

NOTES

- 1) DETAILED SURVEY INFORMATION FOR THE BUILDING, ASSOCIATED ACCESS AREAS, TOPOGRAPHY AND UTILITIES WAS PROVIDED BY JONES ASSOCIATES, INC. IN JULY 2016.
- 2) ADDITIONAL TOPOGRAPHIC INFORMATION WAS TAKEN FROM LIDAR DATA COMPILED BY THE MAINE OFFICE OF GIS.
- 3) ADDITIONAL EXISTING CONDITIONS INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM CITY OF AUBURN GIS DATA AND OTHER AVAILABLE PLAN DATA.

AREA CALCULATIONS

EXISTING	AREA	IMPACT	RATING	
ROOF	3.58	3	10.14	
PARKING/DRIVES	4.02	4	16.08	
GRASS STORAGE	0.72	3	2.16	
GRASS	3.29	2	6.58	
FORESTED	0.02	0	0	
TOTAL	11.63		35.56	3.06 RANKED IMPACT



**EXISTING CONDITIONS GRAPHIC
101 MERROW ROAD**

AUBURN, MAINE
ANDROSCOGGIN COUNTY

PREPARED FOR

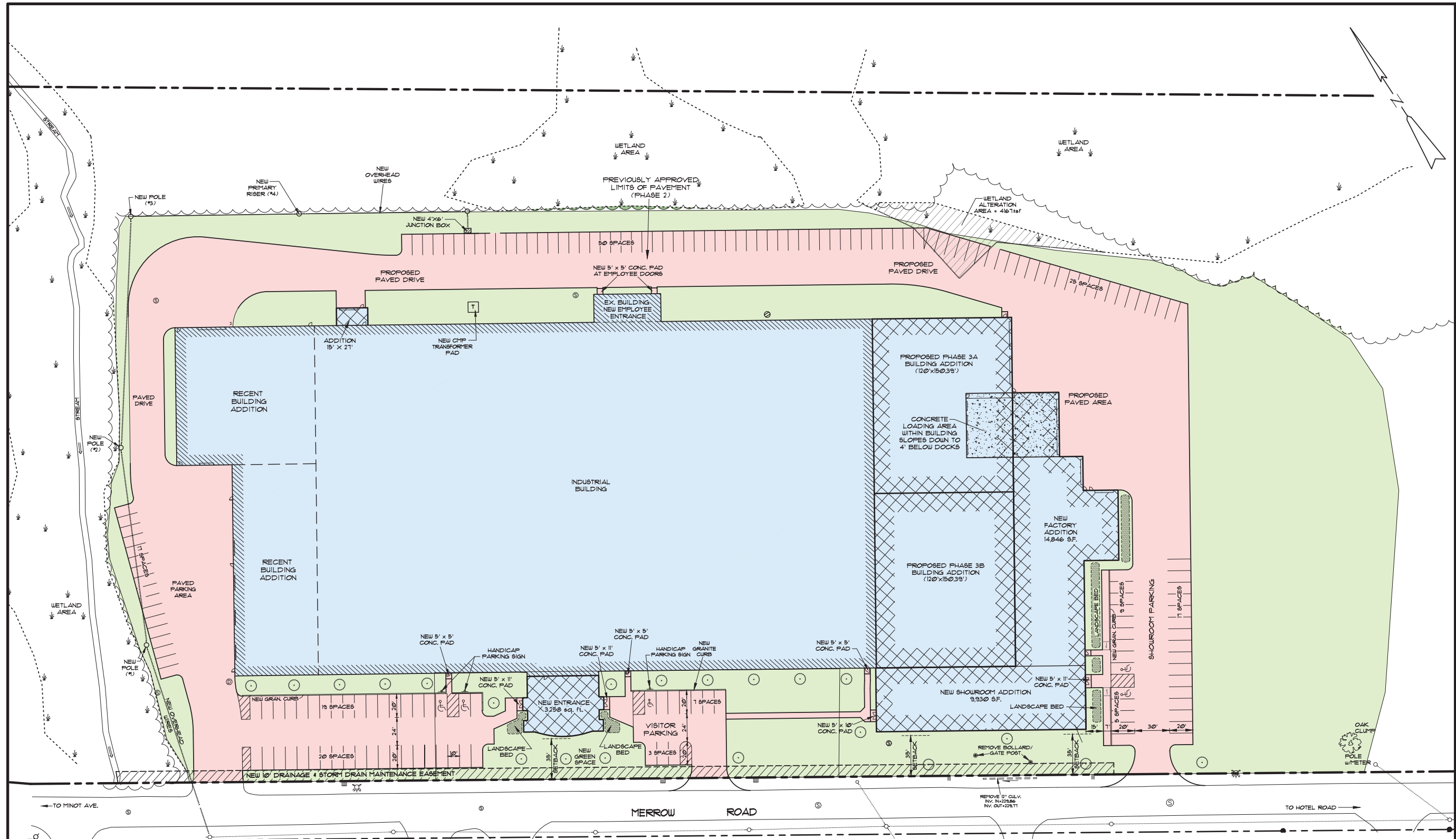
DON BUTEAU

P.O. BOX 2028 - AUBURN, MAINE 04211

Stoneybrook
Land Use, Inc.

1846 Sun City Center Blvd., #300 - Sun City Center, FL 33573-6281

DATE: MAY 2020	DRAWN BY: BRJ	SCALE: 1" = 60'	SHEET
JOB NUMBER: 16-020	CHECKED BY: MFG	CADD: 16-020 EX	1



NOTES

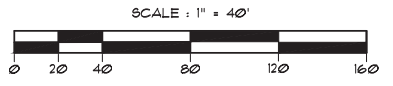
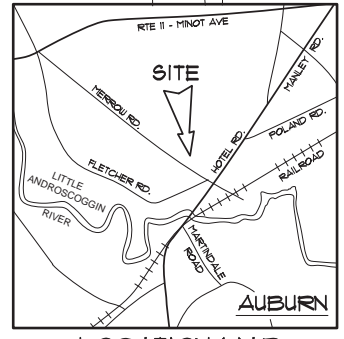
- 1) EXISTING CONDITIONS ARE BASED UPON A PLAN ENTITLED "EXISTING CONDITIONS PLAN - 101 MERROW ROAD, AUBURN, MAINE", DATED JULY 25, 2016, PREPARED BY JONES ASSOCIATES, INC. AND SURVEY WORK COMPLETED BY DAVIS LAND SURVEYING, LLC IN FEBRUARY 2018.
- 2) OWNER OF RECORD - FUTUREGUARD HOLDINGS, LLC
TAX MAP 186, LOT 15
DEED REFERENCE - BOOK 1024, PAGE 120
PARCEL AREA = 21.21 ACRES
- 3) THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 23001C 0309E, DATED JULY 8, 2013.
- 4) THE PARCEL IS LOCATED WITHIN THE "INDUSTRIAL" ZONING DISTRICT.
- 5) THE LOCATION OR EXISTENCE OF UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT CONFIRMED. LOCATIONS SHOWN SHALL BE CONSIDERED SCHEMATIC. THE CONTRACTOR SHALL CONTACT DIGSAFE/ON-TARGET PRIOR TO EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF ALL PUBLIC AND PRIVATE UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES PRIOR TO EXCAVATION.

AREA CALCULATIONS

EXISTING	AREA	IMPACT	RATING	
ROOF	5.41	3	16.41	
PARKING/DRIVES	2.18	4	11.2	
GRASS	3.38	2	6.76	
TOTAL	11.63		34.29	2.95 RANKED IMPACT

LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER)
- IRON ROD FOUND
- UTILITY POLE WITH OVERHEAD WIRES
- ⊙ EXISTING SEWER MANHOLE
- ⊙ EXISTING HYDRANT
- ⊙ NEW STORM DRAIN MANHOLE
- ⊙ EXISTING TREE LINE
- ▨ EXISTING PAVEMENT
- ▨ NEW PAVEMENT
- ▨ NEW BUILDING
- ▨ EXISTING BUILDING



Stoneybrook
Land Use, Inc.

4846 Sun City Center Blvd., #300
Sun City Center, FL 33573-6281

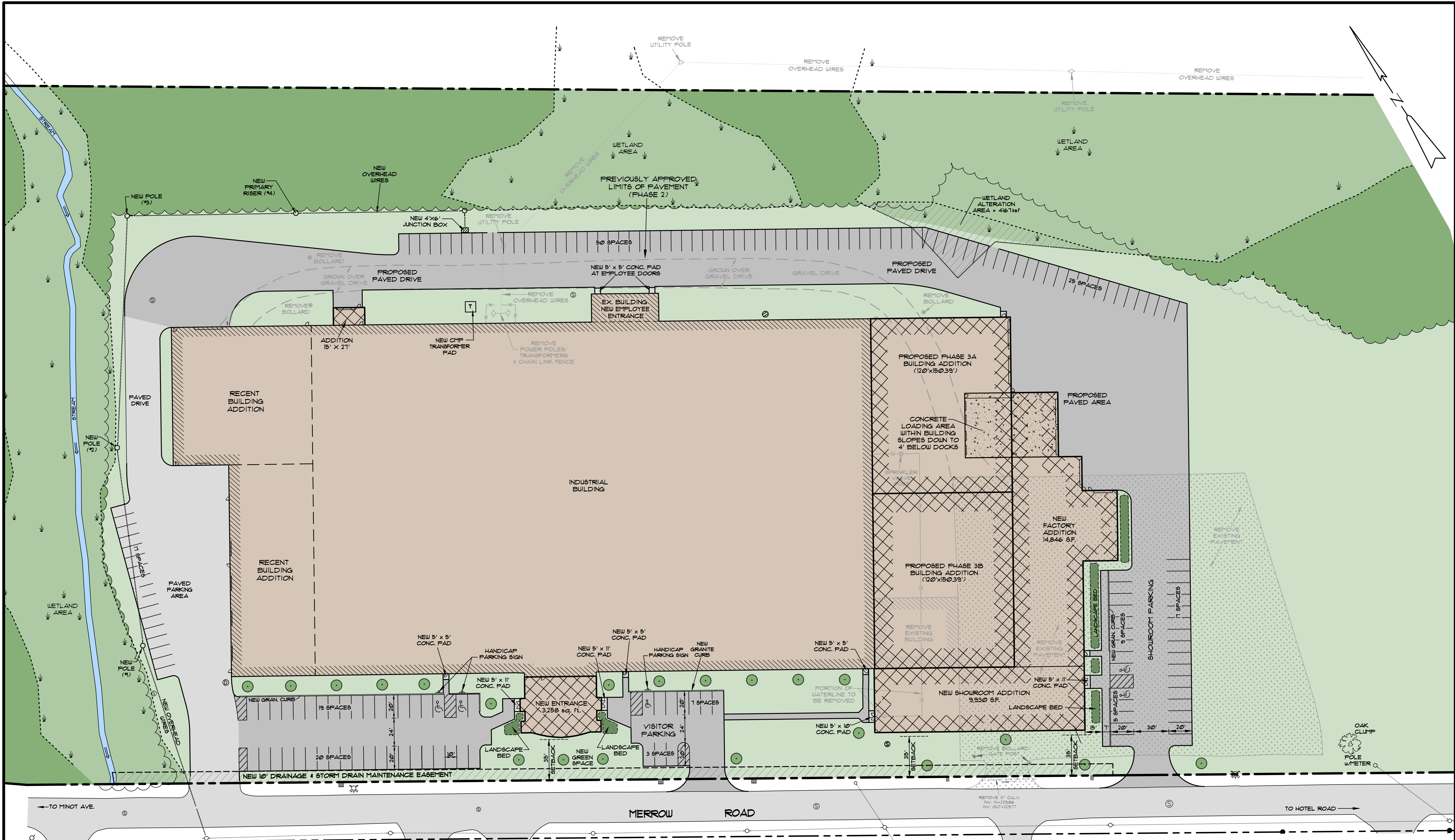
PROPOSED CONDITIONS GRAPHIC
MAIN ENTRANCE - SHOWROOM
AUBURN, MAINE

PREPARED FOR
FUTUREGUARD
P.O. BOX 2028 - AUBURN, ME 04211

DATE	PROJECT
MAY 2020	16-020
DRAWN BY	SCALE
BRJ	1" = 40'
FILE:	16-020 SITE

SHEET 1

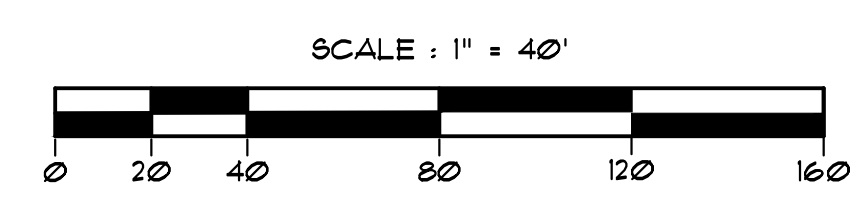
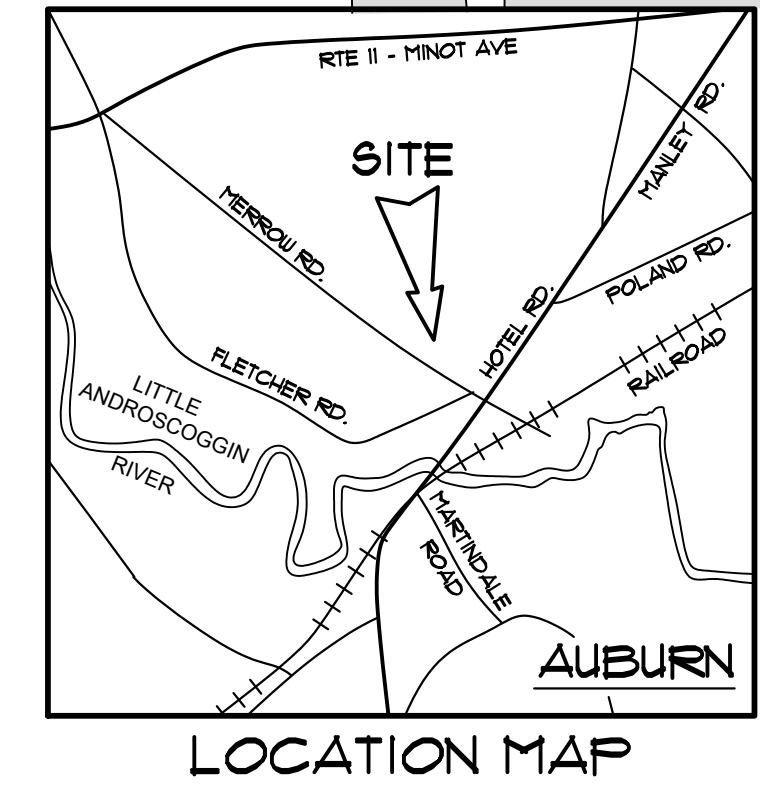
DO NOT MODIFY PLAN WITHOUT WRITTEN PERMISSION FROM STONEYBROOK LAND USE, INC.



- NOTES**
- EXISTING CONDITIONS ARE BASED UPON A PLAN ENTITLED "EXISTING CONDITIONS PLAN - 101 MERRROW ROAD, AUBURN, MAINE", DATED JULY 25, 2016, PREPARED BY JONES ASSOCIATES, INC. AND SURVEY WORK COMPLETED BY DAVIS LAND SURVEYING, LLC IN FEBRUARY 2018.
 - OWNER OF RECORD - FUTUREGUARD HOLDINGS, LLC
TAX MAP 106, LOT 15
DEED REFERENCE - BOOK 1024, PAGE 120
PARCEL AREA = 212+ ACRES
 - THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 2300IC 0309E, DATED JULY 8, 2015.
 - THE PARCEL IS LOCATED WITHIN THE "INDUSTRIAL" ZONING DISTRICT.
 - THE LOCATION OR EXISTENCE OF UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT CONFIRMED. LOCATIONS SHOWN SHALL BE CONSIDERED SCHEMATIC. THE CONTRACTOR SHALL CONTACT DIGSAFE/ON-TARGET PRIOR TO EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF ALL PUBLIC AND PRIVATE UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES PRIOR TO EXCAVATION.

LEGEND

---	BOUNDARY LINE (SUBJECT PARCEL)
---	BOUNDARY LINE (OTHER)
●	IRON ROD FOUND
○	UTILITY POLE WITH OVERHEAD WIRES
⊙	EXISTING SEWER MANHOLE
⊕	EXISTING HYDRANT
⊗	NEW STORM DRAIN MANHOLE
⊕	EXISTING TREE LINE
▨	EXISTING PAVEMENT
▩	NEW PAVEMENT
▭	NEW BUILDING
▨	EXISTING BUILDING



Stoneybrook
Land Use, Inc.

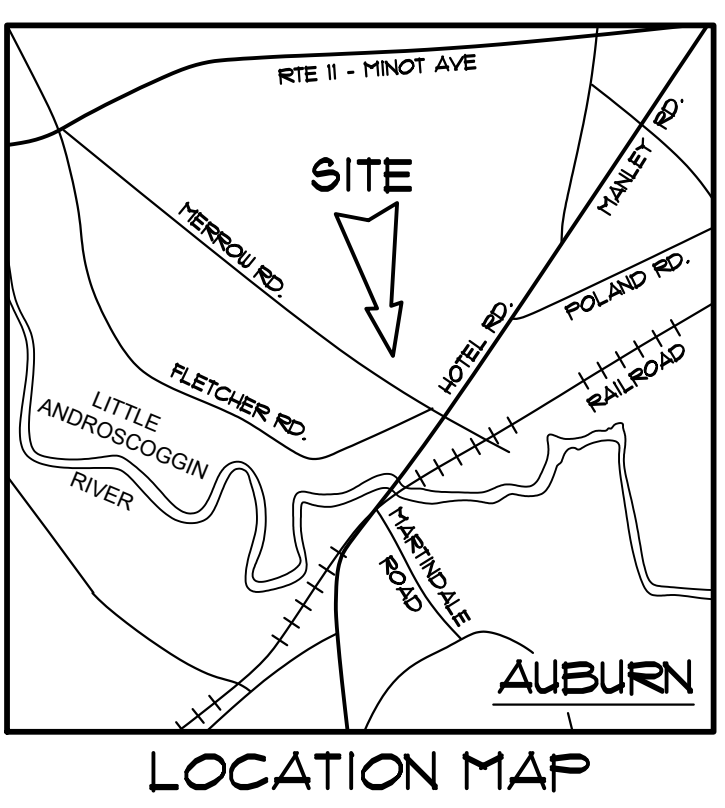
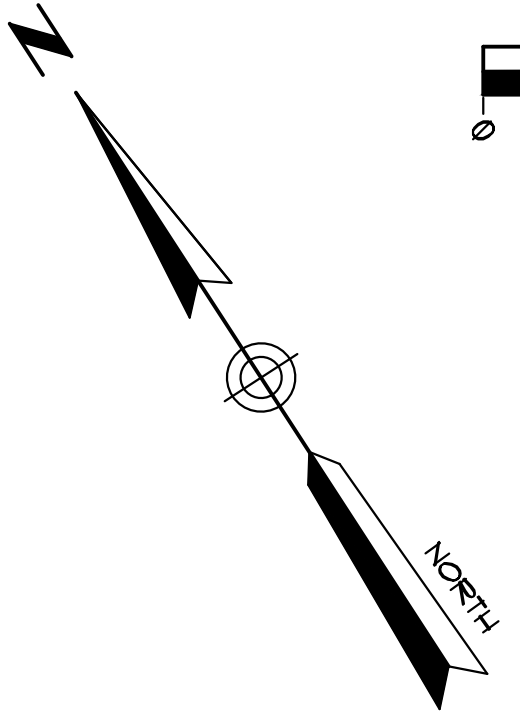
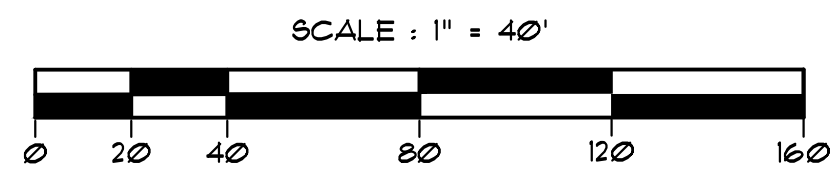
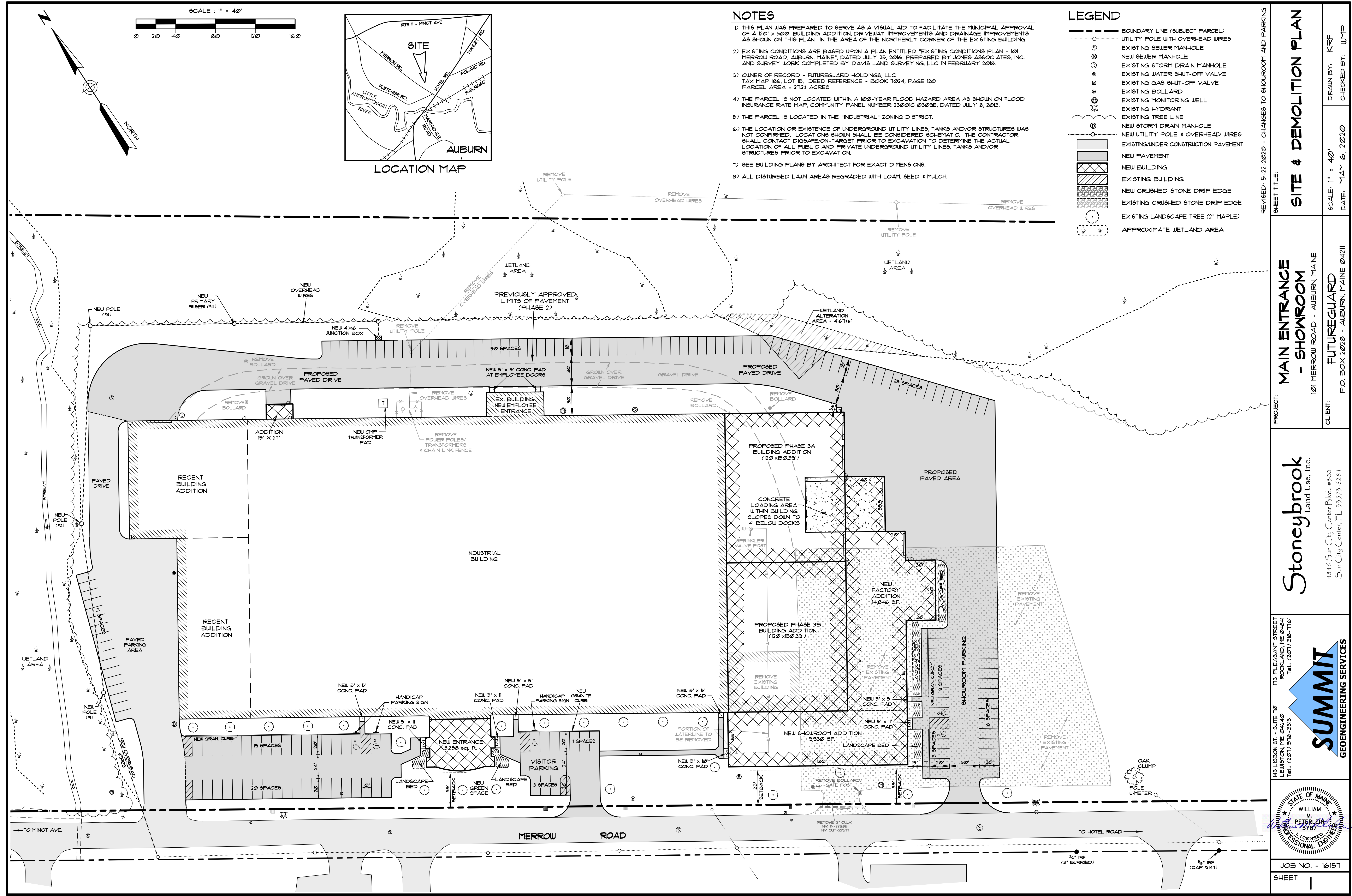
4846 Sun City Center Blvd., #300
Sun City Center, FL 33773-6281

1	5-19-20	BUILDING CHANGES, ADJUST PARKING
REV.	DATE:	CHANGES:
DO NOT MODIFY PLAN WITHOUT WRITTEN PERMISSION FROM STONEYBROOK LAND USE, INC.		

PRESENTATION GRAPHIC
AUBURN, MAINE
MAIN ENTRANCE - SHOWROOM
PREPARED FOR
FUTUREGUARD
P.O. BOX 2028 - AUBURN, ME 04211

DATE	PROJECT
MAY 2020	16-020
DRAWN BY	SCALE
BRJ	1" = 40'
FILE:	16-020 SITE

SHEET 1



NOTES

- 1) THIS PLAN WAS PREPARED TO SERVE AS A VISUAL AID TO FACILITATE THE MUNICIPAL APPROVAL OF A 120' x 300' BUILDING ADDITION, DRIVEWAY IMPROVEMENTS AND DRAINAGE IMPROVEMENTS AS SHOWN ON THIS PLAN IN THE AREA OF THE NORTHERLY CORNER OF THE EXISTING BUILDING.
- 2) EXISTING CONDITIONS ARE BASED UPON A PLAN ENTITLED "EXISTING CONDITIONS PLAN - 101 MERROW ROAD, AUBURN, MAINE", DATED JULY 25, 2016, PREPARED BY JONES ASSOCIATES, INC. AND SURVEY WORK COMPLETED BY DAVIS LAND SURVEYING, LLC IN FEBRUARY 2018.
- 3) OWNER OF RECORD - FUTUREGUARD HOLDINGS, LLC
TAX MAP 186, LOT 15, DEED REFERENCE - BOOK 1024, PAGE 120
PARCEL AREA = 212.2 ACRES
- 4) THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 23001C 0309E, DATED JULY 8, 2013.
- 5) THE PARCEL IS LOCATED IN THE "INDUSTRIAL" ZONING DISTRICT.
- 6) THE LOCATION OR EXISTENCE OF UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT CONFIRMED. LOCATIONS SHOWN SHALL BE CONSIDERED SCHEMATIC. THE CONTRACTOR SHALL CONTACT DIGSAFE/ON-TARGET PRIOR TO EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF ALL PUBLIC AND PRIVATE UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES PRIOR TO EXCAVATION.
- 7) SEE BUILDING PLANS BY ARCHITECT FOR EXACT DIMENSIONS.
- 8) ALL DISTURBED LAWN AREAS REGRADED WITH LOAM, SEED & MULCH.

LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- UTILITY POLE WITH OVERHEAD WIRES
- EXISTING SEWER MANHOLE
- NEW SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING WATER SHUT-OFF VALVE
- EXISTING GAS SHUT-OFF VALVE
- EXISTING BOLLARD
- EXISTING MONITORING WELL
- EXISTING HYDRANT
- EXISTING TREE LINE
- NEW STORM DRAIN MANHOLE
- NEW UTILITY POLE & OVERHEAD WIRES
- EXISTING/UNDER CONSTRUCTION PAVEMENT
- NEW PAVEMENT
- NEW BUILDING
- EXISTING BUILDING
- NEW CRUSHED STONE DRIP EDGE
- EXISTING CRUSHED STONE DRIP EDGE
- EXISTING LANDSCAPE TREE (2" MAPLE)
- APPROXIMATE WETLAND AREA

REVISED: 5-22-2020 - CHANGES TO SHOWERROOM AND PARKING

SHEET TITLE: **SITE & DEMOLITION PLAN**

PROJECT: **MAIN ENTRANCE - SHOWERROOM**
101 MERROW ROAD - AUBURN, MAINE

CLIENT: **FUTUREGUARD**
P.O. BOX 2028 - AUBURN, MAINE 04211

SCALE: 1" = 40'
DATE: MAY 6, 2020

DRAWN BY: **KRF**
CHECKED BY: **UMP**

Stoneybrook
Land Use, Inc.
464 Sun City Center Blvd., #300
Sun City Center, FL 33573-6281

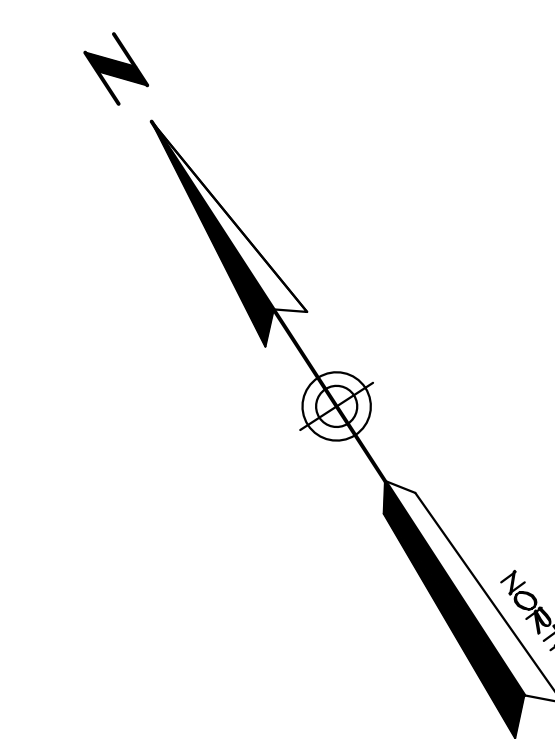
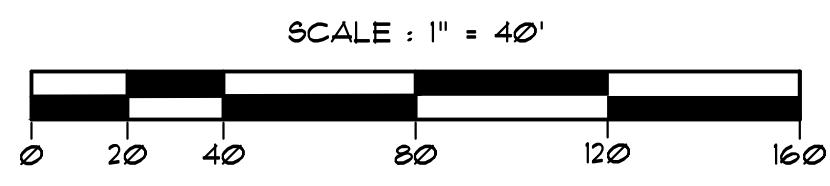
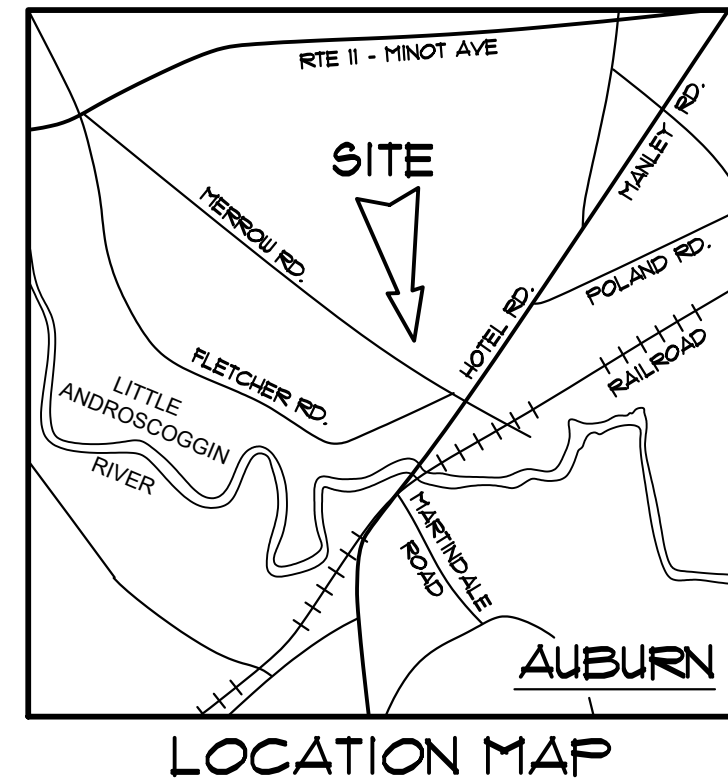
113 PLEASANT STREET
ROCKLAND, ME 04841
Tel: (207) 318-1161

145 LIBBY ST., SUITE 101
LEWISTON, ME 04240
Tel: (207) 516-3313

SUMMIT
ENGINEERING SERVICES

STATE OF MAINE
WILLIAM M. PETERLIN
LICENSED PROFESSIONAL ENGINEER
5187

JOB NO. - 16151
SHEET |

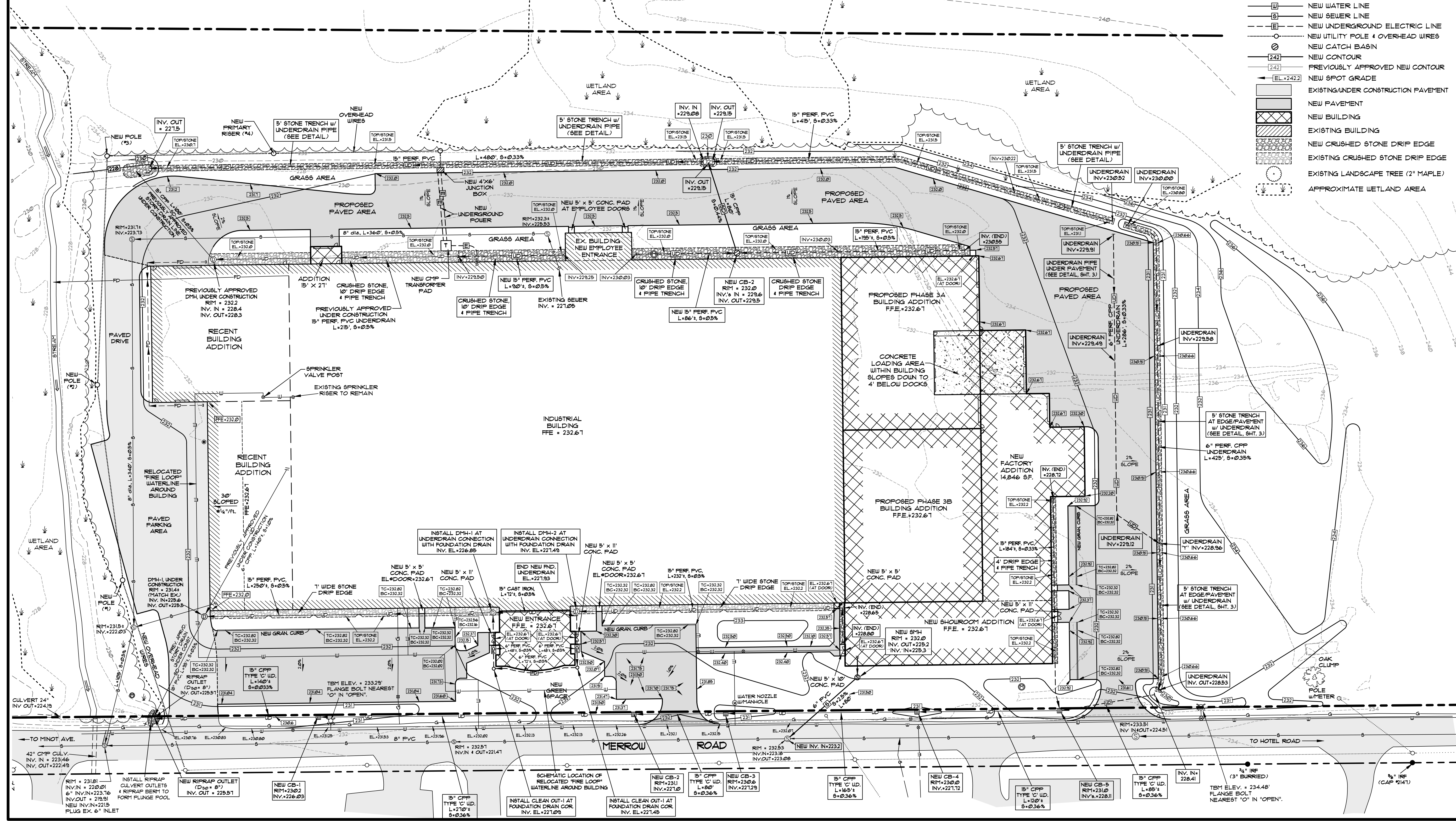


NOTES

- THIS PLAN WAS PREPARED TO SERVE AS A VISUAL AID TO FACILITATE THE MUNICIPAL APPROVAL OF A 120' x 300' BUILDING ADDITION, DRIVEWAY IMPROVEMENTS AND DRAINAGE IMPROVEMENTS AS SHOWN ON THIS PLAN IN THE AREA OF THE NORTHERLY CORNER OF THE EXISTING BUILDING.
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- OWNER OF RECORD - FUTUREGUARD HOLDINGS, LLC. TAX MAP 186, LOT 15, DEED REFERENCE - BOOK 1024, PAGE 120 PARCEL AREA = 2.124 ACRES
- THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 23001C 0309E, DATED 1-8-2013.
- THE PARCEL IS LOCATED IN THE "INDUSTRIAL" ZONING DISTRICT.
- THE LOCATION OR EXISTENCE OF UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT CONFIRMED. LOCATIONS SHOWN SHALL BE CONSIDERED SCHEMATIC. THE CONTRACTOR SHALL CONTACT DIGSAFE/ON-TARGET PRIOR TO EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF ALL PUBLIC AND PRIVATE UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES PRIOR TO EXCAVATION.
- SEE BUILDING PLANS BY ARCHITECT FOR EXACT DIMENSIONS.
- ALL DISTURBED LAWN AREAS REGRADED WITH LOAM, SEED & MULCH.

LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- UTILITY POLE WITH OVERHEAD WIRES
- EXISTING SEWER MANHOLE
- NEW SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING WATER SHUT-OFF VALVE
- EXISTING GAS SHUT-OFF VALVE
- EXISTING BOLLARD
- EXISTING MONITORING WELL
- EXISTING HYDRANT
- EXISTING TREE LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING GAS LINE
- EXISTING STORM DRAIN LINE
- EXISTING UNDERDRAIN LINE
- EXISTING CONTOUR
- NEW STORM DRAIN LINE
- NEW WATER LINE
- NEW SEWER LINE
- NEW UNDERGROUND ELECTRIC LINE
- NEW UTILITY POLE & OVERHEAD WIRES
- NEW CATCH BASIN
- NEW CONTOUR
- PREVIOUSLY APPROVED NEW CONTOUR
- NEW SPOT GRADE
- EXISTING/UNDER CONSTRUCTION PAVEMENT
- NEW PAVEMENT
- NEW BUILDING
- EXISTING BUILDING
- NEW CRUSHED STONE DRIP EDGE
- EXISTING CRUSHED STONE DRIP EDGE
- EXISTING LANDSCAPE TREE (2" MAPLE)
- APPROXIMATE WETLAND AREA



REVISED: 5-22-2020 - CHANGES TO SHOWROOM AND PARKING

SHEET TITLE: **GRADING & UTILITY PLAN**

PROJECT: **MAIN ENTRANCE - SHOWROOM**
101 MERROW ROAD - AUBURN, MAINE

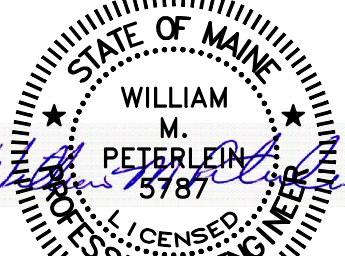
CLIENT: **FUTUREGUARD**
P.O. BOX 2028 - AUBURN, MAINE 04211

SCALE: 1" = 40'
DATE: MAY 4, 2020
DRAWN BY: KRF
CHECKED BY: WMP

Stoneybrook
Land Use, Inc.
466 Sun City Center Blvd., #300
Sun City Center, FL 33573-6281

113 PLEASANT STREET
ROCKLAND, ME 04841
Tel: (207) 318-1161

148 LIBERTY ST., SUITE 101
LEWISTON, ME 04240
Tel: (207) 516-3313



JOB NO. - 16151
SHEET **2**

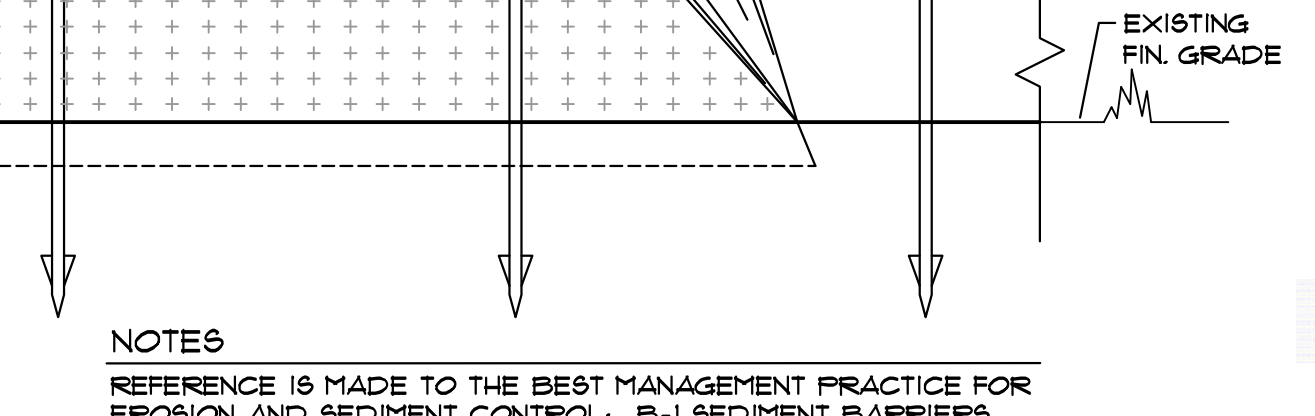
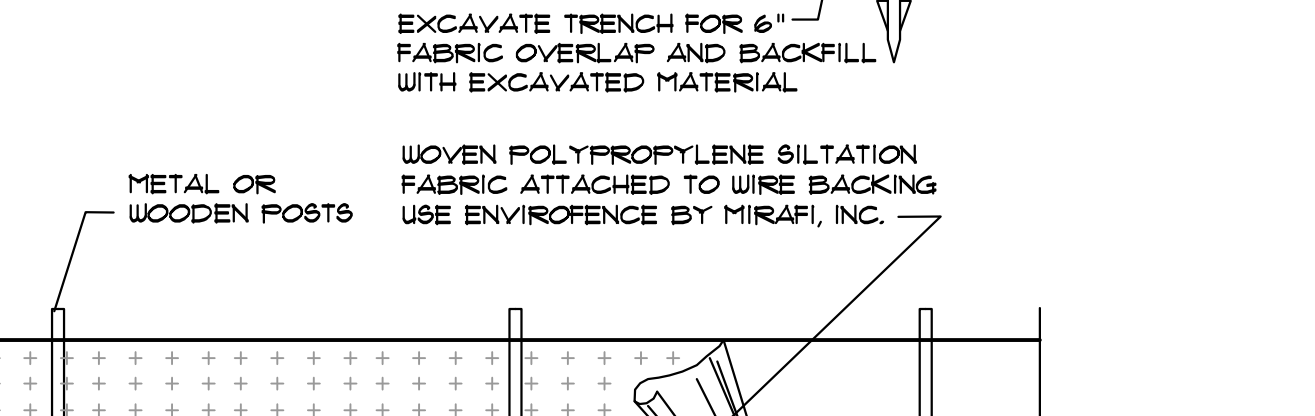
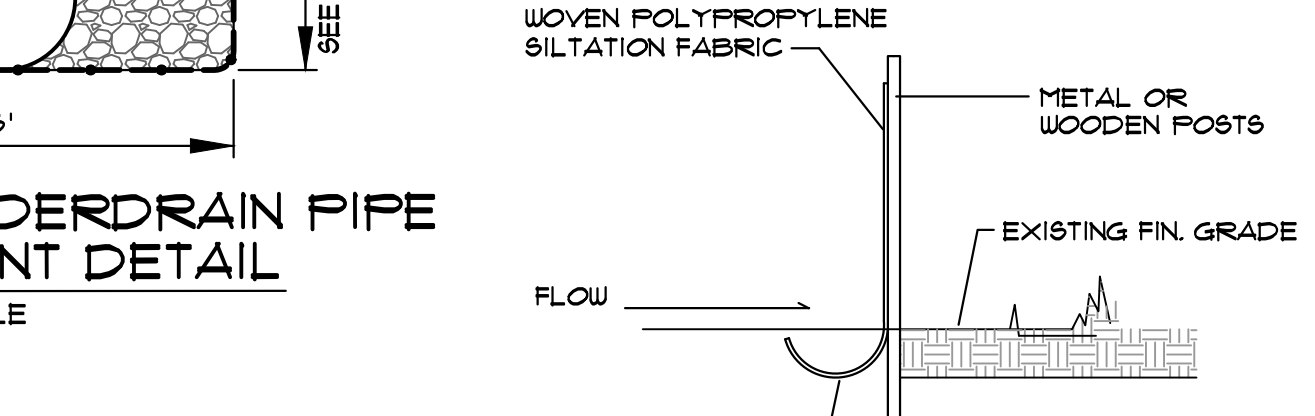
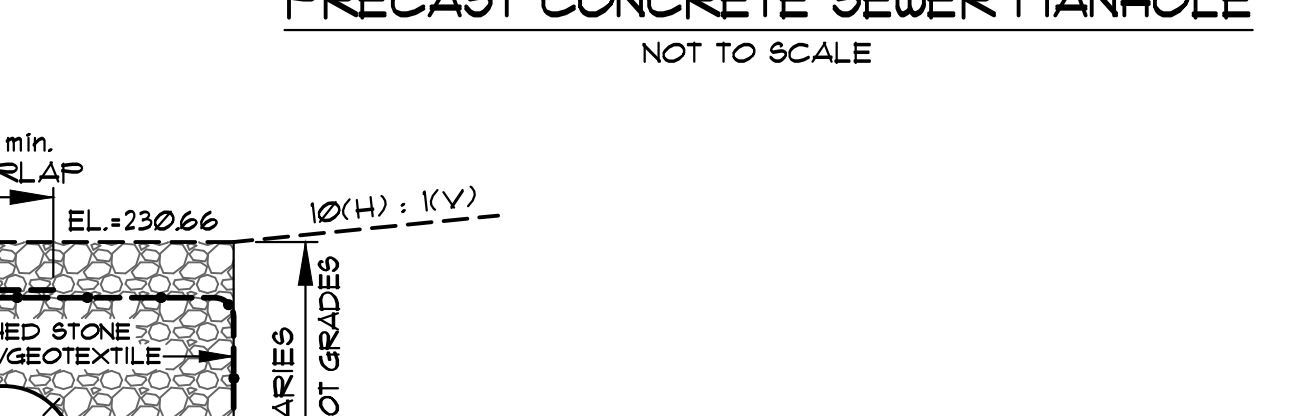
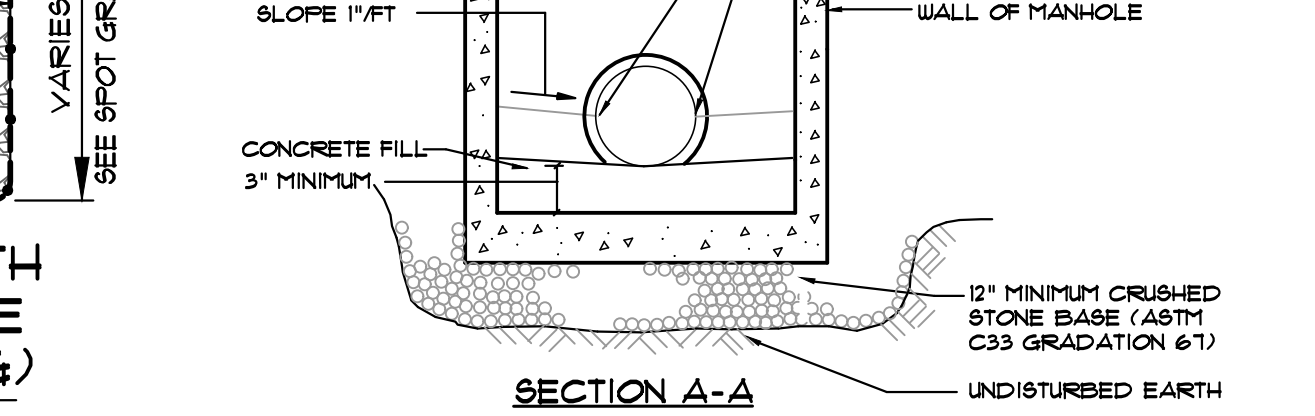
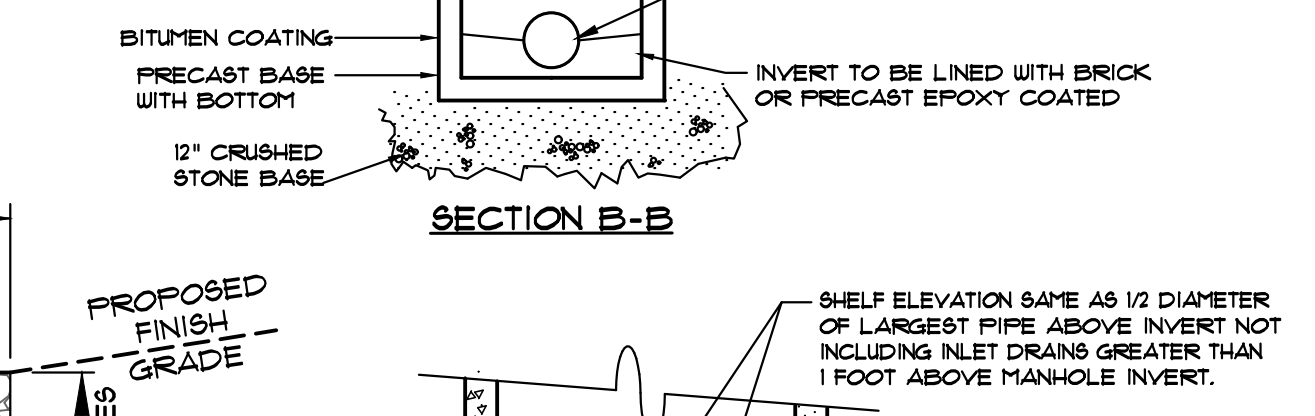
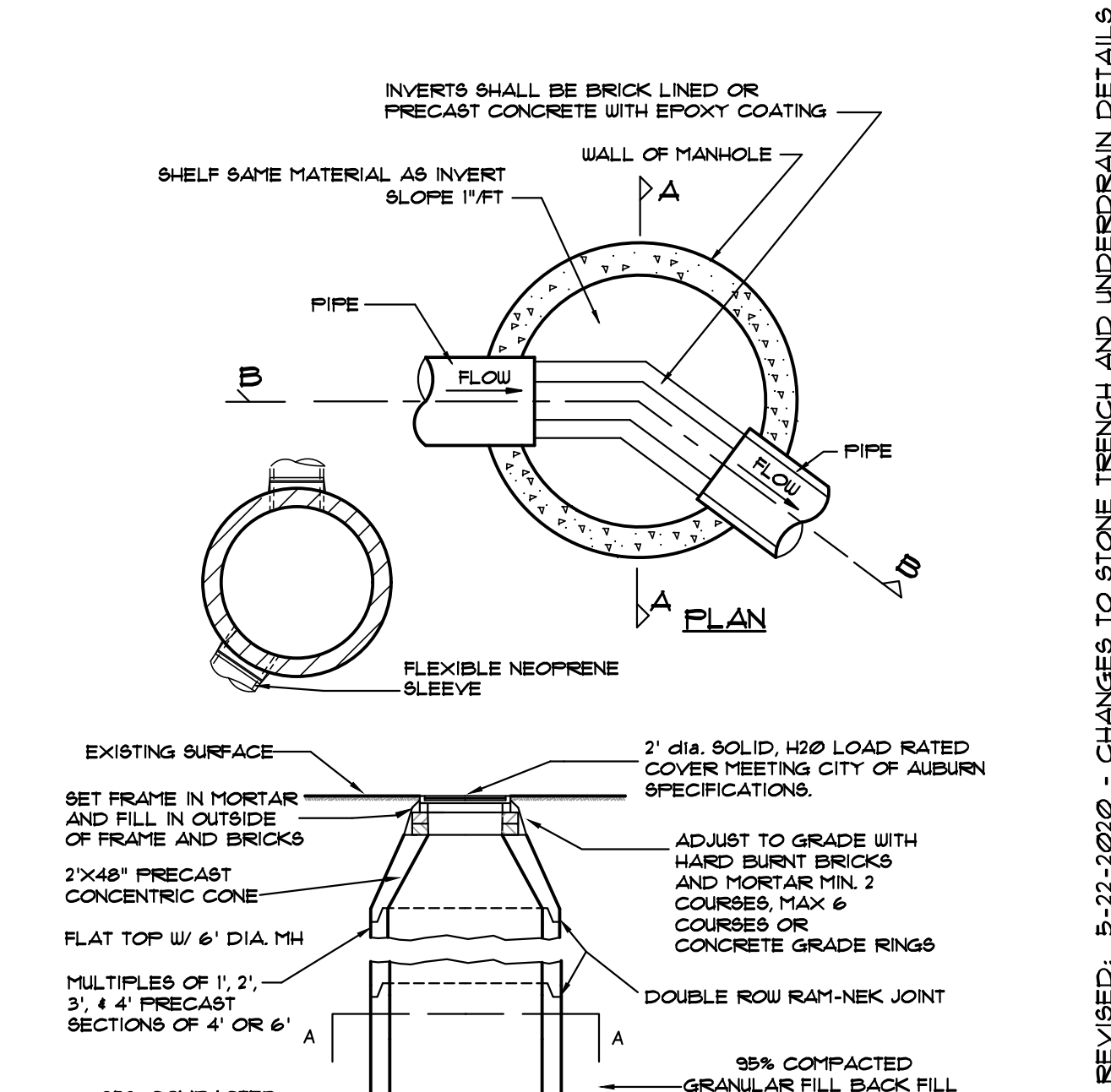
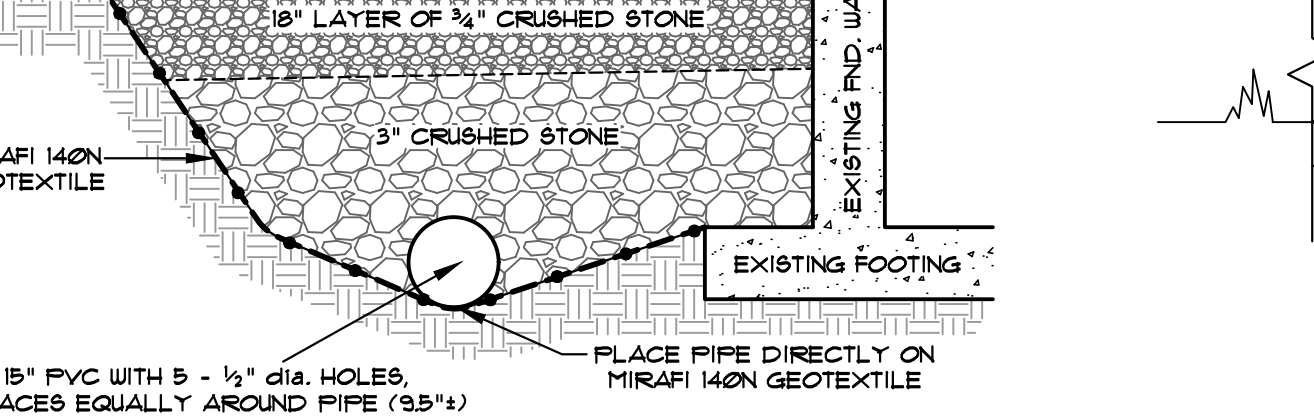
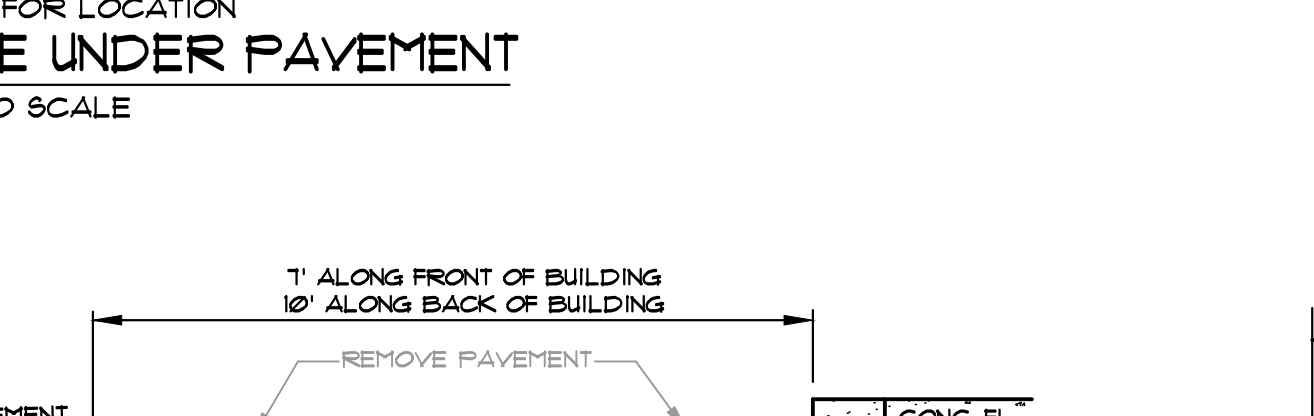
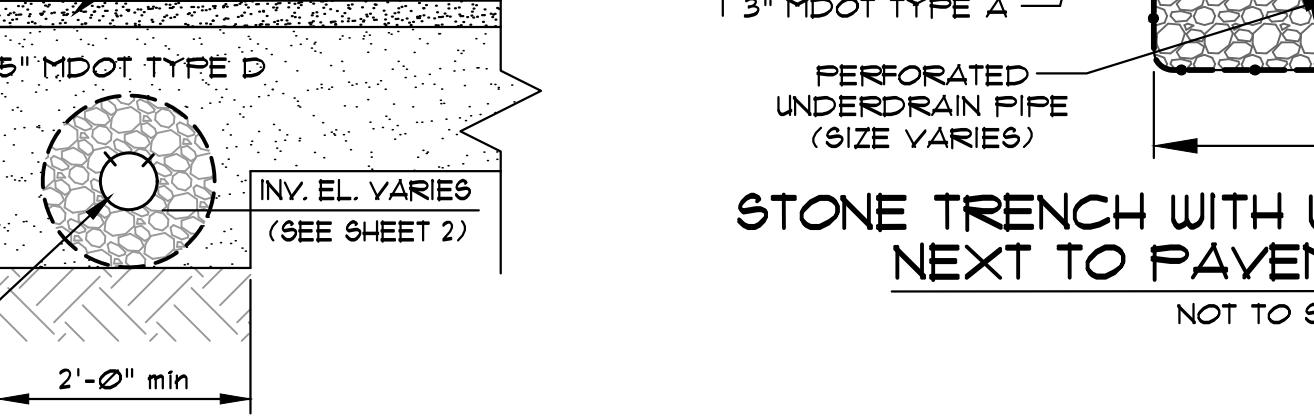
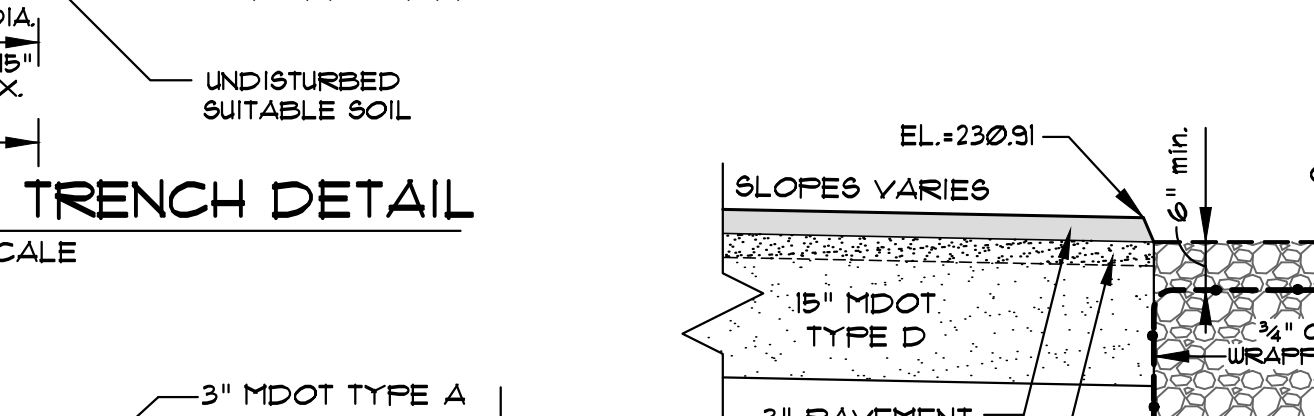
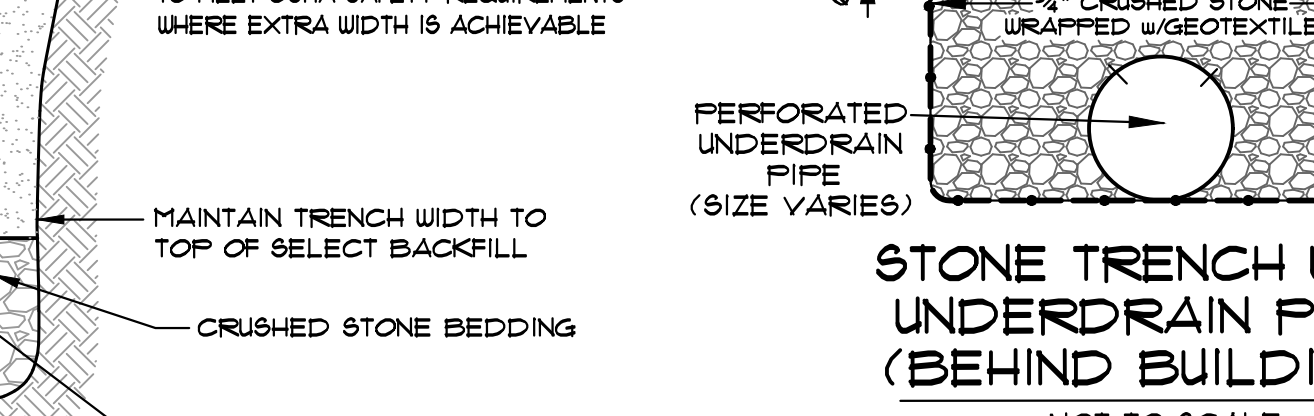
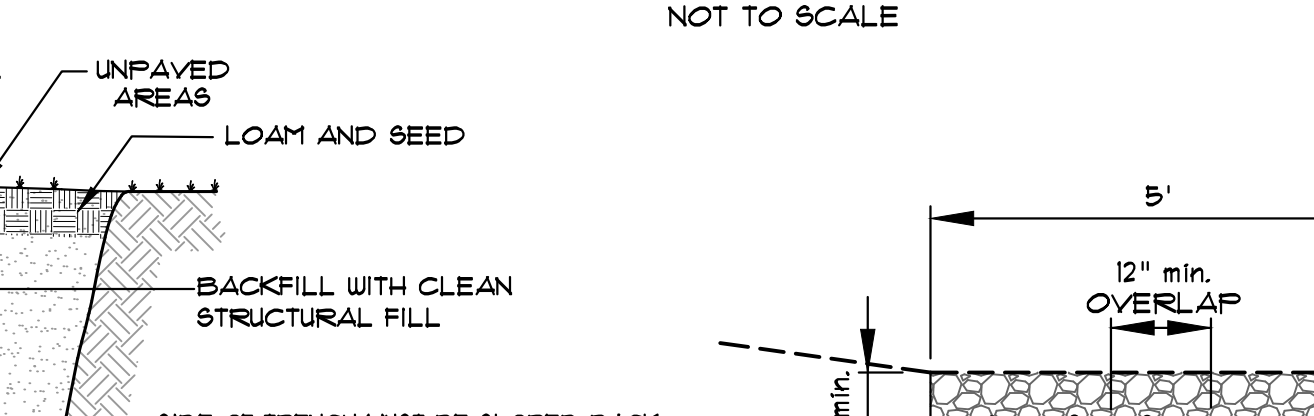
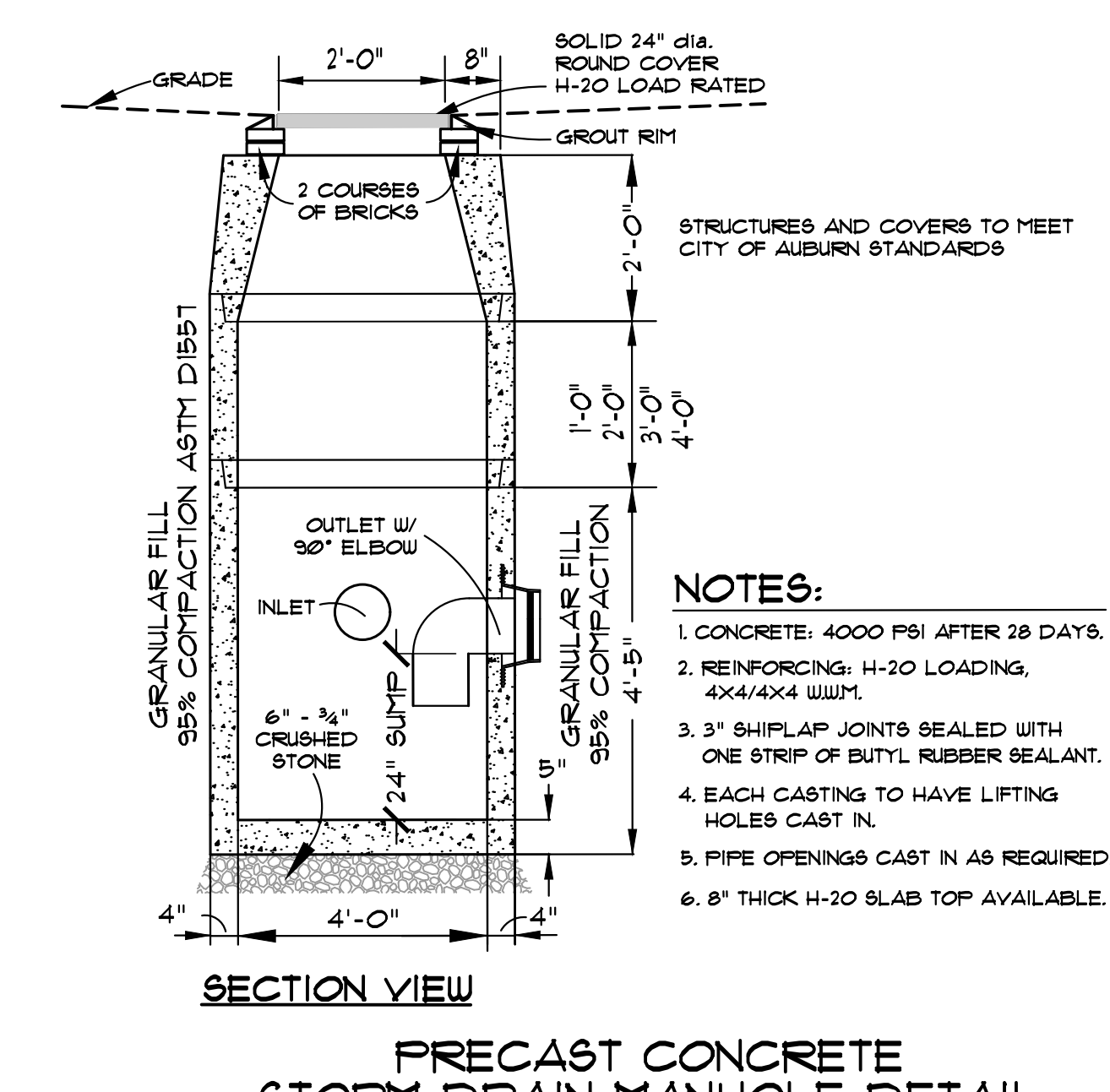
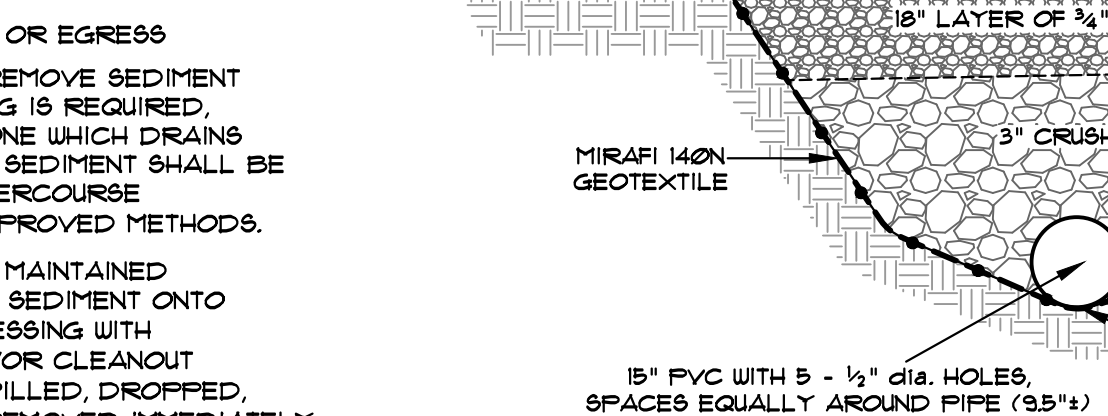
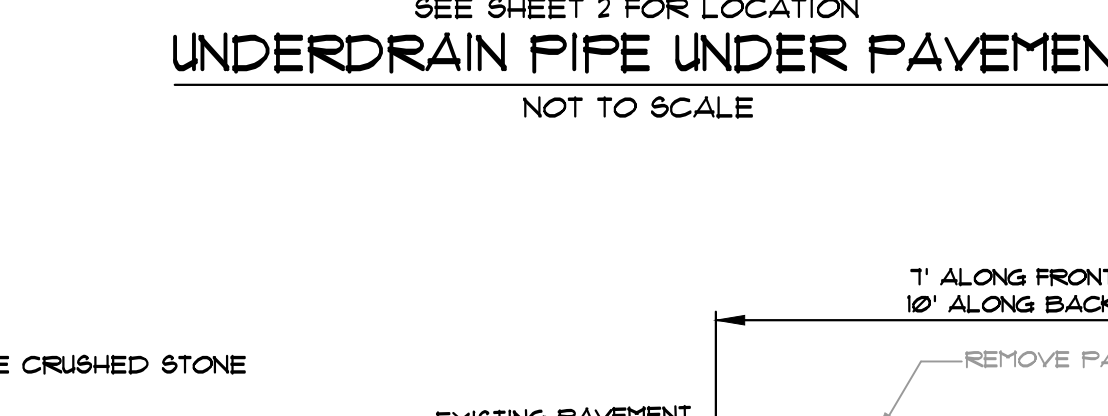
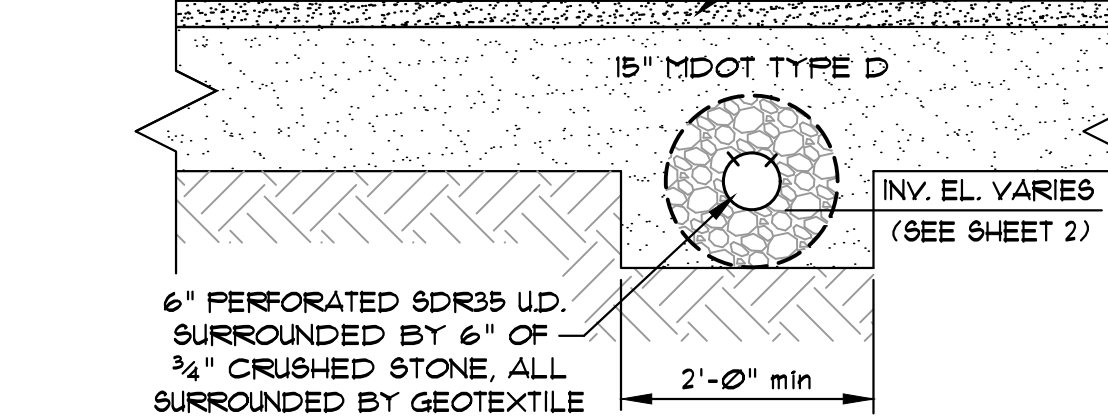
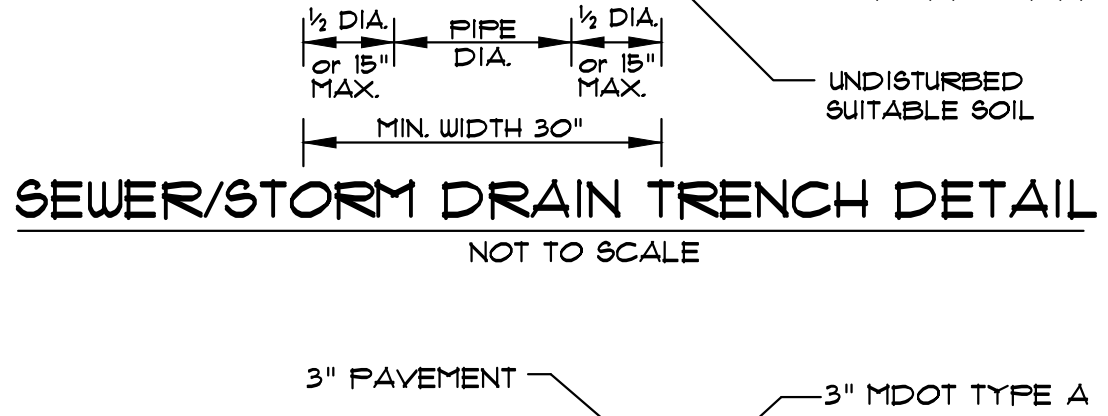
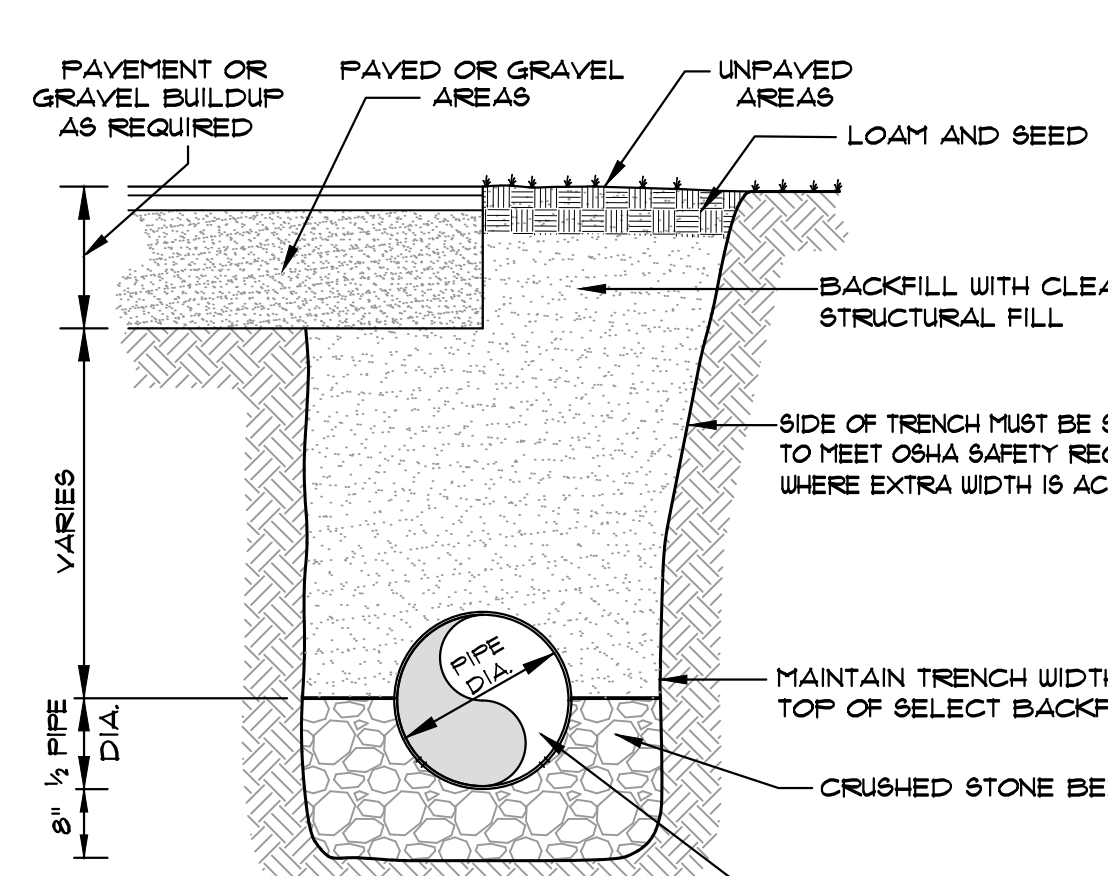
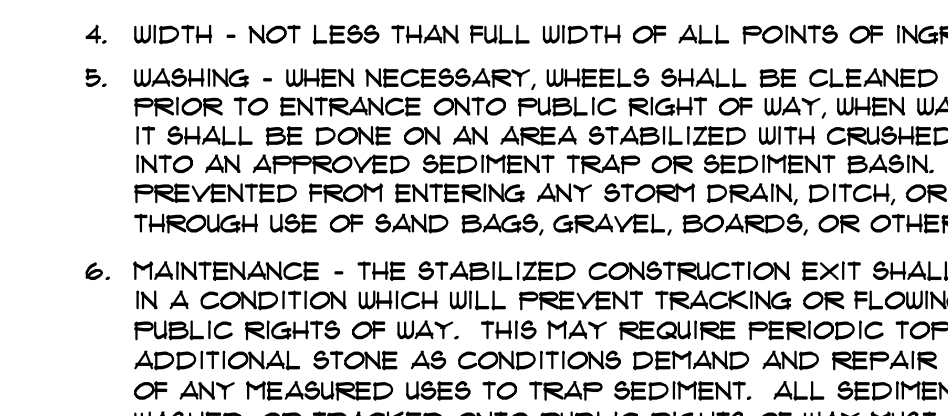
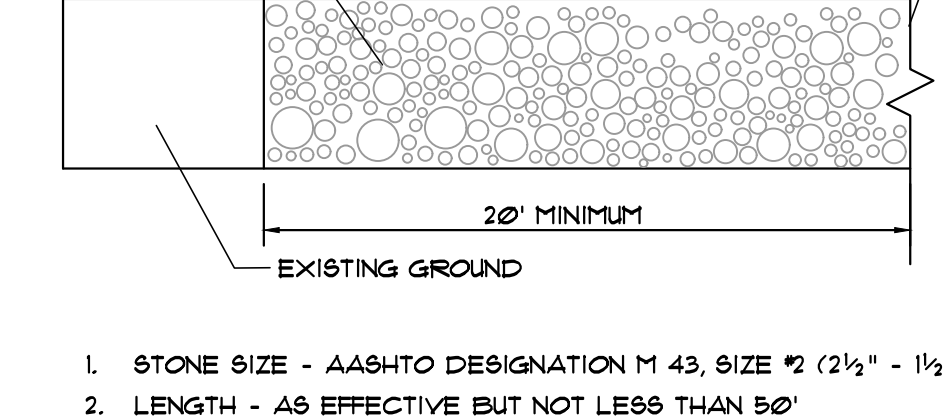
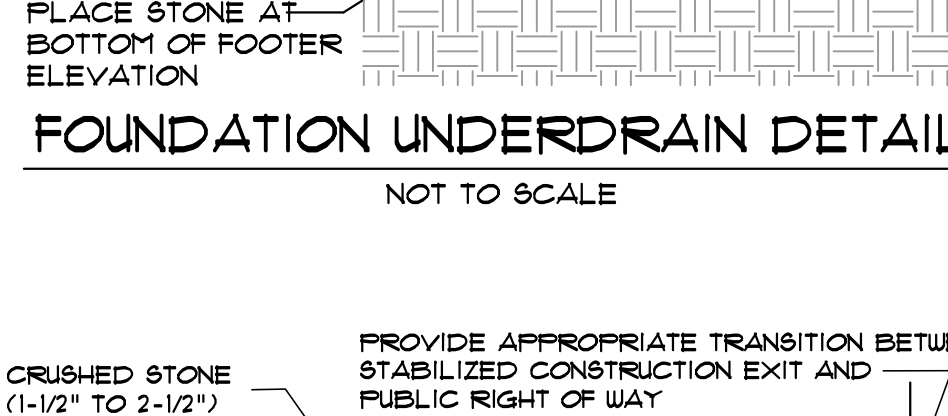
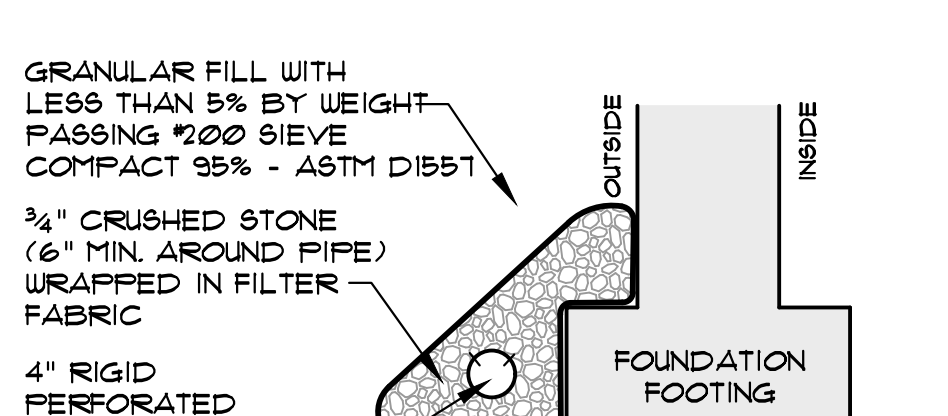
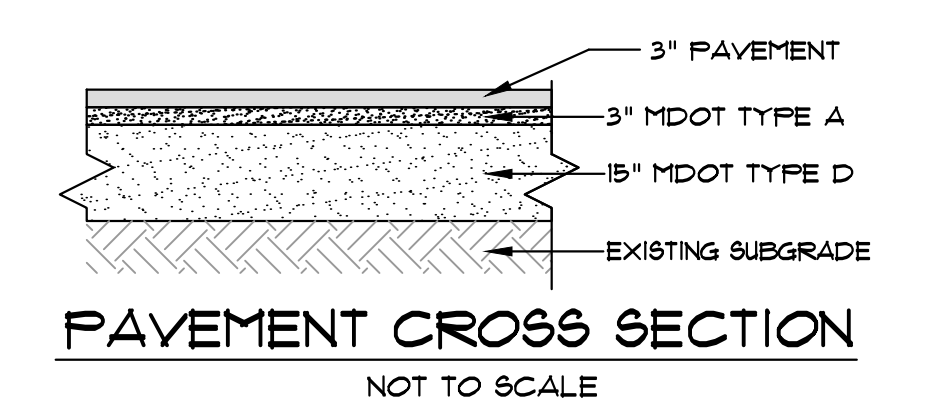
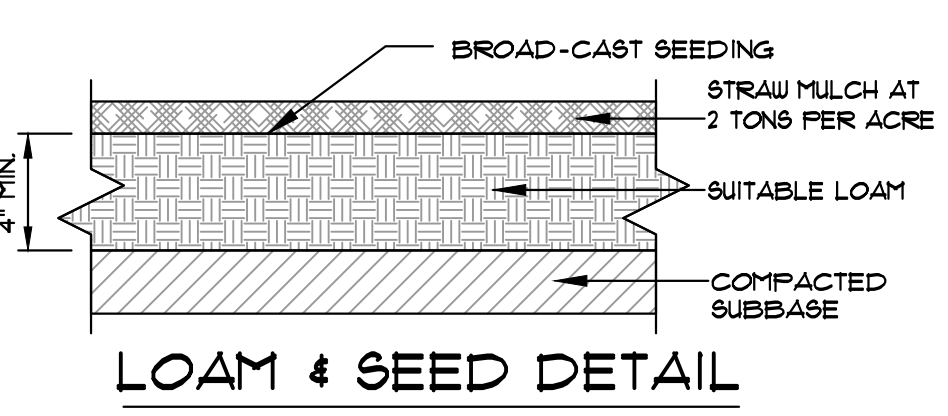
GENERAL NOTES

- THE CONTRACTOR IS REFERRED TO THE SPECIFICATIONS REGARDING COORDINATION WITH OTHERS, INCLUDING RESPONSIBILITIES AND RELATED COSTS. ALL UTILITY CONSTRUCTION IS SUBJECT TO APPROVAL, INSPECTION BY UTILITY COMPANY PERSONNEL PRIOR TO BACKFILL OF TRENCHES.
- CONTRACTOR SHALL CONTACT DIG SAFE/ON-TARGET TO DETERMINE THE EXISTENCE, LOCATION, DEPTH AND/OR SIZE OF ALL PUBLIC AND PRIVATE UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES IN THE PROJECT AREA PRIOR TO EXCAVATION. UTILITY CONTACTS ARE AS FOLLOWS:

DIGSAFE: 1-888-344-1233 248 COURT STREET LEWISTON, ME 04240 TEL: (207) 336-9311	TELECOMMUNICATIONS: OXFORD NETWORKS 481 COURT STREET LEWISTON, ME 04240 TEL: (207) 336-9311	WATER & SEWER: AUBURN WATER & SEWER DISTRICTS 481 COURT STREET LEWISTON, ME 04240 TEL: (207) 184-6469
ELECTRICAL: CENTRAL MAINE POWER 83 EDISON DRIVE AUGUSTA, ME 04336 TEL: (207) 719-3118	SPECTRUM: 1 ALFRED FLOURDE PARKWAY LEWISTON, ME 04240 TEL: 1-800-833-2293	FAIRPOINT COMMUNICATIONS: 521 E. MOREHEAD ST. ROCKLAND, ME 04841 TEL: 1-800-588-4466
- THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEPICTION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
- CONTRACTOR SHALL BE AWARE THAT DIGSAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIGSAFE WILL ADVISE PROVIDERS OF PUBLIC UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS URS LOCAL WORKS SYSTEMS.
- CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRS 336.0-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. A UTILITY COMPANY SHALL BE IMMEDIATELY NOTIFIED BY THE ENGINEER, THE CITY, AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
- ALL STRUCTURES AND PIPELINES LOCATED ADJACENT TO THE TRENCH EXCAVATION SHALL BE PROTECTED AND FIRMLY SUPPORTED BY THE CONTRACTOR UNTIL THE TRENCH IS BACKFILLED. INJURY TO ANY SUCH STRUCTURES CAUSED BY, OR RESULTING FROM, THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. ALL UTILITIES REQUIRING REPAIR, RELOCATION OR ADJUSTMENT AS A RESULT OF THE PROJECT SHALL BE COORDINATED THROUGH THE RESPECTIVE UTILITY.
- IN THOSE INSTANCES WHERE POWER OR TELEPHONE POLE SUPPORT IS REQUIRED, THE CONTRACTOR SHALL PROVIDE A MINIMUM 48-HOUR NOTIFICATION TO THE POWER OR FAIRPOINT, RESPECTIVELY. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR TEMPORARY BRACING OF UTILITIES.
- IN THOSE INSTANCES THAT A UTILITY NEEDS TO BE RELOCATED, THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY DIVISION/COMPANY TO SCHEDULE THE WORK AFTER THE COMPLETION OF THE TEST PITS.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL PERMITS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FOR EACH PERMIT AS WORKS PRIOR TO BIDDING AND ABIDE BY THOSE PROVISIONS DURING CONSTRUCTION. THE CONTRACTOR SHALL POST ALL BONDS AS REQUIRED, PAY ALL FEES & PROVIDE PROOF OF INSURANCE AS NECESSARY FOR THIS WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT OF ALL PROPOSED LINES AND GRADES AS SHOWN ON THE DRAWINGS. THE HORIZONTAL ALIGNMENT OF THE NEW STORM DRAIN CULVERTS AND STRUCTURES MAY BE ADJUSTED IN THE FIELD SUBJECT TO PRIOR APPROVAL BY THE ENGINEER.
- THE OWNER SHALL PROVIDE THE NECESSARY HORIZONTAL AND VERTICAL CONTROL POINTS FOR THE CONTRACTOR FOR WORK OUTSIDE THE STREET RIGHT-OF-WAY AND CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THIS INFORMATION THROUGHOUT CONSTRUCTION. ALL ELEVATIONS REFER TO THE 1988 NATIONAL GEODETIC VERTICAL DATUM UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL ELEVATION REFERENCE INFORMATION PRIOR TO USE IN CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEDIMENT CONTROL AND THE PREVENTION OF EROSION. ALL DISTURBED EARTH SURFACES ARE TO BE STABILIZED IN THE SHORTEST PRACTICAL TIME AND TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES SHALL BE EMPLOYED UNTIL SUCH TIME AS ADEQUATE SOIL STABILIZATION HAS BEEN ACHIEVED. TEMPORARY STORAGE OF EXCAVATED MATERIAL IS TO BE IN A MANNER THAT WILL MINIMIZE EROSION. MATERIALS AND METHODS USED FOR TEMPORARY SEDIMENT AND EROSION CONTROL SHALL BE AS SPECIFIED BY THE LATEST EDITION OF THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PREPARED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- COMPACTION TESTS SHALL BE PERFORMED IN ACCORDANCE WITH MDOT SPECIFICATIONS WITH RESULTS OF TESTING SUBMITTED TO THE OWNER. ANY SETTLEMENT OCCURRING WITHIN ONE YEAR OF SUBSTANTIAL COMPLETION OF THE PROJECT WILL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- OPEN TRENCHES MAY BE LEFT OPEN IF THE CONTRACTOR PROVIDES SAFE BARRICADING AND LIGHTS.
- PROPER IMPLEMENTATION AND MAINTENANCE OF EROSION CONTROL MEASURES ARE OF PARAMOUNT IMPORTANCE FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER, THEIR REPRESENTATIVES, OR STATE/LOCAL/FEDERAL INSPECTORS AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL CONTROL DUST WITH APPROPRIATE DUST CONTROL MEASURES. CONTRACTOR SHALL NOT TRACK OR SPILL EARTH AND DEBRIS ON PUBLIC STREETS OUTSIDE THE PROJECT AREA. STREETS OPENED TO THE PUBLIC SHALL BE KEPT SWEET AND FREE OF DEBRIS.
- ALL ROAD SURFACES SHALL FITCH 1/4 INCH PER FOOT MINIMUM FROM CENTERLINE TO GUTTER UNLESS OTHERWISE NOTED. ALL VEGETATED AREAS THAT ARE EXCAVATED, FILLED, OR OTHERWISE DISTURBED BY THE CONTRACTOR AND ARE NOT TO BE PAVED OR FILLED WITH RIP-RAP SHALL BE LOAMED, GRADED, LIMED, FERTILIZED, SEEDED AND MULCHED AT NO ADDITIONAL EXPENSE TO THE OWNER.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL RULES, REGULATIONS AND LAWS.
- THE CONTRACTOR SHALL NOT HAVE ANY RIGHT OF PROPERTY IN ANY SUITABLE MATERIALS TAKEN FROM ANY EXCAVATION. SUITABLE EXCAVATED MATERIAL, AS APPROVED BY THE ENGINEER, MAY BE INCORPORATED IN THE PROJECT, WITH EXCESS MATERIAL DISPOSED OF AT A LOCATION APPROVED BY THE OWNER. THESE PROVISIONS SHALL IN NO WAY RELIEVE THE CONTRACTOR OF HIS OBLIGATION TO PROPERLY DISPOSE OF AND REPLACE ANY MATERIAL DETERMINED BY THE ENGINEER TO BE UNSUITABLE FOR BACKFILLING. THE CONTRACTOR SHALL DISPOSE OF UNSUITABLE AND EXCESS MATERIAL IN ACCORDANCE WITH THE APPLICABLE RULES AND REGULATIONS.
- MINOR ADJUSTMENTS TO THE ALIGNMENT OF PROPOSED UTILITIES SHALL BE ALLOWED TO ACCOMMODATE EXISTING UTILITIES WHERE APPROPRIATE AS APPROVED BY THE ENGINEER.
- A MINIMUM VERTICAL OR HORIZONTAL SEPARATION OF 6 INCHES BETWEEN THE WATER LINES (INCLUDING SERVICES) AND STORM DRAINAGE PIPES AND STRUCTURES, SHALL BE MAINTAINED. 2" RIGID INSULATION SHALL BE INSTALLED WHEN SEPARATION IS LESS THAN 18 INCHES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGNING, FURNISHING, INSTALLING AND MONITORING ANY SHORING, BRACING OR OTHER EXCAVATION SUPPORT THAT MAY BE REQUIRED TO PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENT OR OTHER FACILITIES THAT COULD BE DAMAGED BY SETTLEMENT, LATERAL MOVEMENTS, UNDERMINING, WASHOUT OR OTHER HAZARDS THAT COULD DEVELOP DURING EXCAVATION SUPPORT AND PROTECTION OPERATIONS.
- CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL TAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
- INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION DAILY.
- THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ENGINEER AND/OR OWNER.
- DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.
- BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION AS DETERMINED BY THE CITY. CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HISHER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.
- THE CONTRACT WORK TO BE PERFORMED ON THIS PROJECT CONSISTS OF FURNISHING ALL REQUIRED LABOR, MATERIALS, EQUIPMENT, AND SUPPLIES NECESSARY FOR OR APPURTENANT TO THE INSTALLATION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR CONSTRUCTION IMPROVEMENTS IN ACCORDANCE WITH THESE DRAWINGS AND AS FURTHER ELABORATED IN ANY ACCOMPANYING SPECIFICATIONS.
- THE WORK SHALL BE PERFORMED IN A THOROUGH WORKMANLIKE MANNER. ANY REFERENCE TO A SPECIFICATION OR DESIGNATION OF THE AMERICAN SOCIETY FOR TESTING MATERIALS, FEDERAL SPECIFICATIONS, OR OTHER STANDARDS, CODES OR ORDERS, REFERS TO THE MOST RECENT OR LATEST SPECIFICATION OR DESIGNATION.
- THE CONTRACTOR SHALL GUARANTEE THE FAITHFUL REMEDY OF ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP AND GUARANTEE PAYMENT FOR ANY RESULTING DAMAGE WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL NOT USE PRIVATE PROPERTY FOR STOCKPILING MATERIALS OR PARKING EQUIPMENT OR VEHICLES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. ANY DAMAGE DONE TO PRIVATE PROPERTY RESULTING FROM THESE ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AT NO ADDITIONAL COST TO THE CITY/OWNER.

EROSION & SEDIMENTATION CONTROL NOTES

- THE CONTRACTOR SHALL INSPECT EROSION & SEDIMENT CONTROL MEASURES WEEKLY AND AFTER HEAVY RAINFALLS THROUGHOUT THE DURATION OF THE PROJECT INCLUDING WEEKENDS AND HOLIDAYS. INSPECTION REPORTS MUST BE PROVIDED TO THE CITY AND OWNER WITHIN 48-HOURS OF INSPECTION. ALL EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED PER BEST MANAGEMENT PRACTICES.
- THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING THE EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" DEPARTMENT OF ENVIRONMENTAL PROTECTION DATED MARCH 2008 (DEPLW 888) ADDITIONAL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY DURING ON-SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES OR STATE/LOCAL/FEDERAL INSPECTORS AT NO ADDITIONAL COST TO THE OWNER.
- PRIOR TO CONSTRUCTION, PROPERLY INSTALL SEDIMENT BARRIERS AT THE DOWN GRADIENT EDGE OF THE DISTURBED AREA AND ADJACENT TO DRAINAGE CHANNELS WITHIN THIS AREA.
- SILT FENCE AND BARK MULCH BERT LOCATIONS SHOULD ARE APPROXIMATE. INSTALL WHERE APPROPRIATE TO CONTROL SEDIMENTATION ON AND OFF SITE. SILT FENCE SHALL BE REMOVED AFTER THE SITE IS STABILIZED WITH AT LEAST 90% VEGETATED GROWTH.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2 TO 1).
- AREAS DISTURBED DURING CONSTRUCTION SHALL BE MINIMIZED. AREAS SHALL BE TEMPORARILY STABILIZED WITH MULCH OR NON-ERODIBLE COVER IF EXPOSED SOILS WILL NOT BE WORKED FOR MORE THAN 1 DAY. PERMANENT SEEDING SHALL TAKE PLACE WITHIN 1 DAYS OF FINAL GRADING.
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCHING (DOMINANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED BY AUGUST 15th OR 45 DAYS PRIOR TO THE FIRST KILLING FROST (OCT. 1) TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - 4" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 200 POUNDS PER ACRE OR 15 POUNDS PER SQUARE FOOT USING 10-20-20 (N-P205-K20) OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3.3 TONS PER ACRE (150 LBS PER 10000 S.F.).
 - FOLLOWING SEED BED PREPARATION, DITCHES AND BARK SLOPES WILL BE SEED TO A MIXTURE OF 41% CREEPING RED FESCUE, 5% REDTOP AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS ONE POUND PER 1000 S.F. LAWN QUALITY SOO MAY BE SUBSTITUTED FOR SEED. SEED MIX SHALL CONTAIN 10% ANNUAL RYEGRASS.
 - HAY MULCH AT THE RATE OF 10-30 LBS PER 1000 S.F. OR A HYDRO-APPLICATION OF ASPHALT, WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RIBB PLUS WILL BE USED ON HAY MULCH FOR WIND CONTROL.



PROJECT: MAIN ENTRANCE - SHOWROOM
SHEET TITLE: CHANGES TO STONE TRENCH AND UNDERDRAIN DETAILS
SCALE: N/A
DATE: MAY 4, 2020
DRAWN BY: KRF
CHECKED BY: WMP

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