

**City of Gardiner**  
**Planning Board Review Packet**  
**“Building 917 Office Complex”**  
**917 Brunswick Avenue**

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City of Gardiner  
Site Plan Review Application

Project Name: Building 917 Office Complex Project Cost: 190,000.00

Date of submission: September, 2023 Received by: \_\_\_\_\_ Fees: \$250

Proposal (including all other local, state and federal permits required for the project):

McGee Properties, LLC is proposing a 48'x66', 3168 gross S.F. office building and adjacent parking lot as shown on the attached site plan. The building is a modular unit consisting of 4, 12'x66" sections, containing 9 offices, 2 bathrooms and 2 conference rooms. A 6/12 pitch roof will be added to the units as shown on the attached elevation plans. A Maine D.O.T. entrance permit application was submitted on August 16, 2023 and will be supplied to the CEO upon receipt.

Anticipated beginning/completion dates of construction: October 2023/March 2024

**1. General Information:**

Name of Property Owner: McGee Properties, LLC

Address: 537 High Street, West Gardiner, Maine 04345

Phone/Fax No: 207-582-8810

Applicant/Agent Name: McGee Properties, LLC

Address: 537 High Street, West Gardiner, Maine 04345

Phone/Fax No: : 207-582-8810

Design Consultant(s):  Surveyor  Engineer  Architect  Planner

Name: Daniel R. Laflin

Address: 537 High Street, West Gardiner, Maine 04345

Phone/Fax No 207-776-8009

Signature: \_\_\_\_\_ Date: 9-6-2023

**2. Property Information:**

Location of Property:

Deed Ref: Book 11626 Page 003 City Tax Map(s): 11 Lot(s): 15

Property Size/Frontage: Acres: 28.79 Road: 231.90' Shore:

Zoning District(s): Planned Highway Development (PHD)

**3. Development Information:**

Include copies of the following as attachments:

- Deed for property, option to buy or other documentation to demonstrate right, title or interest in property on the part of the applicant
- Tax map showing the property and surrounding location
- One or more site maps prepared by a professional engineer or architect, drawn to scale showing:

location of property	property boundaries	elevations	existing & proposed uses
parking areas	roads	driveways	existing & proposed structures
entrances	erosion control features	setbacks	storm water control features
buffers & screening	rights-of-way	easements	essential services and utilities
waterbodies	all other features necessary to show compliance with this Ordinance		
- Building and structure drawings showing the footprint, height, front, side and rear profiles and all design features necessary to show compliance with this Ordinance.
- Elevation drawings prepared by a professional engineer or architect shall show the façade and roof of the side of all proposed structures facing the road, and the side facing the customer entrance. The drawings shall clearly illustrate the profile of the roof. All façade and roof materials shall be identified including color and texture.
- Photographs or similar photo representations or drawings shall show the architectural design and context of the proposed structures and adjacent properties on the both sides of the road.
- Any other information necessary to show that the proposal complies with the applicable provisions of this Ordinance.
- All other required city permit applications necessary for the proposal.

### 6.3.1 **Waivers**

List any waivers of the submission requirements and the reasons for the waiver request.

A waiver is being requested for the requirement to provide a Lighting Plan as there are no lights being proposed in the parking area. Wall mounted dark sky lights are proposed mounted to the building as shown on the attached Site Plan.

### 6.3.2.7.2 The proposed development activity for which approval is requested including:

1. The estimated demand for water supply and sewage disposal together with the proposed location and provisions for water supply and wastewater disposal including evidence of soil suitability if on-site sewage disposal is proposed;  
Letters have been sent to Department Heads of the Water and Sewer Districts requesting input about impact on municipal services.
2. The direction of proposed surface water drainage across the site and from the site together with the proposed location of all stormwater facilities and evidence of their adequacy;  
Surface water from the parking area is being directed towards a proposed Riprap Level Spreader as shown on the Site Plan. Surface water from the lawn area is being captured by a catch basin and storm drain line out falling to a Riprap Plunge Pool.
3. The location, dimensions, and ground floor elevations of all proposed buildings and structures including expansions or modifications to existing buildings that change the footprint of the building;  
See attached Site Plan.
4. The location, dimensions and materials to be used in the construction of drives, parking areas, sidewalks and similar facilities;
5. See attached Site Plan Detail Sheet.
6. The proposed flow of vehicular and pedestrian traffic into and through the property;  
Single access from a Maine D.O.T. approved access to the parking lot and building as shown on the attached Site Plan.
7. The location and details for any signs proposed to be install or altered;  
Proposed sign at the entrance off Brunswick Avenue as shown on the Site Plan.
8. The location and details for any exterior lighting proposed to be installed or altered;  
Exterior lights as shown on the Site Plan will be Dark Sky Wall Packs that will be attached to the building.
9. Provisions for landscaping and buffering; and  
The existing treeline on the west and north side of the site will remain. Along Brunswick Avenue natural buffer screening is proposed and on the east side of the site a 6' high wooden fence is proposed as shown on the attached Site Plan.
10. Any other information necessary to demonstrate compliance with the review criteria or other standards of the Land Use Ordinance.  
None with this submission.

### 6.3.3 **Additional Information for Applications for Planning Board Review and Site Plan Review**

In addition to the information required for all applications in accordance with 6.3.2, an application for a project that requires Planning Board Review or Site Plan Review shall contain the following additional information:

- 6.3.3.1 Building and structure drawings showing the footprint, height, front, side and rear profiles and all design features necessary to show compliance with this Ordinance;  
Building elevations are included in the submission package.

- 6.3.3.2 An estimate of the peak hour and average daily traffic to be generated by the project and evidence that the additional traffic can be safely accommodated on the adjacent streets; Brunswick Avenue is State Route (201) and at the site location is 3 lanes wide with 4' paved shoulders which can adequately handle the traffic entering and exiting this project. A copy of the Site Plan showing the 27 proposed parking stalls was provided to MDOT as part of the Application for Entrance Permit submitted on August 16, 2023. Estimated AM PHT 3168 SF/1000X1.8 = 5.7 peak hour trips, Estimated PM PHT 3168SF/1000X1.73 = 5.5 peak hour trips.
- 6.3.3.3 An erosion and sedimentation control plan; See the attached Details and Erosion Control Notes, Sheet 2 of 3.
- 6.3.3.4 A stormwater management plan demonstrating how any increased runoff from the site will be handled if the project requires a stormwater permit from the Maine Department of Environmental Protection or if the Planning Board determines that such information is necessary based on the scale of the project and the existing conditions in the vicinity of the project; and The proposed site has an impervious area of 22,000 s.f. which is allowable without the requirement of a stormwater permit from the Maine D.E.P.
- 6.3.3.5 If the property contains an identified historic or archeological resource, the application shall include an analysis explaining how the resource was taken into account in the project planning and how any negative consequences of the proposed development activity on the resource will be mitigated. None known on site

#### 6.3.4 Additional Information for Applications for Site Plan Review

In addition to the information required for all applications in accordance with 6.3.2 and the additional information required by 6.3.3, an application for a project that requires Site Plan Review shall contain the following additional information:

- 6.3.4.1 The site map(s) required in 6.3.2.7 shall be prepared and sealed by a professional engineer or architect. See attached Site Plan, Details and Survey plan, Sheets 1-3
- 6.3.4.2 Elevation drawings prepared by a professional engineer or architect showing the façade and roof of the side of all proposed structures facing the road, and the side facing the customer entrance. The drawings shall clearly illustrate the profile of the roof. All façade and roof materials shall be identified including color and texture. See the attached Elevation drawings.
- 6.3.4.3 Photographs or similar photo representations or drawings showing the architectural design and context of the proposed structures and adjacent properties on the both sides of the road. See the attached photos and elevation drawings.

#### 6.5.1 Review Criteria for All Applications

Applicant shall provide information that demonstrates that the proposed use or uses meets the Review Criteria listed below:

- 6.5.1.1 The application is complete and the review fee has been paid. The Site Plan Review fee of \$250 has been submitted with this completed application.
- 6.5.1.2 The proposal conforms to all applicable provisions of the Ordinance. To the best of our knowledge, this project is in conformance with the City of Gardiner Land Use Ordinance.

- 6.5.1.3 The proposed activity will not result in water pollution, erosion or sedimentation to water bodies. The surrounding down slope areas around the proposed development will be protected by an erosion control silt fence and all site work will be performed in conformance with the M.D.E.P. best management practices for sediment and erosion control.
- 6.5.1.4 The proposal will provide for the adequate disposal of all wastewater and solid waste. The proposed building will be tied into the public sewer system as shown on the attached Site Plan.
- 6.5.1.5 The proposal will not have an adverse impact upon wildlife habitat, unique natural areas, shoreline access or visual quality, scenic areas and archeological and historic resources. A search of the Maine DEP GIS site revealed that there are no Inland Waterfowl , Wading Bird Habitat, Deer Wintering Yards or Significant Vernal Pools located on or near the proposed development site.
- 6.5.1.6 The proposal will not have an adverse impact upon waterbodies and wetlands. The site being developed is on high ground and no wetlands are present.
- 6.5.1.7 The proposal will provide for adequate storm water management. The attached Site Plan shows that storm water is being directed to a riprap level lip spreader and plunge pool and released to wooded meadow buffers.
- 6.5.1.8 The proposal will conform to all applicable Shoreland Zoning requirements. The site being developed is not in the shoreland zone.
- 6.5.1.9 The proposal will conform to all applicable Floodplain Management requirements. The site being developed is not in the floodplain.
- 6.5.1.10 The proposal will have sufficient water available to meet the needs of the development. The proposed building will be tied into the public water supply. A letter has been requested from the Gardiner Water District to confirm the proposed development will not have an adverse affect on municipal services and there is sufficient water supply.
- 6.5.1.11 The proposal will not adversely affect groundwater quality or quantity. The project will not adversely affect groundwater quality or quantity as it will be tied into the public water supply.
- 6.5.1.12 The proposal will provide for safe and adequate vehicle and pedestrian circulation in the development. As shown on the attached Site Plan, the proposed development has adequate parking and room for safe vehicle circulation.
- 6.5.1.13 The proposal will not result in a reduction of the quality of any municipal service due to an inability to serve the needs of the development. Letters have been requested from the department heads of wastewater, fire dept. police dept, public works and water dist. to confirm that the proposed development will not have any adverse affects on municipal services.
- 6.5.1.14 The applicant has the adequate financial and technical capacity to meet the provisions of this Ordinance. See attached letter from Steve McGee's financial institution.

- 6.5.1.15** If the property contains an identified historic or archeological resource, the proposal shall include appropriate measures for protecting the resource, including but not limited to modification of the proposed design of the site, the timing of construction, and limiting the extent of excavation.  
None known on site

#### **6.5.2 Additional Site Plan Review Criteria**

All applications for Site Plan Review shall meet the Review Criteria contained in 6.5.1 and the additional criteria contained in this section.

- 6.5.2.1.** The proposal will be sensitive to the character of the site, neighborhood and the district in which it is located including conformance to any zoning district specific design standards;  
The proposed development is in conformance with the Planned Highway Development districts design standards.
- 6.5.2.2** The proposal shall not have an adverse impact upon neighboring properties.  
The proposed development abuts a recently approved Necessary Tires Too Store and a single family residence buffered by an existing full screen treeline and will not adversely impact neighboring properties.
- 6.5.2.3** The proposal contains landscaping, buffering, and screening elements which provide privacy to adjacent land uses.  
See proposed and existing buffers and screens as shown on the attached Site Plan.
- 6.5.2.4** The building site and roadway design shall harmonize with the existing topography and conserve natural surroundings and vegetation to the greatest practical extent such that filling, excavation and earth moving is kept to a minimum.  
The existing site is almost all open field, a very minimal amount of tree clearing is proposed at the northeast corner of the development area as shown on the Site Plan and grading and filling is being kept to a minimum.
- 6.5.2.5** The proposal shall reflect the natural capabilities of the site to support the development. Buildings, structures, and other features should be located in the areas of the site most suitable for development. Environmentally sensitive areas including waterbodies, steep slopes, floodplains, wetlands, significant plant and wildlife habitats, scenic areas, aquifers and archeological and historic resources shall be preserved to the maximum extent.  
The proposed building and parking have been situated on the site as to not adversely affect any natural recourses.
- 6.5.2.6** The proposal shall provide for a system of pedestrian ways within the site appropriate to the development and the surrounding area. The system shall connect building entrances/exits with the parking areas and with existing sidewalks, if they exist or are planned in the vicinity of the project.  
The proposed development has been designed for safe pedestrian ingress and egress to the building and parking. No public sidewalks exist near the site.
- 6.5.2.7** In urban and built-up areas, buildings shall be placed closer to the road in conformance with setback requirements and parking areas shall be located at the side or rear. In rural or sparsely built areas, buildings shall be set well back from the road to respect the rural character of the area. Front parking areas shall be landscaped to reflect the rural area.  
The proposed building is situated to have minimal impact on the character of the surrounding area and the parking is on the side of the building with proposed fence and screening on the street side.

- 6.5.2.8 Proposals with multiple buildings shall be designed and placed to utilize common parking areas to the greatest practical extent.  
Multiple buildings are not proposed as part of this development.
- 6.5.2.9 Building entrances shall be oriented to the public road unless the layout or grouping of the buildings justifies another approach.  
The main entrance to the proposed building is from the east facing the parking lot which best fits the site layout.
- 6.5.2.10 Exterior building walls greater than 50 feet in length which can be viewed from the public road shall be designed with a combination of architectural features with a variety of building materials and shall include landscaping abutting the wall for at least 50% of the wall.  
At 48 feet, building wall viewed from the public road is not greater than 50 feet.
- 6.5.2.11 Building materials shall match the character of those commonly found in the City and surrounding area and include brick, wood, native stone, tinted /textured concrete block or glass products. Materials such as smooth-faced concrete block or concrete panels and steel panels shall only be used as accent features. Materials shall be of low reflectance, subtle, neutral or earth tone colors. High-intensity and bright colors shall be prohibited except when used as trim or accent. Building materials for industrial or commercial buildings located within an approved industrial park or subdivision shall not be required to follow this provision.  
The proposed building will have white vinyl siding which will be in character with the surrounding area.
- 6.5.2.12 Building entrances and points where the development intersects with the public road and sidewalk shall be provided with amenities appropriate for the area such as benches, bike racks, bus stop locations and other similar landscape features.  
The building entrance points do not intersect with the public road, no public sidewalks exist on Brunswick Ave.
- 6.5.2.13 A proposal which includes drive-through service shall be designed to minimize impact on the neighborhood. Drive-through lanes shall be fully screened from adjacent residential properties and communication systems shall not be audible on adjacent properties.  
No drive-through or audio systems are proposed with this development.

In regard to the General Performance Standards in Section 8 of the LUO;

- 8.7 Exterior Lighting:  
The only exterior lighting will come from dark sky lights mounted on the building as shown on the attached Site Plan lighting spec sheets.
- 8.8 Noise:  
The only notable noise will come during the construction phase of the project.
- 8.11 Bufferyard & Screening Standards:  
The buffering and screening standards for the PHD zone have been satisfied as shown on the attached Site Plan.

In regard to Environmental Performance Standards in Section 9 of the LUO:

- 9.1 Air Quality:  
The proposed development will not have any impact on air quality.
- 9.2 Water Quality:  
The proposed development will not have any impact on water quality



**9.7.2** Public Sewer:  
The proposed building will be tied into the public sewer system. A letter has been requested from the head of the Gardiner Sewer District to confirm the there will be no negative impact on the system.

In regard to Special Activity Performance Standards in Section 10 of the LUO:

**10.24.5.7.2** Free Standing Signs:  
A sign has been proposed and is shown on the attached Site Plan. Its final design, location and size will be submitted and approved by code enforcement.



**Property Card: 917 BRUNSWICK AV**  
 City of Gardiner, ME



Parcel Information	
<b>Parcel ID:</b> 011015 <b>Vision ID:</b> 442 <b>Owner:</b> MCGEE PROPERTIES LLC <b>Co-Owner:</b> <b>Mailing Address:</b> 537 HIGH STREET  WEST GARDINER, ME 04345	<b>Map:</b> 011 <b>Lot:</b> 015 <b>Use Description:</b> DEVEL LAND <b>Zone:</b> 18 <b>Land Area in Acres:</b> 28.23
Sale History	Assessed Value
<b>Book/Page:</b> 11626/0003 <b>Sale Date:</b> 2/14/2014 <b>Sale Price:</b> \$90,000	<b>Land:</b> \$103,700 <b>Buildings:</b> \$0 <b>Extra Bldg Features:</b> \$0 <b>Outbuildings:</b> \$0 <b>Total:</b> \$103,700

Building Details: Building # 1																					
	<table> <tr> <td><b>Model:</b></td> <td><b>Int Wall Desc 1:</b></td> </tr> <tr> <td><b>Living Area:</b> 0</td> <td><b>Int Wall Desc 2:</b></td> </tr> <tr> <td><b>Year Built:</b> 0</td> <td><b>Ext Wall Desc 1:</b></td> </tr> <tr> <td><b>Style:</b></td> <td><b>Ext Wall Desc 2:</b></td> </tr> <tr> <td><b>Stories:</b></td> <td><b>Roof Cover:</b></td> </tr> <tr> <td><b>Occupancy:</b></td> <td><b>Roof Structure:</b></td> </tr> <tr> <td><b>No. Total Rooms:</b></td> <td><b>Heat Type:</b></td> </tr> <tr> <td><b>No. Bedrooms:</b></td> <td><b>Heat Fuel:</b></td> </tr> <tr> <td><b>No. Baths:</b></td> <td><b>A/C Type:</b></td> </tr> <tr> <td><b>No. Half Baths:</b></td> <td></td> </tr> </table>	<b>Model:</b>	<b>Int Wall Desc 1:</b>	<b>Living Area:</b> 0	<b>Int Wall Desc 2:</b>	<b>Year Built:</b> 0	<b>Ext Wall Desc 1:</b>	<b>Style:</b>	<b>Ext Wall Desc 2:</b>	<b>Stories:</b>	<b>Roof Cover:</b>	<b>Occupancy:</b>	<b>Roof Structure:</b>	<b>No. Total Rooms:</b>	<b>Heat Type:</b>	<b>No. Bedrooms:</b>	<b>Heat Fuel:</b>	<b>No. Baths:</b>	<b>A/C Type:</b>	<b>No. Half Baths:</b>	
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8/25/2023

Property Information - Gardiner, ME

Page 1 of 1

10

Received Kennebec SS.  
02/13/2014 8:23AM  
# Pages 2 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS

**TRANSFER  
TAX  
PAID**

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS,**

**THAT I, ANITA M. LEVESQUE**, of Houlton, County of Aroostook, State of Maine, in consideration of one dollar and other valuable consideration, paid by **MC GEE PROPERTIES, LLC**, a Maine limited liability company with a place of business in West Gardiner, County of Kennebec, State of Maine,

whose mailing address is: 537 High Street, West Gardiner, Maine 04345

the receipt whereof, we do hereby acknowledge, do hereby **GIVE, GRANT, BARGAIN, SELL** and **CONVEY** unto the said **MC GEE PROPERTIES, LLC**, its successors and assigns forever,

A certain lot or parcel of land with the buildings thereon, situated on the Brunswick Road, so-called, in the Town of Gardiner, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Commencing at the Southeast corner of land now or formerly owned by Meta Brown; thence running in a Southerly direction along said Brunswick Road a distance of two hundred thirty (230') feet, more or less, to land now or formerly owned or occupied by Ralph Davis; thence running in a Westerly direction along said Davis' Southerly line to the Cobbossee Stream, so-called; thence running in a Northerly direction along said Stream to a point which is nineteen (19) rods, more or less, Southerly from land now or formerly owned by Eben Marston; thence running in an Easterly direction and along a line parallel to said Davis' South line to the Westerly boundary of land of said Meta Brown; thence running in a Southerly direction along the Westerly boundary of said Meta Brown's land to the Southwest corner of land of said Meta Brown; thence running in an Easterly direction eleven (11) rods, more or less, to the point of beginning.

**EXCEPTING AND RESERVING** the right to use or a right of way over the road across the Northerly side of the above described premises running from Cobbossee Stream to other land of Clarence B. Thompson. Also excepting and reserving the right to pipe water from the well on the above described premises as was conveyed by Clarence B. Thompson to Meta Brown.

**MEANING and INTENDING** hereby to convey the premises conveyed to Albert B. Walton and Florence Walton by deed from Anita Marie Walton dated April 1, 1983 and recorded in Book 2552, Page 12 of the Kennebec County Registry of Deeds. Albert B. Walton conveyed the premises to Anita M. Levesque by deed dated July 26, 2004 and recorded in Book 8048, Page 246 of the Kennebec County Registry of Deeds. Reference is made to a deed from Florence Walton to Anita M. Levesque dated December 23, 2013 to be recorded herewith.

**TO HAVE AND TO HOLD** the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **MC GEE PROPERTIES, LLC**, its successors and assigns, to its use and behoof forever.

**AND I do COVENANT** with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances except as hereinbefore set forth; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid and that me and my heirs shall and will **WARRANT** and **DEFEND** the same to the said Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons.

**IN WITNESS WHEREOF**, I, **ANITA M. LEVESQUE** have hereunto set my hand and seal this 7 day of February, in the year two thousand fourteen.

Signed, Sealed and Delivered  
in presence of:

James D. Griffin

Anita M. Levesque  
Anita M. Levesque

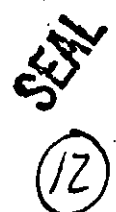
STATE OF MAINE,  
COUNTY OF AROOSTOOK

February 7, 2014

Personally appeared the above named **ANITA M. LEVESQUE** and acknowledged the foregoing instrument to be her free act and deed,

Before me,

Cheryl M. Cameron  
Notary Public  
Printed Name: Cheryl M. Cameron

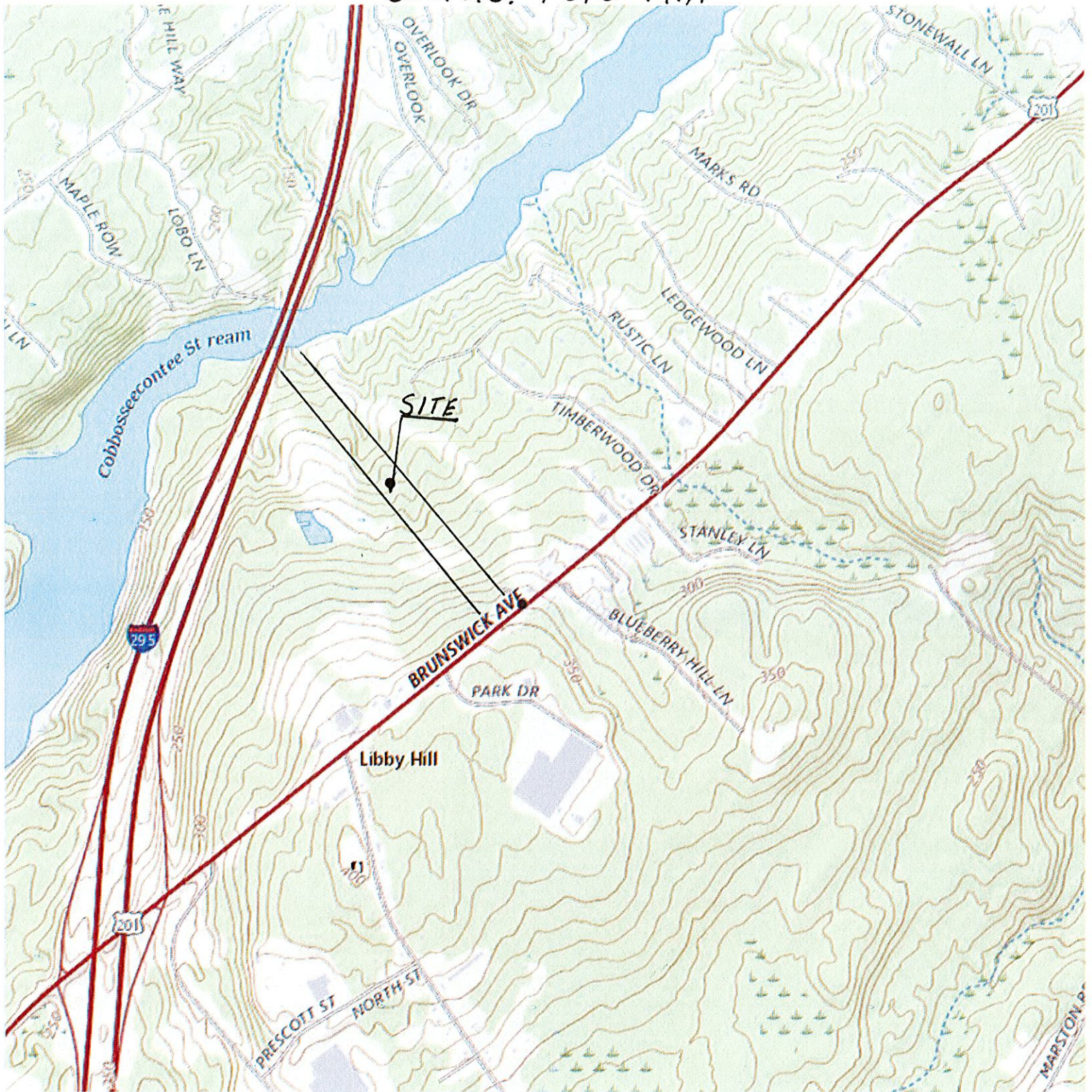




Google Earth

Image © 2023, Airbus

U.S.G.S. TOPO MAP



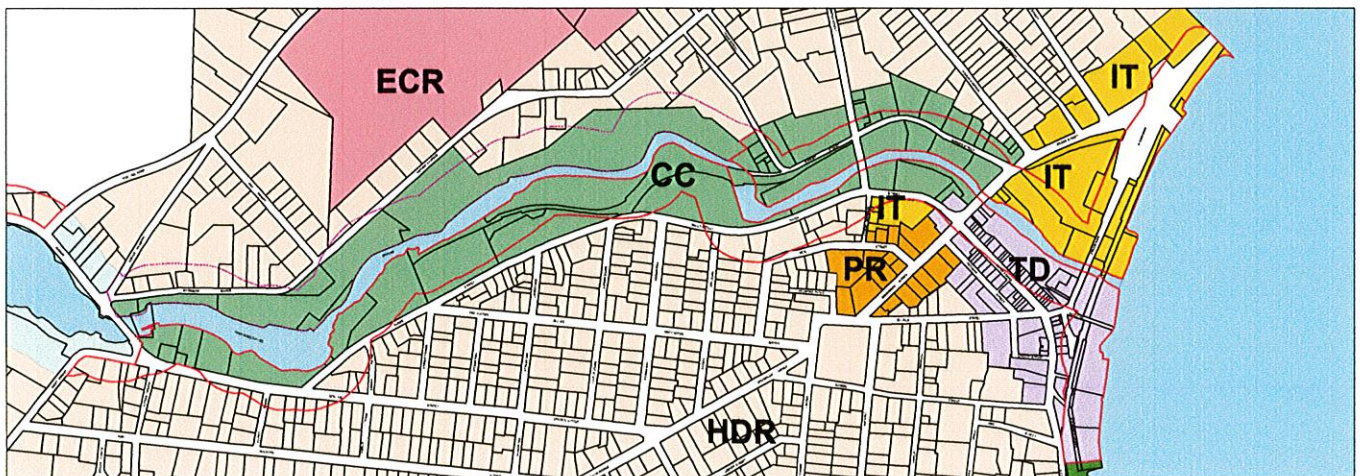
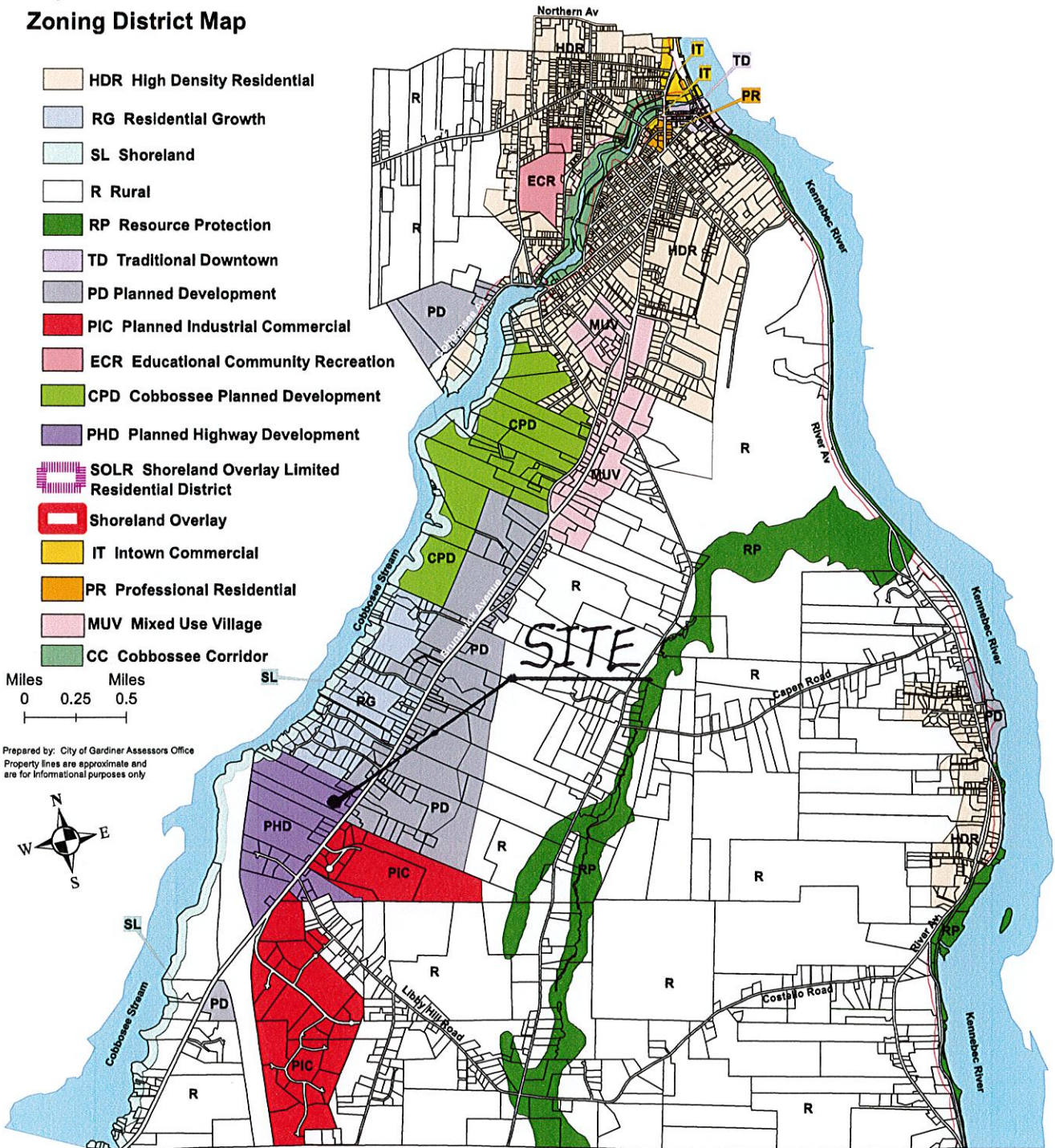
City of Gardiner  
Zoning District Map

Adopted September 4, 2019  
Effective October 4, 2019

-  HDR High Density Residential
-  RG Residential Growth
-  SL Shoreland
-  R Rural
-  RP Resource Protection
-  TD Traditional Downtown
-  PD Planned Development
-  PIC Planned Industrial Commercial
-  ECR Educational Community Recreation
-  CPD Cobbossee Planned Development
-  PHD Planned Highway Development
-  SOLR Shoreland Overlay Limited Residential District
-  Shoreland Overlay
-  IT Intown Commercial
-  PR Professional Residential
-  MUV Mixed Use Village
-  CC Cobbossee Corridor

Miles 0 0.25 0.5

Prepared by: City of Gardiner Assessors Office  
Property lines are approximate and are for informational purposes only



Downtown Zoning





# 200 foot Abutters List Report

Gardiner, ME  
August 25, 2023

## Subject Property:

Parcel Number: 011015  
CAMA Number: 011015  
Property Address: 917 BRUNSWICK AV

Mailing Address: MCGEE PROPERTIES LLC  
537 HIGH STREET  
WEST GARDINER, ME 04345

## Abutters:

Parcel Number: 011014  
CAMA Number: 011014  
Property Address: 925 BRUNSWICK AV

Mailing Address: BROWN DARRYL JR BROWN DARRYL  
SR  
971 BRUNSWICK AV  
GARDINER, ME 04345

Parcel Number: 011016  
CAMA Number: 011016  
Property Address: 907 BRUNSWICK AV

Mailing Address: MCGEE PROPERTIES LLC  
537 HIGH ST  
WEST GARDINER, ME 04345

Parcel Number: 011016A  
CAMA Number: 011016A  
Property Address: 112 ROOSTER LN

Mailing Address: MAZEROLL-SWIFT DEBRA SWIFT  
MICHAEL E  
218 HIGHLAND AV  
GARDINER, ME 04345

Parcel Number: 011016B  
CAMA Number: 011016B  
Property Address: 111 ROOSTER LN

Mailing Address: DAWSON MICHAEL J DAWSON  
ANNEMARIE  
5 PHILIP STREET  
CUMBERLAND, ME 04021

Parcel Number: 011017  
CAMA Number: 011017  
Property Address: 895 BRUNSWICK AV

Mailing Address: FIRST CHURCH OF THE NAZARENE OF  
GARDINER  
6 NAZARENE WAY  
GARDINER, ME 04345

Parcel Number: 011027  
CAMA Number: 011027  
Property Address: 2A BLUEBERRY HILL LN

Mailing Address: MCLAUGHLIN JONATHAN D  
735A BRUNSWICK AV  
GARDINER, ME 04345

Parcel Number: 011028  
CAMA Number: 011028  
Property Address: 916 BRUNSWICK AV

Mailing Address: WESTON CHESTER W JR WESTON  
VICTORIA A  
916 BRUNSWICK AV  
GARDINER, ME 04345

Parcel Number: 011029  
CAMA Number: 011029  
Property Address: 918 BRUNSWICK AV

Mailing Address: CLARK JAMES B CLARK KRISTINA S  
14032 SOUTHEAST 125TH LN  
OCKLAWAHA, FL 32179

Parcel Number: 011031  
CAMA Number: 011031  
Property Address: 930 BRUNSWICK AV

Mailing Address: PLASENTILLA MANUEL J BURNIE LINDA  
L  
930 BRUNSWICK AV  
GARDINER, ME 04345



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

8/25/2023

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# PHOTOGRAPHS

**Client Name:**

McGee Properties, LLC

**Project No.**

05110

**Photo No. 1**

**Date:** 9-6-2023

**Site Location:**

917 Brunswick Ave

**Description:**

Photo taken from  
Rooster Lane looking  
east

**Photo No. 2**

**Date:** 9-6-2023

**Site Location:**

917 Brunswick Ave

**Description:**

Photo taken from  
existing site entrance  
looking north into site



**PHOTOGRAPHS**

**Client Name:**  
McGee Properties, LLC

**Project No.**  
05110

**Photo No. 3**

**Date:** 9-6-2023

**Site Location:**  
917 Brunswick Ave

**Description:**

Photo taken near proposed building corner looking east towards Necessary Tires Too.



**Photo No. 4**

**Date:** 9-6-2023

**Site Location:**  
917 Brunswick Ave

**Description:**

Photo taken near proposed building corner looking southwest towards Brunswick Ave showing existing treeline to remain.



**PHOTOGRAPHS**

**Client Name:**  
McGee Properties, LLC

**Project No.**  
05110

**Photo No. 5**

**Date:** 9-6-2023

**Site Location:**  
917 Brunswick Ave

**Description:**

Photo taken near proposed building corner looking northwest showing existing treeline to remain..



**Photo No. 6**

**Date:** 9-6-2023

**Site Location:**  
917 Brunswick Ave

**Description:**

Photo taken at the existing entrance to the site looking west along Brunswick Ave.



# PHOTOGRAPHS

**Client Name:**

McGee Properties, LLC

**Project No.**

05110

**Photo No. 7**

**Date:** 9-6-2023

**Site Location:**

917 Brunswick Ave

**Description:**

Photo taken at the existing entrance to the site looking south across Brunswick Ave.



**Photo No. 8**

**Date:** 9-6-2023

**Site Location:**

917 Brunswick Ave

**Description:**

Photo taken from existing site entrance looking east down Brunswick Ave.



# PHOTOGRAPHS

**Client Name:**

McGee Properties, LLC

**Project No.**

05110

**Photo No. 9**

**Date:** 9-6-2023

**Site Location:**

917 Brunswick Ave

**Description:**

Photo taken at the existing entrance to Rooster Lane looking south across Brunswick Ave.



**Photo No. 10**

**Date:** 9-6-2023

**Site Location:**

917 Brunswick Ave

**Description:**

Photo taken from existing site entrance looking northeast towards Necessary Tires Too.







August 23, 2023

Re: Steven McGee, Steve McGee Construction et al

To Whom It May Concern:

Steve McGee and his companies, including Steve McGee Construction, LLC, McGee Offroad, LLC, McGee Onroad, LLC and McGee Properties, LLC, are long-time customers of Bar Harbor Bank & Trust since 2016. Mr. McGee and his companies are highly valued clients of the bank with deposit and loan relationships. Accounts are handled as agreed.


Mr. McGee's loan relationship is in the mid seven-figure range. Additionally, Steve McGee Construction, LLC currently, as of August 23, 2023, has a working capital line of credit in the low seven-figure range. Please contact me if you have additional questions.

Sincerely,

A handwritten signature in black ink, appearing to read "James Lacasse", with a large loop at the beginning and a long horizontal stroke extending to the right.

James Lacasse, Vice President, Regional Relationship Manager  
Business Banking  
Bar Harbor Bank & Trust  
Phone: [207-667-2843](tel:207-667-2843)  
e-mail: [jlacasse@barharbor.bank](mailto:jlacasse@barharbor.bank) web: [www.barharbor.bank](http://www.barharbor.bank)

Page 1 of 1

<h1>LITEPAK SERIES LNC2</h1>	Cat.# LNC2 12L U 4K 4		 <b>HUBBELL</b> Outdoor Lighting
	Job	Type	
	Approvals		

**SPECIFICATIONS**

**Intended Use:**

The compact LED LNC2 is designed for perimeter illumination for safety, security and identity. This compact fixture has no uplight and is neighbor friendly with typical mounting heights up to 15ft. Units are supplied with an acrylic diffuser accessory that can be used for lower LED brightness near building entrances or other pedestrian areas. Units have protective polyester finish for long lasting appearance.

**Construction:**

Decorative die-cast aluminum housing protects components and provides an architectural appearance. Casting thermally conducts LED heat to optimize performance and long life. Powder paint finish provides durability in outdoor environments.

**Electrical:**

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option in 12L configuration
- Electronic drivers: One in 5L, 7L, 9L and 12L units Two drivers in 18L units
- Minimum operating temperature is -40°C/-40°F
- Driver RoHS and IP66
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion

**LED(s) CCT:**

- 3000K CCT nominal – 80 CRI, 4000K CCT nominal – 70 CRI, 5000K CCT nominal – 70 CRI
- 5, 7, 9, 12 and 18 LED configurations available see page 2 for electrical and photometric details

**Optical:**

Type II, III and IV distributions with zero uplight; Individual PMMA acrylic lenses for wide lateral throw, maximum control and efficiency; Acrylic diffuser included where reduced LED brightness is desired

**Lumen Maintenance:**

L96 at 60,000hrs (Projected per IESNA TM-21-11), see table on page 2 for all values

**Installation:**

Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box). Gasket seal and secured by two Allen-head hidden fasteners for tamper resistance. Designed for direct j-box mount or conduit feed in single SKU. Conduit feed not available with BBU.

**Options:**

**Controls:**

- Button photocontrol for dusk to dawn energy savings
- Occupancy sensor options available for complete on/off and dimming control (includes factory installed back box)

**Egress (includes factory installed back box):**

- Battery back-up option - 12L configuration only
- Provides 1 fc minimum over 10' x 10' at 11' mounting height (exceeds NEC requirement)
- 1,546 initial lumens in battery mode
- Meets UL924 90 minute discharge schedule
- -20°C to 30°C operating temperature

**Listings:**

- DLC Qualified (types III and IV) Consult DLC website for details: <http://www.designlights.org/OPL>
- Listed to UL 1598 for use in wet locations, 40° C ambient environments

**Warranty:**

- Five year limited warranty (for more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>)
- IES Progress Award Winner - 2013
- Building Operating Management 2014
- Top Products Award - LNC2-18LU

**PRODUCT IMAGE(S)**



LNC2-12LU



LNC2-18LU

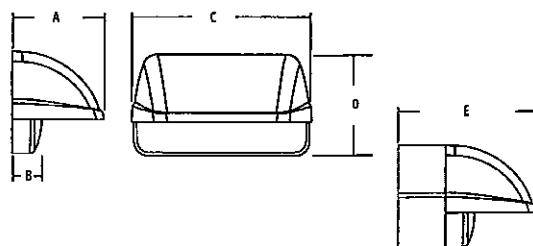


With diffuser



Battery Back-up or Sensor - See Page 2,3

**DIMENSIONS**



With Battery Back-up or sensors

A	B	C	D	E	Weight / BBU
6.25"	1.6"	10.25"	5.6"	10.25"	7.0 / 15.0 lbs.
158.7 mm	40.2 mm	260.4 mm	142.2 mm	260.4 mm	3.2 / 6.8 kg

**SHIPPING INFORMATION**

Catalog Number	G.W.(kg)/ CTH	Carton Dimensions			Carton Qty. per Master Pack
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)	
LNC2-12LU	14.3 (6.5)	14.5 (37)	11.4 (29)	8.4 (21.5)	2
LNC2-18LU	14.8 (6.7)	14.9 (38)	11.4 (29)	8.4 (21.5)	2

**CERTIFICATIONS/LISTINGS**



**ORDERING INFORMATION – ORDERING EXAMPLE: LNC2-12LU-5K-3-1**

SERIES	NUMBER OF LEDS	VOLTAGE <sup>7</sup>	CCT	IES DISTRIBUTION	FINISH	OPTIONS
LNC2 LNC2	5L 5 LEDs 7L 7 LEDs 9L 9 LEDs 12L <sup>3</sup> 12 LEDs 18L 18 LEDs 12L5 12 LEDs, 480V 12LF 12 LEDs, 347V	U 120V-277V 1 120V 2 208V 3 240V 4 277V 5 480V (12L only) F 347V (12L only)	3K <sup>2</sup> 3000K nominal 80 CRI 4K 4000K nominal 70 CRI 5K 5000K nominal 67 CRI AM Amber (590 μm available for *Turtle Friendly /observatory applications, 350 mA (18L only versions)	2 <sup>2</sup> Type II 3 Type III 4 Type IV	1 Bronze 2 Black 3 Gray 4 White 5 Platinum	PC Photocontrol BBU <sup>1,6</sup> Integral battery for 12L only (must specify 120V or 277V voltage in voltage category) rated for -20°C to 30°C SCP <sup>4,5,6</sup> Programmable motion sensor, factory default dimming is 10% light output

**SPECIFY SCP HEIGHT**  
8F Up to 8ft mount height  
20F Up to 20ft mount height

<sup>1</sup> Battery backup only available on 12L models, not available for Canada  
<sup>2</sup> Does not qualify for DLC  
<sup>3</sup> Replace U with 1 for 120V or 4 for 277V for 12L with BBU  
<sup>4</sup> Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120V-277V only  
<sup>5</sup> PC option not applicable, Included in sensor  
<sup>6</sup> BBU and motion sensor options cannot be combined



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

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LARE00LNC2-SPEC 3/17

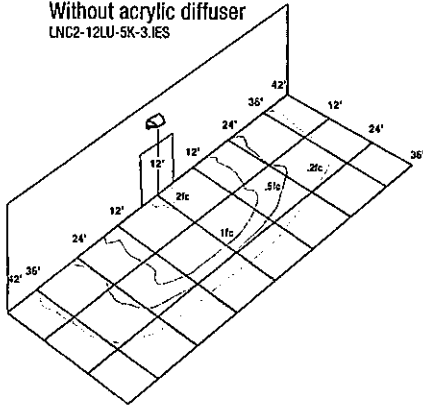
**REPLACEMENT PART/ACCESSORIES**

CATALOG NUMBER	DESCRIPTION
93044013	Frosted comfort shield, improves uniformity with only 5% lumen reduction
SCP-REMOTE*	Remote control for SCP option. Order at least one per project to program and control fixtures
BB-GEO-XX	Back box with 4 - 1/2" threaded conduit holes, XX = specify finish, eg. Dark Bronze - DB
LNC2-SCBB-XX	Plate to be used with GEO-BB-XX surface conduit box, XX=finish (see page 3)

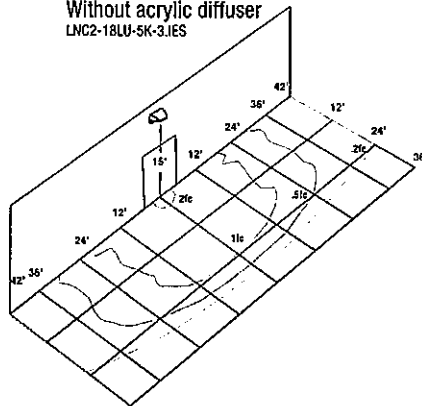
\*Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120V or 277V only

**PHOTOMETRICS**

Without acrylic diffuser  
LNC2-12LU-5K-3.IES



Without acrylic diffuser  
LNC2-18LU-5K-3.IES



**PERFORMANCE DATA**

# OF LEDS	DRIVE CURRENT	SYSTEM WATTS	DIST. TYPE	5K (5000K nominal, 70 CRI)		4K (4000K nominal, 70 CRI)		3K (3000K nominal, 80 CRI)	
				LUMENS	LPW'	LUMENS	LPW'	LUMENS	LPW'
5	STD. (700mA)	13W	2	1,150	88.5	1,052	81	883	68
			3	1,132	87	1,077	83	833	64
			4	1,146	88	1,053	81	849	65
7		17W	2	1,515	89	1,369	80.5	1,272	75
			3	1,500	88	1,539	90.5	1,392	82
			4	1,557	91.5	1,535	90	1,425	84
9		22W	2	2,069	94	2,033	92	1,588	72
			3	2,024	92	1,989	90	1,623	74
			4	2,095	95	2,059	93.5	1,680	76
12	28w	2	2,869	102.5	2,465	88	2,047	73	
		3	2,868	102.5	2,662	95	2,160	77	
		4	2,716	97	2,715	97	2,104	75	
18	42.7w	2	4,166	97.5	3,631	85	3,304	77	
		3	4,106	96	3,806	89	3,128	73	
		4	3,995	93.5	3,998	93.5	3,122	73	

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application. LNC2-12LU battery mode produces 1,546 initial lumens. Meets UL924 90 minute discharge pattern.

**PROJECTED LUMEN MAINTENANCE**

Ambient Temp.	OPERATING HOURS					L70 (hours)
	0	25,000	50,000	TM-21-11 <sup>1</sup> L96 60,000	100,000	
25°C / 77°F	1.00	0.98	0.97	0.96	0.95	>791,000
40°C / 104°F	0.99	0.98	0.96	0.96	0.94	>635,000

1. Projected per IESNA TM-21-11 \* (Nichia 2198, 700mA, 85°C Ts, 10,000hrs)  
Data references the extrapolated performance projections for the LNC-12LU-5K base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

**LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)**

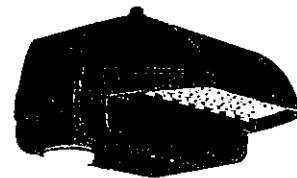
AMBIENT TEMPERATURE	LUMEN MULTIPLIER
0° C	1.02
10° C	1.01
20° C	1.00
25° C	1.00
30° C	1.00
40° C	0.99

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

**ELECTRICAL DATA**

# OF LEDS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	CURRENT (Amps)	SYSTEM POWER (w)	
7	STD. (700mA)	120	-	18	
		277	-	18	
120		0.183	22		
277		0.09	22.1		
9	STD. (700mA)	120	0.24	28.9	
		277	0.10	27.7	
		347	0.10	33.7	
		480	0.06	28.9	
18	STD. (700mA)	120	0.35	41.0	
		277	0.15	41.5	
18 Amber		STD. (700mA)	120	2.68	32.0

**MOTION SENSOR OPTION**



Sensor offers greater control and energy savings with SCP programmable sensor with adjustable delay and dimming levels (Factory default is 10%)

Visit: <http://www.hubbellighting.com/solutions/controls/> for control application information



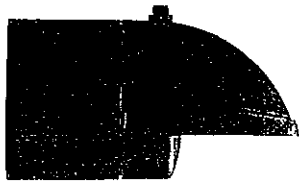
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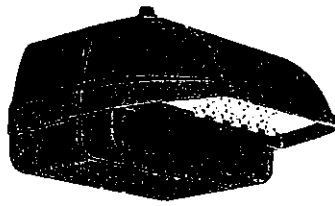
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LARE00LNC2-SPEC 3/17

**LNC2 – BATTERY BACK UP**

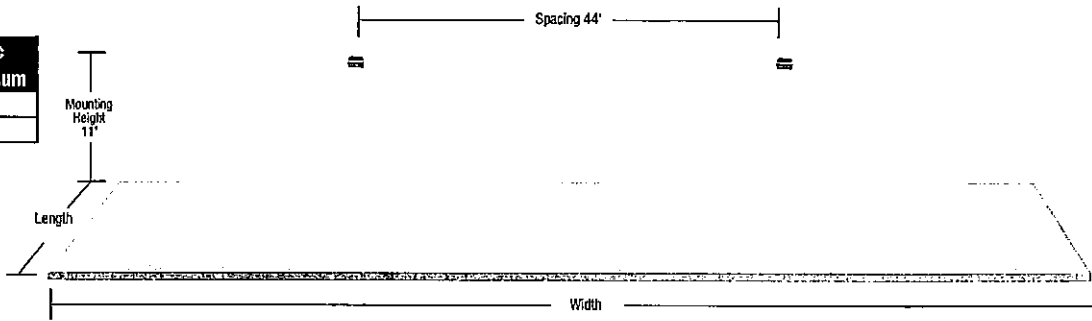


Side View

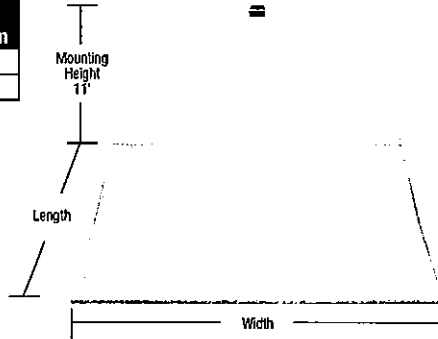


3/4 View

Multi Unit	1 fc Average	1 fc Minimum
Length	16'	15'
Width	112'	68'



Single Unit	1 fc Average	1 fc Minimum
Length	16'	15'
Width	48'	24'



Provides Life Safety Code average illuminance of 1.0 fc. Assumes open space with no obstructions and mounting height of 11'  
Diagrams for illustration purposes only, please consult factory for application layout.

**LNC2-SCBB-XX SURFACE CONDUIT BACK PLATE**



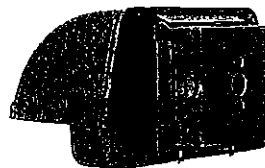
LNC2 FIXTURE



LNC2-SCBB-XX



BB-GEO-XX



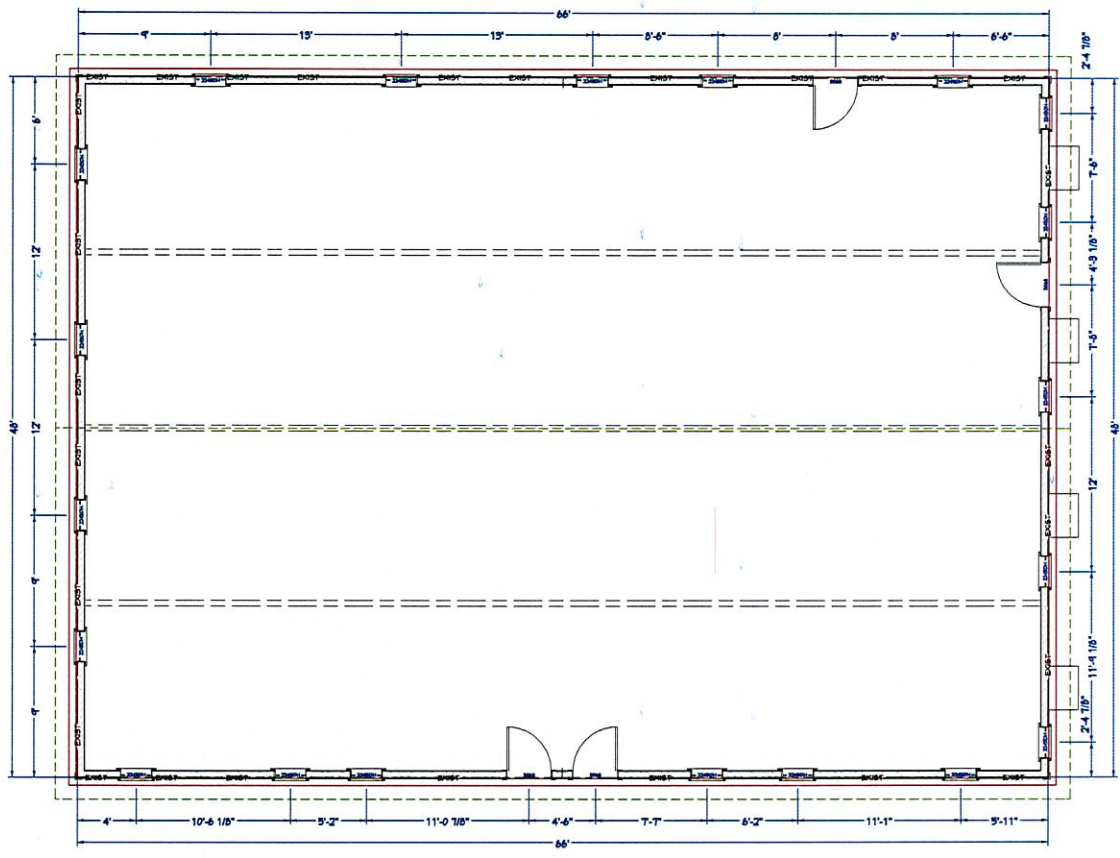
LNC2-SCBB-XX and BB-GEO-XX SHOWN ATTACHED TO FIXTURE

To Wall



BEST PLACES TO WORK SINCE 2011  
 WWW.HANCOCKLUMBER.COM  
 11 LUMBERYARD LOCATIONS  
 AUGUSTA • BRUNSWICK • CASCO  
 DANBURYS/COTTA • KENNEBUNK  
 NORTH CONWAY NH • MINDHAM  
 YARMOUTH • BRIDGTON • SAGO  
 WOLFEBORO, NH

PROJECT:  
 MCGEE CONST.  
 BRUNSWICK AVE.  
 OFFICE



FLOOR PLAN

REVISIONS

#	DATE
1	9/8/2023

UPCHARGE REVISIONS	
#	DATE

NOTES:

SCALE:  
 1/4"=1'

DRAWN BY:  
 JOANNE TARR  
 JTARR@HANCOCKLUMBER.COM  
 DIRECT LINE: 603-TT24

PRINT DATE:  
 9/8/2023

PAGE:  
 1

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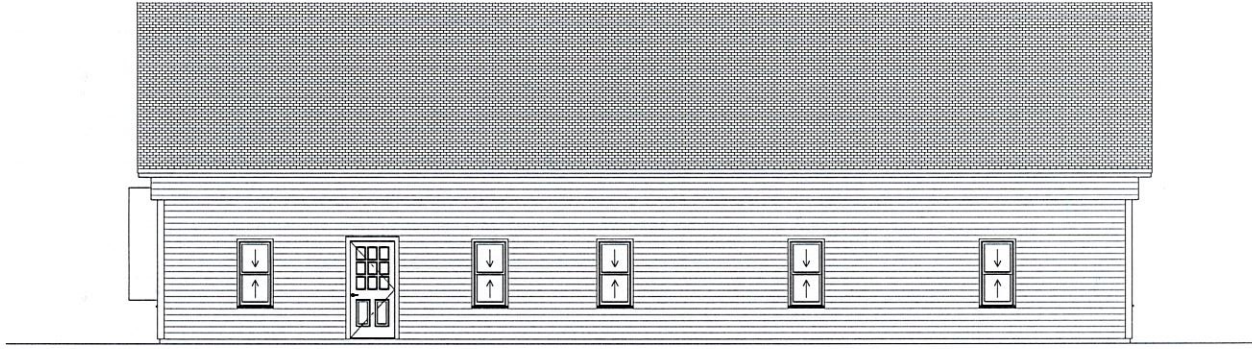






BEST PLACES TO WORK SINCE 2014  
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WOLFEBORO, NH

PROJECT:  
MCGEE CONST.  
BRUNSWICK AVE.  
OFFICE



BACK ELEVATION



LEFT ELEVATION

REVISIONS

#	DATE
1	9/8/2023

UPCHARGE REVISIONS

#	DATE

NOTES:

SCALE:  
1/4"=1'

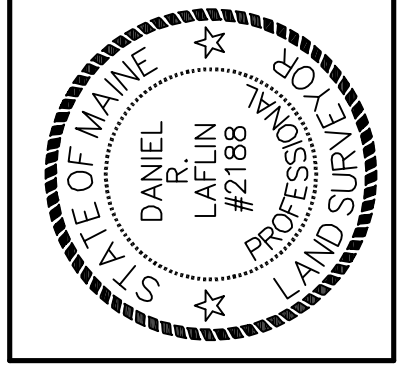
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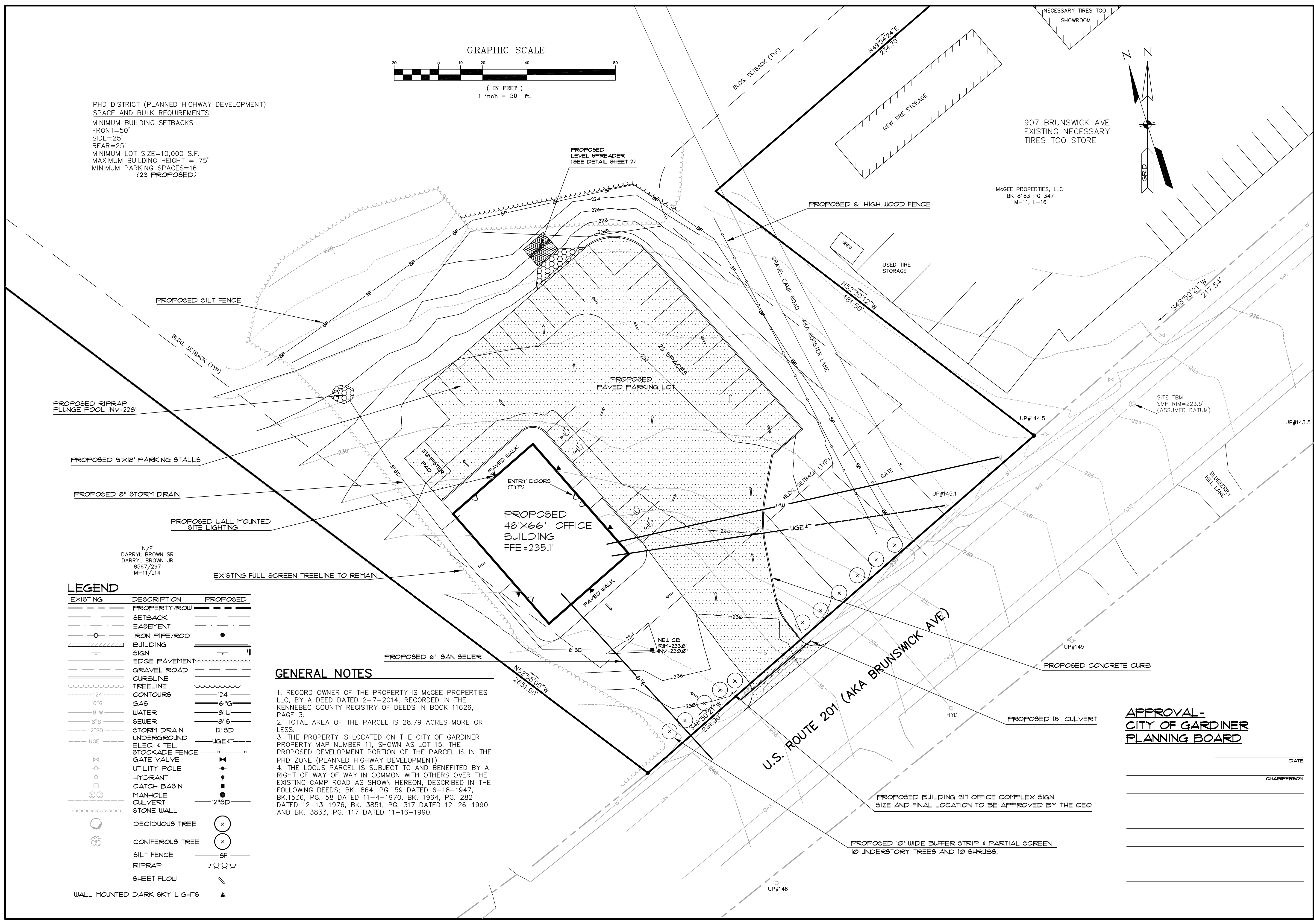
REV:	BY:	DATE:	STATUS:

**McGee Construction**  
 "What Don't We Do!"  
 537 High Street  
 West Gardiner, Maine 04345  
 Tel (207) 592-8810

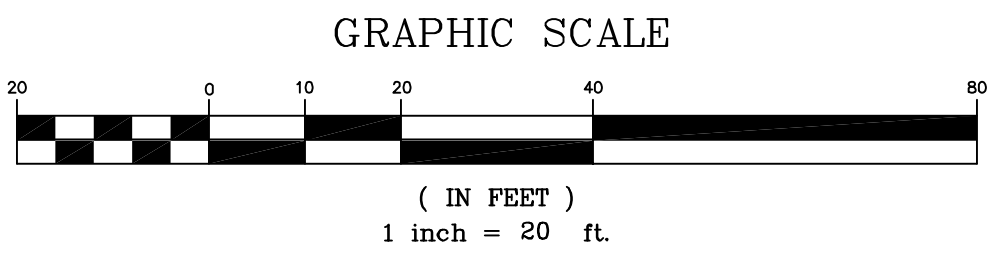
PROJECT NO. | DWG. NAME | FLD. BK. | DESIGN | DRAWN | DRL  
 0510 | | | | | |

**SITE PLAN & EXISTING CONDITIONS**  
 OF  
**PROPOSED BUILDING 917 OFFICE COMPLEX**  
 FOR  
**McGEE PROPERTIES, LLC**  
 537 HIGH STREET, WEST GARDINER, MAINE

DATE: 8-22-2023 | SCALE: 1"=20'  
**SHEET 1 OF 3**



PHD DISTRICT (PLANNED HIGHWAY DEVELOPMENT)  
 SPACE AND BULK REQUIREMENTS  
 MINIMUM BUILDING SETBACKS  
 FRONT=50'  
 SIDE=25'  
 REAR=25'  
 MINIMUM LOT SIZE=10,000 S.F.  
 MAXIMUM BUILDING HEIGHT = 75'  
 MINIMUM PARKING SPACES=16  
 (23 PROPOSED)



**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
○	IRON PIPE/ROD	●
▭	BUILDING	▭
▭	SIGN	▭
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	CURBLINE	---
---	TREELINE	---
---	CONTOURS	---
---	GAS	---
---	WATER	---
---	SEWER	---
---	STORM DRAIN	---
---	UNDERGROUND	---
---	ELEC. & TEL	---
---	STOCKADE FENCE	---
---	GATE VALVE	---
---	UTILITY POLE	---
---	HYDRANT	---
---	CATCH BASIN	---
---	MANHOLE	---
---	CULVERT	---
---	STONE WALL	---
○	DECIDUOUS TREE	○
○	CONIFEROUS TREE	○
---	SILT FENCE	---
---	RIPRAP	---
---	SHEET FLOW	---
▲	WALL MOUNTED DARK SKY LIGHTS	▲

**GENERAL NOTES**

1. RECORD OWNER OF THE PROPERTY IS MCGEE PROPERTIES LLC. BY A DEED DATED 2-7-2014, RECORDED IN THE KENNEBEC COUNTY REGISTRY OF DEEDS IN BOOK 11626, PAGE 3.
2. TOTAL AREA OF THE PARCEL IS 28.79 ACRES MORE OR LESS.
3. THE PROPERTY IS LOCATED ON THE CITY OF GARDINER PROPERTY MAP NUMBER 11, SHOWN AS LOT 15. THE PROPOSED DEVELOPMENT PORTION OF THE PARCEL IS IN THE PHD ZONE (PLANNED HIGHWAY DEVELOPMENT).
4. THE LOCUS PARCEL IS SUBJECT TO AND BENEFITED BY A RIGHT OF WAY OF WAY IN COMMON WITH OTHERS OVER THE EXISTING CAMP ROAD AS SHOWN HEREON, DESCRIBED IN THE FOLLOWING DEEDS; BK. 864, PG. 59 DATED 6-18-1947, BK.1536, PG. 58 DATED 11-4-1970, BK. 1964, PG. 282 DATED 12-13-1976, BK. 3851, PG. 317 DATED 12-26-1990 AND BK. 3833, PG. 117 DATED 11-16-1990.

**APPROVAL -**  
**CITY OF GARDINER**  
**PLANNING BOARD**

DATE: \_\_\_\_\_  
 CHAIRPERSON: \_\_\_\_\_

PROPOSED BUILDING 917 OFFICE COMPLEX SIGN  
 SIZE AND FINAL LOCATION TO BE APPROVED BY THE CEO

PROPOSED 10' WIDE BUFFER STRIP & PARTIAL SCREEN  
 10 UNDERSTORY TREES AND 10 SHRUBS.

N/F  
 DARRYL BROWN SR  
 DARRYL BROWN JR  
 8567/297  
 M-11/L14

MCGEE PROPERTIES, LLC  
 BK 8183 PG 347  
 M-11, L-16

NECESSARY TIRES TOO  
 SHOWROOM

907 BRUNSWICK AVE  
 EXISTING NECESSARY  
 TIRES TOO STORE

PROPOSED  
 LEVEL SPREADER  
 (SEE DETAIL SHEET 2)

PROPOSED 6' HIGH WOOD FENCE

PROPOSED  
 PAVED PARKING LOT

PROPOSED  
 48'X66' OFFICE  
 BUILDING  
 FFE = 235.1'

SITE TBM  
 SMH RM=223.5'  
 (ASSUMED DATUM)

PROPOSED WALL MOUNTED  
 SITE LIGHTING

PROPOSED 8" STORM DRAIN

PROPOSED RIPRAP  
 FLUNGE POOL INV.-228'

PROPOSED SILT FENCE

BLDG. SETBACK (TYP)

EXISTING FULL SCREEN TREELINE TO REMAIN

U.S. ROUTE 201 (AKA BRUNSWICK AVE)

PROPOSED 18" CULVERT

PROPOSED CONCRETE CURB

PROPOSED 10' WIDE BUFFER STRIP & PARTIAL SCREEN  
 10 UNDERSTORY TREES AND 10 SHRUBS.

UP#146

UP#144.5

UP#145.1

UP#145

UP#145

UP#145

UP#145

UP#145

UP#145

UP#145

UP#145

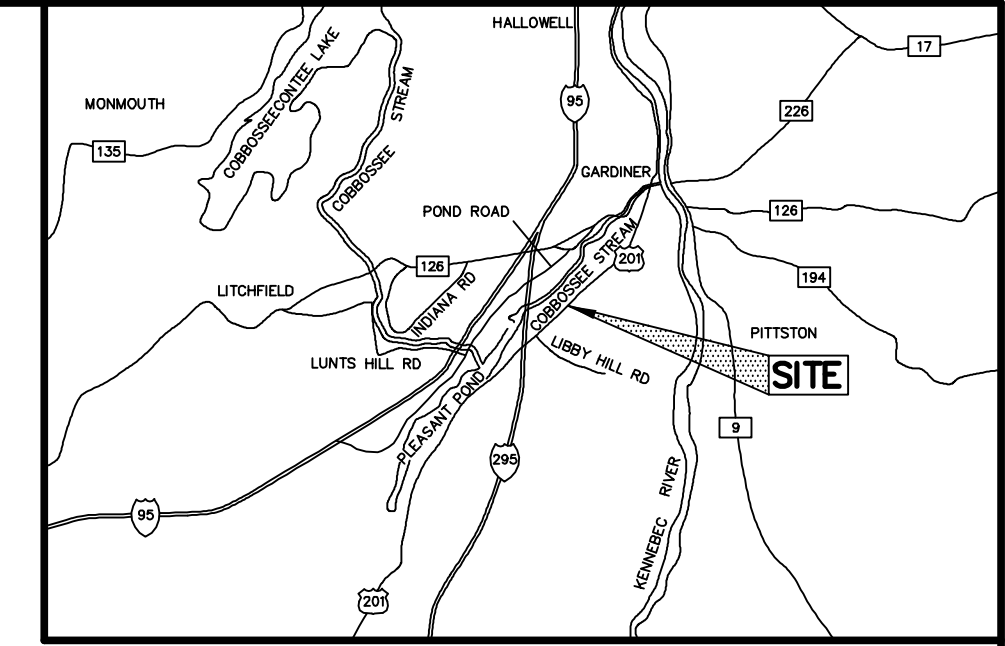
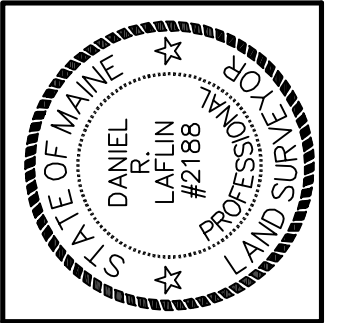
UP#145

UP#145

UP#145







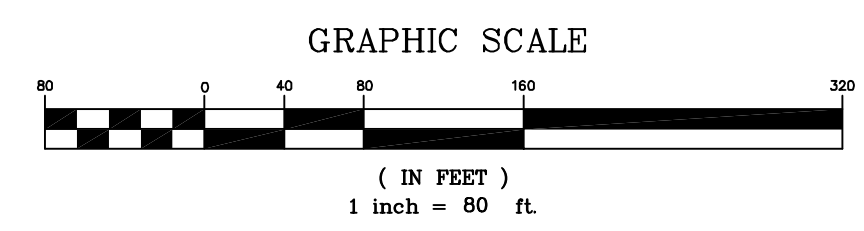
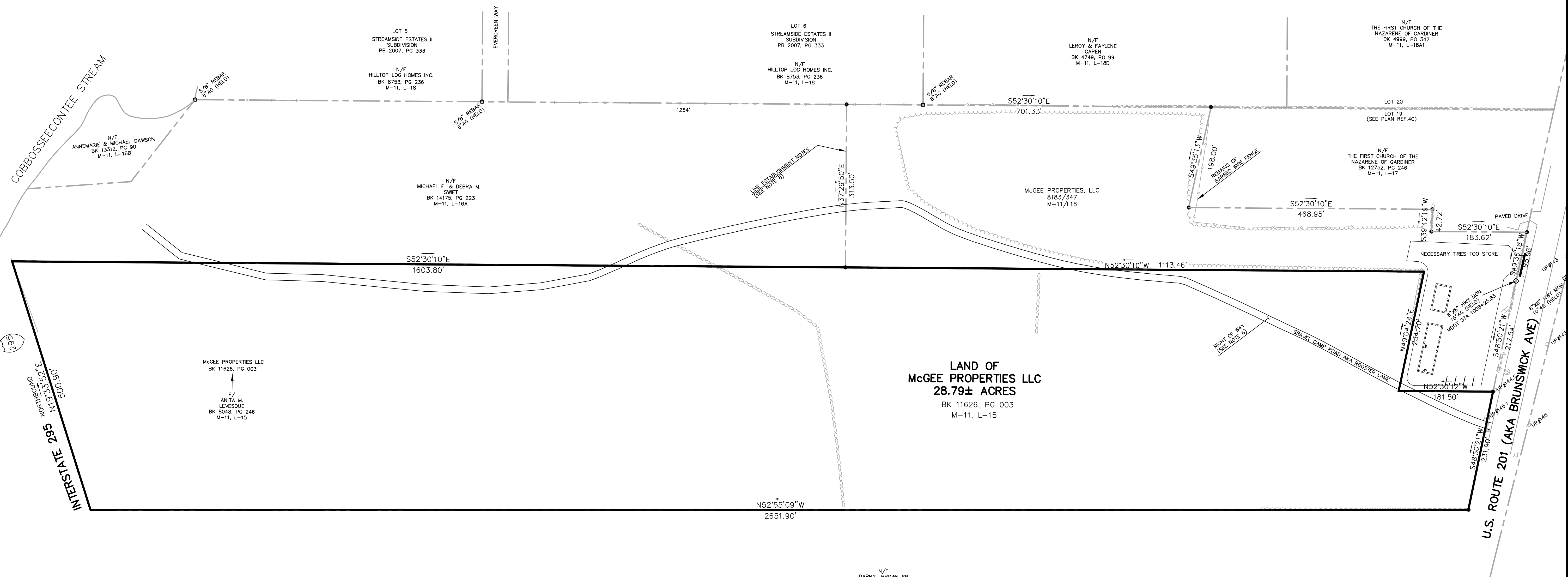
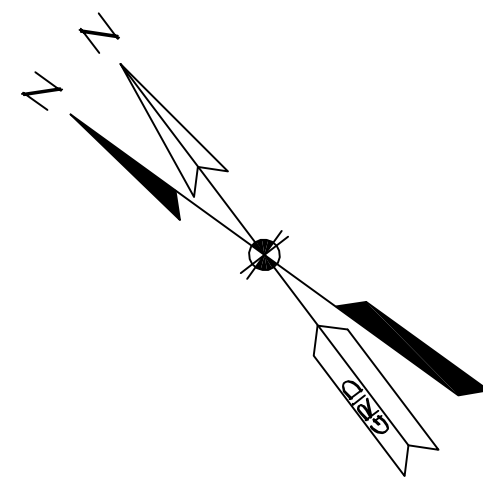
LOCATION MAP N.T.S.

### GENERAL NOTES

- RECORD OWNER OF THE PROPERTY IS MCGEE PROPERTIES LLC, BY A DEED DATED 2-7-2014, RECORDED IN THE KENNEBEC COUNTY REGISTRY OF DEEDS IN BOOK 11626, PAGE 3.
- TOTAL AREA OF THE PARCEL IS 28.79 ACRES MORE OR LESS.
- THE PROPERTY IS LOCATED ON THE CITY OF GARDINER PROPERTY MAP NUMBER 11, SHOWN AS LOT 15.
- PLAN REFERENCES:
  - MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, STATE AID HIGHWAY "95" DATED JULY, 1971, SHC FILE NO. 6-152, SHEETS 92 & 93 OF 107.
  - MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, STATE HIGHWAY "0", DATED JUNE 1952, SHC FILE NO. 6-55, SHEETS 2-4 OF 9.
  - PLAN OF THE COBBOSECONTEE TRACT DATED 1808, SURVEYED BY SOLOMAN ADAMS, RECORDED IN THE KENNEBEC COUNTY REGISTRY OF DEEDS.
  - PLAN OF GARDINER BY M.B. BLISS, DATED 1846, COPIED BY LARRY RECORD, JR. DECEMBER, 1971, COPY ON FILE AT THE OFFICE OF MCGEE CONSTRUCTION, WEST GARDINER, MAINE.
- BEARINGS SHOWN HEREON ARE GRID NORTH BASED ON A AUTONOMOUS GPS OBSERVATION.
- THE LOCUS PARCEL IS SUBJECT TO AND BENEFITED BY A RIGHT OF WAY OF WAY IN COMMON WITH OTHERS OVER THE EXISTING ROAD AS SHOWN HEREON, DESCRIBED IN THE FOLLOWING DEEDS; BK. 864, PG. 59 DATED 6-18-1947, BK.1536, PG. 58 DATED 11-4-1970, BK. 1984, PG. 282 DATED 12-13-1976, BK. 3851, PG. 317 DATED 12-26-1990 AND BK. 3833, PG. 117 DATED 11-16-1990.

### LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
□	MONUMENT	□
○	IRON PIPE/ROD	●
▭	BUILDING	▭
---	STREAM	---
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	TREELINE	---
---	CONTOURS	---
○	HYDRANT	○
○	MANHOLE	○
---	BARB WIRE FENCE	---
---	HIGHWAY FENCE WOVEN WIRE	---
---	STONE WALL	---
N/F	NOW OR FORMALLY	
BK 8048, PG 246	DEED BOOK & PAGE	
M-11, L-15	TAX MAP & LOT #	



REV.	BY.	DATE.	STATUS.
A	DRL	8-22-23	ADD FORMER LEVESQUE PARCEL

**McGee Construction**  
 537 High Street  
 West Gardiner, Maine 04345  
 Tel (207) 562-8810

**SURVEY PLAN & EXISTING CONDITIONS**  
 OF  
**917 & 907 BRUNSWICK AVE. PROPERTY**  
 FOR  
**MCGEE PROPERTIES LLC**  
 GARDINER, KENNEBEC COUNTY, MAINE  
 GARDINER, MAINE

DATE	SCALE
12-9-2008	1"=80'
PROJ. NO.	DWG NAME
05110	05110EC
FIELD BOOK	DESIGN BY
DRAWN BY	CHECKED BY
DRL	