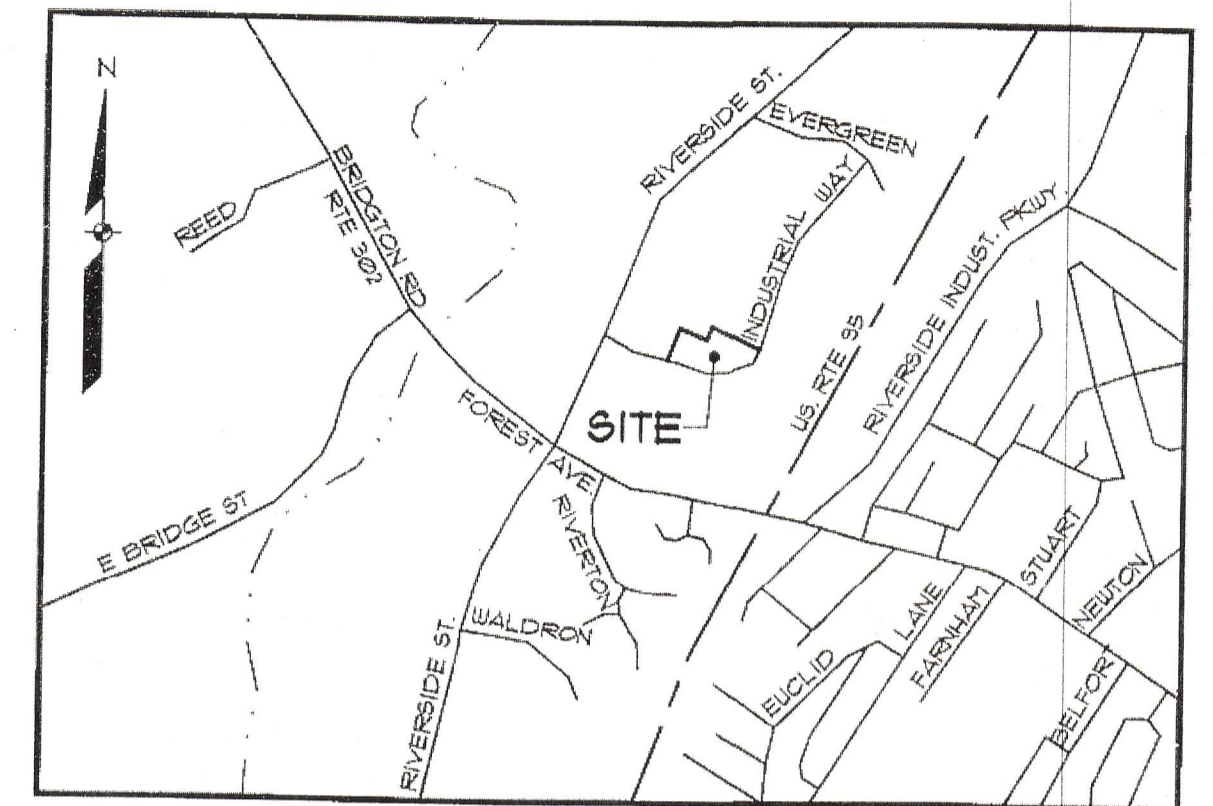
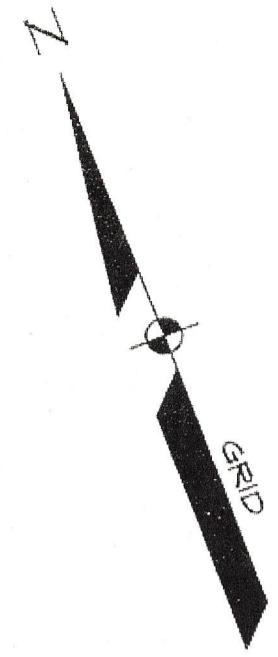


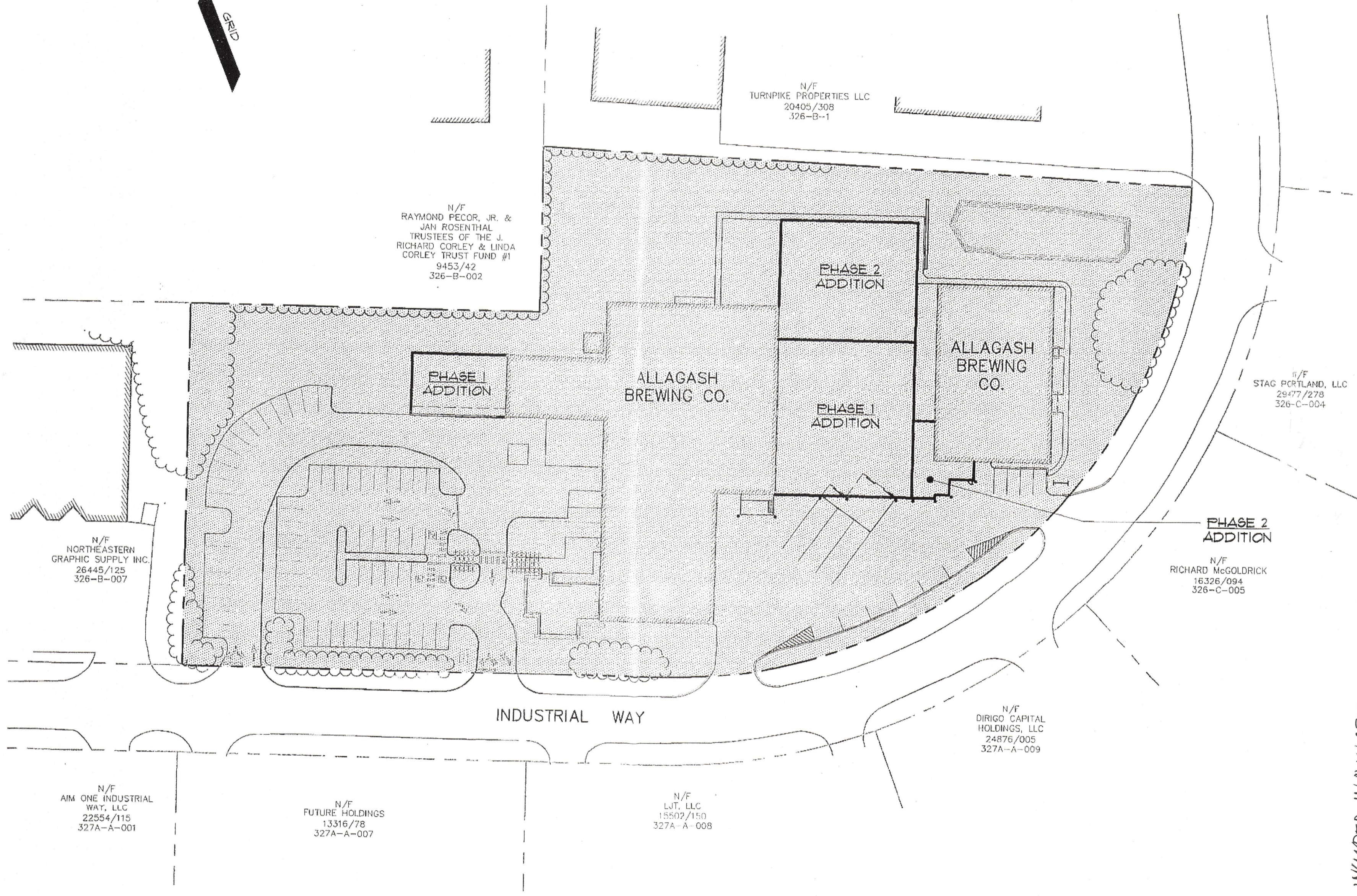
ALLAGASH BREWING COMPANY

PORTLAND, MAINE



LOCATION MAP

N.T.S.



SCALE: 1" = 50'

APPLICANT:
50 INDUSTRIAL WAY, LLC
 50 INDUSTRIAL WAY
 PORTLAND, MAINE 04103

ENGINEER / SURVEYOR:

SEBAGO
 TECHNICS
 WWW.SEBAGOTECHNICS.COM
 75 John Roberts Rd. - Suite 1A South Portland, ME 04106
 250 Goddard Rd. - Suite B Lewiston, ME 04240
 Tel. 207-200-2100 Tel. 207-783-6656

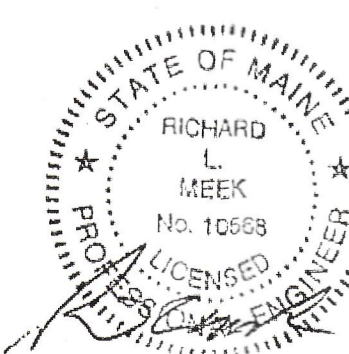
ARCHITECT:
GRANT HAYS ASSOCIATES
 P.O. BOX 6179
 FALMOUTH, MAINE 04105

CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 9/21/14
 PHASE 1 DMJ

SHEET INDEX

| SHEET | DESCRIPTION |
|-------|-------------------------------------|
| C1 | COVER SHEET |
| C2 | EXISTING CONDITIONS PLAN ✓ |
| C3.1 | DEMOLITION PLAN-PHASE 1 0 |
| C3.2 | DEMOLITION PLAN-PHASE 2 |
| C4 | PHASING PLAN ✓ |
| C5.1 | SITE PLAN-PHASE 1 ✓ |
| C5.2 | SITE PLAN-PHASE 2 |
| C6.1 | GRADING AND UTILITY PLAN-PHASE 1 ✓ |
| C6.2 | GRADING AND UTILITY PLAN-PHASE 2 |
| C7.1 | LANDSCAPE AND LIGHTING PLAN-PHASE 1 |
| C7.2 | LANDSCAPE AND LIGHTING PLAN-PHASE 2 |
| C8 | DETAILS |
| C9 | DETAILS ✓ |

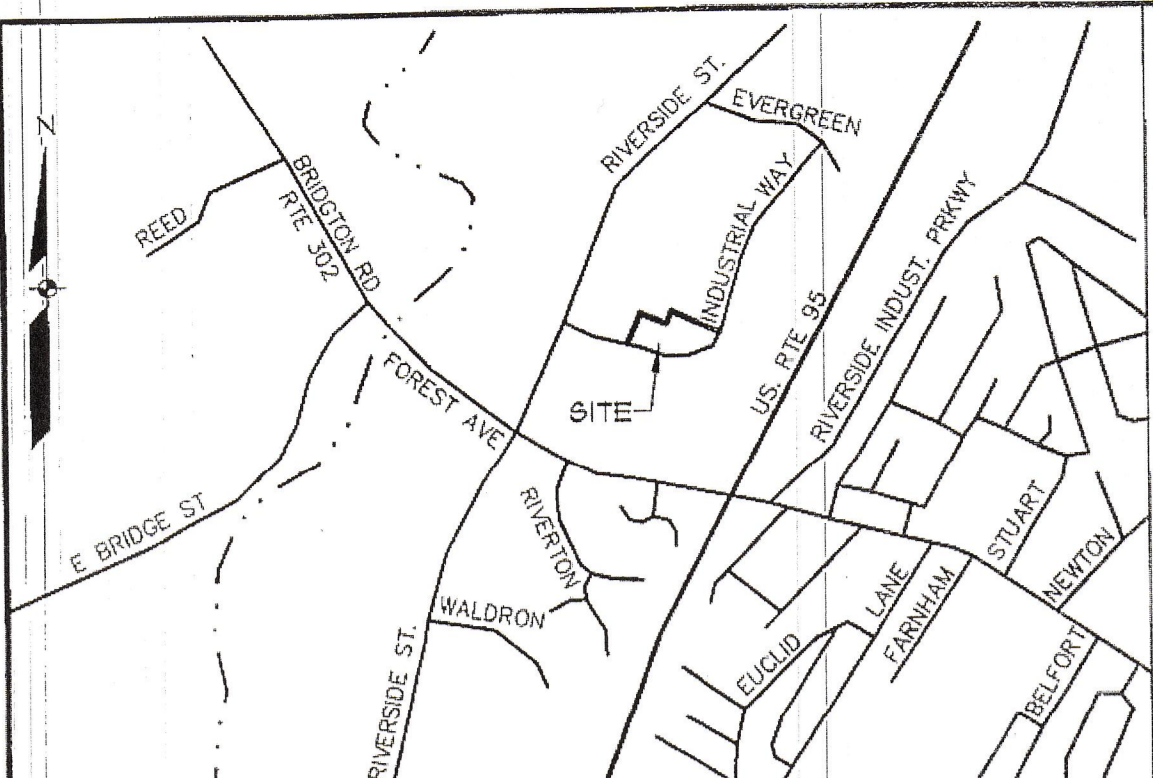
PHASE 2 NOT INCLUDED IN PLAN SET



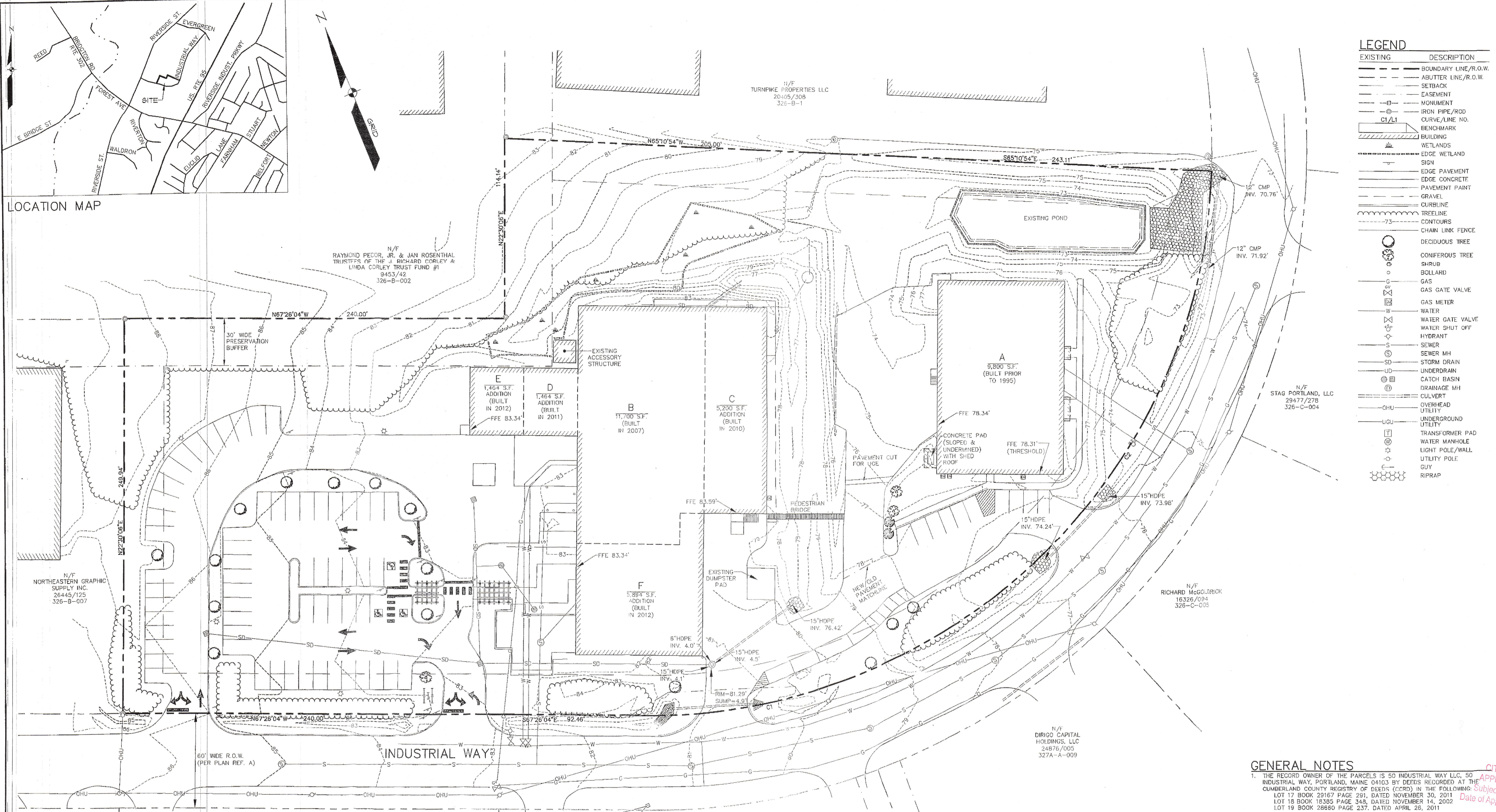
| | | | |
|------|-----|----------|------------------------------------|
| B | RLM | 07-11-14 | FINAL SITE PLAN SUBMISSION TO CITY |
| A | RLM | 06-03-14 | SITE PLAN SUBMISSION TO CITY |
| REV: | BY: | DATE: | STATUS: |

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.

02249C.dwg, TAB-C

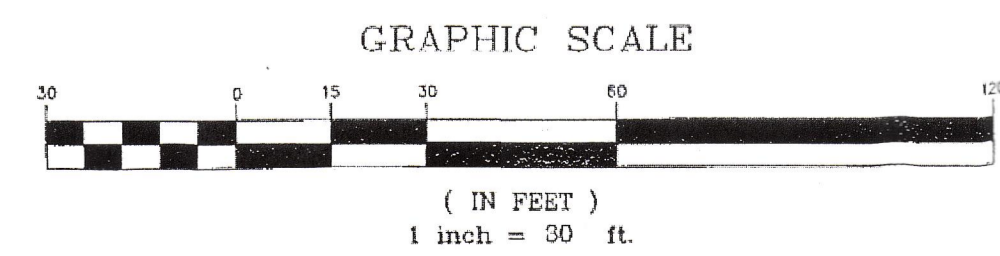


LOCATION MAP



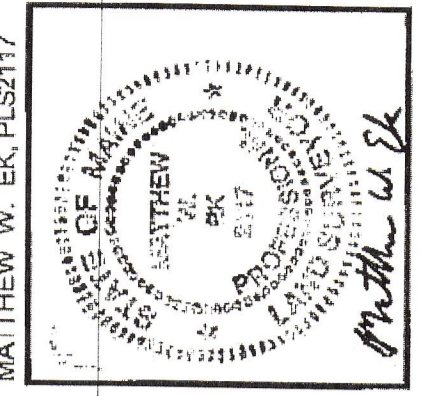
PROPERTY LINE CURVE DATA

| CURVE | LENGTH | RADIUS | CRD. BEARING | CRD. DIST. |
|-------|---------|---------|--------------|------------|
| C1 | 114.32' | 355.00' | S76°39'58"E | 113.83' |
| C2 | 434.77' | 355.00' | N59°01'45"E | 408.11' |



LEGEND

| EXISTING | DESCRIPTION |
|----------|----------------------|
| --- | BOUNDARY LINE/R.O.W. |
| --- | SETBACK |
| --- | ABUTTER LINE/R.O.W. |
| --- | SETBACK |
| --- | EASEMENT |
| --- | MONUMENT |
| --- | IRON PIPE/RD |
| --- | CURVE/LINE NO. |
| --- | BENCHMARK |
| --- | BUILDING |
| --- | WETLANDS |
| --- | EDGE WETLAND |
| --- | SIGN |
| --- | EDGE PAVEMENT |
| --- | EDGE CONCRETE |
| --- | PAVEMENT PAINT |
| --- | GRAVEL |
| --- | CURBLINE |
| --- | TREELINE |
| --- | CONTOURS |
| --- | CHAIN LINK FENCE |
| --- | DECIDUOUS TREE |
| --- | CONIFEROUS TREE |
| --- | SHRUB |
| --- | BOLLARD |
| --- | GAS |
| --- | GAS GATE VALVE |
| --- | GAS METER |
| --- | WATER |
| --- | WATER GATE VALVE |
| --- | WATER SHUT OFF |
| --- | HYDRANT |
| --- | SEWER |
| --- | SEWER MH |
| --- | STORM DRAIN |
| --- | UNDERDRAIN |
| --- | CATCH BASIN |
| --- | DRAINAGE MH |
| --- | CULVERT |
| --- | OVERHEAD UTILITY |
| --- | UNDERGROUND UTILITY |
| --- | TRANSFORMER PAD |
| --- | WATER MANHOLE |
| --- | LIGHT POLE/WALL |
| --- | UTILITY POLE |
| --- | GUY |
| --- | RIPRAP |



REVISIONS

| NO. | DATE | BY | DESCRIPTION |
|-----|----------|-----|------------------------------------|
| B | 07-11-14 | RLM | FINAL SITE PLAN SUBMISSION TO CITY |
| A | 06-03-14 | RLM | SITE PLAN SUBMISSION TO CITY |

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
 78 John Richards Rd., Suite 101
 South Portland, ME 04106
 Tel: 207-282-2900

PROJECT NO: 847
 DESIGN: CHD
 DRAWN: KWD

GENERAL NOTES

- THE RECORD OWNER OF THE PARCELS IS 50 INDUSTRIAL WAY LLC, 50 INDUSTRIAL WAY, PORTLAND, MAINE 04103 BY DEEDS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN THE FOLLOWING: LOT 17 BOOK 29167 PAGE 291, DATED NOVEMBER 30, 2011; LOT 18 BOOK 18385 PAGE 348, DATED NOVEMBER 14, 2002; LOT 19 BOOK 28850 PAGE 237, DATED APRIL 26, 2011.
- THE PROPERTY IS SHOWN ON THE CITY OF PORTLAND TAX MAP 326 BLOCK 3 AS LOT 10 (SUBDIVISION LOT 17), LOT 9 (SUBDIVISION LOT 18) AND LOT 8 (SUBDIVISION LOT 19) AND IS LOCATED IN THE IM ZONE.
- SPACE AND BULK CRITERIA FOR THE IM ZONE ARE AS FOLLOWS:
 MINIMUM FRONT YARD: 1 FOOT/FOOT OF BUILDING HEIGHT
 MINIMUM SIDE & REAR YARD: 25' MIN. & 1 FOOT/FOOT OF BUILDING HEIGHT
 NO PAVEMENT WITHIN 10 FEET OF PROPERTY LINE
 * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION
- TOTAL AREA OF PARCELS ARE AS FOLLOWS:
 LOT 17: ±58,920 SQUARE FEET
 LOT 18: ±73,073 SQUARE FEET
 LOT 19: ±59,985 SQUARE FEET
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON BOUNDARY, TOPOGRAPHIC AND AS-BUILT SURVEYS PERFORMED BY SEBAGO TECHNICS, INC. FROM 2002 THROUGH 2014.
- PLAN REFERENCES:
 A. RECORDING PLAT OF THE TURNPIKE INDUSTRIAL PARK, BY LAND USE CONSULTANTS, DATED MARCH 25, 1986 AND LAST REVISED SEPTEMBER 9, 1986, BEING RECORDED IN THE CCRD IN PLAN BOOK 157 PAGE 61.
 B. SITE PLAN SET OF PLANS OF LOT 18, TURNPIKE INDUSTRIAL PARK FOR ALLAGASH BREWING, BY SEBAGO TECHNICS, INC., (PROJECT 05057).
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83.
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.

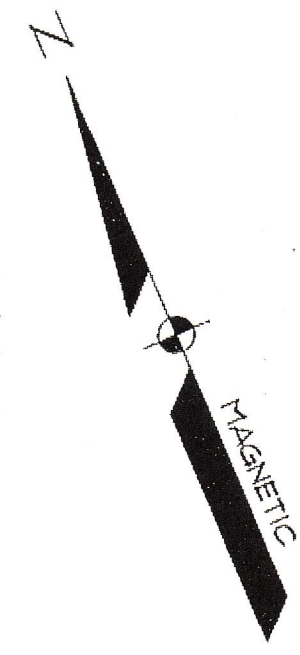
EXISTING CONDITIONS PLAN
 OF: ALLAGASH BREWING COMPANY
 INDUSTRIAL WAY
 PORTLAND, MAINE

RECORD OWNER:
 50 INDUSTRIAL WAY, LLC
 50 INDUSTRIAL WAY
 PORTLAND, MAINE 04103

DATE: 05-20-14
 SCALE: 1" = 30'

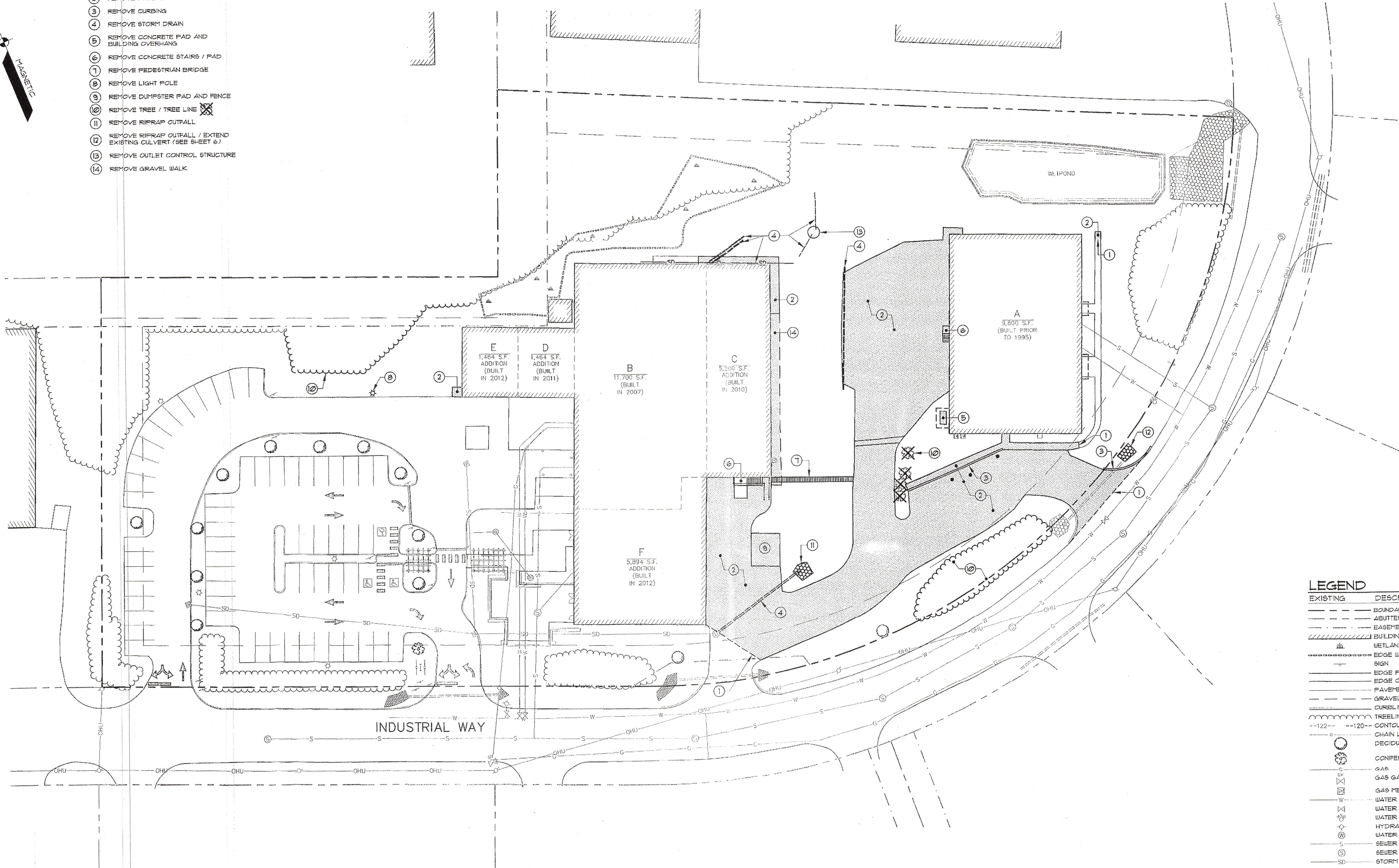
SHEET C2

02249-EC-2014.dwg, TAB: 2014



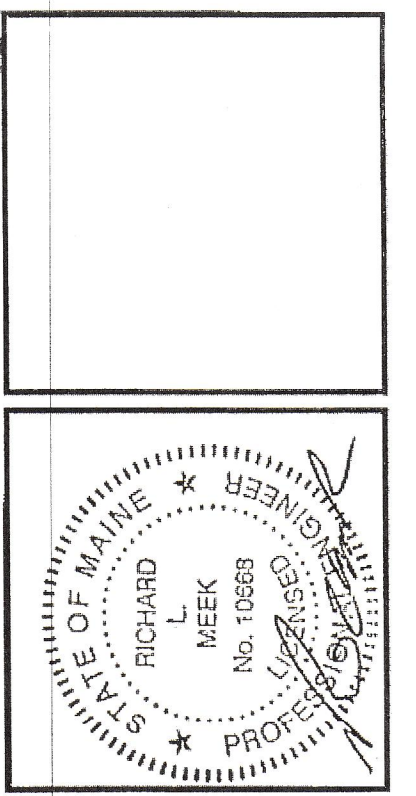
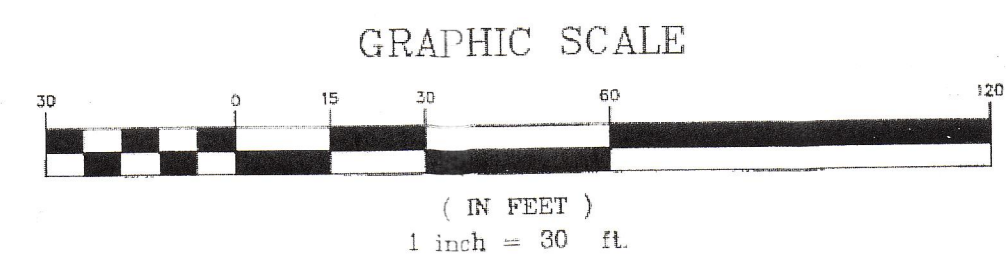
SITE DEMOLITION INDEX

- ① SAW CUT PAVEMENT
- ② REMOVE PAVEMENT / SIDEWALK
- ③ REMOVE CURBING
- ④ REMOVE STORM DRAIN
- ⑤ REMOVE CONCRETE PAD AND BUILDING OVERHANGS
- ⑥ REMOVE CONCRETE STAIRS / PAD
- ⑦ REMOVE PEDESTRIAN BRIDGE
- ⑧ REMOVE LIGHT POLE
- ⑨ REMOVE DUMPSTER PAD AND FENCE
- ⑩ REMOVE TREE / TREE LINE
- ⑪ REMOVE RIPRAP OUTFALL
- ⑫ REMOVE RIPRAP OUTFALL / EXTEND EXISTING CULVERT (SEE SHEET 6)
- ⑬ REMOVE OUTLET CONTROL STRUCTURE
- ⑭ REMOVE GRAVEL WALK



LEGEND

| EXISTING | DESCRIPTION |
|----------|---------------------|
| --- | BOUNDARY LINE/ROW |
| --- | ABUTTER LINE/ROW |
| --- | EASEMENT |
| --- | BUILDING |
| --- | WETLANDS |
| --- | EDGE WETLAND SIGN |
| --- | EDGE PAVEMENT |
| --- | EDGE CONCRETE |
| --- | PAVEMENT PAINT |
| --- | GRAVEL ROAD |
| --- | CURBLINE |
| --- | TREELINE |
| --- | CONTOURS |
| --- | CHAIN LINK FENCE |
| --- | DECIDUOUS TREE |
| --- | CONIFEROUS TREE |
| --- | GAS |
| --- | GAS GATE VALVE |
| --- | GAS METER |
| --- | WATER |
| --- | WATER GATE VALVE |
| --- | WATER SHUT OFF |
| --- | HYDRANT |
| --- | WATER MANHOLE |
| --- | SEWER |
| --- | SEWER MH |
| --- | STORM DRAIN |
| --- | UNDERDRAIN |
| --- | CATCH BASIN |
| --- | DRAINAGE MH |
| --- | CULVERT |
| --- | OVERHEAD UTILITY |
| --- | UNDERGROUND UTILITY |
| --- | UGU |
| --- | TRANSFORMER PAD |
| --- | LIGHT POLE/WALL |
| --- | UTILITY POLE |
| --- | GUY |
| --- | RIPRAP |



| | | | |
|------|-----|----------|------------------------------------|
| B | RLM | 07-11-14 | FINAL SITE PLAN SUBMISSION TO CITY |
| A | RLM | 08-03-14 | SITE PLAN SUBMISSION TO CITY |
| REV: | BY: | DATE: | STATUS: |

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.

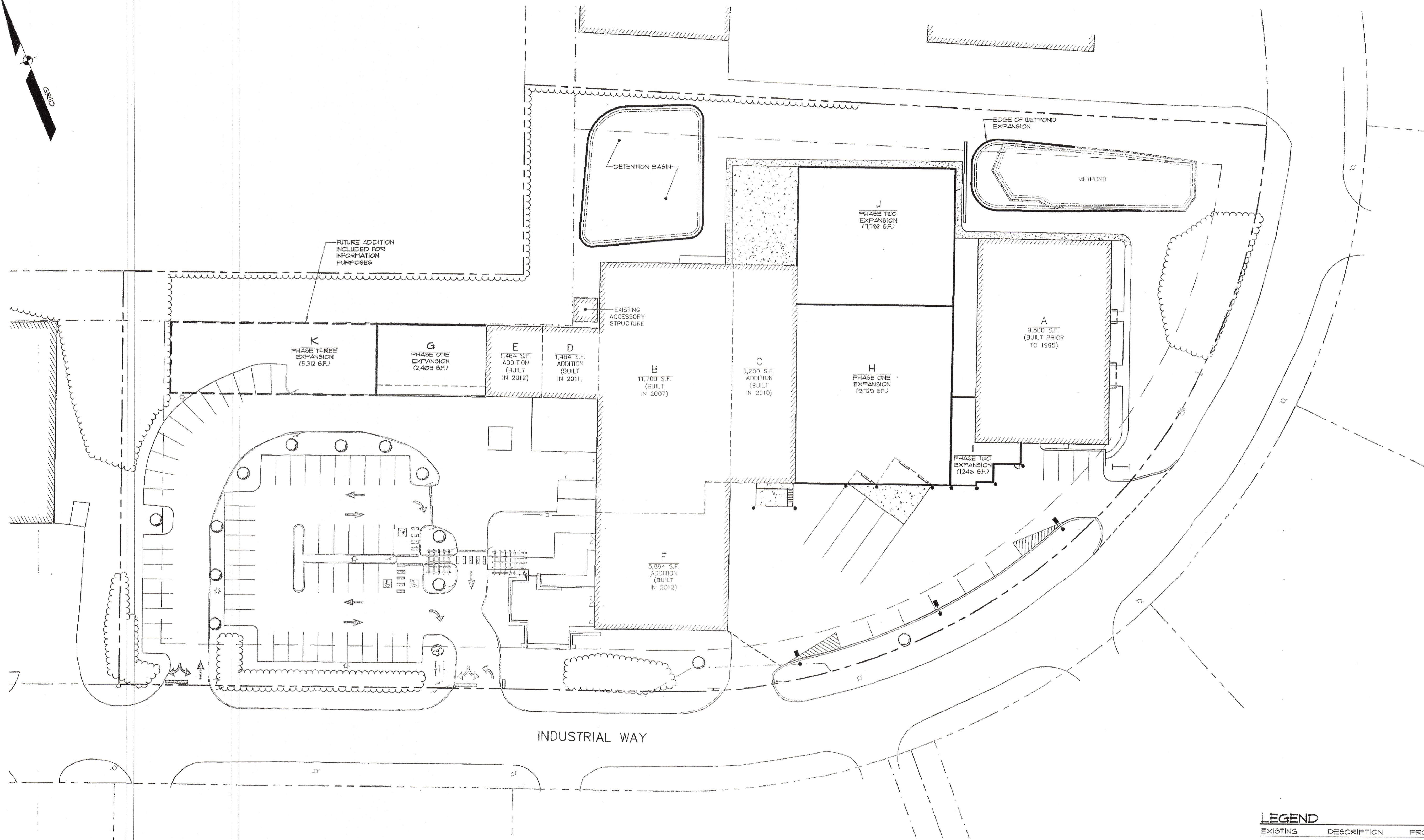
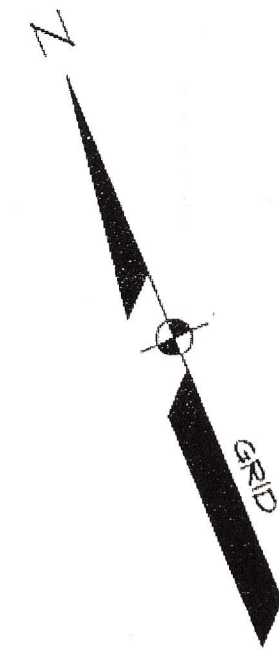
SEBAGO TECHNICS
 75 John Road, Suite 101A
 Portland, ME 04106
 Tel: 207-220-2100
 Fax: 207-783-5656

PROJECT NO: 02249
 FIELD BOOK: 847
 DESIGN: RLM
 CHECK: RLM
 DRAWN: MAL

CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 8/21/14

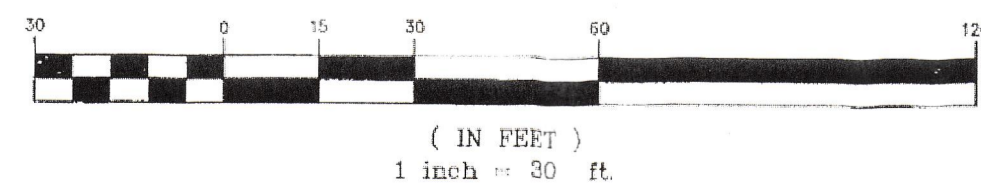
DEMOLITION PLAN - PHASE 1
 OF:
 ALLAGASH BREWING COMPANY
 INDUSTRIAL WAY
 PORTLAND, MAINE
 FOR:
 50 INDUSTRIAL WAY
 PORTLAND, MAINE 04103

| | |
|----------|----------|
| DATE | SCALE |
| 05-20-14 | 1" = 30' |



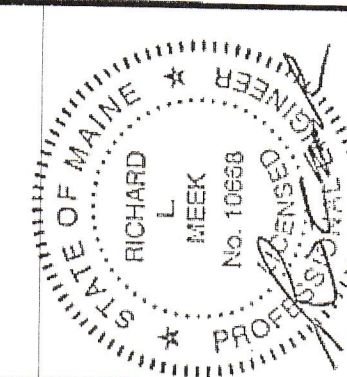
INDUSTRIAL WAY

GRAPHIC SCALE



LEGEND

| EXISTING | DESCRIPTION | PROPOSED |
|----------|-------------------|----------|
| --- | BOUNDARY LINE/ROW | --- |
| --- | ADJUTER LINE/ROW | --- |
| --- | EASEMENT | --- |
| □ | MONUMENT | □ |
| ○ | IRON PIPE/ROD | ○ |
| ▨ | BUILDING | ▨ |
| ▨ | WETLANDS | ▨ |
| ▨ | UPLAND | ▨ |
| ▨ | EDGE WETLAND | ▨ |
| ▨ | SIGN | ▨ |
| ▨ | EDGE PAVEMENT | ▨ |
| ▨ | EDGE CONCRETE | ▨ |
| ▨ | PAVEMENT PAINT | ▨ |
| ▨ | GRAVEL ROAD | ▨ |
| ▨ | CURBLINE | ▨ |
| ▨ | EDGE WATER | ▨ |
| ▨ | TREELINE | ▨ |
| ○ | BOLLARD | ○ |
| ○ | LIGHT POLE/WALL | ○ |
| ○ | UTILITY POLE | ○ |



| | | | |
|------|-----|----------|------------------------------------|
| REV. | BY: | DATE: | STATUS: |
| B | RLM | 07-17-14 | FINAL SITE PLAN SUBMISSION TO CITY |
| A | RLM | 06-03-14 | SITE PLAN SUBMISSION TO CITY |

THIS PLAN SHALL NOT BE ADORPED WITHOUT WRITEN 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 Robbins Rd., Suite 1A
 Scarborough, ME 04074
 Tel: 207-209-2100 Fax: 207-283-8666

PROJECT NO. 02249
 FIELD BOOK 847
 DESIGN RLM
 CHHD RLM
 DRAWN MAL

CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 8/21/19

PHASING PLAN
 OF:
 ALLAGASH BREWING COMPANY
 INDUSTRIAL WAY
 PORTLAND, MAINE
 FOR:
 50 INDUSTRIAL WAY, LLC
 50 INDUSTRIAL WAY
 PORTLAND, MAINE 04103

| | |
|----------|----------|
| DATE | SCALE |
| 05-20-14 | 1" = 30' |

SHEET C4

02249PH.dwg. TAB: PHASE

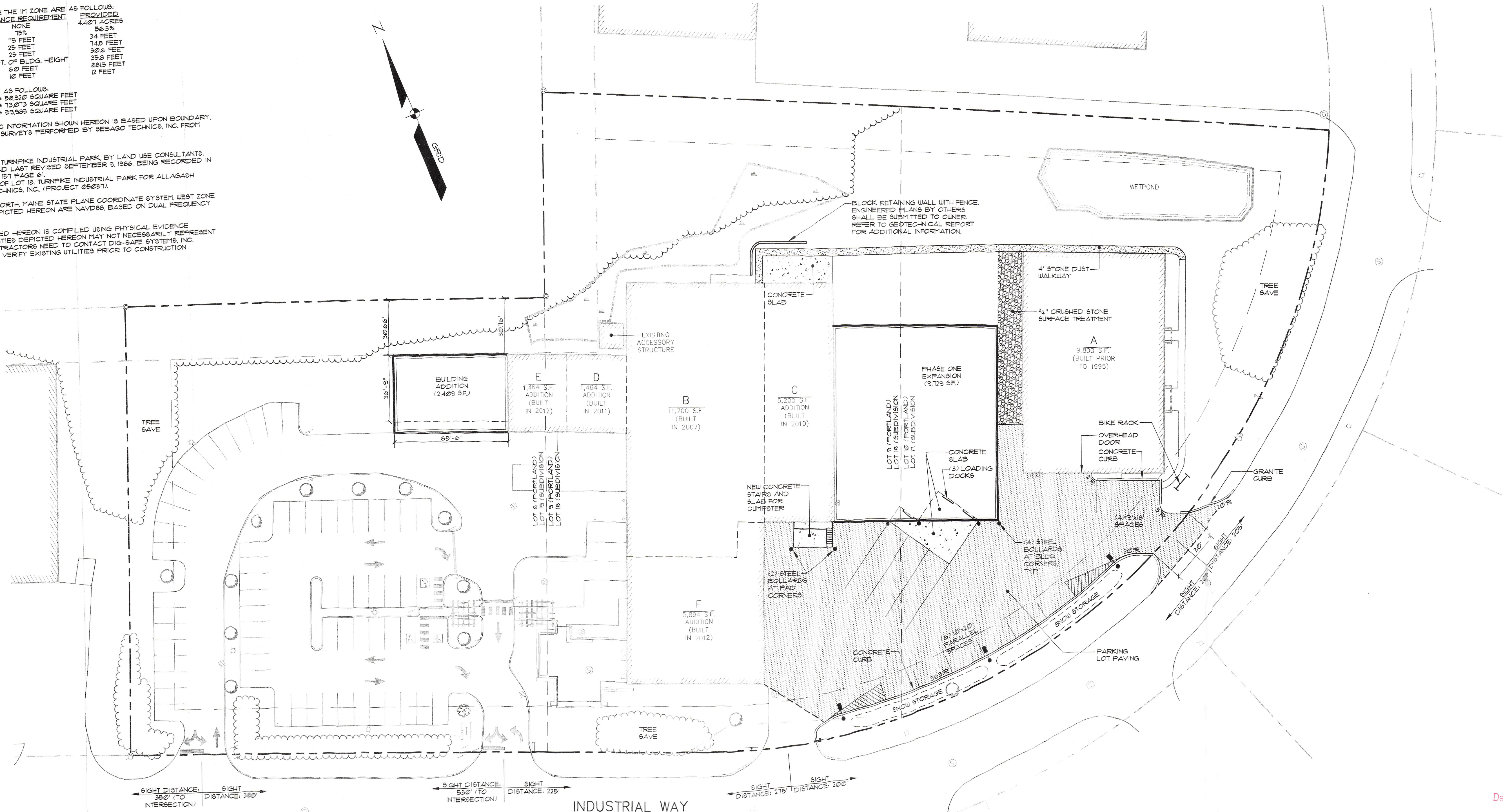
GENERAL NOTES:

- THE RECORD OWNER OF THE PARCELS IS 50 INDUSTRIAL WAY, LLC, 50 INDUSTRIAL WAY, PORTLAND, MAINE 04103 BY DEEDS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CORD) IN THE FOLLOWING:
 LOT 11 BOOK 2861 PAGE 291, DATED NOVEMBER 30, 2011
 LOT 18 BOOK 19389 PAGE 348, DATED NOVEMBER 14, 2002
 LOT 9 BOOK 28660 PAGE 237, DATED APRIL 16, 2011
- THE PROPERTY IS SHOWN AS ON THE CITY OF PORTLAND TAX MAP 326 BLOCK B AS LOT 10 (SUBDIVISION LOT 17), LOT 9 (SUBDIVISION LOT 18) AND LOT 8 (SUBDIVISION LOT 19) IS LOCATED IN THE IM ZONE.
- SPACE AND BULK CRITERIA FOR THE IM ZONE ARE AS FOLLOWS:

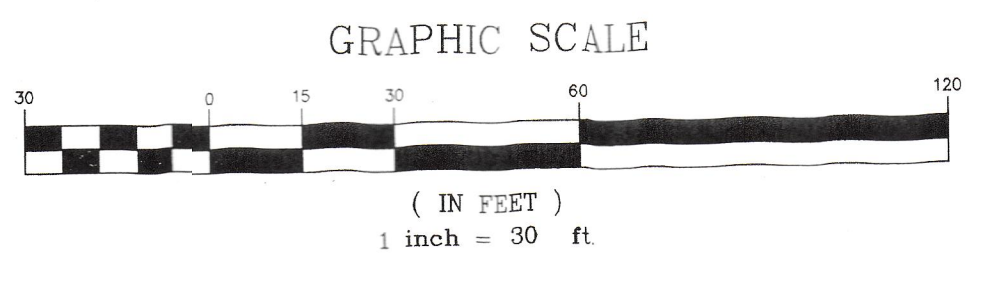
| ORDINANCE REQUIREMENT | PROVIDED |
|-----------------------|-----------------------------|
| MIN. LOT SIZE | 4,401 SQUARE FEET |
| MIN. IMPERVIOUS RATIO | 15% |
| MIN. BUILDING HEIGHT | 15 FEET |
| MIN. SIDE YARD | 25 FEET |
| MIN. REAR YARD | 25 FEET |
| MIN. FRONT YARD | 1 FT./1 FT. OF BLDG. HEIGHT |
| MIN. STREET FRONTAGE | 60 FEET |
| PAVEMENT SETBACK | 10 FEET |
- TOTAL AREA OF PARCELS ARE AS FOLLOWS:
 LOT 11: 13,073 SQUARE FEET
 LOT 18: 50,085 SQUARE FEET
 LOT 9: 50,085 SQUARE FEET
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON BOUNDARY SURVEY AND TOPOGRAPHIC SURVEYS PERFORMED BY SEBAGO TECHNICS, INC. FROM 2002 THROUGH 2014.
- PLAN REFERENCES:
 A. RECORDING PLAT OF THE TURNPIKE INDUSTRIAL PARK BY LAND USE CONSULTANTS DATED MARCH 29, 1986 AND LAST REVISED SEPTEMBER 3, 1986, BEING RECORDED IN THE CORD IN PLAN BOOK 871 PAGE 61.
 B. SITE PLAN SET OF PLANS OF LOT 18, TURNPIKE INDUSTRIAL PARK FOR ALLAGASH BREWING BY SEBAGO TECHNICS, INC. (PROJECT 09057).
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NA293. ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-926-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.

PARKING SUMMARY:

| USE | AREA (SF) | SPACE/AREA (SF) | SPACES |
|-----------------|-----------|---------------------------------|------------|
| RETAIL | 1736 SF | 1 SPACE/200 SF (OVER 2,000 SF.) | 9 SPACES |
| OFFICE | 1336 SF | 1 SPACE/400 SF. | 49 SPACES |
| PRODUCTION | 44,100 SF | 1 SPACE/1,000 SF. | 64 SPACES |
| TOTAL REQUIRED: | | | 114 SPACES |
| TOTAL PROVIDED: | | | 114 SPACES |

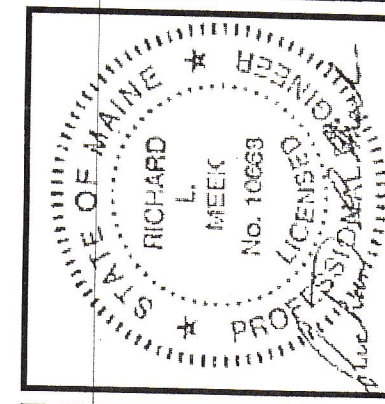


SIGHT DISTANCE: 350' (TC INTERSECTION)
 SIGHT DISTANCE: 330'
 SIGHT DISTANCE: 330' (TC INTERSECTION)
 SIGHT DISTANCE: 225'
 SIGHT DISTANCE: 215'
 SIGHT DISTANCE: 120'



LEGEND

| EXISTING | DESCRIPTION | PROPOSED |
|----------|-------------------|----------|
| --- | BOUNDARY LINE/ROW | --- |
| --- | ABUTTER LINE/ROW | --- |
| --- | EASEMENT | --- |
| --- | MONUMENT | --- |
| --- | IRON PIPE/ROD | --- |
| --- | BUILDING | --- |
| --- | WETLANDS | --- |
| --- | UPLAND | --- |
| --- | EDGE WETLAND SIGN | --- |
| --- | EDGE PAVEMENT | --- |
| --- | EDGE CONCRETE | --- |
| --- | PAVEMENT PAINT | --- |
| --- | GRAVEL ROAD | --- |
| --- | CURBLINE | --- |
| --- | EDGE WATER | --- |
| --- | TREELINE | --- |
| --- | BOLLARD | --- |
| --- | HYDRANT | --- |
| --- | SEWER MH | --- |
| --- | CATCH BASIN | --- |
| --- | DRAINAGE MH | --- |
| --- | LIGHT POLE/WALL | --- |
| --- | UTILITY POLE | --- |



| REV. | DATE | BY | STATUS |
|------|----------|-----|---|
| C | 07-28-14 | RLM | REVISED TO ADDRESS CONDITIONS OF APPROVAL |
| B | 07-11-14 | RLM | FINAL SITE PLAN SUBMISSION TO CITY |
| A | 06-03-14 | RLM | SITE PLAN SUBMISSION TO CITY |

THIS PLAN SHALL NOT BE MOVED OR REPRODUCED 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
 TECHNICAL SERVICES
 WWW.SEAGOTECHNICALSERVICES.COM
 75 Main Street, Suite 8
 South Portland, ME 04106
 Tel: 207-290-2100
 Fax: 207-785-5659

PROJECT NO. 02249
 FIELD BOOK 847
 DESIGN CHD
 DRAWN RLM
 MAL

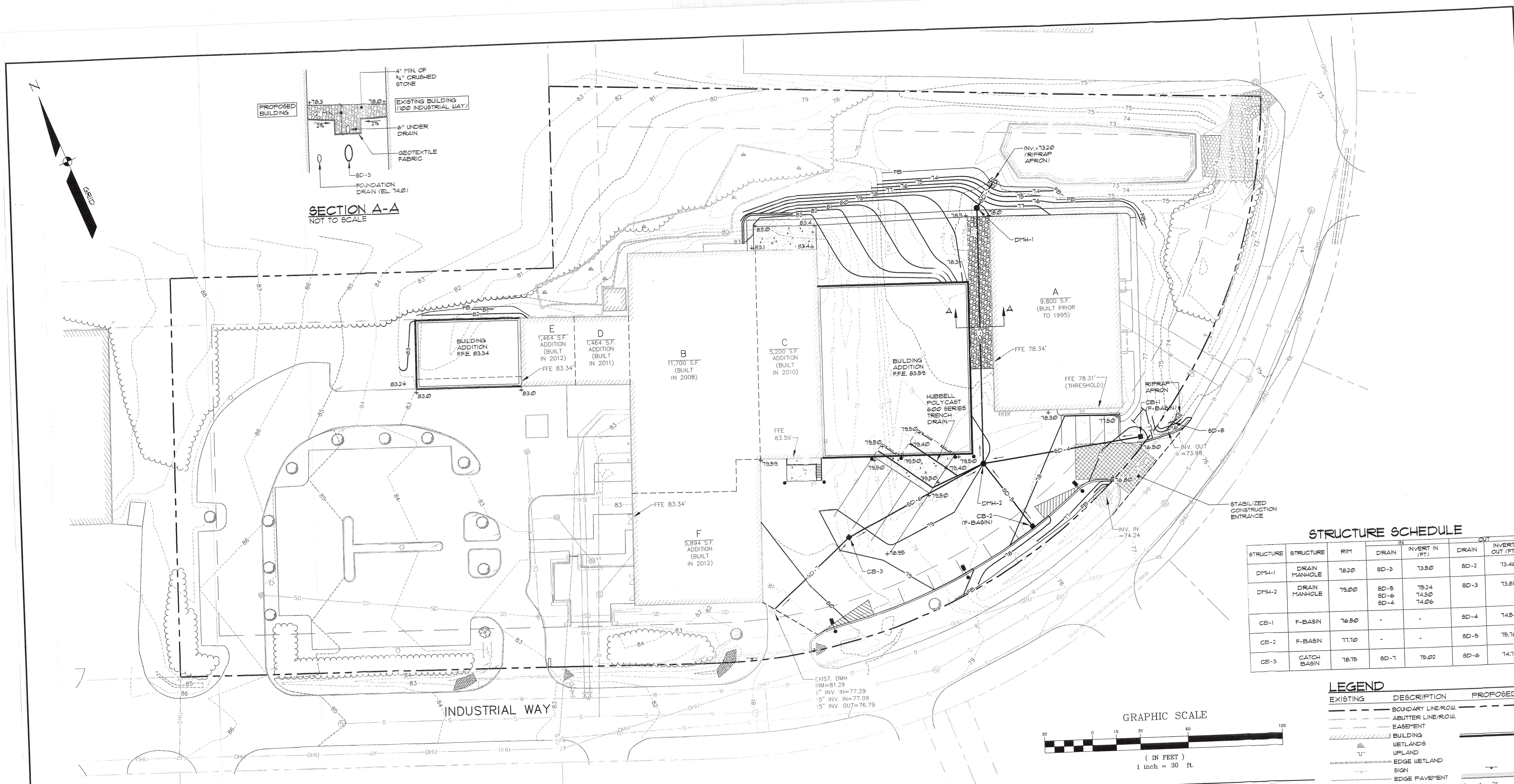
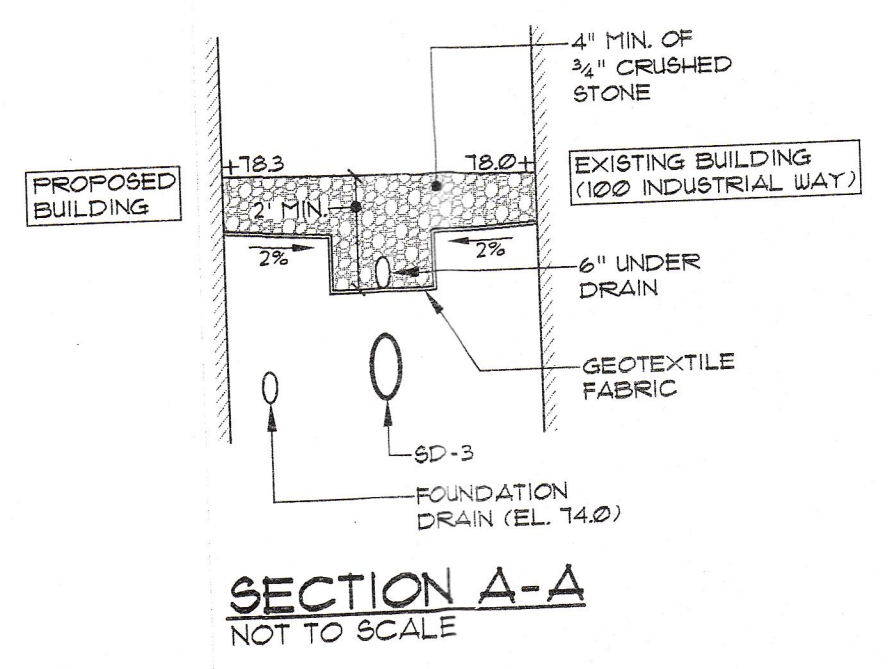
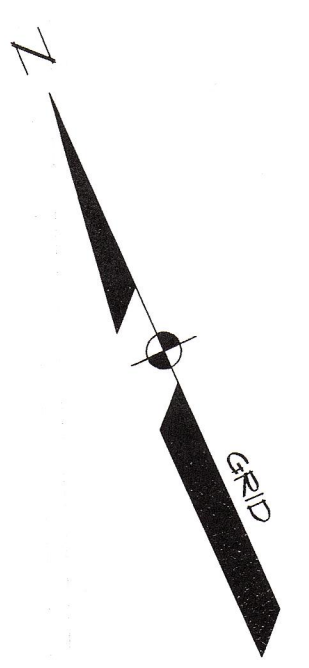
CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 07/19

SITE PLAN - PHASE 1
 OF:
 ALLAGASH BREWING COMPANY
 INDUSTRIAL WAY
 PORTLAND, MAINE
 FOR:
 50 INDUSTRIAL WAY, LLC
 50 INDUSTRIAL WAY
 PORTLAND, MAINE 04103

DATE: 05-20-14
 SCALE: 1" = 30'

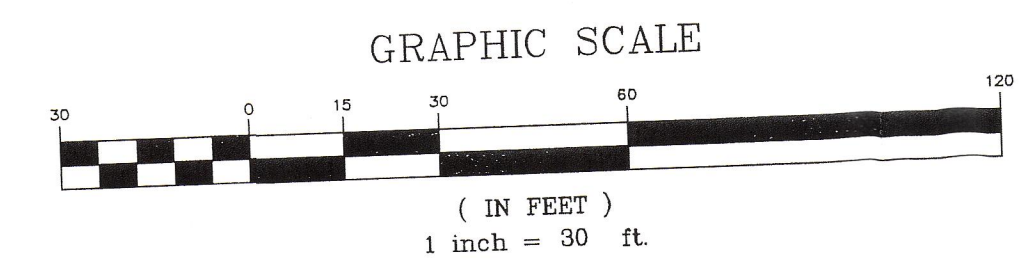
SHEET C5.1

02249S-PHASE1.dwg, TAB: SF-PH1



STRUCTURE SCHEDULE

| STRUCTURE | STRUCTURE | RIM | DRAIN | INVERT IN (FT) | DRAIN | INVERT OUT (FT) |
|-----------|---------------|-------|--------------|----------------|-------|-----------------|
| DMH-1 | DRAIN MANHOLE | 18.20 | SD-3 | 13.50 | SD-2 | 13.40 |
| DMH-2 | DRAIN MANHOLE | 19.20 | SD-5 SD-4 | 19.24 14.06 | SD-3 | 13.81 |
| CB-1 | F-BASIN | 16.50 | - | - | SD-4 | 14.54 |
| CB-2 | F-BASIN | 11.10 | - | - | SD-5 | 15.10 |
| CB-3 | CATCH BASIN | 18.15 | SD-1 | 15.02 | SD-6 | 14.11 |



LEGEND

| EXISTING | DESCRIPTION | PROPOSED |
|----------|---------------------|----------|
| --- | BOUNDARY LINE/ROW | --- |
| --- | ABUTTER LINE/ROW | --- |
| --- | EASEMENT | --- |
| --- | BUILDING | --- |
| --- | WETLANDS | --- |
| --- | UPLAND | --- |
| --- | EDGE WETLAND | --- |
| --- | SIGN | --- |
| --- | EDGE PAVEMENT | --- |
| --- | EDGE CONCRETE | --- |
| --- | PAVEMENT PAINT | --- |
| --- | GRAVEL ROAD | --- |
| --- | CURBLINE | --- |
| --- | TREELINE | --- |
| --- | CONTOURS | --- |
| --- | CHAIN LINK FENCE | --- |
| --- | DECIDUOUS TREE | --- |
| --- | CONIFEROUS TREE | --- |
| --- | BOLLARD | --- |
| --- | GAS | --- |
| --- | GAS GATE VALVE | --- |
| --- | GAS METER | --- |
| --- | WATER | --- |
| --- | WATER GATE VALVE | --- |
| --- | WATER SHUT OFF | --- |
| --- | HYDRANT | --- |
| --- | WATER MANHOLE | --- |
| --- | SEWER | --- |
| --- | SEWER MH | --- |
| --- | STORM DRAIN | --- |
| --- | UNDERDRAIN | --- |
| --- | CATCH BASIN | --- |
| --- | DRAINAGE MH | --- |
| --- | CULVERT | --- |
| --- | OVERHEAD UTILITY | --- |
| --- | UNDERGROUND UTILITY | --- |
| --- | TRANSFORMER PAD | --- |
| --- | LIGHT POLE/WALL | --- |
| --- | UTILITY ROLE | --- |
| --- | GUY | --- |
| --- | RIPRAP | --- |
| --- | FILTER BARRIER | --- |

STORM DRAIN SCHEDULE

| PIPE ID | LENGTH (FT) | DIAMETER (IN) | SLOPE (FT/FT) | INVERT IN (FT) | INVERT OUT (FT) |
|---------|-------------|---------------|---------------|----------------|-----------------|
| SD-2 | 16 | 24 | 0.015 | 13.40 | 13.20 |
| SD-3 | 156 | 24 | 0.002 | 13.81 | 13.50 |
| SD-4 | 96 | 12 | 0.003 | 14.54 | 14.06 |
| SD-5 | 46 | 12 | 0.010 | 15.10 | 15.24 |
| SD-6 | 92 | 18 | 0.005 | 14.11 | 14.31 |
| SD-7 | 63 | 15 | 0.018 | 11.19 | 15.02 |
| SD-8 | 8 | 15 | 0.005 | 13.38 | 13.94 |

CONSTRUCTION NOTES:

- ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
- CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF 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.
- CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
- INSTALL 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.
- 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.
- CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
- 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.
- SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
- 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 (1-888-DIGSAFE) 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.
- 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.
- CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 3300-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 MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
- ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
- ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
- NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A M.D.O.T. PERMIT AS WELL AS PERMITS FROM THE TOWN AS APPLICABLE.
- IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.
- 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.
- 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.
- 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 JUDGMENT OF SEBAGO TECHNICS, INC.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.
- 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.
- THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
- DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER AND THE CITY OF PORTLAND FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.
- 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.
- ALL SUBSURFACE UTILITY LINES SHOWN HEREON ARE BASED SOLELY ON THE FIELD LOCATION OF VISIBLE STRUCTURES, SHM'S, CB'S, HYDRANTS, ETC. IN CONNECTION WITH DESIGN AND OR AS-BUILT PLANS AND SUPPLIED TO SEBAGO TECHNICS INC. BY OTHERS. PRIOR TO ANY CONSTRUCTION EXCAVATION, TEST BORINGS, DRILLING, ETC. DIG SAFE MUST BE NOTIFIED AND A SITE IDENTIFICATION NUMBER, DEPTH AND MATERIAL OF ALL SUBSURFACE UTILITY LINES SHOWN HEREON AND ANY AND ALL OTHERS LOCATED ON SITE WITHIN THE CONSTRUCTION AREA.
- AN APPROVED SPRINKLER SYSTEM SHALL BE INSTALLED PER NFPA 13 AND MONITORED BY AN APPROVED CENTRAL MONITORING STATION.
- ALL STORM DRAIN PIPES SHALL BE SMOOTH BORE HDPE UNLESS OTHERWISE NOTED.
- ALL TREE SAVE AREAS MUST BE IDENTIFIED IN THE FIELD PRIOR TO SITE WORK.
- PROTECTIVE MEASURES WILL BE REQUIRED IN TREE SAVE AREAS IN ORDER TO PREVENT THE STORAGE OF MATERIALS AND EQUIPMENT.
- IN THE CASE THAT TREE SAVE AREAS ARE AFFECTED DURING CONSTRUCTION, ADDITIONAL TREES/SHRUBS MAY BE NEEDED.

SEBAGO TECHNICS
 75 John Roberts Rd., Suite 1A
 South Portland, ME 04106
 Tel: 207-263-0100
 Fax: 207-263-5669

GRADING AND UTILITY PLAN - PHASE 1
 OF: **ALLAGASH BREWING COMPANY**
 INDUSTRIAL WAY
 PORTLAND, MAINE
 FOR: **50 INDUSTRIAL WAY, LLC**
 PORTLAND, MAINE 04103

PROJECT NO.: FIELD BOOK 847
 DRAWN: RLM
 DESIGN: CHKD
 CHECKED: RLM
 DATE: 05-20-14
 SCALE: 1" = 30'

SHEET C6.1

CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 8/21/14

REVISOR: RLM
 DATE: 07-28-14
 STATUS: REVISED TO ADDRESS CONDITIONS OF APPROVAL

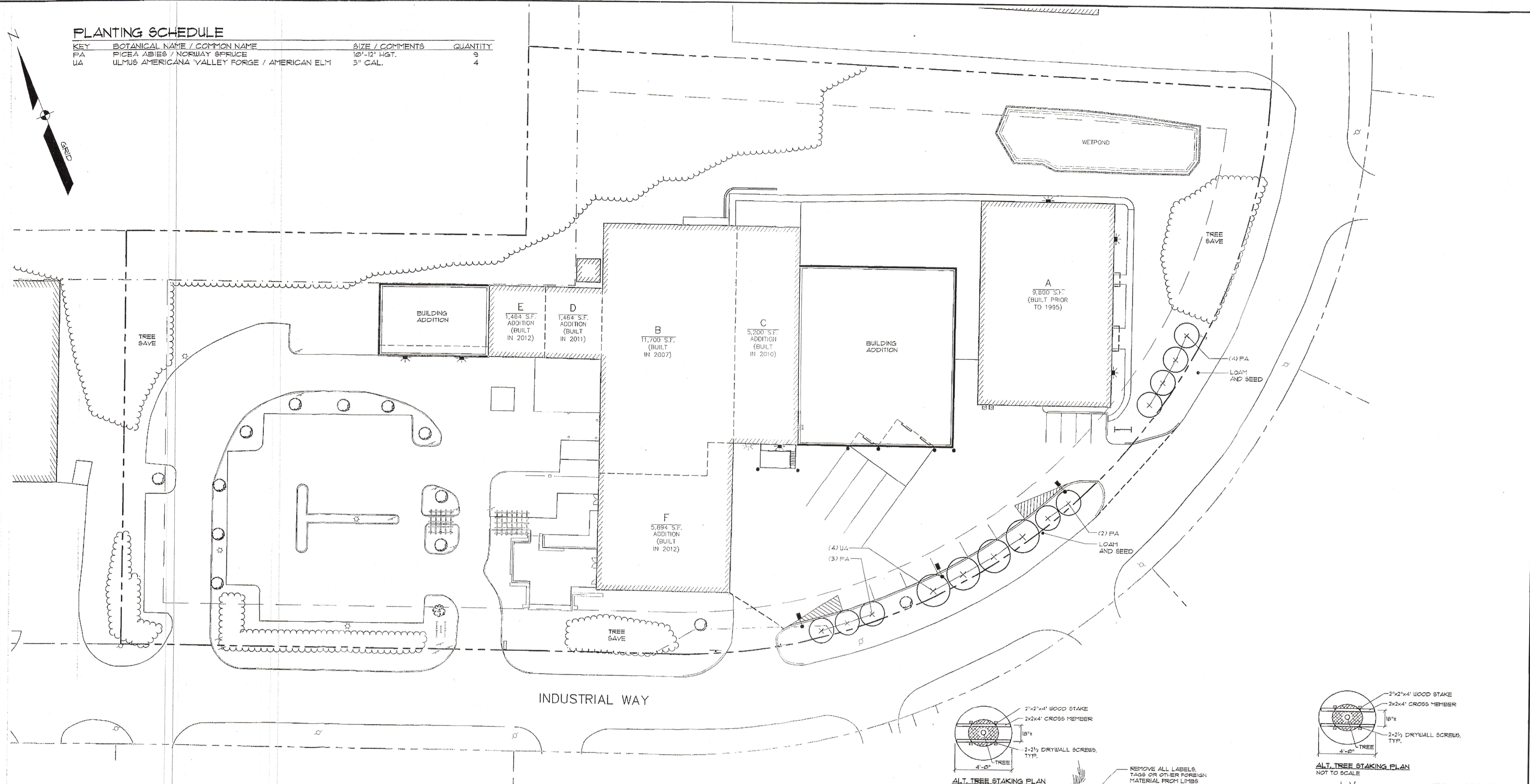
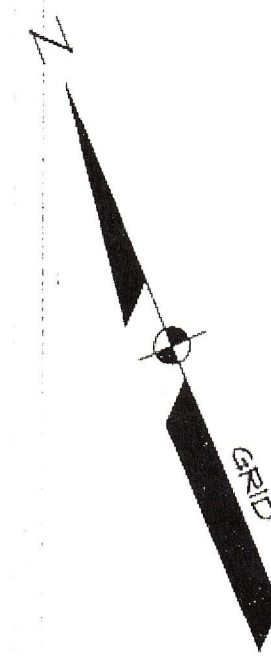
REVISOR: RLM
 DATE: 07-11-14
 STATUS: FINAL SITE PLAN SUBMISSION TO CITY

REVISOR: RLM
 DATE: 06-03-14
 STATUS: SITE PLAN SUBMISSION TO CITY

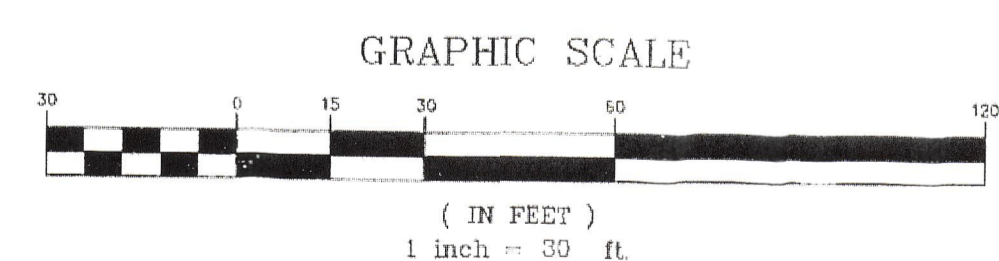
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

PLANTING SCHEDULE

| KEY | BOTANICAL NAME / COMMON NAME | SIZE / COMMENTS | QUANTITY |
|-----|---|-----------------|----------|
| PA | PICEA ABIES / NORWAY SPRUCE | 10'-12" HGT. | 3 |
| UA | ULMUS AMERICANA VALLEY FORGE / AMERICAN ELM | 3" CAL. | 4 |

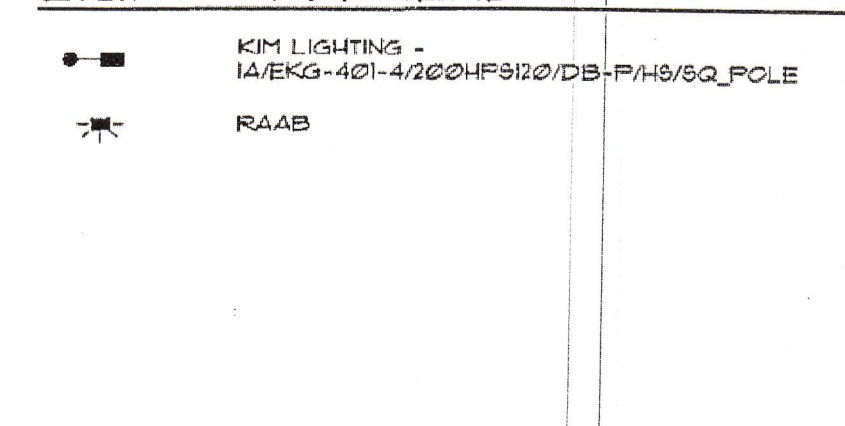


INDUSTRIAL WAY



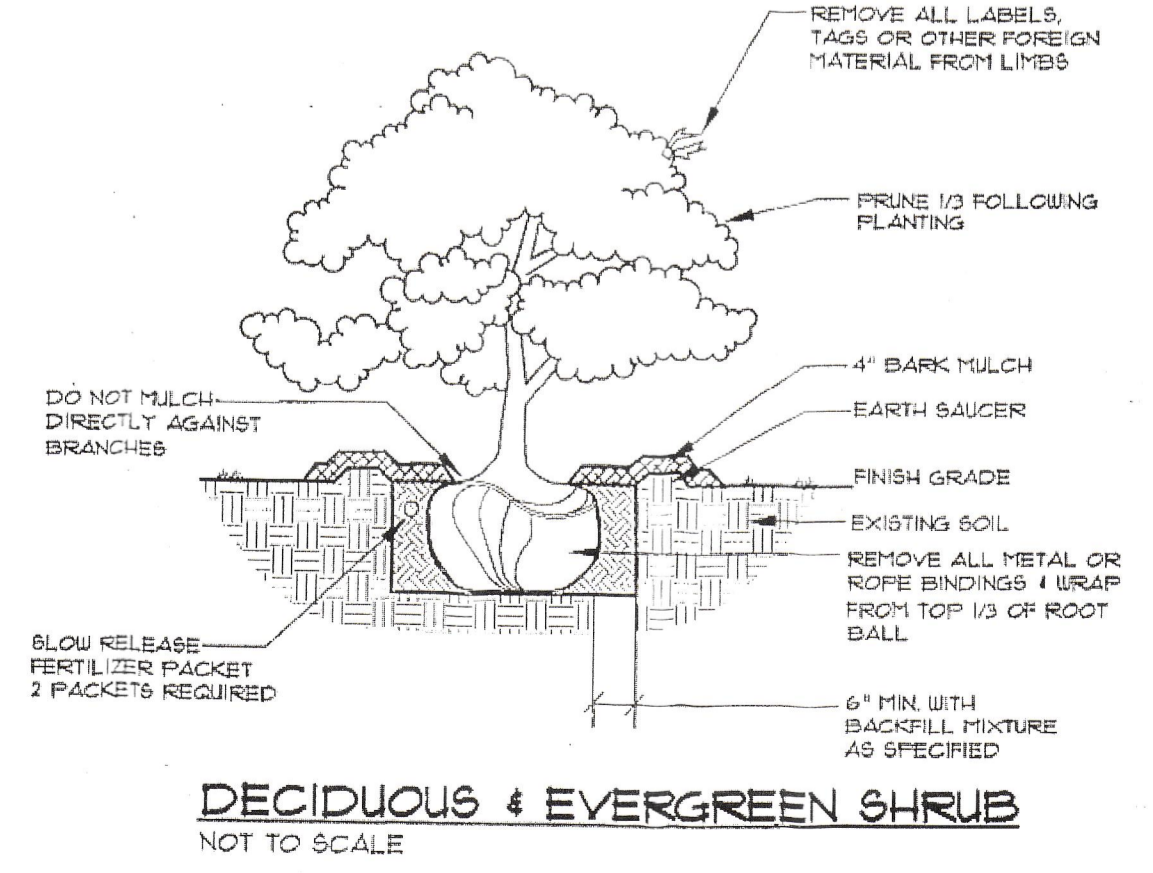
- NOTES:**
- ALL TREE SAVE AREAS MUST BE IDENTIFIED IN THE FIELD PRIOR TO SITE WORK.
 - PROTECTIVE MEASURES WILL BE REQUIRED IN TREE SAVE AREAS IN ORDER TO PREVENT THE STORAGE OF MATERIALS AND EQUIPMENT.
 - IN THE CASE THAT TREE SAVE AREAS ARE AFFECTED DURING CONSTRUCTION, ADDITIONAL TREES/SHRUBS MAY BE NEEDED.

LIGHTING LEGEND

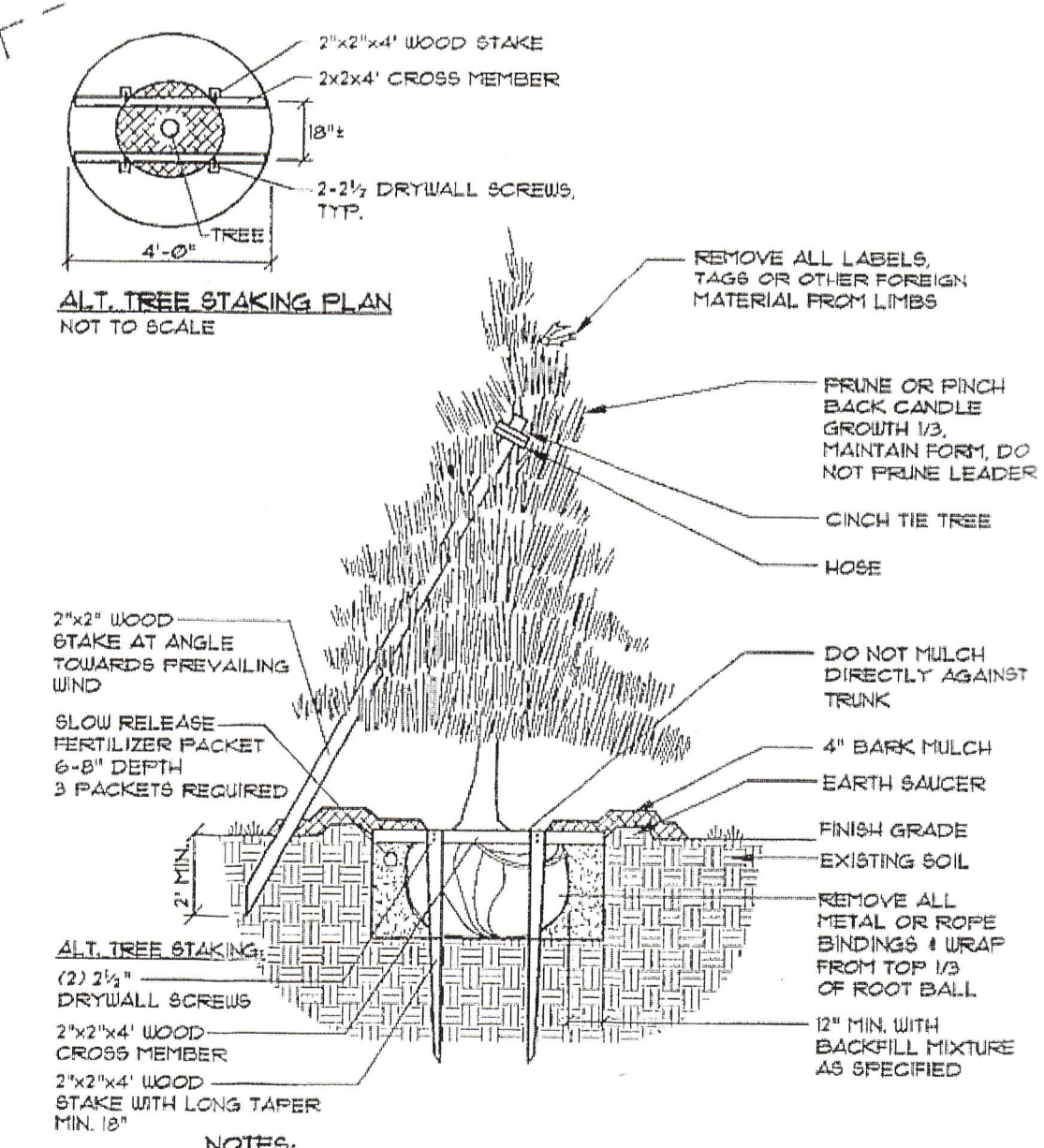


LEGEND

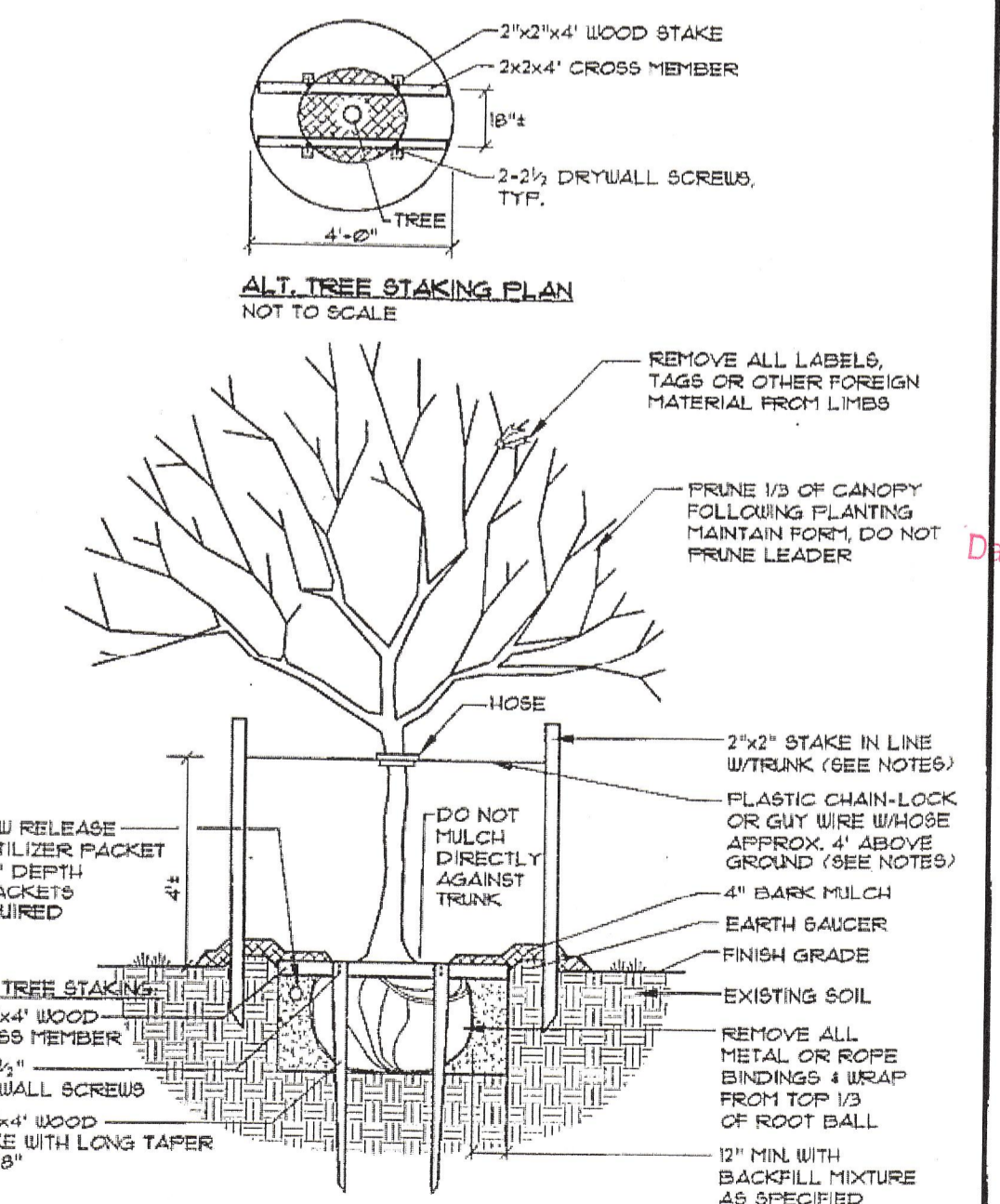
| EXISTING | DESCRIPTION | PROPOSED |
|----------|-------------------|----------|
| --- | BOUNDARY LINE/ROW | --- |
| --- | ABUTTER LINE/ROW | --- |
| --- | SETBACK | --- |
| --- | EASEMENT | --- |
| --- | BUILDING | --- |
| --- | SIGN | --- |
| --- | EDGE PAVEMENT | --- |
| --- | EDGE CONCRETE | --- |
| --- | CURBLINE | --- |
| --- | TREELINE | --- |
| ○ | DECIDUOUS TREE | ○ |
| ⊗ | CONIFEROUS TREE | ⊗ |
| ○ | MULCH LINE | ○ |
| ○ | SCREENING FENCE | ○ |
| ○ | BOLLARD | ○ |
| ○ | LIGHT POLE/WALL | ○ |
| ○ | UTILITY POLE | ○ |



DECIDUOUS & EVERGREEN SHRUB
NOT TO SCALE



DECIDUOUS TREES
EVERGREEN TREES
NOT TO SCALE



DECIDUOUS TREES
NOT TO SCALE

SEBAGO TECHNICALS
WWW.SEBAGOTECHNICALS.COM
75 John Rogers Rd. - Suite 1A, Lewiston, ME 04240
Tel: 207.252.0105 Fax: 207.252.0106

PROJECT NO: 02249 FIELD BOOK: 847 DESIGN: WTC DRAWN: MAL

CITY OF PORTLAND APPROVED SITE PLAN
Date: 8/1/14

LANDSCAPE AND LIGHTING COMPANY
OF
ALLAGASH BREWING COMPANY
INDUSTRIAL WAY
PORTLAND, MAINE
FOR:
50 INDUSTRIAL WAY
PORTLAND, MAINE 04103

DATE: 05-20-14 SCALE: 1" = 30'

SHEET: C7.1

02249L-PHASE 1.dwg, TAB.L-PH1

EROSION CONTROL MEASURES

PRE-CONSTRUCTION PHASE

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS (SILT FENCE) WILL BE STAKED/INSTALLED ACROSS THE SLOPE(S) ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. THE PLACEMENT OF SEDIMENT BARRIERS SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THIS EROSION CONTROL PLAN AND DETAILS IN THIS PLAN SET. THIS NETWORK IS TO BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 85% TO 90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED AT THE INTERSECTION OF THE PROPOSED ENTRANCES AND EXISTING ROADWAY TO AVOID TRACKING OF MUD, DUST AND DEBRIS FROM THE SITE.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A DETAILED SCHEDULE AND MARKED UP PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF DISTURBANCE AND COMPLETION OF THE WORK. THE SCHEDULE SHALL BE PROVIDED TO THE MUNICIPALITY THREE DAYS PRIOR TO THE SCHEDULED PRE-CONSTRUCTION MEETINGS. SPECIAL ATTENTION SHALL BE GIVEN TO THE 14 DAY LIMIT OF DISTURBANCE IN THE SCHEDULE ADDRESSING TEMPORARY AND PERMANENT VEGETATION MEASURES.

CONSTRUCTION AND POST-CONSTRUCTION PHASE

AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT AMOUNT OF MINERAL SOIL NECESSARY FOR PROGRESSIVE AND EFFICIENT CONSTRUCTION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION OR MULCHING THROUGH CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD. OPEN AREAS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL AS SHOWN ON THE DESIGN PLANS AND AS DESCRIBED WITHIN THIS EROSION CONTROL PLAN WITHIN 14-DAYS OF DISTURBANCE. AREAS LOCATED WITHIN 100' OF STREAMS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL PRIOR TO THE CONSTRUCTION YEAR.

THE CONTRACTOR MUST INSTALL ANY ADDITIONAL MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS.

THE PLACEMENT OF EROSION CONTROL MEASURES SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND DETAILS IN THE PLAN SET.

1. TEMPORARY MULCHING

ALL DISTURBED AREAS SHALL BE MULCHED WITH MATERIALS SPECIFIED BELOW PRIOR TO ANY STORM EVENT. ALL DISTURBED AREAS NOT FINAL GRADED WITHIN 14 DAYS SHALL BE MULCHED. ALSO, AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED, SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING. EROSION CONTROL BLANKETS ARE RECOMMENDED TO BE USED AT THE BASE OF SLOPES OR ON SLOPES GREATER THAN 2:1. MULCH ANCHORING SHOULD BE USED ON SLOPES GREATER THAN 3:1 AFTER SEPTEMBER 15TH OF THE CONSTRUCTION YEAR. (SEE WINTER EROSION CONTROL NOTES).

HAY OR STRAW SHALL BE APPLIED AT A RATE OF 15 LBS/1000 SF. (15 TONS PER ACRE).

EROSION CONTROL MIX SHALL BE PLACED EVENLY AND MUST PROVIDE 100% SOIL COVERAGE. EROSION CONTROL MIX SHALL BE APPLIED SUCH THAT THE THICKNESS ON SLOPES 3:1 OR LESS IS 2 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET. THE THICKNESS ON SLOPES BETWEEN 3:1 AND 2:1 SHALL BE 4 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET. THIS SHALL NOT BE USED ON SLOPES GREATER THAN 2:1.

EROSION CONTROL BLANKETS SHALL BE INSTALLED SUCH THAT CONTINUOUS CONTACT BETWEEN THE MAT AND THE SOIL IS MAINTAINED. INSTALL BLANKETS AND STAPLES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

2. SOIL STOCKPILES:

STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED WITH HAY OR STRAW AT A RATE OF 15 LBS/1000 SF. (15 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES.

3. NATURAL RESOURCES PROTECTION:

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 15% MATURE VEGETATION CATCH SHALL BE MULCHED USING TEMPORARY MULCHING (AS DESCRIBED IN PART I OF THIS SECTION) WITHIN 7 DAYS OF EXPOSURE OR PRIOR TO ANY STORM EVENT. SEDIMENT BARRIERS (AS DESCRIBED IN PART 4 OF THIS SECTION) SHALL BE PROJECTED BETWEEN RESOURCES AND THE DISTURBED AREA.

4. SEDIMENT BARRIERS:

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS SHALL BE STAKED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. SEDIMENT BARRIERS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 85%-90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION.

SILT FENCE SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE EFFECTIVE HEIGHT OF THE FENCE SHALL NOT EXCEED 36 INCHES. IT IS RECOMMENDED THAT SILT FENCE BE REMOVED BY CUTTING THE FENCE MATERIALS AT GROUND LEVEL 90 AS TO AVOID ADDITIONAL SOIL DISTURBANCE.

HAY BALES SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. BALES SHALL BE WIRE-BOUND OR STRUNG-TIED AND THESE BINDINGS MUST REMAIN PARALLEL WITH THE GROUND SURFACE DURING INSTALLATION TO PREVENT DETRIORATION OF THE BALES. HAY BALES SHALL BE INSTALLED WITH A MINIMUM 2 INCH DEEP TRENCH LINE WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.

EROSION CONTROL MIX SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE MIX SHALL CONSIST PRIMARILY OF ORGANIC MATERIAL AND CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4 INCHES IN DIAMETER. THE MIX COMPOSITION SHALL MEET THE STANDARDS DESCRIBED WITHIN THE MOST BEST MANAGEMENT PRACTICES. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER.

CONTINUOUS CONTAINED BERM SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THIS SEDIMENT BARRIER IS EROSION CONTROL MIX PLACED WITHIN A SYNTHETIC TUBULAR NETTING AND PERFORMS AS A STURDY SEDIMENT BARRIER THAT WORKS WELL ON HARD GROUND SUCH AS FROZEN CONDITIONS, TRAVELED AREAS OR PAVEMENT. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER.

5. TEMPORARY CHECK DAMS:

SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. CHECK DAMS ARE TO BE PLACED WITHIN DITCHES/VALES AS SPECIFIED ON THE DESIGN PLANS IMMEDIATELY AFTER FINAL GRADING. CHECK DAMS SHALL BE 2 FEET HIGH. TEMPORARY CHECK DAMS MAY BE REMOVED ONLY AFTER THE ROADWAYS ARE PAVED AND THE VEGETATED SLOPE ARE ESTABLISHED WITH AT LEAST 85% TO 90% VIGOROUS PERENNIAL GROWTH. THE AREA BENEATH THE CHECK DAM MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER REMOVAL OF THE CHECK DAM.

STONE CHECK DAMS SHOULD BE CONSTRUCTED OF 2 TO 3 INCH STONE AND PLACED SUCH THAT COMPLETE COVERAGE OF THE SUALE IS OBTAINED AND THAT THE CENTER OF THE DAM IS 6 INCHES LOWER THAN THE OUTER EDGES.

HAY BALE CHECK DAMS: WE DO NOT RECOMMEND THE USE OF HAY BALES AS CHECK DAMS.

MANUFACTURED CHECK DAMS: MANUFACTURED CHECK DAMS AS SPECIFIED IN THE DETAIL ON THE PLANS, MAY BE USED IF AUTHORIZED BY THE PROPER LOCAL, STATE OR FEDERAL REGULATING AGENCIES. THESE UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

6. STORMDRAIN INLET PROTECTION:

INLET PROTECTION SHALL BE PLACED AROUND A STORMDRAIN DROP INLET CURB PRIOR TO PERMANENT STABILIZATION OF THE IMMEDIATE AND UPSTREAM DISTURBED AREAS. THEY SHALL BE CONSTRUCTED IN A MANNER THAT WILL FACILITATE CLEAN-OUT AND DISPOSAL OF TRAPPED SEDIMENTS AND MINIMIZE INTERFERENCE WITH CONSTRUCTION ACTIVITIES. ANY RESULTANT FLOWING OF WATER FROM THE PROTECTION METHOD MUST NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.

HAY BALE DROP INLET PROTECTION: WE DO NOT RECOMMEND THE USE OF HAY BALES AS INLET PROTECTION.

CONCRETE BLOCK AND STONE INLET SEDIMENT FILTERS (DROP OR CURB INLETS) SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE HEIGHT OF THE CONCRETE BLOCK BARRIER CAN VARY BUT MUST BE BETWEEN 12 AND 24 INCHES TALL. A MINIMUM OF 1 INCH CRUSHED STONE SHALL BE USED.

MANUFACTURED SEDIMENT BARRIERS AND FILTER (DROP OR CURB INLETS) MANUFACTURED FILTERS, AS SPECIFIED IN THE DETAIL ON THE PLANS, MAY BE USED IF INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

7. STABILIZED CONSTRUCTION ENTRANCE/EXIT:

PRIOR TO CLEARING AND/OR GRUBBING THE SITE A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED UNLESS TRAFFIC WILL EXIT THE CONSTRUCTION SITE ONTO A PAVED ROADWAY IN ORDER TO MINIMIZE THE TRACKING OF SEDIMENT AND DEBRIS FROM THE CONSTRUCTION SITE ONTO PUBLIC ROADWAYS. THE ENTRANCES AND ADJACENT ROADWAY AREAS SHALL BE PERIODICALLY WATERED TO FURTHER MINIMIZE THE TRACKING OF MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA. STABILIZED CONSTRUCTION EXITS SHALL BE CONSTRUCTED IN AREAS SPECIFIED ON THE PLANS AND AS DETAILED ON THE PLANS.

8. DUST CONTROL:

DUST CONTROL DURING CONSTRUCTION SHALL BE ACHIEVED BY THE USE OF A WATERING TRUCK TO PERIODICALLY SPRINKLE THE EXPOSED ROADWAY AREAS AS NECESSARY TO REDUCE DUST DURING THE DRY MONTHS, APPLYING OTHER DUST CONTROL PRODUCTS SUCH AS CALCIUM CHLORIDE OR OTHER MANUFACTURED PRODUCTS ARE ALLOWED IF AUTHORIZED BY THE PROPER LOCAL, STATE AND/OR FEDERAL REGULATING AGENCIES. HOWEVER, IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO MITIGATE DUST AND SOIL LOSS FROM THE SITE.

9. TRENCH DEWATERING AND TEMPORARY STREAM DIVERSION:

WATER FROM CONSTRUCTION TRENCH DEWATERING OR TEMPORARY STREAM DIVERSION WILL PASS FIRST THROUGH A FILTER BAG OR SECONDARY CONTAINMENT STRUCTURE (E.G. HAY BALE LINED POOL) PRIOR TO DISCHARGE. THE DISCHARGE SITE SHALL BE SELECTED TO AVOID FLOODING AND SEDIMENT DISCHARGES TO A PROTECTED RESOURCE. IN NO CASE SHALL THE FILTER BAG OR CONTAINMENT STRUCTURE BE LOCATED WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE.

10. TEMPORARY VEGETATION:

TEMPORARY VEGETATION SHALL BE APPLIED TO DISTURBED AREAS THAT WILL NOT RECEIVE FINAL GRADING FOR PERIODS UP TO 12 MONTHS. THIS PROCEDURE SHOULD BE USED EXTENSIVELY IN AREAS ADJACENT TO NATURAL RESOURCES. SEEDED PREPARATION AND APPLICATION OF SEED SHALL BE CONDUCTED AS INDICATED IN THE PERMANENT VEGETATION SECTION OF THIS NARRATIVE. SPECIFIC SEEDS (FAST GROWING AND SHORT LIVING) SHALL BE SELECTED FROM THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL DATED 3/2009 OR LATER. ALTERNATIVE EROSION CONTROL MEASURES SHOULD BE USED IF SEEDING CAN NOT BE DONE BEFORE SEPTEMBER 15TH OF THE CONSTRUCTION YEAR.

11. PERMANENT VEGETATION:

REVEGETATION MEASURES SHALL COMMENCE IMMEDIATELY UPON COMPLETION OF FINAL GRADING OF AREAS TO BE LOANED AND SEEDED. THE APPLICATION OF SEED SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR. PLEASE REFER TO THE WINTER EROSION CONTROL NOTES FOR MORE DETAIL. REVEGETATION MEASURES SHALL CONSIST OF THE FOLLOWING:

SEEDING PREPARATION:

A. FOUR (4) INCHES OF LOAM SHALL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE. LOAM SHALL BE FREE OF SUBSOIL, CLAY LUMPS, STONES AND OTHER OBJECTS OVER 2 INCHES OR LARGER IN ANY DIMENSION, AND WITHOUT WEEDS, ROOTS OR OTHER OBJECTIONABLE MATERIAL.

B. SOIL TESTS SHALL BE TAKEN AT THE TIME OF SOIL STRIPPINGS TO DETERMINE FERTILIZATION REQUIREMENTS. SOIL TESTS SHALL BE TAKEN PROMPTLY AS TO NOT INTERFERE WITH THE 14-DAY LIMIT ON SOIL EXPOSURE. BASED UPON TEST RESULTS, SOIL AMENDMENTS SHALL BE INCORPORATED INTO THE SOIL PRIOR TO FINAL SEEDING. IN LIEU OF SOIL TESTS, SOIL AMENDMENTS MAY BE APPLIED AS FOLLOWS:

| ITEM | APPLICATION RATE |
|--|------------------|
| 10-20-20 FERTILIZER (N-P205-K2O OR EQUAL) | 104 LBS/1000 SF. |
| GROUND LIMESTONE (50% CALCIUM 4 MAGNESIUM OXIDE) | 138 LBS/1000 SF. |

C. WORK LINE AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH PROPER EQUIPMENT. ROLL THE AREA TO FIRM THE SEEDBED EXCEPT ON CLAY OR SILTY SOILS OR COARSE SAND.

APPLICATION OF SEED:

A. SEEDING SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR. GENERALLY A SEED MIXTURE MAY BE APPLIED AS FOLLOWS: (MDEP SEED MIX 2 IS DISPLAYED)

| SEED TYPE | APPLICATION RATE |
|----------------------|---------------------------------|
| CREeping REED FESCUE | 0.46 LBS/1000 SF. (20 LBS/ACRE) |
| REDTOP | 0.28 LBS/1000 SF. (7 LBS/ACRE) |
| TALL FESCUE | 0.46 LBS/1000 SF. (20 LBS/ACRE) |
| TOTAL | 0.91 LBS/1000 SF. (42 LBS/ACRE) |

NOTE: A SPECIFIC SEED MIXTURE SHOULD BE CHOSEN TO MATCH THE SOILS CONDITION OF THE SITE. VARIOUS AGENCIES CAN RECOMMEND SEED MIXTURES. MDEP RECOMMENDED SEED MIXTURES ARE IN THE EROSION AND SEDIMENT CONTROL BMP MANUAL DATED 3/2009 OR LATER.

B. HYDROSEEDING: SHALL BE CONDUCTED ON PREPARED AREAS WITH SLOPES LESS THAN 2:1. LINE AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. RECOMMENDED SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.

C. MULCHING: SHALL COMMENCE IMMEDIATELY AFTER SEED IS APPLIED. REFER TO THE TEMPORARY MULCHING SECTION OF THIS NARRATIVE FOR DETAILS.

SOODING:

SOODING SHOULD BE CONDUCTED IMMEDIATELY AFTER SEEDING IN AREAS WHERE IMMEDIATE VEGETATION IS MOST DESIRED. SUCH AS DISTURBED AREAS AROUND STORMDRAIN DROP INLETS AND AREAS OF AESTHETIC VALUE. SOOD SHOULD BE LAID AT RIGHT ANGLES TO THE DIRECTION OF FLOW STARTING AT THE LOWEST ELEVATION. SOOD SHOULD BE ROLLED OR TAMPED DOWN TO EVEN OUT THE JOINTS ONCE LAID DOWN WHERE FLOW IS PREVALENT THE SOOD MUST BE PROPERLY ANCHORED DOWN. IRRIGATE THE SOOD IMMEDIATELY AFTER INSTALLATION. IN MOST CASES, SOOD CAN BE ESTABLISHED BETWEEN APRIL 1ST AND NOVEMBER 15TH OF THE CONSTRUCTION YEAR. HOWEVER, REFER TO THE WINTER EROSION CONTROL NOTES FOR ANY ACTIVITIES AFTER OCTOBER 1ST.

CONSTRUCTION SCHEDULE:

SITE IMPROVEMENTS WILL MOST LIKELY BEGIN IN SUMMER 2014 DEPENDING UPON FINAL PROJECT APPROVAL. THE FOLLOWING SCHEDULE IS ANTICIPATED FOR CONSTRUCTION.

| SCHEDULE | ESTIMATED CONSTRUCTION TIME |
|---|-------------------------------|
| 1. ESTIMATED CONSTRUCTION TIME | 1 MONTHS |
| 2. EROSION CONTROL MEASURES PLACED | WEEK 1 |
| 3. SITE CLEARING AND GRUBBING | WEEK 1 - WEEK 2 |
| 4. CONSTRUCTION OF PARKING LOT SUBBASE | WEEK 2 - WEEK 4 |
| 5. STORMWATER MANAGEMENT AREA CONSTRUCTION | WEEK 2 - WEEK 9 |
| 6. UTILITY IMPROVEMENTS AND SITE CONSTRUCTION | WEEK 4 - WEEK 28 |
| 7. BUILDING ADDITION CONSTRUCTION | WEEK 4 - WEEK 28 |
| 8. MULCH SPREAD FOR WINTER EROSION CONTROL | OCTOBER 15, 2014 |
| 9. START FINAL SEEDING ON PREPARED AREAS | SPRING, 2015 |
| 10. BIWEEKLY MONITORING OF VEGETATIVE GROWTH | MAY, 2015 |
| 11. RE-SEEDING OF AREAS, IF NEEDED | MAY, 2015 |
| 12. REMOVAL OF EROSION CONTROL DEVICES | UPON FINAL PROJECT COMPLETION |

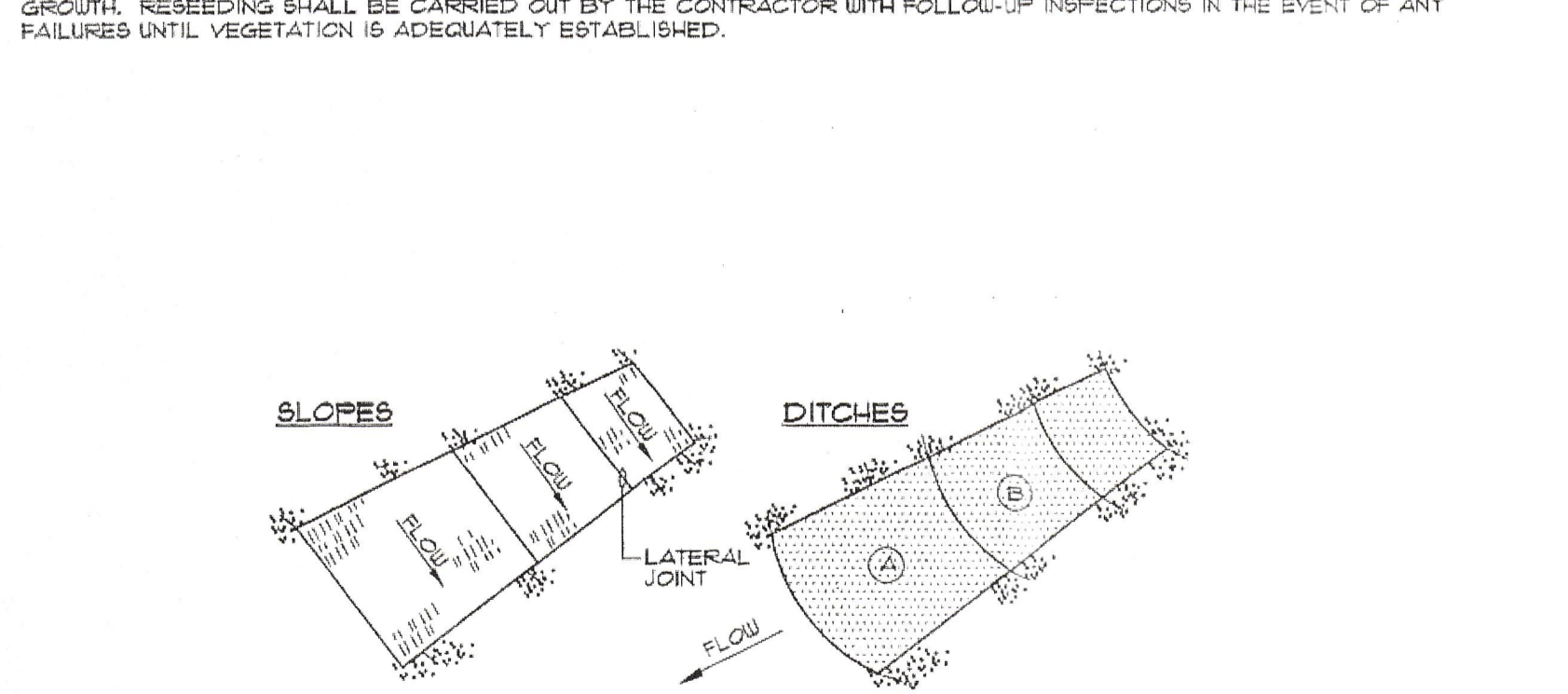
* DATES ARE SUBJECT TO CHANGE DEPENDING ON CONSTRUCTION PROGRESS.

INSPECTIONS/MONITORING:

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, OR AT LEAST EVERY SEVEN (7) DAYS, THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PERFORM REPAIRS AS NEEDED TO ALLOW CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL DEVICES. THE CONTRACTOR SHALL FURNISH THE NECESSARY REGULATING AGENCIES WITH WRITTEN DOCUMENTATION DESCRIBING DATES OF INSPECTIONS AND NECESSARY FOLLOW-UP WORK TO MAINTAIN EROSION CONTROL MEASURES MEETING THE REQUIREMENTS OF THIS PLAN.

FOLLOWING THE TEMPORARY AND/OR FINAL SEEDING, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMI-RIGHTLY UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS AT LEAST 85%-90% OF AREAS VEGETATED WITH VIGOROUS GROWTH. RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

EROSION CONTROL BLANKET
NOT TO SCALE



- NOTES:**
- BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.
 - FLOW DIRECTION JOINTS TO HAVE OVERLAP OF 4" AND STAPLED, OVERLAP B OVER A.
 - LATERAL JOINTS TO HAVE 4" OVERLAP OF STRIPS, STAPLE 18" ON CENTER.
 - STAPLE OUTSIDE LATERAL EDGE 2" ON CENTER.
 - WIRE STAPLES TO BE MIN. OF 1/2" WIRE 6" LONG AND 1/2" WIDE.
 - USE NORTH AMERICAN GREEN D8 100 OR APPROVED EQUAL.

WINTER EROSION CONTROL MEASURES

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 15% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 15, THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD.

WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME. THE LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDER TAKEN DURING THE PROCEEDING 5 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.

ALL AREAS SHALL BE CONSIDERED TO BE DENIED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN ROADWAY AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOADED, SEEDED AND MULCHED. HAY AND STRAW MULCH RATE SHALL BE A MINIMUM OF 15 LBS/1000 SF. (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED.

THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

- SOIL STOCKPILES:**
STOCKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR AT 150 LBS/1000 SF. (3 TONS PER ACRE) WITH A FOUR-INCH LAYER OF WOOD WASTE COMPOST. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES.
- NATURAL RESOURCES PROTECTION:**
ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 15% MATURE VEGETATION CATCH SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH EROSION CONTROL MATS. DURING WINTER CONSTRUCTION, A DOUBLE LINE OF SEDIMENT BARRIERS (IE. SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) WILL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIERS TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.
- SEDIMENT BARRIERS:**
DURING FROZEN CONDITIONS, SEDIMENT BARRIERS SHALL CONSIST OF WOOD WASTE FILTER BERMS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCE.
- MULCHING:**
ALL AREAS SHALL BE CONSIDERED TO BE DENIED UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOADED, SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 15 LBS/1000 SF. PER 1000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 7.5 LBS/1000 SF. OR 15 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. MULCH SHALL NOT BE USED ON TOP OF THE SNOW. THE SNOW WILL BE REMOVED DOWN TO A ONE-INCH DEPTH OR LESS PRIOR TO APPLICATION AFTER EACH DAY OF FINAL GRADING. THE AREA WILL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1000 SQUARE FEET (3 TONS/ACRE) AND ADEQUATELY ANCHORED THAT GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH.

BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL TRACK OR WOOD CELLULOSE FIBER. WHEN GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH THEN COVER IS SUFFICIENT. AFTER NOVEMBER 15, MULCH AND ANCHORING OF ALL BARE SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORK DAY.

SLOPES SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH PEG AND NETTING OR WITH EROSION CONTROL BLANKETS. MULCHING SHALL BE APPLIED AT A RATE OF 150 LBS/1000 SF. ON ALL SLOPES GREATER THAN 8:1. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8:1. EROSION CONTROL BLANKETS SHALL BE USED IN LIEU OF MULCH IN ALL DRAINAGE WAYS WITH SLOPE 8:1. EROSION CONTROL MIX CAN BE USED TO SUBSTITUTE EROSION CONTROL BLANKETS ON ALL SLOPES EXCEPT DITCHES.

6. SEEDING:

BETWEEN THE DATES OF OCTOBER 15 AND APRIL 15, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE PINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 15 AND IF THE EXPOSED AREA HAS BEEN LOAM, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED.

DORMANT SEEDING MAY BE SELECTED TO BE PLACED PRIOR TO THE PLACEMENT OF MULCH AND FIBER. MULCH SHALL BE FINER WIRE MESH THAT THE BARRIER MAY BE USED FOR THE SITE. ALL DISTURBED AREAS SHALL RECEIVE 4" OF LOAM AND SEED AT AN APPLICATION RATE OF 150 LBS/1000 SF. ALL AREAS SEEDED DURING THE WINTER WILL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS SUFFICIENTLY VEGETATED (AT LEAST 15% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING.

7. TRENCH DEWATERING AND TEMPORARY STREAM DIVERSION:

WATER FROM CONSTRUCTION TRENCH DEWATERING OR TEMPORARY STREAM DIVERSION WILL PASS FIRST THROUGH A FILTER BAG OR SECONDARY CONTAINMENT STRUCTURE (E.G. HAY BALE LINED POOL) PRIOR TO DISCHARGE. THE DISCHARGE SITE SHALL BE SELECTED TO AVOID FLOODING AND SEDIMENT DISCHARGES TO A PROTECTED RESOURCE. IN NO CASE SHALL THE FILTER BAG OR CONTAINMENT STRUCTURE BE LOCATED WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE.

COMPOSITION:

EROSION CONTROL MIX SHALL BE MANUFACTURED ON OR OFF THE PROJECT SITE SUCH THAT ITS COMPOSITION IS IN ACCORDANCE WITH THE MOST RECENT EROSION AND SEDIMENT CONTROL BMP MANUAL, LAST REVISED 3/2009 OR LATER. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED CONCRETE, STYRENE FIBER, PLASTIC NETTING, MANUFACTURED PRODUCTS, WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REFINISHED WOOD PRODUCTS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.

INSTALLATION:

1. THE BARRIER MUST BE PLACED ACROSS THE SLOPE ALONG THE CONTOUR.

2. EXISTING GROUND SHALL BE PREPARED SUCH THAT THE BARRIER MAY LIE NEARLY FLAT ON THE GROUND TO AVOID THE CREATION OF VOIDS AND BRIDGES IN ORDER TO MINIMIZE THE POTENTIAL OF WASH OUTS UNDER THE BARRIER.

3. THE BARRIER MUST BE INSTALLED WHERE SLOPES ARE MEASURED ON THE UPHILL SIDE) AND 1 FEET WIDE FOR SLOPES LESS THAN 5:1 IN GRADE AND SHALL BE WIDER TO ACCOMMODATE THE ADDITIONAL RUNOFF.

4. CONTINUATION OF CONSTRUCTION SHALL NOT BEGIN UNTIL THE FOLLOWING AREAS: WETLAND AREAS, AT POINTS OF CONCENTRATED FLOW, BELOW DIVERST OUTLET APRONS, WOOD-CATCH BASINS AND CLOSED STORAGE SYSTEMS, AT THE BOTTOM OF STEEP SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM.

8. INSPECTION AND MONITORING

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION.

FOLLOWING THE TEMPORARY AND/OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL IN THE SPRING INSPECT AND REPAIR ANY DAMAGED AND/OR UNESTABLISHED SPOTS, ESTABLISHED AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES. THE CONTRACTOR SHALL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE DITCH FOR LATE FALL AND WINTER.

STANDARDS FOR TIMELY STABILIZATION OF CONSTRUCTION SITES DURING WINTER

1. STANDARD FOR THE TIMELY STABILIZATION OF DITCHES AND CHANNELS -- THE APPLICANT WILL CONSTRUCT AND STABILIZE ALL STONE-LINED DITCHES AND CHANNELS ON THE SITE BY NOVEMBER 15. THE APPLICANT WILL CONSTRUCT AND STABILIZE ALL GRASS-LINED DITCHES AND CHANNELS ON THE SITE BY SEPTEMBER 15. IF THE APPLICANT FAILS TO STABILIZE A DITCH OR CHANNEL TO BE GRASS-LINED BY SEPTEMBER 15, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE DITCH FOR LATE FALL AND WINTER.

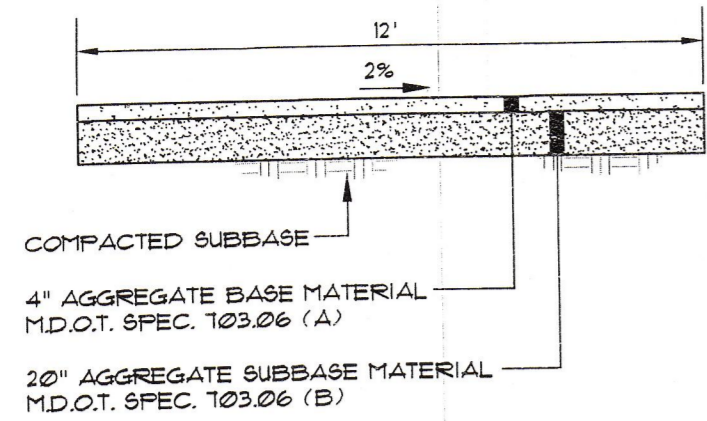
INSTALL A SOIL LINING IN THE DITCH -- THE APPLICANT WILL LINE THE DITCH WITH PROPERLY INSTALLED SOG BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOG ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOG TO GUARANTEE CONTACT BETWEEN THE SOG AND UNDERLYING SOIL, AND WATERING THE SOG TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING THE SOG WITH JUTE OR PLASTIC MESH TO PREVENT THE SOG STRIPS FROM BLOWING DURING FLOW CONDITIONS.

INSTALL A STONE LINING IN THE DITCH -- THE APPLICANT WILL LINE THE DITCH WITH STONE RIPRAP ON THE SLOPES BY SEPTEMBER 15. THE APPLICANT WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE APPLICANT WILL REPAIR THE DITCH PRIOR TO PLACING THE STONE LINING SO TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.

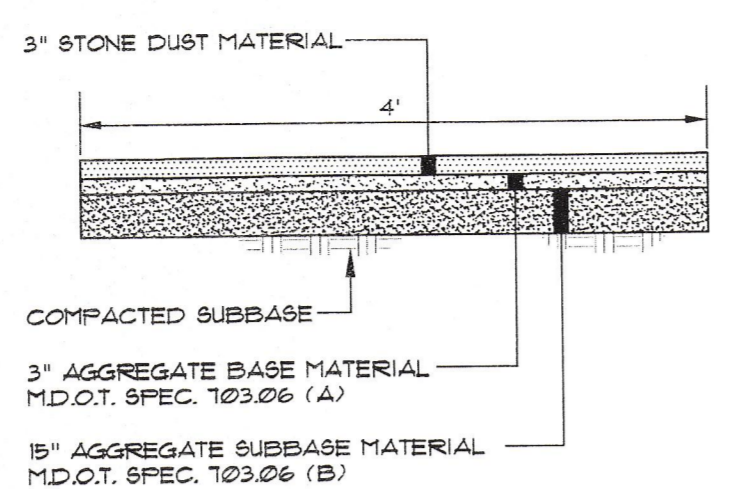
2. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES -- THE APPLICANT WILL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE APPLICANT WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE DEPARTMENT WILL REPAIR ANY AREA HAVING A GRADE GREATER THAN 3:1. IF THE APPLICANT FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS -- BY OCTOBER 1 THE APPLICANT WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE RYE. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 1, THEN THE APPLICANT WILL COVER THE SLOPE WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM III OF THIS CONDITION OR WITH STONE RIPRAP AS DESCRIBED IN ITEM IV OF THIS CONDITION.

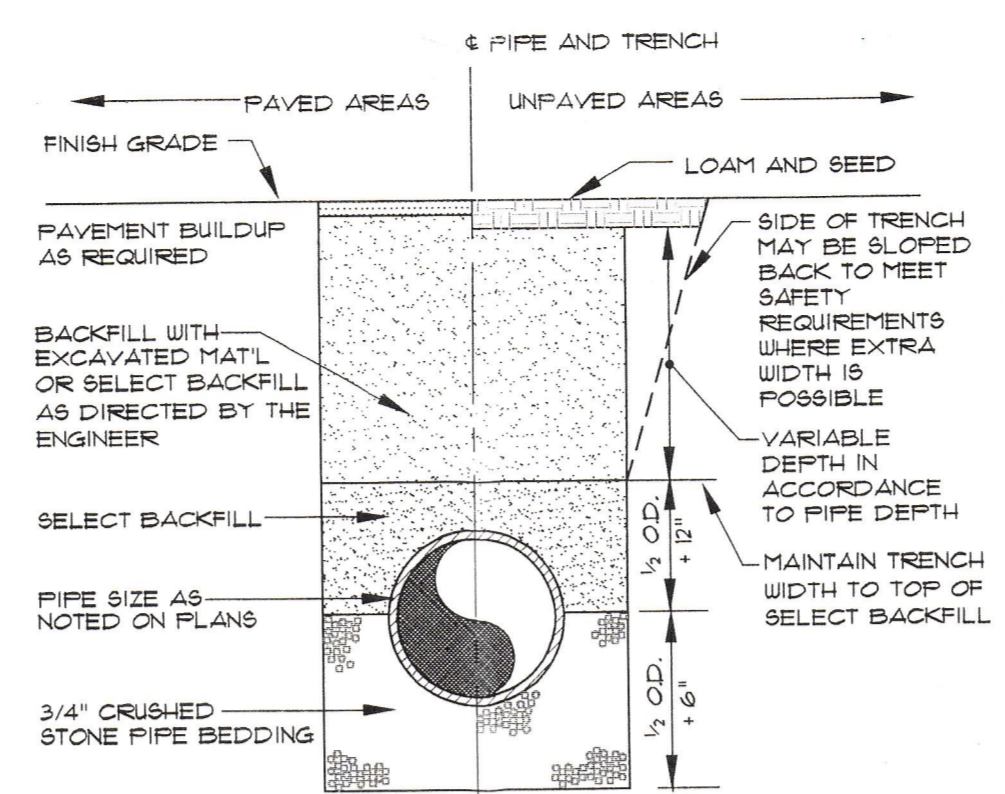
STABILIZE THE SLOPE WITH SOG -- THE APPLICANT WILL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOG BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOG ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOG TO GUARANTEE CONTACT BETWEEN THE SOG AND UNDERLYING SOIL, AND WATERING THE SOG TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE APPLICANT WILL NOT USE LATE-SEASON SOG INSTALLATION TO STABILIZE SLOPES H



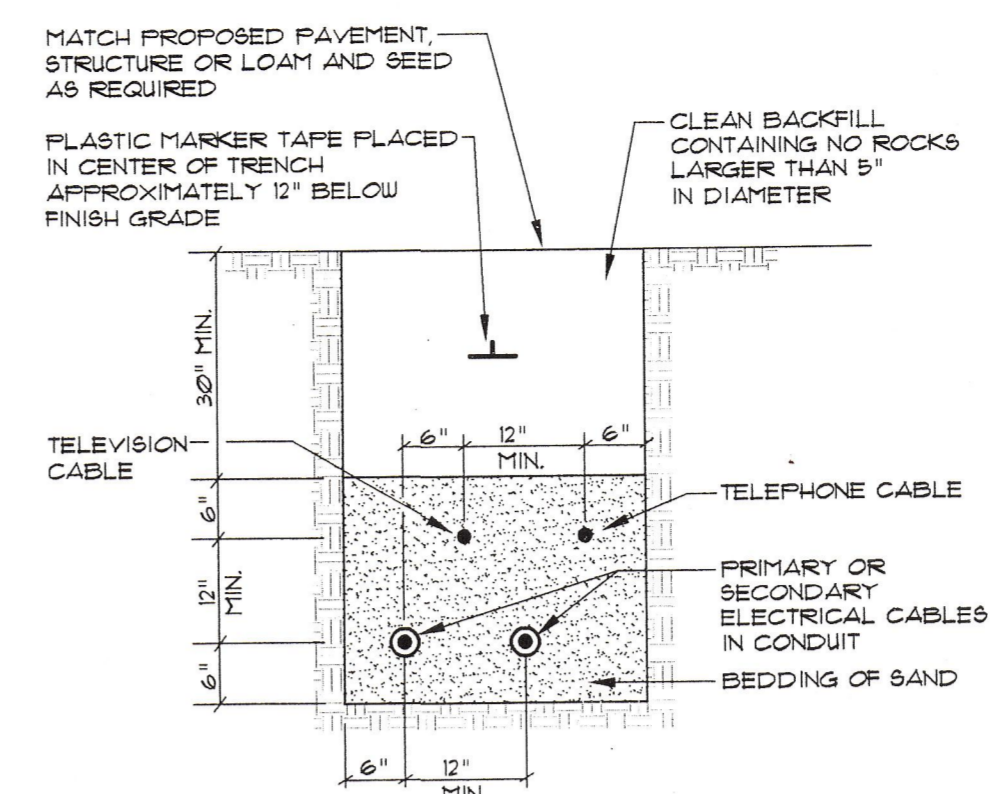
GRAVEL DRIVE SECTION
NOT TO SCALE



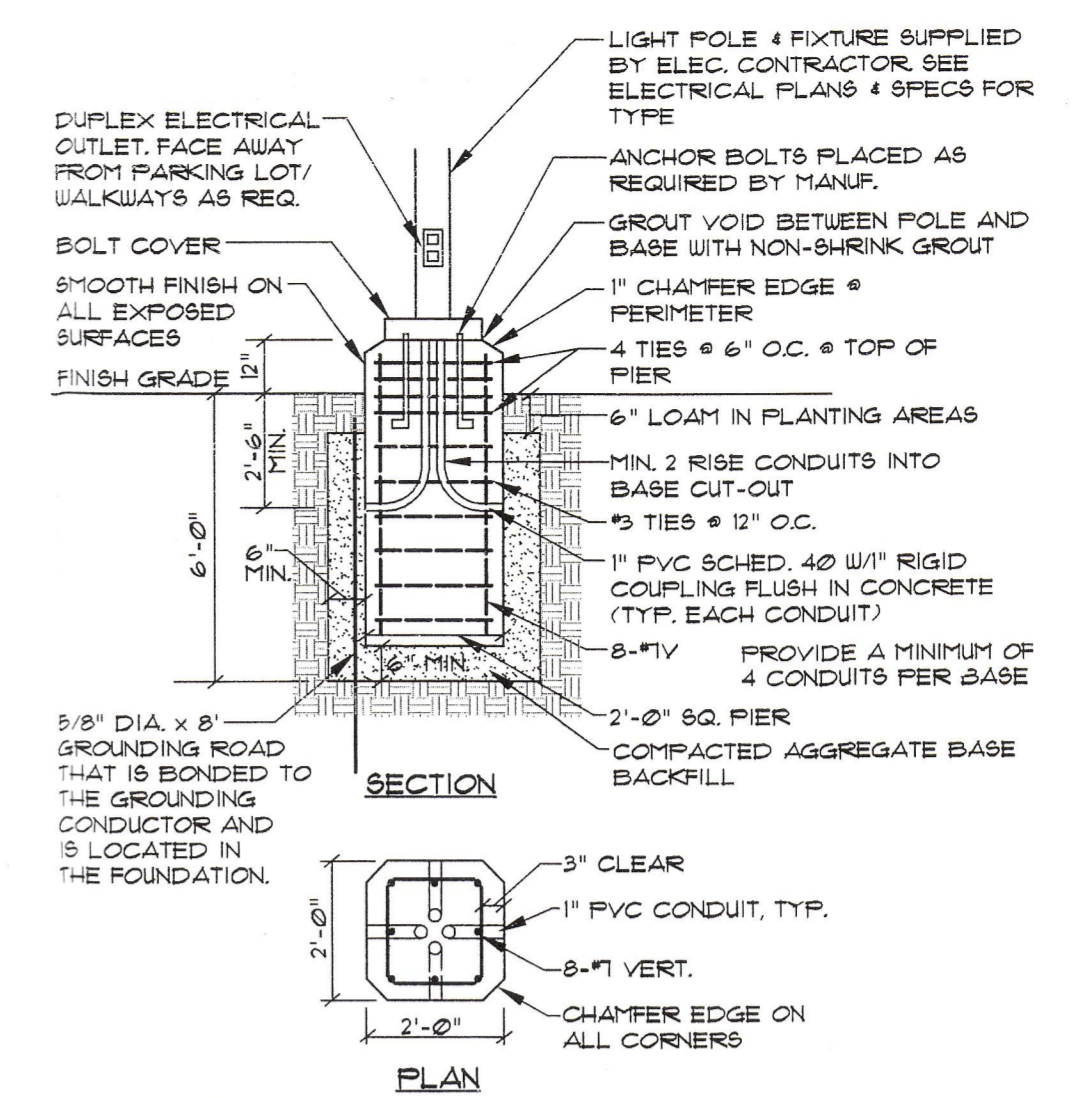
STONE DUST WALK SECTION
NOT TO SCALE



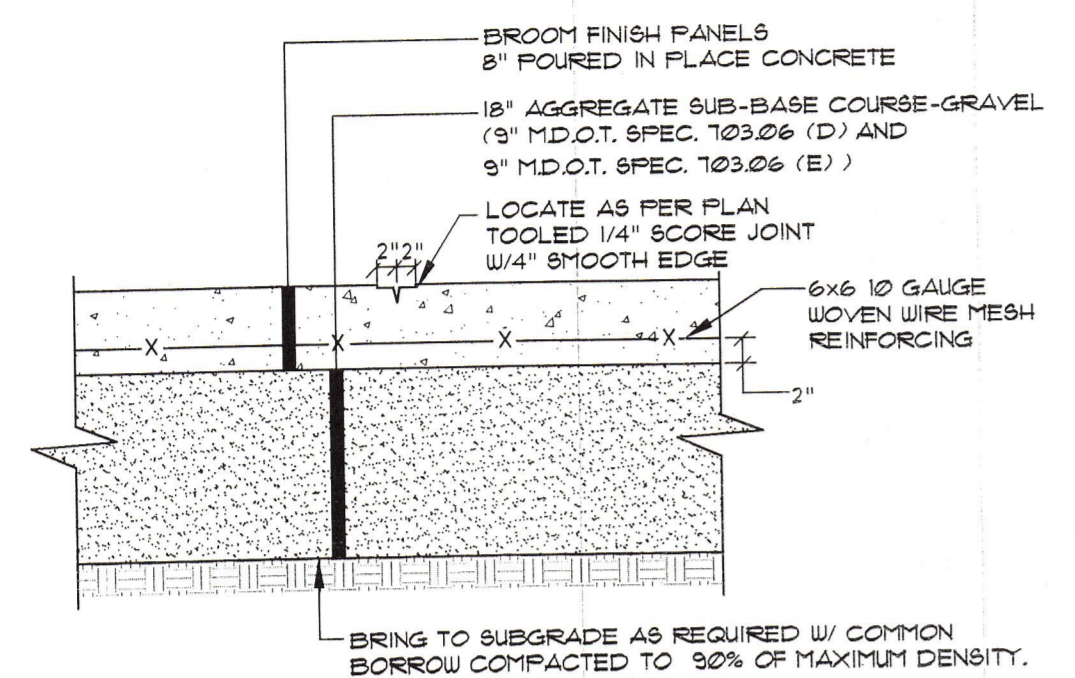
TYPICAL TRENCH SECTION
NOT TO SCALE



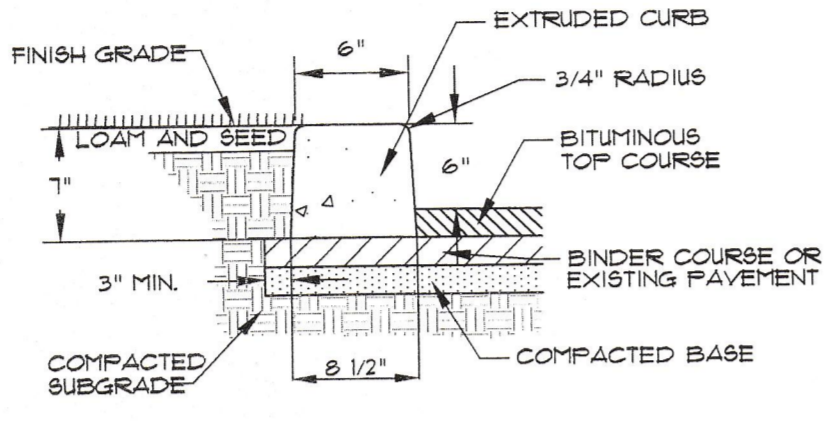
TYPICAL UNDERGROUND CABLE INSTALLATION
NOT TO SCALE



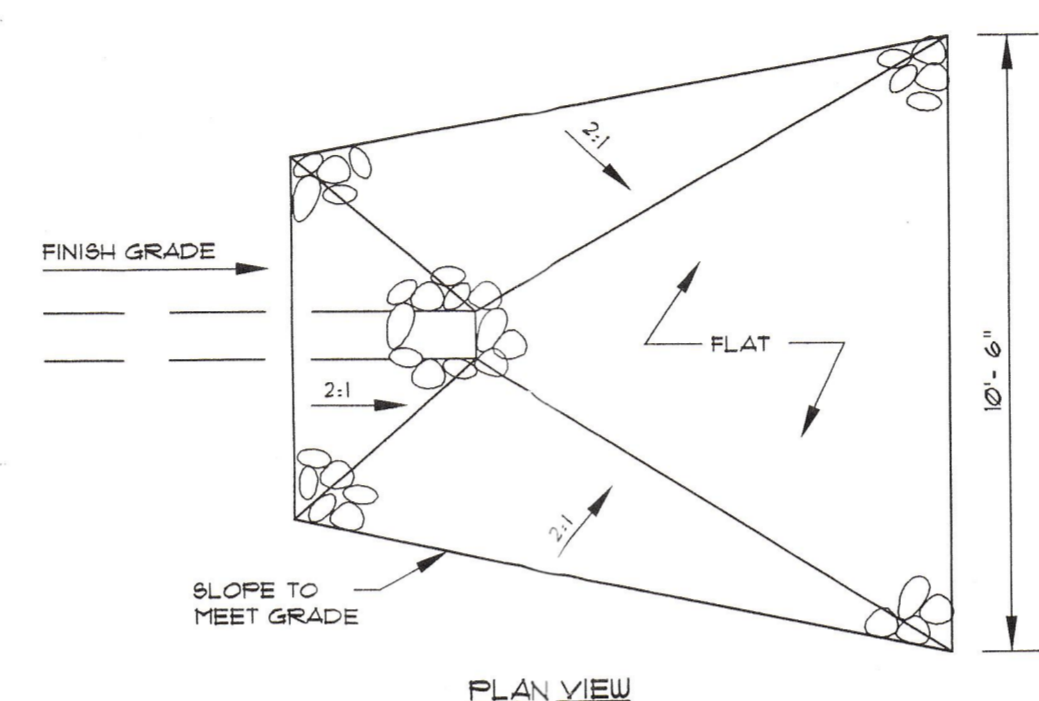
LIGHT POLE BASE
NOT TO SCALE



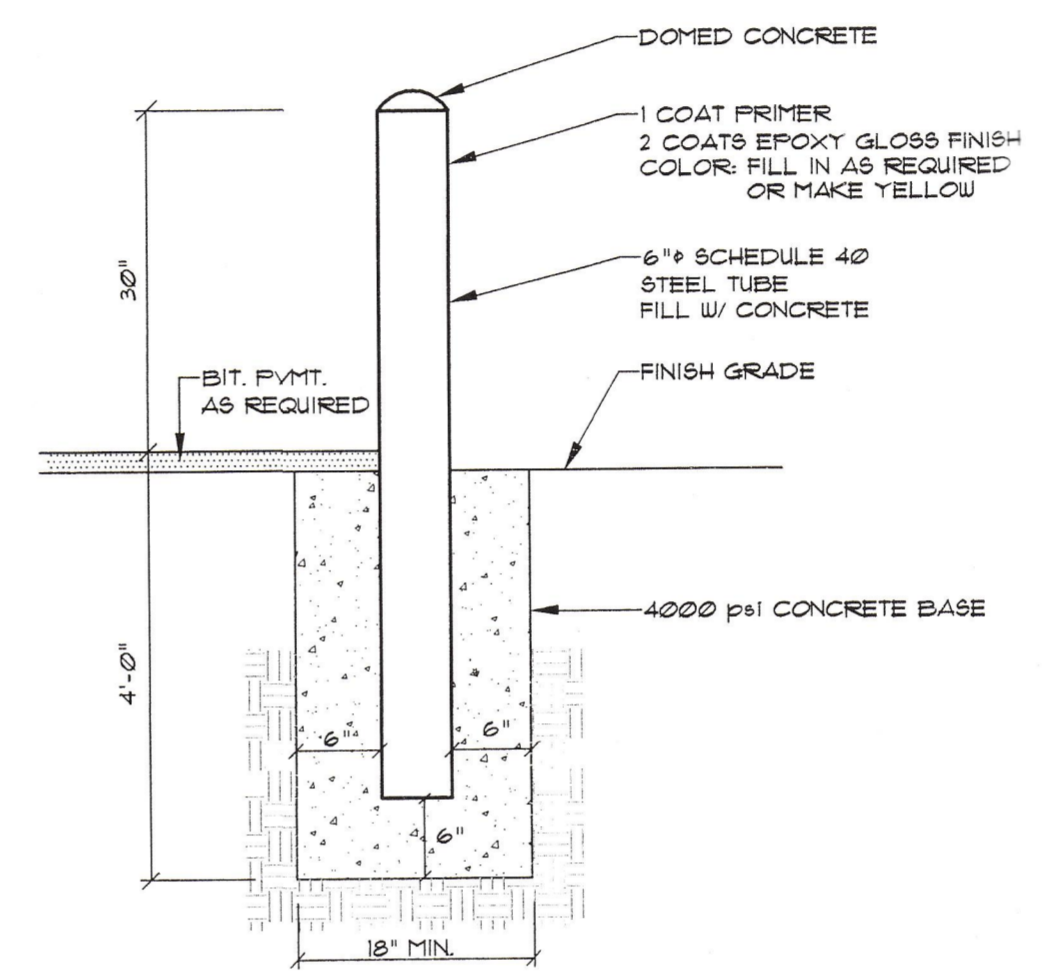
HEAVY DUTY CONCRETE PAVEMENT
NOT TO SCALE



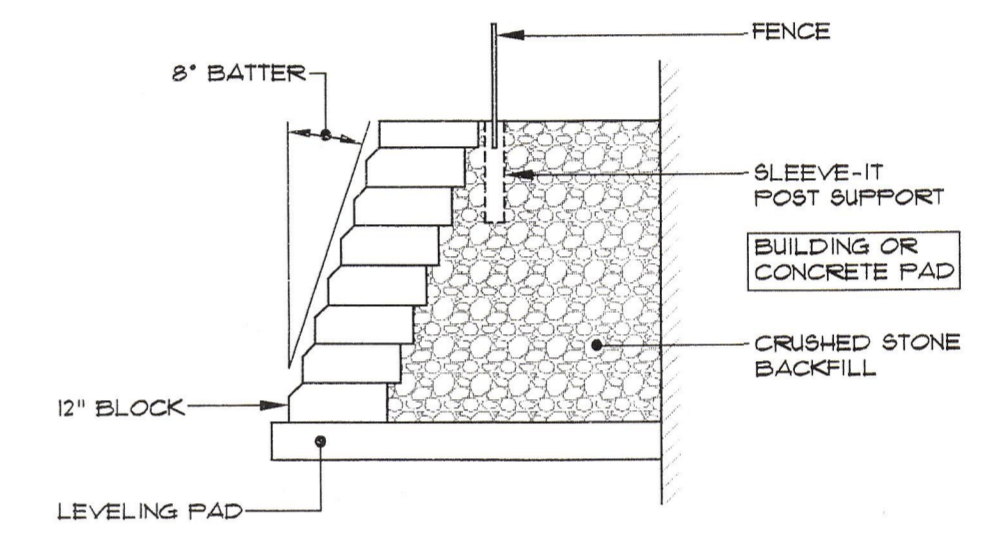
SLIPFORM CONCRETE CURB
NOT TO SCALE



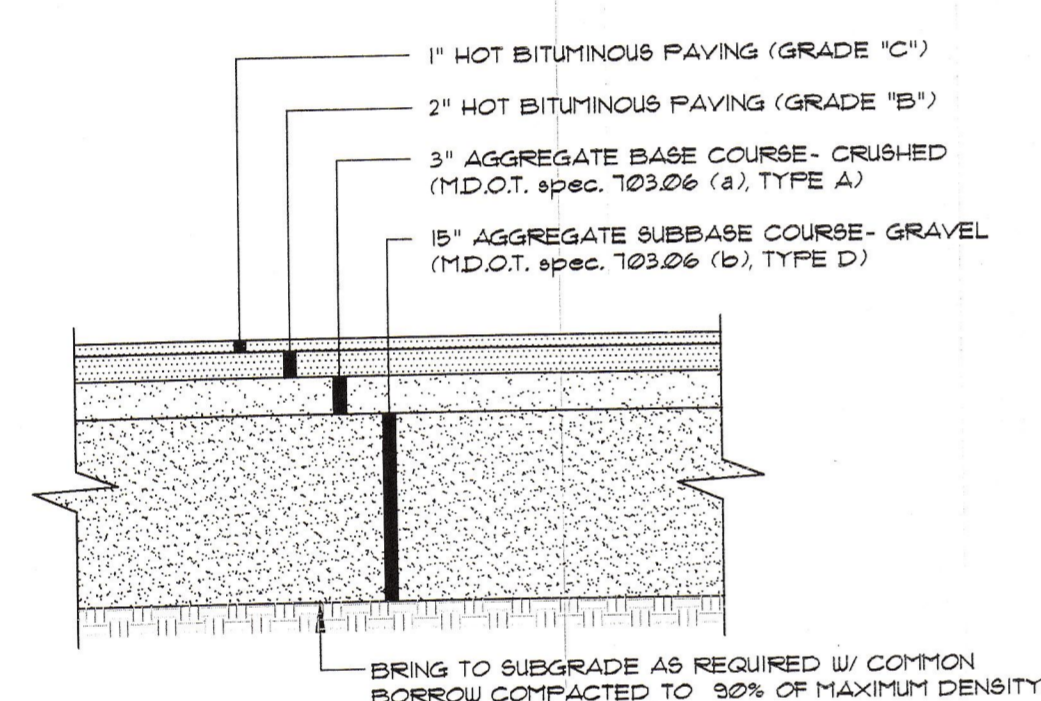
RIPRAP APRON
NOT TO SCALE



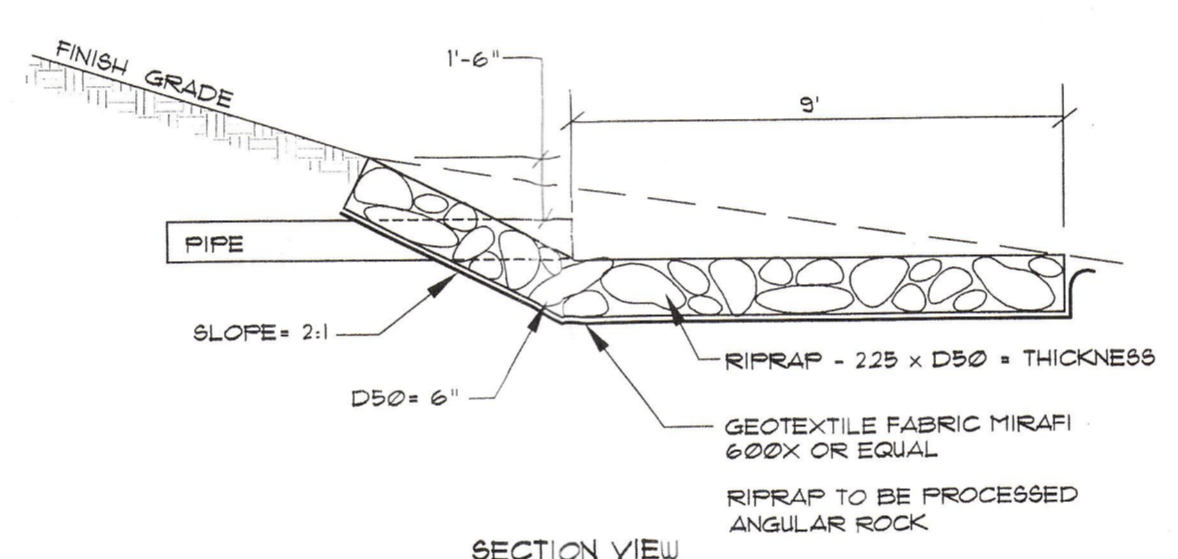
METAL BOLLARD
NOT TO SCALE



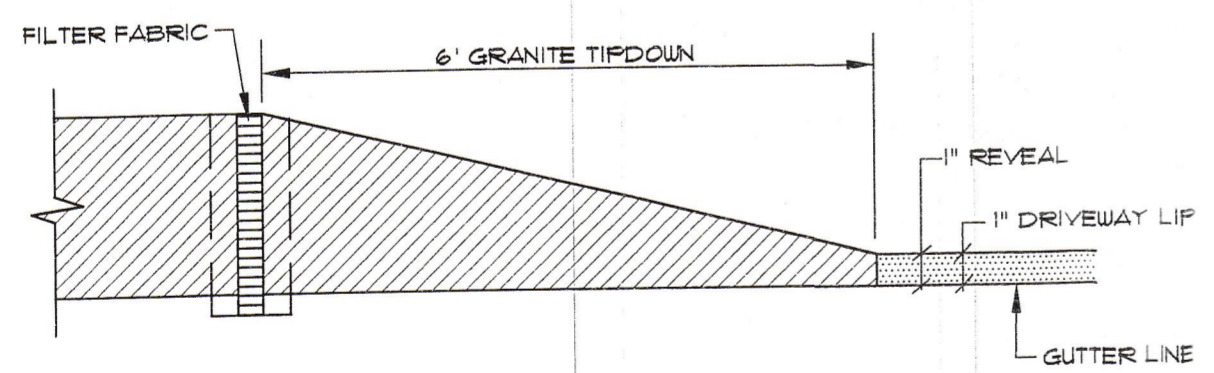
BLOCK RETAINING WALL
NOT TO SCALE



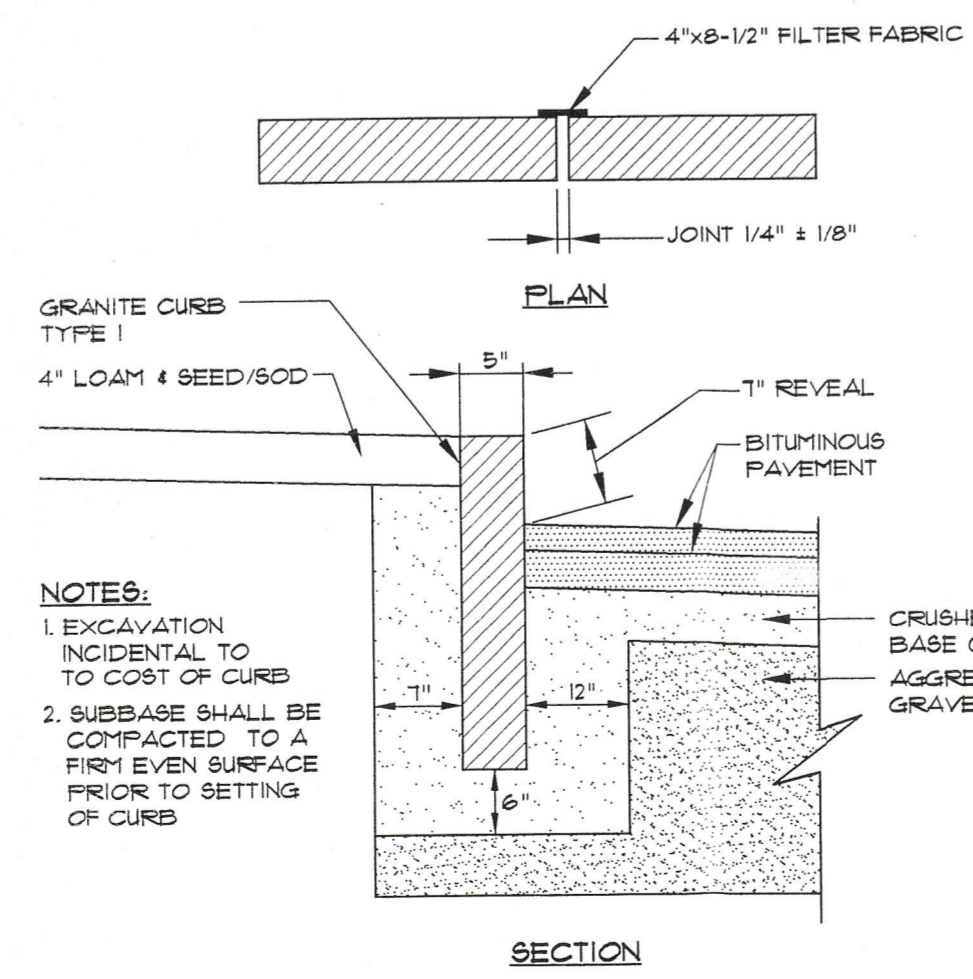
TYP. PAVED PARKING LOT SECTION
NOT TO SCALE



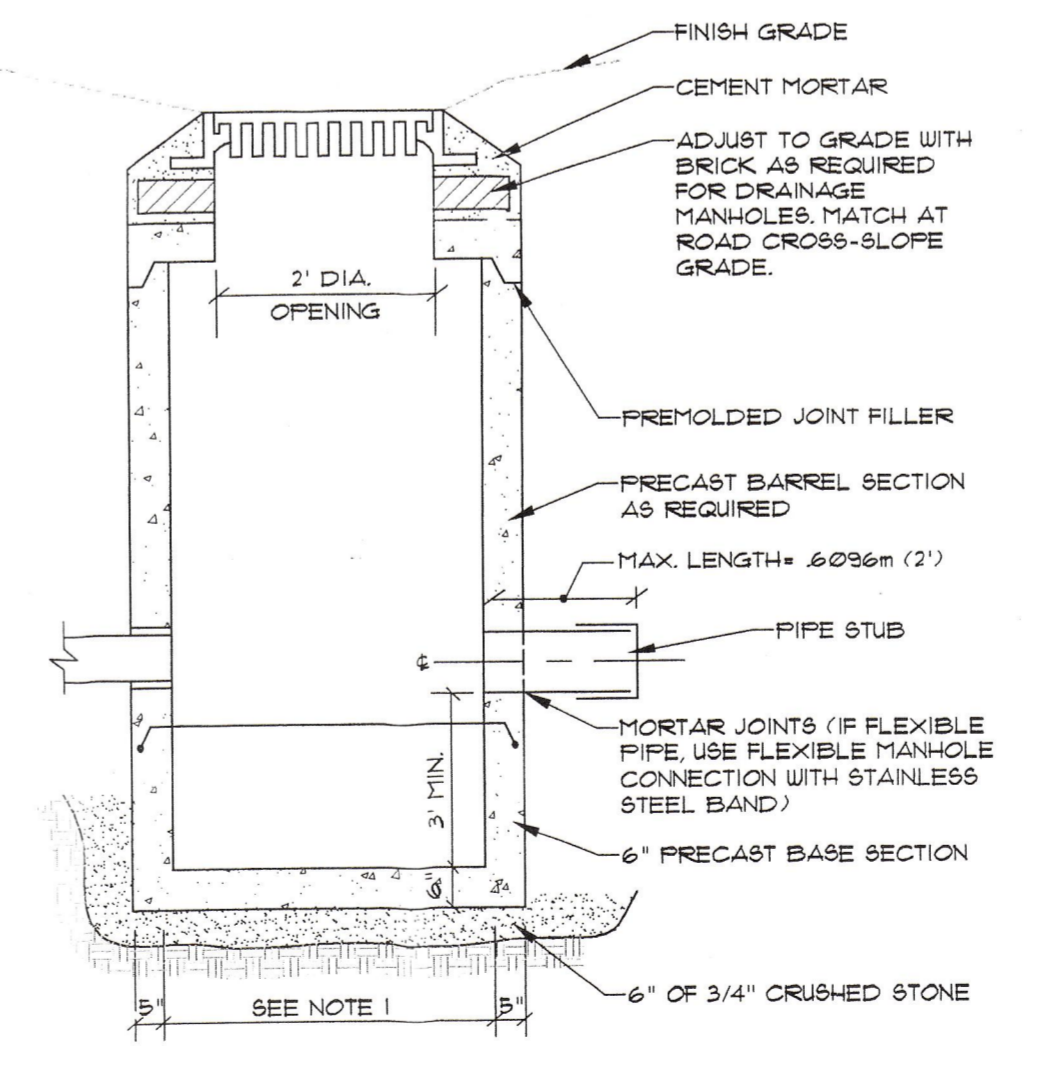
RIPRAP APRON
NOT TO SCALE



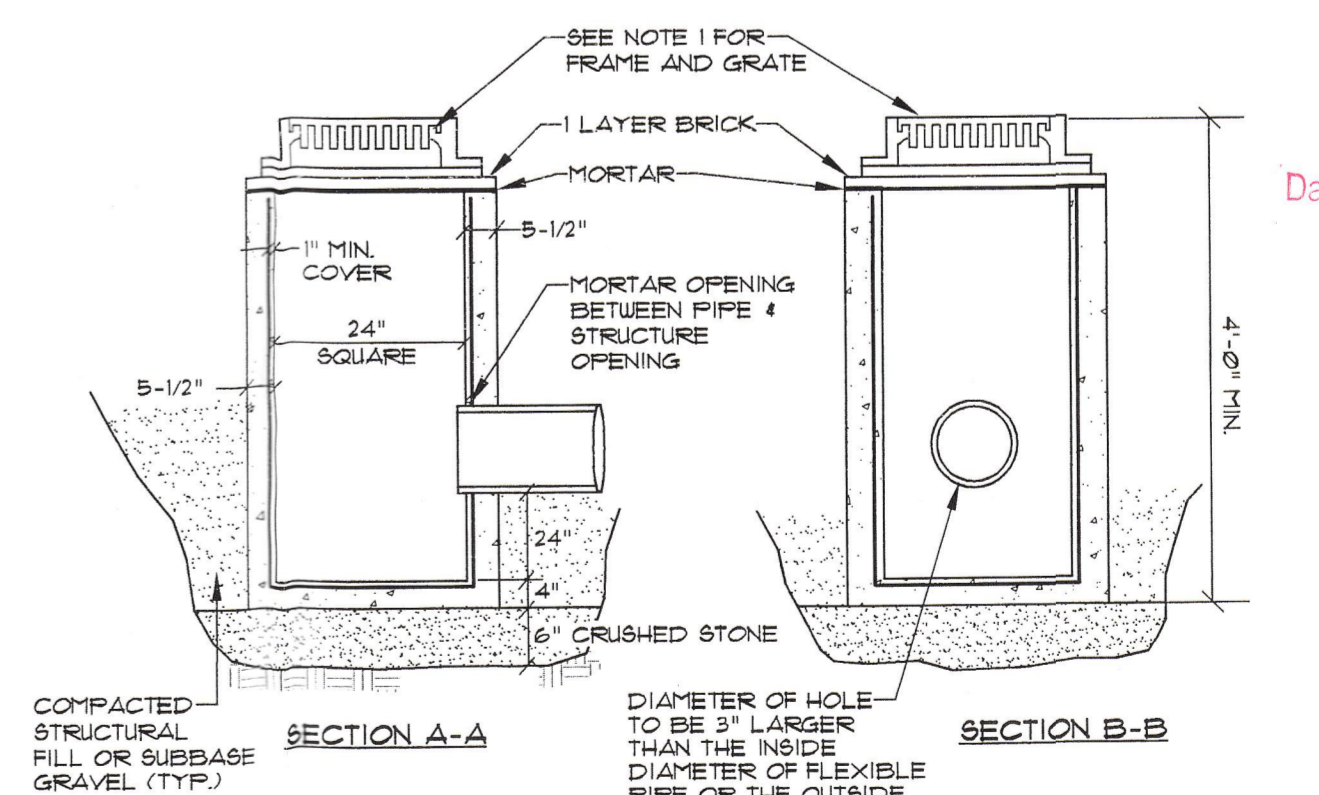
TYPICAL TIPDOWN CURB INSTALLATION
NOT TO SCALE



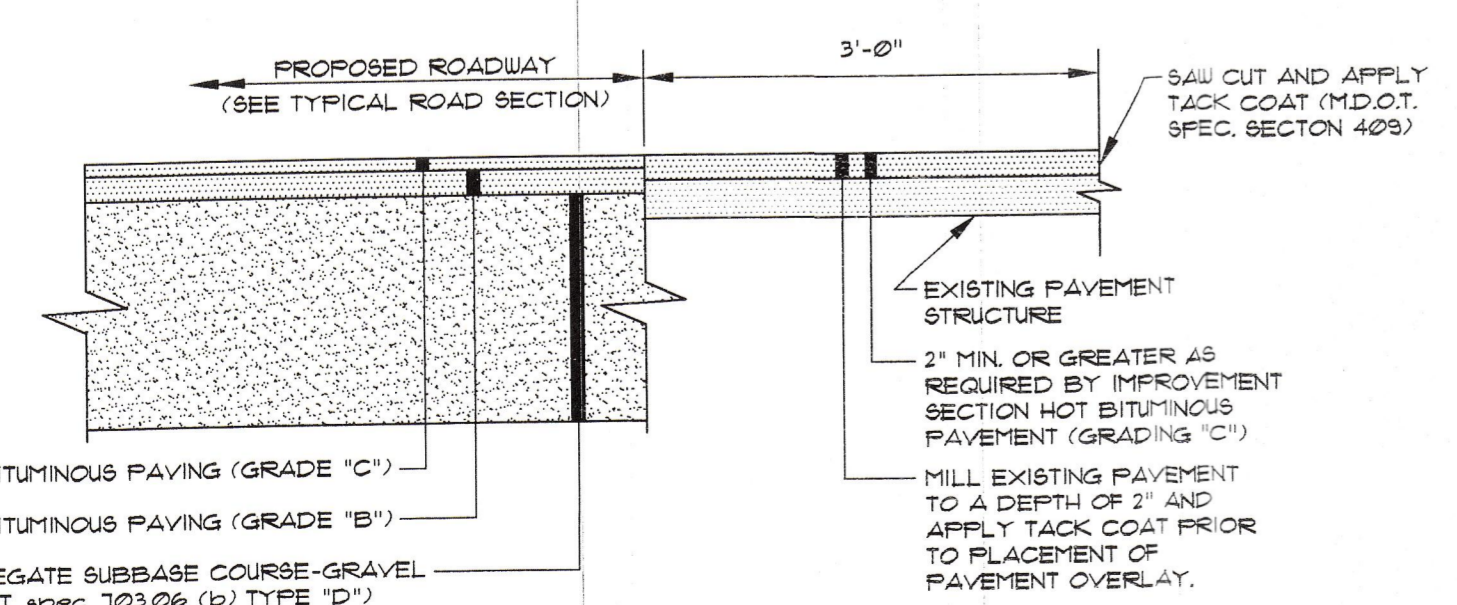
VERTICAL GRANITE CURB
NOT TO SCALE



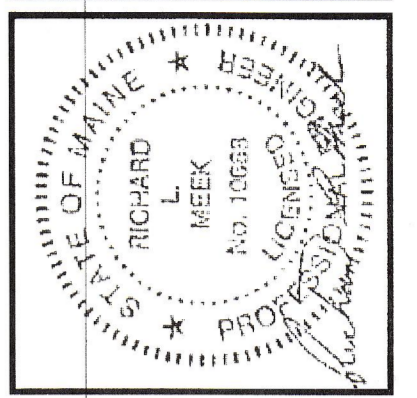
TYP. DRAINAGE STRUCTURE & CATCH BASIN
NOT TO SCALE



TYP. TYPE "F" CATCH BASIN
NOT TO SCALE



TYPICAL PAVEMENT JOINT
NOT TO SCALE



| | | | |
|------|----------|-----|---|
| REV. | DATE | BY | STATUS |
| C | 07-28-14 | RLM | REVISED TO ADDRESS CONDITIONS OF APPROVAL |
| B | 07-11-14 | RLM | FINAL SITE PLAN SUBMISSION TO CITY |
| A | 06-03-14 | RLM | SITE PLAN SUBMISSION TO CITY |

| | |
|-------------|-------|
| PROJECT NO. | 02249 |
| DESIGN | CHKD |
| FIELD BOOK | 847 |
| DRAWN | RLM |
| MAL | RLM |

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