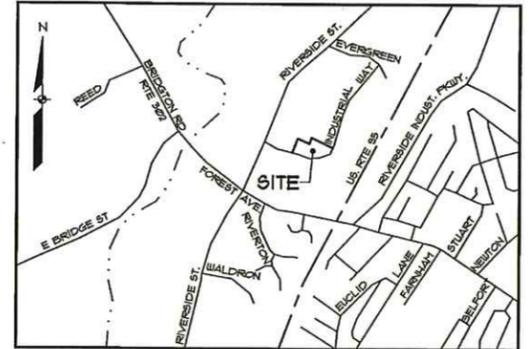
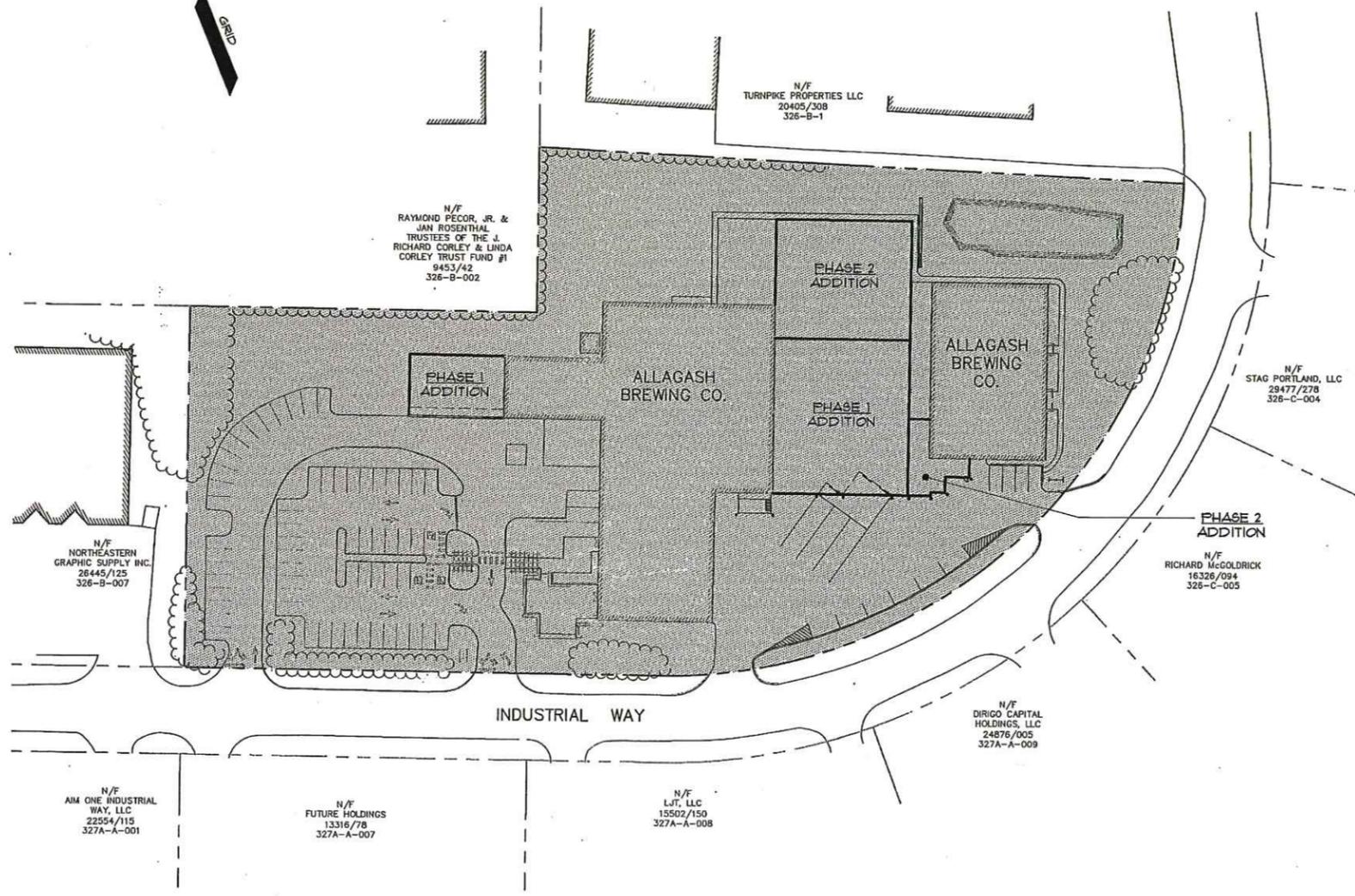


# ALLAGASH BREWING COMPANY

## PORTLAND, MAINE



LOCATION MAP N.T.S.

**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 04108  
250 Goddard Rd. - Suite B Lewiston, ME 04240  
Tel. 207-200-2100 Tel. 207-783-6668

**ARCHITECT:**  
GRANT HAYS ASSOCIATES  
P.O. BOX 6119  
FALMOUTH, MAINE 04105

SCALE: 1" = 50'

### SHEET INDEX

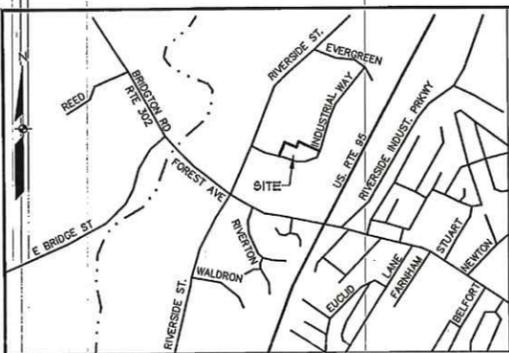
SHEET	DESCRIPTION
C1	COVER SHEET
C2	EXISTING CONDITIONS PLAN
C3.1	DEMOLITION PLAN-PHASE 1
C3.2	DEMOLITION PLAN-PHASE 2
C4	PHASING PLAN
C5.1	SITE PLAN-PHASE 1
C5.2	SITE PLAN-PHASE 2
C6.1	GRADING AND UTILITY PLAN-PHASE 1
C6.2	GRADING AND UTILITY PLAN-PHASE 2
C7.1	LANDSCAPE AND LIGHTING PLAN-PHASE 1
C7.2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



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

02249C.dwg, TAB: C

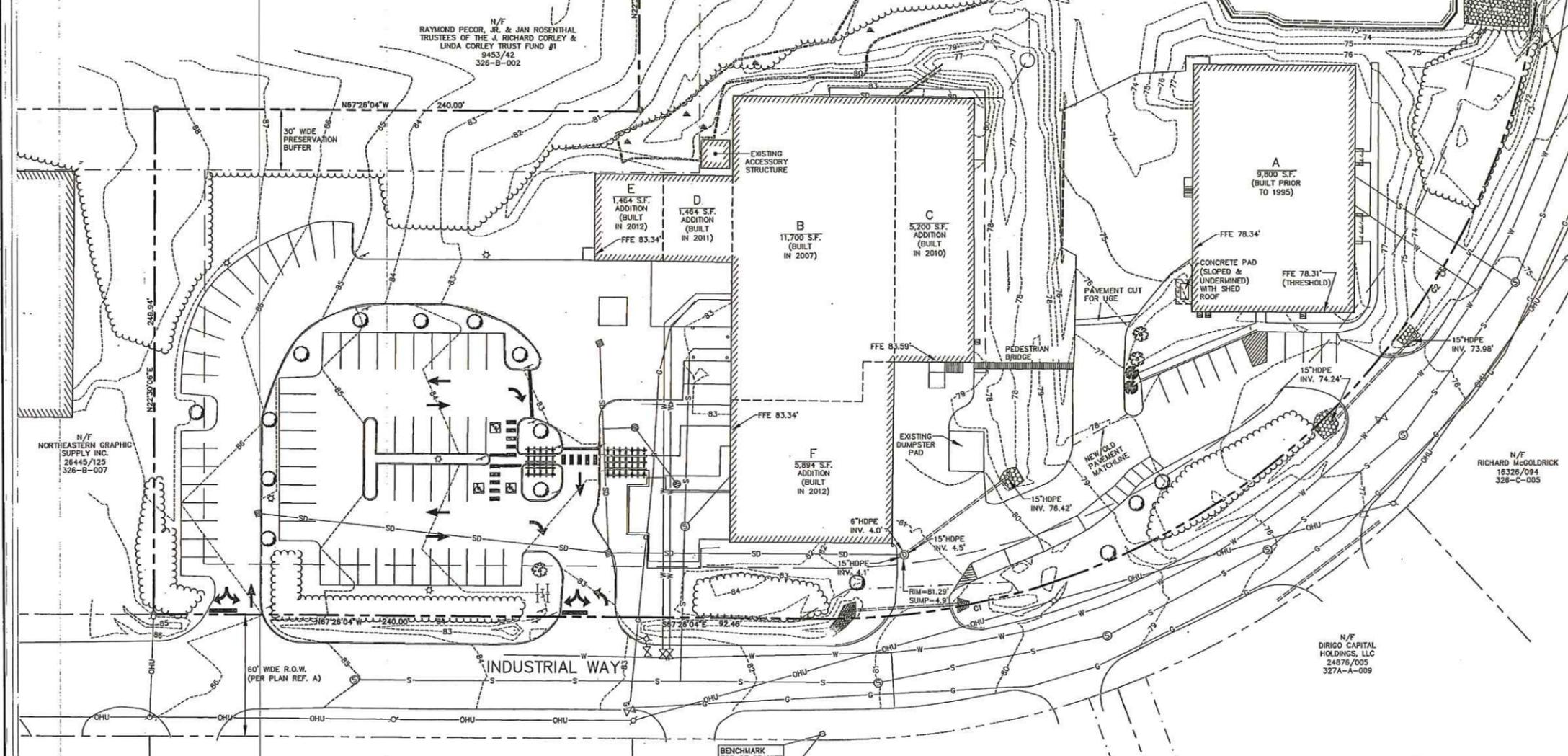


LOCATION MAP



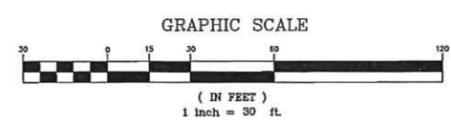
LEGEND

- | EXISTING | DESCRIPTION          |
|----------|----------------------|
| ---      | BOUNDARY LINE/R.O.W. |
| ---      | ABUTTER LINE/R.O.W.  |
| ---      | SETBACK              |
| ---      | EASEMENT             |
| ○        | MONUMENT             |
| ○        | IRON PIPE/ROD        |
| ○        | 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               |



PROPERTY LINE CURVE DATA

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	114.32'	358.00'	S76°39'38"E	113.83'
C2	434.77'	358.00'	N89°01'45"E	408.11'



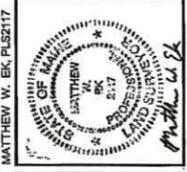
GENERAL NOTES

- 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 28660 PAGE 237, DATED APRIL 28, 2011.
- THE PROPERTY IS SHOWN 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) 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 ±59,965 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, 1988 AND LAST REVISED SEPTEMBER 9, 1988, 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.

**SEBAGO TECHNICS**  
 WWW.SEBAGOTECHNICS.COM  
 78 John Robins Rd., Suite 1A  
 Scarborough, ME 04074  
 TEL: 207-783-8888  
 FAX: 207-783-8889

**EXISTING CONDITIONS PLAN**  
 OF:  
**ALLAGASH BREWING COMPANY**  
 INDUSTRIAL WAY  
 PORTLAND, MAINE  
**50 INDUSTRIAL WAY, LLC**  
 50 INDUSTRIAL WAY  
 PORTLAND, MAINE 04103

DATE	SCALE
05-20-14	1" = 30'
SHEET	C2



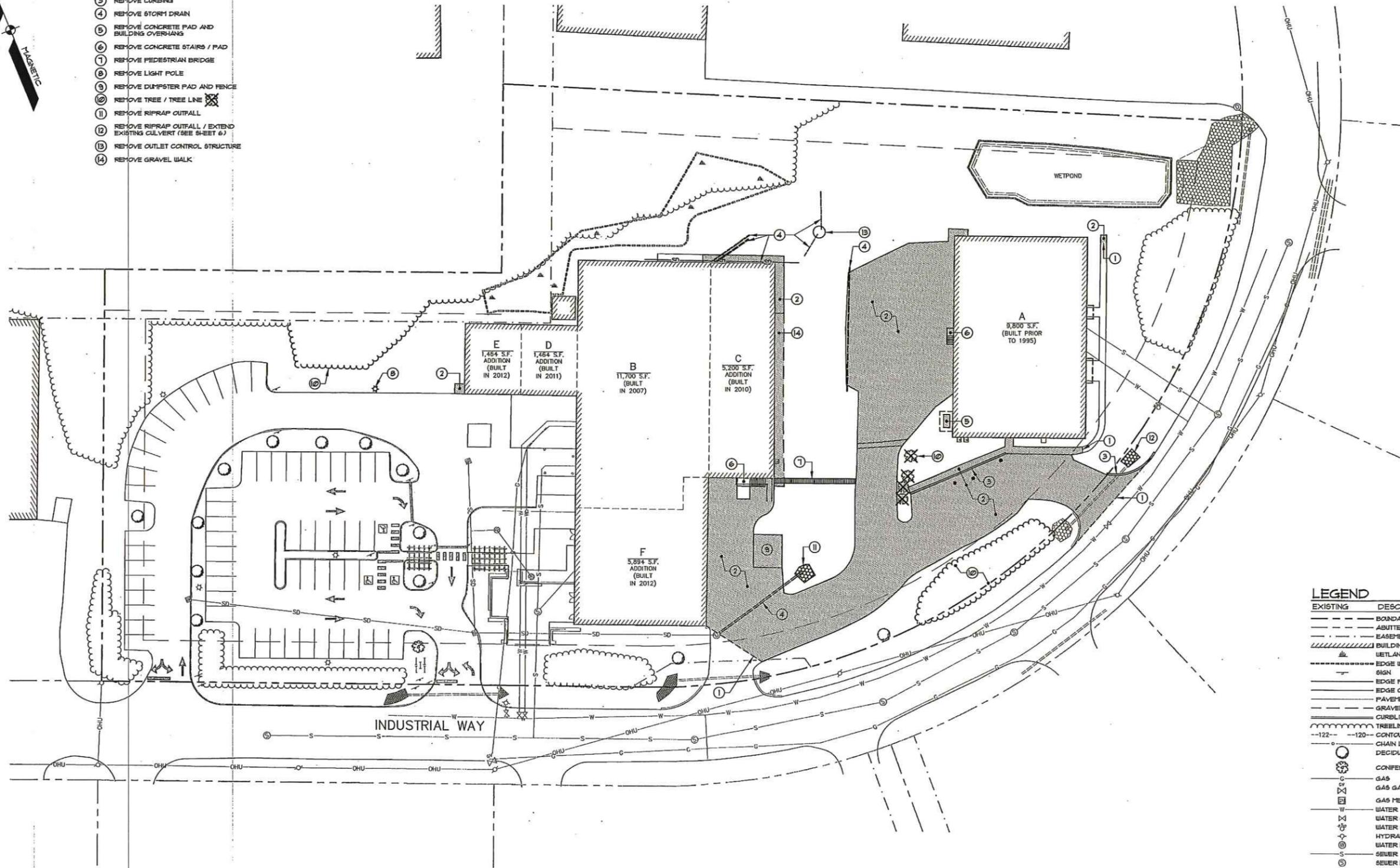
REV.	BY	DATE	STATUS
B	RLM	07-11-14	FINAL SITE PLAN SUBMISSION TO CITY
A	RLM	06-03-14	SITE PLAN SUBMISSION TO CITY

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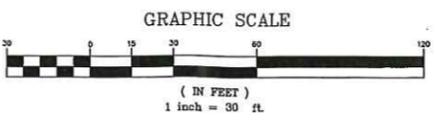
**SITE DEMOLITION INDEX**

- ① SAW CUT PAVEMENT
- ② REMOVE PAVEMENT / SIDEWALK
- ③ REMOVE CURBING
- ④ REMOVE STORM DRAIN
- ⑤ REMOVE CONCRETE PAD AND BUILDING OVERHANG
- 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/ROLL
---	ABUTTER LINE/ROLL
---	EASEMENT
---	BUILDING
---	WETLANDS
---	EDGE WETLAND SIGN
---	EDGE PAVEMENT
---	EDGE CONCRETE
---	PAVEMENT PAINT
---	GRAVEL ROAD
---	CURBLINE
---	TREELINE
---	-122- -120- 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 M <sup>H</sup>
○	STORM DRAIN
○	UNDERDRAIN
○	CATCH BASIN
○	DRAINAGE M <sup>H</sup>
○	CULVERT
○	OVERHEAD UTILITY
○	UNDERGROUND UTILITY
○	TRANSFORMER PAD
○	LIGHT POLE/WALL
○	UTILITY POLE
○	GUY
○	RIPRAP



P3

REV.	BY:	DATE:	STATUS:
B	RLM	02-11-14	FINAL SITE PLAN SUBMISSION TO CITY
A	RLM	05-05-14	SITE PLAN SUBMISSION TO CITY

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**SEBAGO TECHNICS**

WWW.SEBAGOTECHNICS.COM  
 78 Main Road, South Portland, ME 04106  
 Tel: 207-208-2100

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

**DEMOLITION PLAN - PHASE 1**

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

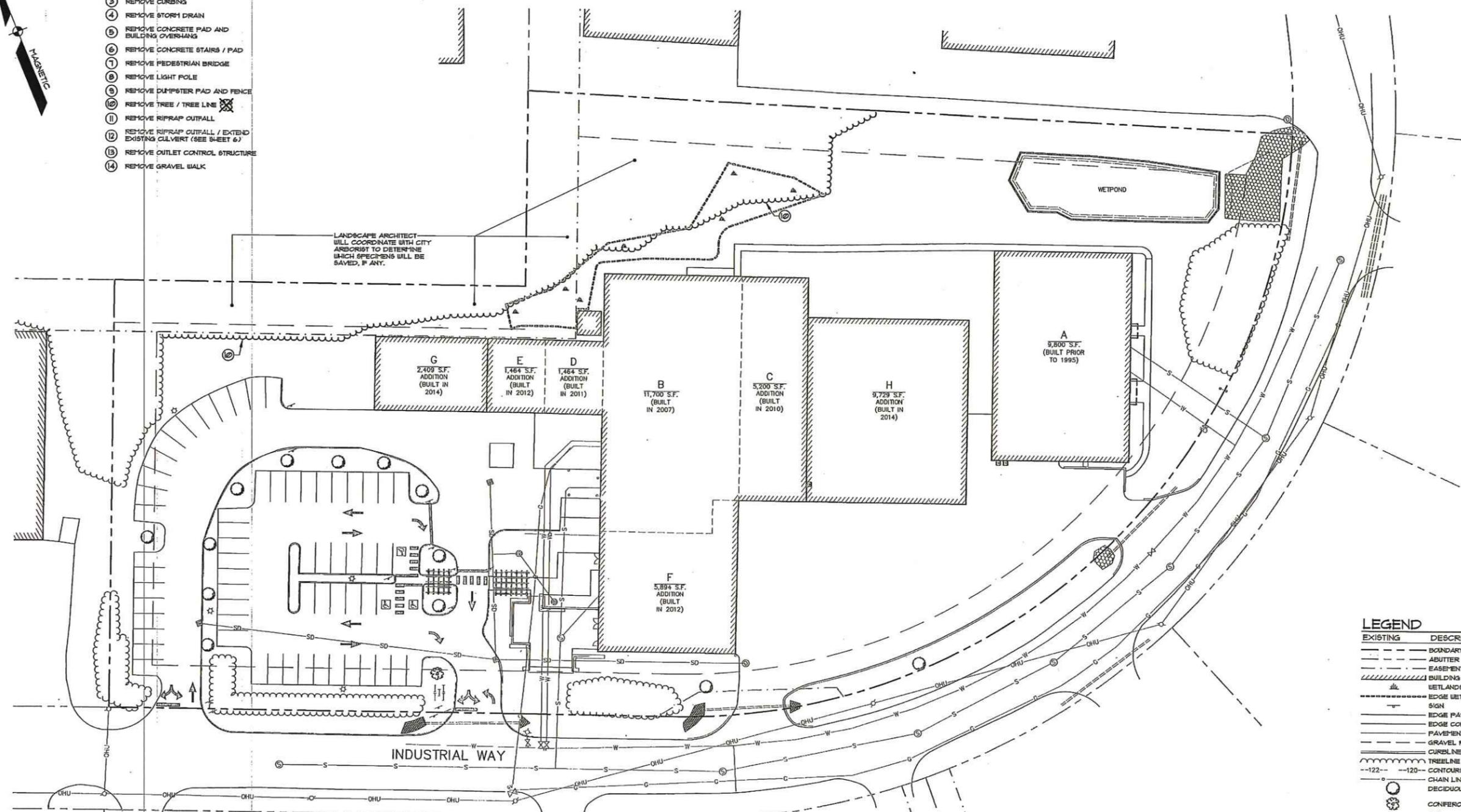
DATE	SCALE
05-20-14	1" = 30'
<b>SHEET</b>	<b>C3.1</b>

02249DEM0-PHASE 1.dwg, TAB: DEMO-PH 1



**SITE DEMOLITION INDEX**

- ① SAW CUT PAVEMENT
- ② REMOVE PAVEMENT / SIDEWALK
- ③ REMOVE CURBING
- ④ REMOVE STORM DRAIN
- ⑤ REMOVE CONCRETE PAD AND BUILDING OVERHANG
- 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



LANDSCAPE ARCHITECT  
WILL COORDINATE WITH CITY  
ARBORIST TO DETERMINE  
WHICH SPECIMENS WILL BE  
SAVED, IF ANY.

G  
2,409 S.F.  
ADDITION  
(BUILT IN  
2014)

E  
1,464 S.F.  
ADDITION  
(BUILT  
IN 2012)

D  
1,484 S.F.  
ADDITION  
(BUILT  
IN 2011)

B  
11,700 S.F.  
(BUILT  
IN 2007)

C  
5,200 S.F.  
ADDITION  
(BUILT  
IN 2010)

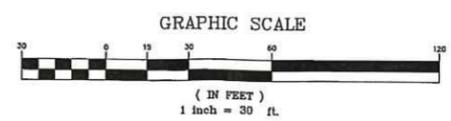
A  
9,800 S.F.  
(BUILT PRIOR  
TO 1995)

H  
9,729 S.F.  
ADDITION  
(BUILT IN  
2014)

F  
5,894 S.F.  
ADDITION  
(BUILT  
IN 2012)

INDUSTRIAL WAY

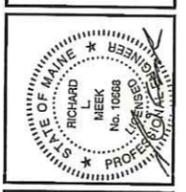
WETPOND



**LEGEND**

EXISTING	DESCRIPTION
---	BOUNDARY LINE/ROIL
---	ABUTTER LINE/ROIL
---	EASEMENT
---	BUILDING
---	WETLANDS
---	EDGE WETLAND SIGN
---	EDGE PAVEMENT
---	EDGE CONCRETE
---	PAVEMENT PAINT
---	GRAVEL ROAD
---	CURBSIDE
---	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
---	TRANSFORMER PAD
---	LIGHT POLE/BALL
---	UTILITY POLE
---	GUY
---	RIPRAP

P4



REV:	BY:	DATE:	STATUS:
B	RLM	07-11-14	FINAL SITE PLAN SUBMISSION TO CITY
A	RLM	06-05-14	SITE PLAN SUBMISSION TO CITY

**SEBAGO TECHNICAL SERVICES**  
 WWW.SE BAGOTECHNICAL.COM  
 75 South Portland Rd., Suite 1A, South Portland, ME 04086  
 TEL: 207-200-2100 FAX: 207-783-9850

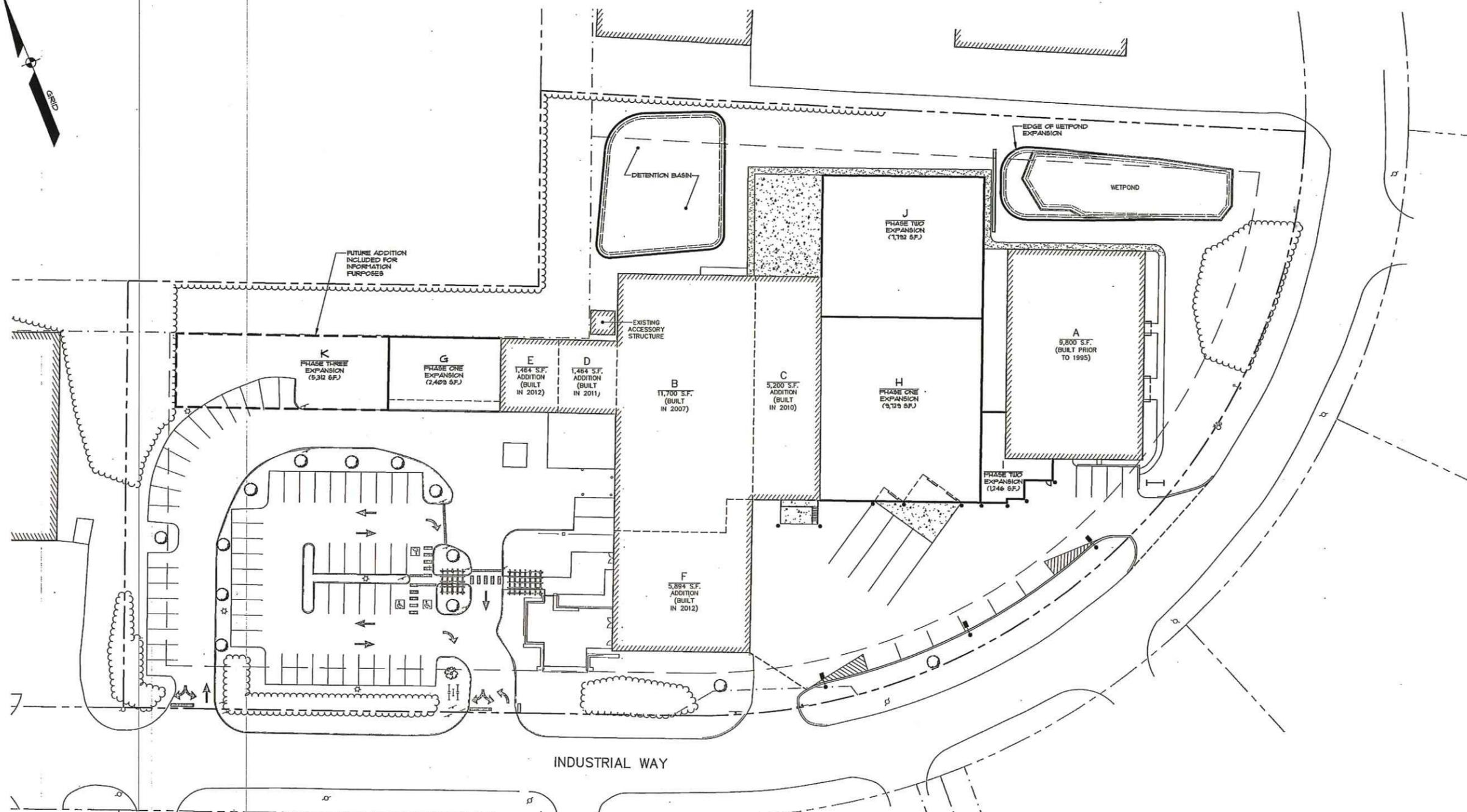
PROJECT NO. 02249  
 FIELD BOOK DESIGN CHKO DRAWN  
 847 RLM RLM IMAI

DEMOLITION PLAN - PHASE 2  
 OF:  
**ALLAGASH BREWING COMPANY**  
 INDUSTRIAL WAY  
 PORTLAND, MAINE  
 FOR:  
**50 INDUSTRIAL WAY, LLC**  
 50 INDUSTRIAL WAY  
 PORTLAND, MAINE 04103

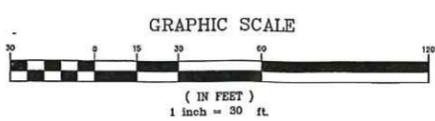
DATE	SCALE
05-20-14	1" = 30'
SHEET	C3.2

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02249DEMO-PHASE 2.dwg, TAB: DEMO-PH 2



INDUSTRIAL WAY



**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	○
○	LIGHT POLE/WALL	○
○	UTILITY POLE	○



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

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**SEBAGO TECHNICS**  
 WWW.SEBAGOTECHNICS.COM  
 76 John Robinson Rd., Suite B  
 South Portland, ME 04106  
 Tel: 207-252-2100  
 Fax: 207-783-8668

PROJECT NO.	02249	FIELD BOOK	647	DESIGN	RLM	CHKD	RLM	DRAWN	RLM	MAL
-------------	-------	------------	-----	--------	-----	------	-----	-------	-----	-----

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'

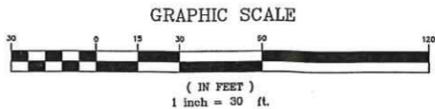
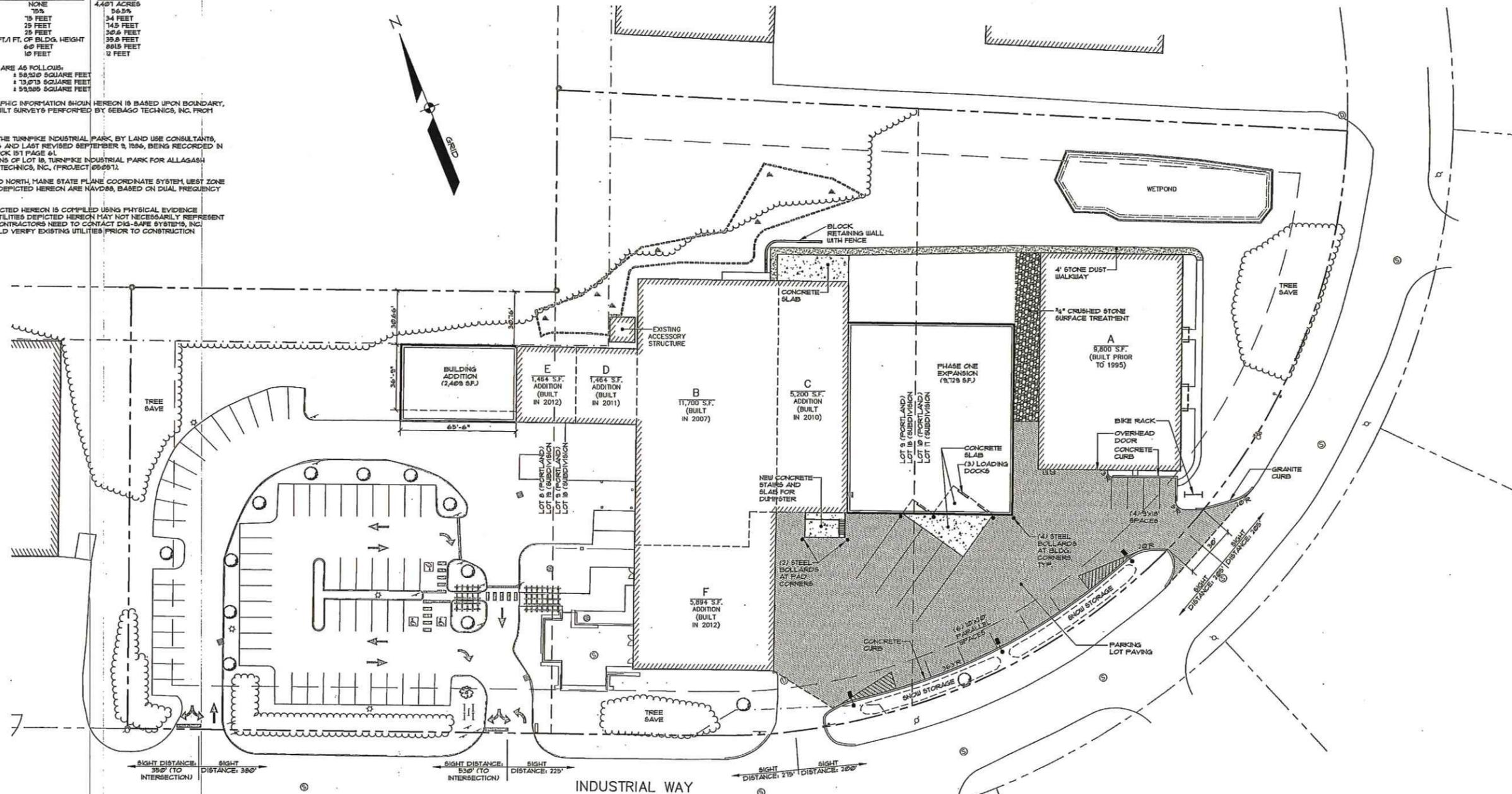
**GENERAL NOTES:**

- THE RECORD OWNER OF THE PARCELS IS 50 INDUSTRIAL WAY, LLC, 50 INDUSTRIAL WAY, PORTLAND, MAINE 04103 BY DEEDS RECORDED AT THE GUMBERLAND COUNTY REGISTRY OF DEEDS (CORD) IN THE FOLLOWING:  
 LOT 11 BOOK 286-1 PAGE 291, DATED NOVEMBER 30, 2011  
 LOT 18 BOOK 18389 PAGE 348, DATED NOVEMBER 14, 2002  
 LOT 18 BOOK 286-60 PAGE 231, DATED APRIL 26, 2011
- THE PROPERTY IS SHOWN AS ON THE CITY OF PORTLAND TAX MAP 326 BLOCK B AS LOT 10 (SUBDIVISION LOT 11), LOT 9 (SUBDIVISION LOT 18) AND LOT 8 (SUBDIVISION LOT 15) IS LOCATED IN THE M ZONE.
- SPACE AND BULK CRITERIA FOR THE M ZONE ARE AS FOLLOWS:  

ORDINANCE REQUIREMENT	PROVIDED
MIN. LOT SIZE	NONE
MAX. INTERVIZUAL RATIO	4.40% ACRES
MAX. BUILDING HEIGHT	56.5'
MIN. SIDE YARD	15 FEET
MIN. REAR YARD	25 FEET
MIN. FRONT YARD	25 FEET
MIN. STREET FRONTAGE	1 FT./1 FT. OF BLDG. HEIGHT
MIN. STREET FRONTAGE PAVEMENT SETBACK	60 FEET
	10 FEET
- TOTAL AREA OF PARCELS ARE AS FOLLOWS:  
 LOT 11 1 58,520 SQUARE FEET  
 LOT 18 1 13,073 SQUARE FEET  
 LOT 15 1 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 CORD IN PLAN BOOK 151 PAGE 61  
 B. SITE PLAN SET OF PLANS OF LOT 18, TURNPIKE INDUSTRIAL PARK FOR ALLAGASH BREWING, BY SEBAGO TECHNICS, INC. (PROJECT 05297).
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, 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-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.

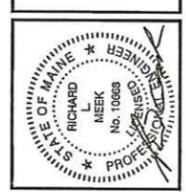
**PARKING SUMMARY:**

50 INDUSTRIAL WAY	SPACES
RETAIL	136 SF. (1 SPACE/100 SF.)
OFFICE	1336 SF. (1 SPACE/100 SF.)
PRODUCTION	44,100 SF. (1 SPACE/1000 SF.)
TOTAL REQUIRED:	64 SPACES
TOTAL PROVIDED:	14 SPACES



**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROLL	---
---	ABUTTER LINE/ROLL	---
---	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.	BY:	DATE	STATUS
B	RLM	07-11-14	FINAL SITE PLAN SUBMISSION TO CITY
A	RLM	06-03-14	SITE PLAN SUBMISSION TO CITY

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**SEBAGO TECHNICS**  
 T. B. G. H. N. I. C. S.  
 WWW.SEAGOTECHNICS.COM  
 75 John Rowland, ME 04103  
 South Portland, ME 04106  
 Tel. 207-282-2100

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

**SITE PLAN - PHASE 1**  
 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'

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

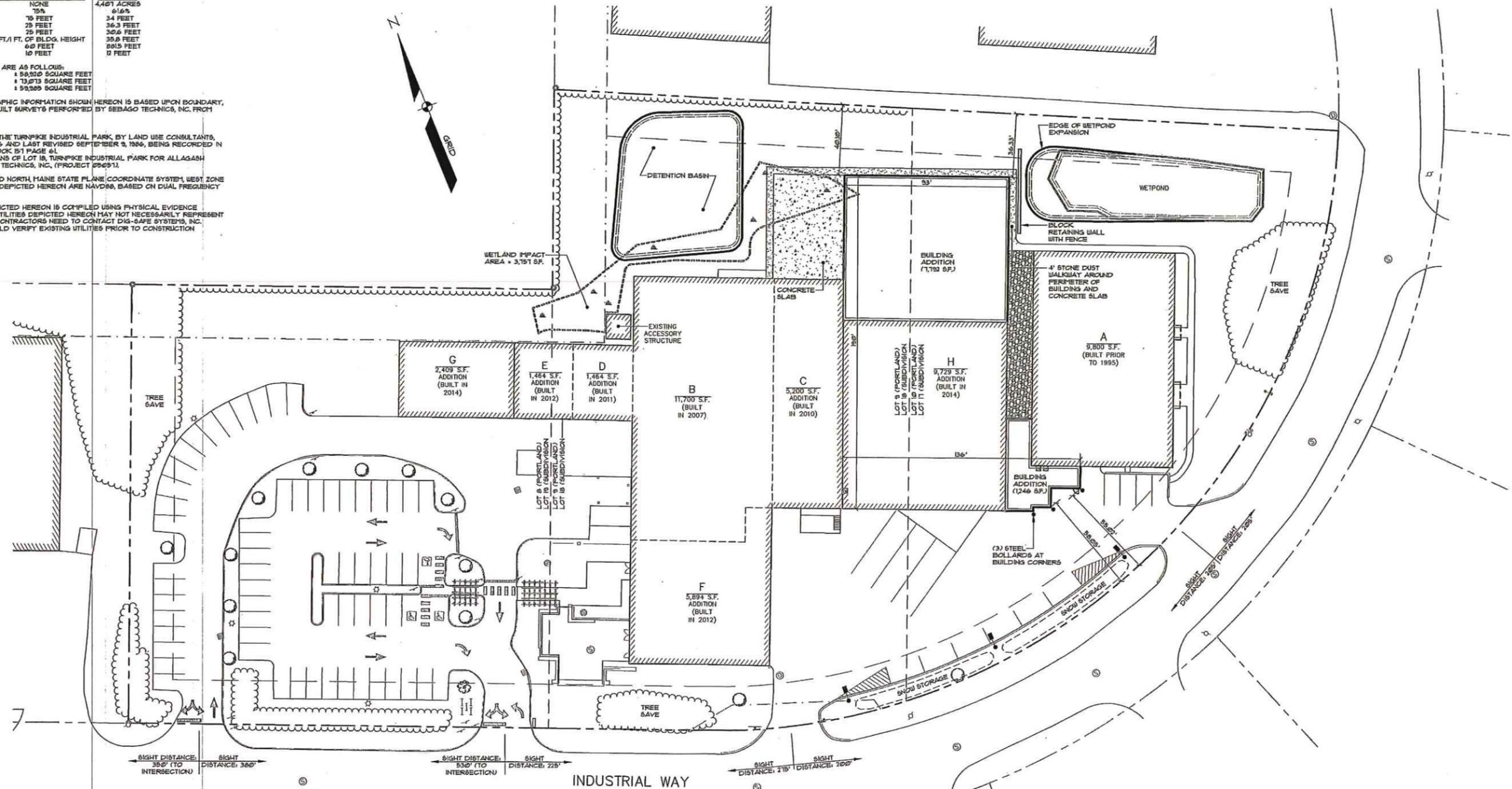
**GENERAL NOTES:**

- 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 11 BOOK 18961 PAGE 291, DATED NOVEMBER 30, 2011  
 LOT 10 BOOK 18985 PAGE 348, DATED NOVEMBER 14, 2009  
 LOT 19 BOOK 28462 PAGE 231, DATED APRIL 26, 2011
- THE PROPERTY IS SHOWN AS ON THE CITY OF PORTLAND TAX MAP 326 BLOCK B AS LOT 10 (SUBDIVISION LOT 11), LOT 9 (SUBDIVISION LOT 10) AND LOT 8 (SUBDIVISION LOT 12) IS LOCATED IN THE IM ZONE.
- SPACE AND BULK CRITERIA FOR THE IM ZONE ARE AS FOLLOWS:  

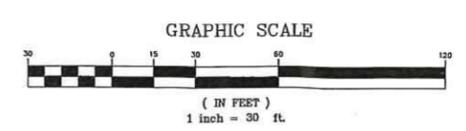
ORDINANCE REQUIREMENT	PROVIDED
MIN. LOT SIZE	NONE
MAX. IMPERVIOUS RATIO	15%
MAX. BUILDING HEIGHT	34 FEET
MIN. SIDE YARD	25 FEET
MIN. REAR YARD	25 FEET
MIN. FRONT YARD	1 FT./1 FT. OF BLDG. HEIGHT
MIN. STREET FRONTAGE	60 FEET
PAVEMENT SETBACK	10 FEET
- TOTAL AREA OF PARCELS ARE AS FOLLOWS:  
 LOT 11 15,850 SQUARE FEET  
 LOT 10 13,073 SQUARE FEET  
 LOT 19 59,509 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 151 PAGE 61.  
 B. SITE PLAN SET OF PLANS OF LOT 10, TURNPIKE INDUSTRIAL PARK FOR ALLAGASH BREWING, BY SEBAGO TECHNICS, INC. (PROJECT 25051).
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. 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-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.

**PARKING SUMMARY:**

50 INDUSTRIAL WAY	SPACES
RETAIL	136 SF
OFFICE	1336 SF
PRODUCTION	53750 SF
TOTAL REQUIRED:	55222 SF
TOTAL PROVIDED:	14 SPACES



SIGHT DISTANCE: 380' (TO INTERSECTION)    360'    330' (TO INTERSECTION)    225'    210'    100'



**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROIL	---
---	ABUTTER LINE/ROIL	---
---	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	⊕
⊕	SUBER MH	⊕
⊕	CATCH BASIN	⊕
⊕	DRAINAGE MH	⊕
⊕	LIGHT POLE/WALL	⊕

P7



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

THIS PLAN SHALL NOT BE MODIFIED WITHOUT THE 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**  
 INCORPORATED  
 75 John Roberts Rd., Suite 1A  
 South Portland, ME 04106  
 Tel: 207-288-2100

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

**SITE PLAN - PHASE 2**  
 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 C5.2

02249S-PHASE 2.dwg, TAB: SP-PH2



REV.	DATE	BY	DESCRIPTION
B	07-11-14	RLM	FINAL SITE PLAN SUBMISSION TO CITY
A	06-03-14	RLM	SITE PLAN SUBMISSION TO CITY

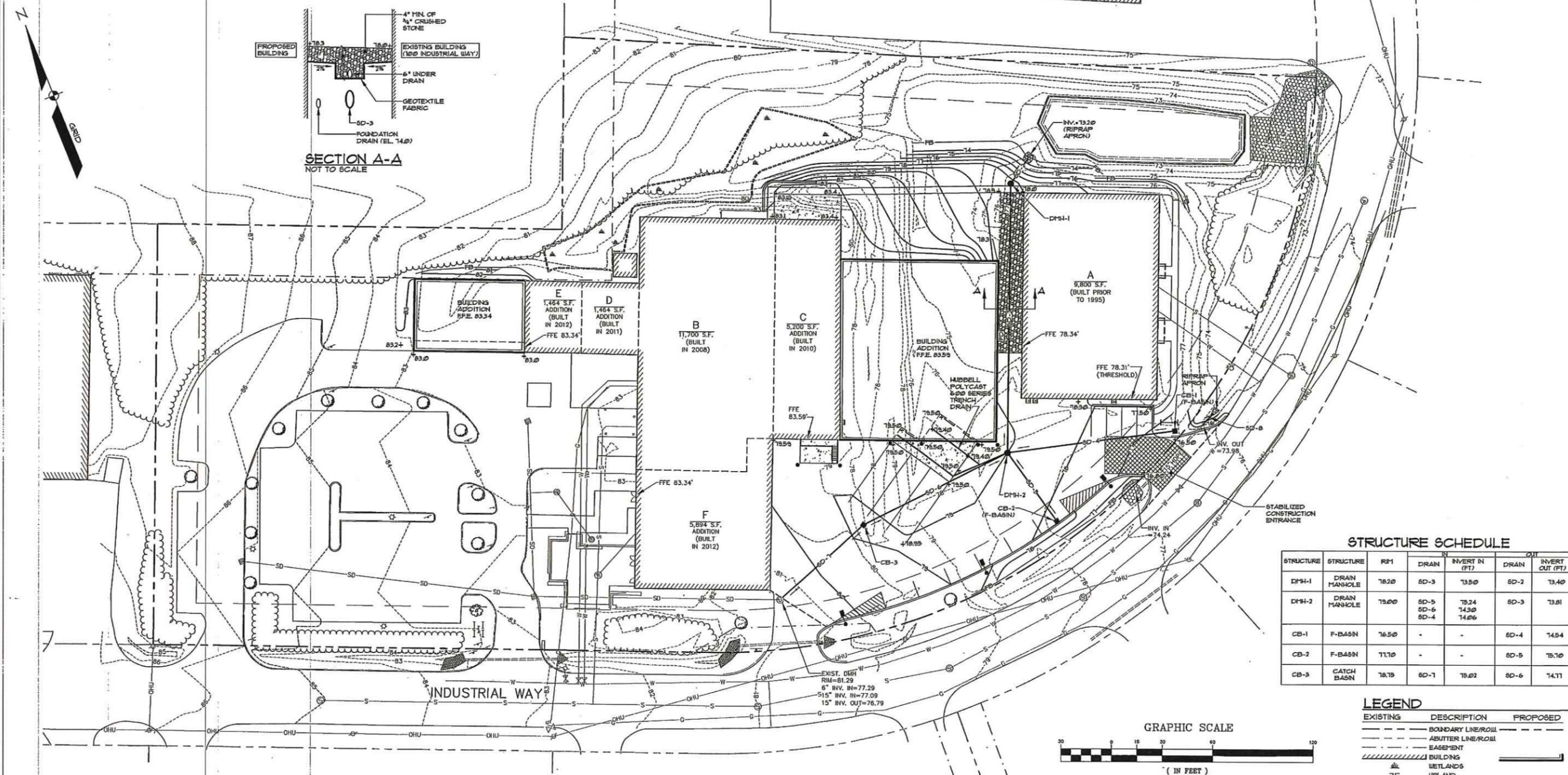
THE PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

**SEBAGO TECHNICS**  
 WWW.SEBAGOTECHNICS.COM  
 75 John Rollins Rd., Suite B  
 Scarborough, ME 04074  
 Tel: 207-209-2100

PROJECT NO. FIELD BOOK DESIGN CHKD DRAWN  
 02249 647 RLM RLM RLM

**GRADING AND UTILITY 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 C6.1



**STRUCTURE SCHEDULE**

STRUCTURE	STRUCTURE	RF1	DRAIN	INVERT IN (FT)	DRAIN	INVERT OUT (FT)
DMH-1	DRAIN MANHOLE	78.20	SD-3	73.50	SD-2	73.40
DMH-2	DRAIN MANHOLE	79.00	SD-5 SD-6 SD-4	75.24 14.30 14.06	SD-3	73.81
CB-1	F-BASIN	76.50	-	-	SD-4	74.54
CB-2	F-BASIN	77.10	-	-	SD-5	75.10
CB-3	CATCH BASIN	78.75	SD-1	75.02	SD-6	74.71

**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ADJUTER 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 POLE	---
---	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	73.40	73.20
SD-3	156	24	0.002	73.81	73.90
SD-4	96	12	0.005	74.54	74.06
SD-5	46	12	0.010	75.10	75.24
SD-6	32	18	0.005	74.71	74.31
SD-1	63	15	0.015	77.10	75.02
SD-8	8	15	0.005	73.99	73.94

**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 DRAININGS.
- 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 MRS.A 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE 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, SH-1'S, CB'S, HYDRANTS, ETC. IN CONNECTION WITH DESIGN AND OR AS-BUILT PLANS 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, ALONG WITH A SAFE TO DIG DATE OBTAINED. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION, 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.



REV:	BY:	DATE:	STATUS:
B	RLM	07-11-14	FINAL SITE PLAN SUBMISSION TO CITY
A	RLM	06-05-14	SITE PLAN SUBMISSION TO CITY

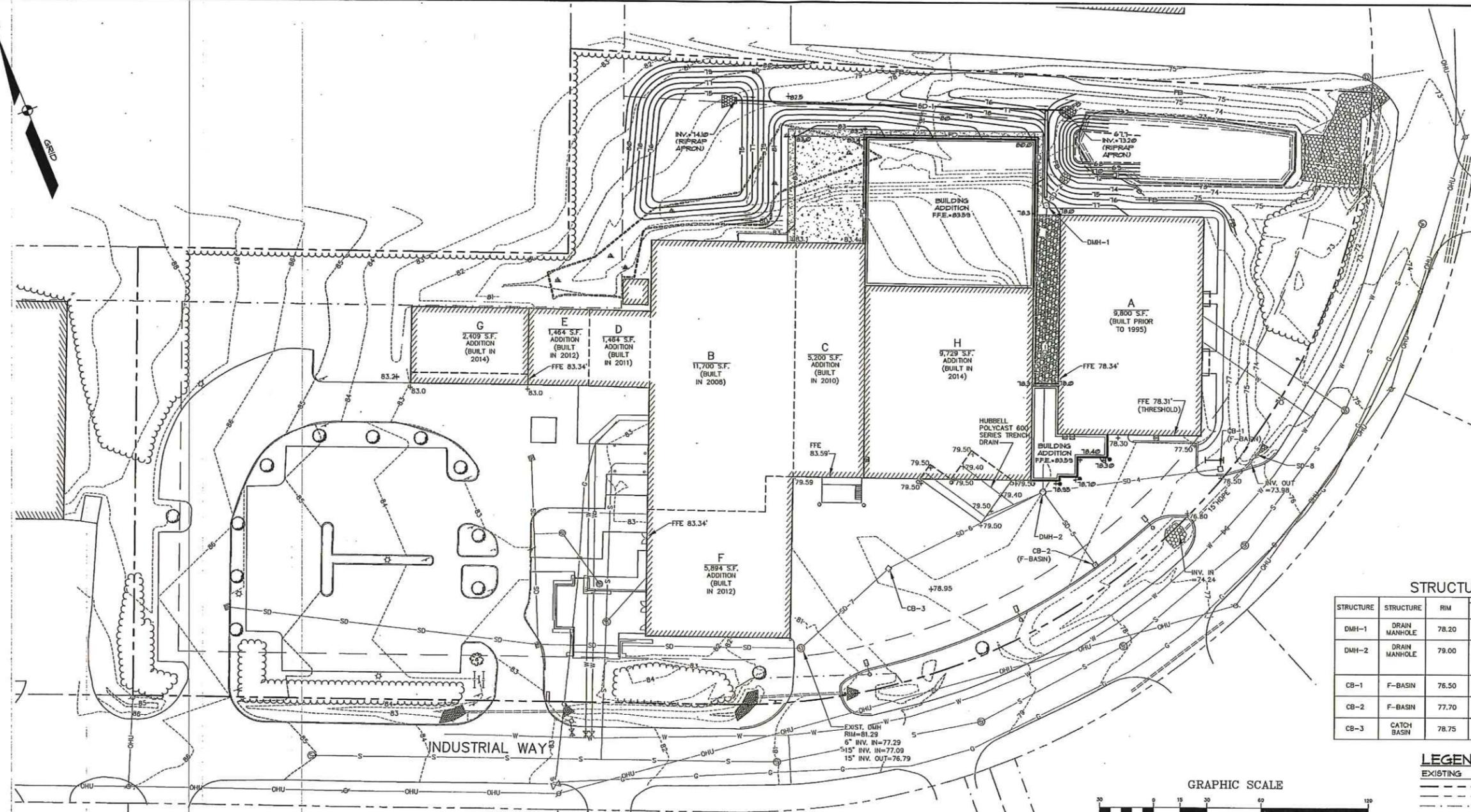
**SEBAGO TECHNICAL SERVICES**  
 WWW.SEBAGOTECHNICALSERVICES.COM  
 78 Ash Rowland Rd., Suite 1A, Sebago, ME 04081  
 Tel: 207-763-9555

PROJECT NO. 02249  
 FIELD BOOK 847  
 DESIGN RLM  
 CHECK RLM  
 DRAWN RLM  
 MAIL MAL

**GRADING AND UTILITY PLAN - PHASE 2**  
 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'

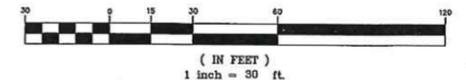
**SHEET C6.2**



**STRUCTURE SCHEDULE**

STRUCTURE	STRUCTURE	RIM	INVERT IN (FT)	INVERT OUT (FT)
DMH-1	DRAIN MANHOLE	78.20	SD-3 73.50	SD-2 73.40
DMH-2	DRAIN MANHOLE	79.00	SD-5 75.24 SD-8 74.06 SD-4 74.06	SD-3 73.81
CB-1	F-BASIN	76.50	-	SD-4 74.54
CB-2	F-BASIN	77.70	-	SD-5 75.70
CB-3	CATCH BASIN	78.75	SD-7 75.02	SD-6 74.77

**GRAPHIC SCALE**



**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	---
---	SD	---
---	STORM DRAIN	---
---	UD	---
---	UNDERDRAIN	---
---	CATCH BASIN	---
---	DRAINAGE FH	---
---	CULVERT	---
---	OVERHEAD UTILITY	---
---	UNDERGROUND UTILITY	---
---	TRANSFORMER PAD	---
---	LIGHT POLE/WALL	---
---	UTILITY POLE	---
---	GUY	---
---	RIFRAP	---
---	FILTER BARRIER	---

**STORM DRAIN SCHEDULE**

PIPE ID	LENGTH (FT)	DIAMETER (IN)	SLOPE (FT/FT)	INVERT IN (FT)	INVERT OUT (FT)
SD-1	183	18	0.005	74.10	73.20
SD-2	16	24	0.0125	73.40	73.20
SD-3	156	24	0.002	73.81	73.50
SD-4	95	12	0.005	74.54	74.06
SD-5	46	12	0.010	75.70	75.24
SD-6	92	18	0.005	74.77	74.31
SD-7	63	15	0.028	77.79	75.02
SD-8	8	15	0.005	73.98	73.94

**CONSTRUCTION NOTES:**

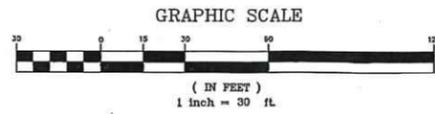
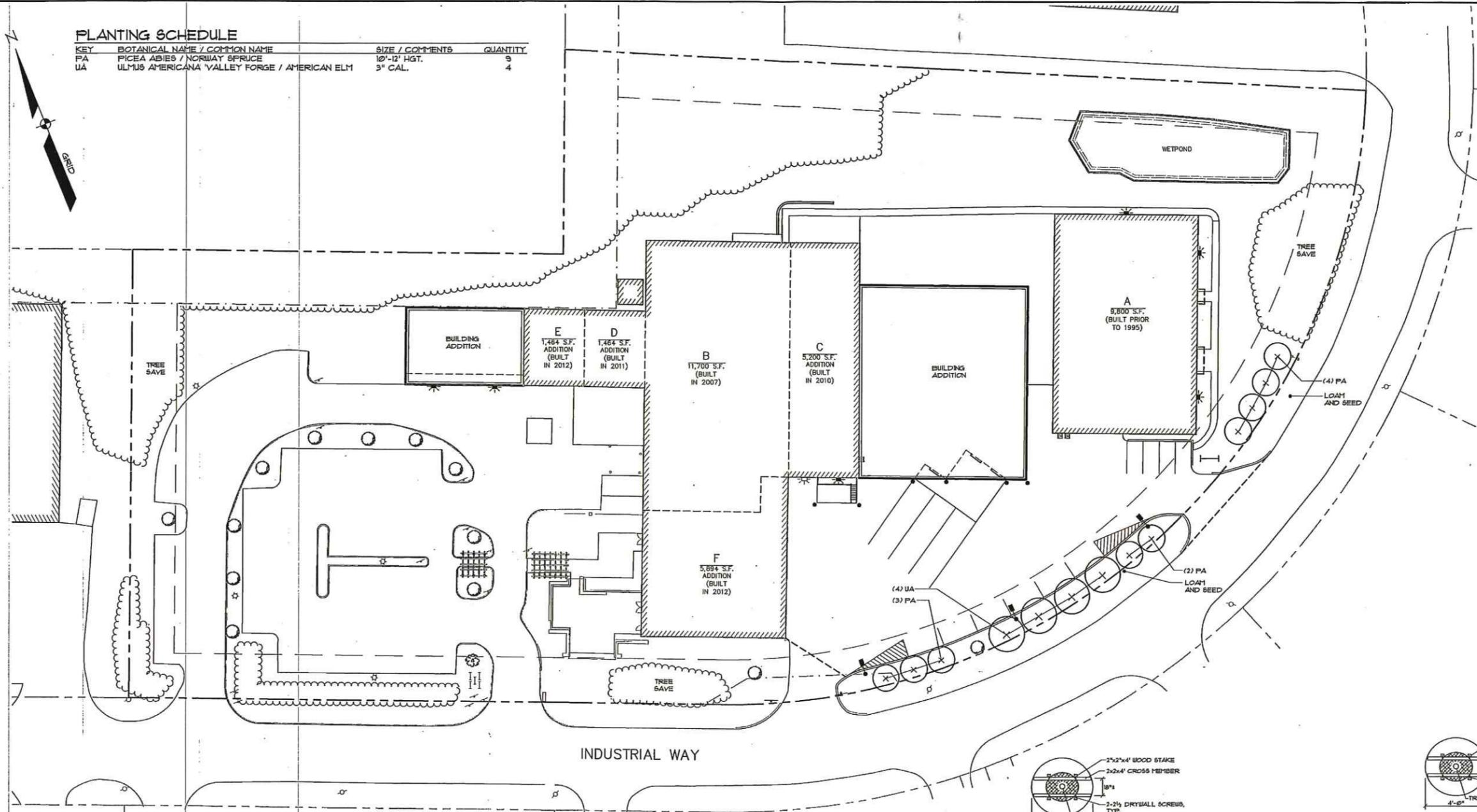
1. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
2. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL 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.
3. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
4. 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.
5. 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.
6. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
7. 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.
8. SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
9. 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.
10. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (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.
11. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.
12. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY, AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.

13. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
14. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
15. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
16. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A HDOT PERMIT AS WELL AS PERMITS FROM THE TOWN AS APPLICABLE.
17. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.
18. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED OR 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.
19. 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.
20. WHERE THE TERM "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 TECHNICAL SERVICES, INC.
21. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.
22. 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.
23. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
24. 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.
25. 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.
26. ALL SUBSURFACE UTILITY LINES SHOWN HEREON ARE BASED SOLELY ON THE FIELD LOCATION OF VISIBLE STRUCTURES, SHIMS, CB'S, HYDRANTS, ETC. IN CONJUNCTION WITH DESIGN AND OR AS-BUILT PLANS SUPPLIED TO SEBAGO TECHNICAL SERVICES, INC. BY OTHERS. PRIOR TO ANY CONSTRUCTION, EXCAVATION, TEST BORINGS, DRILLING, ETC. DIG SAFE MUST BE NOTIFIED AND A SITE IDENTIFICATION NUMBER ALONG WITH A SAFE TO DIG DATE OBTAINED. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION, DEPTH AND MATERIAL OF ALL SUBSURFACE UTILITY LINES SHOWN HEREON AND ANY AND ALL OTHERS LOCATED ON SITE WITHIN THE CONSTRUCTION AREA.

27. AN APPROVED SPRINKLER SYSTEM SHALL BE INSTALLED PER NFPA 13 AND MONITORED BY AN APPROVED CENTRAL MONITORING STATION.
28. ALL STORM DRAIN PIPES SHALL BE SMOOTH BORE HDPE UNLESS OTHERWISE NOTED.
29. ALL TREE SAVE AREAS MUST BE IDENTIFIED IN THE FIELD PRIOR TO SITE WORK.
30. PROTECTIVE MEASURES WILL BE REQUIRED IN TREE SAVE AREAS IN ORDER TO PREVENT THE STORAGE OF MATERIALS AND EQUIPMENT.
31. IN THE CASE THAT TREE SAVE AREAS ARE AFFECTED DURING CONSTRUCTION, ADDITIONAL TREES/SHRUBS MAY BE NEEDED.

**PLANTING SCHEDULE**

KEY	BOTANICAL NAME / COMMON NAME	SIZE / COMMENTS	QUANTITY
PA	PICEA ABIES / NORWAY SPRUCE	10'-12' HGT.	9
UA	ULMUS AMERICANA VALLEY FORGE / AMERICAN ELM	3" CAL.	4



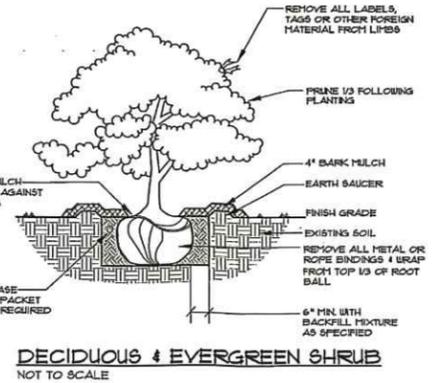
- NOTES:**
- ALL TREE SAVE AREAS MUST BE IDENTIFIED IN THE FIELD PRIOR TO SITE WORK
  - PROTECTIVE MEASURES WILL BE REQUIRED IN TREE SAVE AREAS IN ORDER TO PREVENT THE STORAGE OF MATERIALS AND EQUIPMENT.
  - IN THE CASE THAT TREE SAVE AREAS ARE AFFECTED DURING CONSTRUCTION, ADDITIONAL TREES/SHRUBS MAY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

**LIGHTING LEGEND**

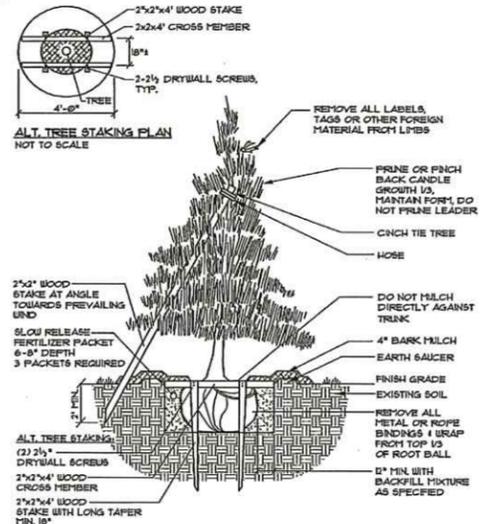
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- ★ RAAB

**LEGEND**

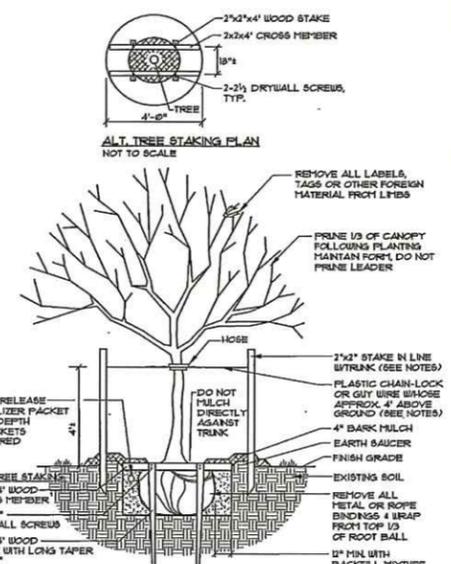
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---	ADJUTER LINE/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	BUILDING	---
---	SIGN	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	CURBLINE	---
---	TREELINE	---
○	DECIDUOUS TREE	○
●	CONIFEROUS TREE	●
---	MULCH LINE	---
---	SCREENING FENCE	---
---	BOLLARD	---
○	LIGHT POLE/WALL	○
○	UTILITY POLE	○



**DECIDUOUS & EVERGREEN SHRUB**  
NOT TO SCALE



**DECIDUOUS TREES** UNDER 2\"/>



**DECIDUOUS TREES** 2\"/>

P10

**SEBAGO TECHNICALS**  
WWW.SEBAGOTECHNICALS.COM  
75 John Roberts Rd., Suite B  
Portland, ME 04106  
Tel: 207-262-2100  
Tel: 207-753-8558

PROJECT NO. 02249  
FIELD BOOK 647  
DESIGN WTC  
CHKD WTC  
DRAWN MML

REV: BY: DATE  
A RLM 06-03-14  
B RLM 07-11-14

FINAL SITE PLAN SUBMISSION TO CITY  
SITE PLAN SUBMISSION TO CITY

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

**LANDSCAPE AND LIGHTING PLAN - PHASE 1**

OF: **ALLAGASH BREWING COMPANY**  
INDUSTRIAL WAY  
PORTLAND, MAINE

FOR: **50 INDUSTRIAL WAY, LLC**  
50 INDUSTRIAL WAY  
PORTLAND, MAINE 04103

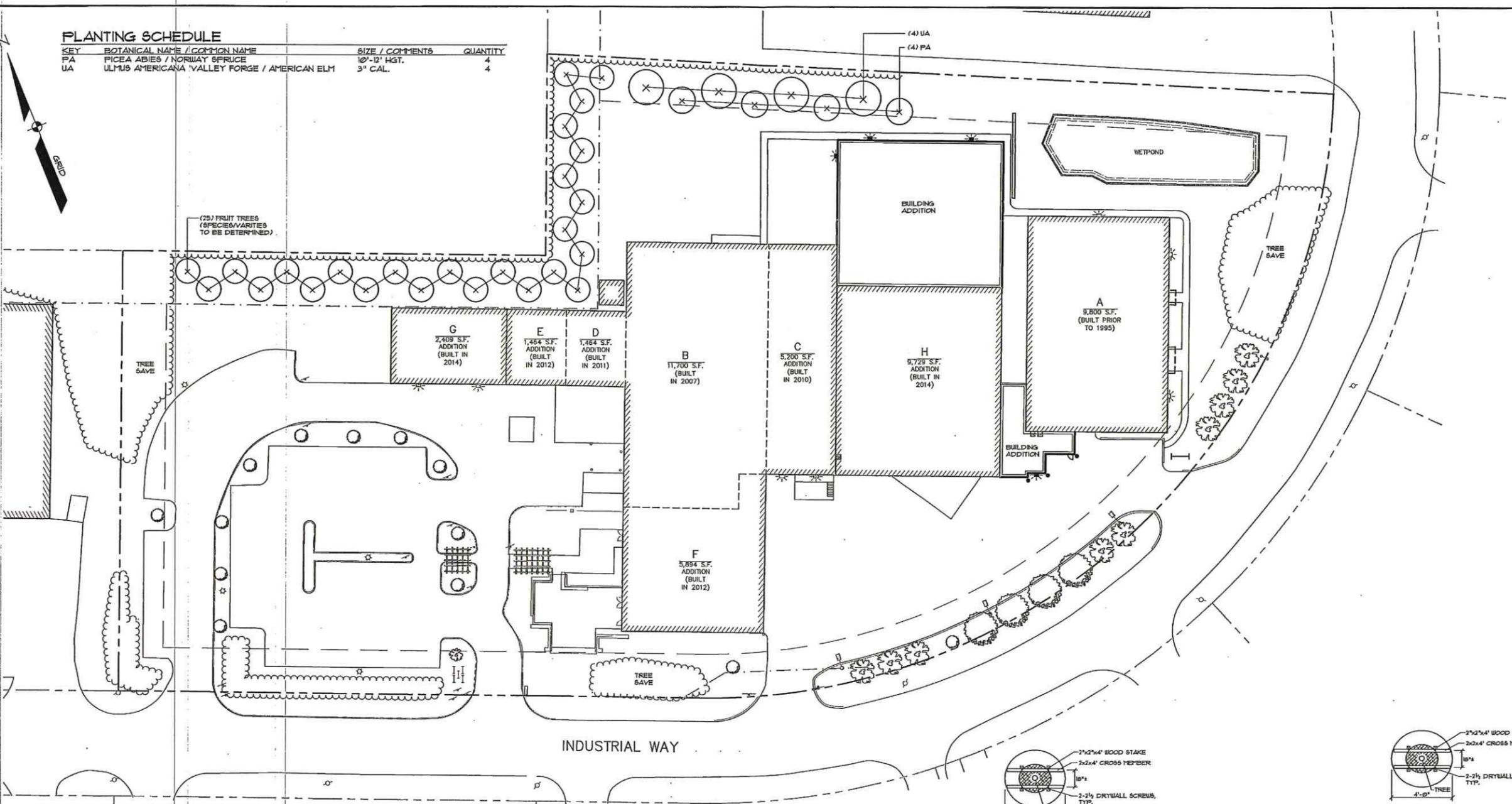
DATE: 05-20-14  
SCALE: 1" = 30'

SHEET: C7.1

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

**PLANTING SCHEDULE**

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

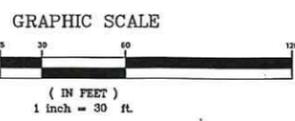


(25) FRUIT TREES (SPECIES/VARIETIES TO BE DETERMINED)

TREE SAVE

TREE SAVE

INDUSTRIAL WAY



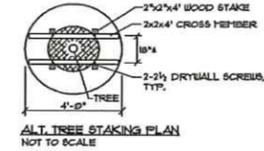
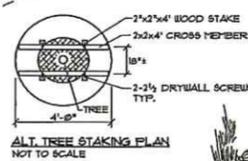
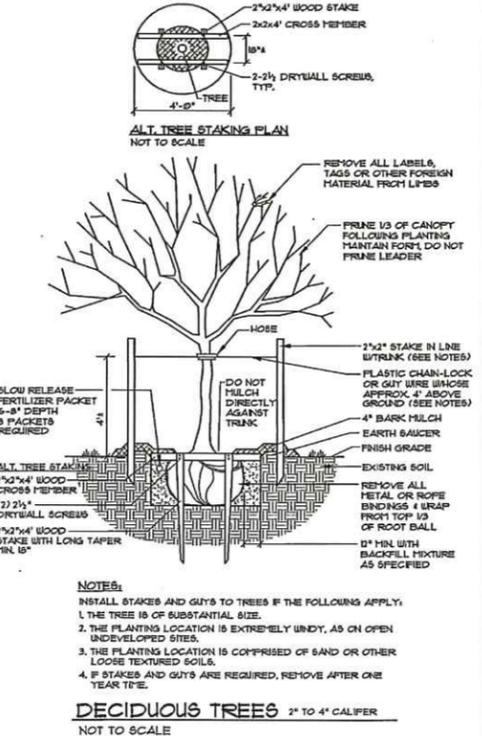
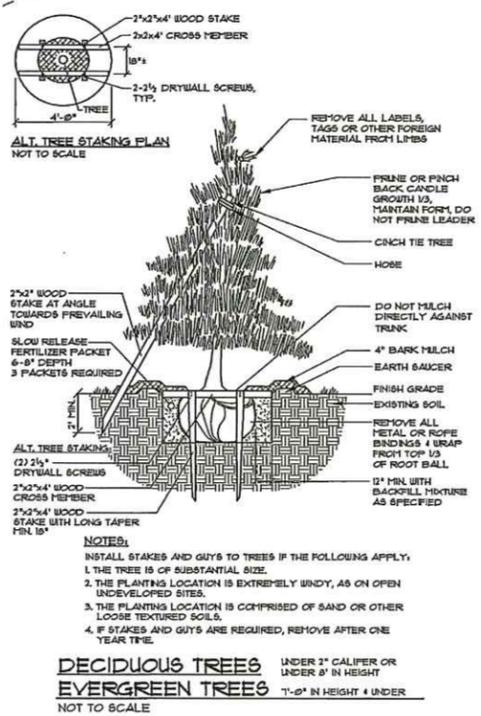
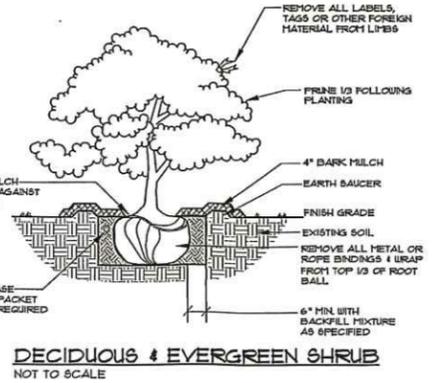
- NOTES:**
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  - PROTECTIVE MEASURES WILL BE REQUIRED IN TREE SAVE AREAS IN ORDER TO PREVENT THE STORAGE OF MATERIALS AND EQUIPMENT.
  - IN THE CASE THAT TREE SAVE AREAS ARE AFFECTED DURING CONSTRUCTION, ADDITIONAL TREES/SHRUBS MAY BE NEEDED.

**LEGEND**

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

**LIGHTING LEGEND**

○	RAAB
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P11

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

**SEBAGO TECHNICALS**  
 WWW.SEBAGOTECHNICALS.COM  
 75 John Road, Suite 5  
 South Portland, ME 04106  
 Tel: 207-260-2100  
 Tel: 207-783-9058

**LANDSCAPE AND LIGHTING PLAN - PHASE 2**  
 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 C7.2

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

02249L-PHASE 2.dwg, TAB:L-PH2

# 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%-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 DATES OF DISTURBANCE AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPAL STAFF. THREE COPIES OF THE SCHEDULE AND MARKED UP PLAN SHALL BE PROVIDED TO THE MUNICIPALITY THREE DAYS PRIOR TO THE SCHEDULED PRE-CONSTRUCTION MEETING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR 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, MULCHING, EROSION CONTROL MATS, RIPRAP OR OTHER EROSION CONTROL MEASURES. OPEN AREAS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL AS SHOWN ON THE DESIGN PLANS AND AS DESCRIBED WITHIN THIS EROSION CONTROL PLAN WITHIN 10-DAYS OF DISTURBANCE. AREAS LOCATED WITHIN 100' OF STREAMS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL WITHIN 10-DAYS. REFER TO WINTER EROSION CONTROL NOTES FOR THE TREATMENT OF OPEN AREAS AFTER OCTOBER 1ST OF THE CONSTRUCTION YEAR.

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.

EROSION CONTROL APPLICATIONS & MEASURES  
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 SEEDDED, SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING. EROSION CONTROL BLANKETS ARE RECOMMENDED TO BE USED ON SLOPES GREATER THAN 10% AND ON SLOPES GREATER THAN 10%. MULCH ANCHORING SHOULD BE USED ON SLOPES GREATER THAN 5% 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. (5 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 BLANKET SHALL BE INSTALLED SUCH THAT CONTINUOUS CONTACT BETWEEN THE MAT AND THE SOIL IS OBTAINED. INSTALL BLANKETS AND STAPLES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

### 2. SOIL STOCKPILES:

STACKS OF SOIL OR SUBSOIL SHALL BE MULCHED WITH HAY OR STRAW AT A RATE OF 15 LBS/1000 SF. (5 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE 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 PROTECTED BY SEDIMENT BARRIERS (AS DESCRIBED IN PART 4. OF THIS SECTION) SHALL 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.

### 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 THE FENCE BE REMOVED BY CUTTING THE FENCE MATERIALS AT GROUND LEVEL SO 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 DETERIORATION OF THE BINDINGS. BALES SHALL BE INSTALLED WITHIN A MINIMUM 4' NCH 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 HAY CONTAIN ROCKS LESS THAN 4 INCHES IN DIAMETER. THE MIX COMPOSITION SHALL MEET THE STANDARD DESCRIBED WITHIN THE IDEP 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 WITH 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/ SWALES 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 SWALE ARE ESTABLISHED WITH AT LEAST 85%-90% OF VIGOROUS PERENNIAL VEGETATION. THE AREA BENEATH THE CHECK DAM MUST BE SEEDDED AND MULCHED IMMEDIATELY AFTER REMOVAL OF THE CHECK DAM.

STONE CHECK DAMS SHOULD BE CONSTRUCTED OF 3 TO 3 INCH STONE AND PLACED SUCH THAT COMPLETE COVERAGE OF THE SWALE 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. STORM DRAIN INLET PROTECTION:

INLET PROTECTION SHALL BE PLACED AROUND A STORM DRAIN DROP INLET OR CURB INLET 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 FLOODING 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 FILTER (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 WHEREVER TRAFFIC WILL EXIT THE CONSTRUCTION SITE ONTO A PAVED ROADWAY IN ORDER TO MINIMIZE THE TRACKING OF SEDIMENT AND DEBRIS FROM THE CONSTRUCTION SITE TO ADJACENT AREAS. THE ENTRANCES AND ADJACENT ROADWAY AREAS SHALL BE PERIODICALLY SWEEP OR WASHED 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 EXPOSED SOIL SURFACE TO A PROTECTED RESOURCE. 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. SEEDING 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 3/2003 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:

### SEEDBED 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 STRIPPING 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
10-20-30 FERTILIZER (N-P2O5-K2O EQ EQUAL)	184 LBS/1000 SF.
GRAND LIMESTONE (50% CALCIUM + MAGNESIUM OXIDE)	188 LBS/1000 SF.

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

SEED TYPE	APPLICATION RATE
CREeping RED FESCUE	0.46 LBS/1000 SF. (20 LBS/ACRE)
REDTOP	0.25 LBS/1000 SF. (12 LBS/ACRE)
TALL FESCUE	0.46 LBS/1000 SF. (20 LBS/ACRE)
TOTAL	0.97 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. IDEP RECOMMENDED SEED MIXTURES ARE IN THE EROSION AND SEDIMENT CONTROL BMP MANUAL DATED 3/2003 OR LATER.

B. HYDROSEEDING SHALL BE CONDUCTED ON PREPARED AREAS WITH SLOPES LESS THAN 2:1. LIME 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.

FOLLOWING SEEDBED PREPARATION SOIL CAN BE APPLIED IN LIEU OF SEEDINGS IN AREAS WHERE IMMEDIATE VEGETATION IS MOST BENEFICIAL, SUCH AS DITCHES, AROUND STORM INLETS AND AREAS OF AESTHETIC VALUE. SOIL SHOULD BE LAID AT RIGHT ANGLES TO THE DIRECTION OF FLOW, STARTING AT THE LOWEST ELEVATION. SOIL SHOULD BE ROLLED OR TAMPED DOWN TO EVEN OUT THE JOINTS (ONCE LAID DOWN WHERE FLOW IS PREVALENT THE SOIL MUST BE PROPERLY ANCHORED DOWN. IRRIGATE THE SOIL IMMEDIATELY AFTER INSTALLATION. N-POST GRASS SEED 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.

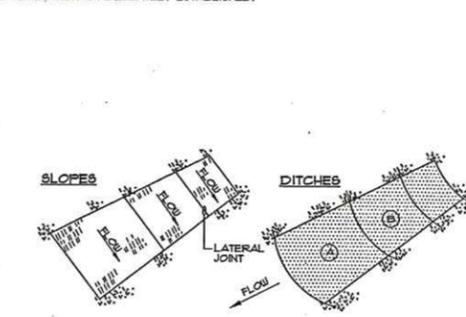
SCHEDULE:	
1. ESTABLISHED CONSTRUCTION TIME:	7 MONTHS
2. EROSION CONTROL MEASURES PLACED:	WEEK 1
3. SITE CLEARING AND GRUBBING:	WEEK 1 - WEEK 2
4. CONSTRUCTION OF PARKING LOT SUBBASE:	WEEK 2 - WEEK 4
5. STORMWATER MANAGEMENT AREA CONSTRUCTION:	WEEK 2 - WEEK 5
6. UTILITY IMPROVEMENTS AND SITE CONSTRUCTION:	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 (DURING GROWING SEASON):	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 RAINFALL, OR AT LEAST EVERY SEVEN (7) DAYS, THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION TO ALLOW CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL MEASURE. THE CONTRACTOR SHALL PROVIDE THE FOLLOW-UP WORK TO MAINTAIN EROSION CONTROL MEASURES MEETING THE REQUIREMENTS OF THIS PLAN.

FOLLOWING THE TEMPORARY AND/OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMI-MONTHLY UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 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.



- NOTES:**
- BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL, AND TAMP TRENCHES SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.
  - FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED, OVERLAP 5" 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 # 18 WIRE 6" LONG AND 1-1/2" WIDE.
  - USE NORTH AMERICAN GREEN D9 150 OR APPROVED EQUAL.

**EROSION CONTROL BLANKET**  
NOT TO SCALE

# 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 NOT STABILIZED BY NOVEMBER 15 SHALL BE 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 OF 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.

### 1. SOIL STOCKPILES:

STACKS OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR AT 15 LBS/1000 SF. (3 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE EROSION CONTROL MIX. 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.

### 2. 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 BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.

### 3. SEDIMENT BARRIERS:

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS SHALL CONSIST OF WOOD WASTE FILTER BERRIES ON FROZEN SOIL. PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.

### 4. 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. (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 SPREAD ON TOP OF 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 LOADED, SEEDED AND MULCHED OR WITH A RATE OF 15 LBS 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. CONTROL NOVEMBER 1ST, HAY RESEEDING OR LATER. IF MUST BE COMPLETED PRIOR TO THE END OF EACH FINAL GRADING WORK DAY.

### 5. MULCHING ON SLOPES AND DITCHES:

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 15 LBS/1000 SF. ON ALL SLOPES GREATER THAN 8%. 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%. EROSION CONTROL MATS SHALL BE USED IN LIEU OF MULCH IN ALL DRAINAGE WAYS WITH SLOPES 8%. EROSION CONTROL MIX CAN BE USED TO SUBSTITUTE EROSION CONTROL BLANKETS ON ALL SLOPES EXCEPT DITCHES.

### 6. SEEDING:

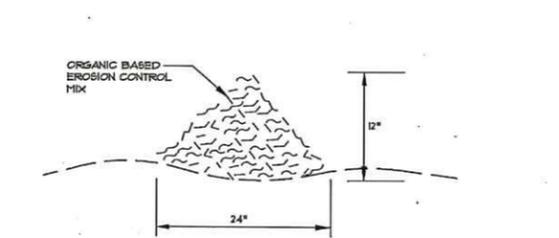
BETWEEN THE DATES OF OCTOBER 15 AND APRIL 15, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FROZEN AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH THE AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOADED, FINAL GRADING WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDDED 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 FABRIC NETTING ANCHORED WITH STAPLES. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4" OF LOAM AND SEED AT AN APPLICATION RATE OF 15 LBS/1000 SF. ALL AREAS SEEDING DURING THE WINTER WILL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS SUFFICIENTLY VEGETATED (LESS THAN 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, LENS, AND SEDIMENT DISCHARGE TO A PROTECTED RESOURCE. IN NO CASE SHALL THE FILTER BAG OR CONTAINMENT STRUCTURE BE LOCATED WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE.

THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMI-MONTHLY UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 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.



- COMPOSITION:**  
EROSION CONTROL MIX SHALL BE MANUFACTURED ON OR OFF THE PROJECT SITE SUCH THAT ITS COMPOSITION IS IN ACCORDANCE WITH THE IDEP MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL DATED 3/2003 OR LATER. THE MIX SHALL BE A MINIMUM OF 1 FOOT THICK (AS MEASURED ON THE UPHILL SIDE) AND 2 FEET WIDE FOR SLOPES LESS THAN 8% IN GRADE AND SHALL BE UNDER TO ACCOMMODATE THE ADDITIONAL RUNOFF.
- INSTALLATION:**
- THE BARRIER SHALL BE PLACED ACROSS THE SLOPE ALONG THE CONTOUR.
  - EXISTING GROUND SHALL BE PREPARED SUCH THAT THE BARRIER LIES NEARLY FLAT ALONG THE GROUND TO AVOID THE CREATION OF VOIDS AND BRIDGES IN ORDER TO MINIMIZE THE POTENTIAL OF WASH OUTS UNDER THE BARRIER.
  - EROSION CONTROL MIX SHALL BE APPLIED AT A RATE OF 15 LBS PER 1000 SQUARE FEET (3 TONS PER ACRE) AND SHALL BE PROPERLY ANCHORED.
  - EROSION CONTROL MIX SHALL BE APPLIED AT A RATE OF 15 LBS PER 1000 SQUARE FEET (3 TONS PER ACRE) AND SHALL BE PROPERLY ANCHORED.

**EROSION CONTROL MIX BERM**  
NOT TO SCALE

## 8. INSPECTION AND MONITORING:

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RAINFALL, THE 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 DAMAGES AND/OR UNESTABLISHED SPOTS. ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85 TO 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

### 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 SOIL BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOIL ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOIL TO GUARANTEE CONTACT BETWEEN THE SOIL AND UNDERLYING SOIL, WATERING THE SOIL TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING THE SOIL WITH JUTE OR PLASTIC MESH TO PREVENT THE SOIL STRIPS FROM SLOSHING DURING FLOW CONDITIONS.

INSTALL A STONE LINING IN THE DITCH -- THE APPLICANT WILL LINE THE DITCH WITH STONE RIPRAP BY NOVEMBER 15. THE APPLICANT WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO CONSTRUCT AND STABILIZE STONE-COLORED SLOPES BY NOVEMBER 15. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% (10%/M) TO BE A SLOPE. 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.

2. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES -- THE APPLICANT WILL CONSTRUCT AND STABILIZE STONE-COLORED SLOPES BY NOVEMBER 15. THE APPLICANT WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% (10%/M) TO BE A SLOPE. 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



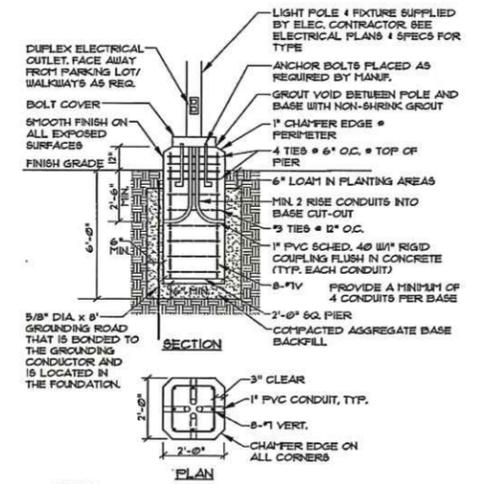
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DATE	06-03-14	STATUS	SITE PLAN SUBMISSION TO CITY
REV.	A	BY:	RLM
REV.	B	BY:	RLM

PROJECT NO.	02249	FIELD BOOK	647	DESIGN	RLM	CHKD	RLM	DRAWN	MAL
WWW.SEBAGOTECHNICALS.COM	78 John Roberson Rd., Suite B	Portland, ME 04106	TEL: 207-252-2100	TEL: 207-745-6555					

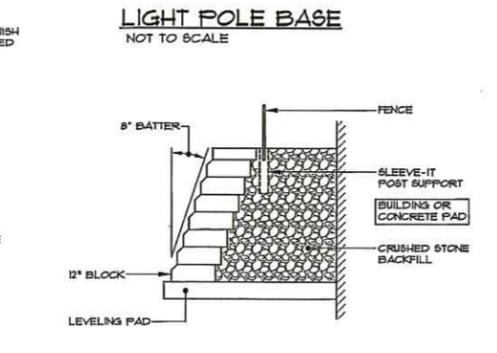
DETAILS OF:  
**ALLAGASH BREWING COMPANY**  
 INDUSTRIAL WAY  
 PORTLAND, MAINE  
 FOR:  
**50 INDUSTRIAL WAY**  
 SOUTH BOSTON, MAINE 04103

DATE	05-20-14	SCALE	N.T.S.
SHEET	C9		

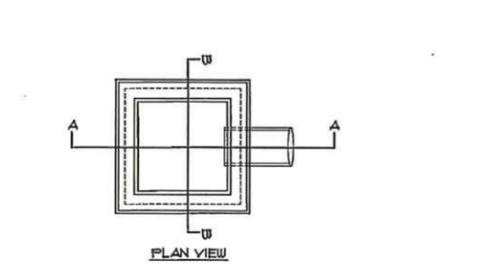
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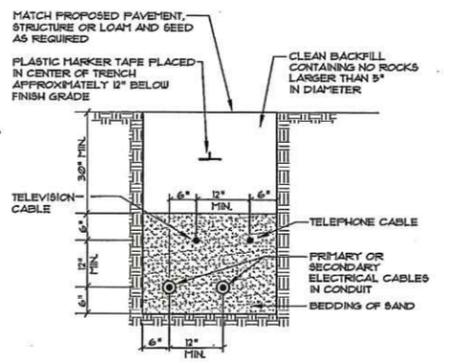
- NOTES:**
1. CONCRETE 1'-0" x 4000 psi.
  2. REIN. STEEL GRADE 60 NEW BARS.
  3. CONCRETE 3/4" AGG. & 1/2" ENTRAINED AIR.
  4. PROVIDE 2 COATS BITUMINOUS DAMPROOFING FOR ALL CONCRETE BELOW GRADE.
  5. INSTALL BASE 3'-0" ABOVE FINISH GRADE IN LOCATIONS WHERE POLES ARE IN PARKING LOT PAVEMENT.
  6. BID ALT. CONTRACTOR MAY SUBSTITUTE PRECAST CONCRETE LIGHT POLE BASE EQUAL TO ABOVE SPEC.



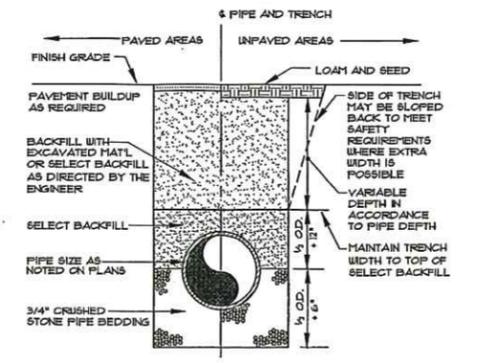
**BLOCK RETAINING WALL**  
NOT TO SCALE



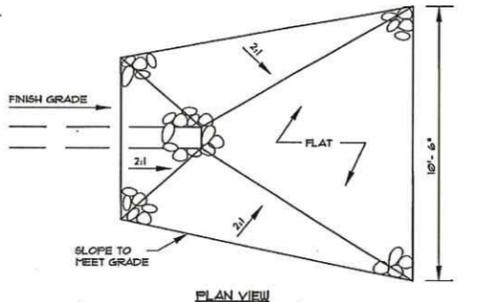
**TYP. TYPE 'F' CATCH BASIN**  
NOT TO SCALE



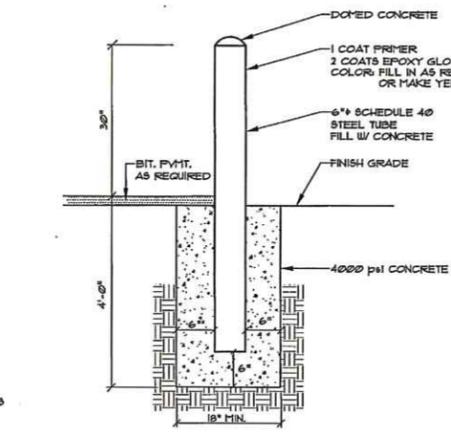
**TYPICAL UNDERGROUND CABLE INSTALLATION**  
NOT TO SCALE



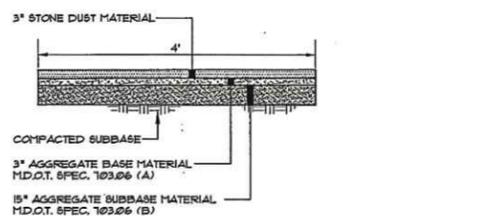
**TYPICAL TRENCH SECTION**  
NOT TO SCALE



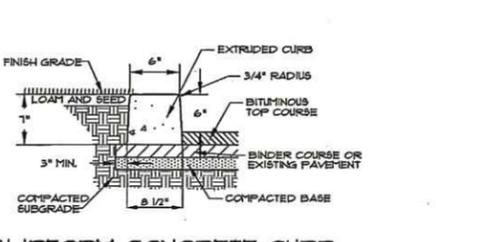
**RIPRAP APRON**  
NOT TO SCALE



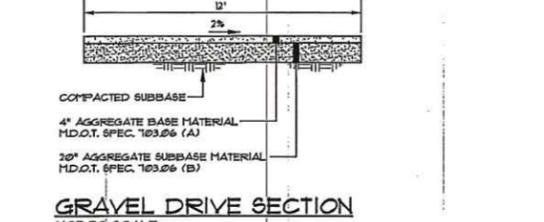
**METAL BOLLARD**  
NOT TO SCALE



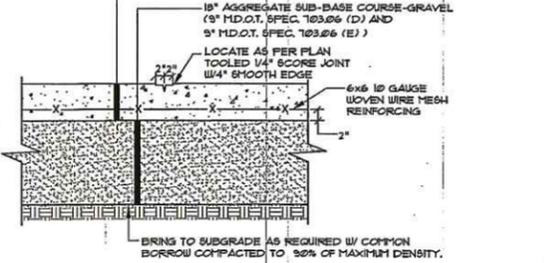
**STONE DUST WALK SECTION**  
NOT TO SCALE



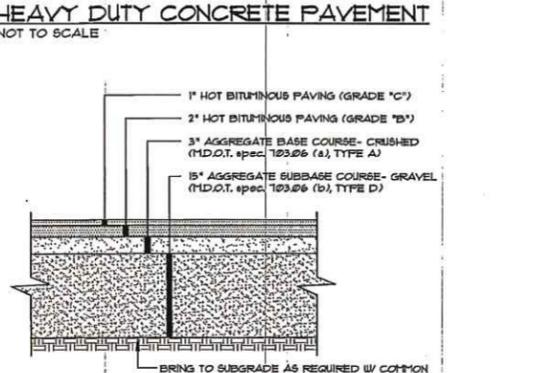
**SLIFORM CONCRETE CURB**  
NOT TO SCALE



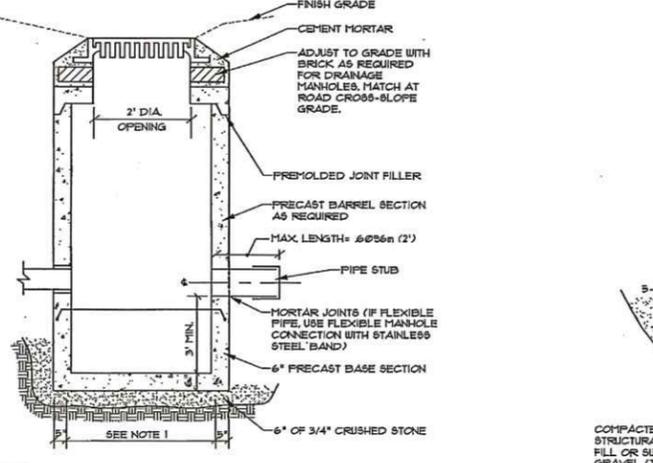
**GRAVEL DRIVE SECTION**  
NOT TO SCALE



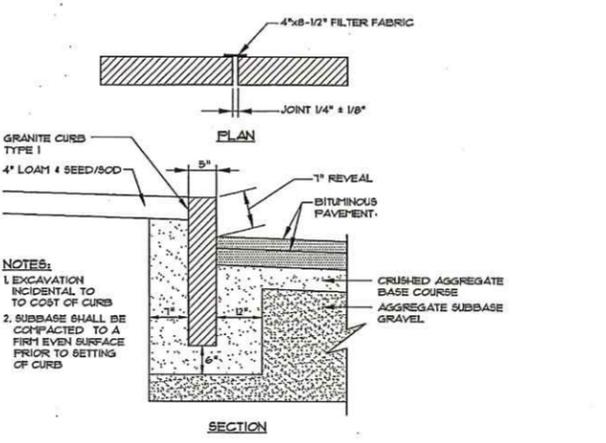
**HEAVY DUTY CONCRETE PAVEMENT**  
NOT TO SCALE



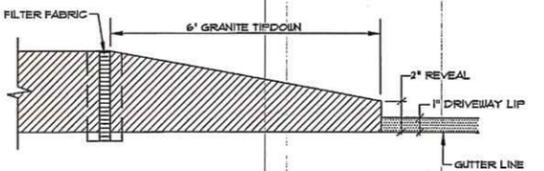
**TYP. PAVED PARKING LOT SECTION**  
NOT TO SCALE



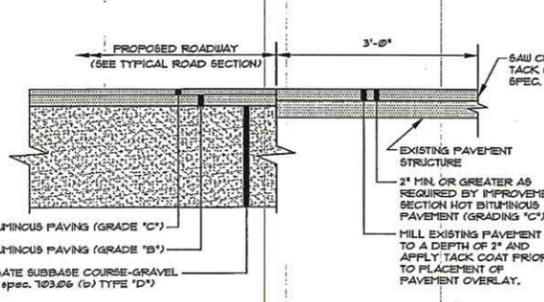
**TYP. DRAINAGE STRUCTURE & CATCH BASIN**  
NOT TO SCALE



**VERTICAL GRANITE CURB**  
NOT TO SCALE



**TYPICAL TIPDOWN CURB INSTALLATION**  
NOT TO SCALE



**TYPICAL PAVEMENT JOINT**  
NOT TO SCALE



GRANT HAYS  
ASSOCIATES

ARCHITECTURE & INTERIOR DESIGN  
P.O. BOX 6175 FALMOUTH MAINE 04105  
207.871.5900 www.granthays.com

SCALE

REVISIONS

DRAWING NAME

SHEET

DATE

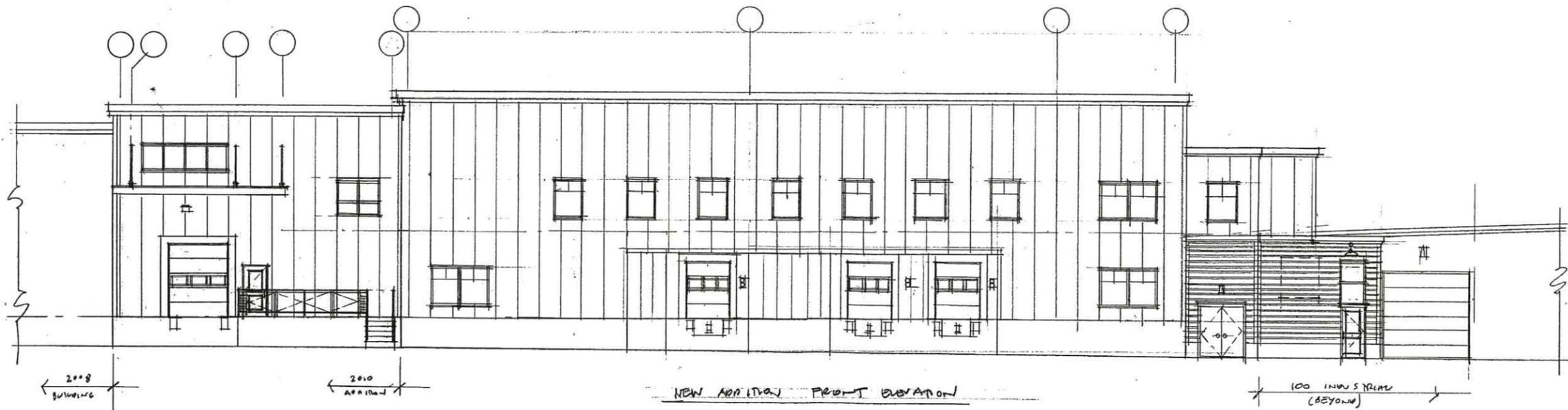
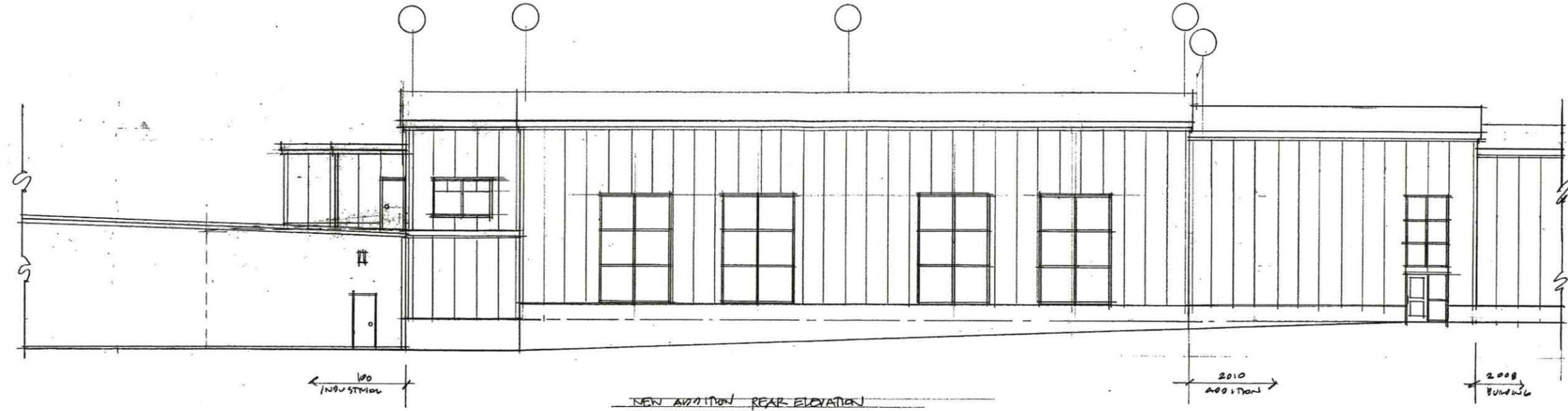
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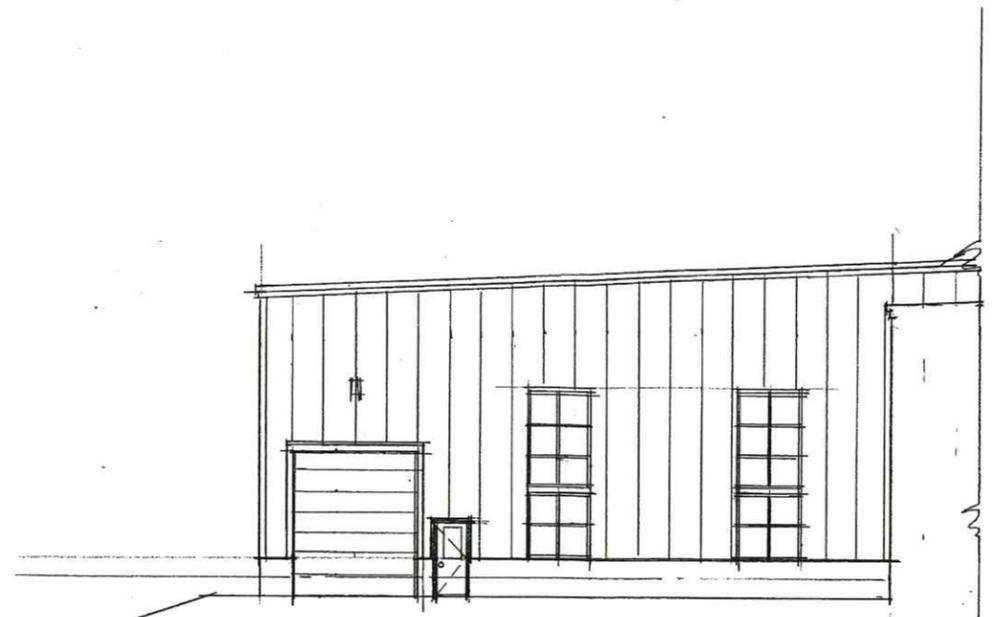
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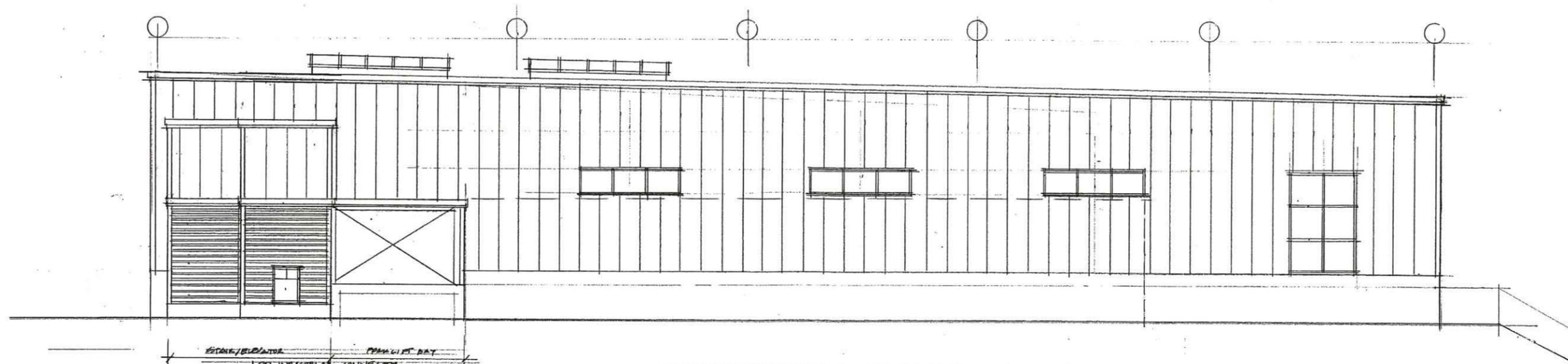
SCALE

REVISION

DRAWING NAME



NEW ADDITION LEFT ELEVATION



NEW ADDITION RIGHT ELEVATION

SHEET

DATE

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B	BLM	07/11/14	FINAL SITE PLAN SUBMISSION TO CITY

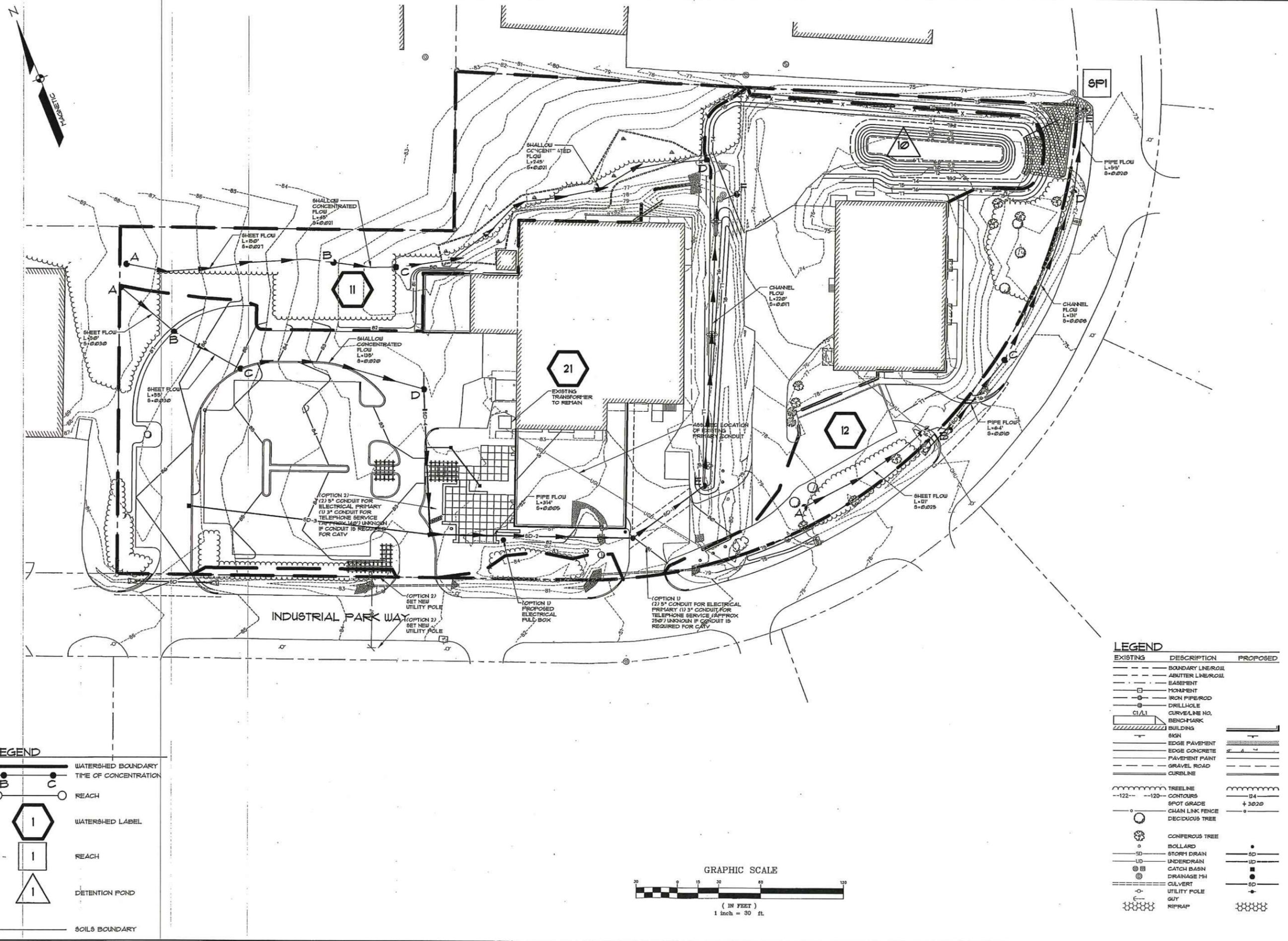
**SEBAGO TECHNICS**  
 75 South Berwick Rd., Suite B  
 South Berwick, ME 04105  
 Tel: 207-783-4668  
 Fax: 207-783-2100

PROJECT NO. 02249  
 FIELD BOOK 847  
 DESIGN CHKD RLM  
 DRAWN RLM

2012-DEVELOPMENT WATERSHED  
 OF:  
**ALLAGASH BREWING COMPANY**  
 INDUSTRIAL WAY  
 PORTLAND, MAINE  
 FOR:  
**50 INDUSTRIAL WAY, LLC**  
 50 INDUSTRIAL WAY  
 PORTLAND, MAINE 04103

DATE: 07/10/14  
 SCALE: 1" = 30'

SHEET C10.2



**LEGEND**

	WATERSHED BOUNDARY
	TIME OF CONCENTRATION
	REACH
	WATERSHED LABEL
	REACH
	DETENTION POND
	SOILS BOUNDARY

**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
	BOUNDARY LINE/ROIL	
	ABUTTER LINE/ROIL	
	EASEMENT	
	MONUMENT	
	IRON PIPE/ROD	
	DRILLHOLE	
	CURVE/LINE NO. BENCHMARK	
	BUILDING	
	SKIN	
	EDGE PAVEMENT	
	EDGE CONCRETE	
	PAVEMENT PAINT	
	GRAVEL ROAD	
	CURBLINE	
	TREELINE	
	CONTOURS	
	SPOT GRADE	
	CHAIN LINK FENCE	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	BOLLARD	
	STORM DRAIN	
	UNDERDRAIN	
	CATCH BASIN	
	DRAINAGE MH	
	CULVERT	
	UTILITY POLE	
	GUY	
	RIFRAP	

