estimating bid document
addendum 03

ARCADIA DESIGNWORKS

project: Cobscook Bay State Park - Shower Building & Utility Improvements
Dennysville, Washington County, Maine BGS # 3473

pages: 02

date: 27 June 2024

The Contract Documents govern all aspects of the project. Information conveyed during pre-bid meetings, telephone or via email with the Owner and/or Architect are informational only. Official instructions, clarifications and/or changes made to the Contract Documents during the bid phase are made only by addenda. The following clarifications, changes and additional instructions are hereby made as part of the Project Manual and Construction Drawings dated March 2024.

items:

GENERAL

1. Winter Conditions - Park access shall be provided by Parks and Lands staff during established construction work days and hours, unless deemed otherwise by the Owner.
2. Snow Removal - The Bureau of Parks and Lands shall plow access roads to the construction site locations. The Contractor will be responsible for clearing snow from the construction sites.
3. Well Water System - A new well was drilled by Shannon Well Drilling to a depth of 500 feet and produces 2 GPM. Contractor is to install pump, piping and electrical power to the new well from the water tank storage building. Contractor to install piping from existing pump house to the new water tank storage building per the drawings. The existing well was recently tested and is producing 15 GPM.

PROJECT MANUAL

1. ADD: SECTION 012200 Unit Prices. [Ledge removal].
2. ADD: SECTION 012100 Allowances. [Gravel pit clearing and brush pile relocation].
3. DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS
   003100 Available Project Information

   SW Cole - Report of Gradation 10/25/2023. Gravel examined at existing park pit.

   SW Cole - Report 23-1649 S October 26, 2023 Explorations and Geotechnical Engineering Services at the site of the new shower building. Soil borings supplied. Full report to be provided by SW Cole.

ARCHITECTURAL

1. Attached partial Sheet A70 shows complete demolition note.
2. Sheet A01. Wood roof framing to receive specified stained sealer. It does not need to be pressure treated.
3. DIVISION 10 SPECIALTIES
   Playground Equipment - All existing playground equipment to remain and to be protected during installation of new equipment. New features specified to be located per the attached diagram.

STRUCTURAL

1. Drawing S0.1 – Concrete Note 17.
   OMIT: CONSTRUCT CONTROL AND CONSTRUCTION JOINTS IN WALLS AND SLABS AS INDICATED CONTROL AND CONSTRUCTION JOINTS MAY BE USED INTERCHANGEABLY.
   ~~WHERE SLABS VARY IN THICKNESS, ADJUST THE DEPTH OF SAW-CUT CONTROL JOINTS TO MAINTAIN THE JOINT DEPTH AT A MINIMUM OF 1/4 OF THE MEMBER THICKNESS WHERE SLAB JOINTS ARE CREATED BY SAW-CUTS. JOINTS SHALL BE CUT WITHIN 12 HOURS OF CONCRETE PLACEMENT.~~

   ADD: CONSTRUCT CONTROL AND CONSTRUCTION JOINTS IN WALLS AND SLABS AS INDICATED CONTROL AND CONSTRUCTION JOINTS MAY BE USED INTERCHANGEABLY. ALL SLAB JOINTS SHALL BE CONSTRUCTION JOINTS.

ARCADIA DESIGNWORKS

STRUCTURAL

2. Underslab insulation specified on drawings.

ELECTRICAL

1. The 167 KVA single phase electrical transformer to be supplied by Versant Power. Contractor to provide concrete pad. Timing of new power poles along South Edmunds Road and on-site to transformer pending Versant engineering and installation.
2. Clarification - 6 Site light bollards per sheet ES3 is correct.
3. SECTION 102800 - Supply and install a Global Industrial, Automatic Hand Dryer Stainless Steel 120V, Model: 641591. See attached cutsheets.
4. ADD: Revised ES.1 RV Park - Electrical Site Plan with scale.
   Revised ES.2 Bath House Electrical Site Plan - Part 2 with scale.

CIVIL

1. SECTION 312000. No additional material is anticipated needing to be removed. If discovered ledge removal will be addressed through the included Unit Price specification section. No explosives are to be used at the park.
2. Replacement of existing park water system. Contractor to replace existing water pipe throughout the park as depicted on the updated C-102. Contractor is responsible for determining the precise length of piping and equipment necessary to improve the fall decommissioning of the system, spigot access, and improved pressure through looping. Trenches shall follow the existing pipe route unless improved locations are determined during replacement. Trench depths may be as shallow as 18 to 24 inches as long as the location is on the shoulder or center of the road. For additional information, see Olver Associates 2020 existing conditions and recommendations letter.
3. Contractor to salvage and protect water tower at existing dump station and reuse at new dump station. Cap hole at removed location and decommission water line.

attachments:

Specifications:
- SECTION 012200 Unit Prices.
- SECTION 012100 Allowances
- SECTION 329200 Lawns
- Global Industries - Automatic Hand Dryer cutsheets

Reports:
- SW Cole Gradation Report
- SW Cole Soil Boring Report
- Olver Associates existing water system condition report.

Drawings:
- Partial Sheet A70
- Playground Area Diagram
- Revised Sheets ES.1 Foundation Plan and ES.2 Section and Details
- Updated C-002, C-102 and C-103

end of addendum 03

199 prospect street, suite A
portland, maine, usa 04103
tel: 207-347-5252

SECTION 012200 - UNIT PRICES

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements for unit prices.

B. Unit Prices for this project will be set by the Owner. If the Contractor or Filed Sub-Bid contractors do not agree with unit price, they shall allow for any adjustment in their respective base bids.

C. Related Requirements:

1. Section 012100 "Allowances" for procedures for using unit prices to adjust quantity allowances.

1.2 DEFINITIONS

A. Unit price is an amount incorporated into the Agreement, applicable during the duration of the Work as a price per unit of measurement for materials, equipment, or services, or a portion of the Work, added to or deducted from the Contract Sum by appropriate modification, if the scope of Work or estimated quantities of Work required by the Contract Documents are increased or decreased.

1.3 PROCEDURES

A. Unit prices include all necessary material, plus cost for delivery, installation, insurance, overhead, and profit. The Owner is tax exempt.

B. Measurement and Payment: See individual Specification Sections for work that requires establishment of unit prices. Methods of measurement and payment for unit prices are specified in those Sections.

C. Owner reserves the right to reject Contractor's measurement of work-in-place that involves use of established unit prices and to have this work measured, at Owner's expense, by an independent surveyor acceptable to Contractor.

D. List of Unit Prices: A schedule of unit prices is included in Part 3. Specification Sections referenced in the Part 3 "Schedule of Unit Prices" Article contain requirements for materials described under each unit price.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF UNIT PRICES

A. Unit Price

1. Description: Ledge removal, if required, for excavating trenches for septic, water pipe and conduit.
2. Assigned Unit Cost: Owner will pay **$250.00** per cubic yard of rock removed by hammering as required to establish depth of trench.

END OF SECTION 012200

SECTION 012100 - ALLOWANCES

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements governing allowances.

B. Types of allowances include the following:

1. Lump-sum allowances.
2. Unit-cost allowances.

C. Related Requirements:

1. Section 012200 "Unit Prices" for procedures for using unit prices, including adjustment of quantity allowances when applicable.

1.2 DEFINITIONS

A. Allowance: A quantity of work or dollar amount included in the Contract, established in lieu of additional requirements, used to defer selection of actual materials and equipment to a later date when direction will be provided to Contractor. If necessary, additional requirements will be issued by Change Order.

1.3 INFORMATIONAL SUBMITTALS

A. Submit invoices to show actual quantities of materials removed or displaced on site for use in fulfillment of allowance.

B. Submit time sheets and other documentation to show labor time and cost of material removal.

C. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

1.4 LUMP-SUM ALLOWANCES

A. Allowance shall include cost to Contractor of specific work ordered by Owner or selected by Architect under allowance.

B. Unless otherwise indicated, Contractor's costs of work at Project site, labor, equipment, overhead and profit, and similar costs related to work ordered by Owner or selected by Architect under allowance shall be included as part of the Contract Sum.

1.5 UNIT-COST ALLOWANCES

A. Allowance shall include cost to Contractor of specific work ordered by Owner or selected by Architect under allowance.

1.6 ADJUSTMENT OF ALLOWANCES

A. Allowance Adjustment: To adjust allowance amounts, prepare a Change Order proposal based on the difference between quantities documented during work by final measurement of work-in-place where applicable.

1. If requested, prepare explanation and documentation to substantiate distribution of overhead costs and other markups.
2. Submit substantiation of a change in scope of Work, if any, claimed in Change Orders related to unit-cost allowances.
3. Owner reserves the right to establish the quantity of work-in-place by independent quantity survey, measure, or count.

B. Submit claims for increased costs due to a change in the scope or nature of the allowance described in the Contract Documents, whether for the purchase order amount or Contractor's labor, overhead, and profit.

1. Do not include Contractor's or subcontractor's indirect expense in the Change Order cost amount unless it is clearly shown that the nature or extent of Work has changed from what could have been foreseen from information in the Contract Documents.
2. No change to Contractor's indirect expense is permitted for selection of higher- or lower-priced materials or systems of the same scope and nature as originally indicated.

C. Return unused Lump Sum amounts for credit to Owner in their entirety.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALLOWANCES

A. Allowance No. 01: Lump Sum for tree, shrub, and top soil removal around gravel pit and relocation of existing brush piles for construction of new pole barns. **$5,000.**

1. This allowance includes equipment, labor and Contractor overhead and profit.
2. Coordinate quantity allowance adjustment with corresponding unit-price requirements in Section 012200 "Unit Prices."

END OF SECTION 012100

SECTION 32 92 00 –LAWNS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:

1. Seeding and over-seeding.
2. Temporary protective coverings.
3. Temporary protective fencing.
4. Protecting and maintaining all lawn areas.
5. Cleaning up.

B. Related Sections:
1. Division 01 Section 01 57 13 Temporary Erosion and Sediment Control
2. Division 31 Section 31 20 00 Earth Moving

1.3 ALLOWANCES

A. As described in Division 01 Section 01 21 00.

1.4 DEFINITIONS

A. Applicable specifications and publications, referred to herein, form a part of these Specifications:

1. Standard Specification: The State of Maine Department of Transportation, Standard Specification for Highways Bridges, latest edition.

2. ASTM: American Society of Testing Materials

3. AASHTO: American Association of State Highway and Transportation Officials

4. AAN: American Association of Nurserymen

5. AOAC: Association of Official Agricultural Chemists

1.5 SUBMITTALS

A. Prior to ordering the below listed materials, submit representative samples to Owner for selection and approval as follows. Do not order material until Owner's approval has been obtained. Delivered materials shall match the approved samples.

1. Protective fencing materials: Provide three 12 inch square samples for approval.

B. Submit material specifications and installation instructions where applicable attesting that the following materials meet the requirements specified:

1. Fertilizer
2. Sod
3. Seed
4. Lime

C. Certificates

1. A manufacturer's Certificate of Compliance to the specifications shall be submitted by the manufacturers with each shipment of each type of seed and sod. These certificates shall include the guaranteed percentages of purity, weed content and germination of the seed, and also the net weight and date of shipment. No seed may be sown until the Contractor has submitted the certificates.

2. Contractor: Submit certification from the seed and sod supplier that all seed is true to the variety indicated on the packaging.

3. Furnish the Owner with duplicate signed copies of a statement from the vendor certifying that the sod and seed mix is of the specified grass varieties, free of weeds, disease or other visual imperfections.

D. Submittal Schedule

1. Before installation:
   a. Manufacturer's Product data
   b. Test Reports
   c. Seed Certification

d. Protective Fencing

1.6 QUALITY ASSURANCE

A. Work under this section will be performed by workmen experienced in meadow turf grass installation under the full time supervision of a qualified foreman.

B. Seed during recommended planting period or as approved by the Owner.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Deliver material to the site in original unopened packages, showing weight, manufacturer's name and guaranteed analysis.

B. Store materials in such a manner that effectiveness and usability will not be diminished or destroyed and shall be uniform in composition, dry, unfrozen and free flowing. The Owner reserves the right to reject any material which has become caked or otherwise damaged or does not meet specified requirements.

1.8 COORDINATION

A. Contractor: Submit to the Owner for approval a progress schedule as specified herein.

B. Contractor: Coordinate the Work with other trades so as not to interfere with the progress of the Work.

1.9 WARRANTY

A. Contractor: agrees to repair or replace any or all meadow turf grass and lawn area(s) that fail(s) in materials or workmanship within a period of one year from date of substantial completion or completion thereafter on punch-out list.

PART 2 - PRODUCTS

2.1 TOPSOIL

A. Refer to Section 32 91 13 Lawn Soils for topsoil preparation.

2.2 TOPSOIL ADDITIVES

A. Commercial Fertilizer for Lawns: CID A-A-1909, Type I, class 2, with 50 percent of the nitrogen in slowly available form, containing at least 10 percent nitrogen, 0 percent phosphoric acid, and 10 percent total available potash in conformity with the Standards of the Association of Official Agricultural Chemists. Do not apply fertilizer on lawn surfaces within 100 feet of a stream, shore land or open water body. Supply in unopened bags with the weight, contents, and guaranteed analysis shown thereon or on a securely attached tag. Contractor to confirm with Owner and all authorities having jurisdiction the type of fertilizer to be used prior to application.

B. Limestone: Dolomitic limestone and contain not less than 85 percent of total carbonates and magnesium and shall be ground to such fineness that 50 percent will pass a 100 mesh sieve and 90 percent will pass through a 20 mesh sieve. Coarser material will be accepted provided the specified rates of application are increased proportionately on the basis of quantities passing the 100-mesh sieve.

C. Water: The Government will furnish the Contractor upon request with an adequate source and supply of water at no charge. However, if the Government's water supply is not available or not functioning, the Contractor will be held responsible to furnish adequate supplies at his own cost. All injured or damaged plant material due to the lack of water, or the use of too much water, to be the Contractor's responsibility to correct. Water to be free from impurities injurious to vegetation. Contractor to supply their own hoses and sprinklers.

2.3 SEED

A. Lawn Seed Mixture

To be used in lawn areas adjacent to new building, in parking islands and disturbed areas adjacent to existing facilities

Species	Proportion of mix After purity	Minimum Germination
Van Gogh Tall Fescue	25.00%	90%
Monet Tall Fescue	25.00%	90%
Rembrandt Tall Fescue	25.00%	90%
Picasso Tall Fescue	25.00%	90%

Seed at a rate of 10 lbs. per 1000 S.F.

B. Meadow Seed Mixture:

To be used in disturbed areas at perimeter of project area (such as slopes behind parking area) where designated by landscape architect.

Meadow Seed mixture: Fresh, clean, new crop seed. Seed may be mixed by an approved method on the site or may be mixed by the dealer. If the seed is mixed on the site, each variety shall be delivered in the original containers bearing the dealer's guaranteed analysis. If seed is mixed by the dealer, the Seeding Contractor shall furnish to the Contracting Officer the dealer's guaranteed statement of the composition of the mixture and the percentage of purity and germination of each variety.

Meadow Seed Mixture:

Species	Proportion of mix after purity	Minimum Germination
Bluegrass	30%	80%
Little Bluestem	20%	80%
Timothy	20%	80%
Side oats gramma	20%	80%
Annual Rye Grass	10%	90%

Seed at a rate of 8 lbs. per 1000 S.F.

2.4 PROTECTIVE FENCING

B. Sod and Seeded areas adjacent to walks shall be protected by snow fencing or other temporary fencing material as approved by the Owner.

2.5 TEMPORARY PROTECTIVE COVERINGS

C. As temporary protective coverings on ground areas subject to erosion, provide one of the following protective measures, as directed by the Owner:

1. Mulch Materials

	Rate per 1,000 SF
a. Straw	50 lbs.

2. Mesh or Blanket Matting: Matting for erosion control on seeded or hydroseeded slopes, on planted surfaces, drainage swales and on temporary or permanently finished slopes of 3:1 or steeper shall be:

   a. Heavy jute mesh shall be of a uniform open plain weave of unbleached singe jute yarn. The yarn shall be of a loosely twisted construction having an average

twist of not less than 1.6 turns per inch and shall not vary in thickness by more than one half its normal diameter. The jute mesh shall be furnished in approximately 90 pound rolled strips and shall meet the following requirements:

1. Length – approximately 75 yards. Width – 48" plus or minus 1". .78 warp ends per width of cloth. 41 weft ends per yard. Weight of cloth to average 1.22 pounds per linear yard with a tolerance of plus or minus 5%.

b. Staples shall be of a #11 guage steel wire formed into a "U" shape 6" long.

c. Erosion control matting shall be "Soil Saver" as manufactured by Jim Walls Co., Dallas, TX or "Heavy Duty Jute Mesh" as manufactured by Lewis International Corp., Springfield, NJ, or approved equal.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine site conditions and other conditions affecting performance of the Work. Insure the sub-grade is properly graded and at correct levels prior to spreading of topsoil.

B. Examine specified materials before installation. Reject materials that are damaged or otherwise not as specified and shown on the Drawings. Reject soil amendments that are wet, moisture damaged, or mold damaged.

C. Proceed with installation only after unsatisfactory conditions have been corrected and approved by the Owner.

D. The Contractor shall be responsible for maintenance work on the installed meadow turf grass until an acceptable meadow turf grass is established and accepted in writing.

E. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Topsoil:

1. Refer to Section 32 91 13 Topsoil for topsoil preparation

B. The dates for seeding shall be as follows:
   1. Spring – April 15 to June 15.

2. Autumn – September 1 to October 15.

Seeding at any time other than within the above seasons shall be allowed only when ordered by the Owner or when the Contractor submits a written request for permission to do so and permission is granted. Newly seeded areas, if seeded out of season, must be continuously watered according to good practice if seeding is done between June 1 and September 1. Seeding done outside the dates established above shall be solely at the Contractor's risk.

3.4 OVERSEEDING

A. Overseed the entire lawn area –tea ;awn and surrounding lawn areas as shown on drawings using the seed as specified under Section 2.3 herein. Seed rate: 8 lbs. per 100 Square Feet.

3.5 WATERING

C. Watering of Lawn Areas:

1. First Week: The contractor shall provide all labor and arrange for all watering necessary to establish an acceptable meadow turf grass. In the absence of adequate rainfall, watering shall be performed daily or as often as necessary during the first week and in sufficient quantities to maintain moist soil to a depth of at least 2 inches. An Irrigation system is proposed and should be working. The Contractor is not excused from monitoring or furnishing water by other means if the irrigation system is not in operation for any reason.

2. Second and Subsequent Weeks: The Contractor shall water the meadow turf grass and lawn as required to maintain adequate moisture in the upper 5 inches of soil, necessary for the promotion of deep root growth.

3. Watering shall be done in a manner which will provide uniform coverage, prevent erosion due to application of excessive quantities over small areas, and prevent damage to the finished surface by the watering equipment. Contractor: Furnish sufficient watering equipment to apply one complete coverage to the seeded areas in an eight-hour period.

3.3 TEMPORARY PROTECTIVE FENCING

A. Place temporary protective fencing in locations as directed by the Contract Officer.

3.4 MAINTENANCE

A. Maintenance shall begin immediately after each portion of meadow turf grass and lawn areas are installed and shall continue in accordance with the following requirements:

1. Lawn area: Maintain as long as is required to establish a uniform, thick, well-developed stand of grass until final acceptance.

2. Mowing for Turf Grasses: Mowing is not required for the first year. Mow only during the month of November or as otherwise directed by the Owner to a height of 2 inches.

3. Mowing for Lawn Areas: Mow with sharp mower blades. Mow lawn areas so as to maintain a minimum height of 2 inches and a maximum of 4 inches.

4. All areas which fail to show a uniform, thick, well-developed stand of grass, for any reason, shall be re-seeded repeatedly until all areas are covered with a satisfactory growth of grass as determined by the Owner.

5. All damage from erosion, gullies, washouts, or other causes shall be repaired immediately by filling with topsoil, tamping, re-fertilizing and reseeding at no additional cost to the Government.

B. Protection:

1. Lawn areas shall be protected against damage with the type fencing specified herein. Any protective devices remaining on the site shall be removed at Substantial Completion of the Contract or as directed by the Contract Officer.

3.5 STANDARDS FOR COMPLETION

A. Conditions for Completion:

1. Completion of meadow turf grasses and lawn areas is for the entire area. No partial completion will be given unless otherwise approved by the Contract Officer.

2. Meadow turf grasses and lawn areas: Exhibit a uniform, thick, well- developed stand of grass. Meadow turf grass areas shall have no bare spots in excess of four inches in diameter and bare spots shall comprise no more than two percent of the total area of that meadow turf grass and lawn area.

3. No meadow turf grass or lawn areas shall exhibit signs of damage from erosion, washouts, gullies, or other causes.

4. Pavement surfaces and site improvements adjacent to meadow turf grass and lawn areas shall be clean and free of spills or over-spray from placing or handling of topsoil and seeding operations.

B. Inspection and Completion:

1. Upon written request of the Contractor, the Owner to inspect all meadow turf grass areas to determine completion of Contract work. This request must be submitted at least 10 days prior to the anticipated inspection date.

2. Upon written request of the Contractor, the Owner to inspect all grass areas to determine completion of Contract work. This request must be submitted at least five days prior to the anticipated inspection date.

3. If the meadow turf grass and lawn areas are deemed complete to the Owner, a meeting will be arranged with Contractor and Government to review the meadow turf grass and lawn work. A final inspection is a part of this meeting to insure completion and any punch list items.

4. Contractor: Following the completion of meadow turf grasses and lawn areas, provide the Government with access to all grass areas as required for the Government's maintenance work.

C. Cleanup:

1. Contractor: Following the completion of meadow turf grasses and lawn areas, immediately remove from the site all materials and equipment not required for any other planting or maintenance work. Store materials and equipment remaining on site locations which do not interfere with the Government's maintenance of completed meadow turf grasses, lawn areas or other construction operations.

2. The Contractor is responsible for keeping all paving, building surfaces, signs, posts, and all site improvements clean during placement of topsoil and seeding operations. Clean up spills and over-sprays immediately. Completion shall not be granted until this condition is met.

END OF SECTION 32 92 00

GLOBAL™ INDUSTRIAL

We can supply that.®

User's manual	Manual del usuario	Manuel de l'utilisateur
Customer Service US: 1-800-645-2986	Servicio de atención al Cliente US: 1-800-645-2986	Service à la clientèle Canada: 888-645-2986

Automatic Hand Dryer, Stainless Steel 120V

Models: 641591

Automatic Hand Dryer

SAFETY WARNINGS

Before installing, be sure to read this installation manual and retain for future reference.

This product must be installed by qualified personnel in accordance with the instructions given in this manual and installation must comply with all applicable regulations, national security standards and laws in force in the country where the product is installed.

Turn off the power at the main switch before installing or servicing the dryer unit

The dryer must not be installed on a flammable surface. Do not damage any parts of the electrical connections.

Pre-arrange an appropriate power outlet and a system of disconnection in accordance with current local regulations. Make sure the product is properly connected to ground. If there is no ground connection, there is a risk of an electrical shock.

Do not install the dryer over a washbasin. If the power cord is damaged, it must be repaired by qualified personnel to avoid any type of risk.

During use, temperatures above 158°F [70°C] may develop in the parts near the hot air nozzle. Do not touch or cover the dryer during use or when finished using it.

General safety information:

⚠ WARNING This product is intended for installation by a qualified service person. Use AWG NO.12 solid conductor for wiring.

⚠ WARNING Failure to properly ground unit could result in service electrical shock and/or death.

⚠ WARNING Disconnect power at the service breaker before installing or servicing.

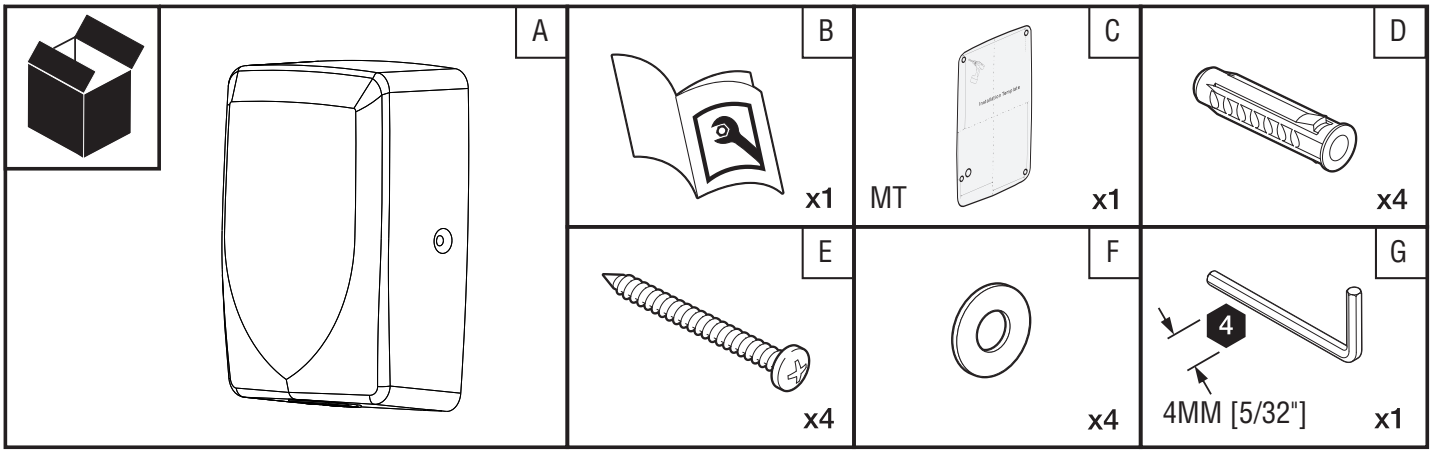
⚠ WARNING All units must be suppllied with a 3-wire service. The ground wire must be connected to the dryer's backplate.

--NOTE: Do not install dryer over washbasin --

Automatic Hand Dryer

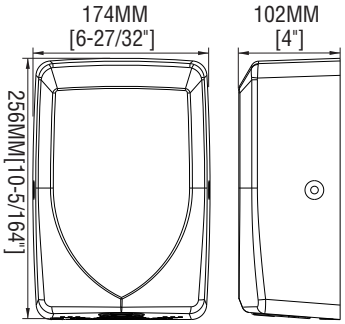
PACKING LIST

ITEM KEY	ITEM DESCRIPTION	ITEM QTY	NOTES
A	Hand Dryer Unit Complete	1	Stainless Steel 304 Cover&Cabinet
B	Owner Manual(OM - this booklet)	1	
C	Mounting Template(MT)	1	
D	Wall Anchors, Expansion	4	Φ8x38MM [5/16" Dia.x 1-1/2"], for#10
E	Self-threading Phillips PH Screws	4	M5x36MM [No.10 AB x 1-3/16"]
F	Flat Washer	4	F1 For M5[No.10 AB]Phillips PH Screws
G	Hex Key (for cover screws)	1	For 4MM[5/32"] hex socket FH Screws



SPECIFICATION

Voltage: 120V 60Hz, 8A/1000W
Stand-by Power: Less than 2.0W
Air Temperature: 40℃[104°F](Distance from nozzle=100MM[4"],Room Temp.=25℃[77°F])
Air Velocity: 100M/S[328 FT/S] / 360KM/[224MPH]
Air Flow: 130M^3/H[76.5CFM]
Drying time: 10 - 12 seconds
Timing Protection: Forced Hold-On 60 Seconds auto shut-off
Timing Duration: Auto Shut-Off ≤3 Seconds after last sensor read
Sensor Range: 5-15CM[2"~ 5-7/8"], Owner Adjustable
Fuse Protection: 1kW,Main PCB, Φ5x20, 250V, 12A
Protection Level: IP23
Electric Isolation: CLASS I(Metal cover)/CLASS II(Plastic cover)
Brush Motor: 35000RPM, 600W[0.8HP]
Noise [at 1M]: 74 dB
Weight : 2.5KG[5.5lb]/Net Weight / 3.0KG[6.6lb]/Shipping Weight



Automatic Hand Dryer

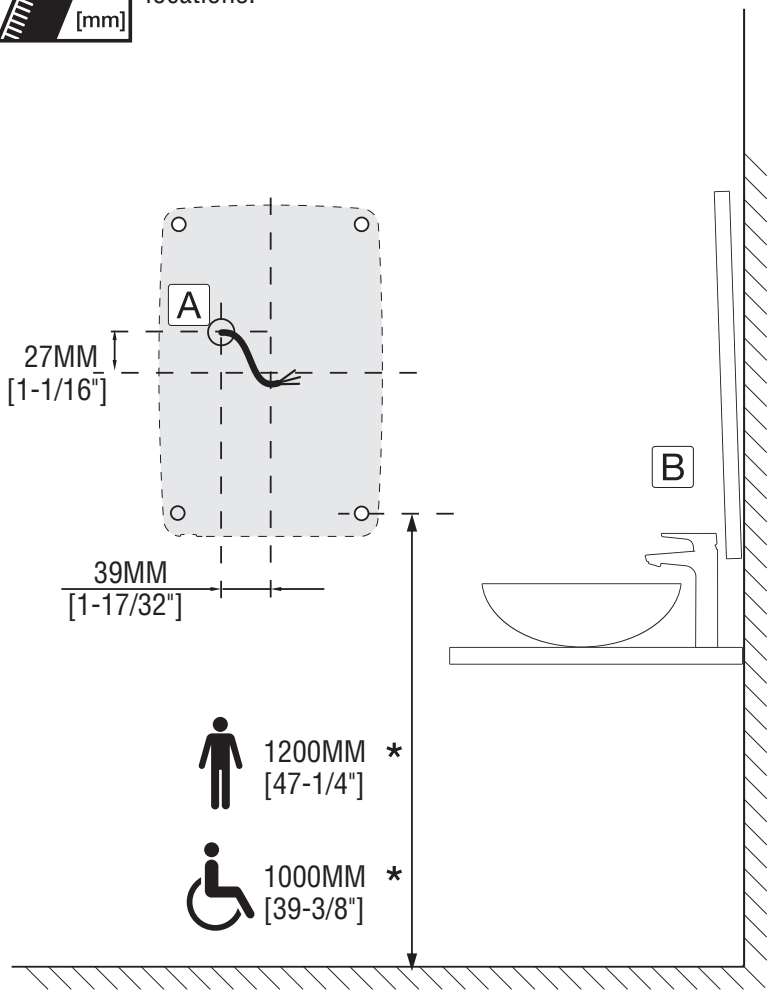
BEFORE INSTALLATION

Installation must be carried out in accordance with the current edition of the local wiring regulations code having jurisdiction. Installation should be performed only by a qualified electrician.

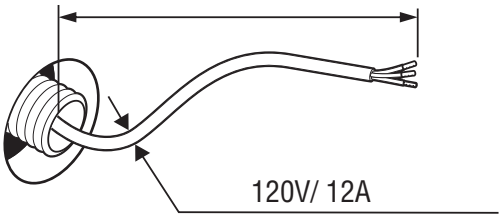
Please check if hand dryer is supplied with convenient plug in feature.

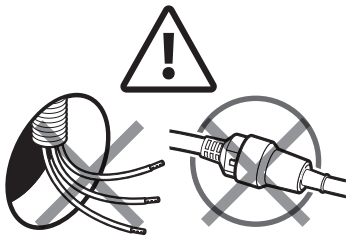
[mm]

If hand dryer is to be installed with hardwired stub provided in advance of install by others. See MT for complete reference to mounting heights and power KO locations.

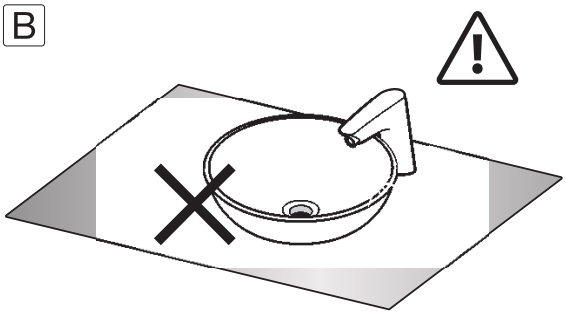


A L Min. = 300MM[11-13/16"]





B



It is recommended to avoid installation of dryer near high reflective objects (mirror, stainless steel washbasins, etc.) in order to avoid faulty function of the presence sensor.

* Recommeded

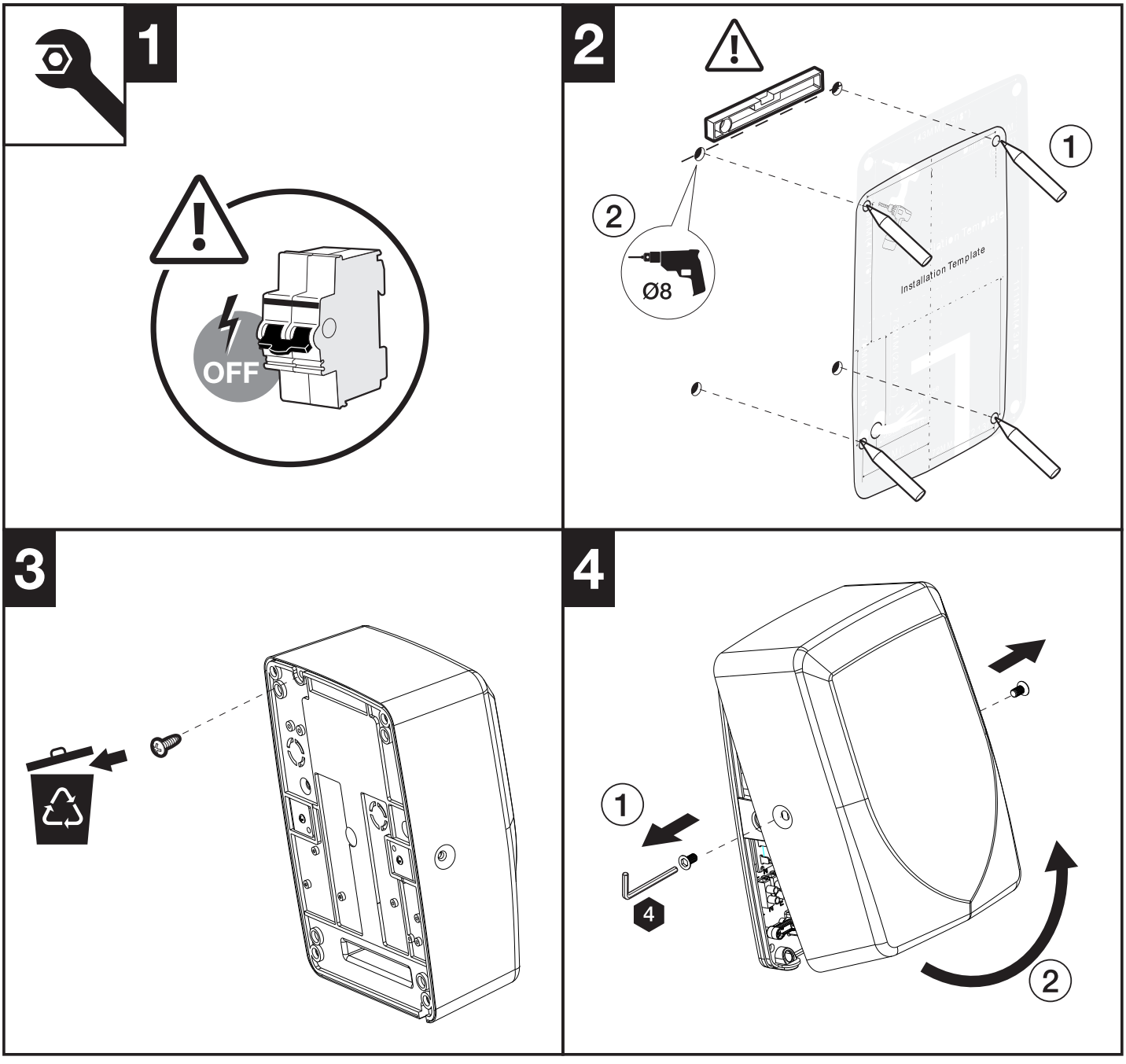
Automatic Hand Dryer

INSTALLATION

1. Disconnect the power before installing
2. Place template against wall at desired height(see mounting height recommendations) and mark locations of 4 mounting holes Dia. 8mm(5/16").
3. Remove hand dryer back transportation only purpose screw.
4. Remove and retain 2 side security hex cover screws and cover.
5. Mount the hand dryer base on the wall.
6. If the hand dryer is supplied in hardwired:

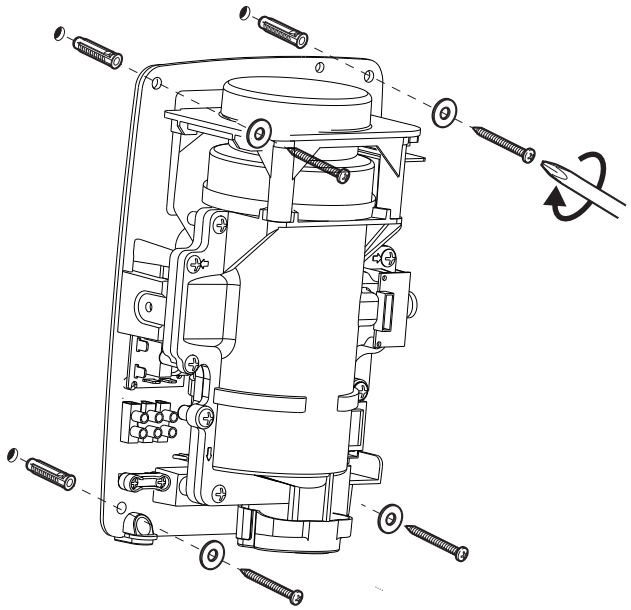
a. Connect the live wire(Coloured Brown, Red, or Black) to the terminal block marked “L”.
b. Connect the neutral wire(Coloured Black, Blue) to the terminal block marked “N”.
c. Connect the ground wire(Coloured Green or Yellow) to the terminal block marked “E”.

7. Before replacing cover, there is a customized option to run the dryer heater on (1000W) or heater off(600W).The switch is clearly marked.
8. Default setting is 12-15CM from nozzle. If it needs and please adjust its range.
9. Replace cover. Do not over-tighten screws.
10. Connect the hand dryer plug to the power supply socket if needed then turn on power.

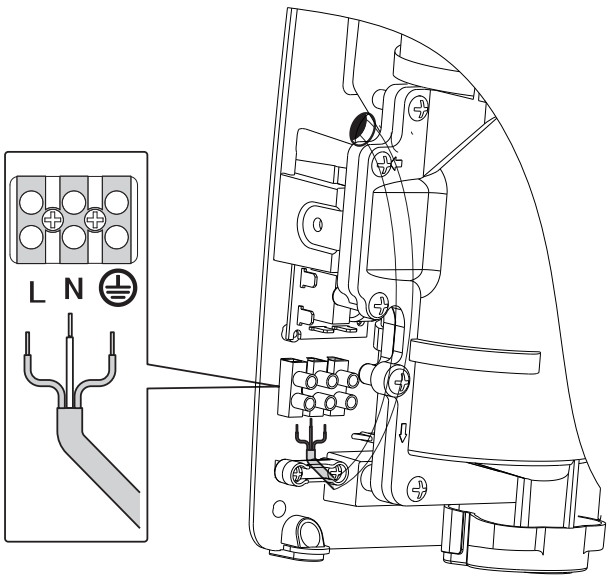


Automatic Hand Dryer

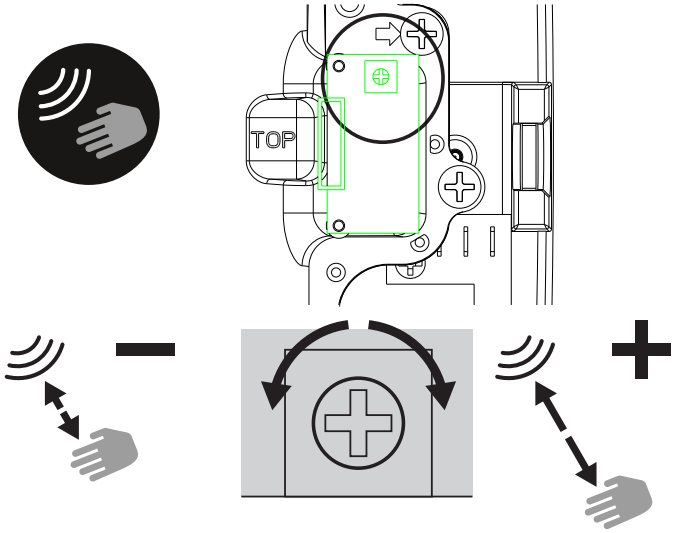
5



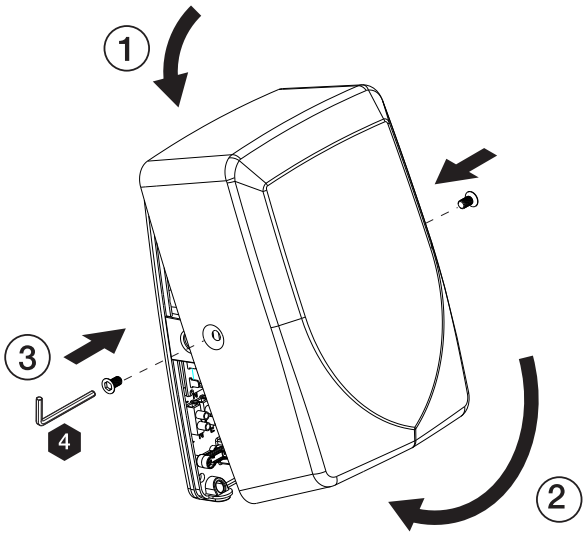
6



7 DETECTION DISTANCE SETTING



8



9

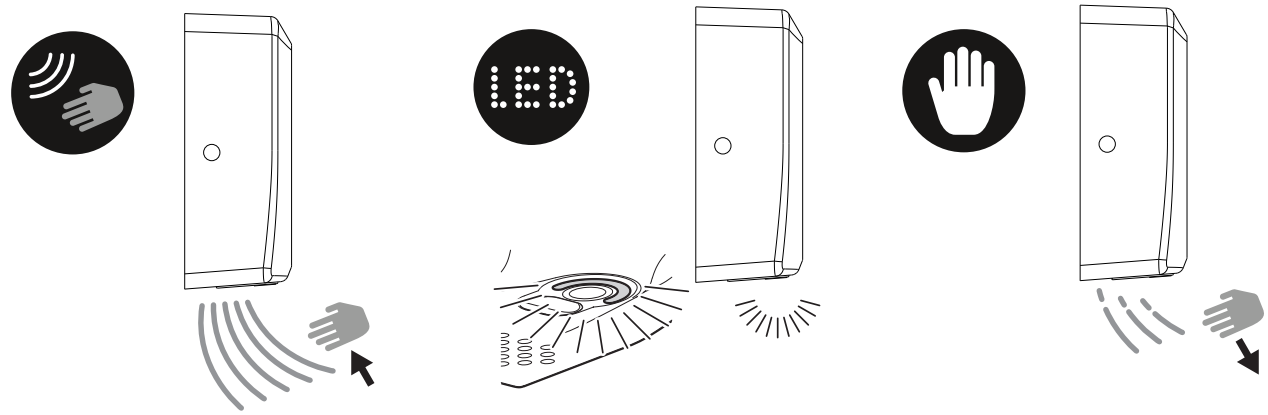
10

Automatic Hand Dryer

OPERATION

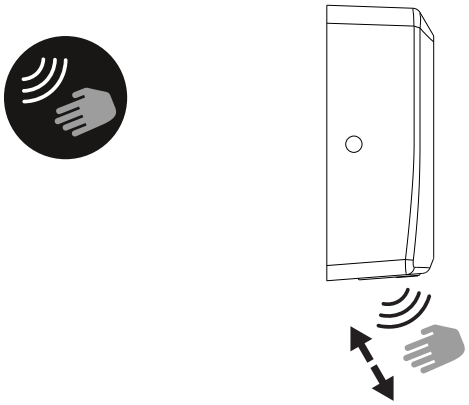
No-touch operation.
There is a blue LED light to guide user to the air flow. Shake excess water from hands.
Place hands under the outlet to start operation. Rub hands lightly and rapidly.
Stops automatically after hands are removed.

Basic use



Place hands under the dryer. The hand dryer will automatically turn on when hands are near. The hand dryer will automatically turn off when hands are removed.

ADJUSTMENTS



It is possible to adjust the detection distance by means of the potentiometer located inside the unit (see section 7 in "Installation").

Automatic Hand Dryer

MAINTENANCE

- Periodic cleaning of the unit is recommended.
- Remove cover and clean dryer dust lint.
- Wipe the cover with a damp cloth and mildcleaning solution. Do not soak. Never use
- abrasives to clean the cover.

DIAGNOSTICS & REMEDIES

SYMPTOM	CORRECTIVE ACTION
Hand dryer fails to start	Ensure the breaker supplying the dryer is operational. If it is, disconnect the power and remove the hand dryer cover. Check all the wire connection to sure they are well fixed. Turn on power and if it does not work then replace circuit board. Turn motor blower several times by hand to see it is blocked.
Hand dryer turns on/off erratically or not sensitive enough	Ensure that there is no obstruction on or in front of the infrared sensor zone. Clean any dirty off the sensor lens. Try adjusting the sensitivity potentiometer on program board. If not still not work, replace circuit board and sensor board.
No hot air	Check if the heat element switch is power on. Check if the heat element was broken. If yes, replace a new one.
Hand dryer makes ticking noise	Check the motor brush worn condition. Replace them or a new motor.

Automatic Hand Dryer

MAINTENANCE

Periodic cleaning of the unit is recommended. Remove cover and clean dryer dust lint.

Cleaning stainless steel

Stainless steel is highly resistant to rust, but there are some very strict cleaning and maintenance rules to be followed to prevent damage to its appearance.

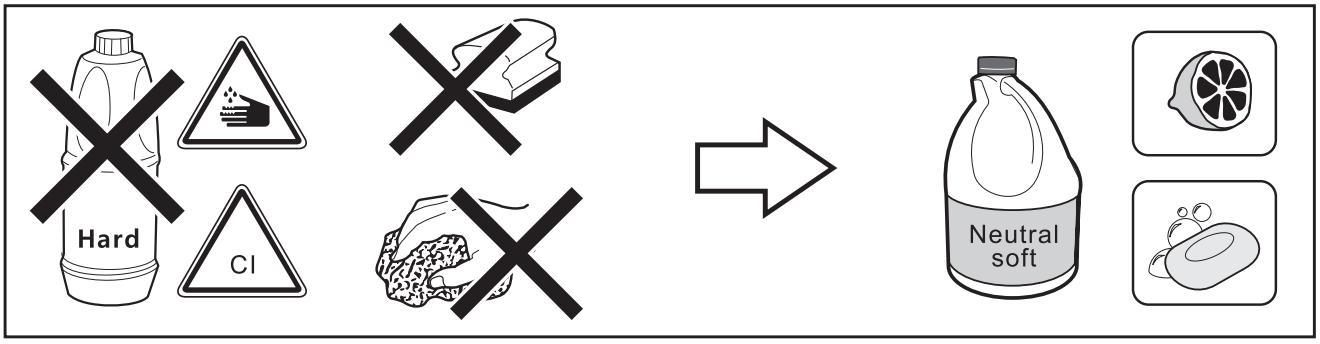
General cleaning tips

Apply neutral detergents formulated for these purposes (non-ionic surfactants and citric acid).

Apply the detergent with soft cloth. Be careful with abrasive cloths. They may scratch the surface. Rinse with water until all the detergent has gone.

Residue from hygiene products, liquid soap, shampoos, bath gel, etc, can also damage surfaces. Rinse the surface with plenty of water after use.

Limescale stains can be prevented by drying the surface with a soft cloth after use.



Specific cleaning tips

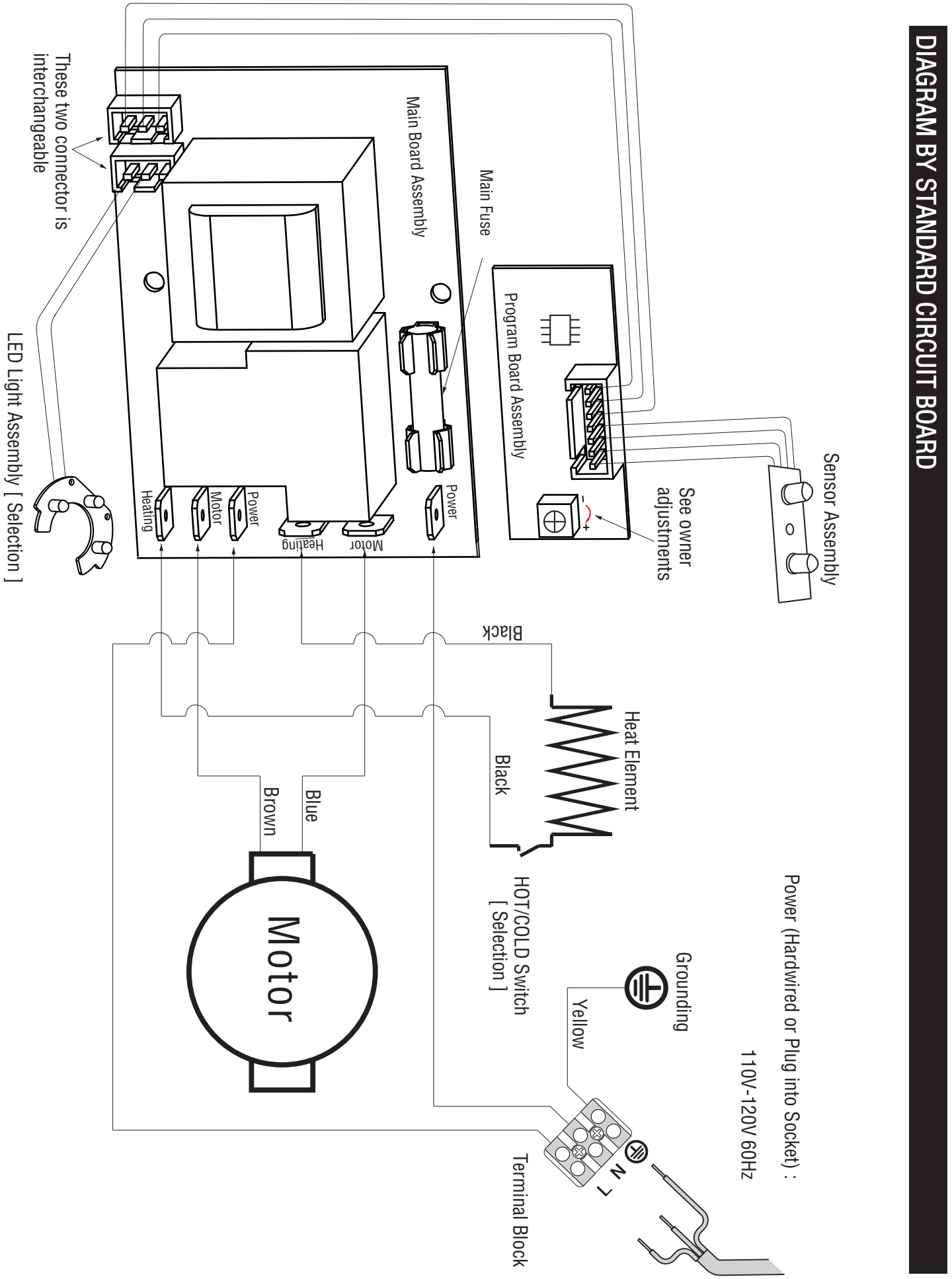
Limescale from water: Apply a solution of one part vinegar and three parts water directly to the stains and leave to work for a few minutes. Then rub with a soft cloth or damp sponge. Then give it a final wash with plenty of water and neutral soap to ensure it is thoroughly rinsed.

- Do not apply detergents with abrasive products or which contain:
  Hydrochloric acid
  Sodium hypochlorite (bleach)
  Formic acid.
- Do not use abrasive utensils like metal sourcing pads or abrasive sponges.
- Do not spray the detergent on the surface, because the liquid can get into the openings or cracks in them and cause damage.
- Do not use anti-limescale and descaling cleaning products. They are not suitable for cleaning satin less steel.
- Do not use silver cleaners, contain chlorides that attach stainless steel.

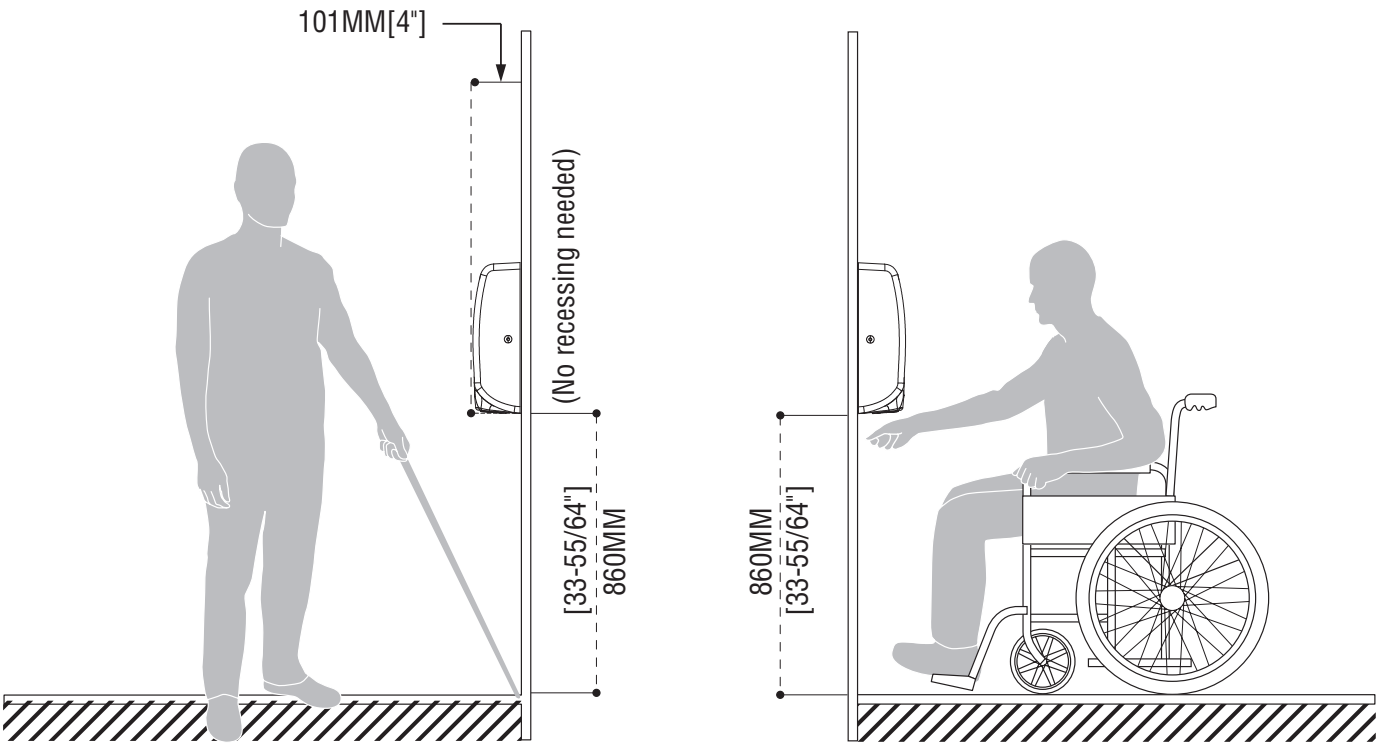
Bleach and descalers are often applied to bathroom equipment and left to work for a time. This leads to the release of gases that contain chloride, which together with the water in the surface cause chlorides to run down the surface of the stainless steel. This rusts both internal and external surfaces.

Automatic Hand Dryer

DIAGRAM BY STANDARD CIRCUIT BOARD



Surface-Mounted ADA-Compliant



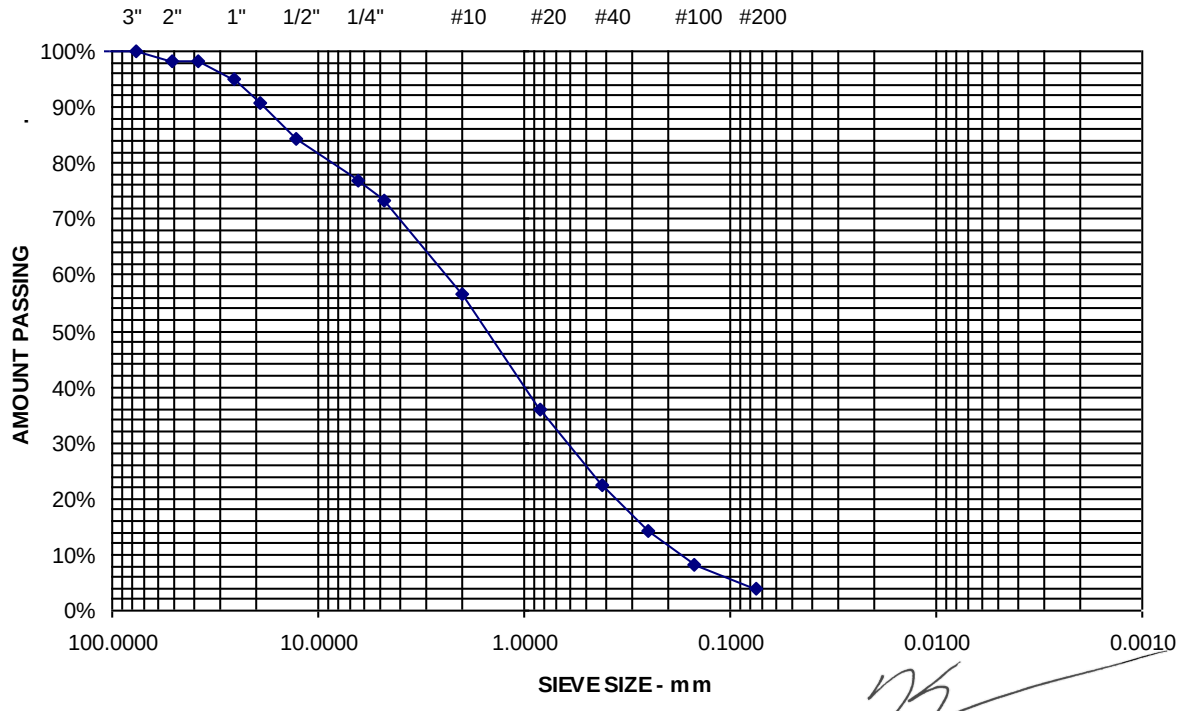
S.W.COLE ENGINEERING, INC.

Report of Gradation

ASTM C-117 & C-136

Project Name	EDMUNDS TOWNSHIP ME - PROPOSED COBSCOOK STATE PARK BATHHOUSE - EXPLORATIONS AND GEOTECHNICAL	Project Number	23-1649
Client	ARCADIA DESIGNWORKS LLC	Lab ID	31075G
Material Type	GRAVEL	Date Received	10/19/2023
Material Source	COBSCOOK BAY STATE PARK	Date Completed	10/25/2023
		Tested By	OLIVIA MILLS

STANDARD DESIGNATION (mm/µm)	SIEVE SIZE	AMOUNT PASSING (%)	SPECIFICATIONS (%)
150 mm	**6"**	**100**	
125 mm	**5"**	**100**	
100 mm	**4"**	**100**	
75 mm	**3"**	**100**	
50 mm	**2"**	**98**	
38.1 mm	**1-1/2"**	**98**	
25.0 mm	**1"**	**95**	
19.0 mm	**3/4"**	**91**	
12.5 mm	**1/2"**	**84**	
6.3 mm	**1/4"**	**77**	
4.75 mm	**No. 4**	**73**	
2.00 mm	**No. 10**	**57**	
850 um	**No. 20**	**36**	
425 um	**No. 40**	**22**	
250 um	**No. 60**	**14**	
150 um	**No. 100**	**8**	
75 um	**No. 200**	**3.8**	



Comments

286 Portland Road, Gray, ME 04039-9586 • Tel (207) 657-2866 • Fax (207) 657-2840 • www.swcole.com

BORING LOG

S.W.COLE

CLIENT: ARCADIA designworks LLC
PROJECT: Proposed Cobscook State Park Bathhouse
LOCATION: 40 South Edmunds Road, Edmunds Township, Maine

BORING NO.: B-1
SHEET: 1 of 1
PROJECT NO. 23-1649
DATE START: 10/11/2023
DATE FINISH: 10/11/2023

Drilling Information

LOCATION: See Exploration Location Plan
ELEVATION (FT): 79' +/-
TOTAL DEPTH (FT): 19.3
LOGGED BY: Nate Strout
DRILLING CO.: S. W. Cole Explorations, LLC
DRILLER: Ryan Hackett
DRILLING METHOD: Hollow Stem Auger
RIG TYPE: Track Mounted Diedrich D-50
AUGER ID/OD: 2 1/4 in / 5 5/8 in
SAMPLER: Standard Split-Spoon
HAMMER TYPE: Automatic
HAMMER WEIGHT (lbs): 140
CASING ID/OD: N/A /N/A
CORE BARREL: N/A
HAMMER CORRECTION FACTOR: 1.47
HAMMER DROP (inch): 30
WATER LEVEL DEPTHS (ft): No free water observed
GENERAL NOTES:

KEY TO NOTES AND SYMBOLS:
Water Level: ▽ At time of Drilling; ▼ At Completion of Drilling; ▼ After Drilling
D = Split Spoon Sample; U = Thin Walled Tube Sample; R = Rock Core Sample; V = Field Vane Shear
Pen. = Penetration Length; Rec. = Recovery Length; bpf = Blows per Foot; mpf = Minute per Foot
WOR = Weight of Rods; WOH = Weight of Hammer; RQD = Rock Quality Designation; PID = Photoionization Detector
S_v = Field Vane Shear Strength, kips/sq.ft.; q_u = Unconfined Compressive Strength, kips/sq.ft.; Ø = Friction Angle (Estimated); N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION: Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD	Field / Lab Test Data	Graphic Log	Sample Description & Classification	H_20 Depth	Remarks
			1D		0-2	24/16	1-1-2-12			Forest Duff		
										1.0 Loose, brown silty fine SAND		
			2D		2-4	24/19	16-22-24-29			1.5 Very dense to dense, brown gravelly silty SAND with occasional cobbles (Glacial Till)		
75												
	5		3D		5-7	24/12	17-21-18-19					
70												
	10		4D		10-12	24/17	19-31-30-37					
65												
	15		5D		15-17	24/20	12-14-14-23					
60												

Auger Refusal at 19.3 feet
(Probable Bedrock)

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING LOG

BORING NO.:	**B-2**
SHEET:	1 of 1
PROJECT NO.	23-1649
DATE START:	10/11/2023
DATE FINISH:	10/11/2023

CLIENT: ARCADIA designworks LLC
PROJECT: Proposed Cobscook State Park Bathhouse
LOCATION: 40 South Edmunds Road, Edmunds Township, Maine

Drilling Information

LOCATION: See Exploration Location Plan | **ELEVATION (FT):** 78' +/- | **TOTAL DEPTH (FT):** 10.0 | **LOGGED BY:** Nate Strout
DRILLING CO.: S. W. Cole Explorations, LLC | **DRILLER:** Ryan Hackett | **DRILLING METHOD:** Hollow Stem Auger
RIG TYPE: Track Mounted Diedrich D-50 | **AUGER ID/OD:** 2 1/4 in / 5 5/8 in | **SAMPLER:** Standard Split-Spoon
HAMMER TYPE: Automatic | **HAMMER WEIGHT (lbs):** 140 | **CASING ID/OD:** N/A /N/A | **CORE BARREL:** N/A
HAMMER CORRECTION FACTOR: 1.47 | **HAMMER DROP (inch):** 30
WATER LEVEL DEPTHS (ft): No free water observed
GENERAL NOTES:

KEY TO NOTES AND SYMBOLS:
Water Level: ▽ At time of Drilling; ▼ At Completion of Drilling; ▼ After Drilling
D = Split Spoon Sample; U = Thin Walled Tube Sample; R = Rock Core Sample; V = Field Vane Shear
Pen. = Penetration Length; Rec. = Recovery Length; bpf = Blows per Foot; mpf = Minute per Foot
WOR = Weight of Rods; WOH = Weight of Hammer; RQD = Rock Quality Designation; PID = Photoionization Detector
S_v = Field Vane Shear Strength, kips/sq.ft.; q_u = Unconfined Compressive Strength, kips/sq.ft.; Ø = Friction Angle (Estimated); N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION: Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD	Field / Lab Test Data	Graphic Log	Sample Description & Classification	H_2O Depth	Remarks
			1D		0-2	24/20	1-1-3-4			Forest Duff		
										0.9 Medium dense, brown fine sandy SILT		
75			2D		2-4	24/24	8-10-10-13	q_P=8-9+ ksf				
	5		3D		5-7	24/22	7-11-13-12			5.0 Medium dense, brown gravelly sandy SILT with occasional cobbles (Glacial Till)		
70												
	10		4D		10-10	0/0	25/0"			9.8 Possible Bedrock		

Auger Refusal at 10.0 feet
(Probable Boulder or Bedrock)

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING LOG

CLIENT: ARCADIA designworks LLC
PROJECT: Proposed Cobscook State Park Bathhouse
LOCATION: 40 South Edmunds Road, Edmunds Township, Maine

BORING NO.: B-3
SHEET: 1 of 1
PROJECT NO. 23-1649
DATE START: 10/11/2023
DATE FINISH: 10/11/2023

Drilling Information

LOCATION: See Exploration Location Plan
ELEVATION (FT): 79' +/-
TOTAL DEPTH (FT): 10.8
LOGGED BY: Nate Strout
DRILLING CO.: S. W. Cole Explorations, LLC
DRILLER: Ryan Hackett
DRILLING METHOD: Hollow Stem Auger
RIG TYPE: Track Mounted Diedrich D-50
AUGER ID/OD: 2 1/4 in / 5 5/8 in
SAMPLER: Standard Split-Spoon
HAMMER TYPE: Automatic
HAMMER WEIGHT (lbs): 140
CASING ID/OD: N/A /N/A
CORE BARREL: N/A
HAMMER CORRECTION FACTOR: 1.47
HAMMER DROP (inch): 30
WATER LEVEL DEPTHS (ft): Soils wet below 10 feet +/-
GENERAL NOTES:

KEY TO NOTES AND SYMBOLS:
Water Level: ▽ At time of Drilling; ▼ At Completion of Drilling; ▼ After Drilling
D = Split Spoon Sample; U = Thin Walled Tube Sample; R = Rock Core Sample; V = Field Vane Shear
Pen. = Penetration Length; Rec. = Recovery Length; bpf = Blows per Foot; mpf = Minute per Foot
WOR = Weight of Rods; WOH = Weight of Hammer; RQD = Rock Quality Designation; PID = Photoionization Detector
S_v = Field Vane Shear Strength, kips/sq.ft.; q_u = Unconfined Compressive Strength, kips/sq.ft.; Ø = Friction Angle (Estimated); N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION: Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD	Field / Lab Test Data	Graphic Log	Sample Description & Classification	H_20 Depth	Remarks
			1D		0-2	24/17	1-2-3-6			Forest Duff		
										0.8 Loose, brown fine sandy SILT		
			2D		2-4	24/20	8-9-14-16					
										3.0 Dense to very dense, brown sandy SILT, some gravel with occasional cobbles (Glacial Till)		
75												
	5		3D		5-7	24/20	30-33-34-38			... becoming gravelly		
70												
	10		4D		10-10.8	9/7	39-50/3"			10.5 Possible Bedrock		

Auger Refusal at 10.8 feet
(Probable Boulder or Bedrock)

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING LOG

BORING NO.: B-4
SHEET: 1 of 1
PROJECT NO. 23-1649
DATE START: 10/11/2023
DATE FINISH: 10/11/2023

CLIENT: ARCADIA designworks LLC
PROJECT: Proposed Cobscook State Park Bathhouse
LOCATION: 40 South Edmunds Road, Edmunds Township, Maine

Drilling Information

LOCATION: See Exploration Location Plan | **ELEVATION (FT):** 78' +/- | **TOTAL DEPTH (FT):** 22.4 | **LOGGED BY:** Nate Strout
DRILLING CO.: S. W. Cole Explorations, LLC | **DRILLER:** Ryan Hackett | **DRILLING METHOD:** Hollow Stem Auger
RIG TYPE: Track Mounted Diedrich D-50 | **AUGER ID/OD:** 2 1/4 in / 5 5/8 in | **SAMPLER:** Standard Split-Spoon
HAMMER TYPE: Automatic | **HAMMER WEIGHT (lbs):** 140 | **CASING ID/OD:** N/A /N/A | **CORE BARREL:** N/A
HAMMER CORRECTION FACTOR: 1.47 | **HAMMER DROP (inch):** 30
WATER LEVEL DEPTHS (ft): Soils wet below 11.5 feet +/-
GENERAL NOTES:

KEY TO NOTES AND SYMBOLS:
Water Level: ▽ At time of Drilling; ▼ At Completion of Drilling; ▼ After Drilling
D = Split Spoon Sample; U = Thin Walled Tube Sample; R = Rock Core Sample; V = Field Vane Shear
Pen. = Penetration Length; Rec. = Recovery Length; bpf = Blows per Foot; mpf = Minute per Foot
WOR = Weight of Rods; WOH = Weight of Hammer; RQD = Rock Quality Designation; PID = Photoionization Detector
S_v = Field Vane Shear Strength, kips/sq.ft.; q_u = Unconfined Compressive Strength, kips/sq.ft.; Ø = Friction Angle (Estimated); N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION: Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD	Field / Lab Test Data	Graphic Log	Sample Description & Classification	H_20 Depth	Remarks
			1D		0-2	24/16	1-2-4-17			Forest Duff		
										0.9 Loose, brown silty fine SAND		
			2D		2-4	24/20	18-24-25-36			1.5 Very dense to dense, brown gravelly silty SAND with occasional cobbles (Glacial Till)		
75												
	5		3D		5-6.8	21/12	14-18-20-50/3"					
70												
	10		4D		10-12	24/12	22-27-40-31					
65												
	15		5D		15-17	24/10	9-10-9-10					
60												
	20		6D		20-22	24/10	6-8-9-10			20.0 Medium dense, brown silty SAND		

Auger Refusal at 22.4 feet
(Probable Bedrock)

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING NO.: B-4

BORING LOG

CLIENT: ARCADIA designworks LLC
PROJECT: Proposed Cobscook State Park Bathhouse
LOCATION: 40 South Edmunds Road, Edmunds Township, Maine

BORING NO.: B-5
SHEET: 1 of 1
PROJECT NO. 23-1649
DATE START: 10/11/2023
DATE FINISH: 10/11/2023

Drilling Information

LOCATION: See Exploration Location Plan | **ELEVATION (FT):** 79' +/- | **TOTAL DEPTH (FT):** 8.3 | **LOGGED BY:** Nate Strout
DRILLING CO.: S. W. Cole Explorations, LLC | **DRILLER:** Ryan Hackett | **DRILLING METHOD:** Hollow Stem Auger
RIG TYPE: Track Mounted Diedrich D-50 | **AUGER ID/OD:** 2 1/4 in / 5 5/8 in | **SAMPLER:** Standard Split-Spoon
HAMMER TYPE: Automatic | **HAMMER WEIGHT (lbs):** 140 | **CASING ID/OD:** N/A /N/A | **CORE BARREL:** N/A
HAMMER CORRECTION FACTOR: 1.47 | **HAMMER DROP (inch):** 30
WATER LEVEL DEPTHS (ft): No free water observed
GENERAL NOTES:

KEY TO NOTES AND SYMBOLS:
Water Level: ▽ At time of Drilling; ▼ At Completion of Drilling; ▼ After Drilling
D = Split Spoon Sample; U = Thin Walled Tube Sample; R = Rock Core Sample; V = Field Vane Shear
Pen. = Penetration Length; Rec. = Recovery Length; bpf = Blows per Foot; mpf = Minute per Foot
WOR = Weight of Rods; WOH = Weight of Hammer; RQD = Rock Quality Designation; PID = Photoionization Detector
S_v = Field Vane Shear Strength, kips/sq.ft.; q_u = Unconfined Compressive Strength, kips/sq.ft.; Ø = Friction Angle (Estimated); N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION: Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD	Field / Lab Test Data	Graphic Log	Sample Description & Classification	H_20 Depth	Remarks
			1D		0-2	24/14	1-1-4-8			Forest Duff		
										1.0 Loose, brown fine sandy SILT		
			2D		2-4	24/24	10-13-16-21			2.5 dense, brown silty SAND, some gravel with occasional cobbles (Glacial Till)		
75												
	5		3D		5-7	24/17	12-19-25-18			... becoming gravelly		

Auger Refusal at 8.3 feet
(Probable Boulder or Bedrock)

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING NO.: B-5

OLVER ASSOCIATES INC.

ENVIRONMENTAL ENGINEERS

October 21, 2020

Mr. Matthew Hamilton, EI
Assistant Regional Park Manager
MAINE BUREAU OF PARKS AND LANDS
106 Hogan Road Suite 7
Bangor, Maine 04401

Dear Matt:

We enjoyed the opportunity to meet with you and the staff of the Cobscook Bay State Park to review potential upgrades to the Park's water distribution system. We understand that the Bureau of Parks and Lands is considering an upgrade to the present system to improve its reliability, delivery and performance. You asked us to provide a planning level, budgetary cost estimate for the upgrade of the system.

We understand that the present system serves about 125 camp sites throughout the Park. Water is supplied from a single 420 VLF deep well that provides about 7 GPM of sustained output. The well feeds about 18,000 LF of small diameter HDPE pipe, some of which is buried at shallow depths and some of which is on the surface. The piping branches out into five major subsystems that supply water to campsites in the Burnt Cove, Broad Cove, Cobscook Point, Harbor Point, and Whiting Bay areas of the Park. Campers and park visitors can access the water supply through about 29 valved spigots located throughout the facility. There is a small storage tank located inside the well's Pump House as well as five remote, exterior bladder tanks located throughout the Park to maintain pressure and to prevent the well pump from having to cycle each time that a spigot is opened. We understand that the overall water system is likely 35 to 40 years old and that it has been expanded and modified over the years. The use of the Park has grown and the present water system has been increased in phases to accommodate that growth. The present piping configuration is not optimal in terms of flexibility during pipe breaks due to a lack of valves that prevents specific areas of the system from being isolated for repairs. Because of the number of campsites that the system serves, it falls under the category of a community water system that is governed by the Maine Drinking Water Program. Given the age and condition of the present system, it makes sense to plan for its upgrade to allow it to serve the public efficiently for many years to come.

TEL. (207) 223-2232
FAX (207) 223-5448

290 MAIN STREET
P.O. BOX 679
WINTERPORT, MAINE 04496

As we reviewed the water system during our recent site visit, the following considerations came to mind:

- The present piping network appears to be constructed from small diameter HDPE pipe, perhaps with a typical size of 1"Ø to 1 ½"Ø on average. Unlike other pipe materials, HDPE pipe does not have the same inside diameter as its nominal size callout number. This means that the pipe's available internal cross-sectional area for water transmission is less than often expected. This increases the friction loss of the pipe and contributes to its delivery limitations and pressure losses, especially over long pipe lengths such as this 18,000 LF system. The exact size of the HDPE pipe that is best suited for each leg of the Cobscook Bay water system can be best determined from a water model, but for the purposes of planning, a 2"Ø typical pipe size will be assumed.

- The present piping system is constructed of individual pipe sections joined together by insert stiffeners, fittings and clamps. Each of these connections represents a point of potential leakage. A better solution for new pipe would be to install butt welded fusion joints to connect each pipe section.

- Since the water system is seasonal, it does not need to be buried below winter frost depths; however, it is convenient to keep the pipe below grade in shallow trenches for aesthetic reasons and to keep it out of the way. We discussed burying the pipe in shallow trenches, perhaps about two feet deep, on the shoulders of the Park roads. To protect the pipe, we suggest that the trench be backfilled with sand and revegetated with loam and seed.

- The current system has only six shutoff valves over its entire length which makes it difficult to isolate portions of the system for repairs or during pipe breaks. Additional valves located throughout the system would allow repairs to be made without the need to shutdown large sections of the system as is

currently the case. About twenty-one total valves would help to better isolate the system into discrete sections.

- The entire system consists of dead end runs that allow water to reach the spigots from only a single direction. There is an opportunity for looping sections of the system in the Broad Cove and the Whiting Bay areas with the addition of about 1600 LF of additional pipe. This would allow flow to reach spigots in these areas from two directions and would enhance flexibility during repair as well as balance delivery and pressure in these subsystems.

- The entire system is presently fed by a single well. Should that well pump fail, or have other maintenance issues, the entire park would lose its water supply. As part of a water system upgrade, it might be beneficial to consider drilling a second, redundant well given the system's size and its designation as a community water system. As part of a well expansion, it may also be beneficial to increase the size of the storage tank to provide additional volume and pressure stability at the spigots.

- There are presently five remote bladder tanks located outside at various locations throughout the system. The optimal location of these tanks can be determined from modeling based on the localized water demand, elevation of the spigots related to the well, and pressure losses based on the distance from the well. A cursory review of the campsite locations, in the absence of a model, suggests that ten local bladder tanks might be beneficial in an upgraded system. To extend the life of the tanks, it may be beneficial to house them in small fiberglass huts designed for this purpose instead of having the tanks outside exposed to the elements.

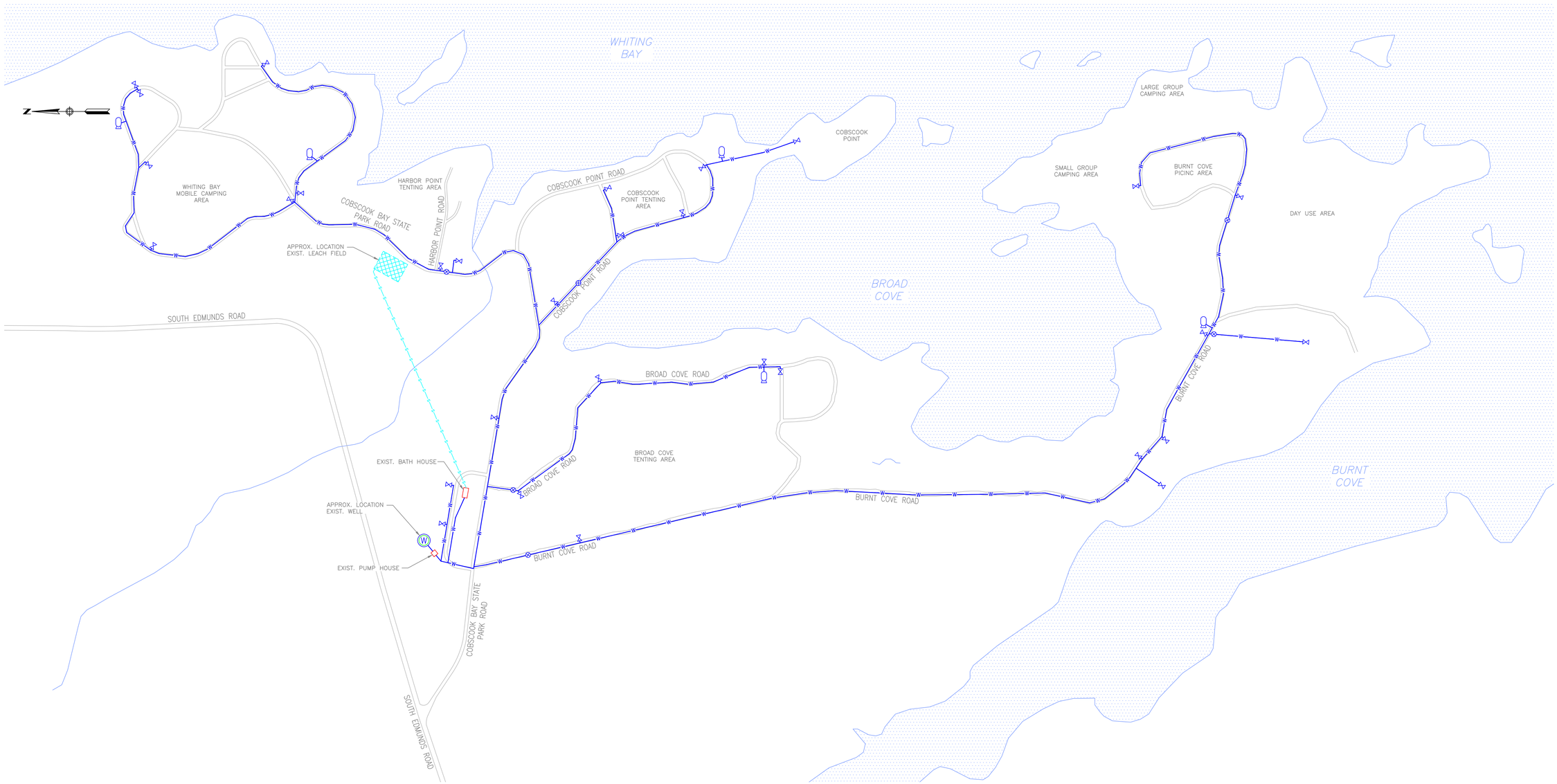
- There are presently twenty-nine spigots located throughout the Park for the delivery of water. It appears that their locations coincide with the density of campsites in each area of the Park. As part of a system upgrade, it may be

beneficial to review these locations in order to determine if additional spigot locations should be added.

- There is presently no designated dish washing station at the Park. We understand that visitors often use the RV dumping station, the shower building, or individual water spigots to rinse off their dishware. As part of a water system upgrade, the addition of one or more strategically located dishware washing stations should be considered. This may require the addition of holding tanks to collect the greywater if multiple remote stations are added. If a central station is added, it can be connected into the present greywater leach field.

- We understand that the Park is considering modernizing the central shower facilities, but that the scope of that work is separate from the water system upgrade that we were asked to consider.

In order to assist you with the planning of this project, we have developed the following preliminary, order-of-magnitude planning level cost estimate for the proposed scope of work as we currently understand it to be. In doing so, it is important to note that this is a conceptual estimate based upon our current understanding of the elements needed for the project and in the absence of detailed survey and design. A more accurate cost estimate can be prepared after design and upon the completion of a detailed takeoff from final plans and specifications. We would also note that the remote location of the Park and the limited number of general contractors in that area may tend to increase potential bid prices. The scope of the project is somewhat unique which may limit the number of bidders interested in this work, especially in the current bidding climate. Small projects of this size also lack the economy of scale found in larger projects which may elevate the bid prices. While it is assumed that the project will be bid to a bonded general contractor, there may be opportunities to utilize smaller local contractors to expand the number of potential bidders for this work.



LEGEND:

- WELL (ESTIMATED LOCATION)
- WATER MAIN (ESTIMATED LOCATION)
- EXIST. WATER SERVICE
- EXIST. WATER SHUT–OFF VALVE
- EXIST. BLADDER TANK
- EXIST. SANITARY LINE

250' 0 250'

SOURCES:

MAINE OFFICE OF GIS

"COBSCOOK BAY STATE PARK BUILDINGS AND GROUNDS" BY LOUIS STANLEY.

"COBSCOOK BAY STATE PARK" BY MAINE DEPARTMENT OF AGRICULTURE, CONSERVATION AND FORESTRY – PARKS AND LANDS, DATED 09–10–2019

COBSCOOK BAY STATE PARK
EDMUNDS TOWNSHIP, MAINE

EXISTING WATER DISTRIBUTION SYSTEM

FIGURE 1

OLVER ASSOCIATES INC.
ENVIRONMENTAL ENGINEERS
290 MAIN STREET WINTERPORT, MAINE

DEMOLITION NOTES:

SHEET A70

D01	INTERIOR 8' x 8'-0" HIGH CMU PARTITIONS TO BE REMOVED, REMOVE RESIDUAL MORTAR FLUSH WITH EXISTING SLAB, PATCH FLOOR AS REQUIRED.
D02	REMOVE 4" HIGH CONC. WALL PLINTH UNDER REMOVED MASONRY PARTITIONS, REMOVE FLUSH TO ADJACENT CONC. FLOOR.
D03	MASONRY SHOWER BASES TO BE REMOVED, PATCH FLOOR AS REQUIRED.
D04	FIBERGLASS SHOWER BASES AND WALL PANELS TO BE REMOVED, PATCH FLOOR AS REQUIRED.
D05	REMOVE WOOD STALL GATE-STYLE DOOR AND JAMBS.
D06	LAVATORY FIXTURES AND CONTROLS TO BE REMOVED.
D07	LAVATORY COUNTERS AND SUPPORTS TO BE REMOVED AND WALLS PATCHED.
D08	WALL MIRRORS TO BE REMOVED AND WALLS PATCHED.
D09	SHOWER WALL CONTROLS AND SUPPLY LINES WITHIN WALLS TO BE REMOVED BACK TO HOT WATER TANK.
D10	PLUMBING SUPPLY AND DRAIN LINES WITHIN CMU TO BE CAPPED AT WALL OR TOP OF WALL IN A MANNER TO ALLOW A FLUSH PATCHING OF THE WALL(S).
D11	PLUMBING FLOOR DRAIN LINES TO BE CAPPED AT FLOOR W/ CONCRETE IN A MANNER TO ALLOW FLUSH PATCHING OF CONCRETE FLOOR.
D12	EXISTING OVERHEAD STRIP LIGHTS AND SWITCHING TO REMAIN.
D13	EXISTING WOOD DOOR AND FRAME TO BE REMOVED. REMOVE PORTION OF CONCRETE FOUNDATION TO ACCOMODATE NEW DOOR OPENING. APPLY HIGH STRENGTH CONC PATCH TO FORM THRESHOLD
D14	REMOVE PORTION OF EXISTING WALL, 4" CMU AND 2x4 STUDWALL PLYWD. SIDING AND 4" H. CONC. FOUNDATION STUB, TO BE REMOVED TO ACCOMODATE NEW DOUBLE DOOR AND FRAME.
D15	REMOVE COLUMN BRACKET BRACE, RELOCATE TO OPPOSITE SIDE OF COLUMN.
D16	BOILER AND FEED & SUPPLY PIPING TO BE REMOVED. BOILER TO BE SALVAGED AND TURN OVER TO OWNER.
D17	EXISTING PRESSURE TANKS TO REMAIN, CAP AT SUPPLY OUTLET.
D18	EXISITNG FUEL TANK & FILL/VENT FITTINGS TO BE REMOVED.
D19	EXISTING WATER HEATER TO BE REMOVED AND LINES CAPPED. WATER HEATER TO BE SALVAGED AND TURNED OVER TO OWNER.
D20	EXISTING WATER FILTER TO REMAIN.
D21	EXISTING MISC. EQUIPMENT AND ELECTRICAL PANELS TO REMAIN.
D22	EXISTING ASPHALT SHINGLES TO BE REMOVED.
D23	REMOVE ALL EXISTING MECH, PLMBG PIPE & ROOF WINDOWS. CAP AND/OR INFILL HOLE FOR NEW ROOF UNDERLAYMENT MEMBRANE AND MTL ROOF.

KOMPAN
Let's play

Swing, 8 ft H, 1 Rope Seat

KSW92008

Item no. KSW92008-0910	
General Product Information	
Dimensions LxWxH	10'6"x8'0"x8'4"
Age group	2 - 12
Play capacity (users)	6
Color options	

KOMPAN
Let's play

Tipi Carousel w/ Top Brace

ELE400065

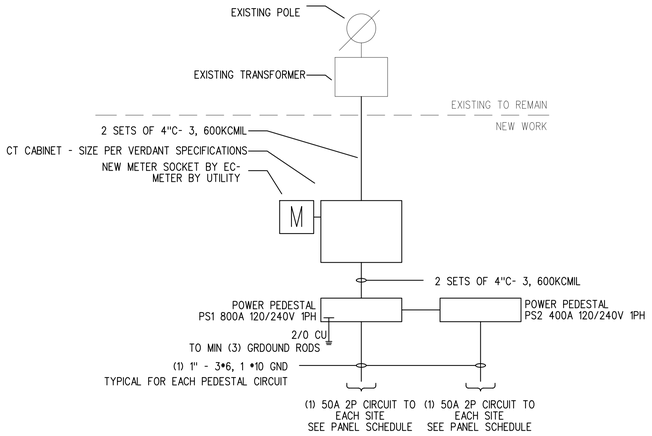
Item no. ELE400065-3717DT	
General Product Information	
Dimensions LxWxH	3'11"x3'11"x4'0"
Age group	5 - 12
Play capacity (users)	8
Color options	

CONTRACTOR TO FOLLOW MANUFACTURERS INSTILLATION INSTRUCTIONS INCLUDING FOUNDATION REQUIREMENTS.

REPLENISH AND RESTORE WOOD CHIPS AROUND NEW EQUIPMENT AND EXISTING.

ARCHITECT TO SELECT COLOR

COBSCOOK BAY STATE PARK - PLAYGROUND EQUIPMENT DIAGRAM



01 RV SITES ONE LINE DIAGRAM
SCALE: 1/2" = 1'-0"

02 UTILITY PYLON - TYPICAL EACH SITE (TOTAL 27)
SCALE: 3/4" = 1'-0"

03 RV SITE ELECTRICAL PLAN
SCALE: 1"= 120'

ARCADIA DESIGNWORKS
SOUTH
199 prospect street, suite A
portland, maine 04101
NORTH
22 balsam drive
Millinocket, maine 04462
PH: 207.347.5252 &
207.746.6900
arcadiadesignworks.com

LINCOLN/HANEY ENGINEERING EST. 1984

BENNETT ENGINEERING
MECHANICAL • ELECTRICAL

SEBAGO TECHNICS

MAINE DEPARTMENT OF
Agriculture, Conservation & Forestry

COBSCOOK STATE PARK - BATHHOUSE & SITE UPGRADES
EDMUNDS, MAINE
CONSTRUCTION DOCUMENTS

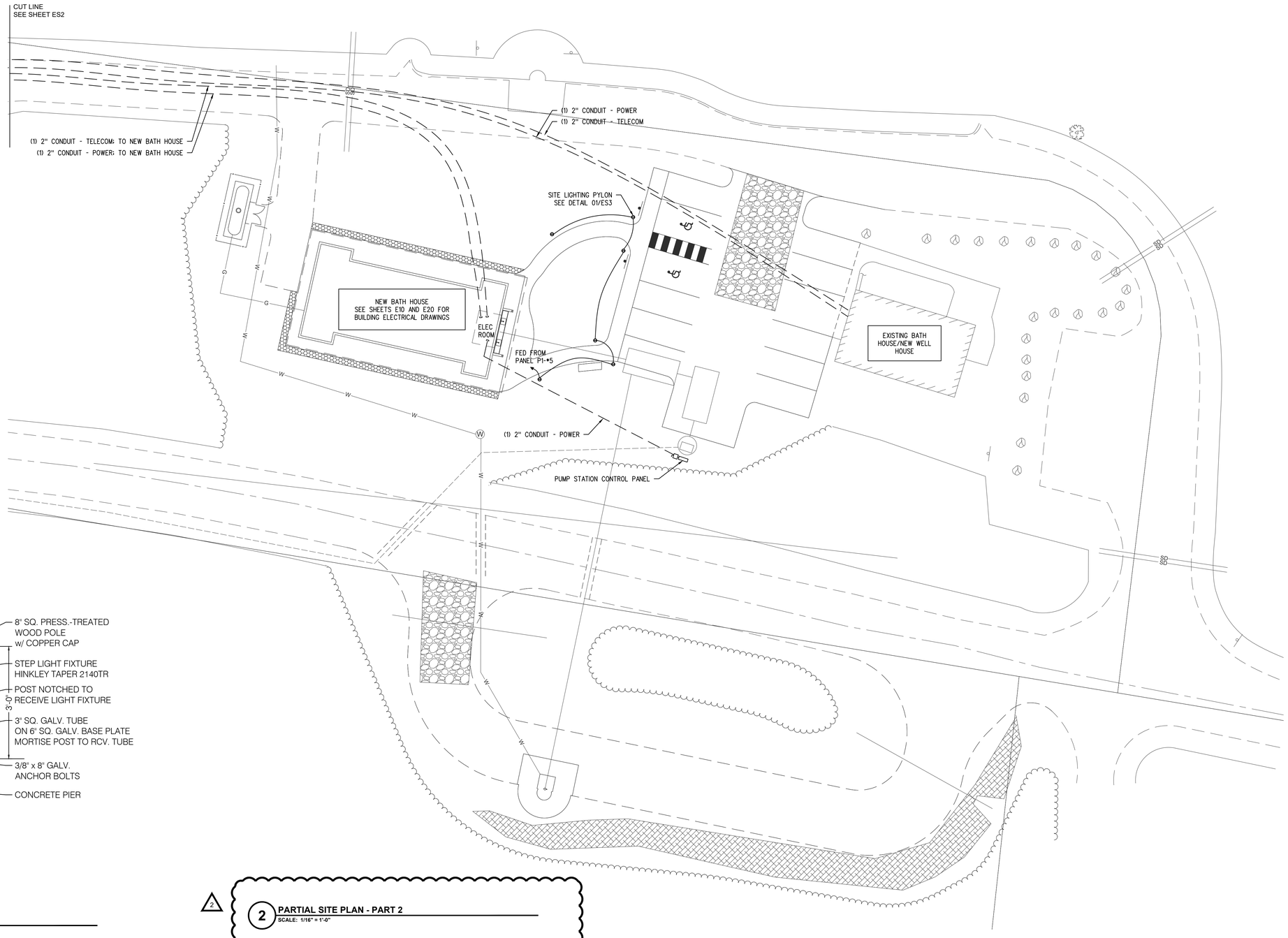
REVISIONS: 1 05/29/24
2 06/20/24

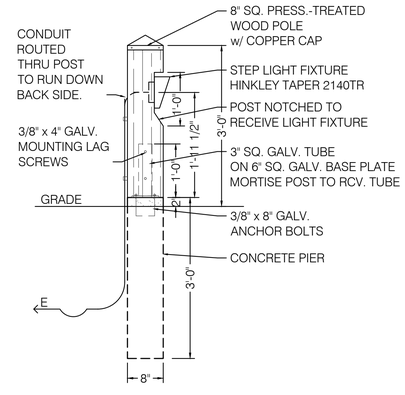
6' 4' 2' 0 4' 8'
BAR SCALE
1/4" = 1'-0"
CHECK GRAPHIC SCALE BEFORE USING

RV PARK -
ELECTRICAL SITE PLAN

ES1

ADAR202303 -APRIL 16, 2024





1 PATHWAY LIGHT PYLON
SCALE: 3/4" = 1'-0"

2 PARTIAL SITE PLAN - PART 2
SCALE: 1/16" = 1'-0"

ARCADIA DESIGNWORKS
SOUTH
199 prospect street, suite A
portland, maine 04101
NORTH
22 balsam drive
Millinocket, maine 04462
PH: 207.347.5252 &
207.746.6390
arcadiadesignworks.com

LINCOLN/HANEY ENGINEERING EST. 1984
BENNETT ENGINEERING MECHANICAL • ELECTRICAL
SEBAGO TECHNICS

maine MAINE DEPARTMENT OF Agriculture, Conservation & Forestry

COBSCOOK STATE PARK - BATHHOUSE & SITE UPGRADES
EDMUNDS, MAINE
CONSTRUCTION DOCUMENTS

REVISIONS: 1 05/29/24
2 06/20/24

6' 4' 2' 0 4' 8'
BAR SCALE
1/4" = 1'-0"
CHECK GRAPHIC SCALE BEFORE USING

BATHHOUSE ELECTRICAL SITE PLAN - PART 2

ES3

ADAR202303 -APRIL 16, 2024

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	DEED LINE/R.O.W.	
	TIE LINE	
	SETBACK	
	EASEMENT	
	BUFFER	
	FLOODPLAIN	
	FLOODWAY	
	CENTERLINE	
⊡	MONUMENT	■
○	IRON PIPE/ROD	●
◎	DRILL HOLE	◉
C1/L1	DEED CALL	
C1/L1	CURVE/LINE NO.	C1/L1
	SOILS	
	ZONE LINE	
	ZONE LINE ON PL	
BM-1	BENCHMARK	
△	SURVEY CONTROL	
TP-1	TEST PIT	
MW-1	MONITORING WELL	
B-1	BORING	
	BUILDING	
	DECK/STEPS/ OVERHANG	
	EDGE WETLAND	
	WETLANDS	
	UPLANDS	
	STREAM	
	LEDGE	
	EDGE PAVEMENT	
	PAVEMENT SAWCUT	
	EDGE CONCRETE	
	PAVEMENT PAINT	
	EDGE GRAVEL	
	CURB LINE	
	EDGE OF WATER	
	TREELINE	
120 118	CONTOURS	120
×120.00	SPOT GRADE	+120.00
○	CHAIN LINK FENCE	○
X	BARB WIRE FENCE	X
□	STOCKADE FENCE	□
	GUARD RAIL	
	STONE WALL	
	RETAINING WALL	
	DECIDUOUS TREE	X
	CONIFEROUS TREE	X
	MULCH LINE	
○	BOLLARD	●
	SIGN	
	RAILROAD	
G	GAS	G
	GAS GATE VALVE	
GM	GAS METER	
G	GAS MANHOLE	
W	WATER	W
	WATER GATE VALVE	
	WATER SHUT OFF	
	HYDRANT	
W	WATER MANHOLE	
W	WELL	W
S	SANITARY SEWER	S
FM	FORCE MAIN	FM
S	SANITARY MANHOLE	●
SD	STORM DRAIN	SD
UD	UNDER DRAIN	UD
D	DRAINAGE MANHOLE	●
	CATCH BASIN	■
OHU	OVERHEAD UTILITY	OHU
UGU	UNDERGROUND UTILITY	UGU
T	TRANSFORMER PAD	T
E	ELECTRICAL MANHOLE	E
EM	ELECTRIC METER	
H	HVAC UNIT	
T	TELEPHONE MANHOLE	
	LIGHT POLE	
	UTILITY POLE	●
	GUY WIRE	
	DRAINAGE DITCH	
	EROSION CONTROL BLANKET	
	FILTER BARRIER	FB
	RIPRAP	
	CHECK DAM	
	INLET PROTECTION	
	BOULDER	
	STREAM	

GENERAL NOTES

1. THE PROPERTY IS SHOWN AS LOT 23-1 ON THE EDMUNDS TOWNSHIP TAX MAP 02
2. TOTAL SURVEYED AREA IS APPROXIMATELY 2.53 ACRES.
3. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN AUGUST AND NOVEMBER OF 2023 AND MERGED WITH CONTOURS DERIVED FROM 2021-2022 USGS LIDAR: MAINE (MIDCOAST), PROCESSED ON AUGUST 18, 2023 BY SEBAGO TECHNICS, INC.
4. PARCEL INFORMATION WAS GATHERED FROM THE MAINE PARCELS UNORGANIZED TERRITORY GIS LAYER, AN AUTHORITATIVE GIS WEB SERVICE PROVIDED BY THE STATE OF MAINE. OWNERSHIP INFORMATION WAS GATHERED FROM THE MAINE REVENUE SERVICES VALUATION BOOKS FOR UNORGANIZED TERRITORY.
5. BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, EAST ZONE 1802-NAD83 (2011), GEOID18 IN INTERNATIONAL FEET, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
6. BENCHMARK:
   BM-1 SPIKE IN 12" CONIFEROUS TREE ELEVATION: 77.10' (NAVD88)
   BM-2 SPIKE IN 18" DEAD PINE TREE ELEVATION: 78.19' (NAVD88)
7. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CI/ASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
8. THE LOCUS PROPERTY AS DERICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR , MAINE, WASHINGTON COUNTY, PANEL NUMBER 23029C1432E, HAVING AN EFFECTIVE DATE OF 07/18/2017.
9. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
10. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
11. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
12. PROVIDE ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
13. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
14. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
15. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
16. SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
17. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
18. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
19. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
20. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.
21. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
22. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
23. WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGEMENT OF SEBAGO TECHNICS, INC.
24. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.
25. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
26. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
27. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.
28. BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.

UTILITY DEMOLITION NOTES

1. PROTECT EXISTING BOUNDARY LINE MONUMENTATION. IF DISTURBED, EXISTING MONUMENTATION TO BE RESET BY A PROFESSIONAL LAND SURVEYOR.
2. DEMOLITION OF UTILITIES REQUIRING TREE REMOVAL SHALL BE COORDINATED WITH THE OWNER AND IN ACCORDANCE WITH PROJECT PLANS.
3. UTILITY DEMOLITION SHALL BE COMPLETED IN COORDINATION WITH NEW INFRASTRUCTURE. CONTRACTOR SHALL ENSURE EXISTING SURFACE DRAINAGE IS MAINTAINED DURING CONSTRUCTION.
4. EXISTING SEWER AND STORM DRAINAGE INFRASTRUCTURE TO REMAIN ACTIVE DURING CONSTRUCTION AND UPON COMPLETION OF PROJECT. DEMOLITION/CONSTRUCTION ACTIVITIES SHALL NOT INTERFERE OR IMPEDE EXISTING FLOWS. CONTRACTOR SHALL PROVIDE BYPASS PUMPING AS REQUIRED DURING SEWER AND STORM DEMOLITION AND NEW CONSTRUCTION. DAMAGE TO EXISTING SEWER INFRASTRUCTURE SHALL BE REPAIRED BY CONTRACTOR AT THEIR EXPENSE.
5. DEMOLITION SHOWN IS FOR MAJOR SITE ELEMENTS TO BE DEMOLISHED. OTHER MINOR DEMOLITION MAY BE REQUIRED AS PART OF CONSTRUCTION AND SHALL BE CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION. COORDINATE ALL DEMOLITION WORK WITH SITE AND BUILDING DRAWINGS.
6. PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL SUBMIT A SEQUENCE OF DEMOLITION PLANS TO THE OWNER. THIS PLAN SHALL DEPICT LOCATIONS OF PROPOSED TERMINATIONS AND ANY TEMPORARY SERVICES THAT WILL BE NEEDED.
7. CONTRACTOR REQUIRED TO CONFIRM/MAINTAIN BENCHMARKS. IF IMPACTED CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION/RELOCATION AND COORDINATION WITH PROJECT TEAM.

GRADING & EROSION NOTES

1. SIDESLOPES SHALL NOT BE STEEPER THAN 3:1 (H:V) EXCEPT AS OTHERWISE IDENTIFIED ON THIS PLAN. ALL SIDESLOPES STEEPER THAN 3:1 (H: V) SHALL BE LINED WITH EROSION CONTROL BLANKET, OR ADDITIONAL MEASURES AS INDICATED.
2. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENT CONTROL BMPS" MANUAL PUBLISHED BY BUREAU OF LAND AND WATER QUALITY MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
3. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE LOAM AND SEED PER DETAIL.
4. SEE GRADING AND UTILITY DRAWINGS FOR PIPE AND STRUCTURE INFORMATION.

CONSTRUCTION PLAN

1. PROVIDE EROSION CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
2. WETLANDS, ASSOCIATED SETBACKS AND STREAM SETBACKS TO BE STAKED BY OWNER PRIOR TO SITE DISTURBANCE.
3. GRADING AND CLEARING LIMITS SHALL NOT ENCROACH ON ADJACENT PROPERTIES UNLESS NOTED OTHERWISE ON THE PLANS.
4. OPEN AREAS SHALL BE LIMITED TO AREAS BEING WORKED IN. THE AREA STRIPPED OF EXISTING VEGETATION AT ANY GIVEN TIME SHALL BE MINIMIZED AND BE PHASED WHERE PRACTICAL SO THAT AREAS ARE REVEGETATED AND PERMANENTLY STABILIZED BEFORE ADDITIONAL AREAS ARE STRIPPED OF EXISTING VEGETATION. STABILIZE CONSTRUCTION AREAS BY USE OF RIPRAP, SEED, MULCH, OR OTHER GROUND COVER WITHIN ONE WEEK FROM THE TIME IT WAS ACTIVELY WORKED. SURFACES SHALL BE STABILIZED PRIOR TO DIRECTING STORMWATER RUNOFF TOWARD STORMWATER BMPS.

UTILITY NOTES

1. ALL GRAVITY CONDUIT PIPES SHALL BE INSTALLED USING A PIPE LASER AND TARGET SYSTEM THROUGH THE PIPE. ON PIPE RUNS 50 FEET OR LESS, THE CONTRACTOR SHALL REQUEST ENGINEER'S APPROVAL TO USE OR NOT USE A GROUND LASER.
2. MAINTAIN MINIMUM 3'-0" OF COVER ABOVE TOP OF WATER SERVICE PIPE WHEN BURIED. ⚠
3. MAINTAIN MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER SERVICES AND OTHER UTILITIES. MAINTAIN MINIMUM 18 INCHES VERTICAL SEPARATION BETWEEN WATER SERVICES AND OTHER UTILITIES.
4. LOWER OR RAISE WATER SERVICES AS REQUIRED TO MAINTAIN MINIMUM 12 INCH VERTICAL SEPARATION FROM OTHER UTILITIES. WATER SERVICES CROSSING SEWERS SHALL MAINTAIN 12 INCH MINIMUM SEPARATION BETWEEN THE BOTTOM OF WATER LINE AND TOP OF SEWER UNLESS NOTED OTHERWISE ON THE PLANS.
5. PIPE:
   - SEWER PIPE SHALL BE DR 11 HDPE OR APPROVED EQUAL,
   - STORMDRAIN SHALL BE ADS N-12 DUAL WALL HDPE PIPE WITH SMOOTH-WALLED INTERIOR OR APPROVED EQUAL UNLESS NOTED OTHERWISE ON THE UTILITY PLANS.
   - WATER PIPE SHALL BE HIGH DENSITY POLYETHYLENE RATED AT A MINIMUM WORKING PRESSURE OF 100 PSI. ALL PIPE MATERIALS, COATINGS, AND FITTINGS THAT CONTACT DRINKING WATER SHALL BE CERTIFIED TO MEET NSF/ANSI STANDARD 61 - DRINKING WATER SYSTEMS COMPONENTS, LATEST REVISION.
6. COORDINATE ALL UTILITY LOCATIONS AND INVERTS AT BUILDING WITH ARCHITECTURAL, STRUCTURAL AND MECHANICAL, ELECTRICAL, AND PLUMBING (M.E.P.) DRAWINGS.
7. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY GRADE CHANGES THAT WILL IMPACT STORM DRAINAGE INFRASTRUCTURE OR OTHER UTILITIES.
8. UTILITIES WITHIN 5 FEET FROM FACE OF BUILDING ARE COORDINATED ON RELEVANT M.E.P. DRAWINGS. CONTRACTOR SHALL COORDINATE INVERTS, CONNECTIONS AND MATERIALS WITH ALL DRAWINGS.
9. CONTRACTOR SHALL FURNISH AND INSTALL TRENCHING, MATERIALS AND BACKFILL FOR ALL UTILITIES. ELECTRICAL AND TELECOMDATA PROVIDERS WILL PULL PRIMARY SERVICE TO TRANSFORMER AND PANEL. CONTRACTOR RESPONSIBLE FOR TIMING AND COORDINATION WITH UTILITIES AND DRAWINGS. COORDINATE WITH ELECTRICAL DRAWINGS FOR CONDUIT SCHEDULE, TYPE AND SIZES.
10. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (811) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
11. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.
12. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE ENGINEER AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
13. WELL TO BE DRILLED BY OTHERS. ELECTRICAL CONNECTION, PUMP SIZING, GROUNDWATER TESTING, WELL SUPPLY LINES, AND OTHER RELATED SERVICES ARE TO BE COORDINATED BY WELL DRILLER WITH DIRIGO ENGINEERING, PLUMBING ENGINEER, AND ELECTRICAL ENGINEER.

TYPICAL ABBREVIATIONS

AC	ACRE
AFG	ABOVE FINISH GRADE
APPROX.	APPROXIMATELY
BC	BOTTOM OF CURB
BCC	BITUMINOUS CONCRETE CURB
BIT	BITUMINOUS
BLDG	BUILDING
BW	BOTTOM OF WALL
CB	CATCH BASIN
CONC	CONCRETE
CONT	CONTINUOUS
DI	DUCTILE IRON
DIA	DIAMETER
DMH	DRAIN MANHOLE
E.W.	EACH WAY
EL	ELEVATION
ELEV	ELEVATION
FFE	FINISH FLOOR ELEVATION
FIN. GR.	FINISH GRADE
FTG	FOOTING
HDPE	HIGH DENSITY POLYETHYLENE
HGT	HEIGHT
HMA	HOT MIX ASPHALT
INV	INVERT
LF	LINEAR FEET
OC	ON CENTER
PVC	POLYVINYL CHLORIDE
R	RADIUS
R.O.W.	RIGHT OF WAY
S.F.	SQUARE FEET
SCH	SCHEDULE
SCSC	SLIPFORM CONCRETE SLOPED CURB
SCVC	SLIPFORM CONCRETE VERTICAL CURB
SD	STORM DRAIN
SGC	SLOPED GRANITE CURB
SMH	SEWER MANHOLE
SPECS	SPECIFICATIONS
SS	SANITARY SEWER
SSGC	SALVAGED SLOPED GRANITE CURB
SVGC	SALVAGED VERTICAL GRANITE CURB
TC	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL
VGC	VERTICAL GRANITE CURB
VIF	VERIFY IN FIELD

MATTHEW K. ORR, P.E. 18803

STATE OF MAINE — MATTHEW K. ORR — 18803 — REGISTERED PROFESSIONAL ENGINEER — 06/25/2024

REV.	BY	DATE:	STATUS
F.	MKO	06/25/2024	REVISED FOR ADDENDUM 3
E.	MKO	03/14/2024	ISSUED FOR BID
D.	MKO	02/13/2024	ISSUED FOR CONSTRUCTION DOCUMENT REVIEW
C.	MKO	02/08/2024	ISSUED FOR LUPC REVIEW
B.	MKO	01/15/2024	ISSUED SITE PLAN FOR SPMO REVIEW
A.	MKO	11/28/2023	ISSUED FOR DD REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AS NOTED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS INC.

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

NOTES & LEGEND
OF:
COBSCOOK BAY STATE PARK SHOWER & UTILITY UPGRADES
40 SOUTH EDMUNDS ROAD
EDMUNDS TWP., MAINE 04628
FOR:
ARCADIA DESIGNWORKS
199 PROSPECT STREET, SUITE A
PORTLAND, MAINE 04103

DESIGNED	MKO
DRAWN	MKO
CHECKED	ACH
DATE	10/03/2023
SCALE	NTS
PROJECT	230141

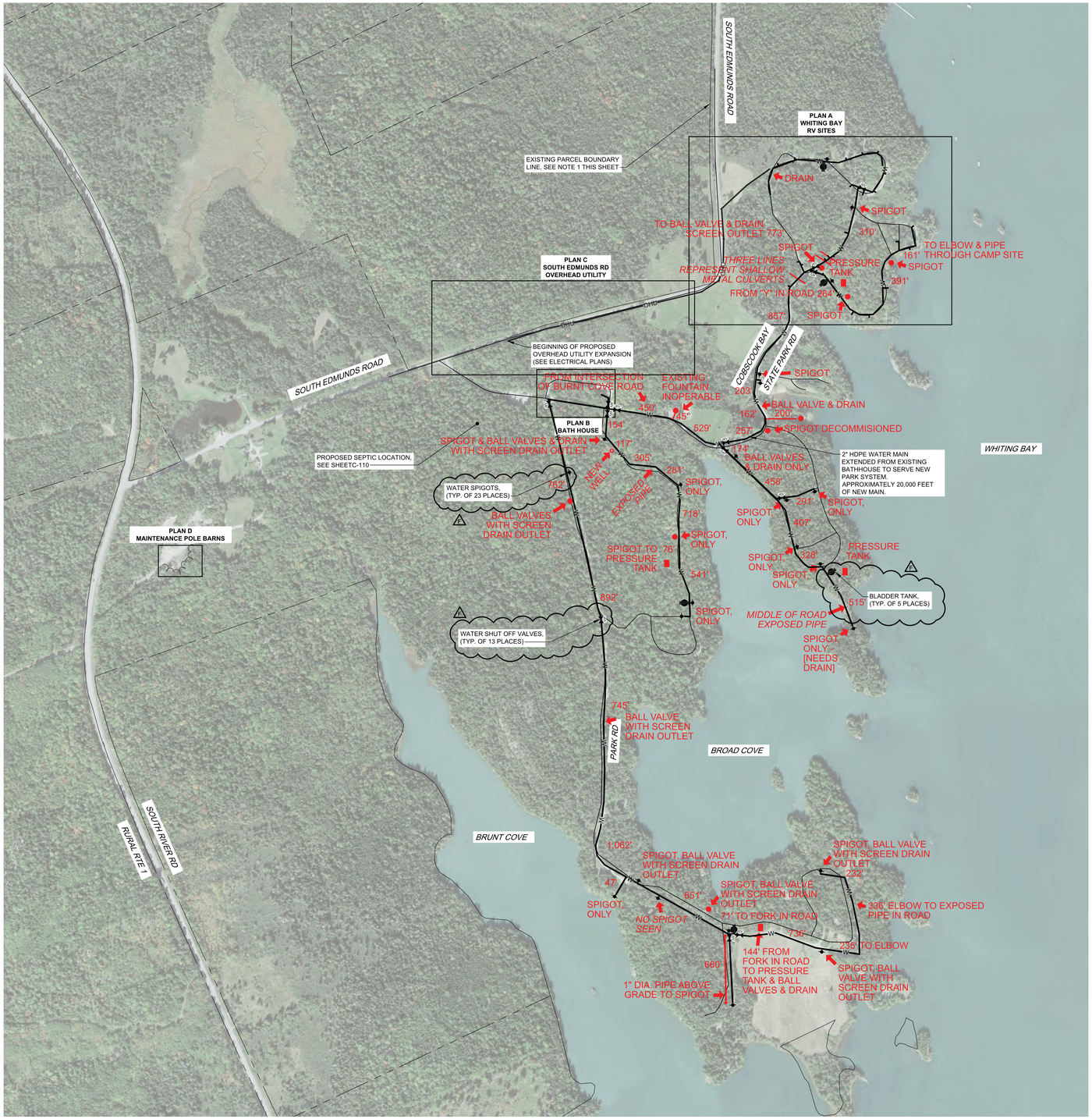
SHEET C-002

F:\Projects\23000\230141\DWG\Design\230141 NL.dwg - 6/26/2024 7:32 AM - MATHEW ORR

230141 NL.dwg, TAB:NOTES & LEGEND

GENERAL NOTES:

1. PARCEL INFORMATION WAS GATHERED FROM THE MAINE PARCELS UNORGANIZED TERRITORY GIS LAYER, AN AUTHORITATIVE GIS WEB SERVICE PROVIDED BY THE STATE OF MAINE. OWNERSHIP INFORMATION WAS GATHERED FROM THE MAINE REVENUE SERVICES VALUATION BOOKS FOR THE UNORGANIZED TERRITORY.
2. WATER SPIGOT AND BLADDER TANK LOCATIONS ARE SHOWN BASED ON EXISTING LOCATIONS AS IDENTIFIED ON AN EXISTING WATER DISTRIBUTION SYSTEM DIAGRAM DEVELOPED BY OLVER ASSOCIATES INC.



GRAPHIC SCALE
400 0 200 400 800
(IN FEET)
1 INCH = 400FT.

MATHEW K. ORR, P.E. 18603

STATE OF MAINE
MATHEW K. ORR
18603
REGISTERED PROFESSIONAL ENGINEER
06/25/2024

REV.	BY:	DATE:	STATUS:
F.	MKO	06/25/2024	REVISED FOR ADDENDUM 3
E.	MKO	03/14/2024	ISSUED FOR BID
D.	MKO	02/13/2024	ISSUED FOR CONSTRUCTION DOCUMENT REVIEW
C.	MKO	02/08/2024	ISSUED FOR LUPC REVIEW
B.	MKO	01/15/2024	ISSUED SITE PLAN FOR SPMO REVIEW
A.	MKO	11/28/2023	ISSUED FOR DD REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC., ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite A
South Portland, ME 04106
Tel. 207-200-2100

OVERALL SITE PLAN
OF:
COBSCOOK BAY STATE PARK SHOWER & UTILITY UPGRADES
40 SOUTH EDMUNDS ROAD
EDMUNDS TWP, MAINE 04628
FOR:
ARCADIA DESIGNWORKS
199 PROSPECT STREET, SUITE A
PORTLAND, MAINE 04103

DESIGNED	MKO
DRAWN	MKO
CHECKED	ACH
DATE	10/03/2023
SCALE	1" = 400'
PROJECT	230141

SHEET C-102

F:\Projects\230\230141\DWG\Design\230141 S.dwg, 6/26/2024 7:31 AM, MATHEW ORR

230141 S.dwg, TAB:OVERALL SITE PLAN

GENERAL NOTES:

1. APPROXIMATE LOCATION OF CAMPGROUND ROADS BASED ON PUBLICLY AVAILABLE DATA FROM THE MAINE OFFICE OF GIS, "COBSCOOK BAY STATE PARK BUILDINGS AND GROUNDS" BY LOUIS STANLEY, AND "COBSCOOK BAY STATE PARK" BY MAINE DEPARTMENT OF AGRICULTURE, CONSERVATION AND FORESTRY - PARKS AND LANDS, DATED 09-10-2019. THE LINEWORK WAS DERIVED FROM A PLAN ENTITLED "EXISTING WATER DISTRIBUTION SYSTEM" BY OLVER ASSOCIATES INC.
2. CAMP SITE DRIVEWAY LOCATIONS WERE GATHERED BY SEBAGO TECHNICS, INC. ON OCTOBER 18, 2023 USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY CAPABLE OF SUB-METER ACCURACY.
3. UNDERGROUND AND OVERHEAD ELECTRICAL UTILITIES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR TO DETERMINE LOCATION IN FIELD AND COORDINATE WITH WITH UTILITY SERVICE PROVIDER AND ELECTRICAL ENGINEER FOR NUMBER AND SIZE OF CONDUITS AND ASSOCIATED INFRASTRUCTURE FOR ELECTRICAL SERVICES. SEE ELECTRICAL PLANS.
4. PARCEL INFORMATION WAS GATHERED FROM THE MAINE PARCELS UNORGANIZED TERRITORY GIS LAYER, AN AUTHORITATIVE GIS WEB SERVICE PROVIDED BY THE STATE OF MAINE. OWNERSHIP INFORMATION WAS GATHERED FROM THE MAINE REVENUE SERVICES VALUATION BOOKS FOR THE UNORGANIZED TERRITORY.
5. WATER SPIGOT AND BLADDER TANK LOCATIONS ARE SHOWN BASED ON EXISTING LOCATIONS AS IDENTIFIED ON AN EXISTING WATER DISTRIBUTION SYSTEM DIAGRAM DEVELOPED BY OLVER ASSOCIATES INC.

MATHEW K. ORR, P.E. 18803

STATE OF MAINE
MATHEW K. ORR
18803
REGISTERED PROFESSIONAL ENGINEER
06/25/2024

REV.	BY	DATE:	STATUS:
F.	MKO	06/25/2024	REVISED FOR ADDENDUM 3
E.	MKO	03/14/2024	ISSUED FOR BID
D.	MKO	02/13/2024	ISSUED FOR CONSTRUCTION DOCUMENT REVIEW
C.	MKO	02/08/2024	ISSUED FOR LUPC REVIEW
B.	MKO	01/15/2024	ISSUED SITE PLAN FOR SFMO REVIEW
A.	MKO	11/28/2023	ISSUED FOR DD REVIEW

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite A
South Portland, ME 04106
Tel. 207-200-2100

SITE IMPROVEMENT PLAN A

OF:
COBSCOOK BAY STATE PARK SHOWER & UTILITY UPGRADES
40 SOUTH EDMUNDS ROAD
EDMUNDS TWP., MAINE 04628

FOR:
ARCADIA DESIGNWORKS
199 PROSPECT STREET, SUITE A
PORTLAND, MAINE 04103

DESIGNED	MKO
DRAWN	MKO
CHECKED	ACH
DATE	10/03/2023
SCALE	1" = 60'
PROJECT	230141

SHEET C-103

F:\Projects\23000\230141\DWG\Design\230141 S.dwg - 6/26/2024 7:31 AM - MATHEW ORR

230141 S.dwg, TAB:SITE IMPROVEMENT PLAN A