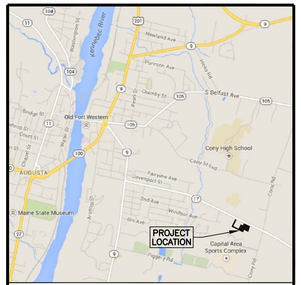
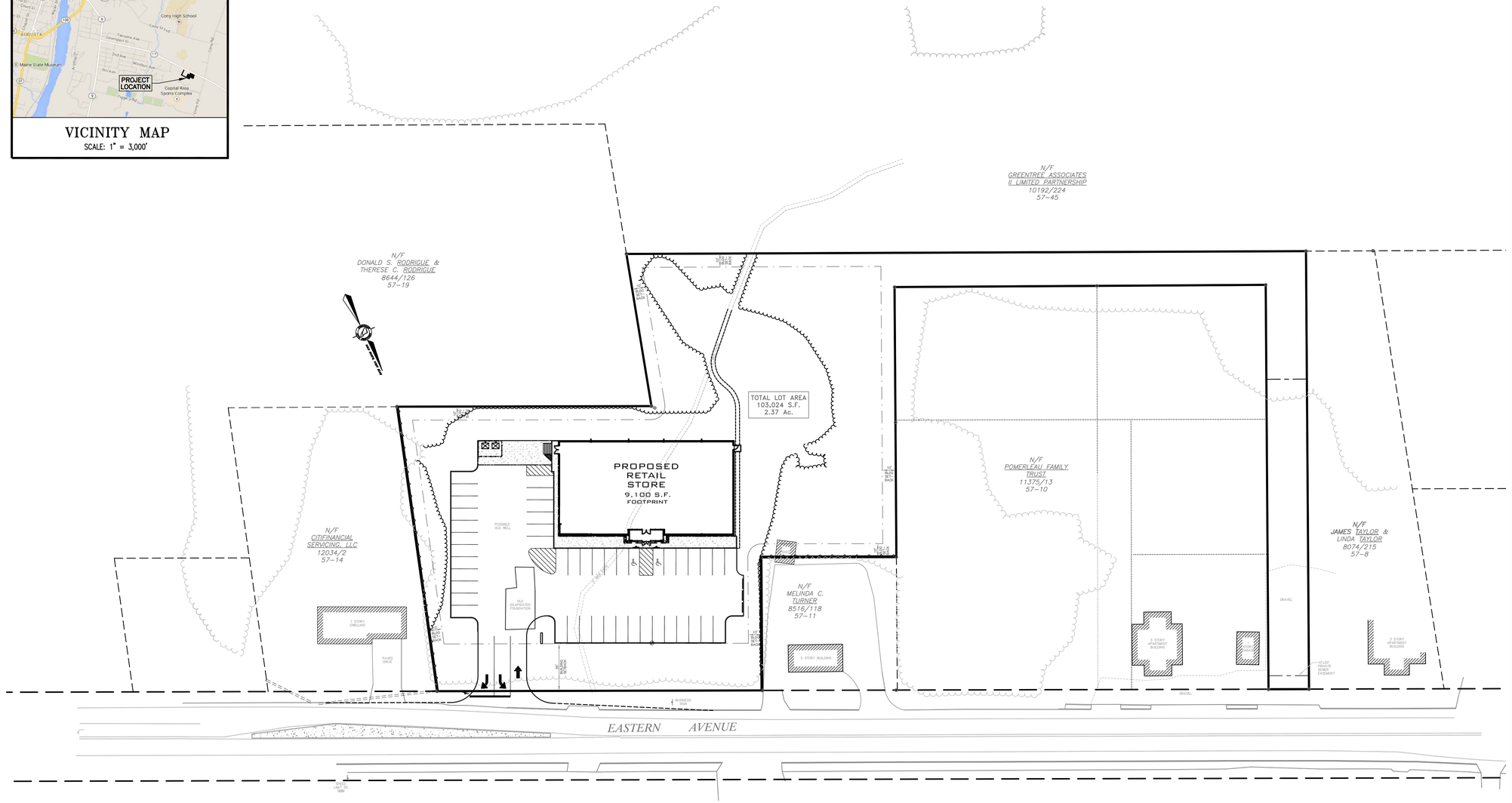
PROPOSED RETAIL STORE
296 EASTERN AVE
AUGUSTA, MAINE 04330



VICINITY MAP
SCALE: 1" = 3,000'



INDEX

1. COVER/INDEX/VICINITY MAP
2. ALTA / ACSM LAND TITLE SURVEY
3. EXISTING CONDITIONS PLAN
4. GRADING & DRAINAGE PLAN
5. SITE, LAYOUT & UTILITY PLAN
6. EROSION & SEDIMENTATION CONTROL PLAN
7. EROSION & SEDIMENTATION CONTROL NOTES AND DETAILS
8. CONSTRUCTION DETAILS – SHEET 1
9. CONSTRUCTION DETAILS – SHEET 2
10. PRE-DEVELOPMENT DRAINAGE AREA PLAN
11. POST-DEVELOPMENT DRAINAGE AREA PLAN
12. LANDSCAPE PLAN & DETAILS

OFF-SITE PLAN

ABUTTERS

ASSESSOR'S MAP	PARCEL NUMBER	OWNER'S NAME
57	14	CITIFINANCIAL SERVICING, LLC 1000 TECHNOLOGY DRIVE, O'FALLON, MO 63368 BOOK 12034, PAGE 2
57	19	DONALD S. RODRIGUE & THERESE C. RODRIGUE PO BOX 2362, AUGUSTA, ME 04338 BOOK 8644, PAGE 134
57	11	MELINDA C. TURNER 20 CUSHMAN STREET, AUGUSTA, ME 04330 BOOK 8516, PAGE 118
57	45	GREENTREE ASSOCIATES II MTD PARTNERSHIP 45 NEW ENGLAND ROAD, AUGUSTA, ME 04330 BOOK 10192, PAGE 224
57	10	LORRAINE POMERLEAU TRUSTEE 272 EASTERN AVE, AUGUSTA, ME 04330 BOOK 11375, PAGE 13
57	8	JAMES TAYLOR & LINDA TAYLOR 45 HALLOWELL ROAD, CHELSEA, ME 04330 BOOK 8074, PAGE 215

THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING

UTILITY CONTACT INFORMATION

ELECTRIC: CENTERAL MAINE POWER, 209 WHITTER ROAD, FARMINGTON, ME 04938
CONTACT: GARY SAUCIER
PHONE: 207-779-9118
EMAIL: GARY.SAUCIER@CMPCO.COM

TELEPHONE: FAIRPOINT COMMUNICATIONS, 5 DAVIS FARM ROAD, MAINE 04103
CONTACT: JESSICA THERIAULT, RIGHT OF WAY AGENT
PHONE: 207-878-7054
FAX: 207-878-7204
EMAIL: JTHERIAULT@FAIRPOINT.COM

WATER: AUGUSTA WATER DISTRICT, 170 HOSPITAL STREET, AUGUSTA, MAINE 04330
CONTACT: MICHAEL MOREY
PHONE: 207-622-3701

SEWER: AUGUSTA SANITARY DISTRICT, PO BOX 226, MANCHESTER, MAINE 04351
CONTACT: HAROLD WOOD, MANAGER
PHONE: 207-622-6184
EMAIL: HWOOD@AUGUSTASANITARY.ORG

GAS: MAINE NATURAL GAS, PO BOX 99, BRUNSWICK, MAINE 04011
CONTACT: DANA STORER
PHONE: 207-729-0420
EMAIL: DSTORER@MAINENATURALGAS.COM

Revision:	By:	Date:	Change:

PROJECT NUMBER: 34450.2 | ACAD FILE: 34450-EXCONDIT.DWG | SCALE: 1" = 40' | DATE: DECEMBER 18, 2015

DRAWING STATUS
- [x] SITE PLAN REVIEW
- [ ] DEP REVIEW
- [ ] PLANNING BOARD
- [ ] CLIENT REVIEW
- [ ] CONSTRUCTION

12-18-15

Drawing Name: COVER/INDEX/VICINITY MAP

Project Name: PROPOSED RETAIL STORE
296 EASTERN AVE, AUGUSTA, MAINE 04330

Owner/Applicant: FRANKLIN LAND ASSOCIATES, LLC
9010 OVERLOOK BOULEVARD, BRENTWOOD, TENNESSEE 37027

STATE OF MAINE — Alec Allen 9218 — LICENSED PROFESSIONAL ENGINEER — 12-18-15

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED
381 PAYNE ROAD, SCARBOROUGH, MAINE 04074
tel 207.883.1000 800.882.2227 | fax 207.883.1001 | e-mail info@northeastcivilsolutions.com

0 40' 80' 160'

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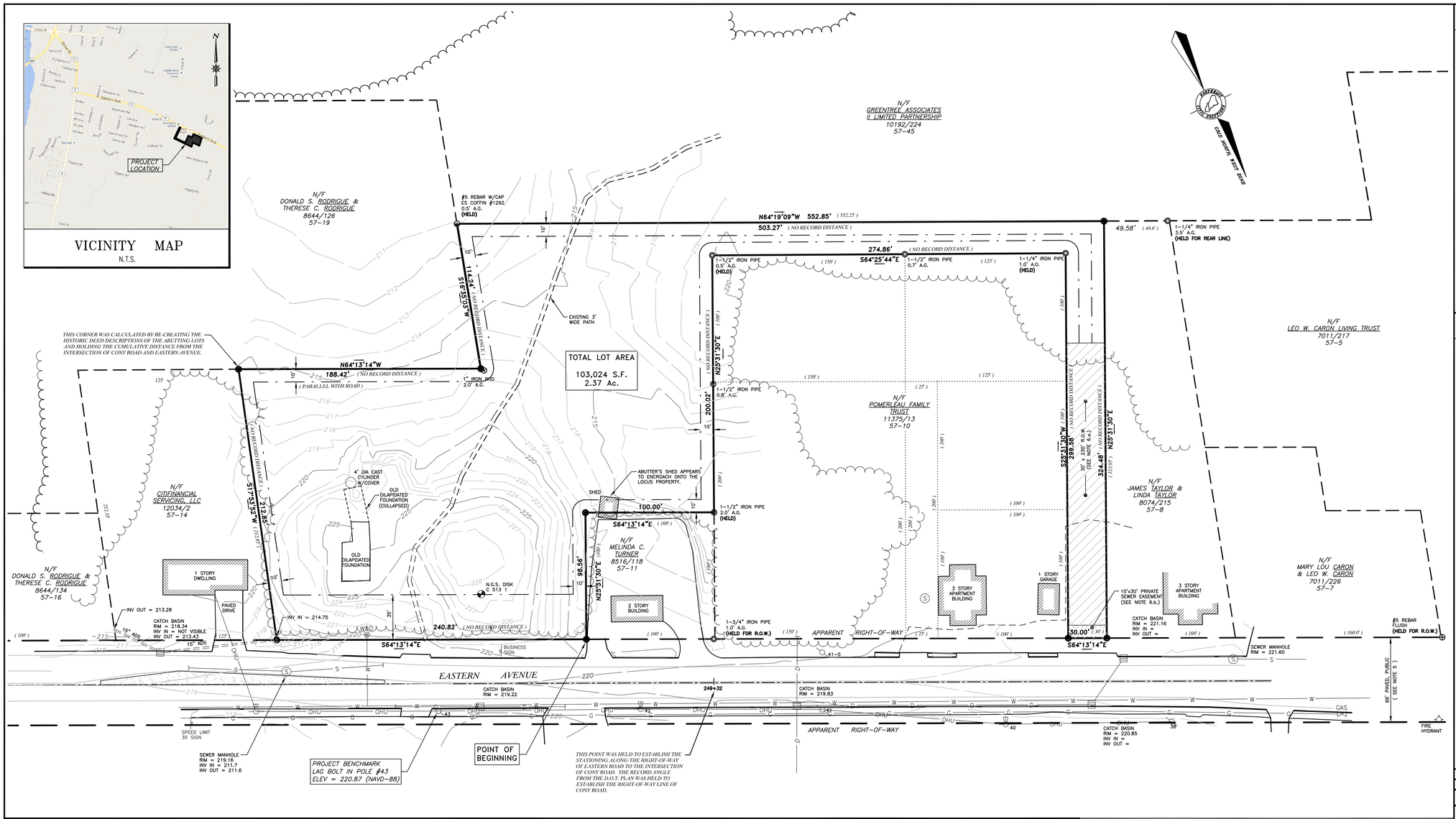


LEGEND

- #5 REBAR WITH PLASTIC CAP (PROPOSED)
- FOUND IRON PIPE (SIZE & TYPE AS NOTED)
- FOUND IRON ROD
- FOUND CAPPED IRON ROD (NUMBER AS NOTED)
- SOIL TEST PIT
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- WATER VALVE / SHUTOFF
- GAS VALVE
- TREE LINE (APPROXIMATE)
- BOUNDARY LINE
- EASEMENT LINE
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- OHU — OVERHEAD UTILITY
- S — SEWER LINE
- D — DRAIN LINE
- W — WATER LINE
- G — GAS LINE
- N/F — NOW OR FORMERLY OWNED BY
- 1234/567 — DEED BOOK AND PAGE (KCRD)
- 12-34 — TAX MAP-LOT
- (123.45') — PARENTHESIS DENOTE RECORD DATA

NOTES

1. RECORD OWNER OF THE PARCEL SURVEYED IS DONALD S. RIDRIGUE & THERESE C. RODRIGUE AS DESCRIBED IN A DEED FROM THE RODRIGUE LIVING TRUST , DATED OCTOBER 12, 2005 AND RECORDED IN DEED BOOK 8644, PAGE 132 IN THE KENNEBEC COUNTY REGISTRY OF DEEDS.
2. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF AUGUSTA TAX ASSESSOR'S MAP 57, PARCEL 9.
3. THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON THE MAINE STATE COORDINATE SYSTEM, WEST ZONE, GRID NORTH.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   a. MAYFAIR, AUGUSTA, MAINE BY CURT E. BEAL, DATED JUNE 26, 1972, RECORDED IN PLAN BOOK 42, PAGE 42.
   b. SITE PLAN OF CARON'S COLLISION CENTER BY THAYER ENGINEERING, DATED NOVEMBER 1, 2002, RECORDED IN PLAN BOOK E2002, PAGE 278.
   c. RIGHT-OF-WAY MAP, STATE HIGHWAY "30", FEDERAL AID PROJECT NO. F-030-1 (23) BY STATE OF MAINE DEPARTMENT OF TRANSPORTATION DATED FEBRUARY, 1988, D.O.T. FILE NO. 6-291.
   d. ALTA LAND TITLE SURVEY FOR GREENTREE ASSOC. II LIMITED PARTNERSHIP BY E.S. COFFIN SURVEYING, DATED JULY 10, 2012, NOT RECORDED.
5. THE WIDTH OF EASTERN AVENUE (f/k/a/ THOMASTON ROAD) IS 4 RODS (66') BASED ON THE PLAN REFERENCED IN NOTE 4.c. THE LAYOUT OF THE RIGHT-OF-WAY LIMITS ARE BASED ON THE ABOVE REFERENCED PLAN AND MONUMENTATION FOUND.
6. REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
   a. RIGHT-OF-WAY FROM IRA FOSTER TO ROMEO POMERLEAU BEING 30' WIDE X 230' DEEP, DATED JULY 30, 1947, RECORDED IN DEED BOOK 864, PAGE 348.
   b. PRIVATE EASEMENT FOR SEWER LINES FROM DONALD S. RODRIGUE & THERESE C. RODRIGUE TO THE POMERLEAU FAMILY TRUST, DATED MAY 15, 2013, RECORDED IN DEED BOOK 11387, PAGE 15.
7. THE PARCEL SURVEYED IS LOCATED IN THE PD ZONE/DISTRICT. PORTION OF BULK & SPACE REQUIREMENTS ARE AS FOLLOWS (CONFIRMED BY THE CODE OFFICE):
   MINIMUM LOT AREA = 20,000 S.F.
   MINIMUM FRONTAGE = 150'
   SETBACKS: FRONT = 35' / SIDE = 10' / REAR = 10'

   OTHER MUNICIPAL AND STATE OVERLAY ZONES MAY EXIST AND APPLY. BEFORE PROCEEDING ON ANY PROJECT WE RECOMMEND VERIFYING CURRENT ZONE AND ALL APPLICABLE SETBACKS AND RESTRICTIONS WITH THE APPROPRIATE AGENCIES.
8. ELEVATIONS AND CONTOURS ARE BASED ON NAVD 1988 DATUM OBTAINED BY STATIC GPS OBSERVATION. SEE PLAN FOR TBM DESCRIPTION.
9. THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.
10. THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT FOR THE TITLE NO. _____, EFFECTIVE DATE OF _____, IS THE SAME AS THE PROPERTY SHOWN HEREON.
11. TO THE BEST OF OUR KNOWLEDGE, BASED ON EXISTING MONUMENTATION FOUND, PLANS REFERENCED IN NOTE 4 AND RESEARCH CONDUCTED, THERE ARE NO GAPS OR GORES IN THE LOCUS PARCEL.

Revision:	By:	Date:	Change:

PROJECT: 34450.1	DRAWING NAME: 34450-1.DWG	
DATE: OCTOBER 23, 2015	SCALE: 1"=40' FB # 412	DRAWN BY: JAP
FIELDED BY: BS / MJS	FIELD DATE: 10/14/2015	CHECKED BY: TFM

Drawing Name and Location:
ALTA / ACSM LAND TITLE SURVEY
EASTERN AVENUE, AUGUSTA, MAINE

Owner:
DONALD S. RODRIGUE & THERESE C. RODRIGUE
P.O. BOX 2362, AUGUSTA, MAINE 04338

Prepared For:
AUGUSTA DMEP, LLC
9010 OVERLOOK BOULEVARD, BRENTWOOD, TENNESSEE 37027

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED
381 PAYNE ROAD, SCARBOROUGH, MAINE 04074
tel 207.883.1000 800.882.2227
fax 207.883.1001
e-mail info@northeastcivilsolutions.com

0 40' 80' 160'

SCHEDULE B EXCEPTIONS

1-9 ITEMS ARE NOT SURVEY MATTERS

10 SUCH STATE OF FACTS INCLUDING NOTES DEPICTED ON THE FOLLOWING PLANS:
   a. "STATE OF MAINE, DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY MAP, STATE HIGHWAY "30", AUGUSTA, KENNEBEC COUNTY, FEDERAL AID PROJECT NO. F-030-1(23), SHEET NO 11 OF 15 SHEETS, D.O.T. FILE NO. 6-291", DATED FEBRUARY, 1988 AND RECORDED AT THE KENNEBEC COUNTY REGISTRY OF DEEDS ON SEPTEMBER 12, 1990 IN FILE NO. D-90187.
   b. "STATE OF MAINE, DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY MAP, STATE HIGHWAY "30", AUGUSTA, KENNEBEC COUNTY, FEDERAL AID PROJECT NO. F-030-1(23), SHEET NO 12 OF 15 SHEETS, D.O.T. FILE NO. 6-291", DATED FEBRUARY, 1988 AND RECORDED AT THE KENNEBEC COUNTY REGISTRY OF DEEDS IN FILE NO. D-90188.
   c. "STATE OF MAINE, DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY MAP, STATE HIGHWAY "30", ROUTE 17, AUGUSTA, KENNEBEC COUNTY, FEDERAL AID PROJECT NO. STP-1117(500)X, RIGHT OF WAY MAP SHEET 1 OF 2, D.O.T. FILE NO. 6-404", DATED NOVEMBER, 2005 AND RECORDED AT THE KENNEBEC COUNTY REGISTRY OF DEEDS IN PLAN BOOK 2007, PAGE 104.

   – AS SHOWN ON SAID PLANS

11 RIGHTS AND EASEMENTS SET FORTH IN NOTICE OF LAYOUT AND TAKING OF A PORTION OF STATE HIGHWAY "30" IN THE CITY OF AUGUSTA BY THE STATE OF MAINE BY ITS DEPARTMENT OF TRANSPORTATION DATED APRIL 26, 1988 AND RECORDED AT THE KENNEBEC COUNTY REGISTRY OF DEEDS IN BOOK 3343, PAGE 221.

   – AS SHOWN ON SAID PLAN

12 RIGHTS AND EASEMENTS SET FORTH IN NOTICE OF LAYOUT AND TAKING OF A PORTION OF STATE HIGHWAY "30" IN THE CITY OF AUGUSTA BY THE STATE OF MAINE BY ITS DEPARTMENT OF TRANSPORTATION DATED MARCH 29, 2006 AND RECORDED AT THE KENNEBEC COUNTY REGISTRY OF DEEDS IN BOOK 8867, PAGE 118.

   – AS SHOWN ON SAID PLAN

13 RIGHTS, EASEMENTS, COVENANTS AND CONDITIONS SET FORTH IN PRIVATE EASEMENT FOR SEWER LINES GRANTED BY DONALD S. RODRIGUE AND THERESE C. RODRIGUE TO LORRAINE M. POMERLEAU, TRUSTEE OF POMERLEAU FAMILY TRUST DATED MAY 15, 2013 AND RECORDED AT THE KENNEBEC COUNTY REGISTRY OF DEEDS IN BOOK 11387, PAGE 15.

   – LOCATION AS SHOWN ON THIS PLAN

14 TITLE TO THAT PORTION OF THE PREMISES RUNNING WESTERLY FROM THE SOUTHERLY TERMINUS OF A 30' ROW SHOWN ON TAX MAP 57 AS PART OF LOCUS AND ANY OTHER DISCREPANCIES IN CURRENT TAX MAP 57 ON FILE AT CITY OF AUGUSTA ASSESSOR'S OFFICE.

–

SURVEY LEGAL DESCRIPTION

FLOOD ZONE CRITERIA

COUNTY: KENNEBEC
COMMUNITY: AUGUSTA
COMM NO: 23011C
PANEL NO: 0536 D
EFFECTIVE DATE: JUNE 16, 2011

FLOOD ZONE : X

ALTA CERTIFICATION

xxxx TITLE INSURANCE COMPANY
TITLE NO. xxxx
EFFECTIVE DATE: xxxx

TO: BANK, OWNER, LENDER AND xxxx TITLE INSURANCE COMPANY AND THE SUCCESSORS AND ASSIGNS OF EACH:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 3, 4, 5, 6b, 7a & b(1), 8, 9, 11b, 13, 16, 17, 19, AND 20a & b OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 14, 2015.

DATE OF PLAT OR MAP:
OCTOBER 23, 2015

Preliminary

TROY F. McDONALD
MAINE PROFESSIONAL LAND SURVEYOR NO. 2080

STAMP AND SIGNATURE

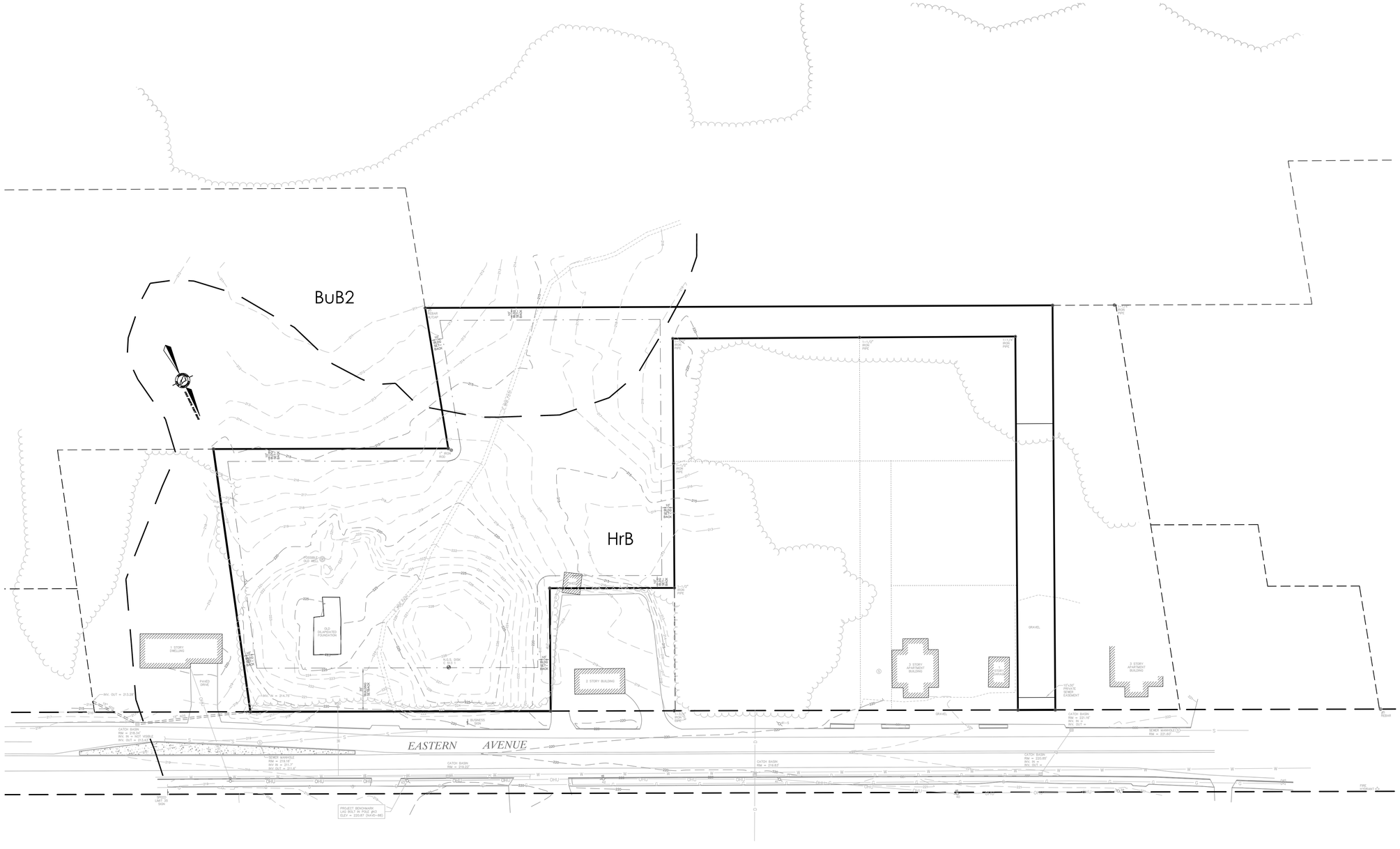
Preliminary

TROY F. McDONALD DATE
MAINE PROFESSIONAL LAND SURVEYOR, No. 2080

IF THIS PLAN DOES NOT CONTAIN AN EMBOSSED SEAL, IT IS NOT AN ORIGINAL AND MAY BE VOID.

EMBOSSED SEAL ABOVE

E:\Local Projects\34000\34450.1 GBT-Augusta ALTA\dwg\34450-1.dwg



LEGEND

- BOUNDARY LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- RIGHT-OF-WAY LINE
- ABUTTER
- INTERIOR LOT LINE
- BUILDING SETBACK
- EXISTING EASEMENT
- EXISTING GAS LINE
- EXISTING UTILITY POLE
- EXISTING OVERHEAD UTILITY
- EXISTING WATER LINE
- EXISTING WATER SHUT OFF
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING SEWER MANHOLE
- EXISTING SEWER LINE
- EXISTING CATCH BASIN SQUARE
- EXISTING DRAIN LINE
- EXISTING CONTOUR
- EXISTING TREE LINE
- SOIL BOUNDARY

SOILS LEGEND

SYMBOL	SOIL TYPE	HSG
BuB2	BUXTON SILT LOAM, 3%-8% SLOPES, ERODED	D
HrB	HOLLIS FINE SANDY LOAM, 3%-8% SLOPES	D

THE SOURCE OF THE SOIL TYPES AND BOUNDARIES IS THE NATIONAL COOPERATIVE SOIL SURVEY (NCSS).

THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING

Revision:	By:	Date:	Change:

PROJECT NUMBER: 34450.2 | ACAD FILE: 34450-EXCONDIT.DWG | SCALE: 1" = 40' | DATE: DECEMBER 18, 2015

Drawing Name:
EXISTING CONDITIONS PLAN

Project Name:
PROPOSED RETAIL STORE
296 EASTERN AVE, AUGUSTA, MAINE 04330

Owner/Applicant:
FRANKLIN LAND ASSOCIATES, LLC
9010 OVERLOOK BOULEVARD, BRENTWOOD, TENNESSEE 37027

STATE OF MAINE — Allen 9218 — LICENSED PROFESSIONAL ENGINEER — 12-18-15

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED
381 PAYNE ROAD, SCARBOROUGH, MAINE 04074
tel 207.883.1000 800.882.2227
fax 207.883.1001
e-mail info@northeastcivilsolutions.com

0 40' 80' 160'

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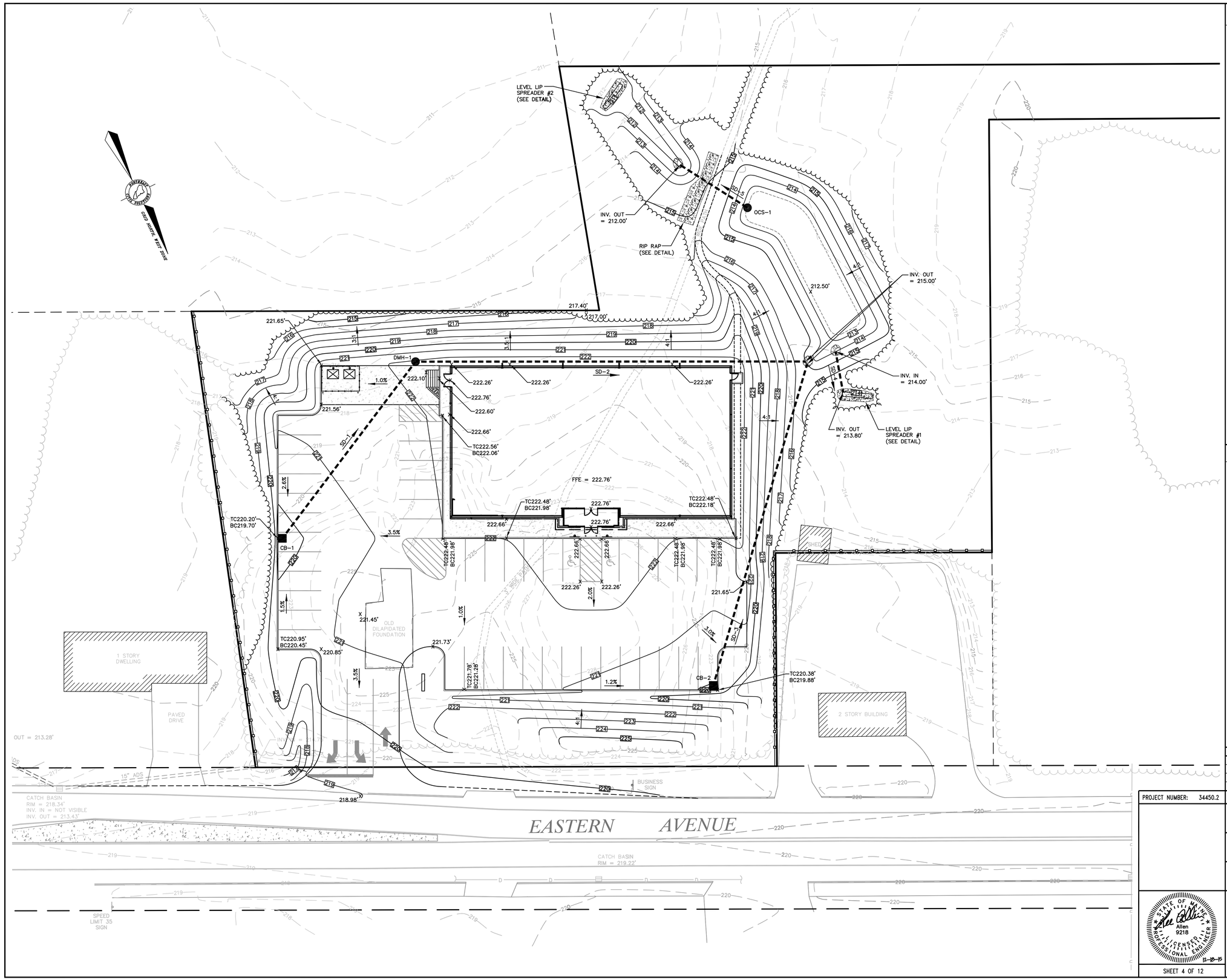

LEGEND

- BOUNDARY LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- RIGHT-OF-WAY LINE
- ABUTTER
- EXISTING CATCH BASIN SQUARE
- EXISTING DRAIN LINE
- EXISTING CONTOUR
- EXISTING TREE LINE
- PROPOSED CONTOUR
- PROPOSED DRAIN LINE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED TREE LINE

NOTES

STRUCTURE SCHEDULE

STRUCTURE	RIM	INVERT IN	INVERT OUT
CB-1	219.70'	----	216.70' (SD-1)
DMH-1	222.00'	216.00' (SD-1)	216.00' (SD-2)
CB-2	219.88'	----	216.88' (SD-3)
OCS-1	215.50'	----	212.50' (SD-5)

PIPE SCHEDULE

PIPE	PIPE DIAMETER	PIPE LENGTH	PIPE SLOPE (FT/FT)	TYPE
SD-1	12"	98'	0.0071	CORRUGATED HDPE (SMOOTH INTERIOR)
SD-2	12"	178'	0.0056	CORRUGATED HDPE (SMOOTH INTERIOR)
SD-3	12"	152'	0.0124	CORRUGATED HDPE (SMOOTH INTERIOR)
SD-4	6"	19'	0.0105	CORRUGATED HDPE (SMOOTH INTERIOR)
SD-5	12"	35'	0.0143	CORRUGATED HDPE (SMOOTH INTERIOR)

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Revision:	By:	Date:	Change:

PROJECT NUMBER: 34450.2 | ACAD FILE: 34450-GRADING.DWG | SCALE: 1" = 20' | DATE: DECEMBER 18, 2015

Drawing Name:
GRADING & DRAINAGE PLAN

Project Name:
PROPOSED RETAIL STORE
296 EASTERN AVE, AUGUSTA, MAINE 04330

Owner/Applicant:
FRANKLIN LAND ASSOCIATES, LLC
9010 OVERLOOK BOULEVARD, BRENTWOOD, TENNESSEE 37027

STATE OF MAINE — Allen 9218 — LICENSED PROFESSIONAL ENGINEER — 12-18-15

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0 20' 40' 80'

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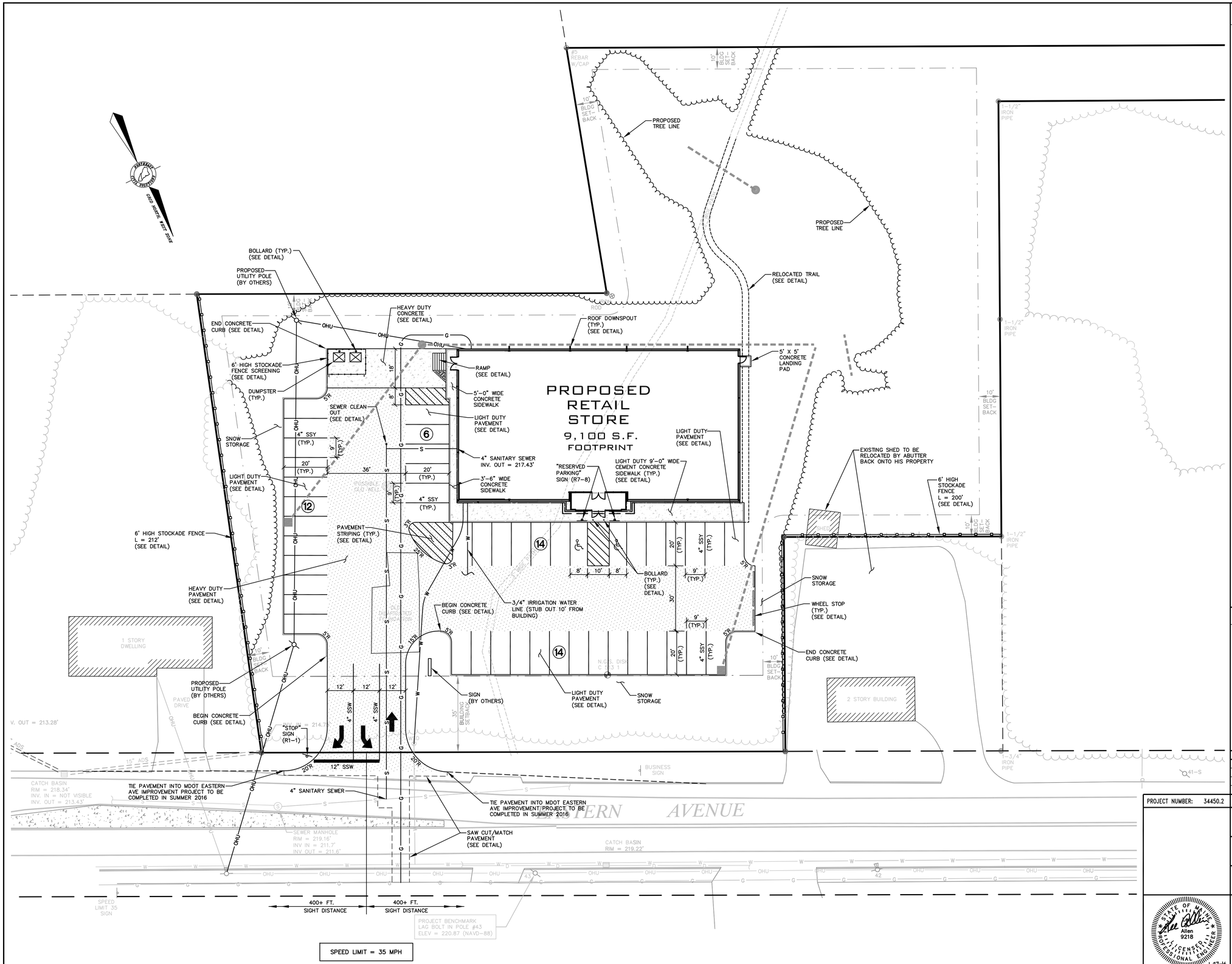

LEGEND

- BOUNDARY LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- RIGHT-OF-WAY LINE
- ABUTTER
- BUILDING SETBACK
- EXISTING GAS LINE
- EXISTING UTILITY POLE
- EXISTING OVERHEAD UTILITY
- EXISTING WATER LINE
- EXISTING WATER SHUT OFF
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING SEWER MANHOLE
- EXISTING SEWER LINE
- EXISTING CATCH BASIN SQUARE
- EXISTING DRAIN LINE
- EXISTING TREE LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED OVERHEAD ELEC
- PROPOSED GAS LINE
- PROPOSED DRAIN LINE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED TREE LINE

STRIPING KEY:

SSY = SINGLE SOLID YELLOW
SSW = SINGLE SOLID WHITE
* SEE DETAILS FOR ADDITIONAL PAVEMENT MARKINGS

NOTES

1. PARKING
   TOTAL REQUIRED = 46 SPACES
   TOTAL PROVIDED = 46 SPACES

THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING

Revision:	By:	Date:	Change:
2	SMA	1/27/16	REVISED PER CITY STAFF COMMENTS

PROJECT NUMBER: 34450.2 | ACAD FILE: 34450-SITE.DWG | SCALE: 1" = 20' | DATE: DECEMBER 18, 2015

Drawing Name:
SITE, LAYOUT & UTILITY PLAN

Project Name:
PROPOSED RETAIL STORE
296 EASTERN AVE, AUGUSTA, MAINE 04330

Owner/Applicant:
FRANKLIN LAND ASSOCIATES, LLC
9010 OVERLOOK BOULEVARD, BRENTWOOD, TENNESSEE 37027

STATE OF MAINE — Allen 9218 — LICENSED PROFESSIONAL ENGINEER — 1-27-16

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e-mail info@northeastcivilsolutions.com

0 20' 40' 80'

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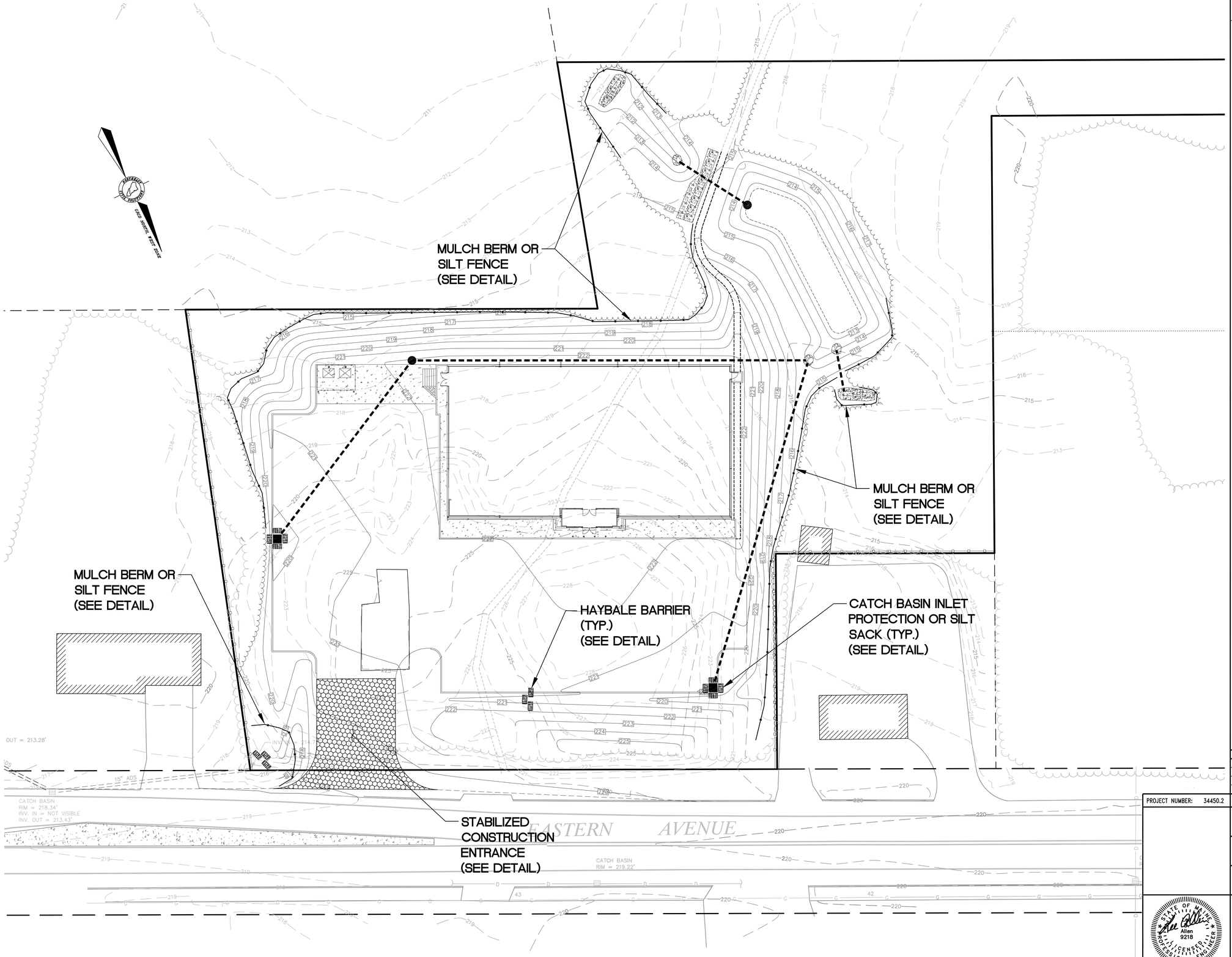

LEGEND

- MULCH BERM/EROSION CONTROL MIX OR SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- CATCH BASIN INLET PROTECTION
- HAY BALE BARRIER

THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING

Revision:	By:	Date:	Change:

PROJECT NUMBER: 34450.2 | ACAD FILE: 34450-EROSION.DWG | SCALE: 1" = 20' | DATE: DECEMBER 18, 2015

Drawing Name:
EROSION & SEDIMENTATION CONTROL PLAN

Project Name:
PROPOSED RETAIL STORE
296 EASTERN AVE, AUGUSTA, MAINE 04330

Owner/Applicant:
FRANKLIN LAND ASSOCIATES, LLC
9010 OVERLOOK BOULEVARD, BRENTWOOD, TENNESSEE 37027

STATE OF MAINE
Allen
9218
LICENSED PROFESSIONAL ENGINEER
12-18-15

SHEET 6 OF 12

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
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0 20' 40' 80'

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EROSION AND SEDIMENTATION CONTROL PLAN

INTRODUCTION

THE FOLLOWING PLAN FOR CONTROLLING SEDIMENTATION AND EROSION FROM THIS PROJECT IS BASED UPON SOUND CONSERVATION PRACTICES, AND ADHERES TO THE STANDARDS DETAILED IN THE MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION DATED MARCH 2003. THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE AFOREMENTIONED PUBLICATION AND COMPLY WITH THE PRACTICES PRESENTED THEREIN.

THIS REPORT ADDRESSES THE EROSION CONTROL MEASURES TO BE APPLIED TO THE PROPOSED SITE WORK FOR THE PROJECT. REFERENCE IS MADE TO THE EROSION CONTROL EXHIBITS, SHOWING THE LOCATIONS OF PROPOSED MEASURES INCLUDED IN THIS REPORT.

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES

1. EROSION/SEDIMENT CONTROL DEVICES

THE FOLLOWING EROSION SEDIMENTATION CONTROL DEVICES ARE PROPOSED FOR CONSTRUCTION ON THIS PROJECT. INSTALL THESE DEVICES AS INDICATED ON THE PLANS.

1.1 SILT FENCE: SILT FENCE WILL BE INSTALLED ALONG THE DOWNGRADIENT EDGES OF DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL THE SITE IS STABILIZED. IN AREAS WHERE STORMWATER DISCHARGES THE SILT FENCE WILL BE REINFORCED WITH HAY BALES TO HELP MAINTAIN THE INTEGRITY OF THE SILT FENCE AND TO PROVIDE ADDITIONAL TREATMENT.

1.2 HAY BALES: PLACE IN DRAINAGE SWALES AND PATHS TO TRAP SEDIMENTS AND REDUCE RUNOFF VELOCITIES.

1.3 RIPRAP: PROVIDE RIPRAP IN AREAS WHERE SLOPES ARE STEEPER THAN 2:1 AND AS SHOWN ON THE PLANS.

1.4. LOAM, SEED, & MULCH: ALL DISTURBED AREAS, WHICH ARE NOT OTHERWISE TREATED, SHALL RECEIVE PERMANENT SEEDING AND MULCH TO STABILIZE THE DISTURBED AREAS WITHIN 5 DAYS OF FINAL GRADING. SEEDING REQUIREMENTS ARE PROVIDED AT THE END OF THIS SPECIFICATION.

1.5 JUTE MESH: STRAW AND HAY MULCH; USED TO COVER DENUDED AREAS UNTIL PERMANENT SEED OR EROSION CONTROL MEASURES ARE IN PLACE. MULCH CAN BE USED ON SLOPES LESS THAN 3:1. USE JUTE MESH ON SLOPES IN EXCESS OF 3:1.

1.6 INLET PROTECTION: STRAW BALE DROP INLET STRUCTURE

1.6.1 BALES SHALL BE EITHER WIRE-BOUND OR STRING TIED WITH THE BINDINGS ORIENTATED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.

1.6.2 BALES SHALL BE PLACED LENGTHWISE IN A SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.

1.6.3 THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET THE WIDTH OF A BALE TO A MINIMUM DEPTH OF 4 INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.

1.6.4 EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.

1.6.5 LOOSE STRAW SHALL BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.

1.7 MAINTENANCE

1.7.1 THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS.

2. TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES

PROVIDE THE FOLLOWING TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION OF THE DEVELOPMENT:

2.1 STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY HAUL TO OR FROM THE SITE.

2.2 SILTATION FENCE ALONG THE DOWNGRADIENT SIDE OF THE PARKING AREAS AND OF ALL FILL SECTIONS. THE SILTATION FENCE WILL REMAIN IN PLACE UNTIL THE SITE IS REVEGETATED.

2.3 HAY BALES AT KEY LOCATIONS TO SUPPLEMENT THE SILT FENCE.

2.4 PROTECT TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION AS FOLLOWS:

A. SOIL STOCKPILE SIDE SLOPES SHALL NOT EXCEED 2:1.

B. AVOID PLACING TEMPORARY STOCKPILES IN AREAS WITH SLOPES OVER 10 PERCENT, OR NEAR DRAINAGE SWALES.

C. STABILIZE STOCKPILES WITHIN 15 DAYS BY TEMPORARILY SEEDING WITH A HYDROSEED METHOD CONTAINING AN EMULSIFIED MULCH TACKIFIER OR BY COVERING THE STOCKPILE WITH MULCH.

D. SURROUND STOCKPILE SOIL WITH SILTATION FENCE.

2.5 ALL DENUDED AREAS WHICH HAVE BEEN ROUGH GRADED AND ARE NOT LOCATED WITHIN THE BUILDING PAD, OR PARKING AND DRIVEWAY SUBBASE AREA SHALL RECEIVE MULCH WITHIN 30 DAYS OF INITIAL DISTURBANCE OF SOIL OR WITHIN 15 DAYS AFTER COMPLETING THE ROUGH GRADING OPERATIONS. IN THE EVENT THE CONTRACTOR COMPLETES FINAL GRADING AND INSTALLATION OF LOAM AND SOD WITHIN THE TIME PERIODS PRESENTED ABOVE, INSTALLATION OF MULCH AND NETTING, WHERE APPLICABLE IS NOT REQUIRED.

2.6 IF WORK IS CONDUCTED BETWEEN OCTOBER 15 AND APRIL 15, ALL DENUDED AREAS ARE TO BE COVERED WITH HAY MULCH, APPLIED AT TWICE THE NORMAL APPLICATION RATE, AND ANCHORED WITH FABRIC NETTING. THE PERIOD BETWEEN FINAL GRADING AND MULCHING SHALL BE REDUCED TO A 15 DAY MAXIMUM.

2.7 TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE HAS BEEN STABILIZED OR IN AREAS WHERE PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

3. PERMANENT EROSION CONTROL MEASURES

THE FOLLOWING PERMANENT CONTROL MEASURES ARE REQUIRED BY THIS EROSION/SEDIMENTATION CONTROL PLAN:

3.1 STORMWATER RUNOFF GENERATED BY THE DEVELOPMENT OF THIS SITE WILL BE COLLECTED IN A CLOSED DRAINAGE.

3.2 ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (PAVING, RIPRAP, ETC.), WILL BE LOAMED, LIMED, FERTILIZED AND SODDED. NATIVE TOPSOIL SHALL BE STOCKPILED AND REUSED FOR FINAL RESTORATION WHEN IT IS OF SUFFICIENT QUALITY.

3.3 SLOPES GREATER THAN 2:1 WILL BE TREATED WITH RIPRAP. THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION

4. CONSTRUCTION PHASE

DURING CONSTRUCTION OF THIS PROJECT.

4.1 ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION WILL BE CLEARED AND LEFT IN AN UNTREATED OR UNVEGETATED CONDITION. IF FINAL GRADING, LOAMING AND SEEDING WILL NOT OCCUR WITHIN 15 DAYS. SEE ITEM NO. 4.4

4.2 PRIOR TO THE START OF CONSTRUCTION IN A SPECIFIC AREA, SILT FENCING AND/OR HAY BALES WILL BE INSTALLED AT THE TOE OF SLOPE AND IN AREAS AS LOCATED ON THE PLANS TO PROTECT AGAINST ANY CONSTRUCTION RELATED EROSION. IMMEDIATELY FOLLOWING CONSTRUCTION OF CULVERTS AND SWALES, RIP RAP APRONS SHALL BE INSTALLED, AS SHOWN ON THE PLANS.

4.3 TOPSOIL WILL BE STOCKPILED WHEN NECESSARY IN AREAS WHICH HAVE MINIMUM POTENTIAL FOR EROSION AND WILL BE KEPT AS FAR AS POSSIBLE FROM THE EXISTING DRAINAGE COURSE. ALL STOCKPILES EXPECTED TO REMAIN LONGER THAN 15 DAYS SHALL BE:

A. TREATED WITH ANCHORED MULCH (WITHIN 5 DAYS OF THE LAST DEPOSIT OF STOCKPILED SOIL).

B. SEEDED WITH CONSERVATION MIX AND MULCHED IMMEDIATELY.

STOCKPILES EXPECTED TO REMAIN LONGER THAN 7 DAYS SHALL BE ENCIRCLED WITH HAY BALES OR SILT FENCE AT THE TOE OF THE PILE.

4.4 ALL DISTURBED AREAS EXPECTED TO REMAIN LONGER THAN 7 DAYS SHALL BE EITHER:

A. TREATED WITH ANCHORED MULCH IMMEDIATELY, OR

B. SEEDED WITH CONSERVATION MIX OF ANNUAL RYE GRASS (0.9 LBS/1000 SQ. FT) AND MULCHED IMMEDIATELY.

4.5 ALL GRADING WILL BE HELD TO A MAXIMUM 2:1 SLOPE WHERE PRACTICAL. ALL SLOPES WILL BE STABILIZED WITH PERMANENT SEEDING, OR WITH STONE, WITHIN 5 DAYS AFTER FINAL GRADING IS COMPLETE. (SEE POST-CONSTRUCTION REVEGETATION FOR SEEDING SPECIFICATION.)

4.6 CONSTRUCTION TRAFFIC WILL BE DIRECTED OVER THE PROPOSED ROADWAY SYSTEM. ANY AREAS SUBJECT TO RUTTING WILL BE STABILIZED IMMEDIATELY. THE ENTRANCE WILL BE SWEPT WEEKLY, SHOULD MUD BE TRACKED ONTO IT.

5. POST-CONSTRUCTION REVEGETATION

THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION AS SOON AS AN AREA IS READY TO UNDERGO FINAL GRADING.

5.1 A MINIMUM OF 4" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND NATURAL APPEARANCE, OR STONE WILL BE PLACED ON SLOPES TO STABILIZE SURFACES.

5.2 IF FINAL GRADING IS REACHED DURING THE NORMAL GROWING SEASON (4/15 TO 9/15), PERMANENT SEEDING WILL BE DONE AS SPECIFIED BELOW. PRIOR TO SEEDING, LIMESTONE SHALL BE APPLIED AT A RATE OF 138 LBS/1000 SQ. FT. AND 10:20:20 FERTILIZER AT A RATE OF 18.4 LBS/1000 SQ.FT WILL BE APPLIED. BROADCAST SEEDING AT THE FOLLOWING RATES:

LAWNS	SWALES
KENTUCKY BLUEGRASS 0.46 LBS/1000 SF.	CREEPING RED FESCUE 0.46 LBS/1000 SF
CREEPING RED FESCUE 0.46 LBS/1000 SF.	RED TOP 0.05 LBS/1000 SF. TALL
PERENNIAL RYEGRASS 0.11 LB/1000 SF.	FESCUE 0.46 LBS/1000 SF.

5.3 AN AREA SHALL BE MULCHED IMMEDIATELY AFTER IT HAS BEEN SEEDED. MULCHING SHALL CONSIST OF HAY MULCH, HYDRO- MULCH OR ANY SUITABLE SUBSTITUTE DEEMED ACCEPTABLE BY THE DESIGNER.

A. HAY MULCH SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. HAY MULCH SHALL BE SECURED BY EITHER:

I. BEING DRIVEN OVER BY TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.

II. BLANKETED BY TACKED PHOTODEGRADABLE/BIODEGRADABLE NETTING, OR WITH SPRAY, ON GRADES GREATER THAN 5%.

B. HYDRO-MULCH SHALL CONSIST OF A MIXTURE OF EITHER WOOD FIBER OR PAPER FIBER AND WATER SPRAYED OVER A SEEDED AREA. HYDRO-MULCH SHALL NOT BE USED BETWEEN 9/15 AND 4/15.

5.5 CONSTRUCTION SHALL BE PLANNED TO ELIMINATE THE NEED FOR SEEDING BETWEEN SEPTEMBER 15 AND APRIL 15. SHOULD SEEDING BE NECESSARY BETWEEN SEPTEMBER 15 AND APRIL 15, THE FOLLOWING PROCEDURE SHALL BE FOLLOWED.

A. ONLY UNFROZEN LOAM SHALL BE USED.

B. LOAMING, SEEDING AND MULCHING WILL NOT BE DONE OVER SNOW OR ICE COVER. IF SNOW EXISTS, IT MUST BE REMOVED PRIOR TO PLACEMENT OF SEED.

C. WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS/1000 SQ.FT) SHALL BE ADDED TO THE PREVIOUSLY NOTED AREAS.

D. WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.6 LBS/1000 SQ. FT.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.

E. FERTILIZING, SEEDING AND MULCHING SHALL BE DONE ON LOAM THE DAY THE LOAM IS TRACKING BY MACHINERY ALONE WILL NOT SUFFICE.

F. HAY MULCH SHALL BE SECURED WITH PHOTODEGRADABLE/ BIODEGRADABLE NETTING. TRACKING BY MACHINERY ALONE WILL NOT SUFFICE.

5.6 FOLLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL 80% COVER HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT BY THE CONTRACTOR WITHIN 10 DAYS OF NOTIFICATION BY THE ENGINEER THAT THE EXISTING CATCH IS INADEQUATE.

6. MONITORING SCHEDULE

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MONITORING, MAINTAINING, REPAIRING, REPLACING AND REMOVING ALL OF THE EROSION AND SEDIMENTATION CONTROLS OR APPOINTING A QUALIFIED SUBCONTRACTOR TO DO SO.

MAINTENANCE MEASURES WILL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, A VISUAL INSPECTION WILL BE MADE OF ALL EROSION AND SEDIMENTATION CONTROLS AS FOLLOWS:

6.1 HAY BALE BARRIERS AND SILT FENCE SHALL BE INSPECTED AND REPAIRED ONCE A WEEK OR IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREAS UNDERGOING FINAL GRADING. SHOULD THE HAY BALE BARRIERS PROVE TO BE INEFFECTIVE, THE CONTRACTOR SHALL INSTALL SILT FENCE BEHIND THE HAY BALES.

6.2 VISUALLY INSPECT RIP RAP ONCE A WEEK OR AFTER EACH SIGNIFICANT RAINFALL AND REPAIR AS NEEDED. REMOVE SEDIMENT TRAPPED BEHIND THESE DEVICES ONCE IT ATTAINS A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE DAM OR RISER. DISTRIBUTE REMOVED SEDIMENT OFF-SITE OR TO AN AREA UNDERGOING FINAL GRADING.

6.3 REVEGETATION OF DISTURBED AREAS WITHIN 25' OF DRAINAGE-COURSE/STREAM WILL BE SEEDED WITH THE "MEADOW AREA MIX" AND INSPECTED ON A WEEKLY BASIS OR AFTER EACH SIGNIFICANT RAINFALL AND RESEEDED AS NEEDED. EXPOSED AREAS WILL BE RESEEDED AS NEEDED UNTIL THE AREA HAS OBTAINED 100% GROWTH RATE. PROVIDE PERMANENT RIPRAP FOR SLOPES IN EXCESS OF 3:1 AND WITHIN 25' OR DRAINAGE COARSE.

7. EROSION CONTROL REMOVAL

AN AREA IS CONSIDERED STABLE IF IT IS PAVED, GRAVEL, OR IF 80% GROWTH OF PLANTED SEEDS IS ESTABLISHED. ONCE AN AREA IS CONSIDERED STABLE, THE EROSION CONTROL MEASURES CAN BE REMOVED AS FOLLOWS:

7.1 HAY BALES AND SILT FENCE THE HAY BALES AND SILT FENCE SHALL BE DISPOSED OF LEGALLY AND PROPERLY OFF-SITE. ALL SEDIMENT TRAPPED BEHIND THESE CONTROLS SHALL BE:

A. DISTRIBUTED TO AN AREA UNDERGOING FINAL GRADING.

B. GRADED IN AN AESTHETIC MANNER TO CONFORM TO THE TOPOGRAPHY, FERTILIZED, SEEDED AND MULCHED IN ACCORDANCE WITH THE RATES PREVIOUSLY STATED.

7.2 MISCELLANEOUS: ONCE ALL THE TRAPPED SEDIMENTS HAVE BEEN REMOVED FROM THE TEMPORARY SEDIMENTATION DEVICES, THE DISTURBED AREAS MUST BE REGRADED IN AN AESTHETIC MANNER TO CONFORM TO THE SURROUNDING TOPOGRAPHY. ONCE GRADED,THESE DISTURBED AREAS MUST BE LOAMED (IF NECESSARY) FERTILIZED, SEEDED AND MULCHED IN ACCORDANCE WITH THE RATES PREVIOUSLY STATED.

8. WINTER CONSTRUCTION

8.1 WINTER CONSTRUCTION: CONSTRUCTION PERFORMED ANY TIME BETWEEN NOVEMBER 1 AND APRIL 15 OF ANY YEAR SHALL BE CONSIDERED "WINTER CONSTRUCTION," AND SHALL CONFORM TO THE FOLLOWING CRITERIA.

8.2 MAXIMUM AREAS WITHOUT STABILIZATION: WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME. EXPOSED AREAS SHALL BE LIMITED TO THE AREA THAT CAN BE MULCHED IN ONE DAY, PRIOR TO ANY SNOW EVENT. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED WITH EROSION CONTROL PROTECTION.

9. STABILIZATION

9.1 AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 100 LB PER 1,000 SF. (WITH OR WITHOUT SEEDING), OR DORMANT SEEDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE. IN ALL CASES, MULCH SHALL BE APPLIED SUCH THAT THE SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH.

9.2 LOAM OR SEED WILL NOT BE REQUIRED BETWEEN THE DATES OF OCTOBER 15, AND APRIL 15. DURING PERIODS WHEN TEMPERATURES ARE ABOVE FREEZING, EXPOSED SLOPES SHALL BE FINE-GRADED AND PROTECTED WITH MULCH, OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. AFTER NOVEMBER 1, ANY LOAMED, SMOOTH, FINAL GRADED AREAS MAY BE DORMANT SEEDED AT A RATE OF 200% TO 300% HIGHER THAN SPECIFIED FOR PERMANENT SEED, AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING TEMPERATURES, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING, AND THE SURFACE SHALL BE PROTECTED TEMPORARILY FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT EXPOSED DURING THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF HAY BALES OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.

9.3 MULCH ANCHORING: MULCH ANCHORING SHALL BE INSTALLED ACCORDING TO THE FOLLOWING CRITERIA:

A. BETWEEN NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, OR TRACK OR WOOD CELLULOSE FIBER.

B. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS, AND FOR ALL OTHER SLOPES GREATER THAN 5%.

C. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 5%.

9.4 DAILY PROTECTION: DURING THE PERIOD OF OCTOBER 1 TO APRIL 15, ALL BARE AND EXPOSED EARTH SHALL BE TREATED WITH A DORMANT SEEDING, MULCHED AND ANCHORED AT THE END OF EACH WORKING DAY.

9.5 SNOW REMOVAL: SNOW SHALL BE REMOVED PRIOR TO THE APPLICATION OF SEED AND MULCH.

10. LIMITS OF CONSTRUCTION

10.1 LIMIT OF CONSTRUCTION: THE LIMIT OF CONSTRUCTION FOR THE SITE SHALL BE AS INDICATED ON THE PLANS. NO DISTURBANCE OF SOILS, VEGETATION, OR WETLANDS WILL BE PERMITTED BEYOND THE LIMIT OF DISTURBANCE, EXCEPT IN THE AREAS OF STORMWATER DITCHES, CULVERTS, AND DISCHARGE APRONS.

10.2 CONSTRUCTION STAGING AREAS: THE CONSTRUCTION AND STAGING AREAS FOR THE SITE SHALL BE LOCATED IN WITHIN THE LIMIT OF DUSTURBANCE. SILT FENCING SHALL BE PLACED ALL AROUND THE PERIMETER OF THE STAGING/STORAGE AREAS.

10.3 SCHEDULE: THE ANTICIPATED CONSTRUCTION SCHEDULE IS DURING THE YEAR OF 2014, AND WILL BEGIN WITH THE INSTALLATION OF EROSION CONTROL SYSTEMS TO PROTECT DRAINAGE WAYS AND AREAS OUTSIDE THE CONSTRUCTION LIMITS. SILT FENCING AND DITCH PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE IN THE CONTRIBUTING DRAINAGE AREA. AS SOON AS CONTROL MEASURES ARE IN PLACE, AND PRIOR TO COMMENCING SOIL DISTURBANCE ACTIVITIES, THE CONSTRUCTION ROAD SHALL BE INSTALLED. IT IS IMPERATIVE THAT DISTURBANCES TO VEGETATION BE LIMITED ONLY TO THOSE AREAS, WHICH ARE NECESSARY TO ACCOMPLISH THE WORK.

10.4 THE FINE AND VERY FINE SANDY LOAMS THAT WILL BE EXPOSED DURING SITE PREPARATION MAY BE SUSCEPTIBLE TO EROSION, AND CAN UNDERGO STRENGTH LOSS WHEN SUBJECTED TO CONSTRUCTION TRAFFIC AND EXCAVATION ACTIVITIES, PARTICULARLY DURING PERIODS OF PRECIPITATION AND HIGH GROUND WATER LEVELS. THEREFORE, CARE WILL BE EXERCISED DURING CONSTRUCTION TO MINIMIZE DISTURBANCE OF THE BEARING SOILS. ALL TOPSOIL, ORGANIC AND LOOSE SURFACE SOIL WILL BE STRIPPED AND STORED FOR REUSE LATER. SHOULD THE SUBGRADE BECOME SOFT OR DIFFICULT TO WORK AND/OR WHEREVER SUBSURFACE DRAINAGE CAVITIES ARE ENCOUNTERED, THE SUBGRADE WILL BE OVER EXCAVATED AS REQUIRED, AND BACKFILLED WITH GRANULAR FILL OR CRUSHED STONE.

11. HOUSEKEEPING

THESE PERFORMANCE STANDARDS APPLY TO ALL PROJECTS EXCEPT FOR STORMWATER PBR PROJECTS.

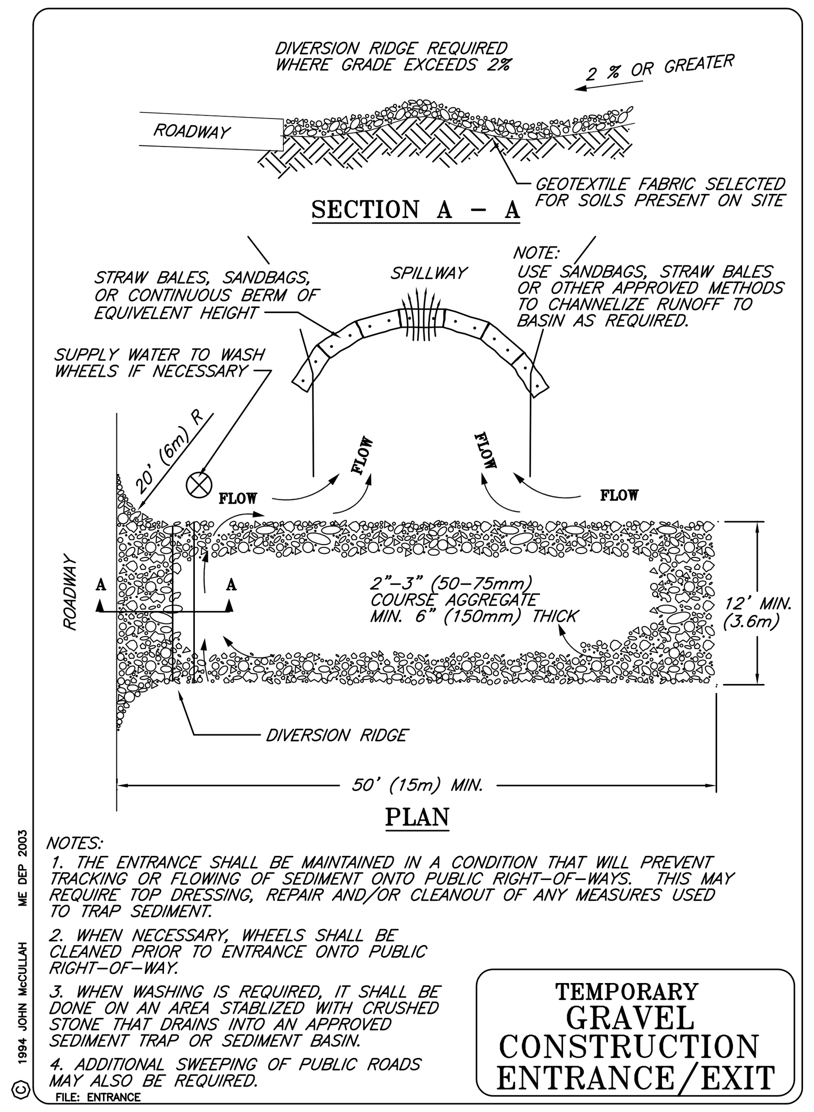
11.1 SPILL PROTECTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER. THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.

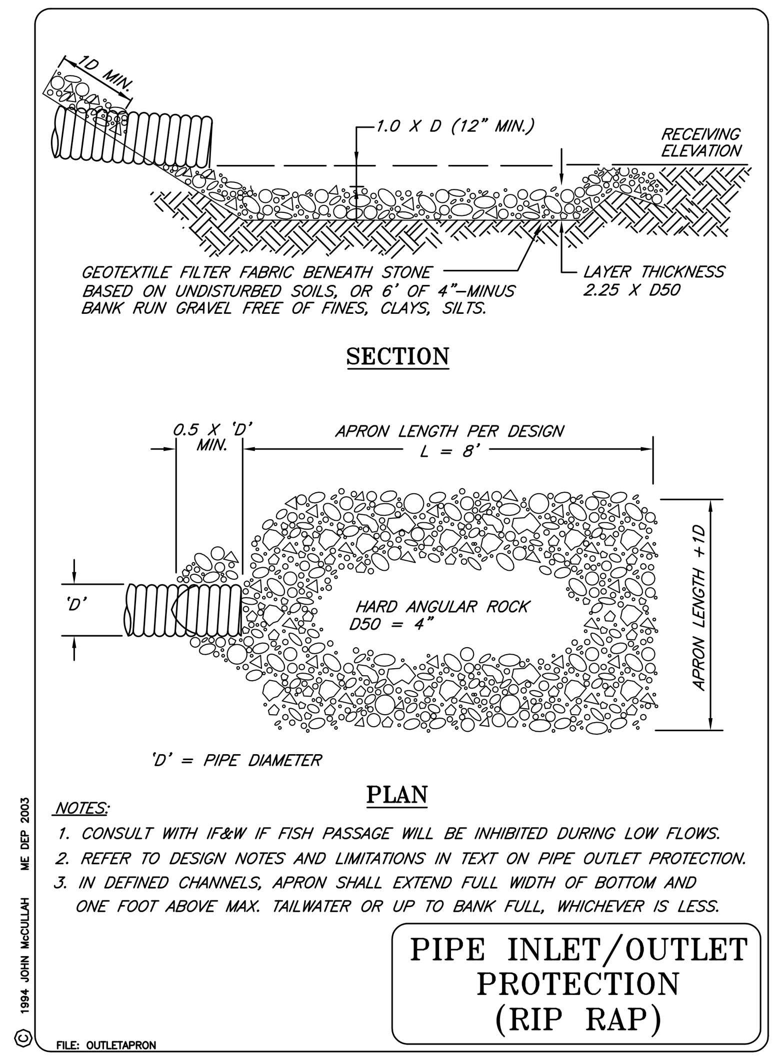
11.2 GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.

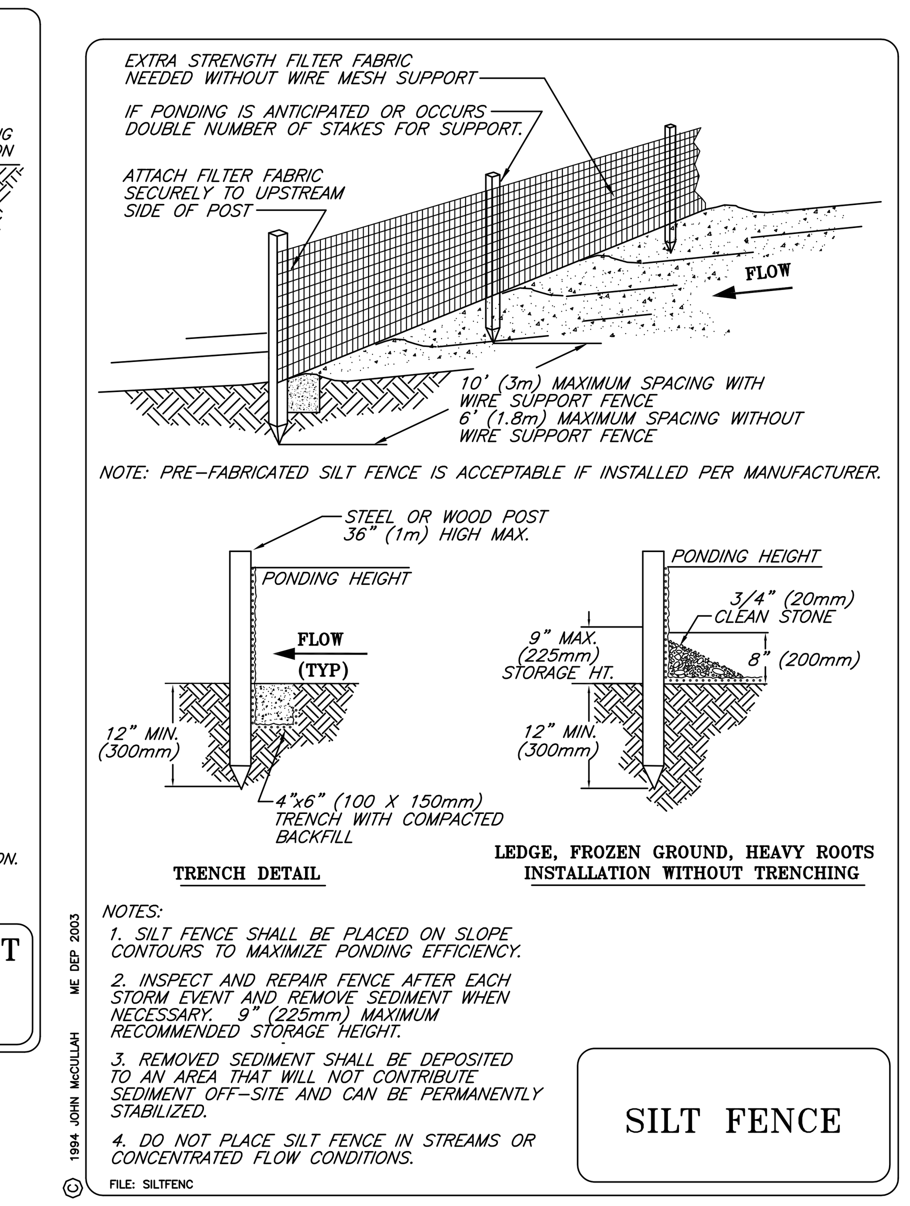
11.3 FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEPT IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.

11.4 DEBRIS AND OTHER MATERIALS. MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.

11.5 EXVATION DE-WATERING. EXCAVATION DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.







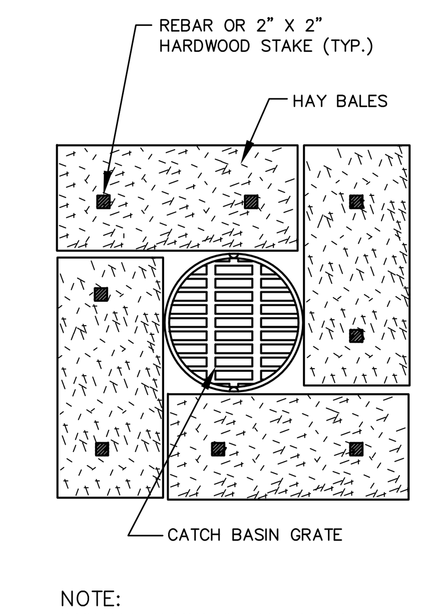
11.6 AUTHORIZED NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:

(A) DISCHARGES FROM FIREFIGHTING ACTIVITY;
(B) FIRE HYDRANT FLUSHINGS;
(C) VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
(D) DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX (C)(3);
(E) ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
(F) PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
(G) UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
(H) UNCONTAMINATED GROUNDWATER OR SPRING WATER;
(I) FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
(J) UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C(5));
(K) POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
(L) LANDSCAPE IRRIGATION.

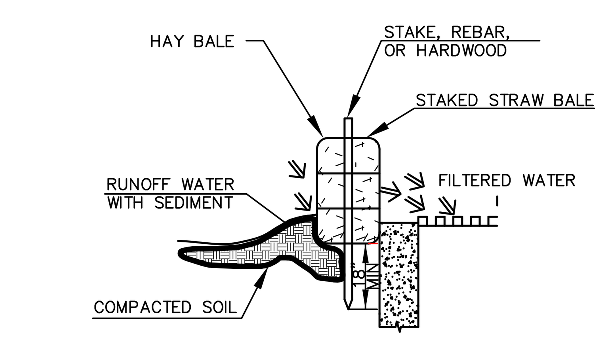
11.7 UNAUTHORIZED NON-STORMWATER DISCHARGES. THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C (6). SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:

(A) WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
(B) FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
(C) SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
(D) TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.

11.8 ADDITIONAL REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.



NOTE:
INSTALL BARRIER AT EACH CATCH BASIN

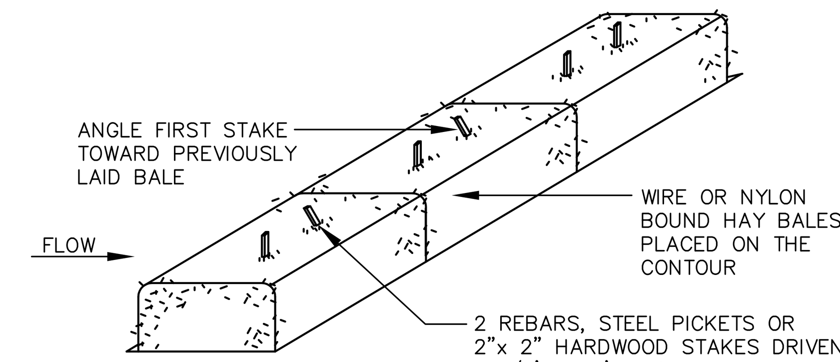


NOTE:
CONTRACTOR SHALL UTILIZE THIS METHOD OF SEDIMENT CONTROL, OR AN APPROVED EQUAL AROUND EXISTING AND PROPOSED CATCH BASINS DURING THE RECONSTRUCTION OF A CITY STREET.

INSTALLATION:

1. BALES SHALL BE WIRE BOUND OR STRING TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
2. BALES SHALL BE PLACED LENGTH WISE IN A SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
3. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET THE WIDTH OF A BALE TO A MINIMUM DEPTH OF 4 INCHES. AFTER THE BALES ARE STAKED THE EXCAVATION SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
4. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST 2 STAKES OR REBARS DRIVEN THROUGH THE BALE.
5. LOOSE STRAW SHALL BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.

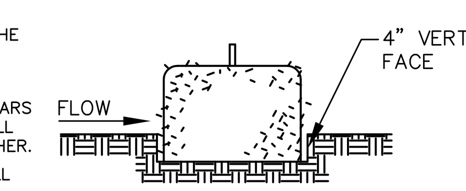
CATCH BASIN HAY BALE BARRIER
NOT TO SCALE



ANCHORING DETAIL

NOTES:

1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR REBARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS DIRECTED BY PROJECT ENGINEER.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.



EMBEDDING DETAIL

HAY BALE SEDIMENT BARRIER
NOT TO SCALE

BASIC STANDARDS – EROSION CONTROL MEASURES:

MINIMUM EROSION CONTROL MEASURES WILL NEED TO BE IMPLEMENTED AND THE APPLICANT WILL BE RESPONSIBLE TO MAINTAIN ALL COMPONENTS OF THE EROSION CONTROL PLAN UNTIL THE SITE IS FULLY STABILIZED. HOWEVER, BASED ON SITE AND WEATHER CONDITIONS DURING CONSTRUCTION, ADDITIONAL EROSION CONTROL MEASURES MAY NEED TO BE IMPLEMENTED. ALL AREAS OF INSTABILITY AND EROSION MUST BE REPAIRED IMMEDIATELY DURING CONSTRUCTION AND NEED TO BE MAINTAINED UNTIL THE SITE IS FULLY STABILIZED OR VEGETATION IS ESTABLISHED. A CONSTRUCTION LOG MUST BE MAINTAINED FOR THE EROSION AND SEDIMENTATION CONTROL INSPECTIONS AND MAINTENANCE.

GENERAL NOTE:

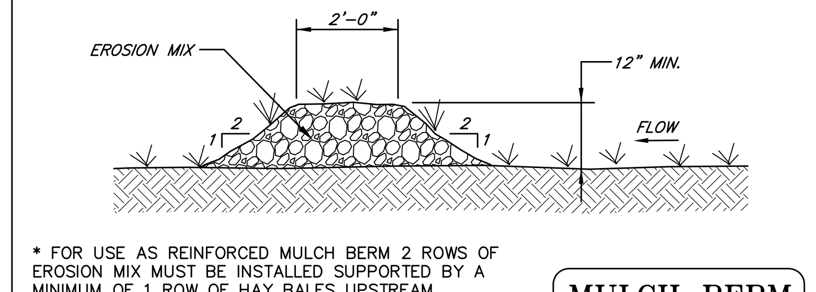
ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET MDOT ITEM 656.

EROSION CONTROL MIX BERMS
EROSION CONTROL MIX CAN BE MANUFACTURED ON OR OFF THE PROJECT SITE. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.

COMPOSITION
EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKSLESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH. THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:

- THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 80 AND 100%, DRY WEIGHT BASIS.
- PARTICLE SIZE BY WEIGHT SHALL BE 100 % PASSING A 6" SCREEN AND A MINIMUM OF 70 %, MAXIMUM OF 85%, PASSING A 0.75" SCREEN.
- THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED.
- LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
- SOLUBLE SALTS CONTENT SHALL BE < 4.0 MMHOS/CM.
- THE PH SHOULD FALL BETWEEN 5.0 AND 8.0.

INSTALLATION
- THE BARRIER MUST BE PLACED ALONG A RELATIVELY LEVEL CONTOUR. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES THAT WOULD ENABLE FINES TO WASH UNDER THE BARRIER THROUGH THE GRASS BLADES OR PLANT STEMS.
- ON SLOPES LESS THAN 5 % *OR* AT THE BOTTOM OF STEEPER SLOPES (<2:1) UP TO 20 FEET LONG, THE BARRIER MUST BE *A MINIMUM OF* 12" HIGH, AS MEASURED ON THE UPHILL SIDE OF THE BARRIER, *AND A MINIMUM* OF TWO FEET WIDE. *ON LONGER OR STEEPER SLOPES,* THE BARRIER SHOULD BE WIDER TO ACCOMMODATE THE ADDITIONAL RUNOFF.
- FROZEN GROUND, OUTCROPS OF BEDROCK AND VERY ROOTED FORESTED AREAS ARE LOCATIONS WHERE BERMS OF EROSION CONTROL MIX ARE MOST PRACTICAL AND EFFECTIVE.
- OTHER BMPS SHOULD BE USED AT LOW POINTS OF CONCENTRATED RUNOFF, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS AND CLOSED STORM SYSTEMS, AND AT THE BOTTOM OF STEEP PERIMETER SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM (I.E., A LARGE UP GRADIENT CONTRIBUTING WATERSHED).



* FOR USE AS REINFORCED MULCH BERM 2 ROWS OF EROSION MIX MUST BE INSTALLED SUPPORTED BY A MINIMUM OF 1 ROW OF HAY BALES UPSTREAM.

MULCH BERM

THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING

Revision:	By:	Date:	Change:

PROJECT NUMBER: 34450.2	ACAD FILE: 34450-DETAILS.DWG	SCALE: AS NOTED	DATE: DECEMBER 18, 2015

Drawing Name:
EROSION & SEDIMENTATION CONTROL NOTES AND DETAILS

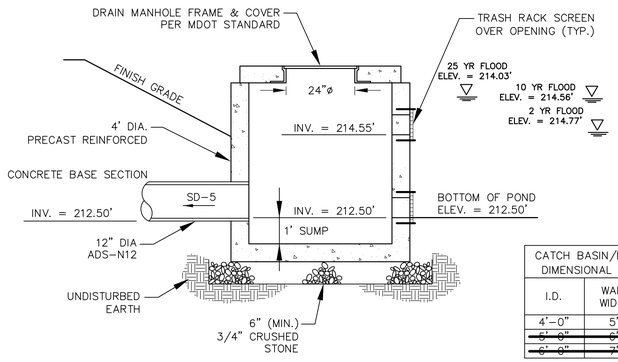
Project Name:
PROPOSED RETAIL STORE
296 EASTERN AVE, AUGUSTA, MAINE 04330

Owner/Applicant:
FRANKLIN LAND ASSOCIATES, LLC
9010 OVERLOOK BOULEVARD, BRENTWOOD, TENNESSEE 37027

STATE OF MAINE
Allen
9218
LICENSED PROFESSIONAL ENGINEER
12-18-15

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED
381 PAYNE ROAD, SCARBOROUGH, MAINE 04074
tel 207.883.1000 800.882.2227
fax 207.883.1001
e-mail info@northeastcivilsolutions.com

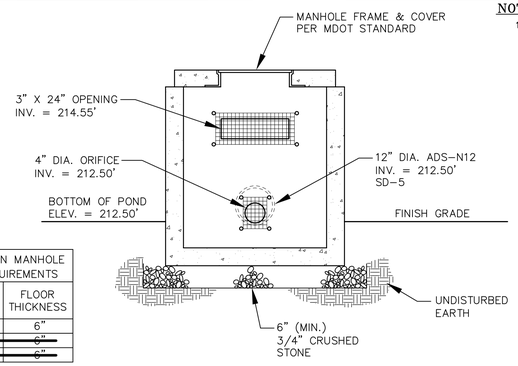
E:\LAND PROJECTS\34400\34450.2 AUGUSTA - ENGINEERING\PLANSET\34450-DETAILS.DWG



CATCH BASIN/DRAIN MANHOLE DIMENSIONAL REQUIREMENTS		
I.D.	WALL WIDTH	FLOOR THICKNESS
4'-0"	5"	6"
5'-0"	6"	6"
6'-0"	7"	6"

PRECAST CONCRETE OUTLET CONTROL STUCTURE (OCS-1)

N.T.S.



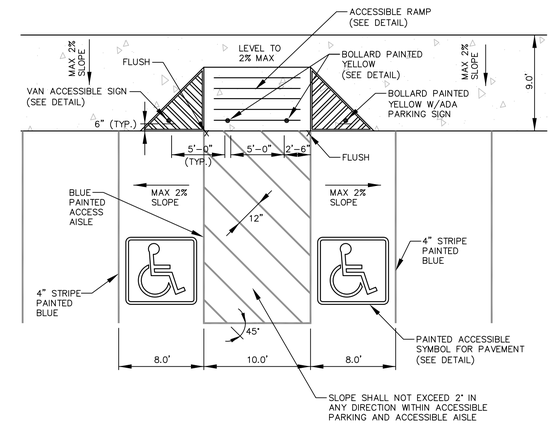
NOTES:

1. THE SITE WORK CONTRACTOR SHALL EMPLOY A QUALIFIED GEOTECHNICAL ENGINEER TO INSPECT AND CERTIFY THE CONSTRUCTION OF THE UNDERDRAINED SOIL FILTER BASINS. REPORTS OF EACH INSPECTION(S) SHALL BE MADE AND SUBMITTED TO THE TOWN ENGINEER. AT THE COMPLETION OF THE FIELD CONSTRUCTION, THE GEOTECHNICAL ENGINEER SHALL CERTIFY TO THE TOWN ENGINEER THAT THE UNDERDRAINED SOIL FILTER BASINS WERE CONSTRUCTED IN ACCORDANCE WITH THE PLANS, INCLUDING ANY APPROVED CHANGES.

   THE SITE WORK CONTRACTOR SHALL EMPLOY THE SERVICES OF AN INDEPENDENT SOIL TESTING LABORATORY TO SAMPLE AND TEST THE NATIVE SOIL UNDERLYING THE FILTER FIELD, THE SOIL FILTER MATERIAL, AND THE UNDERDRAIN BACKFILL MATERIAL DESIGNATED FOR USE IN THE SOIL FILTER FIELD. THE TESTING PROTOCOL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER. AT A MINIMUM, GRAIN SIZE ANALYSIS AND PERMEABILITY TESTING OF THE FILTER MATERIAL SHALL BE REQUIRED PRIOR TO THE PLACEMENT, TO VERIFY THAT THE POND WILL DRAIN WITHIN 24-48 HOURS, PER DEP REQUIREMENTS.

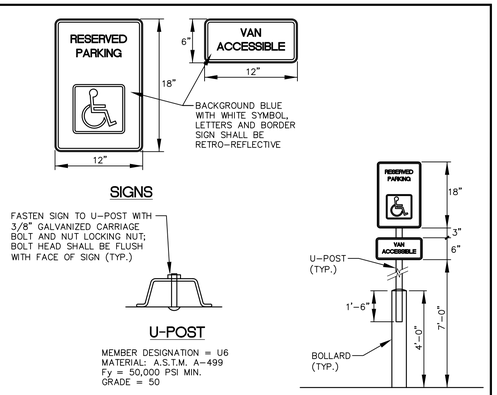
   COPIES OF ALL MATERIAL TESTING REPORTS SHALL BE SUBMITTED TO THE TOWN ENGINEER.

   THE SITE WORK CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MATERIALS AND CONSTRUCTION PROCEDURES UTILIZED IN THE CONSTRUCTION OF THE UNDERDRAINED SOIL FILTER BASINS, AND FOR MAINTENANCE AND PROTECTION OF THE CONSTRUCTED FILTER BASINS UNTIL APPROVAL AND ACCEPTANCE BY THE GEOTECHNICAL ENGINEER.



ACCESSIBLE PARKING LAYOUT

NTS

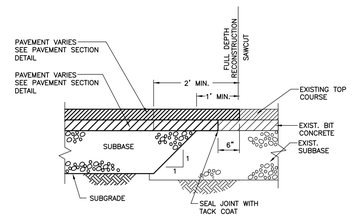


ACCESSIBLE PARKING SIGN

NTS

TRAFFIC SIGNS								
IDENTIFICATION NUMBER	SIGN HEIGHT	SIGN WIDTH	POST PER SIGN	TEXT	NUMBER OF SIGNS REQ'D.	SIGN AREA SQ. FT. NOM. AREA	SIGN AREA SQ. FT. TOTAL AREA	REMARKS
R1-1	24"	24"	1	STOP	1	4.0	4.0	PER MUTCD
R7-8	18"	12"	1	RESERVED PARKING	2	1.5	3.0	PER MUTCD

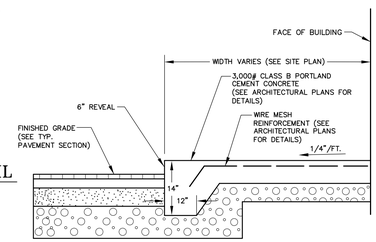
NOTE: ALL SIGNS SHALL CONFORM TO MUTCD STANDARDS AND MDOT ITEM 645



NOTE: PER MDOT ITEM 403

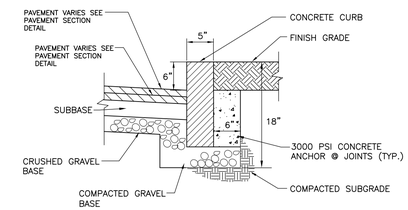
SAWCUT & PAVEMENT MATCH DETAIL

N.T.S.



CEMENT CONCRETE SIDEWALK DETAIL

NOT TO SCALE



NOTE: PER MDOT ITEM 609

PRECAST CONCRETE CURB DETAIL

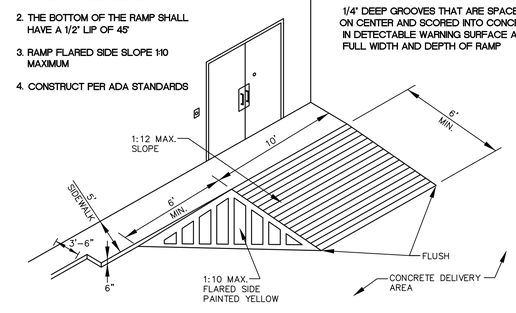
N.T.S.

NOTES:

1. SURFACES OF RAMPS SHALL HAVE GROOVES EXTENDING THE FULL WIDTH OF THE CURB RAMP IN A WAY THAT WILL NOT ALLOW WATER TO ACCUMULATE
2. THE BOTTOM OF THE RAMP SHALL HAVE A 1/2" LIP OF 45°
3. RAMP FLARED SIDE SLOPE 1:10 MAXIMUM
4. CONSTRUCT PER ADA STANDARDS

SURFACES SHALL LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THE ADJOINING PEDESTRIAN ROUTES

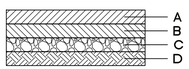
1/4" DEEP GROOVES THAT ARE SPACED 2" ON CENTER AND SCORED INTO CONCRETE IN DETECTABLE WARNING SURFACE AREA FULL WIDTH AND DEPTH OF RAMP



RAMP AT STOCKROOM DOOR

NTS

ASPHALT PAVEMENT SECTION



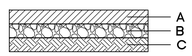
HEAVY DUTY

- A — 1.5" ASPHALT SURFACE COURSE
- B — 2.5" ASPHALT BASE COURSE
- C — GRAVEL: 3" MDOT TYPE 'A' 12" MDOT TYPE 'D'
- D — COMPACTED SUBGRADE

LIGHT DUTY

- A — 1.5" ASPHALT SURFACE COURSE
- B — 1.5" ASPHALT BASE COURSE
- C — GRAVEL: 3" MDOT TYPE 'A' 9" MDOT TYPE 'D'
- D — COMPACTED SUBGRADE

CEMENT CONCRETE SECTION



HEAVY DUTY

- A — 6" CEMENT CONCRETE, MESH REINFORCED (3,500 PSI @28 DAYS)
- B — 24" GRAVEL: MDOT TYPE 'B'
- C — COMPACTED SUBGRADE

LIGHT DUTY

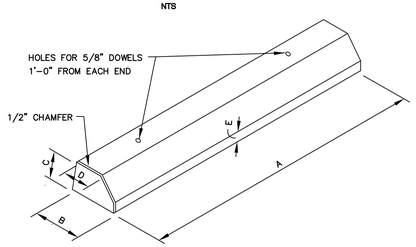
- A — 5" CEMENT CONCRETE, MESH REINFORCED (3,500 PSI @28 DAYS)
- B — 15" GRAVEL: MDOT TYPE 'B'
- C — COMPACTED SUBGRADE

NOTES:

1. ALL PAVEMENT MATERIALS AND CONSTRUCTION PROCEDURES SHALL CONFORM TO MAINE DOT STANDARDS
2. REFER TO GEOTECHNICAL INVESTIGATION PREPATED BY JTC DATED 08-28-2014, REPORT #14-15-061

PAVEMENT SECTIONS

NTS



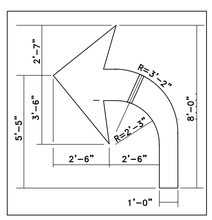
ITEM NO.	A	B	C	D	E	WEIGHT PER FOOT	REINFORCING SCHEDULE
5403	6'-0"	6"	4-1/2"	2-1/2"	1-3/4"	23-LBS.	4-#3-BARS

NOTES:

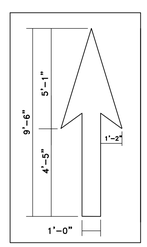
1. SUPERIOR CONCRETE TYPE 5403 – RECOMMENDED TO BE PINNED ON TOP OF ASPHALT PAVEMENT.
2. QUALITY CONTROLLED AIR ENTRAINED CONCRETE.
3. TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

PRECAST CONCRETE WHEELSTOP

NOT TO SCALE



TURN ARROW

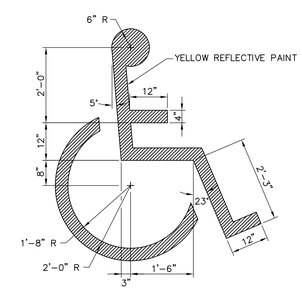


THROUGH (STRAIGHT) ARROW

NOTE: PER MDOT ITEM 627

STRIPING ARROWS

N.T.S.



HANDICAPPED PAINTING

N.T.S.

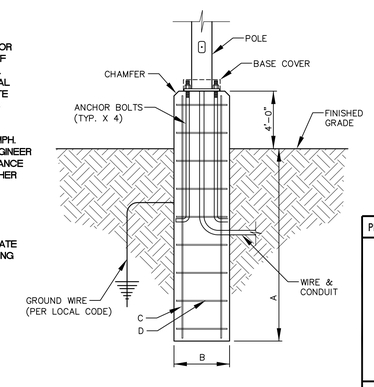
NOTE: PER MDOT ITEM 627

PAVEMENT MARKING NOTES :

1. ALL PAVEMENT MARKING WORDS AND SYMBOLS SHALL BE RETROREFLECTIVE WHITE AND SHALL CONFORM TO THE **MUTCD** AND MDOT ITEM 627.
2. WORDS AND SYMBOLS SHALL BE CENTERED LATERALLY WITHIN THE LANE. THE LONGITUDINAL DIMENSION SHALL BE PARALLEL TO THE LANE.
3. MULTI-WORD MESSAGES SHALL READ "UP"; THAT IS, THE FIRST WORD SHALL BE NEAREST THE APPROACHING DRIVER.
4. THE WORD "ONLY" SHALL NOT BE USED WITH THROUGH OR COMBINATION ARROWS, AND SHALL NOT BE USED ADJACENT TO A BROKEN LANE LINE. A TURN ARROW SHALL PRECEED THE WORD "ONLY".
5. COMBINATION ARROWS MAY BE COMPRISED OF 2 SINGLE ARROWS (e.g. TURN AND THROUGH ARROWS). HOWEVER, THE SHAFTS OF THE ARROWS SHALL COINCIDE.
6. PREFORMED TAPE WORDS AND SYMBOLS SHALL BE PRE-CUT, EITHER BY THE MANUFACTURER OR THE CONTRACTOR.
7. WRONG-WAY ARROWS SHALL NOT BE SUBSTITUTED FOR THROUGH ARROWS.
8. LONGITUDINAL SPACING BETWEEN SUCCESSIVE WORDS AND/OR SYMBOLS SHOULD BE AT LEAST 4 TIMES THE HEIGHT OF THE LARGEST CHARACTER.

NOTES:

1. POLE BASE IS DESIGNED FOR SOIL BEARING PRESSURE OF 100 PSF/FT BASED ON SOIL TYPE. CONTACT STRUCTURAL ENGINEER IF LOWER ON-SITE SOIL BEARING PRESSURE IS ENCOUNTERED.
2. DESIGN WIND SPEED = 90 MPH. CONTACT STRUCTURAL ENGINEER IF LOCAL CODE OR ORDINANCE REQUIRES DESIGN FOR HIGHER WIND SPEED.
3. REBAR SPLICES ARE NOT PERMITTED.
4. FACTORY SUPPLIED TEMPLATE MUST BE USED WHEN SETTING ANCHOR BOLTS.
5. FOR LOCATION, SEE ES1.0 PHOTOMETRIC PLAN.



A	EMBEDMENT DEPTH (BELOW GRADE)	4'-6"
A	CONCRETE DIAMETER	30"
A	VERTICAL REINFORCEMENT	8 EA #6 SPACED EQUALLY
A	HORIZONTAL REINFORCEMENT	#3 AT 12" O.C.

LIGHT POLE BASE

NTS

Revision:	By:	Date:	Change:

PROJECT NUMBER: 34450.2 | ACAD FILE: 34450-DETAILS.DWG | SCALE: AS NOTED | DATE: DECEMBER 18, 2015

Drawing Name:
CONSTRUCTION DETAILS – SHEET 1

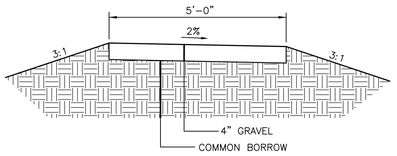
Project Name:
PROPOSED RETAIL STORE
296 EASTERN AVE, AUGUSTA, MAINE 04330

Owner/Applicant:
FRANKLIN LAND ASSOCIATES, LLC
9010 OVERLOOK BOULEVARD, BRENTWOOD, TENNESSEE 37027

STATE OF MAINE — Allen 9218 — LICENSED PROFESSIONAL ENGINEER — 12-18-15

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED
381 PAYNE ROAD, SCARBOROUGH, MAINE 04074
tel. 207.883.1000 800.882.2227
fax 207.883.1001
e-mail info@northeastcivilsolutions.com

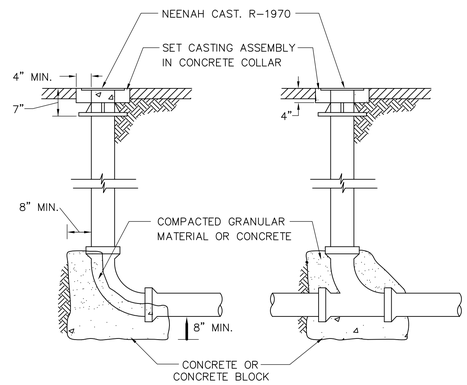
E:\LAND PROJECT\34000\34450.2 AUGUSTA - ENGINEERING\PLANSET\34450-DETAILS.DWG



RECREATIONAL TRAIL

NOT TO SCALE

NOTE:
CLEANOUT TOP SHALL BE ENCLOSED IN CASTING AND/OR FABRICATED COVER ASSEMBLY.



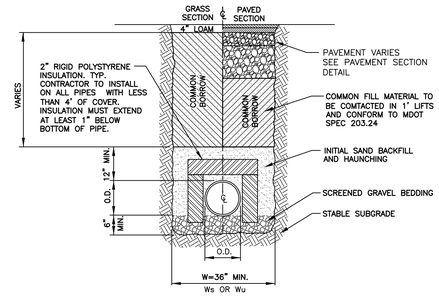
END OF LINE CLEANOUT IN LINE CLEANOUT

CLEANOUT DETAIL

N.T.S.

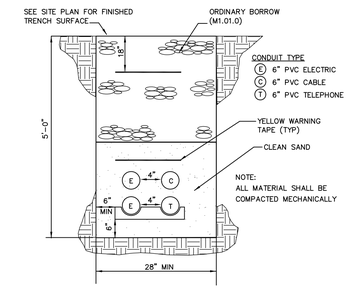
TRENCH WIDTH Ws OR Wu		
DIAMETER OF PIPE D	Wu UNSHEETED	Ws SHEETED
12" AND SMALLER	3'-0"	4'-2"
15"	3'-2"	4'-4"
18"	3'-6"	4'-8"
21"	3'-10"	5'-0"
24"	4'-2"	5'-4"
27"	4'-6"	5'-8"
30"	4'-10"	6'-0"
36"	5'-6"	6'-8"
42"	6'-2"	7'-4"
48"	6'-10"	8'-0"

TRENCH WIDTH DATA



SEWER TRENCH SECTION

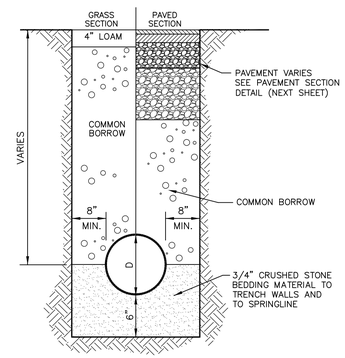
N. T. S.



ALL TRENCH CONDUITS SHALL BE SCHEDULE 40 PVC, UNLESS OTHERWISE NOTED

COMMON TRENCH DETAIL
1Ø ELECTRIC/TELEPHONE/CABLE

NOT TO SCALE

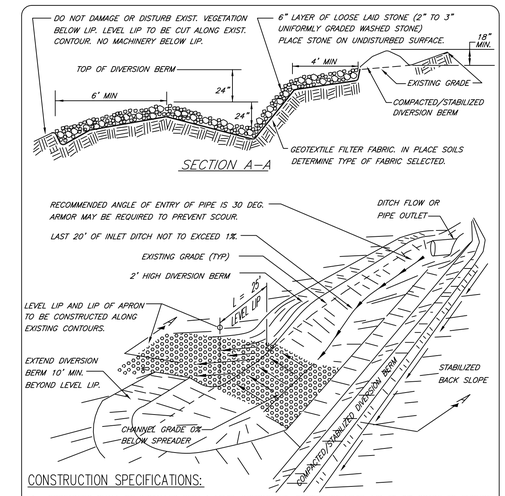


NOTE: ALL MATERIAL SHALL BE COMPACTED TO 95% OF THE MAXIMUM PROCTOR DENSITY (MODIFIED)

PER MDOT ITEM 603

TYPICAL STORMWATER TRENCH SECTION

NOT TO SCALE



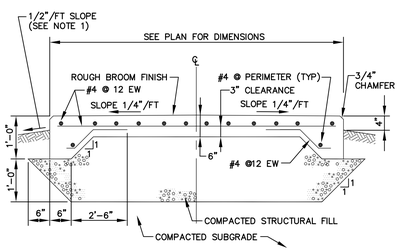
CONSTRUCTION SPECIFICATIONS:

1. SPREADERS SHALL BE INSTALLED WITH A LEVEL INSTRUMENT. CONSTRUCT LEVEL LIP TO 0% GRADE TO ENSURE UNIFORM SHEET FLOW. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL (NOT FILL).
2. SELECT GEOTEXTILE FABRIC BASED ON UNDISTURBED SOILS (SANDS, SILTS, CLAYS, ETC.)
3. PLACE 6" LAYER OF UNIFORMLY GRADED STONE 2" TO 3" IN DIA. RAKE TO FORM SMOOTH UNIFORM SURFACE. DO NOT FILL VOIDS IN STONE.
4. THE INLET DITCH SHALL NOT EXCEED A 1% GRADE FOR AT LEAST 20 FEET BEFORE ENTERING THE SPREADER.
5. STORM RUN-OFF CONVERTED TO SHEET FLOW ACROSS OUTLET APRON SHALL FLOW ONTO STABILIZED AREAS. RUN-OFF SHALL NOT BE RECONCENTRATED IMMEDIATELY BELOW THE POINT OF DISCHARGE.
6. PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PROVIDED.
7. CONSTRUCTION OF LEVEL LIP SPREADER SHALL BE FROM UPHILL SIDE ONLY. LEVEL LIP & AREA BELOW SPREADER SHALL BE AT EXISTING GRADES & UNDISTURBED BY EARTHWORK OR EQUIPMENT.
8. CONSTRUCT SPREADER WITH LIP AT EXISTING ELEVATION AS SPECIFIED.
9. DOWNGRADIENT RECEIVING AREA MUST BE NATURALLY WELL VEGETATED.
10. DISCHARGE NOT PERMITTED WITHIN 25' OF A STREAM OR WETLAND. CONSULT DEP IF STRUCTURE MUST BE WITHIN 75' OF STREAM OR WATER BODY.

ME DEP 2003

LEVEL LIP SPREADER

LEVEL SPREADER #	Q_{10}	REQUIRED LENGTH	LENGTH PROVIDED
LS-1	0.88 CFS	4'	10'
LS-2	0.35 CFS	3'	10'

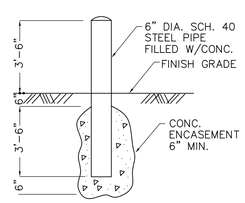


SECTION

NOTE
1. PROVIDE 1/2" PER FOOT SLOPE AWAY FROM PADS WITHIN 10'-0" OF ALL PAD EDGES.

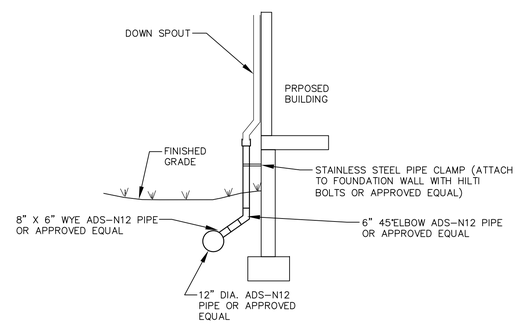
DUMPSTER PAD DETAIL

NOT TO SCALE



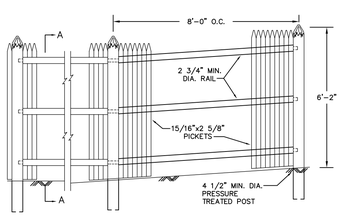
BOLLARD DETAIL

N.T.S.

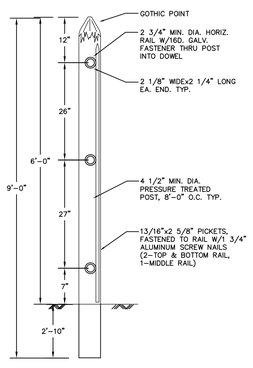


DOWNSPOUT CONNECTION DETAIL

NOT TO SCALE



TYPICAL ELEVATION

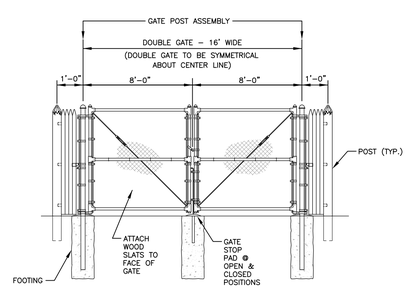


A-A TYPICAL SECTION

NOTES:
1. ALL FENCING MATERIAL SHALL BE PRESSURE TREATED, SAWN TO THE DIMENSIONS SHOWN ON THE DRAWING.
2. ALL FENCE POSTS SHALL BE PRESSURE TREATED.
3. POSTS SHALL MAINTAIN A DEPTH OF 2'-10" IN GROUND AND SHALL BE RACKED TO ACCOMODATE ANY CHANGES IN GRADE.
4. LINE OF FENCE TOP & BOTTOM SHALL BE INSTALLED STRAIGHT AND TRUE. ALL POSTS AND FACING BOARDS OR SLATS SHALL BE INSTALLED PARALLEL AND PLUMB. ALL RAILS SHALL BE INSTALLED PARALLEL AND TRUE.
5. ALL GATE HARDWARE SHALL BE DOUBLE DIP HOT GALVANIZED.

STOCKADE FENCE DETAIL

N.T.S.



GATE

N.T.S.

Revision:	By:	Date:	Change:

PROJECT NUMBER: 34450.2	ACAD FILE: 34450-DETAILS.DWG	SCALE: AS NOTED	DATE: DECEMBER 18, 2015

Drawing Name:
CONSTRUCTION DETAILS - SHEET 2

Project Name:
PROPOSED RETAIL STORE
296 EASTERN AVE, AUGUSTA, MAINE 04330

Owner/Applicant:
FRANKLIN LAND ASSOCIATES, LLC
9010 OVERLOOK BOULEVARD, BRENTWOOD, TENNESSEE 37027

STATE OF MAINE — Allen 9218 — LICENSED PROFESSIONAL ENGINEER
12-18-15

SURVEYING ENGINEERING LAND PLANNING
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fax 207.883.1001
e-mail info@northeastcivilsolutions.com

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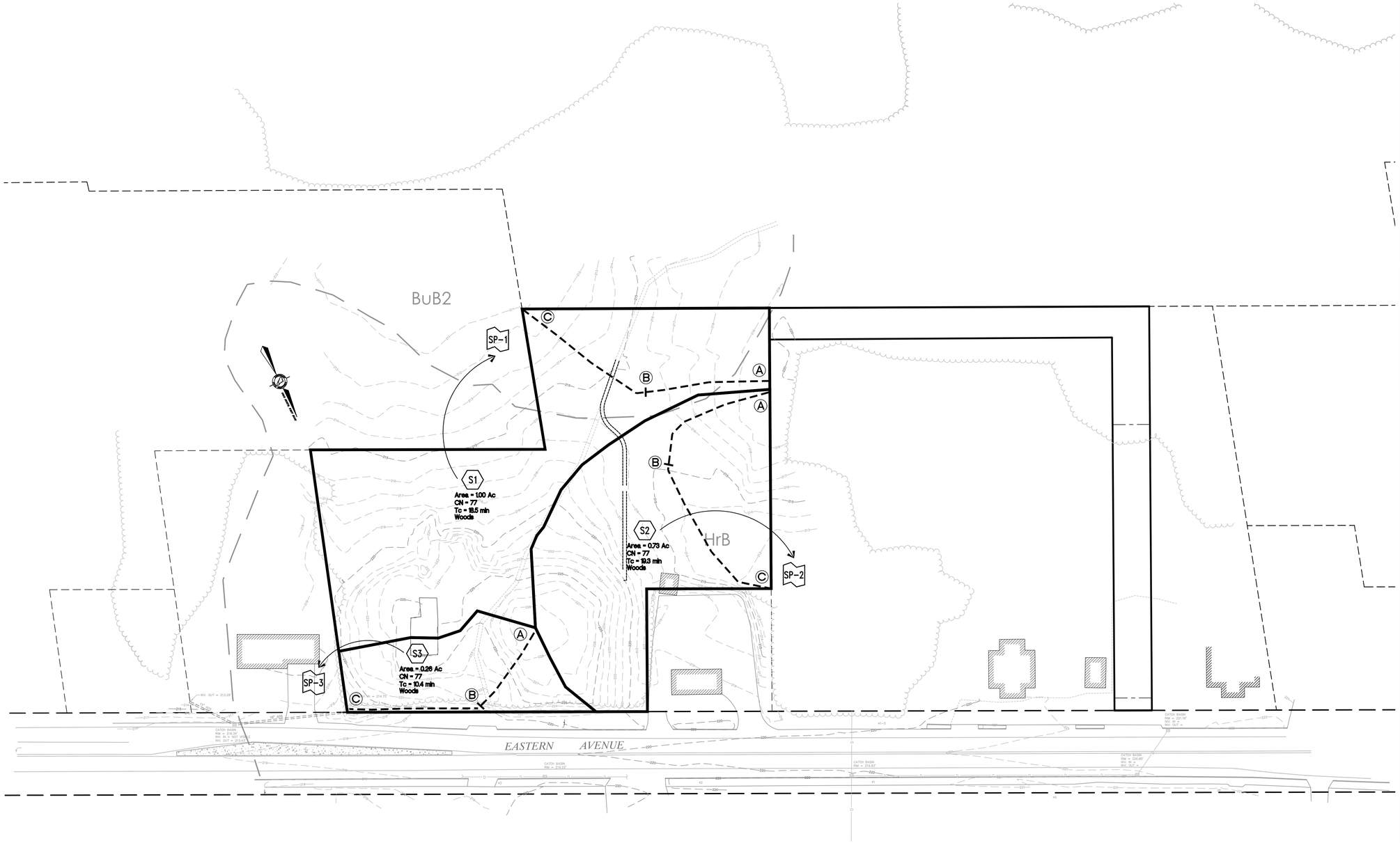

LEGEND

SP1	LINK
S1	SUBCATCHMENT
P1	POND
▬▬▬	PRE–DEVELOPMENT DRAINAGE SUBCATCHMENT
- - - -	TIME OF CONCENTRATION PATH

NOTES

Tc PATH TABLE

SUBCAT	Tc PATH	FLOW	LENGTH	SLOPE (FT/FT)
S1	A–B B–C	SHEET SHALLOW CONC	100' 120'	0.0450 0.0458
S2	A–B B–C	SHEET SHALLOW CONC	100' 138'	0.0500 0.0185
S3	A–B B–C	SHEET SHALLOW CONC	73' 103'	0.1096 0.0631

SOILS LEGEND

SYMBOL	SOIL TYPE	HSG
BuB2	BUXTON SILT LOAM, 3%–8% SLOPES, ERODED	D
HrB	HOLLIS FINE SANDY LOAM, 3%–8% SLOPES	D

THE SOURCE OF THE SOIL TYPES AND BOUNDARIES IS THE NATIONAL COOPERATIVE SOIL SURVEY (NCSS).

THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING

Revision:	By:	Date:	Change:

PROJECT NUMBER: 34450.2 | ACAD FILE: 34450–DRAINAGE.DWG | SCALE: 1" = 40' | DATE: DECEMBER 18, 2015

Drawing Name:
PRE–DEVELOPMENT DRAINAGE AREA PLAN

Project Name:
PROPOSED RETAIL STORE
296 EASTERN AVE, AUGUSTA, MAINE 04330

Owner/Applicant:
FRANKLIN LAND ASSOCIATES, LLC
9010 OVERLOOK BOULEVARD, BRENTWOOD, TENNESSEE 37027

STATE OF MAINE — Allen 9218 — LICENSED PROFESSIONAL ENGINEER
12-18-15

SHEET 10 OF 12

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0 40' 80' 160'

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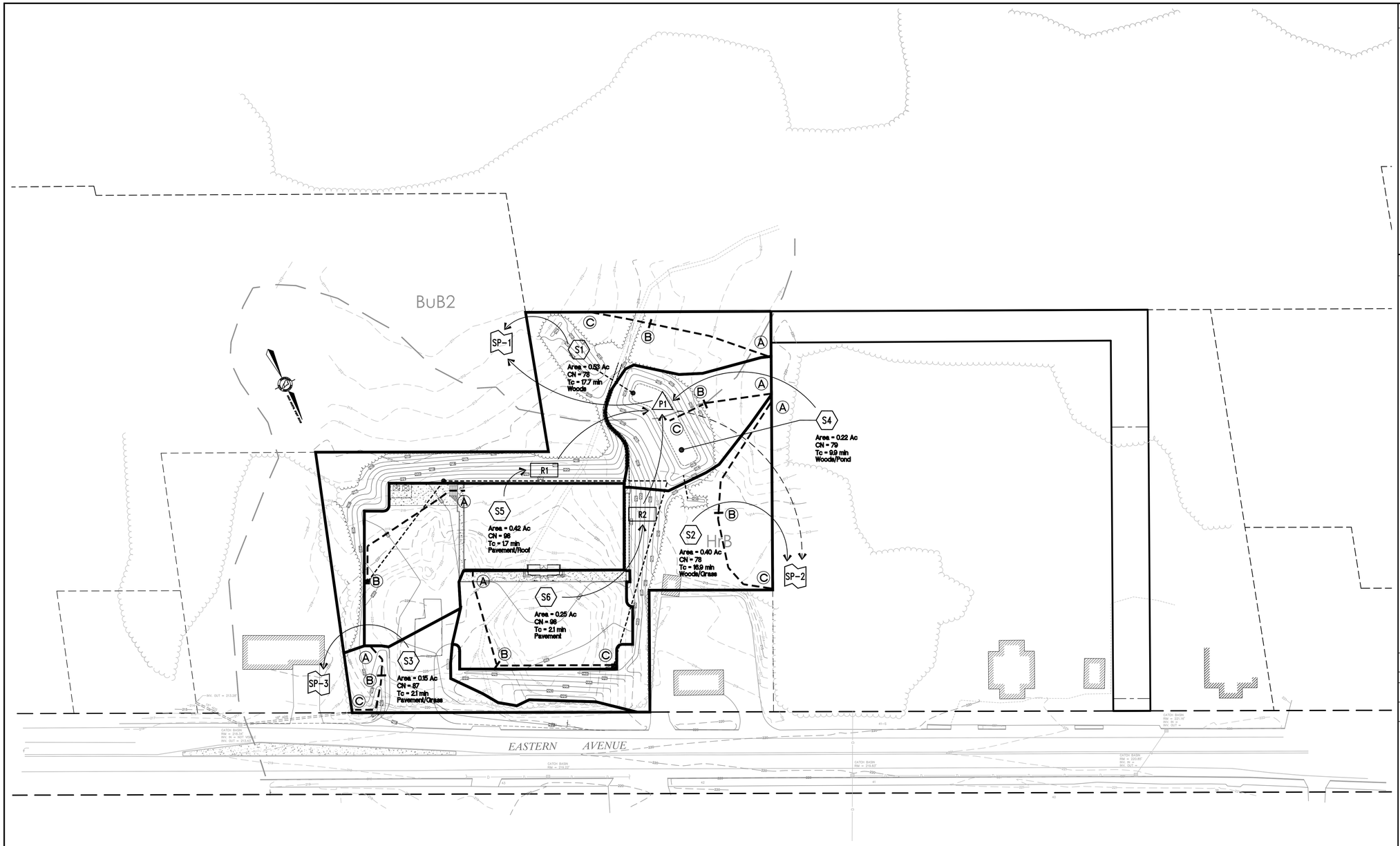

LEGEND

SP1	LINK
S1	SUBCATCHMENT
P1	POND
━━━	POST–DEVELOPMENT DRAINAGE SUBCATCHMENT
- - - -	TIME OF CONCENTRATION PATH

NOTES

Tc PATH TABLE

SUBCAT	Tc PATH	FLOW	LENGTH	SLOPE (FT/FT)
S1	A–B B–C	SHEET SHALLOW CONC	100' 49'	0.0425 0.0600
S2	A–B B–C	SHEET SHALLOW CONC	100' 84'	0.0600 0.0178
S3	A–B B–C	SHEET SHALLOW CONC	28' 41'	0.2500 0.1000
S4	A–B B–C	SHEET SHALLOW CONC	53' 30'	0.0472 0.2500
S5	A–B	SHEET	120'	0.0150
S6	A–B B–C	SHEET SHALLOW CONC	78' 90'	0.0100 0.0120

SOILS LEGEND

SYMBOL	SOIL TYPE	HSG
BuB2	BUXTON SILT LOAM, 3%–8% SLOPES, ERODED	D
HrB	HOLLIS FINE SANDY LOAM, 3%–8% SLOPES	D

THE SOURCE OF THE SOIL TYPES AND BOUNDARIES IS THE NATIONAL COOPERATIVE SOIL SURVEY (NCSS).

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Drawing Name:
POST–DEVELOPMENT DRAINAGE AREA PLAN

Project Name:
PROPOSED RETAIL STORE
296 EASTERN AVE, AUGUSTA, MAINE 04330

Owner/Applicant:
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STATE OF MAINE — Allen 9218 — LICENSED PROFESSIONAL ENGINEER — 12-18-15

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0 40' 80' 160'

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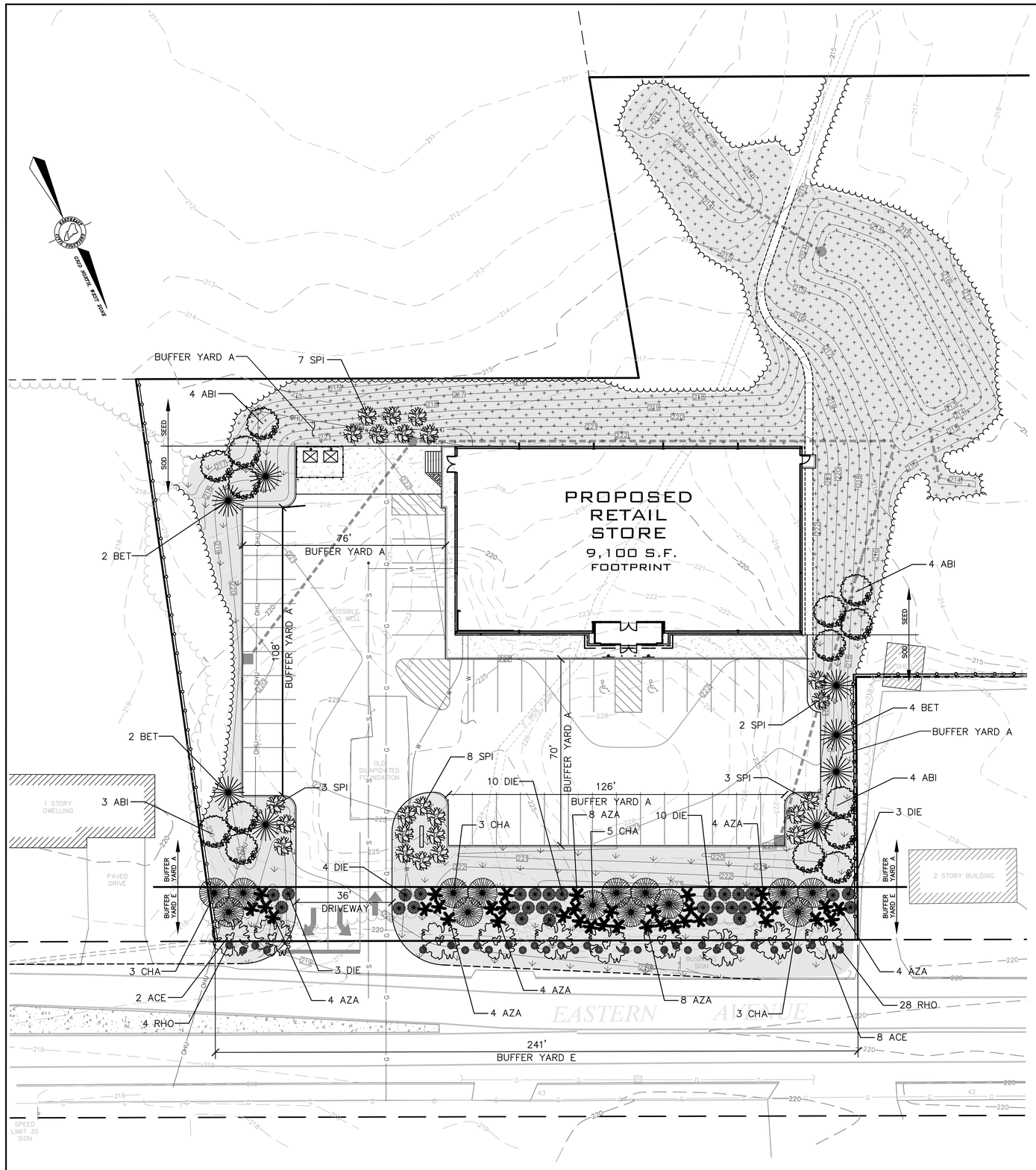
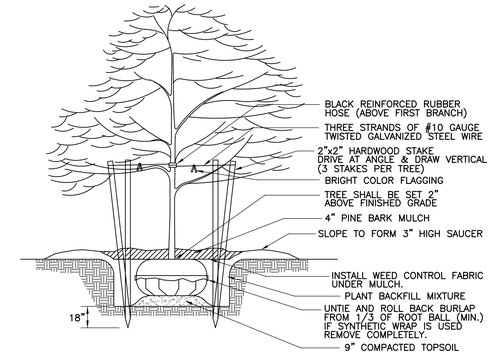
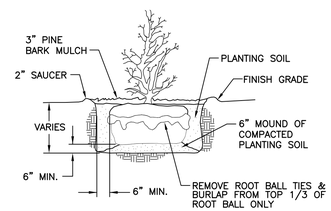




TYPICAL TREE PLANTING

NOT TO SCALE



TYPICAL SHRUB PLANTING DETAIL

N.T.S.

LEGEND

- ACE
- CHA
- DIE
- AZA
- RHO
- BET
- ABI
- SPI

LEGEND

- AREA TO BE SODDED WITH TURF TYPE FESCUE (OR APPROVED EQUAL)
- AREA TO BE SEEDED WITH TURN TYPE FESCUE AT THE RATE OF 5 LBS. PER 1,000 S.F. MULCH SEEDED AREA WITH STRAW AT THE RATE OF 1.5 BALES PER 1,000 S.F.
- IRRIGATION COVERAGE AREA. CONTRACTOR TO PROVIDE AS DESIGN BUILD ITEM

NOTES

A. GRADING NOTES:

1. ALL GRADED AREAS TO RECEIVE SEED OR SOD, TOP SOIL, STRAW AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
2. TOP SOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS. PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES DURING CONSTRUCTION.
3. TILL SOIL TO A DEPTH OF 4" MINIMUM.
4. REMOVE ALL ROCKS LARGER THAN 1" MEASURED IN LARGEST DIRECTION.
5. GRADE ALL AREAS TO MAINTAIN POSITIVE SLOPE AWAY FROM BUILDING.

B. LAWN SEEDING AND SODDING NOTES:

1. ALL LAWNS FROM FACE OF THE BUILDING AND ON THE SIDE WHERE THERE IS PARKING OR A STREET ARE REQUIRED TO BE FULLY SODDED. ALL OTHER LANDSCAPE AREAS TO RECEIVE SEED.
2. AREAS TO RECEIVE SEED OR SOD SHALL BE CLEAN OF DEBRIS AND FREE OF WEEDS.
3. SEED MIX TO BE DROUGHT TOLERANCE FESCUE OR REGIONAL SPECIFIC BLEND. 1/4 TO 1/3 OF THE SEED MIXTURE TO BE ANNUAL RYE TO AIDE IN LIMITING EROSION OF PERENNIAL SEED DURING GERMINATION.
4. STRAW SHALL BE THRESHED STRAW OF HAY, OATS, WHEAT, BARLEY, OR RYE. SPREAD AT A RATE OF 2 1/2 TONS PER ACRE. STRAW, NETTING, AND OTHER ANTI-EROSION MATERIALS TO BE REMOVED AFTER ESTABLISHED LAWN.
5. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER SEEDING. WATER REGULARLY TO KEEP LAWN AREAS MOIST TO MAXIMIZE GERMINATION AND MAINTAIN OPTIMUM GROWTH AND SURVIVAL TO ACHIEVE AN ACCEPTABLE STAND OF ESTABLISHED LAWN PRIOR TO THE STORE POSSESSION DATE, FREE OF ERODED OR BARE AREAS.

C. LANDSCAPE NOTES:

1. ALL PLANTING BEDS SHALL HAVE A MINIMUM 3" DEPTH OF MULCH, WITH EDGING AS REQUIRED.
2. ALL SOIL USED FOR PLANTING SHALL CONSIST OF REGIONALLY APPROPRIATE SOILS.
3. ALL TREES LOCATED IN SOD AREAS SHALL HAVE A MULCH RING AROUND THEM WITH EDGING.
4. ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF THE PLANTINGS.
5. PRIOR TO FINAL ACCEPTANCE OF STORE BY DOLLAR GENERAL, THE SITE SHALL BE CLEAN OF ALL DEBRIS AND TRASH, AND MEET ALL REQUIREMENTS OUTLINED IN SECTIONS A–C ABOVE.

D. IRRIGATION NOTES:

1. IRRIGATION TO BE PROVIDED AS A DESIGN BUILD BY THE CONTRACTOR.
2. ALL LANDSCAPE AREAS AND LAWNS ADJACENT TO PAVED AREAS AND/OR STREETS ARE TO BE FULLY IRRIGATED.
3. IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES AND CONTROLLERS.
4. A SEPARATE METER AND BACKFLOW PREVENTER WILL BE REQUIRED.
5. LOCATE HEADS A MINIMUM OF 2'–0" FROM EDGE OF PAVEMENT / CURB.

E. BUFFER YARDS: CITY OF AUGUSTA – PERFORMANCE STANDARDS – ARTICLE VI SECTION 300–502

BUFFER YARD A – 15 FT WIDE BUFFER ALONG PARKING PERIMETER

TOTAL PERIMETER = 380'. USE 3.8 MULTIPLIER

8 CANOPY/EVERGREEN TREES REQ'D.
15 UNDERSTORY TREES REQ'D.
23 DECIDUOUS SHRUBS REQ'D.

BUFFER YARD E – 25 FT WIDE BUFFER ALONG EASTERN AVE.

AVAILABLE LANDSCAPE FRONTAGE = 204'. USE 2.04 MULTIPLIER

10 CANOPY/EVERGREEN TREES REQ'D.
14 UNDERSTORY TREES REQ'D.
61 DECIDUOUS SHRUBS REQ'D.
31 EVERGREEN SHRUBS REQ'D.

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COUNT	TYPE
ACE	ACER FREEMANII	ARMSTRONG MAPLE	2" CAL.	10	TREE
CHA	CHAMAECY PARIS THYOIDES 'GLAUCA'	BLUE COASTAL WHITE CEDAR	#2	14	TREE
DIE	DIERVILLA LUNICERA	BUSH HONEYSUCKLE	24"	30	SHRUB
AZA	ARBORESCENS X VISCOSUM	WHITE LIGHTNING AZALEA	24"	36	SHRUB
RHO	RHODODENDRON 'PERRY WISEMAN'	PERCY WISEMAN RHODODENDRON	#2	32	SHRUB
BET	BETULA PAPYRIFERIA	WHITE BIRCH	2"	8	TREE
ABI	ABIES BALSAMEA 'PICCOLO'	DWARF BALSAM FIR	1.5"	15	TREE
SPI	SPIRAEA BETULIFOLIA 'TOR'	TOR SPIRAEA	#3	23	SHRUB

SEED MIX

UNDERDRAIN FILTER SEED MIX

TYPE	LBS/AC
CREEPING RED FESCUE	20 LBS/AC
TALL FESCUE	20 LBS/AC
BIRDSFOOT TREFOIL	8 LBS/AC
TOTAL	48 LBS/AC

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Revision:	By:	Date:	Change:
2	SMA	1/27/16	REVISED PER CITY STAFF COMMENTS

PROJECT NUMBER: 34450.2 | ACAD FILE: 34450–LANDSCAPING.DWG | SCALE: 1" = 20' | DATE: DECEMBER 18, 2015

Drawing Name:
LANDSCAPING PLAN

Project Name:
PROPOSED RETAIL STORE
296 EASTERN AVE, AUGUSTA, MAINE 04330

Owner/Applicant:
FRANKLIN LAND ASSOCIATES, LLC
9010 OVERLOOK BOULEVARD, BRENTWOOD, TENNESSEE 37027

SURVEYING ENGINEERING LAND PLANNING
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0 20' 40' 80'

1-27-16

SHEET 12 OF 12

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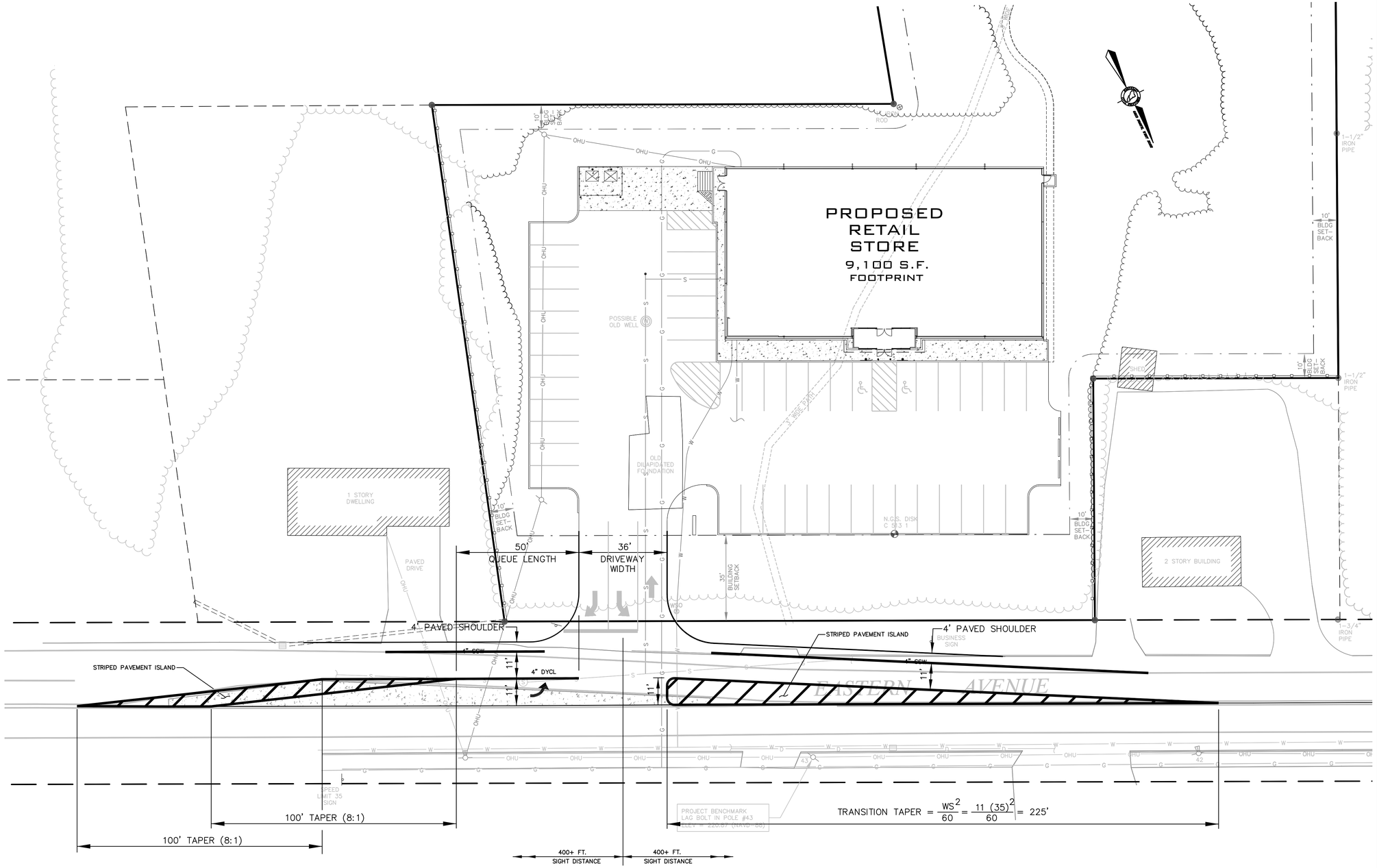

LEGEND

- BOUNDARY LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- RIGHT-OF-WAY LINE
- ABUTTER
- BUILDING SETBACK
- EXISTING GAS LINE
- EXISTING UTILITY POLE
- EXISTING OVERHEAD UTILITY
- EXISTING WATER LINE
- EXISTING WATER SHUT OFF
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING SEWER MANHOLE
- EXISTING SEWER LINE
- EXISTING CATCH BASIN SQUARE
- EXISTING DRAIN LINE
- EXISTING TREE LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED OVERHEAD ELEC
- PROPOSED GAS LINE
- PROPOSED TREE LINE

STRIPING KEY:

SSY = SINGLE SOLID YELLOW
SSW = SINGLE SOLID WHITE
DYCL = DOUBLE YELLOW CENTER LINE
* SEE DETAILS FOR ADDITIONAL PAVEMENT MARKINGS

NOTES

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Revision:	By:	Date:	Change:
2	SMA	1/27/16	REVISED PER CITY STAFF COMMENTS

PROJECT NUMBER: 34450.2 | ACAD FILE: 34450-OFF-SITE.DWG | SCALE: 1" = 20' | DATE: DECEMBER 18, 2015

Drawing Name:
OFF-SITE IMPROVEMENT PLAN

Project Name:
PROPOSED RETAIL STORE
296 EASTERN AVE, AUGUSTA, MAINE 04330

Owner/Applicant:
FRANKLIN LAND ASSOCIATES, LLC
9010 OVERLOOK BOULEVARD, BRENTWOOD, TENNESSEE 37027

STATE OF MAINE — Allen 9218 — LICENSED PROFESSIONAL ENGINEER — 1-27-16

SHEET 1 OF 1

SURVEYING ENGINEERING LAND PLANNING
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e-mail info@northeastcivilsolutions.com

0 20' 40' 80'

E:\LAND PROJECT\34000\34450.2 AUGUSTA - ENGINEERING\PLANSET\34450-OFF-SITE.DWG

Schedule

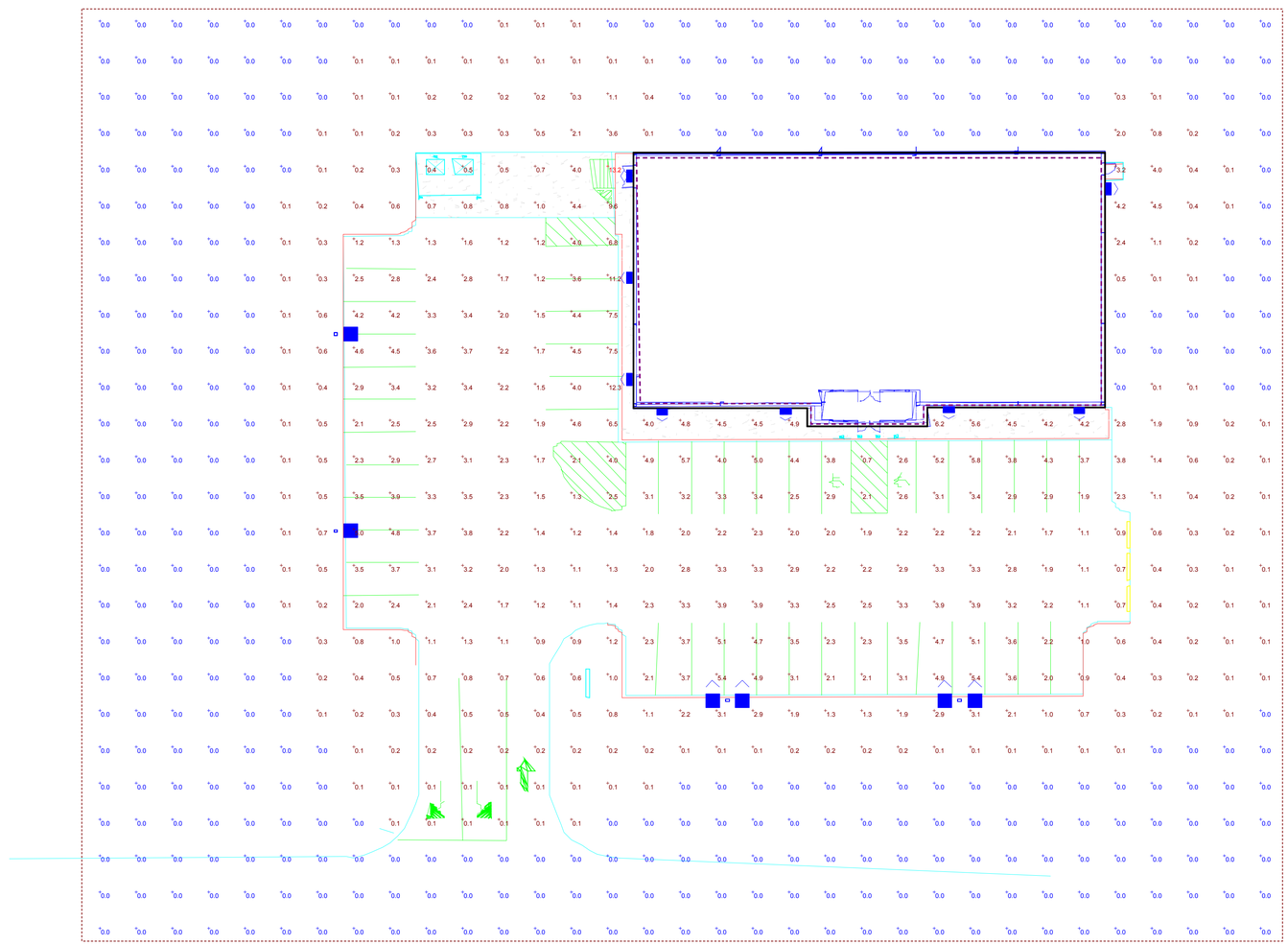
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Wattage
	J70	1	Lithonia Lighting	TWF1 70MHCT6	CONTOUR SERIES BUILDING MOUNTED WALLPACK WITH VERTICAL LAMP AND GLASS LENS	80
	J150	7	Lithonia Lighting	TWF1 150M	CONTOUR SERIES BUILDING MOUNTED WALLPACK WITH VERTICAL LAMP AND GLASS LENS	185
	P1400	2	Lithonia Lighting	KAD 400M SR4SC (PULSE START)	Area Luminaire, 400W MH, High Performance SR4SC Sharp Cutoff, Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	456
	P2250	2	Lithonia Lighting	KAD 250M SR4SC (PULSE START)	Area Luminaire, 250W MH, High Performance SR4SC Sharp Cutoff Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	576

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING	+	1.0 fc	13.2 fc	0.0 fc	N/A	N/A

Power Statistics

Description	# Luminaires	Total Watts	Area	Density
Power Density Zone	10	3069.0 W	85386.3 ft²	0.0 W/ft²



Plan View

Scale - 1" = 20'

NEEDHAM LIGHTING & ELECTRICAL SOLUTIONS

DOLLAR GENERAL
AUGUSTA, ME.

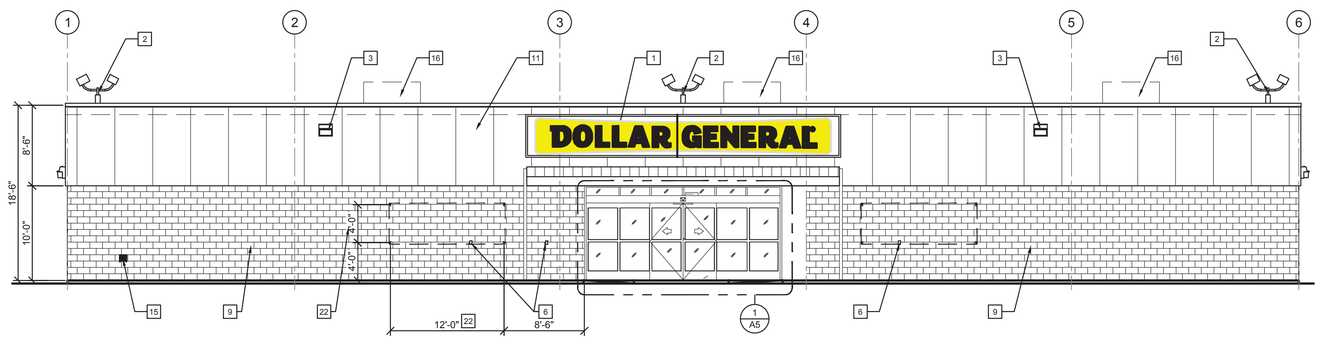
Designer
Needham Lighting & Electrical Solutions

Date
01/08/2016

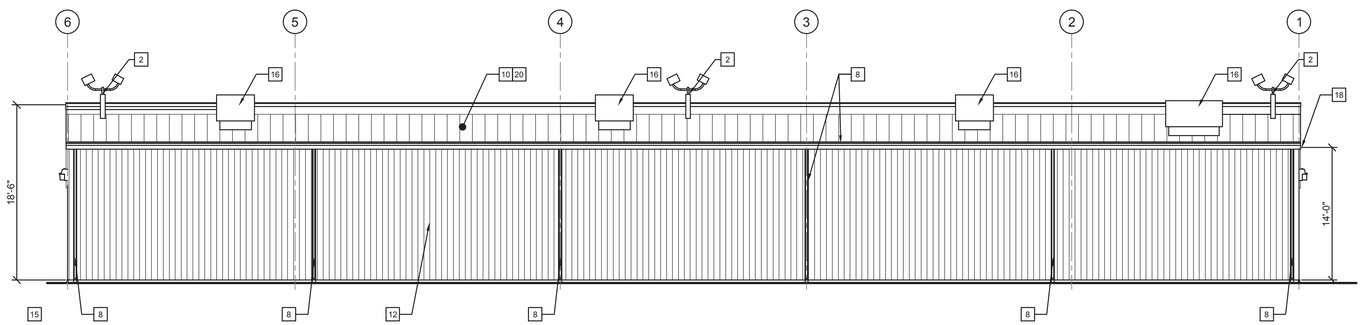
Scale
1" = 20'

Drawing No.

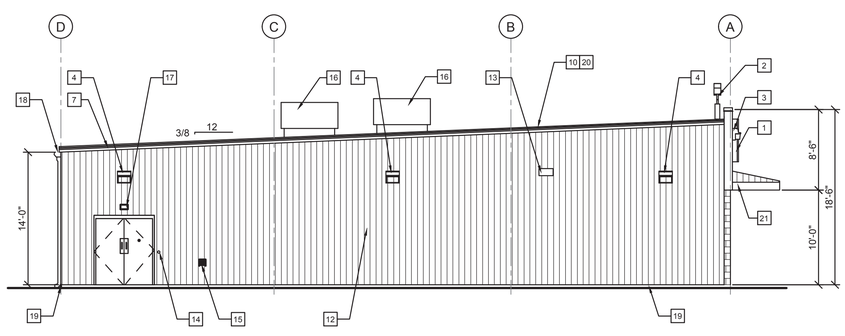
Summary



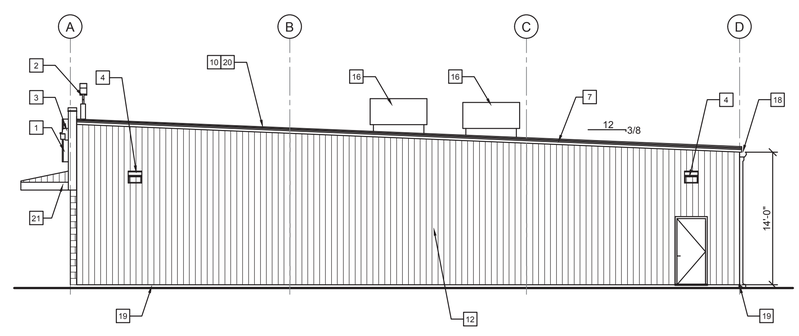
1 A02 FRONT ELEVATION
SCALE: NTS (1/8"=1'-0")



2 A02 REAR ELEVATION
SCALE: NTS (1/8"=1'-0")



3 A02 LEFT ELEVATION
SCALE: NTS (1/8"=1'-0")



4 A02 RIGHT ELEVATION
SCALE: NTS (1/8"=1'-0")

ELEVATION KEYED NOTES

1. SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP. WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING. CONTRACTOR IS TO PROVIDE ADEQUATE BLOCKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN WEIGHT OF UP TO 1,400 LBS. EXTERIOR CANOPY SIGN SHALL BE SUPPORTED BY THE FACE OF THE CANOPY. COORDINATE THE PROPER SIGNAGE TO BE USED WITH DOLLAR GENERAL.
2. BI-DIRECTONAL SECURITY LIGHT. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
3. WALL PACK. 16'-6" A.F.F. TO TOP OF WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
4. WALL PACK 12'-0" A.F.F. TO TOP OF WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
5. WALL PACK. (ALTERNATE PARKING LIGHT) REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. REQUIRED ONLY IF THERE IS PARKING THIS SIDE OF BUILDING.
6. RECEPTACLE. REFER TO E1 FOR ADDITIONAL INFORMATION.
7. TRIM - SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
8. GUTTER AND DOWNSPOUT - SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
9. 8" SPLIT FACE CONCRETE MASONRY UNIT. PAINT TO MATCH SIDE WALL PANELS.
10. STANDING SEAM METAL ROOF. GALVALUME FINISH.
11. PRE-FINISHED METAL WALL PANELS, REVERSE RIB PROFILE. SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
12. PRE-FINISHED METAL WALL PANELS. PROVIDE TAMPER-RESISTANT FASTENERS FOR BOTTOM 8'-0". SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
13. VENT FOR BATHROOM EXHAUST. REFER TO M01 FOR ADDITIONAL INFORMATION.
14. DOOR BUZZER. REFER TO E01 FOR ADDITIONAL INFORMATION.
15. WALL HYDRANT. REFER TO P01 FOR ADDITIONAL INFORMATION.
16. HVAC UNITS MOUNTED ON ROOF. REFER TO MECHANICAL SHEET M1 FOR MORE INFORMATION.
17. OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECEIVING DOORS @ 8'-0" A.F.F.
18. MINIMUM EAVE HEIGHT IS 14'-0" A.F.F.
19. FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON PAVED AREAS.
20. IN NORTHERN CLIMATES, PROVIDE SNOW GUARDS ON ROOF PER LOCAL CODE.
21. METAL CANOPY BY PRE-ENGINEERED METAL BUILDING MANUFACTURER. (ONLY APPLICABLE TO C & D PROTOTYPES)
22. 1/2" DIAMETER x 6" LONG STAINLESS STEEL EYE BOLTS (CLOSED) WITH 1" DIAMETER OPENINGS. DRILL AND EPOXY INTO BLOCK WALL. 4 BOLTS TO BE LOCATED AS SHOWN EACH SIDE OF ENTRY, TOTAL OF 8 BOLTS.

DESIGNER NOTE:
IF ADDITIONAL SCREENING IS REQUIRED FOR ROOF MOUNTED EQUIPMENT PER LOCAL CODES, CONTACT DOLLAR GENERAL FOR APPROVAL.

REVISIONS:

THESE DOCUMENTS ARE PROVIDED AS A CONSTRUCTION DOCUMENT TEMPLATE FOR THIS BUILDING TYPE. THESE DRAWINGS MUST BE REVIEWED AND ADAPTED BY A LICENSED ARCHITECT AND ENGINEER TO COMPLY WITH THE REQUIREMENTS OF ALL FEDERAL, STATE AND LOCAL AUTHORITIES FOR SITE SPECIFIC PROJECTS. ALL PROJECTS MUST BE APPROVED BY DOLLAR GENERAL PRIOR TO START OF CONSTRUCTION.

STORE NUMBER
STREET ADDRESS
CITY – STATE

DOLLAR GENERAL

PROTOTYPE CRITERIA SET PLAN
70'-0"x130'-0" 9,100 SF PROTOTYPE "C"

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