

**MAINEGENERAL HAROLD ALFOND CENTER FOR
CANCER CARE BUILDING ADDITIONS AND SITE
IMPROVEMENTS**

CITY OF AUGUSTA MAJOR DEVELOPMENT APPLICATION

**PREPARED FOR:
MAINEGENERAL MEDICAL CENTER
35 MEDICAL CENTER PARKWAY
AUGUSTA, MAINE**

**PREPARED BY:
ATLANTIC RESOURCE CONSULTANTS
541 US ROUTE 1, SUITE 21
FREEPORT, ME 04032**

May 2023



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CITY OF AUGUSTA, MAINE

DEVELOPMENT REVIEW APPLICATION

Applicant Please Read First:

It is the Applicant's responsibility to read the relevant sections of the Augusta Land Use Ordinance and provide the material required to constitute a complete application. No application will be placed on the Planning Board agenda until it has been deemed complete by staff at the Bureau of Planning. An application that includes all of the information described in this packet shall constitute a completed application. Waivers from certain standards may be requested in writing as an alternative to providing the required information.

This application form is for Major and Minor Development site plan applications which are:

MAJOR DEVELOPMENT: Any multi-family or non-residential development project that:

- a. creates more than 20,000 square feet of new floor space in the CD or IA zones; or
- b. creates more than 10,000 square feet of new floor area in zones not listed in a. above; or
- c. that disturbs more than 43,560 square feet (1 acre) of land; or
- d. creates more than 43,560 square feet (1 acre) of new impervious surface; or
- e. new construction that generates more than 100 trips in the peak hour for the proposed use; or
- f. proposes a new wireless communication facility that will require construction of a new tower.

MINOR DEVELOPMENT: Any multi-family or non-residential development project that:

- a. creates between 5,000 and 20,000 square feet of new floor area in the CD and IA zones; or
- b. creates between 1,000 and 10,000 square feet of new floor area in zones not listed in a. above; or
- c. that disturbs between 10,000 and 43,560 square feet of land; or
- d. creates between 10,000 and 43,560 square feet of new impervious surface; or
- e. new construction that generates between 35 and 99 trips in all zoning districts except CD and IA, in the peak hour for the proposed use; or
- f. any change of use where the proposed use requires 25% more on-site parking, as calculated using the parking requirements in the Land Use Ordinance, than the applicant proposes to make available on site; or
- g. proposes collocation of a wireless communication facility on an existing tower that will require construction of a new equipment shed.
- h. all uses proposing to construct a drive-through service or vehicle re-fueling pumps that do not otherwise qualify for major or minor development review.

When a proposed use qualifies as both a Development review and a Conditional Use, this single application shall be used. The staff and Planning Board review shall take both required approvals into account during a single review process.

Should demolition of structures occur as part of the development, a Wrecking and Demolition Permit Application will need to be submitted. If a building is over 50 years old, review by the Historic Preservation Commission will be done in conjunction with the Planning Board review, see Chapter 134 Building Construction; Section 134-5 Demolition and Delay of Demolition.

Should a project be within a Historic District and require a Historic Preservation Certificate, a condition of approval by the Planning Board shall be that the applicant obtains a Historic Preservation Certificate before the Code Enforcement Officer issues any permit.

Blasting proposed as part of the development will undergo Planning Board review, see Chapter 130 Blasting.

Please note that a **complete application is required** before it will be reviewed by the Planning Board. The attached application must be submitted with the required plans, drawings, reports, and narratives as outlined in Part 4 of the Land Use Ordinance and Section 300-603.E of the Land Use Ordinance.

The application review for a Major and Minor Development will proceed as follows:


1. Pre-Application review with Planning Staff, as necessary.
2. Application submission to Planning Board.
3. Notification of abutters upon receipt of Application.
4. Public hearing within thirty (30) days of receipt of complete application.
5. Planning Board decision within thirty (30) days of the close of a public hearing.

Decisions on a Major or Minor Development are generally made in a single Planning Board meeting, however, if additional information is required, the hearing may be continued and require additional Planning Board meetings.

FEES:

1. All applications: \$0.15 + the cost of first class postage for each abutter that will be notified as required by the ordinance.
2. Major Development review: \$2,000.00 + (\$0.15 x each new square foot of development over 25,000SF). Maximum fee = \$4,000.00
3. Minor Development review: \$250.00 + (\$0.15 x each new square foot of development over 5,000SF). Maximum fee = \$1,000.00
4. Amended Major or Minor Development review: \$150.00
5. Conditional Use review: Application - \$250.00 plus Legal Ad/Signage - \$250.00

City of Augusta
Development Review Application
 Bureau of Planning, Department of Development Services

<input checked="" type="checkbox"/> Major Development <input type="checkbox"/> Minor Development <input type="checkbox"/> Amended Major/Minor Dev. <input type="checkbox"/> Conditional Use		
Address of Proposed Development: 361 Old Belgrade Road		
Project Name: MaineGeneral Harold Alfond Center for Cancer Care		
Base Zoning District(s): MED - Medical Hospital District		
Shoreland District: SP150		Historic District: N/A
Existing Building Footprint (sf): 29,500 sf	Proposed Building Footprint (sf): 15,700 sf	
Existing Building Floor Area (sf): 56,785 sf	Proposed Building Floor Area (sf): 27,914 sf new 84,699 sf total	
Structure Demolition (sf): 2,000 sf (canopy)	Blasting Proposed (cu. ft.): none	
Existing Impervious (sf): 4.21 acres	Proposed Impervious (sf): 0.66 acres	
Total Impervious (sf): 4.88 acres	Total Disturbed Site Area (sf): 1.66 acres	
Wetland Impacts (sf): None		MDEP Permits: SLODA amendment
Owner's Name/Address: MaineGeneral Medical Center C/O Rick Albert Phone #: (207) 242-3824 e-mail: Rick.albert@mainegeneral.org	Applicant's Name/Address: MaineGeneral Medical Center C/O Rick Albert Phone #: (207) 242-3824 e-mail: Rick.albert@mainegeneral.org	Consultant's Name/Address: Andy Johnston, PE Atlantic Resource Consultants, LLC Phone #: (207) 869-9050 e-mail: andyj@arc-maine.com
Tax Map #: 1 Lot #: 2	Lot Size (acres): 161 acres Lot Frontage (feet): ~1,200 ft	Right, Title or Interest: Deed X Lease Purchase and sale agreement Other
Signatures As part of the project review process, City Staff and/or Planning Board Members may visit the project site. Signing this application authorizes site access.		
Applicant: _____		Date: _____
Owner: _____		Date: _____
Agent:  _____		Date: 5/8/2023
For Staff Use		
Fee Calculation: Major Development max fee is \$4,000; Minor Development max fee is \$1,000		
Major Development: \$2,000 + (number of sq ft over 25,000 x \$0.15) =		
Minor Development: \$250 + (number of sq ft over 5,000 x \$0.15) =		
Amended Major or Minor Development: \$150 =		
Conditional Use: \$500 (Application plus Legal Ad/Signage) =		
All Development: Number of Abutters x (1oz First Class postage fee + \$0.15) =		
Total Fee =		

Checklist. The checklist below must be completed by the applicant.
The required material or a written waiver request must be provided.

Information Required on Plan(s) See Augusta Land Use Ordinance for greater detail including Section 300-405B(1) Preliminary Plan Requirements and Section 300-305B Final Plan Requirements	Included	Waiver Requested
a. Name of Site Plan or Subdivision. 300-405B(1)(a)	X	
b. Owner(s) name and address. 300-405B(1)(b)	X	
c. Deed reference to subject parcel and immediate abutter identification. 300-405B(1)(c)	X	
d. Engineer's name, address, signature and seal. 300-405B(1)(d)	X	
e. Surveyor's name, address, signature and seal. 300-405B(1)(e)	X	
f. Scale, both in graphic and written form. 300-405B(1)(f)	X	
g. Date and revision box. 300-405B(1)(g)	X	
h. Zoning designation(s). 300-405B(1)(h)	X	
i. North Arrow (true, magnetic, dated or grid). 300-405B(1)(i)	X	
j. Preliminary site plan. 300-405B(1)(j)	X	
k. Ownership, location & present or proposed use of abutting properties. 300-405B(1)(k)	X	
l. Location map. 300-405B(1)(l)	X	
m. Streets, existing & proposed, with curve data. 300-405B(1)(m) & 300-406B(5)	X	
n. Drainage and erosion control. 300-405B(1)(n)	X	
o. Utilities, existing and proposed. 300-405B(1)(o)	X	
p. Topography, 2 foot contours. 300-405B(1)(p)	X	
q. Lot lines and dimensions. 300-405B(1)(q)	X	
r. Proposed use of the property. 300-405B(1)(r)	X	
s. Proposed public or common areas, if any. 300-405B(1)(s)	X	
t. Boundary survey and associated information. 300-405B(1)(t)	X	
u. Traffic controls, off-street parking and facilities. 300-405B(1)(u)	X	
v. Proposed fire protection plans or needs. 300-405B(1)(v)	X	
w. Landscaping and buffering. 300-405B(1)(w)	X	
x. Outdoor lighting plan. 300-405B(1)(x)	X	
y. Freshwater wetlands. 300-404B(15)	X	
z. River, stream or brook. 300-404B(16)	X	

Information Required in Written Project Narrative See Augusta Land Use Ordinance for greater detail Section 300-404B(1) Criteria for Reviewing the Preapplication and Section 300-603E Conditional Uses Site Plan Review Criteria	Included	Waiver Requested
1. Pollution – undue water or air pollution. 300-404B(1)	X	
2. Water – sufficient potable water. 300-404B(2)	X	
3. Municipal Water – adequate supply, if applicable. 300-404B(3)	X	
4. Soil Erosion – unreasonable soil erosion. 300-404B(4)	X	
5. Road congestion and safety. 300-404B(5) & 300-405B(1)(v)	X	
6. Major Developments, additional traffic movement. 300-404B(6)	X	
7. Sewage waste disposal – adequate provisions. 300-404B(7)	X	
8. Solid waste – adequate provisions. 300-404B(8)	X	
9. Aesthetic, cultural, and natural values. 300-404B(9)	X	
10. Conformity with City ordinances and plans. 300-404B(10)	X	

Additional Information Required in Written Narrative (continued) Where the items below duplicate the items above, identical responses are permitted and encouraged.	Included	Waiver Requested
11. Financial and technical capacity. 300-404B(11)	X	
12. Surface water, shorelands and outstanding rivers. 300-404B(12)	X	
13. Groundwater – negative impact. 300-404B(13)	X	
14. Flood areas. 300-404B(14)	X	
15. Freshwater wetlands – description of impact. 300-404B(15)	X	
16. River, stream or brook – description of impact. 300-404B(16)	X	
17. Stormwater – management plans. 300-404B(17)	X	
18. Access to direct sunlight. 300-404B(18)	X	
19. State permits – description of requirements. 300-404B(19)	X	
20. Spaghetti lots prohibited – 300-404B(20)	X	
21. Outdoor lighting – description of lighting plans. 300-404B(21)	X	
22. Neighborhood compatibility – description per ordinance. 300-603E(1)		
23. Compliance with plans and policies. 300-603E(2) – (RESERVED)		
24. Traffic pattern, flow and volume analysis. 300-603E(3)		
25. Public facilities – utilities including stormwater. 300-603E(4)		
26. Resource protection and the environment. 300-603E(5)		
27. Performance standards. 300-603E(6)		
28. Financial and technical ability. 300-603E(7)		

Application Materials

The application materials that are required for a complete application are listed below:

Paper Copies	Included	Waiver Requested	N/A
Application Packet (materials listed below) - 11 copies	X		
- Application form	X		
- Letter authorizing the agent to represent the applicant	X		
- Right, Title or Interest (P&S, Lease, Deed or Written Agreement)	X		
- Project narratives	X		
- Stormwater Report narrative pages	X		
- Traffic Report narrative pages	X		
Stormwater Report - 2 copies of full report	X		
Traffic Report - 2 copies of full report			X
Site Plans and Details	X		
- 11 reduced-sized 11x17 plans sets plus 3 full sized plan sets			
<i>Submissions should be collated into 11 separate packets with 11x17 plans folded in half. One packet with loose pages clipped together and 10 sets bound/stapled (applicant's preference).</i>			
Fees			
- Application fee (cash or check payable to "City of Augusta")	X		
- Abutter notification fee (calculated by City of Augusta)			
Electronic Copy			
- CD, USB thumb drive, or e-mailed PDF of entire application			

For Official Use:

\$ _____ Application Fee Paid. Received By (Initials): _____ Date: _____
 \$ _____ Abutter Notification Fee Paid. Received By (Initials): _____ Date: _____

Administration

Alfond Center for Health
35 Medical Center Parkway
Augusta, Maine 04330

March 24, 2023

RE: Harold Alfond Center for Cancer Care Expansion Project
Agent Authorization Letter

To Whom It May Concern,

MaineGeneral Medical Center has retained Atlantic Resource Consultants, LLC to undertake regulatory permitting for the above referenced project. Atlantic Resources Consultants, LLC is hereby authorized to act as agent on our behalf for matters related to these permits.

Sincerely,



Paul Stein, Chief Operation Officer
Maine General Medical Center
35 Medical Center Parkway
Augusta, Maine 04330

CC: Mark Roberts, MGMC
Craig Piper, SMRT

1 INTRODUCTION

1.1 Project Description

The Applicant is proposing the construction of new building additions and site improvements at the Harold Alfond Center for Cancer Care at 361 Old Belgrade Road in Augusta, Maine. The property is described as Map 1, Lot 2 on the City of Augusta tax assessor's maps and is located entirely within the MED – Medical Hospital District. The purpose of the project is to expand the provision of services at the existing facility by constructing two additions to the building. The larger southern addition has a footprint area of 13,700 square feet and will contain new exam and treatment bays. The smaller addition to the north has a footprint area of 2,000 square feet and will provide expanded storage around the receiving area. Access and circulation will be reconfigured to accommodate the building additions and new parking infrastructure. Parking at the site will be supplemented by the construction of a new 36 space overflow parking lot on the west side of the building. The building additions will tie into existing water, sewer and power services internally. Although the proposed project will primarily take place within existing developed areas on the site, the project will still create 1.04 acres of developed area, of which 0.62 acres is impervious area.

1.2 Existing Conditions and Site History

The Harold Alfond Center for Cancer Care (HACC) is located on the east side of Old Belgrade Road approximately half a mile north of Intersection 113 on the Maine Turnpike. The facility is co-located with the MaineGeneral Regional Hospital in a medical campus setting. Stone Brook runs approximately north-south through the site, with HACC on the westerly side and the main hospital facility on the east side.

Access to the HACC site is provided via a dedicated driveway off Old Belgrade Road approximately 500 feet north of the signalized intersection that serves the main hospital entrance driveway (Medical Center Parkway) and the Maine Veteran's Home facility on the opposite side of the street. Secondary access is provided from a direct connection onto Medical Center Parkway to the south.

The current Harold Alfond Center for Cancer Care was constructed in 2006-2007 on what was previously farmland. The site was purchased by MaineGeneral with the intention of constructing a comprehensive new medical campus to serve the greater Augusta area. An old vacant barn building was located on the west side of Stone Brook, on what is now the southern parking field. A nine-hole golf course was located on the east side of the stream for some years, but at the time of the original construction, this had been vacated and the area was kept in hay. An old stone bridge crossed Stone Brook at the site of the current hospital entrance drive. This was periodically blocked by beaver dams causing substantial variations in the upstream water elevation in the stream.

After completion of the Cancer Center on the west side of Stone Brook in 2007, the site was further developed in 2010 to construct the MaineGeneral Regional hospital, and the associated site improvements. A new entrance drive was constructed, along with two bridges across Stone Brook, a signalized intersection at Old Belgrade Road, and an internal connecting driveway to the Cancer Center. The hospital opened in 2013.

In 2015, the site was further developed to construct a pharmacy building to the south of the Cancer Center, at the site of the former hospital construction offices. This building is currently being converted to a childcare center for MaineGeneral employees. The two new building additions will be constructed on the north and south side of the existing cancer center building. The new parking lot will be constructed in an existing field area adjacent to the access drive and Old Belgrade Road.

1.3 Proposed Project

The project proposes the construction of two additions to the existing cancer center building, an overflow parking area, and associated site modifications. The larger addition has a footprint area of 13,700 square feet and is located on the south side of the building and will require significant modifications to the current site. A smaller addition on the north side of the building has a footprint area of just under 2,000 square feet.

The proposed project will include the demolition of existing site features. Specifically, to accommodate the building addition to the south of the building, the existing outdoor patio area to the southeast consisting of cast in place, pile driven retaining walls, lighting, landscaping, and existing storm drainage will be demolished. Pavement, sidewalk, landscaped islands, and curbing demolition or re-configuration will occur at the existing drop off loop and areas of the access drives to complement the new addition. Five existing light poles and a number of trees and shrubs will be re-located. Five light poles will be removed along the southern face of the existing building. The main features of the stormwater management system will remain largely intact with some minor structure adaptation and pipe relocations. An existing fire hydrant, located in the landscaped island west of the front entrance will be relocated approximately forty feet to the west.

The main access drive will be re-configured to construct a new four-way-stop at the intersection of the front and rear access drives and access to the proposed overflow parking area. The existing handicapped parking area will be re-striped and extended to the west of the building to compensate for the loss of parking along the southern face of the existing building. The remainder of the existing parking area will remain, with only minor modifications to accommodate the project. A total of 195 parking spaces will be provided in the southern parking lot, including 15 handicap accessible spaces, which accounts for a net gain of five spaces over the current configuration.

On-site parking will be supplemented by the construction of a new 36 space overflow parking lot on the west side of the site, between the rear access drive and Old Belgrade Road (the site of the former construction parking lot for the hospital project). This brings the total increase in parking spaces to forty-one. A paved and lit connecting walkway will provide access from the overflow parking lot to the main entrance. The addition to the north of the existing building will not require any changes to the existing parking lot or service area.

The existing utility connections to the facility will be maintained. The Greater Augusta Utility District (GAUD) will continue to serve water to the facility. The project addition is anticipated to result in 1,105 gallons per day of additional water consumption. GAUD stated it has an adequate supply of safe drinking water within its system to supply the additional water demand. Wastewater generated from the expansion will be collected and directed to the existing sanitary sewer pump station located on Medical Center Parkway to be treated and disposed of by GAUD. Approximately 1,105 gallons per day of wastewater is anticipated to be generated from the expansion.

Additional investigation by a Fire Protection Engineer will be required to determine if the existing building sprinkler system can be extended to serve the new addition. Electrical power is currently provided through the pad mounted transformer in the loading area. Further site electrical improvements are not anticipated.

The existing stormwater management system will be maintained to serve the existing parking and roof areas. New stormwater best management practices (BMP) are proposed to capture and treat runoff from the new overflow parking area on the west side of the site, and the building addition roof on the

southeast side. Specifically, three new bioretention cells will be installed so as to be incorporated into the overall landscaping for the site.

1.4 Permitting

The property has existing permits from the Maine Department of Environmental Protection under the Site Location of Development Act (SLODA). The proposed building additions and site improvements require an amendment to the existing permit. The amendment application has been filed with Maine DEP and is currently under review. Because the project constitutes a clinic and is an accepted use within the Medical District, a Conditional Use Review is not required by the City of Augusta. However, the proposed changes require review by the City of Augusta under a Major Development Review.

1.5 Construction Schedule

It is anticipated that construction will begin on the project as soon as all the necessary permits are received. The target schedule for the start of construction of the project is late Summer 2023. An outline Project Schedule is given below:

- Permit Submissions May 2023
- Permit Approvals/Construction Start July 2023
- Site Prep and Foundations July/August 2023
- Building Construction August 2023- March 2025

1.6 Figures and Drawings

Figures showing the proposed project site are included at the end of this section as follows:

Figure No.	Title
1	USGS Topographic Map
2	Aerial Photograph of Site
3	FEMA Flood Map
4	USDA SCS Soils Map
5	Abutter List
6	Abutter Map

Project drawings submitted with this application are as follows:

Sheet No.	Description
Cover	Cover Sheet
1 of 1	Existing Conditions Survey
C-100	Existing Conditions & Removals Plan
C-101	Overall Site and Utilities Plan
C-102	Grading & Drainage Plan
C-103	Erosion & Sedimentation Control Plan
C-300	Erosion & Sedimentation Control Notes
C-301	Erosion & Sedimentation Control Details
C-302	Site Civil Details I
C-303	Site Civil Details II
C-304	Stormwater BMP Details I
C-305	Stormwater BMP Details II
LP101	Planting Plans

Sheet No.	Description
LP102	Layout and Grading Plan
LP401	Upper Courtyard Layout Plan
LP402	Monumental Site Walls and Patio Layout Plan
LP501	Planting Plans, Schedule, and Details
LP502	Site Layout Details
LP503	Site Layout Details

2 MINOR DEVELOPMENT REVIEW CRITERIA

Section 2.1 Pollution

The project consists of the construction of new building additions and site improvements on the Harold Alfond Center for Cancer Care at 361 Old Belgrade Road in Augusta. The project is located outside any delineated floodplain areas and well above any elevation that could be impacted by flooding. There is a mapped floodplain associated with Stone Brook (FEMA Flood Zone A, no elevation given). Although the floodplain is located on the project site, the floodplain area is significantly lower and distant from the location of the proposed expansion.

The project will tie into the existing sewer utility existing on the site; therefore, there will be no adverse impact from wastewater disposal associated with the project expansion.

Solid waste from the facility will be removed from the site by a licensed hauler and disposed of at an approved facility.

Additional stormwater runoff created by the project will be treated via bioretention cells and ultimately discharged towards a freshwater wetland swale. The wetland swale drains to Stone Brook and a larger wetland complex associated with the brook. Applicable jurisdictional setbacks have been applied to natural resources to ensure that discharged water is not concentrated and filtered through vegetation.

The proposed project will adhere to all local, state, and federal health and water quality regulations. No undue water or air pollution will result from this development.

Section 2.2 Water

The new building additions will connect to the municipal water system for domestic water supply. The minor modifications required to the water system to re-locate the single hydrant located near the front entrance are designed to meet the standards and specifications of the Greater Augusta Utility District. Correspondence with the Greater Augusta Utility District indicates sufficient water capacity to support the project. A capacity letter is provided in **Attachment 2** of this document.

Section 2.3 Municipal Water

The new building additions will connect to the municipal water system for domestic water supply as well as potentially for fire protection. The applicant estimates the additional water usage from the expansion to be 1,105 gpd.

Metered water use records indicate an average annual water use at the site in 2020 and 2021 (Financial Years) of approximately 77,500 cubic feet. The monthly records to date for 2023 indicate similar ongoing usage. This equates to an average daily water demand of approximately 2,230 gallons per day for the existing facility. Extrapolating this data based on the proposed increase in GFA, the additional water demand at the site will be approximately 1,105 gallons per day. This will bring the total average daily demand to 3,335 gpd upon completion of the project and full occupancy.

Additional investigation by a Fire Protection Engineer will be required to confirm the assumptions that the existing building sprinkler system can be extended to serve the new addition. An existing hydrant will be relocated to accommodate the parking lot expansion.

Section 2.4 Soil Erosion

Existing Site Conditions and Soil Types

The new building additions, parking lot, and site improvements will be constructed within existing developed areas of the site. NRCS Web Soil Survey mapping for the site identifies predominant soil types as Windsor loamy sands, Scio very fine sandy loam, Buxton and Suffield silt loams. The large areas of sandy and sandy loam soils shown on the generalized mapping are NOT confirmed by on-site investigations or by previous construction observations at the site. These found the topsoil at the site to be underlain with predominantly silty clay soils throughout the site. The native soils were found to be problematic from a seasonal high-water table and erosion control perspective during the previous construction at the site. The relative K values of the disturbed native soils likely to be encountered during construction are listed below:

Soil Name	Soil Description	K Value
Buxton/Lamoine Series	Silt loam	0.37
Suffield Series	Silt loam	0.32

Based on a review of the K values, the onsite soils in the area exhibit moderate susceptibility to erosion after the cover material is stripped. Previous experience at this site further indicates that once mobilized, it is extremely difficult to remove fine suspended soil particles from runoff exiting disturbed areas of the site. Therefore, proactive measures to limit exposure of native soils are paramount to limiting potential impacts to downstream receiving waters.

Existing Erosion Problems

There is no evidence of existing erosion problems within the project area.

Critical Areas

Critical areas include the mapped freshwater wetlands that surround Stone Brook, which bisect the entirety of the parcel. These natural resources are located to the east of the existing cancer center facility. Protected natural resources were reviewed and mapped via GPS by Atlantic Resource Consultants, LLC in March of 2023.

Soil Erosion and Sediment Control Measures

The primary emphasis of the Erosion and Sedimentation Control Plan to be implemented for this project is as follows:

- Construction Schedule – The earth moving tasks will be phased to limit the amount of area open and not covered with stable material at any given time.
- Temporary Measures – Temporary erosion control measures will be used to minimize surface and groundwater flow towards areas of the site where development is planned. A robust dewatering plan will be implemented to divert clean water away from excavations and limit potential contamination with fine soils. The plan includes measures to intercept and convey runoff to temporary sediment control devices as the construction of the project occurs.
- Stabilization of exposed subgrades with woven geotextile fabric to minimize the period of soil exposure.
- Stabilization of drainage paths to avoid rill and gully erosion.

The use of on-site measures to capture sediment (hay bales/silt fence, erosion berms, etc.) before it is conveyed to sediment sumps.

Description and Location of Limits of All Proposed Earth Movements

The proposed project will require demolition of existing site improvements, both in the area of the southern building addition, and in the areas where new pavement and parking is proposed. Some removal of existing pavement will also be undertaken in order to convert these areas to landscaping. The project will not require major earth moving activities as major changes in the elevations and grading of the site are not proposed. There will be limited removal of small trees in existing landscaped areas and where possible these will be transplanted to other areas of the site. No major clearing or grubbing will be required. In many areas where demolition and pavement removal will be undertaken, the underlying materials will consist of stable base and subbase gravels that pose limited risk of erosion and sediment transport. In existing landscaped areas, the risk of exposing native fine-grained soils is higher and priority will be given to prompt excavation, stabilization and backfill in these areas. The native silt loam soil material is not suitable for re-use as fill on the site due to high moisture and fines content, which make these soils highly frost susceptible. Excess native soil materials encountered during excavation and site preparation will be transported off-site for disposal. Where fill is required to bring the site to grade, imported material meeting the Maine DOT specification for Granular Borrow will be used.

Temporary Erosion/Sedimentation Control Measures

As part of the site development, the Contractor will be obligated to implement the following erosion and sediment control best management practices. These shall be installed as indicated on the plans or as described within this report. For further reference on these devices, see the *Maine Erosion and Sediment Control Best Management Practices (BMPs) Manual for Designers and Engineers, Maine DEP, October 2016*.

The following are planned as temporary erosion/sedimentation control measures during construction:

1. Crushed stone stabilized construction entrances will be placed at any construction access points at interior locations shown on the phasing plans. Construction entrances shall be located so as not to interfere with patient access to parking areas that will remain open during construction. The effective separation of patient/visitor and construction traffic is essential to maintaining the safe continued operation of the facility. The locations of the construction entrances shown on the drawings should be considered illustrative and will need to be adjusted as appropriate and located at any area where there is the potential for tracking of mud and debris onto existing roads or streets, or patient access and parking areas. Stone stabilized construction entrances will require the stone to be removed and replaced as it becomes covered or filled with mud and material tracked by vehicles exiting the site.
2. Silt fence shall be installed down slope of any disturbed areas to trap runoff borne sediments. The silt fence shall be installed per the detail provided in the plan set and inspected immediately after each rainfall, and at least weekly in the absence of significant rainfall. The Contractor shall make repairs immediately if there are any signs of erosion or sedimentation below the fence line. If such erosion is observed, the Contractor shall take proactive action to identify the cause of the erosion and take action to avoid its reoccurrence. Proper placement of stakes and keying the bottom of the fabric into the ground is critical to the fence's effectiveness. If there are signs of undercutting at the center or the edges or impounding of large volumes of water behind the fence, the barrier shall be replaced with a stone check dam and measures taken to avoid the concentration of flows not intended to be directed to the silt fence. Wood chips from clearing can be used in front of the silt fence to provide an extra margin of safety and security for the silt fence. This practice is encouraged, provided the chips are removed when the fence is removed. Silt fencing with a maximum stake spacing of 6 feet should be used, unless the fence is supported by wire fence reinforcement of minimum 14 gauge and with a maximum mesh spacing of 6 inches, in which case stakes may be spaced a maximum of 10 feet apart. The bottom of the fence

should be properly anchored a minimum of 6" per the plan detail and backfilled. Silt fence shall be installed along the downgradient side of construction work areas, with locations being adjusted along with the construction phasing areas. The Contractor may use erosion mix in place of single row silt fence barrier.

3. Twin rows of siltation fence with hay bales shall be installed at the foot of steep slopes and adjacent to protected natural resources (wetland areas).
4. Erosion Control Mix - Erosion control mix is a dense, processed mixture of intertwining shredded wood fragments and grit that will stabilize a site immediately without vegetation. This product may be used in place of silt fence to protect downstream areas not adjacent to natural resources. Erosion control mix consists primarily of organic material and may include shredded bark, stump grindings, or partially composted wood products and shall be placed to form berms in accordance with the detail on the plan set. Care shall be taken to ensure berms are level and provide an even depth of protection throughout the length of the berm. The Contractor shall make repairs immediately if there are any signs of erosion or breaches in the berm, and supplement berms with additional material if settlement is observed.
5. Stone check dams, silt logs, or hay bale barriers will be installed at any evident concentrated flow discharge points during construction and earthwork operations.
6. All slopes steeper than 4:1 shall receive erosion control blankets, or temporary riprap stabilization. Where temporary riprap is used, slopes shall be stabilized with loam, seed and erosion control blanket, or sod when the riprap is removed for final stabilization. Slope stabilization fabric shall be a fully biodegradable double net, coir fiber blanket, anchored in accordance with manufacturers recommendations.
7. Areas of visible erosion and the temporary sediment sumps shall be stabilized with crushed stone. The size of the stone shall be determined by the Contractor's designated representative in consultation with the Owner.
8. Temporary sediment sumps and sediment basins will provide sedimentation control for stormwater runoff from disturbed areas during construction until stabilization has been achieved. The sides and floors of sediment basins shall be stabilized with geotextile fabric laid over prepared subgrade materials. Outlets shall be as shown on the construction drawings and shall include sand filters around all risers and outlet pipes.
9. Flocculants may be used to control turbidity in runoff entering the sediment basins and sumps, if found to be effective in doing so. Flocculant selection will be based on lab analysis of at least three samples of native soil materials. A copy of the lab reports shall be issued to Maine DEP for review and approval prior to use. Flocculants shall be used in accordance with the manufacturer's instructions.
10. Dirtbags™ will be required to be on site and available for construction dewatering. The Contractor will be required to provide four Dirtbags™ with one prepared for operation prior to commencing any trenching operations.
11. Silt logs may be used in areas where sheet flow drains off impervious surfaces to spread and filter the flow. Silt logs should be anchored in accordance with manufacturer recommendations.

Special Measures for Summer Construction

The summer period is generally optimum for construction in Maine, but it is also the period when intense short duration storms are most common, making denuded areas very susceptible to erosion, when dust control needs to be the most stringent, and when the potential to establish vegetation is often restricted by moisture deficit. During these periods, the Contractor must:

1. Implement a program to apply dust control measures on a daily basis except those days where precipitation is sufficient to suppress dust formation. This program shall extend to and include adjacent streets.

2. Spray any mulches with water after anchoring to dampen the soil and encourage early growth. Spraying may be required several times. Temporary seed may be required until the late summer seeding season.
3. Cover stockpiles of fine-grained materials, or excavated soils which are susceptible to erosion. To protect from the intense, short-duration storms which are more prevalent in the summer months.
4. Take additional steps needed, including watering, or covering excavated materials to control fugitive dust emissions to minimize reductions in visibility and the airborne disbursement of fine-grained soils. This is particularly important given the potential presence of soil contaminants, and the proximity of the adjacent streets and properties.
5. These measures may also be required in the spring and fall during the drier periods of these seasons.

Special Measures for Winter Construction

The winter construction season runs from November 1st through April 15th, however little or no vegetation growth can be anticipated after October 15th. Additional stabilization measures should be provided in the Fall (by November 15th) in preparation for winter conditions and permanent seeding should occur at least 45 days before the first killing frost. More frequent site inspections and BMP maintenance should be scheduled at the site towards the end of winter in preparation for the Spring thaw. The following additional winter measures should be taken:

- **Overwinter Hay Mulch** should be applied at double the normal rate (150 pounds per 1000 square feet or 3 tons/acre) and should be anchored with netting (peg and twine) or a tackifier to prevent mulch displacement before freezing conditions. No soil should be visible through the mulch. Hay mulch cannot be applied over snow.
- **Dormant Seeding and Mulch** should be applied at 3 times the specified amount after the first killing frost. All dormant seeding beds should be covered with overwinter mulch or an anchored erosion control blanket.
- **Temporary vegetation** should be applied by October 1st (to prepare for winter conditions) with winter rye at 3 pounds per 1000 square feet and mulched with anchored hay at 75 pounds per 1000 square feet or with erosion control blanket. If the rye fails to grow at least three inches and has 75% coverage by November 1st, the area should be stabilized for overwinter protection.
- **Erosion control mix** is the best overwinter cover but is not recommended for slopes steeper than 1:1 or in areas with flowing water.
- **Erosion Control Blankets** should be used on slopes where hay would be disturbed by wind or water. The matting should be installed, anchored, and stapled in accordance with the manufacturer's recommendations. Full contact between the blanket and the soil is critical for an effective erosion control cover.
- **Riprap** should be properly sized and installed to ensure long-term stability. In the winter, newly constructed ditches and channels should be stabilized with riprap. Widening of the channel may be required to accommodate placement of stones. Angular riprap is preferred to round stone.
- **Sod** may be used for late-season stabilization (after October 1st), but it is not recommended for slopes steeper than 3:1 or in areas with groundwater seeps. Follow the supplier's instructions.

A brief Winter Construction Risk Analysis is included below:

Overwinter Construction Risk Analysis		
Subject	Risk	Mitigation
Increased precipitation with no vegetation uptake or evaporation	More surface runoff that can be directed to erosion control measures	Observation and frequent maintenance of BMPs, temporary dewatering deployment
Frozen Grounds	The soil loses its capacity to retain water and cause more surface runoff and potential erosion	Prompt cover and stabilization of exposed soils, maintenance of fill embankments and high traffic areas
Vegetative Ground Cover	Cannot be established outside of growing season.	Seed areas at least 45 days between first frost
Runoff Diversion	Snow or icing may clog diversion structures.	Observation, maintenance and clearing of snow from BMPs where practical
Sedimentation Basins	Can be overwhelmed by spring flows.	Install before ground is frozen, stabilize upstream areas prior to Spring thaw
Silt Fence	Difficult to install on frozen ground. Often fails during spring melt	Use erosion control mix berms if required during winter conditions
Erosion Control Blankets	Cannot be anchored on frozen ground	Install prior to frost, or replace with temporary riprap stabilization over winter
Hydro-seeding	Stabilizers are ineffective in cold temperatures	Install prior to winter
Vegetated Swales	Cannot be established outside of growing season	Establish and seed 45 days prior to first frost, stabilize with temporary riprap
Impervious Stabilization	Base gravel on driving/parking areas. Pavement cannot be installed in winter.	Install sacrificial surface where necessary, frequent winter maintenance of gravel surfaces
'Mud' Season	Spring thaw	Frequent preventative maintenance of BMPs, focus on stabilization prior to onset of thaw

Permanent Erosion Control Measures

The following permanent erosion control measures have been designed as part of the Erosion/Sedimentation Control Plan:

1. The drainage conveyance systems have been designed to intercept and convey the 25-year storm.
2. All areas disturbed during construction, but not subject to other restoration (paving, riprap, etc.), will be loamed, limed, fertilized, mulched, and seeded. A biodegradable erosion control blanket, anchored with staples, shall be placed over the mulch in areas where the finish grade slope is greater than 10 percent. Native topsoil shall be stockpiled and temporarily stabilized with seed and mulch and reused for final restoration when it is of sufficient quality.

3. Catch basins shall be provided with sediment sumps for all outlet pipes that are 12" in diameter or greater or where winter sand use is contemplated. A sediment collection bag shall be installed in all basins.

Timing and Sequence of Erosion/Sedimentation Control Measures

The following construction sequence shall be required to ensure the effectiveness of the erosion and sedimentation control measures is optimized.

The following construction sequence is required:

1. Install construction entrances.
2. Install safety and construction fence to secure the site for demolition.
3. Install all perimeter siltation fence and erosion control barriers. Particular attention shall be paid to areas upstream of protected natural resources and in the vicinity of the streams at the project site. Signs shall be erected periodically along these perimeter barriers indicating that the downstream areas are off limits to all construction activities.
4. Conduct site clearing and grubbing activities in accordance with project drawings and specifications.
5. Construct activities on the site to optimize the handling of materials and restrict the denuded areas to the time stipulated.
6. Stormwater BMPs may be excavated while construction is ongoing provided that no underdrain sand, filter soil material, or permanent outlet is installed. The excavations may be used as temporary sediment basins as long as protected, temporary outlets are installed per the project drawings.
7. Construct and maintain stabilized pads for foundation and building and road construction. Do not allow subbase, or base gravel to be contaminated with fine material, silt, or construction debris.
8. Maintain stabilized site access and working areas during building construction.
9. Install binder pavement and stabilized surface materials as soon as practical.
10. Grade, topsoil, seed and stabilize perimeter slopes as soon as possible after major earth moving activities are complete.
11. Maintain access roads, laydown pads and entrances while building work is completed.
12. Landscape (loam and seed) exterior areas of the site.
13. Install curbing and surface pavement materials.
14. Install underdrain sand and filter soil materials and permanent outlet structures in stormwater BMPs as soon as all upstream contributing areas are stabilized.
15. Install striping, signage, and miscellaneous site improvements.
16. Review and punch the site.
17. Remove any temporary erosion control measures.

It is anticipated that site construction on the project will be completed in the Spring of 2025.

Preconstruction Conference

Prior to any construction at the site, representatives of the Contractor, the Project Engineer, the Owner, Regulatory Agency Representatives, and the City of Augusta shall meet to discuss the scheduling of the site construction and the designation of the responsible parties for implementing the plan. The Contractor shall be responsible for scheduling the meeting. Prior to the meeting, the Contractor will prepare a detailed schedule and a marked-up site plan indicating areas and components of the work and key dates showing date of disturbance and completion of the work. The Contractor shall conduct a meeting with employees and sub-contractors to review the erosion control plan, the construction techniques which will be employed to implement the plan and provide a list of attendees and items

discussed at the meeting to the Owner. Three copies of the schedule, the Contractor's meeting minutes, and marked-up site plan shall be provided to the Owner.

Inspection of Erosion/Sedimentation Control Measures

The CM shall prepare a list and designate by name, address, and telephone number all individuals who will be responsible for implementation, inspection, and maintenance of all erosion control measures identified within this section and as contained in the Erosion and Sedimentation Control Plan of the contract drawings. Specific responsibilities of the inspector(s) will include:

- Identification and recording of the parties responsible for erosion control measures on the site. This should be included with the project records kept on the site and should be available for inspection, if requested at any time by representatives of regulatory agencies.
- A weekly certification stating compliance, any deviations, and corrective measures necessary to comply with the erosion control requirements of this section shall be prepared and signed by the inspector(s).

Inspection of the project work site shall include:

1. Identification of proper erosion control measure installation in accordance with the erosion control detail sheet or as specified in this section.
2. Determine whether each erosion control measure is properly operating. If not, identify damage to the control device and determine remedial measures.
3. Identify areas which appear vulnerable to erosion and determine additional erosion control measures which should be used to improve conditions.
4. Inspect areas of recent seeding to determine the percentage of grass catch. A minimum catch of 90 percent is required prior to removal of erosion control measures.
5. All erosion controls shall be removed within 30 days of permanent stabilization except for mulch and netting not detrimental to the project. Removals shall include but not be limited to all silt fence, hay bales, inlet protection, and stone check dams.
6. Accumulated silt/sediment should be removed when the depth of sediment reaches 50 percent of the barrier height. Accumulated silt/sediment should be removed from behind silt fencing when the depth of the sediment reaches 6 inches.
7. Silt sacks should be removed and replaced at least every three months and at any time where the weekly inspection reveals that siltation has significantly retarded the rate of flow through the silt sack.
8. If inspection of the site indicates a change should be made to the erosion control plan, to either improve effectiveness or correct a site-specific deficiency, the inspector shall immediately implement the corrective measure and notify the Owner of the change.

A summary of standard Erosion Control Inspections is given in the table below. It is anticipated that inspection and maintenance tasks will be adapted throughout the project to reflect field conditions and construction progress:

EROSION AND SEDIMENT CONTROL MEASURES AND ACTIVITY	INSPECTION FREQUENCY		
	Weekly	Before & After a Storm	After Construction
SEDIMENT BARRIERS			
Sediment barriers are installed prior to soil disturbances	X	X	
Silt fences are keyed in and tight	X	X	
Barriers are repaired and replaced as necessary	X	X	
Barriers are removed when the site is stabilized - Silt fence should be cut at the ground surface			X
TEMPORARY STABILIZATION			
Areas are stabilized if idle for 14 days or more	X	X	
Daily stabilization within 100 ft of a natural resource	X	X	
MULCH			
Seed and mulch within 7 days of final grading. Ground is not visible	X	X	
Erosion control mix is 4-6 inch thick	X	X	
Erosion control blankets or hay mulch are anchored	X	X	
VEGETATION			
Vegetation provides 90% soil cover	X		X
Loam or soil amendment were provided	X		X
New seeded areas are mulched and protected from vehicle, foot traffic and runoff	X	X	X
Areas that will remain unworked for more than 1 year are vegetated with grass	X		
SLOPES AND EMBANKMENTS			
Final graded slopes and embankments are stabilized	X	X	X
Diversions are provided for areas with rill erosion	X	X	X
Area's steeper than 2:1 are riprapped	X		
Stones are angular, durable and various in size	X		
Riprap is underlain with a gravel layer or filter fabric	X		
STORMWATER CHANNELS AND CULVERTS			
Ditches and swales are permanently stabilized– channels that will be riprapped have been over-excavated	X	X	X
Ditches are clear of obstructions, accumulated sediments, or debris	X	X	X
Ditch lining/bottoms are free of erosion	X	X	X
Check dams are spaced correctly to slow flow velocity	X		
Underlying filter fabric or gravel is not visible	X	X	X
Culvert aprons and plunge pools are sized for expected flows volume and velocity	X		
Stones are angular, durable, and various in size	X		
Culverts are sized to avoid upgradient flooding	X	X	
Culvert protection extends to the maximum flow elevation within the ditch	X	X	X
Culvert is embedded, not hanging	X	X	X
CATCH BASIN SYSTEMS			
Catch basins are built properly	X		

EROSION AND SEDIMENT CONTROL MEASURES AND ACTIVITY	INSPECTION FREQUENCY		
	Weekly	Before & After a Storm	After Construction
Accumulated sediments and debris are removed from sump, grate, and collection area		X	X
Floating debris and floating oils are removed from trap			X
ROADWAYS AND PARKING SURFACES			
The gravel pad at the construction entrance is clear from sediments	X	X	
Roads are crowned		X	X
Cross drainage (culvert) is provided	X		
False ditches (from winter sand) are graded		X	X
BUFFERS			
Buffers are free of erosion or concentrated flows		X	X
The downgradient of spreaders and turnouts is stable		X	X
Level spreaders are on the contour			X
The number of spreaders and ditch turnouts is adequate for flow distribution		X	X
Any sediment accumulation is removed from within spreader or turnouts		X	X
STORMWATER BASINS AND TRAPS			
Embankments are free of settlement, slope erosion, internal piping, and downstream swamping		X	X
All flow control structure or orifices are operational and clear of debris or sediments		X	X
Any pre-treatment structure that collects sediment or hydrocarbons is clean or maintained		X	X
Vegetated filters and infiltration basins have adequate grass growth			X
Any impoundment or forebay is free of sediment		X	X
WINTER CONSTRUCTION (November 1st-April15th)			
Final graded areas are mulched daily at twice the normal rate with hay, and anchor (not on snow)	Daily		
A double row of sediment barrier is provided for all areas within 100 ft of a sensitive resource (use erosion control mix on frozen ground)	Daily		
Newly constructed ditches are riprapped	Daily		
Slopes greater than 8% are covered with an erosion control blanket or a 4-inch layer of erosion control mix	Daily		
HOUSEKEEPING PUNCH LIST			
All disturbed areas are permanently stabilized, and plantings are established (grass seeds have germinated with 90% vegetative cover)			X
All trash, sediments, debris, or any solid waste have been removed from stormwater channels, catch basins, detention structures, discharge points, etc.			X
All ESC devices have been removed: (silt fence and posts, diversions, and sediment structures, etc.)			X
All deliverables (certifications, survey information, as-built plans, reports, notice of termination (NOT), etc.) in accordance with all permit requirements have been submitted to town, Maine DEP, association, owner, etc.			X

Maintenance of the Erosion/Sedimentation Control Measures

The following general maintenance requirements shall apply to the installed erosion control BMPs. Additional maintenance may be required based on field conditions, or at the recommendation of the Project Engineer, Third Party Inspector, Owners Representative, or regulatory authorities:

1. Stabilized Construction Entrances - Stone stabilized construction entrances will require the stone to be removed and replaced, as it becomes covered or filled with mud and material tracked by vehicles exiting the site.
2. The surface of any Runoff Diversion Trench shall be inspected on a weekly basis and cleared of any accumulating surface debris that could reduce the capacity of the BMP to divert surface water. The outlets should be inspected to ensure that groundwater flows are being adequately conveyed around the construction area.
3. The upgradient (diversion) silt fence barrier shall be repaired or replaced immediately if any breaches are found, or there are signs of undercutting. Sediment and debris shall be removed from the upstream side of the barrier periodically. The downstream ends of the barrier should be checked for any erosion caused by concentrated flows running along the barrier. These areas should be repaired immediately with stone check dams to prevent further damage.
4. Inlets and outlets of bypass culverts shall be cleared of accumulating debris and any signs of erosion shall be repaired immediately with riprap.
5. Riprap plunge pool outlets shall be cleared of debris and monitored for sediment accumulation. If sediment reaches a depth of six inches, it shall be removed, and the plunge pool repaired or re-constructed.
6. Silt Fence Barriers - The Contractor shall make repairs immediately if there are any signs of erosion or sedimentation below the fence line. If such erosion is observed, the Contractor shall take proactive action to identify the cause of the erosion and take action to avoid its reoccurrence. If there are signs of undercutting at the center or the edges or impounding of large volumes of water behind the fence, the barrier shall be replaced with a stone check dam and measures taken to avoid the concentration of flows not intended to be directed to the silt fence.
7. Silt Fence Haybale Barriers - The Contractor shall maintain the silt fence as described above. Should the central haybale barrier deteriorate, or show signs of contamination, the material shall be removed and replaced.
8. Erosion Control Mix - The Contractor shall maintain erosion control berms to ensure they remain level and continue to provide an even depth of protection throughout the length of the berm. The Contractor shall make repairs immediately if there are any signs of erosion or breaches in the berm, and supplement berms with additional material if settlement is observed.
9. Stone check dams, silt logs, or hay bale barriers installed at concentrated flow discharge points shall be inspected and cleared of accumulated debris periodically. If sediment accumulation is observed, this shall be removed when it reaches a depth of not more than six inches.
10. Slopes stabilized with erosion control blankets, or temporary riprap stabilization shall be inspected and repaired if any signs of rill erosion or stone displacement are observed. Sloughing of slopes or evidence of slip, rotational or base failure shall be reported immediately to the project engineer for design of remedial actions.
11. Any open graded areas of visible erosion and the temporary sediment sumps shall be stabilized with crushed stone. The size of the stone shall be determined by the contractor's designated representative in consultation with the Owner.
12. Temporary sediment sumps and sediment basins shall be inspected on a weekly basis. Routine maintenance shall include the removal of debris around inlets and outlets, repair of any uneven

areas on basin berms, repair of any observed rill erosion in embankments and replacement of bench and outlet control filter material when slow drainage is observed.

13. Anchoring of silt logs shall be checked on a weekly basis. These shall be removed and replaced when clogged with sediment.
14. Mulched areas shall be repaired when ground is visible through the mulch layer. Anchoring of erosion control blankets and hay mulch shall be repaired if any evidence of separation is observed.
15. Vegetated areas shall be over-seeded and stabilized where 90% cover is not achieved.

Reporting Requirements

In addition to the weekly certifications, the inspector(s) shall maintain written reports recording construction activities on site which include:

1. Dates when major grading activities occur in a particular area of the site.
2. Dates when major construction activities cease in a particular area, either temporarily or permanently.
3. Dates when an area is stabilized.
4. Inspection of the project work site on a weekly basis and after each significant rainfall event (0.25 inch or more within any consecutive 24-hour period) during construction until permanent erosion control measures have been properly installed and the site has been stabilized.
5. A log (report) must be kept summarizing the scope of the inspection, name(s) and qualifications of the personnel making the inspection, the date(s) of the inspection, and major observations relating to operation of erosion and sedimentation controls and pollution prevention measures. Major observations must include BMPs that need maintenance, BMPs that failed to operate as designed or proved inadequate for a particular location, and location(s) where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replacement, and location needing additional BMPs, note in the log the corrective action taken and when it was taken.

Record Keeping

1. All certifications, inspection forms, and written reports prepared by the inspector(s) shall be filed with the Owner, and the Permit File contained on the project site, and available for inspection and review upon request. All written certifications, inspection forms, and written reports must be filed within one (1) week of the inspection date.
2. Inspections Reports and Logs must be made accessible to regulatory agency staff and a copy must be provided upon request.
3. Copies of all reports must be kept on file and available upon request for a period of at least three years from the completion of permanent stabilization.

Construction Procurement and Administration

The project will be constructed by a Construction Manager under contract to the Owner/Applicant. The Construction Manager will submit a detailed schedule for the completion of the work, broken into specific tasks, with anticipated milestones and completion dates, at the start of construction. The project schedule will be reviewed at regular bi-weekly project meetings, with updates and amendments to be recorded in the project file.

The work will be conducted in sections which will limit the amount of exposed area to those areas in which work is expected to be undertaken during the next 30 days. Exposed areas will be covered and stabilized as rapidly as practical. All areas will be permanently stabilized within 7 days of final grading and temporarily stabilized within 7 days of initial disturbance or before a predicted storm event of over ½" of rain. The area of denuded, non-stabilized construction shall be limited to the minimum area practicable. An area shall be considered to be denuded until the subbase gravel is installed in parking areas, or the

areas of future loam and seed have been loamed, seeded, and mulched, or stabilized with erosion control blanket.

The Contractor must maintain an accurate set of record drawings indicating the date when an area is first denuded, the date of temporary stabilization, and the date of final stabilization. On October 1 of any calendar year, the Contractor shall submit a detailed plan for stabilizing the site for the winter and a description of what activities are planned during the winter.

The Contractor must install any added measures which may be necessary to control erosion/sedimentation and fugitive dust emissions from the site, with adjustments made dependent upon forecasted and actual site and weather conditions.

The Contractor has sole responsibility for complying with the erosion/sediment control report, including control of fugitive dust, and shall be responsible for any monetary penalties resulting from failure to comply with these standards.

Once construction has been completed, long-term maintenance of the stormwater management system will be the responsibility of the applicant. Operations & Maintenance items with a list of maintenance requirements and frequency are listed at the end of Section 12 of the Maine DEP Permit Application.

Section 2.5 Road Congestion and Safety

The proposed building expansion will enable the facility to provide services to more patients, which will create a minor impact to the amount of traffic at the facility; however, there will be no impact on road congestion or safety in the area around the site.

Section 2.6 Major Developments, Additional Traffic Movement

While the proposed project is considered a major development, the applicant has made adequate provision for traffic movement into, out of, and within the development area. A Senior Traffic Engineer from Barton & Loguidice provided a technical memorandum stating that the proposed building expansion project is a low traffic generator during each identified peak hour time period and as such, any impacts to traffic are expected to be very minor. The traffic memorandum was reviewed by a Traffic Engineer at the Maine Department of Transportation (MDOT) and stated in a letter dated April 26, 2023, that a Traffic Movement Permit is not required for the project. A copy of the traffic memorandum and MDOT review is provided in **Attachment 9** of this document.

Section 2.7 Sewage Waste Disposal

Sewage will be tied into the existing sewer main. At full build-out, the building expansion is expected to generate approximately 1,105 gpd of wastewater. The Greater Augusta Utility District stated that it has adequate capacity within its sanitary system to accept additional sewage and that the additional flow will not cause issues at the existing sanitary sewer pump station located on Medical Center Parkway. A copy of the water and wastewater capacity letter is provided in **Attachment 2** of this document.

Section 2.8 Solid Waste

Municipal Solid Waste (MSW) from the existing facility is hauled by Casella Waste Systems, Inc. and is disposed of at the Juniper Ridge Landfill. The amount of MSW generated from the operation of the facility will increase by an estimated 4.5 tons/year. The applicant has a capacity letter from the existing licensed hauler stating their willingness and capacity to haul all MSW, demolition, and construction wastes associated with the expansion project. A copy of the capacity letter is provided in **Attachment 3** of this document.

Section 2.9 Aesthetic, Cultural and Natural Values

The proposed project will have a minimal impact on the overall aesthetic of the site. The proposed building expansion has been designed to fit within the existing aesthetics of the project site. The proposed buildings are sited to occur in areas of existing development. In order to accommodate the proposed buildings, existing landscaping will be demolished. The applicant is proposing additional landscaping surrounding these expansion areas which will soften the visual quality and scenic character of the site.

The area of the proposed parking expansion has existed as an open field area. The applicant is proposing a landscape buffer to further shield the parking and building expansions from those operating a vehicle on Old Belgrade Road, which runs adjacent to the proposed project.

The project will not have any significant impact on historic resources. Correspondence with Maine Historic Preservation Commission and Tribal Historic Preservation Officers indicate that the overall development of the site will have no impact on historical or archaeological resources.

The project will not have any significant impact on unusual natural areas. Correspondence with the Maine Natural Areas Program indicates that the overall development of the site will have no impact on rare and exemplary botanical features or resources.

The project will not have any significant impact on significant wildlife habitat. Correspondence with the Maine Department of Inland Fisheries and Wildlife and US Fish and Wildlife Service indicates that the overall development of the site will have no impact on wildlife habitat. A copy of natural resource and historic resource correspondence is provided in **Attachment 4**.

Section 2.10 Conformity with City Ordinances and Plans

The general development of the property by MaineGeneral Medical Center for use as a medical campus is consistent with both the zoning district regulations and the goals and objectives stated in the City of Augusta Comprehensive Plan. The area including and surrounding the project site is identified as an Economic Growth region (p33). The Comprehensive Plan also states that the City should stimulate growth in the healthcare industry, recognizing that it is one of the largest industries in America and brings many people from surrounding towns to the city (Augusta Comprehensive Plan Inventory 2007, Health and Welfare Key Issues, p 124).

Section 2.11 Financial and Technical Capacity

- A. Technical capability. The Applicant has assembled a capable team of design and permitting professionals to undertake the proposed project. Many team members have worked or are continuing to work on the MaineGeneral Medical Center development. MaineGeneral and their consultants have the capacity and technical ability to prepare construction documents, oversee construction, operate, and manage the project in compliance with all applicable regulations. The design team is headed by SMRT Architects and Engineers, the architect of record for the MaineGeneral Cancer Center project. Atlantic Resource Consultants is the primary site design and permitting consultant for this project and has assembled the materials in this application. Key consultants and contact information are listed in the table below:

Firm	Services	Contact
Atlantic Resource Consultants 514 US Route One Freeport, ME 04032	Site Engineering, Permitting	Andrew Johnston, PE Principal andyj@arc-maine.com
Dirigo Surveying 165 South Road	Land Surveyor	Shawn M. Tyler Professional Land Surveyor

Winthrop, ME 04364		
SMRT Architects and Engineers 75 Washington Avenue, Suite 3A Portland, ME 04101	Architect	Craig Piper Principal
Barton & Loguidice 383 US-1 Suite 2A Scarborough, ME 04074	Traffic Engineer	William Bray, P.E. Senior Traffic Engineer

The local consultants working on this project have expertise and experience in the design, permitting and construction oversight of similar sized projects throughout Maine and the other New England states. More details on recent similar project experience, including project lists and resumes of key staff can be provided upon request.

- B. The proposed project will be funded through a combination of internal capital, fundraising, and a pledge from the Harold Alfond Foundation. The estimated total project cost is \$36,000,000.

Section 2.12 Surface Waters Shorelands and Outstanding Rivers

There is one stream on the project site, Stone Brook, which bisects the property. The nearest part of the new development is approximately 230 feet from Stone Brook. Stormwater runoff from the roof area of the building addition will be captured and treated in a bioretention cell before discharging towards a stabilized outlet that drains to a freshwater wetland before reaching Stone Brook. The project will not result in unreasonable adverse impacts to the stream or surrounding natural resource areas.

Section 2.13 Groundwater

Sand and Gravel Aquifers

A review of the Maine Geologic Survey Sand and Gravel Aquifer Maps for the area surrounding the site indicates that the closest significant sand and gravel aquifer is approximately 1.5 miles from the project site. The project does not propose to extract or discharge groundwater. A copy of the Significant Sand and Gravel Aquifer Map is included in **Attachment 6**.

Potential Pollutants

There are some materials that will be stored, or used in the normal operation of the facility that could potentially cause groundwater contamination if spilled. These include:

- Cleaning chemicals, or solvents

These materials will be stored inside the existing building in quantities that do not exceed those generally available for residential uses. The risk potential of contamination from these materials is considered very low.

Section 2.14 Flood Areas

The project site is located within Flood Zone X, Areas of Minimal Flood Hazard, according to the FEMA Flood Insurance Rate Map (Panel 23011CO506D). There is a mapped flood plain associated with Stone Brook (Zone A, no elevation given). Although the floodplain encroaches into the site, it is significantly lower in elevation than the location of the proposed project. The proposed project will not adversely affect the 100-year flood elevation. The flood zone boundaries are outlined on the accompanying site plans.

Section 2.15 Freshwater Wetlands

Freshwater wetlands in the vicinity of the proposed expansion areas have been reviewed and delineated by wetland scientists at Atlantic Resource Consultants. The project does not propose impacts to any natural resources; however, earth moving activities will occur within 75 feet of a Wetland of Special

Significance (WOSS), in accordance with the Maine Department of Environmental Protection (MDEP) Chapter 310 Wetlands and Waterbodies Rules. A Natural Resources Protection Act (NRPA) Permit by Rule (PBR) for activities adjacent to WOSS has been submitted to MDEP. Natural resource boundaries are shown on accompanying site plans.

Section 2.16 River, Stream or Brook

There is one stream on the project site, Stone Brook, which bisects the property. The nearest part of the new development is approximately 230 feet from Stone Brook. Stormwater runoff from the roof area of the building addition will be captured and treated in a bioretention cell before discharging towards a stabilized outlet that drains to a freshwater wetland before reaching Stone Brook. The project will not result in unreasonable adverse impacts to the stream or surrounding natural resource areas.

Section 2.17 Stormwater Management

The two building additions have a total footprint area of approximately 15,700 square feet. The project includes the reconfiguration of site amenities to accommodate the proposed additions. Parking at the site will be supplemented by the construction of a new 36-space overflow parking lot. The project site has existing permits from MDEP under the Site Location of Development Act (SLODA). The proposed project will create 1.04 acres of developed area, of which 0.66 acres is impervious area. A SLODA minor amendment was submitted to MDEP on April 3, 2023.

The existing stormwater management conveyance systems and Best Management Practices (BMPs) for the site will be maintained to serve the existing parking and roof areas. The proposed stormwater management plan has been designed to meet the treatment requirements of the Chapter 500 Stormwater Management Law. Three new bioretention cells are proposed to capture and treat runoff from the new overflow parking area on the west side of the site and the building addition roof on the east side. Further details of the stormwater management plan are included in **Attachment 5** of this document.

Section 2.18 Access to Direct Sunlight

This project will have no impact on access to direct sunlight for solar projects on adjacent properties.

Section 2.19 State Permits

The proposed project requires review from the MDEP under a SLODA minor amendment and a NRPA PBR, Section 2 for activities adjacent to a natural resource, and Section 7, for outfall pipes. All permit applications were submitted to MDEP on April 3, 2023.

Section 2.20 Spaghetti Lots Prohibited

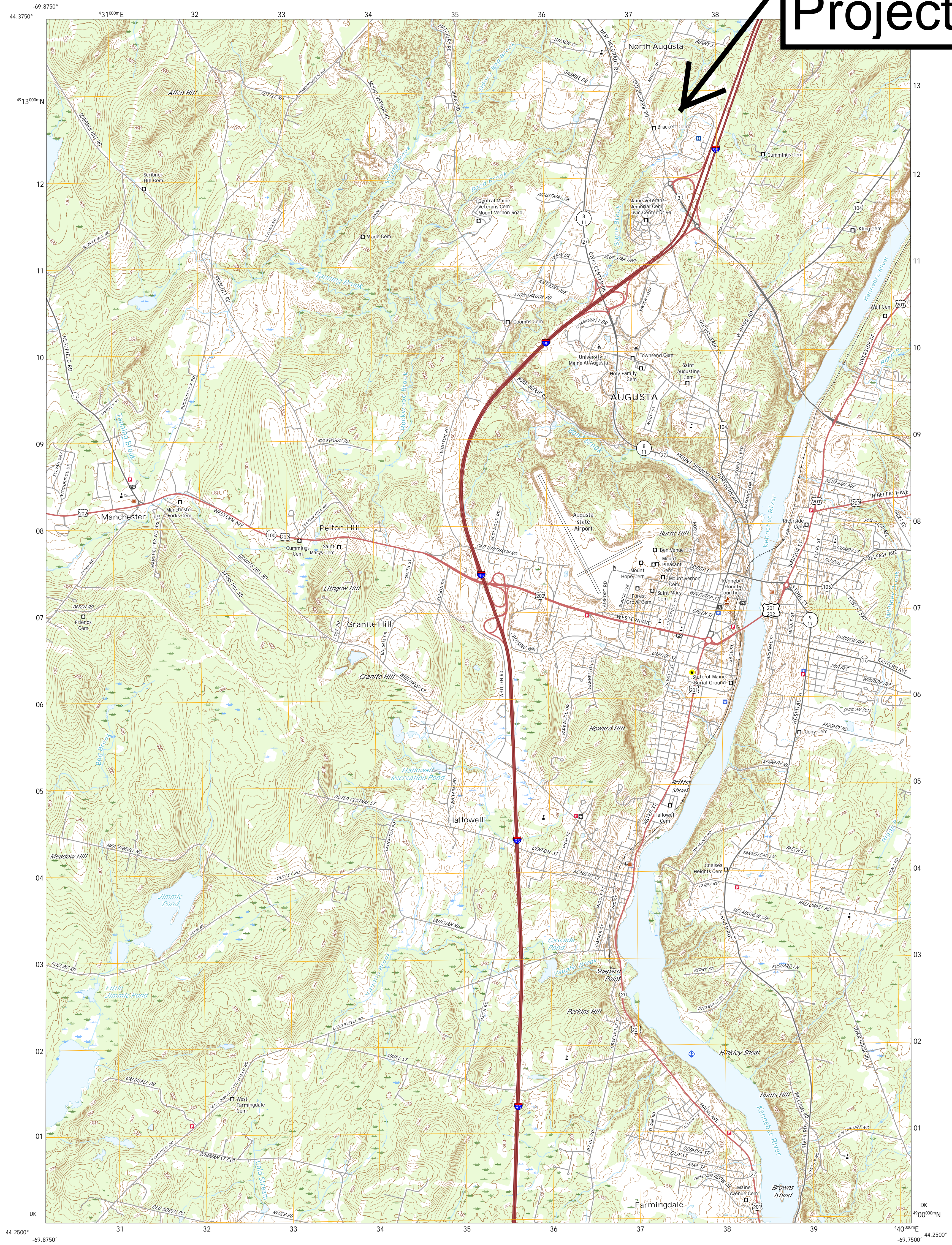
Not applicable. No lots will be created as part of this project.

Section 2.21 Outdoor Lighting

The site lighting is designed to meet the requirements of the Medical/Hospital District and will feature full cut-off fixtures. The photometric analysis demonstrates that there will be no light trespass onto abutting streets or properties. Lighting cut sheets and photometric plans are included in **Attachment 7**.

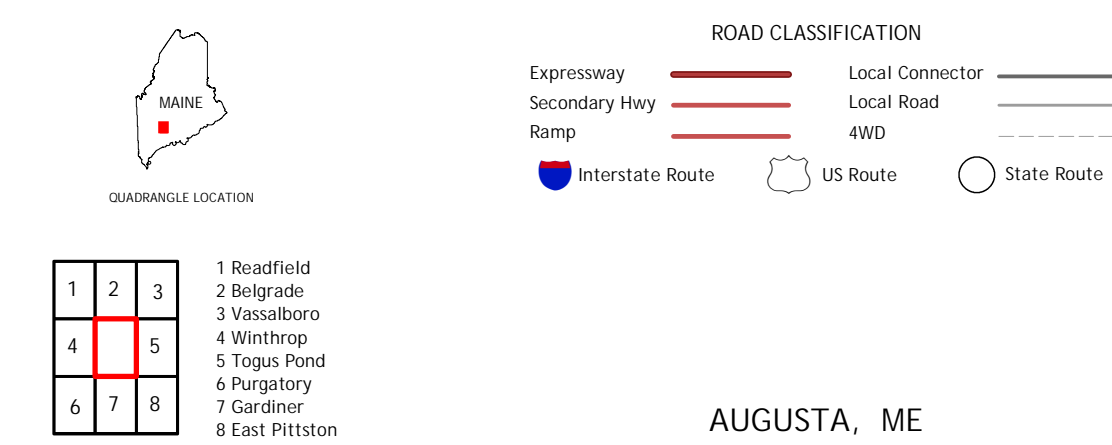
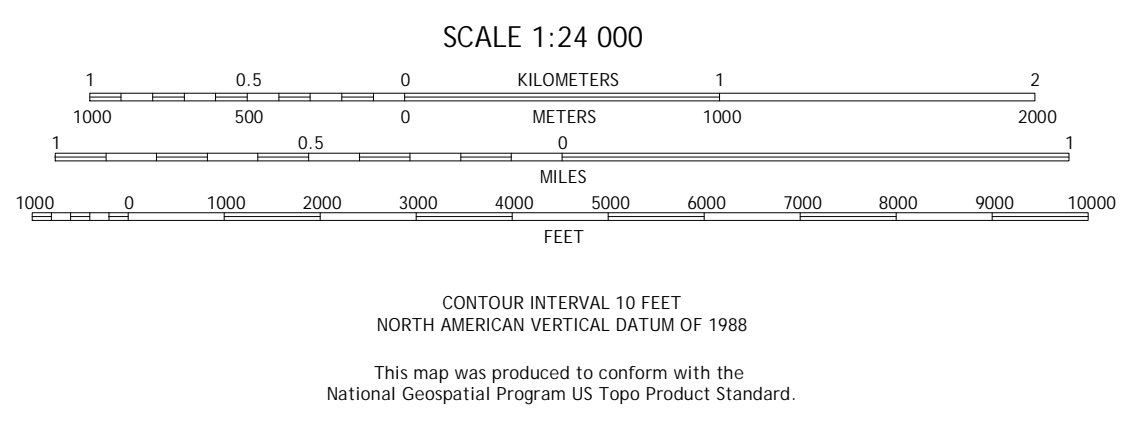
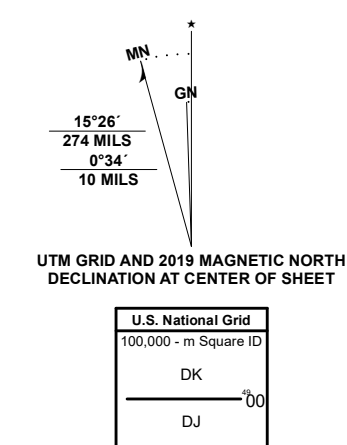
FIGURES

Project Site



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1 000-meter grid/Universal Transverse Mercator, Zone 18T
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.


Imagery.....NAIP, July, 2018
Roads.....U.S. Census Bureau, 2017
Names.....GNS, 1980 - 2020
Hydrography.....National Hydrography Dataset, 1999 - 2018
Contours.....National Elevation Dataset, 2012 - 2016
Boundaries.....Multiple sources; see metadata file 2018 - 2019
Wetlands.....FWS National Wetlands Inventory 1985 - 2004

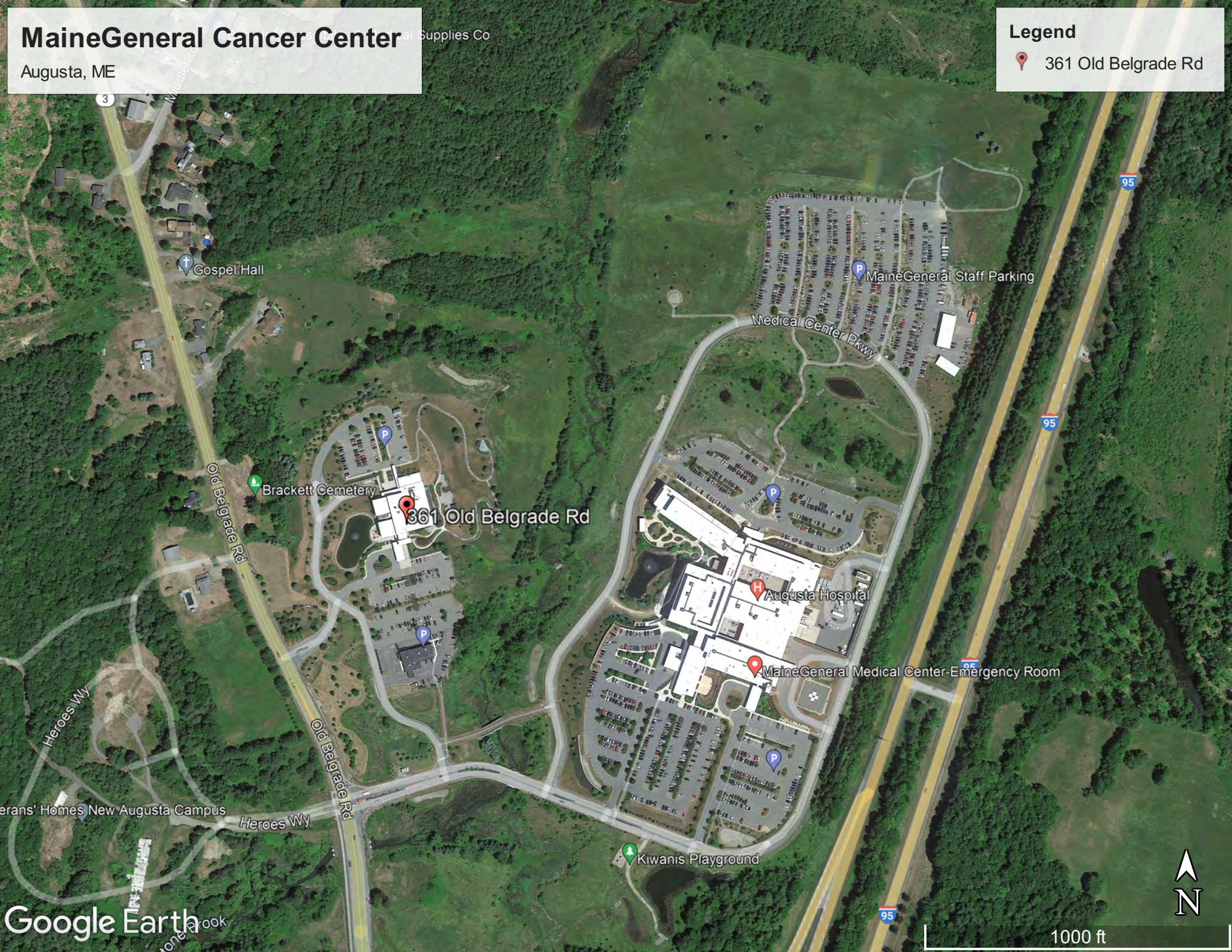


MaineGeneral Cancer Center

Augusta, ME

Legend

 361 Old Belgrade Rd



Gospel Hall

Brackett Cemetery

361 Old Belgrade Rd

MaineGeneral Staff Parking

Medical Center Pkwy

Augusta Hospital

MaineGeneral Medical Center - Emergency Room

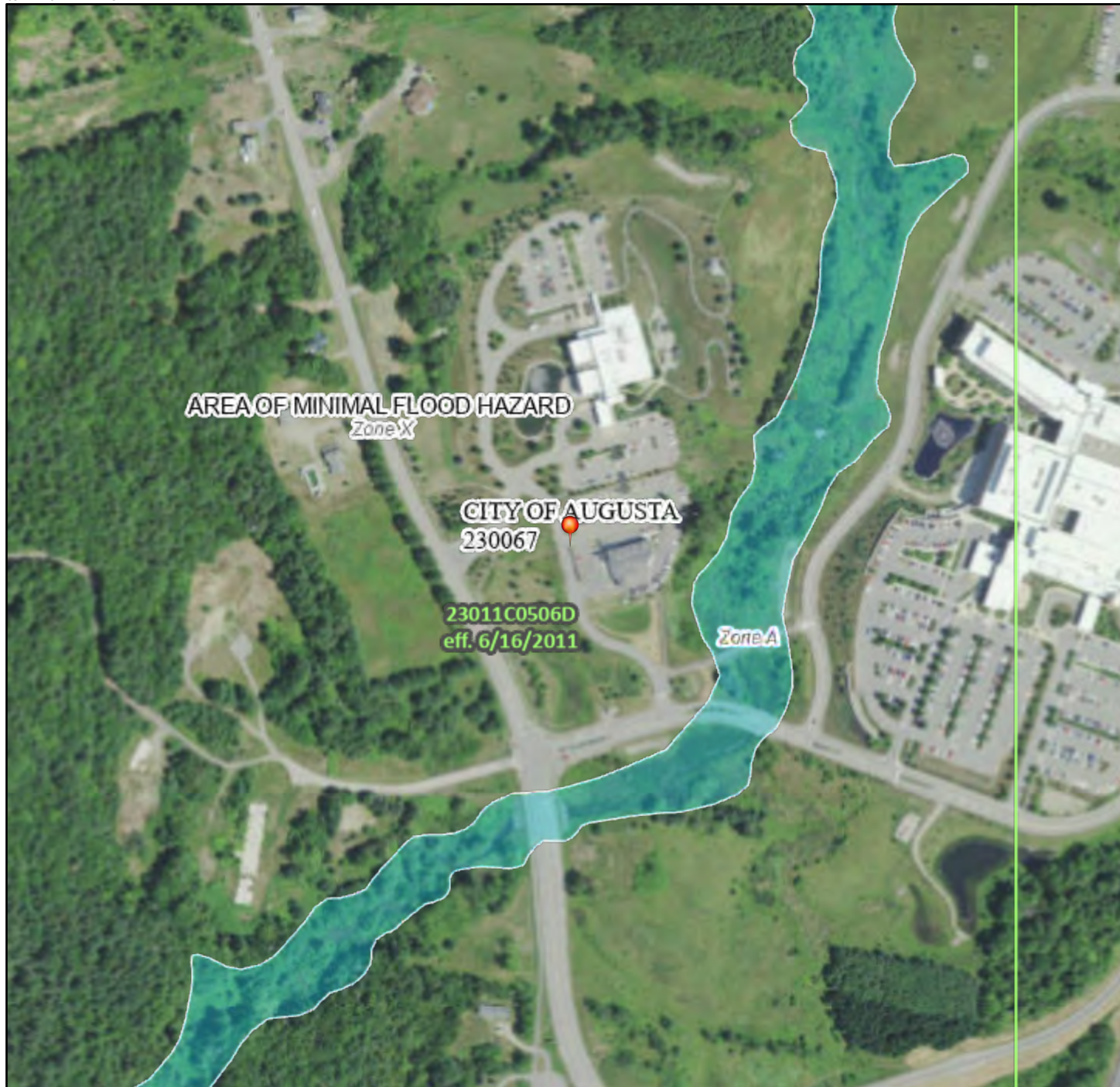
Kiwanis Playground



National Flood Hazard Layer FIRMette



69°47'26"W 44°21'57"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

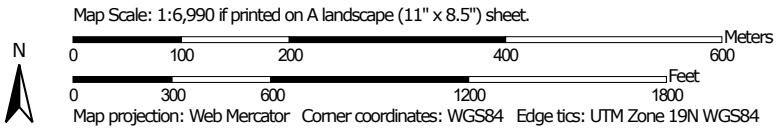
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/2/2023 at 9:24 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.


This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Soil Map—Kennebec County, Maine
(MaineGeneral Cancer Center)





MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Kennebec County, Maine

Survey Area Data: Version 21, Aug 30, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 11, 2021—Oct 29, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

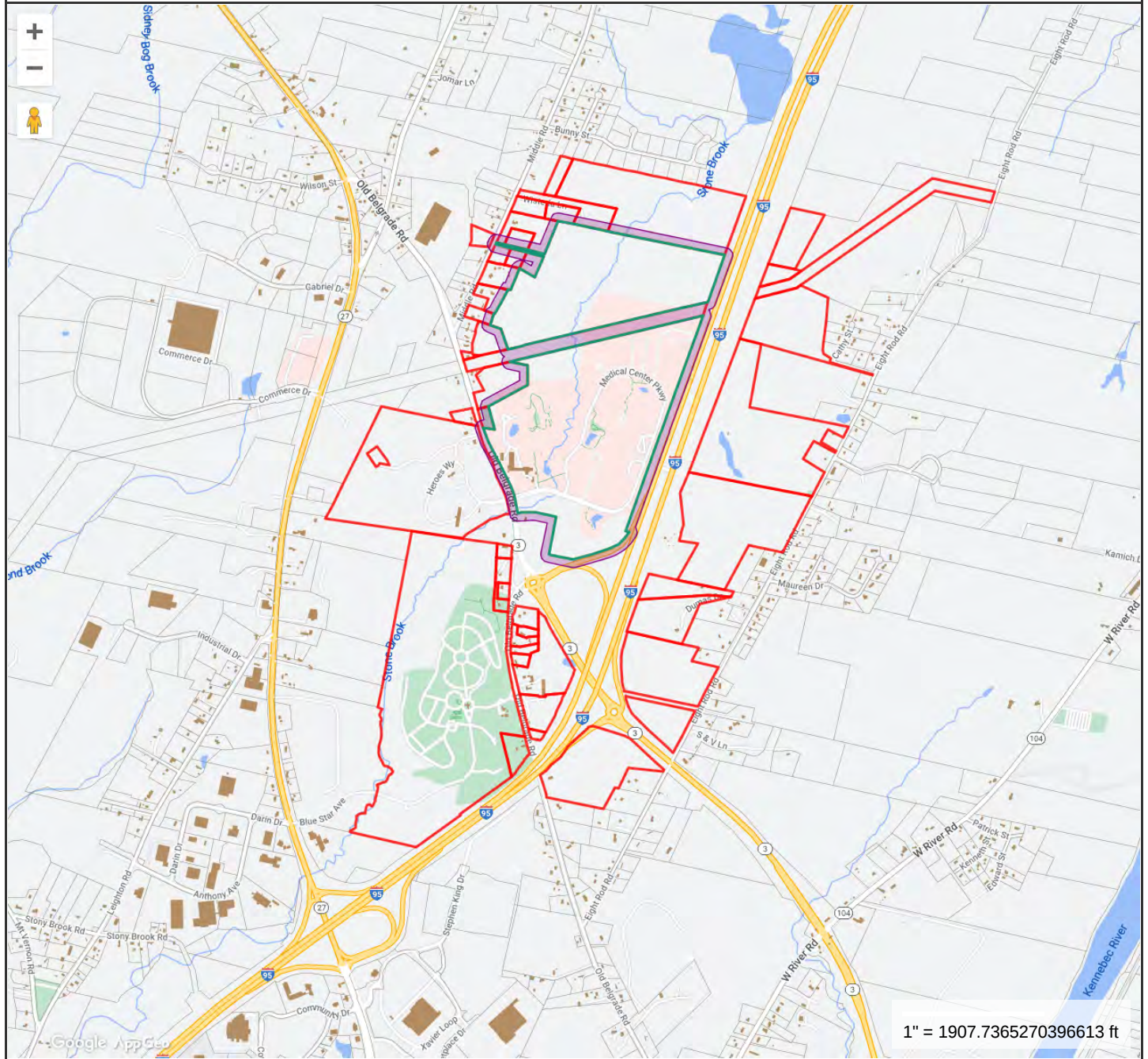
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BuB2	Lamoine silt loam, 3 to 8 percent slopes	1.3	1.3%
BuC2	Buxton silt loam, 8 to 15 percent slopes	46.6	45.6%
HfC	Hartland very fine sandy loam, 8 to 15 percent slopes	5.7	5.6%
HfD	Hartland very fine sandy loam, 15 to 25 percent slopes	10.9	10.6%
ScA	Scantic silt loam, 0 to 3 percent slopes	3.3	3.3%
SkB	Scio very fine sandy loam, 3 to 8 percent slopes	10.6	10.3%
SuC2	Suffield silt loam, 8 to 15 percent slopes, eroded	8.3	8.1%
SuE2	Suffield silt loam, 25 to 45 percent slopes, eroded	6.6	6.4%
WmC	Windsor loamy sand, 8 to 15 percent slopes	9.0	8.8%
Totals for Area of Interest		102.4	100.0%

Property ID	Site Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip Code
00001 00003 00000	387 OLD BELGRADE ROAD	AUGUSTA CITY OF	16 CONY ST	AUGUSTA	ME	04330
00001 00004 00000	390 OLD BELGRADE ROAD	CORBIN LINDA M	PO BOX 313	LIMERICK	ME	04048
00001 00006 00000	421 OLD BELGRADE ROAD	CHRISTIANS AT THE GOSPEL HALL	421 OLD BELGRADE RD	AUGUSTA	ME	04330
00001 00009 00000	59 MIDDLE ROAD	GAGNE REGINALD J	59 MIDDLE RD	AUGUSTA	ME	04330
00001 00010 00000	87 MIDDLE ROAD	THEBERGE JOAN I	87 MIDDLE RD	AUGUSTA	ME	04330
00001 0001A 00000	35 HEROES WAY	MAINE VETERANS' HOMES	460 CIVIC CENTER DR	AUGUSTA	ME	04330
00001 0002C 00000	397 OLD BELGRADE ROAD	PHILBROOK BRENDA J & DAVID A	397 OLD BELGRADE RD	AUGUSTA	ME	04330
00001 0006B 00000	OLD BELGRADE ROAD	VIOLETTE RACHEL R	PO BOX 4	BELGRADE	ME	04917
			C/O AVANGRID MGMT COMPANY			
00001 0009A 00000	OLD BELGRADE ROAD	CENTRAL MAINE POWER CO	ONE CITY CENTER 5TH FLOOR	PORTLAND	ME	04101
00001 0009C 00000	31 MIDDLE ROAD	DANIELS ROGER J & DANNY R	33 JEFFERSON ST	AUGUSTA	ME	04330
00001 0009D 00000	14 PEACEFUL PLACE	GAGNE DANIEL R & RACHEL D	14 PEACEFUL PLACE	AUGUSTA	ME	04330
00001 0009E 00000	23 MIDDLE ROAD	RODRIGUE NORMAN J	23 MIDDLE RD	AUGUSTA	ME	04330
00001 0009F 00000	MIDDLE ROAD REAR	GAGNE REGINALD J	59 MIDDLE RD	AUGUSTA	ME	04330
00001 0009G 00000	3 PEACEFUL PLACE	GAGNE STEVEN R	3 PEACEFUL PL	AUGUSTA	ME	04330
00001 0009H 00000	13 PEACEFUL PLACE	LOMBARD RICHARD J & DOROTHY E	13 PEACEFUL PLACE	AUGUSTA	ME	04330
00001 0010A 00000	33 WISTERIA LANE	SMITH LISA ANN MARIE	33 WISTERIA LANE	AUGUSTA	ME	04330
00001 0010B 00000	7 WISTERIA LANE	THERIAULT CHAD R	7 WISTERIA LANE	AUGUSTA	ME	04330
00001 0010C 00000	21 WISTERIA LANE	HEIM GERALDINE M &	21 WISTERIA LN	AUGUSTA	ME	04330
00001 0010D 00000	16 WISTERIA LANE	AUDETTE ROGER J & DONNA J	135 SOUTH RD	READFIELD	ME	04355
00001 0010E 00000	WISTERIA LANE	THEBERGE JOAN I	87 MIDDLE RD	AUGUSTA	ME	04330
00002 00107 00000	EIGHT ROD ROAD	GOULETTE GREGORY J	55 WEST ST UNIT 2	FREEPORT	ME	04032
00002 00108 00000	246 EIGHT ROD ROAD	LETTRE ROBERT F & AUDREY L	717 DILLINGHAM AVE	SHEBOYGAN	WI	53081
00002 00122 00000	DUMONT DRIVE	DAVIS RYAN L	10 DAVIS ST	AUGUSTA	ME	04330
00002 00123 00000	DUMONT DRIVE REAR	DAVIS RYAN L	10 DAVIS ST	AUGUSTA	ME	04330
			C/O AVANGRID MGMT COMPANY			
00002 00127 00000	EIGHT ROD ROAD	CENTRAL MAINE POWER CO	ONE CITY CENTER 5TH FLOOR	PORTLAND	ME	04101
00002 00130 00000	EIGHT ROD ROAD REAR	THEBERGE JOAN I	87 MIDDLE RD	AUGUSTA	ME	04330
00005 00012 00000	220 OLD BELGRADE ROAD	GRAF DANIEL	220 OLD BELGRADE RD	AUGUSTA	ME	04330
00005 00013 00000	129 BLUE STAR AVENUE	MAINE STATE OF	STATE HOUSE	AUGUSTA	ME	04333
00005 00014 00000	292 OLD BELGRADE ROAD	MEDLAW LLC	62 MOUNT VISTA DR	SIDNEY	ME	04330
00005 00016 00000	4 CHAREST LANE	MACKINNON CAROL ANN	PO BOX 1282	YARMOUTH	ME	04096
00005 00017 00000	16 CHAREST LANE	CHAREST M DAWN	16 CHAREST LANE	AUGUSTA	ME	04330
00005 00018 00000	20 CHAREST LANE	WELLS LESTER E	20 CHAREST LANE	AUGUSTA	ME	04330
00005 00022 00000	287 OLD BELGRADE ROAD	LAJOIE KENNETH O	287 OLD BELGRADE RD	AUGUSTA	ME	04330
00005 00023 00000	275 OLD BELGRADE ROAD	SMITH ANDREW T	114 LOON CALL DR	BELGRADE	ME	04917
00005 00026 00000	261 OLD BELGRADE ROAD	BASSIGNANI NATHAN	261 OLD BELGRADE RD	AUGUSTA	ME	04330
00005 00027 00000	231 OLD BELGRADE ROAD	MAINE GREYHOUND PLACEMENT SERVIC	231 OLD BELGRADE RD	AUGUSTA	ME	04330
00005 00028 00000	221 OLD BELGRADE ROAD	BONENFANT BERNADETTE T	221 OLD BELGRADE RD	AUGUSTA	ME	04330
00005 0023A 00000	6 ASHLEY LANE	SMITH ANDREW T	114 LOON CALL DR	BELGRADE	ME	04917
00005 0026A 00000	269 OLD BELGRADE ROAD	RIDEOUT AMANDA	PO BOX 5278	AUGUSTA	ME	04332-5278
00005 0027A 00000	249 OLD BELGRADE ROAD	SMITH ANDREW T	114 LOON CALL DR	BELGRADE	ME	04917

00006 00007 00000	EIGHT ROD ROAD	BONENFANT ALICE V	98 OLD BELGRADE RD UNIT 1	AUGUSTA	ME	04330
00006 00008 00000	108 EIGHT ROD ROAD	BONENFANT MICHAEL A	10 CARDINAL COURT	AUGUSTA	ME	04330
00006 00009 00000	EIGHT ROD ROAD	DOWNNS EDWARD JEROME JR	150 EIGHT ROD RD	AUGUSTA	ME	04330
00006 0010D 00000	15 DUMAS DRIVE	COLEMAN CAROLYN	15 DUMAS DR	AUGUSTA	ME	04330
00006 0010E 00000	10 DUMAS DRIVE	DUMAS PATRICK J	10 DUMAS DR	AUGUSTA	ME	04330
00080 00021 00000	40 MIDDLE ROAD	WEEKS LINDA L	40 MIDDLE RD	AUGUSTA	ME	04330
00080 00031 00000	9 MIDDLE ROAD	DUMONT GEMMA M	9 MIDDLE RD	AUGUSTA	ME	04330

MGCC Abutter Map



Property Information

Property ID 00001 00002 00000
Location 361 OLD BELGRADE ROAD
Owner Name MAINEGENERAL MEDICAL CENTER



MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

City of Augusta, ME makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 1/17/2023
 Data updated Daily

Print map scale is approximate.
 Critical layout or measurement
 activities should not be done using
 this resource.

ATTACHMENT 1 - PROPERTY DEED

**TRANSFER
TAX
PAID**

**QUITCLAIM DEED
WITH COVENANT**

Lewis Hayden of Atascosa, Texas for consideration paid, grants to


MaineGeneral Medical Center, a nonprofit corporation organized under the laws of the State of Maine with a principal office in Augusta, Kennebec County, State of Maine, whose mailing address is **6 Chestnut Street, Augusta, Maine 04330**

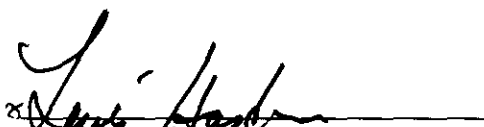
with **QUITCLAIM COVENANTS**

Certain lots or parcels of land, together with any buildings and improvements thereon, situated in **Augusta**, County of **Kennebec**, State of **Maine**, bounded and described as follows:

(SEE EXHIBIT A ATTACHED HERETO)

IN WITNESS WHEREOF, the Grantor(s) have set their hand(s) and seal(s) this 26th day of August, 2005.


Witness



Lewis Hayden

State of Maine
County of Kennebec, ss.

August 26, 2005

Then personally appeared the above-named Lewis Hayden and acknowledged the foregoing to be his free act and deed.

Before me,


Name: Donald E. Guild
Notary Public/Attorney-at-Law

SEAL

(4) 

DONALD E. GUILD
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MAY 5, 2010

EXHIBIT A

FILE NUMBER: C05-19553

The following lots or parcels of land with any buildings thereon, all situated in said Augusta, County of Kennebec and State of Maine, bounded and described as follows:

First Parcel:

The same premises conveyed to John L. Dutton by Michael Holm by deed dated February 21, 1848, recorded in Kennebec County Registry of Deeds, Book 159. Page 308.

Second Parcel:

The same premises that were conveyed to said John L. Dutton by Elbridge A. Dutton and Lucretia C. Pinkham by deed dated December 10, 1866, recorded in Kennebec Registry of Deeds. Book 262. Page 78 and subject to the right of way reserved thereon.

Third Parcel:

A certain lot bounded and described as follows: Beginning at the southwest corner of a forty acre lot formerly owned by Samuel Cummings; thence running about west southwest on the southerly line of lot numbered twenty-six about seventy rods to a stake on the west bank of the Meadow Brook; thence running northerly in the west line of said Brook to a stake and stones; thence running easterly in the northerly line of said lot about ninety rods to the northwest corner of land formerly owned by said Cummings; thence running southerly to the point begun at and being the same premises that were conveyed to said John L. Dutton by Elbridge A. Dutton.

Fourth Parcel:

A certain lot bounded and described as follows: Commencing at the southeast corner of land owned by Frederick W. Brann; thence running easterly in the northerly line of land owned by the estate of Reuel W. Dutton about eighty rods and continuing easterly in the northerly line of land of Henry A. Cummings about twenty rods to a fence; thence northerly by said fence about thirty rods to the southwest corner of land occupied by Charles O. Cony; thence continuing northerly in the west line of said Cony's land about thirty rods to land owned by F. W. Brann; thence westerly in the southerly line of said Brann's land about one hundred rods to the northwest corner of the land hereby conveyed, and thence southerly in the easterly line of said Brann's land about sixty rods to the first mentioned bounds, containing about forty acres, more or less, and being the westerly part of land which was conveyed to Samuel Hutchings by Wm. H. McDavid by deed dated November 9, 1867, recorded in the Registry of Deeds for Kennebec County, Book 264, Page 277.

Fifth Parcel:

A certain lot bounded and described as follows: All the premises on the north and west side of the following described dividing line between property of Reuel W. Dutton and Judith A. Pollard, et al in said Augusta, to wit: Commencing at a stake driven in the ground at the southwest corner of land of said Dutton, a distance north five hundred and eighty-five (585') feet from land of Joseph Newman, being the southeast corner of land formerly of Lendal Titcomb; thence running easterly on the north line of Morton lot and parallel with the south line of said Morton lot, a distance of eight hundred and six feet to a stake driven in the ground; thence running northerly on the easterly line of said Morton lot, and parallel with the westerly line of said Morton lot, to land of E. C. Packard. The said boundaries being the south and east boundaries of said Dutton land, and this deed was given to fix the dividing line between land of said Dutton and said Morton lot, which was formerly owned by the late Harriet H. Folger and to fix the north and west boundaries of said Morton property.

Excepting and reserving from the foregoing several parcels any real estate conveyed by quit claim deed from Reuel W. Dutton to Judith A. Pollard and George W. Folger, dated June 12, 1906, and recorded in said Registry in Book 463, Page 323, this excepted parcel, together with the fifth parcel above described being conveyances given and received for the purpose of property line adjustment.

Sixth Parcel:

Also the exclusive right to take from a spring located on land formerly of Edward E. Libby in said Augusta near the Methodist Church on the Belgrade Road, said spring being in the southwesterly part of land formerly of Edward E. Libby and being the same to which said Charles R. Dutton ran and his successors in title are now maintaining a pipe line, together with the right to enter upon said premises along said pipe line and dig therein for the purpose of making repairs upon said pipe line and to maintain and keep said pipe line in repair, and to make such repairs upon said spring as they see fit and to maintain a fence about said spring ten feet square. In case of entry upon said premises for the purpose of making such repairs or for any purpose of making such repairs or for any purpose, any trenches dug are to be properly re-filled so that the land shall be left level as original and any fences taken down are to be properly put up.

Seventh Parcel:

Also a certain lot or parcel of land situated in said Augusta on the east side of the stage road leading from Augusta to Belgrade near what is known as Brackett's Corner. bounded as follows: On the west by said road; on the south and on the east by land of the estate of Reuel W. Dutton, and on the north by land of F. W. Brann and the Methodist Church lot.

All the foregoing seven parcels are the same premises conveyed to Alonzo Dostie by Abiah A. Fenlason by his Warranty Deed dated June 29, 1948 and recorded in said Registry, Book 859, Page 226.

Excepting and reserving from the above-mentioned parcels all those premises or portion of premises located to the east of premises now or formerly of the State of Maine more commonly known as Interstate 95.

Also excepting and reserving from the above described parcels those premises conveyed to the State of Maine by Warranty Deed of Robert, Ludger, Lawrence, Raymond and Gabriel Dostie dated 12/9/59 and recorded in the Kennebec County Registry of Deeds in Book 1173, Page 418 and deed dated 12/04/59 and recorded in said Registry of Deeds in Book 1173, Page 422 and deed from Ludger and Gabriel Dostie to the State of Maine dated 12/3/79 and recorded in said Registry of Deeds in Book 2265, Page 73.

Also excepting and reserving those premises conveyed to Central Maine Power Company by deed of Ludger, Raymond and Gabriel Dostie dated 9/5/72 and recorded in the Kennebec County Registry of Deeds in Book 1597, Page 99.

Also excepting and reserving those premises conveyed by Ludger and Gabriel Dostie to Ludger Dostie dated 12/3/79 and recorded in the Kennebec County Registry of Deeds in Book 2261, Page 268

Also excepting and reserving the Brackett Cemetery, so-called, now owned by the City of Augusta.

Subject to rights given to the State of Maine by deeds recorded in Kennebec County Registry of Deeds in Book 1209, Page 496 and Book 1173, Page 418.

Parcel Eight:

Also another certain lot or parcel of land with buildings thereon, if any, situated in Augusta, County of Kennebec and State of Maine located on the east side of the Old Belgrade Road, so-called, bounded and described as follows: Beginning at the Southeast corner of the bridge across Meadow Brook; thence running Southerly along the Easterly line of said Old Belgrade Road to land of one Annie McLaughlin; thence Easterly along McLaughlin's Northerly line to land now or formerly owned by one Newbert; thence Northerly along the Westerly line of said Newbert's land to land now or formerly of Alonzo and Ida Dostie; thence Westerly along said Dostie's Southerly line to point of beginning.

Excepting and reserving therefrom all that portion of premises located to the east of Interstate 95.

Also excepting and reserving those premises conveyed to the State of Maine by deed of Robert D. Dostie dated 12/4/59 and recorded in the Kennebec County Registry of Deeds in Book 1173, page 288.

Also excepting and reserving from the above-described parcels those premises conveyed to Richard and Rachel Violette by deed of Robert D. Dostie dated 1/17/55 and recorded in the Kennebec County Registry of Deeds in Book 988, Page 164.

Excepting and reserving from the above-described parcels those premises conveyed to Richard R. and Rachel

R. Violette by Warranty Deed of Richard R. Violette and Rachel R. Violette dated August 7, 2001 and recorded in the Kennebec County Registry of Deeds in Book 6581, Page 071.

Excepting and subject to the taking by the State of Maine recorded in Kennebec County Registry of Deeds in Book 6877, Page 28.

Subject to the drainage easement conveyed to Rene B. Rodrigue and Constance A. Rodrigue, dated 1978, recorded in said Registry in Book 2323, Page 308.

Meaning and intending to convey the same premises described in the deed from Richard R. Violette and Rachel R. Violette to Lewis Hayde, dated October 16, 2003 and recorded in the Kennebec County Registry of Deeds in book 7695, Page 165.

Received Kennebec SS.
08/31/2005 8:24AM
Pages 4 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS



OPR BK 12817 PGS 66 - 69 01/08/2018 08:40:47 AM
INSTR # 2018000393 # OF PAGES 4
ATTEST: BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS KENNEBEC COUNTY, ME

**NO TRANSFER
TAX PAID**

**QUITCLAIM DEED
WITHOUT COVENANT
(Corporate Grantor)**

Medical Center Parkway Condominium Association, a Maine nonprofit corporation with a principal place of business in Augusta, County of Kennebec, State of Maine, for consideration paid, releases to

MaineGeneral Medical Center a Maine nonprofit corporation with a principal place of business at 35 Medical Center Parkway, Augusta, County of Kennebec, State of Maine,

a certain lot or parcel of land, together with any buildings and improvements thereon, in **Augusta**, County of **Kennebec**, State of **Maine**, bounded and described as follows:

(SEE EXHIBIT A ATTACHED HERETO)

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name, under seal, by its duly authorized officer, this 21st day of December, 2017.

MEDICAL CENTER PARKWAY
CONDOMINIUM ASSOCIATION

Donald E. Guild
Witness

By: Charles W. Hays, Jr.
Charles W. Hays, Jr.
Its President

State of Maine
County of Kennebec, ss.

December 21, 2017

Then personally appeared the above-named Charles W. Hays, Jr., President of Medical Center Parkway Condominium Association and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of Medical Center Parkway Condominium Association.

Before me,

Donald E. Guild
Name:
Notary Public/Attorney-at-Law
Commission expires:

④ Central ME Title

**DONALD E. GUILD
NOTARY PUBLIC
STATE OF MAINE
MY COMM. EXP. MAY 05, 2024**

EXHIBIT A

Parcel One: A certain lot or parcel of land, together with any buildings and improvements thereon, situated easterly of but not adjacent to the Old Belgrade Road, so-called in Augusta, County of Kennebec, State of Maine, bounded and described as follows:

Beginning at a point located at the northeasterly corner of the parcel herein described, said point being located South $52^{\circ} 58' 25''$ West a distance of 2,517.06 feet from a granite monument located at station 204+00 of the southbound lane of Interstate 95, said point also being located South $79^{\circ} 41' 00''$ West a distance of 1,604.16 feet from a granite monument located at station 191+00 of the southbound lane of Interstate 95;

Thence South $15^{\circ} 38' 25''$ East along remaining land of Medical Center Parkway Condominium Association a distance of 40.00 feet to a point;

Thence South $74^{\circ} 21' 35''$ West along remaining land of Medical Center Parkway Condominium Association a distance of 4.00 feet to a point;

Thence South $15^{\circ} 38' 25''$ East along remaining land of Medical Center Parkway Condominium Association a distance of 10.58 feet to a point;

Thence South $74^{\circ} 21' 35''$ West along remaining land of Medical Center Parkway Condominium Association a distance of 46.00 feet to a point;

Thence South $15^{\circ} 38' 25''$ East along remaining land of Medical Center Parkway Condominium Association a distance of 21.42 feet to a point;

Thence South $74^{\circ} 21' 35''$ West along remaining land of Medical Center Parkway Condominium Association a distance of 30.04 feet to a point;

Thence South $15^{\circ} 38' 25''$ East along remaining land of Medical Center Parkway Condominium Association a distance of 22.67 feet to a point;

Thence South $74^{\circ} 21' 35''$ West along remaining land of Medical Center Parkway Condominium Association a distance of 23.00 feet to a point;

Thence North $15^{\circ} 38' 25''$ West along remaining land of Medical Center Parkway Condominium Association a distance of 22.67 feet to a point;

Thence South $74^{\circ} 21' 35''$ West along remaining land of Medical Center Parkway Condominium Association a distance of 7.96 feet to a point;

Thence North $15^{\circ} 38' 25''$ West along remaining land of Medical Center Parkway Condominium Association a distance of 47.28 feet to a point;

Thence South 74° 21' 35" West along remaining land of Medical Center Parkway Condominium Association a distance of 9.54 feet to a point;

Thence North 15° 38' 25" West along remaining land of Medical Center Parkway Condominium Association a distance of 22.44 feet to a point;

Thence North 74° 21' 35" East along remaining land of Medical Center Parkway Condominium Association a distance of 9.54 feet to a point;

Thence North 15° 38' 25" West along remaining land of Medical Center Parkway Condominium Association a distance of 4.28 feet to a point, said point being located South 53° 45' 55" East a distance of 657.63 feet from a point on the easterly side of the Old Belgrade Road at the southwesterly corner of land owned by the City of Augusta known as the Brackett Cemetery;

Thence North 74° 21' 35" East along remaining land of Medical Center Parkway Condominium Association a distance of 36.00 feet to a point;

Thence South 15° 38' 25" East along remaining land of Medical Center Parkway Condominium Association a distance of 2.00 feet to a point;

Thence North 74° 21' 35" East along remaining land of Medical Center Parkway Condominium Association a distance of 75.00 feet to the point of beginning; containing 7,686 square feet, more or less.

For reference, see the ALTA/ACSM Land Title Survey by Dirigo Surveying, dated August 4, 2015, recorded in Kennebec County Registry of Deeds in Plan Book 2017, Page 125. Bearings referenced are based on Grid North, ME 2000 Zone W – NAD 83 (1996).

Together with a permanent easement, in common with others, for all purposes of a right of way including, without limitation, ingress and egress by foot or vehicle and the installation and maintenance of utility services (as defined in 33 M.R.S. §458(2)(B)) in, on, over or under the existing roadways shown on the Condominium Plan for Medical Center Parkway Condominium, dated November 4, 2013, revised August 10, 2015 and March 11, 2017, recorded in Kennebec County Registry of Deeds in Plan Book 2017, Pages 126 and 127 (the "Plan") and to use the parking areas shown on the Plan; and together with the perpetual right to use, repair, replace and maintain all existing lines, piping and equipment located on or crossing the remaining land of Medical Center Parkway Condominium providing utility services to the above-described premises.

Parcel Two: Also hereby conveying the building labeled "Cancer Center (Not Part of Condo)" on the Condominium Plan for Medical Center Parkway Condominium, dated November 4, 2013, revised August 10, 2015 and March 11, 2017, recorded in Kennebec County Registry of Deeds in Plan Book 2017, Pages 126 and 127 (the "Plan"); together with a permanent easement, in common with others, for all purposes of a right of way including, without limitation, ingress and egress by foot or vehicle and the installation and maintenance of utility services (as defined in 33 M.R.S. §458(2)(B)) in, on, over or under the existing roadways shown on the Plan and to use the

parking areas shown on the Plan; and together with the perpetual right to use, repair, replace and maintain all existing lines, piping and equipment located on or crossing the remaining land of Medical Center Parkway Condominium providing utility services to the Cancer Center Building.

Meaning and intending to convey a portion of the premises conveyed to Medical Center Parkway Condominium Association under the Declaration of Condominium for Medical Center Parkway Condominium, dated November 7, 2013, recorded in Kennebec County Registry of Deeds in Book 11561, Page 225.

ATTACHMENT 2 – WATER AND SEWER CAPACITY

Brian Tarbuck, General Manager
btarbuck@greateraugustautilitydistrict.org

Ken Knight, Board Chair
kknight@greateraugustautilitydistrict.org

Pat Paradis, Clerk
pparadis@greateraugustautilitydistrict.org

Bob Corey, Treasurer
bcorey@greateraugustautilitydistrict.org

Kirsten Hebert
khebert@greateraugustautilitydistrict.org



www.greateraugustautilitydistrict.org
12 Williams Street
Augusta, ME 04330-5225
(207) 622-3701

Cecil Munson
cmunson@greateraugustautilitydistrict.org

Bradley Sawyer
bsawyer@greateraugustautilitydistrict.org

Charlotte Warren, Hallowell voting member
cwarren@greateraugustautilitydistrict.org

Keith Luke, Augusta ex-officio member
kluke@greateraugustautilitydistrict.org

Cary Colwell, Hallowell ex-officio member
ccolwell@greateraugustautilitydistrict.org

March 29, 2023

Mr. Andrew Johnston, PE
Atlantic Resource Consultants
541 US Route One, Suite 21
Freeport, ME 04032

Sent via email: AndyJ@arc-maine.com

RE: Harold Alfond Center for Cancer Care, 361 Old Belgrade Rd, Augusta

Dear Mr. Johnston:

This letter is in reference to your ability to serve request for the proposed 28,000 sf addition onto the existing Cancer Care facility. As stated in your letter, the proposed addition will result in additional water consumption of 1,105 gallons per day (gpd).

The District has an adequate supply of safe drinking water within its system to supply the proposed additional domestic demand.

It will be the fire protection engineer's responsibility to determine adequate fire protection capacity for the addition.

The District also has adequate capacity within its sanitary system to accept the sanitary discharge of 1,105 gpd from the proposed addition. The additional flow will cause no issues at our sanitary sewer pump station located on Medical Center Parkway.

The District will require a full set of PDF site and building plans for review prior to signing the building permit for this project. The District will identify all fees associated with the proposed utility installations during the full review process. Final site plans shall also be submitted in AutoCAD format.

Thank you for your time

Sincerely,

Michael Morey
Engineering Services Manager

ATTACHMENT 3 – SOLID WASTE CAPACITY

6 Gerald Terrace
Fairfield, ME 04937

207-872-8257
207-872-5882 fax



To whom it may concern,

Casella is willing and has the capacity to handle the proposed construction, demolition, and operational wastes generated from the Maine General Cancer Center project.

A handwritten signature in black ink, appearing to read "Patrick Neal", written in a cursive style.

Patrick Neal

Site Manager

Casella Waste Systems- Central Maine

ATTACHMENT 4 – NATURAL & HISTORIC RESOURCES



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



March 23, 2023

Kayla Gray
Atlantic Resource Co, LLC
541 US Route One, Suite 21
Freeport, ME 04032

RE: Information Request – Cancer Center Facility Project, Augusta

Dear Kayla:

Per your request received on March 06, 2023, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information for known locations of Endangered, Threatened, and Special Concern species; designated Essential and Significant Wildlife Habitats; and inland fisheries habitat concerns within the vicinity of the *Cancer Center Facility* project in Augusta. Per your letter, the proposed expansion will take place mostly within existing developed areas of the site.

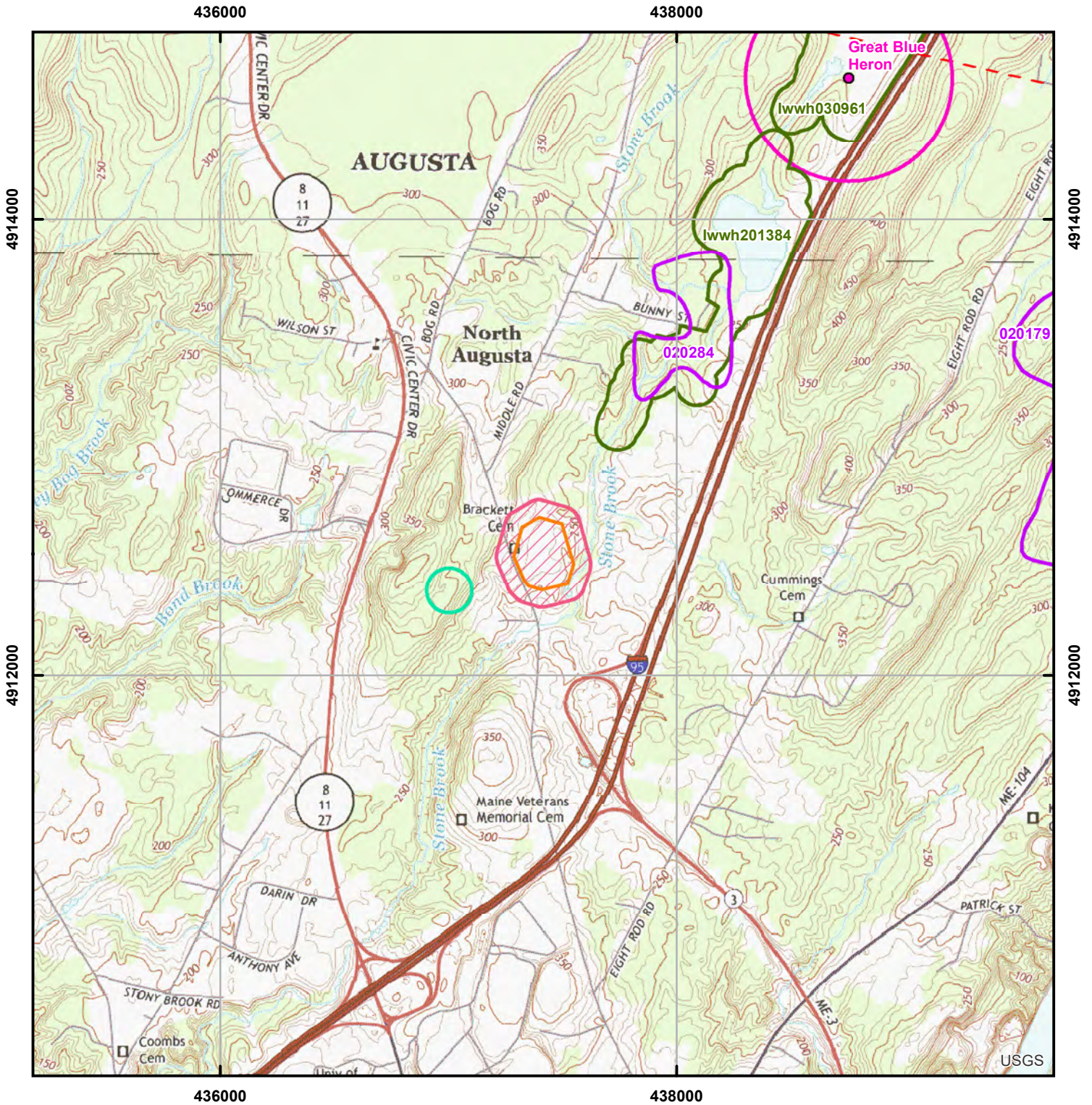
Our information indicates no locations of State-listed Endangered, Threatened, or Special Concern species within the project area that would be affected by your project. Additionally, our Department has not mapped any Essential or Significant Wildlife Habitats or inland fisheries habitats that would be directly affected by your project.

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

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

Best regards,

Becca Settele
Wildlife Biologist

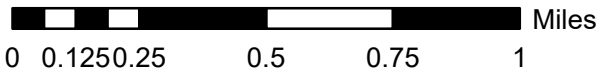


Environmental Review of Fish and Wildlife Observations and Priority Habitats

Project Name: Cancer Center Facility, Augusta
(Version 1)



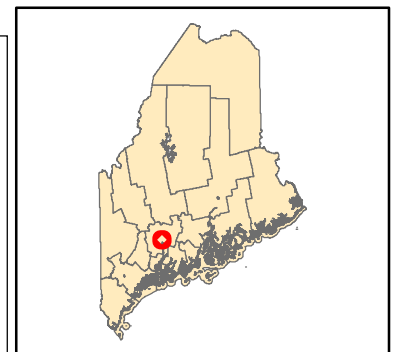
Maine Department of
Inland Fisheries and Wildlife



Projection: UTM, NAD83, Zone 19N

Date: 3/7/2023

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





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

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

March 6, 2023

Kayla Gray
Atlantic Resource Consultants
541 US Route One, Suite 21
Freeport, ME 04032

Via email: kayla@arc-maine.com

Re: Rare and exemplary botanical features in proximity to: #22-018, MaineGeneral Cancer Center, Augusta, Maine

Dear Ms. Gray:

I have searched the Maine Natural Areas Program's Biological and Conservation Data System files in response to your request received March 6, 2023 for information on the presence of rare or unique botanical features documented from the vicinity of the project in Augusta, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

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

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. Based on the information in our files and the landscape context of this project, there is a low probability that rare or significant botanical features occur at this project location.

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

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

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



PHONE: (207) 287-8044
WWW.MAINE.GOV/DACF/MNAP

Letter to Atlantic Resource Consultants
Comments RE: Cancer Center, Augusta
March 6, 2023
Page 2 of 2

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

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

Sincerely,

Lisa St. Hilaire

Lisa St. Hilaire | Information Manager | Maine Natural Areas Program
207-287-8044 | lisa.st.hilaire@maine.gov



541 US Route One, Suite 21
Freeport, Maine 04032
Tel: 207.869.9050
info@arc-maine.com



March 6, 2023

Mr. Kirk Mohney
Maine Historic Preservation Commission
55 Capitol Street
65 State House Station
Augusta, Maine 04333

RE: MaineGeneral Cancer Center – Augusta, Maine

Dear Mr. Mohney,

On behalf of our client, MaineGeneral Cancer Center, we are contacting you regarding the referenced project. The proposed project includes the expansion of the existing cancer center facility and will consist of the construction of two new building areas, a new paved parking lot with 36 parking spaces, the reconfiguration of access and circulation, walkways, landscaping, utilities, and the installation of stormwater management BMPs. The proposed building areas will be 1,927 square feet and 13,719 square feet, respectively.

The proposed expansion will take place mostly within existing developed areas of the site. The parking lot will be constructed in an existing landscaped area. The project does not propose impacts to natural resources or significant wildlife habitats. We have enclosed a site location map and preliminary site plan showing the nature and extents of the proposed work.

We would be most grateful if you could provide us with your official response communication for our permitting efforts so that we may include them in various state and local applications.

If you have any questions regarding this letter, please do not hesitate to contact us.

Kayla Gray

Regards,
Kayla Gray
Environmental Specialist
Atlantic Resource Consultants

Cc: File 22-018/Correspondence

ATTACHMENTS:

Summary
Location Map
Preliminary Site Plan

Based on the information submitted, I have concluded that there will be no historic properties affected by the proposed undertaking, as defined by Section 106 of the National Historic Preservation Act. Consequently, pursuant to 36 CFR 800.4(d)(1), no further Section 106 consultation is required unless additional resources are discovered during project implementation pursuant to 36 CFR 800.13.

Kirk F. Mohney
Kirk F. Mohney,
State Historic Preservation Officer
Maine Historic Preservation Commission

3/13/23
Date



Tribal Historic Preservation Office
Mi'kmaq Nation (Formerly known as the Aroostook Band of Micmac)
Kendyl Reis
Tribal Historic Preservation Officer
7 Northern Road
Presque Isle, ME 04769
Phone: (207)764-1972 ext. 161
kreis@micmac-nsn.gov

Maine General Cancer Center - Expansion - Old Belgrade Road, Augusta
March 30th, 2023

Based on the project description, we do not have knowledge of any specific sites or cultural features that exist at the proposed project location(s).

However, this geographic area does constitute traditional areas that were historically utilized by members of the Mi'kmaq Nation and the other Wabanaki Tribes. Therefore, we respectfully request that if during the course of excavation/construction activities, human remains, artifacts, or any other evidence of Native American presence is discovered, that site activities in the vicinity of the discovery immediately cease, pending notification to us.

In addition, if this project results in wetland disturbances requiring mitigation, we are requesting that you utilize the black ash (*Fraginus nigra*) as the principal wetland species for wetland restoration activities. The black ash tree has special significance in the culture of the northeastern Tribes and is used extensively for weaving baskets and other Native American crafts. The black ash tree also provides valuable food and habitat for migratory waterfowl and other wildlife. Unfortunately, however, this species has been selected against by foresters and landowners who favor other tree species. As a result of this, and other environmental factors, the black ash tree is in serious decline in Maine. The Mi'kmaq Nation has completed several black ash wetland restoration projects and have a dependable source for highly-quality seedlings, and the experience and expertise to assist you with black ash wetland restoration projects.

On the subject of human remains, artifacts, or any other evidence of Native American presence is discovered. The human remains will be reburied with the appropriate respect for the remains that is required at a distinctive and respectable site. The artifacts and other evidence of Native American discovery will be documented with appropriate detail. The items will be analyzed for the precise period of the items' distinctive period and will be documented by the Tribal Historic Preservation Officer for the Mi'kmaq Nation.

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

Sincerely,

Kendyl Reis
Tribal Historic Preservation Officer

ATTACHMENT 5 – STORMWATER NARRATIVE

ATTACHMENT 6 – GEOLOGY MAPS

ATTACHMENT 7 – SITE LIGHTING CUT SHEETS & PHOTOMETRIC PLAN

Application

LED recessed ceiling luminaire with very wide beam light distribution designed for downlighting atriums, canopies, passages and other interior and exterior locations.

Materials

Luminaire housing and faceplate constructed of die-cast marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy
 Clear safety glass
 Silicone optical collimating lens
 Reflector surface made of pure anodized aluminum
 High temperature silicone gasket
 Stainless steel screw clamps
 Galvanized steep rough in ceiling pan with through wiring box

NRTL listed to North American Standards, suitable for wet locations
 Protection class IP65
 Weight: 3.1 lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-20° C
LED module wattage	24.5 W
System wattage	28.5 W
Controlability	0-10V dimming down to 0.1%
Color rendering index	Ra > 80
Luminaire lumens	2,959 lumens (3000K)
Lifetime at Ta=15°C	230,000 h (L70)
Lifetime at Ta=25°C	190,000 h (L70)

LED color temperature

- 4000K - Product number + **K4**
- 3500K - Product number + **K35**
- 3000K - Product number + **K3**
- 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

- Available colors Black (BLK) White (WHT) RAL:
 Bronze (BRZ) Silver (SLV) CUS :



LED recessed ceiling downlights · very wide beam

	LED	β	A	B	C
24 833	24.5 W	56°	6 7/8"	5"	1 8/16"

β = Beam angle

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
 © copyright BEGA 2018 Updated 01/25/18

Type:
 BEGA Product:
 Project:
 Modified:



Application

LED bollard luminaire with rotationally symmetric light distribution. This robust luminaire provides glare-free illumination perfect for squares, pathways and entrances. Provided with mounting system that allows luminaire to be adjusted independent of anchor bolt orientation.

Materials

Luminaire housing and base constructed of die-cast and extruded marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy
 Borosilicate glass lens
 Reflector made of pure anodized aluminum
 High temperature silicone gasket
 Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
 Protection class IP65
 Weight: 20.1 lbs

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30° C
LED module wattage	17.5 W
System wattage	21.0 W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 80
Luminaire lumens	482 lumens (3000K)
Lifetime at Ta = 15° C	200,000 h (L70)
Lifetime at Ta = 30° C	140,000 h (L70)

LED color temperature

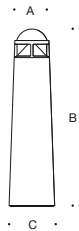
- 4000K - Product number + **K4**
- 3500K - Product number + **K35**
- 3000K - Product number + **K3**
- 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

- Available colors Black (BLK) White (WHT) RAL:
 Bronze (BRZ) Silver (SLV) CUS:



Bollard · shielded					
	LED	A	B	C	Anchorage
77 762	17.5 W	6 1/2	33 3/4	8 5/8	79 818



COMMERCIALPRO SERIES

city  ARCH

LSBX

ROSETTA
40W - 300W
LED AREA LIGHT

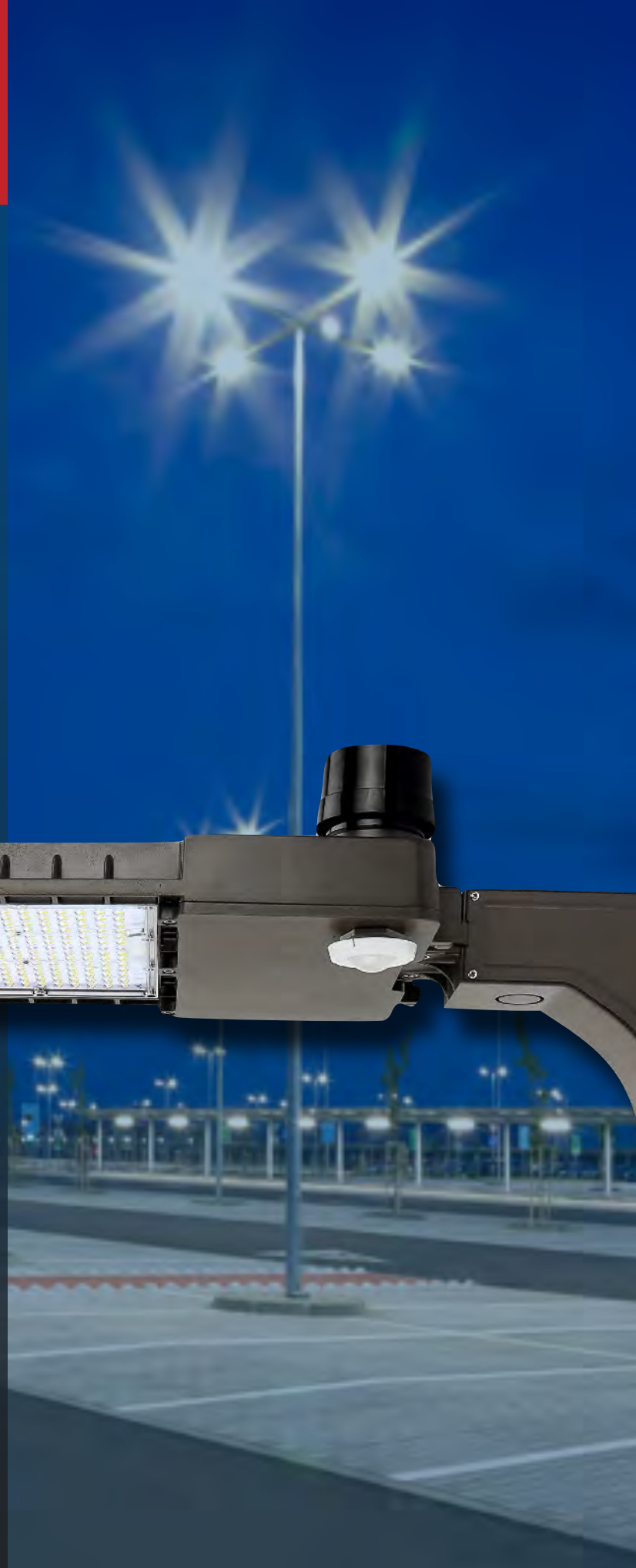
COMMERCIAL GRADE



PRODUCT OVERVIEW

The cityARCH area light shoebox luminaire is constructed of die-cast aluminum housing, optimized for protection against moisture and environmental contaminants and engineered for efficient product maintenance.

With multiple mounting options and an industry leading 7-Year, 75,000hr warranty, the LSBX-series is ideal for outdoor area lighting.




40W | 70W | 100W
150W | 200W
250W | 300W
MODEL SPECIFICATIONS

Model	Watt	Lumens	Voltage	CCT	LPW	Replaces
LSBX040	40W	5,700LM	120-277V 347-480V	4000K 5000K	135LM/W	150W MH
LSBX070	70W	9,800LM			137LM/W	250W MH
LSBX100	100W	13,900LM			139LM/W	320W MH
LSBX150	150W	21,300LM			142LM/W	400W MH
LSBX200	200W	26,000LM			131LM/W	400W MH
LSBX250	250W	35,250LM			141LM/W	750W MH
LSBX300	300W	42,000LM			137LM/W	1000W MH

ORDERING GUIDE

Model Series	Watt (W)	CCT (K)	Voltage (V)	Finish (y)	Photometry	Photocell (a)	PIR Sensor	Mount	Tenon Adaptor
LSBX LED Shoebox	40 40W 70 70W 100 100W 150 150W 200 200W 250 250W 300 300W	40 4000K 50 5000K	U 120-277V H 347-480V	B Black D Dark Bronze * W White S Silver	3 Type-III * 4 Type-IV 5 Type-V	Blank None * PU 120-277V PH 480V	Blank None * MS PIR Motion Sensor	Blank None * A Slip-Fitter B Round-Pole C Trunnion D Square-Pole E Wall-Mount	Blank None * See TENON ADAPTOR OPTIONS for availabilities

* Default option

Choose Your Model Specifications Above:

LSBX	150	50	U	D	3	PU	MS	A	Blank
-------------	------------	-----------	----------	----------	----------	-----------	-----------	----------	--------------

Example Ordering Number: LSBX150-50-UD3-PU-MS-A
PROJECT DETAILS

Project Name	
Fixture Schedule	
Product Number	
Notes	

KEY FEATURES

- LOW PROFILE, RUGGED ONE-PIECE DIE CAST ALUMINUM HOUSING
- 3G VIBRATION RATED COMPACT DESIGN MINIMIZES WIND LOAD REQUIREMENTS
- 100,000HR LED LIFESPAN BASED ON IES LM-80 AND TM-21 CALCULATIONS
- OPTIONAL FINISH IS AVAILABLE IN BLACK, DARK BRONZE, SILVER, OR WHITE
- DARK SKY CONFORMING OPTICS AVAILABLE IN IES TYPE III, IV, OR V
- SCALABLE LUMEN PACKAGES, REPLACING UP TO 1000W MH
- OPTIONAL PHOTOCELL AND OCCUPANCY SENSORS AVAILABLE

KEY SPECIFICATIONS

- **Housing:** Thermally Conductive Rugged One-Piece Die Cast Aluminum
- **Operating Temp:** -40°F – 115°F
- **Input Voltage:** 120-277Vac or 347-480Vac
- **IP:** UL Wet Location Listed
- **PF:** >0.9 Non-Flicker
- **Efficacy:** 140LM/W
- **Dimming:** 1-10V
- **THD:** <20%
- **CRI:** >70

APPLICATIONS


Parking Lots



Facade Lighting



Roadways



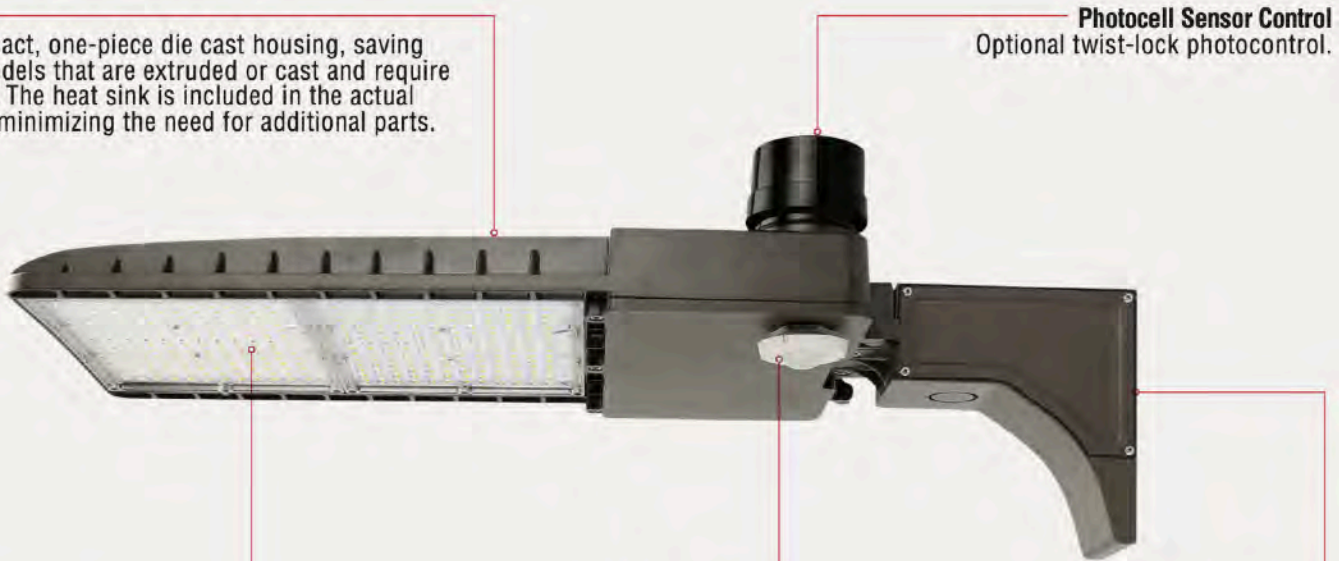
General Public

CERTIFICATIONS

7 Year

75,000-Hours

PHYSICAL FEATURES



Housing
Features a compact, one-piece die cast housing, saving costs versus models that are extruded or cast and require additional parts. The heat sink is included in the actual casting, further minimizing the need for additional parts.


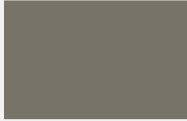
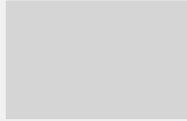
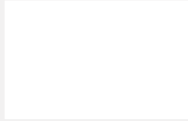
Photometry
Optional Type III and Type IV and Type V.

PIR Sensor
Optional PIR sensor allows for security and energy savings

Photocell Sensor Control
Optional twist-lock photocontrol.

Standard Arm Mount
The design features an integral arm, increasing strength and simplifying installation. Optional mounting options adhere to standard sizings to simply installation.





COLOR FINISH OPTIONS

BLACK		DARK BRONZE *		SILVER GREY		WHITE	
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* Default option

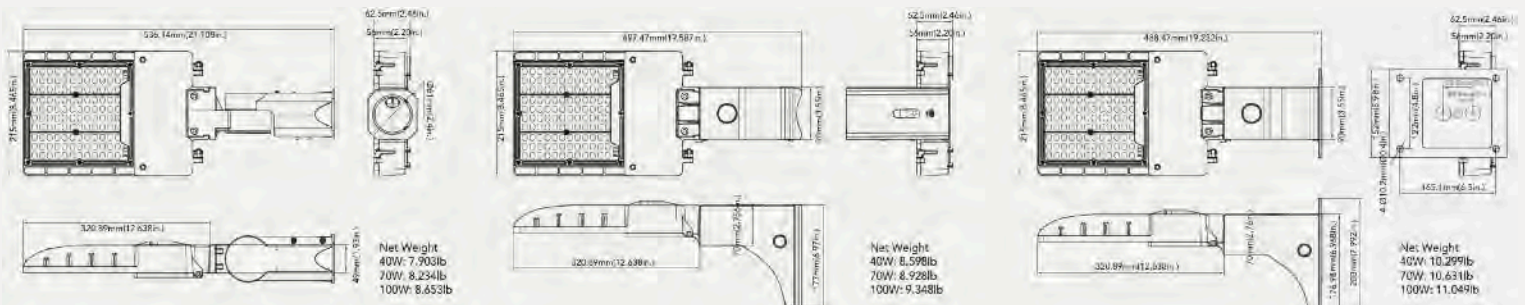
MOUNTING OPTIONS

- Standard versatile mounting arm accommodates multiple drilling patterns as well as square and round poles
- Optional for cast aluminum slip-fitter mounting adapter Compatible with mounting adaptors such as Tenon, suits for various application
- Wall Mount available for direct wall mounting and J-box mounting

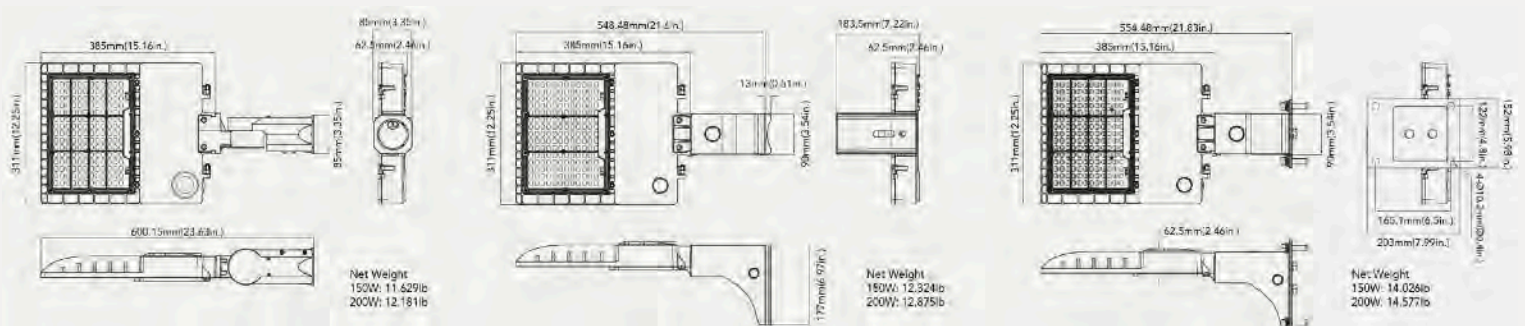
SLIP-FITTER	POLE MOUNT	TRUNNION	WALL MOUNT
			
An optional cast aluminum mast arm adapter secures fixture head to nominal 2" (2-3/8" O.D. pipe size) horizontal steel tenon arm.	4" and 5" Square & Round Poles Standard versatile mounting arm is simple to install and can be used with existing poles for retrofit installations.	Die-cast aluminum trunnion is easily adapted to many surfaces and allows for angles for aiming fixtures.	Wall Mount is easy to install for direct wall mounting with 1/2" conduit wiring or standard J-box mounting

SIZING & MEASUREMENTS

Model	Mounting Type	Width (in)	Height (in)	Depth (in)	Weight (lb)
40W 70W 100W					
LSBX040	Slip-Fitter Mount	21.11	8.47	2.46	7.91
LSBX070					8.23
LSBX100					8.65
LSBX040	Pole Mount	19.59	8.47	2.46	8.60
LSBX070					8.93
LSBX100					9.35
LSBX040	Wall Mount	19.23	8.47	2.46	10.30
LSBX070					10.63
LSBX100					11.05

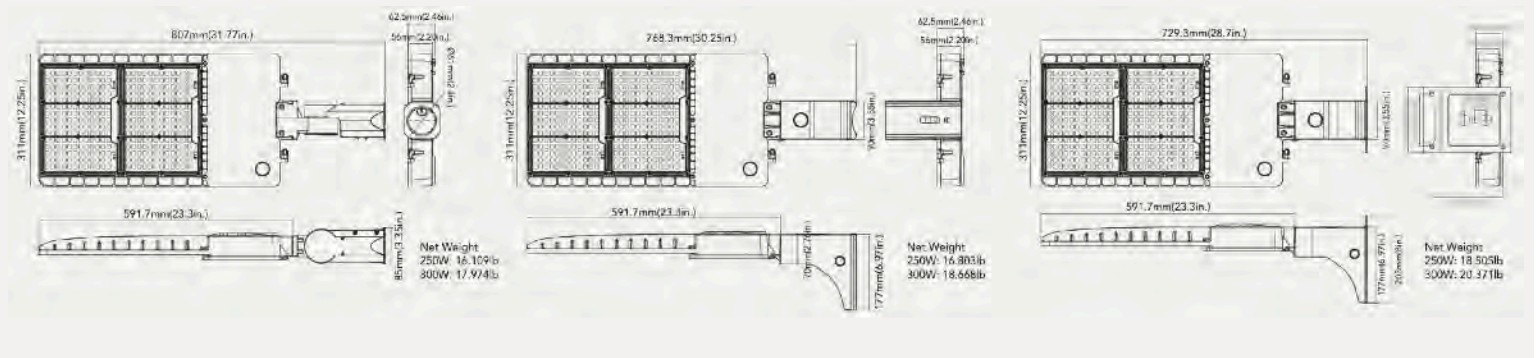
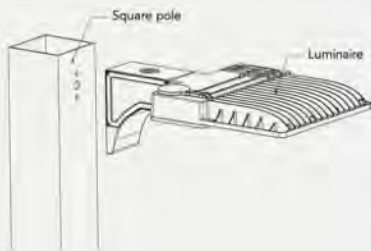
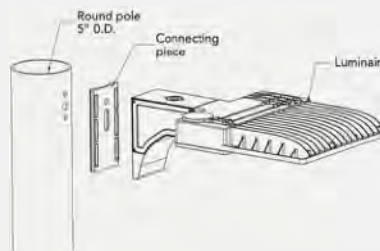
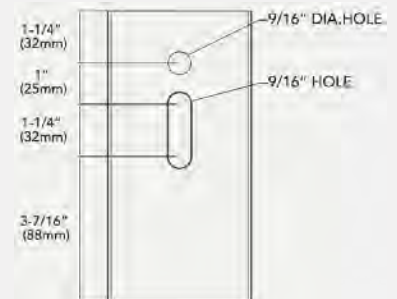
Slip-Fitter Mount
Pole Mount
Wall Mount


Model	Mounting Type	Width (in)	Height (in)	Depth (in)	Weight (lb)
150W 200W					
LSBX150	Slip-Fitter Mount	15.16	12.25	3.35	11.63
LSBX200					12.18
LSBX150	Pole Mount	21.6	12.25	3.35	12.32
LSBX200					12.88
LSBX150	Wall Mount	21.6	12.25	3.35	14.03
LSBX200					14.58

Slip-Fitter Mount
Pole Mount
Wall Mount


SIZING & MEASUREMENTS (Continued)

Model	Mounting Type	Width (in)	Height (in)	Depth (in)	Weight (lb)
250W 300W					
LSBX250	Slip-Fitter Mount	31.77	12.25	2.46	16.11
LSBX300					17.98
LSBX250	Pole Mount	30.25	12.25	2.46	16.11
LSBX300					17.98
LSBX250	Wall Mount	28.7	12.25	2.46	16.11
LSBX300					17.98

Slip-Fitter Mount
Pole Mount
Wall Mount

MOUNTING DIMENSIONS
Square Pole

Round Pole

Drilling Template

PHOTOMETRICS
Type III

Type III optics produces an asymmetrical pattern that directs the majority of the light forward and equally on both sides of the luminaire. In a back-to-back configuration, it creates a rectangular pattern which can extend pole spacings.


Type IV

Type IV is suitable for applications where light is primarily required to forward with minimal backlight. Typical installations include perimeter poles


Type V

Type V optics produce a symmetrical square distribution pattern that distributes light equally on all sides of the luminaire. Type V luminaires provides utility for most area lighting applications.



PHYSICAL FEATURES

Heavy Duty Construction	<ul style="list-style-type: none"> Engineered with heavy-duty cast aluminum housing that is completely sealed against moisture and environmental contaminants. Features a single-latch removable door for quick-access to driver components 3G vibration rated for harsh environmental applications
Advanced Optics	<ul style="list-style-type: none"> Outstanding versatility in Type-III, IV, and V IES distributions Optics conforms to dark sky requirements and maximizes efficiency and installation spacing
Robust Electronics	<ul style="list-style-type: none"> The driver is rack-mounted to the aluminum housing for optimal heat sinking The driver is rack-mounted to the aluminum housing for optimal heat sinking 1-10V dimming is standard with optional 10kV/10kA common-/differential-mode surge protection Meets DLC Premium certification requirements
Lifespan	<ul style="list-style-type: none"> 100,000hr LED Lifespan Based on IES LM-80 and TM-21 Calculations Industry leading 10-Year, 100,000hr warranty

AREA LIGHTING EPA

Item	1	2 @ 90°	2 @ 120°	2 @ 180°	3 @ 90°	3 @ 120°	4 @ 90°
40W/70W/100W	0.3413	0.5929	0.7983	0.6826	1.0239	1.0499	1.0239
150W/200W	0.423	0.735	0.873	0.846	1.158	1.185	1.158
250W/300W	0.4759	0.7889	1.0581	0.9518	1.2648	1.3711	1.2648

ACCESSORIES

Lens	<ul style="list-style-type: none"> Type - IV, Type - V 	
Photocell Sensor	<ul style="list-style-type: none"> 120-277V Photocell, 347V Photocell, 480V Photocell 	
PIR Sensor	<ul style="list-style-type: none"> 120-277V Sensor 	
Mounts	<ul style="list-style-type: none"> Slip-fitter, Round-pole, Trunnion, Square-pole, Wall-mount 	
Tenon Adaptor	<ul style="list-style-type: none"> Pole Adaptor for Various Tenon Angles 	

TENON ADAPTOR OPTIONS

Image	Item #	Accessory	Tennon (in)	Width (in)	Length (in)	Height (in)	Description
	SQRD-4SQ	4" Square Pole Mount	2.375 O.D.	3.00	4.00	7.228	For use with square, non-tapered steel and aluminum poles. Finish: Dark Bronze
	SQRD-4SQR	4" Round Pole Mount	2.375 O.D.	4.00	4.20	8.76	For use with round, non-tapered steel and aluminum poles. Finish: Dark Bronze
	SQRD-5SQ	5" Square Pole Mount	2.375 O.D.	3.00	5	7.228	For use with square, non-tapered steel and aluminum poles. Finish: Dark Bronze
	SQRD-5SQR	5" Round Pole Mount	2.375 O.D.	4.00	5.19	8.76	For use with round, non-tapered steel and aluminum poles. Finish: Dark Bronze
	SP-TR-D	Pole Bracket - Tenon & Yoke Adaptor	2.375 O.D.	4	6.08	4.28	For use to mount LSBX fixtures that are equipped with yoke mount onto 2-3/8" OD tenon. Finish: Dark Bronze
	SQRD-WM	90° Wall Mount Bracket	2.375 O.D.	4	7.76	6	For use to mount LSBX fixtures that are equipped with yoke mount onto 2-3/8" OD tenon. Finish: Dark Bronze
	SQRD-SQ	Horizontal Tenon Mid-Pole Bracket	2.375 O.D.	3.94	7.28	7.086	For use to mount LSBX fixtures to mount light fixture that is equipped with an adjustable slipfitter onto a 2-3/8" OD horizontal tenon. Finish: Dark Bronze
	SQR2-90-D-R60	Double 90° Horizontal Tenon Adaptor	2.375 O.D.	3	4	7.228	For use to mount two LSBX fixtures to the Round External Mount Horizontal Tenon and adjusted 90° horizontally. Finish: Dark Bronze
	SQR3-120-D-R60	Triple 120° Horizontal Tenon Adaptor	2.375 O.D.	3	4	7.228	For use to mount three LSBX fixtures to the Round External Mount Horizontal Tenon and adjusted 120° horizontally. Finish: Dark Bronze
	SQR2-180-D-R60	Double 180° Horizontal Tenon Adaptor	2.375 O.D.	3	4	7.228	For use to mount three LSBX fixtures to the Round External Mount Horizontal Tenon and adjusted 180° horizontally. Finish: Dark Bronze
	SQR4-90-D-R60	Quad 90° Horizontal Tenon Adaptor	2.375 O.D.	3	4	7.228	For use to mount four LSBX fixtures to the Round External Mount Horizontal Tenon and adjusted 90° horizontally. Finish: Dark Bronze
	SQR3-90-D-R60	Triple 90° Horizontal Tenon Adaptor	2.375 O.D.	3	4	7.228	For use to mount three LSBX fixtures to the Round External Mount Horizontal Tenon and adjusted 90° horizontally. Finish: Dark Bronze

DLC MODEL GUIDE

Product ID	Model No.	DLC	Watt	Lumen	Efficacy	THD	PF	CCT	CRI	Voltage
40W										
PL1SZL5SF0K2	LSBX040-40-U[D,B,W,S]3-[Blank,PS3][Blank,M][D2,A2,B2](Qualified Pointed Straight Down)	Premium	40	5400	135	15	0.9	4000	70	120 - 277Vac
PLNFIVR6XJJY	LSBX040-40-U[D,B,W,S]4-[Blank,PS3][Blank,M][D2,A2,B2](Qualified Pointed Straight Down)	Premium	40	5360	134	15	0.9	4000	70	120 - 277Vac
PLZE4PJLV58R	LSBX040-40-U[D,B,W,S]5-[Blank,PS3][Blank,M][D2,A2,B2](Qualified Pointed Straight Down)	Premium	40	5600	140	15	0.9	4000	70	120 - 277Vac
PLIHS4Q4JSZN	LSBX040-50-U[D,B,W,S]3-[Blank,PS3][Blank,M][D2,A2,B2](Qualified Pointed Straight Down)	Premium	40	5500	138	15	0.9	5000	70	120 - 277Vac
PL5WENEC7S9A	LSBX040-50-U[D,B,W,S]4-[Blank,PS3][Blank,M][D2,A2,B2](Qualified Pointed Straight Down)	Premium	40	5480	137	15	0.9	5000	70	120 - 277Vac
PLA1RZ3ANE8L	LSBX040-50-U[D,B,W,S]5-[Blank,PS3][Blank,M][D2,A2,B2](Qualified Pointed Straight Down)	Premium	40	5720	143	15	0.9	5000	70	120 - 277Vac
70W										
PLF016ZUHFP3	LSBX070-40-U[D,B,W,S]3-[Blank,PS3][Blank,M][D2,A2,B2](Qualified Pointed Straight Down)	Premium	70	9500	136	15	0.9	4000	70	120 - 277Vac
PLBM2ED4KSNG	LSBX070-40-U[D,B,W,S]4-[Blank,PS3][Blank,M][D2,A2,B2](Qualified Pointed Straight Down)	Premium	70	9310	133	15	0.9	4000	70	120 - 277Vac
PLCQ2F7HPLAU	LSBX070-40-U[D,B,W,S]5-[Blank,PS3][Blank,M][D2,A2,B2](Qualified Pointed Straight Down)	Premium	70	9730	139	15	0.9	4000	70	120 - 277Vac
PL6XMG13DFV9	LSBX070-50-U[D,B,W,S]3-[Blank,PS3][Blank,M][D2,A2,B2](Qualified Pointed Straight Down)	Premium	70	9600	137	15	0.9	5000	70	120 - 277Vac
PLR897IAH7E7	LSBX070-50-U[D,B,W,S]4-[Blank,PS3][Blank,M][D2,A2,B2](Qualified Pointed Straight Down)	Premium	70	9450	135	15	0.9	5000	70	120 - 277Vac
PLRF23B8RELE	LSBX100-50-U[D,B,W,S]5-[Blank,PS3][Blank,M][D2,A2,B2](Qualified Pointed Straight Down)	Premium	70	9800	140	15	0.9	5000	70	120 - 277Vac
100W										
PL69B3QYHH6G	LSBX100-40-U[D,B,W,S]3-[Blank,PS3][Blank,M][D2,A2,B2](Qualified Pointed Straight Down)	Premium	100	13500	135	15	0.9	4000	70	120 - 277Vac
PLI9A0X5BLV7	LSBX100-40-U[D,B,W,S]4-[Blank,PS3][Blank,M][D2,A2,B2](Qualified Pointed Straight Down)	Premium	100	13200	132	15	0.9	4000	70	120 - 277Vac
PLB1RLI2RGGW	LSBX100-40-U[D,B,W,S]5-[Blank,PS3][Blank,M][D2,A2,B2](Qualified Pointed Straight Down)	Premium	100	13800	138	15	0.9	4000	70	120 - 277Vac
PL5UQ60FQDOK	LSBX100-50-U[D,B,W,G]5-[Blank,PS3][Blank,M][D2,A2,B2](Qualified Pointed Straight Down)	Premium	100	13900	139	15	0.9	5000	70	120 - 277Vac
PLXHPLCUQ2P4	LSBX100-50-U[D,B,W,S]3-[Blank,PS3][Blank,M][D2,A2,B2](Qualified Pointed Straight Down)	Premium	100	13800	138	15	0.9	5000	70	120 - 277Vac
PLEWI9ABE0C4	LSBX100-50-U[D,B,W,S]4-[Blank,PS3][Blank,M][D2,A2,B2](Qualified Pointed Straight Down)	Premium	100	13300	133	15	0.9	5000	70	120 - 277Vac

 Link: https://www.designlights.org/search/?search=LSBX*

DLC MODEL GUIDE (Continued)

Product ID	Model No.	DLC	Watt	Lumen	Efficacy	THD	PF	CCT	CRI	Voltage
150W										
PLKQ6ME2NV8O	LSBX150-40-H[D,B,W,S]3-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	150	21000	140	15	0.9	4000	70	347 - 480Vac
PLTWXFMQHEDT	LSBX150-40-H[D,B,W,S]4-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	150	19800	132	15	0.9	4000	70	347 - 480Vac
PLJ6558CUYOE	LSBX150-40-H[D,B,W,S]5-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	150	21000	140	15	0.9	4000	70	347 - 480Vac
PLS0ABH738XR	LSBX150-40-U[D,B,W,S]3-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	150	20500	137	15	0.9	4000	70	120 - 277Vac
PLF7K0HHV0QH	LSBX150-40-U[D,B,W,S]4-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	150	19800	132	15	0.9	4000	70	120 - 277Vac
PLMYRKDSA4V9	LSBX150-40-U[D,B,W,S]5-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	150	20500	137	15	0.9	4000	70	120 - 277Vac
PLHAUC3YDMZE	LSBX150-50-H[D,B,W,S]3-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	150	21300	142	15	0.9	5000	70	347 - 480Vac
PL1V0U9DBNRM	LSBX150-50-H[D,B,W,S]4-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	150	20000	133	15	0.9	5000	70	347 - 480Vac
PLZJXXZ0KWDM	LSBX150-50-H[D,B,W,S]5-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	150	21300	142	15	0.9	5000	70	347 - 480Vac
PLQNR68VPYTU	LSBX150-50-U[D,B,W,S]3-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	150	20800	139	15	0.9	5000	70	120 - 277Vac
PLV293XGD1W5	LSBX150-50-U[D,B,W,S]4-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	150	20000	133	15	0.9	5000	70	120 - 277Vac
PLL312BVO8OB	LSBX150-50-U[D,B,W,S]5-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	150	20800	139	15	0.9	5000	70	120 - 277Vac
PLRF23B8RELE	LSBX100-50-U[D,B,W,S]5-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	70	9800	140	15	0.9	5000	70	120 - 277Vac
200W										
PLL5F8FGL8Y4	LSBX200-40-H[D,B,W,S]3-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	standard	200	25500	128	15	0.9	4000	70	347 - 480Vac
PLA6DB6B9HFH	LSBX200-40-H[D,B,W,S]4-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	200	24600	123	15	0.9	4000	70	347 - 480Vac
PLJVWV9K7NFV	LSBX200-40-H[D,B,W,S]5-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	standard	200	25500	128	15	0.9	4000	70	347 - 480Vac
PLYOJHWL7CDW	LSBX200-40-U[D,B,W,S]3-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	200	25500	128	15	0.9	4000	70	120 - 277Vac
PLDVKEAMZU4L	LSBX200-40-U[D,B,W,S]4-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	200	24600	123	15	0.9	4000	70	120 - 277Vac
PLFZJU8WC9TY	LSBX200-40-U[D,B,W,S]5-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	standard	200	25500	128	15	0.9	4000	70	120 - 277Vac

 Link: https://www.designlights.org/search/?search=LSBX*

DLC MODEL GUIDE (Continued)

Product ID	Model No.	DLC	Watt	Lumen	Efficacy	THD	PF	CCT	CRI	Voltage
200W (Continued)										
PLEXQW7BYHC	LSBX200-50-H[D,B,W,S]3-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	standard	200	26000	130	15	0.9	5000	70	347 - 480Vac
PL5Q4NGXA7HP	LSBX200-50-H[D,B,W,S]4-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	200	24800	124	15	0.9	5000	70	347 - 480Vac
PLXHX7Q32DQW	LSBX200-50-H[D,B,W,S]5-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	standard	200	26000	130	15	0.9	5000	70	347 - 480Vac
PLZS8EBVBZ3O	LSBX200-50-U[D,B,W,S]3-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	200	26000	130	15	0.9	5000	70	120 - 277Vac
PLC1HDUU3UWI	LSBX200-50-U[D,B,W,S]4-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	200	24800	124	15	0.9	5000	70	120 - 277Vac
PLPHH1Q4RJZ4	LSBX200-50-U[D,B,W,S]5-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	standard	200	26000	130	15	0.9	5000	70	120 - 277Vac
250W										
PLLT9K1IJWAB	LSBX250-40-H[D,B,W,S]3-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	250	34000	136	15	0.9	4000	70	347 - 480Vac
PLMREV7MV3NI	LSBX250-40-H[D,B,W,S]4-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	250	33250	133	15	0.9	4000	70	347 - 480Vac
PL4GIL99DOZP	LSBX250-40-H[D,B,W,S]5-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	250	34750	139	15	0.9	4000	70	347 - 480Vac
PLMNSOECAPAZ	LSBX250-40-U[D,B,W,S]3-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	250	34000	136	15	0.9	4000	70	120 - 277Vac
PL34ZDKKA0R3	LSBX250-40-U[D,B,W,S]4-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	250	33250	133	15	0.9	4000	70	120 - 277Vac
PL68YD008NWW	LSBX250-40-U[D,B,W,S]5-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	250	34750	139	15	0.9	4000	70	120 - 277Vac
PLJUIFNNA12U	LSBX250-50-H[D,B,W,S]3-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	250	34500	138	15	0.9	5000	70	347 - 480Vac
PLLZAGMCHNG	LSBX250-50-H[D,B,W,S]4-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	250	33750	135	15	0.9	5000	70	347 - 480Vac
PLFELCRY5KAO	LSBX250-50-H[D,B,W,S]5-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	250	35250	141	15	0.9	5000	70	347 - 480Vac
PLUZEUFA5YWK	LSBX250-50-U[D,B,W,S]3-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	250	34500	138	15	0.9	5000	70	120 - 277Vac
PL4X07TZMQCG	LSBX250-50-U[D,B,W,S]4-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	250	33750	135	15	0.9	5000	70	120 - 277Vac
PLHGO7QUJ9A8	LSBX250-50-U[D,B,W,S]5-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	250	35250	141	15	0.9	5000	70	120 - 277Vac

 Link: https://www.designlights.org/search/?search=LSBX*

DLC MODEL GUIDE (Continued)

Product ID	Model No.	DLC	Watt	Lumen	Efficacy	THD	PF	CCT	CRI	Voltage
300W										
PL1S9VBCNHTG	LSBX300-40-H[D,B,W,S]3-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	300	41500	138	15	0.9	4000	70	347 - 480Vac
PLA7GIOAPMX9	LSBX300-40-H[D,B,W,S]4-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	300	39600	132	15	0.9	4000	70	347 - 480Vac
PL93BW9RYZLO	LSBX300-40-H[D,B,W,S]5-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	300	41500	138	15	0.9	4000	70	347 - 480Vac
PLZA4LF8L723	LSBX300-40-U[D,B,W,S]3-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	300	40500	135	15	0.9	4000	70	120 - 277Vac
PLQHUSWVBXQJ	LSBX300-40-U[D,B,W,S]4-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	300	39600	132	15	0.9	4000	70	120 - 277Vac
PLTKL6OZOKKM	LSBX300-40-U[D,B,W,S]5-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	300	40500	135	15	0.9	4000	70	120 - 277Vac
PL3GW8ZGN681	LSBX300-50-H[D,B,W,S]3-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	300	42000	140	15	0.9	5000	70	347 - 480Vac
PLADCB131JJ4	LSBX300-50-H[D,B,W,S]4-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	300	39900	133	15	0.9	5000	70	347 - 480Vac
PL63GBP8I6SE	LSBX300-50-H[D,B,W,S]5-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	300	42000	140	15	0.9	5000	70	347 - 480Vac
PL6E7OXUS1GK	LSBX300-50-U[D,B,W,S]3-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	300	41000	137	15	0.9	5000	70	120 - 277Vac
PLGIQL8GKMZ6	LSBX300-50-U[D,B,W,S]4-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	300	39900	133	15	0.9	5000	70	120 - 277Vac
PLDVXVRSEVHB	LSBX300-50-U[D,B,W,S]5-[Blank,PS3][Blank,M] [D2,A2,B2](Qualified Pointed Straight Down)	Premium	300	41000	137	15	0.9	5000	70	120 - 277Vac

 Link: https://www.designlights.org/search/?search=LSBX*

INSTALLATION GUIDE

PLEASE READ ALL INSTRUCTIONS BEFORE ATTEMPTING INSTALLATION

- To prevent personal injury or product damage only licensed electricians should install.
- To avoid electric shock or component damage disconnect power before attempting installation or servicing.
- This product must be installed in accordance with the national electric code (NEC) and all applicable federal, state and local electric codes and safety standards.
- Disconnect product and allow cooling prior to servicing.
- Any alteration or modification of this product is expressly forbidden as it may cause serious personal injury, death, property damage and/or product malfunction.
- To prevent product malfunction and/or electrical shock this product must be properly grounded.
- This luminaire is designed to operate in ambient temperatures ranging from -40°F to 130°F and to be horizontally mounted facing down.
- This product must be installed in accordance with the applicable installation code by a person familiar with the construction and operation of the product and the hazards involved.
- Slip-fitter Mounted with photocell function elevation angle should not exceed 15 degrees.
- This product is not available for several special environments, such as places with corrosive gas liquids or high pressure water vapor.
- MIN 167°F SUPPLY CONDUCTORS
- CONSULT A QUALIFIED ELECTRICIAN TO ENSURE CORRECT BRANCH CIRCUIT CONDUCTOR
- CAUTION - RISK OF FIRE

Square/Round Pole (Figure 1)

1. Remove the side plate from mounting bracket. Please skip to step 3 if mounted onto the square Pole.
2. Attach round pole mounting plate on mounting bracket.
3. Route the cord into mounting bracket through the hole for wiring, slide the fixture onto the bracket and tighten 2 bottom screws.
4. Slightly drag the wires to make sure the hole on bracket is sealed by silicon gasket.
5. Make wiring connection as per wire diagram below, replace the side plate and fasten screws.

Slip-Fitter (Figure 2)

1. Connect the wires to L/N/GND
2. Remove the cover and adjust the bracket to the desired angle
3. Install the bracket on the pole and fix it with screws

Wall-Mount (Figure 3)

1. Remove the side plate by loosen the screws.
2. Fix the back plate onto the arm bracket with screws provided.
3. Use the metal template provided to locate footprint on the wall to drill the holes, then fix the bracket on the wall with screws.
4. Route the power cord into wall mount bracket, slide the fixture onto the mounting bracket, then tighten bottom screws.
5. Make wiring connection inside of bracket and replace the side plate with screws.

Figure 1

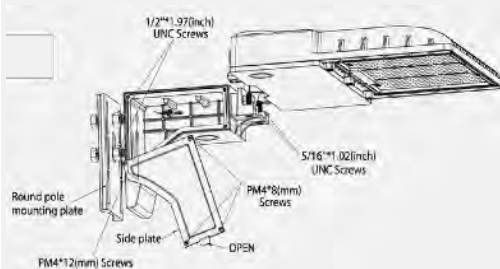


Figure 2

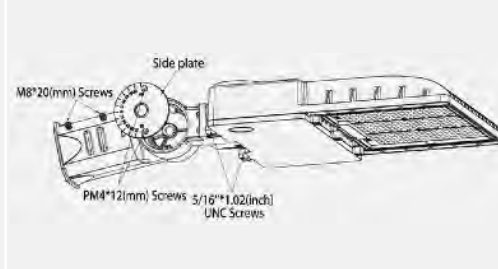
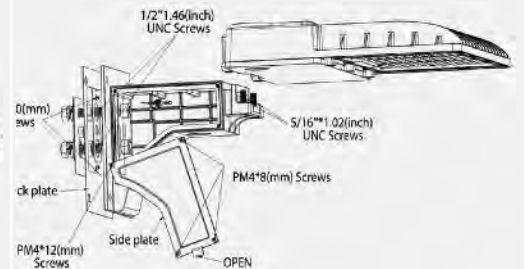
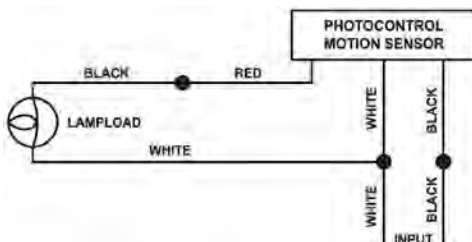


Figure 3



WIRING DETAILS



Black	Line
White	Neutral
Green/Yellow Green	Ground
Purple	DIM+
Gray	DIM-

WARRANTY

 **7 Year** **75,000-Hours**

The lesser of 7-Years after shipment by Seller, or 75,000-Hours of use.

ARCHIPELAGO will not under any circumstances whether as a result of breach of contract, breach of warranty, tort, strict liability or otherwise be liable for consequential, incidental, special or exemplary damages including but not limited to, loss of profits or revenues, loss of use of the above product or any other goods or associated equipment or damage to any associated equipment, cost of capital, cost of substituted products, facilities of services, downtime cost, or claims of claimant's customers. ARCHIPELAGO's liability on any claim of any kind for any loss or damages arising out of, resulting from or concerning any aspect of this agreement of from the product or services furnished hereunder shall not exceed the price of the specific product or products listed above which gives rise to the claim. This warranty gives the claimant specific legal rights. The claimant may also have other rights, which vary from state to state.

For a complete documentation of ARCHIPELAGO Lighting, Inc. warranty and limitation of liability, please refer to www.archipelagolighting.com.

CERTIFICATIONS



QUESTIONS?

ARCHIPELAGO LIGHTING, Inc.

Headquartered:

4615 State Street, Montclair, CA 91763

Production Facility:

7345 Sycamore Canyon Blvd, Riverside, CA 92508

www.archipelagolighting.com

sales@archipelagolighting.com

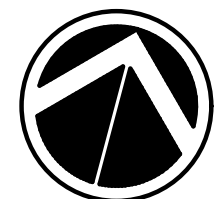
t: (866) 912-3220

f: (909) 627-2887

ARCHIPELAGO LIGHTING

Archipelago Lighting, Inc. is a leading prime manufacturer of commercial and residential lighting products in USA and China. We are a team of passionate lighting professionals whose goal is to improve life through disruptive LED lighting products. We manufacturer a wide variety of products to support the growing adoption of energy efficient LED.





NORTH

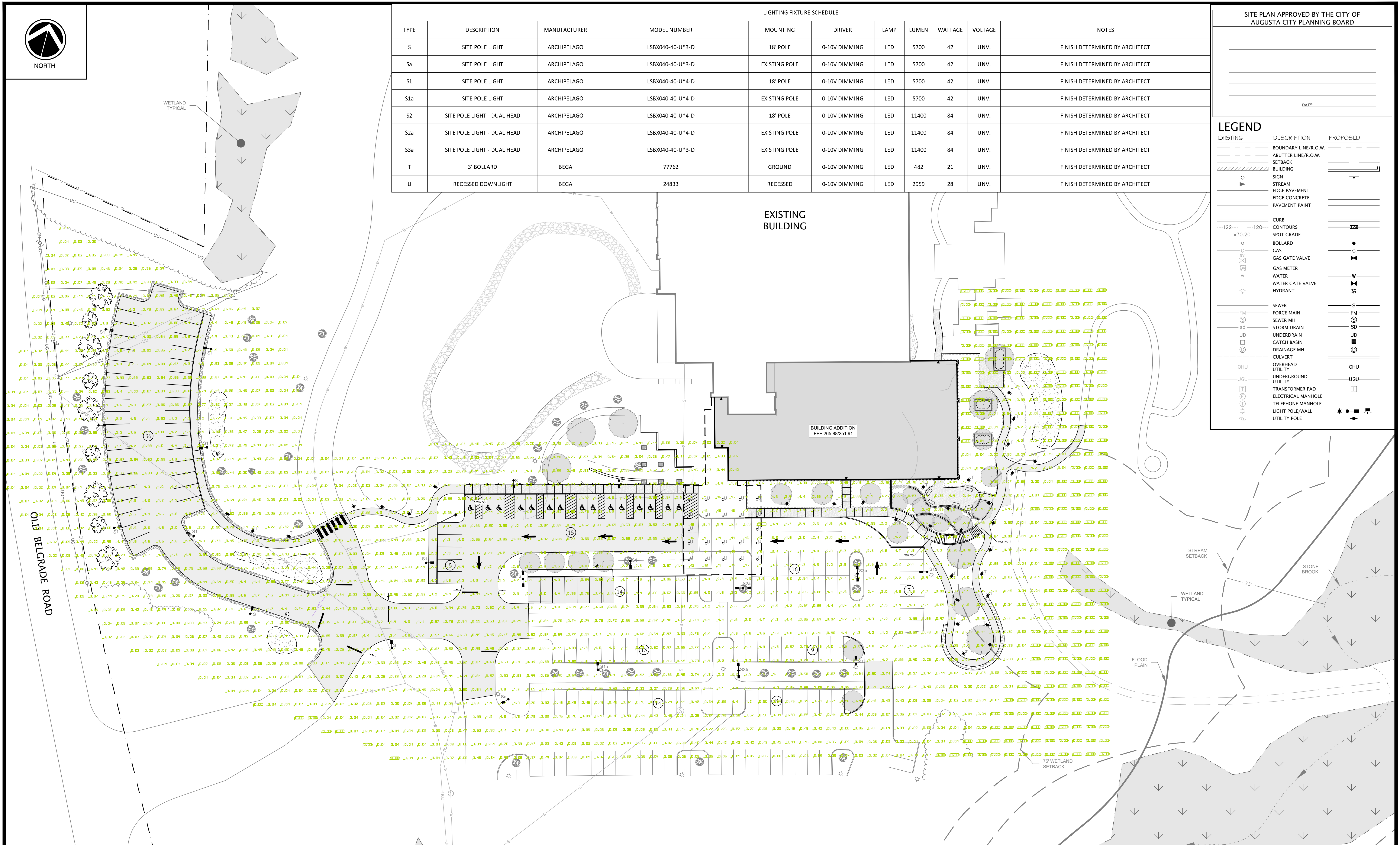
LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	MODEL NUMBER	MOUNTING	DRIVER	LAMP	LUMEN	WATTAGE	VOLTAGE	NOTES
S	SITE POLE LIGHT	ARCHIPELAGO	LSBX040-40-U*3-D	18' POLE	0-10V DIMMING	LED	5700	42	UNV.	FINISH DETERMINED BY ARCHITECT
Sa	SITE POLE LIGHT	ARCHIPELAGO	LSBX040-40-U*3-D	EXISTING POLE	0-10V DIMMING	LED	5700	42	UNV.	FINISH DETERMINED BY ARCHITECT
S1	SITE POLE LIGHT	ARCHIPELAGO	LSBX040-40-U*4-D	18' POLE	0-10V DIMMING	LED	5700	42	UNV.	FINISH DETERMINED BY ARCHITECT
S1a	SITE POLE LIGHT	ARCHIPELAGO	LSBX040-40-U*4-D	EXISTING POLE	0-10V DIMMING	LED	5700	42	UNV.	FINISH DETERMINED BY ARCHITECT
S2	SITE POLE LIGHT - DUAL HEAD	ARCHIPELAGO	LSBX040-40-U*4-D	18' POLE	0-10V DIMMING	LED	11400	84	UNV.	FINISH DETERMINED BY ARCHITECT
S2a	SITE POLE LIGHT - DUAL HEAD	ARCHIPELAGO	LSBX040-40-U*4-D	EXISTING POLE	0-10V DIMMING	LED	11400	84	UNV.	FINISH DETERMINED BY ARCHITECT
S3a	SITE POLE LIGHT - DUAL HEAD	ARCHIPELAGO	LSBX040-40-U*3-D	EXISTING POLE	0-10V DIMMING	LED	11400	84	UNV.	FINISH DETERMINED BY ARCHITECT
T	3' BOLLARD	BEGA	77762	GROUND	0-10V DIMMING	LED	482	21	UNV.	FINISH DETERMINED BY ARCHITECT
U	RECESSED DOWNLIGHT	BEGA	24833	RECESSED	0-10V DIMMING	LED	2959	28	UNV.	FINISH DETERMINED BY ARCHITECT

SITE PLAN APPROVED BY THE CITY OF AUGUSTA CITY PLANNING BOARD

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/R.O.W.	---
---	ABUTTER LINE/R.O.W.	---
---	SETBACK	---
---	BUILDING	---
○	SIGN	○
---	STREAM	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	CURBS	---
---	CONTOURS	---
---	SPOT GRADE	---
○	BOLLARD	○
○	GAS GATE VALVE	○
○	GAS METER	○
○	WATER	○
○	WATER GATE VALVE	○
○	HYDRANT	○
---	SEWER	---
---	FORCE MAIN	---
---	SEWER MH	---
---	STORM DRAIN	---
---	UNDERDRAIN	---
---	CATCH BASIN	---
---	DRAINAGE MH	---
---	CULVERT	---
---	OVERHEAD UTILITY	---
---	UNDERGROUND UTILITY	---
---	TRANSFORMER PAD	---
---	ELECTRICAL MANHOLE	---
---	TELEPHONE MANHOLE	---
---	LIGHT POLE/WALL	---
---	UTILITY POLE	---



OLD BELGRADE ROAD

EXISTING BUILDING

BUILDING ADDITION
FFE 265-88/251.91

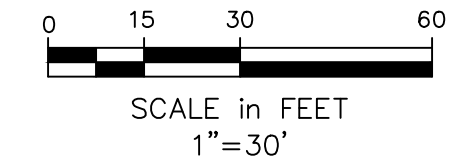
STREAM SETBACK

WETLAND TYPICAL

FLOOD PLAIN

75' WETLAND SETBACK

SCALE



FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

PLAN REFERENCES:

- PLAN BY DIRIGO SURVEYING TITLED: TOPOGRAPHIC SURVEY OF THE CANCER CENTER PROPOSED EXPANSION AREA. PROJECT / CLIENT: MAINEGENERAL 35 MEDICAL CENTER PARKWAY, AUGUSTA, ME 04330. PROJECT LOCATION: OLD BELGRADE ROAD, TOWN AUGUSTA, COUNTY: KENNEBEC, STATE: MAINE. SCALE: 1" = 30', DATE: 01-03-2023. FILE NO. AU2001K, FLD. BOOK NO. FILE, PLAN NO. 841.
- PLAN BY DIRIGO SURVEYING TITLED: ALTA / NSPS LAND TITLE SURVEY FHA PROJECT NO. 022-22050. CLIENT: MAINEGENERAL MEDICAL CENTER 35 MEDICAL CENTER PARKWAY, AUGUSTA, ME 04330. PROJECT LOCATION: 35 MEDICAL CENTER PARKWAY, TOWN AUGUSTA, COUNTY: KENNEBEC, STATE: MAINE. SCALE: 1" = 100', DATE: 12-02-2020. FILE NO. AU200K, FLD. BOOK NO. 1
- SOME LIMITS OF EXISTING PAVEMENT, UNDERGROUND WATER, SEWER AND COMMUNICATIONS LINES HAVE BEEN ADVISED BY ATLANTIC RESOURCE CONSULTANTS FROM ORIGINAL DESIGN DRAWINGS - THE LOCATIONS SHOWN SHOULD BE CONSIDERED APPROXIMATE AND NO GUARANTEE IS MADE AS TO THE ACCURACY OF THIS INFORMATION.

REV	DATE	DESCRIPTION
2	4-3-23	ISSUED FOR PERMITTING
1	1-19-23	ISSUED FOR SCHEMATIC DESIGN

P.E. ANDREW D. JOHNSTON
LIC. #9994

**HAROLD ALFOND
CANCER CENTER**

**SITE LIGHTING &
PHOTOMETRIC PLAN**

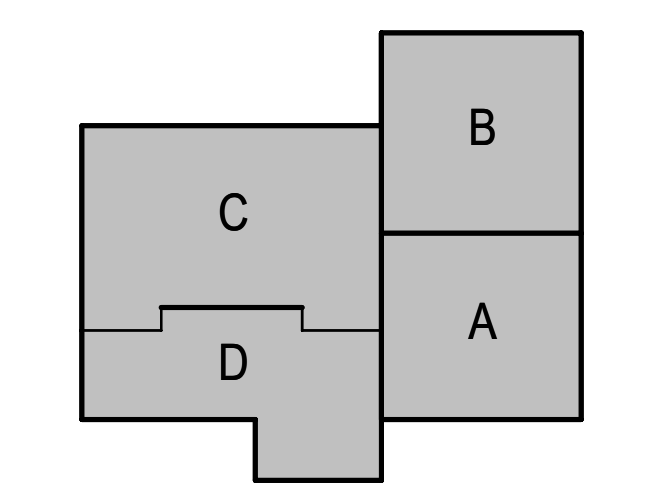
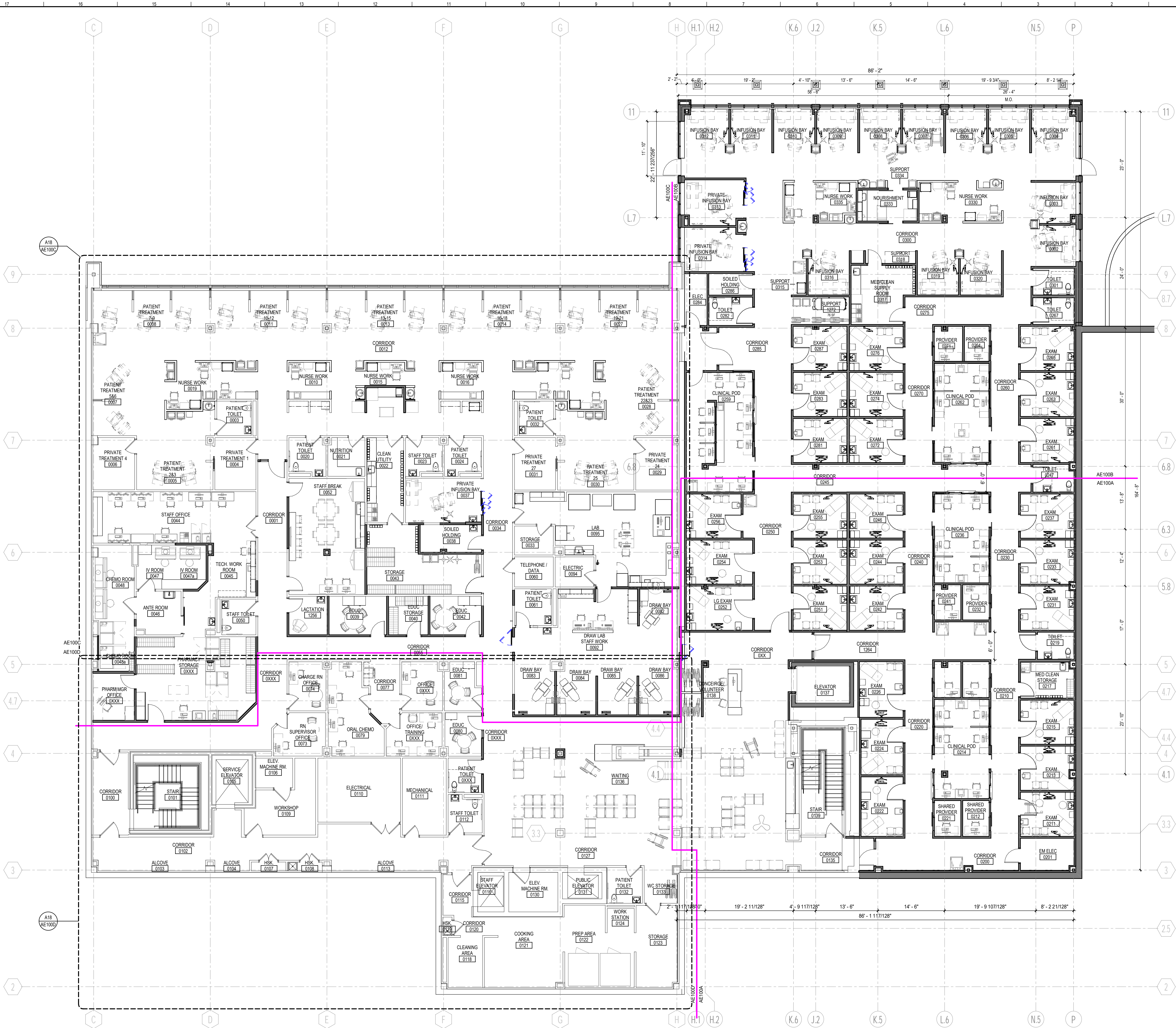
SMRT INC
75 WASHINGTON AVENUE, SUITE 3A
PORTLAND, MAINE 04101

Atlantic Resource Consultants
541 US Route One
Freeport, ME 04032
Tel: 207.869.9050

DRAWN: AJMV DATE: MARCH 31, 2023
DESIGNED: ADJ SCALE: 1" = 30'
CHECKED: ADJ JOB NO. 22-018
FILE NAME:
SHEET: ES-L1

ATTACHMENT 8 – BUILDING FLOOR PLAN AND ELEVATION

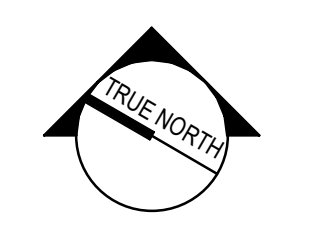
A15 TERRACE LEVEL FACILITY PLAN
1/8" = 1'-0"



TERRACE LEVEL KEY PLAN
N.T.S. (FO)

REV	DESCRIPTION	DATE

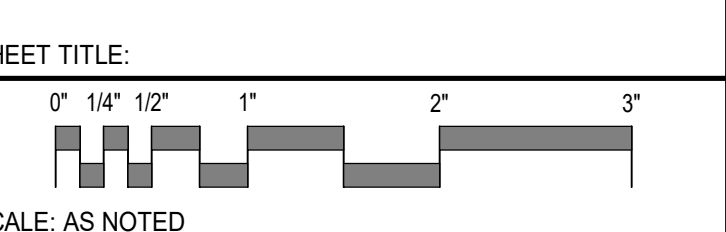
CURRENT ISSUE STATUS:



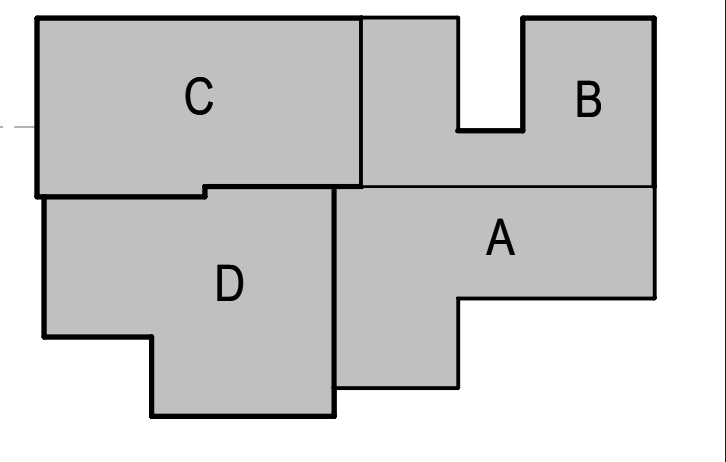
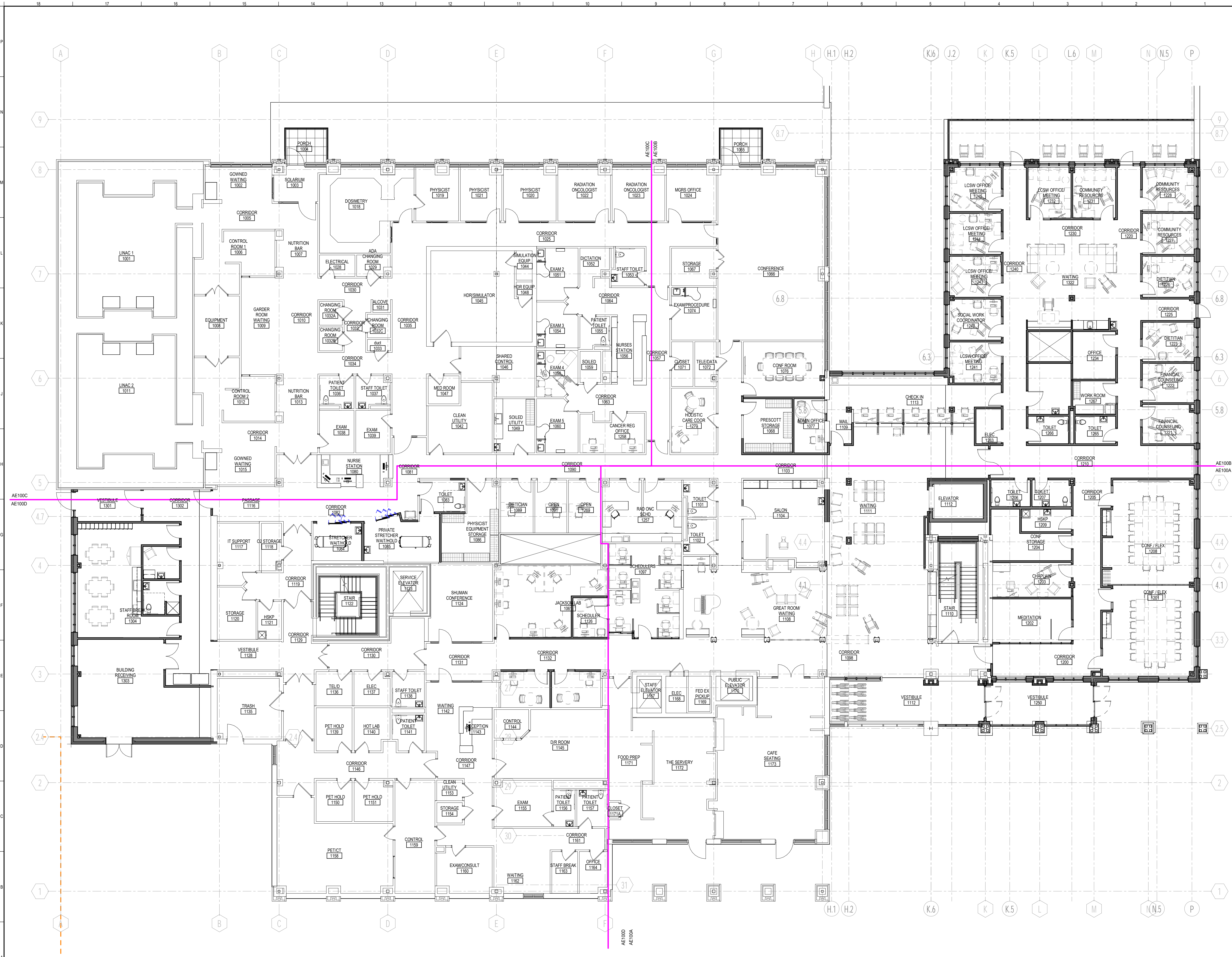
PROJECT NORTH:
SMRT SMRT Architects and Engineers
 75 Washington Ave., Suite 3A
 Portland, Maine 04101
 1.877.700.7678
 www.smrtinc.com

MaineGeneral Health
 Harold Alfond Center for Cancer Care
 ADDITION AND RENOVATION

AUGUSTA, MAINE
TERRACE LEVEL FACILITY PLAN



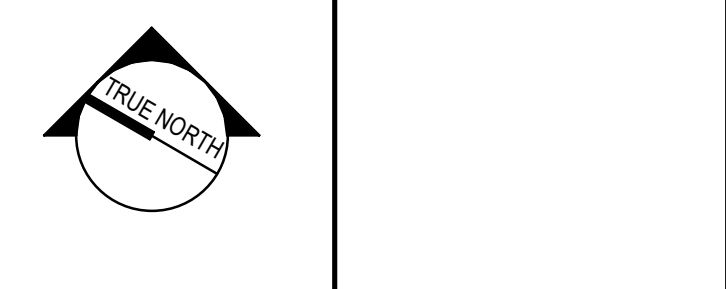
SHEET TITLE:
 SCALE: AS NOTED
 PROJECT MANAGER: MMR PROJECT NO: 21276
 A/E OF RECORD: MMR
 JOB CAPTAIN: CBI
 DRAWN BY: CBI
 SMRT FILE: A-100-21276 SHEET No. 10
A-100
 NOT FOR CONSTRUCTION



FIRST LEVEL KEY PLAN (FO)
N.T.S.

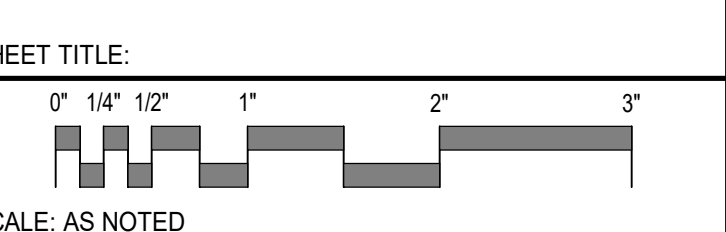
REV	DESCRIPTION	DATE

CURRENT ISSUE STATUS:



PROJECT NORTH:
SMRT Architects and Engineers
 75 Washington Ave., Suite 3A
 Portland, Maine 04101
 1.877.700.7678
 www.smrtinc.com

MaineGeneral Health
 Harold Alfond Center for Cancer Care
 ADDITION AND RENOVATION
 AUGUSTA, MAINE
FIRST LEVEL FACILITY PLAN

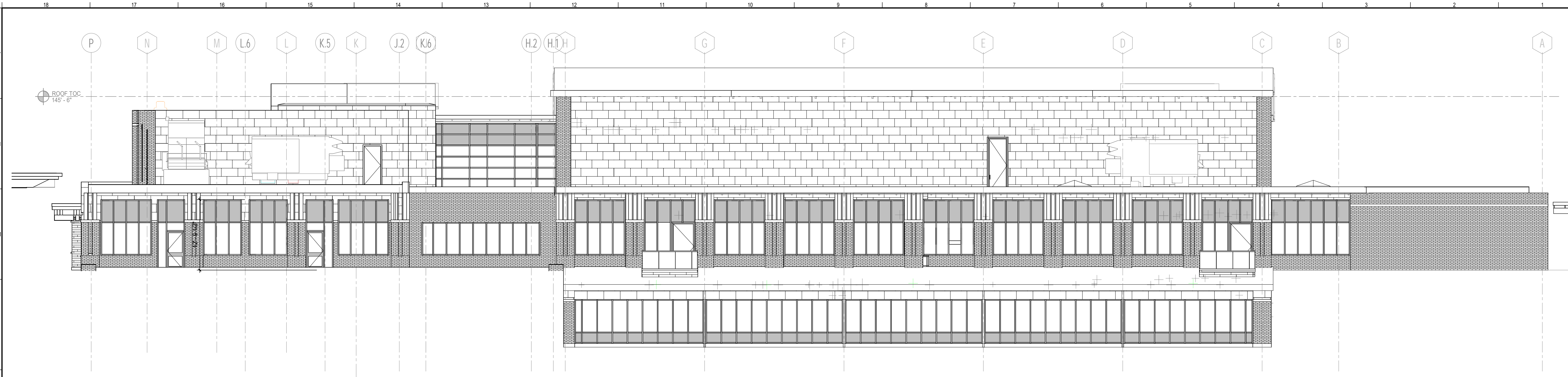


SHEET TITLE:
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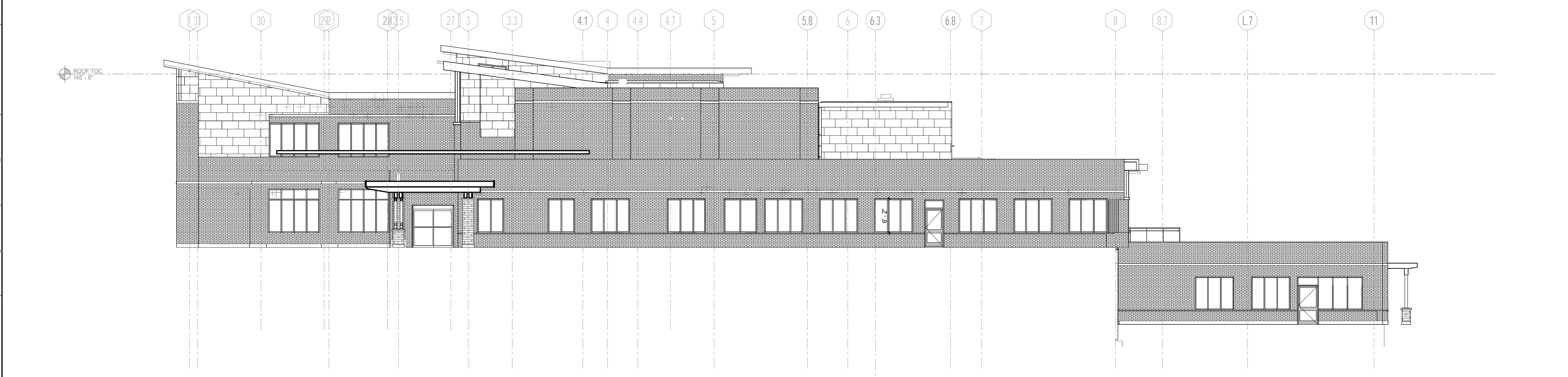
PROJECT MANAGER:	MMR	PROJECT NO.:	21276
A/E OF RECORD:	MMR		
JOB CAPTAIN:	CBM		
DRAWN BY:	CBM		
SMRT FILE:	A-101-21276	SHEET NO.:	A-101

A18 FIRST LEVEL FACILITY PLAN
 1/8" = 1'-0"

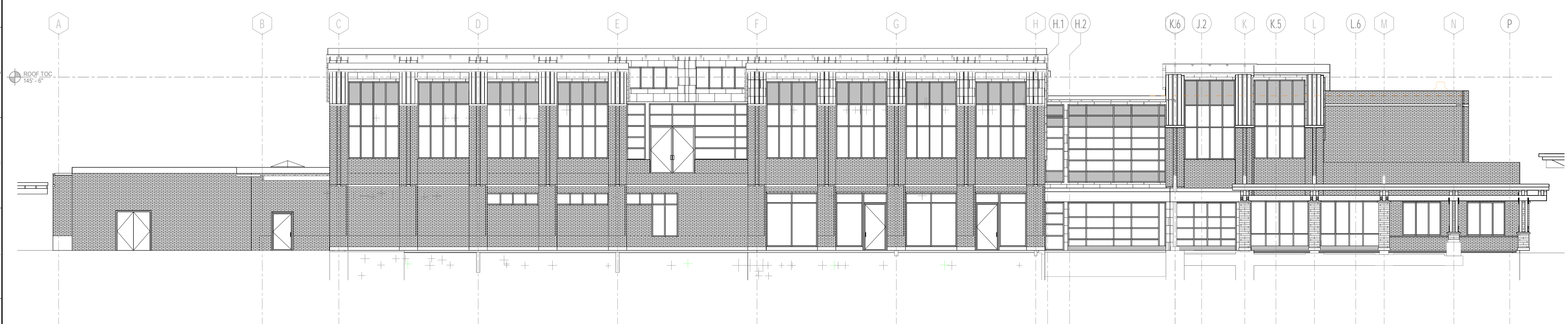
NOT FOR CONSTRUCTION



H18 NORTH ELEVATION
1/8" = 1'-0"



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



A18 SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATION NOTES:

1. REFER TO FIRE PROTECTION, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ALL RESPECTIVE FIXTURE/DEVICE LOCATIONS, COUNTS, & ASSOCIATED RECESSED BOXES AT EXTERIOR WALLS.
2. PROVIDE MASONRY CONTROL JOINTS AT ALL INSIDE MASONRY CORNERS AND WHERE SHOWN ON ELEVATIONS.

REV	DESCRIPTION	DATE

CURRENT ISSUE STATUS:

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

MaineGeneral Health
Harold Alfond Center for Cancer Care
ADDITION AND RENOVATION

AUGUSTA, MAINE
EXTERIOR ELEVATIONS



SCALE: AS NOTED

PROJECT MANAGER:	MMR	PROJECT NO.:	21276
A/E OF RECORD:	MMR		
JOB CAPTAIN:	CBM		
DRAWN BY:	CBM		
SMRT FILE:	AE201-21276	SHEET NO.:	AE201

NOT FOR CONSTRUCTION

ATTACHMENT 9 – TRAFFIC MEMORANDUM

Technical Memorandum

Date: April 27, 2023

To: Andrew Johnston, P.E. LEED, AP, Principal
Atlantic Resource Consultants, LLC

From: William Bray, P.E.
Senior Traffic Engineer
Barton & Loguidice, LLC.

Re: MaineGeneral Medical Center – Harold Alfond Center for Cancer Building Expansion
Augusta, Maine

~~~~~

Barton and Loguidice have developed peak hour trip forecasts for the proposed Harold Alfond Center for Cancer (HACC) expansion project based upon trip rates presented in the 11<sup>th</sup> edition of the Institute of Transportation Engineers (ITE) **TRIP GENERATION** publication. Our research of the latest ITE publication suggests Land-Use Category 720: Medical-Dental Office Building Within/Near Hospital Campus is the most relevant land-use code for projecting peak hour trip generation for the proposed cancer center expansion project.

The description of the identified land-use is noted as follows: ***“A medical-dental office building is a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical and surgical care.”***

Table 1, below, presents the projected peak hour trip generation forecasts for the proposed HACC expansion project based upon the expected level of employees assigned (a total of 15 to 20) to the new building space. The higher number of employees (20 employees) was applied.

**Table 1  
Peak Hour Trip Projections  
Proposed HACC Expansion Project**

| <u>Peak Hour Time Period</u> | <u>Number of Employees</u> | <u>Trip Rate Per Employee</u> | <u>Total Peak Hour Trips</u> |
|------------------------------|----------------------------|-------------------------------|------------------------------|
| AM Peak Hour Street          | 20 employees               | 0.64 trips/ee                 | 13 trips                     |
| PM Peak Hour Street          | 20 employees               | 0.93 trips/ee                 | 19 trips                     |
| AM Peak Hour Generator       | 20 employees               | 0.76 trips/ee                 | 15 trips                     |
| PM Peak Hour Generator       | 20 employees               | 1.03 trips/ee                 | 21 trips                     |

As highlighted in the preceding Table 1, the proposed HACC building expansion project is a moderately low traffic generator during each identified peak hour time period. As such, any impacts to traffic are expected to be very minor.







STATE OF MAINE  
DEPARTMENT OF TRANSPORTATION  
REGION 2  
98 STATE HOUSE STATION  
AUGUSTA, MAINE 04333-0098

Janet T. Mills  
GOVERNOR

Bruce A. Van Note  
COMMISSIONER

April 26, 2023

William J. Bray, PE  
Barton & Loguidice  
17 Mountview Drive  
Gorham, Maine 04038

Subject: Maine General Harold Alfond Center for Cancer, Expansion Project, City of Augusta

Dear Mr. Bray:

A review of the information submitted for the proposed Harold Alfond Center for Cancer Expansion. I concur with your conclusion that a Traffic Movement Permit is not needed for the proposal.

Thank you. If you have questions regarding the permit decision or we can be of assistance in this matter please contact David Allen at (207) 624-8200.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. P. Allen'.

David P. Allen, PE  
Mid Coast Region Traffic Engineer

cc: file  
City of Augusta

**ATTACHMENT 10 – PLAN SET**