City of Hallowell
Application for Site Plan Review

Applicant

Name: SC-ONE, LLC.

Mailing Address: 72 BURTONS LN. WINTHROP, ME 04364

Tel. # 441 1538 FAX # 395 4172 e-mail address: matt@grandviewtimbers.com

Owner of Record (if different from Applicant)

Name: SAME AS ABOVE

Mailing Address: _____

Tel. # _____ FAX # _____ e-mail address: _____

Property (if project involves more than one parcel, provide information for each parcel)

Address: 9 COOS LN.

Map / Lot: _____

Zoning District: SSPD

Overlay and/or sub-district (if applicable): _____

Brief description of proposed development or change of use:

THE PROPOSED DEVELOPMENT WILL CONSIST OF RENOVATING THE EXISTING CLEVELAND BUILDING INTO MARKET RATE APARTMENTS. THE EXISTING BUILDING FOOTPRINT AND PARKING WILL CONTINUE TO BE UTILIZED. THE INTERIOR WALLS WILL BE MODIFIED AND NEW SYSTEMS AND FINISHES WILL BE INSTALLED. NEW WALKWAYS WILL BE ADDED UP TO NEW APARTMENT ENTRANCES AND NEW SITE LIGHTING WILL BE INSTALLED AROUND THE BUILDING. A NEW DOMESTIC WATERLINE AND UNDERGROUND POWER WILL BE INSTALLED AS WELL.

Please answer the following questions:

Will the activity cumulatively increase the amount of impervious surface by more than ten thousand (10,000) square feet? ☐ Yes ☑ No

Will the activity cumulatively disturb more than three (3) acres of the lot? ☐ Yes ☑ No

Will the activity cumulatively result in fifty (50) or more additional vehicle trips per day, based upon the current version of the ITE Trip Generation Manual or information on the trip generation rates of comparable facilities prepared by a qualified traffic engineer? ☐ Yes ☑ No

Will the activity involve continuing use of large commercial vehicles as an integral part of the nonresidential or business use of the property or to make deliveries to or from the property outside of normal business hours? ☐ Yes ☑ No

Is the activity a nonresidential use that regularly will be open for business or use before 6 AM or after 8 PM? ☐ Yes ☑ No

Will the activity involve the servicing or repair of motor vehicles, recreational vehicles, boats, or heavy equipment? ☐ Yes ☑ No

Is the activity a nonresidential use that will regularly display, store, or process materials, equipment, or motor vehicles, including products for sale or rent, in outdoor, uncovered locations? ☐ Yes ☑ No

Will the activity involve the provision of drive-up or drive-through service in which the customer can remain in the vehicle while receiving the service or making the transaction? ☐ Yes ☑ No

Will the activity involve the construction or enlargement of a building or other impervious surface that will be located within seventy-five (75) feet of the upland edge of a wetland that has been previously mapped or that is shown on a published map of wetlands, including the National Wetlands Inventory (NWI) map or a City wetlands map, or within seventy-five (75) feet of the channel of a stream meeting the state definition of a stream in the Natural Resources Protection Act or that is shown on a City streams map or on a USGS map as a perennial stream? ☐ Yes ☑ No

Signature: _____ Date: 6/7/20

LANDMARK CORPORATION
SURVEYORS & ENGINEERS
K. MARK BARBOUR, PLS MICHAEL J. SABATINI, P.E.

June 9, 2020

Mr. Doug Ide, Code Enforcement Officer
City of Hallowell
1 Winthrop Street
Hallowell, ME 04347

Re: Minor Site Plan Application
Cleveland Building Apartments
9 Coos Lane
LC Proj. No. 17-001

Dear Doug:

On behalf of SC-One LLC and in accordance with the Code of Ordinances of the City of Hallowell, Subchapter VIII-A, Site Plan Review, we are writing to request placement on the Planning Board agenda for review of this project.

Having completed the Pre-Application Conference, it was agreed that the next step is for Minor Site Plan review by the Planning Board.

To aid in your review of this application, we have first listed the required Site Plan Submission Requirements in Section 9-869 of the Hallowell Ordinances below, with an explanation/summary of how the information is presented within the application.

A. *A signed application for development review.*

A signed application prepared by SC-One LLC is enclosed.

B. *Evidence of payment of the application fee.*

The application fee of $100, was included with the application.

C. *Fourteen (14) copies of written materials plus fourteen (14) sets of one or more maps or drawings containing the information listed below. The written materials must be contained in a bound or stapled report. The maps or drawings must be at a scale sufficient to allow review of the items listed under approval criteria, but in no case shall they be more than one hundred (100) feet to the inch for that portion of the tract of land being proposed for development.*

Fourteen copies of the submittal materials have been provided with drawings at 1”=20’ scale.

219 MEADOW STREET ROCKPORT, MAINE 04856
PHONE: (207) 236-6757 FAX: (207) 470-7020
WWW.LANDMARKMAINE.COM

D. *The following general information:*

1. *Record owner's name, address, and phone number and applicant's name, address and phone number, if different.*

   The record owner/applicant's information is shown in the Record Owner text box on the right side of the plan and on the application form.

2. *The location of all required building setbacks, yards, and buffers.*

   The Cleveland lot, lying within Zone B of the Master Plan, has 0' front, side, and rear setbacks, since this is not a single-family development.

3. *Names and addresses of all abutters as defined by 9-184.*

   Abutters are shown on the plan and addresses have been coordinated with the code officer.

4. *Sketch map showing general location of the lot within the municipality based upon a reduction of the tax maps including the name of the street on which the lot is located.*

   A location map is shown on the right side of the plan.

5. *Boundaries of all contiguous property under the total or partial control of the owner and/or applicant regardless of whether all or part is being developed at this time.*

   The applicant has interest in the surrounding property as indicated on the enclosed plan. The entities include SC-STEVENS LLC (Lot 5), SC-ERSKINE LLC, and SC-ONE LLC (all remaining land).

6. *The tax map and lot number of the lot or lots on which the project is to be located.*

   This information is shown in the Record Owner text box on the right side of the plan.

7. *A copy of the deed to the property, an option to purchase the property or other documentation to demonstrate right, title or interest in the property on the part of the applicant.*

   A copy of the recorded deed from Mastway Development to SC-ONE is enclosed.

8. *The name, registration number and seal of the person who prepared the plan, if applicable.*

   This information is shown in the title block.

E. *The following information about the existing conditions on the lot or portions of the lot proposed for use or development:*

1. *Zoning classification(s), including overlay and/or subdistricts, of the property and the location of zoning district boundaries if the property is located in two (2) or more zoning districts or subdistricts or abuts a different district.*

This project lies wholly within the Stevens School Planned Development District and therefore is subject to the approved Stevens Commons Master Plan Development Standards.

2. *The bearings and length of all property lines of the property to be developed and the source of this information. The Planning Board may waive this requirement for a boundary survey when sufficient information is available to establish, on the ground, all property boundaries.*

   The bearings and distances of the property lines are shown in accordance the recorded subdivision plan and amendments.

3. *The location and size of any existing sewer and water mains, culverts and drains, on-site sewage disposal systems, wells, underground tanks or installations, and power and telephone lines and poles on the property to be developed and on abutting streets or land that may serve the development and an assessment of their adequacy and condition to meet the needs of the proposed use. Appropriate elevations must be provided as necessary to determine the direction of surface water flow.*

   This information, as applicable, is shown on the plan.

4. *The location, names, and present widths of existing public and/or private streets and rights-of-way within or adjacent to the proposed development.*

   This information, as necessary, is shown on the plan. Also note, the plan is drawn to scale, and relative distances are accurately portrayed.

5. *The location, dimensions, and ground floor elevation of all existing buildings on the lot.*

   This information, as applicable, is shown on the plan. Also note, the plan is drawn to scale, and relative distances are accurately portrayed.

6. *The location and dimensions of existing driveways, parking and loading areas, walkways, and sidewalks on or immediately adjacent to the lot.*

   This information, as applicable, is shown on the plan. Also note, the plan is drawn to scale, and relative distances are accurately portrayed.

7. *The location of intersecting roads or driveways within two hundred (200) feet of the lot.*

   This information is shown on the vicinity map.

8. *The location of open water, drainage courses, wetlands, significant vernal pools, stonewalls, graveyards, fences, stands of trees, and other important or unique natural areas and site features, including but not limited to, floodplains, deer wintering areas, significant wildlife habitats, fisheries, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers, and historic and/or archaeological resources, together with a description of such features. This information may be based on available, published sources unless the Planning Board determines that field determination is needed to allow review of the proposal.*

None of these areas exist within the subject parcel.

9. *The direction of existing surface water drainage across the site.*

   The existing topography indicates the direction of surface water across the site.

10. *The location, front view, dimensions, and means of lighting of existing signs.*

    A 3.5'x5' sign is proposed in front of the building along the entrance drive. The sign will match the Stevens Commons Sign standard.

11. *The location and dimensions of any existing easements and copies of existing covenants or deed restrictions.*

    The subject parcel is subject to the public access easement. Other easements for parking and utilities are also shown.

12. *The location of the nearest fire hydrant, dry hydrant or other water supply for fire protection.*

    The nearest hydrant is at the corner of Coos Lane and Withrop Street. The location is shown on the location map.

F. *Existing and proposed locations and dimensions of any utility lines, sewer lines, waterlines, easements, drainage ways and public or private rights-of-way.*

1. *A general description of the proposed use or activity.*

   The renovation of the Cleveland Building will consist of approximately 6000 sf of housing. The housing consists of a mix of (8) eight, 1-bedroom and 2-bedroom suites..

2. *Estimated demand for water supply and sewage disposal, together with the location and dimensions of all provisions for water supply and wastewater disposal, and evidence of their adequacy for the proposed use, including soils test pit data if on-site sewage disposal is proposed.*

   The estimated peak water demand is 27 GPM based on 81.5 water fixture units. The estimated wastewater flow is 990 gal/day (11 bedrooms x 90 gal/day). The Hallowell Water District ability serve letter is attached. The Greater Augusta Utility District ability to serve letter is pending.

3. *The direction of proposed surface water drainage across the site, and from the site, with an assessment of impacts on downstream properties.*

   No grading is proposed. Surface water drainage across the site will be unchanged.

4. *Provisions for handling all solid wastes, including hazardous and special wastes, and the location and proposed screening of any onsite collection or storage facilities.*

   There will be no hazardous waste. All solid waste will be removed by residents and staff to the on-site dumpster (located in the Erskine parking area). A private hauler will handle disposal to a licensed facility.

5. *The location, dimensions, and materials to be used in the construction of proposed driveways, parking and loading areas, and walkways and any changes in traffic flow onto or off-site.*

   This information, as applicable, is shown on the site plan and detail sheet. On-site parking will accommodate 26 spaces. The ordinance requires 1.67 spaces per dwelling unit (8x1.67=14 spaces).

6. *Proposed landscaping and buffering.*

   The Cleveland Building is part of a mature and historic landscape no landscaping is proposed.

7. *The location, dimensions, and ground floor elevation of all proposed buildings or building expansions proposed on the lot.*

   This is redevelopment of an existing building; the footprint is shown on the plan.

8. *The location, front view, materials, and dimensions of proposed signs.*

   A 3.5'x5' sign is shown in front of the building along Beech Street. The sign will match the Stevens Commons Sign standard.

9. *The location and type of exterior lighting.*

   Site lighting will be cut-off lantern style as used elsewhere on Stevens Commons. See plan for location.

10. *The location of all utilities, including fire protection systems.*

    This information, as applicable, is shown on the plan. The domestic and fire protection water services are to be constructed from existing lines and recently constructed stubs at Beech Street. Upgraded underground electrical service and natural gas service will also be part of the project. The existing sewer service will be utilized.

11. *The estimate of peak hour and daily traffic to be generated by the project.*

    A traffic study was prepared as part of the Master Plan (see Part 3.D), in which it was concluded that redevelopment of the existing buildings would not generate traffic more than that of the previous use by the State of Maine. At this stage in the redevelopment of the campus, no traffic study is warranted. An estimate of the current peak traffic rates is as follows:

Building Redevelopment	Peak Hour Trips
Central Building (CHOM)	7
Fire Station	4
Baker Building	12
Admin Building	6
Stevens Building	25

Erskine Building	18
Cleveland Building	8
Total	80

The total redevelopment thus far, including the Cleveland Building, is well under the previous traffic rates for this campus of 110 peak hour trips.

12. *Stormwater calculations, erosion and sedimentation control measures, and water quality and/or phosphorous export management provisions, if the project requires a stormwater permit from the Maine Department of Environmental Protection or if the Planning Board determines that such information is necessary based upon the scale of the project or the existing conditions in the vicinity of the project.*

    The is no increase in impervious area for this project and does not warrant formal stormwater management calculations. The project does not require a stormwater permit from MDEP and runoff will be conveyed to an existing on-site stormwater system

G. *The estimated value of the development activity subject to site plan review upon completion of construction.*

The calculation for estimated value of construction costs is $900,000.

Approval Block

An approval block is located on the upper right portion of the plan.

Waivers of the Submission Requirements

Because this project is redevelopment of an existing site, we request a waiver of the stormwater submission requirements.

To further aid in your review of this application, we have listed the Basic portions of the Approval Standards, Section 9-871 of the Site Plan Ordinance, with an explanation/summary of how we believe those approval standards are met. We will also list the applicable Stevens Commons Standards (SCS):

1. *Adequacy of the Road System Providing Vehicular Access to the Site (SCS#4,5,&6)*

   Adequacy of the Road System was studied during the Master Plan and found to be acceptable including improved sight distance at Coos Lane.

2. *Vehicular Access into the Site (SCS#4,5,&6)*

   Adequacy of the Road System was studied during the Master Plan and found to be acceptable. Vehicle access to and from the site is safe and convenient.

3. *Accessway Location and Spacing (SCS#4,5,&6)*

Adequacy of the Road System was studied during the Master Plan and found to be acceptable. Access to this site is based on long standing existing traffic patterns.

4. *Natural Features*

This is a redevelopment project and the existing natural features are protected or enhanced.

5. *Shoreland Relationship*

This standard is not applicable. Subject parcel is not in Shoreland.

6. *Floodplain Managment*

This standard is not applicable. Subject parcel is not in a flood zone.

7. *Historic and Archeological Resources (SCS#16)*

There are no archeological resources on site. This project will renovate and utilize this existing structure.

8. *Utilization of the site*

The project is redevelopment of an existing site. This standard does not apply.

9. *Building Placement*

The project is redevelopment of an existing site. This standard does not apply.

10. *Setback and Alignment of Buildings*

The project is redevelopment of an existing site. This standard does not apply.

11. *Building Orientation*

The project is redevelopment of an existing site. This standard does not apply.

12. *Building Scale*

The project is redevelopment of an existing site. This standard does not apply.

13. *Internal Vehicular Circulation (SCS#4,5,&6)*

Safe movement of passenger service and emergency vehicles is provided, there is safe access around the whole building.

14. *Parking Layout and Design (SCS#2,10&11)*

In accordance with Master Plan Standard 2, that exempts the parking standard as long as measures are shown that demand is met. Parking layout and design, as applicable, is shown on the site plan and detail sheet. On-site parking will accommodate 26 spaces. The ordinance requires 1.67 spaces per dwelling unit, 8 units x1.67=14 spaces required.

15. *Pedestrian Access and Sidewalks (SCS#7)*

This low-density project will accommodate shared use of pedestrians and the entrance drive. The project is also next to the trail head for access to Howard Hill.

16. *Design of Drive-Through Facilities*

No drive-through facility is planned. This standard is not applicable.

17. *Landscaping (SCS#8,10,11,&13)*

The Cleveland Building is part of a mature and historic landscape no landscaping is proposed.

18. *Buffering of Adjacent Uses (SCS#3,8,10,11,&13)*

The subject parcel is a part of an existing campus, and the project maintains the open and historic feel of this site. Buffering is not desirable in this context; therefore, this standard does not apply.

19. *Stormwater Management*

A waiver of stormwater management calculations has been requested. This is an existing site with runoff to be conveyed to an existing stormdrain system.

20. *Erosion Control*

No grading is proposed, so no erosion control measures will be necessary, however if they would be needed, information will be provided on the Detail Sheet.

21. *Groundwater Protection*

This project will use public water and sewer. Groundwater will not be adversely impacted.

22. *Water Quality Protection*

This project does not include storage facilities of fuel, chemicals, or industrial waste. This standard does not apply.

23. *Hazardous, Special, and Radioactive Materials*

This project does not include the handling, storage, or use of Hazardous, Special, and Radioactive Materials. This standard does not apply.

24. *Water Supply (SCS#18)*

The project will be served by the Hallowell Water District; a written statement of ability to serve is enclosed.

25. *Sewage Disposal*

The project will be served by the Greater Augusta Utility District; a written statement of ability to serve is pending.

26. *Utilities*

In accordance with the Master Plan upgraded utility service will be underground and will connect from a junction box at Beech Street.

27. *Solid Waste Management*

Residential waste will be disposed of in a dumpster located at the Erskine parking area. A private hauler will handle disposal to a licensed facility.

28. *Storage of Materials (SCS#13)*

No nonresidential storage is part of this project.

29. *Other Performance Standards*

The project conforms to all other standards, including the Master Plan Standards.

30. *Capacity of the Applicant*

The project will be funded by bank financing and developer equity.

In addition to those Stevens Commons Standards listed (in parentheses) above, SCS#1, 9, and 17 are also being met. This project complies with the Master Plan and the Site Plan Ordinance. Thank you for your time and attention, and we look forward to discussing this application with you.

Sincerely,
Landmark Corporation Surveyors & Engineers

Michael J. Sabatini, P.E.

Copy: Matt Morrill, Mastway Development

Attachments

OPR BK 13052 PGS 35 - 36 10/11/2018 02:48:11 PM
INSTR # 2018023961 # OF PAGES 2
ATTEST: BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS KENNEBEC COUNTY, ME

NO TRANSFER TAX PAID

QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS

2

That MASTWAY DEVELOPMENT, LLC, a Maine Limited Liability Company with a mailing address of 72 Burtons Lane, Winthrop, Maine 04364, for consideration paid, grants to SC-ONE, LLC, a Maine Limited Liability Company with a mailing address of 72 Burtons Lane, Winthrop, Maine 04364, with Quitclaim Covenant, a certain parcel of land with the improvements thereon situated in the City of Hallowell, County of Kennebec, State of Maine and more particularly described as follows:

That parcel of land, with the buildings and improvements thereon, acquired by MASTWAY DEVELOPMENT, LLC from the State of Maine by deed dated April 21, 2016 and recorded in the Kennebec County Registry of Deeds at Book 12271; Page 343, excepting the following parcels of land:

1. LOT 1 as depicted on the Final Subdivision Plan for Stevens Commons dated August 1, 2017 and recorded in the Kennebec County Registry of Deeds at Plan Book 2017; Page 81, which land is being retained by MASTWAY DEVELOPMENT, LLC;

2. LOT 2 as depicted on the Final Subdivision Plan for Stevens Commons dated August 1, 2017 and recorded in the Kennebec County Registry of Deeds at Plan Book 2017; Page 81, which land is being retained by MASTWAY DEVELOPMENT, LLC;

3. The prior out-conveyance from MASTWAY DEVELOPMENT, LLC to the City of Hallowell by deed dated July 19, 2017 and recorded in the Kennebec County Registry of Deeds at Book 12663; Page 265 (depicted on the aforementioned Final Subdivision Plan as Beech Street and Coos Lane);

4. The prior out-conveyance from MASTWAY DEVELOPMENT, LLC to the City of Hallowell by deed dated July 19, 2017 and recorded in the Kennebec County Registry of Deeds at Book 12663; Page 273 (depicted on the aforementioned Final Subdivision Plan as the Conservation Parcel); and

5. The prior out-conveyance from MASTWAY DEVELOPMENT, LLC to the City of Hallowell by deed dated July 12, 2017 and recorded in the Kennebec County Registry of Deeds at Book 12655; Page 312 (known as the Fire Station Lot).

This conveyance is made subject to, and benefitting from, all easements and encumbrances of record or as noted on the Aforementioned Final Subdivision Plan

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including without limitation the Access Easement to the Conservation Parcel granted from Mastway Development, LLC to the City of Hallowell.

Conveying also the Grantor's interest as Licensor under that License Agreement with the City of Hallowell dated July 19, 2017 and recorded in Book 12663, Page 278, which said License Agreement remains in full force and effect.

Reference: Being a portion of the premises conveyed in a Quitclaim Deed from the State of Maine to MASTWAY DEVELOPMENT, LLC dated April 21, 2016 and recorded in the Kennebec County Registry of Deeds at Book 12271; Page 343

Witness my hand and seal this 11 day of SEPTEMBER, 2018

MASTWAY DEVELOPMENT, LLC

By: _____
Matt Morrill
Its: Managing Member

STATE OF MAINE
Kennebec, ss. SEPT. 11, 2018

Personally appeared the above Matt Morrill, Managing Member of MASTWAY DEVELOPMENT, LLC, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said limited liability company.

_____
Notary Public/Attorney at Law

Printed Name of Notary: _____

My commission expires: _____

DANIEL P. KELLEY
State of Maine
My Commission Expires Sept. 8, 2019

Hallowell Water District

June 9, 2020
City of Hallowell
Attn: Planning Board
1 Winthrop Street
Hallowell, ME 04345

RE: Cleveland Building (Stevens complex)

To whom this may concern,

Mastway Development and Landmark Corporation Approached the Hallowell Water District in regards to redevelopment of the Cleveland Building and the ability to serve. The Hallowell Water District has sufficient capacity to provide public drinking water and Fire Sprinkler. The Preliminary plan is a 2" Domestic line and a 6" fire suppression line. These lines were stubbed to property line at time of the Beech Street reconstruction. The Developer will have to supply the District with Peak demand to insure the district sizes the meter correctly. Any more question can be directed to the Hallowell Water District.

Sincerely,

Zachary Lovely
Hallowell Water District
Superintendent

52 Winthrop Street • Hallowell, Maine 04374 • 623-9151

52'-8"
12'-0"
16'-0"
33'-0"
45'-0"
40'-2"
40'-2"
36'-8"
36'-8"
117'-0"
UTILITY ROOM
BEDROOM
CLOSET
107
108
LIVING
KITCHEN/ DINING
D.W.
REF.
DRY
WASH
H.W.
CLST
BATH
BEDROOM
LIVING
SHLVS.
STACK WASH DRY
BRICK IN THIS WINDOW
SCALE: 1/4" = 1'-0"
EXISTING CMU WALLS
EXISTING CMU WALLS TO BE REMOVED
PROPOSED FRAMED WALLS
BEDROOM/ OFFICE
101
102
103
104
105
106
LAUNDRY/ BATH
KITCHEN
DINING
COVERED ENTRY
UP

APPROVED: HALLOWELL PLANNING BOARD

_____, CHAIR

_____, BOARD MEMBERS

DATE: _____

CONDITIONS: _____

CITY CLERK: _____

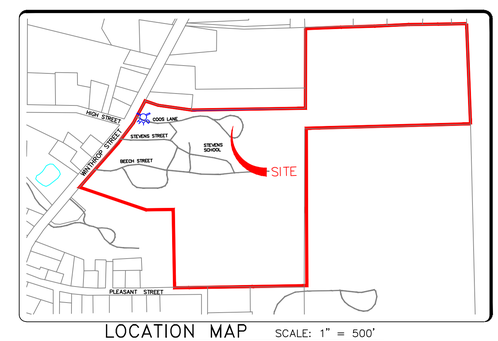
CODE ENFORCEMENT OFFICER: _____

SITE NOTES:

1. THIS PLAN ISSUED FOR PLANNING BOARD REVIEW AND FOR CONSTRUCTION.
2. THE PERIMETER BOUNDARY OF THE SUBJECT PROPERTY IS SHOWN IN ACCORDANCE WITH SUBDIVISION AMENDMENT 4 TO THE PLAN ENTITLED STEVENS COMMONS, FINAL SUBDIVISION PLAN, BY LANDMARK CORPORATION, DATED AUGUST 1, 2017 AND RECORDED IN PLAN BOOK 2017, PAGE 0081.
3. ELEVATIONS AND CONTOURS SHOWN ARE IN NAVD 1988 DATUM.
4. SITE CONTRACTOR TO LOAM & SEED ALL DISTURBED AREAS.
5. SITE CONTRACTOR TO CONFIRM EX. UTILITY LOCATIONS.
6. SITE CONTRACTOR TO ADHERE TO HALLOWELL WATER DISTRICT SPECIFICATIONS AND DETAILS FOR CONSTRUCTION OF THE WATER SERVICES. WORK WILL BE SUBJECT TO INSPECTION.
7. ALL UNDERGROUND ELECTRIC AND UTILITIES SHALL BE UNDER THE DIRECTION OF A LICENSED ELECTRICIAN AND IN ACCORDANCE WITH CMP SPECIFICATIONS (AS APPLICABLE). GAS SERVICE SHALL BE IN ACCORDANCE WITH SUMMIT NATURAL GAS STANDARDS.

LEGEND:

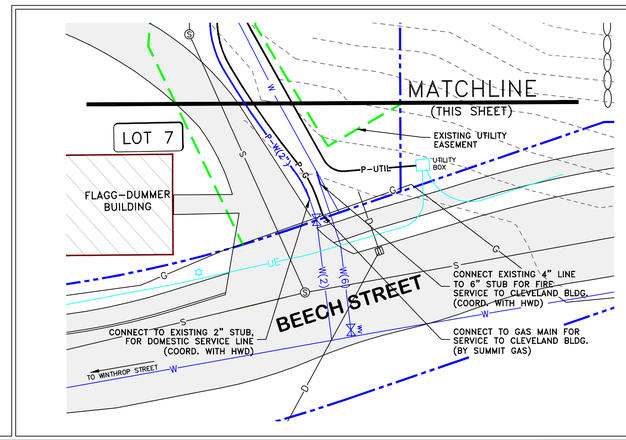
- UE — UNDERGROUND UTILITY LINE
- EXISTING SITE LIGHT
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN
- DECIDUOUS TREE
- CONIFEROUS TREE
- 301 — EXISTING CONTOUR
- W — EXISTING WATER LINE
- S — EXISTING SEWER LINE
- D — EXISTING STORMWATER LINE
- G — EXISTING NATURAL GAS LINE
- FO — EXISTING FIBER OPTIC LINE
- BOUNDARY LINE
- P-G — PROPOSED NATURAL GAS
- P-W — PROPOSED WATER LINE
- P-UTIL — PROPOSED UNDERGROUND UTILITY LINES
- P-UE — PROPOSED UNDERGROUND ELECTRIC (LIGHT POLES)
- PROPOSED H/C PARKING SIGN
- PROPOSED SITE LIGHT
- STORMDRAIN (UNDER CONST.)
- CATCHBASINS (UNDER CONST.)



LOCATION MAP SCALE: 1" = 500'

RECORD OWNER:
SC-ONE LLC
2 Beech Street
Hallowell, ME 04347

Map 6, Lot 27
Remaining Land



LANDMARK CORPORATION
SURVEYORS & ENGINEERS
219 MEADOW STREET ROCKPORT, MAINE 04856 PHONE: (207) 236-6757 WWW.LANDMARKMAINE.COM

FIELD WORK BY:	ET/KMB
DRAFTED BY:	ET
CHECKED BY:	MS
PLAN DATE:	JUNE 9, 2020

GRAPHIC SCALE
20 0 10 20 40
1 inch = 20 ft.

SITE PLAN

STATE OF MAINE — MICHAEL J. SABATINI 9053 — LICENSED PROFESSIONAL ENGINEER — 6/9/20

CLEVELAND BUILDING APARTMENTS

9 COOS LANE
HALLOWELL, MAINE
KENNEBEC COUNTY

SCALE: 1" = 20'	JOB No.: 17-001	SHEET 1 OF 2

LANDMARK CORPORATION

GENERAL NOTES

1. THESE PLANS ARE FOR PERMITTING AND SITE CONSTRUCTION ASSOCIATED WITH THE CLEVELAND BUILDING RENOVATION BY SC-ONE LLC AT STEVENS COMMONS.
2. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE BASED ON EVIDENCE VISIBLE FROM ABOVE GROUND AND ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY DIG SAFE PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION, AND DEPTH OF ANY UTILITIES AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEERING OFFICE OF LANDMARK CORPORATION AT (207) 236-6757 IN THE EVENT OF ANY DISCREPANCIES IN THE PLANS OR IN THE RELATIONSHIPS OF FINISHED GRADES TO EXISTING GRADES PRIOR TO BEGINNING WORK.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRAFFIC. TRAFFIC FLOW THROUGH THE EXISTING ROADS SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
5. ALL CONSTRUCTION SHALL CONFORM TO AMERICANS WITH DISABILITIES ACT (ADA) WHERE APPLICABLE.
6. THE CONTRACTOR SHALL NOTE THAT IN CASE OF A DISCREPANCY BETWEEN THE SCALED AND FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN.
7. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL LOCAL, STATE, & FEDERAL CONSTRUCTION SAFETY REGULATIONS ARE FOLLOWED DURING THE CONSTRUCTION OF THIS SITE.
9. LANDMARK CORPORATION IS NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS OR METHODS FOR CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO THE CONTRACTOR'S UTILIZATION OF PERSONNEL, MATERIALS, EQUIPMENT, OR SAFETY MEASURES IN THE PERFORMANCE OF ANY WORK FOR THIS CONSTRUCTION. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR PERFORMING THE WORK CORRECTLY AND IN CONFORMANCE WITH ALL FEDERAL, STATE, AND LOCAL CODE AND/OR REGULATORY REQUIREMENTS.
10. LAYOUT FOR CONSTRUCTION SHALL BE ACCURATELY PERFORMED BY QUALIFIED PERSONNEL USING PROFESSIONAL SURVEY EQUIPMENT. CONTRACTOR MAY CONTACT LANDMARK CORPORATION SURVEYORS AND ENGINEERS FOR ASSISTANCE.

EROSION & SEDIMENTATION CONTROL NOTES

IN ORDER TO PROTECT THE SOIL AND WATER RESOURCES OF THIS DEVELOPMENT AND ADJACENT LANDS, THE FOLLOWING ACTIONS WILL BE TAKEN:

A. EROSION CONTROL/TEMPORARY MEASURES

THE FOLLOWING TEMPORARY MEASURES TO CONTROL EROSION AND SEDIMENTATION SHALL BE USED.

1. SILT FENCE OR WOOD WASTE COMPOST/BARK FILTER BERM WILL BE INSTALLED AROUND THE LIMITS OF CLEARING ASSOCIATED WITH EACH PORTION OF THIS PROJECT. EITHER OF THESE DEVICES CAN BE USED INTERCHANGEABLY. SILT FENCE SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED. SILT FENCING WILL BE INSTALLED TO SPECIFICATIONS OUTLINED IN THE MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES.
2. EACH GROUND AREA, OPENED OR EXPOSED, WHETHER DIRECTLY OR INDIRECTLY DUE TO THE PROJECT CONSTRUCTION, SHALL BE MINIMIZED AND SHALL BE STABILIZED WITHIN 7 DAYS OF THE LAST WORKING OF THE MINERAL SOIL, AND SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
3. TEMPORARY SOIL STABILIZATION SHALL BE EITHER BY TEMPORARY MULCHING, TEMPORARY SEEDING, OR PERMANENT BASE GRAVEL, AS FOLLOWS:

TEMPORARY SEEDING
SEED SHALL BE AROOSTOOK RYE APPLIED AT 2.60#/1000SF. LIME SHALL BE AGRICULTURAL GROUND LIMESTONE APPLIED AT 13.8#/1000SF. FERTILIZER SHALL BE 10-10-10 CLASSIFICATION APPLIED AT 13.8#/1000SF. MULCH SHALL CONSIST OF HAY OR STRAW MULCH AND SPREAD EVENLY AT A RATE OF 70-90#/1000SF. TEMPORARY SEEDING SHALL ONLY BE MADE BETWEEN APRIL 15TH AND OCTOBER 15TH, AND SHALL NOT BE PLACED OVER SNOW. IF THE SEEDING IS NOT COMPLETED BY OCTOBER 15TH, ADDITIONAL MULCH WILL BE ADDED TO PROVIDE ADEQUATE WINTER PROTECTION.

TEMPORARY MULCHING
MULCH SHALL CONSIST OF CHOPPED HAY OR STRAW MULCH AND SPREAD BY MECHANICAL BLOWER, OR BY HAND IF ADJACENT TO WETLAND HABITAT, EVENLY AT A RATE OF 150-200#/1000 SF. TEMPORARY MULCH SHALL BE REMOVED PRIOR TO PERMANENT SOIL STABILIZATION. MULCH MUST NOT BE PLACED OVER SNOW.

PERMANENT BASE GRAVEL
BASE GRAVEL UNDER PAVEMENT SHALL BE SUITABLE AS TEMPORARY SOIL STABILIZATION UNDER THE FOLLOWING CONDITIONS:
A. GRAVEL SHALL MEET THE SPECIFICATIONS FOR BASE GRAVEL FOR THE PROPOSED COMPLETED PAVEMENT.

B. EROSION CONTROL/PERMANENT LAWN SEEDING MEASURES

1. EXCESSIVELY STEEP SLOPES, 2:1 OR GREATER, SHALL BE PROTECTED BY EROSION CONTROL EXCELSIOR BLANKET WITH BIODEGRADABLE PLASTIC OR JUTE MESH AFTER SEEDING.
2. PERMANENT SEEDING SHALL BE PERFORMED DURING CONSTRUCTION OPERATIONS AS EACH DISTURBED AREA HAS BEEN BROUGHT TO FINISH GRADE. ALL NEW GRASS AREAS SHALL BE SEEDED AT THE RATE OF (8 LBS/1000SF) WITH THE FOLLOWING MIXTURE: 35% CREEPING RED FESCUE, 35% KENTUCKY BLUEGRASS, 20% CHEWINGS FESCUE, 10% PERENNIAL RYEGRASS. MULCH ALL SEEDED AREAS WITH HAY AT A RATE OF 4 BALES PER 1000 SF. REMOVE MULCH WHEN GRASS IS 3" HIGH & RESEED ALL BARE SPOTS.
3. THE CONTRACTOR SHALL MAINTAIN THE SEEDED AND MULCHED AREAS UNTIL FINAL ACCEPTANCE OF THE WORK. MAINTENANCE SHALL CONSIST OF PROVIDING PROTECTION AGAINST TRAFFIC AND REPAIRING ANY AREAS DAMAGED DUE TO WIND, WATER, EROSION, FIRE OR OTHER CAUSES. SUCH DAMAGED AREAS SHALL BE REPAIRED TO REESTABLISH THE CONDITION AND GRADE OF THE SOIL PRIOR TO SEEDING AND SHALL THEN BE RE-FERTILIZED, RE-SEEDED AND RE-MULCHED.

AGGREGATE & BORROW NOTES

1. AGGREGATE FOR GRAVEL BASE AND SUBBASE.

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

SIEVE DESIGNATION	PERCENTAGE BY WEIGHT PASSING SQUARE MESH SIEVES	
	TYPE A AGGREGATE	TYPE D AGGREGATE
2 INCH	100	---
1/2 INCH	45-70	35-80
1/4 INCH	30-55	25-65
No. 40	0-20	0-30
No. 200	0-6.0	0-7.0

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

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

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

EACH LAYER OF AGGREGATE SHALL BE PLACED OVER THE FULL WIDTH OF THE SECTION.

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

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

2. COMMON BORROW

COMMON BORROW SHALL CONSIST OF EARTH, SUITABLE FOR EMBANKMENT CONSTRUCTION. IT SHALL BE FREE FROM FROZEN MATERIAL, PERISHABLE RUBBISH, PEAT AND OTHER UNSUITABLE MATERIAL.

THE MOISTURE CONTENT SHALL BE SUFFICIENT TO PROVIDE THE REQUIRED COMPACTION AND STABLE EMBANKMENT. IN NO CASE SHALL THE MOISTURE CONTENT EXCEED 4 PERCENT ABOVE OPTIMUM.

GEOTEXTILE FABRIC MAY BE REQUIRED TO PROVIDE SEPARATION IF COMMON BORROW CONTAINS SIGNIFICANT VOIDS.

3. AGGREGATE FOR CRUSHED STONE ¾-INCH (MDOT 703.13)

AGGREGATE FOR CRUSHED STONE ¾-INCH SHALL BE OF QUARRIED STONE. THE AGGREGATE SHALL MEET THE GRADING REQUIREMENTS OF THE FOLLOWING TABLE:

SIEVE DESIGNATION	PERCENTAGE BY WEIGHT PASSING SQUARE MESH SIEVES
	MDOT 703.13 CRUSHED STONE ¾-INCH
1 INCH	100
3/4 INCH	90-100
1/2 INCH	20-55
3/8 INCH	0-15
No. 4	0-5

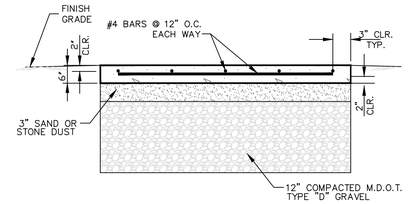
CRUSHED STONE ¾-INCH SHALL ONLY CONTAIN PARTICLES OF ROCK THAT WILL PASS THE 1 INCH SQUARE MESH SIEVE.

4. RIPRAP

STONE FOR RIPRAP SHALL CONSIST OF HARD, SOUND DURABLE ROCK THAT WILL NOT DISINTEGRATE BY EXPOSURE TO WATER OR WEATHER. STONE FOR RIPRAP SHALL BE ANGULAR AND ROUGH. ROUNDED OR LONG THIN STONES WILL NOT BE ALLOWED. THE MAXIMUM ALLOWABLE LENGTH TO WIDTH RATIO WILL BE 3:1.

RIPRAP SIZE FOR THE PROJECT SHALL BE D50=6". THIS MEANS THAT THE AVERAGE SIZE STONE IN THE RIPRAP IS ROUGHLY 6" IN DIAMETER. MAXIMUM SIZE OF THE RIPRAP SHOULD BE 9" AND MINIMUM SIZE SHOULD BE 2".

RIPRAP SHALL BE PLACED FULL DEPTH IN ONE OPERATION AND SHALL BE PLACED APPROXIMATELY TRUE TO THE REQUIRED SLOPE LINE AND BE UNIFORM IN APPEARANCE. RIPRAP SHALL BE PLACED TO SECURE INTERLOCKING OF ALL FACE STONES AND STONES PLACED AS BACKING. RIPRAP SHALL BE PLACED ON THE SLOPE IN A WELL KNIT, COMPACT AND UNIFORM LAYER. THE SURFACE STONES SHALL BE CHINKED WITH SMALLER STONES FROM THE SAME SOURCE.



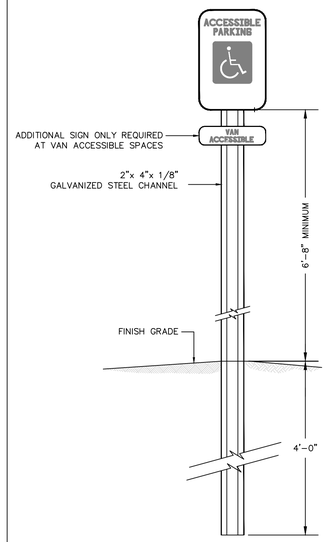
CONCRETE SPECIFICATION:

- 4000 P.S.I.
- 3/4" STONE
- 6% AIR ENTRAINMENT
- SLUMP = 3" ± 1"
- FINE BROOM FINISH
- CURE W/ CURE-TO-SPEC MS

NOTE: BENCH LOCATIONS TO BE FIELD LOCATED, NOT CURRENTLY SHOWN ON SITE PLAN

CONCRETE BENCH SLAB SECTION

NOT TO SCALE



NOTES:

THIS SIGN POST DETAIL APPLIES TO ALL PROPOSED TRAFFIC SIGNS.

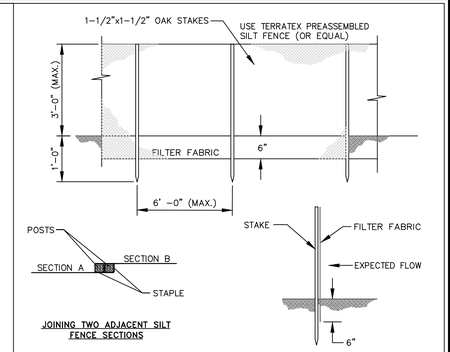
GALVANIZED U CHANNEL SIGN POST TO BE DRIVEN TO A DEPTH OF 4'-0" (MINIMUM).

ALL TRAFFIC SIGNS SHALL BE METAL AND SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.

SHOP DRAWINGS FOR SIGNS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW.

HANDICAP ACCESSIBLE/TRAFFIC SIGN DETAIL

NOT TO SCALE



JOINING TWO ADJACENT SILT FENCE SECTIONS

SECTION VIEW

NOTES:

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

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

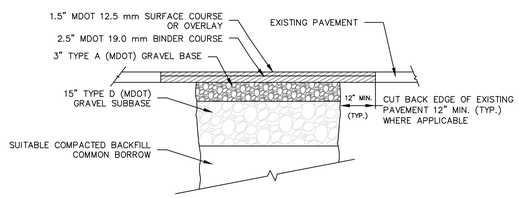
SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE,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

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

WOOD WASTE COMPOST/BARK FILTER BERM MAY BE USED IN PLACE OF SILT FENCE.

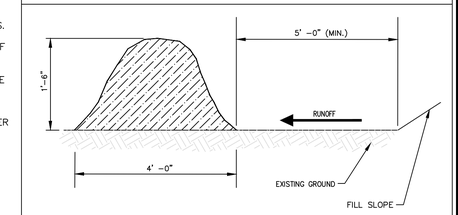
SILT FENCE DETAIL

NOT TO SCALE



TYPICAL PAVEMENT REPAIR AND OVERLAY SECTION

NOT TO SCALE



WOOD WASTE COMPOST/BARK FILTER BERMS

THE FILTER BERM SHALL CONSIST OF A WOOD WASTE COMPOST/BARK MULCH MIX OR RECYCLED COMPOSTED BARK FLUME GRIT AND FRAGMENTED WOOD GENERATED FROM WATER-FLUME LOG HANDLING SYSTEMS.

THE MIX SHALL CONFORM TO THE FOLLOWING STANDARDS:

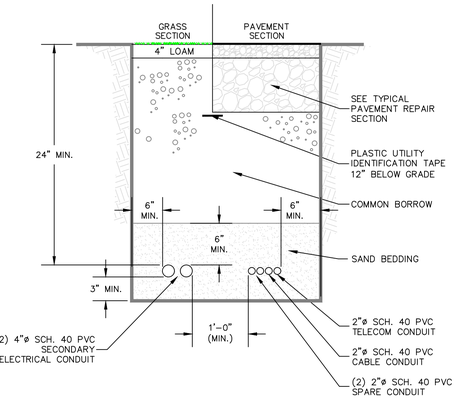
A. MOISTURE CONTENT - 30-60%
B. pH - 5.0-8.0
C. SCREEN SIZE - 100% LESS THAN 3", MAXIMUM 70% LESS THAN 1".
D. NO LESS THAN 40% ORGANIC MATERIAL (DRY WEIGHT) BY LOSS OF IGNITION
E. NO STONES LARGER THAN 2" IN DIAMETER

THE COMPOSTED BERM SHALL BE PLACED, UNCOMPACTED ALONG A RELATIVELY LEVEL CONTOUR.

WOOD WASTE COMPOST/BARK FILTER BERM MAY BE USED IN PLACE OF SILT FENCE.

WOOD WASTE COMPOST/ BARK FILTER BERM

NOT TO SCALE

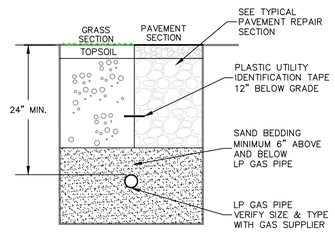


NOTES:

1. THIS DETAIL IS FOR THE UNDERGROUND UTILITY LINES BETWEEN THE TRANSFORMER BOX AT BEECH STREET AND THE CLEVELAND BUILDING.
2. CONDUIT NUMBER AND SIZES SHALL BE VERIFIED WITH THE ELECTRICIAN AND/OR ELECTRICAL ENGINEER BEFORE INSTALLATION.

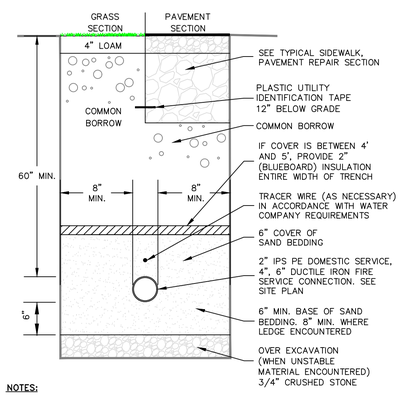
TYPICAL CONDUIT TRENCH SECTION

NOT TO SCALE



TYPICAL LP GAS PIPE TRENCH

NOT TO SCALE



NOTES:

1. THIS DETAIL IS FOR THE WATER LINE TRENCHES FOR DOMESTIC AND FIRE SERVICES BETWEEN THE CLEVELAND BUILDING AND THE SERVICE STUBS AT BEECH STREET.
2. MAINTAIN 8" MINIMUM CLEARANCE BETWEEN WATER LINES LOCATED IN A COMMON TRENCH.
3. WATER LINE SIZES AND MATERIAL SHALL BE VERIFIED WITH THE PLUMBER AND/OR THE HALLOWELL WATER DISTRICT.
4. DEPTH OF THE WATER LINE SHALL BE 5'-0" MIN. IF LESS THAN 5', INSTALL 2" BLUEBOARD INSULATION AS SHOWN ABOVE.
5. CONTACT HALLOWELL WATER DISTRICT FOR COORDINATION OF WATER CONNECTIONS AND INSPECTIONS.

TYPICAL WATER LINE TRENCH

NOT TO SCALE

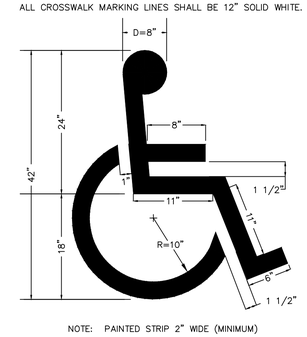
SPECIFICATIONS

PAVEMENT MARKING PAINT FOR FINAL AND TEMPORARY PAVEMENT MARKINGS SHALL MEET THE REQUIREMENTS OF AASHTO M248. EITHER TYPE N (REGULAR TRAFFIC PAINT) OR TYPE F (FAST DRY TRAFFIC PAINT) MAY BE USED.

ALL PAVEMENT LINES AND MARKINGS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

IMMEDIATELY BEFORE APPLYING THE PAVEMENT PAINT TO THE PAVEMENT OR CURB, THE SURFACE SHALL BE DRY AND ENTIRELY FREE FROM DIRT, GREASE, OIL OR OTHER FOREIGN MATTER.

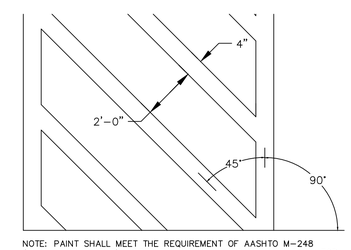
ALL CROSSWALK MARKING LINES SHALL BE 12" SOLID WHITE.



NOTE: PAINTED STRIP 2" WIDE (MINIMUM)

HANDICAP STRIPING DETAIL

NOT TO SCALE



NOTE: PAINT SHALL MEET THE REQUIREMENT OF AASHTO M-248 (TYPE-N OR TYPE-F). REFER TO DOT STANDARD SPECIFICATIONS FOR HIGHWAYS & BRIDGES, LATEST EDITION.

PAVEMENT STRIPING DETAIL

NOT TO SCALE

LANDMARK CORPORATION
SURVEYORS & ENGINEERS
219 MEADOW STREET ROCKPORT, MAINE 04856 PHONE: (207) 236-6757 WWW.LANDMARKMAINE.COM

FIELD WORK DATE:	–
FIELD WORK BY:	–
DRAFTED BY:	EST
CHECKED BY:	MJS
PLAN DATE:	JUNE 9, 2020

NO.	REVISIONS	BY	DATE

DETAIL SHEET

STATE OF MAINE MICHAEL J. SABATINI 9053 LICENSED PROFESSIONAL ENGINEER 6/9/20

CLEVELAND BUILDING APARTMENTS

9 COOS LANE
HALLOWELL, MAINE
KENNEBEC COUNTY

SCALE: NTS	JOB No.: 17-001	SHEET 2 OF 2

LANDMARK CORPORATION