

MOLNLYCKE BRUNSWICK EXPANSION

192 Admiral Fitch Avenue
BRUNSWICK, MAINE

ISSUED FOR MAJOR DEVELOPMENT REVIEW
12-31-25

APPLICANT DATA

APPLICANT:
MOLNLYCKE HEALTH CARE
192 ADMIRAL FITCH AVENUE
BRUNSWICK, MAINE 04011

DRAWING LIST

- GI001

COVER SHEET
- C-001

SITE NOTES
- LEASE RETRACEMENT & TOPOGRAPHIC SURVEY
- C-100

CONTEXT PLAN
- CD101

EXISTING CONDITIONS & DEMOLITION PLAN
- CP101

SITE LAYOUT PLAN
- CP501

SITE LAYOUT DETAILS
- CP502

SITE LAYOUT DETAILS
- CE001

EROSION & SEDIMENT CONTROL NOTES
- CE101

EROSION & SEDIMENT CONTROL PLAN
- CE501

EROSION & SEDIMENT CONTROL DETAILS
- CG101

GRADING & DRAINAGE PLAN
- CG102

SPOT GRADE PLAN
- CG501

GRADING & DRAINAGE DETAILS
- CG502

GRADING & DRAINAGE DETAILS
- CG503

GRADING & DRAINAGE DETAILS
- CG504

GRADING & DRAINAGE DETAILS
- CG505

GRADING & DRAINAGE DETAILS
- CG601

DRAINAGE SCHEDULES
- CU101

UTILITY PLAN
- CU102

WATER MAIN PLAN
- CU501

UTILITY DETAILS
- LP101

PLANTING & LANDSCAPING PLAN
- LP501

PLANTING DETAILS, NOTES, & SCHEDULE
- ES101

PHOTOMETRIC PLAN
- A101

FLOOR PLAN - LEVEL 1
- A102

FLOOR PLAN - LEVEL 2
- A150

ROOF PLAN
- A200

EXTERIOR ELEVATIONS
- A800

RENDERINGS



MOLNLYCKE
BRUNSWICK EXPANSION

192 Admiral Fitch Avenue, Brunswick Landing, Brunswick, Maine



SMRT, Inc.
75 Washington Ave., Suite 3A
Portland, Maine 04101
1.877.700.7678
www.smrinc.com

All reproduction & intellectual property rights reserved
© 2024 SMRT INC.
In Association With



#	REVISION	DATE
2	MAJOR DEVELOPMENT REVIEW	12-31-25
1	ISSUED FOR MRRA APPROVAL	12-4-25
0	ISSUED FOR DEP PERMITTING	10-31-25

ISSUED FOR MAJOR
DEVELOPMENT REVIEW

12-31-25

SHEET TITLE:

COVER SHEET

Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is intended to be PRINTED IN COLOR.

SCALE:	DESIGNED BY: MAF
SMRT PROJECT #: 24040	DRAWN BY: SLM

GI001

NOT FOR CONSTRUCTION

GENERAL NOTES:

- 1"=40'

1"=200'

1"=200'

1"=100'

1"=60'

1"=50'

1"=30'

1"=30'

1"=20'

1"=20'

1"=10'
- THE SCOPE OF SITE WORK FOR THIS PROJECT INCLUDES PROTECTION OF EXISTING STRUCTURES AND UTILITIES, AND REINSTATEMENT OF DISTURBED AREAS OF THE SITE TO MATCH EXISTING CONDITIONS. THE EXISTING CONDITIONS SHOWN ON THE PROJECT DRAWINGS ARE TAKEN FROM FIELD SURVEY COMPLETED BY SITELINES, RECORD DRAWINGS, AND HISTORICAL INFORMATION. THE CONTRACTOR SHALL REVIEW THE DRAWINGS AND SITE CONDITIONS PRIOR TO THE START OF WORK AND CONTACT THE PROJECT ARCHITECT IMMEDIATELY IF DISCREPANCIES ARE FOUND.
 - EXISTING UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM HISTORICAL RECORDS AND PREVIOUS DESIGN DRAWINGS. NO GUARANTEE IS MADE THAT THE UTILITIES SHOWN WILL BE FOUND IN THE LOCATIONS INDICATED, OR THAT THE INFORMATION SHOWN IS COMPLETE. INFORMATION ON EXISTING UTILITY LOCATIONS IS PROVIDED FOR REFERENCE. ONLY AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING EXISTING UTILITY LOCATIONS AND DEPTHS AND COORDINATING THE WORK ACCORDINGLY. SEE UTILITY NOTES THIS SHEET.
 - THE CONTRACTOR IS REQUIRED TO NOTIFY DIGSAFE (811 OR 1-888-DIGSAFE) PRIOR TO COMMENCEMENT OF EXCAVATION WORK. IN MAINE AND VERMONT, THE CONTRACTOR IS REQUIRED TO NOTIFY ALL OWNERS OF UNDERGROUND UTILITIES WHO ARE NOT MEMBERS OF DIGSAFE. SUCH UTILITY OWNERS CAN BE LOCATED THROUGH THE 'OK-TO-DIG' DIRECTORY (1-866-OKTODIG).
 - THE CONTRACTOR SHALL UNDERTAKE TEST PITS AT THE SITE AND ENGAGE PRIVATE UTILITY DETECTION SERVICE, AS NECESSARY, TO ACCURATELY IDENTIFY UTILITIES IN ORDER TO EFFICIENTLY PLAN AND COMPLETE THE WORK.
 - THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITIES ADJACENT TO THE WORK. ANY DAMAGE TO EXISTING STRUCTURES, ROADS, SIDEWALKS, UTILITIES, OR OTHER SITE FEATURES CAUSED BY THE WORK SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
 - ANY UTILITY REPAIRS OR RECONFIGURATION REQUIRED AS PART OF THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE AUTHORITY HAVING JURISDICTION.
 - TEMPORARY WORKS, SUPPORT AND PROTECTION OF STRUCTURES ARE THE RESPONSIBILITY OF THE CONTRACTOR AND THE COSTS SHALL BE CONSIDERED INCIDENTAL TO THE OVERALL PROJECT SUM.
 - ALL WORK SHALL BE UNDERTAKEN IN STRICT ACCORDANCE WITH LOCAL, STATE AND FEDERAL SAFETY STANDARDS.
 - OPEN EXCAVATIONS AND WORK AREAS SHALL BE CLEARLY DELINEATED AND FENCED, AS NECESSARY TO PREVENT UNAUTHORIZED ACCESS
 - DRIVEWAYS, WALKWAYS AND ENTRANCES SERVING PREMISES SHALL BE KEPT CLEAR AND AVAILABLE TO OWNER, OWNER'S EMPLOYEES, AND EMERGENCY VEHICLES, AS NECESSARY TO MAINTAIN THE FUNCTION OF THE FACILITY. COORDINATE ALL WORK WITH OWNER TO ENSURE THAT ADEQUATE ACCESS AND CIRCULATION IS MAINTAINED AT ALL TIMES.
 - DE-WATERING, IF NECESSARY, SHALL BE UNDERTAKEN IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL STANDARDS. NO DISCHARGE OF SEDIMENT LADEN RUNOFF TO SURFACE WATERS OR TO THE PIPED STORM DRAIN SYSTEM AT THE SITE SHALL BE ALLOWED.
 - ALL DISTURBED PAVEMENT AREAS, ROADS AND SIDEWALKS SHALL BE REINSTATED TO MATCH EXISTING GRADES, MATERIALS AND DEPTHS.
 - EXISTING PAVEMENT SHALL BE SAW-CUT AT LEAST TWELVE INCHES INTO SOUND MATERIAL TO PROVIDE A CLEAN, STRAIGHT EDGE BETWEEN EXISTING SOUND SURFACE MATERIAL AND THE REPAIRED AREA.
 - A SMOOTH TRANSITION SHALL BE PROVIDED BETWEEN REPAIR WORKS AND EXISTING PAVEMENT. ALL REINSTATED AREAS SHALL BE GRADED TO PITCH UNIFORMLY TO ENSURE POSITIVE DRAINAGE.

LAYOUT NOTES:

- DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY OMISSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT FOR DECISION. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, NOTES, AND SPECIFICATIONS SHALL IMMEDIATELY BE REPORTED TO THE ARCHITECT FOR FURTHER DIRECTION AND RESOLUTION BEFORE ANY ADDITIONAL WORK PROCEEDS.
- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS FROM BUILDING ARE TO FACE OF BUILDING FOUNDATION. ALL DIMENSIONS FROM CURBS ARE TO FACE OF CURB.
- PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING WORK.
- CONTRACTOR SHALL NOTIFY DIG-SAFE (1-888-344-7233) AND LOCAL UTILITY COMPANIES TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO EXCAVATION.
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR WORK SHOWN ON THESE PLANS.
- ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL SAFETY REGULATIONS AND MEET OR EXCEED MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY (MRRRA) AND TOWN OF BRUNSWICK, STANDARDS.
- PROVIDE TAPERED END SECTIONS AT ALL CURB ENDS.
- EXISTING CONDITIONS AND TOPOGRAPHIC DATA ARE BASED UPON TOPOGRAPHIC SURVEY PREPARED BY SITELINES DATED 12/30/24.

GRADING NOTES:

- SOIL DISTURBANCE IS TO BE KEPT TO A MINIMUM AND ALL DISTURBED AREAS SHALL BE STABILIZED (WITH PERMANENT OR TEMPORARY MEASURES) AS QUICKLY AS POSSIBLE.
- ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL BE LOAMED AND SEEDED (6" DEPTH).
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED ON A REGULAR BASIS AND AS REQUIRED AFTER STORM EVENTS.
- GULLIES OR OTHERWISE ERODED AREAS IN SEEDED AREAS SHALL BE RESTORED AS SOON AS POSSIBLE FOLLOWING OBSERVATION, USING EROSION CONTROL MESH TO STABILIZE AS REQUIRED.
- FILL IN AND AROUND THE AREA OF THE NEW BUILDING ADDITION SHALL MEET THE SPECIFICATION FOR 'STRUCTURAL FILL'.
- ALL EMBANKMENTS AND OTHER FILL SECTIONS SHALL BE CONSTRUCTED USING GRANULAR BORROW - A MIXTURE OF SAND AND GRAVEL MEETING MDOT SPECIFICATION 703.19 GRANULAR BORROW. SUITABLE SOIL BORROW MAY BE USED IN PLACE OF GRANULAR BORROW ONLY WHERE MOISTURE CONTENT CAN BE CONTROLLED TO MEET THE SPECIFIED COMPACTION.

INLET & OUTLET STRUCTURES:

- INLET AND OUTLET STRUCTURES SHALL BE PRECAST CONCRETE. UNLESS OTHERWISE SPECIFIED, CONCRETE STRUCTURES SHALL BE DESIGNED TO WITHSTAND 14-20 WHEEL LOADING AND SHALL BE PROVIDED WITH PROTECTIVE GRATES WITH A MAXIMUM OPENING SIZE OF FOUR INCHES UNLESS OTHERWISE SPECIFIED. CONCRETE STRUCTURES SHALL BE CONSTRUCTED ON A MINIMUM 12-INCH DEEP BASE OF 3/4-INCH COMPACTED CRUSHED STONE.
- ALL OUTLET PIPES SHALL BE PROVIDED WITH FLARED END SECTIONS AND ANTI-SEEP COLLARS TO PREVENT PIPING OF RUNOFF ALONG STONE EMBEDMENT TRENCHES.

DEWATERING NOTES:

- THE CONTRACTOR SHALL EMPLOY A DEWATERING SYSTEM THAT ACHIEVES THE FOLLOWING FUNCTIONS DURING CONSTRUCTION:
 - DEVELOP A SUBSTANTIALLY DRY AND STABLE SUBGRADE DURING EXECUTION OF THE WORK,
 - PREVENT DAMAGE TO STRUCTURES ADJACENT TO THE WORK,
 - RETAIN SEDIMENTS ON-SITE AND WITHIN THE WORK AREA. DEWATERING OPERATIONS SHALL BE SUSPENDED IF THE TURBIDITY OF DISCHARGES TO THE DOWNSTREAM DRAINAGE SYSTEM IS INCREASED ABOVE AMBIENT LEVELS.
- FLOCCULANTS MAY BE USED TO CONTROL THE TURBIDITY OF DISCHARGE WATER. REFER TO THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTIONS EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS (2014, OR AS CURRENTLY REVISED) FOR RECOMMENDATIONS AND SPECIFICATIONS.
- SURFACE WATER ENTERING THE CONSTRUCTION SITE SHALL BE INTERCEPTED AND DIVERTED AROUND THE WORK AREA THROUGH THE USE OF DIKES, CURB WALLS, DITCHES, SUMPS, PUMPING, OR OTHER APPROVED MEANS.
- ANY ENFORCEMENT ACTIONS OR FINES RESULTING FROM THE IMPROPER DISCHARGE OF TURBID WATER AND SEDIMENT TO DOWNSTREAM AREAS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- DIRT BAGS AND TEMPORARY DEWATERING PONDS SHALL BE CONSTRUCTED AND MAINTAINED AS NEEDED TO CAPTURE AND TREAT PUMPATE FROM DEWATERED AREAS.

EMBANKMENT NOTES:

- BASIN EMBANKMENTS SHALL BE CONSTRUCTED OF SUITABLE ON-SITE SOIL. COMPACTED IN MAXIMUM EIGHT INCH LIFTS TO 90% MAXIMUM DRY DENSITY. A MINIMUM OF SIX INCHES OF CLEAN SCREENED LOAM SHALL BE APPLIED TO FINISHED GRADE AND THE AREA SHALL BE IMMEDIATELY SEEDED AND STABILIZED WITH MULCH, HYDROSEED, OR EROSION BLANKET DEPENDING ON THE LEVEL OF EXPECTED INUNDATION (SEE EROSION CONTROL SHEETS).
- EMBANKMENTS CONSTRUCTED ON EXISTING SOIL SLOPES STEEPER THAN 4H:1V SHOULD BE KEYED INTO THE EXISTING GROUND SURFACE WITH CONTINUOUS LEVEL BENCHES. EMBANKMENTS CONSTRUCTED ON EXISTING SOIL SLOPES FLATTER THAN 4H:1V SHALL HAVE A 10FT WIDE BENCH CUT INTO THE NATIVE SOIL AT THE TOE OF THE SLOPE FOR FILL EMBANKMENTS. A ONE FOOT (1") MINIMUM LAYER OF DRAINAGE COURSE MATERIAL SHALL BE PLACED OVER THE INITIAL BENCH PRIOR TO PLACING EMBANKMENT FILL. THE TOE BLANKET DRAIN SHALL BE CONSTRUCTED SUCH THAT GRAVITY DRAINAGE FORM THE BLANKET DRAIN OCCURS.

GEOTEXTILE & EROSION BLANKET NOTES:

- EROSION CONTROL BLANKET FOR USE IN PONDS AND DRAINAGE CHANNELS SHALL BE 100% BIODEGRADABLE DOUBLE NET EROSION BLANKET WITH A 100% COCONUT FIBER MATRIX AND ORGANIC JUTE NETTING. EROSION CONTROL BLANKET FOR USE IN CHANNELS SHALL BE NORTH AMERICAN GREEN® BIONET® C125-BN 1". EAST COAST EROSION BLANKETS ECC-2B OR APPROVED EQUAL.
- PERMANENT TURF REINFORCEMENT MAT FOR REINFORCED TURF SPILLWAYS AND EMERGENCY OVERFLOW WEIRS SHALL BE A UV-STABILIZED POLYPROPYLENE MAT WITH TWO LAYERS OF UV-STABILIZED NETTING. PERMANENT TURF REINFORCEMENT MAT SHALL BE NORTH AMERICAN GREEN® P300, EAST COAST EROSION BLANKETS ECP-2, OR APPROVED EQUAL.
- GEOTEXTILE SEPARATION FABRIC SHALL BE A WOVEN SUT FILM GEOTEXTILE WITH AN APPARENT OPENING SIZE OF 50 (US STANDARD SIEVE) (PER ASTM D4751). A PERMITTIVITY OF 1.7/SEC OR GREATER (PER ASTM D4491) AND RETAIN A MINIMUM OF 70% STRENGTH AT 500 HOURS UV EXPOSURE (PER ASTM D4355). GEOTEXTILE DRAINAGE FABRIC SHALL BE MIRAFI® 140N, CONTECH® C-35NW, OR APPROVED EQUAL.
- GEOTEXTILE DRAINAGE FABRIC SHALL BE A NONWOVEN GEOTEXTILE MANUFACTURED FOR USE IN SUBSURFACE DRAINAGE APPLICATIONS. THE MATERIAL SHALL HAVE AN APPARENT OPENING SIZE OF 70 (US STANDARD SIEVE) (PER ASTM D4751). A PERMITTIVITY OF 1.7/SEC OR GREATER (PER ASTM D4491) AND RETAIN A MINIMUM OF 70% STRENGTH AT 500 HOURS UV EXPOSURE (PER ASTM D4355). GEOTEXTILE DRAINAGE FABRIC SHALL BE MIRAFI® 140N, CONTECH® C-35NW, OR APPROVED EQUAL.

RIPRAP STONE NOTES:

- STONE FOR RIPRAP SHALL CONSIST OF SUB-ANGULAR FIELD STONE OR TOUGH UNHEWN QUARRY STONE OF APPROXIMATE RECTANGULAR SHAPE. THE STONE SHALL BE HARD AND OF SUCH QUALITY THAT IT WILL NOT DISINTEGRATE ON EXPOSURE TO WATER OR WEATHERING, BE CHEMICALLY STABLE, AND IT SHALL BE SUITABLE IN ALL RESPECTS FOR THE PURPOSE INTENDED.
- THE BULK SPECIFIC GRAVITY (SATURATED SURFACE-DRY BASIS) OF THE INDIVIDUAL STONES SHALL BE AT LEAST 2.5.
- THE AVERAGE SIZE OF THE STONE IN A MIXTURE IS INDICATED ON DIAMETER OF THE STONE FOR WHICH 50% BY WEIGHT, WILL BE SMALLER AND 50% WILL BE LARGER. THE MIXTURE IS COMPOSED PRIMARILY OF THE LARGER STONES BUT WITH A SUFFICIENT MIXTURE OF OTHER SIZES TO FILL PROGRESSIVELY SMALLER VOIDS.
- THE DIAMETER OF THE LARGEST STONE SIZE IN A GIVEN D₅₀ MIXTURE SHALL BE 1.5 TIMES THE D₅₀ SIZE SPECIFIED.
- THE RIPRAP SHALL BE PLACED TO THE THICKNESSES INDICATED OR A MINIMUM OF 2.2 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6 INCHES. FOR D₅₀ LARGER THAN 12 INCHES THE RIPRAP LAYER SHALL HAVE A MINIMUM THICKNESS OF 2 TIMES THE D₅₀.

CONSTRUCTION OVERSIGHT NOTES:

- THE CONTRACTOR WILL RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER TO INSPECT THE CONSTRUCTION AND STABILIZATION OF ALL STORMWATER MANAGEMENT STRUCTURES. IF NECESSARY, THE INSPECTING ENGINEER WILL INTERPRET THE STRUCTURE'S CONSTRUCTION PLAN FOR THE CONTRACTOR. ONCE ALL STORMWATER MANAGEMENT STRUCTURES ARE CONSTRUCTED AND STABILIZED, THE INSPECTING ENGINEER WILL NOTIFY MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION IN WRITING WITHIN 30 DAYS TO STATE THAT THE STRUCTURES HAVE BEEN COMPLETED. ACCOMPANYING THE ENGINEER'S NOTIFICATION MUST BE A LOG OF THE ENGINEER'S INSPECTIONS GIVING THE DATE OF EACH INSPECTION, THE TIME OF EACH INSPECTION, AND THE ITEMS INSPECTED ON EACH VISIT, AND INCLUDE ANY TESTING DATA OR SIEVE ANALYSIS DATA OF EVERY MINERAL SOIL AND SOIL MEDIA SPECIFIED IN THE PLANS AND USED ON THE SITE.
- ALL CONSTRUCTION, DRILLING, OR DEMOLITION WORK SHALL BE CONDUCTED BETWEEN 7:00 AM AND 7:00 PM EXCEPT WHEN PRIOR WRITTEN APPROVAL HAS BEEN OBTAINED FORM THE CODE ENFORCEMENT OFFICER.
- THE EQUIVALENT SOUND LEVEL MEASURED IN dBA RESULTING FROM ANY ACTIVITY SHALL NOT EXCEED AT ANY POINT ON OR BEYOND THE LOT LINE THE MAXIMUM LEVELS SET FORTH FOR ZONE GM7:

DAY: 70 dBA

NIGHT: 60 dBA.
- AIR POLLUTION CONTROL AND ABATEMENT SHALL COMPLY WITH APPLICABLE MINIMUM FEDERAL, STATE, AND LOCAL REQUIREMENTS, INCLUDING RECEIPT OF ALL REQUIRED PERMITS. THE MAXIMUM PERMITTED DENSITY OF SMOKE, DUST, AND OTHER PARTICULATE EMISSIONS DURING NORMAL OPERATIONS SHALL NOT EXCEED THE MAXIMUM ALLOWABLE UNDER REGULATIONS OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- THE CONTRACTOR SHALL APPLY AND MAINTAIN ASPHALT, WATER, OR CALCIUM CHLORIDE ON DIRT ROADS, DRIVEWAYS, PARKING LOTS, AND OTHER SURFACES TO CONTROL THE LEVEL OF AIRBORNE DUST AND OTHER PARTICLES ASSOCIATED WITH CONSTRUCTION.

UTILITY NOTES:

- PROVIDE AND INSTALL MATERIALS NECESSARY TO COMPLETE UTILITY FEATURES AND DESIGN UNLESS OTHERWISE INDICATED.
- ALL WORK SHALL MEET OR EXCEED STANDARDS OF THE TOWN OF BRUNSWICK AND THE BRUNSWICK & TOPSHAM WATER DISTRICT.
- ALL SEWER WORK SHALL BE IN ACCORDANCE WITH THE TOWN OF BRUNSWICK STANDARD AND SHALL BE INSPECTED AND APPROVED BY TOWN OF BRUNSWICK.
- CONTRACTOR TO VERIFY EXISTING UTILITY CONNECTION POINTS PRIOR TO SUBMISSION OF BIDS AND INCLUDE ALL EXTRA WORK REQUIRED TO EXTEND UTILITIES AS REQUIRED.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND HAVE BEEN DETERMINED BY SURFACE EVIDENCE AND/OR PREVIOUSLY GENERATED PLANS. NO GUARANTEE IS MADE THAT ALL UTILITIES ARE SHOWN OR WILL BE FOUND IN LOCATIONS INDICATED. THIS INFORMATION IS PROVIDED FOR REFERENCE AND THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES AND POINTS OF CONNECTION IN THE FIELD. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND RESTORATION OF ALL UTILITIES DISTURBED DURING CONSTRUCTION AT NO EXTRA EXPENSE TO THE OWNER.
- THE OWNER, CONSTRUCTION MANAGER AND ARCHITECT SHALL BE NOTIFIED AT LEAST TWO DAYS PRIOR TO ANY INTERRUPTION TO ANY UTILITY SERVICE.
- ADJUST ALL UTILITY STRUCTURE TOPS/RIMS TO MATCH PROPOSED GRADES UNLESS NOTED OTHERWISE.
- LOCATIONS OF EXISTING SEWER LINES ARE BASED ON THE LEASE RETRACEMENT AND TOPOGRAPHIC SURVEY PRODUCED BY SITELINES, DATED 12/30/24.
- EXISTING UTILITY CONNECTIONS TO THE BUILDINGS AT THE SITE ARE TAKEN FROM PREVIOUS PLANS AND A SURVEY OF SURFACE FEATURES. THE CONTRACTOR SHALL EXCAVATE TEST PITS IN AREAS ADJACENT TO EXISTING BUILDINGS AS NECESSARY TO VERIFY THE LOCATION, DEPTH AND SIZE OF EXISTING SERVICES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT AND OWNER.
- CONTRACTOR SHALL MAKE PROVISION FOR CONNECTING NEW UTILITY SERVICES TO THE PUBLIC UTILITIES WITHOUT INTERRUPTION BY USE OF LIVE TAPPING AND OVER-PUMPING WHERE APPROPRIATE.

SITE ABBREVIATIONS

ALT	ALTERNATE
BOC	BOTTOM OF CURB
BOW	BOTTOM OF WALL
CIP	CAST-IN-PLACE
CL	CENTER LINE
CLL	CONTRACT LIMITS LINE
ECB	EXISTING CATCH BASIN
FFE	FINISHED FLOOR ELEVATION
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
HC	HANDICAPPED
HMA	HOT MIX ASPHALT
HP	HIGH POINT
ID	INSIDE DIAMETER
LP	LOW POINT
LT	LEFT
MAX.	MAXIMUM
MIN.	MINIMUM
MISC.	MISCELLANEOUS
NSD	NEW STORM DRAIN (LINE)
NSS	NEW SANITARY SEWER (LINE)
NW	NEW WATER (LINE)
O.C.	ON CENTER
OD	OUTSIDE DIAMETER
R	RADIUS
RE:	REFER (TO)
ROW	RIGHT-OF-WAY
RT	RIGHT
S	SLOPE
T & B	TOP & BOTTOM
TO	TOP OF
TOC	TOP OF CURB
TOW	TOP OF WALL
TP	TEST PIT
TYP.	TYPICAL
UG	UNDERGROUND
W/	WITH
W/O	WITHOUT

SITE LEGEND	
EASEMENT	---
LIMIT OF WORK	--- LOW --- LOW ---
PROPERTY LINE	=====
PROPERTY LINE - ABUTTER	-----
RIGHT-OF-WAY	=====
SETBACK	=====
UTILITY CROSSING	⊗
NOTE: THIS LEGEND IS FOR REFERENCE ONLY AND APPLIES ONLY TO THE CIVIL/SITE LAYOUT DRAWINGS. NOT ALL ITEMS SHOWN HEREIN MAY APPEAR ON THE DRAWINGS, OR BE INCORPORATED IN THE DESIGN.	

EXISTING	PROPOSED
BOLLARD	BOLLARD
BORING	BORING
BRIDGE	BRIDGE
BUILDING W/ DOOR	BUILDING W/ DOOR
BUILDING CANOPY	BUILDING CANOPY
CATCH BASIN	CATCH BASIN
CHECKDAM - STONE	CHECKDAM - STONE
CLEANOUT	CLEANOUT
COMMUNICATIONS LINE-OH	COMMUNICATIONS LINE-OH
COMMUNICATIONS LINE-UG	COMMUNICATIONS LINE-UG
COMMUNICATIONS VAULT	COMMUNICATIONS VAULT
CONCRETE PAD	CONCRETE PAD
CULVERT	CULVERT
CURB	CURB - BITUMINOUS
	CURB - FLUSH
	CURB - SLOPED GRANITE
	CURB - VERT GRANITE
	CURB - SLIPFORM
DETENTION POND	DETENTION POND
DIRECTION OF FLOW	DIRECTION OF FLOW
DITCH	DITCH
DRIP STRIP	DRIP STRIP
DUMPSTER / RECYCLING BIN	DUMPSTER / RECYCLING BIN
EASEMENT	EASEMENT
ELECTRIC MANHOLE	ELECTRIC MANHOLE
ELECTRIC - OVERHEAD	ELECTRIC - OVERHEAD
ELECTRIC - UNDERGROUND	ELECTRIC - UNDERGROUND
ELEVATION BOT OF CURB	+BOC
ELEVATION BOT OF STEP	+BOS
ELEVATION TOP OF CURB	+TOC
ELEVATION TOP OF STEP	+TOS
ELEVATION - SPOT	+100.0
EMERGENCY CALL BOX	EMERGENCY CALL BOX
FENCE - CHAINLINK	FENCE - CHAINLINK
FENCE - ORNAMENTAL	FENCE - ORNAMENTAL
FIELD INLET	FIELD INLET
FIRE HYDRANT	FIRE HYDRANT
FLAG POLE	FLAG POLE
FORCE MAIN PIPE	FORCE MAIN PIPE
FOUNDATION DRAIN	FOUNDATION DRAIN
GAS & FUEL EQUIPMENT	GAS & FUEL EQUIPMENT
GAS LINE	GAS LINE
GAS VALVE	GAS VALVE
GENERATOR/CONCRETE PAD	GENERATOR/CONCRETE PAD
GRAVEL DRIVE	GRAVEL DRIVE
GUARDRAIL	GUARDRAIL
HIGH POINT ELEVATION	+HP
IRRIGATION PIPING	IRRIGATION PIPING
JUNCTION BOX/HAND HOLE	JUNCTION BOX / HANDHOLE
LANDMARK SIGN	LANDMARK SIGN
LIGHT - BOLLARD	LIGHT - BOLLARD
LIGHT POLE	LIGHT POLE
LIGHT - SPOT	LIGHT - SPOT / WALL
LOW POINT ELEVATION	+LP
MAJOR CONTOUR	100
MINOR CONTOUR	102
OUTLET CONTROL STRUCTURE	OUTLET CONTROL STRUCTURE
PARKING AREA-BITUMINOUS	PARKING AREA-BITUMINOUS
PAVEMENT STRIPING	PAVEMENT STRIPING
RETAINING WALL	RETAINING WALL
RIPRAP	RIPRAP
ROADWAY	ROADWAY
ROADWAY CENTER LINE	ROADWAY CENTER LINE
ROOF DRAIN	ROOF DRAIN
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
SANITARY SEWER MAIN	SANITARY SEWER MAIN
SANITARY SEWER PIPE	SANITARY SEWER PIPE
SIGN	SIGN
SIGN - TWO-SIDED	SIGN - TWO-SIDED
SLOPE NOTATION	S = 0.01
SPRINKLER	SPRINKLER
STONE WALL	STONE WALL
STORMDRAIN MANHOLE	STORMDRAIN MANHOLE
STORM DRAIN PIPE	STORM DRAIN PIPE
TEST PIT	TEST PIT
TRAFFIC ARM & SIGNAL	TRAFFIC ARM & SIGNAL
TRANSFORMER	TRANSFORMER
TRASH RECEPTACLE	TRASH RECEPTACLE
TURF	TURF
UNDERDRAIN PIPE	UNDERDRAIN PIPE
UTILITY POLE	UTILITY POLE
WALKWAY - BITUMINOUS	WALKWAY - BITUMINOUS
WALKWAY - PAVERS	WALKWAY - PAVERS
WALKWAY - CONCRETE	WALKWAY - CONCRETE
WALL - ORNAMENTAL	WALL - ORNAMENTAL
WATER / GATE VALVE	WATER / GATE VALVE
WATER PIPE/ (DOMESTIC)	WATER PIPE/ (DOMESTIC)
WATER PIPE (FIRE)	WATER PIPE (FIRE)
WATER SHUTOFF	WATER SHUTOFF
WELL	WELL



MOLNLYCKE

BRUNSWICK EXPANSION

192 Admiral Fitch Avenue, Brunswick Landing, Brunswick, Maine



SMRT, Inc.
75 Washington Ave., Suite 3A
Portland, Maine 04101
1.877.700.7678
www.smrtinc.com

All reproduction & intellectual property rights reserved
© 2024 SMRT INC.
In Association With



2	MAJOR DEVELOPMENT REVIEW	12-31-25
1	ISSUED FOR MRRRA APPROVAL	12-24-25
0	ISSUED FOR DEP PERMITTING	10-31-25

#	REVISION	DATE
---	----------	------

ISSUED FOR MAJOR DEVELOPMENT REVIEW

12-31-25

SHEET TITLE:

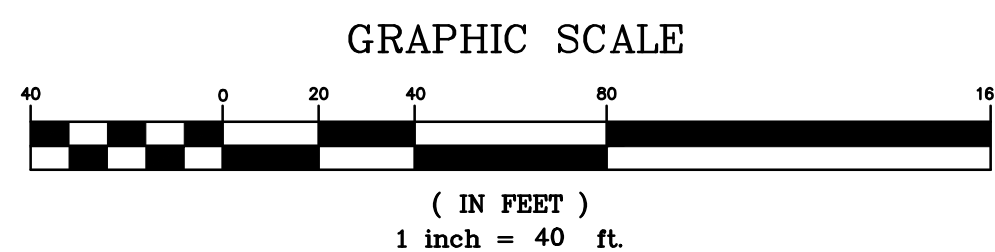
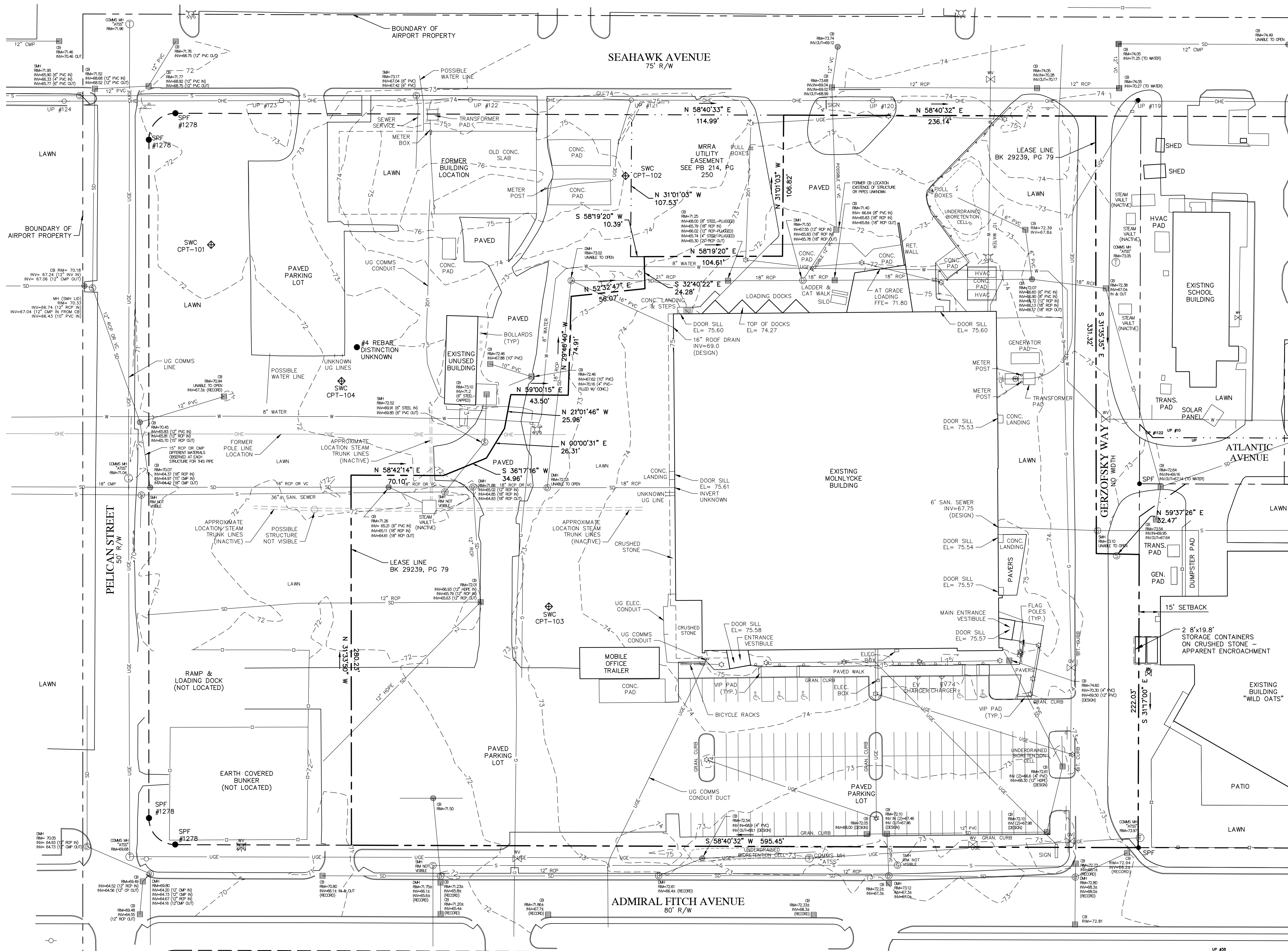
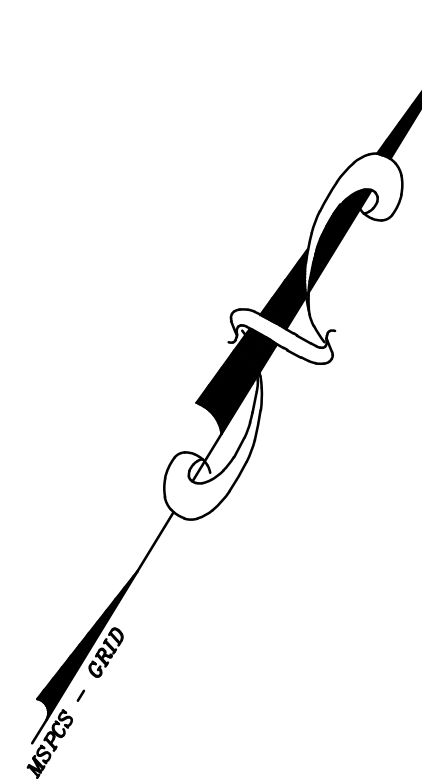
SITE NOTES & LEGENDS

Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is intended to be PRINTED IN COLOR

SCALE: --- DESIGNED BY: MAF
SMRT PROJECT #: 24040 DRAWN BY: SLM

C-001

NOT FOR CONSTRUCTION



NOTES:

1. TITLE REFERENCE FOR SURVEYED PARCEL:

BK 29239, PG 79 (LEASE)
BK 31376, PG 1 (NAVY TO MRRA)

2. PLAN REFERENCE(S):

- A) "AMENDMENT OF SUBDIVISION PLAN, BRUNSWICK LANDING SUBDIVISION - PHASE 1", DATED JUNE 11, 2014, BY WRIGHT-PIERCE, RECORDED IN PB 214, PG 250.
B) "FINAL SUBDIVISION PLAN - BRUNSWICK LANDING SUBDIVISION - PHASE 1", DATED MARCH 11, 2013, BY WRIGHT-PIERCE, RECORDED IN PB 213, PG 79.
C) "TBW LLC SUBDIVISION AMENDMENT", DATED NOVEMBER 6, 2019, BY WRIGHT-PIERCE, RECORDED IN PB 219, PG 492.
D) "SITE OVERVIEW PLAN, MOLNYCKE HEALTH CARE, BRUNSWICK, MAINE", DATED DECEMBER 18, 2011, BY HARRIMAN ARCHITECTS & ENGINEERS, NOT RECORDED.

3. AREA INFORMATION:

LEASE AREA: 5.96 ACRES (258,795 SF)

4. TAX MAP REFERENCE:

TAX MAP 40, LOTS 294

5. BASIS OF BEARINGS:

BEARINGS ARE GRID, REFERENCED TO NAD83, MAINE WEST ZONE, BASED ON RTK GPS OBSERVATIONS.

6. VERTICAL DATUM:

ELEVATIONS ARE REFERENCED TO NAVD83 DATUM, BASED ON RTK GPS OBSERVATIONS.

7. ROAD INFORMATION:

SEE INDIVIDUAL ROADS AT LEFT. LOCATIONS ARE BASED ON EVIDENCE FOUND.

8. UTILITY NOTE:

THE EXISTING UTILITIES AS SHOWN HEREON ARE BASED ON VISIBLE UTILITY STRUCTURES AND EQUIPMENT FOUND, AS LOCATED DURING FIELD WORK. NAVY UTILITY PLANS FOR BRUNSWICK LANDING (FORMER NAVAL AIR STATION BRUNSWICK) ARE NOTORIOUSLY INACCURATE AS TO LOCATION, DEPTH AND TYPE(S) OF UNDERGROUND UTILITIES.

THE SERVICES OF BLOOD HOUND UNDERGROUND UTILITY LOCATORS WERE CONTRACTED. APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES WERE MARKED IN THE FIELD, LOCATED DURING FIELD WORK AND COMPARED TO RECORD DOCUMENTS.

THE UNDERGROUND LOCATIONS OF UTILITIES ARE APPROXIMATE AND MUST BE FIELD LOCATED BY TEST PIT PRIOR TO ANY CONSTRUCTION. PRIOR TO STARTING ANY GROUND WORK, THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE (811) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.

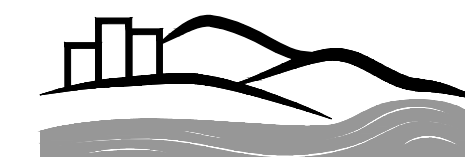
LEGEND

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

LEASE RETRACEMENT & TOPOGRAPHIC SURVEY

MOLNYCKE HEALTH CARE
192 ADMIRAL FITCH AVENUE, BRUNSWICK, ME 04011

PREPARED FOR
SMRT ARCHITECTS AND ENGINEERS

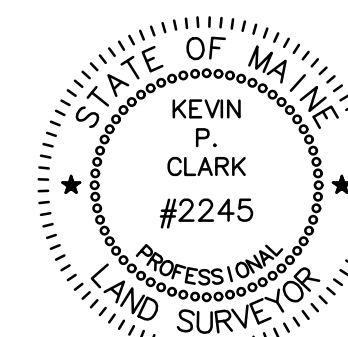


CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS

FIELD WK: MC	SCALE: 1"=40'	SHEET:
DRN BY: KPC	JOB #: 5075	
CHD BY: KPC	MAP/LOT: 40/294	
DATE: 12/30/24	FILE: 5075SV.DWG	

SURVEYOR'S CERTIFICATION:

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

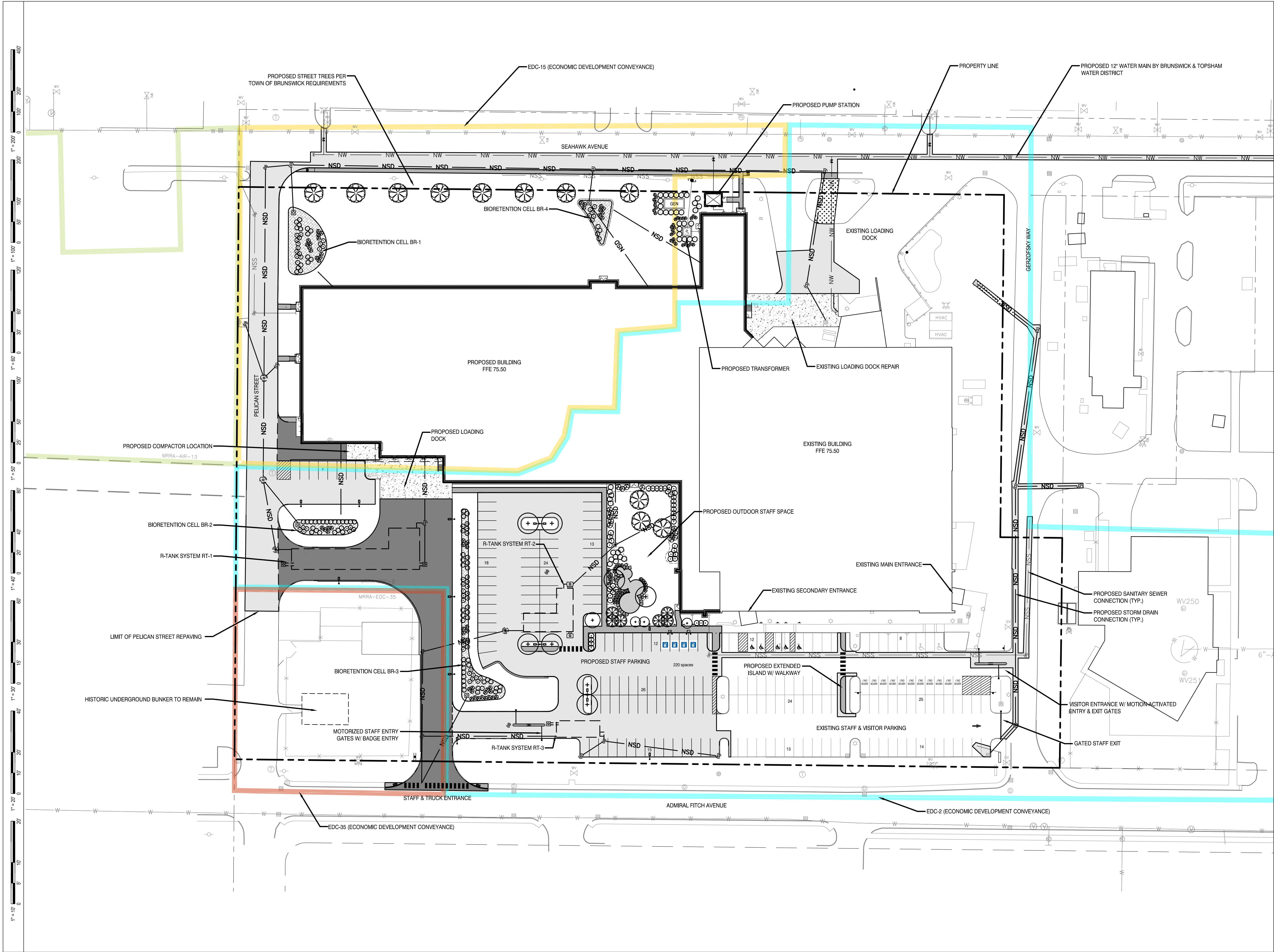


JUNE 2025

DATE

KEVIN P. CLARK, PLS #2245

NOT VALID UNLESS EMBOSSED HERE





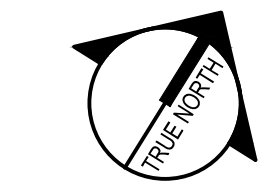
MOLNLYCKE
BRUNSWICK EXPANSION

192 Admiral Fitch Avenue, Brunswick Landing, Brunswick, Maine



SMRT, Inc.
75 Washington Ave., Suite 3A
Portland, Maine 04101
1.877.700.7678
www.smrinc.com

All reproduction & intellectual property rights reserved
© 2024 SMRT INC.
In Association With



TRUE NORTH



STATE OF MAINE
MELISSA ANN FLYNN
15831
LICENSED PROFESSIONAL ENGINEER
12/31/25

#	REVISION	DATE
2	MAJOR DEVELOPMENT REVIEW	12-31-25
1	ISSUED FOR MRRA APPROVAL	12-4-25
0	ISSUED FOR DEP PERMITTING	10-31-25

ISSUED FOR MAJOR DEVELOPMENT REVIEW

12-31-25

SHEET TITLE:
CONTEXT PLAN

Original drawing is 36" x 36". DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is intended to be PRINTED IN COLOR.

SCALE: 1" = 40' DESIGNED BY: MAF
SMRT PROJECT #: 24040 DRAWN BY: SLM

C-100

NOT FOR CONSTRUCTION

DEMOLITION KEY:

- 1 REMOVE PAVEMENT TO LIMITS SHOWN
- 2 RESTRIPE PAVEMENT AS SHOWN ON CP101
- 3 REMOVE TABLES & STOCKPILE FOR REINSTALLATION
- 4 REMOVE EXISTING CURBING
- 5 EXISTING BUNKER AREA TO REMAIN UNDISTURBED
- 6 REMOVE EXISTING ASPHALT SIDEWALK
- 7 REMOVE OR RELOCATE MOBILE TRAILER PER OWNER'S INSTRUCTION
- 8 REMOVE EXISTING STAIRS & HANDRAILS
- 9 REMOVE TRANSFORMER

- 10 PROTECT TREES TO REMAIN
- 11 MILL & OVERLAY ASPHALT PAVEMENT
- 12 REMOVE EXISTING ELECTRICAL LINES
- 13 REMOVE STEAM STRUCTURE
- 14 REMOVE BOLLARD
- 15 REMOVE STEAM LINES
- 16 REMOVE SEWER LINE AS SHOWN
- 17 REMOVE SEWER STRUCTURE
- 18 REMOVE STORM LINE AS SHOWN

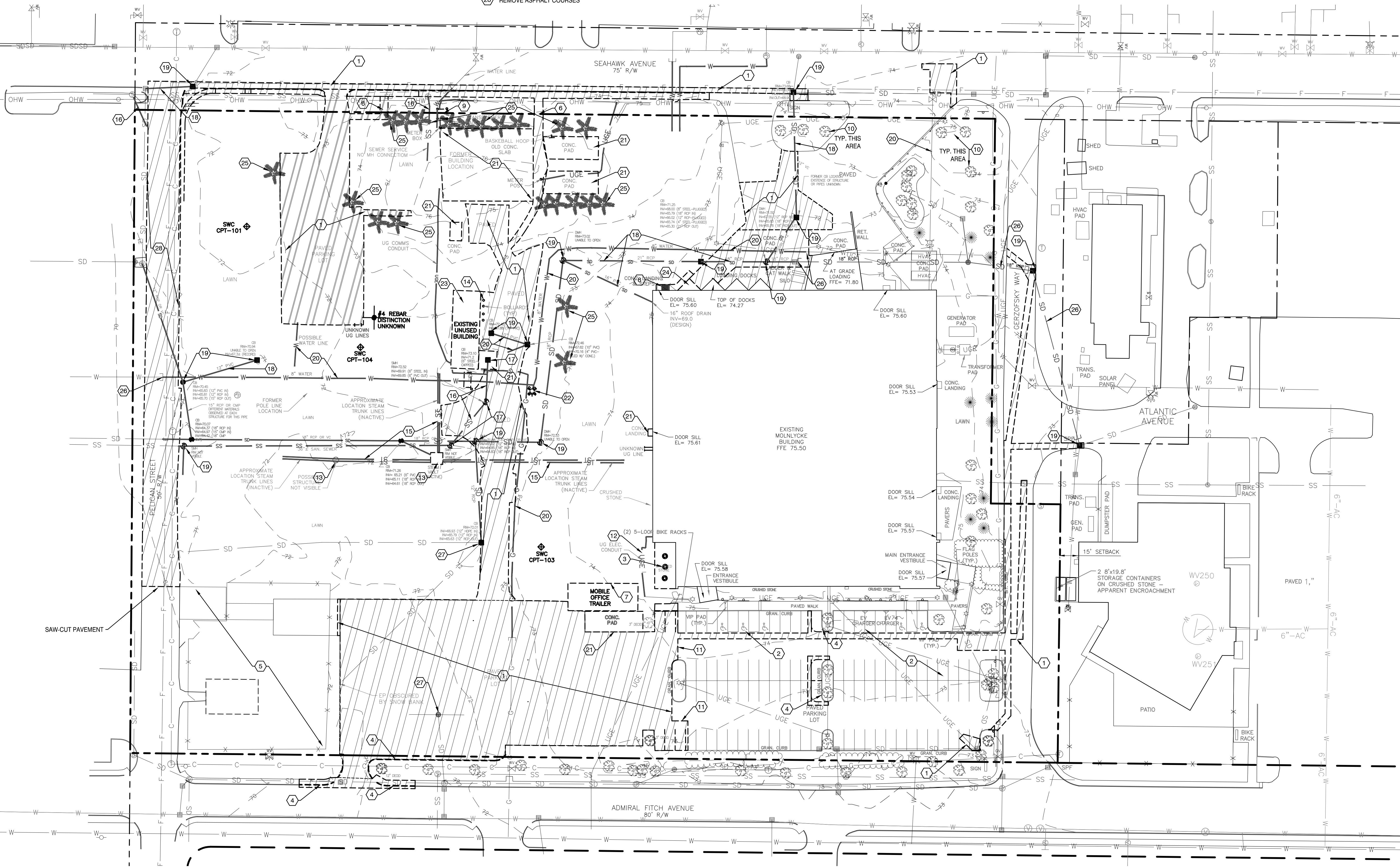
- 19 REMOVE STORM STRUCTURE
- 20 REMOVE WATER LINE & VALVES TO LIMIT SHOWN
- 21 REMOVE EXISTING CONCRETE
- 22 REMOVE HYDRANT
- 23 REMOVE EXISTING BUILDING
- 24 REMOVE EXISTING LOADING DOCK (SEE ARCH PLANS)
- 25 REMOVE EXISTING TREES
- 26 CAP & ABANDON PIPING
- 27 REPLACE GRATE W/ SOLID COVER AS SHOWN ON CG101
- 28 REMOVE ASPHALT COURSES

DEMOLITION LEGEND:

- MATERIALS TO BE REMOVED
- [Hatched Box] LIMIT OF ASPHALT REMOVAL
- [Hatched Box] LIMIT OF MILL & OVERLAY AREA
- UNDERGROUND PIPING TO BE REMOVED

DEMOLITION NOTES:

1. ALL PRE-EXISTING STRUCTURES WITHIN THE PROPOSED BUILDING FOOTPRINT, UNDER AREAS PROPOSED FOR PAVING, AND ALONG PROPOSED UTILITY ROUTES ARE TO BE COMPLETELY REMOVED AND REPLACED WITH COMPACTED STRUCTURAL FILL.
2. UTILITY POLES AND LIGHTS NOTED FOR REMOVAL SHALL BE SALVAGED.
3. ALL CONFLICTING ITEMS WITHIN THE DEVELOPMENT AREA NOT OTHERWISE NOTED SHALL BE REMOVED.
4. IN PAVEMENT REMOVAL AREAS EXISTING SURFACE MAY BE GROUND, REMOVED AND STOCKPILED FOR LATER USE AS SUITABLE FILL MATERIAL, BASED ON SUBMITTED AND APPROVED TESTING.
5. ALL MANHOLE AND CATCH BASIN FRAMES AND COVERS TO BE REMOVED SHALL BE SALVAGED FOR FUTURE USE.
6. PRIOR TO REMOVAL OF UTILITIES, VERIFY UTILITY FUNCTION, MATERIAL, AND CURRENT USE. REPORT DISCREPANCIES TO ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK ON GIVEN UTILITY.



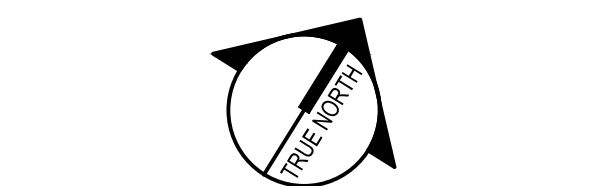
MOLNLYCKE
BRUNSWICK EXPANSION

192 Admiral Fitch Avenue, Brunswick Landing, Brunswick, Maine



SMRT, Inc.
75 Washington Ave., Suite 3A
Portland, Maine 04101
1.877.700.7678
www.smrtninc.com

All reproduction & intellectual property rights reserved
© 2024 SMRT INC.
In Association With



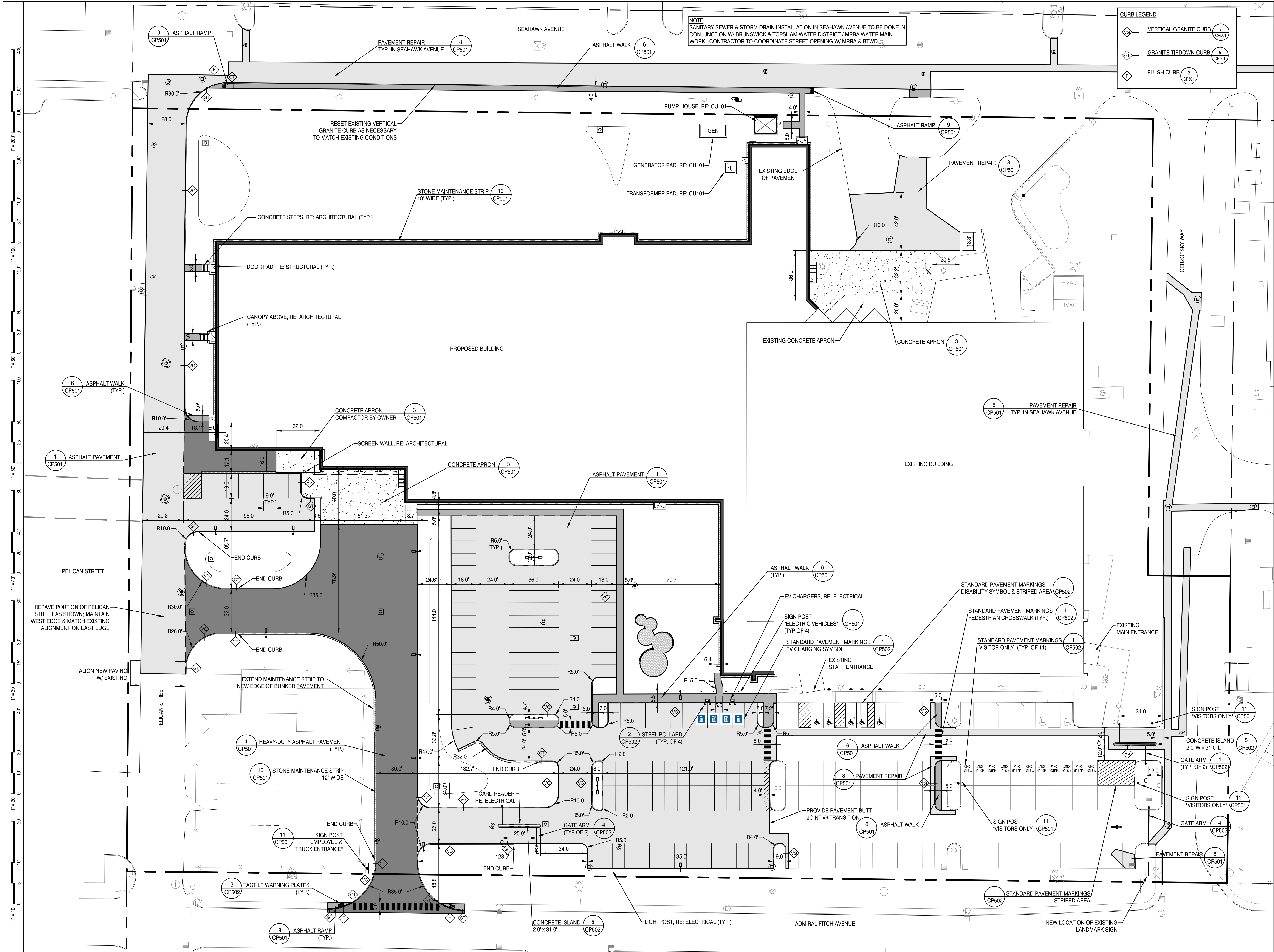
#	REVISION	DATE
2	MAJOR DEVELOPMENT REVIEW	12-31-25
1	ISSUED FOR MRRA APPROVAL	12-4-25
0	ISSUED FOR DEP PERMITTING	10-31-25

ISSUED FOR MAJOR
DEVELOPMENT REVIEW
12-31-25

SHEET TITLE:
EXISTING CONDITIONS &
DEMOLITION PLAN

Original drawing is 24" x 36". DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is viewed from left. PRINTED IN COLOR.
SCALE: 1" = 40' DESIGNED BY: WSM
SMRT PROJECT #: 24040 DRAWN BY: SLM

CD101
NOT FOR CONSTRUCTION



MOLNLYCKE
BRUNSWICK EXPANSION

192 Admiral Fitch Avenue, Brunswick Landing, Brunswick, Maine



SMRT, Inc.
75 Washington Ave., Suite 3A
Portland, Maine 04101
1.877.700.7678
www.smrtninc.com

All reproduction & intellectual property rights reserved
© 2024 SMRT INC.
In Association With

Parking Requirements	Existing	Required	Proposed
Warehouse (1 space per 2,500 SF floor)	40	18	63
Industrial, Class II (1 space per 1,000 SF floor)	47	36	142
Accessible Spaces	5	7	7
Relocated Spaces			
Total	92	61	212



#	REVISION	DATE
2	MAJOR DEVELOPMENT REVIEW	12-31-25
1	ISSUED FOR MRRA APPROVAL	12-4-25
0	ISSUED FOR DEP PERMITTING	10-31-25

ISSUED FOR MAJOR
DEVELOPMENT REVIEW

12-31-25

SHEET TITLE:

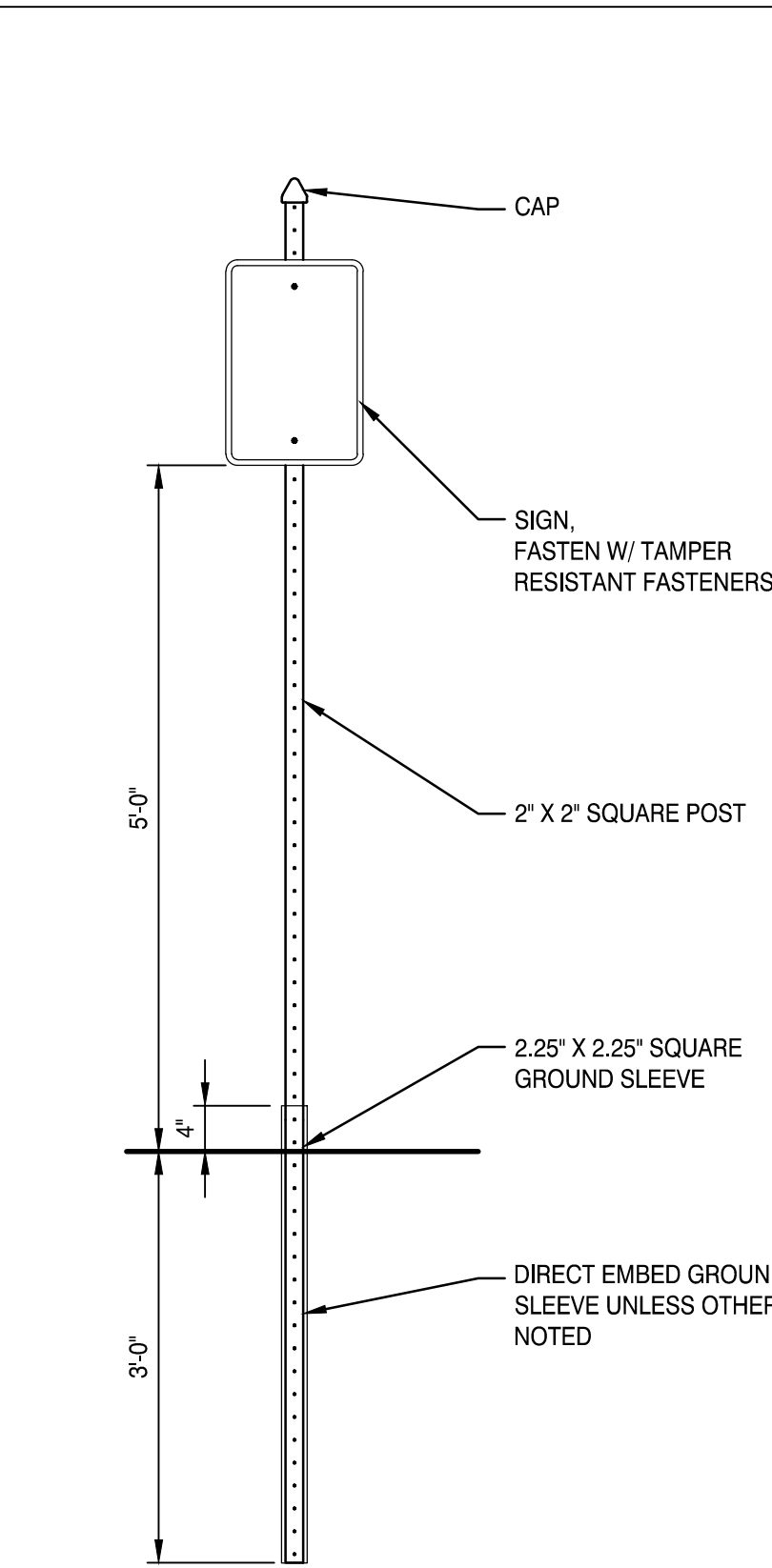
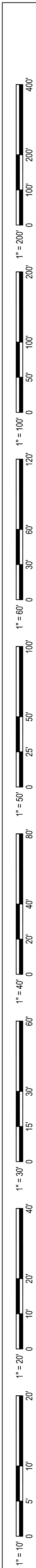
SITE LAYOUT PLAN

Original drawing is 24" x 36". DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is intended to be printed in color.

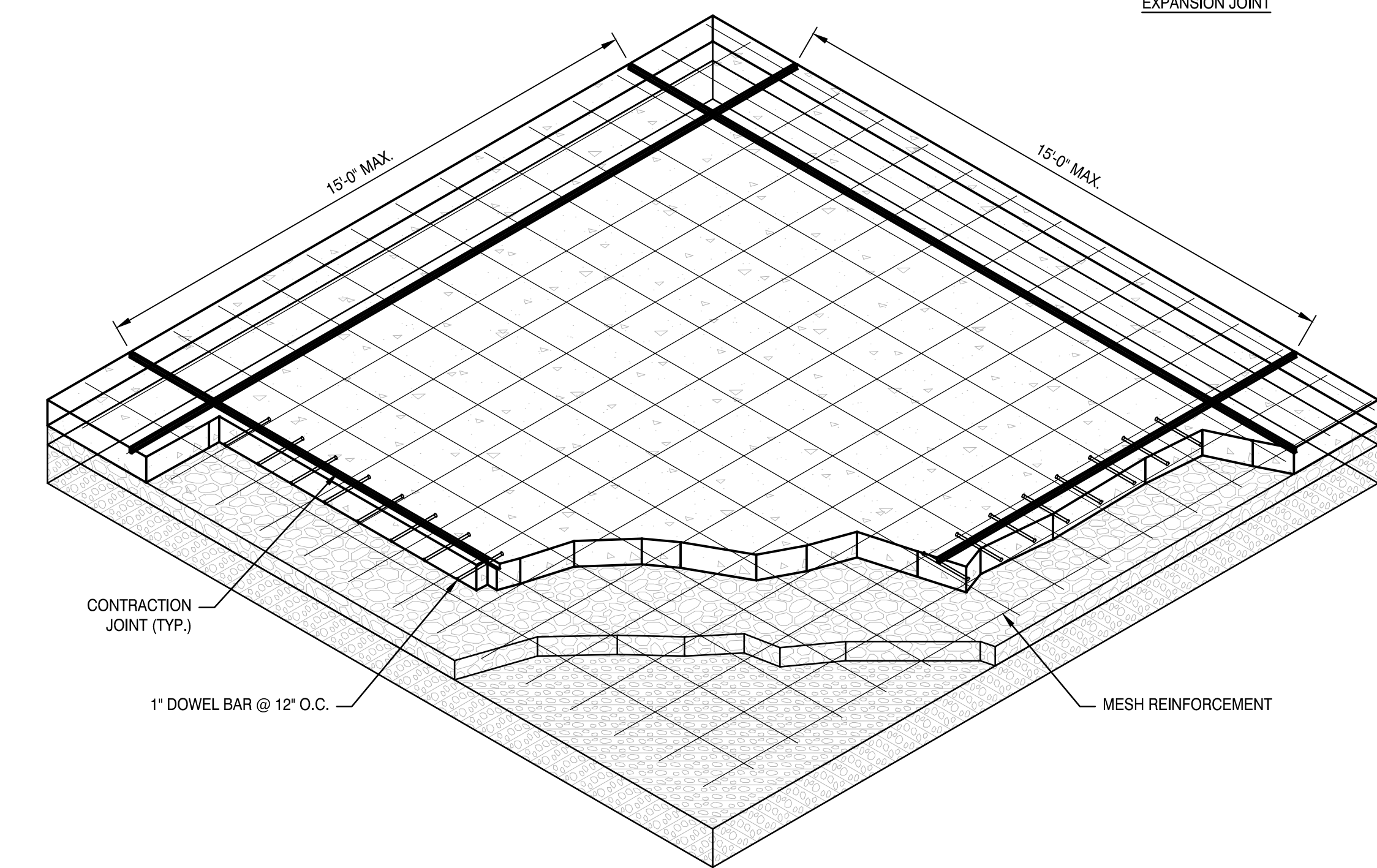
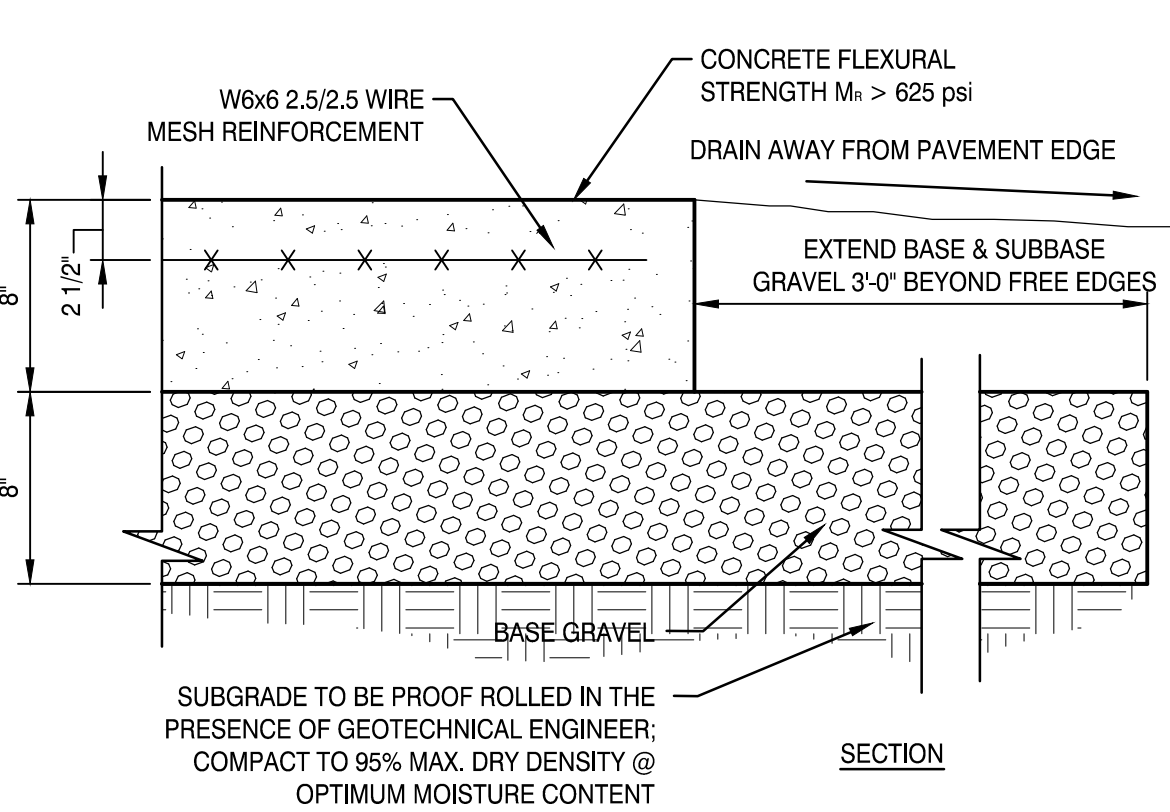
SCALE: 1" = 30' DESIGNED BY: MAF
SMRT PROJECT #: 24040 DRAWN BY: SLM

CP101

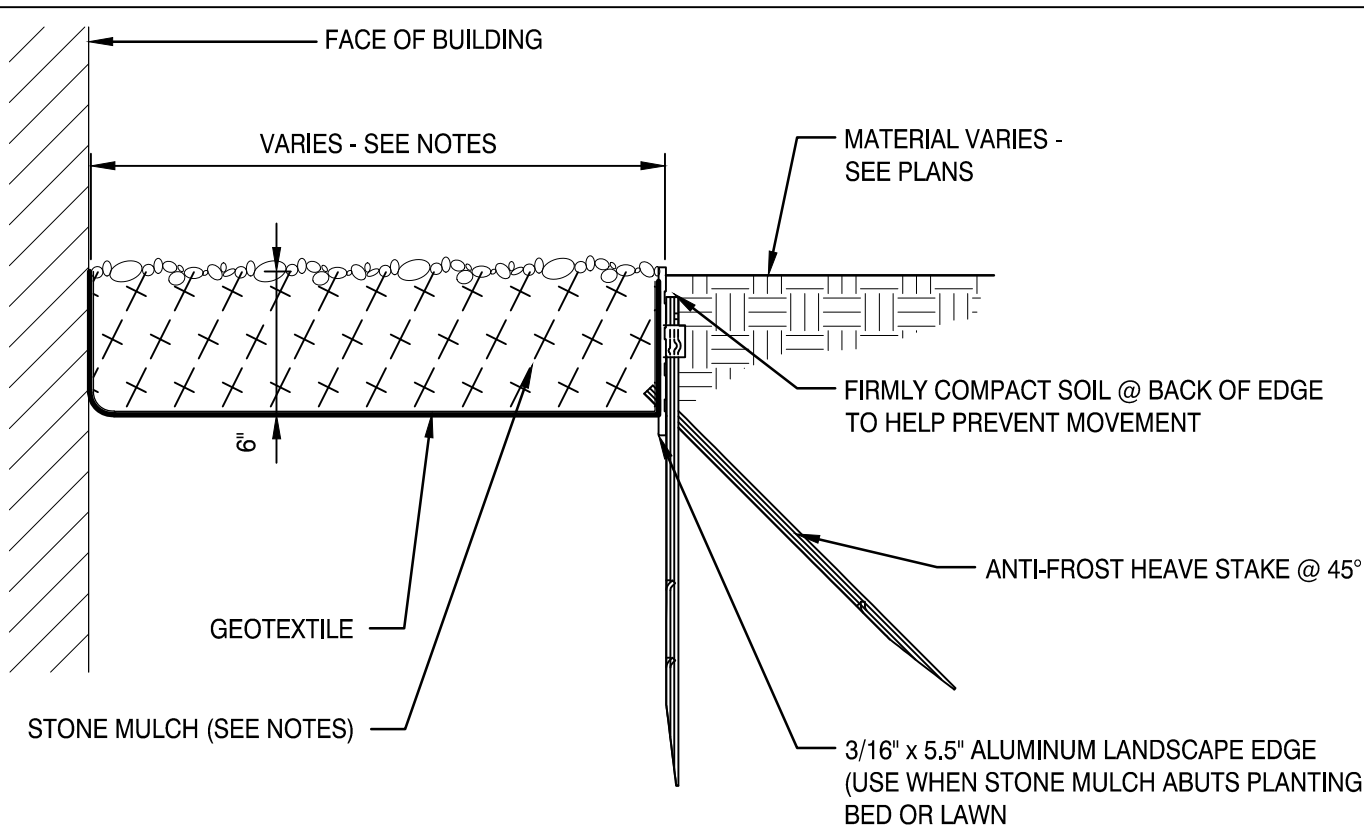
NOT FOR CONSTRUCTION



11 SIGN POST
NOT TO SCALE



3 HEAVY DUTY CONCRETE APRON
NOT TO SCALE

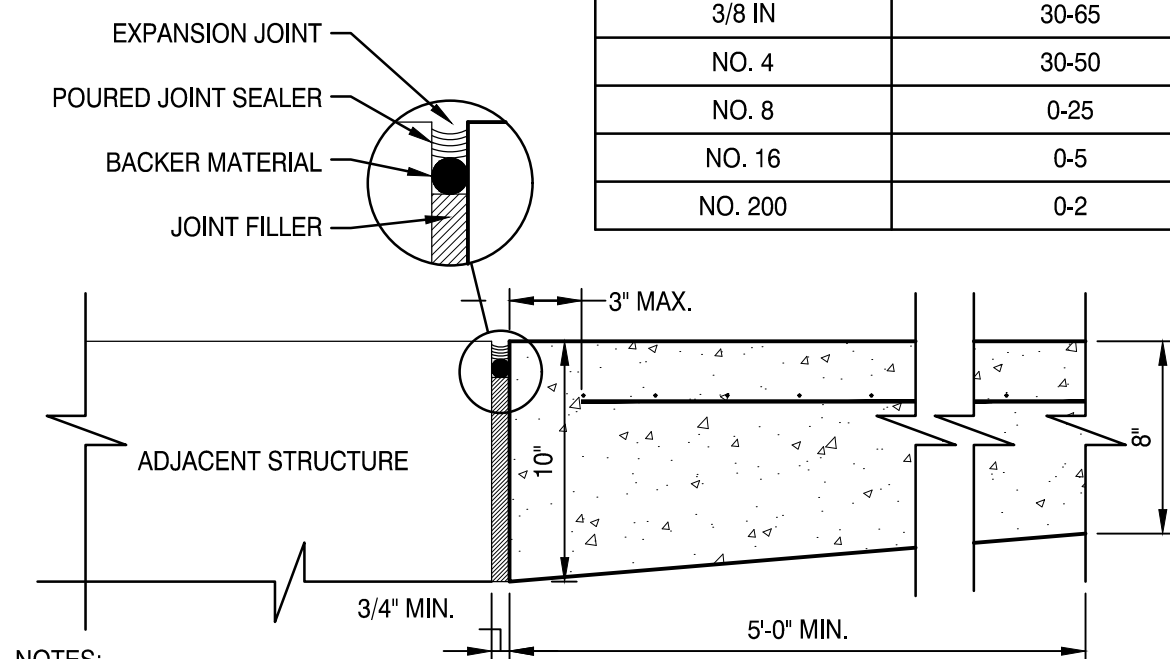


- NOTES:
- STONE MULCH TO BE ROUNDED RIVERSTONE, 3" INCHES DIA. MAX., WASHED AND FREE OF FOREIGN OR ORGANIC MATERIALS.
 - STANDARD MAINTENANCE STRIP TO BE 12" WIDE.
 - STANDARD DRIP STRIP TO BE WIDTH OF BUILDING EAVE PLUS 12" UNLESS SHOWN OTHERWISE.
 - EDGE TO BE BY SURE-LOC ALUMINUM EDGING CORP. OR APPROVED EQUAL.
 - MILL FINISH
 - 12" STAKES
 - ANTI-FROST HEAVE STAKE POCKETS @ 8" O.C.

10 STONE MAINTENANCE STRIP
3/4" = 1'-0"

- NOTES:
- PROVIDE CONTRACTION JOINTS @ 15'-0" MAXIMUM INTERVALS IN BOTH DIRECTIONS.
 - PROCESSED GRAVEL FOR BASE COURSE SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

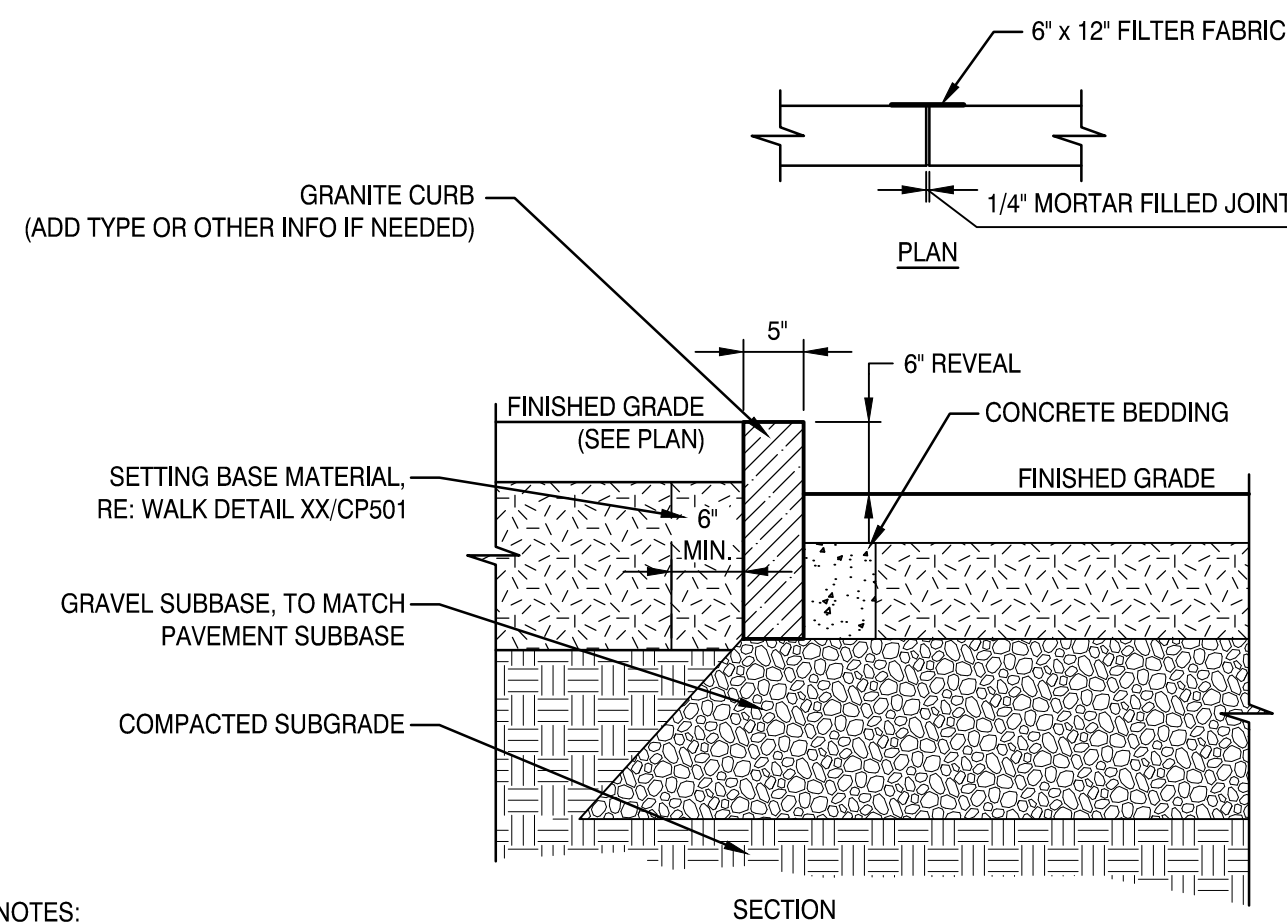
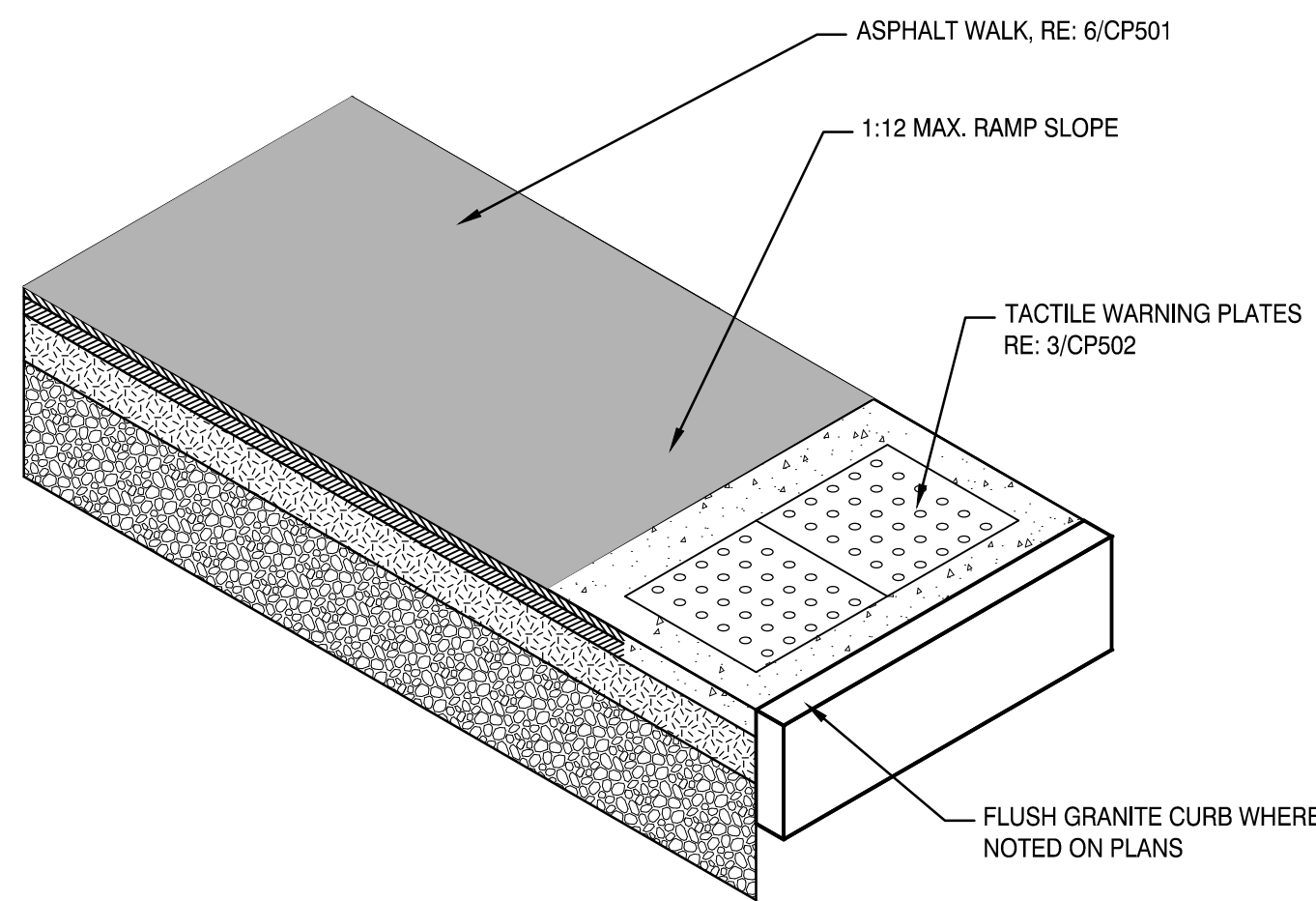
SIEVE SIZE	% FINER BY WEIGHT
1 1/2 IN	100
1 IN	70-100
3/4 IN	55-85
1/2 IN	40-80
3/8 IN	30-65
NO. 4	30-50
NO. 8	0-25
NO. 16	0-5
NO. 200	0-2



- NOTES:
- PROVIDE @ ADJACENT STRUCTURES AND UNCONNECTED PAVEMENT EDGES.
 - PROVIDE @ DOWNSPOUT PENETRATIONS.

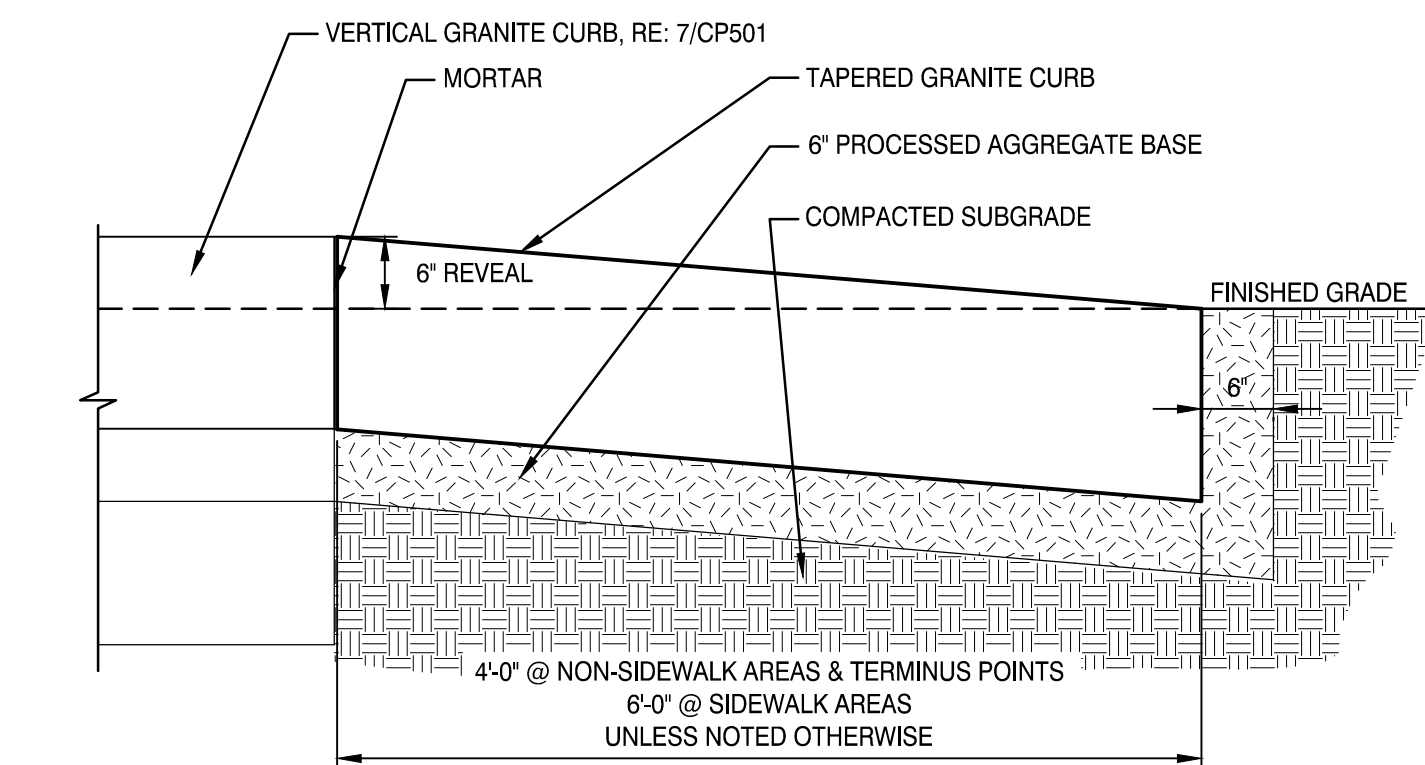
EXPANSION JOINT

9 ASPHALT RAMP
3/4" = 1'-0"

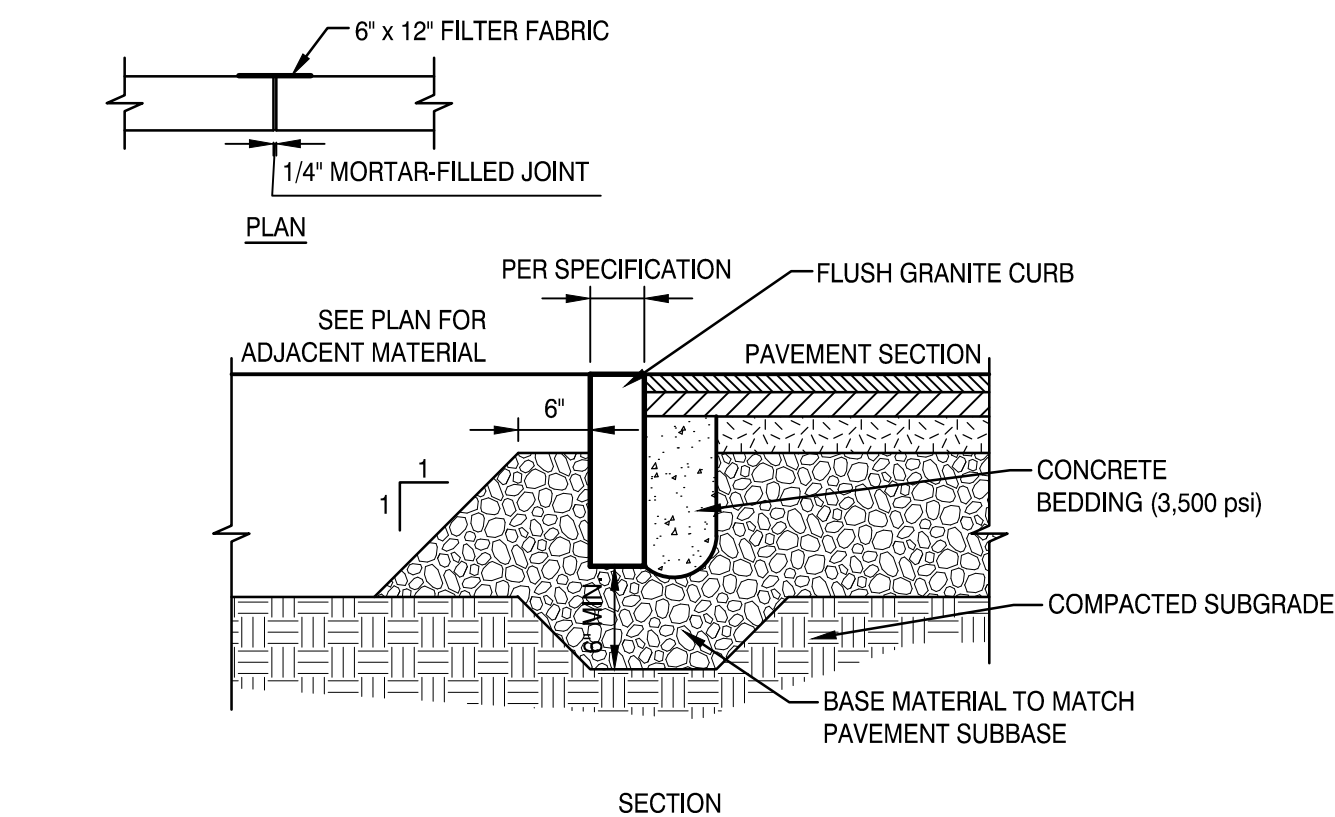


- NOTES:
- PROVIDE TIPDOWN END SECTIONS AT ALL CURB ENDS.
 - WHERE PAVERS ARE TO BE INSTALLED, BACK OF CURB FINISH IS TO BE SMOOTH TO DEPTH OF 6".

7 VERTICAL GRANITE CURB
3/4" = 1'-0"

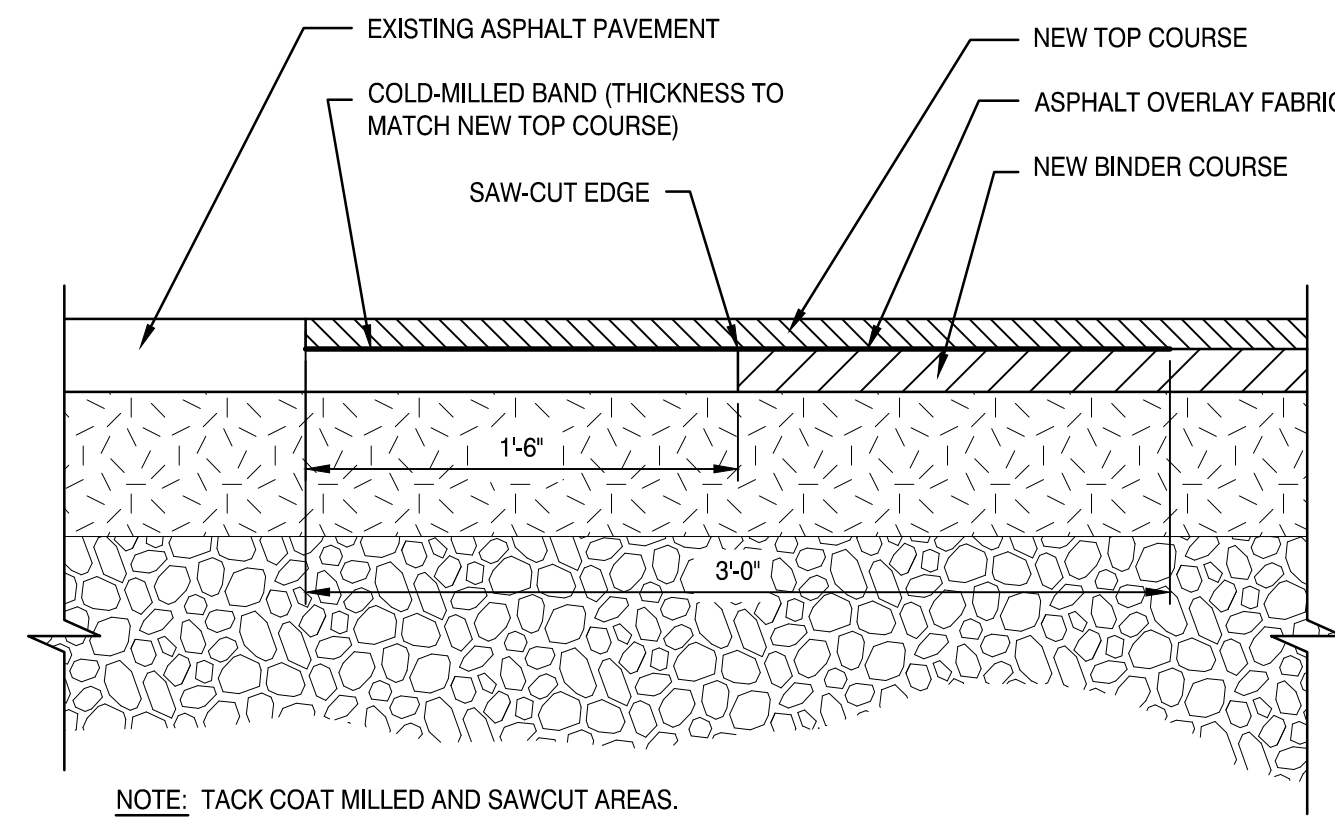


5 TIPDOWN GRANITE CURB
3/4" = 1'-0"



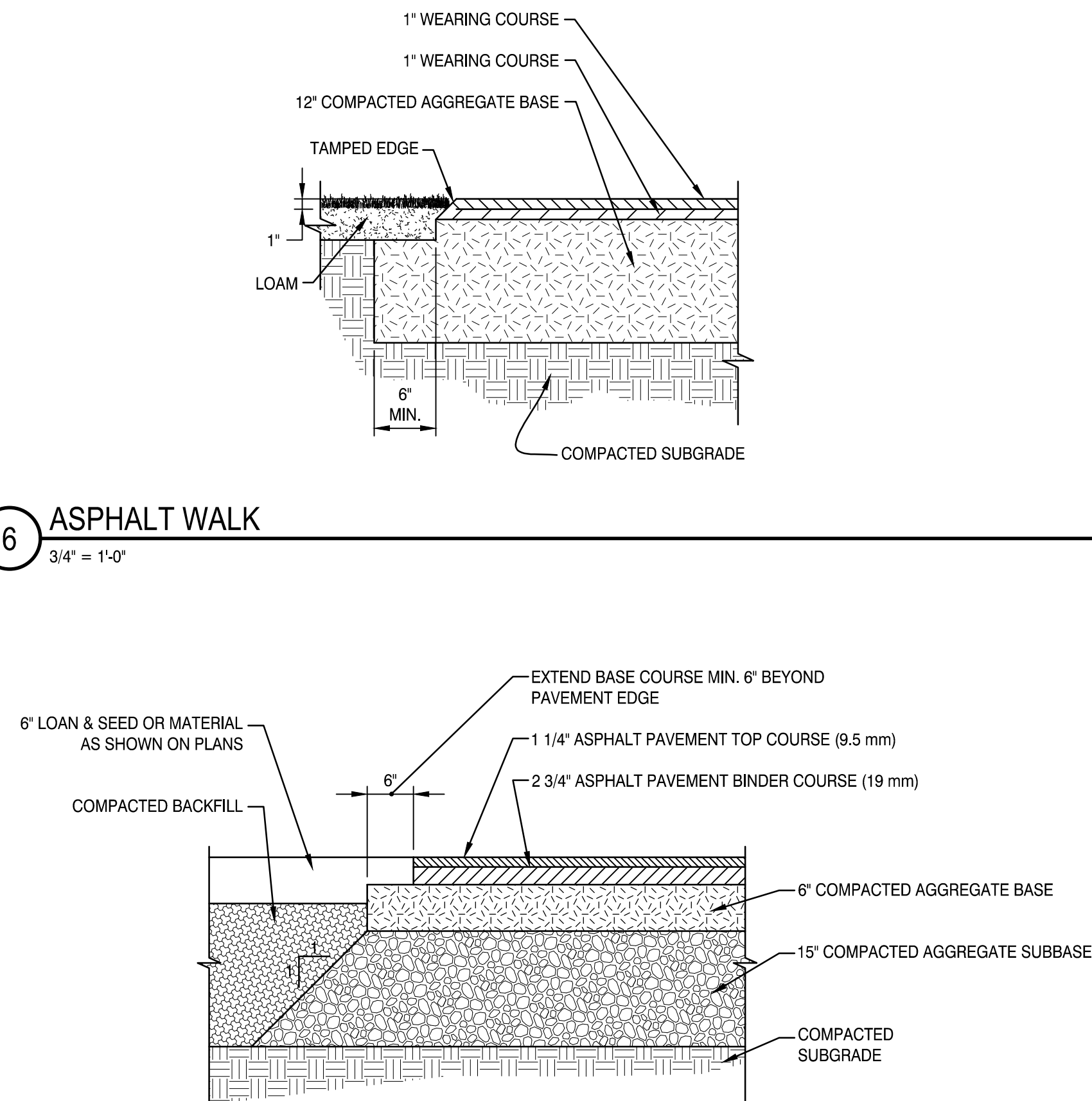
2 FLUSH GRANITE CURB
3/4" = 1'-0"

8 PAVEMENT REPAIR
3/4" = 1'-0"

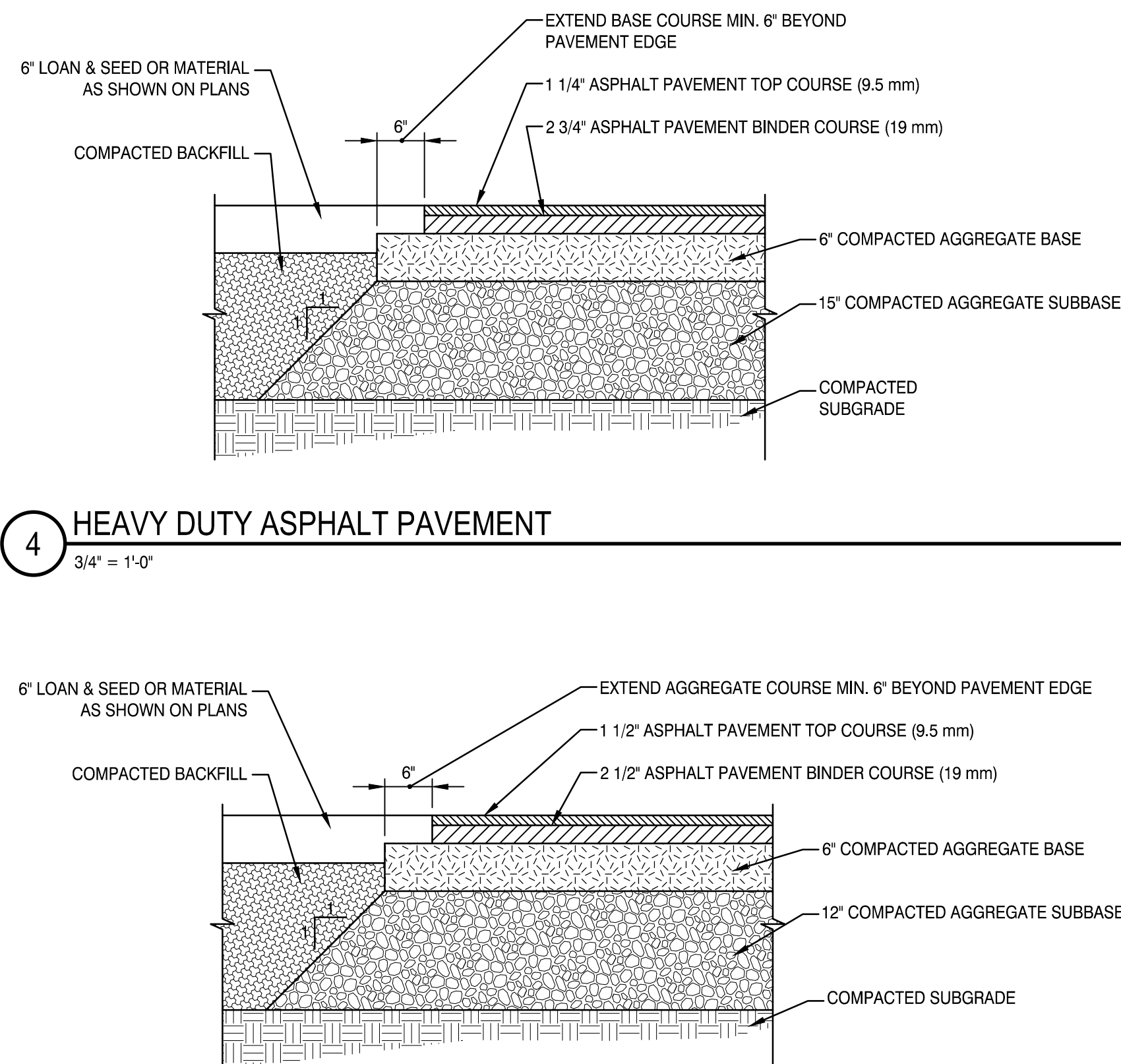


NOTE: TACK COAT MILLED AND SAWCUT AREAS.

6 ASPHALT WALK
3/4" = 1'-0"

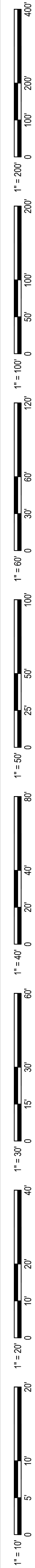


4 HEAVY DUTY ASPHALT PAVEMENT
3/4" = 1'-0"

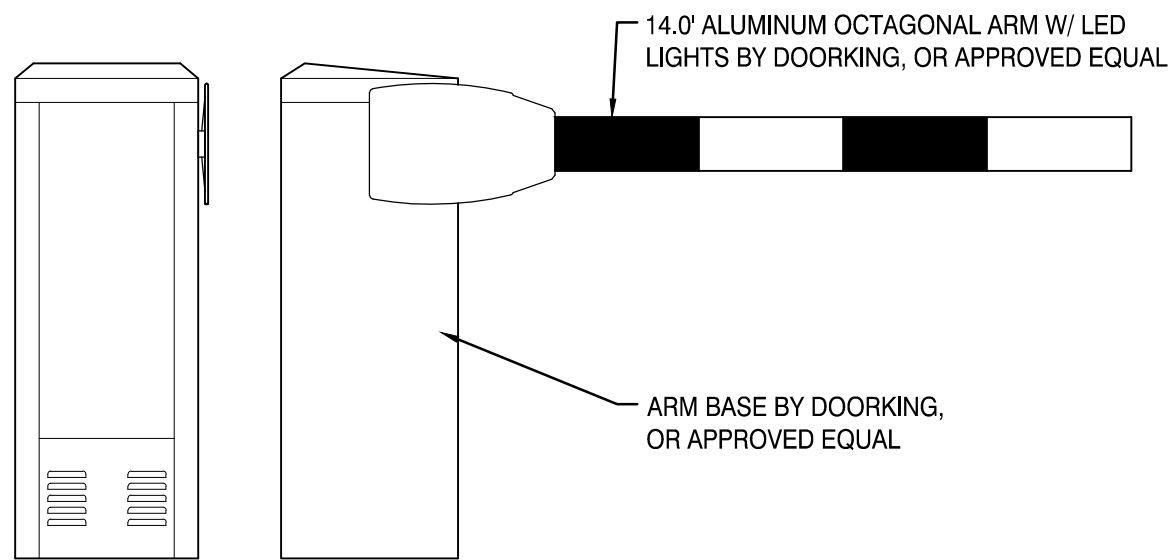


1 ASPHALT PAVEMENT
3/4" = 1'-0"

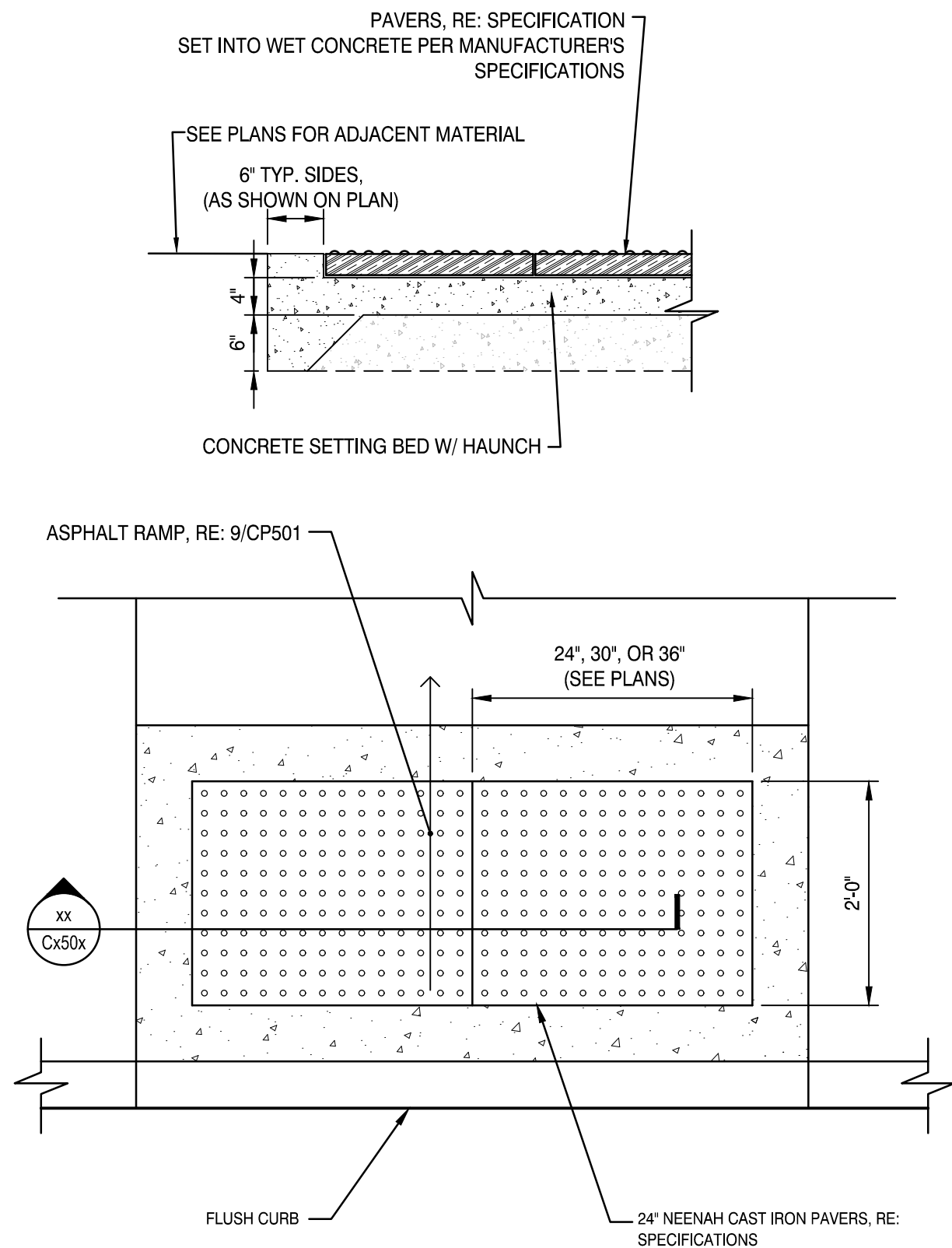
#	REVISION	DATE
2	MAJOR DEVELOPMENT REVIEW	12-31-25
1	ISSUED FOR MRRA APPROVAL	12-4-25
0	ISSUED FOR DEP PERMITTING	10-31-25



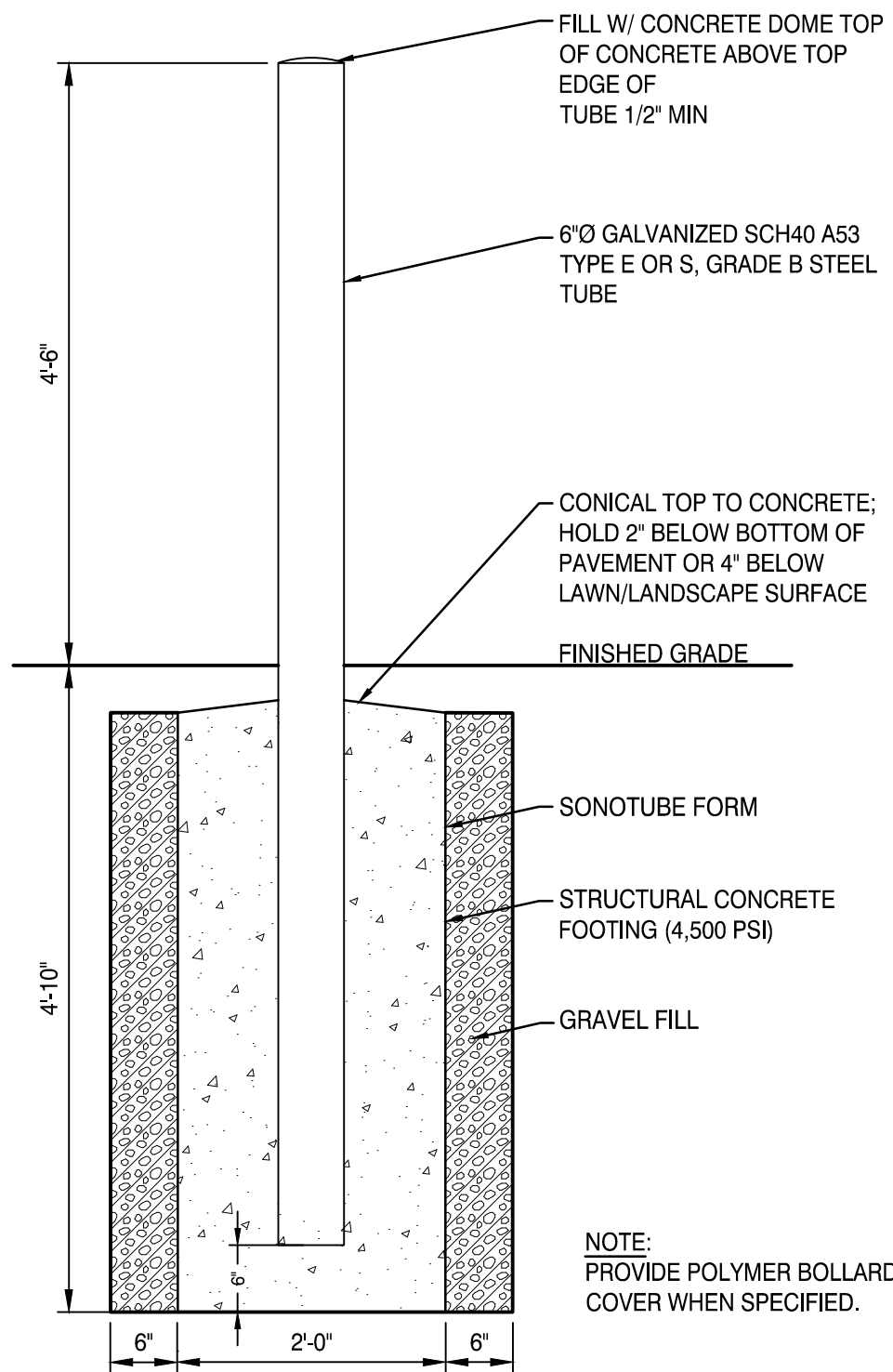
4 GATE ARM
NOT TO SCALE



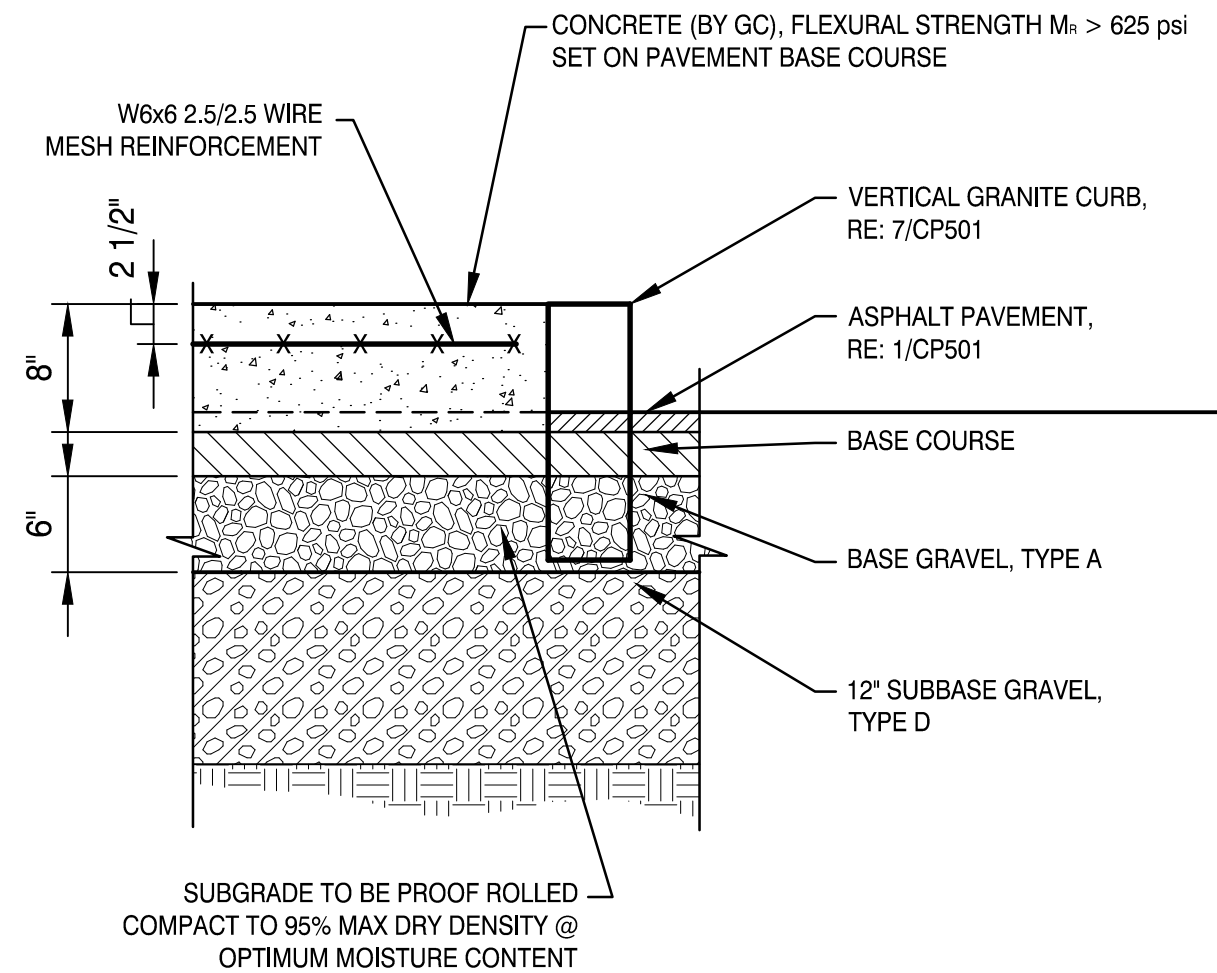
3 TACTILE WARNING PLATES
3/4" = 1'-0"



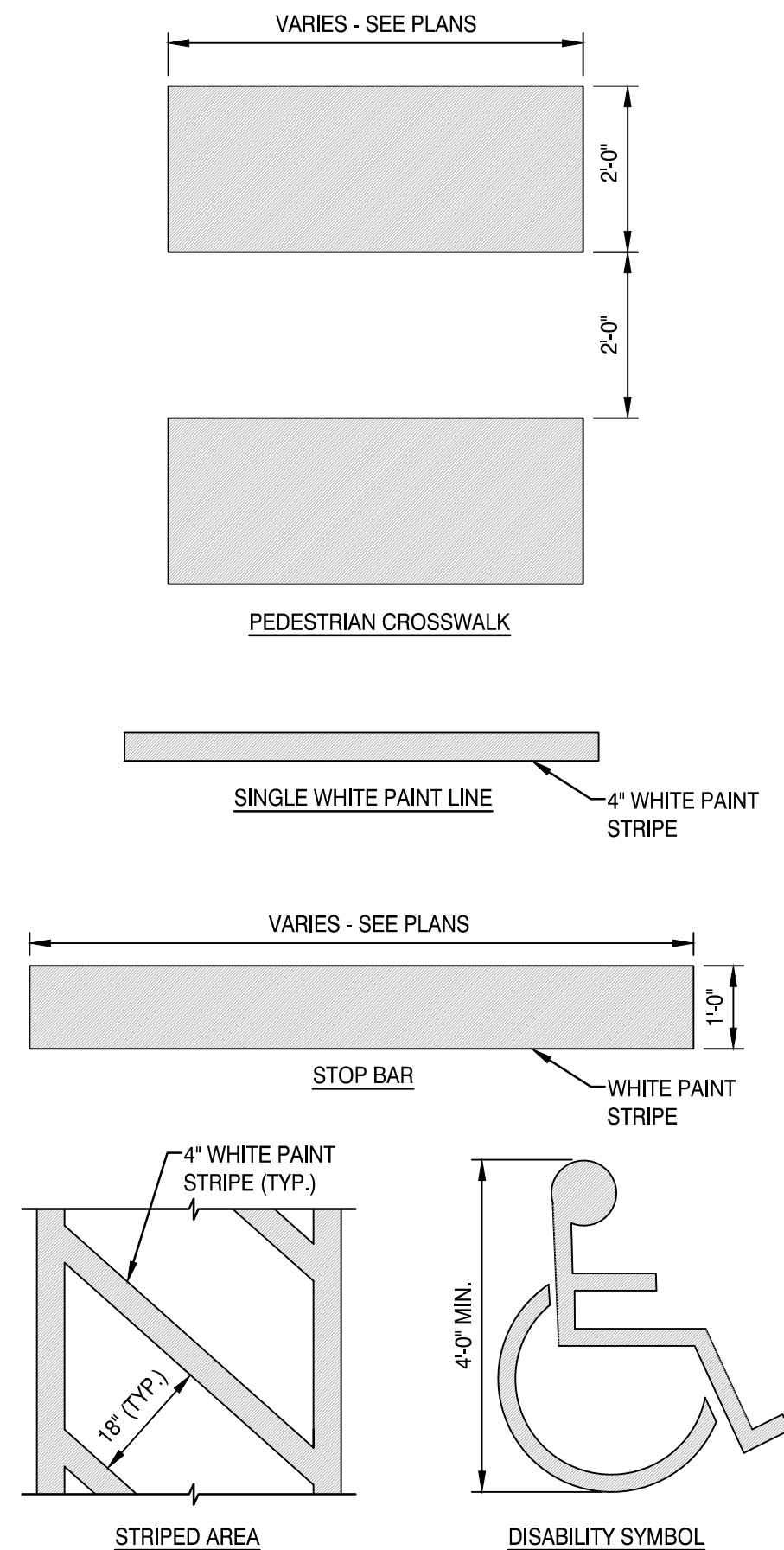
2 BOLLARD
3/4" = 1'-0"



1 STANDARD PAVEMENT MARKINGS
NOT TO SCALE



5 CONCRETE ISLAND
NOT TO SCALE



EROSION & SEDIMENTATION CONTROL NOTES:

TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDE THE USE OF STABILIZED CONSTRUCTION ENTRANCE, SILTATION FENCE, HAY BALE BARRIERS, CATCH BASIN INLET BARRIERS, CATCH BASIN SEDIMENT COLLECTION BAGS, EROSION CONTROL BLANKET, AND TEMPORARY SEEDING AND MULCHING AS REQUIRED. PERMANENT DEVICES INCLUDE THE USE OF RIP RAP AT EXPOSED STORM DRAIN AND CULVERT INLETS AND OUTLETS, AND PERMANENT VEGETATION.

GENERAL

- A. IT IS ANTICIPATED THAT CONSTRUCTION MAY BEGIN AS SOON AS POSSIBLE FOLLOWING RECEIPT OF NECESSARY PERMITS.
1. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION. BEST MANAGEMENT PRACTICES PUBLISHED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, (2016, OR AS CURRENTLY REVISED), OR U.S ENVIRONMENTAL PROTECTION AGENCY PUBLICATION 832/R-92-005 (SEPTEMBER, 1992, OR AS CURRENTLY REVISED) STORM WATER MANAGEMENT FOR CONSTRUCTION, CHAPTER 3, WHICHEVER IS MORE STRINGENT.
2. ANY ADDITIONAL EROSION AND SEDIMENTATION CONTROL DEEMED NECESSARY BY THE OWNERS REPRESENTATIVE, DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) PERSONNEL AND/OR MUNICIPAL OFFICIALS SHALL BE INSTALLED BY THE CONTRACTOR.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES RESULTING FROM EROSION OR SEDIMENTATION FROM THE SITE TO SURROUNDING PROPERTIES, WATER BODIES, OR WETLANDS AS A RESULT OF THIS PROJECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR/ REPLACEMENT/ MAINTENANCE OF ALL EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED TO THE SATISFACTION OF THE ABOVE PERSONNEL. DESCRIPTIONS OF ACCEPTABLE PERMANENT STABILIZATION FOR VARIOUS COVER TYPES FOLLOWS:

- FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS A 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.
- FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.
- FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL. EROSION CONTROL MIX MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.
- FOR AREAS STABILIZED WITH RIP RAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIP RAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIP RAP. STONE MUST BE SIZED APPROPRIATELY.
- PAVED AREAS: FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE COMPACTED GRAVEL SUBBASE IS COMPLETED.
- FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH WELL-GRADED RIP RAP, OR WITH ANOTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE LINING, UNDERCUTTING OF THE BANKS, OR DOWN CUTTING OF THE CHANNEL.

B. EROSION AND SEDIMENTATION CONTROL MEASURES

1. PRIOR TO THE BEGINNING OF CONSTRUCTION, THE STABILIZED CONSTRUCTION ENTRANCE AND TEMPORARY SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNERS REPRESENTATIVE. IT IS THE INTENT THAT SILT FENCE OR EROSION CONTROL MIX BERM BE INSTALLED DOWN GRADIENT OF ALL DISTURBED AREAS OF THE SITE. SILT FENCE SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE SILT BARRIERS. THIS SEDIMENT SHALL BE SPREAD AND STABILIZED IN AREAS OF THE SITE NOT SUBJECT TO EROSION. SILT FENCE OR EROSION CONTROL MIX BERM SHALL BE REPLACED AS NECESSARY TO PROVIDE PROPER FILTERING ACTION. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, THEY SHALL BE REPLACED WITH A TEMPORARY CRUSHED STONE CHECK DAM.
2. ALL CATCH BASINS, NEW OR EXISTING, THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS MUST BE PROTECTED DURING CONSTRUCTION.
3. REMOVAL OF SOD, TREES, BUSHES AND OTHER VEGETATION AND SOIL DISTURBANCE WILL BE KEPT TO A MINIMUM WHILE ALLOWING PROPER SITE DEVELOPMENT.
4. GRUBBINGS AND ANY UNUSABLE TOPSOIL SHALL BE STRIPPED AND REMOVED FROM THE PROJECT SITE AND DISPOSED OF IN AN APPROVED MANNER.
5. ANY SUITABLE TOPSOIL WILL BE STRIPPED AND STOCKPILED FOR REUSE IN FINAL GRADING. TOPSOIL WILL BE STOCKPILED IN A MANNER SUCH THAT NATURAL DRAINAGE IS NOT OBSTRUCTED AND NO OFF-SITE SEDIMENT DAMAGE WILL RESULT. SEDIMENT BARRIERS SHALL BE INSTALLED DOWN-GRADIENT OF ALL SOIL STOCKPILES AND STORMWATER SHALL BE PREVENTED FROM RUNNING ONTO ALL STOCKPILES. IF A STOCKPILE IS NECESSARY, THE SIDE SLOPES OF THE TOPSOIL STOCKPILE WILL NOT EXCEED 2:1. TOPSOIL STOCKPILES WILL BE TEMPORARILY SEEDED WITH AROOSTOOK RYE, ANNUAL OR PERENNIAL RYE GRASS WITHIN 7 DAYS OF FORMATION, OR TEMPORARILY MULCHED IF SEEDING CANNOT BE DONE WITHIN THE RECOMMENDED SEEDING DATES.
6. TEMPORARY DIVERSION BERMS AND DRAINAGE SWALES SHALL BE CONSTRUCTED AS NECESSARY.
7. TEMPORARY STABILIZATION SHALL BE CONDUCTED WITHIN 7 DAYS OF INITIAL DISTURBANCE OF SOILS, PRIOR TO ANY RAIN EVENT, AND PRIOR TO ANY WORK SHUT DOWN LASTING MORE THAN ONE DAY. TEMPORARY STABILIZATION INCLUDES SEED, MULCH, OR OTHER NON-ERODABLE COVER.
8. TEMPORARY SEEDING SPECIFICATIONS: WHERE SEEDBED HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME, AND SEED. APPLY LIMESTONE AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET) AND 10-10-10 (N-P205-K20) FERTILIZER AT A RATE OF 600 LBS PER ACRE (13.8 LB. PER 1,000 SQUARE FEET). UNIFORMLY APPLY SEED AT THE RECOMMENDED SEEDING RATES AND DATES; APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRES, AND ANCHOR AS NECESSARY.

RECOMMENDED TEMPORARY SEEDING DATES AND APPLICATION RATES ARE AS FOLLOWS:

AROOSTOOK RYE:
RECOMMENDED SEEDING DATES: 8/15 -10/1
APPLICATION RATE: 112 LBS/ACRE

ANNUAL RYE GRASS:
RECOMMENDED SEEDING DATES: 4/1 - 7/1
APPLICATION RATE: 40 LBS/ACRE

PERENNIAL RYE GRASS:
RECOMMENDED SEEDING DATES: 8/15 - 9/15
APPLICATION RATE: 40 LBS/ACRE

9. PERMANENT SEEDING SPECIFICATION. IF A LANDSCAPE PLAN HAS BEEN PREPARED FOR THE PROJECT, SOIL PREPARATION AND SEED SPECIFICATIONS OF THAT PLAN SHALL SUPERSEDE THESE GENERAL PERMANENT SEEDING REQUIREMENTS. IT IS RECOMMENDED THAT PERMANENT SEEDING BE COMPLETED BETWEEN APRIL 1 AND JUNE 15 OF EACH YEAR. LATE SEASON SEEDING MAY BE DONE BETWEEN AUGUST 15 AND SEPTEMBER 15. AREAS NOT SEEDED OR WHICH DO NOT OBTAIN A SATISFACTORY GROWTH BY OCTOBER 1 SHALL BE SEEDED WITH AROOSTOOK RYE MULCHED AT RATES PREVIOUSLY SPECIFIED. SEE WINTER CONDITIONS NOTES FOR SEEDING STABILIZATION AFTER NOVEMBER 1.

- APPLY TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES. MIX TOPSOIL WITH THE SUBSOIL TO A MINIMUM DEPTH OF 6 INCHES.

- APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS. IN LIEU OF SOIL TESTS, APPLY GROUND LIMESTONE AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET) AND GRANULAR, COMMERCIAL-GRADE, 10-10-10 (N-P205-K20) FERTILIZER AT A RATE OF 800 LBS PER ACRE (18.4 LBS PER 1,000 SQUARE FEET).

- UNIFORMLY APPLY SEED MIXTURE AT THE RECOMMENDED SEEDING RATES AND DATES, APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRES, AND ANCHOR AS NECESSARY.

- THE SEED MIXTURE FOR LAWN AND FILTRATION BASIN AREAS SHALL CONSIST OF SEEDS PROPORTIONED BY WEIGHT AS FOLLOWS:

30% CREEPING RED FESCUE
50% KENTUCKY BLUEGRASS
20% ITALIAN/PERENNIAL RYE GRASS

NOTE: SEED MIXTURE SHALL CONSIST OF AT LEAST TWO VARIETIES OF EACH TYPE OF GRASS. WHEN USED IN A FILTER BASIN, STORMWATER SHALL NOT BE DIRECTED TO THE BASIN UNTIL THE GRASS IS ESTABLISHED.

10. MULCH ALL AREAS SEEDED SO THAT SOIL IS NOT VISIBLE THROUGH THE MULCH REGARDLESS OF THE APPLICATION RATE.

11. DITCH LININGS AND RIP RAP INLET AND OUTLET PROTECTION SHALL BE INSTALLED WITHIN 48 HOURS OF COMPLETING THE GRADING OF THAT SECTION OF DITCH OR INSTALLATION OF CULVERT.

12. RIP RAP REQUIRED AT CULVERTS AND STORM DRAIN INLETS AND OUTLETS SHALL CONSIST OF FIELD STONE OR ROUGH UNHEWN QUARRY STONE OF APPROXIMATELY RECTANGULAR SHAPE.

13. EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL PERMANENT SLOPES STEEPER THAN 15% IN THE BASE OF DITCHES NOT OTHERWISE PROTECTED, AND ANY DISTURBED AREAS WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE (E.G. WETLANDS AND WATER BODIES). EROSION CONTROL BLANKET SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

14. TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE, SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

15. TEMPORARY EROSION CONTROL MIX BERM SHALL BE REMOVED BY SPREADING MATERIAL IN AREAS OF THE SITE NOT SUBJECT TO EROSION.

C. WINTER CONDITIONS

1. "WINTER CONSTRUCTION" IS CONSTRUCTION ACTIVITY PERFORMED DURING THE PERIOD FROM NOVEMBER 1ST THROUGH APRIL 15TH. IF AREAS WITHIN THE CONSTRUCTION ACTIVITY ARE NOT STABILIZED WITH TEMPORARY OR PERMANENT MEASURES OUTLINED ABOVE BY NOVEMBER 15TH, THEN THE SITE MUST BE PROTECTED WITH ADDITIONAL STABILIZATION MEASURES THAT ARE SPECIFIC TO WINTER CONDITIONS. NO MORE THAN ONE ACRE OF THE SITE MAY BE WITHOUT STABILIZATION AT ONE TIME.
2. SILT FENCE: IN LIEU OF PROVIDING THE 4" X 4" TRENCH FOR FROZEN GROUND, STONY SOIL, THE PRESENCE OF LARGE ROOTS, OR OTHER PROHIBITIVE CONDITIONS, THE BOTTOM 8" TO 12" OF THE FABRIC MAY BE LAID ON EXISTING GRADE AND BACK FILLED WITH STONE ANCHORING MATERIAL, AS SHOWN ON THE DRAWINGS.
3. AREAS WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIERS.
4. HAY MULCH SHALL BE APPLIED AT TWICE THE STANDARD TEMPORARY STABILIZATION RATE. AT THE END OF EACH CONSTRUCTION DAY, AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE STABILIZED. MULCH MAY NOT BE SPREAD ON TOP OF SNOW.
5. AFTER NOVEMBER 1ST OR THE FIRST KILLING FROST FOR THE REGION AND BEFORE SNOW FALL, ALL EXPOSED AND DISTURBED AREAS NOT TO UNDERGO FURTHER DISTURBANCE ARE TO HAVE DORMANT SEEDING. THE DORMANT SEEDING METHOD: PREPARE THE SEEDBED, LIME AND FERTILIZE, APPLY THE SELECTED PERMANENT SEED MIXTURE AT DOUBLE THE REGULAR SEEDING RATE, AND MULCH AND ANCHOR. DORMANT SEEDINGS NEED TO BE ANCHORED EXTREMELY WELL ON SLOPES, DITCH BASES AND AREAS OF CONCENTRATED FLOWS. DORMANT SEEDING REQUIRES INSPECTION AND RESEEDING AS NEEDED IN THE SPRING. ALL AREAS WHERE COVER IS INADEQUATE MUST BE IMMEDIATELY RESEEDED AND MULCHED AS SOON AS POSSIBLE.
6. ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1ST, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MUST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
7. MULCH NETTING MUST BE USED TO ANCHOR MULCH ON ALL SLOPES GREATER THAN 8% UNLESS EROSION CONTROL BLANKETS OR EROSION CONTROL MIX IS BEING USED ON THESE SLOPES.
8. LESS THAN ONE ACRE SHALL BE EXPOSED AT ONE TIME DURING CONSTRUCTION.

D. HOUSEKEEPING

1. SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER, THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.
2. GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN INFILTRATION AREA IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL, DIKES, BERMS, SLUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.
3. FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEPED IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.
4. DEBRIS AND OTHER MATERIALS. MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.

5. AUTHORIZED NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:

- DISCHARGES FROM FIREFIGHTING ACTIVITY;
- FIRE HYDRANT FLUSHINGS;
- VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
- DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX C(3);
- ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
- PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
- UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
- UNCONTAMINATED GROUNDWATER OR SPRING WATER;
- FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
- UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C(5));
- POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
- LANDSCAPE IRRIGATION.

6. UNAUTHORIZED NON-STORMWATER DISCHARGES. THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C (6). SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:

- WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
- FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
- SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
- TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.

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

E. INSPECTION AND MAINTENANCE

1. INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION AND STORM WATER CONTROL MEASURES, AREAS USED FOR STORAGE THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE A WEEK AS WELL AS BEFORE AND WITHIN 24 HOURS AFTER A STORM EVENT (RAINFALL), AND PRIOR TO COMPLETION OF PERMANENT STABILIZATION. A PERSON WITH KNOWLEDGE OF EROSION AND STORM WATER CONTROLS, INCLUDING THE STANDARDS IN ANY DEP OR MUNICIPAL COMPANION DOCUMENTS, MUST CONDUCT THE INSPECTION. THIS PERSON MUST BE IDENTIFIED IN THE INSPECTION LOG. IF BEST MANAGEMENT PRACTICES (BMPs) NEED TO BE MODIFIED OR IF ADDITIONAL BMPs ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (RAINFALL). ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.
2. AN INSPECTION AND MAINTENANCE LOG MUST BE KEPT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME AND QUALIFICATIONS OF THE PERSON PERFORMING THE INSPECTION, DATE, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES. MAJOR OBSERVATIONS MUST INCLUDE: BMPs THAT NEED TO BE MAINTAINED, LOCATION(S) OF BMPs THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATION(S) WHERE ADDITIONAL BMPs ARE NEEDED THAT DID NOT EXIST AT THE TIME OF THE INSPECTION. FOLLOW-UP TO CORRECT DEFICIENCIES OR ENHANCE CONTROLS MUST ALSO BE INDICATED IN THE LOG AND DATED, INCLUDING WHAT ACTION WAS TAKEN AND WHEN.
3. INSPECTIONS DURING CONSTRUCTION SHOULD BE PERFORMED AT LEAST ONCE PER WEEK AND AFTER EVERY RAINFALL EVENT.
4. AFTER CONSTRUCTION, INSPECTIONS ARE REQUIRED TO BE PERFORMED BY AN INDIVIDUAL WITH KNOWLEDGE OF STORMWATER TREATMENT STRUCTURES, INCLUDING INSTALLED BMPs AND THE STANDARD AND CONDITIONS OF GOVERNING PERMITS.
5. SNOW STORAGE IS PROHIBITED IN STORMWATER BMP SYSTEMS.

F. CONSTRUCTION SCHEDULE & SEQUENCE

1. INSTALL TEMPORARY EROSION CONTROL MEASURES IN THE VICINITY OF THE CONSTRUCTION AREA, INCLUDING A STABILIZED CONSTRUCTION ENTRANCE AT LOCATIONS DEEMED NECESSARY BY THE OWNERS REPRESENTATIVE, SEDIMENT BARRIERS, AND SILT FENCE. NOTE: TEMPORARY EROSION CONTROL MEASURES FOR WINTER CONDITIONS SHALL BE IMPLEMENTED.
2. GRUB THE SITE, STOCKPILE REUSABLE MATERIAL, AND DISPOSE OF UNUSABLE AND/OR SURPLUS MATERIAL AS REQUIRED PER EDC. INSTALL UNDERGROUND UTILITIES AND BUILD DRIVE AND PARKING TO GRADE.
3. EXCAVATE FOUNDATIONS.
4. CONSTRUCT BUILDING.
5. CONSTRUCT OTHER SITE IMPROVEMENTS, INCLUDING PAVEMENT.
6. PLACE LOAM, SEED, AND MULCH.
7. FOLLOWING PERMANENT STABILIZATION OF THE SITE, REMOVE TEMPORARY EROSION CONTROL MEASURES.

2	MAJOR DEVELOPMENT REVIEW	12-31-25
1	ISSUED FOR MRRA APPROVAL	12-2-25
0	ISSUED FOR DEP PERMITTING	10-31-25

#	REVISION	DATE
---	----------	------

ISSUED FOR MAJOR DEVELOPMENT REVIEW

12-31-25

SHEET TITLE:

EROSION & SEDIMENT CONTROL NOTES

Original drawing is 24" x 36". DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is viewed to be PRINTED IN COLOR.

SCALE: -- DESIGNED BY: MAF
SMRT PROJECT #: 24040 DRAWN BY: SLM

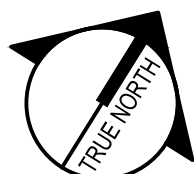


192 Admiral Fitch Avenue, Brunswick Landing, Brunswick, Maine



SMRT, Inc.
75 Washington Ave., Suite 3A
Portland, Maine 04101
1.877.700.7678
www.smrtinc.com

All reproduction & intellectual property rights reserved
© 2024 SMRT INC.
In Association With



2	MAJOR DEVELOPMENT REVIEW	12-31-25
1	ISSUED FOR MRRA APPROVAL	12-4-25
0	ISSUED FOR DEP PERMITTING	10-31-25

#	REVISION	DATE
---	----------	------

**ISSUED FOR MAJOR
DEVELOPMENT REVIEW**

12-31-25

SHEET TITLE:

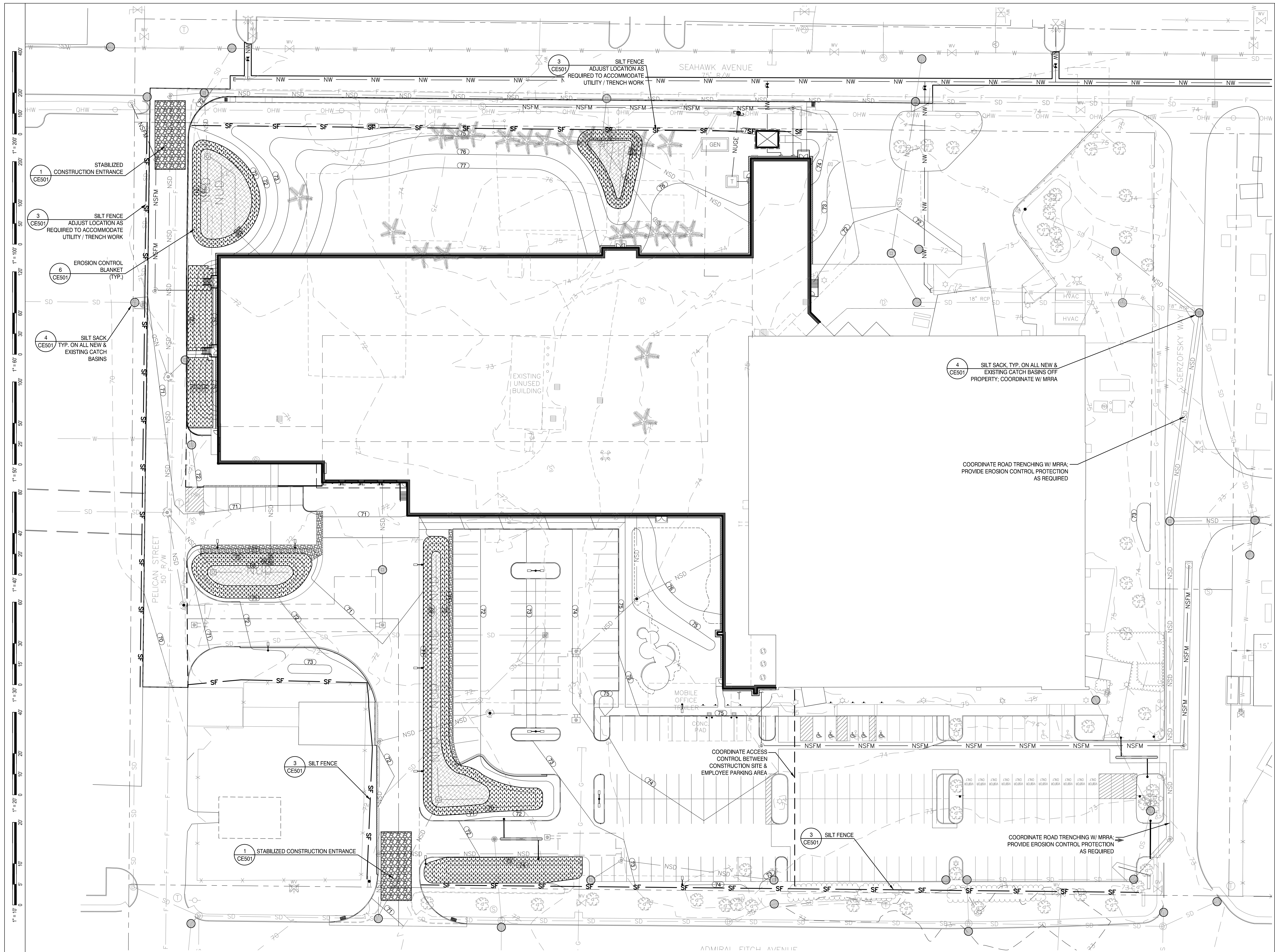
EROSION & SEDIMENT CONTROL PLAN

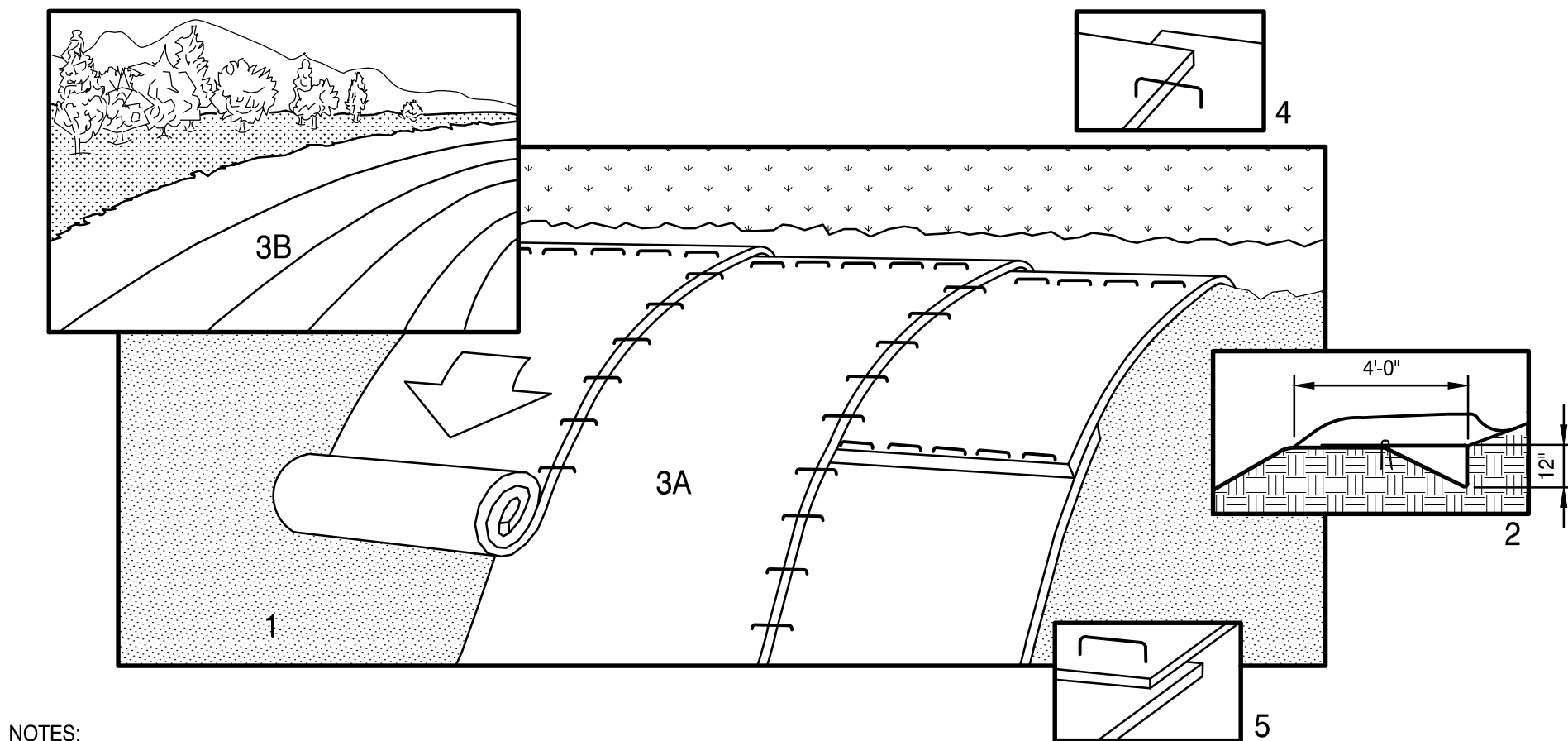
Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is intended to be PRINTED IN COLOR.

SCALE:	1" = 30'	DESIGNED BY:	MAF
SMRT PROJECT #:	24040	DRAWN BY:	SLM

CE101

NOT FOR CONSTRUCTION



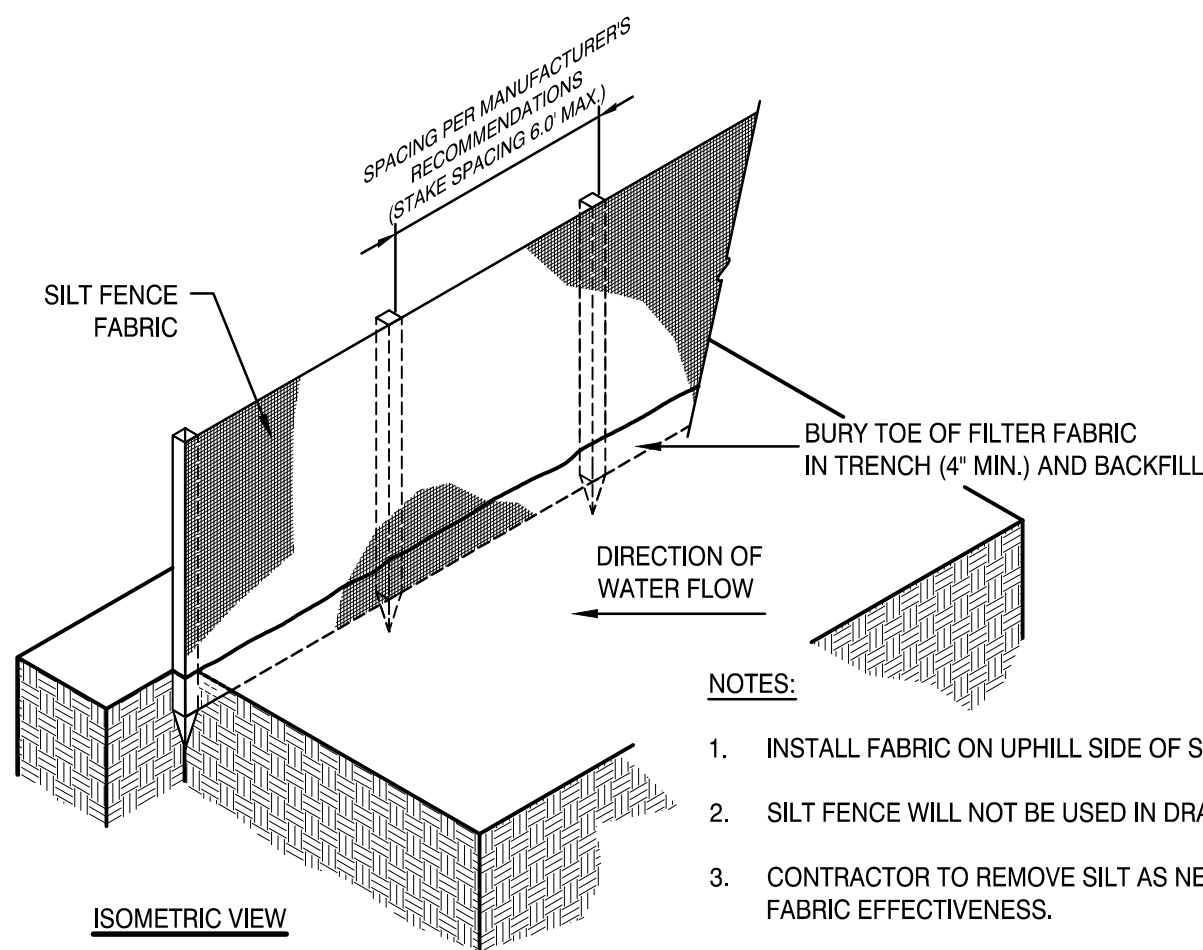


NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. UPSLOPE ANCHOR: BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE UPSLOPE EDGE IN A 12" DEEP TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 4" OVERLAP. REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.
5. WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, OVERLAP SHINGLE STYLE A MINIMUM OF 12 INCHES AT THE TOP OF EACH ROW AND 4 INCHES AT THE EDGES OF PARALLEL ROWS. ANCHOR ALONG THE OVERLAP WITH A MAXIMUM SPACING OF 3 FEET OR AS REQUIRED BY THE MANUFACTURER.
6. EROSION CONTROL BLANKET FOR USE ON SLOPES SHALL BE A BIODEGRADABLE DOUBLE NET WOVEN BLANKET WITH JUTE NETTING AND COCONUT FIBRE MATRIX SPECIFICALLY MANUFACTURED FOR THE PURPOSE (NORTH AMERICAN GREEN) BIO-NET S150BN OR APPROVED EQUAL.
7. ONCE PERMANENT STABILIZATION IS ACHIEVED, REMOVE ANY NON-BIODEGRADABLE MESH, IF USED.
8. ALL SLOPES 3H:1V OR GREATER, DRAINAGE WAYS AND AREAS INDICATED SHALL RECEIVE EROSION CONTROL BLANKET.
9. IF MANUFACTURER'S ANCHORING AND INSTALLATION SPECIFICATIONS DIFFER FROM THOSE LISTED ABOVE, THE MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED.

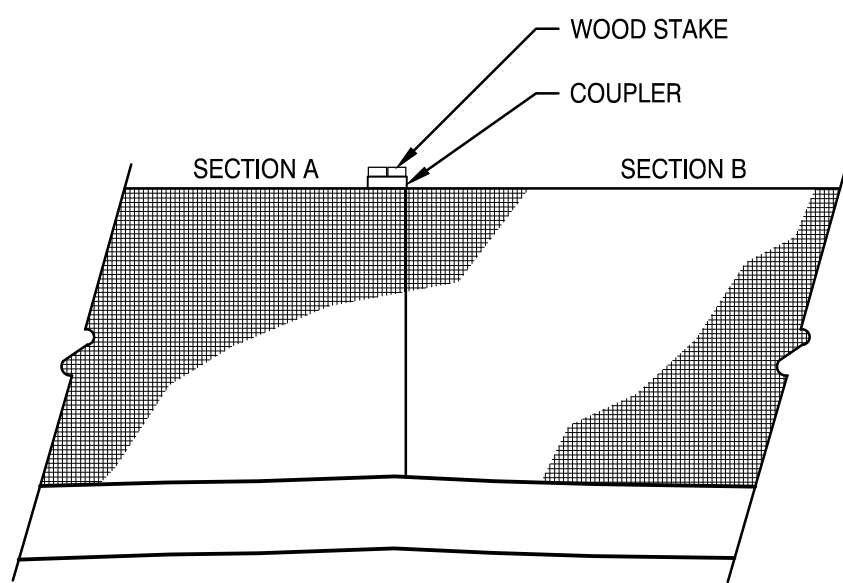
6 EROSION CONTROL BLANKET

NOT TO SCALE



NOTES:

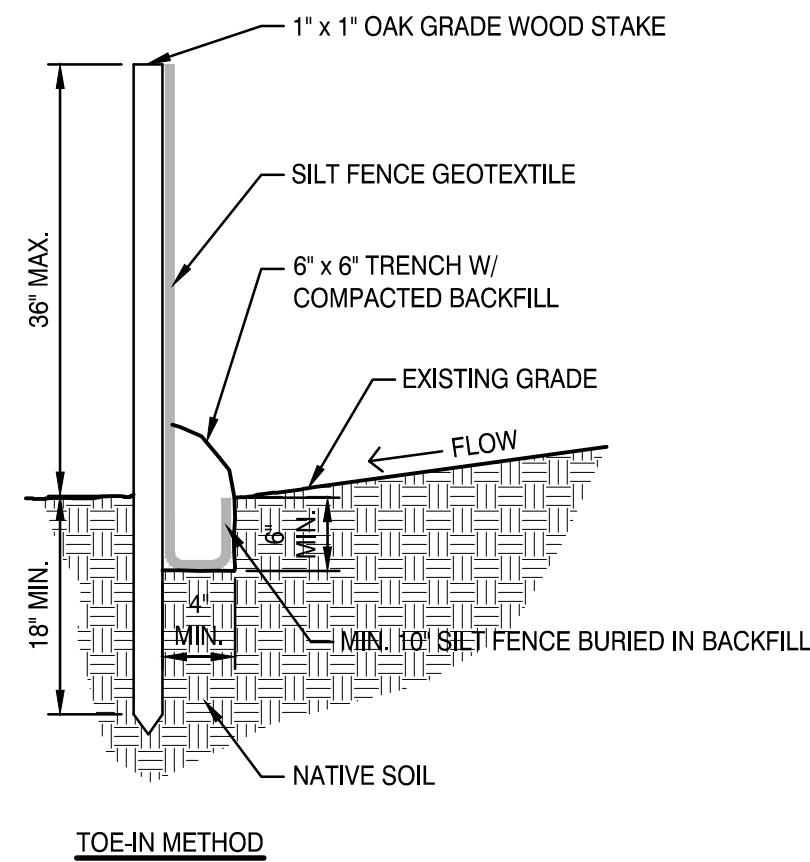
1. INSTALL FABRIC ON UPHILL SIDE OF SUPPORT POSTS.
2. SILT FENCE WILL NOT BE USED IN DRAINAGE WAYS.
3. CONTRACTOR TO REMOVE SILT AS NECESSARY TO MAINTAIN FABRIC EFFECTIVENESS.
4. ACCUMULATED SEDIMENT SHALL NOT EXCEED 1/3 OF FENCE HEIGHT. (9" MAX.)



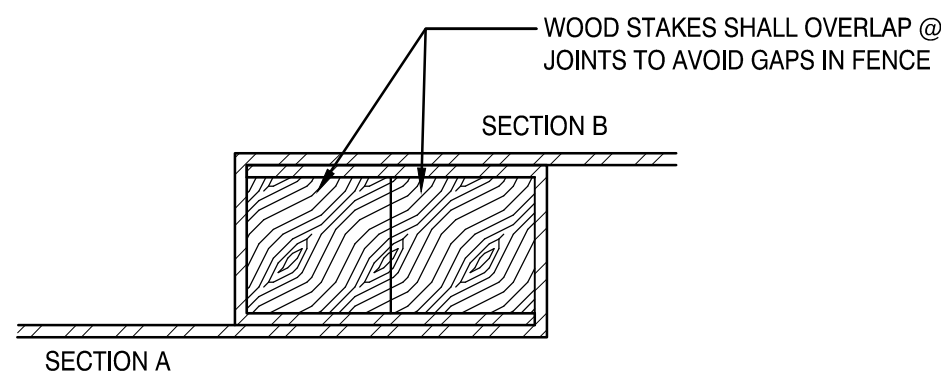
JOINING SECTIONS

3 SILT FENCE

3/4"=1'



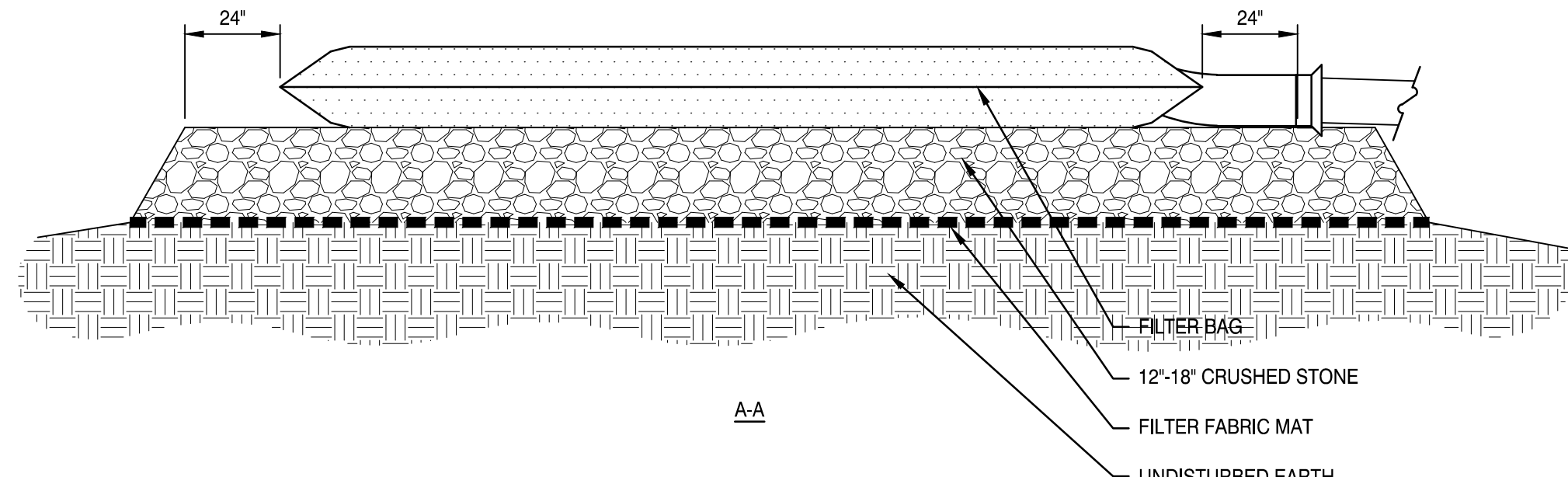
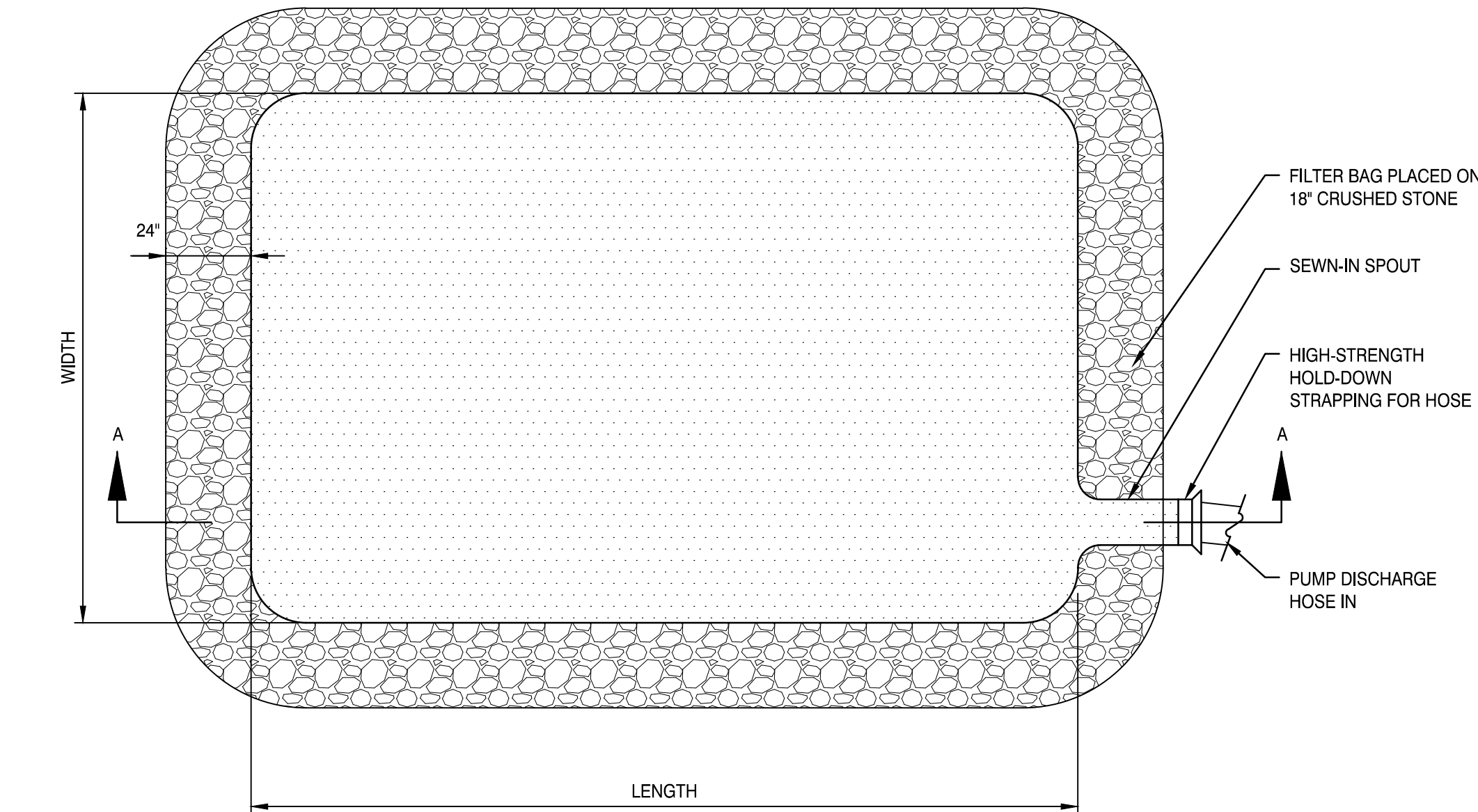
TOE-IN METHOD



TOP VIEW

5 DIRT BAG

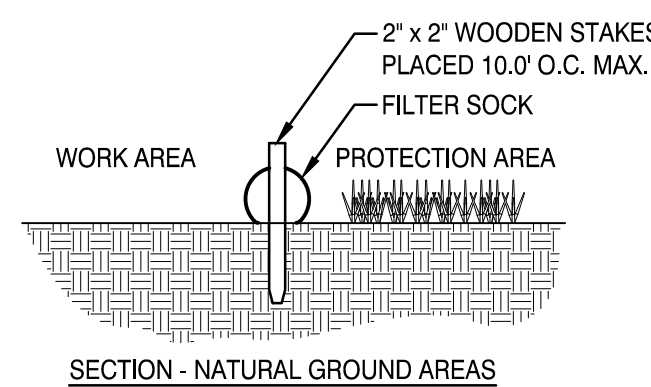
NOT TO SCALE



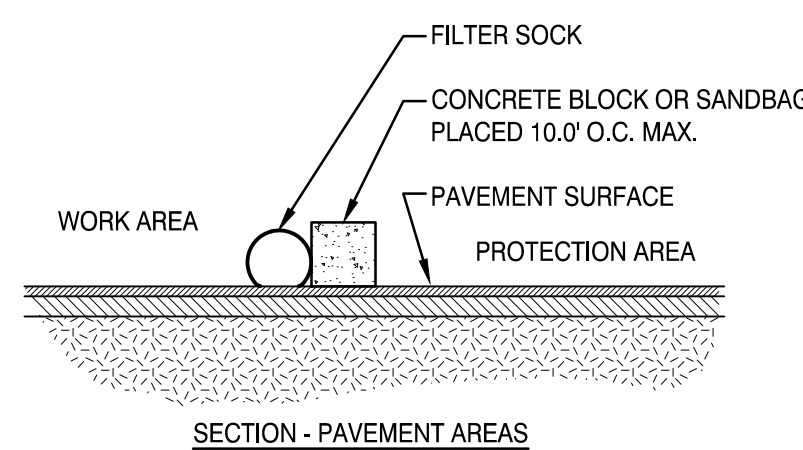
NOTE:
LOCATION OF DIRTBAGS TO BE SELECTED BY THE CONTRACTOR, BUT SHALL NOT BE LOCATED IN RECENTLY DISTURBED OR DESTABILIZED AREAS.

5 DIRT BAG

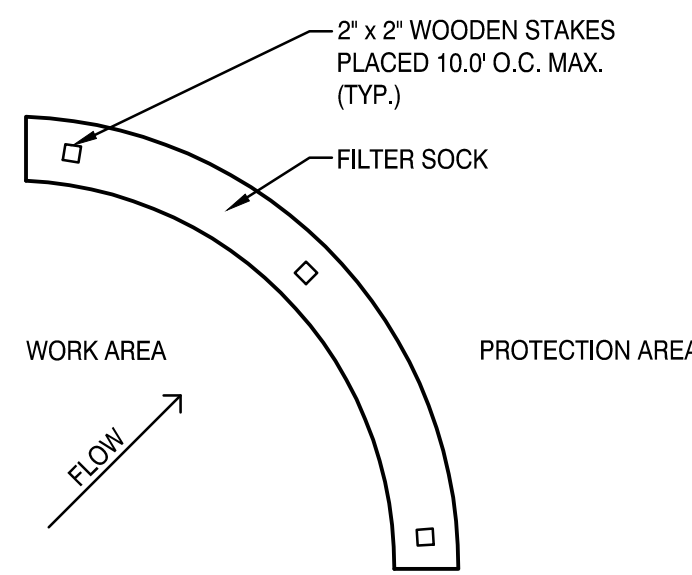
NOT TO SCALE



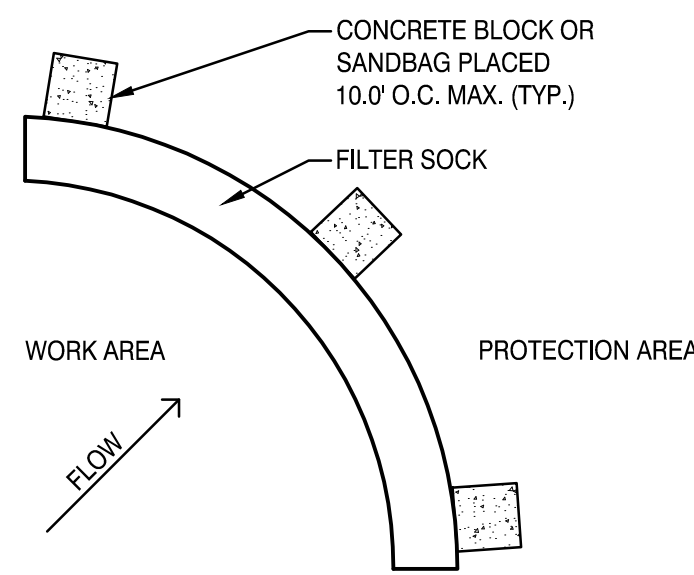
SECTION - NATURAL GROUND AREAS



SECTION - PAVEMENT AREAS



PLAN - NATURAL GROUND AREA



PLAN - PAVEMENT AREAS

NOTES:

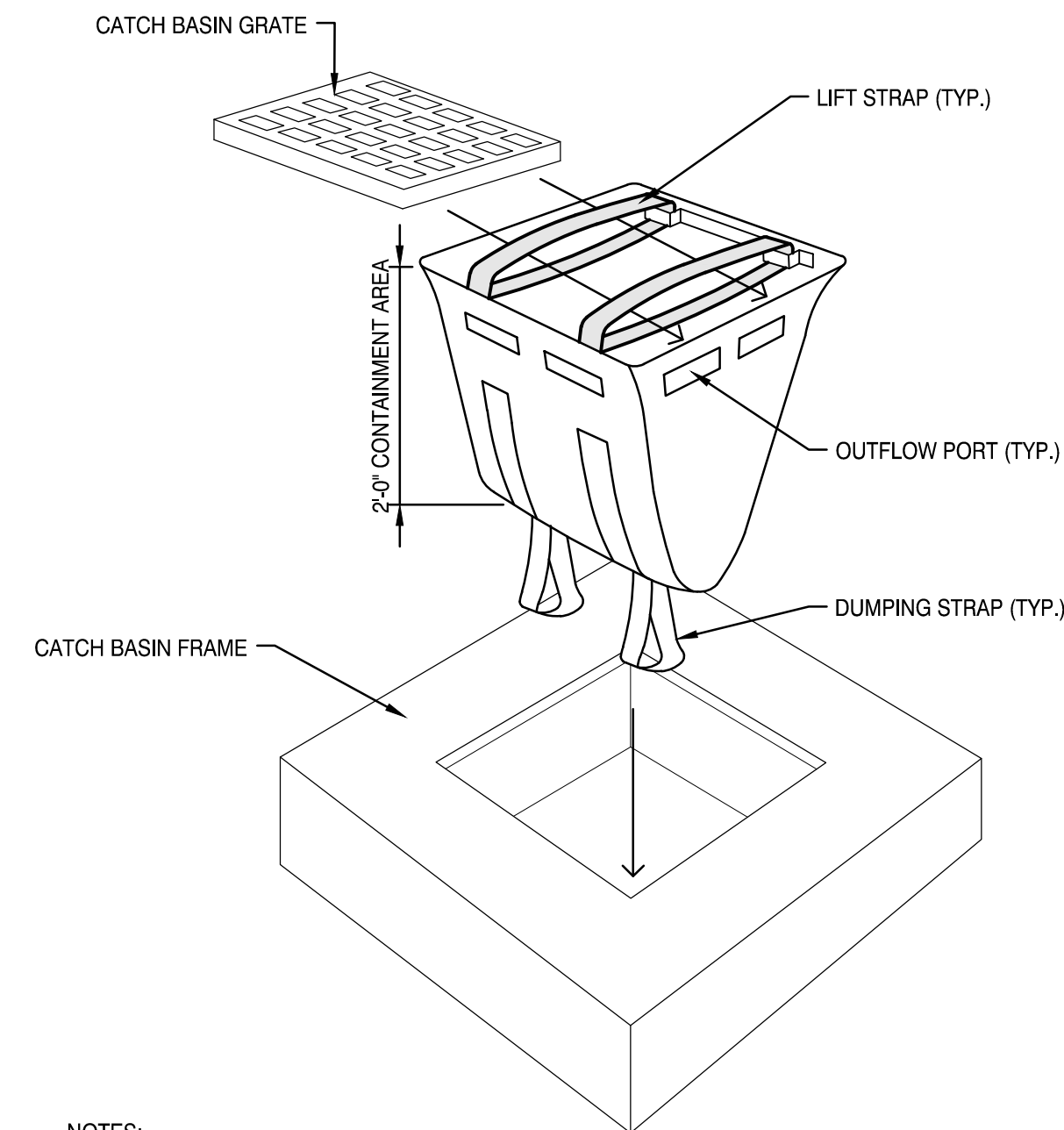
1. SOCK SIZE AND SECUREMENT TO BE PER MANUFACTURER'S RECOMMENDATION FOR THE APPLICATION.
2. FILTER MATERIAL TO BE PER MANUFACTURER'S RECOMMENDATION FOR THE APPLICATION.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER AFTER SITE IS PERMANENTLY STABILIZED.
4. FILTER SOCK MAY BE USED IN LIEU OF SILT FENCE IF LOCATIONS REVIEWED AND APPROVED BY OWNER AND ENGINEER.

2 FILTER SOCK

NOT TO SCALE

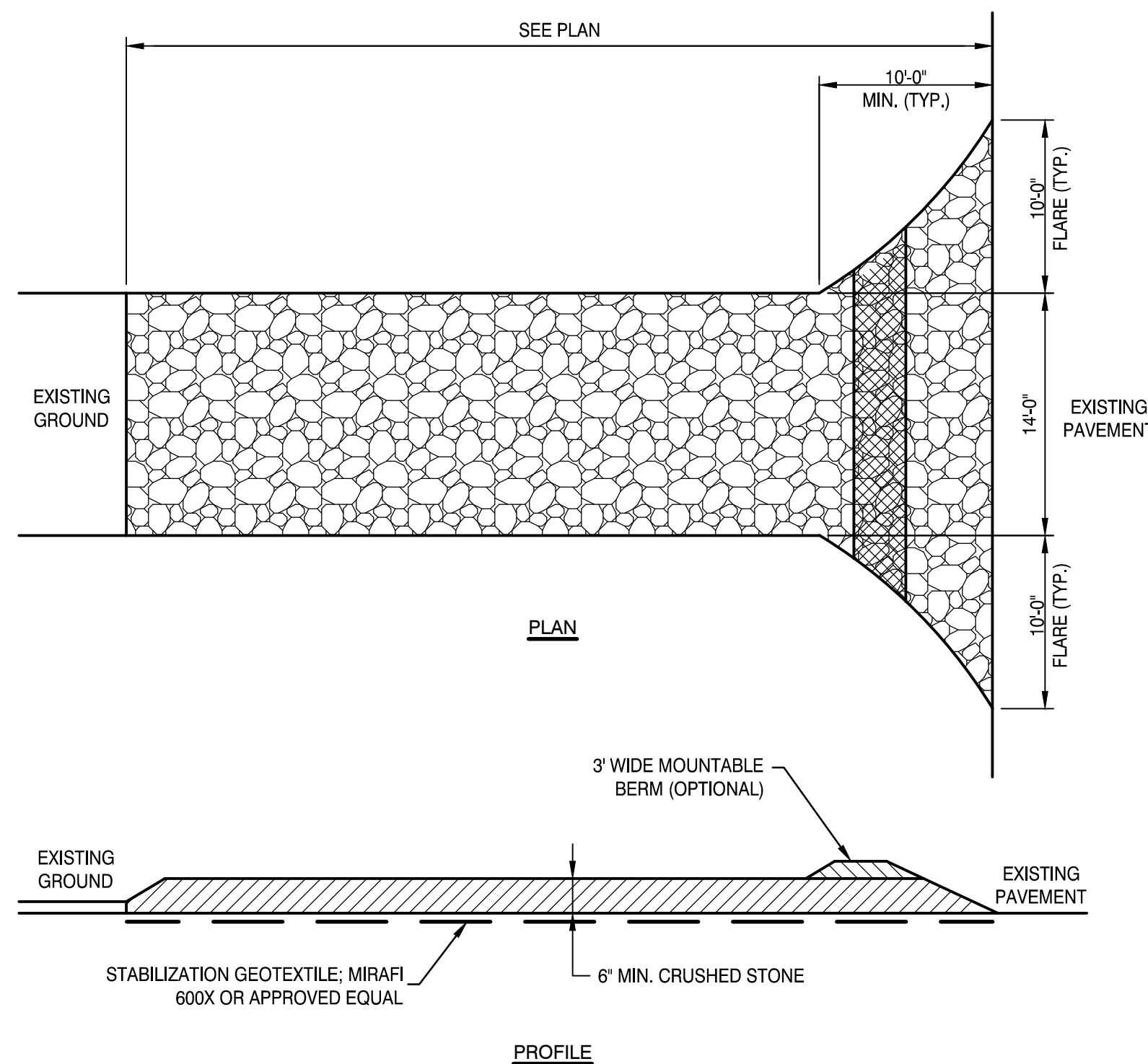
4 SILT SACK

3/4"=1'



NOTES:

1. SILT SACK TO BE "DANDY SACK" (BY DANDY PRODUCTS) OR APPROVED EQUAL.
2. INSERT TO BE EMPTIED IN AN APPROVED MANNER WHEN IT IS 1/3 FULL OF SEDIMENT AND IMMEDIATELY AFTER EACH STORM EVENT.
3. INSPECT INSERT AFTER ALL RAINFALL EVENTS, REPAIR AND MAINTAIN AS REQUIRED.
4. DISPOSE OF UNIT AND/OR SEDIMENT IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL ENVIRONMENTAL REGULATIONS.



NOTES:

1. THE PURPOSE IS TO REMOVE MUD FROM TIRES OF CONSTRUCTION VEHICLES.
2. WHEN STONE BECOMES CLOGGED AND INEFFECTIVE, TOPDRESS WITH 3" OF NEW STONE OR REPLACE ENTIRE PAD.
3. IF TIRE WASHING IS REQUIRED, WASH WATER SHALL DRAIN INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

1 STABILIZED CONSTRUCTION ENTRANCE

1/8"=1'

#	REVISION	DATE
2	MAJOR DEVELOPMENT REVIEW	12-31-25
1	ISSUED FOR MRRA APPROVAL	12-4-25
0	ISSUED FOR DEP PERMITTING	10-31-25

ISSUED FOR MAJOR DEVELOPMENT REVIEW

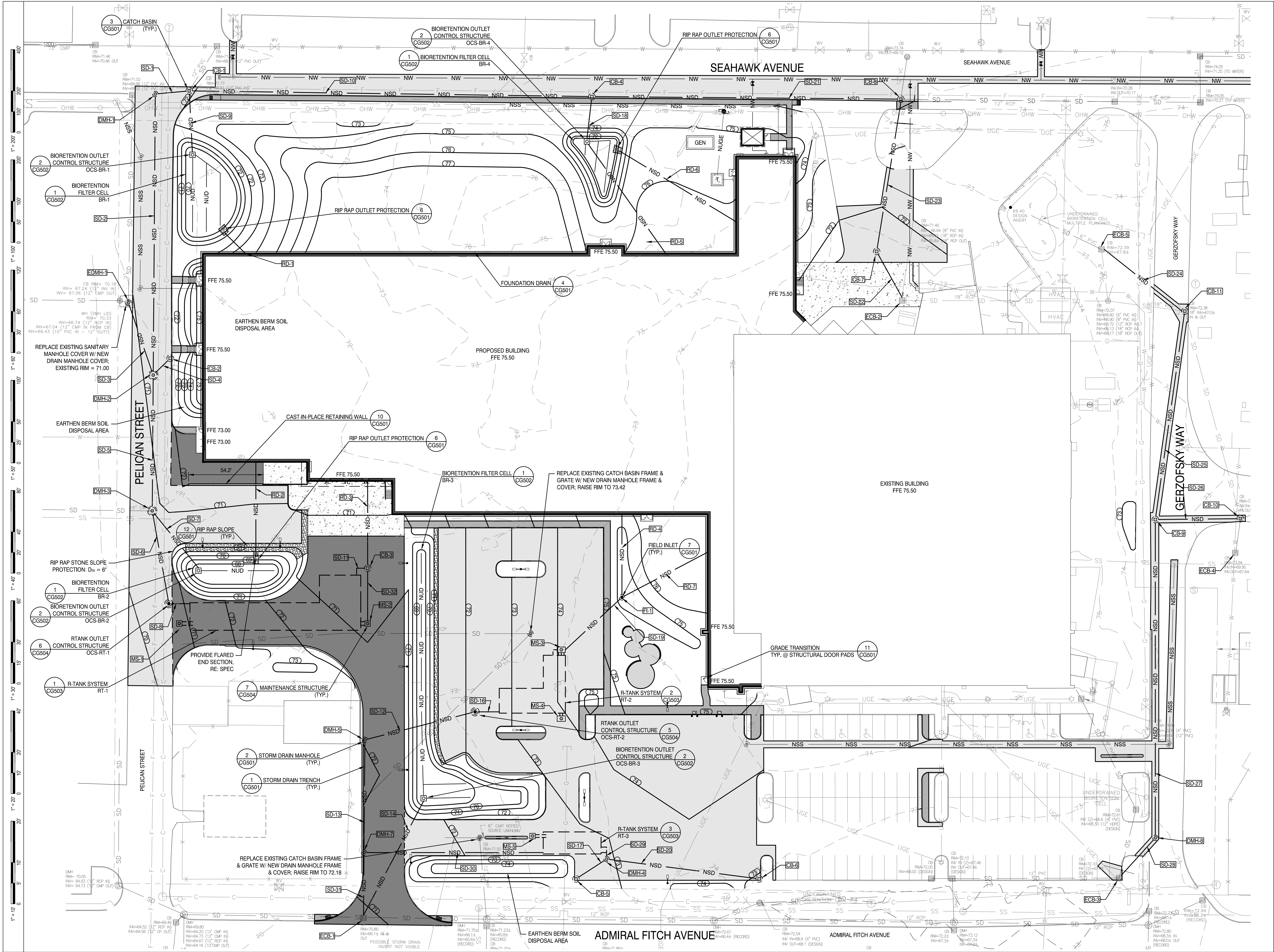
12-31-25

SHEET TITLE:

EROSION & SEDIMENT CONTROL DETAILS

Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is oriented to be PRINTED IN COLOR.

SCALE: AS SHOWN DESIGNED BY: MAF
SMRT PROJECT #: 24040 DRAWN BY: SLN



MOLNLYCKE
BRUNSWICK EXPANSION

192 Admiral Fitch Avenue, Brunswick Landing, Brunswick, Maine



SMRT, Inc.
75 Washington Ave., Suite 3A
Portland, Maine 04101
1.877.700.7678
www.smrtninc.com

All reproduction & intellectual property rights reserved
© 2024 SMRT INC.
In Association With



#	REVISION	DATE
2	MAJOR DEVELOPMENT REVIEW	12-31-25
1	ISSUED FOR MRRA APPROVAL	12-4-25
0	ISSUED FOR DEP PERMITTING	10-31-25

ISSUED FOR MAJOR
DEVELOPMENT REVIEW

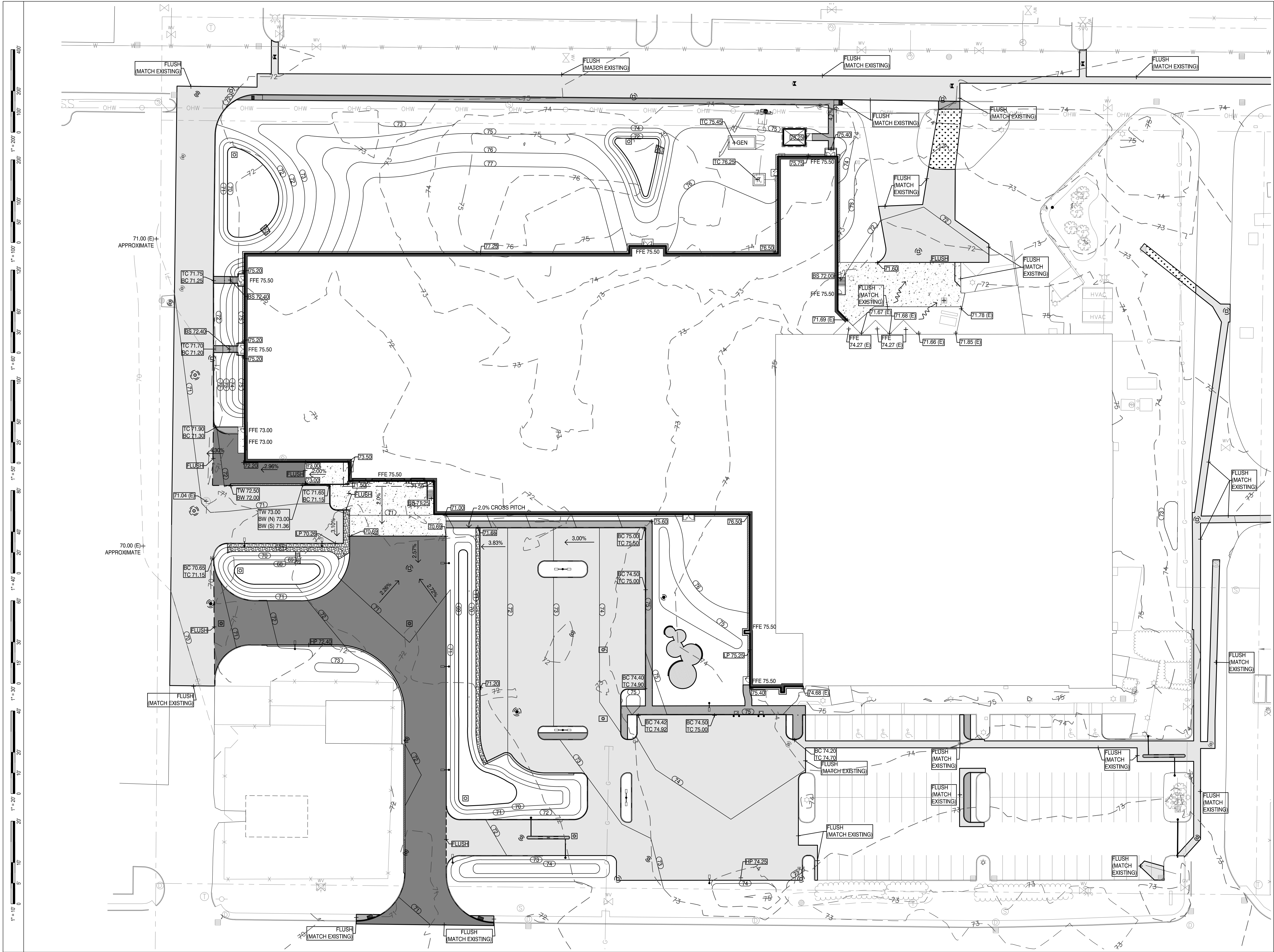
12-31-25

SHEET TITLE:
GRADING & DRAINAGE PLAN

Original drawing is 24" x 36". DO NOT SCALE CONTENTS OF THIS DRAWING.
Scale is shown in the title block. PRINTED IN COLOR.
SCALE: 1" = 30' DESIGNED BY: MAF
SMRT PROJECT #: 24040 DRAWN BY: SLM

CG101

NOT FOR CONSTRUCTION





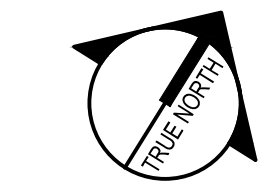
MOLNLYCKE
BRUNSWICK EXPANSION

192 Admiral Fitch Avenue, Brunswick Landing, Brunswick, Maine



SMRT, Inc.
75 Washington Ave., Suite 3A
Portland, Maine 04101
1.877.700.7678
www.smrtninc.com

All reproduction & intellectual property rights reserved
© 2024 SMRT INC.
In Association With



TRUE NORTH



#	REVISION	DATE
2	MAJOR DEVELOPMENT REVIEW	12-31-25
1	ISSUED FOR MRRA APPROVAL	12-4-25
0	ISSUED FOR DEP PERMITTING	10-31-25

#	REVISION	DATE
2	MAJOR DEVELOPMENT REVIEW	12-31-25
1	ISSUED FOR MRRA APPROVAL	12-4-25
0	ISSUED FOR DEP PERMITTING	10-31-25

ISSUED FOR MAJOR DEVELOPMENT REVIEW

12-31-25

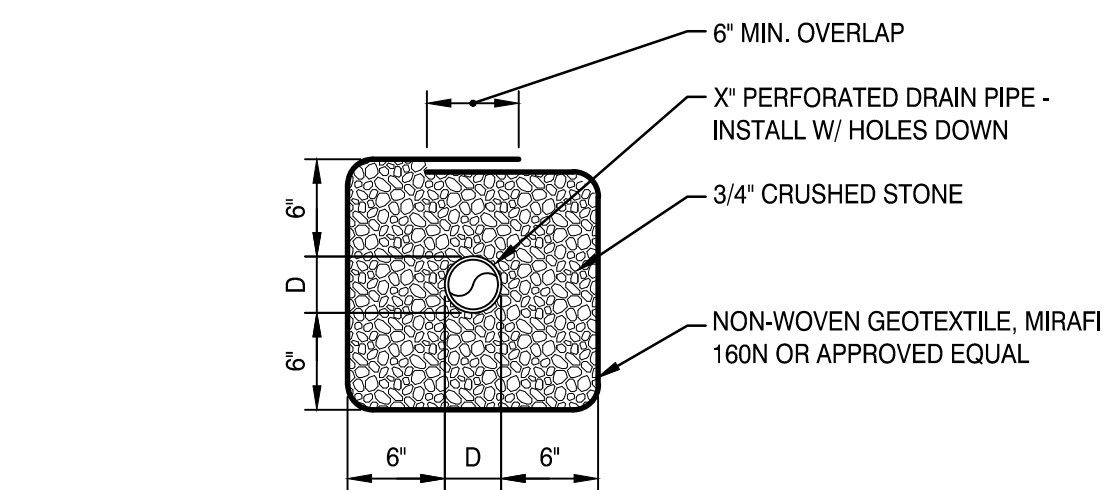
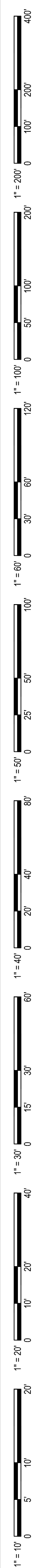
SHEET TITLE:
SPOT GRADE PLAN

Original drawing is 24" x 36". DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is viewed from the FRONT IN COLOR.

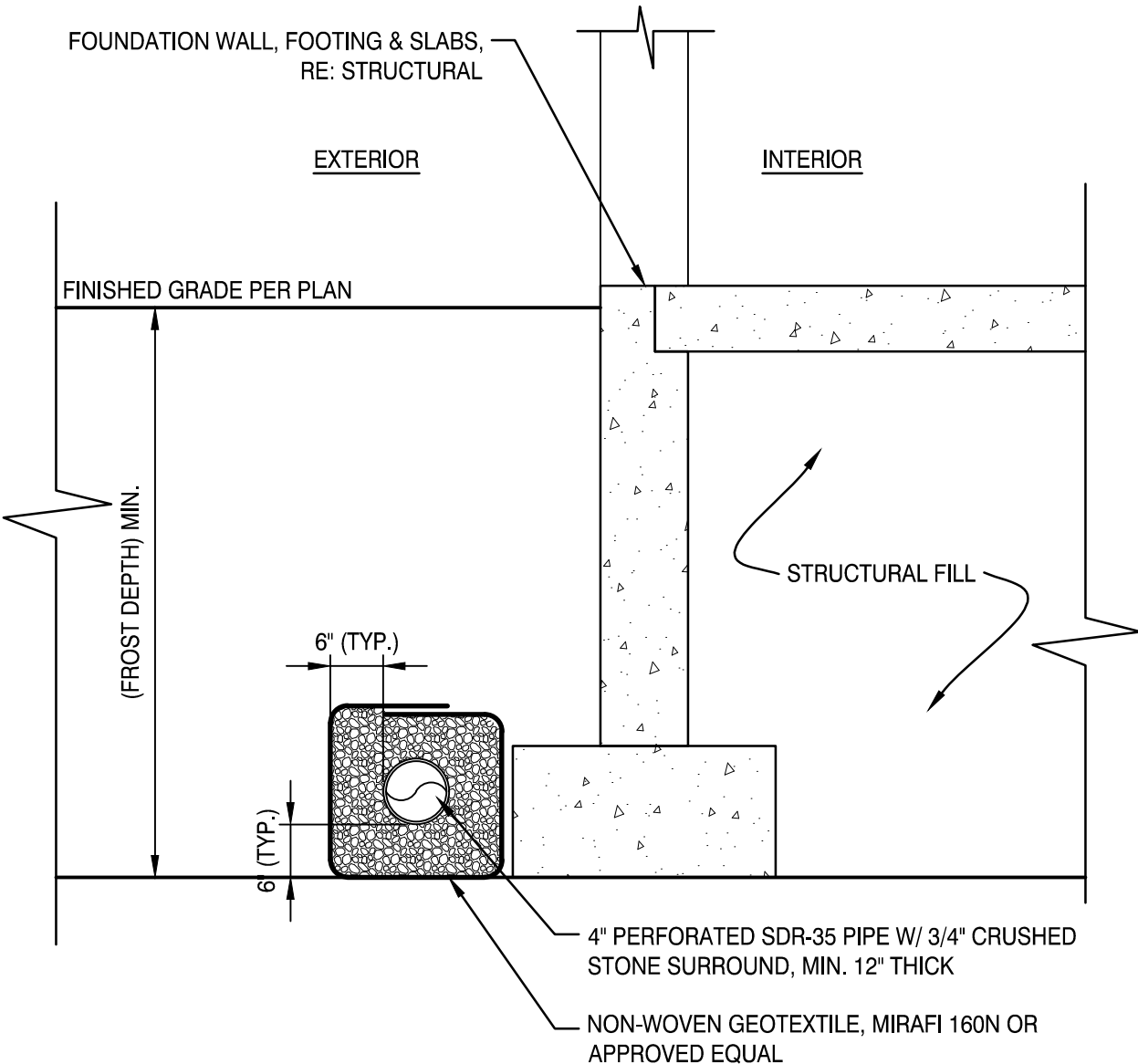
SCALE: 1" = 30' DESIGNED BY: WSM
SMRT PROJECT #: 24040 DRAWN BY: SLM

CG102

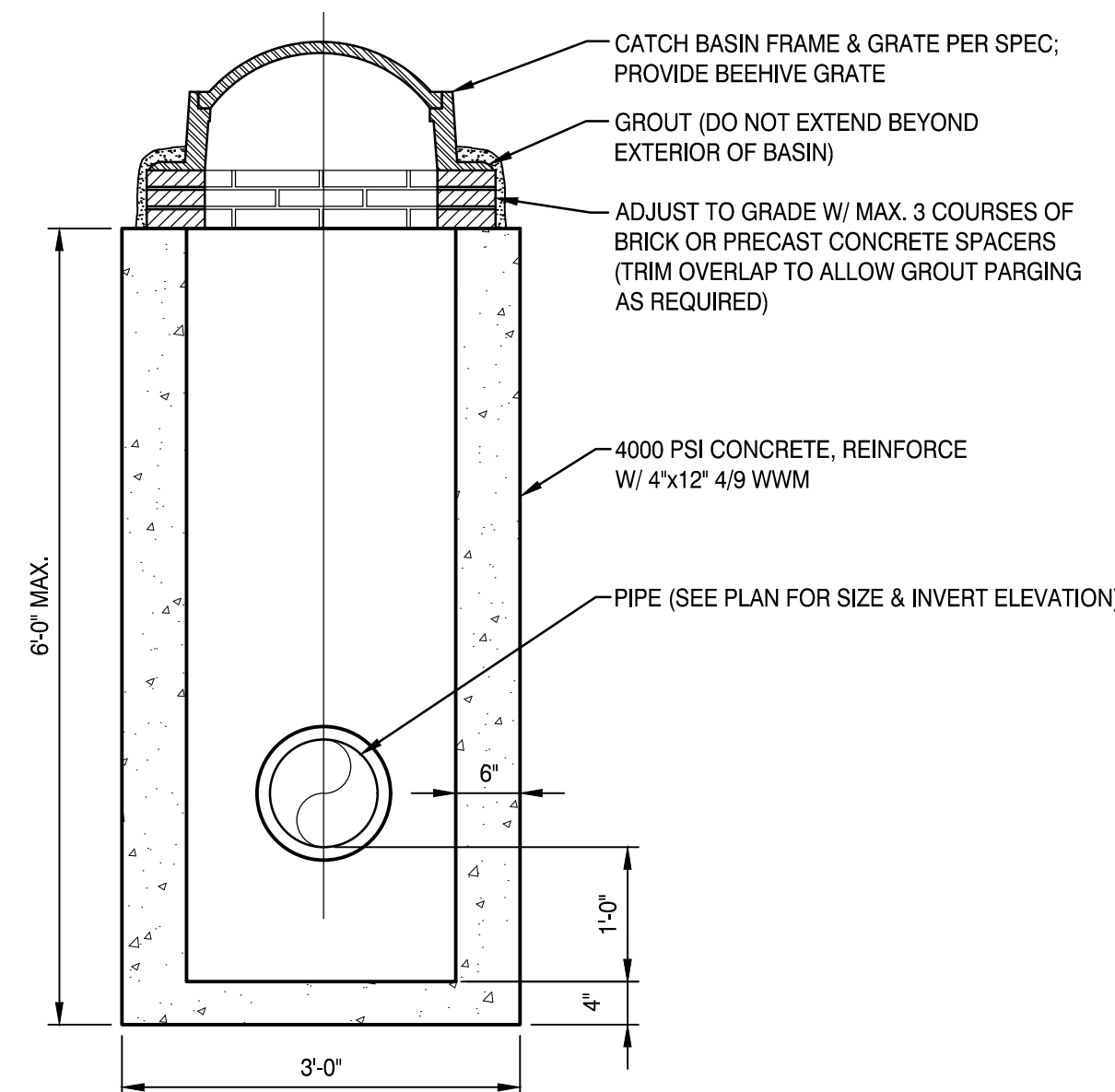
NOT FOR CONSTRUCTION



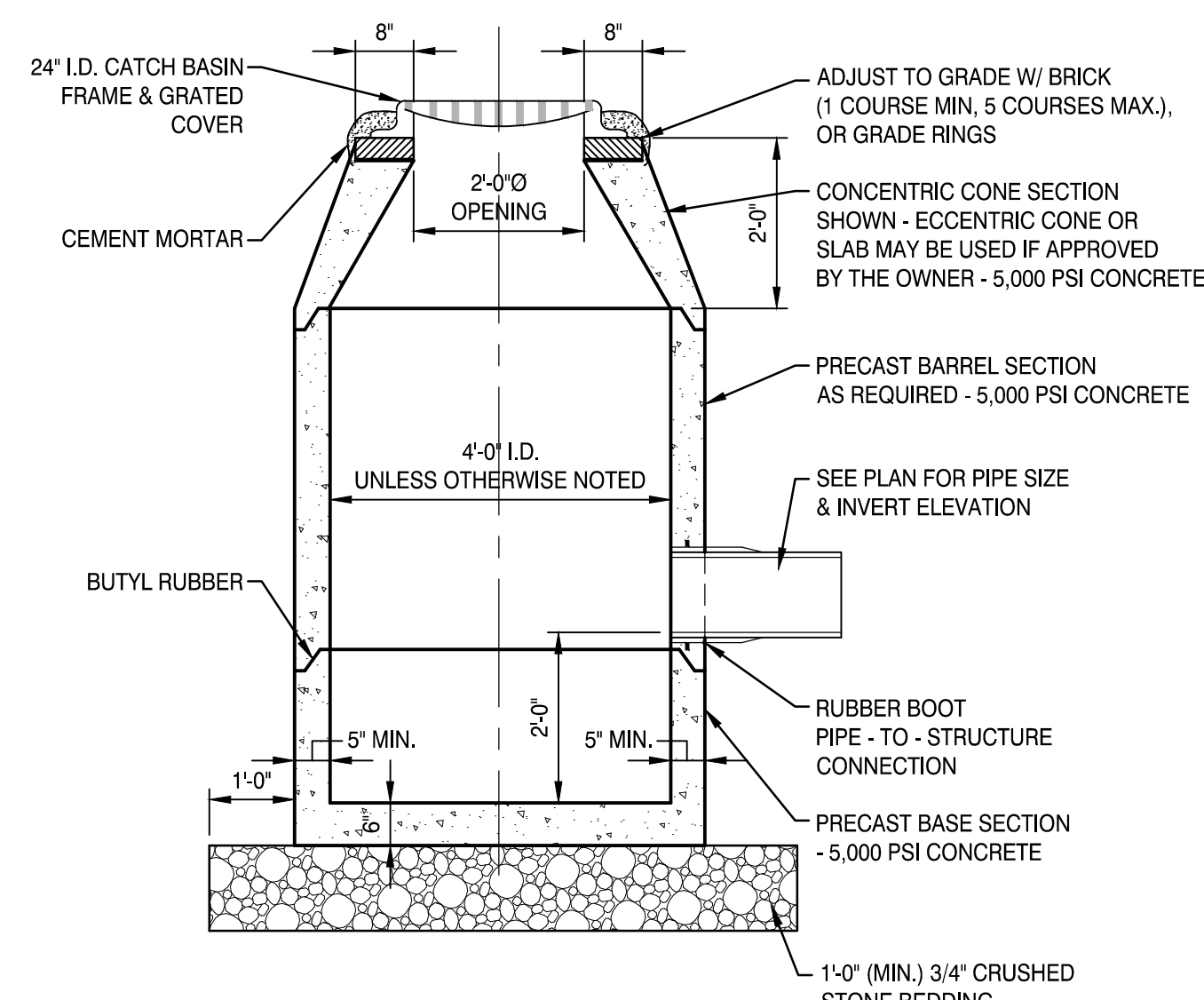
8 UNDERDRAIN
NOT TO SCALE



4 FOUNDATION DRAIN
NOT TO SCALE

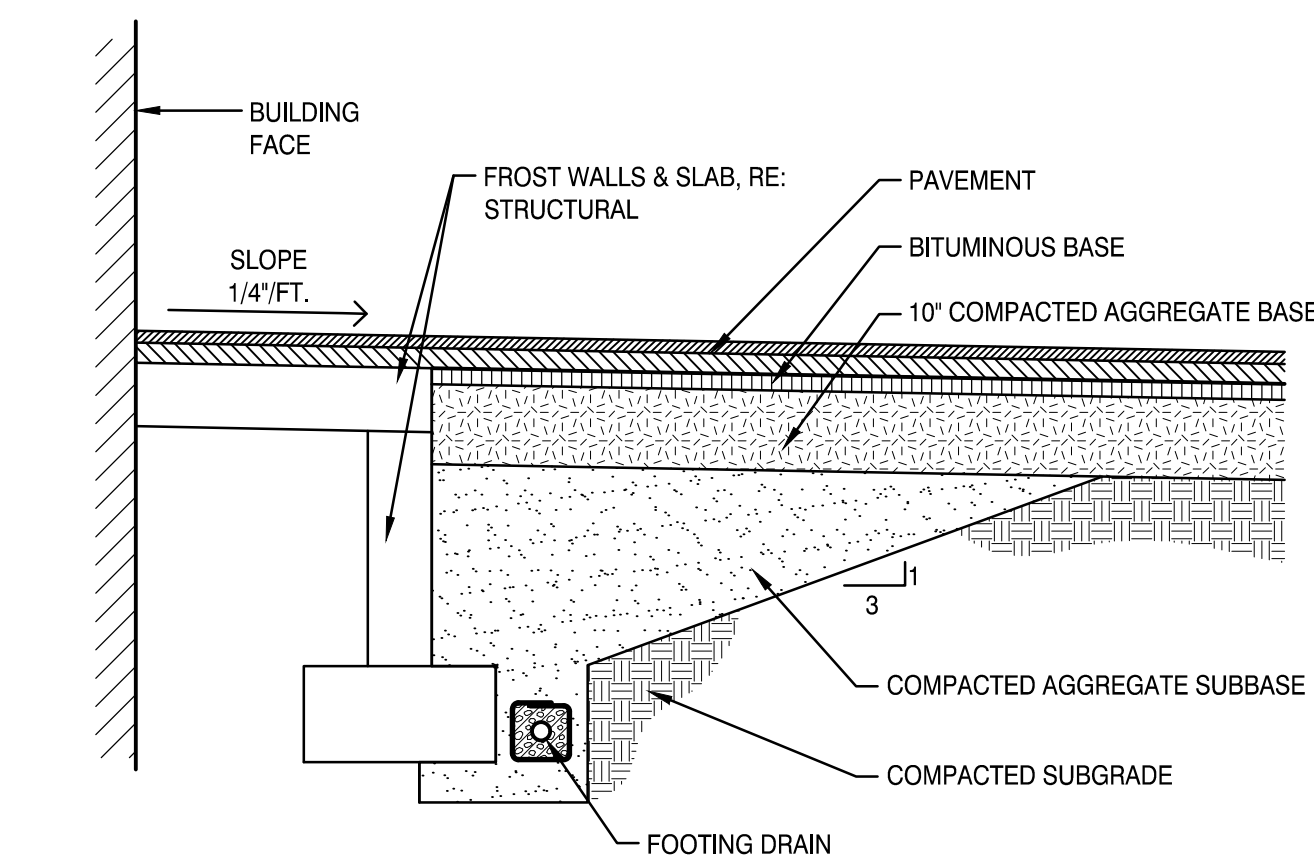


7 FIELD INLET
NOT TO SCALE

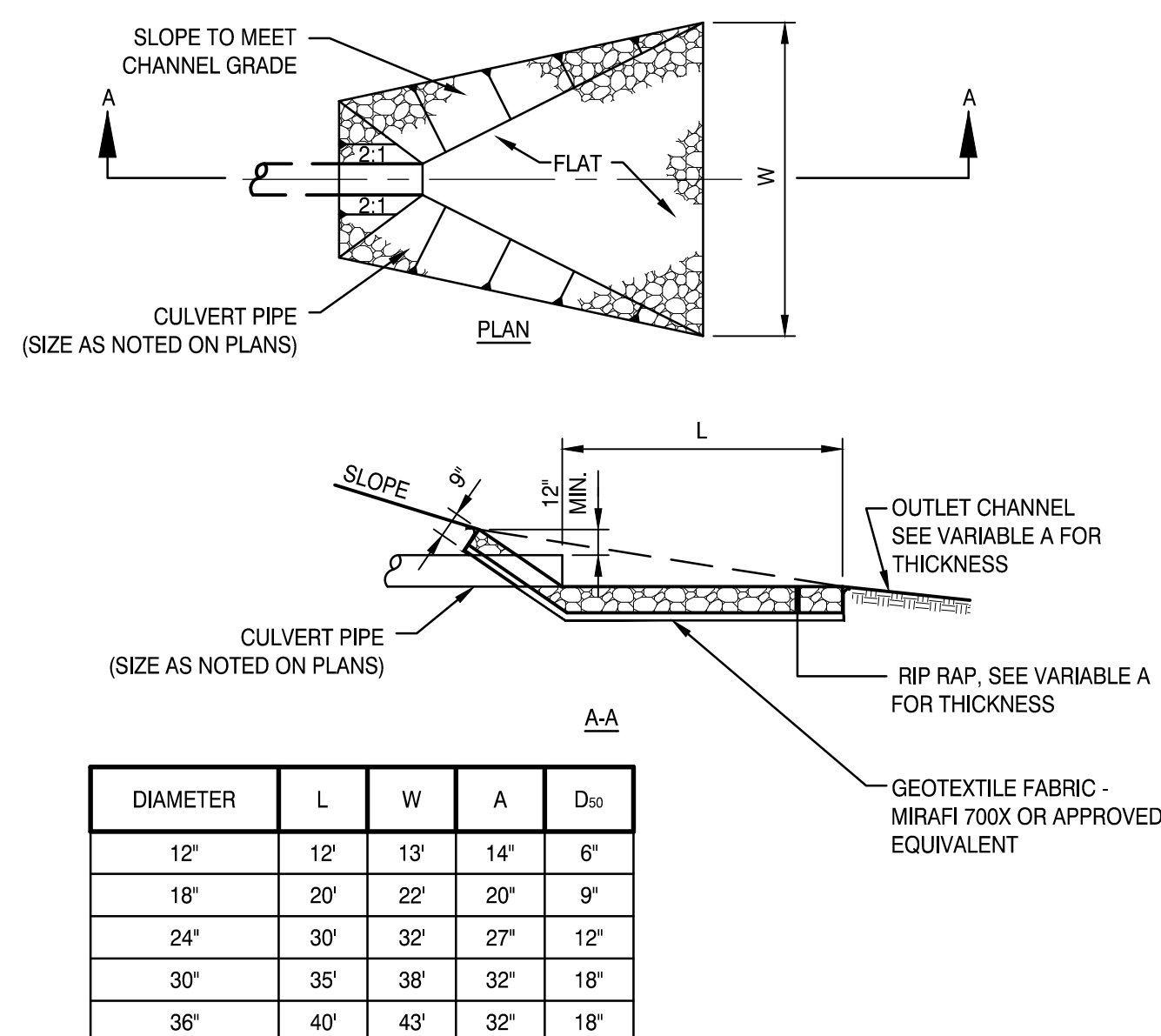


- NOTES:
1. STANDARD GRATES SHALL BE NENAH R-3210-L OR APPROVED EQUAL. DITCH GRATES SHALL BE NENAH R-4342 OR APPROVED EQUAL.
 2. STEPS SHALL BE PROVIDED FOR CATCH BASINS WITH DEPTHS IN EXCESS OF 8.0'. STEPS SHALL NOT EXCEED 18" O.C., AND BE LOCATED 6' FROM BARREL SECTION JOINTS.

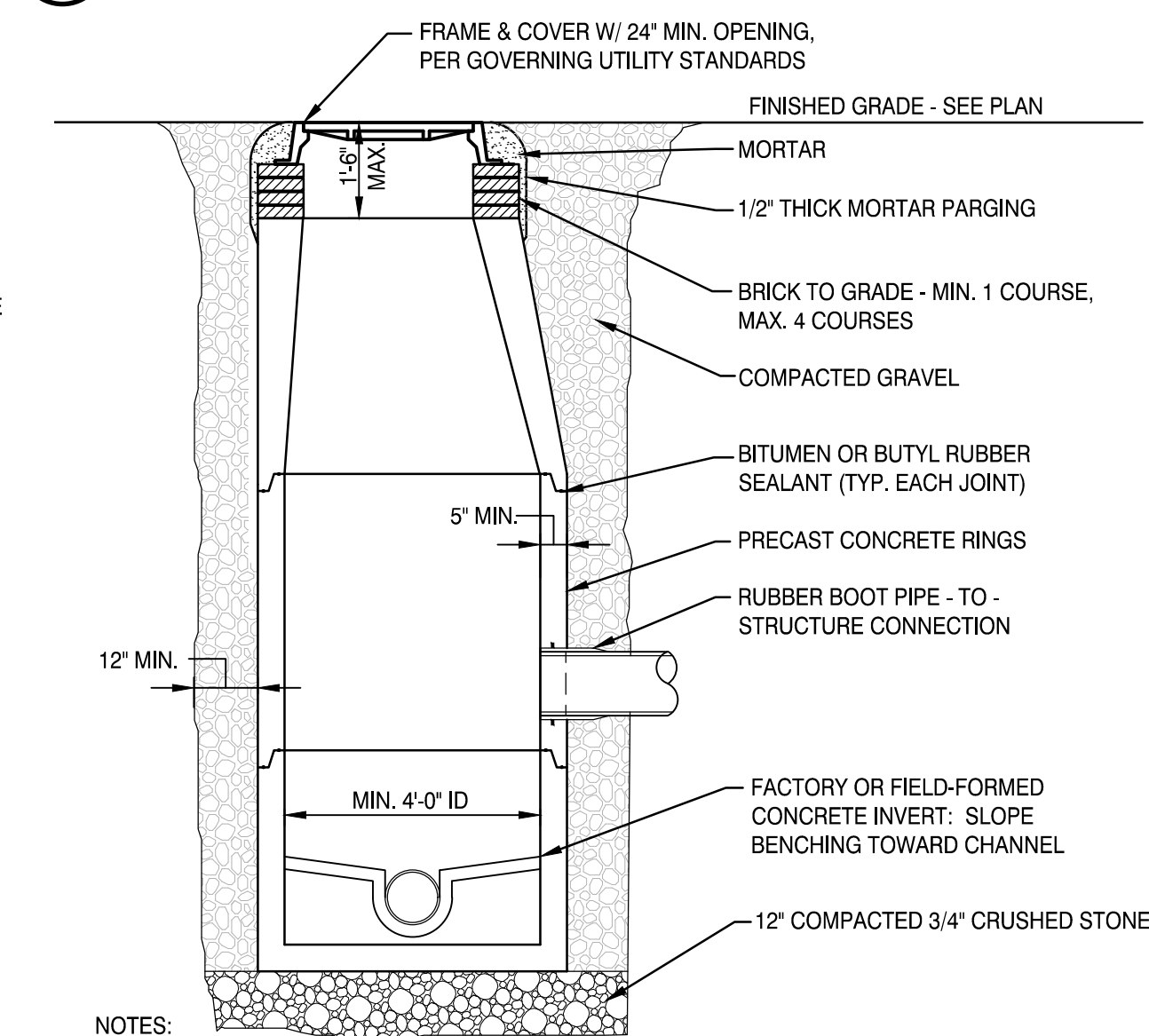
3 CATCH BASIN
NOT TO SCALE



10 GRADE TRANSITION
NOT TO SCALE

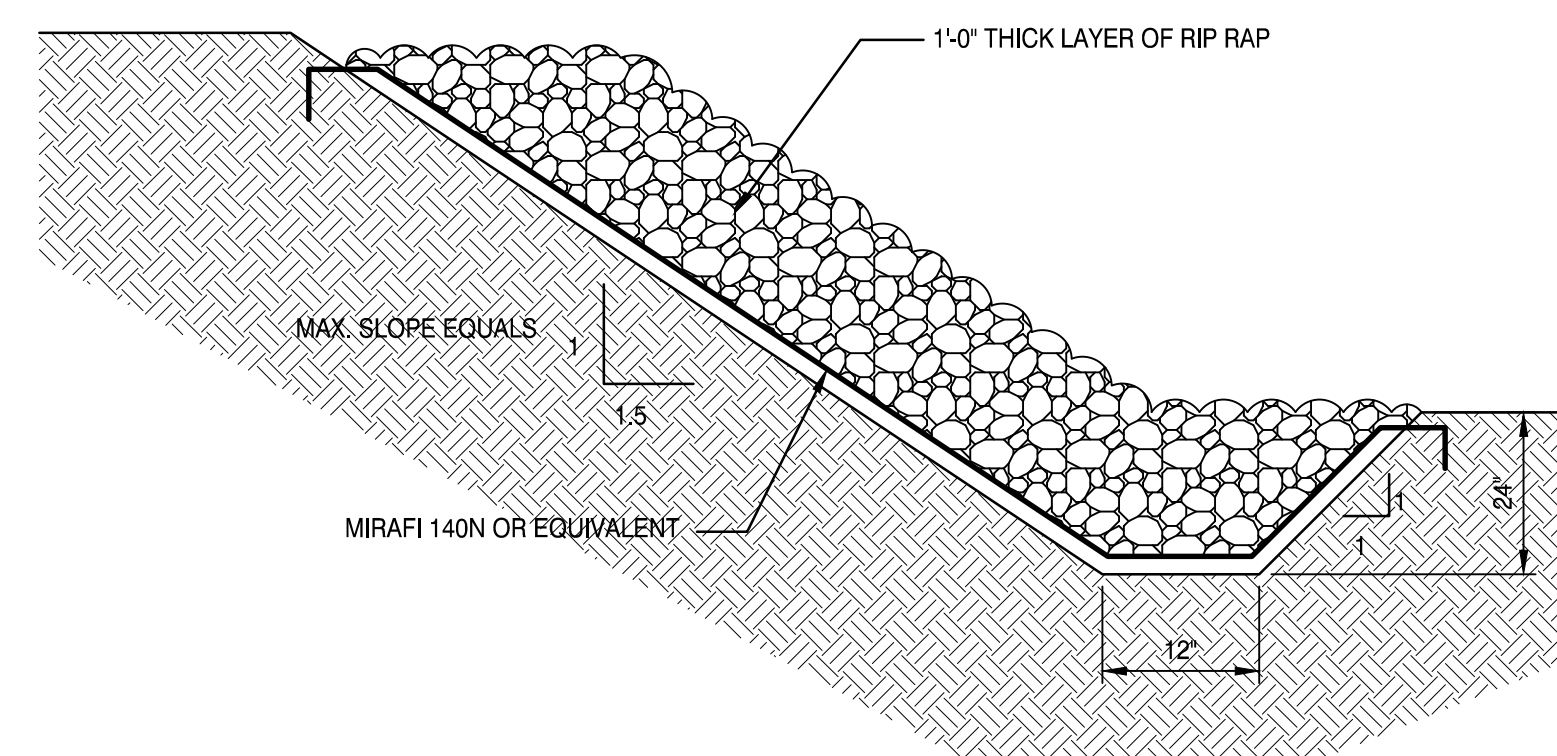


6 RIP RAP OUTLET PROTECTION
NOT TO SCALE



- NOTES:**
1. BOOTS REQUIRED ON ALL PIPES < 30" DIA.
 2. CONCRETE: 4,000 PSI AFTER 28 DAYS.
 3. LIFT HOLES AND BOOT RECESSES ARE TO BE SEALED WITH MORTAR FLUSH TO THE OUTSIDE OF THE STRUCTURE WALL PRIOR TO BACKFILLING.
 4. ALL STRUCTURES WITH MULTIPLE PIPES SHALL HAVE A MINIMUM OF 12" OF INSIDE SURFACE BETWEEN HOLES. NO MORE THAN 75% OF A HORIZONTAL CROSS-SECTION SHALL BE HOLES. THERE SHALL BE NO HOLES CLOSER THAN 3" TO JOINTS.

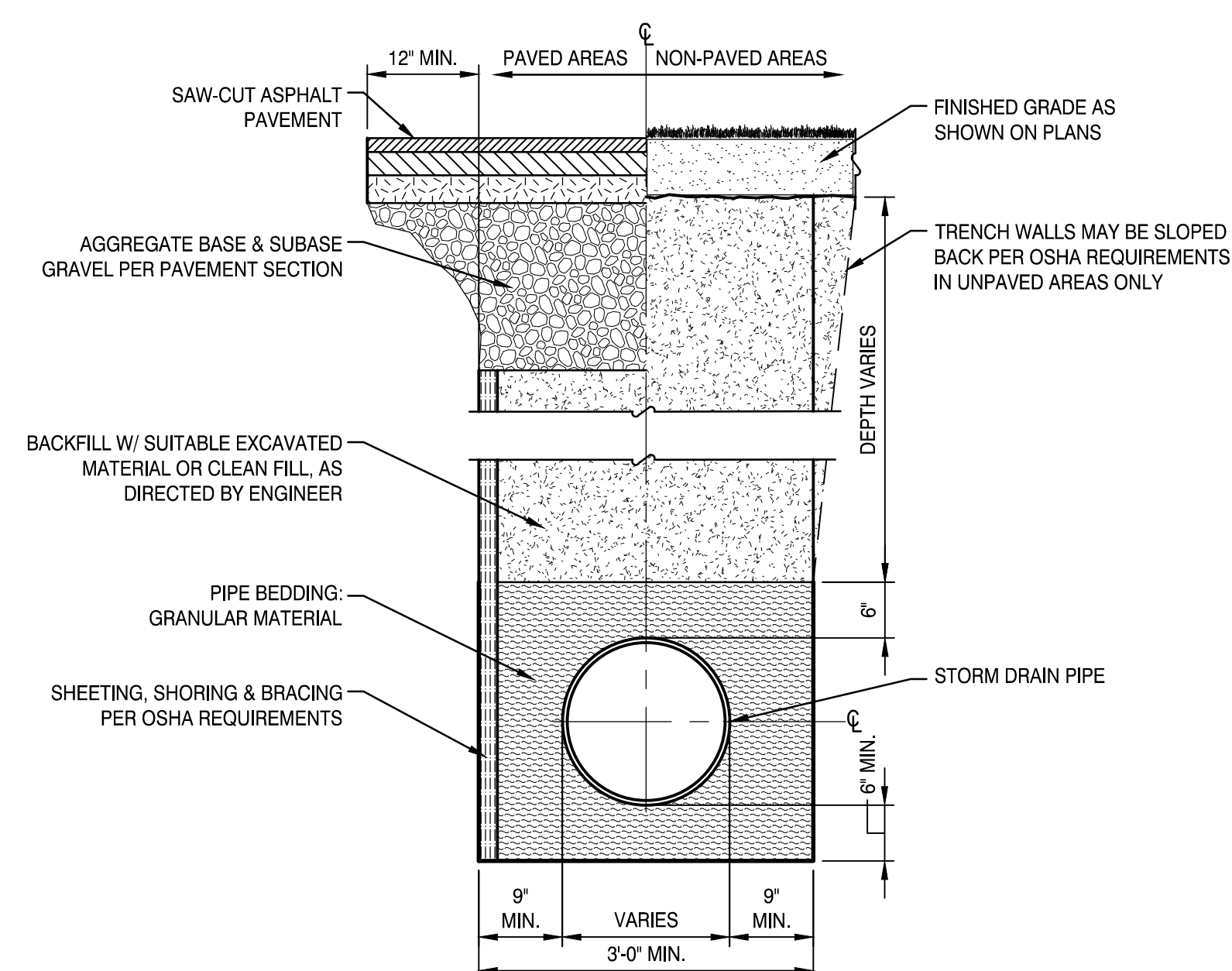
2 STORM DRAIN MANHOLE
NOT TO SCALE



9 RIP RAP SLOPE
NOT TO SCALE

-

5 CAST-IN-PLACE RETAINING WALL



1 STORM DRAIN TRENCH
NOT TO SCALE



MOLNLYCKE

BRUNSWICK EXPANSION

192 Admiral Fitch Avenue, Brunswick Landing, Brunswick, Maine



SMRT, Inc.
75 Washington Ave., Suite 3A
Portland, Maine 04101
1.877.700.7678
www.smrtinc.com

All reproduction & intellectual property rights reserved
© 2024 SMRT INC.
In Association With



2	MAJOR DEVELOPMENT REVIEW	12-31-25
1	ISSUED FOR MRRA APPROVAL	12-4-25
0	ISSUED FOR DEP PERMITTING	10-31-25

#	REVISION	DATE
---	----------	------

ISSUED FOR MAJOR
DEVELOPMENT REVIEW

12-31-25

SHEET TITLE:

GRADING & DRAINAGE DETAILS

Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING.

SCALE:	AS SHOWN	DESIGNED BY:	MAF
SMRT PROJECT #:	24040	DRAWN BY:	SLM

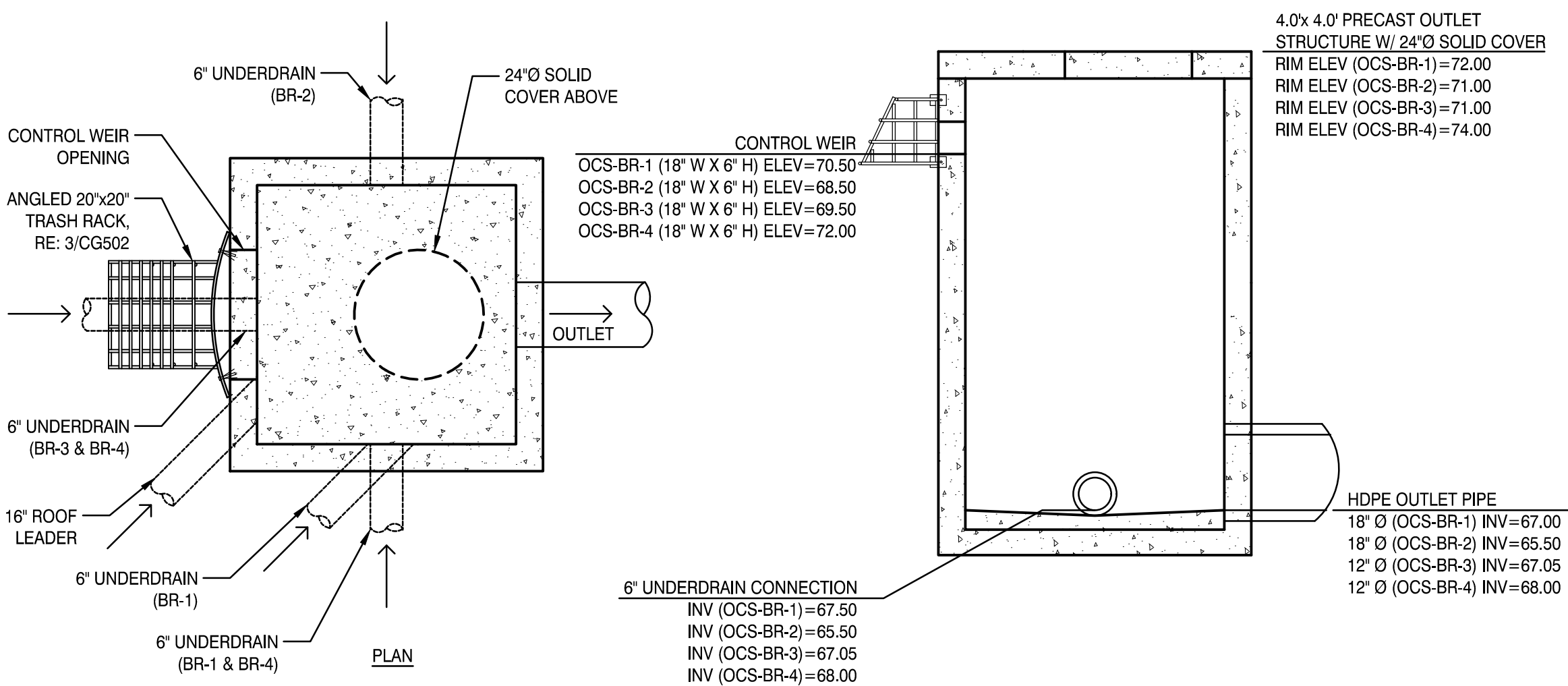
CG501

NOT FOR CONSTRUCTION

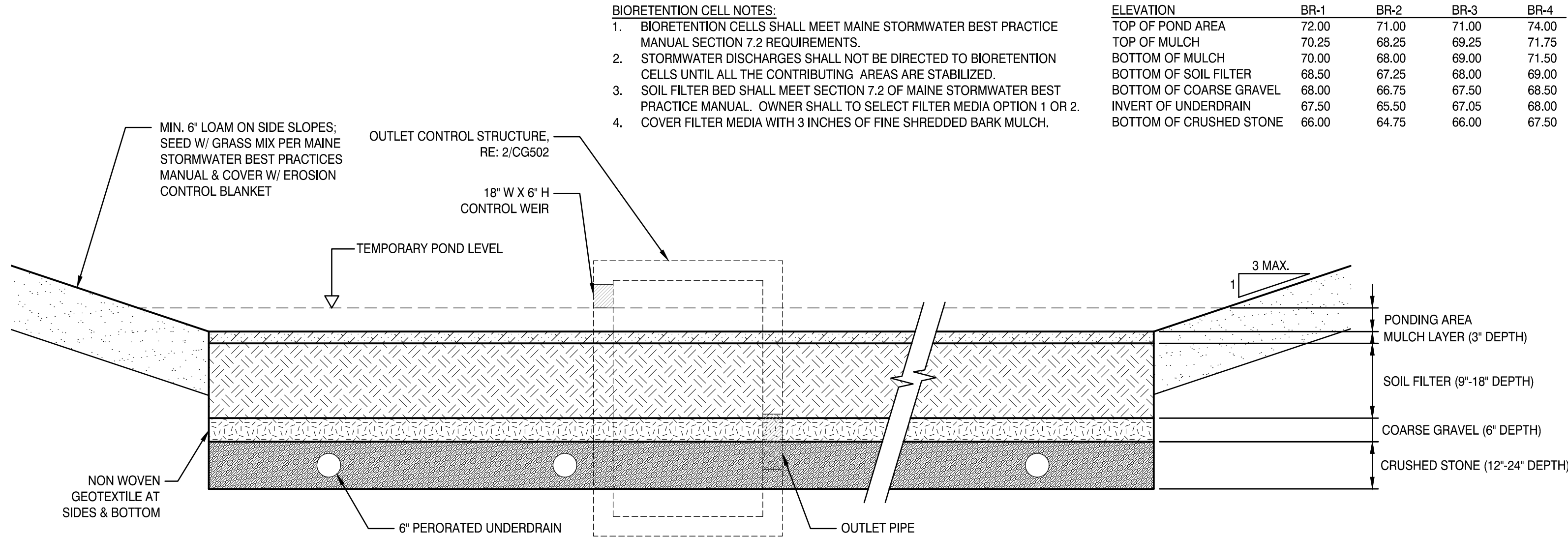


2 BIORETENTION OUTLET CONTROL STRUCTURE
NOT TO SCALE

- BIORETENTION OUTLET CONTROL STRUCTURE NOTES
1. ALL CEMENT CONCRETE TO BE 4,000 PSI (MIN.).
 2. ALL OPENINGS SHALL BE CAST IN AS REQUIRED.
 3. PRECAST REINFORCED CONCRETE STRUCTURE TO MEET ASTM C-478 DESIGNATION AND H-20 LOADING.
 4. ALL STAINLESS STEEL SHALL BE GRADE 316.



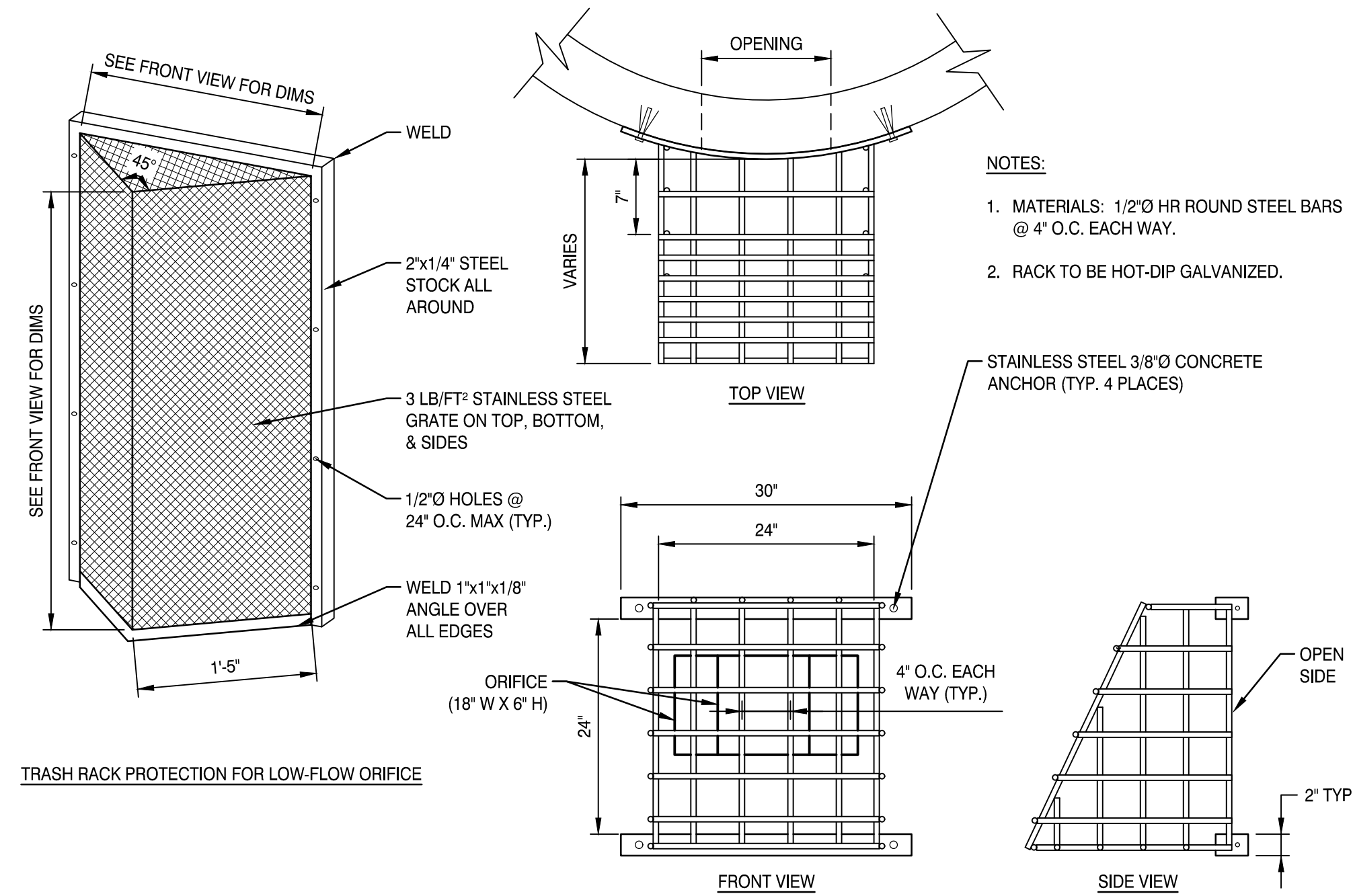
1 BIORETENTION FILTER CELL
NOT TO SCALE



- BIORETENTION CELL NOTES:
1. BIORETENTION CELLS SHALL MEET MAINE STORMWATER BEST PRACTICE MANUAL SECTION 7.2 REQUIREMENTS.
 2. STORMWATER DISCHARGES SHALL NOT BE DIRECTED TO BIORETENTION CELLS UNTIL ALL THE CONTRIBUTING AREAS ARE STABILIZED.
 3. SOIL FILTER BED SHALL MEET SECTION 7.2 OF MAINE STORMWATER BEST PRACTICE MANUAL. OWNER SHALL TO SELECT FILTER MEDIA OPTION 1 OR 2.
 4. COVER FILTER MEDIA WITH 3 INCHES OF FINE SHREDDED BARK MULCH.

ELEVATION	BR-1	BR-2	BR-3	BR-4
TOP OF POND AREA	72.00	71.00	71.00	74.00
TOP OF MULCH	70.25	68.25	69.25	71.75
BOTTOM OF MULCH	70.00	68.00	69.00	71.50
BOTTOM OF SOIL FILTER	68.50	67.25	68.00	69.00
BOTTOM OF COARSE GRAVEL	68.00	66.75	67.50	68.50
INVERT OF UNDERDRAIN	67.50	65.50	67.05	68.00
BOTTOM OF CRUSHED STONE	66.00	64.75	66.00	67.50

3 TRASH RACK
NOT TO SCALE



- NOTES:
1. MATERIALS: 1/2" Ø HR ROUND STEEL BARS @ 4" O.C. EACH WAY.
 2. RACK TO BE HOT-DIP GALVANIZED.

#	REVISION	DATE
2	MAJOR DEVELOPMENT REVIEW	12-31-25
1	ISSUED FOR MRRA APPROVAL	12-4-25
0	ISSUED FOR DEP PERMITTING	10-31-25

ISSUED FOR MAJOR
DEVELOPMENT REVIEW

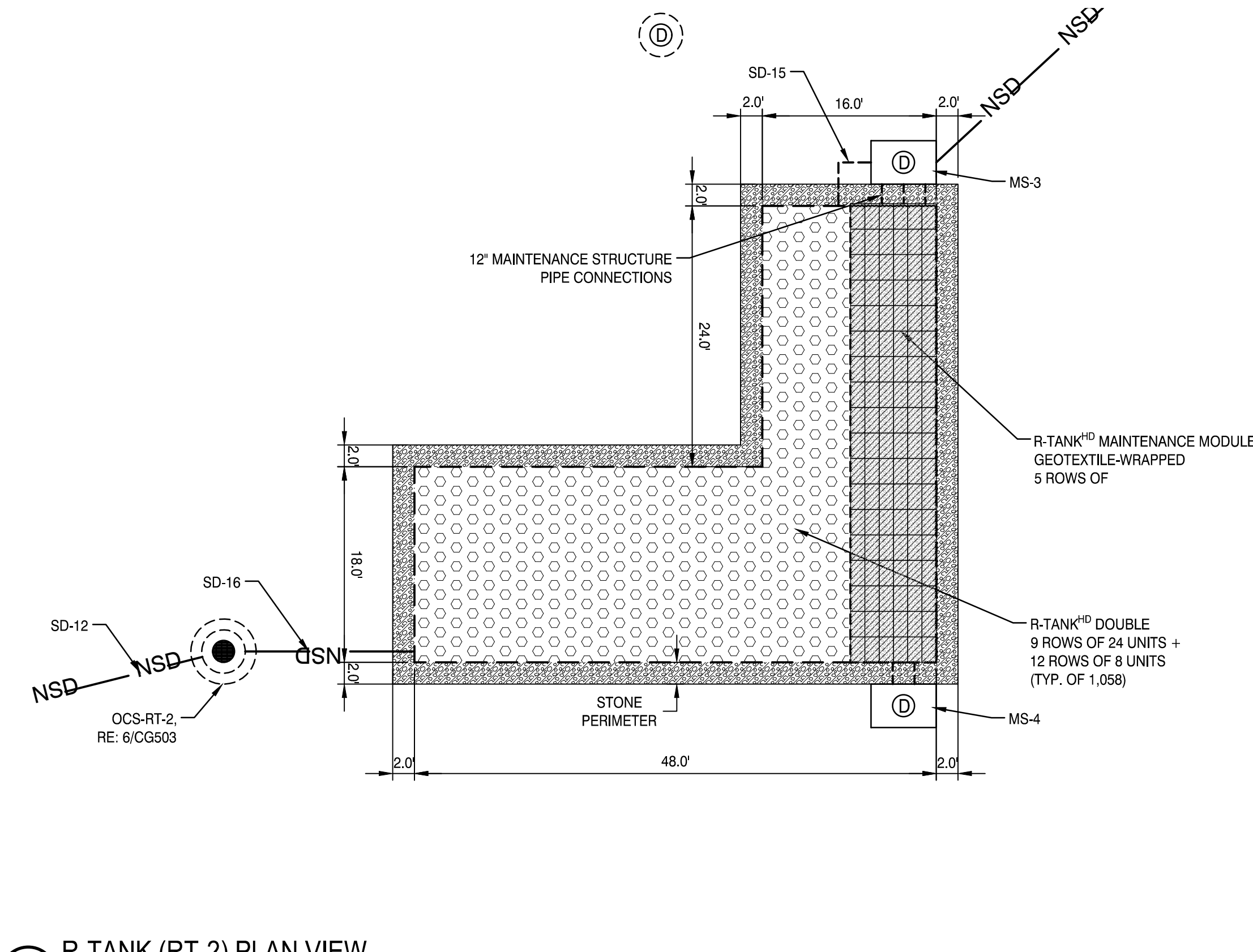
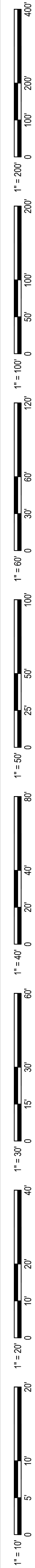
12-31-25

SHEET TITLE:

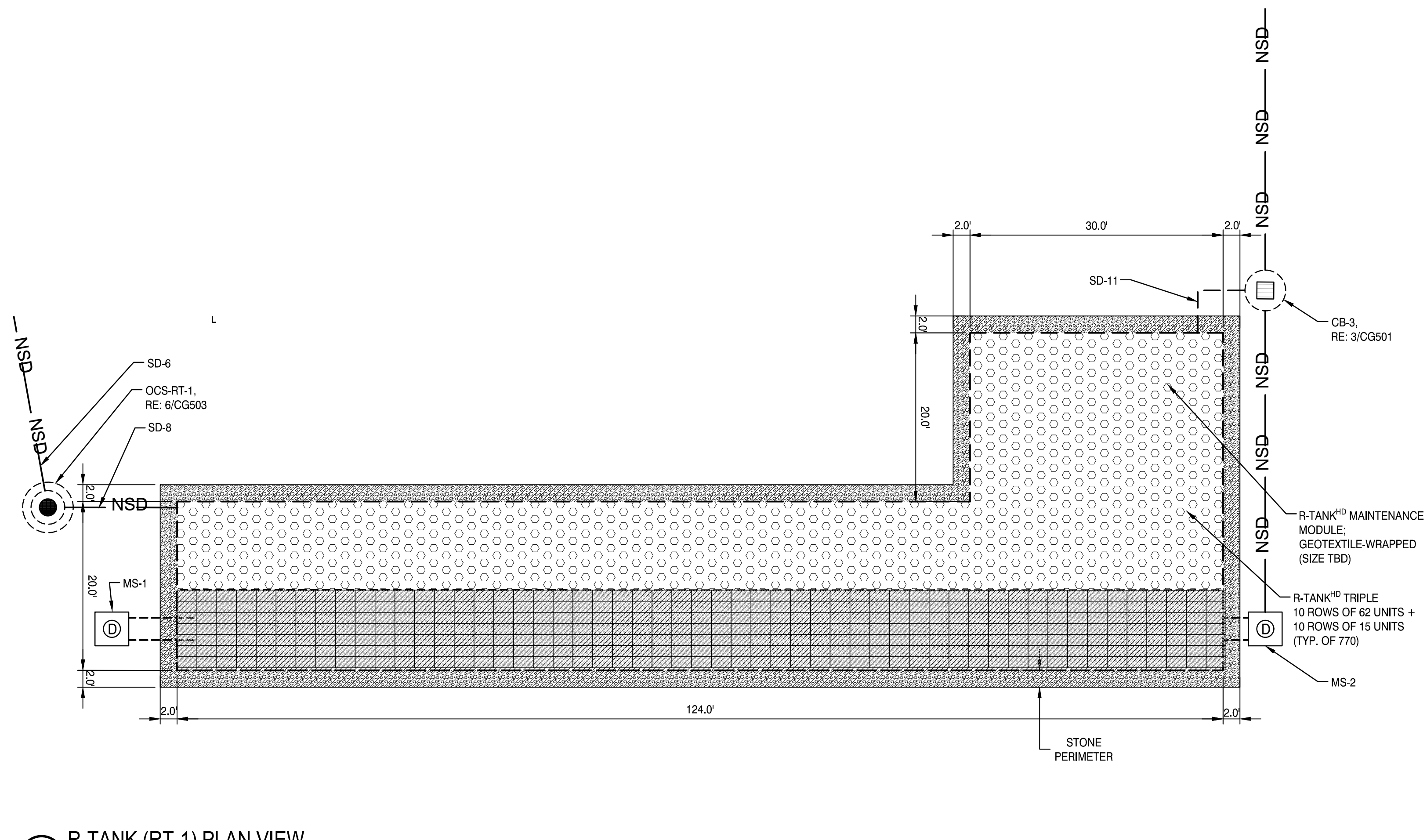
GRADING & DRAINAGE
DETAILS

Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is oriented to be PRINTED IN COLOR.

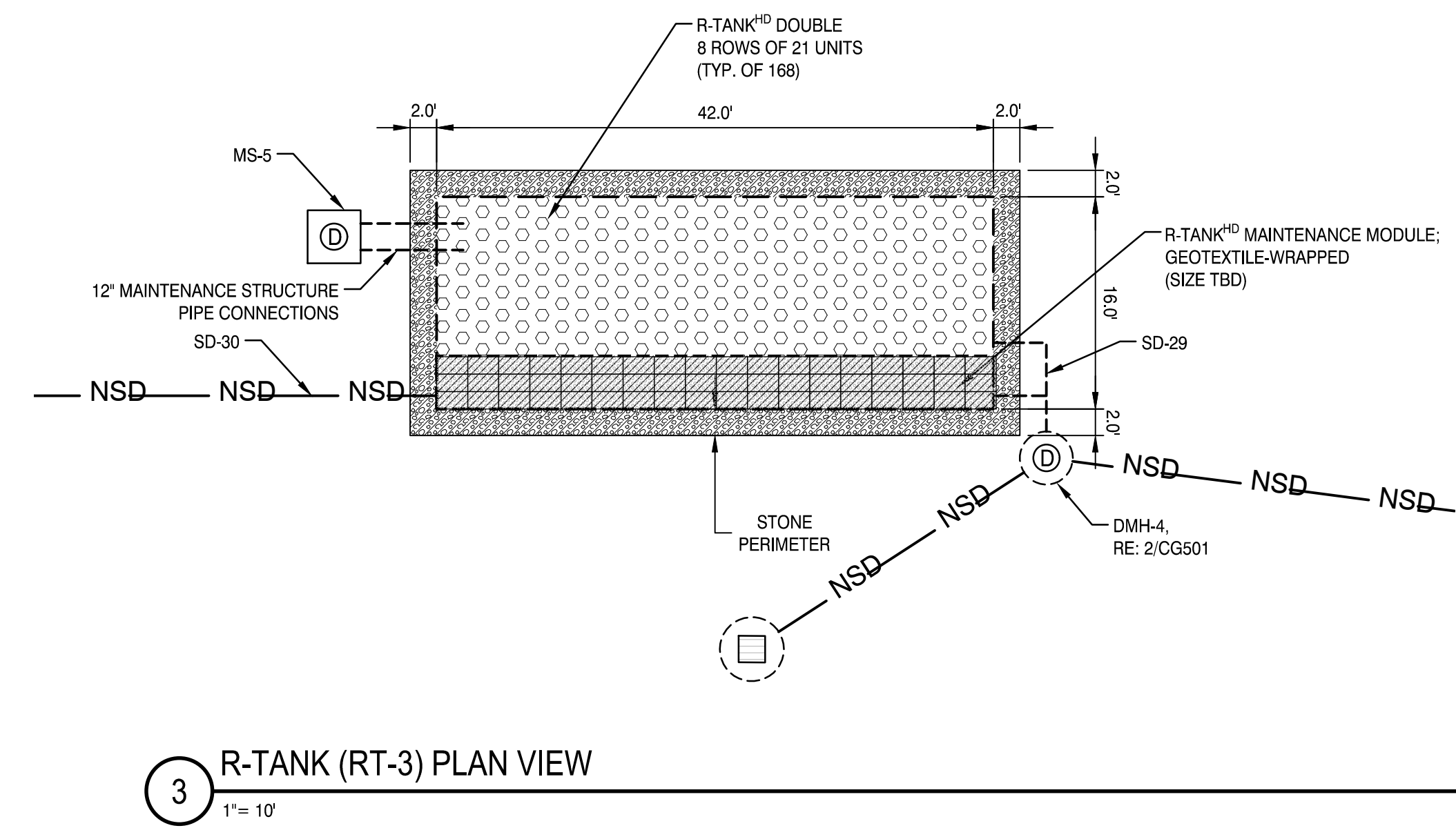
SCALE: AS SHOWN DESIGNED BY: MAF
SMRT PROJECT #: 24040 DRAWN BY: SLM



2 R-TANK (RT-2) PLAN VIEW
NOT TO SCALE



1 R-TANK (RT-1) PLAN VIEW
1" = 10'



3 R-TANK (RT-3) PLAN VIEW
1" = 10'

MOLNLYCKE

BRUNSWICK EXPANSION

192 Admiral Fitch Avenue, Brunswick Landing, Brunswick, Maine

SMRT, Inc.
75 Washington Ave., Suite 3A
Portland, Maine 04101
1.877.700.7678
www.smrinc.com

All reproduction & intellectual property rights reserved
© 2024 SMRT INC.
In Association With

#	REVISION	DATE
2	MAJOR DEVELOPMENT REVIEW	12-31-25
1	ISSUED FOR MRRA APPROVAL	12-4-25
0	ISSUED FOR DEP PERMITTING	10-31-25

ISSUED FOR MAJOR DEVELOPMENT REVIEW

12-31-25

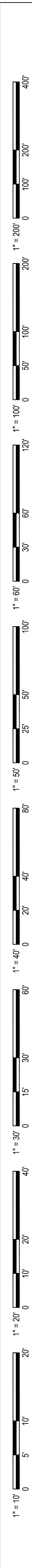
SHEET TITLE:
GRADING & DRAINAGE DETAILS

Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is oriented to be PRINTED IN COLOR

SCALE: AS SHOWN DESIGNED BY: MAF
SMRT PROJECT #: 24040 DRAWN BY: SLM

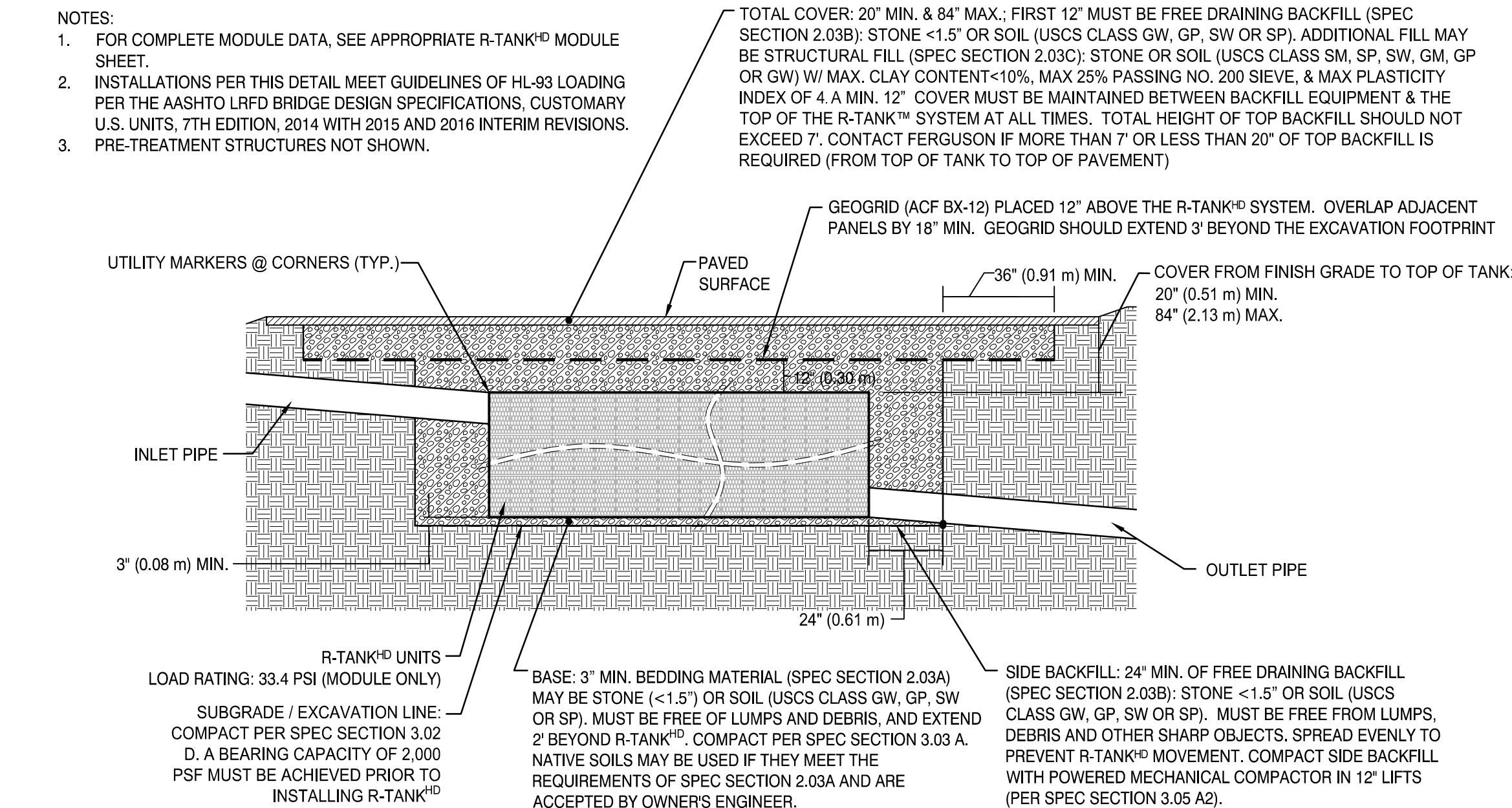
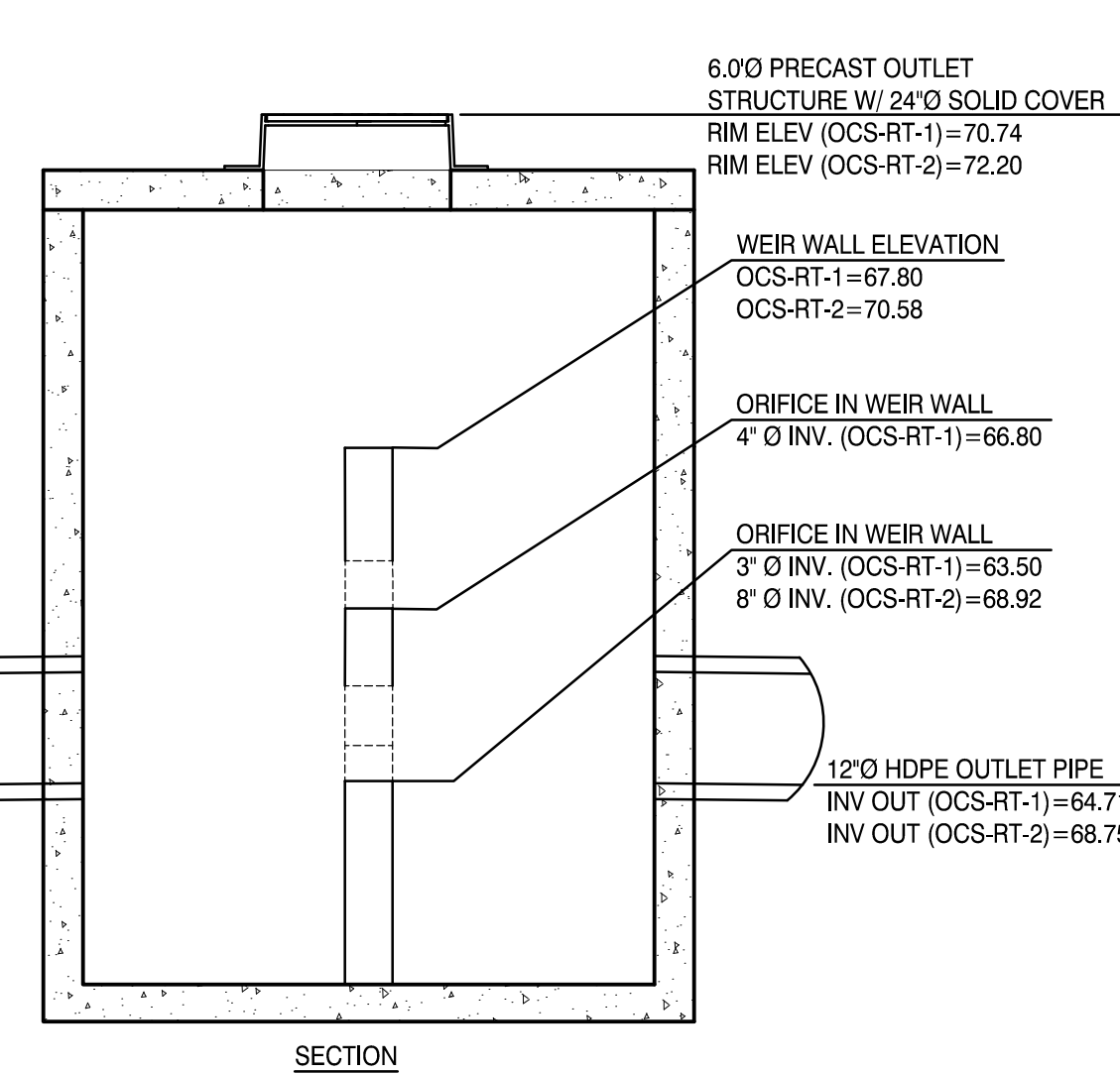
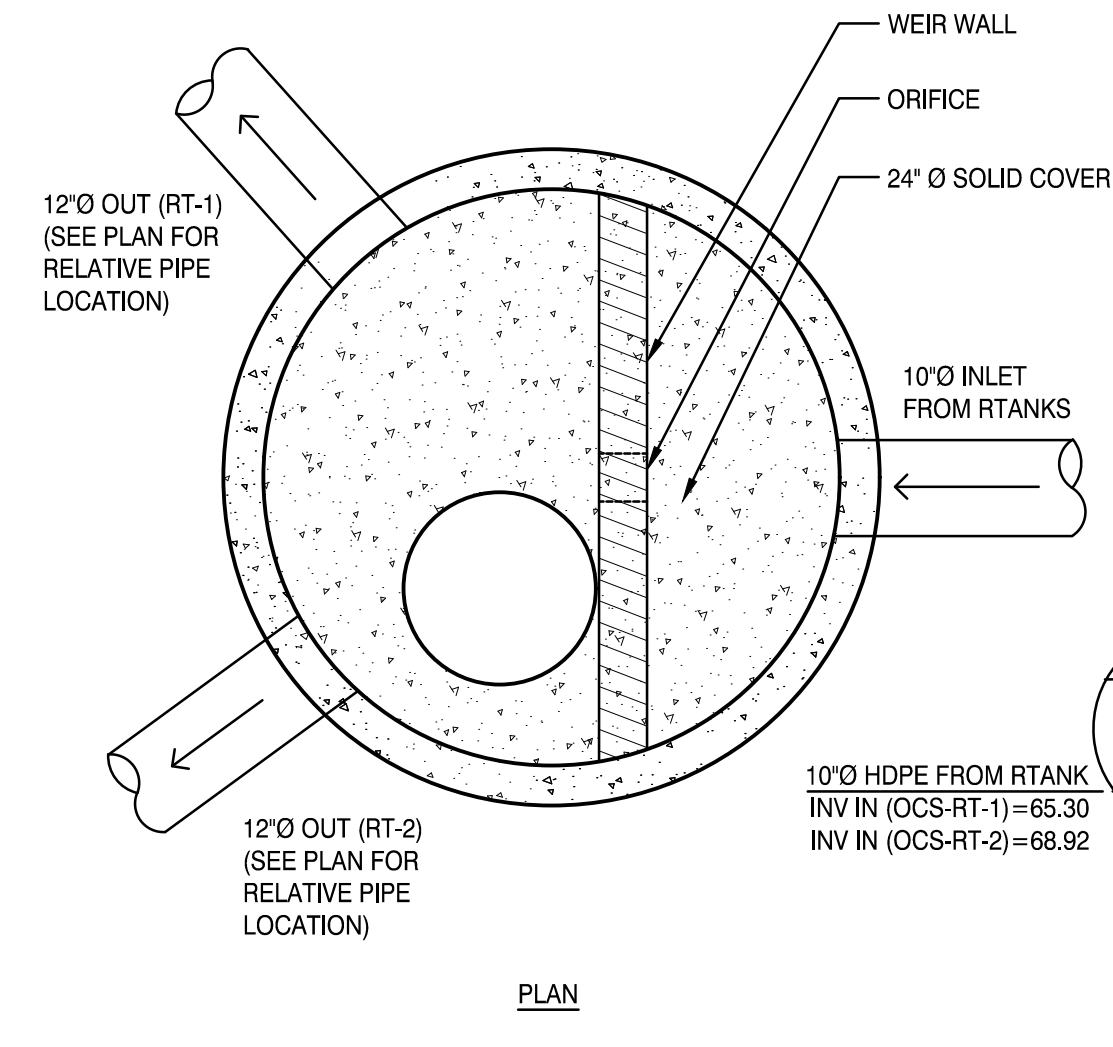
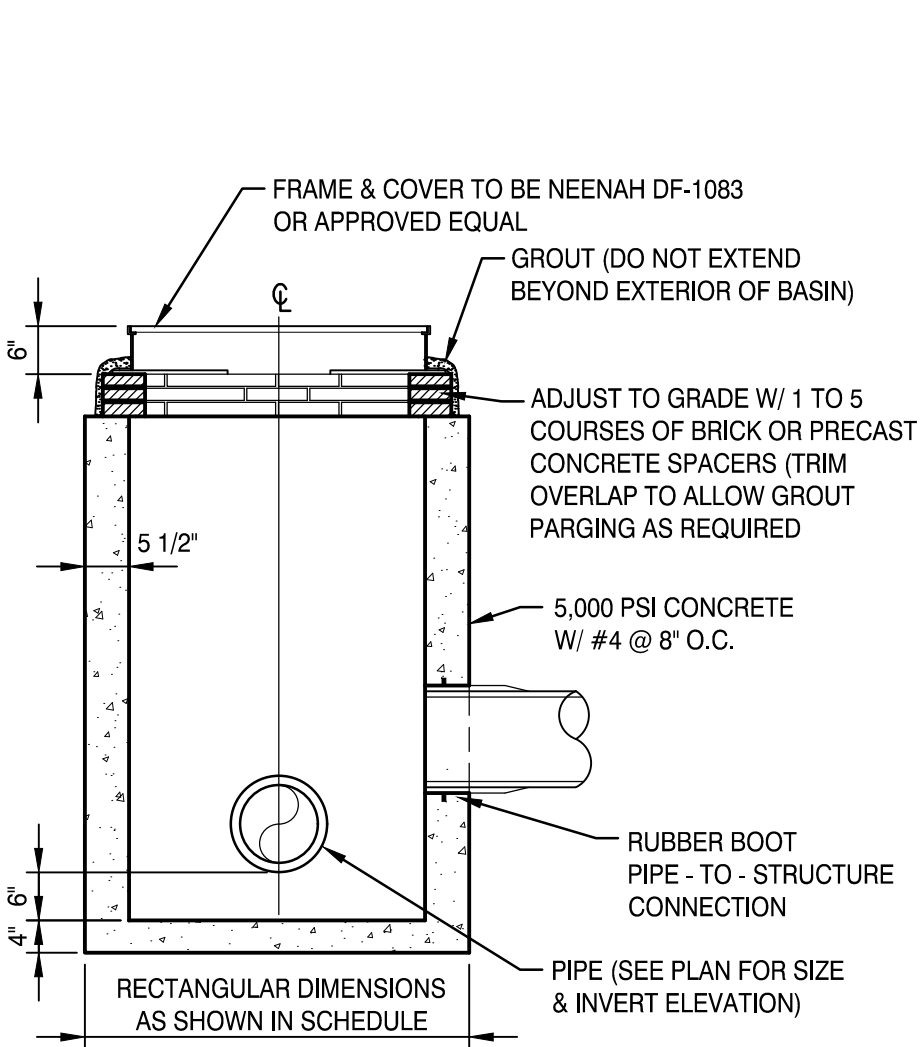
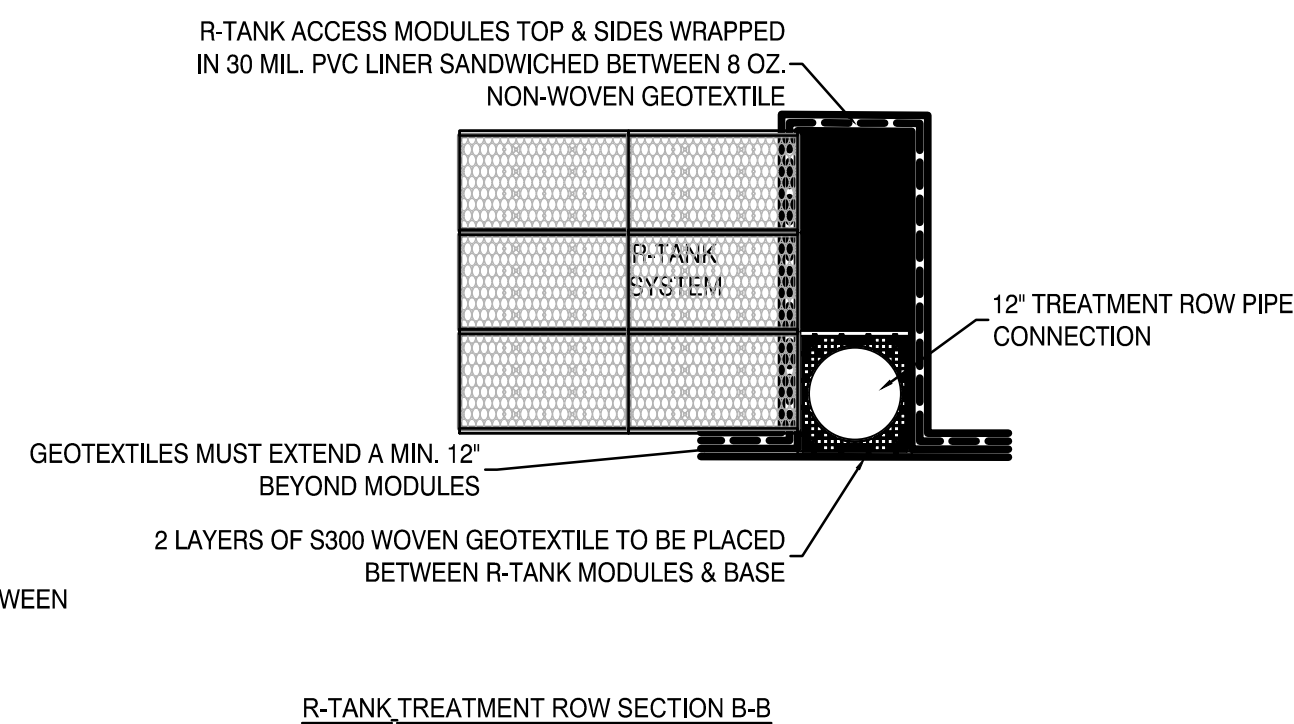
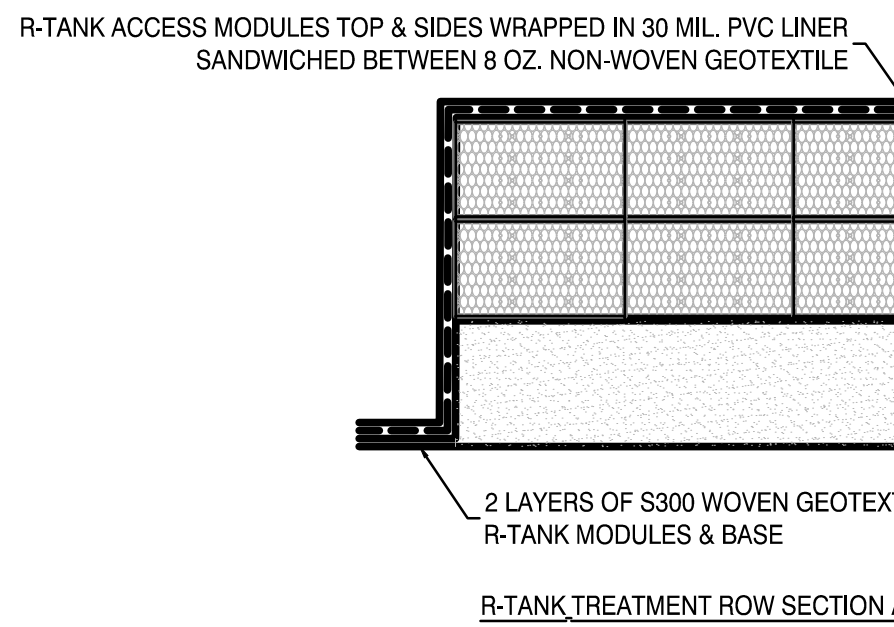
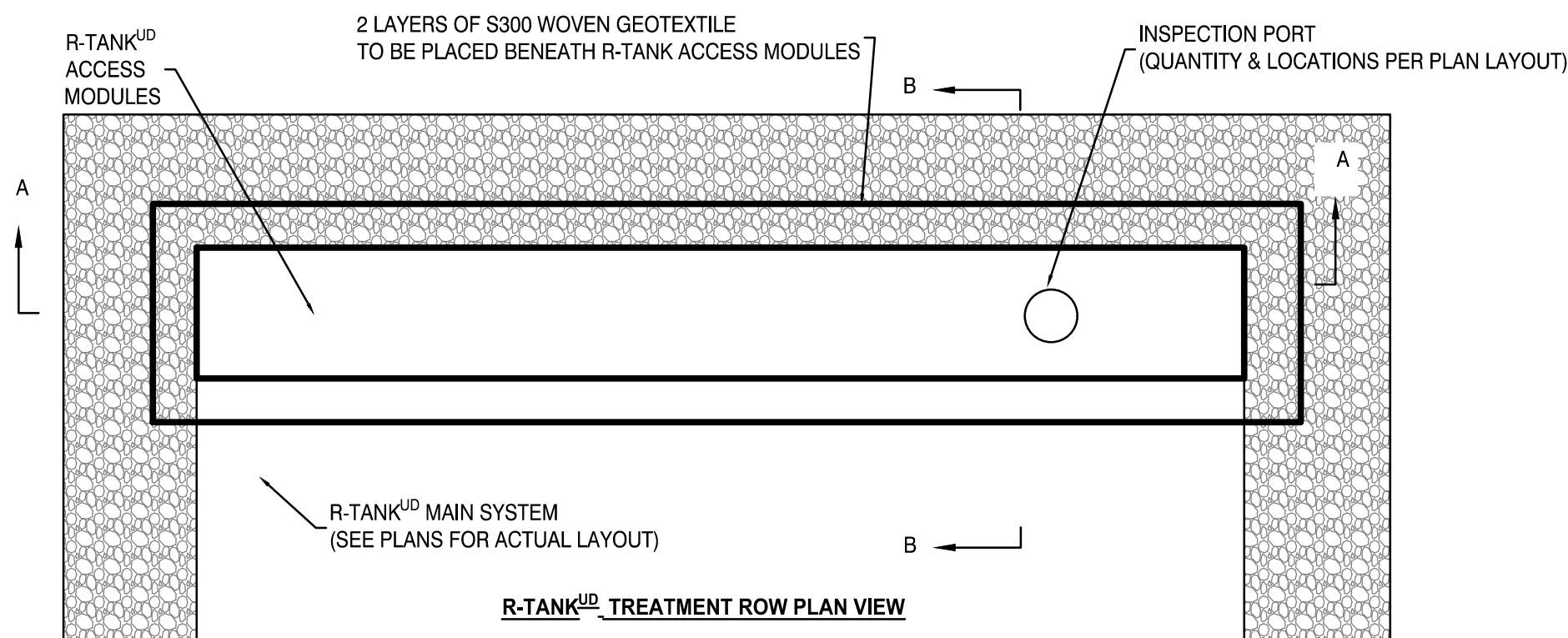
CG503

NOT FOR CONSTRUCTION



8 R-TANK TREATMENT MODULES

NOT TO SCALE



7 MAINTENANCE STRUCTURE

NOT TO SCALE

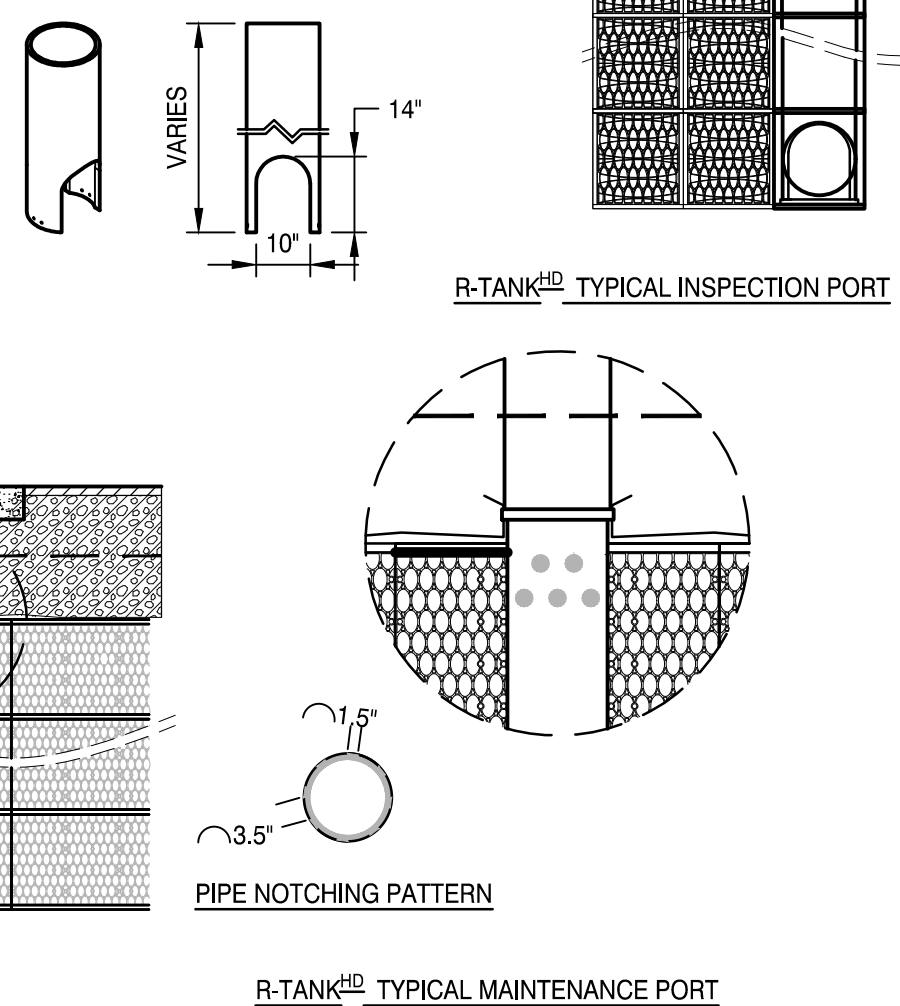
6 R-TANK OUTLET CONTROL STRUCTURE

NOT TO SCALE

5 R-TANK SECTION VIEW

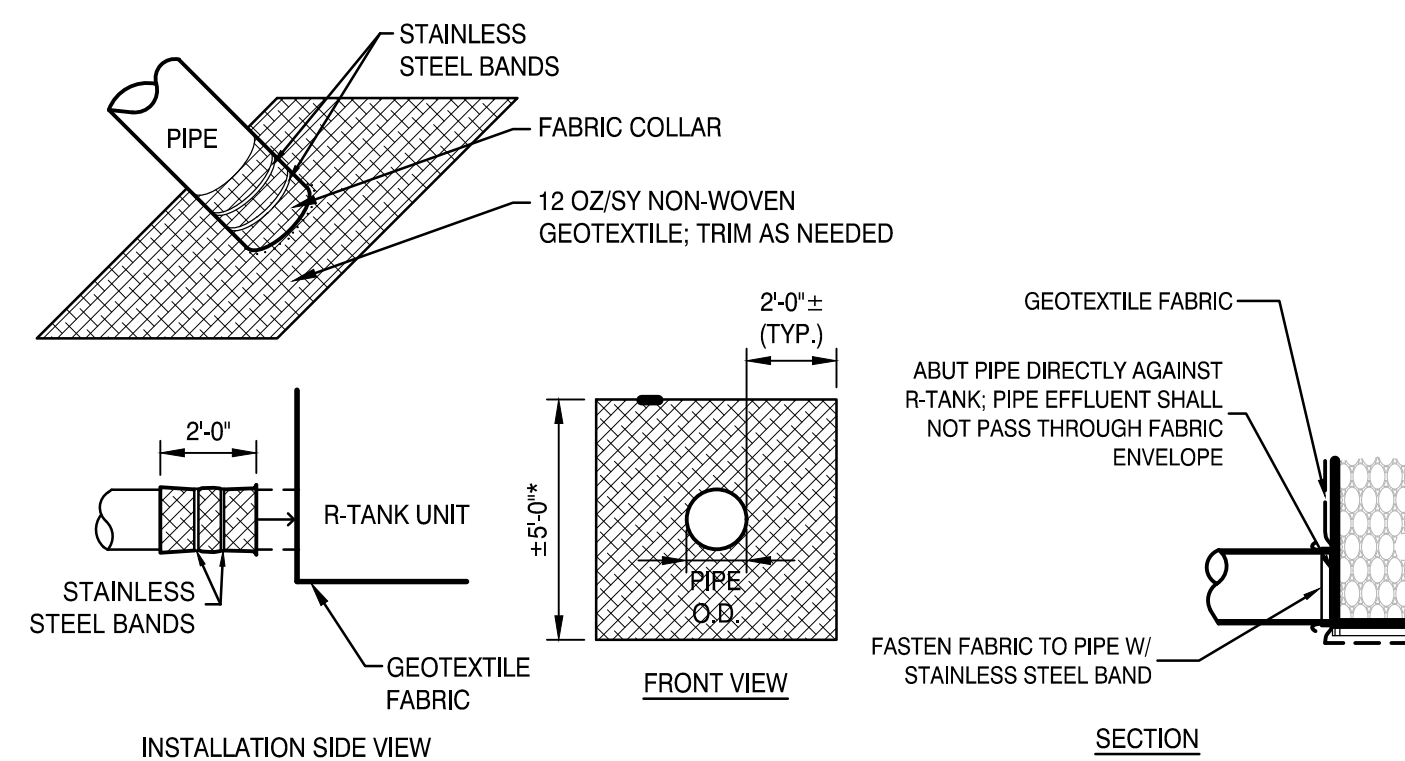
NOT TO SCALE

- NOTES
1. THE INSPECTION PORT IS USED IN THE MAINTENANCE MODULE TO INSPECT THE LEVEL OF SEDIMENT ACCUMULATION.
 2. THE MAINTENANCE PORT IS USED TO PUMP WATER INTO THE SYSTEM AND RE-SUSPEND ACCUMULATED SEDIMENT SO THAT IT MAY BE PUMPED OUT.
 3. MINIMUM REQUIRED MAINTENANCE INCLUDES A QUARTERLY INSPECTION DURING THE FIRST YEAR OF OPERATION AND A YEARLY INSPECTION THEREAFTER, FLUSH AS NEEDED.
 4. ONLY R-TANK^{MD} AND R-TANK^{TD} MAY BE USED IN TRAFFIC APPLICATIONS.
 5. SEE TRAFFIC LOADING DETAIL FOR MINIMUM & MAXIMUM COVER REQUIREMENTS.

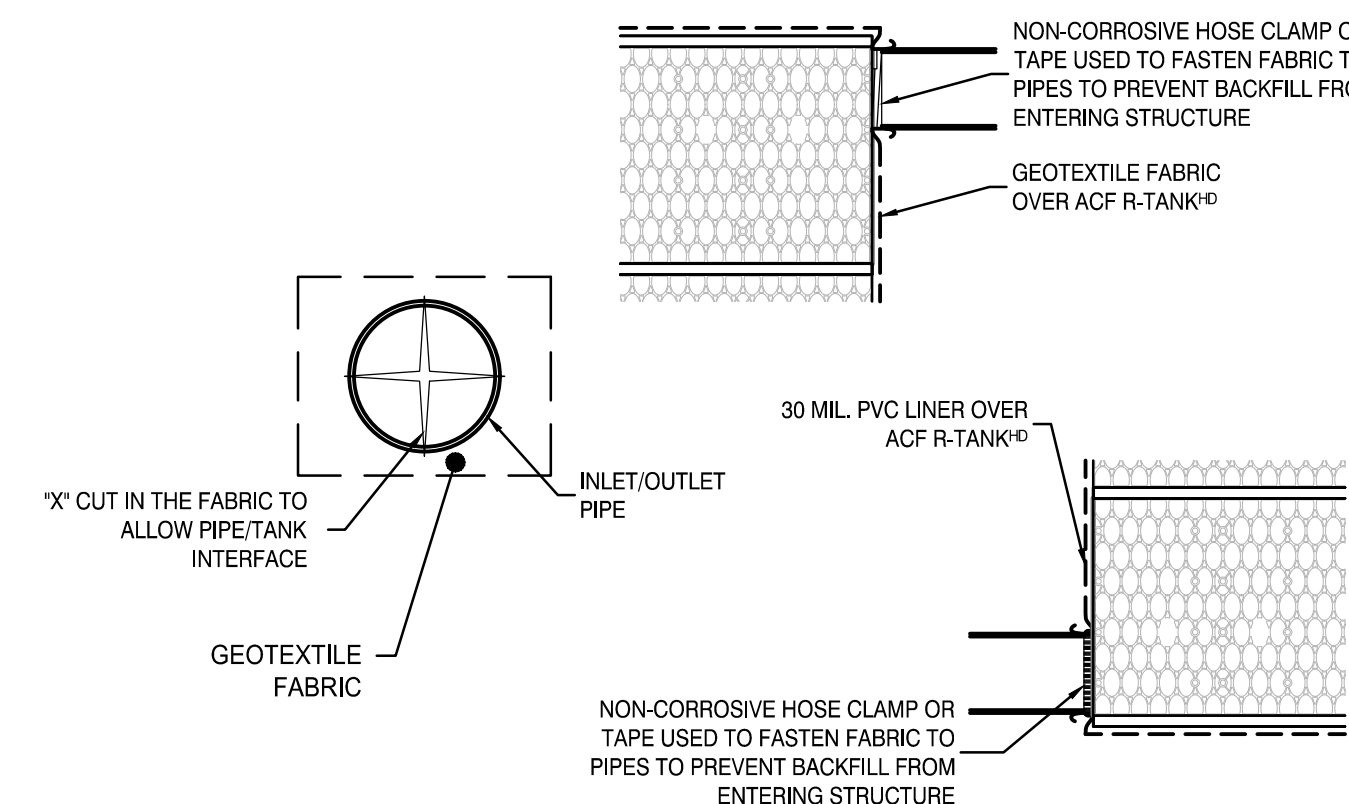


2 R-TANK GEOTEXTILE PIPE BOOT

NOT TO SCALE



END VIEW OF PIPE/FABRIC CONNECTION. CUT AN \"X\" IN THE FABRIC SLIGHTLY LARGER THAN PIPE. PULL THE FABRIC AROUND THE PIPE TO CREATE THE \"BOOT\" AND THEN SECURE WITH A HOSE-CLAMP.



4 R-TANK TYPICAL MAINTENANCE AND INSPECTION PORTS

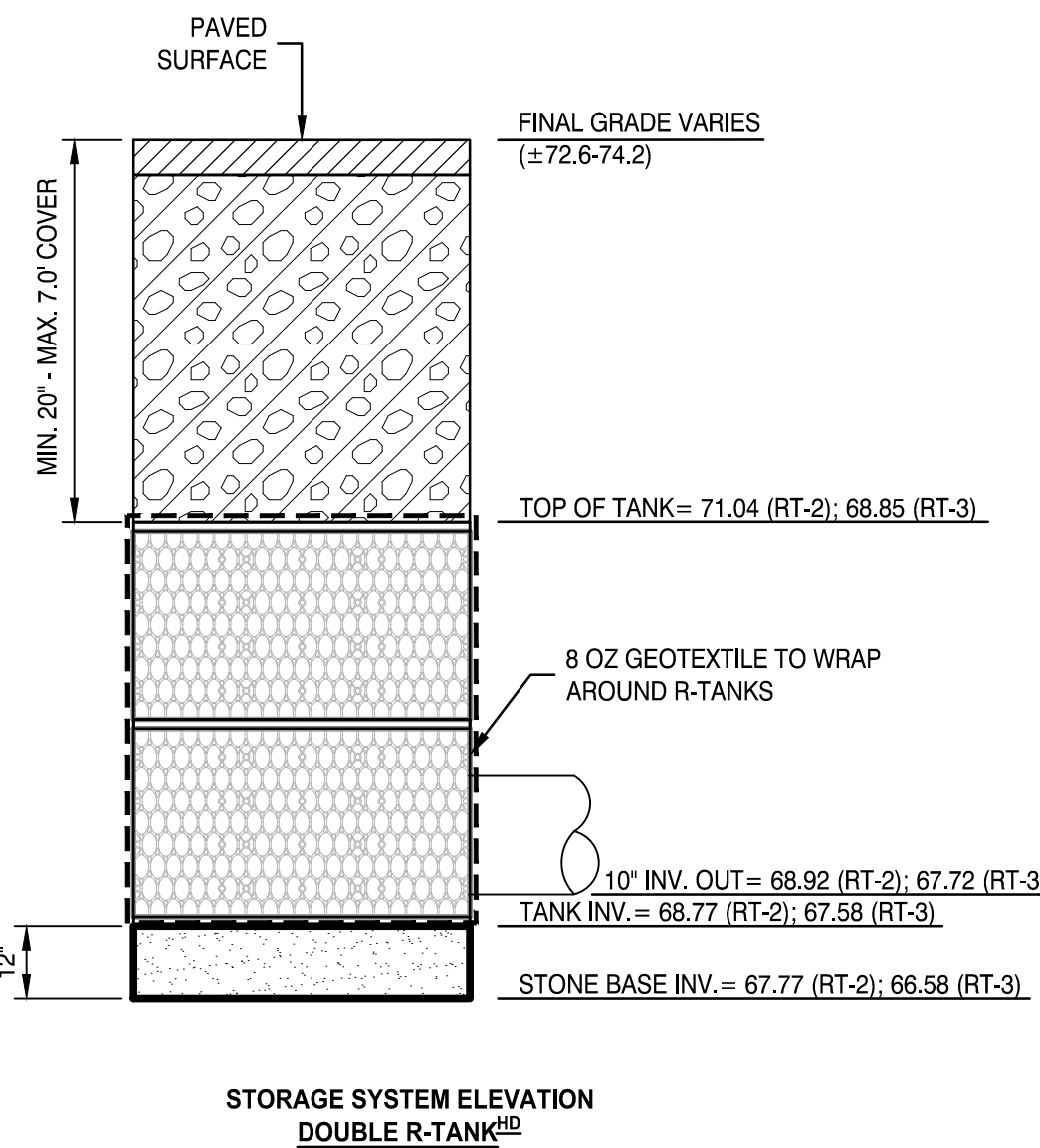
NOT TO SCALE

3 R-TANK TYPICAL TANK INLET/OUTLET

NOT TO SCALE

2 R-TANK SECTION (DOUBLE)

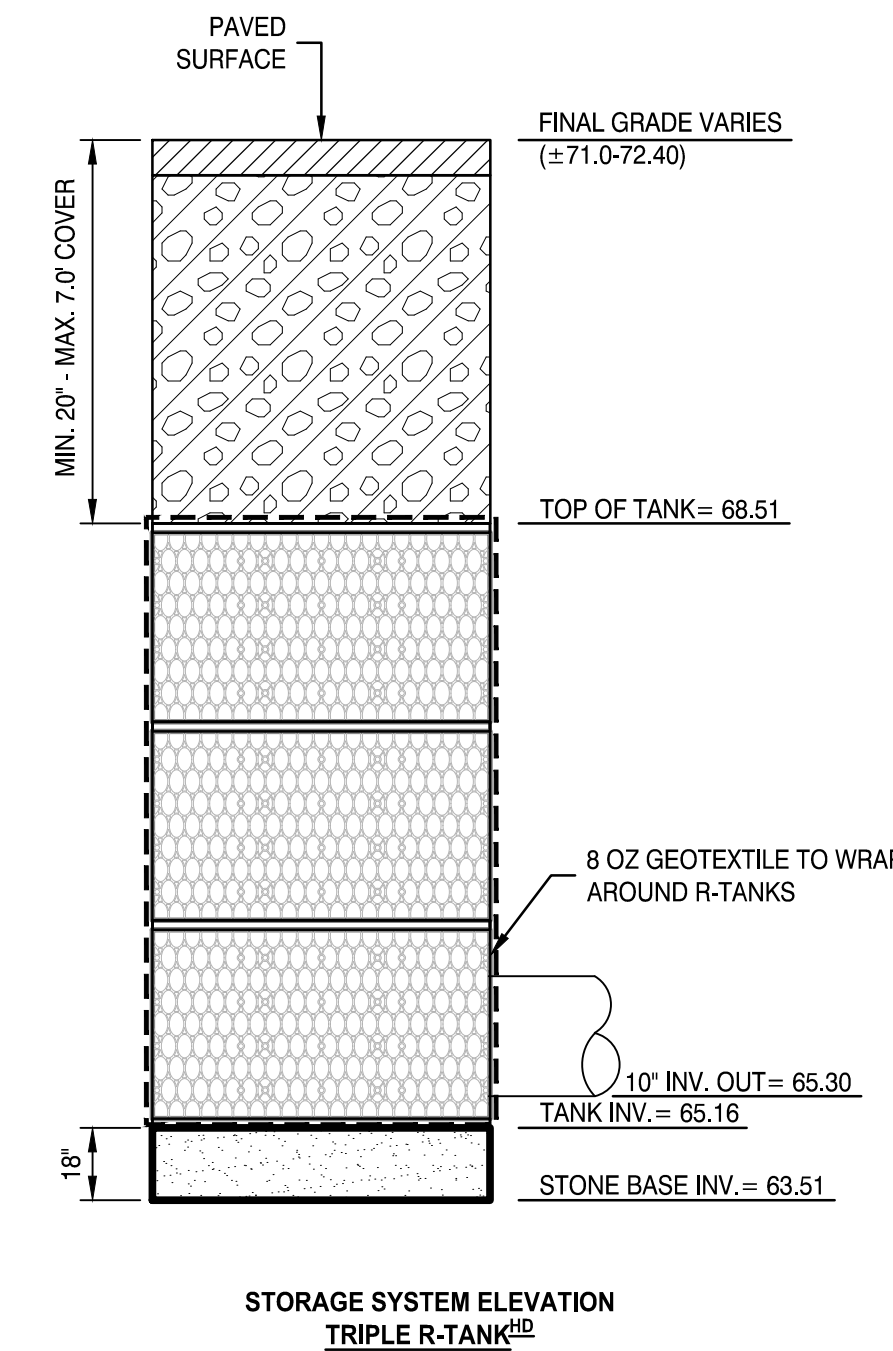
NOT TO SCALE



1 R-TANK SECTION (TRIPLE)

NOT TO SCALE

TABLE 7.3.2 MEDOT AGGREGATE #703.01	
SIEVE SIZE	% BY WEIGHT
3/8"	100
#4	95-100
#8	80-100
#16	50-85
#30	25-60
#60	10-30
#100	2-10
#200	0-5 (8-10 PREFERRED)

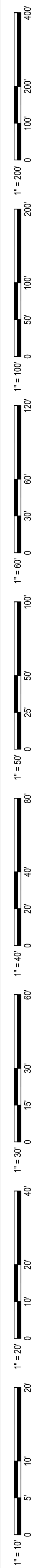


#	REVISION	DATE
2	MAJOR DEVELOPMENT REVIEW	12-31-25
1	ISSUED FOR MRRA APPROVAL	12-4-25
0	ISSUED FOR DEP PERMITTING	10-31-25

ISSUED FOR MAJOR DEVELOPMENT REVIEW

12-31-25

GRADING & DRAINAGE DETAILS



Section 33 46 23 MODULAR STORMWATER STORAGE UNITS

PART 1 GENERAL

1.01 SUMMARY

- A. This section includes specifications or the supply and installation of modular stormwater storage units, specifically the R-Tank^{MD}, R-Tank^{UD}, R-Tank^{XD}, R-Tank^{SD} or R-Tank^{SD} system (hereafter called R-Tank).

1.02 REFERENCES

- A. **ASTM D698** - Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Standard Effort (12,400 ft-lbf/ft³ (600 kN-m/m³)).
- B. **ASTM D2412** - Standard Test Method for Determination of External Loading Characteristics of Plastic Pipe by Parallel-Plate Loading.
- C. **ASTM F2418** - Standard Specification for Polypropylene (PP) Corrugated Wall Stormwater Collection Chambers.
- D. Manufacturer's product literature and guidelines for R-Tank product.

1.03 QUALITY CONTROL

- A. **Manufacturer Qualifications:** The R-Tank modular stormwater storage units shall be supplied by Ferguson Waterworks and manufactured in ISO certified facilities.
- a. Manufacturer samples shall be provided to the client & contractor for review upon request.
- b. A manufacturer's representative is available for pre-installation conference, per Section 1.06A & site review, upon request.
- B. **Installer Qualifications:** Installation shall be performed by a contractor experienced in the installation of modular stormwater storage units.
- a. A minimum of three R-Tank or equivalent projects completed within 2 years; and,
- b. A minimum of 25,000 cubic feet of subsurface storage volume completed within 2 years.
- c. Contractor experience requirement may be waived if the manufacturer's representative provides on-site training and review during construction.
- d. Installation Contractor shall demonstrate knowledge and experience in the installation of subsurface storage system. Work shall be performed only by skilled workers with experience in bulk earthworks, pipe, chamber, or pond/landfill construction projects of comparable size and quality.

1.04 SUBMITTALS

- A. Submit product data, installation guidelines, and product certifications for the R-Tank modular stormwater storage units.
- a. R-Tank layout drawings, including typical sections, details as well as the required base elevation of stone and tanks, minimum cover requirements and tank configuration.
- b. R-Tank product data, including compressive strength, and installation guidelines.
- c. Accessory material documentation / certificates for geotextile, geogrid, base course and backfill materials.
- B. Any proposed equal alternative product substitution to this specification must be submitted for review and approved prior to bid opening. Review package should include third party reviewed performance data that meets or exceeds criteria in Table 2.01 B.

1.05 DELIVERY, STORAGE, AND HANDLING

- A. Protect R-Tank and other materials from damage during delivery and offloading. Handling is to be performed with equipment appropriate to the materials and site conditions.

PART 3 EXECUTION

3.01 EXCAVATION PREPARATION

- A. Verify the site conditions are suitable for product storage and installation per guidelines.
- B. All excavations must meet OSHA safety standards for slopes or shoring.
- C. Stake out, excavate, and prepare the subgrade area per geotechnical engineer's recommendations and/or as shown on the design drawings, to provide adequate support for project design loads.
- a. Ensure that the excavation is at least 2 feet greater than R-Tank dimensions in each direction allowing for installation of geotextile filter fabric, R-Tank modules, and free draining backfill materials.
- b. Base of the excavation shall be uniform, level, and free of lumps or debris and soft or yielding subgrade areas.
- D. **Unsuitable Soils or Conditions:** All questions about the base of the excavation shall be directed to the owner's engineer. The owner's engineer shall determine the required bearing capacity of the R-Tank subgrade; however, in no case shall a bearing capacity of less than 2,000 pounds per square foot be provided.

3.02 BEDDING PREPARATION

- A. Where a geotextile wrap is specified between the native soil and stone base, cut strips to length, and install in excavation, removing wrinkles so material lays flat.
- a. Overlap geotextile a minimum 12" or as recommended by manufacturer. Use tape, special adhesives, sandbags, or other ballast to secure overlaps.
- b. Where an impervious liner is specified, install the liner per manufacturer's recommendations and the contract documents. The liner should be sandwiched between layers of non-woven geotextile at a minimum.
- c. As geotextiles can be damaged by extreme heat, smoking is not permissible on/near the geotextile, and tools using a flame to tack the overlaps, such as propane torches, are prohibited.
- B. Place a thin layer (3" unless otherwise specified) of bedding material (Section 2.03A), within ¼" (+/- ¼") of level or as shown on the plans. Vibratory tamp or static roll to prepare bedding materials until they are firm and unyielding.
- C. Outline the footprint of the R-Tank system on the excavation floor using spray paint or chalk line to ensure a 2' perimeter is available around the R-Tank system for proper installation and compaction of backfill.

3.03 LAYOUT AND INSTALLATION OF R-TANK UNITS

- A. Install a geotextile wrap by cutting strips to length and removing wrinkles so material lays flat.
- a. Overlap geotextile a minimum 12" or as recommended by manufacturer. Use tape, special adhesives, sandbags, or other ballast to secure overlaps.
- b. Where an impervious liner is specified, install the liner per manufacturer's recommendations and the contract documents. The liner should be sandwiched between layers of non-woven geotextile at a minimum.
- c. As geotextiles can be damaged by extreme heat, smoking is not permissible on/near the geotextile, and tools using a flame to tack the overlaps, such as propane torches, are prohibited.
- B. Mark or outline the unit area to ensure a square and straight installation.
- C. Assemble R-Tank units in accordance with the R-Tank drawings and installation guidelines.
- D. Install R-Tank modules by placing side by side, in accordance with the design drawings. The modules are to be oriented as per the design drawing with required depth as shown on plans.
- a. For HD and SD installations, the large side plate of the tank should be placed on the perimeter of the system. This will typically require that the ends of the tank area will have a row of tanks placed perpendicular to all other tanks. Refer to R-Tank drawings and installation guide for more details.
- b. For MD, UD, and XD installations, there is no perpendicular end row required.
- c. For MD installation, external side panels shall be installed around the perimeter of the system. Stacking clips shall be installed in each tier and each direction, as shown on design drawing details.
- d. For XD installations, install stacking clips as specified in design drawings.

- B. Storage of materials should be on smooth surfaces, free from dirt, mud and debris, and away from any open flame, welding operations, or other potential heat sources. UV sensitive materials and R-Tank units should be stored under a tarp to protect from sunlight when time from delivery to installation exceeds two weeks.
- C. When handling and installing product in cold weather:
- a. When the air temperature is 40° F or below, care must be taken when handling plastics to ensure no cracking. Do not use frozen materials, or materials coated with ice or frost.
- b. Do not build on frozen ground or wet, saturated or muddy subgrade.

1.06 PREINSTALLATION CONFERENCE.

- A. Prior to the start of the installation, a pre-installation conference shall occur with the representatives from the design team, the general contractor, the excavation contractor, the R-Tank installation contractor, and the manufacturer's representative.
- B. The pre-installation conference shall review the layout drawings, pre-construction checklist, and discuss key steps of the process. The pre-construction checklist shall be signed and dated by all participants.

1.07 PROJECT CONDITIONS

- A. Coordinate installation for the R-Tank system with other on-site activities to eliminate all non-installation related construction traffic over the completed R-Tank system.
- B. Protect adjacent work from damage during R-Tank system installation.
- C. Provide proper sediment controls to prevent sediment intrusion, if the system is operational during construction.
- D. Contractor is responsible for any damage to the system during construction.
- E. All pre-treatment systems must be in place and functional prior to operation of the R-Tank system.

PART 2 PRODUCTS

2.01 R-TANK UNITS

- A. Injection molded plastic tank components assembled to form a modular structure of predesigned height.
- B. R-Tank units shall meet the following Physical & Chemical Characteristics:

PROPERTY	DESCRIPTION	R-Tank ^{MD} VALUE	R-Tank ^{UD} VALUE	R-Tank ^{MD} VALUE	R-Tank ^{UD} VALUE	R-Tank ^{MD} VALUE
Void Area	Volume available for water storage	95%	95%	95%	95%	90%
Surface Void Area	Percentage of exterior available for infiltration	90%	90%	90%	90%	90%
Vertical Compressive Strength	ASTM D 2412 / ASTM F 2418	33.0 psi	42.0 psi	64.0 psi	134.0 psi	220.0 psi
Lateral Compressive Strength	ASTM D 2412 / ASTM F 2418	20.0 psi	22.0 psi	35.0 psi	19.0 psi	N/A
HS-20 Minimum Cover	Cover required to support HS-20 loads	20"	18"	15"	12"	6"
Maximum Cover	Maximum allowable cover depth	< 7 feet	< 10 feet	< 10 feet	< 7 feet	< 10 feet
Unit Weight	Weight of plastic per cubic foot of tank	3.62 lbs/cf	3.96 lbs/cf	3.53 lbs/cf	4.33 lbs/cf	7.55 lbs/cf

3.03 LAYOUT AND INSTALLATION OF R-TANK UNITS (CONTINUED)

- E. Completely encapsulate the R-Tank units in the specified geotextile to prevent backfill entry into the system. Overlap geotextile 12" or as recommended by manufacturer. Take great care to avoid damage to geotextile (and, if specified, impervious liner) during placement.
- F. Identify any inlet(s) or outlet(s) locations. The geotextile fabric shall be cut to enable hydraulic continuity between the connections and the R-Tank units. These connections shall be secured using pipe boots with stainless steel pipe clamps. Support pipe in trenches during backfill operations to prevent pipe from settling and damaging the geotextile wrap or pipe. Ensure end of pipe is installed snug against R-Tank system.
- G. Install inspection and ventilation ports in locations noted on plans. At a minimum one maintenance port shall be installed within 10' of each inlet & outlet connection, and with a maximum spacing of approximately 50' on center. Install all ports as noted in the R-Tank Installation Guide.

3.04 BACKFILLING OF THE R-TANK UNITS

- A. Backfill with materials in accordance with Section 2.03C and project specifications
- a. Place material around the perimeter of the units in lifts with a maximum thickness of 12" and compacted with walk behind compaction equipment.
- i. Each lift shall be placed around the entire perimeter such that each lift is no more than 24" higher than the side backfill along any other location on the perimeter of the R-Tank system.
- ii. No fill shall be placed over top of tanks until the side backfill has been completed.
- iii. Each lift shall be compacted project specifications or until no further densification is observed (for self-compacting stone materials). Even when "self-compacting" backfill materials are selected, a walk behind vibratory compactor must be used.
- iv. Take care to ensure that the compaction process does not allow the machinery to contact the modules due to the potential for damage to the geotextile and R-Tank units.
- v. No compaction equipment is permissible to operate directly on the R-Tank modules.
- b. Place a top backfill layer on the units to the thickness specified in the R-Tank drawings and in accordance with project specifications.
- i. Only low-pressure track vehicles shall be operated over the R-Tank system during construction. Dump Trucks and Pans shall not be operated within the R-Tank system footprint at any time. Heavy equipment should unload in an area adjacent to the R-Tank system and the material should be moved over the system using low ground pressure tracked equipment.
- ii. Lightly compacted using a walk-behind trench roller. Alternately, a roller (maximum gross vehicle weight of 6 tons) may be used. Roller must remain in static mode until a minimum of 24" of cover has been placed over the modules. Sheep foot rollers should not be used.
- B. If specified, completely encapsulate the backfill in the specified geotextile. Overlap geotextile 12" or as recommended by manufacturer. Take great care to avoid damage to geotextile (and, if specified, impervious liner) during placement.
- C. If required, install a geogrid as shown on plans. Geogrid shall extend a minimum of 3 feet beyond the limits of the excavation wall. In cases of limitations such as curb, property line, etc. consult a manufacturer's representative about reducing the minimum extension length.
- D. Following placement and compaction of the initial cover, subsequent lifts of structural fill (Section 2.03D) shall be placed and compacted per engineer of record specifications. Do not exceed maximum cover depths listed in Table 2.01B.
- E. Ensure that all unrelated construction traffic is kept away from the limits of excavation until the project is complete and final surface materials are in place. It is recommended that high visibility tape or other devices be placed around the system to prevent traffic access.
- F. Place surfacing materials, such as groundcovers (no large trees), or paving materials over the structure with care to avoid displacement of cover fill and damage to surrounding areas.

2.02 GEOSYNTHETICS

- A. Geotextile
- a. Standard Application: The standard geotextile shall be an 8 oz per square yard nonwoven geotextile.
- b. Infiltration Applications: When water must infiltrate/exfiltrate through the geotextile as a function of the system design, a woven monofilament shall be used. In specialty applications, a microgrid/mesh may be approved as an alternative separation fabric, in consultation with the manufacturer's representative.
- c. Lined Applications: When water must be retained within the tanks to prevent infiltration/exfiltration, an impermeable liner shall be used. The liner material and thickness shall be specified by the project design engineer. This liner should be installed per liner manufacturer specifications and industry accepted techniques.
- B. Geogrid
- a. For installations subject to traffic loads, install geogrid to reinforce backfill above the R-Tank system.
- b. Geogrid is not required for R-Tank^{UD} and is often not required for non-traffic load applications.

2.03 BEDDING, BACKFILL & COVER MATERIALS

- A. All materials shall be free from lumps, debris, and any sharp objects that could cut the geotextile.
- B. **Bedding Materials:** Stone (angular and smaller than 1.5" in diameter) or soil (GW, GP, SW, or SP as classified by the Unified Soil Classification System) shall be used below the R-Tank system (3" minimum and 12" maximum). For infiltration applications bedding material shall be free draining.
- C. **Side and Top Backfill:** Recommended backfill material should be clean and free of debris, with a particle size distribution that is appropriate for the specific application. Identical backfill material shall be used on the side and top of the units.
- a. Traffic Applications: Backfill materials shall be free draining stone (angular and smaller than 1.5" in diameter) or soil (GW, GP, SW, or SP as classified by the Unified Soil Classification System).
- b. Non-Traffic Applications - For all R-Tank modules installed in green spaces and not subjected to vehicular loads, backfill materials may either follow the guidelines for Traffic Applications above, or the top backfill layer may consist of AASHTO #57 stone blended with 30-40% (by volume) topsoil to aid in establishing vegetation.
- c. Biofiltration / Bioretention Applications - Backfill materials shall be in accordance with the cross-section for the specific biofiltration/bioretention application and media. A layer of bridging stone shall separate the soil media from the R-Tank units.
- D. **Additional Cover Materials:** Additional cover material shall be structural fill meeting the gradational requirements of SM, SP, SW, GM, GP, or GW as classified by the Unified Soil Classification System. Structural fill shall be specified by the engineer of record.

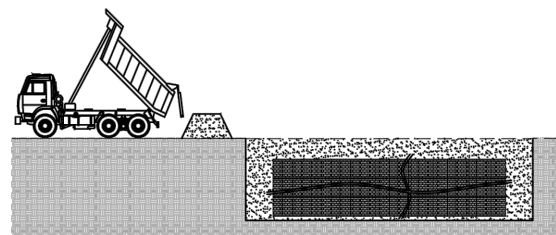
2.04 OTHER MATERIALS

- A. **Utility Marker:** Install metallic tape at corners of R-Tank system to mark the area for future utility detection.

3.05 MAINTENANCE REQUIREMENTS

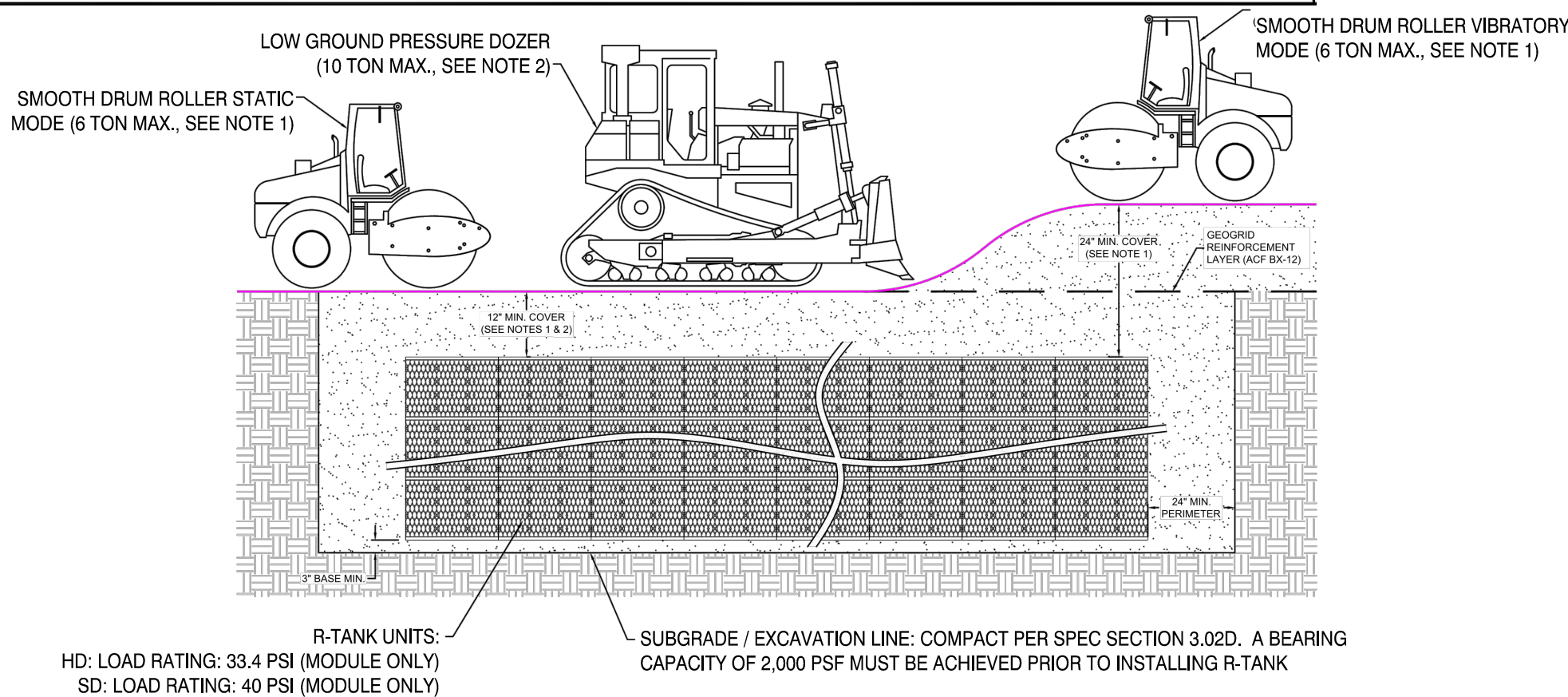
- A. A routine maintenance effort is required to ensure proper performance of the R-Tank system. The Maintenance program should be focused on pretreatment systems. Ensuring these structures are clean and functioning properly will reduce the risk of contamination of the R-Tank system and stormwater released from the site. Maintain as needed using acceptable practices or following manufacturer's guidelines (for proprietary systems).
- B. All inlet pipes and Inspection and/or Maintenance Ports in the R-Tank system will need to be inspected for accumulation of sediments at least quarterly through the first year of operation and at least yearly thereafter.
- C. If sediment has accumulated to the level noted in the R-Tank Operation and Maintenance Guide or beyond a level acceptable to the Owner's engineer, the R-Tank system should be flushed.

3.06 END OF SECTION



DUMP TRUCK DETAIL (SEE NOTE 3)
DUMP TRUCKS & PANS SHALL NOT OPERATE OVER THE SYSTEM EXCAVATION AREA. BACKFILL MATERIAL TO BE UNLOADED OUTSIDE OF THE SYSTEM EXCAVATION AREA.

CONSTRUCTION EQUIPMENT COVER DETAIL - VEHICULAR TRAFFIC



2	MAJOR DEVELOPMENT REVIEW	12-31-25
1	ISSUED FOR MRRA APPROVAL	12-4-25
0	ISSUED FOR DEP PERMITTING	10-31-25

#	REVISION	DATE
---	----------	------

ISSUED FOR MAJOR DEVELOPMENT REVIEW

12-31-25

SHEET TITLE:

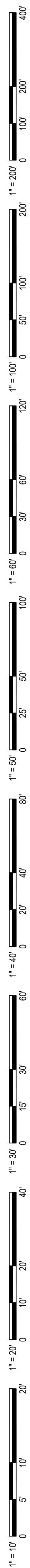
GRADING & DRAINAGE DETAILS

Original drawing is 24" x 36". DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is oriented to be PRINTED IN COLOR.

SCALE: AS SHOWN DESIGNED BY: WSM
SMRT PROJECT #: 24040 DRAWN BY: SLM

CG505

NOT FOR CONSTRUCTION



STRUCTURE ID	RIM ELEVATION	INVERT IN (N)	INVERT IN (E)	INVERT IN (S)	INVERT IN (W)	INVERT OUT	STRUCTURE SIZE
CB-1	71.78	68.92	66.11	66.18	-	66.00	4 FT DIA.
CB-2	71.35	-	-	-	-	65.30	4 FT DIA.
CB-3	70.10	68.00	-	-	-	68.00	4 FT DIA.
CB-4	73.21	-	67.65	67.65	-	67.55	4 FT DIA.
CB-5	72.85	-	-	-	-	70.35	4 FT DIA.
CB-6	72.90	-	-	-	-	70.40	4 FT DIA.
CB-7	72.50	-	-	69.43	-	69.43	4 FT DIA.
CB-8	73.68	69.02	69.04	68.95	-	68.95	4 FT DIA.
CB-9	72.50	68.91	68.91	-	-	68.91	4 FT DIA.
CB-10	72.64	-	69.16 (EX. 12" E)	66.64 (EX. 6" S)	-	69.16	4 FT DIA.
CB-11	72.38	-	-	-	69.87	69.87	4 FT DIA.
DMH-1	71.66	-	65.80	-	-	65.70	4 FT DIA.
DMH-2	71.12	64.85	65.15	-	65.50	64.85	6 FT DIA.
DMH-3	70.83	64.39	64.50	64.39	-	64.39	6 FT DIA.
DMH-4	72.97	-	69.35	-	70.00	70.00	4 FT DIA.
DMH-5	71.96	-	67.46	-	-	67.36	4 FT DIA.
DMH-6	74.28	-	71.50	-	-	71.25	4 FT DIA.
DMH-7	71.52	66.64	66.54	-	-	66.54	4 FT DIA.
DMH-8	72.73	68.10	-	-	-	68.10	4 FT DIA.
ECB-1	70.80	66.10	66.10	66.10 (EX. 12" E)	-	66.10 (EX. 12")	EX.
ECB-2	71.40	-	-	-	-	69.90	EX.
ECB-3	72.10	67.98	-	-	-	67.98 (EX. 12")	EX.
ECB-4	73.54	-	-	69.95	-	67.64	EX.
ECB-5	72.39	-	-	-	-	70.23	EX.
EDMH-1	70.33	EX. 12"	-	-	EX. 12"	66.43	EX.
FI-1	74.85	72.50	-	-	-	72.40	3 FT DIA.
MS-1	70.81	-	65.16	-	-	65.16	4 FT SQUARE
MS-2	70.84	67.10	-	-	-	65.16	4 FT SQUARE
MS-3	74.08	-	71.25	-	-	71.25	4 x 6
MS-4	73.86	68.77	-	-	-	68.77	4 x 6
MS-5	72.59	-	67.58	-	-	67.58	4 FT SQUARE
OCS-BR-1	72.00	-	-	67.50 UD	-	67.00	4 FT SQUARE
OCS-BR-2	71.00	-	65.50 UD	-	-	65.50	4 FT SQUARE
OCS-BR-3	71.00	67.05 UD	67.05 UD	-	-	67.05	4 FT SQUARE
OCS-BR-4	74.00	-	68.00 UD	68.00	68.00 UD	68.00	4 FT SQUARE
OCS-RT-1	70.74	-	65.30	-	-	64.50	6 FT DIA.
OCS-RT-2	72.20	-	68.92	-	-	68.75	6 FT DIA.

2 STORM DRAIN STRUCTURE SCHEDULE

PIPE ID	PIPE TYPE	PIPE DIA.	START STRUCTURE	START INVERT	END STRUCTURE	END INVERT	APPROX. PIPE LENGTH	PIPE SLOPE
SD-1	HDPE	18"	CB-1	66.00	DMH-1	65.80	20	0.0100
SD-2	HDPE	18"	DMH-1	65.70	DMH-2	64.85	200	0.0043
SD-3	HDPE	18"	EDMH-1	66.43	DMH-2	65.50	51	0.0182
SD-4	HDPE	12"	CB-2	65.30	DMH-2	65.15	13	0.0115
SD-5	HDPE	18"	DMH-2	64.85	DMH-3	64.39	93	0.0049
SD-6	HDPE	12"	OCS-RT-1	64.71	DMH-3	64.39	64	0.0050
SD-7	HDPE	18"	OCS-BR-2	65.50	DMH-3	64.39	51	0.0218
SD-8	HDPE	10"	RT-1	65.30	OCS-RT-1	65.30	6	0.0000
SD-9	HDPE	18"	OCS-BR-1	67.00	CB-1	66.18	42	0.0195
SD-10	HDPE	18"	CB-4	67.55	CB-1	66.11	288	0.0050
SD-11	HDPE/90DEG	6"	CB-3	68.50	RT-2	68.50	11	0.0000
SD-12	HDPE	18"	OCS-RT-2	68.75	DMH-5	67.46	115	0.0112
SD-13	HDPE	18"	DMH-5	67.36	DMH-7	66.64	126	0.0057
SD-14	HDPE	12"	OCS-BR-3	67.05	ECB-1	66.10	94	0.0101
SD-15	HDPE/90 DEG	10"	DMH-6	71.25	RT-2	71.25	2	0.0000
SD-16	HDPE	10"	RT-2	68.92	OCS-RT-2	68.92	13	0.0000
SD-17	HDPE	12"	CB-5	70.35	DMH-4	70.00	22	0.0159
SD-18	HDPE	8"	OCS-BR-4	68.00	CB-4	67.65	29	0.0121
SD-19	HDPE	8"	FI-1	72.40	MS-3	71.50	54	0.0167
SD-20	HDPE	12"	CB-6	70.40	DMH-4	69.35	128	0.0082
SD-21	HDPE	18"	CB-8	68.95	CB-4	67.65	220	0.0059
SD-22	HDPE	6"	ECB-2	69.90	CB-7	69.43	36	0.0131
SD-23	HDPE	12"	CB-7	69.43	CB-8	68.95	107	0.0045
SD-24	HDPE	12"	ECB-5	70.23	CB-11	69.87	72	0.0050
SD-25	HDPE	12"	CB-11	69.87	CB-9	68.91	149	0.0064
SD-26	HDPE	18"	CB-10	69.16	CB-9	68.91	57	0.0044
SD-27	HDPE	18"	CB-9	68.91	DMH-8	68.10	227	0.0036
SD-28	HDPE	24"	DMH-8	68.10	ECB-3	67.98	35	0.0034
SD-29	HDPE/90 DEG	12"	DMH-4	70.00	RT-3	70.00	11	0.0000
SD-30	HDPE	12"	RT-3	67.72	DMH-7	66.54	124	0.0095
SD-31	HDPE	12"	DMH-7	66.54	ECB-1	66.10	44	0.0100
SD-32	HDPE	12"	CB-3	68.00	MS-2	67.10	36.00	0.0250
RD-1	HDPE	6"	ROOF DRAIN	71.50	BR-1	71.25	21.00	0.0119
RD-2	HDPE	12"	ROOF DRAIN	70.50	BR-2	69.75	69.00	0.0109
RD-3	HDPE	12"	ROOF DRAIN	68.89	CB-3	68.00	61.00	0.0146
RD-4	HDPE	8"	ROOF DRAIN	73.23	FI-1	72.50	59.00	0.0124
RD-5	HDPE	16"	ROOF DRAIN	70.00	OCS-BR-4	68.00	97.00	0.0206
RD-6	HDPE	8"	ROOF DRAIN	71.00	BR-4	68.00	99.00	0.0303
RD-7	HDPE	6"	ROOF DRAIN	73.80	FI-1	72.50	69.00	0.0188

1 STORM DRAIN PIPE SCHEDULE

**MOLNLYCKE**

BRUNSWICK EXPANSION

192 Admiral Fitch Avenue, Brunswick Landing, Brunswick, Maine



SMRT, Inc.
75 Washington Ave., Suite 3A
Portland, Maine 04101

1.877.700.7678
www.smrinc.com

All reproduction & intellectual property rights reserved
© 2024 SMRT INC

In Association With



2	MAJOR DEVELOPMENT REVIEW	12-31-25
1	ISSUED FOR MRRA APPROVAL	12-4-25
0	ISSUED FOR DEP PERMITTING	10-31-25

#	REVISION	DATE
---	----------	------

**ISSUED FOR MAJOR
DEVELOPMENT REVIEW**

12-31-25

SHEET TITLE

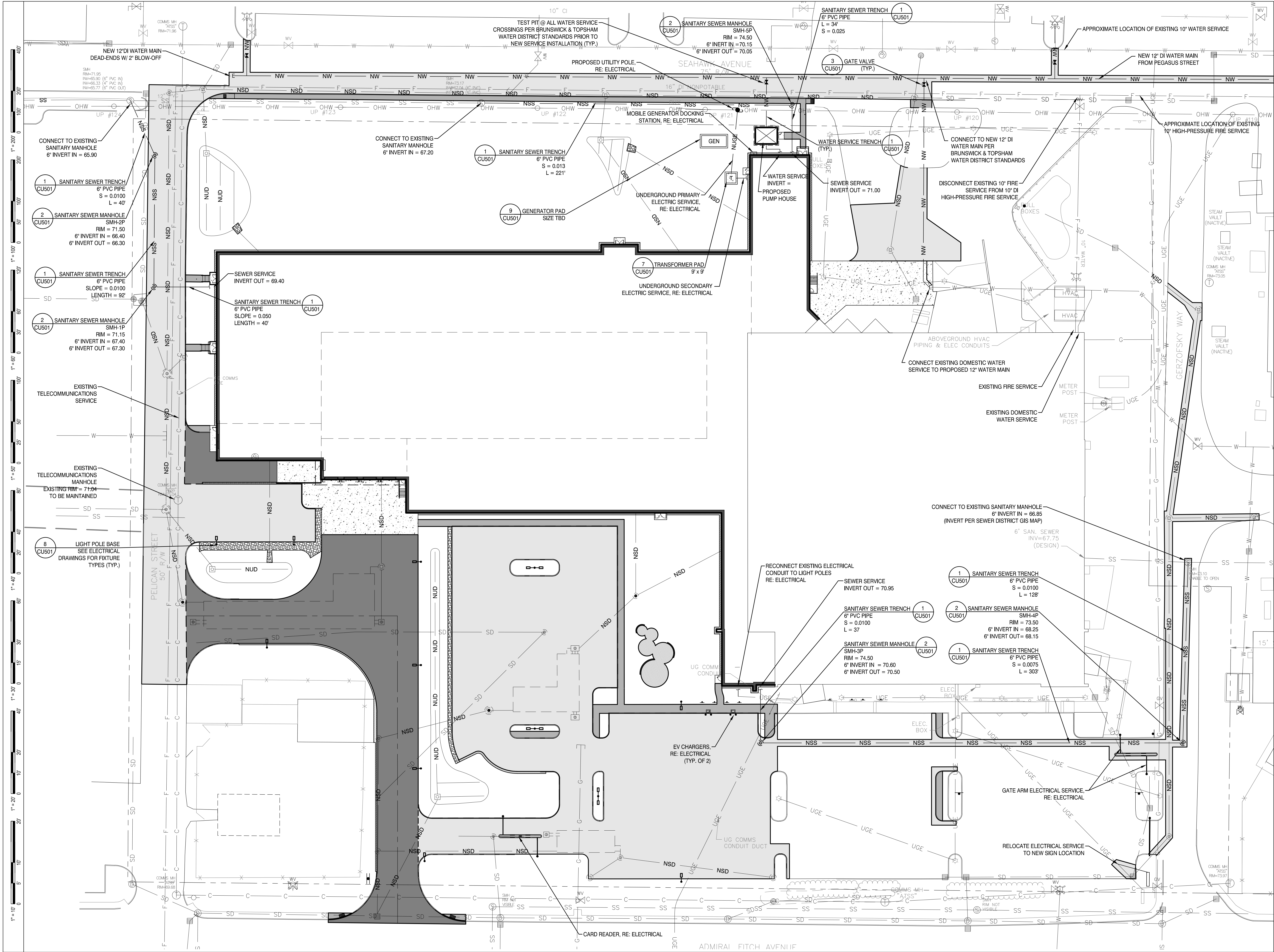
DRAINAGE SCHEDULES

Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING

SCALE:	AS SHOWN	DESIGNED BY:	WSM
SMRT PROJECT #:	24040	DRAWN BY:	SLM

CG601

NOT FOR CONSTRUCTION





MOLNLYCKE

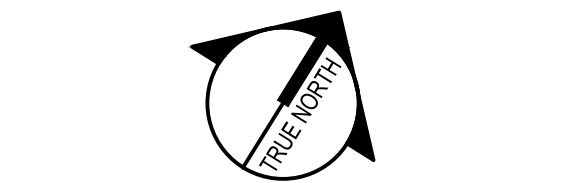
BRUNSWICK EXPANSION

192 Admiral Fitch Avenue, Brunswick Landing, Brunswick, Maine



SMRT, Inc.
75 Washington Ave., Suite 3A
Portland, Maine 04101
1.877.700.7678
www.smrtninc.com

All reproduction & intellectual property rights reserved
© 2024 SMRT, INC.
In Association With



TRUE NORTH



STATE OF MAINE
MELISSA ANN FLYNN
15831
PROFESSIONAL ENGINEER
12/31/25

#	REVISION	DATE
2	MAJOR DEVELOPMENT REVIEW	12-31-25
1	ISSUED FOR MRRA APPROVAL	12-24-25
0	ISSUED FOR DEP PERMITTING	10-31-25

#

REVISION

DATE

ISSUED FOR MAJOR DEVELOPMENT REVIEW

12-31-25

SHEET TITLE:

UTILITY PLAN

Original drawing is 24" x 36". DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is viewed from the front. PRINTED IN COLOR.

SCALE: 1" = 30'

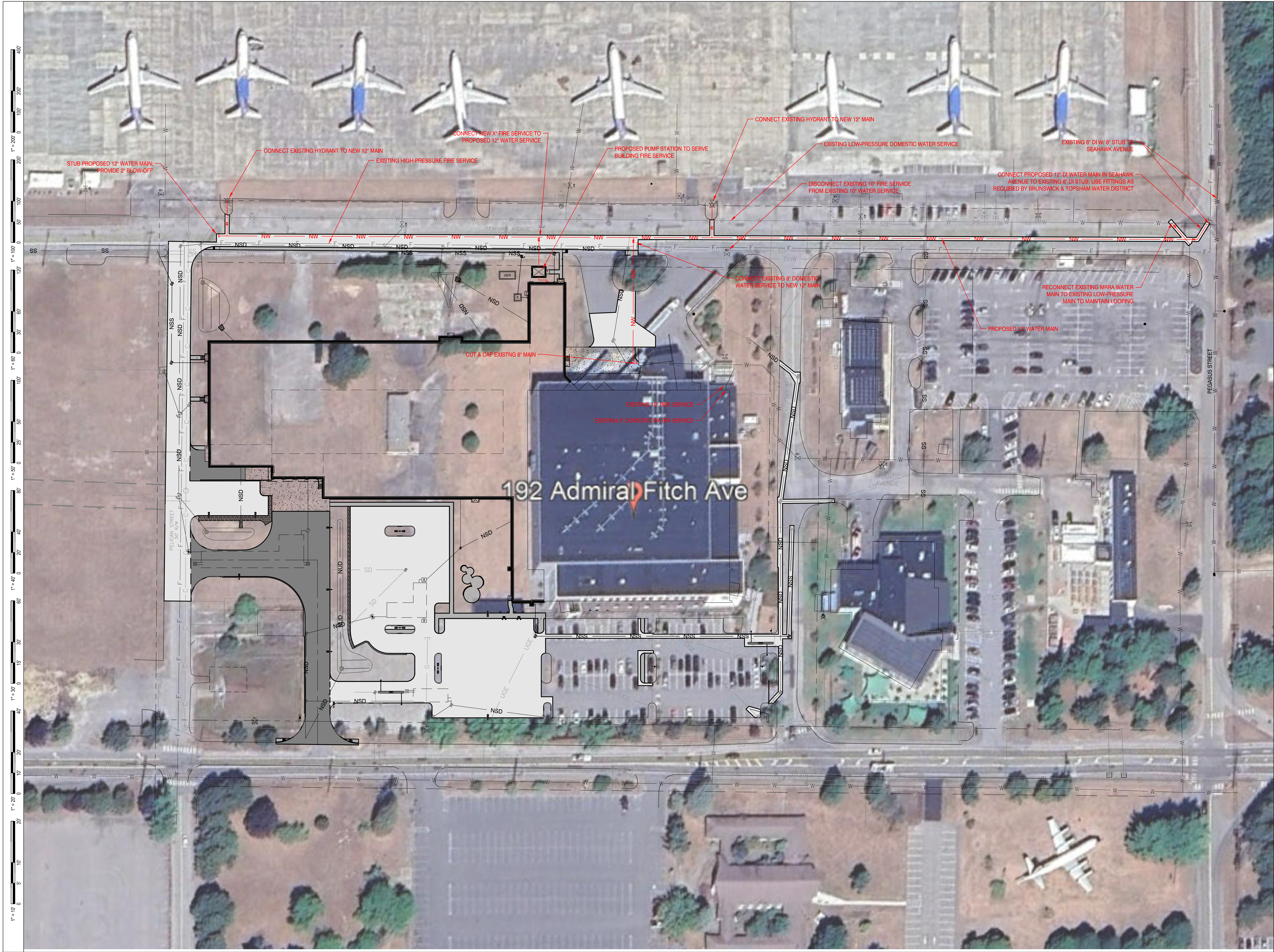
DESIGNED BY: WSM

SMRT PROJECT #: 24040

DRAWN BY: SLM

CU101

NOT FOR CONSTRUCTION





MOLNLYCKE

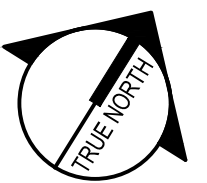
BRUNSWICK EXPANSION

192 Admiral Fitch Avenue, Brunswick Landing, Brunswick, Maine



SMRT, Inc.
75 Washington Ave., Suite 3A
Portland, Maine 04101
1.877.700.7678
www.smrinc.com

All reproduction & intellectual property rights reserved
© 2024 SMRT INC.
In Association With





#	REVISION	DATE
2	MAJOR DEVELOPMENT REVIEW	12-31-25
1	ISSUED FOR MRRA APPROVAL	12-4-25
0	ISSUED FOR DEP PERMITTING	10-31-25

ISSUED FOR MAJOR DEVELOPMENT REVIEW

12-31-25

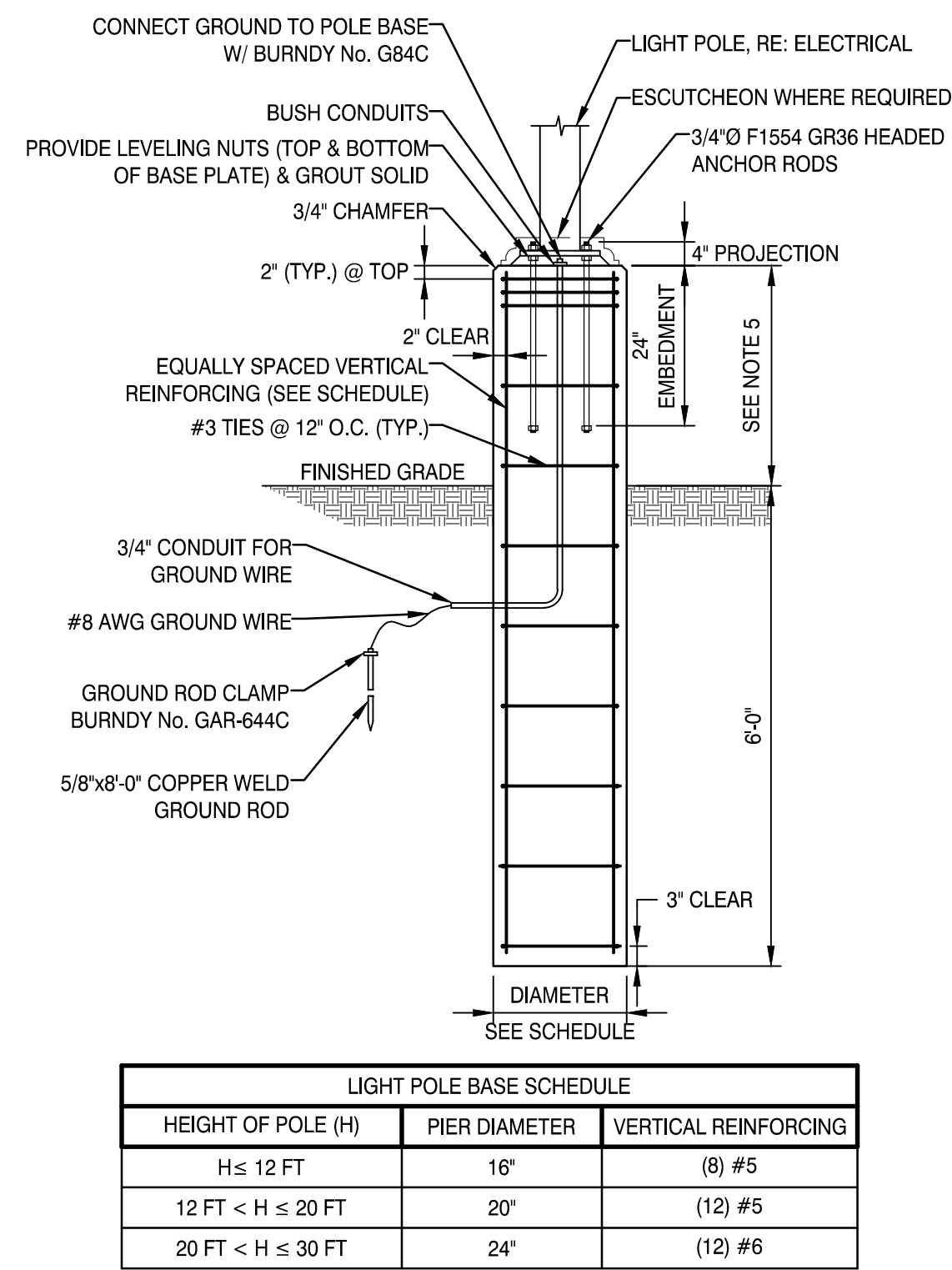
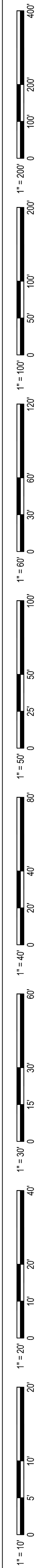
SHEET TITLE:
WATER MAIN PLAN

Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING
Sheet is intended to be PRINTED IN COLOR

SCALE: 1" = 50' DESIGNED BY: WSM
SMRT PROJECT #: 24040 DRAWN BY: SLM

CU102

NOT FOR CONSTRUCTION



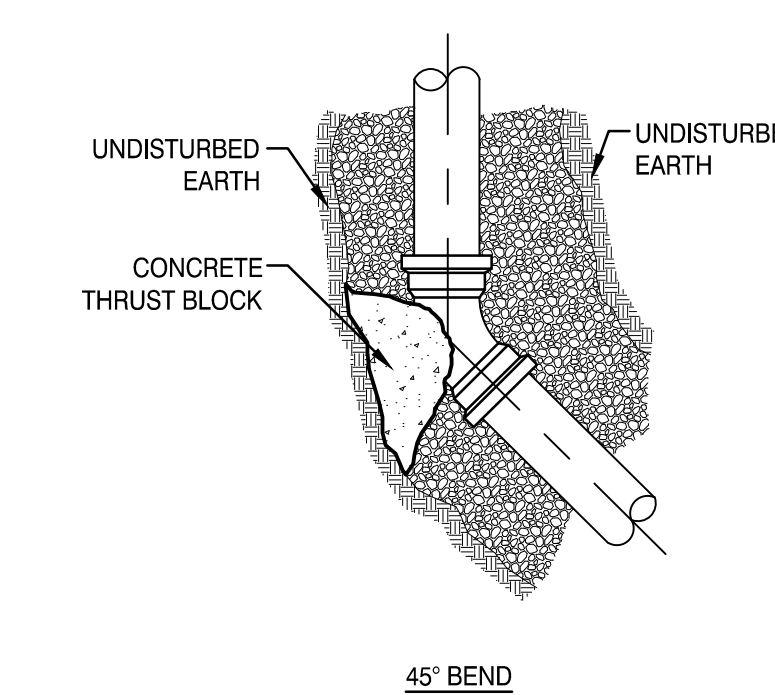
- NOTES:
1. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 4,500 psi AND AIR ENTRAINED.
 2. MINIMUM ALLOWABLE SOIL BEARING CAPACITY TO BE 1,500 PSF.
 3. CONCRETE SHALL BE NO MORE THAN 3'-0" ABOVE FINISHED GRADE.
 4. PROVIDE SMOOTH FINISH.
 5. POLES TO HAVE THE FOLLOWING REVEALS: 6 INCHES WHERE LOCATED IN PLANTING BEDS OR LAWNS; 36 INCHES WHERE LOCATED IN VEHICLE PAVEMENT; 2 INCHES WHERE LOCATED IN WALKWAYS.

8 LIGHT POLE BASE

NOT TO SCALE

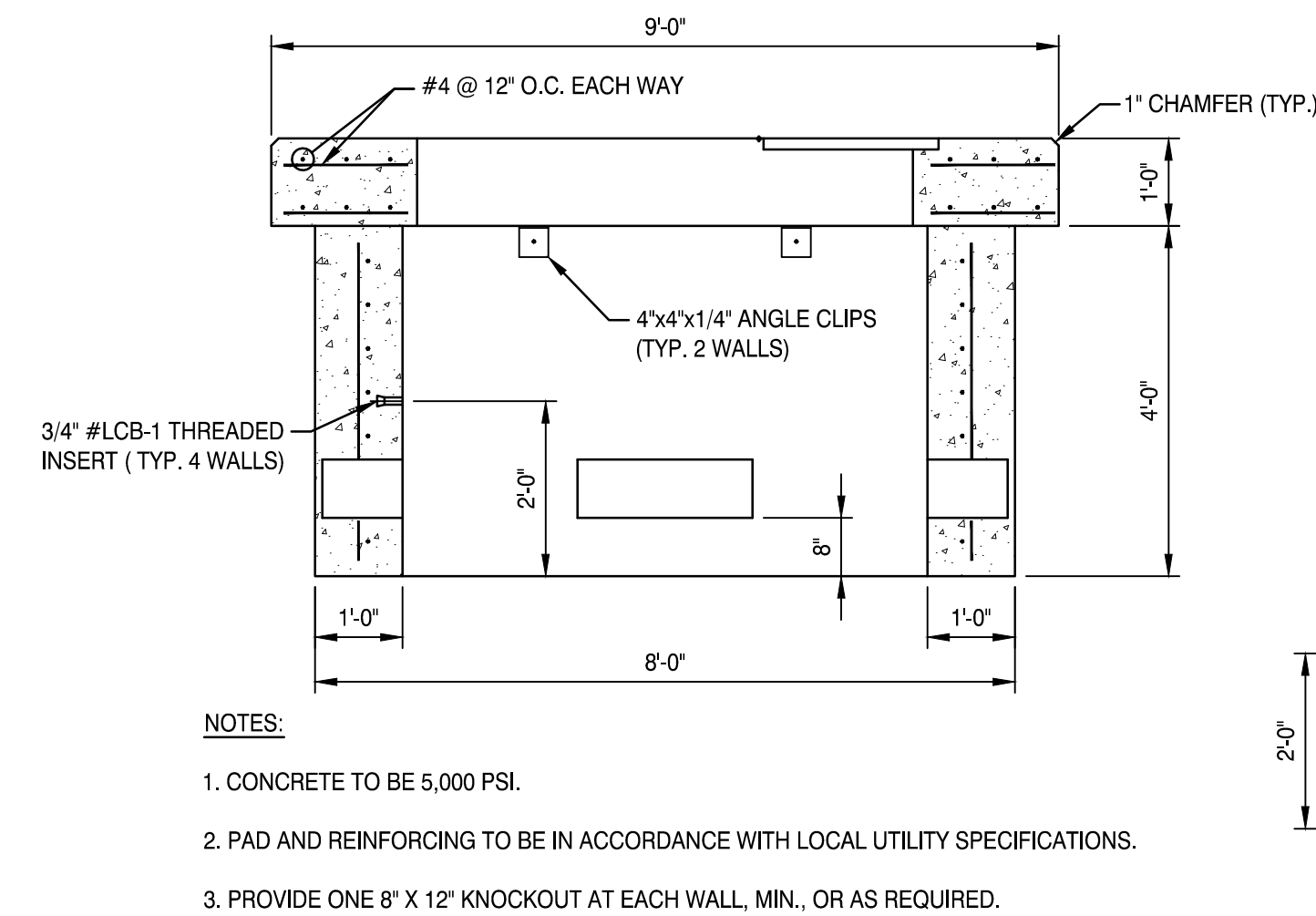
CONCRETE THRUST BLOCK SIZE REQUIREMENTS				
FITTINGS	SQ FT OF BEARING ON UNDISTURBED SOIL			
	90° BENDS	45° BENDS	TEES AND PLUGS	
PIPE SIZE	6"	4.0	2.0	3.0
	8"	8.0	4.0	6.0
	12"	15	9	12
	16"	26	14	19
	20"	40	22	28

BASED ON SOIL BEARING PRESSURE OF 200 psf & 100 psi, LINE PRESSURE COMPACT COURSE TO FINE SANDS & CLAYS REQUIRE ENGINEERED BLOCKS. ENGINEERED BLOCKS WILL TYPICALLY REQUIRE REINFORCING STEEL OF #5 @ 12".



4 THRUST BLOCKS

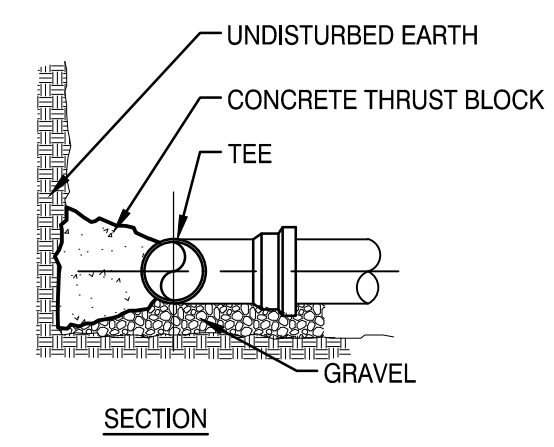
NOT TO SCALE



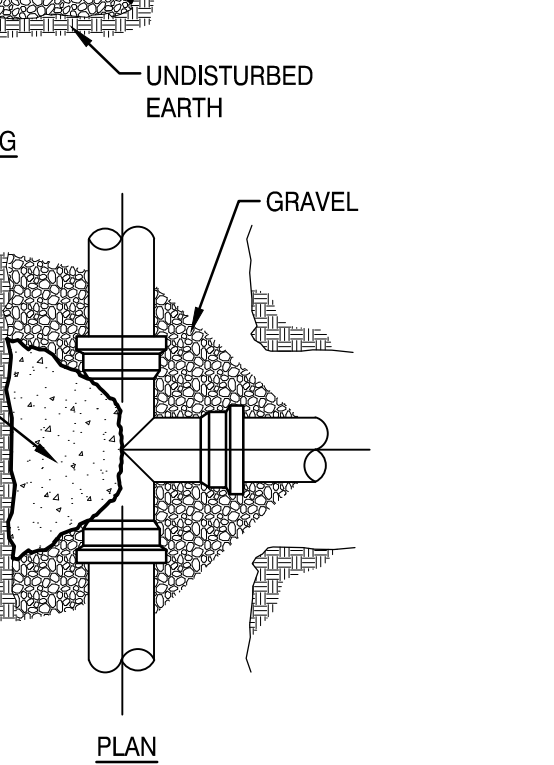
- NOTES:
1. CONCRETE TO BE 5,000 PSI.
 2. PAD AND REINFORCING TO BE IN ACCORDANCE WITH LOCAL UTILITY SPECIFICATIONS.
 3. PROVIDE ONE 8" X 12" KNOCKOUT AT EACH WALL, MIN., OR AS REQUIRED.

7 TRANSFORMER PAD

NOT TO SCALE

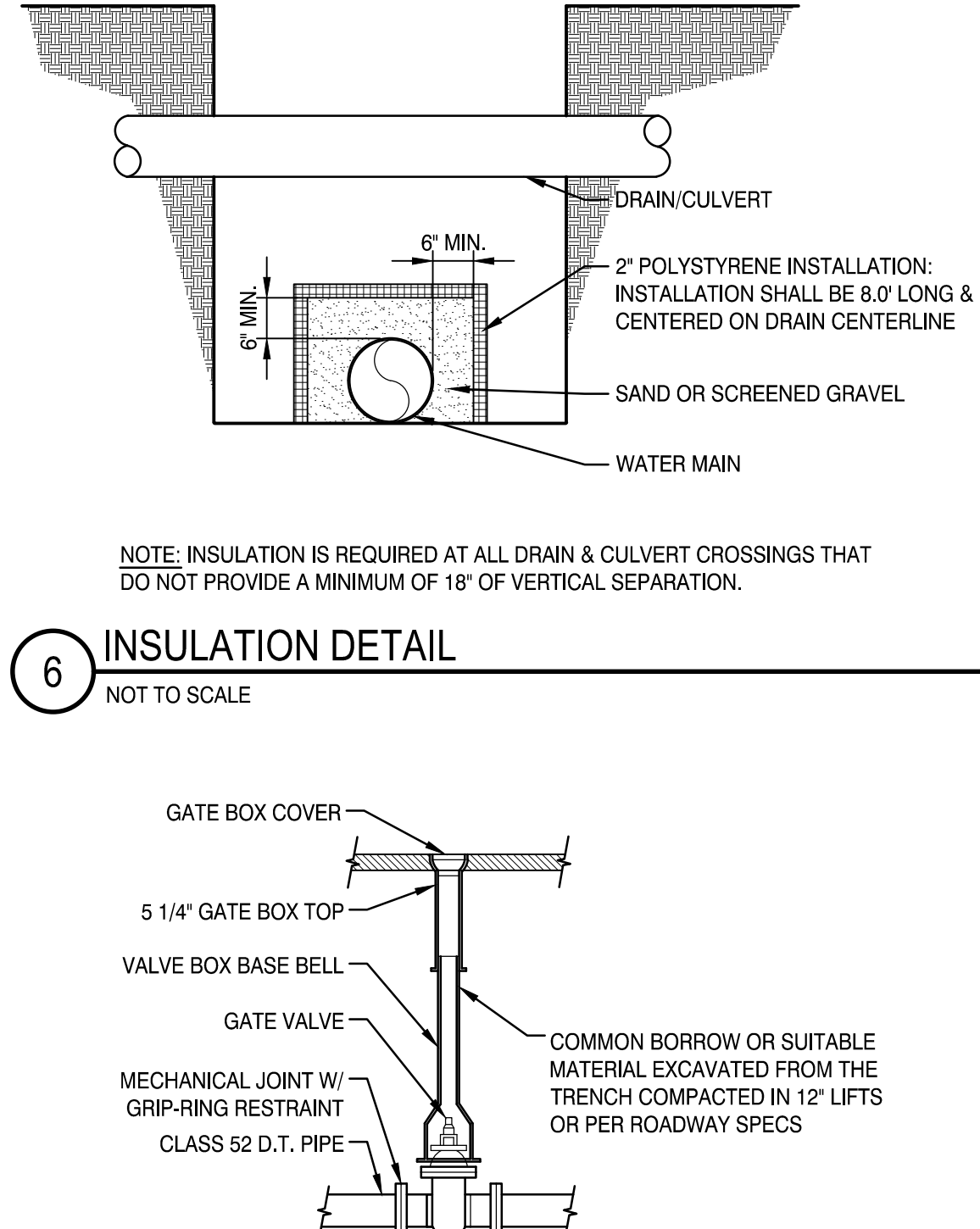


NOTE: PLACE 6 MIL. MIN. POLYETHYLENE SHEETING BETWEEN PIPE & CONCRETE.



3 GATE VALVE

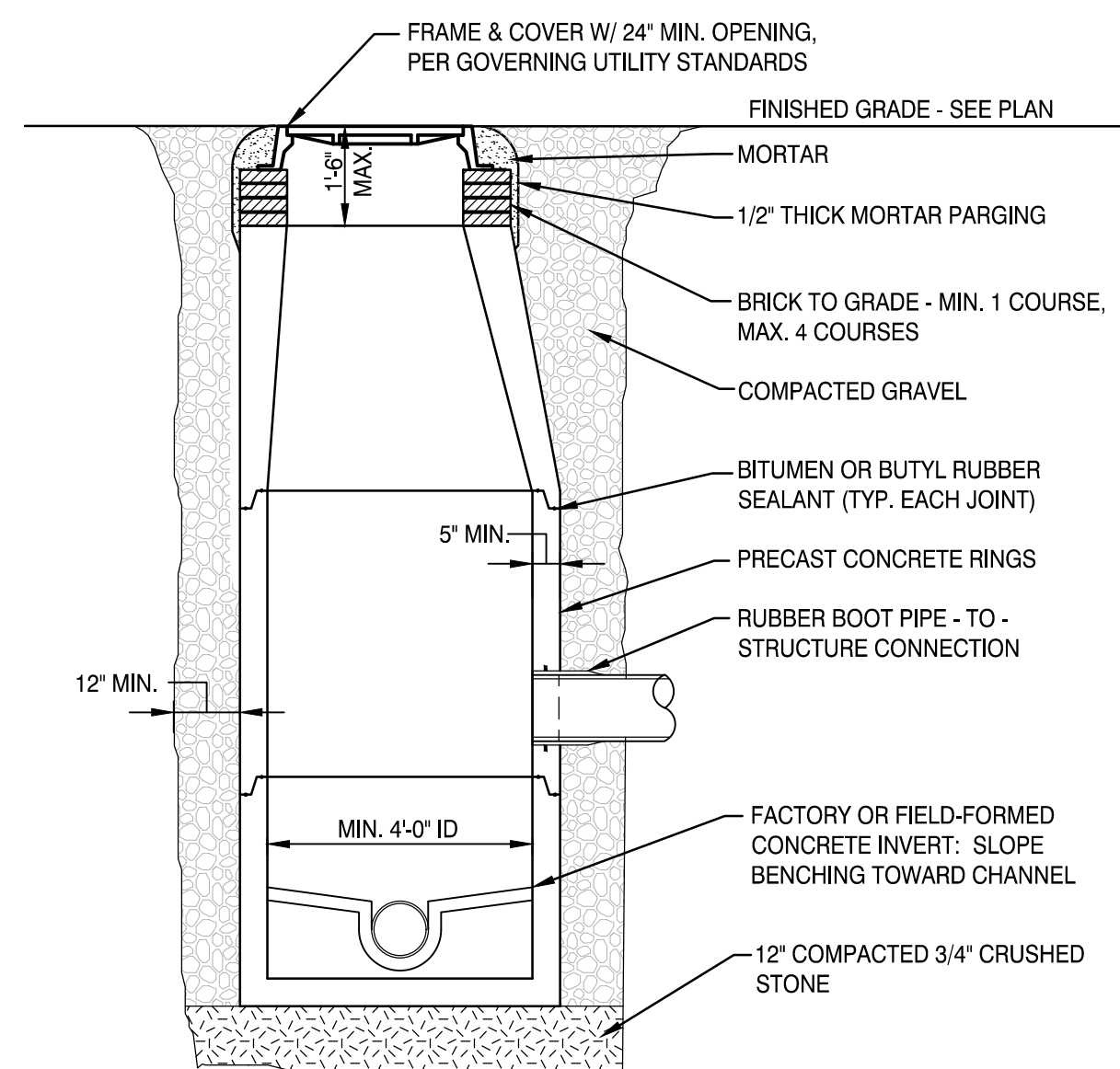
NOT TO SCALE



6 INSULATION DETAIL

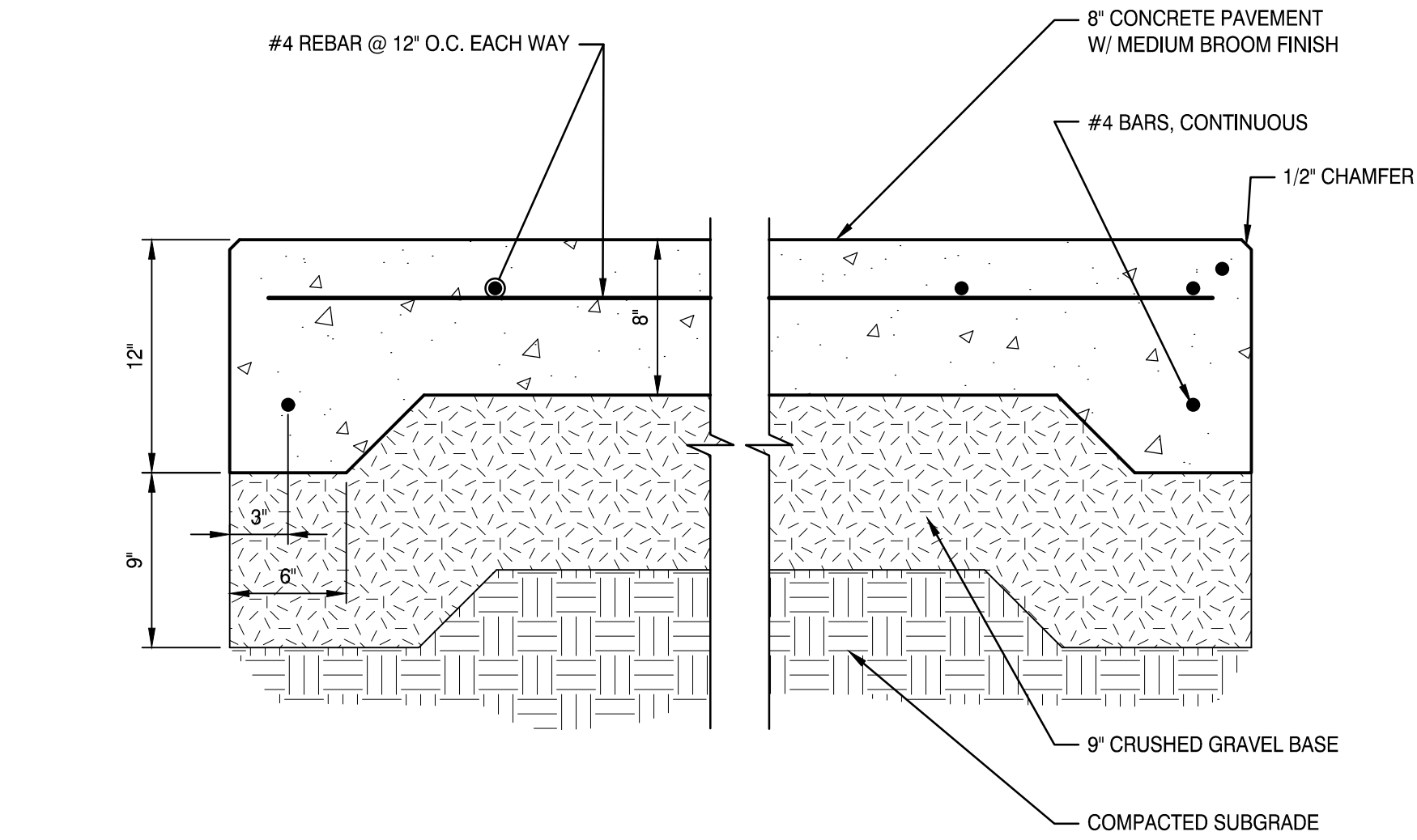
NOT TO SCALE

NOTE: INSULATION IS REQUIRED AT ALL DRAIN & CULVERT CROSSINGS THAT DO NOT PROVIDE A MINIMUM OF 18" OF VERTICAL SEPARATION.



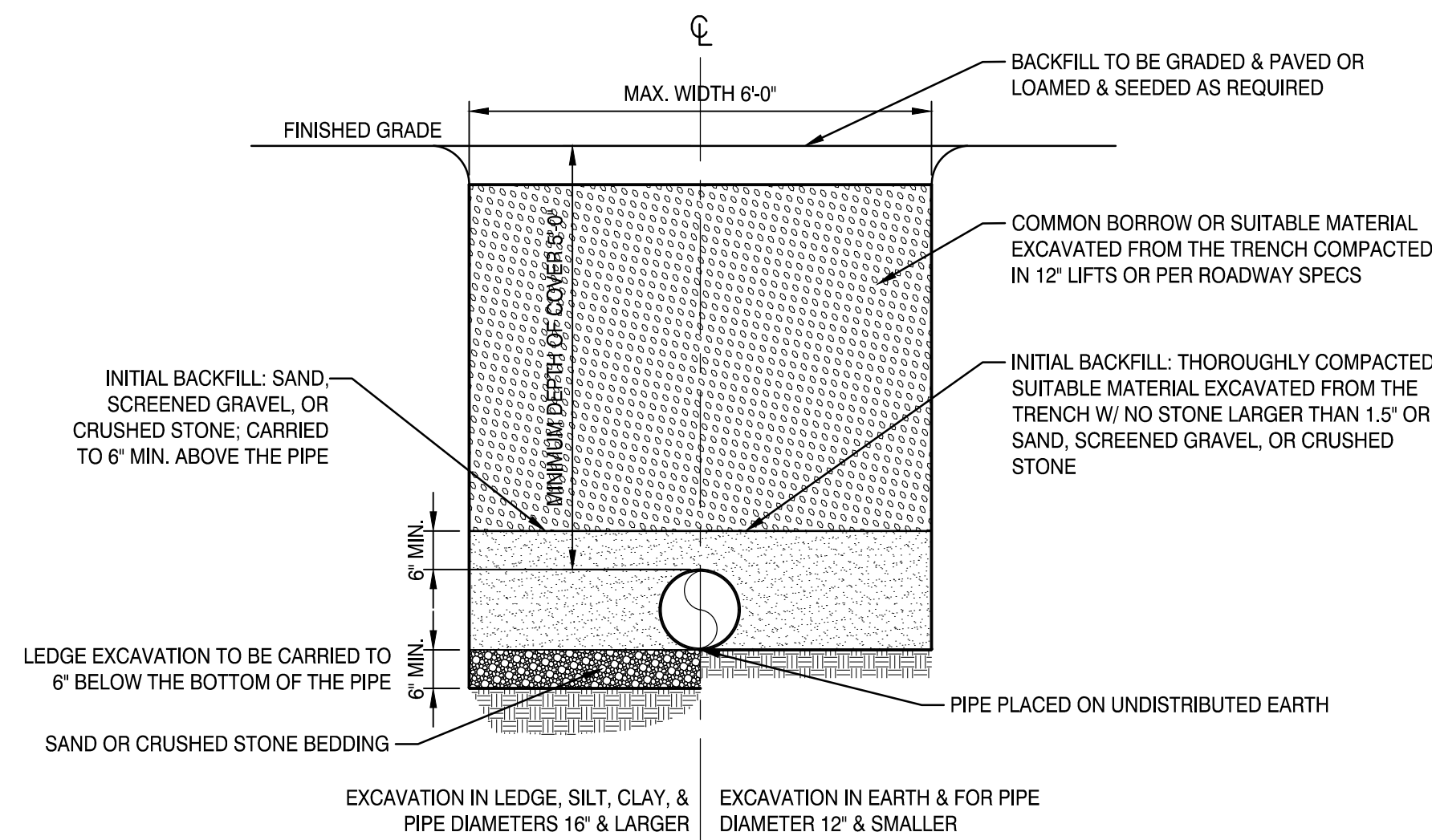
2 SANITARY SEWER MANHOLE

NOT TO SCALE



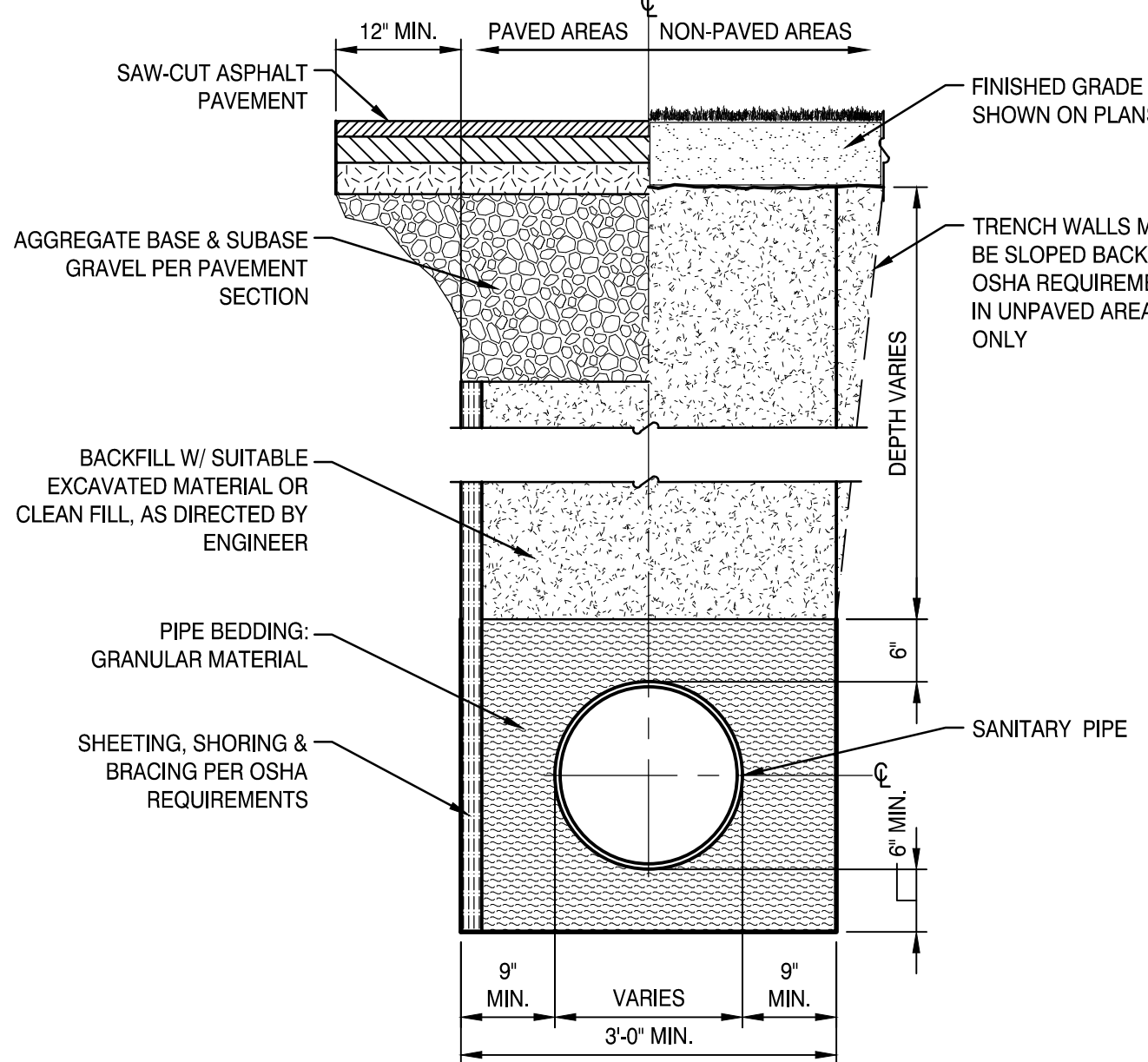
9 GENERATOR PAD

NOT TO SCALE



5 WATER SERVICE TRENCH

NOT TO SCALE



1 SANITARY SEWER TRENCH

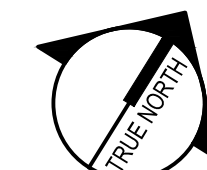
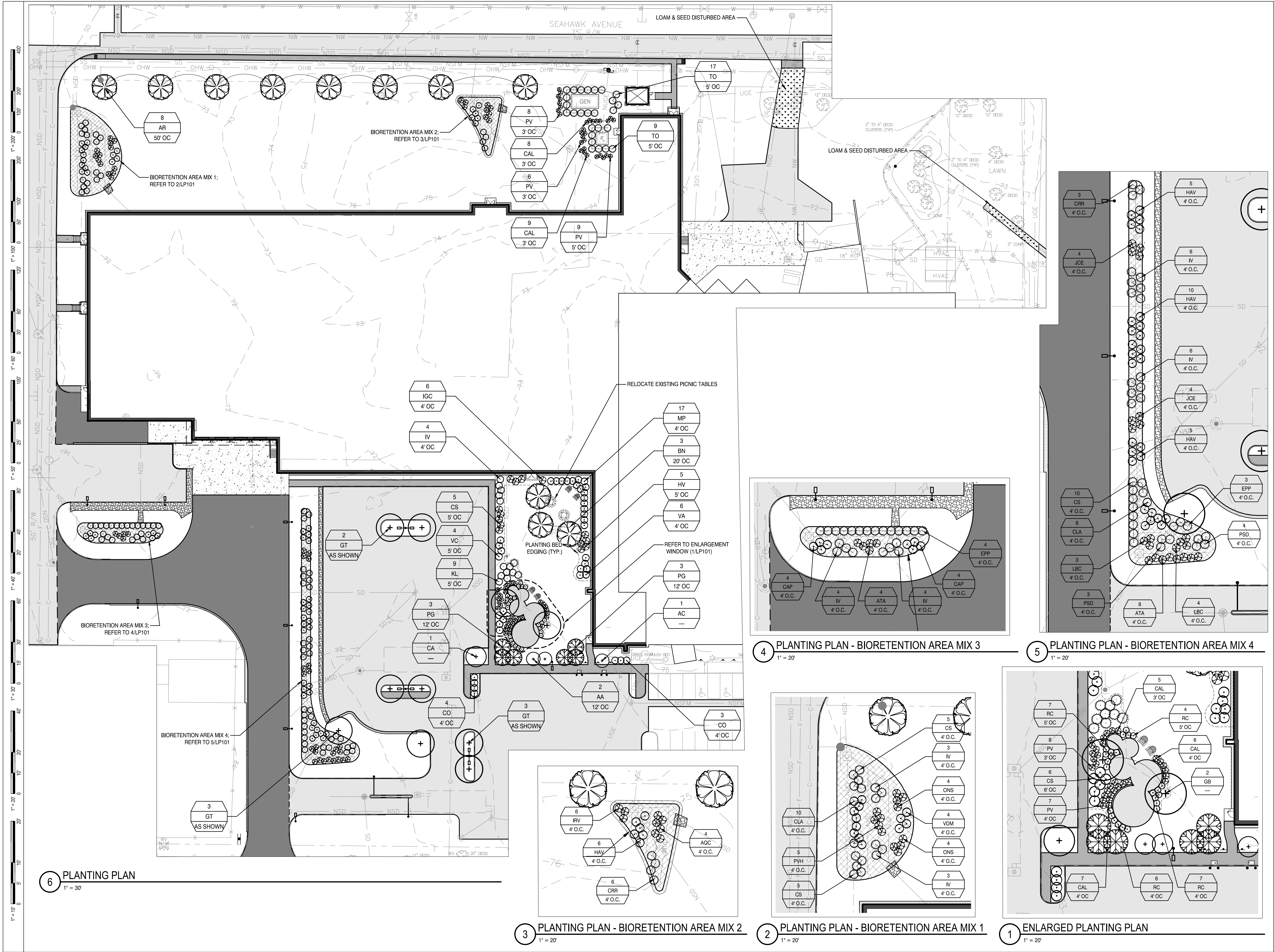
NOT TO SCALE

#	REVISION	DATE
2	MAJOR DEVELOPMENT REVIEW	12-31-25
1	ISSUED FOR MRRA APPROVAL	12-24-25
0	ISSUED FOR DEP PERMITTING	10-31-25

ISSUED FOR MAJOR DEVELOPMENT REVIEW

12-31-25

UTILITY DETAILS



#	REVISION	DATE
2	MAJOR DEVELOPMENT REVIEW	12-31-25
1	ISSUED FOR MRRA APPROVAL	12-4-25
0	ISSUED FOR DEP PERMITTING	10-31-25

**ISSUED FOR MAJOR
DEVELOPMENT REVIEW**

12-31-25

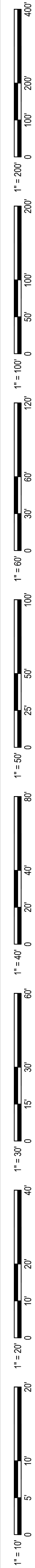
SHEET TITLE:
**PLANTING & LANDSCAPING
PLANS**

Original drawing is 24" x 36". DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is viewed from the FRONT IN COLOR.

SCALE: 1" = 30' DESIGNED BY: KDC
SMRT PROJECT #: 24040 DRAWN BY: SLM

LP101

NOT FOR CONSTRUCTION



1. THE LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANTS IN SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS. DISCREPANCIES BETWEEN QUANTITIES NOTED ON THE DRAWINGS AND THOSE GRAPHICALLY SHOWN SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT AND SHALL NOT ENTITLE THE CONTRACTOR TO ADDITIONAL REMUNERATION.
2. THE LANDSCAPE CONTRACTOR IS ADVISED THAT BELOW GROUND UTILITIES EXIST ON SITE, THE LOCATIONS OF WHICH SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF OPERATIONS (SEE GENERAL NOTES REGARDING DIGSAFE). SHOULD THE LOCATION OF ANY PROPOSED PLANTING CONFLICT WITH ANY UTILITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR DECISION.
3. ANY AND ALL PAVING, CURBING, UTILITIES, LAWNS, ETC., DAMAGED AS A RESULT OF THE LANDSCAPE CONTRACTOR'S OPERATIONS SHALL BE REPLACED OR REPAIRED TO ORIGINAL CONDITION BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. LOCATIONS OF PROPOSED PLANTINGS AND BED LINES SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. PLANTS SHALL BE PLACED NO CLOSER THAN ONE-HALF THE NOTED SPACING TO PAVEMENT EDGES, BED LINES, OR STRUCTURE FACES, UNLESS NOTED OR SHOWN OTHERWISE.
6. PLANT MASSES SHALL BE LAID OUT AND INSTALLED STARTING AT THE PRINCIPAL, FORM-DEFINING PERIMETER, THEN FILLING INWARD IN DOUBLE-ROW-STAGGERED FASHION, UNLESS NOTED OR SHOWN OTHERWISE.
7. ALL PLANTING BEDS INCLUDING TREE AND SHRUB PITS AS INDICATED SHALL RECEIVE 3" APPROVED CLEAN, UNIFORMLY GROUND OR SHREDDED PINE OR HEMLOCK BARK MULCH.
8. HE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT ON FINAL LAYOUT OF PLANT MATERIALS PRIOR TO STARTING PLANT INSTALLATION.
9. ALL PLANT MATERIALS CALLED FOR AND INSTALLED SHALL MEET OR EXCEED SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" (LATEST EDITION) AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
10. ALL PLANTING BEDS SHALL BE DEFINED BY A NEAT, SHOVEL-CUT BED LINE. BED LINES SHALL BE TRUE TO FORM AS SHOWN ON THE DRAWINGS, CONSISTING OF SMOOTH CURVES AND SHARP LINES AND CORNERS.
11. IF, BECAUSE OF CULTURE REQUIREMENTS, AVAILABILITY, OR OTHER CIRCUMSTANCES, THE LANDSCAPE CONTRACTOR BELIEVES A PARTICULAR PLANT CALLED FOR IS INAPPROPRIATE, THE LANDSCAPE CONTRACTOR SHALL REPORT THE SITUATION IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DECISION.
12. ALL DISTURBED AREAS TO RECEIVE 6" TOPSOIL AND SEED.
13. ALL SOIL IN SHRUB/PERENNIAL BEDS SHALL BE OVER-EXCAVATED AND REPLACED WITH PLANTING SOIL TO DEPTHS INDICATED.

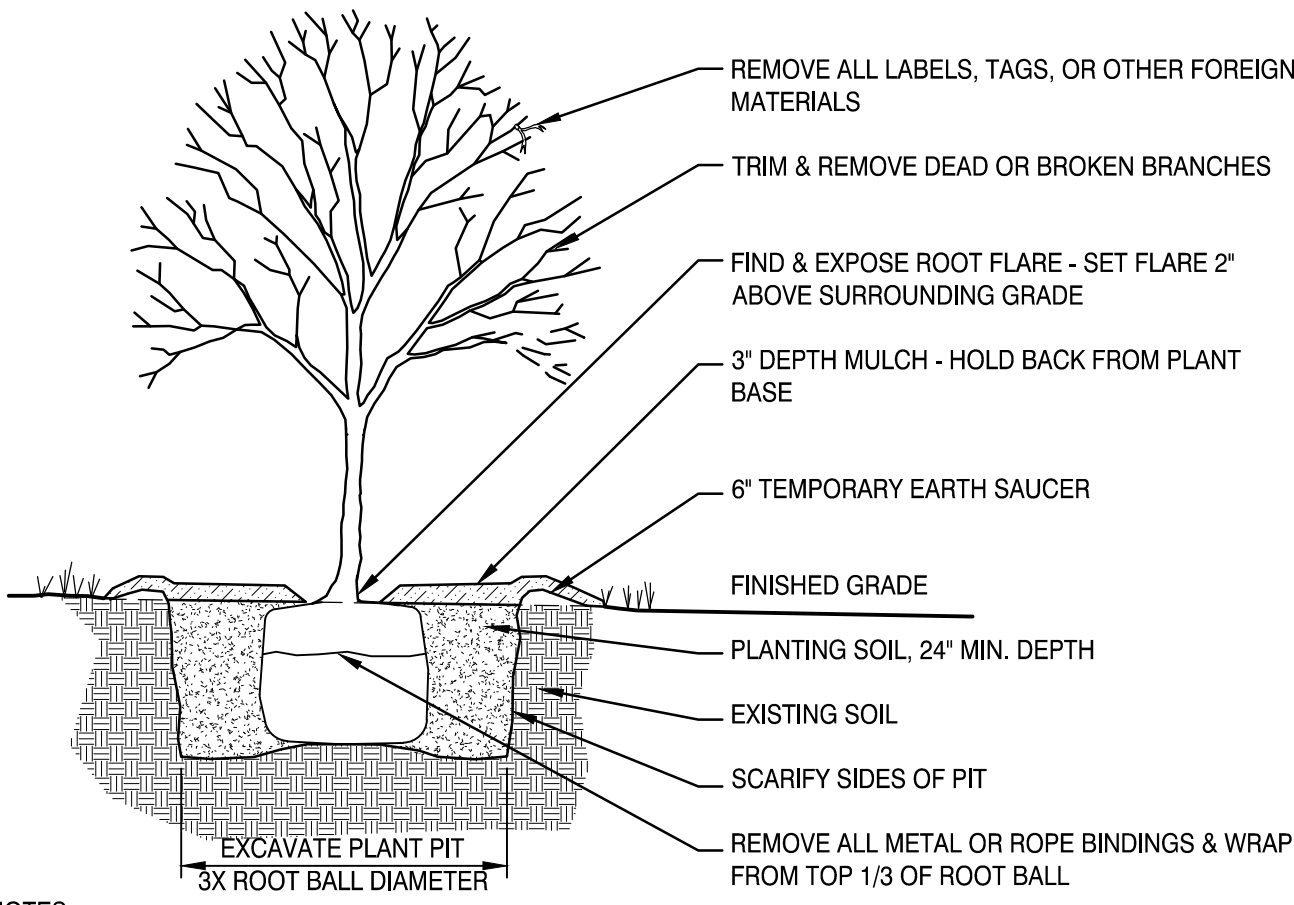
7 PLANTING NOTES

MARK	SCIENTIFIC NAME / COMMON NAME	CALIPER	MIN. SIZE HEIGHT	ROOT	REMARKS
BIORETENTION AREAS					
ATA	Athyrium angustum / Northern Lady Fern	#2	~	CONTAINER	
AQC	Aquilegia canadensis / Columbine	#2	~	CONTAINER	
CAP	Carex pensylvanica / Pennsylvania Sedge	#2	~	CONTAINER	
CLA	Clethra alnifolia / Summersweet Clethra	~	3.0'	CONTAINER	
CRR	Cornus racemosa / Gray Dogwood	~	3.0' - 4.0'	CONTAINER	
CS	Cornus sericea / Red-osier Dogwood	~	3.0' - 4.0'	CONTAINER	
EPP	Eupatorium purpureum 'Baby Joe' / Dwarf Joe Pye Weed	#2	~	CONTAINER	
HAV	Hammamelis virginiana 'Little Suzie' / Little Suzie Witchhazel	~	3.0' - 4.0'	CONTAINER	
IV	Ilex verticillata / Winterberry	~	3.0' - 4.0'	CONTAINER	
IRV	Iris versicolor / Blue Flag Iris	#2	~	CONTAINER	
JCE	Juncus effusus / Common Rush	#2	~	CONTAINER	
LBC	Lobelia cardinalis / Cardinal Flower	#2	~	CONTAINER	
ONS	Onoclea sensibilis / Sensitive Fern	#2	~	CONTAINER	
PVH	Panicum virgatum 'Heavy Metal' / Heavy Metal Blue Switch Grass	#2	~	CONTAINER	
PSD	Penstemon digitalis / Foxglove Beardtongue	#2	~	CONTAINER	
VDM	Viburnum dentatum / Arrowwood Viburnum	#3	3'	CONTAINER	

6 BIORETENTION AREA PLANTING SCHEDULE

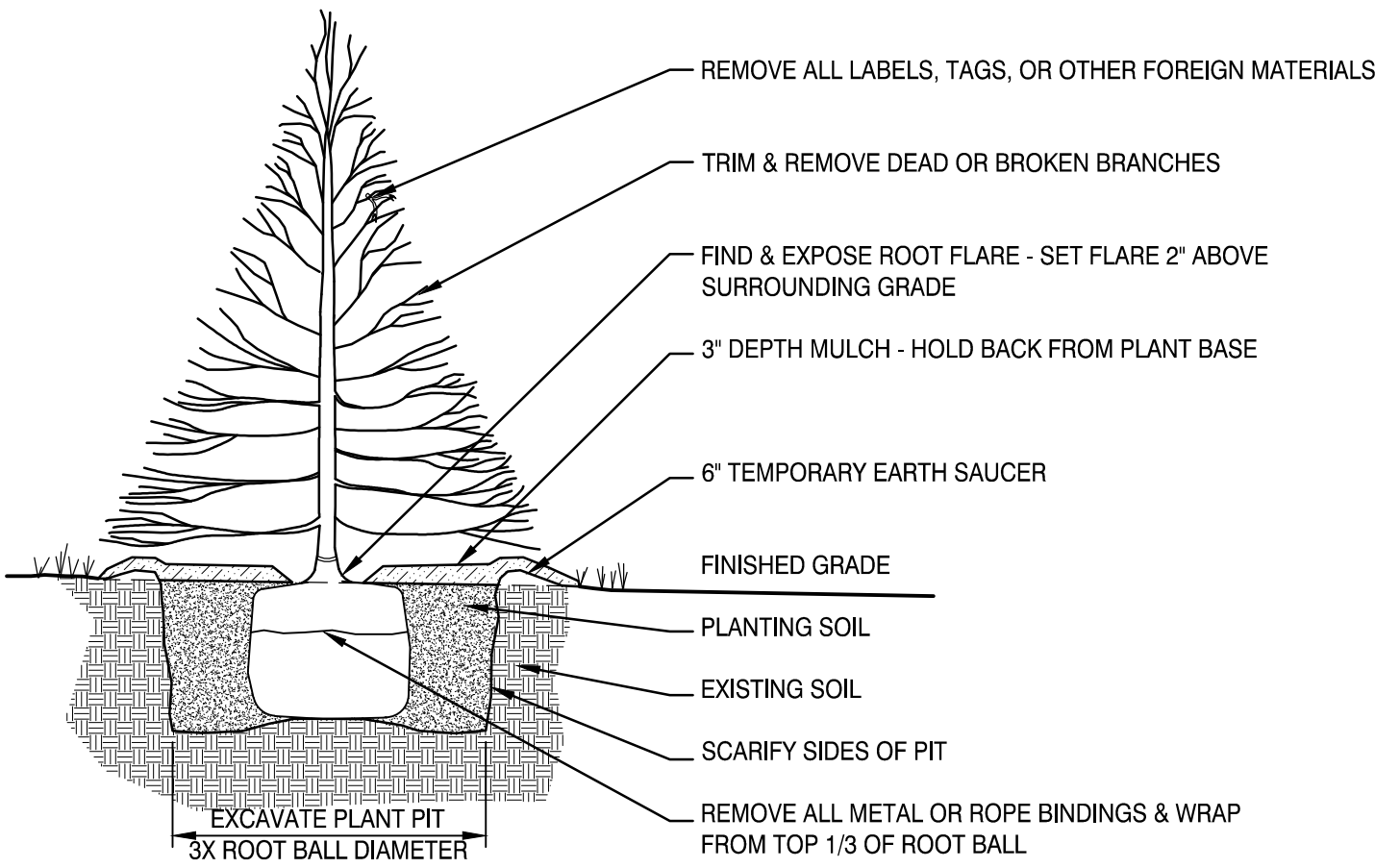
MARK	SCIENTIFIC NAME / COMMON NAME	CALIPER	MIN. SIZE HEIGHT	ROOT	REMARKS
TREES					
AA	Amelanchier arborea / Downy Serviceberry	2.5" MIN.	-	B & B	
AC	Amelanchier canadensis / Eastern Serviceberry	2.5" MIN.	-	B & B	
AR	Acer rubrum / Red Maple	3.5" MIN.	-	B & B	
BN	Betula nigra / River Birch	3.5" MIN.	-	B & B	Multi-leader Specimens Only
CA	Cornus alternifolia / Pagoda Dogwood	2.5" MIN.	-	B & B	
GB	Ginkgo biloba 'Autumn Gold' / Autumn Gold Ginkgo	3.5" MIN.	-	B & B	Male Specimens Only
GT	Gleditsia triacanthos var. inermis / Thornless Common Honeylocust	3.5" MIN.	-	B & B	
PG	Picea glauca / White Spruce	-	10.0'-12.0' MIN.	B & B	
SHRUBS					
CO	Cephalanthus occidentalis / Buttonbush	-	3.0'	CONTAINER	
CS	Cornus sericea / Red-osier Dogwood	-	3.0'	CONTAINER	
HV	Hamamelis virginiana / American Witch Hazel	-	3.0'	CONTAINER	
IGC	Ilex glabra 'Compacta' / Compact Inkberry	-	3.0'	CONTAINER	
IV	Ilex verticillata / Winterberry	-	3.0'	CONTAINER	
KL	Kalmia latifolia / Mountain Laurel	-	3.0'	CONTAINER	
MP	Myrica pensylvanica / Northern Bayberry	-	3.0'	CONTAINER	
RC	Rosa carolina / Carolina Rose	-	3.0'	CONTAINER	
TO	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	-	4.0'	CONTAINER	
VA	Viburnum acerifolium / Mapleleaf Viburnum	-	3.0'	CONTAINER	
VC	Vaccinium corymbosum / Highbush Blueberry	-	3.0'	CONTAINER	
GRASSES					
CAL	Calamagrostis x acutiflora / Feather Reed Grass 'Karl Foerster'	-	2.0'	CONTAINER	
PV	Panicum virgatum / Switchgrass	-	2.0'	CONTAINER	

5 PLANTING SCHEDULE



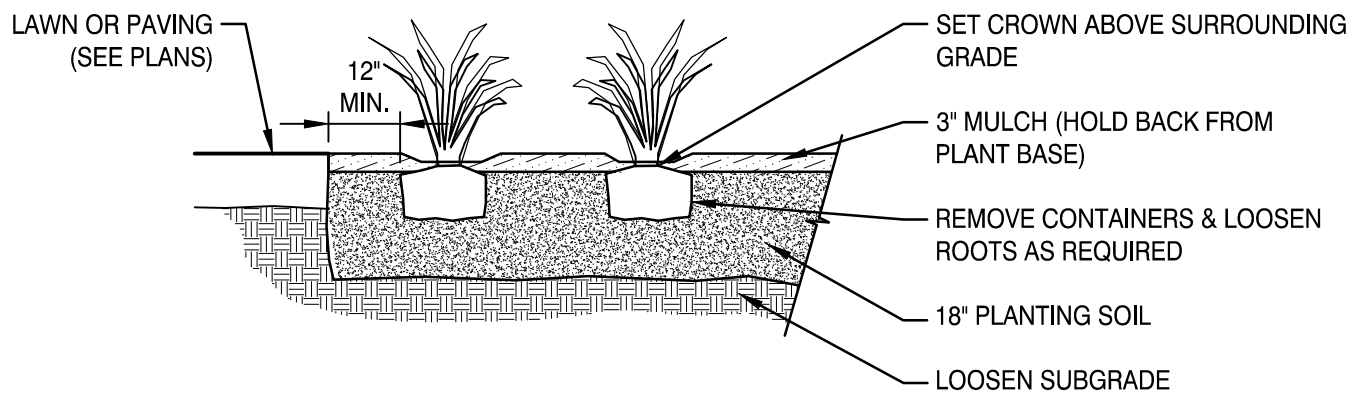
- NOTES:
1. TREE TO BE SET PLUMB.
2. SECURE TREE AS MAY BE REQUIRED ACCORDING TO TREE SIZE, LOCATION, & WIND/WEATHER CONDITIONS.
3. IF USING ROOTBALL STABILIZATION, FOLLOW MANUFACTURER'S RECOMMENDATIONS.

4 DECIDUOUS TREE PLANTING

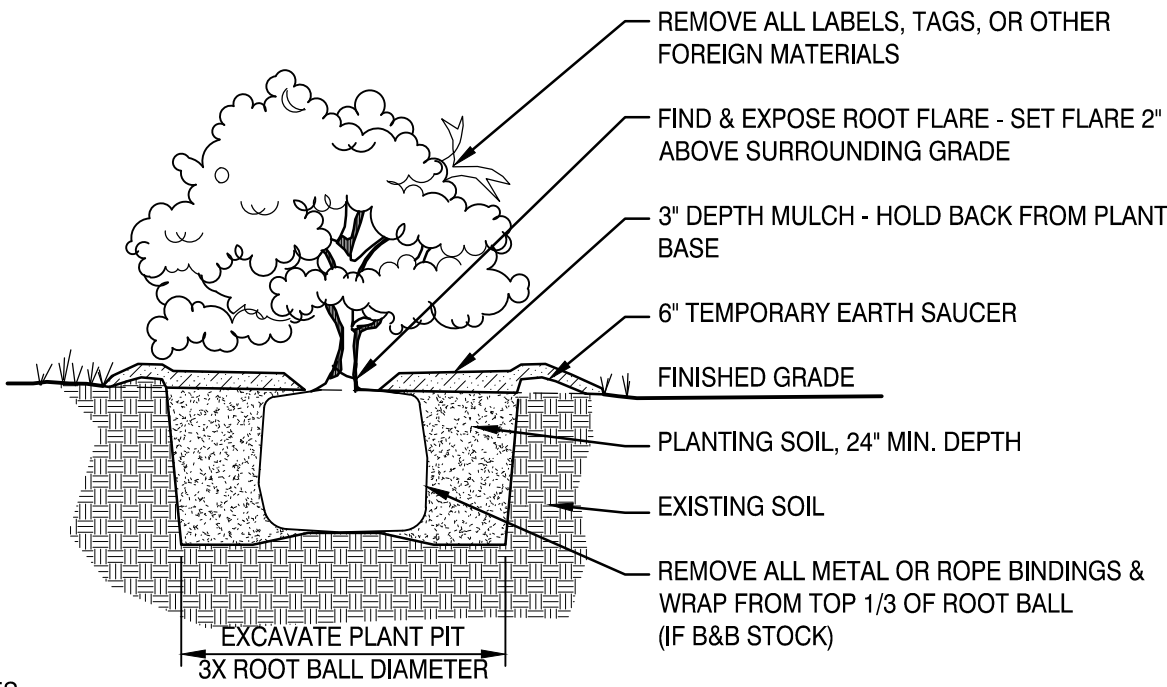


- NOTES:
1. TREE TO BE SET PLUMB.
2. SECURE TREE AS MAY BE REQUIRED ACCORDING TO TREE SIZE, LOCATION, & WIND/WEATHER CONDITIONS.
3. IF USING ROOT BALL STABILIZATION, FOLLOW MANUFACTURER'S RECOMMENDATIONS.

3 EVERGREEN TREE PLANTING



2 PERENNIAL SHRUB PLANTING



- NOTES:
1. SHRUB TO BE SET PLUMB.

1 STANDARD TREE SHRUB



2	MAJOR DEVELOPMENT REVIEW	12-31-25
1	ISSUED FOR MRRA APPROVAL	12-4-25
0	ISSUED FOR DEP PERMITTING	10-31-25

#	REVISION	DATE
---	----------	------

ISSUED FOR MAJOR DEVELOPMENT REVIEW

12-31-25

SHEET TITLE:

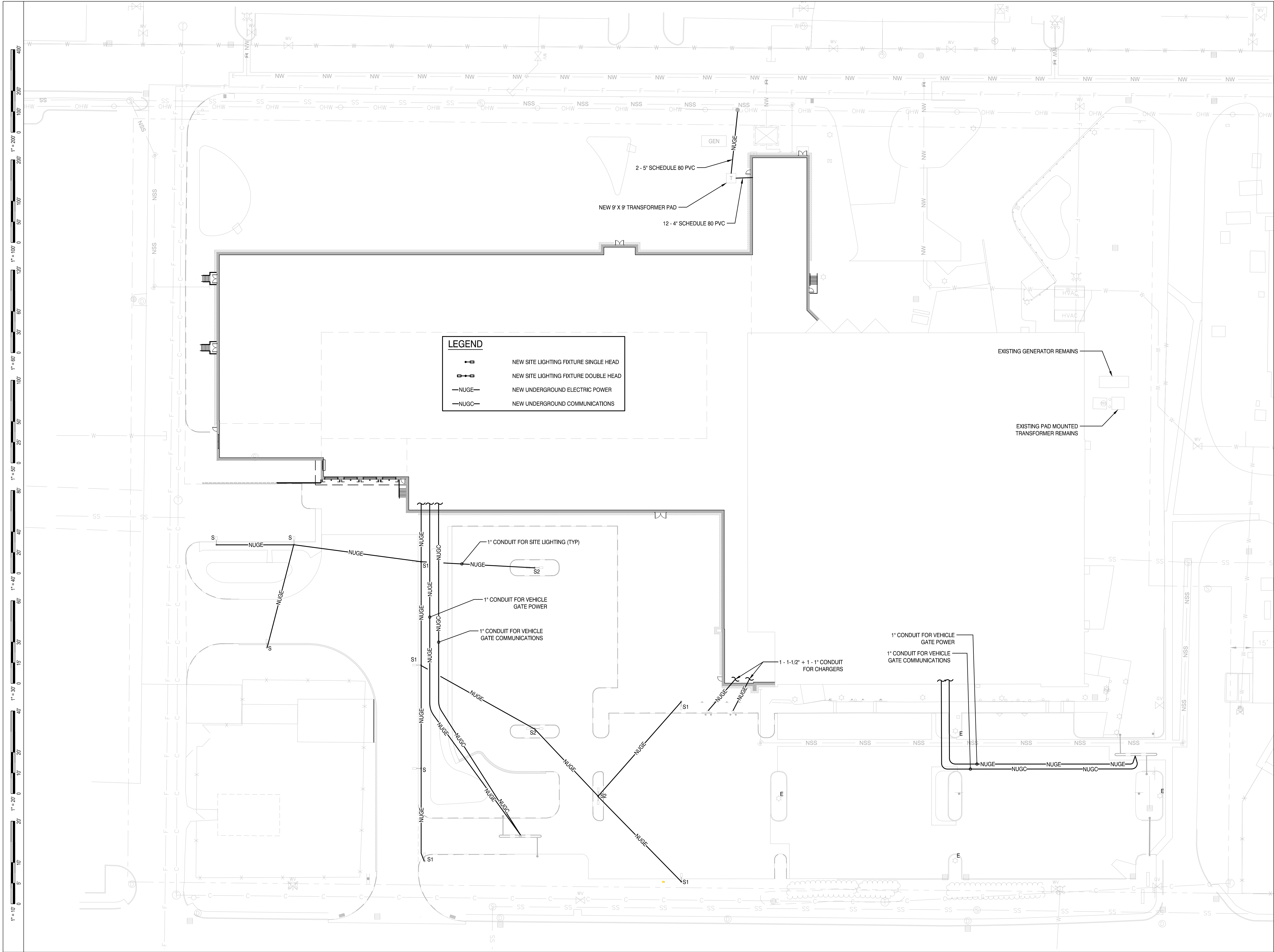
PLANTING DETAILS, NOTES, & SCHEDULE

Original drawing is 24" x 36". DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is oriented to be PRINTED IN COLOR.

SCALE: NOT TO SCALE DESIGNED BY: JM
SMRT PROJECT #: 24040 DRAWN BY: SLM

LP501

NOT FOR CONSTRUCTION





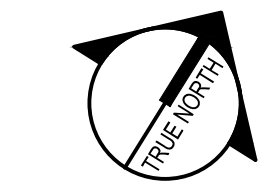
MOLNLYCKE
BRUNSWICK EXPANSION

192 Admiral Fitch Avenue, Brunswick Landing, Brunswick, Maine



SMRT, Inc.
75 Washington Ave., Suite 3A
Portland, Maine 04101
1.877.700.7678
www.smrinc.com

All reproduction & intellectual property rights reserved
© 2024 SMRT INC.
In Association With



#	REVISION	DATE
1	MAJOR DEVELOPMENT REVIEW	12-18-25
0	ISSUED FOR MRRA APPROVAL	12-4-25

ISSUED FOR MAJOR DEVELOPMENT REVIEW

12-31-25

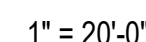
SHEET TITLE:
ELECTRICAL SITE PLAN

Original drawing is 24" x 36". DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is viewed to be PRINTED IN COLOR.

SCALE: **1" = 30'** DESIGNED BY: **WH**
SMRT PROJECT #: **24040** DRAWN BY: **DVS**

ES101
NOT FOR CONSTRUCTION

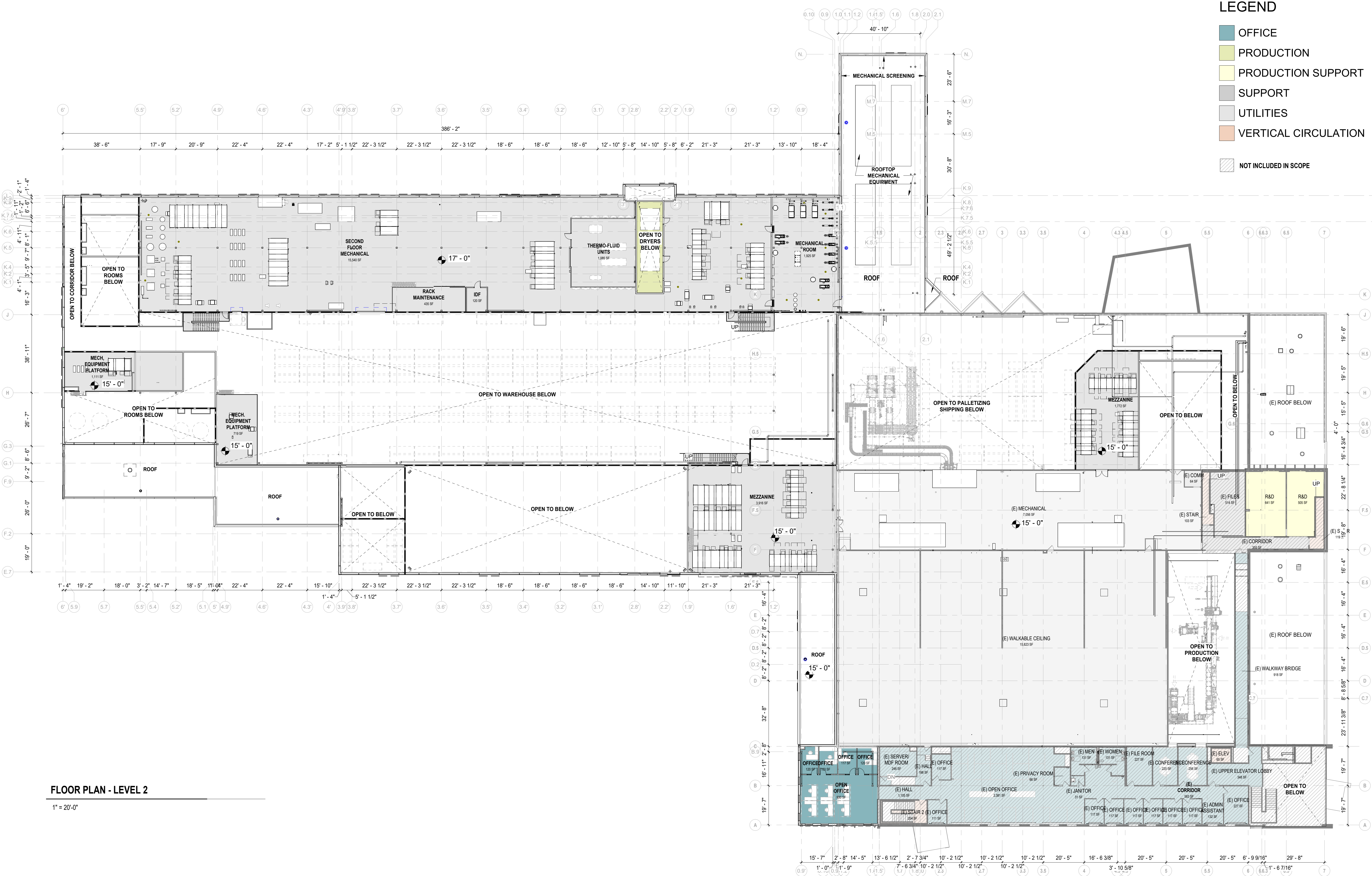
- OFFICE
- PRODUCTION
- PRODUCTION future fit up
- PRODUCTION SUPPORT
- QA
- SUPPORT
- UTILITIES
- VERTICAL CIRCULATION
- WAREHOUSE



PROJECT EQUINOX
12-04-25

- OFFICE
- PRODUCTION
- PRODUCTION SUPPORT
- SUPPORT
- UTILITIES
- VERTICAL CIRCULATION

 NOT INCLUDED IN SCOPE



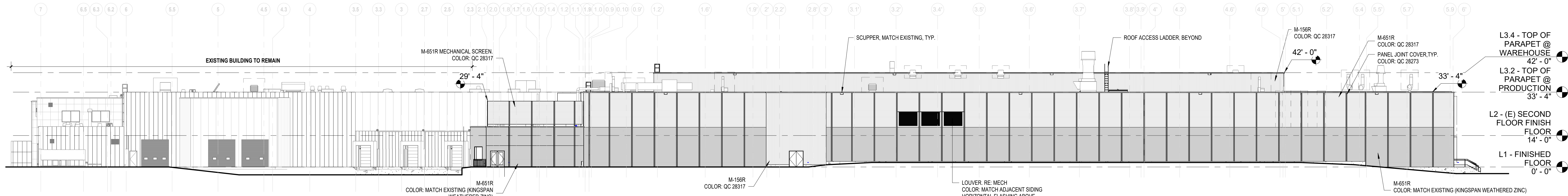
FLOOR PLAN - LEVEL 2

1" = 20'-0"

FLOOR PLAN - LEVEL 2

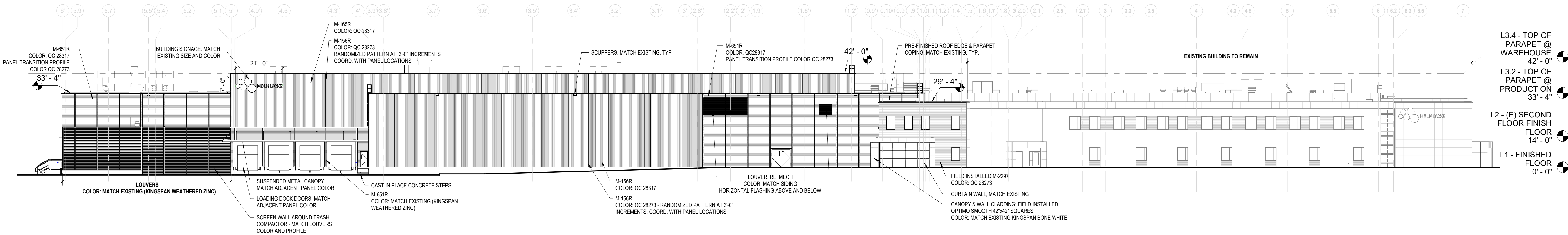
PROJECT EQUINOX
12-04-25





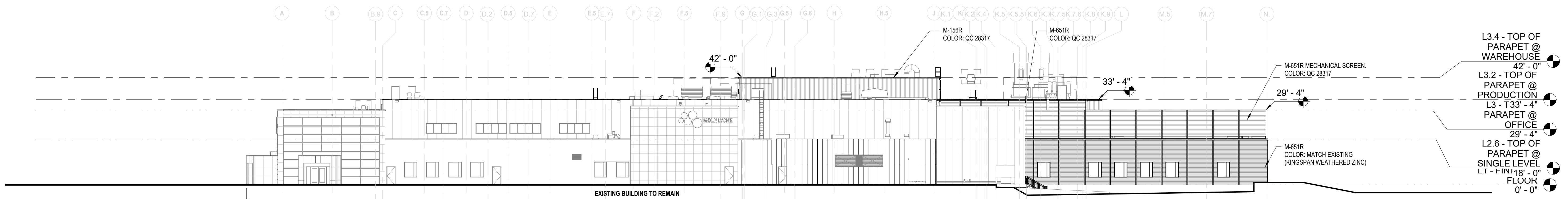
EXTERIOR ELEVATION - NORTH

1" = 20'-0"



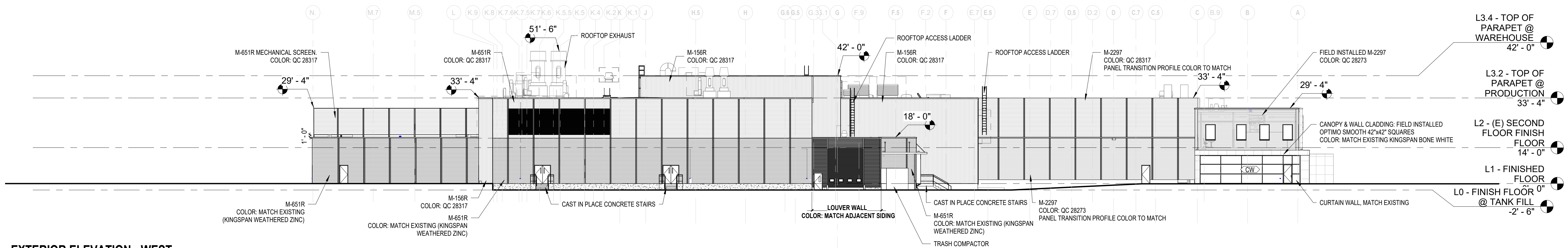
EXTERIOR ELEVATION - SOUTH

1" = 20'-0"



EXTERIOR ELEVATION - EAST

1" = 20'-0"



EXTERIOR ELEVATION - WEST

1" = 20'-0"

EXTERIOR ELEVATIONS

PROJECT EQUINOX
12-04-25



VIEW FROM ADMIRAL FITCH AVE



VIEW FROM PARKING LOT



EXTERIOR AXONOMETRIC

Renderings are for representation purposes only. Refer to contract documents for project requirements.



VIEW FROM PELICAN STREET