

# SUNRISE COVE

## 19 ROOSEVELT TRAIL, WINDHAM, MAINE

**PREPARED BY:**

CIVIL ENGINEER:  
TERRADYN CONSULTANTS, LLC  
41 CAMPUS DR. SUITE 101  
NEW GLOUCESTER, MAINE 04260  
(207) 926-5111

SURVEYOR:  
WAYNE T. WOOD & CO.  
30 WOOD DRIVE  
GRAY, MAINE 04039  
(207) 657-3330

HIGH INTENSITY SOIL SURVEY:  
MARK HAMPTON ASSOCIATES, INC.  
P.O. BOX 1931  
PORTLAND, MAINE 04104-1931  
(207) 756-2900

WETLANDS DELINEATION:  
MARK CENCI  
NORTH YARMOUTH, MAINE 04097  
(207) 329-3524

**APPLICANT / OWNER:**

CHASE CUSTOM HOLMES & FINANCE  
290 BRIDGTON ROAD,  
WESTBROOK, MAINE 04092

**PROJECT PARCEL SITE**

TOWN OF WINDHAM TAX ASSESSOR'S MAP & LOT NUMBERS

MAP 7	LOT 63 & 66
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TOWN OF FALMOUTH TAX ASSESSOR'S MAP & LOT NUMBERS

MAP R09	LOT 56
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**LOCATION MAP**  
SCALE: 1" = 200'

**ZONING:**  
TOWN OF WINDHAM - COMMERCIAL (C-3), MOBILE HOME PARK (MHPO) AND OVERLAY ZONE RETIREMENT COMMUNITY & CARE FACILITY (RCCFO)

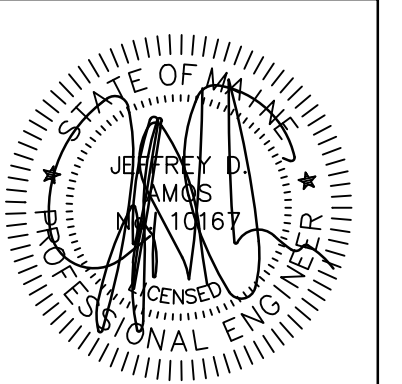
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**LEGEND**

---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	PROPOSED SETBACK LINE
---	EXISTING SETBACK LINE
---	EXISTING EASEMENT
---	PROPOSED EASEMENT
---	ROAD CENTERLINE
---	EXISTING MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	PROPOSED CONTOUR
---	EXISTING STORMDRAIN
---	PROPOSED STORMDRAIN
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	EXISTING UNDERDRAIN
---	PROPOSED UNDERDRAIN
---	EXISTING OVERHEAD ELECTRIC & TELEPHONE
---	PROPOSED OVERHEAD ELECTRIC & TELEPHONE
---	EXISTING UNDERGROUND ELECTRIC & TELEPHONE
---	PROPOSED UNDERGROUND ELECTRIC & TELEPHONE
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED EDGE OF PAVEMENT
---	EXISTING EDGE OF GRAVEL
---	PROPOSED EDGE OF GRAVEL
---	EXISTING CURB
---	PROPOSED CURB
---	EDGE OF WATER
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	CHAIN LINK FENCE
---	PROPOSED FENCE
---	EXISTING GUARDRAIL
---	PROPOSED GUARDRAIL
---	SILT FENCE
---	EXISTING VALVE
---	PROPOSED VALVE
---	EXISTING HYDRANT
---	PROPOSED HYDRANT
---	EXISTING TRANSFORMER
---	PROPOSED TRANSFORMER
---	EXISTING LIGHT POLE
---	PROPOSED LIGHT POLE
---	EXISTING UTILITY POLE
---	PROPOSED UTILITY POLE
---	EXISTING CATCH BASIN
---	PROPOSED CATCH BASIN
---	EXISTING SEWER MANHOLE
---	PROPOSED SEWER MANHOLE
---	EXISTING SPOT GRADE
---	PROPOSED SPOT GRADE
---	EXISTING SIGN
---	PROPOSED SIGN
---	TEST PIT
---	EXISTING BUILDING
---	PROPOSED BUILDING
---	WETLAND AREA
---	PROPOSED PAVEMENT
---	RIPRAP
---	PROPOSED WETLAND ALTERATION AREA
---	FUTURE RIGHT OF WAY EASEMENT
---	PROPOSED DRAINAGE EASEMENT
---	PROPOSED FORESTED BUFFER

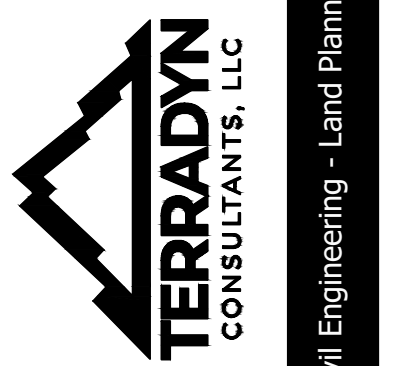
PRELIMINARY



DATE: 12-23-2019  
P.E.: JEFFREY D. AMOS

NO.	DATE	REVISIONS
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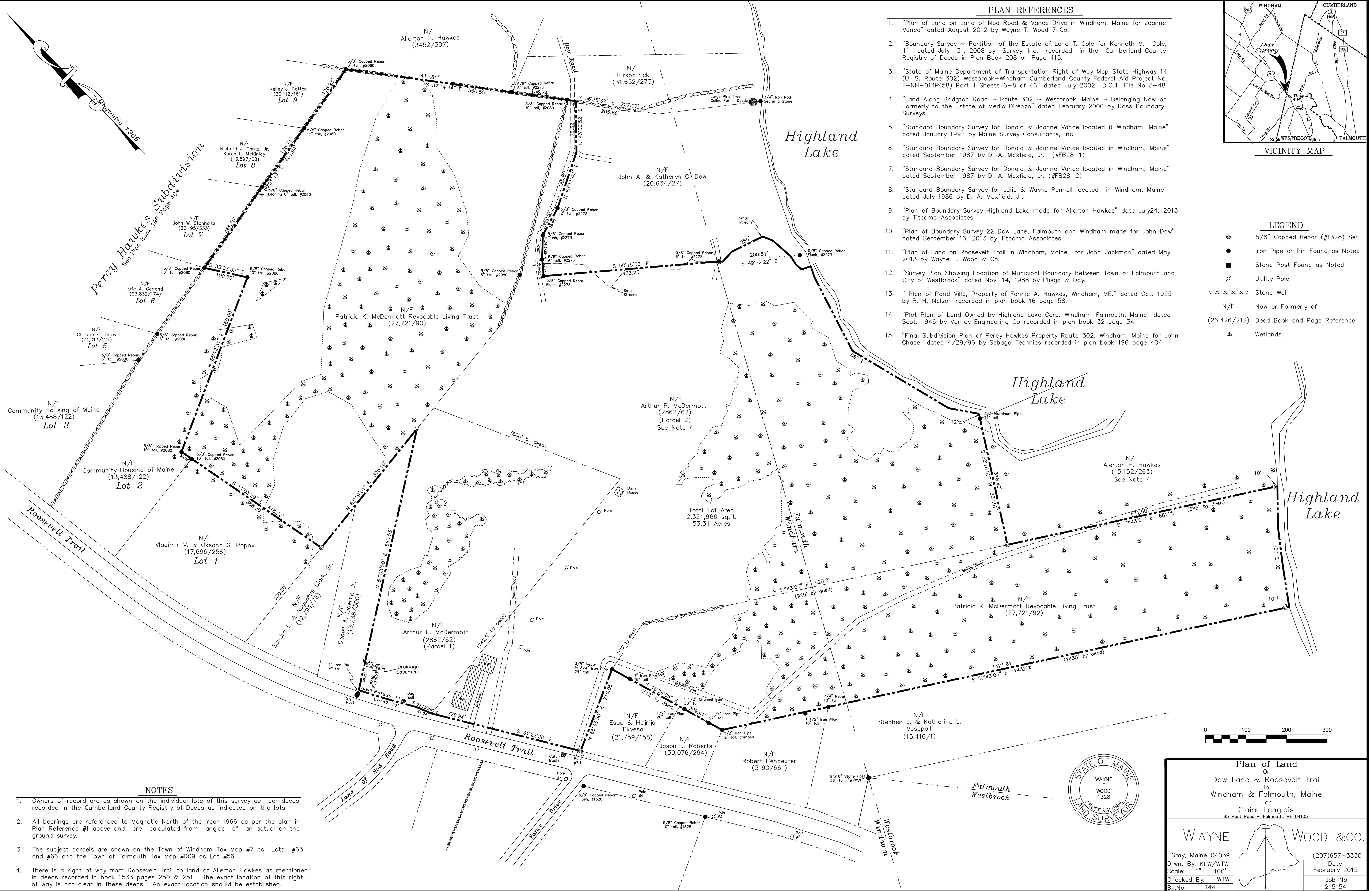
565 CONGRESS STREET  
SUITE 101  
PORTLAND, ME 04102  
OFFICE: (207) 926-5111  
www.terradync consultants.com



Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

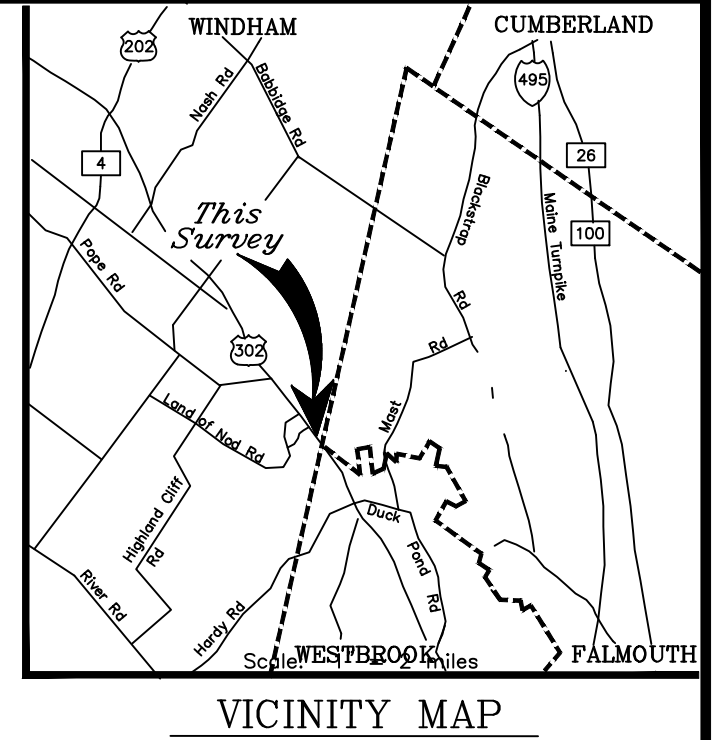
SHEET DESCRIPTION  
SUNRISE COVE  
19 ROOSEVELT TRAIL, WINDHAM, ME  
COVER SHEET AND LOCATION MAP  
PREPARED FOR  
CHASE CUSTOM HOMES & FINANCE  
290 BRIDGTON ROAD,  
WESTBROOK, MAINE 04092

DATE:	12/23/2019
SCALE:	
DESIGNED:	JDA
JOB NO:	1817
FILE:	
SHEET	<b>C-0.0</b>



**PLAN REFERENCES**

- "Plan of Land on Land of Nod Road & Vance Drive in Windham, Maine for Joanne Vance" dated August 2012 by Wayne T. Wood & Co.
- "Boundary Survey ~ Partition of the Estate of Lena T. Cole for Kenneth M. Cole, III" dated July 31, 2008 by Survey, Inc. recorded in the Cumberland County Registry of Deeds in Plan Book 208 on Page 415.
- "State of Maine Department of Transportation Right of Way Map State Highway 14 (U. S. Route 302) Westbrook-Windham Cumberland County Federal Aid Project No. F-NH-014P(58) Part II Sheets 6-8 of 46" dated July 2002 D.O.T. File No 3-481
- "Land Along Bridgton Road ~ Route 302 ~ Westbrook, Maine ~ Belonging Now or Formerly to the Estate of Medio Drenzo" dated February 2000 by Ross Boundary Surveys.
- "Standard Boundary Survey for Donald & Joanne Vance located in Windham, Maine" dated January 1992 by Maine Survey Consultants, Inc.
- "Standard Boundary Survey for Donald & Joanne Vance located in Windham, Maine" dated September 1987 by D. A. Maxfield, Jr. (#FB28-1)
- "Standard Boundary Survey for Donald & Joanne Vance located in Windham, Maine" dated September 1987 by D. A. Maxfield, Jr. (#FB28-2)
- "Standard Boundary Survey for Julie & Wayne Pennell located in Windham, Maine" dated July 1986 by D. A. Maxfield, Jr.
- "Plan of Boundary Survey Highland Lake made for Allerton Hawkes" date July 24, 2013 by Titcomb Associates.
- "Plan of Boundary Survey 22 Dow Lane, Falmouth and Windham made for John Dow" dated September 16, 2013 by Titcomb Associates.
- "Plan of Land on Roosevelt Trail in Windham, Maine for John Jackman" dated May 2013 by Wayne T. Wood & Co.
- "Survey Plan Showing Location of Municipal Boundary Between Town of Falmouth and City of Westbrook" dated Nov. 14, 1988 by Plisga & Day.
- "Plan of Pond Villa, Property of Fannie A. Hawkes, Windham, ME." dated Oct. 1925 by R. H. Nelson recorded in plan book 16 page 58.
- "Plot Plan of Land Owned by Highland Lake Corp. Windham-Falmouth, Maine" dated Sept. 1946 by Varney Engineering Co recorded in plan book 32 page 34.
- "Final Subdivision Plan of Percy Hawkes Property Route 302, Windham, Maine for John Chase" dated 4/29/96 by Sebago Technics recorded in plan book 196 page 404.

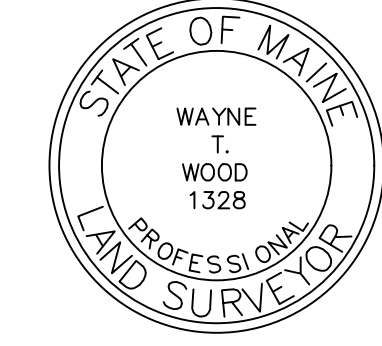


**LEGEND**

- ⊙ 5/8" Capped Rebar (#1328) Set
- Iron Pipe or Pin Found as Noted
- Stone Post Found as Noted
- ⊘ Utility Pole
- ⊖ Stone Wall
- N/F Now or Formerly of (26,426/212) Deed Book and Page Reference
- ☼ Wetlands

**NOTES**

- Owners of record are as shown on the individual lots of this survey as per deeds recorded in the Cumberland County Registry of Deeds as indicated on the lots.
- All bearings are referenced to Magnetic North of the Year 1966 as per the plan in Plan Reference #1 above and are calculated from angles of an actual on the ground survey.
- The subject parcels are shown on the Town of Windham Tax Map #7 as Lots #63, and #66 and the Town of Falmouth Tax Map #R09 as Lot #56.
- There is a right of way from Roosevelt Trail to land of Allerton Hawkes as mentioned in deeds recorded in book 1533 pages 250 & 251. The exact location of this right of way is not clear in these deeds. An exact location should be established.

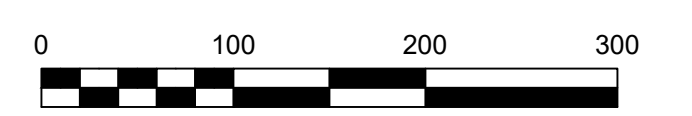


Plan of Land  
On  
Dow Lane & Roosevelt Trail  
In  
Windham & Falmouth, Maine  
For  
Claire Langlois  
85 Mast Road ~ Falmouth, ME 04105

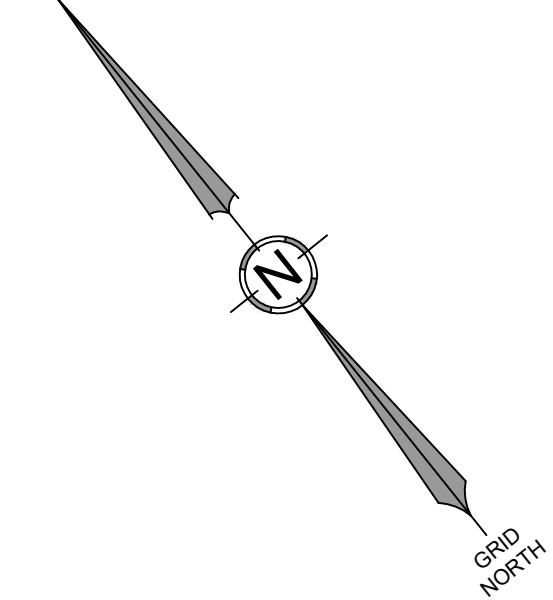
**WAYNE T. WOOD & CO.**

Gray, Maine 04039  
Drwn. By: K/LW/WTW  
Scale: 1" = 100'  
Checked By: WTW  
Bk.No. 144

(207)657-3330  
Date  
February 2015  
Job No.  
215154



Total Lot Area  
2,321,966 sq.ft.  
53.31 Acres



**GENERAL NOTES:**

1. THE RECORD OWNER OF THE PARCEL IS CHASE CUSTOM HOMES & FINANCE INC. BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 33,524, PAGE 0268.
2. THE PROPERTY IS SHOWN AS LOT 63 & 66 ON THE TOWN OF WINDHAM TAX MAP 7 AND IS LOCATED IN THE COMMERCIAL (C-3), MOBILE HOME PARK (MHPO) AND RETIREMENT COMMUNITY & CARE FACILITY OVERLAY ZONES (RCCFO). ALSO LOCATED IN THE TOWN OF FALMOUTH HIGHLAND LAKE RESIDENTIAL (HL) ZONE.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A STANDARD BOUNDARY BY WAYNE WOOD & COMPANY ENTITLED "PLAN OF LAND ON DOW LANE & ROOSEVELT TRAIL IN WINDHAM & FALMOUTH, MAINE FOR CLAIRE LANGLOIS", DATED FEBRUARY 2015.
4. SPACE AND BULK CRITERIA:  
 COMMERCIAL (C-3) & RETIREMENT COMMUNITY AND CARE FACILITY OVERLAY DISTRICT (RCCFO)  
 MIN. LOT SIZE: . . . . . 200,000 SF  
 NET RESIDENTIAL DENSITY: . . . . . 5,000 SF/UNIT  
 MIN. FRONTAGE: . . . . . 200'  
 MIN. FRONT SETBACK: . . . . . 60'  
 MIN. SIDE SETBACK: . . . . . 10'  
 MIN. REAR SETBACK: . . . . . 10'  
 MAX. BUILDING HEIGHT: . . . . . 35'
5. THE DEVELOPMENT WILL CONNECT TO THE PUBLIC WATER SYSTEM.
6. HIGH INTENSITY SOIL SURVEYS WERE DELINEATED BY MARK HAMPTON ASSOCIATES, INC. DATED OCTOBER 26, 2018.
7. WETLAND DELINEATION BY MARK CENCI GEOLOGIC, INC. NORTH YARMOUTH, MAINE 04097.
8. WATER SERVICE TO THE DEVELOPMENT SHALL BE PROVIDED BY CONNECTION TO THE EXISTING 12" PORTLAND WATER DISTRICT MAIN ON ROOSEVELT TRAIL (ROUTE 302). WATER MAIN CONSTRUCTION SHALL CONFORM TO DISTRICT STANDARDS. WATER MAINS AND APPURTENANCES WITHIN THE ROUTE 302 RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED BY PORTLAND WATER DISTRICT. PRIVATE WATER DISTRIBUTION MAINS, SERVICES AND APPURTENANCES WITHIN THE DEVELOPMENT PROPERTY SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. RESIDENTIAL UNITS WILL BE SERVED BY PRIVATE ON-SITE SEPTIC SYSTEMS. SEPTIC SYSTEM LOCATIONS SHOWN ON THE PLAN SET REPRESENT LOCATIONS THAT MEET APPLICABLE LOCAL AND STATE STANDARDS. FINAL SUBSURFACE DISPOSAL SYSTEM LOCATIONS MAY BE ADJUSTED PROVIDED THAT THE NEW LOCATIONS ARE REVIEWED AND APPROVED BY THE CODE ENFORCEMENT OFFICER WITH SUPPORTING DOCUMENTATION BY A MAINE CERTIFIED SITE EVALUATOR.

10. ELECTRICAL POWER, CABLE TV AND TELECOMMUNICATIONS FACILITIES SHALL BE UNDERGROUND.
11. THE ESTABLISHMENT OF A HOMEOWNERS ASSOCIATION IS REQUIRED BY THE TOWN OF WINDHAM TO THE EXTENT SAID ASSOCIATION IS NECESSARY TO ENSURE PERPETUAL MAINTENANCE OF THE ROADWAYS, PRIVATE WATER DISTRIBUTION SYSTEM, STORMWATER MANAGEMENT SYSTEMS, WASTEWATER TREATMENT AND DISPOSAL SYSTEMS, AND OTHER COMMON INFRASTRUCTURE ELEMENTS. REFER TO THE HOMEOWNERS ASSOCIATION DOCUMENTS FOR SPECIFIC MAINTENANCE RESPONSIBILITIES.
12. CLEARING OF TREES IN AREAS WHERE TREE COVER IS DEPICTED ON THE PLAN IS PROHIBITED FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF PLANNING BOARD APPROVAL.
13. ALL ROADS IN THIS SUBDIVISION SHALL REMAIN PRIVATE ROADS AND SHALL BE MAINTAINED BY THE DEVELOPER OR HOMEOWNERS ASSOCIATION. THE ROADS SHALL NOT BE OWNED OR MAINTAINED BY THE TOWN OF WINDHAM.
14. APPROVAL BY THE PLANNING BOARD OF THIS SUBDIVISION PLAN SHALL NOT BE DEEMED TO CONSTITUTE OR BE EVIDENCE OF ANY ACCEPTANCE BY THE TOWN OF WINDHAM OF ANY STREET, EASEMENT OR OPEN SPACE SHOWN ON THIS PLAN.

**STANDARD CONDITION OF APPROVAL:**

APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED <SKETCH PLAN SUBMISSION DATE>, AS AMENDED <DATE>, AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD. ANY VARIATION FROM SUCH PLANS, PROPOSALS AND SUPPORTING DOCUMENTS AND REPRESENTATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH SECTION 913 OF THE SUBDIVISION ORDINANCE.

**PERMITS REQUIRED:**

- TOWN OF WINDHAM: SUBDIVISION APPROVAL AND SITE PLAN APPROVAL
- MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION:
  - STORMWATER LAW PERMIT
  - NATURAL RESOURCES PROTECTION ACT PERMIT, TIER 1 WETLAND FILL
  - MAINE CONSTRUCTION GENERAL PERMIT
- U.S. ARMY CORPS OF ENGINEERS: GENERAL PERMIT FOR STATE OF MAINE, CATEGORY 1 (WETLANDS)

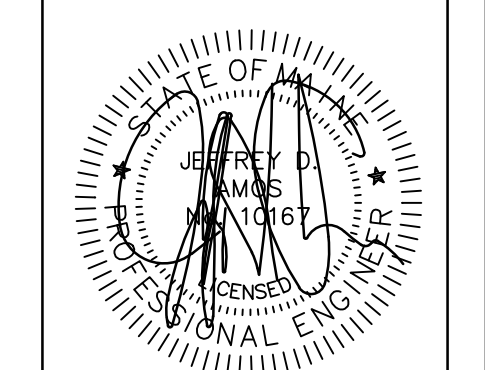
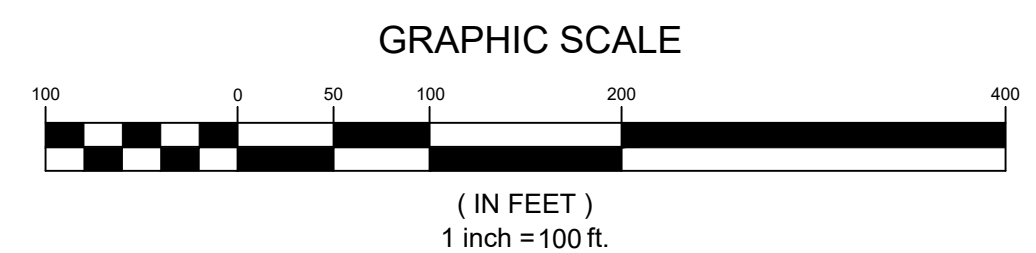
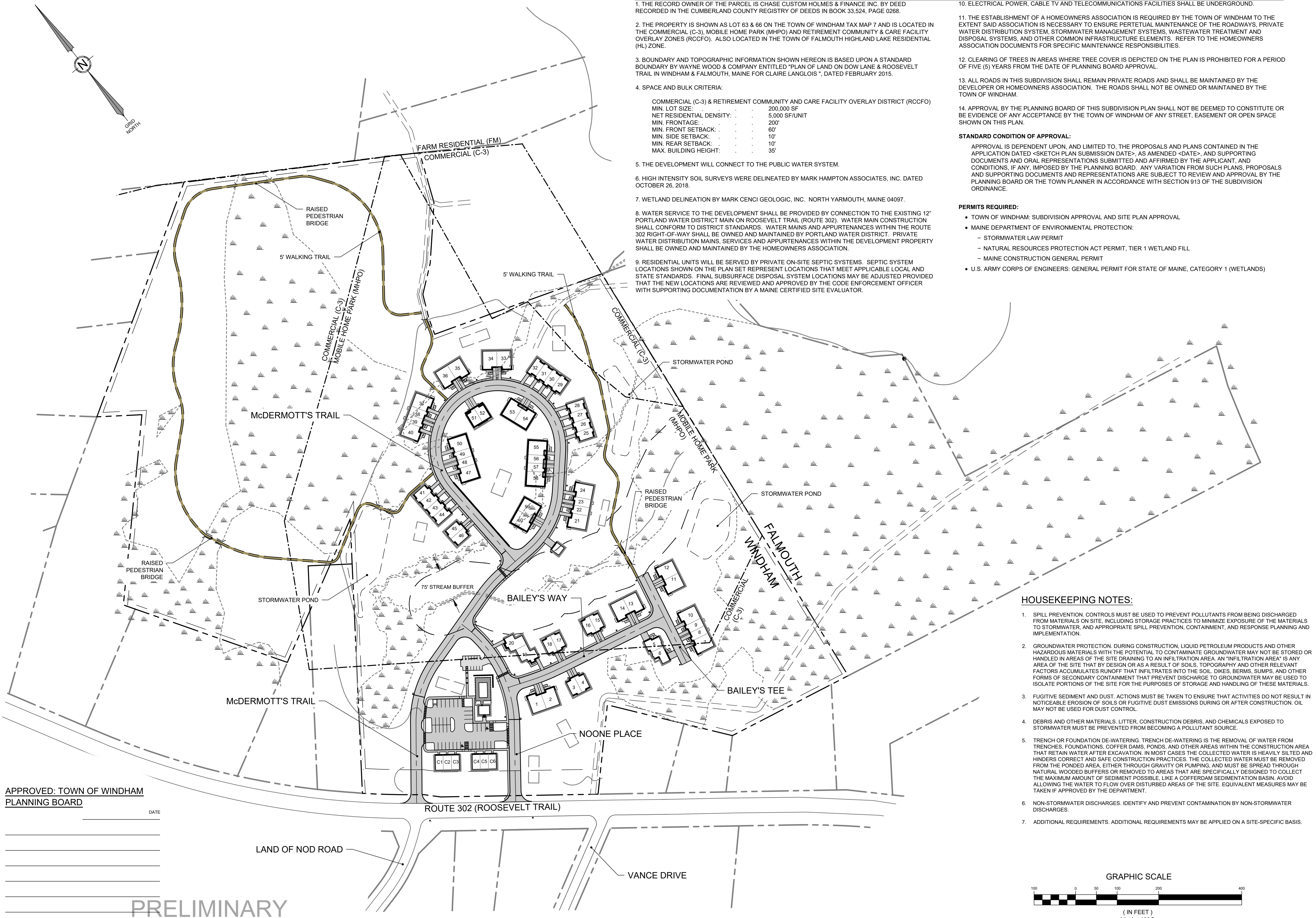
**HOUSEKEEPING NOTES:**

1. SPILL PREVENTION CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM BEING DISCHARGED FROM MATERIALS ON SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER, AND APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION.
2. GROUNDWATER PROTECTION DURING CONSTRUCTION. LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS.
3. FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL.
4. DEBRIS AND OTHER MATERIALS, LITTER, CONSTRUCTION DEBRIS, AND CHEMICALS EXPOSED TO STORMWATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
5. TRENCH OR FOUNDATION DE-WATERING. TRENCH DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER MUST BE REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, AND MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE. LIKE A COFFERDAM SEDIMENTATION BASIN, AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.
6. NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES.
7. ADDITIONAL REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.

APPROVED: TOWN OF WINDHAM  
PLANNING BOARD

DATE

PRELIMINARY



DATE: 12-23-2019  
P.E. JEFFREY D. AMOS

NO.	DATE	REVISIONS
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666 CONGRESS STREET  
SUITE 201  
PORTLAND, ME 04102

41 CAMPUS DRIVE  
SUITE 101  
NEW GLOUCESTER, ME 04060

OFFICE: (207) 926-5111  
www.terradynconsultants.com

**TERRADYN**  
CONSULTANTS, LLC

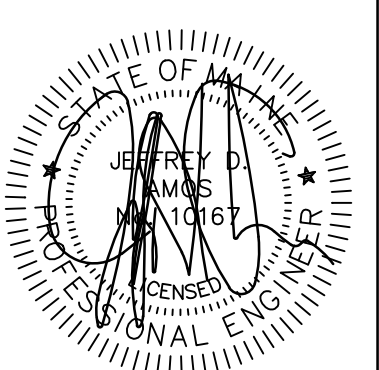
Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

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**SUNRISE COVE  
19 ROOSEVELT TRAIL,  
WINDHAM, ME  
OVERALL SITE PLAN**

PREPARED FOR  
**CHASE CUSTOM HOMES & FINANCE**  
290 BRIDGTON ROAD  
WESTBROOK, MAINE 04092

DATE: 12/23/2019  
SCALE: 1"=100'  
DESIGNED: JDA  
JOB NO: 1817  
FILE: 1817 S

SHEET **C-1.0**



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SUITE 201  
PORTLAND, ME 04102

41 CAMPUS DRIVE  
SUITE 101  
NEW GLoucester, ME 04960

OFFICE: (207) 926-5111  
www.terradynconsultants.com

N/F Robert Pendexter (3190/661)

N/F Jason J. Roberts (30,076/294)

N/F Esad & Hajrja Tikvesa (21,759/158)



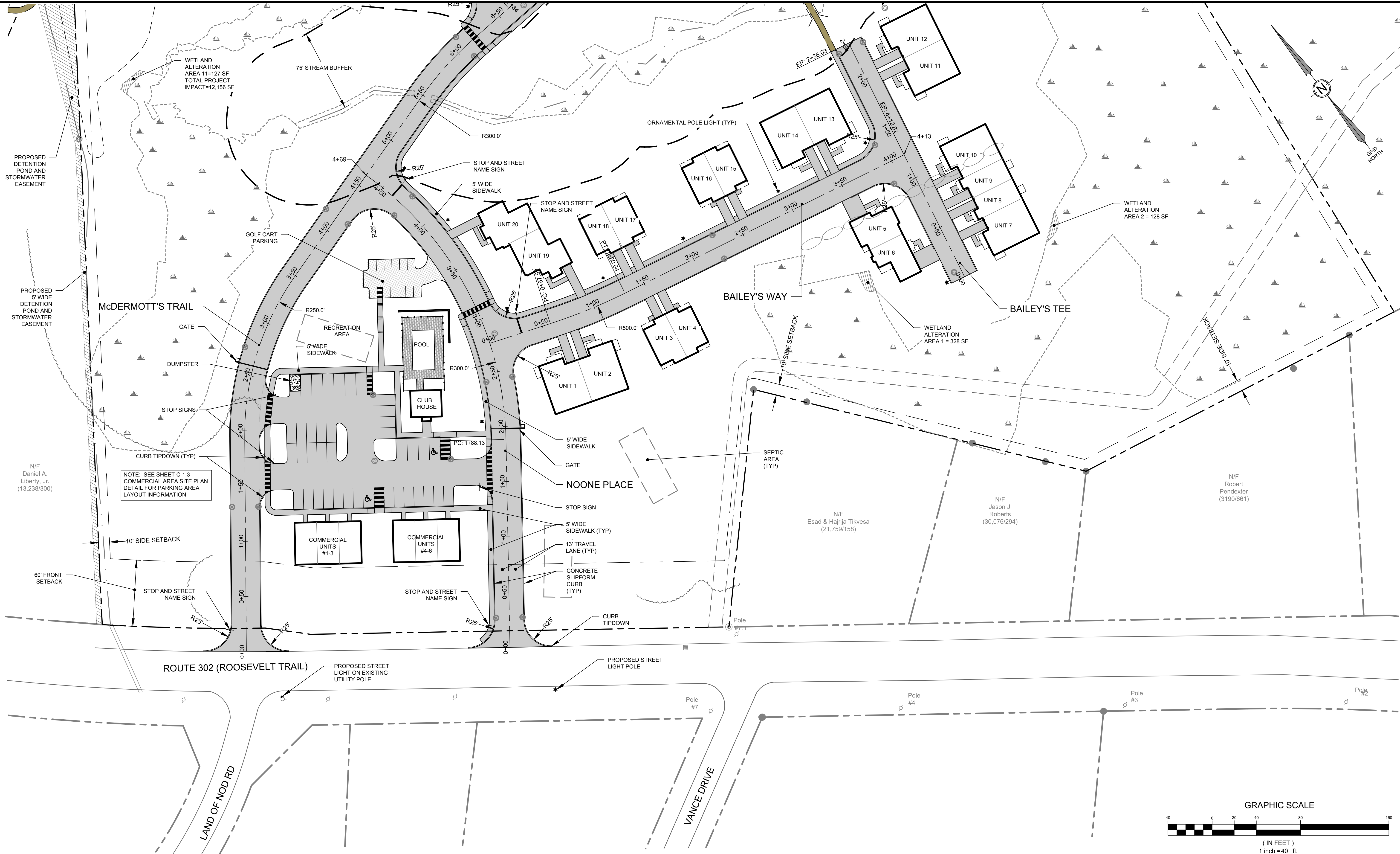
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290 BRIDGTON ROAD  
WESTBROOK, MAINE 04092

DATE: 12/23/2019  
SCALE: 1"=40'  
DESIGNED: JDA  
JOB NO: 1817  
FILE: 1817 S  
SHEET **C-1.1**

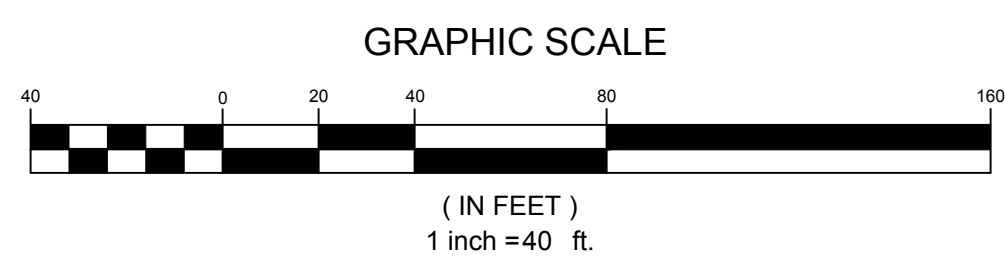
MATCH LINE - SEE SHEET C-1.2

MATCH LINE - SEE SHEET C-1.2

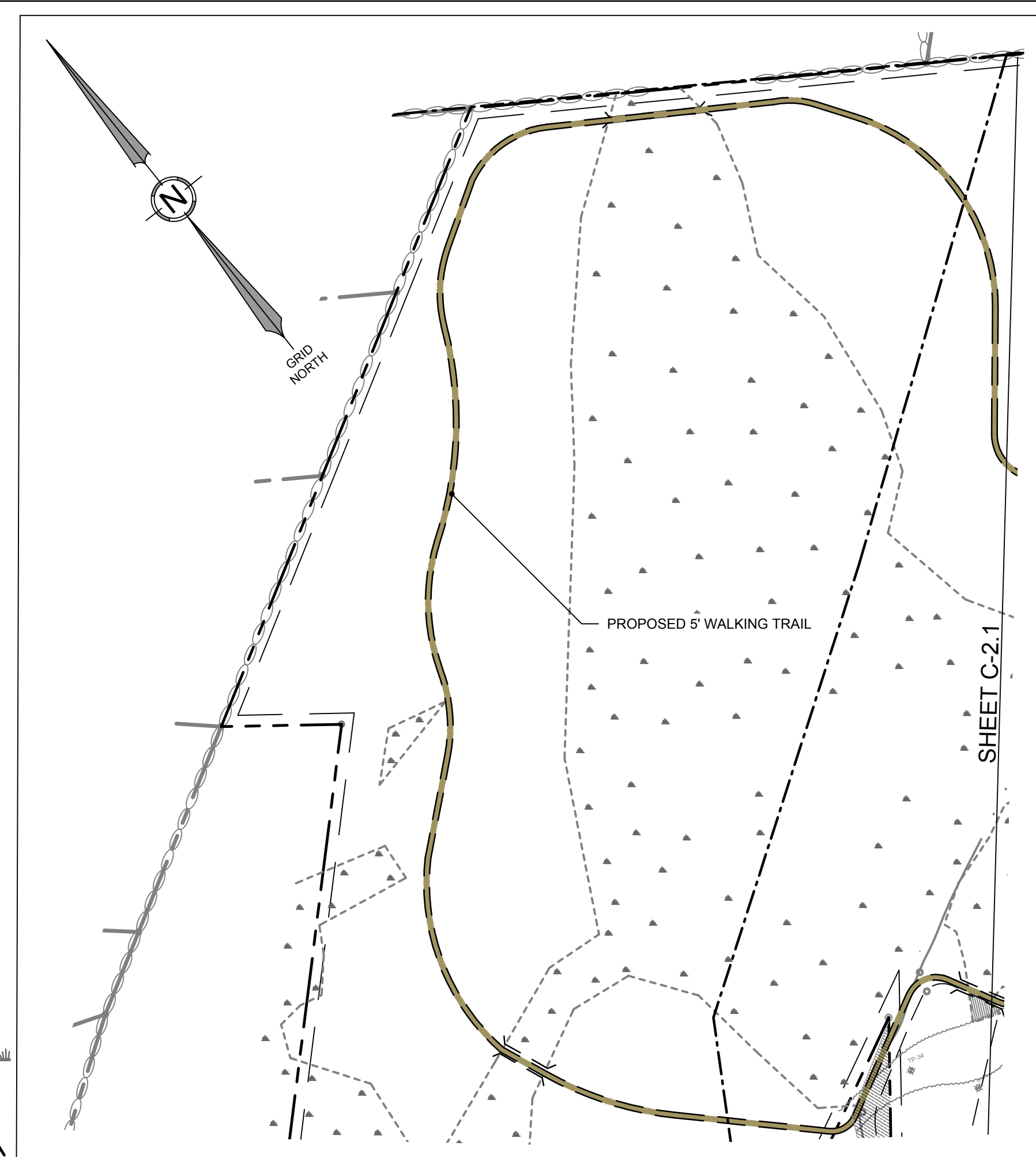
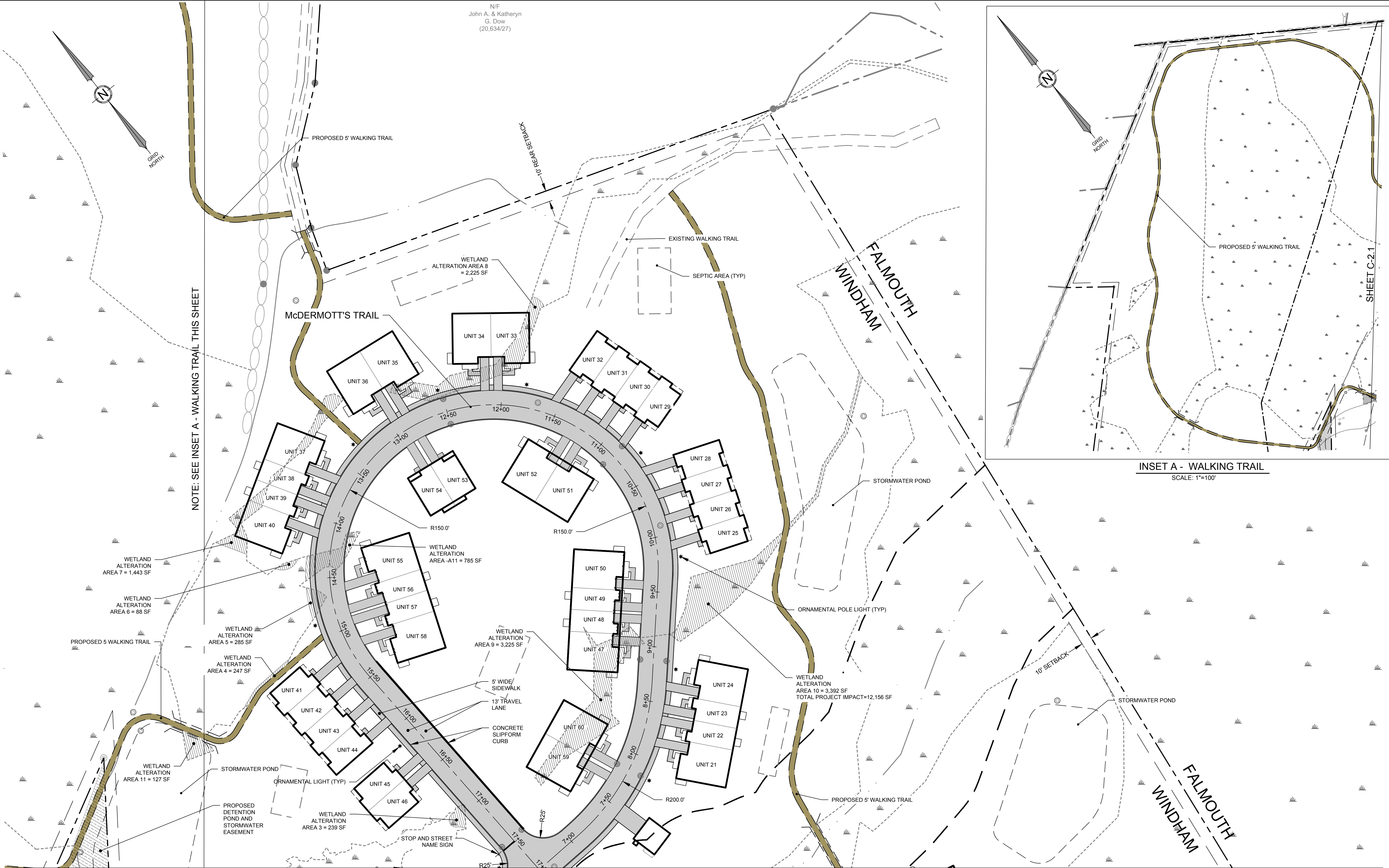


NOTE: SEE SHEET C-1.3  
COMMERCIAL AREA SITE PLAN  
DETAIL FOR PARKING AREA  
LAYOUT INFORMATION

PRELIMINARY



N/F  
John A. & Kathryn  
G. Dow  
(20.634/27)

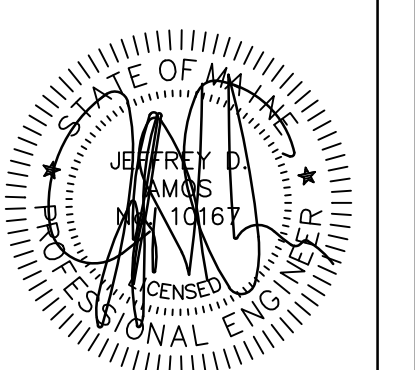
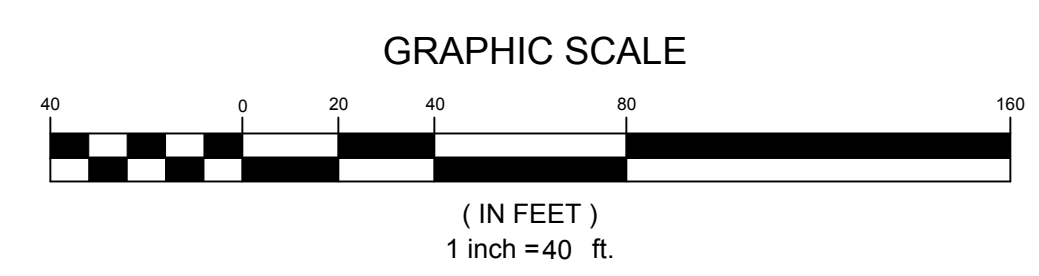


NOTE: SEE INSET A - WALKING TRAIL THIS SHEET

MATCH LINE - SEE SHEET C-1.1

MATCH LINE - SEE SHEET C-1.1

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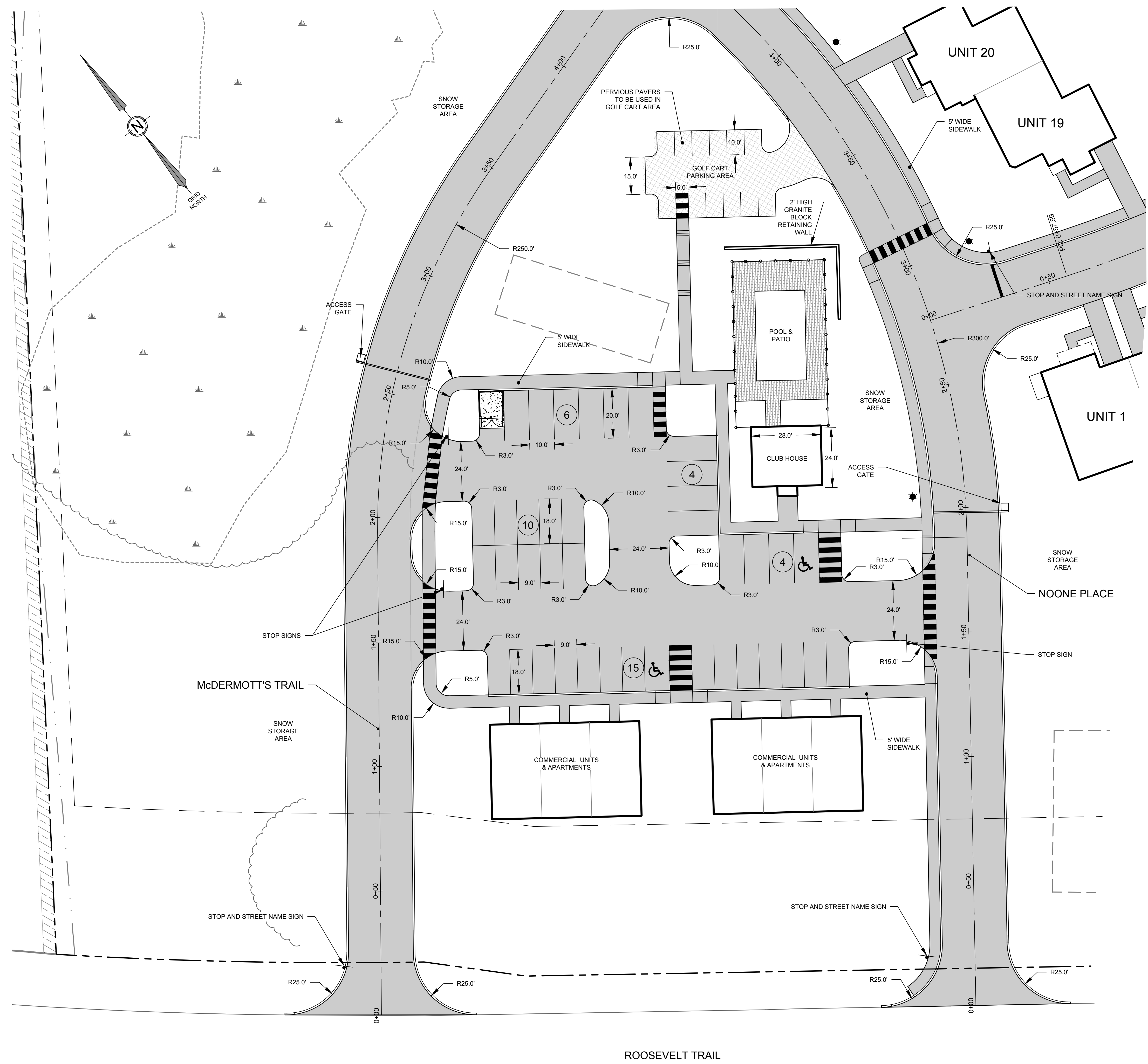
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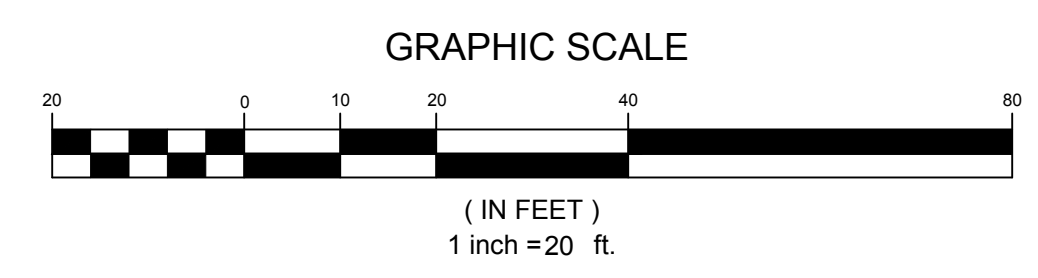
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FILE: 1817 S  
SHEET **C-1.2**

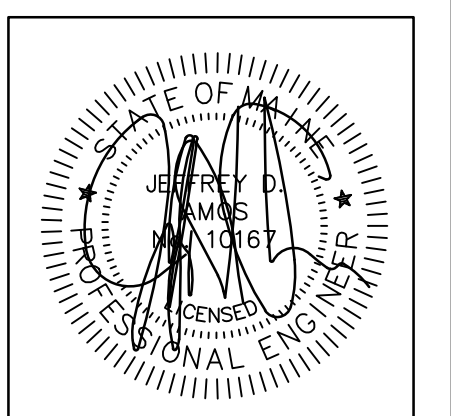


**CONSTRUCTION NOTES**

1. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
2. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
3. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
4. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
6. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
7. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
8. SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2004 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
10. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
11. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.
12. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
13. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
14. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
15. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
16. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A M.D.O.T. PERMIT AS WELL AS PERMITS FROM THE TOWN AS APPLICABLE.
17. THE PROPOSED LIMITS OF CLEARING SHOWN HEREON ARE APPROXIMATE BASED UPON THE PROPOSED LIMITS OF SITE GRADING. THE APPLICANT RESERVES THE RIGHT TO PERFORM NORMAL FOREST MANAGEMENT ACTIVITIES OUTSIDE OF THE CLEARING LIMIT AS SHOWN. TREE REMOVAL OUTSIDE OF THE LIMITS OF CLEARING MAY BE NECESSARY TO REMOVE DEAD OR DYING TREES OR TREE LIMBS. THIS REMOVAL IS DUE TO POTENTIAL SAFETY HAZARDS AND TO PROMOTE PROPER FOREST GROWTH.
18. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.
19. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
20. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
21. WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF TERRADYN CONSULTANTS, LLC.
22. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.
23. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
24. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
25. 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.
26. BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.



**PRELIMINARY**



DATE: 12-23-2019  
P.E. JEFFREY D. AMOS

NO.	DATE	REVISIONS
1	12/23/2019	SUBMITTED FOR PRELIMINARY APPROVAL

666 CONGRESS STREET  
SUITE 201  
PORTLAND, ME 04102

41 CAMPUS DRIVE  
SUITE 101  
NEW GLOUCESTER, ME 04060

OFFICE: (207) 926-5111  
www.terradynconsultants.com



SHEET DESCRIPTION  
**SUNRISE COVE  
19 ROOSEVELT TRAIL, WINDHAM, ME  
COMMERCIAL AREA SITE PLAN DETAIL**

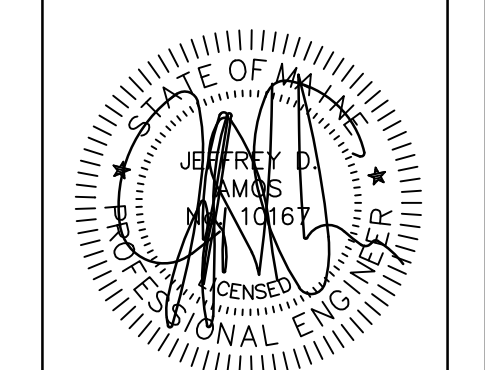
PREPARED FOR  
**CHASE CUSTOM HOMES & FINANCE**  
290 BRIDGTON ROAD  
WESTBROOK, MAINE 04092

DATE: 12/23/2019  
SCALE: 1" = 20'  
DESIGNED: JDA  
JOB NO: 1817  
FILE: 1817 S  
SHEET **C-1.3**



MATCH LINE - SEE SHEET C-2.1

MATCH LINE - SEE SHEET C-2.1



DATE: 12-23-2019  
 P.E. JEFFREY D. AMOS

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 SUITE 101  
 NEW GLOUCESTER, ME 04960

666 CONGRESS STREET  
 SUITE 201  
 PORTLAND, ME 04102

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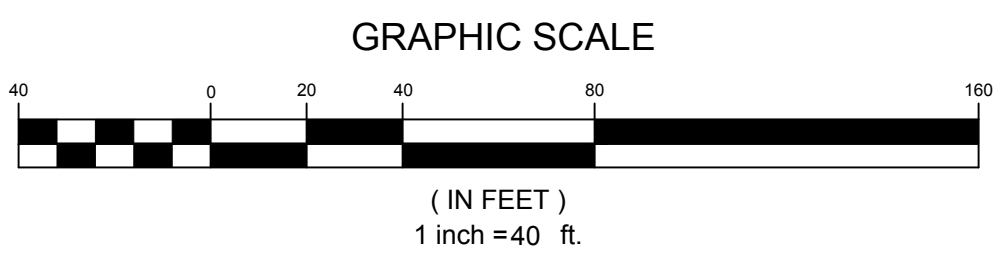
**TERRADYN**  
 CONSULTANTS, LLC

Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

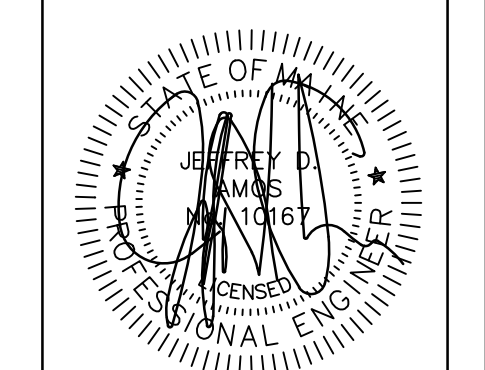
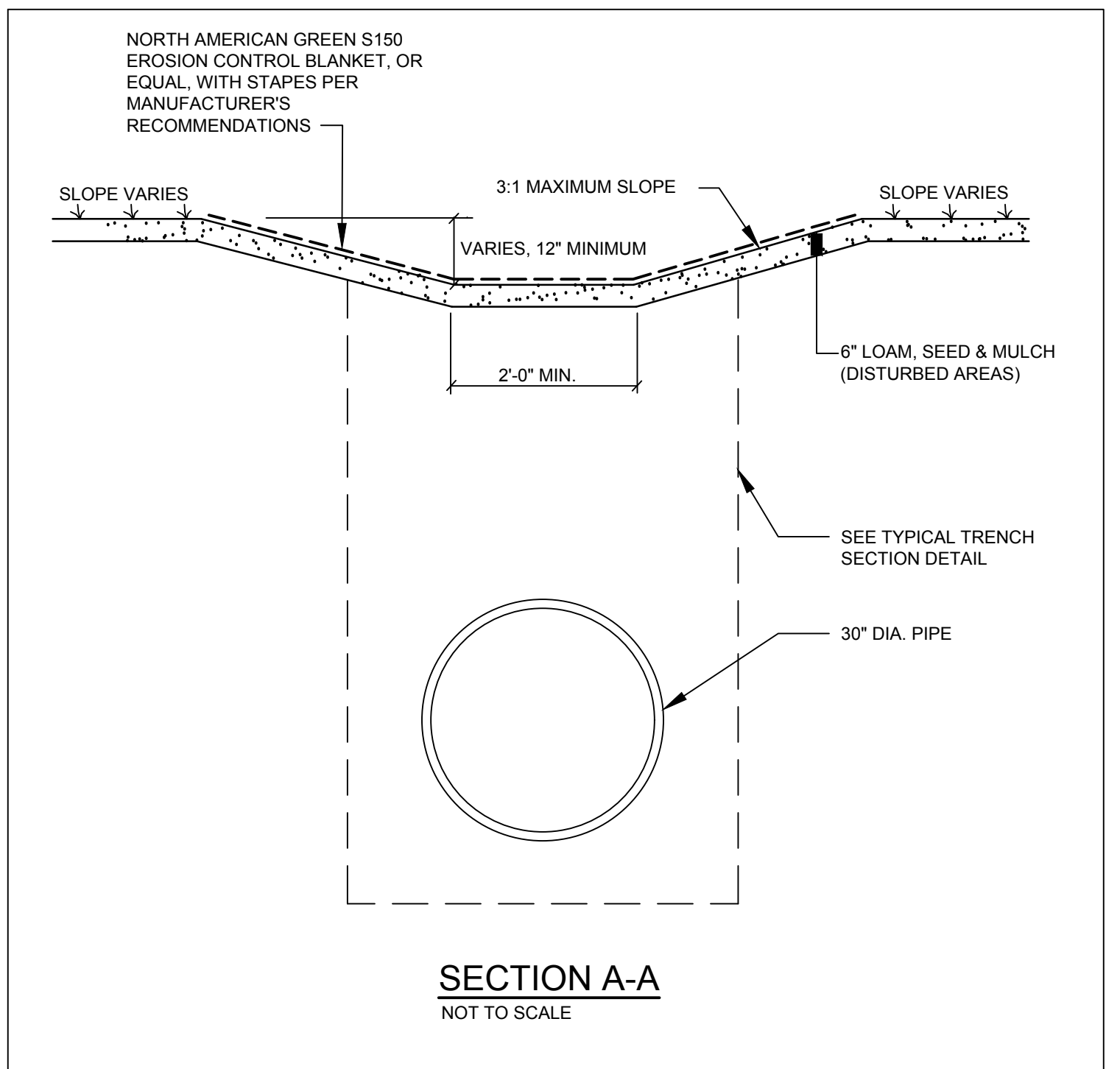
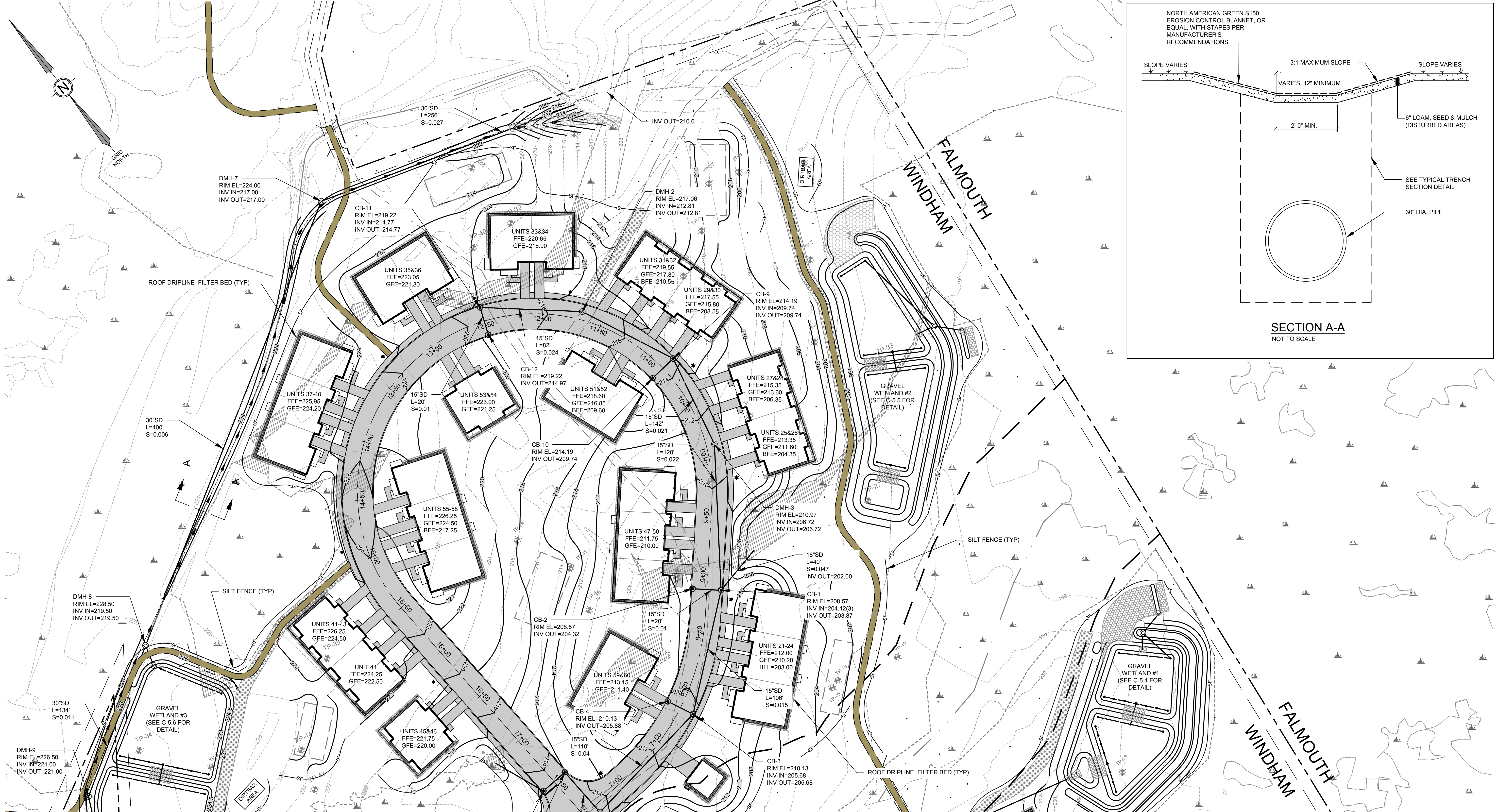
SHEET DESCRIPTION  
**SUNRISE COVE**  
**19 ROOSEVELT TRAIL, WINDHAM, ME**  
**GRADING & EROSION CONTROL PLAN**

PREPARED FOR  
**CHASE CUSTOM HOMES & FINANCE**  
 290 BRIDGTON ROAD  
 WESTBROOK, MAINE 04092

DATE: 12/23/2019  
 SCALE: JDA  
 DESIGNED: JDA  
 JOB NO: 1817  
 FILE:  
 SHEET **C-2.0**



PRELIMINARY



DATE: 12-23-2019  
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66 CONGRESS STREET  
 SUITE 201  
 PORTLAND, ME 04102

41 CAMPUS DRIVE  
 SUITE 101  
 NEW GLoucester, ME 04960

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 www.terradyndesign.com

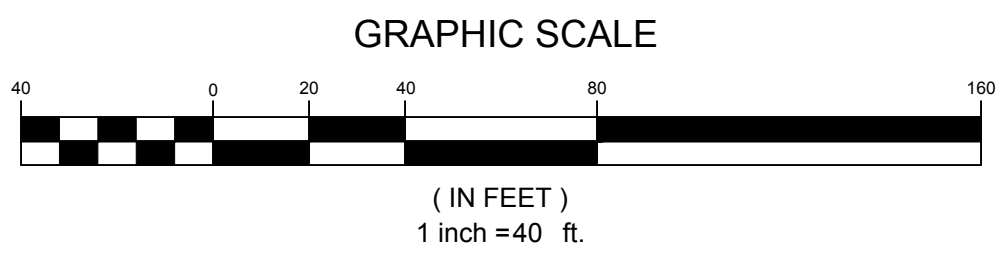
**TERRADYN**  
 CONSULTANTS, LLC

Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

SHEET DESCRIPTION  
**SUNRISE COVE**  
**19 ROOSEVELT TRAIL, WINDHAM, ME**  
**GRADING & EROSION CONTROL PLAN**

PREPARED FOR  
**CHASE CUSTOM HOMES & FINANCE**  
 290 BRIDGTON ROAD  
 WESTBROOK, MAINE 04092

DATE: 12/23/2019  
 SCALE: JDA  
 DESIGNED: JDA  
 JOB NO: 1817  
 FILE:  
 SHEET **C-2.1**



**PRELIMINARY**

MATCH LINE - SEE SHEET C-2.0

MATCH LINE - SEE SHEET C-2.0

MATCH LINE - SEE SHEET C-2.0

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 INV OUT=210.80

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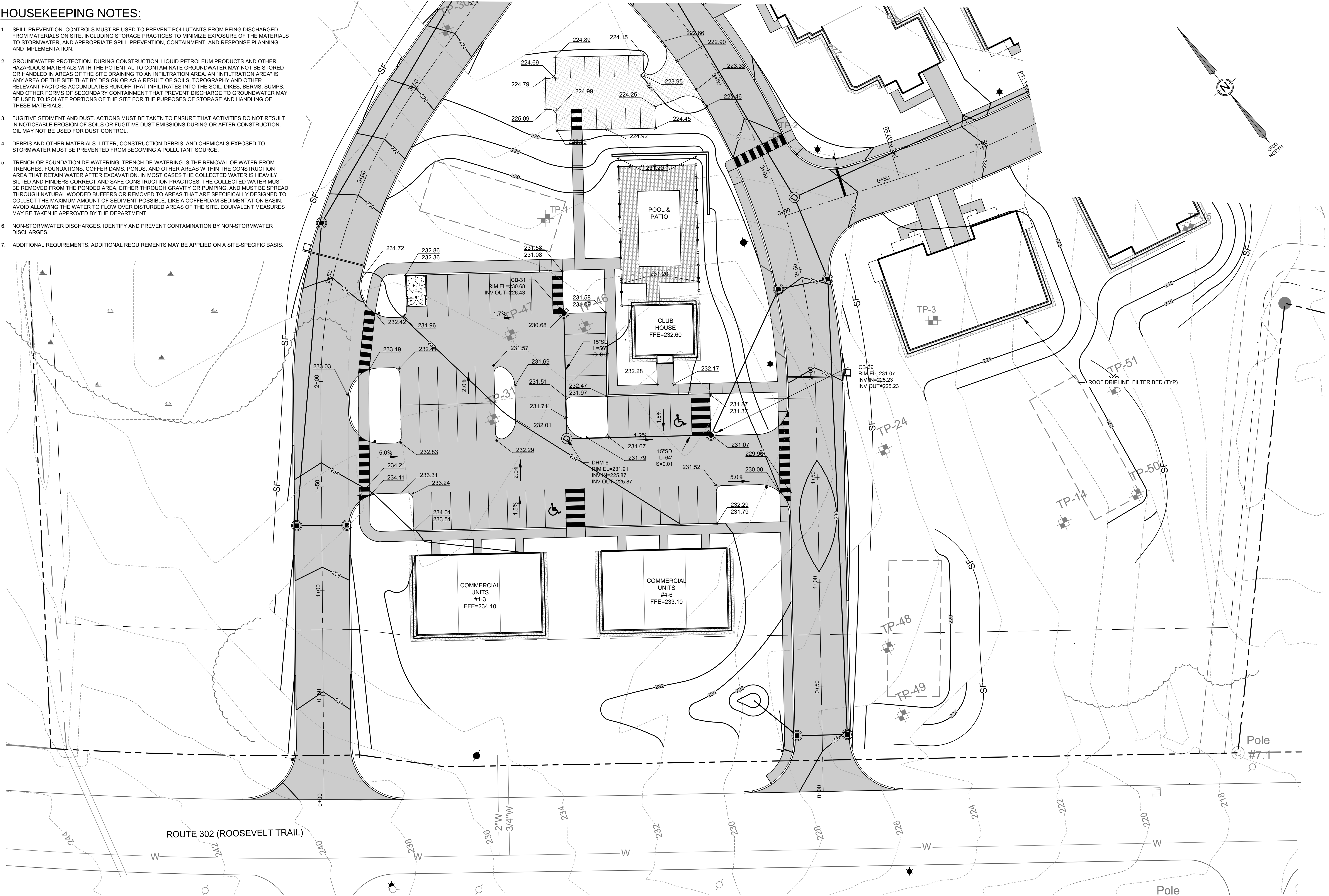
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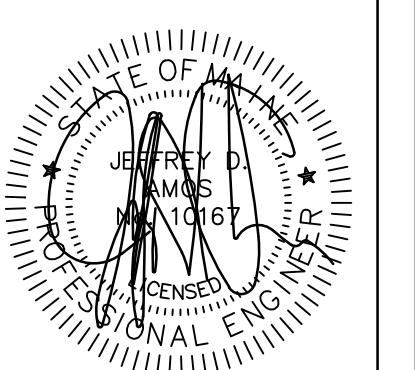
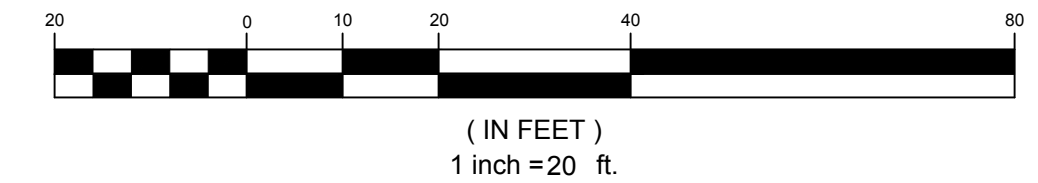


**HOUSEKEEPING NOTES:**

1. SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM BEING DISCHARGED FROM MATERIALS ON SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER, AND APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION.
2. GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS.
3. FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL.
4. DEBRIS AND OTHER MATERIALS. LITTER, CONSTRUCTION DEBRIS, AND CHEMICALS EXPOSED TO STORMWATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
5. TRENCH OR FOUNDATION DE-WATERING. TRENCH DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER MUST BE REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, AND MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.
6. NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES.
7. ADDITIONAL REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.



**PRELIMINARY**



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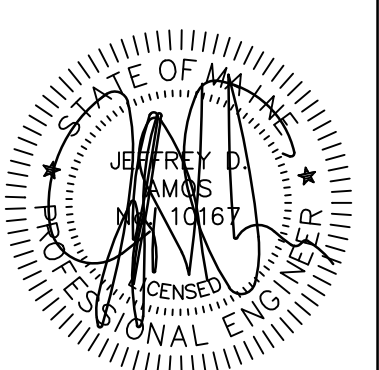
41 CAMPUS DRIVE  
 SUITE 101  
 NEW GLoucester, ME 04260  
 OFFICE: (207) 926-5111  
 www.terradync consultants.com

666 CONGRESS STREET  
 SUITE 201  
 PORTLAND, ME 04102

**TERRADYN**  
 CONSULTANTS, LLC  
 Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

SHEET DESCRIPTION  
**SUNRISE COVE**  
**19 ROOSEVELT TRAIL, WINDHAM, ME**  
**COMMERCIAL AREA GRADING PLAN**  
 PREPARED FOR  
**CHASE CUSTOM HOMES & FINANCE**  
 290 BRIDGTON ROAD  
 WESTBROOK, MAINE 04092

DATE: 12/23/2019  
 SCALE: JDA  
 DESIGNED: JDA  
 JOB NO: 1817  
 FILE:  
 SHEET **C-2.2**



DATE: 12-23-2019  
P.E. JEFFREY D. AMOS

NO.	DATE	REVISIONS
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41 CAMPUS DRIVE  
SUITE 101  
NEW GLOUCESTER, ME 04260

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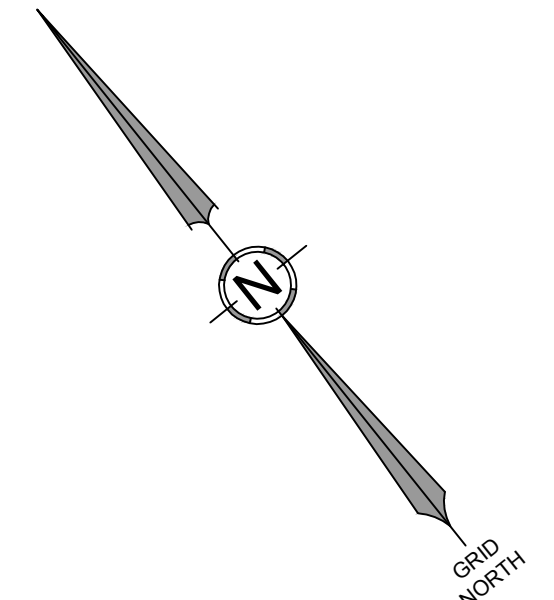
666 CONGRESS STREET  
SUITE 201  
PORTLAND, ME 04102



SHEET DESCRIPTION  
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19 ROOSEVELT TRAIL, WINDHAM, ME  
UTILITY PLAN**

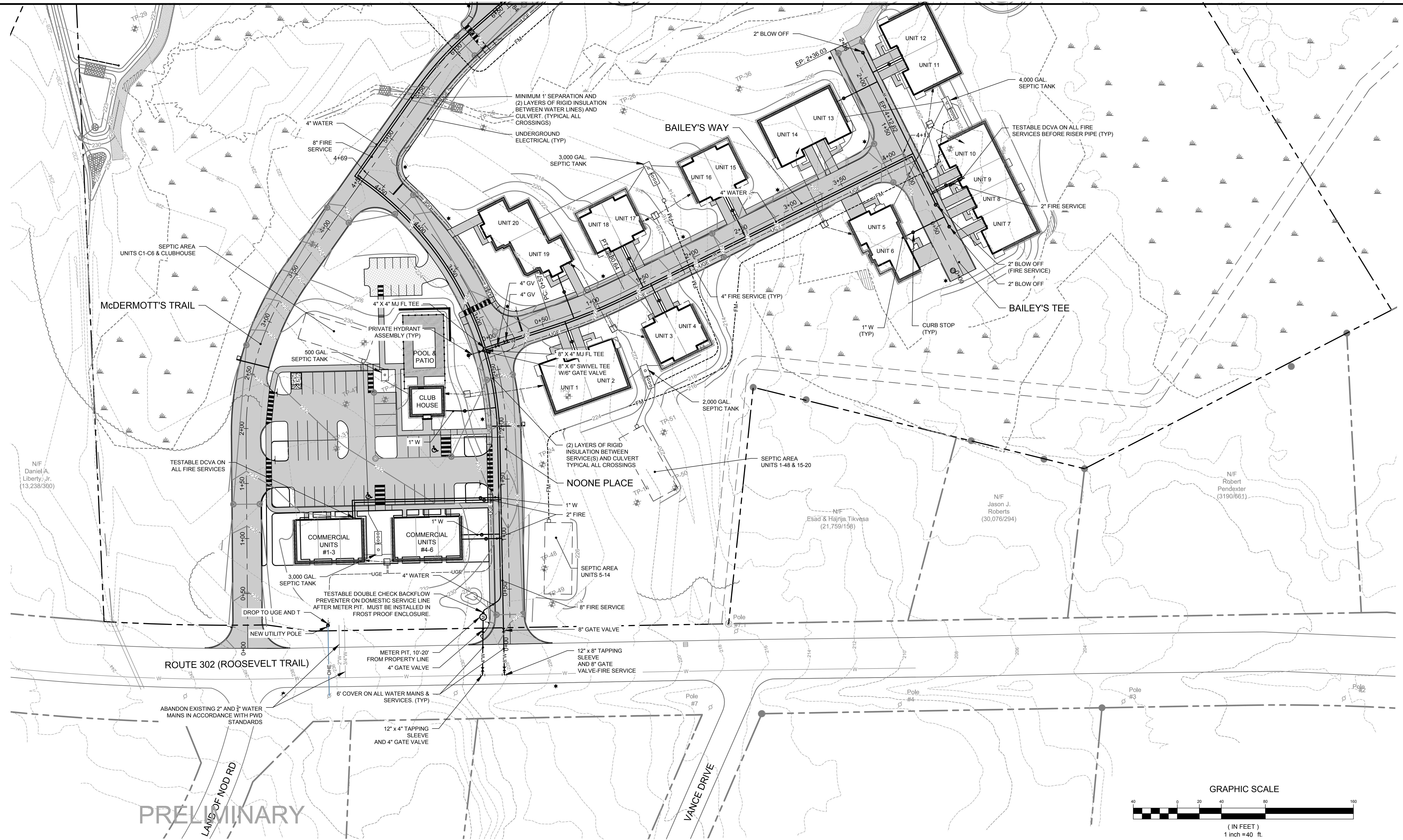
PREPARED FOR  
**CHASE CUSTOM HOMES & FINANCE**  
290 BRIDGTON ROAD  
WESTBROOK, MAINE 04092

DATE: 12/23/2019  
SCALE: 1"=40'  
DESIGNED: JDA  
JOB NO: 1817  
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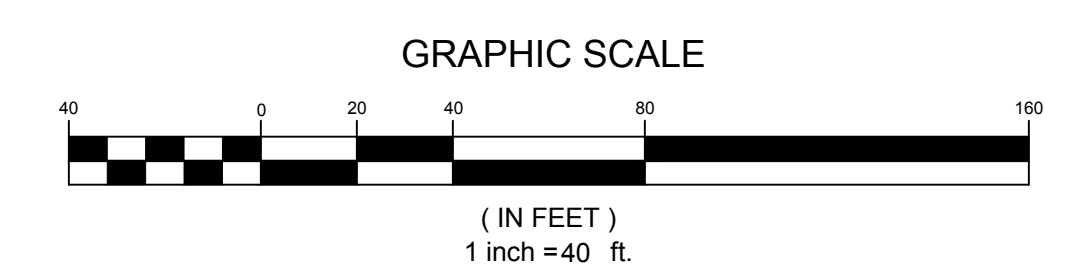


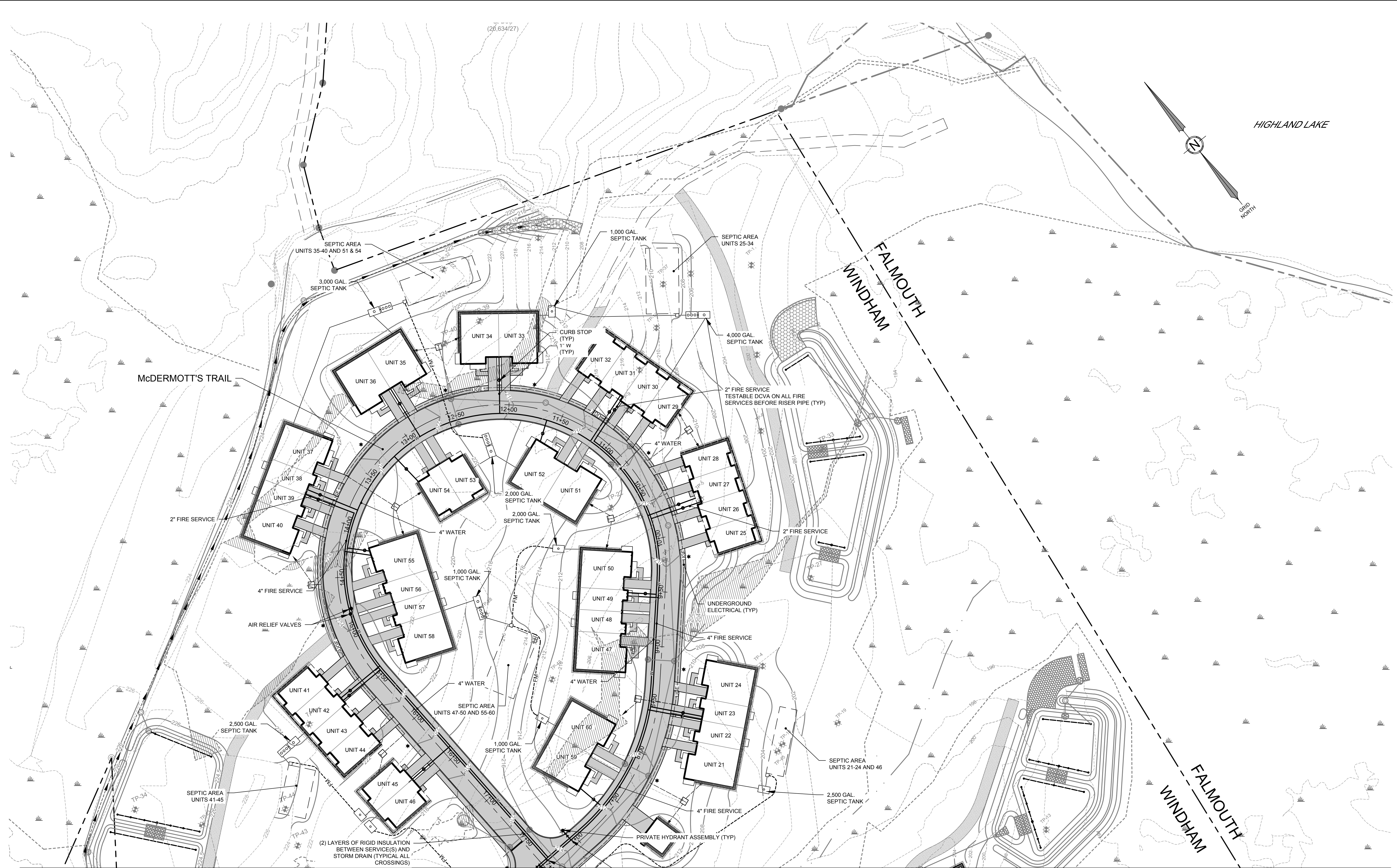
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MATCH LINE - SEE SHEET C-3.1



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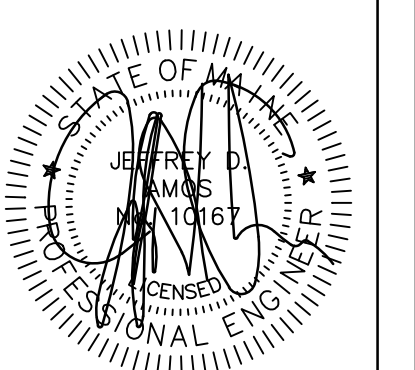
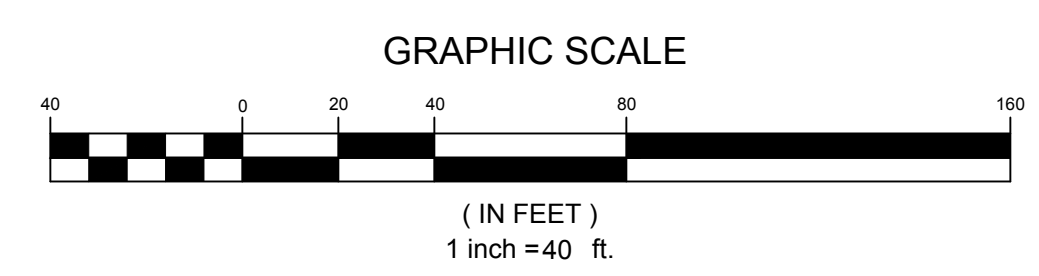


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MATCH LINE - SEE SHEET C-3.0

- 8" X 6" SWIVEL TEE W/8" X 4" REDUCER
- 8" X 4" M.J. FL. TEE
- 4" GV

PRELIMINARY



DATE: 12-23-2019  
P.E. JEFFREY D. AMOS

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656 CONGRESS STREET  
SUITE 201  
PORTLAND, ME 04102

41 CAMPUS DRIVE  
SUITE 101  
NEW GLouceSTER, ME 04260

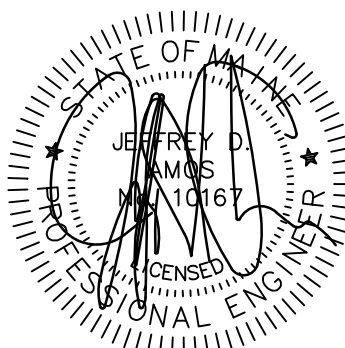
OFFICE: (207) 926-5111  
www.terradynconsultants.com



SHEET DESCRIPTION  
**SUNRISE COVE  
19 ROOSEVELT TRAIL, WINDHAM, ME  
UTILITY PLAN**

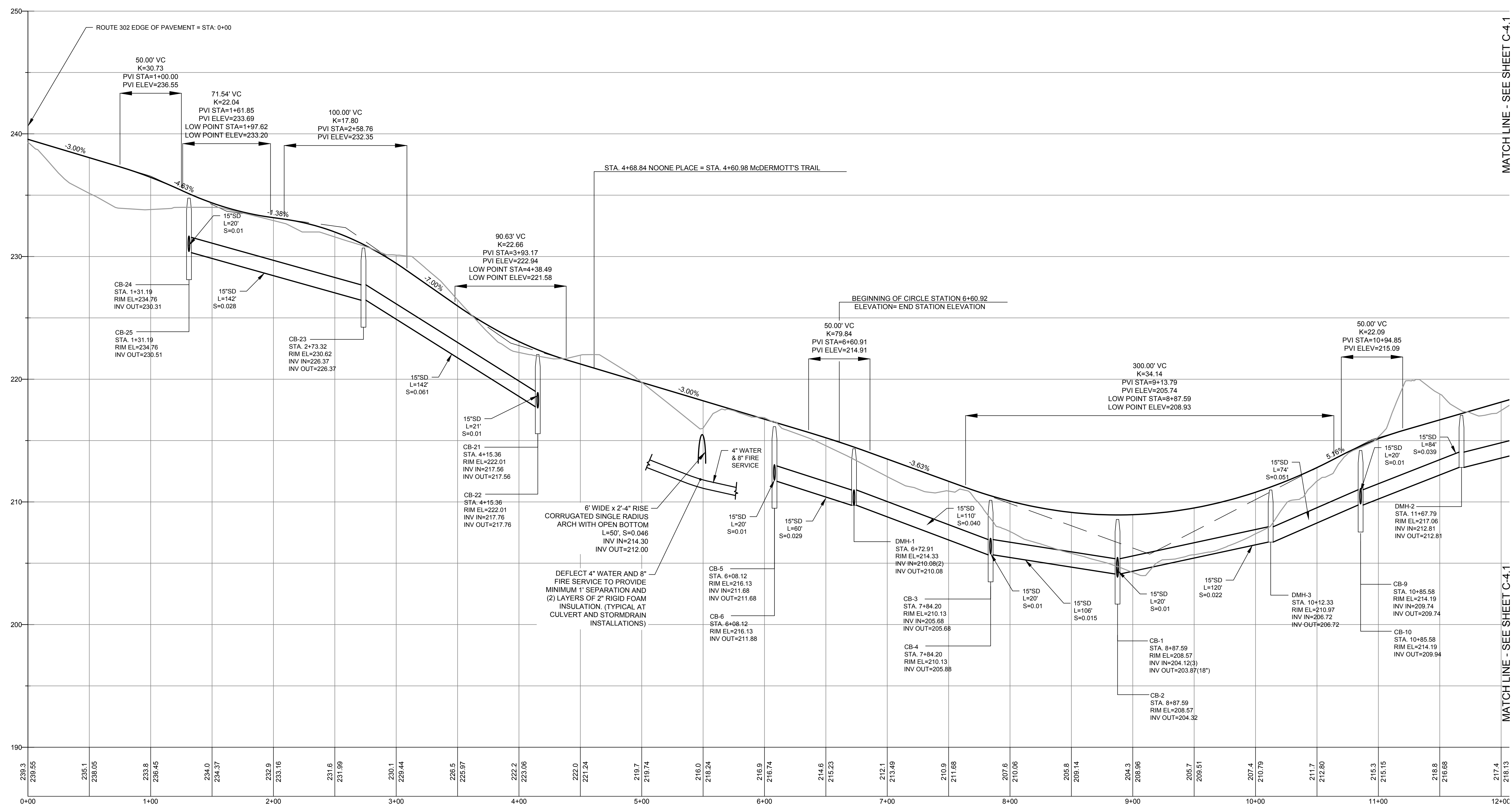
PREPARED FOR  
**CHASE CUSTOM HOMES & FINANCE**  
290 BRIDGTON ROAD  
WESTBROOK, MAINE 04092

DATE: 12/23/2019  
SCALE: 1"=40'  
DESIGNED: JDA  
JOB NO: 1817  
FILE: 1817 U  
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DATE: 12-23-2019  
 P.E.: JEFFREY D. AMOS

NO.	DATE	BY	REVISIONS
1	12/23/2019	JDA	SUBMITTED FOR PRELIMINARY APPROVAL

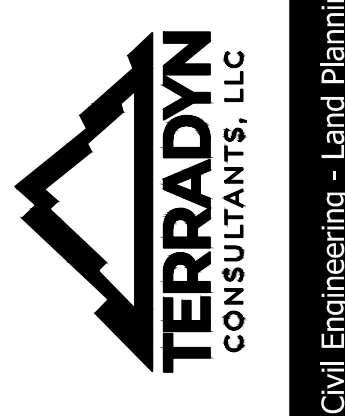


PROFILE OF McDERMOTT'S TRAIL

SCALE: 1"=40' HORIZONTAL  
 1"=4' VERTICAL

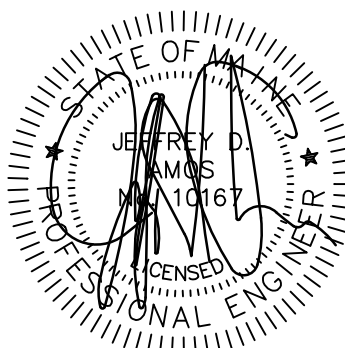
PRELIMINARY

666 CONGRESS STREET  
 SUITE 200  
 PORTLAND, ME 04102  
 41 CAMPUS DRIVE  
 SUITE 103  
 NEW GLoucester, ME 04260  
 OFFICE: (207) 926-5111  
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SHEET DESCRIPTION  
**SUNRISE COVE**  
**19 ROOSEVELT TRAIL, WINDHAM, ME**  
**PROFILE - McDERMOTT'S TRAIL**  
 PREPARED FOR  
**CHASE CUSTOM HOMES & FINANCE**  
 290 BRIDGTON ROAD  
 WESTBROOK, MAINE 04092

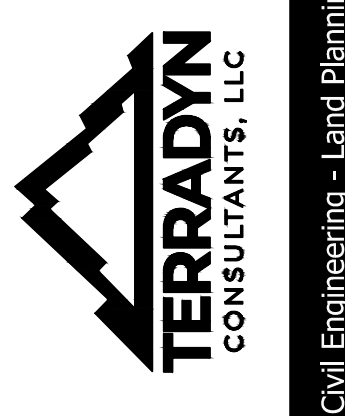
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DATE: 12-23-2019  
P.E.: JEFFREY D. AMOS

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41 CAMPUS DRIVE  
SUITE 101  
NEW GLOUCESTER, ME 04260  
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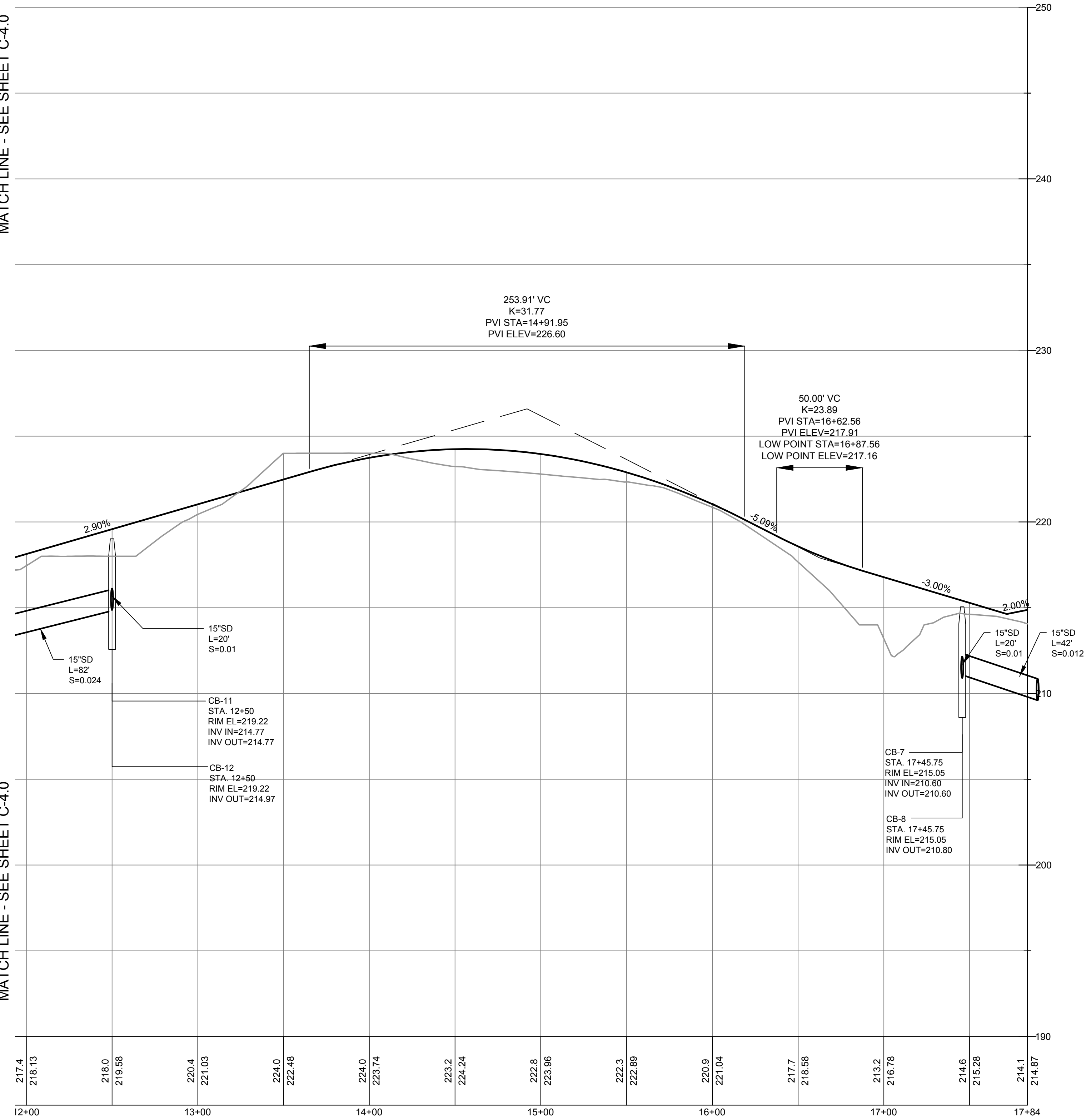
Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

SHEET DESCRIPTION  
**SUNRISE COVE**  
**19 ROOSEVELT TRAIL, WINDHAM, ME**  
PREPARED FOR  
**CHASE CUSTOM HOMES & FINANCE**  
290 BRIDGTON ROAD  
WESTBROOK, MAINE 04092

DATE:	12/23/2019
SCALE:	AS SHOWN
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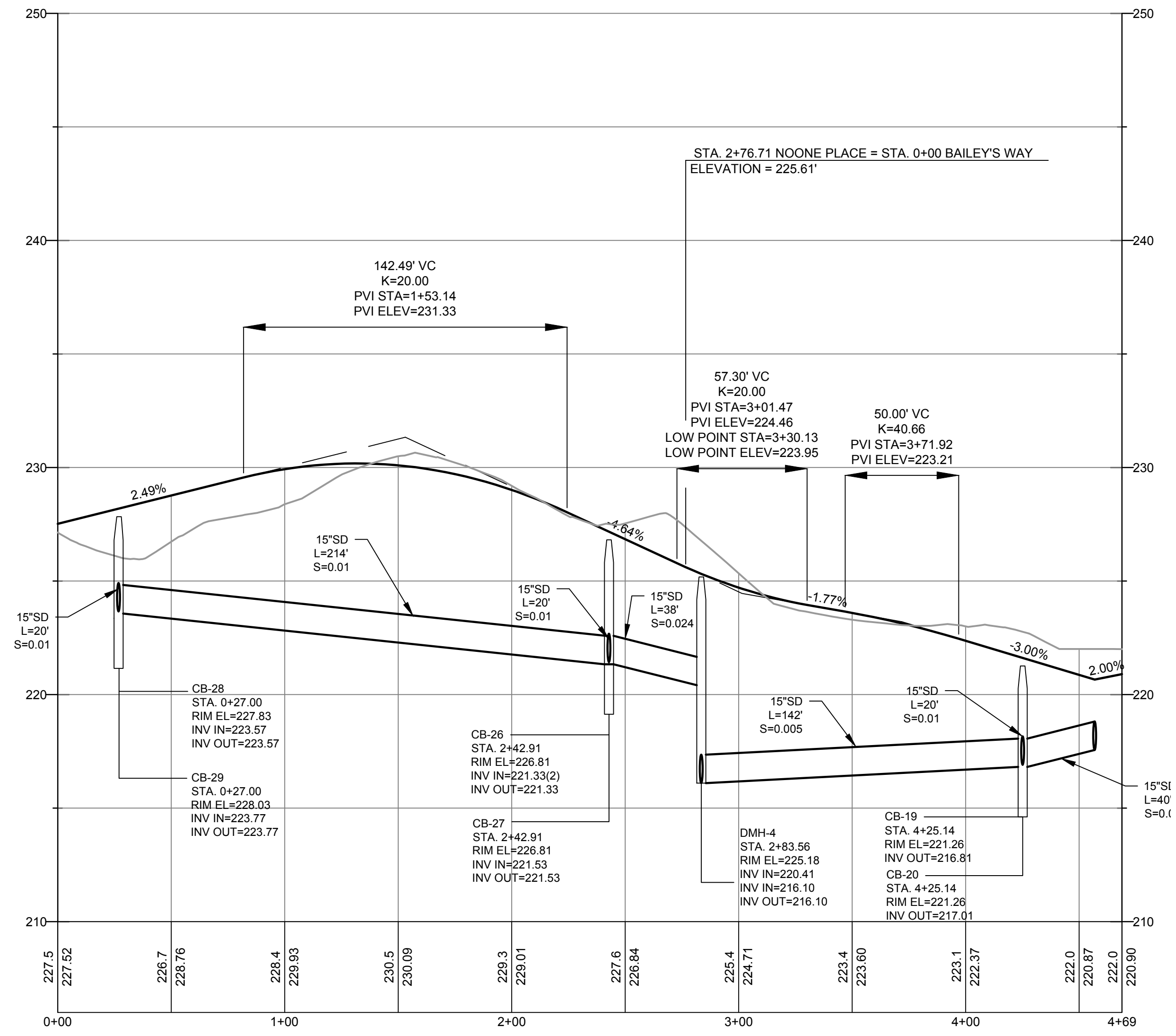
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PROFILE OF McDERMOTT'S TRAIL

SCALE: 1"=40' HORIZONTAL  
1"=4" VERTICAL

PRELIMINARY

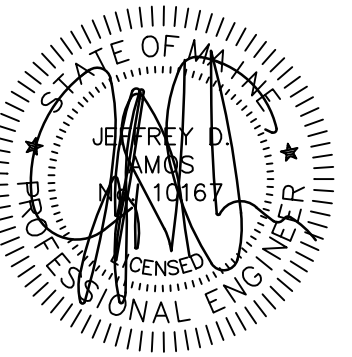


PROFILE OF NOONE PLACE

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1"=4" VERTICAL

66 CONGRESS STREET  
SUITE 202  
PORTLAND, ME 04102

DATE: 12/23/2019  
SCALE: AS SHOWN  
DESIGNED: JDA  
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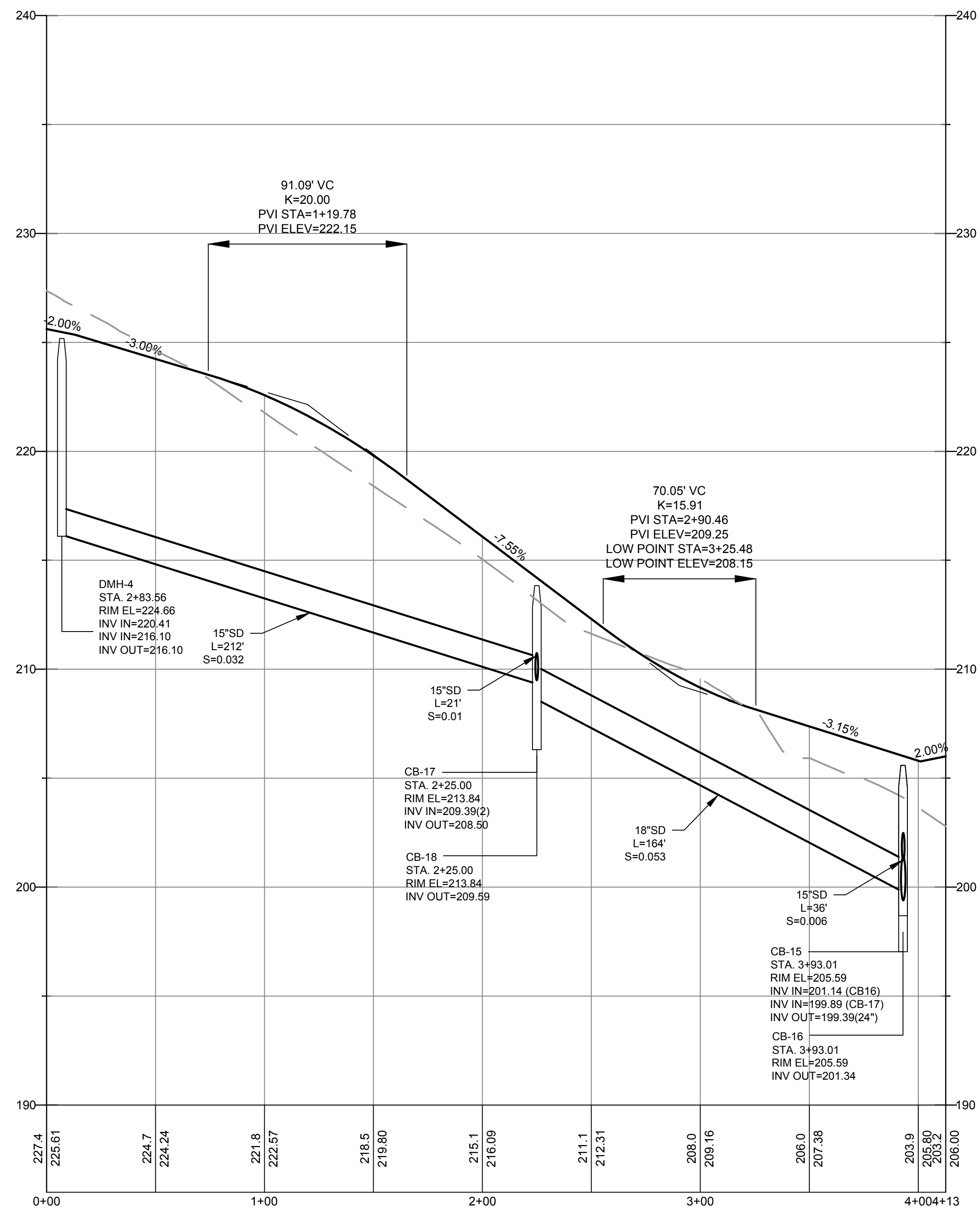
66 CONGRESS STREET  
SUITE 202  
PORTLAND, ME 04102

**TERRADYN CONSULTANTS, LLC**  
Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

SHEET DESCRIPTION  
**SUNRISE COVE  
19 ROOSEVELT TRAIL, WINDHAM, ME  
PROFILE - BAILEY'S WAY**

PREPARED FOR  
**CHASE CUSTOM HOMES & FINANCE**  
280 BRIDGTON ROAD  
WESTBROOK, MAINE 04092

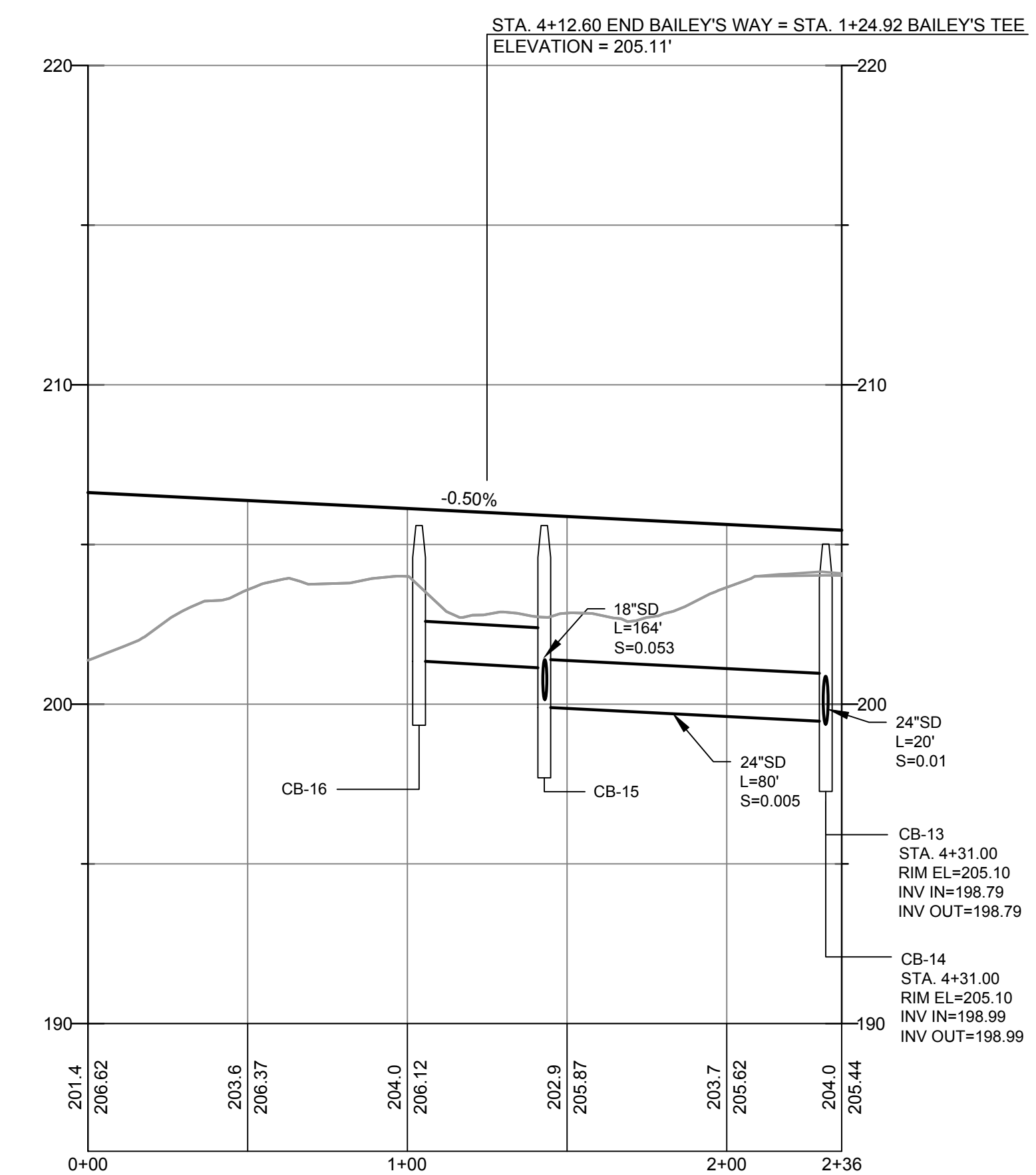
DATE: 12/23/2019  
SCALE: AS SHOWN  
DESIGNED: JDA  
JOB NO: 1817  
FILE: 1817 B  
SHEET **C-4.2**



**PROFILE OF BAILEY'S WAY**

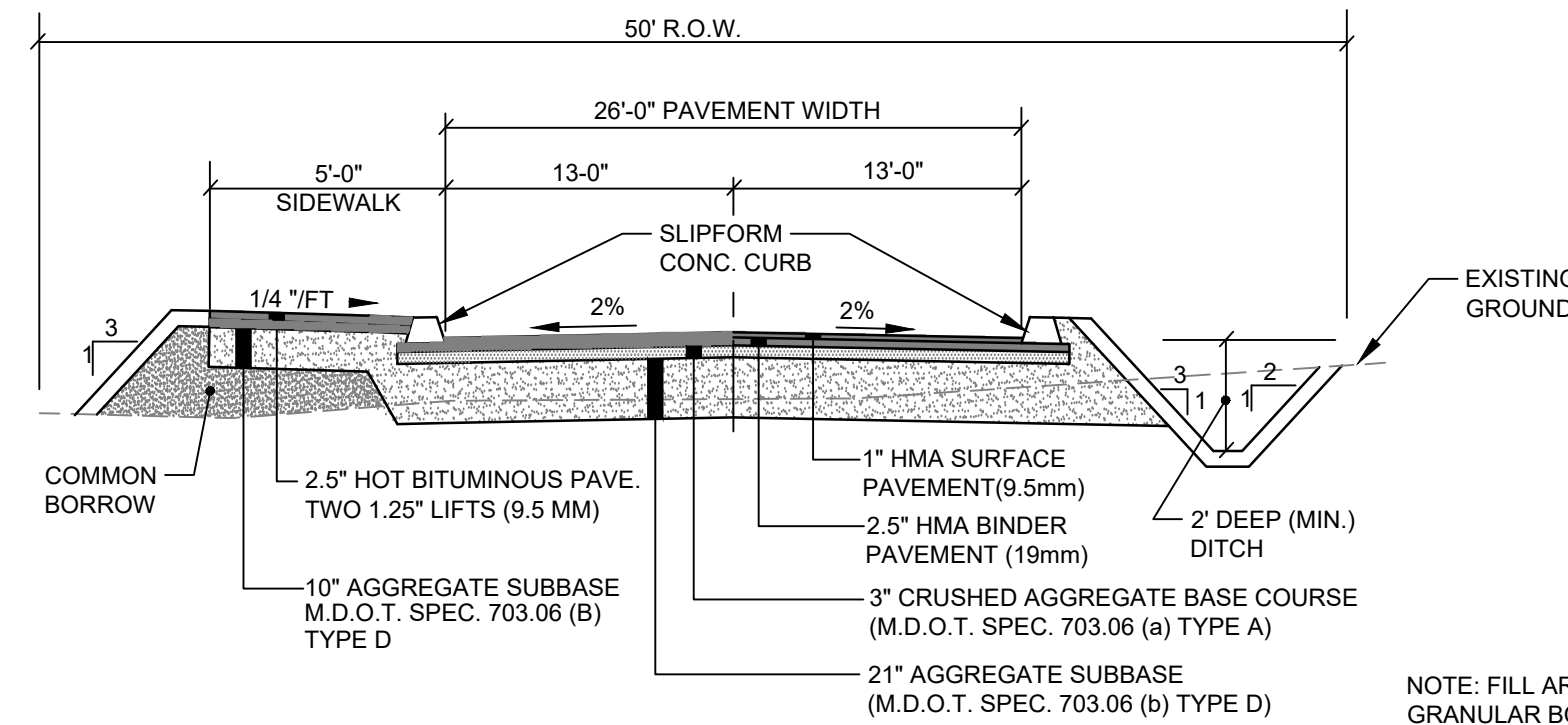
SCALE: 1"=40' HORIZONTAL  
1"=4" VERTICAL

**PRELIMINARY**

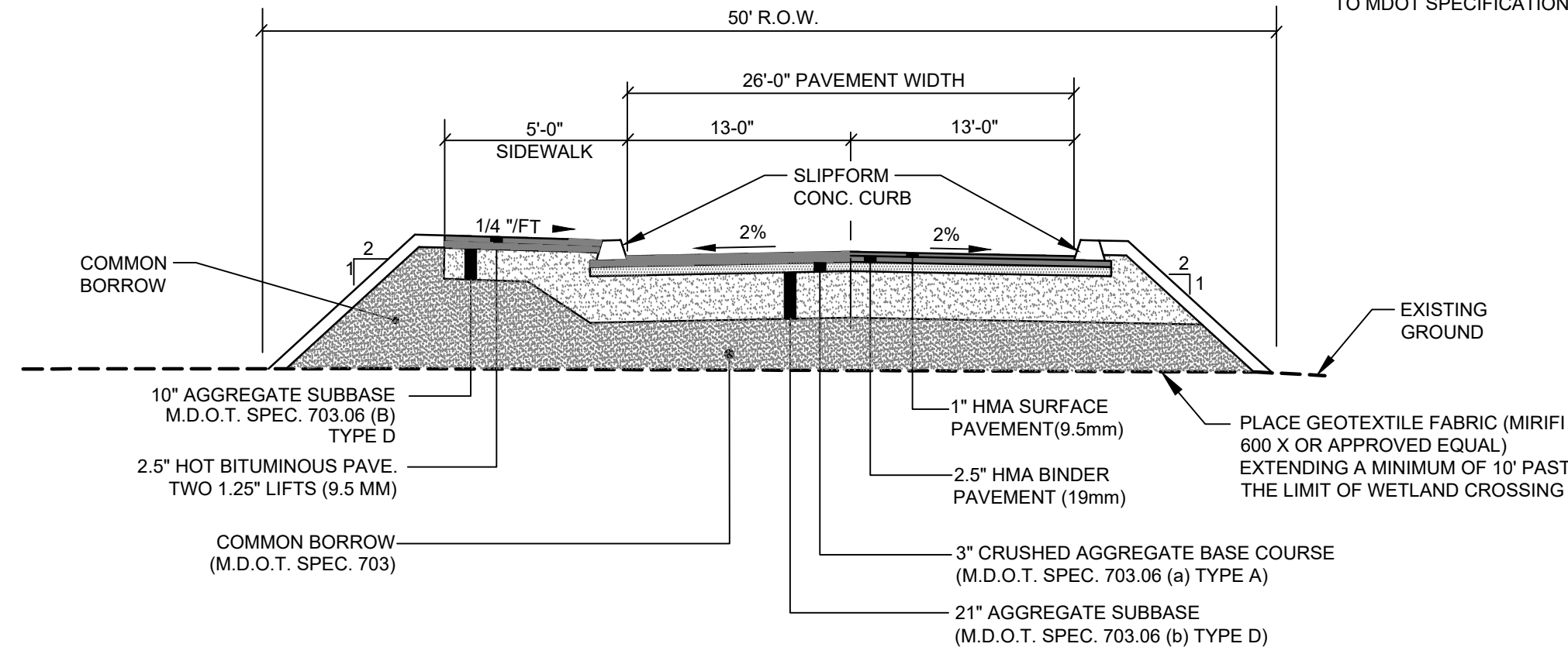


**PROFILE OF BAILEY'S TEE**

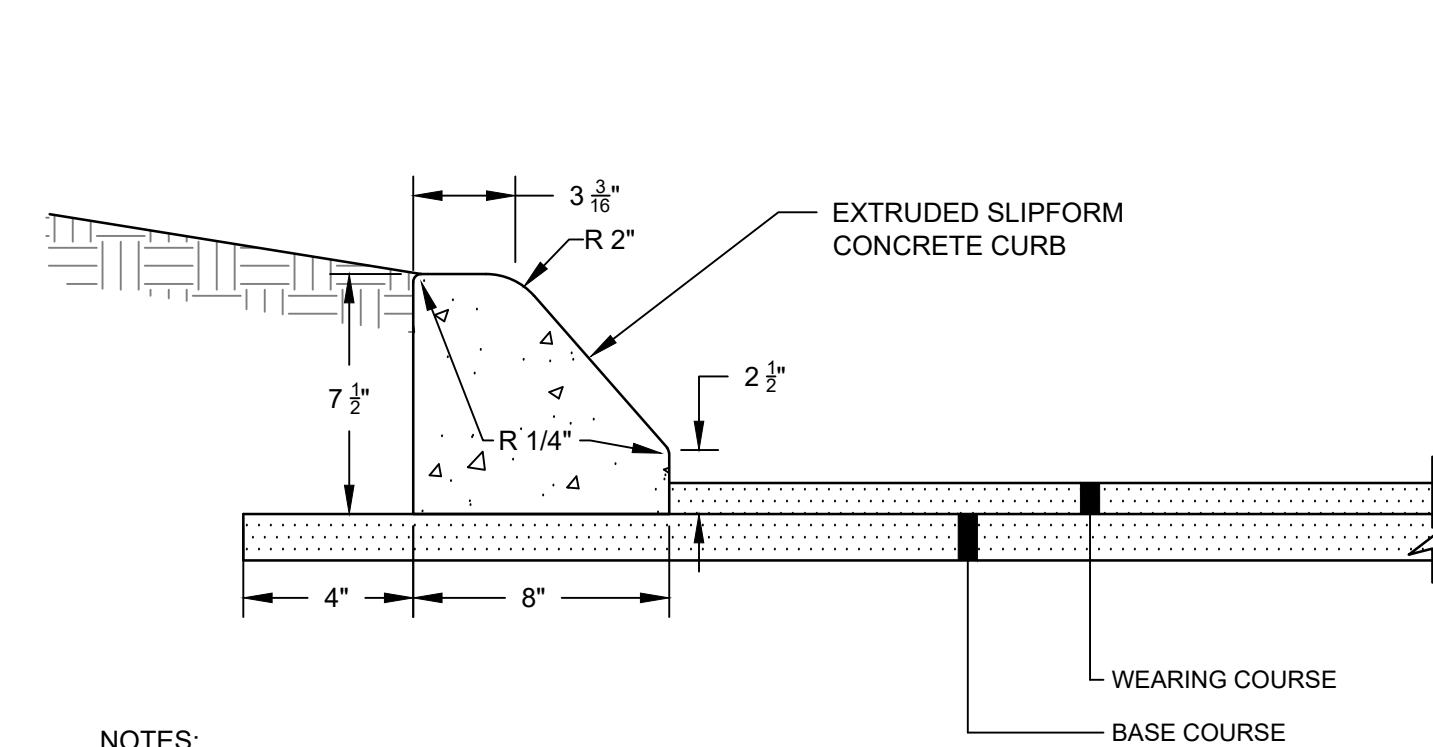
SCALE: 1"=40' HORIZONTAL  
1"=4" VERTICAL



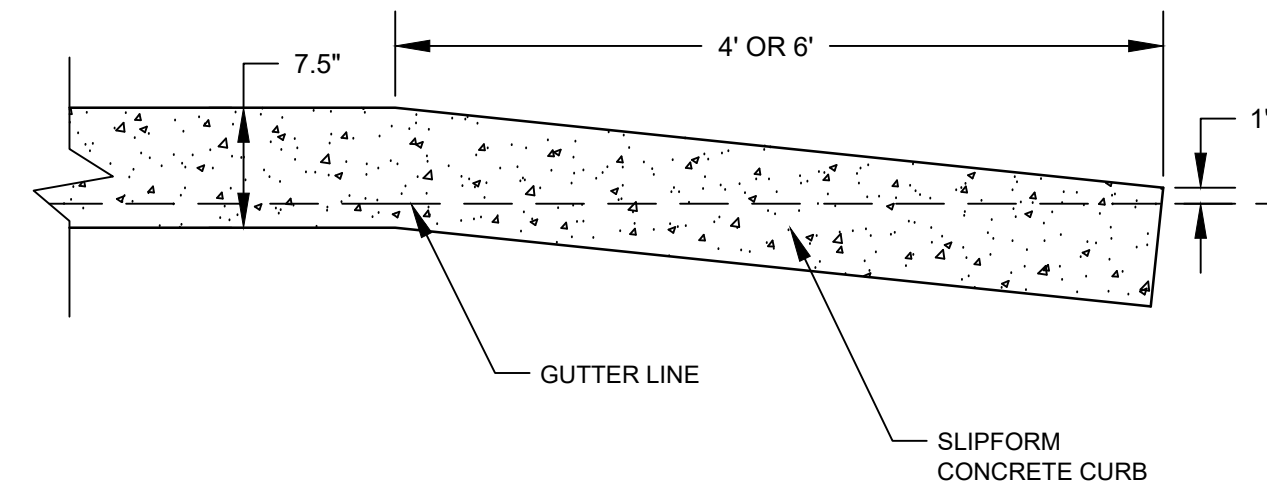
**TYPICAL ROAD SECTION OUTSIDE WETLAND CROSSING**  
NOT TO SCALE



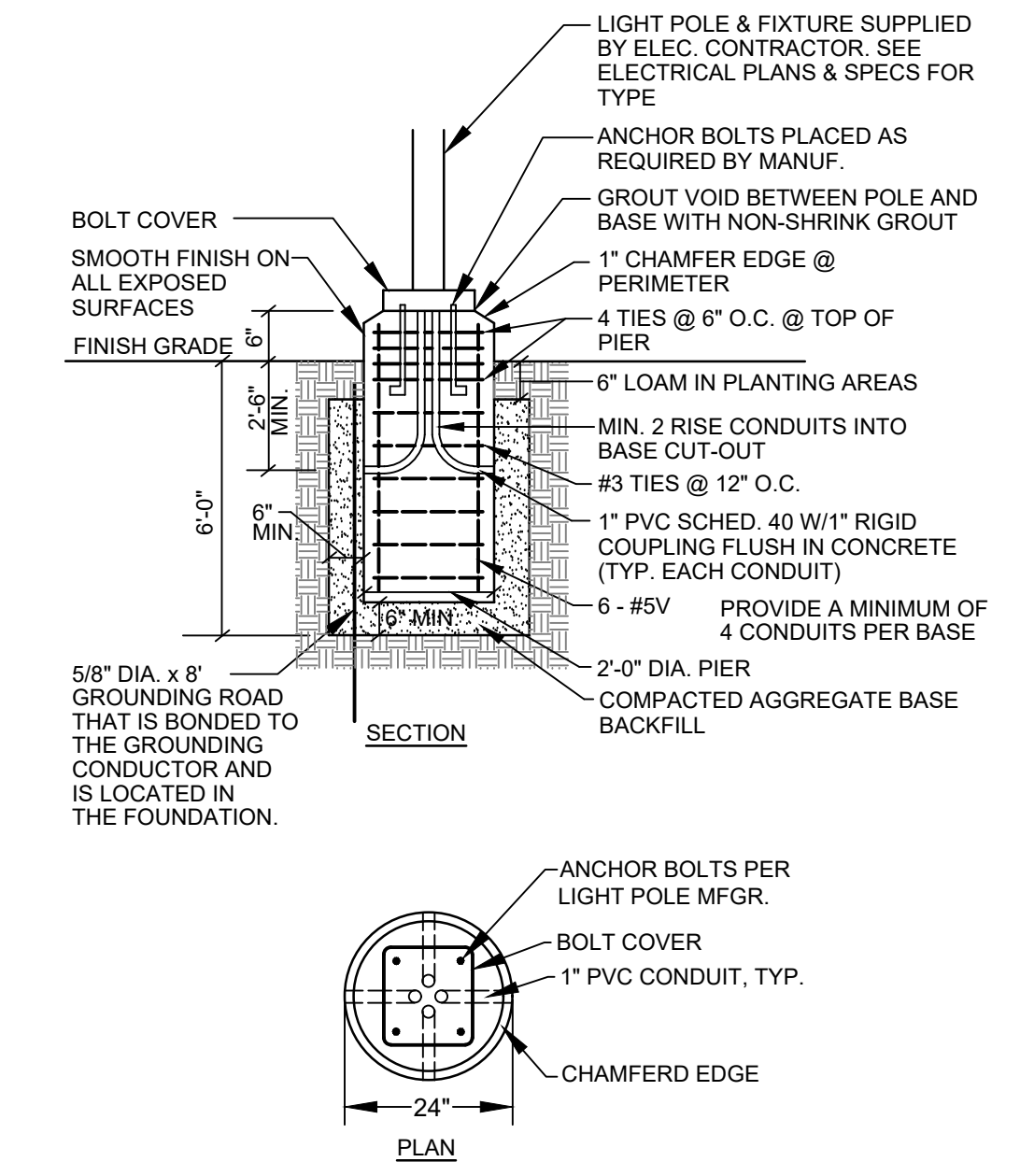
**TYPICAL ROAD SECTION AT WETLAND CROSSING**  
NOT TO SCALE



**SLOPED SLIPFORM CONCRETE CURB DETAIL**  
NOT TO SCALE

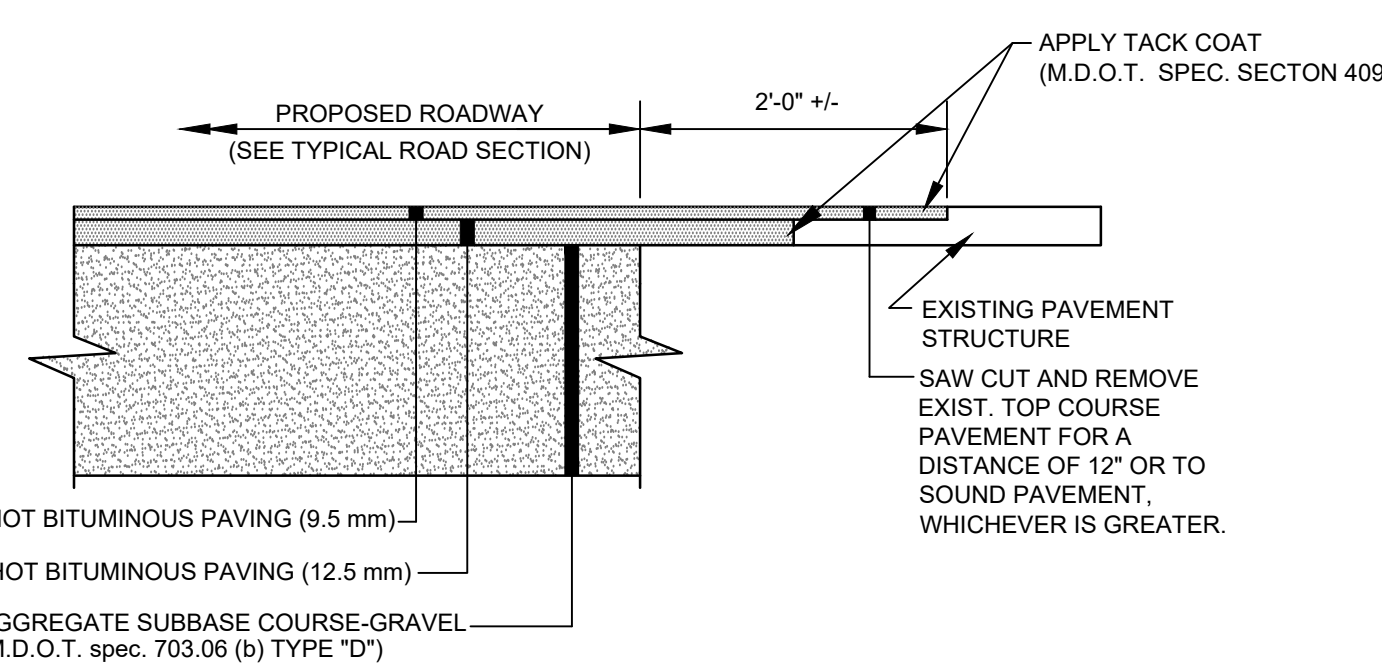


**SLIPFORM CURB TIPDOWN DETAIL**  
NOT TO SCALE

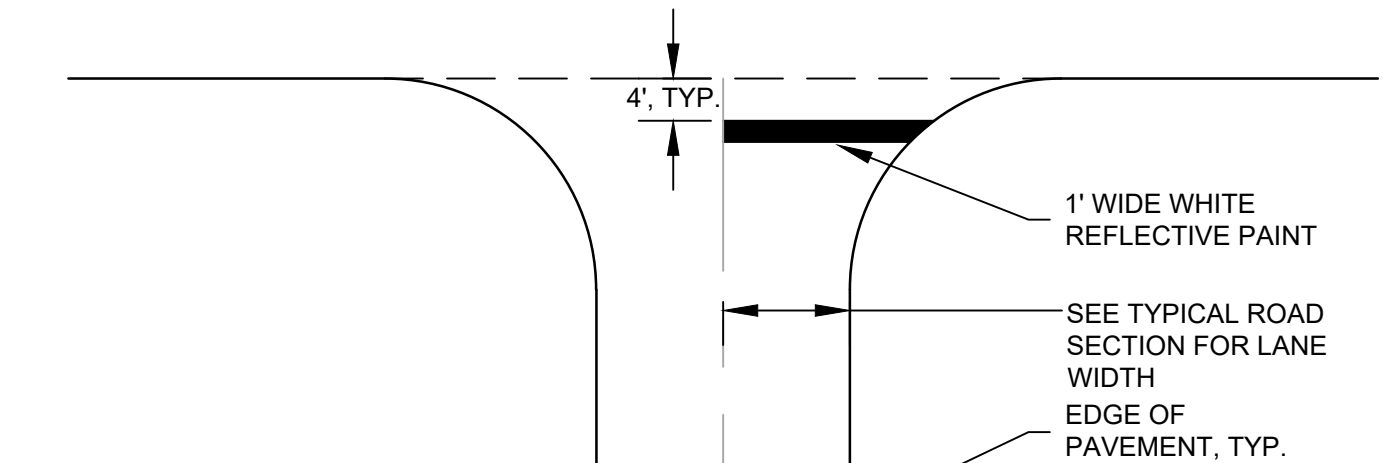


- NOTES:
1. CONCRETE  $f_c=4000$  psi.
  2. REINF. STEEL GRADE 60 NEW BARS.
  3. CONCRETE 3/4" AGG., 6 +/- 1% ENTRAINED AIR.
  4. PROVIDE 2 COATS BITUMINOUS DAMPROOFING FOR ALL CONCRETE BELOW GRADE.
  5. EXPOSED CONCRETE TO BE PAINTED WITH 2 COATS OF ACRYLIC PAINT. COLOR TO MATCH POLE COLOR.
  6. INSTALL BASE 3'-0" ABOVE FINISH GRADE IN LOCATIONS WHERE POLES ARE IN PARKING LOT PAVEMENT.

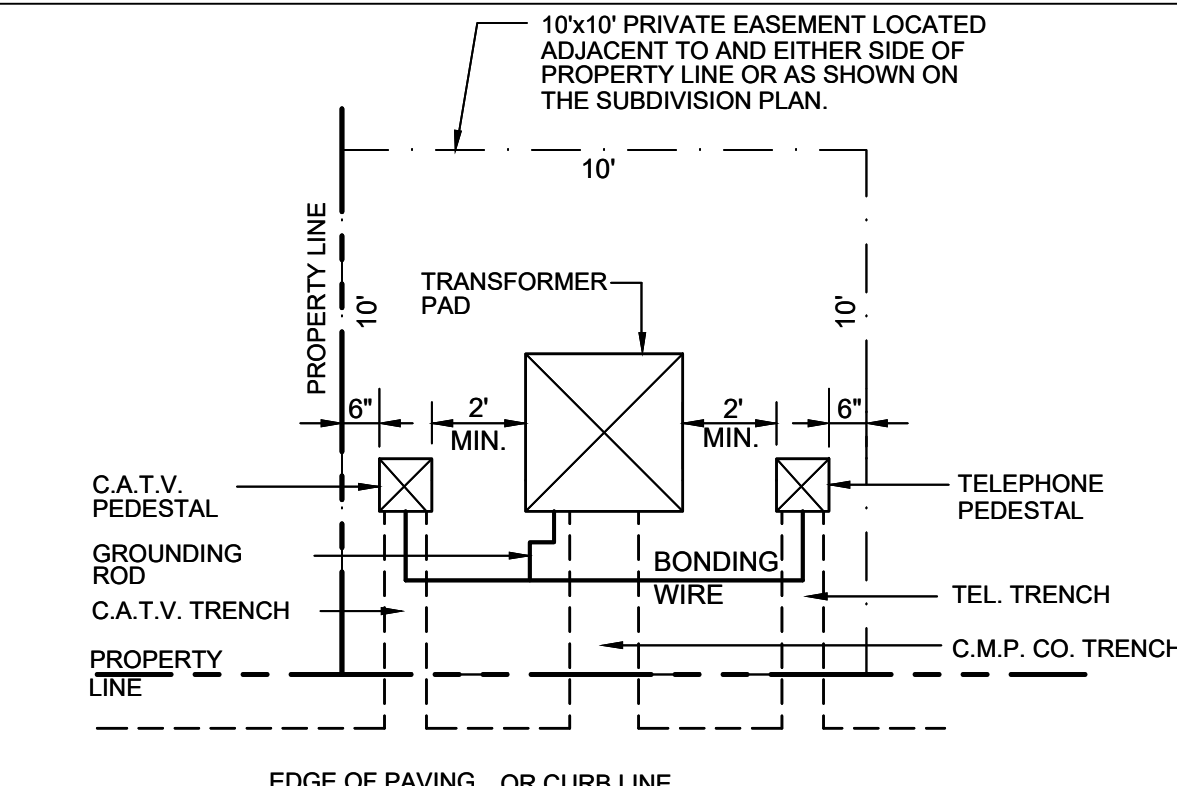
**LIGHT POLE BASE**  
NOT TO SCALE



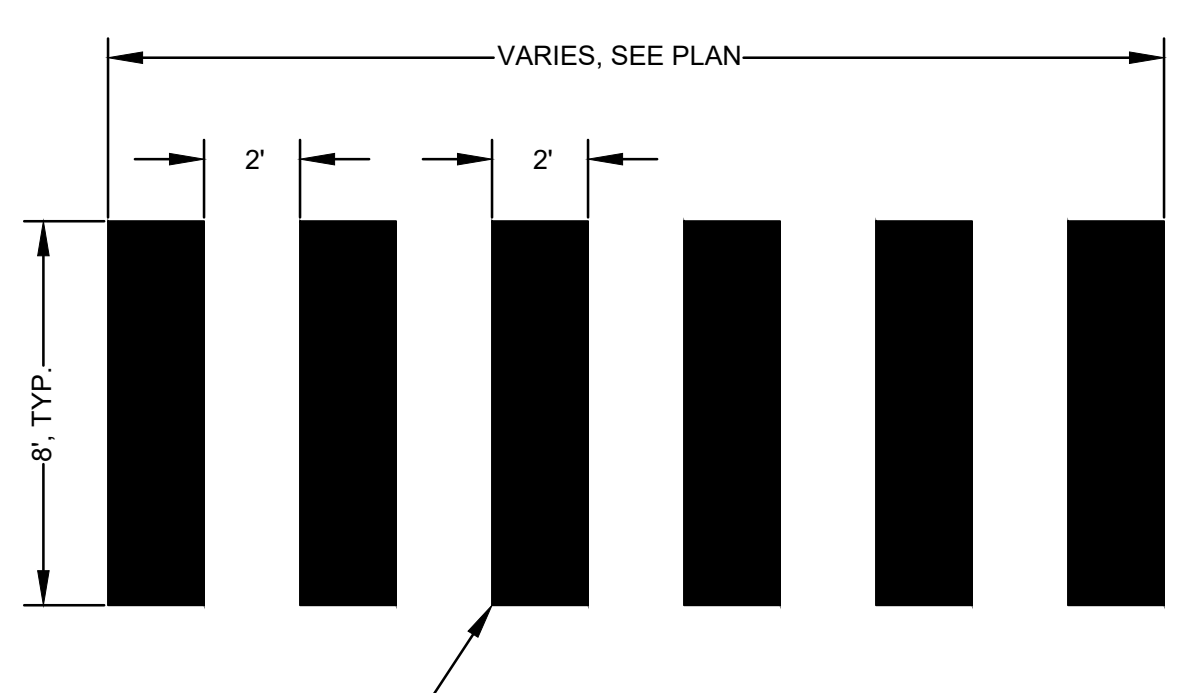
**TYPICAL PAVEMENT JOINT**  
NOT TO SCALE



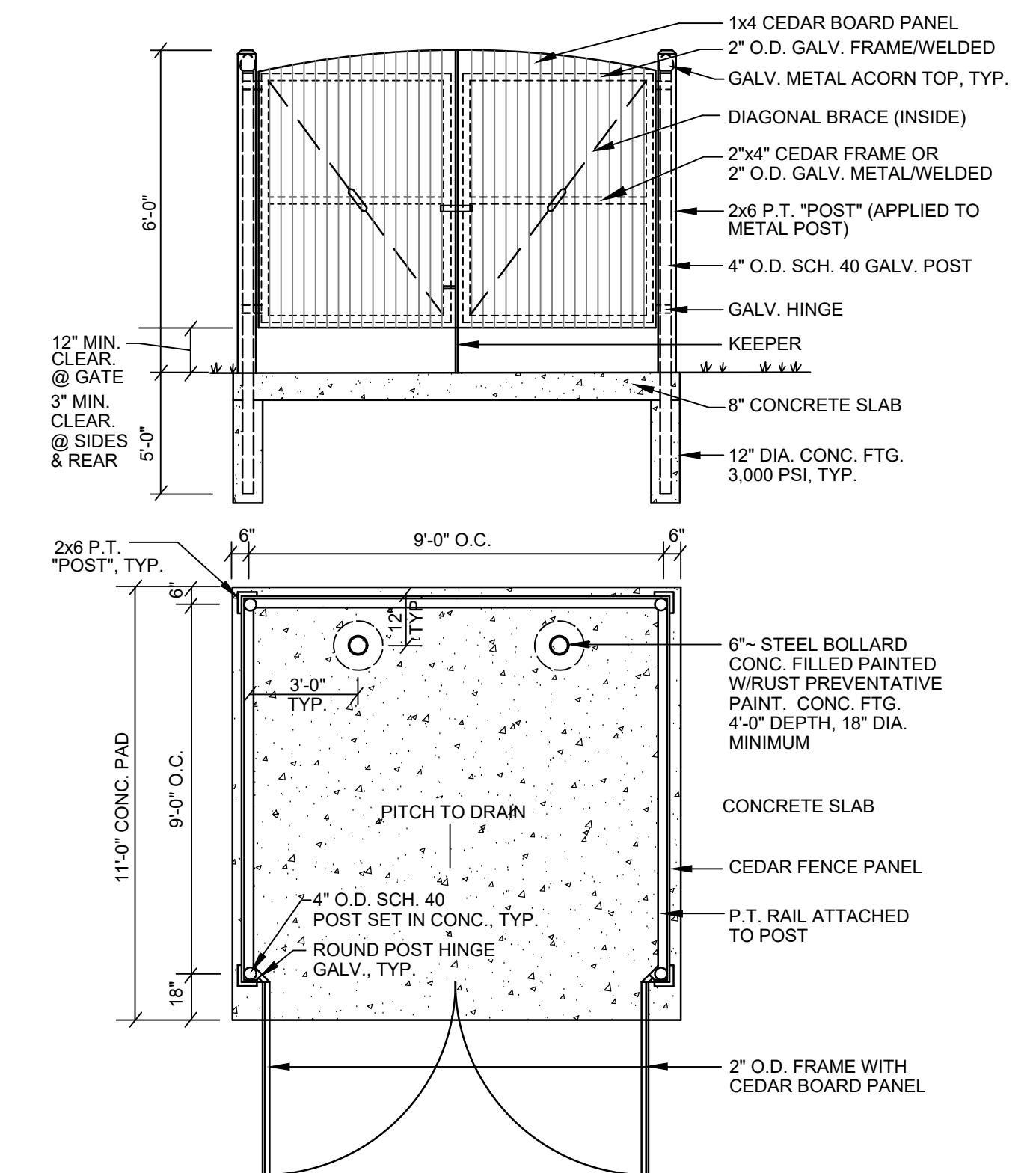
**STOP BAR DETAIL**  
NOT TO SCALE



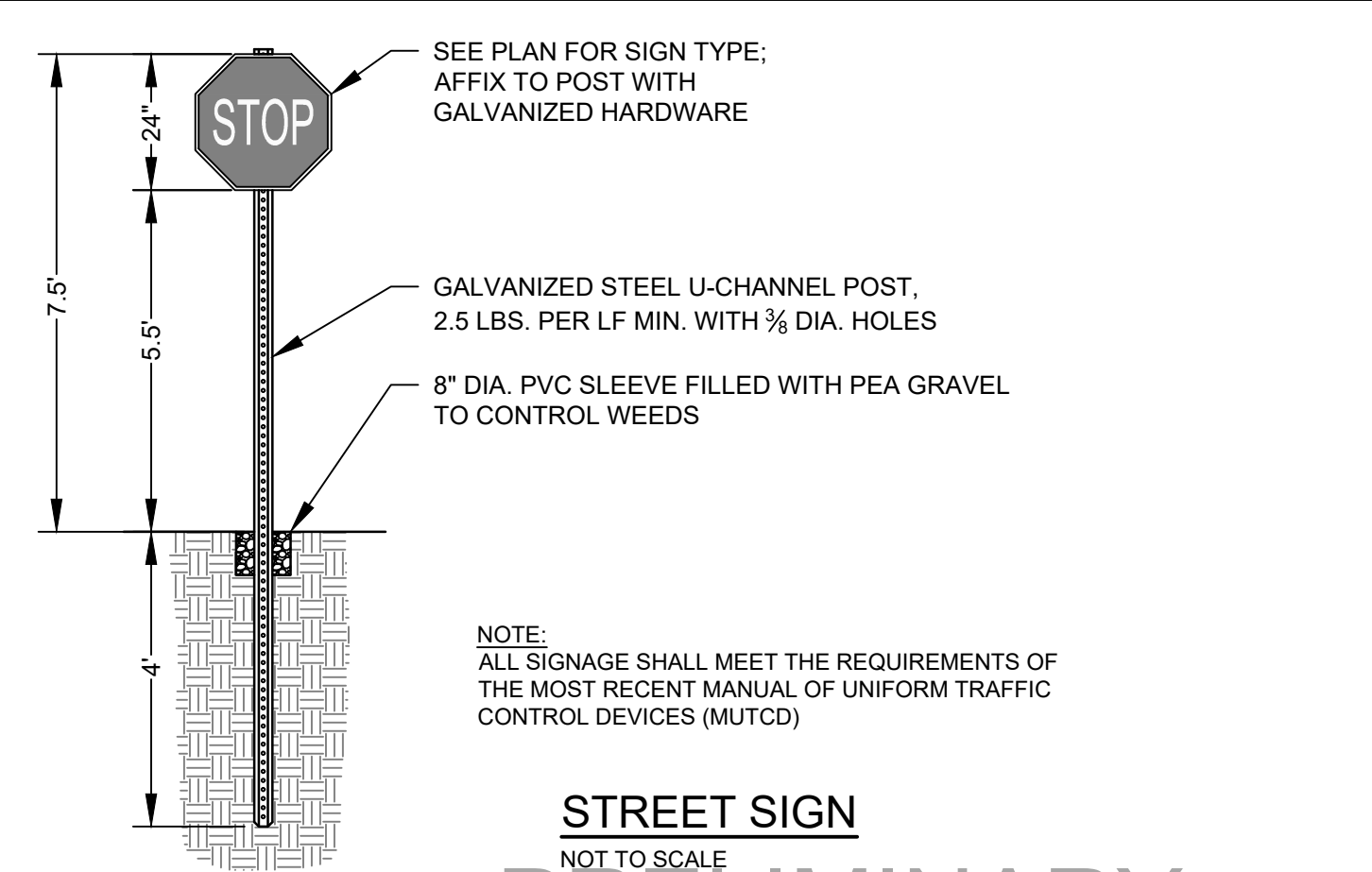
**TRANSFORMER DETAIL**  
NOT TO SCALE



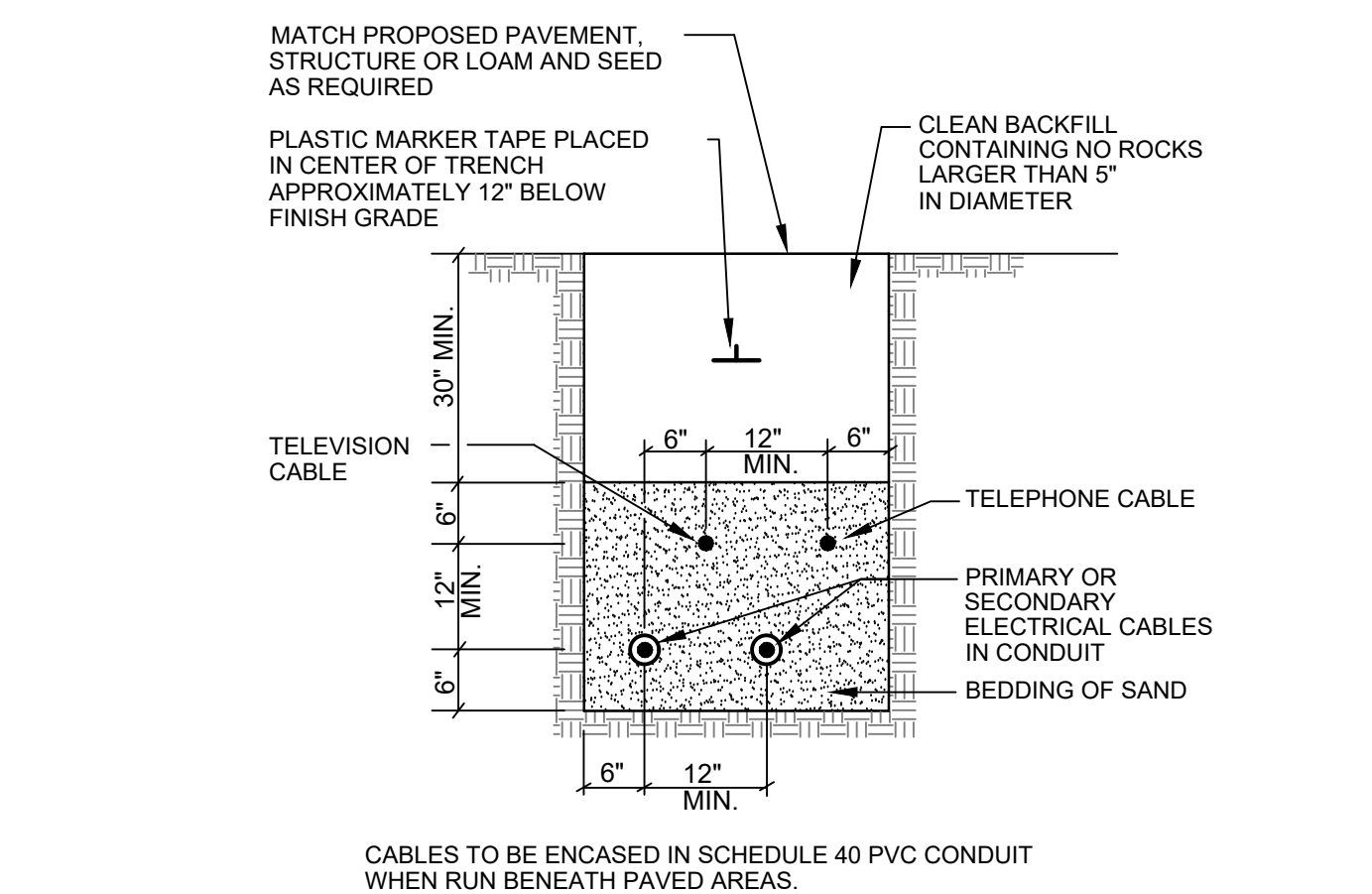
**CROSSWALK STRIPING DETAIL**  
NOT TO SCALE



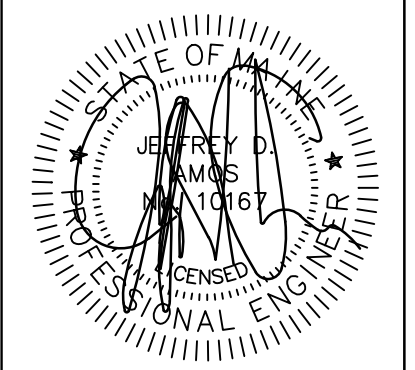
**TYPICAL DUMPSTER ENCLOSURE**  
NOT TO SCALE



**STREET SIGN**  
NOT TO SCALE



**TYPICAL UNDERGROUND CABLE INSTALLATION**  
NOT TO SCALE



DATE: 12-23-2019  
P.E.: JEFFREY D. AMOS

NO.	DATE	REVISIONS
1	12/23/2019	PRELIMINARY APPROVAL

565 CONGRESS STREET  
SUITE 201  
PORTLAND, ME 04102

41 CAMPUS DRIVE  
SUITE 101  
NEW GLoucester, ME 04280

OFFICE: (207) 926-5111  
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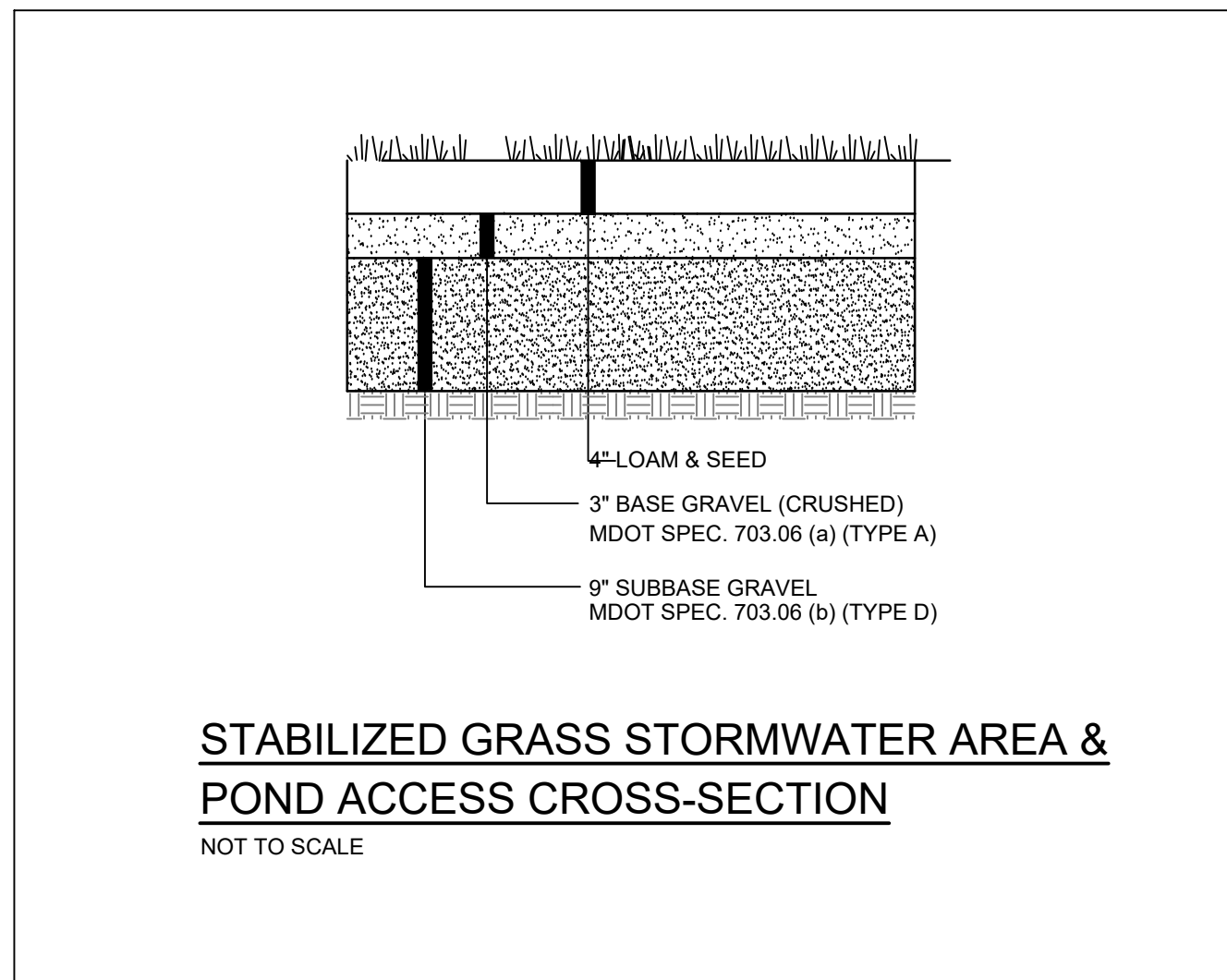
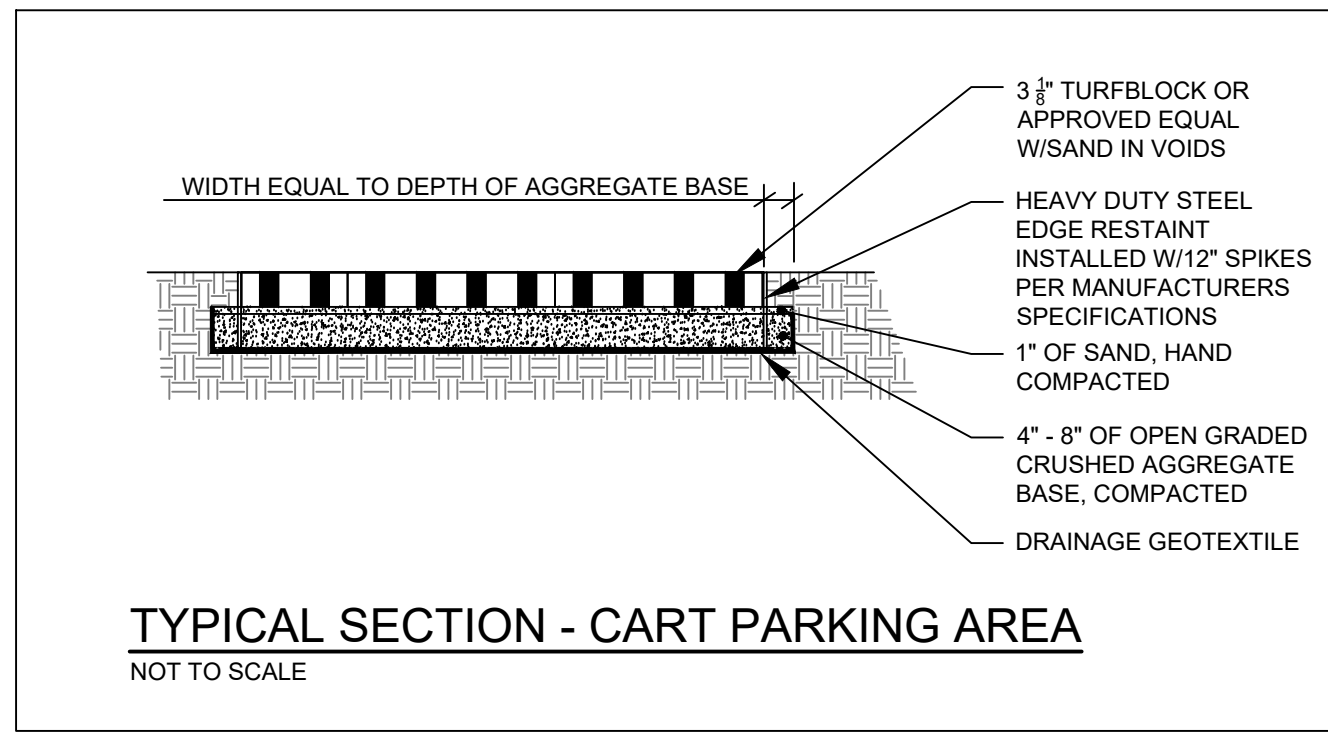
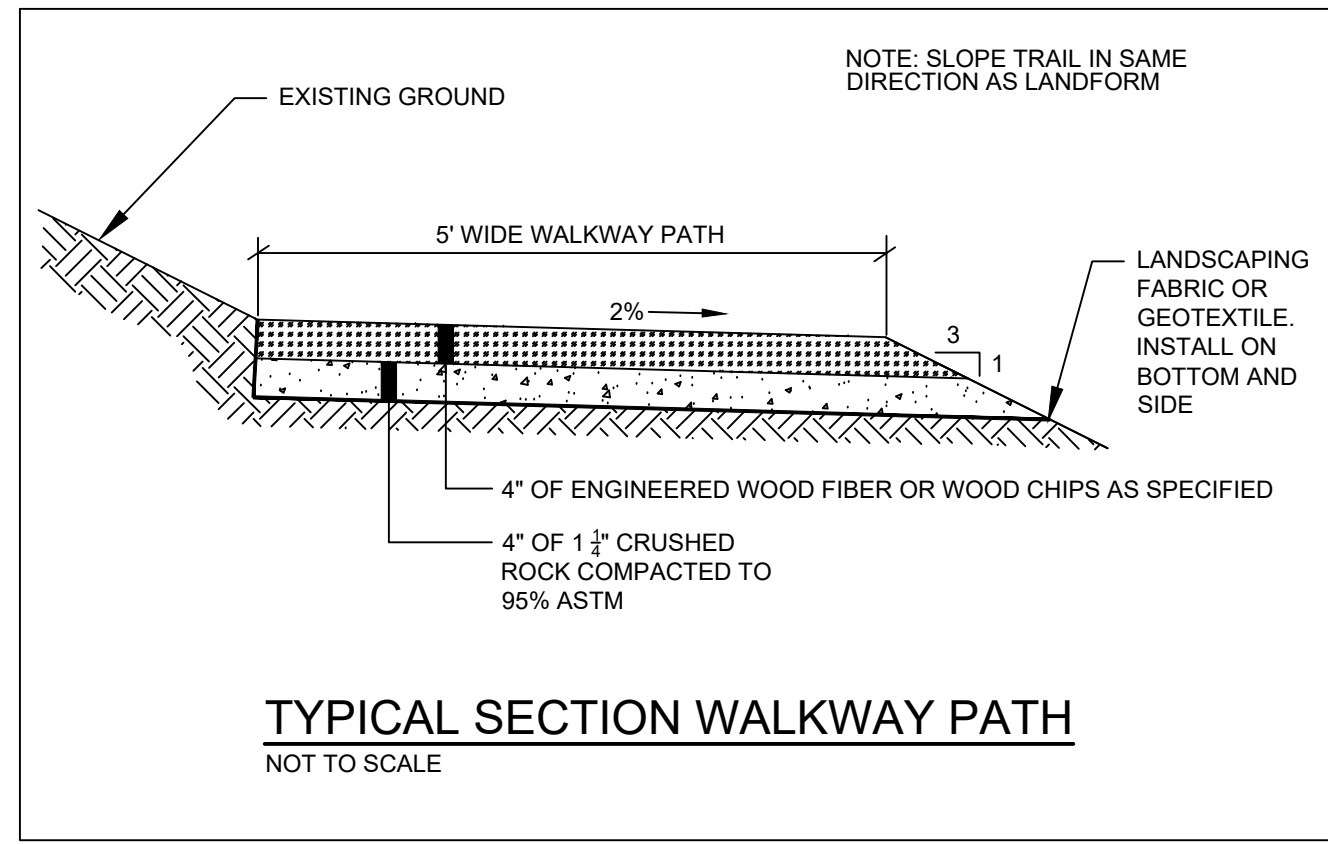


SHEET DESCRIPTION  
**SUNRISE COVE**  
**19 ROOSEVELT TRAIL, WINDHAM, ME**  
DETAILS & NOTES

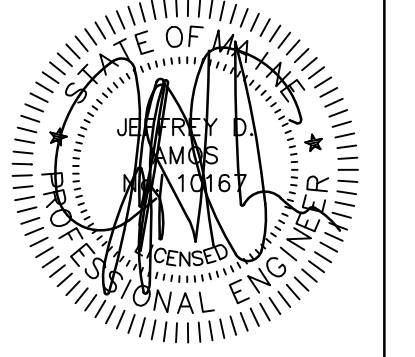
PREPARED FOR  
**CHASE CUSTOM HOMES & FINANCE**  
290 BRIDGTON ROAD  
WESTBROOK, MAINE 04092

DATE: 12/23/2019  
SCALE: N.T.S.  
DESIGNED: JDA  
JOB NO: 1817  
FILE NO: 1817 D  
SHEET **C-5.0**

**PRELIMINARY**



PRELIMINARY



DATE: 12-23-2019  
P.E.: JEFFREY D. AMOS

NO.	DATE	REVISIONS
1	12/23/2019	SUBMITTED FOR PRELIMINARY APPROVAL
		JDA APPD BY

565 CONGRESS STREET  
SUITE 201  
PORTLAND, ME 04102

41 CAMPUS DRIVE  
SUITE 101  
NEW GLOUCESTER, ME 04280

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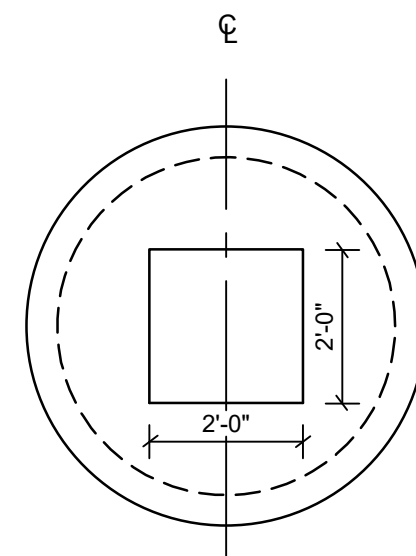
Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

SHEET DESCRIPTION  
SUNRISE COVE  
19 ROOSEVELT TRAIL, WINDHAM, ME  
DETAILS

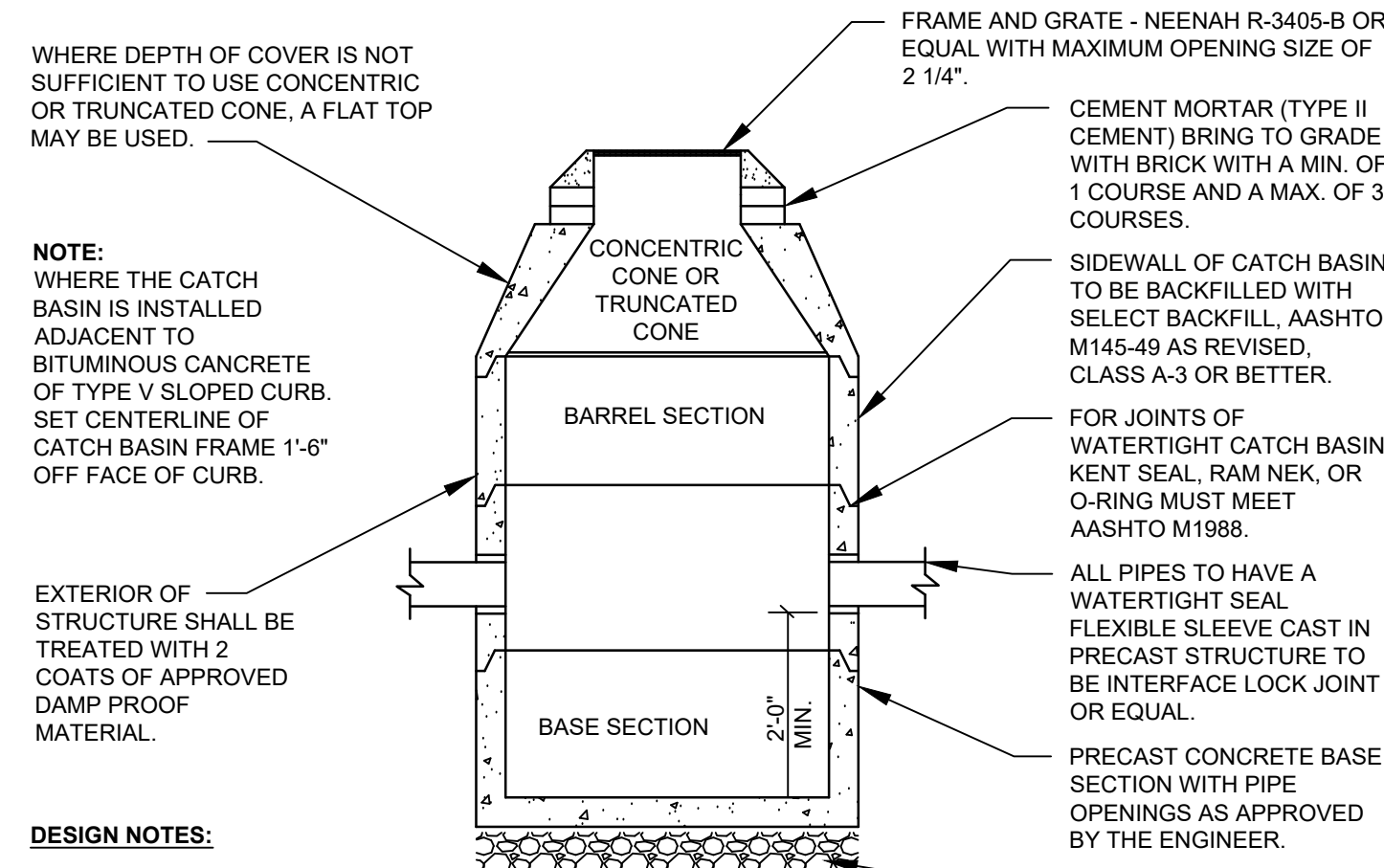
PREPARED FOR  
CHASE CUSTOM HOMES & FINANCE  
290 BRIDGTON ROAD  
WESTBROOK, MAINE 04092

DATE:	12/23/2019
SCALE:	N.T.S.
DESIGNED:	JDA
JOB NO.:	1817
FILE:	1817 D
SHEET	<b>C-5.1</b>





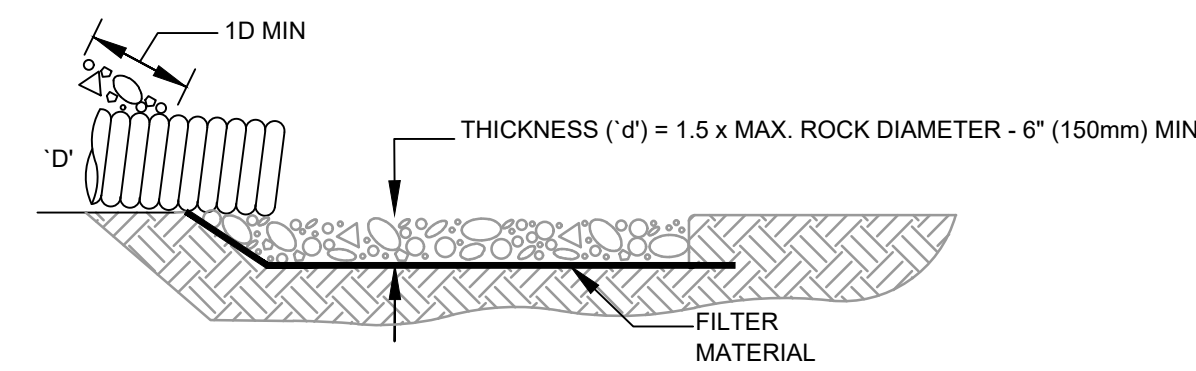
PLAN VIEW



SECTION VIEW

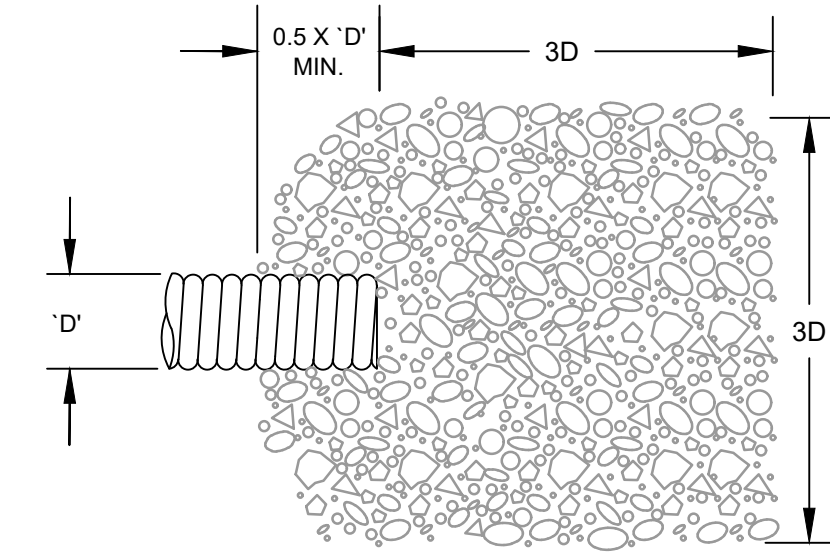
- DESIGN NOTES:**
- ALL CONCRETE TO HAVE A MIN. OF 4,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
  - DESIGN LOAD FOR H-20 WHEEL LOAD.
  - CATCH BASIN TO CONFORM TO ASTM-C478 SPECIFICATIONS.
  - REINFORCE TO 0.12 IN SQ./LF..
- NOTE:** WHERE THE CATCH BASIN IS INSTALLED ADJACENT TO BITUMINOUS CONCRETE OF TYPE V SLOPED CURB. SET CENTERLINE OF CATCH BASIN FRAME 1'-6" OFF FACE OF CURB.
- NOTE:** WHERE DEPTH OF COVER IS NOT SUFFICIENT TO USE CONCENTRIC OR TRUNCATED CONE, A FLAT TOP MAY BE USED.
- NOTE:** CASCADE GRATES SHALL BE INSTALLED ON GRADIENT OF GUTTER IF PROFILE GRADE EXCEEDS 5% GRATES SHALL BE DEPRESSED 2" BELOW NORMAL GUTTER GRADE UNLESS THIS DEPRESSION INTERFERES WITH TRAFFIC. PARALLEL BAR GRATES SHALL BE INSTALLED ON A LEVEL GRADIENT.

**TYPICAL CATCH BASIN**  
NOT TO SCALE



SECTION

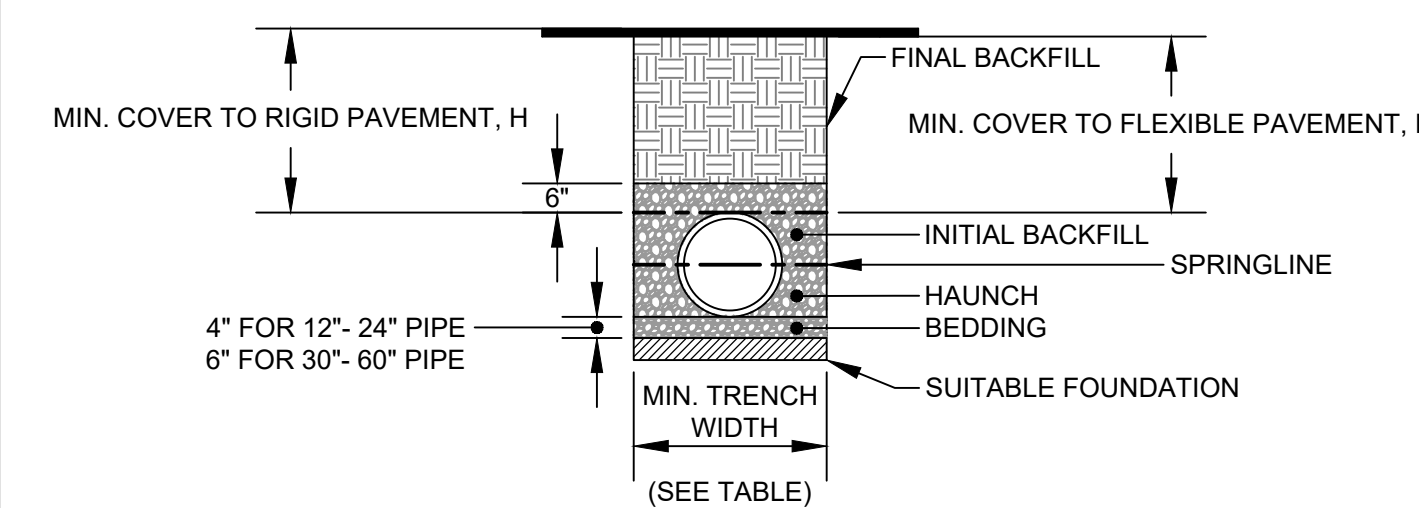
- NOTE:**
- GEOTEXTILE FILTER FABRIC BENEATH STONE BASED ON UNDISTURBED SOILS, OR 6" OF 4" MINUS BAN RUN GRAVEL FREE OF FINES, CLAYS, SILTS.
  - GEOTEXTILE TO BE MIRAFI 600X OR APPROVED EQUAL.



PLAN

- NOTE:**
- IN DEFINED CHANNELS, APRON SHALL EXTEND FULL WIDTH OF BOTTOM AND ONE FOOT ABOVE MAX. HEADWATER OR UP TO BANK FULL, WHICHEVER IS LESS.

**PIPE INLET PROTECTION**  
NOT TO SCALE



NOTES:

- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
- MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
- FOUNDATION:** WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

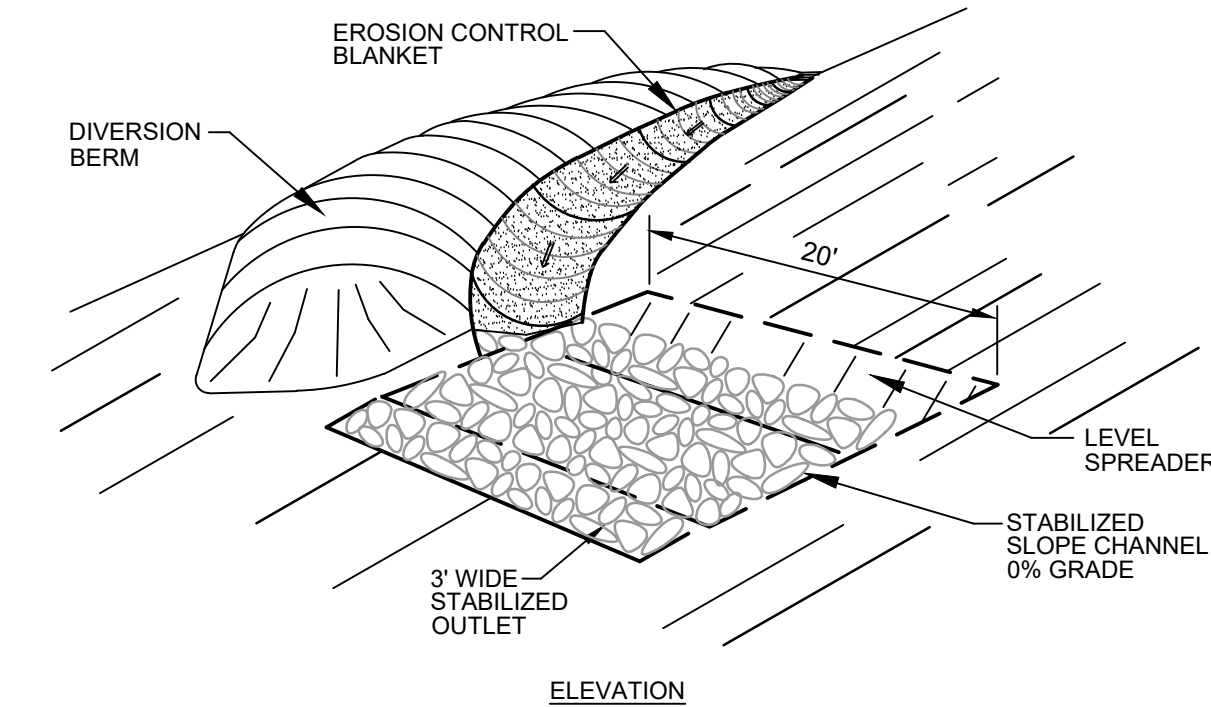
MINIMUM RECOMMENDED COVER BASED ON VEHICLE LIVE LOADING CONDITIONS

PIPE DIAM.	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48"	12"	48"
54" - 60"	24"	60"

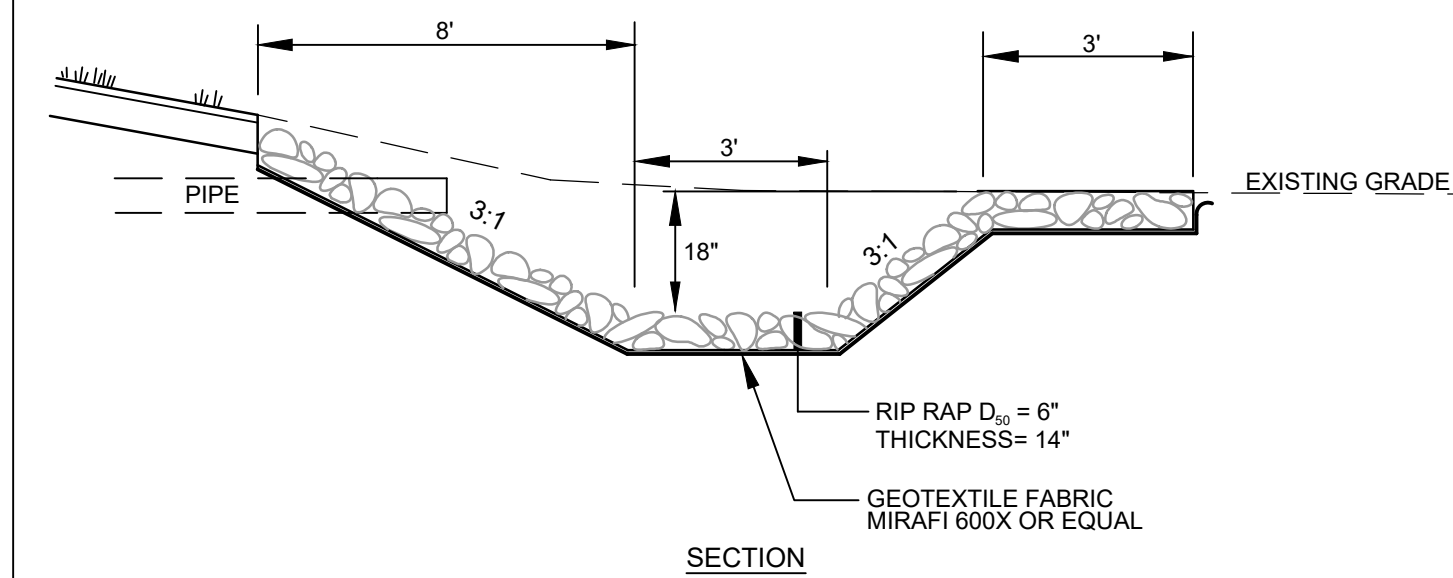
\* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

- INITIAL BACKFILL:** SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm), 6" (150mm) FOR 30"-60" (750mm-900mm).
- BEDDING:** SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm), 6" (150mm) FOR 30"-60" (750mm-900mm).
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**TYPICAL TRENCH DETAIL**  
NOT TO SCALE



ELEVATION

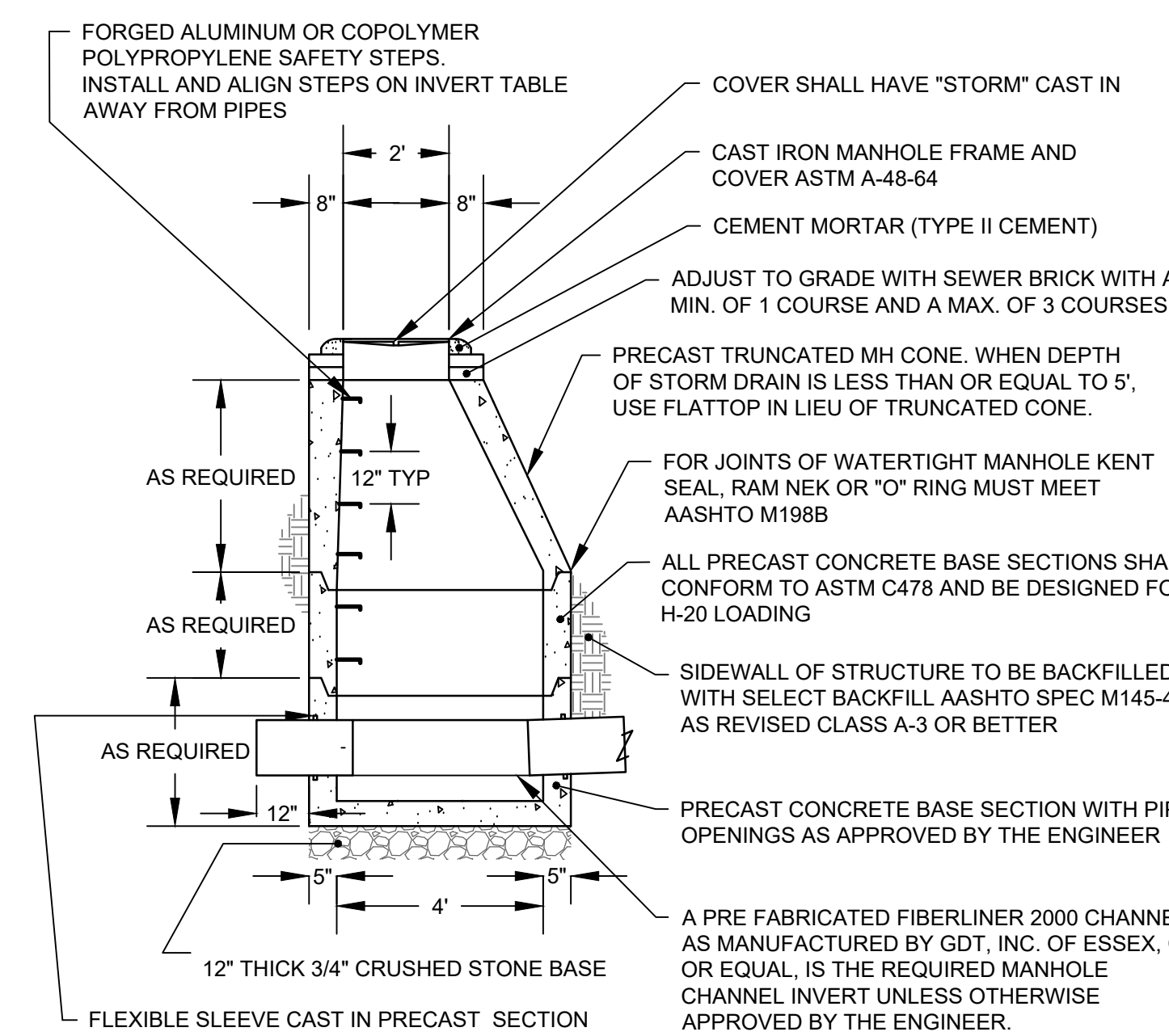


SECTION

CONSTRUCTION SPECIFICATIONS:

- CONSTRUCT THE LEVEL SPREADER LIP ON A ZERO PERCENT GRADE TO ENSURE UNIFORM SPREADING OF RUNOFF.
- LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL - NOT ON FILL MATERIAL.
- DIVERSION BERM SHALL BE CONSTRUCTED OF COMMON BORROW MATERIAL MEETING M.D.O.T. SPEC 703.18. MATERIAL SHALL BE PLACED IN 12" LIFTS AND COMPACTED TO 90% MAX. DRY DENSITY.
- THE ENTRANCE CHANNEL TO THE LEVEL SPREADER SHALL NOT EXCEED A ONE PERCENT GRADE AT LEAST 20 FEET BEFORE ENTERING INTO THE SPREADER.
- THE FLOW FROM THE LEVEL SPREADER SHALL OUTLET ONTO STABILIZED AREAS. WATER SHOULD NOT RECONCENTRATE IMMEDIATELY BELOW THE SPREADER.
- PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PERFORMED.

**DITCH TURNOUT/ LEVEL SPREADER**  
NOT TO SCALE

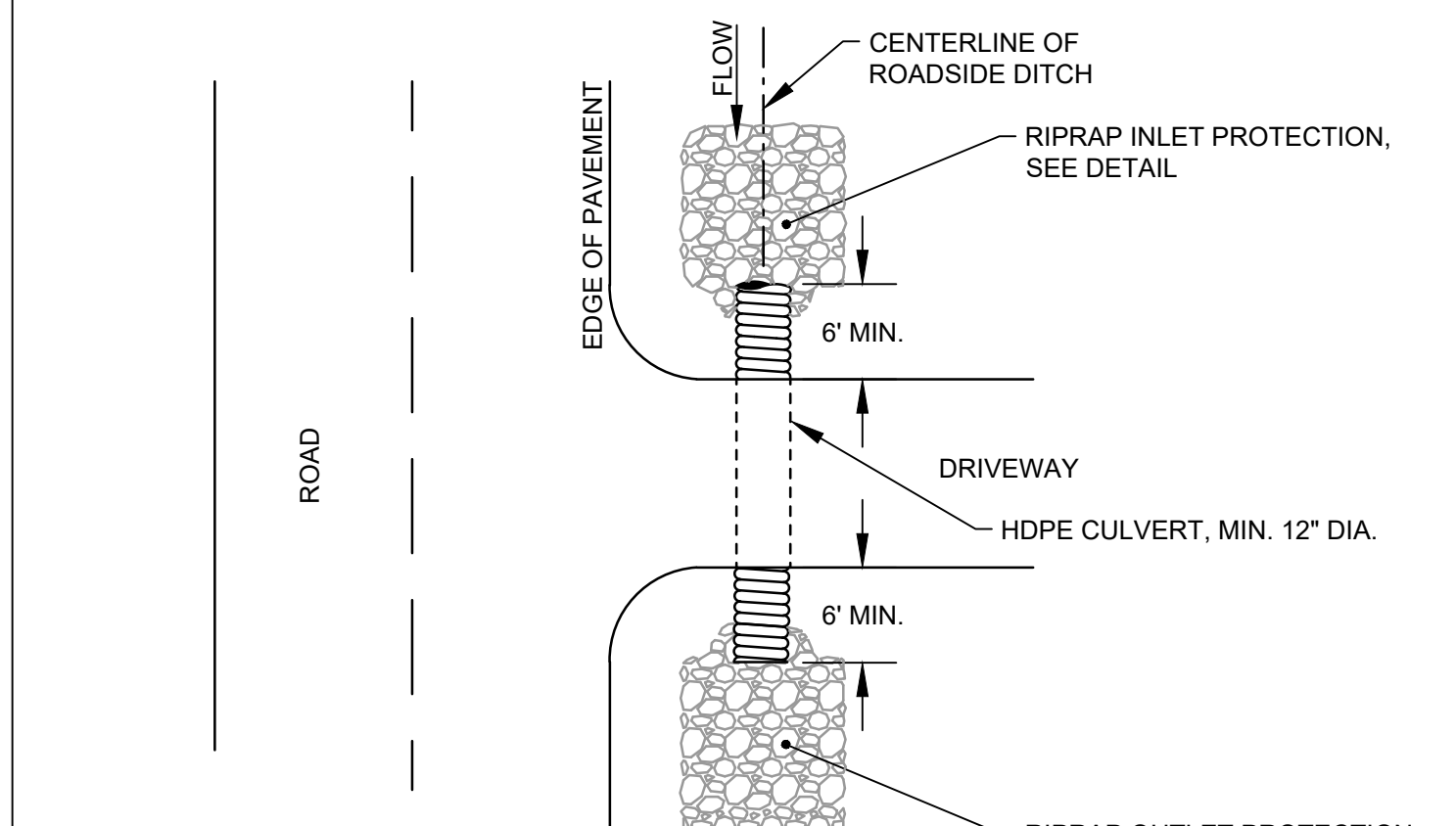


DESIGN NOTES:

- ALL CONCRETE TO HAVE A MIN. OF 4,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
- DESIGN LOAD FOR H-20 WHEEL LOAD.
- MANHOLE TO CONFORM TO ASTM-C478 SPECIFICATIONS.
- REINFORCE TO 0.12 IN SQ./LF..

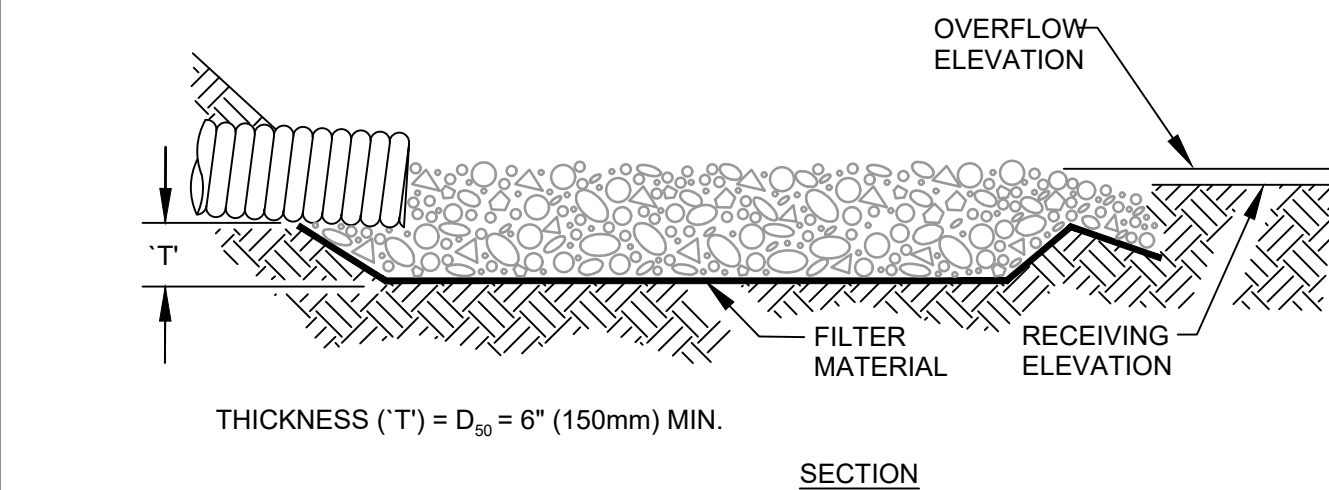
**4' DIAMETER PRECAST STORM DRAIN MANHOLE**  
NOT TO SCALE

PRELIMINARY

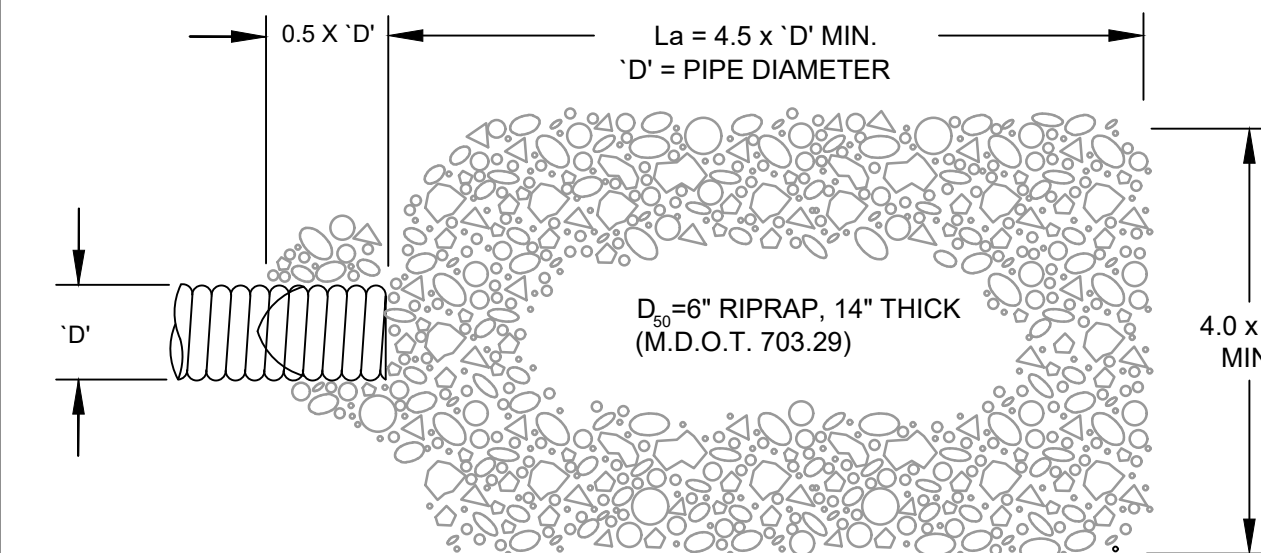


- NOTE:** DRIVEWAY CULVERTS TO BE INSTALLED WITH A MINIMUM COVER OF 24". ADJUST DITCH GRADING IF NECESSARY

**DRIVEWAY CULVERT**  
NOT TO SCALE



SECTION



PLAN

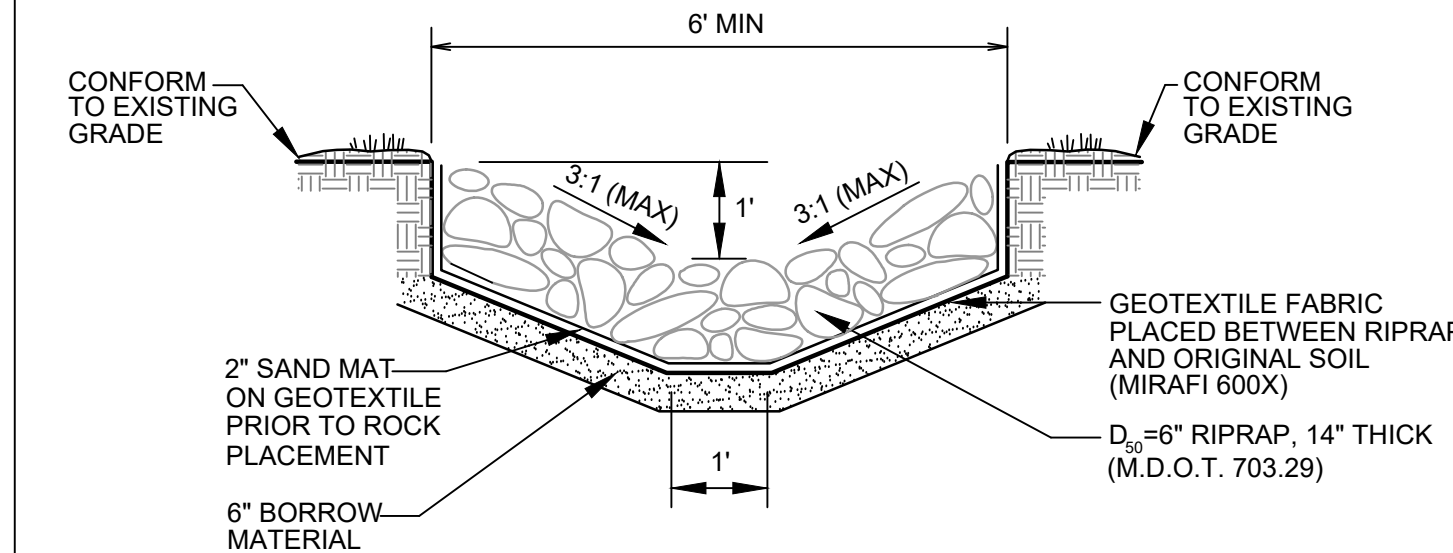
PIPE OUTLET PROTECTION SIZING TABLE

PIPE SIZE (IN)	LENGTH (FT)	WIDTH (FT)
6	2.5	2.0
12	5.0	4.0
15	6.25	5.0
18	7.5	6.0
24	10.0	8.0
30	13.0	10.0
36	15.0	12.0
42	17.5	14.0
48	20.0	16.0
60	25.0	20.0

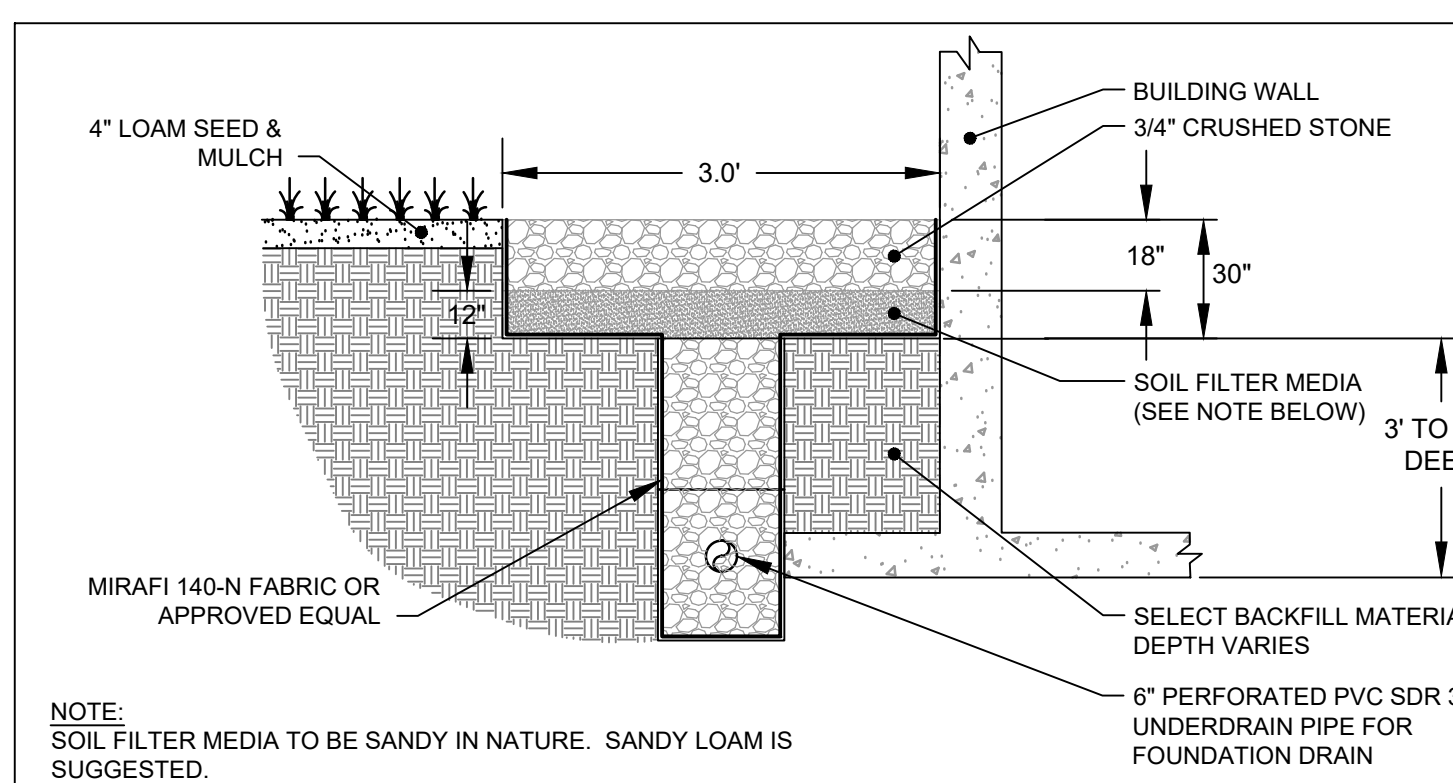
NOTES:

- 'La' = LENGTH OF APRON. DISTANCE 'La' SHALL BE OF SUFFICIENT LENGTH TO DISSIPATE ENERGY.
- APRON SHALL BE SET AT A ZERO GRADE AND ALIGNED STRAIGHT.
- FILTER MATERIAL SHALL BE FILTER FABRIC (MIRAFI 600X OR APPROVED EQUAL) OR 6" (150mm) THICK MINIMUM GRADED GRAVEL LAYER.

**PIPE OUTLET PROTECTION**  
NOT TO SCALE



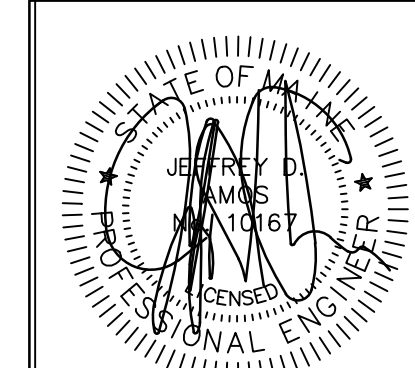
**RIPRAP SWALE**  
NOT TO SCALE



- NOTE:** SOIL FILTER MEDIA TO BE SANDY IN NATURE. SANDY LOAM IS SUGGESTED.

**CONSTRUCTION INSPECTION NOTES:**  
Inspections by a professional engineer shall consist of weekly visits to the site to inspect each the roof drip edge filter's underdrain construction, filter material placement, and overflow from initial ground disturbance to final stabilization of the filter.

**ROOF DRIPLINE FILTER BED**  
NOT TO SCALE



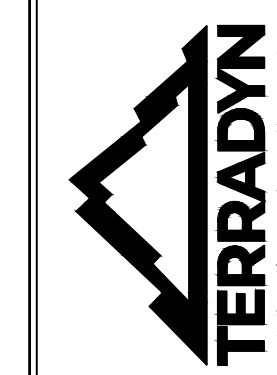
DATE: 12-23-2019  
P.E.: JEFFREY D. AMOS

NO.	DATE	REVISIONS
1	12/23/2019	SUBMITTED FOR PRELIMINARY APPROVAL

565 CONGRESS STREET  
SUITE 201  
PORTLAND, ME 04102

41 CAMPUS DRIVE  
SUITE 101  
NEW GLOUCESTER, ME 04280

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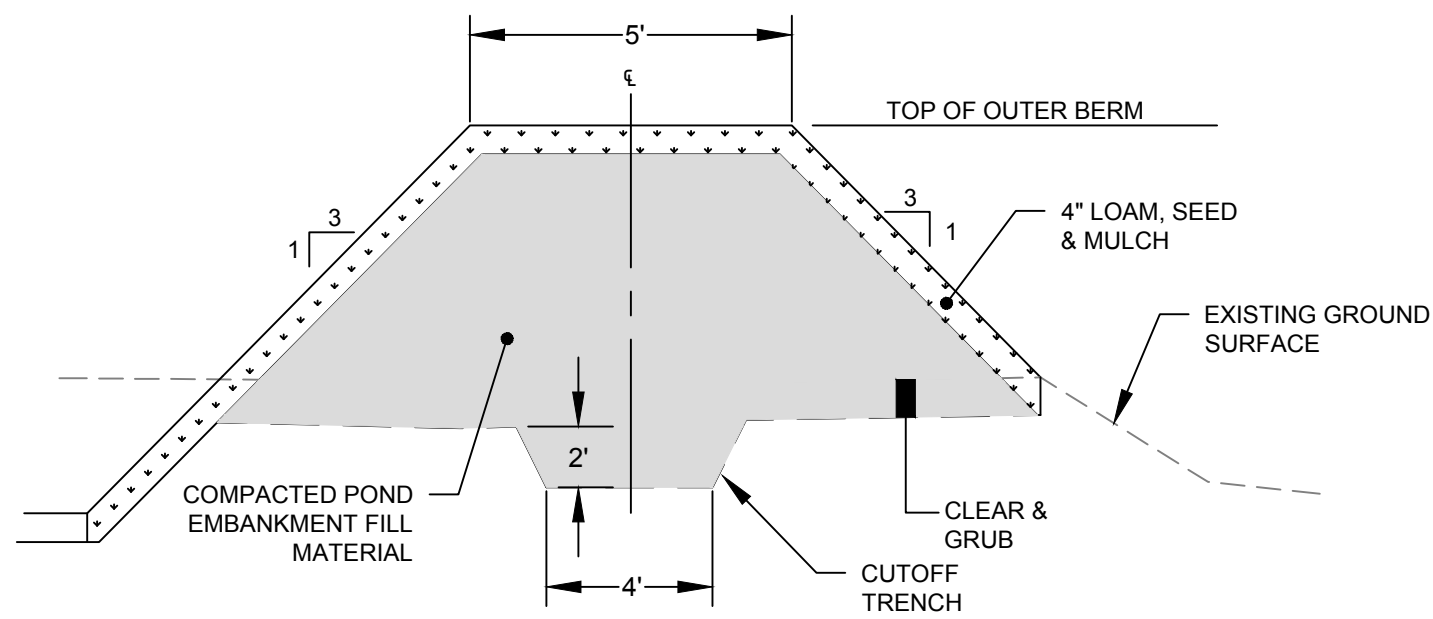
SHEET DESCRIPTION  
**SUNRISE COVE**  
**19 ROOSEVELT TRAIL, WINDHAM, ME**  
**DRAINAGE DETAILS**

PREPARED FOR  
**CHASE CUSTOM HOMES & FINANCE**  
280 BRIDGTON ROAD  
WESTBROOK, MAINE 04092

DATE: 12/23/2019  
SCALE: N.T.S.  
DESIGNED: JDA  
JOB NO: 1817  
FILE: 1817 D  
SHEET **C-5.2**

Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

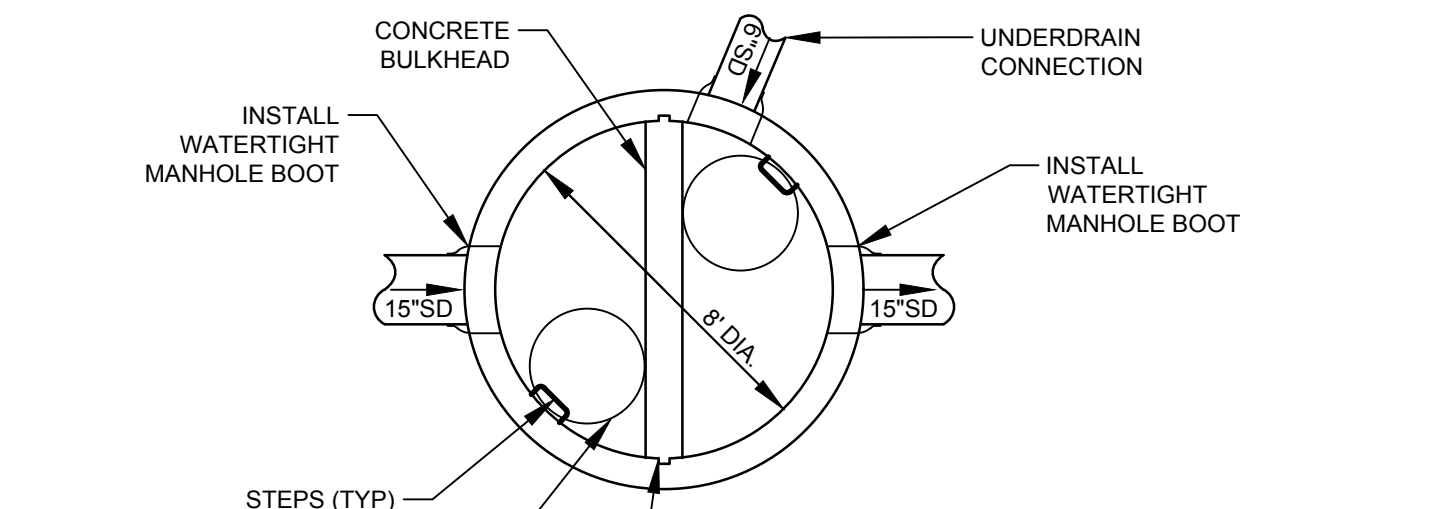
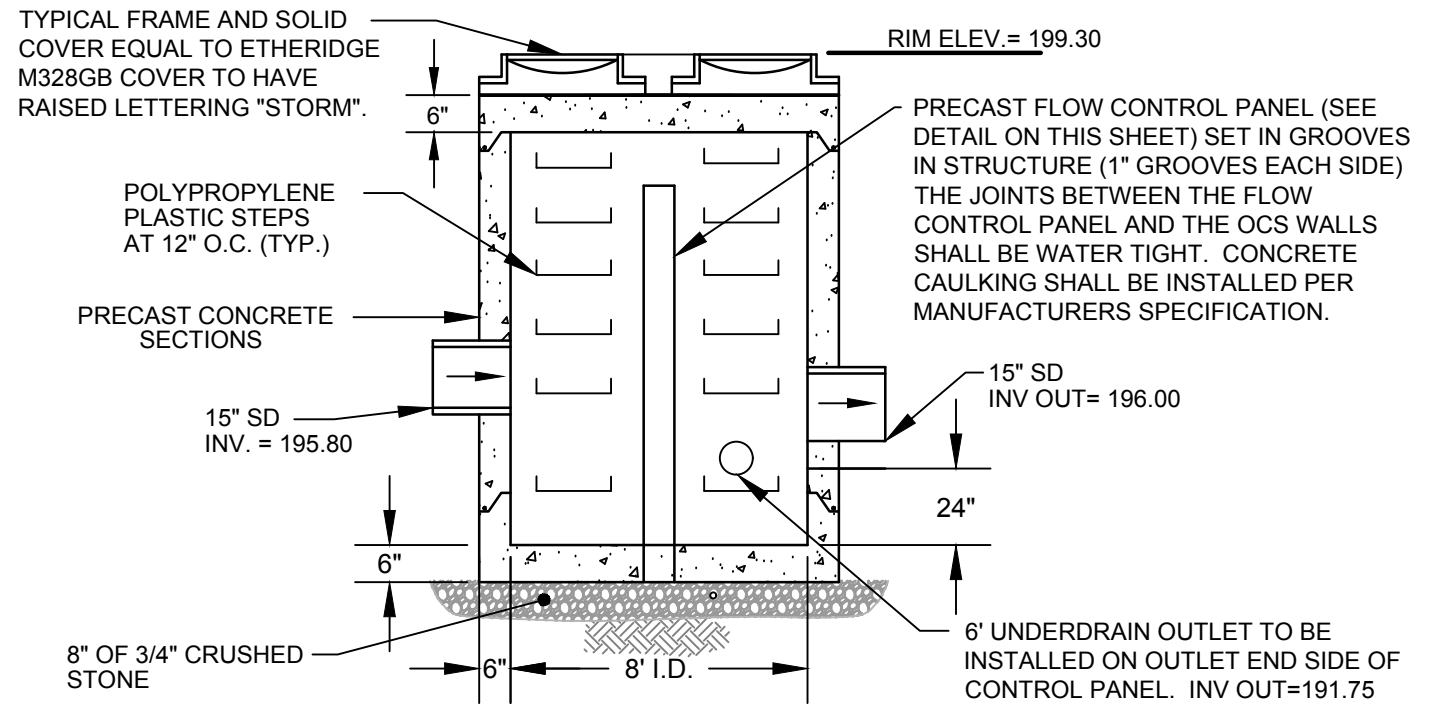




**EMBANKMENT FILL MATERIAL:**  
MATERIAL USED FOR POND EMBANKMENT FILL SHALL CONSIST OF ORGANIC-FREE CLAYEY MATERIAL MEETING THE FOLLOWING GRADATION

SIEVE SIZE	% PASSING BY WEIGHT
3 IN	100
NO. 4	90-100
NO. 200	30-80

- EMBANKMENT CONSTRUCTION NOTES:**
- CONTRACTOR SHALL REMOVE ALL TOPSOIL AND ORGANIC MATERIAL FROM EMBANKMENT AND POND CONSTRUCTION AREA.
  - SCARIFY SUBGRADE TO ESTABLISH INTERFACE FOR ALL FILLS.
  - COMPACT IN 12" LIFTS TO 92% OF MAXIMUM DRY DENSITY.
  - INSTALL RIPRAP AND EROSION CONTROL MESH WHERE SPECIFIED.
  - LOAM, SEED & STABILIZE IN ACCORDANCE WITH SEDIMENTATION AND EROSION CONTROL PLAN & NOTES.



- NOTES:**
- SUBMIT SHOP DRAWINGS FOR OWNER/ENGINEER APPROVAL.
  - STRUCTURE SHALL BE DESIGNED FOR H-20 LOADING.
  - CASTINGS SHALL PROVIDE FOR A 24" CLEAR OPENING. CUT SHEETS SHALL BE PROVIDED TO THE CITY OF SACO DEPARTMENT OF PUBLIC WORKS FOR REVIEW AND APPROVAL PRIOR TO ORDERING.

**OUTLET CONTROL STRUCTURE (OCS)**  
NOT TO SCALE

**GRAVEL WETLAND INSTALLATION NOTES:**

- THE MINIMUM SPACING BETWEEN THE SUBSURFACE PERFORATED DISTRIBUTION LINE AND THE SUBSURFACE PERFORATED COLLECTION DRAIN AT EITHER END OF THE GRAVEL IN EACH TREATMENT CELL IS 15 FT. THERE SHOULD BE A MINIMUM HORIZONTAL TRAVEL DISTANCE OF 15 FT WITHIN THE GRAVEL LAYER IN EACH CELL.
- VERTICAL PERFORATED OR SLOTTED RISER PIPES DELIVER WATER FROM THE SURFACE DOWN TO THE SUBSURFACE PERFORATED OR SLOTTED DISTRIBUTION LINES. THESE RISERS SHALL HAVE A MAXIMUM SPACING OF 15 FEET.
- SLOTTED VERTICAL RISERS SHALL HAVE A MINIMUM DIAMETER OF 12" FOR THE CENTRAL RISER AND 6" FOR END RISERS. THE VERTICAL RISERS SHALL NOT BE CAPPED, BUT RATHER COVERED WITH AN INLET GRATE.
- VERTICAL CLEANOUTS CONNECTED TO THE DISTRIBUTION AND COLLECTION SUBDRAINS, AT EACH END, SHALL BE PERFORATED OR SLOTTED ONLY WITHIN THE GRAVEL LAYER, AND SOLID WITHIN THE WETLAND SOIL AND STORAGE AREA ABOVE.
- TREATMENT CELL FLOOR SHALL BE GRADED FLAT.
- BERMS AND WEIRS SEPARATING THE FOREBAY AND TREATMENT CELLS SHOULD BE CONSTRUCTED WITH CLAY, OR NON-CONDUCTIVE SOILS, AND/OR A FINE GEOTEXTILE, OR SOME COMBINATION THEREOF, TO AVOID WATER SEEPAGE AND SOIL PIPING THROUGH THESE EARTHEN DIVIDERS.
- THE SYSTEM SHOULD BE PLANTED TO ACHIEVE A RIGOROUS ROOT MAT WITH GRASSES, FORBS, AND SHRUBS WITH OBLIGATE AND FACULTATIVE WETLAND SPECIES. TREATMENT CELLS SHALL BE PLANTED WITH REEDS (JUNCUS EFFLUSUS, CATTAILS (TYPHA LATIFOLIA) & BULRUSH (SCIRPUS). THE VEGETATION WITHIN THE STRUCTURE MUST BE WELL ESTABLISHED BEFORE IT CAN ACCEPT ANY RUNOFF. IRRIGATION MAY BE NECESSARY TO ESTABLISH WETLAND VEGETATION. RUNOFF MAY BE PUMPED FROM THE RIPRAP FOREBAY TO A DIRTBAG SEDIMENT BAG DURING RAIN EVENTS UNTIL VEGETATION CAN BE ESTABLISHED WITHIN THE TREATMENT CELLS. THE DIRTBAG LOCATION IS SHOWN ON THE PLAN ABOVE.
- THE GEOTEXTILE, CRUSHED STONE, PEA GRAVEL, AND WETLAND SOIL SHOULD NOT BE INSTALLED UNTIL THE ROADWAY CONSTRUCTION IS COMPLETE AND THE ROADSIDE SWALES ARE STABLE WITH GRASS AND RIPRAP IS INSTALLED IN LOCATIONS SHOWN ON THE DRAWINGS. THE BASIN AREA MAY BE USED AS A SEDIMENT SUMP DURING ROAD CONSTRUCTION. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF PRIOR TO INSTALLATION OF THE GEOTEXTILE AND OTHER COMPONENTS OF THE SYSTEM.
- CONSTRUCTION SHOULD BE STARTED NO LATER THAN SEPTEMBER 1 OR EARLIER THAN JUNE 1; AND IF VEGETATION CANNOT BE ESTABLISHED BY THE END OF THE GROWING SEASON, CONSTRUCTION SHOULD BE DELAYED TO THE FOLLOWING YEAR. SEEDING OR STABILIZATION MUST OCCUR BY SEPTEMBER 15 IN PREPARATION FOR THE WINTER SEASON.
- THE POND CONSTRUCTION SHOULD BE ONLY CONSTRUCTED UNDER THE SUPERVISION OF THE DESIGN ENGINEER.

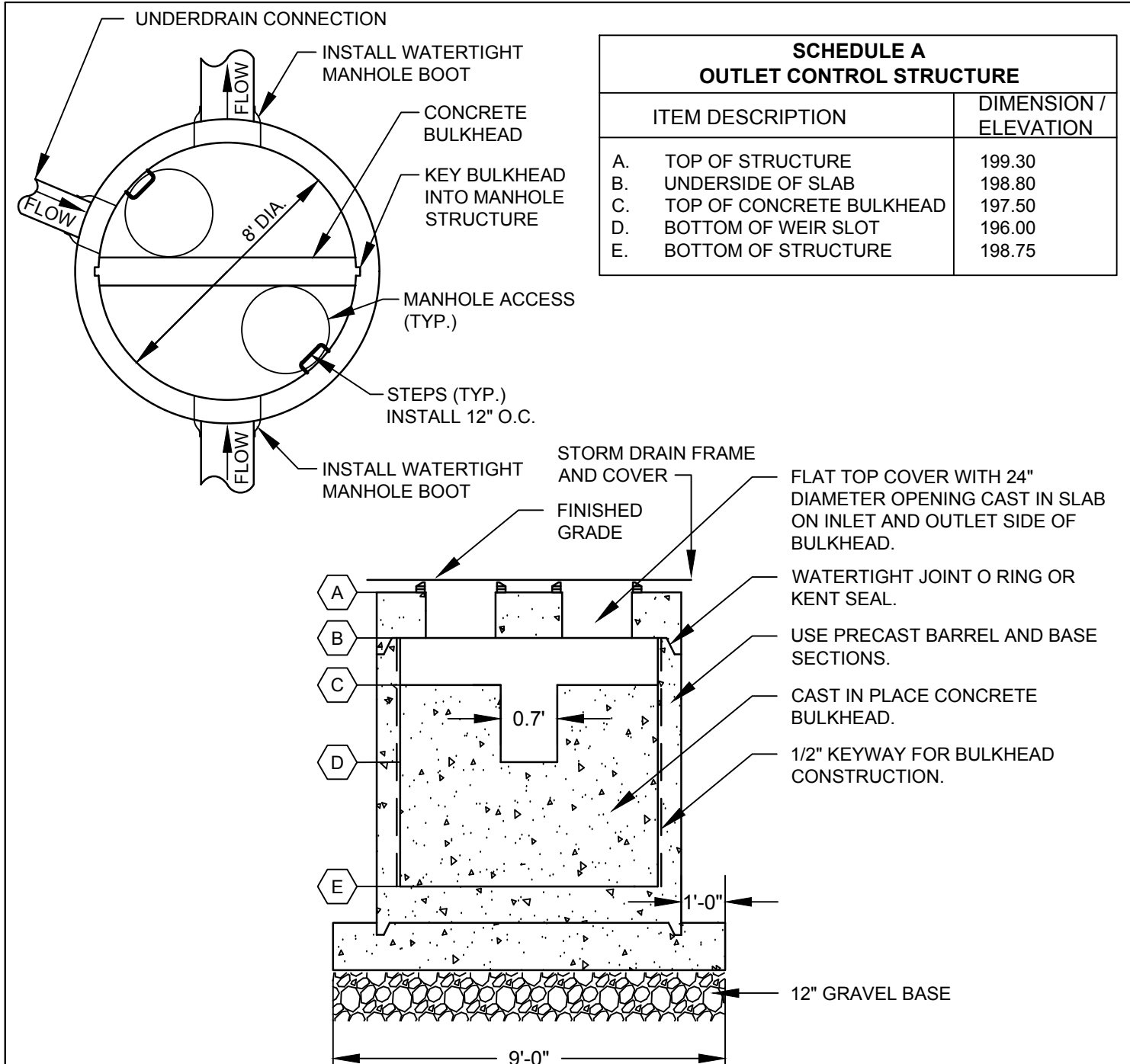
**ORGANIC WETLAND SOIL MIXTURE:**

THE WETLAND SOIL SHOULD HAVE A LOW HYDRAULIC CONDUCTIVITY (0.1-0.01 FT/DAY). THIS SOIL CAN BE MANUFACTURED USING COMPOST, SAND AND FINE SOILS INTO A BLEND WITH MORE THAN 15% ORGANIC MATTER. IT SHOULD CONTAIN MORE THAN 15% SILT (PASSING THE #200 SIEVE), BUT WITH A CLAY SIZE PORTION THAT IS LESS THAN 15%. DO NOT USE GEOTEXTILES BETWEEN THE HORIZONTAL LAYERS OF THIS SYSTEM AS THEY WILL CLOG DUE TO FINES AND MAY RESTRICT ROOT GROWTH.

**WETLAND SOIL GRADATION**

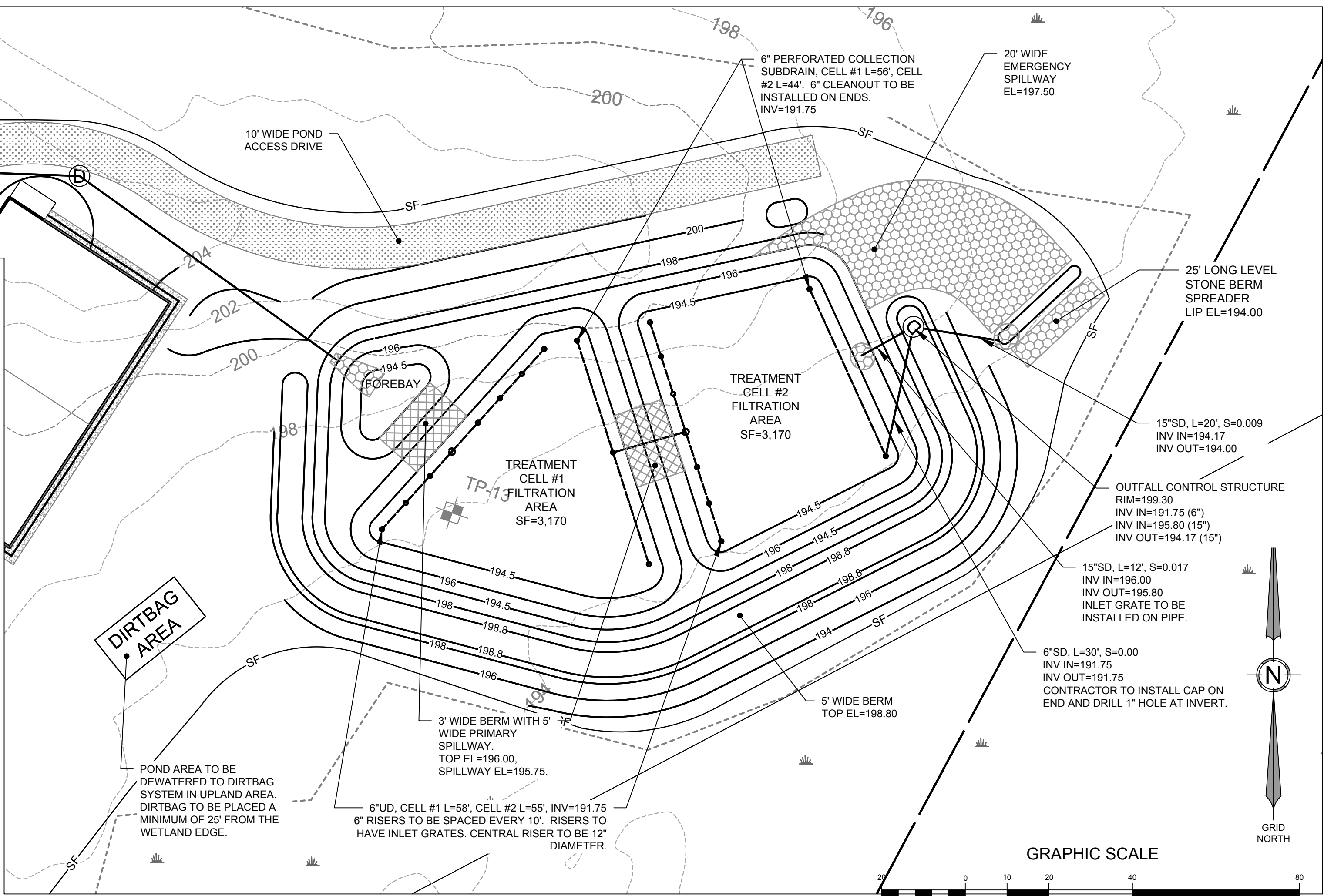
SIEVE SIZE	% PASSING BY WEIGHT
1/2 IN	100
NO. 10	75-80
NO. 100	40-50
NO. 200	25-50

- POND DEWATERING NOTES:**
- DEWATERING OF THE FOREBAY AND TREATMENT CELLS OF THE POND SHALL BE CONDUCTED SUCH THAT THE POND WILL NOT FILL WITH WATER UNTIL THE FOREBAY & TREATMENT CELL FLOORS ARE COMPLETED.
  - DEWATERING PROCEDURES SHALL BE CONDUCTED USING MDEP APPROVED TECHNIQUES AND SHALL INCLUDE THE USE OF A DIRT BAG SYSTEM. THE DIRT BAG SHALL BE USED ACCORDING TO MANUFACTURER INSTRUCTIONS.



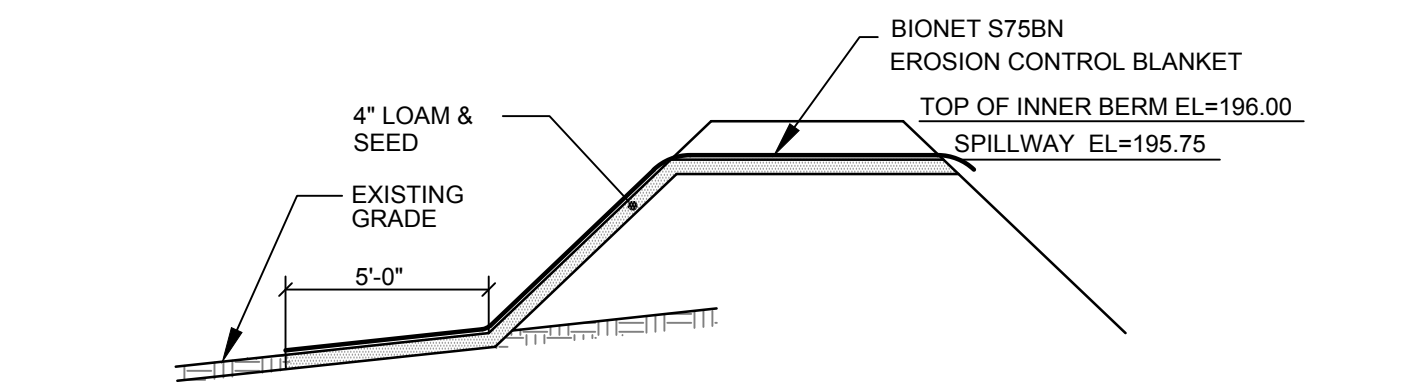
**SCHEDULE A  
OUTLET CONTROL STRUCTURE**

ITEM DESCRIPTION	DIMENSION / ELEVATION
A. TOP OF STRUCTURE	199.30
B. UNDERSIDE OF SLAB	198.80
C. TOP OF CONCRETE BULKHEAD	197.50
D. BOTTOM OF WEIR SLOT	196.00
E. BOTTOM OF STRUCTURE	198.75

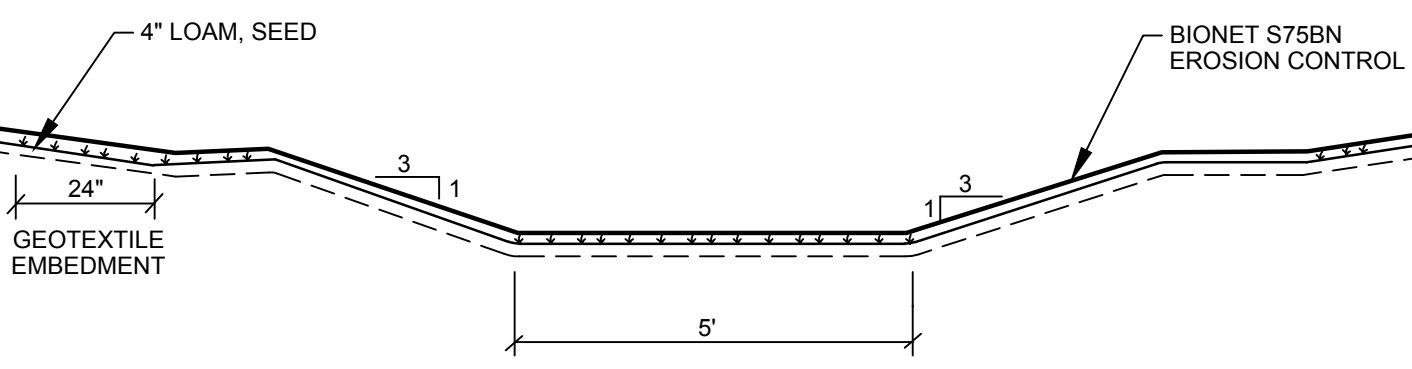


**CONSTRUCTION INSPECTION NOTES:**

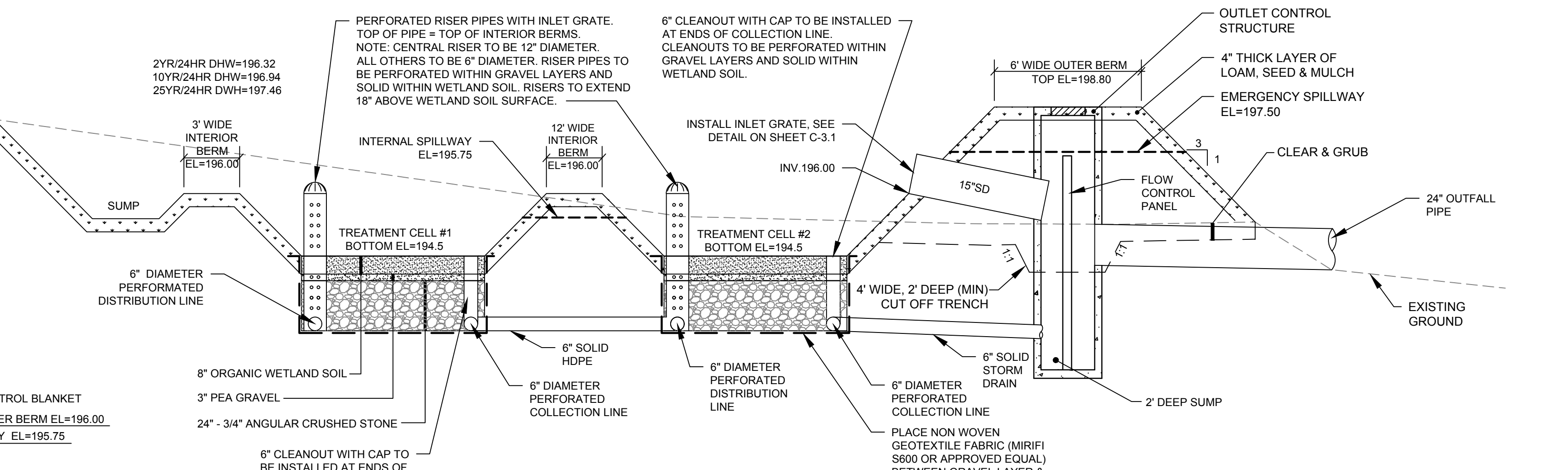
- THE DESIGN ENGINEER SHALL INSPECT THE CONSTRUCTION AND STABILIZATION OF THE GRAVEL WETLAND. INSPECTIONS SHALL CONSIST OF WEEKLY VISITS TO THE SITE TO INSPECT THE CONSTRUCTION (FROM INITIAL GROUND DISTURBANCE TO FINAL STABILIZATION OF THE POND) OF THE POND'S EMBANKMENT, STORMWATER INLET, GRAVEL AND FILTER MATERIAL MAKEUP AND PLACEMENT, OUTLET CONTROL STRUCTURE, LINER INSTALLATION, AND EMERGENCY SPILLWAY. IF NECESSARY, THE INSPECTING ENGINEER SHALL INTERPRET THE POND'S CONSTRUCTION PLAN FOR THE CONTRACTOR. ONCE THE POND IS CONSTRUCTED AND STABILIZED, THE INSPECTING ENGINEER WILL NOTIFY THE CITY WITHIN 14 DAYS TO STATE THE POND HAS BEEN COMPLETED. ACCOMPANYING THE ENGINEER'S NOTIFICATION SHALL BE A LOG OF THE ENGINEER'S INSPECTIONS GIVING THE DATE OF EACH INSPECTION, THE TIME OF EACH INSPECTION, AND THE ITEMS INSPECTED ON EACH VISIT, AND INCLUDE ANY TESTING DATA OR SIEVE ANALYSIS DATA OF THE MATERIALS USED. AN INSPECTION OF THE UNDERDRAINED GRAVEL OUTLET SHALL ALSO BE PERFORMED BY A PROFESSIONAL ENGINEER ONE YEAR AFTER THE FINAL STABILIZATION OF THE POND. THE ENGINEER SHALL NOTIFY THE CITY AS TO THE OUTLET'S EFFECTIVENESS AND DETERMINE ANY MAINTENANCE ITEMS THAT ARE NEEDED.
- UNTIL SUCH TIME THAT THE STORMWATER FACILITIES ARE OFFERED AND ACCEPTED BY THE CITY, THE APPLICANT SHALL BE REQUIRED TO PERFORM ROUTINE INSPECTION AND MAINTENANCE OF THE STORMWATER FACILITIES AS OUTLINED IN THE OPERATIONS AND MAINTENANCE MANUAL DEVELOPED SPECIFICALLY FOR THE SITE. A COPY OF THE ANNUAL INSPECTION AND MAINTENANCE REPORT INCLUDING INSPECTION LOGS SHALL BE SUBMITTED ANNUALLY (BY JULY 15TH OF EACH YEAR) TO THE CITY PUBLIC WORKS DEPARTMENT.



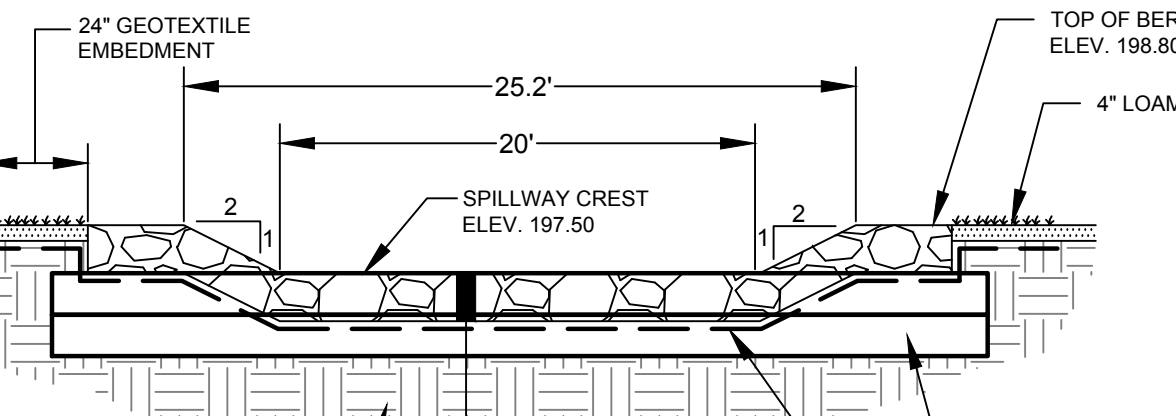
**SPILLWAY EMBANKMENT SECTION**  
NOT TO SCALE



**INTERNAL BERM SPILLWAY CROSS-SECTIONS**  
NOT TO SCALE



**CROSS SECTION VIEW - GRAVEL WETLAND**  
NOT TO SCALE

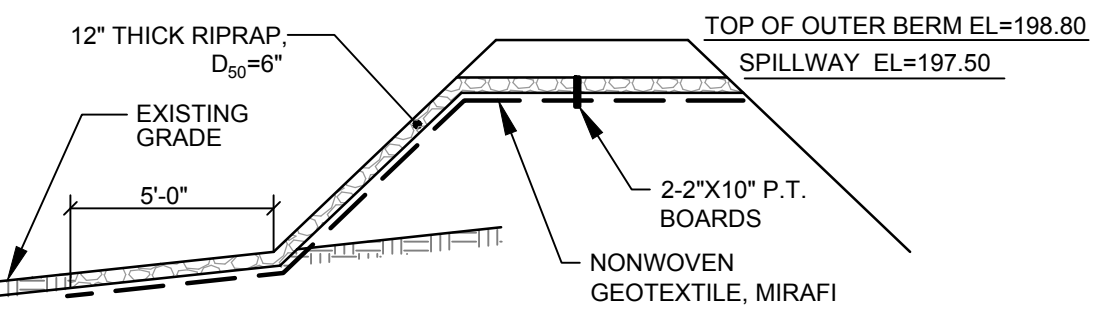


**SPILLWAY CROSS SECTION**  
NOT TO SCALE

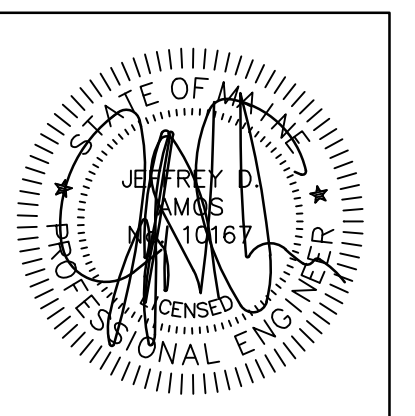
**GRAVEL WETLAND DETAILS**  
NOT TO SCALE

**CONSTRUCTION SEQUENCE:**

- THE GRAVEL WETLAND SHALL BE EXCAVATED TO FINISHED GRADE ELEVATIONS AND USED AS A TEMPORARY SEDIMENT SUMP DURING CONSTRUCTION OF THE ROAD.
- THE RIPRAP SWALE, RIPRAP FOREBAY, INTERNAL BERM AND SPILLWAY, AND OUTER BERM AND EMERGENCY SPILLWAY SHALL BE CONSTRUCTED PRIOR TO GRUBBING FOR ROAD CONSTRUCTION.
- RUNOFF FROM DISTURBED AREAS SHALL BE DIRECTED TO THE SEDIMENT BASIN DURING ROAD CONSTRUCTION.
- THE CRUSHED STONE, PEA GRAVEL, WETLAND SOIL, AND PIPES SHALL NOT BE INSTALLED UNTIL THE ROAD IS STABILIZED AND SWALES ARE VEGETATED WITH GRASS (AT LEAST 90% CATCH).



**SPILLWAY EMBANKMENT SECTION**  
NOT TO SCALE



DATE: 12-23-2019  
P.E.: JEFFREY D. AMOS

NO.	DATE	REVISIONS
1	12/23/2019	SUBMITTED FOR PRELIMINARY APPROVAL

566 CONGRESS STREET  
SUITE 201  
PORTLAND, ME 04102

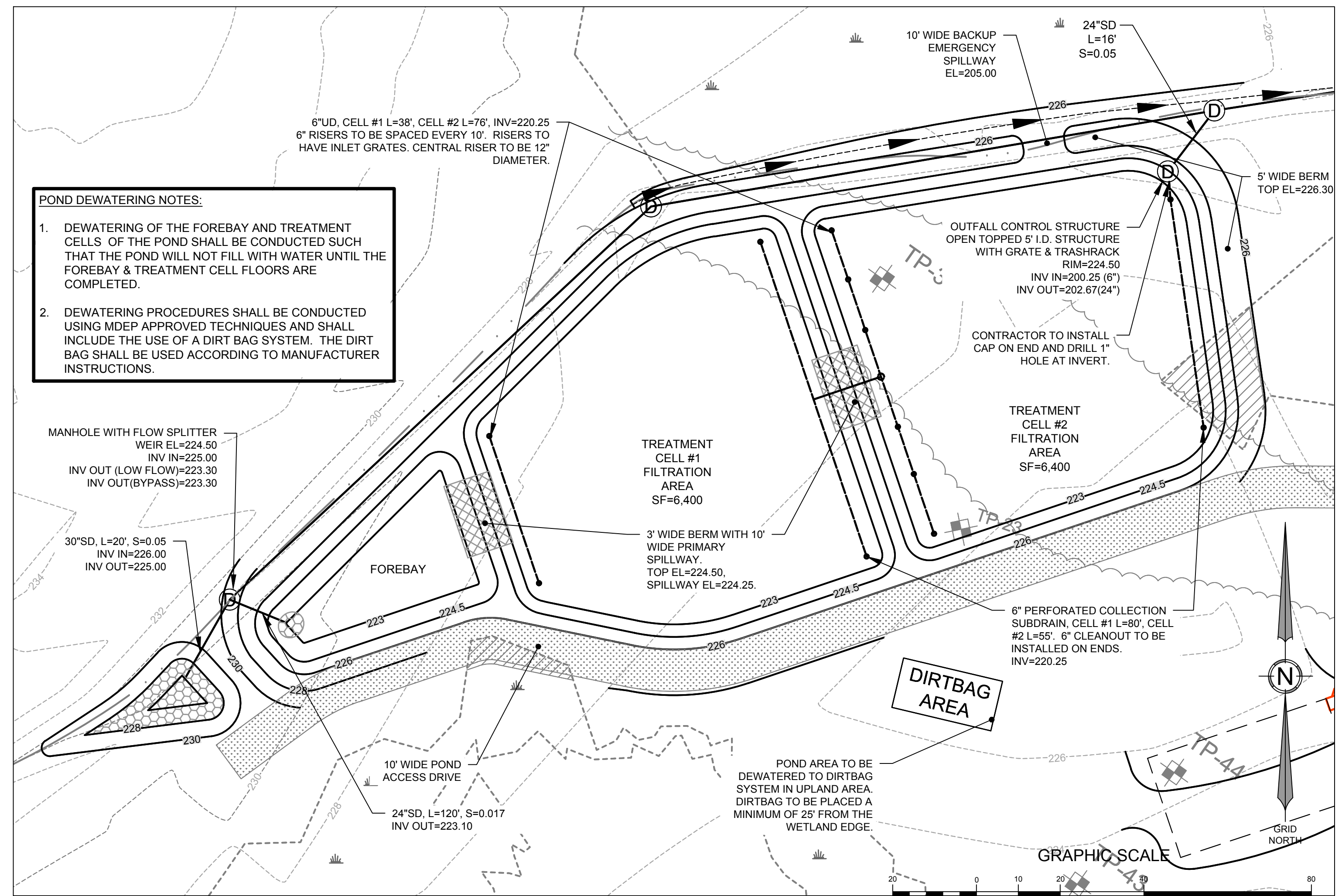
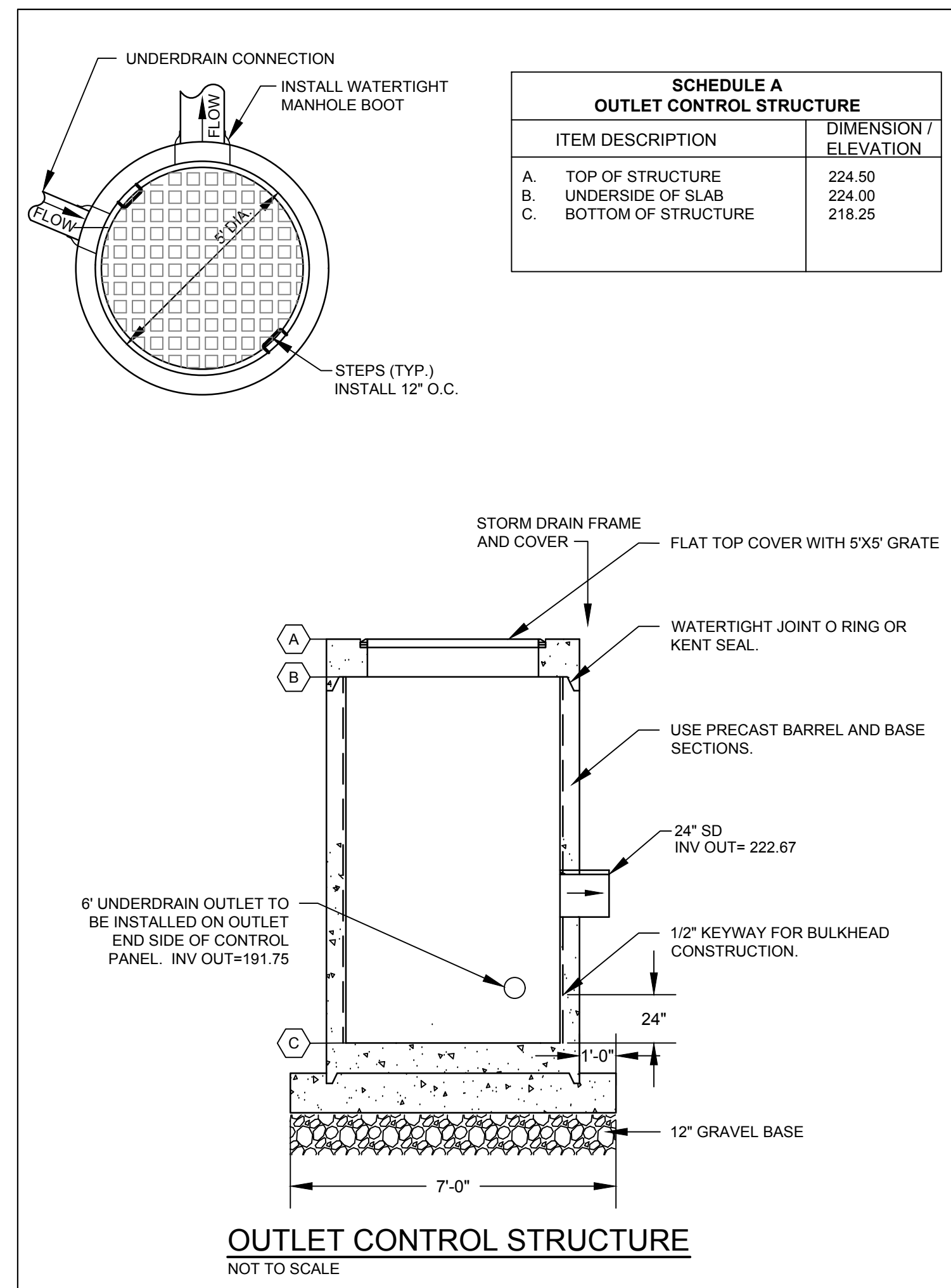
41 CAMPUS DRIVE  
SUITE 101  
NEW GLOUCESTER, ME 04260



SHEET DESCRIPTION  
**SUNRISE COVE  
19 ROOSEVELT TRAIL, WINDHAM, ME  
GRAVEL WETLAND #1 DETAILS & NOTES**

PREPARED FOR  
**CHASE CUSTOM HOMES & FINANCE**  
290 BRIDGTON ROAD  
WESTBROOK, MAINE 04092

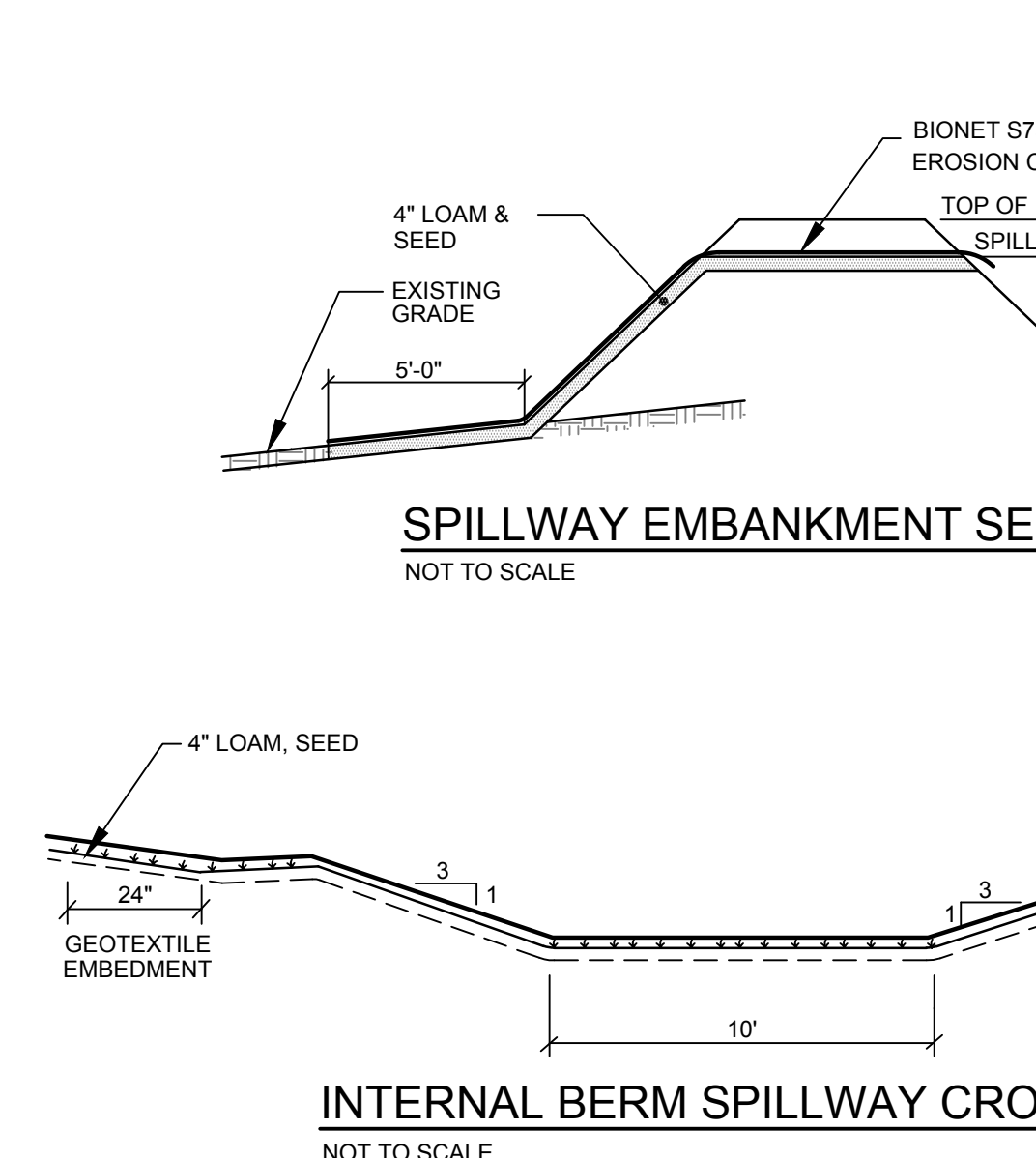
DATE: 12/23/2019  
SCALE: NTS  
DESIGNED: JDA  
JOB NO: 1817  
FILE: 1817 D  
SHEET **C-5.4**



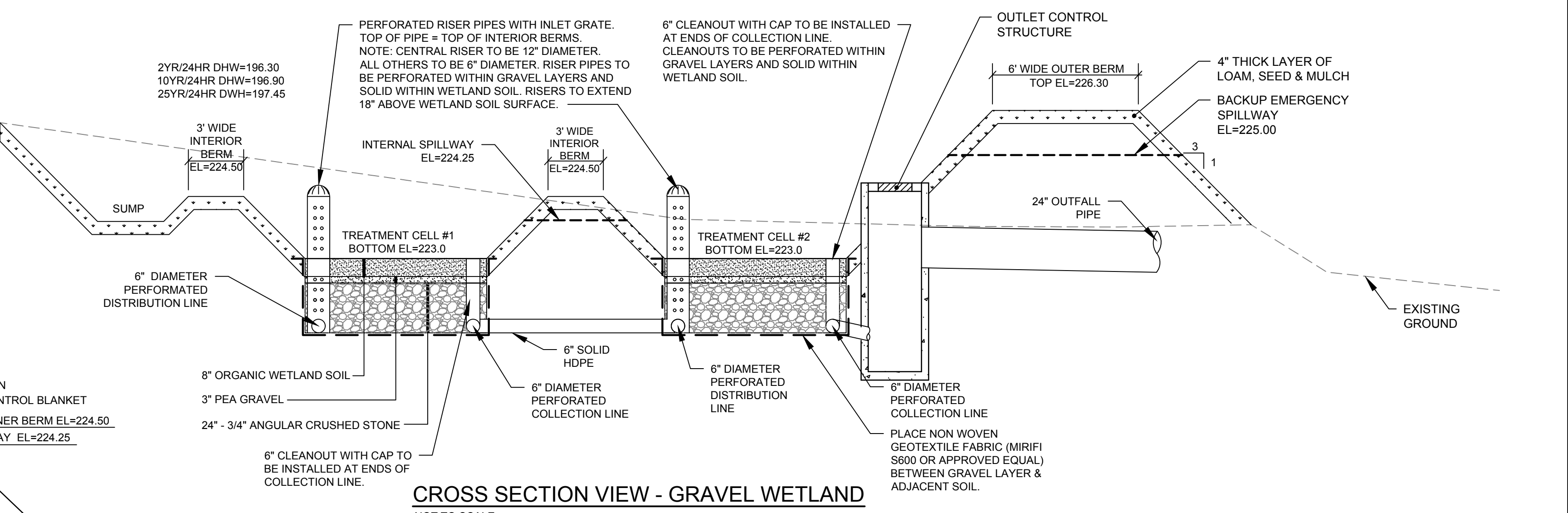
**GRAVEL WETLAND #1 PLAN VIEW**  
SCALE: 1"=20'

**CONSTRUCTION INSPECTION NOTES:**

- THE DESIGN ENGINEER SHALL INSPECT THE CONSTRUCTION AND STABILIZATION OF THE GRAVEL WETLAND. INSPECTIONS SHALL CONSIST OF WEEKLY VISITS TO THE SITE TO INSPECT THE CONSTRUCTION (FROM INITIAL GROUND DISTURBANCE TO FINAL STABILIZATION OF THE POND) OF THE POND'S EMBANKMENT, STORMWATER INLET, GRAVEL AND FILTER MATERIAL MAKEUP AND PLACEMENT, OUTLET CONTROL STRUCTURE, LINER INSTALLATION, AND EMERGENCY SPILLWAY. IF NECESSARY, THE INSPECTING ENGINEER SHALL INTERPRET THE POND'S CONSTRUCTION PLAN FOR THE CONTRACTOR. ONCE THE POND IS CONSTRUCTED AND STABILIZED, THE INSPECTING ENGINEER WILL NOTIFY THE CITY WITHIN 14 DAYS TO STATE THE POND HAS BEEN COMPLETED. ACCOMPANYING THE ENGINEER'S NOTIFICATION SHALL BE A LOG OF THE ENGINEER'S INSPECTIONS GIVING THE DATE OF EACH INSPECTION, THE TIME OF EACH INSPECTION, AND THE ITEMS INSPECTED ON EACH VISIT, AND INCLUDE ANY TESTING DATA OR SIEVE ANALYSIS DATA OF THE MATERIALS USED. AN INSPECTION OF THE UNDERDRAINED GRAVEL OUTLET SHALL ALSO BE PERFORMED BY A PROFESSIONAL ENGINEER ONE YEAR AFTER THE FINAL STABILIZATION OF THE POND. THE ENGINEER SHALL NOTIFY THE CITY AS TO THE OUTLET'S EFFECTIVENESS AND DETERMINE ANY MAINTENANCE ITEMS THAT ARE NEEDED.
- UNTIL SUCH TIME THAT THE STORMWATER FACILITIES ARE OFFERED AND ACCEPTED BY THE CITY, THE APPLICANT SHALL BE REQUIRED TO PERFORM ROUTINE INSPECTION AND MAINTENANCE OF THE STORMWATER FACILITIES AS OUTLINED IN THE OPERATIONS AND MAINTENANCE MANUAL DEVELOPMENT SPECIFICALLY FOR THE SITE. A COPY OF THE ANNUAL INSPECTION AND MAINTENANCE REPORT INCLUDING INSPECTION LOG(S) SHALL BE SUBMITTED ANNUALLY (BY JULY 15TH OF EACH YEAR) TO THE CITY PUBLIC WORKS DEPARTMENT.



**INTERNAL BERM SPILLWAY CROSS-SECTIONS**  
NOT TO SCALE



**CROSS SECTION VIEW - GRAVEL WETLAND**  
NOT TO SCALE

**GRAVEL WETLAND INSTALLATION NOTES:**

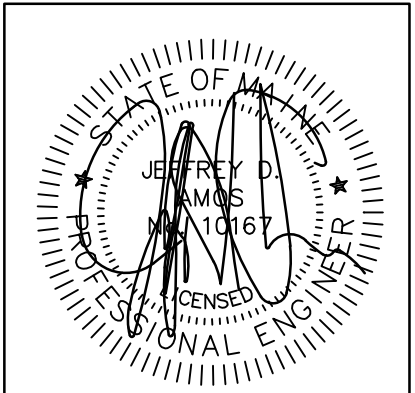
- THE MINIMUM SPACING BETWEEN THE SUBSURFACE PERFORATED DISTRIBUTION LINE AND THE SUBSURFACE PERFORATED COLLECTION DRAIN AT EITHER END OF THE GRAVEL IN EACH TREATMENT CELL IS 15 FT. THERE SHOULD BE A MINIMUM HORIZONTAL TRAVEL DISTANCE OF 15 FT WITHIN THE GRAVEL LAYER IN EACH CELL.
- VERTICAL PERFORATED OR SLOTTED RISER PIPES DELIVER WATER FROM THE SURFACE DOWN TO THE SUBSURFACE, PERFORATED OR SLOTTED DISTRIBUTION LINES. THESE RISERS SHALL HAVE A MAXIMUM SPACING OF 15 FEET.
- SLOTTED VERTICAL RISERS SHALL HAVE A MINIMUM DIAMETER OF 12" FOR THE CENTRAL RISER AND 6" FOR END RISERS. THE VERTICAL RISERS SHALL NOT BE CAPPED, BUT RATHER COVERED WITH AN INLET GRATE.
- VERTICAL CLEANOUTS CONNECTED TO THE DISTRIBUTION AND COLLECTION SUBDRAINS, AT EACH END, SHALL BE PERFORATED OR SLOTTED ONLY WITHIN THE GRAVEL LAYER, AND SOLID WITHIN THE WETLAND SOIL AND STORAGE AREA ABOVE.
- TREATMENT CELL FLOOR SHALL BE GRADED FLAT.
- BERMS AND WEIRS SEPARATING THE FOREBAY AND TREATMENT CELLS SHOULD BE CONSTRUCTED WITH CLAY, OR NON-CONDUCTIVE SOILS, AND/OR A FINE GEOTEXTILE, OR SOME COMBINATION THEREOF, TO AVOID WATER SEEPAGE AND SOIL PIPING THROUGH THESE EARTHEN DIVIDERS.
- THE SYSTEM SHOULD BE PLANTED TO ACHIEVE A RIGOROUS ROOT MAT WITH GRASSES, FORBS, AND SHRUBS WITH OBLIQUE AND FACULTATIVE WETLAND SPECIES. TREATMENT CELLS SHALL BE PLANTED WITH REEDS (JUNCUS EFFUSUS), CATTAILS (TYPHA LATIFOLIA) & BULRUSH (SCIRPUS). THE VEGETATION WITHIN THE STRUCTURE MUST BE WELL ESTABLISHED BEFORE IT CAN ACCEPT ANY RUNOFF. IRRIGATION MAY BE NECESSARY TO ESTABLISH WETLAND VEGETATION. RUNOFF MAY BE PUMPED FROM THE RIPRAP FOREBAY TO A DIRTBAG SEDIMENT BAG DURING RAIN EVENTS UNTIL VEGETATION CAN BE ESTABLISHED WITHIN THE TREATMENT CELLS. THE DIRTBAG LOCATION IS SHOWN ON THE PLAN ABOVE.
- THE GEOTEXTILE, CRUSHED STONE, PEA GRAVEL, AND WETLAND SOIL SHOULD NOT BE INSTALLED UNTIL THE ROADWAY CONSTRUCTION IS COMPLETE AND THE ROADSIDE SWALES ARE STABLE WITH GRASS AND RIPRAP IS INSTALLED IN LOCATIONS SHOWN ON THE DRAWINGS. THE BASIN AREA MAY BE USED AS A SEDIMENT SUMP DURING ROAD CONSTRUCTION. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF PRIOR TO INSTALLATION OF THE GEOTEXTILE AND OTHER COMPONENTS OF THE SYSTEM.
- CONSTRUCTION SHOULD BE STARTED NO LATER THAN SEPTEMBER 1 OR EARLIER THAN JUNE 1; AND IF VEGETATION CANNOT BE ESTABLISHED BY THE END OF THE GROWING SEASON, CONSTRUCTION SHOULD BE DELAYED TO THE FOLLOWING YEAR. SEEDING OR STABILIZATION MUST OCCUR BY SEPTEMBER 15 IN PREPARATION FOR THE WINTER SEASON.
- THE POND CONSTRUCTION SHOULD BE ONLY CONSTRUCTED UNDER THE SUPERVISION OF THE DESIGN ENGINEER.

**ORGANIC WETLAND SOIL MIXTURE:**

1. THE WETLAND SOIL SHOULD HAVE A LOW HYDRAULIC CONDUCTIVITY (0.1-0.01 FT/DAY). THIS SOIL CAN BE MANUFACTURED USING COMPOST, SAND AND FINE SOILS, INTO A BLEND WITH MORE THAN 15% ORGANIC MATTER. IT SHOULD CONTAIN MORE THAN 15% SILT (PASSING THE #200 SIEVE), BUT WITH A CLAY SIZE PORTION THAT IS LESS THAN 15%. DO NOT USE GEOTEXTILES BETWEEN THE HORIZONTAL LAYERS OF THIS SYSTEM AS THEY WILL CLOG DUE TO FINES AND MAY RESTRICT ROOT GROWTH.

WETLAND SOIL GRADATION	BY PASSING BY WEIGHT
1/2 IN	100
NO. 10	75-90
NO. 100	40-50
NO. 200	25-50

**GRAVEL WETLAND DETAILS**  
NOT TO SCALE



DATE: 12-23-2019  
P.E. JEFFREY D. AMOS

NO.	DATE	REVISIONS
1	12/23/2019	SUBMITTED FOR PRELIMINARY APPROVAL

568 CONGRESS STREET  
SUITE 201  
PORTLAND, ME 04102

41 CAMPBELL DRIVE  
SUITE 101  
NEW GLOUCESTER, ME 04280

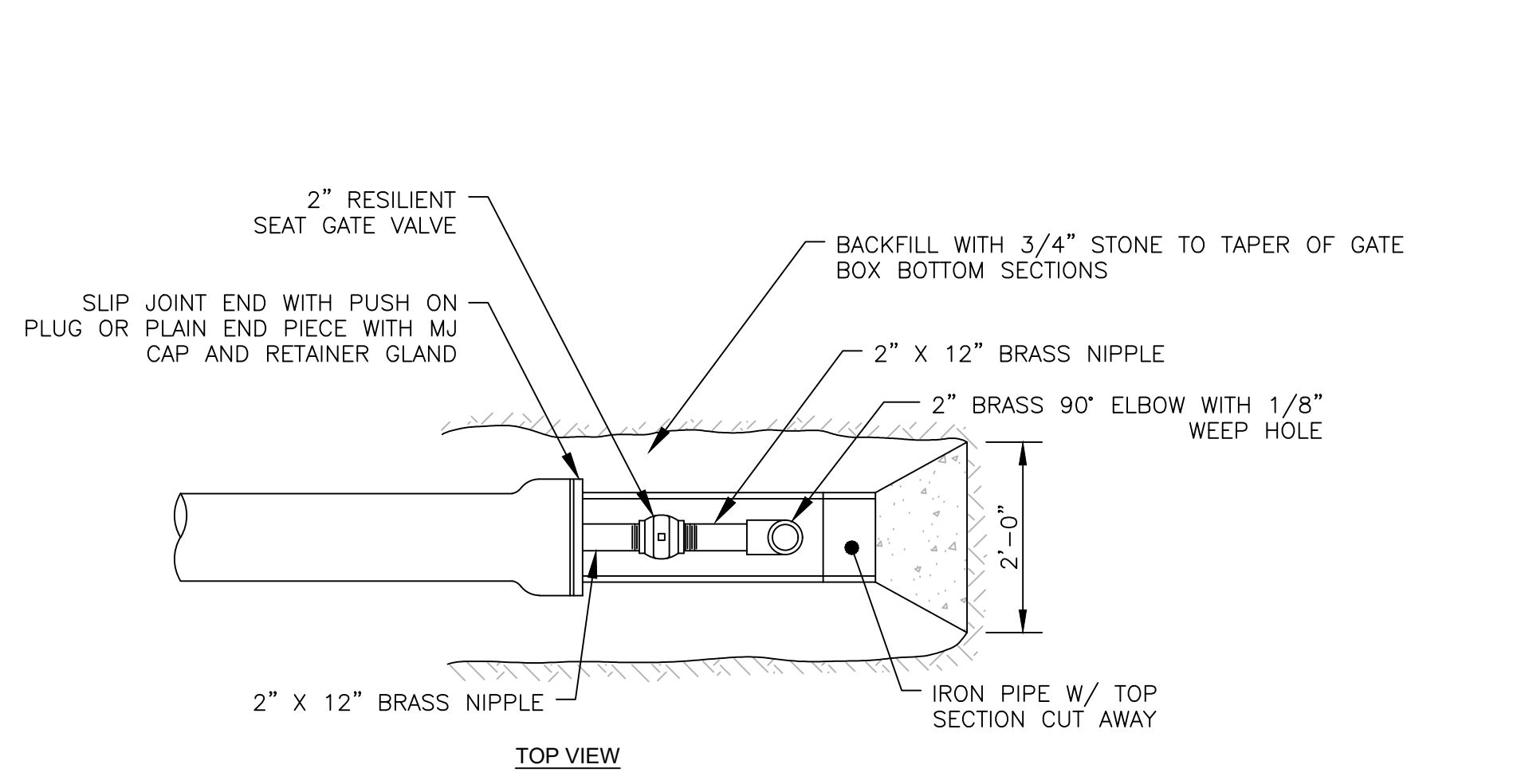
OFFICE: (207) 926-5111  
www.terradynconsultants.com

**TERRADYN CONSULTANTS, LLC**  
Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

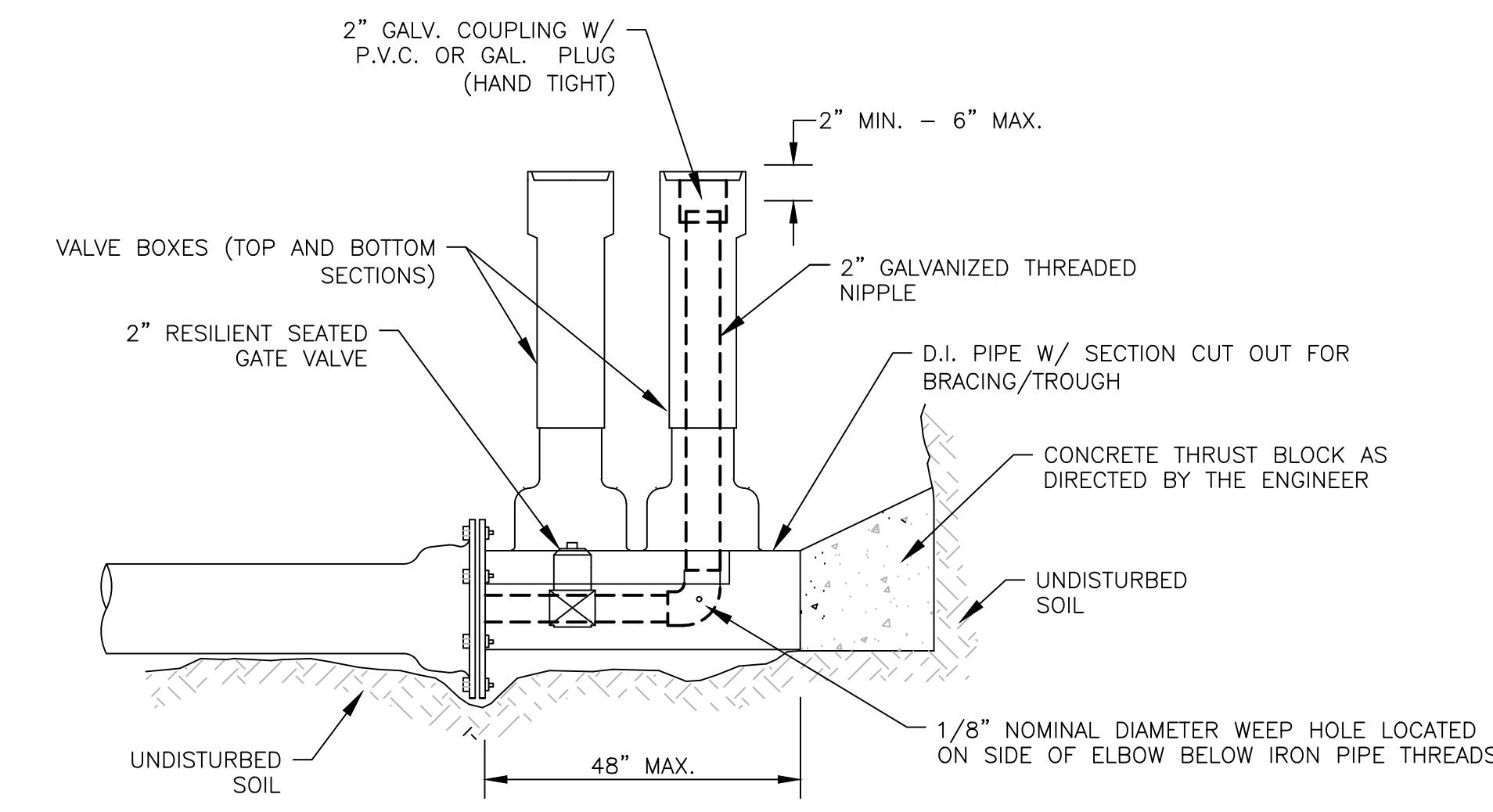
SHEET DESCRIPTION  
**SUNRISE COVE  
19 ROOSEVELT TRAIL, WINDHAM, ME  
GRAVEL WETLAND #2 DETAILS & NOTES**

PREPARED FOR  
**CHASE CUSTOM HOMES & FINANCE**  
290 BRIDGTON ROAD  
WESTBROOK, MAINE 04092

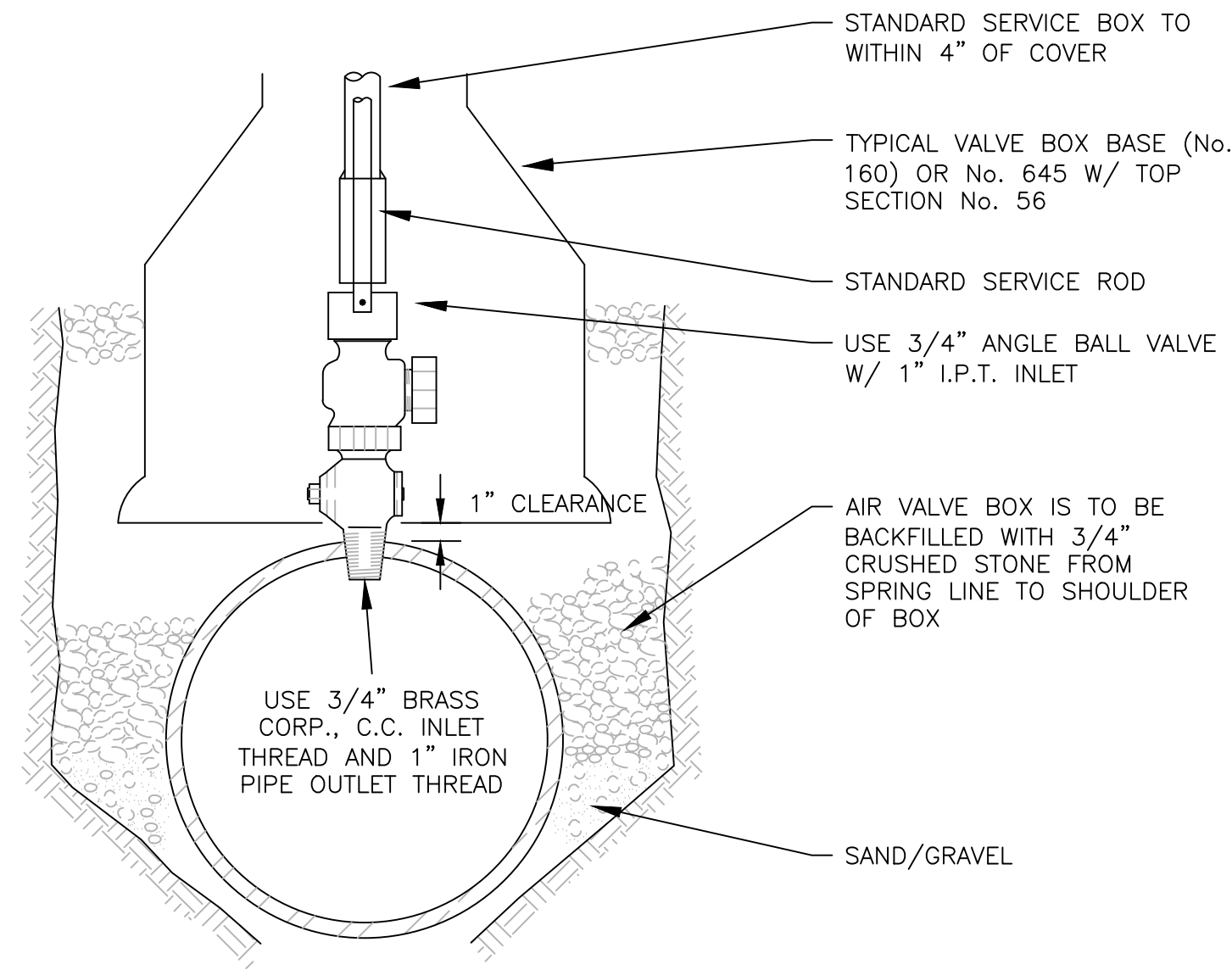
DATE: 12/23/2019  
SCALE: NTS  
DESIGNED: JDA  
JOB NO: 1817  
FILE: 1817 D  
SHEET **C-5.5**



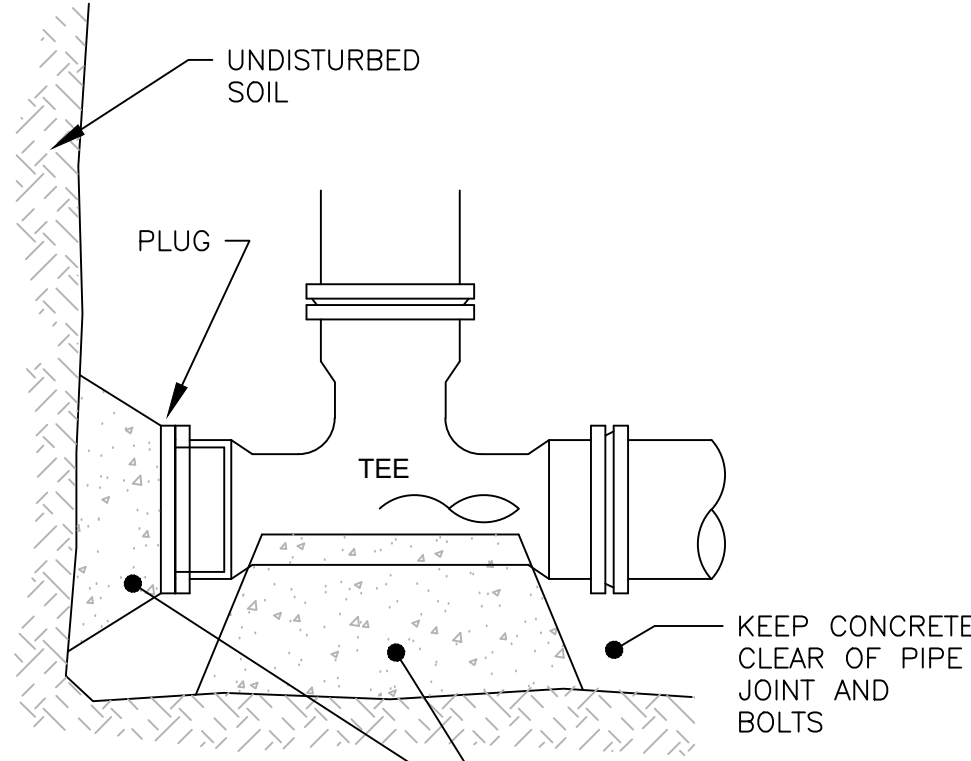
TOP VIEW



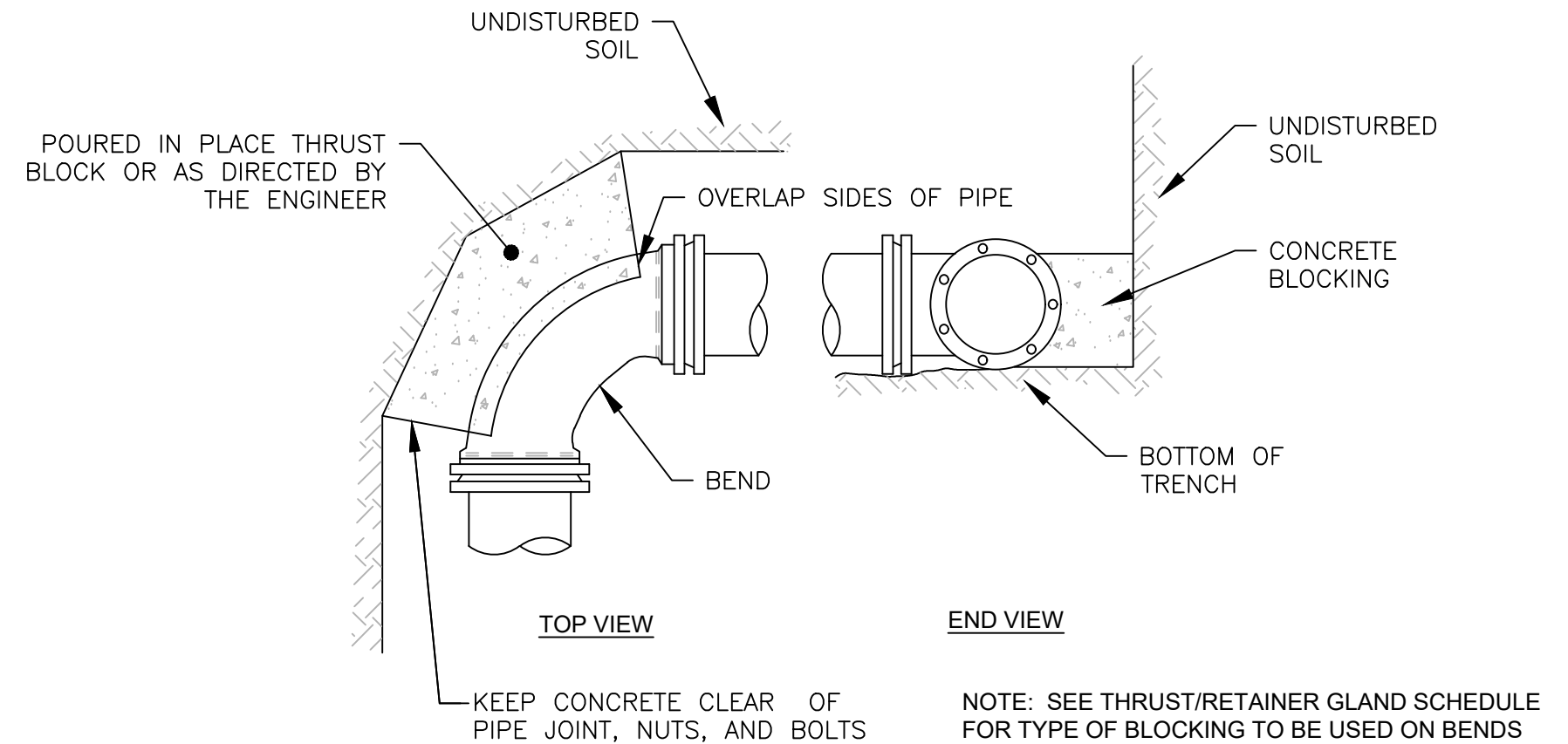
STANDARD 2" BLOW OFF



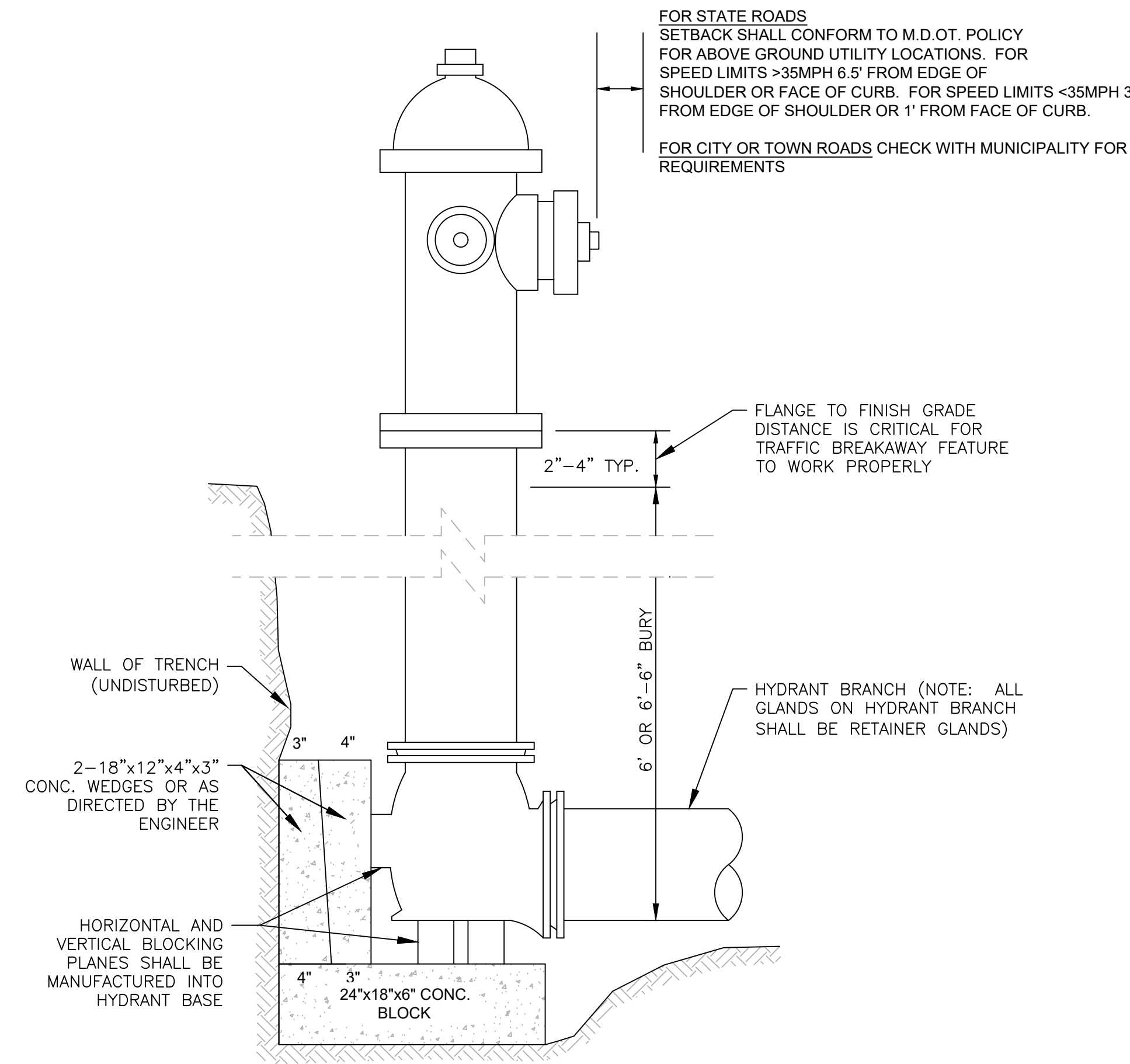
TYPICAL AIR VALVE (1)



STANDARD TEE BLOCKING



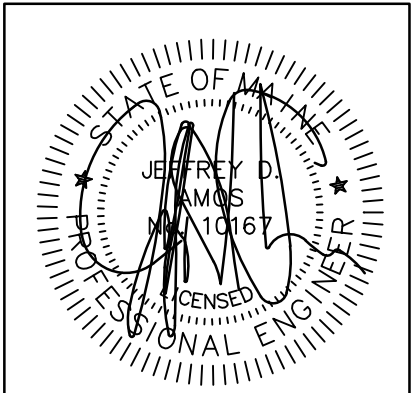
STANDARD BEND BLOCKING



TYPICAL HYDRANT INSTALLATION DETAIL

PRELIMINARY

STANDARD WATER DETAILS PROVIDED BY THE PORTLAND WATER DISTRICT



DATE: 12-23-2019  
P.E.: JEFFREY D. AMOS

NO.	DATE	REVISIONS
1	12/23/2019	FOR STATE ROADS SETBACK SHALL CONFORM TO M.D.O.T. POLICY FOR ABOVE GROUND UTILITY LOCATIONS. FOR SPEED LIMITS >35MPH 6.5' FROM EDGE OF SHOULDER OR FACE OF CURB. FOR SPEED LIMITS <35MPH 3' FROM EDGE OF SHOULDER OR 1' FROM FACE OF CURB. FOR CITY OR TOWN ROADS CHECK WITH MUNICIPALITY FOR REQUIREMENTS

566 CONGRESS STREET  
SUITE 201  
PORTLAND, ME 04102

41 CAMPUS DRIVE  
SUITE 101  
NEW GLOUCESTER, ME 04260

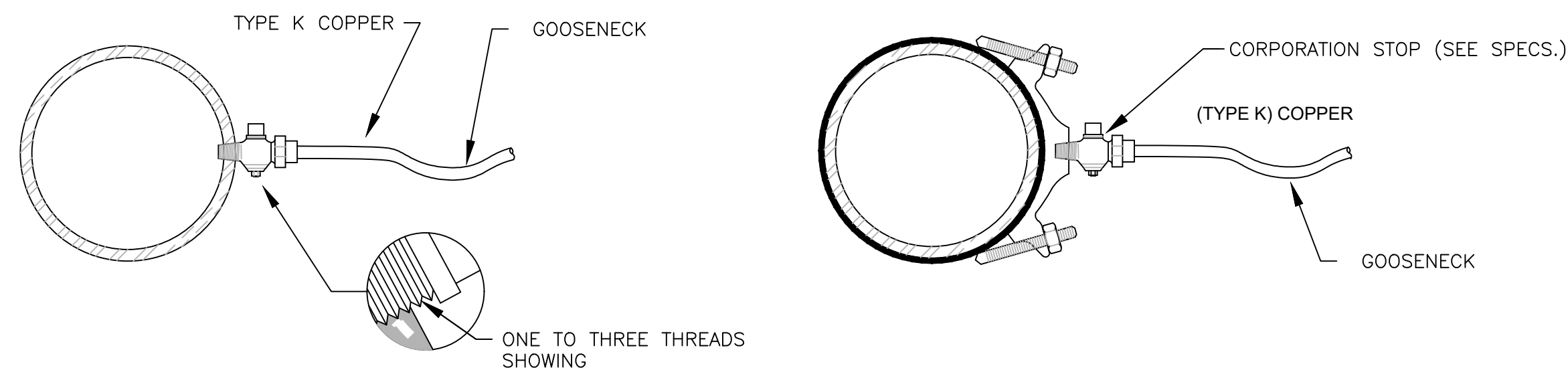
OFFICE: (207) 926-5111  
www.terradynconsultants.com



SHEET DESCRIPTION  
SUNRISE COVE  
19 ROOSEVELT TRAIL, WINDHAM, ME  
STANDARD WATER DETAILS

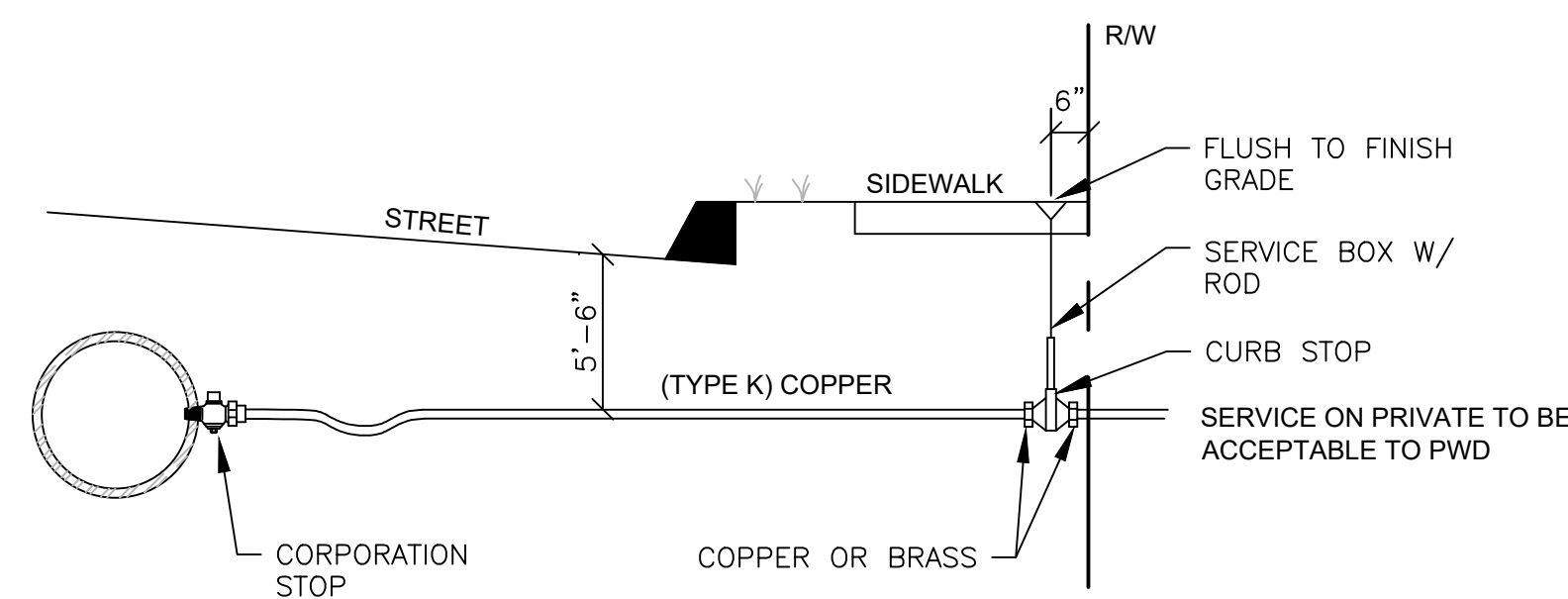
PREPARED FOR  
CHASE CUSTOM HOMES & FINANCE  
290 BRIDGTON ROAD  
WESTBROOK, MAINE 04092

DATE: 12/23/2019  
SCALE: NTS  
DESIGNED: JDA  
JOB NO: 1817  
FILE: 1817 D  
SHEET C-5.6

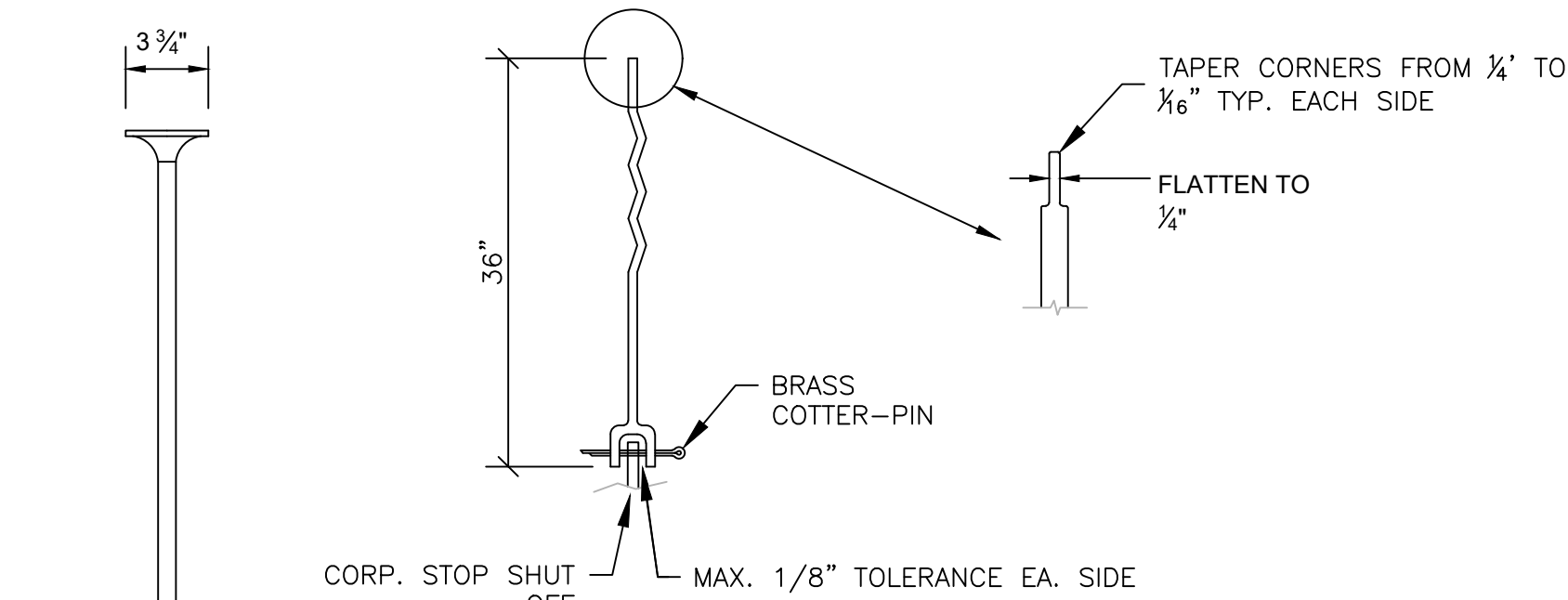


SERVICE TAP  
(3/4" AND 1" C.C. THREAD)

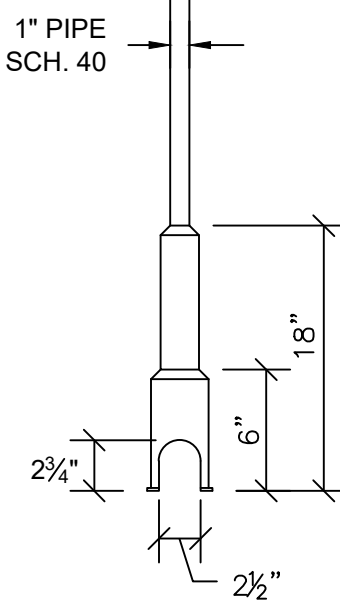
SERVICE SADDLE  
(1-1/2" AND 2" C.C. THREAD)



TYPICAL SERVICE CONNECTION



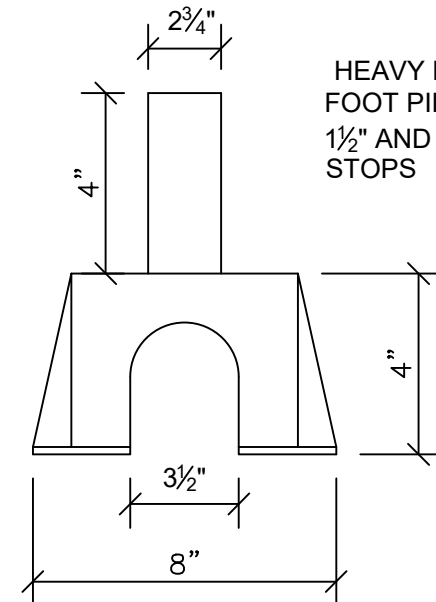
SERVICE ROD



SERVICE BOX

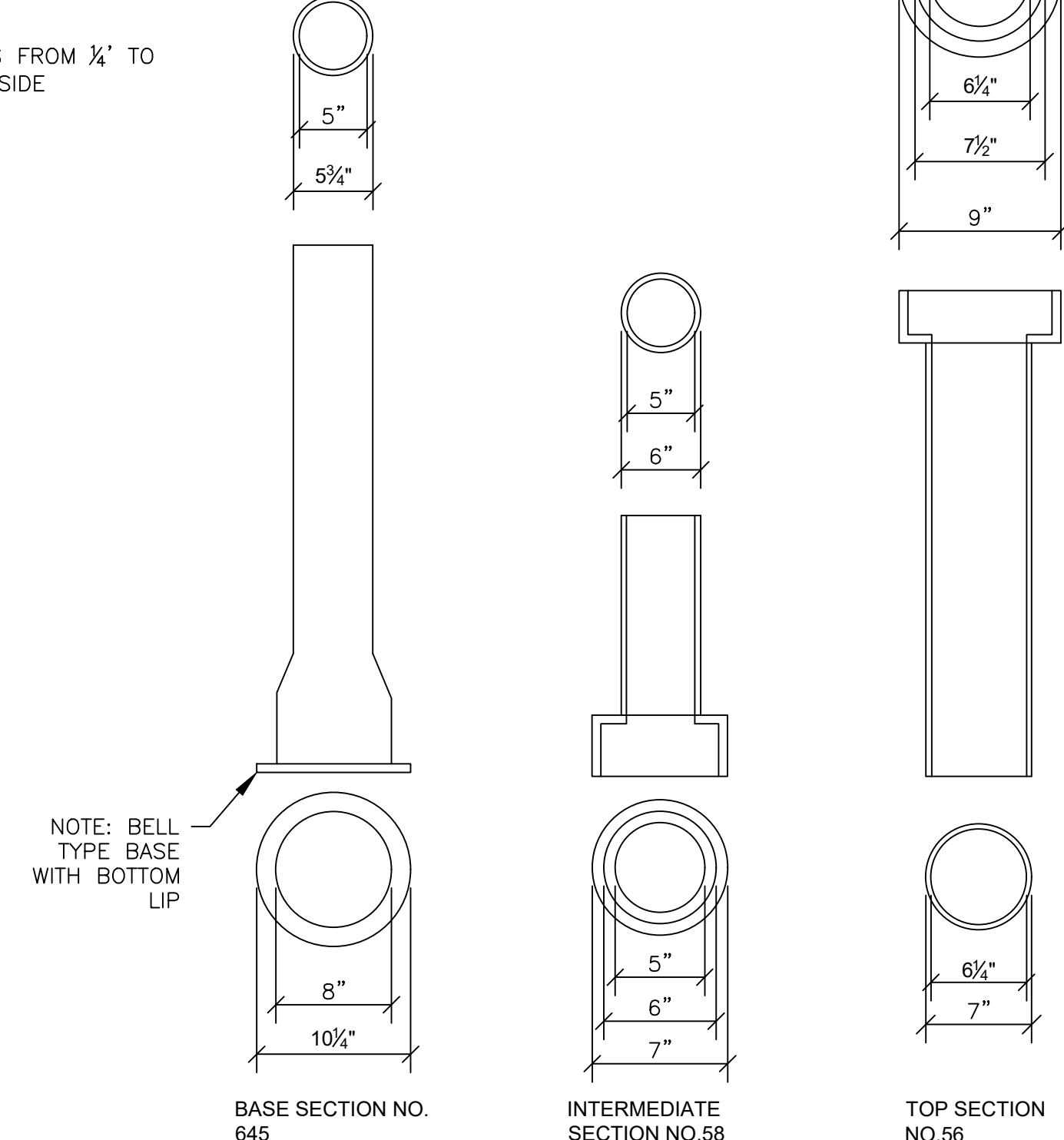


COVER

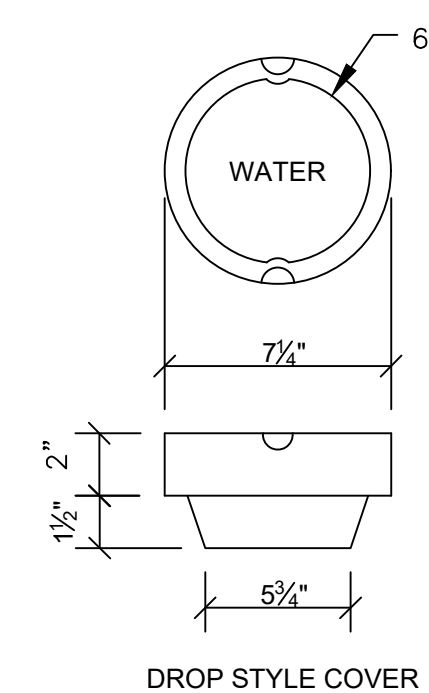


FOOT PIECE

NOTE: ANY EXTENSION OF SERVICE BOX REQUIRES:  
1. 1" FEMALE IRON PIPE COUPLING  
2. 1" THREADED PIPE (THIS IS TO BE A NON-WELDED, TWO PIECE ARRANGEMENT. SLIP ON ADAPTERS ARE NOT PERMISSIBLE.)

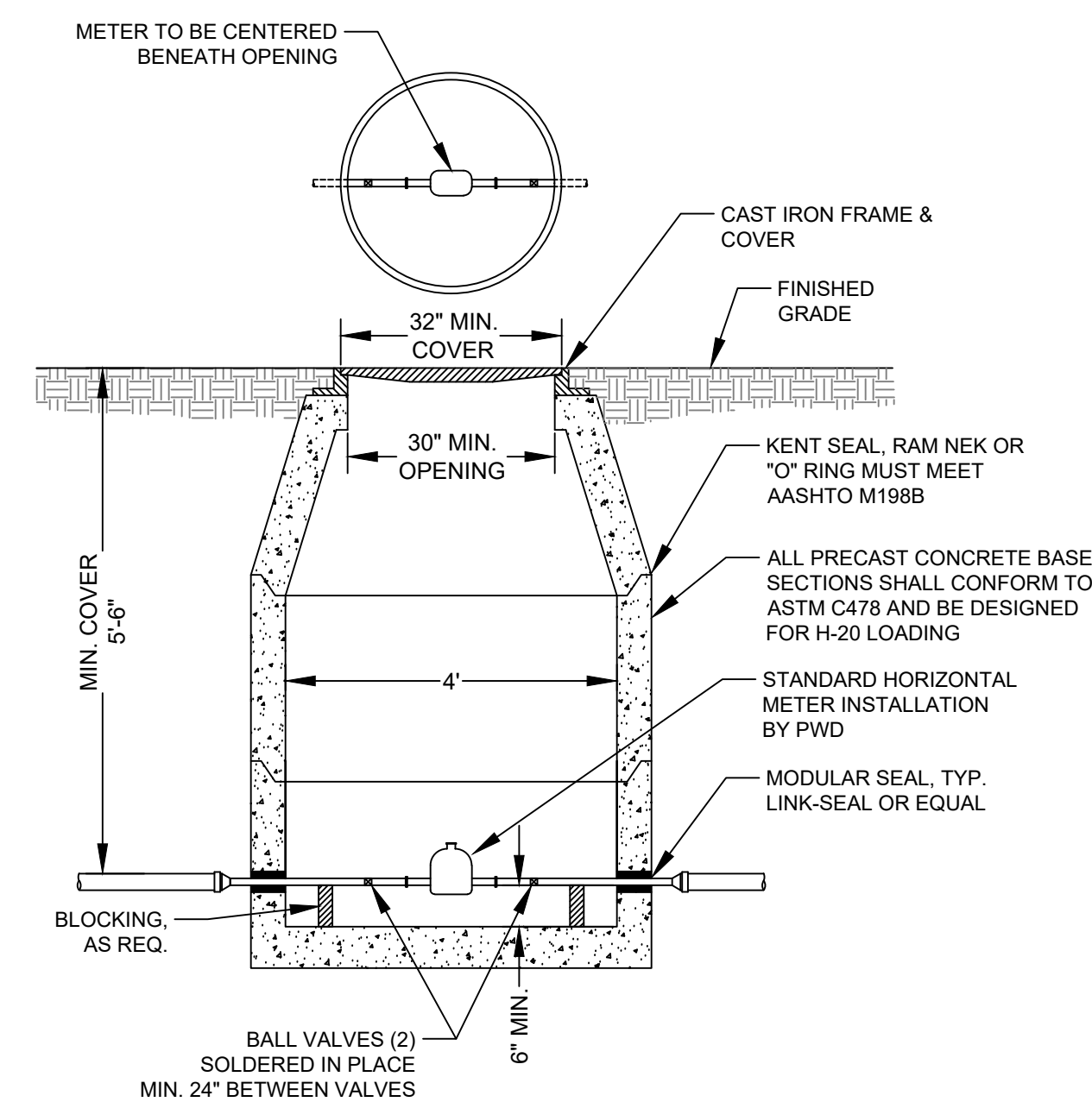


VALVE BOX COVER



DROP STYLE COVER

(NUMBERS ARE FOR 5 1/2" BUFFALO VALVE BOXES)  
(BASE SECTION MAY BE USED AS INTERMEDIATE SECTION)



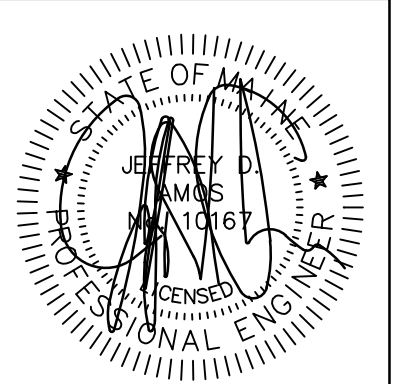
NOTES:

1. THE METER PIT SHALL BE LOCATED ON PRIVATE PROPERTY BETWEEN 10' AND 20' FROM THE PROPERTY LINE.
2. COVER SHALL HAVE "WATER" CAST IN
3. ALL PIPING INSIDE AND EXTENDING THROUGH THE METER PIT SHALL BE MADE OF COPPER, WITH A MINIMUM OF 6" CLEARANCE FROM THE METER PIT FLOOR. BLOCKING SHALL BE INSTALLED AS NECESSARY TO SUPPORT THE PIPE.
4. WALL-MOUNTED LADDER RUNGS SHALL NOT BE INSTALLED.
5. ONLY PWD PERSONNEL ARE AUTHORIZED TO INSTALL WATER METERS. PWD PERSONNEL AREA ADDITIONALLY AUTHORIZED TO OPERATE METER VALVES AS NEEDED FOR INSTALLATION AND MAINTENANCE.
6. PWD WILL SUPPLY THE WATER METER. ALL OTHER FITTINGS, INCLUDING A METER RESETTER FOR 1" OR SMALLER METERS, SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR.
7. FOR 1.5" AND 2" METERS, CONTRACTOR SHALL INSTALL A FLANGED METER SPOOL PIECE, SUPPLIED BY PWD AT NO ADDITIONAL CHARGE, PRIOR TO METER BEING SET. THE METER SPOOL WILL BE MADE AVAILABLE FOR CUSTOMER PICKUP AT PWD CUSTOMER SERVICE, 225 DOUGLASS STREET, PORTLAND, MAINE DURING NORMAL BUSINESS HOURS.
8. CONTRACTOR TO INSTALL TWO BALL VALVES AT LEAST 24" APART FOR METER INSTALLATION, ALLOWING FOR THE WATER METER TO BE CENTERED UNDER THE METER PIT OPENING. THE BALL VALVES SHALL BE SOLDERED IN PLACE.
9. THE METER PIT MAY HOUSE UP TO TWO 3/4", 1", OR 1.5" METERS WITH PRIOR APPROVAL FROM PWD.

TYPICAL WATER METER PIT (5/8" TO 2" METER)  
NOT TO SCALE

PRELIMINARY

STANDARD WATER DETAILS PROVIDED BY THE PORTLAND WATER DISTRICT



DATE: 12-23-2019  
P.E. JEFFREY D. AMOS

NO.	DATE	REVISIONS
1	12/23/2019	SUBMITTED FOR PRELIMINARY APPROVAL

558 CONGRESS STREET  
SUITE 201  
PORTLAND, ME 04102

41 CAMPUS DRIVE  
SUITE 101  
NEW GLOUCESTER, ME 04260

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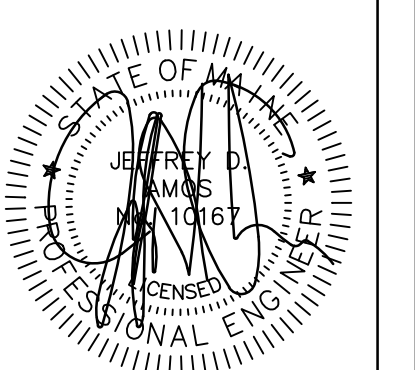


Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

SHEET DESCRIPTION  
SUNRISE COVE  
19 ROOSEVELT TRAIL, WINDHAM, ME  
STANDARD WATER DETAILS

PREPARED FOR  
CHASE CUSTOM HOMES & FINANCE  
290 BRIDGTON ROAD  
WESTBROOK, MAINE 04092

DATE:	12/23/2019
SCALE:	NTS
DESIGNED:	JDA
JOB NO:	1817
FILE:	1817 D
SHEET	C-5.7



DATE: 12-23-2019  
P.E. JEFFREY D. AMOS

NO.	DATE	DESCRIPTION
1	12/23/2019	SUBMITTED FOR PRELIMINARY APPROVAL

41 CAMPUS DRIVE  
SUITE 101  
NEW GLouceSTER, ME 04260

OFFICE: (207) 926-5111  
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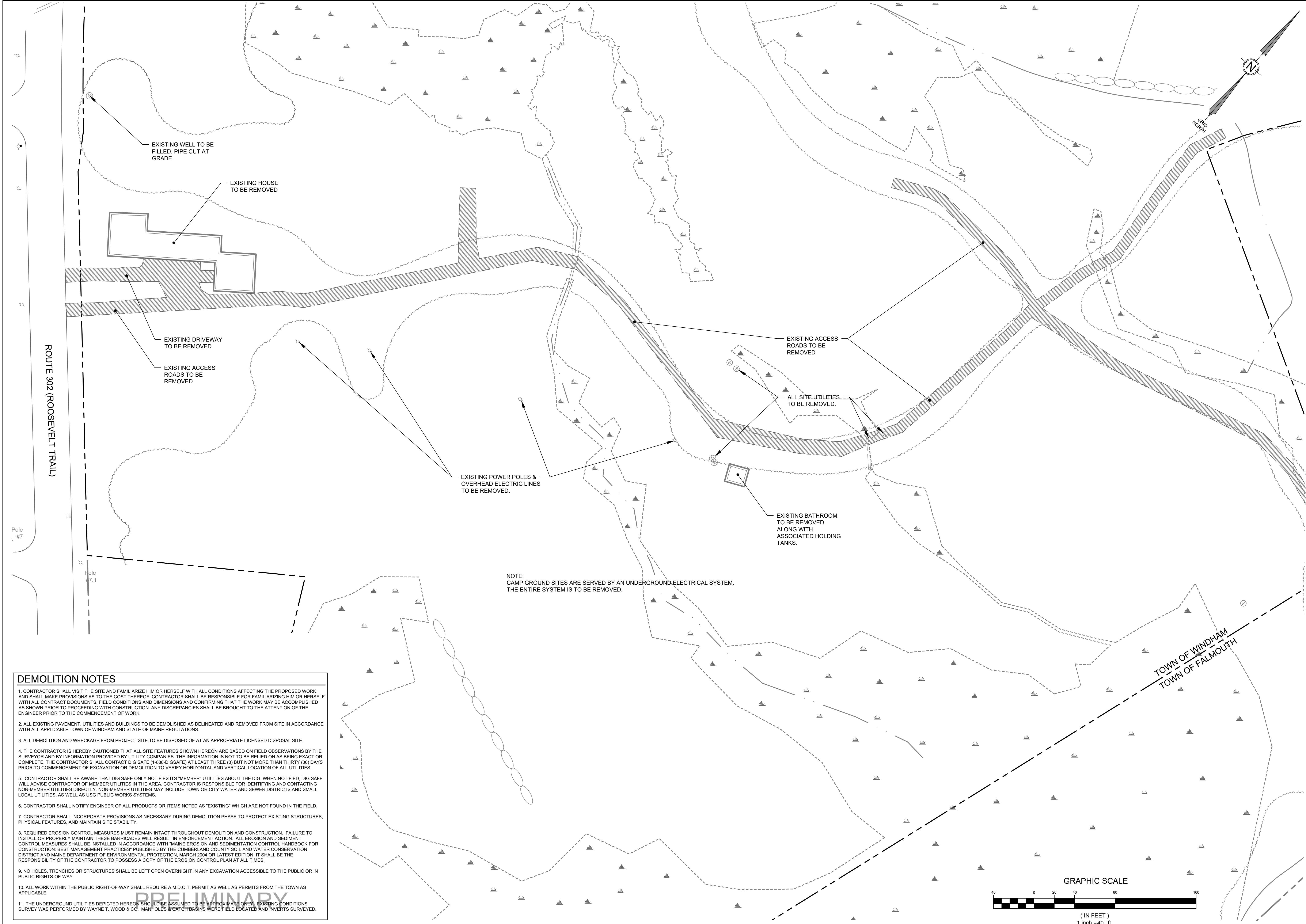
66 CONGRESS STREET  
SUITE 201  
PORTLAND, ME 04102



SHEET DESCRIPTION  
**SUNRISE COVE  
19 ROOSEVELT TRAIL, WINDHAM, ME  
DEMOLITION PLAN**

PREPARED FOR  
**CHASE CUSTOM HOMES & FINANCE**  
290 BRIDGTON ROAD  
WESTBROOK, MAINE 04092

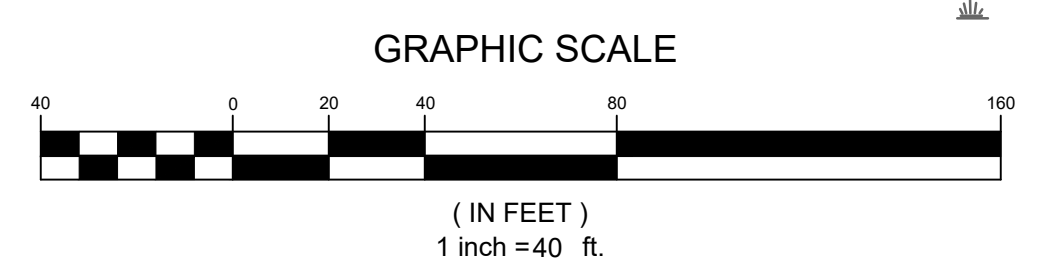
DATE: 12/23/2019  
SCALE: 1"=40'  
DESIGNED: JDA  
JOB NO: 1817  
FILE: 1817 S  
SHEET **C-6.0**



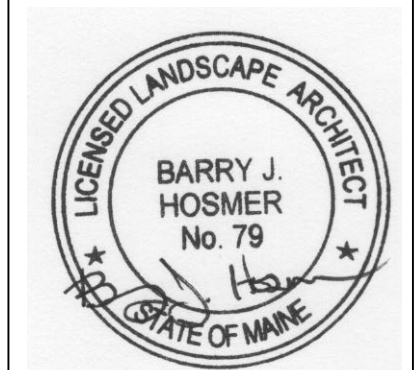
NOTE:  
CAMP GROUND SITES ARE SERVED BY AN UNDERGROUND ELECTRICAL SYSTEM.  
THE ENTIRE SYSTEM IS TO BE REMOVED.

**DEMOLITION NOTES**

1. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
2. ALL EXISTING PAVEMENT, UTILITIES AND BUILDINGS TO BE DEMOLISHED AS DELINEATED AND REMOVED FROM SITE IN ACCORDANCE WITH ALL APPLICABLE TOWN OF WINDHAM AND STATE OF MAINE REGULATIONS.
3. ALL DEMOLITION AND WRECKAGE FROM PROJECT SITE TO BE DISPOSED OF AT AN APPROPRIATE LICENSED DISPOSAL SITE.
4. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
5. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.
6. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
7. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY DURING DEMOLITION PHASE TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY.
8. REQUIRED EROSION CONTROL MEASURES MUST REMAIN INTACT THROUGHOUT DEMOLITION AND CONSTRUCTION. FAILURE TO INSTALL OR PROPERLY MAINTAIN THESE BARRICADES WILL RESULT IN ENFORCEMENT ACTION. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE GUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2004 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
9. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
10. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A M.D.O.T. PERMIT AS WELL AS PERMITS FROM THE TOWN AS APPLICABLE.
11. THE UNDERGROUND UTILITIES DEPICTED HEREON SHOULD BE ASSUMED TO BE APPROXIMATE ONLY. EXISTING CONDITIONS SURVEY WAS PERFORMED BY WAYNE T. WOOD & CO. MANHOLES & CATCH BASINS WERE FIELD LOCATED AND INVERTS SURVEYED.



**PRELIMINARY**



SIGNATURE DATE: 3/31/2017

NO.	DATE	REVISIONS	APPTD BY
1	12/23/2019	SUBMITTED FOR PRELIMINARY APPROVAL	JDA

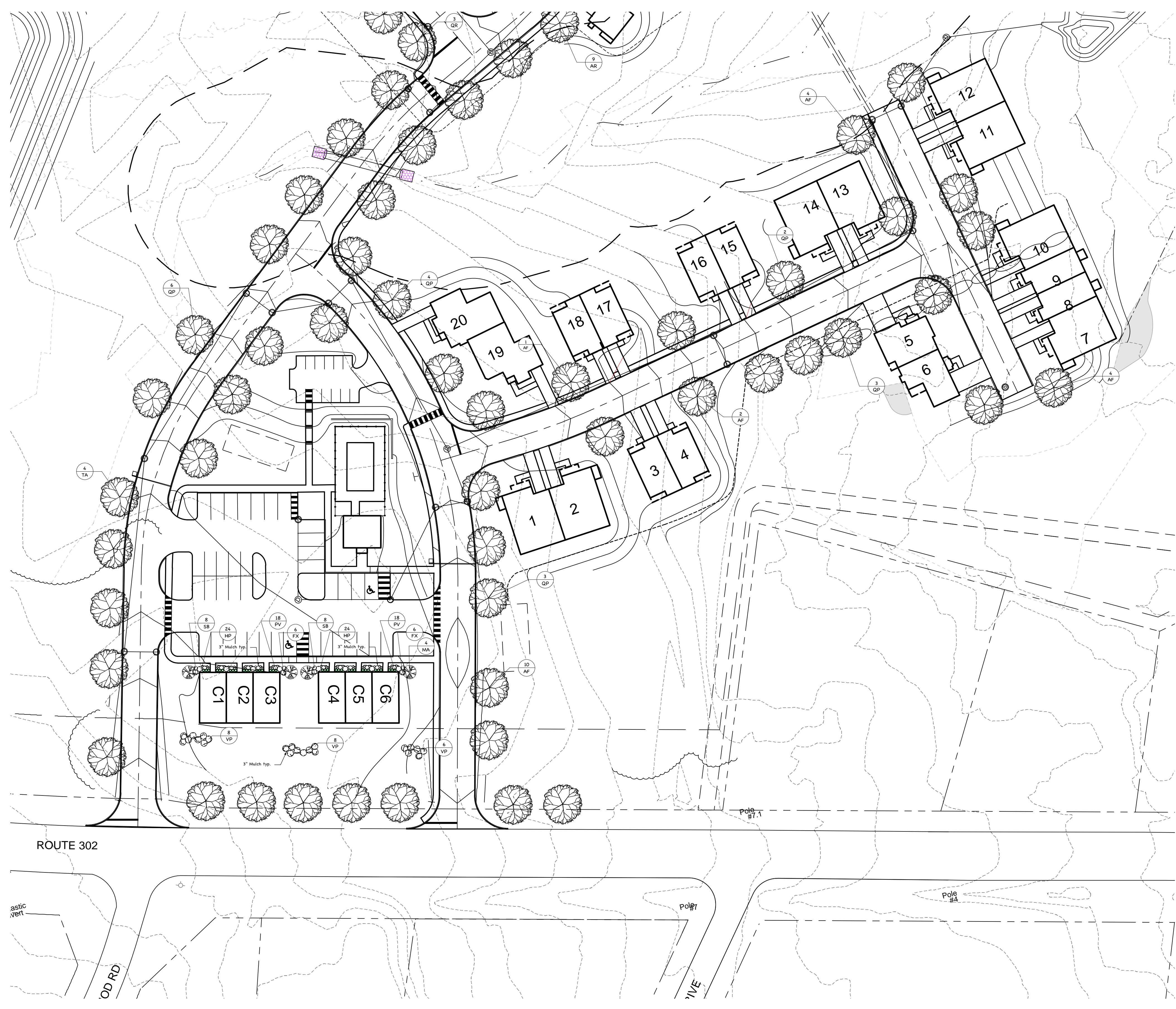
P.O. Box 339  
 111 Elderberry Lane  
 New Gloucester, ME 04260  
 Office: (207) 926-5111  
 Fax: (207) 221-1317  
 www.terradyconsultants.com

**TERRADYN**  
 CONSULTANTS, LLC

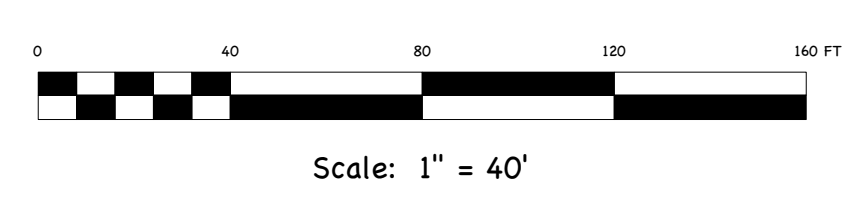
Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

SHEET DESCRIPTION  
**SUNRISE COVE**  
**19 ROOSEVELT TRAIL, WINDHAM, ME**  
**OVERALL LANDSCAPE SOUTH**  
 PREPARED FOR  
**CHASE CUSTOM HOMES & FINANCE**  
 290 BRIDGTON ROAD  
 WESTBROOK, MAINE 04092

DATE: 12/23/2019  
 SCALE:  
 DESIGNED: BJH  
 JOB NO: 1817  
 FILE:  
 SHEET **L-1.0**

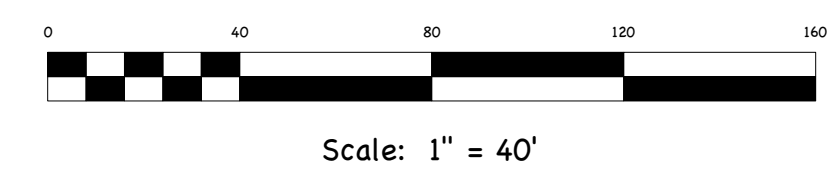


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 File Name: Sunrise Cove Landscape 12/23/19.vwx



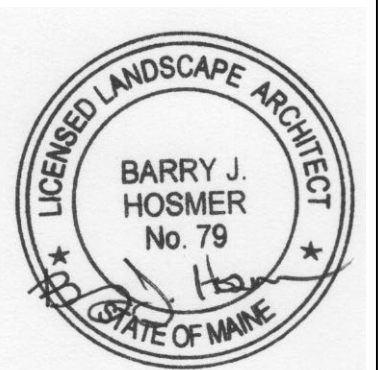
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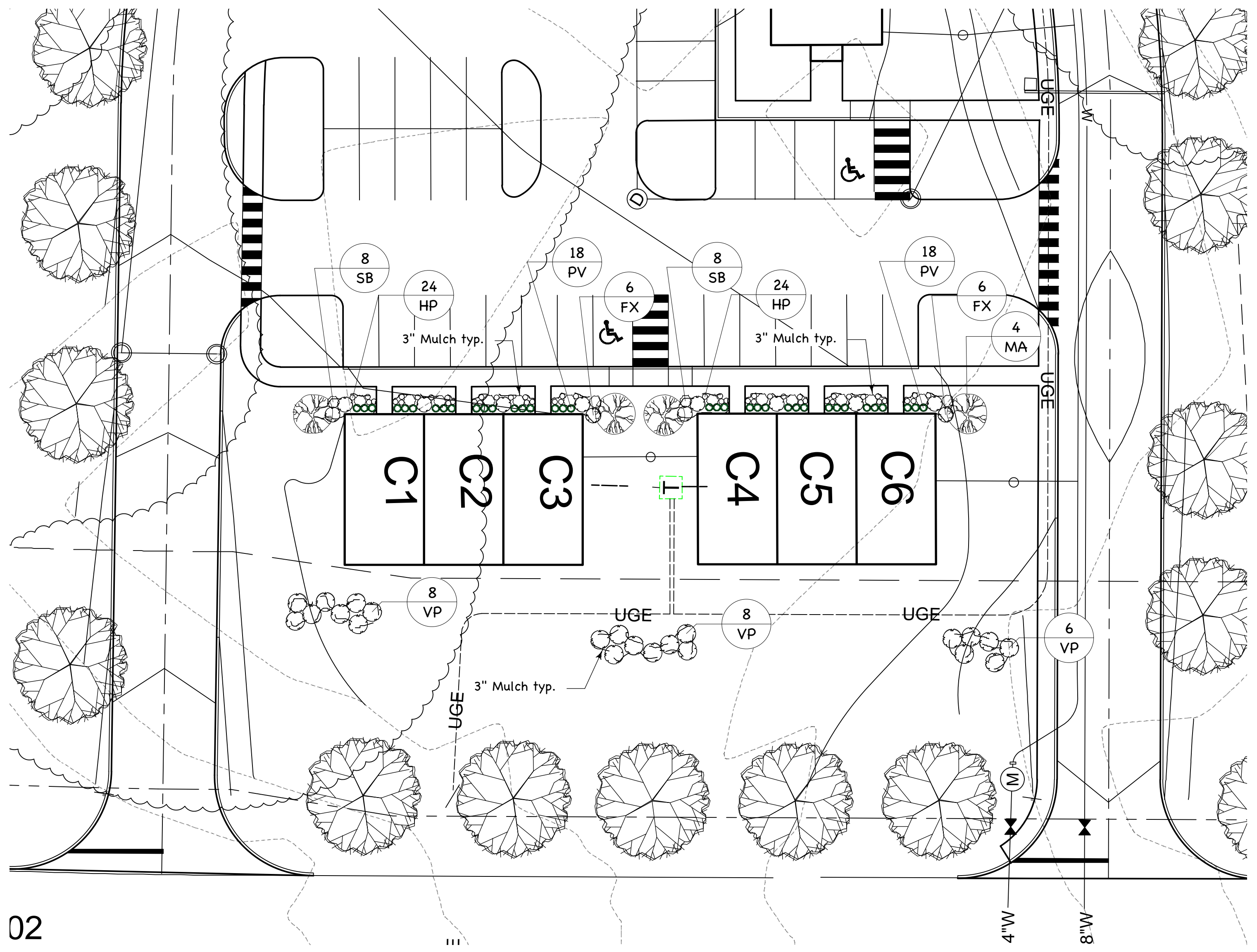
P.O. Box 339  
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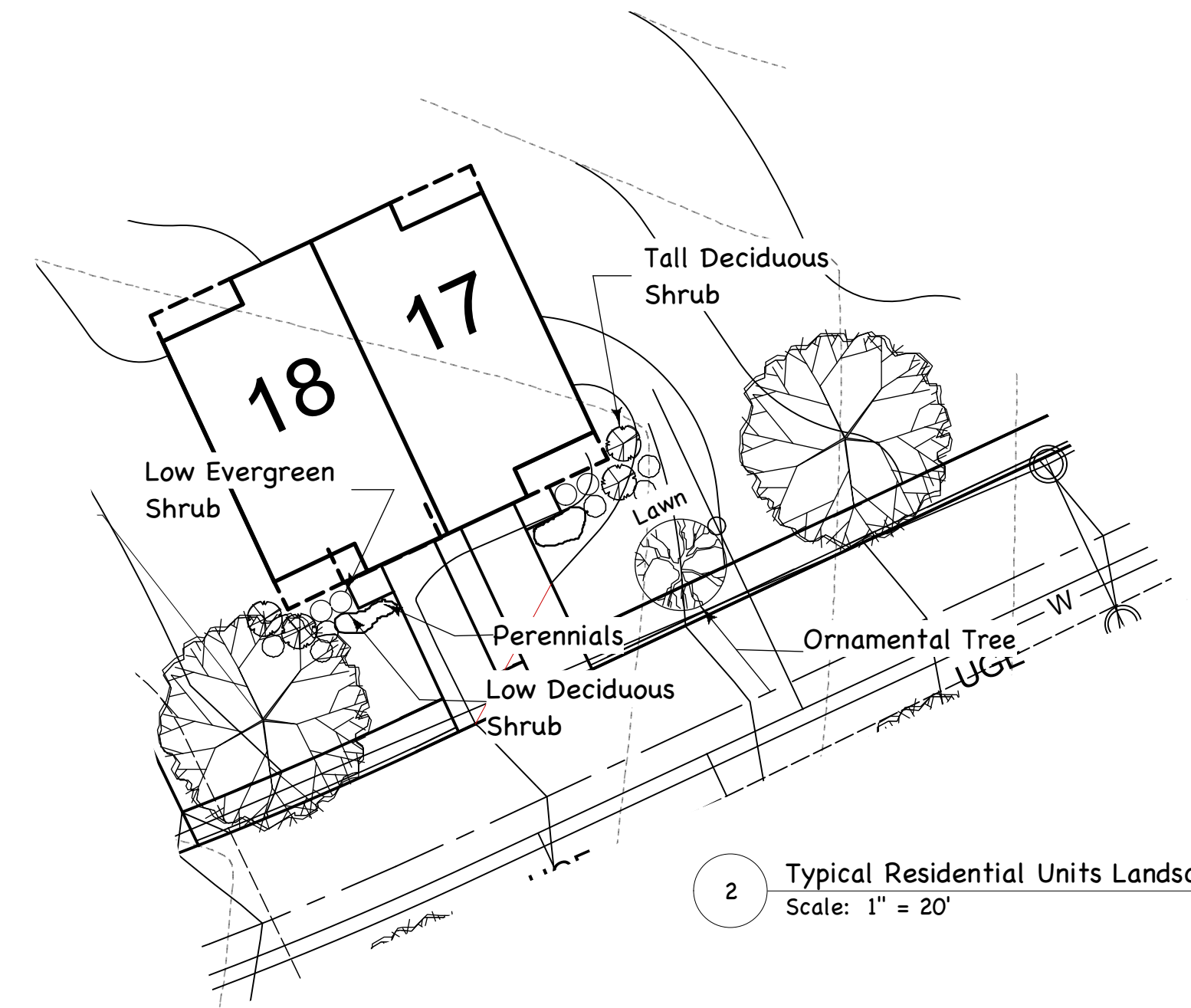
SHEET DESCRIPTION  
**SUNRISE COVE**  
**19 ROOSEVELT TRAIL, WINDHAM, ME**  
**OVERALL LANDSCAPE NORTH**  
 PREPARED FOR  
**CHASE CUSTOM HOMES & FINANCE**  
 290 BRIDGTON ROAD  
 WESTBROOK, MAINE 04092

DATE: 12/23/2019  
 SCALE:   
 DESIGNED: BJH  
 JOB NO: 1817  
 FILE:   
 SHEET **L-2.0**



02

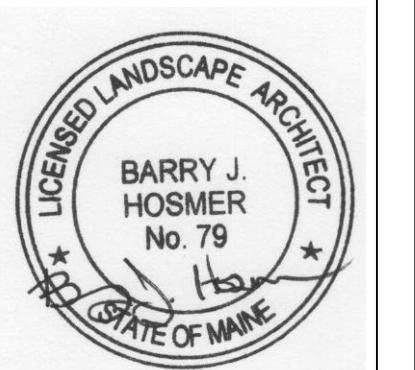
1 Commercial/ Residential Landscape Plan  
Scale: 1" = 20'



2 Typical Residential Units Landscape Plan  
Scale: 1" = 20'

**Plant Species List**

ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
AF	21	Acer x freemanii 'Sienna Glen'	Sienna Glen Maple	2.5" - 3" cal.	8&8
AR	9	Acer rubrum 'Northwood'	Northwood Red Maple	2.5" - 3" cal.	8&8
FX	12	Fothergilla x intermedia 'Blue Shadow'	Blue Shadow Fothergilla	18" - 24"	4' o.c.
HP	48	Hemerocallis x 'Purple de Oro'	Purple de Oro Daylily	1 gal.	18" o.c.
MA	4	Malus 'Adirondack'	Adirondack Crabapple	2.5" - 3" cal.	8&8
PV	36	Panicum virgatum 'Ruby Ribbons'	Ruby Ribbons Switch Grass	2 gal.	24" o.c.
QP	18	Quercus prinus	Chestnut Oak	2.5" - 3" cal.	8&8
QR	16	Quercus rubra	Red Oak	2.5" - 3" cal.	8&8
SB	16	Spiraea behufolia 'Tor'	Tor Birchleaf Spiraea	15" - 18"	cont. 3' o.c.
TA	18	Tilia americana Legend	Legend American Linden	2.5" - 3" cal.	8&8
VP	22	Viburnum plicatum tomentosum 'Shasta'	Shasta Viburnum	24" - 30"	cont. 5' o.c.



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www.terradyndesign.com

**TERRADYN**  
CONSULTANTS, LLC  
Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

SHEET DESCRIPTION  
**SUNRISE COVE**  
**19 ROOSEVELT TRAIL, WINDHAM, ME**  
**COMMERCIAL & RESIDENTIAL LAND.**  
PREPARED FOR  
**CHASE CUSTOM HOMES & FINANCE**  
290 BRIDGTON ROAD  
WESTBROOK, MAINE 04092

DATE:	12/23/2019
SCALE:	
DESIGNED:	BJH
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FILE:	
SHEET	<b>L-3.0</b>

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