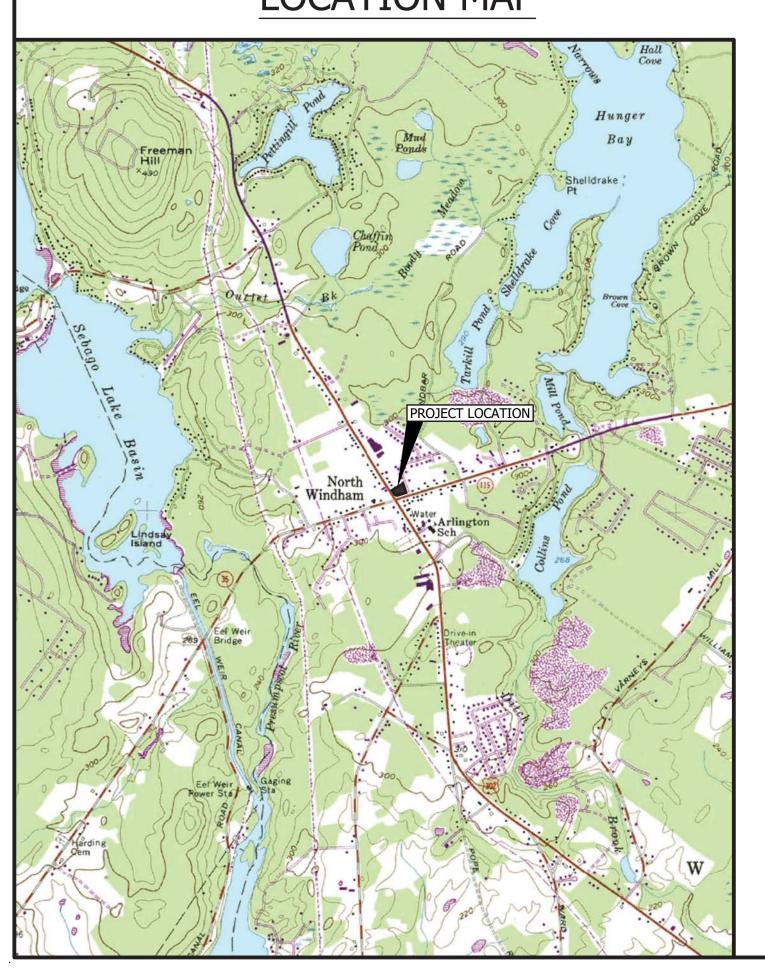
BANGOR SAVINGS BANK WINDHAM BRANCH/OFFICE BUILDING 745 & 747 ROOSEVELT TRAIL WINDHAM, MAINE

LOCATION MAP



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ALTA/NSPS LAND TITLE SURVEY 745 AND 747 ROOSEVELT TRAIL, WINDHAM, MAIN	E



ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE

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GENERAL SITE NOTES:

- 1. BASE MAP FROM SURVEY PERFORMED BY JONES ASSOCIATES INC., AUBURN, MAINE, DATED OCTOBER 8, 2019. HORIZONTAL DATUM: NAD83, MAINE, WEST, FT. VERTICAL DATUM: NAVD88.
- 2. STANDARD PRACTICE DICTATES THAT PLANS COMPILED IN THIS MANNER SHOULD BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO ENGINEER. THE ACCURACY AND COMPLETENESS OF SUBSURFACE INFORMATION IS NOT GUARANTEED. VERIFY SITE CONDITIONS INCLUDING TEST PITS FOR LOCATIONS AND INVERTS OF UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK.
- 3. PAVEMENT EDGES SHALL BE TRUE TO LINE. SAWCUT EXISTING PAVEMENT IN SMOOTH STRAIGHT LINE WHERE NEW PAVEMENT JOINS. PROVIDE TACK COAT LAYER AS SPECIFIED.
- 4. BORINGS PERFORMED ON FEBRUARY 25, 2020, BY NEW HAMPSHIRE BORING COMPANY, WITH OVERSIGHT FROM SEVEE & MAHER ENGINEERS, INC.

GRADING NOTES:

- 1. ADD 4" LOAM, SEED AND MULCH TO DISTURBED AREAS UNLESS OTHERWISE NOTED. PROVIDE EROSION CONTROL MESH ON ALL SLOPES 6:1 OR STEEPER, AND ALONG DITCH CHANNELS.
- 2. GRADE SURFACES TO DRAIN AWAY FROM BUILDING. PUDDLING OF WATER IN PAVED OR UNPAVED AREAS WILL NOT BE ACCEPTABLE, EXCEPT FOR AREAS DESIGNATED AS PONDS.
- 3. MAINTAIN TEMPORARY EROSION CONTROL MEASURES FOR THE FULL DURATION OF CONSTRUCTION. INSPECT WEEKLY AND AFTER EACH STORM AND
- REPAIR AS NEEDED. REMOVE SEDIMENTS FROM THE SITE. PLACE IN AREA OF LOW EROSION POTENTIAL, AND STABILIZE WITH SEED AND MULCH.

 4. DISTURBED AREAS WILL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING. DISTURBED AREAS NOT TO BE WORKED UPON WITHIN 14
- 5. TOPSOIL ON SITE SHALL REMAIN THE PROPERTY OF BANGOR SAVINGS AND REMAIN ON SITE FOR THE DURATION OF CONSTRUCTION. EXCESS TOPSOIL SHALL BE REMOVED FROM THE SITE AFTER THE FINAL PLACEMENT OF LOAM.

UTILITY NOTES:

- 1. THE ACCURACY AND COMPLETENESS OF SUBSURFACE INFORMATION IS NOT GUARANTEED. VERIFY SITE CONDITIONS INCLUDING TEST PITS FOR LOCATIONS AND INVERTS OF UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK
- 2. GAS LINE LOCATION PROVIDED BY UNITIL CORP. AND IS SUBSURFACE UTILITY ENGINEERING (SUE) LEVEL D DATA. FIELD VERIFY LOCATIONS PRIOR TO WORK.
- 3. PLACE 4 FOOT WIDE BY 2 INCH THICK TRENCH INSULATION OVER SEWER LINES WHERE DEPTH OF COVER OVER TOP OF PIPE IS LESS THAN 5 FEET.
- 4. CLEAN SEDIMENTS FROM EXISTING STORM DRAIN PIPES AND CATCH BASINS.
- 5. COORDINATE WORK ON UTILITY LINES OR WITHIN ROAD RIGHT-OF-WAY WITH THE UTILITY COMPANIES AND CITY ROAD DEPARTMENT AND STATE MDOT.
- 6. SLOPE CONDUITS AWAY FROM BUILDING TO HANDHOLE OR UTILITY POLE TO AVOID GROUND WATER SEEPAGE INTO BUILDING.
- 7. RESET RIMS OF EXISTING UTILITY STRUCTURES, MANHOLES AND CATCH BASINS TO NEW GRADE.

DAYS OF DISTURBANCE WILL BE TEMPORARILY STABILIZED WITHIN 7 DAYS OF THE DISTURBANCE.

8. PROVIDE ALL WATER WORK IN ACCORDANCE WITH PORTLAND WATER DISTRICT STANDARDS.

DIG SAFE NOTES:

PRIOR TO EXCAVATION, VERIFY THE UNDERGROUND UTILITIES, PIPES, STRUCTURES AND FACILITIES. PROVIDE THE FOLLOWING MINIMUM MEASURES:

- 1. PRE-MARK THE BOUNDARIES OF YOUR PLANNED EXCAVATION WITH WHITE PAINT, FLAGS OR STAKES, SO UTILITY CREWS KNOW WHERE TO MARK THEIR LINES.
- 2. CALL DIG SAFE, AT 811, AT LEAST THREE BUSINESS DAYS BUT NO MORE THAN 30 CALENDAR DAYS BEFORE STARTING WORK. DO NOT ASSUME SOMEONE ELSE WILL MAKE THE CALL.
- 3. IF BLASTING, NOTIFY DIG SAFE AT LEAST ONE BUSINESS DAY IN ADVANCE.
- 4. WAIT THREE BUSINESS DAYS FOR LINES TO BE LOCATED AND MARKED WITH COLOR-CODED PAINT, FLAGS OR STAKES. NOTE THE COLOR OF THE MARKS AND THE TYPE OF UTILITIES THEY INDICATE. TRANSFER THESE MARKS TO THE AS-BUILT DRAWINGS.
- 5. CONTACT THE LANDOWNER AND OTHER "NON-MEMBER" UTILITIES (WATER, SEWER, GAS, ETC.). FOR THEM TO MARK THE LOCATIONS OF THEIR UNDERGROUND FACILITIES. TRANSFER THESE MARKS TO THE AS-BUILT DRAWINGS.
- 6. RE-NOTIFY DIG SAFE AND THE NON-MEMBER UTILITIES IF THE DIGGING, DRILLING OR BLASTING DOES NOT OCCUR WITHIN 30 CALENDAR DAYS, OR IF THE MARKS ARE LOST DUE TO WEATHER CONDITIONS, SITE WORK ACTIVITY OR ANY OTHER REASON.
- 7. HAND DIG WITHIN 18 INCHES IN ANY DIRECTION OF ANY UNDERGROUND LINE UNTIL THE LINE IS EXPOSED. MECHANICAL METHODS MAY BE USED FOR INITIAL SITE PENETRATION, SUCH AS REMOVAL OF PAVEMENT OR ROCK.
- 8. DIG SAFE REQUIREMENTS ARE IN ADDITION TO TOWN, CITY AND/OR STATE DOT STREET OPENING PERMIT REQUIREMENTS.
- 9. FOR COMPLETE DIG SAFE REQUIREMENTS, CALL THE PUBLIC UTILITIES COMMISSION (PUC) AT 1-800-452-4699 OR VISIT WWW.STATE.ME.US/MPUC
- 10. IF YOU DAMAGE, DISLOCATE OR DISTURB ANY UNDERGROUND UTILITY LINE, IMMEDIATELY NOTIFY THE AFFECTED UTILITY. IF DAMAGE CREATES SAFETY CONCERNS, CALL THE FIRE DEPARTMENT AND TAKE IMMEDIATE STEPS TO SAFEGUARD HEALTH AND PROPERTY.
- 11. ANY TIME AN UNDERGROUND LINE IS DAMAGED OR DISTURBED OR IF LINES ARE IMPROPERLY MARKED, YOU MUST FILE AN INCIDENT REPORT WITH THE PUC FOR AN INCIDENT REPORT FORM VISIT WWW.STATE.ME.US/MPUC OR CALL THE PUC AT 1-800-452-4699.

TYPICAL ABBREVIATIONS:

ACC CACRE DEG OR DEGREE HPL	ACCMP ACP	ASPHALT COATED CMP ASBESTOS CEMENT PIPE	D DBL	DEGREE OF CURVE DOUBLE	HDPE HORIZ	HIGH DENSITY POLYETHYLENE HORIZONTAL	PERF PP	PERFORATED POWER POLE
AGG AGGREATE								
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SURVEYORS NOTES:

1. RECORD OWNER: CROSS REALTY, LLC.

A. LOCUS 1:

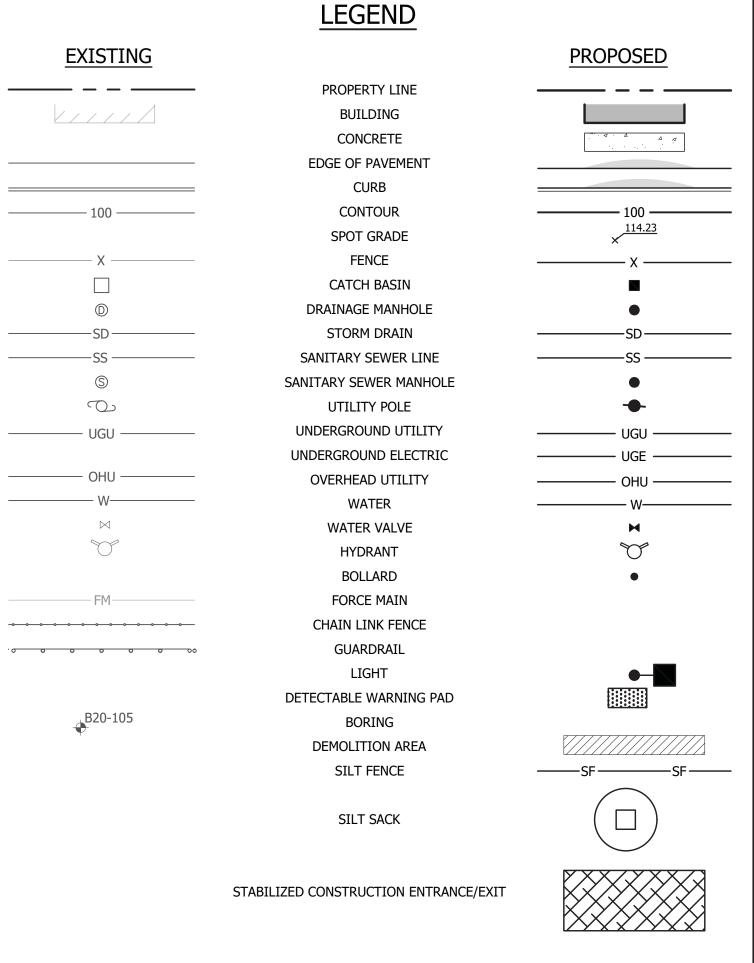
- 1. PARCEL DEED REFERENCE: SEE DEED FROM LYNDEN A. AND JEANETTE PITT TO CROSS REALTY, LLC. DATED AUGUST 31, 2007 RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 25434, PAGE 91.
- 2. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM, MAP 67, LOT 54.
- 3. TOTAL AREA OF PARCEL: 0.14 ACRES.
- B. LOCUS 2:
 - 1. PARCEL DEED REFERENCE: SEE DEED FROM MARY LOU PATTEN TO CROSS REALTY, LLC. DATED MARCH 23, 2007, RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 24948, PAGE 348.
- 2. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM, MAP 67, LOT 55.
- 3. TOTAL AREA OF PARCEL: 0.86 ACRES.
- 2. ALL BOOK AND PAGE REFERENCES REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- 3. ALL BEARINGS ARE REFERENCED TO NAD83 MAINE STATE PLANE GRID NORTH.
- 4. ELEVATIONS SHOWN ARE TIED TO NAVD88 BY GPS OPUS OBSERVATIONS.
- 5. THE LOCATION, SIZE, AND DEPTH OF UNDERGROUND UTILITY LINES, TANKS, AND OR STRUCTURES NOT DETERMINED BY THIS SURVEY.

PLAN REFERENCES:

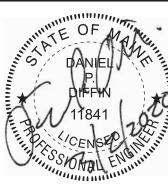
YD

YARD

- A.) REVISION OF PLANS FOR FAIRVIEW PARK, EXT. NO. ONE, DATED MARCH 20, 1963, RECORDED IN PLAN BOOK 62, PAGE 18.
- B.) STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY "14", WINDHAM, CUMBERLAND COUNTY, FILE NO. 3-200, SHEETS 2 TO 3, DATED JULY, 1967, RECORDED IN PLAN BOOK 197, PAGES 209-211.
- C.) STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY "14&113", WINDHAM, CUMBERLAND COUNTY, FILE NO. 3-200, SHEETS 2 TO 3, DATED MARCH, 1980, RECORDED IN PLAN BOOK 134, PAGES 30-31.
- D.) STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY "18", WINDHAM, CUMBERLAND COUNTY, FILE NO. 3-407, SHEETS 3 TO 5, DATED DECEMBER, 1993, RECORDED IN PLAN BOOK 197, PAGES 209-211.
- E.) PLAN OF LAND FOR V.S.H. REALTY, INC. IN WINDHAM, MAINE BY D.A. MAXFIELD, JR., LAND SURVEYING, HARRISON, MAINE, DATED MARCH, 1983, RECORDED IN PLAN BOOK 139, PAGE 74.
- F.) ALTA/ACSM LAND TITLE SURVEY, ROUTE 302 AND ROUTE 115, WINDHAM, MAINE MADE FOR RICHMOND WINDHAM DEVELOPMENT, LLC, DATED JANUARY 18, 2007, PREPARED BY TITCOMB ASSOCIATES, RECORDED IN PLAN BOOK 207, PAGE 139.



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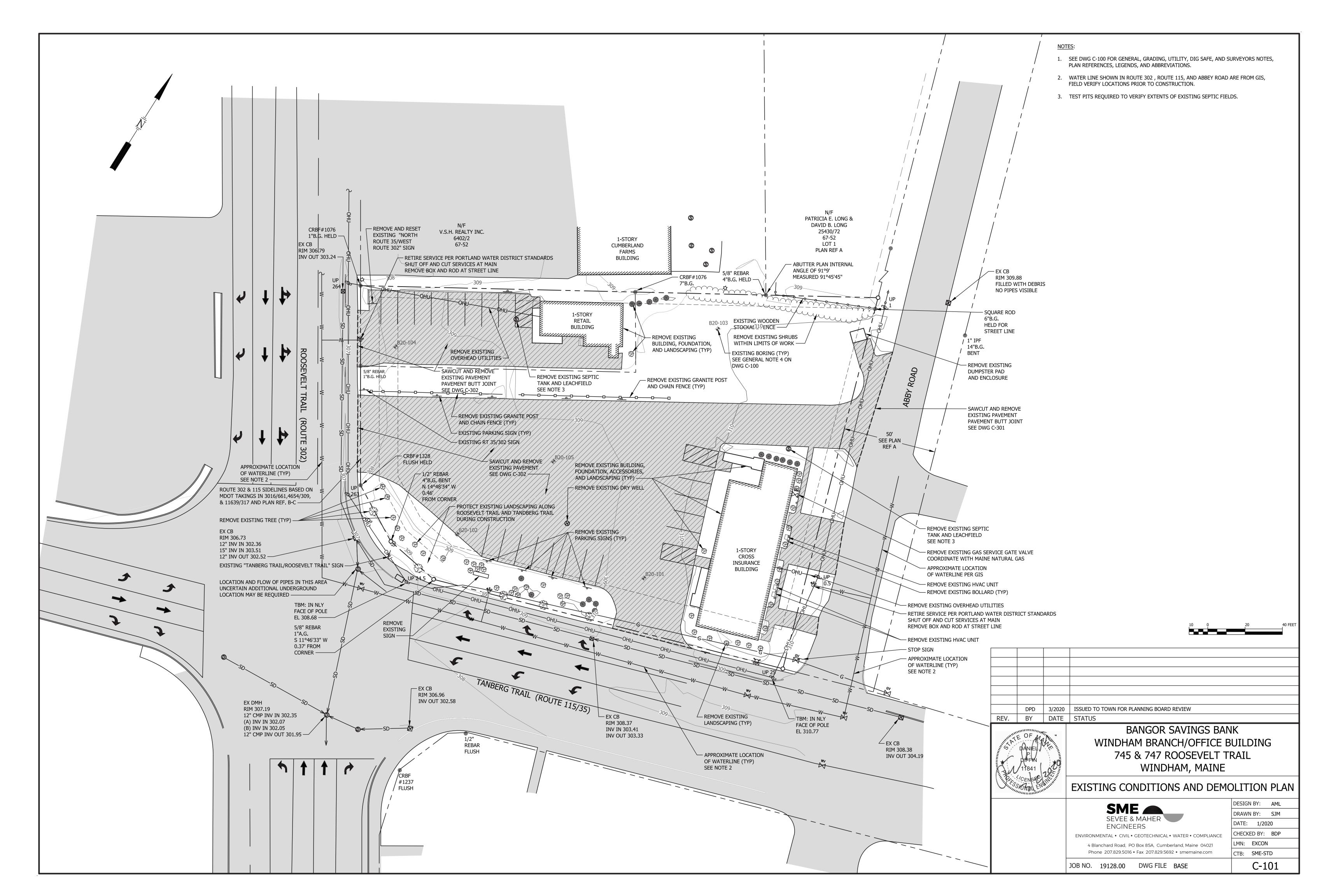


BANGOR SAVINGS BANK
WINDHAM BRANCH/OFFICE BUILDING
745 & 747 ROOSEVELT TRAIL
WINDHAM, MAINE

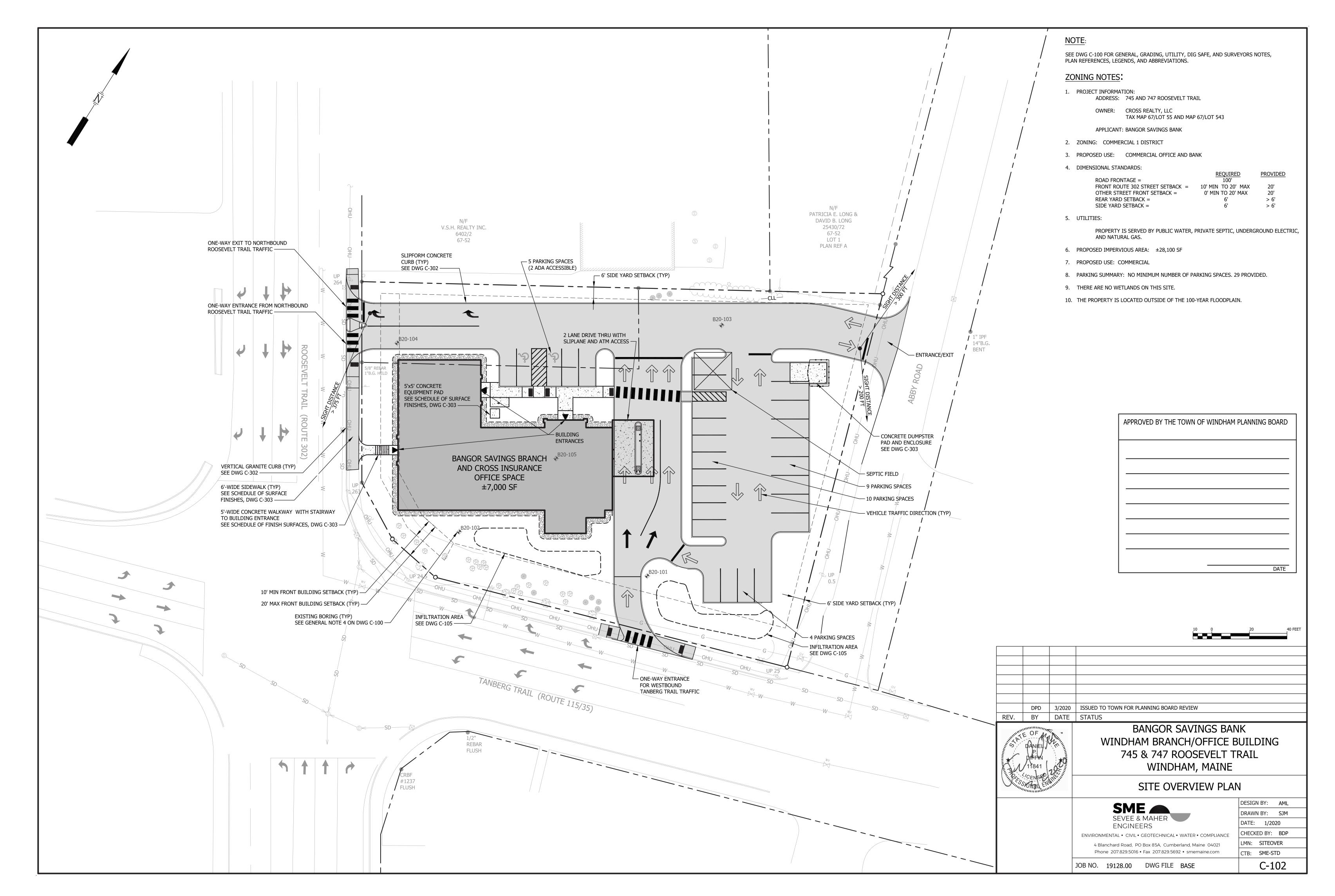
GENERAL NOTES, LEGEND, AND ABBREVIATIONS

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4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021	LMN:	NONE	
Phone 207.829.5016 • Fax 207.829.5692 • smemaine.com	СТВ:	SME-ST	D
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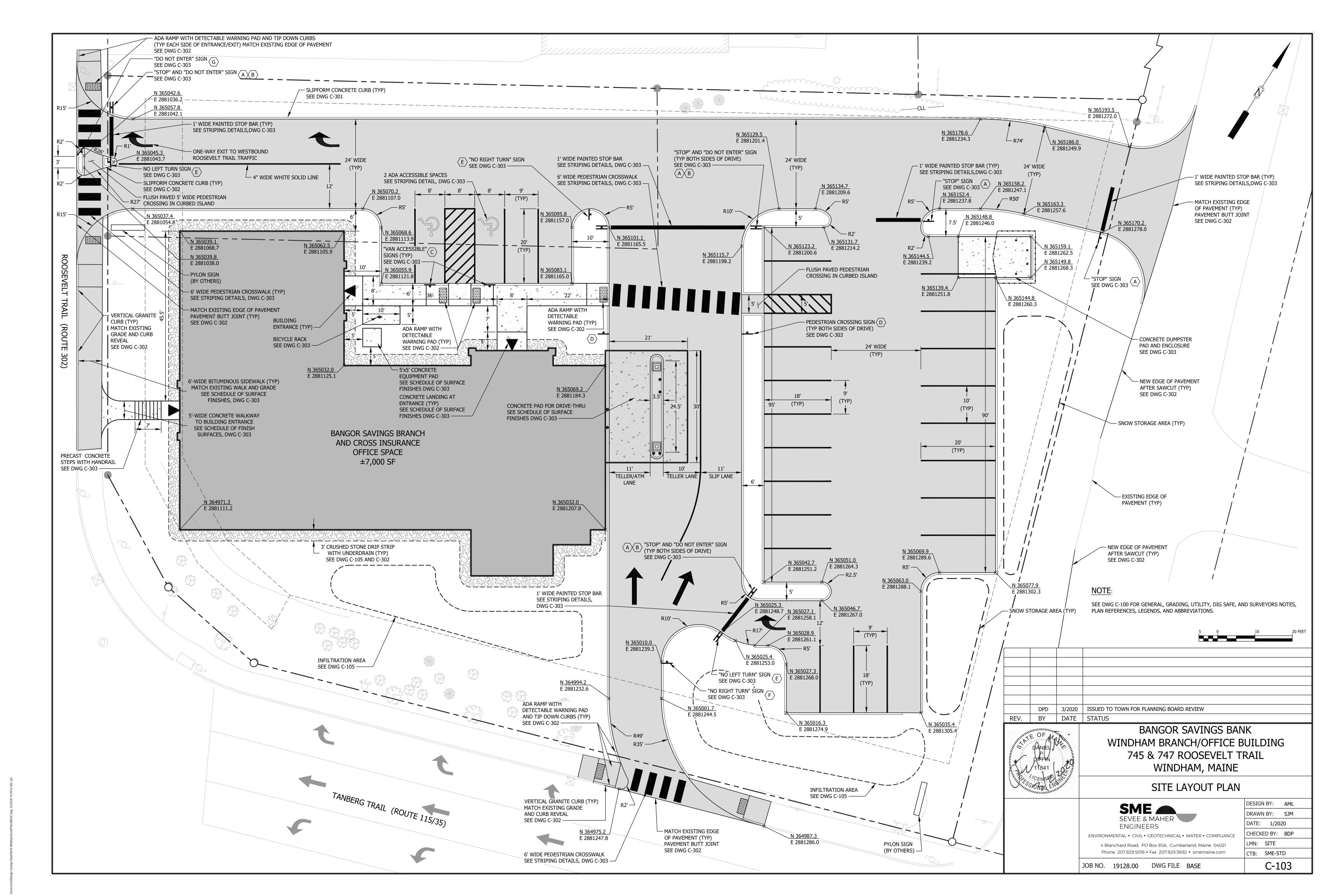
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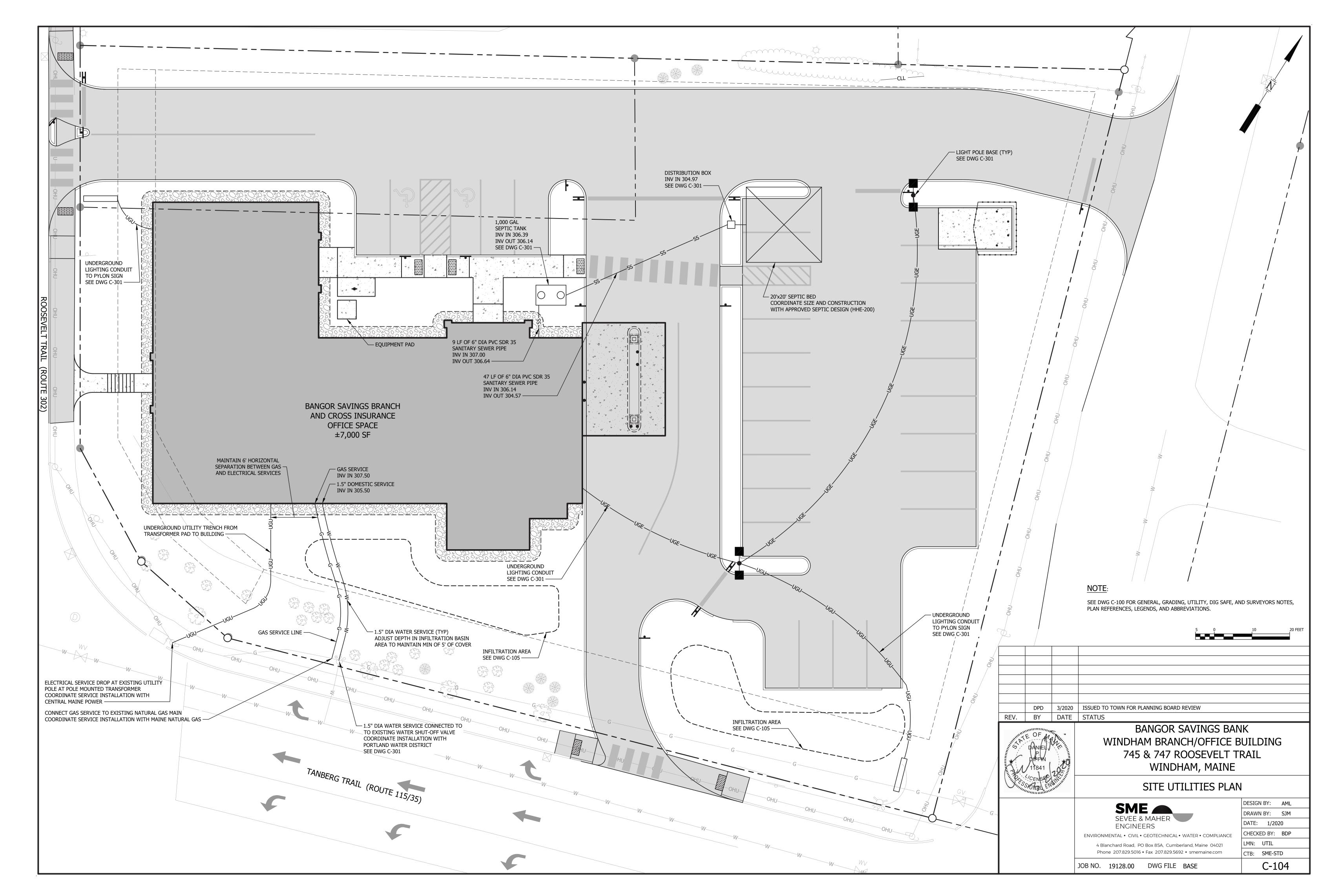


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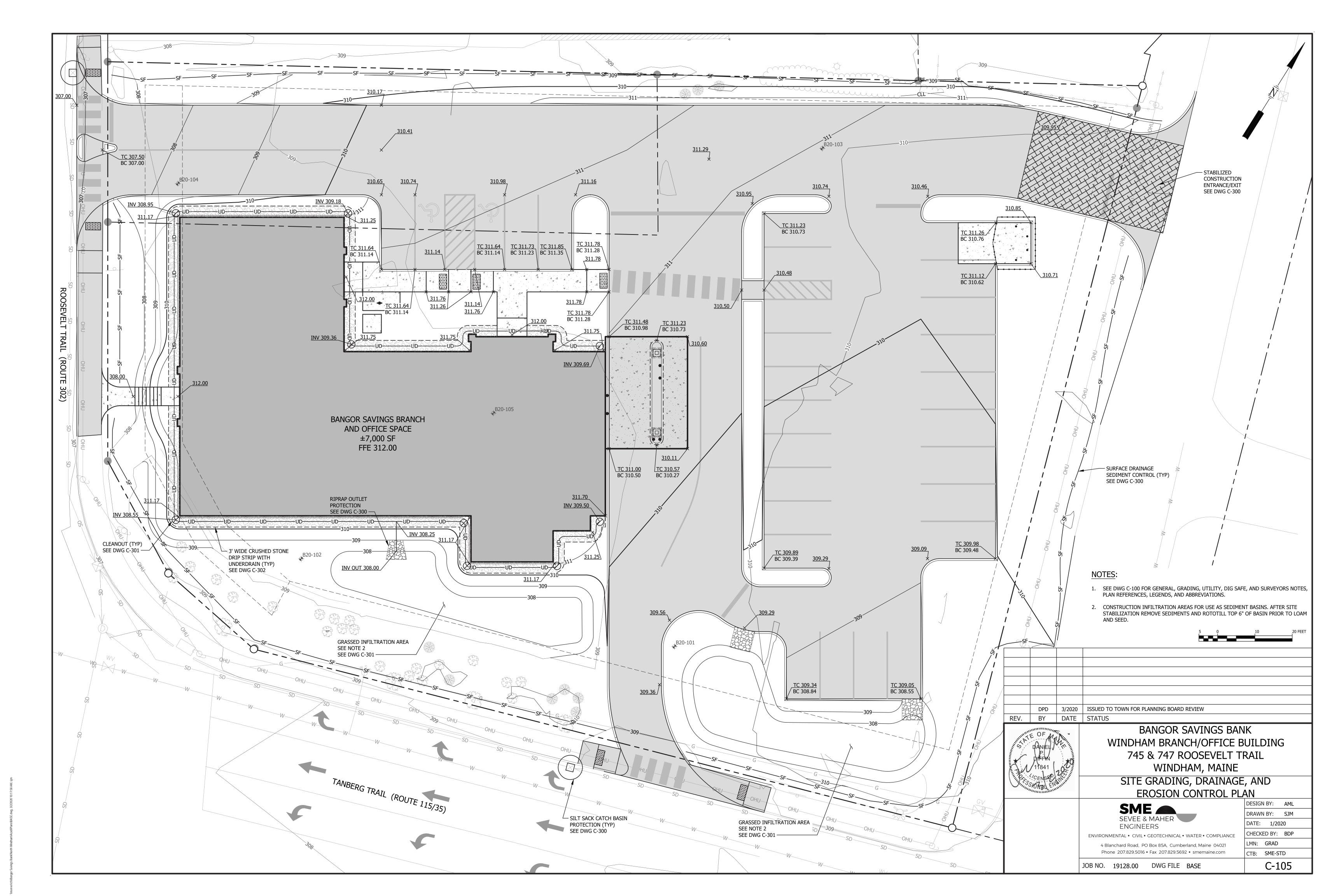


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EROSION CONTROL NOTES:

A. GENERAL

- 1. All soil erosion and sediment control will be done in accordance with: (1) the Maine Erosion and Sediment Control Handbook: Best Management Practices, Maine Department of Environmental Protection (MEDEP), October 2016.
- 2. The site Contractor (to be determined) will be responsible for the repair/replacement/maintenance of all erosion control measures until all disturbed areas are stabilized.
- 3. Disturbed areas will be permanently stabilized within 7 days of final grading. Disturbed areas not to be worked upon within 14 days of disturbance will be temporarily stabilized within 7 days of the disturbance.
- 4. In all areas, removal of trees, bushes and other vegetation, as well as disturbance of topsoil will be kept to a minimum while allowing proper site operations.
- 5. Any suitable topsoil will be stripped and stockpiled for reuse as directed by the Owner. Topsoil will be stockpiled in a manner such that natural drainage is not obstructed and no off-site sediment damage will result. In any event, stockpiles will not be located within 100 feet of wetlands and will be at least 50 feet upgradient of the stockpile's perimeter silt fence. The sideslopes of the topsoil stockpile will not exceed 2:1. Silt fence will be installed around the perimeter of all topsoil stockpiles. Topsoil stockpiles will be surrounded with siltation fencing and will be temporarily seeded with Aroostook rye, annual or perennial ryegrass within 7 days of formation, or temporarily mulched.

B. TEMPORARY MEASURES

1. STABILIZED CONSTRUCTION ENTRANCE/EXIT

A crushed stone stabilized construction entrance/exit will be placed at any point of vehicular access to the site, in accordance with the detail shown on this sheet.

2. SILT FENCE

- a. Silt fence will be installed prior to all construction activity, where soil disturbance may result in erosion. Silt fence will be erected at locations shown on the plans and/or downgradient of all construction activity.
- b. Silt fences will be removed when they have served their useful purpose, but not before the upgradient areas have been permanently stabilized.
- c. Silt fences will be inspected immediately after each rainfall and at least daily during prolonged rainfall. They will be inspected if there are any signs of erosion or sedimentation below them. Any required repairs will be made immediately. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water behind them, they will be replaced with a temporary crushed stone check
- d. Sediment deposits will be removed after each storm event if significant build-up has occurred or if deposits exceed half the height of the barrier.

3. STONE CHECK DAMS

Stone check dams will be installed in grass-lined swales and ditches during construction.

4. EROSION CONTROL MIX SEDIMENT BARRIER

- a. Where approved, erosion control mix sediment barriers may be used as a substitute for silt fence. See the details in this drawing set for specifications.
- b. Rock Filter Berms: To provide more filtering capacity or to act as a velocity check dam, a berm's center can be composed of clean crushed rock ranging in size from the french drain stone to riprap.

5. TEMPORARY SEEDING

Stabilize disturbed areas that will not be brought to final grade and reduce problems associated with mud and dust production from exposed soil surface during construction with temporary vegetation.

6. TEMPORARY MULCHING

Use temporary mulch in the following locations and/or circumstances:

- In sensitive areas (within 100 feet of streams, wetlands and in lake watersheds) temporary mulch will be applied within 7 days of exposing spill or prior to any storm event.
- Apply temporary mulch within 14 days of disturbance or prior to any storm event in all other areas.
- Areas which have been temporarily or permanently seeded will be mulched
- immediately following seeding. • Areas which cannot be seeded within the growing season will be mulched for over-winter protection and the area will be seeded at the beginning of the
- growing season. Mulch can be used in conjunction with tree, shrub, vine, and ground cover
- Mulch anchoring will be used on slopes greater than 5 percent in late fall (past October 15), and over-winter (October 15 - April 15).

The following materials may be used for temporary mulch:

a. Hay or Straw material shall be air-dried, free of seeds and coarse material. Apply 2 bales/1,000 sf or 1.5 to 2 tons/acre to cover 90% of ground surface.

b. Erosion Control Mix: It can be used as a stand-alone reinforcement:

- on slopes 2 horizontal to 1 vertical or less; on frozen ground or forested areas; and
- at the edge of gravel parking areas and areas under construction.
- c. Erosion control mix alone is not suitable:
- on slopes with groundwater seepage; at low points with concentrated flows and in gullies;
- at the bottom of steep perimeter slopes exceeding 100 feet in length;
- below culvert outlet aprons; and around catch basins and closed storm systems.
- d. Chemical Mulches and Soil Binders: Wide ranges of synthetic spray-on materials are marketed to protect the soil surface. These are emulsions that are mixed with water and applied to the soil. They may be used alone, but most often are used to hold wood fiber, hydro-mulches or straw to the soil surface.
- e. Erosion Control Blankets and Mats: Mats are manufactured combinations of mulch and netting designed to retain soil moisture and modify soil temperature. During the growing season (April 15 to October 15) use mats indicated on drawings or North American Green (NAG) S75 (or mulch and netting) on:
- the base of grassed waterways; • steep slopes (15 percent or greater); and
- any disturbed soil within 100 feet of lakes, streams, or wetlands.

During the late fall and winter (October 15 to April 15) use heavy grade mats indicated on drawings for NAG SC250 on all areas noted above plus use lighter grade mats NAG S75 (or mulch and netting) on:

• sideslopes of grassed waterways; and moderate slopes (between 8 and 15 percent).

C. TEMPORARY DUST CONTROL

To prevent the blowing and movement of dust from exposed soil surfaces, and reduce the presence of dust, use water or calcium chloride to control dusting by preserving the moisture level in the road surface materials.

D. CONSTRUCTION DE-WATERING

- 1. Water from construction de-watering operations shall be cleaned of sediment before reaching wetlands, water bodies, streams or site boundaries. Utilize temporary sediment basins, erosion control soil filter berms backed by staked hay bales, A Dirt Bag 55" sediment filter bag by ACF Environmental, or other approved Best Management Practices (BMP's).
- 2. In sensitive areas near streams or ponds, discharge the water from the de-watering operation into a temporary sediment basin created by a surrounding filter berm of uncompacted erosion control mix immediately backed by staked hay bales (see the site details). Locate the temporary sediment basin at lease 100 feet from the nearest water body, such that the filtered water will flow through undisturbed vegetated soil areas prior to reaching the water body or property line.

E. PERMANENT MEASURES

- 1. Riprapped Aprons: All storm drain pipe outlets and the inlet and outlet of culverts will have riprap aprons to protect against scour and deterioration.
- 2. Topsoil, Seed, and Mulch: All areas disturbed during construction, but not subject to other restoration (paving, riprap, etc.) will be loamed, limed, fertilized, seeded, and mulched.

Seeded Preparation: Use stockpiled materials spread to the depths shown on the plans, if available. Approved topsoil substitutes may be used. Grade the site as needed.

a. Seeding will be completed by August 15 of each year. Late season seeding may be done between August 15 and October 15. Areas not seeded or which do not obtain satisfactory growth by October 15, will be seeded with Aroostook Rye or mulched. After November 1, or the first killing frost, disturbed areas will be seeded at double the specified application rates, mulched, and anchored.

PERMANENT SEEDING SPECIFICATIONS

Mixture:	Roadside (lbs/acre)	Lawn (lbs/acre)
Kentucky Bluegrass	20	55
White Clover	5	0
Creeping Red Fescue	20	55
Perennial Ryegrass	5	15

- b. Mulch in accordance with specifications for temporary mulching.
- c. If permanent vegetated stabilization cannot be established due to the season of the year, all exposed and disturbed areas not to undergo further disturbance are to have dormant seeding applied and be temporarily mulched to protect the site.
- 3. Ditches and Channels: All ditches on-site will be lined with North American Green S75 erosion control mesh (or an approved equal) upon installation of loam and seed.

F. WINTER CONSTRUCTION AND STABILIZATION

1. Winter excavation and earthwork will be completed so as to minimize exposed areas while satisfactorily completing the project. Limit exposed areas to those areas in which work is to occur during the following 15 days and that can be mulched in one day prior to any snow event. All areas will be considered denuded until the subbase gravel is installed in roadway areas or the areas of future loam and seed have been loamed, seeded, and mulched.

Install any added measures necessary to control erosion/sedimentation. The particular measure used will be dependent upon site conditions, the size of the area to be protected, and weather conditions.

To minimize areas without erosion control protection, continuation of earthwork operations on additional areas will not begin until the exposed soil surface on the area being worked has been stabilized.

- 2. Natural Resource Protection: During winter construction, a double-row of sediment barriers (i.e., silt fence backed with hay bales or erosion control mix) will be placed between any natural resource and the disturbed area. Projects crossing the natural resource will be protected a minimum distance of 100 feet on either side from the
- 3. Sediment Barriers: During frozen conditions, sediment barriers may consist of erosion control mix berms or any other recognized sediment barriers as frozen soil prevents the proper installation of hay bales or silt fences.

4. Mulching:

- All areas will be considered to be denuded until seeded and mulched. Hay and straw mulch will be applied at a rate of twice the normal accepted rate.
- Mulch will not be spread on top of snow.
- After each day of final grading, the area will be properly stabilized with anchored
- hay or straw or erosion control matting.
- Between the dates of November 1 and April 15, all mulch will be anchored by either mulch netting, emulsion chemical, tracking or wood cellulose fiber.
- 5. Soil Stockpiling: Stockpiles of soil or subsoil will be mulched for over-winter protection with hay or straw at twice the normal rate or with a 4-inch layer of erosion control mix. This will be done within 24 hours of stocking and re-established prior to any rainfall or snowfall. Any soil stockpiles shall not be placed (even covered with mulch) within 100 feet from any natural resources.
- 6. Seeding: Dormant seeding may be placed prior to the placement of mulch or erosion control blankets. If dormant seeding is used for the site, all disturbed areas will receive 4 inches of loam and seed at an application rate of three times the rate for permanent seeding. All areas seeded during the winter will be inspected in the spring for adequate catch. All areas insufficiently vegetated (less than 75 percent catch) will be revegetated by replacing loam, seed, and mulch.

If dormant seeding is not used for the site, all disturbed areas will be revegetated in the spring.

7. Maintenance: Maintenance measures will be applied as needed during the entire construction season. After each rainfall, snow storm, or period of thawing and runoff, the site Contractor will perform a visual inspection of all installed erosion control measures and perform repairs as needed to ensure their continuous function.

Following the temporary and/or final seeding and mulching, the Contractor will, in the spring, inspect and repair any damages and/or bare spots. An established vegetative cover means a minimum of 85 to 90 percent of areas vegetated with vigorous growth.

G. OVER-WINTER CONSTRUCTION EROSION CONTROL MEASURES

Stabilization of Disturbed Soil: By October 15, all disturbed soils on areas having a slope less than 15 percent will be seeded and mulched. If the Contractor fails to stabilize these soils by this date, then the Contractor shall stabilize the soil for late fall and winter, by using either temporary seeding or mulching.

- 2. Stabilization of Disturbed Slopes: All slopes to be vegetated will be completed by October 15. The Owner will consider any area having a grade greater than 15 percent (6.5H:1V) to be a slope. Slopes not vegetated by October 15 will receive one of the following actions to stabilize the slope for late fall and winter:
- a. Stabilize the soil with temporary vegetation and erosion control mesh.
- b. Stabilize the slope with erosion control mix.
- c. Stabilize the slope with stone riprap.
- 3. Stabilization of Ditches and Channels: All stone-lined ditches and channels to be used to convey runoff through the winter will be constructed and stabilized by November 15. Grass-lined ditches and channels will be complete by September 15. Grass-lined ditches not stabilized by September 15 shall be lined with either sod or riprap.

H. MAINTENANCE PLAN

Routine Maintenance: Inspection will be performed as outlined in the project's Erosion Control Plan. Inspection will be by a qualified person during wet weather to ensure that the facility performs as intended. Inspection priorities will include checking erosion controls for accumulation of sediments.

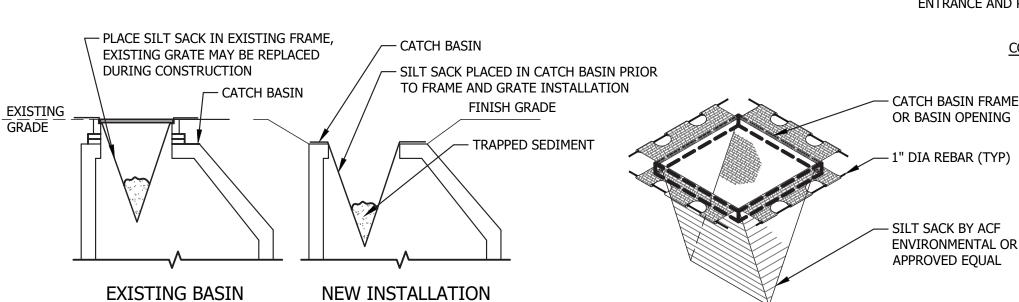
I. Housekeeping

- Spill prevention. Controls must be used to prevent pollutants from being discharged from materials on site, including storage practices to minimize exposure of the materials to stormwater, and appropriate spill prevention, containment, and response planning and implementation.
- 2. Groundwater protection. During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that by design or as a result of soils, topography and other relevant factors accumulates runoff that infiltrates into the soil. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials.
- 3. Fugitive sediment and dust. Actions must be taken to ensure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil may not be used for dust control.
- 4. Debris and other materials. Litter, construction debris, and chemicals exposed to stormwater must be prevented from becoming a pollutant source.
- 5. Trench or foundation de-watering. Trench de-watering is the removal of water from trenches, foundations, coffer dams, ponds, and other areas within the construction area that retain water after excavation. In most cases the collected water is heavily silted and hinders correct and safe construction practices. The collected water must be removed from the ponded area, either through gravity or pumping, and must be spread through natural wooded buffers or removed to areas that are specifically designed to collect the maximum amount of sediment possible, like a cofferdam sedimentation basin. Avoid allowing the water to flow over disturbed areas of the site. Equivalent measures may be taken if approved by the department.
- Non-stormwater discharges. Identify and prevent contamination by non-stormwater
- 7. Additional requirements. Additional requirements may be applied on a site-specific basis.

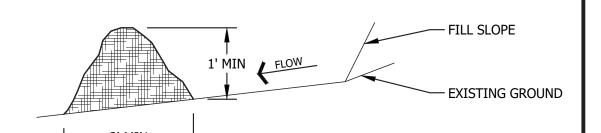
J. CONSTRUCTION SEQUENCE

In general, the expected sequence of construction for each phase is provided below. Construction is proposed to start in Spring 2019 and be complete in Spring 2020.

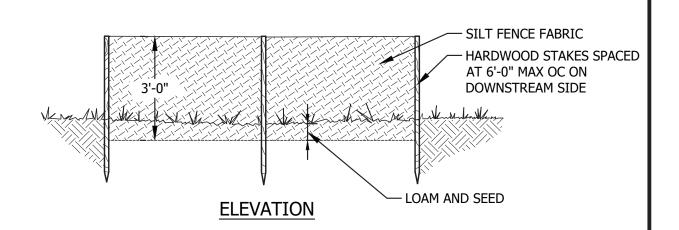
- Install temporary erosion control measures Demolition, clearing, and grubbing
- Site Grading Construct building
- Site stabilization, pavement, loam and seed, and landscaping
- Construct infiltration basin
- Remove temporary erosion control measures

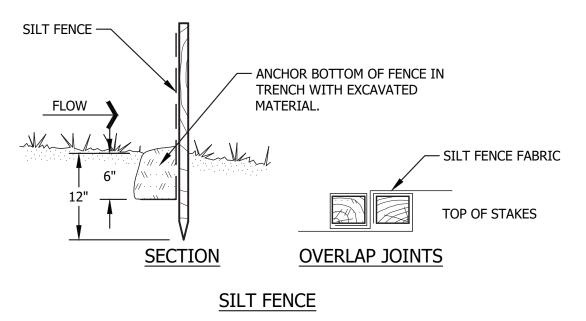


- 1. EROSION CONTROL MIX CAN BE MANUFACTURED ON OR OFF THE SITE. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR FLUME GRIT AND FRAGMENTED WOOD GENERATED FROM WATER-FLUME LOG HANDLING SYSTEMS. WOOD CHIPS, GROUND CONSTRUCTION DEBRIS, REPROCESSED WOOD PRODUCTS OR BARK CHIPS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX. EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND 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:
- A. ORGANIC MATERIAL: BETWEEN 20% 100% (DRY WEIGHT BASIS) B. PARTICLE SIZE: BY WEIGHT, 100% PASSING 6" SCREEN, 70-85% PASSING 0.75" SCREEN
- C. THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED.
- D. LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX. E. SOLUBLE SALTS CONTENT SHALL BE LESS THAN 4.0 MMHOS/CM.
- F. PH: 5.0 8.0
- 2. ON SLOPES LESS THAN 5% OR AT THE BOTTOM OF SLOPES 2:1 OR LESS UP TO 20 FEET LONG, THE BARRIER MUST CONFORM TO THE ABOVE DIMENSIONS. ON THE LONGER OR STEEPER SLOPES, THE BARRIER SHOULD BE WIDER TO ACCOMMODATE THE ADDITIONAL
- 3. THE BARRIER MUST BE PLACED ALONG A RELATIVELY LEVEL ELEVATION. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES THAT WOULD ENABLE FINES TO WASH UNDER THE BARRIER THROUGH THE GRASS BLADES OR PLANT STEMS.
- 4. LOCATIONS WHERE OTHER BMP'S SHOULD BE USED:
 - A. AT LOW POINTS OF CONCENTRATED FLOW B. BELOW CULVERT OUTLET APRONS
 - C. WHERE A PREVIOUS STAND-ALONE EROSION CONTROL MIX APPLICATION HAS FAILED
 - D. AT THE BOTTOM OF STEEP PERIMETER SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM (LARGE UPGRADIENT
 - E. AROUND CATCH BASINS AND CLOSED STORM DRAIN SYSTEMS.
- THE EROSION CONTROL MIX BARRIERS SHOULD BE INSPECTED REGULARLY AND AFTER EACH LARGE RAINFALL. REPAIR ALL DAMAGED SECTIONS OF BERM IMMEDIATELY BY REPLACING OR ADDING ADDITIONAL MATERIAL PLACED ON THE BERM TO THE DESIRED HEIGHT AND WIDTH.
- 6. IT MAY BE NECESSARY TO REINFORCE THE BARRIER WITH SILT FENCE OR STONE CHECK DAMS IF THERE ARE SIGNS OF UNDERCUTTING OR THE IMPOUNDMENT OF LARGE VOLUMES OF WATER
- 7. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
- 8. REPLACE SECTIONS OF BERM THAT DECOMPOSE, BECOME CLOGGED WITH SEDIMENT OR OTHERWISE BECOME INEFFECTIVE. THE BARRIER SHOULD BE RESHAPED AS NEEDED.
- 9. EROSION CONTROL MIX BARRIERS CAN BE LEFT IN PLACE AFTER CONSTRUCTION. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER BARRIER IS NO LONGER REQUIRED SHOULD BE SPREAD TO CONFORM TO THE EXISTING GRADE AND BE SEEDED AND MULCHED. WOODY VEGETATION CAN BE PLANTED INTO THE BARRIERS, OR THEY CAN BE OVER-SEEDED WITH LEGUMES. IF THE BARRIER NEEDS TO BE REMOVED, IT CAN BE SPREAD OUT INTO THE LANDSCAPE.



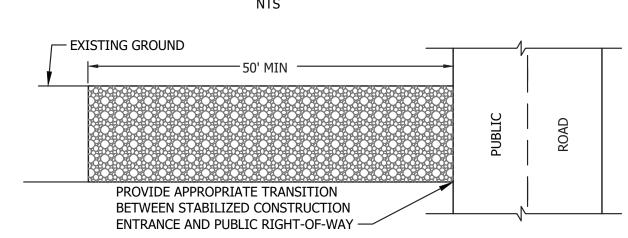
EROSION CONTROL MIX SEDIMENT BARRIER

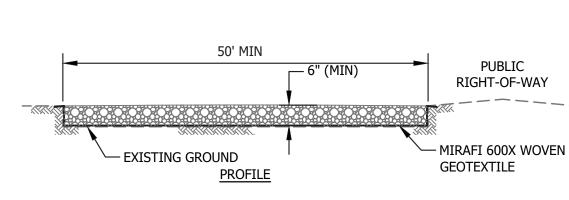




CONTRACTORS OPTION TO USE SEDIMENT BARRIER OR SILT FENCE FOR SLOPE PROTECTION.

SURFACE DRAINAGE SEDIMENT CONTROL

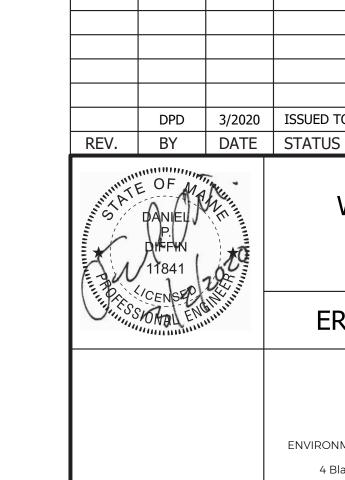




<u>PLAN</u> **CONSTRUCTION SPECIFICATIONS**

- 1. STONE SIZE 2" TO 3" STONE OR RECLAIMED OR RECYCLED CONCRETE, OR EQUIVALENT.
- 3. LENGTH AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
- 4. THICKNESS NOT LESS THAN SIX (6) INCHES.
- 5. WIDTH 10 FEET MINIMUM, OR NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- MAINTENANCE THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC REPAIR AND TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE/EXIT



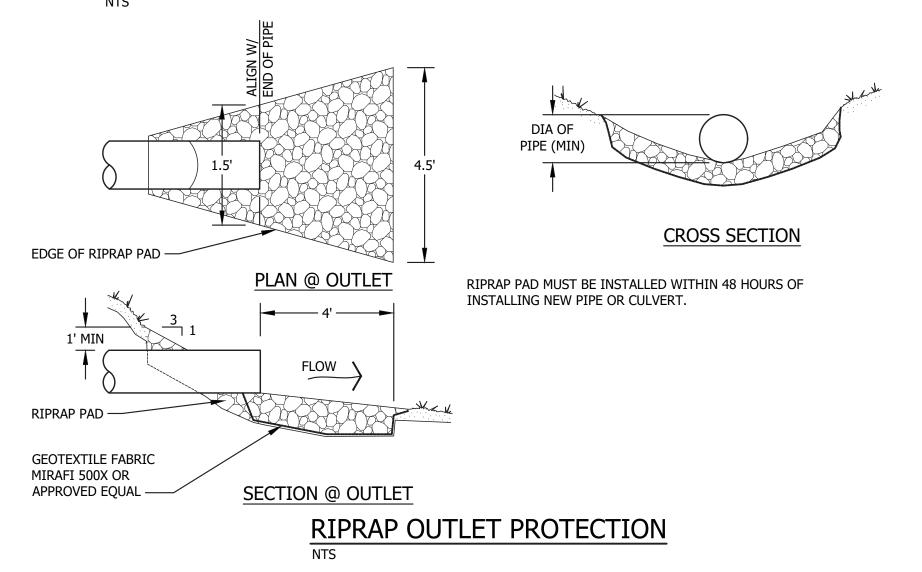
DPD 3/2020 ISSUED TO TOWN FOR PLANNING BOARD REVIEW BANGOR SAVINGS BANK WINDHAM BRANCH/OFFICE BUILDING 745 & 747 ROOSEVELT TRAIL WINDHAM, MAINE

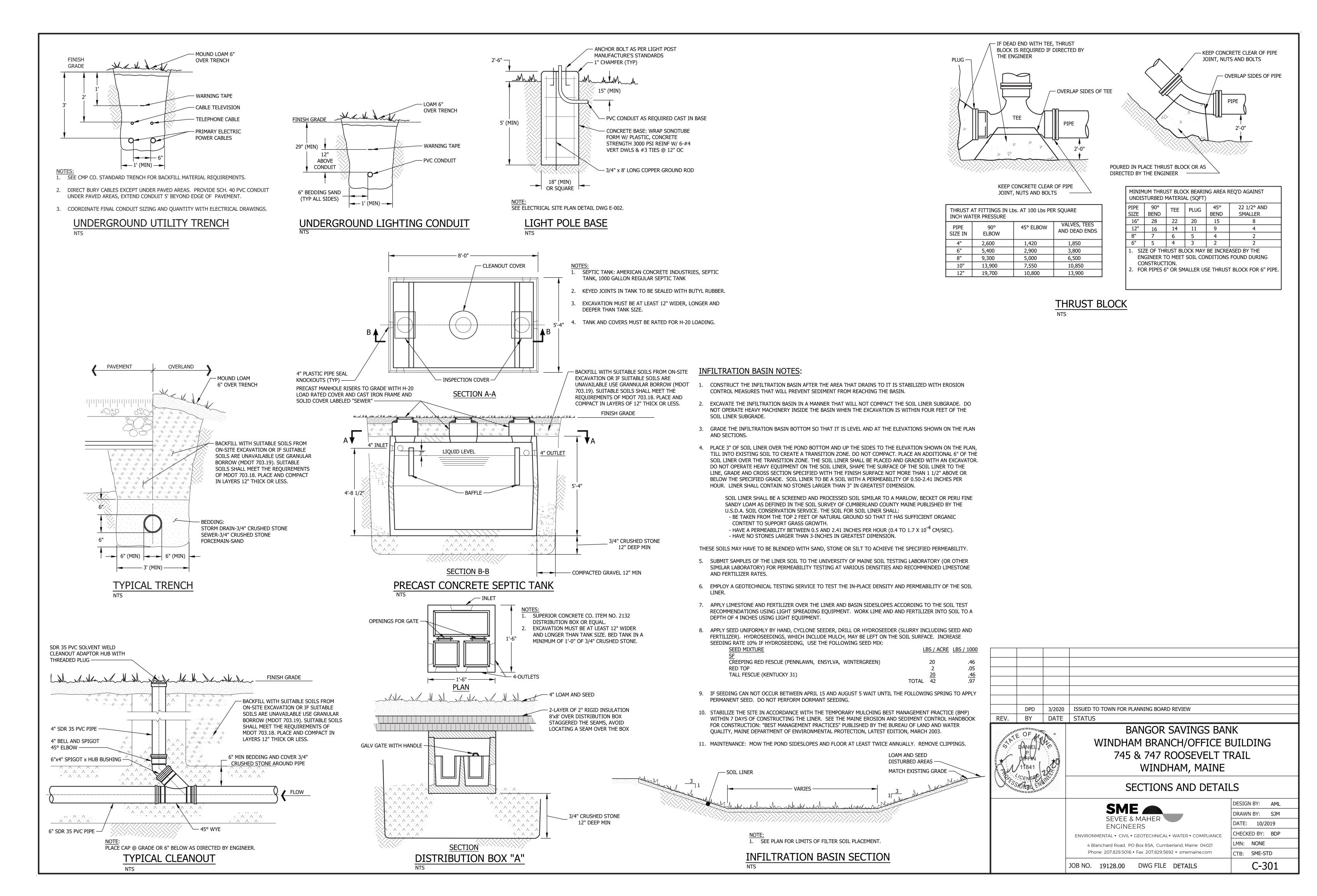
EROSION CONTROL NOTES AND DETAILS

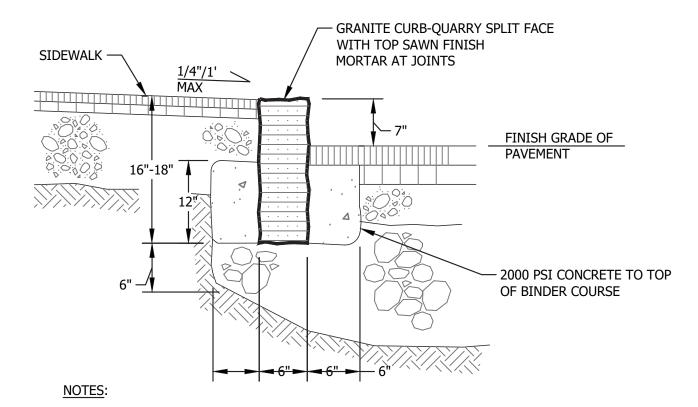
ENGINEERS ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE 4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021 Phone 207.829.5016 • Fax 207.829.5692 • smemaine.com

DESIGN BY: AML SME DRAWN BY: SJM DATE: 10/2019 CHECKED BY: BDP _MN: NONE CTB: SME-STD C-300 JOB NO. 19128.00 DWG FILE DETAILS

SILT SACK CATCH BASIN PROTECTION

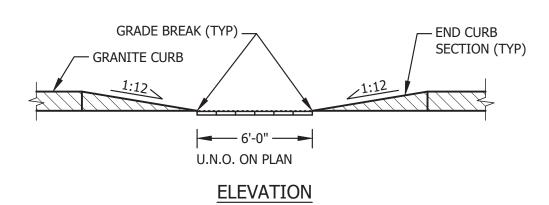


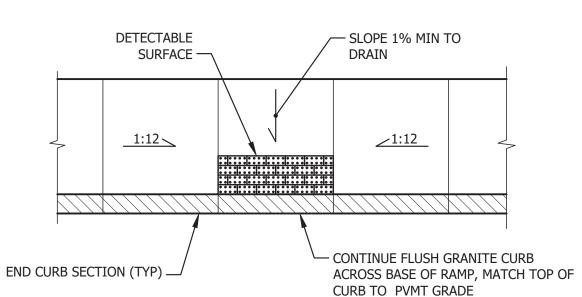




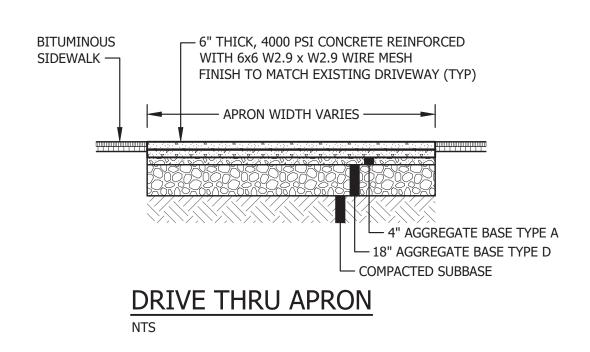
- 1. MINIMUM LENGTH OF THE CURB SECTIONS SHALL BE 3'-0"
- 2. FOR ALL CURBS WITH RADIUS LESS THAN 15' INSTALL STONES CUT TO THE RADIUS REQUIRED (NOT STRAIGHT SECTIONS)

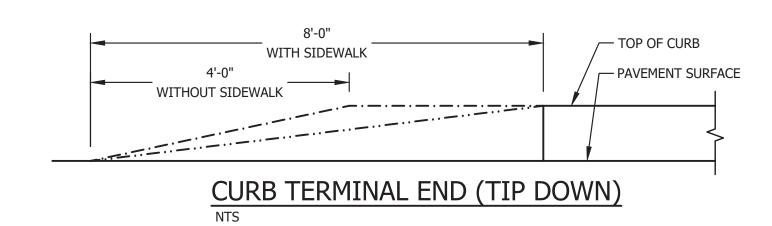
VERTICAL GRANITE CURB

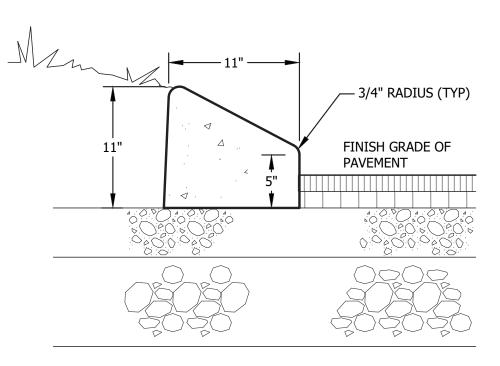




RAMP WITH CENTER LANDING - PLAN





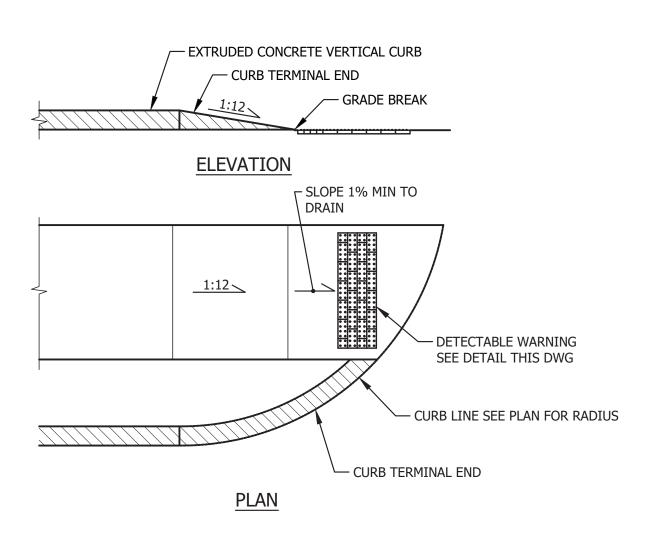


CONCRETE NOTES:

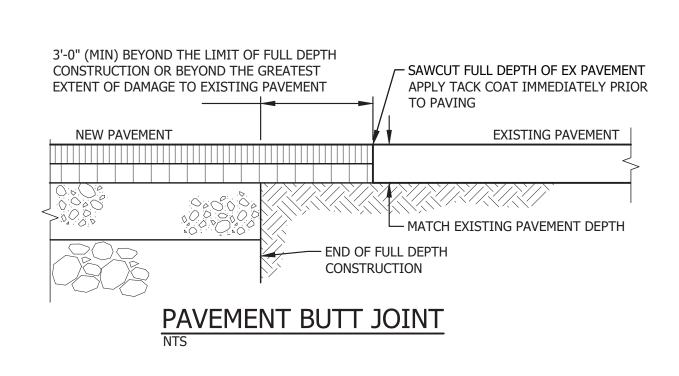
- MINIMUM 28 DAY COMPRESSIVE STRENGTH: 4,000 PSI AIR ENTRAINMENT: 4% TO 6%
- REINFORCING: FIBERMESH OR EQUIVALENT GRACE PRODUCT
 STRAND LENGTH 1-1/2", 1" TO 1-1/2 LB/CUBIC YARD
 SLUMP: 1" TO 1-1/2"
- FINISH:

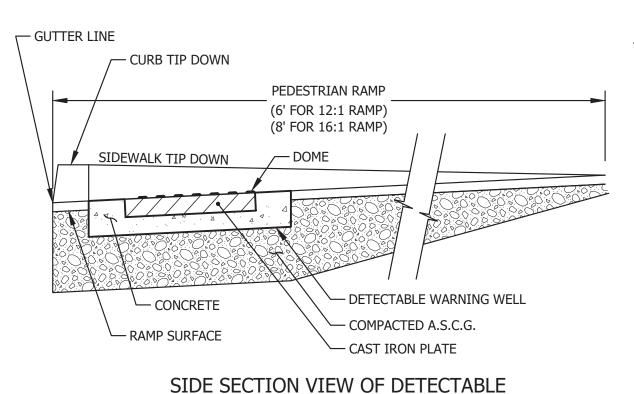
 a. VERTICAL AND TOP FACES: SMOOTH SLIPFORM
- b. SLOPED FACES: BROOM
 7. JOINTS: SAWCUT 10' OC 3" DEEP THE DAY AFTER PLACING
 8. SEALER: SALTGUARD OR EQUAL WATER BASED SEALER

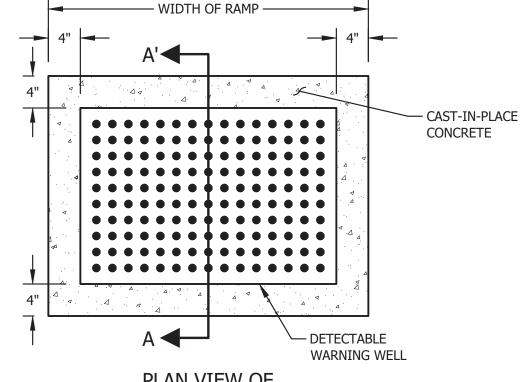
SLIPFORM CONCRETE CURB



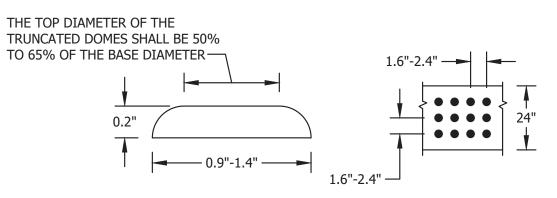
ADA RAMP WITH DETECTABLE WARNING



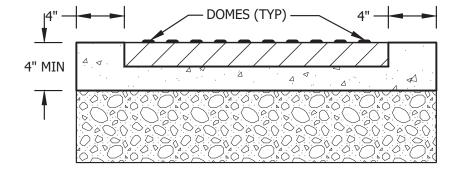




<u>PLAN VIEW OF</u> DETECTABLE WARNING AND WELL



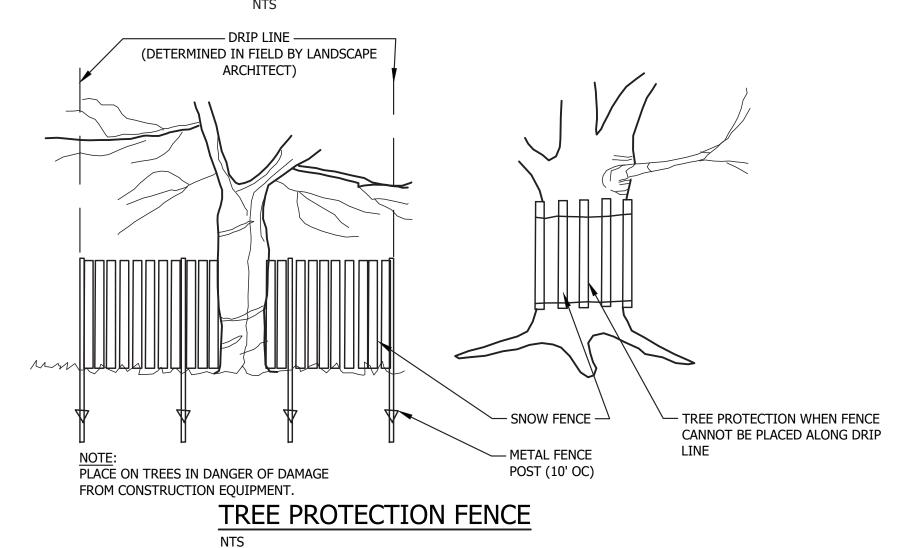
WARNING, WELL, CURB AND GUTTER

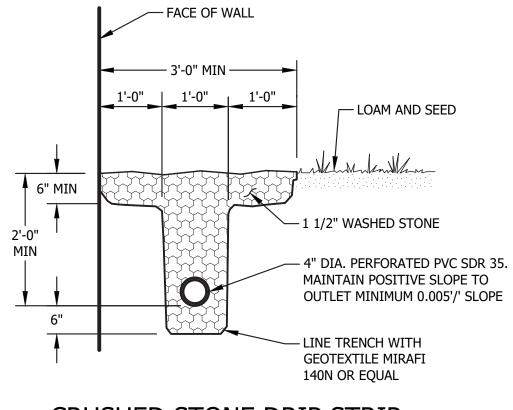


DOME AND DETECTABLE WARNING DETAILS

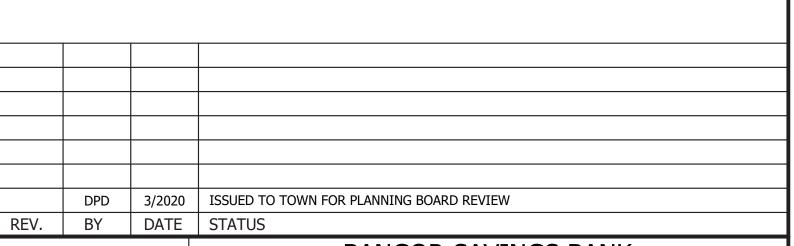
SECTION A-A'

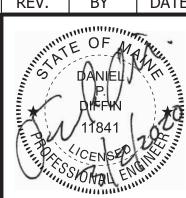
DETECTABLE WARNING PAD





CRUSHED STONE DRIP STRIP



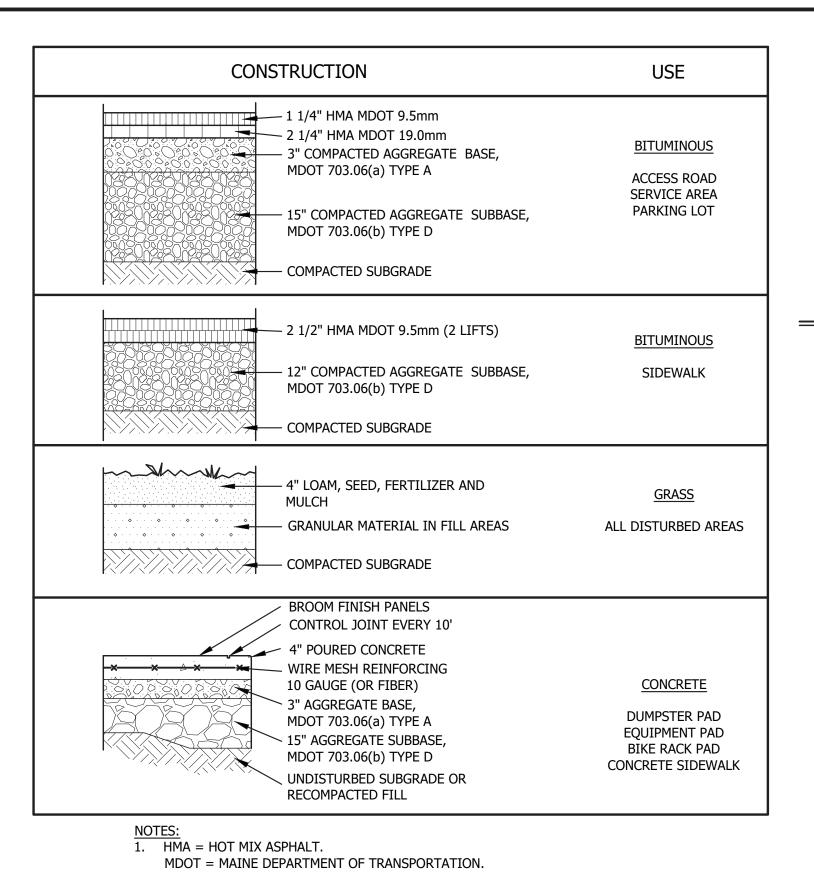


BANGOR SAVINGS BANK
WINDHAM BRANCH/OFFICE BUILDING
745 & 747 ROOSEVELT TRAIL
WINDHAM, MAINE

SECTIONS AND DETAILS



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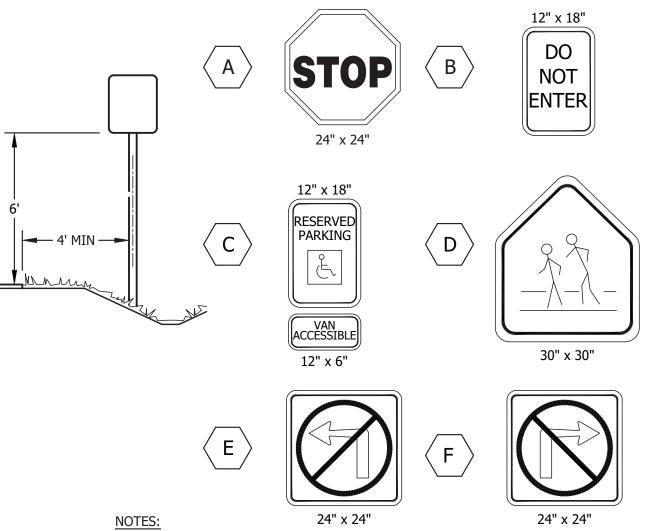


2. ALL COURSE THICKNESS AFTER FINAL COMPACTION.

SCHEDULE OF SURFACE FINISHES

16.5" — DERO BIKE HITCH OR OWNER APPROVED EQUAL 2.375" — — CONCRETE PAD AREA SEE DWG C-103

BIKE RACK



- 1. SIGNS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH MAINE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, HIGHWAYS AND BRIDGES REVISION OF DECEMBER 2002, SECTION 645.
- 2. ALL PERMANENT SIGNS ON THIS PROJECT ARE CLASSIFIED UNDER SECTION 645.03(b) TYPE 1 REGULATORY WARNING AND ROUTE MARKER ASSEMBLY SIGNS.
- 3. SIGN MATERIAL SHALL BE AS SPECIFIED IN SECTION 719 OF THE MDOT STANDARD SPECIFICATIONS.
- 4. POSTS SHALL BE METAL CHANNELS AS SPECIFIED IN SECTION 720.08. ALTERNATE POSTS MAY BE 4"x6" WOOD AS SPECIFIED IN SECTION 720.12, AS APPROVED BY ENGINEER.
- 5. POSTS IN THE PUBLIC RIGHT-OF-WAY TO BE ON BREAKAWAY POSTS AS SPECIFIED IN SECTION 720 OF THE MDOT STANDARD SPECIFICATIONS.

ROAD SIGN

FULL BORDER —

NO PARKING

LAYOUT AS

SHOWN ON PLAN

PARKING SPACE

ALL 4" STRIPES —

── 2'-0"

CROSSWALK

AS SHOWN ON PLAN ---

STOP BAR

ADA ACCESSIBLE PARKING

STRIPING

5'-0" MIN OR

AS SHOWN ON PLAN

> --- 6'-0"x6'-0" BLUE BACKGROUND

2'-0" MIN 1 1/2" OD ANODIZED ALUM HANDRAIL — #3-10" OC BOTH WAYS #3-ALONG NOSING (TYP) — CONCRETE LANDING - DURASTONE PRECAST CONC OR APPROVED EQUAL - 12" COMP AGGREGATE BASE MDOT TYPE D

- 6" DIA SCH-40 GALVANIZED STEEL

FINISH PAINT: EPOXY COLOR BY

PRECAST CONCRETE BOLLARD BY PRECAST CONCRETE PRODUCTS

- BACKFILL WITH SUITABLE EXCAVATED

MATERIAL, COMPACTED SAND OR 3/4"

OF MAINE OR EQUAL

PIPE FILLED WITH CONCRETE

OWNER

FINISH GRADE

PRECAST STEEL BOLLARD

1'-6"

DO NOT

ENTER

30" x 30"

 $\langle G \rangle$

NOTES:

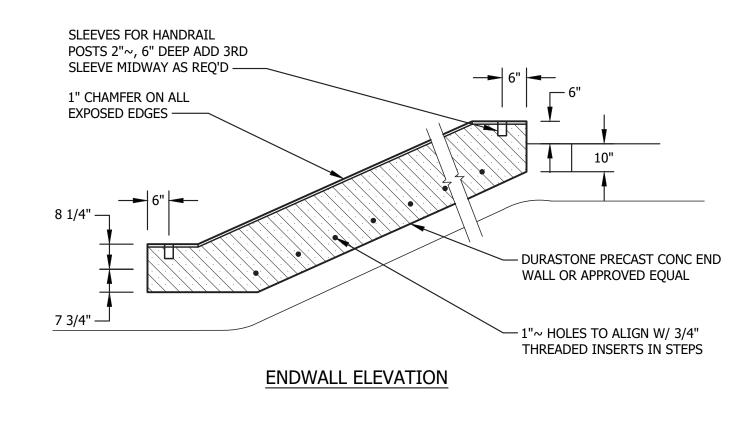
1. CONSTRUCT STEPS IN COMPLIANCE WITH ANSI A117.1-1986 4.9.

2. CONCRETE- 5000 PSI/28 DAYS

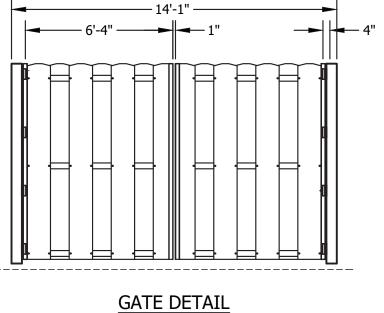
5-6% AIR INTRAINED NON-SKID, STIFF BRISTLE BROOM FINISH (STEPS ONLY) 3. SUBMIT SHOP DRAWINGS IN ACCORDANCE W/ SECTION 01300- SUBMITTALS.

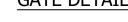
4. BOLT ENDWALLS TO STEPS W/ 3/4" BOLT & FLAT WASHER. 5. CENTER HANDRAIL REQUIRED WHERE NOTED ON THE PLANS.

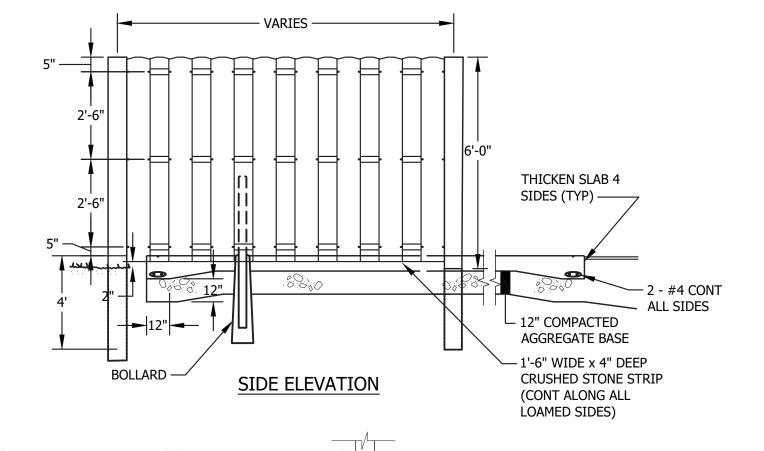
SECTION - HANDRAIL & STEPS

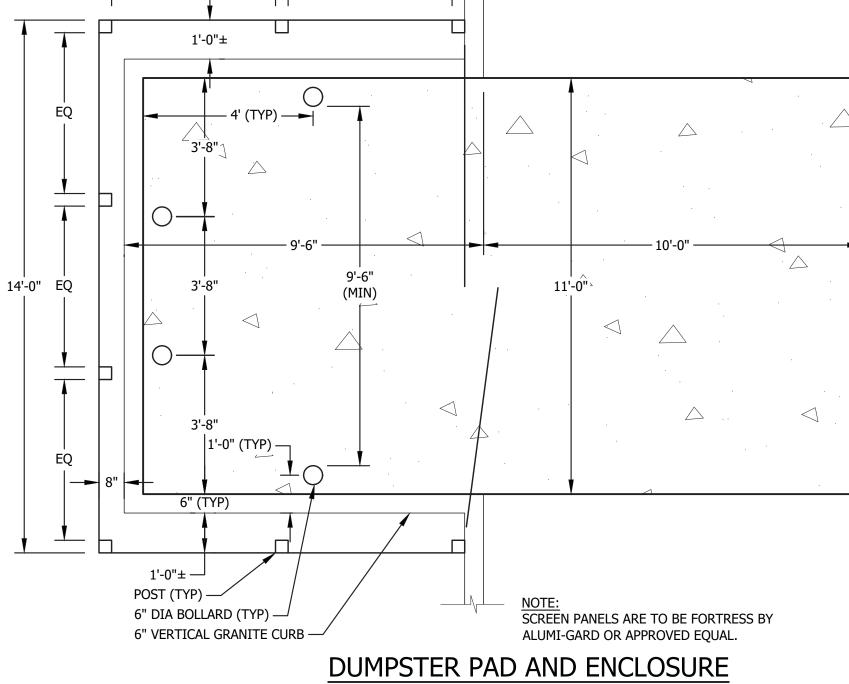


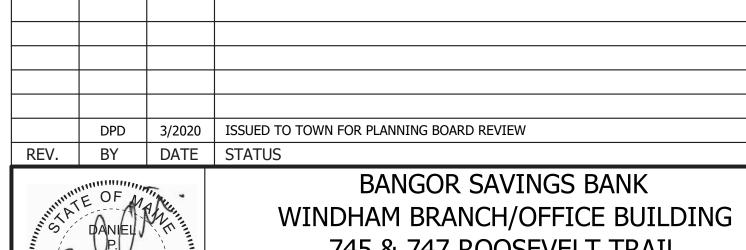
PRECAST CONCRETE STEPS









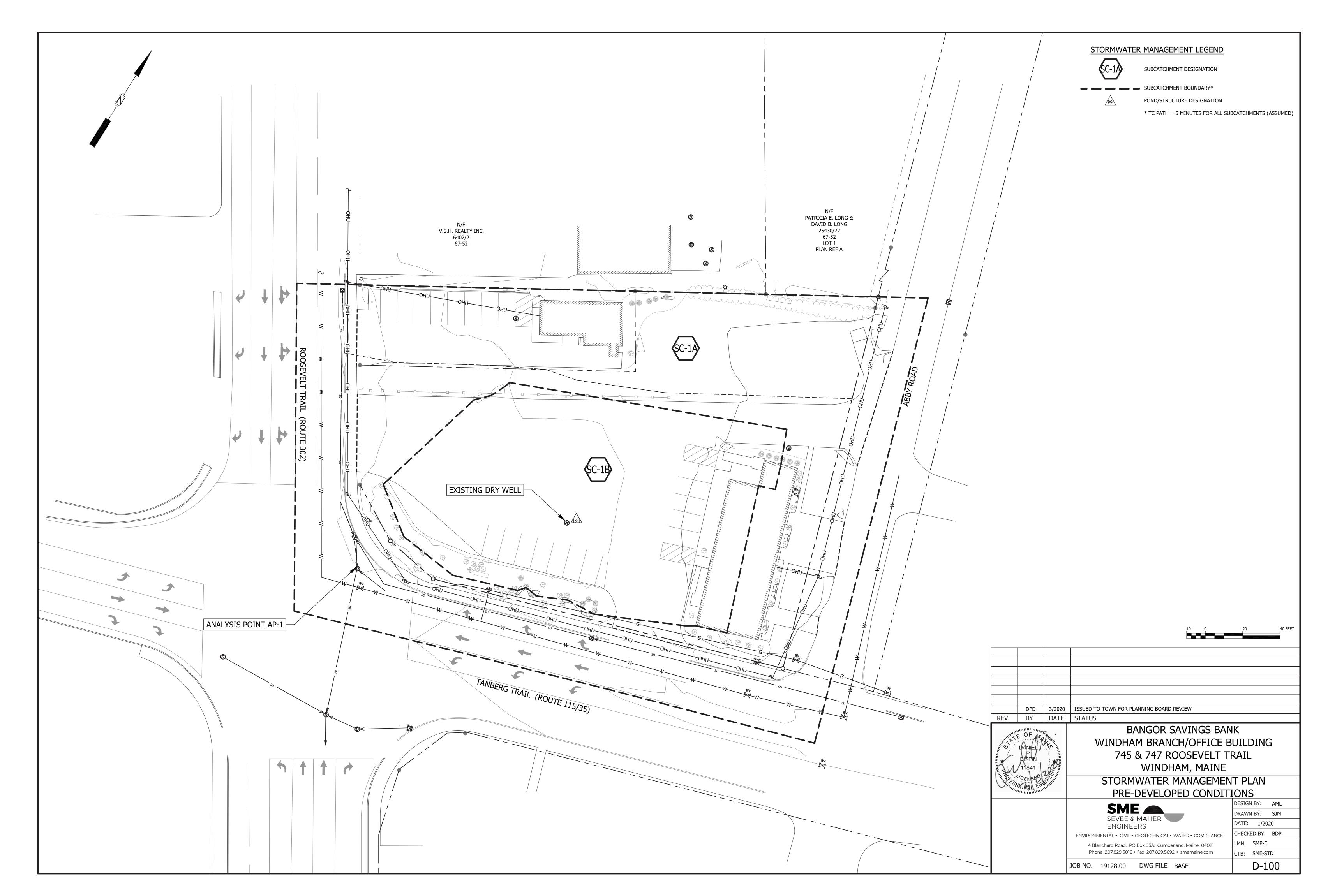




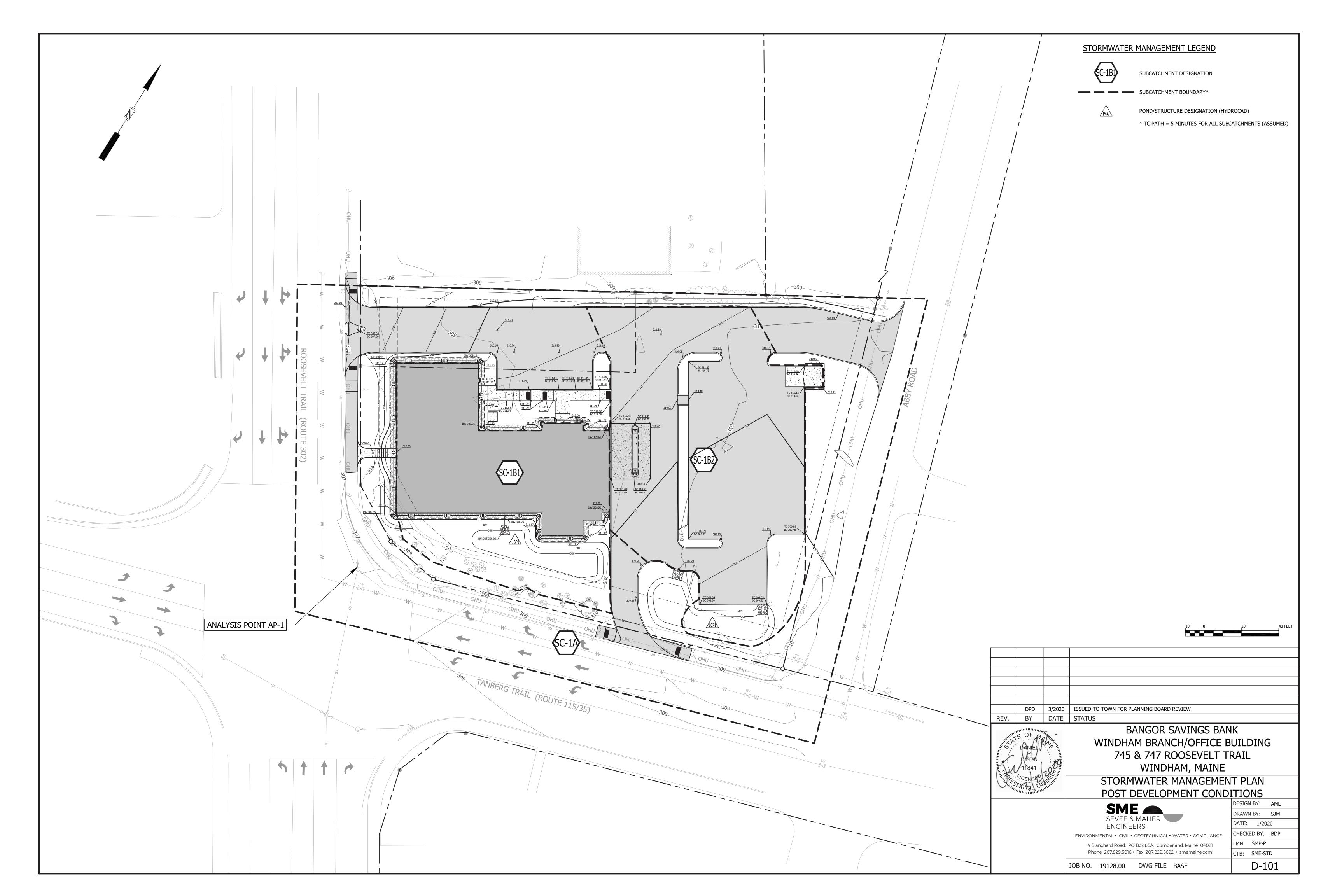
745 & 747 ROOSEVELT TRAIL WINDHAM, MAINE

SECTIONS AND DETAILS

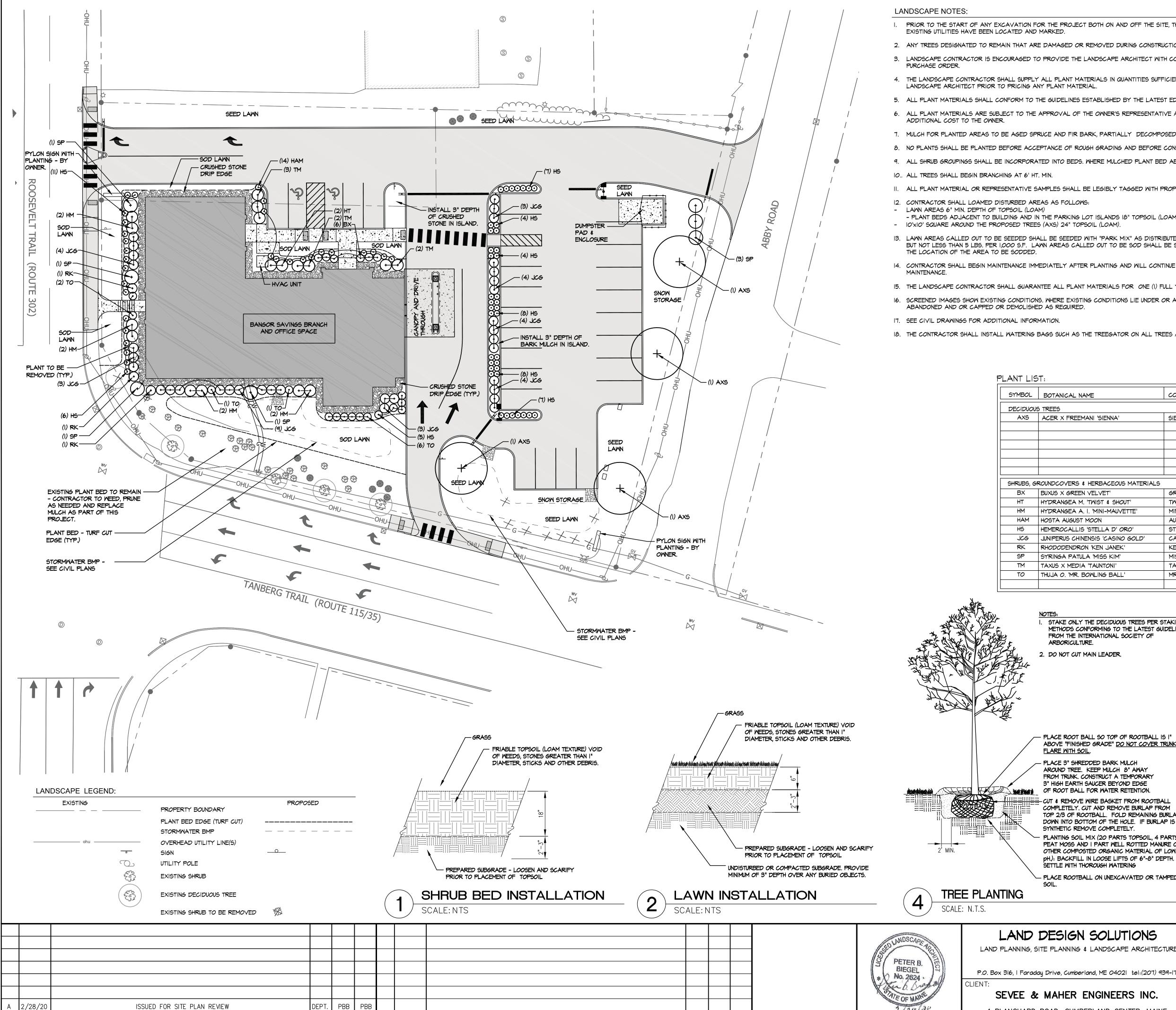
CME _	DESIGN BY: AML
SME A	DRAWN BY: SJM
SEVEE & MAHER ENGINEERS	DATE: 10/2019
	CHECKED BY: BDP
4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021	LMN: NONE
Phone 207.829.5016 • Fax 207.829.5692 • smemaine.com	CTB: SME-STD
JOB NO. 19128.00 DWG FILE DETAILS	C-303



ehdslBangor Savings BankNhorth Windham\AcadlPlans\BASE.dwg, 3/2/2020 10.20:33 AM, sjm



serverldfslBangor Savings BanklNorth Windham\AcadiPlans\BASE.dwg, 3/2/2020 10:21:44 AM, sjm



STATUS

BY CHKD.APF

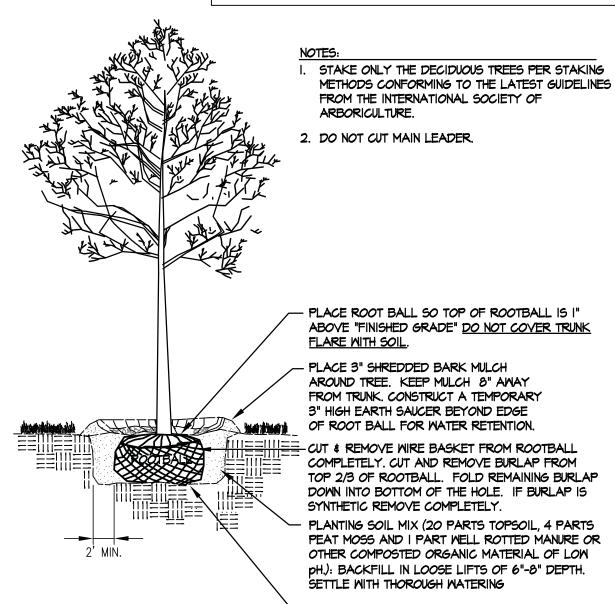
STATUS

DATE

BY CHKD. APPO

- I. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL
- 2. ANY TREES DESIGNATED TO REMAIN THAT ARE DAMAGED OR REMOVED DURING CONSTRUCTION, SHALL BE REPLACED WITH TREES EQUALING THE SPECIES AND CALIPER LOST.
- 3. LANDSCAPE CONTRACTOR IS ENCOURAGED TO PROVIDE THE LANDSCAPE ARCHITECT WITH CONCERNS AND/OR SUGGESTIONS WITH REGARDS TO PROPOSED PLANT MATERIAL SELECTION PRIOR TO PLACING A
- 4. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN GRAPHICALLY ON THIS DRAWING. CLARIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT PRIOR TO PRICING ANY PLANT MATERIAL.
- 5. ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK".
- 6. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE AT THE SITE. PLANTS WHICH ARE REJECTED SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND REPLACED AT NO
- 7. MULCH FOR PLANTED AREAS TO BE AGED SPRUCE AND FIR BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
- 8. NO PLANTS SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING AND BEFORE CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- 9. ALL SHRUB GROUPINGS SHALL BE INCORPORATED INTO BEDS. WHERE MULCHED PLANT BED ABUTS LAWN, CONTRACTOR SHALL PROVIDE A TURF CUT EDGE.
- II. ALL PLANT MATERIAL OR REPRESENTATIVE SAMPLES SHALL BE LEGIBLY TAGGED WITH PROPER COMMON AND BOTANICAL NAMES. TAGS SHALL REMAIN ON THE PLANTS UNTIL FINAL ACCEPTANCE.
- PLANT BEDS ADJACENT TO BUILDING AND IN THE PARKING LOT ISLANDS 18" TOPSOIL (LOAM).
- 13. LAWN AREAS CALLED OUT TO BE SEEDED SHALL BE SEEDED WITH "PARK MIX" AS DISTRIBUTED BY ALLEN, STERLING & LOTHRUP OF FALMOUTH MAINE. SEED AT THE RATE RECOMMENDED BY THE DISTRIBUTOR BUT NOT LESS THAN 5 LBS. PER 1,000 S.F. LAWN AREAS CALLED OUT TO BE SOD SHALL BE SODDED WITH HIGH QUALITY SOD MADE UP OF A GRASS BLEND FOR SUNNY AREAS OR SHADE AREAS DEPENDING ON
- 14. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF WATERING AND
- 15. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF FINAL ACCEPTANCE.
- 16. SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND OR CAPPED OR DEMOLISHED AS REQUIRED.
- 18. THE CONTRACTOR SHALL INSTALL MATERING BAGS SUCH AS THE TREEGATOR ON ALL TREES AT THE TIME OF INSTALLATION. THESE BAGS SHALL BECOME THE PROPERTY OF THE OWNER.

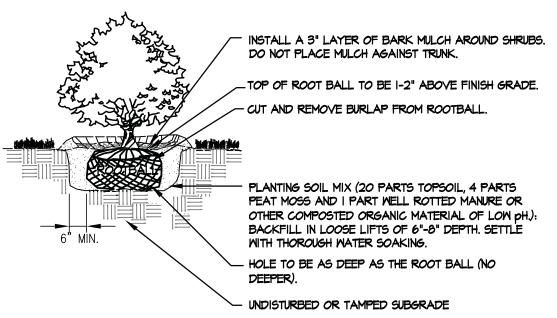
	BOTANICAL NAME	COMMON NAME	aty	SIZE	COMMENTS
ECIDUOU	S TREES				
AXS	ACER X FREEMANI 'SIENNA'	SIENNA MAPLE	4	1.5' CAL.	SINGLE LEADER, B&B
HRUBS, G	ROUNDCOVERS & HERBACEOUS MATERIAL	5			
BX	T				
	BUXUS X GREEN VELVET'	GREEN VELVET BOXMOOD	6	5 GAL.	FULL & BUSHY
HT	BUXUS X GREEN VELVET' HYDRANGEA M. 'TWIST & SHOUT'	GREEN VELVET BOXWOOD TWIST & SHOUT HYDRANGEA	2	5 GAL. 24" HT.	FULL & BUSHY FULL & BUSHY
HT	HYDRANGEA M. 'TWIST & SHOUT'	TWIST & SHOUT HYDRANGEA	2	24" HT.	FULL & BUSHY
HT HM	HYDRANGEA M. 'TWIST & SHOUT' HYDRANGEA A. I. 'MINI-MAUVETTE'	TWIST & SHOUT HYDRANGEA MINI-MAUVETTE HYDRANGEA	2	24" HT.	FULL & BUSHY FULL & BUSHY
HT HM HAM	HYDRANGEA M. 'TWIST & SHOUT' HYDRANGEA A. I. 'MINI-MAUVETTE' HOSTA AUGUST MOON	TWIST & SHOUT HYDRANGEA MINI-MAUVETTE HYDRANGEA AUGUST MOON HOSTA	2 8 14	24" HT. 18" HT. 1 GAL.	FULL & BUSHY FULL & BUSHY -
HT HM HAM HS	HYDRANGEA M. 'TWIST & SHOUT' HYDRANGEA A. I. 'MINI-MAUVETTE' HOSTA AUGUST MOON HEMEROCALLIS 'STELLA D' ORO'	TWIST & SHOUT HYDRANGEA MINI-MAUVETTE HYDRANGEA AUGUST MOON HOSTA STELLA D' ORO DAYLILY	2 8 14 70	24" HT. 18" HT. 1 GAL. 1 GAL.	FULL & BUSHY FULL & BUSHY
HT HM HAM HS JCG	HYDRANGEA M. 'TWIST & SHOUT' HYDRANGEA A. I. 'MINI-MAUVETTE' HOSTA AUGUST MOON HEMEROCALLIS 'STELLA D' ORO' JUNIPERUS CHINENSIS 'CASINO GOLD'	TWIST & SHOUT HYDRANGEA MINI-MAUVETTE HYDRANGEA AUGUST MOON HOSTA STELLA D' ORO DAYLILY CASINO GOLD JUNIPER	2 8 14 70 34	24" HT. 18" HT. 1 GAL. 1 GAL. 24" SPD.	FULL & BUSHY FULL & BUSHY FULL & BUSHY
HT HM HAM HS JCG RK	HYDRANGEA M. 'TWIST & SHOUT' HYDRANGEA A. I. 'MINI-MAUVETTE' HOSTA AUGUST MOON HEMEROCALLIS 'STELLA D' ORO' JUNIPERUS CHINENSIS 'CASINO GOLD' RHODODENDRON 'KEN JANEK'	TWIST & SHOUT HYDRANGEA MINI-MAUVETTE HYDRANGEA AUGUST MOON HOSTA STELLA D' ORO DAYLILY CASINO GOLD JUNIPER KEN JANEK RHODODENDRON	2 8 14 70 34 3	24" HT. 18" HT. 1 GAL. 1 GAL. 24" SPD. 24" HT.	FULL & BUSHY FULL & BUSHY FULL & BUSHY FULL & BUSHY
HT HM HAM HS JCG RK SP	HYDRANGEA M. 'TWIST & SHOUT' HYDRANGEA A. I. 'MINI-MAUVETTE' HOSTA AUGUST MOON HEMEROCALLIS 'STELLA D' ORO' JUNIPERUS CHINENSIS 'CASINO GOLD' RHODODENDRON 'KEN JANEK' SYRINGA PATULA 'MISS KIM'	TWIST & SHOUT HYDRANGEA MINI-MAUVETTE HYDRANGEA AUGUST MOON HOSTA STELLA D' ORO DAYLILY CASINO GOLD JUNIPER KEN JANEK RHODODENDRON MISS KIM LILAC	2 8 14 70 34 3	24" HT. 18" HT. 1 GAL. 1 GAL. 24" SPD. 24" HT. 5' HT.	FULL & BUSHY FULL & BUSHY FULL & BUSHY FULL & BUSHY FULL & BUSHY



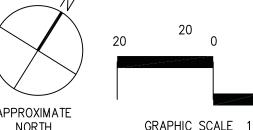
I. CONSTRUCT TEMPORARY PLANT SAUCIER FROM MULCH TO ASSIST WITH WATER RETENTION. SAUCER NOT REQUIRED WHEN SHRUB OCCURS IN A PLANT

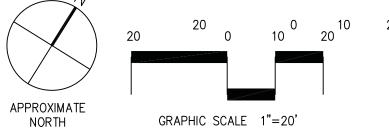
2. WHEN PLANTING CONTAINER GROWN PLANTS-REMOVE THE BALL FROM THE CONTAINER AND LOOSEN THE OUTSIDE LAYER OF THE ROOT SYSTEM BY SCORING WITH A CLEAN KNIFE. DIVIDE ALL CIRCLING ROOTS.

3. SHRUBS TO BE WATERED IMMEDIATELY AFTER PLANTING.



SHRUB PLANTING DETAIL





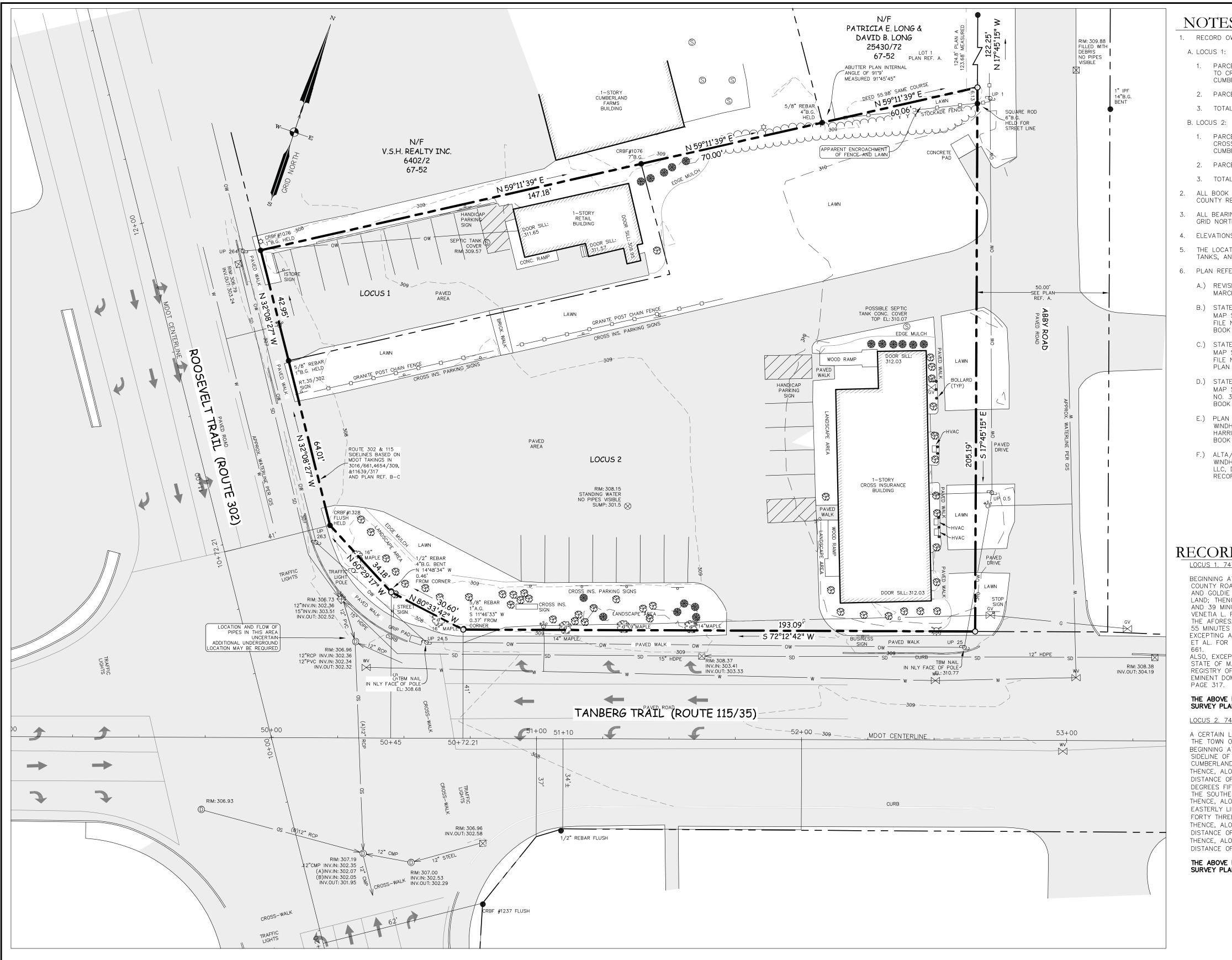
LAND DESIGN SOLUTIONS

LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE

P.O. Box 316, | Faraday Drive, Cumberland, ME 0402| tel:(207) 939-1717

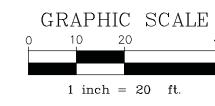
SEVEE & MAHER ENGINEERS INC. 4 BLANCHARD ROAD, CUMBERLAND CENTER, MAINE

DESIGN: PBB	PROPOSED BANGOR SAVINGS BANK	
DRAWN: DEPT.	745 & 747 ROOSEVELT TRAIL, WINDHAM, MAINE	
CHKD: PBB	LANDSCAPE PLAN	
	LANDSOAL LILAN	
DATE: FEBRUARY 2020	PROJ. NO. 20–103 F	R
SCALE: 1"=20'	DWG. NO. L—1	



TITLE COMMITMENT EXCEPTIONS:

PENDING ISSUANCE OF TITLE COMMITMENTS



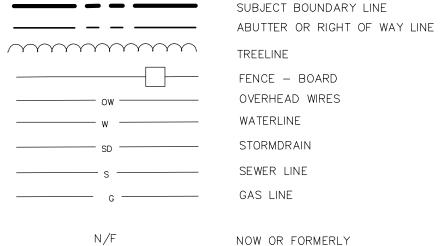
NOTES:

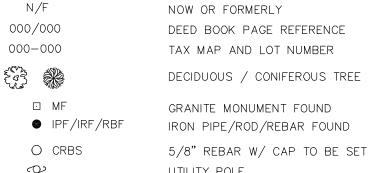
- 1. RECORD OWNER: CROSS REALTY, LLC.
- A. LOCUS 1:
- 1. PARCEL DEED REFERENCE: SEE DEED FROM LYNDEN A. AND JEANETTE PITT TO CROSS REALTY, LLC. DATED AUGUST 31, 2007 RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 25434, PAGE 91.
- 2. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM, MAP 67, LOT 54.
- 3. TOTAL AREA OF PARCEL: 0.14 ACRES.
- 1. PARCEL DEED REFERENCE: SEE DEED FROM MARY LOU PATTEN TO CROSS REALTY, LLC. DATED MARCH 23, 2007, RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 24948, PAGE 348.
- 2. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM, MAP 67, LOT 55. 3. TOTAL AREA OF PARCEL: 0.86 ACRES.
- 2. ALL BOOK AND PAGE REFERENCES REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- 3. ALL BEARINGS ARE REFERENCED TO NAD83 MAINE STATE PLANE
- 4. ELEVATIONS SHOWN ARE TIED TO NAVD88 BY GPS OPUS OBSERVATIONS.
- 5. THE LOCATION, SIZE, AND DEPTH OF UNDERGROUND UTILITY LINES, TANKS, AND OR STRUCTURES NOT DETERMINED BY THIS SURVEY.
- 6. PLAN REFERENCES:
 - A.) REVISION OF PLANS FOR FAIRVIEW PARK, EXT. NO. ONE, DATED MARCH 20, 1963, RECORDED IN PLAN BOOK 62, PAGE 18.
- B.) STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY "14". WINDHAM, CUMBERLAND COUNTY. FILE NO. 3-200, SHEETS 2 TO 3, DATED JULY, 1967, RECORDED IN PLAN BOOK 197, PAGES 209-211.
- C.) STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY "14&113", WINDHAM, CUMBERLAND COUNTY, FILE NO. 3-200, SHEETS 2 TO 3, DATED MARCH, 1980, RECORDED IN PLAN BOOK 134, PAGES 30-31.
- D.) STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY "18", WINDHAM, CUMBERLAND COUNTY, FILE NO. 3-407, SHEETS 3 TO 5, DATED DECEMBER, 1993, RECORDED IN PLAN BOOK 197, PAGES 209-211.
- E.) PLAN OF LAND FOR V.S.H. REALTY, INC. IN WINDHAM, MAINE BY D.A. MAXFIELD, JR., LAND SURVEYING, HARRISON, MAINE, DATED MARCH, 1983, RECORDED IN PLAN BOOK 139, PAGE 74.
- F.) ALTA/ACSM LAND TITLE SURVEY, ROUTE 302 AND ROUTE 115, WINDHAM, MAINE MADE FOR RICHMOND WINDHAM DEVELOPMENT, LLC, DATED JANUARY 18, 2007, PREPARED BY TITCOMB ASSOCIATES, RECORDED IN PLAN BOOK 207, PAGE 139.

TARKILL POND

LOCATION PLAN

LEGEND





DECIDUOUS / CONIFEROUS TREE GRANITE MONUMENT FOUND IRON PIPE/ROD/REBAR FOUND

UTILITY POLE SEWER MANHOLE DRAIN MANHOLE CATCH BASINS WATER SHUTOFF WATER VALVE

GAS VALVE

RECORD DEED DESCRIPTION:

LOCUS 1. 747 ROOSEVELT TRAIL:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF THE COUNTY ROAD U.S. ROUTE 302 WITH THE NORTHERLY LINE OF THE GRAY AND STANDISH COUNTY ROAD; THENCE ON THE EASTERLY LINE OF ROUTE 302 NORTH 15 DEGREES AND 27 MINUTES WEST 106.83 FEET TO THE SOUTHERLY LINE OF RONALD AND GOLDIE M. PITT; THENCE NORTH 77 DEGREES 13 MINUTES EAST 154 FEET TO AN IRON PIPE IN THE GROUND AT THE SOUTHEAST CORNER OF SAID PITT LAND; THENCE NORTH 8 DEGREES AND 59 MINUTES WEST 43 FEET TO AN IRON PIPE ON THE LINE FORMERLY OF SARAH TAYLOR; THENCE NORTH 75 DEGREES AND 39 MINUTES EAST 69.25 SAME COURSE TO THE WESTERLY SIDE OF A 50 FOOT UNACCEPTED STREET LOCATED ON THE LAND OF CLINTON H. PHILPOT AND VENETIA L. PHILPOT 55.98 FEET TO AN IRON PIPE, THENCE SOUTH 1 DEGREE AND 5 MINUTES EAST 205.56 FEET TO AN IRON PIPE ON THE NORTHERLY SIDE OF THE AFORESAID GRAY AND STANDISH COUNTY ROAD; THENCE ALONG THE NORTHERLY SIDE OF SAID GRAY AND STANDISH COUNTY ROAD SOUTH 88 DEGREES AND 55 MINUTES WEST 240.38 FEET TO THE POINT OF BEGINNING. EXCEPTING AND RESERVING FROM THE FOREGOING PARCEL OF LAND A PARCEL OF LAND CONTAINING ABOUT 116 SQUARE FEET CONVEYED BY ROBERT T. MESERVE ET AL. FOR HIGHWAY PURPOSES BY DEED DATED OCTOBER 11, 1967 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3016. PAGE

ALSO, EXCEPTING AND RESERVING FROM THE FOREGOING PARCEL OF LAND SUCH LAND OR RIGHTS ACQUIRED BY THE DEPARTMENT OF TRANSPORTATION FOR THE STATE OF MAINE BY EMINENT DOMAIN PURSUANT TO A NOTICE OF LAYOUT AND TAKING DATED AUGUST 26, 1980 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 654, PAGE 309. ALSO SUCH LAND OR RIGHTS ACQUIRED BY THE DEPARTMENT OF TRANSPORTATION FOR THE STATE OF MAINE BY EMINENT DOMAIN PURSUANT TO A NOTICE OF LAYOUT AND TAKING DATED SEPTEMBER 13, 1994 AND RECORDED AT SAID REGISTRY OF DEEDS IN BOOK 11639,

THE ABOVE DESCRIPTION VARIES FROM METES AND BOUNDS AS DETERMINED BY FOUND EVIDENCE RELATING TO THE BOUNDARY AS DEPICTED ON THIS CURRENT

LOCUS 2. 745 ROOSEVELT TRAIL:

A CERTAIN LOT OR PARCEL OF LAND, TOGETHER WITH ALL BUILDINGS, LOCATED ON THE EASTERLY SIDE OF ROOSEVELT TRAIL ALSO KNOWN AS US ROUTE 302 IN THE TOWN OF WINDHAM, COUNTY OF CUMBERLAND, STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A CAPPED "PLS 1076" 5/8 INCH IRON SET, FORTY ONE FEET (41) EASTERLY OF THE STATE HIGHWAY COMMISSION BASELINE, ON THE EASTERLY SIDELINE OF SAID ROOSEVELT TRAIL AND ON THE SOUTHERNLY LINE OF THE LAND, NOW OR FORMERLY, OF V.S.H. REALTY, INC., AS RECORDED IN THE

CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 6302 AT PAGE 2 AND PLAN BOOK 139 AT PAGE 74; THENCE, ALONG SAID LAND OF V.S.H. REALTY ON A COURSE OF NORTH SEVENTY SIX DEGREES FIFTEEN MINUTES TWENTY EIGHT SECONDS EAST (N° 15' 28" E) A DISTANCE OF ONE HUNDRED FORTY SEVEN AND 10/100 FEET (147.10) TO A CAPPED "PLS 1076" 5/8 INCH IRON SET, SAID IRON BEING SOUTH SEVENTY SIX DEGREES FIFTEN MINUTES TWENTY EIGHT SECONDS WEST (S 76° 15' 28" W) A DISTANCE OF SEVENTY AND 00/100 FEET (70.00) FROM 5/8 INCH IRON FOUND AT THE SOUTHEASTERLY CORNER OF SAID LAND OF V.S.H. REALTY; THENCE, ALONG THE LAND, FORMERLY OF FRANK W. PATTEN JR., RECORDED IN SAID REGISTRY IN BOOK 3027 AT PAGE 440 ON A COURSE PARALLEL TO THE EASTERLY LINE OF SAID LANE OF V.S.H. REALTY, SOUTH FIFTEEN DEGREES THIRTY TWO MINUTES TWENTY FOUR SECONDS EAST (S 15° 32' 24" E), A DISTANCE OF FORTY THREE AND 00/100 FEET (43.00) TO A CAPPED "PLS 1076" 5/8 INCH IRON SET;

THENCE, ALONG SAID LAND FORMERLY OF PATTEN ON A COURSE OF SOUTH SEVENTY SIX DEGREES FIFTEEN MINUTES SEVENTEEN SECONDS (S 76° 15' 17" W) A DISTANCE OF ONE HUNDRED FORTY SEVEN AND 44/100 FEET (147.44) TO A CAPPED "PLS 1076" 5/8 INCH IRON SET AND SAID SIDELINE OF ROOSEVELT TRAIL. THENCE, ALONG SAID SIDELINE OF ROOSEVELT TRAIL ON A COURSE OF NORTH FIFTEEN DEGREES FOUR MINUTES FIFTY THREE SECONDS WEST (N 15° 04' 53" W) A DISTANCE OF FORTY THREE AND 00/100 FEET (43.00) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION VARIES FROM METES AND BOUNDS AS DETERMINED BY FOUND EVIDENCE RELATING TO THE BOUNDARY AS DEPICTED ON THIS CURRENT

REVISIONS DESCRIPTION NO. DATE

DRAFT ALTA/NSPS LAND TITLE SURVEY

745 AND 747 ROOSEVELT TRAIL WINDHAM, MAINE

BANGOR SAVINGS BANK 24 HAMLIN WAY BANGOR, ME 04402



RECORD OWNERS: CROSS REALTY, LLC P.O. BOX 1388 BANGOR, ME 04401

PLAN DATE: OCTOBER 8, 2019 SCALE: 1"=20'

PROJ. #: 19-053WI

DRAFT PENDING ISSUANCE OF TITLE COMMITMENT

PLAN PRELIMINARY UNLESS EMBOSSED HERE