

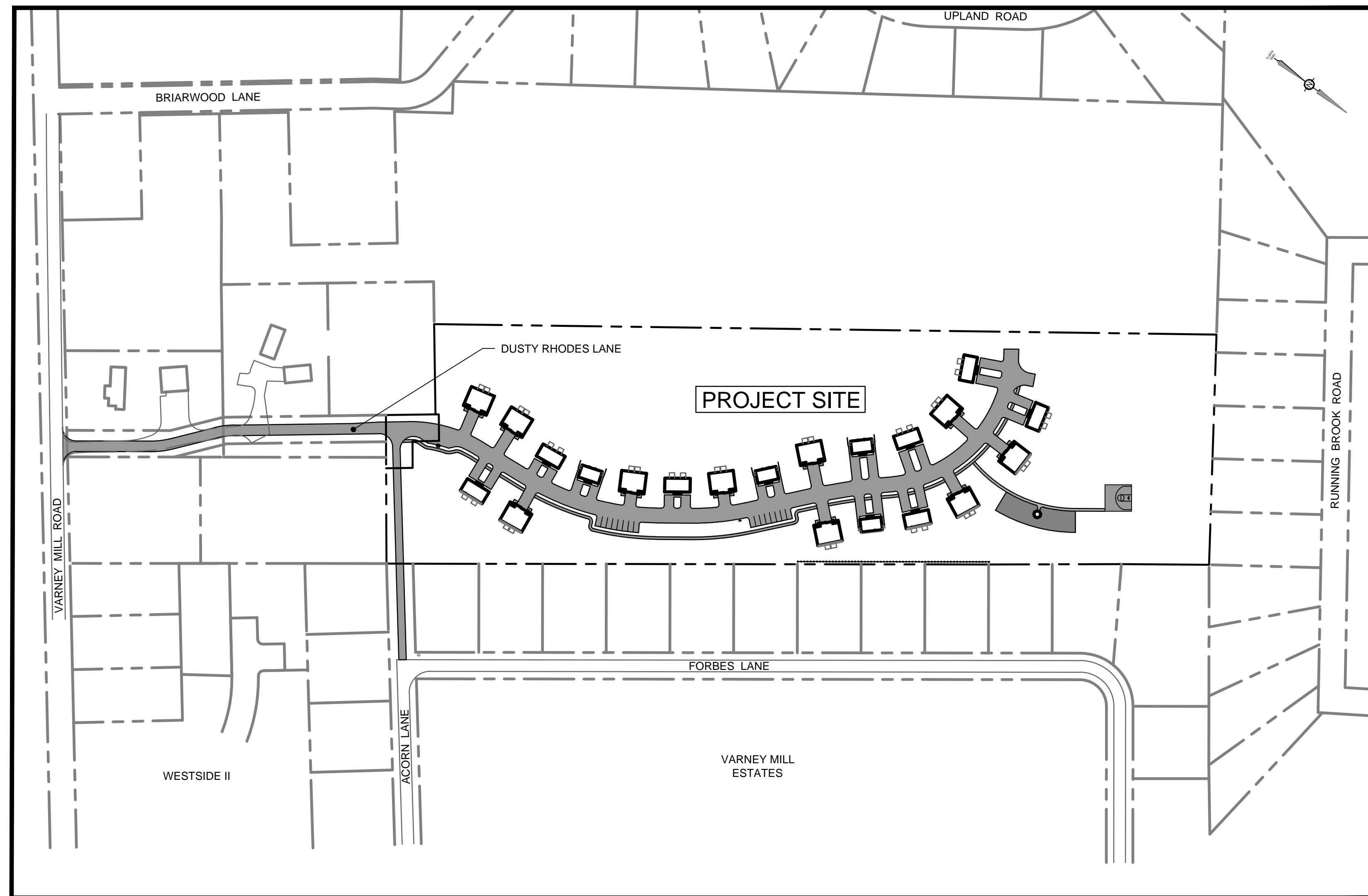
KETTLE ESTATES

A 42 UNIT CONDOMINIUM DEVELOPMENT DUSTY RHODES 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 19 LOT 8



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: 8/7/2017 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

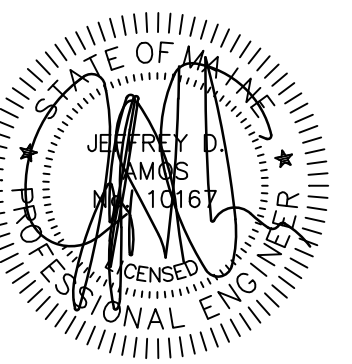
---	EXISTING PROPERTY LINE
---	PROJECT SITE BOUNDARY
---	EXISTING SETBACK LINE
---	PROPOSED EASEMENT
---	EXISTING MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	PROPOSED CONTOUR
---	EXISTING STORMDRAIN
---	PROPOSED STORMDRAIN
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING WATER LINE
---	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 GELOGIC
93 MILL ROAD
NORTH YARMOUTH, MAINE 04097



SIGNATURE DATE: 8/7/2017

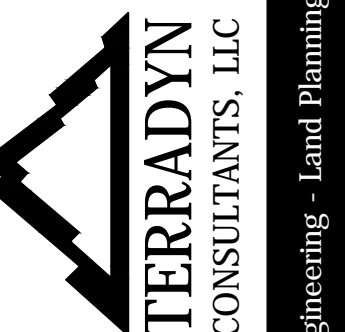
APP'D BY

REVISIONS

DATE

NO.

P.O. Box 339
111 Elderberry Lane
New Gloucester, ME 04260
Office: (207) 926-5111
Fax: (207) 221-1317
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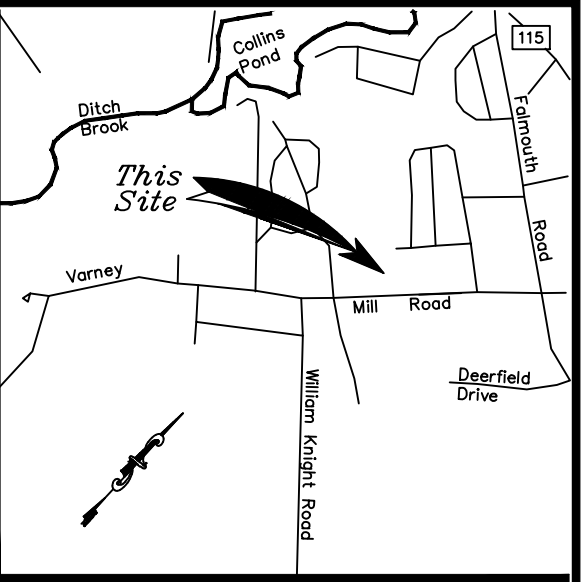
SHEET DESCRIPTION
KETTLE ESTATES
VARNEY MILL ROAD & ACORN LANE
COVER SHEET & LOCATION MAP
PREPARED FOR
ROBIE HOLDINGS, LLC
P.O. BOX 1508
WINDHAM, MAINE 04062

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

SHEET C-0.0

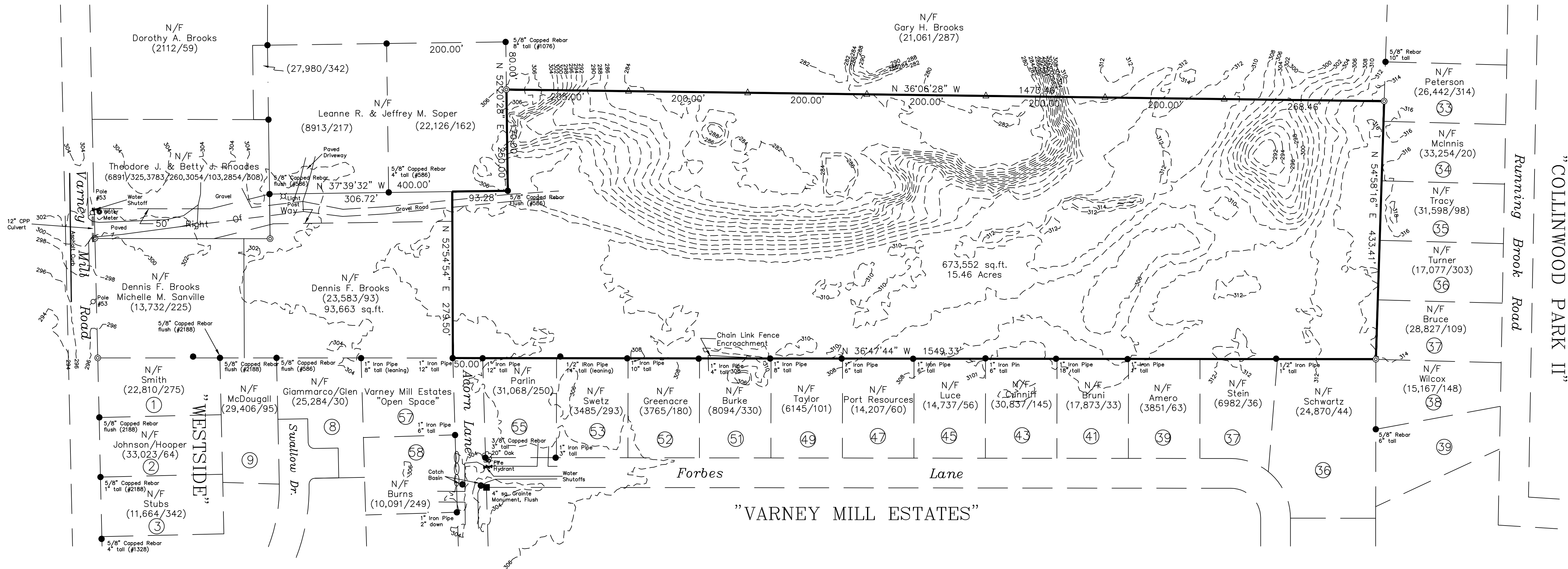
PLAN REFERENCES

- "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.



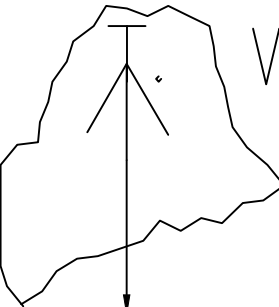
Existing Conditions Plan of Land

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

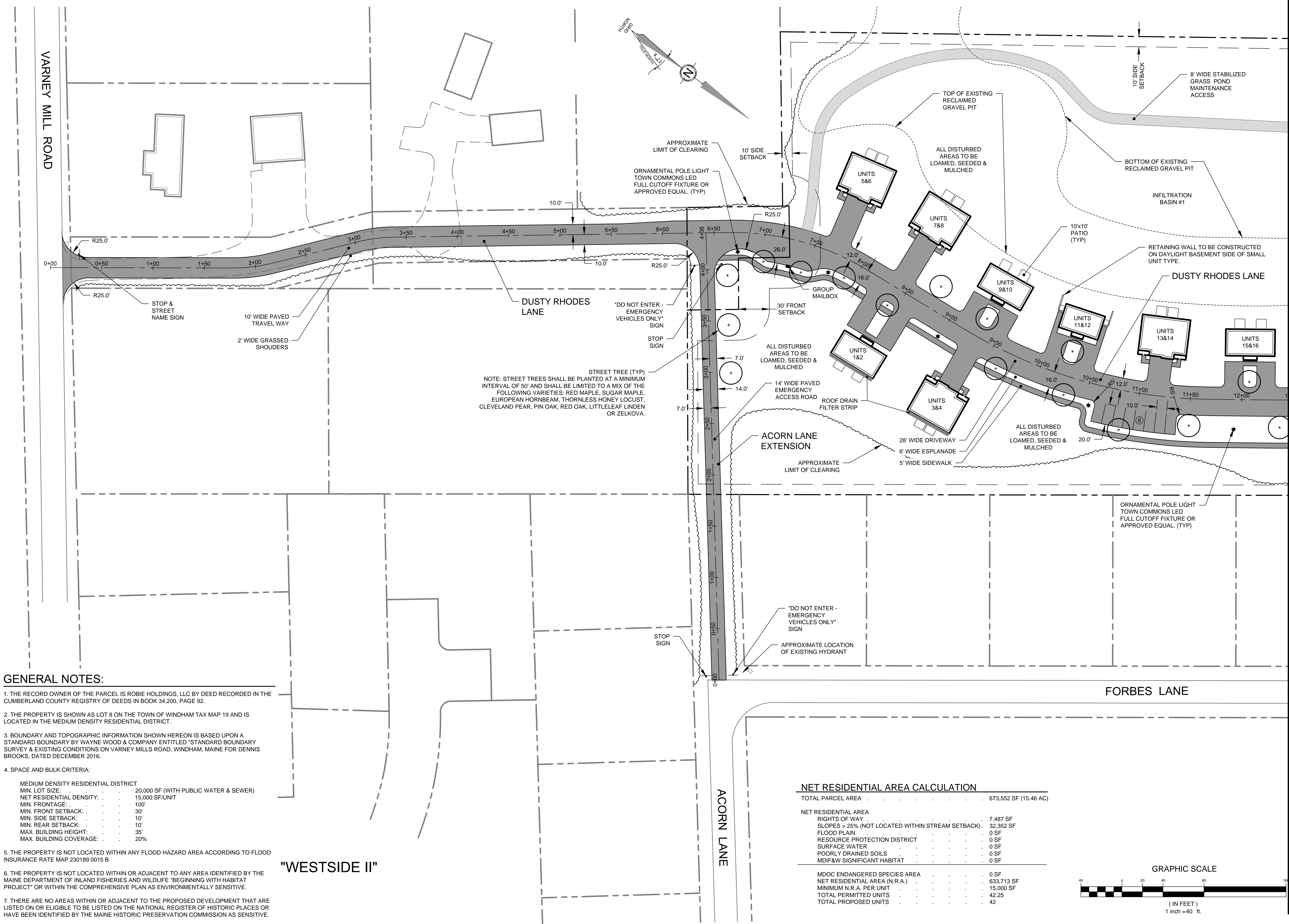
WAYNE

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



GENERAL NOTES:

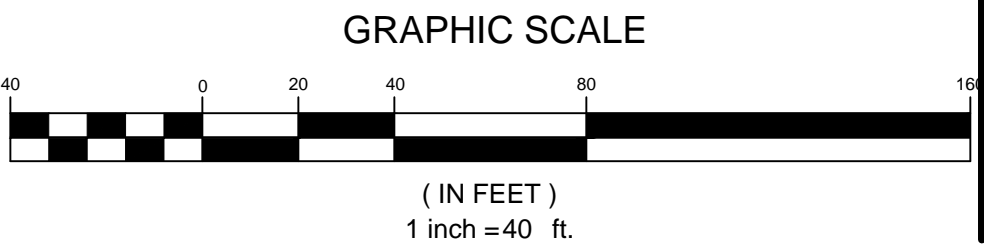
- THE RECORD OWNER OF THE PARCEL IS ROBIE HOLDINGS, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 34,200, PAGE 92.
- THE PROPERTY IS SHOWN AS LOT 8 ON THE TOWN OF WINDHAM TAX MAP 19 AND IS LOCATED IN THE MEDIUM DENSITY RESIDENTIAL DISTRICT.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A STANDARD BOUNDARY BY WAYNE WOOD & COMPANY ENTITLED "STANDARD BOUNDARY SURVEY & EXISTING CONDITIONS ON VARNEY MILLS ROAD, WINDHAM, MAINE FOR DENNIS BROOKS, DATED DECEMBER 2016.
- SPACE AND BULK CRITERIA:

MEDIUM DENSITY RESIDENTIAL DISTRICT	
MIN. LOT SIZE:	20,000 SF (WITH PUBLIC WATER & SEWER)
NET RESIDENTIAL DENSITY:	15,000 SF/UNIT
MIN. FRONTAGE:	100'
MIN. FRONT SETBACK:	30'
MIN. SIDE SETBACK:	10'
MIN. REAR SETBACK:	10'
MAX. BUILDING HEIGHT:	35'
MAX. BUILDING COVERAGE:	20%
- THE PROPERTY IS NOT LOCATED WITHIN ANY FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 230189 0015 B.
- THE PROPERTY IS NOT LOCATED WITHIN OR ADJACENT TO ANY AREA IDENTIFIED BY THE MAINE DEPARTMENT OF INLAND FISHERIES AND WILDLIFE "BEGINNING WITH HABITAT PROJECT" OR WITHIN THE COMPREHENSIVE PLAN AS ENVIRONMENTALLY SENSITIVE.
- THERE ARE NO AREAS WITHIN OR ADJACENT TO THE PROPOSED DEVELOPMENT THAT ARE LISTED ON OR ELIGIBLE TO BE LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES OR HAVE BEEN IDENTIFIED BY THE MAINE HISTORIC PRESERVATION COMMISSION AS SENSITIVE.
- THE PROJECT SITE DOES NOT CONTAIN ANY WETLAND AREAS.

"WESTSIDE II"

NET RESIDENTIAL AREA CALCULATION

TOTAL PARCEL AREA	673,552 SF (15.46 AC)
NET RESIDENTIAL AREA	
RIGHTS OF WAY	7,487 SF
SLOPES > 25% (NOT LOCATED WITHIN STREAM SETBACK)	32,352 SF
FLOOD PLAIN	0 SF
RESOURCE PROTECTION DISTRICT	0 SF
SURFACE WATER	0 SF
POORLY DRAINED SOILS	0 SF
MDIF&W SIGNIFICANT HABITAT	0 SF
MDOC ENDANGERED SPECIES AREA	0 SF
NET RESIDENTIAL AREA (N.R.A.)	633,713 SF
MINIMUM N.R.A. PER UNIT	15,000 SF
TOTAL PERMITTED UNITS	42.25
TOTAL PROPOSED UNITS	42



MATCH LINE - SEE SHEET C-1.1

MATCH LINE - SEE SHEET C-1.1

SIGNATURE DATE: 8/7/2017

APPROVED BY	
REVISIONS	
DATE	
NO.	

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

TERRADYN
CONSULTANTS, LLC

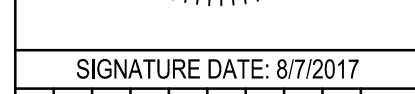
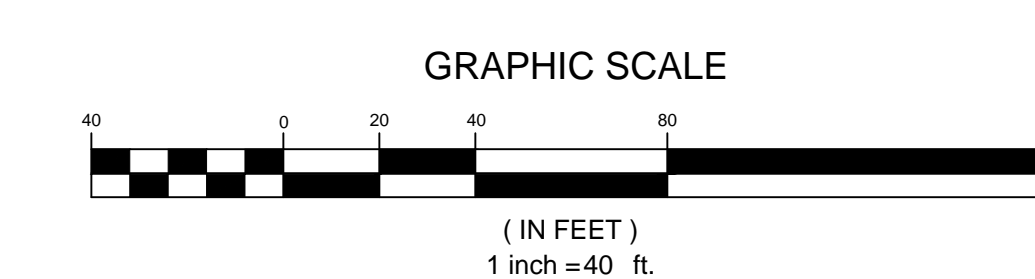
Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting


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

PREPARED FOR
ROBIE HOLDINGS, LLC
P.O. BOX 1608
WINDHAM, MAINE 04092

DATE:	8/7/2017
SCALE:	1"=40'
DESIGNED:	JDA
JOB NO:	1715
FILE:	1715 SK.DWG
SHEET	C-1.0

MATCH LINE - SEE SHEET C-1.0



 **TERRADYN**
CONSULTANTS, LLC

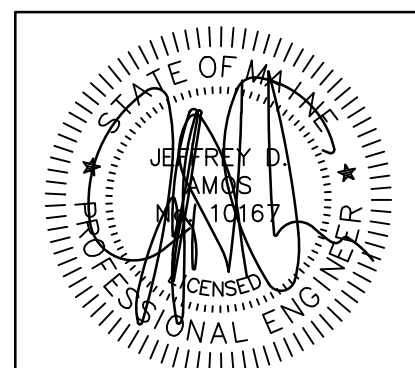
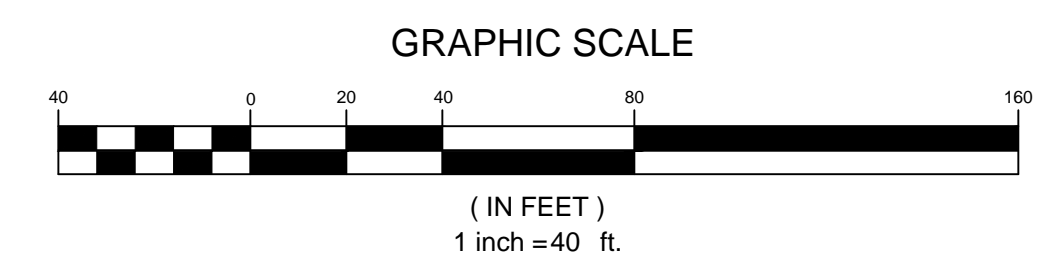
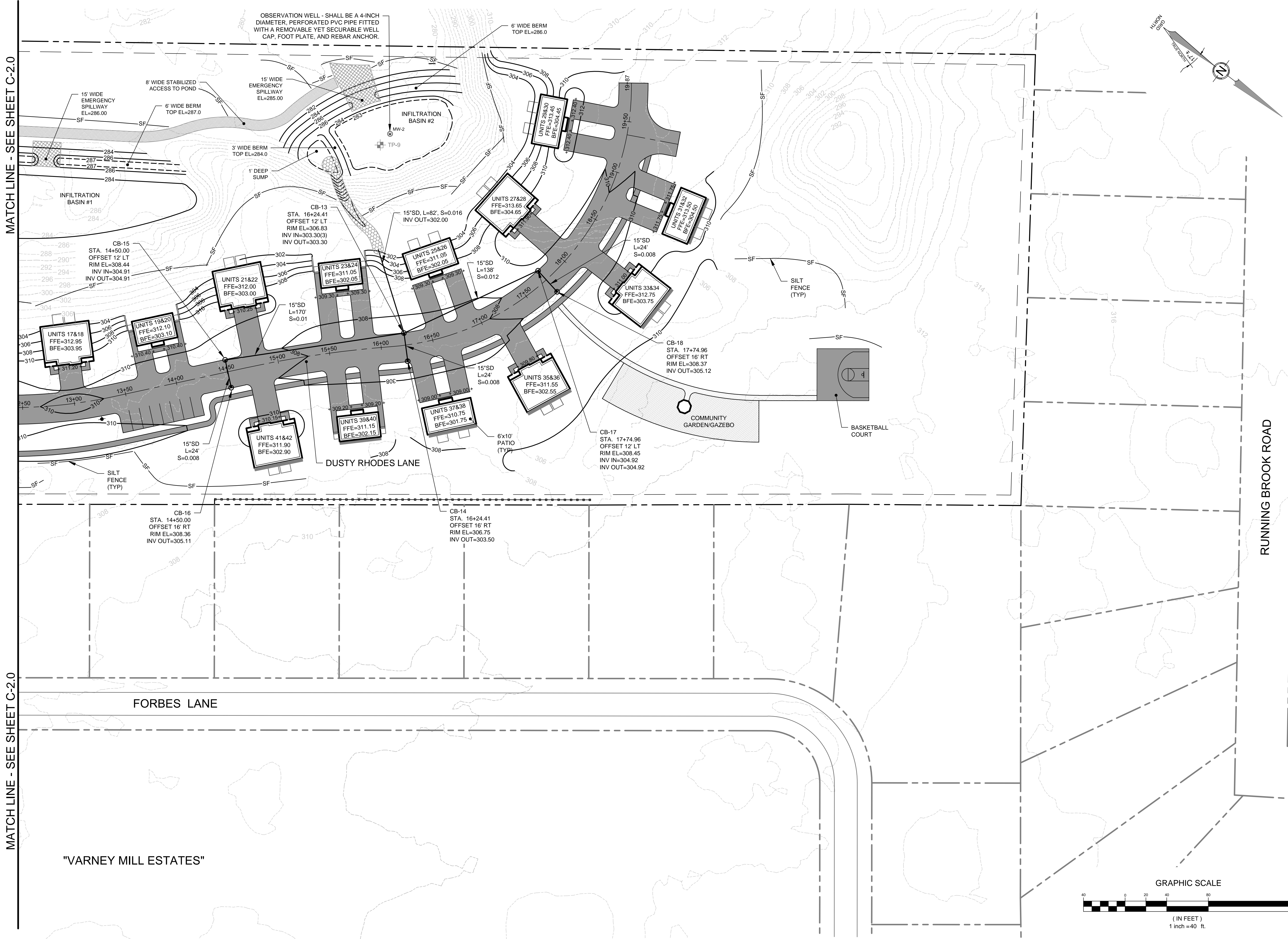
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SHEET DESCRIPTION	
<p>KETTLE ESTATES KITNEY MILL ROAD & ACORN LANE SITE & LANDSCAPING PLAN</p>	
PREPARED FOR	
<p>ROBIE HOLDINGS, LLC P.O. BOX 1508 WINDHAM, MAINE 04062</p>	
DATE:	8/7/2017
SCALE:	1"=40'
DESIGNED:	JDA
JOB NO:	1715
FILE: 1715 SK.DWG	
SHEET	

MATCH LINE - SEE SHEET C-2.0



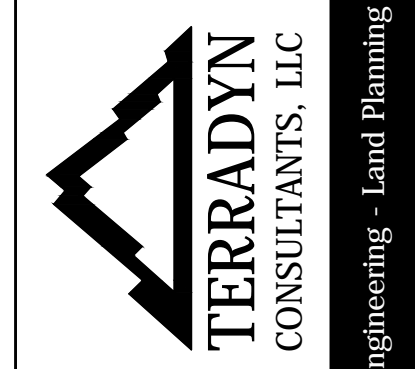
SIGNATURE DATE: 7/14/2017

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TERRADYN
CONSULTANTS, LLC

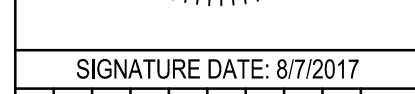
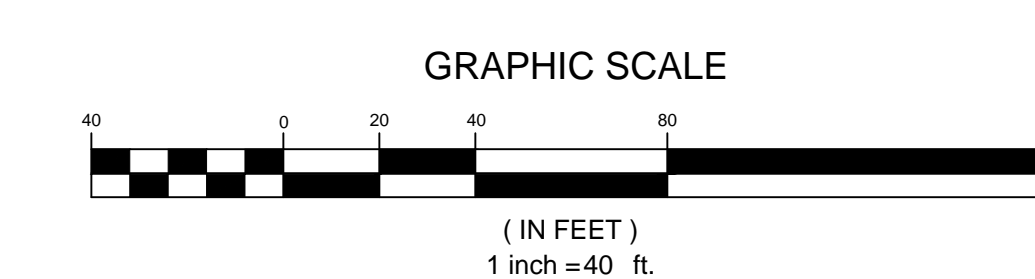
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SHEET DESCRIPTION	<p>KETTLE ESTATES</p> <p>VARNEY MILL ROAD & ACORN LANE</p> <p>GRADING & EROSION CONTROL PLAN</p>
<p>DATE: 7/14/2017</p> <p>SCALE: 1"=40'</p> <p>DESIGNED: JDA</p> <p>JOB NO: 1715</p> <p>FILE: 1715 SK.DWG</p>	<p>PREPARED FOR</p> <p>ROBIE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

MATCH LINE - SEE SHEET C-3.0



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SHEET DESCRIPTION	
KETTLE ESTATES VERLEY MILL ROAD & ACORN LANE UTILITY PLAN	
PREPARED FOR	
ROBIE HOLDINGS, LLC P.O. BOX 1508 WINDHAM, MAINE 04622	
DATE:	8/7/2017
SCALE:	1"=40'
DESIGNED:	JDA
JOB NO:	1715
FILE: 1715 SK.DWG	
SHEET	C-3.1

Page 11 of 11

4" LOAM, SEED & MULCH

14'-0" WIDTH

7'-0" 7'-0"

1/4" /FT 1/4" /FT

2% 2%

EXISTING GROUND

3

1

4" LOAM, SEED & MULCH (TYP)

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
(SEE NOTE BELOW)

NOTE: SEE ACCESS ROAD CROSS SECTION STA: 1+00 - END DETAIL FOR ADDITIONAL NOTES

INSTALL NORTH

AMERICAN GREEN S150 EROSION CONTROL MAT, OR EQUAL, IN GRASS SHOULDER IN FLOW CHANNEL ADJACENT TO ROADWAY. MINIMUM WIDTH=8'.

NOT TO SCALE

50' R.O.W.

20'-0" WIDTH

4' LOAM, SEED & MULCH

2' GRAVEL SHOULDER

2' GRAVEL SHOULDER

4' LOAM, SEED & MULCH

2% 2% 2% 2%

STALL NORTH

AMERICAN GREEN S150

OSION CONTROL

IT, OR EQUAL, IN

BASS SHOULDER IN

LOW CHANNEL

JACENT TO

ADWAY. MINIMUM

DTH=8".

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)

NOT TO SCALE

28'-0" WIDTH

12'-0" 16'-0"

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

2% -5% 2% 2% 2%

4" LOAM, SEED & MULCH

4" LOAM, SEED & MULCH

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

1.5" SURFACE COURSE (HMA 9.5 MM)

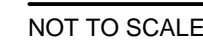
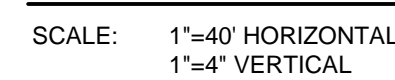
2.5" BASE COURSE (HMA 19.0 MM)

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)

NOT TO SCALE



EROSION AND SEDIMENT CONTROL PLAN

Pre-Construction Phase

A person who conducts, or causes to be conducted, an activity that involves filling, displacing or exposing soil or other earthen materials shall take measures to prevent unreasonable erosion of soil or sediment beyond the project site or into a protected natural resource as defined in 38 mrsa § 480-b. Erosion control measures must be in place before the activity begins. Measures must remain in place and functional until the site is permanently stabilized. Adequate and timely temporary and permanent stabilization measures must be taken. The site must be maintained to prevent unreasonable erosion and sedimentation. Minimize disturbed areas and protect natural downgradient buffer areas to the extent practicable.

BMP Construction Phase

A. Sediment barriers. Prior to the beginning of any construction, properly install sediment barriers at the edge of any downgradient disturbed area and adjacent to any drainage channels within the proposed disturbed area. Maintain the sediment barriers until the disturbed area is permanently stabilized.

B. Construction entrance: Prior to any clearing or grubbing, a construction entrance shall be constructed at the intersection with the proposed access drive and the existing roadway to avoid tracking of mud, dust and debris from the site.

C. Riprap: Since riprap is used where erosion potential is high, construction must be sequenced so that the riprap is put in place with the minimum delay. Disturbance of areas where riprap is to be placed should be undertaken only when final preparation and placement of the riprap can follow immediately behind the initial disturbance. Where riprap is used for outlet protection, the riprap should be placed before or in conjunction with the construction of the pipe or channel so that it is in place when the pipe or channel begins to operate. Maintain temporary riprap, such as temporary check dams until the disturbed area is permanently stabilized.

D. Temporary stabilization. Stabilize with temporary seeding, mulch, or other non-erodable cover any exposed soils that will remain unworked for more than 14 days except, stabilize areas within 100 feet of a wetland or waterbody within 7 days or prior to a predicted storm event, whichever comes first. If hay or straw mulch is used, the application rate must be 2 bales (70-90 pounds) per 1000 sf or 1.5 to 2 tons (90-100 bales) per acre to cover 75 to 90% of the ground surface. Hay mulch must be kept moist or anchored to prevent wind blowing. An erosion control blanket or mat shall be used at the base of grassed waterways, steep slopes (15% or greater) and on any disturbed soil within 100 feet of lakes, streams and wetlands. Grading shall be planned so as to minimize the length of time between initial soil exposure and final grading. On large projects this should be accomplished by phasing the operation and completing the first phase up to final grading and seeding before starting the second phase, and so on.

E. Vegetated waterway. Upon final grading, the disturbed areas shall be immediately seeded to permanent vegetation and mulched and will not be used as outlets until a dense, vigorous vegetative cover has been obtained. Once soil is exposed for waterway construction, it should be immediately shaped, graded and stabilized. Vegetated waterways need to be stabilized early during the growing season (prior to september 15). If final seeding of waterways is delayed past september 15, emergency provisions such as sod or riprap may be required to stabilize the channel. Waterways should be fully stabilized prior to directing runoff to them.

Permanent stabilization defined

A. Seeded areas. For seeded areas, permanent stabilization means an 90% cover of the disturbed area with mature, healthy plants with no evidence of washing or rilling of the topsoil.

B. Sodded areas. For sodded areas, permanent stabilization means the complete binding of the sod roots into the underlying soil with no slumping of the sod or die-off.

C. Permanent mulch. For mulched areas, permanent mulching means total coverage of the exposed area with an approved mulch material. Erosion control mix may be used as mulch for permanent stabilization according to the approved application rates and limitations.

D. Riprap. For areas stabilized with riprap, permanent stabilization means that slopes stabilized with riprap have an appropriate backing of a well-graded gravel or approved geotextile to prevent soil movement from behind the riprap. Stone must be sized appropriately. It is recommended that angular stone be used.

E. Agricultural use. For construction projects on land used for agricultural purposes (e.G., pipelines across crop land), permanent stabilization may be accomplished by returning the disturbed land to agricultural use.

F. Paved areas. For paved areas, permanent stabilization means the placement of the compacted gravel subbase is completed.

G. Ditches, channels, and swales. For open channels, permanent stabilization means the channel is stabilized with mature vegetation at least three non-erodible lining capable of withstanding the anticipated flow velocities and flow depths without reliance on check dams to slow flow. There must be no evidence of slumping of the lining, undercutting of the banks, or down-cutting of the channel.

General Construction Phase

The following erosion control measures shall be followed by the contractor throughout construction of this project:

A. All topsoil shall be collected, stockpiled, seeded with rye at 3 pounds/1,000 sf and mulched, and reused as required. Silt fencing shall be placed down gradient from the stockpiled loam. Stockpile to be located by designation of the owner and inspecting engineer.

B. The inspecting engineer at his/her discretion, may require additional erosion control measures and/or supplemental vegetative provisions to maintain stability of earthworks and finish graded areas. The contractor shall be responsible for providing and installing any supplemental measures as directed by the inspecting engineer. Failure to comply with the engineer's directions will result in discontinuation of construction activities.

C. Erosion control mesh shall be applied in accordance with the plans over all finish seeded areas as specified on the design plans.

D. All graded or disturbed areas including slopes shall be protected during clearing and construction in accordance with the approved erosion and sediment control plan until they are adequately stabilized.

E. All erosion, and sediment control practices and measures shall be constructed, applied and maintained in accordance with the approved erosion and sediment control plan.

F. Areas to be filled shall be cleared, grubbed and stripped of topsoil to remove trees, vegetation, roots or other objectionable materials.

G. Areas shall be scarified to a minimum depth of 3 inches prior to placement of topsoil.

H. All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems. Fill intended to support buildings, structures and conduits, etc., shall be compacted in accordance with local requirements or codes.

I. All fills shall be placed and compacted in layers not to exceed 8 inches in thickness.

J. Except for approved landfills or non-structural fills, fill material shall be free of brush, rubbish, rocks, logs, stumps, building debris and other objectionable materials that would interfere with or prevent construction of satisfactory lifts.

K. Frozen material or soft, mucky or highly compressible materials shall not be incorporated into fill slopes or structural fills.

L. Fill shall not be placed on a frozen foundation.

M. Seeps or springs encountered during construction shall be handled appropriately.

N. All graded areas shall be permanently stabilized immediately following finished grading.

O. Remove any temporary control measures, such as silt fence, within 30 days after permanent stabilization is attained. Remove any accumulated sediments and stabilize.

Permanent vegetation

Permanent vegetative cover should be established on disturbed areas where permanent, long lived vegetative cover is needed to stabilize the soil, to reduce damages from sediment and runoff, and to enhance the environment.

Seedbed preparation

A. Grade as feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application and anchoring, and maintenance.

B. Apply limestone and fertilizer according to soil tests such as those offered by the university of maine soil testing laboratory. Soil sample maiters are available from the local cooperative extension service office. If soil testing is not feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 800 pounds per acre or 18.4 pounds per 1,000 square feet using 10-20-20 (n-p2o5-k2o) or equivalent. Apply ground limestone (equivalent to 50% calcium plus magnesium oxide) at a rate of 3 tons per acre (138 lb. Per 1,000 sq. Ft).

C. Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc, spring tooth harrow or other suitable equipment. The final harrow operation should be on the general contour. Continue tillage until a reasonably uniform, fine seedbed is prepared. All but clay or silty soils and coarse sands should be rolled to firm the seedbed wherever feasible.D. Remove from the surface all stones 2 inches or larger in any dimension. Remove all other debris, such as wire, cable, tree roots, concrete, clods, lumps or other unsuitable material.

E. Inspect seedbed just before seeding. If traffic has left the soil compacted; the area must be tilled and firmed as above.

F. Permanent seeding should be made 45 days prior to the first killing frost or as a dormant seeding with mulch after the first killing frost and before snowfall. When crown vetch is seeded in later summer, at least 35% of the seed should be hard seed (unscarified). If seeding cannot be done within the seeding dates, mulch according to the temporary mulching bmp and overwinter stabilization and construction to protect the site and delay seeding until the next recommended seeding period.

G. Following seed bed preparation, swale areas, fill areas and back slopes shall be seeded at a rate of 3 lbs./1,000 s.F. With a mixture of 35% creeping red h. Fescue, 6% red top, 24% kentucky bluegrass, 10% perennial ryegrass, 20% annual ryegrass and 5% white dutch clover.

I. Areas which have been temporarily or permanently seeded shall be mulched immediately following seeding.

J. Areas which cannot be seeded within the growing season shall be mulched for over-winter protection and the area should be seeded at the beginning of the growing season.

Winter construction phase

If an area is not stabilized with temporary or permanent measures by november 15, then the site must be protected with additional stabilization measures.

A. Permanent stabilization consists of at least 90% vegetation, pavement/gravel base or riprap.

B. Do not expose slopes or leave slopes exposed over the winter or for any other extended time of work suspension unless fully protected with mulch.

C. Apply hay mulch at twice the standard rate (150 lbs. Per 1,000 sf). The mulch must be thick enough such that the ground surface will not be visible and must be anchored.

D. Use mulch and mulch netting or an erosion control mulch blanket or all slopes greater than 8 % or other areas exposed to direct wind.

E. Install an erosion control blanket in all drainageways (bottom and sides) with a slope greater than 3 %.

F. See the vegetation measures for more information on seeding dates and types.

G. Winter excavation and earthwork shall be completed so that no more than 1 acre of the site is without stabilization at any one time.

H. An area within 100 feet of a protected natural resource must be protected with a double row of sediment barrier.

I. Temporary mulch must be applied within 7 days of soil exposure or prior to any storm event, but after every workday in areas within 100 feet from a protected natural resource.

J. Areas that have been brought to final grade must be permanently mulched that same day.

K. If snowfall is greater than 1 inch (fresh or cumulative), the snow shall be removed from the areas due to be seeded and mulched.

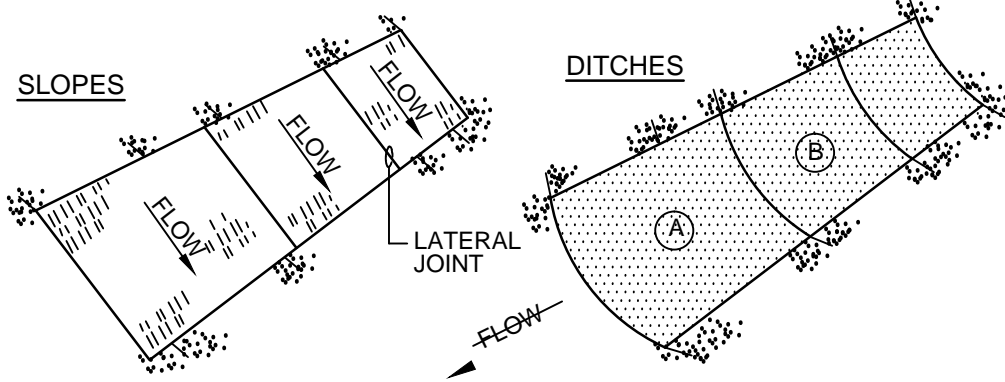
L. Loam shall be free of frozen clumps before it is applied.

M. All vegetated ditch lines that have not been stabilized by november 1, or will be worked during the winter construction period, must be stabilized with an appropriate stone lining backed by an appropriate gravel bed or geotextile unless specifically released from this standard by the department.

Maintenance and inspection phase

A. Contractor shall inspect disturbed and impervious areas, and erosion and stormwater control measures, areas used for storage that are exposed to precipitation, and locations where vehicles enter or exit the parcel at least once a week and before and after a storm event, prior to completion of permanent stabilization. A person with knowledge of erosion and stormwater must conduct the inspection. This person must be identified in the inspection log. If best management practices (bmps) need to be modified or if additional bmps are necessary, implementation must be completed within 7 calendar days and prior to any storm event (rainfall). All measures must be maintained in effective operating condition until areas are permanently stabilized.

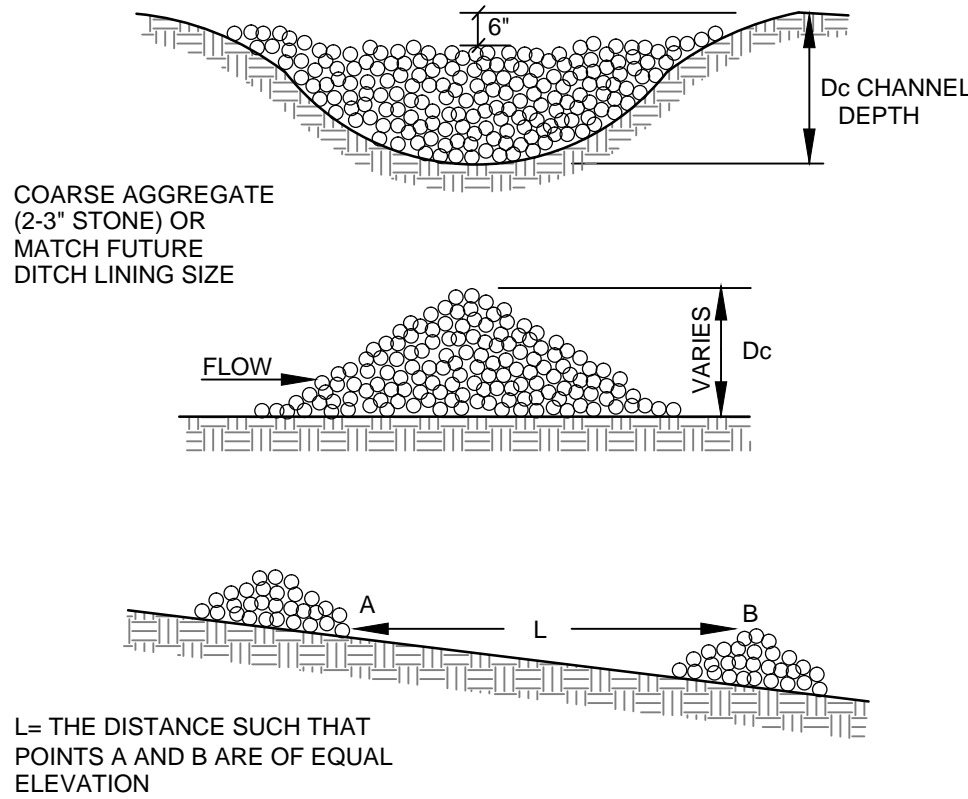
B. A log (report) must be kept summarizing the scope of the inspection, name(s) and qualifications of the personnel making the inspection, the date(s) of the inspection, and major observations relating to operation of erosion and sedimentation controls and pollution prevention measures. Major observations must include: bmps that need to be maintained; location(s) of bmps that failed to operate as designed or proved inadequate for a particular location; and location(s) where additional bmps are needed that did not exist at the time of inspection. Follow-up to correct deficiencies or enhance controls must also be indicated in the log and dated, including what action was taken and when.



- NOTES:
1. BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.
 2. FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED. OVERLAP B OVER A.
 3. LATERAL JOINTS TO HAVE 4" OVERLAP OF STRIPS. STAPLE 18" ON CENTER.
 4. STAPLE OUTSIDE LATERAL EDGE 2' ON CENTER.
 5. WIRE STAPLES TO BE MIN. OF #11 WIRE, 6" LONG & 1-1/2" WIDE.
 6. USE NORTH AMERICAN GREEN DS 150 (OR APPROVED EQUAL) ON SLOPES BETWEEN 4:1-2:1. USE NORTH AMERICAN GREEN VMAX SC250 PERMANENT TURF REINFORCEMENT MAT (OR APPROVED EQUAL) ON SLOPES 2:1 AND STEEPER..

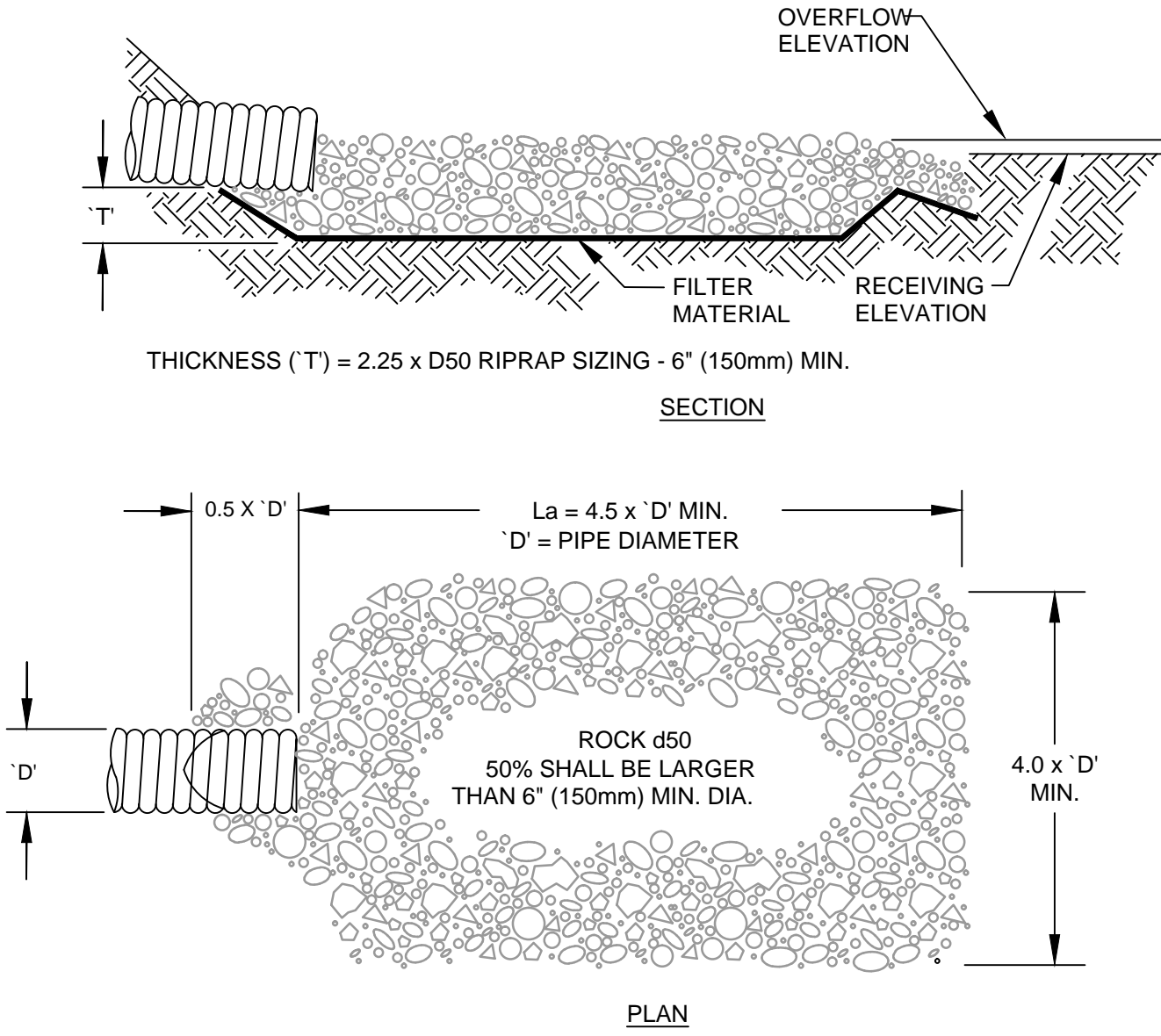
EROSION CONTROL BLANKET

NOT TO SCALE



STONE CHECK DAM

NOT TO SCALE



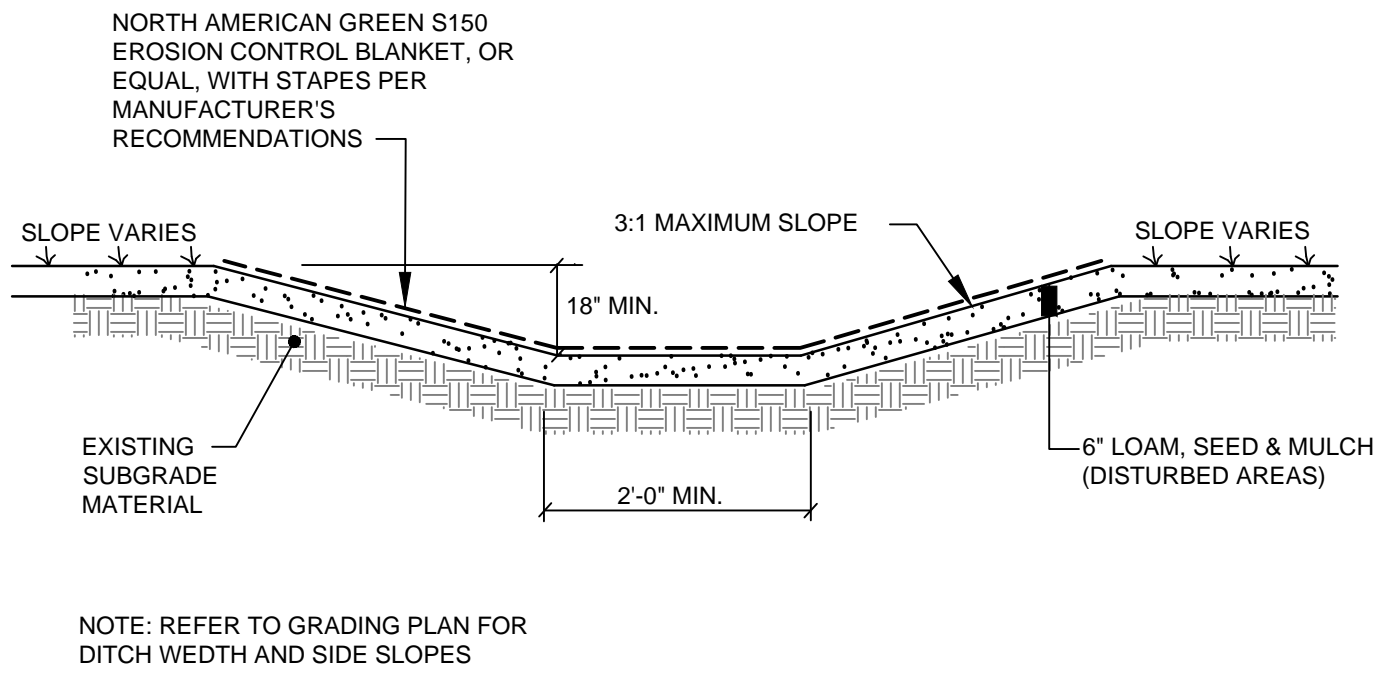
PIPE OUTLET PROTECTION SIZING TABLE			
PIPE SIZE (IN)	RIP RAP SIZING (D50)	LENGTH (FT)	WIDTH (FT)
6	3	2.5	2.0
12	5	5.0	4.0
15	6	6.25	5.0
18	8	7.5	6.0
24	10	10.0	8.0
30	12	13.0	10.0
36	14	15.0	12.0

NOTES:

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

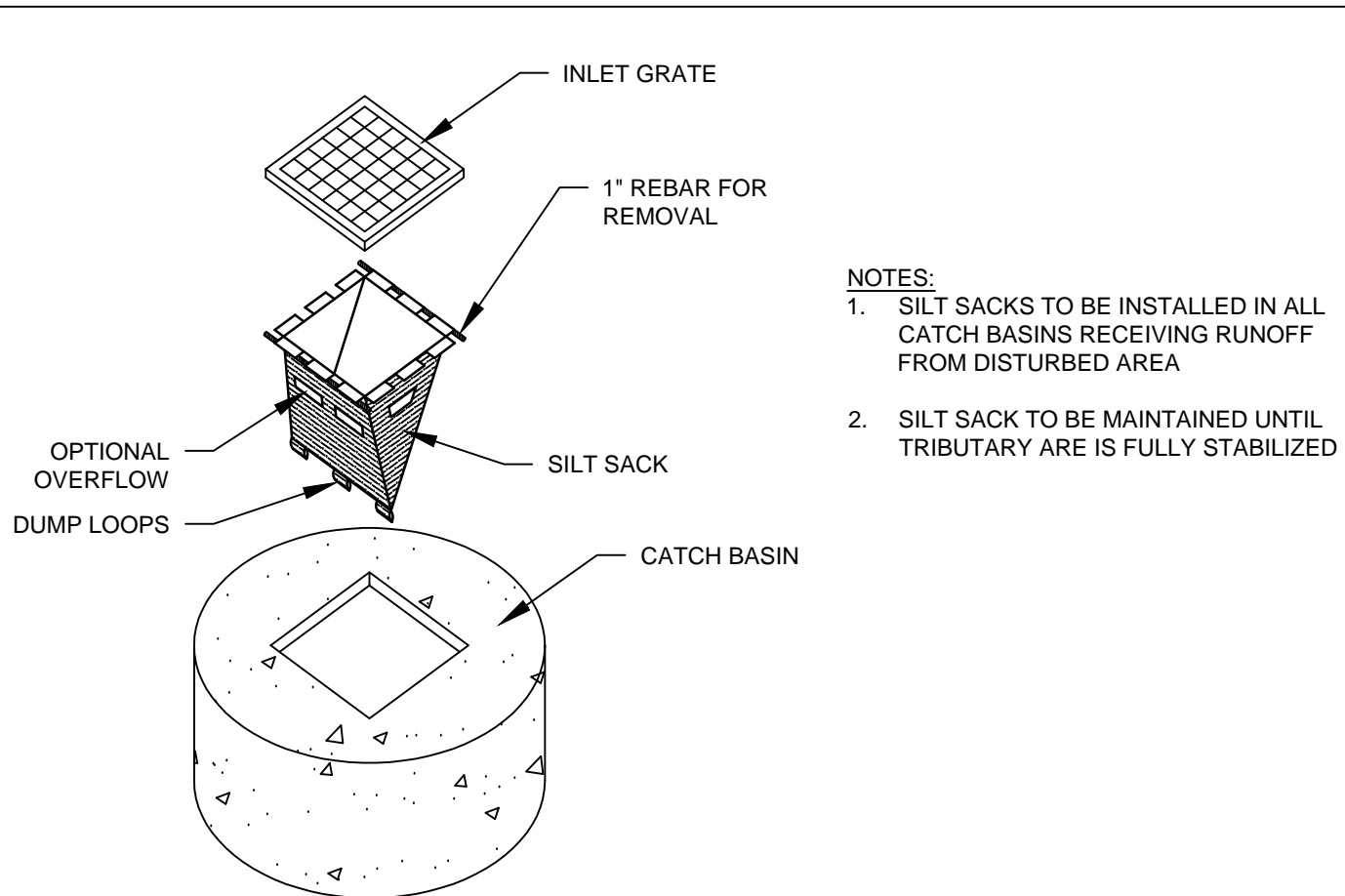
PIPE OUTLET PROTECTION

NOT TO SCALE



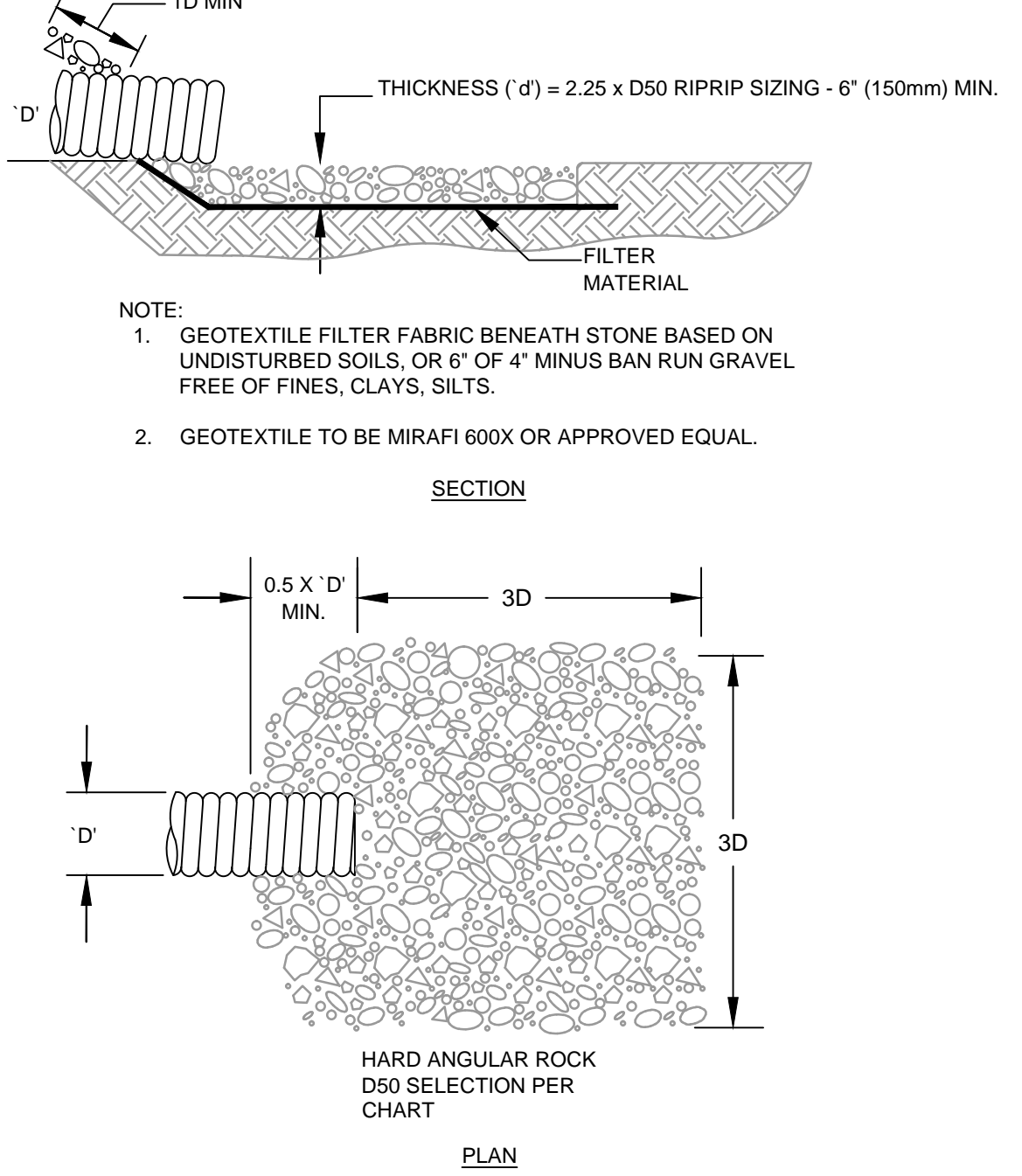
GRASSED SWALE

NOT TO SCALE



SILT SACK DETAIL

NOT TO SCALE



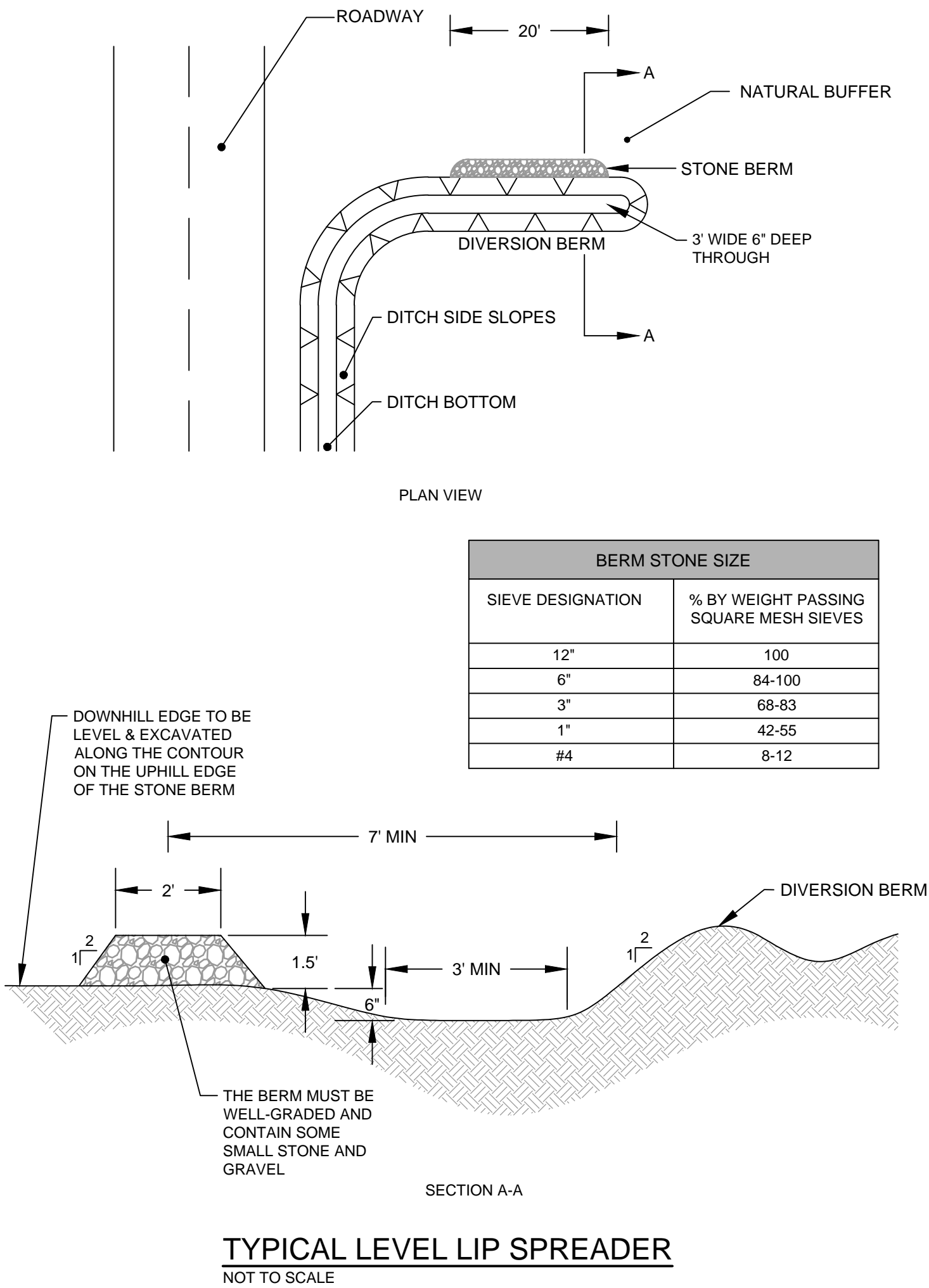
PIPE INLET PROTECTION SIZING TABLE			
PIPE SIZE (IN)	RIPRAP SIZING (D50)	LENGTH (FT)	WIDTH (FT)
6	3	2.0	1.5
12	5	3.5	3.0
15	6	4.5	3.75
18	8	5.25	4.5
24	10	7.0	6.0
30	12	8.75	7.5
36	14	10.5	9.0

NOTES:

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

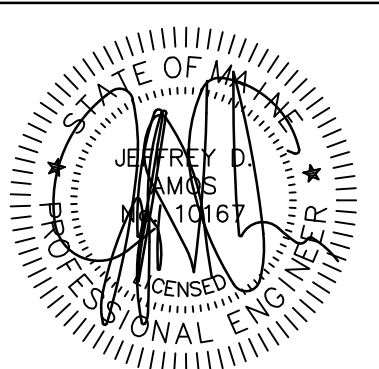
PIPE INLET PROTECTION

NOT TO SCALE



TYPICAL LEVEL LIP SPREADER

NOT TO SCALE



SIGNATURE DATE: 8/7/2017

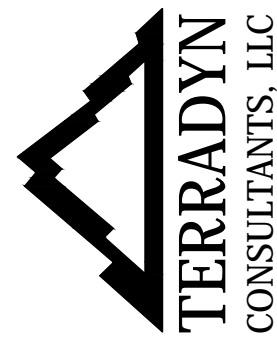
APPROVED BY

REVISIONS

DATE

NO.

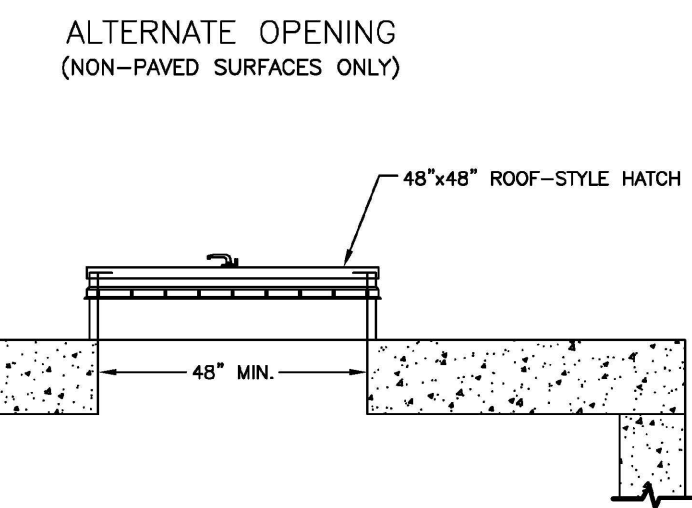
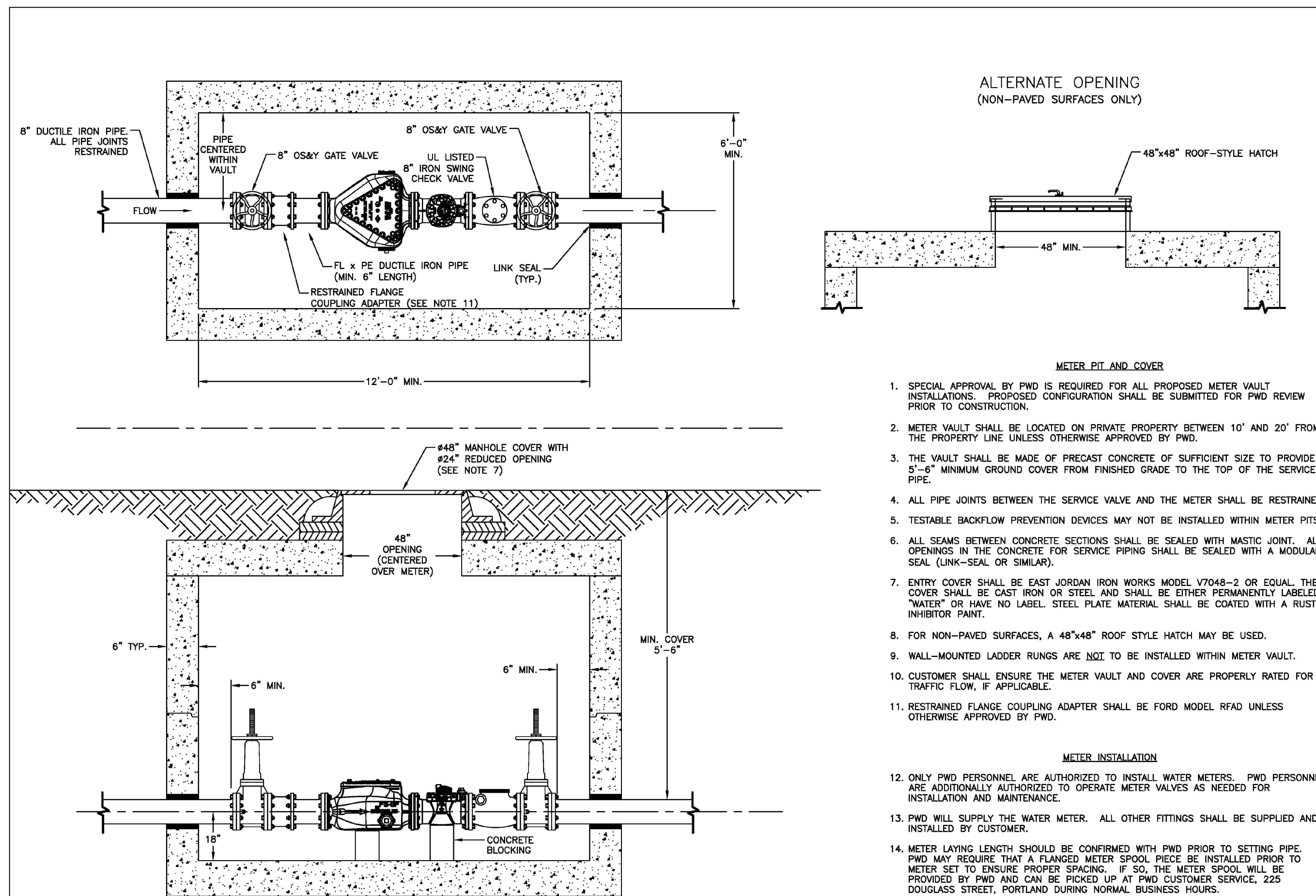
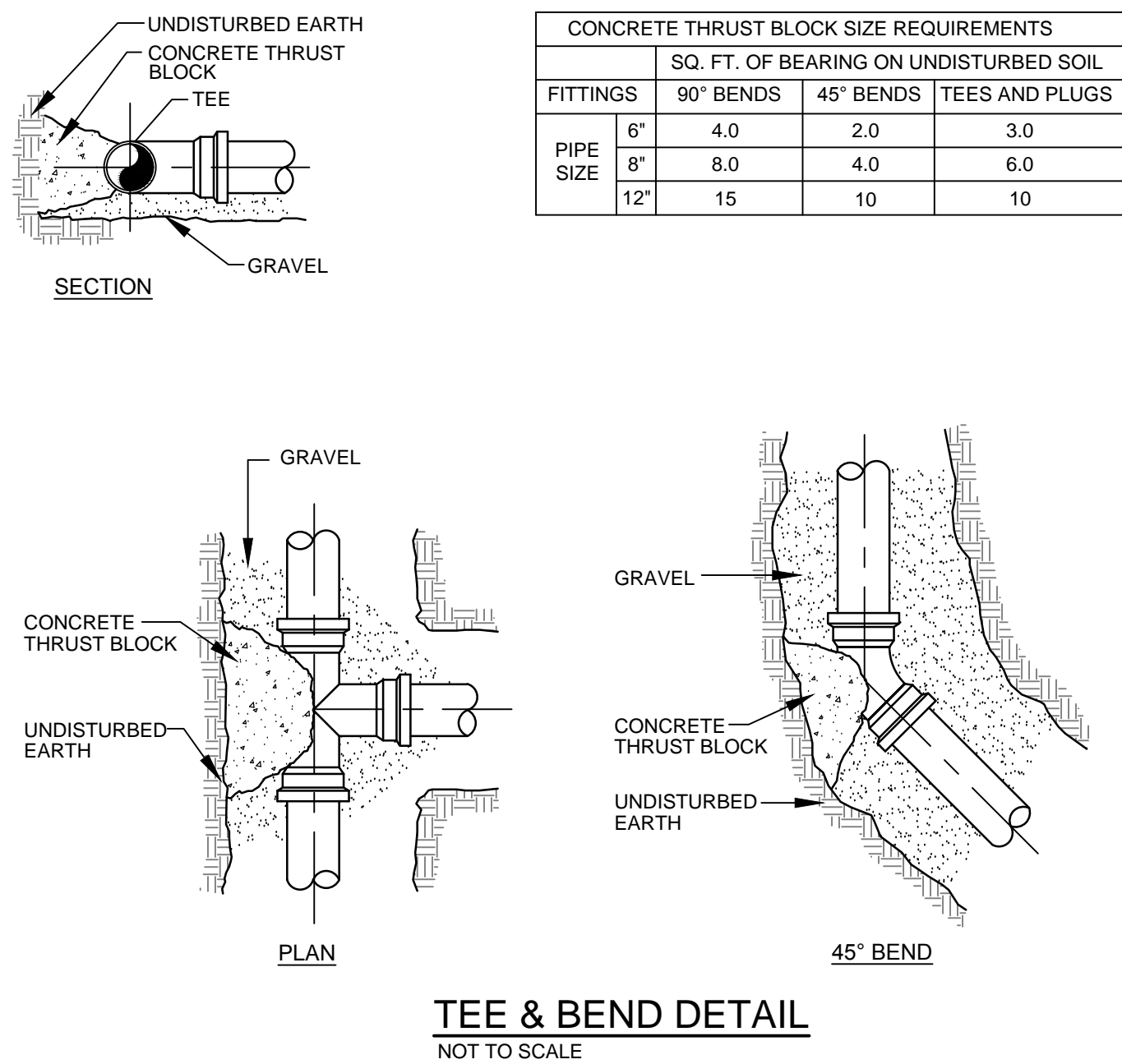
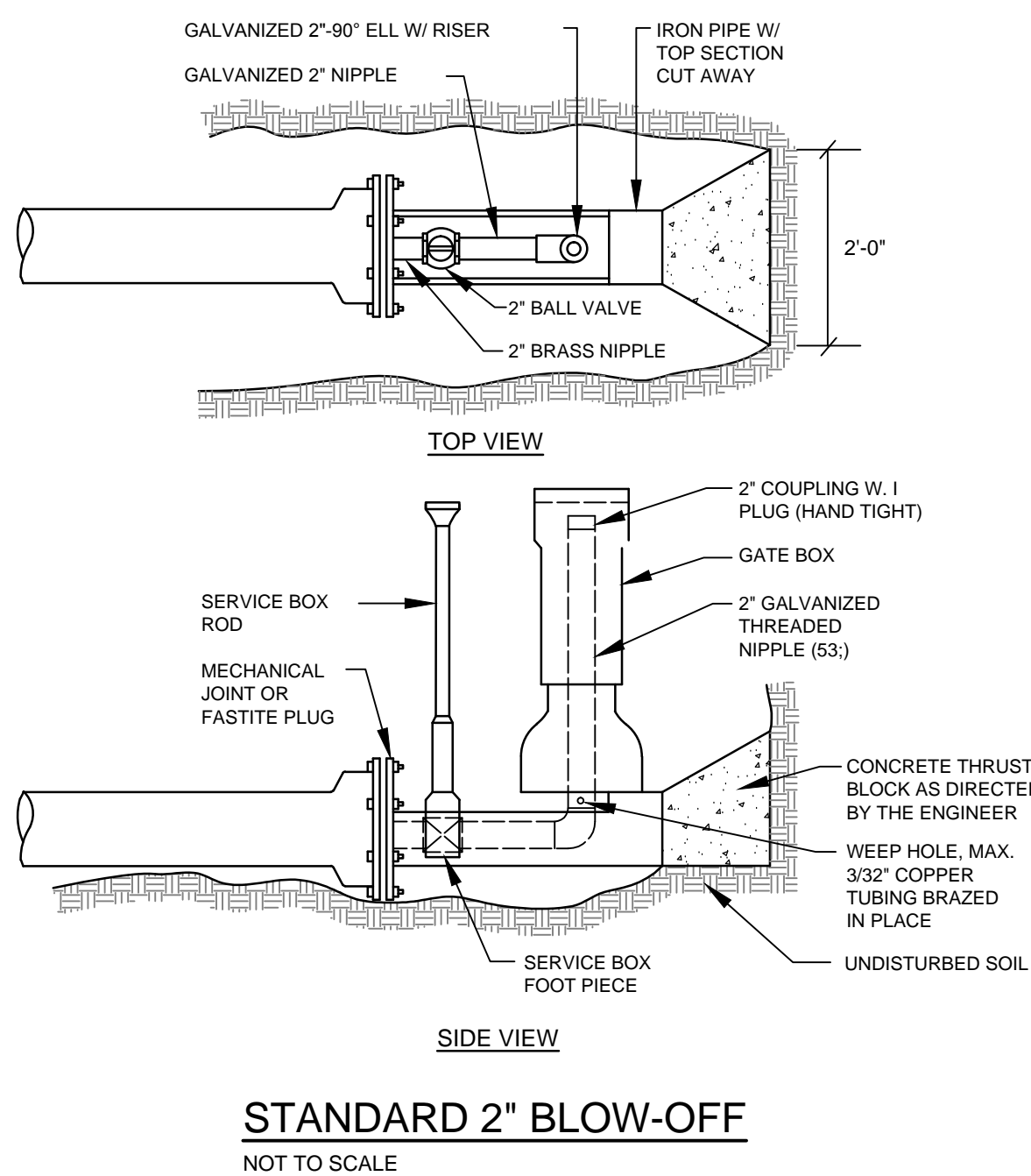
P.O. Box 339
111 Elderberry Lane
New Gloucester, ME 04280
Office: (207) 926-5111
Fax: (207) 221-1317
www.terradync consultants.com



SHEET DESCRIPTION
KETTLE ESTATES
VARNEY MILL ROAD & ACORN LANE
DETAILS & NOTES
PREPARED FOR
ROBIE HOLDINGS, LLC
P.O. BOX 1608
WINDHAM, MAINE 04092

DATE: 8/7/2017
SCALE: AS SHOWN
DESIGNED: JDA
JOB NO: 1715
FILE: 1715 D.DWG
SHEET C-5.0

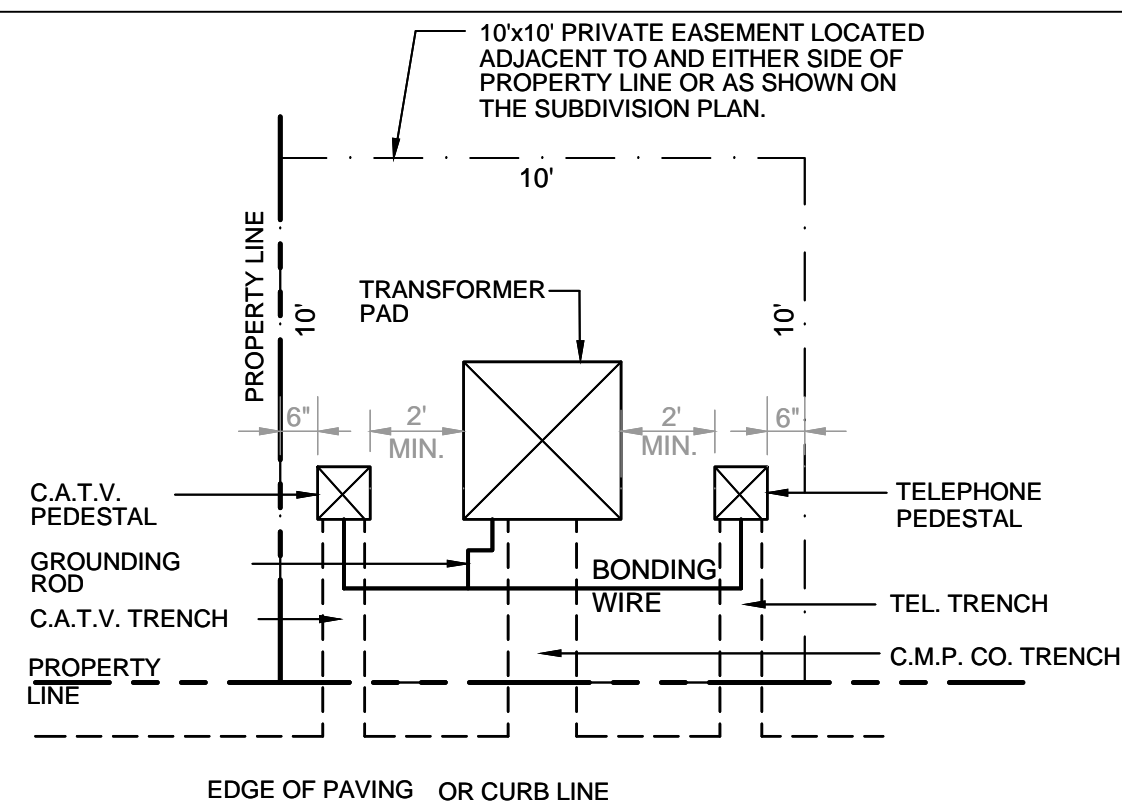
Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting



- METER PIT AND COVER**
1. SPECIAL APPROVAL BY PWD IS REQUIRED FOR ALL PROPOSED METER VAULT INSTALLATIONS. PROPOSED CONFIGURATION SHALL BE SUBMITTED FOR PWD REVIEW PRIOR TO CONSTRUCTION.
 2. METER VAULT SHALL BE LOCATED ON PRIVATE PROPERTY BETWEEN 10' AND 20' FROM THE PROPERTY LINE UNLESS OTHERWISE APPROVED BY PWD.
 3. 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.
 4. ALL PIPE JOINTS BETWEEN THE SERVICE VALE AND THE METER SHALL BE RESTRAINED.
 5. TESTABLE BACKFLOW PREVENTION DEVICES MAY NOT BE INSTALLED WITHIN METER PITS.
 6. 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).
 7. ENTRY COVER SHALL BE EAST JORDAN IOR WORKS MODEL V7648-2 OR EQUAL. THE 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.
 8. FOR NON-PAVED SURFACES, A 48"x48" ROOF STYLE HATCH MAY BE USED.
 9. WALL-MOUNTED LADDER RUNGS ARE NOT TO BE INSTALLED WITHIN METER VAULT.
 10. CUSTOMER SHALL ENSURE THE METER VAULT AND COVER ARE PROPERLY RATED FOR TRAFFIC LOADS AND APPLICABLE.
 11. RESTRAINED FLOWING COVER ADAPTER SHALL BE FORD MODEL RFAD INSIDE

METER INSTALLATION

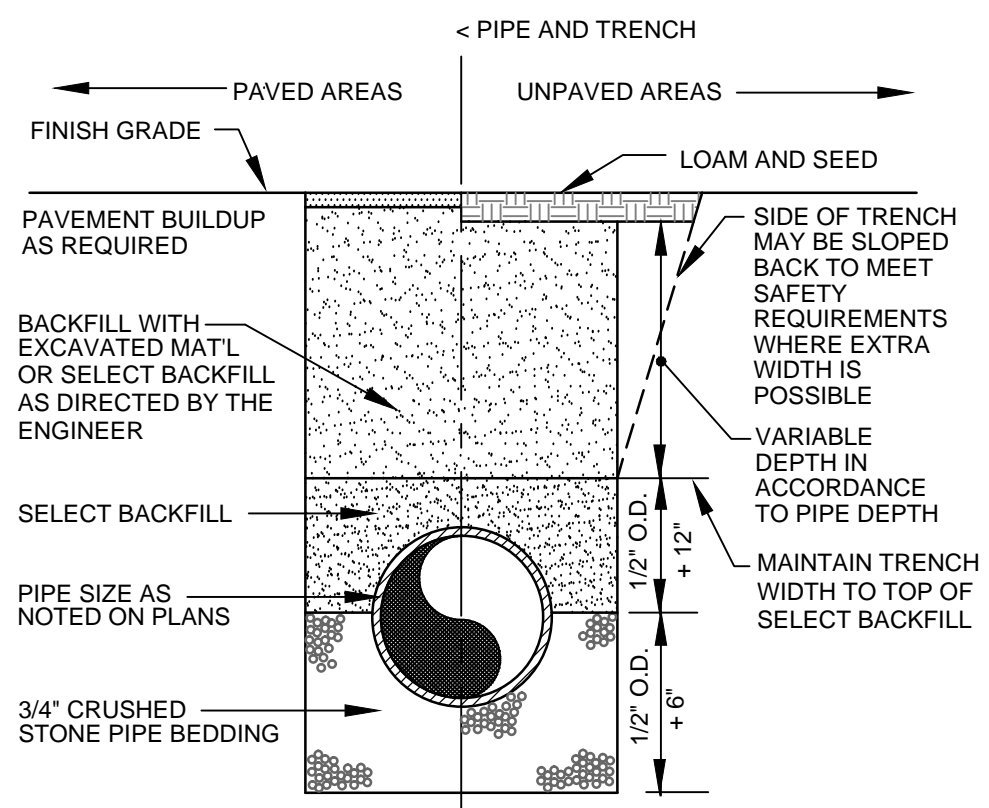
12. ONLY PWD PERSONNEL ARE AUTHORIZED TO INSTALL WATER METERS. PWD PERSONNEL ARE ADDITIONALLY AUTHORIZED TO OPERATE METER VALVES AS NEEDED FOR INSTALLATION AND MAINTENANCE.
13. PWD WILL SUPPLY THE WATER METER. ALL OTHER FITTINGS SHALL BE SUPPLIED AND INSTALLED BY CUSTOMER.
14. METER LAYING LENGTH SHOULD BE CONFIRMED WITH PWD PRIOR TO SETTING PIPE. PWD MAY REQUIRE THAT A FLANGED METER SPOOL PIECE BE INSTALLED PRIOR TO THE METER 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.



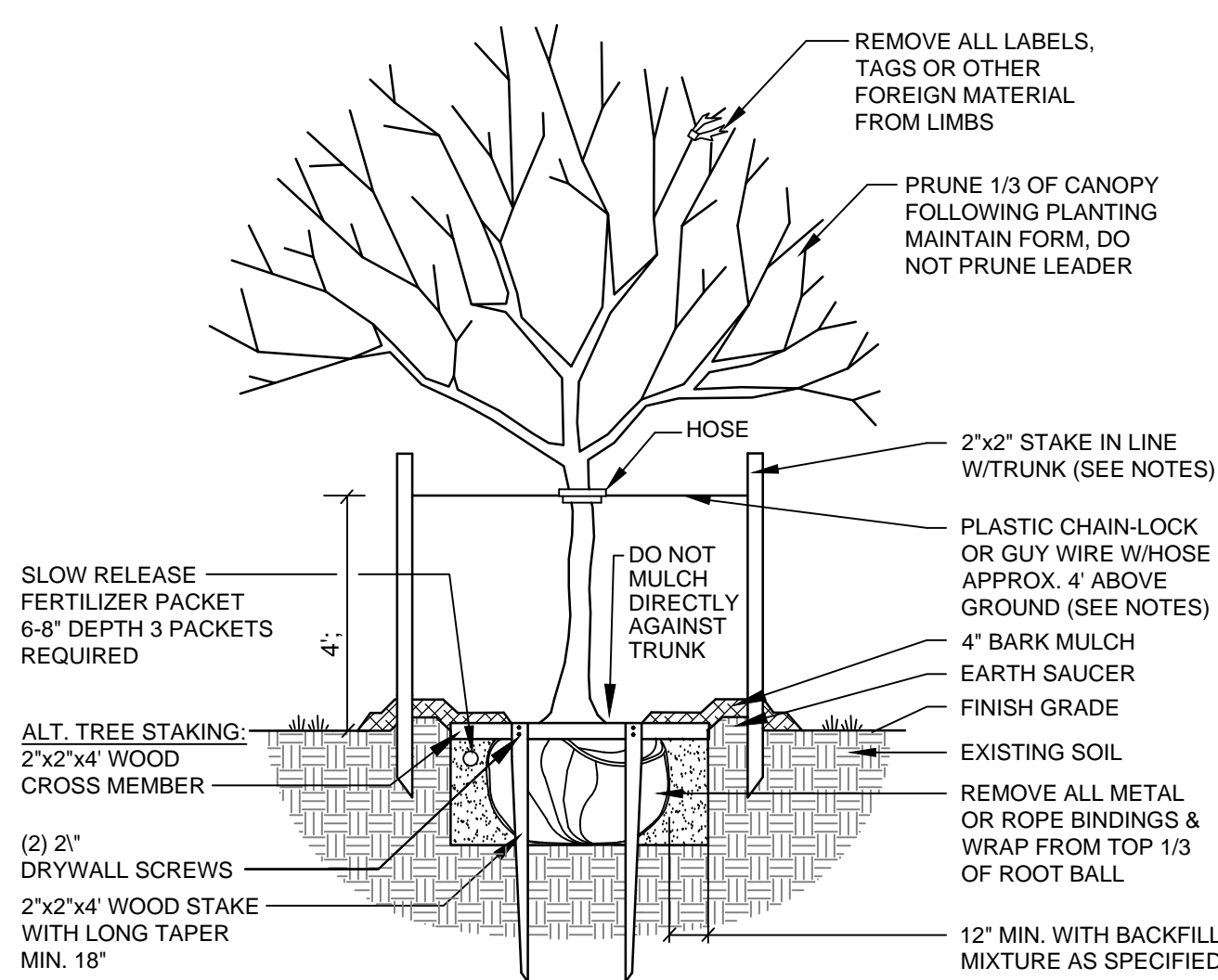
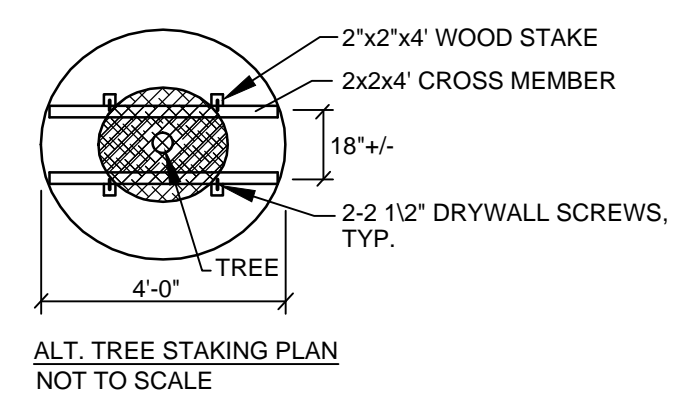
NOTE:
TRANSFORMER PAD AND COVER
TO BE FIBERGLASS MEETING CENTRAL
MAINE POWER SPECIFICATIONS.

TRANSFORMER DETAIL

NOT TO SCALE

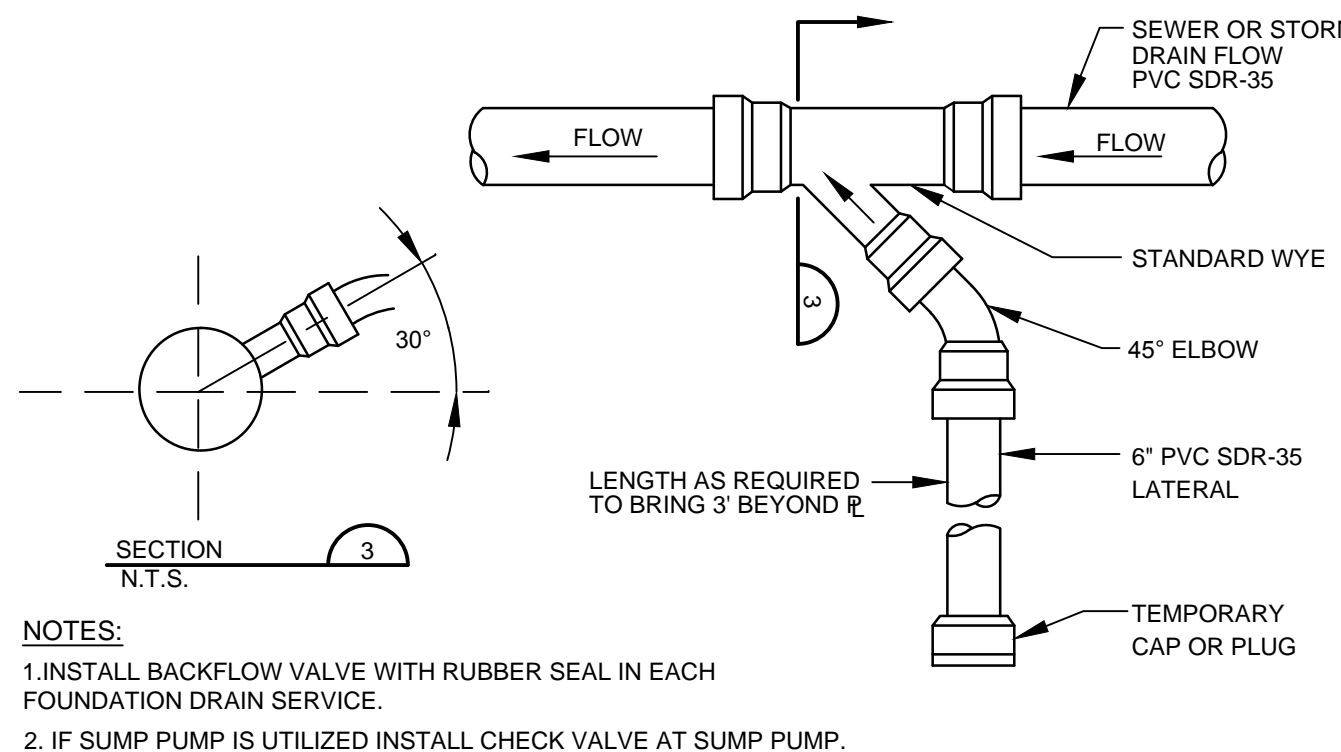


TYPICAL TRENCH SECTION

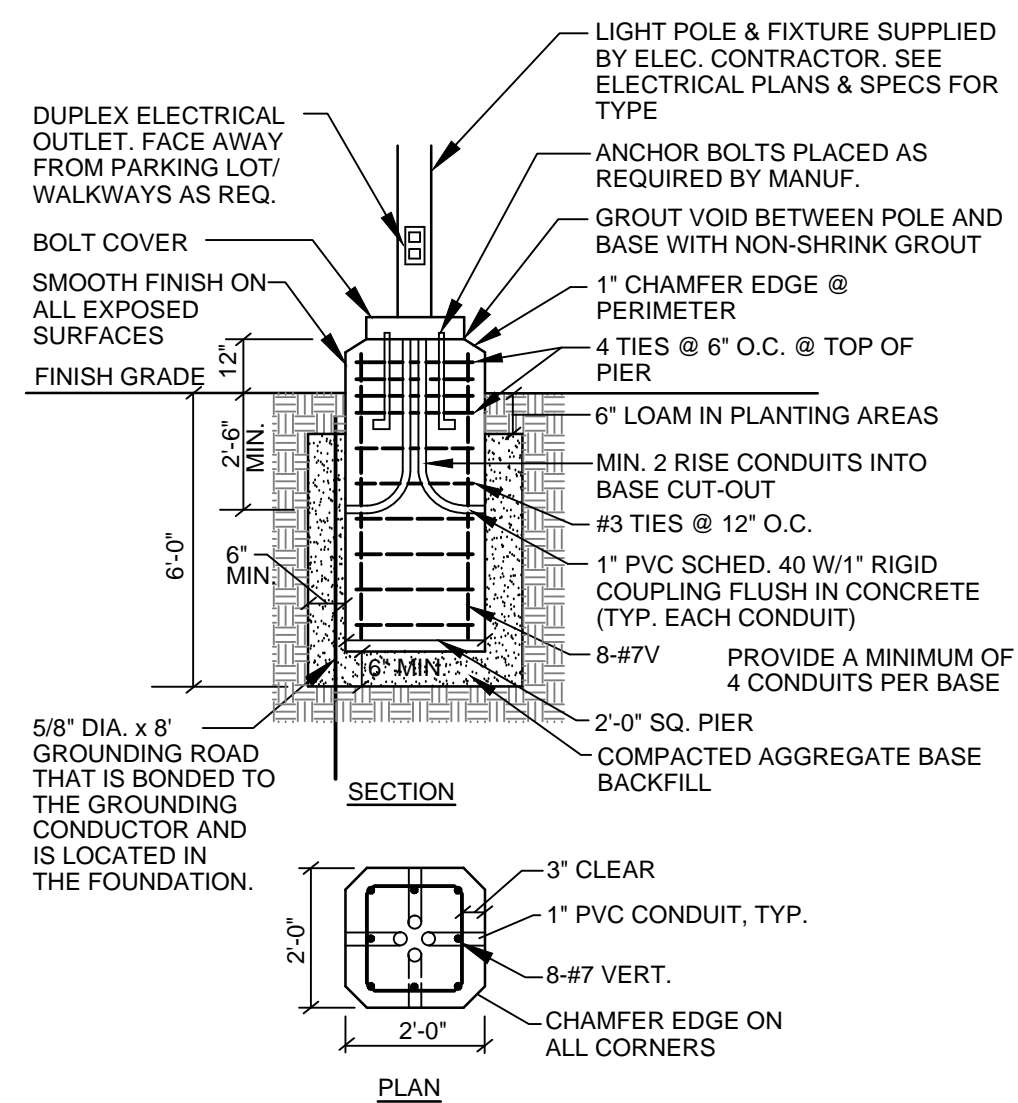


- NOTES:**
 INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:
1. THE TREE IS OF SUBSTANTIAL SIZE.
 2. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
 3. THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.
 4. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

DECIDUOUS TREES 2" TO 4" CALIPER

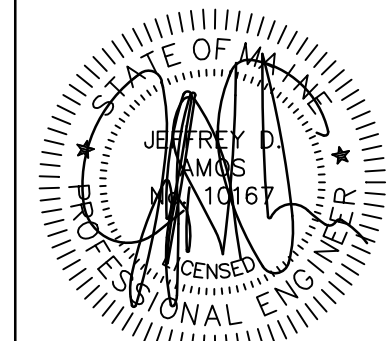
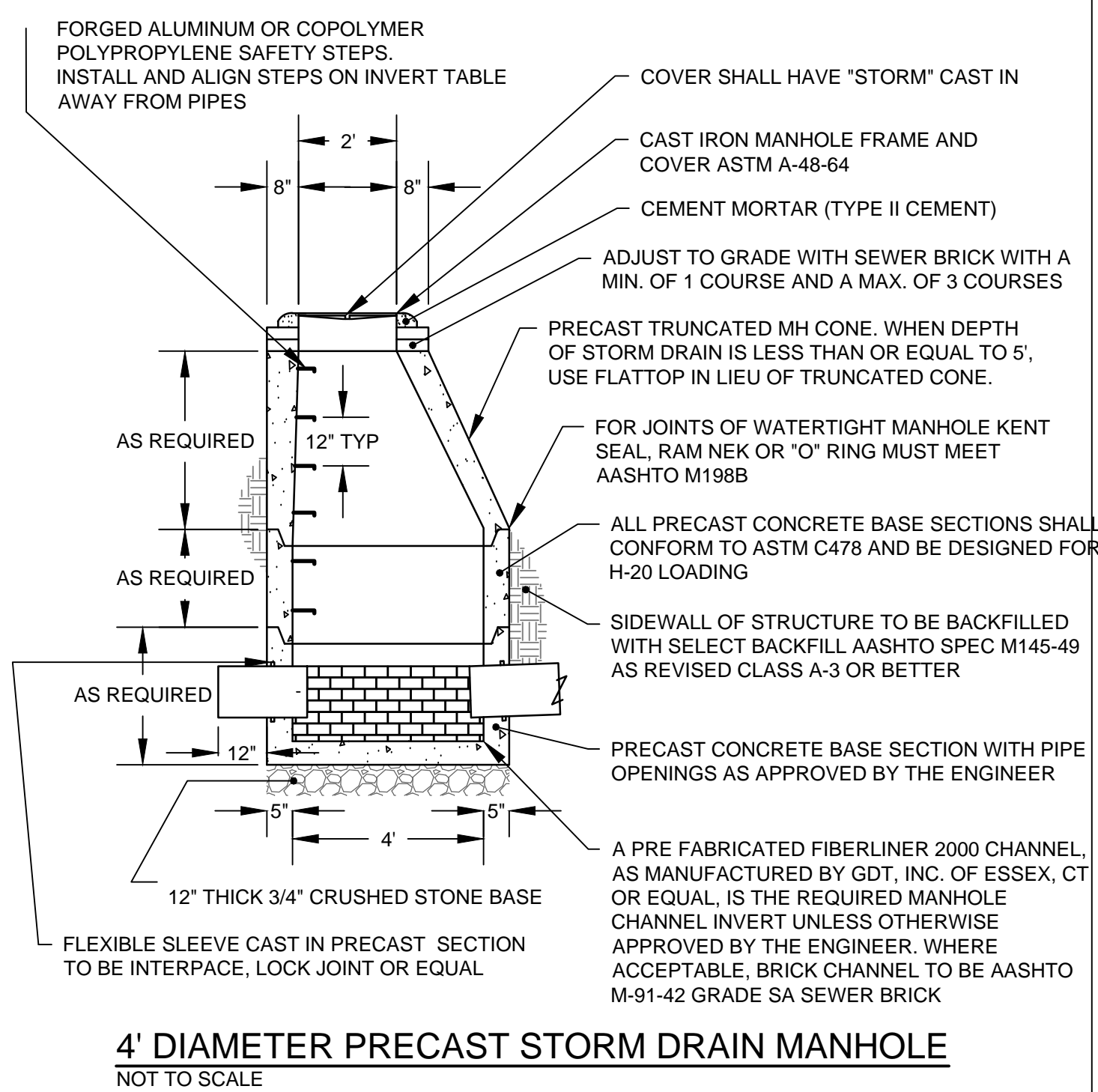


SEWER / FOUNDATION DRAIN
SERVICE CONNECTION



- NOTES:**
1. CONCRETE $f' = 4000$ 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. INSTALL BASE 3'-0" ABOVE FINISH GRADE IN LOCATIONS WHERE POLES ARE IN PARKING LOT PAVEMENT
 6. BID ALT. - CONTRACTOR MAY SUBSTITUTE PRECAST CONCRETE LIGHT POLE BASE EQUAL TO ABOVE SPEC.

LIGHT POLE BASE
NOT TO SCALE



SIGNATURE DATE: 8/7/2017


Q,dd

REVISIONS

DATE _____

No.

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

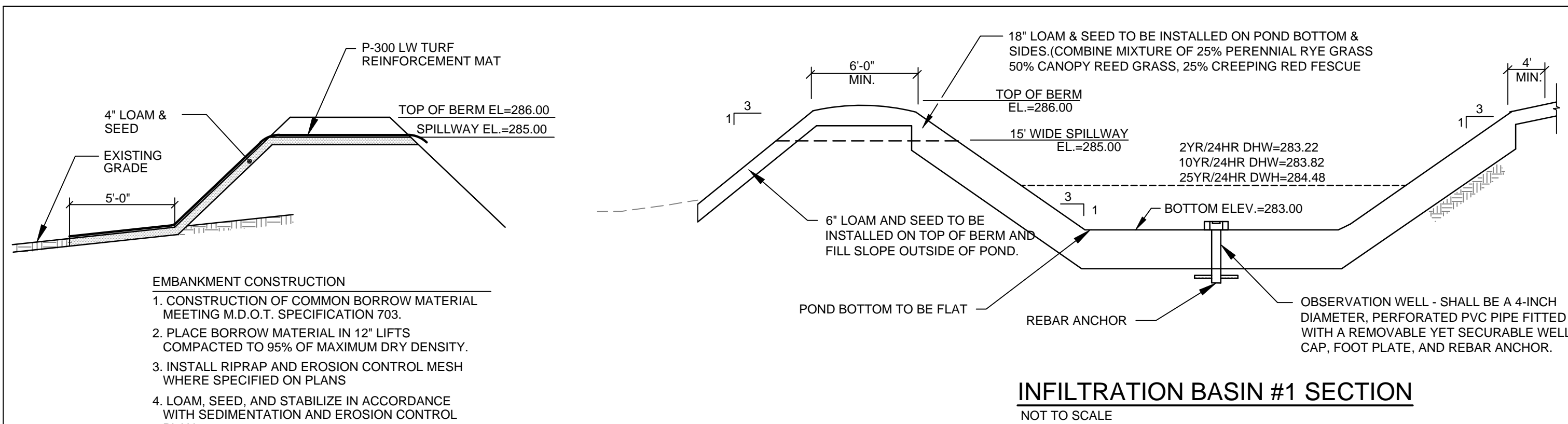


TERRADYN
CONSULTANTS, LLC

SHEET DESCRIPTION
VILLAGE RUN CONDOMINIUMS
VARNEY MILL ROAD & ACORN LANE
DETAILS & NOTES

DATE:	8/7/2017
SCALE:	AS SHOWN
DESIGNED:	JDA
JOB NO:	1715
FILE: 1715 D.DWG	
SHEET C 51	

C-5.1

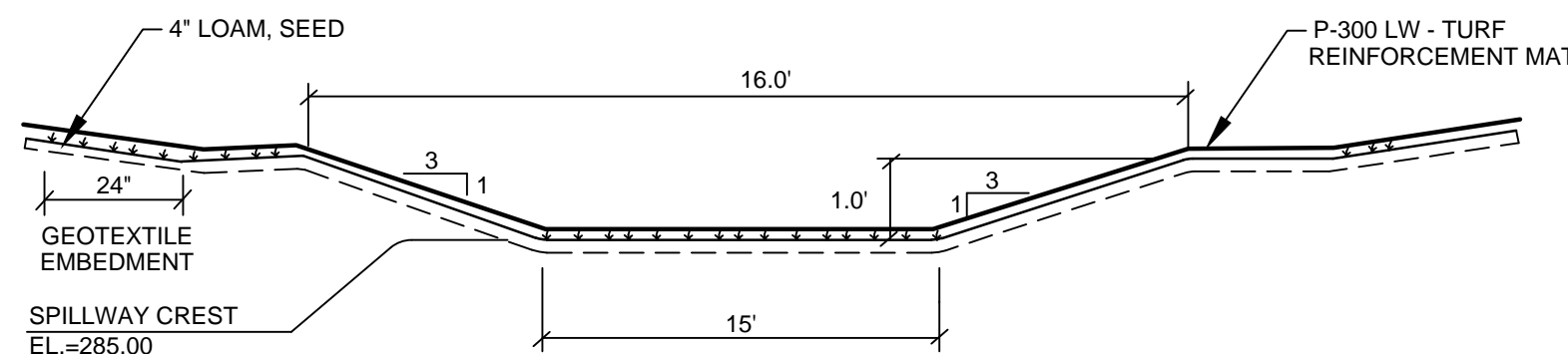


SPILLWAY SECTION

- CONSTRUCTION PHASE NOTES:
- POND BOTTOM ELEVATION DURING CONSTRUCTION TO BE 2' ABOVE FINAL DEPTH. POND NOT TO BE EXCAVATED TO FULL DEPTH PRIOR TO STABILIZATION OF ALL UPSTREAM AREAS.
 - LOAM TO BE PLACED IN (3) 6" THICK LAYERS WITH THE FIRST LAYER BEING TILLED INTO THE NATIVE SOILS AND THE REMAINING LAYERS SPREAD ON TOP AND SEEDING WITH AN APPROPRIATE SEED MIXTURE THAT IS TOLERANT OF FREQUENT INUNDATION. LINER TO BE INSTALLED ON BOTTOM AND SIDES OF BASIN.
 - SOIL LINER SHALL CONSIST OF EQUAL PARTS OF SOIL LINER TEXTURE SPECIFICATIONS AND SCREENED LOAM COMPACTED TO 90% OF MAXIMUM DRY DENSITY. LINER SHALL MEET THE REQUIREMENTS OF MAINE DEP CHAPTER 500, APPENDIX D, SECTION 4.A.
 - INSPECTIONS BY A PROFESSIONAL ENGINEER WILL CONSIST OF WEEKLY VISITS TO THE SITE TO INSPECT THE PROPOSED SOIL LINER MATERIAL, TOPSOIL CAP, FROM INITIAL GROUND DISTURBANCE TO FINAL STABILIZATION OF THE INFILTRATION BASIN.
 - THE APPLICANT WILL RETAIN THE SERVICES OF THE DESIGN PROFESSIONAL ENGINEER TO INSPECT THE CONSTRUCTION AND STABILIZATION OF ALL STORMWATER MANAGEMENT STRUCTURES. IF NECESSARY, THE INSPECTING ENGINEER WILL INTERPRET THE POND'S CONSTRUCTION PLAN FOR THE CONTRACTOR. ONCE ALL STORMWATER MANAGEMENT STRUCTURES ARE CONSTRUCTED AND STABILIZED, THE INSPECTING ENGINEER WILL NOTIFY THE DEPARTMENT IN WRITING WITHIN 30 DAYS TO STATE THAT THE POND HAS BEEN COMPLETED. ACCOMPANYING THE ENGINEER'S NOTIFICATION MUST 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 EVERY MINERAL SOIL AND SOIL MEDIA SPECIFIED IN THE PLANS AND USED ON SITE.
 - INSPECTIONS BY THE PROFESSIONAL ENGINEER WILL CONSIST OF WEEKLY VISITS TO THE SITE TO INSPECT THE PROPOSED SOIL LINER MATERIAL, TOPSOIL CAP, FROM INITIAL GROUND DISTURBANCE TO FINAL STABILIZATION OF THE INFILTRATION BASIN.

INFILTRATION BASIN #2 DETAILS & NOTES

NOT TO SCALE



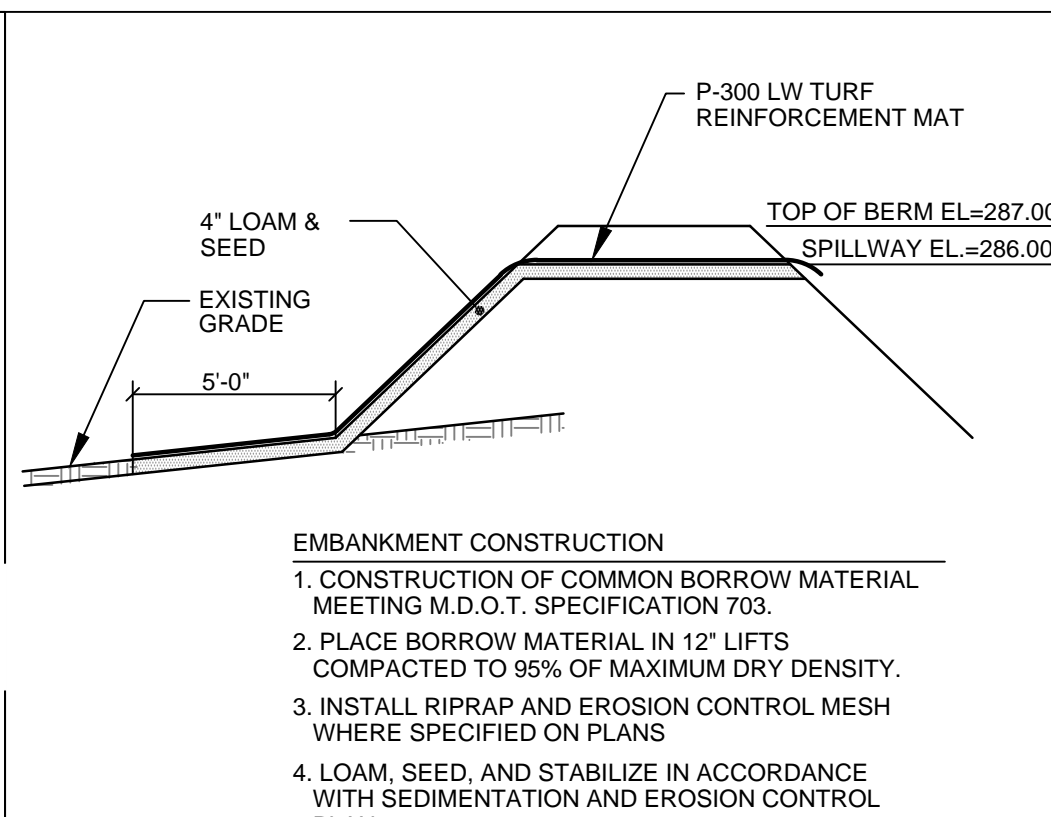
SPILLWAY CROSS-SECTION

NOT TO SCALE

NOTE:
CONSTRUCT AN INFILTRATION SYSTEM AFTER THE UPGRADIENT DRAINAGE AREA IS STABILIZED WITH VEGETATION AND EROSION CONTROLS ARE INSTALLED TO PREVENT SEDIMENTATION. AN INFILTRATION BASIN RECEIVING FLOW FROM AN UNSTABILIZED SITE WILL REDUCE ITS WORKING LIFE, AND MAY CLOG PRIOR TO THE COMPLETION OF THE DEVELOPMENT. THE CONTRACTOR SHOULD USE SOD TO VEGETATE A FILTER STRIP OR A SEDIMENT BARRIER SHOULD BE INSTALLED BETWEEN THE BASIN AND FILTER STRIP UNTIL FULLY VEGETATED. THE CONTRACTOR SHOULD INSTALL A PRETREATMENT DROP-INLET SEDIMENT FILTER AROUND THE PRETREATMENT INLET AND KEEP IN PLACE UNTIL THE DRAINAGE AREA IS FULLY STABILIZED WITH PAVEMENT AND VEGETATION

INFILTRATION BASIN #1 DETAILS & NOTES

NOT TO SCALE

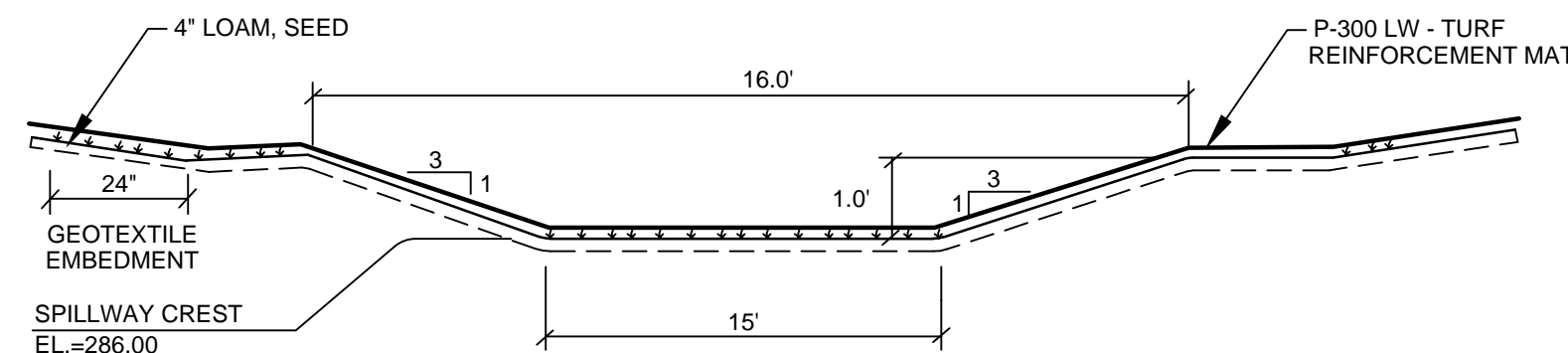
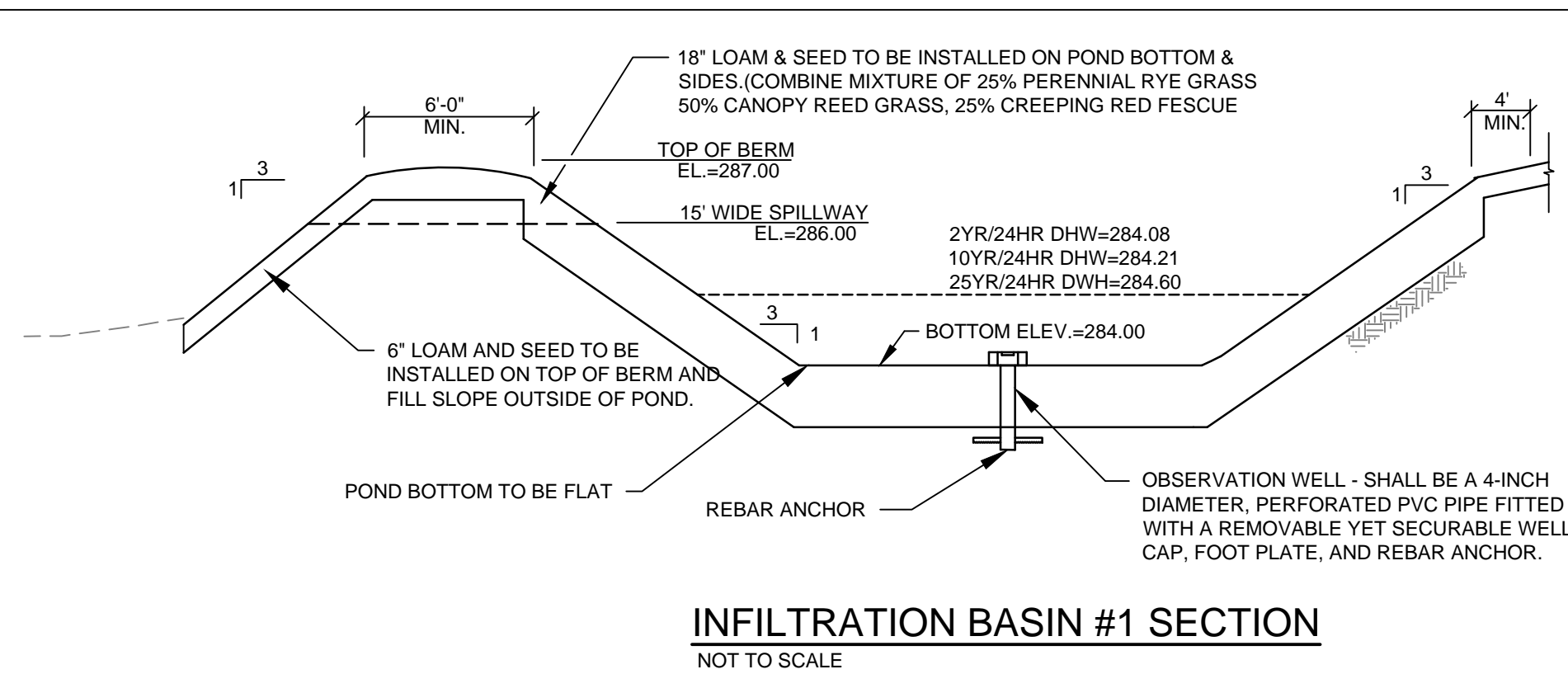


SPILLWAY SECTION

- CONSTRUCTION PHASE NOTES:
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 - INSPECTIONS BY A PROFESSIONAL ENGINEER WILL CONSIST OF WEEKLY VISITS TO THE SITE TO INSPECT THE PROPOSED SOIL LINER MATERIAL, TOPSOIL CAP, FROM INITIAL GROUND DISTURBANCE TO FINAL STABILIZATION OF THE INFILTRATION BASIN.
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 - INSPECTIONS BY THE PROFESSIONAL ENGINEER WILL CONSIST OF WEEKLY VISITS TO THE SITE TO INSPECT THE PROPOSED SOIL LINER MATERIAL, TOPSOIL CAP, FROM INITIAL GROUND DISTURBANCE TO FINAL STABILIZATION OF THE INFILTRATION BASIN.

INFILTRATION BASIN #1 DETAILS & NOTES

NOT TO SCALE



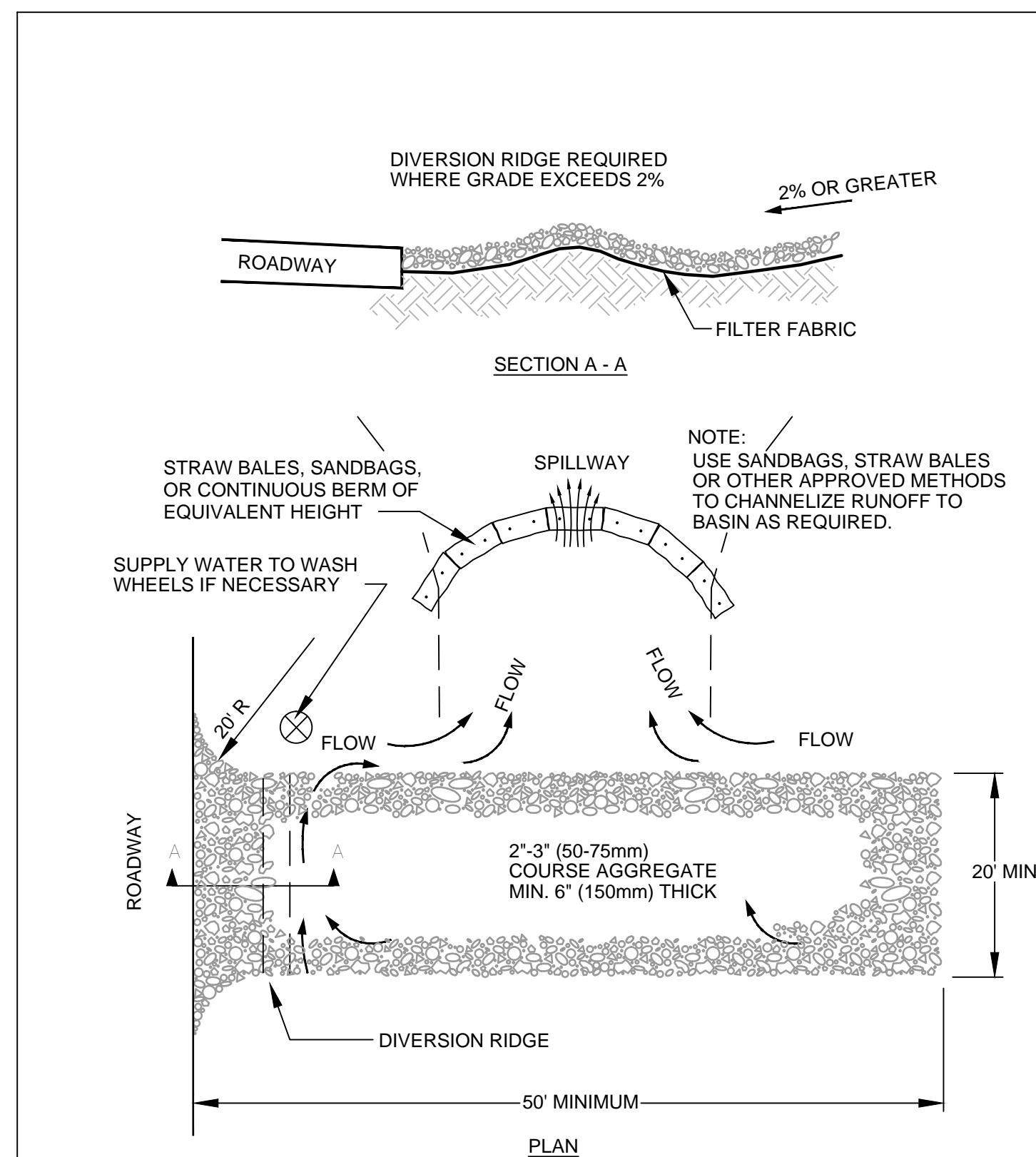
SPILLWAY CROSS-SECTION

NOT TO SCALE

NOTE:
CONSTRUCT AN INFILTRATION SYSTEM AFTER THE UPGRADIENT DRAINAGE AREA IS STABILIZED WITH VEGETATION AND EROSION CONTROLS ARE INSTALLED TO PREVENT SEDIMENTATION. AN INFILTRATION BASIN RECEIVING FLOW FROM AN UNSTABILIZED SITE WILL REDUCE ITS WORKING LIFE, AND MAY CLOG PRIOR TO THE COMPLETION OF THE DEVELOPMENT. THE CONTRACTOR SHOULD USE SOD TO VEGETATE A FILTER STRIP OR A SEDIMENT BARRIER SHOULD BE INSTALLED BETWEEN THE BASIN AND FILTER STRIP UNTIL FULLY VEGETATED. THE CONTRACTOR SHOULD INSTALL A PRETREATMENT DROP-INLET SEDIMENT FILTER AROUND THE PRETREATMENT INLET AND KEEP IN PLACE UNTIL THE DRAINAGE AREA IS FULLY STABILIZED WITH PAVEMENT AND VEGETATION

INFILTRATION BASIN #1 DETAILS & NOTES

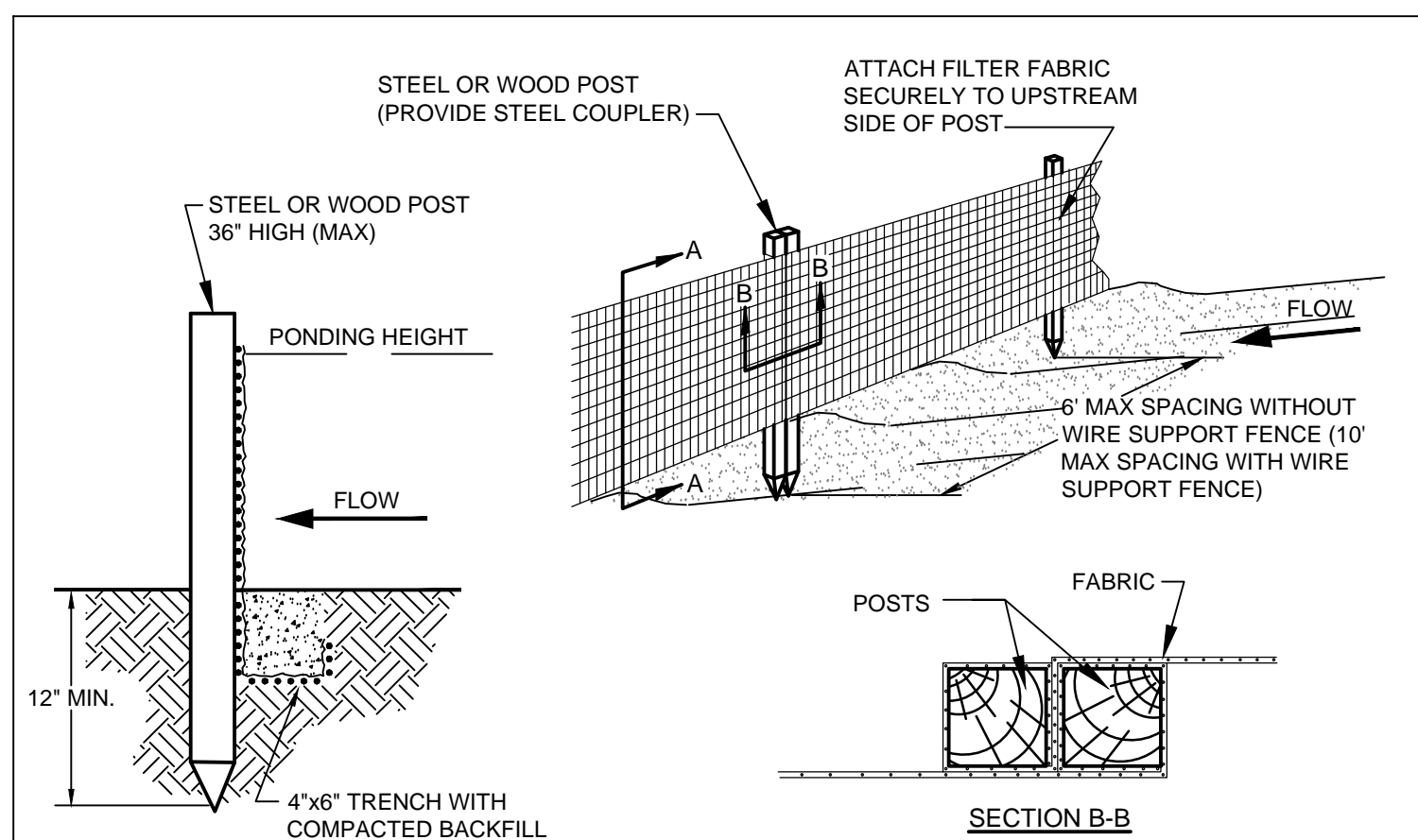
NOT TO SCALE



- NOTES:
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

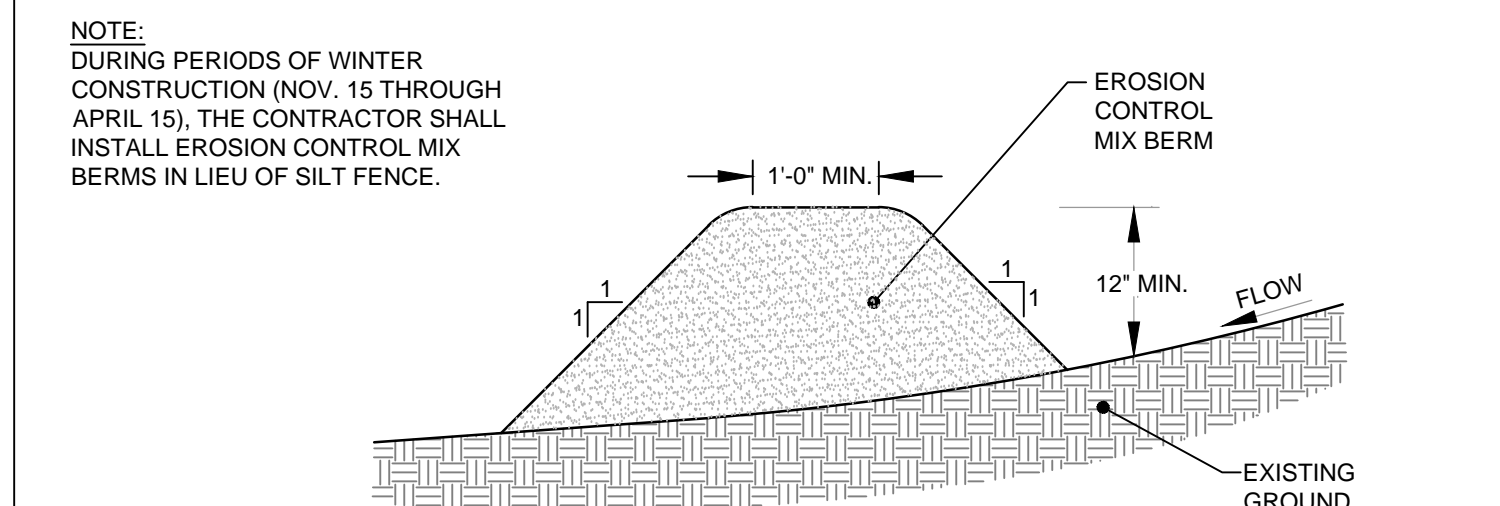
STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



SILT FENCE

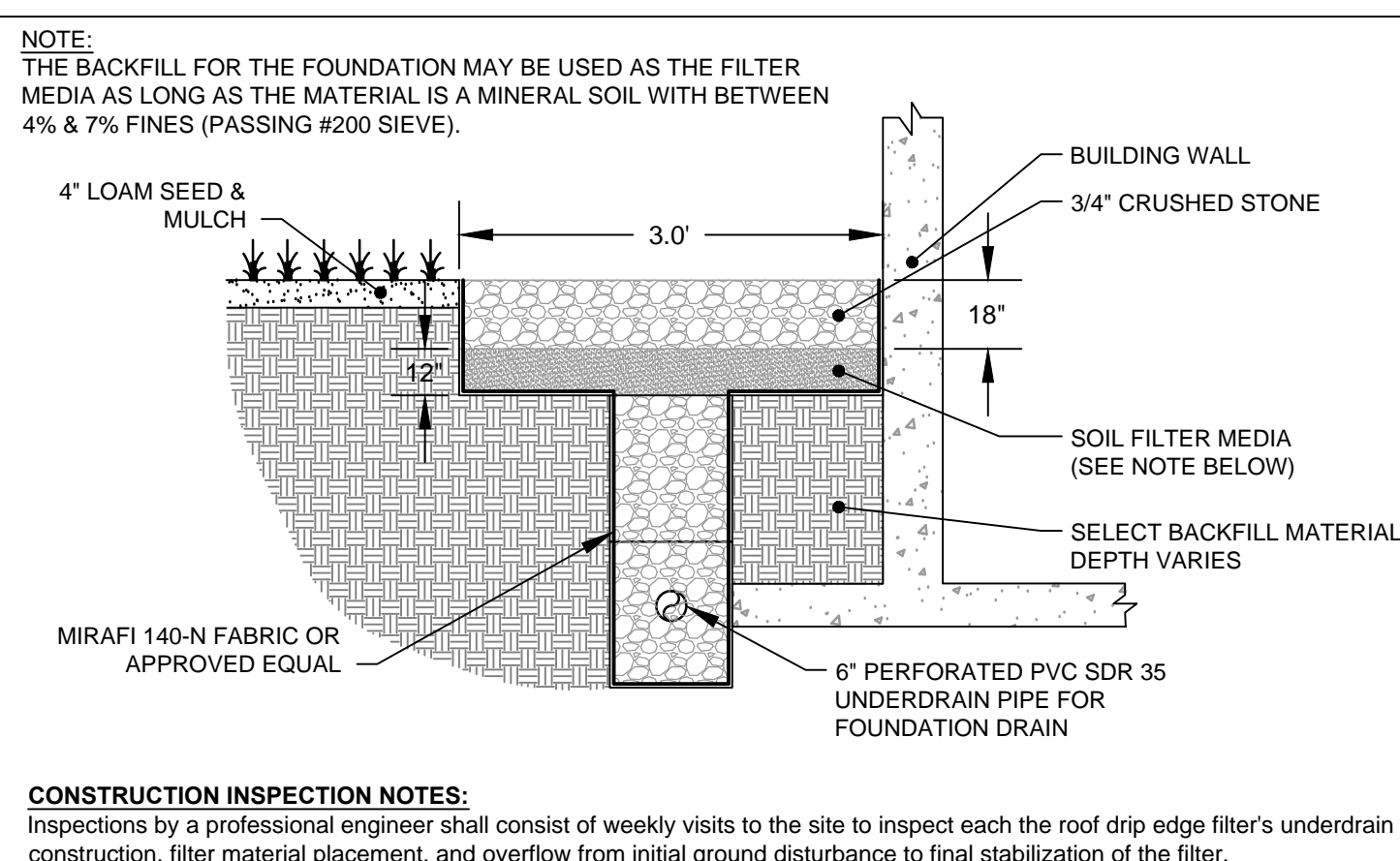
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EROSION CONTROL MIX:
EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES & MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH. THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:
- THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 80% - 100% DRY WEIGHT BASIS
- PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MINIMUM OF 70%, MAXIMUM OF 85% PASSING A 0.75" SCREEN
- THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
- LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
- SOLUBLE SALTS CONTENT SHALL BE < 4.0 mmhos/cm.
- pH SHALL FALL BETWEEN 5.0 - 8.0.

EROSION CONTROL MIX BERM

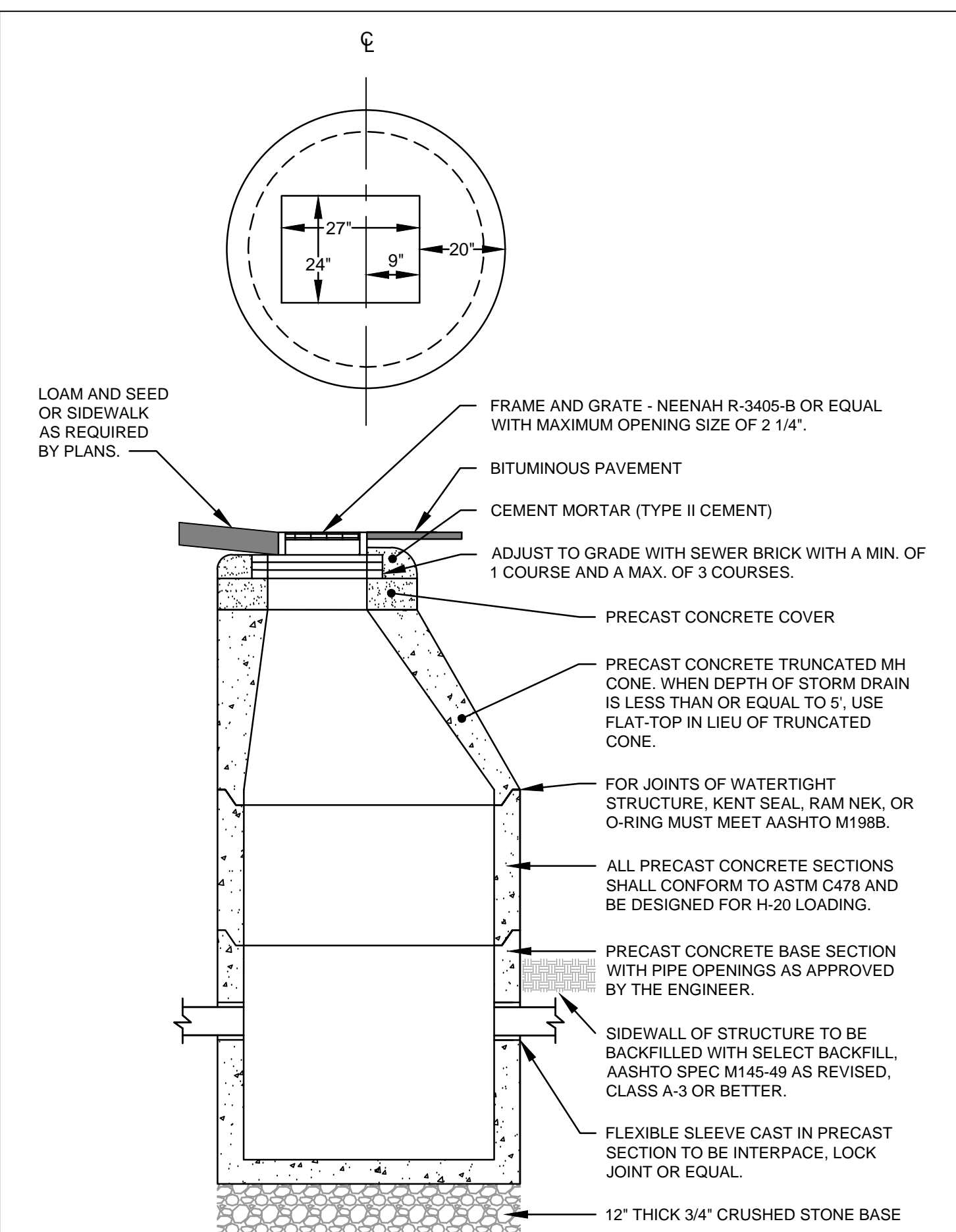
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CONSTRUCTION INSPECTION NOTES:
Inspections by a professional engineer shall consist of weekly visits to the site to inspect each the roof drip edge filter's underdrain construction, filter material placement, and overflow from initial ground disturbance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

ROOF DRIPLINE FILTER BED

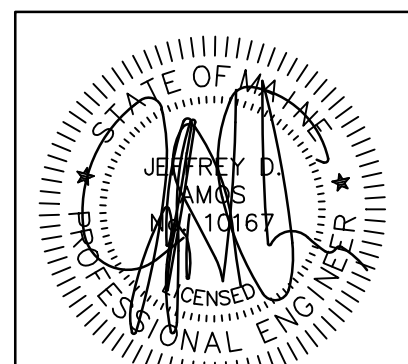
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SECTION VIEW

CATCH BASIN - CURB INLET

NOT TO SCALE



SIGNATURE DATE: 8/7/2017

APPROVED BY

REVISIONS

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