

# Town of Brunswick, Maine

## DEPARTMENT OF PLANNING AND DEVELOPMENT

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### DRAFT FINDINGS OF FACT SKETCH PLAN MAJOR DEVELOPMENT REVIEW PLANNING BOARD

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**CASE NUMBER:** 25-047  
**PROJECT NAME:** Priority Park  
**LOCATION:** 0 Katahdin Drive (Map 40, Lot 16I)  
**APPLICANT:** Priority Real Estate Group  
2 Main Street  
Topsham, Maine 04086  
**REPRESENTATIVE:** Sitelines PA  
19 Purinton Road, Suite A  
Brunswick, ME 04011  
**REVIEW DATE:** January 27, 2026  
**ZONING DISTRICT:** Growth Mixed-Use 7 (GM7)  
**OVERLAY ZONING:** N/A  
**NOTICE:** 300-foot abutter notices sent 9/30/2025

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#### I. PROJECT SUMMARY:

The proposed development consists of two 10,000 square foot buildings (Buildings 2 and 3) and one 45,000 square foot building (Building 4), all with associated infrastructure and parking and loading areas. Both 10,000 square foot buildings will have 32 parking spaces each, and the 45,000 square foot building will have 66. Existing utilities will be removed or relocated, stormwater infrastructure will be installed, and new water, sewer, electric, and natural gas will be run to the proposed buildings. Line Drive will be rebuilt to meet private road standards. Landscaping and hard-scaping will be installed for the benefit of employees.

The subject property is 18.96 acres and is currently developed with an existing 108,391 square foot building (Building 1) with 115 parking stalls and 4 loading docks. The applicant proposes subdividing the existing parcel into four total lots, with each existing and proposed building being located on separate lots.

The applicant has submitted a Sketch Plan Major Development Review application and is currently seeking direction from the Planning Board in accordance with all pertinent provisions of the Zoning Ordinance.

The Staff Review Committee (SRC) reviewed the Sketch Plan Major Development Review application on October 22, 2025, and minutes are attached for the Board's reference.

Due to concerns regarding the contamination of the former Brunswick Naval Air Station with PFAS, staff recommend that submitted materials be peer reviewed for compliance with all Federal standards for pollution control.

## II. APPLICATION COMPLETENESS

Staff has reviewed the application and determined that it is complete.

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### ***Draft Motion #1:***

*That the Staff Review Committee concurs with staff's conclusion that the basic Sketch Plan Major Development Review application materials have been submitted and that the application is complete such that the Committee may proceed with substantive review of the application and identification of any further information required from the applicant.*

**Motion:**

**Second:**

**Vote:**

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## III. SKETCH PLAN REVIEW

Staff has reviewed the submitted Sketch Plan with pertinent provisions of the zoning ordinance and is providing a summary of review comments and recommendations for the Board's consideration.

### Zone:

The subject property is located within the Growth Mixed-Use 7 (GM7) Zoning District.

### Use:

*Table 3.2: Permitted Use Table for Growth Area Zoning Districts* of the Zoning Ordinance designates retail sales and services as permitted uses in the Growth Mixed-Use 7 (GM7) District.

### Dimensional and Density Standards:

The Town Codes Enforcement Officer has reviewed the application and determined that it complies with all the applicable dimensional and density standards for the Growth Mixed-Use 7 (GM7) Zoning District as established in *Table 4.2.3: Dimensional and Density Standards for Growth Area Zoning Districts* the Zoning Ordinance.

### Access and Circulation:

Access to the site will be taken from Katahdin Drive and Line Drive. The applicants propose reconstructing Line Drive, which has intersections with Pegasus Street, Schooner Drive, and Admiral Fitch Avenue.

Internally to the site, connections will be made between Buildings 2 and 3 by way of a shared driveway off Line Drive, with parking to the rear of the buildings. The existing access for Building 1's loading area will be extended around either side of Building 4 to connect to Line Drive, with two rows of parking to the side of Building 4 and one row between Building 4 and Line Drive.

The laydown area behind Building 4 will utilize heavy duty pavement, while the rest of the development will use standard pavement. Line Drive will be brought to current road standards during its reconstruction.

#### IV. MOTION FOR APPROVAL:

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***Draft Motion #3:***

*That the Sketch Plan Application is approved.*

**Motion:**

**Second:**

**Vote:**

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#### V. ATTACHMENTS

- A. Sketch Plan Major Development Review Application for Priority Park, dated Sept. 30, 2025
- B. SRC minutes for October 22, 2025.

# Town of Brunswick

## PLANNING & CODES

<b>Committee:</b>	<b>Staff Review Committee</b>		
<b>Date of Meeting:</b>	10/22/2025	<b>Time:</b>	10:00 AM
<b>Minutes Prepared By:</b>	Lourdes Sanchez, Administrative Assistant	<b>Location:</b>	Town Hall, Council Chambers / Zoom
<b>1. Purpose of Meeting</b> ( <i>Weekly meeting, Training, Workshop, etc....</i> )			
Weekly meeting			

<b>2. Attendance</b>	
<b>Staff:</b>	Ryan Leighton, Director of Public Works Chrissy Adamowicz, Project Manager, Economic Development Sally Costello, Director, Economic and Community Development Trey Crews, Town Engineer Dennis Wilson, Town Arborist Matt James, Land Use Planner Jim Flood, Engineer, Water District Julie Erdman, Director of Planning and Development Taylor Lund, Code Enforcement Officer & Zoning Administrator Josh Shean, Deputy Fire Chief Ashley Charleson, Environmental Planner Todd Riddlon, Police Department Laura Smith, Project Engineer
<b>Non-SRC Staff:</b>	
<b>Applicants:</b>	Curt Neufeld, Priority Real Estate Group, Joe Martin
<b>Public:</b>	

<b>3. Meeting Agenda</b>
<p><b>1. Case No. 25-047 – Priority Park:</b> The Staff Review Committee will review and make a recommendation to the Planning Board on a <b>Major Development Review Sketch Plan</b> application submitted by Priority Real Estate Group for two 10,000 square foot and one 45,000 square foot buildings. Each building will be located on a new lot. The subject property that is being divided is located on Katahdin Drive (Map 40, Lot 16I) and within the <b>Growth Mixed-Use 7 (GM7) Zoning District</b>.</p>
<b>4. Discussion, Decisions, Issues</b>
<p><b>Curt Neufeld:</b> I'm Curt Neufeld with Priority Real Estate Group still in the project with Joe Martin, but scientist at Sightlines is also helping us out with the stormwater review. If the up on the screen, you can see the building at the top left, that's the Stark Building that's nearing completion right now. And then on the lower part Line Drive runs parallel to the bottom. We have two 10,000 square foot buildings with a shared entrance and then a 45,000 square foot building proposed, with parking front on the side and then a lay-down area at the back. I don't know if we'll mention how many potential clients at this point. Okay. With the access off Katahdin, so the interest we've had in the area our folks who might have truck traffic that anticipate we would use Allagash and Katahdin to get to the</p>



backside of the parcel. We have loading docks available for them, laid out space. Commercial and office workers in the front.

This project would involve basically rebuilding Line Drive, which if you've been out there lately, you can see it well torn up from the utility work that's gone on. That would be rebuilt basically to private road standards, the 24-foot-wide pavement area. There's new water in that line, in that area. We will be installing some storm drainage that would connect it to the existing system. Now we submitted to DEP, we're having that reviewed by and said the DEP is regular folks just to try to keep the ball moving quicker. I was expecting comments from him on Monday. I told him he didn't have to work the weekend, so I don't have my comments, but we probably have our first round of comments back on that. The DOT analysis has been completed.

I think there's some minor changes because we went from four 10,000 square foot buildings to the arrangement that you see there. But we'll be getting permits from DOT and DEP for this project. And as noted, we'll submit the subdivision amendment with the final design. The sewer was installed by MRRA. That runs between the big and the small buildings, goes back to page north to the pump station that's been installed in the water line again now runs down what we call a Line Drive. We'll get a couple formalized easements from MRRA for or where Line Drive heads out to Admiral Fitch, just to do the width of what we're constructing right now. Line Drive is historically a 30-foot-wide easement and we're going to make it 50-foot wide so we can fit the road sidewalk. For sketch, that's about it. Of course, we've got landscaping and lighting in the works. We are happy to answer questions.

**Dennis Wilson:** Yeah, I'll be looking forward to the landscape plan. Some of the things that I noticed that I'd really like to see would be the stormwater basins landscaped into rain gardens, street trees along Line Drive, and then if these are going to be separate lots building three and building four, they'll need to be like an opaque or vegetative barrier between the two to, to filter out headlights. But other than that, that's all I got. Since they're greater than 30 parking spots, they'll need to be landscaped at the end of each row and landscape pylons too.

**Ryan Leighton:** I don't have any questions for this project.

**Ashley Charleson:** Hi. Thank you. I think the only comments are just when you resubmit just any, any communications or letters from wildlife agencies confirming their surveys of the property or oh, lack of awareness of whether or not there's anything of concern there. Erosion and sedimentation control plan and it's obviously too soon since you don't have it yet, but if you could preemptively avoid the use of photo degradable and tar based hydro mulching, I would be a pretty big fan of that. And that's, that's all I've got.

**Laura Smith:** I just wanted to point out on your plan sheet C3 under your general notes on your impervious area, you list the acres, but on square feet it also is zero. So just update the square footage to match the acreage there. And that, that's my only comment for now. Look for the stormwater management plan with the next submittal.

**Todd Riddlon:** No questions or comments.

**Julie Erdman:** This is just sketch but it was mentioned in the application that there's a request that final approval be conditioned on architecture being reviewed when the uses are confirmed. And I just wanted to say that staff isn't comfortable with that. It's standard in ordinance and it would need

MRRA design review. We would need to have something to review in order to approve it or we could table the project until that information comes in.

**Curt Neufeld:** In the past, we were able to condition it for Lot 11A next to Vivid. We had that all approved for a 20,000 square foot building, parking, everything with the condition that we come back to MRRA's design committee for architectural approval.

**Julie Erdman:** I can look into it, it is ultimately up to the Planning Board.

**Curt Neufeld:** I get what you're saying, but one of the benefits of getting these approved ahead of time is when customers come to look for a property, it gives us a competitive advantage. That customer, will just have to design their specific building and get design approval. Otherwise, we probably wouldn't be able to come in for final approval. We could go through Sketch, but we'd have to wait. We probably won't get all three customers at the same time. We couldn't come in at the same time with all three buildings.

**Julie Erdman:** I don't know how the Planning Board could call it complete without having that information, but I will. I think if there was something for the Board to look at and say, okay, you know, this is what it's going to look like and knowing that if it was going to change dramatically, it would need to come back.

**Curt Neufeld:** Yeah. That probably won't be a dramatic change, but there will be a change. What's the process after that? So, let's say that we do that, we give you an example of buildings. To the closest that we think that they'll be. We get it approved that way, but then we need to come back and make an amendment. Is that a Staff change, or do we need to go to the Planning Board?

**Julie Erdman:** If it's minor, then it would be a staff approval.

**Julie Erdman:** It would be nice to have a crosswalk in this area if people are going to be accessing the patio this way. Dennis had mentioned landscape islands. Over here it says that there's 18 parking spaces, but there's 23, so you would need an island here. And are these landscape islands in the middle of these?

**Curt Neufeld:** Yeah, they, they got hatched over, but I do have them in there.

**Julie Erdman:** And foundation plantings around the buildings would help a lot with the massing and softening the building. I couldn't tell if there were plantings there or if it is just drainage.

**Curt Neufeld:** It's a drip edge. We can get some plantings at the drip edge, but that's the way that roof is going to be ridge line north and south as you're looking at it. To collect the water, we just made about an eight- or 10-foot drip edge there. But there are ways to get plantings there, we'll look at that.

**Julie Erdman:** If we could get a copy of the FOST for the property as well - just electronically.

**Matt James:** I had one or two comments. I know we had talked in a previous meeting about whether or not the larger building could be on Line Drive or if that parking in front of it between Line Drive the building is, is needed. And it seems like that's still going to be the plan for now. No changes then.

**Curt Neufeld:** So, we don't know if we'll have that particular customer that had been interested, but for this type of building with some retail and warehouse, the customers or potential customers have been pushing hard for that parking. I think if we lose it, we would probably lose that particular type of customer for it.

**Matt James:** And I'm assuming you want that parking to be visible from the road...

**Curt Neufeld:** Well, yes, but it probably won't end up totally visible because we're going to build a building in front of it. So, it'll be blocked some from it, but we do plan on landscaping that retention area in front of it as well as street trees as Dennis mentioned earlier. There will be some.

**Matt James:** And my only other comment is on Maine Historic Preservation Commission approval for the project. Probably something should be done in this area. I know there's potentially some covenants regarding archeological materials for the property based on the deed. I did take a look at the original deed. I think it says it's from 2012. There's a covenant regarding archeological matters in the deed and pages 12 to 13 of the government source deed from 2021. I haven't taken a look at what those specifically are, but depending on what that says, we might have get extra approval from.

**Curt Neufeld:** Yeah, we don't need their approval. When you read it, what you'll see it says is that if we run into anything, then we have to stop the project and bring them in. But we haven't yet.

**Matt James:** We would just need a letter from Maine Historic Preservation Commission signing off on that.

**Curt Neufeld:** What are they signing off on?

**Matt James:** They just say if there's any known historical sites on the property and that if you find any materials that need to stop the project.

**Curt Neufeld:** And would you be okay if we had the letter from either Stark or Vivid? Which is in that area. I, the only reason I'm asking is I know right now that we take six to eight weeks to get a letter from my historical folks.

**Matt James:** We would just need it prior to final approval. We wouldn't need it for Sketch necessarily.

**Curt Neufeld:** We got a letter from them on Vivid and Stark.

**Matt James:** The Brunswick Landing area is adjacent to known historic archeological sites, obviously, and that entire area is considered sensitive. We do require that sign off and the project cannot be conditioned on that letter from the Historic Preservation Commission. We need to have it prior to the Board approving the project.

**Taylor Lund:** I was curious about how you estimated your parking needs, since their parking space requirements are based on use of the building, you don't have a use yet.

**Curt Neufeld:** Yeah, but we have ideas of the type of customers that come and look for those buildings, like the two small buildings. You look at those and go, well, if they're small office buildings, we need all that parking. If they're service buildings and we have garage doors on the side, half that parking lot will be parking for cars and the other half is going to be for delivery trucks and things to be

able to park at night. So, it's the likelihood that it's all going to be parking, just like it is, is probably small. But we'll need that much pavement to support delivery trucks and so forth that we need to park there.

**Taylor Lund:** Did you reference the parking requirement table?

**Curt Neufeld:** I did, I started with an office use. Any warehouse or contractor would be less. Yeah, so we met all those standards, and we usually exceed it, which is why it looks like there's so much there.

**Taylor Lund:** Do you have any idea how many stories the buildings might be? Because I know some of those requirements are based on gross floor area.

**Curt Neufeld:** The two 10,000 square foot buildings will be one story. The 45,000 square foot building will be two.

**Trey Crews:** Few comments on the site plan for things like Katahdin Drive, and Admiral Fitch and Line Drive you labeled the private road. Can you just label those as MRRA. And then Line Drive, can you label that as 'private to be retained by owner' just to make it clear of who owns what. And you mentioned earlier your cross-access easements, your maintenance agreements. Just make sure you have all those set up for Line Drive and the shared driveway for the two out parcels. I like how you did the shared drive, the two parcels out. You're doing a TMP with the state, so possibly just provide a short narrative discussing that. I believe you provided original trip generation truck estimates with that. Just include that, just so the Planning Board's aware that you're going through that process with the State to consider the traffic impact. Are you going to keep that parking on Line Drive?

**Curt Neufeld:** Yes.

**Trey Crews:** Okay. I would advise against having the stalls that line up with the drive, backing into an intersection - it's less than ideal.

**Curt Neufeld:** Trey, I have a question for you on that. So, we're trying to figure out exactly what Line Drives going to be. Whether it's going to be a, a private road or it's just going to be an access road. The reason I bring that up is MRRA has the end piece of Line Drive. I don't know that MRRA's going to resurface that and use that. They've got Jersey barriers now. They're blocking it off. The property next to it, what's that back road? Schooner? We've gotten rid of half of that road. MRRA got rid of the easement to that road, and then the building that Billy Moore owns is about to be sold. So that's not going to be a road. So, my thinking is, is that by the time we come to Final Approval, we may only bring Line Drive up just past that common driveway into those two buildings and end it because I have no place to go with it.

**Trey Crews:** In an ideal world, you'll be able to work out some sort of cross access maintenance agreement with MRRA. If you can't, it would be a dead-end road. You would need to provide a turnaround at the end of it.

**Curt Neufeld:** Well, we hopefully we will.

**Trey Crews:** That would be the contingency, I guess.

**Curt Neufeld:** And you'd be fine with that. And we would still build the road to the standard that we talked about. If you still want 50 feet and...

**Trey Crews:** Yeah, that private road standard, 50 foot right of way. I'd suggest the 24-foot drive aisle just because of possible truck traffic space.

**Curt Neufeld:** Trey, just to be clear, the spaces you're concerned about, the ones on Line Drive?

**Trey Crews:** The ones that would be in that intersection of the driveway.

**Curt Neufeld:** Yeah. Yeah. Okay. Yeah. Since we're constrained pretty much on all sides you are okay if we don't do a planning profile...

**Trey Crews:** When you submit a road plan, you are supposed to submit a profile sheet. So, I would ask that that be included. Your contractor would want any way to make sure you build it right. Make sure that they build it right too.

**Sally Costello:** I don't have any concerns; I do have some questions and comments. Julie kind of beat me to that about the Architectural. I feel very confident in what you do. Jim, your products are always very nice, but I just would encourage you, even though you're not in the Cook's Corner official area, to just look at those standards and try to meet those if you can. We want to raise that bar and keep that bar high in terms of all of the things that we're trying to achieve out there, including the access piece for pedestrians and bikes. My colleague will probably talk about that a little bit. But I did have a question about those. Just thinking through our market study and what kind of tenants might go there, what those buildings were, and Taylor asked that question. So, there is one story, 10,000 square buildings. Is the retail warehouse building, is that like a 30-foot clear? What, what's the ceiling height on that?

**Curt Neufeld:** We did look at Cook's Corner design standards for those lots. We put all the buildings on the road. We put the parking behind it. We have an outdoor space for tenants to be able to be there. They all have patios. It's a business park.

**Sally Costello:** Yeah. I really appreciate that because I know you're not in that official area, but the whole of Brunswick Landing is going to be merged into that whole of Cook's Corner. So, we want to make it walkable, bikeable for the community. Thank you for taking those extra steps to do that. I would just encourage you to stay in touch with us and make sure we can sort of help you with leads or just kind of work through what might be things that are in the way.

**Chrissy Adamowicz:** Similarly, just going to encourage you to look at the explore design standard. We appreciate the connectivity to the existing trail to the south.

**Josh Shean:** Just some minor comments for building four. You show that being a two-inch service, but I think that's coming off a T that's probably an eight-inch line. It's probably going to get fire service for the building, so if it's going to have domestic, it can come off one in front. I think there's two others in front of the building already. You can just show it coming off of one of those.

**Todd Ridlon:** I'm all set. No questions or comments.

**Curt Neufeld:** Alright. Yep. Looking at the plan, I see that I don't show benches along the walk that runs between us and Vivid. We've got benches, we've got a bike maintenance station, like we have

at Rusty Lantern that'll go up there. A couple of small parking parks that'll be there. We try to set it up to really add to that trail that goes around.

**Matt James:** Great. Do you guys have any other questions for us? Okay. It seems like some of these things can be addressed for final. Any, just gimme, let me know if you want to make any updates to anything, and then once I get anything, I'll get into for your next meeting.

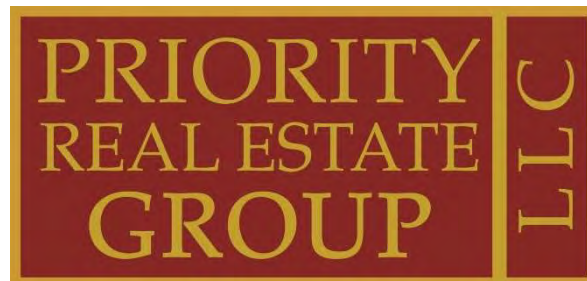
**MAJOR DEVELOPMENT REVIEW  
SKETCH PLAN REVIEW APPLICATION  
TOWN OF BRUNSWICK**

**PRIORITY PARK**

TAX MAP 40N, LOT 16I  
KATAHDIN DRIVE  
BRUNSWICK, MAINE 04011

September 30, 2025

Prepared By



2 Main Street, Topsham, Maine 04086  
207-837-6198 ■ [www.priorityrealestategroup.com](http://www.priorityrealestategroup.com)

Priority Park  
Major Development Review – Sketch Application  
Katahdin Drive / Line Drive

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Attachment G	Preliminary Subdivision Plan
Attachment H	Preliminary Site Plans





September 30, 2025

Ms. Julie Erdman  
Director of Planning and Development  
Town of Brunswick  
85 Union Street  
Brunswick, Maine 04011

**RE: Sketch Plan Application  
Priority Park  
Katahdin Drive and Line Drive, Brunswick  
Tax Map 40N, Lot 16I**

Dear Julie:

Priority Real Estate Group, LLC, is pleased to submit the enclosed Sketch Plan Application, drawings, and supporting materials for the development of three (3) industrial buildings with associated parking, infrastructure, and landscaping at Brunswick Landing. Concurrently with the project, Lot 16I will be subdivided into four (4) new parcels. This letter summarizes the project to facilitate the review process. We respectfully request that the application fee of \$16,250 be prorated and paid at the time each building returns for approval of the architecture.

**PROPERTY**

Priority Real Estate Group, LLC owns the parcel of land currently identified on Tax Map 40N as Lot 16I. The parcel is also identified as 11A on the Brunswick Landing subdivision plans. The parcel contains 18.96 acres. The property is in the Growth Mixed-Use 7 (GM7) Zoning district, in which Contractor's Space, Industry, Warehousing, and Storage are permitted.

A 106,391 s.f. building was approved in September 2024 (Case 24-026) and is under construction. The current application is for approval of three (3) additional buildings, each having a new lot. No uses or tenants are proposed at this time. It is requested that final approval be conditioned on the architecture being reviewed and approved when the uses are confirmed.

There are some abandoned utilities within the building area that will be removed as necessary. Other utilities near Line Drive may need to be relocated and will be coordinated with MRRA.

**PROJECT DESCRIPTION**

The proposed project consists of the construction of three (3) buildings on three new lots, associated parking, infrastructure, and landscaping. The lots are identified as P1-P4.

Lot	Area (AC)	Proposed Bldg	Proposed Spaces
P1	10.24	106,391 s.f.	108 (5 ADA)
P2	1.10	10,000 s.f.	32 (2 ADA)
P3	1.32	10,000 s.f.	32 (2 ADA)
P4	6.60	45,000 s.f.	66 (3 ADA)

An application for a subdivision amendment will be filed with the final application; however, a preliminary Subdivision Plan is enclosed for consideration. The parcels will be accessible from Katahdin Drive and Line Drive, both of which are private roads.

The buildings will be constructed and occupied as uses are identified. All buildings will have an outdoor area for employees that will include a hard-scape patio and green space.

This project is anticipated to generate more than 100 passenger car equivalent (PCE) trips during peak traffic hours, which will require a Traffic Movement Permit (TMP) from the Maine Department of Transportation (MaineDOT). We have engaged Sewall to prepare the necessary applications and obtain the permit. A copy of the permit application is enclosed.

Each lot will have dedicated best management practices (BMPs) and detention systems for the collection and treatment of stormwater. The project will require an amendment to the Stormwater Law Permit from the Maine Department of Environmental Protection (MDEP) issued for Building #1. Based on previous projects approved in Brunswick, although the project results in more than three (3) but less than 10 acres of impervious areas, since the Town of Brunswick has Site Capacity, the project will remain a Stormwater Management Law permit for the purposes of MDEP permitting.

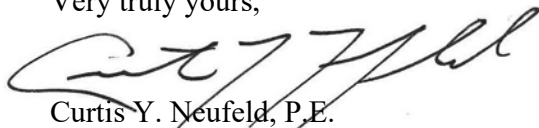
The Midcoast Regional Redevelopment Authority will review the proposed architectural designs and will be included with the utility districts in the design and approval of the utility extensions.

The Navy and MDEP will review the design of the monitoring wells on-site. However, the Finding of Suitability to Transfer (FOST) report does not identify any restrictions for industrial uses.

Water, sewer, electric, and natural gas utilities will be extended to the parcels from the adjacent roads. New storm drain infrastructure will be constructed in Line Drive as part of the project.

We look forward to presenting the project to the Planning Board at their meeting on October 28, 2025, to obtain their feedback before finalizing the design. If you have any questions, please don't hesitate to call or email me at [cneufeld@priorityrealestategroup.com](mailto:cneufeld@priorityrealestategroup.com).

Very truly yours,



Curtis Y. Neufeld, P.E.  
Vice President of Engineering

SEAL

Enclosures

cc: Daniel Stevenson, Midcoast Regional Redevelopment Authority



Priority Park  
Major Development Review – Sketch Application  
Katahdin Drive / Line Drive

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

A completed copy of the Site Plan Review Sketch Application Form and the Checklist are enclosed.

A

Application Form & Checklist

## DEVELOPMENT REVIEW APPLICATION

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

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

**Minor Development Review**

Major Development Review: **Sketch Plan**

Major Development Review: **Final Plan**

Major Development Review: **Streamlined Final Plan**

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

3. Project Applicant

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

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

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

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

4. Property Owner (if different than applicant)

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

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

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

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

5. Authorized Representative

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

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

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

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

6. List of Design Consultants. Indicate the registration number, address and phone number, email for any additional project engineers, surveyors, architects, landscape architects or planners:

1. \_\_\_\_\_

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

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

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

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

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

10. Overlay Zoning District(s): \_\_\_\_\_

11. Indicate the interest of the applicant in the property and abutting property. For example, is the applicant the owner of the property and abutting property? If not, who owns the property subject to this application?

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

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

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

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Property Owner Signature:

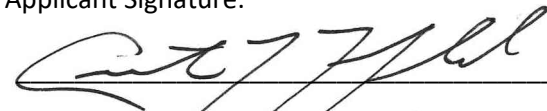
 (AGENT)

Date: \_\_\_\_\_

Property Owner Name Printed:

Curtis Y. Neufeld, PE, VP Engineering

Applicant Signature:



Date: \_\_\_\_\_

Applicant Name & Title Printed:

Curtis Y. Neufeld, PE , VP Engineering

## DEVELOPMENT REVIEW APPLICATION REQUIREMENTS

The submission requirements contained in Appendix D of the Brunswick Zoning Ordinance (attached in checklist format for each application category) shall apply to all Minor Development, Major Development, and Streamlined Major Development Review unless a waiver is granted. Proposed development applications shall be submitted to the Director of Planning and Development.

For each item listed in Appendix D the applicant shall either submit the requested information or request a waiver from the information requirement pursuant to Subsection 5.2.9.M of the Zoning Ordinance.

REQUIREMENTS FOR SKETCH PLAN APPLICATION SUBMITTAL		Sketch Plan
Please mark box with one of the following: "W" (Waiver); "P" (Pending); "X" (Submitted) or "N/A" (Not applicable)		
General	Application form and fee	
	Name of development	
	Existing zoning district and overlay designations	
	Location map	
	Location of features, natural and artificial, such as water bodies, wetlands, streams, important habitats, vegetation, railroads, ditches and buildings	
	Documentation of Right, Title and Interest	
	Draft performance guarantee or conditional agreement	
Survey, Topography, & Existing Conditions	Scale, date, north point, and area	
	Existing easements associated with the development	
	Existing locations of sidewalks	
	Approximate locations of dedicated public open space, areas protected by conservation easements and recreation areas	
	When applicable, a table indicating the maximum number of lots permitted based upon the applicable dimensional requirements, the number of lots proposed, and the number of lots permitted to be further subdivided.	
	Building envelopes showing acceptable locations for principal and accessory structures, setbacks and impervious coverage	
Proposed Development Plan	Number of lots if a subdivision	

Priority Park  
Major Development Review – Sketch Application  
Katahdin Drive / Line Drive

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

A copy of the deed for the parcel is enclosed

B

Right, Title, & Interest

**QUITCLAIM DEED WITH COVENANT**

(Maine Statutory Short Form)

DLN: 0-002-128-253

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

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

Being a portion of the property conveyed to Grantor by those certain Quitclaim Deeds of the United States of America, acting by and through the Secretary of the Navy, Naval Facilities Engineering Systems Command, Base Realignment and Closure Program Management Office East, Philadelphia, PA (“Government”) dated September 20, 2012 and recorded in the Cumberland County Registry of Deeds (“Registry”) in Book 30069, Page 1, dated September 28, 2021 and recorded in the Registry in Book 38735, Page 1 (hereinafter collectively, the “Government Source Deeds” and each a “Government Source Deed”).

*[Signature pages to follow]*



IN WITNESS WHEREOF, Midcoast Regional Redevelopment Authority has caused this instrument to be executed by Herman Nichols, the Chair of the Board of Trustees, hereunto duly authorized, as of the 19<sup>th</sup> day of November, 2024.

WITNESS:

Robert M. [Signature]

**MIDCOAST REGIONAL  
REDEVELOPMENT AUTHORITY**

By: [Signature]

Herman Nichols

Its: Chair of the Board of Trustees

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

November 19, 2024

Then personally appeared the above-named Herman Nichols, Chair of the Board of Trustees of Midcoast Regional Redevelopment Authority, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Midcoast Regional Redevelopment Authority.

Before me,

Robert M. [Signature]

Notary Public/Attorney at Law

Print name Robert M. [Signature]

My commission expires N/A

IN WITNESS WHEREOF, Priority Real Estate Group, LLC has caused this instrument to be executed by James G. Howard, its Manager, hereunto duly authorized, as of the 19 day of November, 2024 evidencing its acceptance thereof and its agreement to be bound by all the terms and provisions thereof.

**PRIORITY REAL ESTATE GROUP, LLC**

By: 

James G. Howard

Its: Manager *President*

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

November 19, 2024

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

Before me, 

Notary Public/Attorney at Law

Print name Shawn K. Bell

My commission expires 1/14

**Exhibit A****Lot 11A**

All of Lot 11A as shown on a plan entitled "Amended Subdivision Plan – Lot 11A, Final Subdivision Plan – Phase I, Brunswick Landing, Brunswick, Cumberland County, Maine", dated June 17, 2024 and revised through September 30, 2024, prepared by Haley Ward, and recorded in the Cumberland County Registry of Deeds (the "Registry") in Plan Book 224, Page 401 on October 17, 2024 (the "Lot 11A Plan"), to which plan reference is made for a more particular description of said Lot 11A. Lot 11A is hereby conveyed subject to all conditions, requirements, and easements set forth or referred to on the Lot 11A Plan.

**Lot 64**

All of Lot 64 as shown on a plan entitled "Amended Subdivision Plan – Lot 64, Brunswick Landing Subdivision – Phase IV, Brunswick Landing, Brunswick, Cumberland County, Maine", dated June 13, 2024 and revised through September 4, 2024, prepared by Haley Ward, and recorded in the Registry in Plan Book 224, Page 399 on October 17, 2024 (the "Lot 64 Plan"), to which plan reference is made for a more particular description of said Lot 64. Lot 64 hereby conveyed subject to all conditions, requirements, and easements set forth or referred to on the Lot 64 Plan, including without limitation:

- (a) A certain thirty (30) foot wide easement reserved by the Midcoast Regional Redevelopment Authority for pedestrian and vehicular access for use by MRRA and the general public and for the installation, maintenance, repair and replacement of utility infrastructure, lines and equipment over, under and through that portion of the Property depicted as the "30' Wide Easement Area to M.R.R.A. for Utility Maintenance and Access" on the Lot 64 Plan; and
- (b) A certain sixty (60) foot wide easement reserved by the Midcoast Regional Redevelopment Authority for pedestrian and vehicular access by the general public and for the installation, maintenance, repair and replacement of utility infrastructure, lines and equipment over, under and through the portion of the Property associated with the future development of the area referred to on the Lot 64 Plan as EDC-17, said area being depicted as "Access and Utility Easement Retained by M.R.R.A. for Lot 63 and Further Development of EDC-17" on the Lot 64 Plan.

**Lot 65**

All of Lot 65 as shown on Drawing C-2 of the plan set entitled "Amended Subdivision Plan, Brunswick Landing Subdivision–Phase IV, Admiral Fitch Avenue, Brunswick Landing, Brunswick, Cumberland County, Maine", dated April 16, 2021, prepared by Wright-Pierce, and recorded in the Cumberland County Registry of Deeds (the "Registry"), recorded in Plan Book 221, Page 475 through 477 on October 17, 2024 (the "Lot 65 Plan"), to which plan reference is made for a more particular description of said Lot 11A. Lot 65 hereby conveyed subject to all conditions, requirements, easements or conditions set forth or referred to on the Lot 65 Plan and the Lot 64 Plan, including without limitation: a certain thirty (30) foot wide easement reserved by the Midcoast Regional Redevelopment Authority for pedestrian and vehicular access for use by MRRA and the general public and for the installation, maintenance, repair and replacement of utility infrastructure, lines and equipment over, under and through that portion of the Property depicted as the "30' Wide Easement Area to M.R.R.A. for Utility Maintenance and Access" on the Lot 64 Plan.

**Exhibit B**

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

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

The above-described perpetual rights and easements shall be binding upon the GRANTOR, its successors and assigns, and are appurtenant to the Property and all portions thereof and interests therein and shall inure to the benefit of the GRANTEE, its successors and assigns.

**Exhibit C**

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

1. **Government Restrictions.** All terms, notices, restrictions, easements, reservations, covenants and conditions set forth in the Government Source Deeds recorded in the Cumberland County Registry of Deeds in Book 30069, Page 1, and Book 38735, Page 1, which terms, restrictions, easements, reservations, covenants and conditions shall run with the land in perpetuity. As required in the Government Source Deeds, specific reference is made to certain, but not all, covenants, particularly being:

- (a) Covenant Regarding Archeological Matters set forth on pages 9-10, Subsection XXI(a) of the Government Source Deed dated September 20, 2012, and pages 12-13 of the Government Source Deed dated September 28, 2021.
- (b) Covenant Regarding Historic Preservation set forth on Pages 10-12, Subsection XXI(b) of the Government Source Deed dated September 20, 2012, and pages 13-14 of the Government Source Deed dated September 28, 2021.

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

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

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

(b) All electrical lines and equipment and infrastructure and any other components of the electrical distribution system located within the boundaries of the Property.

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

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

All utility infrastructure, lines and equipment conveyed to GRANTEE by this Quitclaim Deed with Covenant are conveyed (a) "as-is, where is, with all faults"; GRANTOR has not made and does not make any representation or warranty of any nature as to the physical condition or operation thereof and (b)

subject to any previously existing rights of others therein, including without limitation the rights to use any utility poles or replacements thereof for other utility equipment.

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

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

The rights and easements reserved in this Quitclaim Deed with Covenant and the terms and conditions hereof shall be binding upon and shall inure to the benefit of the GRANTOR, its successors and assigns, and shall be appurtenant to the MRRA Properties.

The GRANTOR, its successors and assigns, shall hold harmless and indemnify GRANTEE, its successors and assigns making use of the rights and easements over the Property, from any and all claims arising or resulting in any way from the use of the rights or easements retained by the GRANTOR or such successors or assigns, their independent contractors, agents and employees. The GRANTEE, its successors and assigns, shall hold harmless and indemnify GRANTOR, its successors and assigns, from any and all claims arising or resulting in any way from the use by the GRANTEE, its successors or assigns, their independent contractors, agents and employees of the rights or easements conveyed to the GRANTEE.

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

The rights and easements hereinabove reserved and the terms and conditions hereof shall be binding upon and shall inure to the benefit of the GRANTOR, its successors and assigns, and shall be appurtenant to the MRRA Properties. The rights and easements granted herein to GRANTEE and/or GRANTEE, its successors and assigns, are appurtenant to and run with the Property and any portion thereof and/or interest therein.

## STORM DRAIN EASEMENT

**THIS EASEMENT AGREEMENT** (the "Agreement") is made and entered into this 19<sup>th</sup> day of November, 2024, by and between **Midcoast Regional Redevelopment Authority**, a public body corporate and politic and instrumentality of the State of Maine with a mailing address at 15 Terminal Road, Suite 200, Brunswick, Maine 04011 (hereinafter referred to as "Grantor"), and **Priority Real Estate Group, LLC**, a Maine Limited Liability Company with a mailing address at 2 Main Street, Topsham, Maine 04086 (hereinafter referred to as "Grantee"),

### WITNESSETH:

**WHEREAS**, the Grantor is the owner of certain real estate in Brunswick, Maine depicted as "Lot 3" and "Airport Property" on the Amendment of Subdivision Plan, Brunswick Landing Subdivision-Phase I prepared for Midcoast Regional Redevelopment Authority dated June 11, 2014 recorded in the Cumberland County Registry of Deeds at Plan Book 214, Page 248 (the "Lot 3 Plan") (the "Grantor Real Estate") upon which is located a storm drain system located in the area identified as "Proposed Stormwater Pond" on the Lot 3 Plan (hereinafter the "Existing Storm Drain System"); and

**WHEREAS**, The Grantor is also the owner of Katahdin Drive, Brunswick, Maine ("Katahdin Drive"); and

**WHEREAS**, the Grantee is the owner of certain real property located at 0 Katahdin Drive, Brunswick, Maine consisting of (i) Lot 11A on the Plan entitled "Amended Subdivision Plan- Lot 11A, Final Subdivision Plan-Phase I, Brunswick Landing, Brunswick, Cumberland County, Maine" by Haley Ward dated June 17, 2024 and revised through September 30 2024 and recorded in said Registry of Deeds at Plan Book 224, Page 401 and (ii) Lot 64 on a Plan entitled "Amended Subdivision Plan-Lot 64, Brunswick Landing Subdivision-Phase IV, Brunswick Landing, Brunswick, Cumberland County, Maine" dated June 13, 2024 and revised through September 4, 2024, prepared by Haley Ward, and recorded in the said Registry of Deeds at Book 224, Page 399 and (iii) Lot 65 on a Plan entitled "Amended Subdivision Plan, Brunswick Landing Subdivision-Phase IV, Admiral Fitch Avenue, Brunswick Landing, Brunswick, Cumberland County, Maine" dated April 16, 2021 prepared by Wright-Pierce and recorded in the said Registry of Deeds at Plan Book 221, Page 475-477 (collectively the "Grantee Real Estate") said Grantee Real Estate being southerly of, but not adjacent to, the Grantor Real Estate and the Existing Storm Drain System;

**WHEREAS**, the Grantee desires to connect its storm water drainage pipes and infrastructure to the Existing Storm Drain System on the Grantor Real Estate for the purposes of stormwater management and drainage; and



**WHEREAS**, the Grantor is willing to grant an easement to the Grantee, subject to the terms and conditions hereinafter set forth.

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements contained herein, and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Grant of Easement.** The Grantor hereby grants, conveys, and warrants to the Grantee, its successors and assigns, a perpetual, non-exclusive easement (hereinafter the "Easement") over, upon, and through, the Grantor Real Estate and Katahdin Drive in order to construct, maintain, repair, replace stormwater pipes and drainage infrastructure that connect to the Existing Storm Drain System located on the Grantor Real Estate, along with the right to convey stormwater through said infrastructure to the Existing Storm Drain System, subject to the terms and conditions set forth herein.

2. **Easement Area.** The Easement area (hereinafter the "Easement Area") shall be Katahdin Drive and the portion of the Grantor's Real Estate over, upon, and through which the Grantee's storm water pipes and drainage infrastructure are hereinafter located and where they connect to the Existing Storm Drain System, the exact location of said drainage pipes, infrastructure, and connection to be as mutually agreed upon by the Grantor and the Grantee (and consented to by the Maine Department of Environmental Protection), but generally in the area identified on the Lot 3 Plan (a reduced copy of which is attached hereto as Exhibit "A"). Once constructed, the Grantor and Grantee agree to execute and record in said Registry an addendum to this Agreement depicting the as-built location of the Easement Area and the infrastructure therein. The Grantor reserves the right to relocate the Easement Area and the Existing Stormwater Drainage System, at its sole cost and expense provided that the Grantee will be able to continue to connect to the Existing Stormwater Drainage System once the relocation is completed.

3. **Connection and Flow Increase.** The Grantee is hereby authorized to construct, install, maintain, and repair, at Grantee's sole cost and expense, the necessary infrastructure to connect its storm drain system to the Existing Storm Drain System, and any expansion or improvements to the Existing Stormwater System required to accommodate the Grantee's use of the same (if necessary). The Grantor and Grantee acknowledge and agree that the currently proposed connection may result in a minor increase in stormwater flow to the Existing Storm Drain System. The Grantee shall be responsible for determining that said increase is permitted under existing permits or approvals, and if at any point an increase in the stormwater flow from the Grantee's property requires additional approval, Grantee shall be responsible for applying for the permits or approvals necessary for the Grantee's expanded connection to and use of the Existing Storm Drain System.

4. **Maintenance and Repair.** The Grantee shall, at its sole cost and expense, maintain, repair, and, if necessary, replace the portion of the storm drain system that it installs within the

Easement Area; provided, however, that if any other party benefits from the storm drain system installed by the Grantee, any and all maintenance, repair, and replacement costs shall be borne equally by the parties so benefitting. The Grantor shall continue to be responsible for the maintenance and repair of the Existing Storm Drain System, except for the portion installed by the Grantee, which shall remain the Grantee's responsibility; provided, however, that if any other party benefits from the storm drain system installed by the Grantee, any and all maintenance, repair, and replacement costs shall be borne equally by the parties so benefitting. The Grantee shall be authorized to enter upon the Grantor Real Estate and Katahdin Drive for purposes of exercising its rights hereunder to maintain, repair, and replace the Grantee's storm drain system. Any construction, maintenance or repair performed by the Grantee under Section 3 of 4 (the "Grantee's Work") of this agreement (a) shall not unreasonably interfere with the use of the Grantor Real Estate or Katahdin Drive (by the Grantor or others with rights to use the same), (b) shall be performed only after at least thirty (30) days' notice given to the Grantor in writing (except in the case of a bona fide emergency, then such notice as is reasonable under the circumstances shall be required), (c) shall be completed within a reasonable length of time, and (d) shall be conducted in a reasonable manner as to minimize the impact on the Grantor Real Estate or Katahdin Drive. Upon completion of the Grantee's Work, the Grantor Real Estate, Katahdin Drive and adjoining land disturbed or damaged by the Grantee's Work shall be restored by Grantee, at the Grantee's sole expense, promptly and as nearly as possible to their prior condition. Additionally, prior to commencing the Grantee's Work, the Grantee and all contractors and agents of the Grantee that enter onto the Grantor Real Estate or Katahdin Drive to carry out the Grantee's Work shall list Grantor as an additional insured for its commercial liability, automobile, and excess/umbrella insurance policies. The Grantee and any contractor or agent thereof shall forward a copy of its certificate of insurance to Grantor evidencing such policies prior to the beginning of any work.

**5. Compliance with Laws.** The Grantee shall comply with all applicable federal, state, and local laws, ordinances, and regulations relating to the installation, maintenance, and use of the Existing Storm Drain System, including without limitation any permits or approvals required by the appropriate governmental authorities for the connection to and use of the Existing Storm Drain System by the Grantee (and any maintenance, repair or replacement of the same).

**6. Indemnification.** The Grantee shall indemnify, defend, and hold harmless the Grantor, its officers, agents, and employees, from and against any and all claims, damages, liabilities, losses, costs, and expenses (including reasonable attorneys' fees) arising out of or in connection with the installation, maintenance, repair, replacement, use of or connection to the Existing Storm Drain System by the Grantee, its officers, agents, employees, contractors, tenants and licensees, and any other person or entity operating within the Grantee Property.

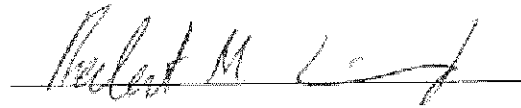
**7. Binding Effect.** This Easement Agreement shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

**8. Governing Law.** This Easement Agreement shall be governed by and construed in accordance with the laws of the State of Maine.

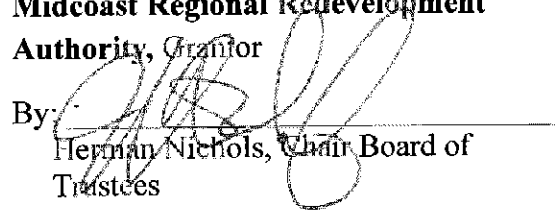
*[remainder of page intentionally blank – signature page to follow]*

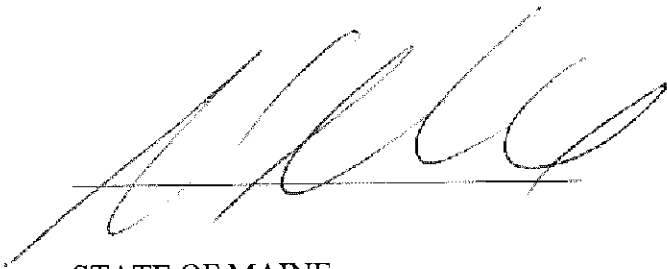
**IN WITNESS WHEREOF**, the parties hereto have executed this Easement Agreement as of the day and year first above written.

**Witness:**



**Midcoast Regional Redevelopment  
Authority, Grantor**

By:   
Herman Nichols, Chair Board of  
Trustees



**Priority Real Estate Group, LLC, Grantee**

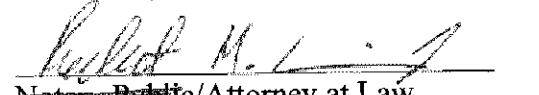
By:   
James G. Howard, Manager

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

November 19, 2024

Then personally appeared the above-named **Herman Nichols**, Chair of the Board of Trustees of **Midcoast Regional Redevelopment Authority** and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of **Midcoast Regional Redevelopment Authority**.

Before me,

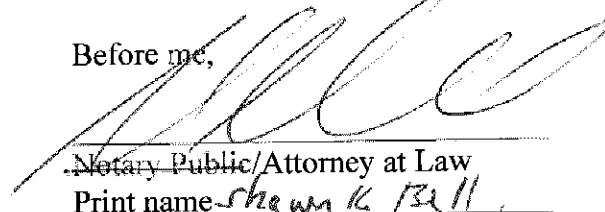
  
~~Notary Public~~/Attorney at Law  
Print name Robert M. McIsaac  
My commission expires N/A

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

November 19, 2024

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

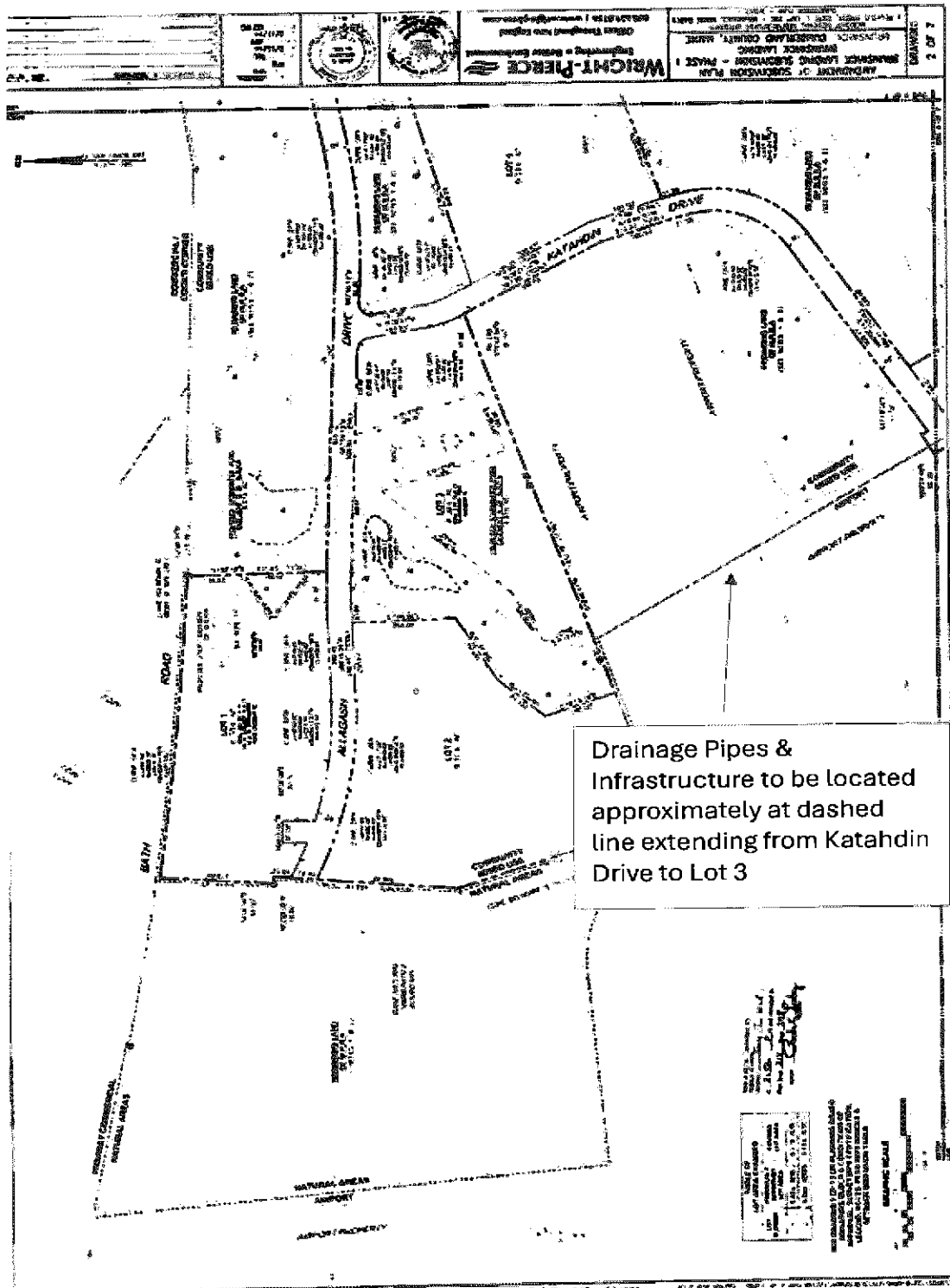
Before me,

  
~~Notary Public~~/Attorney at Law  
Print name Shawn K. Bell  
My commission expires N/A

11/20/2024, 09:51:07A

**Register of Deeds Jessica M. Spaulding E-RECORDED**

**EXHIBIT A**  
**LOT 3 PLAN**



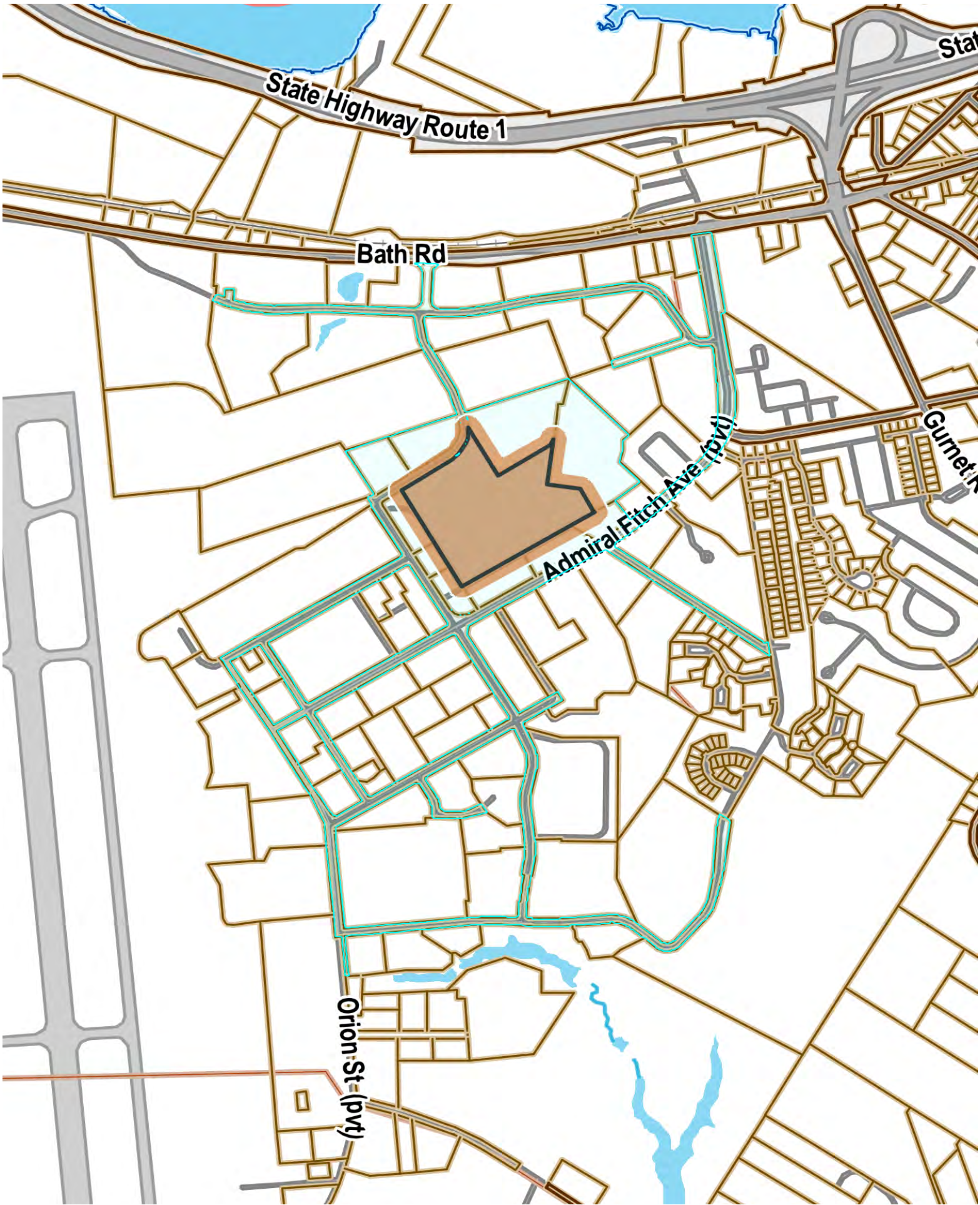
**Attachment C**  
**Abutting Property Owners**

A copy of the abutters' map and a list of abutting property owners are included in this attachment for reference.

C

Abutting Property Owners





14 WILLEY ROAD LLC  
PO BOX 295  
CASCO ME , 04015

.

DANIEL, ANNE C  
28 NYASA LN  
BRUNSWICK ME , 04011

.

MIDCOAST REG REDEVELOPMENT AUTHORITY  
15 TERMINAL RD  
SUITE 200  
BRUNSWICK ME , 04011

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MIDCOAST REG REDEVELOPMENT AUTHORITY  
15 TERMINAL RD  
SUITE 200  
BRUNSWICK ME , 04011

.

MIDCOAST REG REDEVELOPMENT AUTHORITY  
C/O PRIORITY CAPITAL PARTNERS, LLC  
2 MAIN STREET  
TOPSHAM ME , 04086

.

NO NEITHERS LLC  
C/O ANCHOR PROPERTY HOLDINGS LLC  
28 VINE ST  
DAMARISCOTTA ME , 04543

.

PRIORITY FINANCIAL GROUP LLC  
2 MAIN ST  
TOPSHAM ME , 04086

.

PRIORITY ONE CAPITAL PARTNERS LLC  
2 MAIN ST  
TOPSHAM ME , 04086

.

PRIORITY REAL ESTATE GROUP LLC  
2 MAIN ST  
TOPSHAM ME , 04086

.

TBW LLC  
PO BOX 216  
SOUTH FREEPORT ME , 04078

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UNITED STATES OF AMERICA  
119 PURINTON RD  
BRUNSWICK ME , 04011

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Priority Park  
Major Development Review – Sketch Application  
Katahdin Drive / Line Drive

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

This attachment includes supporting correspondence.

D

Supporting Documents



# MAINE

Department of the Secretary of State  
Bureau of Corporations, Elections and Commissions

**Corporate Name Search**

## Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: **Wed Sep 24 2025 12:19:57**. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
PRIORITY REAL ESTATE GROUP, LLC	20130594DC	LIMITED LIABILITY COMPANY	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
08/24/2012	N/A	MAINE

**Other Names** (A=Assumed ; F=Former)

NONE

### Principal Home Office Address

#### Physical

2 MAIN ST. SUITE 200  
TOPSHAM, ME 04086

#### Mailing

2 MAIN ST. SUITE 200  
TOPSHAM, ME 04086

### Clerk/Registered Agent

#### Physical

SHAWN K BELL  
C/O THE BELL FIRM, P.A.  
810 LISBON STREET  
LEWISTON, ME 04240

#### Mailing

SHAWN K BELL  
C/O THE BELL FIRM, P.A.  
P.O. BOX 1776  
LEWISTON, ME 04241-1776

[New Search](#)

Print Date 9/11/2025 5:55:49 AM  
Property Location: 16 KATAHDIN DR  
Map/Lot: 040/ / 016/001 000/  
Parcel ID: 115635



CURRENT OWNER(S)			ASSESSED VALUE SUMMARY		
PRIORITY REAL ESTATE GROUP LLC			Building Value	0	
2 MAIN ST			Land Value	1,665,000	
TOPSHAM ME 04086			Total Value	1,665,000	
			Exemption Value	0.00	

TAX RELIEF		UNCOMMITTED	
Description	Amount	2025 Taxable Value	1,665,000

TRANSFER HISTORY		DEED		DATE	Q/U	V/I	PRICE
PRIORITY REAL ESTATE GROUP LLC		41135	020	11-19-2024	Q	V	1,538,464
MIDCOAST REG REDEVELOPMENT		31836	010	09-29-2014	U	V	0

BUILDING PERMIT RECORD				COST/MARKET VALUATION		
Type	Proj. Desc.			Cost	Issue Date	% Cmplt
CM	WAREHOUSE & OFFICES			14,472,197	06-10-2025	0
CM	FOUNDATION FOR 105,600 SF BUILDING			7,638,000	01-27-2025	0

OUTBUILDINGS & EXTRA FEATURES						BUILDING SUB-AREA SUMMARY SECTION				
Description	Units	Unit Price	Yr Blt	%	Appr. Val	Code	Description	Living Area	Gross Area	Effective Area
						Total Area				
						0				

NOTES										
2022 - SPLIT FROM 40-16										
2024 - 40-16H, 16I, & P/O 16 MERGED										

PROPERTY FACTORS		LAND LINE VALUATION SECTION														
UTILITIES	STREET	B	Use Code	Description	Zone	Land Units	Unit Price	Acre Discount	Site Index	Nbhd.	Nbhd. Adj.	Cond.	Other Adjustments	Notes	Land Value	
Public Water	Paved															
Public Sewer	Private	1	3900	Com Develop La	GM7	9.000	AC	150,000.00		1	305	1.250	1.00	RW1	ROW 0.95	1,603,000
Electric/Gas		1	3900	Com Develop La	GM7	9.960	AC	5,000.00		0	305	1.250	1.00			62,000
WATER INFL.	TOPO															
None	Level															
PLAN BOOK																
LOT 64A PB 225/35																
SPECIAL USE																
Total Parcel Land Units						18.96	AC								Total Land Value	1,665,000

CONSTRUCTION DETAIL		Bldg #	1	Sec #:	1	of	1	Card #	1	of	1
Style:	Vacant Land										
Model:	Vacant										
Year Built:											
Quality:											
Condition:											
Stories:											
Occupancy:											
Exterior Wall A:											
Exterior Wall B:											
Roof Structure:											
Roof Cover:											
Interior Wall A:											
Interior Wall B:											
Interior Floor A:											
Interior Floor B:											
Heat Fuel:											
Heat Type:											
AC:											
Bedrooms:											
3-Fixture Baths											
2-Fixture Baths											
Extra Fixtures:											
Serial Number:											
		OBsolescence & SP. COND.						REMODEL			
		Functional:						Remodel Code:			
		External:						Remodel Year:			
		Condition:									
		Condition %:									
COST/MARKET VALUATION											
Adj Base Rate:											

No Sketch

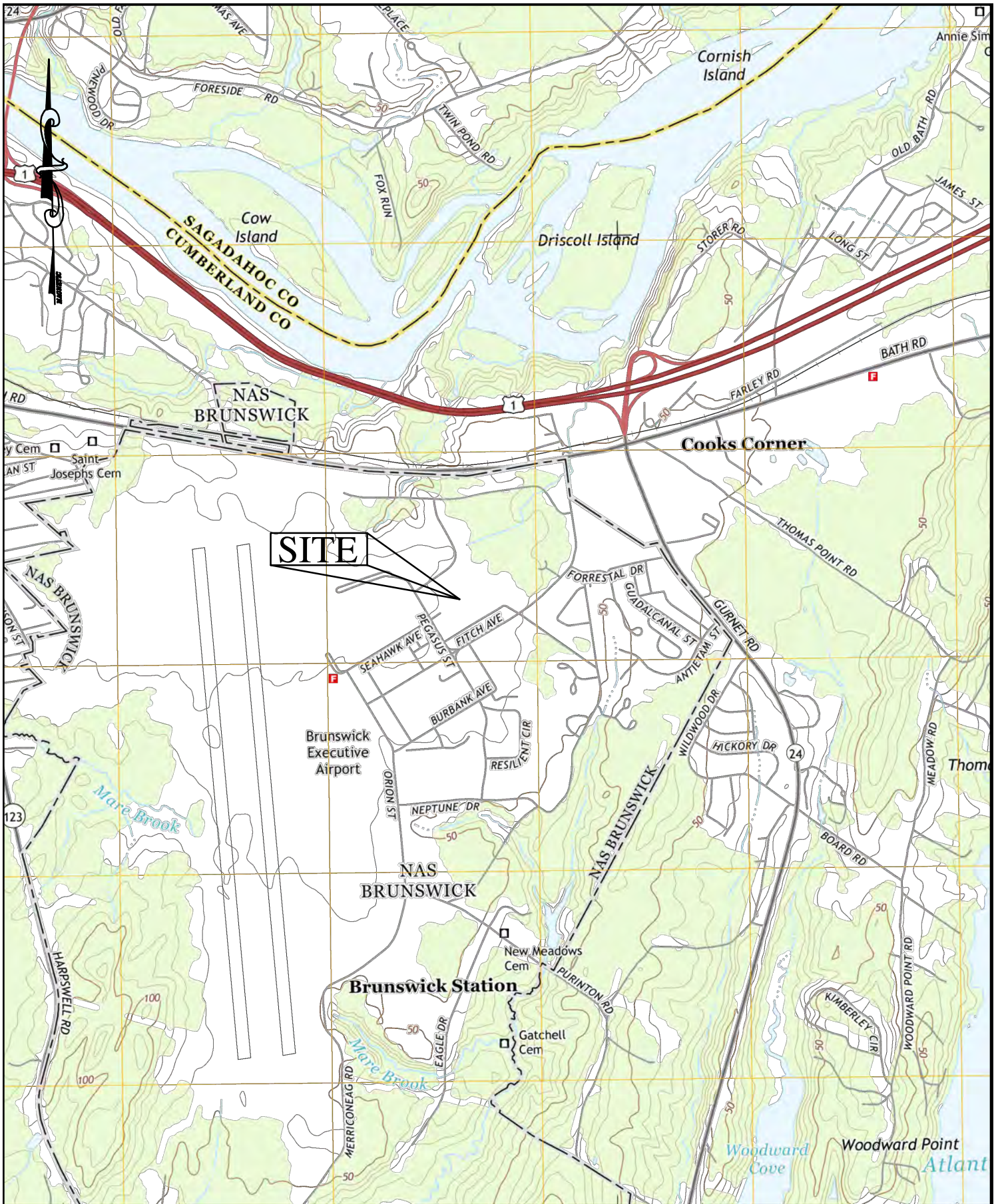
## **Attachment E** **Supporting Graphics**

E

This attachment includes supporting materials and graphics for this application. It includes an excerpt of the applicable USGS 7.5-minute quadrangle map, an excerpt of the FEMA flood rate insurance map (FIRM), a reduced-size copy of the tax map, an NRCS soils map, and an excerpt of the applicable sand and gravel aquifer map.

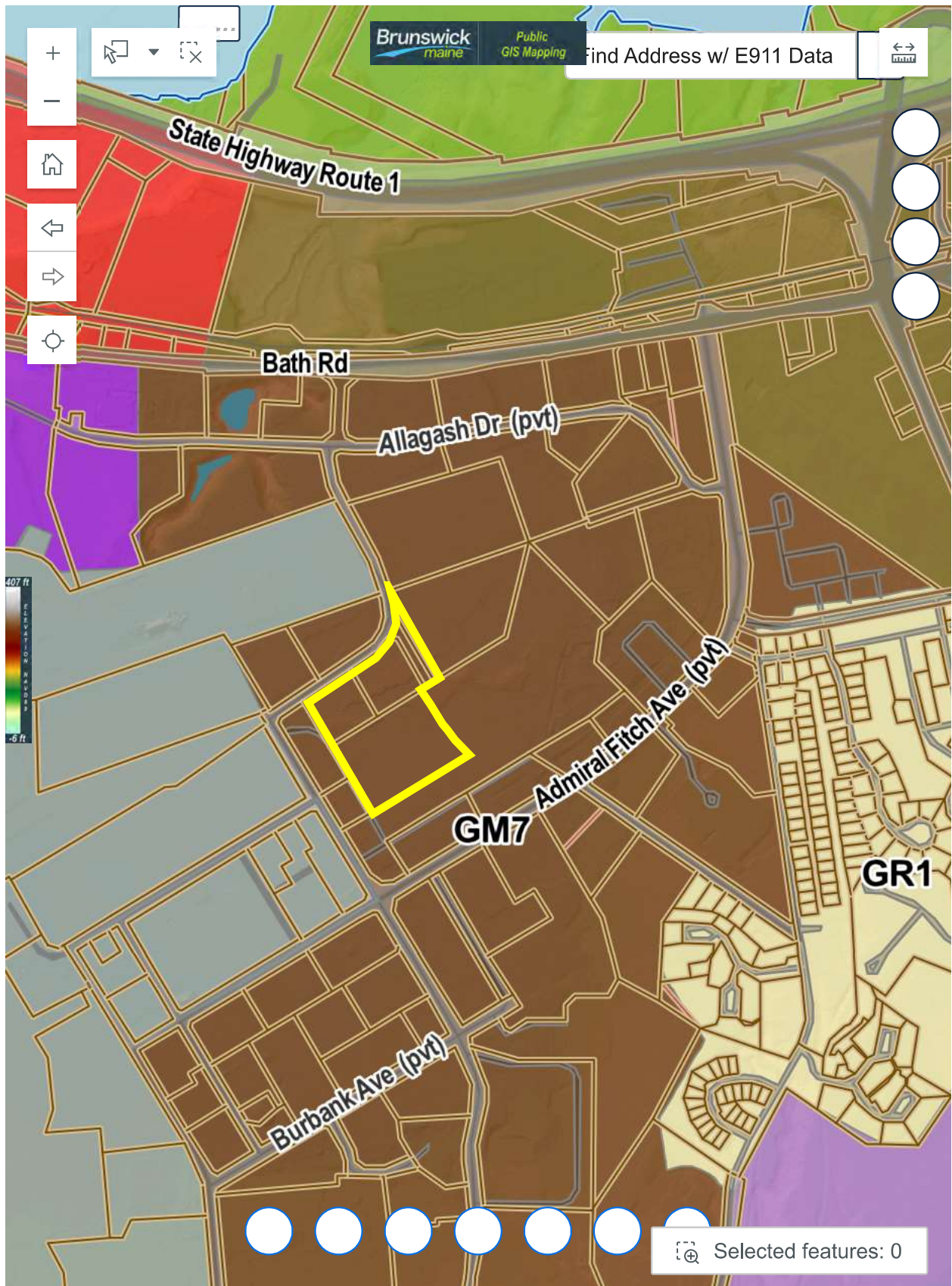
Supporting Graphics



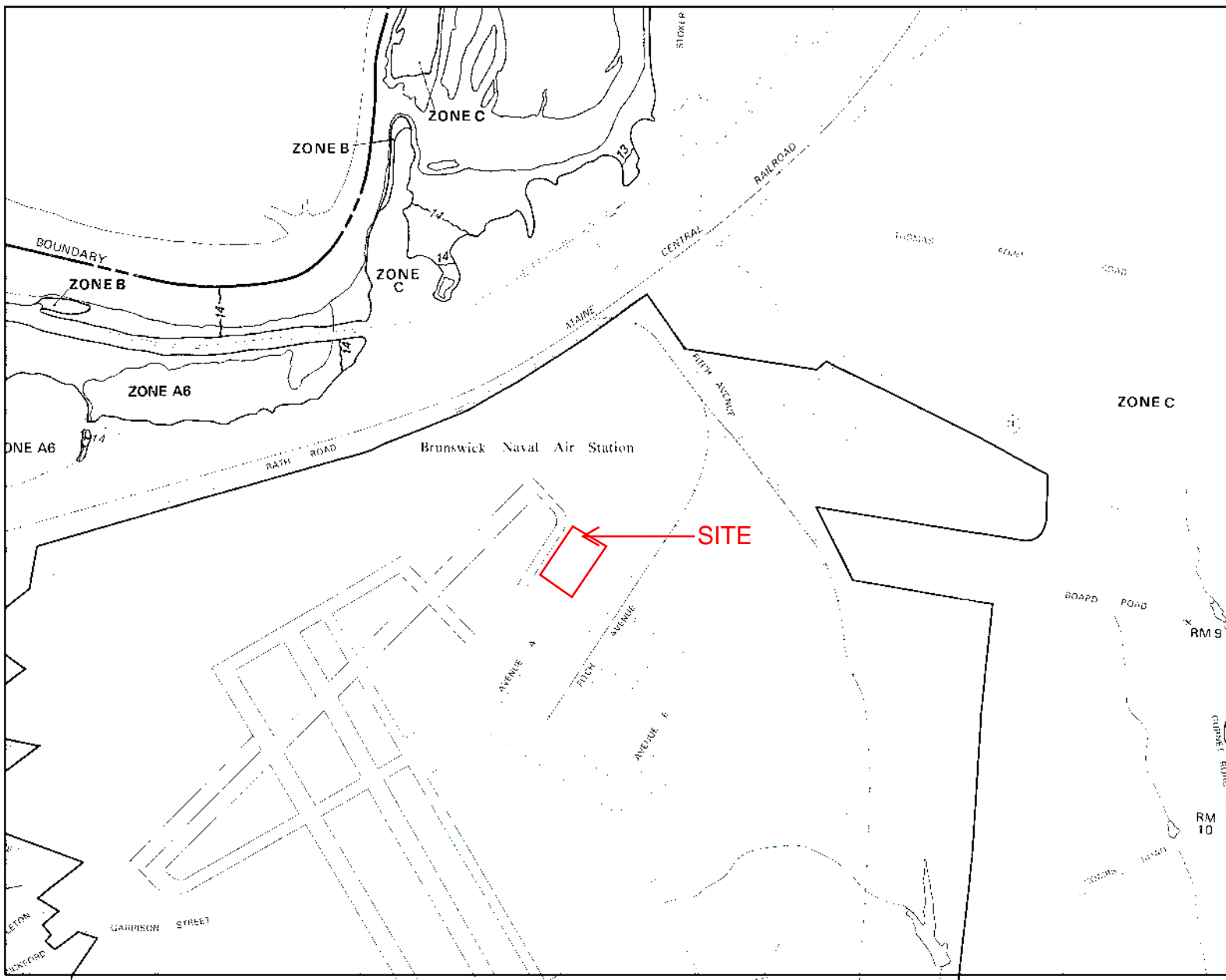


<div><div>PRIORITY REAL ESTATE GROUP</div><div>LLC</div></div>	<b>USGS LOCATION MAP</b>		DATE: 9-25-25
	PRIORITY REAL ESTATE GROUP, LLC		SCALE: 1" = 2000'
	LOTS 161		JOB: 22-PRG-004A
	KATAHDIN DRIVE		FILE:





Basemap prepared by the GIS Administrator, Town of Brunswick, Maine. | Town of Brunswick,... Powered by Esri



**APPROXIMATE SCALE**  
 1000 0 1000 FEET

---

**NATIONAL FLOOD INSURANCE PROGRAM**


**FIRM**  
**FLOOD INSURANCE RATE MAP**

**TOWN OF BRUNSWICK, MAINE**  
**CUMBERLAND COUNTY**

**PANEL 15 OF 35**  
 (SEE MAP INDEX FOR PANELS NOT PRINTED)

**COMMUNITY PANEL NUMBER**  
 230042 0015 B

**EFFECTIVE DATE:**  
 JANUARY 3, 1986

  
 Federal Emergency Management Agency

This is an office copy of a portion of the above referenced flood map. It was extracted using F-MIT Online. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)

Priority Park  
Major Development Review – Sketch Application  
Katahdin Drive / Line Drive

## **Attachment F** **Photographs**

Photographs of the project area are included for reference.

F

Photographs



Priority Park  
Existing Conditions Photographs



*Photograph 1: Looking South on Line Drive*



*Photograph 2: Existing Building*



Priority Park  
Existing Conditions Photographs



*Photograph 3: Looking North on Line Drive*



*Photograph 4: Looking Northwest from Line Drive*



Priority Park  
Existing Conditions Photographs



*Photograph 5: Looking East from Entrance on Pegasus*



*Photograph 6: Looking North from Pegasus at Entrance to Lot P1*



Priority Park  
Existing Conditions Photographs



*Photograph 7: Looking West on Pegasus from Entrance to Lot P1*



*Photograph 8: Looking West on Pegasus from Entrance to Lot P1*



Priority Park  
Existing Conditions Photographs



*Photograph 9: Existing Buildings on Pegasus*



*Photograph 10: Looking East from the Intersection of Pegasus and Seahawk*



Priority Park  
Existing Conditions Photographs



*Photograph 11: Looking East from the Intersection of Pegasus and Katahdin*



*Photograph 12: Looking North from the Intersection of Pegasus and Katahdin*



Priority Park  
Existing Conditions Photographs



*Photograph 13: Looking West from the Intersection of Pegasus and Katahdin*



*Photograph 14: Looking North on Katahdin Near Proposed Entrance to Lot P1*



Priority Park  
Existing Conditions Photographs



*Photograph 15: Existing Building across Katahdin from Site*



*Photograph 16: Looking South on Katahdin*



Priority Park  
Existing Conditions Photographs



*Photograph 17: Looking North on Katahdin Near Proposed Access to Lot P7*



*Photograph 18: Looking South on Katahdin Near Proposed Access to Lot P7*

Priority Park  
Major Development Review – Sketch Application  
Katahdin Drive / Line Drive

**Attachment G**  
**Preliminary Subdivision Plan**

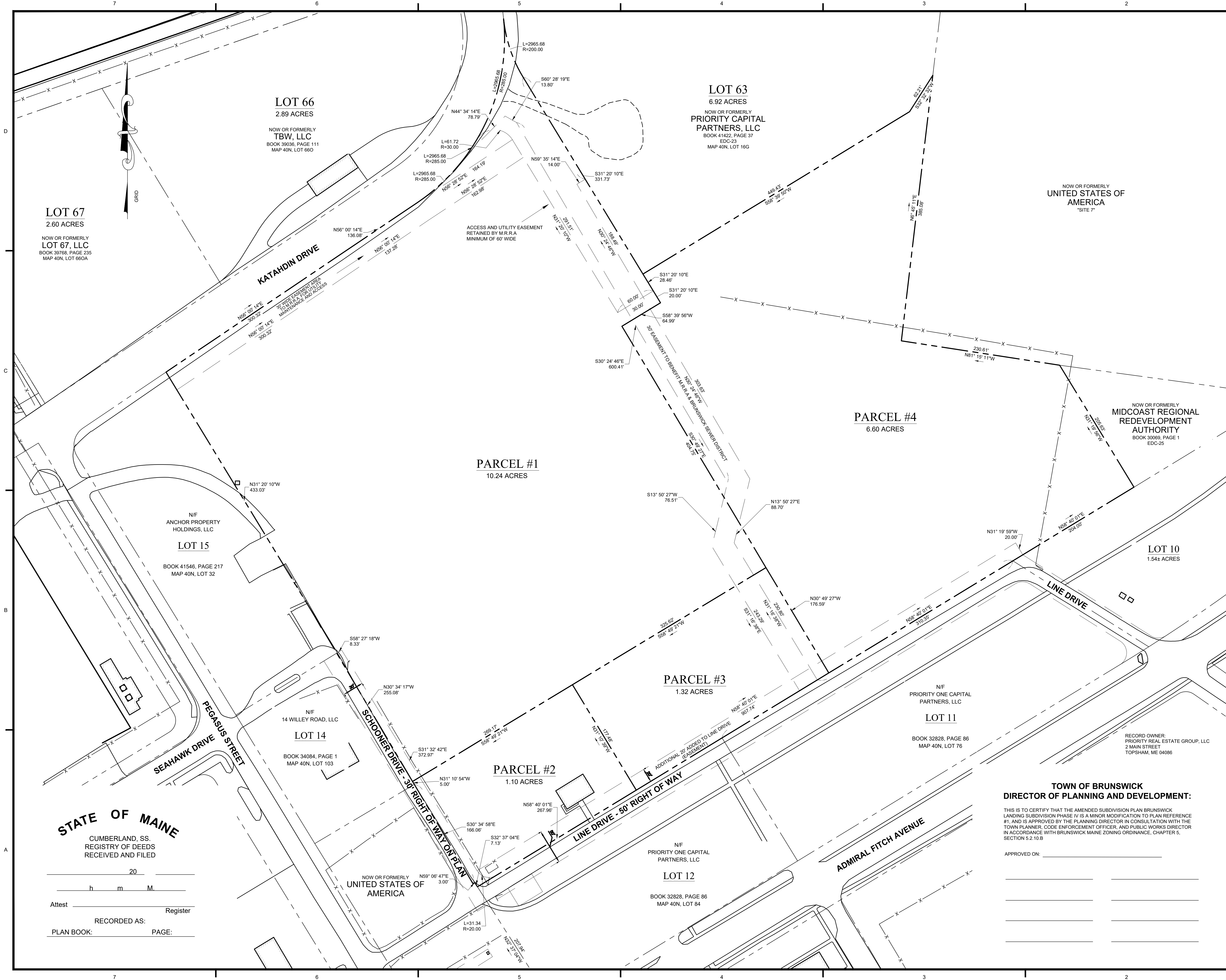
The preliminary Subdivision Plan is included for review.

G

Preliminary Subdivision Plan



FILE LOCATION: P:\METRO-AND-CONEST-REGIONAL-REDEVELOPMENT-AUTHORITY\W01-EDCY SURVEY PLAN - NAD83-CAD FILES\SUBDIVISION 09 11 2025.DWG, 2025.09.16, 8:43 AM



STATE OF MAINE  
CUMBERLAND, SS.  
REGISTRY OF DEEDS  
RECEIVED AND FILED

20  
h m M.

Attest \_\_\_\_\_ Register  
RECORDED AS: \_\_\_\_\_  
PLAN BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

- PLAN REFERENCES:**
- "FINAL SUBDIVISION PLAN, BRUNSWICK LANDING SUBDIVISION - PHASE 1, BRUNSWICK LANDING, BRUNSWICK, CUMBERLAND COUNTY, MAINE" PREPARED BY WRIGHT-PIERCE, RECORDED MARCH 18, 2013 IN PLAN BOOK 213, PAGES 79 THROUGH 85.
  - "AMENDMENT OF SUBDIVISION PLAN, BRUNSWICK LANDING - PHASE 1, BRUNSWICK LANDING, BRUNSWICK, CUMBERLAND COUNTY, MAINE" PREPARED BY WRIGHT-PIERCE, AND RECORDED IN PLAN BOOK 214, PAGES 247 THROUGH 253.
  - "MINOR MODIFICATION TO SUBDIVISION, BRUNSWICK LANDING - PHASE 1, BRUNSWICK LANDING, BRUNSWICK, CUMBERLAND COUNTY, MAINE" PREPARED BY WRIGHT-PIERCE, RECORDED IN PLAN BOOK 217, PAGE 213.
  - "AMENDMENT OF SUBDIVISION PLAN, BRUNSWICK LANDING SUBDIVISION-PHASE IV, ADMIRAL FITCH AVENUE, BRUNSWICK LANDING, BRUNSWICK, CUMBERLAND COUNTY, MAINE" PREPARED BY WRIGHT-PIERCE, RECORDED IN PLAN BOOK 221, PAGES 475 AND 476.
  - "AMENDED SUBDIVISION PLAN, BRUNSWICK LANDING - PHASE IV, BRUNSWICK LANDING, CUMBERLAND COUNTY, MAINE" PREPARED BY HALEY WARD, INC., RECORDED IN PLAN BOOK 223, PAGE 329.
  - "BOUNDARY SURVEY, NAVAL AIR STATION BRUNSWICK, BRUNSWICK MAINE, FOR BRAC PROGRAM MANAGEMENT OFFICE" DATED AUGUST 2008, BY SEBAGO TECHNICS.
  - "AMENDED SUBDIVISION PLAN - LOT 64, BRUNSWICK LANDING SUBDIVISION - PHASE IV, BRUNSWICK LANDING, BRUNSWICK, CUMBERLAND COUNTY, MAINE" RECORDED OCTOBER 17, 2024 IN PLAN BOOK 224, PAGE 399.
  - "AMENDED SUBDIVISION PLAN - LOT 11A, BRUNSWICK LANDING SUBDIVISION - PHASE I, BRUNSWICK LANDING, BRUNSWICK, CUMBERLAND COUNTY, MAINE" RECORDED OCTOBER 17, 2024 IN PLAN BOOK 224, PAGE 401.

- NOTES:**
- PROPERTY LINES SHOWN HEREON ARE BASED UPON PLAN REFERENCES 1-8 AND RECORDED LEGAL DESCRIPTIONS OF EDC PARCELS COMPLETED BY TITCOMB ASSOCIATES AND REFERENCED ABOVE, AND ARE NOT THE RESULT OF AN ON GROUND SURVEY.
  - SHOWN LOT 64A IS MADE UP OF LOT 11A, LOT 65, AND LOT 64 ON PLAN REFERENCES ABOVE, AND IS A PORTION OF PARCELS EDC 23, EDC 25, AND EDC 17, REF IS MADE TO BOOK 30069, PAGE 1 AND BOOK 38735, PAGE 1 FOR DESCRIPTIONS OF SAID PARCELS. CURRENT DEED FOR THE THREE LOTS IS BOOK 41135, PAGE 202.
  - BEARINGS REFER TO GRID NORTH, MAINE WEST ZONE (1802) - NAD83. SAME AS THE REFERENCED PLANS ABOVE.
  - ALL BOOK AND PAGE NUMBERS SHOWN REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
  - IMPROVEMENTS, STREET LINES, & BUILDINGS SHOWN HEREON ARE BASED ON PROVIDED BASE FILES FROM MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY AND WRIGHT-PIERCE. THESE FEATURES MAY HAVE CHANGED SINCE THE BASE FILE WAS CREATED.
  - NOT ALL UTILITIES AND EASEMENTS ENCUMBERING THE SITE ARE NOT LOCATED AND MAPPED FOR THIS SURVEY.
  - REFERENCE IS MADE TO THE NOTES AND RESTRICTIONS ON PLAN REF. 1-5, AND TO THE RESTRICTIONS, EASEMENTS, AND AGREEMENTS IN THE SOURCE DEEDS: BOOK 30069, PAGE 1, AND BOOK 38735, PAGE 1.

**AMENDMENT NOTE:**  
THIS PLAN AMENDS AND SUPERCEDES THE PLAN PREPARED BY HALEY WARD, INC., RECORDED IN PLAN BOOK 225, PAGE 205.

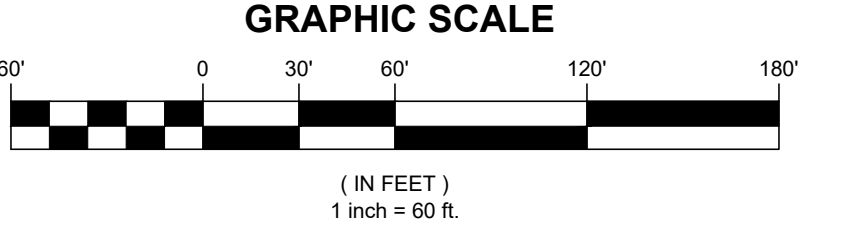
**CERTIFICATION:**  
THE UNDERSIGNED CERTIFIES TO THE BEST OF HIS KNOWLEDGE AND BELIEF THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WAS COMPLETED IN ACCORDANCE WITH CHAPTER 90 (02-380) CHAPTER 90 OF THE RULES AND STANDARDS OF PRACTICE ADOPTED BY MAINE'S BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS WITH THE FOLLOWING EXCEPTIONS:

- (1) A WRITTEN REPORT HAS NOT BEEN PREPARED.
- (2) NARRATIVE PROPERTY DESCRIPTIONS WERE NOT PREPARED.
- (3) MONUMENTS WERE NOT SET AT ALL PROPERTY CORNERS OR ANGLE POINTS.
- (4) RESEARCH LIMITED TO REFERENCED PLANS.

HALEY WARD, INC. / JEFF A. TEUNISEN P.L.S. #2365 DATE: 09/15/2025

**LEGEND:**

DESCRIPTION	EXISTING
PROPERTY LINE	_____
APPROXIMATE EXTERIOR PROPERTY LINE	_____
EDGE OF PAVEMENT	_____
EDGE OF GRAVEL	_____
FENCE	-X- -X-
EASEMENT LINE	_____



**TOWN OF BRUNSWICK  
DIRECTOR OF PLANNING AND DEVELOPMENT:**

THIS IS TO CERTIFY THAT THE AMENDED SUBDIVISION PLAN BRUNSWICK LANDING SUBDIVISION PHASE IV IS A MINOR MODIFICATION TO PLAN REFERENCE #1, AND IS APPROVED BY THE PLANNING DIRECTOR IN CONSULTATION WITH THE TOWN PLANNER, CODE ENFORCEMENT OFFICER, AND PUBLIC WORKS DIRECTOR IN ACCORDANCE WITH BRUNSWICK MAINE ZONING ORDINANCE, CHAPTER 5, SECTION 5.2.10.B

APPROVED ON: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**HALEY WARD**  
ENGINEERING | ENVIRONMENTAL | SURVEYING  
One Merchants Plaza, Suite 701  
Bangor, Maine 04401  
207.989.4824

www.haleyward.com

PROJECT

**MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY  
15 TERMINAL DRIVE, BRUNSWICK LANDING, BRUNSWICK, ME**  
16 KATAHDIN DRIVE, BRUNSWICK, MAINE 04101

TITLE

**SECOND AMENDED SUBDIVISION PLAN  
FINAL SUBDIVISION PLAN - PHASE 1,  
BRUNSWICK LANDING,  
BRUNSWICK, CUMBERLAND COUNTY, MAINE**

DATE	9/11/2025	SCALE	1" = 60'
DRAWN BY	WAC	DESIGNED BY	---
PROJECT No.	12046.003		
DRAWING No.	V101		

Priority Park  
Major Development Review – Sketch Application  
Katahdin Drive / Line Drive

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

H

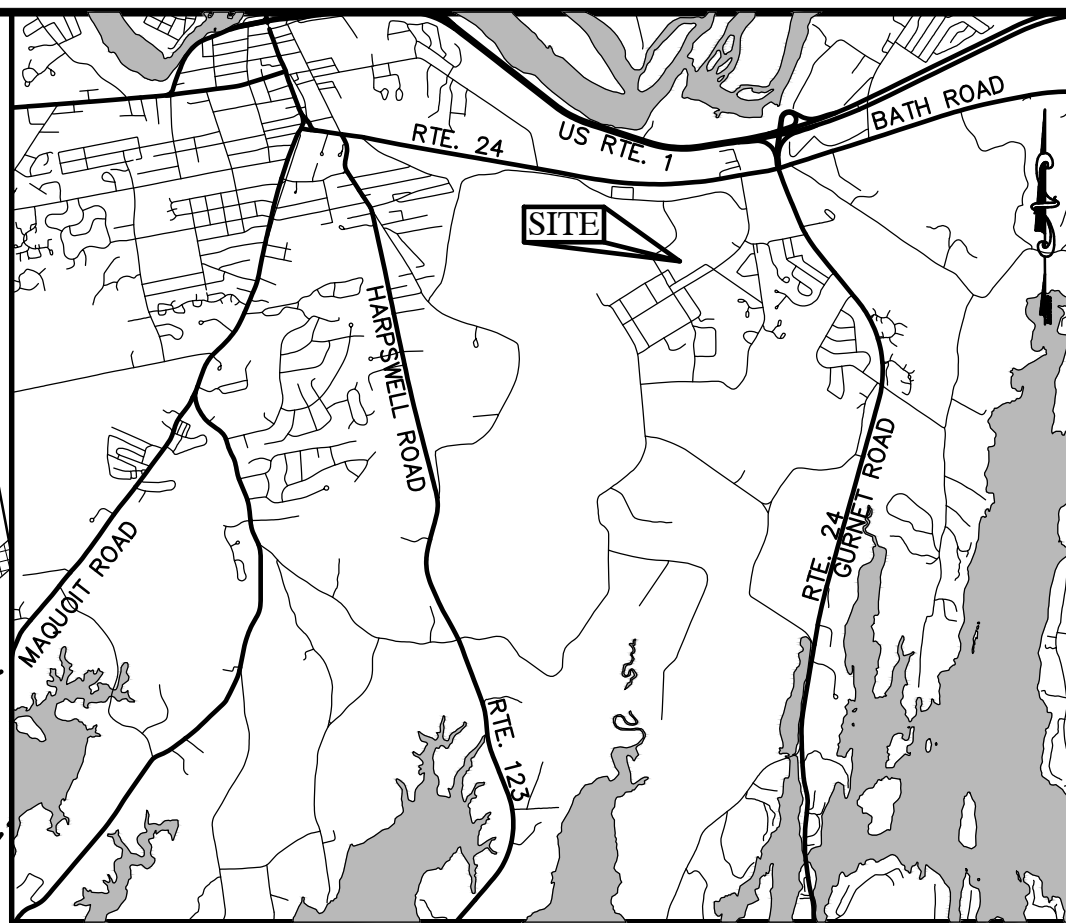
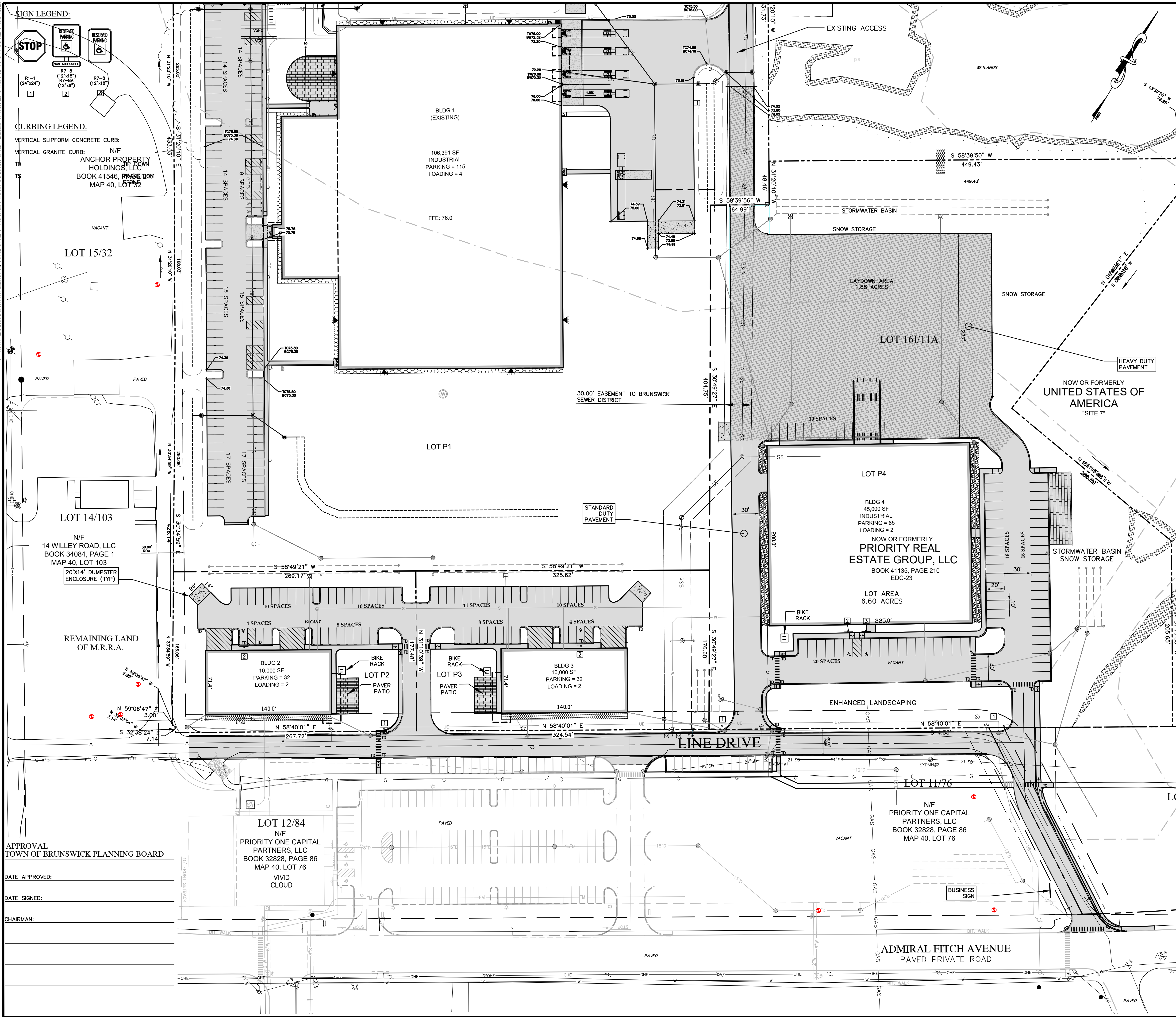
The preliminary site plans are included for review as a separate plan set of full site documents

Preliminary Site Plans









LOCATION MAP  
SCALE: 1" = 5000'

GENERAL NOTES:

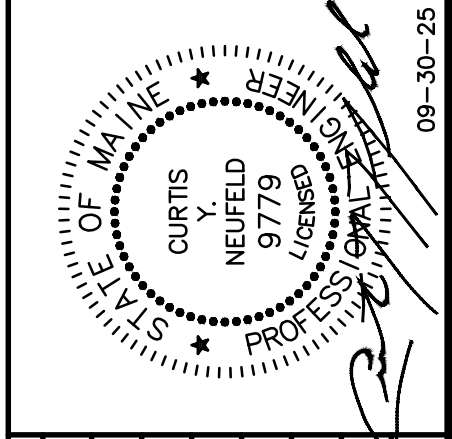
1. TITLE REFERENCE FOR SURVEYED PARCEL:  
BK 44128, PG 202
2. PLAN REFERENCE(S):  
A) "AMENDED SUBDIVISION PLAN, BRUNSWICK LANDING SUBDIVISION – PHASE 1V, BRUNSWICK, LANDING", DATED AUG. 02, 2023, BY HALEY WARD, RECORDED IN PB 223, PPG 329.  
B) "AMENDED SUBDIVISION PLAN COMBINING LOTS 64, 65, AND 11A, FINAL SUBDIVISION PLAN – PHASE 1, BRUNSWICK, LANDING", DATED DEC. 04, 2024, BY HALEY WARD, RECORDED IN PB 225, PPG 205.  
C) "MINOR MODIFICATION TO SUBDIVISION, BRUNSWICK LANDING SUBDIVISION – PHASE 1", DATED JUNE 8, 2017, BY WRIGHT-PIERCE, RECORDED IN PB 217, PG 213.
3. AREA INFORMATION:  
ADJUSTED LOT 161 AREA: 839,847 S.F. (19.28 ACRES)  
PROPOSED LOT AREA  

LOT P1:	446,751 S.F. (10.26 ACRES)
LOT P2:	48,003 S.F. (1.10 ACRES)
LOT P3:	57,550 S.F. (1.32 ACRES)
LOT P4:	287,543 S.F. (6.60 ACRES)
4. TAX MAP REFERENCE:  
TAX MAP 40N, LOT 161
5. BASIS OF BEARINGS:  
BEARINGS ARE GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, PER PLAN REFERENCE 2A.
6. ELEVATION DATA:  
NAVD 88
7. FLOOD ZONE INFORMATION:  
PARCEL IS LOCATED WITHIN ZONE C (AREAS OF MINIMAL FLOODING) OF THE FLOOD INSURANCE RATE MAPS FOR CUMBERLAND COUNTY, MAINE. THE PROJECT IS LOCATED ON PANEL 15 OF 35 (COMMUNITY PANEL 230042 0015 B, EFF. DATE JANUARY 3, 1986)
8. IMPERVIOUS AREA:  

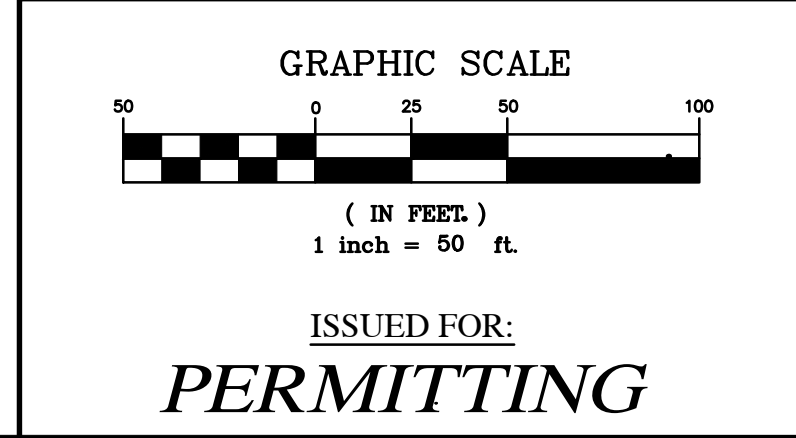
EXISTING IMPERVIOUS AREA:	0 S.F. (0.30 AC)
PROPOSED IMPERVIOUS AREA:	0 S.F. (.416 AC)
NET CHANGE IN IMPERVIOUS AREA:	+0 S.F. (.385 AC)
9. WETLAND IMPACTS:  
PROPOSED WETLAND IMPACTS: 0 S.F.
10. UTILITY NOTES:  
1. INFORMATION REGARDING THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS A COMPILATION OF THAT FOUND IN THE FIELD AND THAT SHOWN ON A PREVIOUS PLANS, AND SHALL NOT BE CONSIDERED AN AS-BUILT PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING UTILITY LOCATIONS PRIOR TO COMMENCING WORK. NOTIFY ENGINEER OF ANY DISCREPANCY BETWEEN UTILITIES AS SHOWN AND AS FOUND. CONTRACTOR SHALL NOTIFY DIG-SAFE PRIOR TO EXCAVATION.  
1-888-344-7233

<b>PRIORITY</b> REAL ESTATE GROUP	<b>PRIORITY</b> 2 MAIN STREET TOPSHAM, MAINE 04086 (207) 837-6198		SHEET:	<b>C3</b>
	FIELD WK: SATELINES PA	SCALE: 1"=50'	JOB #: 22-PRG-004A MAP/LOT: 40N / 16I FILE:	
	DRN BY: CYN			
	CHD BY: CYN			
	DATE: 06-20-25			

TITLE:	<b>AMENDED SITE PLAN</b>
PROJECT:	PRIORITY PARK KATAHDIN DRIVE, BRUNSWICK, MAINE 04011
PREPARED FOR:	PRIORITY REAL ESTATE GROUP, LLC 2 MAIN STREET, TOPSHAM, ME 04096

[illegible]

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





C:\BROOKS\CONCRETE - SITE LINES\PROJECTS\2504.18 SITE DWG GRADING (1 OF 3).DWG 09/22/2025 11:32 AM JCM

DRAINAGE STRUCTURE DATA:

CB#14  
RIM: 71.45  
INV.IN: 60.95 (12" FROM CB#15)  
INV.OUT: 60.85 (12" TO DMH#10)

CB#15  
RIM: 69.25  
INV.IN: 62.29 (12" FROM CB#15A)  
INV.IN: 62.29 (12" FROM CB#16A)  
INV.OUT: 62.19 (12" TO CB#14)

CB#15A  
RIM: 69.40  
INV.OUT: 62.41 (12" TO CB#15)

CB#16A  
RIM: 69.75  
INV.IN: 62.64 (4" FROM FOUNDATION DRAIN)  
INV.IN: 62.64 (12" FROM CB#27)  
INV.IN: 62.64 (12" FROM CB#17A)  
INV.OUT: 62.54 (12" TO CB#15)

CB#17A  
RIM: 70.60  
INV.IN: 63.82 (4" FROM UNDERDRAIN)  
INV.IN: 63.82 (12" FROM CB#18A)  
INV.OUT: 63.72 (12" TO CB#16A)

CB#18A  
RIM: 71.08  
INV.IN: 64.77 (4" FROM FOUNDATION DRAIN)  
INV.IN: 64.77 (12" FROM CB#19A)  
INV.OUT: 64.67 (12" TO CB#17A)

CB#19A  
RIM: 71.25 (BEEHIVE GRATE)  
INV.IN: 65.87 (4" FROM FOUNDATION DRAIN)  
INV.OUT: 65.77 (12" TO CB#18A)

CB#21  
RIM: 73.86  
INV.IN: 67.40 (12" FROM CB#21A)  
INV.IN: 67.30 (12" FROM CB#22)  
INV.OUT: 67.20 (12" TO OUTLET)

CB#21A  
RIM: 73.01  
INV.OUT: 67.84 (12" TO CB#21)

CB#22  
RIM: 73.37  
INV.IN: 68.09 (4" FROM FOUNDATION DRAIN)  
INV.OUT: 67.99 (12" TO CB#21)

CB#23  
RIM: 71.75  
INV.IN: 67.10 (4" FROM UNDERDRAIN)  
INV.IN: 67.10 (12" FROM CB#24)  
INV.OUT: 67.00 (12" TO DMH#7)

CB#24  
RIM: 71.75  
INV.IN: 67.68 (4" FROM UNDERDRAIN)  
INV.OUT: 67.58 (12" TO CB#23)

CB#25  
RIM: 75.22  
INV.IN: 70.92 (12" FROM DMH#11)  
INV.OUT: 70.82 (12" TO OUTLET)

CB#26  
RIM: 75.22  
INV.IN: 70.92 (12" FROM DMH#12)  
INV.OUT: 70.82 (12" TO OUTLET)

CB#27  
RIM: 69.00  
INV.IN: 64.50 (4" FROM UNDERDRAIN)  
INV.OUT: 64.40 (12" TO CB#16A)

CB#28  
RIM: 74.20  
INV.IN: 70.17 (12" FROM CB#29)  
INV.OUT: 70.07 (12" TO OUTLET)

CB#29  
RIM: 74.20  
INV.OUT: 70.27 (12" TO CB#28)

CB#30  
RIM: 71.70  
INV.IN: 67.74 (4" FROM UNDERDRAIN)  
INV.OUT: 67.64 (12" TO DMH#9)

CB#31  
RIM: 69.50  
INV.IN: 64.50 (4" FROM UNDERDRAIN)  
INV.OUT: 64.40 (12" TO DMH#10)

CB#32  
RIM: 70.90  
INV.OUT: 67.21 (12" TO OUTLET)

DMH#7  
RIM: 75.05  
INV.IN: 66.68 (12" FROM CB#23)  
INV.OUT: 66.58 (12" TO DMH#3)

DMH#8  
RIM: 73.90  
INV.IN: 67.01 (12" FROM DMH#9)  
INV.OUT: 66.91 (12" TO DMH#5)

DMH#9  
RIM: 73.80  
INV.IN: 67.37 (8" FROM TRENCH DRAIN)  
INV.IN: 67.37 (12" FROM CB#30)  
INV.OUT: 67.27 (12" TO DMH#5)

DMH#10  
RIM: 68.5±  
INV.IN: 60.55 (12" FROM CB#14)  
INV.IN: 60.55 (12" FROM CB#31)  
INV.OUT: 60.45 (12" TO EXCB#1)

DMH#11  
RIM: 76.40  
INV.IN: 71.24 (18" FROM UNDERDRAIN)  
INV.OUT: 71.14 (12" TO CB#25)

DMH#12  
RIM: 76.40  
INV.IN: 71.24 (18" FROM UNDERDRAIN)  
INV.OUT: 71.14 (12" TO CB#26)

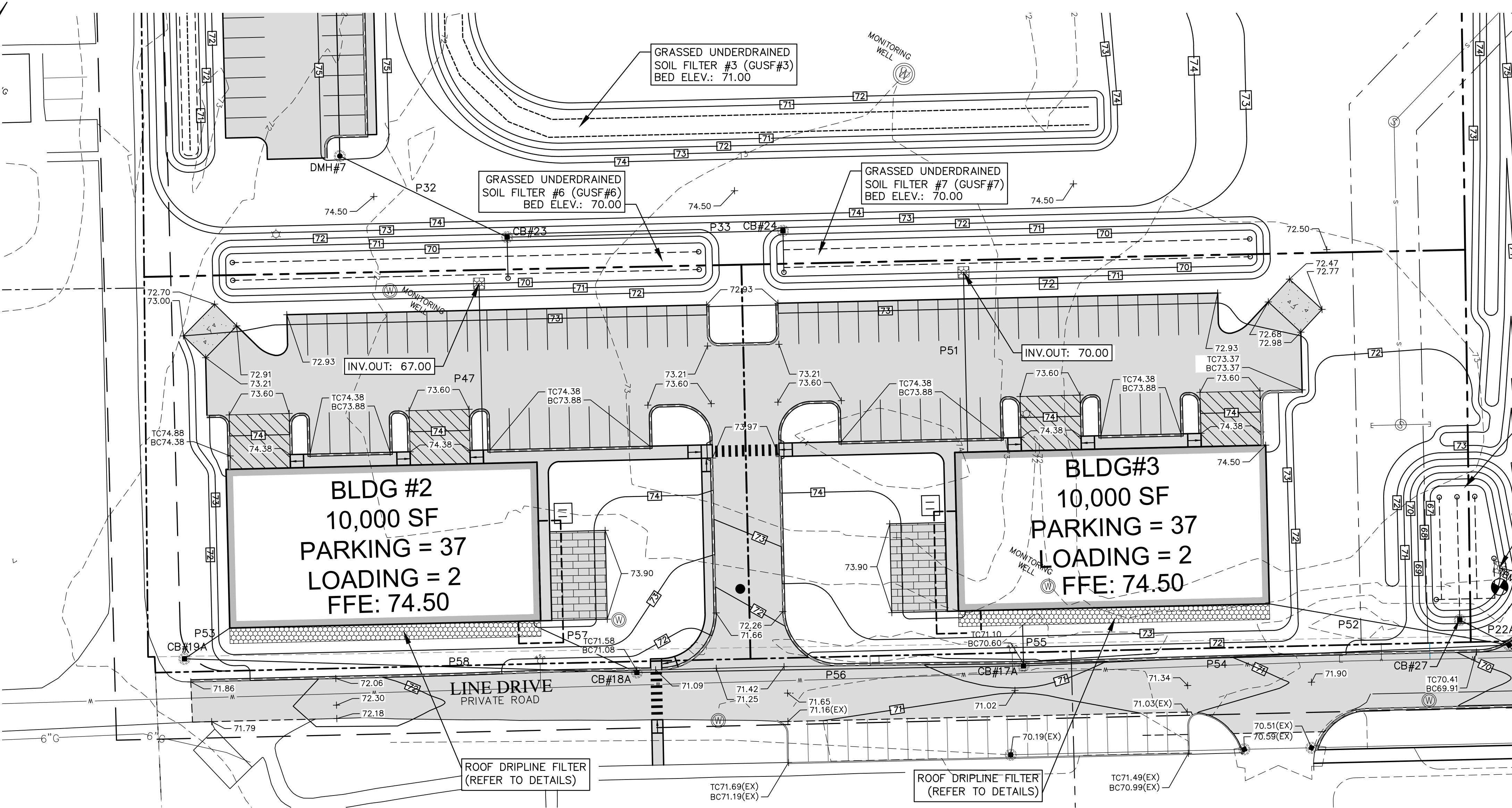
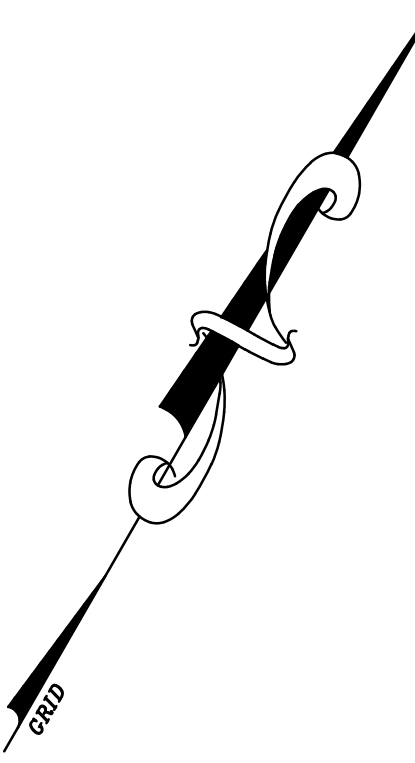
EXCB#1  
RIM: 62.54  
NEW INV.IN: 58.46 (12" FROM DMH#10)  
INV.IN: 57.62 (UNK FROM UNK)  
INV.OUT: 58.12 (24" TO EXIST)

GRADING AND DRAINAGE NOTES:

1. THE CONTRACTOR SHALL PHASE GRADING EFFORTS SUCH THAT TOTAL SITE DISTURBANCE IS MINIMIZED. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO GRADING EFFORTS OR WITHOUT DELAY UPON THEIR COMPLETION, DEPENDENT UPON THE SITUATION.
2. ALL FILL SLOPES SHALL BE A MINIMUM OF 3:1 HORIZONTAL TO VERTICAL UNLESS OTHERWISE NOTED OR DIRECTED.
3. THE LIMITS OF DISTURBANCE SHALL GENERALLY BE THE MINIMAL EXTENT NECESSARY ONLY TO PERFORM THE GRADING EFFORTS SHOWN ON THE DRAWINGS. SPECIAL CARE SHALL BE TAKEN TO AVOID DISTURBANCE OF OBJECTS AND AREAS NOT SPECIFICALLY IDENTIFIED FOR MODIFICATION OR REMOVAL.
4. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDING IN ACCORDANCE WITH THE DRAWINGS, UNLESS INTENDED FOR OTHER SURFACE COVER.
5. STORM DRAINS SHALL BE CONSTRUCTED CONCURRENTLY WITH GRADING EFFORTS TO PROVIDE ADEQUATE CONVEYANCE FOR ANY SITE RUNOFF CONDITIONS.
6. WHERE FINAL GRADING HAS BEEN COMPLETED, SURFACE RESTORATION FOR DISTURBED AREAS WILL BE COMPLETED AS SOON AS PRACTICABLE. FOR VEGETATIVE AREAS, VEGETATION WILL BE PROGRESSIVELY ESTABLISHED.
7. UNLESS OTHERWISE NOTED, ALL STORM DRAIN PIPE SHALL BE IN ACCORDANCE WITH MDT SPECIFICATIONS SECTION 603. PIPE CULVERTS AND STORM DRAINS, LATEST REVISION WITH ACCEPTABLE TYPES OF PIPE ARE AS FOLLOWS:  
SMOOTH BORE POLYETHYLENE PIPE - HDPE N-12 ADS
8. BENCHMARK INFORMATION: SEE PLAN
9. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL DRAINAGE STRUCTURES AND PIPING PRIOR TO ORDERING.
10. RIM ELEVATIONS OF PROPOSED DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH THE GRADING PLANS.
11. TRANSITIONS BETWEEN SLOPES ARE TO BE GENERALLY GRADUAL AND RESULT IN A SMOOTH, ROUNDED APPEARANCE.

STORM DRAIN DATA:

P20: 12" HDPE L=89' S=0.0050 MIN.  
P20A: 12" HDPE L=60' S=0.0050  
P21: 12" HDPE L=247' S=0.0050  
P22: 12" HDPE L=49' S=0.0050  
P22A: 12" HDPE L=19' S=0.0928  
P23: 12" HDPE L=41' S=0.0050  
P32: 12" HDPE L=80' S=0.0040  
P33: 12" HDPE L=120' S=0.0040  
P34: 12" HDPE L=14' S=0.0050  
P35: 12" HDPE L=20' S=0.0050  
P36: 12" HDPE L=67' S=0.0040  
P37: 12" HDPE L=66' S=0.0040  
P38: 12" HDPE L=206' S=0.0040  
P39: 12" HDPE L=206' S=0.0040  
P40: 4" PVC L=61' S=0.0050 MIN.  
P43: 8" HDPE L=302' S=0.0050 MIN.  
P44: 12" HDPE L=54' S=0.0040  
P45: 18" HDPE L=198' S=0.0000  
P46: 12" HDPE L=54' S=0.0040  
P47: 8" HDPE L=81' S=0.0050  
P48: 12" HDPE L=137' S=0.0050  
P49: 12" HDPE L=124' S=0.0310  
P51: 8" HDPE L=81' S=0.0050  
P52: 4" PVC L=107' S=0.0050 MIN.  
P53: 4" PVC L=23' S=0.0050 MIN.  
P54: 12" HDPE L=215' S=0.0050  
P55: 4" PVC L=16' S=0.0050 MIN.  
P56: 12" HDPE L=170' S=0.0050  
P57: 4" PVC L=46' S=0.0050 MIN.  
P58: 12" HDPE L=200' S=0.0050  
P59: 12" HDPE L=23' S=0.0050  
P60: 18" HDPE L=198' S=0.0000  
P61: 12" HDPE L=40' S=0.0050  
P62: 12" HDPE L=107' S=0.0050

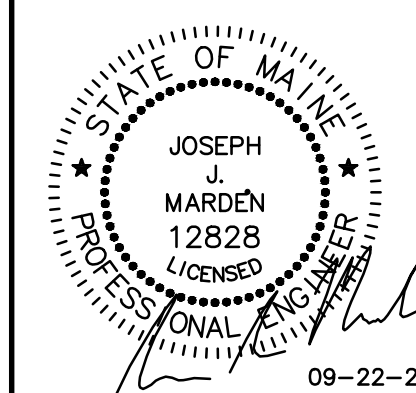
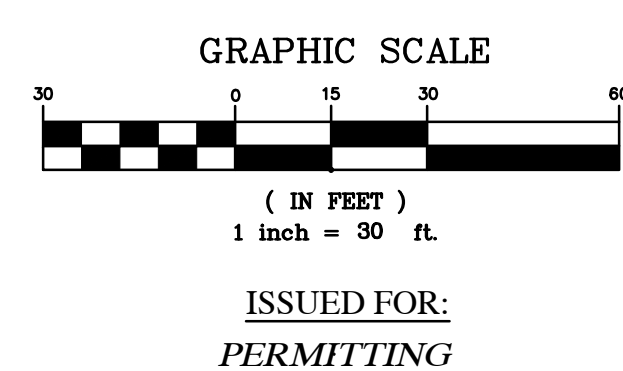


PROGRESS PRINT  
THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.



Know what's below  
Call before you dig.

STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES



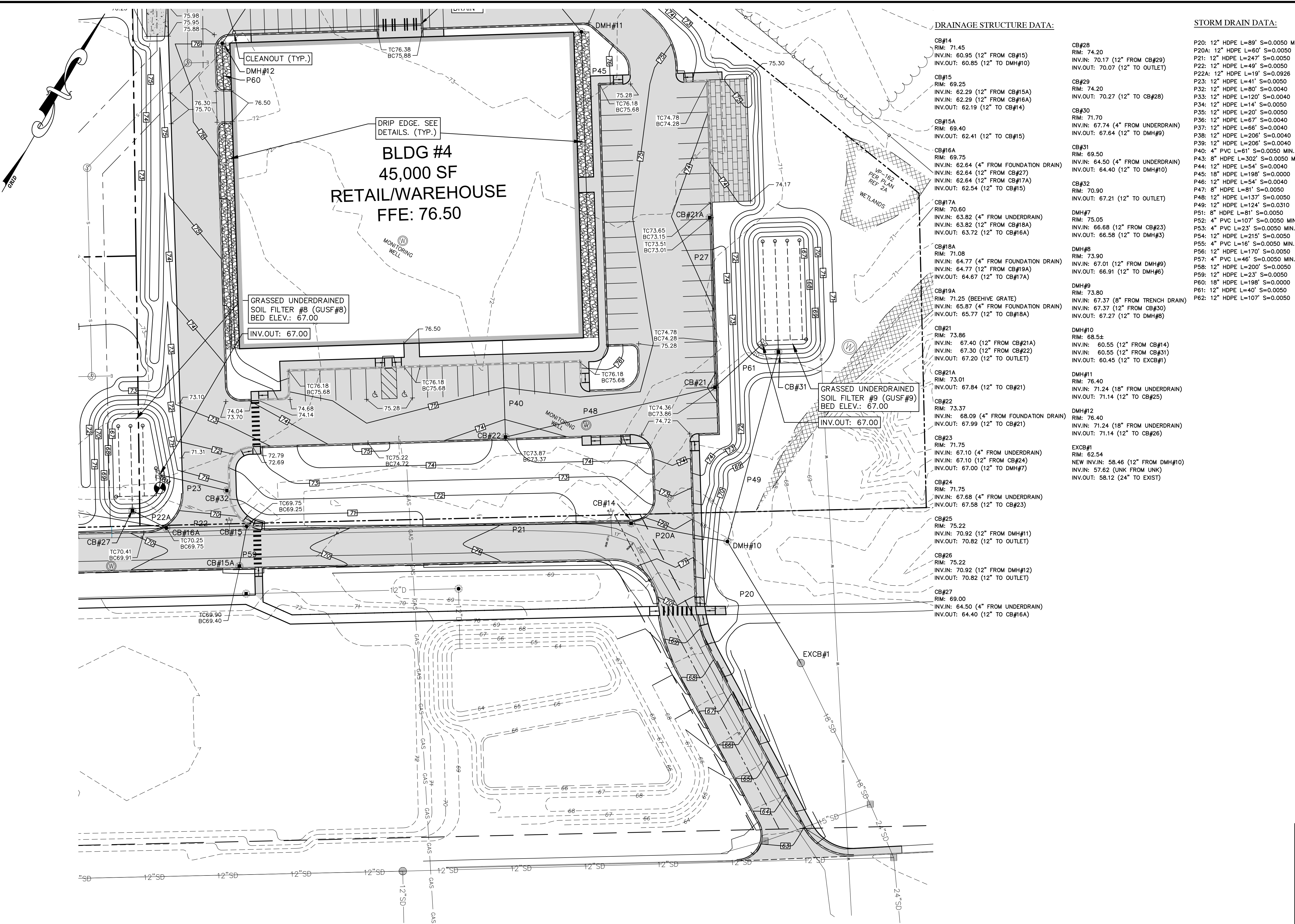
1. 09-22-25 SUBMITTED TO MDEP FOR STORMWATER MANAGEMENT LAW JCM

TITLE:	GRADING AND DRAINAGE PLAN 1 OF 3
PROJECT:	PRIORITY PARK KATAHDIN DRIVE, BRUNSWICK, ME 04011
PREPARED FOR:	PRIORITY REAL ESTATE GROUP, LLC 2 MAIN STREET, TOPSHAM, ME 04086

 119 PURINTON ROAD, SUITE A BRUNSWICK, MAINE 04011 207.725.1200 CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS		
FIELD WK: MC/CH	SCALE: 1"=30'	SHEET: <b>C4.1</b>
DRN BY: JJM	JOB #: 2504.18	
CH'D BY: JJM	MAP/PLOT: 40/16.16G.16H.16I	
DATE: 04-17-24	FILE: 2504.18-SITE	



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C:\BUREAU\CONCRETE\PROJECTS\GENERAL\DATA\NEW\LAND PROJECTS\250418 SITE DWS\GRADING (2 OF 3).DWG, 09/22/2025 11:32 AM, JDM



DRAINAGE STRUCTURE DATA:

CB#14  
RIM: 71.45  
INV.IN: 60.95 (12" FROM CB#15)  
INV.OUT: 60.85 (12" TO DMH#10)

CB#15  
RIM: 69.25  
INV.IN: 62.29 (12" FROM CB#15A)  
INV.IN: 62.29 (12" FROM CB#16A)  
INV.OUT: 62.19 (12" TO CB#14)

CB#15A  
RIM: 69.40  
INV.OUT: 62.41 (12" TO CB#15)

CB#16A  
RIM: 69.75  
INV.IN: 62.64 (4" FROM FOUNDATION DRAIN)  
INV.IN: 62.64 (12" FROM CB#27)  
INV.IN: 62.64 (12" FROM CB#17A)  
INV.OUT: 62.54 (12" TO CB#15)

CB#17A  
RIM: 70.60  
INV.IN: 63.82 (4" FROM UNDERDRAIN)  
INV.IN: 63.82 (12" FROM CB#18A)  
INV.OUT: 63.72 (12" TO CB#16A)

CB#18A  
RIM: 71.08  
INV.IN: 64.77 (4" FROM FOUNDATION DRAIN)  
INV.IN: 64.77 (12" FROM CB#19A)  
INV.OUT: 64.67 (12" TO CB#17A)

CB#19A  
RIM: 71.25 (BEEHIVE GRATE)  
INV.IN: 65.87 (4" FROM FOUNDATION DRAIN)  
INV.OUT: 65.77 (12" TO CB#18A)

CB#21  
RIM: 73.86  
INV.IN: 67.40 (12" FROM CB#21A)  
INV.IN: 67.30 (12" FROM CB#22)  
INV.OUT: 67.20 (12" TO OUTLET)

CB#21A  
RIM: 73.01  
INV.OUT: 67.84 (12" TO CB#21)

CB#22  
RIM: 73.37  
INV.IN: 68.09 (4" FROM FOUNDATION DRAIN)  
INV.OUT: 67.99 (12" TO CB#21)

CB#23  
RIM: 71.75  
INV.IN: 67.10 (4" FROM UNDERDRAIN)  
INV.IN: 67.10 (12" FROM CB#24)  
INV.OUT: 67.00 (12" TO DMH#7)

CB#24  
RIM: 71.75  
INV.IN: 67.68 (4" FROM UNDERDRAIN)  
INV.OUT: 67.58 (12" TO CB#23)

CB#25  
RIM: 75.22  
INV.IN: 70.92 (12" FROM DMH#11)  
INV.OUT: 70.82 (12" TO OUTLET)

CB#26  
RIM: 75.22  
INV.IN: 70.92 (12" FROM DMH#12)  
INV.OUT: 70.82 (12" TO OUTLET)

CB#27  
RIM: 69.00  
INV.IN: 64.50 (4" FROM UNDERDRAIN)  
INV.OUT: 64.40 (12" TO CB#16A)

CB#28  
RIM: 74.20  
INV.IN: 70.17 (12" FROM CB#29)  
INV.OUT: 70.07 (12" TO OUTLET)

CB#29  
RIM: 74.20  
INV.OUT: 70.27 (12" TO CB#28)

CB#30  
RIM: 71.70  
INV.IN: 67.74 (4" FROM UNDERDRAIN)  
INV.OUT: 67.64 (12" TO DMH#9)

CB#31  
RIM: 69.50  
INV.IN: 64.50 (4" FROM UNDERDRAIN)  
INV.OUT: 64.40 (12" TO DMH#10)

CB#32  
RIM: 70.90  
INV.OUT: 67.21 (12" TO OUTLET)

DMH#7  
RIM: 75.05  
INV.IN: 66.68 (12" FROM CB#23)  
INV.OUT: 66.58 (12" TO DMH#3)

DMH#8  
RIM: 73.90  
INV.IN: 67.01 (12" FROM DMH#9)  
INV.OUT: 66.91 (12" TO DMH#6)

DMH#9  
RIM: 73.80  
INV.IN: 67.37 (8" FROM TRENCH DRAIN)  
INV.OUT: 67.27 (12" TO DMH#8)

DMH#10  
RIM: 68.5±  
INV.IN: 60.55 (12" FROM CB#14)  
INV.IN: 60.55 (12" FROM CB#31)  
INV.OUT: 60.45 (12" TO EXCB#1)

DMH#11  
RIM: 76.40  
INV.IN: 71.24 (18" FROM UNDERDRAIN)  
INV.OUT: 71.14 (12" TO CB#25)

DMH#12  
RIM: 76.40  
INV.IN: 71.24 (18" FROM UNDERDRAIN)  
INV.OUT: 71.14 (12" TO CB#26)

EXCB#1  
RIM: 62.54  
NEW INV.IN: 58.46 (12" FROM DMH#10)  
INV.IN: 57.62 (UNK FROM UNK)  
INV.OUT: 58.12 (24" TO EXIST)

STORM DRAIN DATA:

P20: 12" HDPE L=89' S=0.0050 MIN.  
P20A: 12" HDPE L=60' S=0.0050  
P21: 12" HDPE L=247' S=0.0050  
P22: 12" HDPE L=49' S=0.0050  
P22A: 12" HDPE L=19' S=0.0926  
P23: 12" HDPE L=41' S=0.0050  
P32: 12" HDPE L=80' S=0.0040  
P33: 12" HDPE L=120' S=0.0040  
P34: 12" HDPE L=14' S=0.0050  
P35: 12" HDPE L=20' S=0.0050  
P36: 12" HDPE L=67' S=0.0040  
P37: 12" HDPE L=66' S=0.0040  
P38: 12" HDPE L=206' S=0.0040  
P39: 12" HDPE L=206' S=0.0040  
P40: 4" PVC L=61' S=0.0050 MIN.  
P43: 8" HDPE L=302' S=0.0050 MIN.  
P44: 12" HDPE L=54' S=0.0040  
P45: 18" HDPE L=198' S=0.0000  
P46: 12" HDPE L=54' S=0.0040  
P47: 8" HDPE L=81' S=0.0050  
P48: 12" HDPE L=137' S=0.0050  
P49: 12" HDPE L=124' S=0.0310  
P51: 8" HDPE L=81' S=0.0050  
P52: 4" PVC L=107' S=0.0050 MIN.  
P53: 4" PVC L=23' S=0.0050 MIN.  
P54: 12" HDPE L=215' S=0.0050  
P56: 12" HDPE L=170' S=0.0050  
P57: 4" PVC L=46' S=0.0050 MIN.  
P58: 12" HDPE L=200' S=0.0050  
P59: 12" HDPE L=23' S=0.0050  
P60: 18" HDPE L=198' S=0.0000  
P61: 12" HDPE L=40' S=0.0050  
P62: 12" HDPE L=107' S=0.0050

GRADING AND DRAINAGE NOTES:

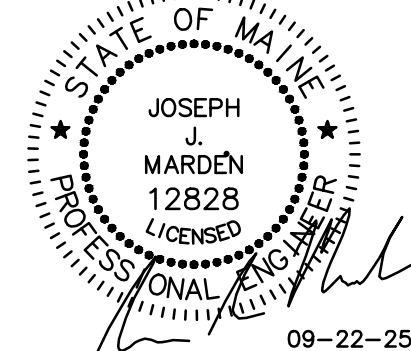
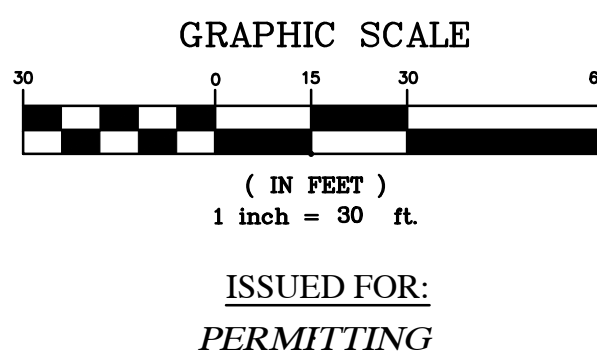
1. THE CONTRACTOR SHALL PHASE GRADING EFFORTS SUCH THAT TOTAL SITE DISTURBANCE IS MINIMIZED. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO GRADING EFFORTS OR WITHOUT DELAY UPON THEIR COMPLETION, DEPENDENT UPON THE SITUATION.
2. ALL FILL SLOPES SHALL BE A MINIMUM OF 3:1 HORIZONTAL TO VERTICAL UNLESS OTHERWISE NOTED OR DIRECTED.
3. THE LIMITS OF DISTURBANCE SHALL GENERALLY BE THE MINIMAL EXTENT NECESSARY ONLY TO PERFORM THE GRADING EFFORTS SHOWN ON THE DRAWINGS. SPECIAL CARE SHALL BE TAKEN TO AVOID DISTURBANCE OF OBJECTS AND AREAS NOT SPECIFICALLY IDENTIFIED FOR MODIFICATION OR REMOVAL.
4. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDING IN ACCORDANCE WITH THE DRAWINGS, UNLESS INTENDED FOR OTHER SURFACE COVER.
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7. UNLESS OTHERWISE NOTED, ALL STORM DRAIN PIPE SHALL BE IN ACCORDANCE WITH MDOT SPECIFICATIONS SECTION 603. PIPE CULVERTS AND STORM DRAINS, LATEST REVISION WITH ACCEPTABLE TYPES OF PIPE ARE AS FOLLOWS:  
SMOOTH BORE POLYETHYLENE PIPE - HDPE N-12 ADS
8. BENCHMARK INFORMATION: SEE PLAN
9. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL DRAINAGE STRUCTURES AND PIPING PRIOR TO ORDERING.
10. RIM ELEVATIONS OF PROPOSED DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH THE GRADING PLANS.
11. TRANSITIONS BETWEEN SLOPES ARE TO BE GENERALLY GRADUAL AND RESULT IN A SMOOTH, ROUNDED APPEARANCE.

PROGRESS PRINT  
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1. 09-22-25 SUBMITTED TO MDEP FOR STORMWATER MANAGEMENT LAW JDM

TITLE: **GRADING AND DRAINAGE PLAN**  
3 OF 3

PROJECT: **PRIORITY PARK**  
KATAHDIN DRIVE, BRUNSWICK, ME 04011

PREPARED FOR: **PRIORITY REAL ESTATE GROUP, LLC**  
2 MAIN STREET, TOPSHAM, ME 04086

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

FIELD WK: MC/CH	SCALE: 1"=30'	SHEET: <b>C4.2</b>
DRN BY: JJM	JOB #: 2504.18	
CH'D BY: JJM	MAP/LOT: 40/16, 16G, 16H, 16I	
DATE: 04-17-24	FILE: 2504.18-SITE	



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C:\BUREAU\CONSERVATIVE - SITELINES\PROJECTS\250418-SUBDIVISION\DWG\18-SITE.DWG, GRADING (J.D.P.) 3/18/2025 11:32 AM, J.D.P.

DRAINAGE STRUCTURE DATA:

CB#14  
RIM: 71.45  
INV.IN: 60.95 (12" FROM CB#15)  
INV.OUT: 60.85 (12" TO DMH#10)

CB#15  
RIM: 69.25  
INV.IN: 62.29 (12" FROM CB#15A)  
INV.IN: 62.29 (12" FROM CB#16A)  
INV.OUT: 62.19 (12" TO CB#14)

CB#15A  
RIM: 69.40  
INV.OUT: 62.41 (12" TO CB#15)

CB#16A  
RIM: 69.75  
INV.IN: 62.64 (4" FROM FOUNDATION DRAIN)  
INV.IN: 62.64 (12" FROM CB#27)  
INV.IN: 62.64 (12" FROM CB#17A)  
INV.OUT: 62.54 (12" TO CB#15)

CB#17A  
RIM: 70.60  
INV.IN: 63.82 (4" FROM UNDERDRAIN)  
INV.IN: 63.82 (12" FROM CB#18A)  
INV.OUT: 63.72 (12" TO CB#16A)

CB#18A  
RIM: 71.08  
INV.IN: 64.77 (4" FROM FOUNDATION DRAIN)  
INV.IN: 64.77 (12" FROM CB#19A)  
INV.OUT: 64.67 (12" TO CB#17A)

CB#19A  
RIM: 71.25 (BEEHIVE GRATE)  
INV.IN: 65.87 (4" FROM FOUNDATION DRAIN)  
INV.OUT: 65.77 (12" TO CB#18A)

CB#21  
RIM: 73.86  
INV.IN: 67.40 (12" FROM CB#21A)  
INV.IN: 67.30 (12" FROM CB#22)  
INV.OUT: 67.20 (12" TO OUTLET)

CB#21A  
RIM: 73.01  
INV.OUT: 67.84 (12" TO CB#21)

CB#22  
RIM: 73.37  
INV.IN: 68.09 (4" FROM FOUNDATION DRAIN)  
INV.OUT: 67.99 (12" TO CB#21)

CB#23  
RIM: 71.75  
INV.IN: 67.10 (4" FROM UNDERDRAIN)  
INV.IN: 67.10 (12" FROM CB#24)  
INV.OUT: 67.00 (12" TO DMH#7)

CB#24  
RIM: 71.75  
INV.IN: 67.68 (4" FROM UNDERDRAIN)  
INV.OUT: 67.58 (12" TO CB#23)

CB#25  
RIM: 75.22  
INV.IN: 70.92 (12" FROM DMH#11)  
INV.OUT: 70.82 (12" TO OUTLET)

CB#26  
RIM: 75.22  
INV.IN: 70.92 (12" FROM DMH#12)  
INV.OUT: 70.82 (12" TO OUTLET)

CB#27  
RIM: 69.00  
INV.IN: 64.50 (4" FROM UNDERDRAIN)  
INV.OUT: 64.40 (12" TO CB#16A)

CB#28  
RIM: 74.20  
INV.IN: 70.17 (12" FROM CB#29)  
INV.OUT: 70.07 (12" TO OUTLET)

CB#29  
RIM: 74.20  
INV.OUT: 70.27 (12" TO CB#28)

CB#30  
RIM: 71.70  
INV.IN: 67.74 (4" FROM UNDERDRAIN)  
INV.OUT: 67.64 (12" TO DMH#9)

CB#31  
RIM: 69.50  
INV.IN: 64.50 (4" FROM UNDERDRAIN)  
INV.OUT: 64.40 (12" TO DMH#10)

CB#32  
RIM: 70.90  
INV.OUT: 67.21 (12" TO OUTLET)

DMH#7  
RIM: 75.05  
INV.IN: 66.68 (12" FROM CB#23)  
INV.OUT: 66.58 (12" TO DMH#3)

DMH#8  
RIM: 73.90  
INV.IN: 67.01 (12" FROM DMH#9)  
INV.OUT: 66.91 (12" TO DMH#6)

DMH#9  
RIM: 73.80  
INV.IN: 67.37 (8" FROM TRENCH DRAIN)  
INV.IN: 67.37 (12" FROM CB#30)  
INV.OUT: 67.27 (12" TO DMH#9)

DMH#10  
RIM: 68.5±  
INV.IN: 60.55 (12" FROM CB#14)  
INV.IN: 60.55 (12" FROM CB#31)  
INV.OUT: 60.45 (12" TO EXCB#1)

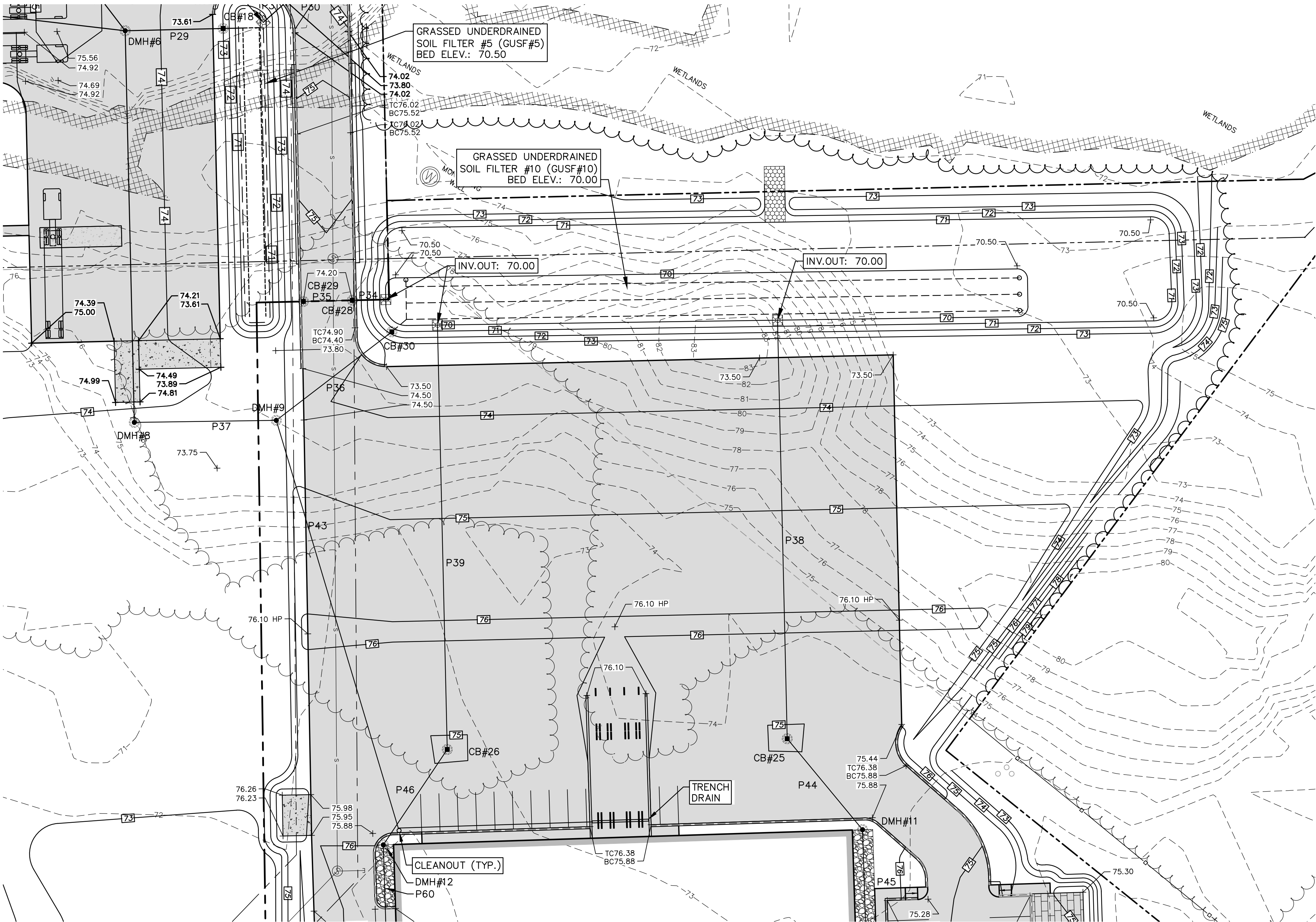
DMH#11  
RIM: 76.40  
INV.IN: 71.24 (18" FROM UNDERDRAIN)  
INV.OUT: 71.14 (12" TO CB#25)

DMH#12  
RIM: 76.40  
INV.IN: 71.24 (18" FROM UNDERDRAIN)  
INV.OUT: 71.14 (12" TO CB#26)

EXCB#1  
RIM: 62.54  
NEW INV.IN: 58.46 (12" FROM DMH#10)  
INV.IN: 57.62 (UNK FROM UNK)  
INV.OUT: 58.12 (24" TO EXIST)

STORM DRAIN DATA:

P20: 12" HDPE L=89' S=0.0050 MIN.  
P20A: 12" HDPE L=60' S=0.0050  
P21: 12" HDPE L=247' S=0.0050  
P22: 12" HDPE L=49' S=0.0050  
P22A: 12" HDPE L=19' S=0.0926  
P23: 12" HDPE L=41' S=0.0050  
P32: 12" HDPE L=80' S=0.0040  
P33: 12" HDPE L=120' S=0.0040  
P34: 12" HDPE L=14' S=0.0050  
P35: 12" HDPE L=20' S=0.0050  
P36: 12" HDPE L=67' S=0.0040  
P37: 12" HDPE L=66' S=0.0040  
P38: 12" HDPE L=206' S=0.0040  
P39: 12" HDPE L=206' S=0.0040  
P40: 4" PVC L=61' S=0.0050 MIN.  
P43: 8" HDPE L=302' S=0.0050 MIN.  
P44: 12" HDPE L=54' S=0.0040  
P45: 18" HDPE L=198' S=0.0000  
P46: 12" HDPE L=54' S=0.0040  
P47: 8" HDPE L=81' S=0.0050  
P48: 12" HDPE L=137' S=0.0050  
P49: 12" HDPE L=124' S=0.0310  
P51: 8" HDPE L=81' S=0.0050  
P52: 4" PVC L=107' S=0.0050 MIN.  
P53: 4" PVC L=23' S=0.0050 MIN.  
P54: 12" HDPE L=215' S=0.0050  
P55: 4" PVC L=16' S=0.0050 MIN.  
P56: 12" HDPE L=170' S=0.0050  
P57: 4" PVC L=46' S=0.0050 MIN.  
P58: 12" HDPE L=200' S=0.0050  
P59: 12" HDPE L=23' S=0.0050  
P60: 18" HDPE L=198' S=0.0000  
P61: 12" HDPE L=40' S=0.0050  
P62: 12" HDPE L=107' S=0.0050



GRADING AND DRAINAGE NOTES:

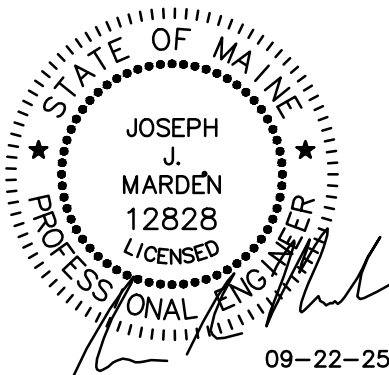
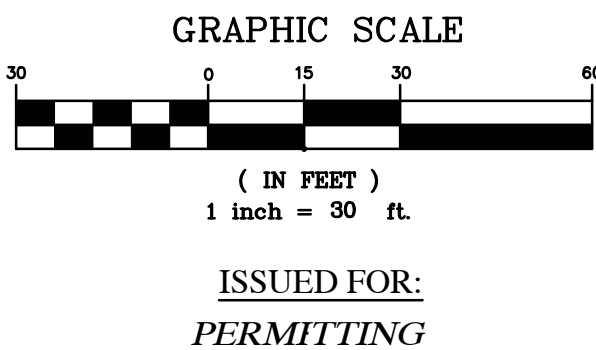
1. THE CONTRACTOR SHALL PHASE GRADING EFFORTS SUCH THAT TOTAL SITE DISTURBANCE IS MINIMIZED. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO GRADING EFFORTS OR WITHOUT DELAY UPON THEIR COMPLETION, DEPENDENT UPON THE SITUATION.
2. ALL FILL SLOPES SHALL BE A MINIMUM OF 3:1 HORIZONTAL TO VERTICAL UNLESS OTHERWISE NOTED OR DIRECTED.
3. THE LIMITS OF DISTURBANCE SHALL GENERALLY BE THE MINIMAL EXTENT NECESSARY ONLY TO PERFORM THE GRADING EFFORTS SHOWN ON THE DRAWINGS. SPECIAL CARE SHALL BE TAKEN TO AVOID DISTURBANCE OF OBJECTS AND AREAS NOT SPECIFICALLY IDENTIFIED FOR MODIFICATION OR REMOVAL.
4. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED IN ACCORDANCE WITH THE DRAWINGS, UNLESS INTENDED FOR OTHER SURFACE COVER.
5. STORM DRAINS SHALL BE CONSTRUCTED CONCURRENTLY WITH GRADING EFFORTS TO PROVIDE ADEQUATE CONVEYANCE FOR ANY SITE RUNOFF CONDITIONS.
6. WHERE FINAL GRADING HAS BEEN COMPLETED, SURFACE RESTORATION FOR DISTURBED AREAS WILL BE COMPLETED AS SOON AS PRACTICABLE. FOR VEGETATIVE AREAS, VEGETATION WILL BE PROGRESSIVELY ESTABLISHED.
7. UNLESS OTHERWISE NOTED, ALL STORM DRAIN PIPE SHALL BE IN ACCORDANCE WITH MDOT SPECIFICATIONS SECTION 603. PIPE CULVERTS AND STORM DRAINS, LATEST REVISION WITH ACCEPTABLE TYPES OF PIPE ARE AS FOLLOWS:  
SMOOTH BORE POLYETHYLENE PIPE – HDPE N-12 ADS
8. BENCHMARK INFORMATION: SEE PLAN
9. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL DRAINAGE STRUCTURES AND PIPING PRIOR TO ORDERING.
10. RIM ELEVATIONS OF PROPOSED DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH THE GRADING PLANS.
11. TRANSITIONS BETWEEN SLOPES ARE TO BE GENERALLY GRADUAL AND RESULT IN A SMOOTH, ROUNDED APPEARANCE.

PROGRESS PRINT  
THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.



Know what's below  
Call before you dig.

STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES



1. 09-22-25 SUBMITTED TO MDEP FOR STORMWATER MANAGEMENT LAW JJM

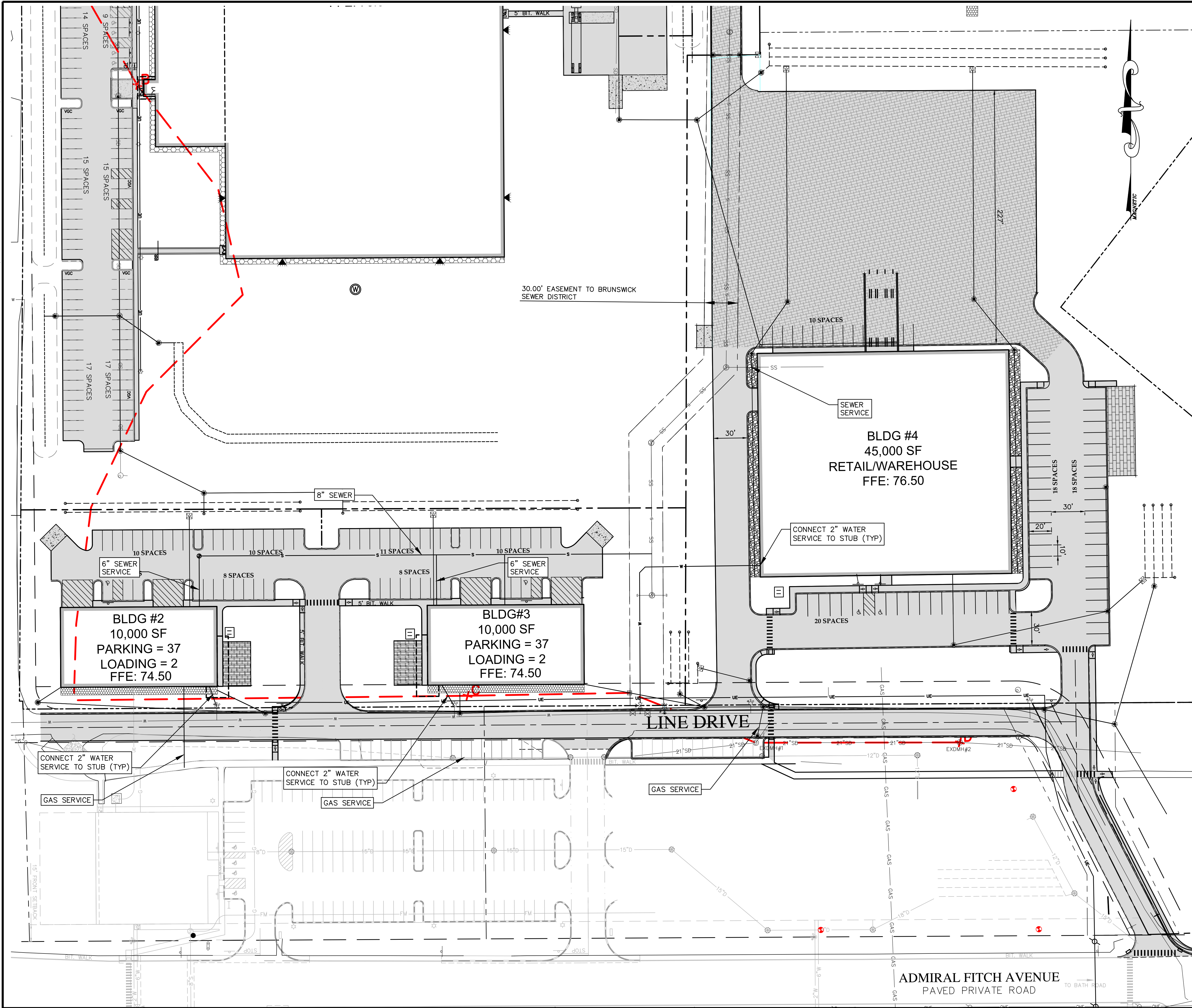
TITLE: GRADING AND DRAINAGE PLAN  
2 OF 3  
PROJECT: PRIORITY PARK  
KATAHDIN DRIVE, BRUNSWICK, ME 04011  
PREPARED FOR: PRIORITY REAL ESTATE GROUP, LLC  
2 MAIN STREET, TOPSHAM, ME 04086

SITELINES		
119 PURINTON ROAD, SUITE A BRUNSWICK, MAINE 04011 207.725.1200		
CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS		
FIELD WK: MC/CH	SCALE: 1"=30'	SHEET: <b>C4.3</b>
DRN BY: JJM	JOB #: 2504.18	
CH'D BY: JJM	MAP/LOT: 40/16.16G.16H.16I	
DATE: 04-17-24	FILE: 2504.18-SITE	



C:\USERS\CURT NEUFELD\DRAWINGS\PROJECTS\22-PRG-004\PRG-004.PP OVERALL SITE (08-08-25) DWG. 05 UTILITY. 9/30/2025 11:52 AM. CURT NEUFELD

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UTILITY NOTES:

1. ALL TERMINATIONS AND CONNECTIONS OF SERVICES SHALL BE IN COMPLIANCE WITH REQUIREMENTS OF THE GREATER AUGUSTA UTILITY DISTRICT. ALL BACKFILLING AND COMPACTION OF WATER AND SEWER LINE TRENCHES SHALL BE AS APPROVED BY THE LOCAL UTILITY DISTRICT.
2. THE CONTRACTOR SHALL CONTACT DIGSAFE (888-344-7233) PRIOR TO COMMENCING EXCAVATION.
3. THE BASIS FOR PROJECT LAYOUT AND FOR CONSTRUCTION ELEVATIONS IS THE BASELINE AND BENCHMARK EXISTING ON THE SITE AND SHOWN ON THE DRAWINGS.
4. THE CONTRACTOR SHALL CONFIRM HORIZONTAL AND VERTICAL CONTROL BEFORE BEGINNING WORK.
5. SEE PLUMBING AND ELECTRICAL PLANS FOR LOCATION AND INVERTS OF SLEEVES IN FOUNDATIONS.
6. ELECTRIC SERVICE SHALL BE INSTALLED IN CONDUIT UNDER PAVEMENT AND CONCRETE.
7. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL SEWER, WATER, ELECTRICAL, AND SANITARY CONDUIT, MANHOLES, TRANSFORMERS, AND FITTINGS FOR APPROVAL.
8. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
9. DUCTILE IRON PIPE SHALL MEET THE REQUIREMENTS OF AWWA C150 AND C151, CLASS 52, AND HAVE PUSH ON OR FLANGED JOINTS AS REQUIRED. FITTINGS SHALL HAVE MECHANICAL JOINTS WITH RETAINER GLANDS.
10. SANITARY SEWER PIPE AND FITTINGS SHALL BE SDR-35 PVC.
11. INSTALL 2" RIGID STYROFOAM INSULATION OVER SANITARY SEWER IN AREAS WHERE THERE IS LESS THAN 4' OF COVER.
12. CONNECTIONS AT MANHOLES/CATCH BASINS SHALL HAVE A FLEXIBLE BOOT CAST ONTO THE BARREL AND SECURED WITH STAINLESS STEEL BANDS.
13. SEE SHEET C4 FOR GRADING, DRAINAGE, STORM DRAIN DATA & EROSION CONTROL MEASURES.
14. BUILDING FOOTPRINT SHOWN IS NOT FOR FOUNDATION LAYOUT. REFER TO STRUCTURAL/ARCHITECTURAL DRAWINGS.
15. ALL PIPING MATERIAL TO THE BALL VALVE SHALL BE 1" OR 2" TYPE K COPPER AND ALL CONTROL VALVES SHALL BE LOCATED WITHIN THE EASEMENT AREA.
16. ALL DOMESTIC WATER SERVICES ON THE BUILDING SIDE OF THE CONTROL VALVE SHALL BE EITHER 2" TYPE K COPPER OR 2" CTS PE RATED AT 200 PSI. IF THE PE IS USED, AN 8 GAUGE WIRE SHALL BE ATTACHED TO THE PIPE WITH ONE END BROUGHT ALONGSIDE THE CURB BOX FOR LOCATING PURPOSES.
17. ANY CURB BOXES LOCATED WITHIN PAVEMENT SHALL BE INSTALLED INSIDE A GATE BOX TOP.
18. ALL MATERIALS SHOWN SHALL BE NEW AND FURNISHED BY CONTRACTOR AS PART OF CONTRACT WORK. ONLY ITEMS SPECIFICALLY IDENTIFIED TO BE SALVAGED MAY BE RE-USED WITHOUT PRIOR WRITTEN PERMISSION.
19. IRRIGATION SLEEVES SHALL BE INSTALL 18" BELOW EXISTING GRADE, EXTEND 5' BEYOND PAVED/CONCRETE AREAS, AND HAVE 4"x4" WITNESS STAKES SET AT EACH END. WITNESS STAKES SHALL BE 4' MIN. AND SET 6" BELOW GRADE.

SCALE IS DIFFERENT FROM SITE PLAN  
GRAPHIC SCALE

( IN FEET )  
1 inch = 40 ft.

ISSUED FOR:  
**PERMITTING**

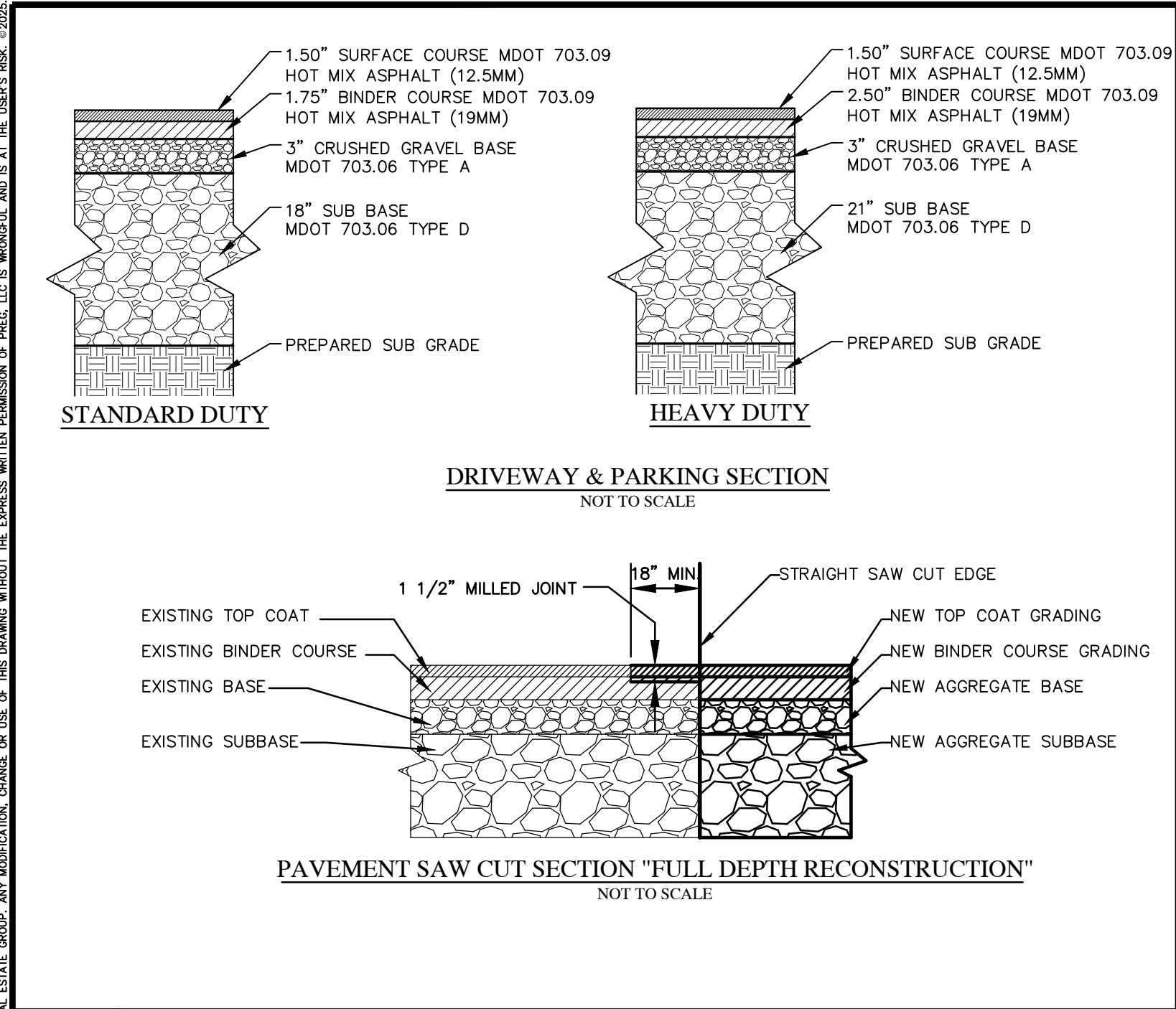
<b>PRIORITY REAL ESTATE GROUP</b>		<b>PRIORITY REAL ESTATE GROUP</b>	
2 MAIN STREET TOPSHAM, MAINE 04086 (207) 837-6198		2 MAIN STREET TOPSHAM, MAINE 04086 (207) 837-6198	
FIELD WK: SITELINES PA		SCALE: 1"=40'	
DIN BY: CYN		JOB #: 22-PRG-004	
CHD BY: CYN		MAP/LOT: 440N6161.101	
DATE: 06-20-25		FILE:	
<b>UTILITY PLAN</b>			
PROJECT: PRIORITY PARK			
KATAHDIN DRIVE, BRUNSWICK, MAINE 04011			
PREPARED FOR: PRIORITY REAL ESTATE GROUP, LLC			
2 MAIN STREET, TOPSHAM, ME 04086			
 CURTIS NEUFELD LICENSED PROFESSIONAL ENGINEER MAINE 9779			
SUBMITTED TO THE TOWN OF BRUNSWICK FOR REVIEW AND PERMITTING 1. 09-25-25 2. 09-30-25 AMENDMENT			
CALL DIG SAFE 1-888-344-7233 STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES			



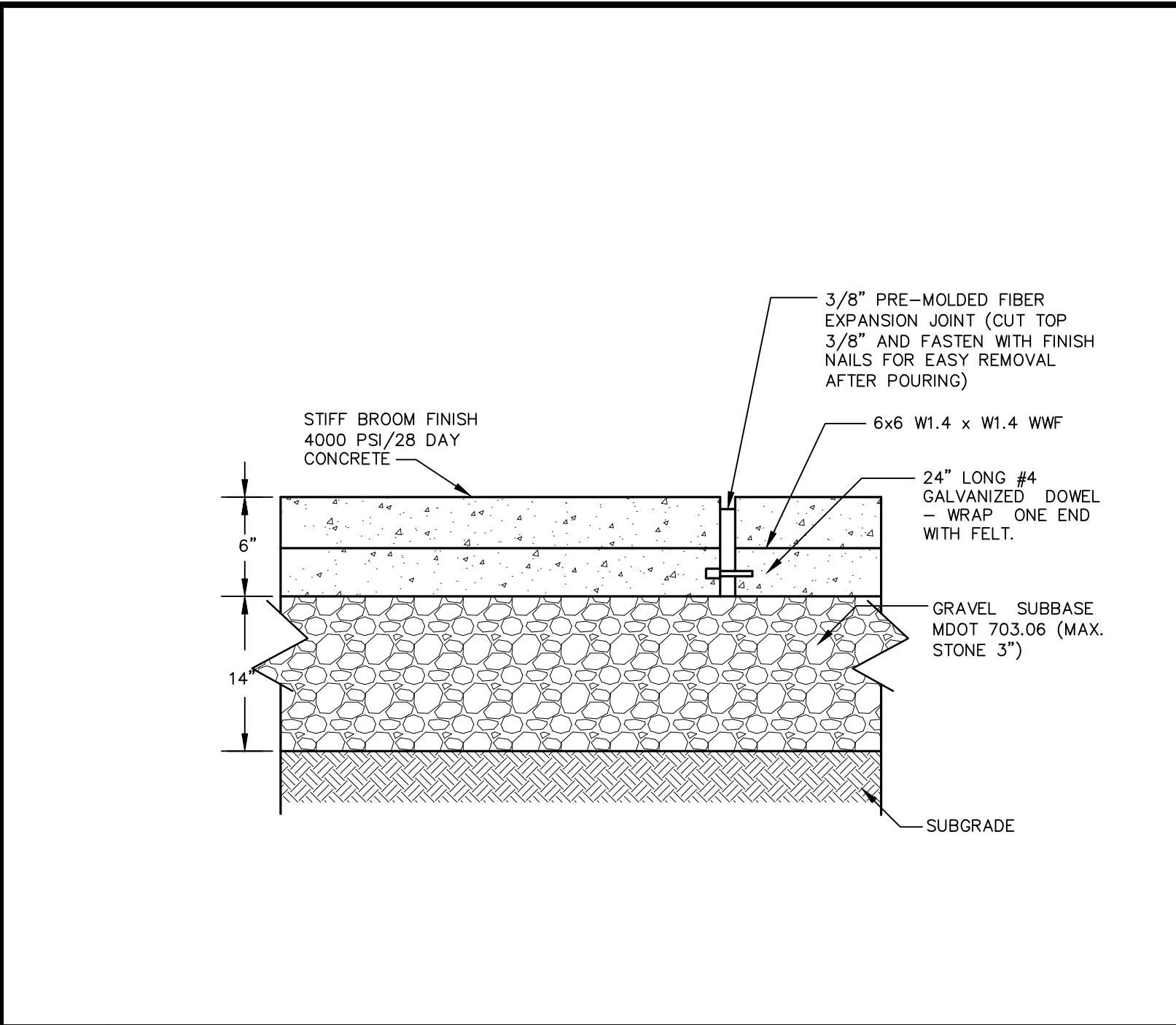
ISSUED FOR:  
*PERMITTING*



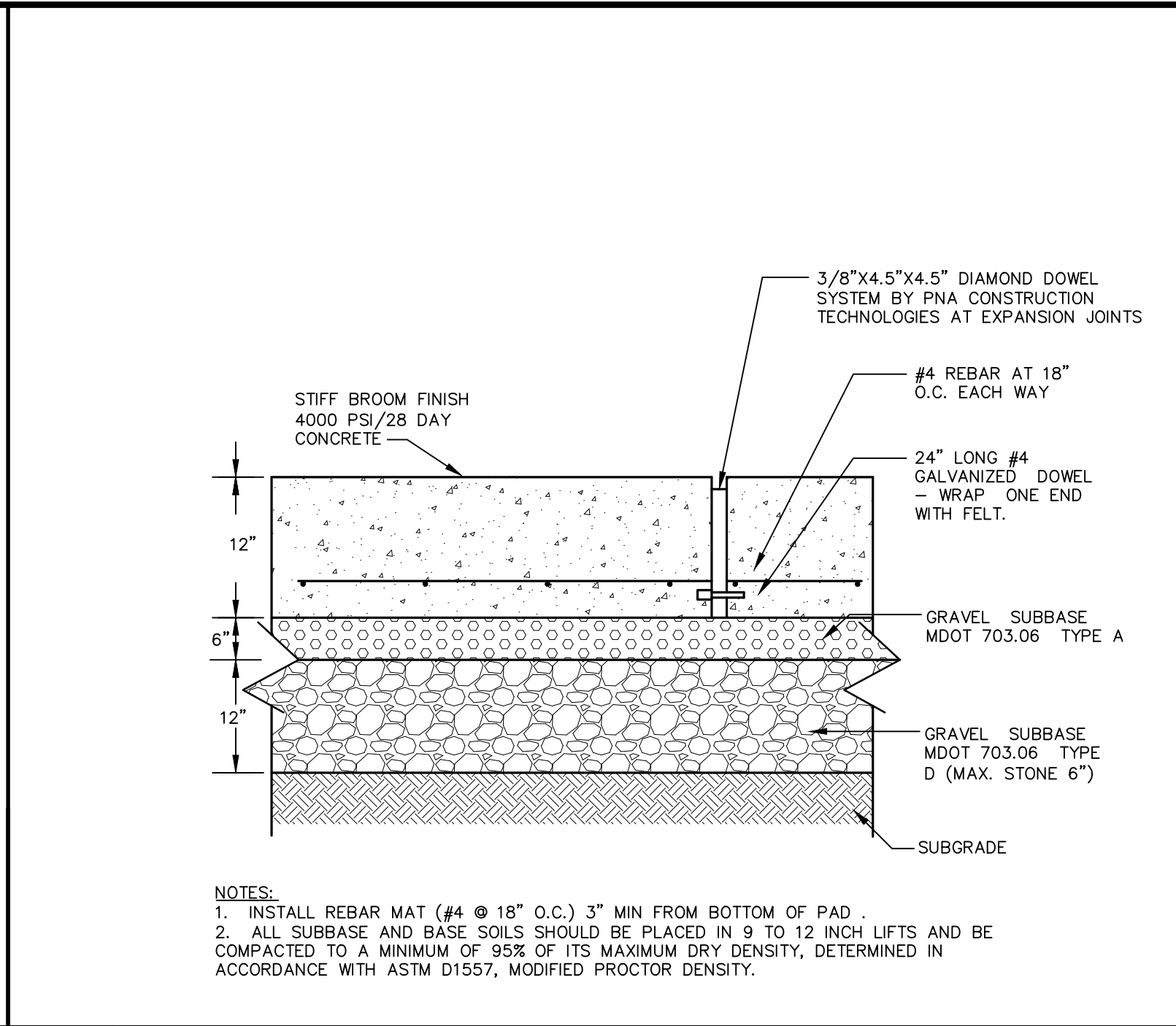
C:\USERS\CURT NEUFELD\ONE\DRIVE\DOCUMENTS\PROJECTS\PRG-004A\COV-DET.DWG, C7 DETAILS, 8/21/2025 12:11:25 PM, CURT NEUFELD



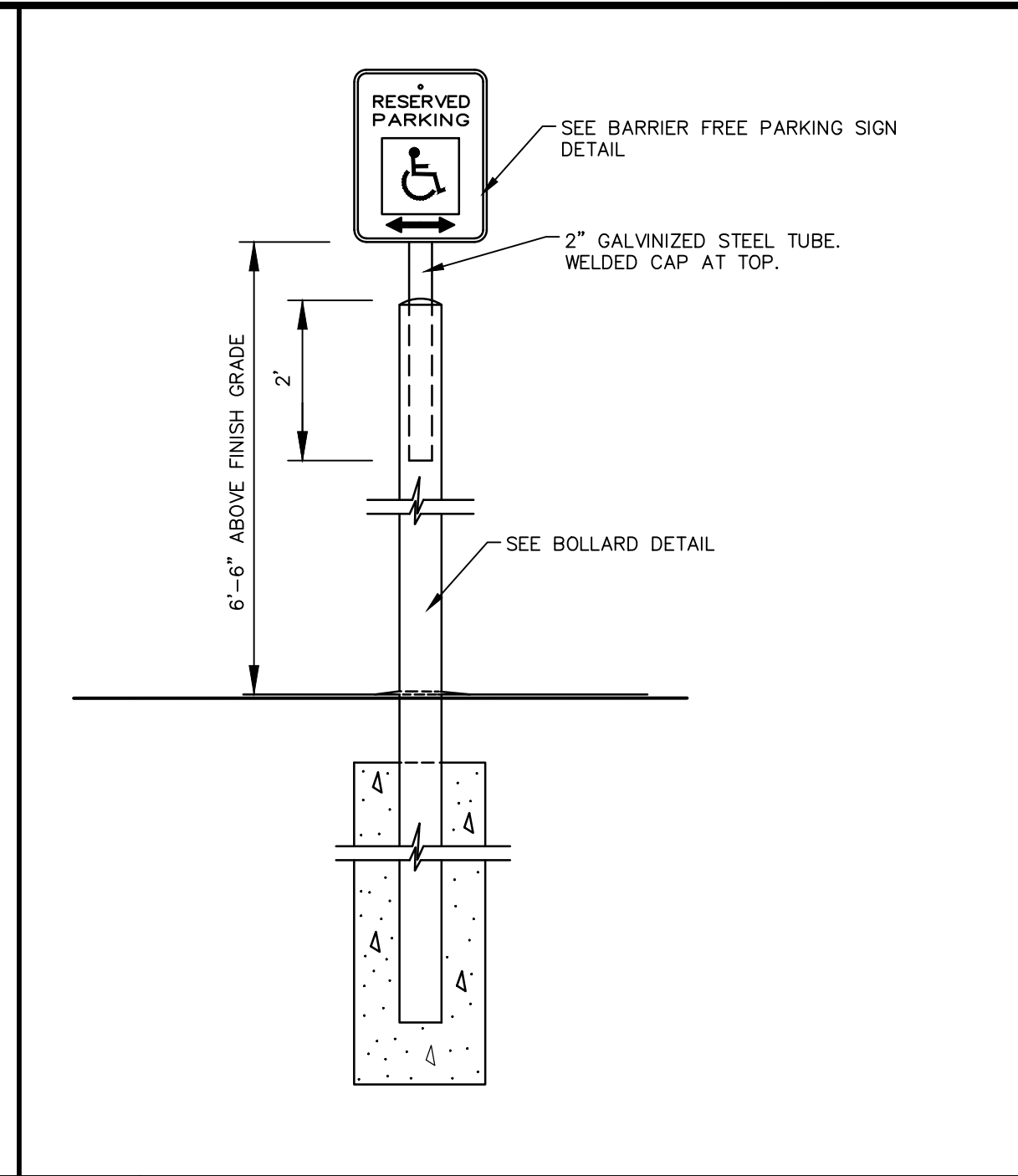
**A** PAVEMENT SECTIONS  
N.T.S.



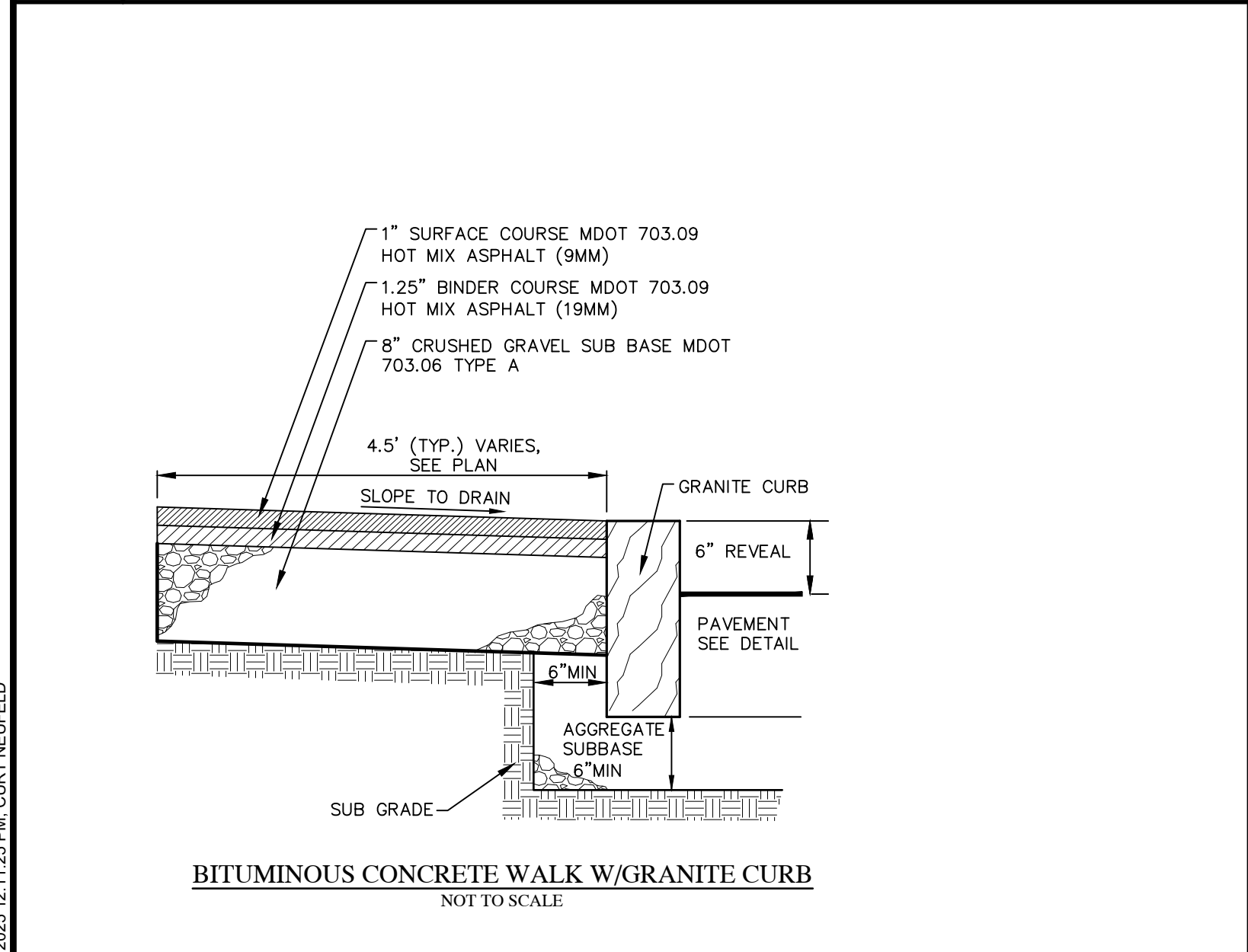
**B** CONCRETE DUMPSTER AND LOLLY PAD DETAIL  
N.T.S.



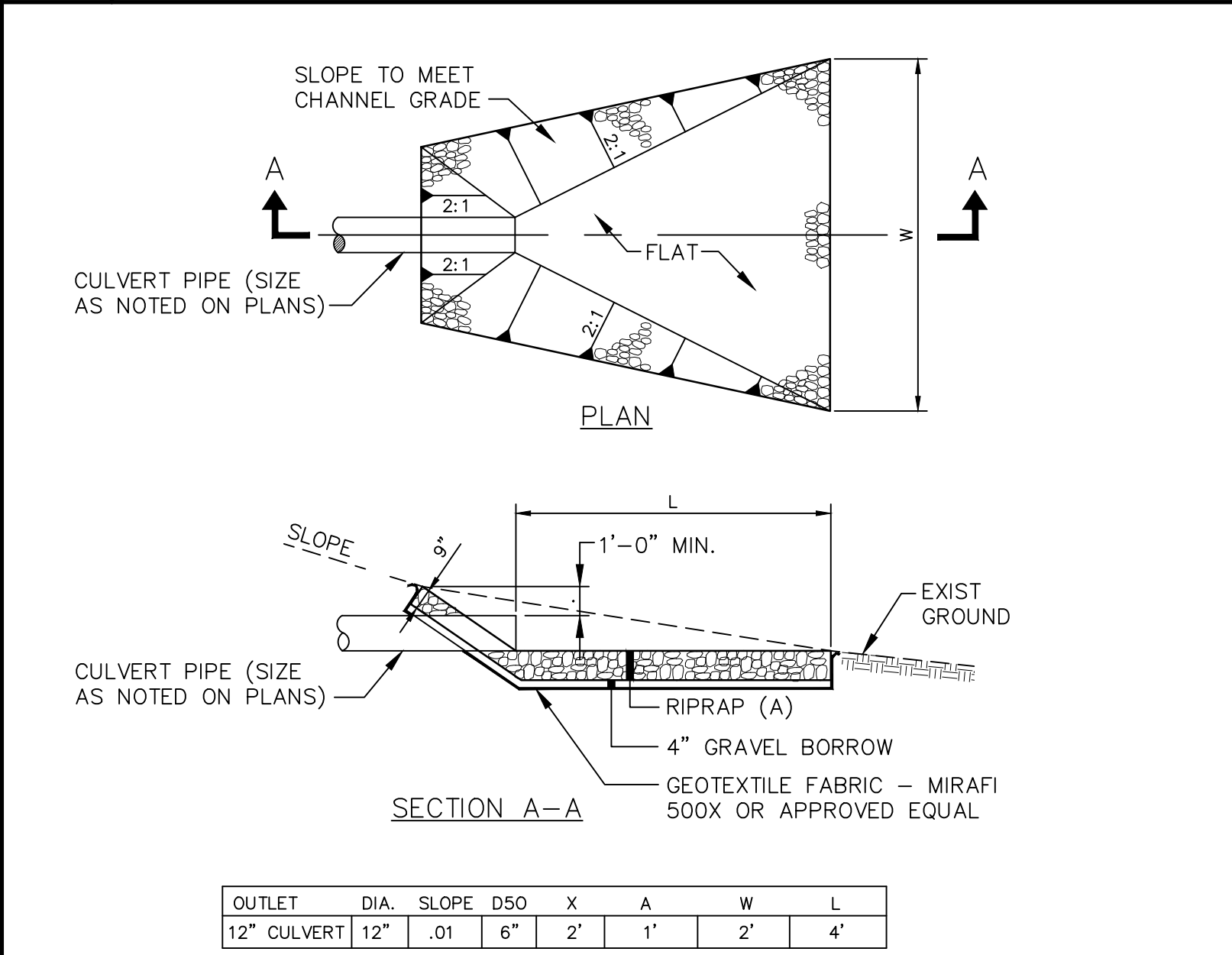
**C** CONCRETE GENERATOR PAD DETAIL  
N.T.S.



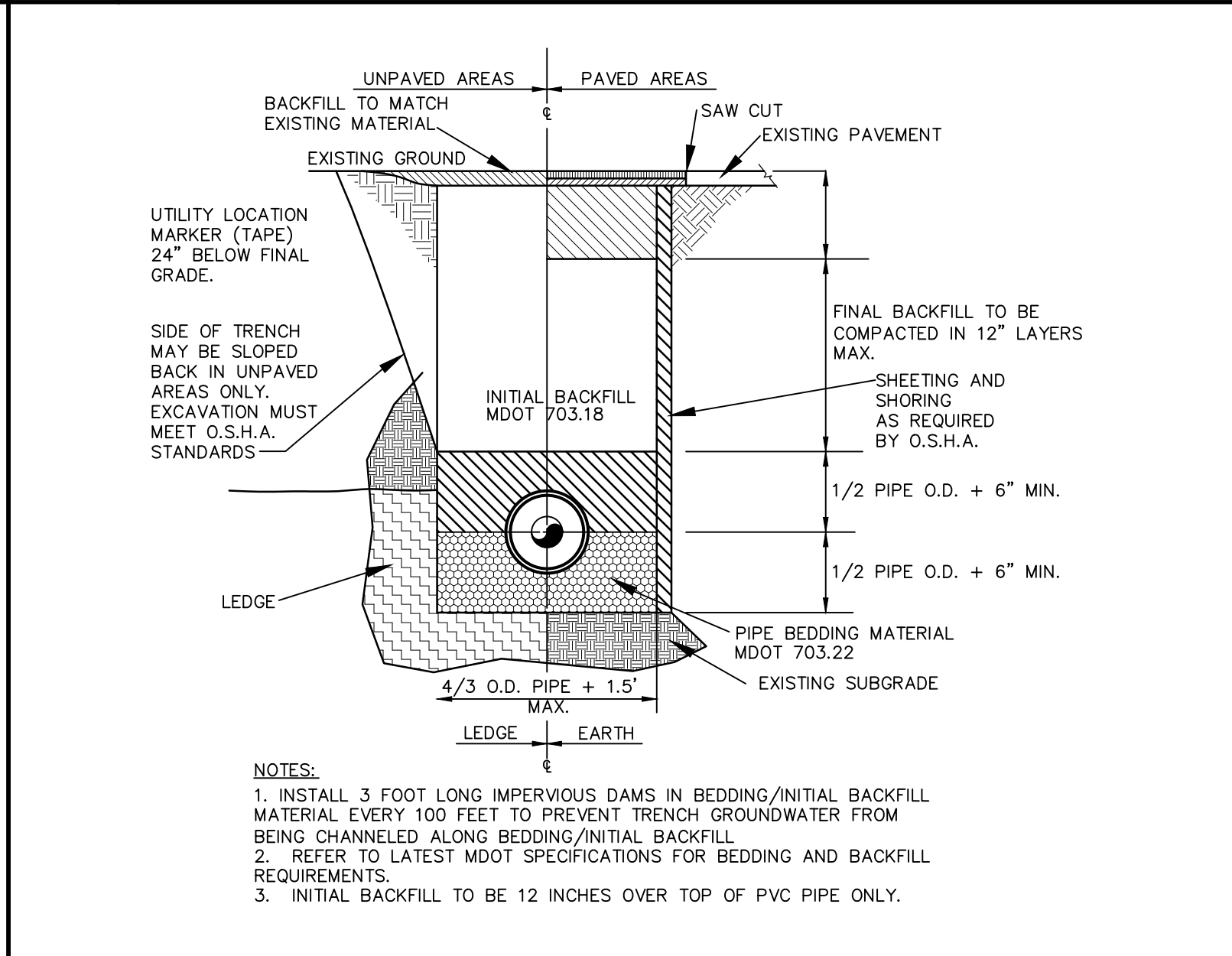
**D** BARRIER FREE PARKING SIGN DETAIL  
N.T.S.



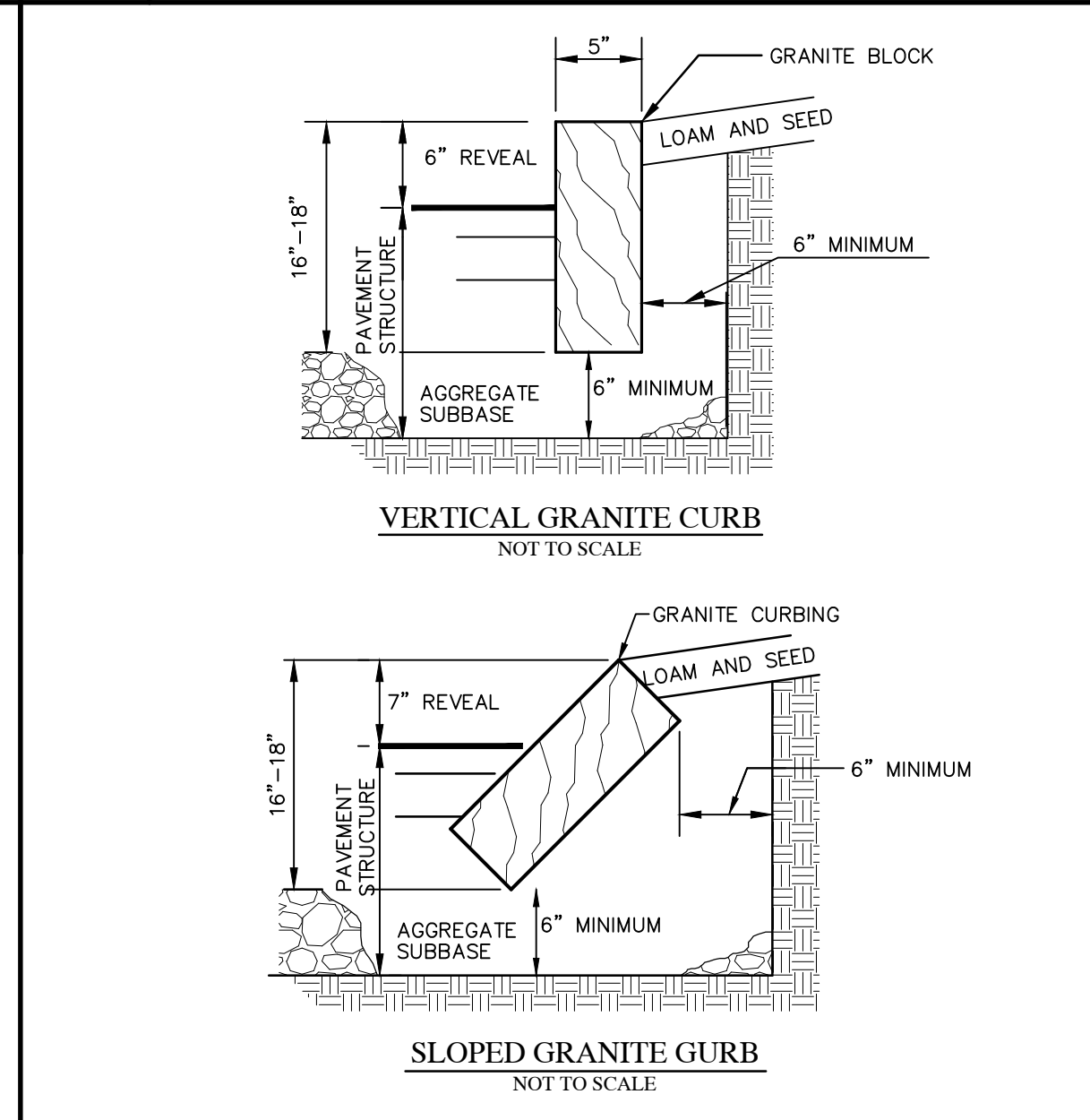
**E** BITUMINOUS WALK WITH GRANITE CURB  
N.T.S.



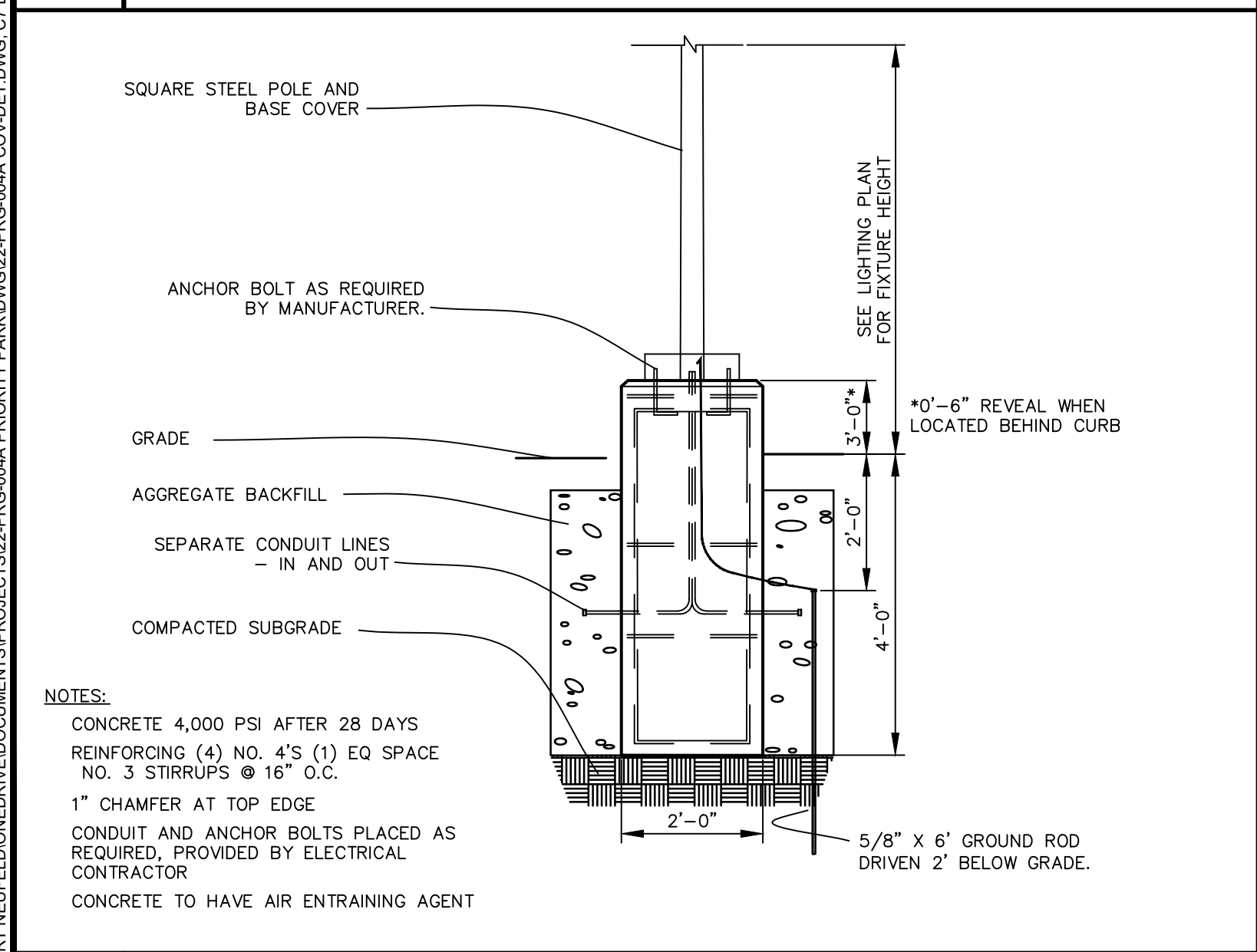
**F** TYPICAL INLET/OUTLET APRON  
N.T.S.



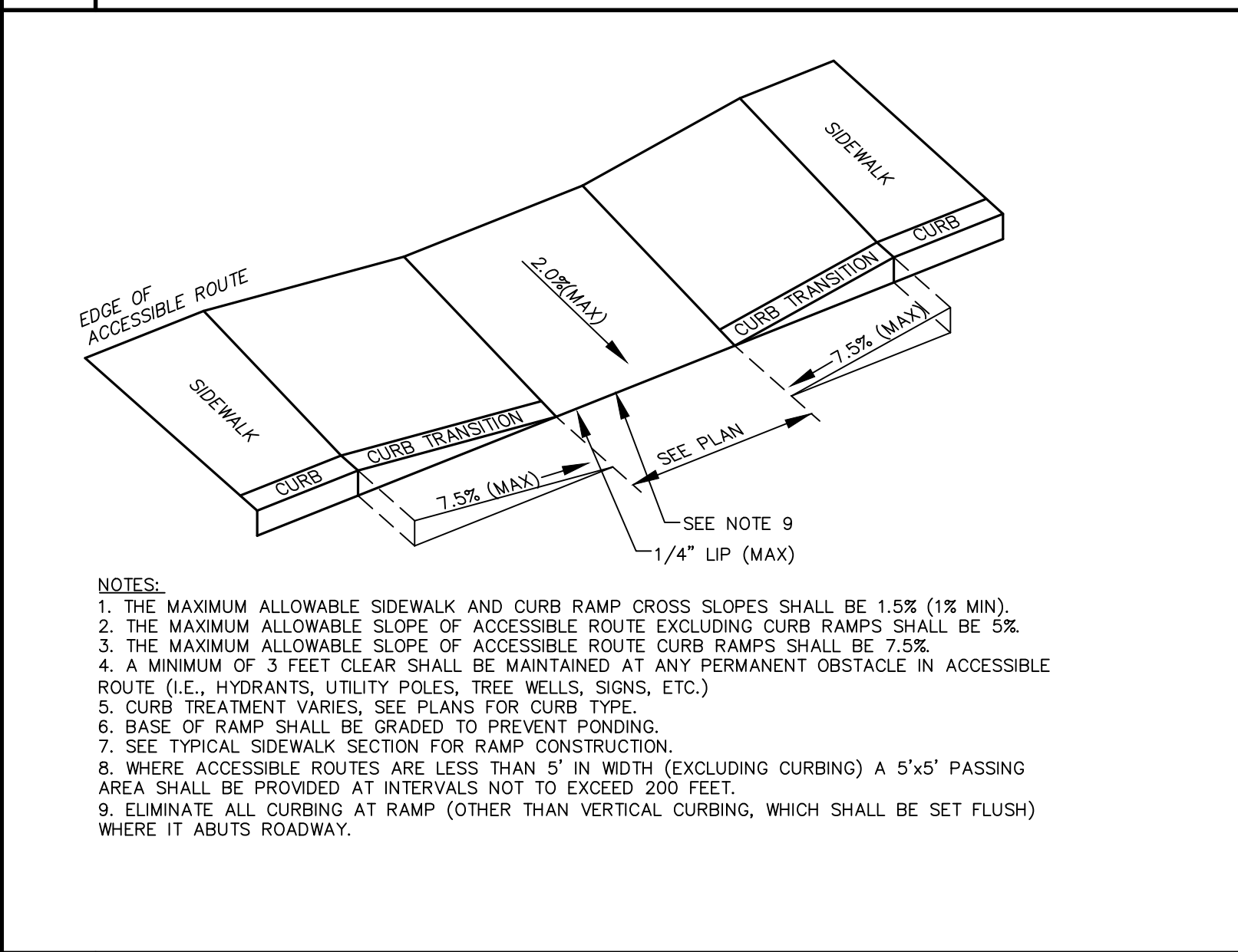
**G** TYPICAL PIPE TRENCH DETAIL  
N.T.S.



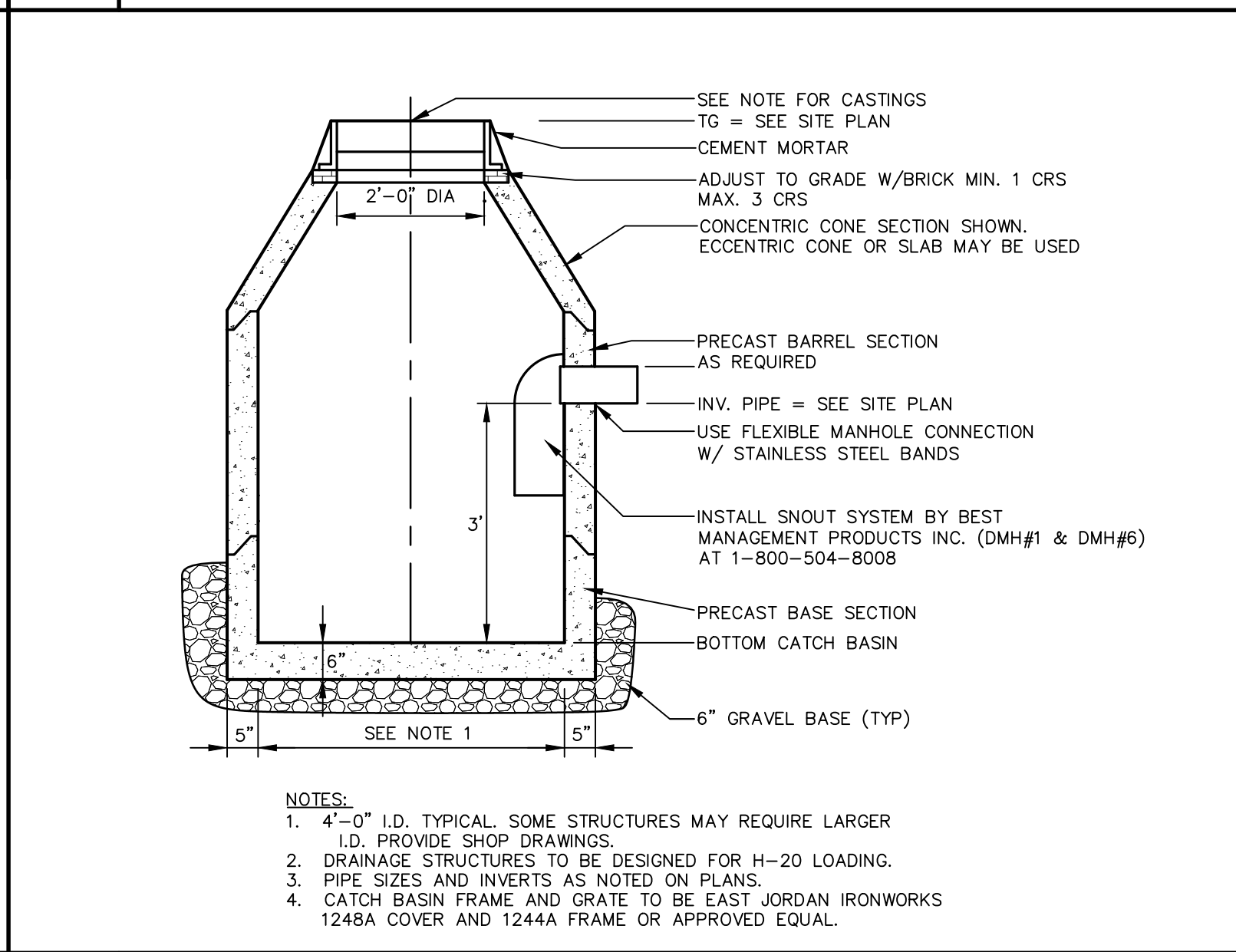
**H** CURBING DETAILS  
N.T.S.



**I** LIGHT POLE BASE DETAIL  
N.T.S.



**J** TIP DOWN SIDEWALK RAMP  
N.T.S.



**K** CATCH BASIN OR DRAINAGE MANHOLE W/ SNOUT (DMH#1 & DMH#6)  
N.T.S.

**ISSUED FOR:**  
**PERMITTING**

**NOT FOR CONSTRUCTION**

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PRICING BASED ON THIS PLAN SHALL BE CONSIDERED PRELIMINARY AND MUST BE UPDATED PRIOR TO FINAL CONSTRUCTION DRAWINGS.

2. 08-30-25 SUBMITTED TO THE TOWN OF BRUNSWICK  
1. 08-25-25 SUBMITTED TO TOWN FOR STORMWATER LAW PERMIT AMENDMENT

**PRIORITY REAL ESTATE GROUP**

**PRIORITY**

2 MAIN STREET  
TOPSHAM, MAINE 04086  
(207) 837-6198

**CIVIL DETAILS**

**PRIORITY PARK**

KATAHDIN DRIVE, BRUNSWICK, MAINE 04011

**PRIORITY REAL ESTATE GROUP, LLC**

2 MAIN STREET, TOPSHAM, ME 04086

**PROJECT:**

**OWNER:**

**DATE:** 06-20-25

**FILE:** COV-DET

**MAP/LOT:** 40N / 16I

**JOB #:** 22-PRG-004A

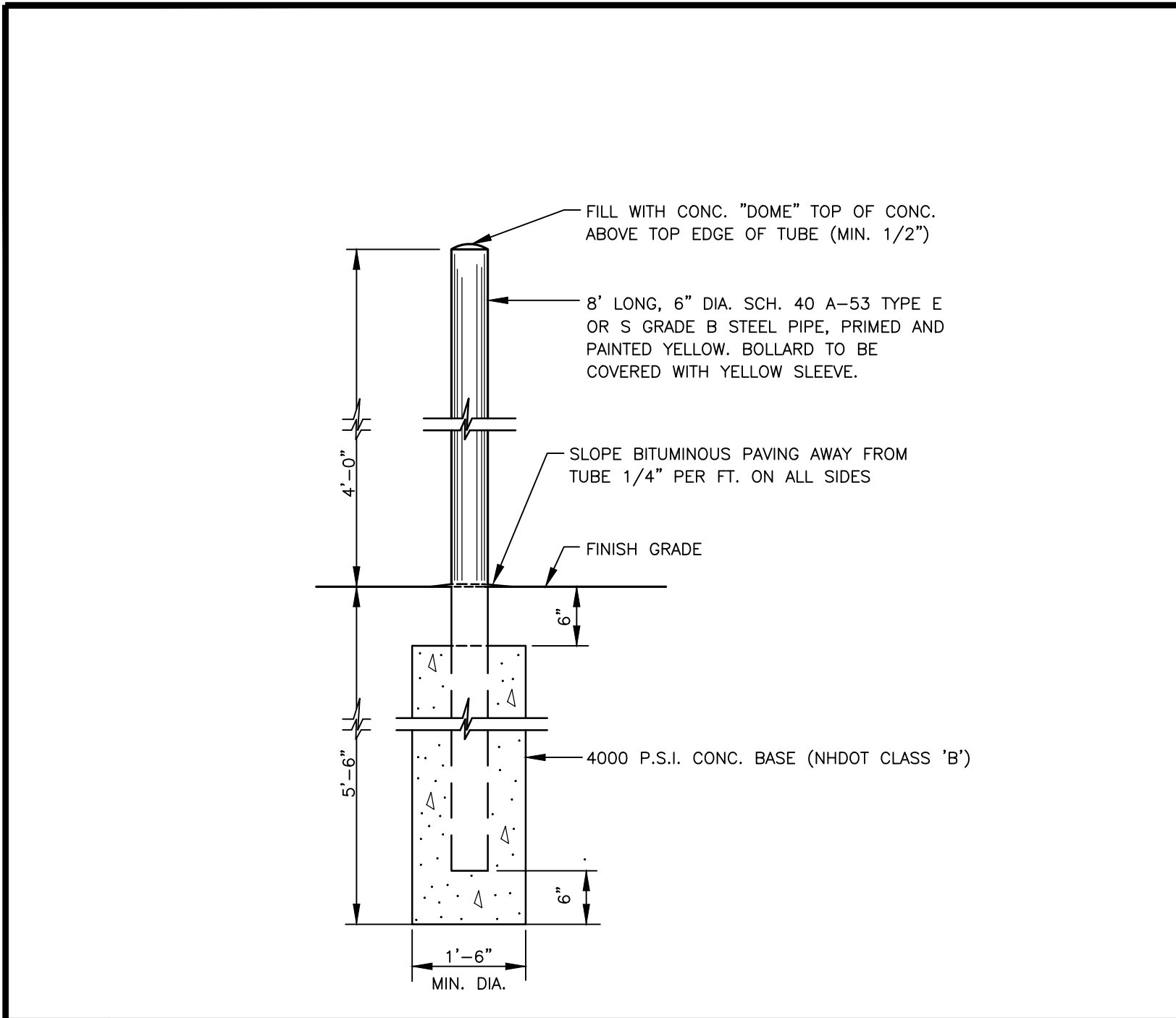
**SCALE:**

**SHEET:**

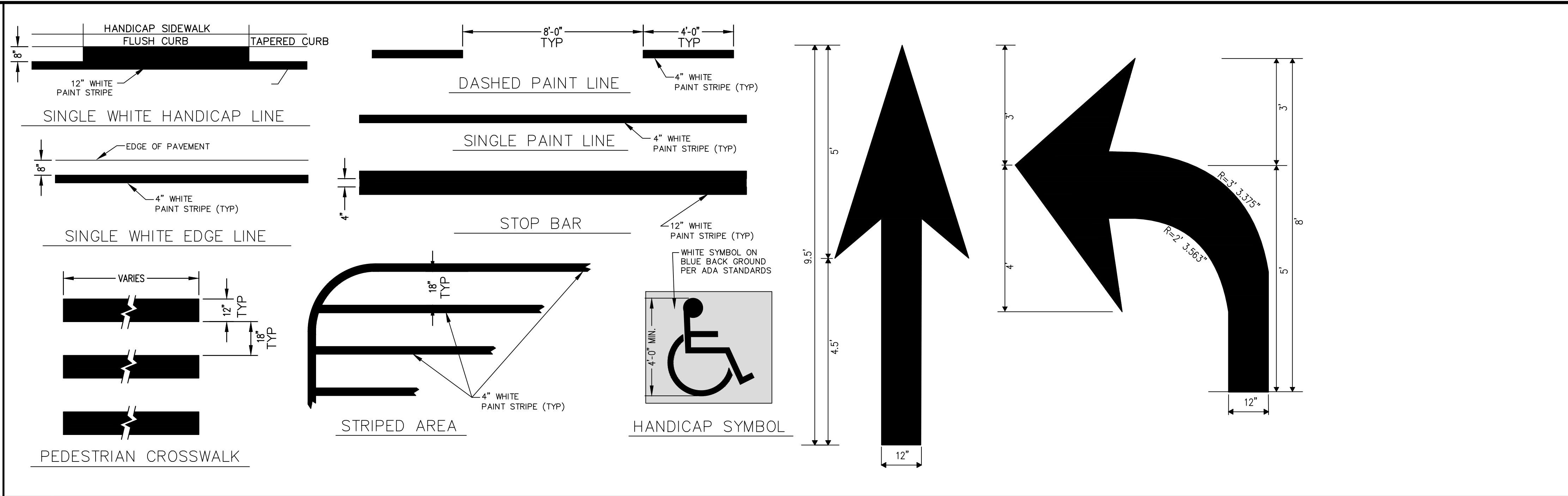
**C7**



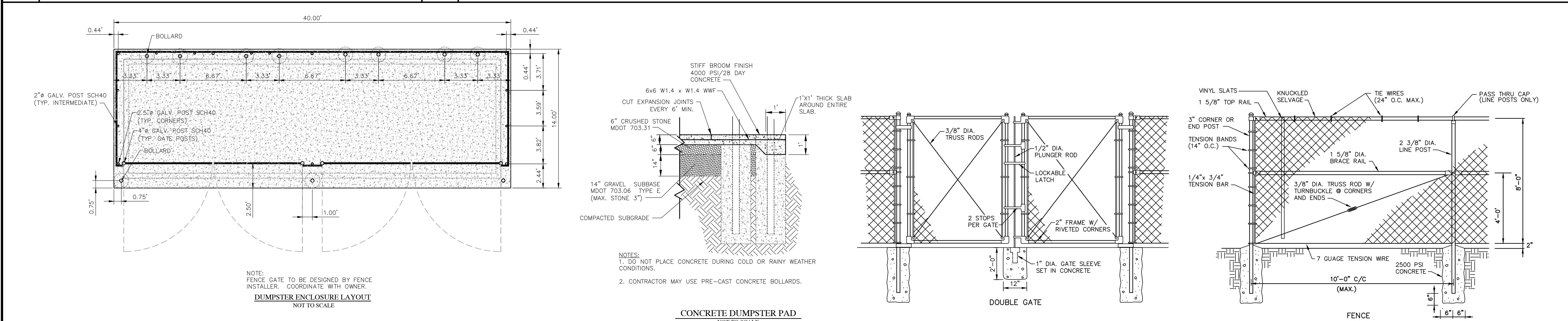
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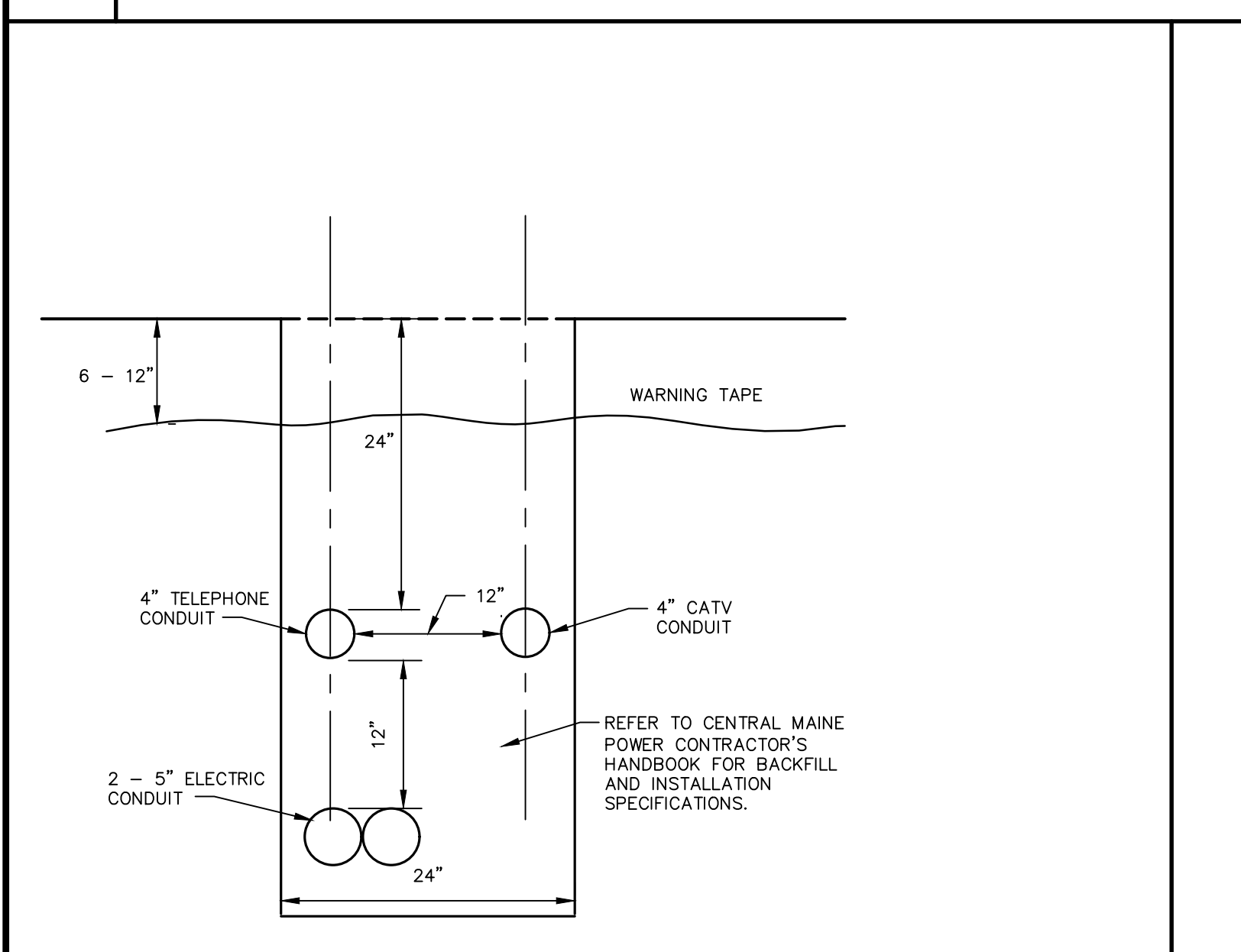
**A** TYPICAL BOLLARD DETAIL  
N.T.S.



**B** PAVEMENT MARKINGS  
N.T.S.



**C** DUMPSTER DETAILS  
N.T.S.



**D** TYPICAL ELECTRICAL CONDUIT  
N.T.S.



**E** SEWER CLEAN OUT DETAIL  
N.T.S.

**F** ISSUED FOR:  
**PERMITTING**

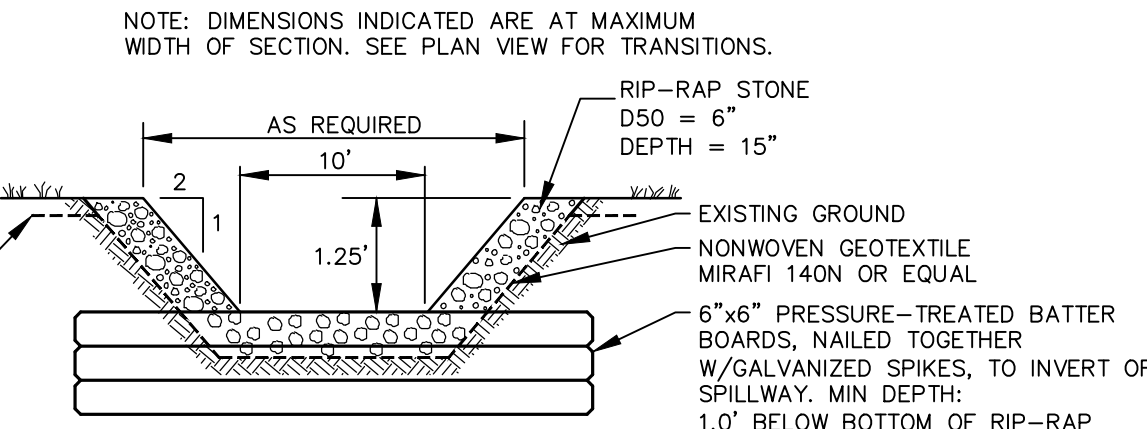
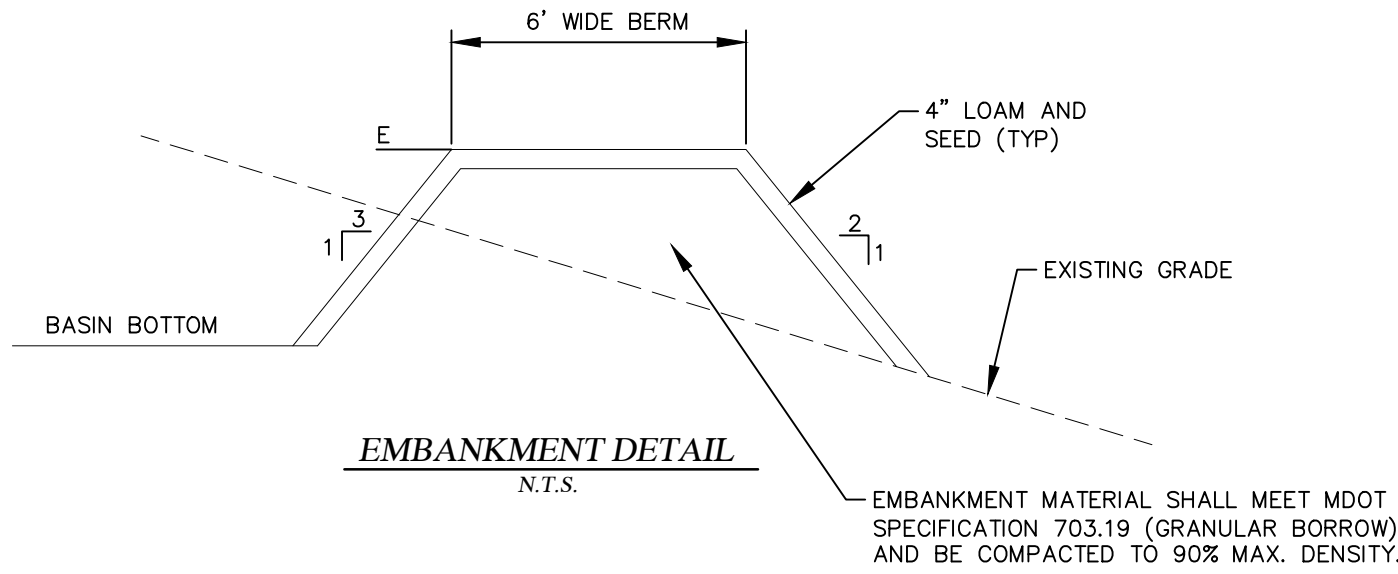
<b>PRIORITY REAL ESTATE GROUP</b>	<b>PRIORITY</b>	<b>2 MAIN STREET TOPSHAM, MAINE 04086 (207) 837-6198</b>	SHEET: <b>C8</b>
	FIELD WK: STITELINES PA	SCALE:	JOB #: 22-PRG-004A
	DRN BY: CYN	MAPLOT: 40N / 16I	FILE: COV-DET
	CHD BY: CYN	DATE: 06-20-25	
TITLE: <b>CIVIL DETAILS</b>			
PROJECT: <b>PRIORITY PARK</b>			
OWNER: <b>KATAHDIN DRIVE, BRUNSWICK, MAINE 04011</b>			
OWNER: <b>PRIORITY REAL ESTATE GROUP, LLC</b>			
OWNER: <b>2 MAIN STREET, TOPSHAM, ME 04086</b>			
NOT FOR CONSTRUCTION THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN WILL CHANGE AND IS NOT INTENDED FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN SHALL BE CONSIDERED PRELIMINARY AND MUST BE UPDATED PRIOR TO FINAL CONSTRUCTION DRAWINGS.			



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C:\BROOKSIDE\CONSERVATIVE - SITELINES\PROJECTS\LAND PROJECTS\2504-18 SUBDIVISION\2504-18-DET.DWG, 09/22/2023 2:32 PM, JDE

ELEVATION TABLE									
	GUSF#1	GUSF#2	GUSF#3	GUSF#4	GUSF#5	GUSF#6	GUSF#7	GUSF#8	GUSF#9
A - OVERFLOW STRUCTURE ELEV.	73.75	73.75	74.25	73.00	73.00	71.75	71.75	70.75	70.75
B - BED ELEV.	71.50	71.50	71.00	71.00	70.50	70.00	69.00	69.00	70.00
C - BOTTOM OF FILTER	70.00	70.00	69.50	69.50	69.00	68.50	67.50	67.50	68.50
D - UNDERDRAIN ELEV.	69.17	69.17	68.67	68.67	68.17	67.83	66.83	66.83	67.83
E - BOTTOM OF STONE	68.84	68.84	68.34	68.34	67.84	67.50	66.50	66.50	67.50
F - 25YR WATER SURFACE ELEVATION	73.87	73.83	74.29	73.21	73.07	71.81	71.81	70.91	70.87
G - 10YR WATER SURFACE ELEVATION	73.78	73.77	73.85	73.07	73.01	71.76	71.77	70.80	70.79
H - 2YR WATER SURFACE ELEVATION	73.12	73.24	72.97	72.57	72.27	71.20	71.22	70.59	70.51
ORIFICE SIZE IN UNDERDRAIN CAP	1.0"	0.5"	1.5"	1.0"	0.8"	0.7"	0.7"	0.6"	1.5"



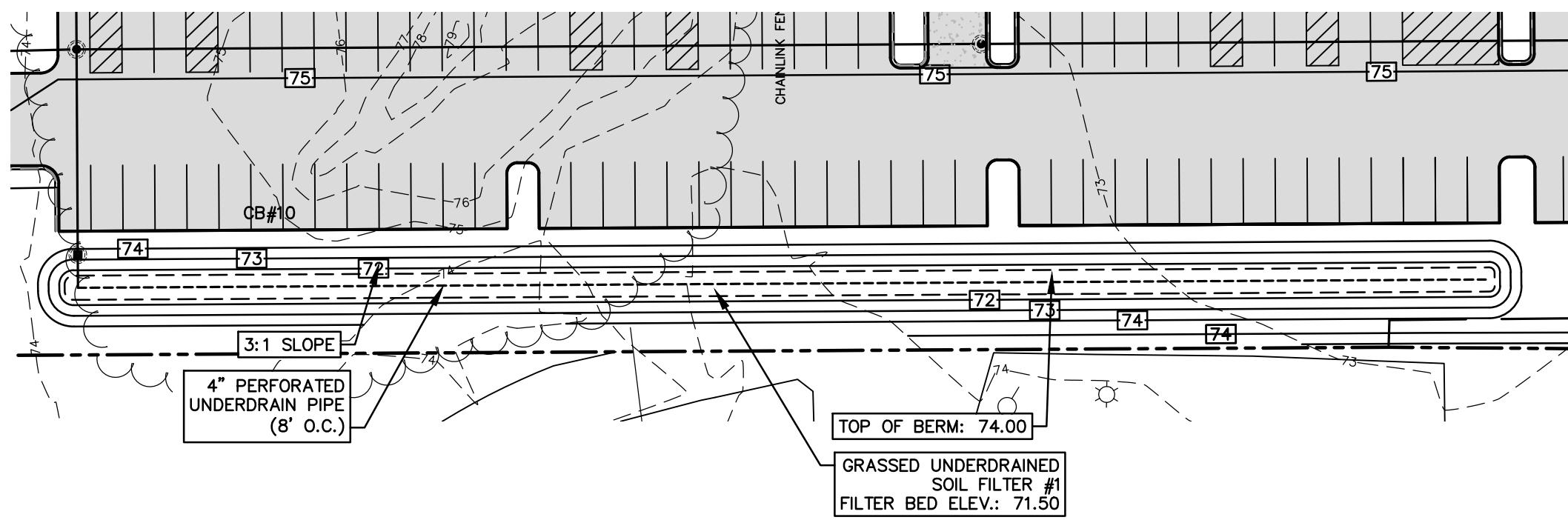
DRAINAGE LAYER (MDOOT 703.22 TYPE B)	
SIEVE SIZE	% PASSING BY WEIGHT
1"	95-100
1/2"	75-100
#4	50-100
#20	15-80
#50	0-15
#200	0-5

TABLE 7.1.3 - LOAMY COARSE SAND	
SIEVE SIZE	% PASSING BY WEIGHT
#10	85-100
#20	70-100
#60	15-40
#200	8-15
200 (CLAY SIZE)	<2.0

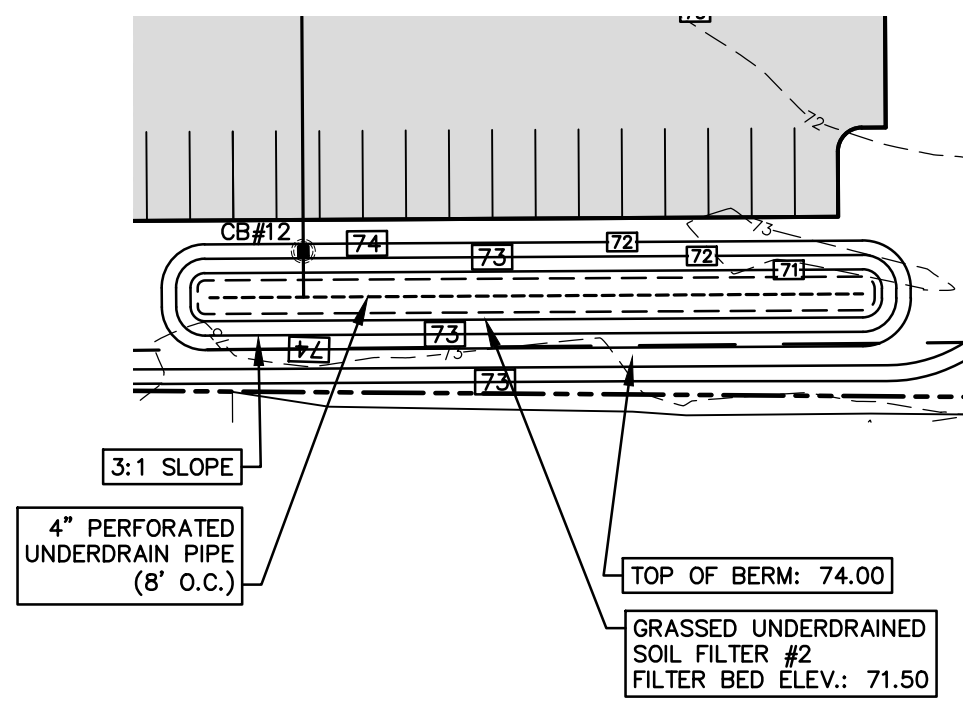
- NOTE:
1. THE SOIL FILTER MEDIA AND VEGETATION SHALL NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE FILTER HAS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURE, 90% VEGETATION COVER, OR OTHER PERMANENT STABILIZATION. ANY DEVIATION FROM THIS MUST BE APPROVED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION(DEP).
  2. SOIL FILTER: THE SOIL FILTER WILL CONSIST OF TWO LAYERS. THE DIFFERENT LAYERS FROM THE BOTTOM UP ARE AS FOLLOWS:
    - \*FILTER LAYER: A 12-INCH LAYER OF LOAMY COARSE SAND WHICH IS LOOSELY INSTALLED AND MEETS THE GRAIN SIZE SPECIFICATION OF TABLE 7.1.3.
    - \*TOPSOIL: THE SURFACE OF THE BASIN SHALL BE COVERED WITH 6-INCHES OF NON-CLAYEY, LOAMY TOPSHAM SUCH AS USDA LOAMY SAND. TOPSOIL WITH 5% TO 8% HUMIFIED ORGANIC CONTENT. THE SOIL SHALL BE SCREENED, LOOSE, FRIABLE, AND SHALL BE FREE FROM ADMIXTURES OF SUBSOIL, REDUCE, STONES GREATER THAN 2-INCHES IN DIAMETER, CLUMPS, ROOTS, AND OTHER UNDESIRABLE FOREIGN MATTER. THE TOPSOIL SHALL BE GENTLY MIXED WITHIN THE FILTER LAYER TO PROVIDE CONTINUITY FOR DEEP ROOT PENETRATION. THE TEETH OF A BACKHOE, A HAND RAKE, A SHOVEL, OR ROTOTILLING 3-INCHES MAY BE USED TO CREATE A LOOSENEED TRANSITION.
    - \*THE SOIL FILTER MEDIA SHALL HAVE A CLAY CONTENT LESS THAN 2%.
  3. INSTALL SEDIMENT BARRIERS BETWEEN WATER QUALITY FEATURE AREAS AND UNSTABILIZED AREAS. SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL ITS ASSOCIATED DRAINAGE AREA HAS BEEN FULLY STABILIZED.
  4. ALL MATERIAL USED FOR THE CONSTRUCTION OF THE FILTER BASIN SHALL BE APPROVED BY THE DESIGN ENGINEER AFTER TESTS BY A CERTIFIED LABORATORY SHOW THAT THEY ARE PASSING MAINE DEP SPECIFICATIONS.

- CONSTRUCTION OVERSIGHT - GENERAL:
1. THE APPLICANT WILL RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER TO INSPECT THE CONSTRUCTION AND STABILIZATION OF ALL STORMWATER MANAGEMENT STRUCTURES TO BE BUILT AS PART OF THE PROJECT. IF NECESSARY, THE INSPECTING ENGINEER WILL INTERPRET THE CONSTRUCTION PLANS FOR THE CONTRACTOR. ONCE ALL STORMWATER MANAGEMENT STRUCTURES ARE CONSTRUCTED AND STABILIZED, THE INSPECTING ENGINEER WILL NOTIFY THE DEPARTMENT IN WRITING WITHIN 30 DAYS TO STATE THAT THE STRUCTURES HAVE BEEN COMPLETED.
  2. 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 SITE.
- CONSTRUCTION OVERSIGHT - GRASSED UNDERDRAINED SOIL FILTER:
1. CONSTRUCTION SEQUENCE: THE SOIL FILTER MEDIA AND VEGETATION MUST NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE FILTER HAS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURE, 90% VEGETATION COVER, OR OTHER PERMANENT STABILIZATION UNLESS THE RUNOFF FROM THE CONTRIBUTING DRAINAGE AREA IS DIVERTED AROUND THE FILTER UNTIL STABILIZATION IS COMPLETED.
  2. COMPACTION OF SOIL FILTER: FILTER SOIL MEDIA AND UNDERDRAIN BEDDING MATERIAL MUST BE COMPACTED TO BETWEEN 90% AND 92% STANDARD PROCTOR. THE BED SHOULD BE INSTALLED IN AT LEAST 2 LIFTS OF 9 INCHES TO PREVENT POCKETS OF LOOSE MEDIA.
  3. CONSTRUCTION OVERSIGHT: INSPECTION BY A PROFESSIONAL ENGINEER WILL OCCUR AT A MINIMUM:
    - 3.1. AFTER THE PRELIMINARY CONSTRUCTION OF THE FILTER GRADES AND ONCE THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED
    - 3.2. AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE FILTER MEDIA,
    - 3.3. AFTER THE FILTER MEDIA HAS BEEN INSTALLED AND SEEDED. BIO-RETENTION CELLS MUST BE STABILIZED, PER THE PROVIDED PLANTING SCHEME AND DENSITY FOR THE CANOPY COVERAGE OF 30 AND 50%.
  - 3.4. AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS, AND
  - 3.5. ALL THE MATERIAL USED FOR THE CONSTRUCTION OF THE FILTER BASIN MUST BE CONFIRMED AS SUITABLE BY THE DESIGN ENGINEER. TESTING MUST BE DONE BY A CERTIFIED LABORATORY TO SHOW THAT THEY ARE PASSING DEP SPECIFICATIONS.
- TESTING AND SUBMITTALS: THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE OF EACH COMPONENT OF THE FILTER MEDIA. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION. THE CONTRACTOR SHALL:
- 4.1. SELECT SAMPLES FOR SAMPLING OF EACH TYPE OF MATERIAL TO BE BLENDED FOR THE MIXED FILTER MEDIA AND SAMPLES OF THE UNDERDRAIN BEDDING MATERIAL. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PIT FACE. SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY.
  - 4.2. PERFORM A SIEVE ANALYSIS CONFORMING TO STM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES 1996A) ON EACH TYPE OF THE SAMPLE MATERIAL. THE RESULTING SOIL FILTER MEDIA MIXTURE MUST HAVE 8% TO 12% BY WEIGHT PASSING THE #200 SIEVE, A CLAY CONTENT OF LESS THAN 2% (DETERMINED HYDROMETER GRAIN SIZE ANALYSIS) AND HAVE 10% DRY WEIGHT OF ORGANIC MATTER.
  - 4.3. PERFORM A PERMEABILITY TEST ON THE SOIL FILTER MEDIA MIXTURE CONFORMING TO ASTM D2434 WITH THE MIXTURE COMPACTED TO 90-92% OF MAXIMUM DRY DENSITY BASED ON ASTM D698.

**A** GRASSED UNDERDRAINED SOIL FILTER DETAIL  
N.T.S.

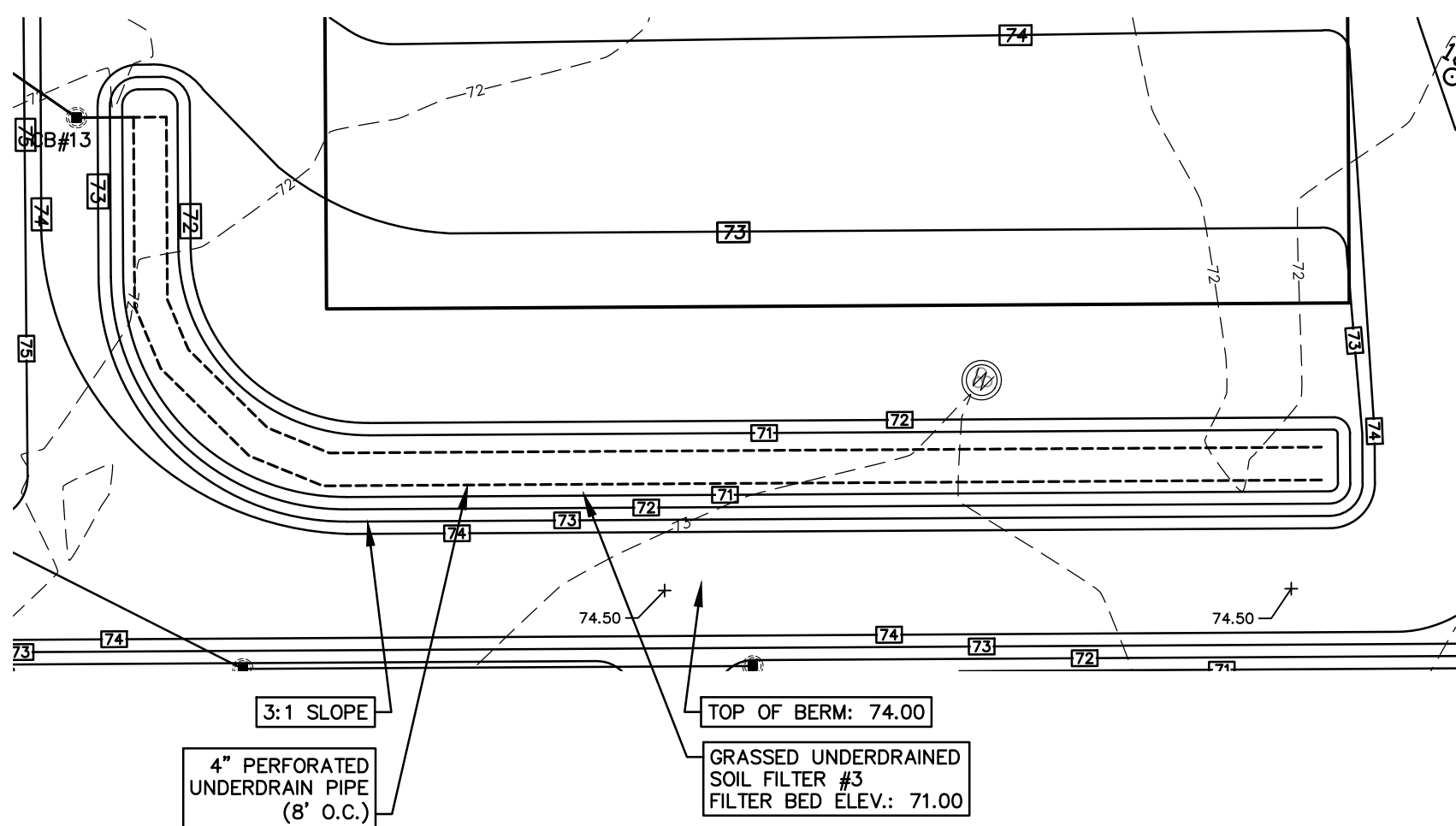


**B** GRASSED UNDERDRAINED SOIL FILTER #1 (GUSF#1) DETAIL (PREVIOUSLY CONSTRUCTED)  
SCALE: 1"=40'

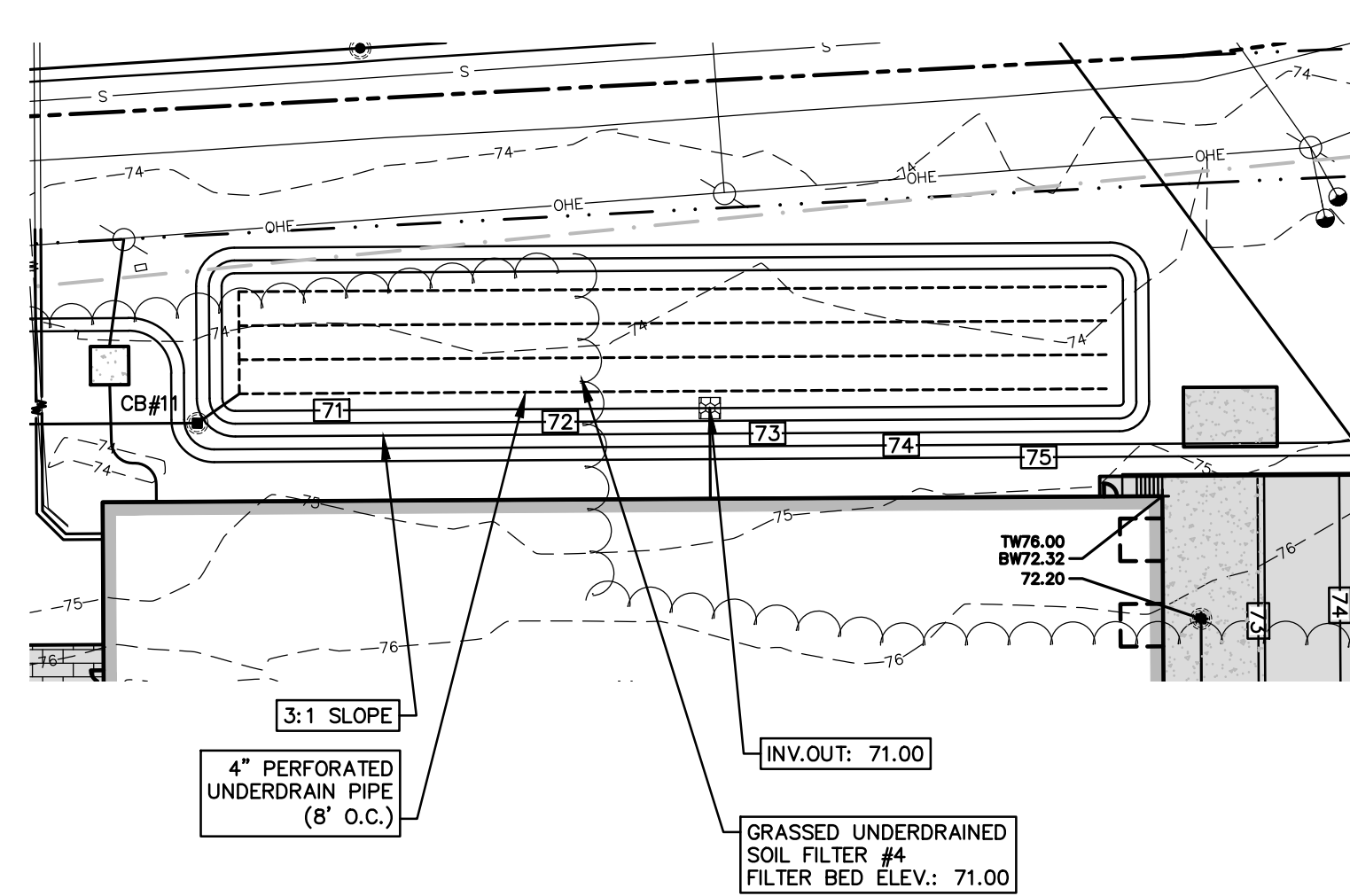


**C** GRASSED UNDERDRAINED SOIL FILTER #2 (GUSF#2) DETAIL (PREVIOUSLY CONSTRUCTED)  
SCALE: 1"=40'

**D** NOT USED  
N.T.S.



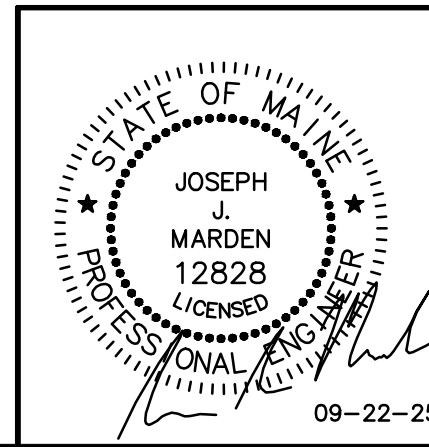
**E** GRASSED UNDERDRAINED SOIL FILTER #3 (GUSF#3) DETAIL (PREVIOUSLY CONSTRUCTED)  
SCALE: 1"=40'



**F** GRASSED UNDERDRAINED SOIL FILTER #4 (GUSF#4) DETAIL (PREVIOUSLY CONSTRUCTED)  
SCALE: 1"=40'

PROGRESS PRINT  
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ISSUED FOR:  
PERMITTING



1. 09-22-25 SUBMITTED TO MDEP FOR STORMWATER MANAGEMENT LAW JIM

TITLE:  
**STORMWATER DETAILS (1 OF 2)**

PROJECT:  
**PRIORITY PARK  
KATAHDIN DRIVE, BRUNSWICK, ME 04011**

OWNER ADDRESS:  
**PRIORITY REAL ESTATE GROUP, LLC  
2 MAIN STREET, TOPSHAM, ME 04086**

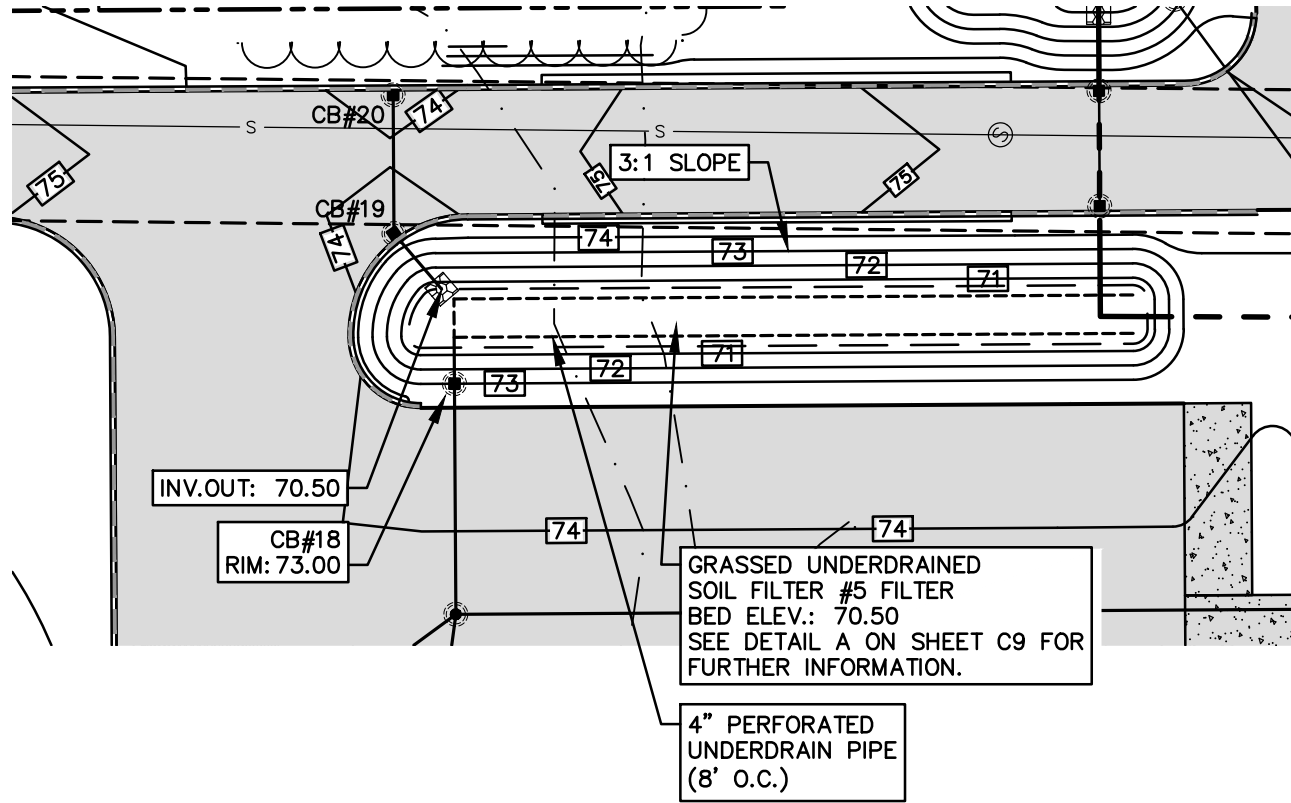
**SITELINES**  
119 PURINTON ROAD, SUITE A  
BRUNSWICK, MAINE 04011  
207.725.1200  
**CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS**

FIELD WK: MC/CH	SCALE: N/A	<b>C9</b>
DRN BY: JIM	JOB #: 2504.18	
CH'D BY: JIM	MAP/LOT: 40/16,16G,16H,16I	
DATE: 04-17-24	FILE: 2504.18-DET	

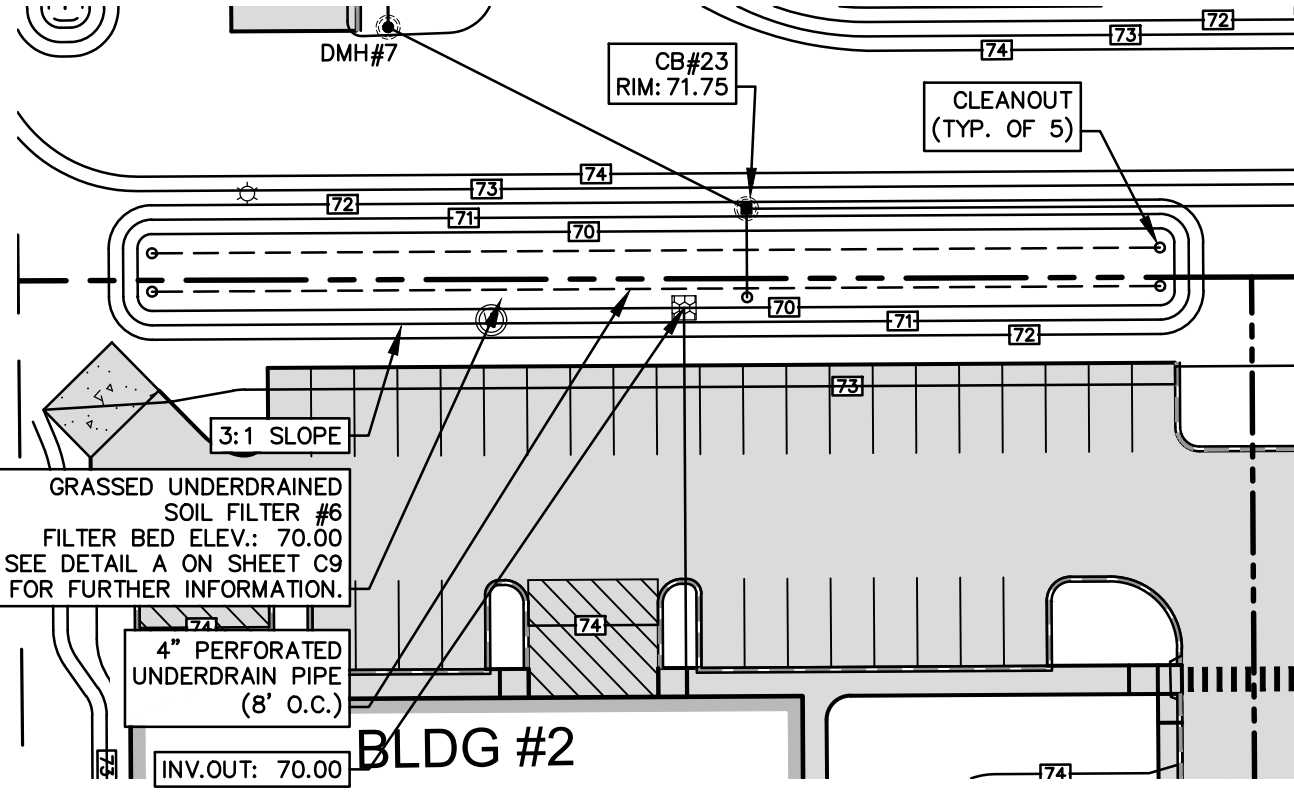


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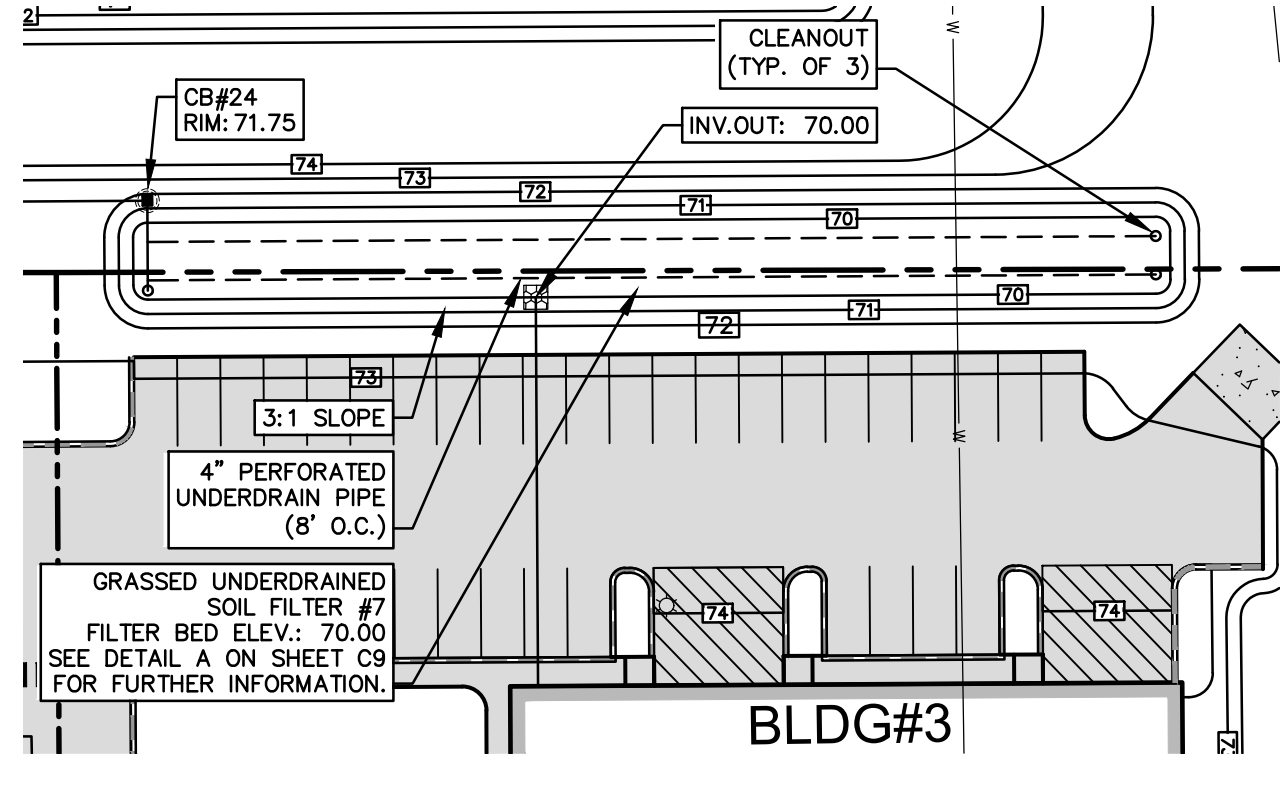
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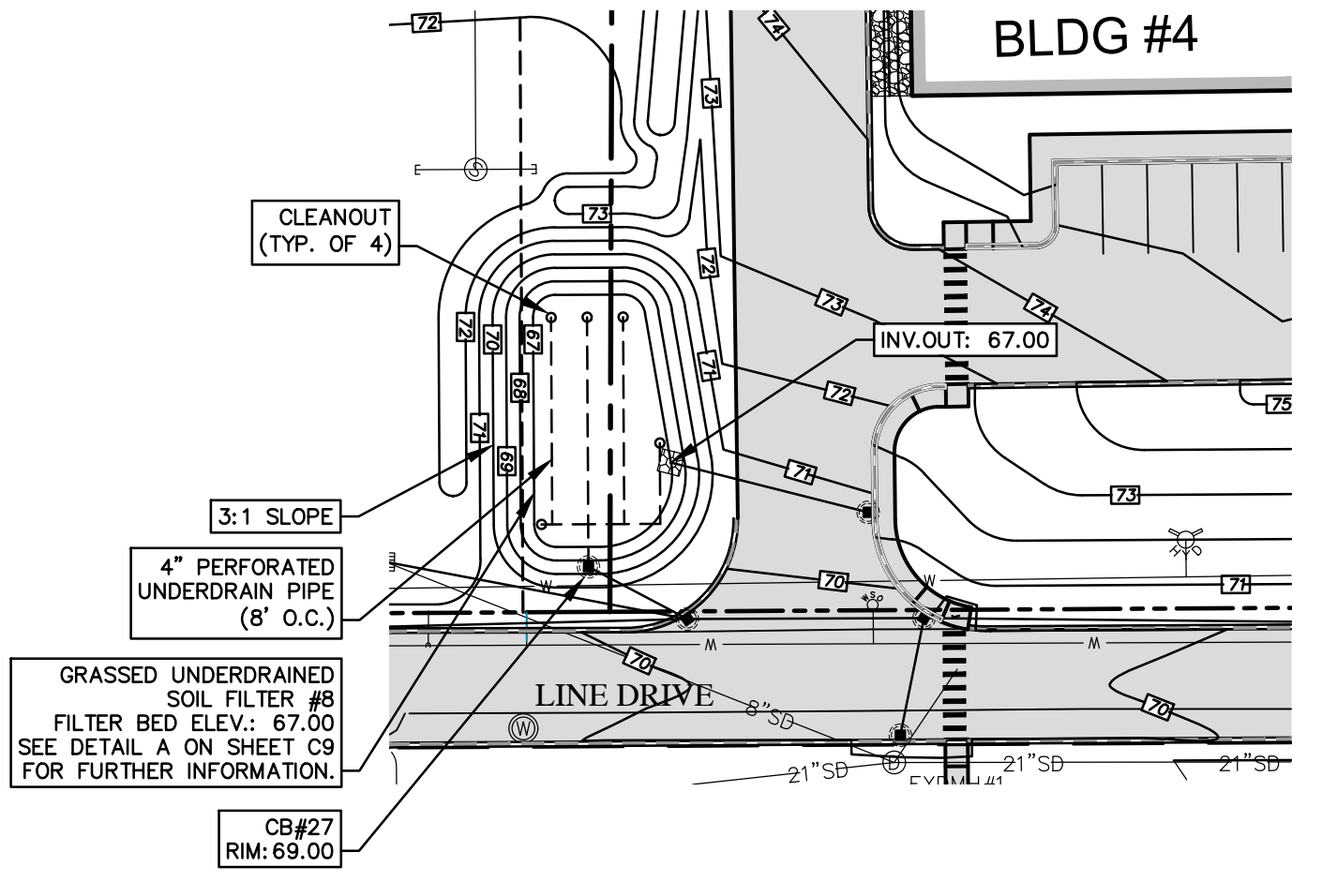
**A** GRASSED UNDERDRAINED SOIL FILTER #5 (GUSF#5) DETAIL (PREVIOUSLY CONSTRUCTED)  
SCALE: 1"=40'



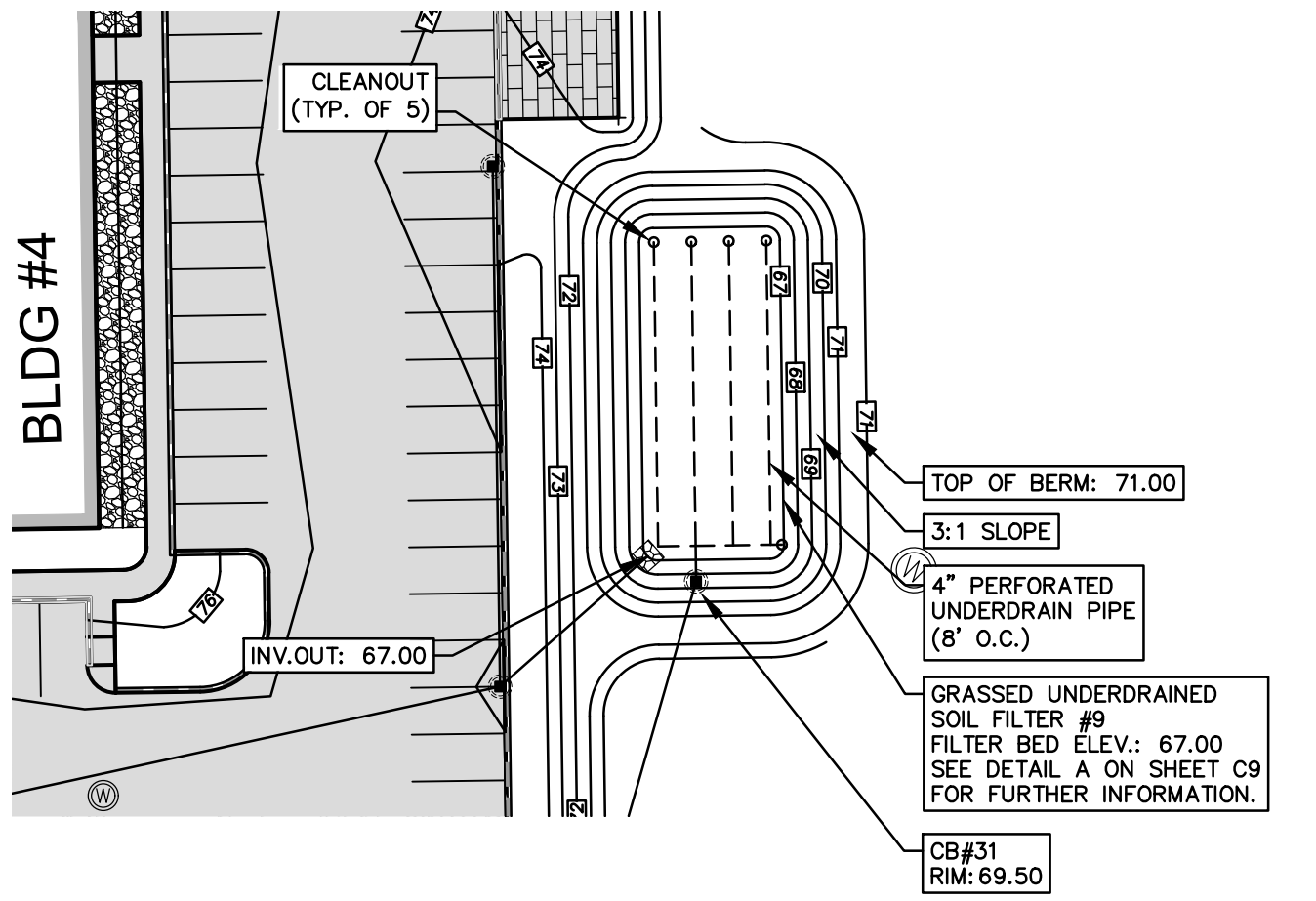
**B** GRASSED UNDERDRAINED SOIL FILTER #6 (GUSF#6) DETAIL  
SCALE: 1"=40'



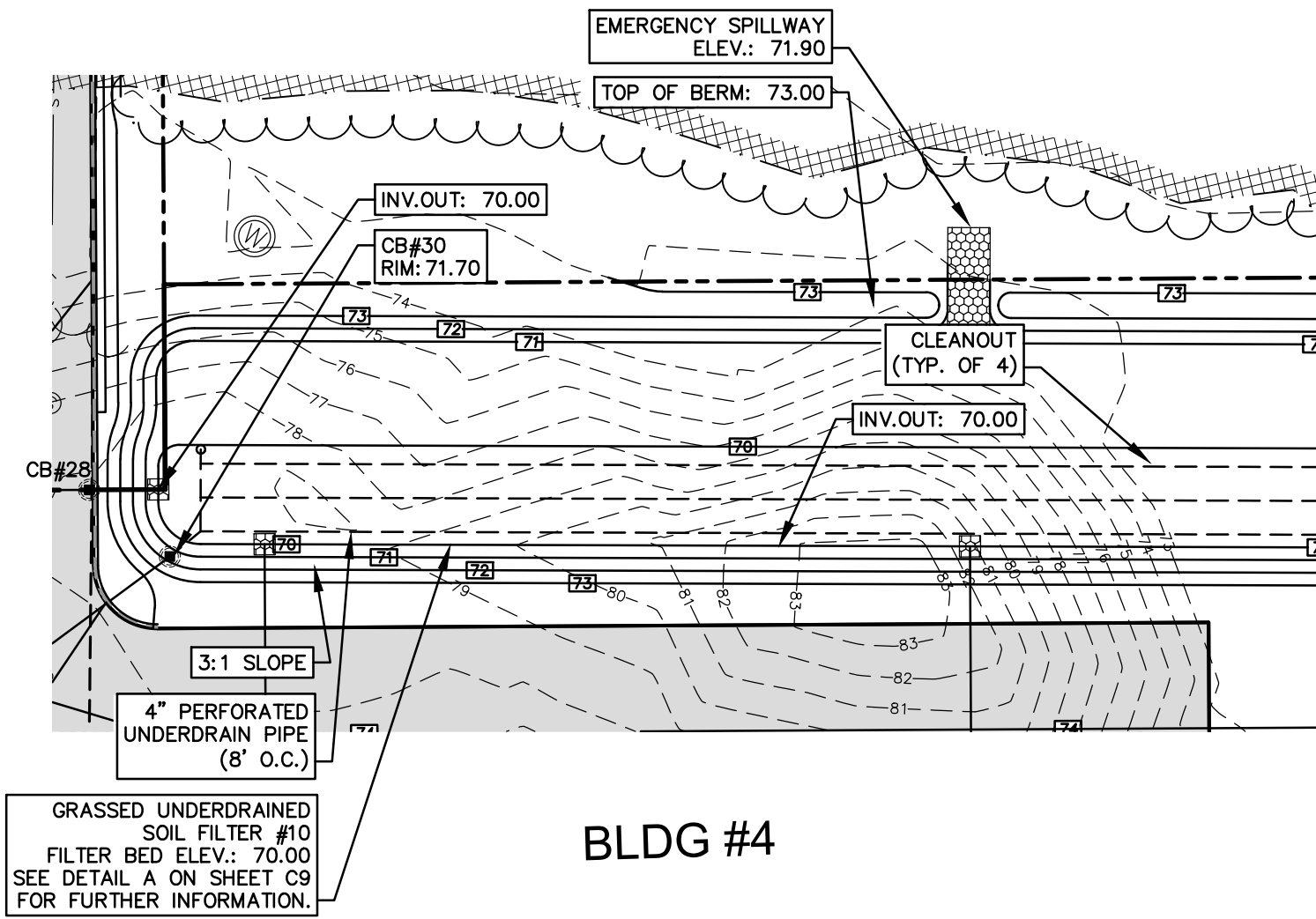
**C** GRASSED UNDERDRAINED SOIL FILTER #7 (GUSF#7) DETAIL  
SCALE: 1"=40'



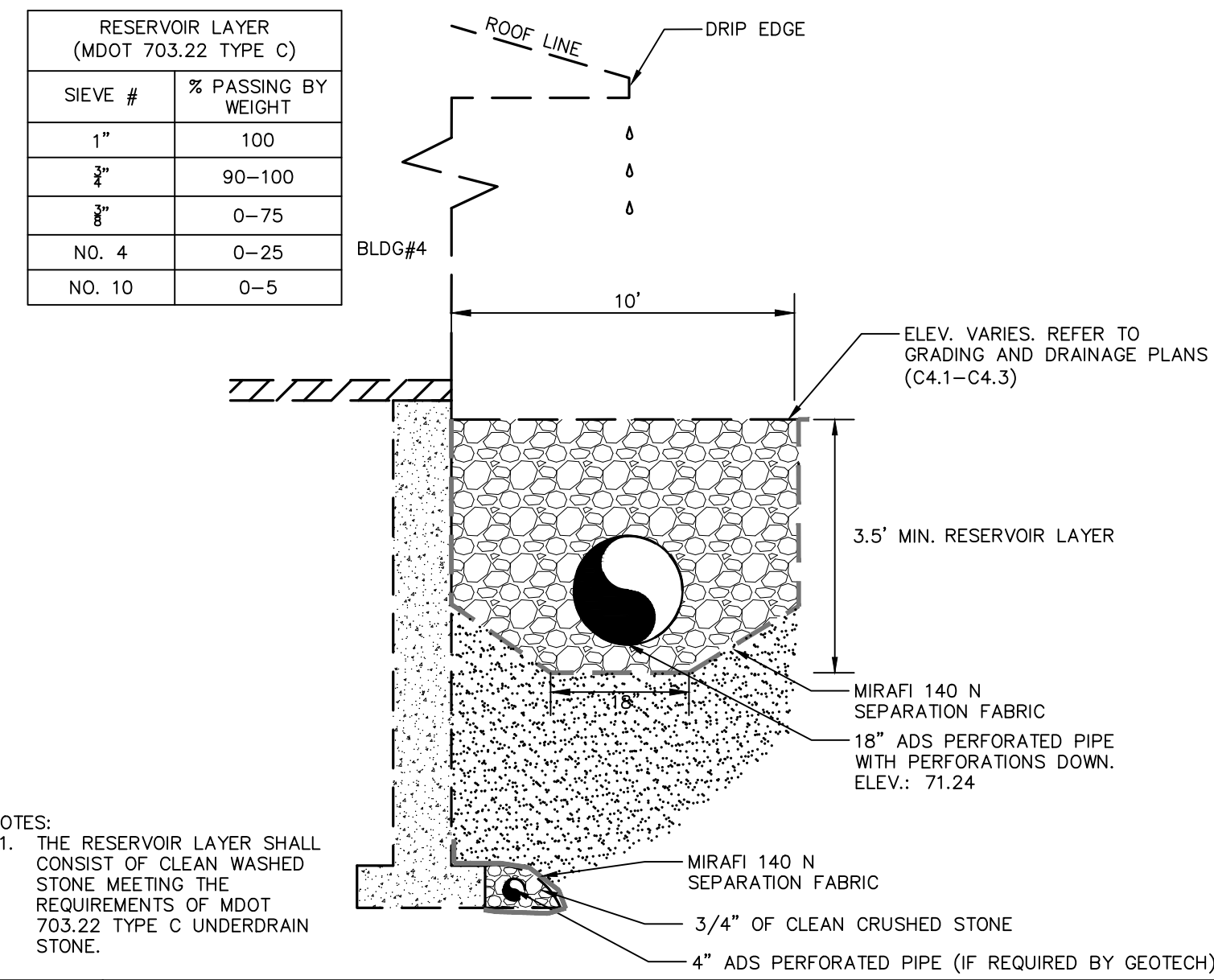
**D** GRASSED UNDERDRAINED SOIL FILTER #8 (GUSF#8) DETAIL  
SCALE: 1"=40'



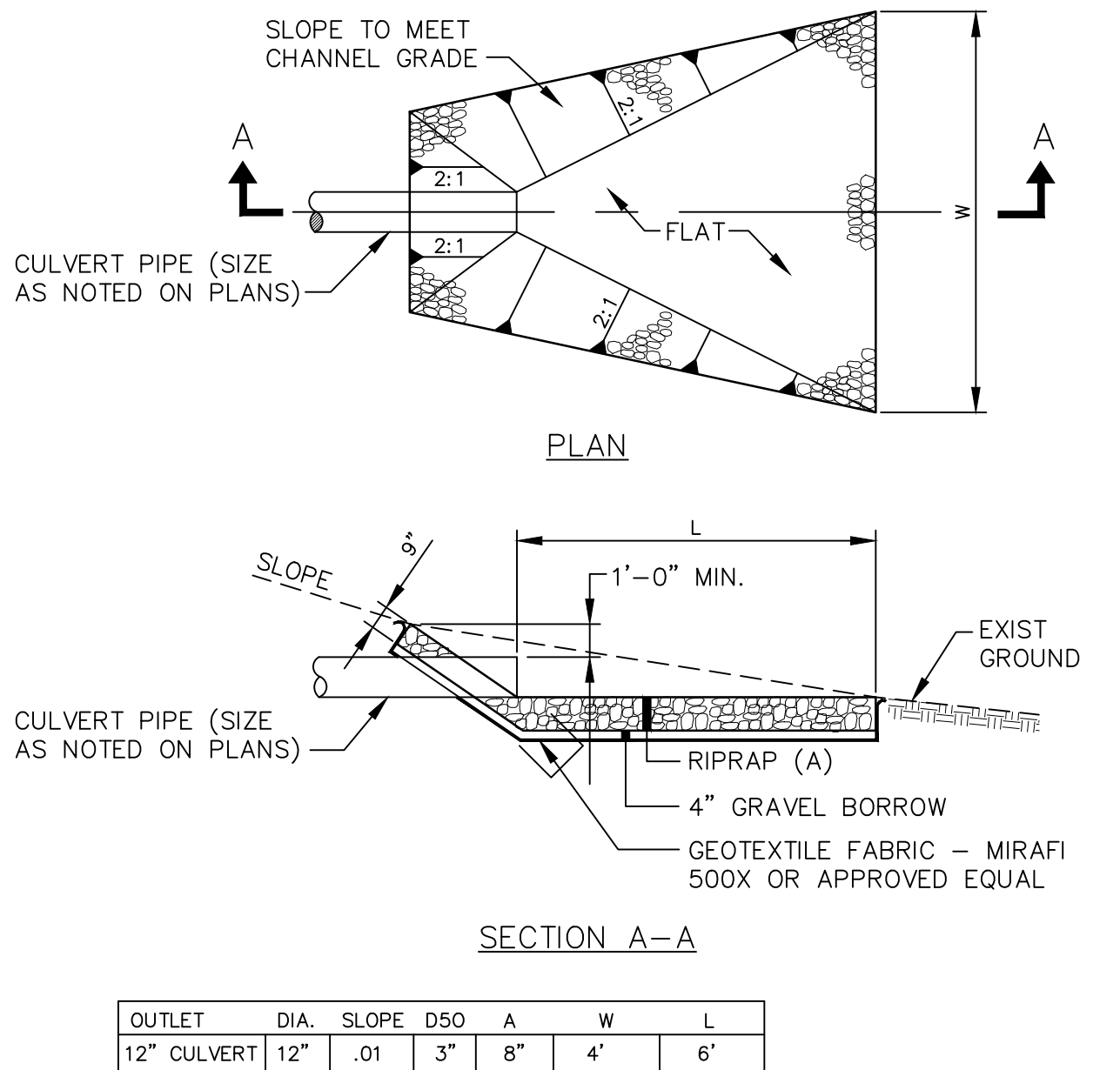
**E** GRASSED UNDERDRAINED SOIL FILTER #9 (GUSF#9) DETAIL  
SCALE: 1"=40'



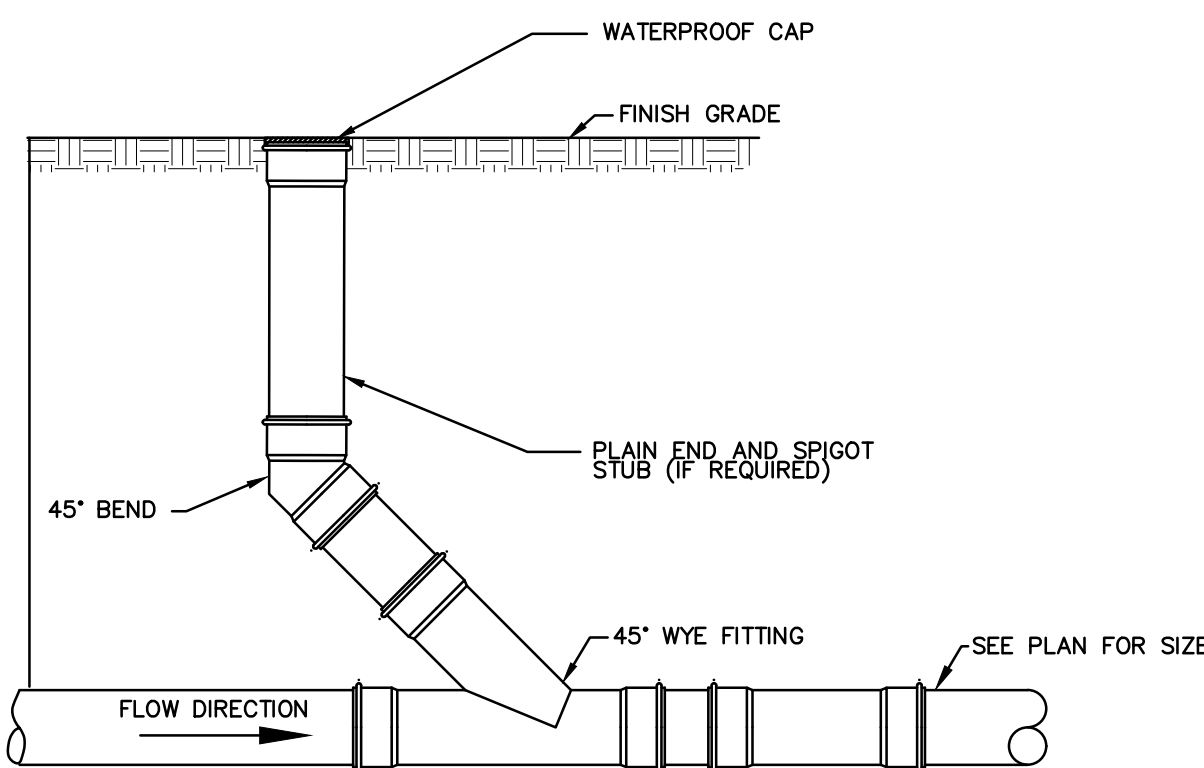
**F** GRASSED UNDERDRAINED SOIL FILTER #10 (GUSF#10) DETAIL  
SCALE: 1"=40'



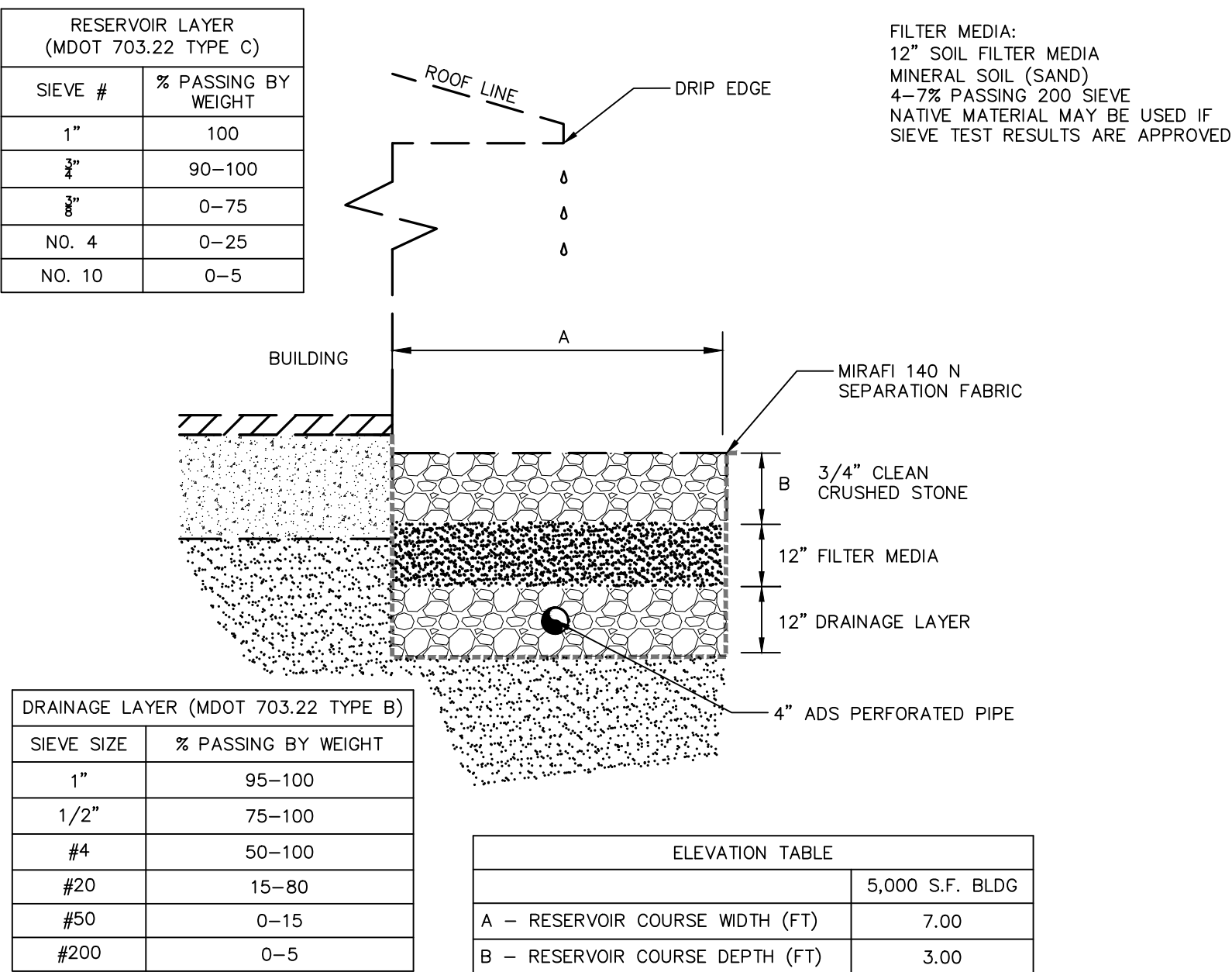
**G** ROOF DRIP EDGE @ BLDG#4  
N.T.S.



**H** RIPRAP INLET/OUTLET PROTECTION  
N.T.S.



**I** CLEANOUT DETAIL  
N.T.S.

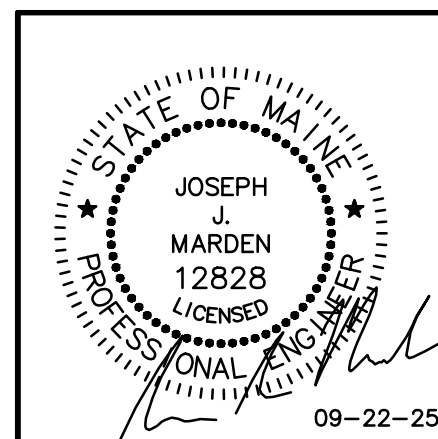


**J** ROOF DRIP EDGE FILTER @ BLDG#2/BLDG#3  
N.T.S.

**K** NOT USED  
N.T.S.

PROGRESS PRINT  
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ISSUED FOR:  
PERMITTING



1. 09-22-25 SUBMITTED TO MDEP FOR STORMWATER MANAGEMENT LAW JJM

**STORMWATER DETAILS (2 OF 2)**

PROJECT: PRIORITY PARK  
KATAHDIN DRIVE, BRUNSWICK, ME 04011

OWNER ADDRESS: PRIORITY REAL ESTATE GROUP, LLC  
2 MAIN STREET, TOPSHAM, ME 04086

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

FIELD WK: MC/CH	SCALE: N/A	SHEET:
DRN BY: JJM	JOB #: 2504.18	<b>C10</b>
CH'D BY: JJM	MAP/LOT: 40/16,16G,16H,16I	
DATE: 04-17-24	FILE: 2504.18-DET	