Town of Brunswick, Maine

PLANNING BOARD

85 UNION STREET, BRUNSWICK, ME 04011

PLANNING BOARD AGENDA
BRUNSWICK TOWN HALL
85 UNION STREET
TUESDAY, JULY 28, 2020, 7:00 P.M.

THIS MEETING IS BEING CONDUCTED VIA ELECTRONIC DEVICES WITH PLANNING BOARD MEMBERS PARTICIPATING FROM REMOTE LOCATIONS.

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

THE PUBLIC CAN VIEW OR LISTEN TO THE MEETING ON TV3 (CHANNEL 3 ON COMCAST) OR VIA LIVE STREAM FROM THE TOWN'S WEBSITE: http://tv3hd.brunswickme.org/CablecastPublicSite/watch/1?channel=1

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/88592886720?pwd=VThpc3ZaQzRNNUswejNaMjlkUHYyQT09

OR VIA TELEPHONE AT: (301) 715 8592; MEETING ID: 885 9288 6720; PASSWORD: 592533

1. **Case #20-007 Rosenthal Subdivision:** The Planning Board will review and take action 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. *Tabled from July 14th.**

2. **Case #20-021 Brunswick Landing Apartments:** The Planning Board will hold a **PUBLIC HEARING** and take action 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.**

3. **Case #20-026 Zoning Amendment, Conditional Use Permit Criteria:** The Planning Board will hold a **PUBLIC HEARING** to review and provide a recommendation to the Town Council on a Zoning Ordinance Text Amendment to the Conditional Use Permit Criteria for Approval as established in Section 5.2.2.B of the Town of Brunswick Zoning Ordinance.

This agenda is mailed to owners of property within 200 feet of proposed development sites and 300 feet for Conditional Use or Special Use Permits. Please call the Brunswick Department of Planning and Development (725-6660) with questions or comments. Individuals needing auxiliary aids for effective communications please call 725-6659 or TDD 725-5521. This meeting will be televised.

4. **Workshop:** The Planning Board will hold a workshop to discuss proposed options for zoning ordinance amendments to the development review time requirements as established in Sections 5.1.4 and 5.2.9 of the Town of Brunswick Zoning Ordinance.

07/1/20

STAFF REVIEW COMMITTEE NOTES

Staff present: Jay Astle, Public Works Director; Matt Panfil, Director of Planning and Development; TC Schofield, Brunswick-Topsham Water District; Ryan Barnes, Town Engineer; Jeff Emerson, Deputy Fire Chief; Dennis Wilson, Town Arborist; Julie Erdman, Planning Technician/Interim Codes Enforcement Officer; Non-voting Staff: Jared Woolston, Planner.

Applicants Present:
Norm Chamberlain, Walsh Engineering and Keith Smith, Keith Smith Landscape Architecture (Rosenthal); Craig Sweet, Terradyn Consultants, LLC (Jordan Crossing); Steve Normand, Eight Green Street, LLC and Peter Heil, Acorn Engineering (36 Pleasant); Curt Neufeld, Sitelines (BL Apts and Tontine); Mandy Reynolds, Commercial Properties, Inc and Dan Catlin, Tontine Maine LLC (Tontine)

Public Present: Stephen Drapeau, Dan Meggison, Amanda Similien, Cliff Fisher, Paul, Kemis Lae, Cynthia Osgood.

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.**

(Not recording)

Ryan Barnes: Site distance is good.

TC Schofield: Recommend deed reference to APO. The Water District has a monitoring well nearby.

Julie Erdman: Space and bulk is good.

Jared Woolston: Open space along the frontage for landscaping so they land meet landscaping requirement on the final plan.

Jeff Emerson: The fire address could be confusing with the corner.

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).**

Craig Sweet: This was reviewed by SRC in April. We will be installing 700 ft of new road designed to Town's road standards. There will be 16 dwelling units with an open space development with 4-5 different home designs to choose from, build to suit. The designs show the largest home design offered. Highest lot coverage is 45% coverage. Updated table shows all the lots and dimensions. 4,000 to 6,500 sq ft lots. We have reduced curb cuts to 2 with a horseshoe shaped drive for better plowing and access. Flag butts designed to flag butt standards. We will extend water and sewer to the site. The sewer extended from Lori Drive 600 ft. The wetland survey and vernal pool survey are done, and neither were found to affect the project. The tree line along the back slope will be preserved. Two stormwater treatment areas. Landscape plans haven't been done yet. Tree standards will be met along the road. Aerial shows how development will sit with neighboring lots.

Jared Woolston: The maximum impervious is 50% for the entire parcel. Is the whole project less than 50% for the whole project? Looks like it's ok.

Craig Sweet: I haven't calculated that number, but will calculate.

Jared Woolston: Screening should be incorporated into common land to ensure upkeep rather than on private land. This is a reminder that this is a sketch plan review and a high-level review. Many of the comments from the public will be addressed at the final review.

Dennis Wilson: I look forward to seeing the landscape plan. There should be trees along Jordan Avenue for screening.

Ryan Barnes: Do you know if these are intended to be two-car garages? Short driveways could lead to trouble with on-street parking during winter months. Any stormwater BMPs outside of right of way will need to be maintained by homeowner's association if the road is accepted by the Town. Will there be a sidewalk connection to Lori Drive?

Jared Woolston: Ryan, do you have a read on the Council's willingness to accept it as a public street?

Ryan Barnes: Not sure, don't think they're unwilling but would prefer heads up before accepting streets.

TC Schofield: The development can be served by main water through Jordan Avenue. Stormwater treatment should be out of the aquafer protection zone.

Jared Woolston: Stormwater treatment on each individual lot should be laid out for when people pull a building permit so that new homeowners do not have to design stormwater treatment.

Matt Panfil: Are there proposed sidewalks? Children walking to the new school would benefit from sidewalks, and they may be required. Some of the buildings are oriented so that they are facing other homes' side yards and backyards, homes would benefit from facing the front.

Jared Woolston: Development should provide safe bicycle and pedestrian access. Sidewalks would be preferred; however, are not required by code because there are fewer than 25 houses and fewer than 30 parking spots.

Jeff Emerson: The locations of hydrants should be included on the plan. Lots 3, 6, 9, 11: are you going to front on Jordan Avenue or face Jordan Avenue? Potential concern for addressing if they front on Jordan and access from the back. If the houses were facing Jordan Ave would make sense if addressed on Jordan.

Jay Astle: Appreciate the change in the road layout to the U shape, makes plowing easier. Sidewalk consideration between Lori Drive and the subdivision. Will be interested to see screening.

Public Comment

Steven Drapeau: Currently 3 lots are depicted as within the aquafer protection overlay, will there be deed language identifying any restriction in that overlay?

Jared Woolston: There is no requirement for that in the zoning ordinance; however, the Planning Board has been receptive to that in the past. There is no requirement for that; however, it is a good suggestion.

Steven Drapeau: Do you anticipate a well monitoring system to monitor any leeching from the entire proposed subdivision, specifically lots 11, 15, and 17?

TC Schofield: We are not requiring any additional monitoring to be installed but we have 10 monitoring wells in the Jordan Avenue area that we currently monitor.

Craig Sweet: Were not planning to install any additional monitoring wells, but will comply if needed.

Jared Woolston: Steven, do you have specific concerns about the water quality?

Steven Drapeau: Concerned about the increase in density, fertilizer and oil runoff. Tripling the amount of homes in that area. Could someone briefly revisit the stormwater collection plan.

Craig Sweet: We have not gone through the detailed design of each lot. Each is sloped towards the roadway with collection on the roadway with a pipe system; however, we have not gotten to that point of planning.

Steven Drapeau: Does Jordan Crossing have title, right, and interest to the property?

Jared Woolston: Correct, if they do not have right, title and interest when they get to Planning Board the application will be incomplete.

Amanda Similien: The development feels very tight for the end of the neighborhood. I have concerns with snow removal. What is the market for this tight of housing development with very little outdoor space? Who will be the target buyers for these homes? We do not want a transient neighborhood.

Dan Meggison: I live on Jordan Avenue. Was there any consideration of extending the sidewalks all the way to Bath Road? Many people walk to Bath Road, and I believe there should be some consideration for a sidewalk connection to the Brunswick Landing and Cooks Corner. Would the sidewalk connection from Lori Drive include granite curbing like the rest of the Jordan Avenue sidewalks?

Jared: Typically, a project is only required to do certain things within their development frontage. Developments that require sidewalks are only required to develop sidewalks within their development. The BPAC has done extensive stakeholder work and your opinion is shared by many, however there are no standards to require that at this time.

Kemis Lae: I echo what Amanda raised as a concern about the neighborhood and the fit of the development. I hope that the target buyers will fit with the neighborhood feel and connection to the school. I am concern with the small lot size.

Jared: The Zoning Ordinance does not get at occupancy. However, the Planning Board could address the use of the common space to have a use more consistent with the neighborhood.

Amanda: It would be advantageous for the neighborhood to have a speed limit of 25 mph to accommodate greater density and the presence of the school.

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.**

Steve Normand: My wife and I purchased this property a year ago and have been working diligently to find a plan that satisfies zoning and the developments. Peter Hyland from Acorn Engineering will take us through the plan.

Peter Hyland: We have submitted the final application with changes reflecting input from Village Review Board and other input. There is an existing three-unit structure on the parcel which will be reconfigured into a two-unit building. The power to that building will go underground with a new fire service. Where we are proposing the new 6-unit building will be serviced off of Pleasant Street since there is a moratorium on service off Union Street; however, the sewer will connect to an existing sewer stub off of Union Street. Getting a third-party review of the stormwater management plan. Have been discussing with Ryan the connections to stormwater and sewer to deal with stormwater. Oil and gas sand trap for the garage has been shifted, and the dog wash will drain into the sanitary.

We have added some landscaping. Proposing substantial screening to the north and will be shielding driveway. Bioretention rain garden will add landscaping. New Street tree closer to the corner of Union and Pleasant Street because one street tree will be removed on Union Street.

Dennis: Is it the plan to remove all of the street trees along Union Street?

Steve Normand: Only planning to remove one ash tree by the driveway. The street trees along Pleasant Street will remain.

Ryan Barnes: The drainage is based on Cumberland Northeast rather than Southwest. There appears to be some inconsistencies with where catch basins are draining. Trees along the northly property line that will be removed should be called out in the plan. There should be a detail shown with the replacement of the sidewalk pavers where they will be disrupted for service. The driveway should not sheet flow onto Union Street and grading and catch basins should address this. The internal sidewalk is pitching away from the driveway and may ice in the winter. The orifice in the catch basin on Pleasant Street will have to be relocated to avoid future maintenance problems for town structures. Runoff from the North of the property should also not sheet flow onto Union Street. The stone drip edges may not be wide enough for the three stories and roof overhang. The 5% sidewalk grade also does not meet ADA.

Peter Hyland: On the points of interest, modeled with one point of interest rather than three points of interest.

Ryan: The Pleasant Street catch basin already has a large area that drains into, concerned about the capacity of the pipe with additional drainage from the property.

TC: Nothing to add. The layout of the services looks good.

Matt Panfil: Nothing additional to mention since it went through Village Review Board.

Jeff Emerson: Fire Department is all set.

Jay Astle: There are four parking spots that are drawn in on Union Street out front. Where would guests park? There are not striped spots currently on Union Street. Is snow storage intended to happen on site rather than by Union Street?

Peter Hyland: There were comments from Sketch Plan review that on street parking was allowed, and that was why they were indicated. Do not intend to stripe, but wanted to provide a visual for where that might happen. Snow storage will occur all on site.

Julie Erdman: All good, parking requirements are met and space and bulk looks good.

Public Comment

Paul from the Public: Send off some pictures of what happens when storms cause water to collect along walkway. Concerned about icing on their walkway that goes to Union Street in the winter. A curb cut that allowed the walkway to drain better was removed when Union Street was repaved. We are the northern abutter and our front walkway goes along the property line.

Gretchen: Same concern from the other northern abutter.

Cindy Osgood: Lives at 47 Union street, directly across from the driveway entrance into the condominiums. Concern about traffic and street impact with on-street impact and the traffic light. Will there be a traffic and street impact assessment done? Union Street is used as a through way.

Jared: There is no analysis for that in the application.

Peter Hyland: There will be a net increase of only 5-units on the property and the amount of additional traffic generated by that increase is too little to warrant a street impact study.

Cindy Osgood: It's in the Town ordinance that an assessment should be down, it's 4.8.1.

Jared Woolston: <Reads 4.8.1> The development will not cause unreason congestion or unsafe conditions…

Ryan Barnes: A net difference of 5 dwelling units would an addition 3 trip ends in the AM peaks hours and 5 trip ends in the PM peak hour.

Cindy Osgood: But you are not including on-street parking in that assessment.

Jared Woolston: Your concern is getting at the wording here directly: unreasonable congestion, not unsafe conditions.

Cindy Osgood: Well it is unsafe conditions because we cannot back out of our driveway here due to the amount of pedestrian and car traffic. If you include the condominium structure and the on-street parking, it will make it congestion and it's not just trips in and out.

Jared Woolston: Gotcha. I will review the standards and look at that.

Peter Hyland: We are happy to share our trip generation statistics. Ryan was correct that there are 3 additional AM peak hours trips and based on apartment use, the PM peak hour trips are also 3 trips.

Cynthia Osgood: Again, my concern is not with the number of trips, but with the on-street parking and that it could become a safety concern.

Gretchen: I wanted to add onto what Cindy said. Both Cindy and I have a view of the traffic backing up to that light. Getting out of that driveway will be a challenge, particularly with on-street parking.

Matt Panfil: Generally, we start looking at a travel analysis around 100 peak trips, and a development of this scale does not require a traffic analysis.

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.**

Curt Neufeld: I think everything in your acket is current. The parcel along Admiral Fitch is currently accessed by Captain's Way. The current trail goes right through the center of the site. There are some wetlands on the site that will be impacted as part of the development. We have submitted to the DEP for stormwater comments. We are hoping to get that permit here soon. The development is 10 buildings around a horseshoe of parking. Wastewater will be collected by two basins. The clubhouse areas have been reduced in size and some of the decks have been reviewed to allow for snow storage and reduce wetland impacts. The dumpster has been moved. Other changes have been made to address snow storage. One building has been rotated to reduce grading impacts. The landscape plan has been adjusted to the new orientation of this building. The question I have for Dennis: there are a number or mature pines and oaks along the front of the property which we were going to remove, but would they be worth saving?

Dennis: They are savable if you use a protection zone around them of 12 times the base size of each tree. You probably could save them with that kind of protection during development. I wouldn't even try to save them if you cannot have a protection zone large enough for them.

Curt: Yes, we will look at that. In my opinion, if it is a leggy white pine, it will not add much aesthetic value to the property and therefore may not be worth saving. For the redevelopment of the medical office building we looked at each tree on a case-by-case basis and found that none of them were particularly worth saving.

Jared: Do you give any other consideration to phasing the development rather than doing everything at once?

Curt Neufeld: I did talk to the contractor about this. They plan to clear out all the trees at once, and I think the contractors are open to preserving a screen to buffer the streetscape. Their plan however is to just hit it and keep going.

Jared Woolston: I have a few concerns that could be mitigated with a construction plan. If you open up the whole site at once, open soils on the entire site that are exposed are often not taken care of and can create muddy runoff.

Curt: I agree. For the last building sites, a duff layer would be left in place. Once the foundations are in place, they will be stabilized all the way around with mulch. In terms of the erosion control plan, we could indicate temporary erosion control around the buildings.

Jared Woolston: That could work. My concern is really 5.6 acres open when they're really only working on a portion of that. That could be a problem over a long period of time. Is the plan to put in the stormwater system first before installing the parking lot, driveway, and other facilities?

Curt Neufeld: Typically, the sedimentation basin might be created, but they're not going to put the media in until the site is stabilized because it would be too prone to fouling the media. However, they would put in the storm drain, pipe and catch basins.

Jared Woolston: Do you anticipate the DEP's permit saying you can only have a certain amount of area report to one drainage system well its's under development?

Curt Neufeld: Usually it is written to say that it should be developed to limit the amount of cleared land at one time, but I haven't seen it quantified to say 1 or 2 acres open at a time. If there's some staged amount that we need to demonstrate would be open until it's paved, I think we could do that. The intent of the developer was to have the base paving done first before continuing development, so it wouldn't just be a big open hole.

Jared Woolston: My concern is not just with erosion and sediment control, there needs to be storm water treatment for each part of it. My concern it that they will finish the apartments and leave some part of the stormwater treatment out and then we will have to chase them down to finish the project after they get occupancy.

Curt Neufeld: They want to get occupancy for those buildings as they go, so they will have the parking in place. So, the correct parking would be complete for each building before they move onto the next building.

Jared Woolston: I don't want to recommend some arbitrary condition for holding up Cos that is not consistent with what your client wants here. You could think about some phasing that addresses parking needs, access to utilities, and the stormwater treatment plans to get occupancy permits.

Curt Neufeld: I think one thing we could do is say building permits cannot be done until the stabilization for the previous buildings have been complete. With say a two-building window, or three buildings under construction at a time.

Jared Woolston: I know it's an upfront cost to get those parking facilities, utilities, and stormwater treatment in before the building rents can come into the revenue stream, but it would be a compliance nightmare to have to go after those things after the COs are issued. Maybe we could come to some sort of agreement before Planning Board so that our advice is consistent, that would be good. The club house looks like it's arbitrarily put in a wetland with lots of upland space, I wondered if there was consideration to if that's justified for some reason I can't see.

Curt Neufeld: Originally it was squared to the parking lot, but we rotated it to have less of an impact on wetlands in that corner.

Jared Woolston: Will the area with the dog park also be filled and graded to create the dog park? Because you have a snow storage indicated to it that is upland next to it. Just looking for some kind of justification to that decision. You don't have an answer now.

Dennis Wilson: I'm good overall, and can meet out there to look at existing trees to maybe save.

Ryan Barnes: I think you want to add some notes to the plans addressing how you'll handle ground water if encountered with the subsurface systems. The Town is no longer collection solid waste impact fees.

TC Schofield: This is all going to be MRRA infrastructure but does meet our specs. It looks like on the plan that the water and sewer line going to the clubhouse are the same line, I'd assume that's just a mistake. On the landscape plan there is a conflict with a tree going where there is a hydrant. I think there may have been a couple other trees indicated on service valves.

Jared Woolston: Also, our ordinance requires a ten-foot spacing between vegetation and utilities, would be helpful for that to be clear on the plans.

Matt Panfil: Has this gotten MRRA design approval?

Curt Neufeld: They have it and said it looks good but there hasn't been a full committee approval yet. There is an application I need to fill out.

Matt Panfil: I'll respectfully disagree. I think calling it a traditional New England style is a stretch. Frankly, it is a hodge-podge of random elements thrown on a box without considering any variation in material or color, let alone a refined architectural style. MRRA generally doesn't consider architectural style, but I wanted my input to be out there.

Carl Neufeld: I know they want to go with a consistent color theme, are there any other specific notes for the design?

Matt Panfil: The roof is not of any New England Style, nor is the portico. They are combining Greek revival, colonial, and other elements in a hodge-podge that is not New England style. I don't want to say it's ugly, but the architectural compatibility section I don't think is met. It is an incoherent style, perhaps contemporary American, you'll find a building like this anywhere else in the US. In time, this will look like government housing or some other institutional use. We are hoping for a more elevated architectural style and attention to detailing coming out of the landing as representative of what Brunswick wants to be.

Curt Neufeld: It's more helpful if I can take a style back to the designer. Certainly, these are not going to be high end apartments, but that not to say they couldn't be more of something.

Matt Panfil: I'd say pick a style and go with it and the roof line is not New England style, so either pick a New England Style roof line or provide some justification or design inspiration as to why that is a New England style roof. I just wish they would give some thought to some variety in material perhaps at the ground level to make it appear less box like.

Curt Neufeld: The previous apartment design which didn't get to final, were there elements from that design that you felt were good?

Matt Panfil: I think I had pretty similar comments on that project. Especially with thought to giving it some variety and palette of materials.

Jeff Emerson: Could you show me again where the hydrants are proposed again? Are you keeping the one at the entrance? Is the one on Captain's Way leaving? Have you done fire flows yet?

Curt Neufeld: One on the street, internally we have 2. The one on Captain's Way is leaving. We haven't done the fire flows yet, but I can make that a priority.

Julie Erdman: I don't have anything.

Jared Woolston: Are your clients planning to give the Town an easement for the multi-use path on the property?

Curt Neufeld: Yes. My question is the easement to the inhabitants of the Town of Brunswick or to MRRA or both?

Jared Woolston: I don't know about MRRA, but the Town of Brunswick wants an easement for public access.

Curt Neufeld: I have language from the UU Church that should work. I will send that over.

Jared Woolston: The easement should also be indicated on the site plan. We will talk later on wetland impacts. What has been resolved with the DEP and the wells on the site? We have to make some finding for ground water, and I know that's a hot button issue out here.

Curt Neufeld: They are ok with us abandoning the ones on the site. I'm not sure I was copied on the email about the new monitoring well. I know the entire site was declared clean or PFAS an ok to abandon the wells on the site.

Public comment: None.

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.**

Curt Neufeld: We have been through the VRB to get our certificated of expansion and demolition. We have previously discussed parking and the treatment of parking. Based on a conversation with a neighbor, we have decided that the curb line along the property will be replaced with some spot grades at each end. I was able to pretty well verify where the stormwater goes and it flows towards Federal Street. The proposal is to have a single segment of fence in the front that would be 18 ft long and feature 2x2 masonry posts and a 5ft ornamental black fence between them. I would like input from Dennis on the plantings. The fence is stylistically picking up what is across the street at the Pumpkin House. It would be tall enough and would reduce the visibility back into the parking lot. In the patio area, we discussed movable concrete planters and railings that could support planters to shield diners from the parking.

Jared Woolston: Did you decide that this was less than the quarter-acre that requires stormwater treatment?

Curt Neufeld: Yes, it is definitely less than a quarter-acre of new development.

Jared Woolston: We had some comments from a neighbor who was concerned that part of the lot was actually on his land and that the survey was inaccurate.

Curt Neufeld: The curb is currently on the neighbor's parcel, but when we are doing the work with the underground electric there will be opportunity to correct that line and place the curb down the property line.

Jared Woolston: The aisle for the new parking area does not look like it meets standards, were you hoping to get a waiver for that? Also, there seem to be parking stalls that go onto the other lot which shouldn't be a problem because the landowners are the same; however, we usually keep development on separate lots unless you want to combine the lots.

Curt Neufeld: We are asking for a reduction in the width of the aisle from 19 to 16 feet.

Dennis Wilson: On the parking lot plantings, I would go with viburnum if you intend to put snow there because it is tougher. I don't see a landscape plan. Are all of the trees being removed from the front parking lot?

Curt Neufeld: Unfortunately, all of the trees in the front parking will be lost to accommodate the bump out for the elevator. Rail mounted flower boxes will be present on the patio.

Dennis Wilson: As there will be no green space left with this development I would like to see perennials as opposed to annuals in the area where the bike rack will be.

Ryan Barnes: The solid waste impact fee is waived. It was not clear if the new spaces were included in the parking volumes and it wasn't clear if there was an increase in the deficit in the AM, noon, PM time periods.

Curt Neufeld: The analysis is basically that we are losing 2 and gaining 14 parking spots on what is 11 School street to accommodate the ordinance. The current deficit is improved under the new conditions because there are fewer seats in the restaurant and after hours there will be space available in the parking lot for residents with two cars.

Ryan Barnes: It appears there are currently two parallel parking spaces in the fire lane? It is unclear when these spots appeared.

Curt Neufeld: I think it happened through staff review and it was determined that these spots were allowed. Jeff indicated that he thought the measurements were ok.

Jeff Emerson: I thought we decided that those parking spots were never approved.

Curt Neufeld: I thought it was approved through discussions with Jeff and Anna.

Julie Erdman: I do remember that there was some back and forth between Jeremy, the former planner and someone who was doing some work for Tontine, but it came across that it was never approved.

Curt Neufeld: If those are illegal spots, they will go away.

Jeff Emerson: If it can happen and happen correctly with approval by the Town Engineer and the Planning Department. My problem isn't necessarily that they are there, but that they are there illegally. They would have to meet the fire access requirements, but I would need to take measurements.

Jared Woolston: There is also a question or whether the spaces are existing non-conforming and grandfathered or illegal. It seems that no one has yet made the call that the spaces are illegal. This question is separate from the issue of the fire lane. The Board should not be approving things that are in conflicts with other laws.

Ryan Barnes: So, it seems that someone in the Codes Office need to look and see if those spots, which were likely painted in 2013/14 were out of compliance with the standards at that time.

Jared Woolston: What you are talking about is noncompliance response, which is separate from what the Planning Board ought to be doing right now. Just to be clear, the staff are not going to approve any waiver, they would be making a recommendation to the Planning Board. I want to parse out noncompliance response and making a recommendation to the Planning Board to accept this parking lot. You're right, we don't have any evidence that this is out of compliance now.

Curt Neufeld: It seems if there is a standard that says the fire lane needs to be 20 ft, I think it would be within your rights to say bring it into compliance. If it's ok now and hasn't been ok'd we can write it up as a request to allow that change in the packet that goes to the Planning Board.

Jeff Emerson: Curt, you're right, and there are some portions of the fire code that do allow for some grandfathering. I want to make sure this falls under the right section before I speak openly.

Curt Neufeld: I think that's fair. In my opinion, those two spaces aren't going to make or break the parking, we want to ensure safety and room for fire apparatus.

Jeff Emerson: Yes, and just how that parking lot is set up, you are always going to have parking problems on that side.

Julie Erdman: My biggest issue is with the parking as well. I'm looking at the existing conditions plan now and it says you have 38 proposed spots. On the cover letter it says you have 36 proposed. In the south east corner of the lot, I think everyone knows that you cannot park a car in that last spot against the building with another car perpendicular to it.

Dan Catlin: We try to use that as a staff parking spot for somewhat who parks there all day.
Curt Neufeld: We could put up signage to mark it as an employee spot.

Julie Erdman: You had some striped sections on the School Street lot for turn around.

Curt Neufeld: I'll send you the AutoCAD with the visualization of that maneuvering.

Matt Panfil: I get to praise your architectural design, Curt. The VRB was unanimous in their appreciation for the architectural design of the building. On the parking, it's always tough, but this should be an improvement on existing conditions.

Public Comments

Cliff Fisher: What Curt has reported about the meeting is accurate, and it solved many of the issues we have. We also discussed extending a section of fence from the north corner of my lot to the property and extension so I am not looking at parked cars. I also did not hear anything about the dumpster and the lighting. I imagine there will be another spot light when the building comes down on School Street. Dan and I have discussed that those lights will be facing down as not to shine into mine and my neighbors' yards. The problem with the dumpsters is that the dumpsters are never closed at night and at 5 am the seagulls wreak havoc. Dan and I have had several conversations about this. Dan feels it is an issue of tenant education, but I feel it is more an issue of property management. Someone needs to be in charge to do this every night. There are a lot of people who come up the driveway to dump their trash in the dumpsters. Perhaps 5-10% of the garbage is from people from the outside. Curt shows all the parking spaces driving in at an angle. I worry about people backing out of the driveway both in terms of safety and hitting my fence.

Curt Neufeld: I think Dan could address the dumpster problem. We will resolve the question of the fire lane with Jeff, address questions with the Appendix 9, and the landscape plan.

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.

Matt Panfil: Our conditional use permit review criteria are not the most well written, the problem being that they focus on just existing uses, and some of our applicant have pointed out that surrounding buildings may be vacant or a warehouse within the 300 ft. So, we are trying to base the change on permitted uses rather than existing uses. So, it is really just changing the time frame from which we are looking at permitted uses.

Jared Woolston: What are the requirements for studies of traffic going to be with these new conditions. Does Ryan have an idea of what kind of reporting will be needed with this?

Ryan Barnes: It's possible to meet one and not the other on the traffic criteria.

Matt Panfil: I think the idea is that they would meet all three.

Ryan Barnes: Is it going to be based on the maximum allowable traffic for that use or the actually traffic? That's where it becomes challenging. Would it make more sense to come up with a vehicle threshold to give them so they are not trying to figure out what the biggest thing they could put in there?

Matt Panfil: We could that forward as a suggestion to the Planning Board.

Jared Woolston: The "will not impede emergency vehicles" criteria seems pretty straight forward. I wonder if that says something specific to Jeff Emerson.

Matt Panfil: I think we should just look for an approval or recommendation of approval from the fire department for it.

Jeff Emerson: I think it should just reference our standards that online what we allow and don't allow.

Matt Panfil: I think it just gives you the ability to approve on a case by case basis what meets your standards.

Jeff Emerson: And if we disallow, we will give you the reason for the violation.

Matt Panfil: If you say no, it wouldn't go to the Planning Board, because we don't want to overrule the Fire Department.

Jared Woolston: Is there something in there that we could tie it to ITE trip generation? That would probably take a lot of the guess work out of it.

Matt Panfil: It would be good to tie it to some kind of standard.

Meeting Adjourned

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.

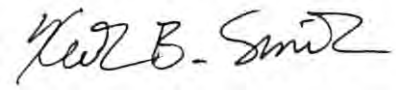
This subdivision is a further division of the Franchetti Subdivision, 55 Moody Road approved on October 10, 2017. The Approved Findings of Fact and Recorded plan are included with the materials for reference.

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	P P	-- --	-- --
	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	N/A	--	--
	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	P	--	--
	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	--	--

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

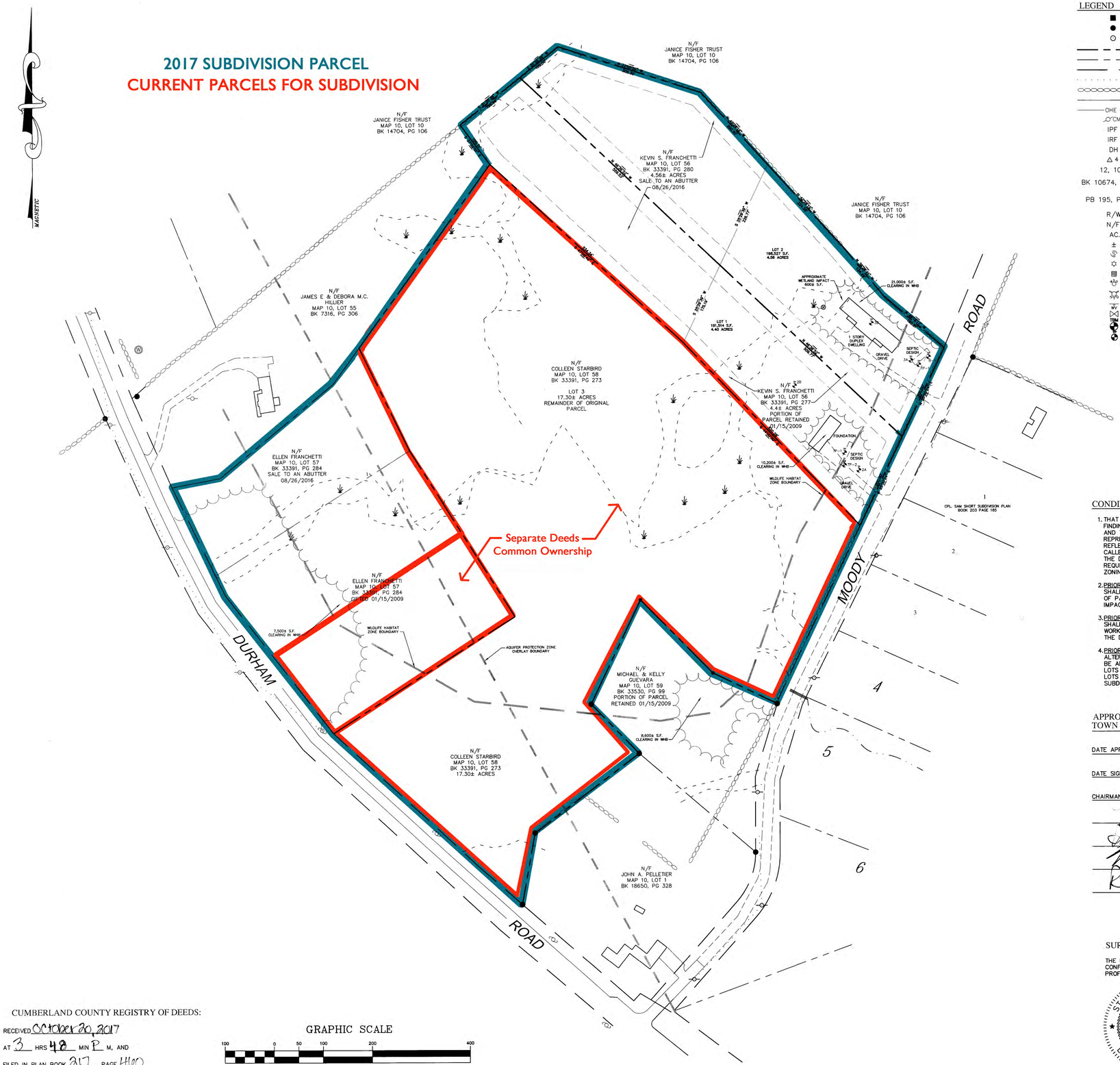
A private driveway to serve both lot 2 and lot 3 has been reviewed and approved by the Town Engineer and the Fire Department. An Access easement is being produced to provide lot 2 access over lot 3. (the Email granting approval for the shared drive is included in the application package)

4.16 Financial and Technical Capacity 4-59

4.16.1. General Standard 4-59

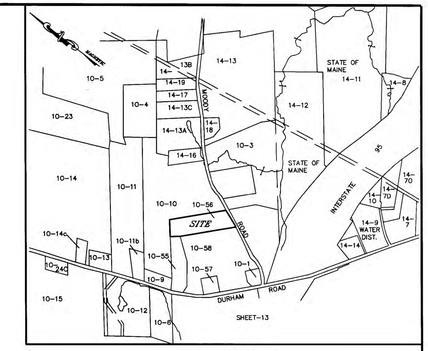
4.16.2. Specific Standards: 4-59

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	
WV	WATER VALVE
TBM	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 1400
ATTESTED: _____, REGISTER

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

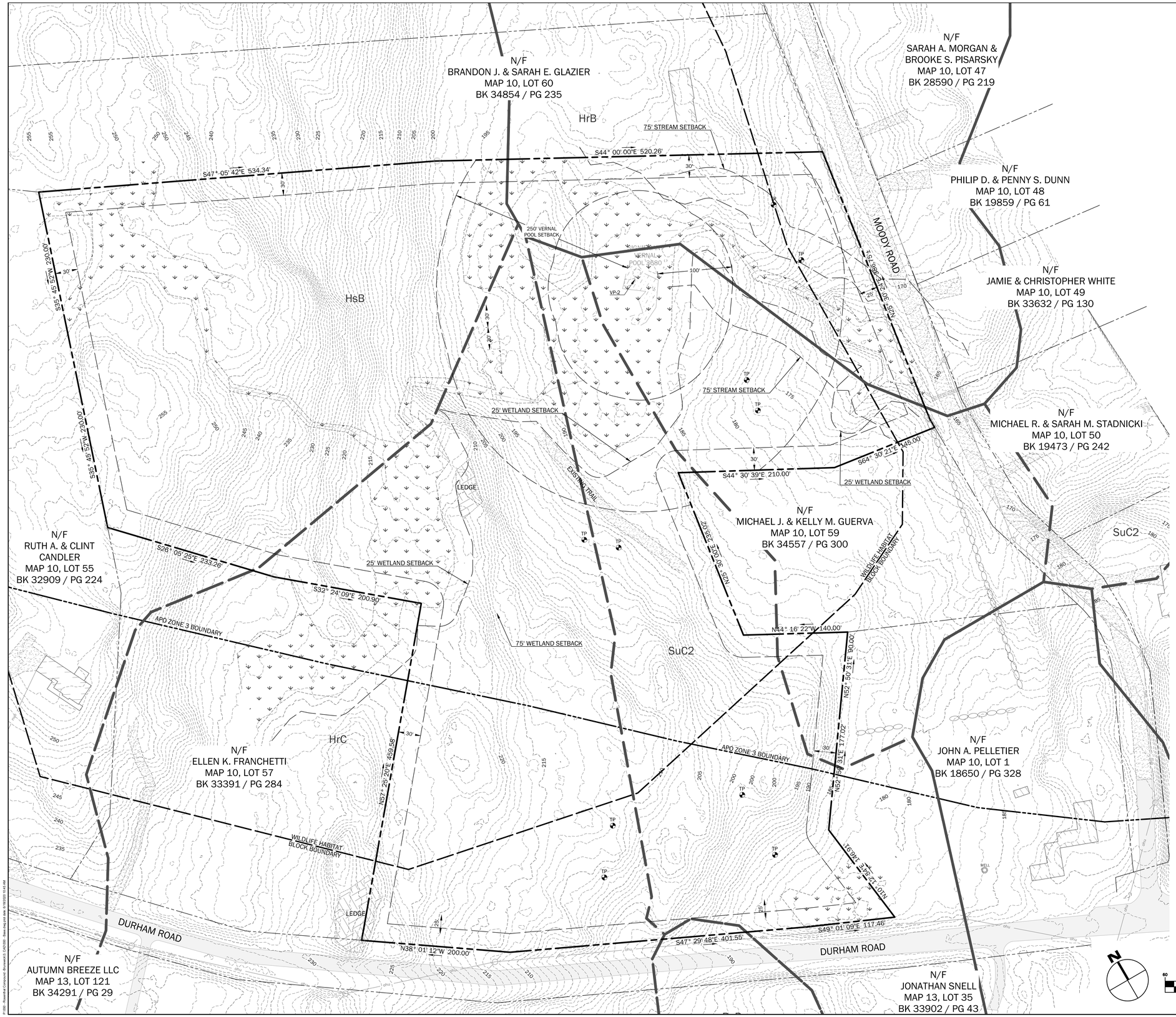
SUBDIVISION PLAN
of Land of

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
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
3	6/18/20	Added Bridge Sections, Plan Notes	NGC	NGC

Sheet Title:

Existing Conditions Plan

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

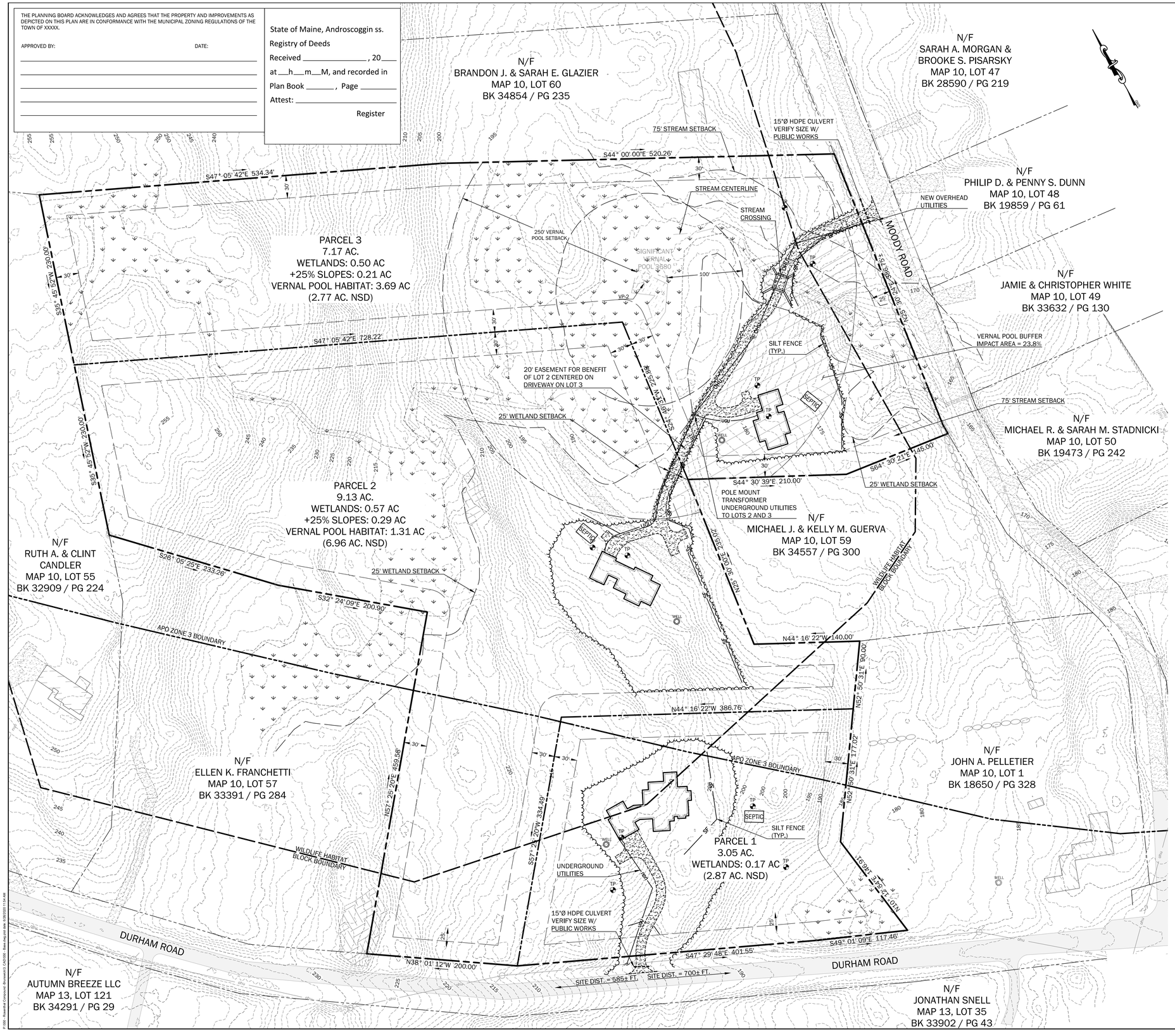
Sheet No.: C1.0

ISSUED FOR PERMITTING - NOT FOR CONSTRUCTION

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
- TP — TEST PIT
- WETLANDS
- VERNAL POOL
- 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
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.

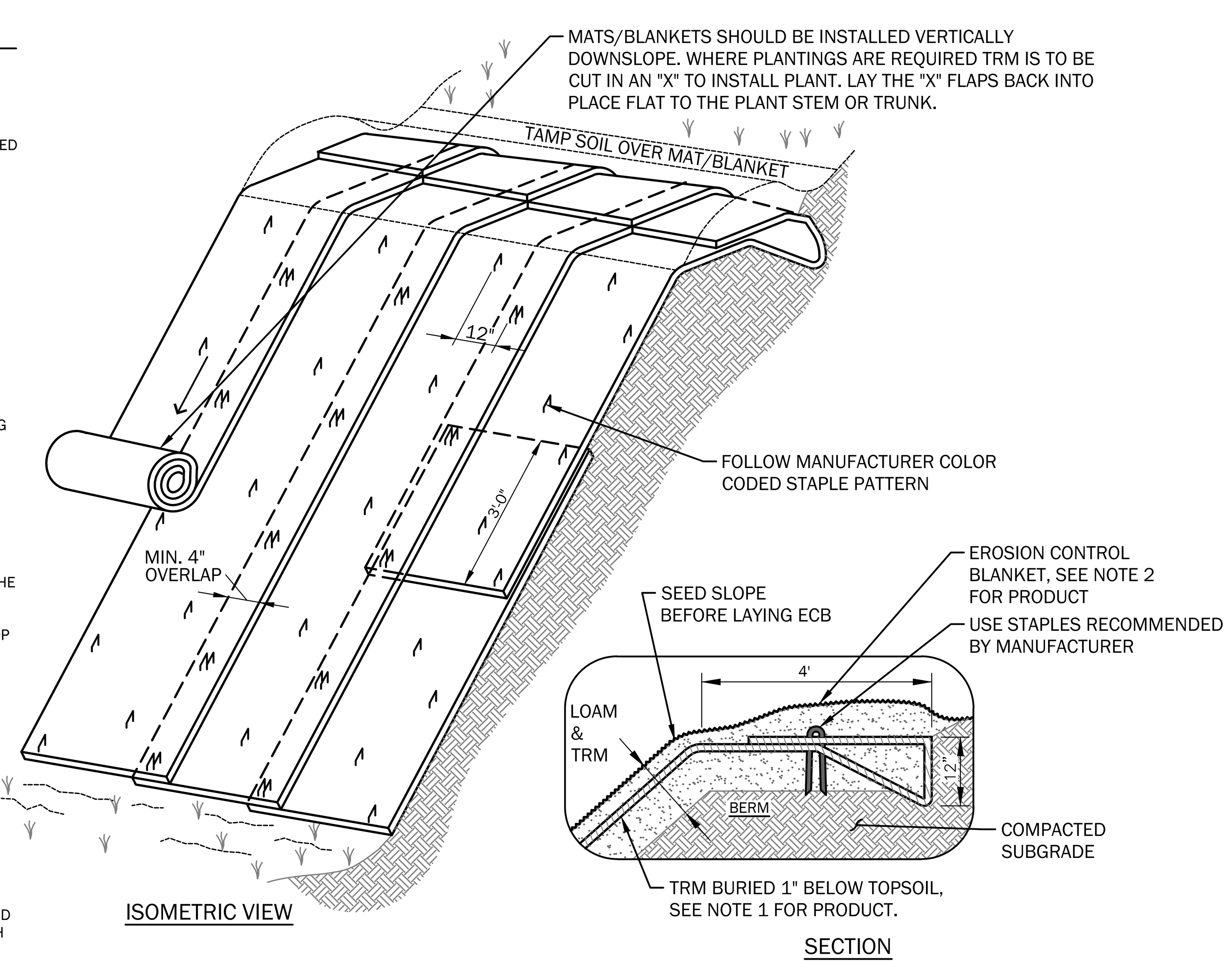
8. ADDITIONAL REQUIREMENTS: ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.

1 / C4.0 EROSION AND SEDIMENTATION CONTROL NOTES

NOT TO SCALE

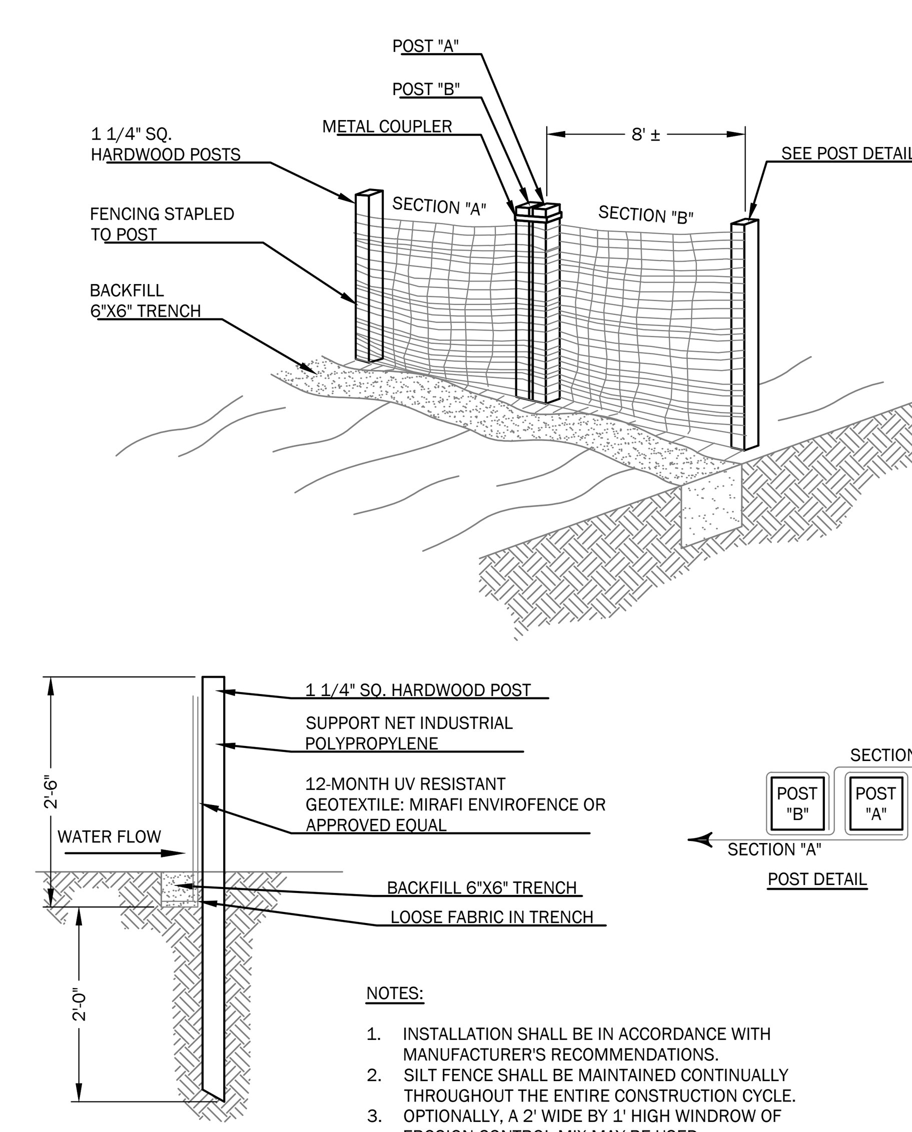
INSTALLATION INSTRUCTIONS:

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

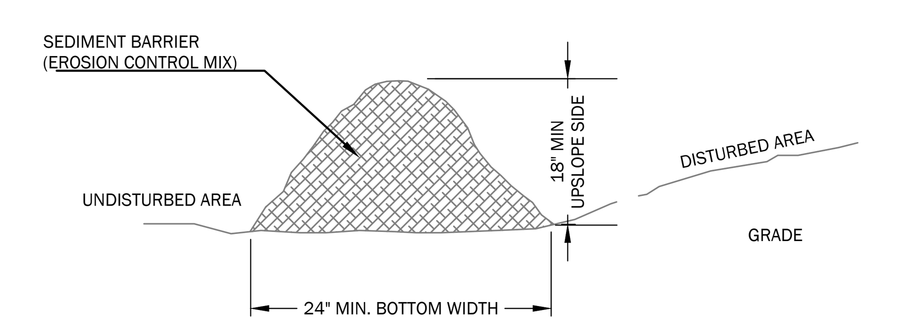


NOTES:

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)

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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
1/14/20
LICENSED
PROFESSIONAL ENGINEER

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

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Site Details

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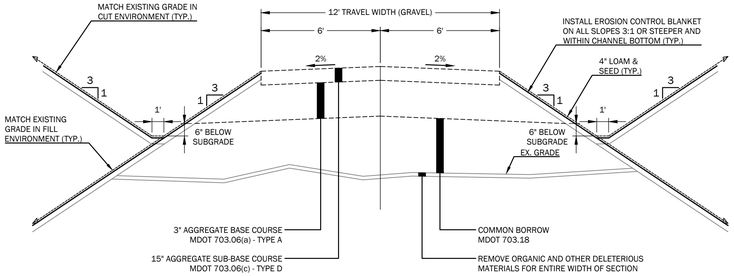
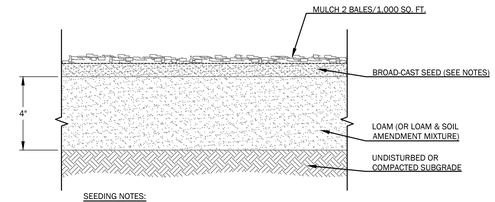
Scale:	No Scale
Drawn:	CAR/JWG
Checked:	NGC

Sheet No.: C3.0



1 / C4.1 **ROAD SECTION**

NOT TO SCALE



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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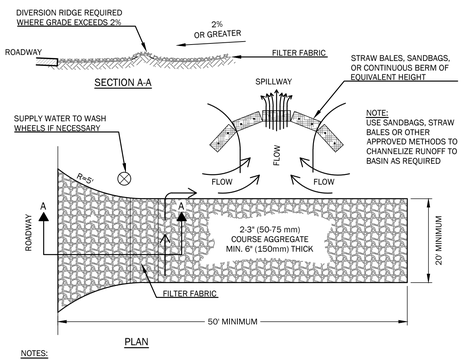
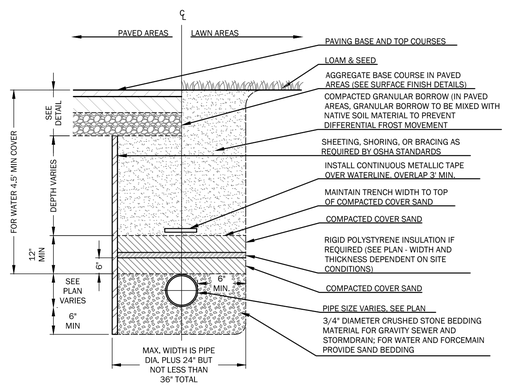


NOTES:

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**

NOT TO SCALE



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

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Rev.	Date	Description	Drawn	Check
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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

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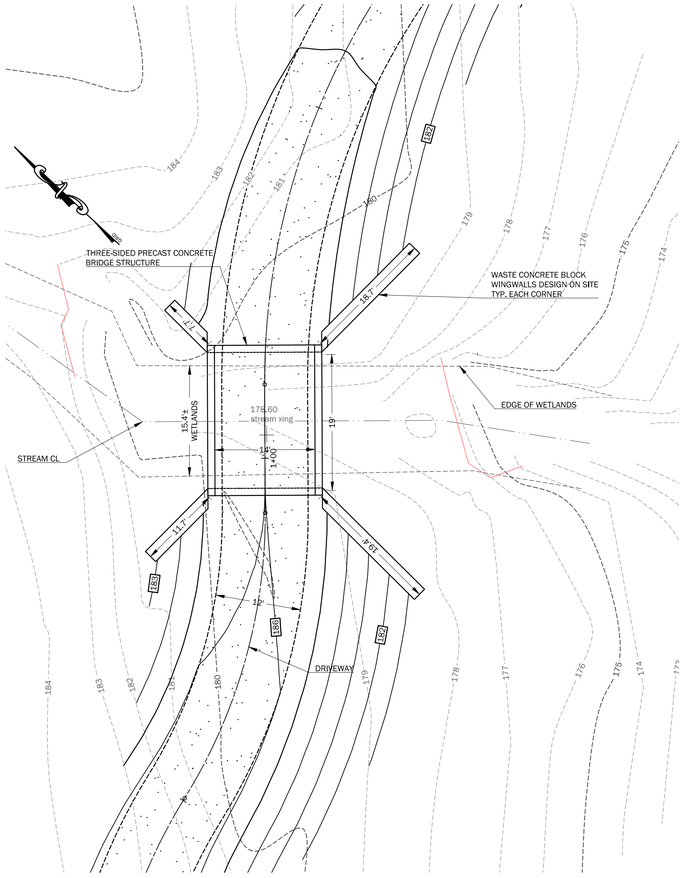

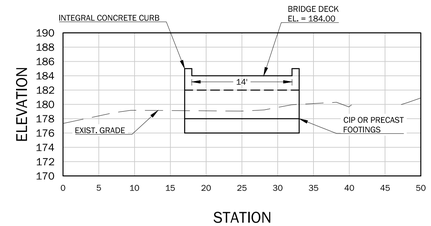

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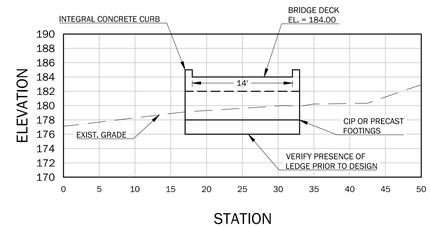
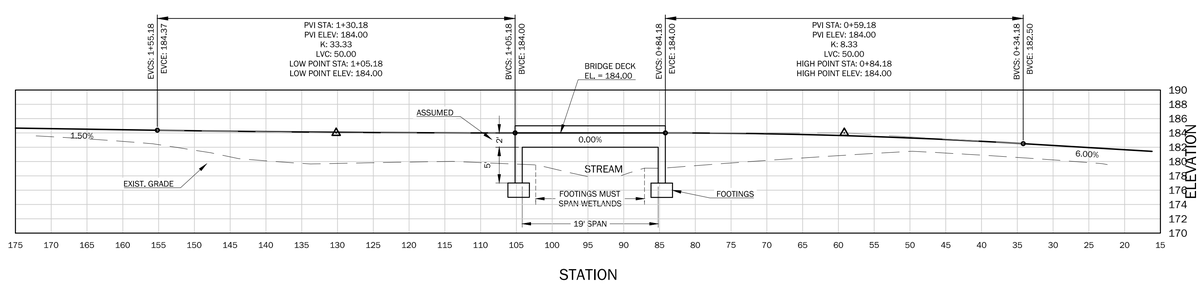


S Abutment



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
1/14/20
LICENSED
PROFESSIONAL ENGINEER

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

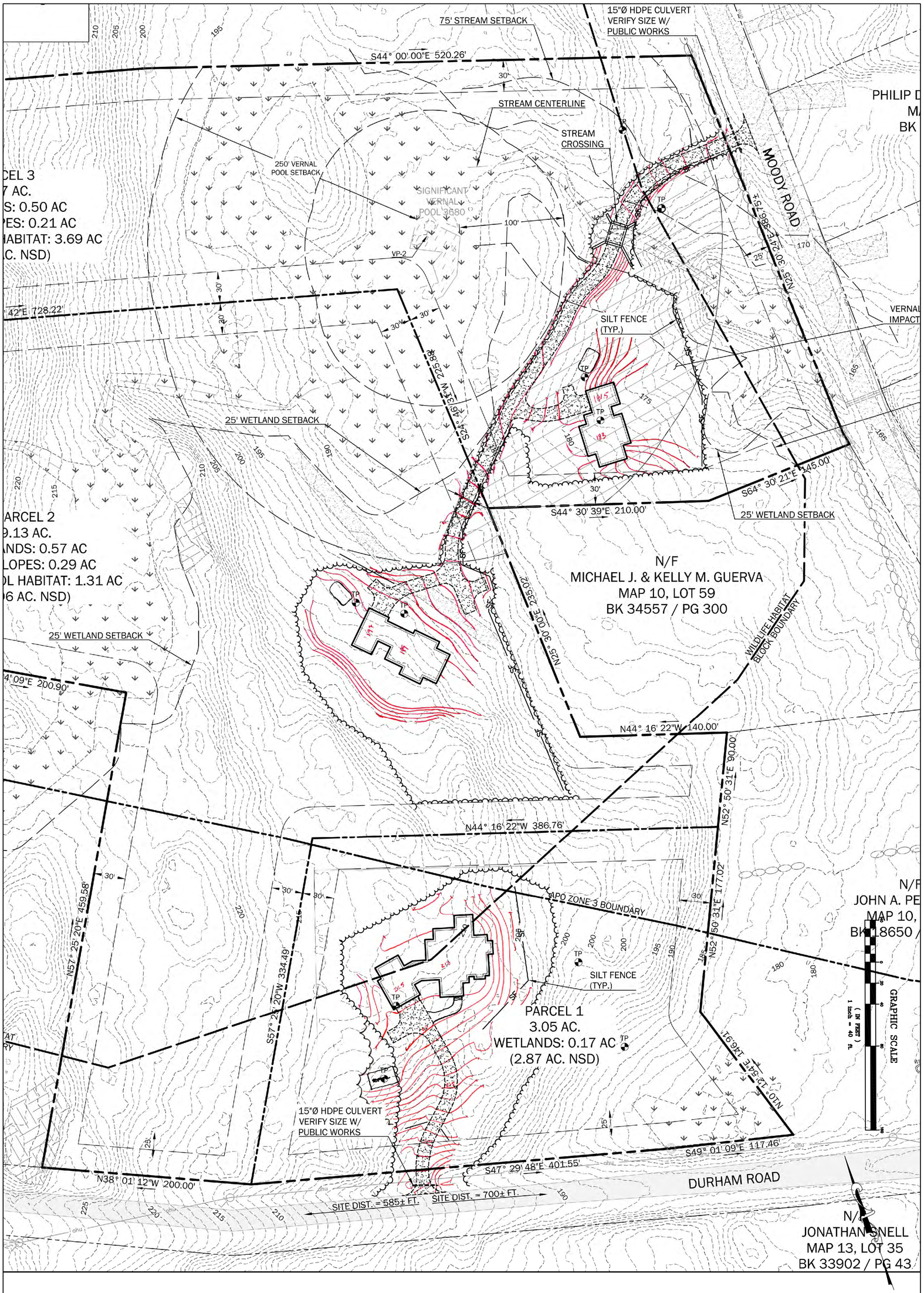
Sheet Title:

Bridge Plan, Profile and Sections

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

Sheet No.: C3.2

P:\550 - Rosenthal Compound - Brunswick\3. CAD\550 - Bridge-Hwy.pln date: 5/18/2020 9:33 AM



Rev.	Issued for	Date	By
0	Conceptual Grading Plan provided for preliminary pricing	06.18.2020	KBS

Sheet: LA-S1.0

Drawing Name: Preliminary Site Plans Lots 1,2,3

Project: Rosenthal Residential Project Brunswick, ME

Status: Design Development

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

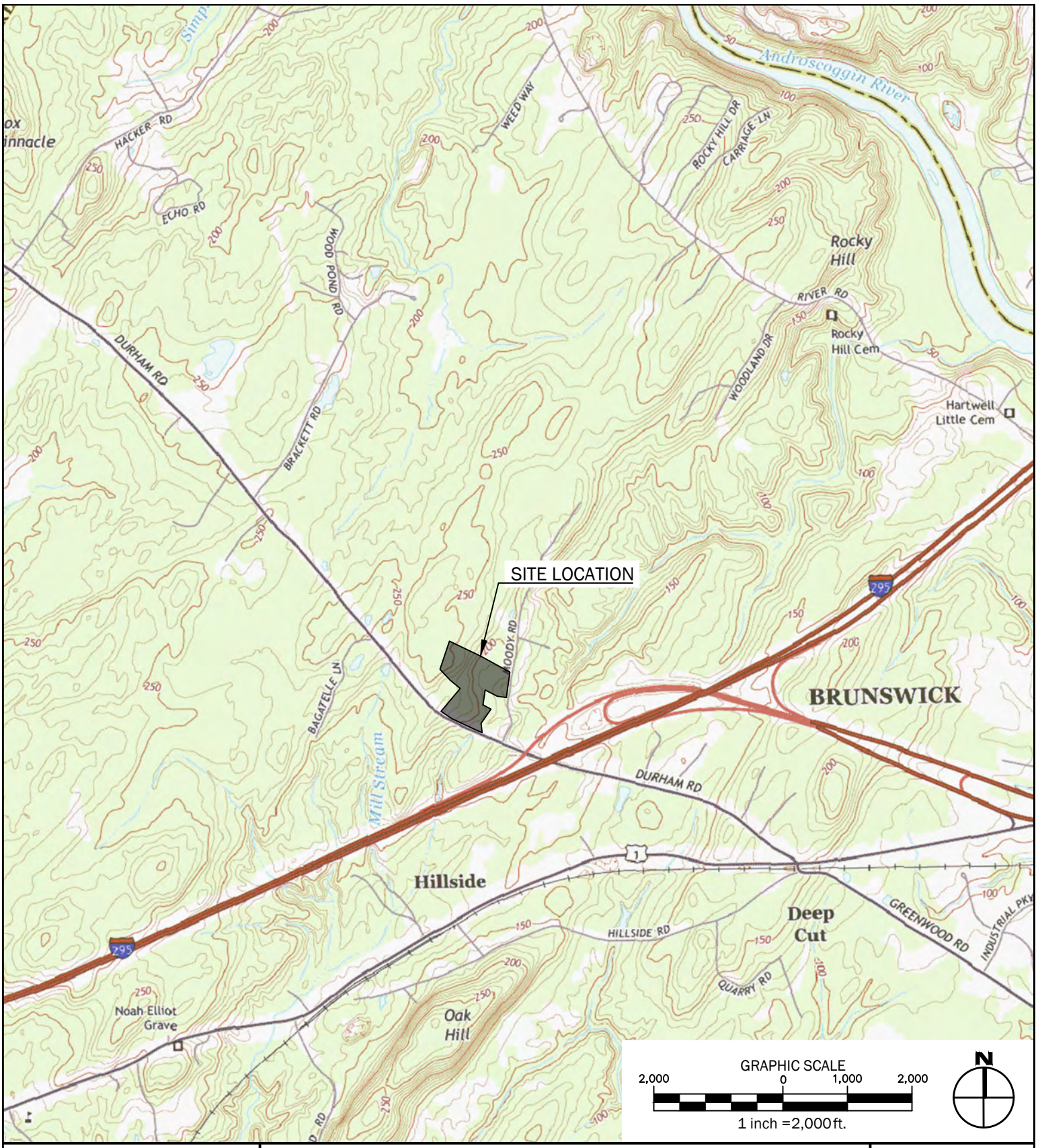
All Book and Page Numbers refer to the Cumberland County Registry of Deeds. All Bearings refer to Magnetic North.

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 verifica on.

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 excep ons, 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 inspec on and may be copied and distributed to others, including members of the media. Unless the e-mail meets one of the excep ons to the public records provisions, there should be no expecta on of privacy or confiden ality.

Wealth Management
2350 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

KEITH SMITH LANDSCAPE ARCHITECTURE
207.318.7714
ksmithinme@gmail.com

July 6, 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:

Thank-you for the staff review meeting last Wednesday, the 1st of July. As a follow up to that meeting, my notes indicate there were two items that required action by the applicant.

1. Verify the sight distance is adequate for the proposed shared driveway off Moody Rd.

2. Investigate the well water availability concern as expressed to the board by Philip Dunn of 38 Moody Rd

The sight distance was measured at the proposed driveway location on Moody road and found to be adequate and in excess of 400' in both directions. An updated Subdivision Plan has been provided with the measured distances.

Norm Chamberlain, the representing engineer with Walsh Engineering Associates, has investigated the well capacity concerns and produced a memo of his findings in response to the letter from Mr. Dunn. The memo has been included with this response.

We believe we have provided all the necessary materials for an approval, however, if you have any questions or if additional information is needed, please call me at 207-318-7714. We look forward to your findings and seeing you at the July 14th Planning Board Meeting.

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. Memo Response to Mr. Dunn's well water capacity concerns
Updated Subdivision Plan providing sight distances on Moody Rd

WALSH
ENGINEERING ASSOCIATES, INC.

July 6, 2020

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

RE: **Well and Water Capacity**
Rosenthal Residential Project
Moody Road, Brunswick, Maine 04011

Jared:

We are in receipt of Mr. Dunn's letter to the Planning Board regarding his concerns about water availability and wells in the neighborhood of the proposed subdivision. First, let me point out that the proposed development is located on over 19 acres of land and proposes three lots. This is a density of over 6 acres per lot, or three times the minimum required lot size.

The Maine Geological Survey Well Database was consulted to determine capacities of existing wells in the neighborhood. However, none of the wells on Moody Road have been entered into the database. The closest well that is in the database is over 2,000 feet away on Durham Road.

The US Geological Survey has published a paper titled *Groundwater Recharge Estimates for Maine Using a Soil-Water-Balance Model – 25-Year Average, Range and Uncertainty, 1991 to 2015*. This paper predicts annual recharge in this area of the state to be on the order of 15 to 20 inches per year. If we assume an annual rainfall of 45 inches per year, a recharge rate of 2.25 inches, or only 5%, and assuming 360 gallons per day water usage per house, we find that this property provides at least three times more water to the aquifer than would be removed by three wells. This also assumes none of the water is returned to the aquifer from the septic systems.

We estimate that the nearest well will be over 400 feet from the Dunn's well. We do not anticipate any impact on water levels in their or neighboring wells due to normal single family home pumping rates from the three homes in the subdivision.

Respectfully,

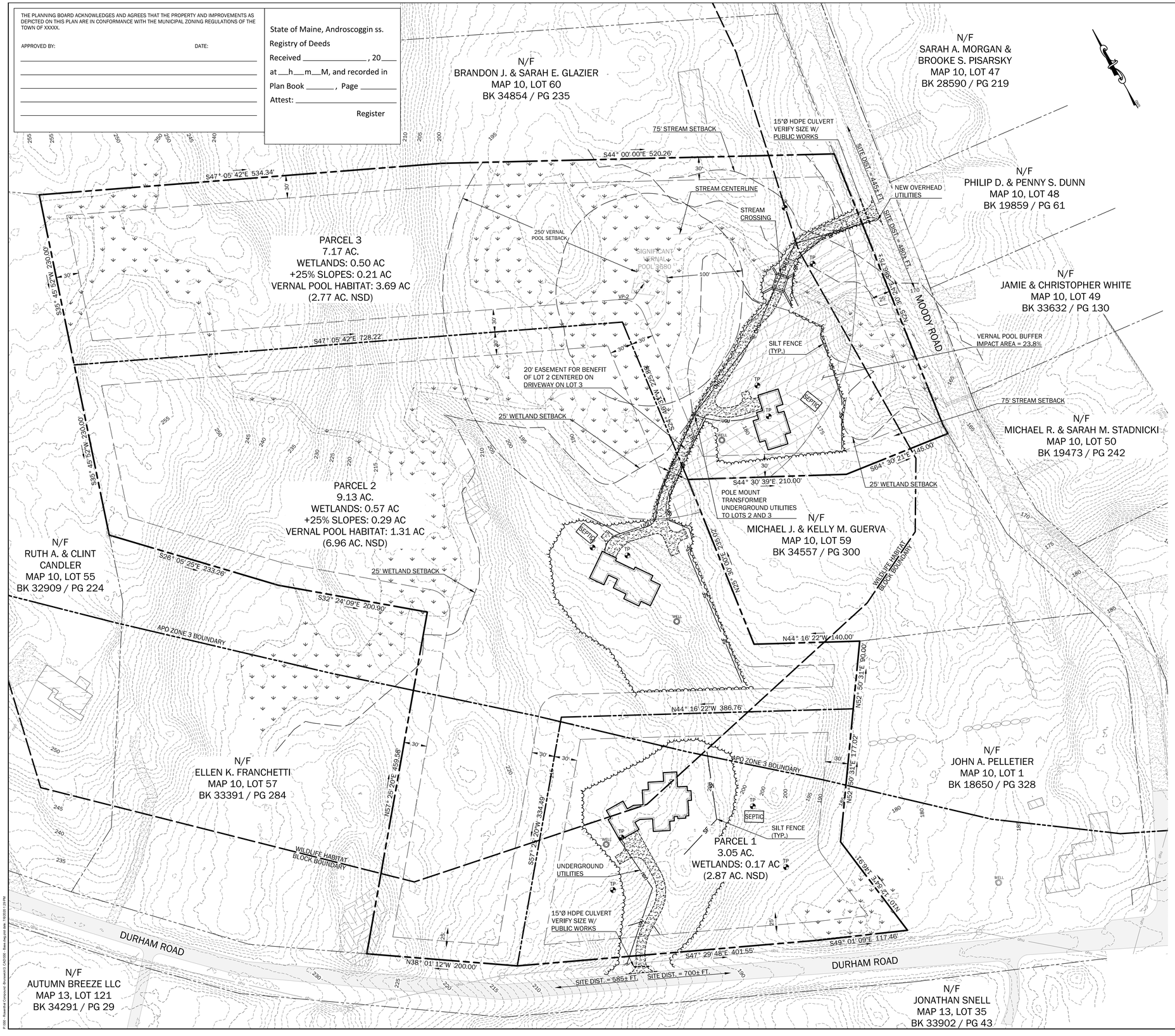
Norman G. Chamberlain II, PE
Walsh Engineering Associates, Inc.

cc. Mark S. & Vera L. Rosenthal
Keith Smith, Landscape Architect

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
TP — TEST PIT
WETLANDS
VERNAL POOL
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
LICENSED
PROFESSIONAL ENGINEER

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
4	6/26/20	Added Wells, Septic, Driveway Easement	NGC	NGC
5	7/6/20	Added Moody Road Site Distance	NGC	NGC

Sheet Title:
Proposed Subdivision Plan

Job No.: 550	Sheet No.: C2.0
Date: JAN 14, 2020	
Scale: 1" = 60'	
Drawn: CAR/JWG	
Checked: NGC	

ISSUED FOR PERMITTING - NOT FOR CONSTRUCTION

WALSH
ENGINEERING ASSOCIATES, INC.

Maine DEP
Natural Resources Protection Act (NRPA)
Permit by Rule Notification

For

Rosenthal Residential Project
Durham and Moody Roads
Brunswick, Maine 04011

June 22, 2020

Submitted to:
Maine Department of Environmental Protection (DEP)
312 Canco Road
Portland, Maine 04103

Submitted by:
Walsh Engineering Associates, Inc.
One Karen Drive, Suite 2A
Westbrook, Maine 04092

WALSH
ENGINEERING ASSOCIATES, INC.

File: 550

June 19, 2020

Maine Department of Environmental Protection
312 Canco Road
Portland, Maine 04103

RE: Natural Resources Protection Act (NRPA) Permit by Rule Notification
Map 10, Lot 58, Durham and Moody Roads, Brunswick, Maine 04011

To Whom It May Concern,

On behalf of Mark S. & Vera L. Rosenthal (Applicant), we are pleased to submit the enclosed Natural Resources Protection Act (NRPA) Section 2 and Section 19 Permit-by-Rule (PBR) notification for The Rosenthal Residential Project on Moody Road in Brunswick, Maine. The applicant intends to construct two new driveways to provide access to three future residential buildings. A copy of this application has been sent to the Brunswick Planning Department.

The 19.3± acre property is located just west of Interstate 295 between Durham and Moody Roads. It has a number of delineated wetlands and streams and three vernal pools, two of which were determined by the Department to be not significant. This Permit by Rule Notification is for Section 2, Activities Adjacent to a Protected Natural Resource and Section 19, Activities in/on/over Significant Vernal Pool Habitat

Existing Conditions:

The property is undeveloped woodlands with some rocks, areas of ledge, wetlands and small streams. There is a significant vernal pool located near the northeast corner of the lot. The 250-foot vernal pool buffer includes an area of about 5 acres on the property. Wetlands and vernal pools were surveyed and delineated by SurveyWorks, Inc. in May, 2018 (see attached report).

Proposed Development:

The Applicant intends to subdivide the lot into three parcels for residential development as shown on sheet C2.0. Two driveways will provide access to three future residential buildings. The proposed driveway and clearing on Parcel 1 will not impact any wildlife habitat. The proposed driveway for access to Parcels 2 and 3 will connect to Moody Road and must pass through a portion of the vernal pool buffer to access developable areas of the property. A stream crossing is required for access to Parcels 2 and 3. However, this is proposed to be a three sided box culvert that will span the width of the stream and wetlands. Development and clearing will be required within 75 feet of the stream for the access driveway and to provide a suitable yard for one of the residences.

The total impact on the 250-foot vernal pool buffer will be 49,906 square feet, which is 22.9% of the total buffer area on the lot of 217,866 square feet. No disturbance is proposed within 100 feet of the vernal

pool depression. Erosion and sedimentation controls will be installed during construction and site will be re-stabilized with vegetation at the completion of the project.

The project proposes to clear some vegetation within the 75 foot stream setback on Parcel 3 to provide some room for a yard and grading.

Narrative of alternatives:

The property has significant limitations to development. There are wetlands and ledge outcrops in many areas of the property that make access challenging and location of houses and septic systems impossible. One major concern is that if any wetlands were to be filled, the Army Corps would have jurisdiction over the project and would require 750 foot buffers around both the significant and non-significant vernal pools. These buffer areas would encompass the entire neighborhood and make this development impossible due to the existing roads and development on neighboring properties.

Consideration was given to alternate locations for houses. The locations of streams and wetlands make much of the property inaccessible. Areas that are accessible are very rocky with many ledge outcrops limiting sites with areas suitable for septic systems. Suitable house locations tend to be near the bottom of slopes where there is more soil depth over bedrock.

Extending the driveway from Durham Road to provide access to Parcels 2 and 3 was considered as an alternative. However, this alternative would require a much wider road be built to meet town requirements. This would increase the amount of tree clearing and the road would need to be constructed in areas of steeper slopes with more fill and cost therefore, not a practicable alternative.

Erosion and Sedimentation Control:

Erosion and sedimentation control used before, during and after construction will be accomplished by the use of silt fence and/or erosion control mix sediment barriers installed along the limits of impact. The site will be stabilized with temporary seeding, and permanently stabilized with vegetation. See erosion control notes on Sheet C3.0 of the plans.

We trust that we have provided the appropriate information for approval of this PBR notification. Please contact us if you have any questions or require any additional information.

Sincerely,

Norman G. Chamberlain II, PE
Walsh Engineering Associates, Inc.

c: Mark S. & Vera L. Rosenthal
Town of Brunswick Planning Department

Enc.: Maine DEP NRPA PBR Form
Agent Authorization & Deeds
DEP Vernal Pool Letters
Site Location Plan
Site Photographs

Plans: C1.0 – Existing Conditions Plan
C2.0 – Proposed Subdivision Plan
C3.0 – Site Details
C3.1 – Site Details
C3.1 – Bridge Plan, Profile and Sections

DEPARTMENT OF ENVIRONMENTAL PROTECTION
PERMIT BY RULE NOTIFICATION FORM

(For use with DEP Regulation, Natural Resouces Protection Act - Permit by Rule Standards, Chapter 305)

APPLICANT INFORMATION (Owner)		AGENT INFORMATION (If Applying on Behalf of Owner)	
Name:	Mark S. & Vera L. Rosenthal	Name:	Norman G. Chamberlain II, PE
Mailing Address:	5708 Emory Road	Mailing Address:	Walsh Engineering Associates
Mailing Address:		Mailing Address:	1 Karen Drive, Suite 2A
Town/State/Zip:	Upperco MD 21155	Town/State/Zip:	Westbrook ME 04092
Daytime Phone #:	Ext:	Daytime Phone #:	(207) 553-9898 Ext:104
Email Address:	marksro@comcast.net	Email Address:	norm@walsh-eng.com

PROJECT INFORMATION

Part of a larger project? (check 1):	☐ Yes ☐ No	After the Fact? (check 1):	☐ Yes ☑ No	Project involves work below mean low water? (check 1):	☐ Yes ☑ No	Name of waterbody:	Unnamed Stream
Project Town:	Brunswick	Town Email Address:	jwoolston@brunswickme.org			Map and Lot Number:	Map 10, Lots 57 & 58
Brief Project Description:	Construction of two new driveways for three residential buildings						
Project Location & Brief Directions to Site:	From I-295 north, take Exit 24 to US Route 1 north, travel 4.5 miles, turn left onto Durham Road, in about 1 mile, property will be on the right.						

PERMIT BY RULE (PBR) SECTIONS (Check at least one): I am filing notice of my intent to carry out work that meets the requirements for Permit-by-Rule (PBR) under DEP Rules, Chapter 305. I and my agent(s), if any, have read and will comply with all of the standards in the Sections checked below.

- ☑ **Sec. (2) Act. Adj. to Prot. Natural Res.**
- ☐ **Sec. (3) Intake Pipes**
- ☐ **Sec. (4) Replacement of Structures**
- ☐ **Sec. (6) Movement of Rocks or Veg.**
- ☐ **Sec. (7) Outfall Pipes**
- ☐ **Sec. (8) Shoreline Stabilization**
- ☐ **Sec. (9) Utility Crossing**
- ☑ **Sec. (10) Stream Crossing**
- ☐ **Sec. (11) State Transportation Facilities**
- ☐ **Sec. (12) Restoration of Natural Areas**
- ☐ **Sec. (13) F&W Creat./Water Qual. Improv.**
- ☐ **Sec. (15) Public Boat Ramps**
- ☐ **Sec. (16) Coastal Sand Dune Projects**
- ☐ **Sec. (17) Transfer/Permit Extension**
- ☐ **Sec. (18) Maintenance Dredging**
- ☑ **Sec. (19) Act. Near SVP Habitat**
- ☐ **Sec. (20) Act. Near Waterfowl/Bird Habitat**

NOTE: Municipal permits also *may* be required. Contact your local code enforcement office for information. Federal permits may be required for stream crossings and for projects involving wetland fill. Contact the Army Corps of Engineers at the Maine Project Office for information.

NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS AND FEE

- ☑ ***Attach*** all required submissions for the PBR Section(s) checked above. The required submissions for each PBR Section are outlined in Chapter 305 and may differ depending on the Section you are submitting under.
- ☑ ***Attach*** a location map that clearly identifies the site (U.S.G.S. topo map, Maine Atlas & Gazetteer, or similar).
- ☐ ***Attach*** *Proof of Legal Name* if applicant is a corporation, LLC, or other legal entity. Provide a copy of Secretary of State's *registration information* (available at http://icrs.informe.org/nei-sos-icrs/ICRS?MainPage=x). Individuals and municipalities are not required to provide any proof of identity.

FEE: I will pay the Permit-by-Rule fee (https://www.maine.gov/dep/feeschedule.pdf) by:

- ☑ **Credit Card –** Pay online through the **Payment Portal**. **(Attach payment confirmation when filing this notification form.)**
- ☐ **Check** – Fill in all the information below and mail a copy of this form (without attachments) and a check made payable to "Treasurer, State of Maine," to: Maine DEP, 17 State House Station, Augusta, ME 04333-0017.

Name: Kristan Crow **Phone:** 207-553-9898 **Ext.** 100 **Check #:** **Email Filing Date:**

Signature & Certification:

- I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules.
- I understand that this PBR becomes effective 14 calendar days after receipt by the Department of this completed form, the required submissions, and fee, *unless the Department approves or denies the PBR prior to that date.*

By signing this Notification Form, I represent that the project meets all applicability requirements and standards in Chapter 305 rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.

Signature of Agent or Applicant (may be typed):	Norman G. Chamberlain II	**Date:**	06/22/2020

Keep a copy as a record of permit. Email this completed form with attachments to DEP at: DEP.PBRNotification@maine.gov. DEP will send a copy to the Town Office as evidence of DEP's receipt of notification. No further authorization will be issued by DEP after receipt of notice. A PBR is valid for two years, except Section 4, "Replacement of Structures," are valid for three years. **Work carried out in violation of the Natural Resources Protection Act or any provision in Chapter 305 is subject to enforcement.**

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

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

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

JANET T. MILLS
GOVERNOR

GERALD D. REID
COMMISSIONER

March 11, 2019

Mark Rosenthal
5708 Emory Road
Upperco, MD 21155

Re: Vernal Pool Significance Determination, Pool ID #s 3679, 3681–Brunswick

Dear Mark Rosenthal,

Vernal pools are temporary to semi-permanent wetlands occurring in shallow depressions that typically fill during the spring and dry during the summer or in drought years. They provide important breeding and foraging habitat for a wide variety of specialized wildlife species including several rare, threatened, and endangered species.

After conducting a field survey at your request, it has been determined that the vernal pools identified above on your property are NOT SIGNIFICANT because either: 1. the features do not meet the definition of a vernal pool under the Significant Wildlife Habitat rules, 06-096 CMR 335(9) or 2. the vernal pools do not meet the biological standards for exceptional wildlife use of the Significant Wildlife Habitat rules, 06-096 CMR 335(9)(B). Therefore, activities within 250 feet of the pools are not regulated under the Natural Resources Protection Act (NRPA) unless there are other protected natural resources nearby such as streams or freshwater wetlands. I have attached a copy of the database printout that verifies the State's findings with respect to your survey.

I want to also advise you that the pool areas on your property can be considered freshwater wetlands and therefore direct pool alterations may require permitting under the NRPA.

If you have any questions or need further clarification, please contact me at (207) 215-4397 or email at: Mark.Bergeron@maine.gov

Sincerely,

Mark R Bergeron

Mark Bergeron, P.E.
Bureau of Land Resources

cc. town file

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

JANET T. MILLS
GOVERNOR

GERALD D. REID
COMMISSIONER

March 11, 2019

Mark Rosenthal
5708 Emory Road
Upperco, MD 21155

Re: Vernal Pool Significance Determination, Pool ID # 3680–Brunswick

Dear Mark Rosenthal,

Vernal pools are temporary to semi-permanent wetlands occurring in shallow depressions that typically fill during the spring and dry during the summer or in drought years. They provide important breeding and foraging habitat for a wide variety of specialized wildlife species including several rare, threatened, and endangered species.

After conducting a field survey at your request, it has been determined that the vernal pool identified above on your property is SIGNIFICANT. I have attached a copy of the database printout that verifies the State's findings with respect to our survey.

As a significant vernal pool, all areas on your property within 250 feet of the vernal pool depression, known as the "critical terrestrial habitat", will be subject to the requirements of the Natural Resources Protection Act, 38 M.R.S.A. §§480-A to 480-FF, and the Significant Wildlife Habitat rules, 06-096 CMR 335.

The Department will ensure that the vernal pool's location and status is entered and mapped in the State's vernal pool database. Note that if the pool depression (only) crosses two or more property boundaries the abutter(s) are similarly subject to the requirements of the Natural Resources Protection Act and the Significant Wildlife Habitat rules.

If you have any questions or need further clarification, please contact me at (207) 215-4397 or email at: Mark.Bergeron@maine.gov

Sincerely,

Mark R Bergeron

Mark Bergeron, P.E.
Bureau of Land Resources

cc. town file

IFW Recommendations for Significant Vernal Pool Determinations

The following is a list of pools and IFW's recommendations for whether or not they qualify as Significant Vernal Pools, one of Maine's Significant Wildlife Habitats.

Data current as of: Monday, March 11, 2019

IFW's Pool ID: 3679 Twp: Brunswick
Observer's ID: VP1 (JWN #18-39)

UTM Coordinates of Pool Center: 417084 E, 4863321 N
ProjectType: Tax Map 10 Lot 58 - Moody Road & Durham Road

Landowner: Mark Rosenthal
5708 Emory Road
Upperco, MD 21155
(410) 429-6007

Contact: Joseph Noel - Consultant
PO Box 174
South Berwick, ME 03908
(207) 384-5587 jwnoel@aol.com

Survey Date: 4/18/2018 Additional Survey Dates: 04/29/2018
IFW's Recommendation: RED: NOT SIGNIFICANT, does not meet the biological criteria
IFW Comments: Not significant. Does not meet biological criteria.

IFW's Pool ID: 3680 Twp: Brunswick
Observer's ID: VP2 (JWN #18-39)

UTM Coordinates of Pool Center: 417107 E, 4863320 N
ProjectType: Tax Map 10 Lot 58 - Moody Road & Durham Road

Landowner: Mark Rosenthal
5708 Emory Road
Upperco, MD 21155
(410) 429-6007

Contact: Joseph Noel - Consultant
PO Box 174
South Berwick, ME 03908
(207) 384-5587 jwnoel@aol.com

Survey Date: 4/18/2018 Additional Survey Dates: 04/29/2018
IFW's Recommendation: GREEN: SIGNIFICANT
IFW Comments: Significant

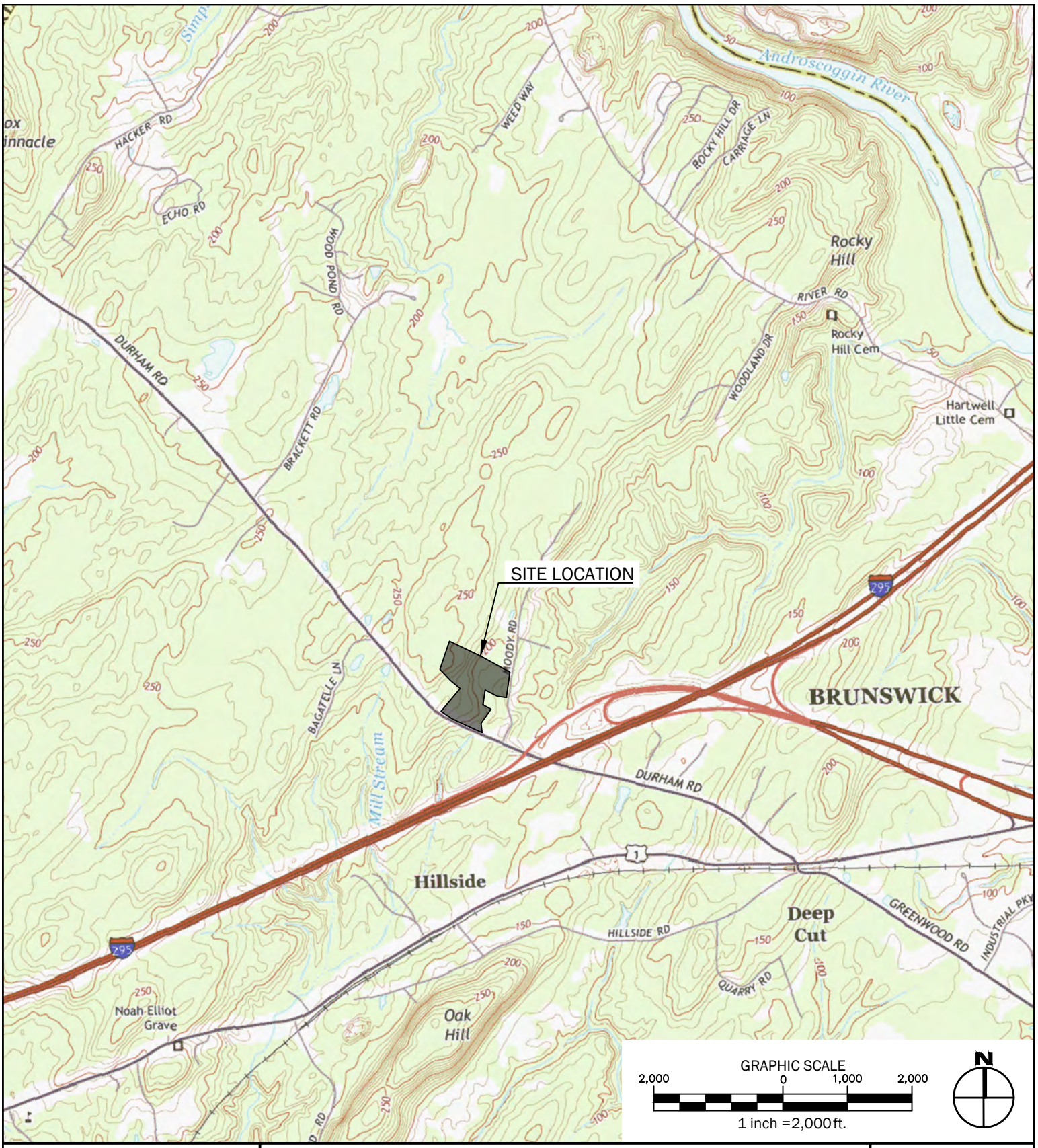
IFW's Pool ID: 3681 Twp: Brunswick
Observer's ID: VP3 (JWN #18-39)

UTM Coordinates of Pool Center: 417058 E, 4863106 N
ProjectType: Tax Map 10 Lot 58 - Moody Road & Durham Road

Landowner: Mark Rosenthal
5708 Emory Road
Upperco, MD 21155
(410) 429-6007

Contact: Joseph Noel - Consultant
PO Box 174
South Berwick, ME 03908
(207) 384-5587 jwnoel@aol.com

Survey Date: 4/18/2018 Additional Survey Dates: 04/29/2018
IFW's Recommendation: RED: NOT SIGNIFICANT, does not meet the biological criteria
IFW Comments: Not significant. Does not meet biological criteria.



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

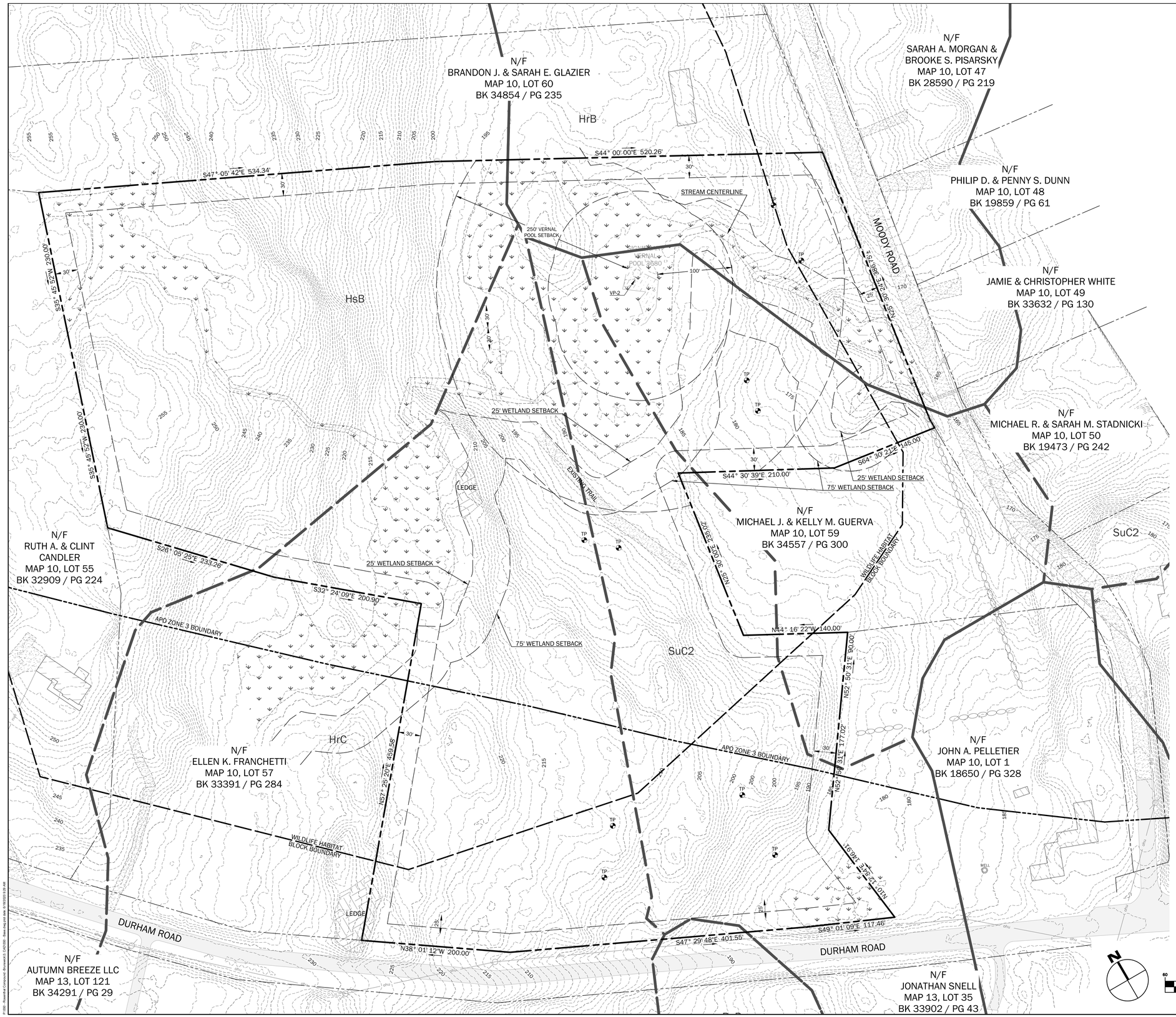
P:\550 - Rosenthal Compound -Brunswick\3. CAD\550 - Base.dwg plot date: 12/3/2019 11:53 AM

Photo 1: Location of stream crossing
Photo 1: Location of stream crosiing

Photo 2: Wetland adjacent to stream

Photo 3: Wetlands in vernal pool buffer

Photo 4: Vernal pool buffer area



GRAPHIC SCALE

60 0 30 60 120 240

1 inch = 60 ft.

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

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

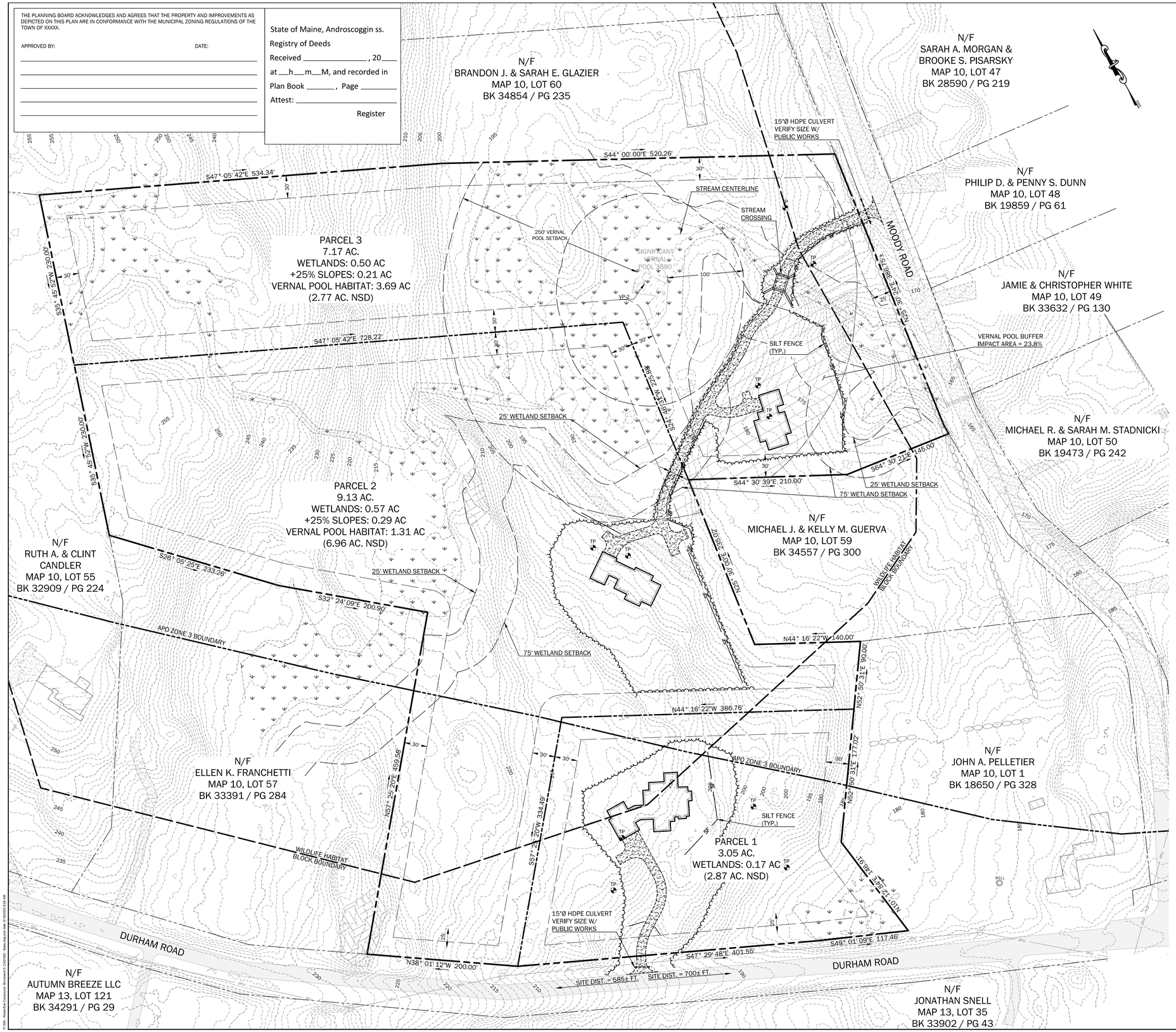
Sheet Title:
Existing Conditions Plan

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
- TP — TEST PIT
- WETLANDS
- VERNAL POOL
- 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.

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. 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

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:
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.

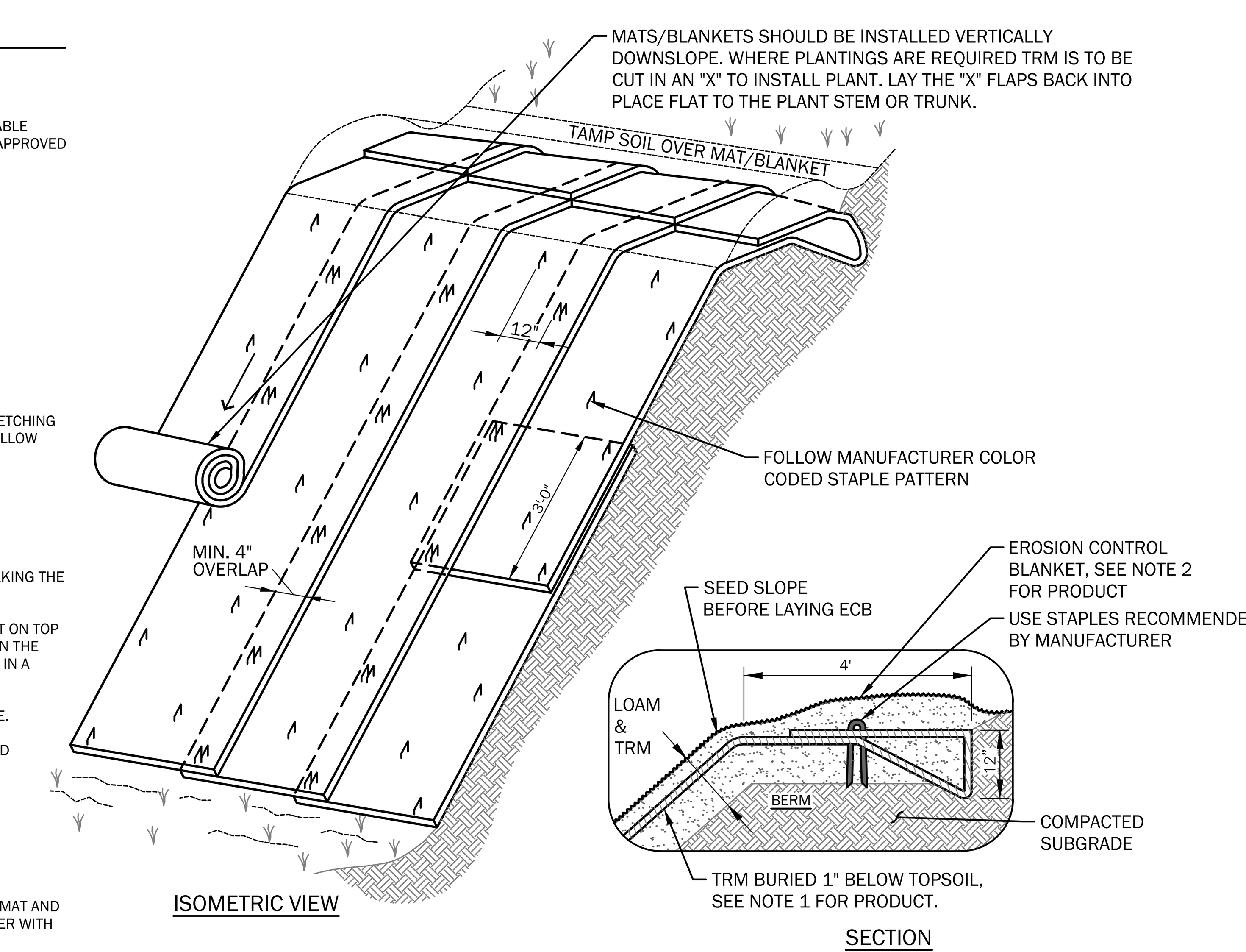
8. ADDITIONAL REQUIREMENTS: ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.

1 / C4.0 EROSION AND SEDIMENTATION CONTROL NOTES

NOT TO SCALE

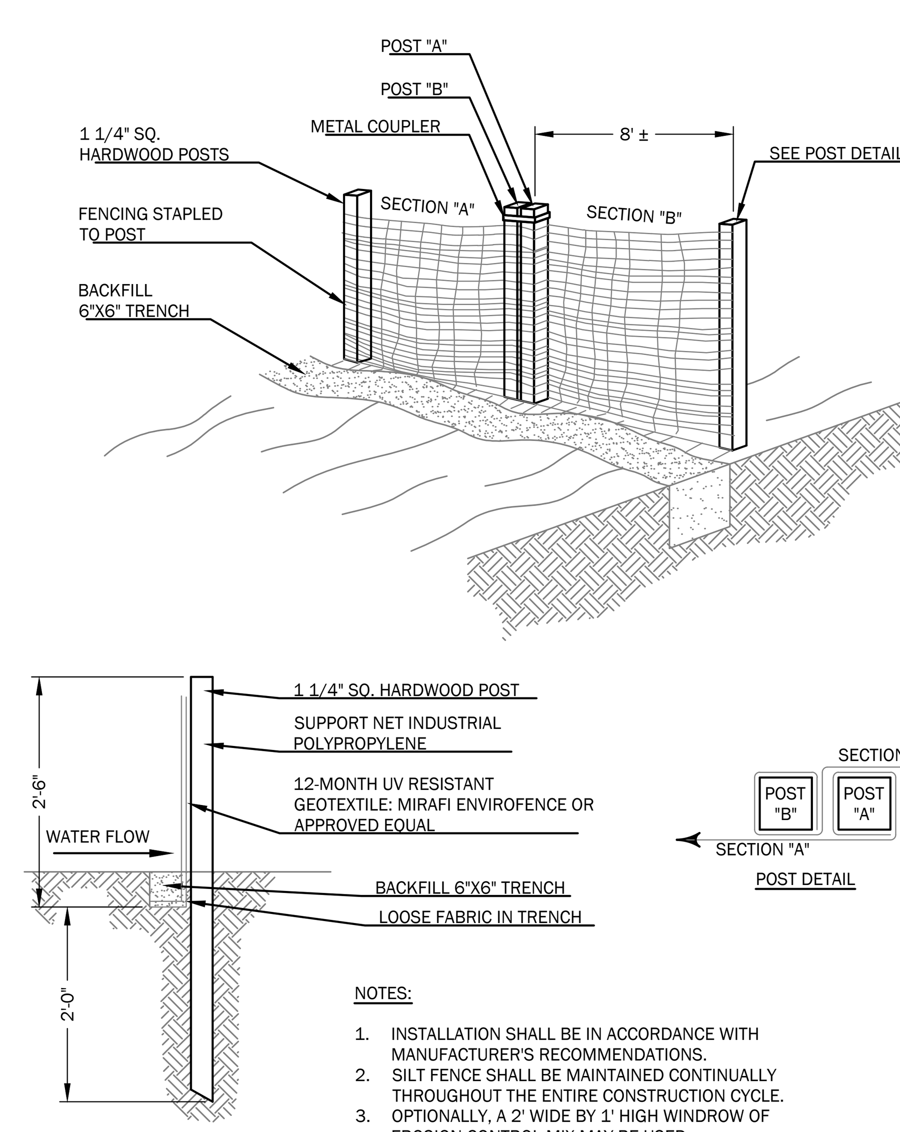
INSTALLATION INSTRUCTIONS:

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

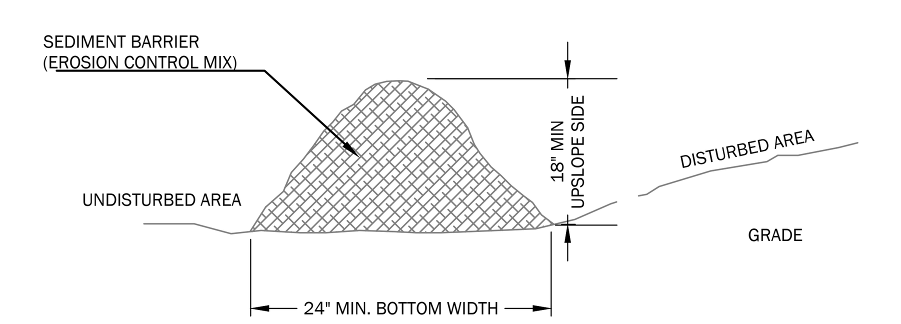


NOTES:

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)

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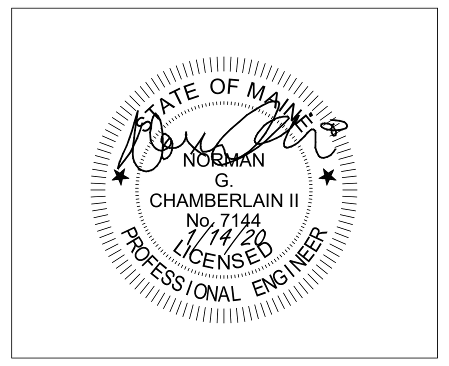

Rosenthal Residential Project
Moody Road
Brunswick, Maine 04011

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.: C3.0

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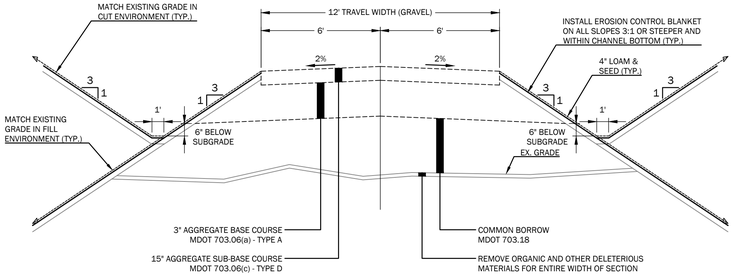

1 / C4.1 **ROAD SECTION**

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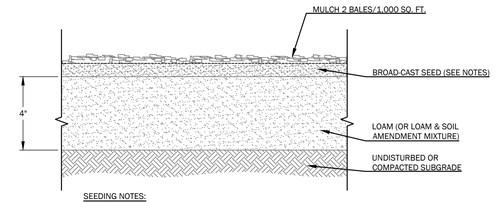
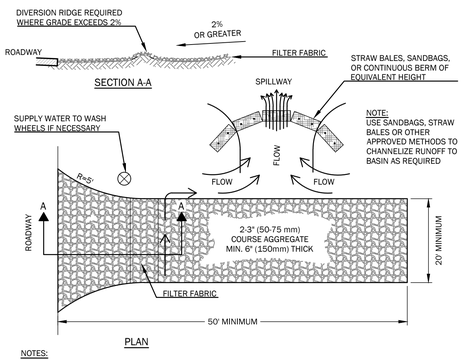


SEEDING NOTES:

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**

NOT TO SCALE

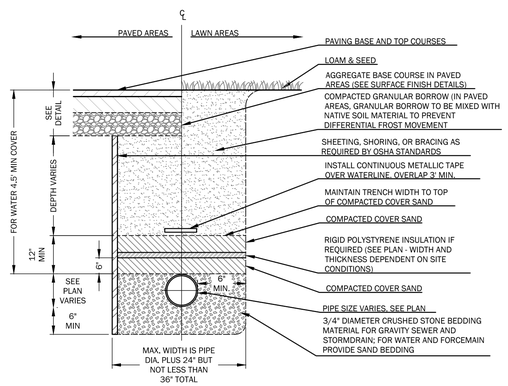


NOTES:

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**

NOT TO SCALE



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

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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
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

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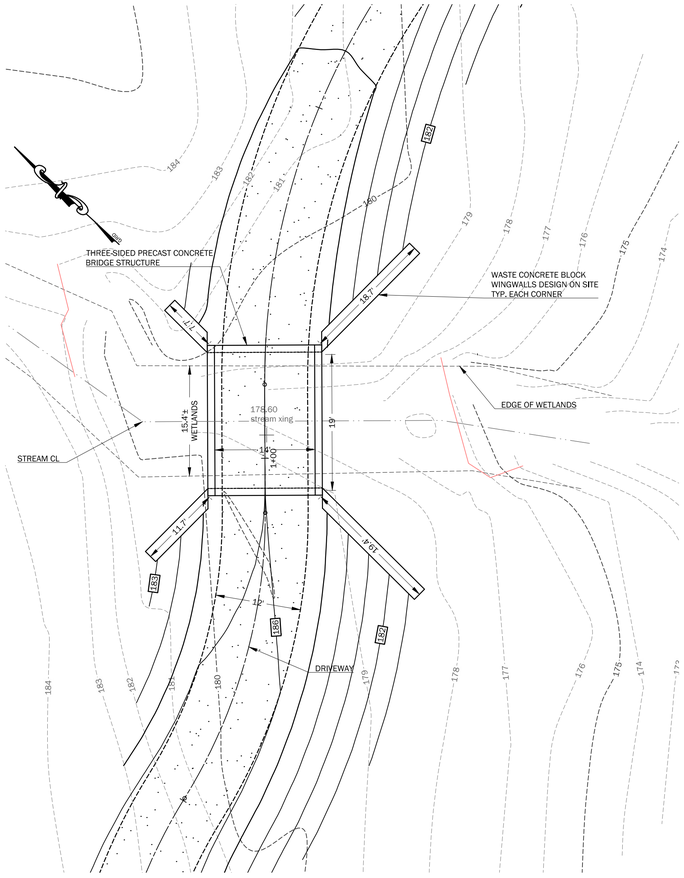

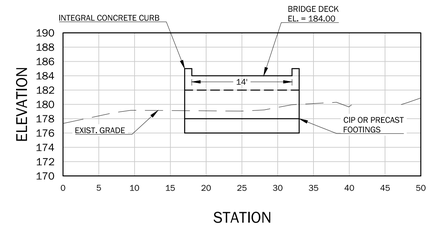

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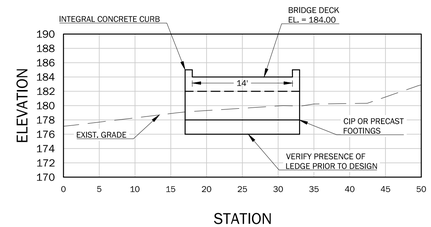

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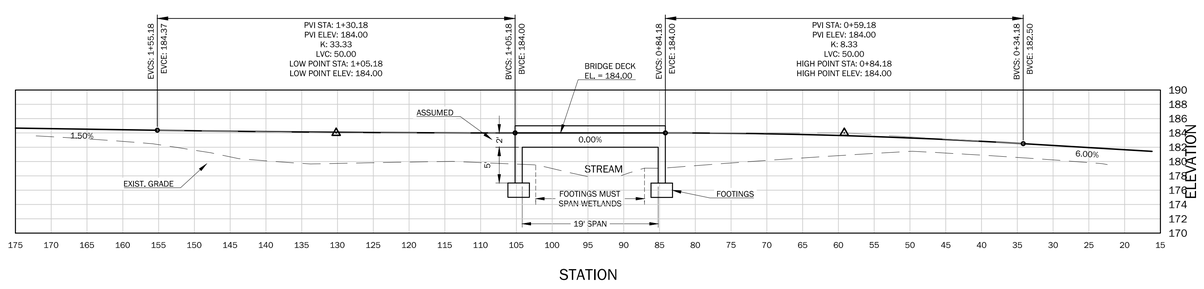

Driveway

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.

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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

Sheet Title:

Bridge Plan, Profile and Sections

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

Sheet No.: C3.2

P:\550 - Rosenthal Compound - Brunswick\3. CAD\550 - Bridge-Hwy.pln date: 5/18/2020 9:33 AM

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

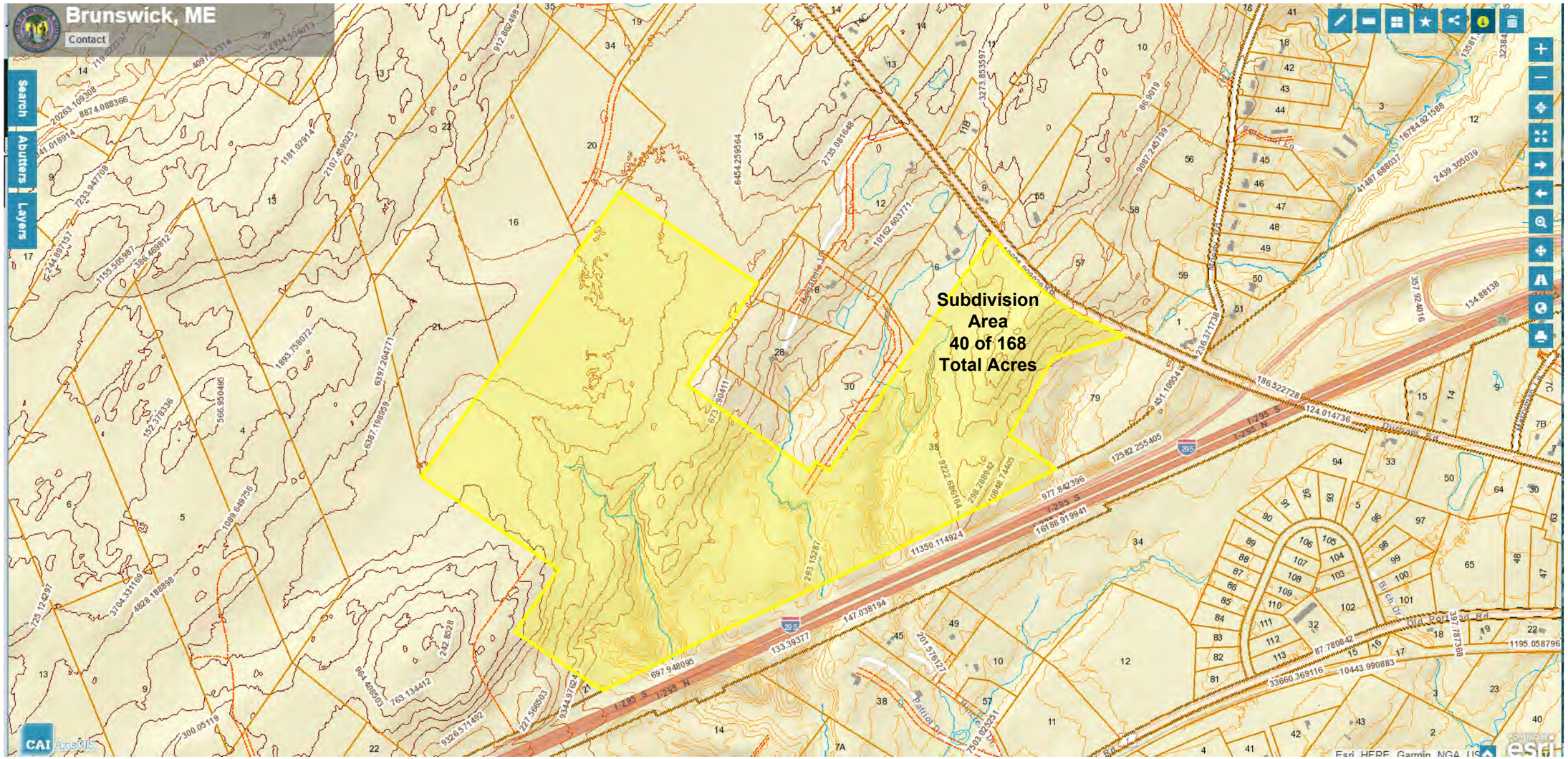
STATE OF MAINE
MICHAEL DEYLING
No. 270
CERTIFIED GEOLOGIST

DWB/jna

Enc.

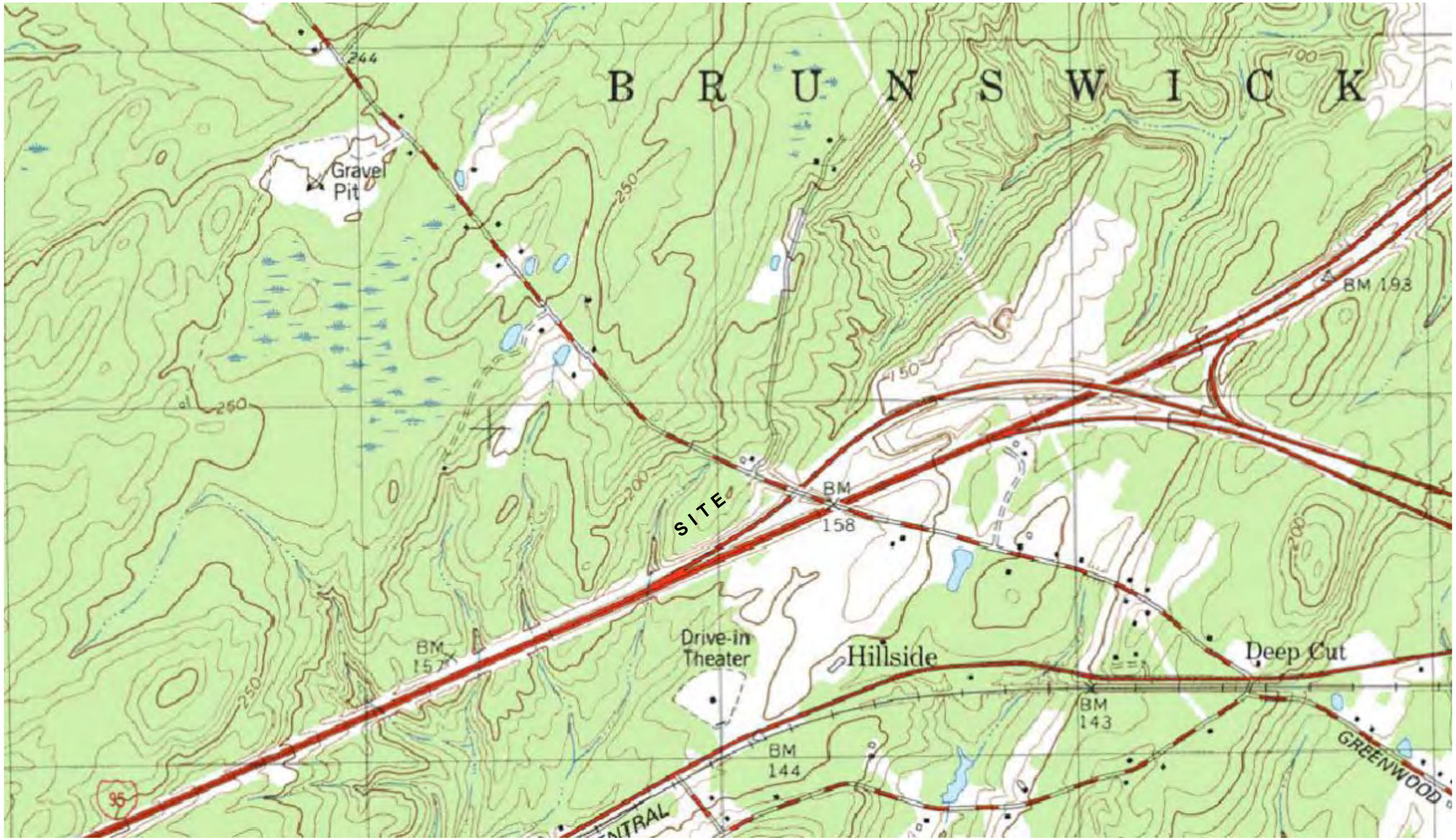
Ridgewood Estates Map 13 Lot 35

Brunswick Geographic Information Systems Tax Map



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

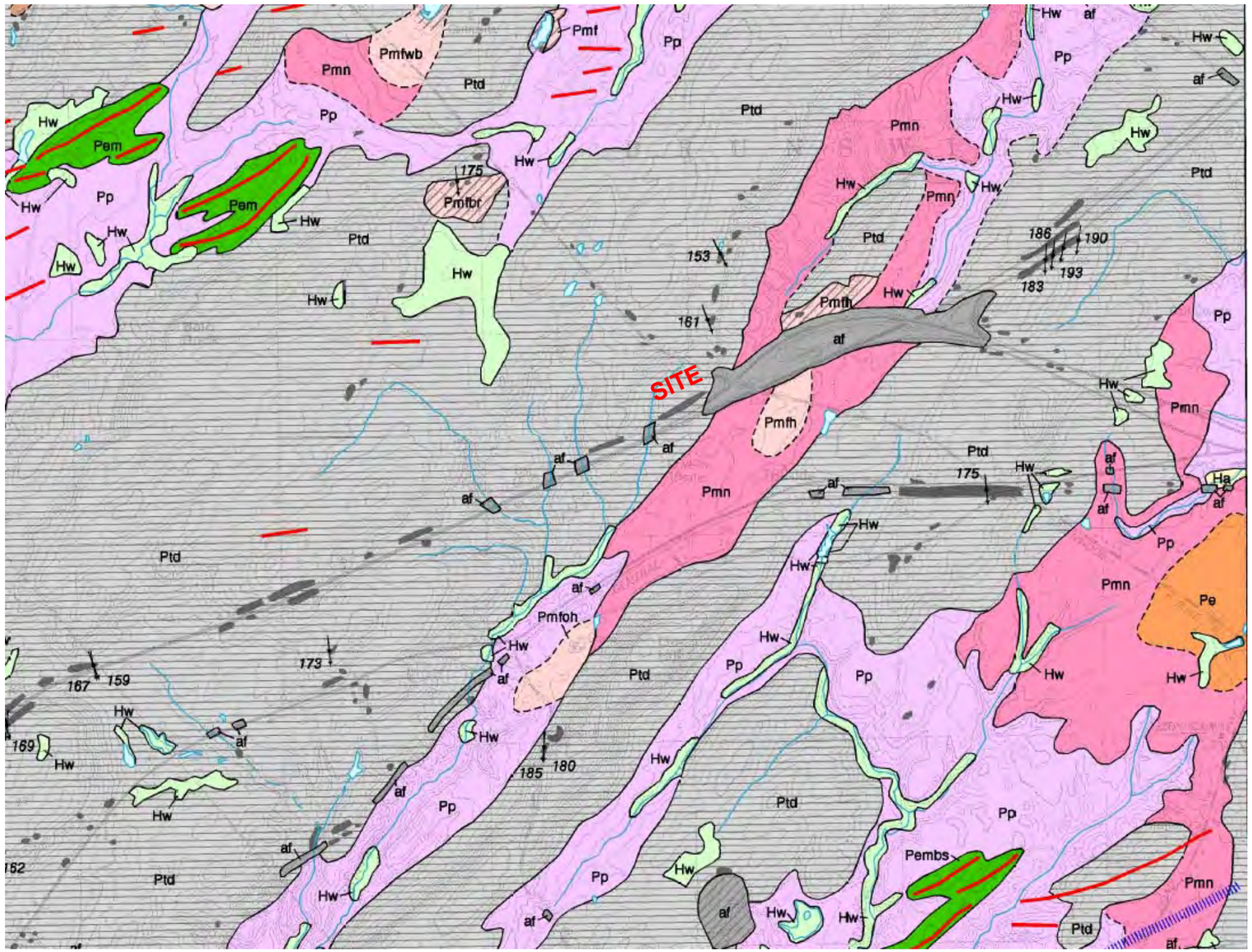
0 0.3 0.6 1.2 km

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)

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"

From: Matt Panfil
To: Jared Woolston
Cc: Laurel Margerum
Subject: FW: Planning board agenda - Town Hall 7/14/20
Date: Thursday, July 02, 2020 9:04:13 AM

Public comment to be included with the Rosenthal Subdivision Planning Board packet for the 14th.

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: David Salko <salkodav@gmail.com>
Sent: Wednesday, July 1, 2020 8:08 PM
To: Matt Panfil <mpanfil@brunswickme.org>
Subject: Planning board agenda - Town Hall 7/14/20

To Brunswick Planning Board,

I would like to make a public comment to the Board with regard to Case#20-007 Rosenthal Subdivision.
We live at 50 Moody Road. We have seen more building occurring in our local area. This past year we had our well, after 12 years, become low producing and fail. This ended with a significant cost to replace our well. We did have this evaluated with our home owners insurance to evaluate the aquifer and well. Our concern was that local blasting disrupted the aquifer. Other residents of Moody Road have had to have their wells hydro fractured. Seeing that Brunswick does not require blasting permits is a concern. Those parties that may be responsible for disruption of the aquifer are not held accountable. The blasting goes unchecked and the aquifer and the local wells are at risk. Then, the cost is transferred to the local home owners.
As the Planning Board looks to approve this further subdivision, I would ask they consider the impact of further blasting and building and provide checks and balances to protect the current homeowners.

Thank you,

David L. Salko and Family
Residents of 50 Moody Road, Brunswick

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_id 93648499-BvOiBhrGOKFR&r_address=anfil%40brunswickme.org&report=

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

SCOTT TEMPLE
WELL COMPANY
207-751-4542
BOWDOINHAM, ME

To whom it may concern:

I have drilled several wells in Brunswick around Moody and Durham rd. Most of the water found is in the 500'- 900' range and is typically 10gpm to 150gpm. These deeper wells will have no effect on current shallower wells in fact they may possibly help some of the weaker ones by introducing more water into the shallower fractures from the pressure of the deep water. In this general area we know that there are not many reliable water wells from 20' to 500' with a couple of exceptions, therefore we drill deeper and get much more reliable water.
In conclusion I feel that any water wells drilled in this area will have no effect on current wells. If you have any questions please feel free to reach out to me.

Scott Temple
Scott Temple Well Company
334 Post Road
Bowdoinham, ME 04008
(207)751-0092
stemplewell@gmail.com

Town of Brunswick, Maine

DEPARTMENT OF PLANNING AND DEVELOPMENT

DRAFT FINDINGS OF FACT
FINAL PLAN MAJOR DEVELOPMENT REVIEW

PLANNING BOARD REVIEW DATE:	~~July 14, 2020~~July 28, 2020
PROJECT NAME:	Rosenthal Residential Project
CASE NUMBER:	20-007
ADDRESS:	Durham Road & Moody Road
TAX MAP:	Map 10, Lots 57A and 58
ZONING DISTRICT:	Rural Farm and Forest (RF)
OVERLAY ZONING:	Aquifer Protection Overlay 3 (APO3) Wildlife Protection Overlay (WPO)
PROPERTY OWNER:	Mark and Vera Rosenthal 5708 Emory Road Upperco, MD 21155
AUTHORIZED REPRESENTATIVE:	Walsh Engineering Associates, Inc. 1 Karen Drive, Suite 2A Westbrook, ME 04092

I. DRAFT MOTION 1 – APPLICATION COMPLETENESS:

That the Planning Board deems the application for Final Plan Major Development Review complete.

II. PROJECT SUMMARY:

The proposed development is the subdivision of two (2) lots into three (3) lots for single dwelling unit homes. The proposed project will further subdivide remaining land within the Franchetti Subdivision (Case #17-041). A copy of the Franchetti Subdivision findings and approved subdivision plan is provided in the applicant's submission. The applicant included the Franchetti Subdivision in the dimensional and density calculations for the proposed lots.

The Town's Staff Review Committee (SRC) reviewed the project on July 1, 2020. The notes for the SRC meeting are included in the packet.

The following waiver is requested in accordance with subsection 5.2.9.M:

Locate 10-inch trees – *Forested areas and proposed clearings are depicted on the site plans. The applicant will maintain at least 75% of the critical terrestrial habitat (250-foot forested buffer adjacent to a significant vernal pool) within a Significant Vernal Pool Buffer in accordance with the Natural Resource Protection Act (NRPA) Permit by Rule standards for minimizing impacts to significant wildlife habitat. The proposed disturbed area within the forested areas of Brunswick's mapped wildlife habitat block is below the mitigation threshold. Most of the development site will remain buffered by trees. Staff advise the information*

provided in the application indicates the requested waiver would not alter the essential character of the locality.

III. CHAPTER 4 – PROPERTY DEVELOPMENT STANDARDS:

Section 4.1 – Applicability of Property Development Standards

The proposed development is within the RF zoning district and contains the Aquifer Protection Overlay 3 (APO3) and Wildlife Protection Overlay (WPO) overlay zoning districts. The WPO contains a Wildlife Protection Block (WPB). The proposed project complies with all applicable property development standards set forth in Chapter 4 of the Zoning Ordinance.

The applicant provided a draft easement and private driveway access and maintenance agreement documents for the shared driveway. Staff recommend conditional approval for Section 4.1 until the Town Attorney reviews and approves the easement and private driveway access and maintenance agreement

The Planning Board finds that the provisions of Section 4.1 are conditionally satisfied upon the Town Attorney reviewing and approving the draft easement.

Section 4.2 – Dimensional and Density Standards

The applicant provided the dimensional and density standards on the subdivision plan (C2.0) that indicate the proposed development complies with all dimensional and density standards of the RF Zoning District and the applicable overlay zoning district standards.

The Planning Board finds that the provisions of Section 4.2 are satisfied.

Section 4.3 – Natural and Historic Areas

4.3.1 – Mapping of Natural and Historic Area Requirements

The subject parcel is forested and contains wetlands and a river, stream, or brook as defined in Title 38, M.R.S. Section 480-B, Subsection 9, as amended. These features will not be protected as dedicated open space.

Staff advised the applicant to consider an alternate access point adjacent to the abutting parcel (south) on Moody Road to avoid crossing the stream. Alternative access was determined by the applicant not to be practicable since wetlands, steep grades, and proximity to the abutting lot (Map 10, Lot 59) rendered access too limiting to be a viable option. The applicant received a Natural Resources Protection Act (NRPA) Permit by Rule for the stream crossing. The stream is not part of Brunswick's Shoreland Protection Overlay (SPO). The applicant will avoid direct impacts to the stream and adjacent wetlands with a bridge structure. In accordance with subsection 4.3.1, the applicant depicted all features important to the natural, scenic, or historic character of the Town on the site plans

and to the greatest extent practicable incorporated protection for these features into the site design.

4.3.2 – Pollution

The applicant will submit permit application for subsurface wastewater disposal systems (septic systems). The applicant depicted the locations passing septic system test pits on each lot, suitable locations for septic systems and drinking water wells. Based on the information provided, the proposed development will not result in undue water or air pollution.

4.3.3 – Protection of Natural Vegetation

Forested buffers along Moody Road and Durham Road are preserved to the extent depicted on the site plans. The proposed development will result in new disturbance to a Wildlife Habitat Block (WHB). Further discussion about the WHB is provided in subsection 4.3.4. The proposed project maximizes the preservation of natural landscape features, does not occur within or cause harm to land not suitable for development, and will not have an undue adverse effect on the area's scenic or natural beauty.

4.3.4 – Protection of Significant Plant and Animal Habitat

The subject property contains the WPO District WHB and a significant vernal pool. Staff observed that the proposed development on Parcel 1, so-called will disturb the WPO but maintain a forested buffer adjacent to down gradient wetlands at the south corner of the lot (outside the WPO). The propose clearing in Parcel 2 is in uplands and also provides a buffer from a wetland complex north of the proposed house development. Parcel 3 will disturb the WPO up to the 75-foot NRPA stream buffer and up to an area 100 feet from a significant vernal pool (SVP). Staff note the SVP buffer is only protected to 75 feet under Permit by Rule (PBR) standards (re: Maine DEP Rule 06-096, Section 2) and therefore advise the proposed 100-foot forested SVP buffer on Parcel 3 will provide protection beyond state standards. No other significant plant or animal habitat was identified by the applicant's agent.

The proposed development will not have an undue adverse effect on important plant or animal habitats identified by the Maine Department of Inland Fisheries and Wildlife, or Town of Brunswick, or on rare and irreplaceable natural areas, such as rare and exemplary natural communities and rare plant habitats as identified by the Maine Natural Areas Program.

4.3.5 – Steep Slopes

The topography on the survey depicts all areas on the subject property that contain 5,000 or more contiguous square feet of slopes exceeding 25%. Impacts to these areas are minimized to the greatest extent practicable.

4.3.6 – Erosion and Sedimentation

The proposed development will be constructed in accordance with the Maine Department of Environmental Protection's Best Management Practices and is not anticipated to cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy situation results. Grading and erosion and sedimentation control plans are provided in the application.

4.3.7 – Groundwater

Water district staff did not advise further evaluation of the proposed development impacts within the APO3. Staff from the water district advised the applicant to include deed language that references the APO3 standards from the Brunswick zoning ordinance.

Neighbors to the proposed project expressed concern with their wells drying as a result of the use from the proposed three (3) houses. The staff provided a recent study across the street for the Ridgewood Subdivision that was commissioned from similar concerns that indicated nearby wells would not dry. The applicant's agent provided their own analysis of available groundwater data and determined the project would not pose a risk to nearby well quantity. Based in the available information, the development does not alone or in conjunction with existing activities, have an undue adverse effect on the quality or quantity of groundwater.

4.3.8 – Surface Waters, Wetlands, and Marine Resources

There are no marine resources located within the subject property. The applicant's agent mapped surface waters (NRPA stream) and wetlands. As noted in 4.3.4, forested buffers will remain adjacent to wetlands on the subject parcel. The proposed development will not have an undue adverse effect on the water quality of the body of water, its shoreline, or the functional integrity of freshwater or coastal wetlands, water bodies, or shorelines within the watershed of the development site.

4.3.9 – Historic and Archeological Resources

No historic or archaeological resources were identified within the project area.

The Planning Board finds that the provisions of Section 4.3 are satisfied.

Section 4.4 – Flood Hazard Areas

The subject property is not located within a Flood Protection Overlay (FPO) District.

The Planning Board finds that the provisions of Section 4.4 are not applicable.

Section 4.5 – Basic Municipal Services

4.5.1 – Sewage Disposal

The applicant will provide on-site sewage disposal in accordance with Maine Subsurface Wastewater Disposal Rules, CMR 241, as amended. The proposed development will provide adequate sewage waste disposal. No municipal facilities will be utilized.

4.5.2 – Water Supply and Quality

Planning staff contacted Phillip Dunn at 38 Moody Road (Map 10-48) regarding neighborhood concerns for well water supply. Staff understand the private well at this residence was at a depth of about 330 feet until and would recharge within 1-2 hours from watering the owner's lawn. The well ran permanently dry after the neighbor to the north (44 Moody Road, Map 10-47) constructed a residence and associated well at a depth of approximately 360 feet, 30 horizontal feet from the existing well at 38 Mood Road. Wells have since been re-drilled by both neighbors to approximately 500 feet deep to restore water supply. Staff understand hydrofracking was implemented during the installation of the well at 44 Moody Road.

Staff received a letter from Scott Temple from Scott Temple Well Company sent on behalf of the applicant. The letter is provided in the packet. The letter indicates sufficient water for residential uses is typically at a 500-900-foot depth in the Moody Road and Durham Road area of Brunswick.

Staff contacted Mr. Temple to advise on the potential for disrupting adjacent wells from hydrofracking (i.e. high-pressure water into the ground) to reduce the productivity of an adjacent well. Mr. Temple indicated that the Maine rules for well drilling require notification to be provided for any adjacent well within 150 feet because fracking can disrupt nearby water supply. Mr. Temple indicated that hydrofracking near another well could reduce productivity of an adjacent well; however, the location of the residential well is estimated to be no closer than 300 feet from the proposed subdivision house lots. Staff understand from Mr. Temple that drilling for water could reasonably be done to depths of 1000 to 1500 feet by without needing to hydro frack.

Based on the information provided, staff advise the preferred alternative to hydrofracking for water and disturbing neighboring wells is drilling for water. Therefore, a condition of approval that hydrofracking for water is disallowed up to a depth of 1,500 feet.

Based on the information provided, the proposed development will have sufficient water available for the reasonably foreseeable needs of the development and will have no undue adverse impact on existing water supplies. Staff discussed this subdivision proposal with the Fire Department on July 14, 2020. This subdivision proposal will require consultation with the Fire Chief or designee to develop and implement a plan to provide water for the purpose of fire protection in accordance with subsection 4.5.2.D, "Specific Standards: Fire Protection Water Supply." Staff advise the Planning Board to condition approval on Fire Department review and approval of fire protection water supply requirements as part of the building permit review.

4.5.3 – Solid Waste Disposal

No solid waste impact fees are required.

4.5.4 – Stormwater Management

The proposed development is below the 0.25 acre stormwater treatment threshold. As noted in section 4.3.6, the proposal includes an erosion and sedimentation control plan. The proposed development is designed to minimize the total area of impervious surface on the development site and incorporate stormwater management measures to minimize runoff volume and rate, as well as pollutant and nutrient loadings, from the site to the extent required.

The Planning Board finds that the provisions of Section 4.5 are conditionally satisfied provided fire protection water supply is provided.

Section 4.6 – Landscaping Requirements

No access road is proposed. The existing forested land that will remain around the house development sites is consistent with the typical rural landscape. Existing topography and vegetation will be maintained where practicable. No additional landscaping is proposed.

The Planning Board finds that the provisions of Section 4.6 are satisfied.

Section 4.7 – Residential Recreation Requirements

The proposed development is required to pay a recreation facilities impact fee for new residential dwelling units as established in Appendix E of the Zoning Ordinance. Staff recommend conditional approval of Section 4.7 provided the applicant pays the recreation facilities impact fee.

The Planning Board finds that the provisions of Section 4.7 are conditionally satisfied upon the applicant paying the appropriate recreation facilities impact fee as established in Appendix E of the Zoning Ordinance.

Section 4.8 – Circulation and Access

Staff reviewed the proposed driveway entrances, circulation, and access, and advise the proposed plans are consistent with town standards. The proposed development is not anticipated to cause unreasonable vehicular or pedestrian congestion or unsafe conditions within the subject property or on the public right-of-way.

The Planning Board finds that the provisions of Section 4.8 are satisfied.

Section 4.9 – Parking and Loading

Each house lot provides adequate parking area for the new dwellings.

The Planning Board finds that the provisions of Section 4.9 are satisfied.

Section 4.10 – Lighting

Lighting is not proposed within the shared driveway. Residential scale lighting is anticipated for each house lot. Based on the information provided, outdoor lighting will not adversely impact road safety or adjacent properties and uses.

The Planning Board finds that the provisions of Section 4.10 are satisfied

Section 4.11 – Architectural Compatibility

No design standards or guidelines for the zoning district apply within the RF zoning district. The proposed residential scale development will be compatible with its architectural surroundings in terms of its size, mass, and design.

The Planning Board finds that the provisions of Section 4.11 are satisfied.

Section 4.12 – Neighborhood Protection Standards

The proposed development is not located within a Growth Mixed-Use Zoning District or a Growth Special Purpose Zoning District.

The Planning Board finds that the provisions of Section 4.12 are not applicable.

Section 4.13 – Signs

There are no proposed signs associated with this project. If the project is approved by the Planning Board and the applicant subsequently wishes to install a sign, it will be reviewed by the Code Enforcement Officer (CEO).

The Planning Board finds that the provisions of Section 4.13 are not applicable.

Section 4.14 – Performance Standards

The proposed development is not anticipated to exceed any of the performance standards established within Section 4.14.

The Planning Board finds that the provisions of Section 4.14 are satisfied.

Section 4.15 – Site Feature Maintenance

This finding serves to advise the applicant that site features constructed or installed as required by this development approval must be maintained in good repair, and replaced if damaged or destroyed, or in the case of living materials, if they die or are effectively destroyed after installation.

The Planning Board finds that the provisions of Section 4.15 are satisfied.

Section 4.16 – Financial and Technical Capacity

Site plans were prepared by technical consultants with certifications in their field. A third-party financial institution provided documentation that the applicant's financial capacity is acceptable.

The Planning Board finds that the provisions of Section 4.16 are satisfied.

Section 4.17 – Administrative Adjustments / Alternative Equivalent Compliance

The applicant does not request any administrative adjustments.

The Planning Board finds that the provisions of Section 4.17 are not applicable.

IV. DRAFT MOTION 2

That a plan showing the location of all 10-inch caliper trees to be removed for the development proposal is waived.

V. DRAFT MOTION 3

That the Final Plan Major Development Review 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 Brunswick Zoning Ordinance.

2. That prior to the issuance of a building permit, the draft easement and shared driveway documents shall be reviewed and approved by the Town Attorney and Director of Planning and Development. Upon approval of the easement and shared driveway documents shall be recorded with the Cumberland County Registry of Deeds.

3. That prior to the issuance of a building permit, the applicant shall pay the appropriate recreation facilities impact fee as established in Appendix E of the Zoning Ordinance and to the satisfaction of the Director of Planning and Development.

4. That prior to the issuance of a building permit, water for the purpose of fire protection shall be provided for the proposed subdivision in accordance with subsection 4.5.2.D of the Brunswick Zoning Ordinance to the satisfaction of the Fire Chief or designee and the Director of Planning and Development.

~~4.~~5. That no hydrofracking for water supply shall be allowed above a depth of 1,500 feet.

Town of Brunswick, Maine

DEPARTMENT OF PLANNING AND DEVELOPMENT

DRAFT FINDINGS OF FACT
FINAL PLAN MAJOR DEVELOPMENT REVIEW

PLANNING BOARD REVIEW DATE:	July 28, 2020
PROJECT NAME:	Brunswick Landing Apartments
CASE NUMBER:	20-021
ADDRESS:	Admiral Fitch Avenue
TAX MAP:	Map 40, Lot 34
ZONING DISTRICT:	GM7 Brunswick Landing Common Development Plan (CDP)
PROPERTY OWNER:	Shipyard Ventures, LLC (attn: Chris Rhoades) 74 Neptune Drive Brunswick, ME 04011
AUTHORIZED REPRESENTATIVE:	Sitelines, PA (attn: Curtis Neufeld, PE) 119 Purinton Road, Suite A Brunswick, ME 04011

I. DRAFT MOTION 1 – APPLICATION COMPLETENESS:

That the Planning Board deems the application for Final Plan Major Development Review complete.

II. PROJECT SUMMARY:

The proposed development is the creation of nine (9) apartment buildings with a total of 108 dwelling units, a club house, common parking areas, two (2) curb cuts, stormwater treatment system, landscaping, a common dumpster, and several pedestrian connections to parking areas, proposed buildings, and the perimeter trail and the sidewalk along Admiral Fitch Avenue.

The Town's Staff Review Committee (SRC) reviewed the project on July 1, 2020. The notes for the SRC meeting are included in the packet.

The following waiver is requested in accordance with subsection 5.2.9.M:

Locate 10-inch trees – *Most of the forested areas on the lot will be removed as part of the development. New landscaping is proposed as part of the development. All clearing is depicted on the site plan. Staff advise the information provided in the application indicates the requested waiver would not alter the essential character of the locality.*

Existing location, size, profile and cross section of sanitary sewers.
Kind, location, profile and cross-section of all proposed drainage facilities, both within and connections to the proposed development.

The SRC reviewed the available plans and materials. Based on the information provided, staff advise approving the requested waiver because application of this standard is not requisite to public health, safety, and general welfare.

III. CHAPTER 4 – PROPERTY DEVELOPMENT STANDARDS:

Section 4.1 – Applicability of Property Development Standards

The proposed project complies with all applicable property development standards set forth in Chapter 4 of the Zoning Ordinance. In addition to Ch. 4, the project is part of the Brunswick Lading Common Development Plan (CDP). The CDP standards as approved by the Planning Board are indicated on the site plans. The applicant will provide a public access easement for public benefit to the Town of Brunswick to connect the project to the perimeter trail walkway.

The Planning Board finds that the provisions of Section 4.1 are satisfied upon the Town Attorney reviewing and approving the draft easement for the walkway.

Section 4.2 – Dimensional and Density Standards

The applicant provided the dimensional and density standards on the apartment plans that indicate the proposed development complies with all dimensional and density standards of the GM7 Zoning District and the applicable CDP standards.

The Planning Board finds that the provisions of Section 4.2 are satisfied.

Section 4.3 – Natural and Historic Areas

4.3.1 – Mapping of Natural and Historic Area Requirements

No historic areas are depicted on the subject parcel. The applicant mapped wetlands on the parcel and received a Natural Resources Protection Act (NRPA) Permit to fill wetlands as part of the apartment project. In accordance with subsection 4.3.1, the applicant depicted all features important to the natural, scenic, or historic character of the Town on the site plans and to the greatest extent practicable incorporated protection for these features into the site design.

4.3.2 – Pollution

The applicant will connect to the public sewer system and the Midcoast Regional Redevelopment Authority (MRRA) stormwater system. Based on the information provided, the proposed development will not result in undue water or air pollution.

Pursuant to 4.3.2.B(1), all development on former Brunswick Naval Air Station (BNAS) lands must be implemented and monitored in accordance with State and Federal laws

governing said lands. All applications for development review must demonstrate that the proposal takes into account the actions necessary to comply with the BNAS Land Use Controls Implementation Plan, as amended. The applicant provided review correspondence to address the standards at subsection 4.3.2.B(1).

4.3.3 – Protection of Natural Vegetation

Most of the parcel will be disturbed for construction of high-density apartments and all associated development features for safe access and proper management of the site. Few areas of the site will remain undisturbed. Nevertheless, the proposed project maximizes the preservation of natural landscape features, does not occur within or cause harm to land not suitable for development, and will not have an undue adverse effect on the area's scenic or natural beauty.

4.3.4 – Protection of Significant Plant and Animal Habitat

No significant plant or animal habitat was identified by the applicant's agent. Therefore, subsection 4.3.4 is not applicable.

4.3.5 – Steep Slopes

The topography on the survey depicts no areas on the subject property contain 5,000 or more contiguous square feet of slopes exceeding 25%. Therefore, subsection 4.3.5 is not applicable.

4.3.6 – Erosion and Sedimentation

The proposed development will be constructed in accordance with the Maine Department of Environmental Protection's Best Management Practices and is not anticipated to cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy situation results. Grading and erosion and sedimentation control plans are provided in the application.

4.3.7 – Groundwater

The proposed development was reviewed by the Cumberland County Soil and Water Conservation District (CCSWCD) and the Department of Environmental Protection (DEP) for stormwater and groundwater impacts within the Mare Brook urban impaired stream watershed. Based in the available information, the development does not alone or in conjunction with existing activities, have an undue adverse effect on the quality or quantity of groundwater.

4.3.8 – Surface Waters, Wetlands, and Marine Resources

There are no surface waters or marine resources located within the subject property. The applicant will disturb wetlands for the proposed development. All wetland impacts were

approved by the Maine DEP in accordance with the NRPA. The proposed development will not have an undue adverse effect on the water quality of the body of water, its shoreline, or the functional integrity of freshwater or coastal wetlands, water bodies, or shorelines within the watershed of the development site.

4.3.9 – Historic and Archeological Resources

No historic or archaeological resources were identified within the project area.

The Planning Board finds that the provisions of Section 4.3 are satisfied.

Section 4.4 – Flood Hazard Areas

The subject property is not located within a Flood Protection Overlay (FPO) District.

The Planning Board finds that the provisions of Section 4.4 are not applicable.

Section 4.5 – Basic Municipal Services

4.5.1 – Sewage Disposal

The applicant will utilize public sewer system. The Brunswick Sewer District provided a letter documenting their ability to serve the project. The proposed development will provide adequate sewage waste disposal.

4.5.2 – Water Supply and Quality

The applicant will connect to the public water system. A letter from the Brunswick Topsham Water District is provided to document the ability to serve the project. Based on the information provided, the proposed development will have sufficient water available for the reasonably foreseeable needs of the development and will have no undue adverse impact on existing water supplies

4.5.3 – Solid Waste Disposal

No solid waste impact fees are required.

4.5.4 – Stormwater Management

The proposed development received a Stormwater Management Law permit from the Maine DEP for stormwater treatment system. As noted in section 4.3.6, the proposal includes an erosion and sedimentation control plan. The proposed development is designed to minimize the total area of impervious surface on the development site and incorporate stormwater management measures to minimize runoff volume and rate, as well as pollutant and nutrient loadings, from the site to the extent required.

The Planning Board finds that the provisions of Section 4.5 are satisfied.

Section 4.6 – Landscaping Requirements

Landscaping plans are provided to enhance structures, parking areas and other site improvements, and minimize the development's effect on abutting properties. Wherever practicable, existing topography and vegetation shall be maintained. The applicant's landscaping plans demonstrate compliance with the specific standards in subsection 4.6, as applicable.

The Planning Board finds that the provisions of Section 4.6 are satisfied.

Section 4.7 – Residential Recreation Requirements

The proposed development is required to pay a recreation facilities impact fee for new residential dwelling units as established in Appendix E of the Zoning Ordinance. Staff recommend conditional approval of Section 4.7 provided the applicant pays the recreation facilities impact fee at the time of building permit review for each apartment building.

The Planning Board finds that the provisions of Section 4.7 are conditionally satisfied upon the applicant paying the appropriate recreation facilities impact fee as established in Appendix E of the Zoning Ordinance at the time of building permit review for each apartment building.

Section 4.8 – Circulation and Access

Staff reviewed the proposed driveway entrances, circulation, and access, and advise the proposed plans are consistent with town standards. The proposed development is not anticipated to cause unreasonable vehicular or pedestrian congestion or unsafe conditions within the subject property or on the public right-of-way.

The Planning Board finds that the provisions of Section 4.8 are satisfied.

Section 4.9 – Parking and Loading

Each apartment parking lot provides adequate parking area for the new dwellings.

The Planning Board finds that the provisions of Section 4.9 are satisfied.

Section 4.10 – Lighting

Residential scale lighting is proposed for common areas and exteriors of proposed buildings as depicted on the plans. Based on the information provided, outdoor lighting will not adversely impact road safety or adjacent properties and uses.

The Planning Board finds that the provisions of Section 4.10 are satisfied

Section 4.11 – Architectural Compatibility

The applicant provided building renderings and documentation that MRRA approved the proposed buildings in accordance with the design standards for Brunswick Landing. The proposed development will be compatible with its architectural surroundings in terms of its size, mass, and design.

The Planning Board finds that the provisions of Section 4.11 are satisfied.

Section 4.12 – Neighborhood Protection Standards

The proposed development is a residential use located within a Growth Mixed-Use Zoning District. The proposed development is not subject to the Neighborhood Protection Standards because it is not located near a single or two-dwelling unit building. *The Planning Board finds that the provisions of Section 4.12 are not applicable.*

Section 4.13 – Signs

The sign location is depicted on the site plan. However, there are no proposed signs associated with this project. If the project is approved by the Planning Board and the applicant subsequently wishes to install a sign, it will be reviewed by the Code Enforcement Officer (CEO).

The Planning Board finds that the provisions of Section 4.13 are not applicable.

Section 4.14 – Performance Standards

The proposed development is not anticipated to exceed any of the performance standards established within Section 4.14.

The Planning Board finds that the provisions of Section 4.14 are satisfied.

Section 4.15 – Site Feature Maintenance

This finding serves to advise the applicant that site features constructed or installed as required by this development approval must be maintained in good repair, and replaced if damaged or destroyed, or in the case of living materials, if they die or are effectively destroyed after installation.

The Planning Board finds that the provisions of Section 4.15 are satisfied.

Section 4.16 – Financial and Technical Capacity

Site plans were prepared by technical consultants with certifications in their field. A third-party financial institution provided documentation that the applicant's financial capacity is acceptable.

The Planning Board finds that the provisions of Section 4.16 are satisfied.

<u>Section 4.17 – Administrative Adjustments / Alternative Equivalent Compliance</u>

The applicant does not request any administrative adjustments.

The Planning Board finds that the provisions of Section 4.17 are not applicable.

IV. DRAFT MOTION 2

That the Final Plan Major Development Review 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 Brunswick Zoning Ordinance.

2. <u>That prior to the issuance of a building permit,</u> the draft easement documents for the perimeter trail shall be reviewed and approved by the Town Attorney and Director of Planning and Development. Upon approval of the easement shall be recorded with the Cumberland County Registry of Deeds.

3. <u>That prior to the issuance of a building permit,</u> the applicant shall pay the appropriate recreation facilities impact fee as established in Appendix E of the Zoning Ordinance and to the satisfaction of the Director of Planning and Development. Recreation impact fees may be paid at the time of each proposed apartment building.

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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June 23, 2020
REV. July 24, 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, owns a parcel of 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 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 received. A copy of the permit is included with this submission. 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 5,767 s.f. (0.13 acres) of wetlands will be impacted as a result of the project. An application for a Tier 1 NRPA Wetlands Alteration has been issued by the MDEP in concert with the Stormwater Law permit.

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.

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 28, 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.

DLN: 1002040101930

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 **SHIPYARD VENTURES, LLC**, a Maine limited liability company, with a mailing address of 74 Neptune Drive, Brunswick, Maine 04011, ("GRANTEE"), With Quitclaim Covenant, the premises located on the former Naval Air Station Brunswick, situated in the Town of Brunswick, County of Cumberland, and State of Maine, together with any buildings thereon, situated at 9 and 10 Captain's Way in Brunswick, County of Cumberland, and State of Maine, being identified as Lot 8 on a plan entitled "Minor Modification to Subdivision, Brunswick Landing Subdivision Phase I, Admiral Fitch Avenue, Brunswick Landing, Brunswick, Cumberland County, Maine," prepared by Wright-Pierce, dated January 28, 2020, and recorded in the Cumberland County Registry of Deeds at Plan Book 220, Page 102 (the "Plan").

Meaning and intending to convey and hereby conveying the property conveyed to Grantor by Quitclaim Deed of the United States of America, acting by and through the Secretary of the Navy, Naval Facilities Engineering Command, Base Closure Program Management Office Northeast, Philadelphia, PA ("Government"), dated November 27, 2018, and recorded in the Cumberland County Registry of Deeds in Book 35339, Page 65 (the "Government Source Deed"). The above-described premises are conveyed together with the perpetual rights and easements and subject to certain terms, restrictions, easements, reservations, conditions and covenants, all as described in the Government Source Deed.

This deed is given in partial satisfaction of Grantor's obligations under a Second Amended, Restated and Bifurcated Brunswick Real Estate Ground Lease and Conveyance of Facilities dated October 29, 2010, and recorded in the said Registry in Book 28222, Page 274; as affected by Second Amended, Restated and Bifurcated Brunswick Real Estate Ground Lease and Conveyance of Facilities dated as of October 29, 2010, between Affordable Mid Coast Housing, LLC (Lessee) and The United States of America, Department of the Navy (Lessor), as evidenced by Memorandum of Second Amended, Restated and Bifurcated Brunswick Real Estate Ground Lease and Conveyance of Facilities dated as of October 29, 2010 and recorded in the said Registry in Book 28222, Page 303; as affected by an Amendment, Assignment, and Assumption of Second Amended, Restated and Bifurcated Brunswick Real Estate Ground Lease and Conveyance of Facilities dated May 3, 2012 and recorded in the said Registry in Book 29562, Page 49; as affected by Subordination of Leasehold Interest from Affordable Mid Coast Housing, LLC (Lessee), the United States of America Department of The Navy (Lessor) and Bar Harbor Bank & Trust as set forth in an instrument dated November 11, 2012 and recorded in the said Registry in Book 30106, Page 54; as affected by Corrective Amendment, Assignment, and Assumption of Second Amended, Restated and Bifurcated Brunswick Real Estate Ground Lease and Conveyance of Facilities by and between Midcoast Regional Development Authority and Affordable Mid Coast Housing, LLC dated February 17, 2015 and recorded in the said Registry

in Book 32085, Page 1; as affected by Partial Assumption of Second Amended, Restated and Bifurcated Brunswick Real Estate Ground Lease and Conveyance of Facilities by and between Midcoast Regional Development Authority and Affordable Mid Coast Housing, LLC dated February 17, 2015 and recorded in the said Registry in Book 32085, Page 44; as affected by Partial Assignment and Assumption of Second Amended, Restated and Bifurcated Brunswick Real Estate Ground Lease and Conveyance of Facilities from MidCoast Regional Redevelopment to Affordable Mid Coast Housing, LLC Authority dated February 17, 2015 and recorded in the said Registry in Book 32085, Page 50; and as the same has been partially assigned to Grantee by virtue of a Partial Assignment and Assumption of dated June 30, 2017 and recorded in the said Registry in Book 34127, Page 297.

[*Signature pages follow.*]

IN WITNESS WHEREOF, the said Steven H. Levesque, Executive Director of Midcoast Regional Redevelopment Authority, has hereunto set his hand and seal as of the dates noted herein.

WITNESS:

MIDCOAST REGIONAL
REDEVELOPMENT AUTHORITY

By: Steven H. Levesque
Its: Executive Director

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

July 7, 2020

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 and the free act and deed of Midcoast Regional Redevelopment Authority.

Before me,

Notary Public/Attorney at Law

Shannan Smith
Print name

My commission expires 3-23-22

Embossed Hereon Is My
State Of Maine Notary Public Seal
My Commission Expires March 23, 2022
SHANNAN SMITH

DOC :39423 BK:36926 PG:300
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
07/14/2020, 02:01:36P
Register of Deeds Nancy A. Lane E-RECORDED

IN WITNESS WHEREOF, Cross Moceri, Manager of Presidium Brunswick Manager, LLC, Manager of Shipyard Ventures, LLC, has hereunto executed and accepted this Quitclaim Deed with Covenant and agrees to be bound by all the terms and provisions thereof and has hereunto set his hand and seal as of the dates noted herein.

SHIPYARD VENTURES, LLC
BY: PRESIDIUM BRUNSWICK
MANAGER, LLC, ITS MANAGER

By: _____
Cross Moceri
Its: Manager

STATE OF TEXAS
COUNTY OF Travis, ss. 7/13/2020, 2020

Personally appeared the above-named Cross Moceri, Manager of Presidium Brunswick Manager, LLC, Manager of Shipyard Ventures, LLC and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Shipyard Ventures, LLC and its Manager, Presidium Brunswick Manager, LLC.

Before me,

Yuezhu Xiong
Notary Public/Attorney at Law

YUEZHU XIONG
Notary Public, State of Texas
Comm. Expires 11-23-2023
Notary ID 130449059

Yuezhu Xiong
Print name

My commission expires 11/23/2023

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.

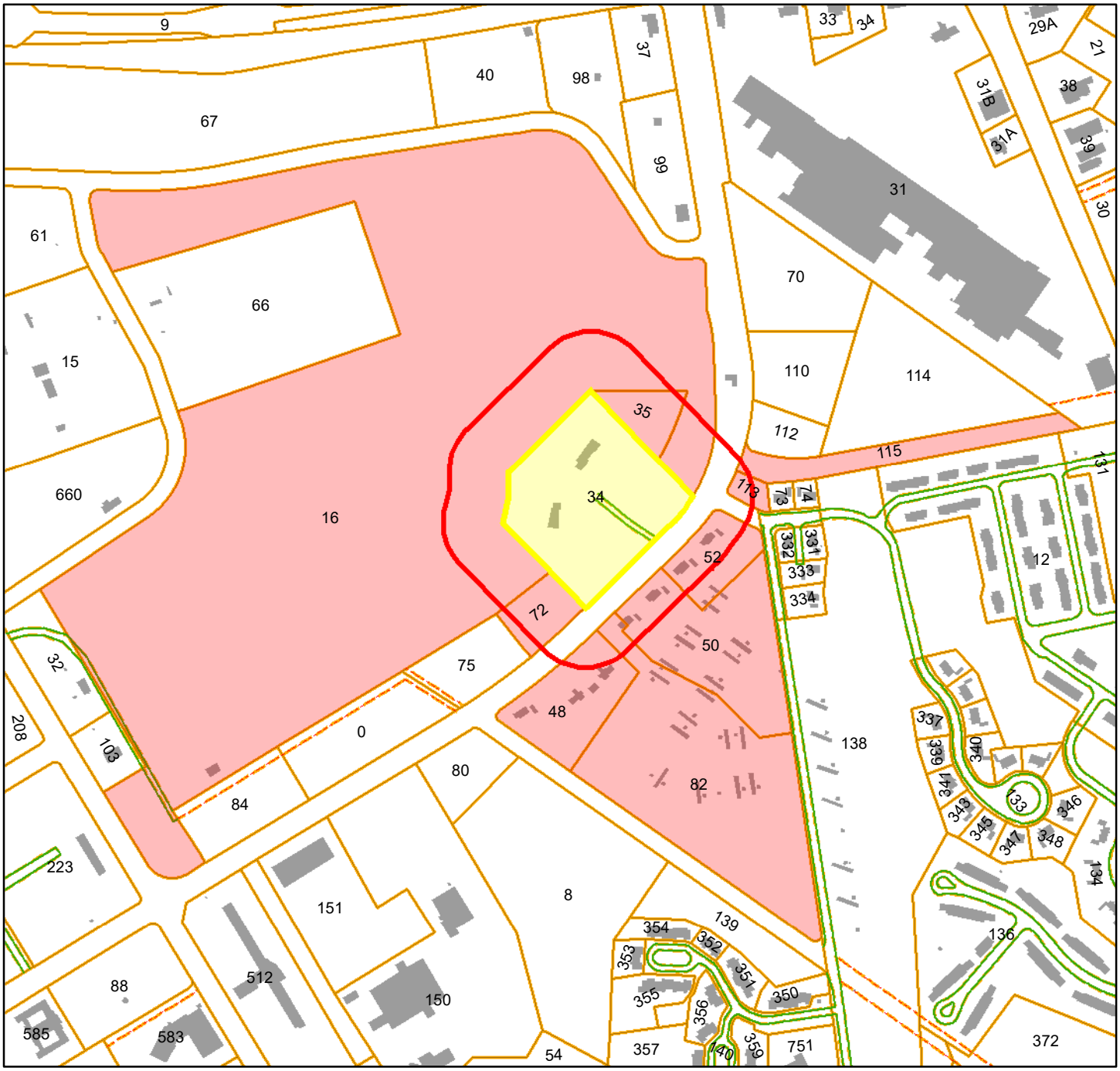
Abutter Map

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 ENVIRONMENTAL PROTECTION
17 STATE HOUSE STATION AUGUSTA, MAINE 04333-0017

DEPARTMENT ORDER

IN THE MATTER OF

APARTMENTS AT BRUNSWICK	) STORMWATER MANAGEMENT LAW
LANDING, LLC	) NATURAL RESOURCES PROTECTION ACT
Brunswick, Cumberland County	) FRESHWATER WETLAND ALTERATION
APARTMENTS AT	)
BRUNSWICK LANDING	)
L-28632-NJ-A-N (approval)	) WATER QUALITY CERTIFICATION
L-28632-TC-B-N (approval)	) FINDINGS OF FACT AND ORDER

Pursuant to the provisions of 38 M.R.S. §§ 480-A–480-JJ, 38 M.R.S. § 420-D, Section 401 of the Federal Water Pollution Control Act (33 U. S. C. § 1341), and Chapters 310 and 500 of Department rules, the Department of Environmental Protection has considered the application of APARTMENTS AT BRUNSWICK LANDING, LLC with the supportive data, agency review comments, and other related materials on file and FINDS THE FOLLOWING FACTS:

1. PROJECT DESCRIPTION:

A. Summary: The applicant proposes to construct a stormwater management system for an apartment complex that consists of nine, 3-story, approximately 1,200-square foot buildings, each with 12 apartment units, a 2,400-square foot clubhouse, walkways, and parking areas for 172 vehicles on a 5.69-acre parcel of land. The proposed project is shown on set of plans the first of which is entitled "Apartments at Brunswick Landing," prepared by Sitelines, PA, and dated April 11, 2020 with a latest revision date on any of the sheets of July 8, 2020. The parcel is partially developed with a driveway and two single family residences, all of which will be demolished. The proposed project will result in the creation of approximately 5.67 acres of developed area, of which 2.83 acres are impervious area. The project site is located on the north side of Admiral Fitch Avenue in the Town of Brunswick.

The applicant is also seeking approval to fill approximately 14,440 square feet of forested wetlands under the Natural Resources Protection Act to construct the apartment complex.

B. Current Use of the Site: The site of the proposed project is currently partially developed with a driveway to two single family residences. The remainder of the parcel is woodland and forested wetland. The parcel is identified as Lot 34 on Map 40 of the Town of Brunswick's tax maps.

2. STORMWATER STANDARDS:

The proposed project includes approximately 5.67 acres of developed area, of which 2.83 acres are impervious area. It lies within the watershed of Mare Brook, an urban-impaired stream. The applicant submitted a stormwater management plan based on the Basic and General Standards contained in Department Rules, Chapter 500.

The proposed stormwater management system consists of catch basins, a subsurface drainage system, two subsurface sand filters with StormTech chamber systems, and 12 roof drip-edge filters.

A. Basic Standards:

(1) Erosion and Sedimentation Control: The applicant submitted an Erosion and Sedimentation Control Plan that is based on the performance standards contained in Appendix A of Chapter 500 and the Best Management Practices outlined in the Maine Erosion and Sediment Control BMPs, which were developed by the Department. This plan and plan sheets containing erosion control details were reviewed by and revised in response to the comments of the Cumberland County Soil and Water Conservation District (CCSWCD).

Erosion control details will be included on the final construction plans and the erosion control narrative will be included in the project specifications to be provided to the construction contractor.

(2) Inspection and Maintenance: The applicant submitted a maintenance plan that addresses both short and long-term maintenance requirements. This plan was reviewed by, and revised in response to the comments of, CCSWCD. The maintenance plan is based on the standards contained in Appendix B of Chapter 500. The applicant will be responsible for the maintenance of all facilities including the stormwater management system.

The applicant submitted a copy of an executed long-term maintenance contract (minimum of 5 years and renewable) for the on-going maintenance of the proprietary stormwater control structures (StormTech chamber systems).

Storm sewer grit and sediment materials removed from stormwater control structures during maintenance activities must be disposed of in compliance with the Maine Solid Waste Management Rules.

(3) Housekeeping: The proposed project will comply with the performance standards outlined in Appendix C of Chapter 500.

Based on CCSWCD's review of the erosion and sedimentation control plan and the maintenance plan, the Department finds that the proposed project meets the Basic Standards contained in 500(4)(B) provided that the grit and sediment materials removed from stormwater control structures are disposed of in compliance with the Maine Solid Waste Management Rules.

B. General Standards:

The applicant's stormwater management plan includes general treatment measures that will mitigate for the increased frequency and duration of channel erosive flows due to

runoff from smaller storms, provide for effective treatment of pollutants in stormwater, and mitigate potential temperature impacts. This mitigation must be achieved by using Best Management Practices (BMPs) that will control runoff from no less than 95% of the impervious area and no less than 80% of the developed area. The applicant's stormwater management plan includes general treatment measures that will mitigate for approximately 80% of the new developed area, including 97% of the total impervious area.

The stormwater management system proposed by the applicant was reviewed by, and revised in response to comments from, CCSWCD. After a final review, CCSWCD commented that the proposed stormwater management system is designed in accordance with the Chapter 500 General Standards and recommended that the applicant's design engineer or other qualified professional oversee the construction of each of the stormwater BMP's according to the details and notes specified on the approved plans. Within 30 days from completion of the entire system or at least once per year, the applicant must submit a log of inspection reports detailing the items inspected, photographs taken, and the dates of each inspection to the Bureau of Land Resources (BLR) for review. CCSWCD requested that within six months of completion of the entire stormwater management system, the applicant must submit as-built (record) drawings for each of the stormwater control structures, including the stormwater BMP's to the BLR for review.

Based on the stormwater system's design and CCSWCD's review, the Department finds that the applicant has made adequate provision to ensure that the proposed project will meet the General Standards contained in Chapter 500(4)(C) provided that a professional engineer is retained to oversee the construction of each of the stormwater BMP's; and as-built drawings are submitted to the BLR, all as outlined above.

C. Discharges to Public Storm Sewer Systems Standard:

A portion of the stormwater runoff from the proposed project will be discharged into an existing storm sewer system, which is under the jurisdiction of the Midcoast Regional Redevelopment Authority (MRRA). The applicant submitted an email from Steve Levesque, Executive Director of MRRA, dated June 15, 2020, authorizing the applicant to discharge runoff into MRRA's storm sewer system.

Based on the stormwater system's design, the Department finds that the proposed project will meet the Discharges to Public Storm Sewer Systems Standard contained in Chapter 500(4)(J).

3. <u>WETLANDS AND WATERBODIES PROTECTION RULES</u>:

The topography of the parcel slopes from west to east and from the back of the parcel to the front, with elevation changing as much as 20 feet, and grading requirements for the proposed project require substantial fill along the eastern half of the parcel. Three pockets of forested wetlands are found adjacent to the eastern property boundary.

The applicant proposes to directly alter 14,440 square feet of this forested wetland to construct the proposed project. The applicant avoided wetland impacts by designing the project to alter the southern edge of the wetland finger. The applicant determined that reducing the scope of the proposed project would not be practicable from a project feasibility perspective, and so minimized wetland fill by designing the project with 2H:1V building side slopes in the wetlands. Given the location of the wetlands on this portion of the parcel, encroachment within these wetland areas is unavoidable. According to the Department's Geographic Information System, there are no mapped Significant Wildlife Habitats associated with the project site.

The Department finds that the applicant has avoided and minimized wetland impacts to the greatest extent practicable, and that the proposed project represents the least environmentally damaging alternative that meets the overall purpose of the project.

BASED on the above findings of fact, and subject to the conditions listed below, the Department makes the following conclusions pursuant to 38 M.R.S. § 420-D, and Chapter 500 of the Department's rules:

A. The applicant has made adequate provision to ensure that the proposed project will meet the Chapter 500 Basic Standards for: (1) erosion and sediment control; (2) inspection and maintenance; (3) housekeeping; and (4) grading and construction activity provided that grit and sediment materials removed from stormwater structures during maintenance activities are disposed of in compliance with the Maine Solid Waste Management Rules.

B. The applicant has made adequate provision to ensure that the proposed project will meet the Chapter 500 General Standards provided that a professional engineer is retained to inspect and document the installation of stormwater components and that as-built drawings of stormwater treatment BMPs are submitted to the BLR, as outlined in Finding 2B.

BASED on the above Findings of Fact, and subject to the conditions listed below, the Department makes the following conclusions pursuant to 38 M.R.S. §§ 480-A–480-JJ Chapter 310 of the Department's rules and Section 401 of the Federal Water Pollution Control Act:

A. The proposed activity will not unreasonably harm any significant wildlife habitat, freshwater wetland plant habitat, threatened or endangered plant habitat, aquatic habitat, travel corridor, freshwater, estuarine, or marine fisheries or other aquatic life.

B. The proposed activity will not violate any state water quality law including those governing the classifications of the State's waters.

THEREFORE, the Department APPROVES the above noted application of APARTMENTS AT BRUNSWICK LANDING, LLC to construct a stormwater management system for the apartment development, as described above, in Brunswick, Maine, SUBJECT TO THE FOLLOWING CONDITIONS, and all applicable standards and regulations:

1. The Standard Conditions of Approval, a copy attached.

2. In addition to any specific erosion control measures described in this or previous orders, the applicant shall take all necessary actions to ensure that its activities or those of its agents do not result in noticeable erosion of soils or fugitive dust emissions on the site during the construction and operation of the project covered by this approval.

3. Severability. The invalidity or unenforceability of any provision, or part thereof, of this License shall not affect the remainder of the provision or any other provisions. This License shall be construed and enforced in all respects as if such invalid or unenforceable provision or part thereof had been omitted.

4. The applicant shall retain its design engineer or another qualified engineer to oversee the construction of the stormwater management system according to the details and notes specified on the approved plans. Within 30 days of completion of the entire system or at least once per year, the applicant shall submit a log of inspection reports detailing the items inspected, photographs taken, and dates of each inspection to the BLR for review.

5. The applicant shall submit to the BLR for review copies of as-built drawings, signed and stamped by a professional engineer licensed in Maine, for stormwater treatment BMPs within six months of their completion.

6. Storm sewer grit and sediment materials removed from stormwater control structures shall be disposed of in compliance with the Maine Solid Waste Management Rules.

THIS APPROVAL DOES NOT CONSTITUTE OR SUBSTITUTE FOR ANY OTHER REQUIRED STATE, FEDERAL OR LOCAL APPROVALS NOR DOES IT VERIFY COMPLIANCE WITH ANY APPLICABLE SHORELAND ZONING ORDINANCES.

DONE AND DATED IN AUGUSTA, MAINE, THIS 22ND DAY OF JULY, 2020.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

FILED
July 23, 2020
State of Maine
Board of Environmental Protection

BY: _____
For: Gerald D. Reid, Commissioner

PLEASE NOTE ATTACHED SHEET FOR GUIDANCE ON APPEAL PROCEDURES.

RLG/L28632ANBN/ATS#86108, 86118

STORMWATER STANDARD CONDITIONS

STRICT CONFORMANCE WITH THE STANDARD AND SPECIAL CONDITIONS OF THIS APPROVAL IS NECESSARY FOR THE PROJECT TO MEET THE STATUTORY CRITERIA FOR APPROVAL

Standard conditions of approval. Unless otherwise specifically stated in the approval, a department approval is subject to the following standard conditions pursuant to Chapter 500 Stormwater Management Law.

(1) Approval of variations from plans. The granting of this approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the permittee. Any variation from these plans, proposals, and supporting documents must be reviewed and approved by the department prior to implementation. Any variation undertaken without approval of the department is in violation of 38 M.R.S. §420-D(8) and is subject to penalties under 38 M.R.S.. §349.

(2) Compliance with all terms and conditions of approval. The applicant shall submit all reports and information requested by the department demonstrating that the applicant has complied or will comply with all terms and conditions of this approval. All preconstruction terms and conditions must be met before construction begins.

(3) Advertising. Advertising relating to matters included in this application may not refer to this approval unless it notes that the approval has been granted WITH CONDITIONS, and indicates where copies of those conditions may be obtained.

(4) Transfer of project. Unless otherwise provided in this approval, the applicant may not sell, lease, assign, or otherwise transfer the project or any portion thereof without written approval by the department where the purpose or consequence of the transfer is to transfer any of the obligations of the developer as incorporated in this approval. Such approval may only be granted if the applicant or transferee demonstrates to the department that the transferee agrees to comply with conditions of this approval and the proposals and plans contained in the application and supporting documents submitted by the applicant. Approval of a transfer of the permit must be applied for no later than two weeks after any transfer of property subject to the license.

(5) Time frame for approvals. If the construction or operation of the activity is not begun within four years, this approval shall lapse and the applicant shall reapply to the department for a new approval. The applicant may not begin construction or operation of the project until a new approval is granted. A reapplication for approval may include information submitted in the initial application by reference. This approval, if construction is begun within the four-year time frame, is valid for seven years. If construction is not completed within the seven-year time frame, the applicant must reapply for, and receive, approval prior to continuing construction.

(6) Certification. Contracts must specify that "all work is to comply with the conditions of the Stormwater Permit." Work done by a contractor or subcontractor pursuant to this approval may not begin before the contractor and any subcontractors have been shown a copy of this approval with the conditions by the permittee, and the permittee and each contractor and subcontractor has certified, on a form provided by the department, that the approval and conditions have been received and read, and that the work will

be carried out in accordance with the approval and conditions. Completed certification forms must be forwarded to the department.

(7) Maintenance. The components of the stormwater management system must be adequately maintained to ensure that the system operates as designed, and as approved by the Department. If maintenance responsibility is to be transferred from the permittee to another entity, a transfer request must be filed with the Department which includes the name and contact information for the person or entity responsible for this maintenance. The form must be signed by the responsible person or agent of the responsible entity.

(8) Recertification requirement. Within three months of the expiration of each five-year interval from the date of issuance of the permit, the permittee shall certify the following to the department.

(a) All areas of the project site have been inspected for areas of erosion, and appropriate steps have been taken to permanently stabilize these areas.

(b) All aspects of the stormwater control system are operating as approved, have been inspected for damage, wear, and malfunction, and appropriate steps have been taken to repair or replace the system, or portions of the system, as necessary.

(c) The stormwater maintenance plan for the site is being implemented as approved by the Department, and the maintenance log is being maintained.

(d) All proprietary systems have been maintained according to the manufacturer's recommendations. Where required by the Department, the permittee shall execute a 5-year maintenance contract with a qualified professional for the coming 5-year interval. The maintenance contract must include provisions for routine inspections, cleaning and general maintenance.

(e) The Department may waive some or all of these recertification requirements on a case-by-case basis for permittees subject to the Department's Multi-Sector General Permit ("MSGP") and/or Maine Pollutant Discharge Elimination System ("MEPDES") programs where it is demonstrated that these programs are providing stormwater control that is at least as effective as required pursuant to this Chapter.

(9) Transfer of property subject to the license. If any portion of the property subject to the license containing areas of flow or areas that are flooded are transferred to a new property owner, restrictive covenants protecting these areas must be included in any deeds or leases, and recorded at the appropriate county registry of deeds. Also, in all transfers of such areas and areas containing parts of the stormwater management system, deed restrictions must be included making the property transfer subject to all applicable terms and conditions of the permit. These terms and conditions must be incorporated by specific and prominent reference to the permit in the deed. All transfers must include in the restrictions the requirement that any subsequent transfer must specifically include the same restrictions unless their removal or modification is approved by the Department. These restrictions must be written to be enforceable by the Department, and must reference the permit number.

(10) Severability. The invalidity or unenforceability of any provision, or part thereof, of this permit shall not affect the remainder of the provision or any other provisions. This permit shall be construed and enforced in all respects as if such invalid or unenforceable provision or part thereof had been omitted.

Natural Resources Protection Act (NRPA)
Standard Conditions

THE FOLLOWING STANDARD CONDITIONS SHALL APPLY TO ALL PERMITS GRANTED UNDER THE NATURAL RESOURCES PROTECTION ACT, 38 M.R.S. § 480-A ET SEQ., UNLESS OTHERWISE SPECIFICALLY STATED IN THE PERMIT.

A. Approval of Variations From Plans. The granting of this permit is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from these plans, proposals, and supporting documents is subject to review and approval prior to implementation.

B. Compliance With All Applicable Laws. The applicant shall secure and comply with all applicable federal, state, and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.

C. Erosion Control. The applicant shall take all necessary measures to ensure that his activities or those of his agents do not result in measurable erosion of soils on the site during the construction and operation of the project covered by this Approval.

D. Compliance With Conditions. Should the project be found, at any time, not to be in compliance with any of the Conditions of this Approval, or should the applicant construct or operate this development in any way other the specified in the Application or Supporting Documents, as modified by the Conditions of this Approval, then the terms of this Approval shall be considered to have been violated.

E. Time frame for approvals. If construction or operation of the activity is not begun within four years, this permit shall lapse and the applicant shall reapply to the Board for a new permit. The applicant may not begin construction or operation of the activity until a new permit is granted. Reapplications for permits may include information submitted in the initial application by reference. This approval, if construction is begun within the four-year time frame, is valid for seven years. If construction is not completed within the seven-year time frame, the applicant must reapply for, and receive, approval prior to continuing construction.

F. No Construction Equipment Below High Water. No construction equipment used in the undertaking of an approved activity is allowed below the mean high water line unless otherwise specified by this permit.

G. Permit Included In Contract Bids. A copy of this permit must be included in or attached to all contract bid specifications for the approved activity.

H. Permit Shown To Contractor. Work done by a contractor pursuant to this permit shall not begin before the contractor has been shown by the applicant a copy of this permit.

Revised September 2016

DEP INFORMATION SHEET

Appealing a Department Licensing Decision

Dated: November 2018 **Contact: (207) 287-2452**

SUMMARY

There are two methods available to an aggrieved person seeking to appeal a licensing decision made by the Department of Environmental Protection's (DEP) Commissioner: (1) an administrative process before the Board of Environmental Protection (Board); or (2) a judicial process before Maine's Superior Court. An aggrieved person seeking review of a licensing decision over which the Board had original jurisdiction may seek judicial review in Maine's Superior Court.

A judicial appeal of final action by the Commissioner or the Board regarding an application for an expedited wind energy development (35-A M.R.S. § 3451(4)) or a general permit for an offshore wind energy demonstration project (38 M.R.S. § 480-HH(1)) or a general permit for a tidal energy demonstration project (38 M.R.S. § 636-A) must be taken to the Supreme Judicial Court sitting as the Law Court.

This information sheet, in conjunction with a review of the statutory and regulatory provisions referred to herein, can help a person to understand his or her rights and obligations in filing an administrative or judicial appeal.

I. ADMINISTRATIVE APPEALS TO THE BOARD

LEGAL REFERENCES

The laws concerning the DEP's *Organization and Powers*, 38 M.R.S. §§ 341-D(4) & 346; the *Maine Administrative Procedure Act*, 5 M.R.S. § 11001; and the DEP's *Rules Concerning the Processing of Applications and Other Administrative Matters* ("Chapter 2"), 06-096 C.M.R. ch. 2.

DEADLINE TO SUBMIT AN APPEAL TO THE BOARD

The Board must receive a written appeal within 30 days of the date on which the Commissioner's decision was filed with the Board. Appeals filed more than 30 calendar days after the date on which the Commissioner's decision was filed with the Board will be dismissed unless notice of the Commissioner's license decision was required to be given to the person filing an appeal (appellant) and the notice was not given as required.

HOW TO SUBMIT AN APPEAL TO THE BOARD

Signed original appeal documents must be sent to: Chair, Board of Environmental Protection, 17 State House Station, Augusta, ME 04333-0017. An appeal may be submitted by fax or e-mail if it contains a scanned original signature. It is recommended that a faxed or e-mailed appeal be followed by the submittal of mailed original paper documents. The complete appeal, including any attachments, must be received at DEP's offices in Augusta on or before 5:00 PM on the due date; materials received after 5:00 pm are not considered received until the following day. The risk of material not being received in a timely manner is on the sender, regardless of the method used. The appellant must also send a copy of the appeal documents to the Commissioner of the DEP; the applicant (if the appellant is not the applicant in the license proceeding at issue); and if a hearing was held on the application, any intervenor in that hearing process. All of the information listed in the next section of this information sheet must be submitted at the time the appeal is filed.

INFORMATION APPEAL PAPERWORK MUST CONTAIN

Appeal materials must contain the following information at the time the appeal is submitted:

1. *Aggrieved Status*. The appeal must explain how the appellant has standing to maintain an appeal. This requires an explanation of how the appellant may suffer a particularized injury as a result of the Commissioner's decision.
2. *The findings, conclusions, or conditions objected to or believed to be in error.* The appeal must identify the specific findings of fact, conclusions regarding compliance with the law, license conditions, or other aspects of the written license decision or of the license review process that the appellant objects to or believes to be in error.
3. *The basis of the objections or challenge.* For the objections identified in Item #2, the appeal must state why the appellant believes that the license decision is incorrect and should be modified or reversed. If possible, the appeal should cite specific evidence in the record or specific licensing requirements that the appellant believes were not properly considered or fully addressed.
4. *The remedy sought.* This can range from reversal of the Commissioner's decision on the license or permit to changes in specific permit conditions.
5. *All the matters to be contested*. The Board will limit its consideration to those matters specifically raised in the written notice of appeal.
6. *Request for hearing.* If the appellant wishes the Board to hold a public hearing on the appeal, a request for public hearing must be filed as part of the notice of appeal, and must include an offer of proof in accordance with Chapter 2. The Board will hear the arguments in favor of and in opposition to a hearing on the appeal and the presentations on the merits of an appeal at a regularly scheduled meeting. If the Board decides to hold a public hearing on an appeal, that hearing will then be scheduled for a later date.
7. *New or additional evidence to be offered.* If an appellant wants to provide evidence not previously provided to DEP staff during the DEP's review of the application, the request and the proposed evidence must be submitted with the appeal. The Board may allow new or additional evidence, referred to as supplemental evidence, to be considered in an appeal only under very limited circumstances. The proposed evidence must be relevant and material, and (a) the person seeking to add information to the record must show due diligence in bringing the evidence to the DEP's attention at the earliest possible time in the licensing process; <u>or</u> (b) the evidence itself must be newly discovered and therefore unable to have been presented earlier in the process. Specific requirements for supplemental evidence are found in Chapter 2 § 24.

OTHER CONSIDERATIONS IN APPEALING A DECISION TO THE BOARD

1. *Be familiar with all relevant material in the DEP record.* A license application file is public information, subject to any applicable statutory exceptions, and is made easily accessible by the DEP. Upon request, the DEP will make application materials available during normal working hours, provide space to review the file, and provide an opportunity for photocopying materials. There is a charge for copies or copying services.
2. *Be familiar with the regulations and laws under which the application was processed, and the procedural rules governing your appeal.* DEP staff will provide this information on request and answer general questions regarding the appeal process.
3. *The filing of an appeal does not operate as a stay to any decision.* If a license has been granted and it has been appealed, the license normally remains in effect pending the processing of the appeal. Unless a stay of the decision is requested and granted, a license holder may proceed with a project pending the outcome of an appeal, but the license holder runs the risk of the decision being reversed or modified as a result of the appeal.

WHAT TO EXPECT ONCE YOU FILE A TIMELY APPEAL WITH THE BOARD

The Board will formally acknowledge receipt of an appeal, and will provide the name of the DEP project manager assigned to the specific appeal. The notice of appeal, any materials accepted by the Board Chair as supplementary evidence, any materials submitted in response to the appeal, and relevant excerpts from the DEP's application review file will be sent to Board members with a recommended decision from DEP staff. The appellant, the license holder if different from the appellant, and any interested persons are notified in advance of the date set for Board consideration of an appeal or request for public hearing. The appellant and the license holder will have an opportunity to address the Board at the Board meeting. With or without holding a public hearing, the Board may affirm, amend, or reverse a Commissioner decision or remand the matter to the Commissioner for further proceedings. The Board will notify the appellant, the license holder, and interested persons of its decision.

II. JUDICIAL APPEALS

Maine law generally allows aggrieved persons to appeal final Commissioner or Board licensing decisions to Maine's Superior Court (see 38 M.R.S. § 346(1); 06-096 C.M.R. ch. 2; 5 M.R.S. § 11001; and M.R. Civ. P. 80C). A party's appeal must be filed with the Superior Court within 30 days of receipt of notice of the Board's or the Commissioner's decision. For any other person, an appeal must be filed within 40 days of the date the decision was rendered. An appeal to court of a license decision regarding an expedited wind energy development, a general permit for an offshore wind energy demonstration project, or a general permit for a tidal energy demonstration project may only be taken directly to the Maine Supreme Judicial Court. See 38 M.R.S. § 346(4).

Maine's Administrative Procedure Act, DEP statutes governing a particular matter, and the Maine Rules of Civil Procedure must be consulted for the substantive and procedural details applicable to judicial appeals.

ADDITIONAL INFORMATION

If you have questions or need additional information on the appeal process, for administrative appeals contact the Board's Executive Analyst at (207) 287-2452, or for judicial appeals contact the court clerk's office in which your appeal will be filed.

Note: The DEP provides this INFORMATION SHEET for general guidance only; it is not intended for use as a legal reference. Maine law governs an appellant's rights.

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

June 23, 2020

Jared Woolston, Planner
Department of Planning & Development
Town of Brunswick
85 union Street
Brunswick, ME 04011

RE: Gravier Homes, Inc. – Apartments at Brunswick Landing

Dear Mr. Woolston,

Gravier Homes, Inc maintains a loan and deposit relationship with Gorham Savings Bank. Gravier Homes, Inc. has a proven track record of residential home construction and the Bank is comfortable with their development experience and financial capacity to complete the estimated $14,715,000 Project.

Graiver Homes, Inc. has provided the Bank with the project plan and proformas and we are in the process of underwriting their construction financing request.

If you should need further information or clarification, please contact me at 222-1492.

Sincerely,

Karl Suchecki
Sr. Vice President

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.

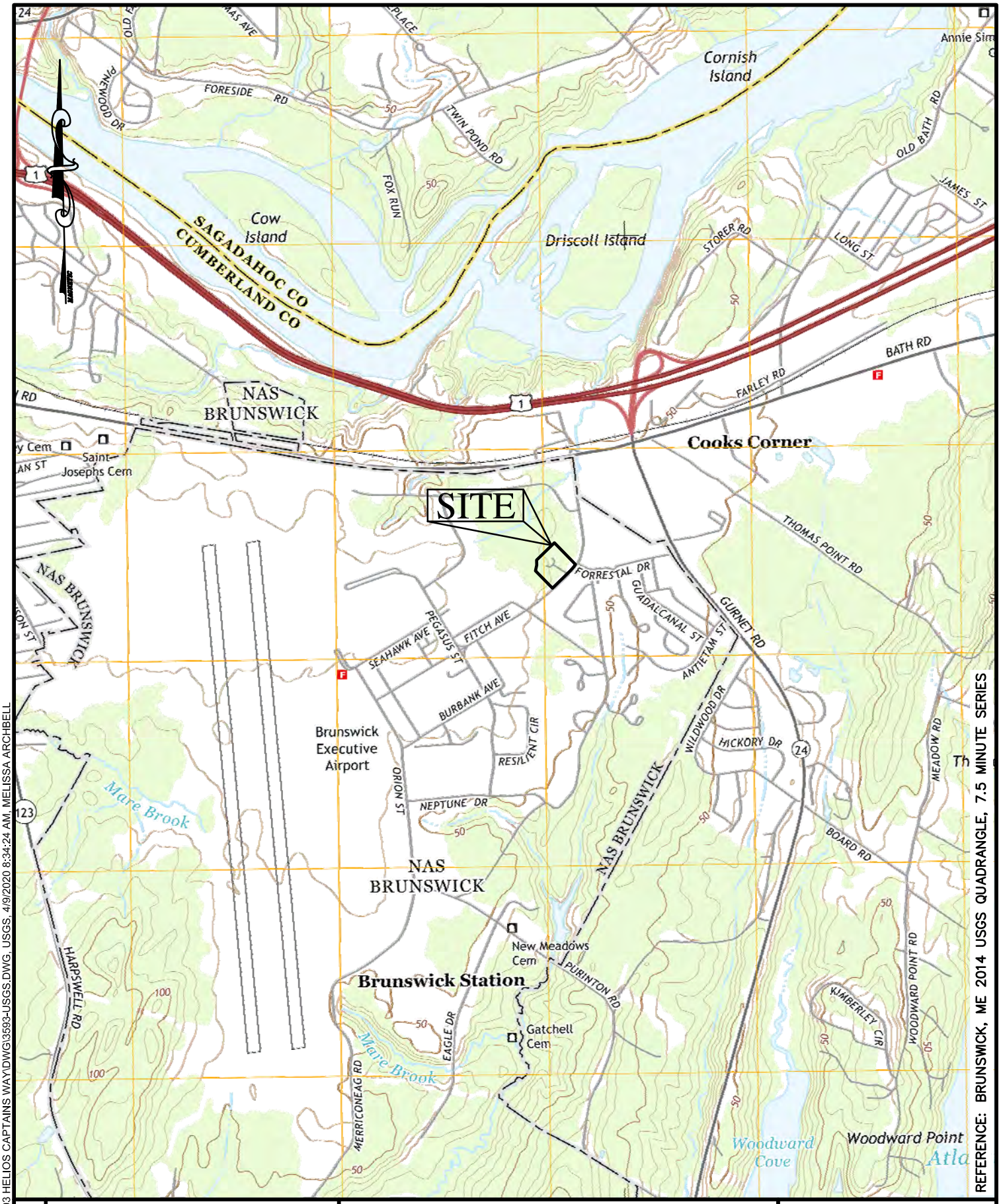
Best regards,
-Melissa

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

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

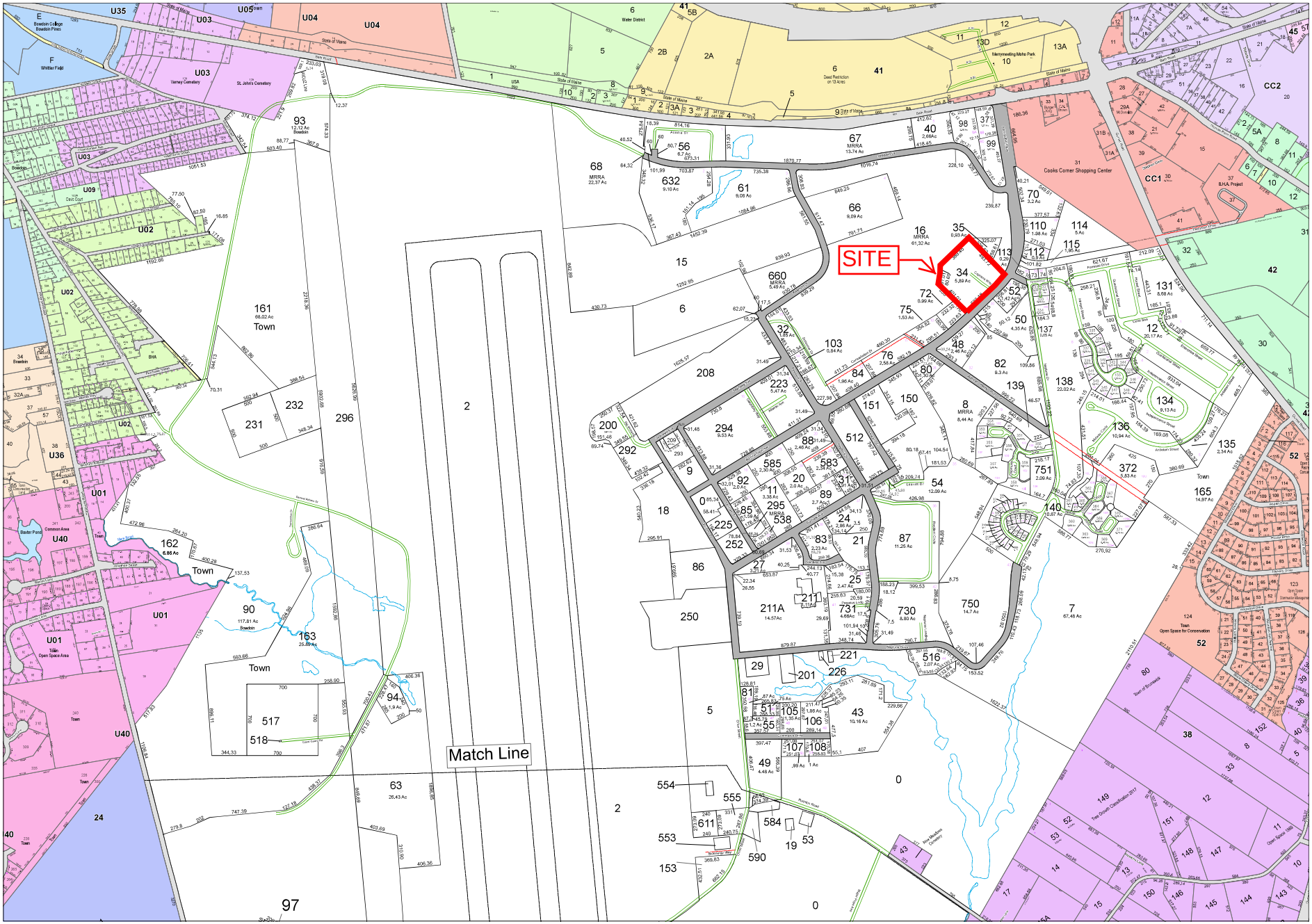
119 PURINTON ROAD, SUITE A
BRUNSWICK, ME 04011
207.725.1200

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
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
MAP
40-1

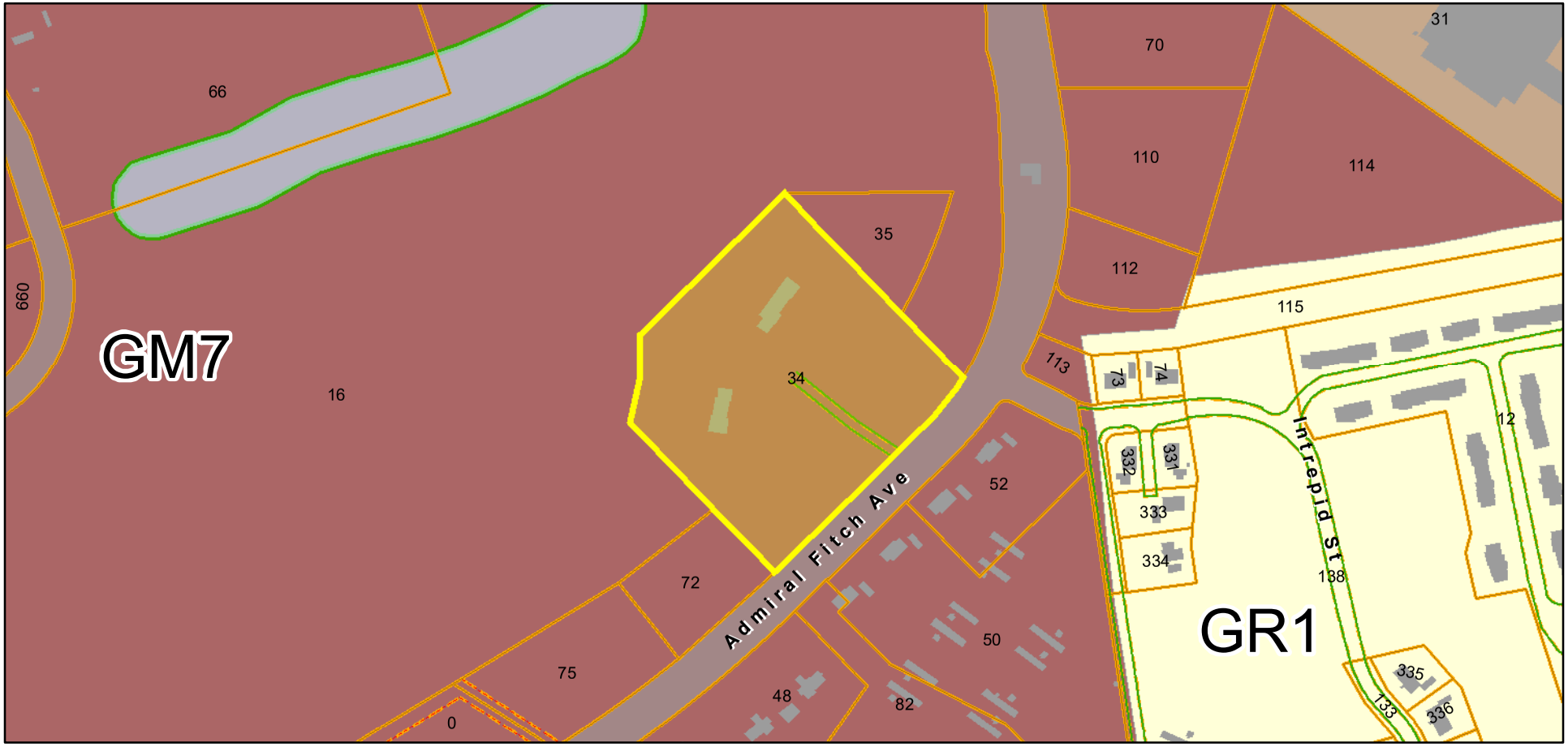
Zoning Map

Apartments at Brunswick Landing, Admiral Fitch, Brunswick, ME

1 inch = 300 Feet

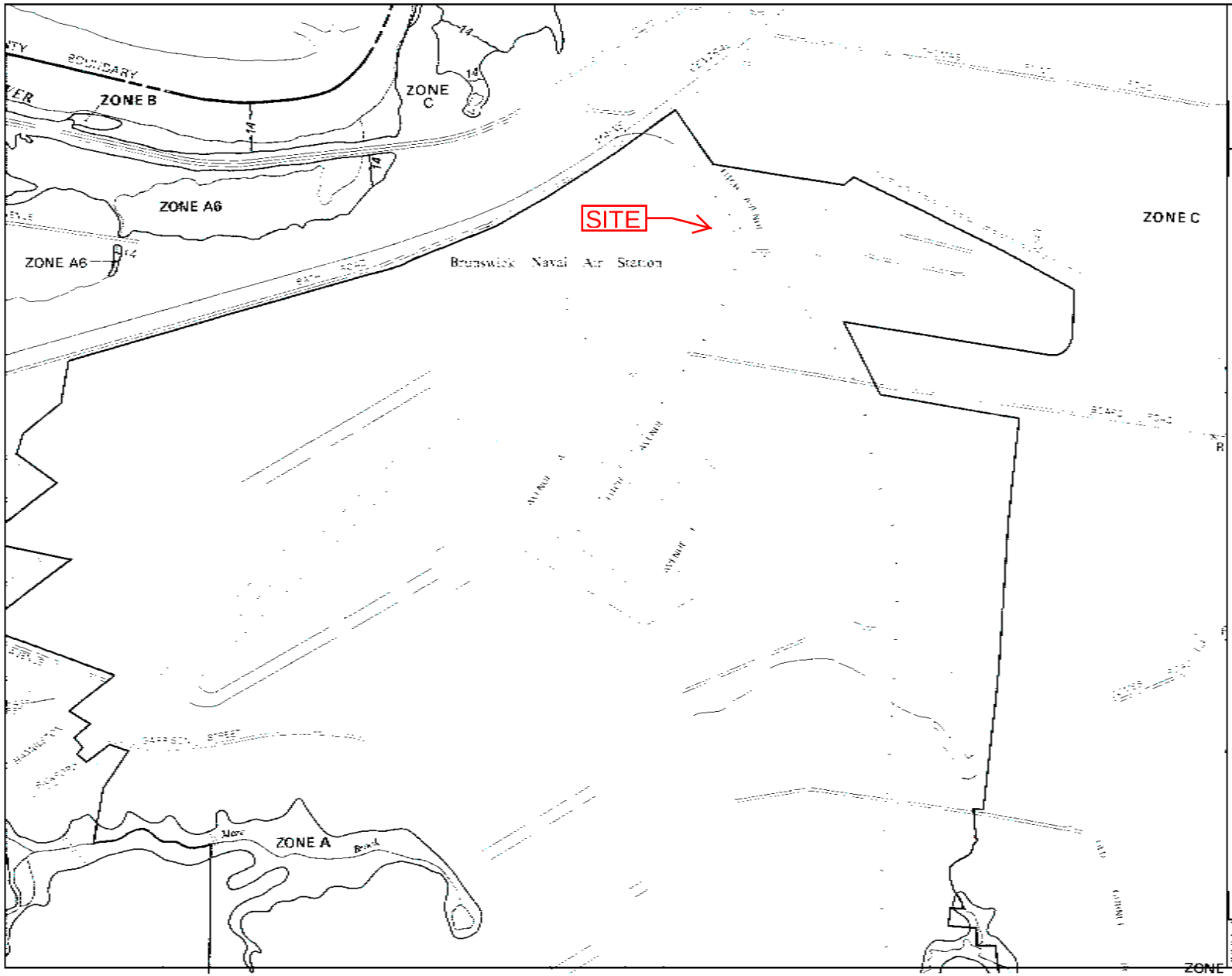
0 300 600 900

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

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

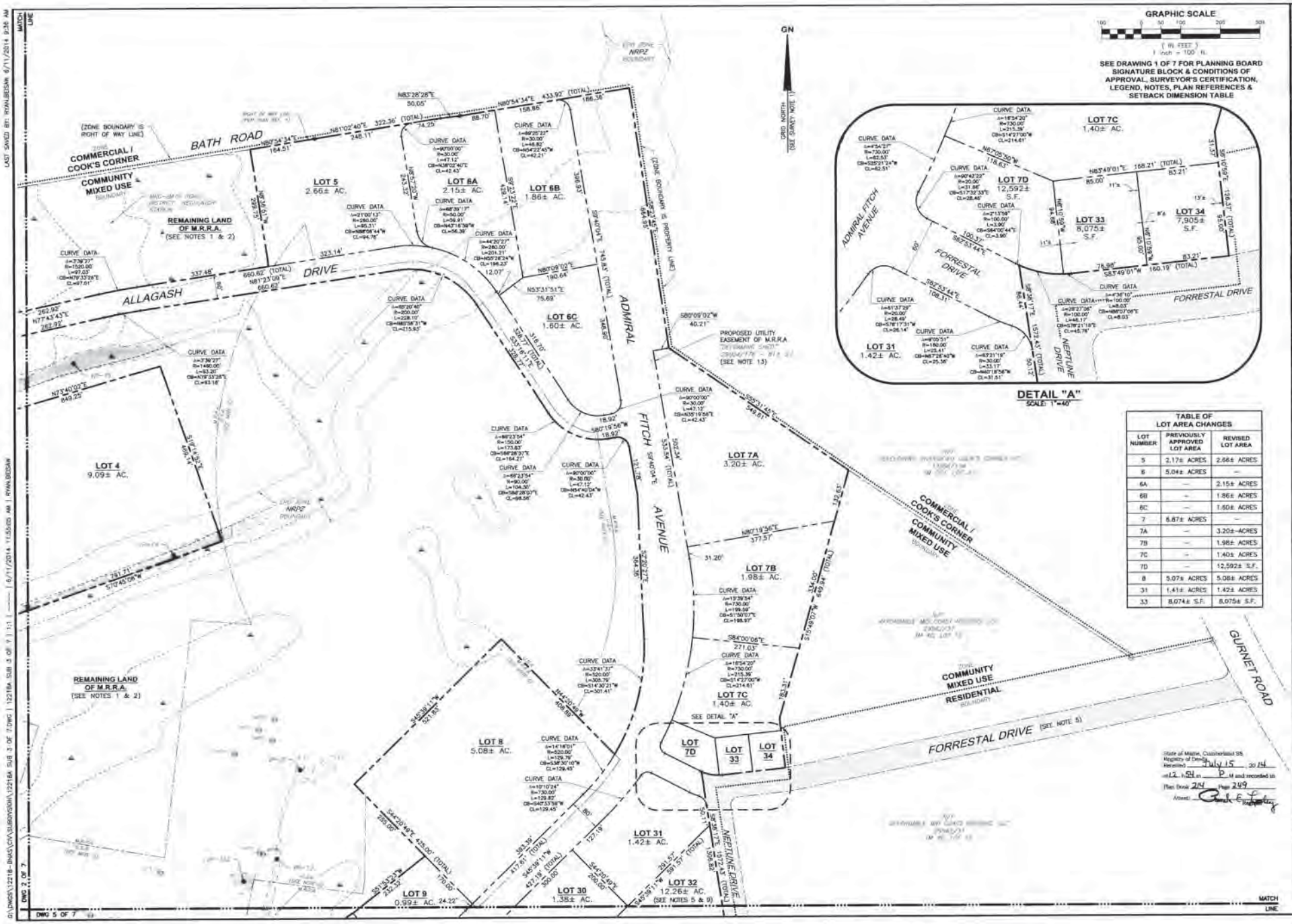


TABLE OF LOT AREA CHANGES		
LOT NUMBER	PREVIOUSLY APPROVED LOT AREA	REVISED LOT AREA
5	2.17± ACRES	2.66± ACRES
6	5.04± ACRES	–
6A	–	2.15± ACRES
6B	–	1.86± ACRES
6C	–	1.60± ACRES
7	6.87± ACRES	–
7A	–	3.20±-ACRES
7B	–	1.98± ACRES
7C	–	1.40± ACRES
7D	–	12,592± S.F.
8	5.07± ACRES	5.08± ACRES
31	1.41± ACRES	1.42± ACRES
33	8,074± S.F.	8,075± S.F.

State of Maine, Cumberland SS
Registry of Deeds
Received July 15 2014
at 12 h 54 m P M and recorded in
Plan Book 214 Page 249
Attest: Clerk

REV	DATE	DESCRIPTION	BY
A	8/11/14	FOR SIGNATURE & RECORDING	JBW

REVISED BY JBW/RCC
CAD DWG. RPB
DN. RPB BCC
DATE 6/11/14
APPROVED BY JBW
DATE 8/11/14
PROJECT NO. 12218C

STATE OF MAINE JAMES B. WEISMAN 6/11/14

STATE OF MAINE RYAN P. BEDSAW 6/11/14

WRIGHT-PIERCE
Engineering a Better Environment
Offices Throughout New England
888.621.8156 | www.wright-pierce.com

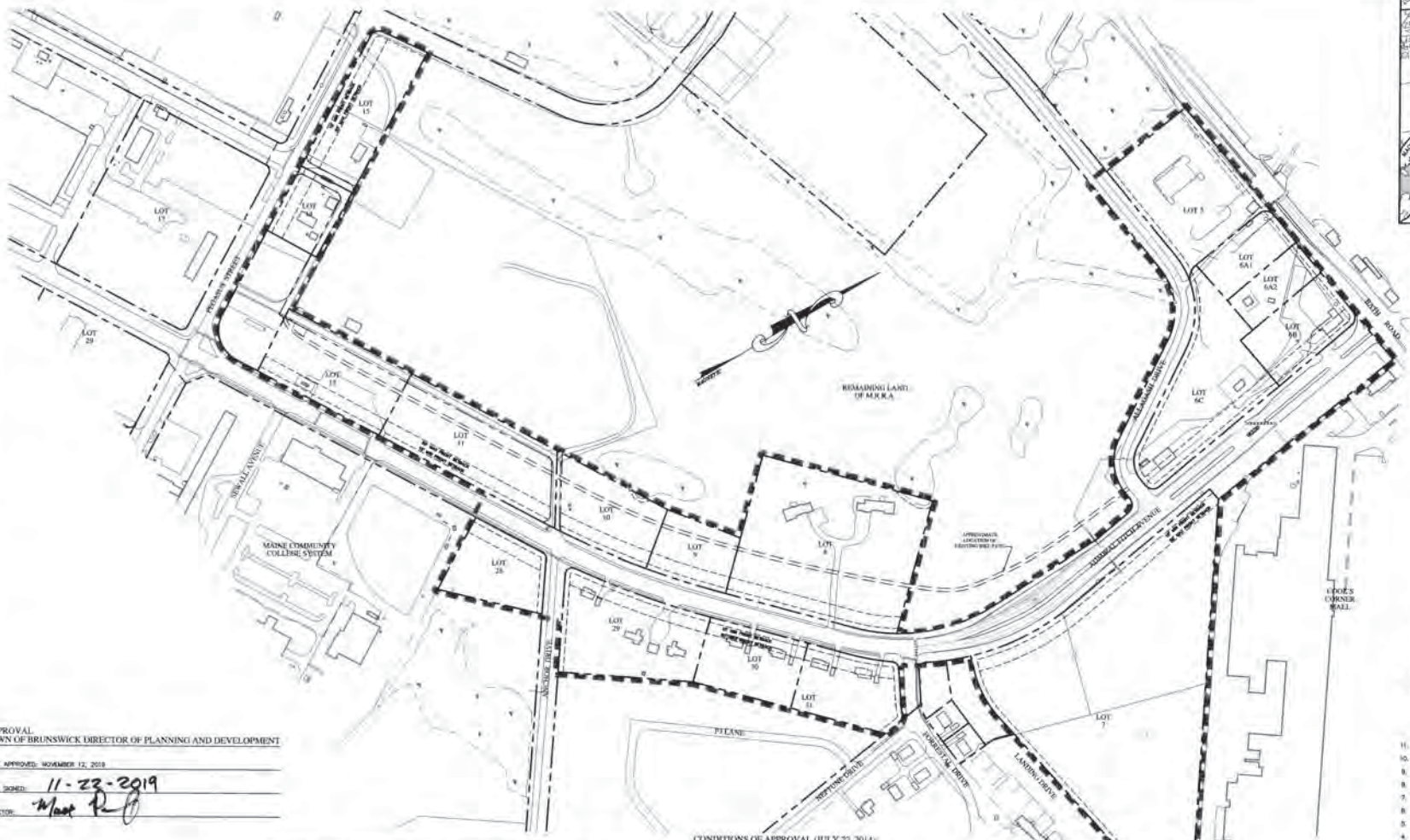
AMENDMENT OF SUBDIVISION PLAN
BRUNSWICK LANDING SUBDIVISION – PHASE I
BRUNSWICK, CUMBERLAND COUNTY, MAINE
MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY
2 PEGASUS STREET, SUITE 1, UNIT 200 – BRUNSWICK, MAINE 04011
SUBDIVISION PLAN – SHEET 2

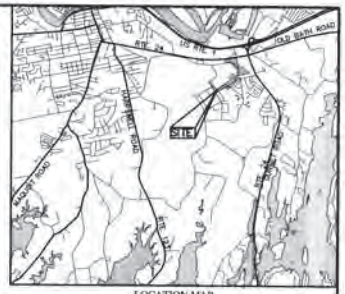
DRAWING
3 OF 7

DWG 5 OF 7

G:\DWGS\12218-BNAS\CIV\SUBDIVISION\12218A SUB 3 OF 7.DWG | 12218A SUB 3 OF 7 | 1:1 | —— | 6/11/2014 11:55:03 AM | RYAN.BEDSAW

LAST SAVED BY: RYAN.BEDSAW 6/11/2014 9:36 AM





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 584
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

(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	500%	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	30,000 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 6, 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	MAPLOT:	
DATE: 4-21-14	FILE: 2504-02-SITE	

Attachment F
Geotechnical Report

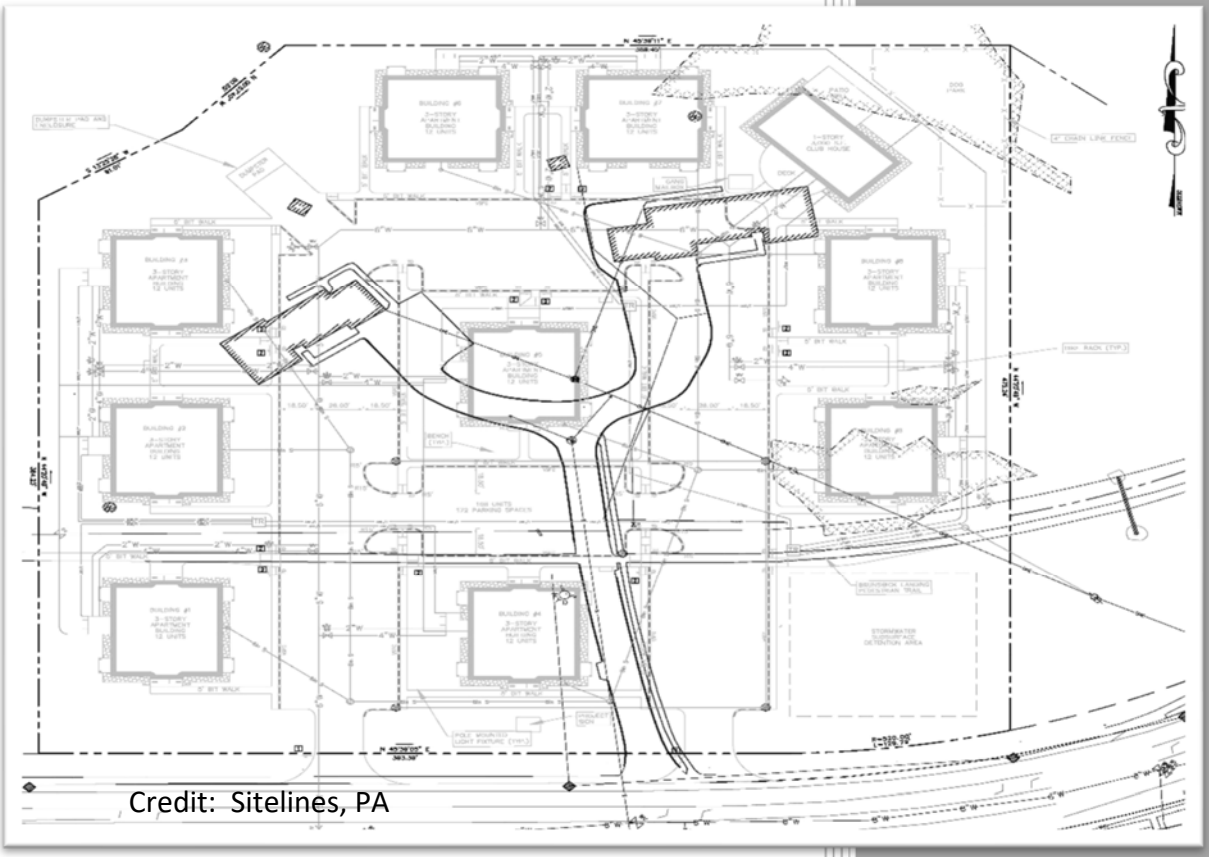
A copy of the geotechnical report is enclosed for reference

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.

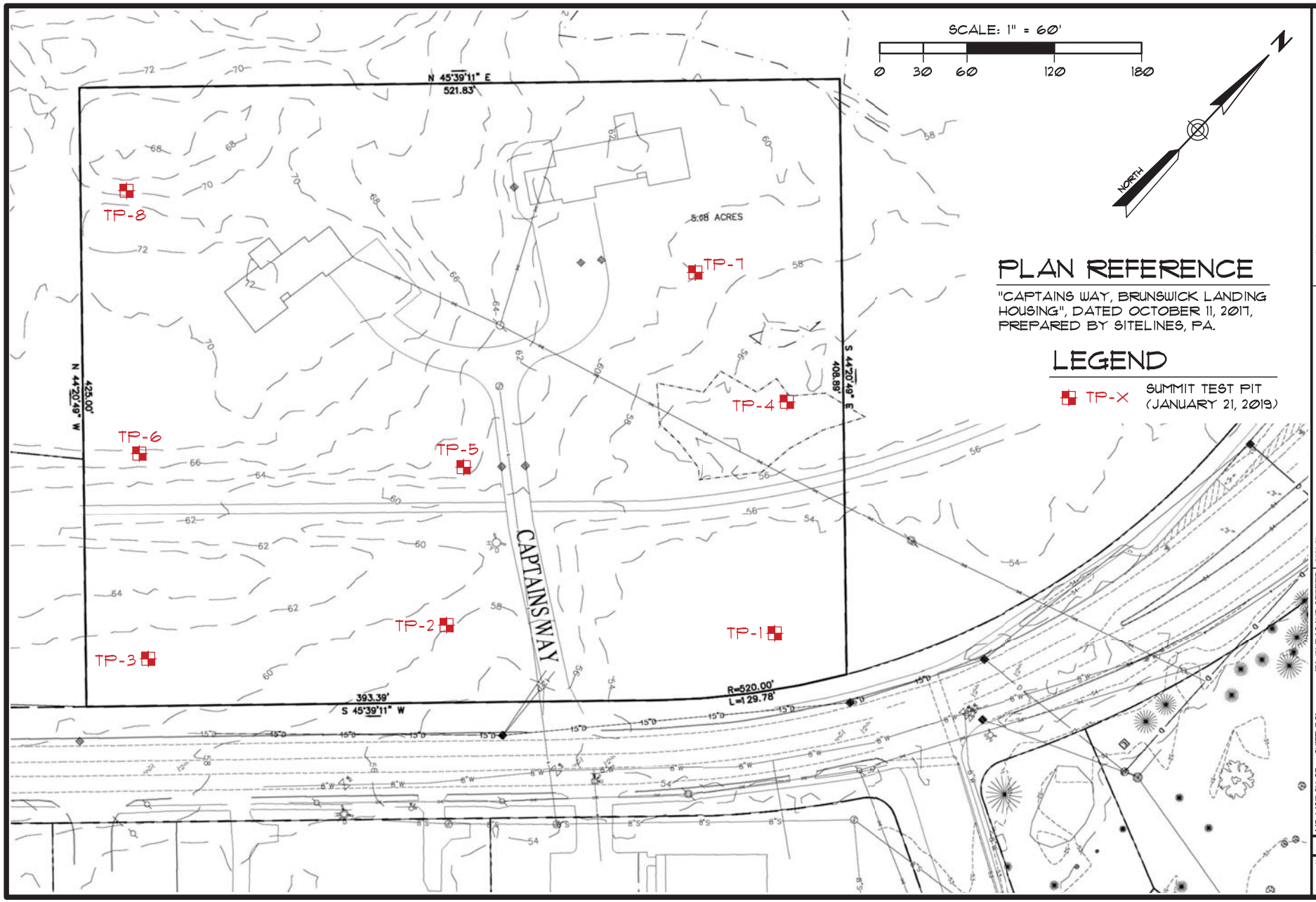
Sincerely,
Summit Geoengineering Services, Inc.

William M. Peterlein, PE
President & Principle Engineer

STATE OF MAINE
WILLIAM M. PETERLEIN 5787
LICENSED PROFESSIONAL ENGINEER

APPENDIX A

EXPLORATION LOCATION PLAN



PLAN REFERENCE

"CAPTAINS WAY, BRUNSWICK LANDING HOUSING", DATED OCTOBER 11, 2017, PREPARED BY SITELINES, PA.

LEGEND

TP-X SUMMIT TEST PIT (JANUARY 21, 2019)

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: WMP

SUMMIT GEOENGINEERING SERVICES
113 PLEASANT STREET
ROCKLAND, ME 04841
Tel.: (207) 318-7161
145 LISBON ST. - SUITE 101
LEWISTON, ME 04240
Tel.: (207) 516-3313

PROJ.#: 18319

FIGURE: 1

APPENDIX B

EXPLORATION LOGS

SUMMIT GEOENGINEERING SERVICES	**TEST PIT LOG** Project: Residential Buldings Captains Way Brunswick, Maine	Test Pit # **TP-1** 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** Project: Residential Buldings Captains Way Brunswick, Maine	Test Pit # **TP-4** 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 3 4 5 6 7	Brown medium to coarse SAND, wet, compact, SP Seepage heavy at 5 ft	REGRESSIVE MARINE DELTA
8 9	Olive-brown Clayey SILT, trace fine Sand seams, heavily mottled, wet, stiff, ML	GLACIAL MARINE
10 11 12 13 14 15 16 17	End of Test Pit at 9 ft	

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** Project: Residential Buldings Captains Way Brunswick, Maine	Test Pit # **TP-7** 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 Slow seepage at 8.5 ft	
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-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.

Photographs taken by Sitelines PA, April 28, 2020 and May 6, 2020

Photograph 5: Pedestrian trail, from the northeast property line, looking southwest.

Photograph 6: Pedestrian trail, from existing driveway, looking southwest.

Photographs taken by Sitelines PA, April 28, 2020 and May 6, 2020

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

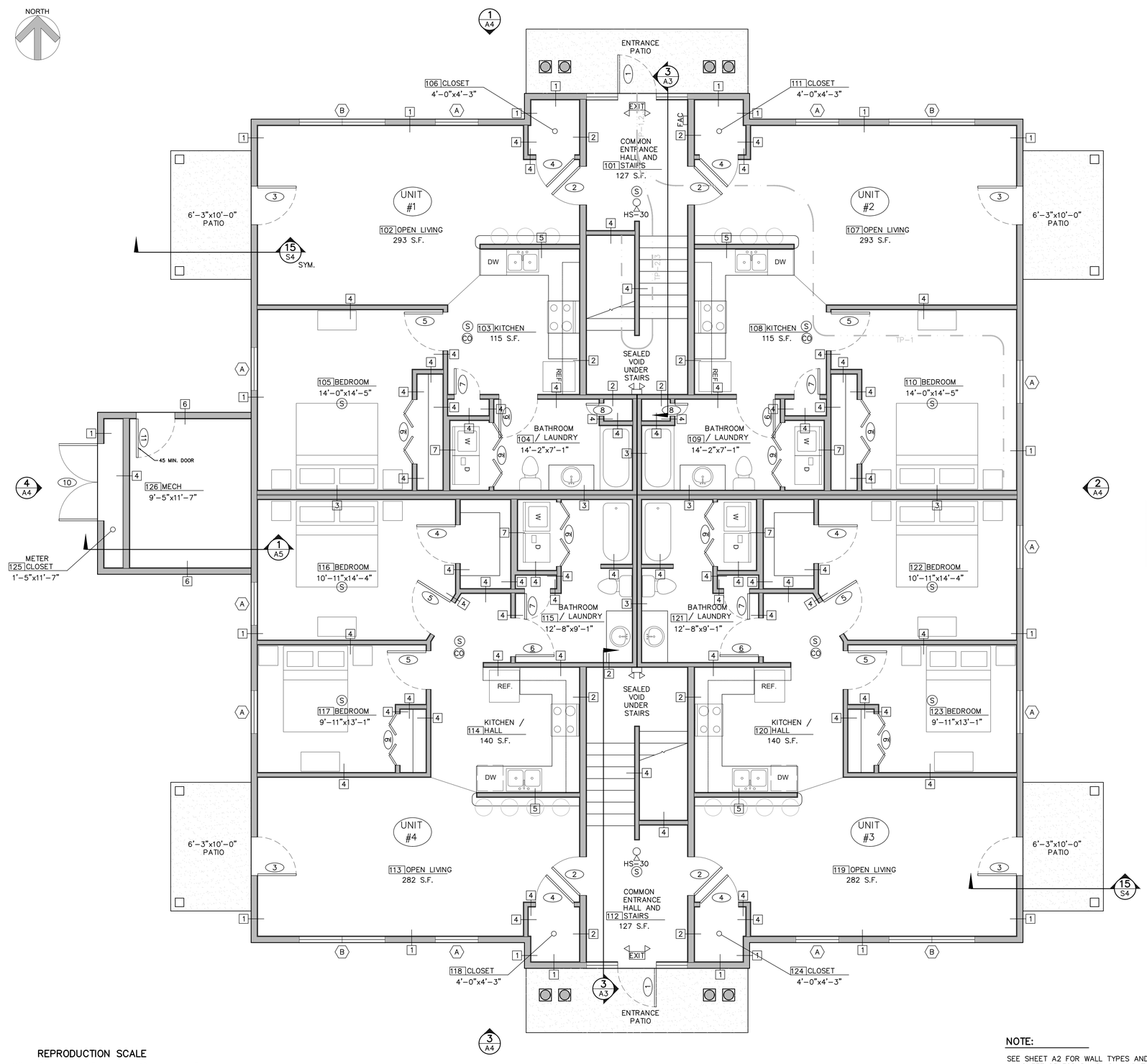
Aerial 1: May 04, 2018 – Google Earth

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.



LEGEND

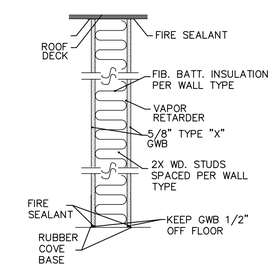
EXIT	EXIT LIGHT	C	WINDOW TYPE
102	DOOR NUMBER	FD	FLOOR DRAIN
1	WALL TYPES SEE WALL TYPE DETAILS	FAC	FIRE ALARM CONTROL PANEL
FE	FIRE EXTINGUISHER	FP	FIRE ALARM PULL STATION
OR	EMERGENCY LIGHTS	HS-2	HORN STROBE 2 CANDELA CEILING MOUNTED
S	SMOKE DETECTOR	HS-2	HORN STROBE 2 CANDELA WALL MOUNTED
H	HEAT DETECTOR	S	STROBE ONLY 15 CANDELA WALL MOUNTED
CO	MONOXIDE DETECTOR		
101	ROOM NUMBER		

GENERAL NOTES:

1. INTENT OF THIS PLAN SET IS TO DEPICT A FLOOR PLAN AND ASSOCIATED ACCESSORIES REQUIRED TO MEET LIFE SAFETY, ADA, IBC AND MUBEC AS THEY RELATE TO OCCUPANCY, ACCESSIBILITY AND EGRESS REQUIREMENTS. IT IS NOT INTENDED AS A CONSTRUCTION SET.
2. BUILDING IS A NEW (3) FLOOR APARTMENT BUILDING CONTAINING A TOTAL OF (6) TWO BEDROOM AND (6) ONE BEDROOM APARTMENTS.
3. BUILDING IS TO BE EQUIPPED WITH INTERCONNECTED "BUILDING ELECTRICAL POWERED" / BATTERY BACKUP SMOKE DETECTORS THROUGHOUT IN ACCORDANCE WITH NFPA 72.
4. BUILDING IS TO BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM AND AN INTEGRATED FIRE ALARM SYSTEM CONSISTING OF HORN / STROBE ANNUNCIATORS IN ACCORDANCE WITH NFPA 72.
5. EXIT PATHS TO BE MARKED WITH ILLUMINATED EXIT SIGNS AS SHOWN.
6. EMERGENCY LIGHTING PACKS AND REMOTE LIGHT HEADS ARE TO BE FITTED THROUGHOUT THE BUILDING AS SHOWN.
7. ALL FIRE EXTINGUISHERS TO BE 10 LB. TRI-CLASS DRY CHEMICAL ABC W/ UL RATING OF 4-A:80-B:C MINIMUM IN ACCORDANCE WITH NFPA 101:9.7.4.1.

TRAVEL PATHS

PATH #	TOTAL	DEAD END LENGTH	COMMON PATH LENGTH	PATH DESCRIPTION
TP1	53'	N/A	5'	FROM UNIT 2 TO REAR LOBBY EXIT
TP2	84'	N/A	32'	FROM UNIT 2 TO REAR LOBBY EXIT
TP3	109'	N/A	44'	FROM UNIT 2 TO REAR LOBBY EXIT



WALL TOP & BOTTOM DETAIL
(ALL FIREWALLS)

NOTE:

SEE SHEET A2 FOR WALL TYPES AND SHEET S3 FOR BUILDING LAYOUT DIMENSIONS.

REPRODUCTION SCALE
0" 1/2" 1" 2" 3" 4"
NOT PRINTED TO SCALE UNLESS CORRECT

PROPOSED FIRST FLOOR PLAN (1 / A1)
SCALE: 1/4 = 1'-0"

SCALE: 1/4"=1'-0"
0' 1' 2' 3' 4' 6' 8' 12'

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REVISIONS

NO.	DATE	DESCRIPTION	DRAWN	APPD.

PROJECT NAME: CUMBERLAND WOODS
WESTBROOK MAINE
SHEET NAME: FIRST FLOOR PLAN

PROJECT NO. 19162
DRAWING NO. 19162A
FIELDBOOK:
SCALE:
DATE ISSUED: MONTH, DAY, YEAR

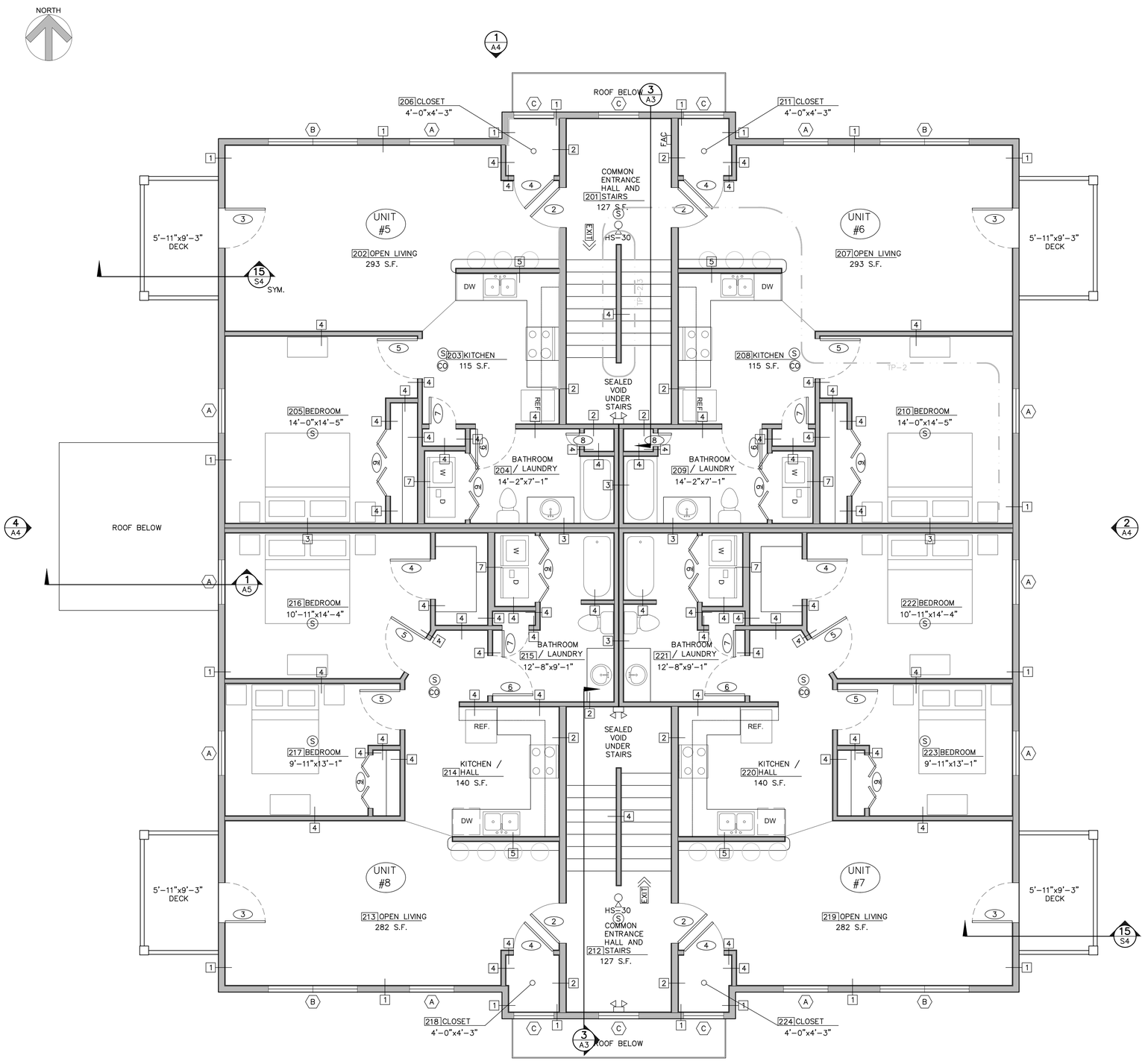
DESIGNED: Client
DRAWN: RGM
CHECKED: KGE
APPROVED: KGE
PLAN DATE: SEPT 19, 2019

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

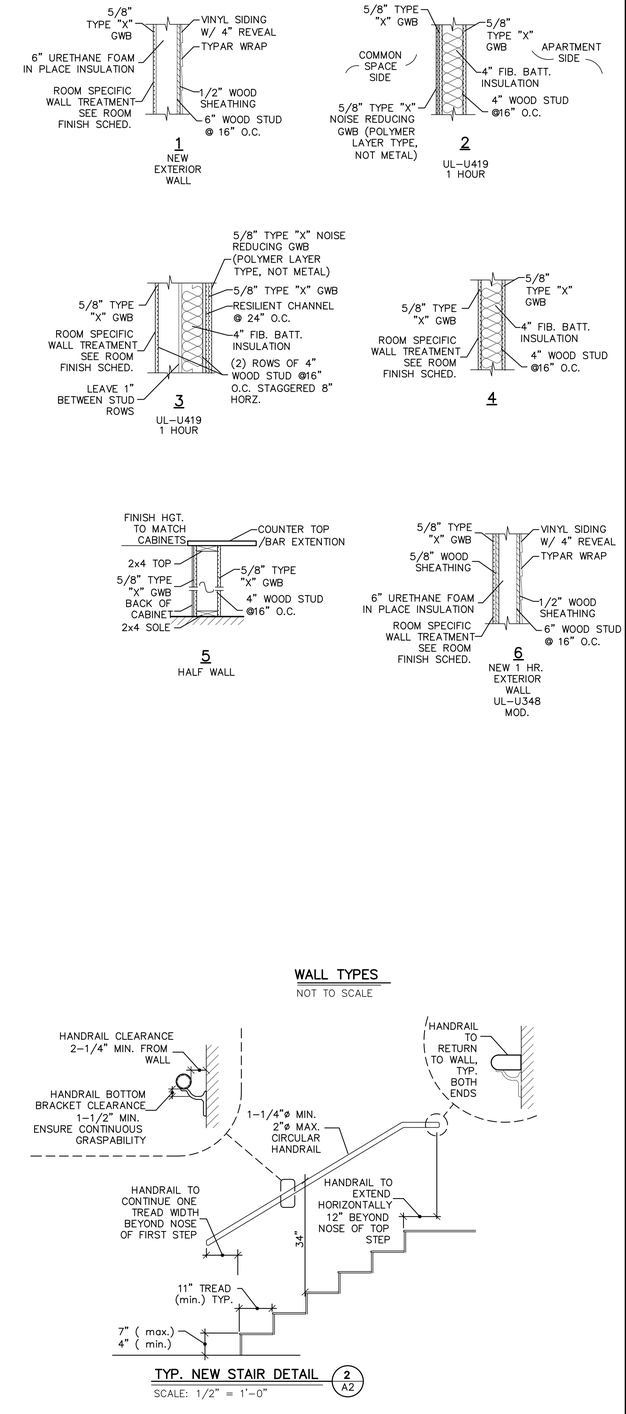
STATE OF MAINE
KEITH G. KNIGHT
No. 2315
PROFESSIONAL ENGINEER
09/23/19
DRAWINGS NOT SEALED ARE FOR PLANNING PURPOSES ONLY AND ARE NOT INTENDED FOR PERMITTING, BIDDING OR CONSTRUCTION

SHEET 1 OF 11
A1



PROPOSED SECOND FLOOR PLAN (1/A2)

SCALE: 1/4 = 1'-0"



WALL TYPES

NOT TO SCALE

TYP. NEW STAIR DETAIL (2/A2)

SCALE: 1/2" = 1'-0"

REPRODUCTION SCALE

0" 1/2" 1" 2" 3" 4"

NOT PRINTED TO SCALE UNLESS CORRECT

SCALE: 1/4"=1'-0"

0' 1' 2' 3' 4' 6' 8' 12'

NO.	DATE	DESCRIPTION	DRAWN	APPD.

REVISIONS

PROJECT NAME: CUMBERLAND WOODS WESTBROOK MAINE

SHEET NAME: SECOND FLOOR PLAN

PROJECT NO. 19162
DRAWING NO. 19162A
FIELDBOOK:
SCALE:
DATE ISSUED: MONTH, DAY, YEAR

DESIGNED: Client
DRAWN: RGM
CHECKED: KGE
APPROVED: KGE
PLAN DATE: SEPT. 17, 2019

CLIENT & OWNER:
GRAVKER 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. EWING 2315 PROFESSIONAL ENGINEER 09/23/19

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SHEET 2 OF 11

A2

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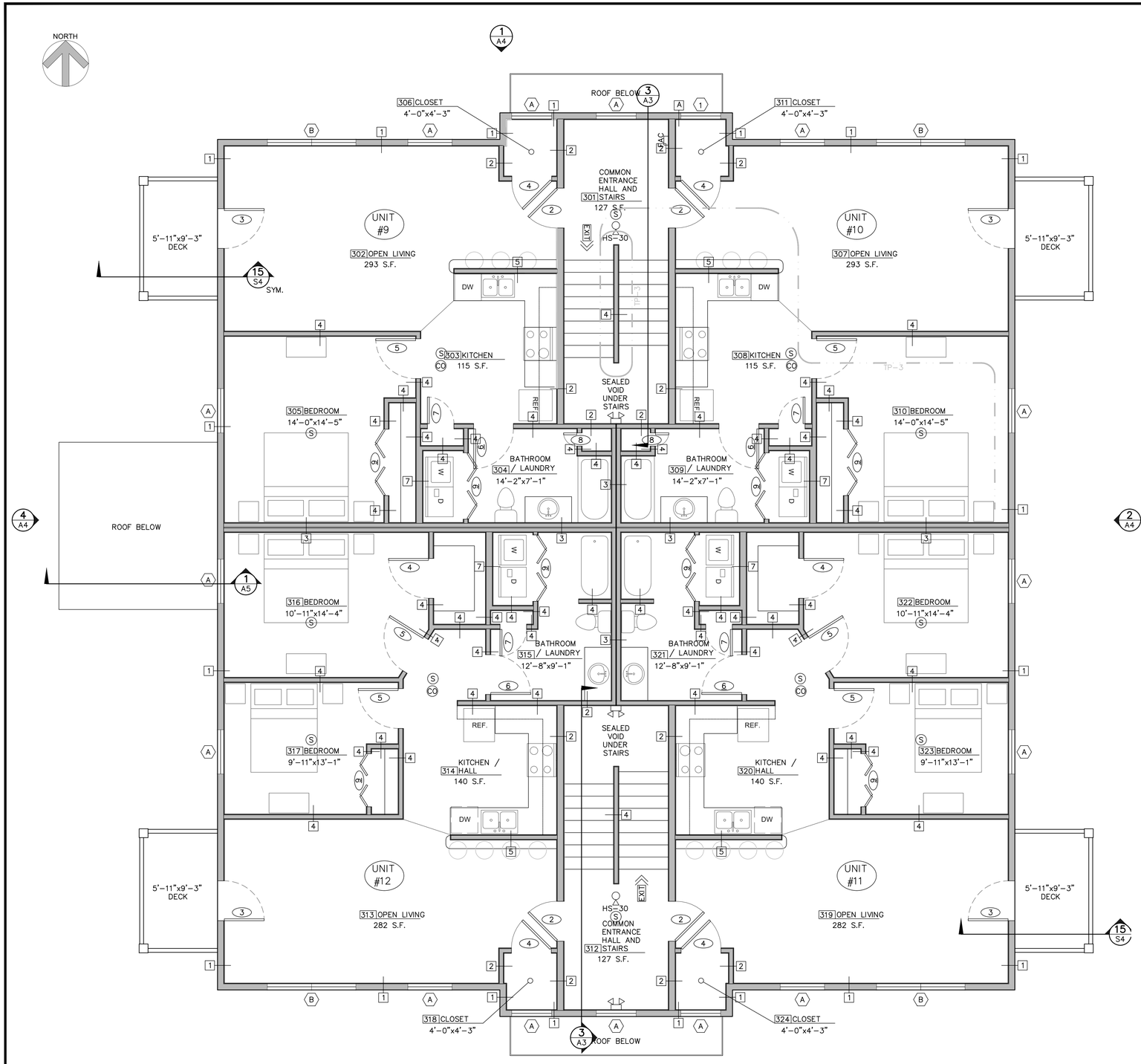
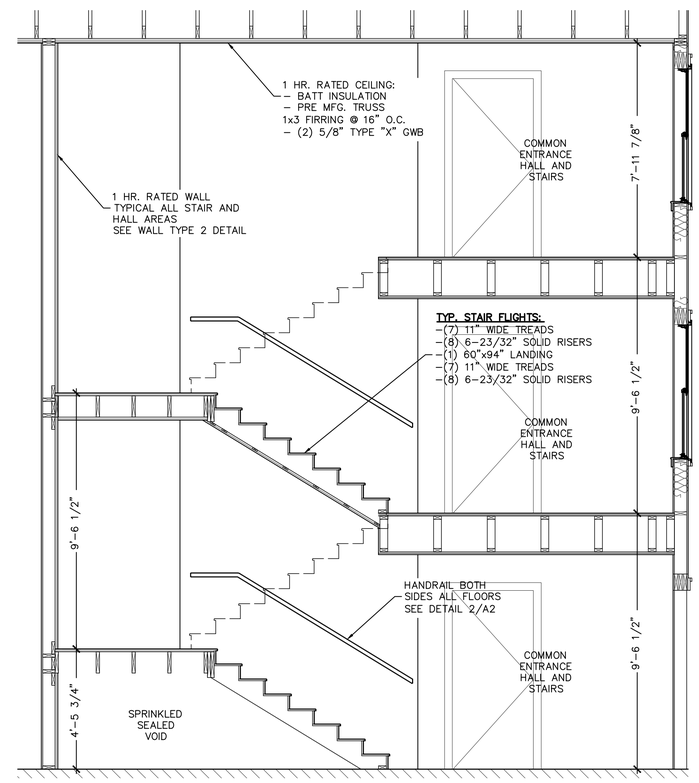


PROPOSED THIRD FLOOR PLAN (1/A3)

SCALE: 1/4 = 1'-0"



TYPICAL STAIR SECTION (3/A3)

SCALE: 3/8 = 1'-0"

REPRODUCTION SCALE

0" 1/2" 1" 2" 3" 4"

NOT PRINTED TO SCALE UNLESS CORRECT

Sep 23, 2019 - 5:00pm
J:\2019\19162 - Cumberland woods Apartment - westbrook - Anthony\J. Drawings\BUILDING\19162A.dwg

REVISIONS

NO.	DATE	DESCRIPTION	DRAWN	APPD.

PROJECT NAME: CUMBERLAND WOODS
WESTBROOK MAINE
SHEET NAME: THIRD FLOOR PLAN

PROJECT NO. 19162
DRAWING NO. 19162A
FIELDBOOK:
SCALE:
DATE ISSUED: MONTH, DAY, YEAR

DESIGNED: Client
DRAWN: RGM
CHECKED: KGE
APPROVED: KGE
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. EWING
PROFESSIONAL ENGINEER
09/23/19

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SHEET 3 OF 11

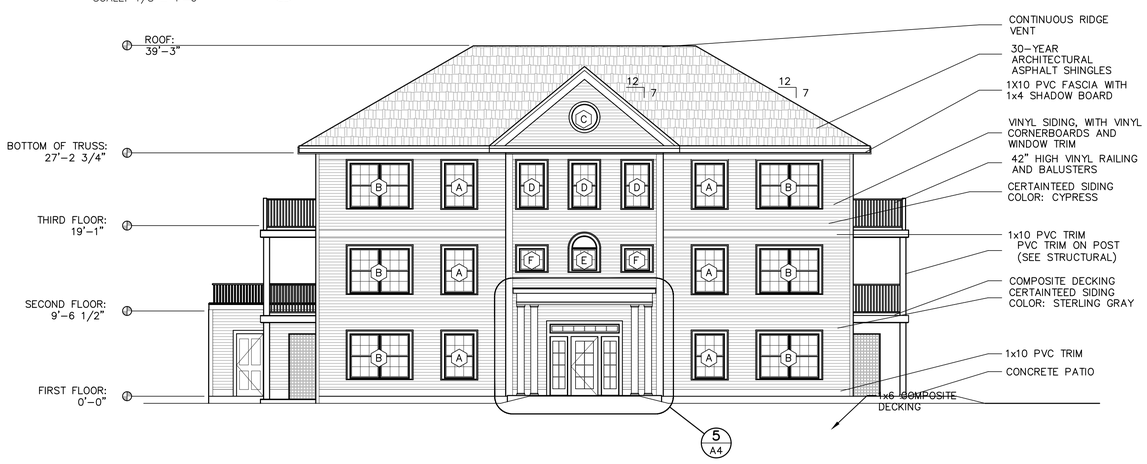
A3

PROPOSED NORTH ELEVATION (1 / A4)

SCALE: 1/8 = 1'-0"

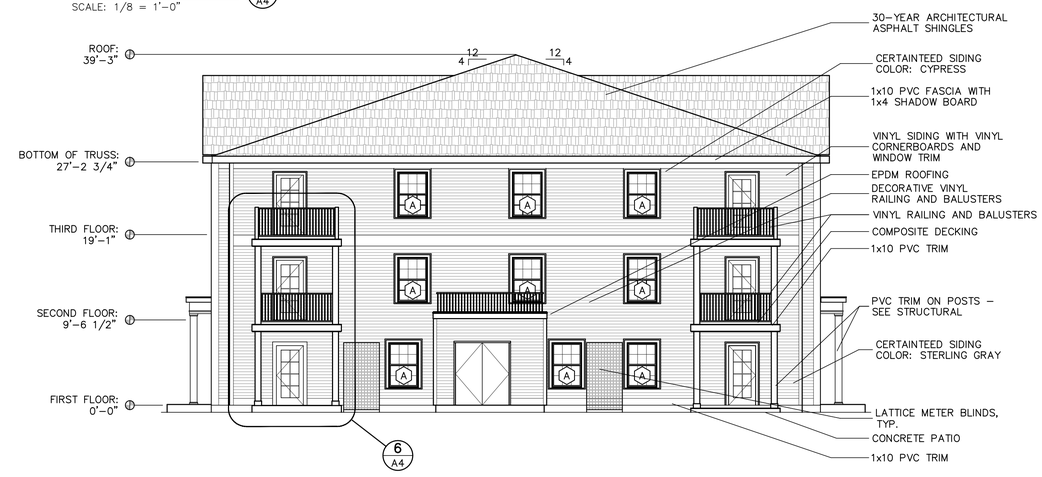
PROPOSED EAST ELEVATION (2 / A4)

SCALE: 1/8 = 1'-0"



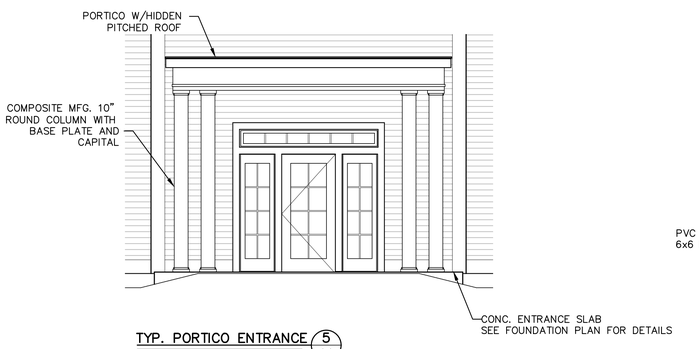
PROPOSED SOUTH ELEVATION (3 / A4)

SCALE: 1/8 = 1'-0"



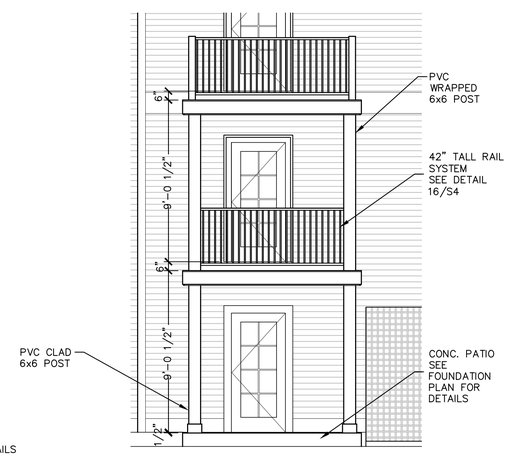
PROPOSED WEST ELEVATION (4 / A4)

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
PLAN DATE: SEPT. 17, 2019

PROJECT NO. 19162
DRAWING NO. 19162A
FIELDBOOK:
SCALE:
DATE ISSUED: MONTH, DAY, YEAR

CLIENT & OWNER:
GRAVER FAMILY HOLDINGS, LLC
40 FARM GATE DRIVE
FALMOUTH, MAINE 04105

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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

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SHEET 4 OF 11

A4

Sep 23, 2019 - 5:00pm
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ROOM FINISH SCHEDULE

	ROOM #	DESCRIPTION	FLOOR	BASE	WALLS N	WALLS S	WALLS E	WALLS W	CEILING MAT.	CEILING HT.	REMARKS
ALL FLOORS	101	ENTRANCE LOBBY / HALL	CT	RC	GWB	GWB	GWB	GWB	GWB	8'–6"	–
	102, 202, 302	OPEN LIVING	CWW	RC	GWB	GWB	GWB	GWB	GWB	8'–6"	–
	103, 203, 303	KITCHEN	PCT	RC	GWB	GWB	GWB	GWB	GWB	8'–6"	–
	104, 204, 304	BATHROOM / LAUNDRY	T	RC	T	T	T	T	GWB	8'–6"	GWB ONLY ON LAUNDRY WALLS
	105, 205, 305	BEDROOM	CWW	RC	GWB	GWB	GWB	GWB	GWB	8'–6"	–
	106, 206, 306	CLOSET	CWW	RC	GWB	GWB	GWB	GWB	GWB	8'–6"	–
	107, 207, 307	OPEN LIVING	CWW	RC	GWB	GWB	GWB	GWB	GWB	8'–6"	–
	108, 208, 308	KITCHEN	PCT	RC	GWB	GWB	GWB	GWB	GWB	8'–6"	–
	109, 209, 309	BATHROOM / LAUNDRY	T	RC	T	T	T	T	GWB	8'–6"	GWB ONLY ON LAUNDRY WALLS
	110, 210, 310	BEDROOM	CWW	RC	GWB	GWB	GWB	GWB	GWB	8'–6"	–
	111, 211, 311	CLOSET	CWW	RC	GWB	GWB	GWB	GWB	GWB	8'–6"	–
	112, 212, 312	ENTRANCE LOBBY / HALL	CT	RC	GWB	GWB	GWB	GWB	GWB	8'–6"	–
	113, 213, 313	OPEN LIVING	CWW	RC	GWB	GWB	GWB	GWB	GWB	8'–6"	–
	114, 214, 314	KITCHEN	PCT	RC	GWB	GWB	GWB	GWB	GWB	8'–6"	–
	115, 215, 315	BATHROOM / LAUNDRY	T	RC	T	T	T	T	GWB	8'–6"	GWB ONLY ON LAUNDRY WALLS
	116, 216, 316	BEDROOM	CWW	RC	GWB	GWB	GWB	GWB	GWB	8'–6"	–
	117, 217, 317	BEDROOM	CWW	RC	GWB	GWB	GWB	GWB	GWB	8'–6"	–
	118, 218, 318	CLOSET	CWW	RC	GWB	GWB	GWB	GWB	GWB	8'–6"	–
	119, 219, 319	OPEN LIVING	CWW	RC	GWB	GWB	GWB	GWB	GWB	8'–6"	–
	120, 220, 320	KITCHEN	PCT	RC	GWB	GWB	GWB	GWB	GWB	8'–6"	–
	121, 221, 321	BATHROOM / LAUNDRY	T	RC	T	T	T	T	GWB	8'–6"	GWB ONLY ON LAUNDRY WALLS
	122, 222, 322	BEDROOM	CWW	RC	GWB	GWB	GWB	GWB	GWB	8'–6"	–
	123, 223, 323	BEDROOM	CWW	RC	GWB	GWB	GWB	GWB	GWB	8'–6"	–
	124, 224, 324	CLOSET	CWW	RC	GWB	GWB	GWB	GWB	GWB	8'–6"	–
	125	METER CLOSET	CONC.	RC	GWB	GWB	GWB	GWB	GWB	8'–6"	–
	126	MECH.	CONC.	RC	GWB	GWB	GWB	GWB	GWB	8'–6"	–

FINISH SCHEDULE ABBREV.

ACT	–	ACOUSTIC CEILING TILE	WC	–	WOOD COVE BASEBOARD
CONC.	–	EXPOSED SEALED CONCRET	PCT	–	COMP. WOOD FLOORING
CWW	–	WALL TO WALL CARPET	RC	–	RESILIENT COVE
GWB	–	GYPSUM BOARD	VCT	–	VINYL COMPOSITION TILE
EXP	–	EXPOSED	T	–	TEXTURED SURFACE CERAMIC TILE
CT	–	CARPET TILE			
MP	–	METAL LINER PANEL			

FINISH NOTES:

1. ALL GWB TO BE PAINTED 1 COAT PRIMER & 2 COATS FINISH.
2. FINISH OF CLOSETS SHOULD MATCH FINISH OF ROOM THE CLOSET IS INSTALLED IN UNLESS SPECIFICALLY NOTED IN THE TABLE OTHERWISE.

FLOORING NOTE

ALL INTERIOR FLOOR FINISHES OTHER THAN CARPETING SHALL MEET FLAME RETARDENT REQUIREMENTS AS SPECIFIED UNDER NFPA 101–10.2, CLASS II RATING.

FIRST FLOOR WINDOW SCHEDULE

TYPE	LOCATION	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	MANUFACTURER	UNIT #	TYPE	NOTE
A	SEE PLAN	3'–4"	5'–0"	ANDERSEN	ADH3450	DBL. HNG.	LOW E GLASS W/ INTERNAL GRILLS
B	SEE PLAN	6'–10"	5'–0"	ANDERSEN	(2) ADH3450	DBL. HNG.	TYPE "A" W/ MULLION KIT
C	SEE PLAN	4'–0"	3'–6"	ANDERSEN	ACRD30	SPECIALTY	LOW E GLASS, FIXED
D	SEE PLAN	2'–10"	5'–0"	ANDERSEN	ADH21050	DBL. HNG.	LOW E GLASS W/ INTERNAL GRILLS
E	SEE PLAN	2'–10"	3'–0"	ANDERSEN	ADH21050 CTN28	MIXED	LOW E GLASS W/ MULLION KIT

DOOR SCHEDULE

	DOOR NUMBER	DOOR LOCATION	DOOR SIZE	DOOR THICK	DOOR MATERIAL	DOOR TYPE	FRAME MATERIAL	FRAME TYPE	ACCESSORIES HARDWARE	ACCESSORIES LABEL	ACCESSORIES NOTES
COMMON ALL FLOORS	1	LOBBY ENTRANCE	3'–0"x6'–8"	1–3/4"	MTL	A	MTL	A	T – C – H – WS – L5 – DS – KP	–	INSUL W/ 2' SIDELITES
	2	UNIT ENTRANCE	3'–0"x6'–8"	1–3/4"	MTL	B	MTL	A	C – H – KP – L3 – DB – SM – DS – DV	60 MIN.	INSUL
	3	DECK OR PATIO	3'–0"x6'–8"	1–3/4"	MTL	D	MTL	A	T – H – KP – WS – L3 – DB – DS	–	INSUL, FULL LITE
	4	CLOSET	3'–0"x6'–8"	1–3/4"	WD	B	WD	B	H – L1 – DS	–	–
	5	BEDROOM	3'–0"x6'–8"	1–3/4"	WD	B	WD	B	H – L2 – DS	–	–
	6	BATHROOM, LAUNDRY	3'–0"x6'–8"	1–3/4"	WD	B	WD	B	H – L2 – DS	–	–
	7	CLOSET	2'–0"x6'–8"	1–3/4"	WD	B	WD	B	H – L1 – DS	–	–
	8	CLOSET	1'–0"x6'–8"	1–3/4"	WD	B	WD	B	H – L1 – DS	–	–
	9	CLOSET	5'–0"x6'–8"	1–3/4"	WD	C	WD	D	DP – BI–FOLD DOOR HARDWARE	–	–
	10	METER CLOSET 125	(2)3'–0"x6'–8"	1–3/4"	MTL	B	MTL	C	T – C – H – KP – WS – L3	–	INSUL
	11	MECH. ROOM 126	3'–0"x6'–8"	1–3/4"	MTL	B	MTL	A	T – C – H – KP – WS – L3	45 MIN.	INSUL

1. ALL HARDWARE TO BE LEVER TYPE U.N.O.
2. ALL KEYING TO BE COORDINATED W/ OWNER PRIOR TO ORDERING HARDWARE ITEMS.

DOOR HARDWARE SCHEDULE

C – CLOSER LCN ADA COMPLIANT

DS – DOOR STOP: GLYNN–JOHNSON FLOOR MOUNTED TYPE FB 19

EH – EXIT HARDWARE SARGENT

H – HINGES, 1 1/2" PAIR, 4 1/2"x4 1/2", S.S. BALL BEARING NON–REMOVABLE PINS ON EXTERIOR, FULL MORTISE

KP – KICK PLATE: HAGAR, 14" HIGH, SS FINISH

T – ALUMINUM THRESHOLD, 6" W x 1/2" H, LENGTH TO FIT DOOR OPENING

L1 – LOCKSET: STORAGE FUNCTION, CYLINDER LOCK WITH LEVER HANDLE

L2 – LOCKSET: PRIVACY FUNCTION, CYLINDER LOCK WITH LEVER HANDLE

L3 – LOCKSET: PASSAGE FUNCTION, CYLINDER LOCK WITH LEVER HANDLE

L4 – LOCKSET: CLASSROOM FUNCTION, CYLINDER LOCK WITH LEVER HANDLE

L5 – LOCKSET: PROGRAM PUSH–BUTTON, CYLINDER LOCK WITH LEVER HANDLE

DP – DOOR PULL

DB – DEAD BOLT

FB – FLUSH BOLT

PK – POCKET DOOR HARDWARE

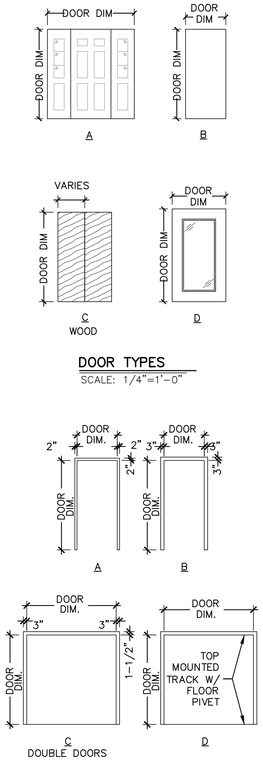
PP – PUSH PLATE

RC – REMOTELY OPERATED ELEC. SECURITY LOCK

SM – SMOKE SEAL

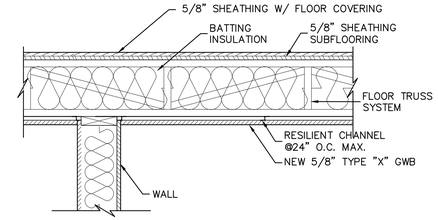
DV – OPTICAL DOOR VIEWER, 180° VIEW, 20 MIN RATED

WS – WEATHER STRIP: ZERO TYPE 312 AT JAMBS & HEAD

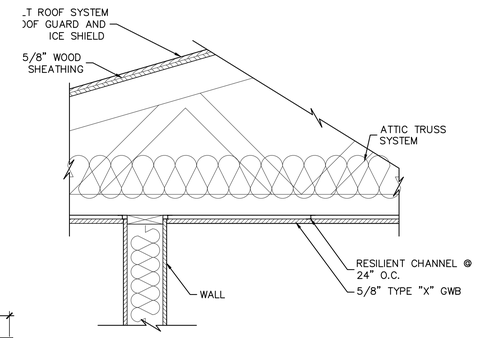


DOOR TYPES
SCALE: 1/4"=1'–0"

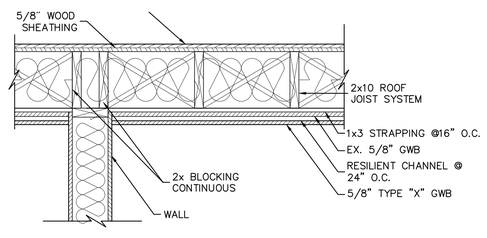
DOOR FRAME TYPES
SCALE: 1/4"=1'–0"



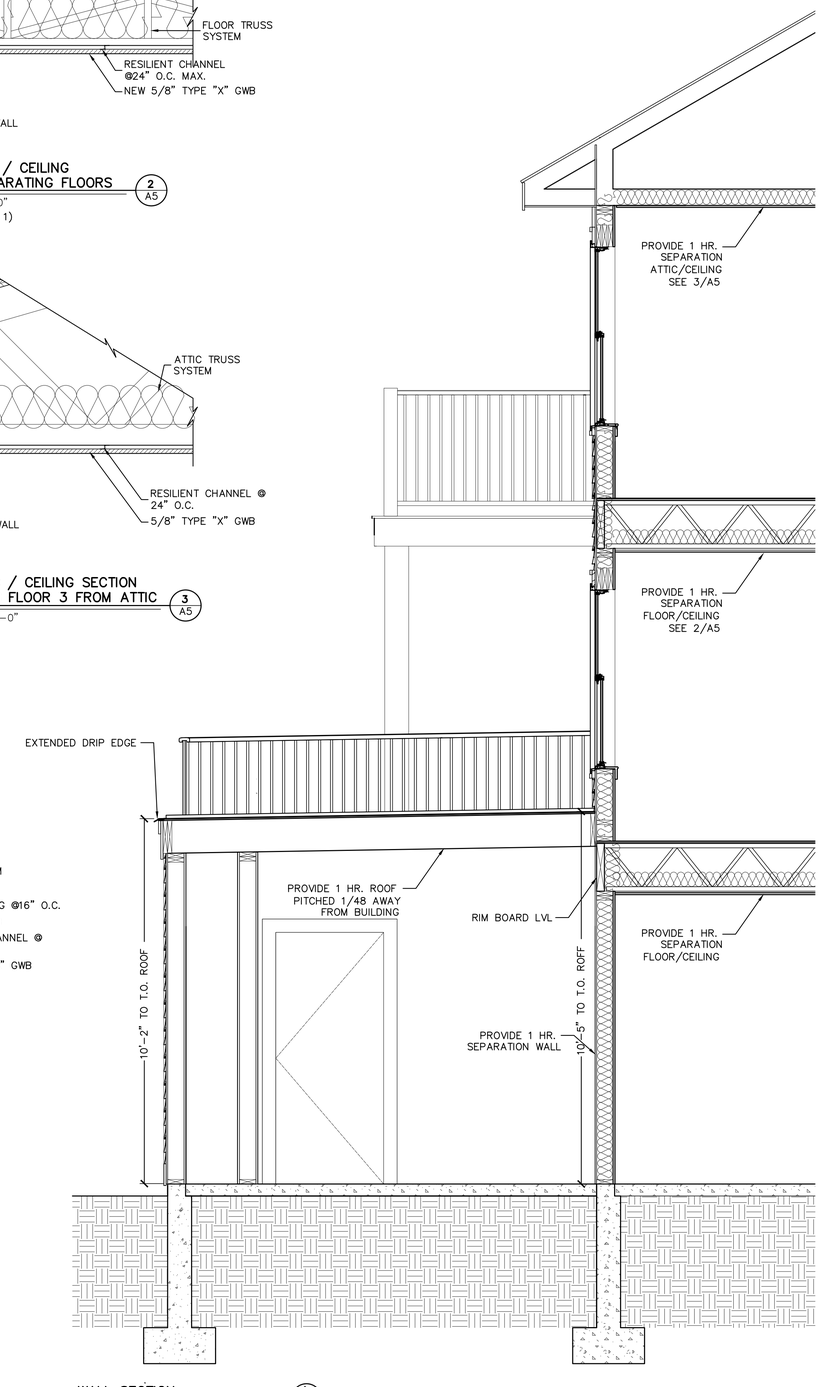
1 HR. FLOOR / CEILING SECTION SEPARATING FLOORS (2 / A5)
SCALE: 1" = 1'–0"
UL L521 (SYSTEM 1)



1 HR. ATTIC / CEILING SECTION SEPARATING FLOOR 3 FROM ATTIC (3 / A5)
SCALE: 1" = 1'–0"
UL P522



1 HR. MECH. ROOM ROOF (4 / A5)
SCALE: 1" = 1'–0"
UL P522 MODIFIED



WALL SECTION (1 / A5)
SCALE: 1/2"=1'–0"

NO.	DATE	DESCRIPTION	DRAWN	APPD.

REVISIONS

PROJECT NAME: CUMBERLAND WOODS
WESTBROOK MAINE
SHEET NAME: SCHEDULES, DETAILS

PROJECT NO. 19162
DRAWING NO. 19162A
FIELDBOOK:
SCALE:
DATE ISSUED: MONTH, DAY, YEAR

DESIGNED: Client
DRAWN: RGM
CHECKED: KGE
APPROVED: KGE
PLAN DATE: SEPT. 17, 2019

CLIENT & OWNER:
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40 FARM GATE DRIVE
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Plymouth, Maine 04969
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info@plymouthengineering.com
www.plymouthengineering.com

STATE OF MAINE
KEITH G. EWING
LICENSED PROFESSIONAL ENGINEER
09/23/19
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SHEET 5 OF 11

A5

Sep 23, 2019 - 5:00pm
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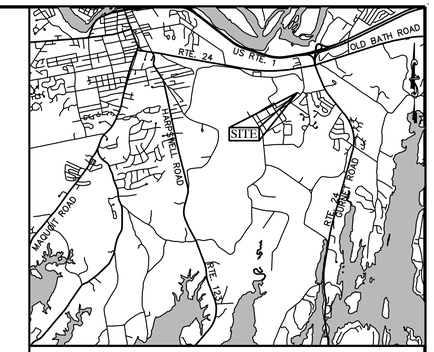
Attachment I
Site Plans

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 #1.3	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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STATE OF MAINE
CURTIS Y. NEUFELD
9779
LICENSED
PROFESSIONAL ENGINEER
05-15-20

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

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.

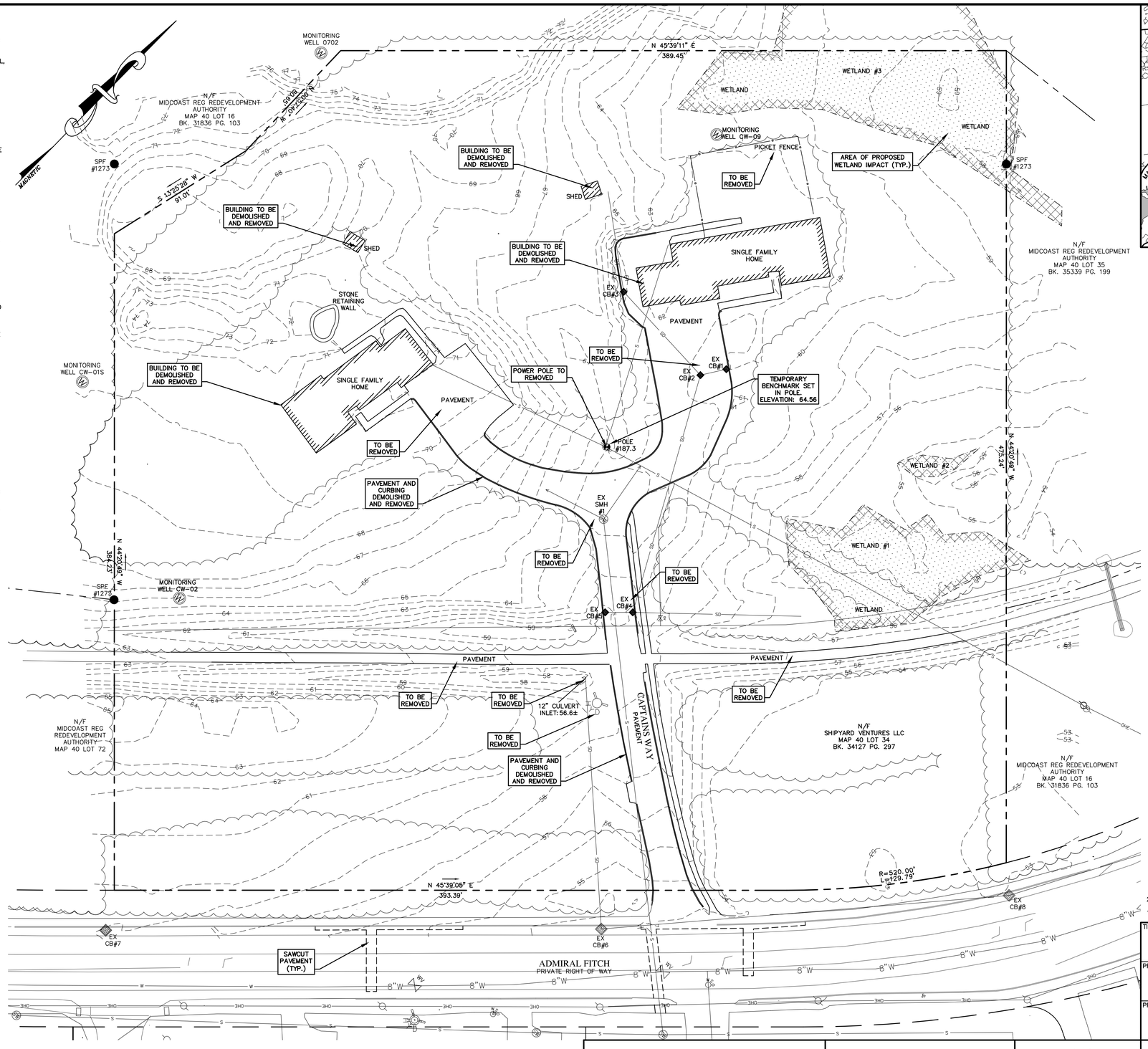
15) ALL WORK WITHIN ROADWAY RIGHT-OF-WAYS TO CONFORM TO TOWN OF BRUNSWICK AND MaineDOT STANDARDS.

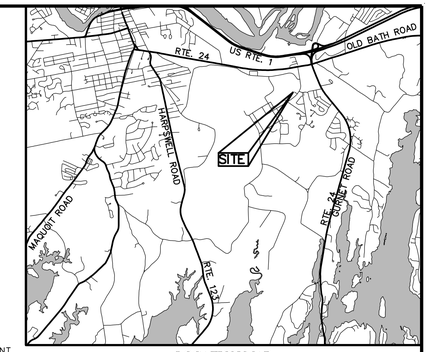
16) THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.

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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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:

STOP — R1-1 (24"x24") [1]

RESERVED PARKING (VAN ACCESSIBLE) — R7-8 (12"x18") R7-8A (12"x6") [2]

RESERVED PARKING — R7-8 (12"x18") [3]

CURBING LEGEND:

VERTICAL SLIPFORM CONCRETE CURB: VSFC

VERTICAL GRANITE CURB: VGC

TD — TIP DOWN

TS — TRANSITION STONE

LAYOUT NOTES:

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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.

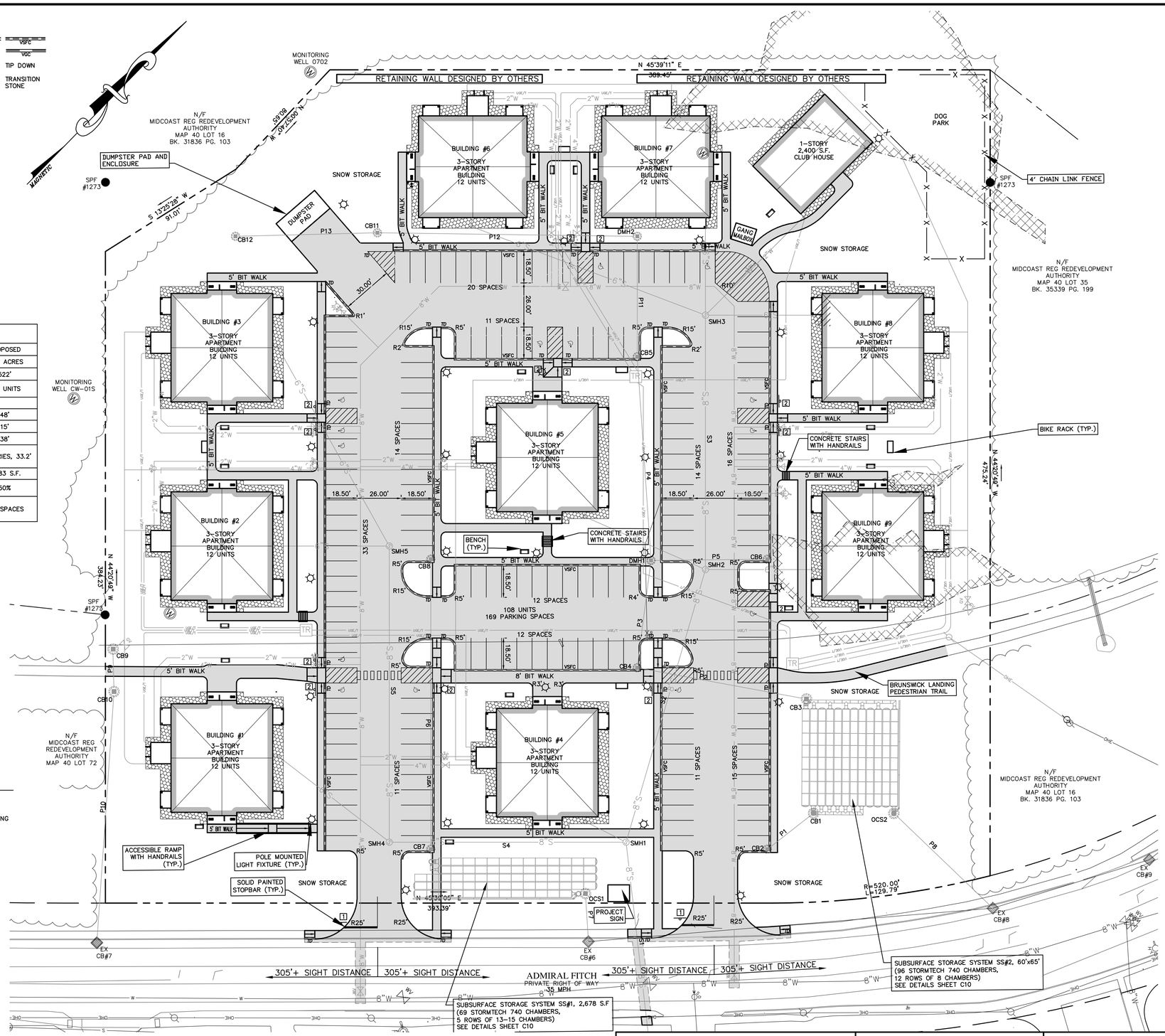
GROWTH-MIXED USE 7 ZONING DISTRICT (GM7)			
ZONING STANDARD	REQUIRED (GM7)	REQUIRED (CDP)	PROPOSED
MIN. LOT SIZE:	N/A	N/A	5.69 ACRES
MIN. LOT WIDTH:	N/A	N/A	522'
MAX. RESIDENTIAL DENSITY	24 UNITS PER ACRE	24 UNITS PER ACRE = 136.6 UNITS	108 UNITS
YARD DEPTH:			
FRONT:	0'	15'*	48'
REAR:	0'	0'	15'
SIDE:	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

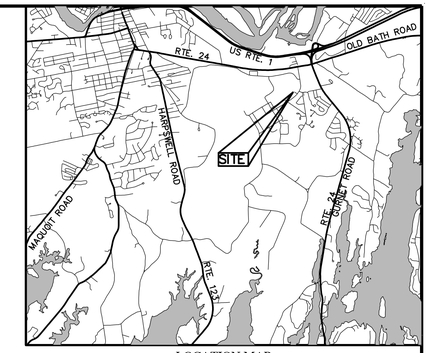
APPROVAL
TOWN OF BRUNSWICK PLANNING BOARD

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.)
- 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

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 Y. NEUFELD 9779 LICENSED PROFESSIONAL ENGINEER — 05-15-20

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

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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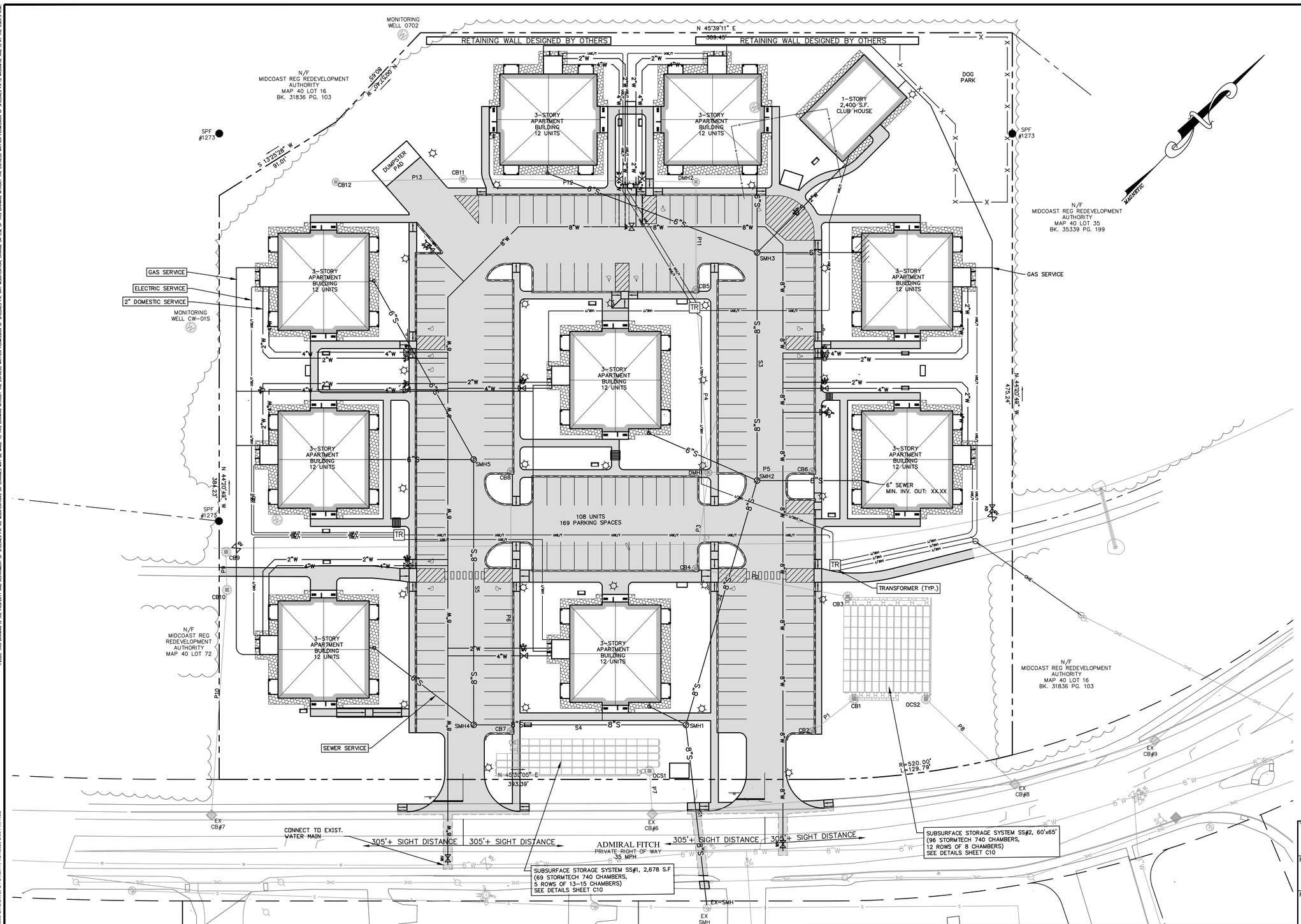
X:\LAND PROJECTS\3593 CAPTAINS WAY\DWGS\3593-SITE.DWG, C3 SITE, 4/21/2020 2:06 PM, RCB



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

PROGRESS PRINT
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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: 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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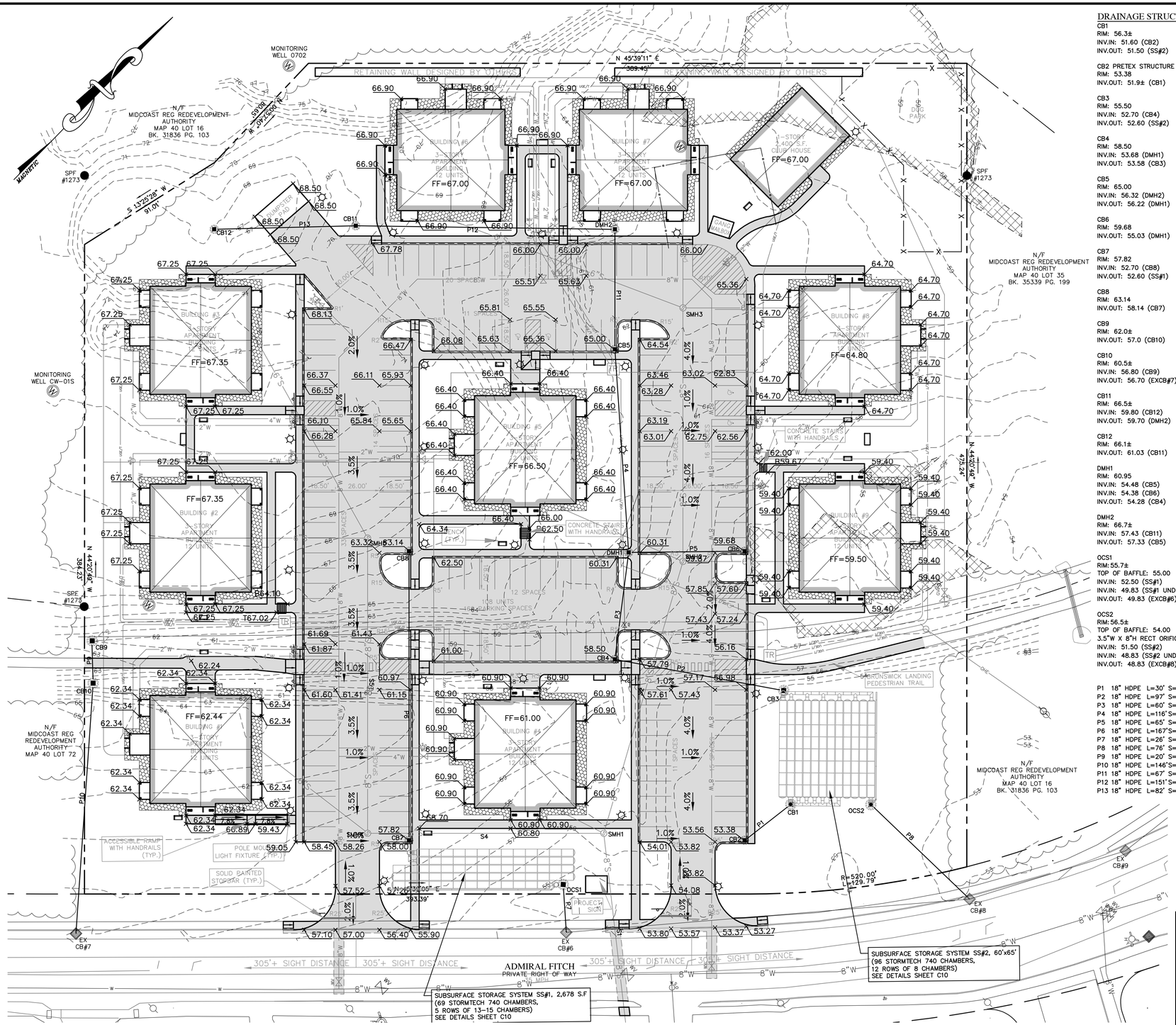

DRAINAGE STRUCTURE DATA:

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

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: C5
DRN BY: RPL	JOB #: 3593	
CH'D BY: CYN	MAP/LOT: 40 / 34	
DATE: 04-11-2020	FILE: 3593-SITE	

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(IN FEET)
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ISSUED FOR:
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STATE OF MAINE
CURTIS Y. NEUFELD
9779
LICENSED
PROFESSIONAL ENGINEER
05-15-20

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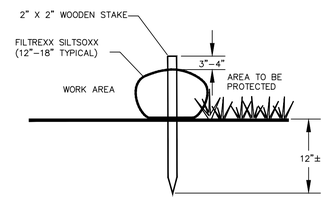
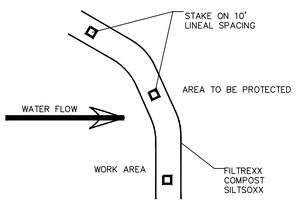


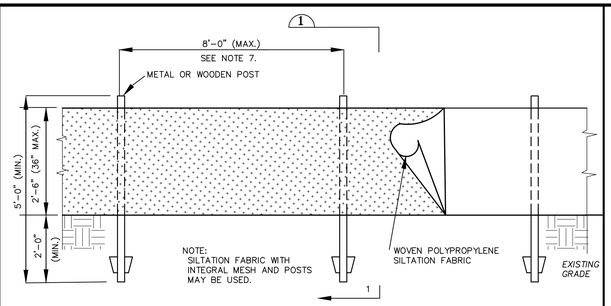
SECTION



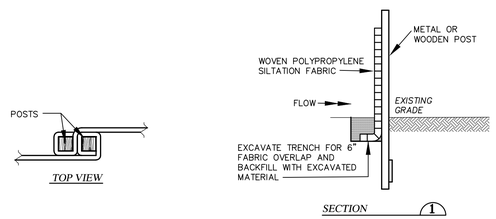
PLAN

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.

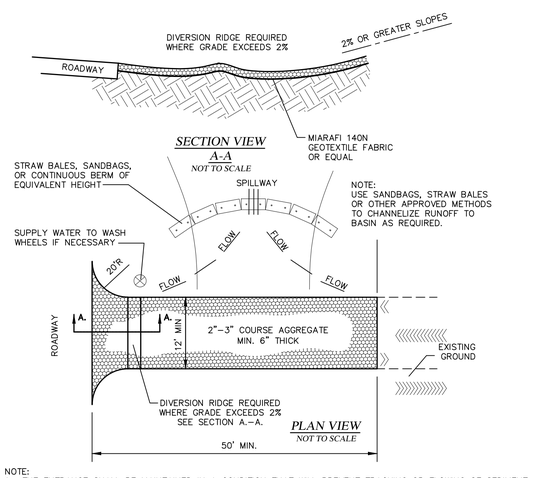


ELEVATION



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.



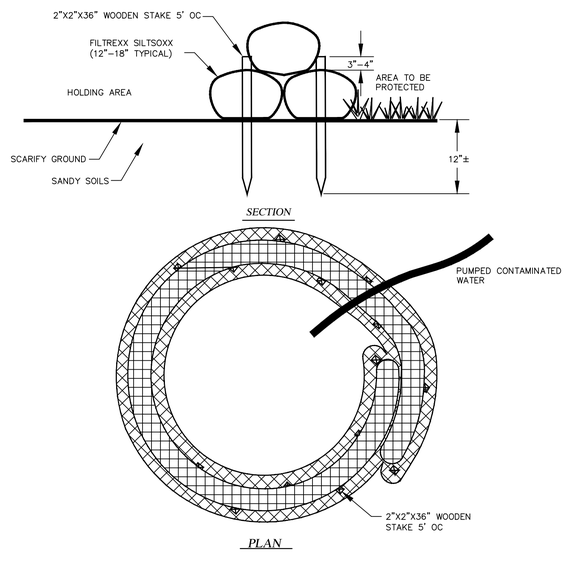
NOTE:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR, AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAYS.

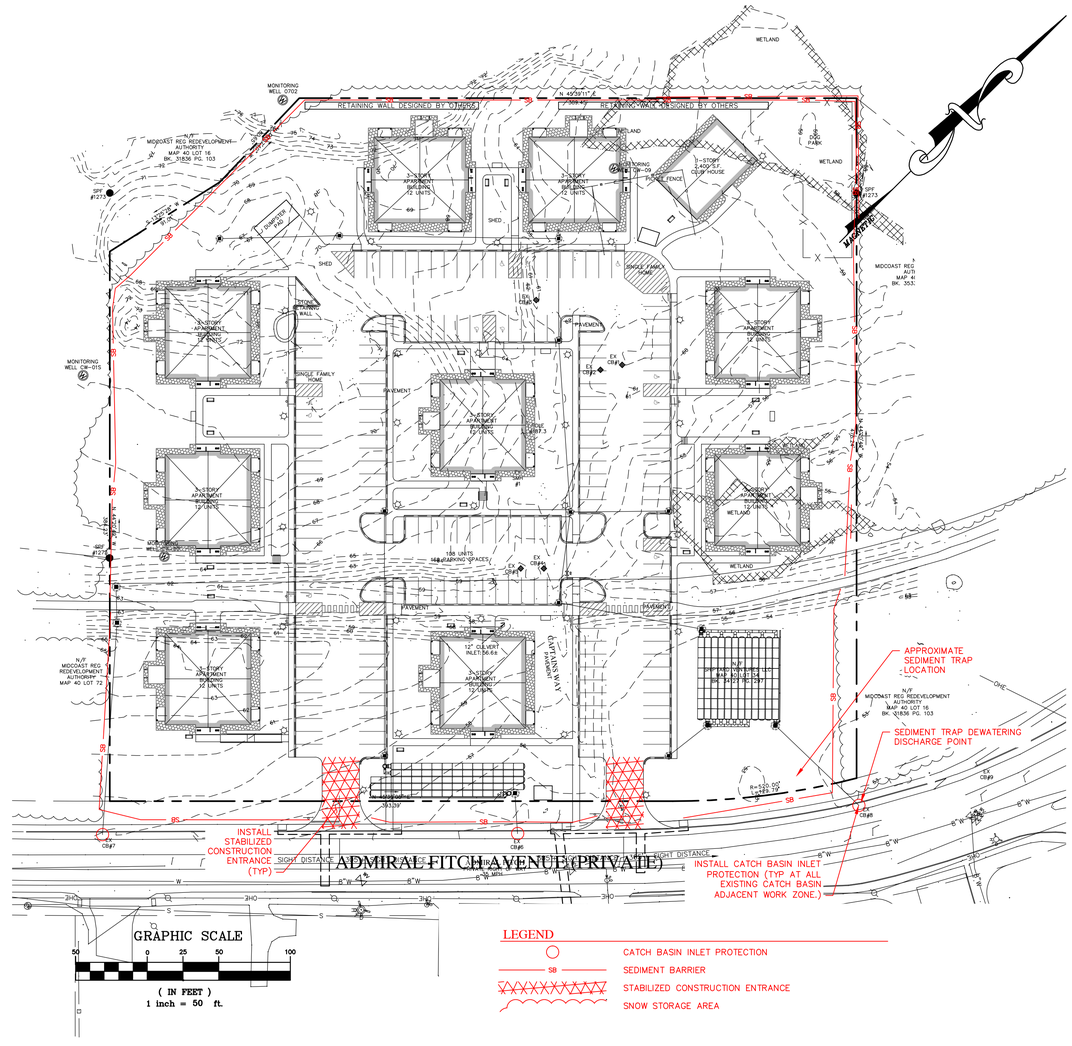
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR BASIN.

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.

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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CALL DIG SAFE UTILITY LOCATION
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ISSUED FOR:
PERMITTING REVIEW

STATE OF MAINE
CURTIS Y. NEUFELD
9779
LICENSED
PROFESSIONAL ENGINEER
05–15–20

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

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

FIELD WK: MC/CR	SCALE: 1"=50'	SHEET: C6
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, C6 E-S, 4/21/2020 2:06 PM, RCB

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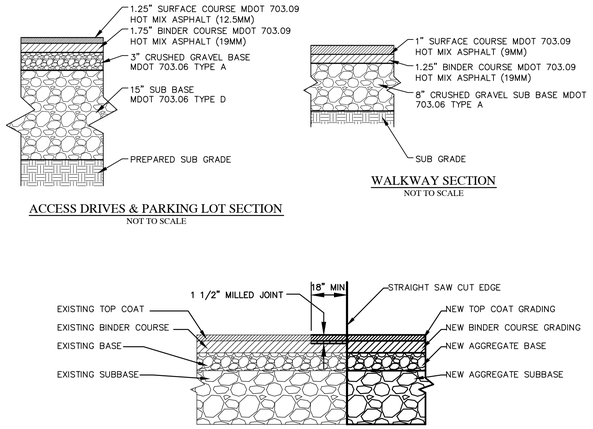
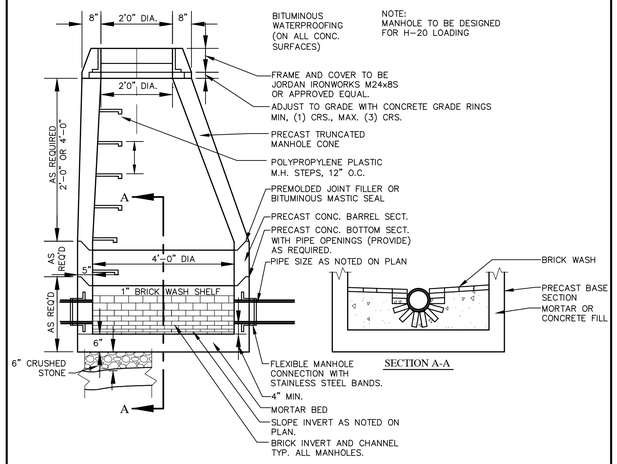
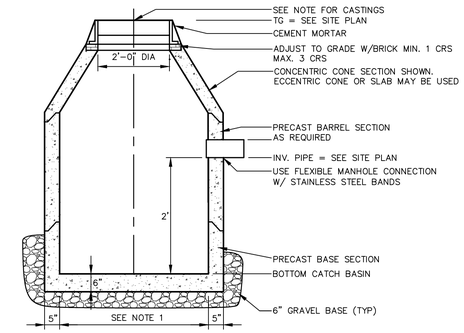


A PAVEMENT SECTIONS
N.T.S.

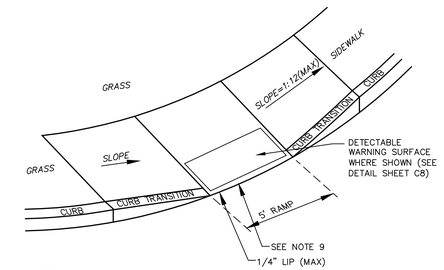


B SANITARY SEWER DETAIL
N.T.S.



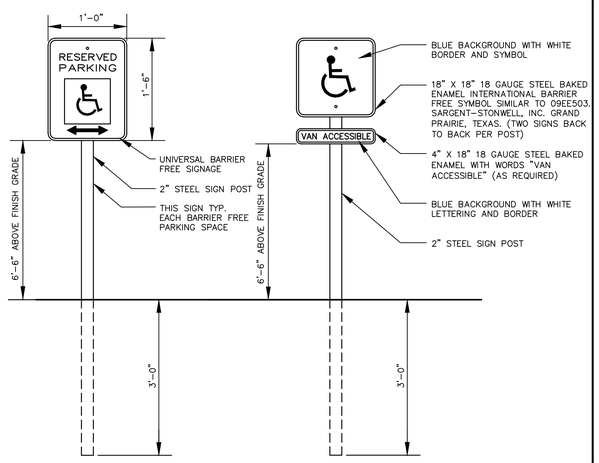
NOTES:
1. 4'-0" I.D. TYPICAL. SOME STRUCTURES MAY REQUIRE LARGER I.D. PROVIDE SHOP DRAWINGS.
2. DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.
3. PIPE SIZES AND INVERTS AS NOTED ON PLANS.
4. CATCH BASIN FRAME AND GRATE TO BE EAST JORDAN IRON WORKS MODEL 5250 IN SUMP OR VANE GRATE MODEL 5370 ON 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.

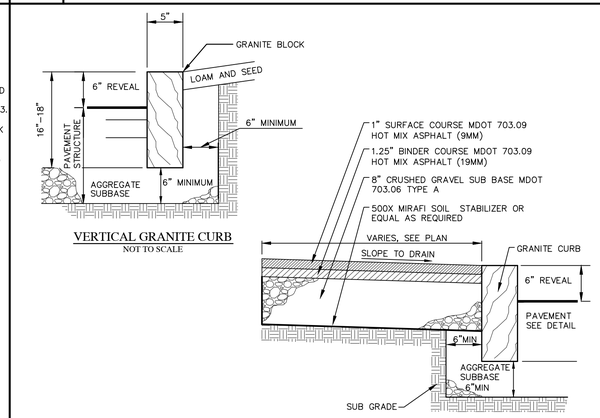


NOTES:
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPE SHALL BE 1.5% (1% MIN).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED 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.

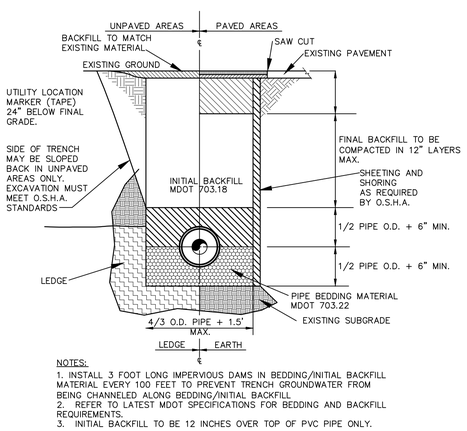
D TIP DOWN SIDEWALK RAMP
N.T.S.



E BARRIER FREE PARKING SIGN DETAIL
N.T.S.

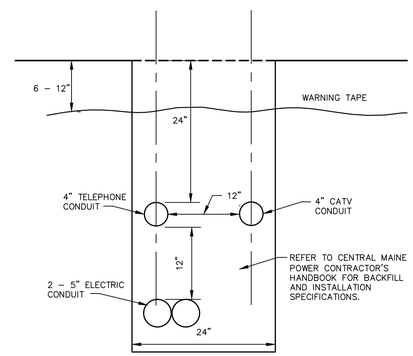


F CURBING DETAILS
N.T.S.

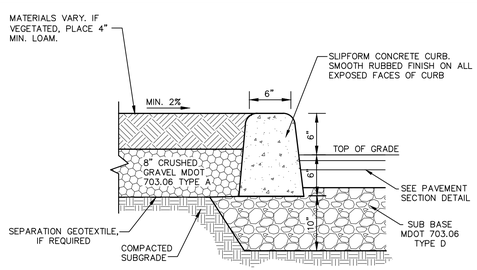


NOTES:
1. INSTALL 3 FOOT LONG IMPERVIOUS DAMS IN BEDDING/INITIAL BACKFILL MATERIAL EVERY 100 FEET TO PREVENT TRENCH GROUNDWATER FROM BEING CHANNELED ALONG BEDDING/INITIAL BACKFILL
2. REFER TO LATEST MDOT SPECIFICATIONS FOR BEDDING AND BACKFILL REQUIREMENTS.
3. INITIAL BACKFILL TO BE 12 INCHES OVER TOP OF PVC PIPE ONLY.

G TYPICAL PIPE TRENCH DETAIL
N.T.S.

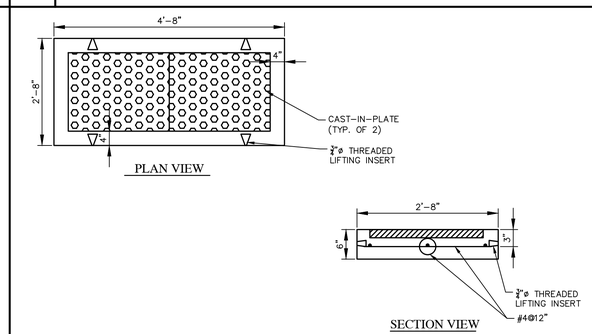


H UTILITY TRENCH
N.T.S.



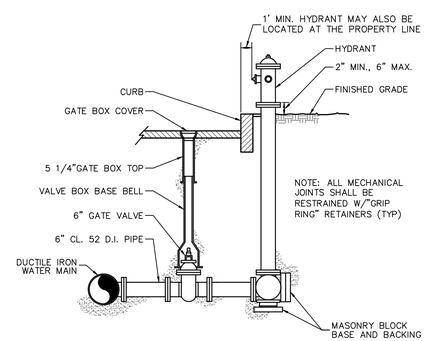
NOTES:
1. CONCRETE SHALL BE CAST-IN-PLACE 5000 PSI W/FIBER REINFORCEMENT.
2. APPLY MEDIUM BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAVEL.
3. PROVIDE 1-1/2" DEEP TOOLED CONTROL JOINT PERPENDICULAR TO WALK AT 5' O.C.
4. PROVIDE EXPANSION JOINT AT 20' INTERVALS ON SIDEWALK ONLY.
5. PROVIDE ISOLATION 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

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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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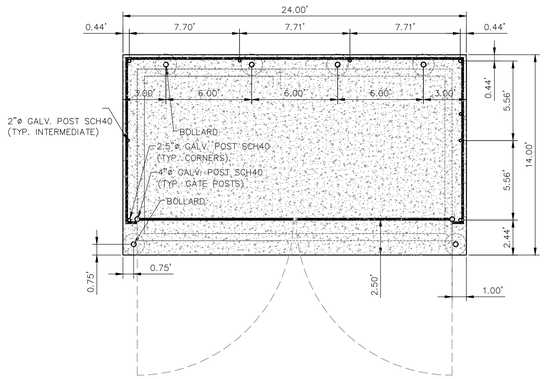
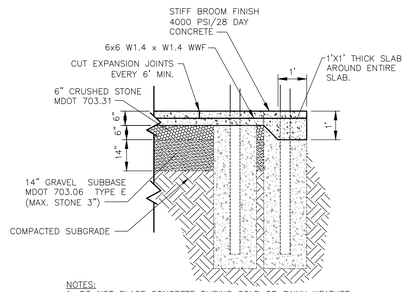


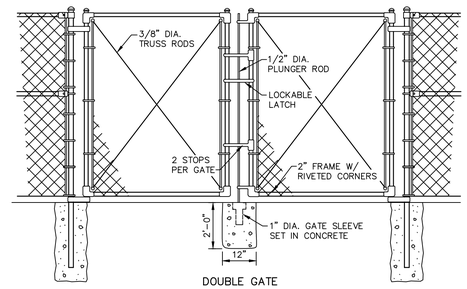
NOTE:
FENCE GATE TO BE DESIGNED BY FENCE INSTALLER. COORDINATE WITH OWNER.

DUMPSTER ENCLOSURE LAYOUT
NOT TO SCALE

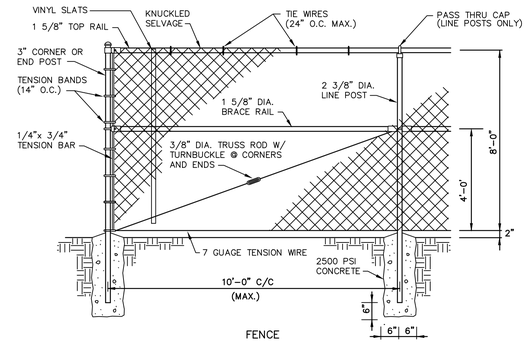


NOTES:
1. DO NOT PLACE CONCRETE DURING COLD OR RAINY WEATHER CONDITIONS.
2. CONTRACTOR MAY USE PRE-CAST CONCRETE BOLLARDS.

CONCRETE DUMPSTER PAD
NOT TO SCALE

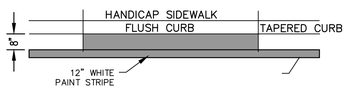


DOUBLE GATE

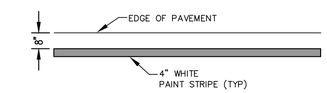


FENCE

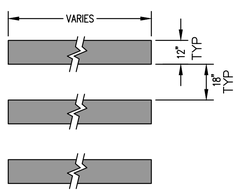
A DUMPSTER DETAILS
N.T.S.



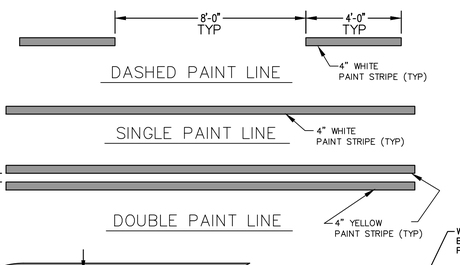
SINGLE WHITE HANDICAP LINE



SINGLE WHITE EDGE LINE



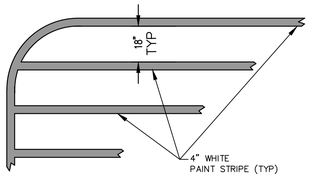
PEDESTRIAN CROSSWALK



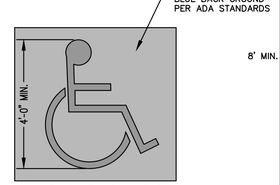
DASHED PAINT LINE

SINGLE PAINT LINE

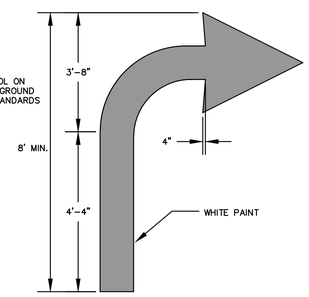
DOUBLE PAINT LINE

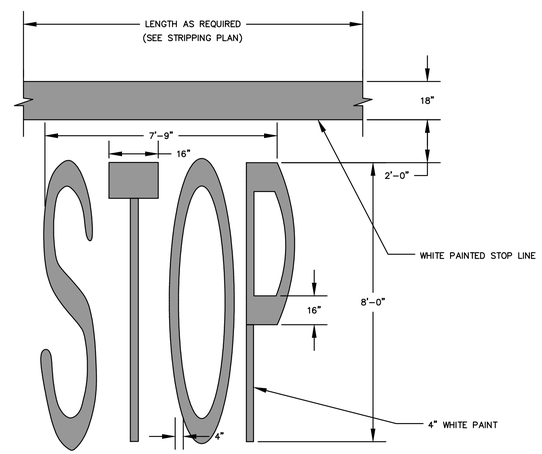


STRIPED AREA

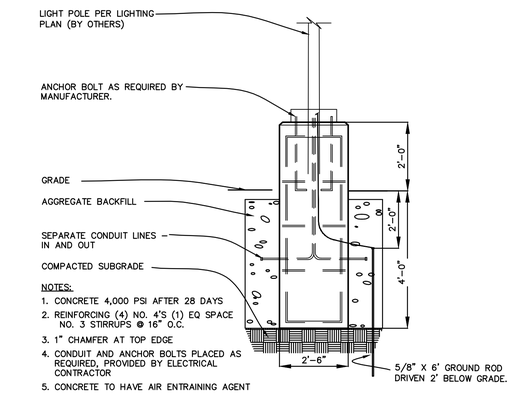


HANDICAP SYMBOL



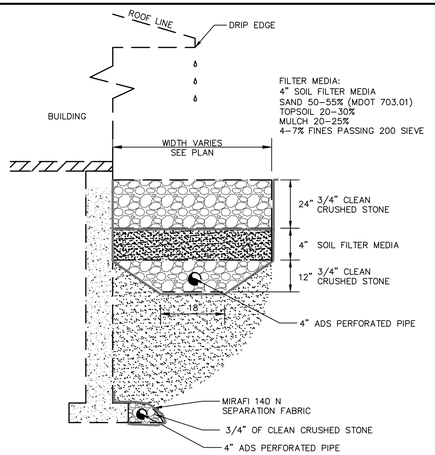


B PAVEMENT MARKINGS
N.T.S.



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

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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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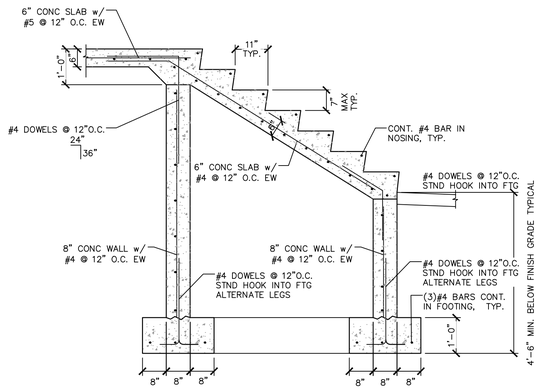
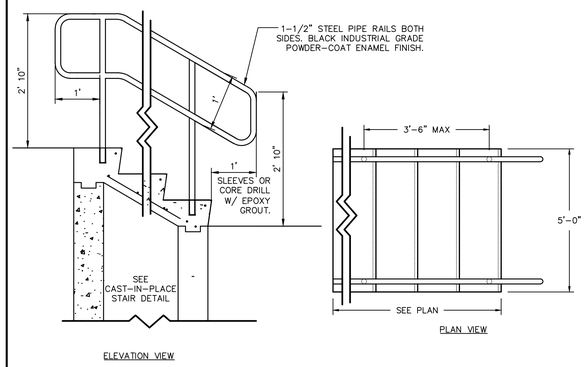


NOTES:
1. DIMENSIONS SHOWN ARE TYPICAL.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL

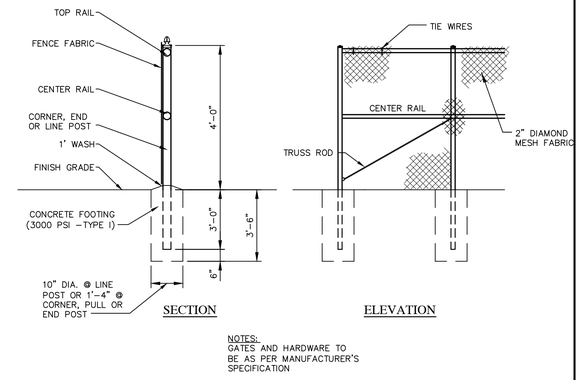
A CAST-IN-PLACE CONCRETE STAIR DETAIL
N.T.S.



ELEVATION VIEW

PLAN VIEW

B HANDRAIL DETAIL
N.T.S.

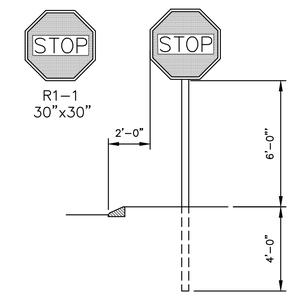


SECTION

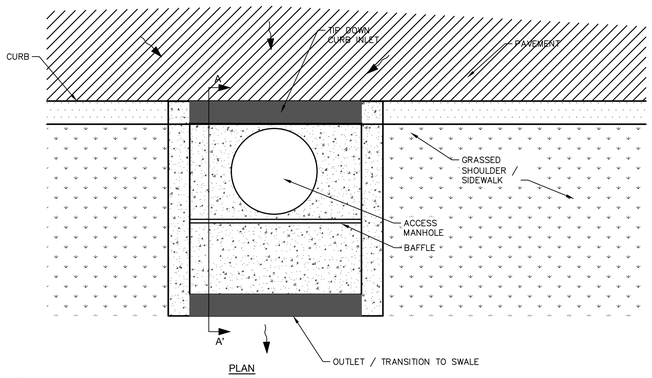
ELEVATION

NOTES:
GATES AND HARDWARE TO
BE AS PER MANUFACTURER'S
SPECIFICATION

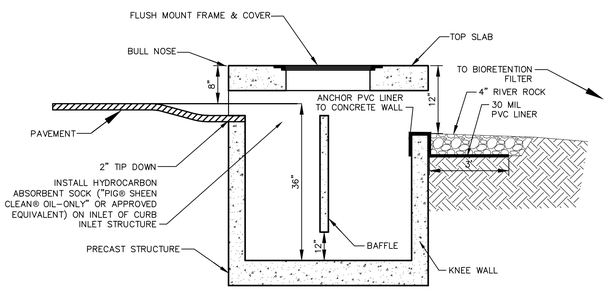
C CHAIN LINK FENCE DETAIL
N.T.S.



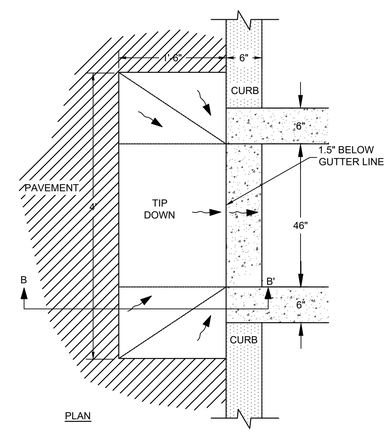
D STOP SIGN INSTALLATION
N.T.S.



PLAN



SECTION A-A'



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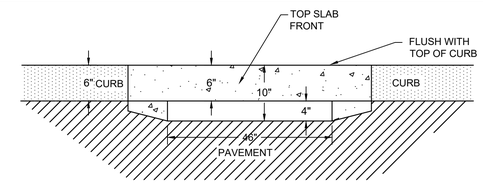
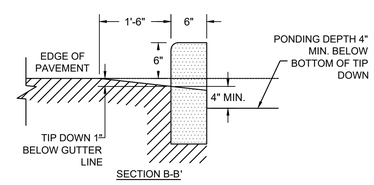


FRONT VIEW



SECTION B-B'

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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X:\LAND PROJECTS\3593 CAPTAINS WAY\DWG\3593 COV-DET.DWG, C9 DETAILS, 4/21/2020 2:06 PM, ROB

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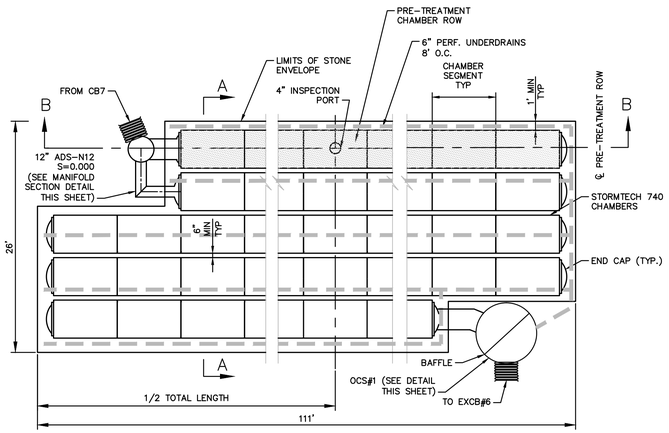
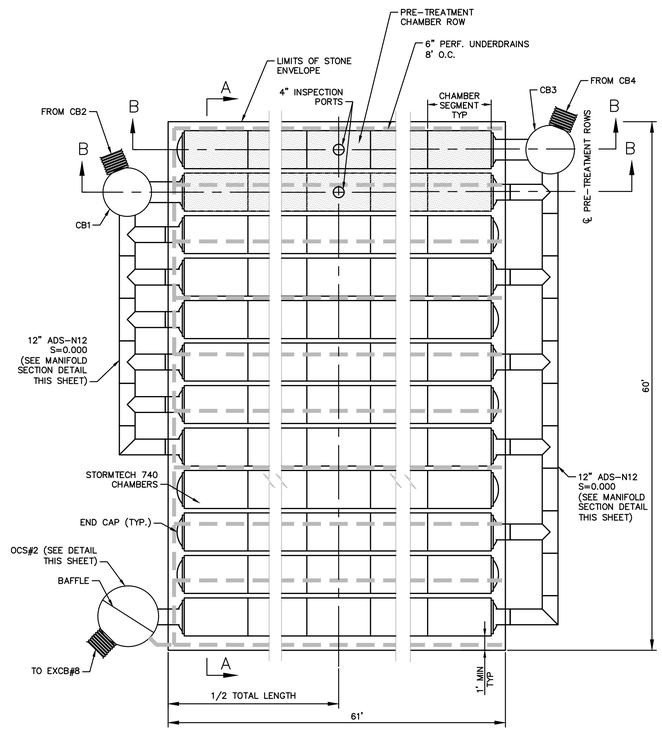
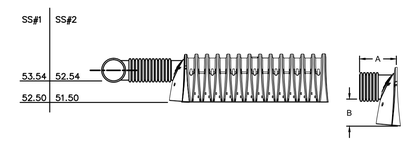


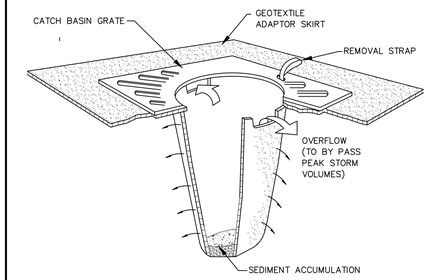
A SUBSURFACE SAND FILTER SS#1 - PLAN VIEW
N.T.S.



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]

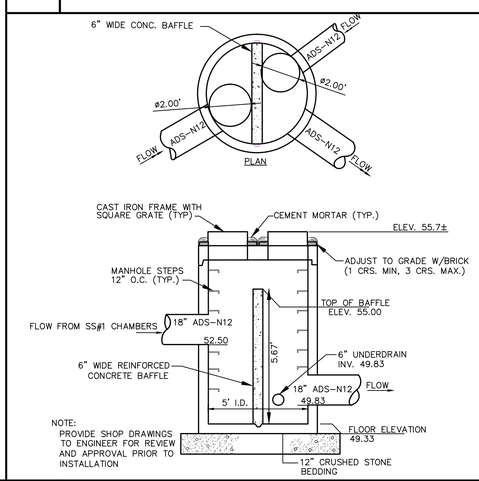


NOTES:
1. CATCH BASIN PROTECTION TO BE "SILTSACK" (BY ACF ENVIRONMENTAL) OR "STREAM GUARD" (BY FOSS ENVIRONMENTAL SERVICES).

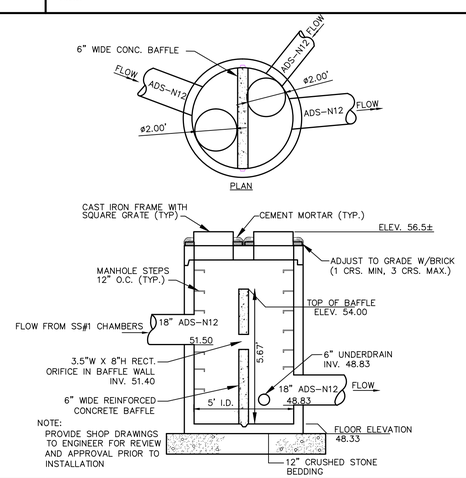
2. INSERT TO BE EMPTIED IN AN APPROVED MANNER WHEN IT IS 1/2 FULL OF SEDIMENT.

3. INSPECT INSERT AFTER ALL RAINFALL EVENTS, REPAIR AND MAINTAIN AS REQUIRED.

C MANIFOLD SECTION
N.T.S.

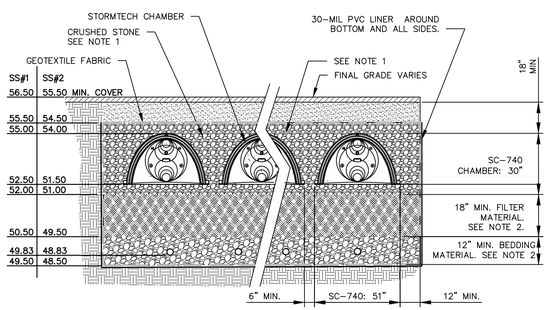


D TEMPORARY INLET PROTECTION DETAIL
N.T.S.



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.

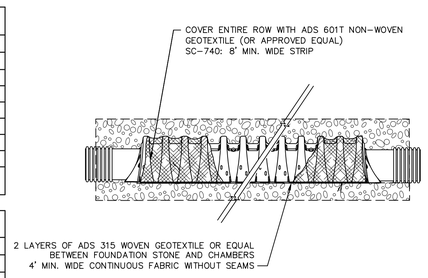
C. CROSS SECTIONS DETAIL THE REQUIREMENTS NECESSARY TO SATISFY THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS USING STORMTECH CHAMBERS.

D. STORMTECH CHAMBERS SHALL MEET ASTM F 2418–05 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".

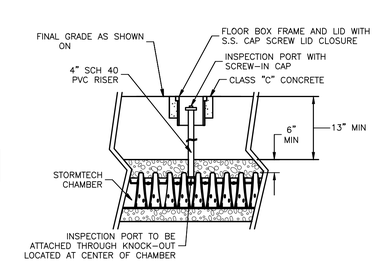
7. INVERT AND SIZING INFORMATION PROVIDED IN DETAILS ON THIS SHEET.

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.

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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:
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: 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 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.

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 WITH 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

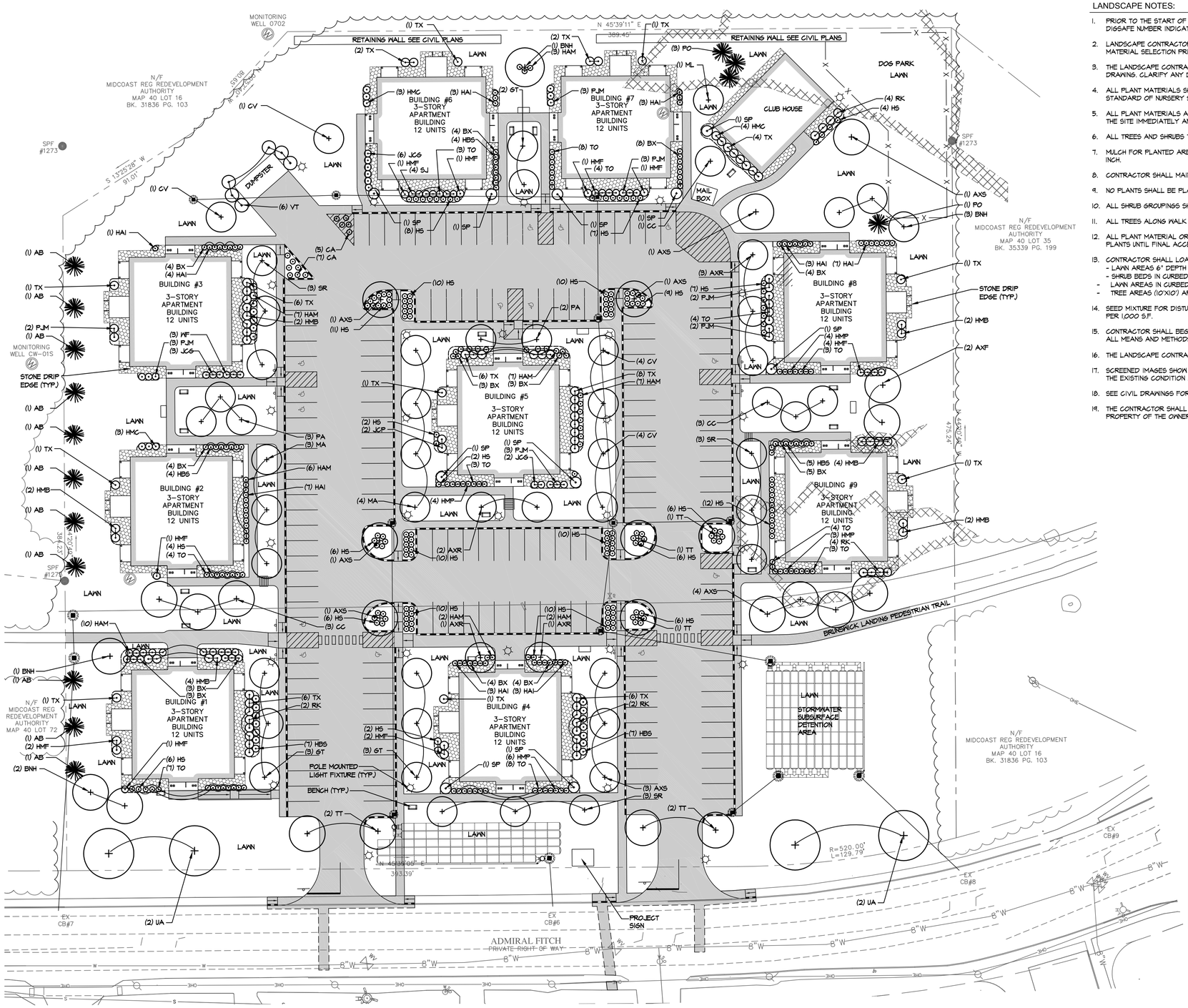
OWNER: APARTMENTS AT BRUNSWICK LANDING, LLC
40 FARM GATE ROAD, FALMOUTH, ME 04105

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	

X:\LAND PROJECTS\3593 CAPTAINS WAY\DWG\3593 COV-DET.DWG, C11 EROSION, 4/21/2020 2:06 PM, ROB



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

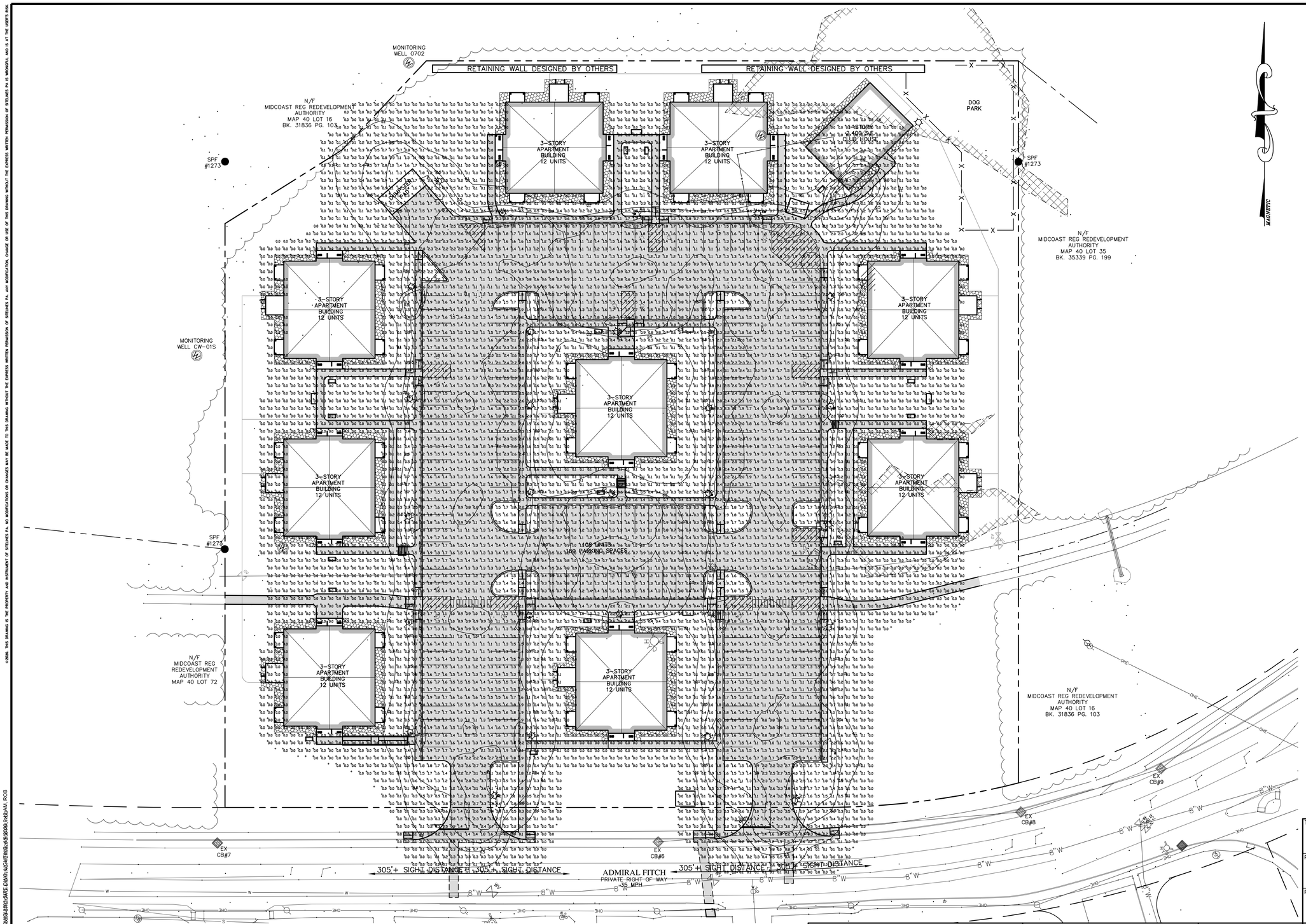
CLIENT:
SITELINES
119 PURINTON STREET, SUITE A, BRUNSWICK, MAINE 04011

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



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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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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X:\CLIENDT\PROJECTS\3593\SITE\DRAWINGS\BASE\SITE\3593-SITE-ENVIRO.dwg\CHRYTRNO\cynfr\8/26/2020 2:16:00 AM PDT

From:	Jared Woolston
To:	Laurel Margerum
Subject:	FW: Apartments at Brunswick Landing Construction Sequence [3593}
Date:	Friday, July 24, 2020 2:41:59 PM
Attachments:	Construction Sequence 7-24-20.pdf image002.png

Jared Woolston, AICP
Town Planner
Town of Brunswick
85 Union Street
Brunswick, ME 04011

(207) 725-6660, ext. 4022 (v)
(207) 725-6663 (f)
jwoolston@brunswickme.org
www.brunswickme.org

From: Curtis Neufeld <cneufeld@sitelinespa.com>
Sent: Friday, July 24, 2020 1:47 PM
To: Jared Woolston <jwoolston@brunswickme.org>
Subject: Apartments at Brunswick Landing Construction Sequence [3593}

Jared,

As discussed, I have prepared the following proposed construction sequence for the Apartments at Brunswick Landing. Let's touch base on this and Appendix D when you get in.

As discussed, it is the intent to construct the site in its entirety in approximately 12 months. The sequence below demonstrates that each building can be made ready with appropriate parking and access.

Below is the proposed construction sequence that demonstrates the parking areas that would be constructed with the buildings to make sure there sufficient spaces for the apartments ready for occupancy. It is based on 18 spaces minimum per building (1 space per 1 BR, 2 spaces per 2BR).

PRIOR TO CONSTRUTION OF BUIDLINGS:

Install temporary walks for pedestrian detour (stone dust surface) as shown on attached plan. This detour will be maintained until the site is sufficiently complete to allow through use by pedestrians.
Install sediment & erosion control BMPs
Clear and grub site
Complete Earthwork
Install Water Main, hydrants, stubs to buildings
Install Sewer Main, Stubs to buildings
Install Drainage Area A, Catch basins, storm drain pipe, Large subsurface system

Install Loop 'road' to Base Gravels

Construct Buildings as follows:

Building	Required Spaces	Parking Area	Provided Spaces
4	18	A	26
9	18	B	30
8	18		
Parking Subtotal	54		56
6	18	C	31
7	18	D	21
Parking Subtotal	90		108
3*	18		
Parking Subtotal	108		108
5	18	E	15
2	18	F	24
Parking Subtotal	144		147
1	18	G	22
Parking Total	162		169

*Install Drainage Area B, CB, small subsurface system

The dumpster location will be installed with eh first apartment building. The club house will constructed no later than the fifth building.
Sidewalks will be constructed with each building as appropriate.
Lighting will be installed with the building and parking groups. Landscaping will be installed at that time, weather permitting, or when appropriate planting weather returns.

Please feel free to contact me with any questions.

Regards
Curt

Curtis Y. Neufeld
Vice President

Sitelines PA
119 Purinton Road, Suite A

Brunswick Landing
Brunswick, ME 04011
(207) 725-1200 x18

SITELINES
Civil Engineers • Land Surveyors
www.Sitelinespa.com

SIGN LEGEND:

STOP — R1-1 (24"x24") [1]

RESERVED PARKING (VAN ACCESSIBLE) — R7-8 (12"x18") R7-8A (12"x6") [2]

RESERVED PARKING — R7-8 (12"x18") [3]

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.

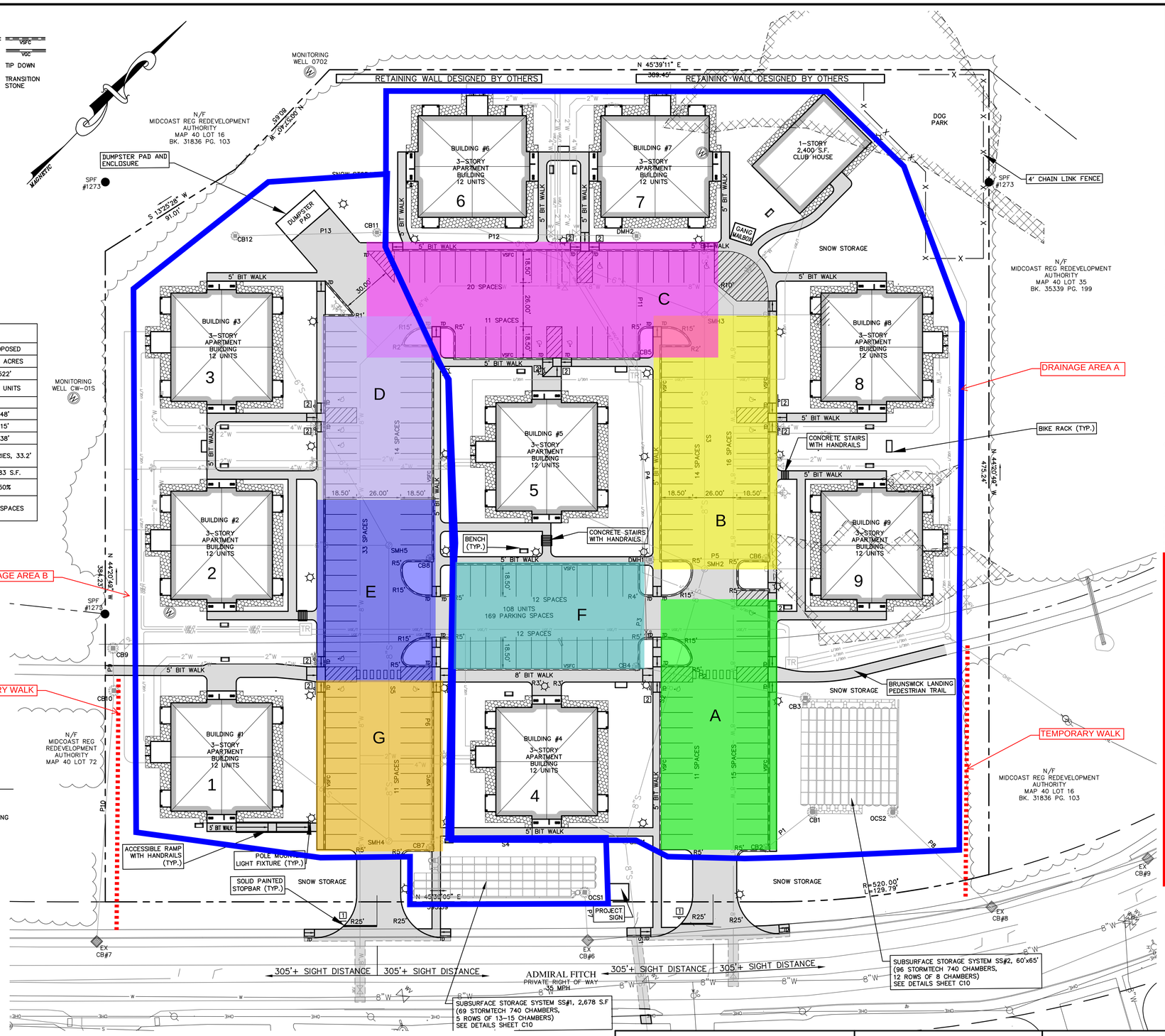
GROWTH–MIXED USE 7 ZONING DISTRICT (GM7)			
ZONING STANDARD	REQUIRED (GM7)	REQUIRED (CDP)	PROPOSED
MIN. LOT SIZE:	N/A	N/A	5.69 ACRES
MIN. LOT WIDTH:	N/A	N/A	522'
MAX. RESIDENTIAL DENSITY	24 UNITS PER ACRE	24 UNITS PER ACRE = 136.6 UNITS	108 UNITS
YARD DEPTH:			
FRONT:	0'	15'*	48'
REAR:	0'	0'	15'
SIDE:	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

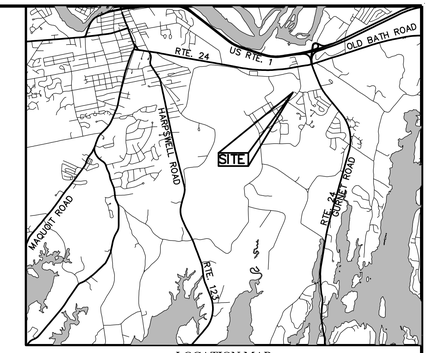
APPROVAL
TOWN OF BRUNSWICK PLANNING BOARD

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.

Building	Required Spaces	Parking Area	Provided Spaces
4	18	A	26
9	18	B	30
8	18		
Parking Subtotal	54		56
6	18	C	31
7	18	D	21
Parking Subtotal	90		108
3	18		
Parking Subtotal	108		108
5	18	E	15
2	18	F	24
Parking Subtotal	144		147
1	18	G	22
Parking Total	162		169

2.	05–15–20	SUBMITTED TO MDEP FOR APPROVAL	MCA
1.	04–21–20	SUBMITTED FOR SKETCH PLAN REVIEW	CYN

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
	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

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

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

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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X:\LAND PROJECTS\3593\CAPTAINS WAY\DWG\3593-SITE.DWG, C3 SITE, 4/21/2020 2:06 PM, RCB

Town of Brunswick, Maine

DEPARTMENT OF PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Planning Board

FROM: Matt Panfil, AICP CUD, Director of Planning & Development

DATE: July 28, 2020

SUBJECT: Public Hearing – Zoning Ordinance Update – Conditional Use Permit Review Criteria

I. INTRODUCTION:

At the direction of the Town Council, the Planning Board held a workshop on July 14, 2020 to review potential Zoning Ordinance text amendments pertaining to *Section 5.2.2 – Conditional Use Permit, Subsection B – Criteria for Approval* of the Town of Brunswick Zoning Ordinance. The need to evaluate the language of the conditional use permit review criteria was identified due to recent applications demonstrating that depending on the context of the proposed use, the zoning ordinance language is often at odds with the intent.

For example, within the Growth Mixed-Use 3 (GM3) Zoning District, an application for a conditional use permit for a financial institution may generate more vehicular traffic than an existing use, such as an office, within 300 feet of the subject property and therefore not meet the review criteria. Whereas the same proposed financial institution may generate less traffic than a retail store and therefore meet the review criteria. Both the office and retail store are permitted by right within the GM3 Zoning District, but the outcome of the conditional use permit application will vary based on its proximity to either of the permitted uses.

At the Planning Board workshop, the Planning Board supported the overall idea of revising the review criteria language and expressed satisfaction with the proposed amendments to Criteria 2, 3, and 4 due to vague language such as "significantly more" and the fact that they may lead to situations similar to the above example.

The Planning Board suggested staff reevaluate the proposed amendment to Criteria 5 due to its vagueness and redundancy. In response, staff has prepared different options for the Planning Board to review prior to making a recommendation to the Town Council.

II. PROPOSED TEXT AMENDMENTS

New Text in **Bold Underline**
Deleted Text in ~~Strikethrough~~

B. Criteria for Approval

The following Criteria shall be applied, by the Planning Board when considering an application for a Conditional Use Permit. The burden of proof of compliance with these standards rests with the applicant.

(1) The proposed structure and site design comply with all standards of this Ordinance applicable to the zoning district and any overlay district within which the property is located.

(2) ~~The proposed use will not create significantly more vehicular traffic by patrons, residents, or suppliers than the uses and structure currently within 300 feet of the proposed use or structure that generates the most vehicular traffic.~~

The volume and type of traffic to be generated will not:

a. Be greater than would occur from any uses designed as permitted within the same zoning district;

b. Result in hazardous or unsafe conditions for pedestrians or cyclists; and

c. Impede emergency vehicles as determined by public safety officials.

(3) The proposed use will not operate or require deliveries earlier in the morning, or later at night, than ~~the uses and structures currently within 300 feet of the proposed use or structure that operate earliest in the morning and latest at night.~~ **would occur at any use permitted by right within the same zoning district.**

(4) The proposed use shall not create ~~any more~~ adverse impacts **as a result of noise, vibrations, glare, fumes, odor, dust, or other airborne contaminants** on any ~~current~~ use or structure within 300 feet of the lot on which the proposed use or structure would be located.

CRITERIA 5 – OPTION 1 – DELETE AND DO NOT REPLACE

(5) ~~The application shall further the planning goals of the adopted Town of Brunswick 2008 Comprehensive Plan, as amended, including but not limited to the planning goals for the Planning Area (Appendix A – Planning Areas) in which the property is located.~~

CRITERIA 5 – OPTION 2 – COMPATIBILITY WITH TOWN PLANS (SIMPLIFIED)

(5) ~~The application shall further the planning goals of the adopted Town of Brunswick 2008 Comprehensive Plan, as amended, including but not limited to the planning goals for the Planning Area (Appendix A – Planning Areas) in which the property is located.~~

The proposed use is not contrary to the objectives of the current Comprehensive Plan or any other plan adopted by the Town Council.

CRITERIA 5 – OPTION 3 – MUNICIPAL UTILITIES AND SERVICES

(5) ~~The application shall further the planning goals of the adopted Town of Brunswick 2008 Comprehensive Plan, as amended, including but not limited to the planning goals for the Planning Area (Appendix A – Planning Areas) in which the property is located.~~

The proposed use shall not result in an adverse impact on the capacity of existing or planned municipal services, utilities, or other necessary facilities.

III. ACTION REQUESTED

Pursuant to *Section 5.2.11 – Ordinance Text or Map Amendment* of the Zoning Ordinance:

C. The Planning Board shall prepare a written recommendation to the Town Council. In making its recommendation, the Board shall review whether the requested amendment is compatible with the Planning Area (as listed in Appendix A) in which the zoning district is located and Brunswick 2008 Comprehensive Plan, as amended. The written recommendation shall include draft zoning language and/or draft zoning map change.

IV. ATTACHMENTS

A. Various Maine municipalities' Conditional Use Permit review criteria
B. American Planning Association Planning Advisory Service QuickNotes No. 41 – Conditional Uses
C. Email from Leah B. Rachin, attorney with DrummondWoodsum, dated July 9, 2020

ATTACHMENT A

REVIEW OF TOWN OF BRUNSWICK CONDITIONAL USE PERMIT CRITERIA FOR APPROVAL

I. SUMMARY OF FINDINGS

In review of conditional use permit criteria for approval in other Maine municipalities, staff identified several common themes. Although the language may differ, the common purposes of many of the criteria include, but are not limited to:

- Compatibility with the site and surrounding neighborhood (aesthetics and uses).
- Compliance with M.R.S.A. and municipal code, including nuisance, performance, and zoning standards.
- Compliance with the Comprehensive Plan.
- Limiting adverse impact on public facilities, services, and utilities.
- Limiting adverse economic impact on surrounding neighborhood.
- Limiting adverse impact on vehicular traffic.
- Protecting public health and safety.
- Protecting natural resources and preventing environmental degradation.
- Protecting historic and cultural resources.

TOPSHAM

Section 255-67 Conditional use permit.

F. Standards for a conditional use permit. An applicant who seeks a conditional use permit shall submit to the appropriate board adequate evidence, which will become part of the record, illustrating the proof required by this section. The board shall review the application in concert with all of the evidence submitted by the applicant, and shall make specific factual findings that the following are met:

(1) The use is compatible with and similar to the general categories of uses of neighboring properties.

(2) The use is compatible with the Comprehensive Plan and the anticipated future development of the neighborhood.

(3) The anticipated traffic for the proposed development will not cause an adverse negative impact on the neighborhood surrounding the proposed development.

(4) There will be no noise, dust, odor, vibration or smoke generated by the use that will adversely affect neighboring properties or the Town in general.

(5) The physical characteristics of the site, including location, slope, soils, drainage and vegetative cover, are suitable for the proposed use.

(6) The use will not constitute a public or private nuisance.

(7) Any other requirements and applicable provisions of this Code, as deemed necessary, are met.

G. Conditions attached to conditional uses.

(1) Upon consideration of the factors listed above, the Board of Appeals or Planning Board may attach such conditions, in addition to those required in this chapter, that it finds necessary to further the purposes of this chapter. Violation of any of these conditions shall be a violation of this chapter. Such conditions may include, but are not limited to, specification for: type of vegetation; included setbacks and yards; specified sewage disposal and water supply facilities; landscaping and planting screens; period of operation; operations controls; professional inspection and maintenance; sureties; deed restrictions, restrictive covenants; locations of piers, docks, parking and signs; type of construction; or any other conditions necessary to fulfill the purposes of this chapter.

(2) In evaluating each application, the Board may request the assistance of the County Soil and Water Conservation District state or federal agency or consultant which can provide technical assistance.

FALMOUTH

Section 19-119 Conditional Uses

Conditional uses may be granted by the Board of Appeals after considering the characteristics and location of the proposed use and of other properties in the surrounding neighborhood, provided that the petitioner shall submit to the Board statements in writing, which may be accompanied by diagrams or photographs which shall become part of the record of such petitions, demonstrating that the proposed use:

a. will meet the definition and specific requirements set forth in this Ordinance for such particular use:

b. will be compatible with the general character of the neighborhood with regard to design, scale, and bulk of proposed structures;

c. will not have a significant detrimental effect on the use and peaceful enjoyment of abutting property as a result of noise, vibrations, fumes, odor, dust, light or glare.

d. will not have a significant adverse effect on adjacent or nearby property values;

e. will not have a significant adverse impact on water views from adjacent and nearby properties and public right of ways; [Adopted 7/24/06]

f. will not result in significant hazards to pedestrian or vehicular traffic or significant traffic congestion;

g. will not result in significant fire danger;

h. will not result in significant flood hazards or flood damage, drainage problems, ground or surface water contamination, or soil erosion;

i. will be served adequately by, but will not overburden, existing public services and facilities, including fire protection services, sanitary sewers, roads, water and storm drainage systems.

j. upon a showing that a proposed use is a conditional use in the district where it is to be located, a conditional use permit shall be granted unless the Board determines that the proposed use will not meet one of the standards set forth in paragraphs a. through i. of this subsection, or paragraphs a. through g. of subsection 19-123, due to unique or distinctive characteristics or effects associated with the proposed use or its location which differ substantially from the characteristics or effects which would normally occur from such a use in that district. [Adopted, 4/27/87.]

Section 204.1 – Planning Board

The Planning Board shall be responsible for conditional use reviews in accordance with this Ordinance. Where the Home Day Care Provider, Day Care Center or Child Care Center use is proposed and where that use requires approval of a conditional use, the requirements of Section 202.9, Home Day Care Provider, Day Care Center and Child Care Center Review, shall supersede all requirements below, except those of 204.5 Notice of Conditional Use Application. An applicant who seeks a use by conditional use shall submit to the Board diagrams or photographs, which become part of the record, illustrating the proof required by this section. He/She must prove the following:

A. Certain Requirements Met. That the use requested meets the dimension, parking, loading, and sign requirements of this Ordinance. Otherwise, the applicant must also request an appropriate variance. Applications for conditional use permits must also meet the standards of subdivision or site review, depending on the applicability of the application.

B. Value. That the use requested will not significantly devalue abutting property or property across public or private way. In making its determination, the Board shall take into consideration the type of structure proposed, the topography of the area, the market value of the surrounding real estate, the availability of utilities, traffic conditions, and other relevant factors.

C. Effects of Land Use. That the use granted will:

(1) Maintain safe and healthful conditions,

(2) Not cause water pollution, erosion, or sedimentation

(3) Not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat,

(4) Conserve shared tree cover and visual, as well as actual, access to water bodies,

(5) Not burden on-site septic or off-site waste disposal,

(6) Not burden existing public ways.

D. Performance Standards. That the use granted is compatible with adjacent land uses and that it meets the following performance standards:

(1) Landscape Environment and Enhancement. The landscape must be preserved in its natural state insofar as practicable. It must be designed so as to stabilize the slopes and buffer the site, where necessary,

(2) Surface Water Drainage. Surface water drainage must not have an adverse effect on surrounding properties, downstream water quality, soil stability, or the storm drainage system,

(3) Water, Air, Soil Pollution. The development will not cause unreasonable water, air, or soil pollution,

(4) Soil Integrity. The development will not cause unreasonable soil erosion or reduction in the capacity of the soil to hold water,

(5) Natural Environment. The development must not have an unreasonably adverse effect on a historic site or irreplaceable natural areas,

(6) Nuisance Factor. The development must not cause unreasonable noise, odors, dust, gas, fumes, smoke, light or other annoying or dangerous emissions,

(7) Special Features. Exposed storage areas, machinery installation, service and loading areas, and similar facilities must be set back, screened, or buffered so as to minimize any possible adverse effect on the surrounding uses,

(8) Vehicular Access. The site layout must provide for safe vehicular access and egress, including that for emergency vehicles,

(9) Parking and Circulation. The layout of vehicular and pedestrian traffic patterns must provide for safe interior circulation, separation of pedestrian and vehicular traffic, and storage of plowed snow and the parking shall comply with the parking requirements set forth in Section 505.1 A-D, regardless of whether the conditional use requires site plan review, and

(10) Public Services. The development must not impose an unreasonable burden on the water supply and sewage disposal systems, fire or police services, public ways, schools, recreational facilities, and other public services or facilities.

The applicant must present detailed information in the form of diagrams, photographs and drawings and such engineering data as deemed necessary by the Board. If the Board finds that the applicant can construct the building in such a manner as to not endanger the health or safety of the occupants, it shall grant him a building permit, subject to such condition as it deems necessary.

PORTLAND

Section 14-474. Conditional uses.

(c) Conditions for conditional uses:

2. *Standards.* The Board shall, after review of required materials, authorize issuance of a conditional use permit, upon a showing that the proposed use, at the size and intensity contemplated at the proposed location, will not have substantially greater negative impacts than would normally occur from surrounding uses or other allowable uses in the same zoning district. The Board shall find that this standard is satisfied if it finds that:

   a. The volume and type of vehicle traffic to be generated, hours of operation, expanse of pavement, and the number of parking spaces required are not substantially greater than would normally occur at surrounding uses or other allowable uses in the same zone; and

   b. The proposed use will not create unsanitary or harmful conditions by reason of noise, glare, dust, sewage disposal, emissions to the air, odor, lighting, or litter; and

   c. The design and operation of the proposed use, including but not limited to landscaping, screening, signs, loading, deliveries, trash or waste generation, arrangement of structures, and materials storage will not have a substantially greater effect/impact on surrounding properties than those associated with surrounding uses or other allowable uses in the zone.

(d) *Conditions on conditional use permits.* The board of appeals may impose such reasonable conditions upon the premises benefited by a conditional use as may be necessary to prevent or minimize adverse effects therefrom upon other property in the neighborhood. Such conditions shall be expressly set forth in the resolution authorizing the conditional use permit and in the permit. Violation of such conditions shall be a violation of this article.

CAPE ELIZABETH

Section 19-5-5. Conditional Use Permits

D. Standards for Conditional Use Approval

The Board shall, after review of required materials, authorize issuance of a conditional use permit, upon a showing that:

1. Any conditions prescribed for such conditional use will be satisfied;

2. The proposed use will not create hazardous traffic conditions when added to existing and foreseeable traffic in it vicinity;

3. The proposed use will not create unsanitary conditions by reason of sewage disposal, emissions to the air, or other aspects of its design or operation;

4. The proposed use will not adversely affect the value of adjacent properties;

5. The proposed site plan and layout are compatible with adjacent property uses and with the Comprehensive Plan; and

6. The design and external appearance of any proposed building will constitute an attractive and compatible addition to its neighborhood, although it need not have a similar design, appearance or architecture.

Upon a finding by the Board that all of these standards have been met, the Board shall authorize the issuance of a permit for such conditional use, but may impose such conditions upon the use as it deems necessary in order to assure that the foregoing objectives will be attained.

E. Conditions of Approval

The Board may attach conditions to its approval of a conditional use. These conditions may include, but are not limited to, such requirements as:

1. off-site street improvements

2. access restrictions

3. hours of use

4. buffering and screening

5. utility improvements

6. performance guarantees

Article VII. – Conditional Uses, Division 1. – Generally, Section 78-1240. – Standards

Before authorizing any conditional use, the planning board shall make written findings certifying that the proposed use is in compliance with the specific requirements governing individual conditional use and demonstrating that the proposed use meets the following standards:

(1) The proposed use will not result in significant hazards to pedestrian or vehicular traffic, on-site or off-site.

(2) The proposed use will not create or increase any fire hazard.

(3) The proposed use will provide adequate off-street parking and loading areas.

(4) The proposed use will not cause water pollution, sedimentation, erosion, or contamination of any water supply.

(5) The proposed use will not create unhealthful conditions because of smoke, dust or other airborne contaminants.

(6) The proposed use will not create nuisances to neighboring properties because of odors, fumes, glare, hours of operation, noise, vibration or fire hazard or unreasonably restrict access of light and air to neighboring properties.

(7) The proposed use will provide adequate waste disposal systems for all solid and liquid wastes generated by the use.

(8) The proposed use will not adversely affect the value of adjacent properties.

(9) The proposed use will be compatible with existing uses in the neighborhood, with respect to the generation of noise and hours of operation.

(10) The applicant's proposal must include any special screening or buffering necessary to visually obstruct the subject property from abutting uses or to ensure the continued enjoyment of abutting uses.

(11) The applicant's proposal must adequately provide for drainage through and for preservation of existing topography within its location, particularly in minimizing any cut, fill, or paving intended.

(12) The applicant must be found to have adequate financial and technical capacity to satisfy the criteria in this section and to develop and thereafter maintain the proposed project or use in accordance with all applicable requirements.

Division 2. – Conditions

Section 78-1266. – Authority

ATTACHMENT A

Upon consideration of the standards listed in section 78-1240, the planning board may attach such conditions as it finds necessary to ensure compliance with those standards and all other applicable requirements of this chapter. Such conditions may include but are not limited to specifications for type of vegetation; increased setbacks and yards; specified sewage disposal and water supply facilities; landscaping and planting screens; hours of operation; operation controls; professional inspection and maintenance; sureties; location of piers, docks, parking and signs; and types of construction. Violation of any conditions of approval shall be a violation of this chapter.

SACO

Section 230-901 Conditional uses.

D. Standards for a conditional use permit. It is the applicant's burden to establish that the proposed use or activity meets each of the following standards:

(1) The proposed use will meet the definition and specific requirements set forth in this chapter and will be in compliance with applicable state or federal laws.

(2) The proposed use will provide adequate access to the site, and to the buildings on the site, for emergency vehicles and will not create firesafety hazards.

(3) The proposed exterior lighting will not create hazards to motorists traveling on adjacent public streets, is adequate for the safety of occupants or users of the site and will not damage the value and diminish the usability of adjacent properties.

(4) The provisions for buffers and on-site landscaping will provide adequate protection to neighboring properties from detrimental features of the development.

(5) The proposed use will not have a significant detrimental effect on the use and peaceful enjoyment of abutting property as a result of noise, vibrations, fumes, odor, dust, glare or other cause.

(6) The provisions for vehicular loading and unloading and parking and for vehicular and pedestrian circulation on the site and onto adjacent public streets will not create hazardous and unsafe conditions.

(7) The proposed use will not have a significant detrimental effect on the value of adjacent properties that could be avoided by reasonable modification of the plan.

(8) The design of the site will not result in significant flood hazards or flood damage and will be in conformance with applicable flood hazard protection requirements.

(9) Adequate provision has been made for disposal of wastewater and solid waste and for the prevention of ground or surface water contamination.

(10) Adequate provision has been made to control erosion or sedimentation.

(11) Adequate provision has been made to handle stormwater runoff and other drainage problems on the site.

(12) The proposed water supply will meet the demands of the proposed use and for fire protection purposes.

(13) Adequate provision has been made for the transportation, storage and disposal of hazardous substances and materials as defined by state law.

(14) The proposed use will not have an adverse impact on significant scenic vistas or on significant wildlife habitats that could be avoided by reasonable modification of the plan.

(15) The use will not cause unreasonable safety hazards for pedestrians, cyclists, and operators of motor vehicles and will not result in a decrease in level of service below LOS D at study area intersections or the project driveway during the design hour. (Levels of service are defined by the latest edition of the Highway Capacity Manual, published by the Transportation Research Board. The design hour is defined as the 30th highest hour of the year for the intersection.) However, at signalized intersections where the level of service is already below LOS D; or at signalized intersections predicted to drop below LOS D where physical improvements cannot be made to attain LOS D; or at unsignalized intersections where physical improvements cannot be made to improve the level of service to LOS D, and provided that warrants for a traffic signal are not met, or signal installation is not desirable, the Board may approve the application if it finds that an adequate level of safety can be attained through imposing conditions of approval such as upgrades in signalization, one-way driveways, prohibiting certain turning movements, construction of turning lanes, sidewalks, bicycle paths, or other improvements, or through a program of transportation demand management measures. [Amended 4-30-2007]

(16) Existing off-site ways and traffic facilities can safely and conveniently accommodate the increased traffic generated by the development as far away from the development as the effects of the development can be traced with reasonable accuracy.

E. Additional standards in Resource Protection, Saco River and Shoreland Areas. For conditional use permit applications within RP, SR, and SO Districts, the Planning Board, in addition to the standards for a conditional use permit shall find that the proposed conditional use: [Amended 6-6-2016]

(1) Will maintain safe and healthful conditions;

(2) Will not result in water pollution, erosion, or sedimentation to surface waters;

(3) Will adequately provide for the disposal of all wastewater;

(4) Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitats;

(5) Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters;

(6) Will protect archaeological and historic resources as in accordance with the Comprehensive Plan;

(7) Will not adversely affect existing commercial fishing or maritime activities in a Marine Business and Residential District;

(8) Will avoid problems associated with floodplain development and use;

(9) Is in conformance with the provisions of § 230-7A03, Land use standards; and

(10) If located in a structure, the structure is located in an approved subdivision and will not violate any other local ordinance or regulation or any state law which Saco is responsible for enforcing. [Amended 4-3-2002]

F. Conditions of approval. The Planning Board, and in the case of minor conditional uses the Planning Office, may attach such conditions, in addition to those required elsewhere in this chapter, that it finds necessary to further the purposes of this chapter. Violation of any of these conditions shall be a violation of this chapter. Such conditions may include, but are not limited to, specifications for: type of vegetation, specified sewage disposal and water supply facilities, landscaping and planting screens, period of operation, operational controls, professional inspection and maintenance, sureties, deed restrictions, restrictive covenants, type of construction, or any other reasonable conditions necessary to fulfill the purposes of this chapter. [Amended 6-6-2016]

SANFORD

Section 280-13-5. Standards for conditional use approval.

280-13-5.1 The Planning Board shall approve a conditional use application, or approve it with conditions, if it makes a positive finding, based on the information presented, that the proposed use, with any conditions attached, meets the following standards:

280-13-5.1.1 The proposed use will not place a burden on municipal services which, due to its location or the characteristics of the site or proposed development, is significantly greater than the burden that would result from similar uses in other situations;

280-13-5.1.2 The proposed use will not create hazards to vehicular or pedestrian traffic on the roads and sidewalks serving the proposed use as determined by the size and condition of such roads and sidewalks, lighting, drainage, intensity of use by both pedestrians and vehicles, and the visibility afforded to pedestrians and the operators of motor vehicles;

280-13-5.1.3 The proposed use will not cause water pollution, sedimentation, or erosion, contaminate any water supply or reduce the capacity of the land to hold water so that a dangerous, aesthetically unpleasant, or unhealthy condition may result;

280-13-5.1.4 The proposed use will not create unhealthful conditions because of smoke, dust, or other airborne contaminants;

280-13-5.1.5 The proposed use will not create nuisances to neighboring properties because of odors, fumes, glare, hours of operation, noise, vibration or fire hazard, or unreasonably restricted access of light and air to neighboring properties;

280-13-5.1.6 The proposed location for the use has no peculiar physical characteristics due to its size, shape, topography, or soils which will create or aggravate adverse environmental impacts on surrounding properties;

280-13-5.1.7 The proposed use has no characteristics that are atypical of the general category of use that will depreciate the economic value of surrounding properties; and

280-13-5.1.8 If located in the Shoreland Overlay Zone, the proposed use will not result in damage to spawning grounds, fish, aquatic life, bird and other wildlife habitat; will conserve shoreland vegetation; will conserve visual points of access to waters as viewed from public facilities; will conserve actual points of access to waters; will conserve natural beauty; and will avoid problems associated with floodplain development and use.

Section 280-13-6. Conditions of approval.

The Board may attach conditions to its approval of a conditional use. These conditions may include, but are not limited to, requirements such as:

280-13-6.1 Off-site street improvements to address impacts generated by the proposed conditional use.

280-13-6.2 Access restrictions.

280-13-6.3 Hours of use.

280-13-6.4 Buffering and screening.

280-13-6.5 Utility improvements.

280-13-6.6 Performance guarantees for off-site improvements.

LEWISTON

Appendix A – Zoning and Land Use Code, Article X. Conditional Uses, Section 3. Standards for conditional use permits.

A conditional use permit shall be granted by the board of appeals or planning board unless the board finds that the granting of the permit would violate one or more of the following standards:

(1) Neither the proposed use nor the proposed site upon which the use will be located is of such a character that the use will have significant adverse impact upon the value or quiet possession of surrounding properties greater than would normally occur from such a use in the zoning district. The board may not find that this standard is satisfied unless it finds that:

a. The size of the proposed use is comparable to surrounding uses; and

b. The amount and type of traffic to be generated, hours of operation, expanse of pavement, and the number of parking spaces are comparable to surrounding uses; and

c. The generation of noise, dust, odor, vibration, glare, smoke, litter and other nuisances is comparable to surrounding uses; and

d. The impact of the use on the quality and quantity of groundwater available to abutting properties is comparable to surrounding uses; and

e. Unusual physical characteristics of the site, including size of the lot, shape of the lot, topography, and soils, do not aggravate adverse impacts upon surrounding properties.

(2) Vehicular and pedestrian access to, into and within the site will be safe and will not be overburdened or create hazards because they are inadequate. The board may not find that this standard is satisfied unless it finds that:

a. Vehicular access to the site will be on roads which have adequate capacity to accommodate the additional traffic generated by the development.

1. Adequate capacity means that:

i. Intersections on major access routes to the site within one-half mile of any entrance road will function after development at a minimum at Level of Service C; or

ii. If they are functioning at a Level of Service D or lower prior to the development, the project will not reduce the current level of service.

2. The board of appeals or planning board may approve a conditional use permit for an application not meeting this requirement if the applicant demonstrates that:

i. A public agency has committed funds to construct the improvements necessary to bring the level of access to said standard, or

ii. The applicant will assume financial responsibility for the improvements necessary to bring the level of service to said standard and will guarantee the completion of the improvements within one year of approval of the permit.

b. The topography of the site shall permit the construction of all driveways, entrances or proposed streets to meet the standards of the City of Lewiston's Policy for the Design and Construction of Streets and Sidewalks.

c. Facilities are present to assure the safety of pedestrians passing by or through the site.

(3) Municipal or other facilities serving the proposed use will not be overburdened or create hazards because they are inadequate. The board may not find that this standard is satisfied unless it finds that:

a. The capacity of sewerage and water supply systems is adequate to accommodate the proposed use;

b. The capacity of the storm drainage system is adequate to accommodate the proposed use; and

c. The ability of the fire department to provide necessary protection services to the site and development is adequate.

(4) The soils on the proposed site shall have adequate capacity and stability to support all loadings, including fill, developed by the proposed use and the use will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water to the extent that a dangerous or unhealthy condition may result on the site or upon the land of abutters or the environment. In considering whether this standard is satisfied, the board shall take into account the elevation above sea level of the site and surrounding properties, its relation to flood plains, the slope and vegetation of the land and their effects on drainage.

(5) The scale and design of the proposed structures with respect to materials, scale and massing shall be compatible with existing structures within 500 feet of the site in areas where the existing structures are of a similar scale and architectural treatment.

Section 4. Additional standards in shoreland areas.

For conditional use permit applications in shoreland areas, the board of appeals or planning board shall grant the application only if it finds that the proposed use:

(1) Will not result in damage to spawning grounds, fish, aquatic life, bird and other wildlife habitat;

(2) Will conserve shoreland vegetation;

(3) Will conserve visual points of access to waters as viewed from public facilities;

(4) Will conserve actual points of public access to waters;

(5) Will conserve natural beauty; and

(6) Will avoid problems associated with floodplain development or use such as erosion, increased risk of flood damage to upstream properties or increased flood damage.

AUGUSTA

Part IV: Land Use, Section 300-603

E. Site plan review criteria applicable to conditional uses.

(1) Neighborhood compatibility. [The intent of this subsection is to encourage the applicant to design the proposal in consideration of the physical impact it will have on the immediate neighborhood (within 500 feet if the property is in the Urban Growth Area Districts and within 1,000 feet if the property is in the Planned Development and/or Rural Districts. Major Development, Major Subdivision, New Mineral Extraction License, Expansions of Renewal Mineral Extraction Licenses, and shooting ranges will have a 2,000 foot standard in the Planned Development and/or Rural Districts).] [Amended 2-21-2019 by Ord. No. 19-025]

a) Is the proposal compatible with and sensitive to the character of the site and neighborhood relative to:

1) Land uses;

2) Architectural design;

3) Scale, bulk and building height;

4) Identity and historical character;

5) Disposition and orientation of buildings on the lot; and

6) Visual integrity?

b) Are the elements of the site plan (e.g., buildings, circulation, open space and landscaping) designed and arranged to maximize the opportunity for privacy by the residents of the immediate area?

c) Will the proposal maintain safe and healthful conditions within the neighborhood? This criterion shall not be limited to the standards affecting safety and health as outlined in this chapter. Additional regulations may be found in the City of Augusta Code, as amended.

d) Will the proposal have a significant detrimental effect on the value of adjacent properties (which could be avoided by reasonable modifications of the plan)? In determining whether this criterion has been met, the Planning Board may require the applicant to submit an appraisal prepared by a State of Maine certified appraiser.

e) Will the proposal cause exterior queuing of vehicles or loitering of pedestrians which would have a negative impact on the surrounding neighborhood? [Added 4-20-2017 by Ord. No. 17-070]

(2) Plans and policies.

a) (Reserved)

(3) Traffic pattern, flow and volume.

a) Is the proposal designed so that the additional traffic generated does not have a significant negative impact on surrounding neighborhood?

b) Will safe access be assured by providing proper sight distance and minimum width curb cuts for safe entering and exiting? See City of Augusta Technical Standards Handbook.

c) Does the proposal provide access for emergency vehicles and for persons attempting to render emergency services?

d) Does the entrance and parking system provide for the smooth and convenient movement of vehicles both on and off the site? Does the proposal satisfy the parking capacity requirements of the City and provide adequate space suited to the loading and unloading of persons, materials and goods?

(4) Public facilities. Is the proposal served by utilities with adequate capacity or have arrangements been made for extension and augmentation of the following services:

a) Water supply (both domestic and fire flow);

b) Sanitary sewer/subsurface waste disposal system;

c) Electricity/telephone;

d) Storm drainage?

(5) Resource protection and environment.

a) If the proposal contains known sensitive areas such as erodible or shallow soils, wetlands, aquifers, aquifer recharge areas, floodplain or steep slopes (over 15%), what special engineering precautions will be taken to overcome these limitations?

b) Does the proposal conform to applicable local, state DEP and federal EPA air quality standards, including but not limited to odor, dust, fumes or gases which are noxious, toxic or corrosive, suspended solid or liquid particles, or any air contaminant which may obscure an observer's vision?

c) Does the proposal conform to applicable local, state DEP and federal EPA water quality standards, including but not limited to erosion and sedimentation, runoff control, and solid wastes and hazardous substances?

d) Will all sewage and industrial wastes be treated and disposed of in such a manner as to comply with applicable federal, state and local standards?

e) Shoreland and Wetland Districts. Will the proposal:

1) Maintain safe and healthful conditions;

2) Not result in water pollution, erosion, or sedimentation to surface waters;

3) Adequately provide for the disposal of all wastewater;

4) Not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;

5) Conserve shore cover and visual as well as actual points of access to inland and coastal waters;

6) Protect archeological and historic resources as designated in the 1988 Growth Management Plan;

7) Avoid problems associated with floodplain development and use; and

8) Conform with the provisions of § 300-528, Special standards applicable to shoreland areas?

(6) Performance standards.

a) Does the proposal comply with all applicable performance and dimensional standards as outlined in this chapter?

b) Can the proposed land use be conducted so that noise generated shall not exceed the performance levels specified in Part 5, Performance Standards, of this chapter? Detailed plans for the elimination of objectionable noises may be required before the issuance of a building permit.

c) If the proposal involves intense glare or heat, whether direct or reflected, is the operation conducted within an enclosed building or with other effective screening in such a manner as to make such glare or heat completely imperceptible from any point along the property line? Detailed plans for the elimination of intense glare or heat may be required before issuance of a building permit. Temporary construction is excluded from this criterion.

d) Is the exterior lighting, except for overhead streetlighting and emergency warning or traffic signals, installed in such a manner that the light source will be sufficiently obscured to prevent excessive glare on public streets and walkways or into any residential area?

e) Does the landscaping screen the parking areas, loading areas, trash containers, outside storage areas, blank walls or fences and other areas of low visual interest from roadways, residences, public open space (parks) and public view?

f) Are all the signs in the proposal in compliance with provisions of this chapter?

(7) Financial and technical ability.

a) Does the applicant have adequate technical ability to meet the terms of this chapter?

b) Does the applicant have adequate financial ability to construct the development in compliance with the terms of this chapter?

(8) It is incumbent upon the Planning Board to approve the application unless it makes one or more negative written findings with respect to the above applicable criteria. All decisions of the Planning Board shall be accompanied by a written statement that sets forth the precise reasons why the findings were made. Once a decision is made, the Planning Board shall inform, in writing, the applicant and the Code Enforcement Officer of its decision and its reasons therefor. Upon notification of the decision of the Planning Board, the Code Enforcement Officer, as instructed, shall immediately issue, issue with conditions prescribed by the Planning Board, or deny a conditional use permit.

F. Conditions attached to conditional uses. Upon consideration of the criteria listed above, the Planning Board may attach such conditions, in addition to those required elsewhere in this chapter, that it finds necessary to further the purposes of this chapter. Violation of any of these conditions shall be a violation of this chapter. Such conditions may include, but are not limited to, specifications for type of vegetation; increased setbacks and yards; specified sewage disposal and water supply facilities; landscaping and planting screens; period of operation; operational controls (including noise and odor control); professional inspection and maintenance; sureties; deed restrictions; restrictive covenants; locations of facilities; type of construction; or any other conditions necessary to fulfill the purposes of this chapter.

ATTACHMENT B

QUICKNOTES

Planning fundamentals for public officials and engaged citizens

*This PAS **QuickNotes** was prepared by Jennifer M. Porter, partner at Gibbons P.C. Porter's practice focuses on development, zoning, land use, planning, and related permitting issues.*

CONDITIONAL USES

The ability to regulate certain uses as conditional uses under a zoning ordinance is an important tool for public officials because it gives them flexibility while still ensuring that the use is and will remain in harmony with the purposes and intent of the zoning ordinance.

WHAT IS A CONDITIONAL USE?

A conditional use is a use that is permitted subject to compliance with a set of conditions or requirements set forth in the zoning ordinance. The conditions are designed to ensure that the use is in harmony with both the purposes section of the zoning ordinance and the specific requirements for that use detailed in the zoning ordinance, and that it will not adversely affect the neighborhood if such requirements or conditions are met. The terms "conditional use," "special use," "special exception use," and "special permit" are used interchangeably, but the types of uses that are regulated as conditional uses and the board(s) in charge of administering the conditional use review process vary from jurisdiction to jurisdiction.

WHY ARE CONDITIONAL USES IMPORTANT?

The ability to regulate certain uses as conditional uses under a zoning ordinance is an important tool for public officials because it gives them flexibility while still ensuring that the use is and will remain in harmony with the purposes and intent of the zoning ordinance. Public officials can permit uses that might otherwise not be allowed in certain zoning districts by carefully crafting a set of conditions or requirements that must be met in addition to the general zoning criteria. Conditional uses are also important to applicants and the public alike because they allow for a greater variety of and diversity among uses. In most jurisdictions, property owners affected by a zoning provision creating or eliminating a conditional use have the ability to comment at the time such provision is adopted or amended. Likewise, parties aggrieved by the decision to grant or not grant a conditional use permit also have the ability to appeal that decision.

DIFFERENCES BETWEEN CONDITIONAL USES AND OTHER TYPES OF USES

Most contemporary zoning ordinances classify uses as either permitted by right, permitted with conditions, or prohibited in each zoning district. If a use is permitted by right, an applicant simply goes through the administrative processes required to obtain zoning approvals and building permits. Conditional uses, on the other hand, are subject to discretionary review, where the designated review body must determine whether or not the proposed use satisfies the purposes section of the zoning ordinance and meets any specific requirements detailed in the ordinance. Unlike a prohibited use, a conditional use is permitted provided that the general and specific criteria relating to such use have been met. In contrast, a prohibited use is not permitted unless relief from the zoning provisions has been obtained, usually in the form of a variance or through an amendment to the zoning ordinance.

CONSIDERATIONS AND METHODOLOGY FOR DETERMINING CONDITIONAL USES

Except in cases where the state legislature has mandated that certain uses must be permitted in certain zoning districts, the following types of uses are commonly regulated as conditional uses: adult homes, professional offices, group homes, nursing homes, religious institutions, or day-care centers in residential zones, and shopping centers, drive-through establishments, gasoline filling stations, and convenience stores in commercial zones. The advantage to regulating some uses as a conditional use versus relying on permitted uses is that special consideration can be given to some of the recurring problems associated with such uses—protected against by a condition or requirement—without having to apply that same condition or requirement to every other permitted use in the same zone. For example, increased stacking and queuing requirements can be imposed for fast-food restaurants with drive-through lanes, although

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these requirements may be overly burdensome for other uses with drive-through lanes in the district, such as banks or pharmacies. Some municipalities, however, overuse this regulatory power by classifying nearly every use as a special use or by overly conditioning uses to the point of prohibition. Too many conditional uses may discourage applicants from applying because of the cost and uncertainty associated with the application process or the increase in the amount of time it takes to obtain approval. The goal in regulating conditional uses should be to balance the need for diversity and proximity to certain uses against any potential impacts such uses may have on the surrounding community.

ISSUING ENTITY FOR CONDITIONAL USE PERMITS

Statewide land-use legislation or the local zoning ordinance will prescribe which board or boards have exclusive jurisdiction to hear a conditional use-based application. In some instances, the local legislative body can designate itself, the planning board, the zoning board, or a hearing examiner with the authority to review conditional use applications. In other instances, an applicant's ability to comply with the conditions required for a conditional use will dictate whether the applicant goes before the planning board or the zoning board. Likewise, in other localities, certain types of conditional uses will be heard by one board (such as the planning board) and other types of conditional uses will be heard by the local legislative body or the zoning board. Under this approach, uses that involve site planning concerns are typically assigned to the planning board while those that focus on neighborhood compatibility are assigned to the zoning board.

APPLICATION PROCESS AND PROCEDURES

Jurisdictions that regulate conditional uses are generally required to hold a public hearing as part of the review process. In most instances, proof of compliance with the conditions or requirements imposed for a conditional use must be made at the time of submission, either on the plans for the proposed use or separately in writing by detailing the applicant's compliance with each condition. This is critical in jurisdictions where compliance or the lack thereof dictates the board to which the application will be assigned. Proof of compliance must also be provided in writing or orally, in the form of testimony, at the public hearing in which permission for the use is being sought. Likewise, for jurisdictions where conditional use review and approval is being conducted concurrently with site plan review, it is also common for the municipality to require that a conditional use permit be obtained simultaneously with the granting of site plan approval.

DETERMINATIONS AND FINDINGS OF FACT

All determinations should be set forth in writing and should include a statement of findings upon which the reviewing board has relied in making its decision. In granting, denying, or granting a permit with conditions, the reviewing board should consider all evidence offered at or before any public hearing; any reports from other boards and federal, state, or local agencies; additional requested information; and all relevant facts and circumstances. The decision to deny a conditional use should not be based upon generalized objections or arbitrary and capricious concerns of neighboring community members but rather a review and application of the specific criteria and conditions for the conditional use.

CONDITIONS

The reviewing board has the authority to attach conditions to the issuance of a conditional use permit or approval. However, such conditions must be directly related to and incidental to the proposed use. Conditions that have been imposed must usually be fulfilled by the applicant prior to the receipt of any building permits or before a certificate of occupancy can be issued, unless they involve a continuing obligation that must be fulfilled once the property has been developed.

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DrummondWoodsum
ATTORNEYS AT LAW

Leah B. Rachin
Admitted in ME

207.253.0578
lrachin@dwmlaw.com

84 Marginal Way, Suite 600
Portland, Maine 04101-2480
207.772.1941 Main
207.772.3627 Fax

July 9, 2020

Charlie Frizzle, Chairman
Brunswick Planning Board
85 Union Street
Brunswick, ME 04011

Dear Chairman Frizzle:

As you may recall, I represent GJoris, LLC, which applied to the Planning Board for a conditional use application for a marijuana store in the GI Zone. That application was tabled on May 12, 2020 given both the Town Council's and the Planning Board's recognition that the conditional use standards set forth in section 5.2.2 of the Brunswick's Zoning Ordinance (the "BZO") had some inherent problems that needed to be addressed. Working with the Town Attorney, Planning Director, Matt Panfil drafted some proposed amendments to the conditional use standards, which were considered by the Council at its meeting on Monday, July 6th. As you are aware, the Council directed that the proposed amendments be forwarded to the Planning Board, pursuant to section 12.2-5 of the Brunswick Code of Ordinances, for its consideration and recommendation.

I have reviewed the proposed amendments. We believe they go a long way towards addressing a number of the concerns raised in my earlier letter to you and the Planning Board dated May 11, 2020. We do have a few suggestions, which we offered at Monday night's Council meeting. It was my perception that the Council largely agreed with them, so we ask that the Planning Board consider and incorporated them accordingly.

The proposed revisions to subsections (2) and (3) of section 5.2.2 both include the following language: "any use(s) *permitted by right* within the same zoning districts." (emphasis added) In the interest of absolute clarity, we suggest minor tweaks to this language. The proposed language raises the question whether "permitted by right" means *only* those uses that are expressly noted as "permitted" under the governing land use tables, or, whether it *also* includes uses that are designated as "conditional." Given that the title of the two land use tables contained in the BZO are entitled, "Growth Area *Permitted* Use Table" and "Rural Area *Permitted* Use Table," and further given that both "permitted use" tables include not only permitted uses but also conditional uses, we believe that the language could benefit from more clarity. If *only* permitted uses are intended, then instead of saying "uses permitted by right with in the same zoning district," the amendment could say, "for uses designed as "permitted" in the same zoning district in the land use table." Alternatively, if *both* permitted and conditional uses were

intended to be included, it could say "any uses designated as either "permitted" or "conditional" in the same zoning district in the land use table."

We are concerned about the proposed amendments to section 5.2.2 subsection (5), as we believe that they are still vulnerable to the same concerns that prompted the amendments in the first place. At Monday night's Council meeting, Councilor Mason and Watkinson agreed that subsection (5) could benefit from the edits suggested below.

In Mr. Panfil's memo, he noted how existing language in section 5.2.2 could be subject to attack because it is "vague and provides no standard by which to measure the level of impact." Moreover, he pointed out how tying the conditional use standards directly to neighboring properties is problematic because "surrounding uses change over time" and "some conditional use permit applications have no [neighboring] use or are located in an area with use and buildings intended for high vehicular traffic that are either underutilized or vacant."

The same concerns apply to the following proposed language for subsection (5): "The proposed use will be compatible and similar to the general categories of uses of neighboring properties." First, it is not entirely clear what the vague term "general categories of uses" means. Second, it has already been acknowledged that it is problematic from a land use planning standpoint to tie conditional use standards to the particular use of a neighboring property at any given time because those can fluctuate substantially. Accordingly, we respectfully request that the same language that was drafted for subsections (2) and (3) (or, as those may be amended) also be applied in subsection (5). In the interest of consistency with the other proposed revisions, subsection (5) should read something like: "The proposed use will be compatible with and similar to those permitted within the same zoning districts."

We appreciate the Council's and Planning Board's attention to this matter and look forward to participating in the process.

Sincerely,

Leah B. Rachin

cc: GJoris, LLC
Matt Panfil, Director of Planning and Development
John Eldgridge, Town Manager

Town of Brunswick, Maine

DEPARTMENT OF PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Planning Board

FROM: Matt Panfil, AICP CUD, Director of Planning & Development

DATE: July 28, 2020

SUBJECT: Workshop – Zoning Ordinance Update – Standard Major Development Review and Common Development Plan Review Time Requirements

I. INTRODUCTION:

To provide the highest quality of development review and to accommodate the needs of the Planning Board and Town staff, the Department of Planning and Development proposes amendments to the text of the Town of Brunswick Zoning Ordinance to increase the time period for standard Major Development Review, both Sketch Plan and Final Plan, and Common Development Plan (CDP) review from three (3) weeks to five (5) weeks. Based on their professional experience and research into how other Maine municipalities conduct major development review, staff has prepared draft language for proposed Zoning Ordinance text amendment to various subsections of *Section 5.2.9. – Development Review*.

II. EXISTING TIMELINES FOR STANDARD MAJOR DEVELOPMENT REVIEW AND CDP REVIEW

Figure 1 below illustrates the standard Major Development Review process as established in *Table 5.2.9.I: Development Review Time and Processing Requirements*. Dates and deadlines established by Table 5.2.9.I are labelled in blue text whereas the Department of Planning and Development target dates are labelled in gray text.

Upon reviewing the deadlines established within Table 5.2.9.I. it is apparent that the Major Development Review process is compressed in such a manner that the Town of Brunswick Staff Review Committee (SRC) may only have a few hours to review plans prior to their meeting and Department of Planning and Development staff may have little to no time to review an applicant's revised plans prior to the Planning Board meeting. This schedule leaves little time to conduct a thorough review, resulting in poor internal customer service to other Town staff and reducing the quality of the review and potentially the overall quality of the project. Furthermore, the applicant has little predictability as to how their revisions will be received by Town staff and the Planning Board.

Figure 1 – Existing Major Development Review and CDP Review Illustrated Timeline

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3 SUBMISSION DEADLINE: 4:30 PM[1]	4 PROJECT DAY 1	5 PROJECT DAY 2	6 STAFF TARGET TO DETERMINE COMPLETENESS & DISTRIBUTE SRC PACKETS PROJECT DAY 3	7 PROJECT DAY 4
8 PROJECT DAY 5	9 PROJECT DAY 6	10 ZONING ORDINANCE DEADLINE FOR DETERMINATION OF COMPLETENESS & STAFF TO SEND OWNER NOTICES[2] PROJECT DAY 7	11 STAFF TARGET FOR SRC MEETING: 10:00 AM PROJECT DAY 8	12 PROJECT DAY 9	13 PROJECT DAY 10	14 PROJECT DAY 11
15 PROJECT DAY 12	16 IF PUBLIC HEARING, DEADLINE FOR FIRST NOTICE TO PAPER: 12:00 PM TARGET FOR APPLICANT TO DELIVER SRC REVISIONS PROJECT DAY 13	17 ZONING ORDINANCE DEADLINE FOR SRC MEETING TO OCCUR PROJECT DAY 14	18 PROJECT DAY 15	19 STAFF TARGET FOR AGENDA & PACKET TO BE POSTED & DELIVERED TO PLANNING BOARD: 6:00 PM PROJECT DAY 16	20 ZONING ORDINANCE DEADLINE FOR SECOND NOTICE TO PAPER: 12:00 PM & DRAFT FINDINGS OF FACT TO PLANNING BOARD PROJECT DAY 17	21 PROJECT DAY 18
22 PROJECT DAY 19	23 PROJECT DAY 20	24 ZONING ORDINANCE DEADLINE FOR SRC REVISIONS FROM APPLICANT[3] & PLANNING BOARD MEETING: 7:00 PM PROJECT DAY 21	25	26	27	28
29	30	[1] THE 4:30 DEADLINE IS NOT ESTABLISHED WITHIN ZONING ORDINANCE, BUT IS AN ONGOING PRACTICE. [2] ONCE NOTIFIED OF COMPLETENESS, THE APPLICANT IS TO PROVIDE 12 COPIES OF ALL APPLICATION MATERIALS AND ONE (1) ELECTRONIC COPY FOR SRC DISTRIBUTION. [3] THE APPLICANT SHALL SUPPLY NINE (9) COPIES OF THE REVISED PLANS AND ONE (1) ELECTRONIC VERSION FOR PLANNING BOARD DISTRIBUTION.				

III. PROPOSED TIMELINES FOR STANDARD MAJOR DEVELOPMENT REVIEW AND CDP REVIEW

Figure 2 below illustrates the proposed standard Major Development Review process. Extending the review timeline by two (2) weeks has the following advantages:

1. SRC members have eight (8) days to review the application. SRC members will have time to conduct a more thorough review and an increased ability to communicate with the applicant prior to the meeting. This additional time may help to resolve any potential issues at the very beginning of the review process when an applicant has not expended as much time and financial resources on the project.

2. Applicant will have up to nine (9) days to revise plans and documents based on feedback provided by the SRC and/or the public.

3. The Department of Planning and Development will have additional time to prepare minutes, SRC notes, and other exhibits to ensure prompt delivery of meeting materials to Planning Board members.

Figure 2 – Proposed Major Development Review and CDP Review Illustrated Timeline

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3 SUBMISSION DEADLINE: 4:30 PM[1]	4 PROJECT DAY 1	5 PROJECT DAY 2	6 STAFF DETERMINES COMPLETENESS OF APPLICATION ABUTTING OWNERS NOTIFIED PROJECT DAY 3	7 PROJECT DAY 4
8 PROJECT DAY 5	9 DEADLINE FOR APPLICANT TO SUPPLY COPIES FOR SRC[2] SRC PACKETS DISTRIBUTED: 4:30 PM PROJECT DAY 6	10 PLANNING BOARD MEETING: 7:00 PM PROJECT DAY 7	11 PROJECT DAY 8	12 PROJECT DAY 9	13 PROJECT DAY 10	14 PROJECT DAY 11
15 PROJECT DAY 12	16 IF PUBLIC HEARING, FIRST NOTICE TO PAPER: 12:00 PM (SECOND NOTICE TO PAPER ANYTIME THEREAFTER) PROJECT DAY 13	17 PROJECT DAY 14	18 SRC MEETING: 10:00 AM PROJECT DAY 15	19 PROJECT DAY 16	20 PROJECT DAY 17	21 PROJECT DAY 18
22 PROJECT DAY 19	23 PROJECT DAY 20	24 PLANNING BOARD MEETING: 7:00 PM PROJECT DAY 21	25 PROJECT DAY 22	26 PROJECT DAY 23	27 REVISION SUBMISSION DEADLINE: 3:00 PM[3] PROJECT DAY 24	28 PROJECT DAY 25
29 PROJECT DAY 26	30 PROJECT DAY 27	[1] THE 4:30 DEADLINE IS NOT ESTABLISHED WITHIN ZONING ORDINANCE, BUT IS AN ONGOING PRACTICE. [2] ONCE NOTIFIED OF COMPLETENESS, THE APPLICANT IS TO PROVIDE 12 COPIES OF ALL APPLICATION MATERIALS AND ONE (1) ELECTRONIC COPY FOR SRC DISTRIBUTION. [3] THE APPLICANT SHALL SUPPLY NINE (9) COPIES OF THE REVISED PLANS AND ONE (1) ELECTRONIC VERSION FOR PLANNING BOARD DISTRIBUTION.				

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1 PROJECT DAY 28	2 PROJECT DAY 29	3 AGENDA & PACKET POSTED TO WEBSITE & DELIVERED TO PLANNING BOARD: 6:00 PM PROJECT DAY 30	4 PROJECT DAY 31	5 PROJECT DAY 32
6 PROJECT DAY 33	7 PROJECT DAY 34	8 PUBLIC COMMENT DEADLINE: 12:00 PM PLANNING BOARD MEETING: 7:00 PM PROJECT DAY 35	9	10	11	12
13	14	15	16	17	18	19
20	21	22 PLANNING BOARD MEETING: 7:00 PM	23	24	25	26
27	28	29	30	31		

IV. PROPOSED TEXT AMENDMENTS

New Text in **Bold Underline**
Deleted Text in ~~Strikethrough~~

5.1.4. Determination of Completeness by Staff

B. An application is complete when an application form and all plan requirements or waiver requests have been submitted to the Director. For Development Review applications, within ~~five (5)~~ **three (3)** working days of receiving an application, the Director, or designee, shall determine whether the application is complete. If the application is not complete, the Director shall notify the applicant in writing and request the additional information required. The applicant shall submit the additional information as soon as possible and the procedure in this paragraph shall be repeated until the application is complete.

5.2.9. Development Review

H. Common Development Plan

(2) Designation Approval Process

a. An application requesting a development to be designated as a Common Development Plan shall be submitted ~~21~~ **35** days prior to the Planning Board meeting and shall be accompanied by the materials set forth in Appendix D: Submission Requirements.

I. Development Review Time Requirements

Table 5.2.9.I: Development Review Time and Processing Requirements

Timing	Minor Development Review (Staff Review Committee)	Standard Major Development Review (Planning Board)	Streamline Major Development Review (Planning Board)
No less than 35 days prior to Review Authority meeting		**Deadline for filing one (1) copy of application for Planning Board consideration.**	
No less than 32 days prior to Review Authority meeting		**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 has three (3) days to supply 12 copies of all application materials**	

		and one (1) electronic copy for Staff Review Committee distribution.	
No less than 28 days prior to Review Authority meeting		**The application shall be brought before the Staff Review Committee for comments and recommendation.**	
No less than 21 days prior to Review Authority ~~M~~**m**eeting		~~Deadline for filing one (1) copy of application for Planning Board consideration.~~	No less than 21 days prior to 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.~~ **If a Public Hearing is required, the first of two (2) required notices shall appear in a newspaper of general circulation.**	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 11 days prior to Review Authority meeting		**The applicant shall supply nine (9) copies of the revised plans and one (1) electronic version for distribution to Planning Board.**	
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~~	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.~~	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 four (4) 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 Planning Board and the applicant.**	
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.		
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.		
No more than 90 days after decision by Review Authority	**The applicant shall file all subdivisions for which Final Plan approval has been granted, and any conditions of approval that have been imposed by the Review Authority, with the Cumberland County Registry of Deeds.**		
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.			

K. Town Processing of Development Review Applications

(2) Determination by Staff of Completeness of Application

Within ~~five (5)~~ **three (3)** working days of receiving a Major **or Minor** Development Review application ~~or within three (3) working days of receiving a Minor Development Review application~~, the Director shall make a determination whether the application is complete in accordance with Subsection 5.1.4. If the application is for a Streamlined Major Development Review and the application is incomplete, the streamlined review process is terminated and the application is treated as an application for Major Development Review. If an item is missing from the application and no applicable waiver request has been submitted, the Director shall notify the applicant in writing that the application is considered incomplete and request the additional required information. The applicant shall submit the additional information and the procedure in this paragraph shall be repeated until the application is complete.

V. VARIOUS MAINE COMMUNITIES' DEVELOPMENT REVIEW TIMELINES

Augusta:	4 weeks
Bath:	4 weeks
Falmouth:	4 weeks
Freeport:	3 weeks
Harpswell:	3 weeks
Lewiston:	4 weeks
Rockland:	3 weeks
Saco:	3 weeks (required) / 5 weeks (if applicant wants City Staff feedback)
Scarborough:	3 weeks (new application) / 2 weeks (sketch or returning tabled applications)
Topsham:	3 weeks
Westbrook:	4 weeks
Yarmouth:	4 weeks