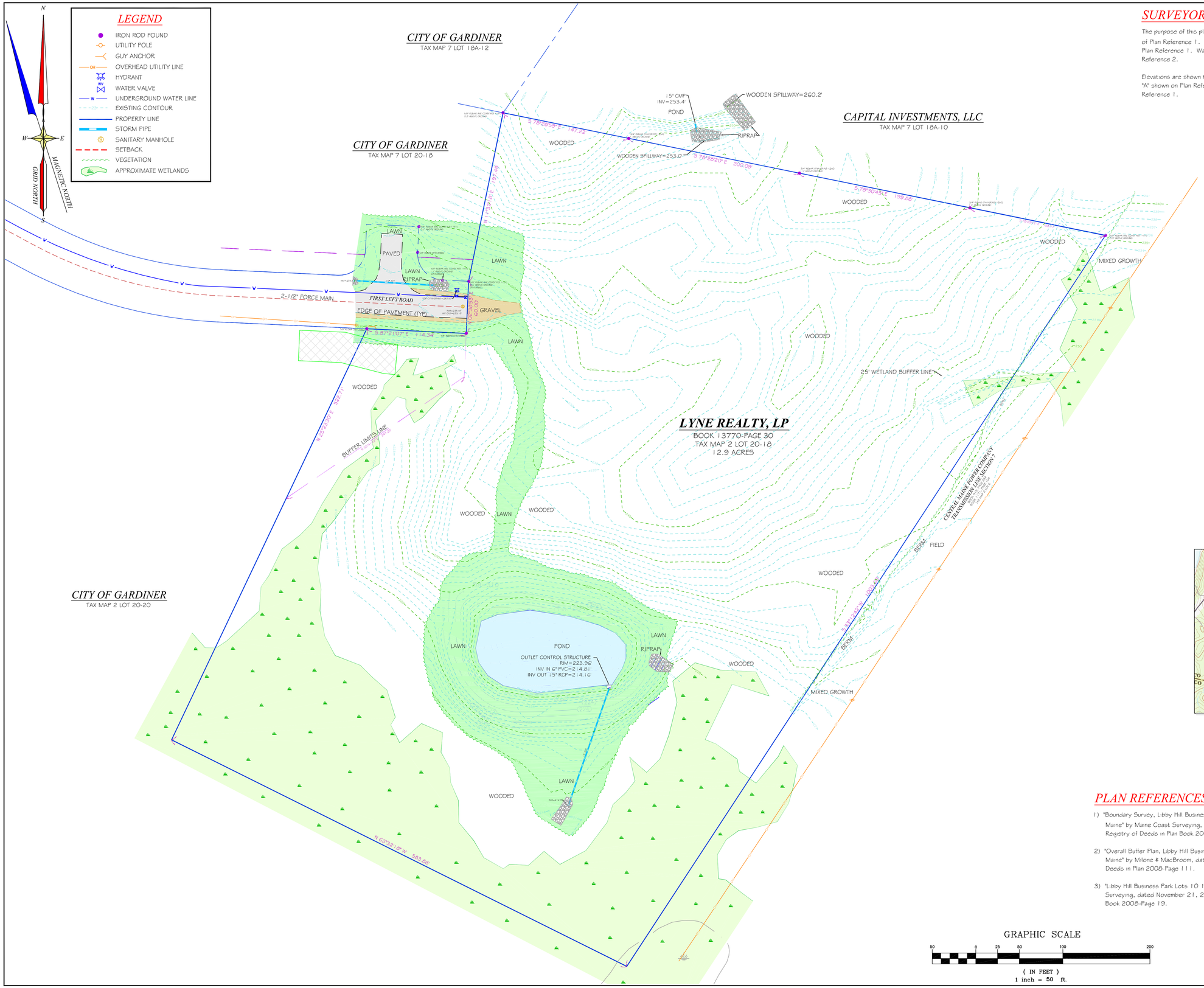
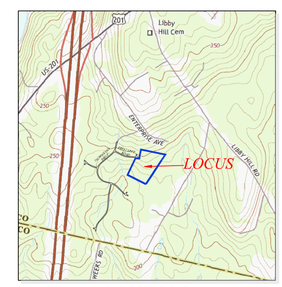


SURVEYOR'S NOTES:

The purpose of this plan is to show the existing topographical features of Lot 19 of Plan Reference 1. This is not a boundary survey. Property lines are taken from Plan Reference 1. Water lines, wetlands, setbacks and buffers are taken from Plan Reference 2.

Elevations are shown to the nearest one foot contour interval, derived from TBM "A" shown on Plan Reference 3. Directions are Grid North, derived from Plan Reference 1.



LOCUS MAP
GARDINER
USGS QUAD SHEET
SCALE 1"=2000'

PLAN REFERENCES:

1) "Boundary Survey, Libby Hill Business Park Phase 2, Weeks Road and Enterprise Avenue, Gardiner, Maine" by Maine Coast Surveying, revised through 4/10/07, recorded at the Kennebec County Registry of Deeds in Plan Book 2007-Page 138.

2) "Overall Buffer Plan, Libby Hill Business Park Phase 2, Weeks Road and Enterprise Avenue, Gardiner, Maine" by Milone & MacBroom, dated April 3, 2008, recorded at the Kennebec County Registry of Deeds in Plan 2008-Page 111.

3) "Libby Hill Business Park Lots 10 11, 12, Gardiner, Kennebec County, Maine" by Maine Coast Surveying, dated November 21, 2007, recorded at the Kennebec County Registry of Deeds in Plan Book 2008-Page 19.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

Kane P. Coffin PLS 1292
an agent of E.S. Coffin Engineering & Surveying, Inc.
No warranty is made to others utilizing this plan for the purpose of further divisions, title certifications, deed descriptions, construction, etc.

THIS PLAN PRELIMINARY WITHOUT SIGNATURE
STATE OF MAINE KANE COFFIN #1292 PROFESSIONAL LAND SURVEYOR

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ENGINEERING SURVEYING
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E.S. COFFIN ENGINEERING & SURVEYING, INC.
432 Cony Road P.O. Box 4687 Augusta, Maine 04330
Ph. (207) 623-9475 Fax (207) 623-0016 Toll Free 1-800-244-9475

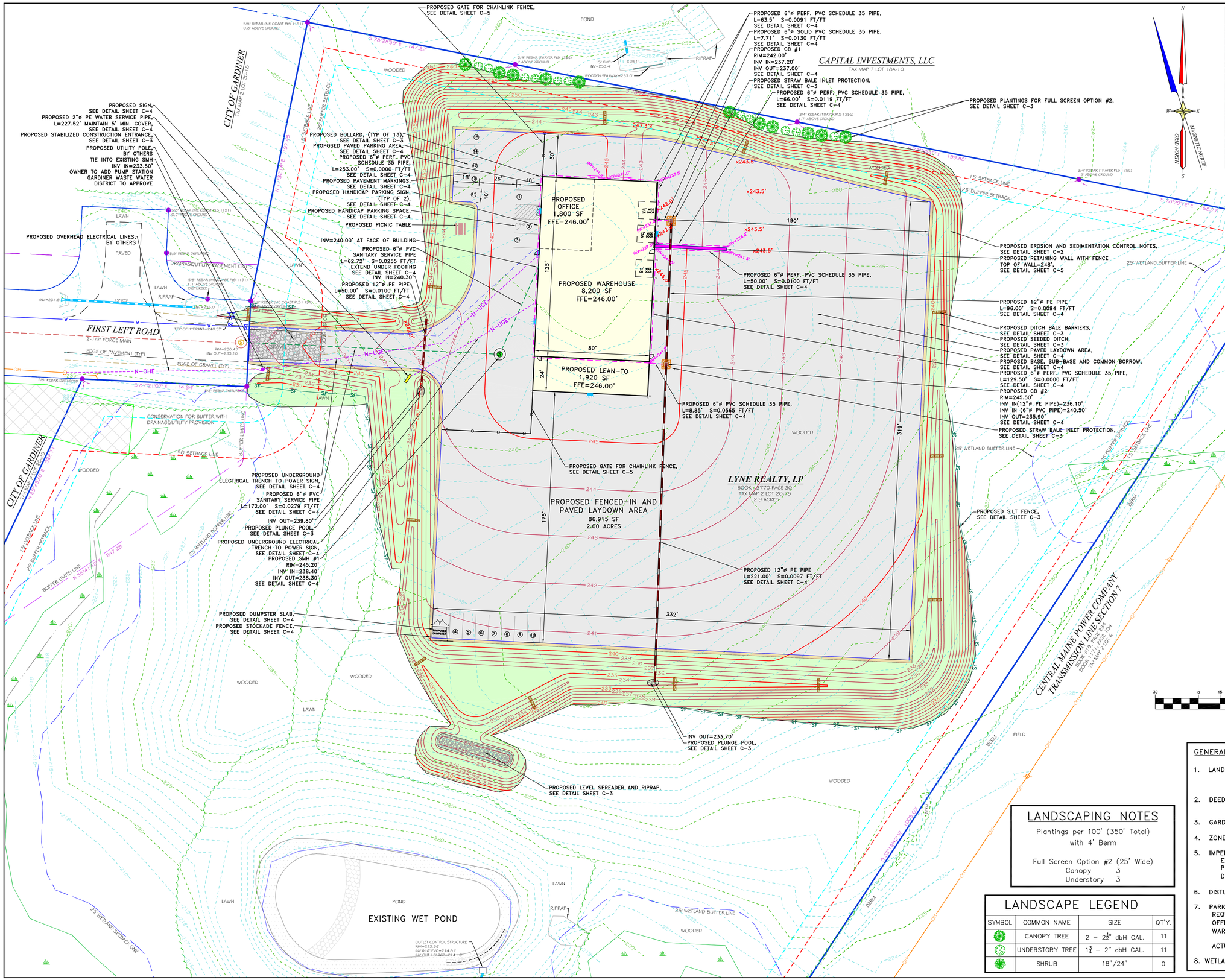
NO.	REVISIONS	DATE

SHEET TITLE: TOPOGRAPHIC SURVEY
SCALE: 1 INCH=50 FEET
DATE: FEBRUARY 03, 2021
DRAWN BY: MJG
CHECKED BY: KPC

CLIENT/PROJECT: PREFERRED PUMP
LYNE REALTY, LP
LOCATION: FIRST LEFT ROAD
TOWN: GARDINER
COUNTY: KENNEBEC
STATE: MAINE

PROJ. NO. 2020-049

TS



LANDSCAPING NOTES

Plantings per 100' (350' Total) with 4' Berm

Full Screen Option #2 (25' Wide)
Canopy 3
Understory 3

LANDSCAPE LEGEND

SYMBOL	COMMON NAME	SIZE	QT'Y.
	CANOPY TREE	2 – 2½" dbH CAL.	11
	UNDERSTORY TREE	1¾ – 2" dbH CAL.	11
	SHRUB	18"/24"	0

GENERAL SITE INFORMATION:

1. LAND OWNER: LYNE REALTY LP
   2201 SCOTT AVENUE
   FORT WORTH, TX 76103
2. DEEDS: KENNEBEC COUNTY REGISTRY OF DEEDS
   BOOK 9125 – PAGE 310
3. GARDINER TAX MAP 2 – LOT 20-19
4. ZONE: PLANNED INDUSTRIAL COMMERCIAL (PIC)
5. IMPERVIOUS AREA:
   EXISTING: 1,325 SF
   PROPOSED: 119,605 SF
   DIFFERENCE: 118,280 SF (2.72 ACRES)
6. DISTURBED AREA: 173,760 SF (3.99 ACRES)
7. PARKING SPACES:
   REQUIRED:
   OFFICE: (1,800 SF) = 6 SPACES
   WAREHOUSE (8,200 SF) = 9 SPACES
   TOTAL = 15 SPACES
   ACTUAL = 15 SPACES
8. WETLAND DISTURBANCES = 0 SF

STATE OF MAINE
JAMES E. COFFIN
8500
LICENSED
PROFESSIONAL ENGINEER

ENGINEERING SURVEYING
E.S. COFFIN
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PH. (207) 623-9475 Fax (207) 623-0016 Toll Free 1-800-244-9475

NO.	REVISIONS	DATE

SHEET TITLE: **SITE PLAN**

SCALE: 1 INCH=30 FEET
DATE: FEBRUARY 03, 2021
DRAWN BY: TGH
CHECKED BY: JEC

CLIENT/PROJECT: **PREFERRED PUMP LYNE REALTY, LP**

LOCATION: FIRST LEFT ROAD
TOWN: GARDINER COUNTY: KENNEBEC STATE: MAINE

PROJ. NO. 2020-049

C-1

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.

1. 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.

2. 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.

3. RIPRAP: PROVIDE RIPRAP IN AREAS WHERE CULVERTS DISCHARGE OR AS SHOWN ON THE PLANS.

4. 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.

5. 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.

6. 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:

1. 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.

2. HAY BALES PLACED AT KEY LOCATIONS TO SUPPLEMENT THE SILT FENCE.

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

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

   (B) AVOID PLACING TEMPORARY STOCKPILES IN AREA WITH SLOPES OVER 10 PERCENT, OR NEAR DRAINAGE SWALES. SEE ITEM 3 IN CONSTRUCTION PHASE NOTES BELOW.

   (C) THE CONTRACTOR MUST STABILIZE SOIL AND FILL STOCKPILES WITHIN 7 DAYS PRIOR TO ANY RAINFALL.

   (D) SURROUND STOCKPILE SOIL WITH SILTATION FENCE AT BASE OF PILE.

4. 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 WTHIN 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.

5. IF WORK IS CONDUCTED BETWEEN OCTOBER 15 AND APRIL 15, ALL DENUDED AREAS ARE TO BE COVERED WITH HAY MULCH, APPLIED AT TWCE 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.

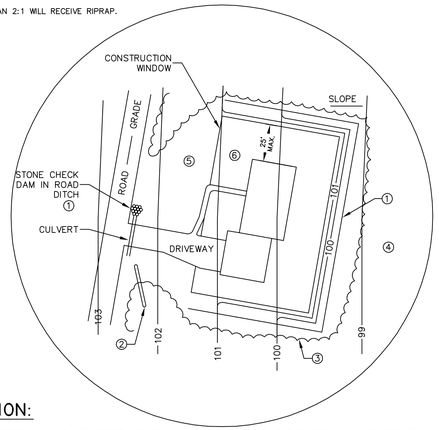
6. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE HAS BEEN STABILIZED OR IN AREAS WHERE PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

PERMANENT EROSION CONTROL MEASURES:

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

1. 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.

2. SLOPES GREATER THAN 2:1 WILL RECEIVE RIPRAP.



INSTALLATION:

1. INSTALL SEDIMENT BARRIERS ON YOUR SITE BEFORE DISTURBING SOILS. SEE THE "SEDIMENT BARRIERS" MEASURE FOR DETAILS ON INSTALLATION AND MAINTENANCE.

2. CONSTRUCT A DIVERSION DITCH TO KEEP UPSLOPE RUNOFF OUT OF WORK AREA.

3. MARK CLEARING LIMITS ON THE SITE TO KEEP EQUIPMENT OUT OF AREAS WITH STEEP SLOPES, CHANNELIZED FLOW, OR ADJACENT SURFACE WATERS AND WETLANDS.

4. PRESERVE BUFFERS BETWEEN THE WORK AREA AND ANY DOWNSTREAM SURFACE WATERS AND WETLANDS. SEE THE "BUFFERS" MEASURE FOR BUFFER PRESERVATION.

5. 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.

6. 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 IMPEDE 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.

1. ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION WILL BE CLEARED AND LEFT IN AN UNTREATED OR UNVEGETATED CONDITION. IF FINAL GRADING, LOAMING AND SEEDING WILL NOT OCCUR WITHIN 7 DAYS, SEE ITEM NO. 4.

2. 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.

3. TOPSOIL WILL BE STOCKPILED WHEN NECESSARY IN AREAS WHICH HAVE MINIMUM POTENTIAL FOR EROSION AND WILL BE KEPT AS FAR AS POSSIBLE FROM THE EXISTING DRAINAGE COURSE. 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:

   (A) 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.

   (B) 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.

   (C) INSTALL SILT FENCE AROUND STOCKPILE AT BASE OF PILE, STOCKPILES TO HAVE SILT FENCE INSTALLED AT TIME ESTABLISHMENT AT BASE OF PILE.

4. DISTURBED AREAS:

   (A) 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.

   (B) 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.

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

6. 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.

7. 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.

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

2. IF FINAL GRADING IS REACHED DURING THE NORMAL GROWING SEASON (4/15 TO 9/15), PERMANENT SEEDING WILL BE DONE AS SPECIFIED BELOW. PRIOR TO SEEDING, LIMESTONE SHALL BE APPLIED AT A RATE OF 138 LBS/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.

3. AN AREA SHALL BE MULCHED IMMEDIATELY AFTER IS HAS BEEN SEEDED. 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.

   (A) 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)

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

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

      3. SEE NOTE 6, GENERAL NOTES, AND NOTE 8, WINTER CONSTRUCTION.

B. 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.

4. 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.

   (A) ONLY UNFROZEN LOAM SHALL BE USED.

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

   (C) WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS/1,000 SQ. FT.) SHALL BE ADDED TO THE PREVIOUSLY NOTED AREAS.

   (D) 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.

   (E) FERTILIZING, SEEDING AND MULCHING SHALL BE APPLIED TO LOAM THE DAY THE LOAM IS SPREAD BY MACHINERY.

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

5. 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:

1. 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.

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

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

EROSION CONTROL DURING WINTER CONSTRUCTION:

1. WINTER CONSTRUCTION PRIOR: NOVEMBER 1 THROUGH APRIL 15.

2. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.

3. 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.

4. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN 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.

5. 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.

6. 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 SEEDED 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.

7. 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.

8. 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%.

9. 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.

10. 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:

1. 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 15T. IF THE CONTRACTOR FAILS TO STABILIZE A DITCH OR CHANNEL TO BE GRASS-LINED BY SEPTEMBER 15T, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE DITCH FOR LATE FALL AND WINTER.

   (A) 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.

   (B) 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.

2. 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.

   (A) 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.

   (B) 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.

   (C) 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.

   (D) 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.

3. 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.

   (A) STABILIZE THE SOIL WITH TEMPORARY VEGETATION: BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1,0000 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.

   (B) 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.

   (C) 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 SOIL.

SITE INSPECTION AND MAINTENANCE:

1. 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 CLEANED, 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.

2. SHORT-TERM SEDIMENTATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAN OUT ALL SWALES AND STRUCTURES PRIOR TO TURNING PROJECT OVER.

3. 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.

STATE OF MAINE
JAMES E. COFFIN
8500
LICENSED
PROFESSIONAL ENGINEER

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SURVEYING
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NO.	REVISIONS	DATE

SHEET TITLE: DETAILS I

SCALE: AS SHOWN

DATE: FEBUARY 03, 2021

DRAWN BY: TGH
CHECKED BY: JEC

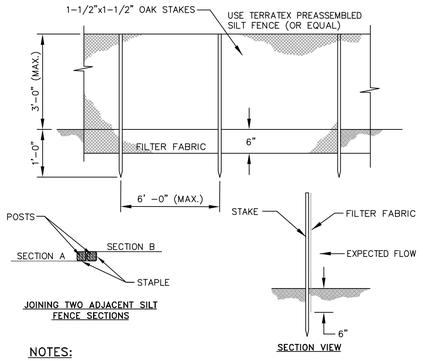
CLIENT/PROJECT: PREFERRED PUMP
LYNE REALITY, LP

LOCATION: FIRST LEFT ROAD

TOWN: GARDINER COUNTY: KENNEBEC STATE: MAINE

PROJ. NO. 2020-112

C-2



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.

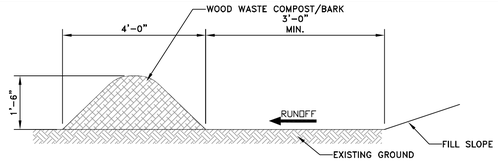
SHOULD THE FABRIC ON A SILT FENCE OF FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

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.

THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

SILT FENCE 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

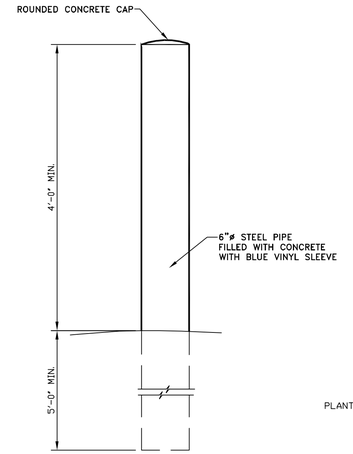
THE COMPOSTED BERM SHALL BE PLACED, UNCOMPACTED, ALONG A RELATIVELY LEVEL CONTOUR.

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



BOLLARD DETAIL

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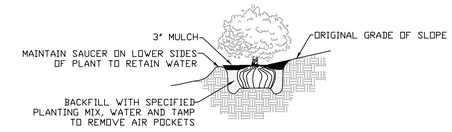
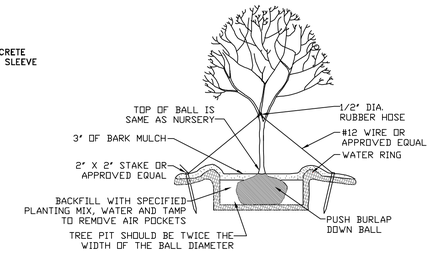


SHRUB PLANTING ON SLOPES

NOT TO SCALE



DECIDUOUS TREE PLANTING

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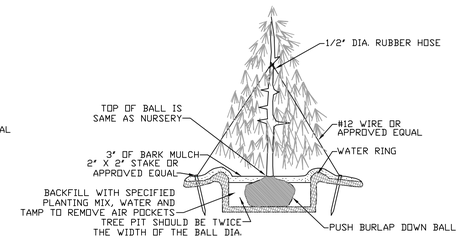
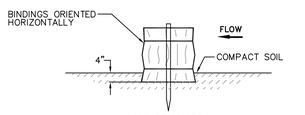


CONIFEROUS TREE PLANTING

NOT TO SCALE

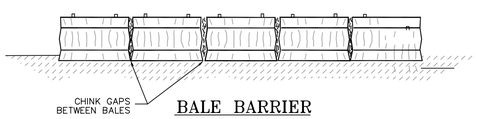


MAINTENANCE

- 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.



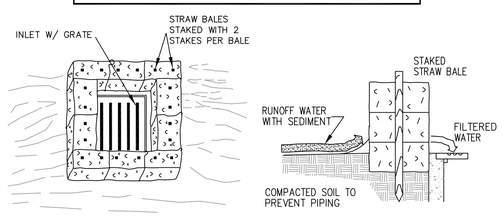
BALE BARRIER

NOT TO SCALE

STRAW BALE INLET NOTE

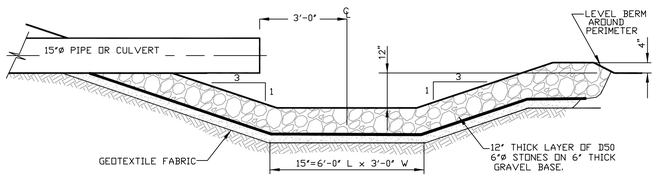
CONSTRUCTION SPECIFICATIONS

1. STRAW BALE INLET STRUCTURE
   - A: BALES SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH BINDINGS ORIENTED AROUND THE SIDE RATHER THAN OVER AND UNDER THE BALES.
   - B: BALES SHALL BE PLACED LENGTHWISE IN A SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
   - C: THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET THE WIDTH OF A BALE TO A MINIMUM DEPTH OF 4 INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
   - D: EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACED BY AT LEAST TWO STAKES OR REBAR DRIVEN THROUGH THE BALE.
   - E: LOOSE STRAW SHALL BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.



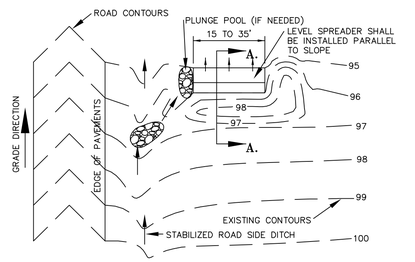
STRAW BALE INLET PROTECTION

NOT TO SCALE



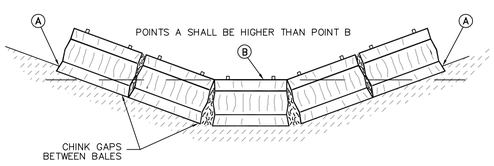
PLUNGE POOL SECTION

NOT TO SCALE



PLAN VIEW

NOT TO SCALE



DITCH BALE BARRIER

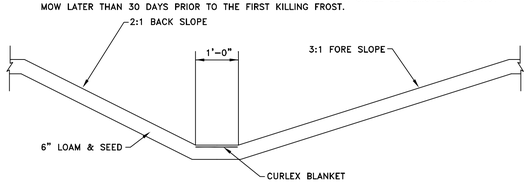
NOT TO SCALE

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.

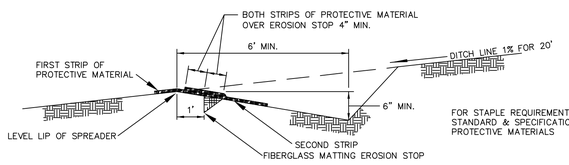
MAINTENANCE

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.



SEEDED DITCH DETAIL

NOT TO SCALE



SECTION A.-A.

NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

1. CONSTRUCT LEVEL LIP ON ZERO PERCENT GRADE TO INSURE UNIFORM SPREADING OF SEDIMENT-FREE RUNOFF (CONVERTING CHANNEL FLOW TO SHEET FLOW).

2. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL (NOT ON FILL).

3. A FIBERGLASS MATTING EROSION STOP SHALL BE PLACED VERTICALLY AND AT LEAST SIX INCHES DEEP IN A SLIT TRENCH ONE FOOT BACK OF THE LEVEL LIP AND PARALLEL WITH THE LIP. THIS EROSION STOP SHALL EXTEND THE ENTIRE LENGTH OF THE LEVEL LIP AND SHALL BE TRIMMED AFTER BACKFILL WITH TAMPED SOIL SO THAT THE UPPER EDGE IS FLUSH WITH THE SOIL SURFACE.

4. THE ENTIRE LEVEL LIP AREA SHALL BE PROTECTED BY PLACING TWO STRIPS OF JUTE OR EXCELSIOR PROTECTIVE MATERIAL AS SHOWN IN DETAIL.

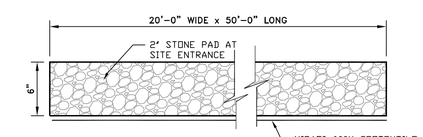
5. THE ENTRANCE CHANNEL SHALL NOT EXCEED A 1% GRADE FOR LEAST 20 FEET BEFORE ENTERING SPREADER.

6. STORM RUNOFF CONVERTED TO SHEET FLOW SHALL OUTLET ONTO STABILIZED AREAS. WATER SHALL NOT BE RECONCENTRATED IMMEDIATELY BELOW THE POINT OF DISCHARGE.

7. PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PROVIDED.

OPEN TYPE LEVEL SPREADER

NOT TO SCALE

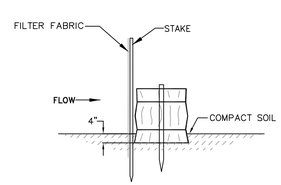


NOTES:

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

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



SECTION VIEW

SILT FENCE/BALE BARRIER DETAIL

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.

STATE OF MAINE JAMES E. COFFIN 8500 LICENSED PROFESSIONAL ENGINEER

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NO.	REVISIONS	DATE

SHEET TITLE: DETAILS II

DRAWN BY: TGH
CHECKED BY: JEC
SCALE: AS SHOWN
DATE: FEBUARY 03, 2021

CLIENT/PROJECT: PREFERRED PUMP LYNE REALTY, LP

LOCATION: FIRST LEFT ROAD
TOWN: GARDINER COUNTY: KENNEBEC STATE: MAINE

PROJ. NO. 2020-112

C-3

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")
1/2 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 KEYED. 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

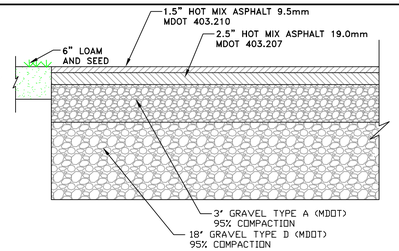
AGGREGATE FOR SUB-BASE SHALL BE TYPE "D" (MDOT). IT SHALL BE FREE FROM VEGETABLE MATTER, LUMPS OR BALLS OF CLAY AND OTHER DELETERIOUS SUBSTANCES.

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.

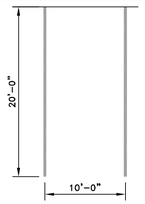
THE MOISTURE CONTENT SHALL BE SUFFICIENT TO PROVIDE THE REQUIRED COMPACTION AND STABLE EMBANKMENT. IN NO CASE SHALL THE MOISTURE CONTENT EXCEED 4 PERCENT ABOVE OPTIMUM.

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.



PAVED PARKING AND DRIVE DETAIL
NOT TO SCALE

UNDERDRAIN DETAIL
NOT TO SCALE



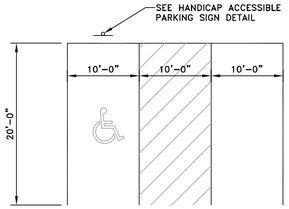
TYPICAL PARKING STALL

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.

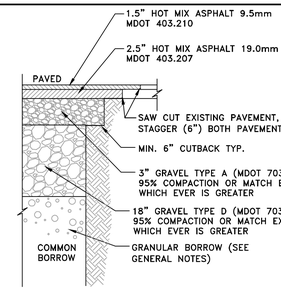
ALL PAVEMENT MARKING LINES SHALL BE 4" SOLID WHITE.

PAVEMENT MARKING DETAIL & SPECIFICATION

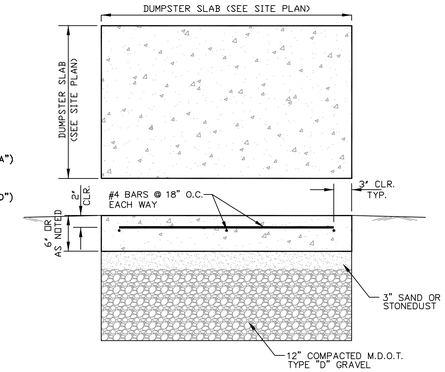


NOTE:
PARKING STALLS ARE 10'x20' AT ALL STALLS.

HANDICAP PARKING DETAIL
NOT TO SCALE

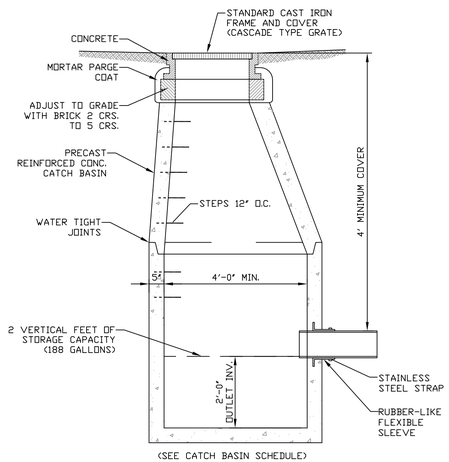


BUTT JOINT DETAIL
NOT TO SCALE

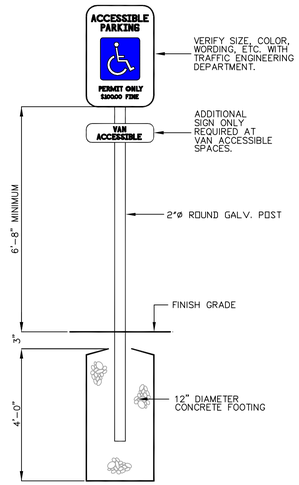


CONCRETE SPECIFICATION:
- 4000 P.S.I.
- 3/4" STONE
- 6% AIR ENTRANEMENT
- SLUMP = 3" ± 1"
- FINE BROOM FINISH

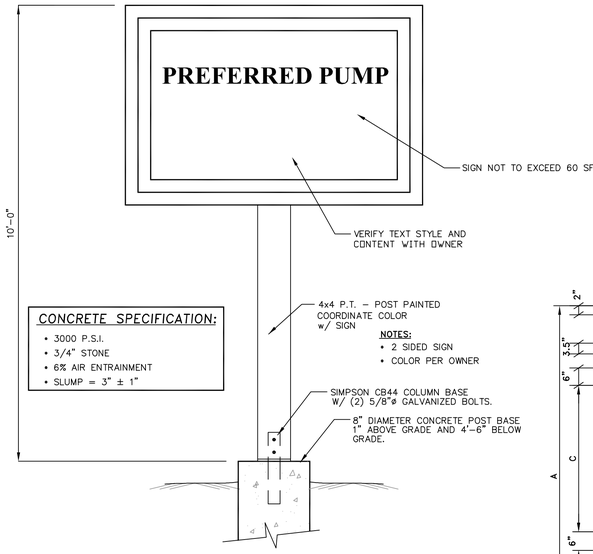
TYPICAL DUMPSTER SLAB DETAIL
NOT TO SCALE



PRECAST CATCH BASIN
NOT TO SCALE



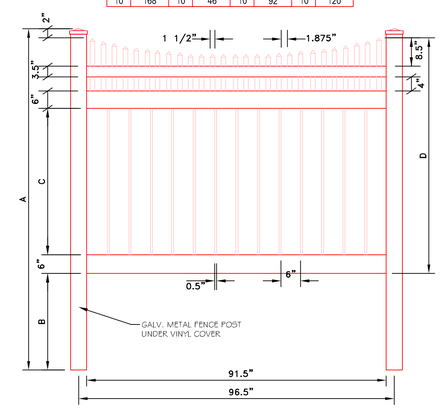
ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



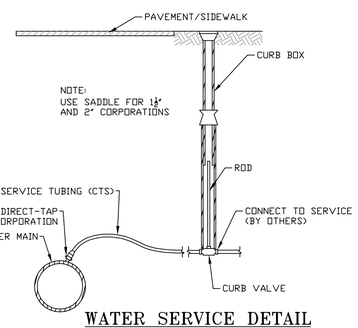
CONCRETE SPECIFICATION:
- 3000 P.S.I.
- 3/4" STONE
- 6% AIR ENTRAINMENT
- SLUMP = 3" ± 1"

SINGLE SIDED ENTRANCE SIGN
NOT TO SCALE

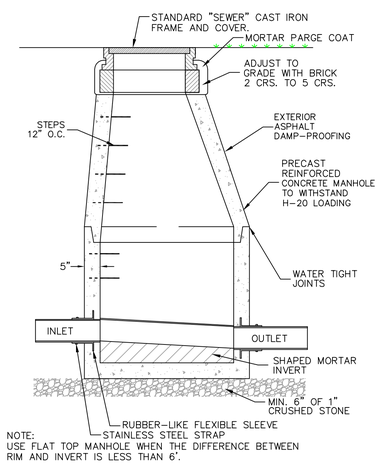
A		B		C		D	
H(FT)	INCHES	H(FT)	INCHES	H(FT)	INCHES	H(FT)	INCHES
3	60	3	22	3	8	3	36
4	84	4	34	4	20	4	48
5	96	5	34	5	32	5	60
6	108	6	34	6	44	6	72
8	144	8	46	8	68	8	96
10	168	10	46	10	92	10	120



VINYL FENCE FRONT ELEVATION
NOT TO SCALE

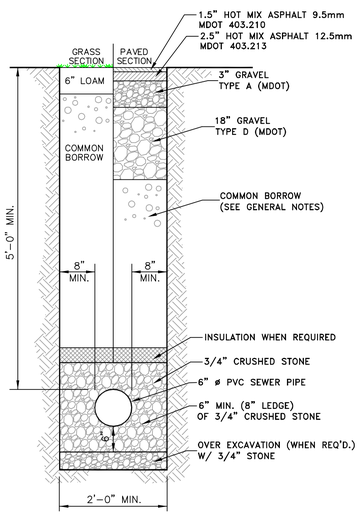


WATER SERVICE DETAIL
NOT TO SCALE

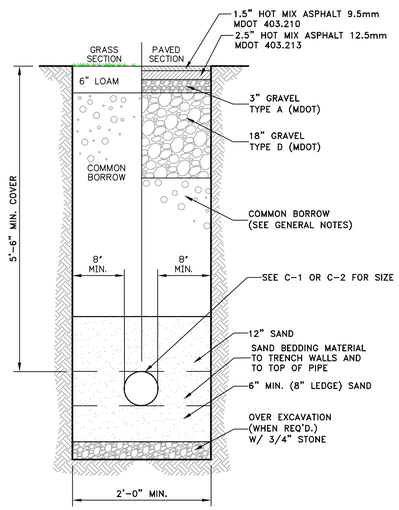


NOTE:
USE FLAT TOP MANHOLE WHEN THE DIFFERENCE BETWEEN RIM AND INVERT IS LESS THAN 6'.

STANDARD PRECAST MANHOLE WITH SANITARY GRAVITY LINE
NOT TO SCALE

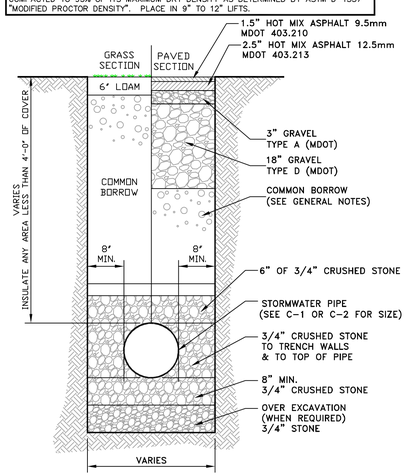


TYPICAL SANITARY TRENCH SECTION
NOT TO SCALE

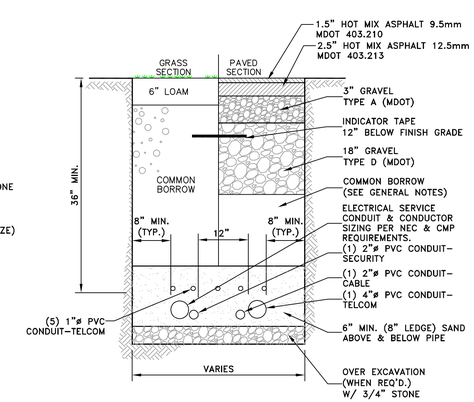


WATER SERVICE TRENCH SECTION
NOT TO SCALE

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 STORMWATER TRENCH SECTION
NOT TO SCALE



TYPICAL ELECTRICAL/SITE LIGHTING TRENCH SECTION
NOT TO SCALE

STATE OF MAINE
JAMES E. COFFIN
8500
LICENSED
PROFESSIONAL ENGINEER

ES COFFIN
ENGINEERING SURVEYING © 2020
E.S. COFFIN ENGINEERING & SURVEYING, INC.
432 Caony Road P.O. Box 4687 Augusta, Maine 04330
Ph. (207) 623-9475 Fax (207) 623-0016 Toll Free 1-800-244-9475

NO.	REVISIONS	DATE

SHEET TITLE: DETAILS III

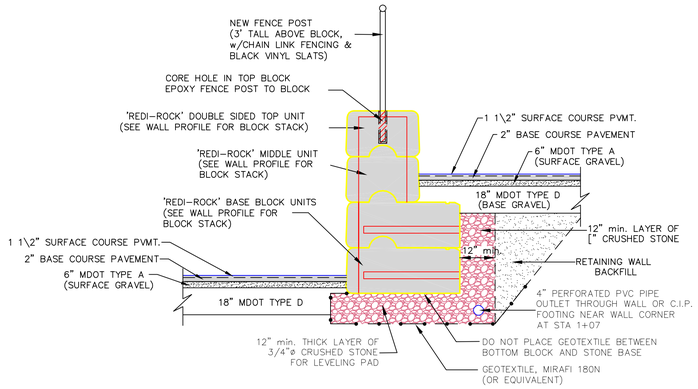
SCALE: AS SHOWN
DATE: FEBUARY 03, 2021
DRAWN BY: TGH
CHECKED BY: JEC

CLIENT/PROJECT: PREFERRED PUMP
LYNE REALTY, LP

LOCATION: FIRST LEFT ROAD
TOWN: GARDINER
COUNTY: KENNEBEC
STATE: MAINE

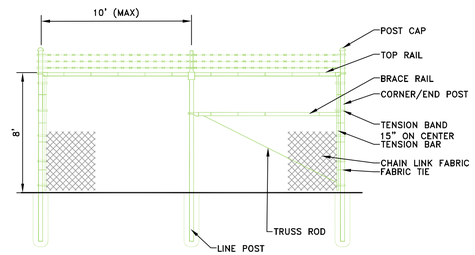
PROJ. NO. 2020-112

C-4



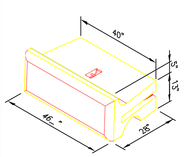
TYPICAL CROSS SECTION

NOT TO SCALE



CHAIN LINK FENCE DETAIL

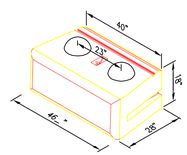
NOT TO SCALE



VOLUME = 8.55 c.f. WEIGHT = 1,223 lbs.

28" TOP BLOCK

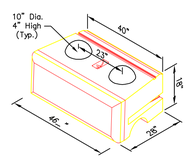
NOT TO SCALE



VOLUME = 12.36 c.f. WEIGHT = 1,768 lbs.

28" BOTTOM BLOCK

NOT TO SCALE



VOLUME = 11.40 c.f. WEIGHT = 1,630 lbs.

28" MIDDLE BLOCK

NOT TO SCALE

GENERAL NOTES

1) IT IS THE RESPONSIBILITY OF THE OWNER, CONTRACTOR OR THEIR RESPECTIVE REPRESENTATIVES TO ENSURE THAT CONSTRUCTION OF THE WALL AND MATERIALS USED IN THE CONSTRUCTION OF THE WALL ARE IN ACCORDANCE WITH THESE SPECIFICATIONS AND/OR THE CONTRACT SPECIFICATIONS WHICH EVER ARE MORE STRINGENT.

2) E.S. COFFIN ENGINEERING & SURVEYING ACCEPTS NO RESPONSIBILITY NOR LIABILITY IN THE DETERMINATION OF THE ADEQUACY OF SITE MATERIALS AND WALL LAYOUT.

3) PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY THAT ALL ELEVATIONS AND ASSUMED SITE CONDITIONS SHOWN ON THESE DRAWINGS ARE ACCURATE TO THE GIVEN SITE CONDITIONS. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF S.G.S. PRIOR TO THE START OF CONSTRUCTION.

4) THE WALL HAS BEEN DESIGNED ON THE ASSUMPTION THAT THE WALL BACKFILL MATERIAL SHALL BE FREE OF SUBSURFACE DRAINAGE OR WATER (SEEPAGE). PERMANENT SUBSURFACE WATER (SEEPAGE) COLLECTION AND DIVERSION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR OWNERS ENGINEER (SEE RECOMMENDED TYPICAL DETAILS).

5) DURING CONSTRUCTION BEFORE RAIN EVENTS, BACKFILL SURFACE SHALL BE GRADED AWAY FROM THE WALL FACE AND A TEMPORARY SOIL BERM CONSTRUCTED NEAR THE TOP CREST TO PREVENT SURFACE WATER RUNOFF FROM OVERTOPPING THE WALL. PROVIDE PRECAUTIONS AS NECESSARY TO ENSURE THAT SURFACE RUN OFF FROM ADJACENT AREAS DOES NOT ENTER THE WALL CONSTRUCTION SITE. DURING CONSTRUCTION BEFORE RAIN EVENTS, BACKFILL SURFACE SHALL BE SMOOTHED OUT TO PREVENT PONDING OF WATER AND SATURATION OF SOIL.

6) THE REDI-ROCK WALL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER AND THE INFORMATION FURNISHED ON THESE DRAWINGS.

7) FOUNDATION EXCAVATION SHALL EXTEND TO COMPETENT SOIL. (UNLESS NOTED OTHERWISE) ALL EXISTING TOPSOIL, LOOSE MATERIAL, FILL, ORGANIC SOIL AND OTHER SOFT OR UNSTABLE FOUNDATION SOILS SHALL BE REMOVED FROM THE AREA TO BE OCCUPIED BY THE WALL AND REPLACED WITH 3/4"ø CRUSHED STONE. REMOVE UNSUITABLE FOUNDATION SOILS TO THE LATERAL LIMITS EXTENDING BEYOND THE WALL A DISTANCE EQUAL TO THE DEPTH OF FILL REQUIRED BELOW THE WALL PLUS (1) ONE FOOT.

8) UPON COMPLETION OF THE EXCAVATION, THE NATURAL SUBGRADE SHALL BE COMPACTED USING A VIBRATORY ROLLER AND MAKING A MINIMUM OF 5 PASSES.

9) INSTALL A 12" (MINIMUM THICK) LAYER OF COMPACTED ¼" CRUSHED STONE FOR BLOCK WALL LEVELING PAD OR CONCRETE FOOTING. EXTEND LEVELING PAD 6" HORIZONTALLY IN ALL DIRECTIONS BEYOND LIMITS OF THE PRECAST BLOCK WALL.

10) INSTALL THE BASE COURSE OF BLOCKS ON THE PREPARED FOUNDATION LEVELING PAD. LEVELING PAD MATERIAL VARIES ACCORDING TO SECTION AND PLAN/PROFILE. ENSURE THAT THE BASE COURSE IS LEVEL SIDE TO SIDE AND PLUMB. ADJUST BLOCKS AS REQUIRED TO PROVIDE A STRAIGHT AND LEVEL BASE COURSE.

MATERIAL SPECIFICATIONS

INSTALL 3/4"ø DRAINAGE STONE AND WALL BACKFILL SOIL BEHIND THE WALL. COMPACT WALL BACKFILL IN LIFTS NOT EXCEEDING 18".

SWEEP OFF TOP OF BLOCKS AND GRIND SMOOTH ANY ROUGH EDGES ON THE BACK OF THE BLOCKS TO AVOID DAMAGE TO GEOGRID.

CONTRACTOR SHALL TAKE PRECAUTIONS DURING THE INSTALLATION AND COMPACTION OF THE DRAINAGE AND BACKFILL MATERIAL TO ENSURE THAT WALL BACKFILL DOES NOT CONTAMINATE THE DRAINAGE STONE DIRECTLY BEHIND THE WALL. REMOVE AND REPLACE ANY AREAS OF DRAINAGE MATERIAL THAT INADVERTENTLY BECOMES CONTAMINATED DURING THE BACKFILLING OPERATION.

CONTINUE PLACEMENT OF BLOCK WALL, DRAINAGE AGGREGATE AND WALL BACKFILL SOIL TO FULL HEIGHT OF WALL MAINTAINING HORIZONTAL AND VERTICAL ALIGNMENT DURING CONSTRUCTION. USE SMALL VIBRATORY PLATE COMPACTOR WITHIN 3' OF THE BACK OF THE WALL.

3/4"ø DRAINAGE STONE SHALL BE CLEAN ANGULAR CRUSHED STONE MEETING THE FOLLOWING GRADATION AS DETERMINED IN ACCORDANCE WITH ASTM D422.

SIEVE SIZE	PERCENT PASSING
1"	100
1/4"	90 – 100
3/8"	20 – 55
No. 4	0 –10
No. 8	0 – 5

WALL BACKFILL SHALL BE A FREE DRAINING, WELL GRADED GRANULAR MATERIAL MEETING THE FOLLOWING GRADATION (REFERENCE MDOT 703.22, GRAVEL BORROW).

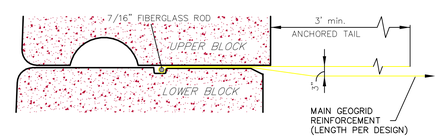
SIEVE SIZE	PERCENT PASSING
4"	100
1/4"	25 – 70
No. 40	0 – 30
No. 200	0 – 5

BLOCKS SHALL BE 28", 41" AND 60" REDI-ROCK, UNDER LICENSE OF REDI-ROCK INTERNATIONAL, VERTICAL BATTER. COLOR AND FACING TO BE SELECTED BY OWNER BASED ON SAMPLES PROVIDED BY MANUFACTURER. SETBACK SHALL BE 0.01 INCHES PER BLOCK.

THE FOLLOWING ASSUMPTIONS WERE USED IN THE DESIGN:
A) SLOPE AT TOP OF WALL IS LEVEL.
B) MINIMUM DESIGN EMBEDMENT AT WALL FACE VARIES
C) SOIL PROPERTIES:
FOUNDATION SOIL: NATIVE, UNIT WEIGHT = 125 pcf, phi = 30°
RETAINED SOIL: NATIVE, UNIT WEIGHT = 130 pcf, phi = 34°
D) LIVE LOAD SURCHARGE = 250 psf
E) GROUNDWATER AT OR BELOW BASE OF WALL.
F) SEISMIC DESIGN COEFFICIENT = 0.08
G) MAXIMUM CONTACT PRESSURE = 3,500 psf

GEOTEXTILE SHALL CONSIST OF MIRAFI 180N OR EQUIVALENT.

CONCRETE FOR WALL BASE FOOTINGS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000psi AND BE AIR ENTRAINED AS REQUIRED TO PROVIDE AN AIR CONTENT OF 5% (;1%).



GEOGRID TO BLOCK CONNECTION DETAIL

NOT TO SCALE

STATE OF MAINE
JAMES E. COFFIN
8500
LICENSED
PROFESSIONAL ENGINEER

ENGINEERING
E.S. COFFIN
SURVEYING
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E.S. COFFIN ENGINEERING & SURVEYING, INC.
432 Cony Road P.O. Box 4687 Augusta, Maine 04330
Ph. (207) 623-9475 Fax (207) 623-0016 Toll Free 1-800-244-9475

NO.	REVISIONS	DATE

SHEET TITLE: DETAILS IV

SCALE: AS SHOWN
DRAWN BY: TGH
CHECKED BY: JEC
DATE: FEBUARY 03, 2021

CLIENT/PROJECT: PREFERRED PUMP
LYNE REALTY, LP

LOCATION: FIRST LEFT ROAD
TOWN: GARDINER COUNTY: KENNEBEC STATE: MAINE

PROJ. NO. 2020-112

C-5

WINDOW SCHEDULE

NO.	QUANTITY	UNIT DIMENSION	TYPE	FRAME
A	14	3'-0" x 5'-0"	DOUBLE HUNG	VINYL
B	1	6'-0" x 4'-0"	INTERIOR PICTURE 90-MIN. FIRE RATED	METAL
C	1	6'-0" x 4'-0"	INTERIOR PICTURE	WOOD
D	1	3'-0" x 4'-0"	INTERIOR SLIDER	WOOD

DOOR SCHEDULE

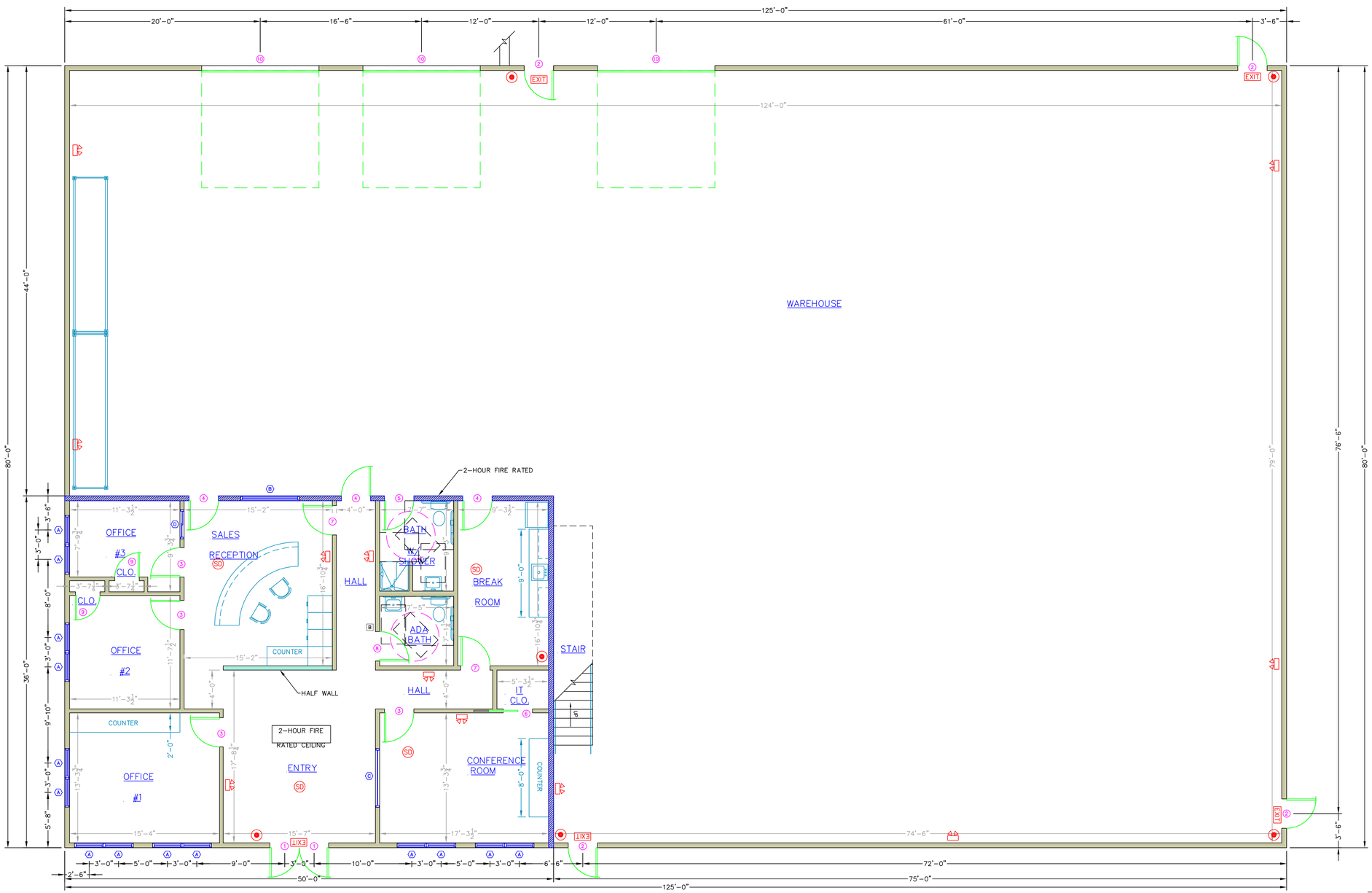
NO.	QUANTITY	SIZE	TYPE	FRAME	REMARKS
1	2	3'-0" x 7'-0"	FULL GLASS STOREFRONT	METAL	HINGES, PUSH BAR, D-RING PULL HANDLE, CLOSER, ENTRY LOCKSET, ADA THRESHOLD
2	4	3'-0" x 7'-0"	METAL INSULATED	METAL	HINGES, LEVER HARDWARE, CLOSER, ENTRY LOCKSET, VISION PANEL, ADA THRESHOLD
3	3	3'-0" x 6'-8"	SOLID WOOD	WOOD	HINGES, LEVER HARDWARE, ENTRY LOCKSET
4	3	3'-0" x 7'-0"	METAL INSULATED FIRE RATED	METAL	HINGES, LEVER HARDWARE, CLOSER, PASSAGE LOCKSET, VISION PANEL, 90 MIN. FIRE RATED
5	1	3'-0" x 7'-0"	METAL INSULATED FIRE RATED	METAL	HINGES, LEVER HARDWARE, CLOSER, PRIVACY LOCKSET, VISION PANEL, 90 MIN. FIRE RATED
6	1	3'-0" x 6'-8"	SOLID WOOD POCKET DOOR	WOOD	TRACK, THUMB LOCK
7	2	3'-0" x 6'-8"	SOLID WOOD	WOOD	HINGES, LEVER HARDWARE, PASSAGE LOCKSET
8	1	3'-0" x 6'-8"	SOLID WOOD	WOOD	HINGES, LEVER HARDWARE, PRIVACY LOCKSET
9	2	2'-6" x 6'-8"	SOLID WOOD	WOOD	HINGES, LEVER HARDWARE, ENTRY LOCKSET
10	3	12'-0" x 12'-0"	OVERHEAD INSULATED	N/A	TRACK, AUTOMATIC OPENER

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 2015 USE GROUP: SEPARATED USE
   BUSINESS (B)
   STORAGE (S)
5. 2018 NFPA LIFE SAFETY OCCUPANCY:
   BUSINESS
   STORAGE
6. CONSTRUCTION TYPE: TYPE II B (UNPROTECTED)

LEGEND

- PROPOSED WALL
- 1-HR. FIRE RATED WALL
- 2-HR. FIRE RATED WALL
- EXIT SIGN
- EMERGENCY LIGHTING
- SMOKE DETECTOR
- FIRE EXTINGUISHER
- BRAILLE SIGNAGE



FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

STATE OF MAINE
JAMES E COFFIN 8500
LICENSED PROFESSIONAL ENGINEER

E.S. COFFIN ENGINEERING & SURVEYING
432 Corn Road P.O. Box 4687 Augusta, Maine 04330
Ph. (207) 623-9475 Fax (207) 623-0016 Toll Free 1-800-244-9475
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NO.	REVISIONS	DATE

SHEET TITLE: FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

DATE: JANUARY 26, 2021

DRAWN BY: CSC
CHECKED BY: JEC

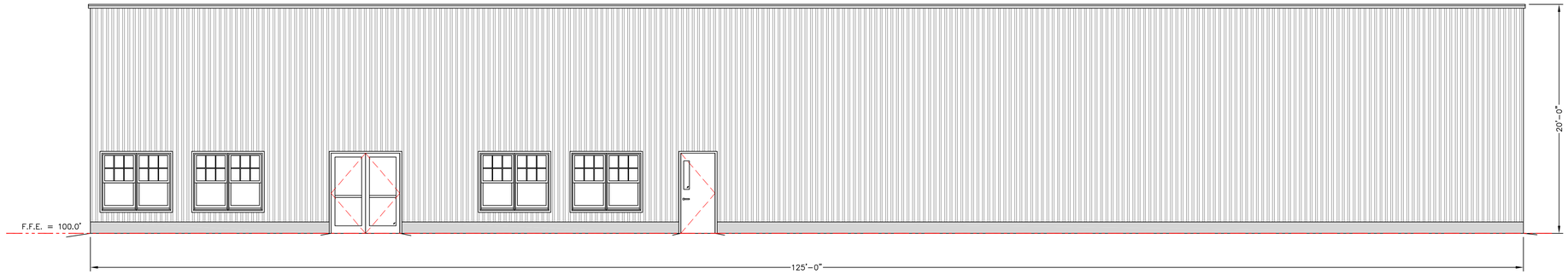
CLIENT & PROJECT: PREFERRED PUMP LYNE REALTY, LP

LOCATION: FIRST LEFT ROAD

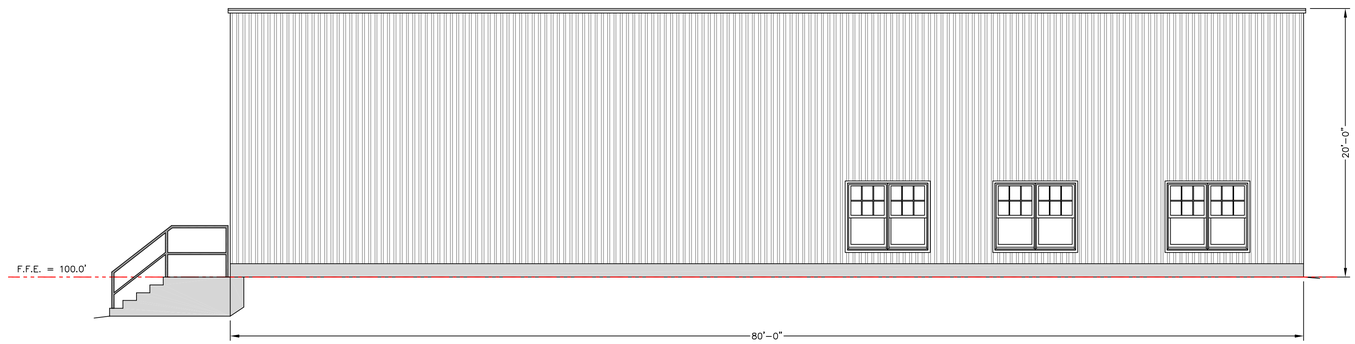
TOWN: GARDINER COUNTY: KENNEBEC STATE: MAINE

PROJ. NO. 2020-112

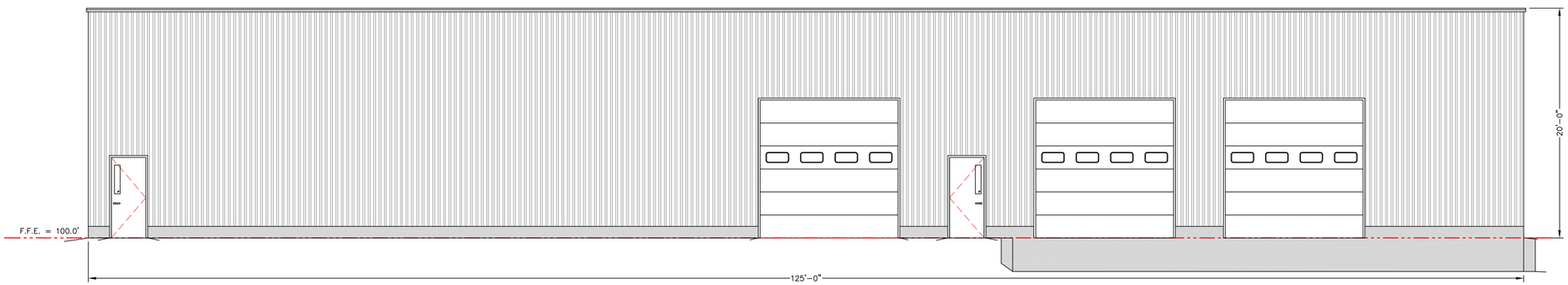
A-1



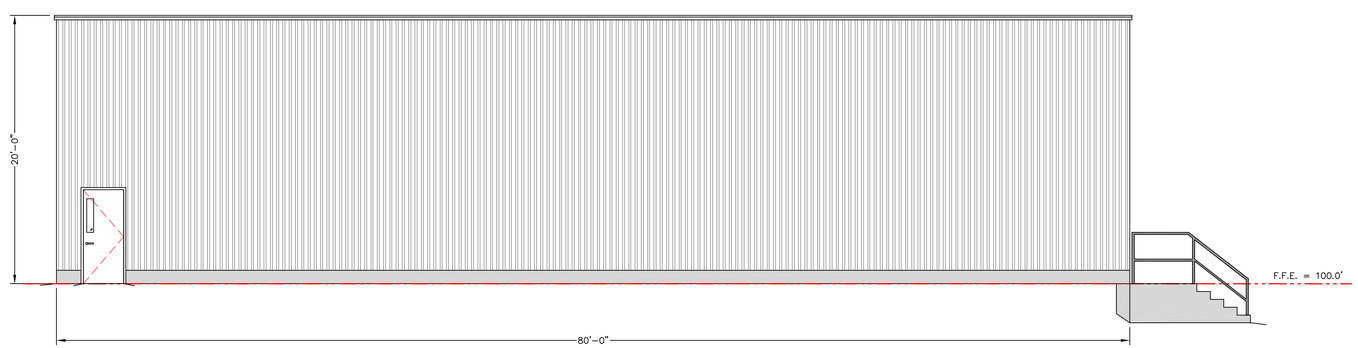
FRONT ELEVATION
SCALE 1/4" = 1'-0"



LEFT ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"



RIGHT ELEVATION
SCALE 1/4" = 1'-0"

STATE OF MAINE
JAMES E COFFIN 8500
LICENSED PROFESSIONAL ENGINEER

E.S. COFFIN ENGINEERING & SURVEYING
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E.S. COFFIN ENGINEERING & SURVEYING, INC.
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NO.	REVISIONS	DATE

SHEET TITLE: **ELEVATIONS**

SCALE: 1/4" = 1'-0"

DRAWN BY: CSC
CHECKED BY: JEC

DATE: JANUARY 26, 2021

CLIENT & PROJECT: **PREFERRED PUMP LYNE REALTY, LP**

LOCATION: FIRST LEFT ROAD

TOWN: GARDINER COUNTY: KENNEBEC STATE: MAINE

PROJ. NO. 2020-112

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