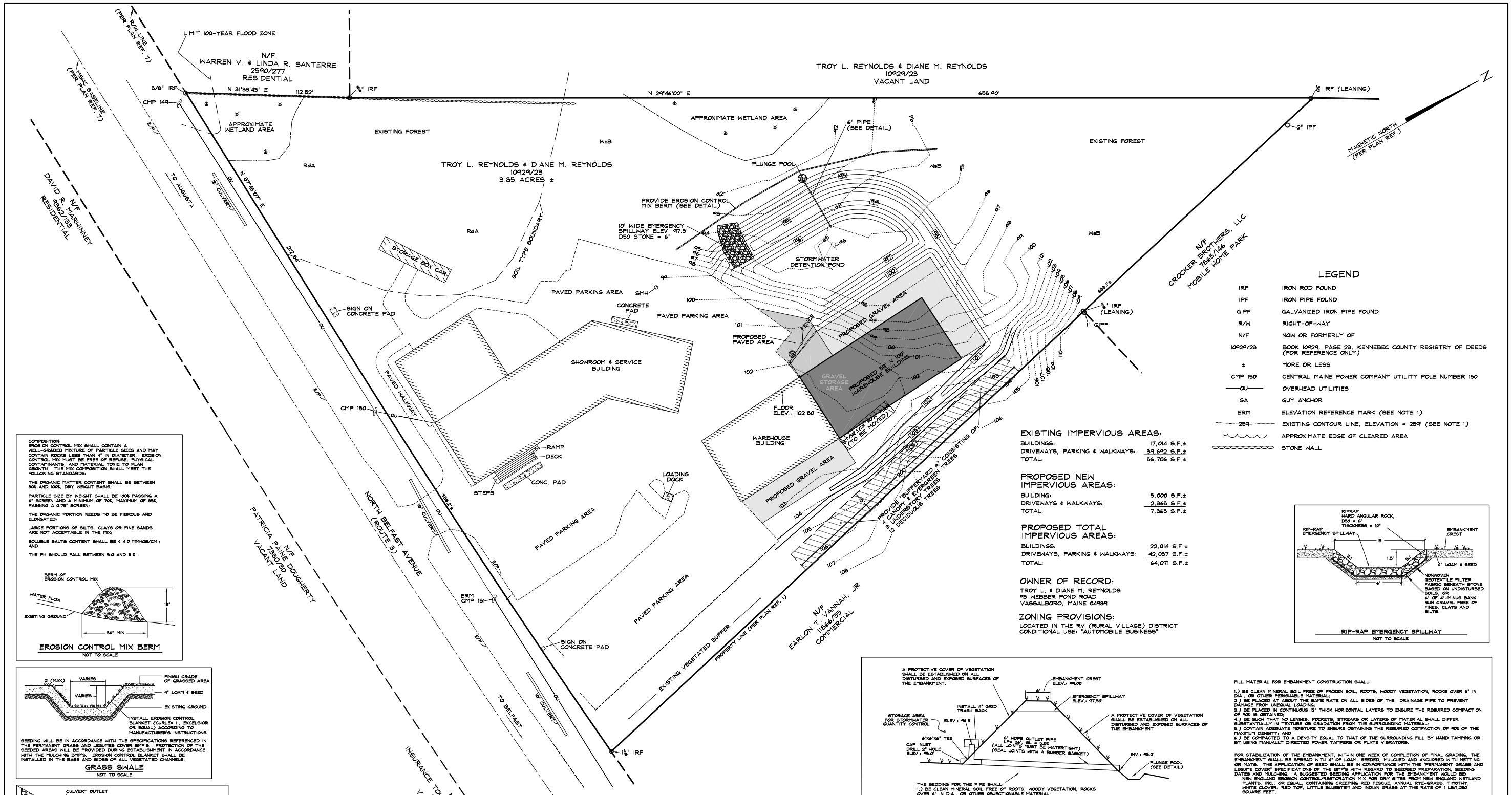


LEGEND

IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
GIPF	GALVANIZED IRON PIPE FOUND
R/W	RIGHT-OF-WAY
N/F	NOW OR FORMERLY OF
10929/23	BOOK 10929, PAGE 23, KENNEBEC COUNTY REGISTRY OF DEEDS (FOR REFERENCE ONLY)
±	MORE OR LESS
CMP 150	CENTRAL MAINE POWER COMPANY UTILITY POLE NUMBER 150
—OU—	OVERHEAD UTILITIES
GA	GUY ANCHOR
ERM	ELEVATION REFERENCE MARK (SEE NOTE 1)
—259—	EXISTING CONTOUR LINE, ELEVATION = 259' (SEE NOTE 1)
	APPROXIMATE EDGE OF CLEARED AREA
	STONE WALL

EXISTING IMPERVIOUS AREAS:

BUILDINGS:	17,014 S.F.±
DRIVEWAYS, PARKING & WALKWAYS:	39,692 S.F.±
TOTAL:	56,706 S.F.±

PROPOSED NEW IMPERVIOUS AREAS:

BUILDING:	5,000 S.F.±
DRIVEWAYS & WALKWAYS:	2,365 S.F.±
TOTAL:	7,365 S.F.±

PROPOSED TOTAL IMPERVIOUS AREAS:

BUILDINGS:	22,014 S.F.±
DRIVEWAYS, PARKING & WALKWAYS:	42,057 S.F.±
TOTAL:	64,071 S.F.±

OWNER OF RECORD:

TROY L. & DIANE M. REYNOLDS
93 WEBBER POND ROAD
VASSALBORO, MAINE 04989

ZONING PROVISIONS:

LOCATED IN THE RV (RURAL VILLAGE) DISTRICT
CONDITIONAL USE: "AUTOMOBILE BUSINESS"

COMPOSITION:
EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLAN 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;

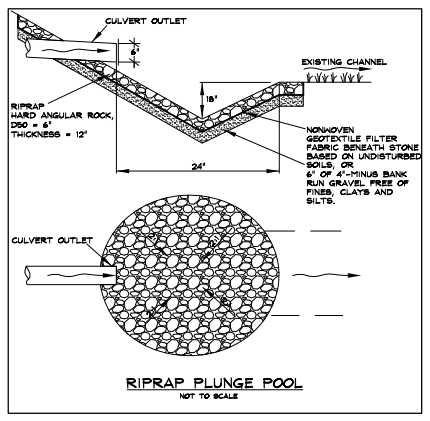
SOLUBLE SALTS CONTENT SHALL BE < 4.0 MMHOS/CM.; AND

THE PH SHOULD FALL BETWEEN 5.0 AND 8.0.

EROSION CONTROL MIX BERM
NOT TO SCALE

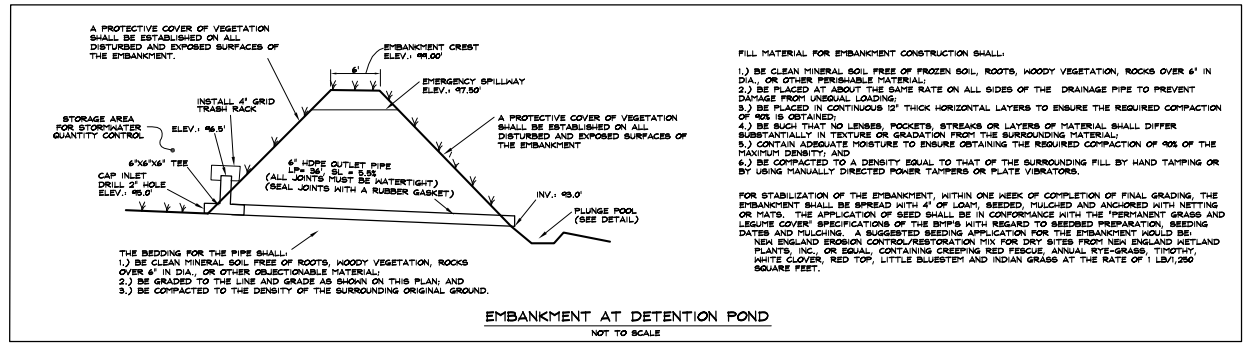
SEEDING WILL BE IN ACCORDANCE WITH THE SPECIFICATIONS REFERENCED IN THE PERMANENT GRASS AND LEGUMES COVER BMP'S. PROTECTION OF THE SEEDED AREAS WILL BE PROVIDED DURING ESTABLISHMENT IN ACCORDANCE WITH THE MULCHING BMP'S. EROSION CONTROL BLANKET SHALL BE INSTALLED IN THE BASE AND SIDES OF ALL VEGETATED CHANNELS.

GRASS SWALE
NOT TO SCALE



RIPRAP PLUNGE POOL
NOT TO SCALE

RIP-RAP EMERGENCY SPILLWAY
NOT TO SCALE



THE BEDDING FOR THE PIPE SHALL:
1.) BE CLEAN MINERAL SOIL FREE OF ROOTS, WOODY VEGETATION, ROCKS OVER 6" IN DIA., OR OTHER OBJECTIONABLE MATERIAL;
2.) BE GRADED TO THE LINE AND GRADE AS SHOWN ON THIS PLAN; AND
3.) BE COMPACTED TO THE DENSITY OF THE SURROUNDING ORIGINAL GROUND.

FILL MATERIAL FOR EMBANKMENT CONSTRUCTION SHALL:

1.) BE CLEAN MINERAL SOIL FREE OF FROZEN SOIL, ROOTS, WOODY VEGETATION, ROCKS OVER 6" IN DIA., OR OTHER PERISHABLE MATERIAL;
2.) BE PLACED AT ABOUT THE SAME RATE ON ALL SIDES OF THE DRAINAGE PIPE TO PREVENT DAMAGE FROM UNEQUAL LOADING;
3.) BE PLACED IN CONTINUOUS 12" THICK HORIZONTAL LAYERS TO ENSURE THE REQUIRED COMPACTION OF 90% IS OBTAINED;
4.) BE SUCH THAT NO LENSES, POCKETS, STREAKS OR LAYERS OF MATERIAL SHALL DIFFER SUBSTANTIALLY IN TEXTURE OR GRADATION FROM THE SURROUNDING MATERIAL;
5.) CONTAIN ADEQUATE MOISTURE TO ENSURE OBTAINING THE REQUIRED COMPACTION OF 90% OF THE MAXIMUM DENSITY; AND
6.) BE COMPACTED TO A DENSITY EQUAL TO THAT OF THE SURROUNDING FILL BY HAND TAMPING OR BY USING MANUALLY DIRECTED POWER TAMPERS OR PLATE VIBRATORS.

FOR STABILIZATION OF THE EMBANKMENT, WITHIN ONE WEEK OF COMPLETION OF FINAL GRADING, THE EMBANKMENT SHALL BE SPREAD WITH 4" OF LOAM, SEEDED, MULCHED AND ANCHORED WITH NETTING OR MATS. THE APPLICATION OF SEED SHALL BE IN CONFORMANCE WITH THE "PERMANENT GRASS AND LEGUME COVER" SPECIFICATIONS OF THE BMP'S WITH REGARD TO SEEDBED PREPARATION, SEEDING DATES AND MULCHING. A SUGGESTED SEEDING APPLICATION FOR THE EMBANKMENT WOULD BE:
NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES FROM NEW ENGLAND WETLAND PLANTS, INC., OR EQUAL CONTAINING CREEPING RED FESCUE, ANNUAL RYE-GRASS, TIMOTHY, WHITE CLOVER, RED TOP, LITTLE BLUESTEM AND INDIAN GRASS AT THE RATE OF 1 LB/1,250 SQUARE FEET.

EMBANKMENT AT DETENTION POND
NOT TO SCALE

PLAN REFERENCES:

1.) "PLAN OF JEAN PARADIS PROPERTY, AUGUSTA, MAINE", DATED JUNE 1984 BY C. K. ARCHER.

2.) "MAINE STATE HIGHWAY COMMISSION, RIGHT OF WAY MAP, STATE HIGHWAY '210', AUGUSTA, KENNEBC COUNTY, FEDERAL AID SECONDARY PROJECT NO. S-0210(12)", DATED JANUARY 1957, S.H.C. FILE NO. 6-83.

NOTES:

1.) THE VERTICAL DATUM SHOWN IS BASED ON AN ASSUMED VERTICLE DATUM". PROJECT ELEVATION REFERENCE MARK IS A HORIZONTAL SPIKE SET IN CENTRAL MAINE POWER COMPANY UTILITY POLE NUMBER 151, LOCATED ON THE NORTHERLY SIDE OF NORTH BELFAST AVENUE, SOUTHEASTERLY OF THE SHOWROOM BUILDING. ELEVATION = 100.00'.

2.) THIS PLAN IS BASED ON PREVIOUS SURVEYS DATING BACK TO 1995 AND ON A CURRENT PARTIAL TOPOGRAPHIC SURVEY, ALL BY THAYER ENGINEERING COMPANY.

SOILS LEGEND

(PER USDA, SCS, SOIL SURVEY OF KENNEBEC COUNTY)

RdA	RIDGEBURY VEY STONY FINE SANDY LOAM
WsB	WOODBRIDGE VERY STONY FINE SANDY LOAM, 3 - 8% SLOPES

30 15 0 30 60 90 120 FEET
GRAPHIC SCALE

THAYER
ENGINEERING COMPANY
Land Surveyors Civil Engineers Planners
17 Hasson Street Farmingdale, Maine 04344-1613
(207)582-7762 fax (207)582-8113 thayereng.com

SITE PLAN

NORTH COUNTRY HARLEY DAVIDSON

3099 NORTH BELFAST AVENUE
AUGUSTA, MAINE

Date: JULY 10, 2015	Drawn by: NM	Chkd. by: EBT
Scale: 1" = 30'	Drawing # 1	Proj. # 921125

PRELIMINARY WITHOUT ORIGINAL SIGNATURE AND SEAL