



City of Gardiner
Site Plan Review Application

Project Name: PMP Realty, LLC. Project Cost: _____

Date of submission: April 24, 2020 Received by: _____ Fees: \$250

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

The applicant is proposing to construct an addition onto the existing corporate headquarters and associated paved areas. The project will involve an amended subdivision plan because the addition will straddle a common property line delineating the Libby Hill Business Park and Libby Hill Estates Subdivision.

Anticipated beginning/completion dates of construction: June 2020/January 2021

1. General Information:

Name of Property Owner: PMP Realty, LLC.

Address: 32 Prescott Street Gardiner, ME 04345

Phone/Fax No: 207-582-5637

Applicant/Agent Name: PMP Realty, LLC.

Address: 32 Prescott Street Gardiner, ME 04345

Phone/Fax No: 207-582-5637

Design Consultant(s): Surveyor Engineer Architect Planner

Name: E.S. Coffin Engineering & Surveying (c/o Jim Coffin)

Address: P.O. Box 4687 Augusta, ME 04330

Phone/Fax No: 207-623-9475(p) / 207-623-0016(f)

Name: James Coffin (PE #8500)

Address: P.O. Box 4687 Augusta, ME 04330

Phone/Fax No: 207-623-9475/207-623-0016

Name: Kane Coffin (PLS #1292)

Address: P.O. Box 4687 Augusta, ME 04330

Phone/Fax No: 207-623-9475/207-623-0016

Signature: _____ Date: April 24, 2020

2. Property Information:

Location of Property:

Deed Ref: Book 8887	Page: 130	City Tax Map(s): <u>7</u>	Lot(s): <u>18A-1</u>
Deed Ref: Book 7801	Page: 20	City Tax Map(s): <u>7</u>	Lot(s): <u>18A-2</u>
Deed Ref: Book 6143	Page: 252	City Tax Map(s): <u>7</u>	Lot(s): <u>18A-3&A-4</u>
Deed Ref: Book 11856	Page: 7	City Tax Map(s): <u>7</u>	Lot(s): <u>28</u>
Deed Ref: Book 11394	Page: 292	City Tax Map(s): <u>7</u>	Lot(s): <u>29</u>
Deed Ref: Book 12868	Page: 298	City Tax Map(s): <u>7</u>	Lot(s): <u>5</u>
Property Size/Frontage:	Acres: 50.53	Road: 3,975'	Shore:
Zoning District(s): Planned Industrial Commercial (PIC) & Rural (R)			

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.

4. Review Criteria

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

- A. The application is complete and the review fee has been paid.
The application is complete and the Site Plan Review fee of \$250.00 has been submitted.
- B. The proposed activity will not result in water pollution, erosion or sedimentation to water bodies.
The application contains all pertinent erosion and sediment control devices needed for the project. A grease oil separator will be installed to provide treatment for fluids running through the interior floor drains. This device will provide water treatment for any oils/grease coming off from vehicles and then sent to the public sewer system off Prescott Street.
- C. The proposal will provide for the adequate disposal of all wastewater and solid waste.
Public sewer is available for the project and all wastewater associated with the bathrooms, locker rooms, break room, floor drains, etc. will be sent to the system along Prescott Street. Fluids exiting the floor drains will first enter a grease/oil separator before being released into the public sewer system. The LHBP Phase I DEP permit allows the 16 lots to discharge up to 25,000 GPD to the City's wastewater treatment facility. A letter from Doug Clark (Director) of the Gardiner Sewage District is included indicating that the District has sufficient capacity to serve the proposed addition. The applicant is anticipating having an additional 6-12 employees associated with the building addition. A dumpster enclosure is shown on the Site Plan (C-1) that will provide adequate disposal of solid wastes. A letter is included from Riverside Disposal indicating that EJP generated 26.55 tons of trash in 2019. The LHBP Phase I DEP permit allows the 16 lots to produce up to 1,660 tons per year of solid wastes. EJP utilizes 1.6% of the 1,660 tons allowed per year.
- D. 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 letter has been received from the Maine Historical Preservation Committee verifying that there are not any historical or archeological sites located within the area of the site. A letter has been received from the Maine Department of Inland Fisheries and Wildlife verifying that there will not be any undue adverse effect to essential wildlife habitat. The letter does mention the three Myotis Bat species be protected, but there is not any tree cutting being proposed. The letter also mentions possible vernal pools on site, but our wetlands scientist Vaughn Smith found none during his wetland delineation. A letter has been received from the Department of Conservation verifying that there are not any rare botanical features within the project area.
- E. The proposal will not have an adverse impact upon waterbodies and wetlands.
Vaughn Smith Associates have been retained to provide wetland delineation and report that can be found in the NRPA permit application filed with the DEP & Army Corps. The project has received approval from the Army Corps and a copy of the General Permit is included.
- F. The proposal will provide for adequate storm water management.
The four PMP realty parcels in the LHBP have a maximum allowable impervious area of 13.5 acres per the DEP Phase I permit. The total impervious area after this project has been constructed will be 11.53 acres. The lots in the LHBP have been pre-designed for stormwater with ponds already in place to provide treatment for quantity.
- G. The proposal will conform to all applicable Shoreland Zoning requirements.
The project is not within Shoreland Zoning and this section is not applicable.

- H. The proposal will conform to all applicable Floodplain Management requirements.
The project is not within the 100-year flood elevation and this section is not applicable.
- I. The proposal will have sufficient water available to meet the needs of the development.
A letter has been received from Paul Gray of the Gardiner Water District indicating that the District has sufficient water capacity for the proposed project.
- J. The proposal will not adversely affect groundwater quality or quantity.
The project will connect to public water along Prescott Street for fire suppression of the proposed addition. The existing domestic service has the capacity to serve the proposed addition. Groundwater quality and quantity will not be adversely affected with the proposed project.
- K. The proposal will provide for safe and adequate vehicle and pedestrian circulation in the development.
The proposed site is being utilized for manufacturing, construction services and offices associated with the applicants operation. Pedestrians can enter through the existing corporate headquarters as can delivery drivers that may access the site. The site has been designed to allow 67' long tractor trailer trucks to enter along the east side of the new addition and continue to exit on the west side of the existing building. There is more than enough area for vehicle circulation associated with the site.
- L. 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.
A letter has been received from Tony LaPlante (Public Works Director) verifying that the project will not create a burden on municipal services.
- M. The proposal conforms to all the applicable provisions of this Ordinance.
In regard to the General Performance Standards in Section 8 of the LUO;
8.7 Exterior Lighting: wall-packs and light poles are depicted on the site plan and cut sheets of these fixtures are included with this submission. All of the fixtures will be shielded so that light shines in a downward direction.
A sub-panel will be utilized for electricity in the proposed addition. Three new pole lights (20' high) will be utilized on the north side of the new addition to illuminate the paved area on this side.
8.11 Bufferyard & Screening Standards: The project is required to implement a partial screen along Prescott Street and a full screen along the rear and side property lines. The entire east side of the new addition has a wood buffer that meets or exceeds the requirement of a full-screen option. The north side will incorporate a 20' high berm so that the project area sits in a hole. Full-Screen Option 2 will be utilized including 3 canopy and 3 understory trees per 100 linear feet. There is a laydown area on the west side that already has a wooded buffer adjacent to it that complies with the full screen option. The south side along Prescott Street will implement the Partial-Screen Option #3 that includes 9 shrubs per 100 linear feet.
In regard to Environmental Performance Standards in Section 9 of the LUO:
9.1 Air Quality: Dust will be controlled during construction will be implemented by applying calcium and water as needed.
9.2 Water Quality: The floor drains in the proposed addition will flow into a grease oil separator prior to connecting into the City's sewer system.
In regard to Special Activity Performance Standards in Section 10 of the LUO:
10.24.5.7.2 Free Standing Signs: The applicant is not proposing to erect any new signs for this project.

5. Site Review Criteria

Applicant shall provide information that demonstrates that the proposal will be sensitive to the character of the site, neighborhood and the district in which it is located by considering the following:

- a. Land use activities.
The on-site uses consist of manufacturing, trucking and construction services. The site is located at 32 Prescott Street and is the corporate headquarters. There is a large amount of laydown area along the northwest corner of the site. Trucks will enter the site along the east side of the new addition and exit on the west side of the existing building. A large buffer has been left in place along the east most boundary to protect the neighbors in that area.
- b. Scale, bulk, setbacks and height of existing structures.
The proposed addition will match the height of the existing structure of 27'-6" and all four building elevations are included with this submission.
- c. Architectural design.
Building plans are included with this submission showing elevations of the proposed addition.
- d. The placement and orientation of structures on the site.
The proposed addition has been sighted along the east side of the existing corporate headquarters. The east side of the property is naturally buffered and the north side of the addition is over 10' lower than the adjacent grades to the north.
- e. The building density of the neighborhood.
The access into the site is about 600' from Libby Hill Road, which has residential homes on it. This neighborhood is relatively dense with houses on both sides of Libby Hill Road.
- f. The proposal shall not have an adverse impact upon neighboring properties.
There is a residence across Prescott Street, but other than that the nearest residence will be over 350' from the proposed addition. The current operation at the applicant's site will continue as it does today with the only difference being a larger building. Dust will be controlled during construction by using water or calcium. The project will not have an adverse impact on neighboring properties.
- g. The proposal contains landscaping, buffering, and screening elements which provide privacy to adjacent land uses.
The project is required to implement a partial screen along Prescott Street and a full screen along the rear and side property lines. The entire east side of the new addition has a wood buffer that meets or exceeds the requirement of a full-screen option. The north side will incorporate a 20' high berm so that the project area sits in a hole. Full-Screen Option 2 will be utilized including 3 canopy and 3 understory trees per 100 linear feet. There is a laydown area on the west side that already has a wooded buffer adjacent to it that complies with the full screen option. The south side along Prescott Street will implement the Partial-Screen Option #3 that includes 6 understory trees and 6 shrubs per 100 linear feet.
- h. The proposal provides for the safe flow of traffic within the site and onto the roadway. The traffic generated by the site does not exceed the capacity of the public road providing access to the site.
David Allen (MDOT) has stated that since the left-hand turn lane was installed along Enterprise Drive that the conditions of the turning movement permit have been met and no further traffic mitigation is required within the subdivision.

- i. 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 applicant has decided to locate the building addition on the east side of the site. With the existing access already in place this simply relocated the entrance to the east of the new addition and will maintain the counterclockwise traffic movement around the facility. There is a large grade difference along the north side of the new addition that will create a natural buffer for noise in the immediate area.
- j. 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 addition is situated to the east of the existing building. The existing building cannot be expanded to the southwest because the building is configured with the loading docks to the northeast, the canopy on the northwest is braced and cannot be changed, and the terrain to the southwest is not suitable for a building expansion due to significant slope and an existing detention pond. Vaughn Smith Associates were hired to delineate wetlands and provide a report. A letter has been received from the IF&W verifying that there will not be any undue adverse effect to essential wildlife habitat. The letter does mention the three Myotis Bat species be protected, but there is not any tree cutting being proposed. The letter also mentions possible vernal pools on site, but our wetlands scientist Vaughn Smith found none during his wetland delineation. A letter has been received from the Maine Historical Preservation Committee verifying that there are not any historical or archeological sites located within the area of the site.
- k. 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.
There are not any sidewalks on Prescott Street or are there any in the entire LHBP. There is an existing trail network on PMP realty's parcel to the west. The general public can go into the corporate headquarters, but can't access the rest of the site as this is essentially a construction area with trucks and equipment coming and going in and out of the site.
- l. 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 addition is located on the east side of the corporate headquarters. There is not any "Rural Character" associated with the Libby Hill Business Park. All existing parking areas are well landscaped as mentioned above.
- m. Proposals with multiple buildings shall be designed and placed to utilize common parking areas to the greatest practical extent.
There will not be multiple buildings on the parcel. There is more than enough parking for the proposed addition.
- n. The proposed setback and alignment of buildings shall mirror the existing pattern in the neighborhood to the greatest practical extent.
The new addition will not impact any building setbacks with the proposed amended subdivision plan.
- o. Building entrances shall be oriented to the public road unless the layout or grouping of the buildings justifies another approach.
There are two access points now and there will be two access points once the addition has been constructed.

- p. 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.
There are not any building design standards in the PIC District and therefore this section is not applicable.
- q. 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.
There are not any building design standards in the PIC District and this section is not applicable.
- r. 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 site is located off from a dead end road (Prescott Street). Truck access will occur from Prescott Street and around the buildings to the exit along the west side of the existing building. Both access points will be gated. The existing site is well landscaped with several mulched areas. The general public does not access the site.
- s. 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.
There are no drive-thru lanes associated with the project and this section is not applicable.
- t. The applicant has the adequate financial and technical capacity to meet the provisions of this Ordinance.
E.S. Coffin Engineering & Surveying has the technical ability to complete the project. The project will cost \$6,000,000 and the applicant has provided a financial statement indicating that they have adequate financing to complete the project.

6. **Waivers**

List any waivers of the submission requirements and the reasons for the waiver request.
No waivers are being asked for with this submission.



Libby Hill Business Park
32 Prescott Street
P.O. Box 600
Gardiner, Maine 04345

Tel: (207) 582-2006
Fax: (207) 582-7747

Website: www.ejprescott.com
E-mail: ejp@ejprescott.com

February 27, 2020

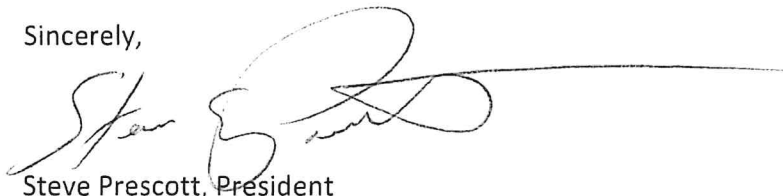
Mr. James Coffin, PE
E.S. Coffin Engineering & Surveying, LLC.
432 Cony Road
P.O. Box 4687
Augusta, Maine 04330

Subject: Agent Authorization
EJ Prescott
Gardiner, Maine

Dear Mr. Coffin

The intent of this letter is to authorize E.S. Coffin Engineering & Surveying, Inc. to act as our agent in submitting applications and answering questions regarding our Minor Site Amendment and Tier 3 NRPA application to the DEP. This authorization also includes the Planning Board Application to the City of Gardiner for the proposed building addition located on Prescott Street in Gardiner.

Sincerely,



Steve Prescott, President

432 Cony Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
Fax (207) 623-0016
1-800-244-9475

Development Description:

The purpose of this amendment is to further develop Lots 1, 2, 3 & 4 of Libby Hill Business Park (LHBP) Phase I along with three new parcels adjacent to the abovementioned lots. The LHBP lots are depicted as Lots 18A-1, 18A-2, 18A-3 & 18A-4 on Tax Map 7 in the City of Gardiner Tax Maps.

In the last few years EJ Prescott's (EJP), herein called the applicant, has purchased Lot 5 (21.17 acres) in 2018, Lot 28 (2.7 acres) in 2014 and Lot 29 (2.83 acres) in 2013. These lots are not within the Libby Hill Business Park. The applicant is proposing to construct a proposed addition onto their corporate headquarter building, which will extend from Lot 4 onto Lot 29 depicted above. Reference is made to the attached Site Plan (C-1) being submitted as part of this application.

A plan by Oest Associates of South Portland entitled C-101 dated August 1998; revised 9/23/99 shows a chart listing the "MAXIMUM IMPERVIOUS AREAS" for Lots 1 through 16. The maximum impervious areas for Lots 1, 2, 3 & 4 are as follows;

LOT #	LOT SIZE (ACRES)	MAX. IMPERVIOUS AREA (ACRES)
1	4.35	1.80
2	3.37	2.04
3	5.01	3.00
4	11.1	6.66
TOTAL	23.83	13.50

It should be mentioned that all runoff from these four lots ends up in Pond #4 shown on the plan mentioned above by Oest Associates. The proposed addition onto lot #4 of the LHBP and Lot #2 of the Libby Hill Estates subdivision will result in the following impervious areas:

LOT #	ACTUAL IMPERVIOUS AREA (ACRES)	MAX. IMPERVIOUS AREA (ACRES)
1	2.168	1.80
2	0.006	2.04
3	0.017	3.00
4	9.342	6.66
TOTAL	11.533	13.50

Reference is made to the Topographic Survey (TS) by E.S. Coffin Engineering & Surveying dated January 2020. Although the impervious area is exceeded for Lot #4 the total

impervious area is still almost two acres below the 13.5 acre threshold. Since all four parcels flow to a common pond (Pond #4) the development complies with this LHBP Phase I standard.

As part of this amendment, the applicant is combining the seven parcels that they own into two parcels as shown on the subdivision amendment (REC) plan by E.S. Coffin engineering and Surveying.

This amendment requires that the following items be addressed for the Phase I LHBP:

1. Stormwater:

Based on the results shown on the previous page, PMP Realty, LLC. has 13.5 acres of impervious area available on the four parcels they own in the LHBP. The applicant will only have created 11.533 acres of impervious surfaces once this project is complete. There the standard is met in regard to stormwater management.

2. Water Supply:

A letter is included from Paul Gray (superintendent) of the Gardiner Water District indicating that the District has the hydraulic capacity to service this project.

3. Wastewater Disposal:

A letter from Doug Clark (Director) of the Gardiner Sewage District is including indicating that the District has sufficient capacity to service the proposed development.

4. Solid Waste:

Riverside Disposal has provided a letter indicating that they trucked 26.55 tons of solid waste from the applicant's corporate headquarters to the Hatch Hill Landfill in Augusta last year. The LHBP Phase I permit states that the subdivision is anticipated to generate 1,660 tons of general office, etc. solid waste per year. According to these numbers the applicant utilized 1.6% of the allowable generation. By dividing the 1,660 tons by sixteen lots each parcel could generate over 100 tons per year and still comply with the order.

The project will comply with the Phase I LHBP standards. A Natural Resource Protection Act (NRPA) permit application is being submitted with this major amendment application. In addition the amended subdivision plan is in the process of being reviewed by the City of Gardiner.

TRANSFER
TAX
PAID

MUNICIPAL QUIT-CLAIM DEED

002237

THE INHABITANTS OF THE MUNICIPALITY OF GARDINER, a body corporate,
located at Gardiner, County of Kennebec, State of Maine,

for consideration paid, release to P M P Realty L.L.C., a Maine limited liability company with a place of business in said Gardiner, County of Kennebec, State of Maine with an address of: 191 Central Street, Gardiner, Maine

the land in said Gardiner, to wit:

A certain parcel of land containing 16.1 acres, more or less, and composite of lots 3 and 4 located within the Libby Hill Business Park in the City of Gardiner, Kennebec County, State of Maine, said parcel is described as follows, viz:

Lot number 3 containing 5.0 acres, and lot number 4 containing 11.1 acres as shown on drawings numbered C-102 and C-103 of two plans entitled "AMENDED SUBDIVISION PLAN, Libby Hill Business Park, Gardiner, Maine" prepared by Oest Associates, Inc. South Portland, Maine dated August 1998, last revised September 3, 1999, and approved by the Gardiner Planning Board September 16, 1999. Said Amended Subdivision Plans are recorded in Plan Files E-99-176 and E-99-177 of the Kennebec County Registry of Deeds.

Reserving to the City of Gardiner in common with the Grantee and others, the right to direct and flow stormwater to the detention pond number 1 located on lot number 4 and the detention pond number 2 located partially on lot number 3 as shown on drawing C-102 of said Amended Subdivision Plans. In accepting this conveyance, the Grantee, its heirs and assigns agree to provide for all maintenance of pond number 1 and that portion of pond number 2 located within lot number 3 at its expense. Said maintenance shall include, but is not limited to, repair to eroded areas, periodic mowing to limit the growth of brush and other woody plants within the pond areas, removal of debris from emergency spillways and outlet control structures and repairs to these structures as may be required. Should the Grantee fail to provide said maintenance in a reasonable and timely manner the Gardiner Public Works Director may, after providing a 30 calendar day written notice to the Grantee, provide such repairs and maintenance as deemed necessary. All costs for maintenance or repairs provided by the city of Gardiner or its assigns shall be billed to the Grantee. Nonpayment of the said costs shall be subject to lien action by the City of Gardiner.

This conveyance is given subject to the terms, restrictions and conditions contained in the Site Location of Development approval L-19861-39-A-N/L-19861-T3-B-N by the Maine Department of Environmental Protection for the Libby Hill Business Park, dated May 19, 1999, and Modification Findings of Fact and Order L-19861-39-C-M

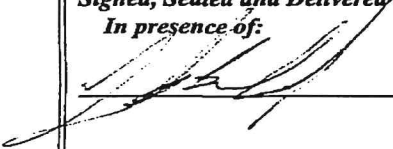
2

dated October 1, 1999, which shall be binding upon the Grantee, its heirs and assigns and shall be included by reference in all future conveyances.

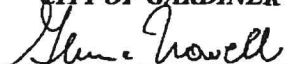
Meaning and intending to convey a part of the premises conveyed to the City of Gardiner by deed from the Gardiner Board of Trade dated December 13, 1995 and recorded in Book 5034, Page 273, of the Kennebec County Registry of Deeds.

The said Inhabitants of the municipality of GARDINER have caused this instrument to be signed in its corporate name by Glenna Nowell, its City Manager, thereunto duly authorized this 28th day of January, 2000.

Signed, Sealed and Delivered
In presence of:



CITY OF GARDINER



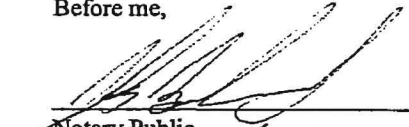
Glenna Nowell, City Manager
Duly Authorized

STATE OF MAINE,
Kennebec, ss.

January 28, 2000

Personally appeared the above-named Glenna Nowell in her said capacity and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of said Municipality of Gardiner,

Before me,



Notary Public
Printed Name: John S. Bobrowski
Commission Expires: 1/28/01

RECEIVED KENNEBEC SS.

2000 JAN 31 AM 9:00

ATTEST: 
REGISTER OF DEEDS

001430

MUNICIPAL QUITCLAIM DEED

The City of Gardiner, a municipal corporation organized under the existing laws of the State of Maine, for consideration paid, releases to P M P Realty LLC, a Maine limited liability corporation with a principal place of business in Gardiner, Maine, having a mailing address of 191 Central Street, Gardiner, Maine 04345, a certain lot or parcel of land situate in Gardiner, Kennebec County, Maine, more particularly bounded and described as follows:

A certain parcel of land located northerly of Enterprise Avenue within the Libby Hill Business Park in the City of Gardiner, Kennebec County, Maine the parcel is described as follows, viz.:

Lot number 2 containing 3.4 acres as shown on drawing numbered C-102 of a plan entitled AMENDED SUBDIVISION PLAN, LIBBY HILL BUSINESS PARK, GARDINER, MAINE, prepared by Oest Associates, Inc. of South Portland, Maine dated August 1998, last revised September 3, 1999, and approved by the Gardiner Planning Board September 16, 1999. Said Amended Subdivision Plan is recorded in Plan File E 99-176 of the Kennebec County Registry of Deeds.

RESERVING to the City of Gardiner and others in common with the grantee the right to direct and flow stormwater to the detention pond number 2 which is partially located on lot number 2 as shown on said drawing C-103.

SUBJECT TO the terms, restrictions and conditions contained in the Site Location of Development approval L-19861-39-A-N/L-19861-T3-B-N by the Maine Department of Environmental Protection for the Libby Hill Business Park, dated May 19, 1999, which shall be binding upon the Grantee, its heirs and assigns and shall be included by reference in all future conveyances.

Meaning and intending to convey a part of the premises conveyed to the City of Gardiner by deed from the Gardiner Board of Trade dated December 13, 1995, and recorded in Book 5034, Page 273 of the Kennebec County Registry of Deeds.



IN WITNESS WHEREOF, The City of Gardiner has caused the foregoing instrument to be signed in its corporate name and sealed by its undersigned officer, duly authorized, this 7 day of January, ~~2003~~ 2004

Witness:

Molly M. Gaur

City of Gardiner

By [Signature]
Its City Manager

STATE OF MAINE

Kennebec County

1/13, 2004

Personally appeared the above named Jeffrey Kobrock,
of The City of Gardiner and acknowledged before me the
foregoing instrument to be his/her free act and deed in his/her said capacity and the free
act and deed of said City of Gardiner.

MOLLY M. GALLANT
Notary Public, Maine
My Commission Expires May 23, 2010

Molly M. Gaur
Notary Public/Attorney at Law

Molly M. Gallant
Print or type name as signed



RECEIVED KENNEBEC SS.

2004 JAN 16 PM 1:54

**TRANSFER
TAX
PAID**

WARRANTY DEED

Received Kennebec SS.
05/02/2006 1:56PM
Pages 1 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

George Phelps and Jean Phelps of Gardiner, County of Kennebec and State of Maine, being married, for consideration paid grants to PMP Realty LLC, of Gardiner, County of Kennebec and State of Maine with **WARRANTY COVENANTS** the land in Gardiner, County of Kennebec and State of Maine, described as follows:

a certain lot or parcel of land identified as Lot 1 and located within the Libby Hill Business Park in the City of Gardiner, Kennebec County, State of Maine and being described as follows, to wit:


Lot number 1 containing 4.4 acres, more or less, as shown on drawings numbered C-102 of a plan entitled "Amended Subdivision Plan, Libby Hill Business Park, Gardiner, Maine" prepared by Oest Associates, Inc. South Portland, Maine dated August 1998 and last revised September 3, 1999, and approved by the Gardiner Planning Board September 16, 1999. Said Amended Subdivision Plans are recorded in Plan Files E-99-176 of the Kennebec County Registry of Deeds.

Lot 1 as described above is subject to the terms and conditions contained in the Site Location of Development approval L-19861-39-A-N/L-19861-T3-B-N by the Maine Department of Environmental Protection for the Libby Hill Business Park, dated May 19, 1999, which shall be binding upon the Grantee, its successors and assigns and shall be included by reference in all future conveyances.

Meaning and intending to convey the same premises conveyed to Grantors by The Municipality of Gardiner by deed dated November 4, 1999 and recorded in the Kennebec County Registry of Deeds in Book 6094, Page 249.

WITNESS our hands and seals this 2nd day of May, 2006.

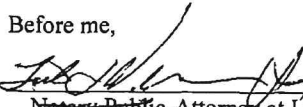

George Phelps


Jean Phelps

STATE OF MAINE
KENNEBEC, SS.

May 2, 2006

Then personally appeared the above-named George Phelps and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public-Attorney at Law
LESTER F. WILKINSON JR.

CBSWN

Received Kennebec SS.
05/28/2013 8:10AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

**TRANSFER
TAX
PAID**

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

THAT We, **JOSEPH R. MORSE** and **BEVERLY J. MORSE**, of Gardiner, County of Kennebec, State of Maine, in consideration of one dollar and other valuable consideration, paid by **P M P REALTY LLC**, a Maine limited liability company with a place of business in Gardiner, County of Kennebec, State of Maine,

whose mailing address is: 32 Prescott Street, Gardiner, ME 04345

the receipt whereof, we do hereby acknowledge, do hereby **GIVE, GRANT, BARGAIN, SELL** and **CONVEY** unto the said **P M P REALTY LLC**, its successors and assigns forever,

A certain lot or parcel of land with the buildings thereon, situated in the City of Gardiner, County of Kennebec and State of Maine, bounded and described as follows:

Being Lot 2 on a plan entitled "Libby Hill Estates" prepared for Area Leasing and Development Corp. by Wayne P. Libby, Registered Land Surveyor, recorded on November 21, 1990 in the Kennebec County Registry of deeds as Plan D-90285.

MEANING and INTENDING to convey the premises conveyed to Joseph R. Morse and Beverly J. Morse by deed from Nina M. Osier dated October 2, 1998 and recorded in the Kennebec County Registry of Deeds at Book 5757, Page 150.

Also included in this conveyance is a 1985 Oxford Mobile Home Serial #OH-M-3002 L56-01.

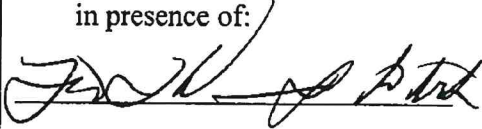
TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **P M P REALTY LLC**, its successors and assigns, to its use and behoof forever.

AND we do **COVENANT** with the said Grantee, its successors and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances except as hereinbefore set forth; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid and that we and our 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.

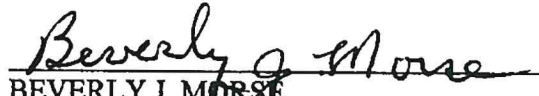
② BSSN

IN WITNESS WHEREOF, we, **JOSEPH R. MORSE** and **BEVERLY J. MORSE** have hereunto set our hands and seals in release of all rights this ____ day of May, in the year two thousand thirteen.

Signed, Sealed and Delivered
in presence of:




JOSEPH R. MORSE

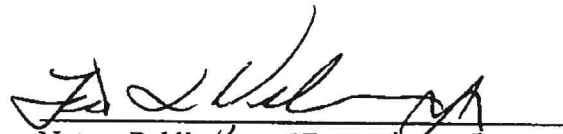

BEVERLY J. MORSE

STATE OF MAINE, Kennebec, ss.

May 24, 2013

Personally appeared the above named **JOSEPH R. MORSE** and **BEVERLY J. MORSE** and acknowledged the foregoing instrument to be their free act and deed,

Before me,


Notary Public / ATTORNEY AT LAW
Printed Name: LECTER F. JILKINSON JR.



OPR BK 11856 PGS 7 - 8 11/21/2014 07:58:10 AM
INSTR # 2014028030 # OF PAGES 2
ATTEST: BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS KENNEBEC COUNTY, ME

TRANSFER
TAX
PAID

DEED OF SALE BY PERSONAL REPRESENTATIVE
(Testate)

KNOW ALL MEN BY THESE PRESENTS,

THAT I, Lorna L. Plaisted, of Gardiner, County of Kennebec, State of Maine, duly appointed and acting personal representative of the **Estate of Janice C. Plaisted**, deceased (testate), as shown by the probate records of Kennebec County, Docket No. 2014-0560, (and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale), by the power conferred by the Probate Code, and every other power, for consideration paid, grants to **P M P Realty LLC**, of Winthrop, County of Kennebec, State of Maine, the real property located at Gardiner, County of Kennebec, State of Maine, bounded and described as follows:

Being Lot #1 of a Plan of Lots entitled "Libby Hill Estates", File #D-90284 situated in the City of Gardiner, Kennebec County and State of Maine.

MEANING and INTENDING to convey the same premises conveyed to Robert S. Plaisted and Janice C. Plaisted by deed from Linda L. Plaisted dated November 6, 2003 and recorded in the Kennebec County Registry of Deeds at Book 7727, Page 319.

The said Robert S. Plaisted deceased on July 31, 2011, leaving Janice C. Plaisted the sole remaining joint tenant. The said Janice C. Plaisted deceased in Gardiner, Maine, on October 25, 2013 and whose will is duly probated in the Probate Court of the State of Maine in and for the County of Kennebec.

WITNESS my hand and seal this 19th day of November, 2014.

Signed, Sealed and
Delivered in Presence of:

Estate of Janice C. Plaisted

By:

Lorna L. Plaisted

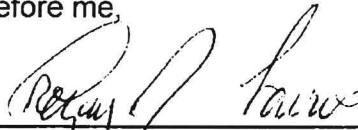
Personal Representative



STATE OF MAINE
KENNEBEC, ss

Personally appeared the above-named Lorna L. Plaisted in her said capacity and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of said Estate.

Before me,



Dated: November 19, 2014

Notary Public, State of Maine
My Commission Expires:

Gregory J. Farris, Notary Public
State of Maine
My Commission Expires 12/18/2015



OPR BK 12868 PGS 298 - 299 03/29/2018 10:04:14 AM
INSTR # 2018005848 # OF PAGES 2
ATTEST: BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS KENNEBEC COUNTY, ME

**TRANSFER
TAX
PAID**

**DEED OF SALE BY PERSONAL REPRESENTATIVE
(TESTATE)**

Timothy M. Gilmore, of Dayton, County of York and State of Maine, duly appointed and acting personal representative of the **Estate of Barbara E. Hicks**, deceased, whose will was duly admitted to probate in the Probate County for Kennebec County, Maine, (Docket no. 2017-0071) and by the powers conferred by the Probate Code, and every other power, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale,

grants to

PMP Realty, LLC, a limited liability company, of Gardiner, County of Kennebec and State of Maine,
with a mailing address of:

32 Prescott Street
Gardiner, ME 04345;

the real property consisting of land situated in **Gardiner, County of Kennebec, Maine**, described as follows:

A certain lot or parcel of land with the buildings thereon, situated in said Gardiner on the Brunswick Road, so-called, bounded and described as follows, viz:

Northwesterly by the Brunswick Road; Northeasterly by the Brunswick Road; Northeasterly by land now or formerly of Sarah L. Ross and a burying ground owned by the City of Gardiner; Easterly by said burying ground, land formerly of Dorville J. Libby, deceased, and land now or formerly of Herbert J. Weeks; Southerly by land now or formerly of Herbert J. Weeks and land formerly owned or occupied by Jerome Grover. Excepting from said conveyance all conveyances of record.

Being the same premises described in deed from Edwin M. Dessler to Barbara Hicks, dated August 26, 1969 and recorded in the Kennebec County Registry of Deeds in Book 1505, Page 476. Also see deed from Patti A. Ewen to Barbara Hicks, dated July 14, 1994 and recorded in Kennebec Book 4728, Page 199.

② Lipman Katy

Reference is also made to the discharge of estate tax lien recorded in the Kennebec County Registry of Deeds in Book 12578, Page 122 on April 13, 2017.

IN WITNESS WHEREOF, the said Timothy G. Gilmore, personal representative of the Estate of Barbara E. Hicks, has hereunto set his hand and seal this 28th day of March, 2018.

SIGNED SEALED AND DELIVERED

Timothy M. Gilmore, Personal Representative
Estate of Barbara E. Hicks

Witness

STATE OF MAINE
COUNTY OF KENNEBEC, ss.

March 28, 2018

Then personally appeared the above named Timothy M. Gilmore in his said capacity and personally as devisee of the Will of Barbara E. Hicks and he acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public

JAYNE RILEY
Notary Public, Maine
My Commission Expires May 6, 2018



Rebekah Stone
Vice President
Commercial Portfolio Manager

April 8, 2020

Joseph Lajoie
Vice President, Lajoie Bros., Inc.
3029N Belfast Ave.
Augusta, Maine 04330

RE: Everett J. Prescott, Inc. / PMP Realty, Inc.

Project: Building Expansion

To Whom It May Concern:

I am writing this letter of reference on behalf of Everett J. Prescott Inc. and PMP Realty, Inc. (together referred to as "EJP"). EJP has been a client of NBT Bank since February 2015. Additionally, the NBT relationship team previously managed EJP's commercial relationship at another financial institution, so our personal experience with the company dates back over 17 years.

EJP maintains an eight-figure borrowing relationship with NBT consisting of working capital and mortgage financing. The company maintains ample borrowing availability under its line of credit, and current availability is in the low eight-figure range.

In summary, EJP is a valued customer in very good standing with the bank, and all our dealings with the company have been handled as agreed.

If further information is needed, please feel free to contact me directly at (603) 380-2391.

Sincerely,

A handwritten signature in blue ink that reads "R. Stone".

Rebekah Stone
Vice President
(603) 380-2391

TO: Abutting property owners
FROM: PMP Realty, LLC.
SUBJECT: Planning Board Meeting /Public Hearing
Manufacturing/Distribution

I have submitted an application to the Planning Board seeking approval to erect a 42,470 sf addition (maintenance/office) located at 32 Prescott Street in the Libby Hill Business Park. It is within the Planned Industrial Commercial & Rural Zoning Districts, City Tax Map 007, Lots 18A-4, 5 & 29. The date of the meeting is May 12, 2020 at 6:00 PM via Zoom Video Conferencing. Please refer to the attached letter from the City of Gardiner for more information regarding this meeting.

City of Gardiner
Planning Board Meeting
Tuesday, May 12, 2020 @ 6:00 PM
Via Video Conference ZOOM

Public Hearing – for Site Plan Review

PMP Realty, LLC., own lots 1, 2, 3 & 4 (18A-1, 18A-2, 18A-3 & 18A-4) in the Libby Hill Business Park as well as lots 5, 28 and 29 all shown on Tax Map 7. All lots are zoned in the Planned Industrial Commercial (PIC) District except for lots 28 & 29, which are in the Rural District. The applicant is seeking Planning Board approval to erect a building addition (42,470 sf) along with associated paved areas to support their manufacturing/distribution business. The new addition will extend from lot 18A-4 onto lot 29 and contain maintenance bays, offices, bathrooms, storage areas and a mezzanine.

In accordance with An Act To Implement Provisions Necessary to the Health, Welfare and Safety of the Citizens of Maine in Response to the COVID-19 Public Health Emergency, as enacted to read: Sec. G-1 1 MRSA §403-A Public proceedings through remote access during declaration of state of emergency due to COVID-19, the meeting will be limited to staff only, while members of the Planning Board and other staff will be conferenced in and have the ability to participate. The meeting will be recorded and made available live on the city's website for public access.

We are asking that people review the materials online at <https://www.gardinermaine.com/planning-board/agenda/planning-board-agenda-6> and provide comments or concerns prior to the meeting to tdesjardins@gardinermaine.com or by calling 582-6888. Providing comments outside of the meeting will ensure the Board can consider the public comments. If you wish to participate in person, we will work with you to allow attendance virtually through Zoom Conference Services. Please RSVP of your attention so we can accommodate.

Public Notice

**City of Gardiner
Planning Board
Meeting
Tuesday, May 12,
2020 @ 6:00 PM
Via Video
Conference ZOOM**

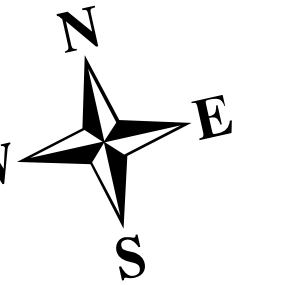
Public Hearing – for Site Plan Review
PMP Realty, LLC., own lots 1, 2, 3 & 4 (18A-1, 18A-2, 18A-3 & 18A-4) in the Libby Hill Business Park as well as lots 5, 28 and 29 all shown on Tax Map 7. All lots are zoned in the Planned Industrial Commercial (PIC) District except for lots 28 & 29, which are in the Rural District. The applicant is seeking Planning Board approval to erect a building addition (42,470 sf) along with associated paved areas to support their manufacturing/distribution business. The new addition will extend from lot 18A-4 onto lot 29 and contain maintenance bays, offices, bathrooms, storage areas and a mezzanine.

In accordance with An Act To Implement Provisions Necessary to the Health, Welfare and Safety of the Citizens of Maine in Response to the COVID-19 Public Health Emergency, as enacted to read: Sec. 6-1 1 MRSA §403-A Public proceedings through remote access during declaration of state of emergency due to COVID-19, the meeting will be limited to staff only, while members of the Planning Board and other staff will be conferenced in and have the ability to participate. The meeting will be recorded and made available live on the city's website for public access.

We are asking that people review the materials online at <https://www.gardnermaine.com/planning-board/agenda/planning-board-agenda-6> and provide comments or concerns prior to the meeting to tde@gardnermaine.com or by calling 582-6888. Providing comments outside of the meeting will ensure the Board can consider the public comments. If you wish to participate in person, we will work with you to allow attendance virtually through Zoom Conference Services. Please RSVP of your attention so we can accommodate.



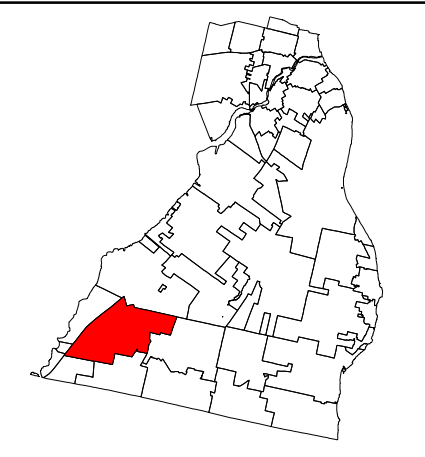
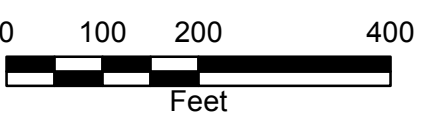
**CITY OF
GARDINER**
KENNEBEC CO.
MAINE



LEGEND

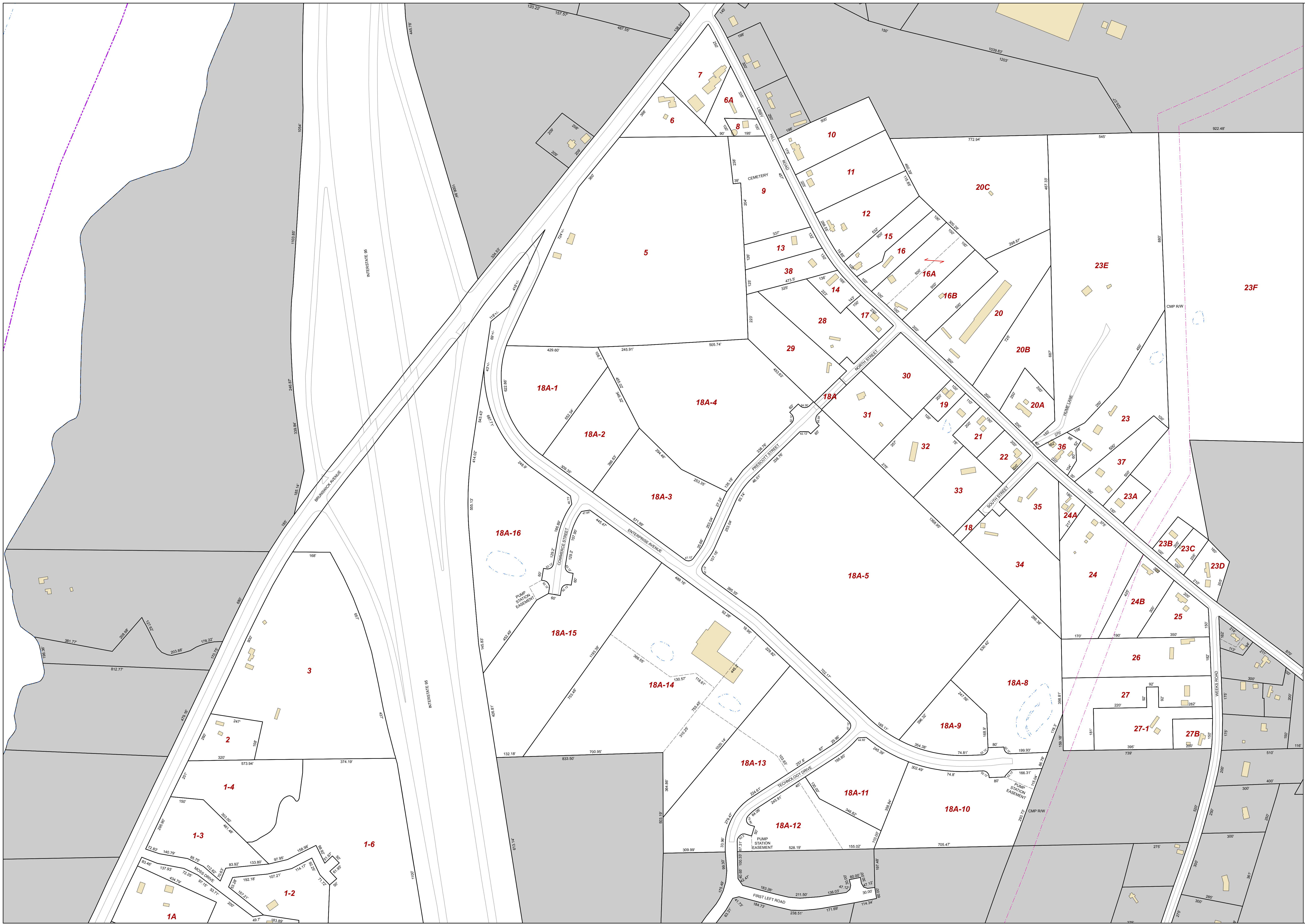
- Lot Hook
- Private Right of Way
- Sub-lot Line
- Transmission Line ROW
- River, Stream or Pond
- Railroad
- Road
- Town Line
- Building
- Parcel

For Assessment Purposes. Not to be used for conveyances.



Map 7

Printed: 9/4/2019
Effective Date: 4/1/2019



Town of Farmingdale		
Map	Lot	Owner
7	3	CB MAREIC INC. C/O HELLER WASHAM ANTIQUES 1235 Congress Str. Portland, ME 04101
7	3B	ELDRIDGE, MICHAEL & WARENE PO BOX 411 Gardiner, ME 04345-9724
7	6	RICHARD, DANIEL 1010 Brunswick Av. Gardiner ME 04345
7	6A	MCINTOSH, CAROL 25 Libby Hill Road Gardiner ME 04345
7	7	RICHARD, DANIEL 1010 Brunswick Av. Gardiner ME 04345
7	8	GARDINER WATER DISTRICT PO Box 536 Gardiner ME 04345-536
7	9	CITY OF GARDINER 6 Church Street Gardiner ME 04345
7	13	MURPHY, MATTHEW & PAULA 49 Libby Hill Road Gardiner ME 04345
7	14	MECAP LLC. 84 Middle Str. Portland, ME 04101
7	17	PRESCOTT, EVERETT PO Box 600 Gardiner ME 04345
7	30	CROWN COMMUNICATION INC. 4017 Washington Road McMurray, PA 15317
7	31	JEWETT, KEVIN 14 North Street Gardiner ME 04345
7	18-A5	KNG HOLDINGS LLC. 99 Enterprise Ave. Gardiner ME 04345

7	18-A14	HARPER'S II LLC. PO Box 324 Hallowell ME 04347
7	18-A15	GARDINER, CITY OF 6 Church Street Gardiner ME 04345
7	18-A16	BLACK DIAMOND CONSULTANTS INC 312 Water Street Gardiner ME 04345
7	38	CRILL, LARRY 55 Libby Hill Road Gardiner ME 04345



April 22, 2020

Re: Gardiner Planning Board Public Hearings – May 12, 2020

To Whom It May Concern,

The City of Gardiner is working to ensure we have staff available for emergencies and to minimize the economic impact of COVID-19 in Gardiner which includes managing the safety of public meetings, trying to keep projects moving and supporting businesses. You are receiving this notice because the Gardiner Planning Board intends to hold a Public Hearing on Tuesday, **May 12, 2020 at 6:00 PM via Zoom** for a project that is within 200 feet of a property that you own and we are required to notify you of the meeting. This notice is being sent to try to add opportunity for public feedback during this challenging time as explained below.

In accordance with An Act To Implement Provisions Necessary to the Health, Welfare and Safety of the Citizens of Maine in Response to the COVID-19 Public Health Emergency, as enacted to read: Sec. G-1 1 MRSA §403-A Public proceedings through remote access during declaration of state of emergency due to COVID-19, the meeting will be limited to staff only, while members of the Planning Board and other staff will be conferenced in and have the ability to participate. The meeting will be recorded and made available live on the city's website for public access.

We are asking that people review the materials online at <https://www.gardinermaine.com/planning-board/agenda/planning-board-agenda-6> and provide comments or concerns prior to the meeting to tdesjardins@gardinermaine.com or by calling 582-6888. Providing comments outside of the meeting will ensure the Board can consider the public comments. If you wish to participate in person, we will work with you to allow attendance virtually through Zoom Conference Services. Please RSVP of your attention so we can accommodate. Thank you for your cooperation.

Please do not hesitate to contact the CEO at kmcneill@gardinermaine.com if you have any questions about these projects. The applications will be uploaded to the website and made available to the public on the City's website at: <https://www.gardinermaine.com/planning-board/agenda/planning-board-agenda-6> no later than 3:00 pm on Friday, May 1, 2020.

Sincerely,

Tracey K. Desjardins
Director of Economic Development/Planning
tdesjardins@gardinermaine.com

7016 2140 0001 0447 7402

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<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$.55
Total Postage and Fees	\$ 6.16

Sent To **BLACK DIAMOND CONSULTANTS IN**
312 Water Street
Gardiner ME 04345

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7016 2140 0001 0447 7419

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<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$.55
Total Postage and Fees	\$ 6.16

Sent To **CRILL, LARRY**
55 Libby Hill Road
Gardiner ME 04345

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7016 2140 0001 0447 7389

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<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$.55
Total Postage and Fees	\$ 6.16

Sent To **KNG HOLDINGS LLC.**
99 Enterprise Ave.
Gardiner ME 04345

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7016 2140 0001 0447 7396

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<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$.55
Total Postage and Fees	\$ 6.16

Sent To **HARPER'S II LLC.**
PO Box 324
Hallowell ME 04347

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$.55
Total Postage and Fees	\$ 6.16

Sent To **CROWN COMMUNICATION INC.**
4017 Washington Road
McMurray, PA 15317

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7016 2140 0001 0447 7280

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$.55
Total Postage and Fees	\$ 6.16

Sent To **JEWETT, KEVIN**
14 North Street
Gardiner ME 04345

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7016 2140 0001 0447 7310

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OFFICIAL USE

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\$ **3.55**

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$



Postage
\$ **.55**

Total Postage and Fees
\$ **6.10**

Sent To **MURPHY, MATTHEW & PAULA**

Street and Apt. No., or P.O. Box No. **49 Libby Hill Road**

City, State, ZIP+4® **Gardiner ME 04345**

7016 2140 0001 0447 7303

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$ **3.55**

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$



Postage
\$ **.55**

Total Postage and Fees
\$ **6.10**

Sent To **MECAP LLC.**

Street and Apt. No., or P.O. Box No. **84 Middle Str.**

City, State, ZIP+4® **Portland, ME 04101**

7016 2140 0001 0447 7365

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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\$ **3.55**

Extra Services & Fees (check box, add fee as appropriate)

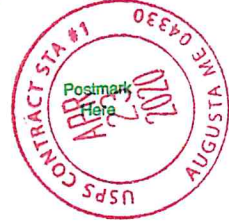
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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$



Postage
\$ **.95**

Total Postage and Fees
\$ **6.45**

Sent To **CITY OF GARDINER**

Street and Apt. No., or P.O. Box No. **6 Church Street**

City, State, ZIP+4® **Gardiner ME 04345**

7016 2140 0001 0447 7372

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee
\$ **3.55**

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$



Postage
\$ **.55**

Total Postage and Fees
\$ **6.95**

Sent To **GARDINER WATER DISTRICT**

Street and Apt. No., or P.O. Box No. **PO Box 536**

City, State, ZIP+4® **Gardiner ME 04345-536**

7016 2140 0001 0447 7334

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

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Certified Mail Fee
\$ **3.55**

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$



Postage
\$ **.55**

Total Postage and Fees
\$ **6.10**

Sent To **RICHARD, DANIEL**

Street and Apt. No., or P.O. Box No. **1010 Brunswick Av.**

City, State, ZIP+4® **Gardiner ME 04345**

7016 2140 0001 0447 7358

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$ **3.55**

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$



Postage
\$ **.55**

Total Postage and Fees
\$ **6.10**

Sent To **MCINTOSH, CAROL**

Street and Apt. No., or P.O. Box No. **25 Libby Hill Road**


City, State, ZIP+4® **Gardiner ME 04345**

7016 2140 0001 0447 7327

**U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee \$ 3.55	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$ _____	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$.55	
Total Postage and Fees \$ 6.10	
Sent To CB MAREIC INC. C/O HELLER WASHAM ANTIQUES Street and Apt. No., or PO Box No. 1235 Congress Str. City, State, ZIP+4® Portland, ME 04101	

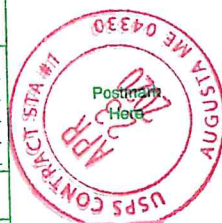
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 2140 0001 0447 7341

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ 3.55	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$ _____	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$.55	
Total Postage and Fees \$ 6.10	
Sent To ELDRIDGE, MICHAEL & WARENE PO BOX 411 Street and Apt. No., or PO Box No. Gardiner, ME 04345-9724 City, State, ZIP+4®	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF
INLAND FISHERIES & WILDLIFE
284 STATE STREET
41 STATE HOUSE STATION
AUGUSTA ME 04333-0041



JUDITH CAMUSO
COMMISSIONER

February 19, 2020

James Coffin
E.S. Coffin
432 Cony Road, PO Box 4687
Augusta, ME 04330

RE: Information Request – EJ Prescott Libby Hill Business Park Project, Gardiner

Dear James:

Per your request received on February 14, 2020, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information for known locations of Endangered, Threatened, and Special Concern species; designated Essential and Significant Wildlife Habitats; and inland fisheries habitat concerns within the vicinity of the *EJ Prescott Libby Hill Business Park* project in Gardiner. For purposes of this review we are assuming tree clearing will be part of your project.

Our Department has not mapped any Essential Habitats or inland fisheries habitats that would be directly affected by your project.

Endangered, Threatened, and Special Concern Species

Bats – Of the eight species of bats that occur in Maine, the three *Myotis* species are protected under Maine's Endangered Species Act (MESA) and are afforded special protection under 12 M.R.S §12801 - §12810. The three *Myotis* species include little brown bat (State Endangered), northern long-eared bat (State Endangered), and eastern small-footed bat (State Threatened). The five remaining bat species are listed as Special Concern: big brown bat, red bat, hoary bat, silver-haired bat, and tri-colored bat. While a comprehensive statewide inventory for bats has not been completed, based on historical evidence it is likely that several of these species occur within the project area during migration and/or the breeding season. However, our Agency does not anticipate significant impacts to any of the bat species as a result of this project.

Significant Wildlife Habitat

Significant Vernal Pools - At this time MDIFW Significant Wildlife Habitat (SWH) maps indicate no known presence of SWHs subject to protection under the Natural Resources Protection Act (NRPA) within the project area, which include Waterfowl and Wading Bird Habitats, Seabird Nesting Islands, Shorebird Areas, and Significant Vernal Pools. However, a comprehensive statewide inventory for Significant Vernal Pools has not been completed. Therefore, we recommend that surveys for vernal pools be conducted within the project boundary by qualified wetland scientists prior to final project design to determine whether there are Significant Vernal Pools present in the area. These surveys should extend up to 250 feet beyond the anticipated project footprint because of potential performance standard requirements for off-site Significant Vernal Pools, assuming such pools are located on land owned or controlled by the applicant. Once surveys are completed, survey forms should be submitted to our

Letter to James Coffin, E.S. Coffin
Comments RE: EJ Prescott Libby Hill Business Park Project, Gardiner
February 19, 2020

Agency for review well before the submission of any necessary permits. Our Department will need to review and verify any vernal pool data prior to final determination of significance.

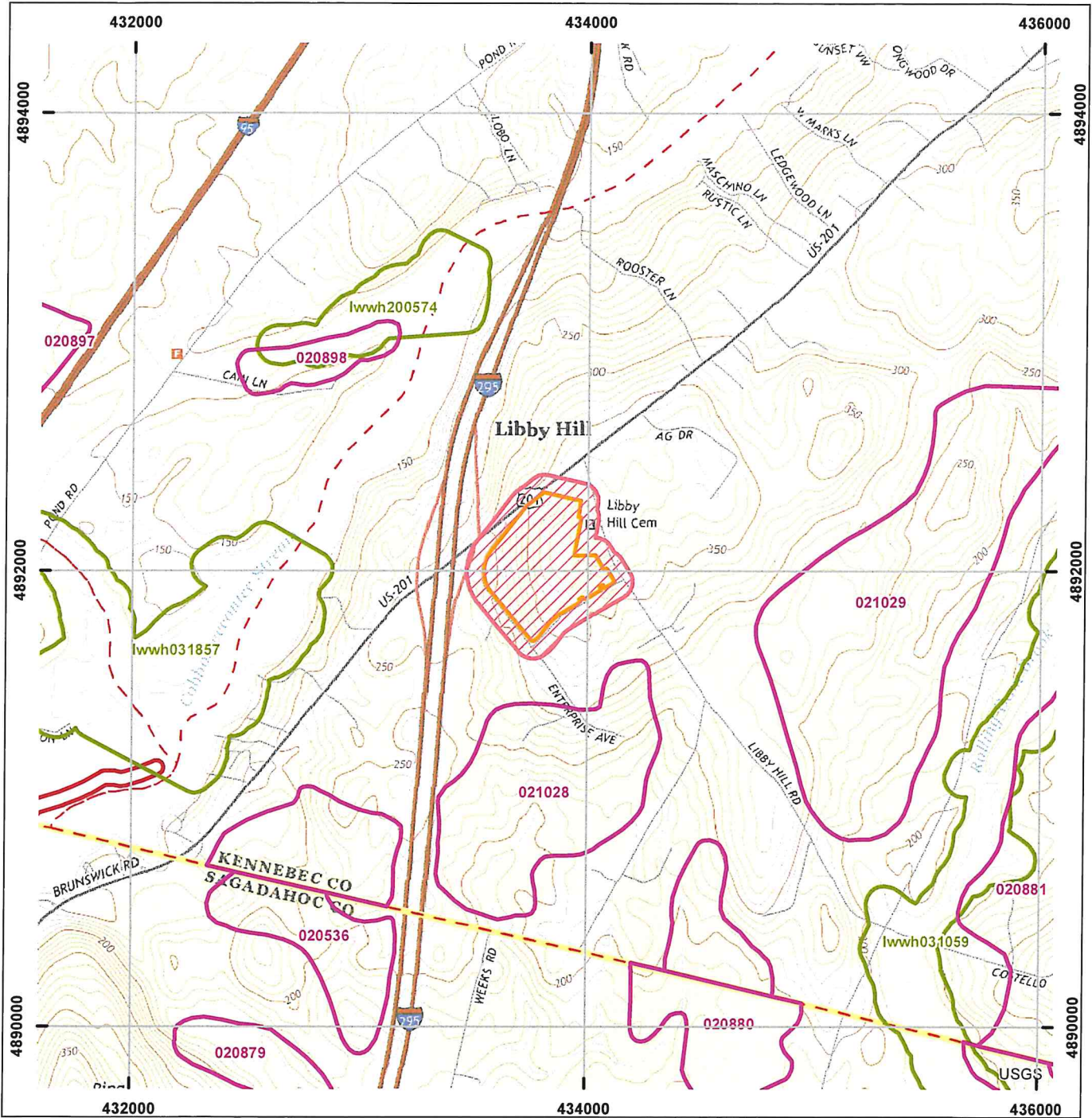
This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance we recommend additional consultation with the municipality, and other state resource agencies including the Maine Natural Areas Program, Maine Department of Marine Resources, and Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance.

Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

Best regards,

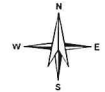
A handwritten signature in black ink, appearing to read 'Becca Settele', with a stylized, cursive script.

Becca Settele
Wildlife Biologist

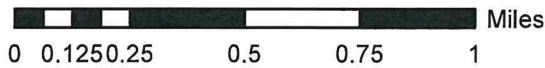


Environmental Review of Fish and Wildlife Observations and Priority Habitats

Project Name: EJ Prescott Libby Hill Business Park Project, Gardine (Version 1)



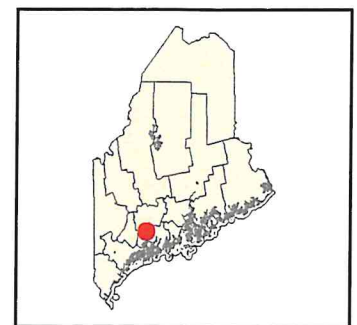
Maine Department of
Inland Fisheries and Wildlife



Projection: UTM, NAD83, Zone 19N

Date: 2/14/2020

ProjectPoints	Deer Winter Area	Roseate Tern
ProjectLines	LUPC p-fw	Piping Plover and Least Tern
ProjectPolys	Cooperative DWAs	Aquatic ETSc - 2.5 mi review
ProjectSearchAreas	Seabird Nesting Islands	Rare Mussels - 5 mi review
Maine Cliff and Talus Areas	Shorebird Areas	Maine Heritage Fish Waters
	Inland Waterfowl and Wading Bird	Arctic Charr Habitat
	2008 lwwh - Shoreland Zoning	Redfin Pickerel and Swamp Darter Habitats - buffer100ft
	Tidal Waterfowl and Wading Bird	Special Concern occupied habitats - 100ft buffer
	Significant Vernal Pools	Wild Lake Trout Habitats
	Environmental Review Polygons	





VAUGHN SMITH ASSOCIATES

Septic Design • Wetland Analysis • Soil Mapping

April 2, 2020

Coffin Surveying and Engineering, Inc.
P.O. Box 4687
Augusta, Maine 04330

RE: Vernal Pool Investigation, Libby Hill Business Park, Prescott Street, Gardiner

Dear Jim:

On April 1, 2020, I investigated a potential vernal pool that was shown on a plan dated August 1998, by OEST Associates, Inc. at the abovementioned site. The vernal pool was shown about 100 feet east of Lot 4 and 200 feet north and west of the formerly called North Street.

This section of wetland is mentioned in my March 10, 2020 wetland report as a Palustrine emergent wetland. However, I did not find then nor on April 1, 2020, evidence of a vernal pool in this marked location. I observed small areas of standing water with overgrown vegetation by no structure that would constitute a vernal pool.

I hope this information is sufficient for your current needs. If you are in need of further assistance, please do not hesitate to call.

Sincerely,
VAUGHN SMITH ASSOCIATES

A handwritten signature in black ink, appearing to read 'Vaughn L. Smith'.

Vaughn L. Smith
Certified Soil Scientist #290





STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
177 STATE HOUSE STATION
AUGUSTA, MAINE 04333

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

March 6, 2020

Jim Coffin
E.S. Coffin Engineering & Surveying
PO Box 4687
Augusta, ME 04330

Via email: jcoffin@coffineng.com

Re: Rare and exemplary botanical features in proximity to: #2017-144, EJ Prescott, building addition, Libby Hill, Gardiner, Maine

Dear Mr. Coffin:

I have searched the Maine Natural Areas Program's Biological and Conservation Data System files in response to your request received February 13, 2020 for information on the presence of rare or unique botanical features documented from the vicinity of the project in Gardiner, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

Our official response covers only botanical features. For authoritative information and official response for zoological features you must make a similar request to the Maine Department of Inland Fisheries and Wildlife, 284 State Street, Augusta, Maine 04333.

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. This lack of data may indicate minimal survey efforts rather than confirm the absence of rare botanical features. You may want to have the site inventoried by a qualified field biologist to ensure that no undocumented rare features are inadvertently harmed.

If a field survey of the project area is conducted, please refer to the enclosed supplemental information regarding rare and exemplary botanical features documented to occur in the vicinity of the project site. The list may include information on features that have been known to occur historically in the area as well as recently field-verified information. While historic records have not been documented in several years, they may persist in the area if suitable habitat exists. The enclosed list identifies features with potential to occur in the area, and it should be considered if you choose to conduct field surveys.

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

MOLLY DOCHERTY, DIRECTOR
MAINE NATURAL AREAS PROGRAM
BLOSSOM LANE, DEERING BUILDING



PHONE: (207) 287-804490
WWW.MAINE.GOV/DACF/MNAP

Letter to ES Coffin
Comments RE: Libby Hill, Gardiner
March 6, 2020
Page 2 of 2

The Maine Natural Areas Program (MNAP) is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. MNAP welcomes coordination with individuals or organizations proposing environmental alteration or conducting environmental assessments. If, however, data provided by MNAP are to be published in any form, the Program should be informed at the outset and credited as the source.

The Maine Natural Areas Program has instituted a fee structure of \$75.00 an hour to recover the actual cost of processing your request for information. You will receive an invoice for \$150.00 for two hours of our services.

Thank you for using MNAP in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,



Kristen Puryear | Ecologist | Maine Natural Areas Program
207-287-8043 | kristen.puryear@maine.gov

**Rare and Exemplary Botanical Features within 4 miles of
Project: #2017-144, Libby Hill Business Park-Building Addition/Parking, Gardiner,
Maine**

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
Alpine Rush	SC	S3	G5T5	1908	4	Non-tidal rivershore (non-forested, seasonally wet)
American Ginseng	E	S3	G3G4	1989	33	Hardwood to mixed forest (forest, upland)
	E	S3	G3G4	1912-07	17	Hardwood to mixed forest (forest, upland)
Broad Beech Fern	SC	S2	G5	1912-08-09	10	Hardwood to mixed forest (forest, upland)
Columbia Water-meal	SC	S2	G5	2007-08-14	5	Open water (non-forested, wetland)
Eaton's Bur-marigold	SC	S2	G3	2013-10-04	29	Tidal wetland (non-forested, wetland)
Estuary Bur-marigold	SC	S3	G4	2013-10-04	30	Tidal wetland (non-forested, wetland)
Freshwater Tidal Marsh	<null>	S2	G4?	2013-09-10	16	Tidal wetland (non-forested, wetland)
Parker's Pipewort	SC	S3	G3	2013-10-04	16	Tidal wetland (non-forested, wetland)
Pygmyweed	SC	S2S3	G5	2013-10-04	17	Open water (non-forested, wetland)
Spongy-leaved Arrowhead	SC	S3	G5T4	2013-10-04	15	Tidal wetland (non-forested, wetland)
Upper Floodplain Hardwood Forest	<null>	S3	GNR	2016-05-23	46	Forested wetland

**Rare and Exemplary Botanical Features within 4 miles of
Project: #2017-144, Libby Hill Business Park-Building Addition/Parking, Gardiner,
Maine**

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
Water Stargrass	SC	S3	G5	2002-09-12	11	Open water (non-forested, wetland)
Wild Garlic	SC	S2	G5	2016-05-23	26	Forested wetland,Hardwood to mixed forest (forest, upland)

STATE RARITY RANKS

- S1** Critically imperiled in Maine because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extirpation from the State of Maine.
- S2** Imperiled in Maine because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.
- S3** Rare in Maine (20-100 occurrences).
- S4** Apparently secure in Maine.
- S5** Demonstrably secure in Maine.
- SU** Under consideration for assigning rarity status; more information needed on threats or distribution.
- SNR** Not yet ranked.
- SNA** Rank not applicable.
- S#?** Current occurrence data suggests assigned rank, but lack of survey effort along with amount of potential habitat create uncertainty (e.g. S3?).

Note: **State Rarity Ranks** are determined by the Maine Natural Areas Program for rare plants and rare and exemplary natural communities and ecosystems. The Maine Department of Inland Fisheries and Wildlife determines State Rarity Ranks for animals.

GLOBAL RARITY RANKS

- G1** Critically imperiled globally because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extinction.
- G2** Globally imperiled because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.
- G3** Globally rare (20-100 occurrences).
- G4** Apparently secure globally.
- G5** Demonstrably secure globally.
- GNR** Not yet ranked.

Note: **Global Ranks** are determined by NatureServe.

STATE LEGAL STATUS

Note: State legal status is according to 5 M.R.S.A. § 13076-13079, which mandates the Department of Conservation to produce and biennially update the official list of Maine's **Endangered** and **Threatened** plants. The list is derived by a technical advisory committee of botanists who use data in the Natural Areas Program's database to recommend status changes to the Department of Conservation.

- E** ENDANGERED; Rare and in danger of being lost from the state in the foreseeable future; or federally listed as Endangered.
- T** THREATENED; Rare and, with further decline, could become endangered; or federally listed as Threatened.

NON-LEGAL STATUS

- SC** SPECIAL CONCERN; Rare in Maine, based on available information, but not sufficiently rare to be considered Threatened or Endangered.
- PE** Potentially Extirpated; Species has not been documented in Maine in past 20 years or loss of last known occurrence has been documented.

ELEMENT OCCURRENCE RANKS - EO RANKS

Element Occurrence ranks are used to describe the quality of a rare plant population or natural community based on three factors:

- **Size:** Size of community or population relative to other known examples in Maine. Community or population's viability, capability to maintain itself.
- **Condition:** For communities, condition includes presence of representative species, maturity of species, and evidence of human-caused disturbance. For plants, factors include species vigor and evidence of human-caused disturbance.
- **Landscape context:** Land uses and/or condition of natural communities surrounding the observed area. Ability of the observed community or population to be protected from effects of adjacent land uses.

These three factors are combined into an overall ranking of the feature of **A**, **B**, **C**, or **D**, where **A** indicates an **excellent** example of the community or population and **D** indicates a **poor** example of the community or population. A rank of **E** indicates that the community or population is **extant** but there is not enough data to assign a quality rank. The Maine Natural Areas Program tracks all occurrences of rare (S1-S3) plants and natural communities as well as A and B ranked common (S4-S5) natural communities.

Note: **Element Occurrence Ranks** are determined by the Maine Natural Areas Program for rare plants and rare and exemplary natural communities and ecosystems. The Maine Department of Inland Fisheries and Wildlife determines Element Occurrence ranks for animals.

Visit our website for more information on rare, threatened, and endangered species!
<http://www.maine.gov/dacf/mnap>



MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

JANET T. MILLS
GOVERNOR

KIRK F. MOHNEY
DIRECTOR

February 27, 2020

Mr. James E. Coffin
E.S.Coffin
PO Box 4687
Augusta, ME 04330

Project: MHPC# 0270-20 EJ Prescott; Libby Hill Business Park
Proposed Addition to Corporate Headquarters Building
Town: Gardiner, ME

Dear Mr. Coffin:

In response to your recent request, I have reviewed the information received February 20, 2020 to initiate consultation on the above referenced project.

Based on the information provided, I have concluded that there are no National Register eligible properties on or adjacent to the parcels. In addition, the project area is not considered sensitive for archaeological resources.

Please contact Megan M. Rideout of our staff, at megan.m.rideout@maine.gov or 207-287-2992, if we can be of further assistance in this matter.

Sincerely,

Kirk F. Mohney
State Historic Preservation Officer



March 5, 2020

Jim Coffin

Coffin Engineering

Augusta Me

Jim,

Regarding the addition project being developed the EJ Prescott project being planned at the Libby Hill business park I have no concerns as to any heavy impact on any city infrastructure to include the roadway's. There will not be a substantial increase in the traffic flow, as I understand it.

From a Public Works standpoint, there are no concerns with this project.

If you have any further questions, please feel free to contact me.

Sincerely

Tony LaPlante

City Of Gardiner Public Works Director



GARDINER WATER DISTRICT

P.O. Box 536 • Gardiner, Maine 04345 • (207) 582-5500 • Fax (207) 582-3093

March 16, 2020

E.S. Coffin
432 Cony Rd
Augusta Me. 04330
Attn James Coffin

Dear Jim,

The Gardiner Water District has the hydraulic capacity to serve the proposed development on lots 1,2,3, & 4 in the Libby Hill Business Park. Please let me know if you need any further information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul Gray', with a long horizontal flourish extending to the right.

Paul Gray Supt.

James Coffin

From: Doug Clark <DClark@gardinermaine.com>
Sent: Tuesday, March 17, 2020 1:34 PM
To: James Coffin
Cc: Tracey Desjardins
Subject: FW: EJP
Attachments: C-1.pdf; L-19861-39-A-N and L-19861-T3-B-N.pdf; sewer.doc

Hi Jim,

In summary of our phone conversation this morning, the anticipated flow addition of 180 gallons per day (12 employees times 15 gallons per person per day) based on design guidelines from NEIWPC manual TR-16 can be adequately transported and treated by the City of Gardiner Wastewater Department. If any characteristics of the discharge should change or increase please let me know, otherwise you are good to go with this plan.

If you have any questions or need further information please let me know.

Thanks,

Doug Clark
Wastewater Director
City of Gardiner

From: James Coffin <jcoffin@coffineng.com>
Sent: Sunday, March 15, 2020 12:04 PM
To: Doug Clark <DClark@gardinermaine.com>
Subject: EJP

Hi Doug,
I've attached a letter, site plan for EJP and the Phase I DEP permit for the Libby Hill Business Park. Let me know if you have any questions.
Thanks,
Jim

James E. Coffin, P.E.
Vice President
E.S. Coffin Engineering & Surveying, Inc.
P.O. Box 4687 432 Cony Road
Augusta, Maine 04330
(207) 623-9475 Phone
1-800-244-9475 Toll Free
(207) 623-0016 Fax
jcoffin@coffineng.com



LITEPAK SERIES LNC2

Cat.# LNC2 12L U 4K 4

Job

Type



HUBBELL
Outdoor Lighting

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:

- 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

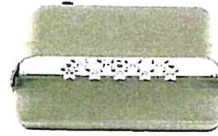
Listings:

- 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

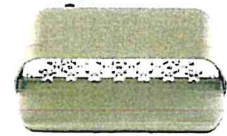
Warranty:

- 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

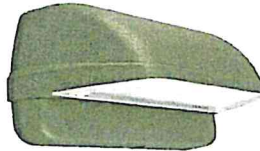
PRODUCT IMAGE(S)



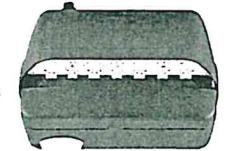
LNC2-12LU



LNC2-18LU

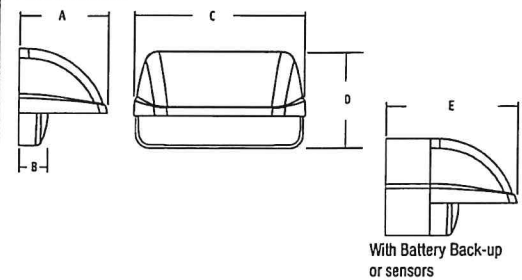


With diffuser



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

DIMENSIONS



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)/ CTN	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



C US

Turtle Friendly

*3000K and warmer CCTs only

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

SERIES	NUMBER OF LEDs	VOLTAGE ⁷	CCT	IES DISTRIBUTION	FINISH	OPTIONS
LNC2						
LNC2	5L 5 LEDs	U 120V-277V	3K ² 3000K nominal 80 CRI	2 ² Type II	1 Bronze	PC Photocontrol
	7L 7 LEDs	1 120V		3 Type III	2 Black	BBU ^{1,6} Integral battery for 12L only (must specify 120V or 277V voltage in voltage category) rated for -20°C to 30°C
	9L 9 LEDs	2 208V	4K 4000K nominal 70 CRI	4 Type IV	3 Gray	
	12L³ 12 LEDs	3 240V			4 White	
	18L 18 LEDs	4 277V	5K 5000K nominal 67 CRI		5 Platinum	SCP ^{4,5,6} Programmable motion sensor, factory default dimming is 10% light output
	12L5 12 LEDs, 480V	5 480V (12L only)	AM Amber (590 nm available for "Turtle Friendly"/observatory applications, 350 mA (18L only versions)			
	12LF 12 LEDs, 347V	F 347V (12L only)				

¹ Battery backup only available on 12L models, not available for Canada

² Does not qualify for DLC

³ Replace U with 1 for 120V or 4 for 277V for 12L with BBU

⁴ 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

⁵ PC option not applicable, included in sensor

⁶ BBU and motion sensor options cannot be combined

SPECIFY SCP HEIGHT

8F Up to 8ft mount height

20F Up to 20ft mount height



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Outdoor Lighting

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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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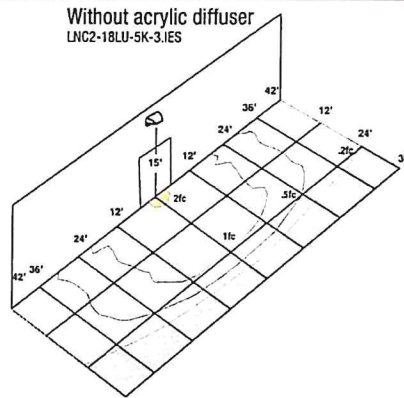
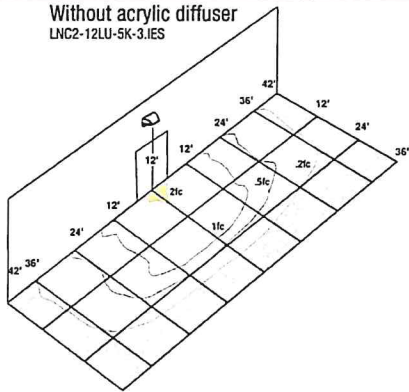
LARE01LNC2-SPEC 3/17

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
LN2-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



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 ¹	LUMENS	LPW ¹	LUMENS	LPW ¹
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. LNC2-12L 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 ¹ 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 219B, 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)

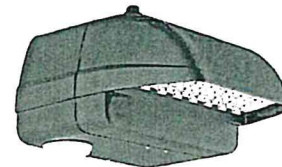
AMBIENT TEMPERATURE		LUMEN MULTIPLIER
0° C	32° F	1.02
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	1.00
40° C	104° F	0.99

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
9		120	0.183	22
		277	0.09	22.1
12		120	0.24	28.9
		277	0.10	27.7
		347	0.10	33.7
18		480	0.06	28.9
		120	0.35	41.0
18 Amber	277	0.15	41.5	
	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



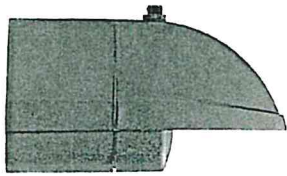
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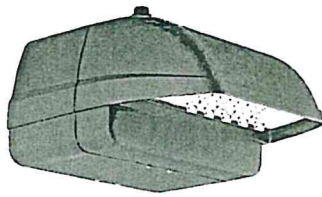
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LAREDLNC2-SPEC 3/17

LNC2 – BATTERY BACK UP

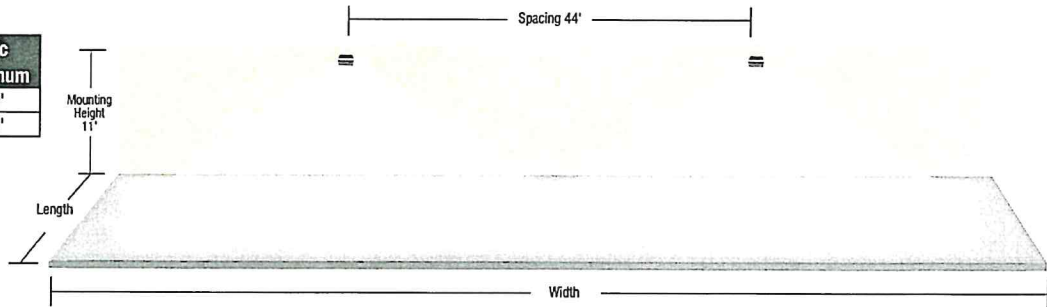


Side View

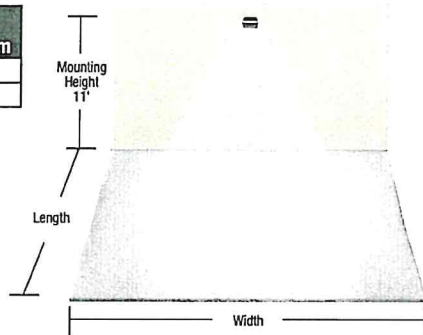


3/4 View

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

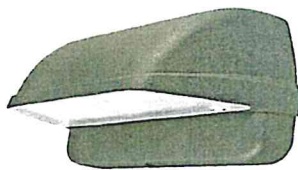


Single Unit	1 fc Average	1 fc Minimum
Length	16'	15'
Width	48'	24'

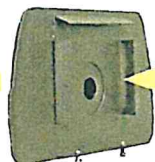


Provides Life Safety Code average illuminance of 1.0 fc. Assumes open space with no obstructions and mounting height of 11'. Diagrams for illustration purposes only, please consult factory for application layout.

LNC2-SCBB-XX SURFACE CONDUIT BACK PLATE



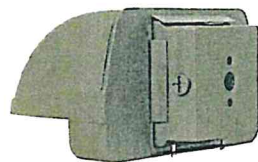
LNC2 FIXTURE



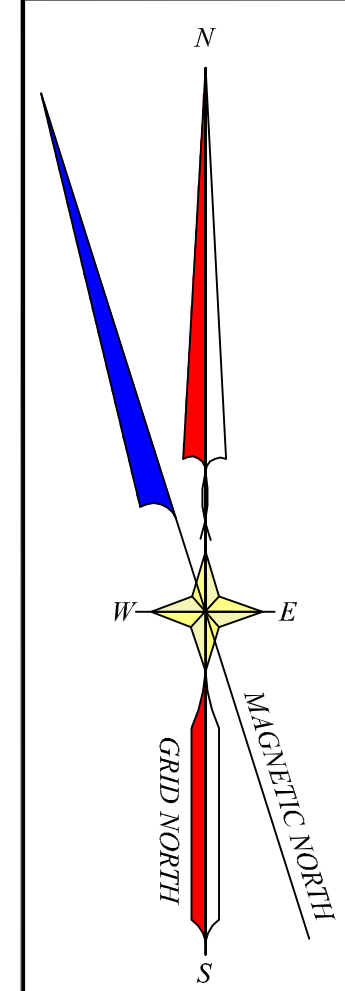
LNC2-SCBB-XX



BB-GEO-XX



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

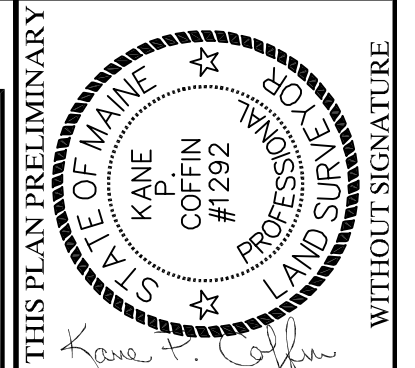
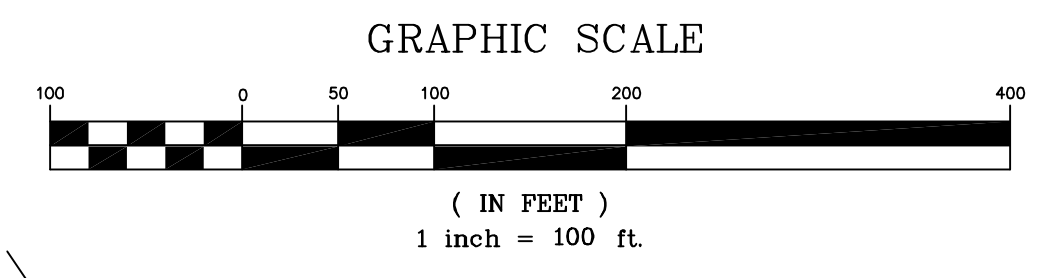


CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	38.57	130.00	S29°35'04"W	38.43

LINE	BEARING	LENGTH
L1	S58°34'24"W	32.46
L2	N31°25'36"W	15.00
L3	S58°34'24"W	60.00
L4	S31°25'36"E	15.00
L5	S48°54'20"W	32.95
L6	N40°40'18"W	17.29
L7	S71°49'51"E	16.20

CURVE	LENGTH	RADIUS	CHORD	BEARING	CHORD
C2	604.94	465.60	503°52'16"E	563.28	
C3	47.13	30.00	S66°05'35"E	42.43	
C4	39.66	170.44	N42°54'42"E	35.60	
C5	27.24	429.74	S38°44'02"W	27.24	
C6	135.19	429.74	S49°33'42"W	134.63	
C7	47.12	30.00	N13°34'24"E	42.43	
C8	47.12	30.00	S76°25'36"E	42.43	

- LEGEND**
- IRON ROD FOUND
 - IRON PIPE FOUND
 - DRILL HOLE IN LEDGE
 - GRANITE MONUMENT FOUND
 - 5/8" REBAR PROPOSED
 - UTILITY POLE
 - GUY ANCHOR
 - OVERHEAD UTILITY LINE
 - BELOW GROUND ELECTRIC
 - LIGHT
 - HYDRANT
 - WATER VALVE
 - UNDERGROUND WATER LINE
 - SIGN
 - EXISTING CONTOUR
 - SURVEYED LINE
 - STOCKADE FENCE
 - WIRE FENCE
 - GUARDRAIL
 - STONE WALL
 - CATCH BASIN
 - STORM PIPE
 - SANITARY MANHOLE
 - SANITARY PUMP STATION
 - SANITARY LINE
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - VEGETATION
 - APPROXIMATE WETLANDS
 - PRIOR OWNER



E.S. COFFIN
 ENGINEERING & SURVEYING
 432 Com Road, P.O. Box 4687, Augusta, Maine 04330
 Ph: (207) 625-9473 Fax: (207) 625-9476 Toll Free: 1-800-248-9473

NO.	REVISIONS	DATE

SHEET TITLE: **RECORDING PLAT**
 SCALE: **1 INCH=100 FEET**
 DATE: **MARCH 27, 2020**
 DRAWN BY: **KFC**
 CHECKED BY: **MJC**

CLIENT/PROJECT: **PMP REALTY, LLC AMENDED SUBDIVISION PLAN**
 LOCATION: **32 PRESCOTT STREET**
 TOWN: **GARDINER** COUNTY: **KENNEBEC** STATE: **MAINE**

PROJ. NO. **2017-144**
REC

Approved by the
 City of Gardiner Planning Board
 pursuant to
 Title 30-A M.R.S.A. Sections 4401-4407:
 Member _____
 Chairperson _____

KNJ HOLDINGS LLC
 Book 11241-Page 220
 Tax Map 7-Lot 18A5

State of Maine

KENNEBEC, ss. Registry of Deeds

Received _____

at _____ H _____ M _____ and recorded in

File # _____

ATTEST _____

REGISTRAR

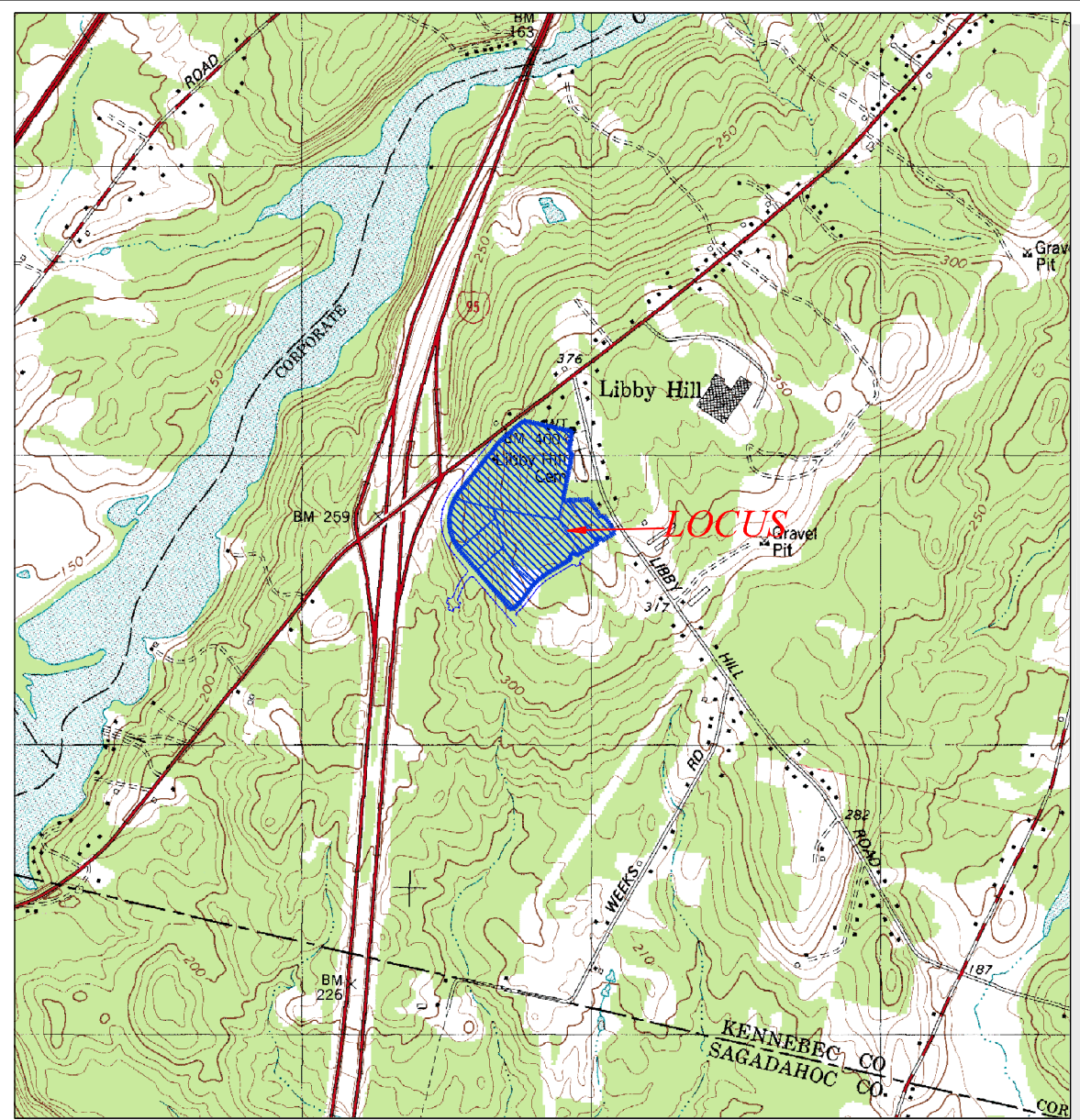
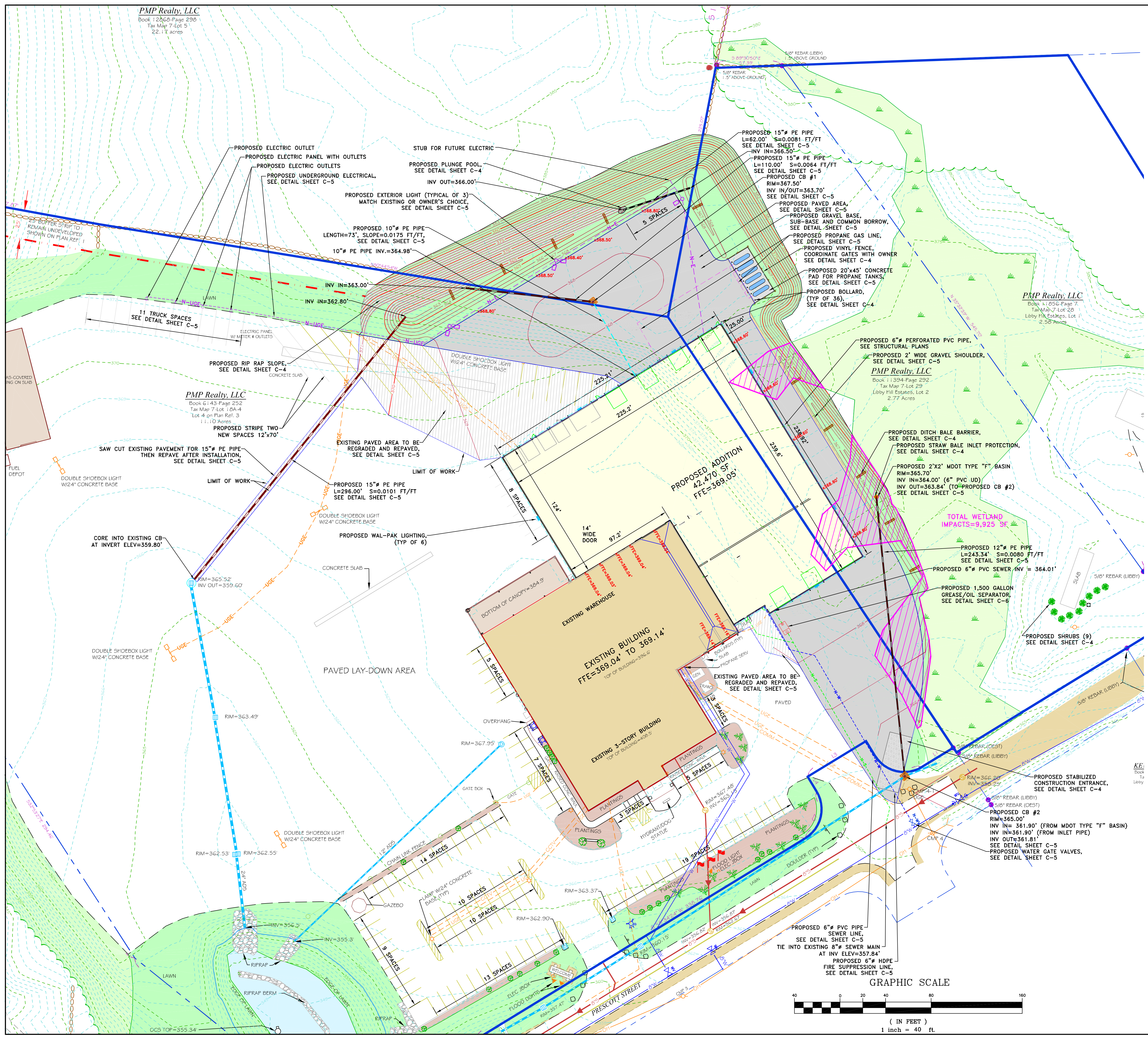
Date: _____

Conditions of approval: _____

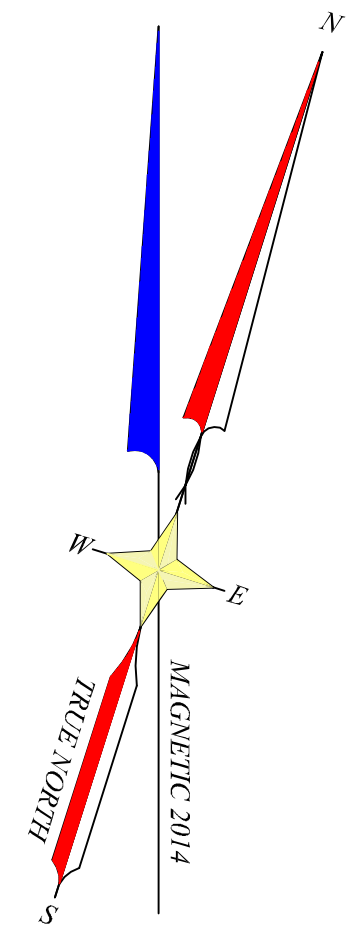
OWNER: XXX
 MAILING ADDRESS: STREET
 CITY, TOWN O4XXX

Kane P. Coffin, PLS 1292
 an agent of E.S. Coffin Engineering & Surveying, Inc.
 No warranty is made to others utilizing this plan for
 the purpose of further divisions, title certifications,
 deed descriptions, construction, etc.

PMP Realty, LLC
 Book 12668-Page 298
 Tax Map 7-Lot 5
 22.17 Acres



LOCUS MAP
 GARDINER
 USGS QUAD SHEET
 SCALE 1"=2000'

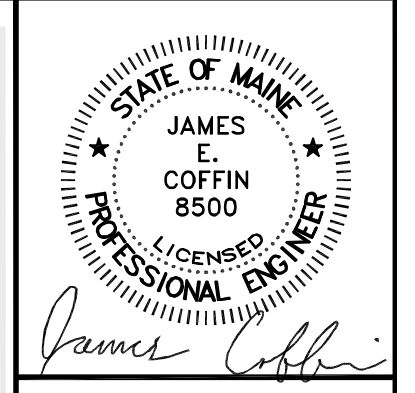
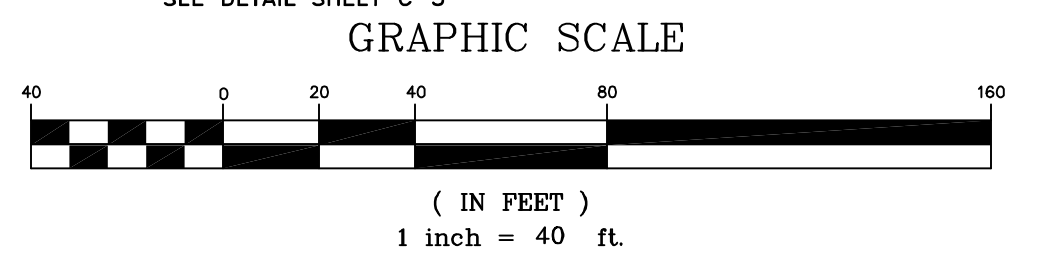


LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- DRILL HOLE IN LEDGE
- 5/8" REBAR PROPOSED
- UTILITY POLE
- GUY ANCHOR
- OVERHEAD UTILITY LINE
- BELOW GROUND ELECTRIC
- LIGHT
- HYDRANT
- WATER VALVE
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- SANITARY MANHOLE
- SANITARY PUMP STATION
- SANITARY LINE
- CONIFEROUS TREE
- DECIDUOUS TREE
- VEGETATION
- APPROXIMATE WETLANDS

GENERAL SITE INFORMATION:

- LAND OWNER: PMP REALTY LLC, 32 PRESCOTT STREET GARDINER, MAINE 04345
- DEEDS: KENNEBEC COUNTY REGISTRY OF DEEDS
 BOOK 8887 - PAGE 130 (LOT 1 LHBP)
 BOOK 7801 - PAGE 20 (LOT 2 LHBP)
 BOOK 6143 - PAGE 252 (LOTS 3 & 4 LHBP)
 BOOK 11856 - PAGE 7 (LOT 1 LHE)
 BOOK 11394 - PAGE 292 (LOT 1 LHE)
 BOOK 12868 - PAGE 298 (TAX MAP 7--LOT 5)
- GARDINER TAX MAP 7 - LOTS 18A-1, 18A-2, 18A-3, 18A-4, 5, 28 & 29.
- ZONE: PLANNED INDUSTRIAL COMMERCIAL (PIC)
- IMPERVIOUS AREA:
 EXISTING: 343,765 SF
 NEW: 63,190 SF
 TOTAL: 406,955 SF (9.34 ACRES)
- DISTURBED AREA: 138,380 SF (3.18 ACRES)
- PARKING SPACES:
 EXISTING: OFFICE (26,925 SF) = 81 SPACES
 SERVICE BAYS (3 BAYS) = 9 SPACES
 TOTAL = 90 SPACES
 PROPOSED:
 OFFICE: (10,095 SF) = 31 SPACES
 SERVICE BAYS (3 BAYS) = 9 SPACES
 TOTAL = 40 SPACES
 TOTAL REQ'D = 130 SPACES
 ACTUAL = 130 SPACES
- WETLAND DISTURBANCES = 9,925 SF



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 ENGINEERING & SURVEYING, INC.
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 PH: (207) 625-9473 Fax: (207) 625-9916 Toll Free: 1-800-242-9473

NO.	REVISIONS	DATE
2	ADD BUILDING UD	03/23/20
1	ADD BUILDING UD	02/03/20

SITE PLAN

CLIENT/PROJECT: **PMP REALTY, LLC**

SCALE: **1 INCH=40 FEET**

LOCATION: **1056 BRUNSWICK AVENUE**

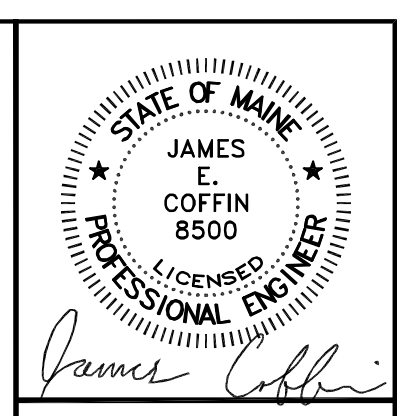
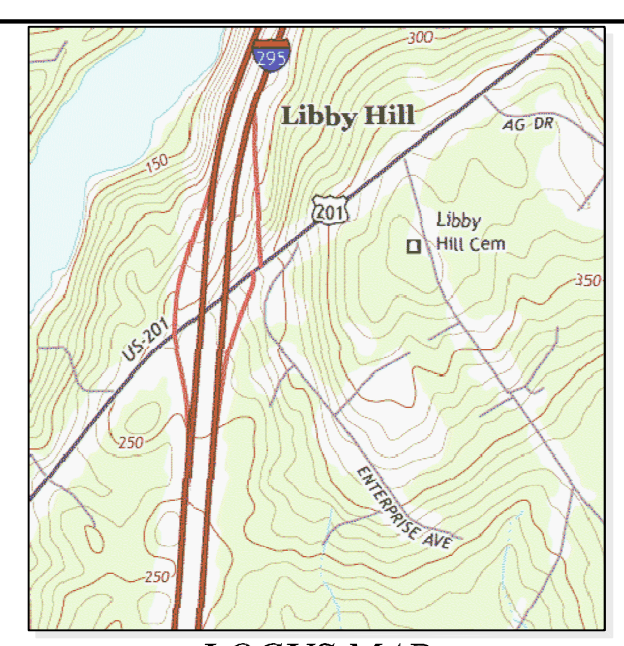
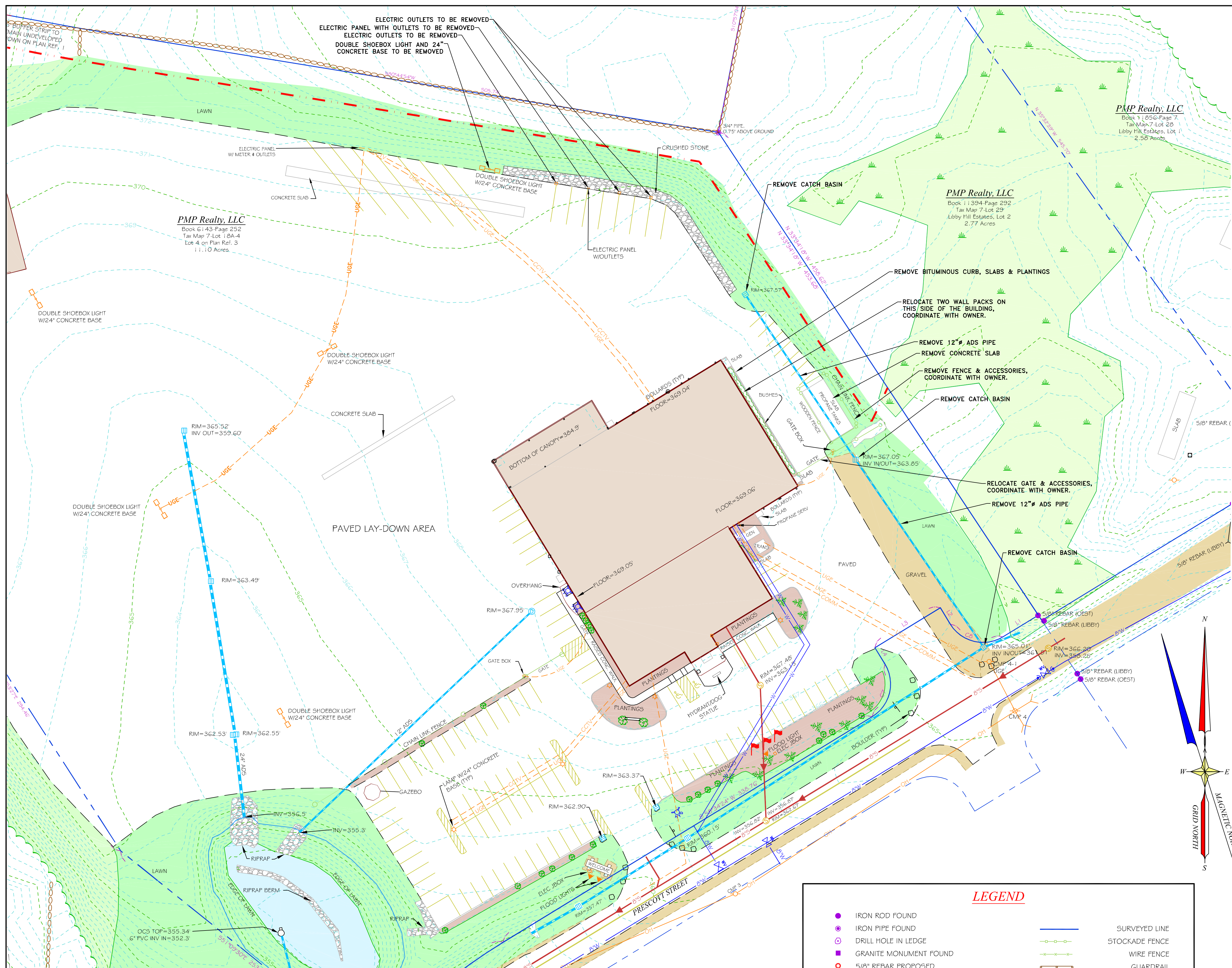
TOWN: **GARDINER** COUNTY: **KENNEBEC** STATE: **MAINE**

DRAWN BY: **TCH** CHECKED BY: **JEC**

DATE: **MARCH 16, 2020**

PROJ. NO. **2017-144**

C-1

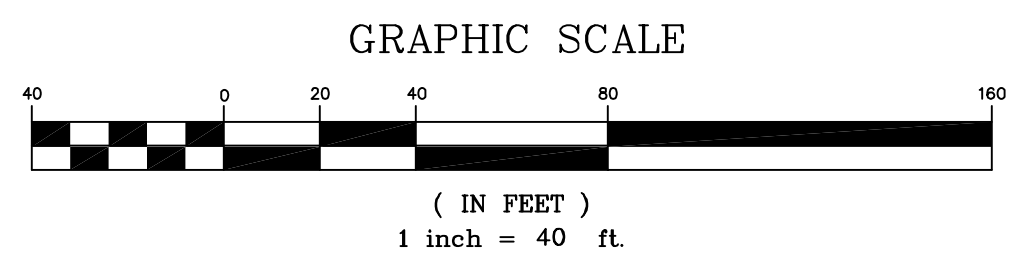


DEMOLITION NOTES

- ALL CATCH BASINS, PIPES, ETC. INDICATED ON THIS PLAN ARE TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL SECURE ANY PERMITS, PAY ALL FEES AND PERFORM CLEARING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
- SEDIMENT AND EROSION CONTROLS AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN AND/OR DEMOLITION PLAN SHALL BE INSTALLED BY THE DEMOLITION CONTRACTOR PRIOR TO THE START OF DEMOLITION AND CLEARING/GRUBBING OPERATIONS.
- REMOVE AND DISPOSE OF ANY PAVEMENT, FENCES, CONCRETE SLAB, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF-SITE LANDFILL, BY AN APPROVED HAULER. HAULER SHALL COMPLY WITH ALL REGULATORY REQUIREMENTS.
- THE CONTRACTOR SHALL SECURE ALL PERMITS FOR DEMOLITION AND DISPOSAL OF DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF ALL BUILDING DEMOLITION DEBRIS IN AN APPROVED OFF-SITE LANDFILL.
- ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR.
- THE CONTRACTOR SHALL PREPARE ALL MANIFEST DOCUMENTS AS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION.
- THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR MAIN, AS REQUIRED, OR AS OTHERWISE NOTED. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED. THE CONTRACTOR SHALL PAY ALL UTILITY COMPANY FEES FOR ABANDONMENTS AND REMOVALS.
- THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING DEMOLITION ACTIVITIES. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, AN OR PROPERTY CORNERS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- THE DEMOLITION CONTRACTOR SHALL STABILIZE THE SITE AND KEEP EROSION CONTROL MEASURES IN PLACE UNTIL THE COMPLETION OF HIS WORK OR UNTIL THE COMMENCEMENT OF WORK BY THE SITE CONTRACTOR. WHICHEVER OCCURS FIRST, AS REQUIRED OR DEEMED NECESSARY BY THE ENGINEER OR OWNER'S REPRESENTATIVE. THE SITE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF EXISTING EROSION AND SEDIMENTATION CONTROLS AND FOR INSTALLATION OF ANY NEW EROSION AND SEDIMENTATION CONTROLS AS PER THE SEDIMENT AND EROSION CONTROL PLAN, AT THAT TIME.
- THE CONTRACTOR SHALL ADHERE TO ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN PROXIMITY OF OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID BY THE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, AND UNIFORMED TRAFFIC CONTROLLERS AS REQUIRED OR ORDERED BY THE AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE APPROPRIATE GOVERNING AGENCY IS GRANTED.
- INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT "DIG SAFE" 72 HOURS BEFORE COMMENCEMENT OF WORK AT (888) 344-7233 AND VERIFY ALL UTILITY AND DRAINAGE LOCATIONS.
- EXISTING WATER SERVICES SHALL BE DISCONNECTED AND CAPPED AT THE MAIN IN ACCORDANCE WITH THE REQUIREMENTS OF THE GARDINER WATER DISTRICT AND THE CITY OF GARDINER PLANNING DEPARTMENT. REMOVE EXISTING ON-SITE WATER PIPING TO BE ABANDONED TO R.O.W. LINE.
- THE CONTRACTOR SHALL PROVIDE DISCONNECT NOTIFICATION TO THE CITY OF GARDINER'S PLANNING DEPARTMENT, VERIZON TELEPHONE COMPANY, SPECTRUM CABLE COMPANY, CENTRAL MAINE POWER COMPANY, GARDINER WATER DISTRICT AND THE GARDINER SEWAGE DISTRICT AT LEAST THREE WEEKS PRIOR TO BEGINNING DEMOLITION.
- THE CONTRACTOR IS RESPONSIBLE FOR SECURING A DEMOLITION PERMIT FROM THE CITY OF GARDINER CODE ENFORCEMENT DEPARTMENT AND MUST FURNISH THE REQUIRED APPLICATION MATERIAL AND PAY ALL FEES.
- BACKFILL DEPRESSIONS, HOLES AND REMOVED PAVEMENT AREAS WITH APPROVED SOIL MATERIAL AND COMPACT, FERTILIZE, SEED AND MULCH DISTURBED AREAS NOT SUBJECT TO FURTHER SITE CONSTRUCTION. CONCRETE AREAS TO BE BACKFILLED IN 8" LIFTS WITH GRAVEL FILL OR MATERIAL, COMPACT TO 95% MAXIMUM DRY DENSITY PER ASTM D1557 AT ±3% OF OPTIMUM MOISTURE CONTENT. EMPLOY WATERING EQUIPMENT FOR DUST CONTROL.
- THE CONTRACTOR SHALL REPAIR PAVEMENTS IN PUBLIC RIGHT OF WAYS AS REQUIRED BY LOCAL GOVERNING AUTHORITIES AND THE STATE DUE TO DEMOLITION AND PIPE REMOVAL ACTIVITIES.
- THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, DRAINAGE STRUCTURE, SWALE OR LANDSCAPED AREAS DISTURBED DURING DEMOLITION TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE OWNER, THE CITY OF GARDINER, AND THE MAINE D.O.T..
- THE EXISTING PAVEMENT MAY BE USED IN FILL AREAS IF SCARIFIED AND BROKEN TO 3" AND SMALLER AND AS APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALL CUT AND REMOVE AT LUMINAIRE AND SIGN LOCATIONS ANY PROTRUDING CONDUITS TO 24" BELOW GRADE. THE CONTRACTOR SHALL REMOVE ALL CABLE AND CONDUCTORS FROM REMAINING LIGHTING AND SIGNING CONDUITS TO BE ABANDONED. ANY REMAINING LIGHTING TO REMAIN IN PLACE SHALL BE RE-CIRCUITED OR REWIRED AS NECESSARY TO REMAIN IN OPERATION.
- NO WORK ON THIS SITE SHALL BE INITIATED BY THE CONTRACTOR UNTIL A PRE-CONSTRUCTION MEETING WITH THE OWNER AND THE PROJECT ENGINEER IS PERFORMED. THE CONTRACTOR SHOULD BE AWARE OF ANY SITE INFORMATION AVAILABLE SUCH AS GEOTECHNICAL AND ENVIRONMENTAL REPORTS, AS WELL AS HAVE "DIG SAFE" MARK OUTS OF EXISTING UTILITIES COMPLETED PRIOR TO MEETING.
- THE CONTRACTOR SHALL ARRANGE FOR AND INSTALL TEMPORARY OR PERMANENT UTILITY CONNECTIONS WHERE INDICATED ON PLAN OR AS REQUIRED. MAINTAIN UTILITY SERVICES TO BUILDINGS TO REMAIN. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR INSTALLATION AND PAY UTILITY COMPANY FEES.
- THE PARKING AREAS SHALL REMAIN OPEN FOR NORMAL BUSINESS OPERATIONS. THE CONTRACTOR SHALL NOT COMMENCE DEMOLITION OR UTILITY DISCONNECTIONS UNTIL AUTHORIZED TO DO SO BY THE OWNER.
- NO SALVAGE SHALL BE PERMITTED UNLESS PAID TO THE OWNER AS A CREDIT.
- ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT OR ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOBSITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY, AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.ORE
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE STATE, LOCAL AND FEDERAL CODES FOR EXCAVATION, TRENCHING AND TRENCH PROTECTION REQUIREMENTS.
- ALL EXISTING UNDERGROUND UTILITIES INCLUDING WATER AND SEWER LINES SHALL BE STUBBED AND CAPPED AT THE PROPERTY LINE. ALL UTILITY WIRES SHALL BE REMOVED FROM ANY UTILITY POLE BEING REMOVED.

LEGEND

● IRON ROD FOUND	— SURVEYED LINE
○ IRON PIPE FOUND	— STOCKADE FENCE
○ DRILL HOLE IN LEDGE	— WIRE FENCE
■ GRANITE MONUMENT FOUND	— GUARDRAIL
○ 5/8" REBAR PROPOSED	— STONE WALL
○ 4"x4" GRANITE MONUMENT PROPOSED	— CATCH BASIN
○ UTILITY POLE	— STORM PIPE
○ GUY ANCHOR	○ SANITARY MANHOLE
— OVERHEAD UTILITY LINE	○ SANITARY PUMP STATION
— BELOW GROUND ELECTRIC	— SANITARY LINE
○ LIGHT	— SETBACK
○ HYDRANT	— FLAG
○ WATER VALVE	
○ WELL	○ CONIFEROUS TREE
○ MONITORING WELL	○ DECIDUOUS TREE
— UNDERGROUND WATER LINE	— VEGETATION
— SIGN	— APPROXIMATE WETLANDS
— PRIOR OWNER	



NO.	REVISIONS	DATE

DEMOLITION PLAN

CLIENT/PROJECT: **PMP REALTY, LLC**

SCALE: **1 INCH=40 FEET**

DRAWN BY: **TCH**

CHECKED BY: **JEC**

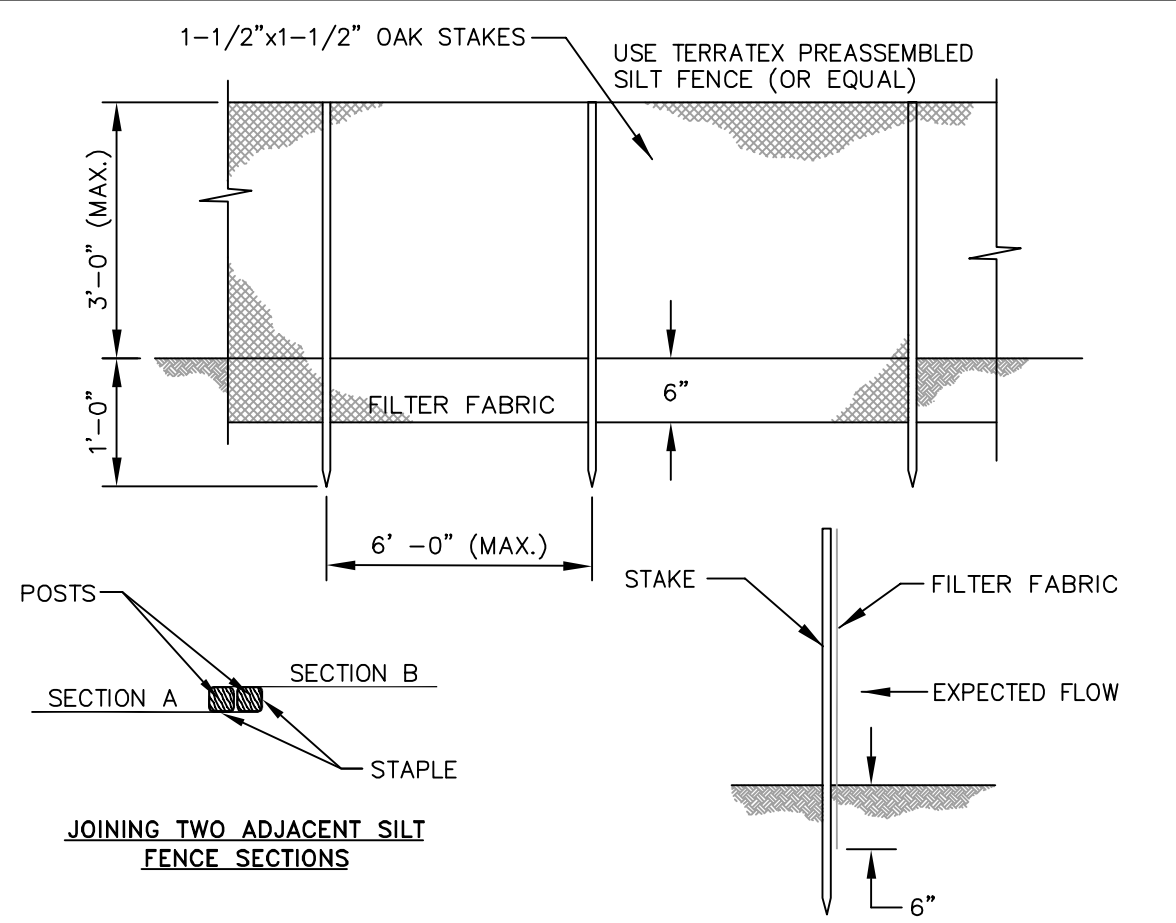
LOCATION: **32 PRESCOTT STREET**

DATE: **MARCH 16, 2020**

TOWN: **GARDINER** COUNTY: **KENNEBEC** STATE: **MAINE**

PROJ. NO. **2017-144**

C-2



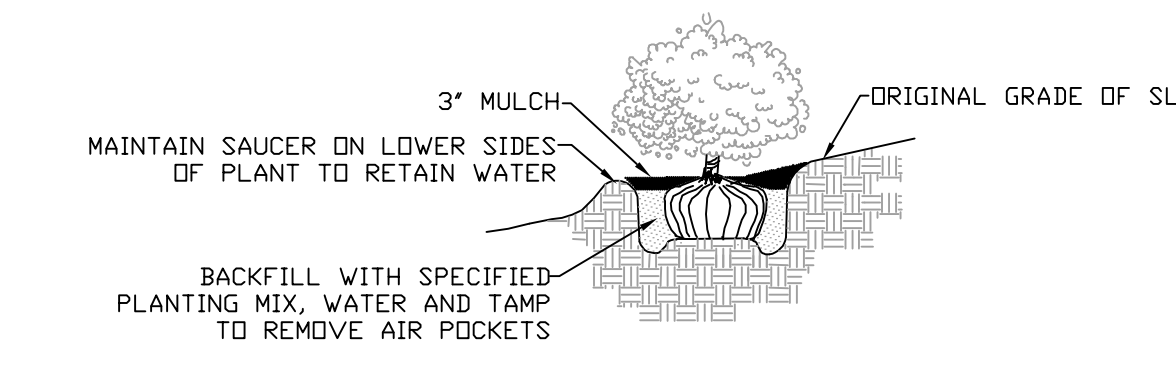
NOTES:
SILT FENCE AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

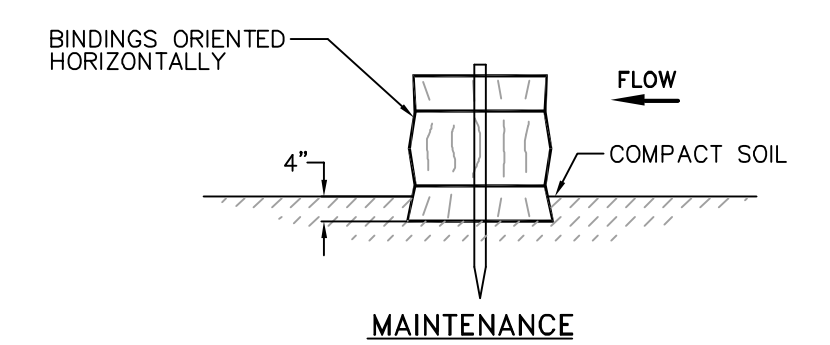
SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

SILT FENCE DETAIL
NOT TO SCALE

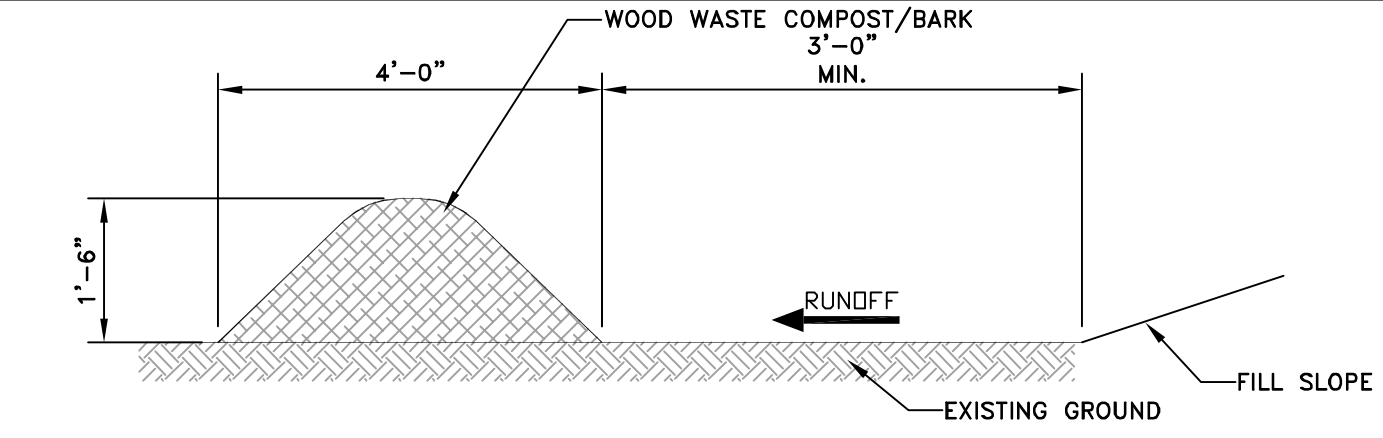
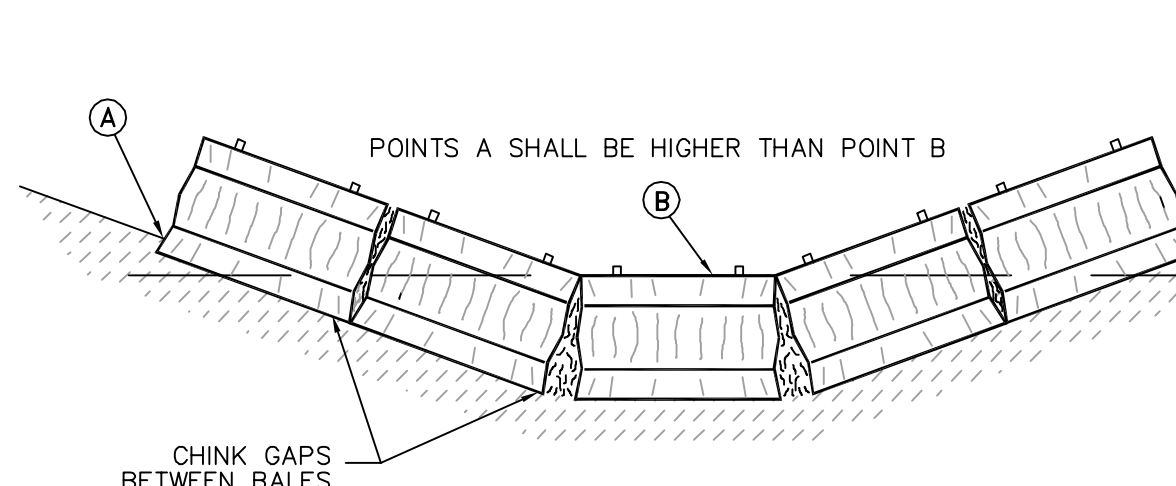
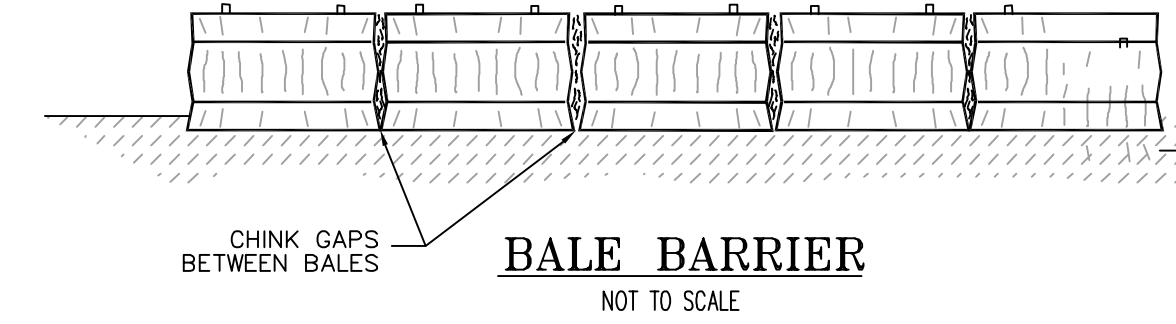


SHRUB PLANTING ON SLOPES
NOT TO SCALE



THE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT SHALL BE ACCOMPLISHED PROMPTLY. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. THEY MUST BE REMOVED WHEN THE BARRIER IS REMOVED.

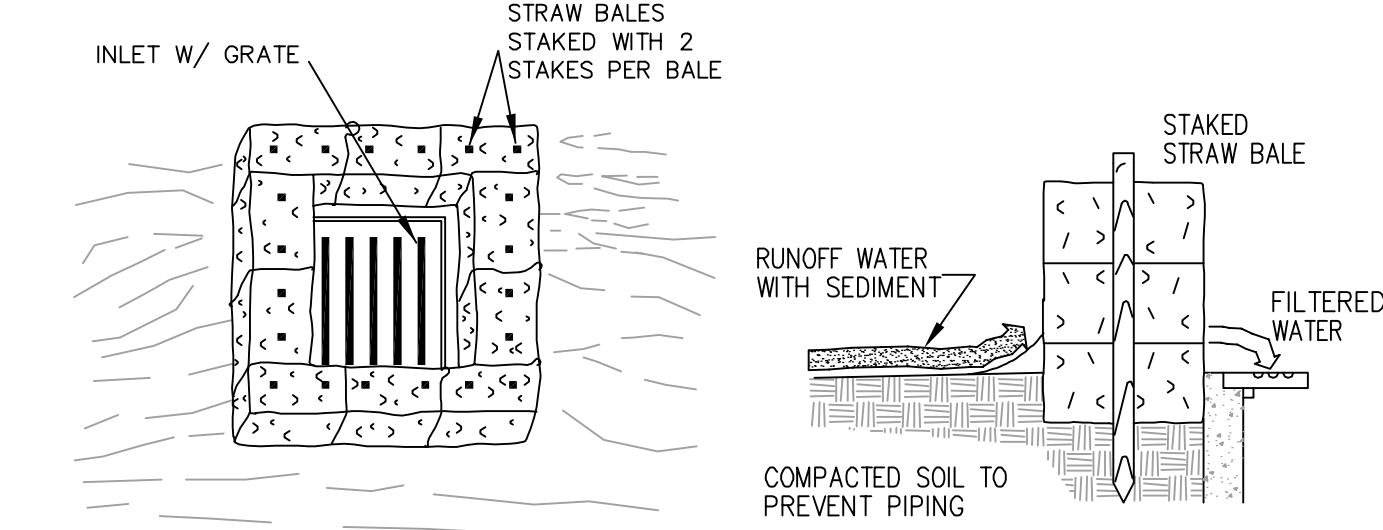
NOTES:
- BALES ARE HAY OR STRAW, DIMENSIONS: 14" x 18" x 30", WIRE OR NYLON, PLACED IN DRAINAGE AREAS, UPON THE CONTOUR OF THE GROUND. BALES ARE TO BE PLACED IN A ROW, WITH ENDS TIGHTLY SET AGAINST THE ADJACENT BALE.
- EACH BALE IS TO BE EMBEDDED IN THE SOIL A MINIMUM OF 4" AND ANCHORED IN PLACE BY STAKES DRIVEN THRU THE BALES INTO THE GROUND AT LEAST 18". THE STAKES ARE TO BE DRIVEN IN SUCH A MANNER AS TO FORCE THE ENDS OF THE BALES TOGETHER. STAKES MAY BE REBAR STEEL PICKETS, 2" x 2" SOFTWOOD, OR 1" x 1" HARDWOOD.



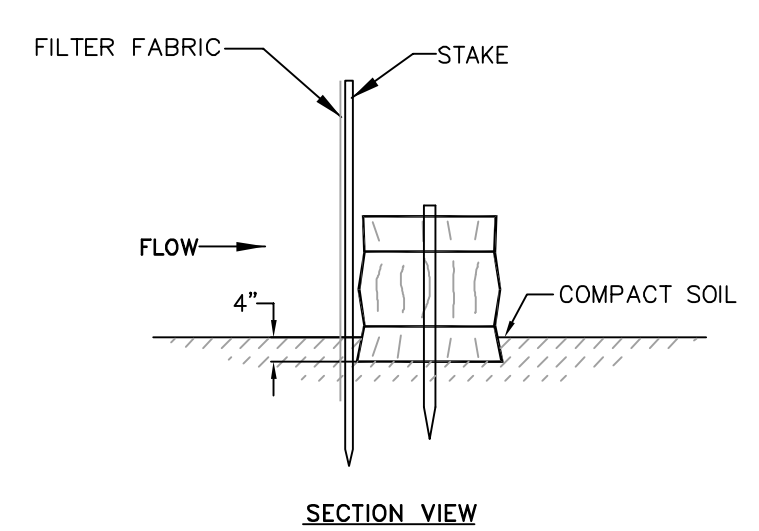
WOOD WASTE COMPOST/BARK FILTER BERMS
THE FILTER BERM SHALL CONSIST OF A WOOD WASTE COMPOST/BARK MULCH MIX OR RECYCLED COMPOSTED BARK FLUME GRIT AND FRAGMENTED WOOD GENERATED FROM WATER-FLUME LOG HANDLING SYSTEMS. COMPOSTED MIXES CAN BE USED UPON APPROVAL OF THE OFFICE OF ENVIRONMENTAL SERVICES LANDSCAPE UNIT.
THE MIX SHALL CONFORM TO THE FOLLOWING STANDARDS:
A. MOISTURE CONTENT - 30-60%
B. pH - 5.0-8.0
C. SCREEN SIZE - 100% LESS THAN 3", MAXIMUM 70% LESS THAN 1".
D. NO LESS THAN 40% ORGANIC MATERIAL (DRY WEIGHT) BY LOSS OF IGNITION
E. NO STONES LARGER THAN 2" IN DIAMETER
THE COMPOSTED BERM SHALL BE PLACED, UNCOMPACTED, ALONG A RELATIVELY LEVEL CONTOUR.
NOTE:
WOOD WASTE COMPOST/BARK FILTER BERMS MAY BE USED IN COMBINATION WITH SILT FENCE TO IMPROVE SEDIMENT REMOVAL AND PREVENT CLOGGING OF THE WOOD WASTE COMPOST/BARK BERM BY LARGER SEDIMENT PARTICLES. (SILT FENCE PLACED TO FILTER RUNOFF BEFORE WOOD WASTE COMPOST/BARK)

WOOD WASTE COMPOST/BARK FILTER BERM ALTERNATIVE
NOT TO SCALE

STRAW BALE INLET NOTE
CONSTRUCTION SPECIFICATIONS
1. STRAW BALE INLET STRUCTURE
A: BALES SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH BINDINGS ORIENTED AROUND THE SIDE RATHER THAN OVER AND UNDER THE BALES.
B: BALES SHALL BE PLACED LENGTHWISE IN A SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
C: THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET THE WIDTH OF A BALE TO A MINIMUM DEPTH OF 4 INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
D: EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBAR DRIVEN THROUGH THE BALE.
E: LOOSE STRAW SHALL BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.



STRAW BALE INLET PROTECTION
NOT TO SCALE

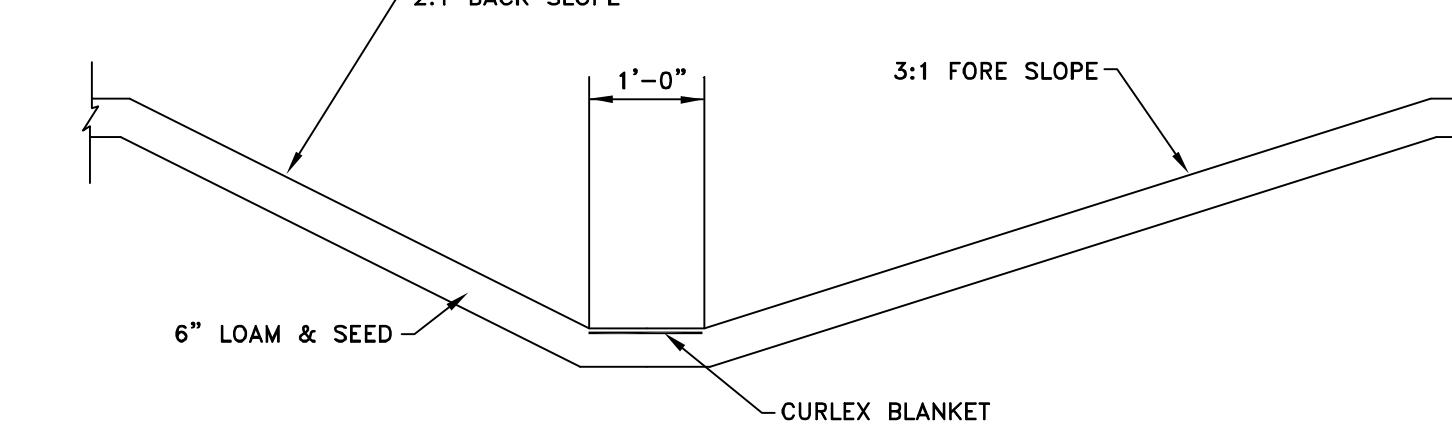


SILT FENCE/BALE BARRIER DETAIL
NOT TO SCALE

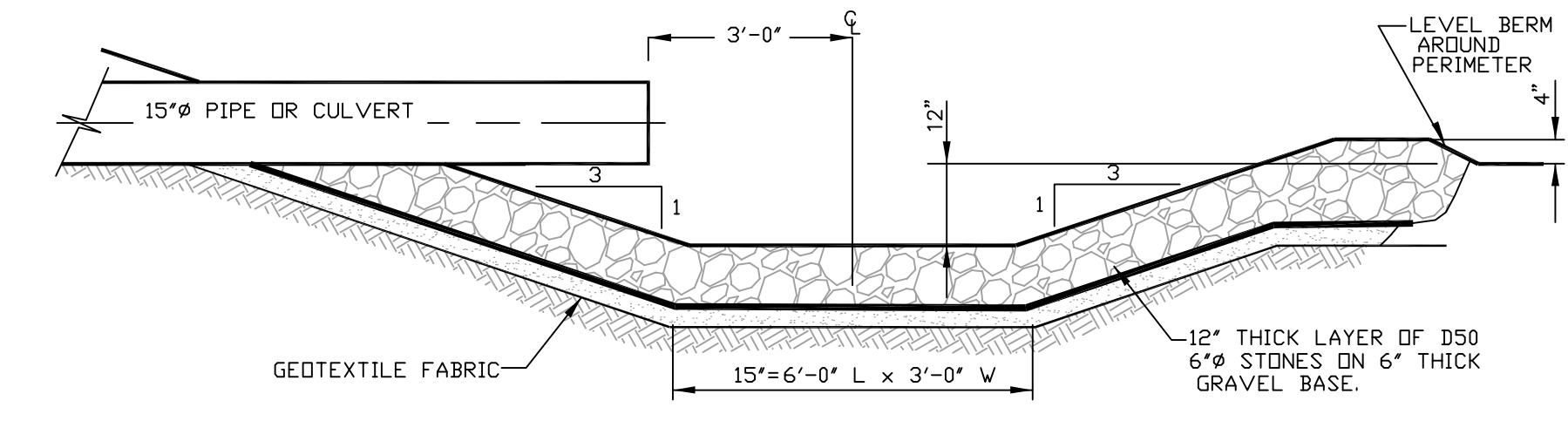
NOTES:
ANY SEDIMENT BARRIERS LOCATED AT LOW POINTS OR SUBJECT TO PONDING ALONG THE FENCE SHALL BE REINFORCED AS SHOWN ABOVE WITH A COMBINATION OF HAYBALES & SILT FENCE. THE CONTRACTOR SHALL REMOVE SEDIMENT TRAPPED AT THESE LOW POINTS AFTER EVERY STORM EVENT.

SPECIFICATIONS
UPON FINAL GRADING, THE DISTURBED AREAS SHALL BE IMMEDIATELY SEEDED TO PERMANENT VEGETATION AND MULCHED. THE DITCH WILL NOT BE UTILIZED AS AN OUTLET UNTIL A DENSE, VIGOROUS VEGETATIVE COVER HAS BEEN OBTAINED. NETTING OR EXCELSIOR MESH SHALL BE INSTALLED AT THE BASE OF THE VEGETATIVE CHANNEL.

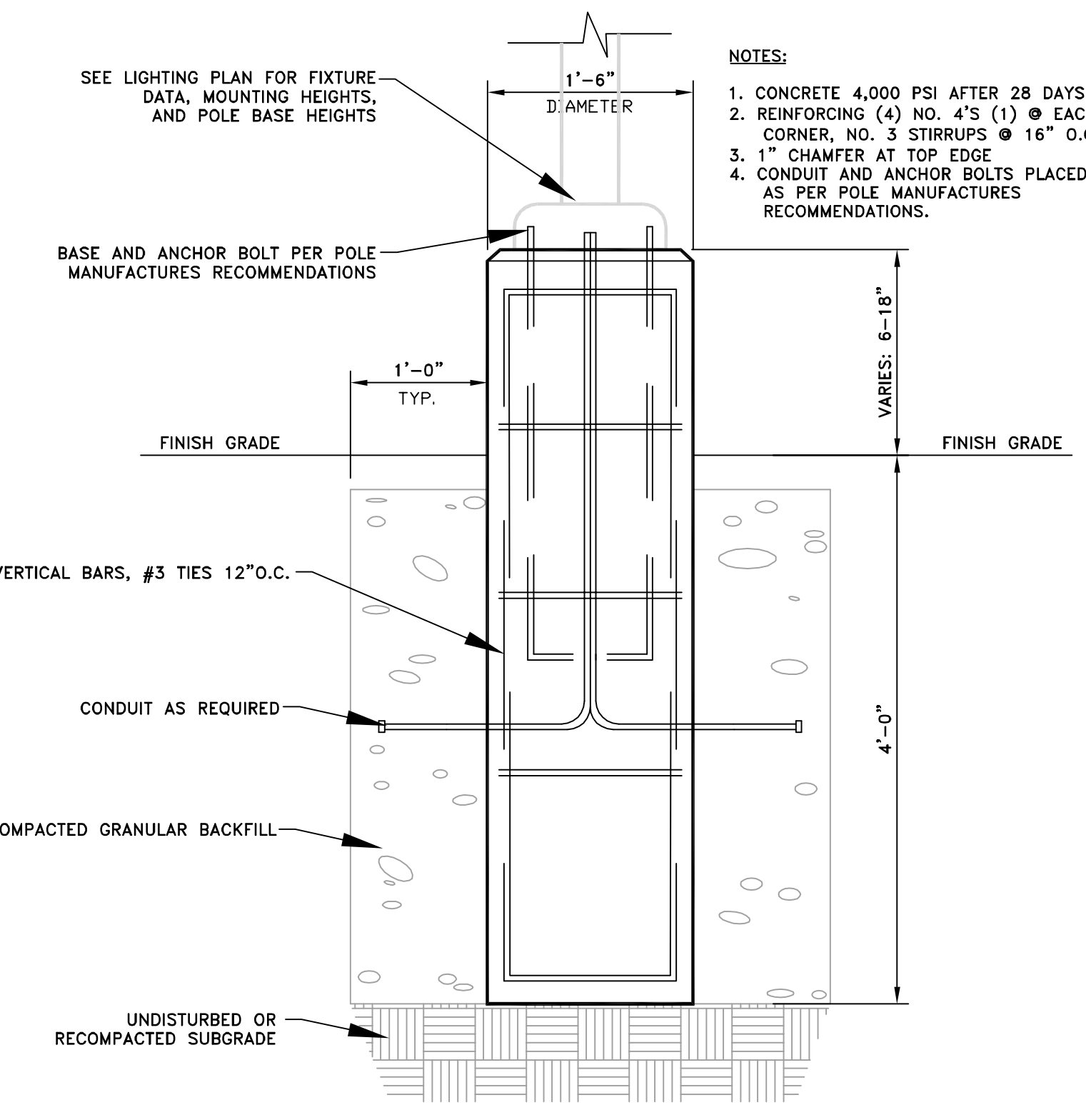
MAINTENANCE
MOW WATERWAY AT LEAST ONCE ANNUALLY. WHEN PRACTICAL, DELAY MOWING UNTIL AFTER JULY 15TH TO ACCOMMODATE GROUND NESTING WILDLIFE. MOW TO A HEIGHT OF 4 TO 6 INCHES TO HELP MAINTAIN GOOD SURFACE PROTECTION. EXCESSIVE GROWTH SHALL BE REMOVED. DO NOT MOW LATER THAN 30 DAYS PRIOR TO THE FIRST KILLING FROST.



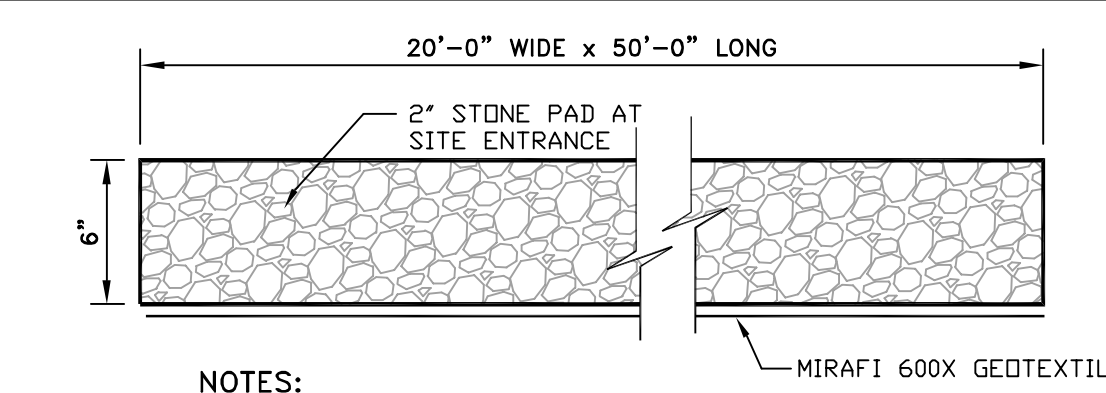
SEEDED DITCH DETAIL
NOT TO SCALE



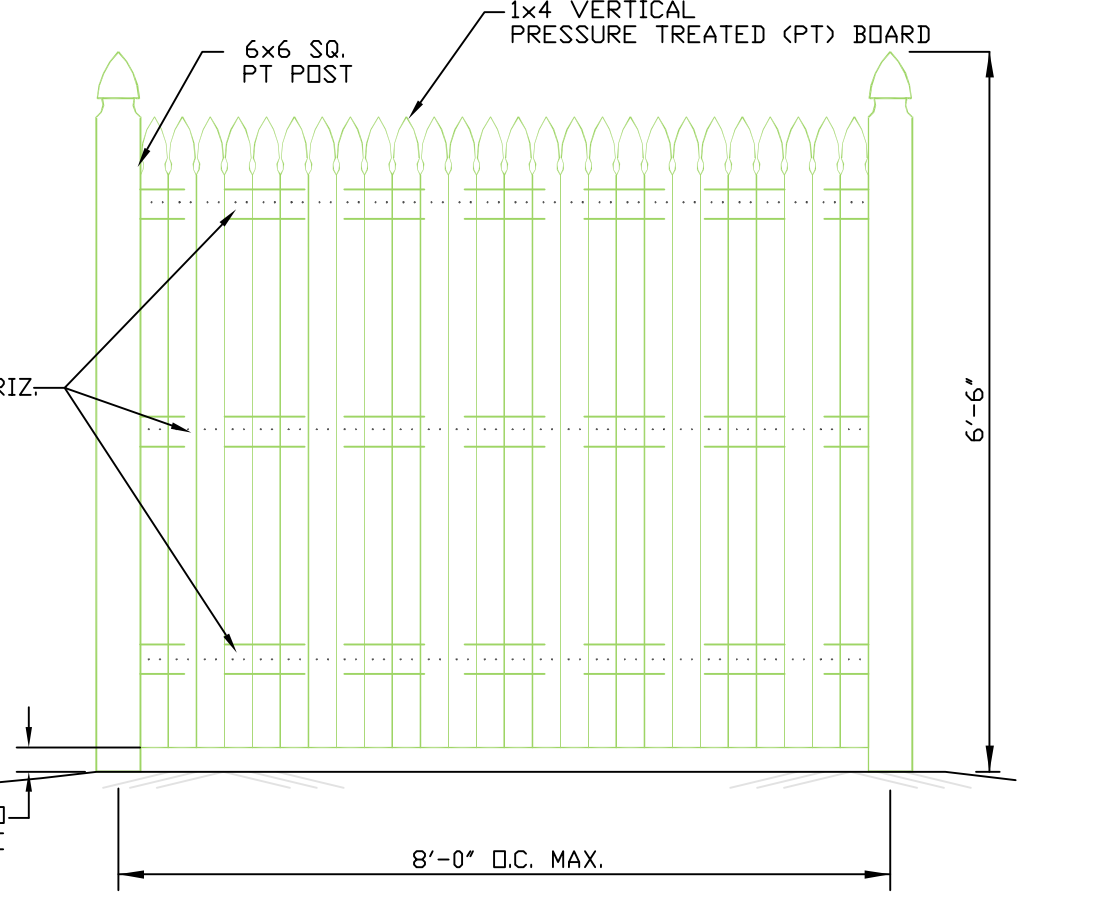
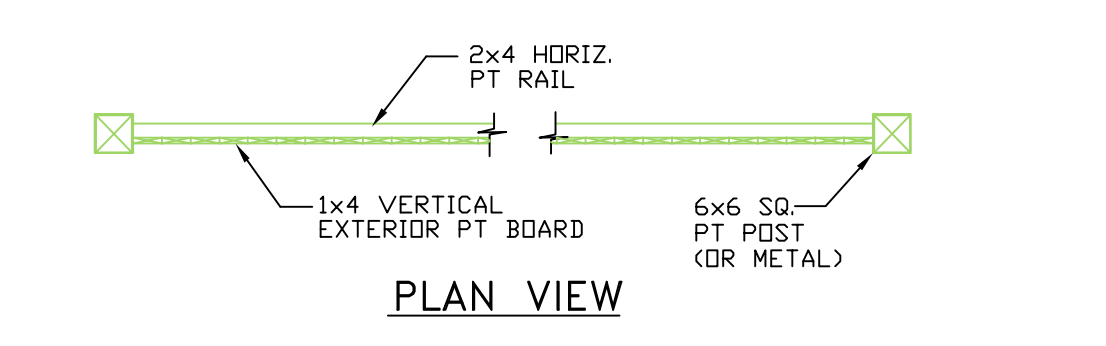
PLUNGE POOL SECTION
NOT TO SCALE



18" DIAMETER LIGHT POLE BASE DETAIL
NOT TO SCALE



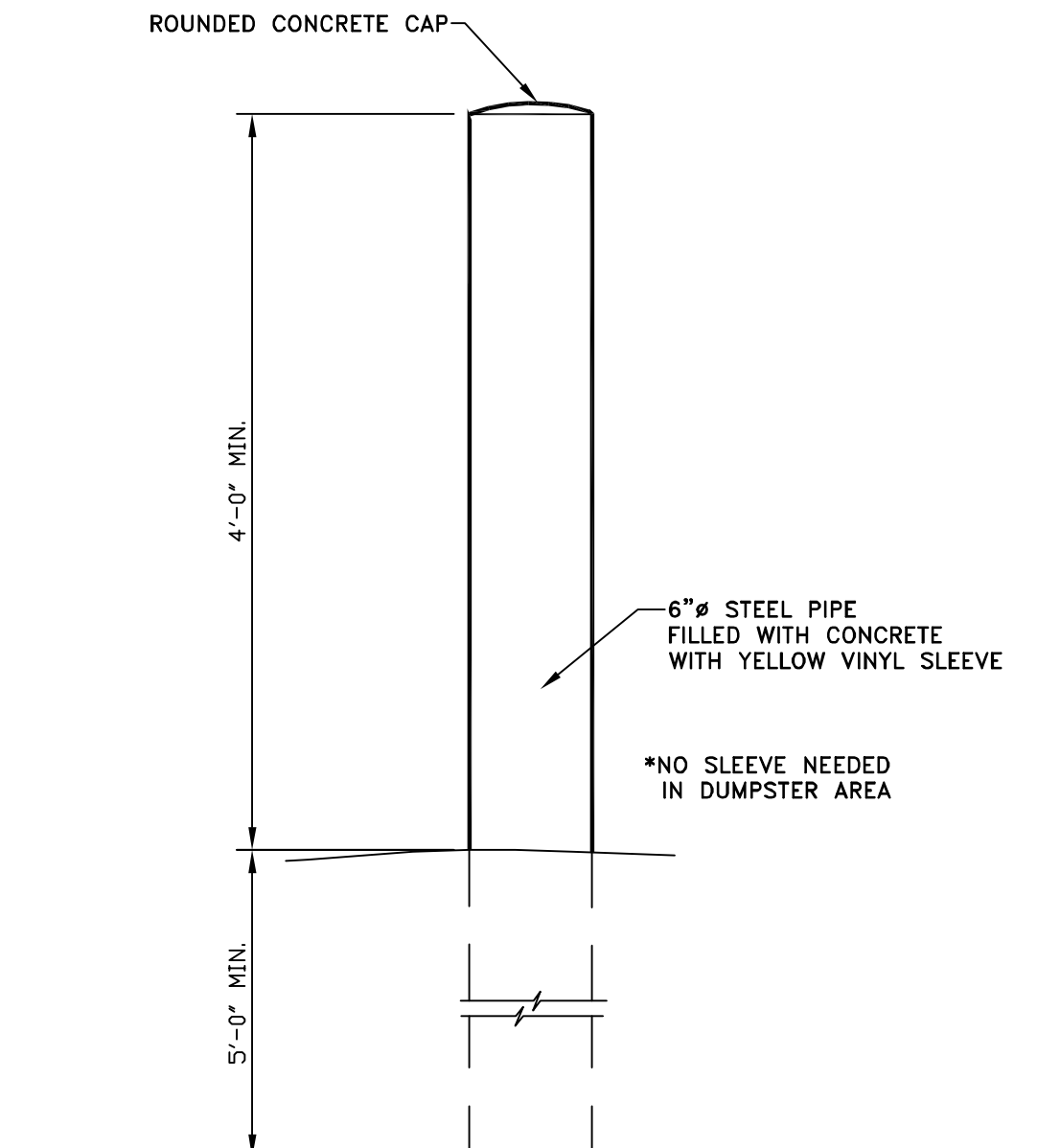
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



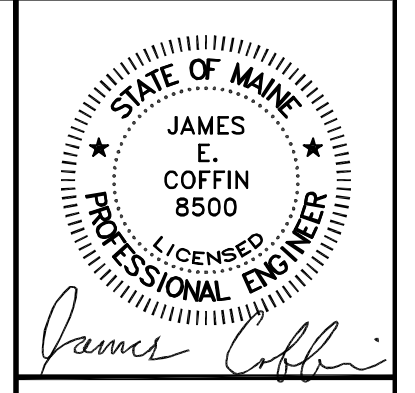
EXTERIOR ELEVATION

NOTES:
1. ALL POSTS TO BE SET 3'-6" INTO GROUND AND COMPACTED ALL AROUND.
2. ANY POST SET LESS THAN 3'-0" SHALL BE SET ON 10" DIAM. CONCRETE FILLED SONOTUBE. USE SIMPSON STRING-TIE POST BASE, AND SET BELOW GRADE TO HIDE CONCRETE & CONNECTOR.
3. POST SET ON LEDGE SHALL BE DRILLED AND PINNED. ANCHORING METHOD TO BE APPROVED BY SITE ENGINEER.
4. 2x4 PT RAILS SHALL HAVE DOWELED ENDS FOR POST CONNECTION.
5. ALL GATES TO MATCH FENCE.
6. OWNER TO SPECIFY PAINTING.

VINYL STOCKADE FENCE DETAIL
NOT TO SCALE



BOLLARD DETAIL
NOT TO SCALE



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NO.	REVISIONS	DATE

SITE DETAILS II

CLIENT/PROJECT: **PMP REALTY, LLC**

SCALE: **AS SHOWN**

LOCATION: **ROUTE 201**

TOWN: **GARDNER** COUNTY: **KENNEBEC** STATE: **MAINE**

DRAWN BY: **TCH** CHECKED BY: **JEC**

DATE: **MARCH 16, 2020**

PROJ. NO. **2017-144**

C-4

GENERAL NOTES

1. AGGREGATE FOR GRAVEL BASE

AGGREGATE FOR GRAVEL BASE SHALL BE SCREENED OR CRUSHED GRAVEL OF HARD DURABLE PARTICLES FREE FROM VEGETABLE MATTER, LUMPS OR BALLS OF CLAY AND OTHER DELETERIOUS SUBSTANCES. THE GRADATION OF THE PART THAT PASSES A 3 INCH SIEVE SHALL MEET THE GRADING REQUIREMENTS OF THE FOLLOWING TABLE:

SIEVE DESIGNATION	PERCENTAGE BY WEIGHT PASSING SQUARE MESH SIEVES		
	TYPE A AGGREGATE	TYPE D AGGREGATE	STRUCTURAL FILL
2" / 3" / 4"	100 (2")	100 (3")	100 (4")
1/2 INCH	45-70	35-80	90-100
1/4 INCH	30-55	25-65	25-90
No. 40	0-20	0-30	0-30
No. 200	0-6	0-7	0-5

TYPE "A" AGGREGATE SHALL NOT CONTAIN PARTICLES WHICH WILL NOT PASS THE 2 INCH SQUARE MESH SIEVE.

TYPE "D" AGGREGATE SHALL NOT CONTAIN PARTICLES WHICH WILL NOT PASS THE 6 INCH SQUARE MESH SIEVE.

EACH LAYER AS APPLIED SHALL BE ROLLED WITH A 20 TON ROLLER. THE MATERIAL AS SPREAD SHALL BE WELL MIXED WITH NO POCKETS OF EITHER FINE OR COARSE MATERIAL. OVER SIZED STONES SHALL BE REMOVED FROM THE AGGREGATE.

EACH LAYER OF AGGREGATE SHALL BE PLACED OVER THE FULL WIDTH OF THE SECTION. AGGREGATE BASE AND SUB-BASE COURSES MAY BE PLACED UPON FROZEN SURFACES WHEN SUCH SURFACES HAVE BEEN PROPERLY CONSTRUCTED.

THE SURFACE OF EACH LAYER SHALL BE MAINTAINED DURING COMPACTION OPERATIONS IN SUCH A MANNER THAT A UNIFORM TEXTURE IS PRODUCED AND THE AGGREGATE IS FIRMLY KEYS. THE MOISTURE CONTENT OF THE MATERIAL SHALL BE MAINTAINED AT THE PROPER PERCENT TO ATTAIN THE REQUIRED COMPACTION AND STABILITY. COMPACTION OF EACH LAYER SHALL BE CONTINUED UNTIL DENSITY OF NOT LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 "MODIFIED PROCTOR DENSITY" HAS BEEN ACHIEVED FOR THE FULL WIDTH AND DEPTH OF EACH LAYER AS APPLIED.

THE SURFACE TOLERANCE OF EACH BASE COURSE AS APPLIED SHALL BE 3/8 INCHES ABOVE OR BELOW THE REQUIRED TEMPLATE LINES.

2. AGGREGATE FOR SUB-BASE

AGGREGATE FOR SUB-BASE SHALL BE TYPE "D" (MDO). IT SHALL BE FREE FROM VEGETABLE MATTER, LUMPS OR BALLS OF CLAY AND OTHER DELETERIOUS SUBSTANCES.

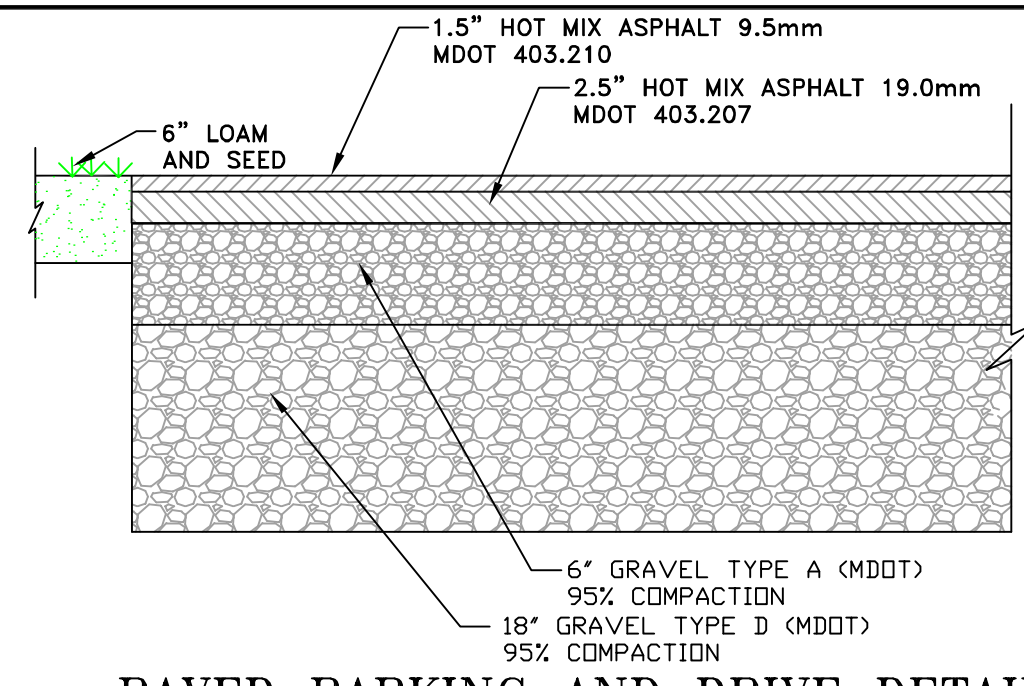
3. COMMON BORROW

COMMON BORROW SHALL CONSIST OF EARTH, SUITABLE FOR EMBANKMENT CONSTRUCTION. IT SHALL BE FREE FROM FROZEN MATERIAL, PERISHABLE RUBBISH, PEAT AND OTHER UNSUITABLE MATERIAL. THE MOISTURE CONTENT SHALL BE SUFFICIENT TO PROVIDE THE REQUIRED COMPACTION AND STABLE EMBANKMENT. IN NO CASE SHALL THE MOISTURE CONTENT EXCEED 4 PERCENT ABOVE OPTIMUM.

ALL COMMON BORROW AND GRAVEL AREAS TO BE COMPACTED TO 95% OF ITS MAX. DRY DENSITY AS DETERMINED BY ASTM D-1557 "MODIFIED PROCTOR DENSITY". PLACE IN 9" TO 12" LIFTS.

TRENCH NOTES:

1. CONTRACTOR SHALL COMPLY WITH OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION REGULATIONS PERTAINING TO THE EXCAVATION OF ALL TRENCHES. CONTRACTOR SHALL ALLOW FOR PAYMENT OF ADDITIONAL EXCAVATION, TRENCH BOXES, AND BACKFILL WITH REGARD TO COMPLYING WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION STANDARDS. 2. ALL COMMON BORROW AND GRAVEL AREAS TO BE COMPACTED TO 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 "MODIFIED PROCTOR DENSITY". PLACE IN 9" TO 12" LIFTS.



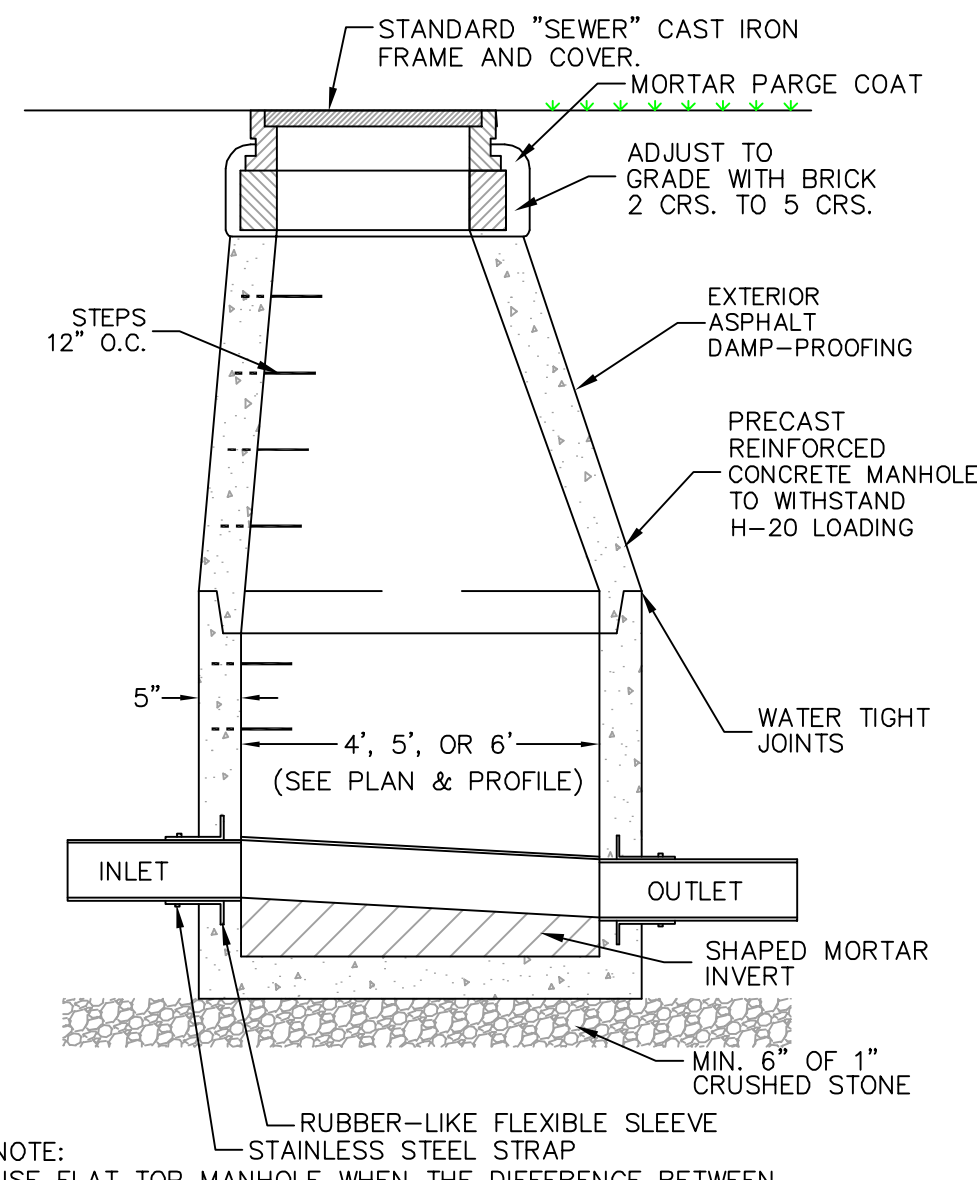
PAVED PARKING AND DRIVE DETAIL
NOT TO SCALE

SPECIFICATIONS

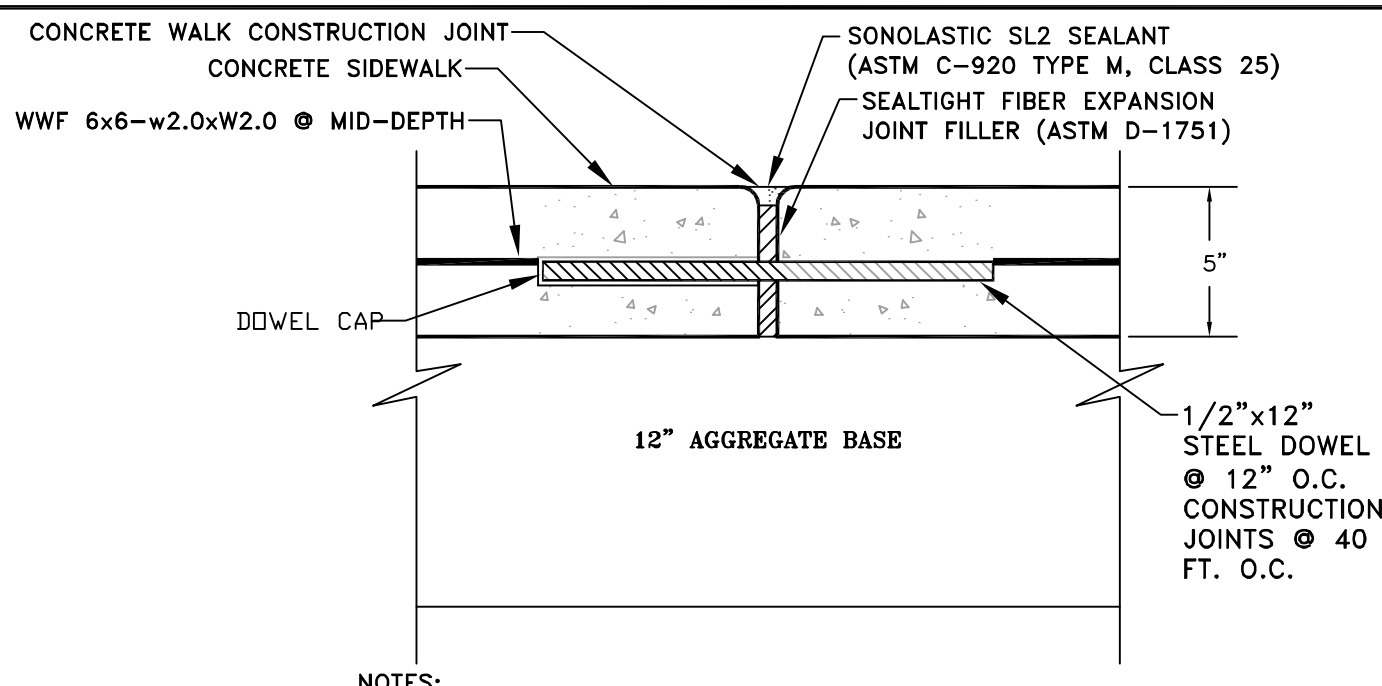
PAVEMENT MARKING PAINT FOR FINAL AND TEMPORARY PAVEMENT MARKINGS SHALL MEET THE REQUIREMENTS OF AASHTO M248. EITHER TYPE N (REGULAR TRAFFIC PAINT) OR TYPE F (FAST DRY TRAFFIC PAINT) MAY BE USED. ALL PAVEMENT LINES AND MARKINGS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. IMMEDIATELY BEFORE APPLYING THE PAVEMENT PAINT TO THE PAVEMENT OR CURB, THE SURFACE SHALL BE DRY AND ENTIRELY FREE FROM DIRT, GREASE, OIL OR OTHER FOREIGN MATTER.

PAVEMENT MARKING DETAIL & SPECIFICATION

ALL PAVEMENT MARKING LINES SHALL BE 4" SOLID WHITE.

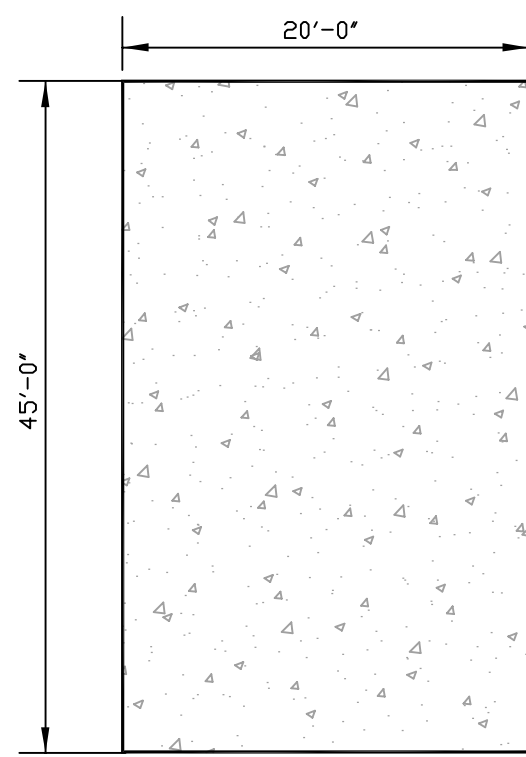


STANDARD PRECAST MANHOLE WITH SANITARY GRAVITY LINE
NOT TO SCALE



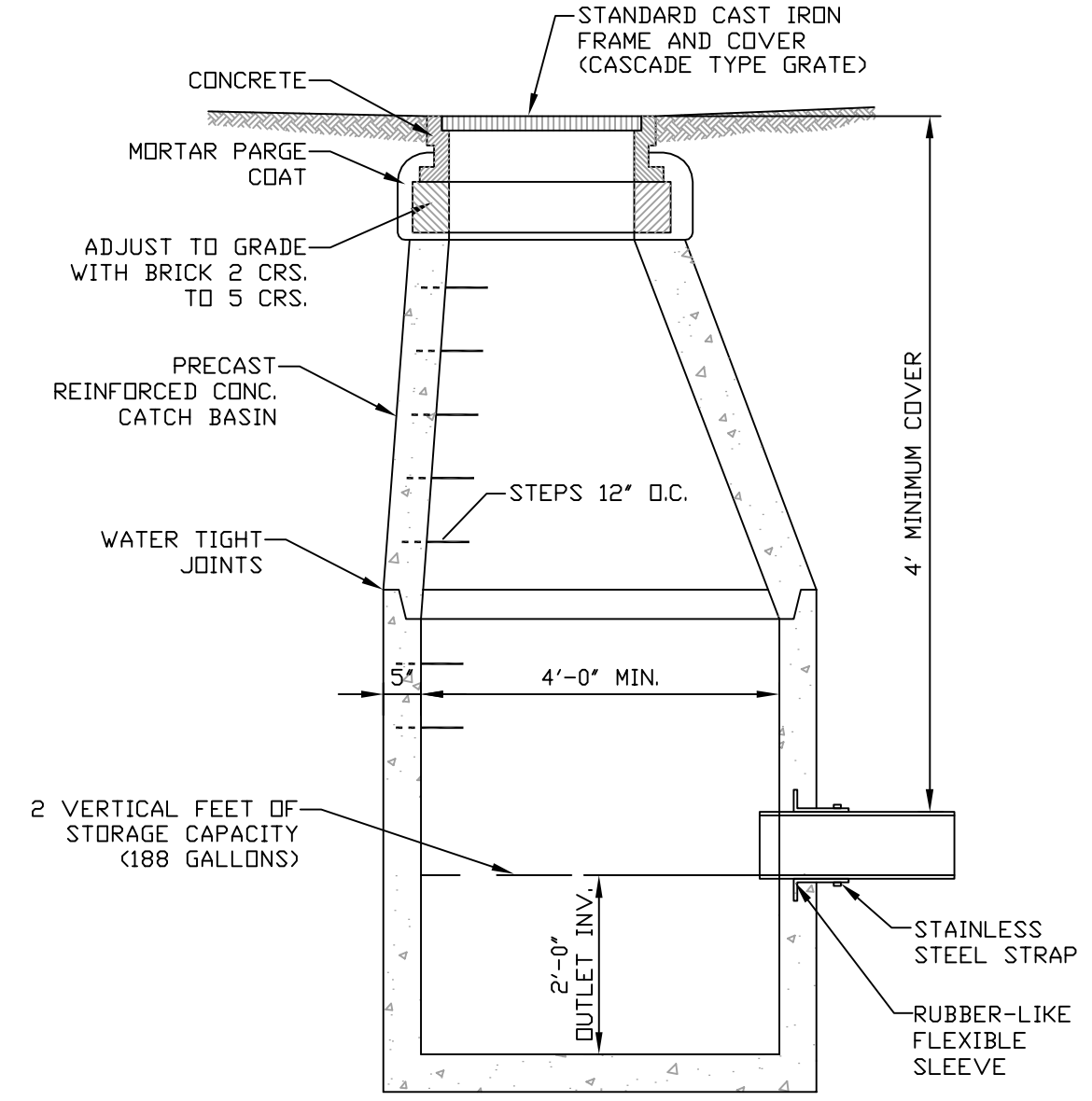
TYPICAL CONCRETE JOINT SECTION
NOT TO SCALE

- NOTES:
- THE CONTRACTOR SHALL INSTALL FORMWORK FOR NEW CONCRETE SIDEWALKS UPON PREPARED GRAVEL SURFACE
 - THE CONTRACTOR SHALL PROVIDE AND INSTALL WIRE MESH, MAT CHAIRS, CONCRETE, JOINT SEALANT, SALT GUARD, AND LABOR NECESSARY TO PRODUCE COMPLETED CONCRETE SIDEWALKS PER PLANS.
 - THE CONTRACTOR SHALL INSTALL THE DETECTABLE WARNING PLATES AT LOCATIONS AS DIRECTED.

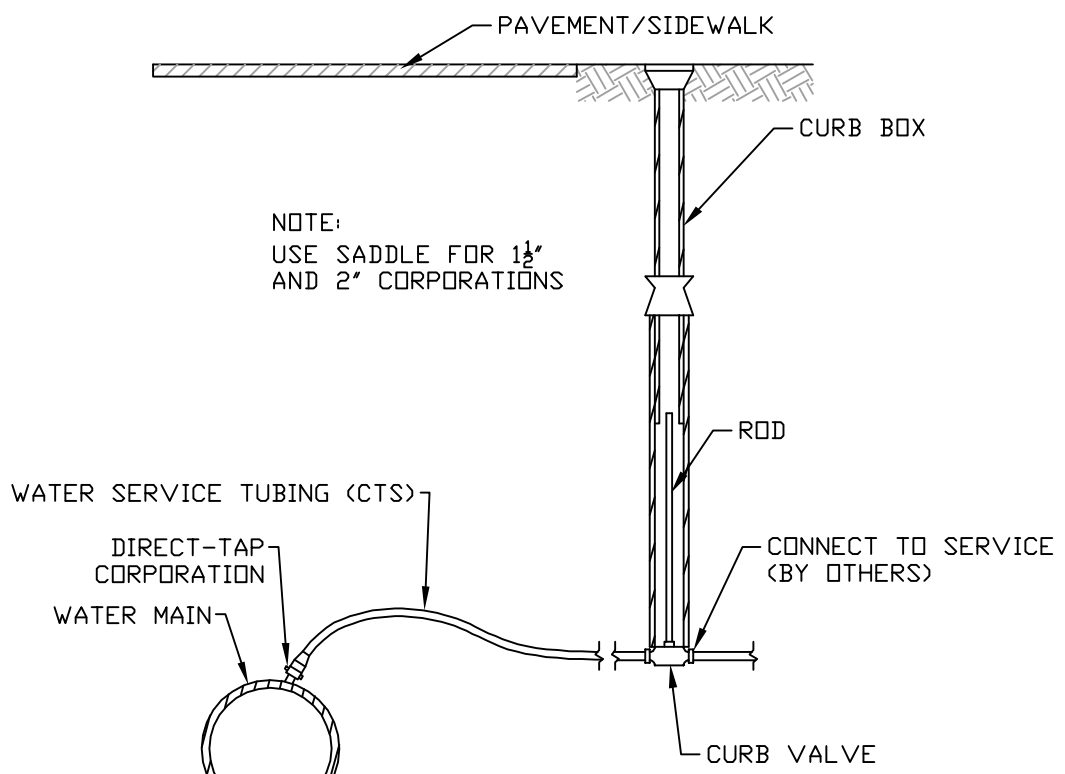


TYPICAL PROPANE TANK SLAB DETAIL
NOT TO SCALE

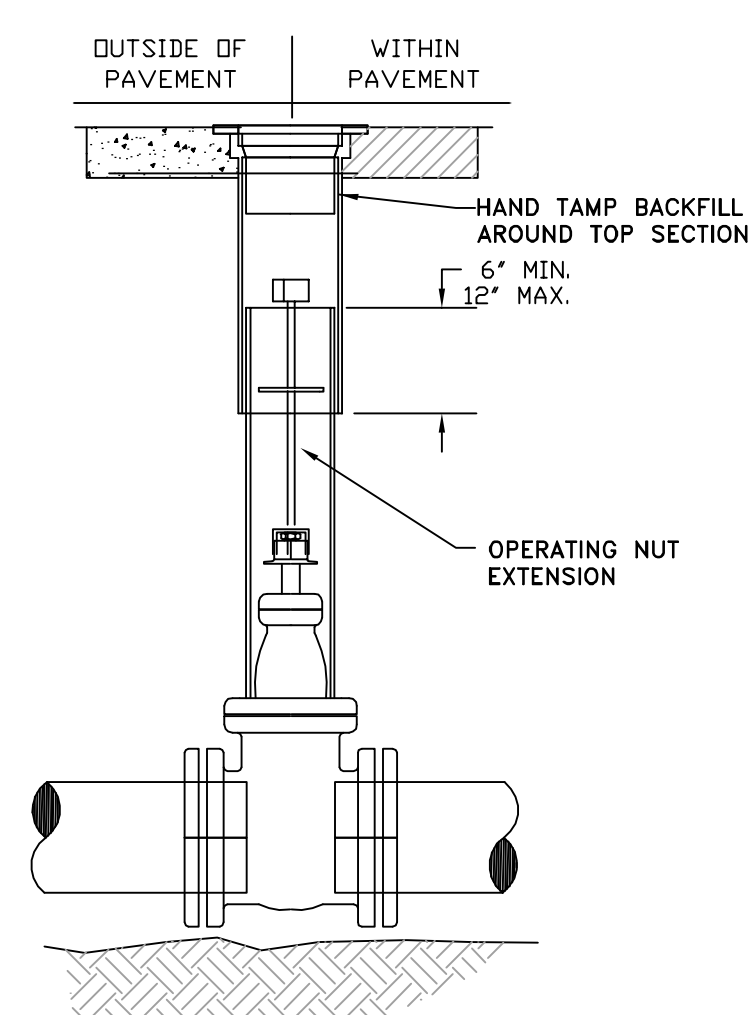
- CONCRETE SPECIFICATION:**
- 4000 P.S.I.
 - 3/4" STONE
 - 6% AIR ENTRAINMENT
 - SLUMP = 3" ± 1"
 - FINE BROOM FINISH



PRECAST CATCH BASIN
NOT TO SCALE

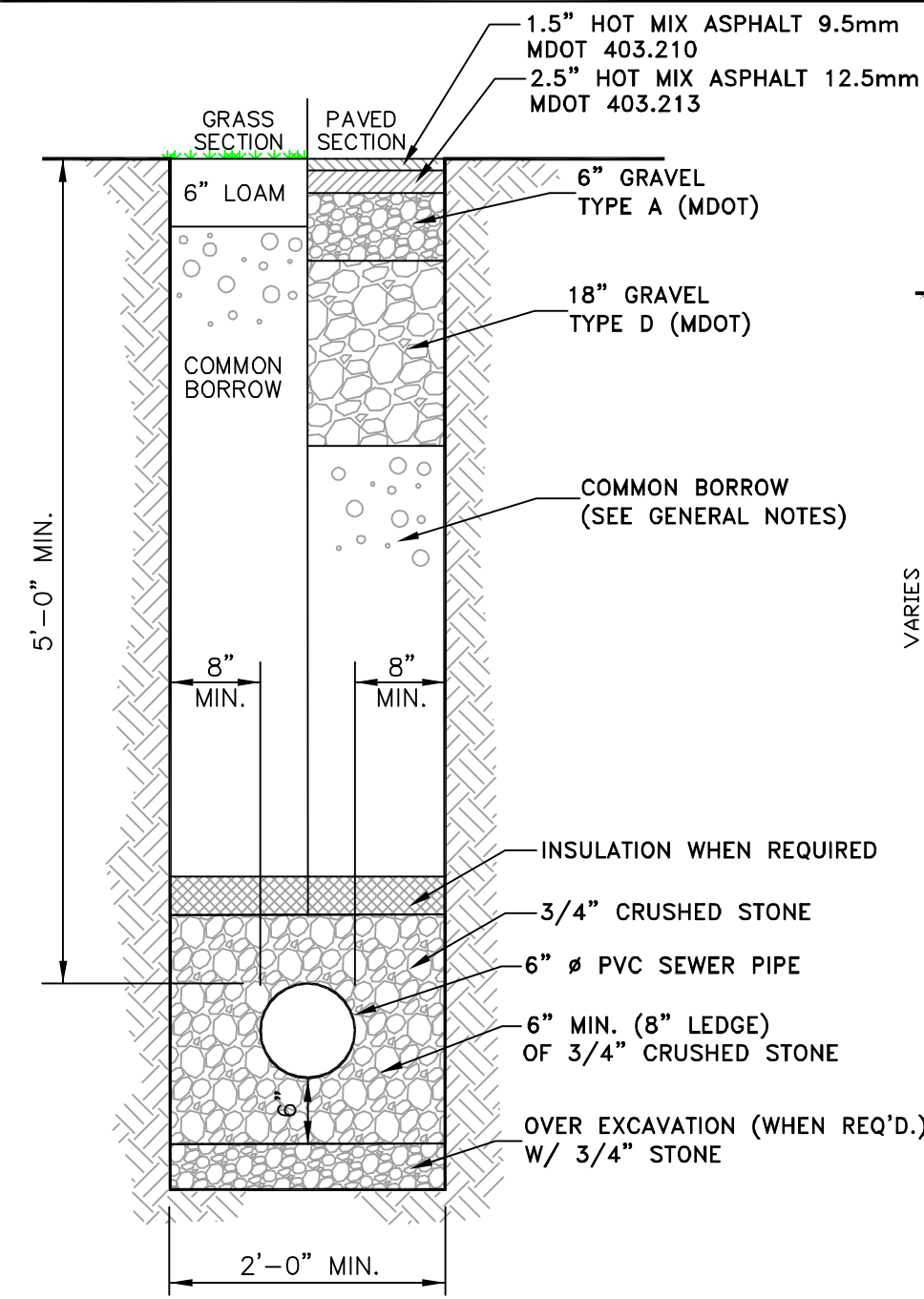


WATER SERVICE DETAIL
NOT TO SCALE

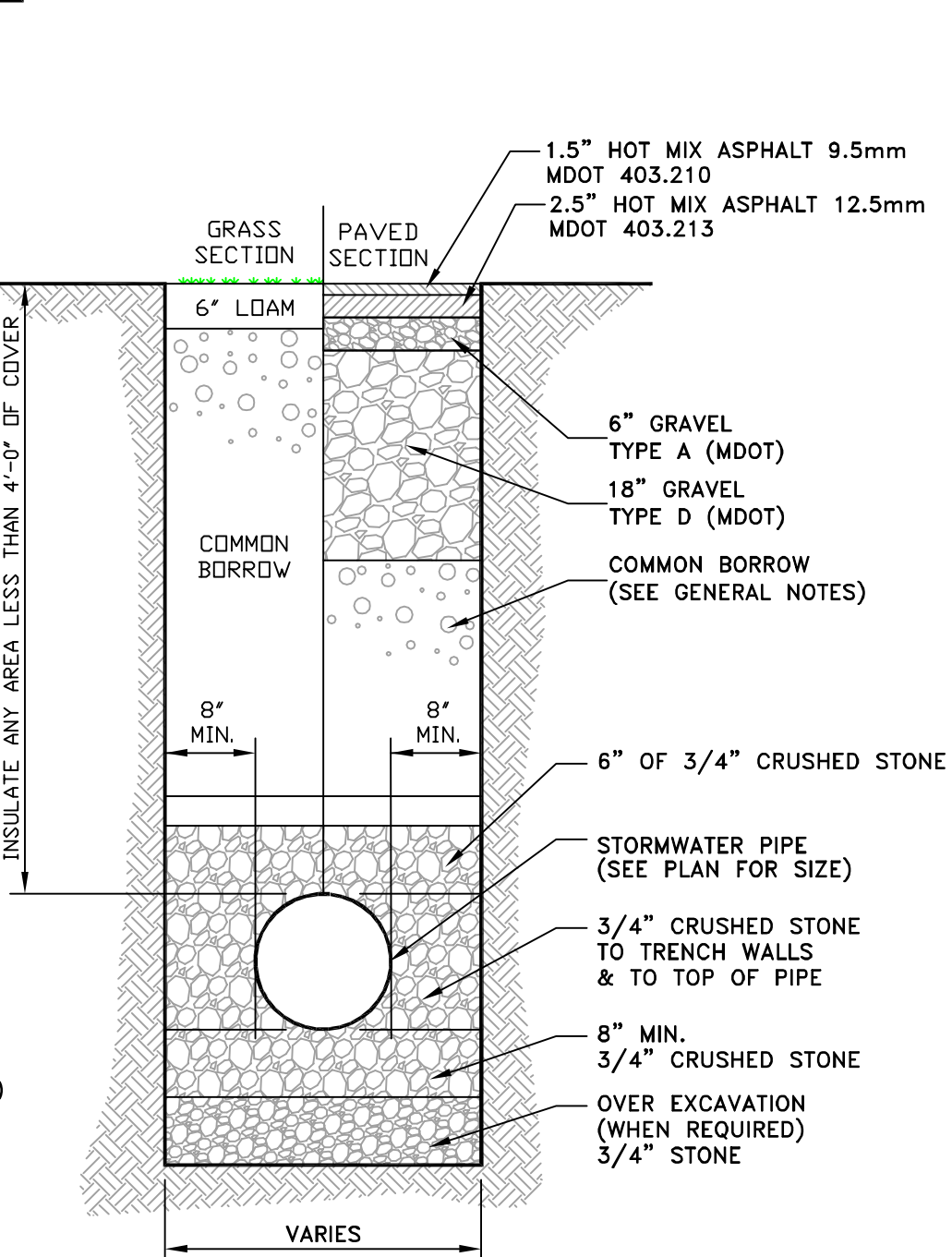


GATE VALVE DETAIL
NOT TO SCALE

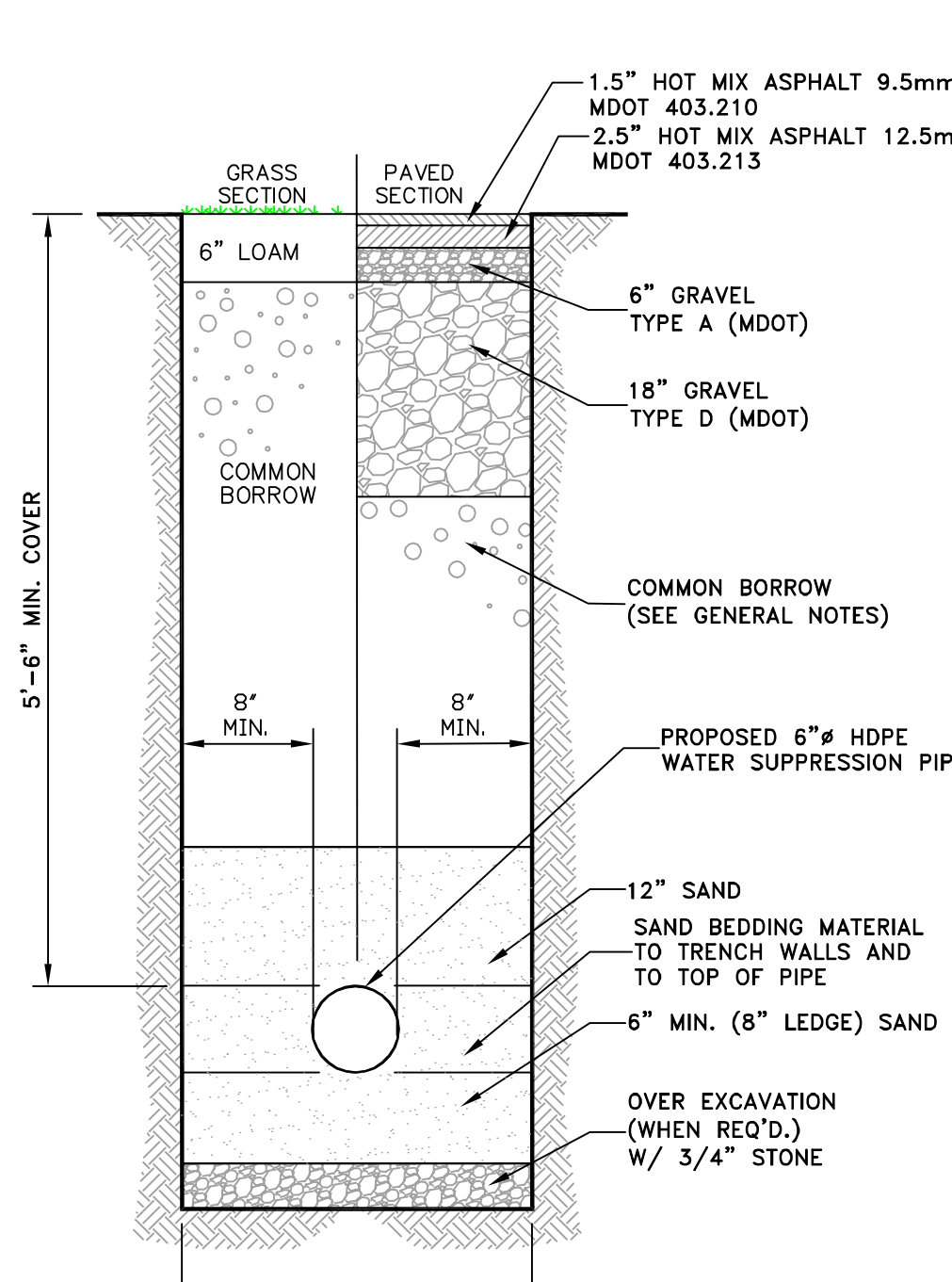
- NOTES:
- VALVE BOX NOT TO REST ON OPERATING ASSEMBLY.
 - A PERMANENTLY ATTACHED VALVE EXTENSION STEM SHALL BE REQUIRED FOR ANY VALVE WITH AN OPERATING NUT LOCATED IN EXCESS OF 4 FEET BELOW THE TOP OF THE VALVE BOX. THIS EXTENSION SHALL BE SUFFICIENT LENGTH TO ENSURE THAT ITS TOP IS WITHIN 4 FEET OF THE VALVE BOX LID.



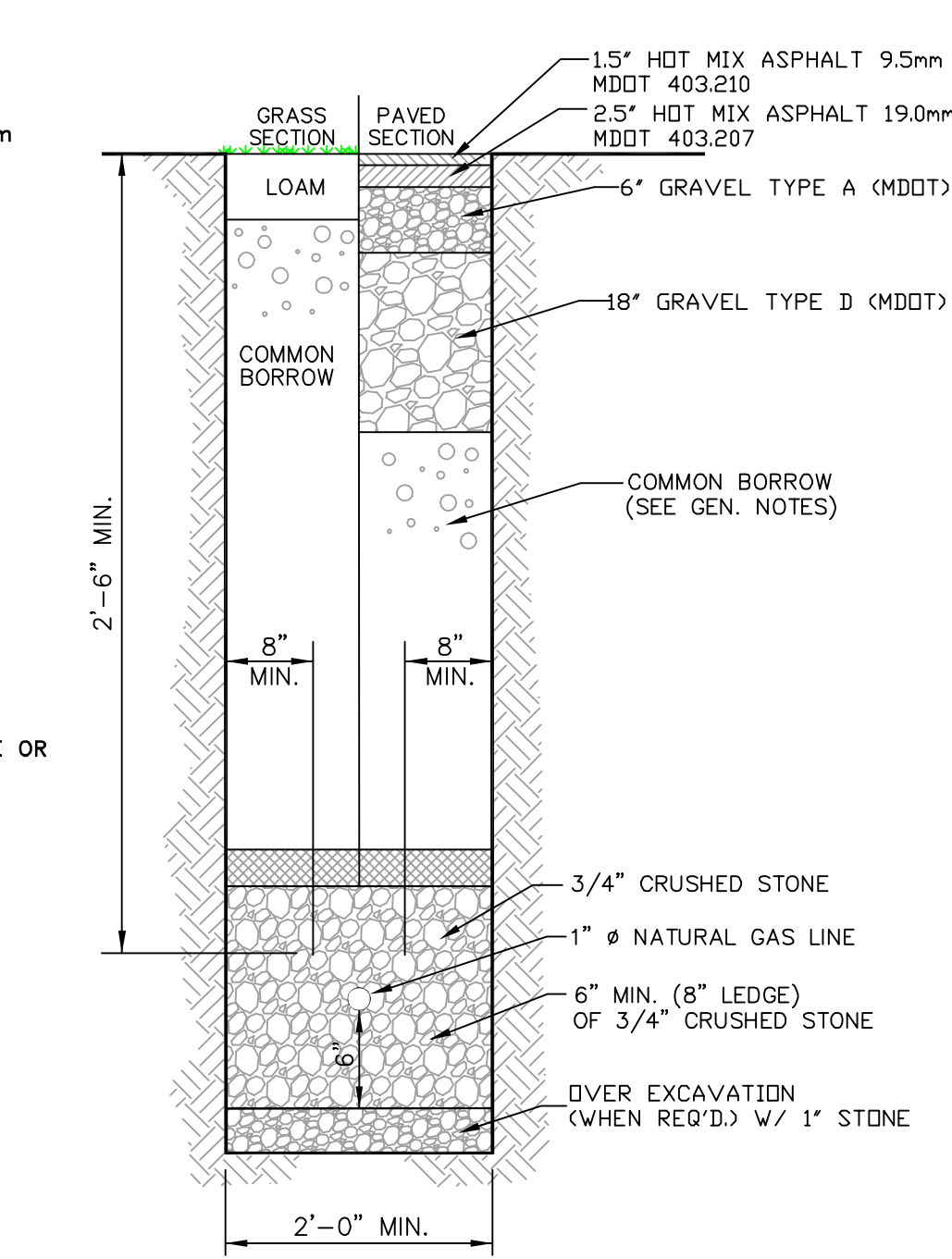
TYPICAL SANITARY TRENCH SECTION
NOT TO SCALE



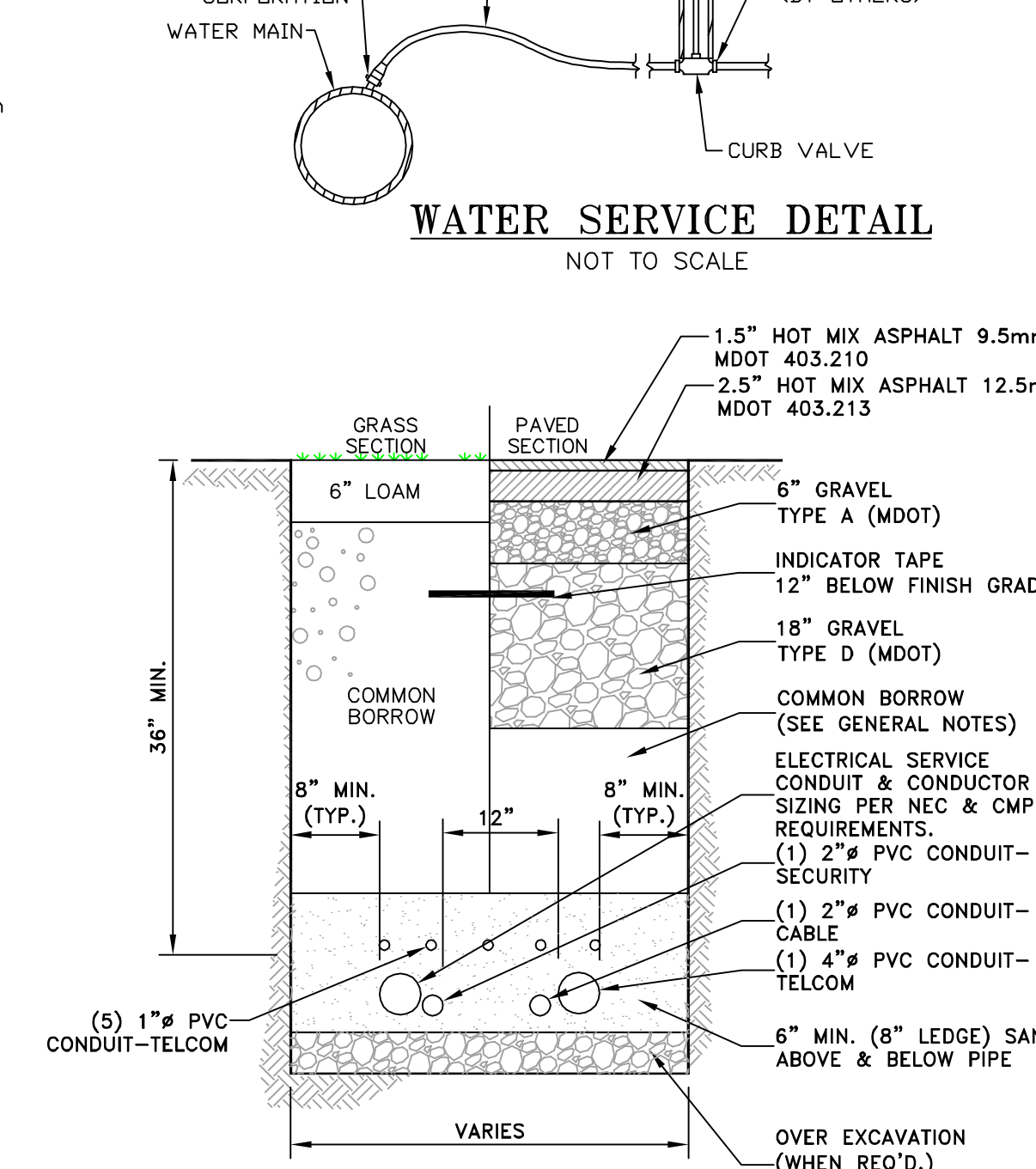
TYPICAL STORMWATER TRENCH SECTION
NOT TO SCALE



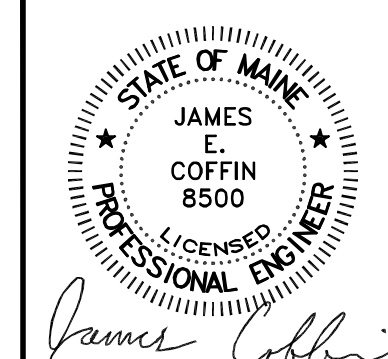
WATER SERVICE TRENCH SECTION
NOT TO SCALE



TYPICAL PROPANE GAS TRENCH SECTION
NOT TO SCALE



TYPICAL ELECTRICAL/SITE LIGHTING TRENCH SECTION
NOT TO SCALE



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NO.	REVISIONS	DATE

SITE DETAILS III

CLIENT/PROJECT: **PMP REALTY, LLC**

SCALE: **AS SHOWN**

LOCATION: **ROUTE 201**

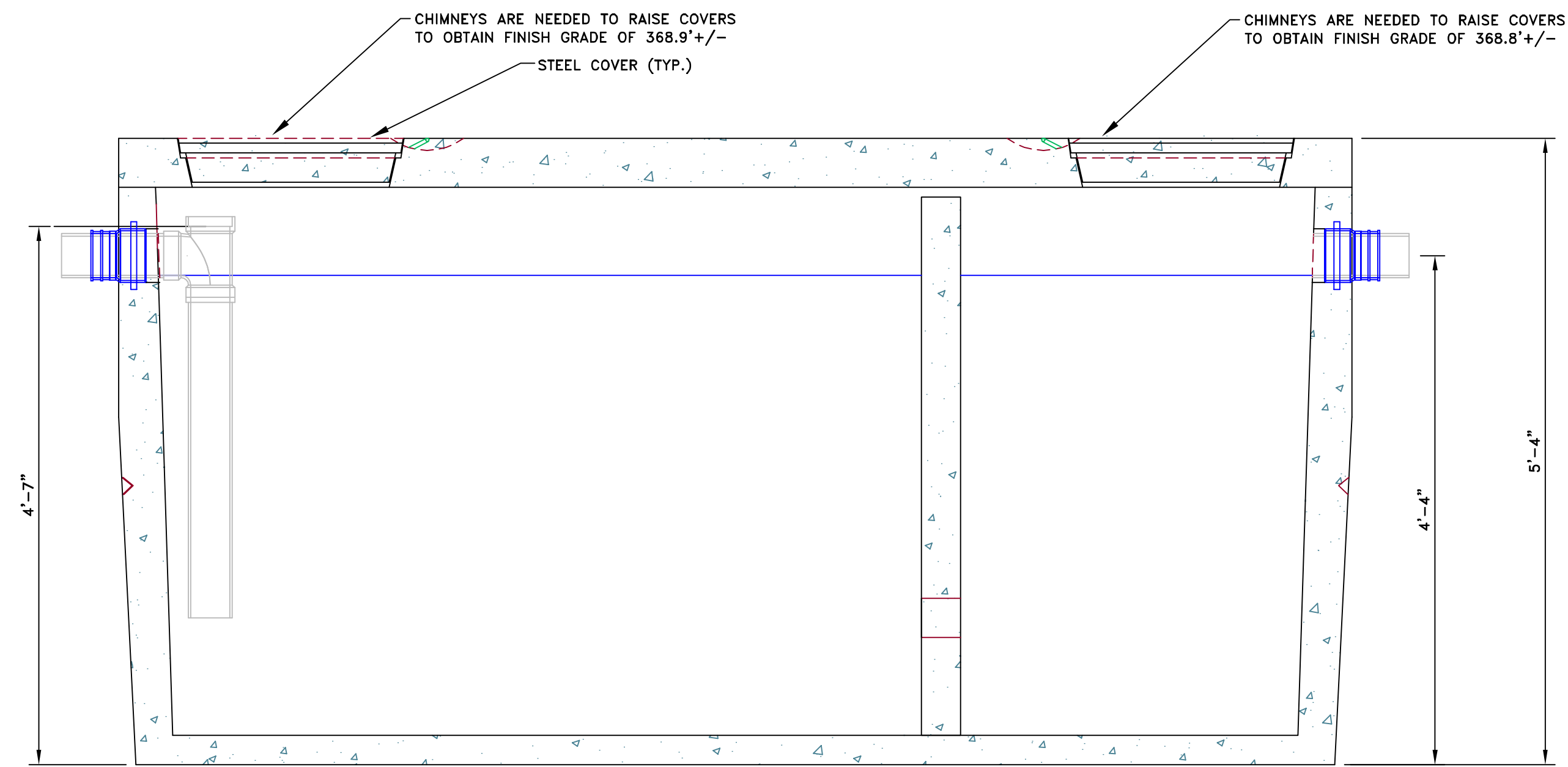
TOWN: **GARDNER** COUNTY: **KENNEBEC** STATE: **MAINE**

DRAWN BY: **TCH** CHECKED BY: **JEC**

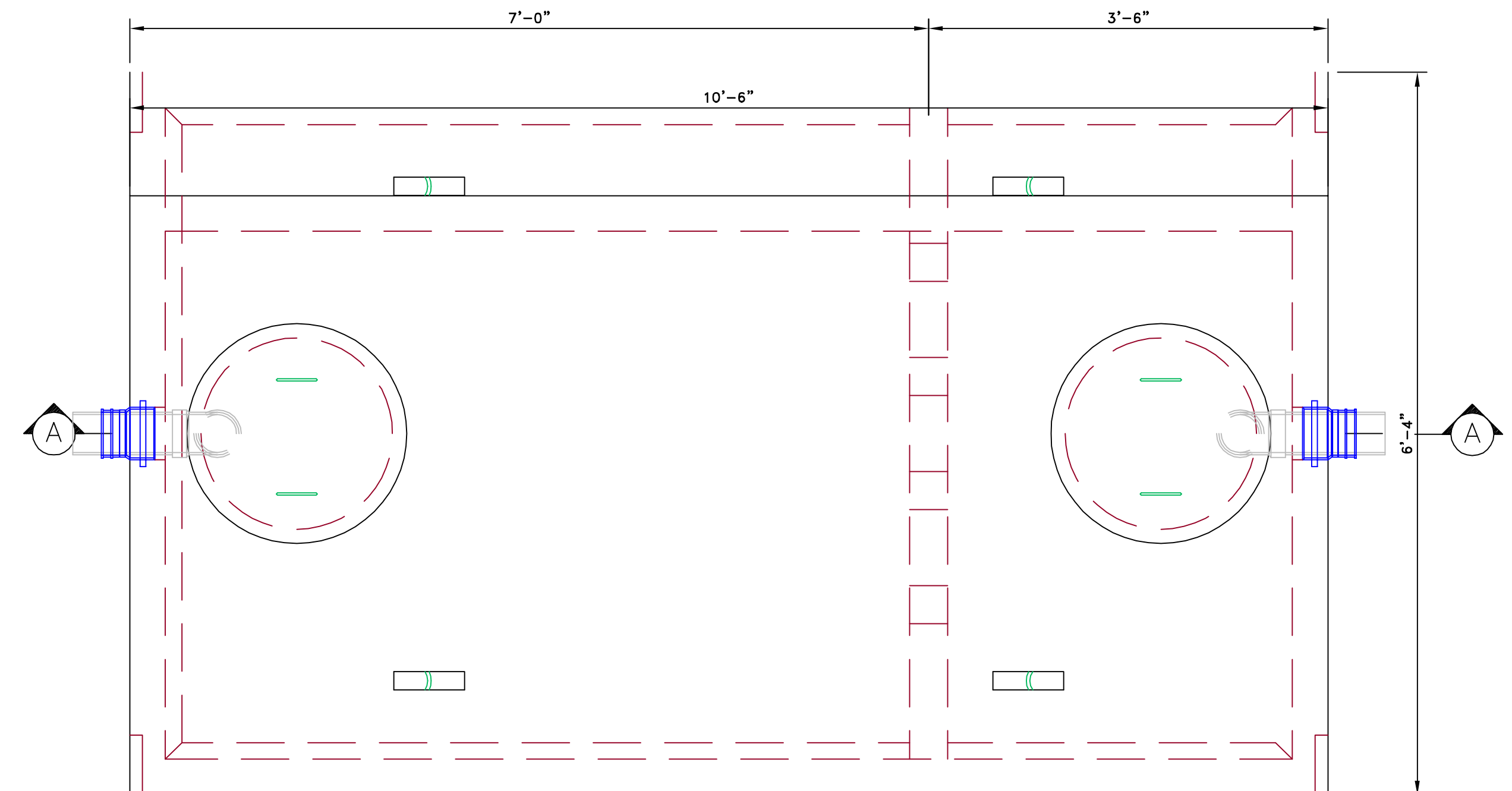
DATE: **MARCH 16, 2020**

PROJ. NO. **2017-144**

C-5



SECTION A-A
NOT TO SCALE



1,500 GALLON GREASE/OIL SEPARATOR PLAN VIEW
NOT TO SCALE

CONSTRUCTION DEWATERING NOTES:

SPECIFICATIONS:

Dewatering excavated areas must be in two distinct phases. The removal of the collected water within the excavation and the treatment of the collected water.

Physical Dewatering:

The removal of water from the excavated area can be accomplished by numerous methods. The most common of these are: gravity drain through daylight channels, mechanical pumping, siphoning, and using the bucket of construction equipment to scoop and dump water from the excavation.

- 1) Channels dug for discharging water from the excavated area need to be stable. If flow velocities cause erosion within the channel then a ditch lining should be used.
- 2) Bucketed water should be discharged in a stable manner to the sediment removal area. A splash pad of riprap underlain with geotextile may be necessary to prevent scouring of the soil in the basin.
- 3) Dewatering in periods of intense, heavy rain, when the infiltrative capacity of the soil is exceeded, should be avoided.

Sediment Removal:

Methods of settling or filtering sediment are listed below.

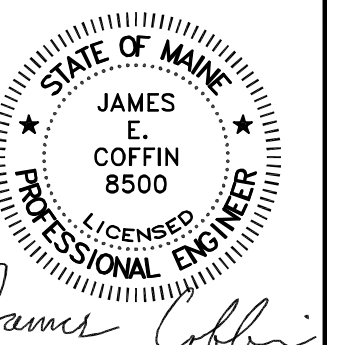
- 1) Flow to the sediment removal structure may not exceed the sediment removal structure's capacity to settle and filter flow or the structure's volume capacity.
- 2) Sediment Removal Basins should discharge wherever possible to a well-vegetated buffer through sheet flow and should maximize the distance to the nearest water resources and minimizing the slope of the buffer area.
- 3) Various basin designs have been proposed in past projects.
- 4) An enclosure of Jersey Barriers lined with a large piece of silt tape geotextile.
- 5) A temporary enclosure constructed with hay bales, silt fence, or both. Erosion control mix also may be incorporated with silt fence or hay bales.
- 6) Direct discharge of lightly sediment bearing water may be able to go directly into wellbuffered areas with 0-2 % slope as long as a method of spreading flow into sheet flow is available.
- 7) Discharge to a manufactured / pre-made structure specifically designed for sediment removal, like a Silt Sak, Silt Bag, or other similar product.
- 8) Concrete or steel settling chambered systems for sediment removal.
- 9) Excavated or bermed sedimentation ponds or structures. Side slopes no greater than 2 to 1, or with a combined interior and exterior slope of no greater than 5 to 1. See the SEDIMENT TRAP BMP section.

Installation Requirements:

- 1) For trench excavation, limit the trench length to 500 feet and place the excavated material on the up gradient side of the trench.
- 2) Install diversion ditches or berms to minimize the amount of clean stormwater runoff allowed into the excavated area.
- 3) Never discharge to areas that are bare or newly vegetated.

MAINTENANCE

During the active dewatering process, inspection of the dewatering facility should be reviewed frequently. Special attention should be paid to the buffer area for any sign of erosion and concentration of flow that may compromise the buffer area. Observe where possible the visual quality of the effluent and determine if additional treatment can be provided.



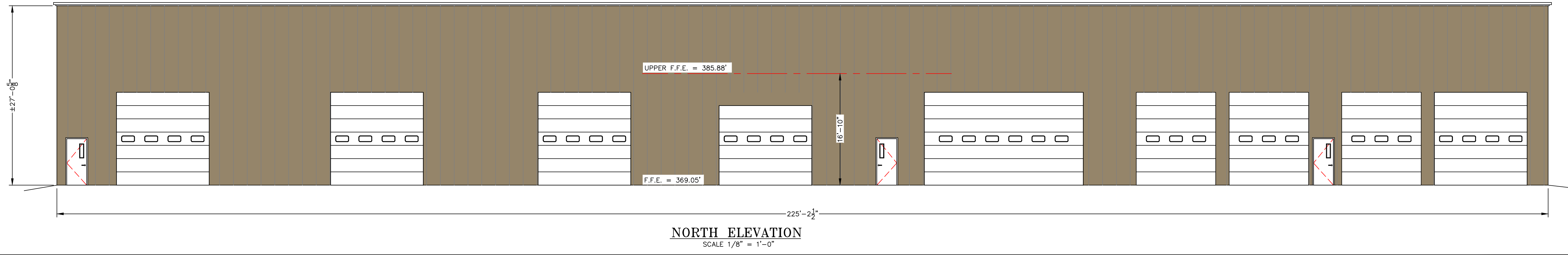
NO.	REVISIONS	DATE

CLIENT/PROJECT: PMP REALTY, LLC	SHEET TITLE: SITE DETAILS IV	
	SCALE: AS SHOWN	DRAWN BY: TGH CHECKED BY: JEC
LOCATION: ROUTE 201	DATE: MARCH 16, 2020	
TOWN: GARDNER COUNTY: KENNEBEC STATE: MAINE		

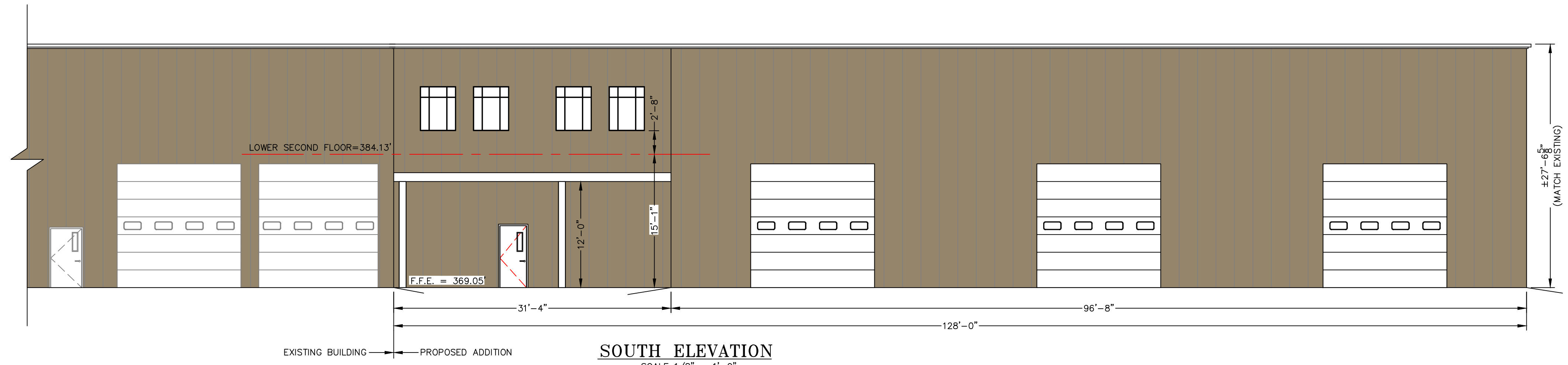
PROJ. NO. 2017-144

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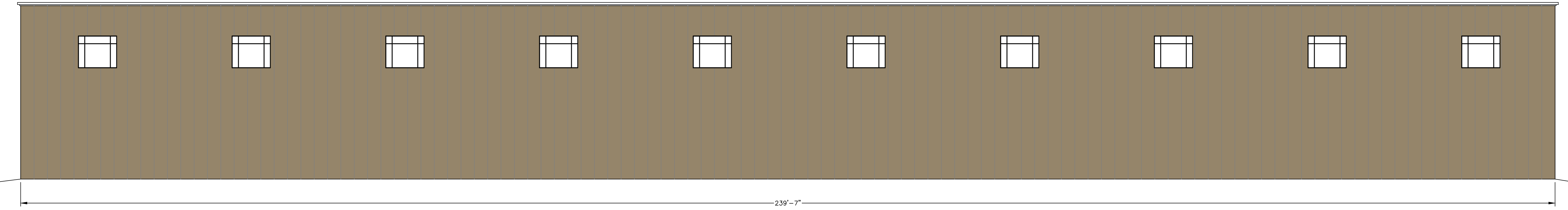
ADVANCE COPY



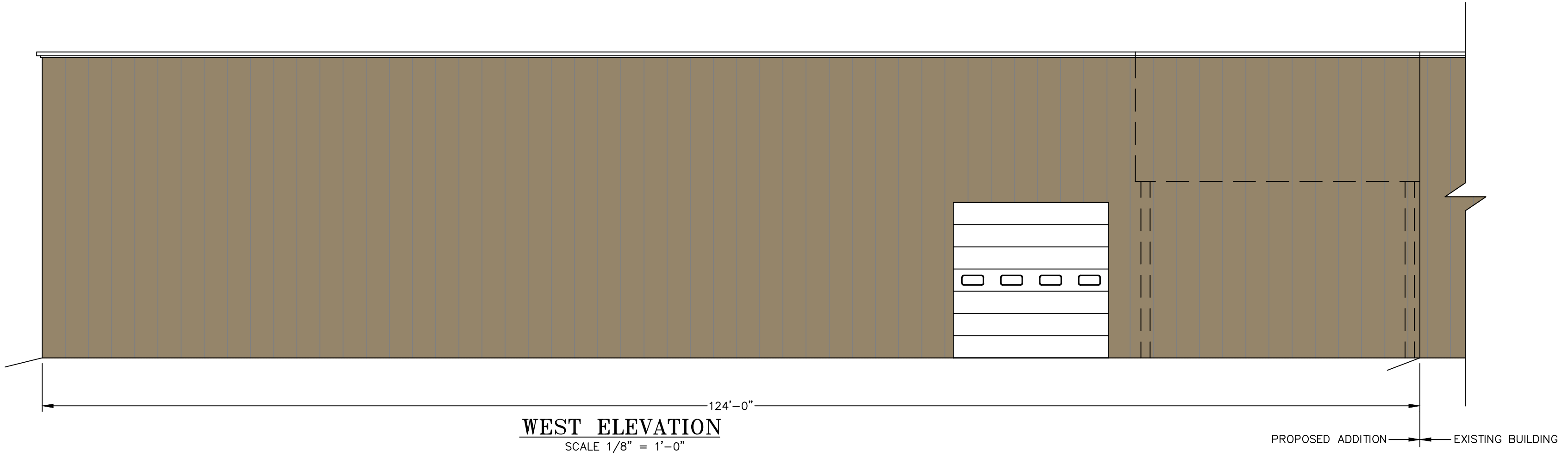
NORTH ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"

NO.	REVISIONS	DATE
1	REVISED ELEVATIONS	3/09/20

SHEET TITLE: ELEVATIONS	
CLIENT & PROJECT: PMP REALTY, LLC	DRAWN BY: CSC
LOCATION: ROUTE 201	CHECKED BY:
TOWN: GARDINER	DATE: MARCH 5, 2020
COUNTY: KENNEBEC	SCALE: 1/8" = 1'-0"
STATE:	DATE: MARCH 5, 2020

PROJ. NO. 2017-144

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