

PREPARED BY:

CIVIL ENGINEER:
TERRADYN CONSULTANTS, LLC
P.O. BOX 339
NEW GLOUCESTER, MAINE 04260
(207)926-5111

SURVEYOR:
BELL LAND SERVICES, INC.
83 BELL ROAD
WATERFORD, MAINE, 04088
(207) 583-2622

WETLAND DELINEATION & SEPTIC TEST PITS:
MARK CENCI GEOLOGIC, INC.
93 MILL ROAD
YARMOUTH, MAINE, 04097
(207) 329-3524

SHEET INDEX

- 1 COVER SHEET / LOCATION MAP
- 2 SUBDIVISION PLAN
- 3 PLAN & PROFILE
- 4 UTILITY PLAN
- 5 DETAILS & NOTES
- 6 DETAILS & NOTES
- 7 DETAILS & NOTES

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
- PROPOSED UNDERDRAIN
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING OVERHEAD ELECTRIC & TELEPHONE
- PROPOSED OVERHEAD ELECTRIC & TELEPHONE
- PROPOSED UNDERGROUND ELECTRIC & TELEPHONE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- EXISTING EDGE OF GRAVEL
- PROPOSED EDGE OF GRAVEL
- EXISTING CURB
- EDGE OF WATER
- EXISTING TREE LINE
- PROPOSED TREE LINE
- STONE WALL
- ZONE LINE
- STREAM
- SILT FENCE
- TEST PIT
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING DRAIN MANHOLE
- PROPOSED DRAIN MANHOLE
- EXISTING VALVE
- PROPOSED VALVE
- EXISTING HYDRANT
- PROPOSED HYDRANT
- PROPOSED TRANSFORMER
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- EXISTING MONUMENT
- PROPOSED MONUMENT
- EXISTING IRON PIPE
- PROPOSED IRON PIPE
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING BUILDING
- PROPOSED BUILDING
- WETLAND AREA
- PROPOSED PAVEMENT
- STREAM SETBACK
- RIPRAP

GREEN ACRES SUBDIVISION

WINDHAM CENTER ROAD - WINDHAM, MAINE



LOCATION MAP

SCALE: 1"=300'

APPLICANT:

MGM BUILDERS, INC.
8 TURNING LEAF DRIVE
WINDHAM MAINE 04062

OWNER:

MGM BUILDERS, INC.
8 TURNING LEAF DRIVE
WINDHAM MAINE 04062

PROJECT PARCEL SITE

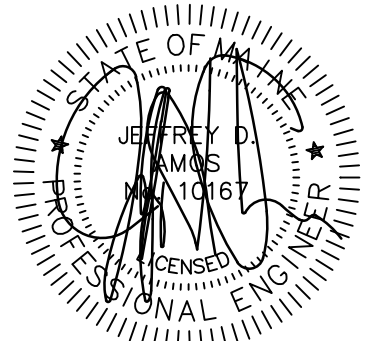
TOWN OF PARSONSFIELD TAX ASSESSOR'S MAP & LOT NUMBERS

MAP
12

LOT
21

GENERAL CONSTRUCTION NOTES

- ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
- 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.
- CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
- INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- CONTRACTOR SHALL 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.
- CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
- 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.
- SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
- 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 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.
- 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.
- ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
- ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
- NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
- 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.
- IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.
- 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.
- THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
- DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.



JDA
AP'D
BY

REVISIONS

DATE

NO.

DATE

NO.

DATE

NO.

DATE

NO.

DATE

NO.

DATE

NO.

DATE

NO.

DATE

NO.

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NO.

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DATE

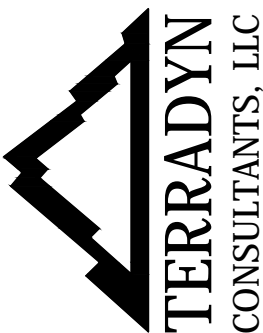
NO.

DATE

NO.

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111 Elderberry Lane
New Gloucester, ME 04260
Office: (207) 926-5111
Fax: (207) 221-1317
www.terradyndesign.com



Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

SHEET DESCRIPTION
GREEN ACRES SUBDIVISION
COVER SHEET/LOCATION MAP

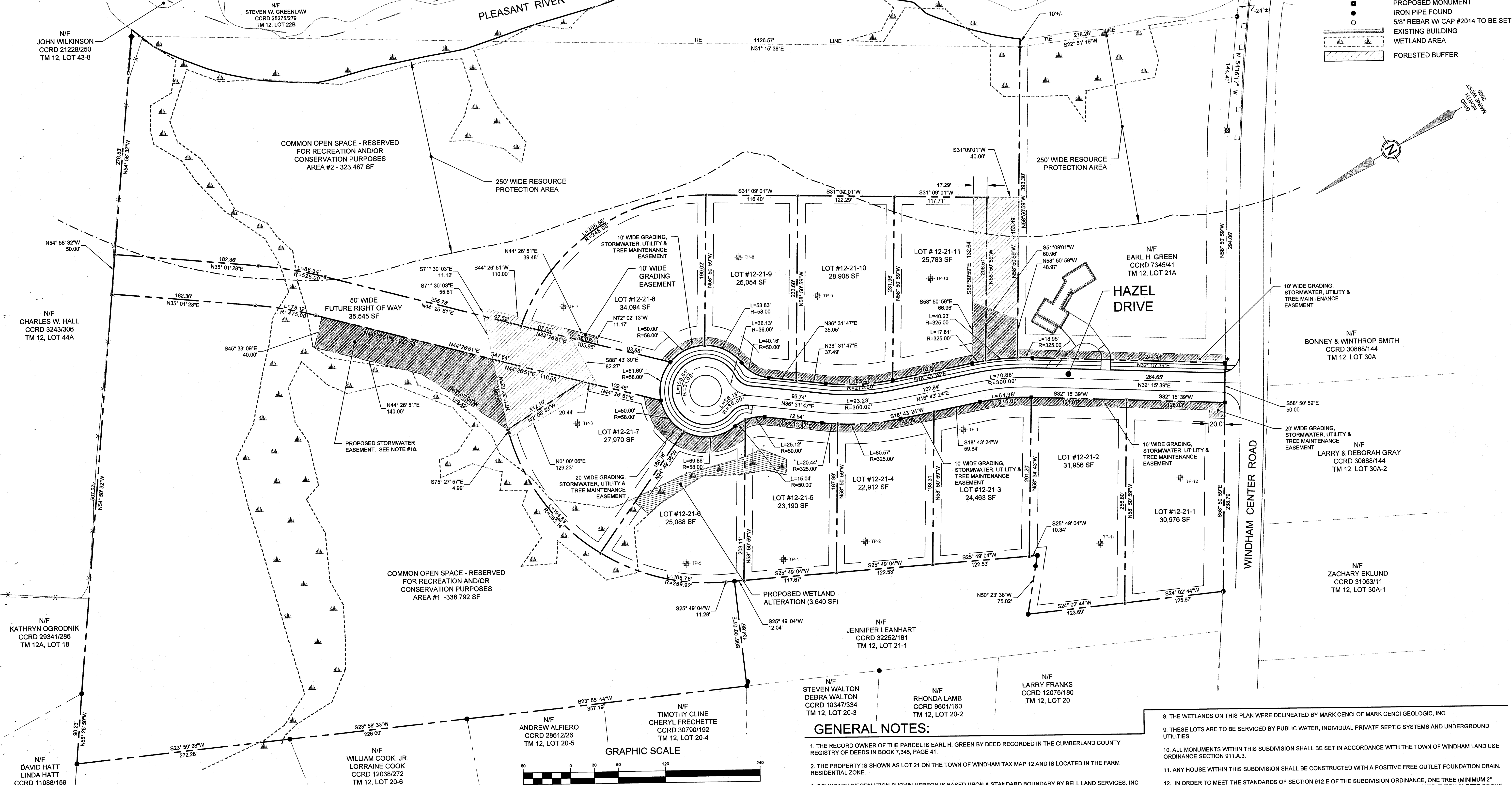
JOB NO.
1558
DATE
3/18/2016
SCALE
AS SHOWN

SHEET
1
OF
7

PREPARED FOR
MGM BUILDERS
8 TURNING LEAF DRIVE
WINDHAM, MAINE 04062

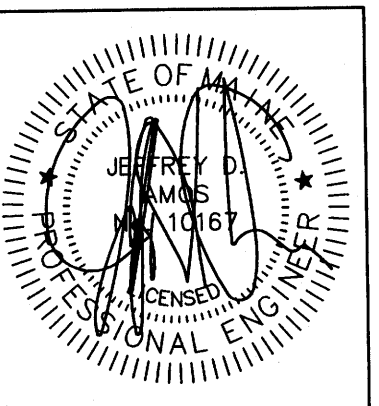
CONDITIONS OF APPROVAL

1. APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED FEBRUARY 22, 2016, AS AMENDED MAY 19, 2016 AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD, AND ANY VARIATION FROM SUCH PLANS, PROPOSALS AND SUPPORTING DOCUMENTS AND REPRESENTATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE TOWN PLANNER IN ACCORDANCE WITH SECTION 913 OF THE SUBDIVISION ORDINANCE.
2. APPROVAL IS SUBJECT TO THE REQUIREMENTS OF THE POST-CONSTRUCTION STORMWATER ORDINANCE, CHAPTER 144. ANY PERSON OWNING, OPERATING, LEASING OR HAVING CONTROL OVER STORMWATER MANAGEMENT FACILITIES REQUIRED BY THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN MUST ANNUALLY ENGAGE THE SERVICES OF A QUALIFIED THIRD-PARTY INSPECTOR WHO MUST CERTIFY COMPLIANCE WITH THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN ON OR BY MAY 1ST OF EACH YEAR.
3. A LEVEL SPREADER AND WOODED BUFFER SHALL BE LOCATED WITHIN THE 50' FUTURE RIGHT OF WAY AS DEPICTED ON THIS PLAN. AT SUCH TIME AS THE DEVELOPER PROPOSES TO CONSTRUCT A ROAD WITHIN THIS RIGHT OF WAY, THE DEVELOPER SHALL APPLY TO THE PLANNING BOARD FOR APPROVAL TO CONSTRUCT A REPLACEMENT STORMWATER MANAGEMENT SYSTEM OR DEVICE(S). THE LEVEL SPREADER AND WOODED BUFFER MAY NOT BE REMOVED OR RENDERED INOPERABLE, AND NO ROAD MAY BE CONSTRUCTED WITHIN THIS RIGHT OF WAY, UNTIL THE PLANNING BOARD HAS REVIEWED THE PROPOSED REPLACEMENT STORMWATER MANAGEMENT SYSTEM OR DEVICE(S) AND CONCLUDED THAT THE PROPOSAL WILL ADEQUATELY PROVIDE FOR STORMWATER MANAGEMENT.
4. RAIN GARDENS DESIGNED BY A LICENSED PROFESSIONAL ENGINEER SHALL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION FOR LOTS 1, 5, 6, 7, AND 10.



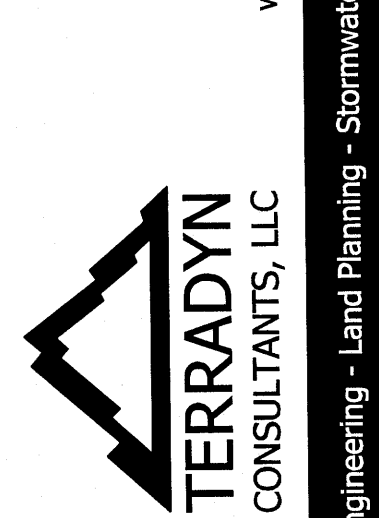
LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- PROPOSED EASEMENT
- ROAD CENTERLINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- STREAM
- TEST PIT
- EXISTING MONUMENT
- PROPOSED MONUMENT
- IRON PIPE FOUND
- 5/8" REBAR W/ CAP #2014 TO BE SET
- EXISTING BUILDING
- WETLAND AREA
- FORESTED BUFFER



NO.	DATE	REVISIONS	BY
1	6/20/2016	ADDED SIGNATURE BLOCK FOR SURVEYOR	JDA
2	5/13/2016	REVISED PER 3RD PARTY REVIEW	JDA
3	4/28/2016	REVISED PER 3RD PARTY REVIEW & SUBMITTED FOR FINAL APPROVAL	JDA

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Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

PROPERTY OWNER:
MGM BUILDERS, INC.
8 TURNING LEAF DRIVE
WINDHAM, MAINE 04262

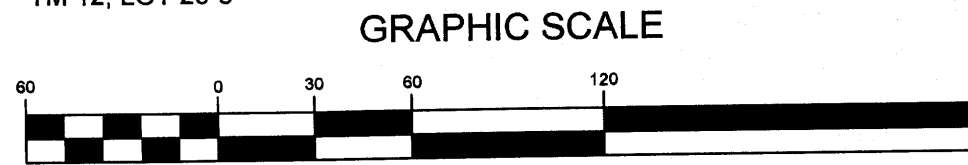
SHEET DESCRIPTION	JOB NO.	SHEET
GREEN ACRES SUBDIVISION	1558	2
SUBDIVISION PLAN	DATE 3/18/2016	OF
PREPARED FOR	SCALE 1"=60'	7

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS EARL H. GREEN BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 7,345, PAGE 41.
2. THE PROPERTY IS SHOWN AS LOT 21 ON THE TOWN OF WINDHAM TAX MAP 12 AND IS LOCATED IN THE FARM RESIDENTIAL ZONE.
3. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A STANDARD BOUNDARY BY BELL LAND SERVICES, INC. ENTITLED "BOUNDARY SURVEY PLAN FOR MICHAEL MANNING LOCATED AT 170 WINDHAM CENTER ROAD, WINDHAM, MAINE, DATED FEBRUARY 2016.
4. TOPOGRAPHIC INFORMATION SHOWN HEREON IN ALL AREAS WITHIN 100' OF HAZEL DRIVE IS BASED UPON A TOPOGRAPHIC SURVEY PERFORMED BY BELL LAND SERVICES, INC. IN FEBRUARY 2016. ALL OTHER TOPOGRAPHY IS BASED UPON LIDAR DERIVED INFORMATION OBTAINED FROM THE STATE OF MAINE DEPARTMENT OF GIS.
5. SPACE AND BULK CRITERIA:
FARM RESIDENTIAL ZONE CLUSTER SUBDIVISION STANDARDS
MIN. LOT SIZE (CLUSTER): 20,000 SF (WITH PUBLIC WATER)
NET RESIDENTIAL DENSITY: 40,000 SF/LOT
MIN. FRONTAGE: 75'
MIN. FRONT SETBACK: 50' (ON CUL-DE-SAC)
MIN. FRONT LANDSCAPED BUFFER: 15'
MIN. SIDE SETBACK: 10'
MIN. REAR SETBACK: 10'
MAX. BUILDING HEIGHT: 35'
MAX. BUILDING COVERAGE: 20%
6. OPEN SPACE CRITERIA:
OPEN SPACE AS A PERCENTAGE OF GROSS LAND AREA: 63.7% (50% MIN)
NET RESIDENTIAL AREA INCLUDED IN OPEN SPACE: 283,386 SF/50.4% (50% MIN)
7. THE PROPERTY CONTAINS AREAS WITHIN A FLOOD HAZARD ADJACENT TO THE PLEASANT RIVER ACCORDING TO FLOOD INSURANCE RATE MAP 230185 0030 B.
8. THE WETLANDS ON THIS PLAN WERE DELINEATED BY MARK CENCI OF MARK CENCI GEOLOGIC, INC.
9. THESE LOTS ARE TO BE SERVICED BY PUBLIC WATER, INDIVIDUAL PRIVATE SEPTIC SYSTEMS AND UNDERGROUND UTILITIES.
10. ALL MONUMENTS WITHIN THIS SUBDIVISION SHALL BE SET IN ACCORDANCE WITH THE TOWN OF WINDHAM LAND USE ORDINANCE SECTION 911 A.3.
11. ANY HOUSE WITHIN THIS SUBDIVISION SHALL BE CONSTRUCTED WITH A POSITIVE FREE OUTLET FOUNDATION DRAIN.
12. IN ORDER TO MEET THE STANDARDS OF SECTION 912 E OF THE SUBDIVISION ORDINANCE, ONE TREE (MINIMUM 2" DIAMETER) WILL BE PRESERVED WITHIN 10' OF THE ROAD RIGHTS OF WAY, TO BE CONSTRUCTED EVERY 50 FEET OF THE ROAD. WHERE IT IS NOT POSSIBLE TO FIND OR PRESERVE A SUITABLE TREE, ONE WILL BE PLANTED.
13. STORMWATER RESTRICTIONS:
 - THE MAXIMUM IMPERVIOUS SURFACE COVERAGE FOR EACH LOT IS 4,000 SF AND THE MAXIMUM LAWN & LANDSCAPED AREA IS 11,000 SF FOR A TOTAL ALLOWABLE DEVELOPED AREA OF 15,000 FOR EACH LOT.
 - RAIN GARDENS SHALL BE CONSTRUCTED ON LOTS 1, 5, 6, 7 & 10 UNLESS SUITABLE ALTERNATIVE MEASURES ARE APPROVED BY THE TOWN PLANNING DEPARTMENT.
 - ROOF DRAIN FILTER STRIPS SHALL BE INSTALLED ON THE FRONT & REAR OF THE HOMES ON LOTS 1, 7-11 AND ON THE REAR OF LOTS 4 & 6 UNLESS SUITABLE ALTERNATIVE MEASURES ARE APPROVED BY THE TOWN PLANNING DEPARTMENT.
14. ANY NEED FOR ADDITIONAL UNDERDRAIN / GEOTEXTILE FABRIC WILL BE ADDRESSED DURING CONSTRUCTION IN ACCORDANCE WITH SECTION 911 M.5.B.8.III OF THE LAND USE ORDINANCE.
15. THE FORESTED BUFFERS SHOWN ON THIS PLAN ARE INTENDED TO REMAIN IN A NATURAL VEGETATIVE STATE. ONLY DEAD OR DISEASED TREES MAY BE REMOVED. THESE BUFFERS SHALL BE MARKED OUT WITH PERMANENT SIGNAGE AND PROTECTED BY DISTURBANCE IN ACCORDANCE WITH THE MAINE DEP CHAPTER 500 SUGGESTED TEMPLATES FOR DEED RESTRICTIONS PRIOR TO CONSTRUCTION.
16. REFERENCE IS MADE TO THE ENGINEERING PLANS AS PREPARED BY TERRADYN CONSULTANTS, LLC SUBMITTED AS PART OF THIS APPROVAL.
17. EACH LOT OWNER SHALL BE A MEMBER OF THE GREEN ACRES HOMEOWNERS ASSOCIATION.

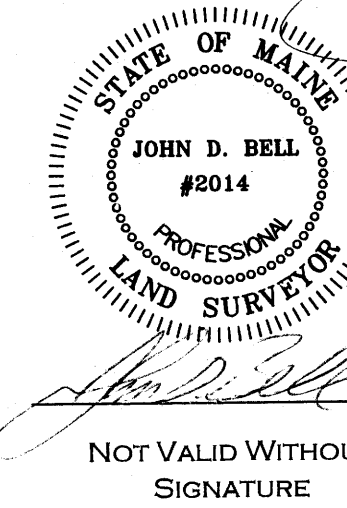
NET RESIDENTIAL AREA CALCULATION

TOTAL PARCEL AREA	1,040,183 SF (23.88 AC)
NET RESIDENTIAL AREA	41,057 SF
RIGHTS OF WAY	35,543 SF
FUTURE RIGHT OF WAY	53,283 SF
SLOPES > 25% (NOT LOCATED WITHIN RP DISTRICT)	0 SF
FLOOD PLAIN (NOT LOCATED WITHIN RP DISTRICT)	0 SF
RESOURCE PROTECTION DISTRICT (NOT WITHIN R.O.W.)	0 SF
SURFACE WATER	52,323 SF
POORLY DRAINED SOILS (NOT WITHIN RP OR R.O.W.)	0 SF
MDIF&W SIGNIFICANT HABITAT	0 SF
MDOC ENDANGERED SPECIES AREA	0 SF
NET RESIDENTIAL AREA (N.R.A.)	562,057 SF
MINIMUM N.R.A. PER LOT	40,000 SF
TOTAL PERMITTED LOTS	14.05
TOTAL PROPOSED LOTS	11



APPROVED: TOWN OF WINDHAM PLANNING BOARD

APPROVED MAY 13, 2016
DATE
Signature: [Handwritten Signature]
Signature: [Handwritten Signature]
Signature: [Handwritten Signature]

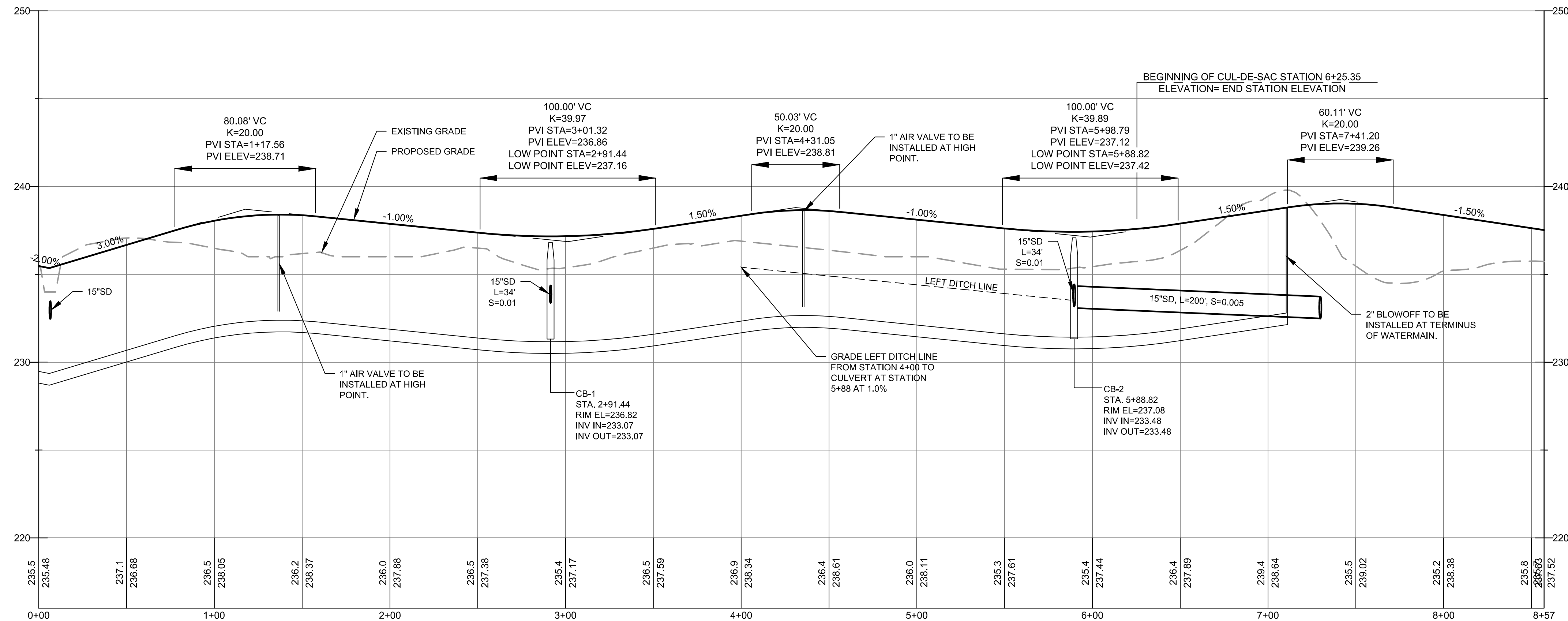


STATE OF MAINE

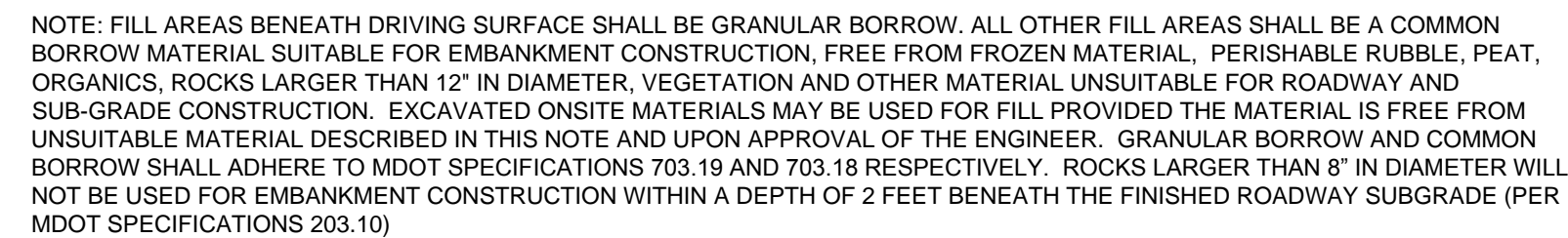
COUNTY SS REGISTRY OF DEEDS
RECEIVED _____ 20____
AT _____ h _____ m _____ M. AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST _____ REGISTRAR

NOTE: SURVEYOR'S CERTIFICATION IS APPLICABLE TO INTERIOR LOT LINES ONLY.

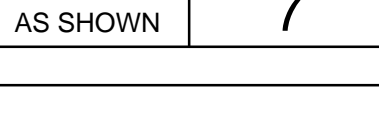
2. ALL DRIVEWAY CULVERTS TO BE 15" HDPE AND INSTALLED WITH A MINIMUM COVER OF 1'.



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



TYPICAL MINOR LOCAL STREET SECTION
NOT TO SCALE



PREPARED FOR
MGM BUILDERS
8 TURNING LEAF DRIVE
WINDHAM, MAINE 04262

JOB NO. 1558	SHEET 3
DATE 3/18/2016	
SCALE AS SHOWN	OF 7

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 SEDIMENTATION 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.

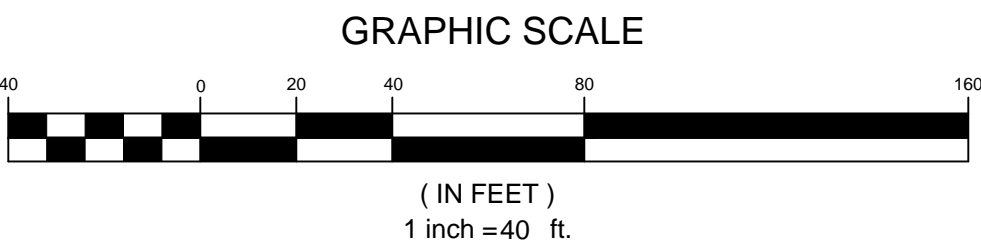
12. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23
M.R.S.A 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE
APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING
UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS 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.

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.



1. ALL WORK SHALL CONFORM TO THE PORTLAND WATER DISTRICT SPECIFICATIONS AND PROCEDURES.

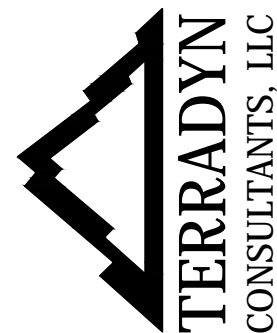
2. ALL DISTRIBUTION MAINS 4" AND LARGER SHALL BE DUCTILE IRON PER MATERIAL SPECIFICATIONS.

3. ALL DUCTILE IRON PIPE AND SERVICES SHALL BE WRAPPED IN POLYETHYLENE ENCASEMENT PER AWWA STANDARDS, BWD MATERIAL SPECIFICATIONS, AND DIPRA'S POLYETHYLENE ENCASEMENT INSTALLATION RECOMMENDATIONS.

4. WATER PIPE SHALL BE LAID WITH A COVER OF SIX (6.0') FEET FROM ESTABLISHED FINISHED GRADE TO THE TOP OF THE PIPE.

[illegible][illegible]

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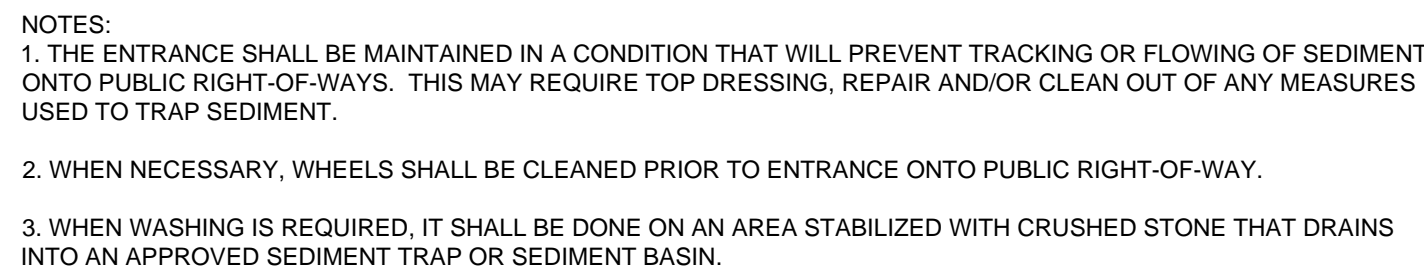
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SHEET DESCRIPTION
GREEN ACRES SUBDIVISION
UTILITY PLAN

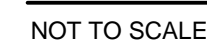
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8 TURNING LEAF DRIVE
WINDHAM, MAINE 04262

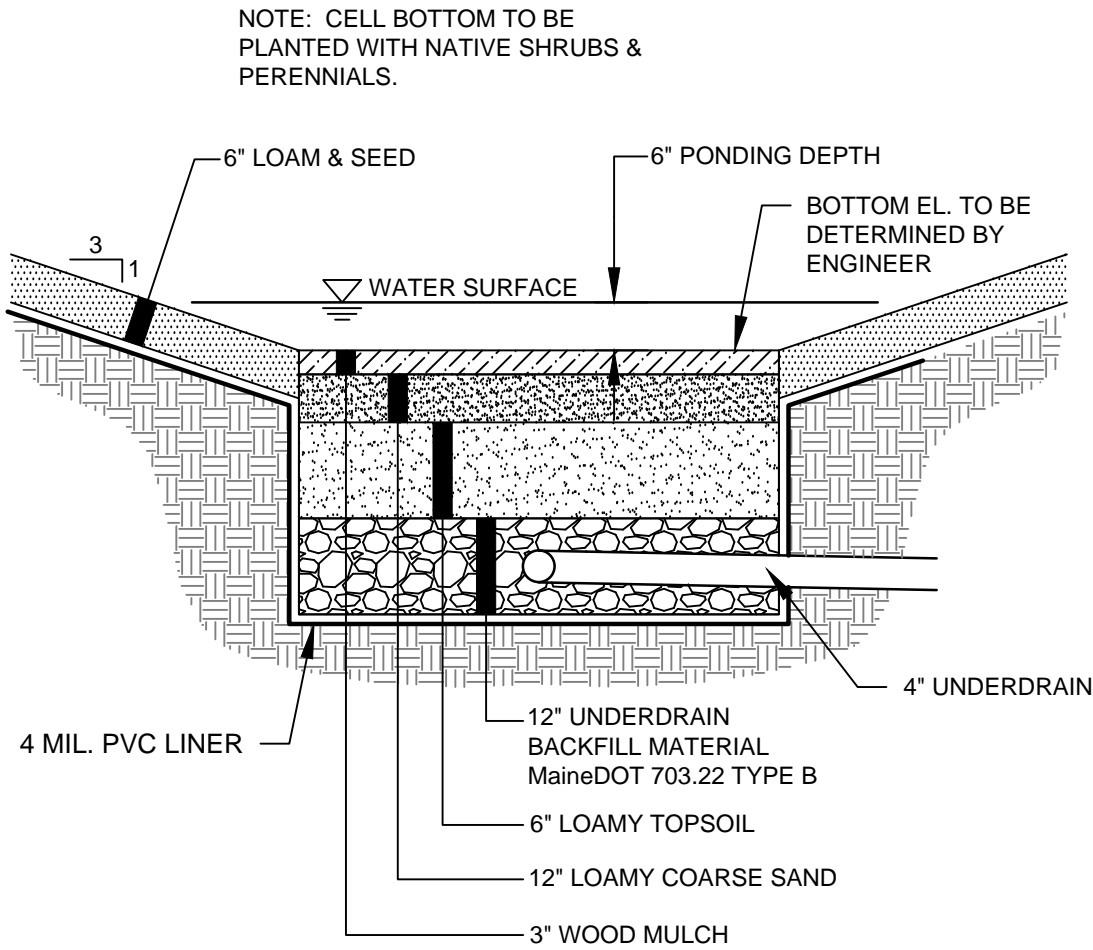
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NOTE: CELL BOTTOM TO BE PLANTED WITH NATIVE SHRUBS & PERENNIALS.

MATERIAL SPECIFICATION NOTES:

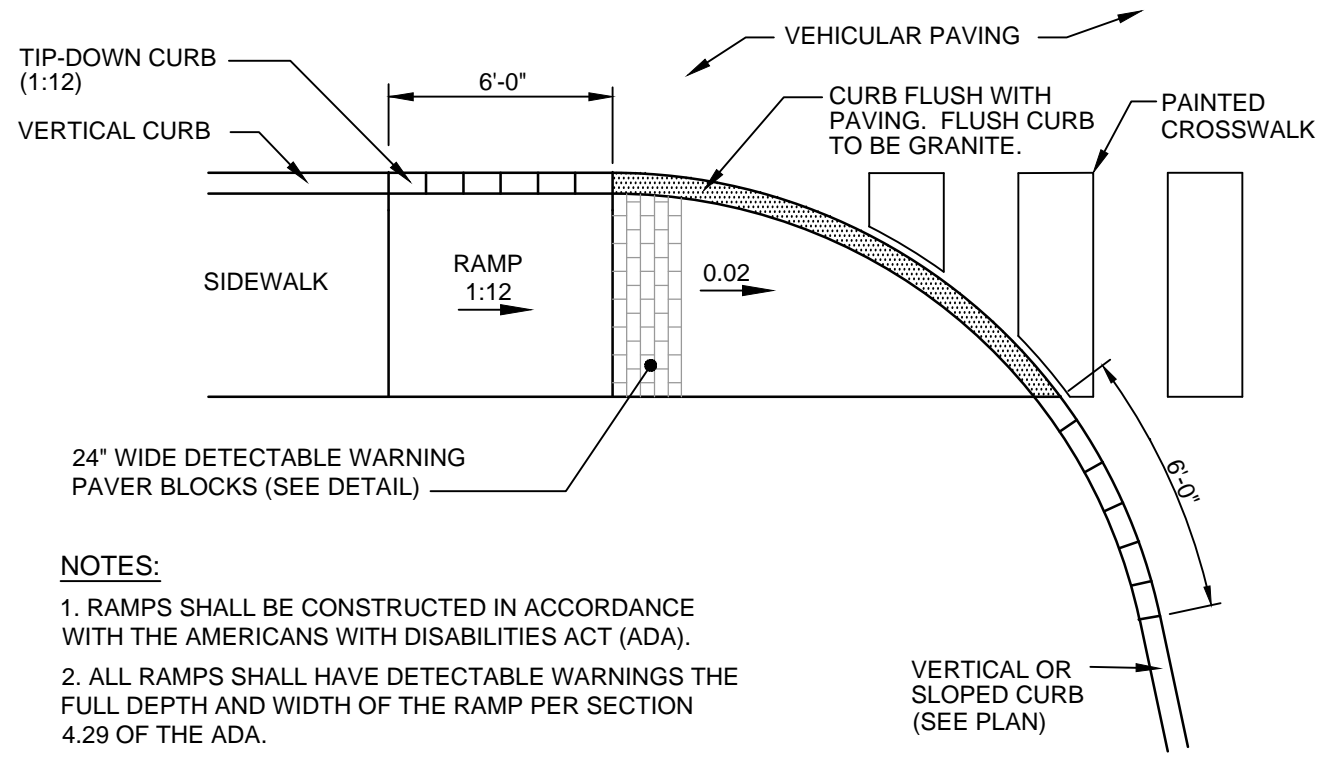
- LOAMY TOPSOIL LAYER SHALL BE A NON-CLAYEY (<2% CLAY CONTENT), LOAMY TOPSOIL SUCH AS USDA LOAMY SAND TOPSOIL WITH 5-8% HUMIFIED ORGANIC MATTER. TOPSOIL FROM THE SITE MAY BE APPROPRIATE BUT MUST BE TESTED FOR ORGANIC CONTENT AND CLAY CONTENT (HYDROMETER TEST). THE SOIL MUST BE SCREENED, LOOSE, FRIABLE, AND SHALL BE FREE FROM ADMIXTURES OF SUBSOIL, REFUSE, STONES (GREATER THAN 2 INCHES IN DIAMETER), CLOGS, ROOT AND OTHER UNDESIRABLE FOREIGN MATTER.
- TOPSOIL SHALL BE GENTLY MIXED WITH THE LOAMY COARSE SAND LAYER TO A DEPTH OF 2'-3".
- LOAMY COARSE SAND SHALL MEET THE GRADATION REQUIREMENTS OF MaineDOT 703.01.
- WOOD MULCH SHALL BE A MODERATELY FINE, SHREDDED BARK MULCH WITH LESS THAN 5% PASSING THE #200 SIEVE.

UNDERDRAINED BIORETENTION CELL DETAILS AND NOTES

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CONSTRUCTION PHASE NOTES:

- CONSTRUCTION SEQUENCE: THE SOIL FILTER MEDIA AND VEGETATION MUST NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE FILTER HAS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURE, 80% VEGETATION COVER, OR OTHER PERMANENT STABILIZATION UNLESS THE RUNOFF FROM THE CONTRIBUTING DRAINAGE AREA IS DIVERTED AROUND THE FILTER UNTIL STABILIZATION IS COMPLETED.
- COMPACTION OF SOIL FILTER: FILTER SOIL MEDIA AND UNDERDRAIN BEDDING MATERIAL MUST BE COMPACTED TO BETWEEN 90% AND 92% STANDARD PROCTOR. THE BED SHOULD BE INSTALLED IN AT LEAST 2 LIFTS OF 9 INCHES TO PREVENT POCKETS OF LOOSE MEDIA.
- CONSTRUCTION OVERSIGHT: INSPECTION BY A PROFESSIONAL ENGINEER WILL OCCUR AT A MINIMUM:
 - AFTER THE PRELIMINARY CONSTRUCTION OF THE FILTER GRADES AND ONCE THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED.
 - AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE FILTER MEDIA.
 - AFTER THE FILTER MEDIA HAS BEEN INSTALLED, PLANTED, AND MULCHED. BIO-RETENTION CELLS MUST BE STABILIZED PER THE PROVIDED PLANTING SCHEME AND DENSITY FOR THE CANOPY COVERAGE OF 30 AND 50%.
 - AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS.
- ALL THE MATERIAL USED FOR THE CONSTRUCTION OF THE FILTER BASIN MUST BE CONFIRMED AS SUITABLE BY THE DESIGN ENGINEER. TESTING MUST BE DONE BY A CERTIFIED LABORATORY TO SHOW THAT THEY ARE PASSING DEF SPECIFICATIONS.
- TESTING AND SUBMITTALS: THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE OF EACH COMPONENT OF THE FILTER MEDIA. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION. THE CONTRACTOR SHALL:
 - SELECT SAMPLES FOR SAMPLING OF EACH TYPE OF MATERIAL TO BE BLENDED FOR THE MIXED FILTER MEDIA AND SAMPLES OF THE UNDERDRAIN BEDDING MATERIAL. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PIT FACE. SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY.
 - PERFORM A SIEVE ANALYSIS CONFORMING TO STM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COURSE AGGREGATES 1996A) ON EACH TYPE OF THE SAMPLE MATERIAL. THE RESULTING SOIL FILTER MEDIA MIXTURE MUST HAVE 8% TO 12% BY WEIGHT PASSING THE #200 SIEVE. A CLAY CONTENT OF LESS THAN 2% (DETERMINED HYDROMETER GRAIN SIZE ANALYSIS) AND HAVE 10% DRY WEIGHT OF ORGANIC MATTER.
 - PERFORM A PERMEABILITY TEST ON THE SOIL FILTER MEDIA MIXTURE CONFORMING TO ASTM D2434 WITH THE MIXTURE COMPACTED TO 90-92% OF MAXIMUM DRY DENSITY BASED ON ASTM D698.

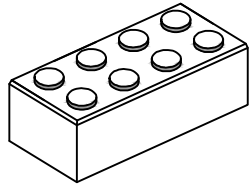


NOTES:

- RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
- ALL RAMPS SHALL HAVE DETECTABLE WARNINGS THE FULL DEPTH AND WIDTH OF THE RAMP PER SECTION 4.29 OF THE ADA.
- A TACTILE WARNING STRIP IS REQUIRED WHERE RAMP ABUTS AN AREA USED BY VEHICLES.

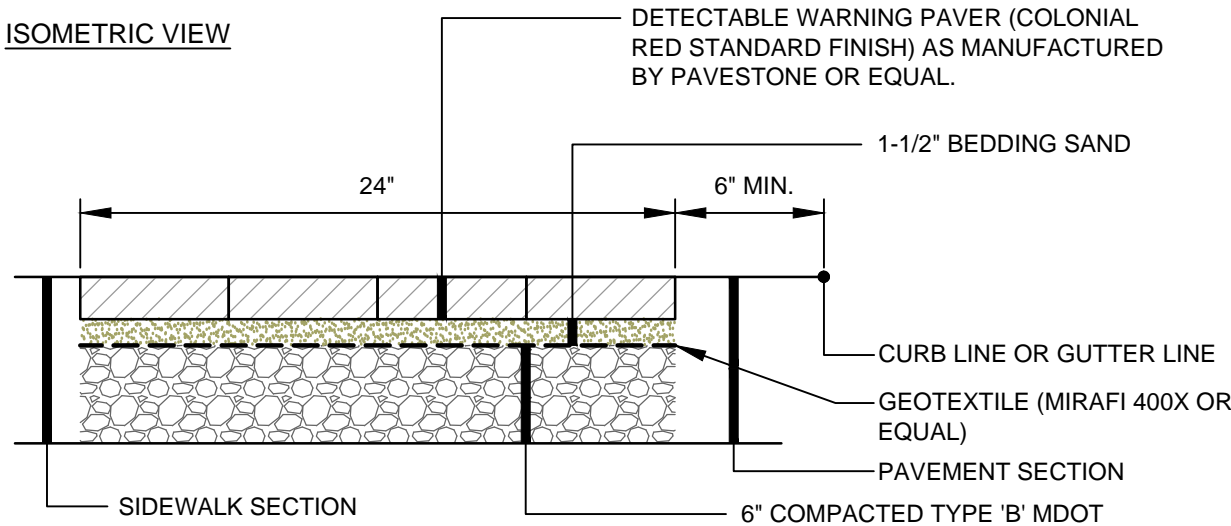
HANDICAP RAMP

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DETECTABLE WARNING PAVER
7-7/8" x 3-15/16" x 2-3/8"
WT./PIECE 6.25 LBS
PCS./SQ.FT. 4.5
PCS./PALLET 480
WT./PALLET 2968 LBS
SQ.FT./PALLET 106

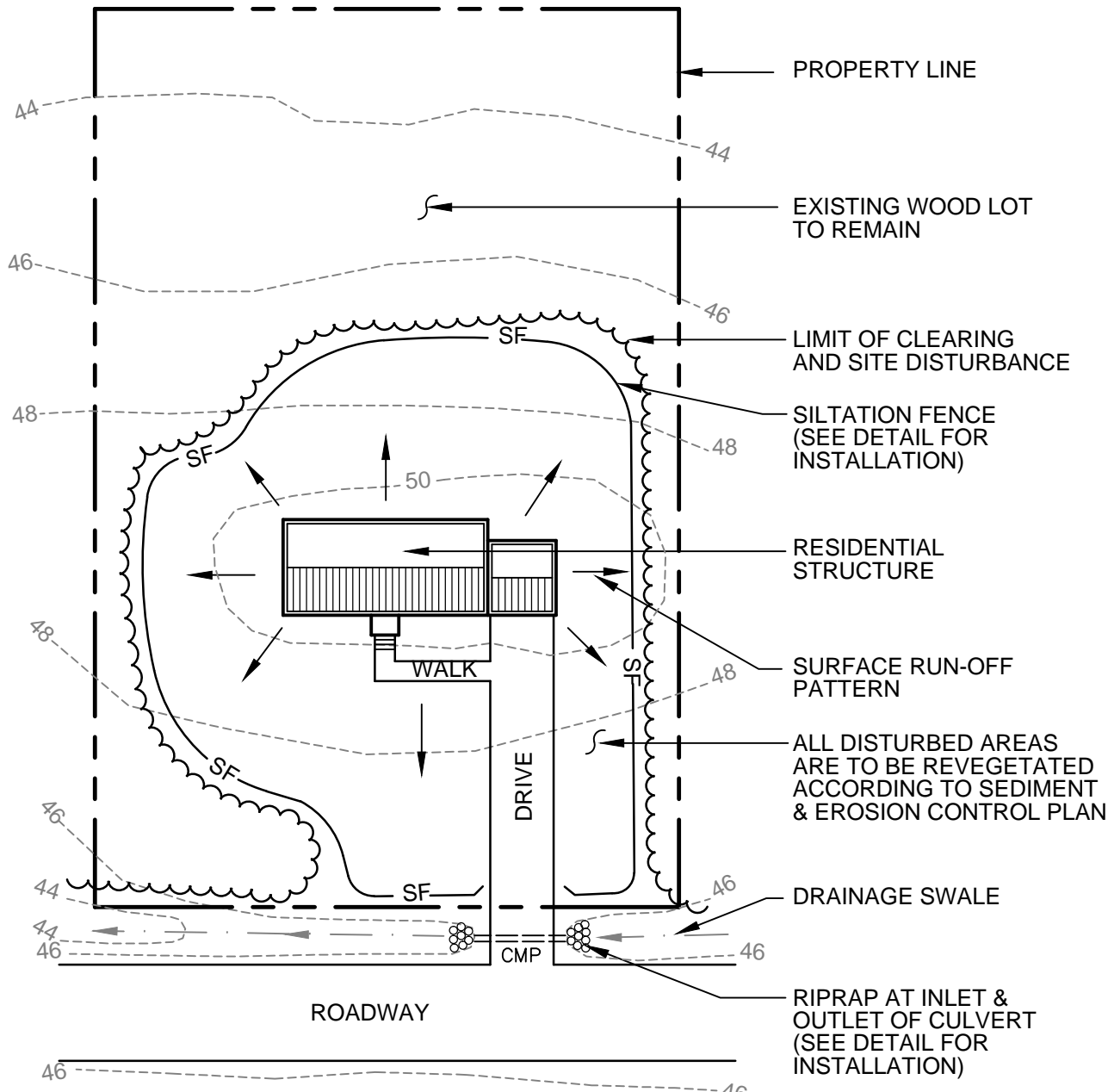
ISOMETRIC VIEW



SECTION VIEW

DETECTABLE WARNING PAVER DETAIL

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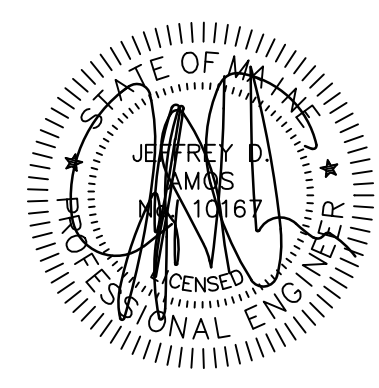


Inspection Notes for Lot Grading and Driveway location

Inspections by a professional engineer shall consist of a visit to the site prior to construction to consult with the earthwork contractor and a post construction meeting to confirm grading on lots and for all driveways to ensure runoff is directed according to plans and to oversee the re-stabilization of the lot into a vegetated cover.

TYPICAL EROSION CONTROL MEASURES FOR DWELLING UNITS

NOT TO SCALE



JDA
APD
BY

REVISED PER 3RD PARTY REVIEW & SUBMITTED FOR FINAL APPROVAL

REVISIONS

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