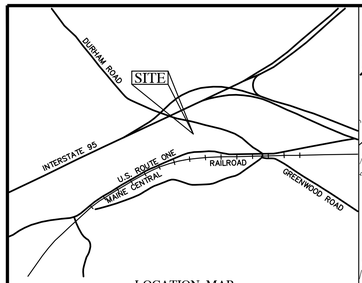
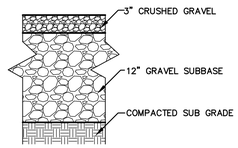
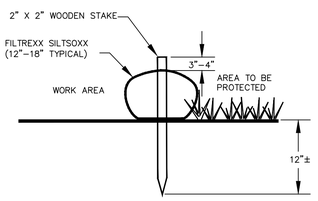


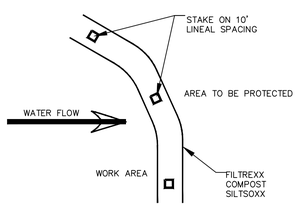
LOCATION MAP
NOT TO SCALE



GRAVEL DRIVE
NOT TO SCALE



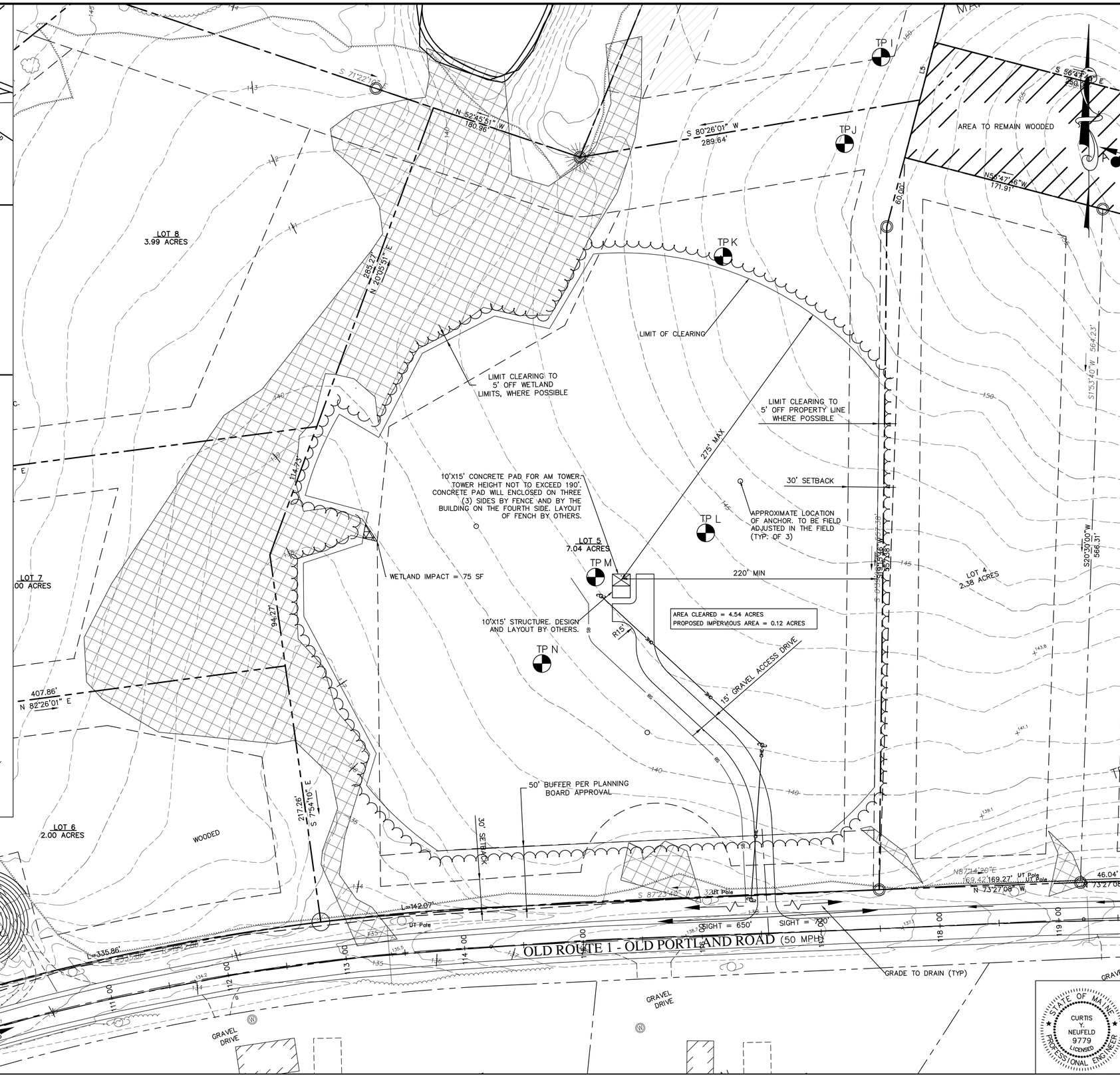
SECTION



PLAN

NOTES:
1. ALL MATERIALS TO MEET FILTREXX SPECIFICATIONS
2. SILTSOXX COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS
3. SILTSOXX DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER THE ENGINEER.
4. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTREXX SILTSOXX DETAIL
N.T.S.



PLAN REFERENCE:

1. BOUNDARY PLAN, BRUNSWICK COMMERCE CENTER, DURHAM ROAD – BRUNSWICK, MAINE FOR MOORE PROPERTIES, INC DATED FEBRUARY 11, 2010 BY: SITELINES, PA, 8 CUMBERLAND STREET, BRUNSWICK, MAINE 04011
2. LOT LAYOUT AND DEVELOPMENT PLAN, BRUNSWICK COMMERCE CENTER, DURHAM ROAD – BRUNSWICK, MAINE FOR MOORE PROPERTIES, INC DATED FEBRUARY 11, 2010 BY: SITELINES, PA, 8 CUMBERLAND STREET, BRUNSWICK, MAINE 04011
3. WETLAND MAPPING COMPLETED BY WOODLOT ALTERNATIVES, INC., 122 MAIN STREET, TOPSHAM, MAINE 04086
4. SOIL TEST PITS COMPLETED BY ALBERT FRICK ASSOCIATES, INC., 95A COUNTY ROAD, GORHAM, MAINE 04038

ZONING INFORMATION:

ZONE: PORTLAND ROAD AREA ZONE (MU5); TELECOMMUNICATIONS OVERLAY ZONE (TCZ2)
DIMENSIONAL STANDARDS
THE FOLLOWING DIMENSIONAL STANDARDS SHALL APPLY IN THE PORTLAND ROAD AREA ZONE:
(A) MINIMUM LOT SIZE: 2 ACRES
(B) MAXIMUM DENSITY: 1 UNIT PER 2 ACRES
(C) MINIMUM LOT WIDTH: 150 FT.
(D) MINIMUM FRONT YARD: 25 FT.
(E) MINIMUM SIDE YARD: 30 FT.
(F) MINIMUM REAR YARD: 30 FT.
(G) MAXIMUM IMPERVIOUS SURFACE COVERAGE: 25%
(H) MAXIMUM BUILDING HEIGHT: 40 FT.
(I) MAXIMUM BUILDING FOOTPRINT PER STRUCTURE: 10,000 SF.

THE FOLLOWING DIMENSIONAL STANDARDS SHALL APPLY IN THE TELECOMMUNICATIONS OVERLAY ZONE:
(A) MINIMUM LOT SIZE: 30,000 SF.
(B) MINIMUM LOT WIDTH: 60 FT.
(C) MINIMUM FRONT YARD: 30 FT.
(D) MINIMUM SIDE YARD: 30 FT.
(E) MINIMUM REAR YARD: 30 FT.
(F) MAXIMUM IMPERVIOUS SURFACE COVERAGE: 50%
(G) MAXIMUM TOWER HEIGHT: 190 FT.

PERMITS REQUIRED:

- MAINE DEPARTMENT OF TRANSPORTATION DRIVEWAY ENTRANCE PERMIT
- MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION CONDITION COMPLIANCE PERMIT

GENERAL NOTES:

1. THE SITE IS OWNED BY MOORE PROPERTIES, LLC; MAP 13 LOT 65 BOOK 15438 PAGE 140, PER THE TOWN OF BRUNSWICK ASSESSING DEPARTMENT; STREET ADDRESS, 250–268 OLD PORTLAND ROAD, BRUNSWICK, ME 04011

2. AREA OF EXISTING LOT = 7.04 ACRES PER PLAN REFERENCE #1

3. BENCHMARK INFORMATION:
   TBM#1:
   TBM#2:

4. THE CONTRACTOR SHALL VERIFY ALL CRITICAL DIMENSIONS AND GRADES BEFORE WORK BEGINS. CONTRACTOR SHALL CONFIRM LOCATION AND DEPTH ALL UTILITY LINE CROSSINGS WITH TEST PITS PRIOR TO BEGINNING WORK. CONFLICTS SHALL BE REPORTED IN WRITING TO CONSTRUCTION MANAGER FOR RESOLUTION OF THE CONFLICT.

5. ALL AREAS OUTSIDE THE LIMIT OF WORK THAT ARE DISTURBED SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. ALL AREAS DISTURBED DURING CONSTRUCTION NOT COVERED WITH BUILDINGS, STRUCTURES, OR PAVEMENT SHALL RECEIVE 4 INCHES OF LOAM AND SEED.

6. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS AND SHALL BE RESPONSIBLE FOR PAYING ANY FEES FOR ANY POLE RELOCATION AND FOR THE ALTERATION OR ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, CABLE, FIRE ALARM AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.

7. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY PERMITS, PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS AND AS SPECIFIED.

8. ALL PROPERTY MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE RESET TO THEIR ORIGINAL LOCATION BY A MAINE REGISTERED LICENSED PROFESSIONAL LAND SURVEYOR (PLS) AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL PREPARE AN AS–BUILT PLAN SURVEY SHOWING LOCATIONS OF ALL SURFACE FEATURES AND SUBSURFACE UTILITY SYSTEMS INCLUDING THE LOCATION TYPE, SIZE AND INVERTS.

9. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES PRIOR TO EARTHWORK OPERATION AND MAINTAIN ALL EROSION CONTROL MEASURES AND SEEDED EMBANKMENTS DURING CONSTRUCTION. EROSION CONTROL SHALL BE REMOVED ONLY UPON THE ESTABLISHMENT OF ALL LANDSCAPED AREAS. ALL WORK SHALL BE IN COMPLIANCE WITH THE ENVIRONMENTAL QUALITY HANDBOOK FOR EROSION AND SEDIMENT CONTROL, LATEST EDITION, AS ADOPTED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.

11. ALL MATERIALS AND CONSTRUCTION METHODS USED WITHIN THE PUBLIC RIGHT–OF–WAY SHALL CONFORM TO ALL LOCAL MUNICIPAL STANDARDS AND MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

12. THE CONTRACTOR IS REQUIRED TO CONTROL DUST DURING CONSTRUCTION. EXPOSED SOIL AREAS SHALL BE SPRAYED WITH WATER AS NEEDED TO CONTROL DUST EMISSIONS. COVER EXPOSED SOIL AREAS AS QUICKLY AS PRACTICAL TO PREVENT WINDS FROM GENERATING DUST.

13. NO SEPTIC SYSTEM OR SEWER SERVICE IS PROPOSED.

14. NO WATER SERVICE OR WELL IS PROPOSED.

15. ELECTRIC SERVICE AND LAYOUT TO BE COORDINATED WITH CENTRAL MAINE POWER.

16. AREA TO BE CLEARED IS FOR INSTALLATION OF COPPER WIRE GROUND RADIALS. GROUND RADIALS SHALL EXTEND FROM THE BASE OF THE TOWER APPROXIMATELY 220–275 FEET, EVERY THREE DEGREES, CLEARING SHALL CONSIST OF REMOVAL OF TREES AND STUMPS, BUT NOT REMOVAL OF DUFF LAYER.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

STATE OF MAINE
CURTIS Y. NEUFELD
9779
LICENSED
PROFESSIONAL ENGINEER

TITLE:
SITE PLAN
LOT 5, BRUNSWICK COMMERCE CENTER

PROJECT:
PROPOSED AM RADIO TOWER
OLD PORTLAND ROAD, BRUNSWICK, ME

OWNER:
FIRST WAVE MEDIA
PLAINSBORO, NJ

SITELINES P.A.
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
LANDSCAPE ARCHITECTS
8 CUMBERLAND STREET, BRUNSWICK, ME 04011
Phone: (207) 725-1200 Fax: (207) 725-1114

FIELD WK:		SCALE:	1"=40'	SHEET:
DRN BY:	JJM	JOB #:	1988	1
CH'D BY:	CYN	SS:		
DATE:	11/28/2011	FILE:	1988-SITE PLAN	

X:\LAND PROJECTS\1988\DWG\1988-SITE PLAN.DWG, 24X36, 11/28/2011 9:02:11 AM, JOE MARDEN