

SUBDIVISION & SITE PLANS

FOR VILLAGE GREEN APARTMENTS CUMBERLAND, MAINE

ZONING

VILLAGE MIXED USE ZONE (VMUZ)

TAX ASSESSOR'S MAP + LOT NUMBER

MAP LOT
R3 51A

APPLICANT + DEVELOPER:

DROWNE SCHOOL
ASSOCIATES, LP

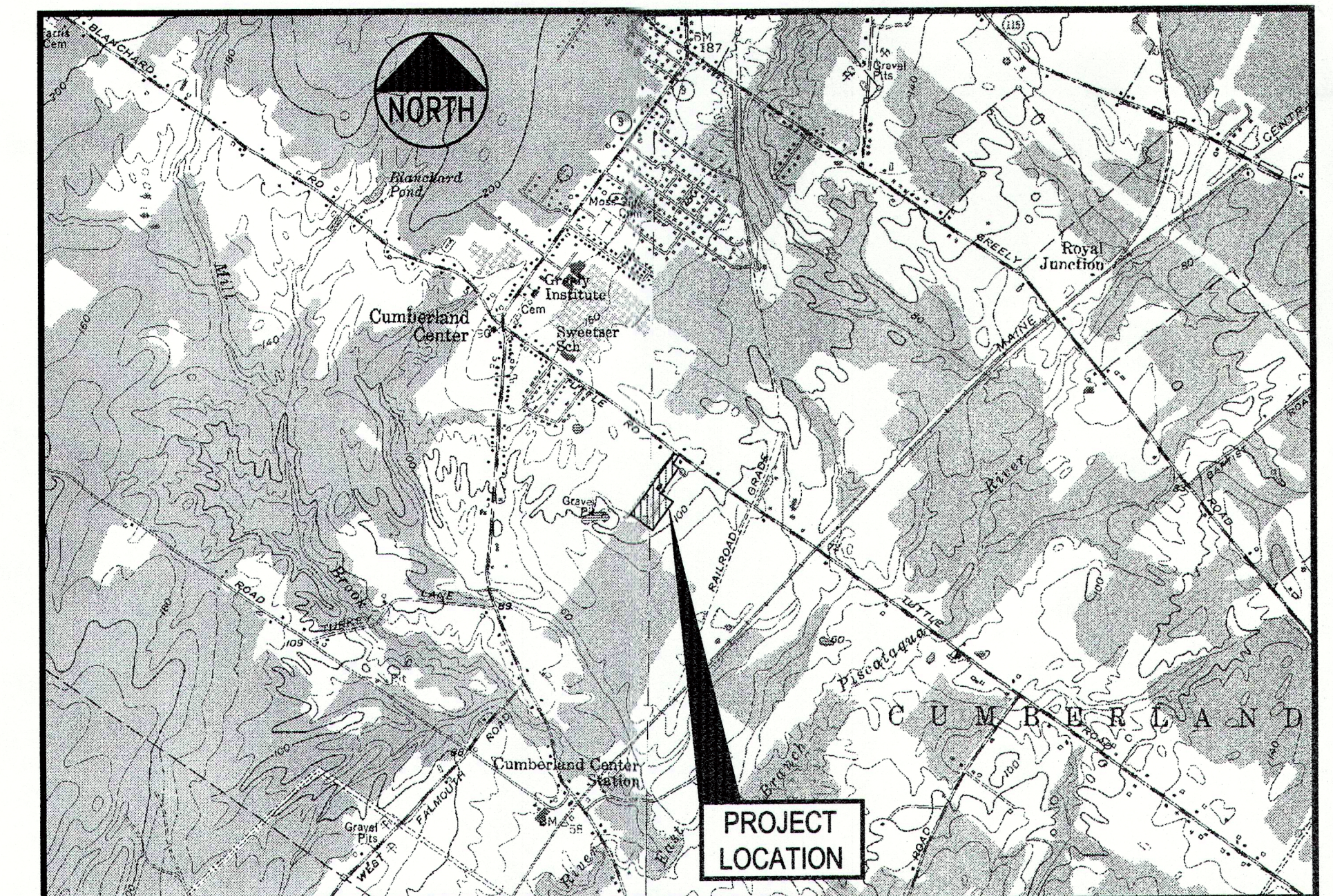
P.O. BOX 3572
PORTLAND, MAINE 04104
(207) 772-2992

OWNER:

TOWN OF CUMBERLAND

290 TUTTLE ROAD
CUMBERLAND, MAINE 04021
(207) 829-2224

DROWNE ROAD
CONSTRUCTION SET
AUGUST 2012



LOCATION MAP

SCALE: 1" = 2000' ±

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UTILITIES

WATER :	PORTLAND WATER DISTRICT 225 DOUGLASS STREET P.O. BOX 3553 PORTLAND, MAINE 04104-3553 TEL : (207) 774-5961
SEWER :	PORTLAND WATER DISTRICT 225 DOUGLASS STREET P.O. BOX 3553 PORTLAND, MAINE 04104-3553 TEL : (207) 774-5961
ELECTRIC :	CENTRAL MAINE POWER COMPANY 162 CANCO ROAD PORTLAND, MAINE 04103 TEL : (800) 565-0121
TELEPHONE :	FAIRPOINT COMMUNICATIONS 5 DAVIS FARM ROAD PORTLAND, MAINE 04103 TEL : (207) 797-1866
CABLE TV:	TIME WARNER CABLE 118 JOHNSON ROAD PORTLAND, MAINE 04102 TEL : (207) 253-2325
CALL BEFORE YOU DIG: (DIG SAFE)	1-888-344-7233 (1-888-DIG-SAFE)

PERMITS

TYPE: LOCAL	ISSUING AGENCY:
MAJOR SITE PLAN	TOWN OF CUMBERLAND 290 TUTTLE ROAD CUMBERLAND, MAINE 04021
MAJOR SUBDIVISION	TOWN OF CUMBERLAND 290 TUTTLE ROAD CUMBERLAND, MAINE 04021
BUILDING PERMITS	TOWN OF CUMBERLAND 290 TUTTLE ROAD CUMBERLAND, MAINE 04021

DATE OF APPLICATION:

OCTOBER 4, 2011

OCTOBER 4, 2011

TO BE FILED
PRIOR TO
CONSTRUCTION

STATUS:

APPROVED
OCTOBER 18, 2011

APPROVED
OCTOBER 18, 2011

TO BE FILED BY
CONTRACTOR.

PREPARED BY:

CIVIL ENGINEER:

DeLuca-Hoffman Associates, Inc.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, MAINE 04106
(207) 775-1121

TRAFFIC ENGINEER:

Traffic Solutions
235 BANCROFT STREET
PORTLAND, MAINE 04102
(207) 774-3603

SURVEYORS:

Titcomb Associates
133 GRAY ROAD
FALMOUTH, MAINE 04105
(207) 797-9199

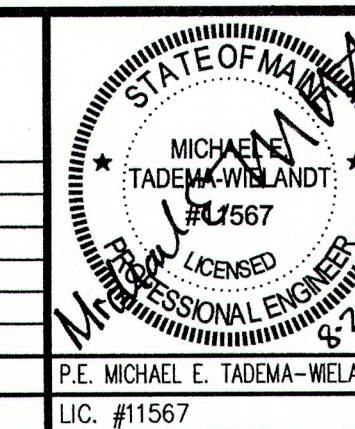
LANDSCAPE ARCHITECTURAL CONSULTANT:

Tony Muench Landscape Architect
94 COMMERCIAL STREET
PORTLAND, MAINE 04101-4738
(207) 761-6621


Michael E. Tadmawil

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MAINE AND THAT I AM COMPETENT TO PREPARE THIS DOCUMENT.

REV	DATE	DESCRIPTION
6	08.29.12	ISSUED FOR CONSTRUCTION
5	08.02.12	ISSUED FOR BID
4	07.12.12	90% SUBMITTAL TO MSHA
3	05.21.12	ISSUED 90% PROGRESS DRAWINGS
2	10.13.11	REVISED PER REVIEW COMMENTS
1	10.04.11	SITE PLAN SUBMISSION AND SUBDIVISION APPLICATION
REVISIONS		



PROJECT	VILLAGE GREEN APARTMENTS CUMBERLAND, MAINE
SHEET TITLE	COVER
CLIENT	DROWNE SCHOOL ASSOCIATES, LP

	DeLUCA-HOFFMAN ASSOCIATES, INC. 778 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04106 207.775.1121 WWW.DELUCAHOFFMAN.COM		
DRAWN:	CDD	DATE:	MAY 2012
DESIGNED:	MTW	SCALE:	AS NOTED
CHECKED:	JAL	JOB NO.	2998.01
FILE NAME:	2998.01-COVER-GEN NOTES		
SHEET	C-1.0		

Drowne RD 2013
Batterman

GENERAL NOTES:

1. THIS PROJECT WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF ALL PERMITS ISSUED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LOCAL UTILITY COMPANIES AND THE TOWN OF CUMBERLAND.
2. ALL REQUIRED AND NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE APPLICANT AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. THE EROSION CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ONSITE INSPECTIONS OF THE OWNER, THEIR REPRESENTATIVES, OR THE TOWN AT NO ADDITIONAL COST TO THE OWNER.
5. ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE HIS OWN MATERIAL SCHEDULES BASED UPON HIS PLAN REVIEW. ALL SCHEDULES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING WORK.
6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE MOST STRINGENT OF THE MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, THE PROJECT SPECIFICATIONS, UTILITY COMPANY SPECIFICATIONS AND TOWN OF CUMBERLAND REQUIREMENTS.

SITE LAYOUT NOTES:

1. ALL SIGNS INDICATED ON THE PLANS ARE TO MEET ALL REQUIREMENTS & STANDARDS OF THE MAINE DEPARTMENT OF TRANSPORTATION AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. ALL CURB SHALL CONFORM TO THE PROJECT SPECIFICATIONS AND DETAILS CONTAINED IN THE PLAN SET.
3. ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB, FACE OF BUILDING OR THE EDGE OF PAVEMENT.

GRADING AND DRAINAGE NOTES:

1. ALL STORM DRAIN PIPE SHALL BE SMOOTH BORE INTERIOR PROVIDING A MANNINGS ROUGHNESS COEFFICIENT OF n = 0.012 OR LESS.
2. THE PROJECT ELEVATIONS ARE BASED UPON U.S.G.S. VERTICAL DATUM. THE HORIZONTAL & VERTICAL CONTROL FOR THE PROJECT WAS PERFORMED BY TITCOMB ASSOCIATES, OF FALMOUTH, MAINE.
3. ALL WASTE SOIL MATERIAL EXCAVATED FROM THE PROJECT SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
4. ALL LOAM SALVAGED FROM THE SITE DURING THE INITIAL SITE PREPARATION WORK SHALL BE SCREENED AND STOCKPILED. THE STOCKPILED LOAM SHALL BE USED TO RELOAM THE PROPOSED LAWN AREAS. ANY SURPLUS LOAM SHALL REMAIN THE PROPERTY OF THE OWNER.

EROSION CONTROL NOTES:

1. PRIOR TO BEGINNING ANY LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL THE PERIMETER SILT FENCES AND THE CONSTRUCTION ENTRANCES ASSOCIATED WITH THAT PHASE OF THE PROJECT.
2. ALL GROUND AREAS GRADED FOR CONSTRUCTION WILL BE GRADED, LOAMED, SEEDED AND MULCHED AS SOON AS POSSIBLE. PERMANENT SEED MIXTURE SHALL CONFORM TO THE SEEDING PLAN CONTAINED IN THE EROSION CONTROL REPORT PREPARED FOR THIS PROJECT.
3. PRIOR TO PAVING, THE CONTRACTOR SHALL FLUSH SILT FROM ALL STORM LINES.
4. SILT FENCES SHALL BE INSPECTED, REPAIRED AND CLEANED AS NOTED IN THE EROSION CONTROL NOTES SHOWN ON THE EROSION & SEDIMENT CONTROL NARRATIVE SHEET.
5. THE CONTRACTOR SHALL REPAIR AND ADD STONE TO THE CONSTRUCTION ENTRANCE AS IT BECOMES SATURATED WITH MUD TO ENSURE THAT IT WORKS AS PLANNED DURING CONSTRUCTION, AND SHALL KEEP DROWNE ROAD CLEAR OF DIRT AND MUD.
6. SILT REMOVED FROM AROUND INLETS AND BEHIND THE SILT FENCES SHALL BE PLACED ON A TOPSOIL STOCKPILE AND MIXED INTO TOPSOIL FOR USE IN LANDSCAPING OPERATIONS.
7. LAND DISTURBING ACTIVITIES SHALL BE ACCOMPLISHED IN A MANNER AND SEQUENCE THAT CAUSES THE LEAST PRACTICAL DISTURBANCE OF THE SITE.
8. THE CONTRACTOR IS CAUTIONED THAT FAILURE TO COMPLY WITH THE SEQUENCE OF CONSTRUCTION, EROSION / SEDIMENT CONTROL PLAN, AND OTHER PERMIT REQUIREMENTS MAY RESULT IN MONETARY PENALTIES. THE CONTRACTOR SHALL BE ASSESSED ALL SUCH PENALTIES AT NO COST TO THE OWNER OR PERMITTEE.

LANDSCAPE NOTES:

1. ALL PLANT MATERIALS SHALL MEET THE STANDARDS AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL TREES ARE TO BE GUYED AND STAKED PER THE DETAIL. ALL TREES, SHRUB BEDS, ETC. ARE TO BE MULCHED WITH 4" OF SHREDDED PINE OR HEMLOCK BARK MULCH.
2. ALL DISTURBED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL PRIOR TO PERMANENT SEEDING.
3. ANY DEVIATIONS FROM THE LANDSCAPE PLAN, INCLUDING PLANT SPECIES, SIZE, QUANTITY, LOCATION OR CONDITION, SHALL BE REVIEWED & APPROVED BY THE LANDSCAPE ARCHITECT, DEVELOPER AND MUNICIPAL AUTHORITY (IF APPLICABLE) PRIOR TO INSTALLATION.
4. THE DEVELOPER, OR HIS REPRESENTATIVE, SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PLANT MATERIAL. CLEAR VISIBILITY SHALL BE MAINTAINED AT INTERSECTIONS, BETWEEN THE HEIGHTS OF 3 FEET & 6 FEET, WITHIN 15 FEET OF THE TRAVEL WAY.
5. ALL TREES AND VEGETATED AREAS INDICATED TO BE PRESERVED SHALL BE PROTECTED FROM DAMAGE BY PLACEMENT OF A PROTECTIVE BARRIER IN ACCORDANCE WITH THE TREE PROTECTION DETAIL CONTAINED ON THE LANDSCAPE PLANS.

BID ALTERNATES:



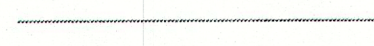
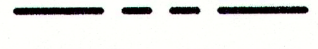
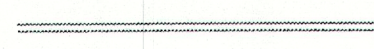
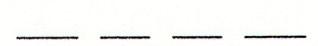
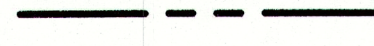

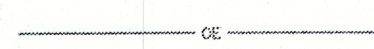
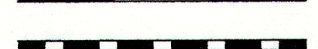
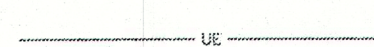
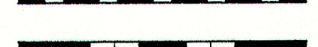
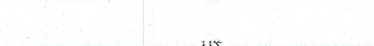
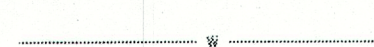


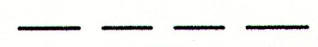
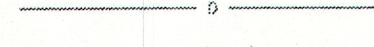
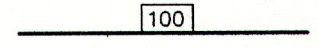
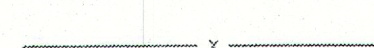
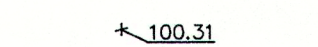
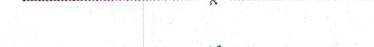


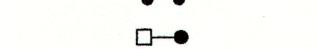






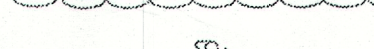
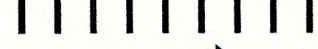
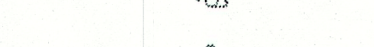
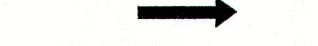

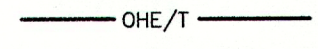
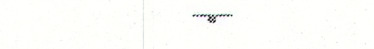
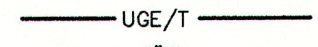
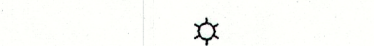
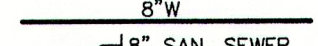
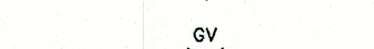
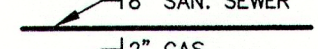

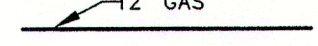
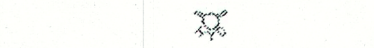
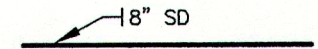

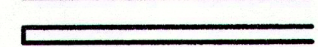
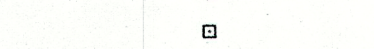



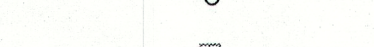
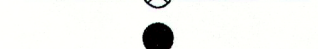
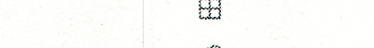



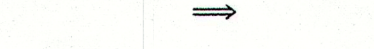




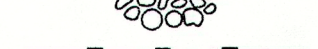

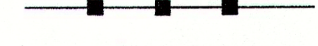


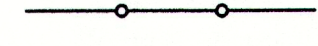


1. THE COST ASSOCIATED WITH INSTALLATION OF THE 4" NATURAL GAS LINE FROM DROWNE ROAD TO THE PROPOSED BUILDING ADDITION, AS SHOWN ON SHEET C-7.0, IS AN ADD ALTERNATE TO THE BASE BID.

GENERAL CONSTRUCTION PLAN:

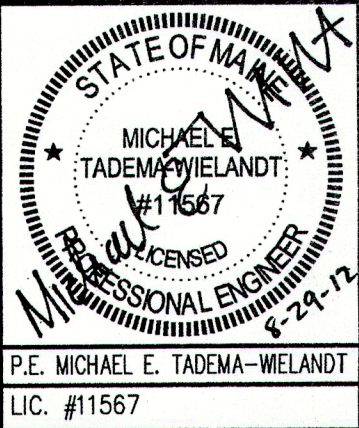
IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCHEDULE CERTAIN PORTIONS OF THE SITE WORK TO ENSURE EROSION AND SEDIMENTATION CONTROL MEASURES ARE SEQUENCED FOR OPTIMUM EFFECTIVENESS. BUILDING CONSTRUCTION WILL COMMENCE AT THE START OF THE PROJECT AND BE CONCURRENT WITH SEVERAL ELEMENTS OF THE SITE WORK. THE FOLLOWING SCHEDULE FOR CONSTRUCTION REFLECTS THIS :

1. INSTALL CRUSHED STONE STABILIZED CONSTRUCTION ENTRANCE. PRIMARY CONSTRUCTION ACCESS WILL BE VIA DROWNE ROAD.
2. INSTALL SILTATION FENCE.
3. CLEAR AND GRUB AREAS WITHIN WORK AREA. STRIP WORK ZONE OF LOAM MATERIAL & STOCKPILE.
4. DURING GRUBBING OPERATIONS, INSTALL STONE CHECK DAMS AT ANY EVIDENT CONCENTRATED FLOWS.
5. INSTALL TEMPORARY DEWATERING SUMPS.
6. BEGIN INSTALLATION OF STORM DRAIN SYSTEM WITH RIPRAP APRONS.
7. BEGIN ACCESS AND PARKING CONSTRUCTION. PERFORM EARTHWORK OPERATIONS TO ROUGH GRADE TO SUBGRADE.
8. INSTALL SLOPE STABILIZATION.
9. INSTALL SUBBASE GRAVEL.
10. INSTALL BASE GRAVEL.
11. INSTALL PAVEMENT AND CURBING.
12. LOAM, LIME, FERTILIZE, SEED AND MULCH DISTURBED AREAS.
13. REMOVE ACCUMULATED SEDIMENT FROM AHEAD OF ANY SILT BARRIERS (AS NECESSARY).
14. ONCE THE SITE IS STABLE AND A 90% CATCH OF VEGETATION HAS BEEN OBTAINED, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.
15. TOUCH UP LOAM AND SEED.

LEGEND


EXISTING		PROPOSED	
	BUILDING		BUILDING
	EDGE OF TRAVEL WAY, PAVEMENT, ROADS, DRIVES		PROPERTY LINE
	CURBING		EASEMENT LINE
	PROPERTY LINE		BUILDING SETBACK
	OVERHEAD ELECTRIC LINES		RETAINING WALL
	UNDERGROUND ELECTRIC LINE		CURBING (SEE DRAWING FOR TYPES)
	UNDERGROUND TELEPHONE LINE		
	WATER LINE		EDGE OF PAVEMENT
	STORM DRAIN LINE		EDGE OF GRAVEL DRIVE
	SANITARY SEWER LINE		GRADING CONTOUR LINE
	FENCE		SPOT ELEVATION
	EXISTING CONTOUR LINE		GUARD POST/BOLLARD
	EXISTING WETLANDS		POLE WITH LIGHT FIXTURE(S)
	EXISTING TREELINE		UTILITY POLE
	EXISTING STONE WALL		FREESTANDING SIGN
	UTILITY POLE		PEDESTRIAN CROSSWALK
	BOLLARD		PAINTED DIRECTIONAL TRAFFIC ARROW
	SIGN		OVERHEAD ELECTRIC & TELEPHONE
	LIGHT POLE		UNDERGROUND ELECTRIC/TELEPHONE
	GAS VALVE		WATER LINE
	HYDRANT		SEWER LINE
	IPF - REBAR (UNLESS NOTED)		GAS LINE
	HIGHWAY MONUMENT		STORM DRAIN LINE
	WATER SHUT OFF		CULVERT
	CATCH BASIN		WATER GATE VALVE
	SEWER MANHOLE		WATER SHUT OFF VALVE
	DIRECTION ARROW		MANHOLE
	DECIDUOUS SHRUB		CATCH BASIN
	CONIFEROUS SHRUB		TREELINE
	DECIDUOUS TREE		TREES/LANDSCAPING
	CONIFEROUS TREE		RIPRAP
	TELEPHONE MANHOLE		SILT FENCE
	WELL		WIRE LINK FENCE
	SIGNAL BOX		CHAIN LINK FENCE
	NOW OR FORMERLY		WOOD FENCE
			GUIDE RAIL
			CATCH BASIN INLET PROTECTION
			CENTER LINE

REV	DATE	DESCRIPTION
6	08.29.12	ISSUED FOR CONSTRUCTION
5	08.02.12	ISSUED FOR BID
4	07.12.12	90% SUBMITTAL TO MSHA
3	05.21.12	ISSUED 90% PROGRESS DRAWINGS
2	10.13.11	REVISED PER REVIEW COMMENTS
1	10.04.11	SITE PLAN SUBMISSION AND SUBDIVISION APPLICATION
REVISIONS		



P.E. MICHAEL E. TADEMA-MELANDT
L.C. #11567

PROJECT VILLAGE GREEN APARTMENTS CUMBERLAND, MAINE	
SHEET TITLE GENERAL NOTES AND LEGEND	
CLIENT DROWNE SCHOOL ASSOCIATES, LP	
DRAWN: CDD	DATE: MAY 2012
DESIGNED: MTW	SCALE: NONE
CHECKED: JAL	JOB NO. 2998.01
FILE NAME: 2998-COVER-GEN NOTES	
SHEET	C-2.0



DeLUCA-HOFFMAN
ASSOCIATES, INC.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
207.775.1121
WWW.DELUCAHOFFMAN.COM

PLAN OF
ALTA/ACSM Land Title Survey
290 Tuttle Road Cumberland, Maine

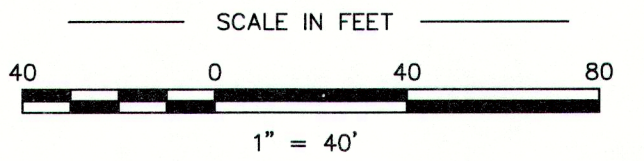
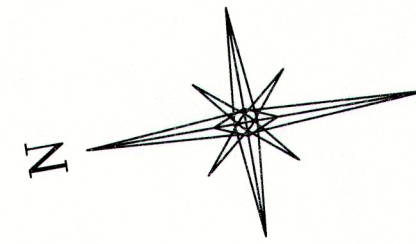
MADE FOR
DeLuca-Hoffman Associates, Inc.
778 Main Street South Portland, Maine

JOB #210062_4 DATE: July 10, 2012 SCALE: 1" = 40'

BOOK #869
210062_4.dwg

FILE #4967

Titcomb Associates
133 Gray Road
Falmouth, Maine 04105 (207)797-9199



OWNERS OF RECORD

The Town of Cumberland
Book 6645, Page 303
Book 589, Page 204

LEGEND

- Iron marker - found
- Utility pole
- Guy wire
- Sewer manhole
- Deciduous tree
- Catch basin (round)
- Underground electric line
- Property line (locus)
- Property line (abutter)
- Edge of pavement
- Edge of gravel
- Curb
- Overhead utility line
- Underground water line
- Chainlink fence
- N/F
1234/567
- Existing building

LEGAL DESCRIPTION

A certain lot or parcel of land located on the southwesterly side of Tuttle Road and the southeasterly side of Drowne Road in the town of Cumberland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the southwesterly side of Tuttle Road at the intersection with the southeasterly side of Drowne Road. Thence:

- 1) S 54°28'52" E a distance of Seventy-Three and 38/100 (73.38) feet to a point at land now or formerly of Priscilla H. McCarty as described in a deed recorded in the Cumberland County Registry of Deeds in Book 6778, Page 26;
- 2) S 37°23'35" W by said land of McCarty a distance of One Hundred Thirty-Eight and 33/100 (138.33) feet to a point;
- 3) S 51°38'15" E by said land of McCarty a distance One Hundred Twelve and 13/100 (112.13) feet to a point;
- 4) S 35°11'32" W a distance of Four Hundred Fifty-Nine and 91/100 (459.91) feet to a point;
- 5) S 54°48'28" E a distance of Two Hundred Twenty-Two and 48/100 (222.48) feet to a point;
- 6) S 35°11'32" W a distance of Five Hundred Twenty-Three and 67/100 (523.67) feet to a point;
- 7) N 54°48'28" W a distance of Three Hundred Fifty-One and 37/100 (351.37) feet to a point;
- 8) S 35°11'16" W a distance of Three Hundred Four and 30/100 (304.30) feet to a point;
- 9) N 54°48'28" W a distance of One Hundred and 00/100 (100.00) feet to a point;
- 10) N 34°53'08" E a distance of Ninety-Nine and 74/100 (99.74) feet to a point;
- 11) S 54°48'28" E a distance of Forty-Nine and 50/100 (49.50) feet to a point on the southeasterly side of said Drowne Road;
- 12) N 35°11'16" E by said Drowne Road a distance of On Thousand Three Hundred Thirty-Two and 99/100 (1332.99) feet to the point of beginning.

PLAN REFERENCES

- 1) Plan of Ground Lease Area-Drowne Road School made for Town of Cumberland & Bateman Partners, LLC by Boundary Points Professional Land Surveying, Inc. dated October 5, 2011.
- 2) Subdivision Plan of Drowne School Apartments made for the Town of Cumberland by DeLuca-Hoffman Associates, Inc. dated October 2011 and revised through October 25, 2011, recorded in Plan Book 211, Page 325.
- 3) Final Subdivision Plan of The Common at Cumberland made by Stevens Morton Rose and Thompson dated February 1, 1990 and revised through September 17, 1991, recorded in Plan Book 191, Page 109.
- 4) Plan of Tuttle Road in Cumberland from Cumberland Center to Federal Road by William E. Winslow dated October 11, 1926, recorded in the Cumberland County Commissioners records in Plan Book 5, Page 2.
- 5) Plan of Property made for Jeffrey W. Doane by Titcomb Associates dated October 13, 1988 and revised through March 16, 2001, recorded in Plan Book 201, Page 141.
- 6) Final Subdivision Plan made for Village Green Cumberland, LLC by DeLuca-Hoffman Associates, Inc. dated May, 2011 and revised through January 5, 2012, recorded in Plan Book 212, Page 18.

NOTES

- 1) Book and Page references are to the Cumberland County Registry of Deeds.
- 2) Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.
- 3) Utility information on this plan is approximate, based on location of visible features and information contained on plans and drawings provided by others. DigSafe and/or the appropriate utilities should be contacted prior to any construction.
- 4) Property lies within Zone C based on FIRM Community #230162 Panel #0015B, dated May 19, 1981. It does not lie within a special flood hazard area.
- 5) Twenty-five standard, and three handicap accessible, parking spaces are delineated on the property.

EASEMENTS OF RECORD

- 1) Rights and reservations to take water from and maintenance of a well conveyed to Gerald E. McCarty by the Inhabitants of the Town of Cumberland in Book 2385, Page 36; plotted.
- 2) Sixty foot wide right of way conveyed to School Administrative District No. 51 by the Inhabitants of the Town of Cumberland in Book 2986, Page 587; not plotted, does not affect lease hold.

ZONING

Rural Residential 1

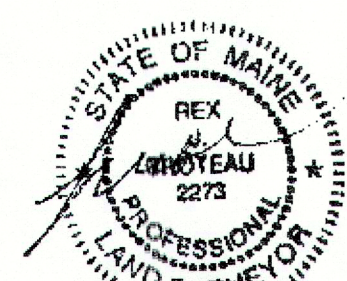
Minimum area: 4 acres or 2 acres for lot served by public sewer
Minimum frontage: 200 feet
Minimum setbacks: front-50 feet
rear-75 feet
side-30 feet; combined width at least 75 feet
sheds and driveways-15 feet from side and rear

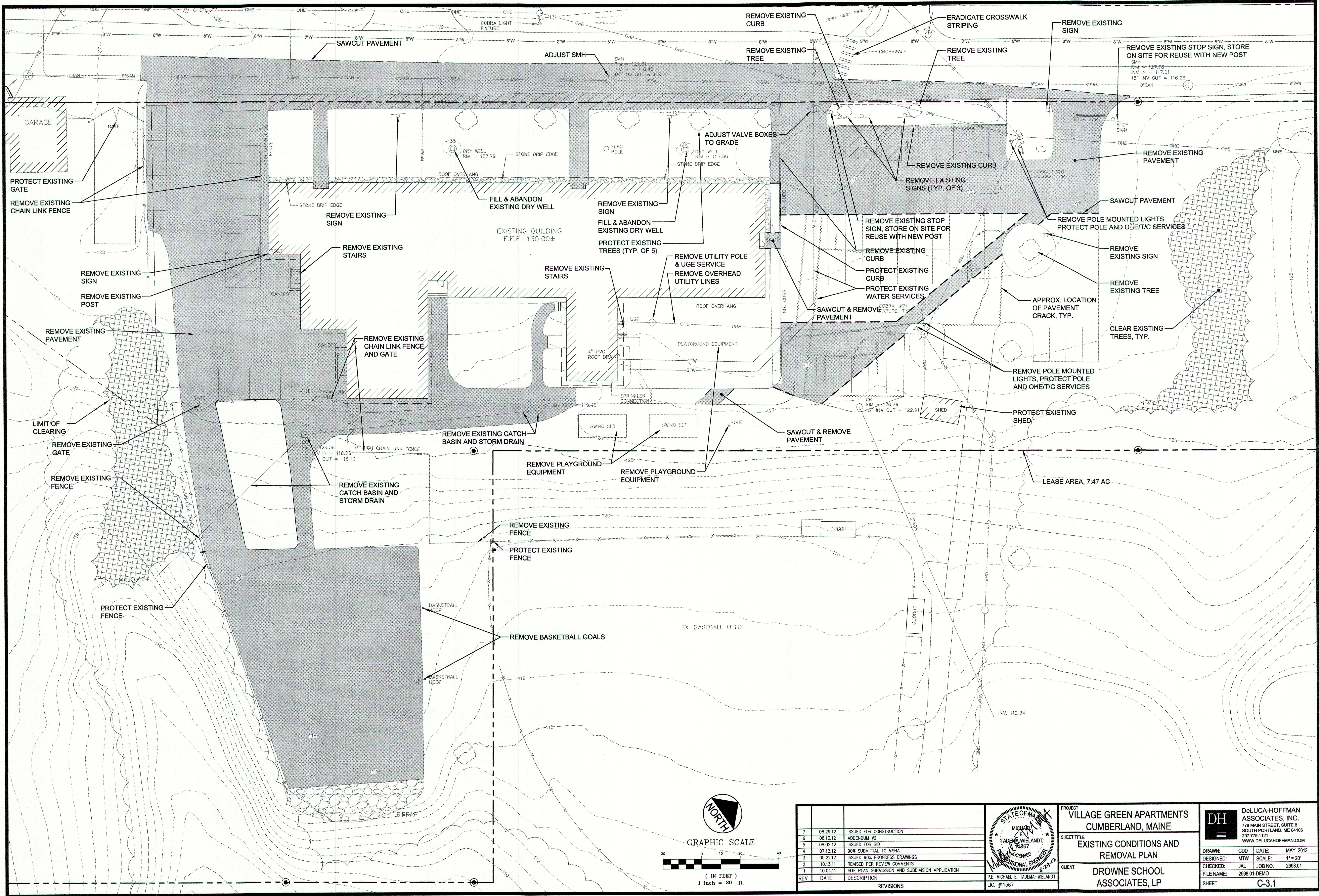
CERTIFICATION

To DeLuca-Hoffman Associates, Inc., Maine State Housing Authority and
This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6(b), 7(a), 7(b), 8, 9, 11(b) and 19 of Table A thereof. The field work was completed on July 12, 2012.

This survey conforms to the current standards of the Maine State Board of Licensure for Land Surveyors.

Rex J. Croteau; Maine PLS #2273



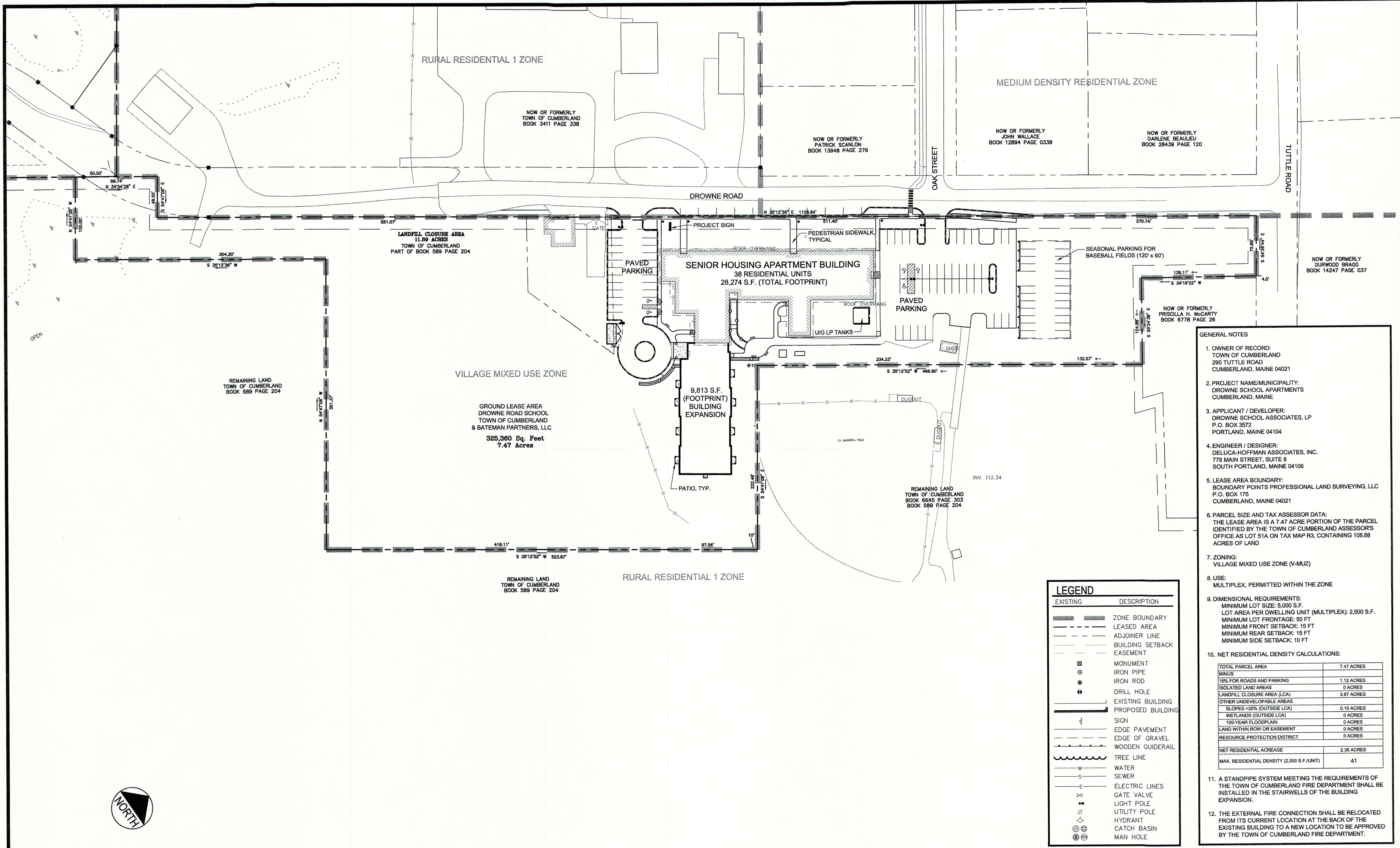


REV	DATE	DESCRIPTION
7	08.29.12	ISSUED FOR CONSTRUCTION
6	08.13.12	ADDENDUM #2
5	08.02.12	ISSUED FOR BID
4	07.12.12	90% SUBMITTAL TO MSHA
3	05.21.12	ISSUED 90% PROGRESS DRAWINGS
2	10.13.11	REVISED PER REVIEW COMMENTS
1	10.04.11	SITE PLAN SUBMISSION AND SUBDIVISION APPLICATION

STATE OF MAINE
MICHAEL E. TADOMA
TADOMA & WELAND
16867
LICENSED PROFESSIONAL ENGINEER
P.E. MICHAEL E. TADOMA-WELAND
LIC. #11587

PROJECT
VILLAGE GREEN APARTMENTS
CUMBERLAND, MAINE
SHEET TITLE
EXISTING CONDITIONS AND
REMOVAL PLAN
CLIENT
DROWNE SCHOOL
ASSOCIATES, LP

DH
DeLUCA-HOFFMAN
ASSOCIATES, INC.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
207.775.1121
WWW.DELUCAHOFFMAN.COM
DRAWN: CDD DATE: MAY 2012
DESIGNED: MTW SCALE: 1" = 20'
CHECKED: JAL JOB NO. 2998.01
FILE NAME: 2998.01-DEMO
SHEET C-3.1



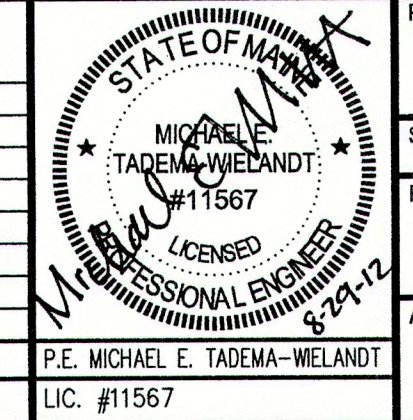
- GENERAL NOTES**
- OWNER OF RECORD:
TOWN OF CUMBERLAND
280 TUTTLE ROAD
CUMBERLAND, MAINE 04021
 - PROJECT NAME/MUNICIPALITY:
DROWNE SCHOOL APARTMENTS
CUMBERLAND, MAINE
 - APPLICANT / DEVELOPER:
DROWNE SCHOOL ASSOCIATES, LP
P.O. BOX 3572
PORTLAND, MAINE 04104
 - ENGINEER / DESIGNER:
DELUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, MAINE 04106
 - LEASE AREA BOUNDARY:
BOUNDARY POINTS PROFESSIONAL LAND SURVEYING, LLC
P.O. BOX 175
CUMBERLAND, MAINE 04021
 - PARCEL SIZE AND TAX ASSESSOR DATA:
THE LEASE AREA IS A 7.47 ACRE PORTION OF THE PARCEL
IDENTIFIED BY THE TOWN OF CUMBERLAND ASSESSOR'S
OFFICE AS LOT 51A ON TAX MAP R3, CONTAINING 108.88
ACRES OF LAND
 - ZONING:
VILLAGE MIXED USE ZONE (V-MUZ)
 - USE:
MULTIPLEX, PERMITTED WITHIN THE ZONE
 - DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE: 5,000 S.F.
LOT AREA PER DWELLING UNIT (MULTIPLEX): 2,500 S.F.
MINIMUM LOT FRONTAGE: 50 FT
MINIMUM FRONT SETBACK: 15 FT
MINIMUM REAR SETBACK: 15 FT
MINIMUM SIDE SETBACK: 10 FT
 - NET RESIDENTIAL DENSITY CALCULATIONS:

TOTAL PARCEL AREA	7.47 ACRES
MINUS	
15% FOR ROADS AND PARKING	1.12 ACRES
ISOLATED LAND AREAS	0 ACRES
LANDFILL CLOSURE AREA (LCA)	3.87 ACRES
OTHER UNDEVELOPABLE AREAS	
SLOPES >20% (OUTSIDE LCA)	0.10 ACRES
WETLANDS (OUTSIDE LCA)	0 ACRES
100-YEAR FLOODPLAIN	0 ACRES
LAND WITHIN ROW OR EASEMENT	0 ACRES
RESOURCE PROTECTION DISTRICT	0 ACRES
NET RESIDENTIAL ACREAGE	2.38 ACRES
MAX. RESIDENTIAL DENSITY (2,500 S.F./UNIT)	41

- A STANDPIPE SYSTEM MEETING THE REQUIREMENTS OF
THE TOWN OF CUMBERLAND FIRE DEPARTMENT SHALL BE
INSTALLED IN THE STAIRWELLS OF THE BUILDING
EXPANSION.
- THE EXTERNAL FIRE CONNECTION SHALL BE RELOCATED
FROM ITS CURRENT LOCATION AT THE BACK OF THE
EXISTING BUILDING TO A NEW LOCATION TO BE APPROVED
BY THE TOWN OF CUMBERLAND FIRE DEPARTMENT.

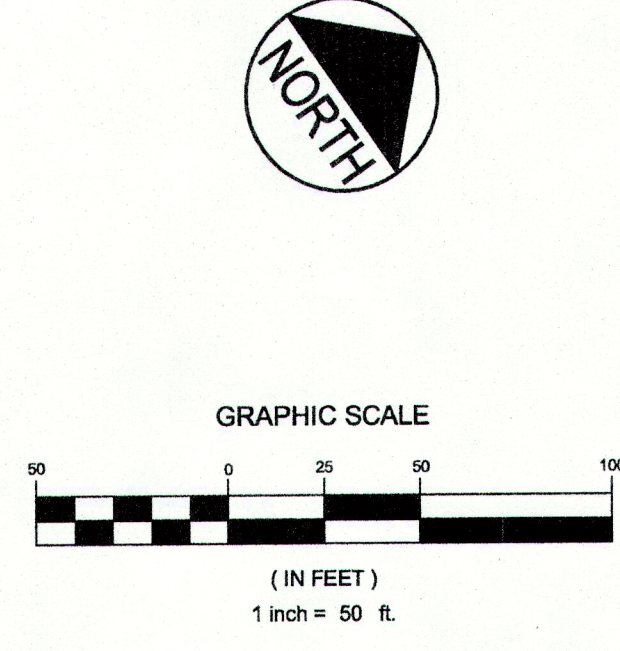
LEGEND	
EXISTING	DESCRIPTION
---	ZONE BOUNDARY
---	LEASED AREA
---	ADJOINER LINE
---	BUILDING SETBACK
---	EASEMENT
⊠	MONUMENT
⊙	IRON PIPE
⊙	IRON ROD
⊙	DRILL HOLE
---	EXISTING BUILDING
---	PROPOSED BUILDING
---	SIGN
---	EDGE PAVEMENT
---	EDGE OF GRAVEL
---	WOODEN GUIDERAIL
---	TREE LINE
W	WATER
S	SEWER
E	ELECTRIC LINES
⊠	GATE VALVE
⊠	LIGHT POLE
⊠	UTILITY POLE
⊠	HYDRANT
⊠	CATCH BASIN
⊠	MAN HOLE

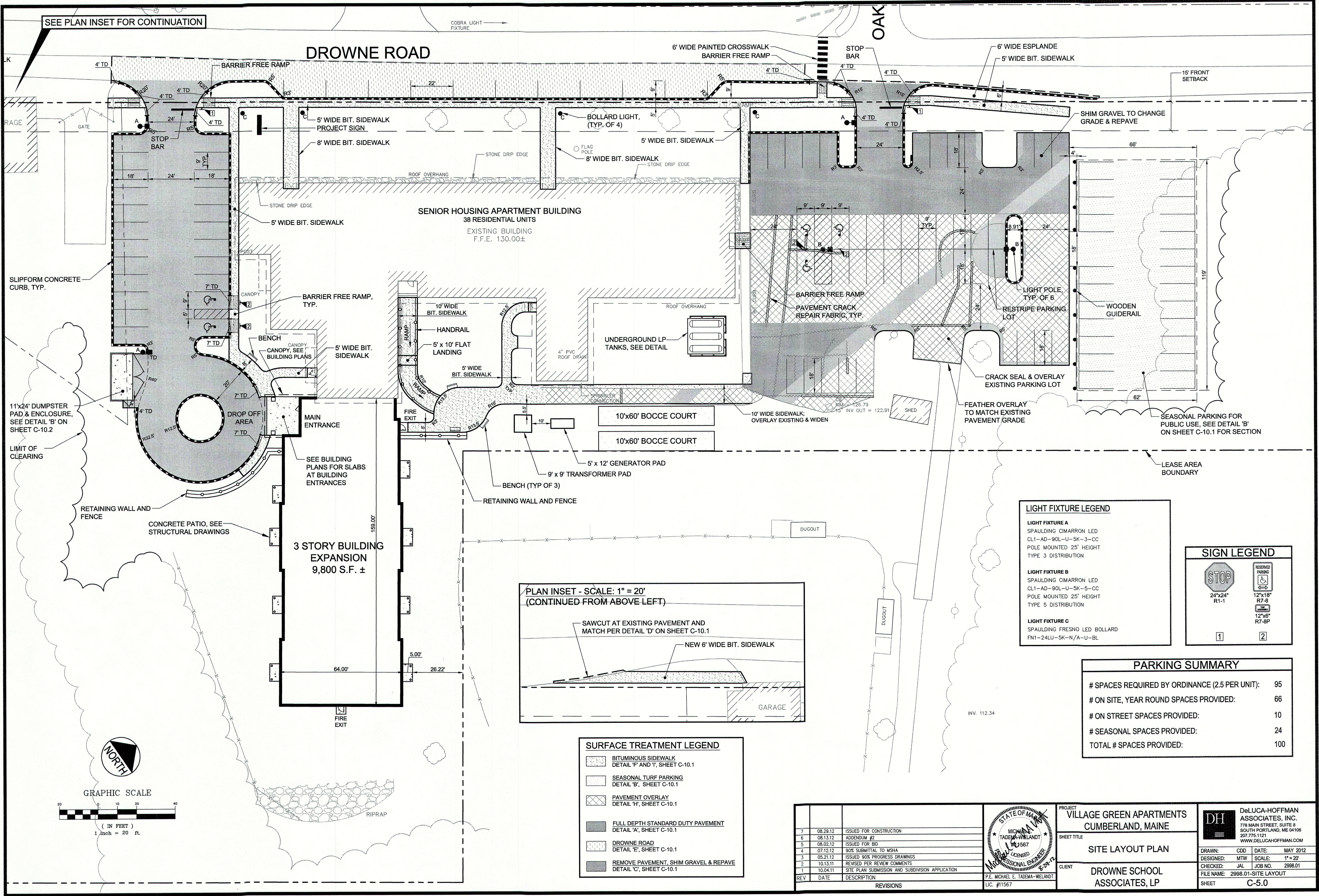
REV	DATE	DESCRIPTION
8	08.29.12	ISSUED FOR CONSTRUCTION
7	07.23.12	ISSUED FOR BID
6	07.12.12	90% SUBMITTAL TO MSHA
5	05.21.12	ISSUED 90% PROGRESS DRAWINGS
4	10.25.11	REVISED PER CONDITIONS OF APPROVAL
3	10.18.11	REVISED PER STAFF REVIEW COMMENTS
2	10.13.11	REVISED PER REVIEW COMMENTS
1	10.04.11	SITE PLAN SUBMISSION AND SUBDIVISION APPLICATION
REV	DATE	DESCRIPTION



PROJECT:	DROWNE SCHOOL APARTMENTS 12 DROWNE ROAD CUMBERLAND, MAINE
SHEET TITLE:	SUBDIVISION PLAN
RECORD OWNER:	TOWN OF CUMBERLAND, MAINE 280 TUTTLE ROAD CUMBERLAND, MAINE 04021
APPLICANT/DEVELOPER:	DROWNE SCHOOL ASSOCIATES, LP P.O. BOX 3572 PORTLAND, MAINE 04104

DRAWN:	LA	DATE:	OCT 2011
DESIGNED:	MTW	SCALE:	1" = 50'
CHECKED:	JAL	JOB NO.	2998.01
FILE NAME:	2998.01-SITE LAYOUT.DWG		
SHEET	C-4.0		





SEE PLAN INSET FOR CONTINUATION

DROWNE ROAD

SENIOR HOUSING APARTMENT BUILDING
38 RESIDENTIAL UNITS
EXISTING BUILDING
F.F.E. 130.00±

3 STORY BUILDING
EXPANSION
9,800 S.F. ±

PLAN INSET - SCALE: 1" = 20'
(CONTINUED FROM ABOVE LEFT)

SURFACE TREATMENT LEGEND

[Pattern]	BITUMINOUS SIDEWALK DETAIL 'F' AND 'I', SHEET C-10.1
[Pattern]	SEASONAL TURF PARKING DETAIL 'B', SHEET C-10.1
[Pattern]	PAVEMENT OVERLAY DETAIL 'H', SHEET C-10.1
[Pattern]	FULL DEPTH STANDARD DUTY PAVEMENT DETAIL 'A', SHEET C-10.1
[Pattern]	DROWNE ROAD DETAIL 'E', SHEET C-10.1
[Pattern]	REMOVE PAVEMENT, SHIM GRAVEL & REPAVE DETAIL 'C', SHEET C-10.1

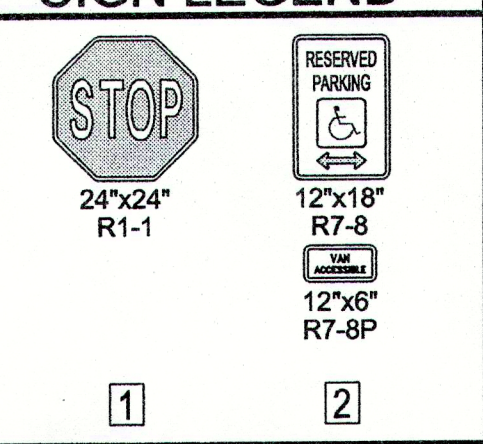
LIGHT FIXTURE LEGEND

LIGHT FIXTURE A
SPAULDING CIMARRON LED
CL1-AD-90L-U-5K-3-CC
POLE MOUNTED 25' HEIGHT
TYPE 3 DISTRIBUTION

LIGHT FIXTURE B
SPAULDING CIMARRON LED
CL1-AD-90L-U-5K-5-CC
POLE MOUNTED 25' HEIGHT
TYPE 5 DISTRIBUTION

LIGHT FIXTURE C
SPAULDING FRESNO LED BOLLARD
FN1-24LU-5K-N/A-U-BL

SIGN LEGEND



PARKING SUMMARY

# SPACES REQUIRED BY ORDINANCE (2.5 PER UNIT):	95
# ON SITE, YEAR ROUND SPACES PROVIDED:	66
# ON STREET SPACES PROVIDED:	10
# SEASONAL SPACES PROVIDED:	24
TOTAL # SPACES PROVIDED:	100

REV.	DATE	DESCRIPTION	REVISIONS
7	08.29.12	ISSUED FOR CONSTRUCTION	
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1	10.04.11	SITE PLAN SUBMISSION AND SUBDIVISION APPLICATION	

STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
LICENSED PROFESSIONAL ENGINEER
#11567

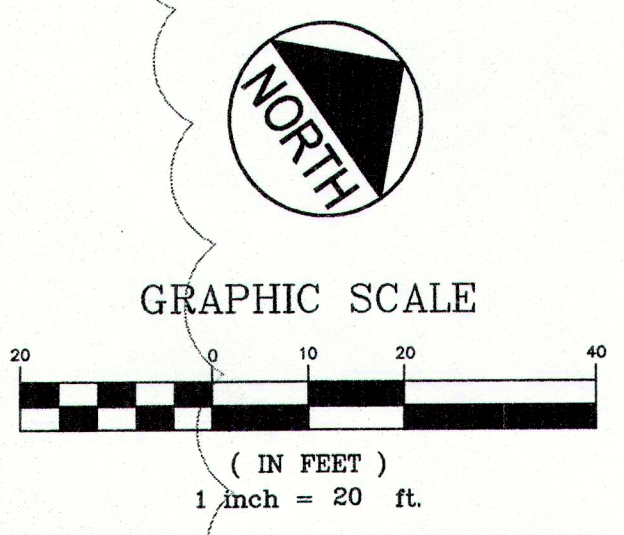
PROJECT
VILLAGE GREEN APARTMENTS
CUMBERLAND, MAINE

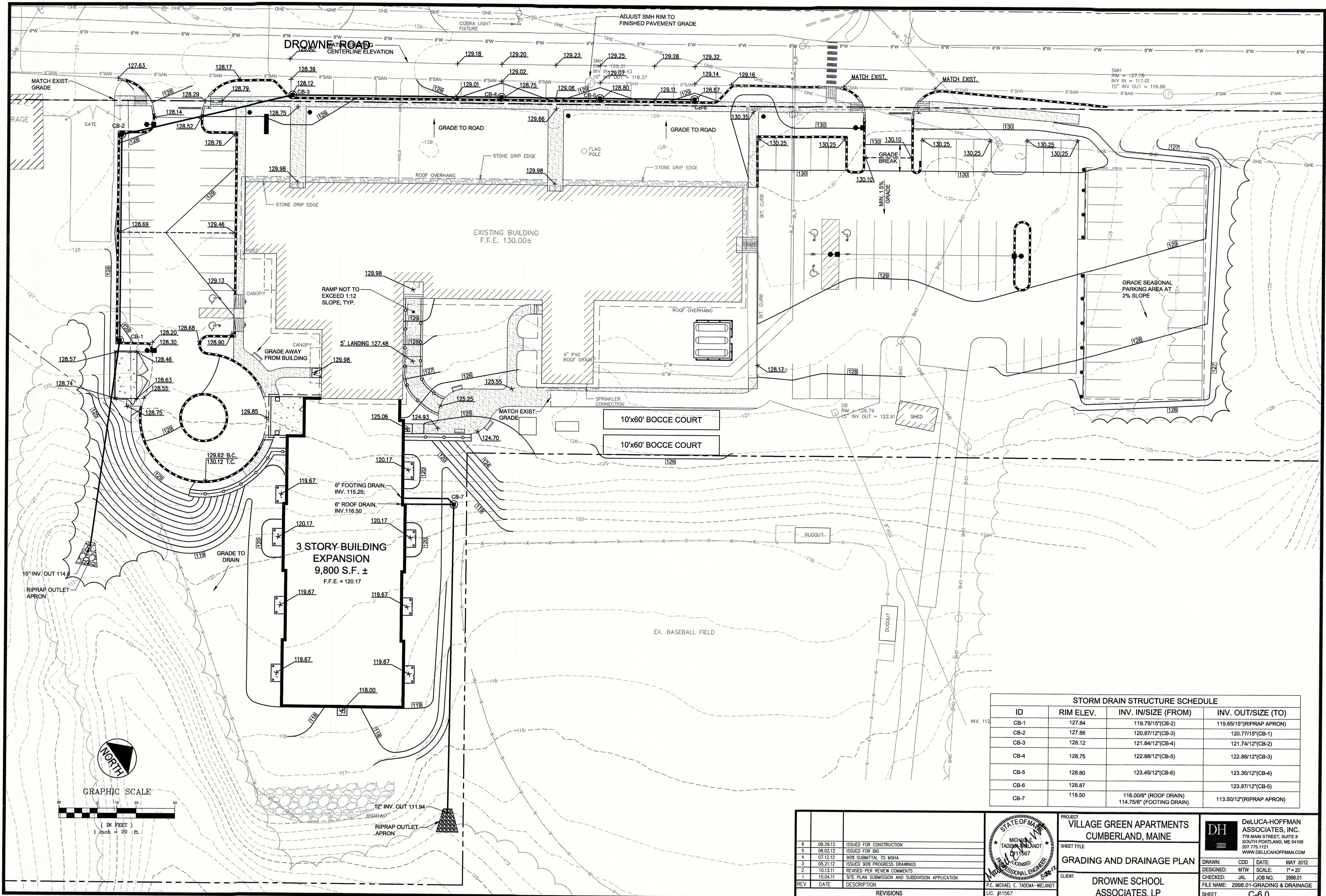
SHEET TITLE
SITE LAYOUT PLAN

CLIENT
DROWNE SCHOOL
ASSOCIATES, LP

DeLUCA-HOFFMAN
ASSOCIATES, INC.
779 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
207.775.1121
WWW.DELUCAHOFFMAN.COM

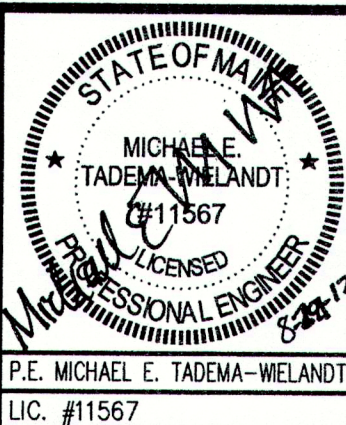
DRAWN: CDD DATE: MAY 2012
DESIGNED: MTW SCALE: 1" = 20'
CHECKED: JAL JOB NO. 2998.01
FILE NAME: 2998.01-SITE LAYOUT
SHEET C-5.0





STORM DRAIN STRUCTURE SCHEDULE			
ID	RIM ELEV.	INV. IN/SIZE (FROM)	INV. OUT/SIZE (TO)
CB-1	127.84	119.75/15"(CB-2)	119.65/15"(RIPRAP APRON)
CB-2	127.86	120.87/12"(CB-3)	120.77/15"(CB-1)
CB-3	128.12	121.84/12"(CB-4)	121.74/12"(CB-2)
CB-4	128.75	122.98/12"(CB-5)	122.88/12"(CB-3)
CB-5	128.80	123.45/12"(CB-6)	123.35/12"(CB-4)
CB-6	128.87	116.00/6" (ROOF DRAIN)	123.87/12"(CB-5)
CB-7	118.50	114.75/6" (FOOTING DRAIN)	113.50/12"(RIPRAP APRON)

REV	DATE	DESCRIPTION
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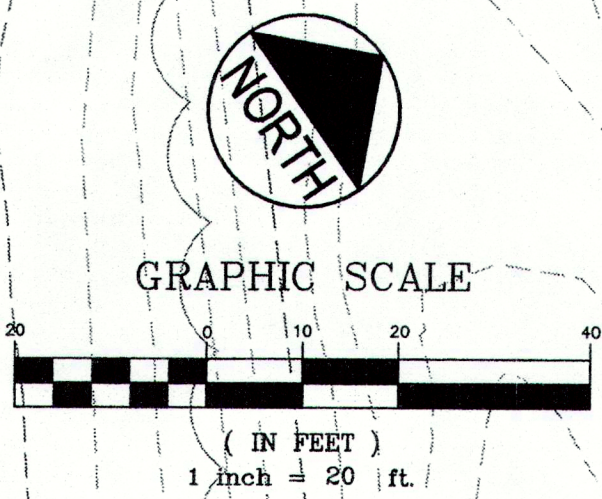
PROJECT
**VILLAGE GREEN APARTMENTS
CUMBERLAND, MAINE**

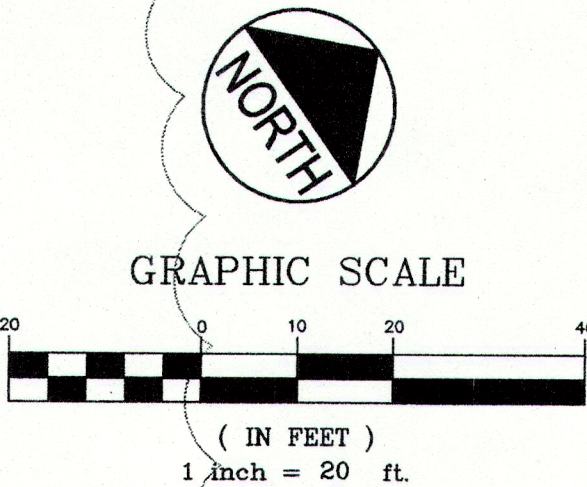
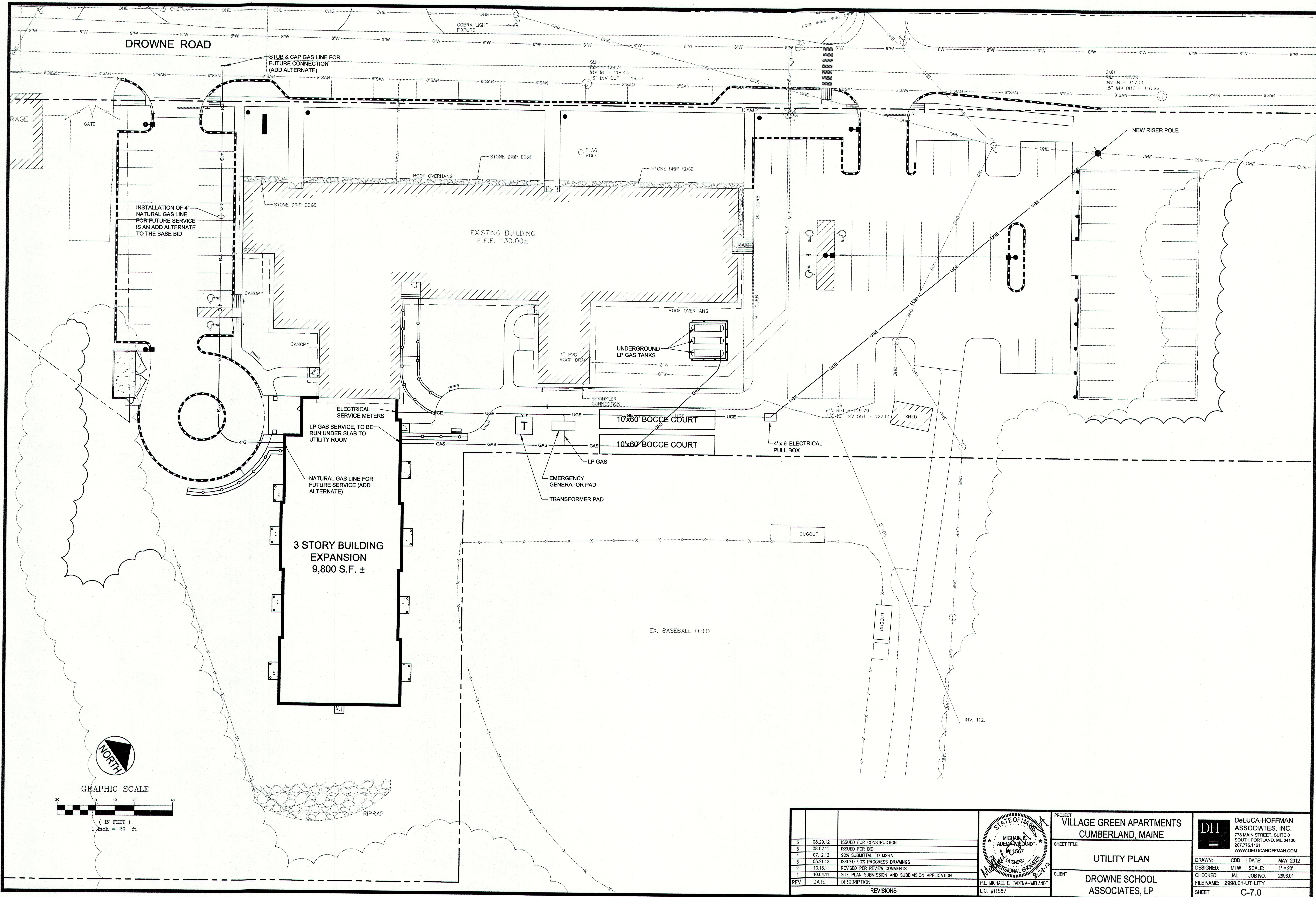
SHEET TITLE
GRADING AND DRAINAGE PLAN

CLIENT
**DROWNE SCHOOL
ASSOCIATES, LP**

**DeLUCA-HOFFMAN
ASSOCIATES, INC.**
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
207.775.1121
WWW.DELUCAHOFFMAN.COM

DRAWN: CDD DATE: MAY 2012
DESIGNED: MTW SCALE: 1" = 20'
CHECKED: JAL JOB NO. 2998.01
FILE NAME: 2998.01-GRADING & DRAINAGE
SHEET **C-6.0**





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STATE OF MAINE
MICHAEL E. TADEMA-MELANDT
LICENSED PROFESSIONAL ENGINEER
LIC. #11567

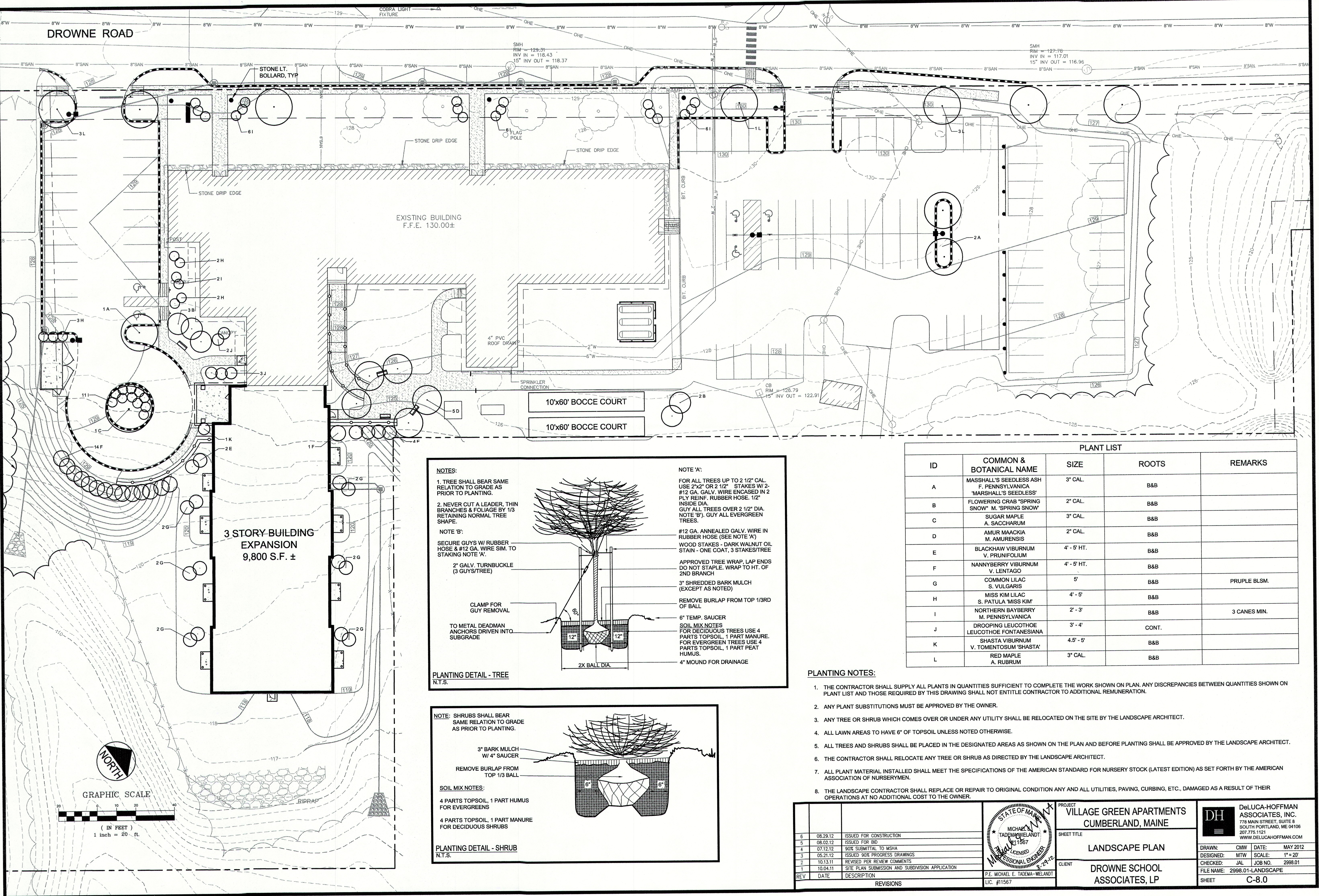
PROJECT
**VILLAGE GREEN APARTMENTS
CUMBERLAND, MAINE**

SHEET TITLE
UTILITY PLAN

CLIENT
**DROWNE SCHOOL
ASSOCIATES, LP**

DH DeLUCA-HOFFMAN
ASSOCIATES, INC.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
207.775.1121
WWW.DELUCAHOFFMAN.COM

DRAWN:	CDD	DATE:	MAY 2012
DESIGNED:	MTW	SCALE:	1" = 20'
CHECKED:	JAL	JOB NO.	2898.01
FILE NAME:	2898.01-UTILITY		
SHEET	C-7.0		



NOTES:

1. TREE SHALL BEAR SAME RELATION TO GRADE AS PRIOR TO PLANTING.

2. NEVER CUT A LEADER, THIN BRANCHES & FOLIAGE BY 1/3 RETAINING NORMAL TREE SHAPE.

NOTE 'B':

SECURE GUYS W/ RUBBER HOSE & #12 GA. WIRE SIM. TO STAKING NOTE 'A'.

2" GALV. TURNBUCKLE (3 GUYS/TREE)

CLAMP FOR GUY REMOVAL

TO METAL DEADMAN ANCHORS DRIVEN INTO SUBGRADE

NOTE 'A':

FOR ALL TREES UP TO 2 1/2" CAL. USE 2"x2" OR 2 1/2" STAKES W/ 2" #12 GA. GALV. WIRE ENCASED IN 2 PLY REINF. RUBBER HOSE 1/2" INSIDE DIA. GUY ALL TREES OVER 2 1/2" DIA. NOTE 'B'. GUY ALL EVERGREEN TREES.

#12 GA. ANNEALED GALV. WIRE IN RUBBER HOSE (SEE NOTE 'A')

WOOD STAKES - DARK WALNUT OIL STAIN - ONE COAT, 3 STAKES/TREE

APPROVED TREE WRAP. LAP ENDS DO NOT STAPLE. WRAP TO HT. OF 2ND BRANCH

3" SHREDDED BARK MULCH (EXCEPT AS NOTED)

REMOVE BURLAP FROM TOP 1/3RD OF BALL

6" TEMP. SAUCER

SOIL MIX NOTES:

FOR DECIDUOUS TREES USE 4 PARTS TOPSOIL, 1 PART MANURE. FOR EVERGREEN TREES USE 4 PARTS TOPSOIL, 1 PART PEAT HUMUS.

4" MOUND FOR DRAINAGE

PLANTING DETAIL - TREE
N.T.S.

NOTE: SHRUBS SHALL BEAR SAME RELATION TO GRADE AS PRIOR TO PLANTING.

3" BARK MULCH W/ 4" SAUCER

REMOVE BURLAP FROM TOP 1/3 BALL

SOIL MIX NOTES:

4 PARTS TOPSOIL, 1 PART HUMUS FOR EVERGREENS

4 PARTS TOPSOIL, 1 PART MANURE FOR DECIDUOUS SHRUBS

PLANTING DETAIL - SHRUB
N.T.S.

PLANT LIST				
ID	COMMON & BOTANICAL NAME	SIZE	ROOTS	REMARKS
A	MASSEY'S SEEDLESS ASH F. PENNSYLVANICA 'MARSHALL'S SEEDLESS'	3" CAL.	B&B	
B	FLOWERING CRAB 'SPRING SNOW' M. 'SPRING SNOW'	2" CAL.	B&B	
C	SUGAR MAPLE A. SACCHARUM	3" CAL.	B&B	
D	AMUR MAACKIA M. AMURENSIS	2" CAL.	B&B	
E	BLACKHAW VIBURNUM V. PRUNIFOLIUM	4' - 5' HT.	B&B	
F	NANNYBERRY VIBURNUM V. LENTAGO	4' - 5' HT.	B&B	
G	COMMON LILAC S. VULGARIS	5'	B&B	PRUPLE BLSM.
H	MISS KIM LILAC S. PATULA 'MISS KIM'	4' - 5'	B&B	
I	NORTHERN BAYBERRY M. PENNSYLVANICA	2' - 3'	B&B	3 CANES MIN.
J	DROOPING LEUCOTHOE LEUCOTHOE FONTANESIANA	3' - 4'	CONT.	
K	SHASTA VIBURNUM V. TOMENTOSUM 'SHASTA'	4.5' - 5'	B&B	
L	RED MAPLE A. RUBRUM	3" CAL.	B&B	

- PLANTING NOTES:**
- THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON PLAN. ANY DISCREPANCIES BETWEEN QUANTITIES SHOWN ON PLANT LIST AND THOSE REQUIRED BY THIS DRAWING SHALL NOT ENTITLE CONTRACTOR TO ADDITIONAL REMUNERATION.
 - ANY PLANT SUBSTITUTIONS MUST BE APPROVED BY THE OWNER.
 - ANY TREE OR SHRUB WHICH COMES OVER OR UNDER ANY UTILITY SHALL BE RELOCATED ON THE SITE BY THE LANDSCAPE ARCHITECT.
 - ALL LAWN AREAS TO HAVE 6" OF TOPSOIL UNLESS NOTED OTHERWISE.
 - ALL TREES AND SHRUBS SHALL BE PLACED IN THE DESIGNATED AREAS AS SHOWN ON THE PLAN AND BEFORE PLANTING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
 - THE CONTRACTOR SHALL RELOCATE ANY TREE OR SHRUB AS DIRECTED BY THE LANDSCAPE ARCHITECT.
 - ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST EDITION) AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR TO ORIGINAL CONDITION ANY AND ALL UTILITIES, PAVING, CURBING, ETC., DAMAGED AS A RESULT OF THEIR OPERATIONS AT NO ADDITIONAL COST TO THE OWNER.

REV	DATE	DESCRIPTION	REVISIONS
6	08.29.12	ISSUED FOR CONSTRUCTION	
5	08.02.12	ISSUED FOR BID	
4	07.12.12	90% SUBMITTAL TO MSHA	
3	05.21.12	ISSUED 90% PROGRESS DRAWINGS	
2	10.13.11	REVISED PER REVIEW COMMENTS	
1	10.04.11	SITE PLAN SUBMISSION AND SUBDIVISION APPLICATION	

STATE OF MAINE
MICHAEL E. TADEMA-MELANDOT
#11567
LICENSED PROFESSIONAL ENGINEER
P.E. MICHAEL E. TADEMA-MELANDOT
L.C. #11567

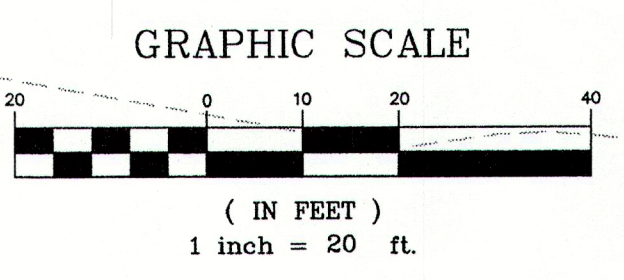
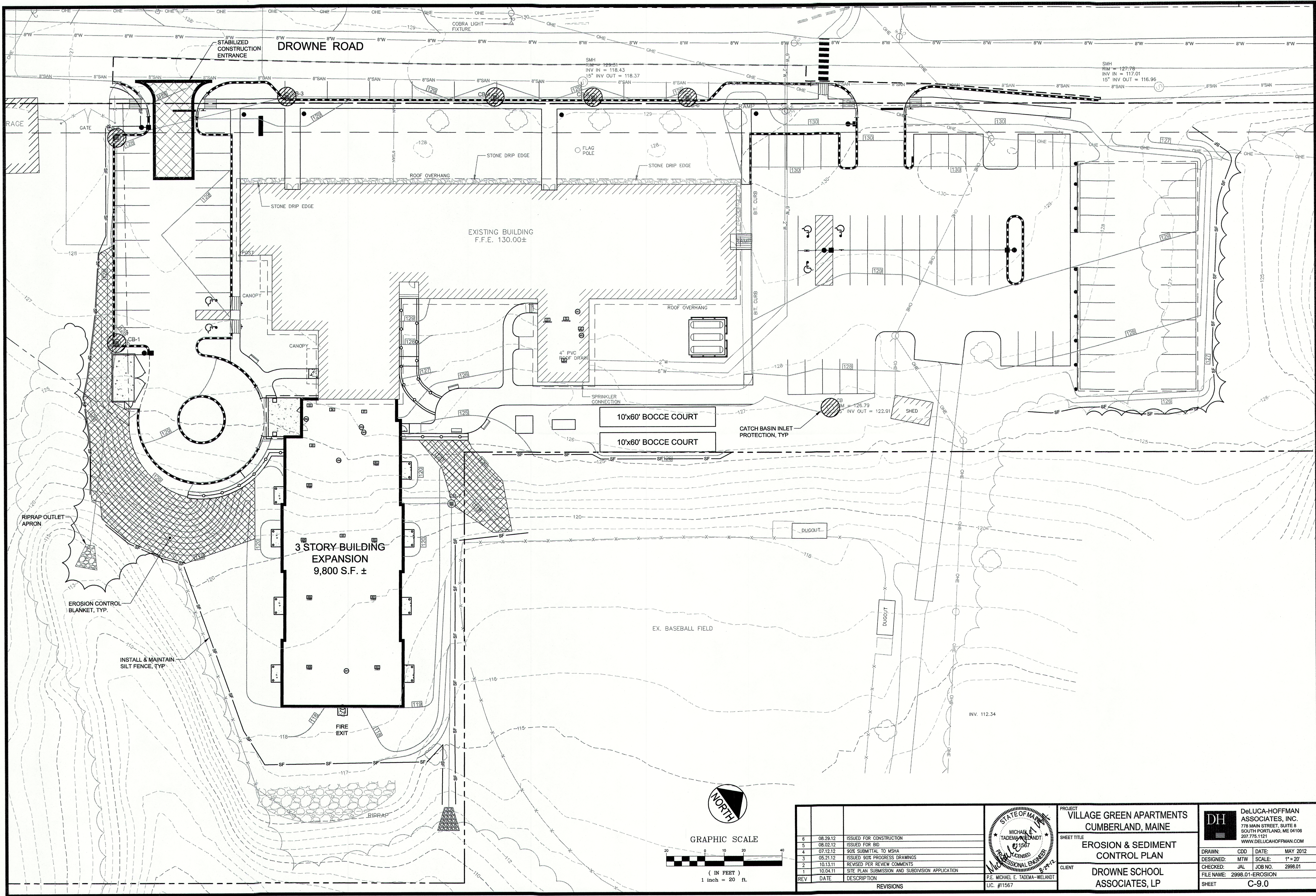
PROJECT
**VILLAGE GREEN APARTMENTS
CUMBERLAND, MAINE**

SHEET TITLE
LANDSCAPE PLAN

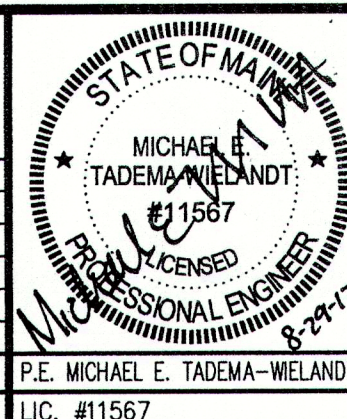
CLIENT
**DROWNE SCHOOL
ASSOCIATES, LP**

**DeLUCA-HOFFMAN
ASSOCIATES, INC.**
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
207.775.1121
WWW.DELUCAHOFFMAN.COM

DRAWN: CMW DATE: MAY 2012
DESIGNED: MTW SCALE: 1" = 20'
CHECKED: JAL JOB NO. 2998.01
FILE NAME: 2998.01-LANDSCAPE
SHEET C-8.0



REV	DATE	DESCRIPTION
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PROJECT	VILLAGE GREEN APARTMENTS CUMBERLAND, MAINE
SHEET TITLE	EROSION & SEDIMENT CONTROL PLAN
CLIENT	DROWNE SCHOOL ASSOCIATES, LP

DRAWN:	CDD	DATE:	MAY 2012
DESIGNED:	MTW	SCALE:	1" = 20'
CHECKED:	JAL	JOB NO.:	2998.01
FILE NAME:	2998.01-EROSION		
SHEET	C-9.0		

DH DeLUCA-HOFFMAN
ASSOCIATES, INC.
778 MAIN STREET, SUITE 8
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The susceptibility of soils to erosion is indicated on a relative scale of "K" values over a range of 0.02 to 0.69. A higher value indicates a greater susceptibility to erosion. The Soil Conservation Service's Medium Intensity Soils Survey for Cumberland County indicates that the following soils are present at the project site. A copy of the SCS Soils Survey is included in the Stormwater Management Report prepared for this project.

Soil Type	Hydrologic Soils Group	Description	K Value
Elmwood	C	Fine sandy loam	0.28
Hinckley-Suffield	A/C	Complex	0.24-0.32
Windsor	A	Loamy sand	0.17
Belgrade	C	Very fine sandy loam	0.49

The primary emphases of the erosion/sediment control report for this project are as follows:

1. Development of a careful construction sequence.
2. Rapid vegetation of denuded areas to minimize the period of soil exposure.
3. Rapid stabilization of drainage paths, drainage ditches, channels and fill embankments to avoid rill and gully erosion.
4. The utilization of BMP measures (hay bales/silt fence, etc.) to capture sediment prior to discharge from the project area.

Within the project area, the following is planned for the site:

1. Reconstruction of an existing parking lot
2. Re-grading and paving of a portion of Drowne Road
3. Construction of a 9,800 +/- s.f. (footprint) building expansion
4. Construction of associated walkways
5. Construction of a stormdrain system
6. Removal of existing pavement and re-vegetation

III. EXISTING AND PROPOSED DRAINAGE FEATURES

The remainder of the site drains to the southeast, towards the back of the site. A portion of the existing parking lot located northeast of the building drains to a catch basin and is discharged to a wooded area east of the existing baseball fields. This system will remain unchanged during development of the proposed project.

As part of the proposed development, Drowne Road will be curbed, and catch basins will be installed to collect runoff from the road and lawn area in front of the building. The Town of Cumberland has reported that the existing dry-wells do not function properly, so they will be removed. The reconstructed parking lot located southwest of the building will also be curbed. Runoff from these developed areas will be discharged to the wooded area located between the project site and the landfill.

IV. EROSION/SEDIMENTATION CONTROL DEVICES

V. TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES

The following are planned as temporary erosion/sedimentation control measures during construction:

1. A stabilized construction entrance, consisting of an apron 24 feet wide by 50 feet long by 6 inches deep of 2 crushed stone, shall be installed in the location indicated on the plans. During construction, this entrance shall be monitored and the crushed stone removed and replaced as it becomes contaminated with mud, dirt or debris from the Contractor's operations.
2. Drowne Road shall be swept or washed to control mud and dust associated with the construction of this project, as necessary.
3. Siltation fence shall be installed down gradient of disturbed areas to trap runoff-borne sediments. The siltation fence will remain in place and properly maintained until the site is acceptably revegetated. The silt fence shall be installed per the detail provided in the plan set and inspected immediately after each rainfall and at least once daily during prolonged rainfall. Repairs shall be made immediately by the Contractor, if there are any signs of erosion or sedimentation below the fence line.

4. Silt fence with minimum stake spacing of 6 feet shall be used unless the fence is supported by wire fence reinforcement of minimum 14 gauge and with a maximum mesh spacing of 6 inches, in which case stakes may be spaced a maximum of 10 feet apart. The bottom of the fence should be properly anchored a minimum of 6" per the plan detail and backfilled. Proper placement of stakes and fabric into the ground is critical to the fence's effectiveness. If there are signs of undercutting at the center or the edges or impounding of large volumes of water behind the fence, the barrier shall be replaced with a stone check dam.
5. Any silt fence identified by the owner or reviewing agencies as not being properly installed during construction shall be immediately repaired in accordance with the installation details.
6. Hay bales will be installed at key locations to supplement the silt fence. Hay bales are intended to trap sediment and reduce runoff velocities. Installation details are provided within the plan set.
7. All denuded areas which have been rough graded and are not located within the building pad or parking and access drive area shall receive mulch or erosion control mesh fabric within 7 days of initial disturbance of soil. Straw or hay mulch is intended to provide cover for denuded or seeded areas until vegetation is established. Mulch placed on slopes of less than 10 percent shall be anchored by applying water; mulch placed on slopes steeper than 10 percent shall be covered with fabric netting and anchored with staples in accordance with the manufacturer's recommendations. Slopes of 3:1 or steeper, which are to be revegetated, shall receive Curlex blankets by American Excelsior. Mulch application rates are provided below. Hay mulch shall be available on site at all times in order to provide immediate temporary stabilization when necessary.
8. Temporary stockpiles of grubblings and common excavation will be protected as follows:
 - Stockpiles shall be stabilized within 7 days by either temporarily seeding the stockpile with a hydrosseed method containing an emulsified mulch tackifier or by covering the stockpile with mulch.
 - Siltation fence shall be installed along the downgradient edge of the stockpile.
 - Soil stockpile sideslopes shall not exceed 2:1.

9. If work is conducted between November 1 and April 15 of any calendar year, all denuded areas will be covered with hay mulch, applied at twice the normal application rate and anchored with fabric netting. The time period for applying mulch shall be limited to 7 days for all areas or immediately in advance of a predicted rainfall event, whichever is less.
10. Sediment traps will be installed at each catch basin inlet to prevent silt from entering the stormdrain system. Installation details are provided in the plan set. The barriers shall be inspected after each rainfall event and repairs made as necessary. Sediment shall be removed and the barrier restored to its original dimensions when the sediment has accumulated to ½ the design depth of the barrier. The barrier shall be removed when the tributary drainage area has been stabilized.
11. Temporary erosion control measures shall be removed once the site has been stabilized or in areas where permanent erosion control measures have been installed.

The following permanent erosion control measures have been designed as part of the Erosion/Sedimentation Control Plan:

1. Loam and seed is intended to serve as the primary permanent revegetative measure for all denuded sites and areas that are not subject to other restoration (paving, riprap, etc.). These areas are to be loamed, limed, fertilized, mulched, and seeded within 7 days of disturbance. Application rates are provided in the seeding plans below. Fabric netting, anchored with staples, shall be placed over the much in areas where the finished grade slope is greater than 10 percent. Native topsoil shall be stockpiled and reused for final restoration when it is of sufficient quality.
2. All storm drain pipes shall have riprap aprons at their outlet to protect the outlet and receiving channel of the culverts from scour and deterioration. Installation details are provided in the plan set. The aprons shall be installed and stabilized prior to directing runoff to the tributary pipe or culvert.
3. Catch basins are to be provided with sediment sumps and inlet hoods for all outlet pipes that are 15" in diameter and smaller.

The following construction sequence will be required to insure the effectiveness of the erosion/sediment control measures is optimized.

1. Install crushed stone-stabilized construction entrance.
2. Install perimeter siltation fence as indicated on the plans.
3. Clear work area for all paved areas, using caution not to overexpose the site.
4. Perform earthwork operations to rough grade the site to subgrade.
5. Complete installation of underground utilities.
6. Install subbase and base gravels within the pavement areas, including walkways.
7. Install curbing, pavement courses and surface treatments as detailed in the plan set.
8. Loam, lime, fertilizer, seed and mulch disturbed areas.
9. Remove accumulated sediment from ahead of any silt barriers (as necessary).
10. Once the site is stable and a 90% catch of vegetation has been obtained, remove all temporary erosion control measures and complete construction of the wet pond and underdrained filter.
11. Touch up loam and seed.

Note: All denuded areas not subject to final paving, riprap, or gravel shall be revegetated.

It will be necessary to schedule certain portions of the sitework to ensure erosion and sedimentation control measures are sequenced for optimum effectiveness.

The project will be constructed by a General Contractor working directly for the developer. The Contractor shall submit a schedule for the completion of the work which will satisfy the following criteria:

1. The above construction sequence should generally be completed in the specified order; however, several items may be constructed simultaneously. Work must also be scheduled or phased to limit the extent of the exposed areas as specified below. The intent of this sequence is to provide for erosion control and to have structural measures such as silt fence and construction entrances in place before large areas of land are denuded.
2. The work shall be conducted in sections which will:
 - a. Limit the amount of exposed area to those areas in which work is expected to be undertaken during the next 30 days.
 - b. Revegetate disturbed areas as rapidly as possible. All areas shall be permanently stabilized within

days of final grading; or temporarily stabilized within 15 days of initial disturbance of soil or within 7 days after completing the rough grading operations.

- c. Incorporate planned inlets and drainage systems as early as possible into the construction phase. The swales shall be immediately lined or revegetated as soon as their installation is complete.

If the spring through fall construction schedule is not possible, and construction is planned between November and April 15 of any calendar year, then the General Contractor shall submit a schedule which will satisfy the following criteria:

1. Limit the amount of exposed area to those areas in which work is expected to be undertaken during the preceding 15 days.
2. During the construction process, all disturbed areas and stockpiles shall be covered with mulch within 24 hours of final grading.
3. Once final grade has been established, the contractor may choose to dormant seed the disturbed areas prior to placement of mulch and placement of fabric netting anchored with staples.
 - a. If dormant seeding is used for the site, all disturbed areas shall receive 4" of loam and seed at an application rate of $\$5\#/1,000$ s.f.

All areas seeded during the winter months will be inspected in the spring for adequate catch. All areas insufficiently vegetated (less than 75 percent catch) shall be revegetated by replacing loam and seed and mulch.
 - b. If dormant seeding is not used for the site, all disturbed areas shall be revegetated in the spring.
4. The area of denuded non-stabilized construction shall be limited to the minimum area practicable. An area shall be considered to be denuded until the subbase gravel is installed in pavement areas, the base sand/gravel is installed in building areas, or the areas of future loam and seed have been loamed, seeded, and mulched. The mulch rate shall be twice the rate specified in the seeding plan [$\$115\#/1,000$ s.f. x 2 = $\$230\#/1,000$ s.f.].
5. The schedule shall be subject to the approval of the developer.

The Contractor must install any added measures which may be necessary to control erosion/sedimentation from the site dependent upon the actual site and weather conditions.

The Contractor shall note that no area shall remain denuded for a period of over 15 days before it is temporarily stabilized. Temporary stabilization shall be the installation of gravel or mulching.

VIII. PROVISIONS FOR MAINTENANCE OF THE EROSION/SEDIMENTATION CONTROL FEATURES

This project is subject to the requirements and conditions of a MeDEP General Construction Permit. This permit requires the General Contractor to prepare a list and designate by name, address and telephone number a individuals who will be responsible for implementation, inspection and maintenance of all erosion control measures identified within this report and as contained on the Erosion and Sedimentation Control Plan. Specific responsibilities of the inspector(s) will include:

1. Execution of the Contractor/Subcontractor Certification contained in Appendix B of the project's Erosion and Sedimentation Control Report by any and all parties responsible for erosion control measures on the site.
2. Assuring and certifying the project's construction sequence is in conformance with the specified schedule in this report. A weekly certification stating compliance, any deviations, and corrective measures necessary to comply with the erosion control requirements of this report shall be prepared and signed by the inspector(s).
3. In addition to the weekly certifications, the inspector(s) shall maintain written reports recording construction activities on the site which include:
 - Dates when major grading activities occur in a particular area.
 - Dates when major construction activities cease in a particular area, either temporarily or permanently.
 - Dates when an area is stabilized.
4. Inspection of the project work site on a weekly basis and after each significant rainfall event (0.5 inches or more within any consecutive 24-hour period) during construction until permanent erosion control measures have been properly installed and the site has been stabilized. Inspection of the project work site shall include:
 - Identification of proper erosion control measure installation in accordance with the erosion control data sheet or as specified in this report.
 - Determine whether each erosion control measure is operating properly. If not, identify damage to the control device and determine remedial measures.
 - Identify areas which appear vulnerable to erosion and determine additional erosion control measures which should be used to improve conditions.
 - Inspect areas of recent seeding to determine percent catch of grass. A minimum catch of 90 percent is required prior to removal of erosion control measures.

Accumulated silt/sediment should be removed when the depth of sediment reaches 50 percent of the barrier height. Accumulated silt/sediment should be removed from behind silt fencing when the depth of the sediment reaches 6 inches.

5. If inspection of the site indicates a change should be made to the erosion control plan, either to improve effectiveness or correct a site-specific deficiency, the inspector shall immediately implement the corrective measure and notify the Owner of the change.
 6. Once construction has been completed, long-term maintenance of the facilities will be the responsibility of the developer/site operator. The catch basin sumps shall be inspected in April and October of each year. Sediment shall be removed when the depth of sediment reaches one-half the depth of the sump.
- All certifications, inspection forms, and written reports prepared by the inspector(s) shall be filed with the developer. All written inspection forms and written reports must be filed within one (1) week of the inspection date.

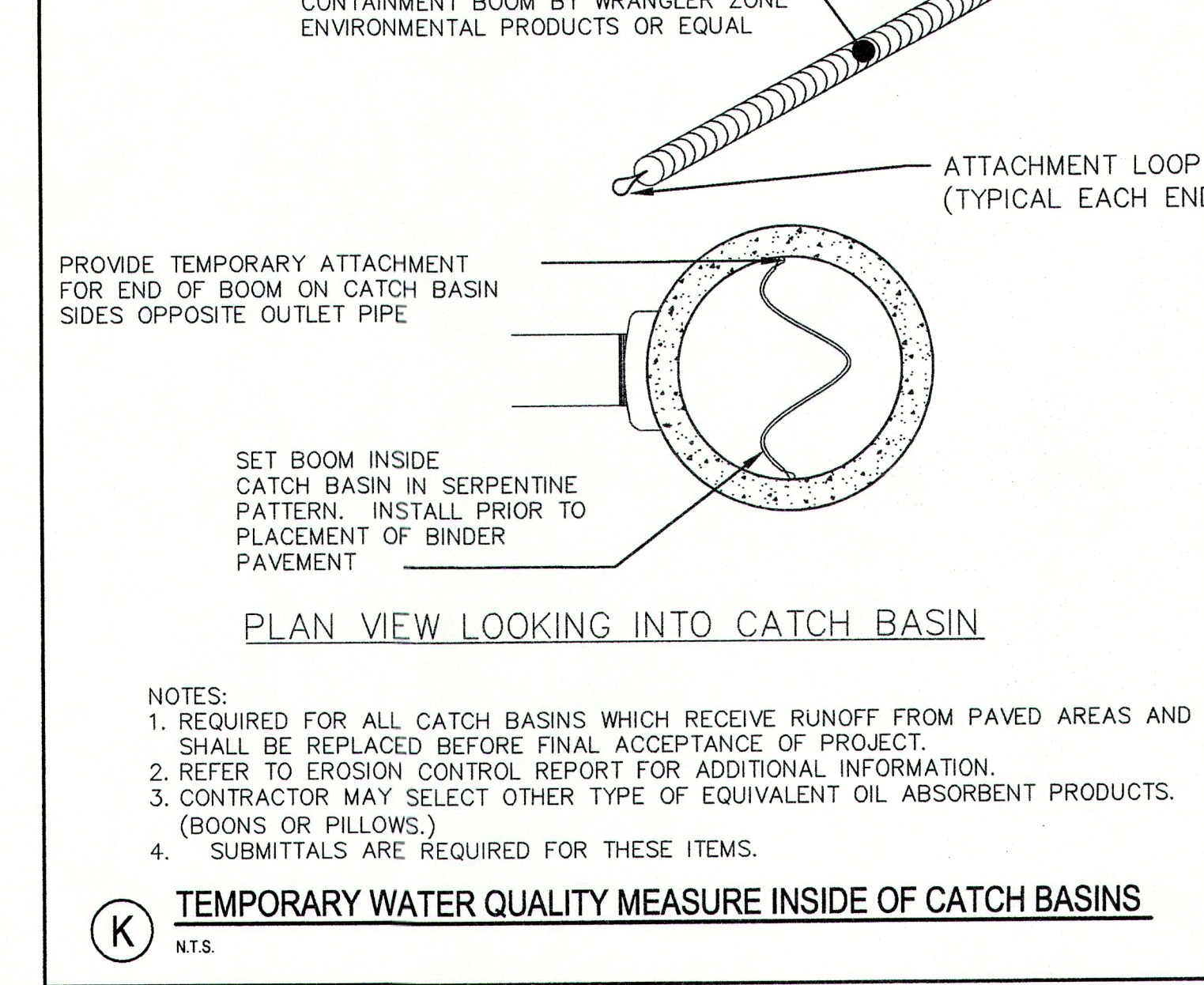
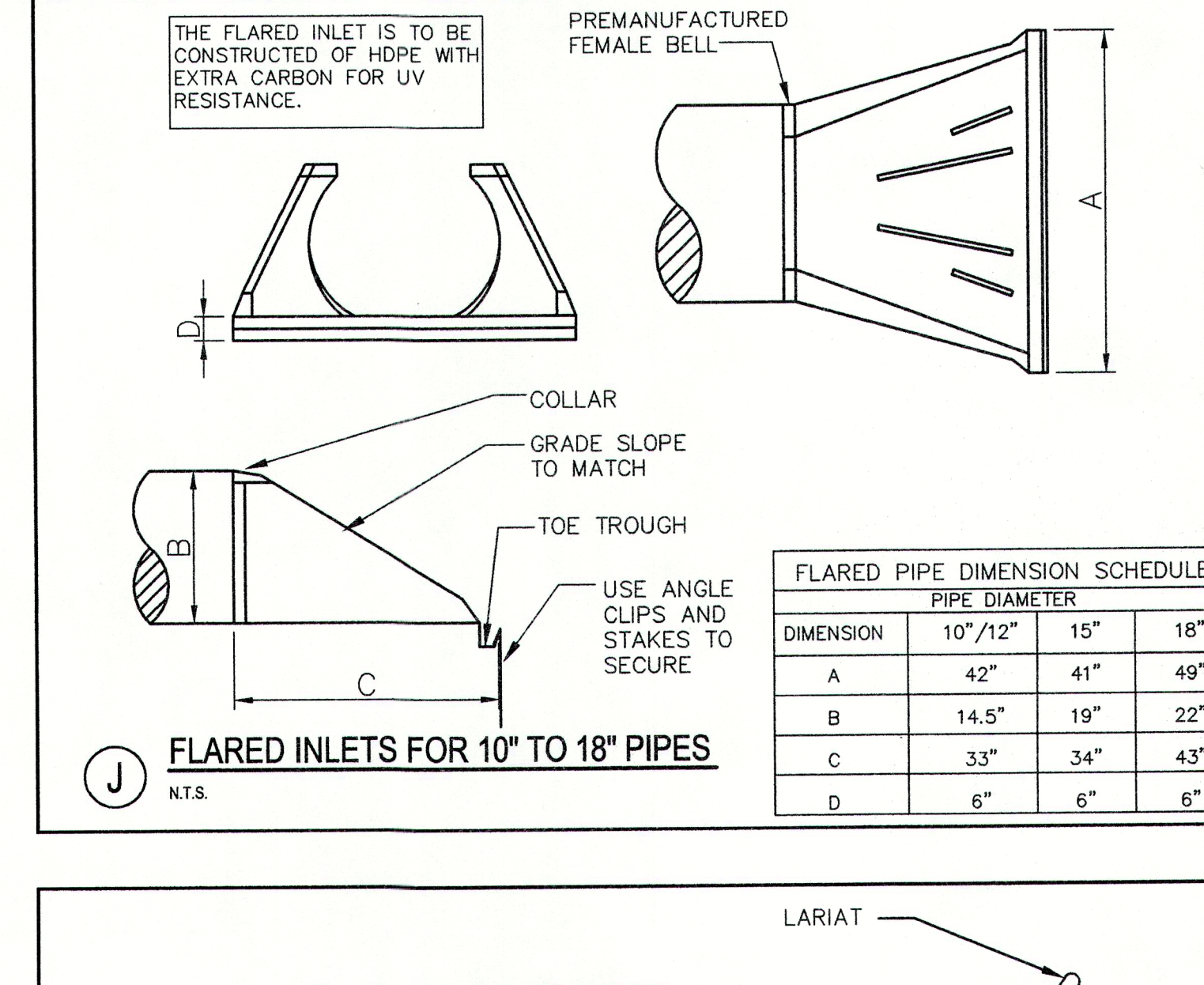
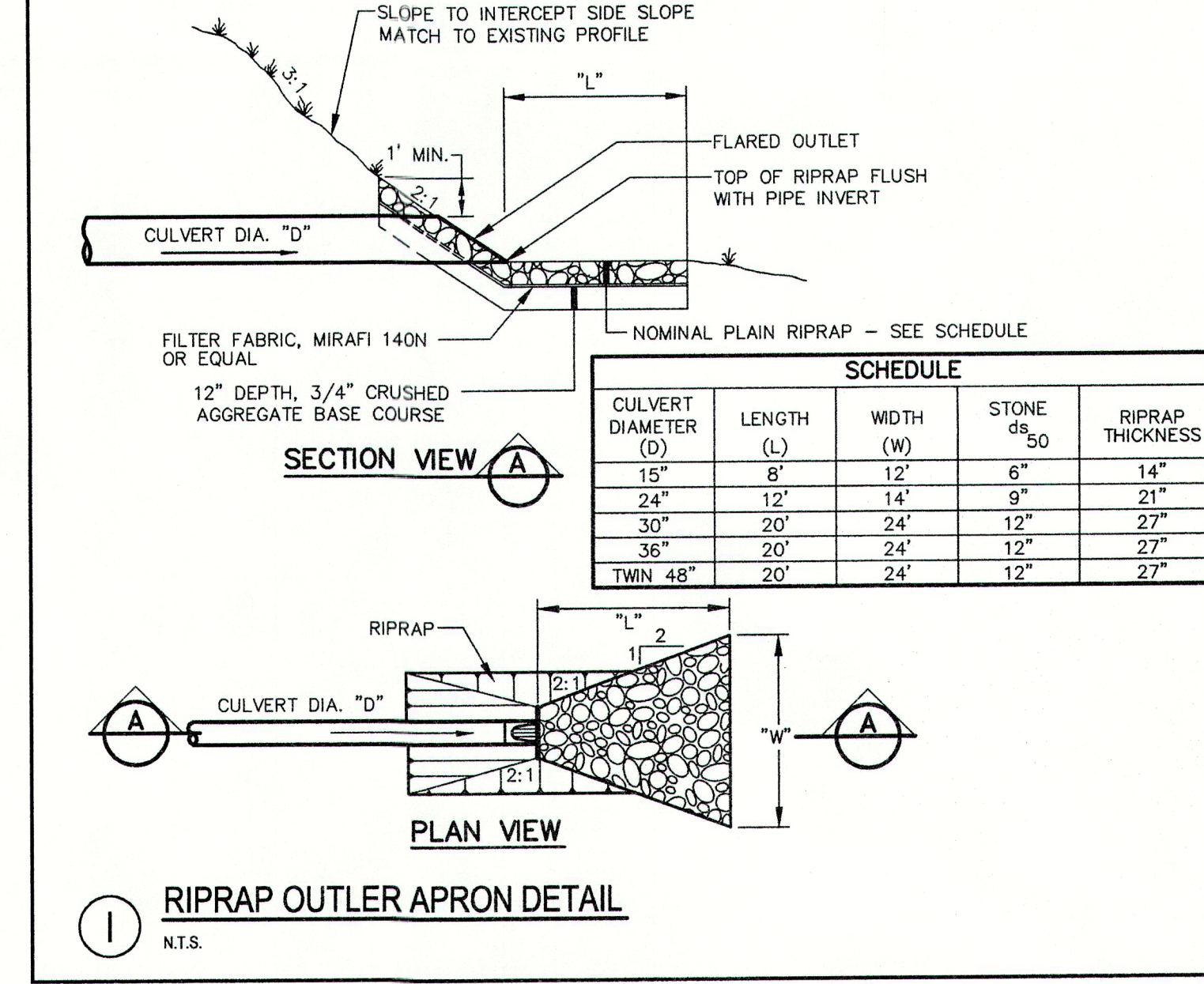
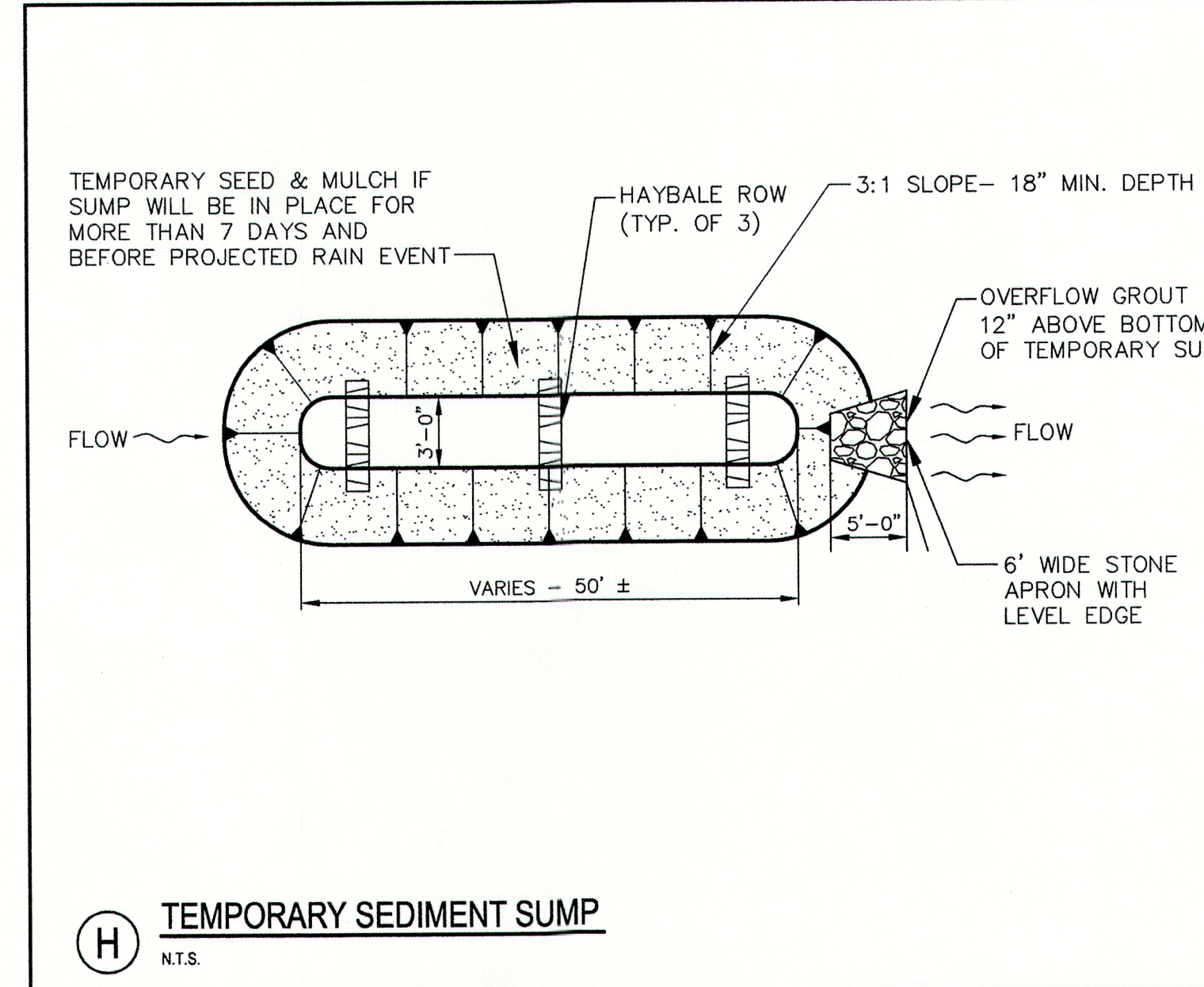
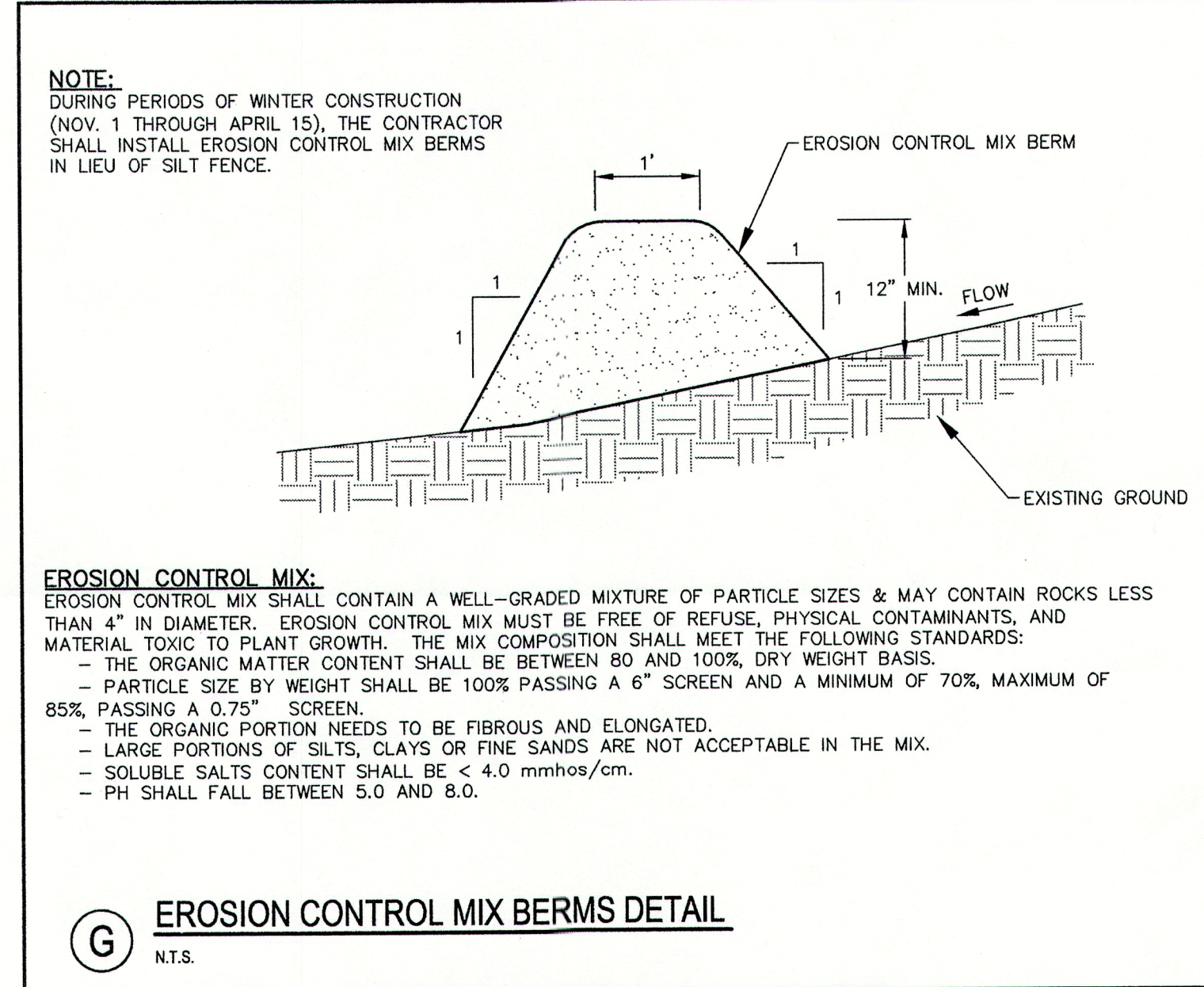
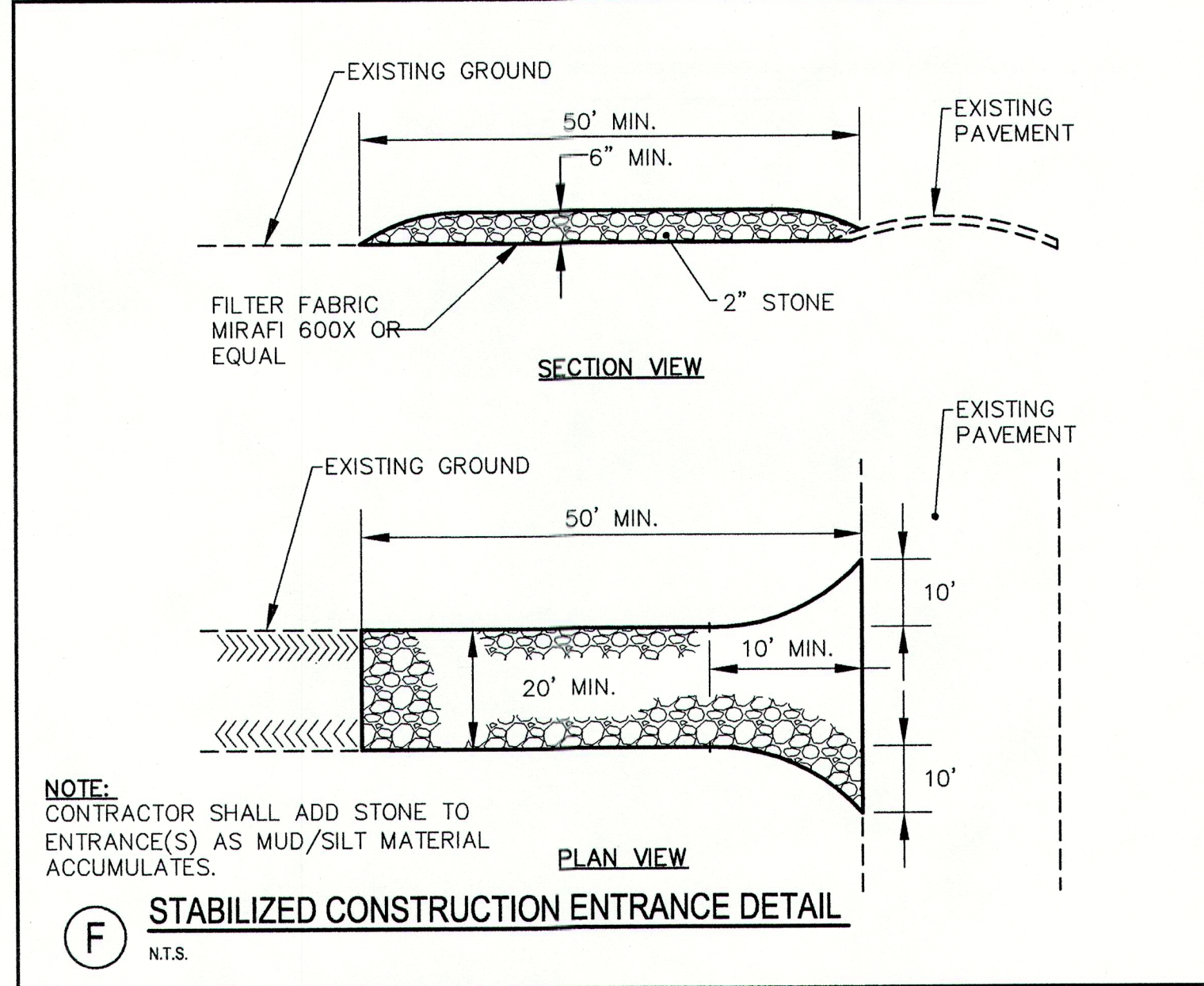
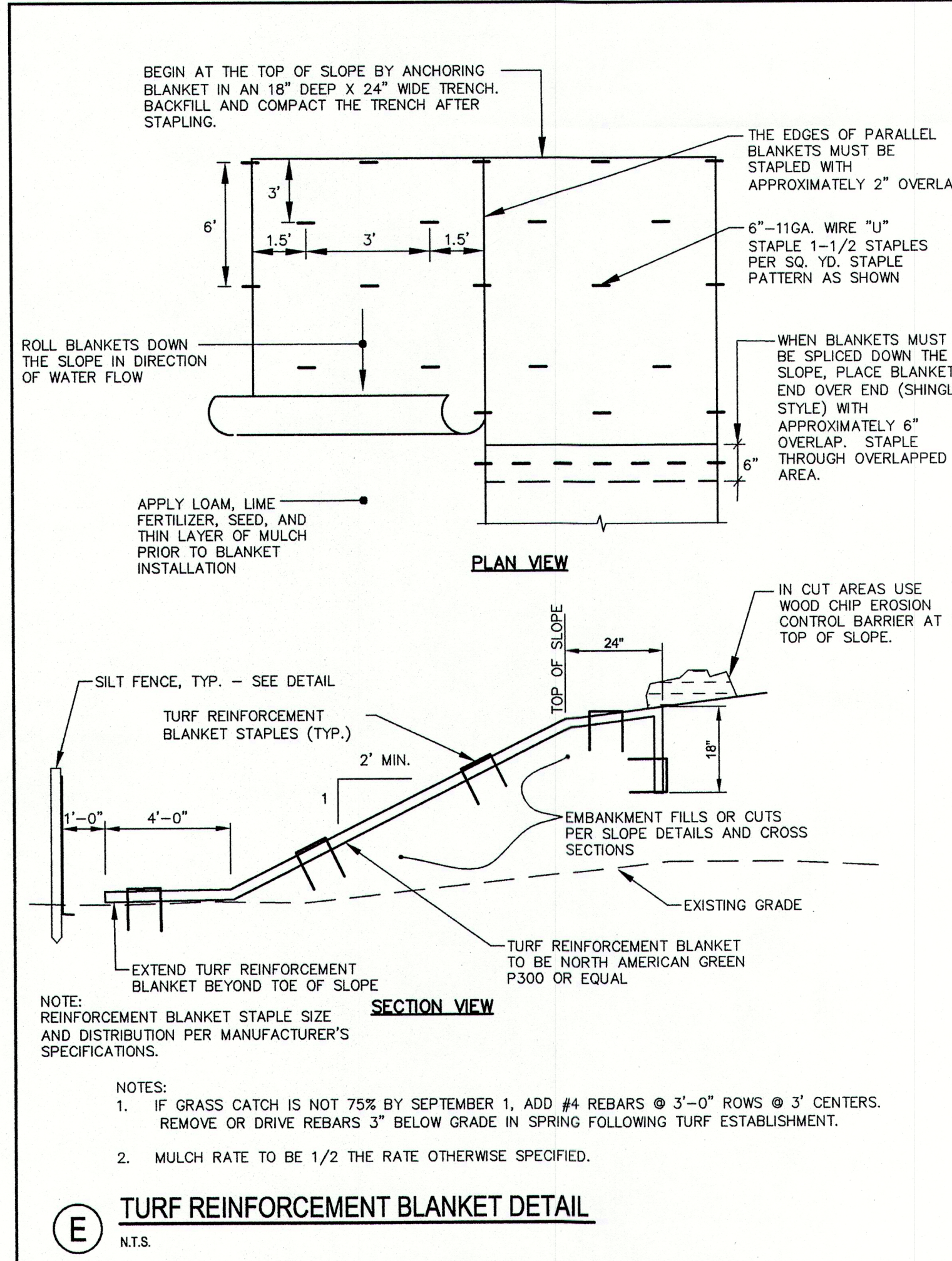
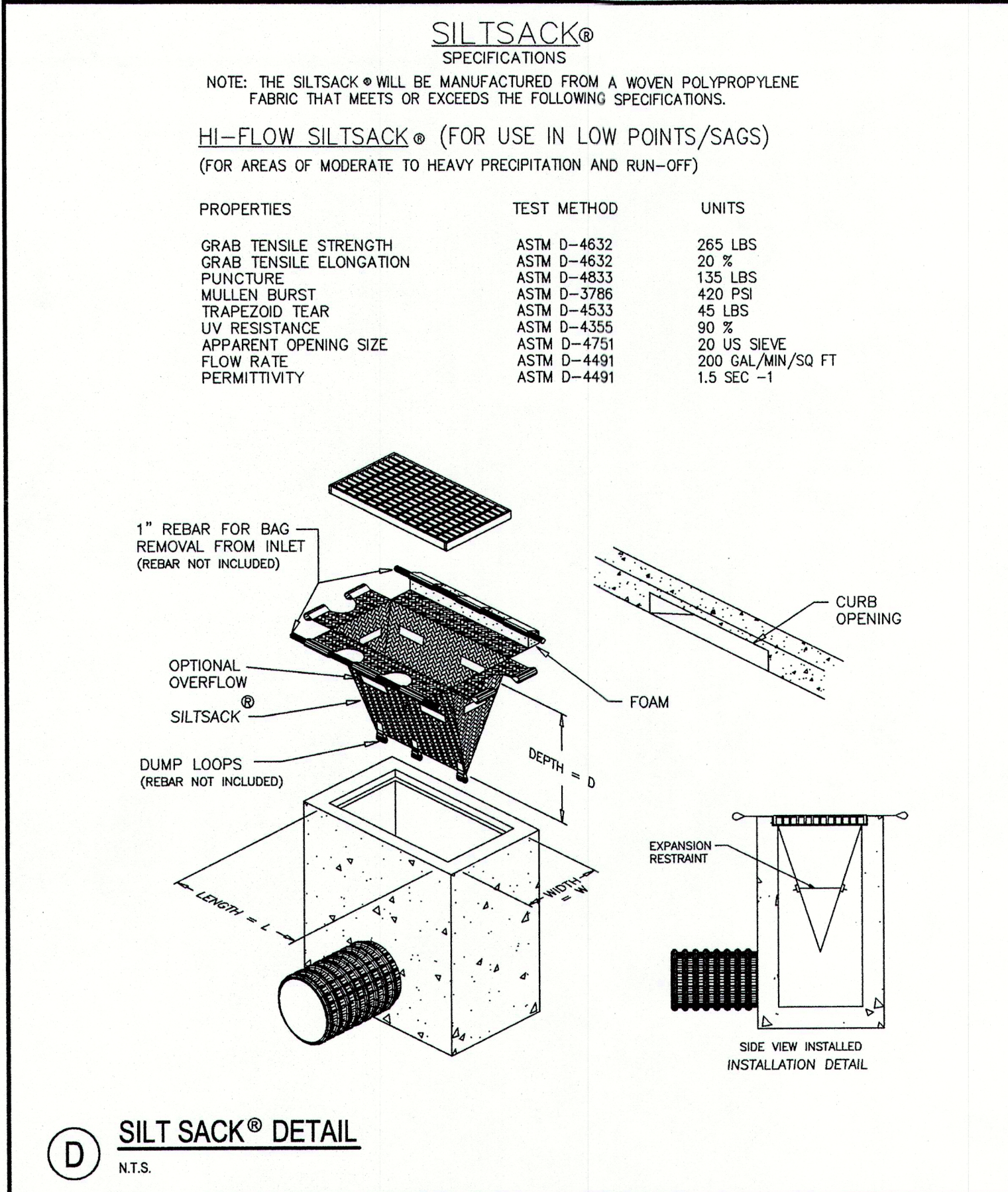
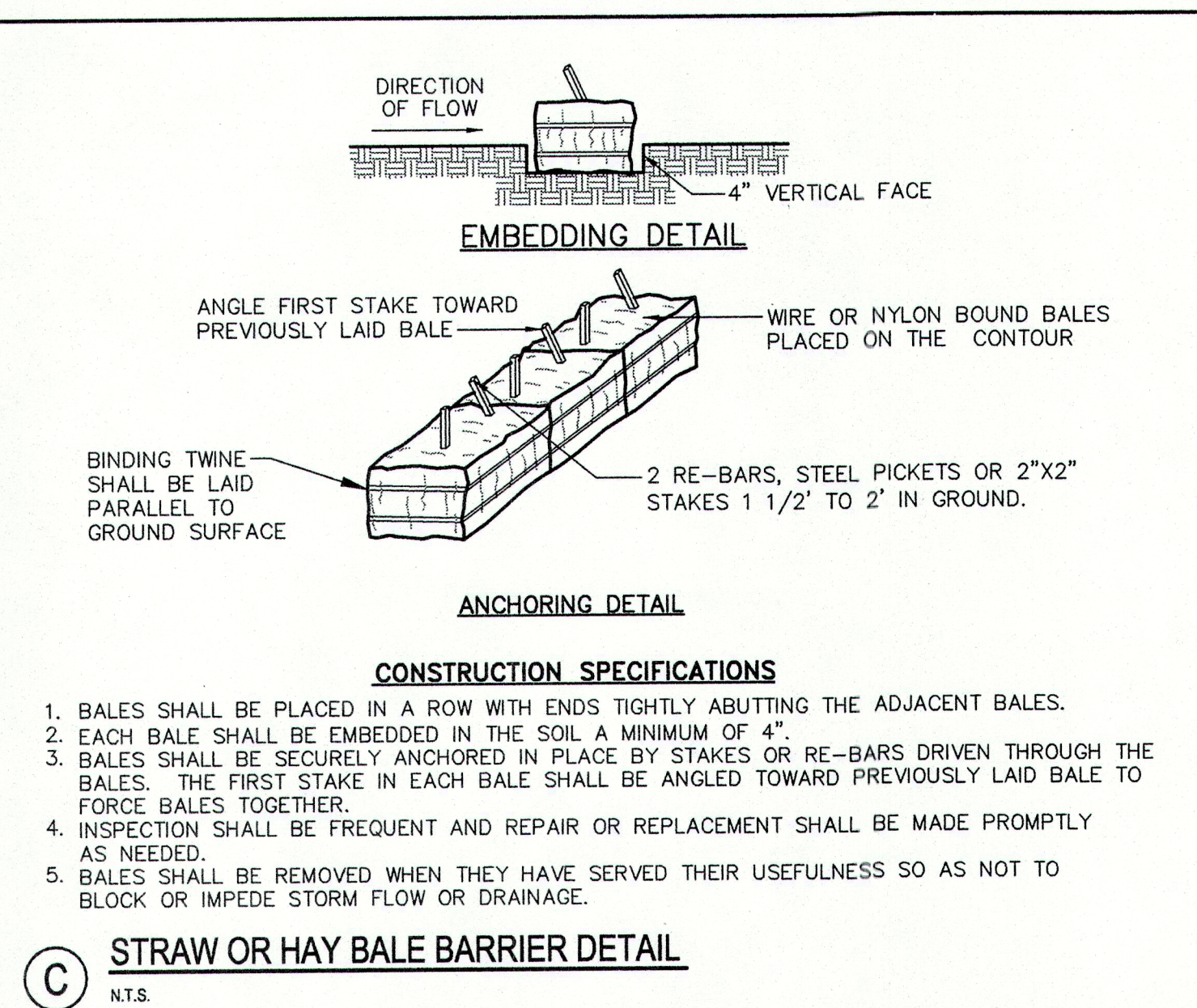
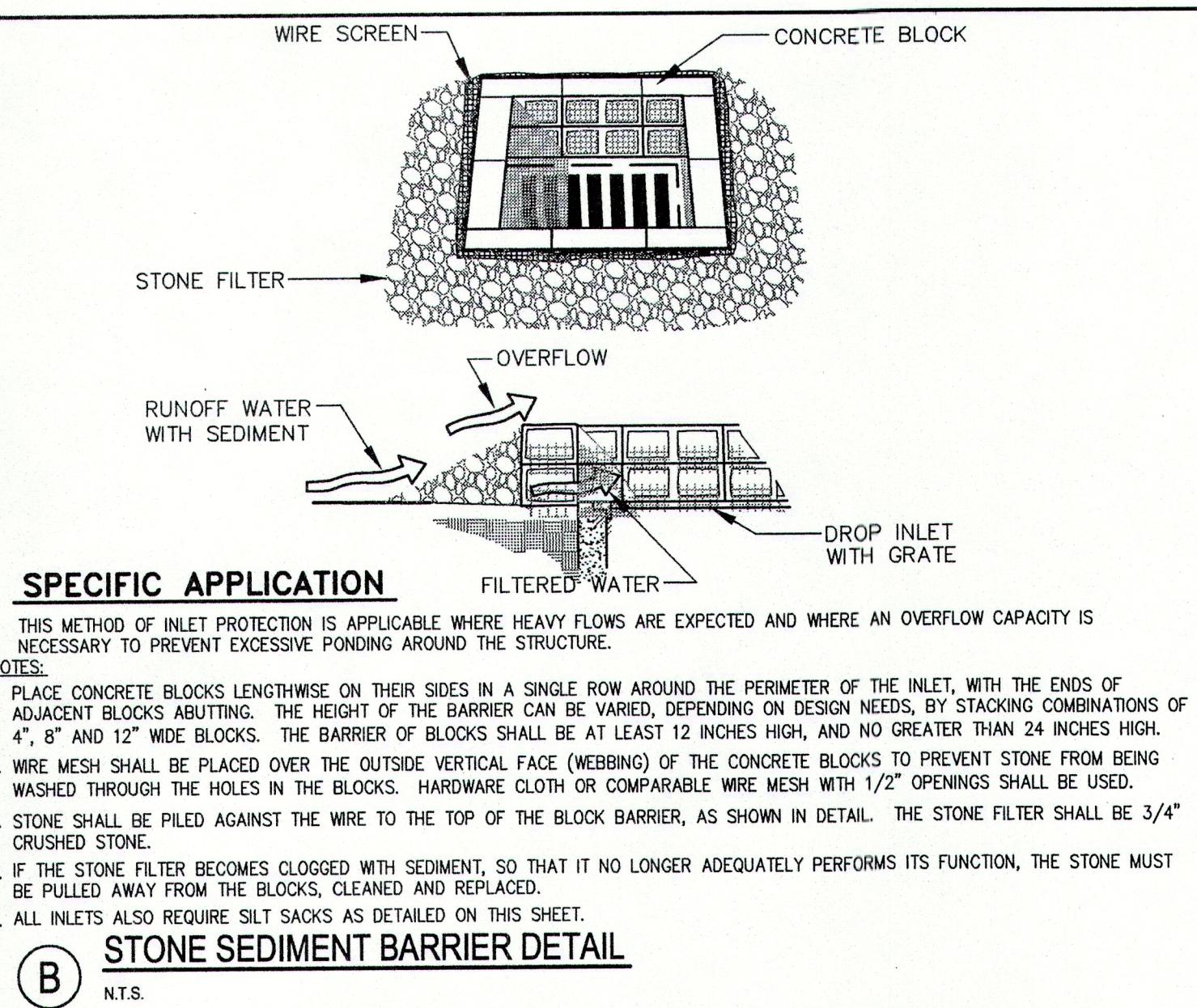
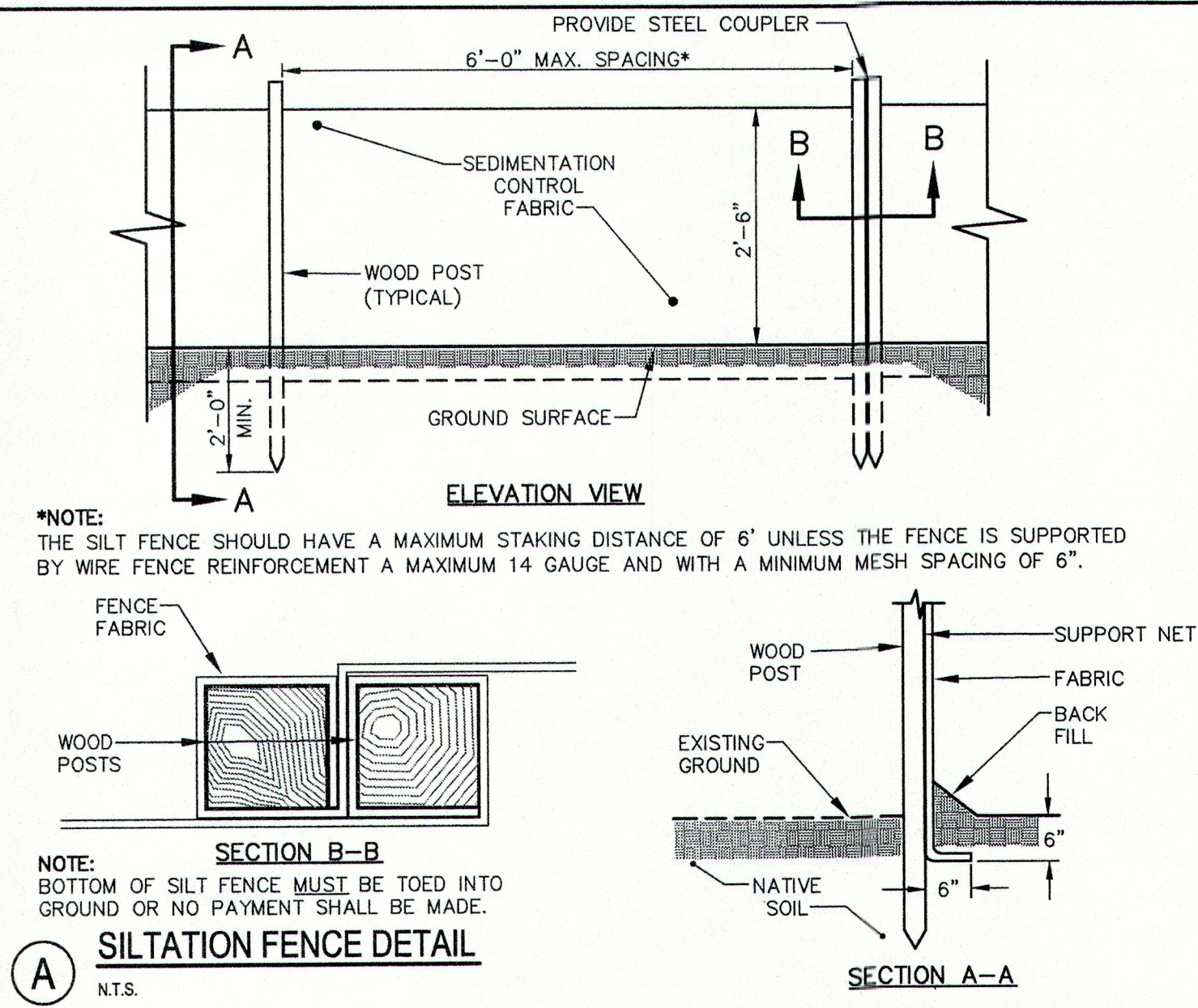
TEMPORARY SEEDING PLAN

Project Village Green Apartments

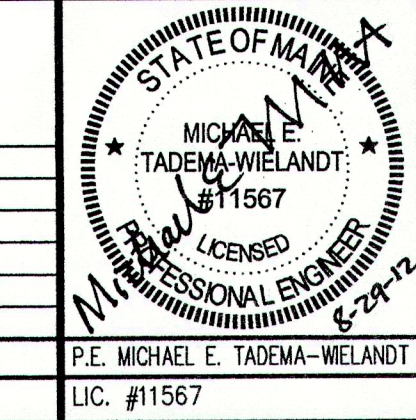
Site Location Drowne Road, Cumberland Maine

Permanent Seeding X Temporary Seeding


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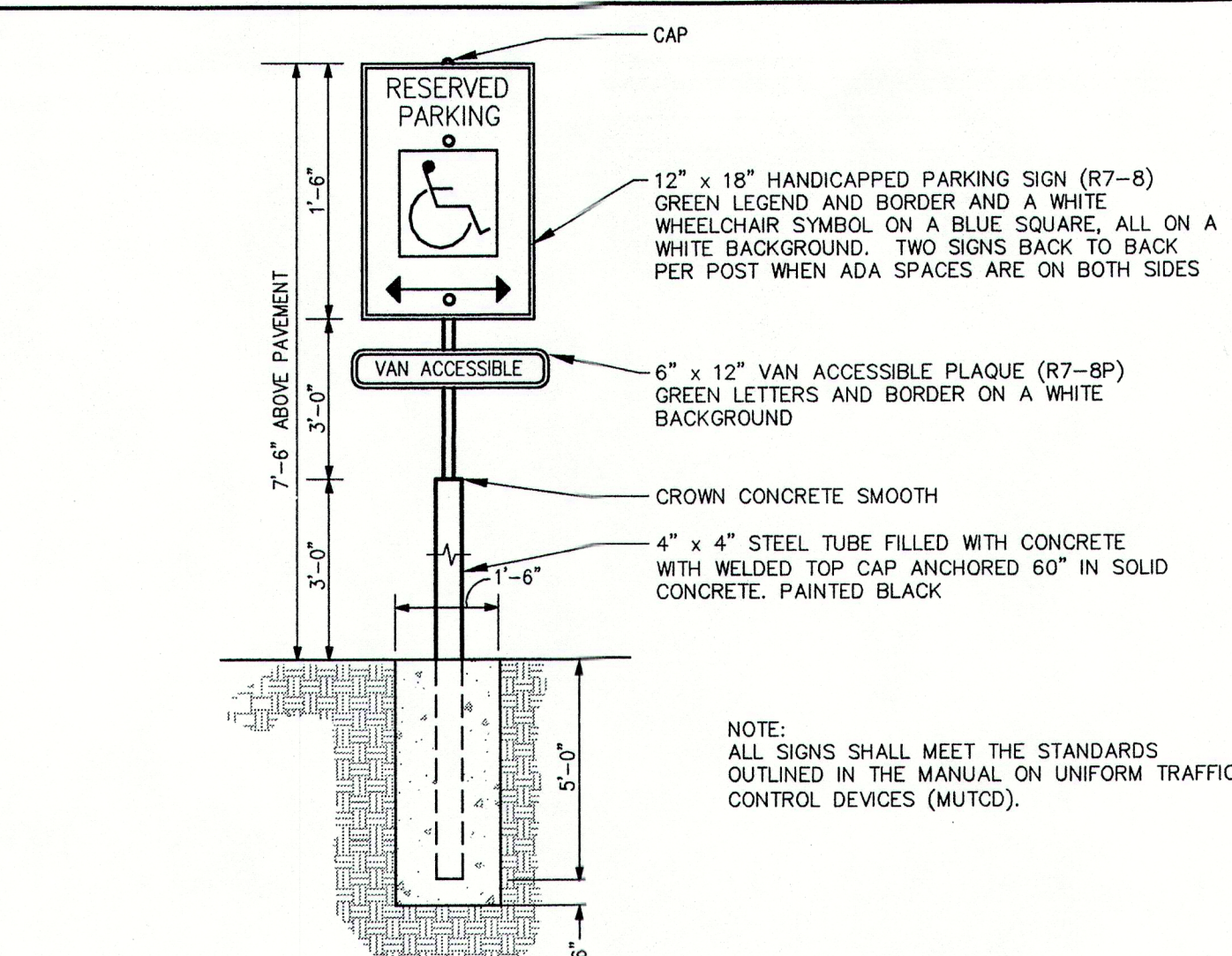
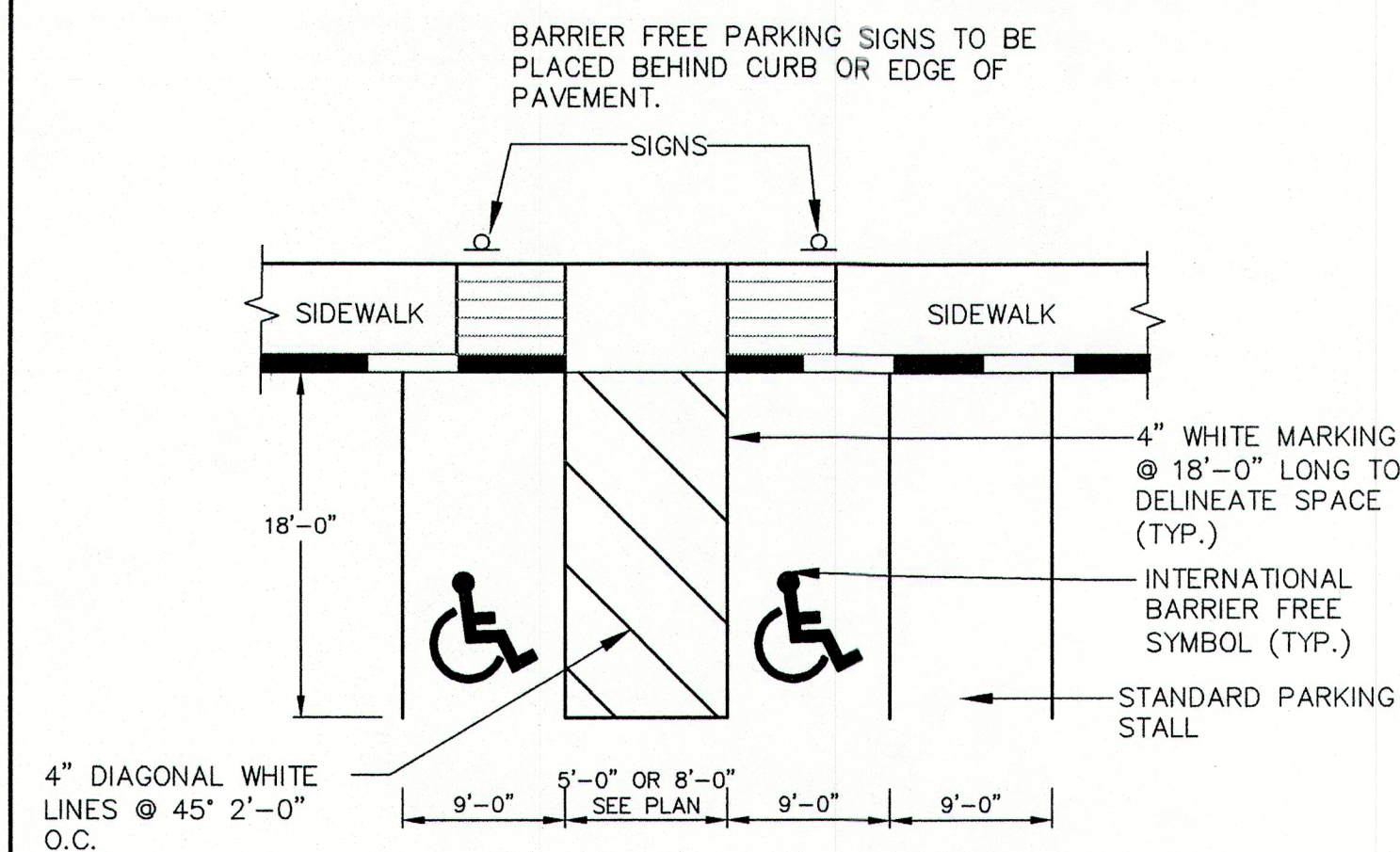
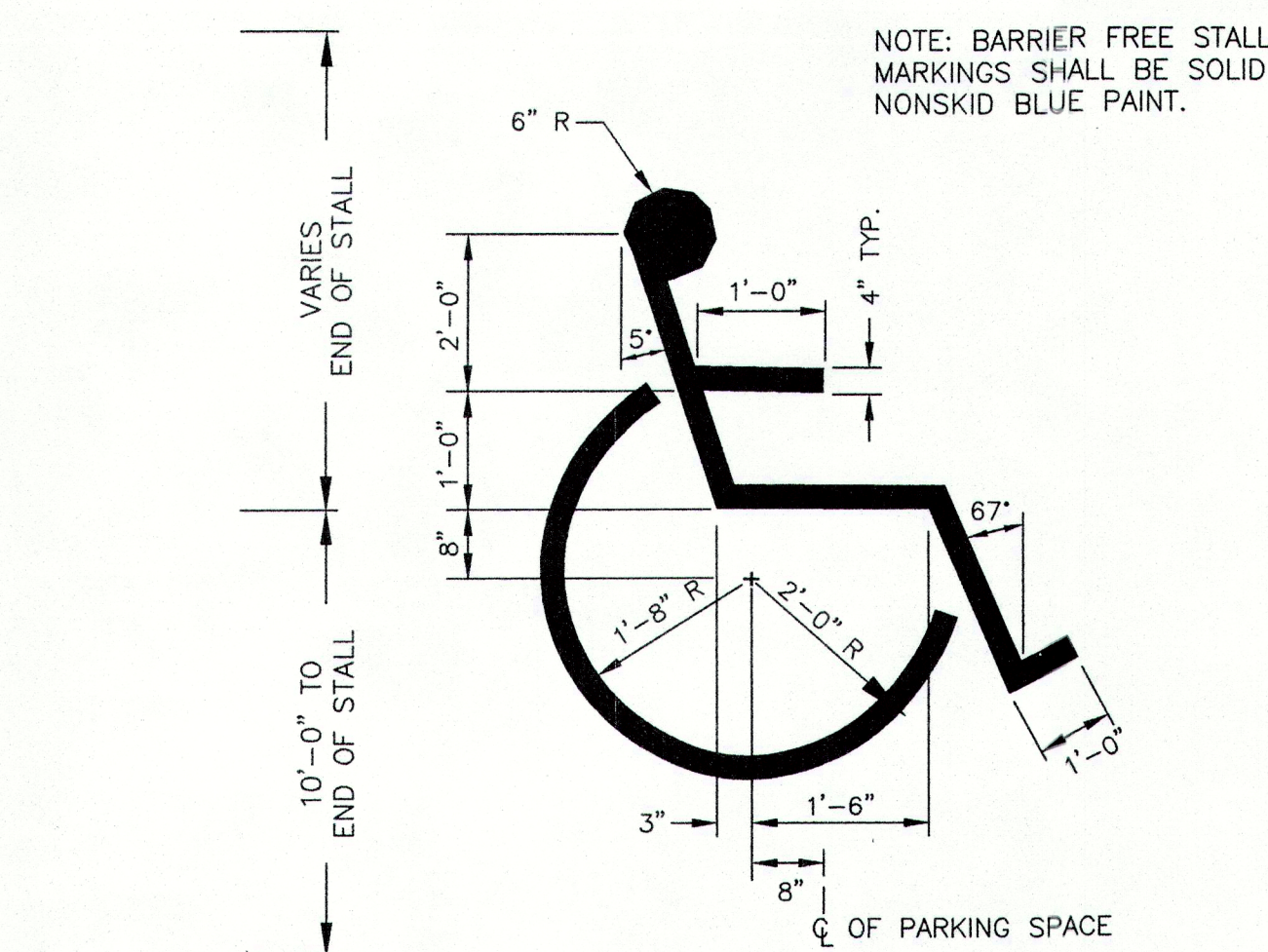


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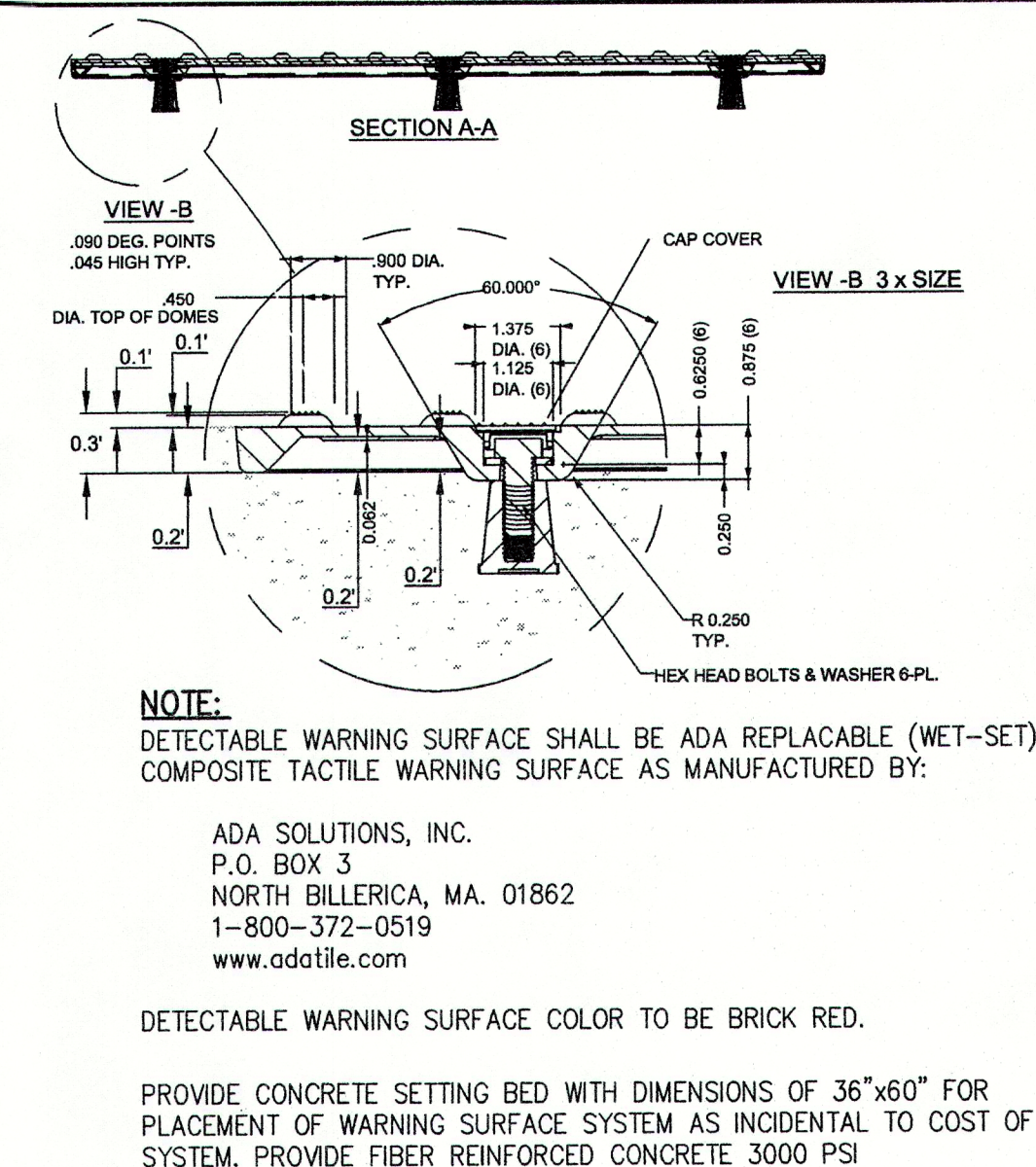
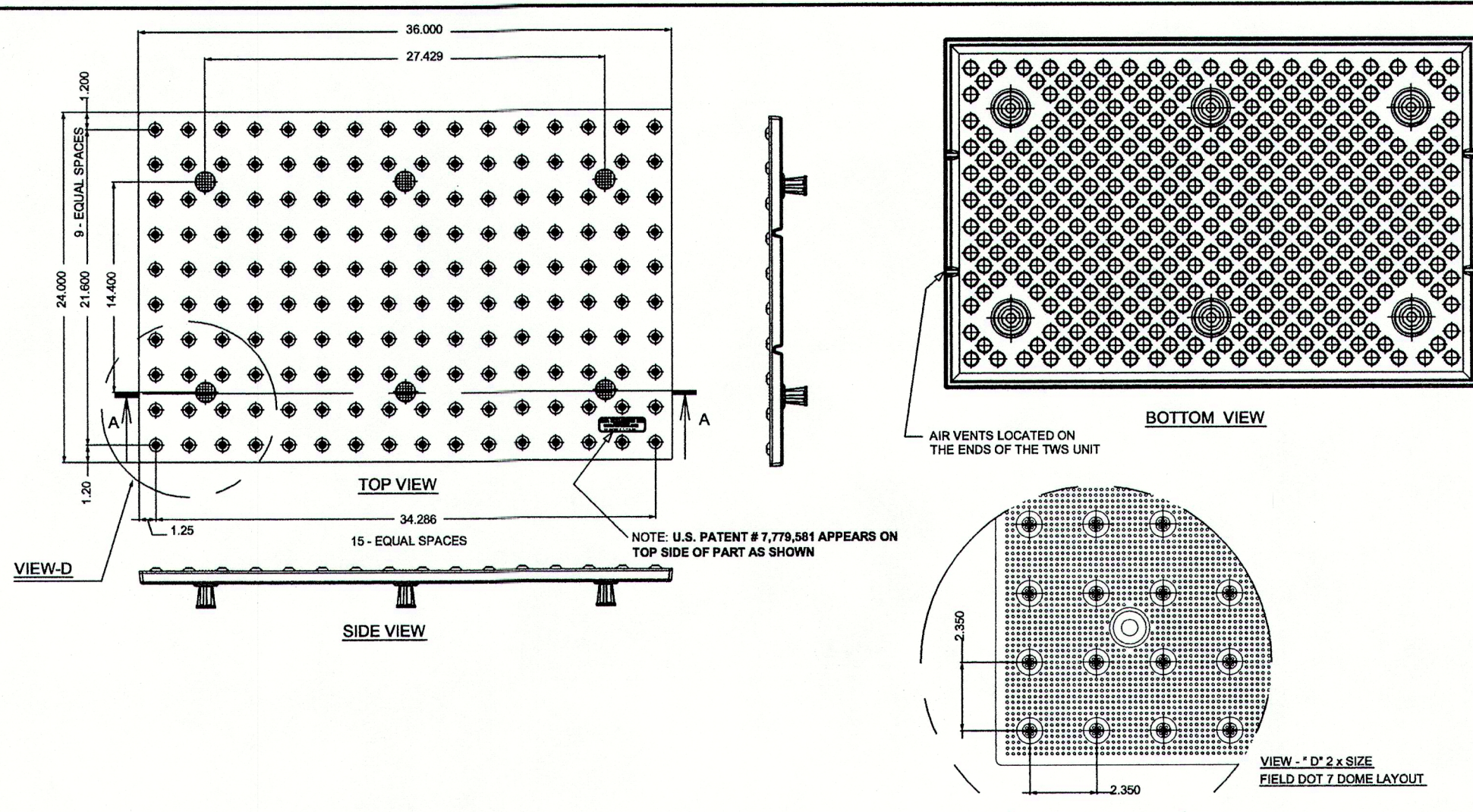
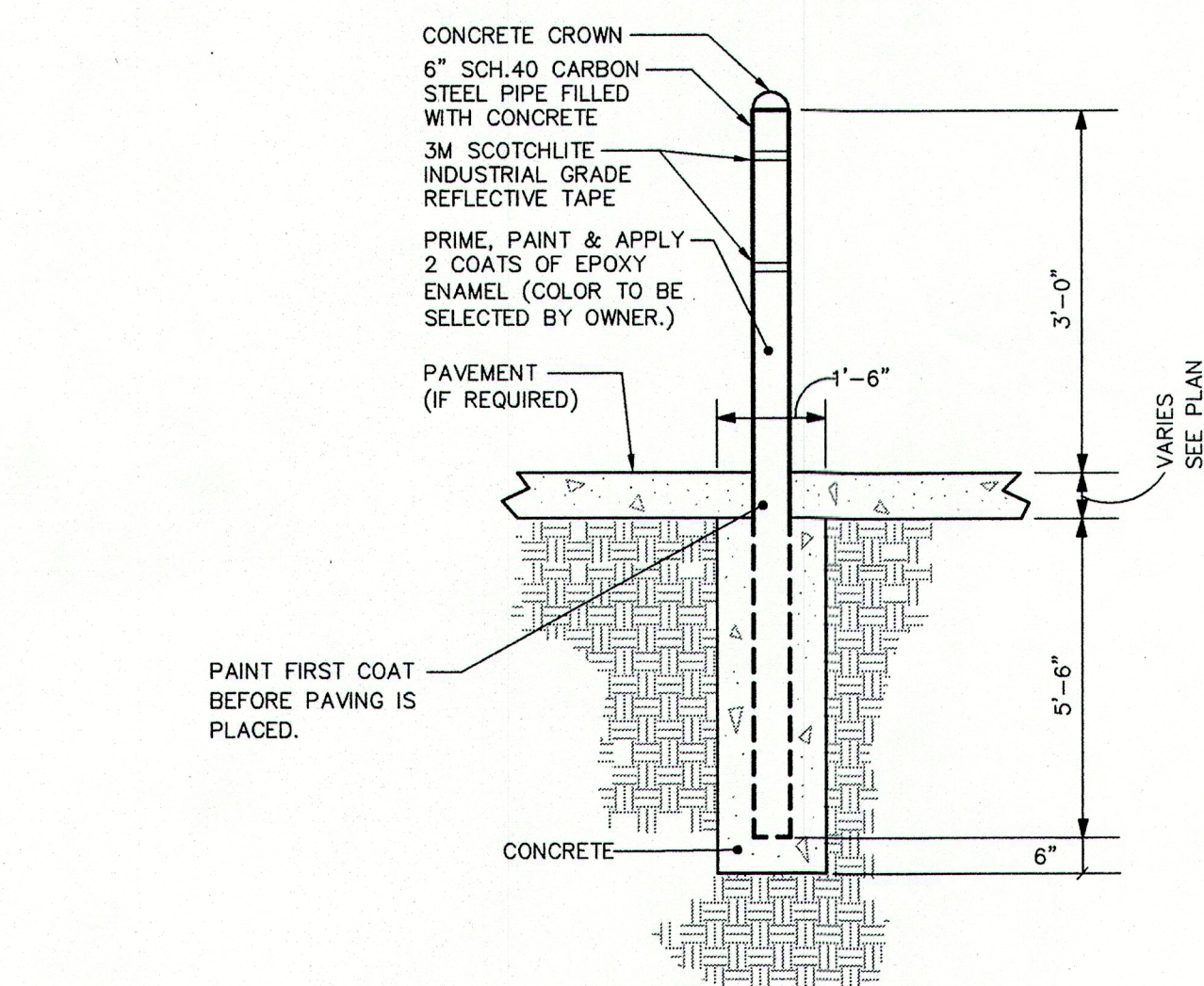
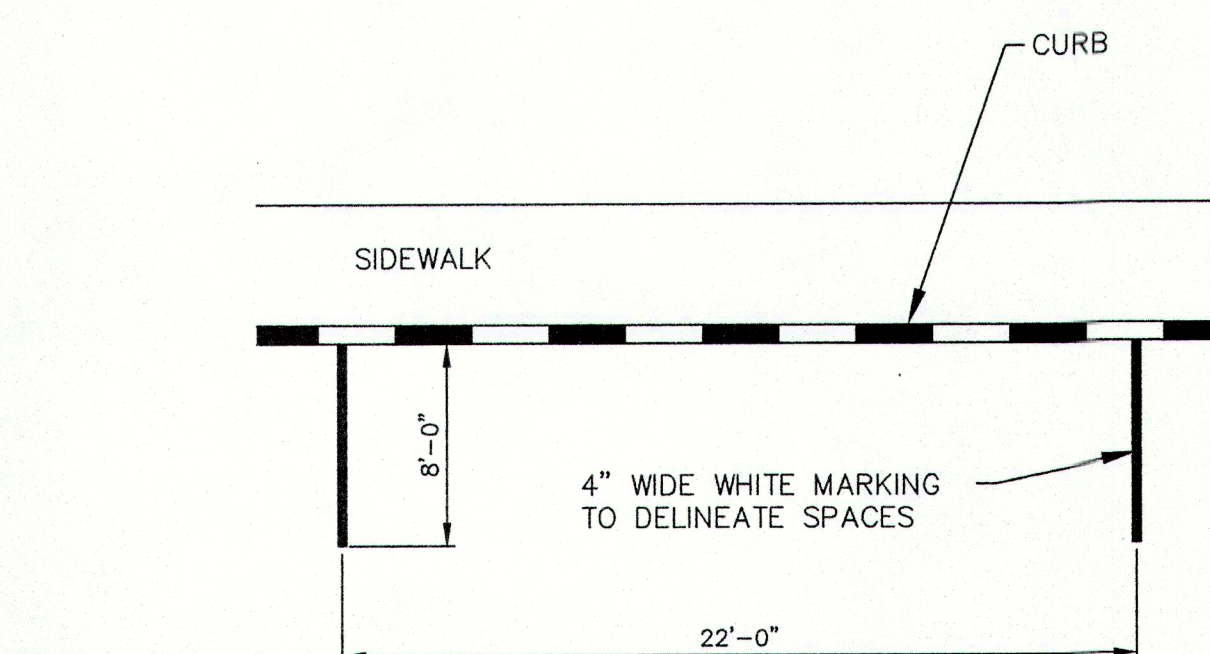
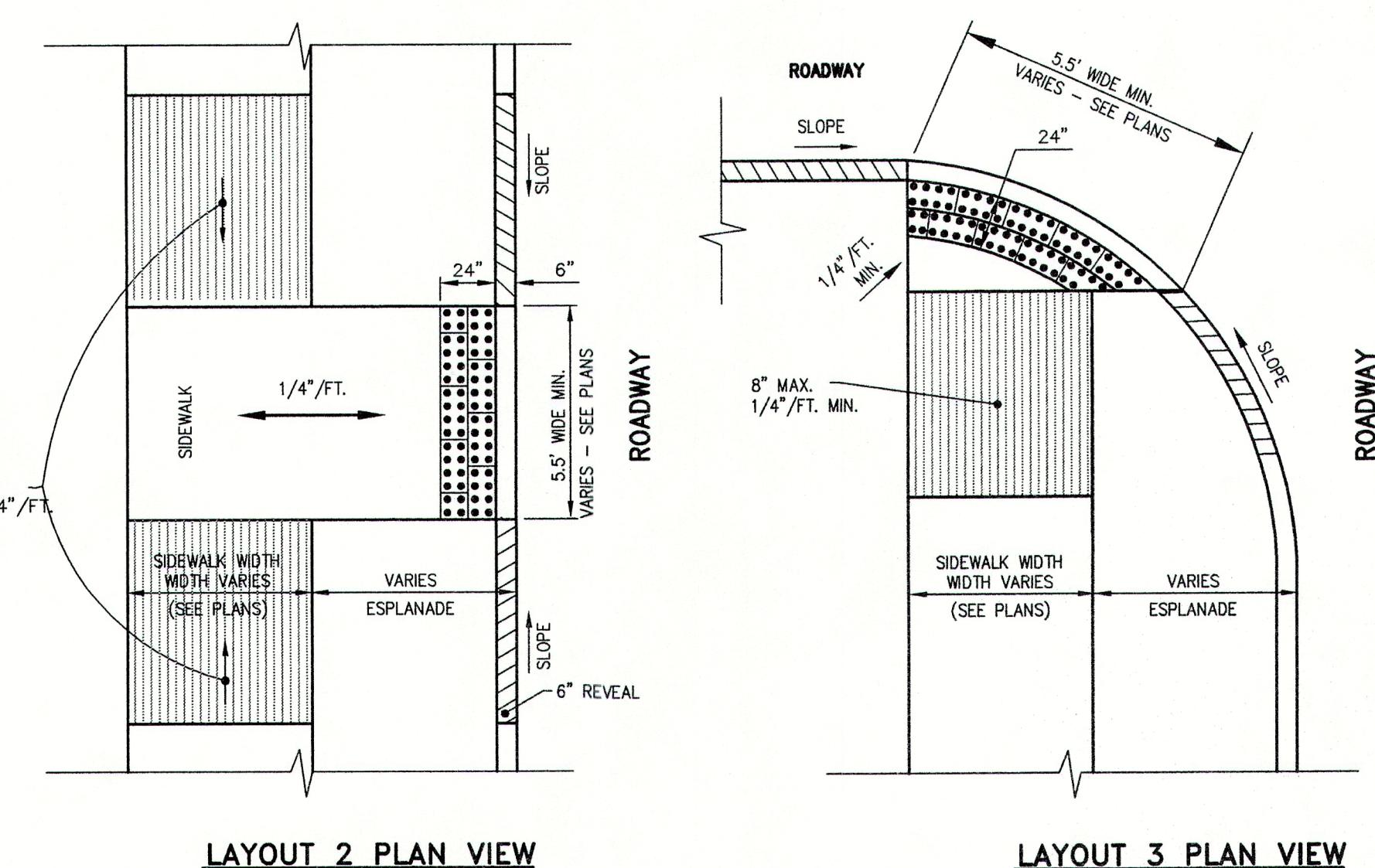
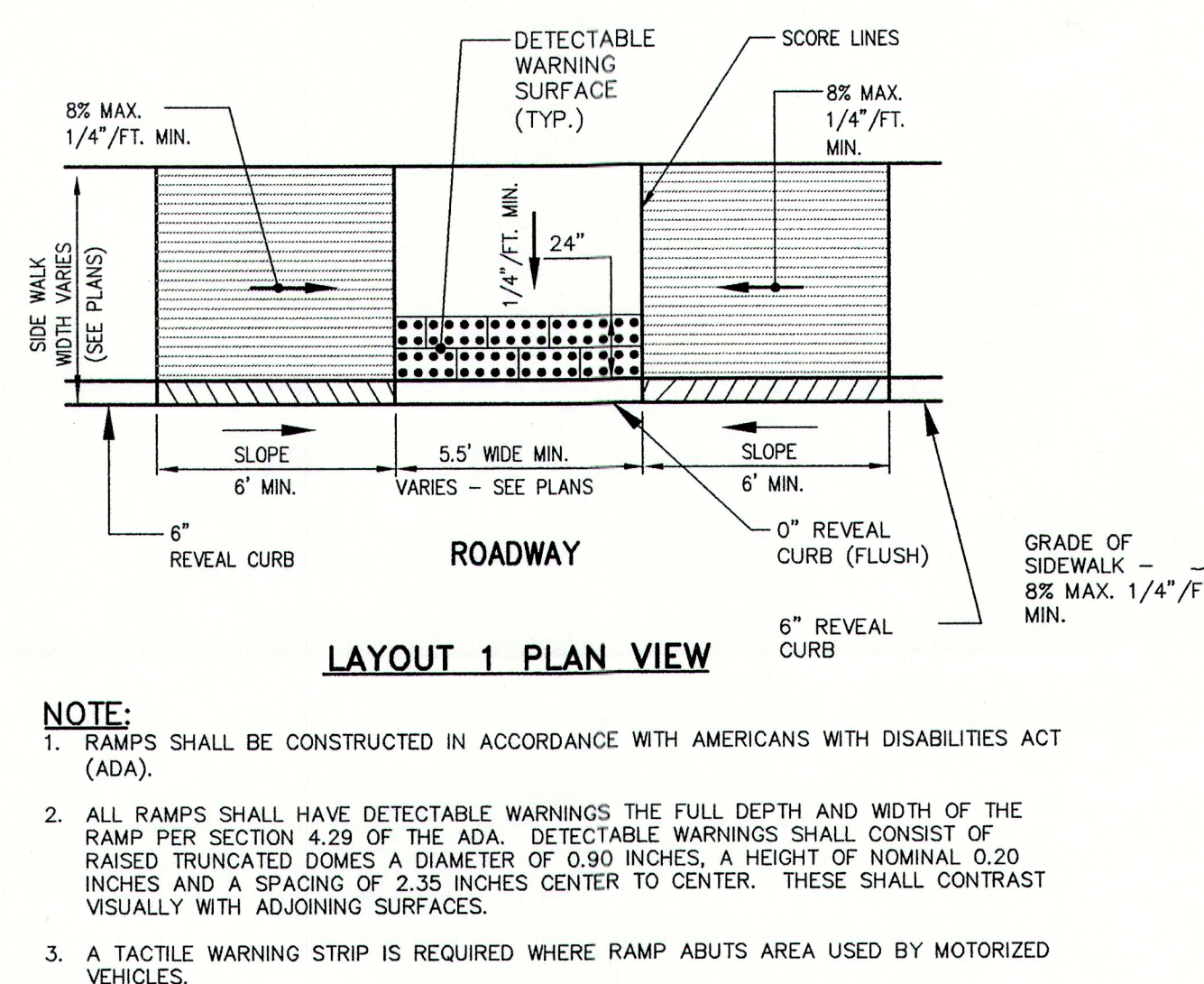
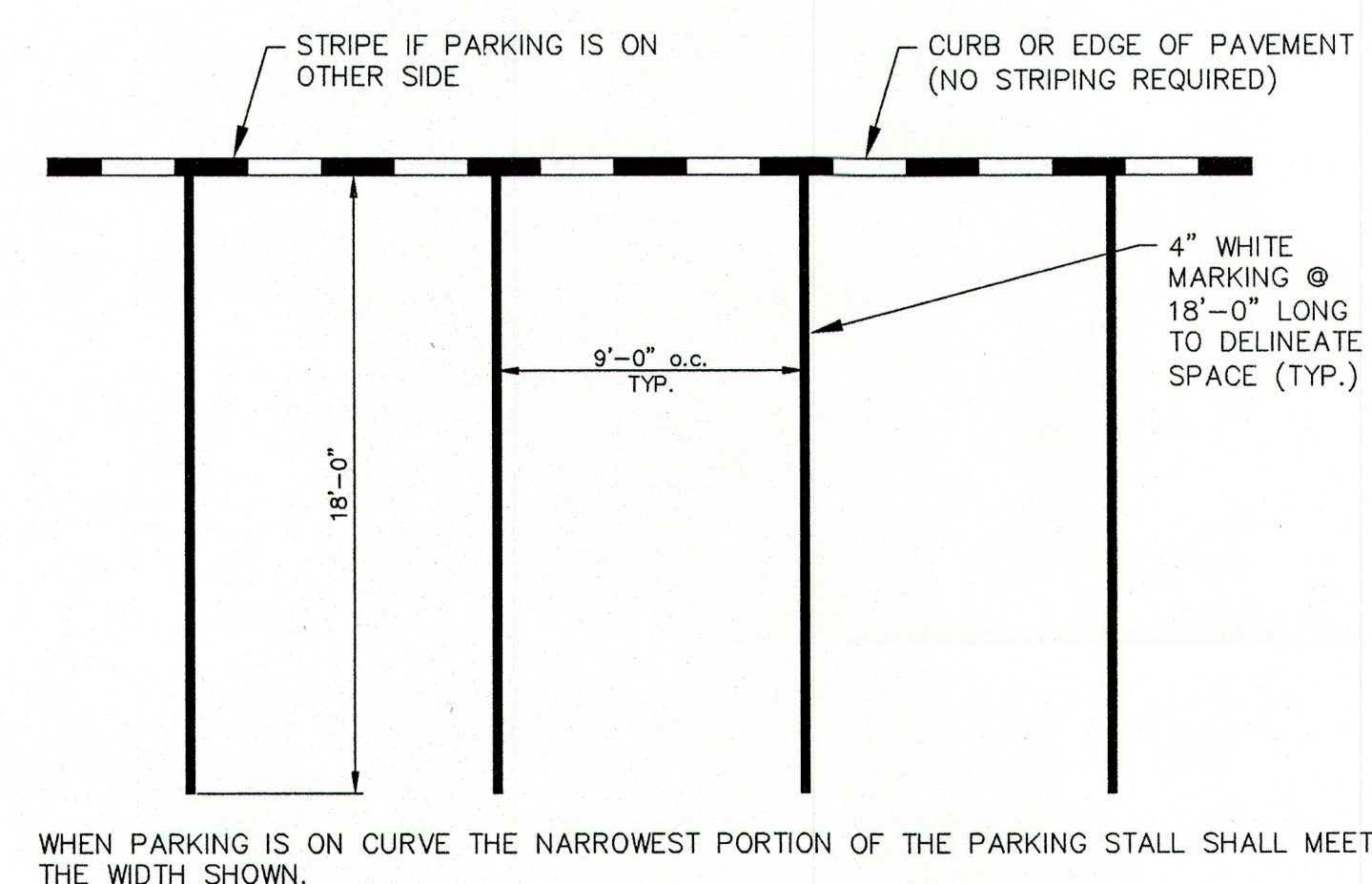
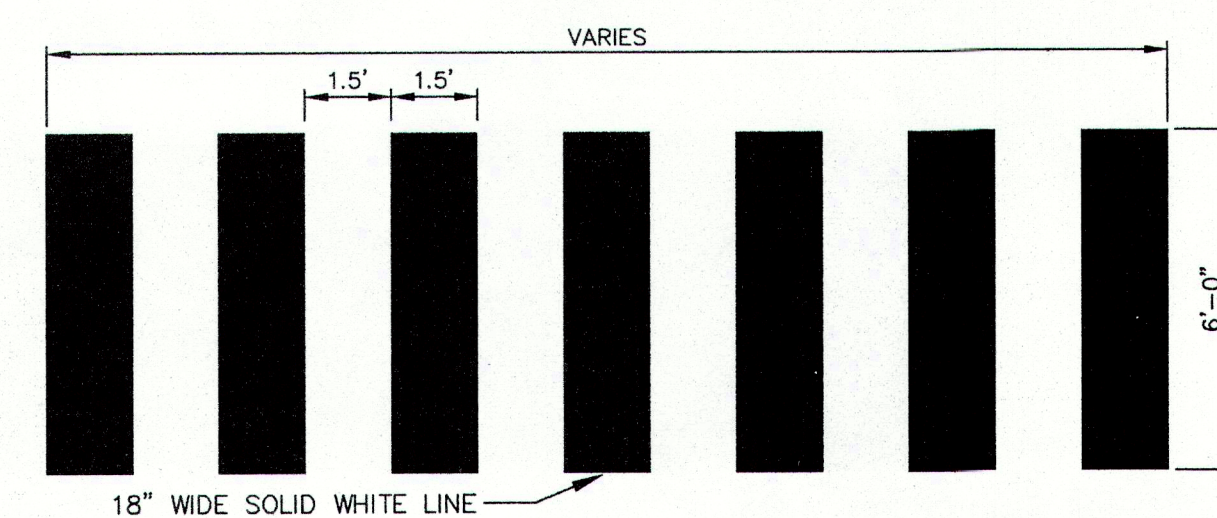


PROJECT	VILLAGE GREEN APARTMENTS CUMBERLAND, MAINE
SHEET TITLE	EROSION & SEDIMENT CONTROL DETAILS
CLIENT	DROWNE SCHOOL ASSOCIATES, LP
DRAWN	CDD
DESIGNED	MTW
CHECKED	JAL
FILE NAME	2998-DET
SHEET	C-9.2

	DeLUCA-HOFFMAN ASSOCIATES, INC. 778 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04106 207.775.1121 WWW.DELUCAHOFFMAN.COM	
	DRAWN:	CDD
	DATE:	MAY 2012
	DESIGNED:	MTW
	SCALE:	N.T.S.
CHECKED:	JAL	
JOB NO.	2998.01	
FILE NAME:	2998-DET	
SHEET	C-9.2	



ⓐ NOT USED
N.T.S.

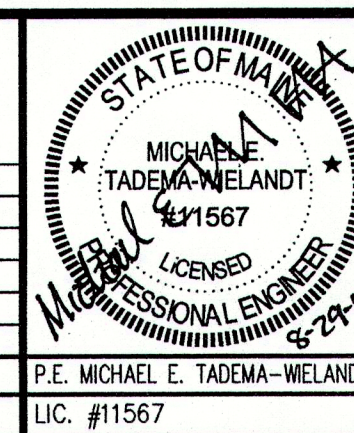


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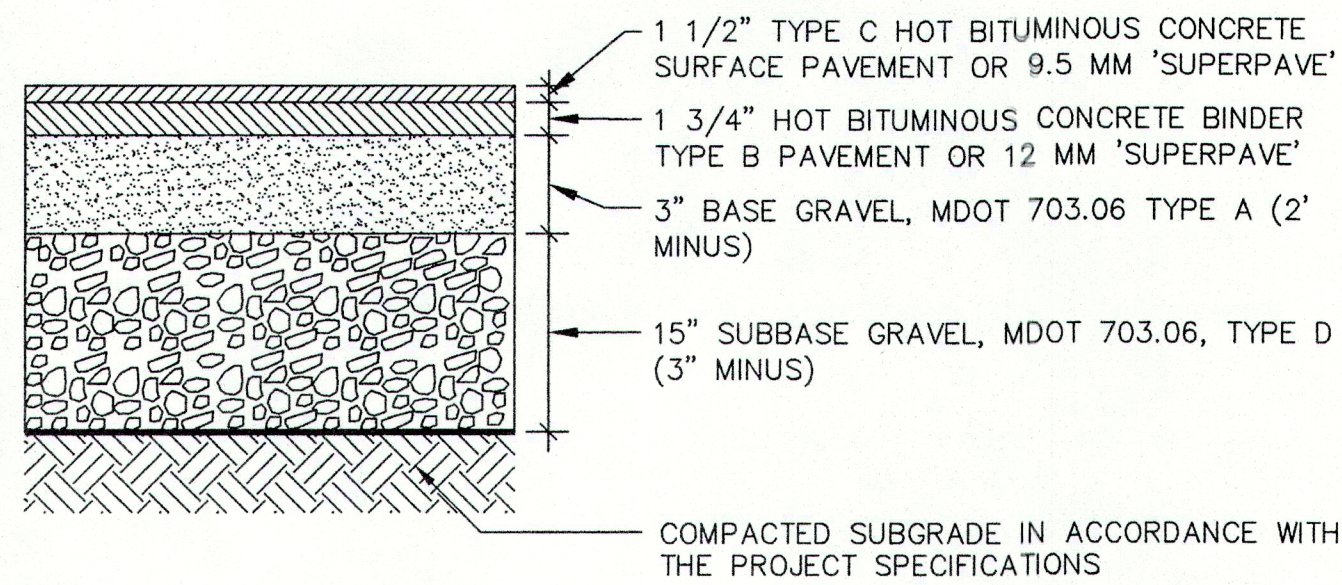
REVISIONS

The seal is circular with "STATE OF MARYLAND" at the top and "MICHAEL E. TADEMA-WELANDT" around the perimeter. In the center, it says "#E-11567 LICENSED PROFESSIONAL ENGINEER". There are handwritten initials "M.E.T.W." over the seal.

P.E. MICHAEL E. TADEMA - WELANDT
LIC. #11567



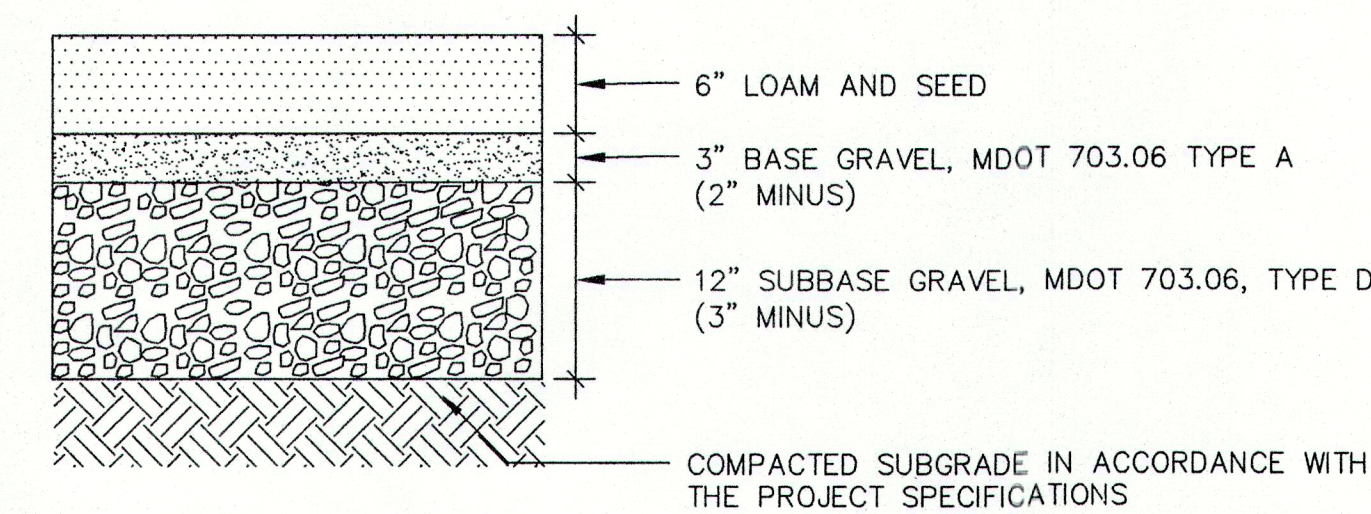
PROJECT	VILLAGE GREEN APARTMENTS CUMBERLAND, MAINE
SHEET TITLE	PAVEMENT MARKINGS AND MISCELLANEOUS SITE DETAILS
CLIENT	DROWNE SCHOOL ASSOCIATES, LP



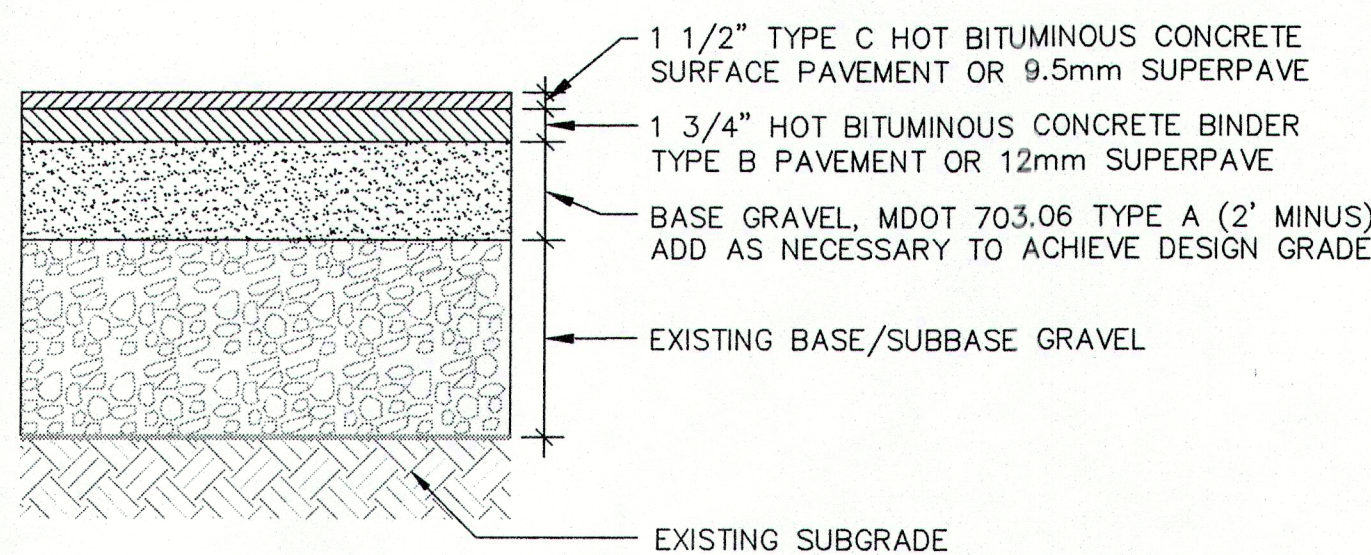
NOTES:

1. APPLY TACK COAT BETWEEN BINDER AND SURFACE COURSES.
2. ALL MATERIALS SHALL CONFORM TO MDOT SPECIFICATIONS, LATEST REVISION. COMPACTION OF ALL MATERIALS TO BE IN ACCORDANCE WITH SPECIFICATIONS.
3. USE THIS SECTION FOR ALL ON SITE PARKING AND ACCESS AREAS. SEE DETAIL 'E' FOR DROWNE ROAD PAVEMENT SECTION.

A STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT SECTION
N.T.S.



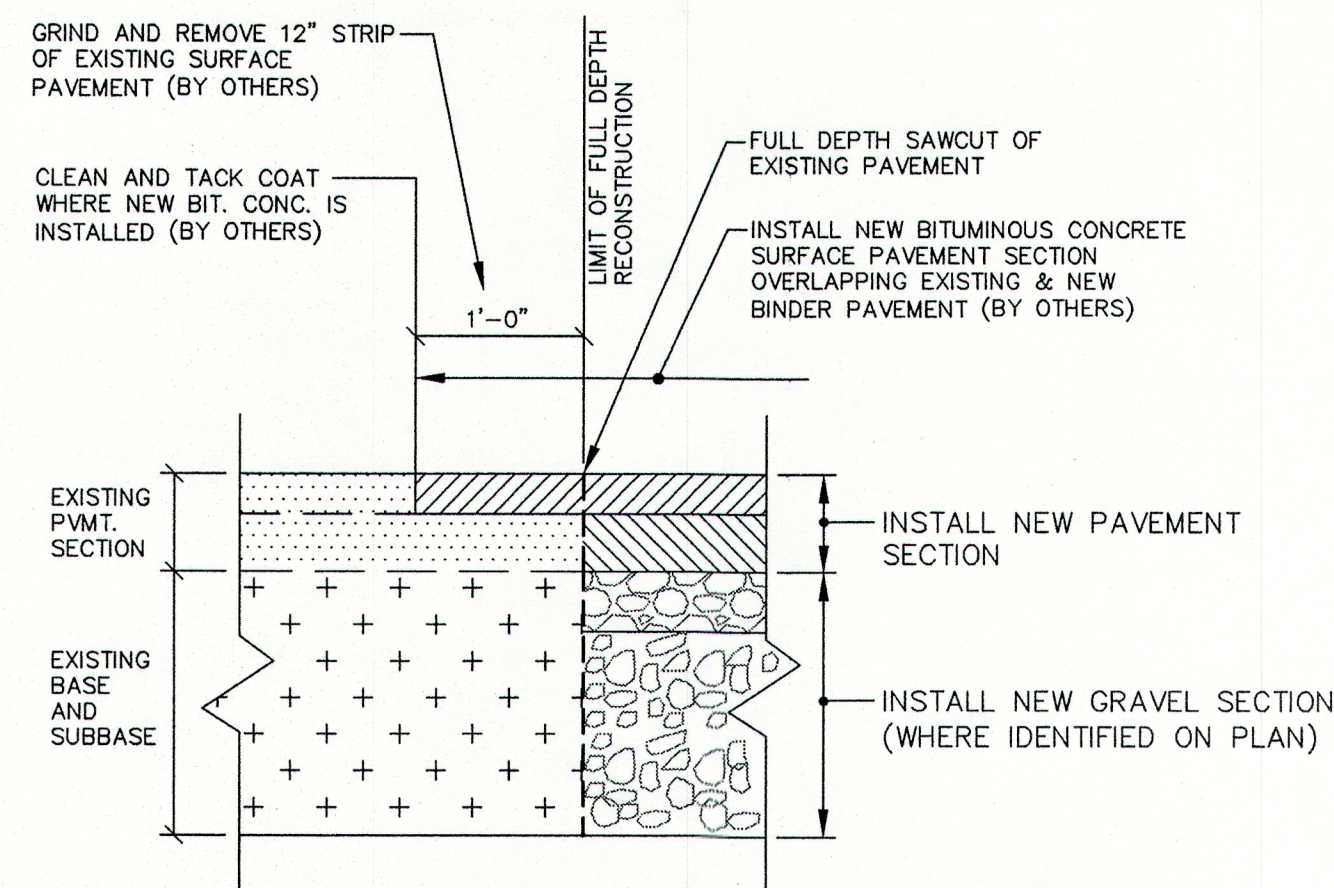
B SEASONAL PARKING SECTION
N.T.S.



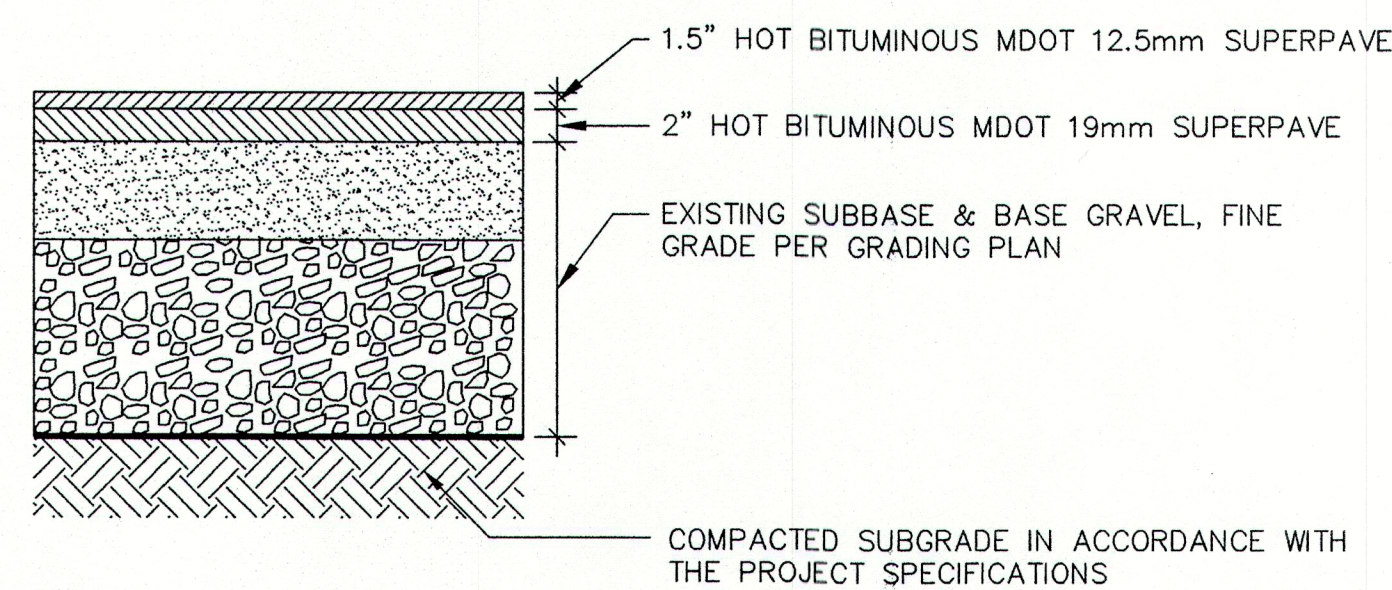
NOTES:

1. CONTRACTOR TO REMOVE EXISTING PAVEMENT AND ADD BASE GRAVEL IF NECESSARY TO ACHIEVE DESIGN GRADE PRIOR TO PLACEMENT OF PAVEMENT.
2. ALL MATERIALS SHALL CONFORM TO MDOT SPECIFICATIONS, LATEST REVISION. COMPACTION OF ALL MATERIALS TO BE IN ACCORDANCE WITH SPECIFICATIONS.
3. USE THIS SECTION WITHIN EXISTING SITE PARKING AND ACCESS AREAS WHERE GRADE IS TO BE RAISED OR PAVEMENT IS REMOVED DUE TO EXCESSIVE CRACKING.

C PARKING LOT REPAIR-REMOVE AND REPLACE PAVEMENT
N.T.S.



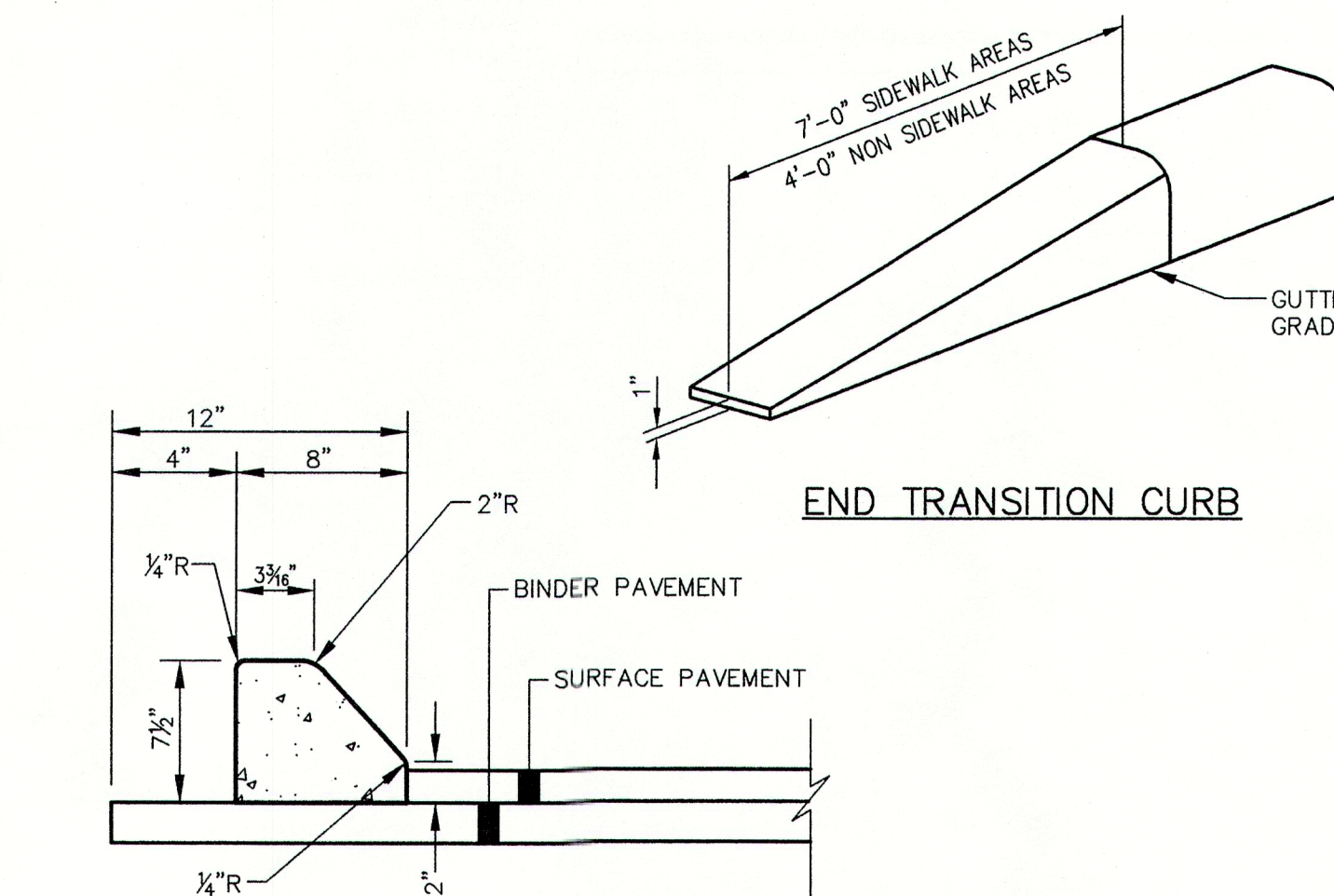
D PAVEMENT SAWCUT - NEW PAVEMENT TO EXISTING PAVEMENT PAVEMENT SECTION DETAIL
N.T.S.



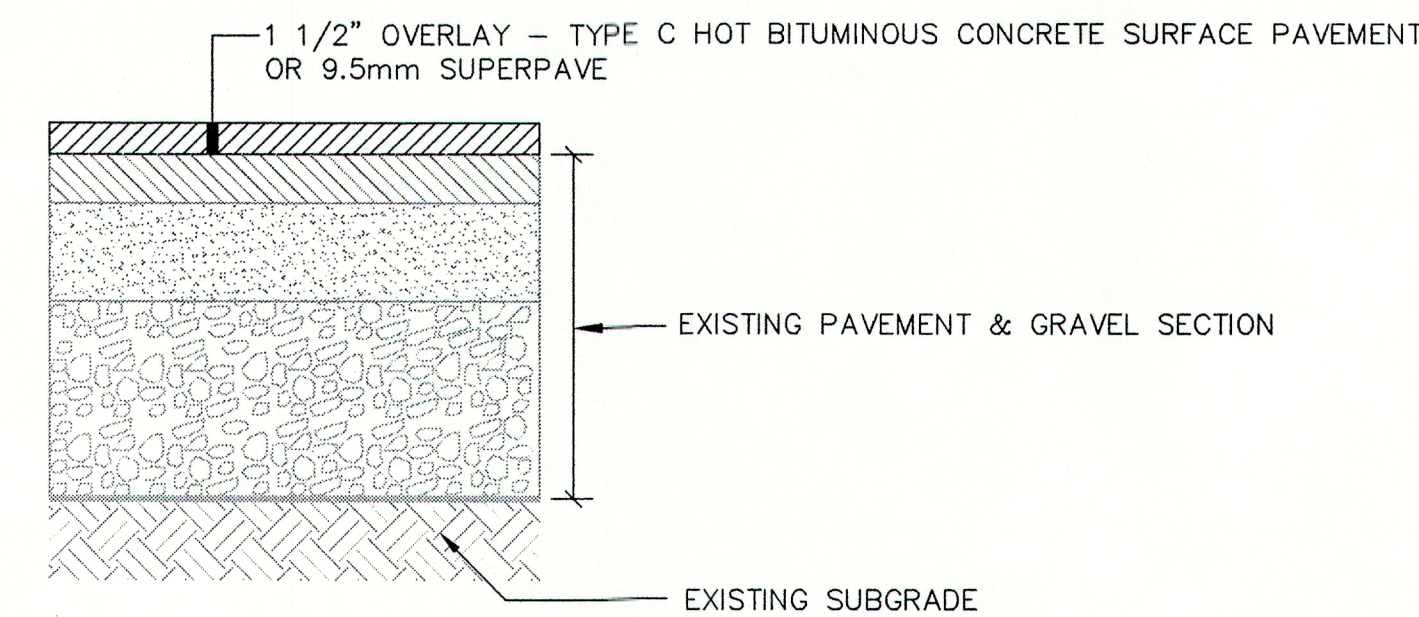
NOTES:

1. THIS DETAIL TO BE USED FOR NEW PAVEMENT ON DROWNE ROAD. SEE DETAIL A FOR ONSITE PAVEMENT SECTION.
2. APPLY TACK COAT BETWEEN BINDER AND SURFACE COURSES.
3. ALL MATERIALS SHALL CONFORM TO MDOT SPECIFICATIONS, LATEST REVISION. COMPACTION OF ALL MATERIALS TO BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
4. BASE GRAVEL (MDOT 703.06, TYPE A) TO BE USED IF SHIMMING OF GRAVEL IS NECESSARY.

E BITUMINOUS CONCRETE PAVEMENT SECTION, DROWNE ROAD
N.T.S.



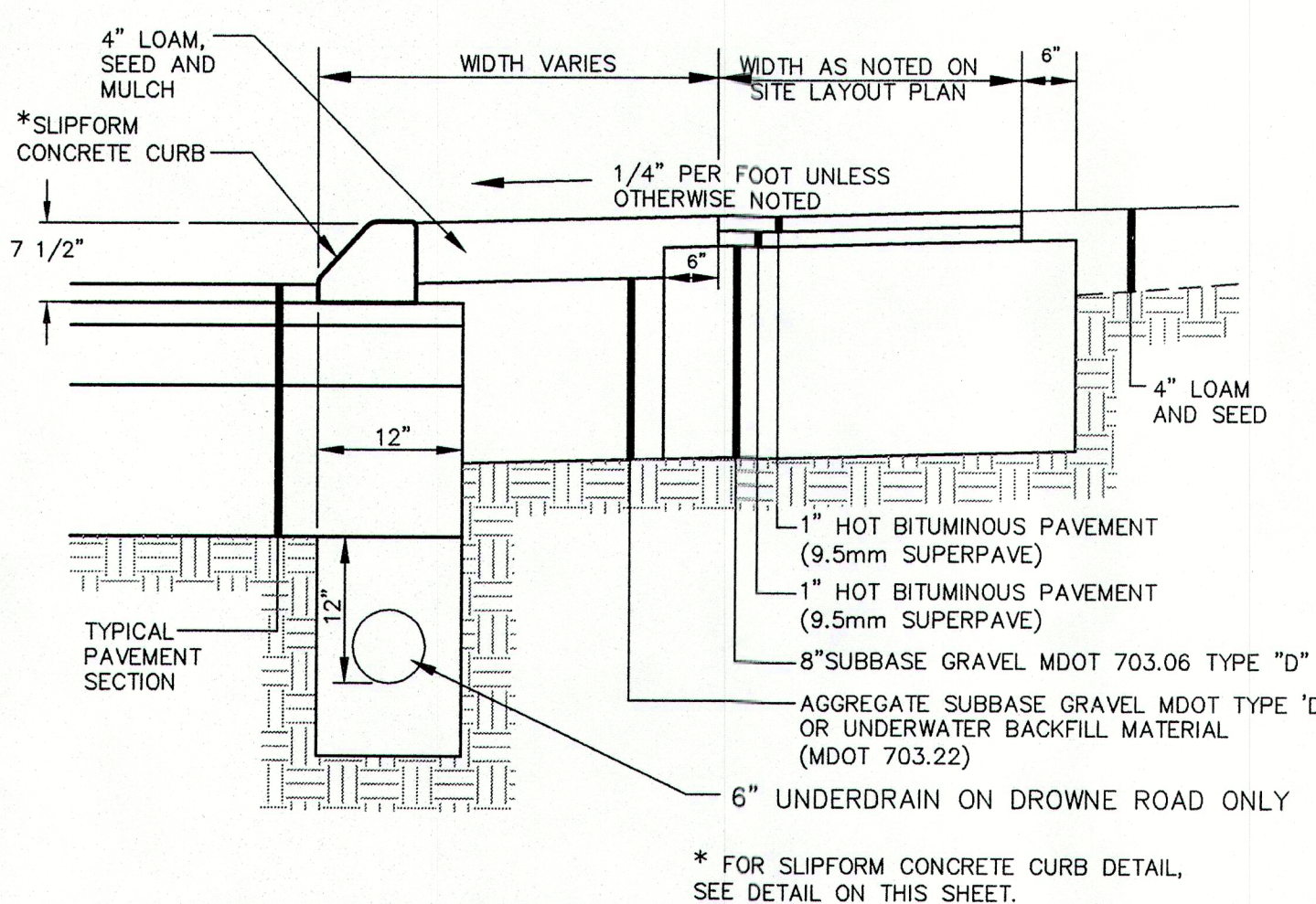
G EXTRUDED SLOPED SLIPFORM CONCRETE CURB DETAIL
N.T.S.



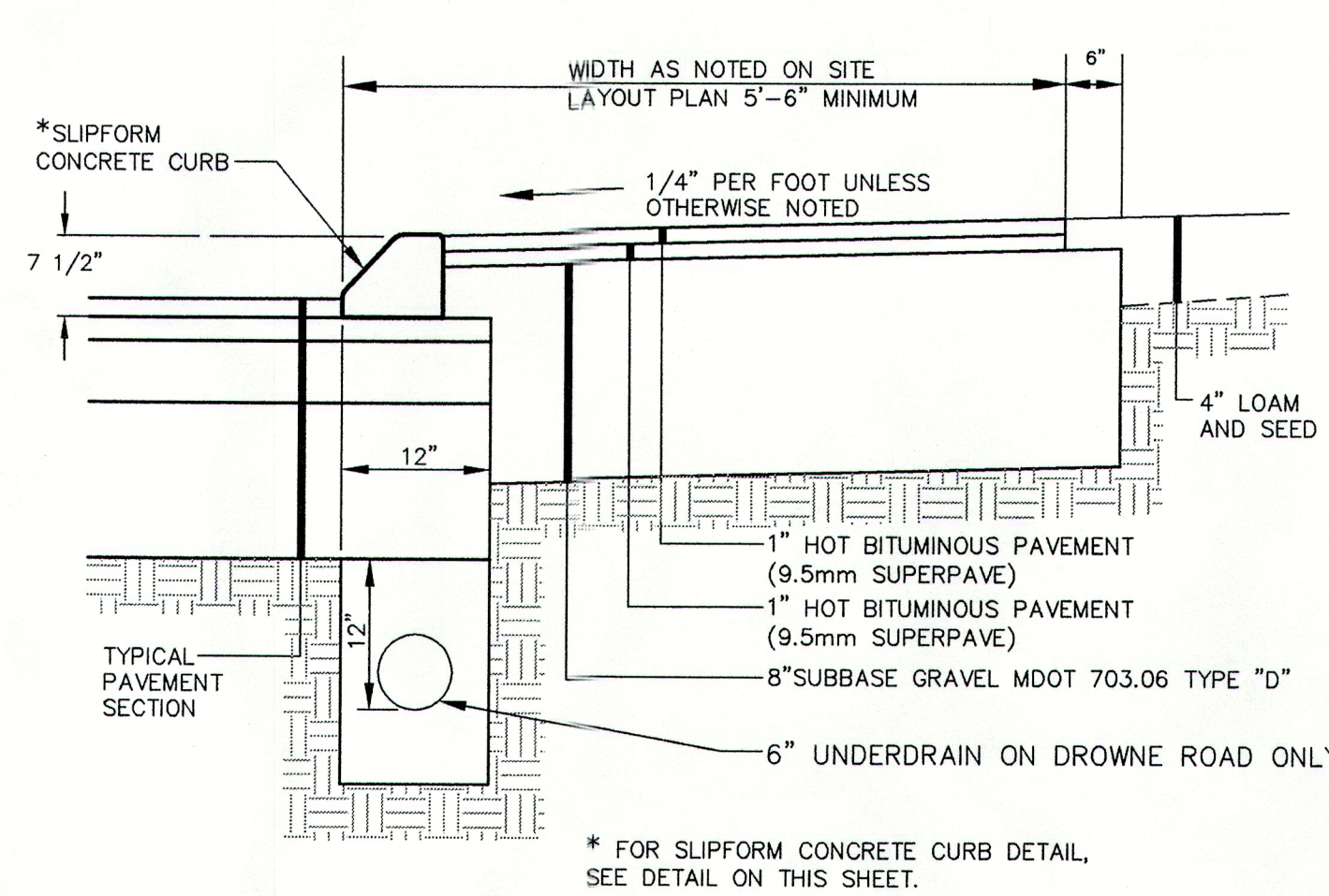
NOTES:

1. SURFACE MUST BE CLEAN AND DRY PRIOR TO PLACEMENT OF OVERLAY.
2. APPLY TACK COAT BETWEEN EXISTING PAVEMENT SURFACE AND OVERLAY.

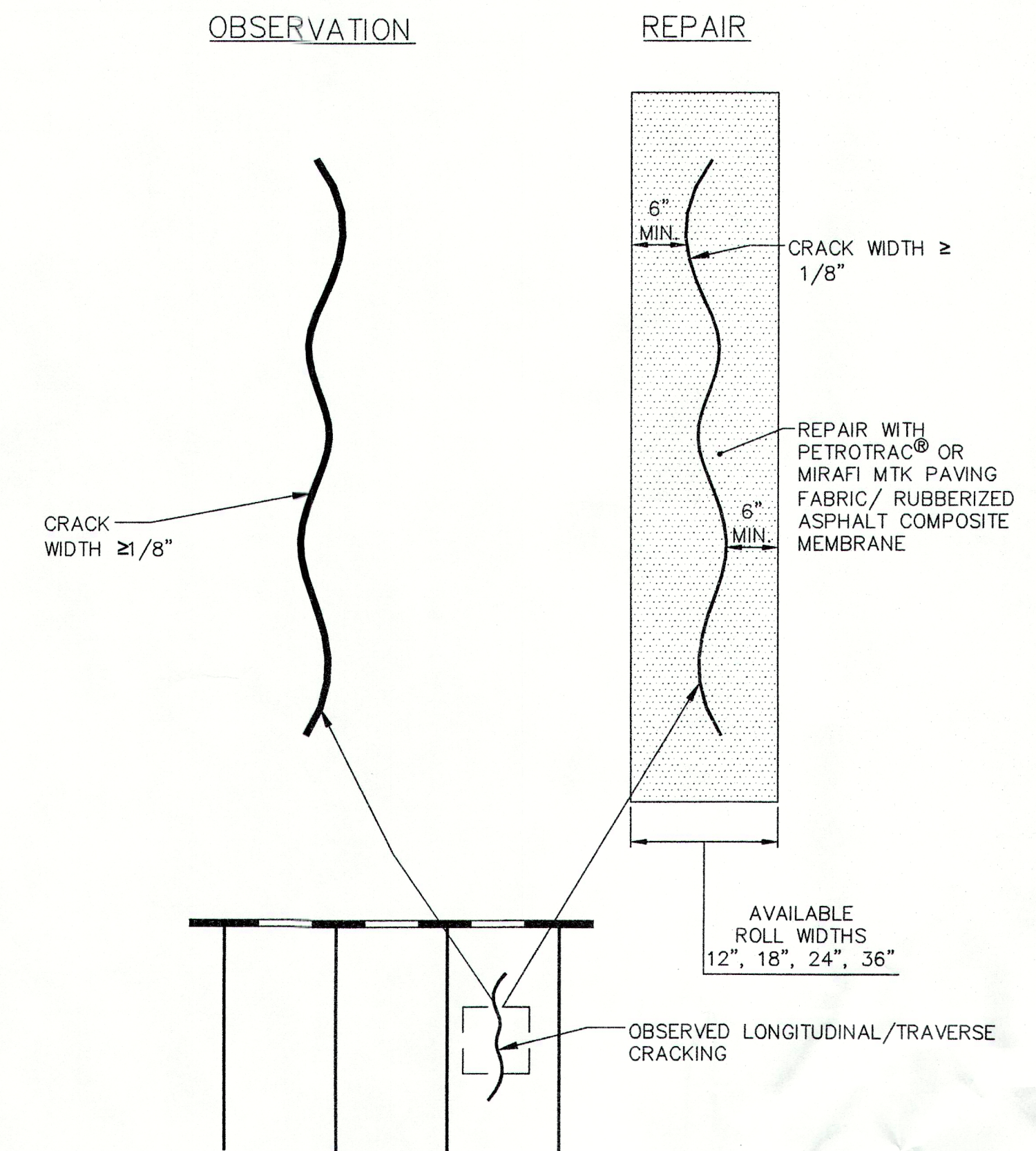
H PAVEMENT OVERLAY SECTION
N.T.S.



F BITUMINOUS SIDEWALK WITH SLIPFORM CONCRETE CURB DETAIL (WITH ESPLANADE)
N.T.S.



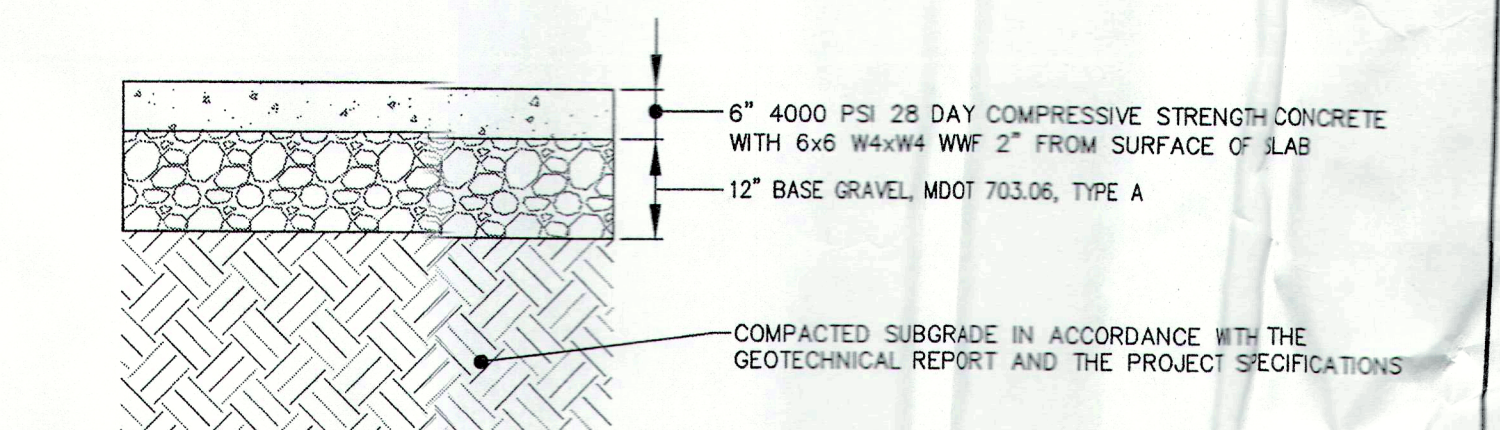
I BITUMINOUS SIDEWALK WITH SLIPFORM CONCRETE CURB DETAIL (NO ESPLANADE)
N.T.S.



NOTES:

1. WHEN UTILIZING PETROTAC® OR MIRAFI MTK PAVEMENT SURFACE MUST BE CLEAN AND COMPLETELY DRY (WITH NO LINGERING MOISTURE IN CRACKS AND FREE OF UNWANTED VEGETATION THAT HAS ESTABLISHED)
2. PAVEMENT CRACKS GREATER THAN 3/8\"
3. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER INSTALLATION GUIDELINES.
4. SEE SITE LAYOUT PLAN FOR APPROXIMATE LOCATIONS OF PAVEMENT REPAIR FABRIC PLACEMENT.
5. THIS JOB REQUIRES APPROXIMATELY 330 LINEAR FEET OF PAVEMENT REPAIR FABRIC

J LONGITUDINAL/TRANSVERSE CRACK REPAIR PRIOR TO OVERLAY
N.T.S.

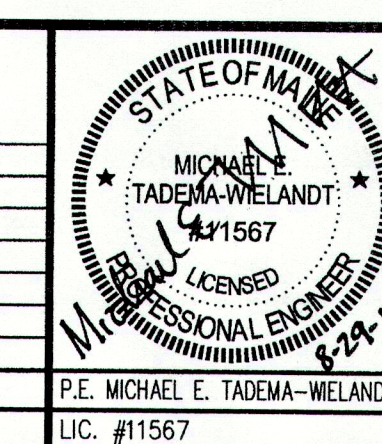


NOTES:

1. 6\"
2. ALL MATERIALS SHALL CONFORM TO MDOT SPECIFICATIONS, LATEST REVISION. COMPACTION OF ALL MATERIALS TO BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE GEOTECHNICAL REPORT
3. CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL CONDUITS, PIPING, SLEEVES, INSERTS, GROUNDS, ETC. WITH CONCRETE CONSTRUCTION.

K CONCRETE GENERATOR PAD DETAIL
N.T.S.

REV	DATE	DESCRIPTION
7	08.29.12	ISSUED FOR CONSTRUCTION
6	08.13.12	ADDENDUM #2
5	08.02.12	ISSUED FOR BID
4	07.12.12	90% SUBMITTAL TO MSHA
3	05.21.12	ISSUED 90% PROGRESS DRAWINGS
2	10.13.11	REVISED PER REVIEW COMMENTS
1	10.04.11	SITE PLAN SUBMISSION AND SUBDIVISION APPLICATION
REVISIONS		



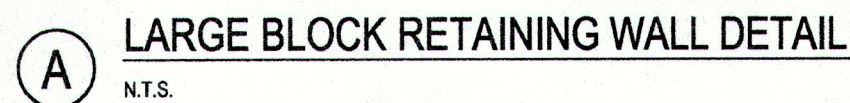
PROJECT
**VILLAGE GREEN APARTMENTS
CUMBERLAND, MAINE**

SHEET TITLE
**SECTIONS AND BARRIER FREE
RAMP DETAILS**

CLIENT
**DROWNE SCHOOL
ASSOCIATES, LP**

**DeLUCA-HOFFMAN
ASSOCIATES, INC.**
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
207.775.1121
WWW.DELUCAHOFFMAN.COM

DRAWN: CDD DATE: MAY 2012
DESIGNED: MTW SCALE: N.T.S.
CHECKED: JAL JOB NO. 2998.01
FILE NAME: 2998-DET
SHEET **C-10.1**



LARGE BLOCK RETAINING WALL DETAIL

N.T.S.

Bottom - 41"
Volume = 17.37 cft
Weight = ±2483 lbs

Column Cap (4)
Volume = 3.02 cft
Weight = ±432 lbs

GENERAL NOTES:

1. USE AMERICAN WELDING & TANK ASME TANK OR APPROVED EQUAL. TANKS TO BE SUPPLIED AND INSTALLED BY OTHERS. CONTRACTOR SHALL PERFORM ALL NECESSARY EARTHWORK AND BACKFILL PROCEDURES.
2. TANK TO BE LOCATED A MINIMUM OF 10 FEET FROM BUILDINGS AND 10 FEET FROM PROPERTY LINES.
3. CONCRETE PAD TO EXTEND AT LEAST ONE FOOT BEYOND THE FULL LENGTH AND WIDTH OF TANKS ON ALL SIDES. THE THICKNESS, REINFORCING AND TANK ANCHORS EACH ARE TO BE SHOWN ON SHOP DRAWING SUBMITTALS.

PROJECT NOTE:
1. THIS PROJECT REQUIRES THREE 1000 GALLON TANKS.

N.T.S.

DUMPSTER ENCLOSURE PLAN AND DETAILS

(B) N.T.S.

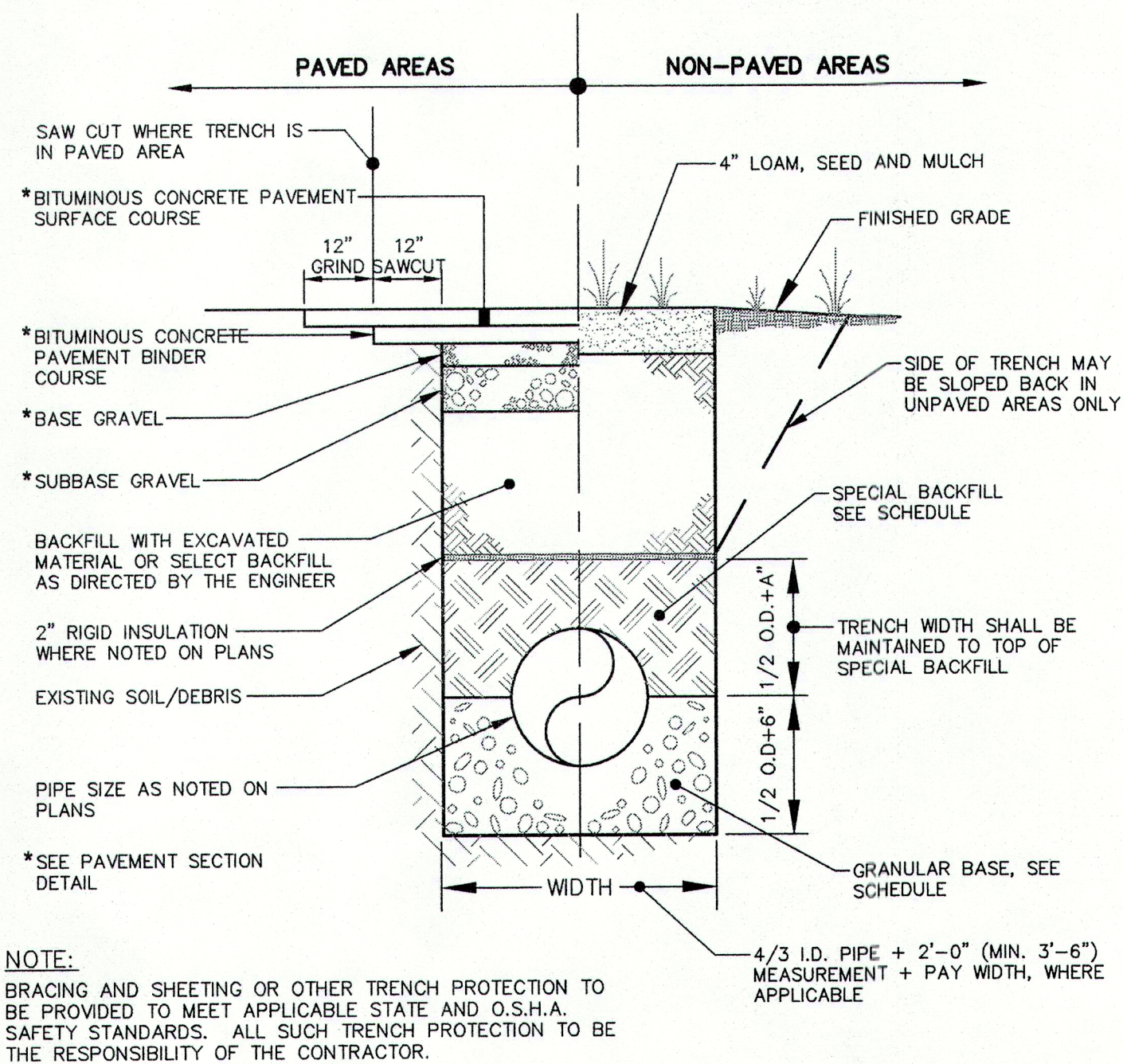
BOCCE COURT DETAIL

N.T.S.

SECTION A-A

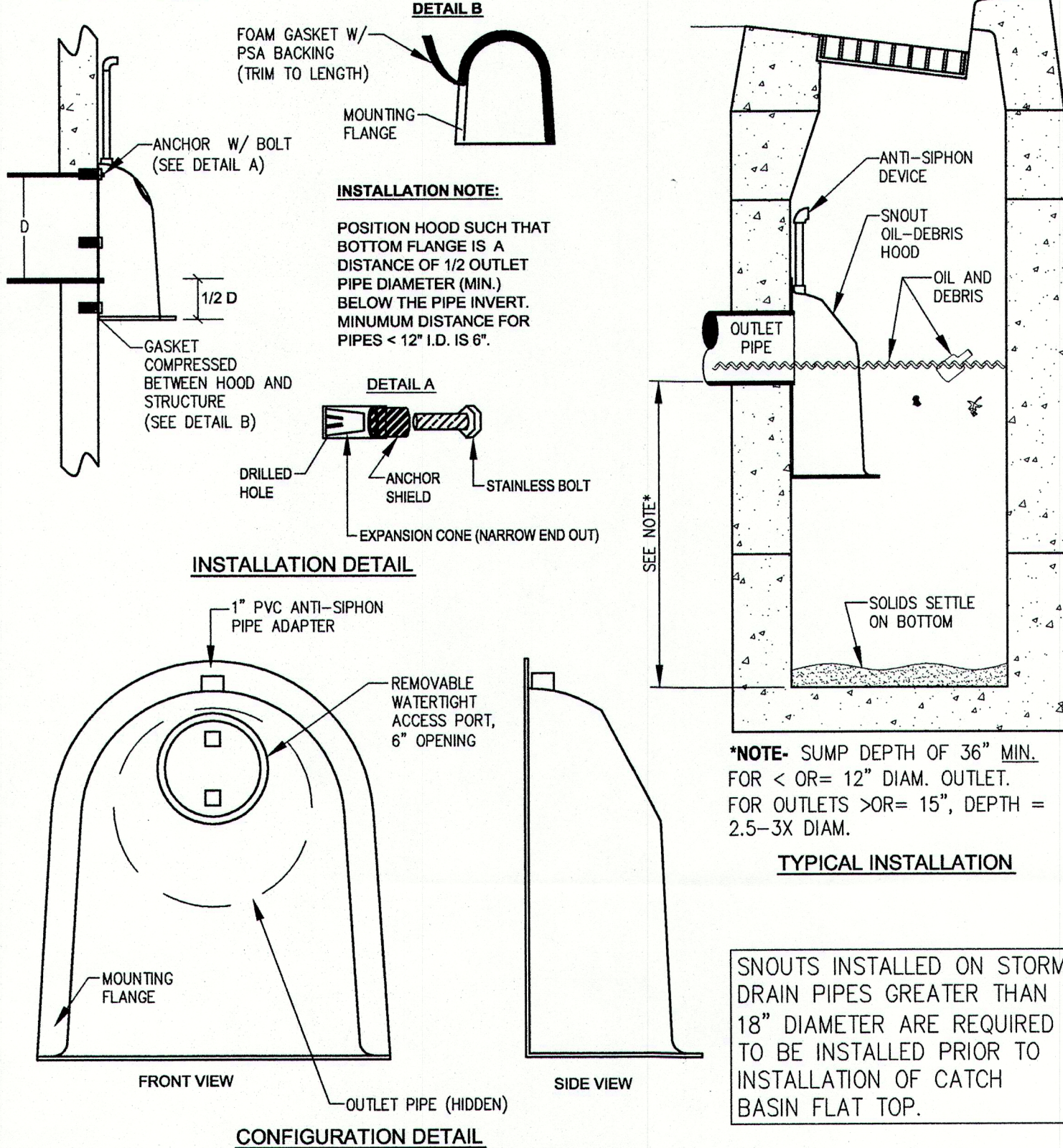
DRAWN:	CDD	DATE:	MAY 2012
DESIGNED:	MTW	SCALE:	N.T.S.
CHECKED:	JAL	JOB NO.	2998.01
FILE NAME:	2998-DET		
SHEET		C-10.2	

TRENCH SECTION BACKFILL SCHEDULE				
TYPE OF PIPE	GRANULAR BASE MATERIAL	SPECIAL BACKFILL	SPECIAL BACKFILL COVER "A" (IN)	SELECT BACKFILL
CONCRETE	GRANULAR AASHTO M145-49 A-3 OR BETTER	GRANULAR AASHTO M145-49 A-3 OR BETTER	12"	GRANULAR AASHTO M145-49 A-3 OR BETTER
PVC	3/4" CRUSHED STONE	GRANULAR AASHTO M145-49 A-3 OR BETTER	6"	GRANULAR AASHTO M145-49 A-3 OR BETTER
DUCTILE IRON	GRANULAR AASHTO M145-49 A-3 OR BETTER	GRANULAR AASHTO M145-49 A-3 OR BETTER	6"	GRANULAR AASHTO M145-49 A-3 OR BETTER
UNDER-DRAINS	3/4" CRUSHED STONE	3/4" CRUSHED STONE	6"	GRANULAR AASHTO M145-49 A-3 OR BETTER

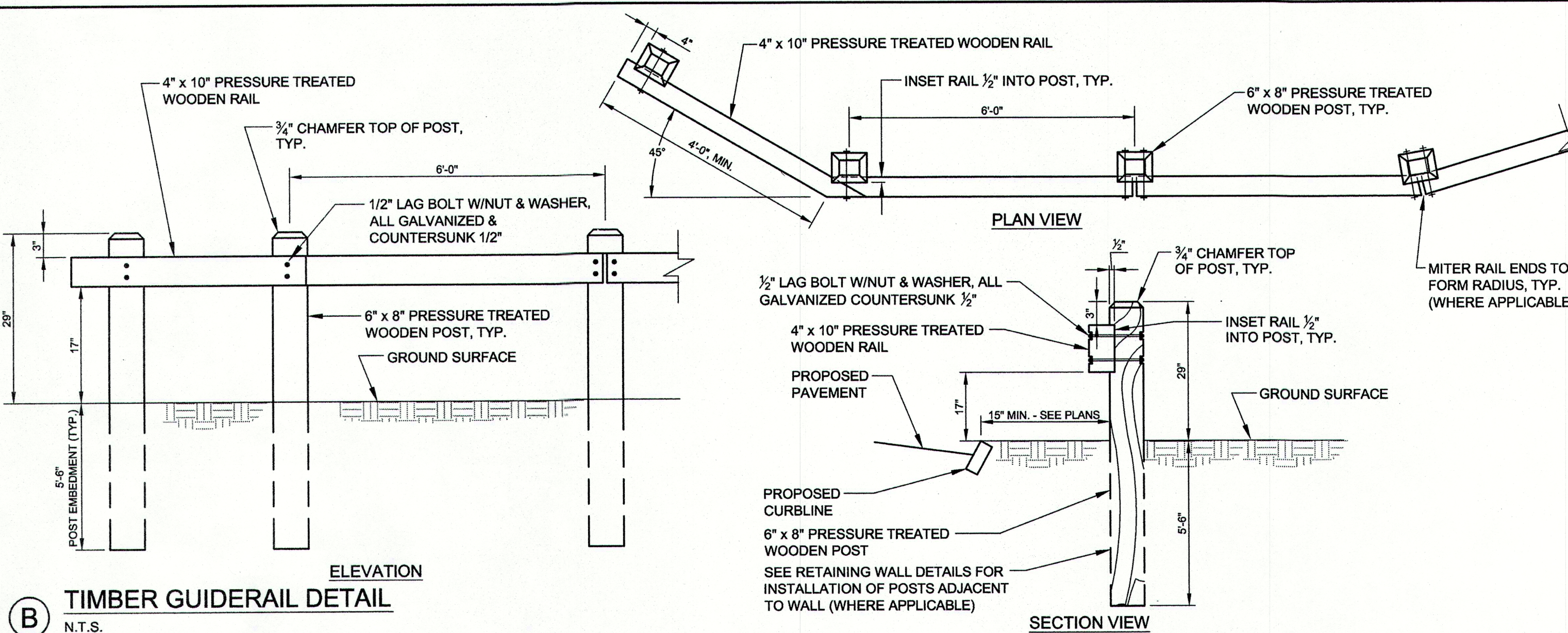


A TYPICAL UTILITY PIPE TRENCH SECTION DETAIL
N.T.S.

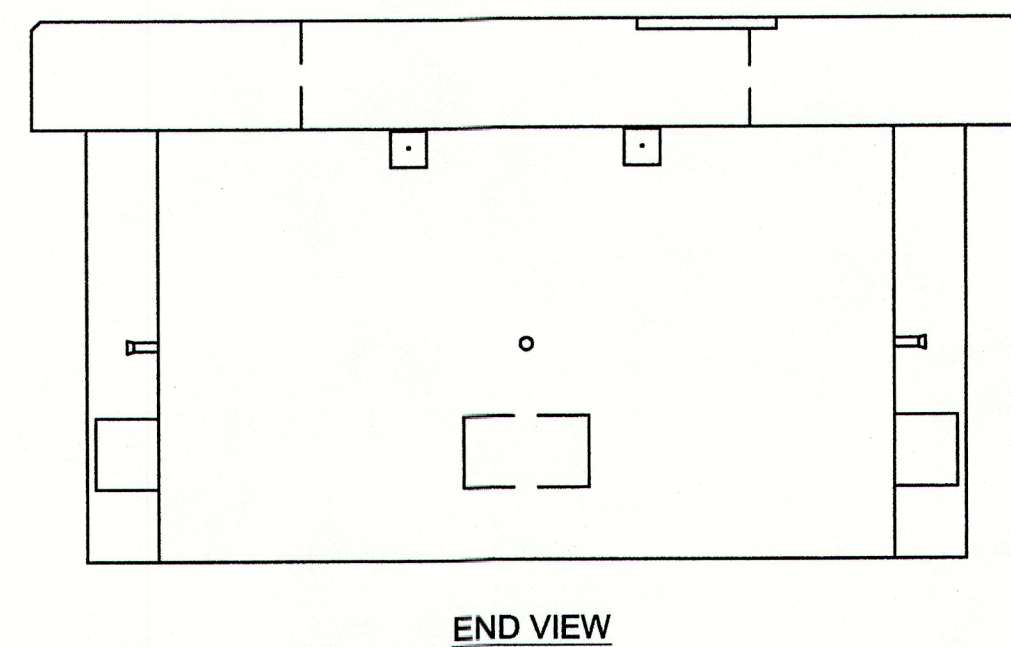
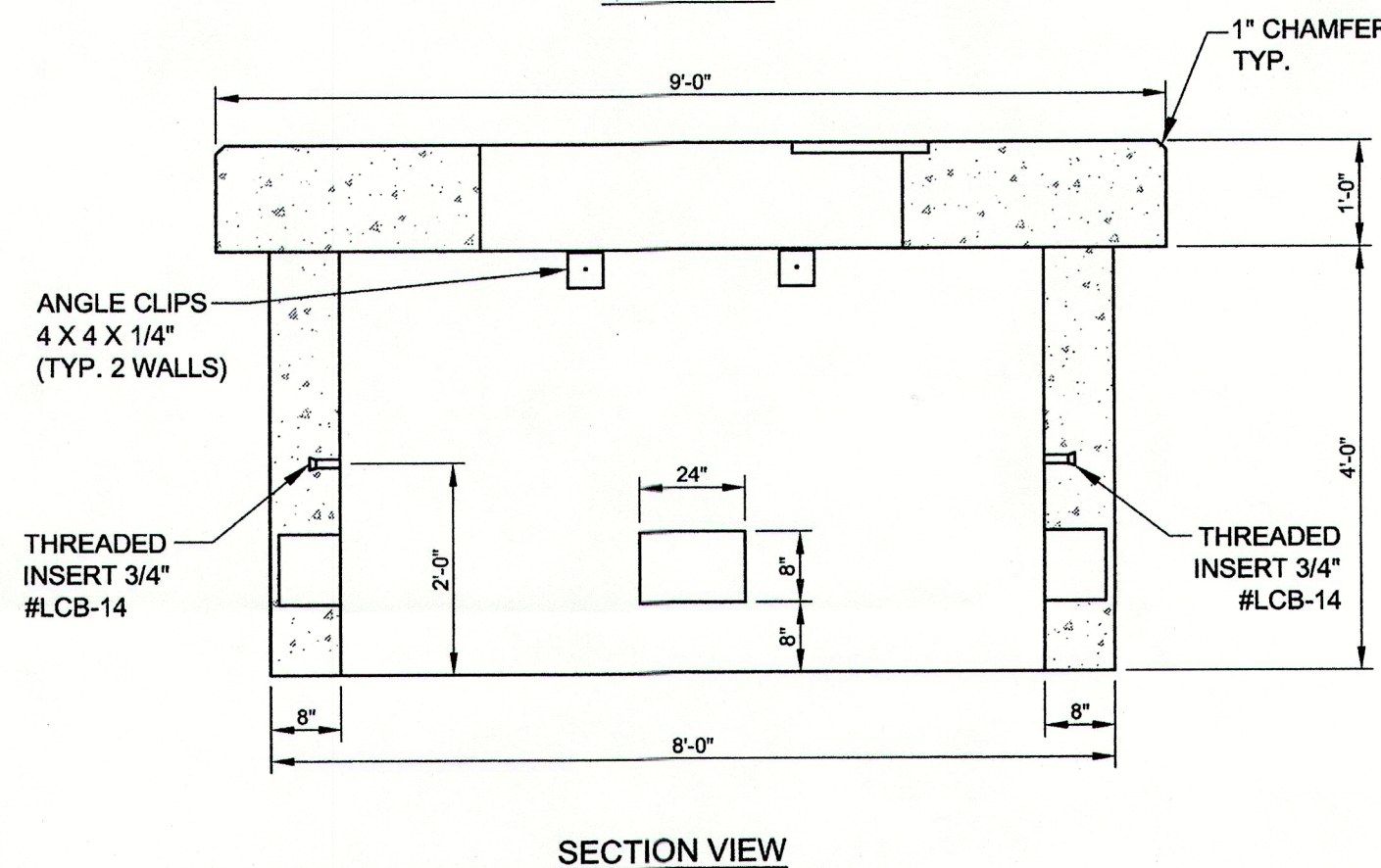
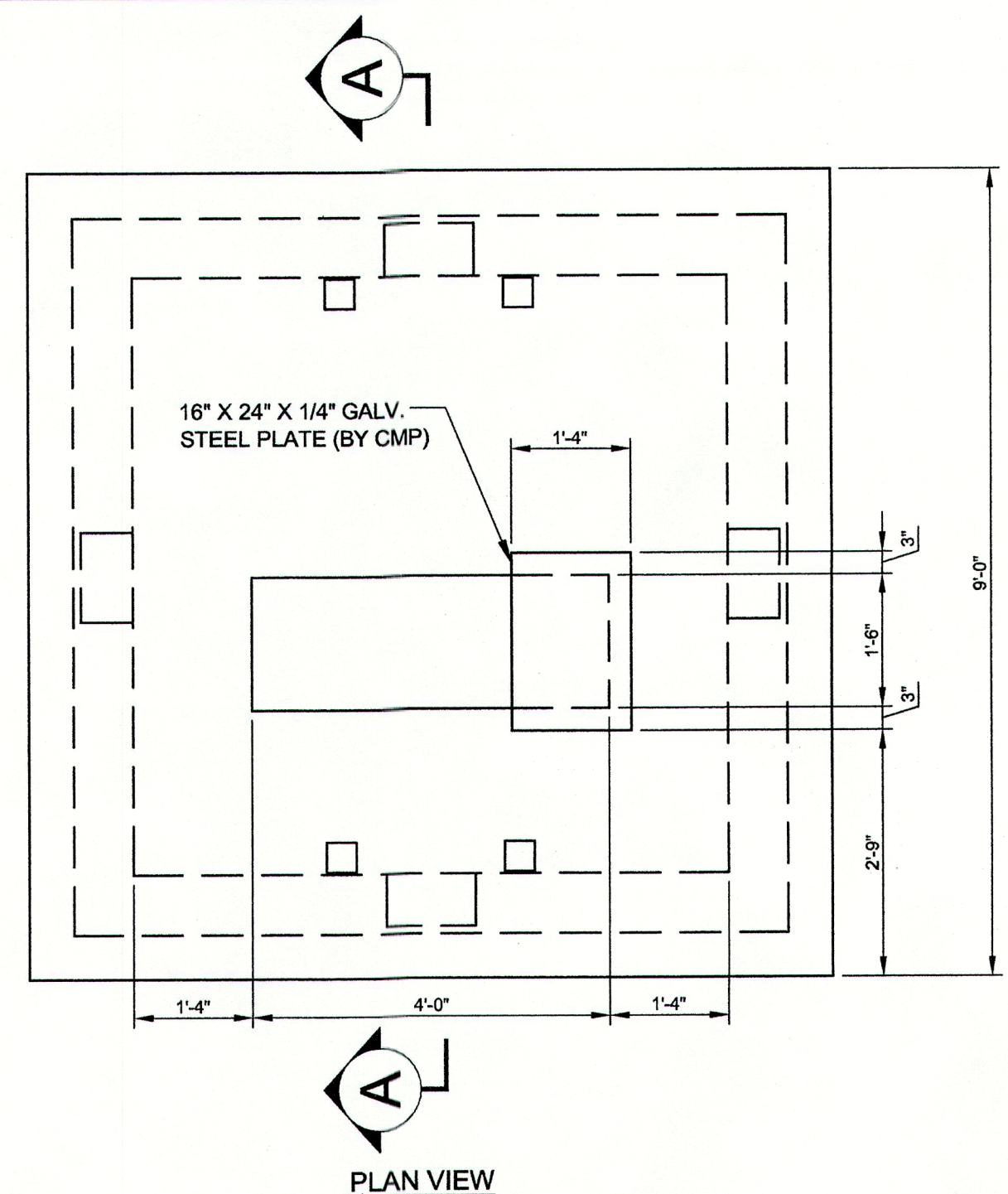
- NOTES:**
1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY BEST MANAGEMENT PRODUCTS, INC. TOLL FREE: (800) 504-8008 OR (888) 354-7585. WEB SITE: www.bmpinc.com OR PRE-APPROVED EQUAL.
 2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
 3. ALL HOODS SHALL BE EQUIPPED WITH A WATER TIGHT ACCESS PORT, A MOUNTING FLANGE, & AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
 4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE IN ACCORDANCE WITH THE FOLLOWING TABLE:
- | STRUCTURE OUTLET HOLE SIZE | SNOUT SIZE |
|----------------------------|------------|
| 11.9" O.D. OR LESS | 12 F or R |
| 12.0"-17.9" O.D. | 18 F or R |
| 18.0"-23.9" O.D. | 24 F or R |
| 24.0"-29.9" O.D. | 30 F or R |
| 30.0"-47.9" O.D. | 48 F |
| 48.0"-95.9" O.D. | 96 F |
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
 6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
 7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
 8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
 9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT, WHICH INCLUDES:
 - A. INSTALLATION INSTRUCTIONS
 - B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
 - C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
 - D. 3/8" STAINLESS STEEL BOLTS
 - E. ANCHOR SHIELDS



C SNOUT OIL-WATER-DEBRIS SEPARATOR DETAIL
N.T.S.

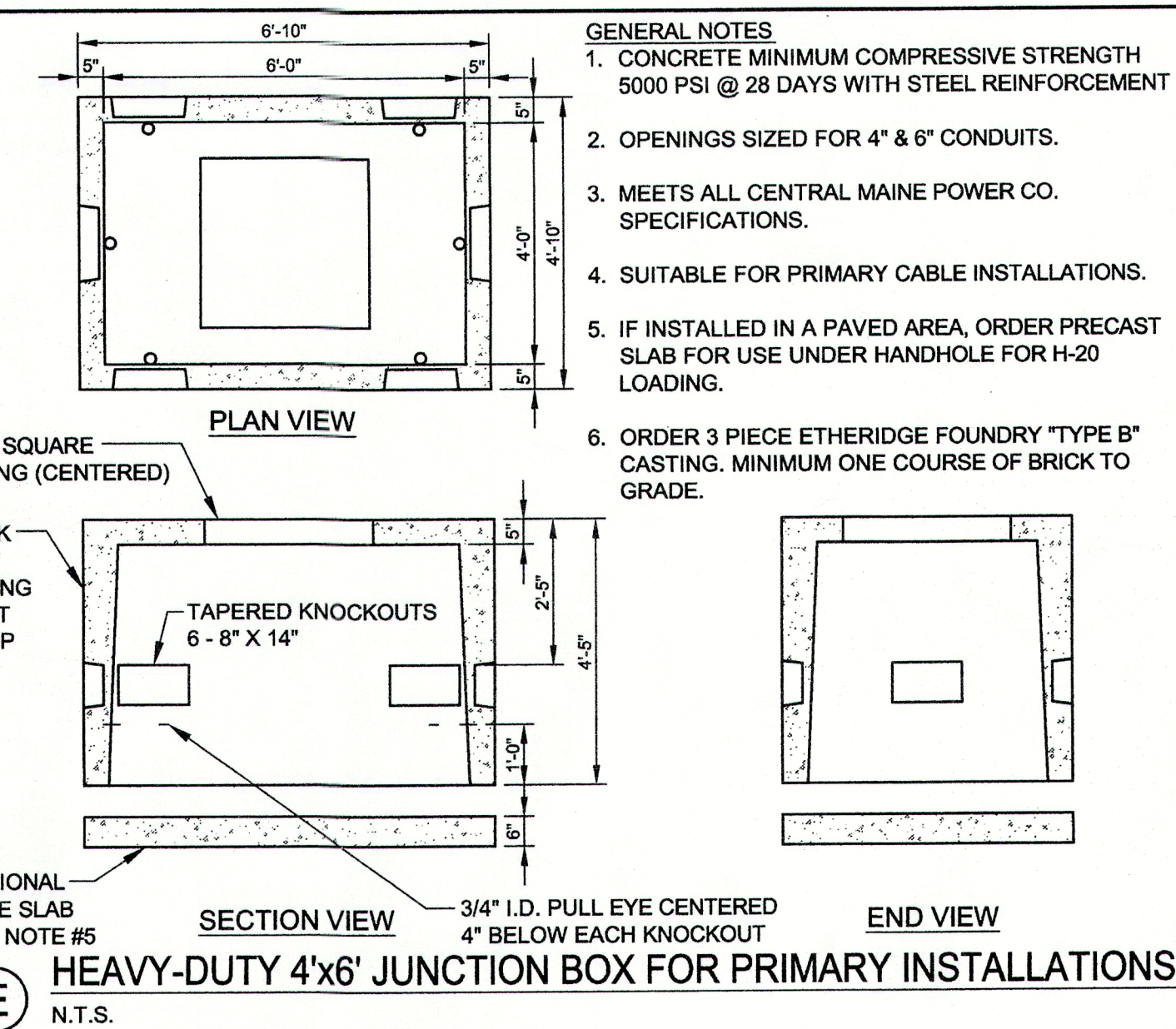


B TIMBER GUIDERAIL DETAIL
N.T.S.

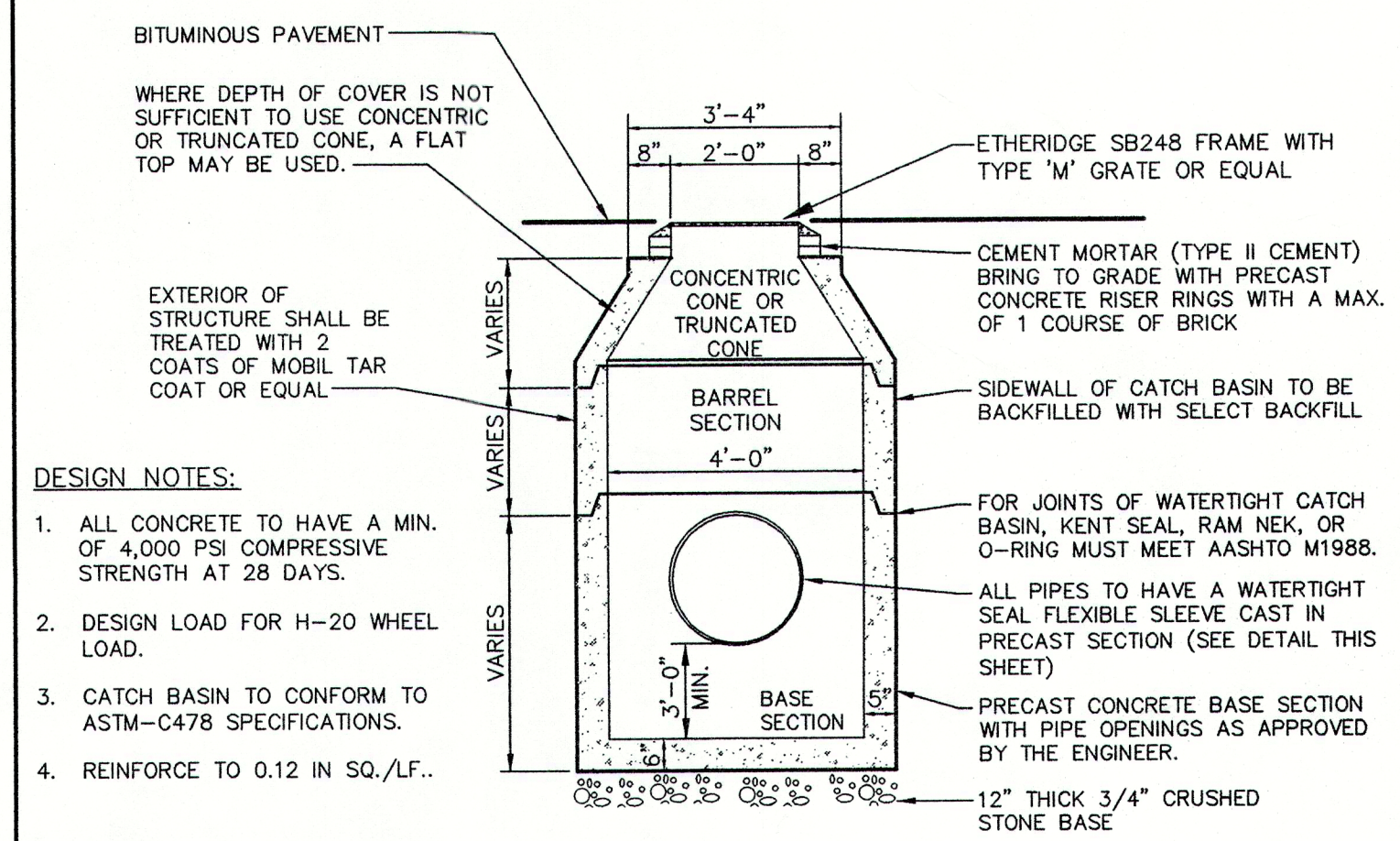


- NOTES:**
1. CONCRETE MINIMUM COMPRESSIVE STRENGTH 4,000 PSI @ 28 DAYS WITH STEEL REINFORCEMENT.
 2. AS PER CENTRAL MAINE POWER COMPANY SPECIFICATIONS.
 3. ONE 8" x 24" KNOCKOUT PROVIDED EACH WALL.
 4. FOR 750 - 5000 KVA THREE PHASE TRANSFORMER.
 5. FINISH GRADE SHALL BE GRADED TO ALLOW SURFACE WATER TO FLOW AWAY FROM THE PAD.

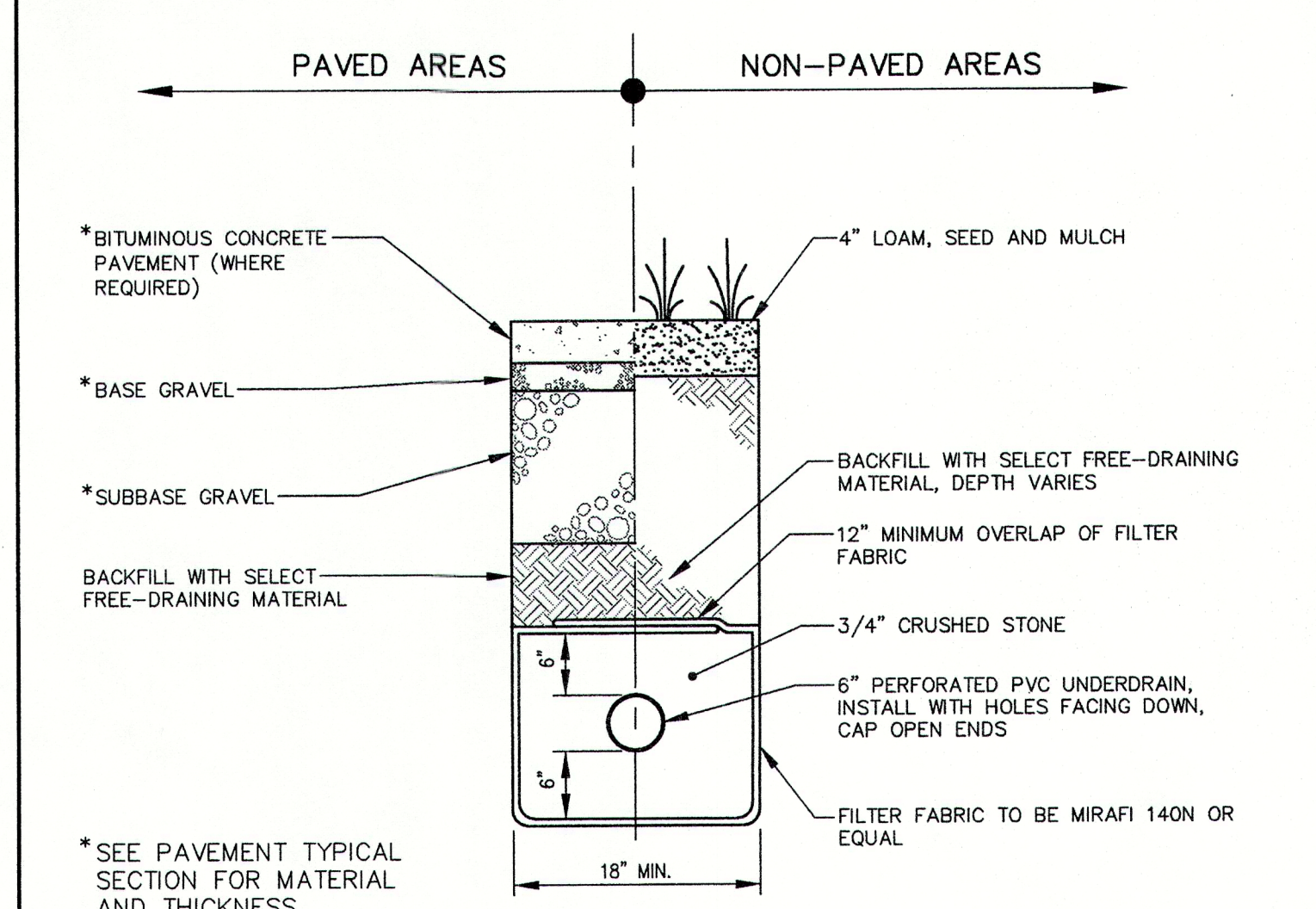
D 9'-0" TRANSFORMER PAD
N.T.S.



E HEAVY-DUTY 4'x6' JUNCTION BOX FOR PRIMARY INSTALLATIONS
N.T.S.

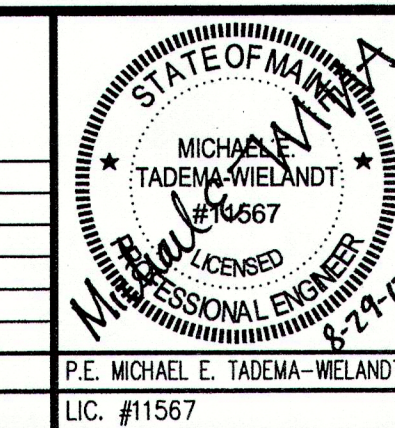


F 4'-0" PRECAST CATCH BASIN DETAIL
N.T.S.



G TYPICAL UNDERDRAIN TRENCH SECTION DETAIL
N.T.S.

REV	DATE	DESCRIPTION
6	08.29.12	ISSUED FOR CONSTRUCTION
5	08.02.12	ISSUED FOR BID
4	07.12.12	90% SUBMITTAL TO MSHA
3	05.21.12	ISSUED 90% PROGRESS DRAWINGS
2	10.13.11	REVISED PER REVIEW COMMENTS
1	10.04.11	SITE PLAN SUBMISSION AND SUBDIVISION APPLICATION



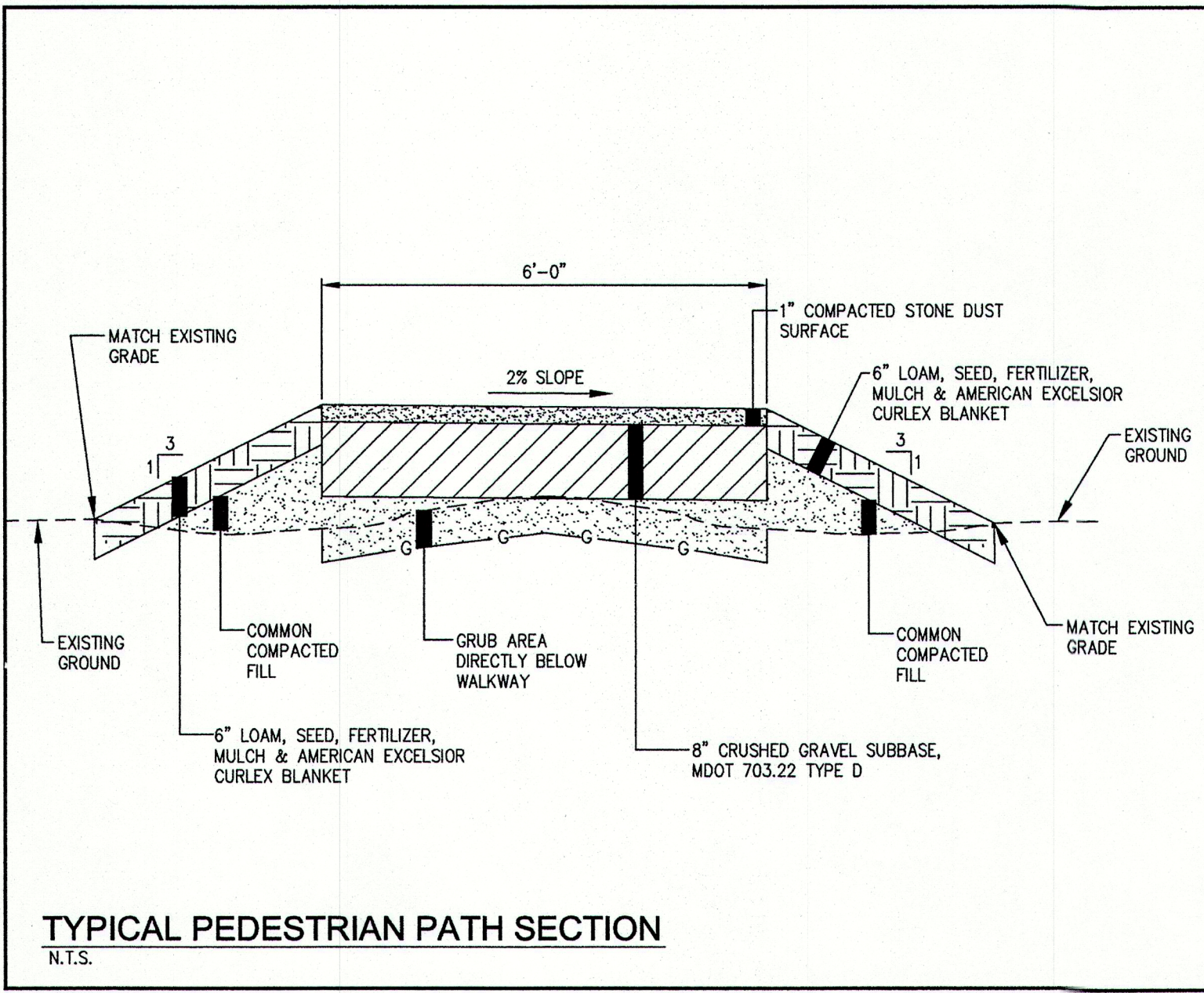
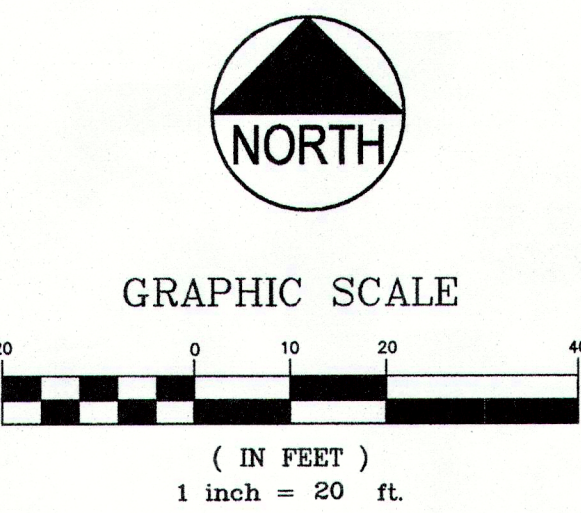
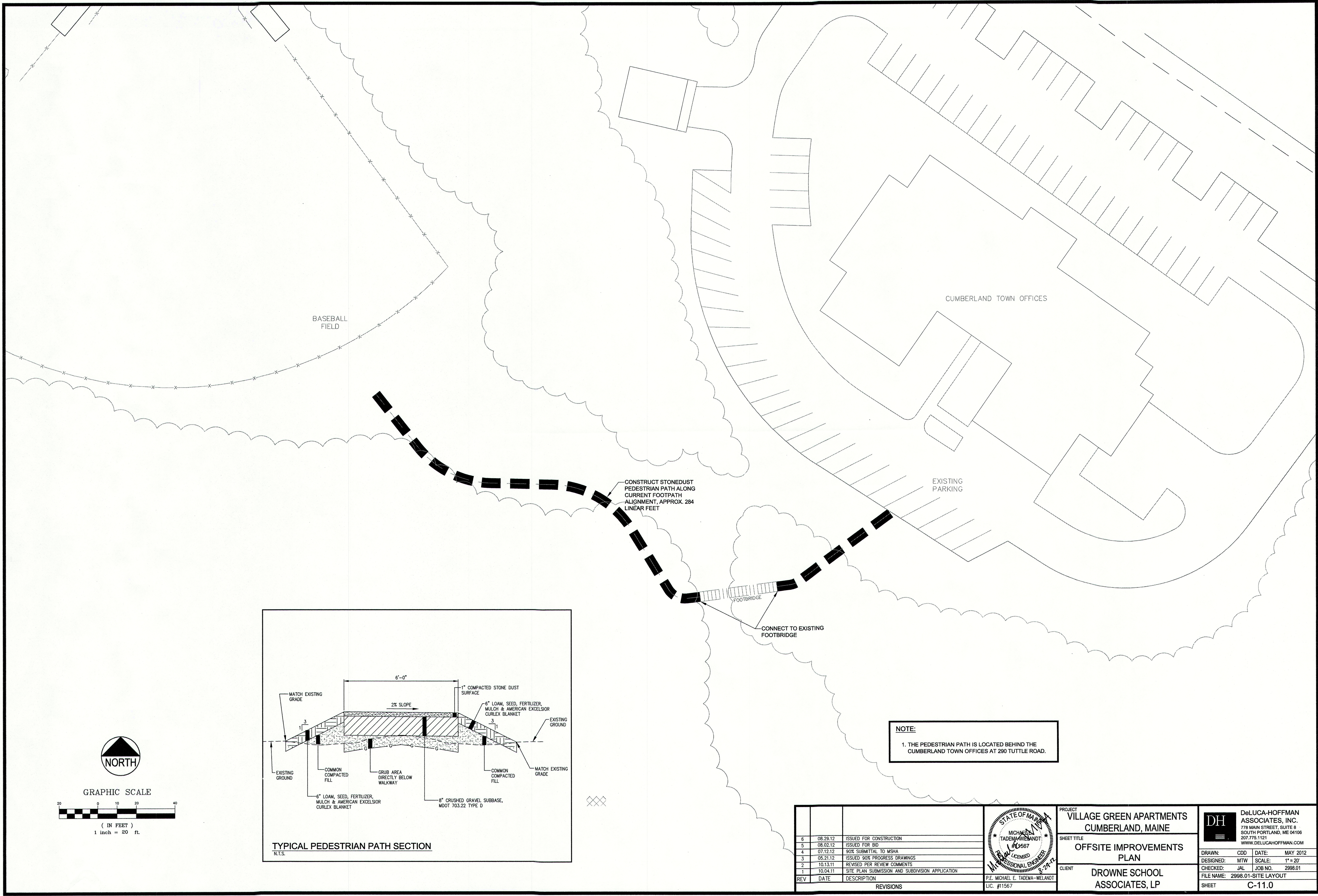
PROJECT
**VILLAGE GREEN APARTMENTS
CUMBERLAND, MAINE**

SHEET TITLE
UTILITY DETAILS

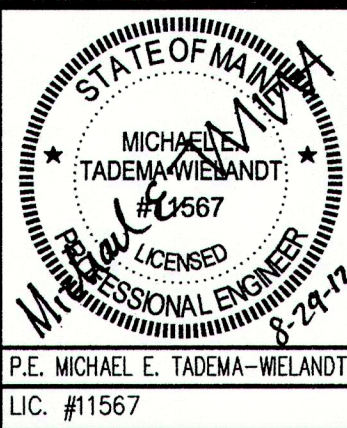
CLIENT
**DROWNE SCHOOL
ASSOCIATES, LP**

**DeLUCA-HOFFMAN
ASSOCIATES, INC.**
778 MAIN STREET, SUITE 8
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DRAWN: CDD DATE: MAY 2012
DESIGNED: MTW SCALE: N.T.S.
CHECKED: JAL JOB NO. 2998.01
FILE NAME: 2998-DET
SHEET **C-10.3**



REV	DATE	DESCRIPTION
6	08.29.12	ISSUED FOR CONSTRUCTION
5	08.02.12	ISSUED FOR BID
4	07.12.12	90% SUBMITTAL TO MSHA
3	05.21.12	ISSUED 90% PROGRESS DRAWINGS
2	10.13.11	REVISED PER REVIEW COMMENTS
1	10.04.11	SITE PLAN SUBMISSION AND SUBDIVISION APPLICATION



PROJECT	VILLAGE GREEN APARTMENTS CUMBERLAND, MAINE
SHEET TITLE	OFFSITE IMPROVEMENTS PLAN
CLIENT	DROWNE SCHOOL ASSOCIATES, LP

DRAWN:	CDD	DATE:	MAY 2012
DESIGNED:	MTW	SCALE:	1" = 20'
CHECKED:	JAL	JOB NO.	2998.01
FILE NAME:	2998.01-SITE LAYOUT		
SHEET	C-11.0		

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