BANGOR SAVINGS BANK
WINDHAM BRANCH/OFFICE
PARKING EXPANSION
745 ROOSEVELT TRAIL AND 6 ABBY ROAD
WINDHAM, MAINE

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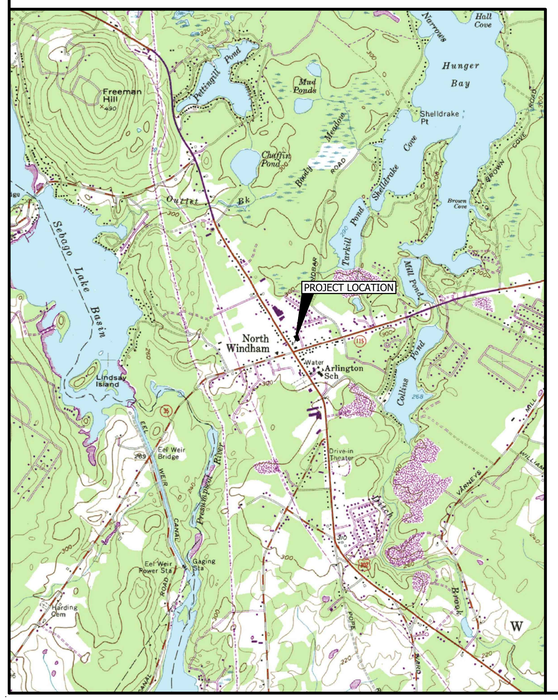
LOCATION MAP



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SEVEE & MAHER ENGINEERS

ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE

4 Blanchard Road, PO Box 85A, Cumberland Center, Maine 04021
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STATE OF MAINE
DANIEL B. DIFFIN
11841
LICENSED PROFESSIONAL ENGINEER
10/19/2021

GENERAL SITE NOTES:

1. BASE MAP FROM SURVEY PERFORMED BY JONES ASSOCIATES INC., AUBURN, MAINE, DATED JULY 2, 2021. HORIZONTAL DATUM: NAD83, MAINE, WEST, FT. VERTICAL DATUM: NAVD88. ADDITIONAL BASE MAP INFORMATION FROM PLAN SET TITLED "BANGOR SAVINGS BANK WINDHAM BRANCH/OFFICE BUILDING 745 & 747 ROOSEVELT TRAIL WINDHAM, MAINE," PREPARED BY SEVEE & MAHER ENGINEERS, INC., DATED 5/11/2020.
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.

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. PUDDLING OF WATER IN PAVED OR UNPAVED AREAS WILL NOT BE ACCEPTABLE, EXCEPT FOR AREAS DESIGNATED AS STORMWATER INFILTRATION AREAS.
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 DAYS OF DISTURBANCE WILL BE TEMPORARILY STABILIZED WITHIN 7 DAYS OF THE DISTURBANCE.
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. CLEAN SEDIMENTS FROM EXISTING STORM DRAIN PIPES AND CATCH BASINS.
4. COORDINATE WORK ON UTILITY LINES OR WITHIN ROAD RIGHT-OF-WAY WITH THE UTILITY COMPANIES, THE TOWN OF WINDHAM, AND THE MAINE DEPARTMENT OF TRANSPORTATION (MEDOT).
5. RESET RIMS OF EXISTING UTILITY STRUCTURES, MANHOLES AND CATCH BASINS TO NEW GRADE WHERE APPLICABLE.

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.

SURVEYORS NOTES:

1. RECORD OWNER: CROSS REALTY, LLC.
2. PARCEL DEED REFERENCE: SEE DEED PATRICIA E. LONG AND DAVID B. LONG TO CROSS REALTY, LLC. DATED SEPTEMBER 19, 2019 RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 36000, PAGE 43.
3. PARCEL TAX MAP REFERENCES: TOWN OF WINDHAM, MAP 67, LOT 56 AND MAP 67, LOT 55.
4. TOTAL AREA OF PARCEL: 0.24 ACRES.
5. ALL BOOK AND PAGE REFERENCES REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
6. ALL BEARINGS ARE REFERENCED TO NAD83 MAINE STATE PLANE GRID NORTH.
7. ELEVATIONS SHOWN ARE TIED TO NAVD88 BY GPS OPUS OBSERVATIONS.
8. THE LOCATION, SIZE, AND DEPTH OF UNDERGROUND UTILITY LINES, TANKS, AND OR STRUCTURES NOT DETERMINED BY THIS SURVEY.
9. THE DISTANCES AND ANGLES SHOWN ON PLAN REFERENCE B DO NOT MATHEMATICALLY CLOSE FOR THE SUBJECT PROPERTY (LOT 1 OF SAID PLAN). FOUND PINS AT THE CORNERS HELD AS BEST EVIDENCE OF INTENT OF ORIGINAL CONVEYANCE.
10. PLAN REFERENCES:
    - A. ALTA/NSPS LAND TITLE SURVEY, 745 & 747 ROOSEVELT TRAIL, WINDHAM, MAINE, PREPARED FOR BANGOR SAVINGS BANK, DRAFT DATED OCTOBER 8, 2019, PREPARED BY JONES ASSOCIATES INC.
    - B. REVISION OF PLANS FOR FAIRVIEW PARK, EXT. NO. ONE, DATED MARCH 20, 1963, RECORDED IN PLAN BOOK 62, PAGE 18.
    - C. 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.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	BUILDING	
	CONCRETE	
	EDGE OF PAVEMENT	
	CURB	
100	CONTOUR	100
	SPOT GRADE	114.23
X	FENCE	X
	CATCH BASIN	
	DRAINAGE MANHOLE	
SD	STORM DRAIN	SD
SS	SANITARY SEWER LINE	SS
	SANITARY SEWER MANHOLE	
	UTILITY POLE	
UGU	UNDERGROUND UTILITY	UGU
	UNDERGROUND ELECTRIC	UGE
OHU	OVERHEAD UTILITY	OHU
W	WATER	W
	WATER VALVE	
	HYDRANT	
	BOLLARD	
FM	FORCE MAIN	
	STOCKADE FENCE	
	GUARDRAIL	
	LIGHT	
	DETECTABLE WARNING PAD	
	DEMOLITION AREA	

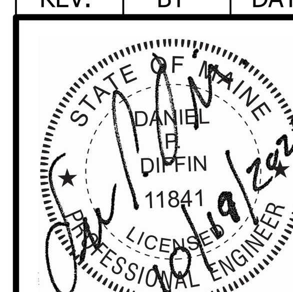
EROSION CONTROL LEGEND

SILT FENCE	SF SF
SILT SACK	
STABILIZED CONSTRUCTION ENTRANCE/EXIT	

TYPICAL ABBREVIATIONS:

ACCMP	ASPHALT COATED CMP
ACP	ASBESTOS CEMENT PIPE
AC	ACRE
AGG	AGGREGATE
ALUM	ALUMINUM
APPD	APPROVED
APPROX	APPROXIMATE
ARMH	AIR RELEASE MANHOLE
ASB	ASBESTOS
ASP	ASPHALT
AUTO	AUTOMATIC
AUX	AUXILIARY
AVE	AVENUE
AZ	AZIMUTH
BCCMP	BITUMINOUS COATED CMP
BM	BENCH MARK
BIT	BITUMINOUS
BLDG	BUILDING
BOT	BOTTOM
BRG	BEARING
BV	BALL VALVE
CB	CATCH BASIN
CEN	CENTER
CEM LIN	CEMENT LINED
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
CI	CAST IRON
CL	CLASS
CONC	CONCRETE
CONST	CONSTRUCTION
CONTR	CONTRACTOR
CS	CURB STOP
CTR	CENTER
CU	COPPER
CY	CUBIC YARD
D	DEGREE OF CURVE
DBL	DOUBLE
DEG OR °	DEGREE
DEPT	DEPARTMENT
DI	DUCTILE IRON
DIA	DIAMETER
DIM	DIMENSION
DIST	DISTANCE
DN	DOWN
DR	DRAIN
DWG	DRAWING
EA	EACH
EG	EXISTING GROUND OR GRADE
ELEC	ELECTRIC
EL	ELEVATION
ELB	ELBOW
EOP	EDGE OF PAVEMENT
EQUIP	EQUIPMENT
EST	ESTIMATED
EXC	EXCAVATE
EXIST	EXISTING
FI	FIELD INLET
FG	FINISH GRADE
FBRGL	FIBERGLASS
FDN	FOUNDATION
FLEX	FLEXIBLE
FLG	FLANGE
FLR	FLOOR
FPS	FEET PER SECOND
FT OR '	FEET
FTG	FOOTING
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GPD	GALLONS PER DAY
GPM	GALLONS PER MINUTE
HDPE	HIGH DENSITY POLYETHYLENE
HORIZ	HORIZONTAL
HP	HORSEPOWER
HYD	HYDRANT
ID	INSIDE DIAMETER
IN OR "	INCHES
INV	INVERT
INV EL	INVERT ELEVATION
LB	POUND
LC	LEACHATE COLLECTION
LD	LEAK DETECTION
LF	LINEAR FEET
LOC	LOCATION
LT	LEACHATE TRANSPORT
MH	MANHOLE
MJ	MECHANICAL JOINT
MATL	MATERIAL
MAX	MAXIMUM
MFR	MANUFACTURE
MIN	MINIMUM
MISC	MISCELLANEOUS
MON	MONUMENT
NITC	NOT IN THIS CONTRACT
NTS	NOT TO SCALE
N/F	NOW OR FORMERLY
NO OR #	NUMBER
OC	ON CENTER
OD	OUTSIDE DIAMETER
PC	POINT OF CURVE
PD	PERIMETER DRAIN
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PT	POINT OF TANGENT
PERF	PERFORATED
PP	POWER POLE
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
QTY	QUANTITY
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
RAD	RADIUS
REQD	REQUIRED
RT	RIGHT
RTE	ROUTE
S	SLOPE
SCH	SCHEDULE
SF	SQUARE FEET
SFC	SLIPFORM CONCRETE CURB
SHT	SHEET
SMH	SANITARY MANHOLE
ST	STREET
STA	STATION
SY	SQUARE YARD
TAN	TANGENT
TDH	TOTAL DYNAMIC HEAD
TEMP	TEMPORARY
TYP	TYPICAL
UD	UNDERDRAIN
V	VOLTS
VA TEE	VALVE ANCHORING TEE
VERT	VERTICAL
VGC	VERTICAL GRANITE CURB
WG	WATER GATE
W/	WITH
W/O	WITHOUT
YD	YARD

REV.	BY	DATE	STATUS
	DPD	10/2021	REVISED PER TOWN REVIEW COMMENTS
	DPD	10/2021	ISSUED FOR SITE PERMITTING



BANGOR SAVINGS BANK
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PARKING EXPANSION
745 ROOSEVELT TRAIL AND 6 ABBY ROAD
WINDHAM, MAINE

GENERAL NOTES, LEGEND, AND ABBREVIATIONS

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CTB:	SME-STD

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C-100

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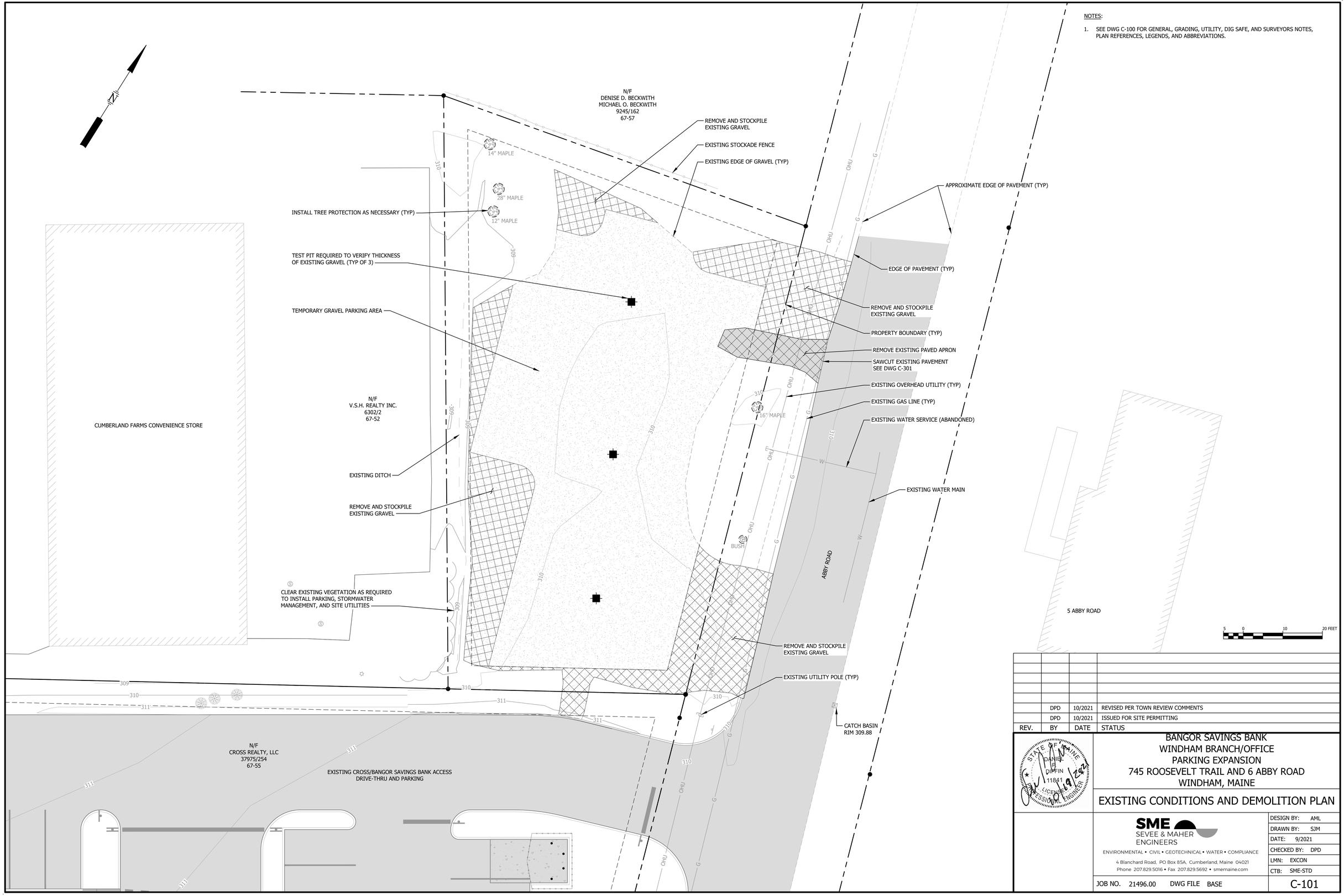
NOTES:

1. SEE DWG C-100 FOR GENERAL, GRADING, UTILITY, DIG SAFE, AND SURVEYORS NOTES, PLAN REFERENCES, LEGENDS, AND ABBREVIATIONS.



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STATE OF MAINE
DANIEL P. DIPFIN
11841
LICENSED
PROFESSIONAL ENGINEER
9/24/21

BANGOR SAVINGS BANK
WINDHAM BRANCH/OFFICE
PARKING EXPANSION
745 ROOSEVELT TRAIL AND 6 ABBY ROAD
WINDHAM, MAINE

EXISTING CONDITIONS AND DEMOLITION PLAN

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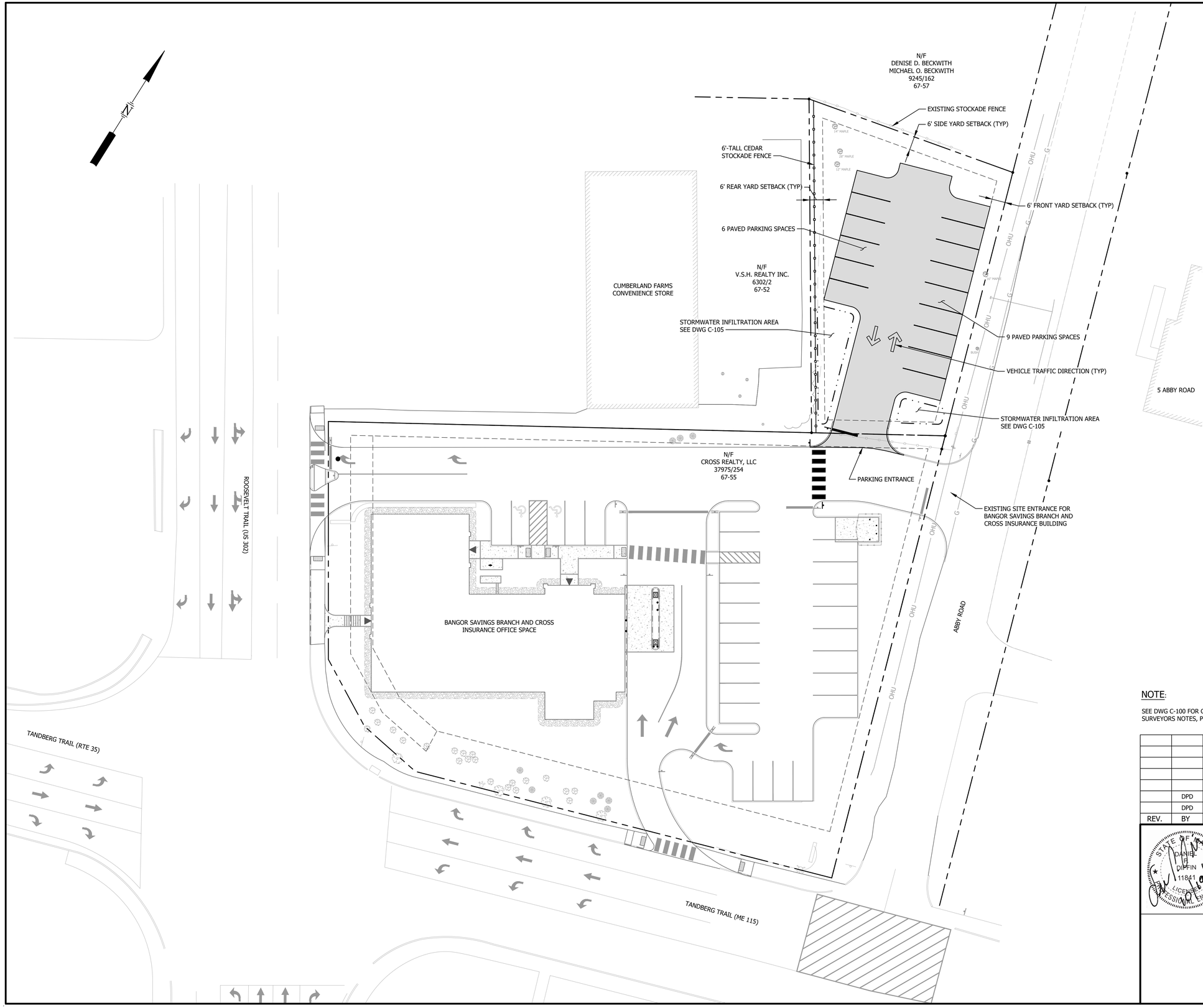

ZONING NOTES:

1. PROJECT INFORMATION:
   ADDRESS: 745 ROOSEVELT TRAIL AND 6 ABBY ROAD

   OWNER: CROSS REALTY, LLC
   TAX MAP 67/LOT 54, TAX MAP 67/LOT 55, AND MAP 67/LOT 56

   APPLICANT: BANGOR SAVINGS BANK
2. ZONING: COMMERCIAL 1 DISTRICT
3. PROPOSED USE: COMMERCIAL OFFICE AND BANK, PARKING LOT
4. DIMENSIONAL STANDARDS:

	REQUIRED	PROVIDED
ROAD FRONTAGE =	100'	
FRONT ROUTE 302 STREET SETBACK =	10' MIN TO 20' MAX	20'
OTHER STREET FRONT SETBACK =	0' MIN TO 20' MAX	20'
REAR YARD SETBACK =	6'	> 6'
SIDE YARD SETBACK =	6'	> 6'

5. UTILITIES:

   PROPERTY IS SERVED BY PUBLIC WATER, PRIVATE SEPTIC, UNDERGROUND ELECTRIC, AND NATURAL GAS.
6. PROPOSED IMPERVIOUS AREA: ±34,130 SF
7. PROPOSED USE: COMMERCIAL
8. PARKING SUMMARY:

	REQUIRED	PROVIDED
MINIMUM NUMBER OF PARKING SPACES	NA	43
MAXIMUM NUMBER OF PARKING SPACES	NA	43
MINIMUM NUMBER OF 10'x20' PARKING SPACES	5	13

9. THERE ARE NO WETLANDS ON THIS SITE.
10. THE PROPERTY IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN.

CONDITIONS OF APPROVAL:

1. APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED OCTOBER 1, 2021, AMENDED OCTOBER 15, 2021, AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE STAFF REVIEW COMMITTEE, AND ANY VARIATION FROM SUCH PLANS, PROPOSALS AND SUPPORTING DOCUMENTS AND REPRESENTATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE STAFF REVIEW COMMITTEE OR THE TOWN PLANNER IN ACCORDANCE WITH SECTION 814.G. OF THE LAND USE ORDINANCE.
2. APPROVAL IS SUBJECT TO THE REQUIREMENTS OF THE POST-CONSTRUCTION STORMWATER ORDINANCE, CHAPTER 144. ANY PERSON OWNING, OPERATING, LEASING OR HAVING CONTROL OVER STORMWATER MANAGEMENT FACILITIES REQUIRED BY THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN MUST ANNUALLY ENGAGE THE SERVICES OF A QUALIFIED THIRD-PARTY INSPECTOR WHO MUST CERTIFY COMPLIANCE WITH THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN ON OR BY MAY 1ST OF EACH YEAR.

APPROVED BY THE TOWN OF WINDHAM PLANNING BOARD

DATE

NOTE:

SEE DWG C-100 FOR GENERAL, GRADING, UTILITY, DIG SAFE, AND SURVEYORS NOTES, PLAN REFERENCES, LEGENDS, AND ABBREVIATIONS.

10 0 20 40 FEET

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DANIEL P. DIPFIN
11841
LICENSED
PROFESSIONAL ENGINEER
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WINDHAM, MAINE

AMENDED SITE OVERVIEW PLAN

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CTB:	SME-STD

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C-102

NOTES:

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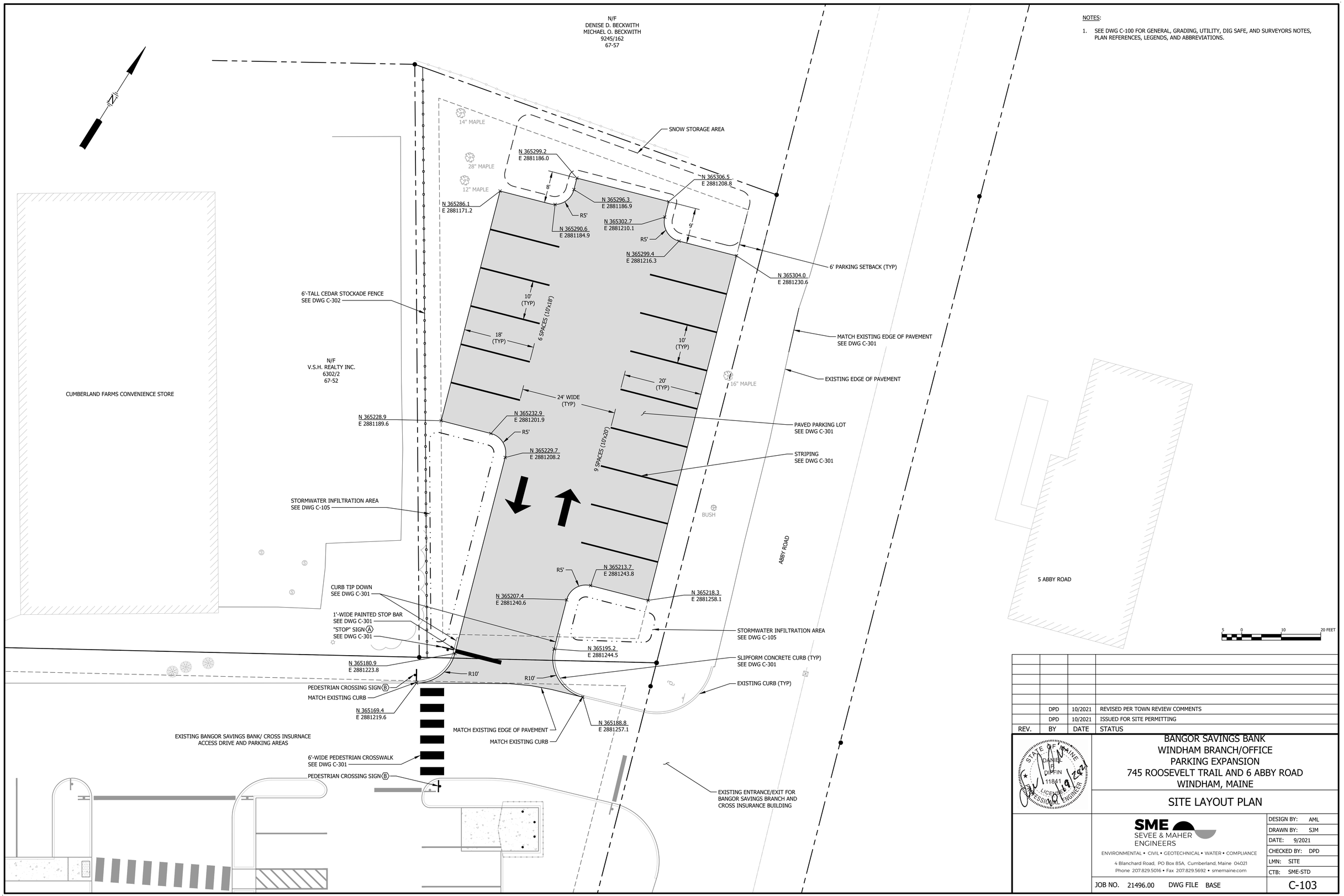

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SITE LAYOUT PLAN

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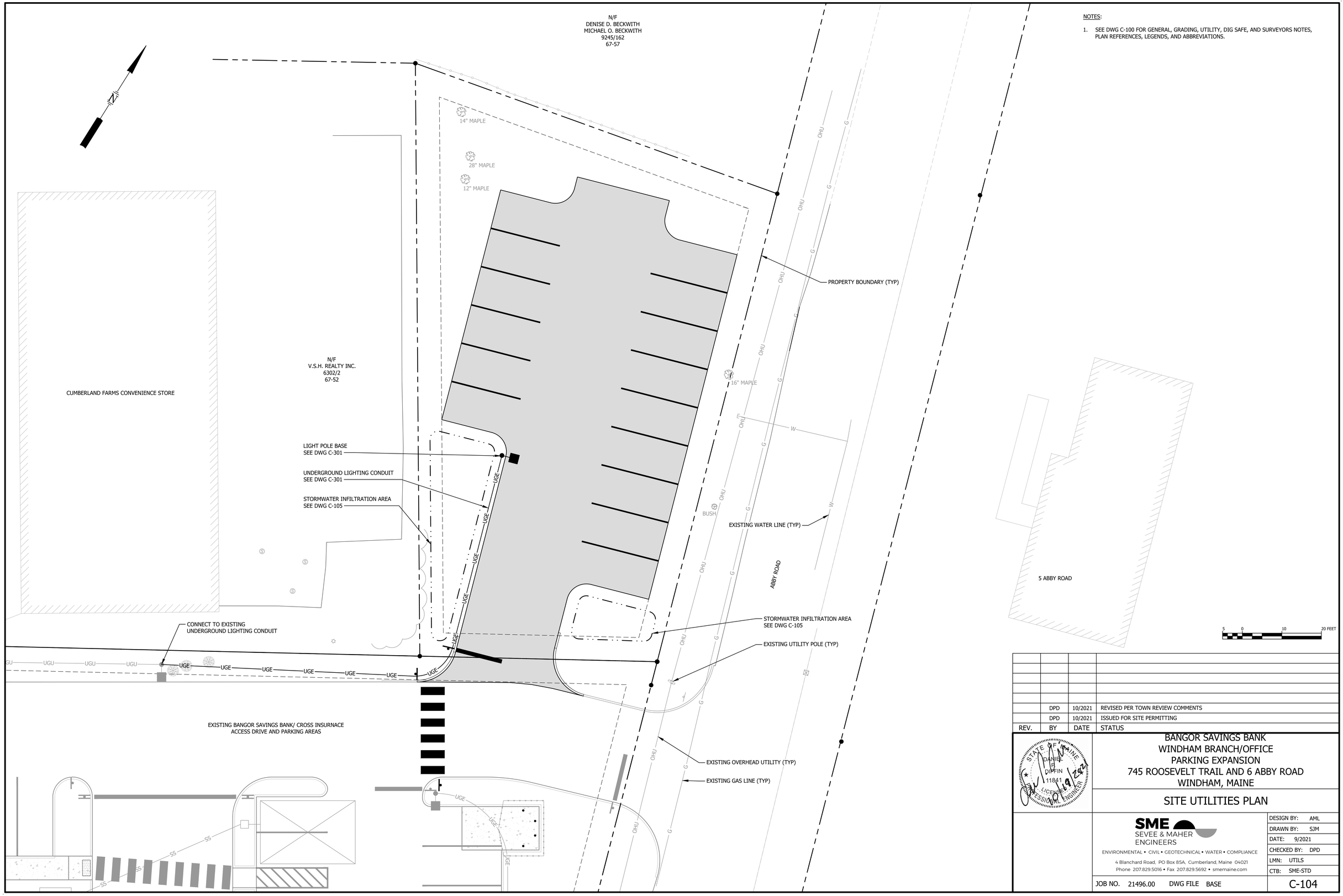

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WINDHAM, MAINE

SITE UTILITIES PLAN

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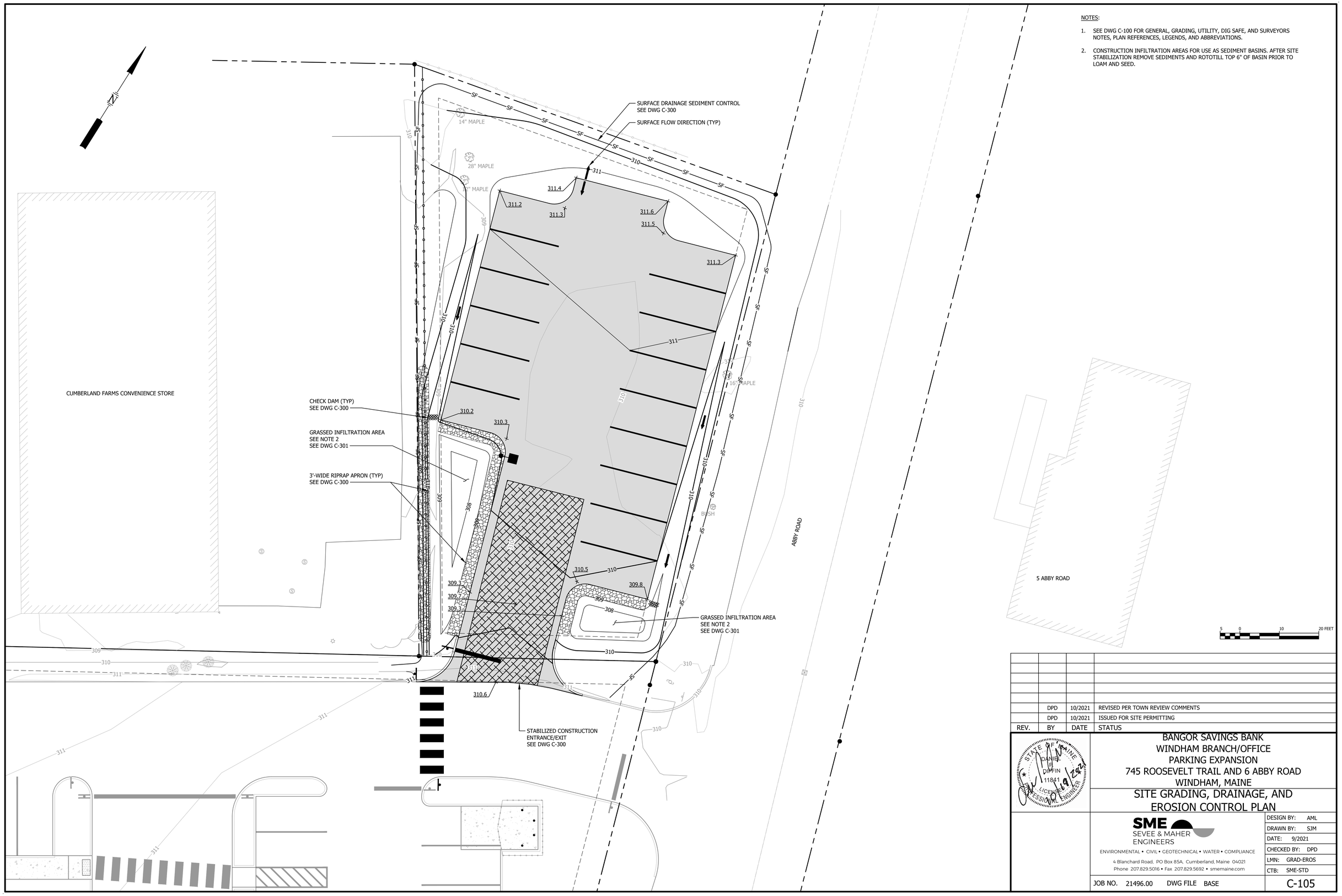
NOTES:

1. SEE DWG C-100 FOR GENERAL, GRADING, UTILITY, DIG SAFE, AND SURVEYORS NOTES, PLAN REFERENCES, LEGENDS, AND ABBREVIATIONS.
2. CONSTRUCTION INFILTRATION AREAS FOR USE AS SEDIMENT BASINS. AFTER SITE STABILIZATION REMOVE SEDIMENTS AND ROTOTILL TOP 6" OF BASIN PRIOR TO LOAM AND SEED.



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WINDHAM, MAINE

SITE GRADING, DRAINAGE, AND EROSION CONTROL PLAN

SME
SEVEE & MAHER ENGINEERS
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
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DESIGN BY: AML
DRAWN BY: SJM
DATE: 9/2021
CHECKED BY: DPD
LMN: GRAD-EROS
CTB: SME-STD

JOB NO. 21496.00 DWG FILE BASE

C-105

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 dam.

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 plantings.
- 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 resource.

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

1. 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

1. 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

1. Spill prevention. Controls must be used to prevent pollutants from being discharged from materials on site, including storage practices to minimize exposure of the materials to stormwater, and appropriate spill prevention, containment, and response planning and implementation.

2. Groundwater protection. During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that by design or as a result of soils, topography and other relevant factors accumulates runoff that infiltrates into the soil. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials.

3. Fugitive sediment and dust. Actions must be taken to ensure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil may not be used for dust control.

4. Debris and other materials. Litter, construction debris, and chemicals exposed to stormwater must be prevented from becoming a pollutant source.

5. Trench or foundation de-watering. Trench de-watering is the removal of water from trenches, foundations, coffer dams, ponds, and other areas within the construction area that retain water after excavation. In most cases the collected water is heavily silted and hinders correct and safe construction practices. The collected water must be removed from the ponded area, either through gravity or pumping, and must be spread through natural wooded buffers or removed to areas that are specifically designed to collect the maximum amount of sediment possible, like a cofferdam sedimentation basin. Avoid allowing the water to flow over disturbed areas of the site. Equivalent measures may be taken if approved by the department.

6. Non-stormwater discharges. Identify and prevent contamination by non-stormwater discharges.

7. Additional requirements. Additional requirements may be applied on a site-specific basis.

J. CONSTRUCTION SEQUENCE

In general, the expected sequence of construction for each phase is provided below. Construction is proposed to start in Fall 2021 and be complete in Spring 2022.

- Mobilization
- 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

NOTES:

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 FLOW.

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 WATERSHED)
   E. AROUND CATCH BASINS AND CLOSED STORM DRAIN SYSTEMS.

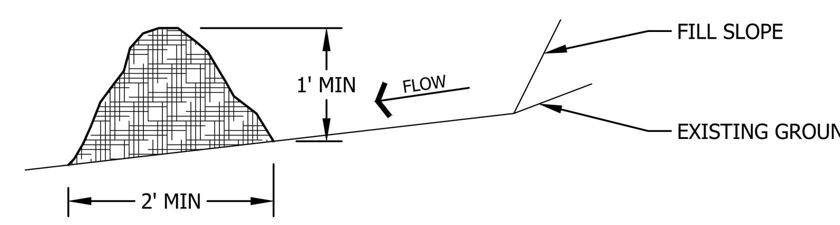
5. THE EROSION CONTROL MIX BARRIERS SHOULD BE INSPECTED REGULARLY AND AFTER EACH LARGE RAINFALL. REPAIR ALL DAMAGED SECTIONS OF BERM IMMEDIATELY BY REPLACING OR ADDING ADDITIONAL MATERIAL PLACED ON THE BERM TO THE DESIRED HEIGHT AND WIDTH.

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.

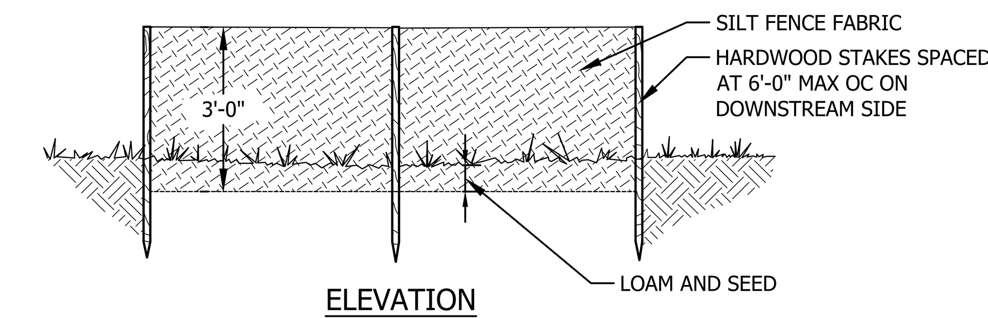
7. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

8. REPLACE SECTIONS OF BERM THAT DECOMPOSE, BECOME CLOGGED WITH SEDIMENT OR OTHERWISE BECOME INEFFECTIVE. THE BARRIER SHOULD BE RESHAPED AS NEEDED.

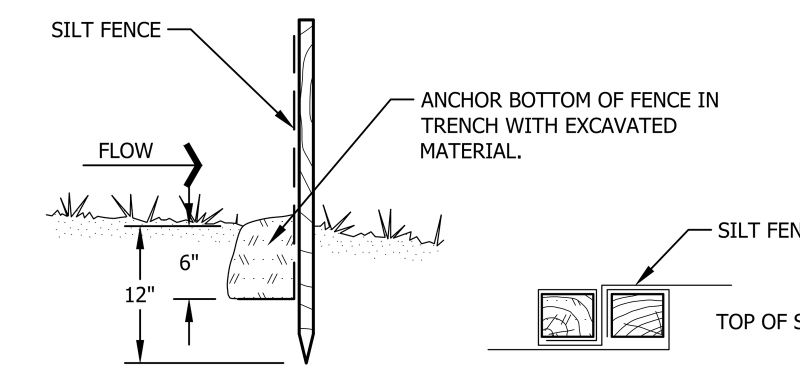
9. EROSION CONTROL MIX BARRIERS CAN BE LEFT IN PLACE AFTER CONSTRUCTION. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER BARRIER IS NO LONGER REQUIRED SHOULD BE SPREAD TO CONFORM TO THE EXISTING GRADE AND BE SEEDED AND MULCHED. WOODY VEGETATION CAN BE PLANTED INTO THE BARRIERS, OR THEY CAN BE OVER-SEEDED WITH LEGUMES. IF THE BARRIER NEEDS TO BE REMOVED, IT CAN BE SPREAD OUT INTO THE LANDSCAPE.



EROSION CONTROL MIX SEDIMENT BARRIER



ELEVATION



SECTION

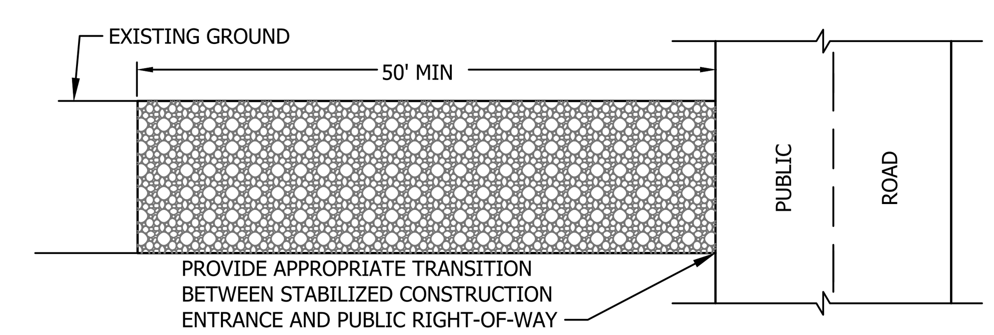
OVERLAP JOINTS

SILT FENCE

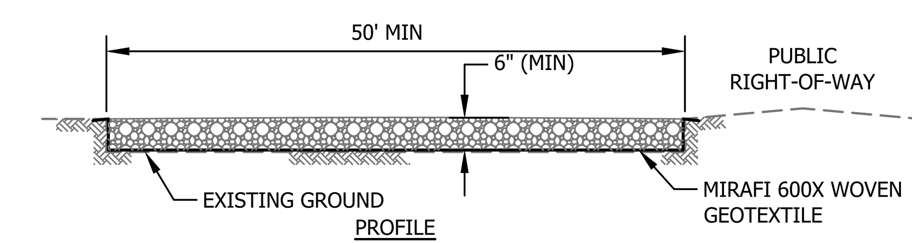
NOTE:
CONTRACTORS OPTION TO USE SEDIMENT BARRIER OR SILT FENCE FOR SLOPE PROTECTION.

SURFACE DRAINAGE SEDIMENT CONTROL

NTS



PLAN



PROFILE

CONSTRUCTION SPECIFICATIONS

NOTES:
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.

6. 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

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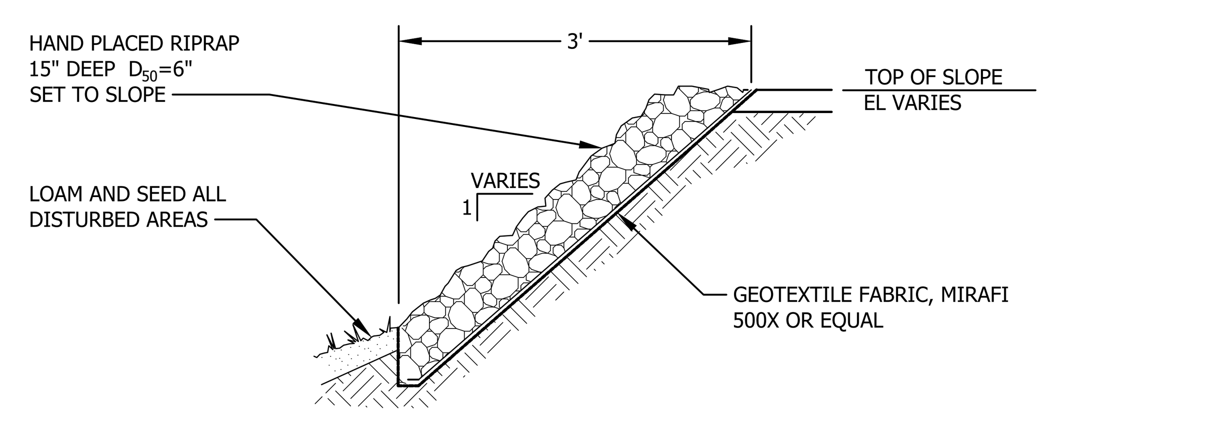

RIPRAP APRON

NTS

REV.	BY	DATE	STATUS
	DPD	10/2021	REVISED PER TOWN REVIEW COMMENTS
	DPD	10/2021	ISSUED FOR SITE PERMITTING

STATE OF MAINE
DANIEL F. DIFFIN
11841
LICENSED PROFESSIONAL ENGINEER

BANGOR SAVINGS BANK
WINDHAM BRANCH/OFFICE BUILDING
PARKING EXPANSION
745 & 747 ROOSEVELT TRAIL AND 6 ABBY ROAD
WINDHAM, MAINE

EROSION CONTROL NOTES AND DETAILS

SME
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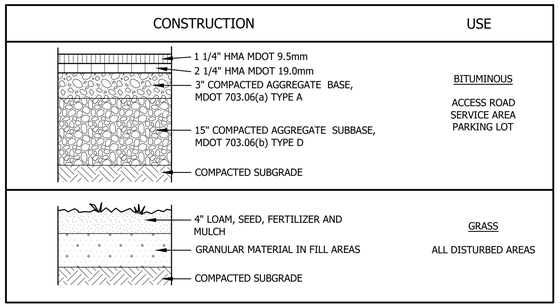
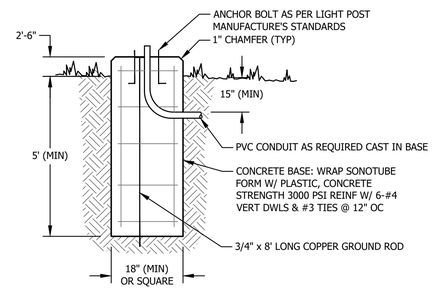


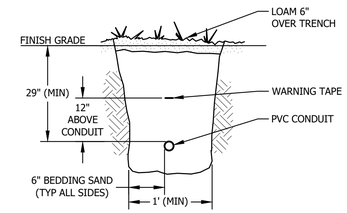
NOTES:
1. HMA = HOT MIX ASPHALT.
   MDOT = MAINE DEPARTMENT OF TRANSPORTATION.
2. ALL COURSE THICKNESS AFTER FINAL COMPACTION.

SCHEDULE OF SURFACE FINISHES
NTS



NOTE:
SEE ELECTRICAL SITE PLAN DETAIL DWG E-002.

LIGHT POLE BASE
NTS



UNDERGROUND LIGHTING CONDUIT
NTS

INFILTRATION BASIN NOTES:

1. CONSTRUCT THE INFILTRATION BASIN AFTER THE AREA THAT DRAINS TO IT IS STABILIZED WITH EROSION CONTROL MEASURES THAT WILL PREVENT SEDIMENT FROM REACHING THE BASIN.
2. EXCAVATE THE INFILTRATION BASIN IN A MANNER THAT WILL NOT COMPACT THE SOIL LINER SUBGRADE. DO NOT OPERATE HEAVY MACHINERY INSIDE THE BASIN WHEN THE EXCAVATION IS WITHIN FOUR FEET OF THE SOIL LINER SUBGRADE.
3. GRADE THE INFILTRATION BASIN BOTTOM SO THAT IT IS LEVEL AND AT THE ELEVATIONS SHOWN ON THE PLAN AND SECTIONS.
4. PLACE 3" OF SOIL LINER OVER THE POND BOTTOM AND UP THE SIDES TO THE ELEVATION SHOWN ON THE PLAN, TILL INTO EXISTING SOIL TO CREATE A TRANSITION ZONE. DO NOT COMPACT. PLACE AN ADDITIONAL 6" OF THE SOIL LINER OVER THE TRANSITION ZONE. THE SOIL LINER SHALL BE PLACED AND GRADED WITH AN EXCAVATOR. DO NOT OPERATE HEAVY EQUIPMENT ON THE SOIL LINER, SHAPE THE SURFACE OF THE SOIL LINER TO THE LINE, GRADE AND CROSS SECTION SPECIFIED WITH THE FINISH SURFACE NOT MORE THAN 1 1/2" ABOVE OR BELOW THE SPECIFIED GRADE. SOIL LINER TO BE A SOIL WITH A PERMEABILITY OF 0.50-2.41 INCHES PER HOUR. LINER SHALL CONTAIN NO STONES LARGER THAN 3" IN GREATEST DIMENSION.

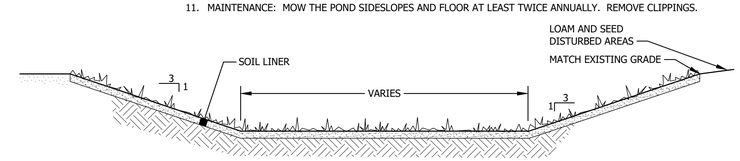
   SOIL LINER SHALL BE A SCREENED AND PROCESSED SOIL SIMILAR TO A MARLOW, BECKET OR PERU FINE SANDY LOAM AS DEFINED IN THE SOIL SURVEY OF CUMBERLAND COUNTY MAINE PUBLISHED BY THE U.S.D.A. SOIL CONSERVATION SERVICE. THE SOIL FOR SOIL LINER SHALL:
   - BE TAKEN FROM THE TOP 2 FEET OF NATURAL GROUND SO THAT IT HAS SUFFICIENT ORGANIC CONTENT TO SUPPORT GRASS GROWTH.
   - HAVE A PERMEABILITY BETWEEN 0.5 AND 2.41 INCHES PER HOUR (0.4 TO 1.7 X 10^{-4} CM/SEC).
   - HAVE NO STONES LARGER THAN 3-INCHES IN GREATEST DIMENSION.

THESE SOILS MAY HAVE TO BE BLENDED WITH SAND, STONE OR SILT TO ACHIEVE THE SPECIFIED PERMEABILITY.

5. SUBMIT SAMPLES OF THE LINER SOIL TO THE UNIVERSITY OF MAINE SOIL TESTING LABORATORY (OR OTHER SIMILAR LABORATORY) FOR PERMEABILITY TESTING AT VARIOUS DENSITIES AND RECOMMENDED LIMESTONE AND FERTILIZER RATES.
6. EMPLOY A GEOTECHNICAL TESTING SERVICE TO TEST THE IN-PLACE DENSITY AND PERMEABILITY OF THE SOIL LINER.
7. APPLY LIMESTONE AND FERTILIZER OVER THE LINER AND BASIN SIDESLOPES ACCORDING TO THE SOIL TEST RECOMMENDATIONS USING LIGHT SPREADING EQUIPMENT. WORK LIME AND AND FERTILIZER INTO SOIL TO A DEPTH OF 4 INCHES USING LIGHT EQUIPMENT.
8. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). HYDROSEEDINGS, WHICH INCLUDE MULCH, MAY BE LEFT ON THE SOIL SURFACE. INCREASE SEEDING RATE 10% IF HYDROSEEDING, USE THE FOLLOWING SEED MIX:

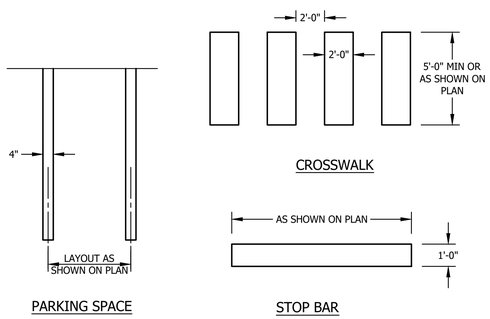
SEED MIXTURE	LBS / ACRE	LBS / 1000 SF
CREEPING RED FESCUE (PENNLAWN, ENSYLVA, WINTERGREEN)	20	.46
RED TOP	2	.05
TALL FESCUE (KENTUCKY 31)	20	.46
TOTAL	42	.97

9. IF SEEDING CAN NOT OCCUR BETWEEN APRIL 15 AND AUGUST 5 WAIT UNTIL THE FOLLOWING SPRING TO APPLY PERMANENT SEED. DO NOT PERFORM DORMANT SEEDING.
10. STABILIZE THE SITE IN ACCORDANCE WITH THE TEMPORARY MULCHING BEST MANAGEMENT PRACTICE (BMP) WITHIN 7 DAYS OF CONSTRUCTING THE LINER. SEE THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: "BEST MANAGEMENT PRACTICES" PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION, MARCH 2003.
11. MAINTENANCE: MOW THE POND SIDESLOPES AND FLOOR AT LEAST TWICE ANNUALLY. REMOVE CLIPPINGS.

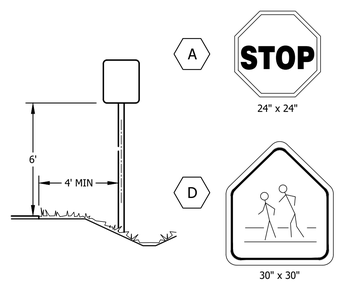


NOTE:
1. SEE PLAN FOR LIMITS OF FILTER SOIL PLACEMENT.

INFILTRATION BASIN SECTION
NTS



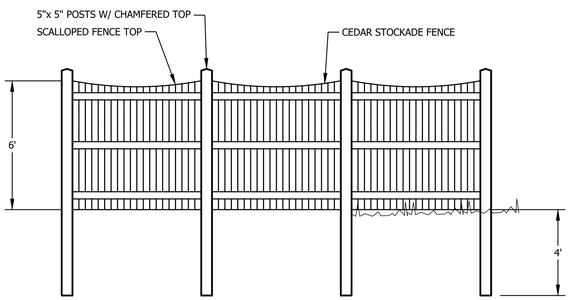
STRIPING
NTS



NOTES:

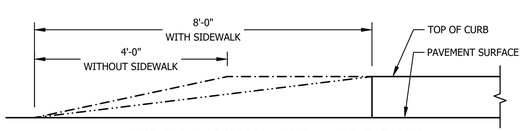
1. SIGNS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH MAINE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, HIGHWAYS AND BRIDGES REVISION OF DECEMBER 2002, SECTION 645.
2. ALL PERMANENT SIGNS ON THIS PROJECT ARE CLASSIFIED UNDER SECTION 645.03(b) TYPE 1 REGULATORY WARNING AND ROUTE MARKER 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
NTS

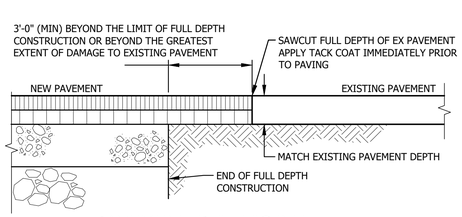


FENCE MATERIAL: PREMIUM CEDAR FINISH W/ 2-COATS OF STAIN

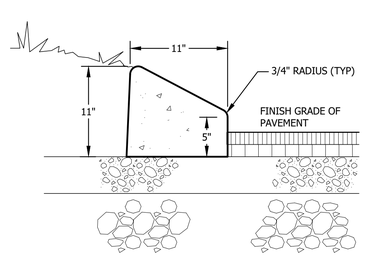
FENCE DETAIL
NTS



CURB TERMINAL END (TIP DOWN)
NTS



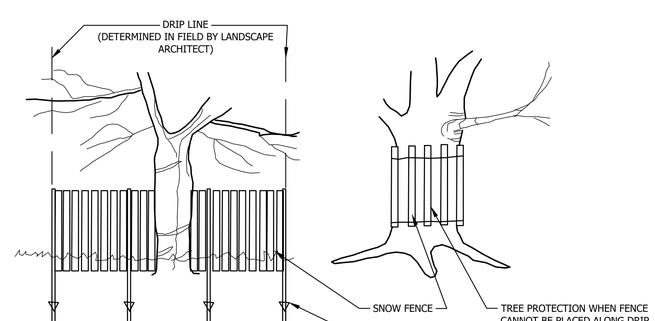
PAVEMENT BUTT JOINT
NTS



CONCRETE NOTES:

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



NOTE:
PLACE ON TREES IN DANGER OF DAMAGE FROM CONSTRUCTION EQUIPMENT.

TREE PROTECTION FENCE
NTS

REV.	BY	DATE	STATUS
	DPD	10/2021	REVISED PER TOWN REVIEW COMMENTS
	DPD	10/2021	ISSUED FOR SITE PERMITTING

STATE OF MAINE DANIEL P. DUFFIN 11841 LICENSED PROFESSIONAL ENGINEER 10/19/2021

BANGOR SAVINGS BANK
WINDHAM BRANCH/OFFICE BUILDING
PARKING EXPANSION
745 & 747 ROOSEVELT TRAIL AND 6 ABBY ROAD
WINDHAM, MAINE

SECTIONS AND DETAILS

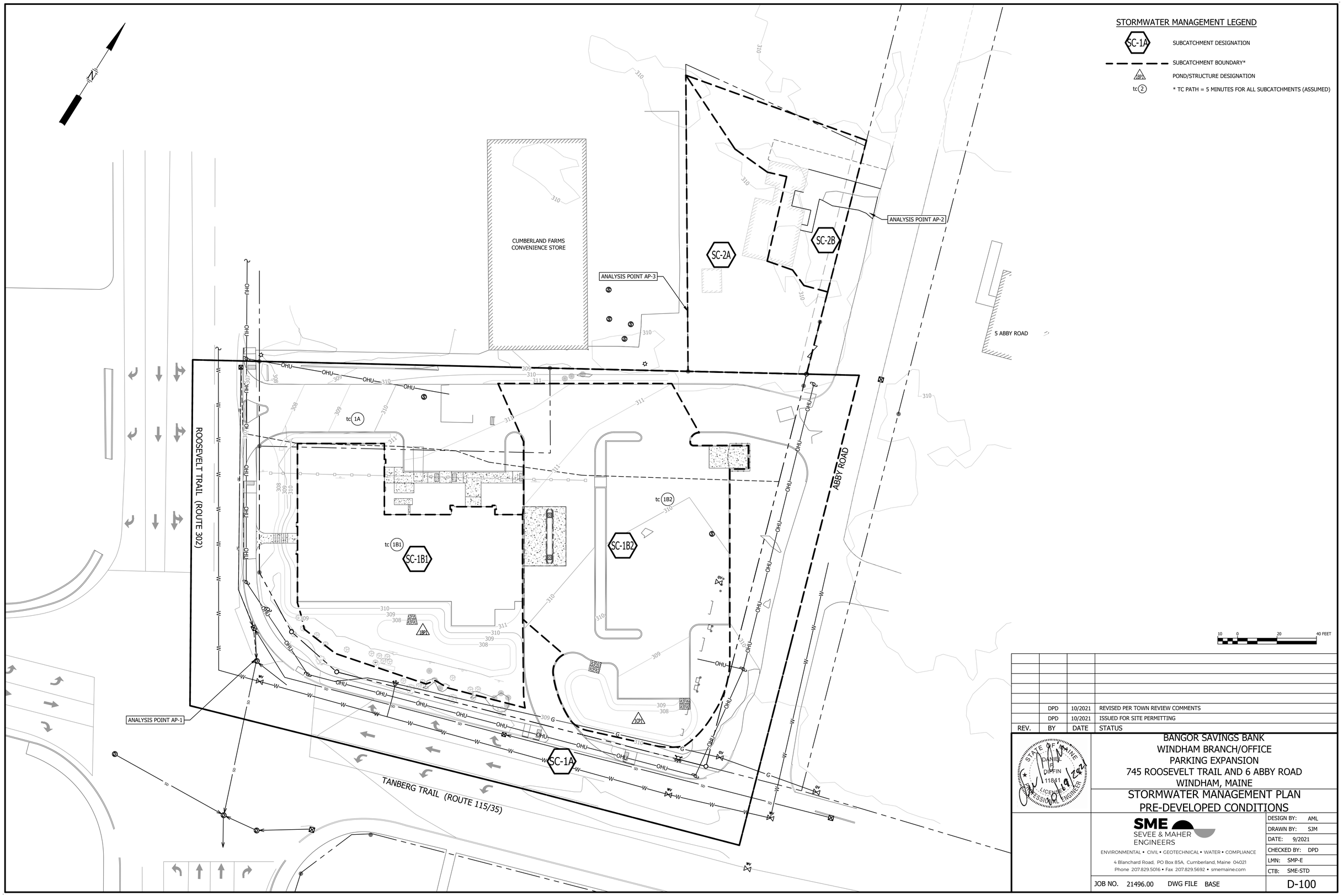
SME SEVEE & MAHER ENGINEERS
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021
Phone 207.829.5016 • Fax 207.829.5692 • smemaine.com

DESIGN BY: AML
DRAWN BY: SJM
DATE: 9/2021
CHECKED BY: DPD
LMN: NONE
CTB: SME-STD

JOB NO. 21496.00 DWG FILE DETAILS

C-301

\\Maineandsfbargo\Bangor Savings\Windham - Abby Road Parking\Acad\Plans\C3T4LE.dwg 10/19/2021 9:04:03 AM bwh



REV.	BY	DATE	STATUS
	DPD	10/2021	REVISED PER TOWN REVIEW COMMENTS
	DPD	10/2021	ISSUED FOR SITE PERMITTING

STATE OF MAINE DANIEL P. DIPFIN 11841 LICENSED PROFESSIONAL ENGINEER 10/19/2021

BANGOR SAVINGS BANK
WINDHAM BRANCH/OFFICE
PARKING EXPANSION
745 ROOSEVELT TRAIL AND 6 ABBY ROAD
WINDHAM, MAINE

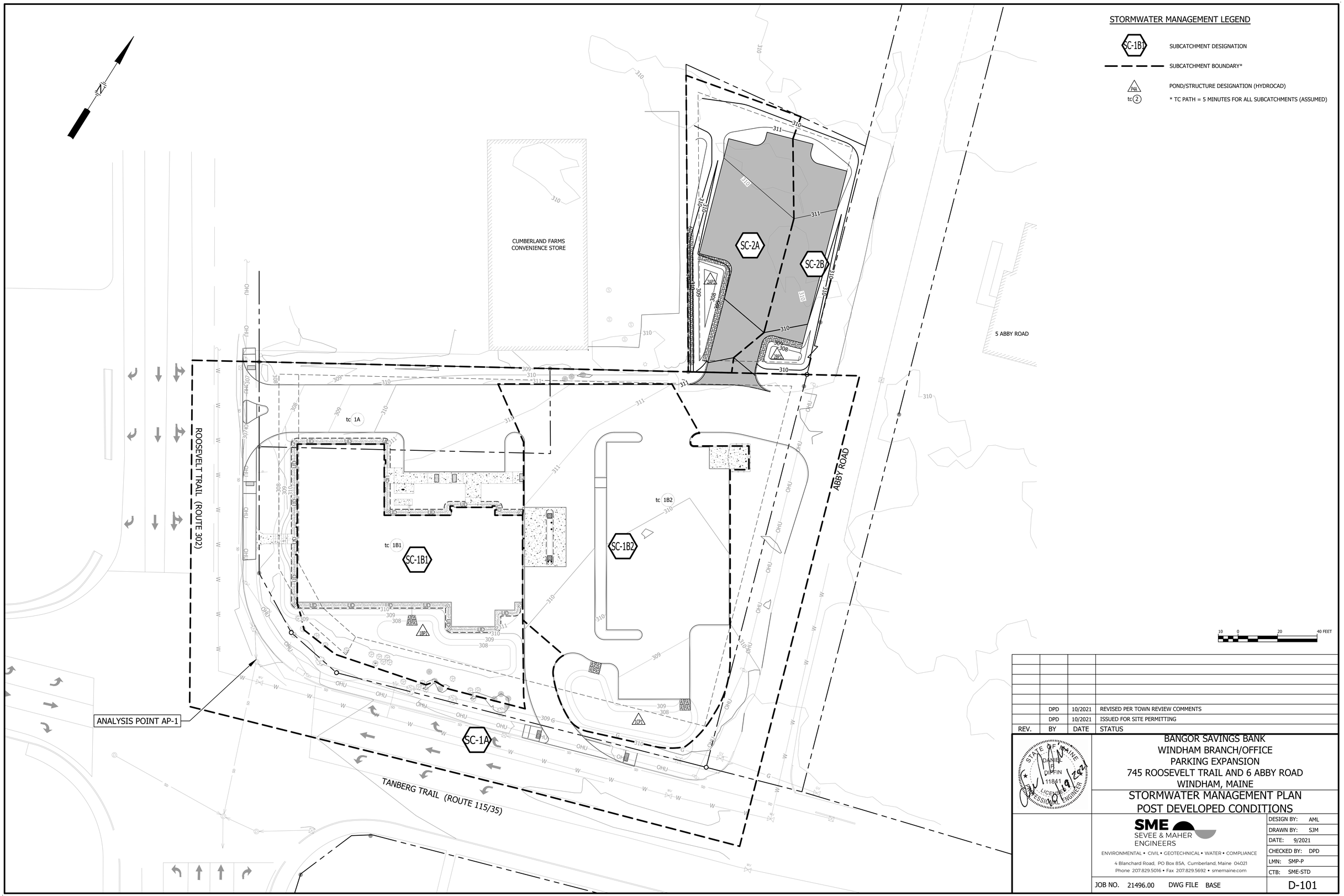
STORMWATER MANAGEMENT PLAN
PRE-DEVELOPED CONDITIONS

SME
SEVEE & MAHER 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
DRAWN BY:	SJM
DATE:	9/2021
CHECKED BY:	DPD
LMN:	SMP-E
CTB:	SME-STD

JOB NO. 21496.00 DWG FILE BASE

D-100



REV.	BY	DATE	STATUS
	DPD	10/2021	REVISED PER TOWN REVIEW COMMENTS
	DPD	10/2021	ISSUED FOR SITE PERMITTING

STATE OF MAINE
DANIEL P. DIPFIN
11841
LICENSED
PROFESSIONAL ENGINEER
10/19/21

BANGOR SAVINGS BANK
WINDHAM BRANCH/OFFICE
PARKING EXPANSION
745 ROOSEVELT TRAIL AND 6 ABBY ROAD
WINDHAM, MAINE

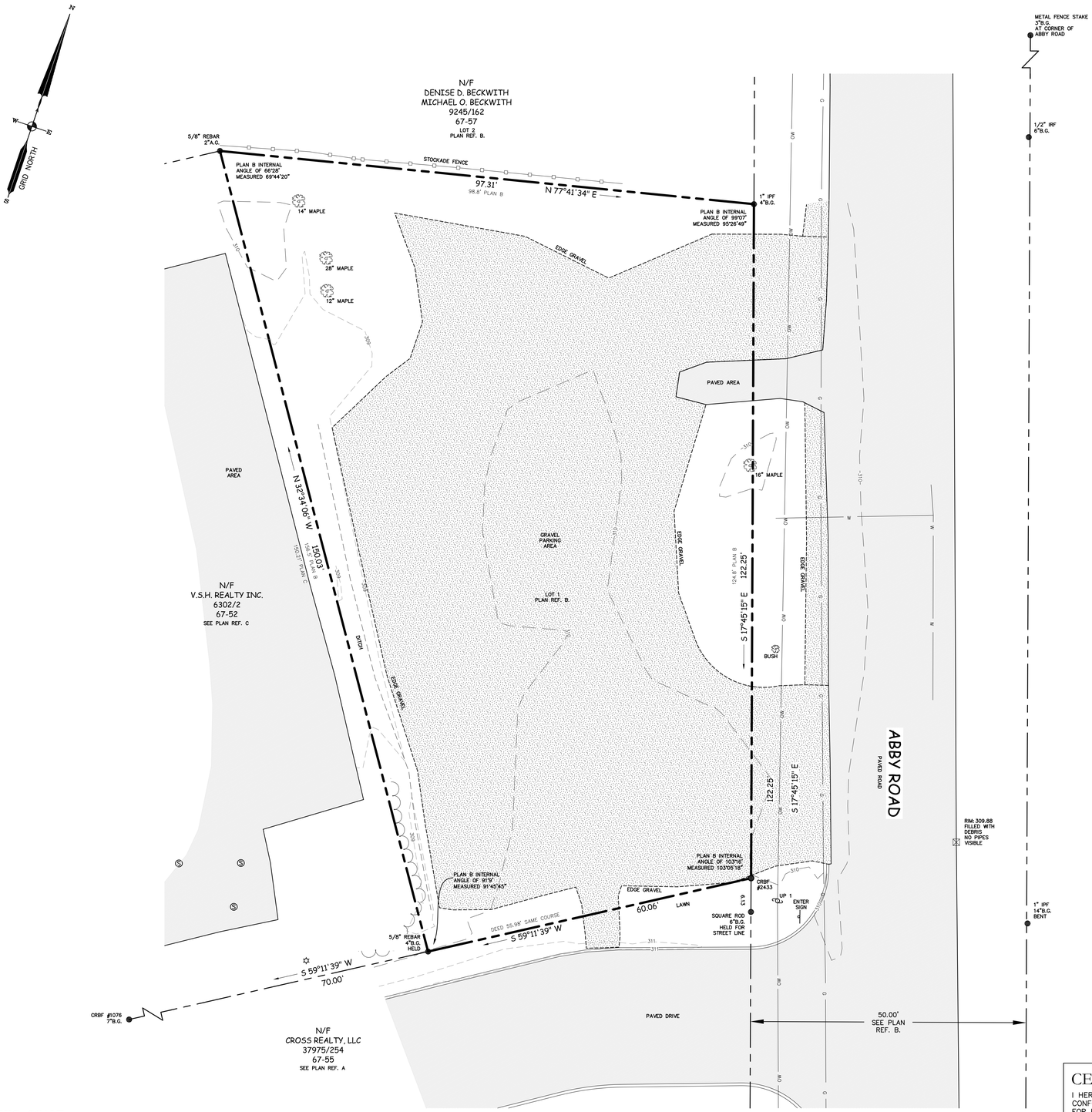
STORMWATER MANAGEMENT PLAN
POST DEVELOPED CONDITIONS

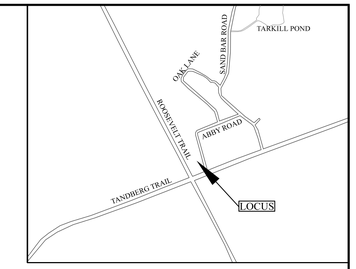
SME
SEVEE & MAHER ENGINEERS
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021
Phone 207.829.5016 • Fax 207.829.5692 • smemaine.com

DESIGN BY: AML
DRAWN BY: SJM
DATE: 9/2021
CHECKED BY: DPD
LMN: SMP-P
CTB: SME-STD

JOB NO. 21496.00 DWG FILE BASE

D-101





LOCATION PLAN

NOTES:

1. RECORD OWNER: CROSS REALTY, LLC.
2. PARCEL DEED REFERENCE: SEE DEED PATRICIA E. LONG AND DAVID B. LONG TO CROSS REALTY, LLC. DATED SEPTEMBER 19, 2019 RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 36000, PAGE 43.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM, MAP 67, LOT 56.
4. TOTAL AREA OF PARCEL: 0.24 ACRES.
5. ALL BOOK AND PAGE REFERENCES REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
6. ALL BEARINGS ARE REFERENCED TO NAD83 MAINE STATE PLANE GRID NORTH.
7. ELEVATIONS SHOWN ARE TIED TO NAVD88 BY GPS OPUS OBSERVATIONS.
8. THE LOCATION, SIZE, AND DEPTH OF UNDERGROUND UTILITY LINES, TANKS, AND OR STRUCTURES NOT DETERMINED BY THIS SURVEY.
9. THE DISTANCES AND ANGLES SHOWN ON PLAN REFERENCE B DO NOT MATHEMATICALLY CLOSE FOR THE SUBJECT PROPERTY (LOT 1 OF SAID PLAN). FOUND PINS AT THE CORNERS HELD AS BEST EVIDENCE OF INTENT OF ORIGINAL CONVEYANCE.
10. PLAN REFERENCES:
    - A.) ALTA/NSPS LAND TITLE SURVEY, 745 & 747 ROOSEVELT TRAIL, WINDHAM, MAINE, PREPARED FOR BANGOR SAVINGS BANK, DRAFT DATED OCTOBER 8, 2019, PREPARED BY JONES ASSOCIATES INC.
    - B.) REVISION OF PLANS FOR FAIRVIEW PARK, EXT. NO. ONE, DATED MARCH 20, 1963, RECORDED IN PLAN BOOK 62, PAGE 18.
    - C.) 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.

LEGEND

N/F	NOW OR FORMERLY
000/000	DEED BOOK PAGE REFERENCE
000–000	TAX MAP AND LOT NUMBER
	DECIDUOUS / CONIFEROUS TREE
MF	GRANITE MONUMENT FOUND
IPF/IRF/RBF	IRON PIPE/ROD/REBAR FOUND
CRBS	5/8" REBAR W/ CAP TO BE SET
	UTILITY POLE
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASINS
	SUBJECT BOUNDARY LINE
	ABUTTER OR RIGHT OF WAY LINE
	TREELINE
	FENCE – BOARD
OW	OVERHEAD WIRES
W	WATERLINE
G	GAS LINE

GRAPHIC SCALE

0 5 10 20

1 inch = 10 ft.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY CONFORMS TO THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, STANDARDS OF PRACTICE (CHAPTER 90, SECTIONS 1 & 2).

Michael A. Hartman

MICHAEL A. HARTMAN, P.L.S. #2433
FOR JONES ASSOCIATES INC.

STATE OF MAINE
MICHAEL A. HARTMAN
NO. 2433
PROFESSIONAL LAND SURVEYOR

REVISIONS

NO.	DATE	DESCRIPTION	BY

PLAN OF LAND OF

6 ABBY ROAD
WINDHAM, MAINE

PREPARED FOR: BANGOR SAVINGS BANK
24 HAMLIN WAY
BANGOR, ME 04402

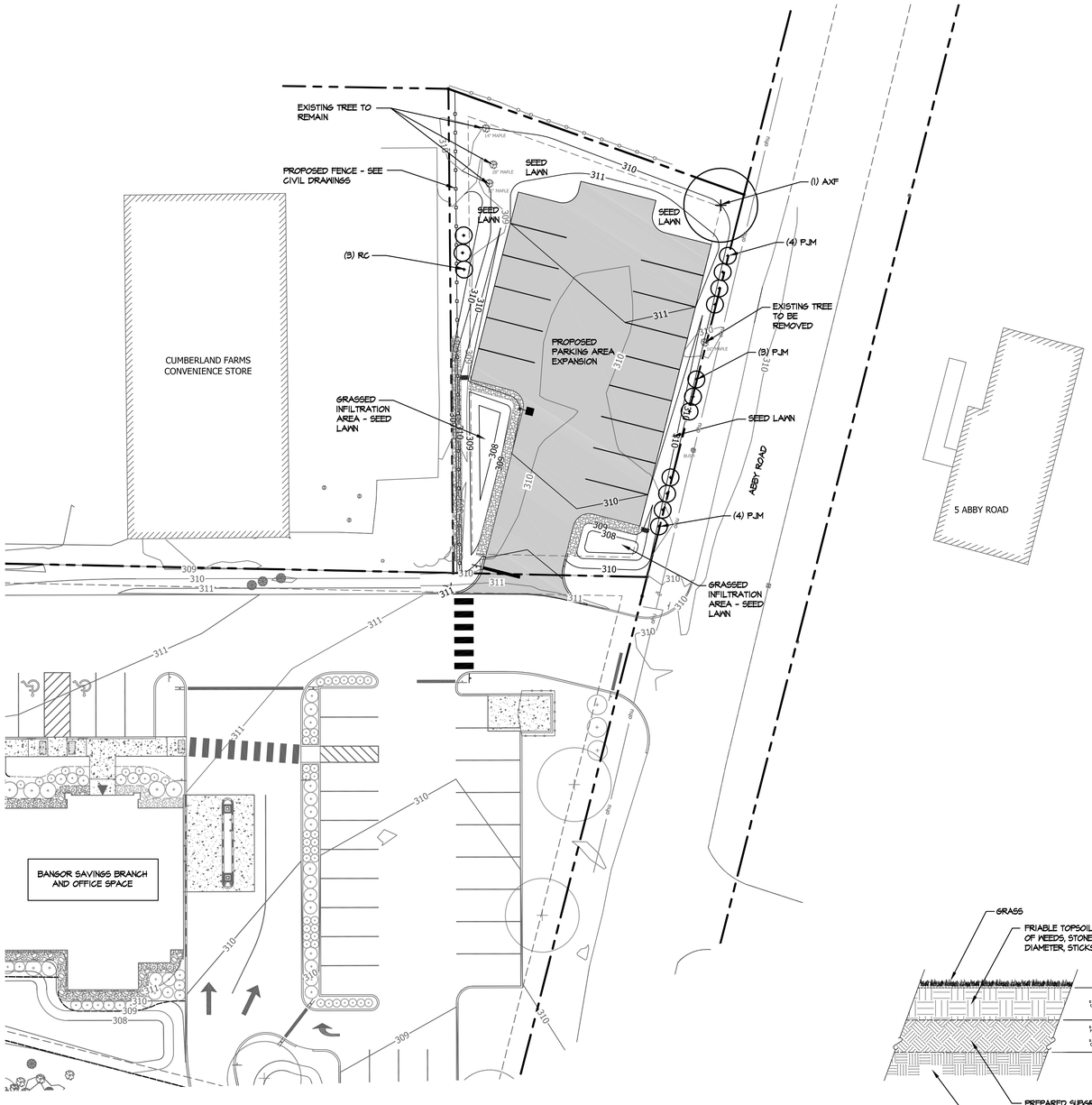
PREPARED BY:
JONES ASSOCIATES INC.
Foresters, Surveyors And Environmental Consultants
280 POLAND SPRING ROAD, AUBURN, MAINE 04210
(207) 241-0235

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

PLAN DATE: JULY 2, 2021

SCALE: 1"=10'

PROJ. #: 21-045WI



LANDSCAPE LEGEND:

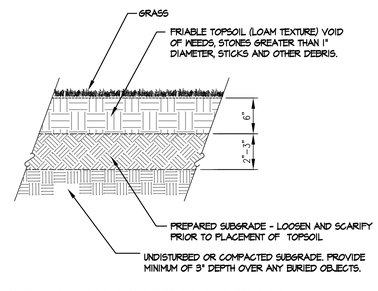
EXISTING		PROPOSED
	PROPERTY BOUNDARY	
ohu	OVERHEAD UTILITY LINE(S)	
	SIGN	
	UTILITY POLE	
	EXISTING SHRUB	
	EXISTING DECIDUOUS TREE	

LANDSCAPE NOTES:

1. 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 EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
2. 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 PURCHASE ORDER.
3. 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.
4. 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".
5. 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 ADDITIONAL COST TO THE OWNER.
6. 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.
7. NO PLANTS SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING AND BEFORE CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
8. ALL TREES SHALL BEGIN BRANCHING AT 6' HT. MIN.
9. 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.
10. CONTRACTOR SHALL LOAMED DISTURBED AREAS AS FOLLOWS:
- LAWN AREAS 6" MIN. DEPTH OF TOPSOIL (LOAM)
- 10'X10' SQUARE AROUND THE PROPOSED TREES 24" TOPSOIL (LOAM).
11. 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.
12. 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 MAINTENANCE.
13. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF FINAL ACCEPTANCE.
14. 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.
15. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
16. THE CONTRACTOR SHALL INSTALL WATERING BAGS SUCH AS THE TREEGATOR ON ALL TREES AT THE TIME OF INSTALLATION. THESE BAGS SHALL REMAIN ON THE TREES UNTIL FREEZING TEMPERATURES.

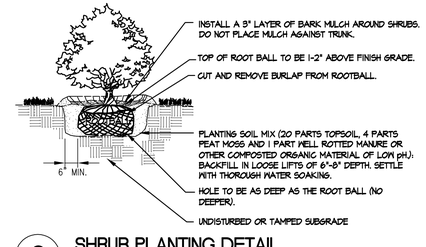
PLANT LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
PLANT MATERIAL					
AXF	ACER X FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	1	1.5" CAL.	SINGLE LEADER, B&B
PJM	RHODODENDRON PJM	PJM RHODODENDRON	11	30" HT.	FULL & BUSHY
RC	RHODODENDON CAPISTRANO	CAPASTRANO RHODODENDRON	3	24" HT.	FULL & BUSHY



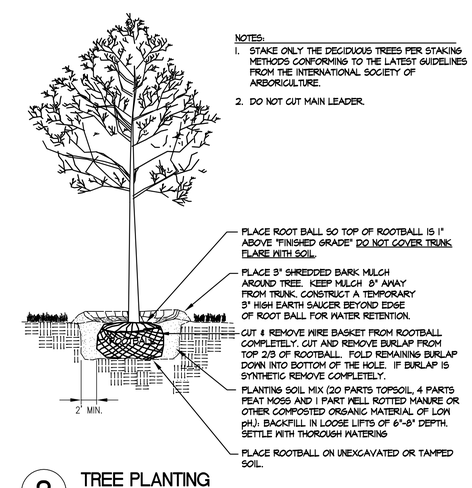
1 LAWN INSTALLATION
SCALE: NTS

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

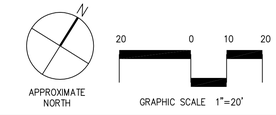


2 SHRUB PLANTING DETAIL
SCALE: N.T.S.

NOTES:
1. STAKE ONLY THE DECIDUOUS TREES PER STAKING METHODS CONFORMING TO THE LATEST GUIDELINES FROM THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
2. DO NOT CUT MAIN LEADER.



3 TREE PLANTING
SCALE: N.T.S.



REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
A	10/15/21	ISSUED FOR SITE PLAN REVIEW	DEPT.	PBB	PBB						

LICENSED LANDSCAPE ARCHITECT
PETER B. BIEGEL
No. 2624
STATE OF MAINE
10/15/21

LAND DESIGN SOLUTIONS
LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE
P.O. Box 316, 1 Faraday Drive, Cumberland, ME 04021 tel:(207) 934-1717

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

DESIGN: PBB
DRAWN: DEPT.
CHKD: PBB
DATE: OCTOBER 2021
SCALE: 1"=20'

PROPOSED PARKING AREA EXPANSION
BANGOR SAVINGS BANK
745 ROOSEVELT TRAIL, WINDHAM, MAINE

LANDSCAPE PLAN

PROJ. NO. 20-103
DWG. NO. L-1
REV. A