

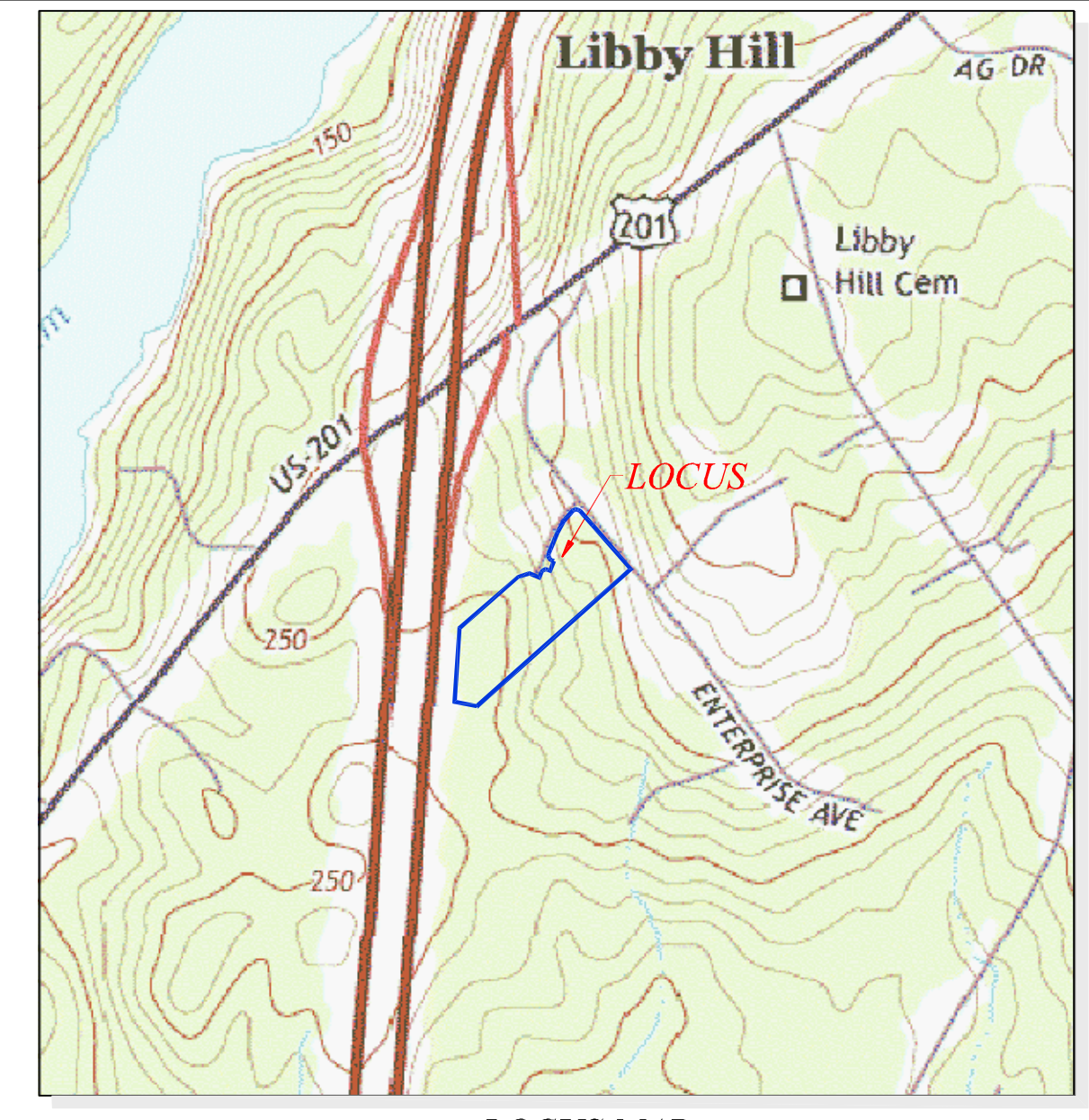
LINE	BEARING	LENGTH
L1	N22°08'39"E	30.00
L2	S67°51'21"W	15.00
L3	N67°51'21"W	15.00

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	47.12	30.00	S67°08'39"W	42.43
C2	47.12	30.00	S22°51'21"E	42.43
C3	157.95	351.97	S33°00'01"W	156.63
C4	47.66	30.00	N86°37'39"W	42.81

BLACK DIAMOND CONSULTANTS, INC.
 BOOK 10750-PAGE 197
 TAX MAP 7, LOT 18A-1G

SURVEYOR'S NOTES:
 The purpose of this plan is to show the existing topographic features of a portion of property to be conveyed from the City of Gardiner to Ben Philbrook located on Enterprise Drive and Commerce Drive in the City of Gardiner. Property lines are taken from Plan References 1-3.
 The location of underground utilities is not a part of this survey. The location of water and sewer lines shown are apparent.
 Elevations are shown to the nearest one foot contour interval derived from NGS RM-2, datum NAVD 1988. Directions are Grd North, derived from Plan Reference 1.

PLAN REFERENCES:
 1) "Amended Subdivision Plan, Libby Hill Business Park, Gardiner, Maine for City of Gardiner" by OEST Associates, Inc., dated August 1998, revised September 3, 1999, recorded at Kennebec County Registry of Deeds in Plan Book 1999-Page 176 & 177.
 2) "Boundary Survey, Topographic Survey, PMP Realty, LLC, 1056 Brunswick Avenue, Gardiner, Kennebec County, Maine" by E. S. Coffin Engineering & Surveying, Inc., dated August 31, 2018.
 3) "Libby Hill Estates, Area Leasing & Development, Gardiner, Kennebec County, Maine" by Libby Enterprises, dated June 1, 1987, revised through September 29, 1989, recorded at Kennebec County Registry of Deeds in Plan Book 1990-Page 285.

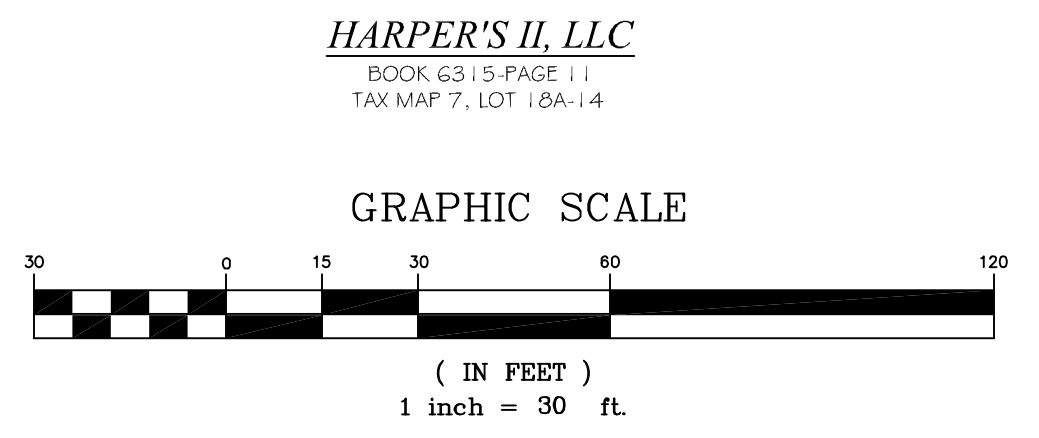
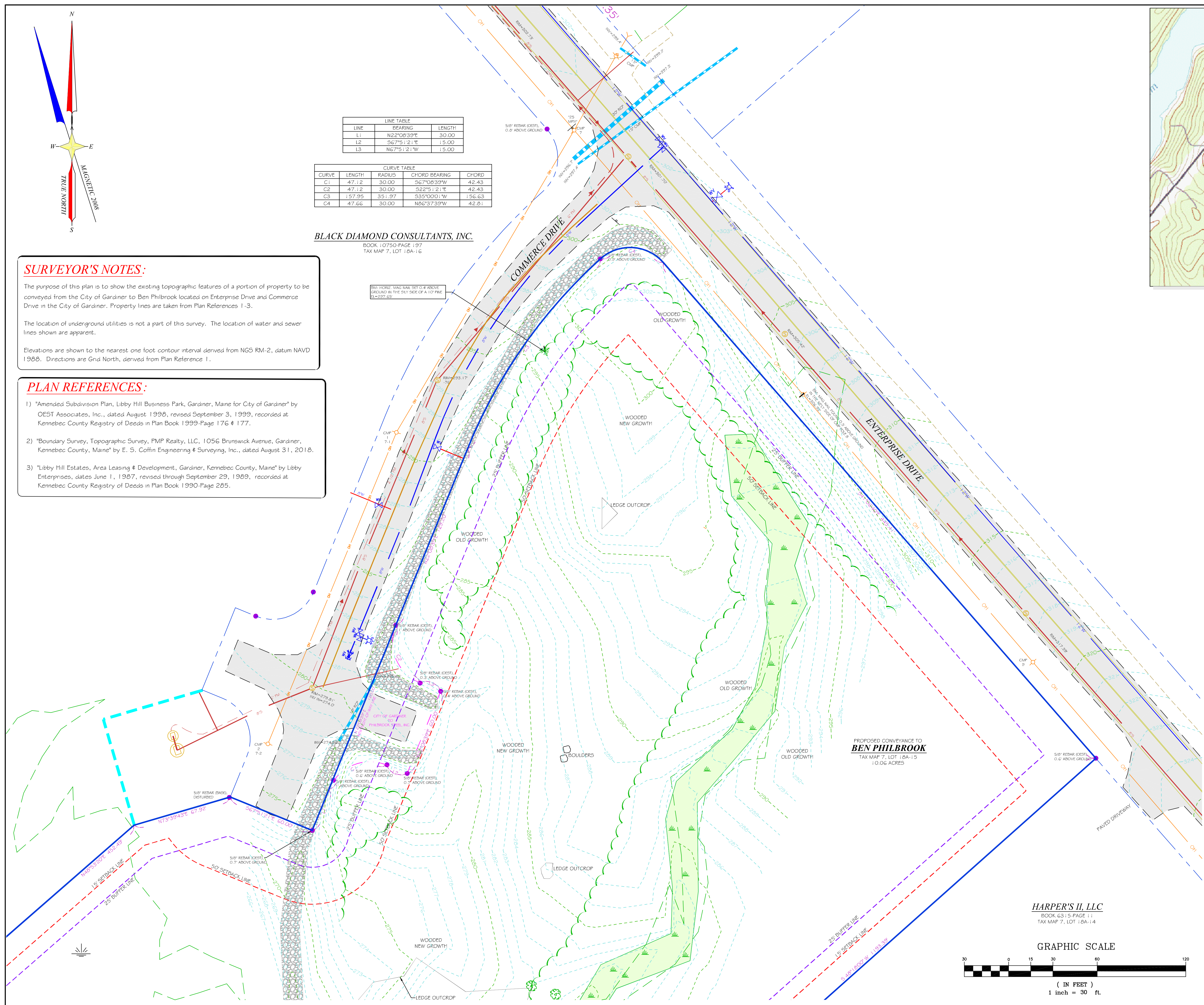


THIS PLAN PRELIMINARY
 STATE OF MAINE
 KANE P. COFFIN
 P.L.S. #1292
 PROFESSIONAL LAND SURVEYOR
 WITHOUT SIGNATURE

E.S. COFFIN
 ENGINEERING & SURVEYING
 432 Com Road, P.O. Box 487, Augusta, Maine 04330
 Ph: (207) 625-9473 Fax: (207) 625-9476 Toll Free: 1-800-248-9473

LEGEND

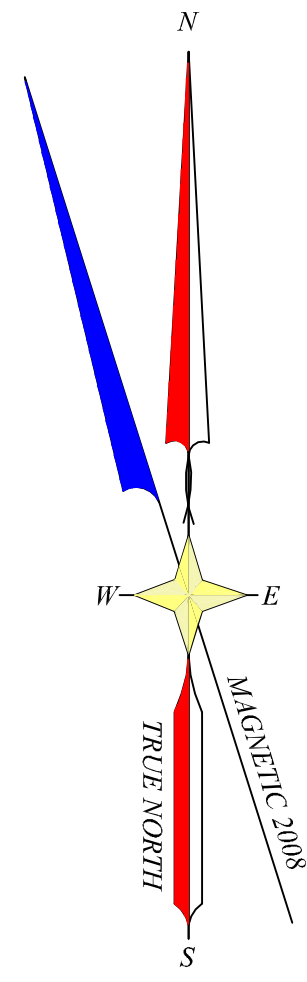
- IRON ROD FOUND
- UTILITY POLE
- GUY ANCHOR
- OVERHEAD UTILITY LINE
- HYDRANT
- WATER VALVE
- UNDERGROUND WATER LINE
- SIGN
- EXISTING CONTOUR
- PROPERTY LINE
- STORM PIPE
- SANITARY MANHOLE
- SANITARY LINE
- SETBACK
- CONIFEROUS TREE
- DECIDUOUS TREE
- VEGETATION
- WETLANDS BY SMITH ASSOC.
- WETLANDS MAPPED IN 2002



NO.	DATE	REVISIONS

CLIENT/PROJECT:	BEN PHILBROOK	
	LOCATION:	COMMERCE & ENTERPRISE DRIVE
TOWN:	COUNTY:	STATE:
	GARDINER	KENNEBEC
DRAWN BY:	DATE:	CHECKED BY:
	MIG	MARCH 31, 2020
SHEET TITLE:	TOPOGRAPHIC SURVEY	
SCALE:	1 INCH=30 FEET	
PROJ. NO.:	2017-018	

TS



LINE	BEARING	LENGTH
L1	N22°08'39"E	30.00
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BLACK DIAMOND CONSULTANTS, INC.
 BOOK 10750-PAGE 197
 TAX MAP 7, LOT 18A-16

LANDSCAPING NOTES

Plantings per 100'
 Semi-Full Screen Option 3
 Canopy Tree 3
 Understory Tree 6
 Deciduous Shrub 12

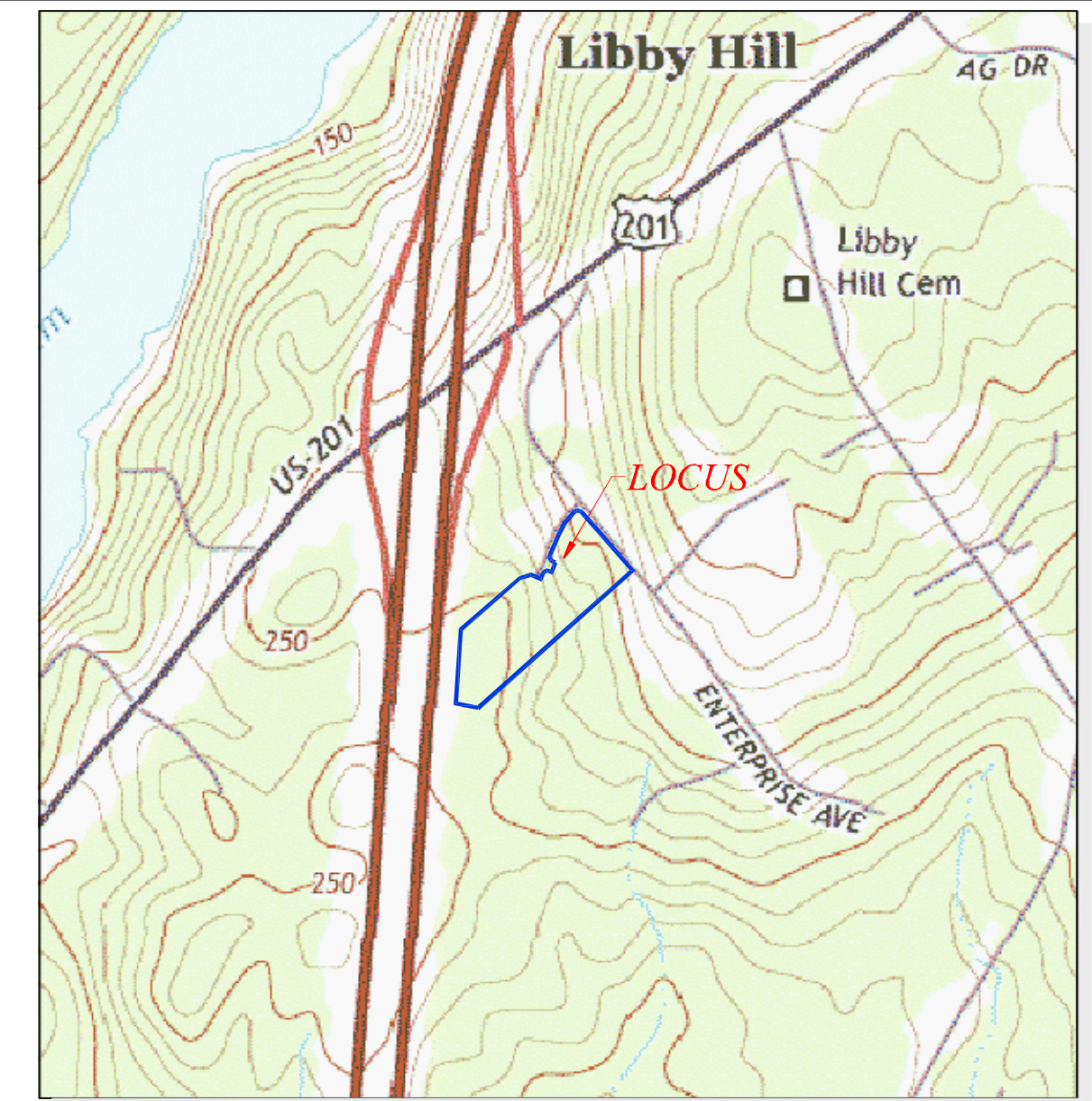
LANDSCAPE LEGEND

Required Plantings for 540 LF of Parking

SYMBOL	COMMON NAME	SIZE	QTY.
(Tree icon)	CANOPY TREE	2 - 2 1/2" dbH CAL.	17
(Tree icon)	UNDERSTORY TREE	1 1/4" - 2" dbH CAL.	33
(Shrub icon)	DECIDUOUS SHRUB	18" / 24" TALL	65

LEGEND

- IRON ROD FOUND
- UTILITY POLE
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- HYDRANT
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- UNDERGROUND WATER LINE
- SIGN
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- WETLANDS MAPPED IN 2002



LOCUS MAP
 GARDINER
 USGS QUAD SHEET
 SCALE 1"=1000'

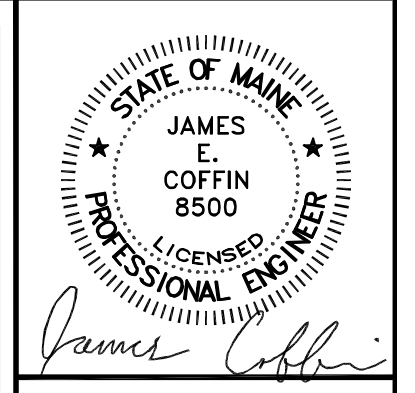
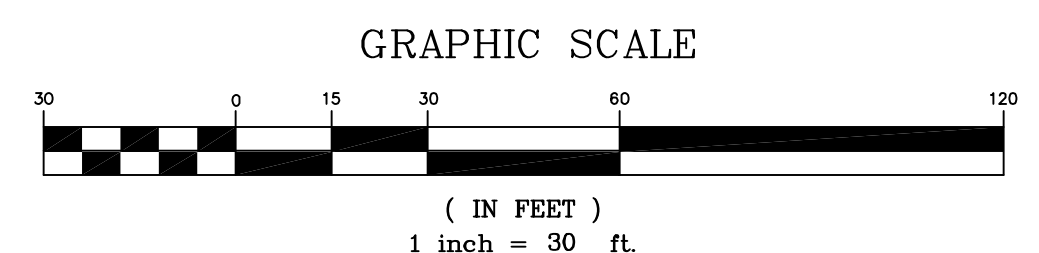
GENERAL SITE INFORMATION:

- LAND OWNER: CITY OF GARDINER
6 CHURCH STREET
GARDINER, MAINE 04345
- APPLICANT: PHILBROOK STEEL, LLC.
128 BIRMINGHAM ROAD
RANDOLPH, MAINE 04346
- DEEDS: KENNEBEC COUNTY REGISTRY OF DEEDS
BOOK 5034 - PAGE 273
- GARDINER TAX MAP 7 - LOT 18A-15
- ZONE: PLANNED INDUSTRIAL COMMERCIAL (PIC)
- IMPERVIOUS AREA:
EXISTING: 0 SF
NEW: 68,185 SF
TOTAL: 68,185 SF (1.56 ACRES)
- DISTURBED AREA: 86,610 SF (1.99 ACRES)
- PARKING SPACES:
REQUIRED:
OFFICE: (735 SF) = 3 SPACES
FABRICATION SHOP (7,192 SF) = 11 SPACES
TOTAL = 14 SPACES
ACTUAL = 16 SPACES
- WETLAND DISTURBANCES = 0 SF

Approved by the
 City of Gardiner Planning Board
 pursuant to
 Title 30-A M.R.S.A. Sections 4401-4408:

Member _____
 Chairperson _____

Date: _____
 Conditions of approval: _____



E.S. COFFIN
 ENGINEERING & SURVEYING, INC.
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 Ph: (207) 625-9473 Fax: (207) 625-9476 Toll Free: 1-800-248-9473

NO.	REVISIONS	DATE

SITE PLAN

SCALE: 1 INCH=30 FEET

DATE: APRIL 24, 2020

DRAWN BY: TCH
 CHECKED BY: JEC

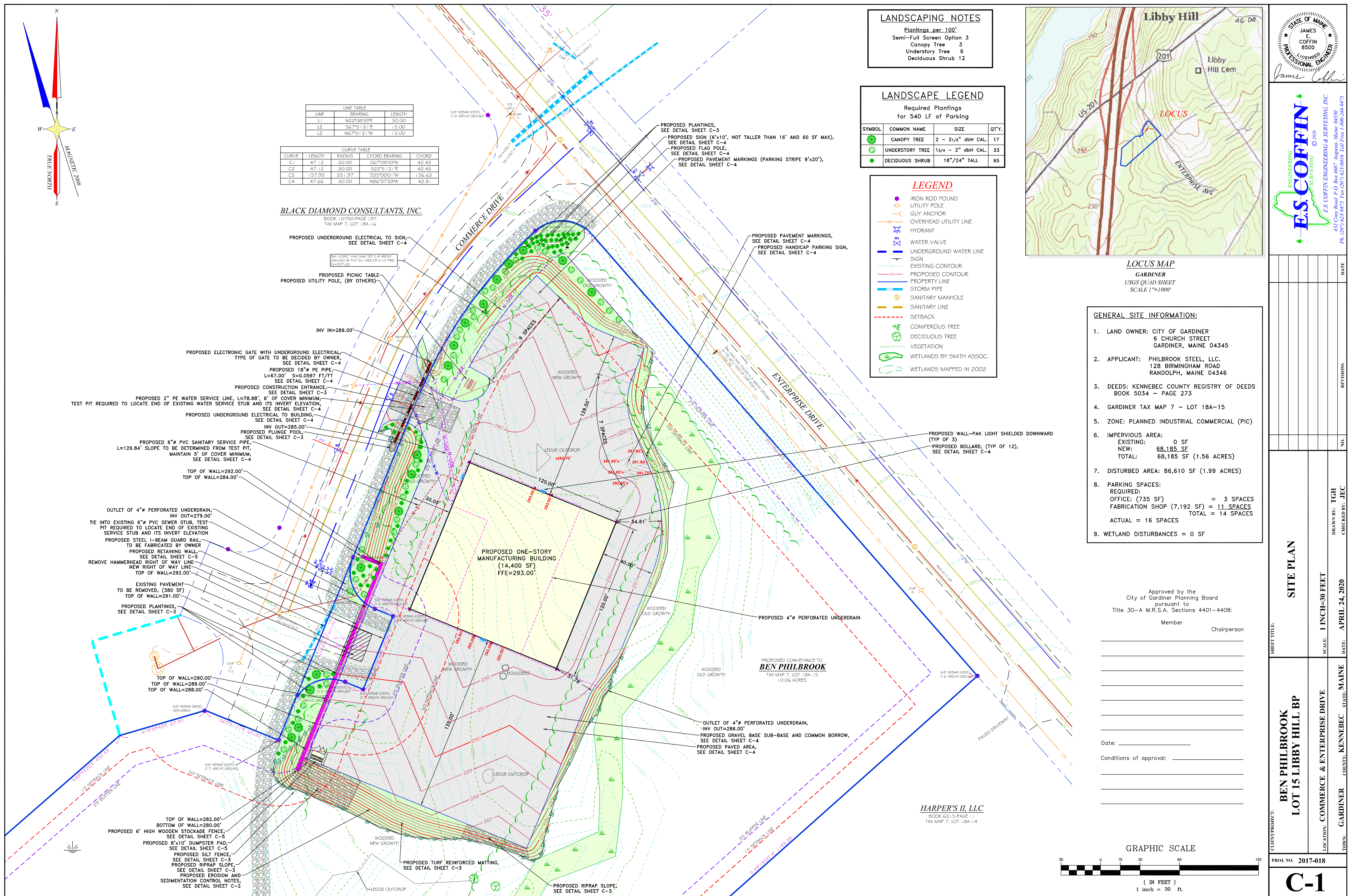
CLIENT/PROJECT: **BEN PHILBROOK LOT 15 LIBBY HILL BP**

LOCATION: **COMMERCE & ENTERPRISE DRIVE**

TOWN: **GARDINER** COUNTY: **KENNEBEC** STATE: **MAINE**

PROJ. NO. 2017-018

C-1



HARPER'S II, LLC
 BOOK 6315-PAGE 11
 TAX MAP 7, LOT 18A-14

EROSION AND SEDIMENTATION NOTES:

1. CONTRACTOR SHALL FOLLOW BEST MANAGEMENT PRACTICES OF THE KENNEBEC COUNTY SOIL CONSERVATION SERVICE AND THE MAINE DEP BEST MANAGEMENT PRACTICES HANDBOOK.

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES:

EROSION/SEDIMENT CONTROL DEVICES:

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

- SILT FENCE:** SILT FENCE WILL BE INSTALLED ALONG THE DOWN GRADING EDGES OF DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL THE SITE IS STABILIZED. IN AREAS WHERE STORMWATER DISCHARGES THE SILT FENCE WILL BE REINFORCED WITH HAY BALES TO HELP MAINTAIN THE INTEGRITY OF THE SILT FENCE AND TO PROVIDE ADDITIONAL TREATMENT.
- STONE CHECK DAMS:** STONE CHECK DAMS ARE TO BE PLACED IN LOW FLOW DRAINAGE SWALES AND PATHS TO TRAP SEDIMENTS AND REDUCE RUNOFF VELOCITIES. DO NOT PLACE STONE CHECK DAMS IN FLOWING WATER OR STREAMS.
- RIPRAP:** PROVIDE RIPRAP IN AREAS WHERE CULVERTS DISCHARGE OR AS SHOWN ON THE PLANS.
- LOAM, SEED, & MULCH:** ALL DISTURBED AREAS, WHICH ARE NOT OTHERWISE TREATED, SHALL RECEIVE PERMANENT SEEDING AND MULCH TO STABILIZE THE DISTURBED AREAS. THE DISTURBED AREAS WILL BE REVEGETATED WITHIN 5 DAYS OF FINAL GRADING. SEEDING REQUIREMENTS ARE PROVIDED ARE THE END OF THIS SPECIFICATION.
- STRAW AND HAY MULCH:** USED TO COVER DENUDED AREA UNTIL PERMANENT SEED OR EROSION CONTROL MEASURES ARE IN PLACE. MULCH BY ITSELF CAN BE USED ON SLOPES LESS THAN 15% IN SUMMER AND 8% IN WINTER. JUTE MESH IS TO BE USED OVER MULCH ONLY. CURLEX II AND EXCELSIOR MAY BE USED IN PLACE OF JUTE MESH OVER MULCH.
- 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%.

TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES:

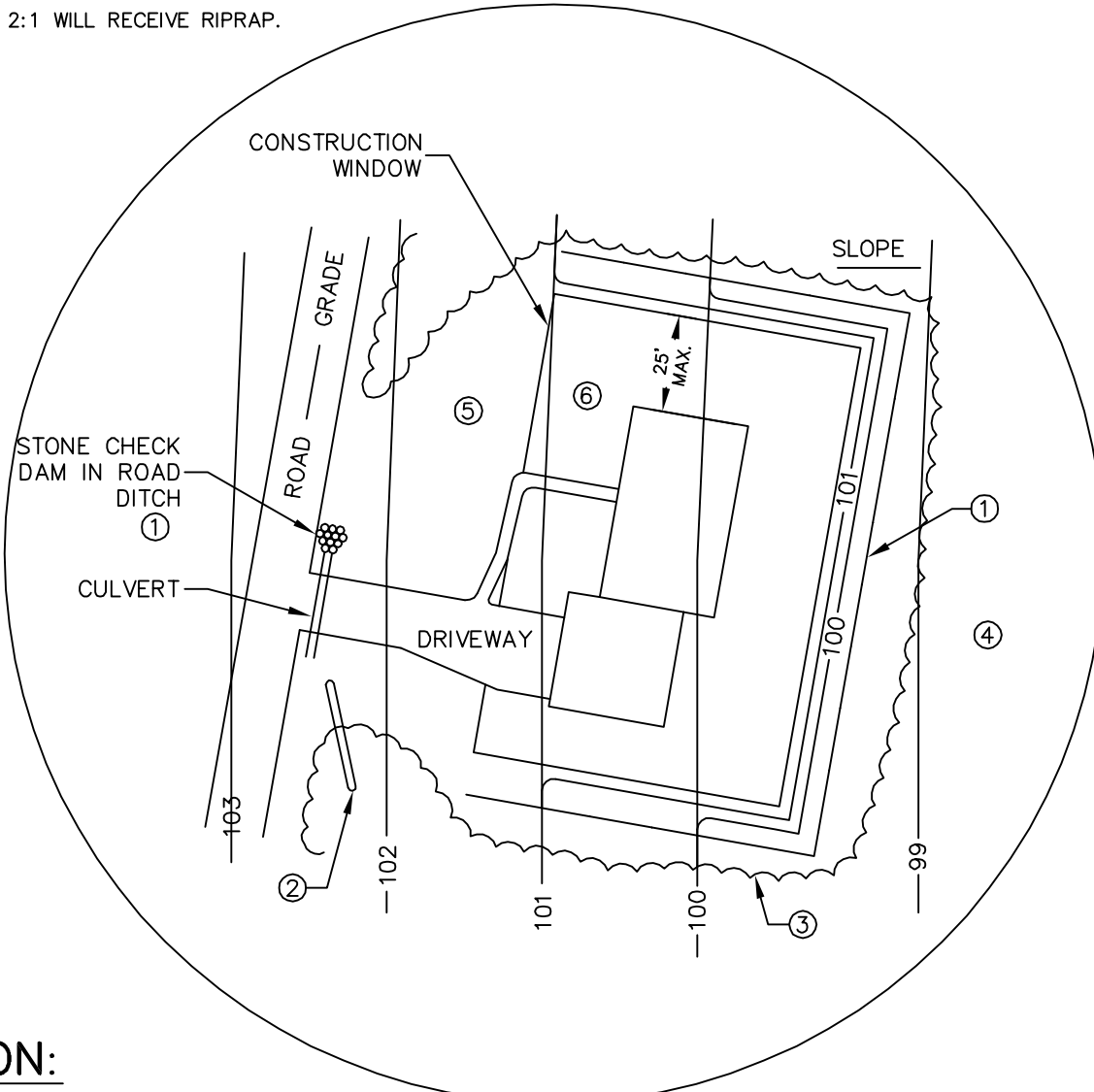
PROVIDE THE FOLLOWING TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION OF THE DEVELOPMENT:

- SILTATION FENCE ALONG THE DOWN GRADIENT SIDE OF THE PARKING AREAS AND OF ALL FILL SECTIONS. THE SILTATION FENCE WILL REMAIN IN PLACE UNTIL THE SITE IS 85% REVEGETATED.
- HAY BALES PLACED AT KEY LOCATIONS TO SUPPLEMENT THE SILT FENCE.
- PROTECT TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION AS FOLLOWS:
 - SOIL STOCKPILE SIDE SLOPES SHALL NOT EXCEED 2:1.
 - AVOID PLACING TEMPORARY STOCKPILES IN AREA WITH SLOPES OVER 10 PERCENT, OR NEAR DRAINAGE SWALES. SEE ITEM 3 IN CONSTRUCTION PHASE NOTES BELOW.
 - THE CONTRACTOR MUST STABILIZE SOIL AND FILL STOCKPILES WITHIN 7 DAYS PRIOR TO ANY RAINFALL.
 - SURROUND STOCKPILE SOIL WITH SILTATION FENCE AT BASE OF PILE.
- ALL DENUDED AREA WHICH HAVE BEEN ROUGH GRADED AND ARE NOTE LOCATED WITHIN THE BUILDING PAD, OR PARKING AND DRIVEWAY SUBBASE AREA SHALL RECEIVE MULCH WITHIN 7 DAYS OF INITIAL DISTURBANCE OF SOIL IN ANY AREA OR WITHIN 7 DAYS AFTER COMPLETING THE ROUGH GRADING OPERATIONS IN ANY AREA, OR PRIOR TO ANY RAINFALL. IN THE EVENT THE CONTRACTOR COMPLETES FINAL GRADING AND INSTALLATION OF LOAM AND SOD WITHIN THE TIME PERIODS PRESENTED ABOVE, INSTALLATION OF MULCH AND NETTING, WHERE APPLICABLE, IS NOT REQUIRED.
- IF WORK IS CONDUCTED BETWEEN OCTOBER 15 AND APRIL 15, ALL DENUDED AREAS ARE TO BE COVERED WITH HAY MULCH, APPLIED AT TWICE THE NORMAL APPLICATION RATE, AND ANCHORED WITH FABRIC NETTING. THE PERIOD BETWEEN FINAL GRADING AND MULCHING SHALL BE REDUCED TO A 1 DAY MAXIMUM FOR WORK COMPLETED BETWEEN OCTOBER 15TH AND APRIL 15TH.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE HAS BEEN STABILIZED OR IN AREAS WHERE PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

PERMANENT EROSION CONTROL MEASURES:

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

- ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (PAVING, RIPRAP, ETC.), WILL BE LOAMED, LIMED, FERTILIZED AND SEEDED. NATIVE TOPSOIL SHALL BE STOCKPILED AND REUSED FOR FINAL RESTORATION WHEN IT IS OF SUFFICIENT QUALITY.
- SLOPES GREATER THAN 2:1 WILL RECEIVE RIPRAP.



INSTALLATION:

- INSTALL SEDIMENT BARRIERS ON YOUR SITE BEFORE DISTURBING SOILS. SEE THE "SEDIMENT BARRIERS" MEASURE FOR DETAILS ON INSTALLATION AND MAINTENANCE.
- CONSTRUCT A DIVERSION DITCH TO KEEP UPSLOPE RUNOFF OUT OF WORK AREA.
- MARK CLEARING LIMITS ON THE SITE TO KEEP EQUIPMENT OUT OF AREAS WITH STEEP SLOPES, CHANNELIZED FLOW, OR ADJACENT SURFACE WATERS AND WETLANDS.
- PRESERVE BUFFERS BETWEEN THE WORK AREA AND ANY DOWNSTREAM SURFACE WATERS AND WETLANDS. SEE THE "BUFFERS" MEASURE FOR BUFFER PRESERVATION.
- USE TEMPORARY MULCH AND RYE--SEED TO PROTECT DISTURBED SOIL OUTSIDE THE ACTIVE CONSTRUCTION AREA. SEE THE "MULCHING" MEASURE AND "VEGETATION" MEASURE FOR DETAILS AND SPECIFICATIONS FOR THESE CONTROLS.
- PERMANENTLY SEED AREAS NOT TO BE PAVED WITHIN SEVEN DAYS OF COMPLETING FINAL GRADING. SEE "VEGETATION" MEASURE FOR INFORMATION ON PROPER SEEDING.

MAINTENANCE:

EVERY MONTH THE FIRST YEAR AFTER CONSTRUCTION AND YEARLY THEREAFTER, INSPECT FOR AREAS SHOWING EROSION OR POOR VEGETATION GROWTH. FIX THESE PROBLEMS AS SOON AS POSSIBLE. EACH SPRING REMOVE ANY ACCUMULATION OF DEBRIS OR WINTER SAND THAT WOULD IMPDE RUNOFF FROM ENTERING A BUFFER OR DITCH.

HOUSE SITE - BEST MANAGEMENT PRACTICES

NOT TO SCALE

CONSTRUCTION PHASE:

THE FOLLOWING PRACTICES WILL BE USED TO PREVENT EROSION DURING CONSTRUCTION OF THIS PROJECT.

- ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION WILL BE CLEARED AND LEFT IN AN UNTREATED OR UNVEGETATED CONDITION. IF FINAL GRADING, LOAMING AND SEEDING WILL NOT OCCUR WITHIN 7 DAYS, SEE ITEM NO. 4.
- PRIOR TO THE START OF CONSTRUCTION IN A SPECIFIC ARE, SILT FENCING AND/OR HAY BALES WILL BE INSTALLED AT THE TOE OF SLOPE AND IN AREAS AS LOCATED ON THE PLANS T PROTECT AGAINST ANY CONSTRUCTION RELATED EROSION. IMMEDIATELY FOLLOWING CONSTRUCTION OF CULVERTS AND SWALES, RIP RAP APRONS SHALL BE INSTALLED, AS SHOWN ON THE PLANS.
- TOPSOIL WILL BE STOCKPILED WHEN NECESSARY IN AREAS WHICH HAVE MINIMUM POTENTIAL FOR EROSION AND WILL BE KEPT AS FAR AS POSSIBLE FROM THE EXISTING DRAINAGE COURSE. NO STOCKPILE SHALL BE CLOSER THEN 100' OF A RESOURCE INCLUDING, BUT NOT LIMITED TO, WETLANDS, STREAMS, AND OPEN WATER BODIES. ALL STOCKPILES SHALL HAVE A SILTATION FENCE BELOW THEM REGARDLESS OF TIME OF PRESENCE. ALL STOCKPILES EXPECTED TO REMAIN LONGER THAN 15 DAYS SHALL BE:
 - ALL STOCKPILES ANTICIPATED TO REMAIN IN PLACE FOR LESS THAN 30 DAYS SHALL BE TREATED WITH ANCHORED MUCH (WITHIN 5 DAYS OF THE LAST DEPOSIT OF STOCKPILED SOIL), OR PRIOR TO ANY RAINFALL OR COVERED WITH AND ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
 - ALL STOCKPILES ANTICIPATED TO REMAIN IN PLACE LONGER THAN 30 DAYS SHALL BE SEEDED WITH CONSERVATION MIX OF ANNUAL RYE GRASS (0.9 LB/1,000 SQ. FT.) AND MULCHED WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL OR COVERED WITH AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
 - INSTALL SILT FENCE AROUND STOCKPILE AT BASE OF PILE, STOCKPILES TO HAVE SILT FENCE INSTALLED AT TIME ESTABLISHMENT AT BASE OF PILE.
- DISTURBED AREAS:
 - DISTURBED AREAS ANTICIPATED REMAINING UNDISTURBED FOR LESS THAN 30 DAYS UNTIL PERMANENTLY STABILIZED SHALL BE TREATED WITH ANCHORED MULCH WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
 - DISTURBED AREAS ANTICIPATED TO REMAIN UNDISTURBED FOR MORE THAN 30 DAYS UNTIL PERMANENTLY STABILIZED SHALL BE TREATED SEEDED WITH CONSERVATION MIX OF ANNUAL RYE GRASS (0.9 LBS/1,000 SQ. FT.) AND MULCHED AT A RATE OF 150 LB PER 1000 S.F. WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
- ALL GRADING WILL BE HELD TO A MAXIMUM 2:1 SLOPE WHERE PRACTICAL. ALL SLOPES WILL BE STABILIZED WITH PERMANENT SEEDING, OR WITH STONE, WITHIN 5 DAYS AFTER FINAL GRADING IS COMPLETE. (SEE POST-CONSTRUCTION REVEGETATION FOR SEEDING SPECIFICATION.) ALL SLOPES HAVING A GRADE GREATER THAN 8% WILL BE STABILIZED WITH RIP RAP OR PERMANENT SEEDING WITHIN 5 DAYS OF COMPLETING THE SLOPES FINAL GRADING.
- THE CONTRACTOR SHALL WITHIN 24 HOURS OF PLACING A CULVERT PLACE STONE RIP RAP, APRON OR PLUNGE POOL, AT THE CULVERTS OUTLET. ALL CULVERTS WILL BE PROTECTED WITH STONE RIP RAP (D50 = 6" UNLESS OTHERWISE SPECIFIED) AT INLETS AND OUTLETS.
- ANY DITCH SECTION BROUGHT TO FINAL GRADE WILL BE STABILIZED WITH RIP RAP LINED OR PROPERLY INSTALLED EROSION CONTROL BLANKETS (USED OVER PERMANENT SEEDING) WITHIN 5 DAYS.

POST-CONSTRUCTION REVEGETATION:

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

- A MINIMUM OF 4" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND NATURAL APPEARANCE, OR STONE WILL BE PLACED ON SLOPES TO STABILIZE SURFACES.
- IF FINAL GRADING IS REACHED DURING THE NORMAL GROWING SEASON (4/15 TO 9/15), PERMANENT SEEDING WILL BE DONE AS SPECIFIED BELOW. PRIOR TO SEEDING, LIMESTONE SHALL BE APPLIED AT A RATE OF 138 LBS/1,000 SQ. FT. AND 10:20:20 FERTILIZER AT A RATE OF 18.4 LBS/1,000 SQ. FT. WILL BE APPLIED. BROADCAST SEEDING AT THE FOLLOWING RATES:

LAWNS
 KENTUCKY BLUEGRASS 0.46 LBS/1,000 S.F.
 CREEPING RED FESCUE 0.46 LBS/1,000 S.F.
 PERENNIAL RYE GRASS 0.11 LBS/1,000 S.F.

SWALES
 RED TOP 0.05 LBS/1,000 S.F.
 TALL FESCUE 0.46 LBS/1,000 S.F.
- AN AREA SHALL BE MULCHED IMMEDIATELY AFTER IS HAS BEEN SEEDDED. MULCHING SHALL CONSIST OF HAY MULCH, HYDRO-MULCH, JUTE NET OVER MULCH, PRE-MANUFACTURED EROSION MATS OR ANY SUITABLE SUBSTITUTE DEEMED ACCEPTABLE BY THE DESIGNER.
 - HAY MULCH SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. HAY MULCH SHALL BE SECURED BY EITHER: (NOTE: SOIL SHALL NOT BE VISIBLE)
 - BEING DRIVEN OVER BY TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
 - BLANKETED BY TACKED PHOTODEGRADABLE/BIODEGRADABLE NETTING, OR WITH SPRAY, ON GRADES GREATER THAN 5%.
 - SEE NOTE 6, GENERAL NOTES, AND NOTE 8, WINTER CONSTRUCTION.
- HYDRO-MULCH SHALL CONSIST OF A MIXTURE OF EITHER ASPHALT, WOOD FIBER OR PAPER FIBER AND WATER SPRAYED OVER A SEEDED AREA. HYDRO-MULCH SHALL NOT BE USED BETWEEN 9/15 AND 4/15.
- CONSTRUCTION SHALL BE PLANNED TO ELIMINATE THE NEED FOR SEEDING BETWEEN SEPTEMBER 15 AND APRIL 15. SHOULD SEEDING BE NECESSARY BETWEEN SEPTEMBER 15 AND APRIL 15 THE FOLLOWING PROCEDURE SHALL BE FOLLOWED. ALSO REFER TO NOTE 9 OF WINTER CONSTRUCTION.
 - ONLY UNFROZEN LOAM SHALL BE USED.
 - LOAMING, SEEDING AND MULCHING WILL NOT BE DONE OVER SNOW OR ICE COVER. IF SNOW EXISTS, IT MUST BE REMOVED PRIOR TO PLACEMENT OF SEED.
 - WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS/1,000 SQ. FT.) SHALL BE ADDED TO THE PREVIOUSLY NOTED AREAS.
 - WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.6 LBS/1,000 SQ.FT.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
 - FERTILIZING, SEEDING AND MULCHING SHALL BE APPLIED TO LOAM THE DAY THE LOAM IS SPREAD BY MACHINERY.
 - ALTERNATIVE HAY MULCH SHALL BE SECURED WITH PHOTODEGRADABLE/BIODEGRADABLE NETTING. TRACKING BY MACHINERY ALONE WILL NOT SUFFICE.
- FOLLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL 85% COVER HAS BEEN ESTABLISHED. THE CONTRACTOR WILL CARRY OUT RESEEDING WITHIN 10 DAYS OF NOTIFICATION BY THE ENGINEER THAT THE EXISTING CATCH IS INADEQUATE.

MONITORING SCHEDULE:

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MONITORING, MAINTAINING, REPAIRING, REPLACING AND REMOVING ALL OF THE EROSION AND SEDIMENTATION CONTROLS OR APPOINTING A QUALIFIED SUBCONTRACTOR TO DO SO. MAINTENANCE MEASURES WILL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, A VISUAL INSPECTION WILL BE MADE OF ALL EROSION AND SEDIMENTATION CONTROLS AS FOLLOWS:

- HAY BALE BARRIERS, SILT FENCE, AND STONE CHECK DAMS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK OR IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREA UNDERGOING FINAL GRADING. SHOULD THE HAY BALE BARRIERS PROVE TO BE INEFFECTIVE, THE CONTRACTOR SHALL INSTALL SILT FENCE BEHIND THE HAY BALES.
- VISUALLY INSPECT RIP RAP ONCE A WEEK OR AFTER EACH SIGNIFICANT RAINFALL AND REPAIR AS NEEDED. REMOVE SEDIMENT TRAPPED BEHIND THESE DEVICES ONCE IT ATTAINS A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE DAM OR RISER. DISTRIBUTE REMOVED SEDIMENT OFF-SITE OR TO AN AREA UNDERGOING FINAL GRADING.
- REVEGETATION OF DISTURBED AREAS WITHIN 25' OF DRAINAGE-COURSE/STREAM WILL BE SEEDDED WITH THE "MEADOW AREA MIX" AND INSPECTED ON A WEEKLY BASIS OR AFTER EACH SIGNIFICANT RAINFALL AND RESEEDDED AS NEEDED. EXPOSED AREAS WILL BE RESEEDDED AS NEEDED UNTIL THE AREA HAS OBTAINED 100% GROWTH RATE. PROVIDE PERMANENT RIP RAP FOR SLOPES IN EXCESS OF 3:1 AND WITHIN 25' OF DRAINAGE COURSE.

EROSION CONTROL DURING WINTER CONSTRUCTION:

- WINTER CONSTRUCTION PRIOR: NOVEMBER 1 THROUGH APRIL 15.
- WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHALL BE LIMITED TO THOSE AREAS TO BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. ATE END OF EACH WORK WEEK NO AREAS MAY BE LEFT UNSTABILIZED OVER THE WEEKEND.
- CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, SUCH TAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
- 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 1,000 B.F. (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ANCHORED SUCH TAT SOIL SURFACE IS NOT VISIBLE THROUGH THEY MULCH. NOTE: AN AREA TO BE USED AS A ROAD OR VEHICLE PARKING LOT IS ALSO CONSIDERED STABLE IF SODDED, COVERED WITH COMPACTED GRAVEL SUBBASE OR COMPACTED STRUCTURAL SAND.
- BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED, DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1 AND IF THE EXPOSED AREA HAS BEEN LOAMED, 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. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS EITHER CONDITIONS ALLOW, DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF HAY, SILT FENCE OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS SHOWN ON THE DESIGN DRAWINGS. NOTE: DORMANT SEEDING SHOULD NOT BE ATTEMPTED UNLESS SOIL TEMPERATURE REMAINS ABOVE 50 DEGREES AND DAY TIME TEMPERATURES REMAIN IN THE 30'S.
- 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% VEGETATED DRAINAGE SWALES SHALL BE LINED WITH EXCELSIOR OR CURLEX.
- MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1 THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- WINTER RYE IS RECOMMENDED FOR STABILIZATION UNTIL OCTOBER 1ST. AFTER OCTOBER 1, WINTER RYE IS NOT EFFECTIVE. AROUND NOVEMBER 15 OR LATER, ONCE TEMPERATURES OF THE AIR AND SOIL PERMIT, DORMANT SEEDING IS EFFECTIVE.
- IN THE EVENT OF SNOWFALL (FRESH OR CUMULATIVE) GREATER THAN 1 INCH DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM THE AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

GUIDELINES FOR STABILIZING SITES FOR THE WINTER:

- STANDARD FOR THE TIMELY STABILIZATION OF DITCHES AND CHANNELS. THE CONTRACTOR WILL CONSTRUCT AND STABILIZE ALL STONE-LINED DITCHES AND CHANNELS ON THE SITE BY NOVEMBER 15TH. THE CONTRACTOR WILL CONSTRUCTION AND STABILIZE ALL GRASS-LINED DITCHES AND CHANNELS ON THE SITE BY SEPTEMBER 1ST. IF THE CONTRACTOR FAILS TO STABILIZE A DITCH OR CHANNEL TO BE GRASS-LINED BY SEPTEMBER 1ST, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE DITCH FOR LATE FALL AND WINTER.
 - INSTALL A SOD LINING IN THE DITCH: THE CONTRACTOR WILL LINE THE DITCH WITH PROPERLY INSTALLED SOD BY OCTOBER 1ST. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING SOD AT THE BASE OF THE DITCH WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD FROM SLOUGHING DURING FLOW CONDITIONS.
 - INSTALL A STONE LINING IN THE DITCH: THE CONTRACTOR WILL LINE THE DITCH WITH STONE RIP RAP BY NOVEMBER 15TH. THE DEVELOPMENT'S OWNER WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE AND LINE THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE CONTRACTOR WILL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING SO AS TO PREVENT THE STONE LINING FORM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.
- STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES: THE CONTRACTOR WILL CONSTRUCT AND STABILIZE STONE COVERED SLOPES BY NOVEMBER 15. THE CONTRACTOR WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 1. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% TO BE A SLOPE. IF THE CONTRACTOR FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE CONTRACTOR 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 CONTRACTOR WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET AND THEN INSTALL EROSION CONTROL MATS OR ANCHORED MULCH OVER THE SEEDING. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE SLOPE BY NOVEMBER 1, THEN THE CONTRACTOR WILL COVER THE SLOPE WITH A LAYER OF WOOD--WASTE COMPOST AS DESCRIBED IN ITEM 3 OF THIS STANDARD OR WITH STONE RIP RAP AS DESCRIBED IN ITEM 4 OF THIS STANDARD.
 - STABILIZE THE SLOPE WITH SOD: THE CONTRACTOR WILL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE CONTRACTOR WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
 - STABILIZE THE SLOPE WITH WOOD--WASTE COMPOST: THE CONTRACTOR WILL PLACE A SIX-INCH LAYER OF WOOD--WASTE COMPOST ON THE SLOPE BY NOVEMBER 15. THE CONTRACTOR WILL NOT USE WOOD--WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H: 1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
 - STABILIZE THE SLOPE WITH STONE RIP RAP: THE CONTRACTOR WILL PLACE A LAYER OF STONE RIP RAP ON THE SLOPE BY NOVEMBER 15. THE DEVELOPMENT'S OWNER WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIP RAP.
- STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS: BY SEPTEMBER 15 THE CONTRACTOR WILL SEED AND MULCH ALL DISTURBED SOILS ON THE SITE. IF THE CONTRACTOR FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.
 - STABILIZE THE SOIL WITH TEMPORARY VEGETATION: BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1,000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS T COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 1, THEN THE CONTRACTOR WILL MULCH THE AREA FOR OVER PROTECTION AS DESCRIBED IN ITEM 3 OF THIS STANDARD.
 - STABILIZE THE SOIL WITH SOD: THE CONTRACTOR WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PRONTO ROOT GROWTH INTO THE DISTURBED SOIL.
 - STABILIZE THE SOIL WITH MULCH: BY NOVEMBER 15 THE CONTRACTOR WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1,000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, THE CONTRACTOR WILL ANCHOR THE MULCH WITH NETTING OR OTHER METHOD TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOL.

SITE INSPECTION AND MAINTENANCE:

- WEEKLY INSPECTIONS, AS WELL AS ROUTINE INSPECTIONS FOLLOWING RAIN FALLS, SHALL BE CONDUCTED BY GENERAL CONTRACTOR OF ALL TEMPORARY AND PERMANENT EROSION CONTROL DEVICES UNTIL FINAL ACCEPTANCE OF THE PROJECT (85% GRASS CATCH). NECESSARY REPAIRS SHALL BE MADE TO CORRECT UNDERMINING OR DETERIORATION. FINAL ACCEPTANCE SHALL INCLUDE A SITE INSPECTION TO VERIFY THE STABILITY OF ALL DISTURBED AREAS AND SLOPES. UNTIL FINAL INSPECTION, ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL IMMEDIATELY BE CLEARED, AND REPAIRED BY THE GENERAL CONTRACTOR AS REQUIRED. DISPOSAL OF ALL TEMPORARY EROSION AND CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- IT IS RECOMMENDED THAT THE OWNER HIRE THE SERVICES OF THE DESIGN ENGINEER TO PROVIDE COMPLIANCE INSPECTIONS (DURING ACTIVE CONSTRUCTION) RELATIVE TO IMPLEMENTATION OF THE STORMWATER AND EROSION CONTROL PLANS. SUCH INSPECTIONS SHOULD BE LIMITED TO ONCE A WEEK OR AS NECESSARY AND BE REPORTABLE TO THE OWNER, TOWN AND DEP.
- SHORT-TERM SEDIMENTATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAN OUT ALL SWALES AND STRUCTURES PRIOR TO TURNING PROJECT OVER.
- LONG-TERM PROVISIONS FOR PERMANENT MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL DEVICES AFTER ACCEPTANCE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE OWNER, TOWN OR THEIR DESIGNEE.

E.S. COFFIN
 REGISTERED PROFESSIONAL ENGINEER
 E.S. COFFIN ENGINEERING & SURVEYING, INC.
 432 Camp Road, P.O. Box 4687, Augusta, Maine 04330
 Ph: (207) 625-9473 Fax: (207) 625-9476 Toll Free 1-800-248-9473

NO.	REVISIONS	DATE

SITE DETAILS I

CLIENT/PROJECT: **BEN PHILBROOK LOT 15 LIBBY HILL BP**

SCALE: AS SHOWN

DATE: **APRIL 24, 2020**

DRAWN BY: **TCH**

CHECKED BY: **JEC**

LOCATION: **COMMERCE & ENTERPRISE DRIVE**

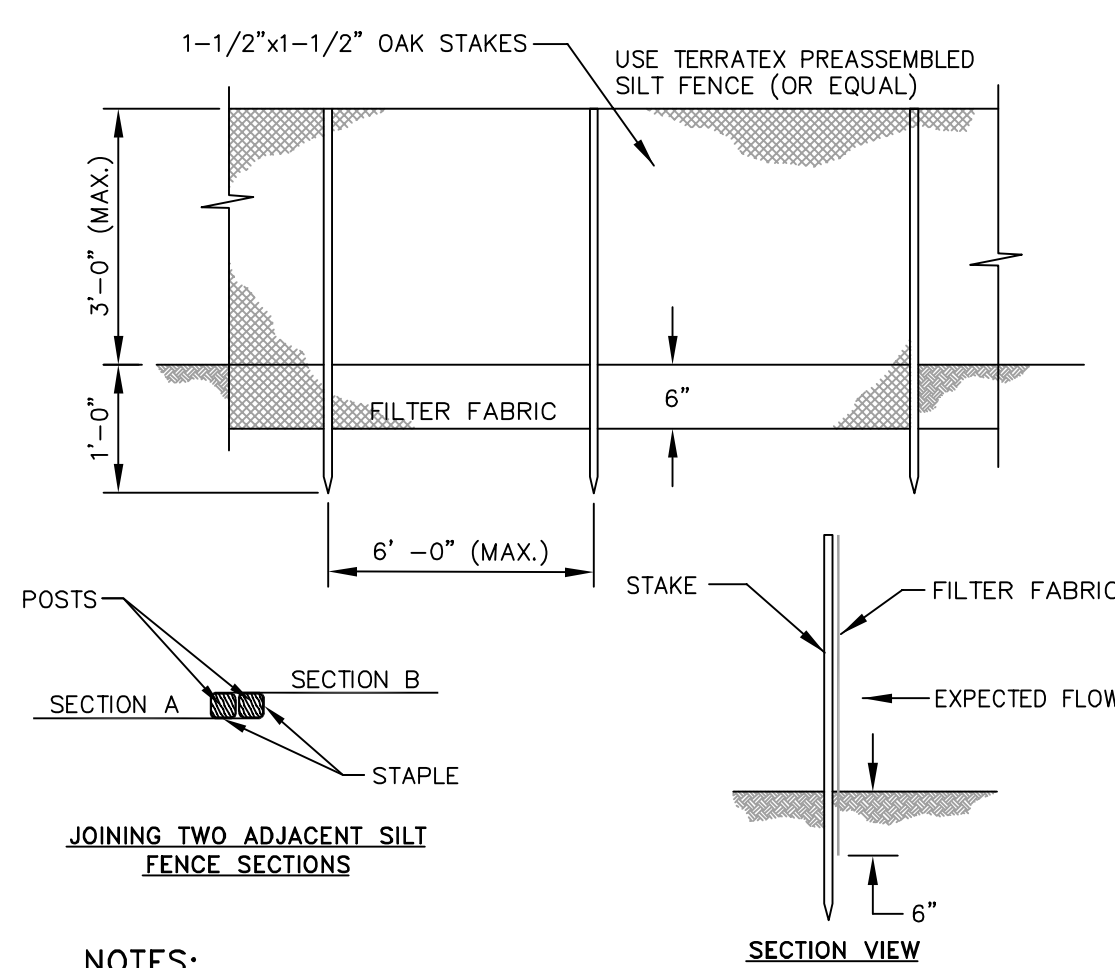
TOWN: **GARDNER**

COUNTY: **KENNEBEC**

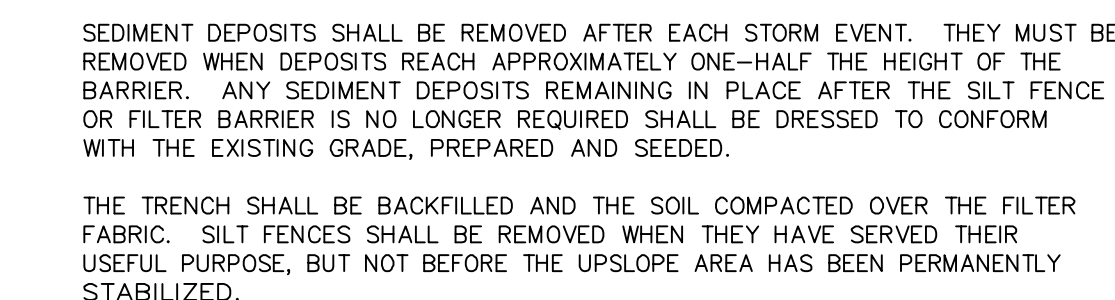
STATE: **MAINE**

PROJ. NO. **2017-018**

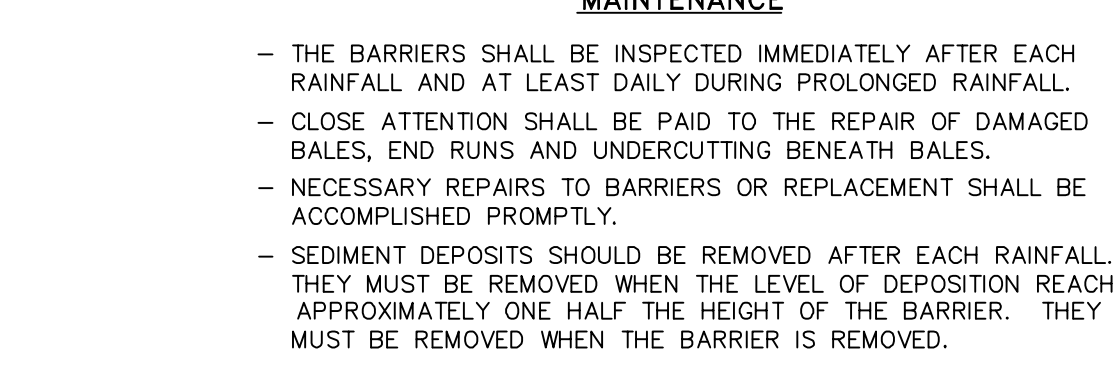
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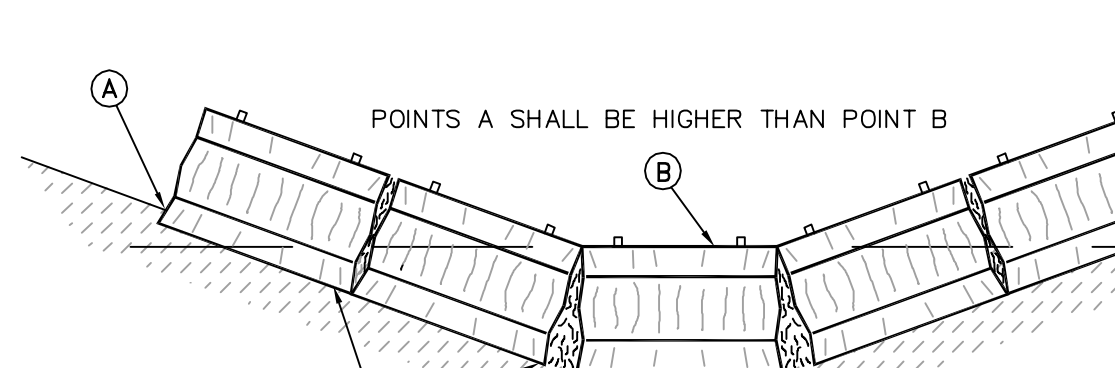
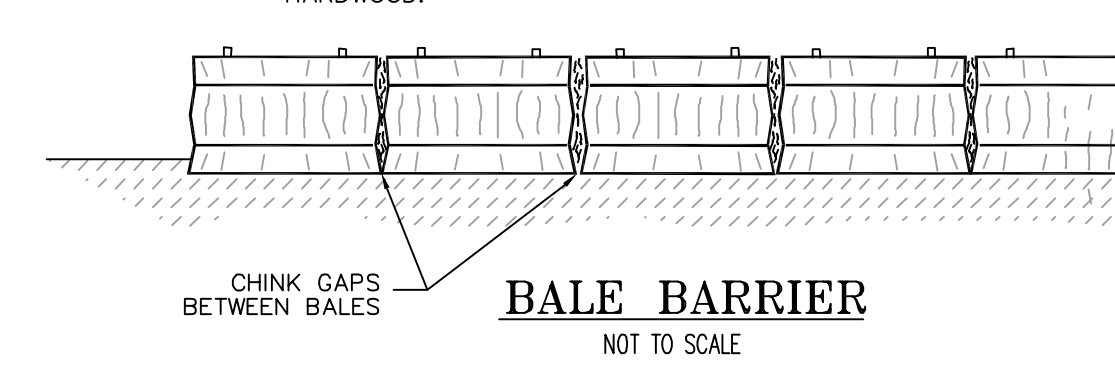
NOTES:
 SILT FENCE AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
 SHOULD THE FABRIC ON A SILT FENCE OF FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
 SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.



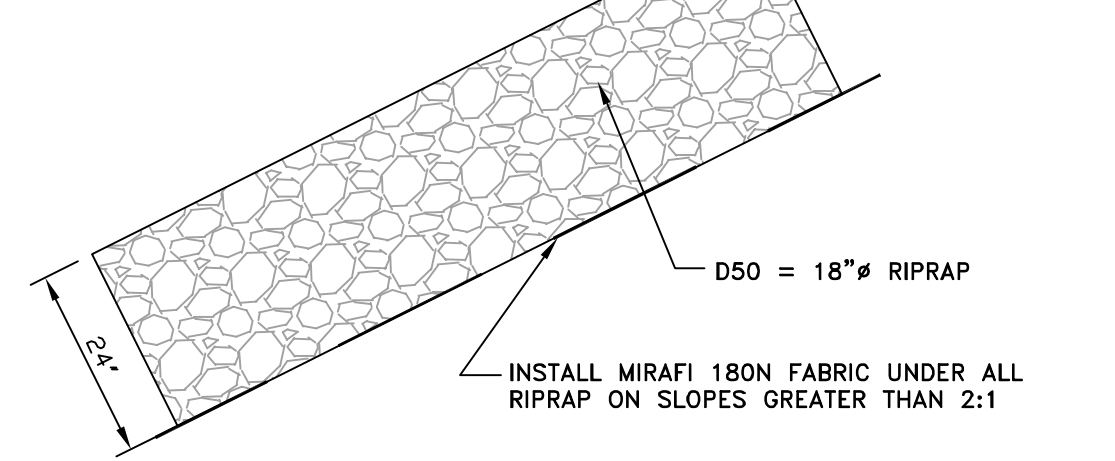
MAINTENANCE
 - THE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
 - CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
 - NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT SHALL BE ACCOMPLISHED PROMPTLY.
 - SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. THEY MUST BE REMOVED WHEN THE BARRIER IS REMOVED.



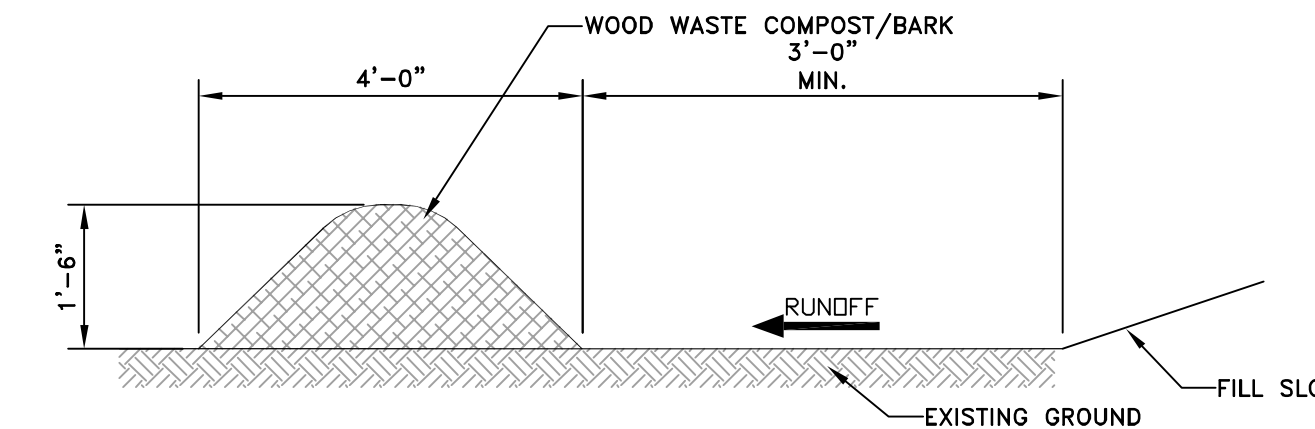
NOTES:
 - BALES ARE HAY OR STRAW, DIMENSIONS: 14" x 18" x 30", WIRE OR NYLON, PLACED IN DRAINAGE AREAS UPON THE CONTOUR OF THE GROUND. BALES ARE TO BE PLACED IN A ROW, WITH ENDS TIGHTLY SET AGAINST THE ADJACENT BALE.
 - EACH BALE IS TO BE EMBEDDED IN THE SOIL A MINIMUM OF 4" AND ANCHORED IN PLACE BY STAKES DRIVEN THRU THE BALES INTO THE GROUND AT LEAST 18". THE STAKES ARE TO BE DRIVEN IN SUCH A MANNER AS TO FORCE THE ENDS OF THE BALES TOGETHER. STAKES MAY BE REBAR STEEL PICKETS, 2" x 2" SOFTWOOD, OR 1" x 1" HARDWOOD.



MAINTENANCE
 MOW WATERWAY AT LEAST ONCE ANNUALLY. WHEN PRACTICAL, DELAY MOWING UNTIL AFTER JULY 15TH TO ACCOMMODATE GROUND NESTING WILDLIFE. MOW TO A HEIGHT OF 4 TO 6 INCHES TO HELP MAINTAIN GOOD SURFACE PROTECTION. EXCESSIVE GROWTH SHALL BE REMOVED. DO NOT MOW LATER THAN 30 DAYS PRIOR TO THE FIRST KILLING FROST.

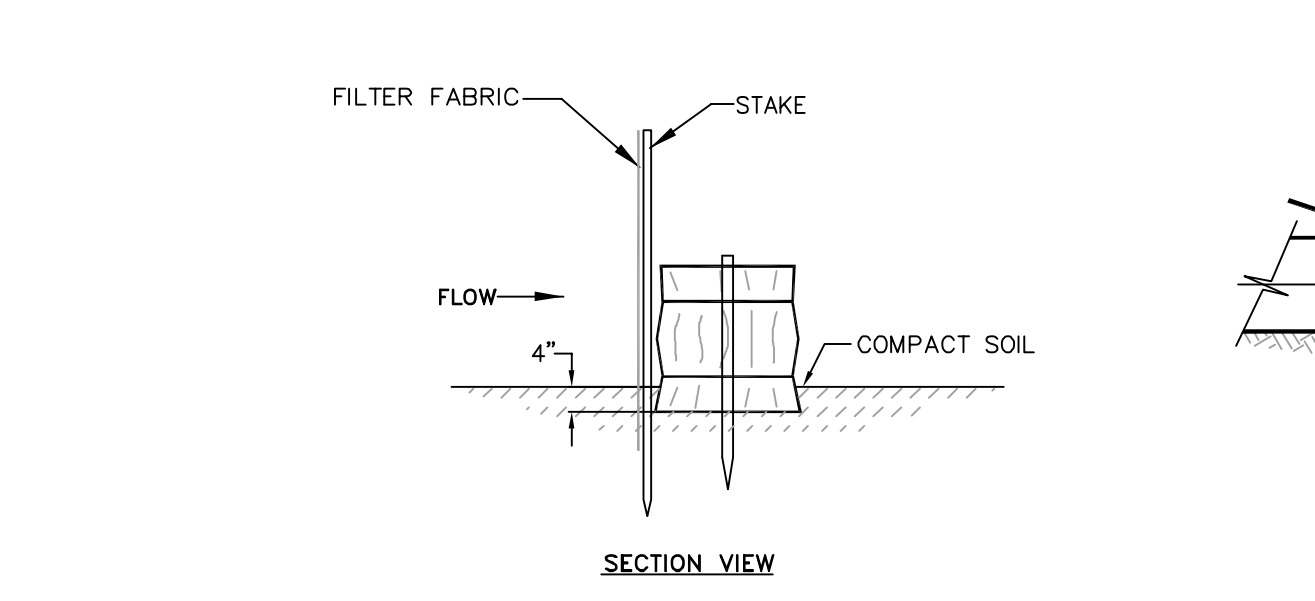


RIPRAP SLOPE DETAIL
 NOT TO SCALE

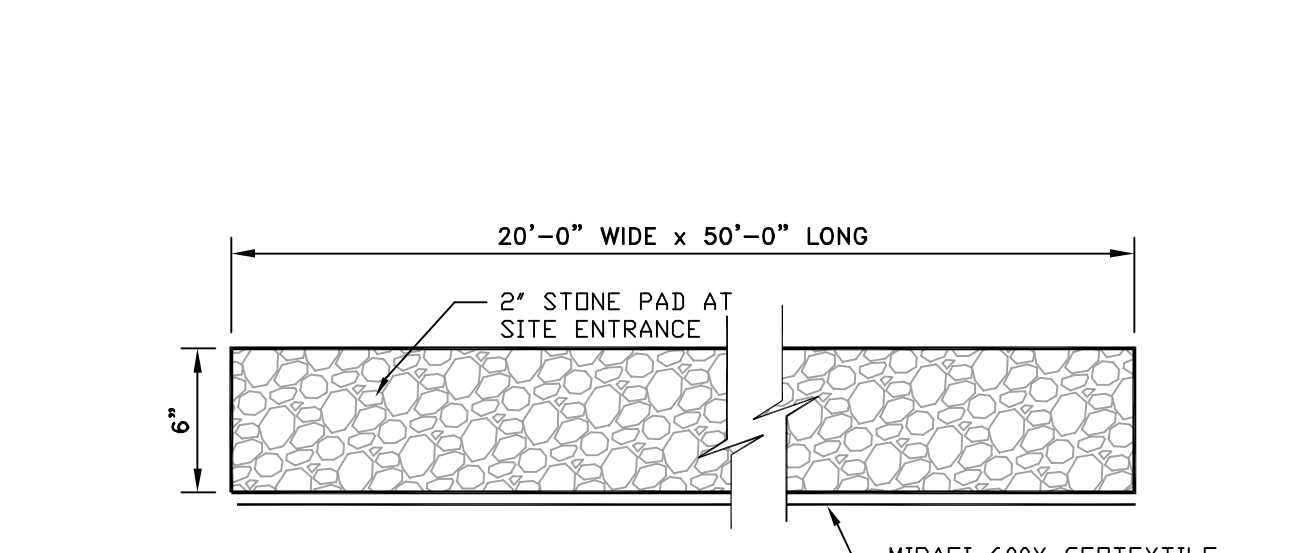


WOOD WASTE COMPOST/BARK FILTER BERMS
 THE FILTER BERM SHALL CONSIST OF A WOOD WASTE COMPOST/BARK MULCH MIX OR RECYCLED COMPOSTED BARK FLUME GRIT AND FRAGMENTED WOOD GENERATED FROM WATER-FLUME LOG HANDLING SYSTEMS. COMPOSTED MIXES CAN BE USED UPON APPROVAL OF THE OFFICE OF ENVIRONMENTAL SERVICES LANDSCAPE UNIT.
 THE MIX SHALL CONFORM TO THE FOLLOWING STANDARDS:
 A. MOISTURE CONTENT - 30-60%
 B. pH = 5.0-8.0
 C. SCREEN SIZE - 100% LESS THAN 3", MAXIMUM 70% LESS THAN 1".
 D. NO LESS THAN 40% ORGANIC MATERIAL (DRY WEIGHT) BY LOSS OF IGNITION
 E. NO STONES LARGER THAN 2" IN DIAMETER
 THE COMPOSTED BERM SHALL BE PLACED, UNCOMPACTED, ALONG A RELATIVELY LEVEL CONTOUR.
NOTE:
 WOOD WASTE COMPOST/BARK FILTER BERMS MAY BE USED IN COMBINATION WITH SILT FENCE TO IMPROVE SEDIMENT REMOVAL AND PREVENT CLOGGING OF THE WOOD WASTE COMPOST/BARK BERM BY LARGER SEDIMENT PARTICLES. (SILT FENCE PLACED TO FILTER RUNOFF BEFORE WOOD WASTE COMPOST/BARK)

WOOD WASTE COMPOST/BARK FILTER BERM ALTERNATIVE
 NOT TO SCALE

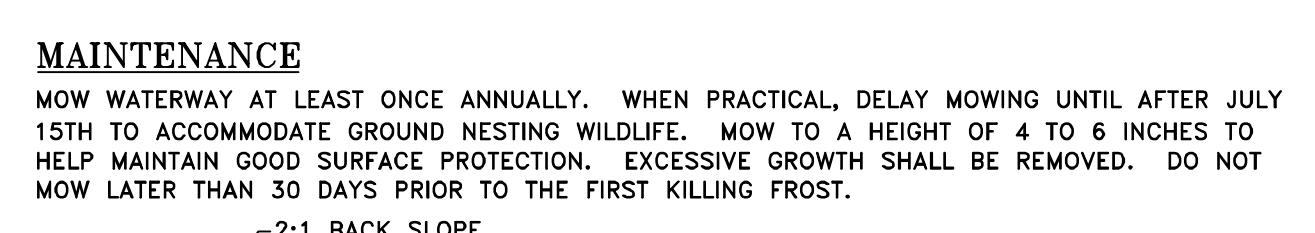


NOTES:
 ANY SEDIMENT BARRIERS LOCATED AT LOW POINTS OR SUBJECT TO PONDING ALONG THE FENCE SHALL BE REINFORCED AS SHOWN ABOVE WITH A COMBINATION OF HAYBALES & SILT FENCE. THE CONTRACTOR SHALL REMOVE SEDIMENT TRAPPED AT THESE LOW POINTS AFTER EVERY STORM EVENT.

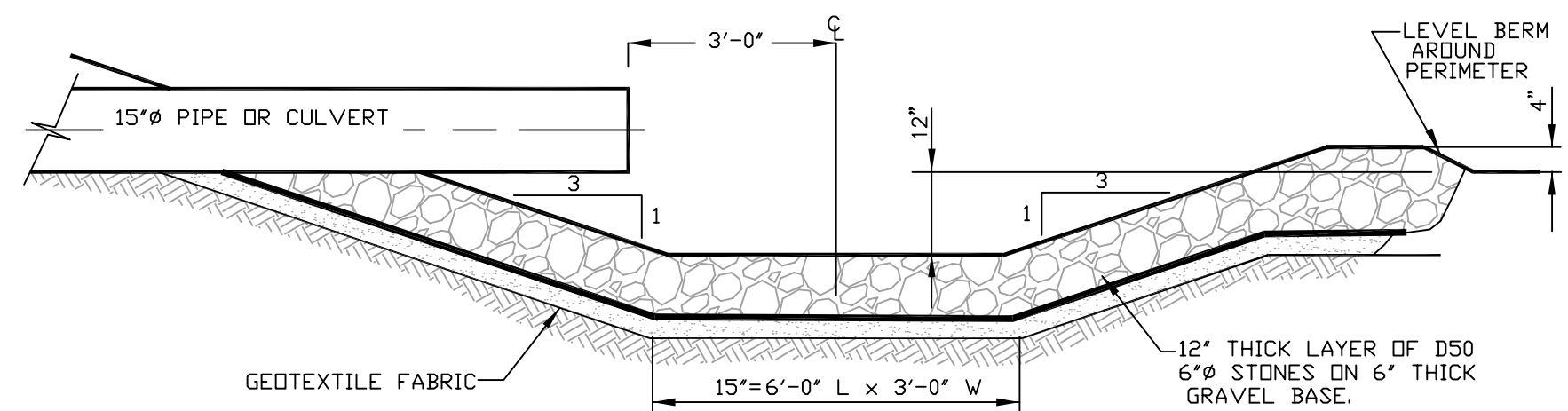


NOTES:
 1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO ROAD.

SPECIFICATIONS
 UPON FINAL GRADING, THE DISTURBED AREAS SHALL BE IMMEDIATELY SEEDED TO PERMANENT VEGETATION AND MULCHED. THE DITCH WILL NOT BE UTILIZED AS AN OUTLET UNTIL A DENSE, VIGOROUS VEGETATIVE COVER HAS BEEN OBTAINED. NETTING OR EXCELSIOR MESH SHALL BE INSTALLED AT THE BASE OF THE VEGETATIVE CHANNEL.



SEEDED DITCH DETAIL
 NOT TO SCALE



PLUNGE POOL SECTION
 NOT TO SCALE

CONSTRUCTION DEWATERING NOTES:

SPECIFICATIONS:
 Dewatering excavated areas must be in two distinct phases. The removal of the collected water within the excavation and the treatment of the collected water.
Physical Dewatering:
 The removal of water from the excavated area can be accomplished by numerous methods. The most common of these are: gravity drain through daylight channels, mechanical pumping, siphoning, and using the bucket of construction equipment to scoop and dump water from the excavation.
 1) Channels dug for discharging water from the excavated area need to be stable. If flow velocities cause erosion within the channel then a ditch lining should be used.
 2) Bucketed water should be discharged in a stable manner to the sediment removal area. A splash pad of riprap underlain with geotextile may be necessary to prevent scouring of the soil in the basin.
 3) Dewatering in periods of intense, heavy rain, when the infiltrative capacity of the soil is exceeded, should be avoided.

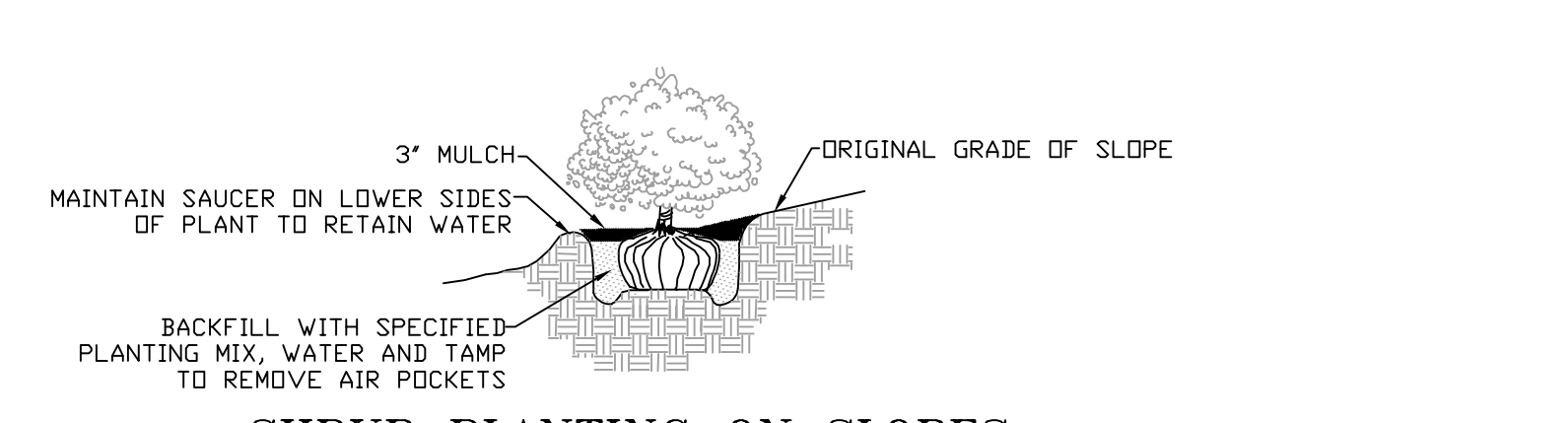
Sediment Removal:
 Methods of settling or filtering sediment are listed below.

- Flow to the sediment removal structure may not exceed the sediment removal structure's capacity to settle and filter flow or the structure's volume capacity.
- Sediment Removal Basins should discharge wherever possible to a well-vegetated buffer through sheet flow and should maximize the distance to the nearest water resources and minimizing the slope of the buffer area.
- Various basin designs have been proposed in past projects.
- An enclosure of Jersey Barriers lined with a large piece of silt tape geotextile.
- A temporary enclosure constructed with hay bales, silt fence, or both. Erosion control mix also may be incorporated with silt fence or hay bales.
- Direct discharge of lightly sediment bearing water may be able to go directly into wellbuffered areas with 0-2% slope as long as a method of spreading flow into sheet flow is available.
- Discharge to a manufactured / pre-made structure specifically designed for sediment removal, like a Silt Sak, Silt Bag, or other similar product.
- Concrete or steel settling chambered systems for sediment removal.
- Excavated or bermed sedimentation ponds or structures. Side slopes no greater than 2 to 1, or with a combined interior and exterior slope of no greater than 5 to 1. See the SEDIMENT TRAP BMP section.

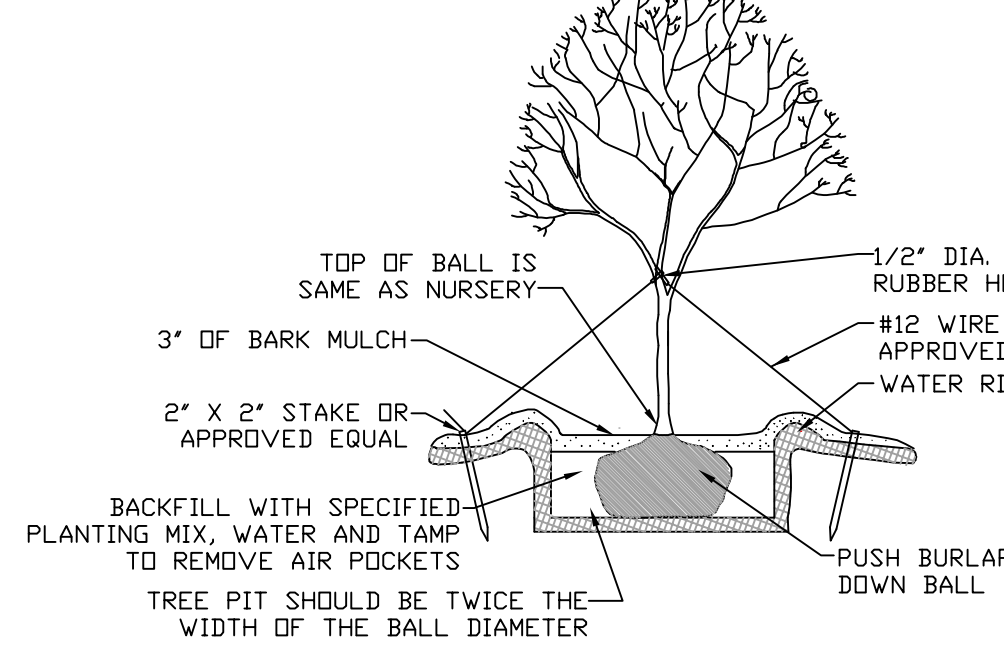
Installation Requirements:

- For trench excavation, limit the trench length to 500 feet and place the excavated material on the up gradient side of the trench.
- Install diversion ditches or berms to minimize the amount of clean stormwater runoff allowed into the excavated area.
- Never discharge to areas that are bare or newly vegetated.

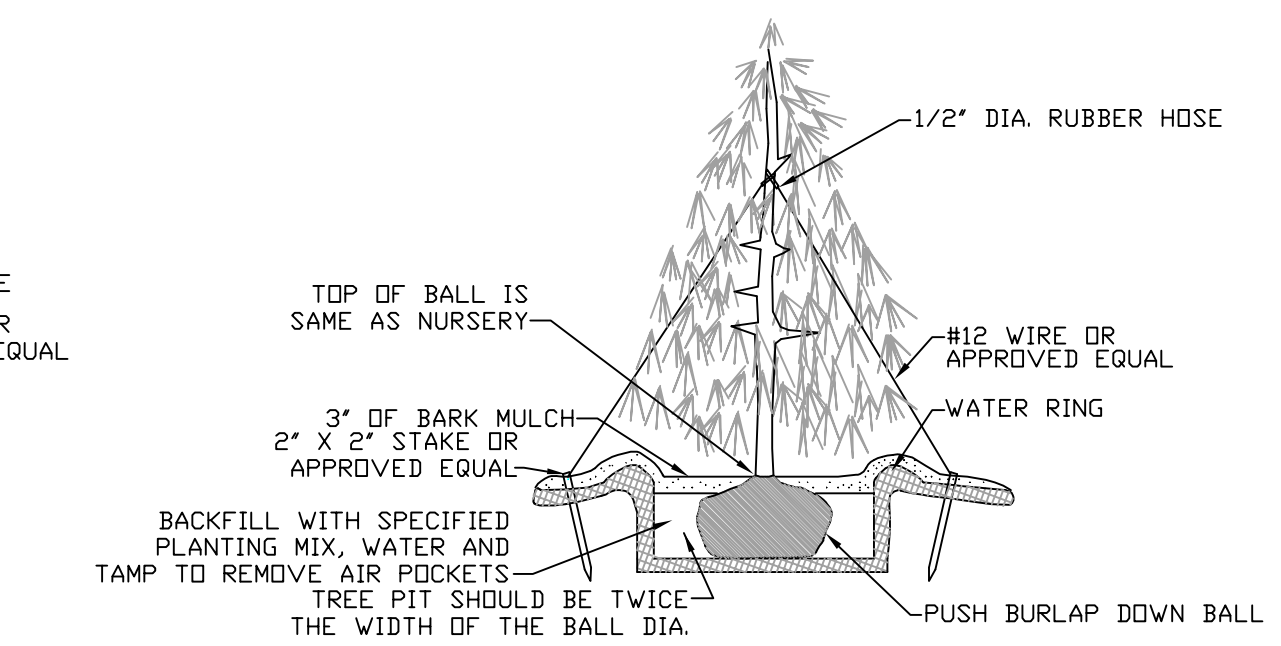
MAINTENANCE
 During the active dewatering process, inspection of the dewatering facility should be reviewed frequently. Special attention should be paid to the buffer area for any sign of erosion and concentration of flow that may compromise the buffer area. Observe where possible the visual quality of the effluent and determine if additional treatment can be provided.



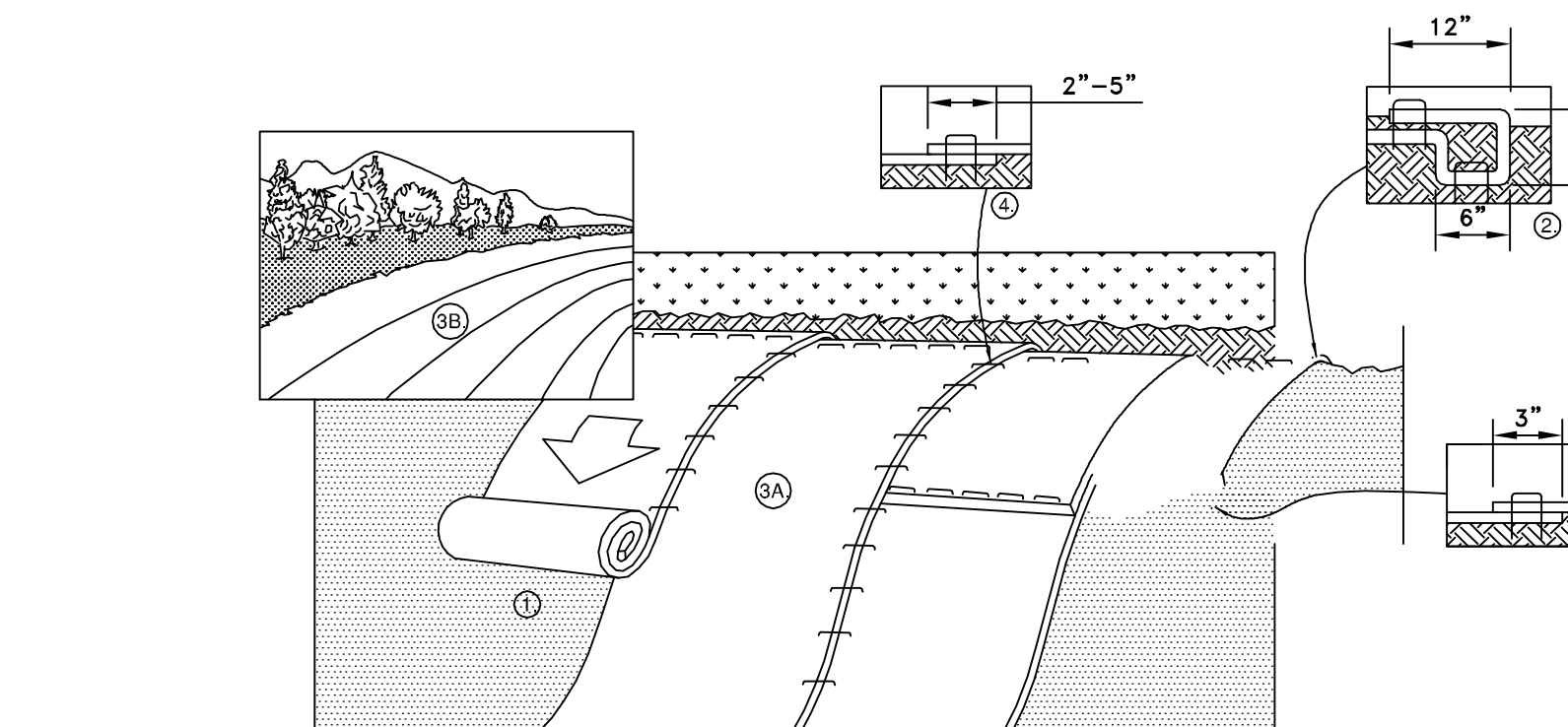
SHRUB PLANTING ON SLOPES
 NOT TO SCALE



DECIDUOUS TREE PLANTING
 NOT TO SCALE

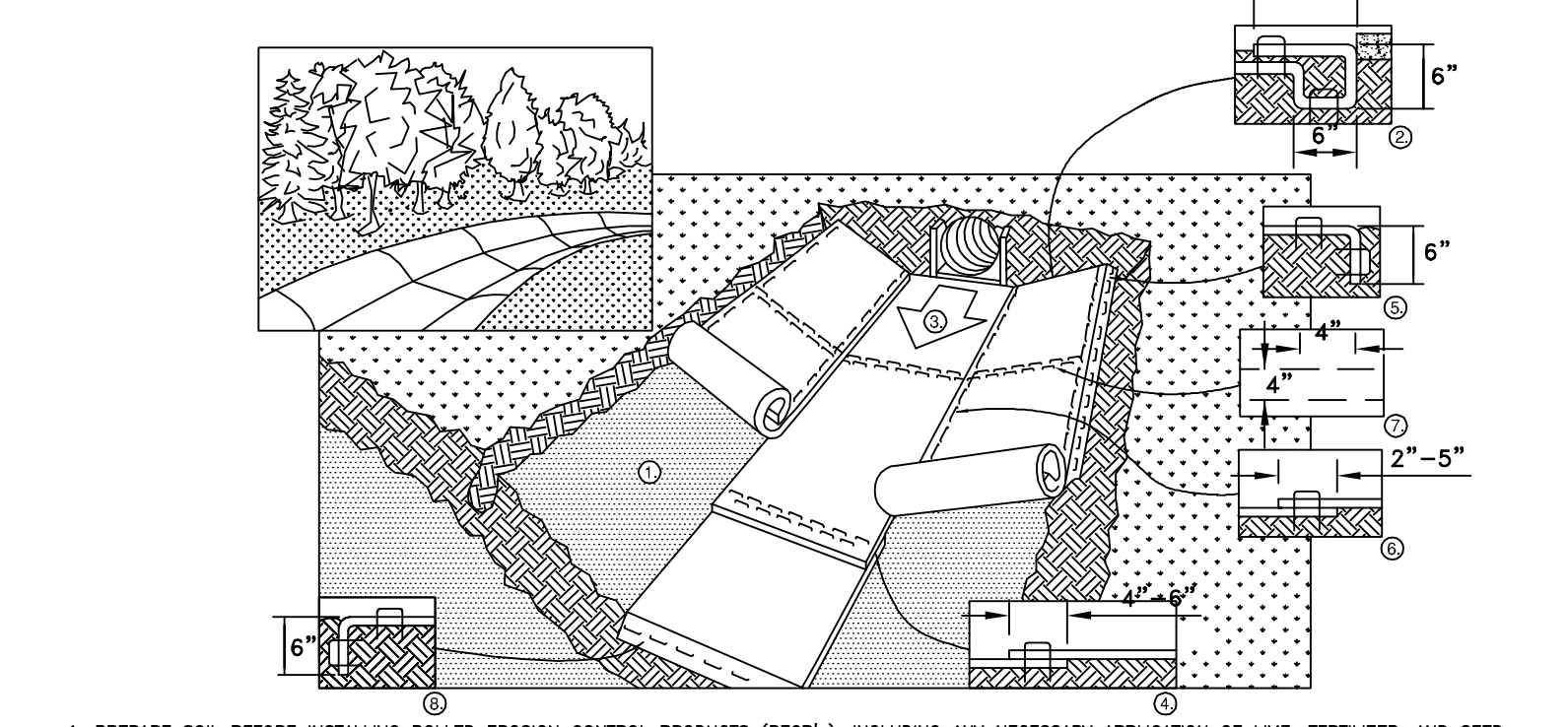


CONIFEROUS TREE PLANTING
 NOT TO SCALE



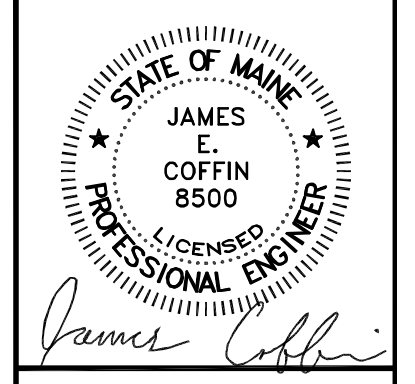
- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
 NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP'S.
- ROLL THE RECP'S (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
- THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON RECP'S TYPE.
- CONSECUTIVE RECP'S SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP'S WIDTH.
 NOTE:
 *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.

NORTH AMERICAN GREEN C350 TRM SLOPE INSTALLATION



- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
 NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE RECP'S IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) ACROSS THE WIDTH OF THE RECP'S.
- ROLL CENTER RECP'S IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
- PLACE CONSECUTIVE RECP'S END OVER END (SHINGLE STYLE) WITH A 4" - 6" (10 CM - 15 CM) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER TO SECURE RECP'S.
- FULL LENGTH EDGE OF RECP'S AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- ADJACENT RECP'S MUST BE OVERLAPPED APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) (DEPENDING ON RECP'S TYPE) AND STAPLED.
- IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9 M - 12 M) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
- THE TERMINAL END OF THE RECP'S MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 NOTE:
 * IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP'S.
 * HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.
 ** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP'S.

NORTH AMERICAN GREEN C350 TRM CHANNEL INSTALLATION



E.S. COFFIN
 ENGINEERING & SURVEYING, INC.
 432 Com Road, P.O. Box 4687, Augusta, Maine 04330
 Ph: (207) 625-9473 Fax: (207) 625-9476 Toll Free: 1-800-248-4473

NO.	REVISIONS	DATE

SITE DETAILS II
 DRAWN BY: TCH
 CHECKED BY: JEC
 SCALE: AS SHOWN
 DATE: APRIL 24, 2020

BEN PHILBROOK
LOT 15 LIBBY HILL BP
 CLIENT/PROJECT:
 LOCATION: COMMERCE & ENTERPRISE DRIVE
 COUNTY: KENNEBEC STATE: MAINE
 TOWN: GARDNER
 PROJ. NO. 2017-018

GENERAL NOTES

1. AGGREGATE FOR GRAVEL BASE

AGGREGATE FOR GRAVEL BASE SHALL BE SCREENED OR CRUSHED GRAVEL OF HARD DURABLE PARTICLES FREE FROM VEGETABLE MATTER, LUMPS OR BALLS OF CLAY AND OTHER DELETERIOUS SUBSTANCES. THE GRADATION OF THE PART THAT PASSES A 3 INCH SIEVE SHALL MEET THE GRADING REQUIREMENTS OF THE FOLLOWING TABLE:

SIEVE DESIGNATION	PERCENTAGE BY WEIGHT PASSING SQUARE MESH SIEVES		
	TYPE A AGGREGATE	TYPE D AGGREGATE	STRUCTURAL FILL
2" / 3" / 4"	100 (2")	100 (3")	100 (4")
1 1/2 INCH	45-70	35-80	90-100
1/4 INCH	30-55	25-65	25-90
No. 40	0-20	0-30	0-30
No. 200	0-6	0-7	0-5

TYPE "A" AGGREGATE SHALL NOT CONTAIN PARTICLES WHICH WILL NOT PASS THE 2 INCH SQUARE MESH SIEVE.

TYPE "D" AGGREGATE SHALL NOT CONTAIN PARTICLES WHICH WILL NOT PASS THE 6 INCH SQUARE MESH SIEVE.

EACH LAYER AS APPLIED SHALL BE ROLLED WITH A 20 TON ROLLER. THE MATERIAL AS SPREAD SHALL BE WELL MIXED WITH NO POCKETS OF EITHER FINE OR COARSE MATERIAL. OVER SIZED STONES SHALL BE REMOVED FROM THE AGGREGATE.

EACH LAYER OF AGGREGATE SHALL BE PLACED OVER THE FULL WIDTH OF THE SECTION. AGGREGATE BASE AND SUB-BASE COURSES MAY BE PLACED UPON FROZEN SURFACES WHEN SUCH SURFACES HAVE BEEN PROPERLY CONSTRUCTED.

THE SURFACE OF EACH LAYER SHALL BE MAINTAINED DURING COMPACTION OPERATIONS IN SUCH A MANNER THAT A UNIFORM TEXTURE IS PRODUCED AND THE AGGREGATE IS FIRMLY KEPT. THE MOISTURE CONTENT OF THE MATERIAL SHALL BE MAINTAINED AT THE PROPER PERCENT TO ATTAIN THE REQUIRED COMPACTION AND STABILITY. COMPACTION OF EACH LAYER SHALL BE CONTINUED UNTIL DENSITY OF NOT LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 "MODIFIED PROCTOR DENSITY" HAS BEEN ACHIEVED FOR THE FULL WIDTH AND DEPTH OF EACH LAYER AS APPLIED.

THE SURFACE TOLERANCE OF EACH BASE COURSE AS APPLIED SHALL BE 3/8 INCHES ABOVE OR BELOW THE REQUIRED TEMPLATE LINES.

2. AGGREGATE FOR SUB-BASE

AGGREGATE FOR SUB-BASE SHALL BE TYPE "D" (MDOT). IT SHALL BE FREE FROM VEGETABLE MATTER, LUMPS OR BALLS OF CLAY AND OTHER DELETERIOUS SUBSTANCES.

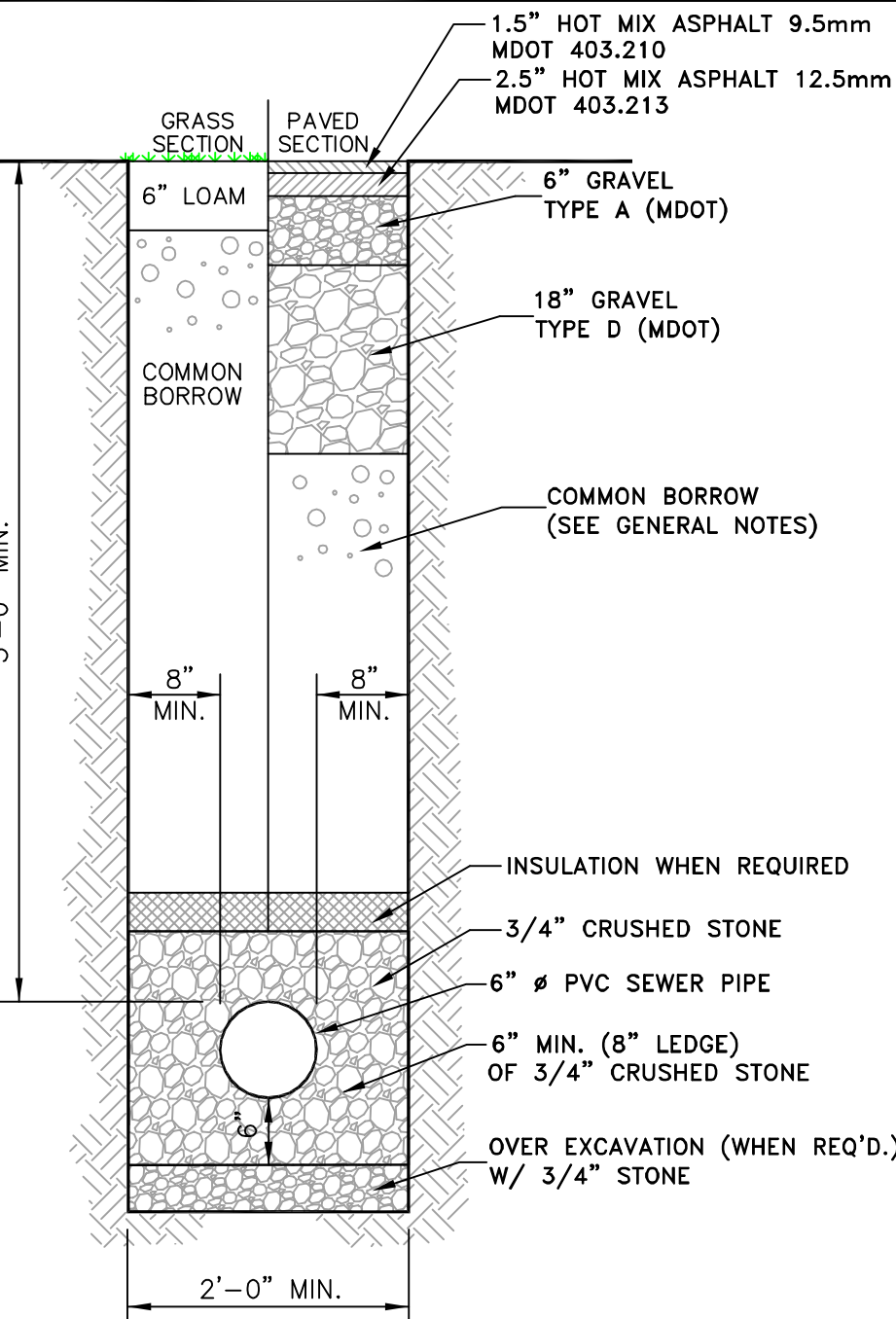
3. COMMON BORROW

COMMON BORROW SHALL CONSIST OF EARTH, SUITABLE FOR EMBANKMENT CONSTRUCTION. IT SHALL BE FREE FROM FROZEN MATERIAL, PERISHABLE RUBBISH, PEAT AND OTHER UNSUITABLE MATERIAL. THE MOISTURE CONTENT SHALL BE SUFFICIENT TO PROVIDE THE REQUIRED COMPACTION AND STABLE EMBANKMENT. IN NO CASE SHALL THE MOISTURE CONTENT EXCEED 4 PERCENT ABOVE OPTIMUM.

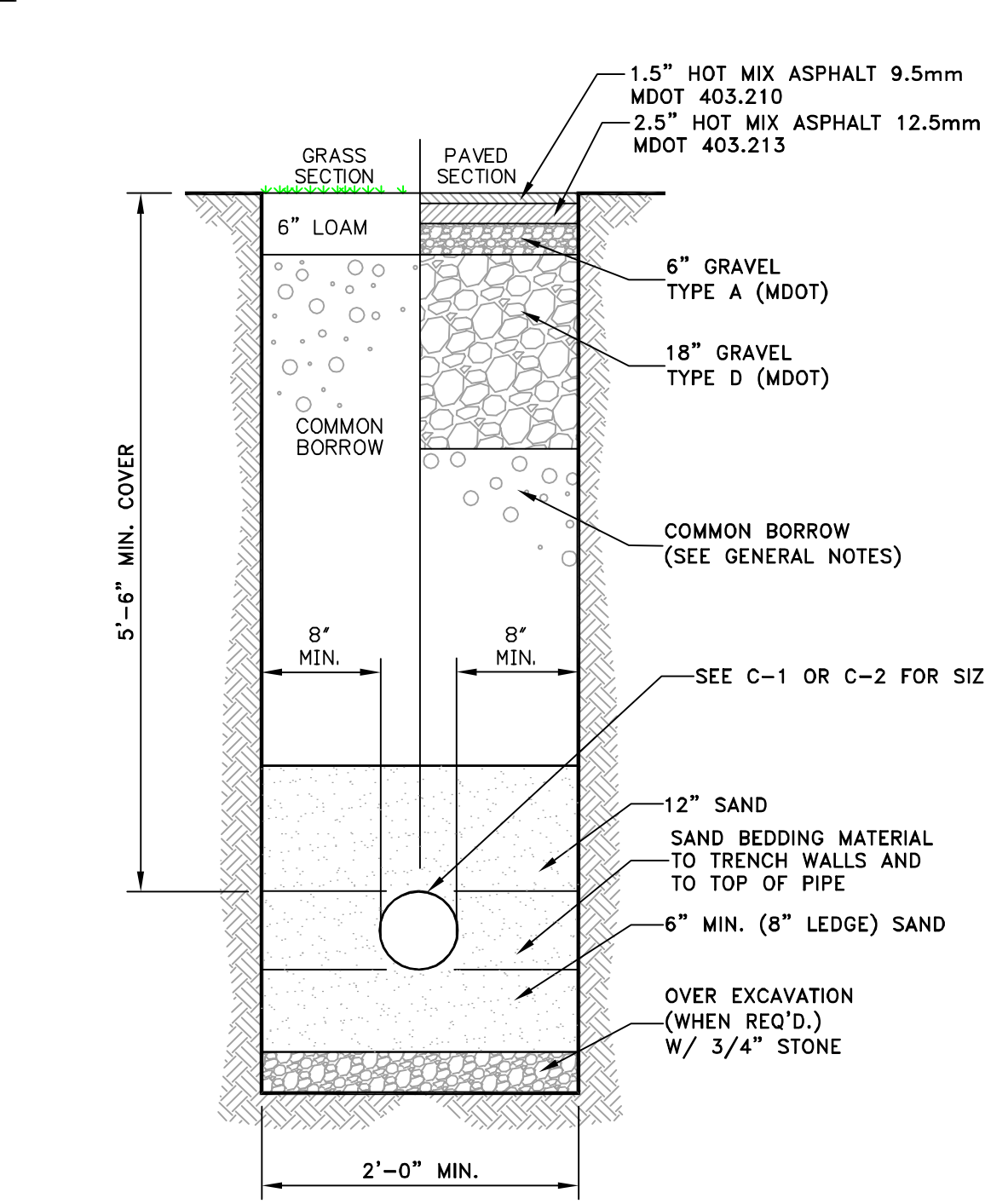
ALL COMMON BORROW AND GRAVEL AREAS TO BE COMPACTED TO 95% OF ITS MAX. DRY DENSITY AS DETERMINED BY ASTM D-1557 "MODIFIED PROCTOR DENSITY". PLACE IN 9" TO 12" LIFTS.

TRENCH NOTES:

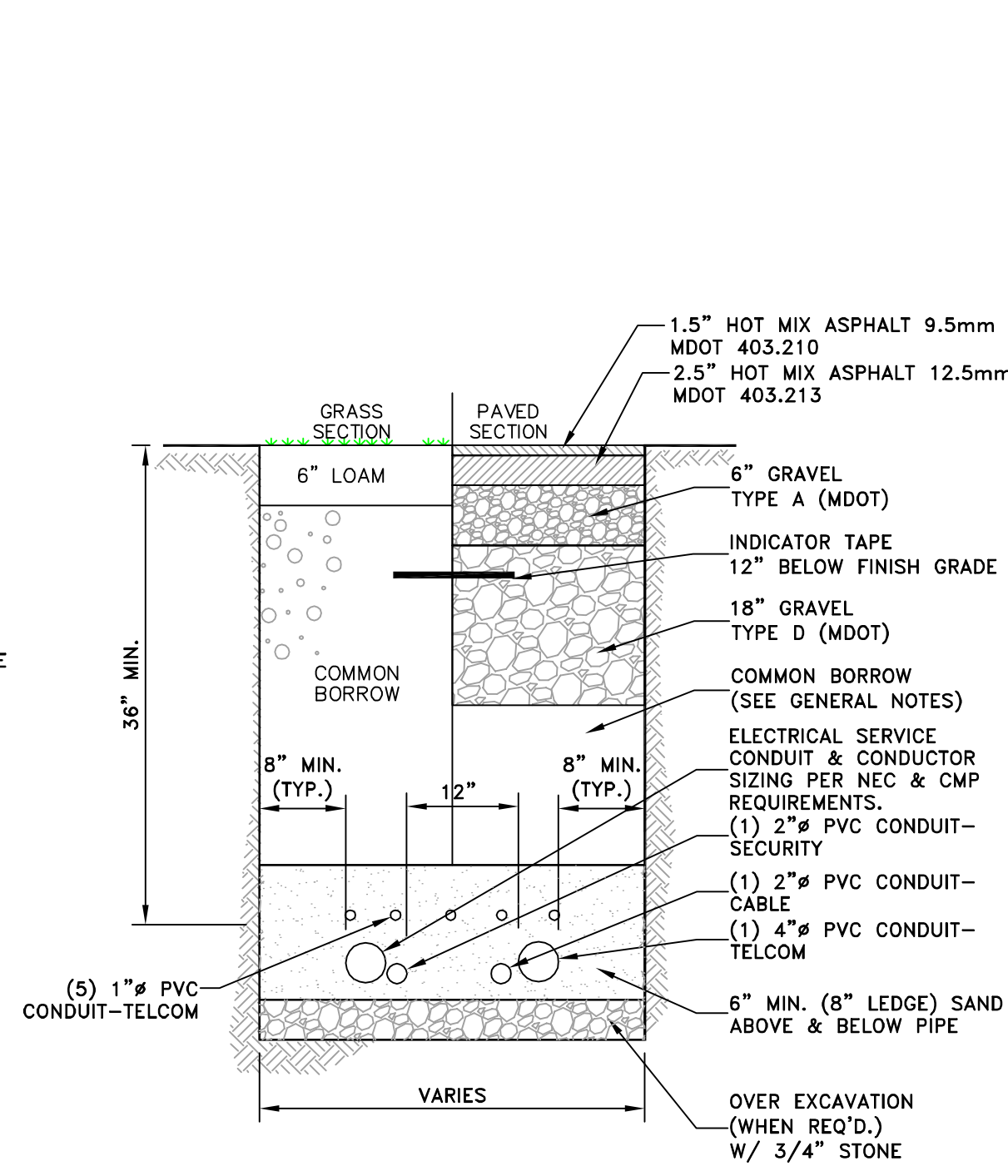
1. CONTRACTOR SHALL COMPLY WITH OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION REGULATIONS PERTAINING TO THE EXCAVATION OF ALL TRENCHES. CONTRACTOR SHALL ALLOW FOR PAYMENT OF ADDITIONAL EXCAVATION, TRENCH BOXES, AND BACKFILL WITH REGARD TO COMPLYING WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION STANDARDS. 2. ALL COMMON BORROW AND GRAVEL AREAS TO BE COMPACTED TO 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 "MODIFIED PROCTOR DENSITY". PLACE IN 9" TO 12" LIFTS.



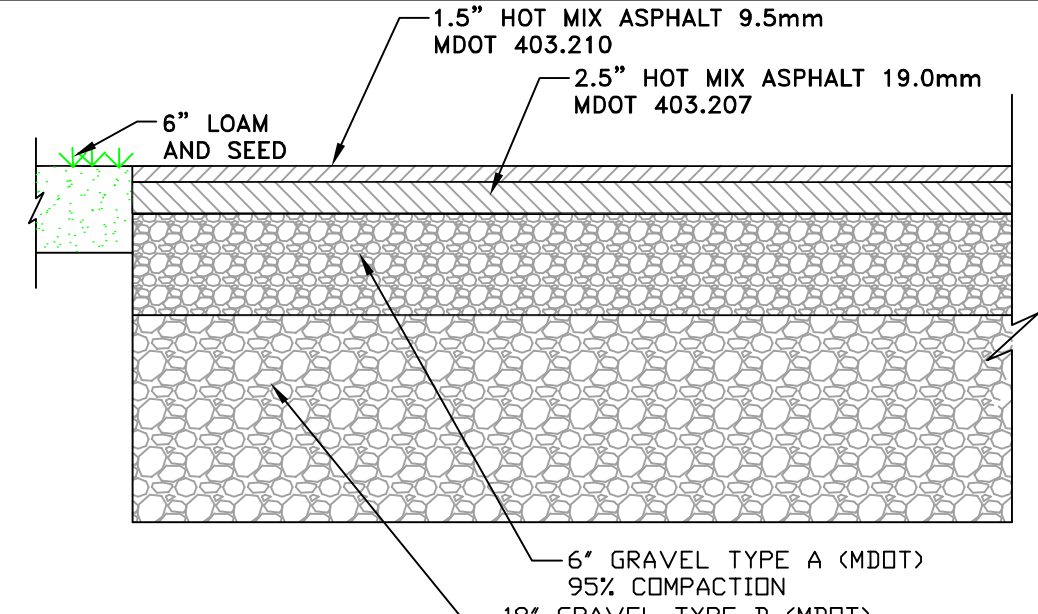
TYPICAL SANITARY TRENCH SECTION
NOT TO SCALE



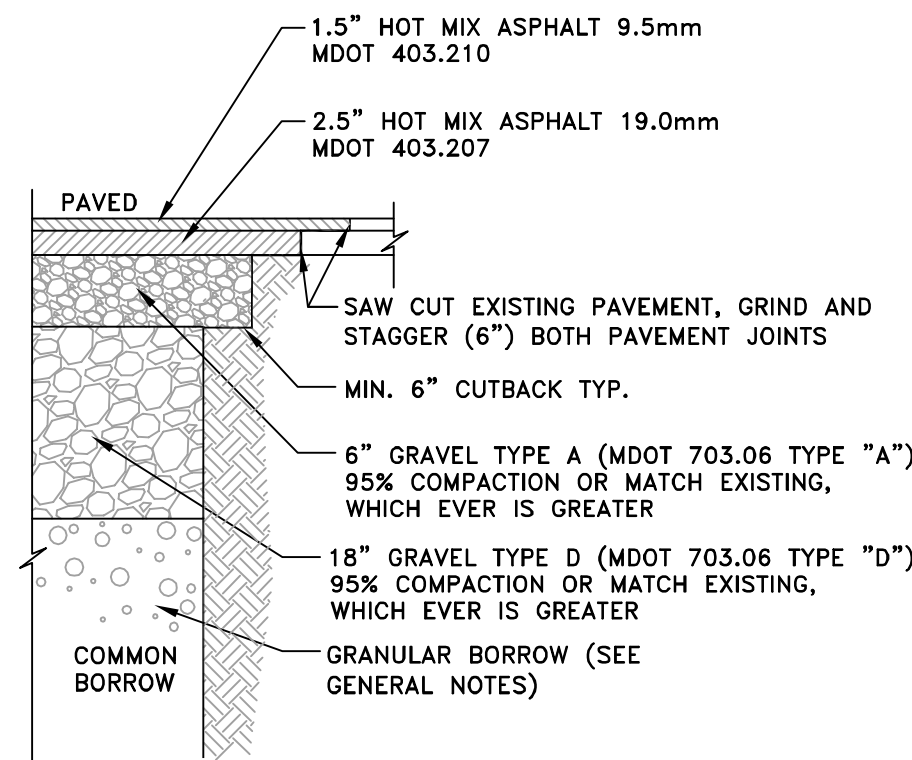
WATER SERVICE TRENCH SECTION
NOT TO SCALE



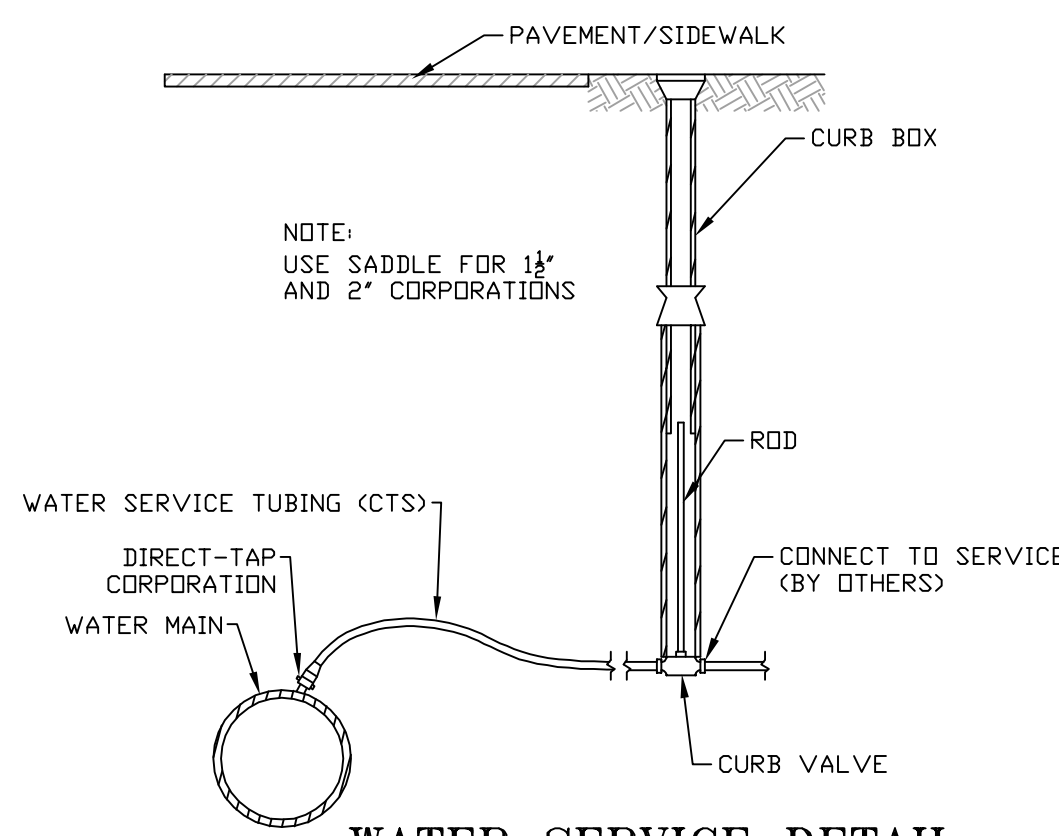
TYPICAL ELECTRICAL/SITE LIGHTING TRENCH SECTION
NOT TO SCALE



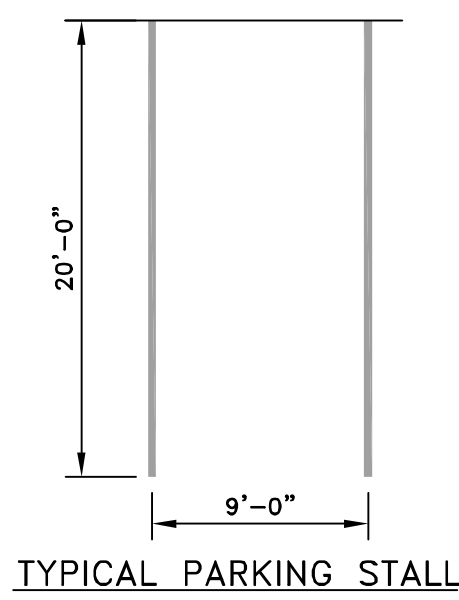
PAVED PARKING AND DRIVE DETAIL
NOT TO SCALE



BUTT JOINT DETAIL
NOT TO SCALE



WATER SERVICE DETAIL
NOT TO SCALE

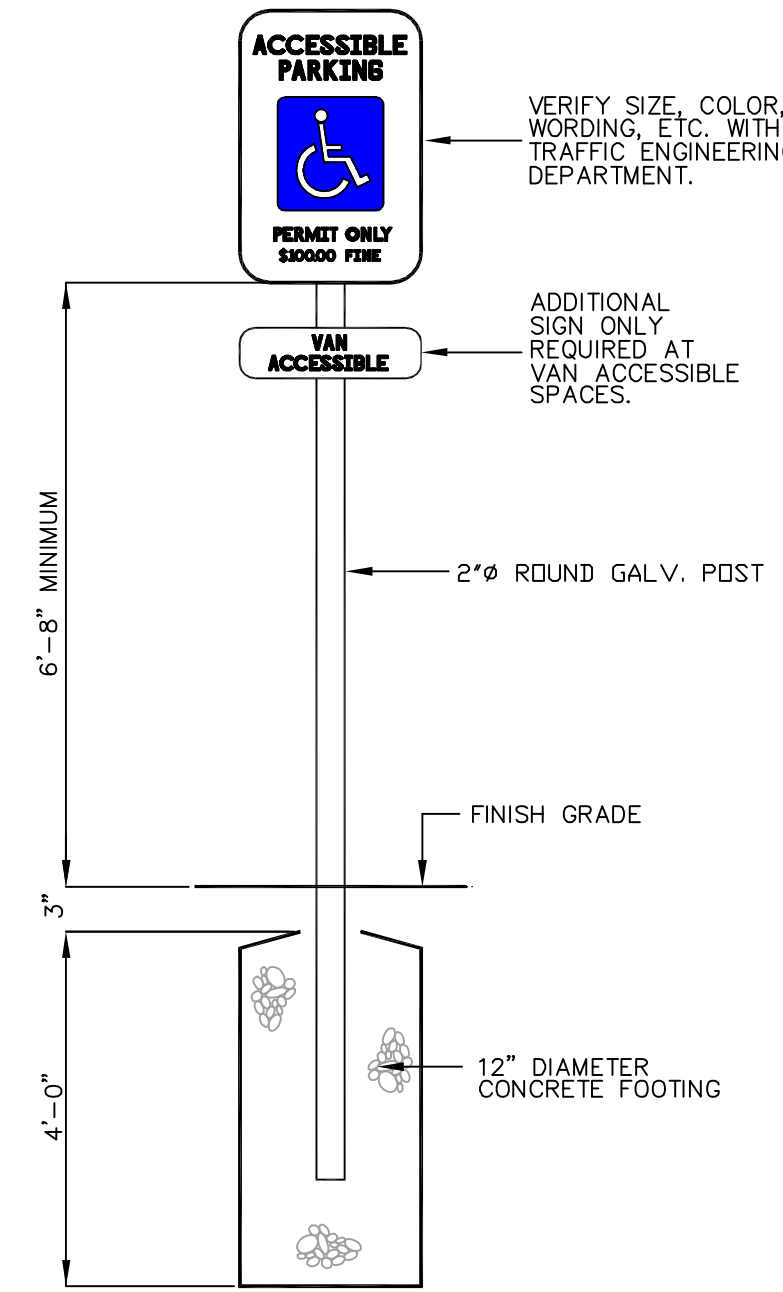


TYPICAL PARKING STALL

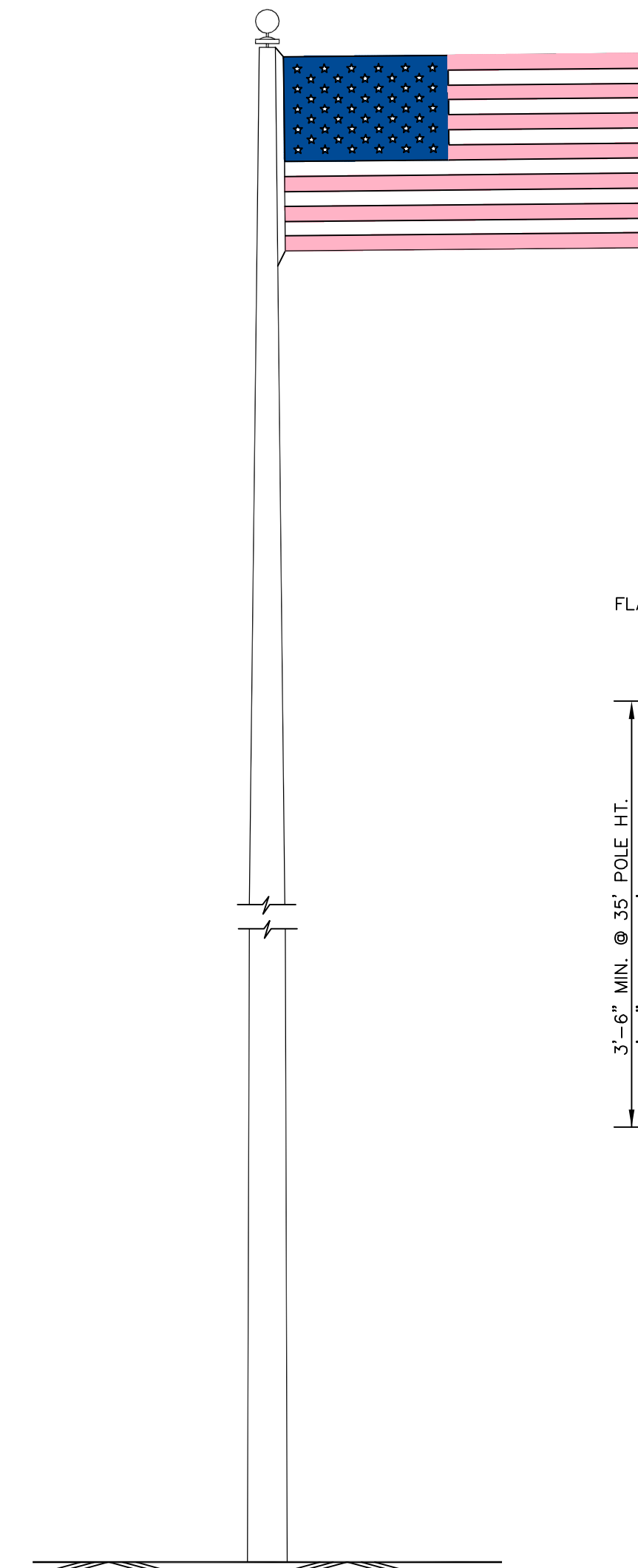
SPECIFICATIONS

PAVEMENT MARKING PAINT FOR FINAL AND TEMPORARY PAVEMENT MARKINGS SHALL MEET THE REQUIREMENTS OF AASHTO M248. EITHER TYPE N (REGULAR TRAFFIC PAINT) OR TYPE F (FAST DRY TRAFFIC PAINT) MAY BE USED. ALL PAVEMENT LINES AND MARKINGS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. IMMEDIATELY BEFORE APPLYING THE PAVEMENT PAINT TO THE PAVEMENT OR CURB, THE SURFACE SHALL BE DRY AND ENTIRELY FREE FROM DIRT, GREASE, OIL OR OTHER FOREIGN MATTER. ALL PAVEMENT MARKING LINES SHALL BE 4" SOLID WHITE.

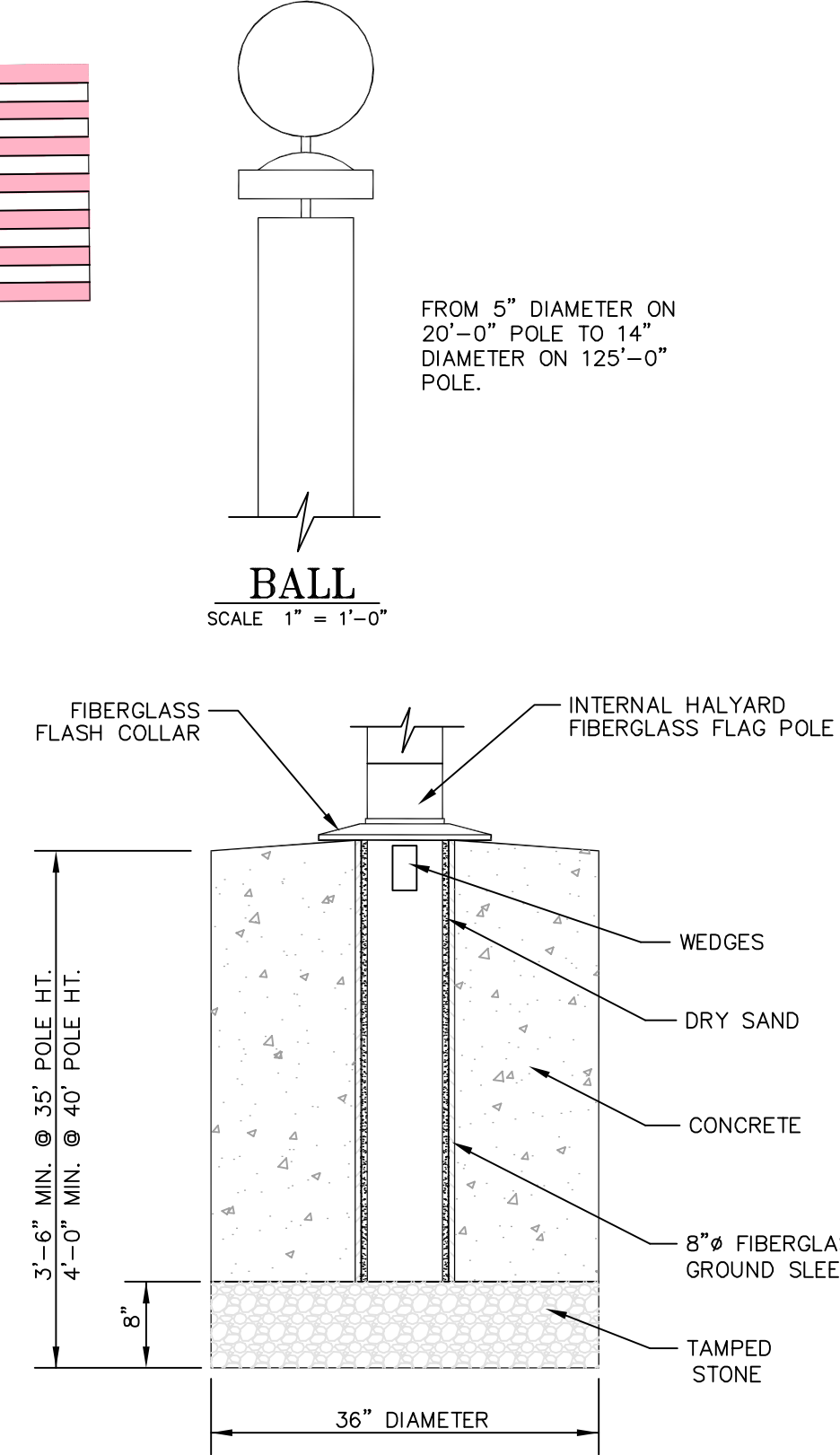
PAVEMENT MARKING DETAIL & SPECIFICATION



ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



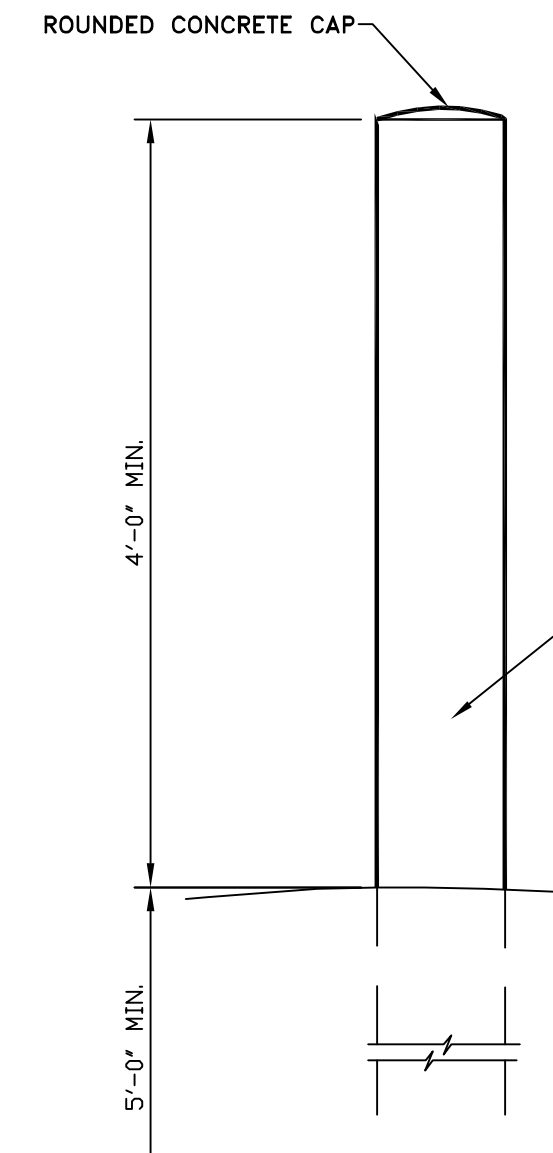
CONE FLAG POLE
SCALE: 1" = 1'-0"



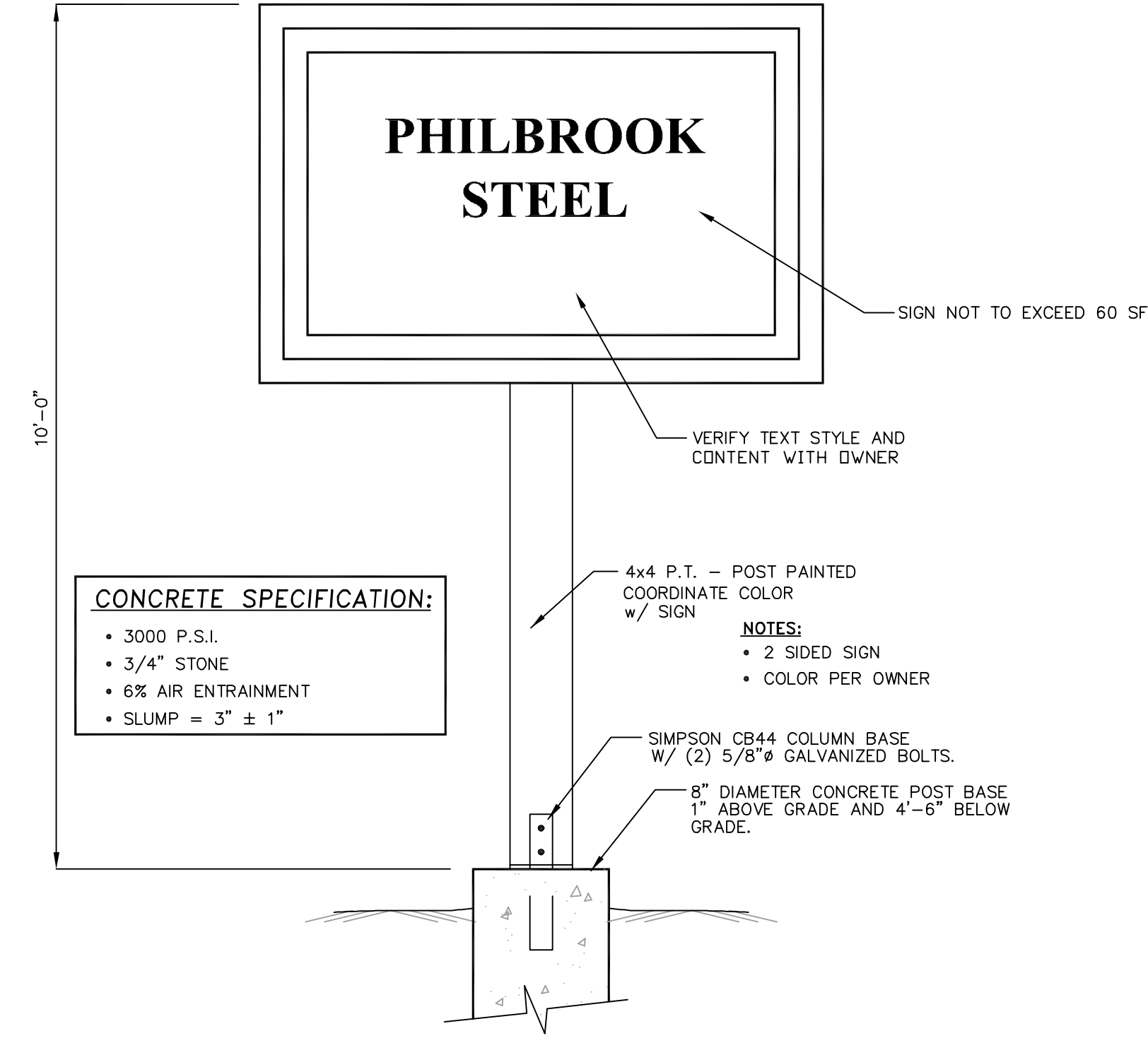
FOUNDATION FOR GROUND SET FLAG POLE
SCALE: 3/4" = 1'-0"

CONCRETE SPECIFICATION:

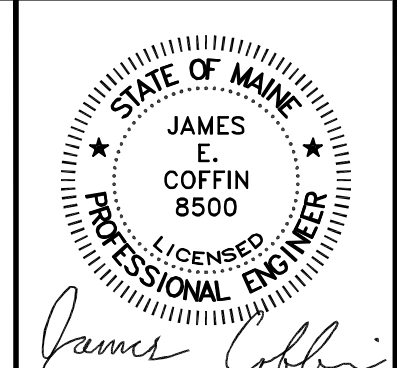
- 4000 P.S.I.
- 3/4" STONE
- 6% AIR ENTRAINMENT
- SLUMP = 3" ± 1"



BOLLARD DETAIL
NOT TO SCALE



SINGLE SIDED ENTRANCE SIGN
NOT TO SCALE



E.S. COFFIN
INCORPORATED
ENGINEERING & SURVEYING, INC.
432 Corn Road, P.O. Box 4687, Augusta, Maine 04330
Ph: (207) 625-9473 Fax: (207) 625-9476 Toll Free: 1-800-248-9473

NO.	REVISIONS	DATE

SITE DETAILS III

CLIENT/PROJECT: **BEN PHILBROOK LOT 15 LIBBY HILL BP**

SCALE: **AS SHOWN**

DATE: **APRIL 24, 2020**

LOCATION: **COMMERCE & ENTERPRISE DRIVE**

TOWN: **GARDNER** COUNTY: **KENNEBEC** STATE: **MAINE**

DRAWN BY: **TCH**

CHECKED BY: **JEC**

PROJ. NO. **2017-018**

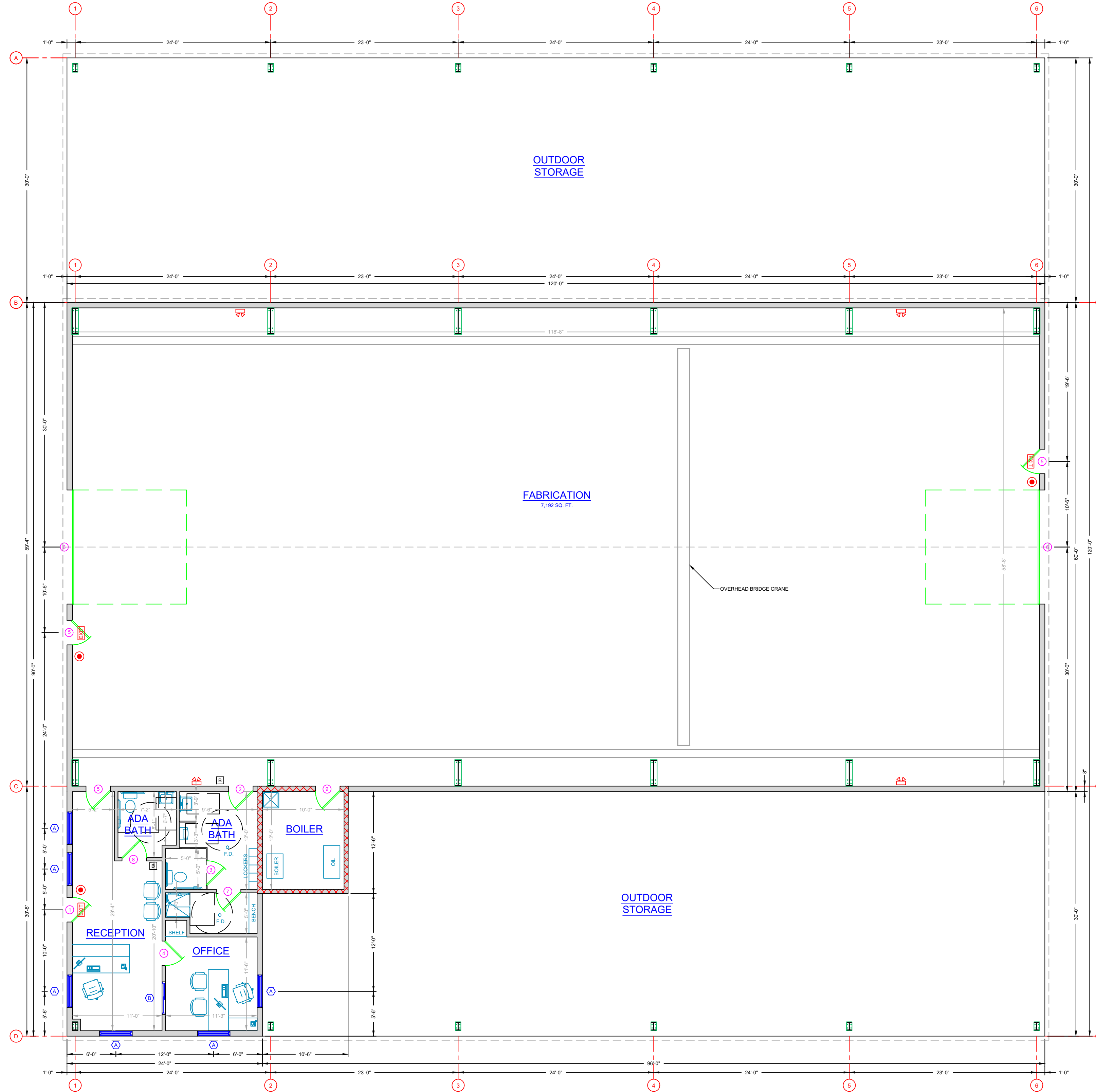
FILE LOCATION: N:\CAD\Land Projects\2020\26-20 GARDINER-BEN PHILBROOK\DWG\26-20 AX.dwg / SAVED BY: BEN / FILE SIZE: 1.54MB / DATE: 4/20/2020 1:42 PM

WINDOW SCHEDULE				
NO.	QUANTITY	UNIT DIMENSION	TYPE	FRAME
(A)	6	4'-0" x 4'-0"	SLIDER	VINYL
(B)	1	4'-0" x 4'-0"	INTERIOR SLIDER	VINYL

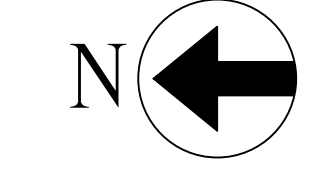
DOOR SCHEDULE											
NO.	QUANTITY	SIZE	TYPE	FRAME	REMARKS	NO.	QUANTITY	SIZE	TYPE	FRAME	REMARKS
(1)	1	3'-0" x 6'-8"	FULL GLASS STOREFRONT	METAL	HINGES, D-RING HANDLE, PUSH BAR, ENTRY LOCKSET, ADA THRESHOLD	(6)	2	14'-0" x 14'-0"	OVERHEAD INSULATED	N/A	TRACK, AUTOMATIC OPENER
(2)	1	3'-0" x 6'-8"	HOLLOW METAL	METAL	HINGES, LEVER HARDWARE, PRIVACY LOCKSET	(7)	1	3'-0" x 6'-8"	HOLLOW METAL	METAL	HINGES, LEVER HARDWARE, PRIVACY LOCKSET
(3)	1	3'-0" x 5'-0"	BATHROOM STALL	METAL	HINGES, PRIVACY LOCKSET	(8)	1	3'-0" x 6'-8"	SOLID WOOD	METAL	HINGES, LEVER HARDWARE, PRIVACY LOCKSET
(4)	1	3'-0" x 6'-8"	SOLID WOOD	METAL	HINGES, LEVER HARDWARE, ENTRY LOCKSET	(9)	1	3'-0" x 6'-8"	HOLLOW METAL FIRE RATED	METAL	HINGES, LEVER HARDWARE, 60-MIN. FIRE RATED, CLOSER, ENTRY LOCKSET
(5)	3	3'-0" x 6'-8"	METAL INSULATED HALF GLASS	METAL	HINGES, LEVER HARDWARE, CLOSER, THRESHOLD, ENTRY LOCKSET, VISION PANEL						

LEGEND	
	PROPOSED WALL
	1-HR. FIRE RATED WALL
	EXIT SIGN
	EMERGENCY LIGHTING
	FIRE EXTINGUISHER
	BRAILLE SIGNAGE

PLAN SUBMISSION NOTES	
1.	THIS PLAN IS FOR CITY OF GARDINER BUILDING CODE, LIFE SAFETY CODE, ADA, FIRE MARSHAL AND OCCUPANCY APPROVAL ONLY.
2.	PLAN BASED ON PLAN PROVIDED BY THE OWNER.
3.	THE PLUMBING, ELECTRICAL, AND MECHANICAL DESIGN OF THE BUILDING IS BY THE OWNER.
4.	IBC 2009 USE GROUP: BUSINESS (B)
5.	2009 NFPA LIFE SAFETY OCCUPANCY: BUSINESS
6.	CONSTRUCTION TYPE: TYPE V B (UNPROTECTED)

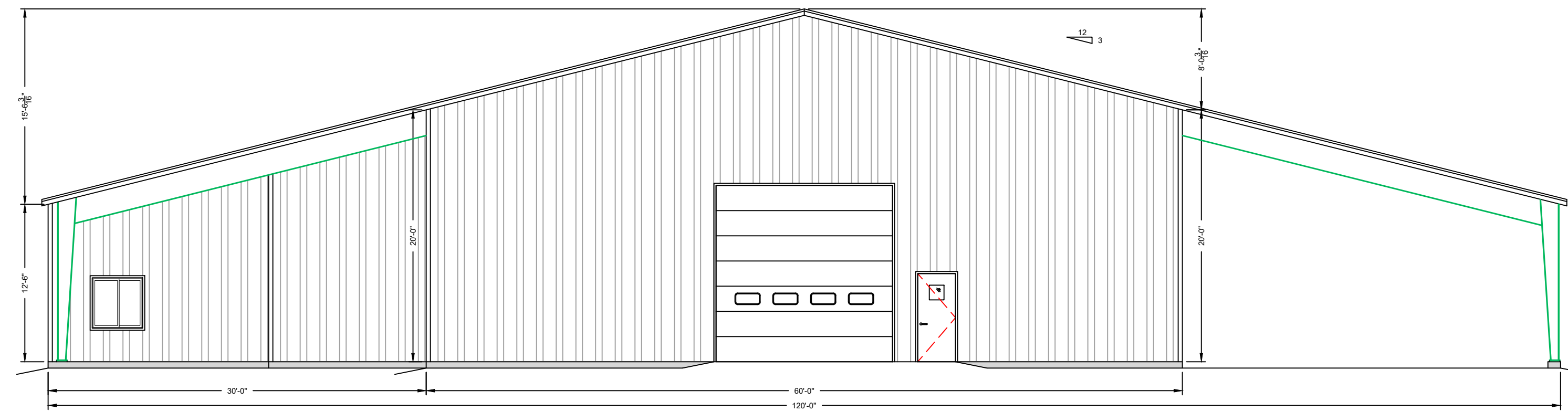


FLOOR PLAN
SCALE 1/8" = 1'-0"

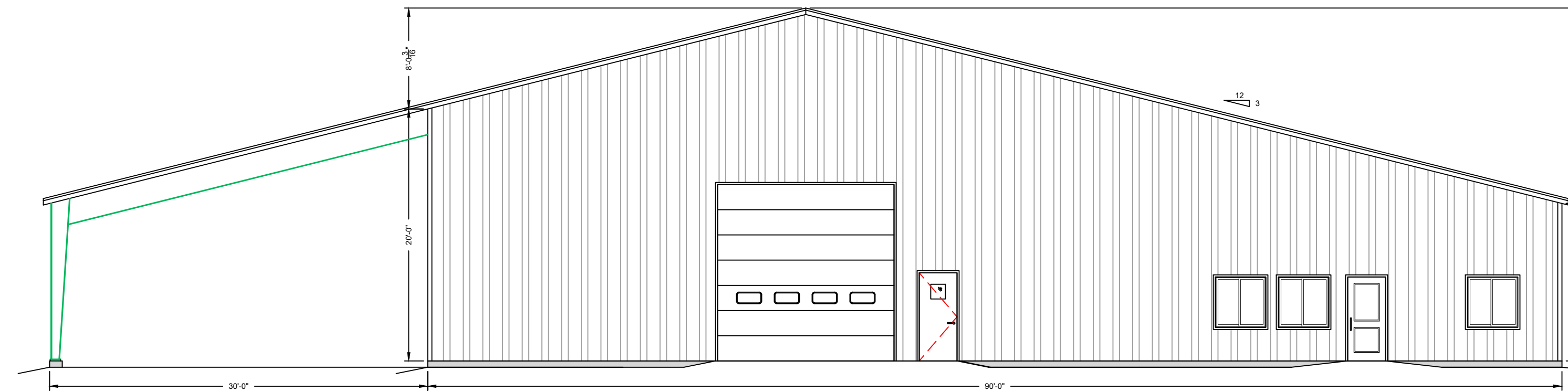


No.	Revisions	Date	App'd.
BEN PHILBROOK PROPOSED SHOP			
COMMERCE DRIVE		GARDINER, MAINE	
FLOOR PLAN			
			Sheet No.
	10 Common St. Waterville, Me. 04901 (207) 873-5164		A.1
	Drawn By: MG Checked By: BM Approved By: BM	Scale: 1/8"=1'-0" Date: 4/20/2020 Date:	1
	File No. 26-20 AX 2.3.20.dwg Project No. 26-20		of 3

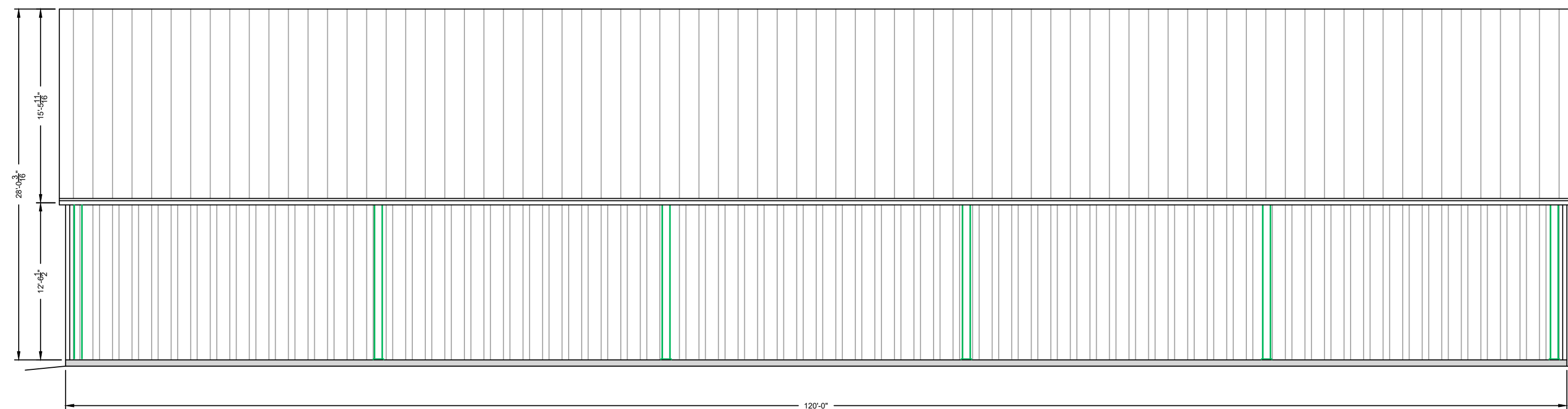
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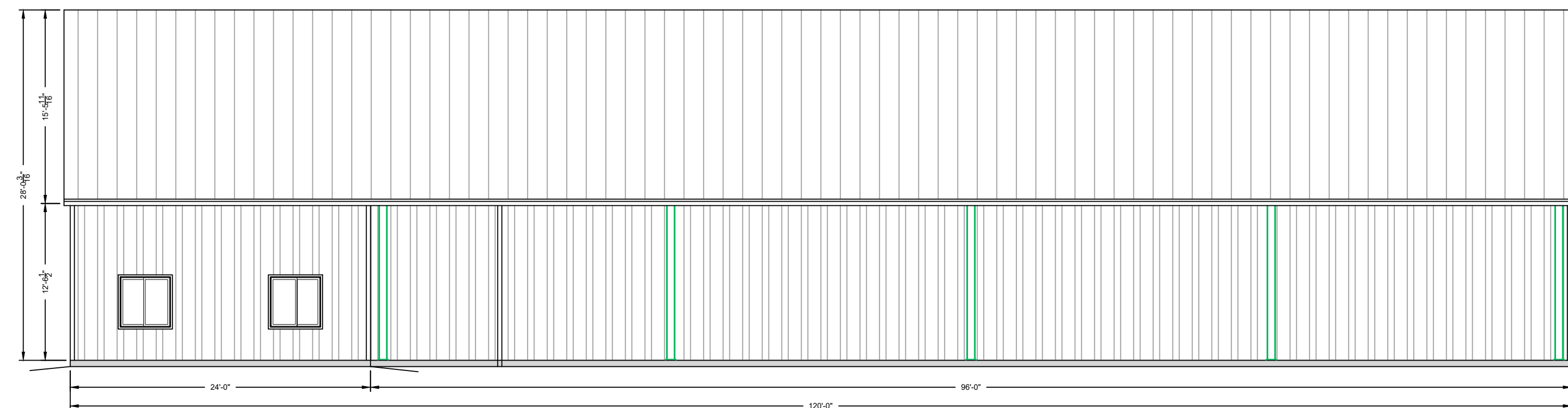
SOUTH ELEVATION
SCALE 3/16" = 1'-0"



NORTH ELEVATION
SCALE 3/16" = 1'-0"



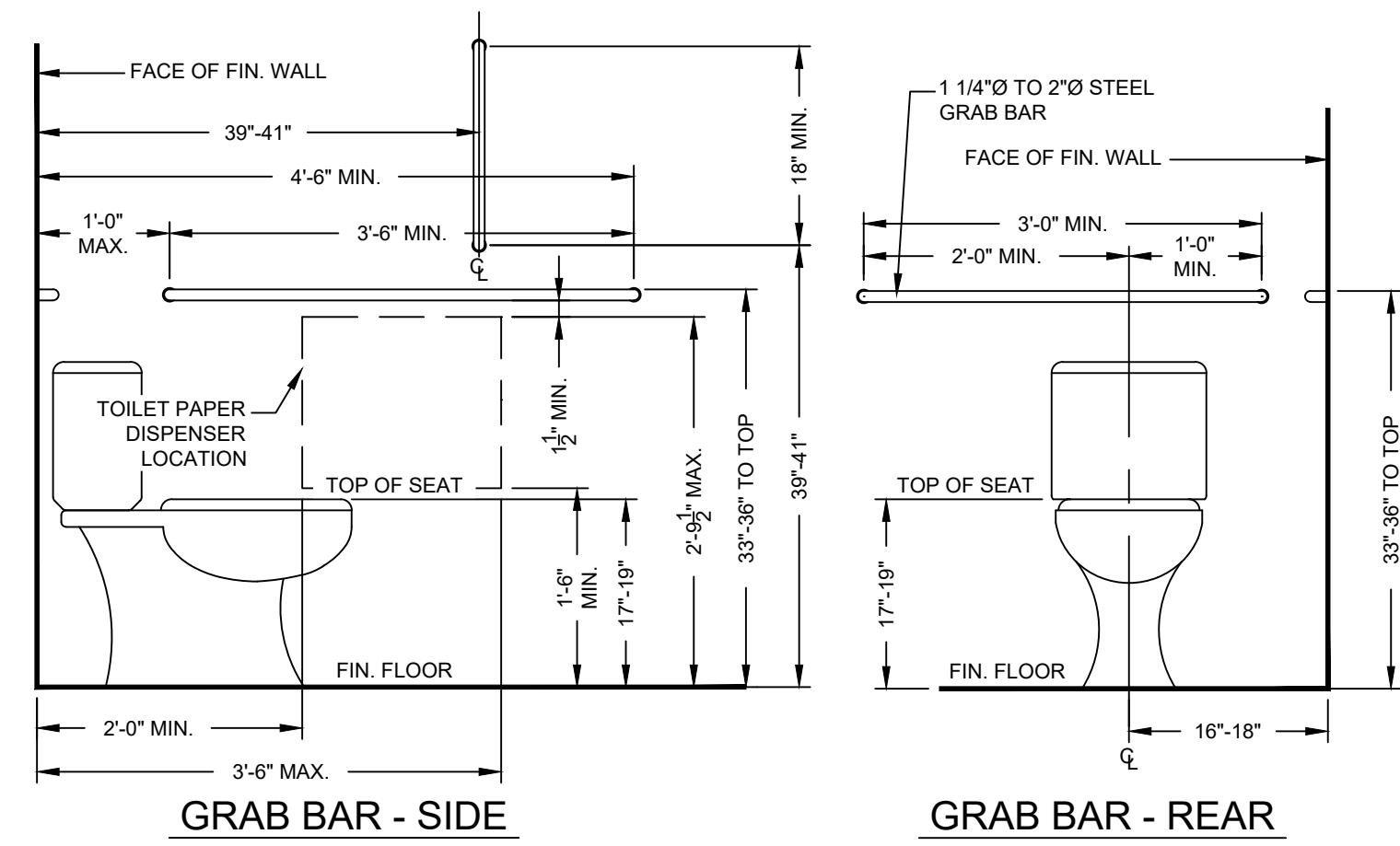
EAST ELEVATION
SCALE 3/16" = 1'-0"



WEST ELEVATION
SCALE 3/16" = 1'-0"

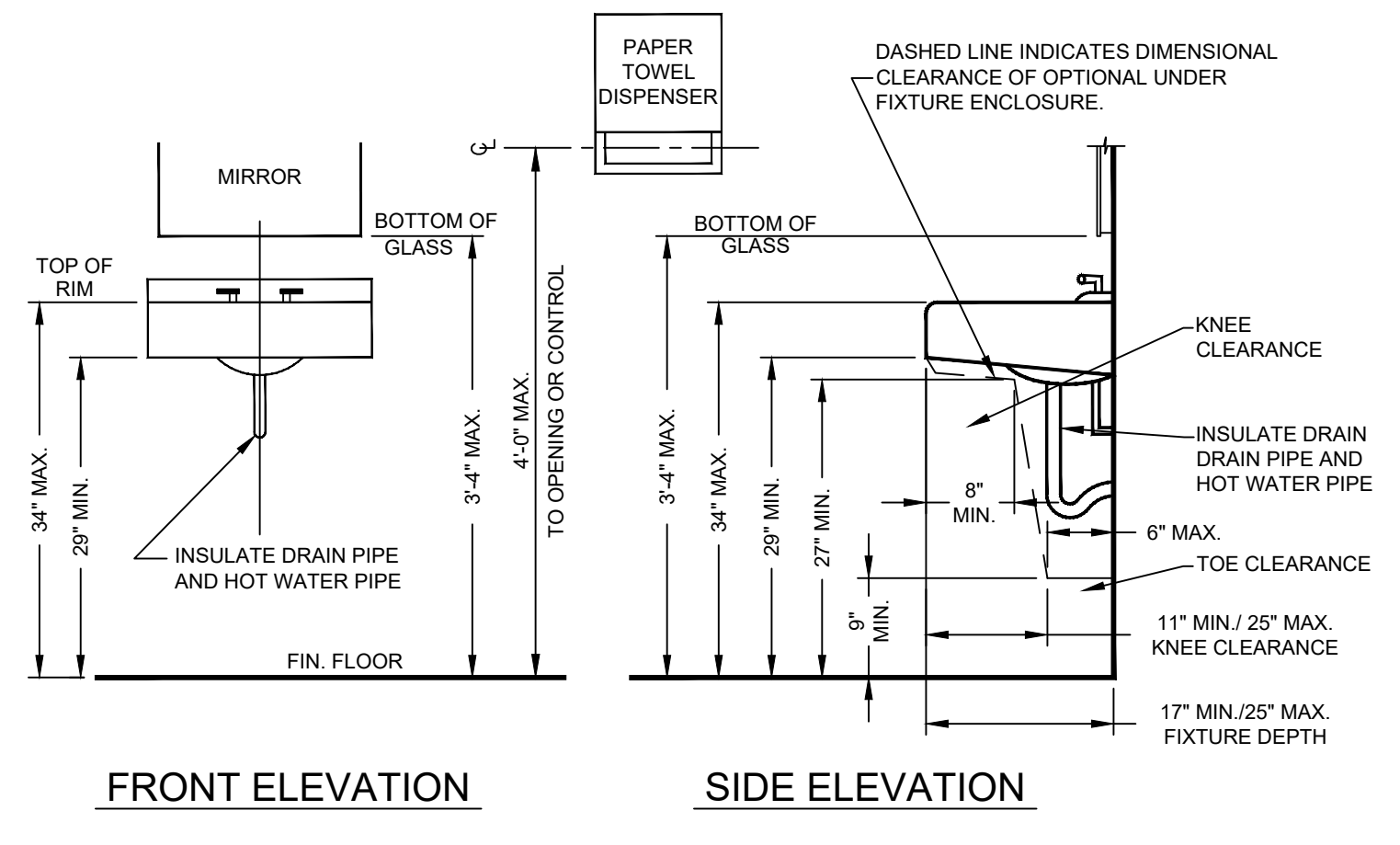
No.	Revisions	Date	App'd.
BEN PHILBROOK PROPOSED SHOP			
COMMERCE DRIVE		GARDINER, MAINE	
ELEVATIONS			
			Sheet No.
	Drawn By: MG Checked By: BM Approved By: BM	Scale: 3/16"=1'-0" Date: 4/20/2020 Date:	A.2 2 of 3
	File No. 26-20 AX 2.3.20.dwg		Project No. 26-20
	PRELIMINARY WITHOUT ORIGINAL SIGNATURE AND SEAL		

FILE LOCATION: N:\CAD\Land Projects\2020\26-20 GARDINER-BEN PHILBROOK\DWG\26-20 AX.dwg / SAVED BY: BEN / FILE SIZE: 1.54MB / DATE: 4/20/2020 1:42 PM



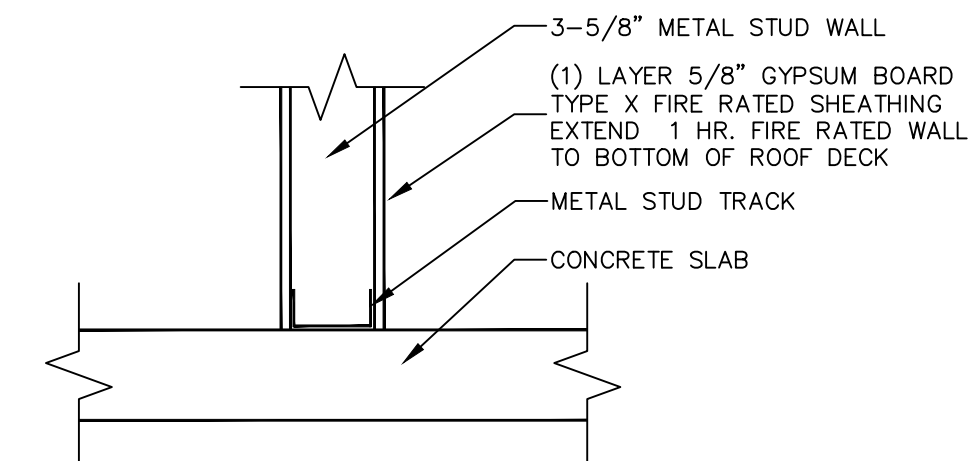
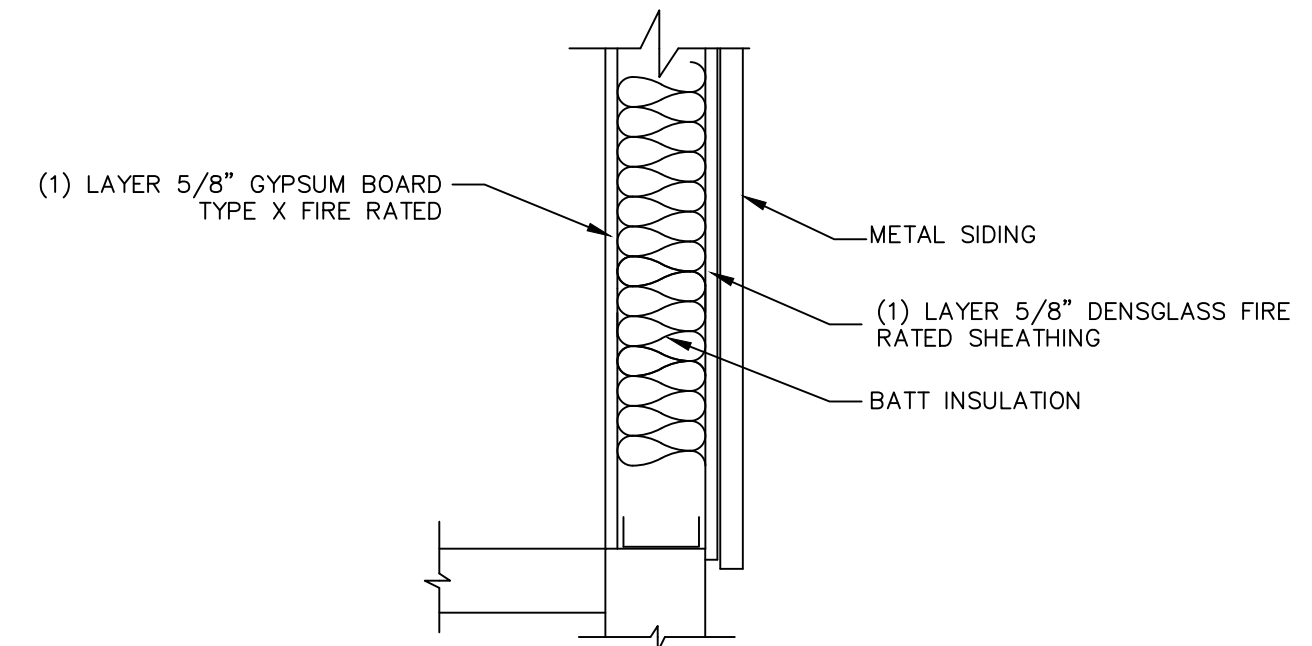
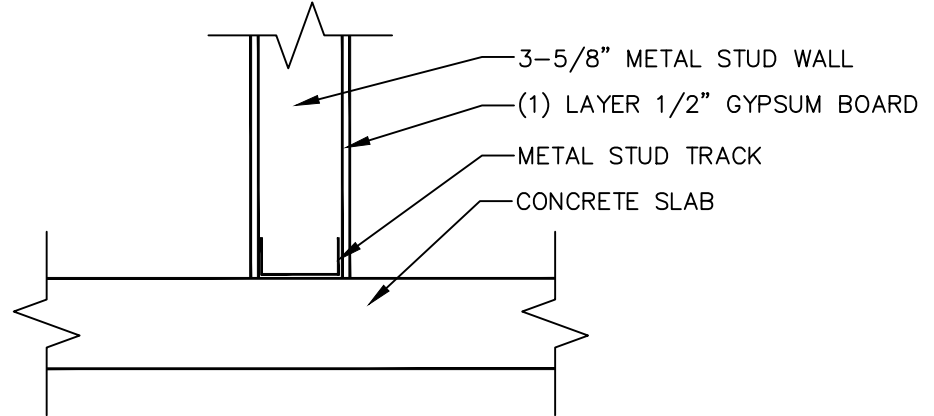
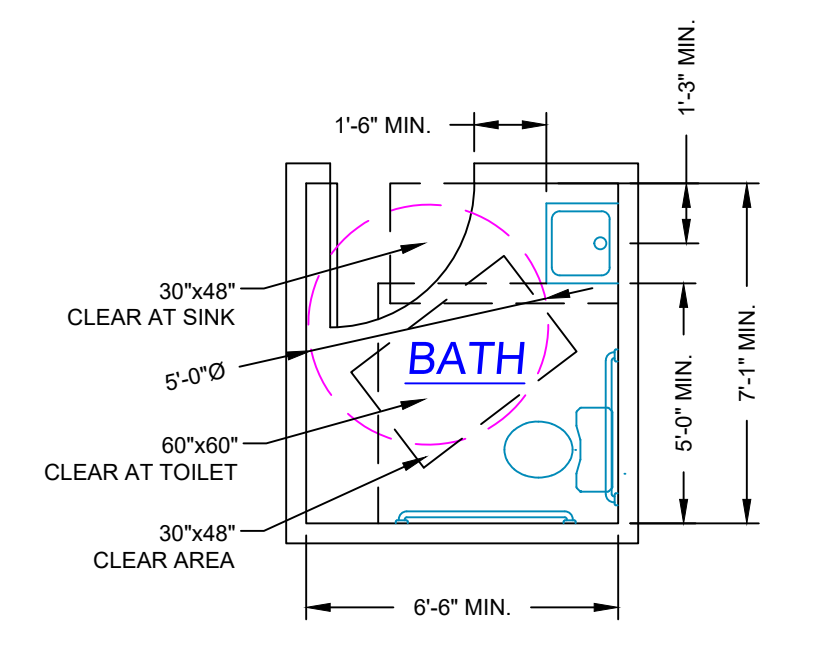
BARRIER FREE TOILET DIMENSIONAL REQUIREMENTS
 NO SCALE

NOTE:
 1. FIXTURES TO MEET ABOVE REQUIREMENTS WITH NO VARIANCE.
 2. SOLID WALL BLOCKING TO BE PROVIDED AT ALL GRAB BAR LOCATIONS

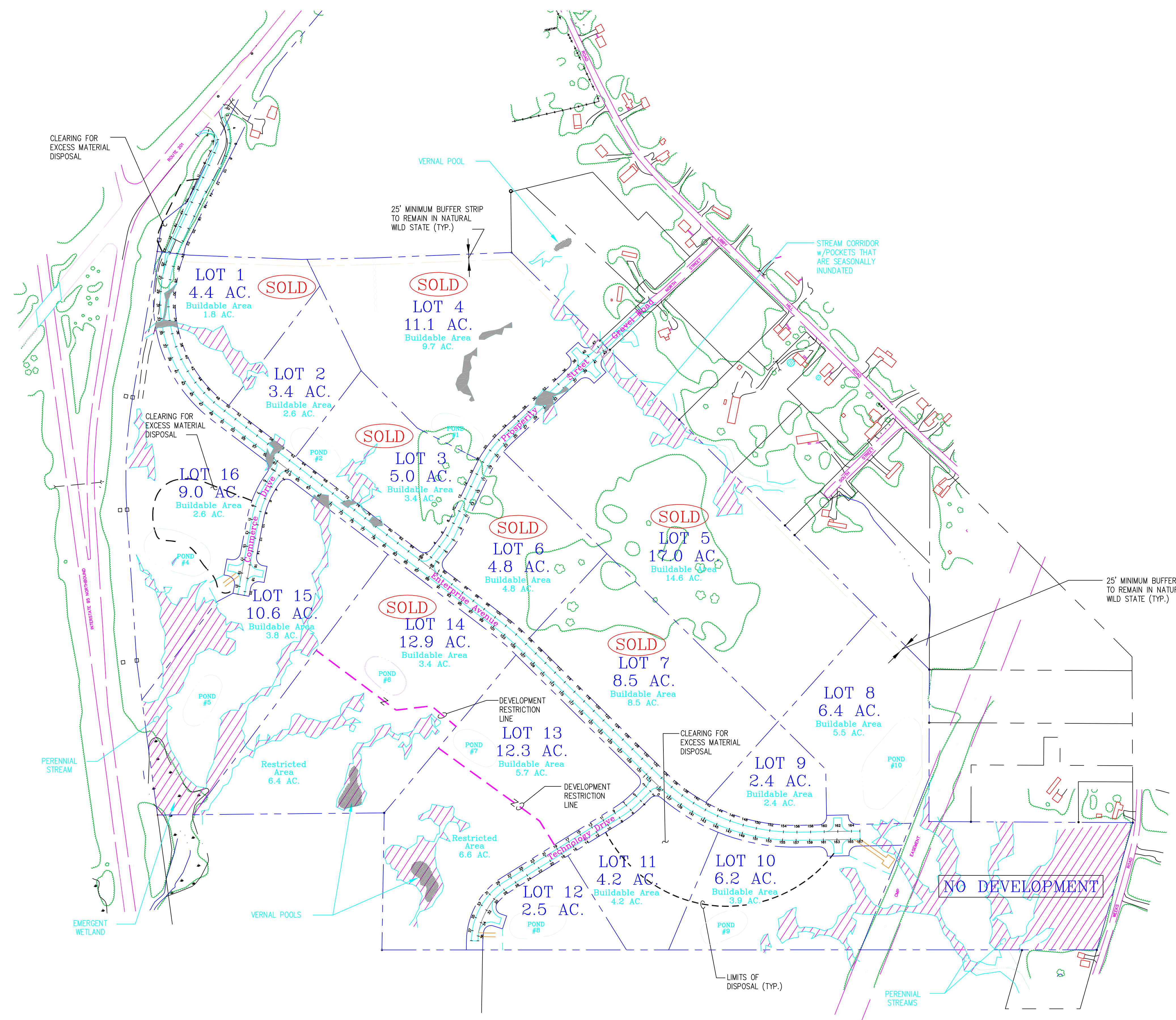
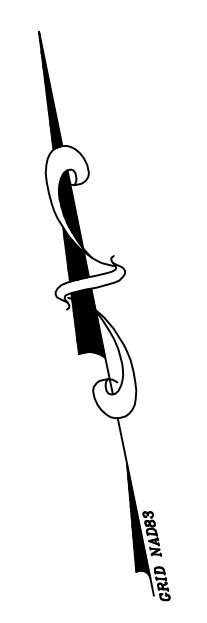


BARRIER FREE LAVATORY DIMENSIONAL REQUIREMENTS
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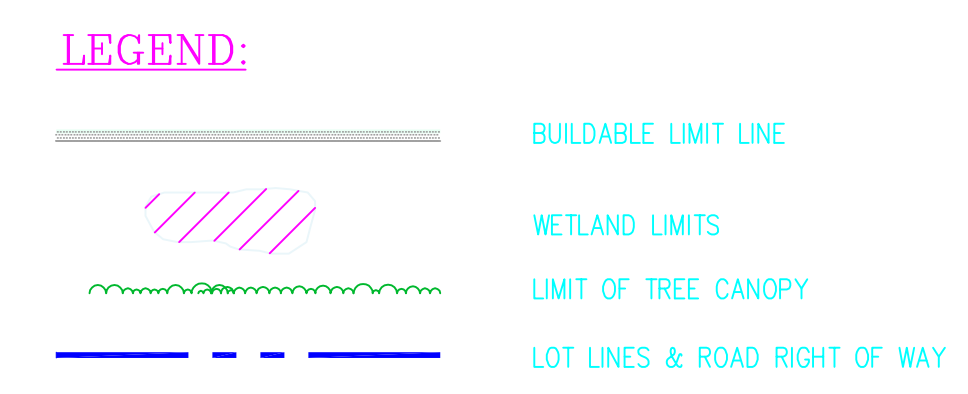
NOTE:
 FIXTURES TO MEET ABOVE REQUIREMENTS WITH NO VARIANCE.



No.	Revisions	Date	App'd.
BEN PHILBROOK PROPOSED SHOP			
COMMERCE DRIVE		GARDINER, MAINE	
DETAILS			
			Sheet No.
	Drawn By: MG	Scale: AS SHOWN	A.3
	Checked By: BM	Date: 4/20/2020	3
	Approved By: BM	Date:	Of 3
	File No. 26-20 AX 2.3.20.dwg	Project No. 26-20	



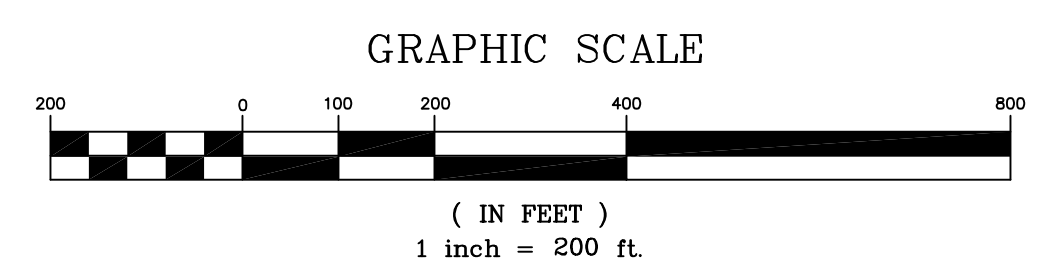
- NOTES:**
- POND 3 HAS BEEN ELIMINATED FROM THE PROJECT.
 - THE DISPOSAL AREA TO BE GRADED SMOOTH TO DRAIN WITH SURROUNDING AREAS AND SEEDED.
 - CONSTRUCTION OF PROSPERITY STREET AT STREAM CROSSING SHALL BE IN COMPLIANCE WITH THE WITH NRPA PERMIT BY RULE SECTION #9.
 - THE RESTRICTED AREAS COMPRISING THE SOUTHWESTERLY PORTIONS OF LOTS 13 AND 14 SHALL BE FOREVER PRESERVED AND PROTECTED IN ITS NATURAL STATE. THERE SHALL BE NO USE OF THE AREA THAT WILL IMPAIR OR IMPEDE ITS CONSERVATION VALUE. SPECIFIC RESTRICTIONS ARE:
 - NO BUILDINGS, ROADS, PARKING LOTS, UTILITIES OR OTHER STRUCTURES WILL BE CONSTRUCTED OR FILL MATERIAL, OF ANY NATURE, PLACED, STORED OR DUMPED WITHIN THE AREA.
 - NO TREES, GRASSES, SHRUBS, VINES OR OTHER VEGETATION SHALL BE CUT OR DESTROYED EXCEPT THAT DE MINIMIS FLOWER PICKING SHALL BE ALLOWED AND DEAD WOOD WHICH IS LEANING OR FALLEN MAY BE REMOVED.
 - NO DITCHES SHALL BE DUG AND NO DRAINING OF THE AREA SHALL TAKE PLACE NOR SHALL THERE BE ANY MANIPULATION OR ALTERATION OF THE NATURAL WATER COURSES OR HYDROLOGY. THESE RESTRICTIONS SHALL BE APPLICABLE TO THE CITY OF GARDINER, ITS, GRANTEES AND ASSIGNS AND SHALL CONTINUE IN PERPETUITY. THE CITY OF GARDINER SHALL HAVE NO AUTHORITY TO PERMIT ANY VARIANCE TO THESE RESTRICTIONS WITHOUT THE WRITTEN APPROVAL OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND DEPARTMENT OF THE ARMY CORPS. OF ENGINEERS.



MAXIMUM IMPERVIOUS AREAS	
LOT 1	1.80 ACRES
LOT 2	2.04 ACRES
LOT 3	3.00 ACRES
LOT 4	6.66 ACRES
LOT 5	10.20 ACRES
LOT 6	2.88 ACRES
LOT 7	5.10 ACRES
LOT 8	3.84 ACRES
LOT 9	1.44 ACRES
LOT 10	3.72 ACRES
LOT 11	4.08 ACRES
LOT 12	1.80 ACRES
LOT 13	3.42 ACRES
LOT 14	3.40 ACRES
LOT 15	3.80 ACRES
LOT 16	2.60 ACRES

STREET LENGTHS

Technology Drive	926' (±)
Prosperity Street	1,067' (±)
Commerce Street	522' (±)
Enterprise Avenue	4,100' (±)



REV.	DESCRIPTION	DR. BY	CKD. BY	APP. BY	DATE
5	Revised Lot 16 Buildable Area Limit				9/18/00
4	Project Modification For Lots 5,7,8 & 9				9/23/99
3	Revised Per D.E.P. Permit	DAB	TJR		6/21/99
2	Added Restriction Area Lot 14 & Buffer Strip To Protect Vernal Pool	DAB	TJR	MSD	4/29/99
1	Relocated Technology Drive & Lot 12 To Protect Vernal Pool	DAB	MSD	MSD	4/29/99
0	For Bid	DAB	MSD	MSD	3/22/99
F	Revised Per D.E.P. Comments	DAB	SDH	MSD	3/15/99

E	Pre Bid Review	DAB	TJR	MSD	3/10/99	CITY OF GARDINER 6 Church Street · Gardiner, Maine 04345
D	For D.E.P. Review	-	-	-	2/1/99	
C	To Planning Board	DAB	MSD	TJR	12/10/98	
B	For Planning Board Overview	-	-	-	11/18/98	OVERALL PLAN Libby Hill Business Park Gardiner, Maine
A	For City Meeting	-	-	-	11/3/98	
REV.	DESCRIPTION	DR. BY	CKD. BY	APP. BY	DATE	

OEST Associates, Inc. engineers architects surveyors construction managers
 343 Gorham Road · South Portland, ME 04106

SCALE: 1" = 200'
 DATE: August 1998
 DES BY: T.J. Raymond
 DWN BY: D.A. Blanchard
 CHK BY: M.S. Deletetky

PROJECT NO.	DRAWING NO.
301.01.01	C-101
SHEET 2	OF 58

Cadd: 301ait6.DWG