

# KETTLE ESTATES

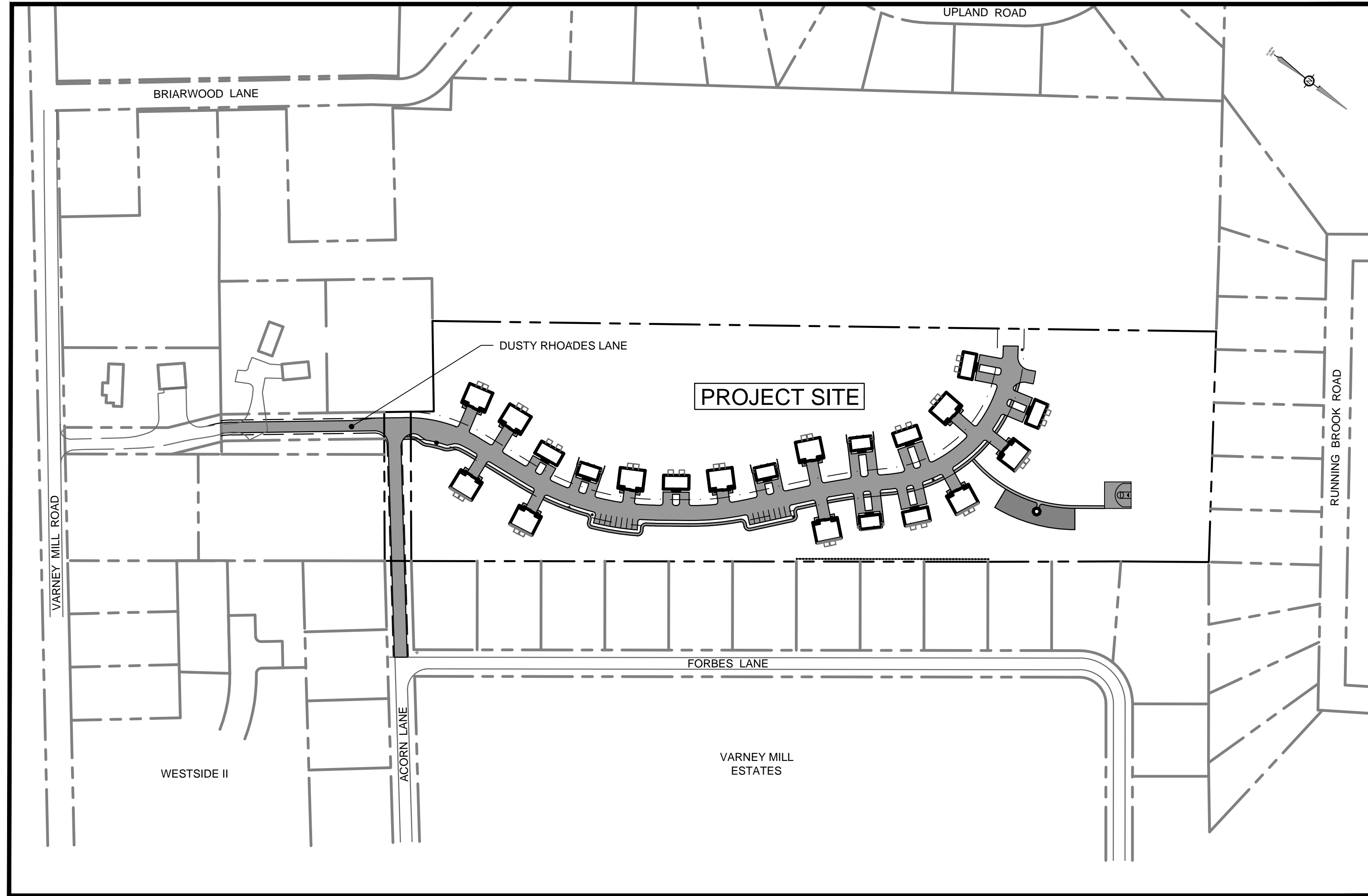
## A 42 UNIT CONDOMINIUM DEVELOPMENT DUSTY RHOADES LANE - WINDHAM, MAINE

**APPLICANT:**  
ROBIE HOLDINGS, LLC  
P.O. BOX 1508  
WINDHAM, MAINE 04062

**OWNER:**  
ROBIE HOLDINGS, LLC  
P.O. BOX 1508  
WINDHAM, MAINE 04062

**PROJECT PARCEL SITE**  
TOWN OF WINDHAM TAX ASSESSOR'S MAP & LOT NUMBERS

MAP	LOT
19	8-2-1



### LOCATION MAP

SCALE: 1"=150'

### PERMITS

TYPE OF PERMIT	GOVERNING BODY	STATUS
SITE PLAN & SUBDIVISION APPROVAL	TOWN OF WINDHAM, MAINE PLANNING DEPARTMENT 8 SCHOOL ROAD WINDHAM, ME 04062 TEL. 207-892-1900	SUBMITTED: 1/5/2018 APPROVED:
BUILDING PERMIT	TOWN OF WINDHAM, MAINE CODE ENFORCEMENT OFFICER 8 SCHOOL ROAD WINDHAM, ME 04062 TEL. 207-892-1900	TO BE SUBMITTED BY OWNER/CONTRACTOR

### SHEET INDEX

C-0.0	COVER SHEET & LOCATION MAP
C-1.0	SITE & LANDSCAPING PLAN
C-1.1	SITE & LANDSCAPING PLAN
C-2.0	GRADING & EROSION CONTROL PLAN
C-2.1	GRADING & EROSION CONTROL PLAN
C-3.0	UTILITY PLAN
C-3.1	UTILITY PLAN
C-4.0	PROFILES
C-4.1	PROFILES, DETAILS & NOTES
C-5.0	DETAILS & NOTES
C-5.1	DETAILS & NOTES
C-5.2	DETAILS & NOTES

### LEGEND

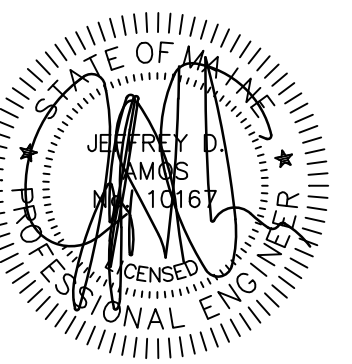
---	EXISTING PROPERTY LINE
---	PROJECT SITE BOUNDARY
---	EXISTING SETBACK LINE
---	PROPOSED EASEMENT
---	EXISTING MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	PROPOSED CONTOUR
---	EXISTING STORMDRAIN
---	PROPOSED STORMDRAIN
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING WATER LINE
---	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
---	PROPOSED FENCE
---	SILT FENCE
---	TEST PIT
---	EXISTING VALVE
---	PROPOSED VALVE
---	EXISTING HYDRANT
---	EXISTING LIGHT POLE
---	PROPOSED LIGHT POLE
---	EXISTING UTILITY POLE
---	EXISTING CATCH BASIN
---	PROPOSED CATCH BASIN
---	EXISTING DRAIN MANHOLE
---	PROPOSED DRAIN MANHOLE
---	EXISTING SEWER MANHOLE
---	PROPOSED SEWER MANHOLE
---	EXISTING SPOT GRADE
---	PROPOSED SPOT GRADE
---	SURVEY CONTROL POINT
---	EXISTING MONUMENT
---	EXISTING IRON PIPE
---	EXISTING SIGN
---	PROPOSED SIGN
---	EXISTING BUILDING
---	PROPOSED BUILDING
---	PROPOSED CONCRETE PAD
---	PROPOSED PAVEMENT
---	PROPOSED ROOF DRAIN FILTER
---	TURF REINFORCEMENT BLANKET
---	RIPRAP

### PREPARED BY:

CIVIL ENGINEER:  
TERRADYN CONSULTANTS, LLC  
P.O. BOX 339  
NEW GLOUCESTER, MAINE 04260  
(207) 632-9010

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

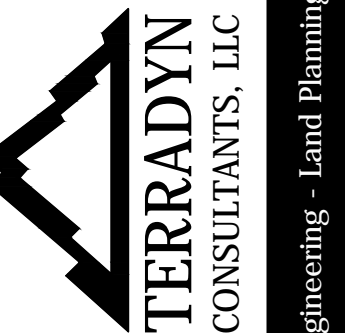
SEPTIC DESIGN & SOIL EVALUATION:  
MARK CENCI GELOLOGIC  
93 MILL ROAD  
NORTH YARMOUTH, MAINE 04097



SIGNATURE DATE: 1/5/2018

NO.	DATE	REVISIONS	APP'D BY
5	1/5/2018	SUBMITTED FOR FINAL APPROVAL	
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1	10/2/2017	REVISED PER TOWN COMMENTS	

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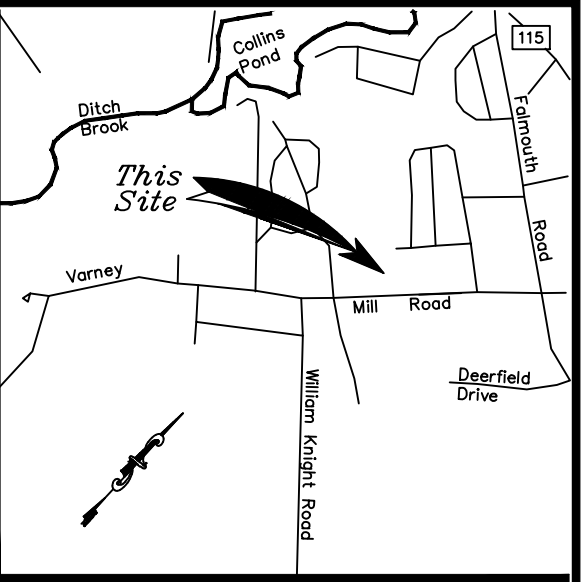
Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

SHEET DESCRIPTION  
KETTLE ESTATES  
VARNEY MILL ROAD & ACORN LANE  
COVER SHEET & LOCATION MAP  
PREPARED FOR  
ROBIE HOLDINGS, LLC  
P.O. BOX 1508  
WINDHAM, MAINE 04062

DATE:	8/7/2017
SCALE:	AS SHOWN
DESIGNED:	JDA
JOB NO:	1715
FILE:	1715 B.DWG
SHEET	C-0.0

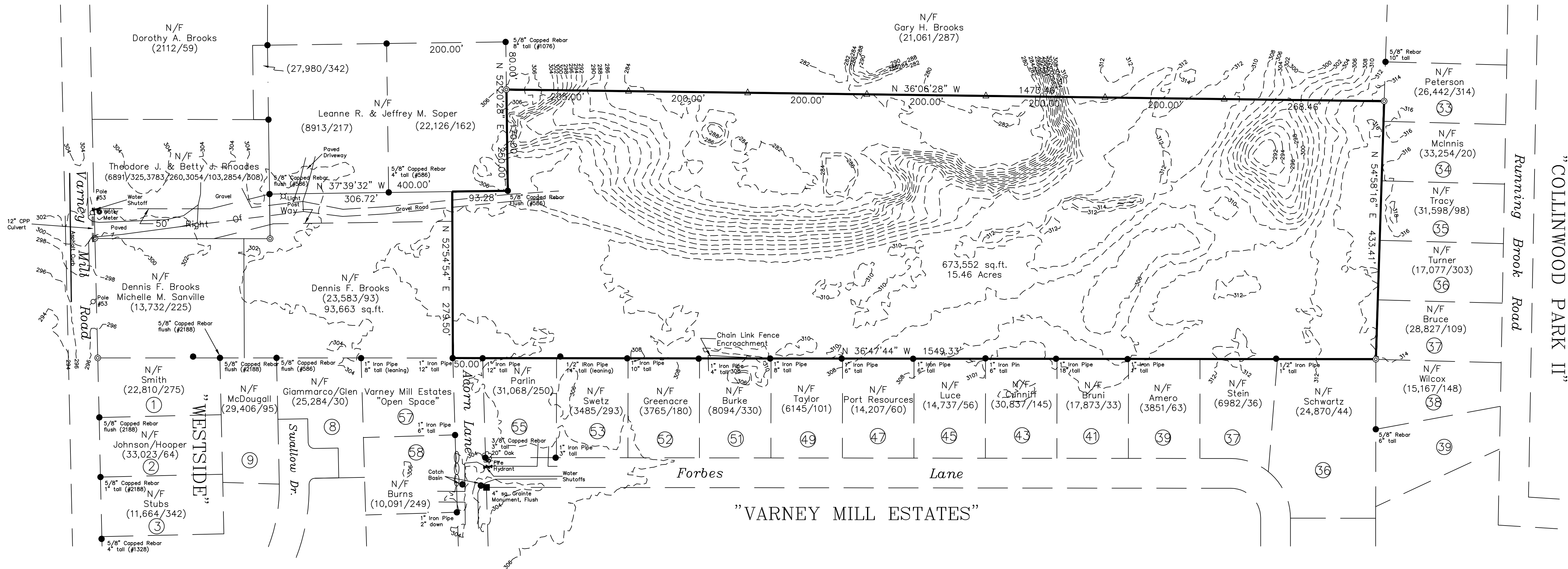
PLAN REFERENCES

- "Boundary Survey for Gary H. Brooks & Holly A. Brooks & Dorothy Brooks ~ Varney Mill Road ~ Windham, Maine" dated November 2002 by Survey, Inc.
- "Final Subdivision Plan of Westside Subdivision ~ Varney Mill Road ~ North Windham, Maine for Jon E., Peter, & William Forbes" dated February 1994 by Sebago Technics.
- "Briarwood ~ Windham, Maine Final Plan for Kasprzak, Inc." dated May 1977 by Land Use Consultants, Inc.
- "Varney Mill Estates ~ Windham, Maine" dated November 1971 by Richard A. Manthorne.
- "Plan of Collinwood Park II for Byron Pride ~ Route 115 ~ Windham, Maine" dated April 1971 by C. R. Storer, Inc.
- Two untitled working drawings for Soper, undated by Survey, Inc.
- "Standard Boundary Survey on Varney Mill Road in Windham, Maine for Dennis Brooks" dated July 2005 by Wayne T. Wood & Co.



VICINITY MAP

Scale: 1" = 2500'



LEGEND

- 5/8" Capped Rebar #1328 to be Set
- Iron Pipe, Pin or Rebar Found as Noted
- Stone Post or Granite Monument Found
- N/F Now or Formerly of
- (8913/216) Deed Book and Page Reference
- △ Wooden Stake Set
- ⊗ Hardwood Tree
- ✦ Fire Hydrant
- ⋈ Water Shutoff
- Catch Basin

NOTES

- Owner of record is Dennis F. Brooks by deed recorded in the Cumberland County Registry of Deeds in book 23,583 page 552.
- All bearings are Magnetic of the year 2001 as per the Plan Reference #1 and are calculated from angles of an actual on the ground survey.
- The subject parcel is shown on the Town of Windham Tax Map #19 as Lot #8-2-1 and is in the RM Zone.
- The end of Acorn Lane as it abuts this parcel is an unbuilt Town Road.
- Topography shown on this plan is from MEGIS LIDAR with on the ground field verification. Bench Mark is the top nut on the fire hydrant at the intersection of Forbes Lane and Acorn Lane, elevation 306.74 NGVD 1988.



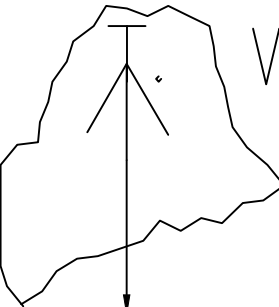
Existing Conditions Plan of Land

Off  
Varney Mill Road  
In  
Windham, Maine  
For  
Jarod Robie  
P. O. Box 1463 ~ Windham, ME 04062

WAYNE

WOOD & CO.

Gray, Maine 04039  
Drawn By: K LW/WTW  
Scale: 1" = 100'  
Checked By: WTW  
Bk.No. 87



(207)657-3330  
Date  
July 2017  
Job No.  
217051





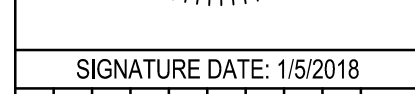
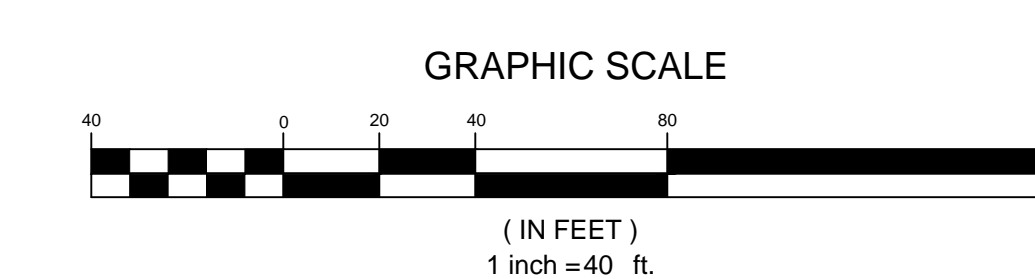









MATCH LINE - SEE SHEET C-2.0

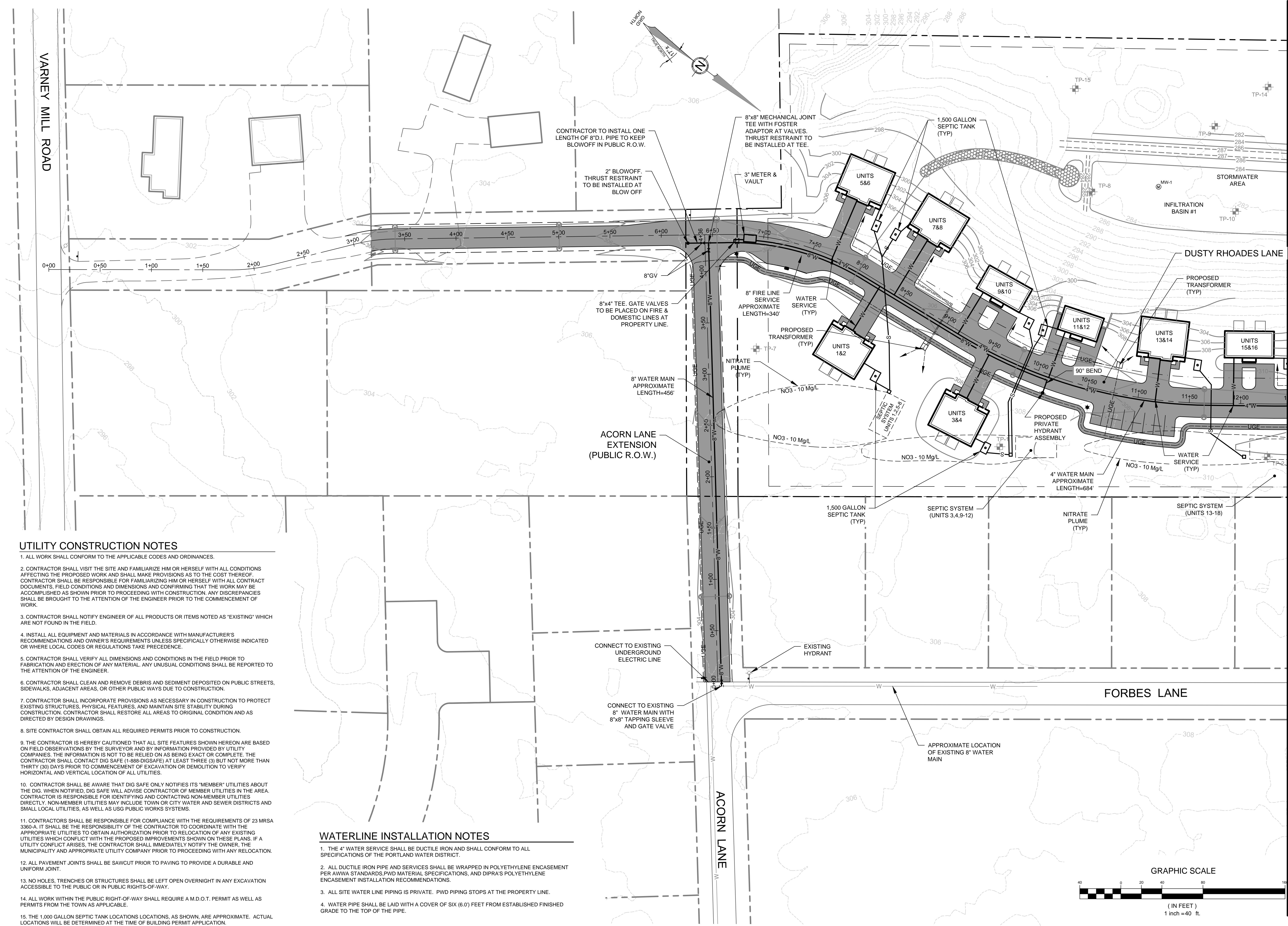


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[www.terradynconsultants.com](http://www.terradynconsultants.com)

Civil Engineering • Land Planning • Stormwater Design • Environmental Permitting

SHEET DESCRIPTION	KETTLE ESTATES VARNEY MILL ROAD & ACORN LANE GRADING & EROSION CONTROL PLAN	
	PREPARED FOR	
	ROBIE HOLDINGS, LLC	
	P.O. BOX 1508 WINDHAM, MAINE, 04062	
DATE:	7/14/2017	
SCALE:	1"=40'	
DESIGNED:	JDA	
JOB NO:	1715	
FILE: 1715 SK.DWG		
SHEET	C-2.1	



UTILITY CONSTRUCTION NOTES

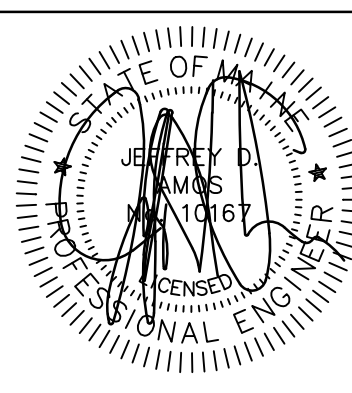
1. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
2. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL 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. 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.
10. 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.
11. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRS.A 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.
12. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
13. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
14. 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.
15. THE 1,000 GALLON SEPTIC TANK LOCATIONS LOCATIONS, AS SHOWN, ARE APPROXIMATE. ACTUAL LOCATIONS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION.

WATERLINE INSTALLATION NOTES

1. THE 4" WATER SERVICE SHALL BE DUCTILE IRON AND SHALL CONFORM TO ALL SPECIFICATIONS OF THE PORTLAND WATER DISTRICT.
2. ALL DUCTILE IRON PIPE AND SERVICES SHALL BE WRAPPED IN POLYETHYLENE ENCASEMENT PER AWWA STANDARDS, PWD MATERIAL SPECIFICATIONS, AND DIPRA'S POLYETHYLENE ENCASEMENT INSTALLATION RECOMMENDATIONS.
3. ALL SITE WATER LINE PIPING IS PRIVATE. PWD PIPING STOPS AT THE PROPERTY LINE.
4. WATER PIPE SHALL BE LAID WITH A COVER OF SIX (6.0') FEET FROM ESTABLISHED FINISHED GRADE TO THE TOP OF THE PIPE.

MATCH LINE - SEE SHEET C-3.1

MATCH LINE - SEE SHEET C-3.1



SIGNATURE DATE: 1/5/2018

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4	11/15/2017	REMOVED PROPOSED IMPROVEMENT TO START OF DUSTY RHODES LANE	
3	10/19/2017	REVISED PER TOWN COMMENTS	
2	10/10/2017	REVISED PER CCSWCD COMMENTS	
1	10/2/2017	REVISED PER TOWN COMMENTS	

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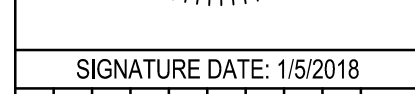
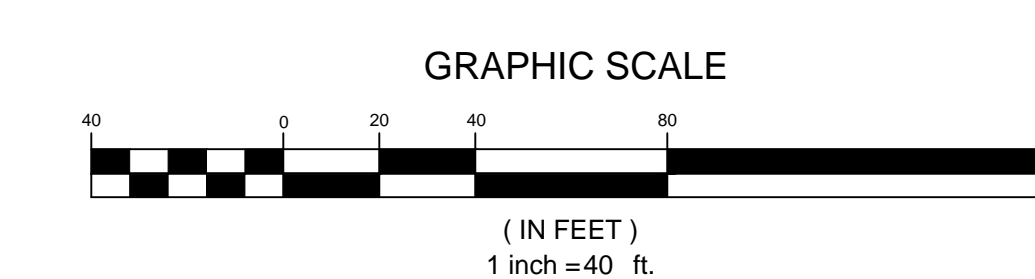
SHEET DESCRIPTION  
**KETTLE ESTATES  
VARNEY MILL ROAD & ACORN LANE  
UTILITY PLAN**


PREPARED FOR  
**ROBIE HOLDINGS, LLC**  
P.O. BOX 1508  
WINDHAM, MAINE 04092

DATE: 8/7/2017  
SCALE: 1"=40'  
DESIGNED: JDA  
JOB NO: 1715  
FILE: 1715 SK.DWG  
SHEET **C-3.0**



MATCH LINE - SEE SHEET C-3.0



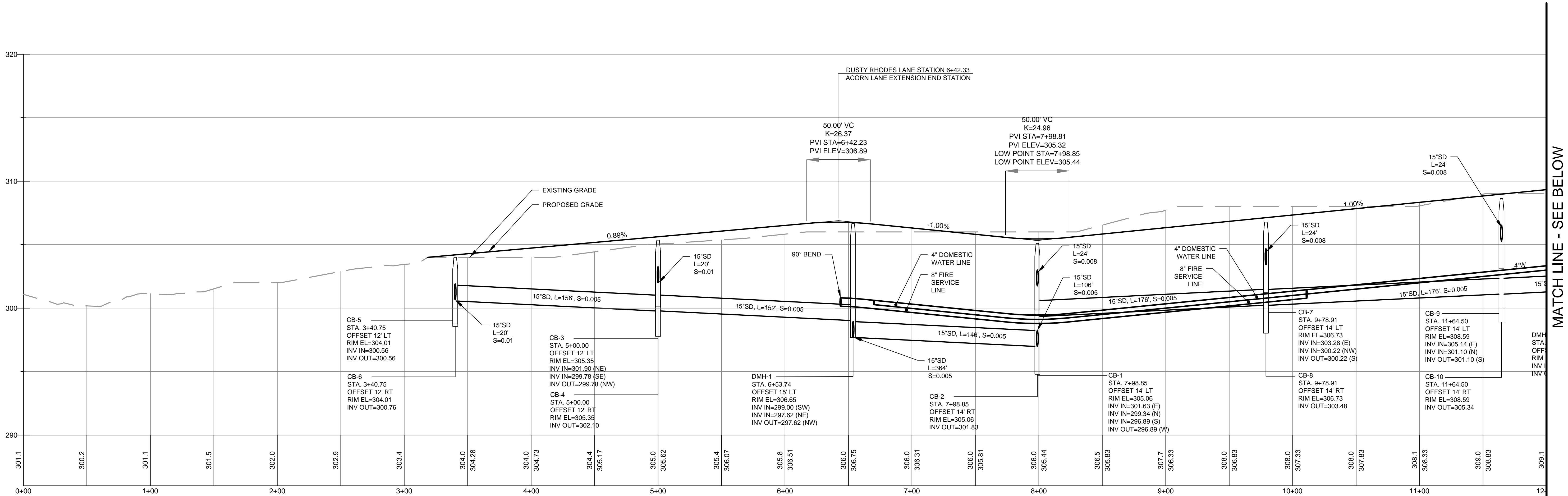
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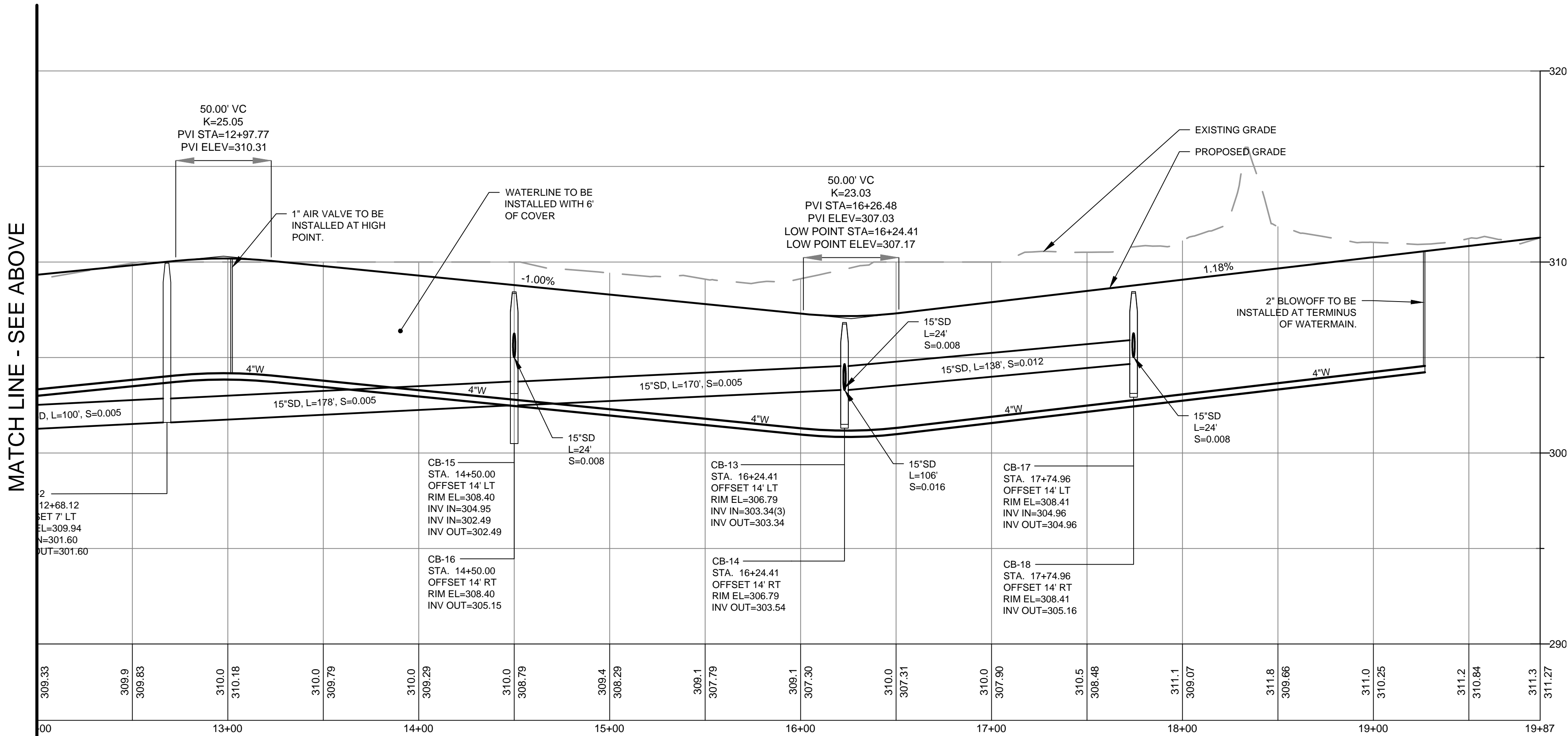
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	DATE: 8/7/2017 SCALE: 1"=40' DESIGNED: JDA JOB NO: 1715
	FILE: 1715 SK.DWG
	SHEET
	<b>C-3.1</b>





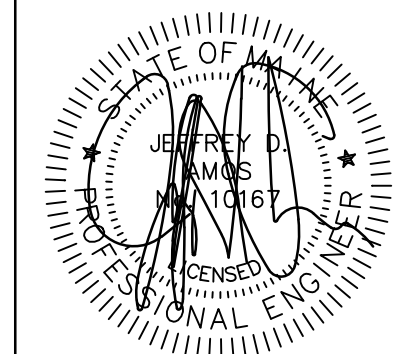
PROFILE OF DUSTY RHOADES LANE: STA 0+00 - 12+00

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



PROFILE OF DUSTY RHOADES LANE: STA 12+00 - END

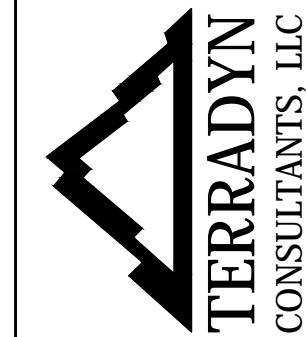
SCALE: 1"=40' HORIZONTAL  
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VARNY MILL ROAD & ACORN LANE  
PROFILE SHEET  
PREPARED FOR  
ROBIE HOLDINGS, LLC  
P.O. BOX 1508  
WINDHAM, MAINE 04062

DATE: 8/7/2017  
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SHEET C-4.0



## CONSTRUCTION NOTES

TYP. PAVED PARKING LOT SECTION

Profile view of a sewer line. The vertical axis shows elevation in feet (290 to 310). The horizontal axis shows stationing (0+00 to 4+36). The profile includes an existing ground line and a proposed sewer line. Key features include:

- Vertical Curve:** 100.00' VC, K=36.75, PVI STA=1+00.00, PVI ELEV=303.00, LOW POINT STA=0+86.75, LOW POINT ELEV=303.32.
- Grades:** -1.00%, 1.72%, -1.00% 2.00%.
- Waterline:** WATERLINE TO BE INSTALLED WITH 6" OF COVER.
- Existing Grade:** EXISTING GRADE.
- Proposed Grade:** PROPOSED GRADE.
- 1" AIR VALVE:** 1" AIR VALVE TO BE INSTALLED AT HIGH POINT.
- Manholes:**
  - CB-11: STA. 0+83.30, OFFSET 14' RT, RIM EL=302.89, INV IN=299.44, INV OUT=299.44.
  - CB-12: STA. 0+83.30, OFFSET 14' LT, RIM EL=302.89, INV OUT=299.64.
- Other Labels:** 8"W, 15"SD, L=14', S=0.014, 8"W, 15"SD, L=364', S=0.005.

# PROFILE OF ACORN LANE EXTENSION

Technical drawing of a street sign assembly. The drawing shows a stop sign mounted on a post. Dimensions are indicated with arrows and text:

- 7'5" (Total height from ground to top of sign)
- 2'4" (Height from top of post to top of sign)
- 5'5" (Height from ground to top of post)
- 4" (Depth of gravel sleeve below ground)

Labels and notes include:

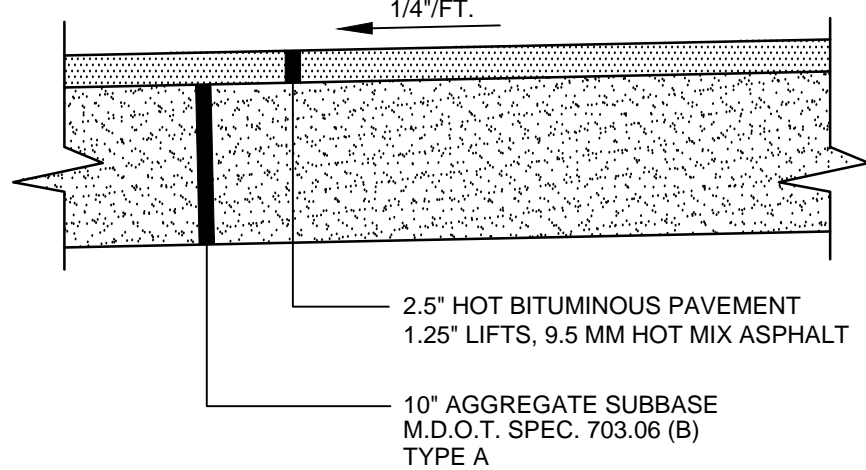
- SEE PLAN FOR SIGN TYPE; AFFIX TO POST WITH GALVANIZED HARDWARE
- GALVANIZED STEEL U-CHANNEL POST, 2.5 LBS. PER LF MIN. WITH  $\frac{1}{8}$ " DIA. HOLES
- 8" DIA. PVC SLEEVE FILLED WITH PEA GRAVEL TO CONTROL WEEDS
- NOTE: ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE MOST RECENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)

**STREET SIGN**

NOT TO SCALE

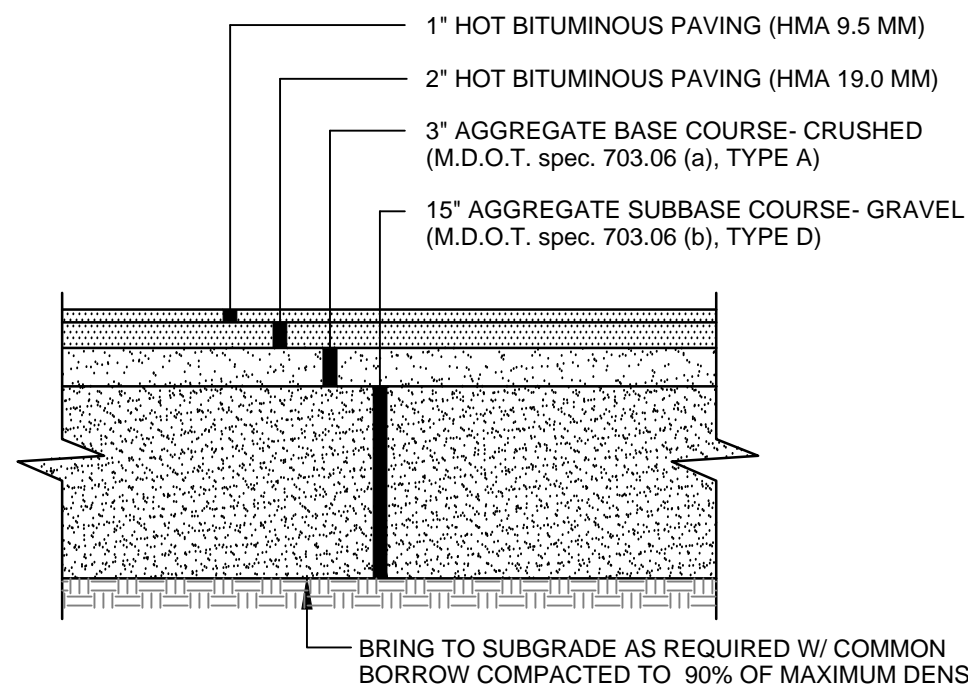
# STREET SIGN

NOT TO SCALE



## BITUMINOUS SIDEWALK

NOT TO SCALE



NOTES:

- 
- Diagram illustrating the removal of the top course of pavement and the application of tack coat. The diagram shows a cross-section of a road structure with the following components and labels:
- PROPOSED ROADWAY (SEE TYPICAL ROAD SECTION)**: Indicated by a double-headed arrow at the top.
  - 2'-0" +/-**: Dimension indicating the distance from the edge of the existing pavement to the start of the proposed roadway.
  - APPLY TACK COAT (M.D.O.T. SPEC. SECTION 409)**: Label pointing to the application of tack coat on the existing pavement structure.
  - EXISTING PAVEMENT STRUCTURE**: Label pointing to the existing pavement layers.
  - SAW CUT AND REMOVE EXIST. TOP COURSE PAVEMENT FOR A DISTANCE OF 12' OR TO SOUND PAVEMENT, WHICHEVER IS GREATER.**: Label pointing to the area where the top course of pavement is being removed.
  - HOT BITUMINOUS PAVING (9.5 mm)**: Label pointing to the thin layer of hot bituminous paving.
  - HOT BITUMINOUS PAVING (19 mm)**: Label pointing to the thicker layer of hot bituminous paving.
  - AGGREGATE SUBBASE COURSE GRAVEL (M.D.O.T. spec. 703.06 (b) TYPE "D")**: Label pointing to the aggregate subbase course gravel.

## TYPICAL PAVEMENT JOINT

NOT TO SCALE

## TYPICAL MAJOR PRIVATE ROAD SECTION

NOT TO SCALE

50' R.O.W.

24'-0" WIDTH

2' PAVED SHOULDER

2' GRAVEL SHOULDER

4" LOAM, SEED & MULCH

4" LOAM, SEED & MULCH

2'-0" 2'-0" 10'-0" 10'-0"

2% 2% 2% 2%

1.5" SURFACE COURSE (HMA 9.5 MM)

2.5" BASE COURSE (HMA 19.0 MM)

3" CRUSHED AGGREGATE BASE COURSE (M.D.O.T. SPEC. 703.06 (a) TYPE A)

21" AGGREGATE SUBBASE (M.D.O.T. SPEC. 703.06 (b) TYPE D)

COMMON BORROW (M.D.O.T. SPEC. 703)

INSTALL NORTH AMERICAN GREEN S150 EROSION CONTROL MAT, OR EQUIV., IN GRASS SHOULDER IN FLOW CHANNEL ADJACENT TO ROADWAY. MINIMUM WIDTH=6'.

NOTE: FILL AREAS BENEATH DRIVING SURFACE SHALL BE GRANULAR BORROW. ALL OTHER FILL AREAS SHALL BE A COMMON BORROW MATERIAL SUITABLE FOR EMBANKMENT CONSTRUCTION, FREE FROM FROZEN MATERIAL, PERISHABLE RUBBLE, PEAT, ORGANICS, ROCKS LARGER THAN 12" IN DIAMETER, VEGETATION AND OTHER MATERIAL UNSUITABLE FOR ROADWAY AND SUB-GRADE CONSTRUCTION. EXCAVATED ONSITE MATERIALS MAY BE USED FOR FILL PROVIDED THE MATERIAL IS FREE FROM UNSUITABLE MATERIAL DESCRIBED IN THIS NOTE AND UPON APPROVAL OF THE ENGINEER. GRANULAR BORROW AND COMMON BORROW SHALL ADHERE TO MDOT SPECIFICATIONS 703.19 AND 703.18 RESPECTIVELY. ROCKS LARGER THAN 8" IN DIAMETER WILL NOT BE USED FOR EMBANKMENT CONSTRUCTION WITHIN A DEPTH OF 2 FEET BENEATH THE FINISHED ROADWAY SUBGRADE (PER MDOT SPECIFICATIONS 203.10)

## TYPICAL MINOR LOCAL STREET SECTION

NOT TO SCALE

28'-0" WIDTH

14'-0" 14'-0"

6' WIDE ESPLANE-  
4" LOAM, SEED & MULCH

2% 2% 2%

4" LOAM, SEED & MULCH

4" LOAM, SEED & MULCH

±/- 3:1 MAX

5' WIDE BIT. SIDEWALK (SEE PLAN FOR LOCATION)

1.5" SURFACE COURSE (HMA 9.5 MM)

2.5" BASE COURSE (HMA 19.0 MM)

3" CRUSHED AGGREGATE BASE COURSE (M.D.O.T. SPEC. 703.06 (a) TYPE A)

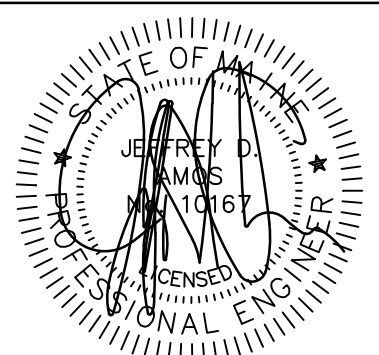
21" AGGREGATE SUBBASE (M.D.O.T. SPEC. 703.06 (b) TYPE D)

COMMON BORROW (M.D.O.T. SPEC. 703)

NOTE: FILL AREAS BENEATH DRIVING SURFACE SHALL BE GRANULAR BORROW. ALL OTHER FILL AREAS SHALL BE A COMMON BORROW MATERIAL SUITABLE FOR EMBANKMENT CONSTRUCTION, FREE FROM FROZEN MATERIAL, PERISHABLE RUBBLE, PEAT ORGANICS, ROCKS LARGER THAN 12" IN DIAMETER, VEGETATION AND OTHER MATERIAL UNSUITABLE FOR ROADWAY AND SUB-GRADE CONSTRUCTION. EXCAVATED ONSITE MATERIALS MAY BE USED FOR FILL PROVIDED THE MATERIAL IS FREE FROM UNSUITABLE MATERIAL DESCRIBED IN THIS NOTE AND UPON APPROVAL OF THE ENGINEER. GRANULAR BORROW AND COMMON BORROW SHALL ADHERE TO MDOT SPECIFICATIONS 703.19 AND 703.18 RESPECTIVELY. ROCKS LARGER THAN 8" IN DIAMETER WILL NOT BE USED FOR EMBANKMENT CONSTRUCTION WITHIN A DEPTH OF 2 FEET BENEATH THE FINISHED ROADWAY SUBGRADE (PER MDOT SPECIFICATIONS 203.10)

## TYPICAL INTERNAL ACCESS ROAD SECTION

NOT TO SCALE

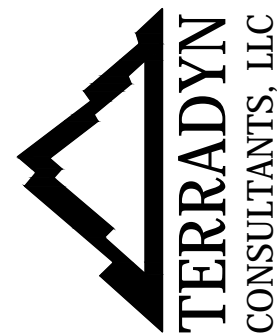


SIGNATURE DATE: 1/5/2018

	SUBMITTED FOR FINAL APPROVAL	
	REVISED PER PWD REVIEW	
	REMOVED PROPOSED IMPROVEMENTS TO START OF DUSTY RHODES LANE	
	REVISED PER TOWN COMMENTS	
	REVISED PER CCSWCD COMMENTS	
	REVISED PER TOWN COMMENTS	
	REVISIONS	APPROVED BY _____

	6	1/5/2018	
	5	1/3/2018	
	4	11/15/2017	
	3	10/19/2017	
	2	10/10/2017	
	1	10/2/2017	
	NO.	DATE	

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Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

SHEET DESCRIPTION

STREET DESCRIPTION  
KETTLE ESTATES  
VARNEY MILL ROAD & ACORN LANE  
PROFILE SHEET, DETAILS & NOTES

**KETTLE B**  
**VARNEY I**  
**PROFILE**  
**PREPARED FOR**

DATE:	8/7/2017
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SCALE:	AS SHOWN
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DESIGNED:	JDA
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IQB NO:	1715
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FILE: 1715 B.DWG

QUESTIONS

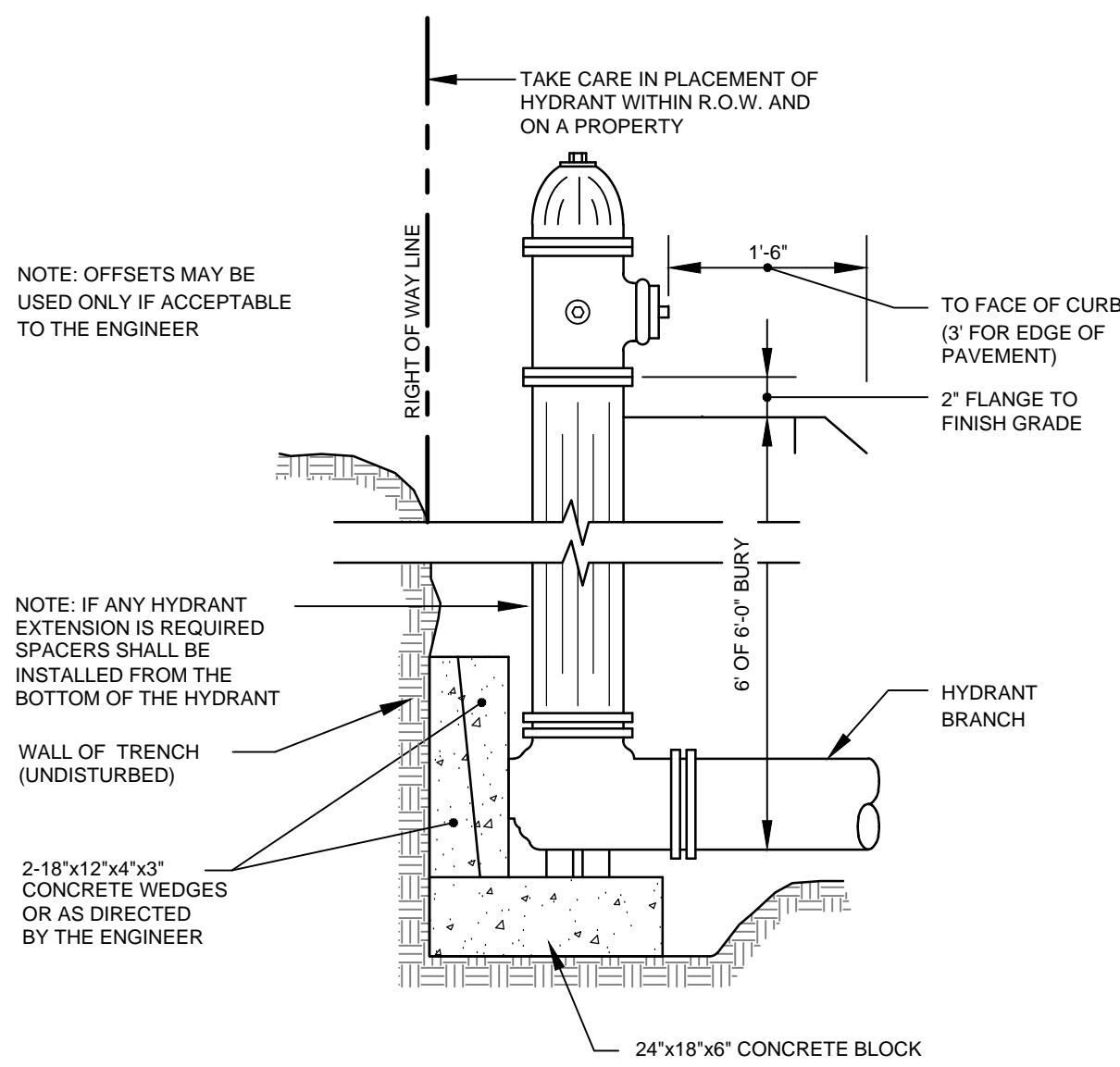
SHEET C-4.1

### ○ 4.1

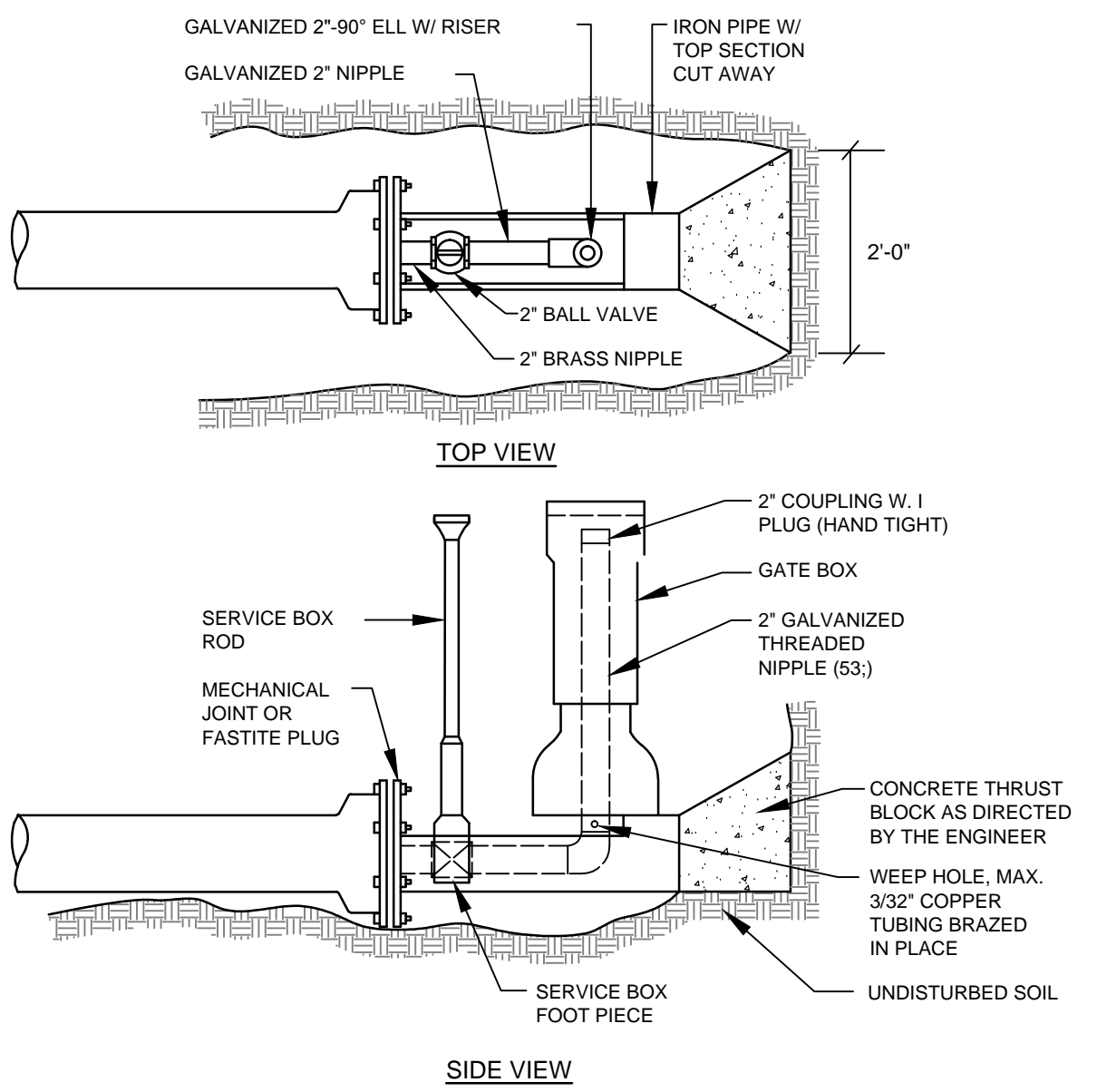




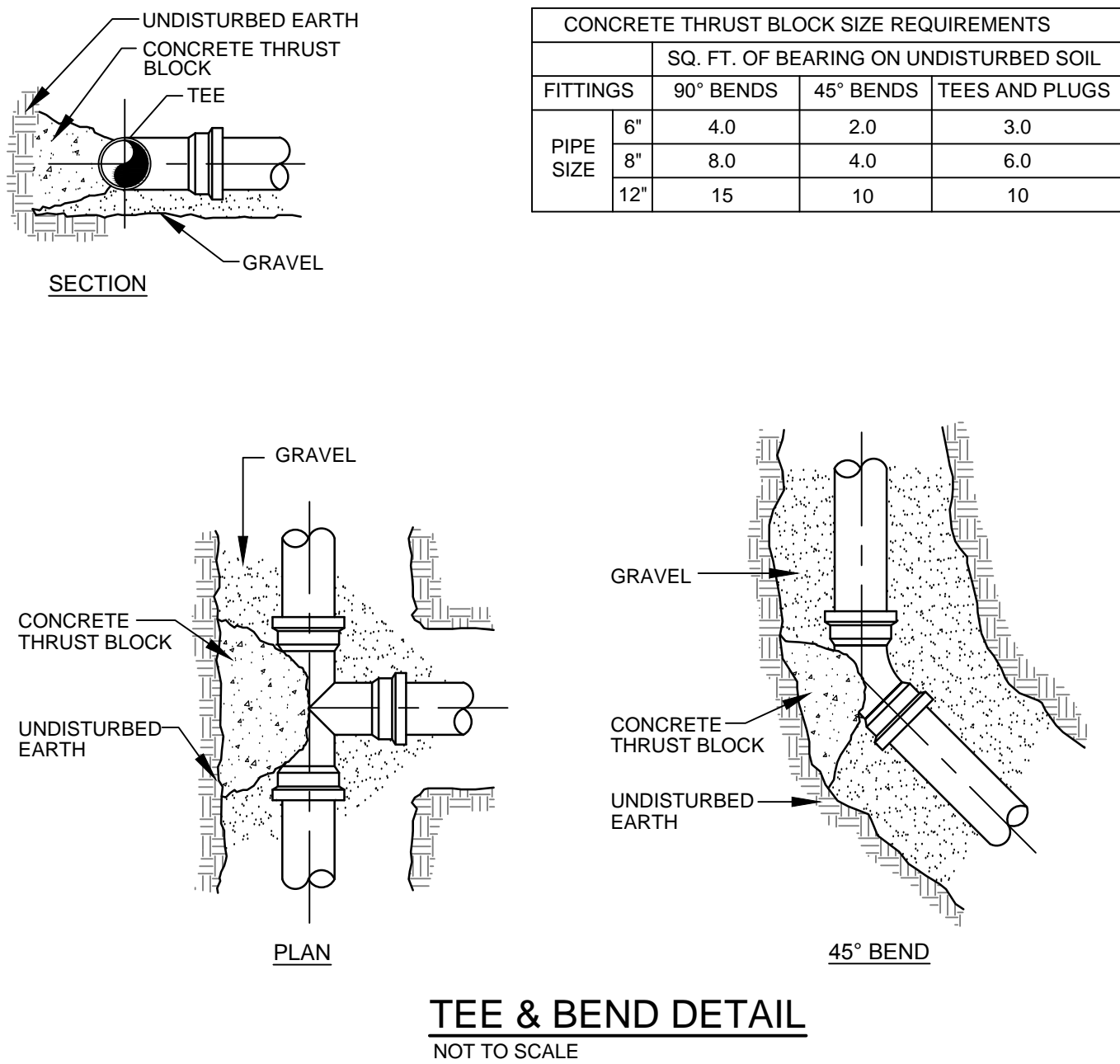




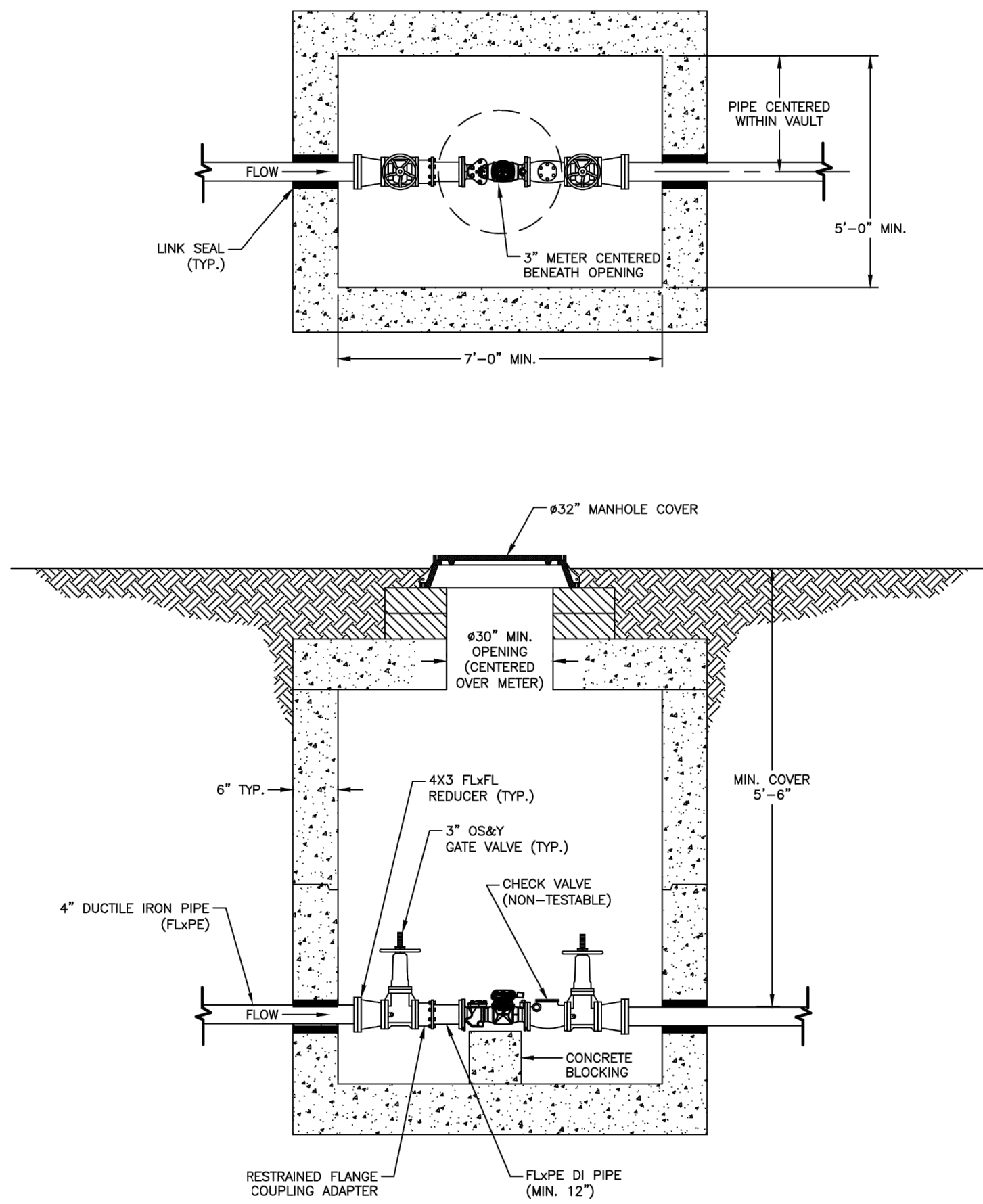
**TYP. HYDRANT BLOCKING & REPLACEMENT**  
NOT TO SCALE



**STANDARD 2" BLOW-OFF**  
NOT TO SCALE



**TEE & BEND DETAIL**  
NOT TO SCALE

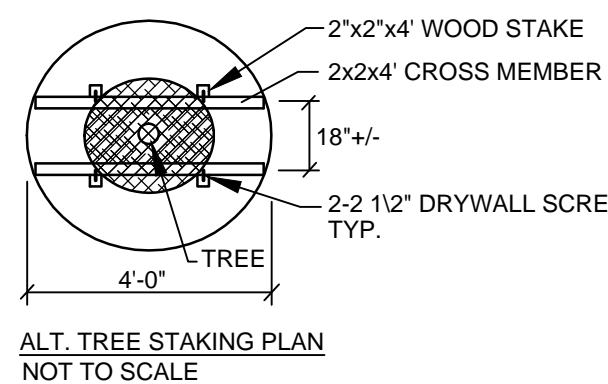


**ALTERNATE OPENING**  
(NON-PAVED SURFACES ONLY)

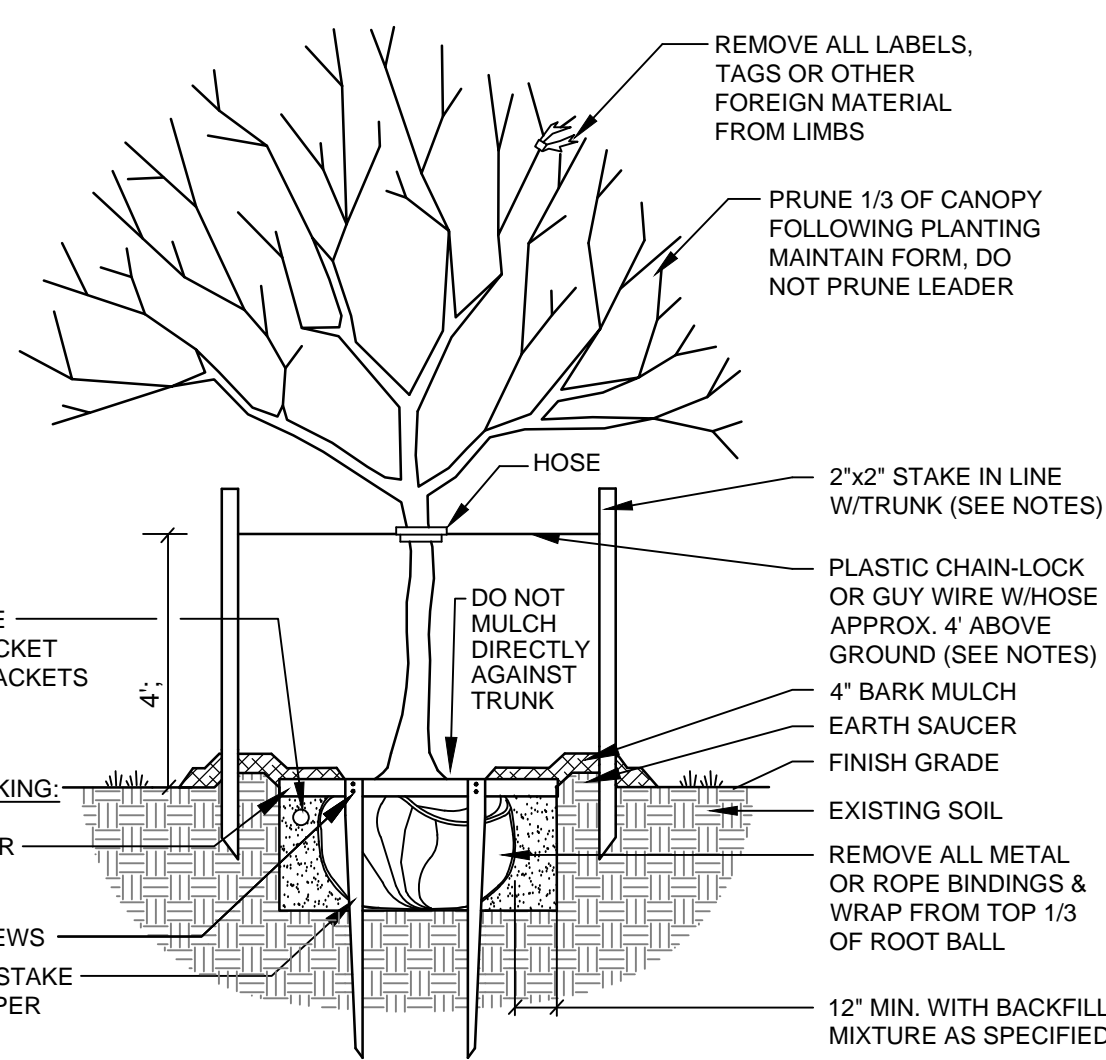
**METER PIT AND COVER**

- SPECIAL APPROVAL BY PWD IS REQUIRED FOR ALL PROPOSED METER VAULT INSTALLATIONS. PROPOSED CONFIGURATION SHALL BE SUBMITTED FOR PWD REVIEW PRIOR TO CONSTRUCTION.
- METER VAULT SHALL BE LOCATED ON PRIVATE PROPERTY BETWEEN 10' AND 20' FROM THE PROPERTY LINE UNLESS OTHERWISE APPROVED BY PWD.
- THE VAULT SHALL BE MADE OF PRECAST CONCRETE OF SUFFICIENT SIZE TO PROVIDE 5'-6" MINIMUM GROUND COVER FROM FINISHED GRADE TO THE TOP OF THE SERVICE PIPE.
- ALL PIPE JOINTS BETWEEN THE SERVICE VALVE AND THE METER SHALL BE RESTRAINED.
- TESTABLE BACKFLOW PREVENTION DEVICES MAY NOT BE INSTALLED WITHIN METER PITS.
- ALL SEAMS BETWEEN CONCRETE SECTIONS SHALL BE SEALED WITH MASTIC JOINT. ALL OPENINGS IN THE CONCRETE FOR SERVICE PIPING SHALL BE SEALED WITH A MODULAR SEAL (LINK-SEAL OR SIMILAR).
- ENTRY COVER SHALL BE CAST IRON OR STEEL AND SHALL BE EITHER PERMANENTLY LABELED "WATER" OR HAVE NO LABEL. STEEL PLATE MATERIAL SHALL BE COATED WITH A RUST INHIBITOR PAINT.
- FOR NON-PAVED SURFACES, A 48"x48" ROOF-STYLE HATCH MAY BE USED.
- WALL-MOUNTED LADDER RUNGS ARE NOT TO BE INSTALLED WITHIN METER VAULT.
- CUSTOMER SHALL ENSURE THE METER VAULT AND COVER ARE PROPERLY RATED FOR TRAFFIC FLOW, IF APPLICABLE.
- RESTRAINED FLANGE COUPLING ADAPTER SHALL BE FORD (MODEL RFAD) OR ROMAC (MODEL RFC) UNLESS OTHERWISE APPROVED BY PWD.
- ONLY PWD PERSONNEL ARE AUTHORIZED TO INSTALL WATER METERS. PWD PERSONNEL ARE ADDITIONALLY AUTHORIZED TO OPERATE METER VALVES AS NEEDED FOR INSTALLATION AND MAINTENANCE.
- PWD WILL SUPPLY THE WATER METER. ALL OTHER FITTINGS SHALL BE SUPPLIED AND INSTALLED BY CUSTOMER.
- METER LAYING LENGTH SHOULD BE CONFIRMED WITH PWD PRIOR TO SETTING PIPE. PWD MAY REQUIRE THAT A FLANGED METER SPOOL PIECE BE INSTALLED PRIOR TO METER SET TO ENSURE PROPER SPACING. IF SO, THE METER SPOOL WILL BE PROVIDED BY PWD AND CAN BE PICKED UP AT PWD CUSTOMER SERVICE, 225 DOUGLASS STREET, PORTLAND DURING NORMAL BUSINESS HOURS.

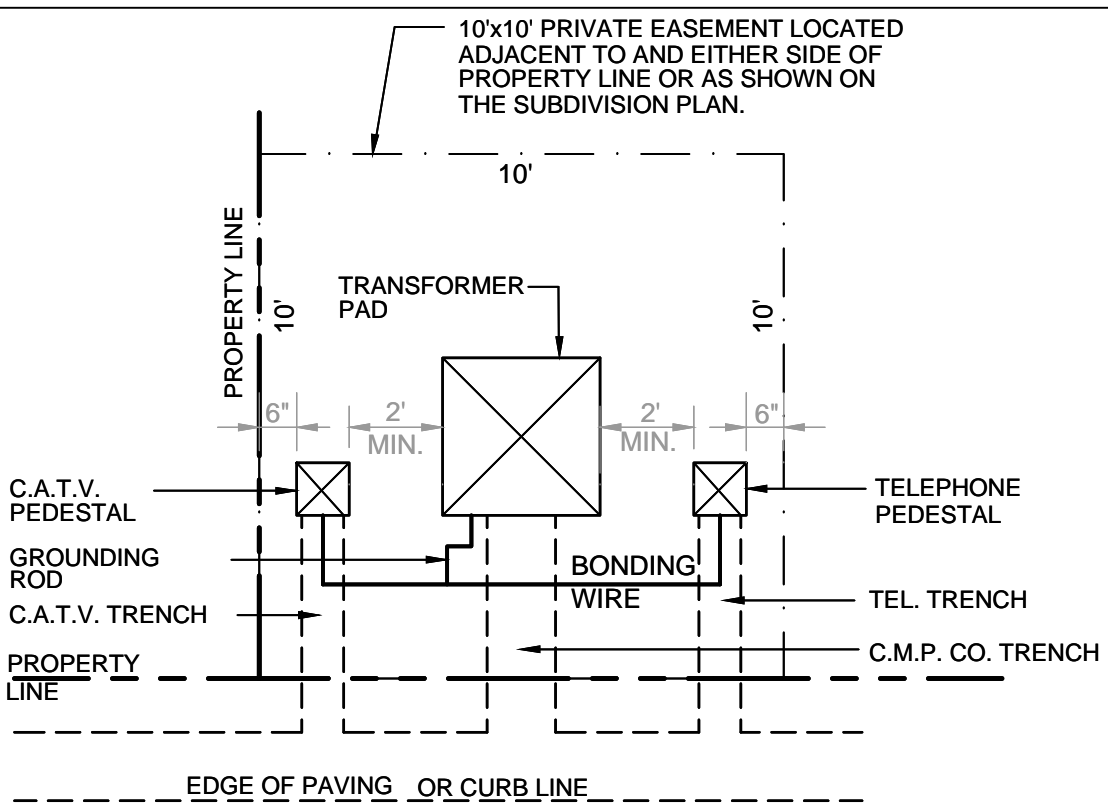
**METER INSTALLATION**



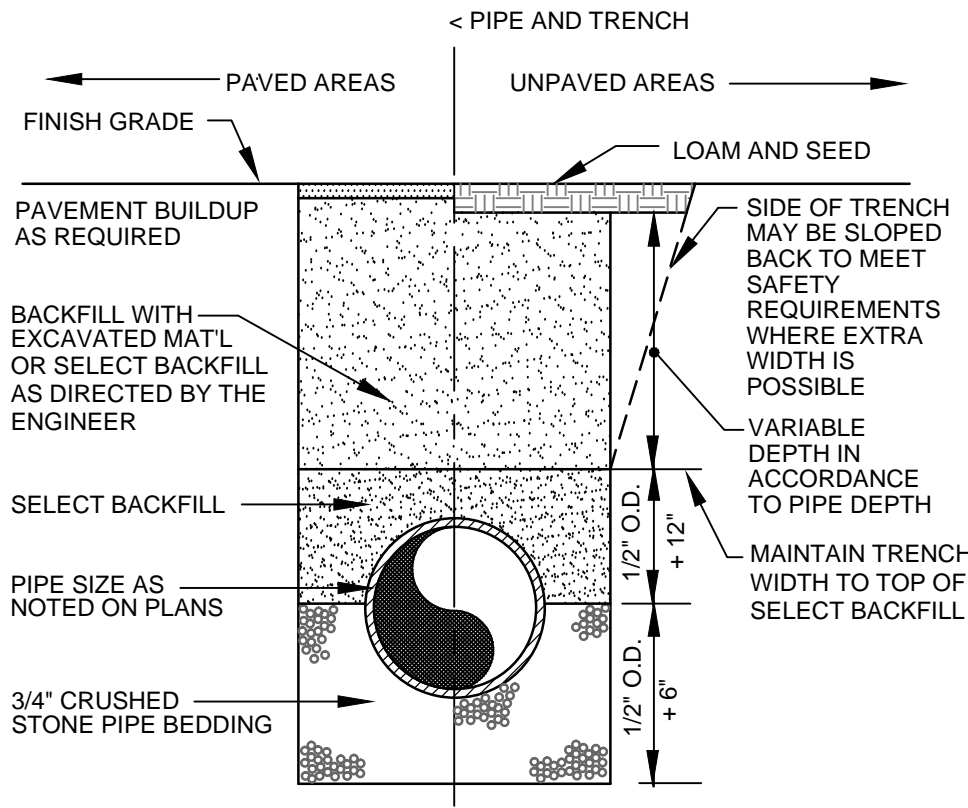
**ALT. TREE STAKING PLAN**  
NOT TO SCALE



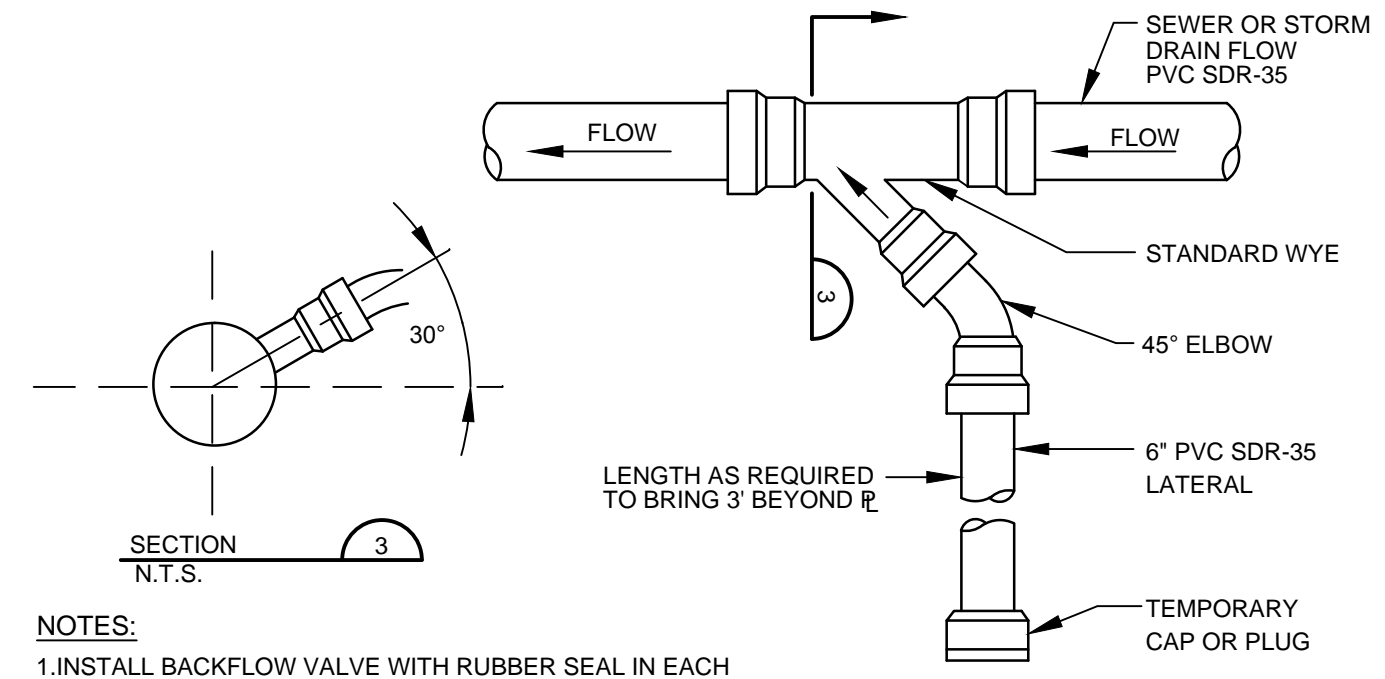
**DECIDUOUS TREES** 2" TO 4" CALIPER  
NOT TO SCALE



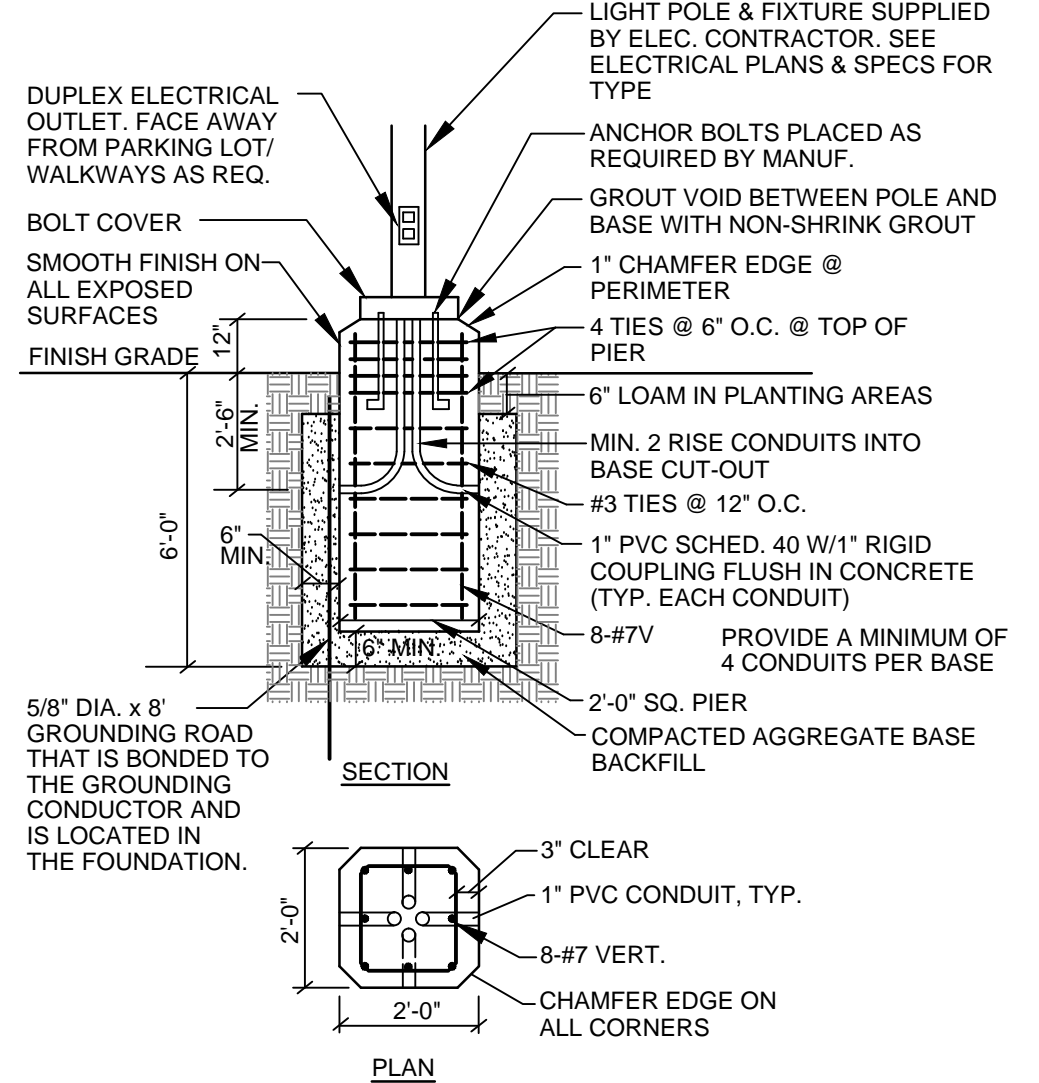
**TRANSFORMER DETAIL**  
NOT TO SCALE



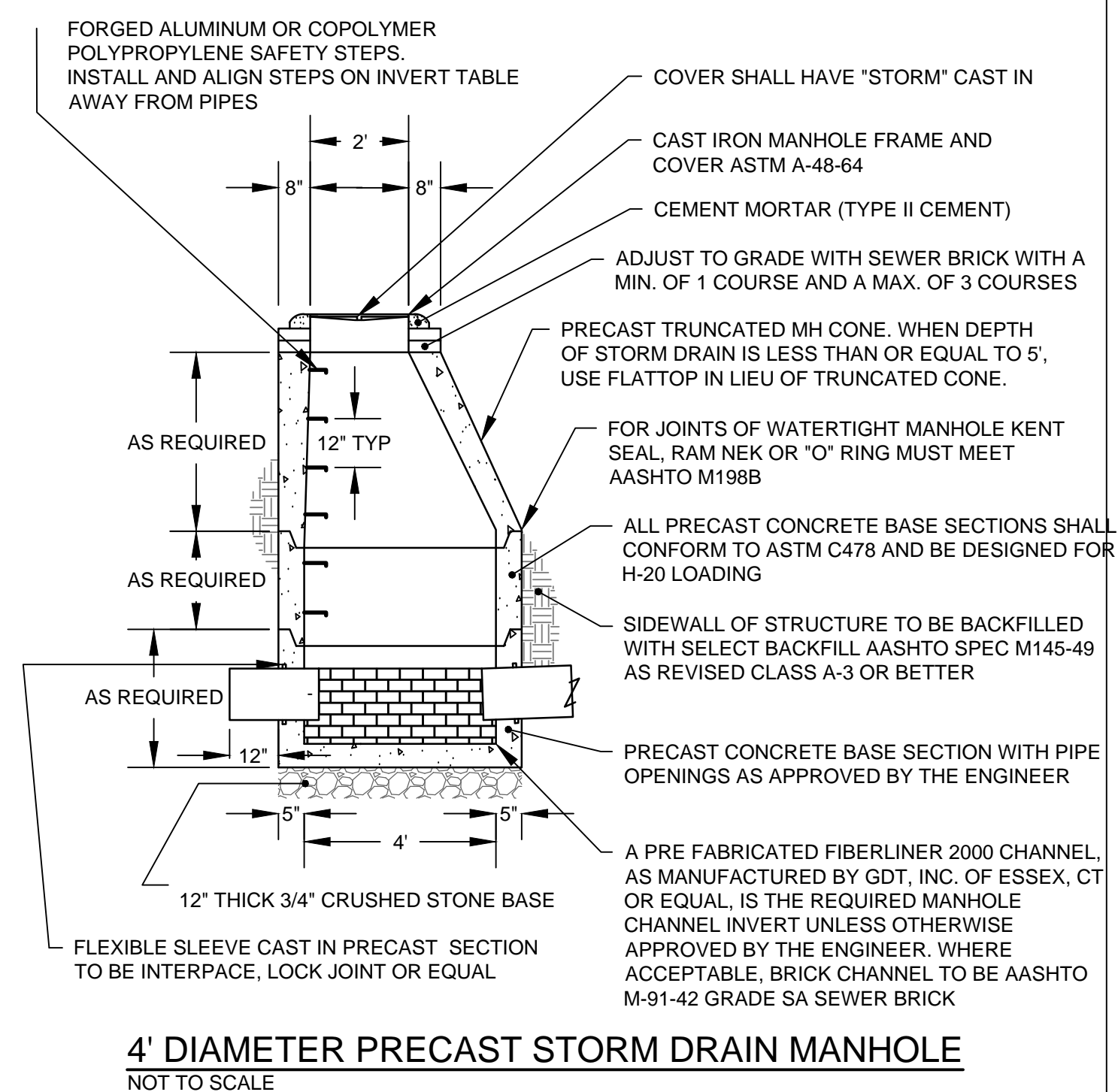
**TYPICAL TRENCH SECTION**  
NOT TO SCALE



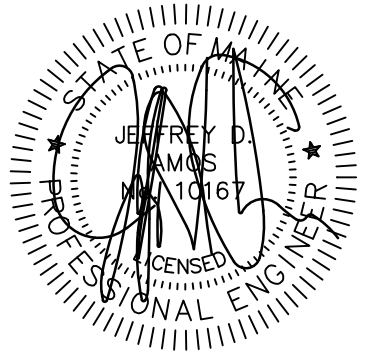
**SEWER / FOUNDATION DRAIN SERVICE CONNECTION**  
NOT TO SCALE



**LIGHT POLE BASE**  
NOT TO SCALE



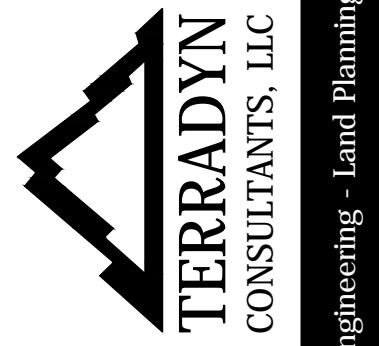
**4" DIAMETER PRECAST STORM DRAIN MANHOLE**  
NOT TO SCALE



SIGNATURE DATE: 1/5/2018

NO.	DATE	REVISIONS	APPROVED BY
6	1/5/2018	SUBMITTED FOR FINAL APPROVAL	
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3	10/19/2017	REVISED PER TOWN COMMENTS	
2	10/10/2017	REVISED PER CCSWCD COMMENTS	
1	10/2/2017	REVISED PER TOWN COMMENTS	

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**VILLAGE RUN CONDOMINIUMS**  
**VARNY MILL ROAD & ACORN LANE**  
**DETAILS & NOTES**  
PREPARED FOR  
**ROBIE HOLDINGS, LLC**  
P.O. BOX 1608  
WINDHAM, MAINE 04062

DATE: 8/7/2017  
SCALE: AS SHOWN  
DESIGNED: JDA  
JOB NO: 1715  
FILE: 1715 D.DWG  
SHEET **C-5.1**



C-5.2