

Legend:

- MONUMENT FOUND
- IRON PIPE OR ROD FOUND
- ⊗ WATER VALVE
- ⊕ UTILITY POLE
- ⊙ MANHOLE
- ⊗ CATCH BASIN
- ⊕ LIGHT POLE
- ⊗ SIGN
- ⊕ ELECTRIC METER
- ⊗ CAPPED IRON ROD SET
- N/F NOW OR FORMERLY
- 000/000 DEED BOOK/PAGE
- CONC. CONCRETE
- IPF/IRF IRON PIPE OR ROD FOUND
- P.O.B. POINT OF BEGINNING
- CURB
- OVERHEAD WIRES
- GUARDRAIL
- 1' CONTOUR
- UGE UNDERGROUND ELECTRIC
- G GAS LINE
- W WATER LINE
- S SANITARY SEWER
- UGC FP UNDERGROUND COMMUNICATION FAIRPOINT COMMUNICATIONS
- ⚠ POSSIBLE ENCROACHMENT
- Ⓢ SCHEDULE B EXCEPTION

Legal Description

REAL PROPERTY IN THE CITY OF WATERVILLE, COUNTY OF KENNEBEC, STATE OF MAINE, DESCRIBED AS FOLLOWS:

COMMENCING IN THE EASTERLY LINE OF MAIN STREET AT A POINT 295.14 FEET SOUTHERLY OF THE INTERSECTION OF ARMORY ROAD AND MAIN STREET AND BEING THE SOUTHWESTERLY CORNER OF THE PROPERTY OWNED BY ROBERT M. THOMPSON, ET AL, FORMERLY MICHAEL SHEREMETS;
 THENCE NORTH 85° 50' EAST 369 FEET, MORE OR LESS, TO AN ANGLE, BEING THE SOUTHEASTERLY CORNER OF PROPERTY OF SAID THOMPSON;
 THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHEASTERLY LINES OF SAID THOMPSON 52 FEET, MORE OR LESS, TO SOUTHERLY LINE OF ARMORY ROAD;
 THENCE SOUTHEASTERLY 40 FEET ALONG ARMORY ROAD TO THE WESTERLY LINE OF OTHER PROPERTY OF SAID THOMPSON;
 THENCE SOUTHWESTERLY IN THE NORTHWESTERLY LINE OF THOMPSON 28 FEET, MORE OR LESS, TO AN ANGLE;
 THENCE SOUTHERLY IN THE WESTERLY LINE OF SAID THOMPSON 200 FEET TO PROPERTY NOW OWNED BY GUY GANNETT PUBLISHING CO.
 THENCE TURNING TO THE RIGHT TO FORM AN INTERIOR ANGLE OF 90° AND PROCEEDING SOUTH 85° 50' WEST 400 FEET ALONG THE NORTHERLY LINE OF SAID GUY GANNETT PUBLISHING CO. TO THE EASTERLY LINE OF MAIN STREET;
 THENCE TURNING TO THE RIGHT TO FORM AN INTERIOR ANGLE OF 94° 28' AND RUNNING NORTHERLY IN THE EASTERLY LINE OF MAIN STREET 115.20 FEET TO A STONE BOUND AND CONTINUING IN THE SAME DIRECTION ALONG MAIN STREET 84.80 FEET TO THE POINT OF BEGINNING.

THIS PARCEL IS DIAGRAMMED AS "PARCEL THREE" ON PLAN OF R.G. KNOWLTON, C.E. DATED NOVEMBER 17, 1964 ENTITLED "PROPERTY OF N.P. SAPORITA" AS REVISED MARCH 3 AND 8, 1965.

EXCEPTING AND RESERVING FROM THE ABOVE PARCEL IS A CERTAIN LOT OR PARCEL OF LAND WITH THE BUILDING THEREON, SITUATED IN THE CITY OF WATERVILLE, COUNTY OF KENNEBEC, STATE OF MAINE, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A STEEL PIPE ON THE EASTERLY RIGHT OF WAY LINE OF NORTH MAIN STREET (S.H.C. FILE -111), SAID PIPE BEING SOUTHERLY, 115' ALONG THE SAID EASTERLY RIGHT OF WAY LINE FROM AN IRON ROD MARKING THE SOUTHWESTERLY CORNER OF THE LAND OF ROBERT M. THOMPSON THENCE N 85° 50' E, 150' BY LAND RETAINED BY THE BANK OF MAINE, N.A. TO A STEEL PIPE; THENCE S 9° 20' E, 85' BY LAND RETAINED BY BANK OF MAINE, N.A. TO A STEEL PIPE ON THE NORTHERLY LINE OF LAND OF THE GANNETT PUBLISHING COMPANY, SAID PIPE BEING S 85° 50' W, 247' FROM AN IRON ROD AT THE SOUTHEASTERLY CORNER OF LAND OF THE BANK OF MAINE, N.A.; THENCE S 85° 50' W, 152' BY LAND SAID GANNETT COMPANY TO STEEL PIPE ON SAID STREET RIGHT OF WAY LINE; THENCE NORTHERLY, 85' ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

ALSO, EXCEPTING AND RESERVING FROM THE ABOVE PREMISES IS A CERTAIN LOT OR PARCEL OF LAND IN THE CITY OF WATERVILLE, COUNTY OF KENNEBEC AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STEEL PIPE ON THE SOUTHERLY LINE OF LAND NOW OR FORMERLY OF ROBERT M. THOMPSON SAID PIPE BEING N 85 DEGREES 50 MINUTES E ON HUNDRED EIGHTY (180) FEET FROM AN IRON ROD ON THE EASTERLY RIGHT OF WAY LINE OF NORTH MAIN STREET (SCH FILE 6-111) WHICH ROD MARKS THE SOUTHWESTERLY CORNER OF LAND OF SAID THOMPSON; THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF MAIN STREET EAST TWENTY AND ONE TENTH (E 20.10') FEET ALONG THE EASTERLY LINE OF PROPERTY RETAINED BY BANK OF MAINE, N.A.; THENCE N 85 DEGREES 50 MINUTES E (MAINTAINING A DISTANCE OF 20 FEET MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID ROBERT M. THOMPSON) ONE HUNDRED SEVENTY-FOUR AND SIXTY-EIGHT HUNDRED (174.58) FEET; THENCE N 27 DEGREES 30 MINUTES E TWENTY THREE AND FIVE TENTHS (23.50) FEET TO AN IRON PIPE AT SAID THOMPSON'S SOUTHEASTERLY CORNER;
 THENCE S 85 DEGREES 50 MINUTES W IN THE SOUTHERLY LINE OF SAID THOMPSON ONE HUNDRED EIGHTY NINE (189) FEET TO THE POINT OF BEGINNING.

ALSO, EXCEPTING ANOTHER LOT OR PARCEL OF LAND WITH BUILDINGS THEREON BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHICH IS FORTY AND TWO TENTHS (40.20) FEET SOUTHERLY ALONG A LINE PARALLEL WITH THE EAST LINE OF MAIN STREET OF THE STEEL PIPE MARKING THE BEGINNING POINT IN THE PARCEL FIRST ABOVE DESCRIBED; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE EAST LINE OF MAIN STREET AND ONE HUNDRED EIGHTY (180) FEET EASTERLY THEREOF SEVENTY-FIVE AND EIGHT TENTHS (75.8) FEET, MORE OR LESS, ALONG THE EASTERLY LINE OF PROPERTY RETAINED BY BANK OF MAINE, N.A. TO A STEEL PIPE; THENCE S 85 DEGREES 50 MINUTES W THIRTY (30) FEET BY THE SOUTHERLY LINE OF SAID BANK OF MAINE, N.A.'S RETAINED PROPERTY TO A STEEL PIPE IN THE NORTHEASTERLY CORNER OF PROPERTY NOW OR FORMERLY OWNED BY BENJAMIN AND MARION HAINS; THENCE SOUTHERLY IN THE EASTERLY LINE OF SAID HAINS ALONG A LINE PARALLEL WITH THE EAST LINE OF MAIN STREET AND ONE HUNDRED FIFTY (150) FEET EASTERLY THEREOF EIGHTY-FIVE (85) FEET TO A STEEL PIPE IN THE NORTHERLY LINE OF LAND NOW OR FORMERLY OF GANNETT PUBLISHING COMPANY; THENCE N 85 DEGREES 50 MINUTES E TWO HUNDRED FORTY-SEVEN (247) FEET, MORE OR LESS, BY LAND OF SAID GANNETT PUBLISHING COMPANY TO AN IRON ROD IN THE WESTERLY LINE OF OTHER LAND OF SAID THOMPSON; THENCE TURNING AN INTERIOR ANGLE TO THE LEFT OF 90 DEGREES AND RUNNING NORTHERLY BY SAID THOMPSON TWO HUNDRED (200) FEET TO A POINT TWENTY-EIGHT (28) FEET SOUTHWESTERLY OF AN IRON ROD IN THE SOUTHERLY LINE OF SAID ARMORY ROAD; THENCE S 27 DEGREES 30 MINUTES W FORTY-SIX AND THIRTY TWO HUNDRETHS (46.32) FEET IN THE SOUTHEASTERLY LINE OF PROPERTY RETAINED BY BANK OF MAINE, N.A. AND CONSTITUTING A RIGHT OF WAY; THENCE S 85 DEGREES 50 MINUTES W IN THE SOUTHERLY LINE OF LAND RETAINED BY BANK OF MAINE, N.A. AND CONSTITUTING A RIGHT OF WAY TWO HUNDRED SEVEN AND THIRTY-SIX HUNDRETHS (207.36) FEET TO THE POINT OF BEGINNING.

Utility Note:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

Possible Encroachments:

- ⚠ STRIPING ENCROACHING ONTO ADJUTING LOT 4.5'±
- ⚠ "SHERWIN WILLIAMS" SIGN ON TO LOCUS
- ⚠ APPARENT ENCROACHMENT OF ACCESS TO "SHERWIN WILLIAMS" AND "LIBERTY TAX" ACROSS LOCUS

Flood Zone Note:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230070 002C, WHICH BEARS AN EFFECTIVE DATE OF MAY 7, 2001 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

Plan References:

1. "ALTA/ACSM LAND TITLE SURVEY PREPARED FOR: BANK OF AMERICA, 345 MAIN STREET, WATERVILLE, MAINE, 80A MAIN STREET, WATERVILLE, MAINE" DATED MARCH 24, 2015, REVISED THROUGH MAY 14, 2015 BY COMMERCIAL DUE DILIGENCE SERVICES

Zoning Information:

NONE PROVIDED BY TITLE INSURER

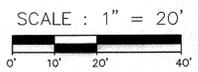
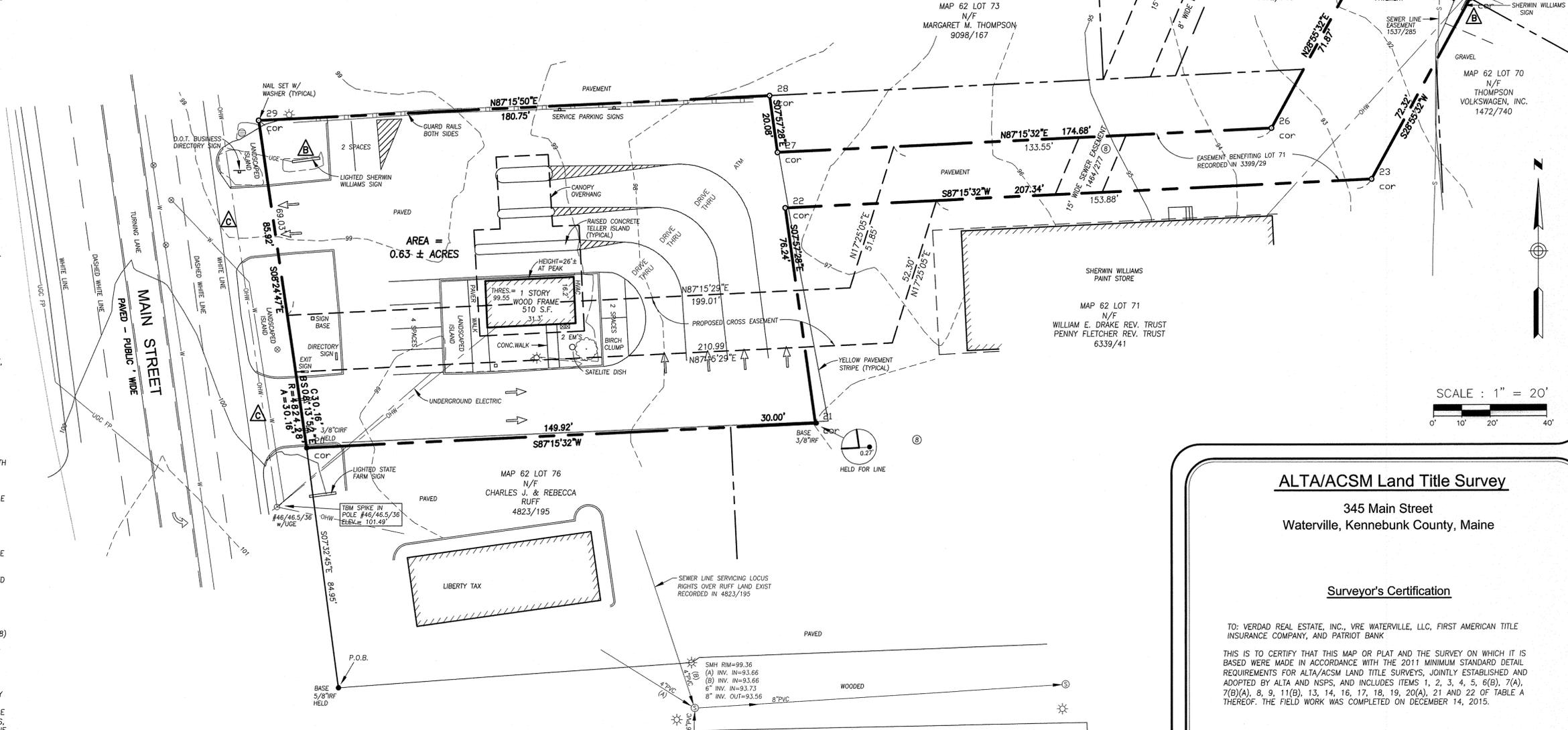
Schedule B Section 2 Exceptions:

FIRST AMERICAN TITLE INSURANCE COMPANY
 COMMITMENT NO. NCS-401470-371-KCTY
 EFFECTIVE DATE MARCH 9, 2015

1-6. NON SURVEY ITEMS.

7. INTENTIONALLY DELETED

8. RIGHTS AND EASEMENTS CONVEYED IN A DEED FROM NICHOLAS P. SAPORITA AND MARJORIE V. SAPORITA TO MICHAEL SHEREMETA DATED APRIL 4, 1968, RECORDED IN KENNEBEC COUNTY REGISTRY OF DEEDS IN BOOK 1464, PAGE 277, AND SUBJECT TO AND WITH THE BENEFIT OF THE RIGHTS AND EASEMENTS RESERVED IN SAID DEED. - AS SHOWN.



Survey Description:

A CERTAIN PARCEL OF LAND, WITH THE IMPROVEMENTS THEREON, ON THE EASTERLY SIDE OF MAIN STREET AND RUNNING EASTERLY TO ARMORY ROAD IN WATERVILLE, COUNTY OF KENNEBEC, STATE OF MAINE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SURVEY PIN FOUND FLUSH ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID MAIN STREET AT A POINT 84.95 FEET NORTHERLY ALONG SAID LINE FROM AN IRON ROD FOUND AT THE SOUTHWESTERLY CORNER OF THE PARCEL DESCRIBED IN A DEED RECORDED IN THE REGISTRY OF DEEDS FOR SAID COUNTY IN BOOK 1370, PAGE 8, SAID PIN MARKING THE NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF RUFF AS DESCRIBED IN BOOK 4823, PAGE 195;
 THENCE N 87° 15' 32" E ALONG SAID LAND OF RUFF A DISTANCE FO 149.92 FEET TO THE NORTHEASTERLY CORNER OF SAID LAND, AT LAND NOW OR FORMERLY OF DRAKE TRUST (BOOK 6339, PAGE 41) AND FLETCHER TRUST (BOOK 6387, PAGE 87);
 THENCE CONTINUING N 87° 15' 32" E ALONG SAID LAND OF SAID TRUSTS A DISTANCE OF 30.00 FEET TO THE BASE OF A REBAR FOUND;
 THENCE N 07° 57' 28" W ALONG SAID LAND OF TRUSTS A DISTANCE OF 76.24 FEET TO A POINT;
 THENCE N 87° 15' 32" E ALONG SAID LAND OF TRUSTS A DISTANCE OF 207.34 FEET TO A POINT;
 THENCE N 28° 55' 32" E ALONG SAID LAND OF SAID TRUSTS AND LAND OR FORMERLY OF THOMPSON VOLKSWAGEN, INC. (BOOK 1472, PAGE 740) A TOTAL DISTANCE OF 72.32 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID ARMORY ROAD AS A RESULT OF A TAKING BY THE MAINE DEPARTMENT OF TRANSPORTATION (BOOK 2381, PAGE 40);

THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 843.51 FEET, AN ARC DISTANCE OF 39.65 FEET TO ANOTHER PARCEL LAND NOW OR FORMERLY OF THOMPSON VOLKSWAGEN, INC. (BOOK 1472, PAGE 740);
 THENCE S 28° 55' 32" W ALONG SAID LAND AND ANOTHER PARCEL OF SAID TRUSTS A TOTAL DISTANCE OF 71.87 FEET TO A POINT;
 THENCE S 87° 15' 32" W ALONG SAID LAND OF SAID TRUSTS A DISTANCE OF 174.68 FEET TO A POINT WHICH IS 95.90 FEET NORTHERLY ALONG SAID LAND OF SAID TRUSTS FROM THE PREVIOUSLY MENTIONED REBAR;
 THENCE N 07° 57' 28" W ALONG SAID LAND OF TRUSTS A DISTANCE OF 20.08 FEET TO A POINT ON THE SOUTHERLY LINE OF LAND NOW OR FORMERLY OF MARGARET THOMPSON (BOOK 5098, PAGE 167);
 THENCE S 87° 15' 50" W ALONG SAID LAND OF SAID TRUSTS A DISTANCE OF 180.75 FEET TO A POINT ON SAID LINE OF MAIN STREET;
 THENCE S 08° 24' 47" E ALONG SAID LINE A DISTANCE OF 85.92 FEET TO A POINT OF CURVATURE IN SAID LINE;
 THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 4824.74 FEET, AN ARC DISTANCE OF 30.16 FEET TO THE SURVEY PIN FOUND AT THE POINT OF BEGINNING.
 CONTAINING 27,414 SQ. FT. OR 0.629 ACRES ±,
 TOGETHER WITH AND SUBJECT TO EASEMENTS OF RECORD.

Notes:

1. OWNER OF RECORD: BANK OF AMERICA, N.A. KENNEBEC COUNTY REGISTRY OF DEEDS BOOK 1526, PAGE 163, AND BOOK 1581, PAGE 356
 TAX MAP 62 LOT 75
2. BEARINGS ARE MAGNETIC 2009 PER PLAN REFERENCE 1.
3. THERE ARE 8 STRIPED REGULAR PARKING SPACES ON SITE.
4. NO WETLANDS DELINEATED BY APPROPRIATE AUTHORITIES WAS OBSERVED.
5. NO EVIDENCE WAS OBSERVED OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OR EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL. NO PROPOSED CHANGES IN STREET LINES ARE KNOWN BY THIS SURVEYOR.
6. ELEVATIONS ARE BASED ON AN ASSUMED DATUM.

ALTA/ACSM Land Title Survey

345 Main Street
 Waterville, Kennebunk County, Maine

Surveyor's Certification

TO: VERDAD REAL ESTATE, INC., VRE WATERVILLE, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, AND PATRIOT BANK

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(B), 7(A), 7(B)(A), 8, 9, 11(B), 13, 14, 16, 17, 18, 19, 20(A), 21 AND 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 14, 2015.

RANDY R. LOUBIER
 PROFESSIONAL LAND SURVEYOR NO. 2407
 IN THE STATE OF MAINE
 DATE OF PLAT OR MAP: JANUARY 12, 2016
 REVISION DATE:

OHI JOB NO. 2015-310 WA-K



Owen Haskell, Inc.
 PROFESSIONAL LAND SURVEYORS

390 U.S. ROUTE ONE, UNIT 10
 FALMOUTH, MAINE 04105
 Tel. (207) 774-0424 www.owenhaskell.com

- NOTES:**
1. ALL DISPOSAL OF DEMOLITION DEBRIS OR WASTES SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. CONTRACTOR SHALL PROVIDE OWNER WITH APPROPRIATE "BILLS OF LADING" DEMONSTRATING PROPER DISPOSAL OF ALL MATERIALS.
 2. CONTRACTOR SHALL COORDINATE WITH CENTRAL MAINE POWER FOR TERMINATION OF ELECTRIC SERVICE FROM EXISTING BUILDING.
 3. CONTRACTOR SHALL COORDINATE WITH THE KENNEBEC WATER DISTRICT FOR THE SHUT OFF OF WATER SERVICE TO THE EXISTING BUILDINGS.
 4. DEMOLITION SHALL OCCUR SUCH THAT RECYCLING OF WASTE OCCURS TO THE MAXIMUM EXTENT PRACTICABLE, INCLUDING BUT NOT LIMITED TO: STONE, BRICK, CONCRETE, STEEL, WOOD AND PAVEMENT.
 5. DISPOSE OF ALL ITEMS REMOVED OR DEMOLISHED UNLESS OTHERWISE NOTED.

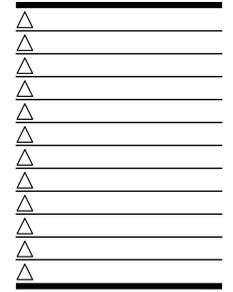


CONTRACTOR IS RESPONSIBLE FOR OBTAINING ROADWAY OPENING PERMIT. OPENING PERMIT SHALL BE PROVIDED TO THE CITY AND PROJECT ENGINEER PRIOR TO CONSTRUCTION WITHIN MAIN STREET RIGHT-OF-WAY

WATER SERVICE CURB STOP. ABANDON EXISTING SERVICE BY REMOVING CORPORATION AT MAIN AND PLUGGING WATER MAIN. COORDINATE WORK ON WATER MAIN WITH KENNEBEC WATER DISTRICT.

CALL BEFORE YOU DIG
1-888-344-7233

15046.050



CONTRACT DATE: --
BUILDING TYPE: EXP. LITE MED40
PLAN VERSION: SEPTEMBER 2015
SITE NUMBER: --
STORE NUMBER: --

TACO BELL
345 MAIN STREET
WATERVILLE, ME 04901



Sheet Title:

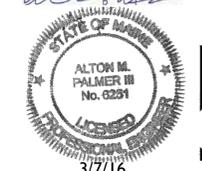
DEMOLITION PLAN

Sheet Number:

C002

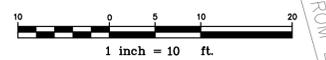
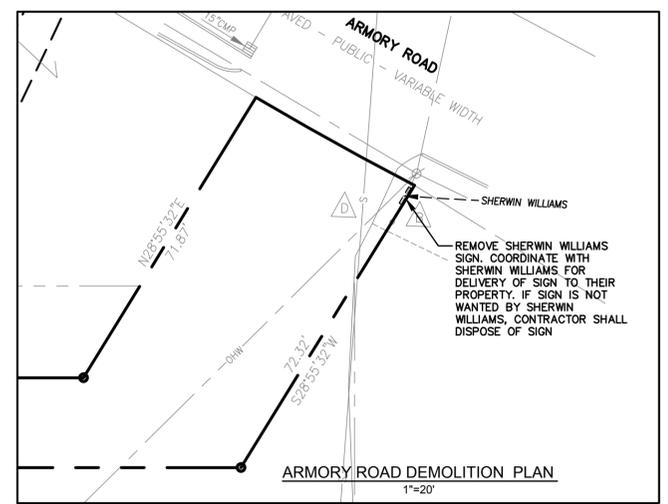
Date: November, 2015

©2014 by k2m Design, Inc.



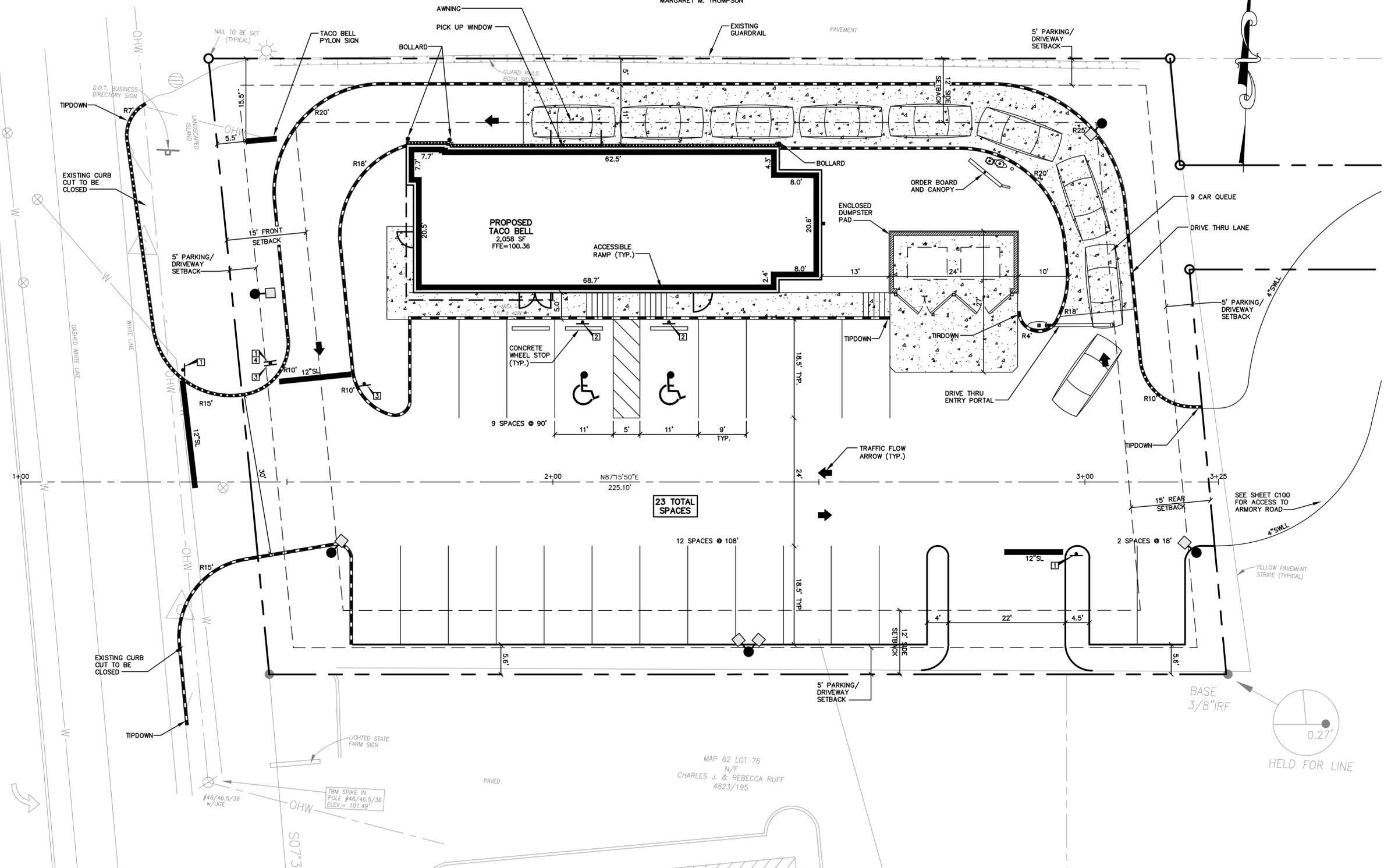
NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.

Relationships. Responsiveness. Results.
www.gorrillpalmer.com
207.772.2515



C:\CAD\WORKING\3087 - Waterville\Taco Bell\3087-DEM.dwg, 3/7/2016 3:32 PM, scale: 1" = 1', chiefly ground

MAP 62 LOT 73
N/F
MARGARET M. THOMPSON



MARK D. MCCLURGAGE AIA, CCS
Architect No. AN2323
1525 E. Douglas Wichita, KS 67211
Fax: (316) 265-5846
www.gimv.com

15046.050

CONTRACT DATE: --
BUILDING TYPE: EXP. LITE MED40
PLAN VERSION: SEPTEMBER 2015
SITE NUMBER: --
STORE NUMBER: --

TACO BELL
345 MAIN STREET
WATERVILLE, ME 04901

EXPLORER LITE
MEDIUM 40

Sheet Title: SITE PLAN
Sheet Number: C101
Date: November, 2015

SITE DATA		
ZONE: CZD COMMERCIAL A		
SITE AREA 27,443 S.F. = 0.63 ACRES		
BUILDING AREA		
RESTAURANT	2,058 S.F.	
TOTAL	2,058 S.F.	
PARKING		
	REQUIRED	PROVIDED
NEW STRUCTURE		
TOTAL PARKING		
RESTAURANT		
(1 SP / 3 SEATS OR 60" OF PERMANENT BENCH SPACE, 33 SEATS AND FOUR BENCHES)	15	23
TOTAL	15	23
BARRIER FREE	1	2

SPACE AND BULK STANDARDS		
ZONE: CZD COMMERCIAL A		
REQUIRED	PROVIDED	
MIN. LOT SIZE 0 S.F. 27,443 S.F.		
BUILDING SETBACKS*		
FRONT	15'	>15'
SIDE	12'	12'
REAR	15'	>15'
PARKING/DRIVEWAY SETBACKS		
FRONT	5'	>5'
SIDE	5'	>5'
REAR	5'	>5'

PAVEMENT LEGEND	
ALL PAVEMENT SHALL BE STANDARD DUTY EXCEPT AS FOLLOWS:	
	PORTLAND CEMENT CONCRETE

CURBING LEGEND	
	VERTICAL CURB
	SLOPED CURB
	VERTICAL CONCRETE CURB
	MONOLITHIC CONCRETE CURB

STRIPING LEGEND	
SIGNAGE, STRIPING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION & REFLECTIVITY.	
12"SL	12" WIDTH STOP LINE
4"SWLL	4" SOLID WHITE LANE LINE

NOTES:
1. ONSITE SOIL TYPE FROM NRCS MAPPING IS CUT AND FILL LAND.
2. NO WETLANDS ARE PRESENT ON SITE.

SIGN LEGEND		
	R1-1 30"x30"	1
	R7-8 12"x18"	2
	R7-8 12"x18"	3
SOUTHBOUND MAIN STREET VIA ARMORY ROAD 30"x24" 4		



NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.

Relationships. Responsiveness. Results.
www.gorrillpalmer.com
207.772.2515

C:\CAD\WORKING\3087 - Waterville TB\wg\3087-SP.dwg, 3/7/2016 3:32 PM, scale: 1:1, chiefly ground

1.3.5 EROSION CONTROL MEASURES AND SITE STABILIZATION

THE PRIMARY EMPHASIS OF THE EROSION/SEDIMENTATION CONTROL PLAN, WHICH WILL BE IMPLEMENTED FOR THIS PROJECT, IS AS FOLLOWS:

- DEVELOPMENT OF A CAREFUL CONSTRUCTION SEQUENCE.
• RAPID REVEGETATION OF DENUDED AREAS TO MINIMIZE THE PERIOD OF SOIL EXPOSURE.
• RAPID STABILIZATION OF DRAINAGE PATHS TO AVOID RILL AND GULLY EROSION.
• THE USE OF ON-SITE MEASURES TO CAPTURE SEDIMENT (HAY BALES/ STONE CHECK DAMS/SILT FENCE, ETC.)

THE FOLLOWING TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL DEVICES WILL BE IMPLEMENTED AS PART OF THE SITE DEVELOPMENT. THESE DEVICES SHALL BE INSTALLED AS INDICATED ON THE PLANS OR AS DESCRIBED WITHIN THIS REPORT. FOR FURTHER REFERENCE, SEE THE LATEST EDITION OF THE MAINE EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS.

A. DEWATERING

WATER FROM CONSTRUCTION TRENCH DEWATERING SHALL PASS FIRST THROUGH A FILTER BAG OR SECONDARY CONTAINMENT STRUCTURE (E.G. HAY BALE LINED POOL) PRIOR TO DISCHARGE. THE DISCHARGE SITE SHALL BE SELECTED TO AVOID FLOODING, ICING, AND SEDIMENT DISCHARGES TO A PROTECTED RESOURCE. IN NO CASE SHALL THE FILTER BAG OR CONTAINMENT STRUCTURE BE LOCATED WITHIN 50 FEET OF A PROTECTED NATURAL RESOURCE.

B. INSPECTION AND MONITORING

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL IN THE SPRING INSPECT AND REPAIR ANY DAMAGES AND/OR UNESTABLISHED SPOTS. ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

C. TEMPORARY EROSION CONTROL MEASURES

THE FOLLOWING MEASURES ARE PLANNED AS TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION:

- 1. CRUSHED STONE-STABILIZED CONSTRUCTION ENTRANCE SHALL BE PLACED AT THE ENTRANCE ALONG MAIN STREET AND ARMORY ROAD.
2. SILTATION FENCE OR WOOD WASTE COMPOST BERMS SHALL BE INSTALLED DOWNSTREAM OF ANY DISTURBED AREAS TO TRAP RUNOFF-BORNE SEDIMENTS UNTIL GRASS AREAS ARE REVEGETATED.
3. STRAW OR HAY MULCH INCLUDING HYDROSEEDING IS INTENDED TO PROVIDE COVER FOR DENUDED OR SEEDED AREAS UNTIL REVEGETATION IS ESTABLISHED.
4. TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION WILL BE PROTECTED AS FOLLOWS:
5. ALL DENUDED AREAS THAT ARE WITHIN 100 FEET OF AN UNDISTURBED WETLAND, WHICH HAVE BEEN ROUGH GRADED AND ARE NOT LOCATED WITHIN A BUILDING PAD, PARKING AREA, OR ACCESS DRIVE SUBBASE AREA, SHALL RECEIVE MULCH OR EROSION CONTROL MESH.
6. FOR WORK WHICH IS CONDUCTED BETWEEN OCTOBER 15TH AND APRIL 15TH OF ANY CALENDAR YEAR, ALL DENUDED AREAS, SHALL BE COVERED WITH HAY MULCH OR EROSION CONTROL MIX APPLIED AT TWICE THE NORMAL APPLICATION RATE AND ANCHORED WITH A FABRIC NETTING.
7. MAIN STREET AND ARMORY ROAD SHALL BE SWEEPED TO CONTROL MUD AND DUST AS NECESSARY.
8. DURING GRUBBING OPERATIONS STONE CHECK DAMS SHALL BE INSTALLED AT ANY EVIDENT CONCENTRATED FLOW DISCHARGE POINTS AND AS DIRECTED ON THE EROSION CONTROL PLANS.
9. SILT FENCING WITH A MINIMUM STAKE SPACING OF 6 FEET SHALL BE USED, UNLESS THE FENCE IS SUPPORTED BY WIRE FENCE REINFORCEMENT OF MINIMUM 14 GAUGE AND WITH A MAXIMUM MESH SPACING OF 6 INCHES.
10. WOOD WASTE COMPOST/BARK BERMS MAY BE USED IN LIEU OF SILTATION FENCING.
11. STORM DRAIN CATCH BASIN INLET PROTECTION SHALL BE PROVIDED THROUGH THE USE OF STONE SEDIMENT BARRIERS OR APPROVED SEDIMENT BAGS (SILT SACKS).
12. WATER AND/OR CALCIUM CHLORIDE SHALL BE FURNISHED AND APPLIED IN ACCORDANCE WITH MDOT SPECIFICATIONS - SECTION 637 - DUST CONTROL.
13. LOAM AND SEED IS INTENDED TO SERVE, AS THE PRIMARY PERMANENT REVEGETATIVE MEASURE FOR ALL DENUDED AREAS NOT PROVIDED WITH OTHER EROSION CONTROL MEASURES, SUCH AS RIPRAP. APPLICATION RATES ARE PROVIDED IN ATTACHMENT A OF THIS SECTION.

D. PERMANENT EROSION CONTROL MEASURES

THE FOLLOWING PERMANENT EROSION CONTROL MEASURES HAVE BEEN DESIGNED AS PART OF THE EROSION/SEDIMENTATION CONTROL PLAN:

- 1. ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (PAVING, RIPRAP, ETC.) WILL BE LOAMED, LIMED, FERTILIZED, MULCHED, AND SEEDED.
2. ALL STORM DRAIN PIPE OUTLETS SHALL HAVE RIPRAP APRONS AT THEIR OUTLET TO PROTECT THE OUTLET AND RECEIVING CHANNEL FROM SCOUR AND DETRIORATION.
3. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED THROUGHOUT THE CONSTRUCTION PERIOD.

4. IMPLEMENTATION SCHEDULE

THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE REQUIRED TO INSURE THE EFFECTIVENESS OF THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE OPTIMIZED:

IT IS ANTICIPATED THAT CONSTRUCTION OF THE TACO BELL BUILDING AND RELATED INFRASTRUCTURE WILL COMMENCE IN SPRING OF 2016 AND BE COMPLETED BY FALL OF 2016.

NOTE: FOR ALL GRADING ACTIVITIES, THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION NOT TO OVEREXPOSE THE SITE, THIS SHALL BE ACCOMPLISHED BY LIMITING THE DISTURBED AREA.

- 1. INSTALL STABILIZED CONSTRUCTION ENTRANCE AT THE INTERSECTIONS OF THE ACCESS DRIVE AND MAIN STREET AND ARMORY ROAD.
2. INSTALL PERIMETER SILT FENCE AND/OR WOOD WASTE BERMS PRIOR TO GRUBBING RESPECTIVE AREAS.
3. COMMENCE DEMOLITION OF EXISTING BUILDING AND INFRASTRUCTURE.
4. CLEAR AND GRUB SITE. INSTALL STONE CHECK DAMS AT ANY EVIDENT CONCENTRATED FLOW DISCHARGE POINTS.
5. FOUNDATION PREPARATION AREA SHALL BE EXCAVATED FOR INSTALLATION OF THE BUILDING FOOTINGS. BUILDING WORK WILL BE ON GOING THROUGH THE REMAINDER OF THE PROJECT.
6. COMMENCE EARTHWORK AND GRADING TO SUBGRADE.
7. COMMENCE INSTALLATION OF WATER AND SEWER LINES.
8. COMMENCE INSTALLATION OF GAS SERVICE.
9. CONTINUE EARTHWORK AND GRADING TO SUBGRADE AS NECESSARY FOR CONSTRUCTION.
10. COMPLETE INSTALLATION OF UNDERGROUND UTILITIES TO WITHIN 5' OF THE BUILDINGS.
11. INSTALL LIGHT POLE FOUNDATIONS AND LIGHT POLES.
12. COMPLETE REMAINING EARTHWORK OPERATIONS.
13. INSTALL SUB-BASE AND BASE GRAVEL WITHIN PARKING FIELDS, WALKWAYS, AND ALL DRIVEWAYS.
14. INSTALL CURBING IN PARKING FIELDS, DRIVEWAYS, AND ALONG THE STREETS AS NEEDED.
15. INSTALL BASE COURSE PAVING FOR ACCESS DRIVE AND PARKING AREA AS WELL AS CONCRETE SURFACES.

16. LOAM, LIME, FERTILIZE, SEED AND MULCH DISTURBED AREAS AND COMPLETE ALL LANDSCAPING.

17. INSTALL SURFACE COURSE PAVING FOR ACCESS DRIVE AND PARKING AREAS. STRIPE PER PLAN.

18. ONCE THE SITE IS STABILIZED AND A 90% CATCH OF VEGETATION HAS BEEN OBTAINED, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.

19. TOUCH UP LOAM AND SEED.

NOTE: ALL DENUDED AREAS NOT SUBJECT TO FINAL PAVING, RIPRAP, OR GRAVEL SHALL BE REVEGETATED.

PRIOR TO CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL SUBMIT TO THE OWNER A SCHEDULE FOR THE COMPLETION OF THE WORK, WHICH WILL SATISFY THE FOLLOWING CRITERIA:

- 1. THE ABOVE CONSTRUCTION SEQUENCE SHOULD GENERALLY BE COMPLETED IN THE SPECIFIED ORDER; HOWEVER, SEVERAL SEPARATE ITEMS MAY BE CONSTRUCTED SIMULTANEOUSLY. WORK MUST ALSO BE SCHEDULED OR PHASED TO REDUCE THE EXTENT OF THE EXPOSED AREAS AS SPECIFIED BELOW. THE INTENT OF THIS SEQUENCE IS TO PROVIDE FOR EROSION CONTROL AND TO HAVE STRUCTURAL MEASURES SUCH AS SILT FENCE AND CONSTRUCTION ENTRANCES IN PLACE BEFORE LARGE AREAS OF LAND ARE DENUDED.
2. THE WORK SHALL BE CONDUCTED IN SECTIONS WHICH SHALL:
a) LIMIT THE AMOUNT OF EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDERTAKEN DURING THE PROCEEDING 30 DAYS.
b) REVEGETATE DISTURBED AREAS AS RAPIDLY AS POSSIBLE. ALL AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING OR BEFORE A STORM EVENT; OR TEMPORARILY STABILIZED WITHIN 48 HOURS OF INITIAL DISTURBANCE OF SOIL FOR AREAS WITHIN 100 FEET OF AN UNDISTURBED WETLAND AND 7 DAYS FOR ALL OTHER AREAS.
c) INCORPORATE PLANNED INLETS AND DRAINAGE SYSTEM AS EARLY AS POSSIBLE INTO THE CONSTRUCTION PHASE.

1.5 EROSION, SEDIMENTATION AND STABILIZATION CONTROL PLAN

THE EROSION CONTROL PLAN IS INCLUDED IN THE PLAN SET.

1.6 DETAILS AND SPECIFICATIONS

THE EROSION CONTROL DETAILS AND SPECIFICATIONS ARE INCLUDED IN THE PLAN SET.

1.7 WINTER STABILIZATION PLAN

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 15 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT; VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD.

WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT ANY AREA LEFT EXPOSED CAN BE CONTROLLED BY THE CONTRACTOR. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDERTAKEN DURING THE PROCEEDING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.

ALL AREAS SHALL BE CONSIDERED TO BE DENUDED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN ROADWAY/PARKING AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH RATE SHALL BE A MINIMUM OF 150 LBS./1,000 S.F. (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED.

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

1. SOIL STOCKPILES

STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR AT 150 LBS./1,000 S.F. (3 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOODWASTE EROSION CONTROL MIX. THIS SHALL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ANY SOIL STOCKPILE SHALL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES.

2. NATURAL RESOURCE PROTECTION

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 75% MATURE VEGETATION CATCH, SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH EROSION CONTROL MATS. DURING WINTER CONSTRUCTION, A DOUBLE LINE OF SEDIMENT BARRIERS (I.E. SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) SHALL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.

3. SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS SHALL CONSIST OF WOODWASTE FILTER BERMS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.

4. MULCHING

AN AREA SHALL BE CONSIDERED DENUDED UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1,000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75-LBS./1,000 S.F. (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW SHALL BE REMOVED DOWN TO A ONE-INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA SHALL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1,000 SQUARE FEET (3 TONS/ACRE) AND ADEQUATELY ANCHORED THAT GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH.

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

5. MULCHING ON SLOPES AND DITCHES

SLOPES SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH PEG AND NETTING OR WITH EROSION CONTROL BLANKETS. MULCHING SHALL BE APPLIED AT A RATE OF 230 LBS./1,000 S.F. ON ALL SLOPES GREATER THAN 8%.

MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%. EROSION CONTROL BLANKETS SHALL BE USED IN LIEU OF MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 8%. EROSION CONTROL MIX CAN BE USED TO SUBSTITUTE EROSION CONTROL BLANKETS ON ALL SLOPES EXCEPT DITCHES.

6. SEEDING

BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS 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 1ST 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 COVERED WITHIN 72 HOURS OF SEEDING. THE PLACEMENT OF MULCH AND FABRIC NETTING ANCHORED WITH STAPLES, IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4" OF LOAM AND SEED AT AN APPLICATION RATE OF 5 LBS./1,000 S.F. ALL AREAS SEEDED DURING THE WINTER SHALL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS INSUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING.

STANDARDS FOR TIMELY STABILIZATION OF CONSTRUCTION SITES DURING WINTER

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

INSTALL A SOD LINING IN THE DITCH -- THE APPLICANT SHALL LINE THE DITCH WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT 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 THE SOD WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD STRIPS FROM SLOUGHING DURING FLOW CONDITIONS.

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

2. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES -- THE APPLICANT SHALL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE APPLICANT SHALL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 1. THE DEPARTMENT SHALL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% TO BE A SLOPE. IF THE APPLICANT FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 1, THEN THE APPLICANT SHALL 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 SEPTEMBER 1 THE APPLICANT SHALL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE APPLICANT SHALL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 1, THEN THE APPLICANT SHALL COVER THE SLOPE WITH A LAYER OF WOODWASTE COMPOST AS DESCRIBED IN ITEM III OF THIS STANDARD OR WITH STONE RIPRAP AS DESCRIBED IN ITEM IV OF THIS STANDARD.

STABILIZE THE SLOPE WITH SOD -- THE APPLICANT SHALL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY SEPTEMBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT 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 APPLICANT SHALL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V).

STABILIZE THE SLOPE WITH WOODWASTE COMPOST -- THE APPLICANT SHALL PLACE A SIX-INCH LAYER OF WOODWASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOODWASTE COMPOST, THE APPLICANT SHALL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE APPLICANT SHALL NOT USE WOODWASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

STABILIZE THE SLOPE WITH STONE RIPRAP -- THE APPLICANT SHALL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE APPLICANT SHALL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

3. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS -- BY SEPTEMBER 15 THE APPLICANT SHALL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE APPLICANT FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE APPLICANT SHALL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.

STABILIZE THE SOIL WITH TEMPORARY VEGETATION -- BY SEPTEMBER 1 THE APPLICANT SHALL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE APPLICANT SHALL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 1, THEN THE APPLICANT SHALL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED BELOW.

STABILIZE THE SOIL WITH SOD -- THE APPLICANT SHALL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY SEPTEMBER 15. PROPER INSTALLATION INCLUDES THE APPLICANT 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 PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.

STABILIZE THE SOIL WITH MULCH -- BY NOVEMBER 15 THE APPLICANT SHALL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE APPLICANT SHALL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH, THE APPLICANT WILL ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

1.8 MAINTENANCE OF FACILITIES

THE STORMWATER FACILITIES WILL BE MAINTAINED BY THE APPLICANT, VERDAD, INC. OR THEIR ASSIGNED HEIRS. THE CONTRACT DOCUMENTS WILL REQUIRE THE CONTRACTOR TO DESIGNATE A PERSON RESPONSIBLE FOR MAINTENANCE OF THE SEDIMENTATION CONTROL FEATURES DURING CONSTRUCTION AS REQUIRED BY THE EROSION CONTROL REPORT. LONG-TERM OPERATION/MAINTENANCE RECOMMENDED FOR THE STORMWATER FACILITIES IS PRESENTED BELOW.

THE RESPONSIBLE PARTY MAY CONTRACT WITH SUCH PROFESSIONALS, AS MAY BE NECESSARY IN ORDER TO COMPLY WITH THIS PROVISION AND MAY RELY ON THE ADVICE OF SUCH PROFESSIONALS IN CARRYING OUT ITS DUTY HEREUNDER, PROVIDED, THAT THE FOLLOWING OPERATION AND MAINTENANCE PROCEDURES ARE HELD AS A MINIMUM FOR COMPLIANCE WITH THIS SECTION. A MAINTENANCE LOG OF THE INSPECTIONS SHALL BE KEPT BY THE RESPONSIBLE PARTY.

INSPECTION AND MAINTENANCE FREQUENCY AND CORRECTIVE MEASURES: THE FOLLOWING AREAS, FACILITIES, AND MEASURES WILL BE INSPECTED AND THE IDENTIFIED DEFICIENCIES WILL BE CORRECTED. CLEAN-OUT MUST INCLUDE THE REMOVAL AND LEGAL DISPOSAL OF ANY ACCUMULATED SEDIMENTS AND DEBRIS.

VEGETATED AREAS: INSPECT SLOPES AND EMBANKMENTS EARLY IN THE GROWING SEASON TO IDENTIFY ACTIVE OR POTENTIAL EROSION PROBLEMS. REPLANT BARE AREAS OR AREAS WITH SPARSE GROWTH. WHERE RILL EROSION IS EVIDENT, ARMOR THE AREA WITH AN APPROPRIATE LINING OR DIVERT THE EROSIIVE FLOWS TO ON-SITE AREAS ABLE TO WITHSTAND THE CONCENTRATED FLOWS. THE FACILITIES WILL BE INSPECTED AFTER MAJOR STORMS AND ANY IDENTIFIED DEFICIENCIES WILL BE CORRECTED.

DITCHES, SWALES AND OTHER OPEN STORMWATER CHANNELS: INSPECT 2 TIMES PER YEAR (PREFERABLY IN SPRING AND FALL) TO ENSURE THEY ARE WORKING IN THEIR INTENDED FASHION AND THAT THEY ARE FREE OF SEDIMENT AND DEBRIS. REMOVE ANY OBSTRUCTIONS TO FLOW, INCLUDING ACCUMULATED SEDIMENTS AND DEBRIS AND VEGETATED GROWTH. REPAIR ANY EROSION OF THE DITCH LINING. VEGETATED DITCHES WILL BE MOWED AT LEAST ANNUALLY OR OTHERWISE MAINTAINED TO CONTROL THE GROWTH OF WOODY VEGETATION AND MAINTAIN FLOW CAPACITY. ANY WOODY VEGETATION GROWING THROUGH RIPRAP LININGS MUST ALSO BE REMOVED. REPAIR ANY SLUMPING SIDE SLOPES AS SOON AS PRACTICABLE. IF THE DITCH HAS A RIPRAP LINING, REPLACE RIPRAP ON AREAS WHERE ANY UNDERLYING FILTER FABRIC OR UNDERDRAIN GRAVEL IS SHOWING THROUGH THE STONE OR WHERE STONES HAVE DISLOADED. CORRECT ANY EROSION OF THE CHANNEL'S BOTTOM OR SIDESLOPES. THE FACILITIES SHALL BE INSPECTED AFTER MAJOR STORMS AND ANY IDENTIFIED DEFICIENCIES WILL BE CORRECTED.

ROADWAYS AND PARKING SURFACES: CLEAR ACCUMULATIONS OF WINTER SAND IN PARKING LOTS AND ALONG ROADWAYS AT LEAST ONCE A YEAR, PREFERABLY IN THE SPRING. ACCUMULATIONS ON PAVEMENT MAY BE REMOVED BY PAVEMENT SWEEPING. ACCUMULATIONS OF SAND ALONG ROAD SHOULDERS MAY BE REMOVED BY GRADING EXCESS SAND TO THE PAVEMENT EDGE AND REMOVING IT MANUALLY OR BY A FRONT-END LOADER. REPAIR POTHoles AND OTHER ROADWAY OBSTRUCTIONS AND HAZARDS. PLOWING AND SANDING OF PAVED AREAS SHALL BE PERFORMED AS NECESSARY TO MAINTAIN VEHICULAR TRAFFIC SAFETY.

TEMPORARY SEEDING

- 1. INSTRUCTION ON PREPARATION OF SOIL: PREPARE A GOOD SEED BED FOR PLANTING METHOD USED.
2. APPLY LIME AS FOLLOWS: # / ACRES, OR 138 # / M SQ. FT.
3. FERTILIZE WITH # POUNDS OF # N-P-K/AC. OR 13.8 POUNDS OF 10-10-10 N-P-K/M SQ. FT.
4. METHOD OF APPLYING LIME AND FERTILIZER: SPREAD AND WORK INTO THE SOIL BEFORE SEEDING.
5. SEED WITH THE FOLLOWING MIXTURE:
50% WINTER RYE
50% ANNUAL RYE

6. MULCHING INSTRUCTIONS: APPLY AT THE RATE OF # PER ACRE, OR 75 POUNDS PER M. SQ. FT.

Table with 3 columns: Item, Amount, Unit. Includes rows for Total Lime, Total Fertilizer, Total Seed, Total Mulch, and Total Other Materials, Seeds, ETC.

SPRING SEEDING IS RECOMMENDED; HOWEVER, LATE SUMMER (PRIOR TO SEPTEMBER 1) SEEDING CAN BE MADE. PERMANENT SEEDING SHOULD BE MADE PRIOR TO AUGUST 5 OR AS A DORMANT SEEDING AFTER THE FIRST KILLING FROST AND BEFORE THE FIRST SNOWFALL. IF SEEDING CANNOT BE DONE WITHIN THESE SEEDING DATES, TEMPORARY SEEDING AND MULCHING SHALL BE USED TO PROTECT THE SITE. PERMANENT SEEDING SHALL BE DELAYED UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.

PERMANENT SEEDING

- 1. INSTRUCTION ON PREPARATION OF SOIL: PREPARE A GOOD SEED BED FOR PLANTING METHOD USED.
2. APPLY LIME AS FOLLOWS: # / ACRES, OR 138 # / M SQ. FT.
3. FERTILIZE WITH # POUNDS OF # N-P-K/AC. OR 18.4 POUNDS OF 10-20-20 N-P-K/M SQ. FT.
4. METHOD OF APPLYING LIME AND FERTILIZER: SPREAD AND WORK INTO THE SOIL BEFORE SEEDING.
5. SEED WITH THE FOLLOWING MIXTURE:
40% CREEPING RED FESCUE
30% CHARGER II PERENNIAL RYEGRASS
20% KENBLUE KENTUCKY BLUEGRASS
10% TIFFANY CHEWINGS FESCUE

6. MULCHING INSTRUCTIONS: APPLY AT THE RATE OF # PER ACRE, OR 75 POUNDS PER M. SQ. FT.

Table with 3 columns: Item, Amount, Unit. Includes rows for Total Lime, Total Fertilizer, Total Seed, Total Mulch, and Total Other Materials, Seeds, ETC.

SPRING SEEDING IS RECOMMENDED; HOWEVER, LATE SUMMER (PRIOR TO SEPTEMBER 1) SEEDING CAN BE MADE. PERMANENT SEEDING SHOULD BE MADE PRIOR TO AUGUST 5 OR AS A DORMANT SEEDING AFTER THE FIRST KILLING FROST AND BEFORE THE FIRST SNOWFALL. IF SEEDING CANNOT BE DONE WITHIN THESE SEEDING DATES, TEMPORARY SEEDING AND MULCHING SHALL BE USED TO PROTECT THE SITE. PERMANENT SEEDING SHALL BE DELAYED UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.

Handwritten signature of Alton M. Palmer III.



NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.



15046.050
A series of 12 triangles pointing up and down, likely a scale or index.

CONTRACT DATE: --
BUILDING TYPE: EXP. LITE MED40
PLAN VERSION: SEPTEMBER 2015
SITE NUMBER: --
STORE NUMBER: --

TACO BELL
345 MAIN STREET
WATERVILLE, ME 04901



Sheet Title:

EROSION AND SEDIMENTATION CONTROL NOTES

Sheet Number: C405
Date: November, 2015
©2014 by k2m Design, Inc.

Relationships. Responsiveness. Results.
www.gorrillpalmer.com
207.772.2515