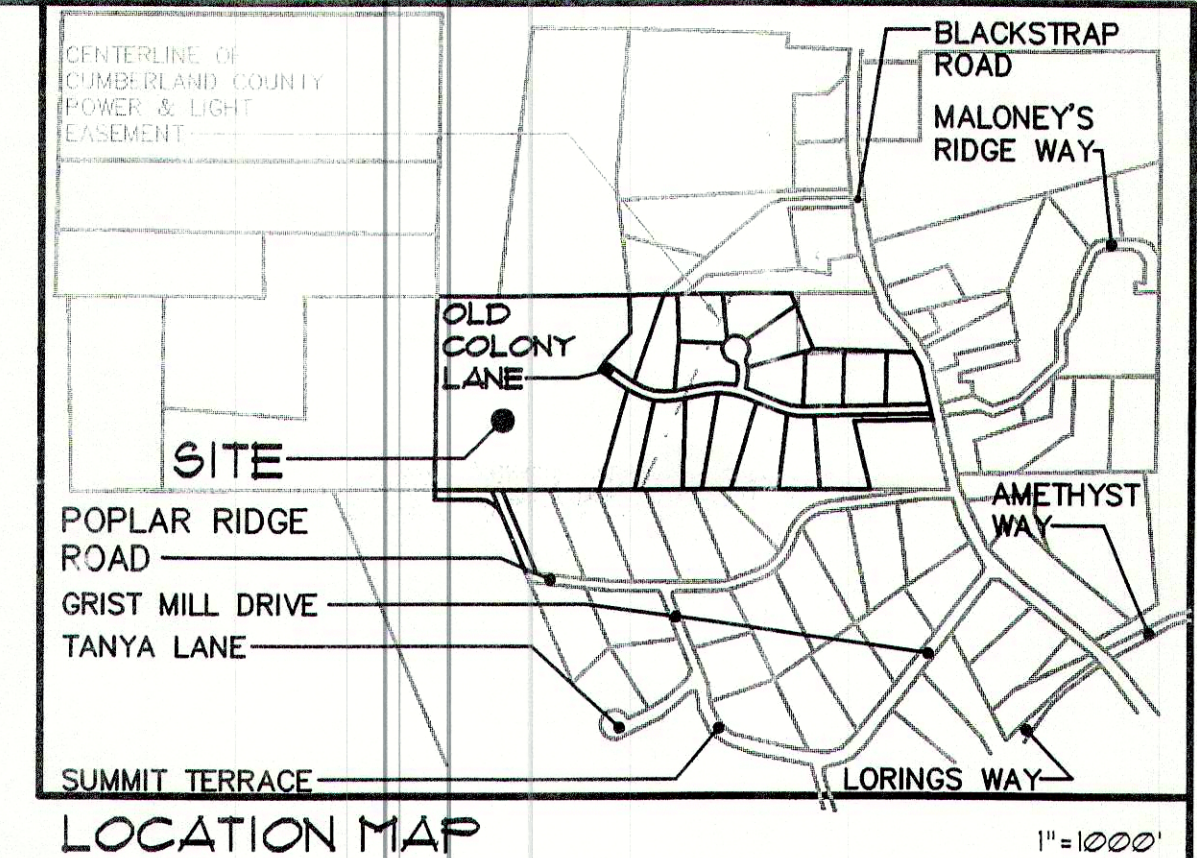


# OLD COLONY ESTATES

## PHASE 1

AN 11 LOT RESIDENTIAL CLUSTER SUBDIVISION  
BLACKSTRAP ROAD, CUMBERLAND, MAINE



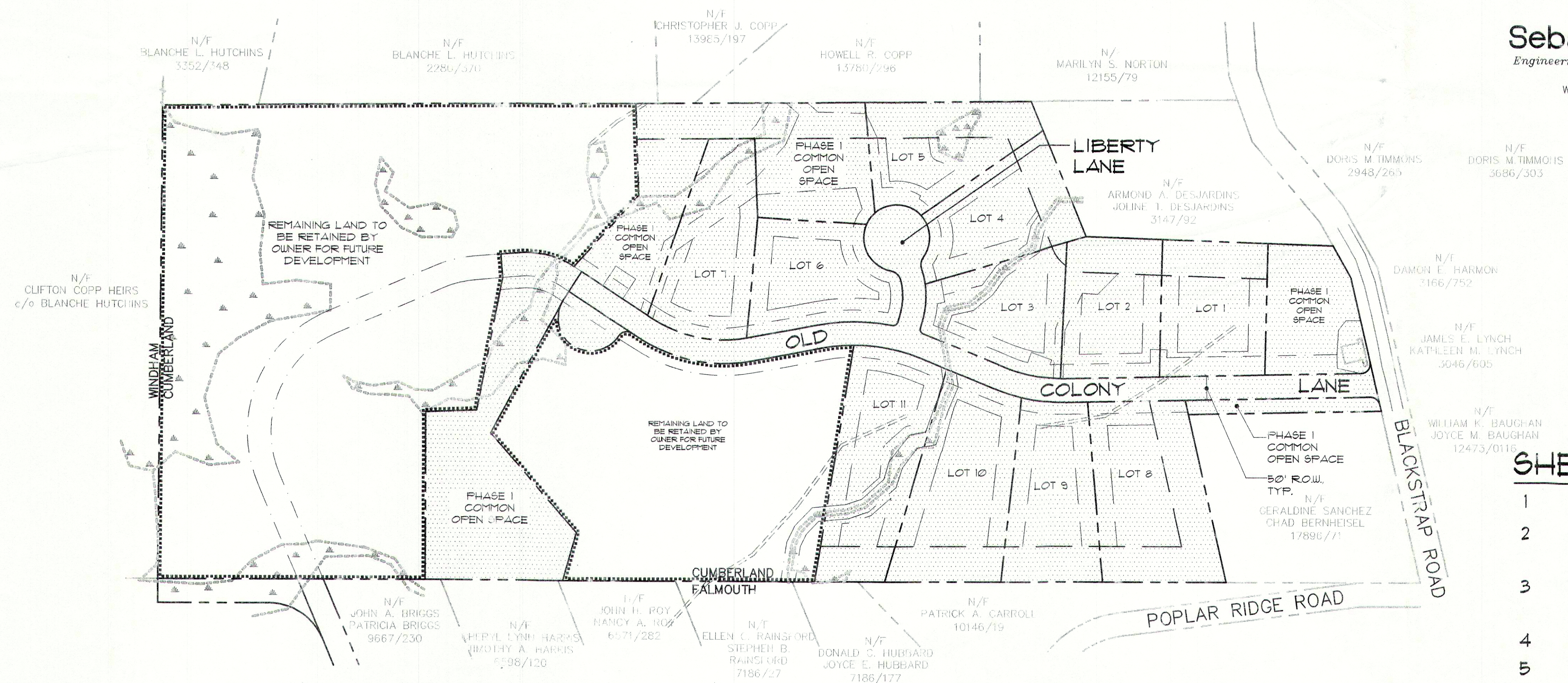
**LEGEND (TYPICAL ALL SHEETS)**

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	DRILLHOLE	---
---	CURVE/LINE NO.	---
---	BUILDING	---
---	EC BLANKET	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	SIGN	---
---	STREAM	---
---	ROCK OUTCROP	---
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	CURBLINE	---
---	EDGE WATER	---
---	TREELINE	---
---	TEST PIT	---
---	MONITORING WELL	---
---	BORING	---
---	CONTOURS	---
---	GAS	---
---	WATER	---
---	SEWER	---
---	STORM DRAIN	---
---	FORCE MAIN	---
---	UNDERDRAIN	---
---	OVERHEAD ELEC. 4 TEL.	---
---	UNDERGROUND ELEC. 4 TEL.	---
---	TRANSFORMER PAD	---
---	GATE VALVE	---
---	LIGHT POLE	---
---	UTILITY POLE	---
---	HYDRANT	---
---	CATCH BASIN	---
---	MANHOLE	---
---	POTABLE WELL	---
---	CULVERT	---
---	SPOT GRADE	---
---	CHAIN LINK FENCE	---
---	BARB WIRE FENCE	---
---	STOCKADE FENCE	---
---	STONE WALL	---
---	DECIDUOUS TREE	---
---	CONIFEROUS TREE	---
---	SILT FENCE	---
---	GUARDRAIL	---
---	RAILROAD	---
---	SOILS BOUNDARY	---
---	MATCH LINE	---
---	ZONE LINE	---
---	BENCHMARK	---
---	SURVEY CONTROL	---
---	RIPRAP	---
---	PHASE 1 BOUNDARY	---

OWNER/APPLICANT:  
**NORMAND BERUBE BUILDERS, INC.**  
1040 PORTLAND ROAD, SUITE 2  
SACO, ME 04072

PREPARED BY:

**Sebago Technics**  
Engineering & Planning for the Future  
ONE CHABOT STREET  
WESTBROOK, ME 04098-1339  
TEL (207) 856-0277

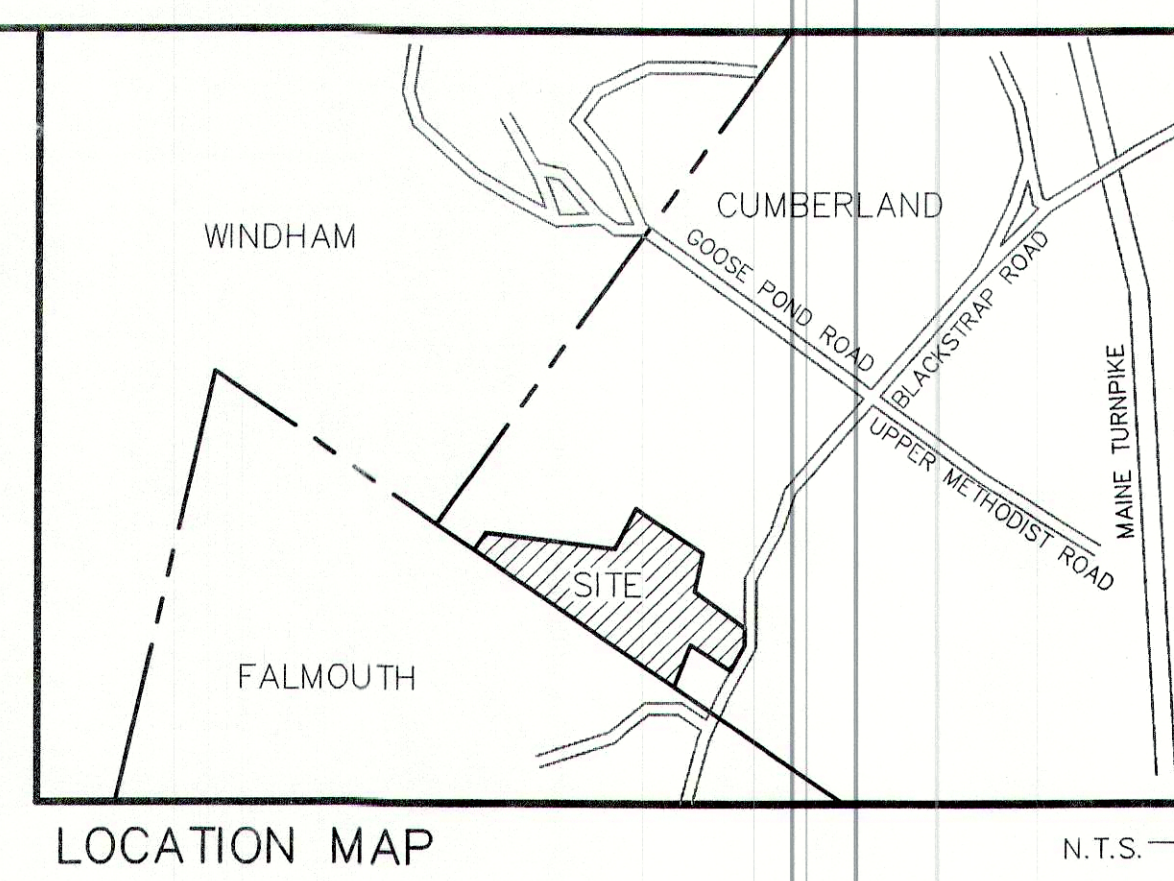
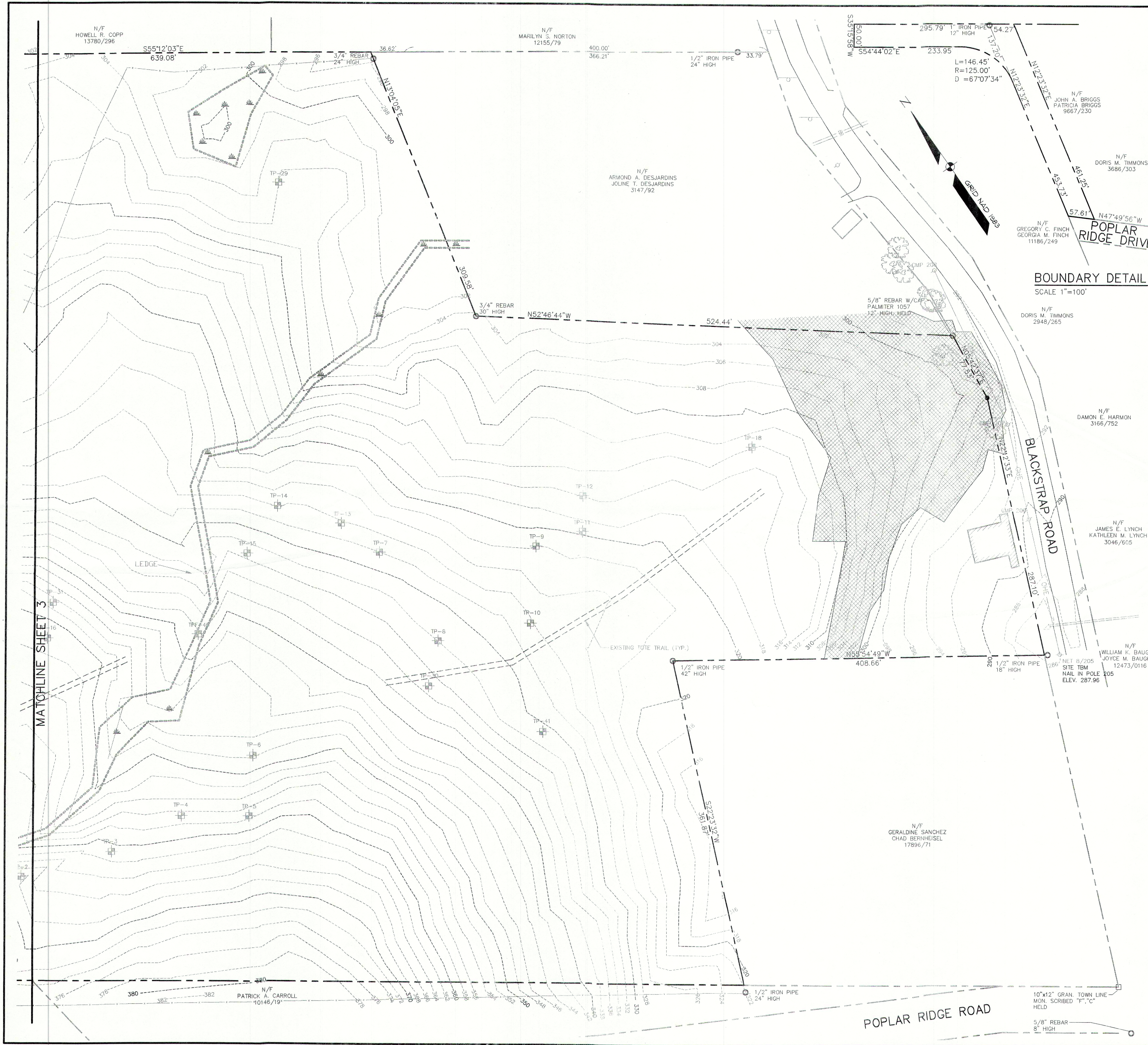


### SHEET INDEX

- COVER SHEET
- BOUNDARY SURVEY & EXISTING CONDITIONS PLAN
- BOUNDARY SURVEY & EXISTING CONDITIONS PLAN
- SUBDIVISION PLAN
- SUBDIVISION PLAN
- GRADING & UTILITY PLAN (STA. -0+24.00 TO 11+50)
- GRADING & UTILITY PLAN (STA. 11+50 TO 22+77)
- PROFILE: (OLD COLONY LANE - STA. -0+24.00 TO 11+50)
- PROFILE: (OLD COLONY LANE - STA. 11+50 TO 22+77)
- PROFILE: (ROAD 'B' - STA. 0+00 TO STA. 4+71.01)
- DETAILS
- DETAILS

FOR CONSTRUCTION



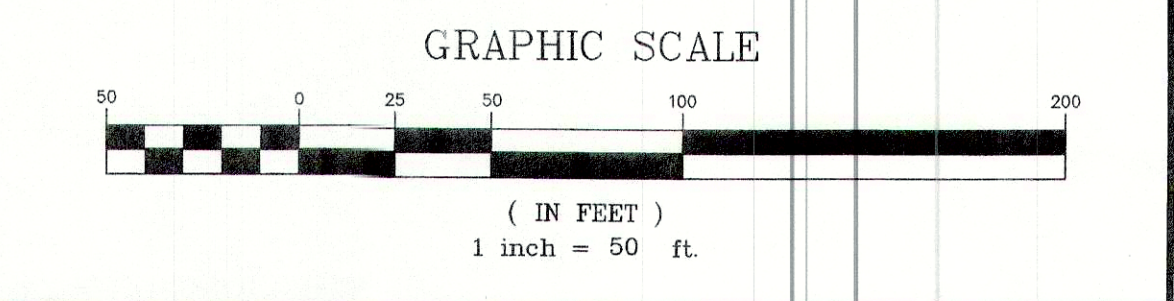


### GENERAL NOTES

- 1) THE RECORD OWNER OF THE PROPERTY IS NORMAND BERUBE BUILDERS AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 18939 PAGE 206, BOOK 18955 PAGE 306 AND BOOK 18955 PAGE 309.
- 2) THE PROPERTY IS LOCATED ON THE TOWN OF CUMBERLAND TAX SHEET R-07 BEING DEPICTED AS LOT 70A, 70B AND 71 AND THE TOWN OF FALMOUTH TAX MAP U36 LOT 24.
- 3) THE BEARINGS SHOWN HEREON ARE BASED UPON PLAN 4B. CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASE UPON NVD 1929 VERTICAL DATUM ESTABLISHED UTILIZING AN ASHTECH Z-12 DUAL FREQUENCY GPS RECEIVER.
- 4) PLAN REFERENCES:
  - A) PLAN OF POPLAR RIDGE FOR STANLEY MARSTON DATED SEPTEMBER 27, 1975 BY C. R. STORER, INC., RECORDED IN PLAN BOOK 109 PAGE 25.
  - B) POPLAR RIDGE II FALMOUTH, MAINE MADE FOR STANLEY MARSTON DATED APRIL 27, 1979 BY ROBERT P. TITCOMB, INC., RECORDED IN PLAN BOOK 124 PAGE 45.
  - C) ROAD FRONTAGE PLAN BLACKSTRAP ROAD CUMBERLAND, MAINE FOR RAYMOND L. & MARY D. MARIA DATED THROUGH DECEMBER 13, 1995 BY JOHN D. PALMITER, PLS 1057.
  - D) CUMBERLAND COUNTY COMMISSIONERS PLAN OF OLD GRAY ROAD IN CUMBERLAND DATED SEPTEMBER 22, 1922 BY WM. E. WINSLOW RECORDED AT THE CUMBERLAND COUNTY COMMISSIONERS OFFICE IN VOLUME 19 PAGE 203.
  - E) SURVEY OF A PORTION OF RAYMOND & MARY MARIA LAND BLACKSTRAP ROAD CUMBERLAND, MAINE DATED MAY 1980 BY JOHN D. PALMITER RLS #1057.
  - F) THE TOTAL PARCEL AREA SHOWN HEREON DOES NOT INCLUDE THE AREA DEPICTED AS "AREA OF OVERLAP".
- 5) BLACKSTRAP ROAD AS SHOWN HEREON HAS BEEN DEFINED BY THE CUMBERLAND COUNTY COMMISSIONERS AS HAVING A 60 FOOT WIDE RIGHT-OF-WAY WIDTH, BEING MORE PARTICULARLY DESCRIBED IN A PETITION FOR THE RE-LOCATION AND DEFINING OF THE TRUE BOUNDARIES OF THE OLD GRAY ROAD FROM THE STATE ROAD, NEAR THE OLD LEIGHTON TAVERN TO THE FALMOUTH LINE, RECORDED AT THE CUMBERLAND COUNTY COMMISSIONERS OFFICE IN VOLUME 19 PAGE 161.
- 6) THE PROPERTY SHOWN HEREON IS BENEFITED BY A RELEASE OF A POWER LINE EASEMENT GRANTED TO CUMBERLAND COUNTY POWER AND LIGHT COMPANY AS DESCRIBED IN A DEED RECORDED IN BOOK 979, PAGE 102 AND BOOK 977, PAGE 498.
- 7) SAID RELEASE OF EASEMENT BY CENTRAL MAINE POWER COMPANY, SUCCESSOR TO CUMBERLAND COUNTY POWER AND LIGHT COMPANY, RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- 8) THE COMMON BOUNDARY LINES ALONG LAND NOW OR FORMERLY OF DESJARDINS AS SHOWN HEREON IS BASED UPON HOLDING EXISTING MONUMENTATION FOUND IN THE FIELD. THE DEED TO SAID DESJARDINS FROM MARY A. REARDON RECORDED IN BOOK 3147 PAGE 92 DESCRIBES THE PARCEL BEGINNING ON BLACKSTRAP ROAD AND RUNNING ALONG COPP LAND 400 FEET THEN RUNNING AT RIGHT ANGLE 308 FEET TO A STAKE. THE 3/4-INCH REBAR BEING HELD AT THE SOUTHWESTERLY CORNER OF LAND OF SAID DESJARDINS IS BEING HELD AS THE STAKE CALLED FOR IN THE DEED. THE 3/4-INCH REBAR HELD AT THE NORTHWESTERLY CORNER OF SAID DESJARDINS LAND IS IDENTICAL TO THE REBAR AT THE DESCRIBED SOUTHWESTERLY CORNER AND WAS PRESUMED TO BE SET AT THE TIME OF THE OPERATIVE CONVEYANCE DESCRIBED IN BOOK 3147 PAGE 92. SAID NORTHWESTERLY REBAR IS DISTANT 400 FEET FROM AN IRON PIPE PRESUMABLY FOUND OR SET IN THE WESTERLY LINE OF BLACKSTRAP ROAD. THE DISTANCES DESCRIBED IN SAID DEED RECORDED IN BOOK 3147 PAGE 92 APPEAR TO MATCH THE EXISTING MONUMENTATION FOUND IN THE FIELD.
- 9) THE CURRENT LOCUS DEED RECORDED IN BOOK 3140 PAGE 584 REFERENCES A 1/2 ACRE PARCEL OF LAND BEING NOW OR FORMERLY OF JOHN COPP. THIS PARCEL OF LAND AS DESCRIBED WITHIN THIS DEED IS LOCATED WITH LAND DEPICTED AS NOW OR FORMERLY OF ARMOND A. DESJARDINS AND JOLINE T. DESJARDINS.
- 10) THE MUNICIPAL BOUNDARY BETWEEN THE TOWN OF CUMBERLAND AND THE TOWN OF FALMOUTH SHOWN HEREON IS BASED UPON HOLDING A STRAIGHT LINE BETWEEN EXISTING FOUND GRANITE TOWN LINE BOUNDS RECOVERED DURING OUR FIELD SURVEY.
- 11) THIS PLAN IS BASED UPON A BOUNDARY SURVEY PERFORMED IN ACCORDANCE WITH THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE WITH THE EXCEPTION THAT THE REPORT OF SURVEY HAS BEEN LIMITED TO NOTES ON THIS PLAN, NO NEW LEGAL DESCRIPTION HAS BEEN PREPARED AND THAT THE PROPOSED MONUMENTATION SHOWN HEREON HAS NOT BEEN SET AT THE ISSUANCE OF THIS PLAN.

### LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	EASEMENT	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	5/8" REBAR W/CAP	---
---	STI PLS 2317	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	ROCK OUTCROP	---
---	TEST PIT	---
---	BARB WIRE FENCE	---
---	STONE WALL	---



NO.	DATE	STATUS
1	2-25-05	ISSUED FOR CONSTRUCTION
2	10-15-04	FINAL SUBDIVISION SUBMISSION
3	9-28-04	FINAL SUBDIVISION SUBMISSION
4	7-15-04	REVISED PER PEER REVIEW
5	6-29-04	REVISED PRELIMINARY SUBDIVISION PLAN
6	5-25-04	REVISED PER PEER REVIEW
7	4-27-04	REVISED PRELIMINARY SUBDIVISION PLAN

**Sebago Technics**  
Engineering Expertise You Can Build On  
One Chabot Street  
Waterville, ME 04995-1139  
Tel (207) 856-0277

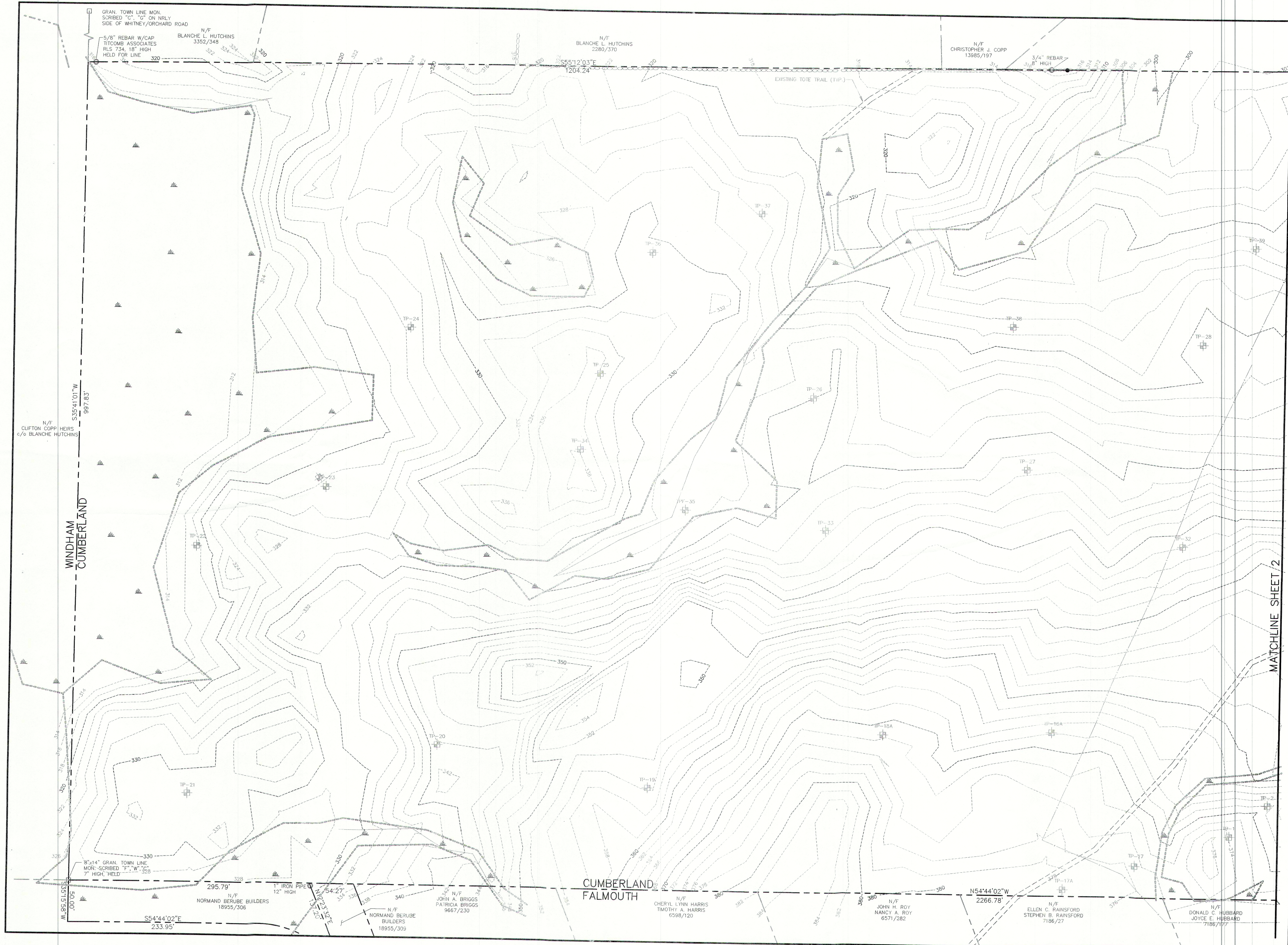
PROJECT NO. FIELD BOOK DESIGN CHKD DRAWN  
02471 ELECT. DCS DCS

**BOUNDARY SURVEY & EXISTING CONDITIONS PLAN OF OLD COLONY ESTATES**  
BLACKSTRAP ROAD  
CUMBERLAND, MAINE  
FOR:  
**NORMAND BERUBE BUILDERS, INC.**  
1040 PORTLAND ROAD, SUITE 2  
SACO, ME 04072

DATE: 12-07-02  
SCALE: 1"=50'

**SHEET 2 OF 12**

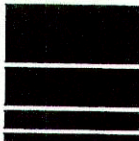




**BOUNDARY SURVEY &  
EXISTING CONDITIONS PLAN  
OF: OLD COLONY ESTATES**  
BLACKSTRAP ROAD  
CUMBERLAND, MAINE  
FOR  
**NORMAND BERUBE BUILDERS, INC.**  
1040 PORTLAND ROAD, SUITE 2  
SACO, ME 04072

DATE	SCALE
12-07-02	1"=50'

**SHEET 3 OF 12**



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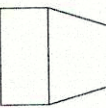
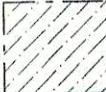
PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
02471	ELECT.	-	DCS	DCS

REV.	BY:	DATE:	STATUS:
2	JDA	2-28-05	ISSUED FOR CONSTRUCTION
1	JDA	10-18-04	FINAL SUBDIVISION SUBMISSION
0	LRB	8-28-04	FINAL SUBDIVISION SUBMISSION
0	LRB	7-15-04	REVISED PER PEER REVIEW
0	LRB	6-29-04	REVISED PRELIMINARY SUBDIVISION PLAN
0	LRB	5-28-04	REVISED PER PEER REVIEW
0	DCS	4-27-04	REVISED PRELIMINARY SUBDIVISION PLAN

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.




PROPERTY LINE DATA		
LINE	BEARING	LENGTH
L3	S50°40'53"W	216.9'
L4	S50°40'53"W	219.8'
L5	N10°55'21"W	42.40'
L6	S21°36'55"E	12.71'
L7	N68°23'05"E	215.6'
L8	N68°23'05"E	50.00'
L9	N47°48'56"W	51.61'
L10	S21°36'55"E	20.00'
L11	S65°12'34"E	49.82'
L12	S32°38'18"E	58.35'
L13	N55°54'49"W	44.53'
L14	N22°12'33"E	91.91'
L15	N22°12'33"E	14.43'
L16	N54°44'02"W	54.21'
L17	N30°31'36"E	50.00'
L18	S35°15'58"W	50.00'
L19	N32°54'01"E	84.00'
L20	N32°54'01"E	35.46'
L21	N32°54'01"E	47.66'
L22	S22°23'32"W	30.64'

EXISTING	DESCRIPTION	PROPOSED
_____	PROPERTY / ROW	_____
_____	SETBACK	_____
_____	ELEMENT	_____
_____	CENTERLINE	_____
_____	MONUMENT	●
○	IRON PIPE/ROD	■
C1 / L1	CURVE/LINE NO.	C1 / L1
	BUILDING	
	WETLANDS	
	EDGE WETLAND	
	ROCK OUTCROP	
_____	EDGE PAVEMENT	
	TEST PIT	
IP-A	CONTOURS	
124	OVERHEAD	
OHE	ELEC. & TEL.	
○	UTILITY POLE	
_____	CULVERT	
	BARE WIRE FENCE	
	STONE WALL	
_____	PHASE LINE	.....
	PROPOSED DISPOSAL	
	FIELD AND BMG/1	
	NITRATE ISOCON	
	WOODED	
	STORMWATER	
	BUFFER	

**GENERAL NOTES**

1) THE RECORD OWNER OF THE PROPERTY IS NORMAN BERUBE BUILDERS, INC. AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 18955, PAGE 306 AND 18339, PAGE 206.

2) THE PROPERTY IS LOCATED ON THE TOWN OF CUMBERLAND TAX SHEET R01 BEING DEPICTED AS LOT 10A, 10B AND 11.

3) ZONING DISTRICT : RURAL RESIDENCE (RR2)

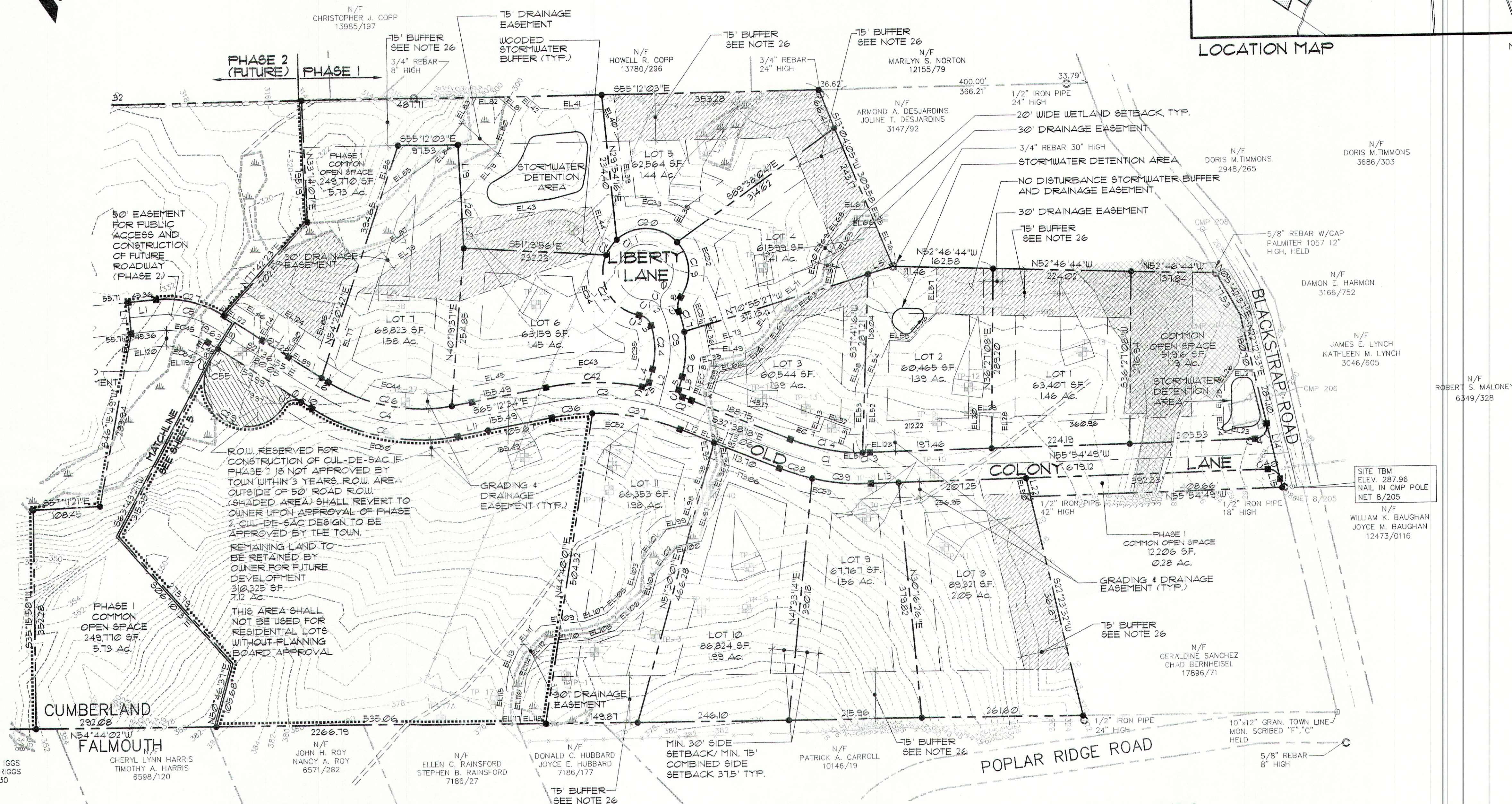
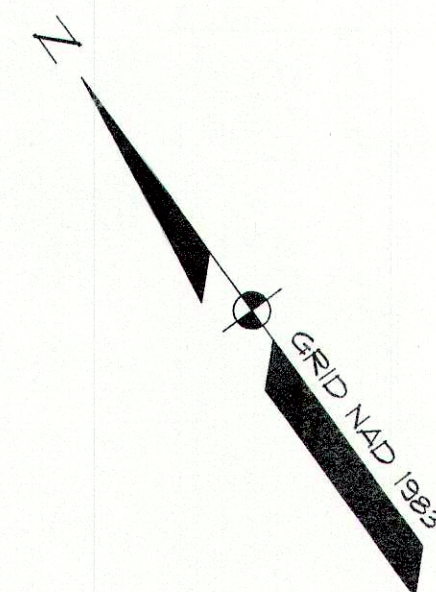
	SPACE AND BULK CRITERIA	
	TRADITIONAL	CLUSTER (W/O PUBLIC WATER AND SEWER)
MINIMUM LOT SIZE	2.0 AC.	60,000 SF.
MINIMUM STREET FRONTAGE	100 FT.	100 FT.
MINIMUM FRONT YARD	50 FT.	50 FT.
MINIMUM REAR YARD	15 FT.	15 FT.
PRINCIPAL BUILDINGS	15 FT.	15 FT.
SHEDS AND DRIVEWAYS	30 FT.	30 FT. (15 FT. COMBINED)
MINIMUM SIDE YARD	15 FT.	15 FT.
PRINCIPAL BUILDINGS		
SHEDS AND DRIVEWAYS		

TOTAL PARCEL AREA (PHASE 1 + PHASE 2) 5130 AC.

PHASE 1	
PHASE 1 AREA	2768 AC.
OPEN SPACE REQUIRED (2768 * 0.25)	692 AC.
OPEN SPACE PROVIDED	121 AC.

4) THE BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH NAD 1983 (NAD83) WEST ZONE. CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 1983 VERT. DATUM ESTABLISHED UTILIZING AN ASHTACHE Z-12 DUAL FREQUENCY GPS RECEIVER.

5) THE TOTAL PARCEL AREA IS 5130 AC.



6) PLAN REFERENCES:

A) PLAN OF POPLAR RIDGE FOR STANLEY MARSTON DATED SEPTEMBER 27, 1975 BY C. R. STORER, INC. RECORDED IN PLAN BOOK 109 PAGE 25.

B) POPLAR RIDGE #1 FALMOUTH, MAINE MADE FOR STANLEY MARSTON DATED APRIL 27, 1975 BY ROBERT P. TITCHEM, INC. RECORDED IN PLAN BOOK 124 PAGE 45.

C) ROAD FRONTAGE PLAN BLACKSTRAFF ROAD CUMBERLAND, MAINE FOR RAYMOND L. & MARY D. MARIA DATED THROUGH DECEMBER 3, 1935 BY JOHN D. FALMETER, FLS 1057.

D) CUMBERLAND COUNTY COMMISSIONERS PLAN OF OLD GRAY ROAD IN CUMBERLAND DATED SEPTEMBER 27, 1922 BY WY. E. WINSLOW RECORDED AT THE CUMBERLAND COUNTY COMMISSIONERS OFFICE IN VOLUME 19 PAGE 103.

E) SURVEY OF A PORTION OF RAYMOND & MARY MARIA LAND BLACKSTRAFF ROAD CUMBERLAND, MAINE DATED MAY 1980 BY JOHN D. FALMETER FLS 1057.

F) BLACKSTRAFF ROAD AS SHOWN HEREIN HAS BEEN DEFINED BY THE CUMBERLAND COUNTY COMMISSIONERS AS HAVING A 60 FOOT WIDE EIGHT-OF-WAY WIDTH, PARTICULARLY DESCRIBED IN A PETITION FOR THE RE-LOCATION AND DEFINING OF THE TRUE BOUNDARIES OF THE OLD GRAY ROAD FROM THE STATE ROAD, NEAR THE OLD LEIGHT TAVERN TO THE FALMOUTH LINE, RECORDED AT THE CUMBERLAND COUNTY COMMISSIONERS OFFICE IN VOLUME 19 PAGE 161.

G) THE PROPERTY SHOWN HEREIN IS BENEFITED BY A RELEASE OF A POWER LINE EASEMENT GRANTED TO CUMBERLAND COUNTY POWER AND LIGHT COMPANY AS DESCRIBED IN A DEED RECORDED IN BOOK 318, PAGE 102, AND BOOK 371, PAGE 438.

H) SAID RELEASE OF EASEMENT BY CENTRAL MAINE POWER COMPANY, SUCCESSOR TO CUMBERLAND COUNTY POWER AND LIGHT COMPANY, RECORDED AT THE CUMBERLAND COUNTY COMMISSIONERS OFFICE.

9.) THE COMMON BOUNDARY LINES ALONG LAND NOW OR FORMERLY OF DESJARDINS AS SHOWN HEREON IS BASED UPON HOLDING EXISTING MONUMENTATION FOUND IN THE DEED TO SAID DESJARDINS FROM STARTY A REAR CORNER RECORDED IN BOOK 3 PAGE 487. THE CORNER BEING HELD AT THE INTERSECTION BEGINNING ON BLACKSTRAP ROAD AND RUNNING ALONG CROP LAND 400' FEET THENCE TURNING AT RIGHT ANGLE 308 FEET TO A STAKE. THE 3/4-INCH REBAR BEING HELD AT THE SOUTHEASTERLY CORNER OF LAND DESCRIBED IN THIS DEED. THE DISTANCES DESCRIBED IN THIS DEED, THE 3/4-INCH REBAR HELD AT THE NORTHEASTERLY CORNER OF SAID DESJARDINS LAND IS IDENTICAL TO THE REBAR AT THE DESCRIBED SOUTHEASTERLY CORNER AND WAS PRESUMED TO BE SET AT THE SAME PLACE AS THE STAKE CALLED FOR IN THE DEED. THE 3/4-INCH REBAR HELD AT THE NORTHEASTERLY REBAR IS DISTANT 400 FEET FROM AN IRON PIPE PRESUMABLY FOUND OR SET IN THE WESTERN LINE OF BLACKSTRAP ROAD. THE DISTANCES DESCRIBED IN SAID DEED RECORDED IN BOOK 341 PAGE 22 APPEAR TO BE IDENTICAL TO MONUMENTATION FOUND IN THE FIELD.

10.) THE CURRENT LOCUS DEED RECORDED IN BOOK 346 PAGE 584 REFERENCES A 1/2 ACRES PARCEL OF LAND BEING NOW OR FORMERLY OF JOHN CORP. THIS PARCEL OF LAND AS DESCRIBED WITHIN THIS DEED IS LOCATED WITHIN THE QUARTERED AS NOW OR FORMERLY OF ARMOND A DESJARDINS AND JOSEPH T. DESJARDINS.

11.) THE MUNICIPAL BOUNDARY BETWEEN THE TOWN OF CUMBERLAND AND THE TOWN OF CAULFIELD HAS BEEN DETERMINED BY A STRAIGHT LINE BETWEEN EXISTING FOUND GRANITE TOWN LINE BOUNDS RECOVERED DURING OUR FIELD SURVEY.

12.) THIS PLAN IS BASED UPON A BOUNDARY SURVEY PERFORMED IN ACCORDANCE WITH THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE WITH THE EXCEPTION THAT THE REPORT OF THIS SURVEY HAS BEEN LIMITED TO NOTES ON THIS PLAN. NO OTHER CERTIFICATION HAS BEEN SET AT THE ISSUANCE OF THIS PLAN.

13.) THE PROJECT IS TO BE SERVICED BY INDIVIDUAL DRILLED WELLS & SUBSURFACE DISPOSAL SYSTEMS MEETING THE REQUIREMENTS OF THE MAINE STATE PLUMBING CODE AND THE CUMBERLAND ORDINANCE. DRILLED WELLS SHALL BE MIN. 100' FROM DISPOSAL FIELDS.

14.) SEPTIC SYSTEM LOCATIONS SHALL NOT VARY FROM LOCATIONS SHOWN IN THE NITRATE-NITROGEN STUDY WITHOUT AN ASSESSMENT OF THE IMPACTS OF SUCH CHANGES. ANY NITRATES (NO<sub>3</sub>) SHOWN ON THIS PLAN BASED ON HYDROLOGIC STUDY BY SWEET ASSOCIATES,

ALL DRIVEWAYS FOR THE PROPOSED LOTS SHALL HAVE ACCESS FROM THE PROPOSED ROAD ONLY.

36. ALL DRIVEWAYS SHALL HAVE 18" DIAMETER CURBVERTS, UNDERDRAIN CURBVERTS AND STORM DRAIN LINES SHALL BE SMOOTH-BORE HIGH DENSITY POLYETHYLENE (HDPE) SUCH AS HANGOR H-Q OR APPROVED EQUAL.
37. DRIVEWAY ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH TOWN STANDARDS. THEIR LOCATION AND INSTALLATION IS SUBJECT TO APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.
38. WETLAND AREAS SHOWN HEREON WERE IDENTIFIED AND DELINEATED BY SEACOTE TECHNICIANS AND WERE LOCATED USING SIGNAL FINGERING ASSETCH SUBMITTER P.G.S.
39. FUNDATION DRAINS ARE NOT PERMITTED TO OUTLET INTO ROAD DITCHES IN PUBLIC RIGHT-OF-WAY.
40. LOTS TO BE SERVICED BY UNDERGROUND BLEG, 4 T.E.L.E. PRELIMS, THE PROPOSED 50' ROLL FOR THE PROPOSED ROAD SHALL INCLUDE UTILITY EASEMENTS AND RIGHTS AS REQUIRED FOR SERVICE TO THE LOTS.
41. THE COMMON OPEN SPACE WILL BE OWNED IN COMMON BY ALL 11 LOT OWNERS BY DEEDED IN INTEREST. NO CLEARING, BUILDING OR DISTURBANCE SHALL BE PERMITTED WITHIN THE COMMON OPEN SPACE. CLEARING AND PLANTING OF TREES IS ONLY PERMITTED FOR THE RECREATIONAL PURPOSES (I.E. TRAILS, REMOVING DISEASED TREES OR SIMILAR USES). MAINTENANCE OF THE OPEN SPACE SHALL BE THE SHARED RESPONSIBILITY OF THE LOT OWNERS.
42. LOT COVERAGE SHALL NOT EXCEED ASSUMPTIONS USED IN THE POST-DEVELOPMENT STORMWATER MANAGEMENT ANALYSIS ARE AS FOLLOWS:  
INTERVIEWS SURFACE AREA = 5,000 SF/LOT  
LAWN = 0.5 AC/LOT  
LOT COVERAGE SHALL NOT EXCEED THESE VALUES.
43. FIRE PROTECTION REQUIREMENTS:

23. AN OUTSIDE FLASHING LIGHT, THAT IS INTERCONNECTED WITH THE SMOKE DETECTORS, SHOULD BE LOCATED IN AN AREA EASILY VISIBLE FROM THE DRIVEWAY OF EACH UNIT.
24. THE LOCATION AND STYLE OF STREET NUMBERS SHALL BE APPROVED BY THE FIRE DEPARTMENT.
25. NO LAND WITHIN THIS SUBDIVISION IS LOCATED WITHIN A FLOOD-FRONE AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR THE TOWN OF CUMBERLAND.
26. SIGHT DISTANCE IMPROVEMENTS ALONG BLACKSRAFF ROAD SHALL BE CONDUCTED PRIOR TO CONSTRUCTION OF OLD COLONY LANE. ENGINEER SHALL MEET WITH TOWN REPRESENTATIVES TO DEVELOP A VISIBLE SIGHT DISTANCE, AND SHALL PROVIDE A PLAN DOCUMENTING THAT SIGHT DISTANCE CONFORMS WITH LOCAL AND M.D.O.T. STANDARDS PRIOR TO CONVEYANCE OF ANY LOT.
27. THE REQUIRED 15-FOOT BUFFER AREA SHALL BE MAINTAINED IN A NATURAL VEGETATIVE STATE AND SHALL NOT BE CUT, GRADDED, OR COVERED BY ANY TYPE OF PERMANENT ACCESS AND/OR THE REMOVAL OF DEAD, DISEASED OR STORM-DAMAGED TREES. AREAS OF PROPOSED GRADING WITHIN THE 15' BUFFER SHALL BE VEGETATED AS SHOWN ON THE GRADING AND UTILITY PLANS, (SHEETS "A" AND "D") OF 13.
28. AREA OF FORESTED WETLAND IMPACT DUE TO THE PROJECT IS 30.65 AC. PER THE WETLAND ALTERATION BEYOND THE AREAS SHOWN ON THIS PLAN IS ALLOWED WITHOUT THE APPROPRIATE PERMITS FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE ARMY CORPS OF ENGINEERS.

**APPROVAL-** \_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_\_\_  
CHAIRPERSON

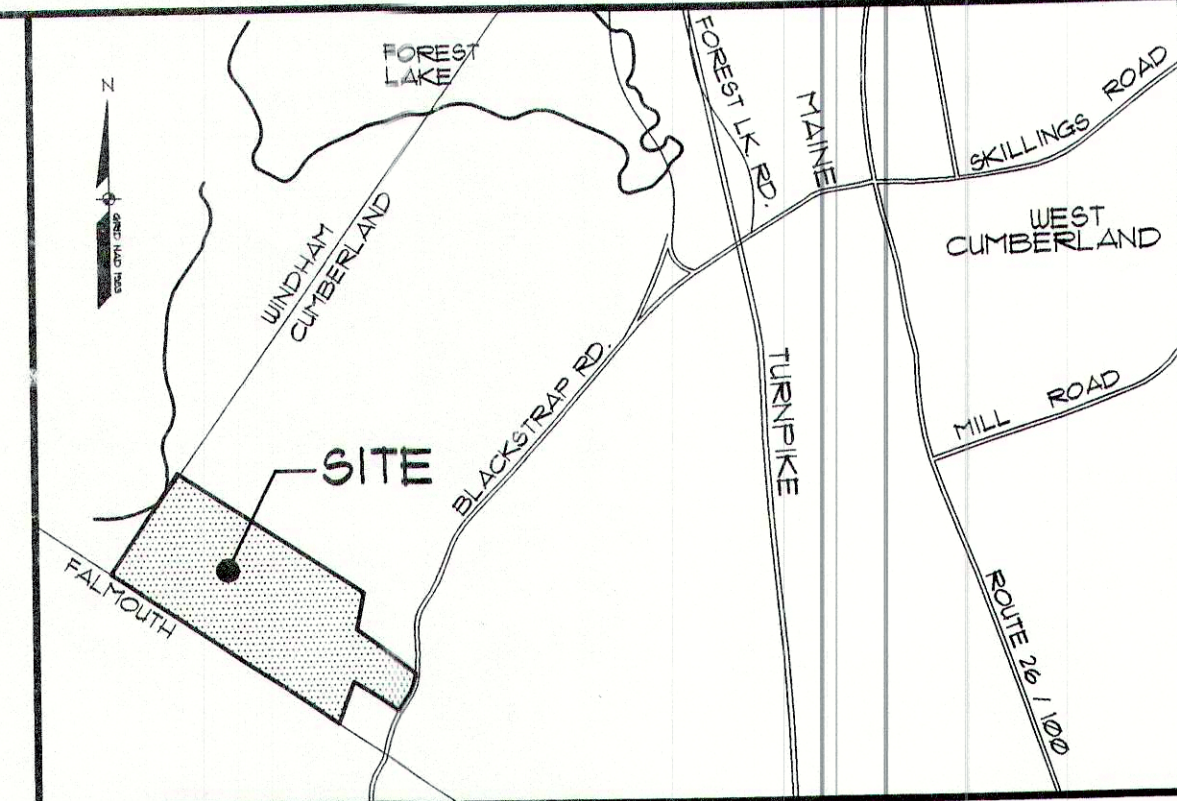
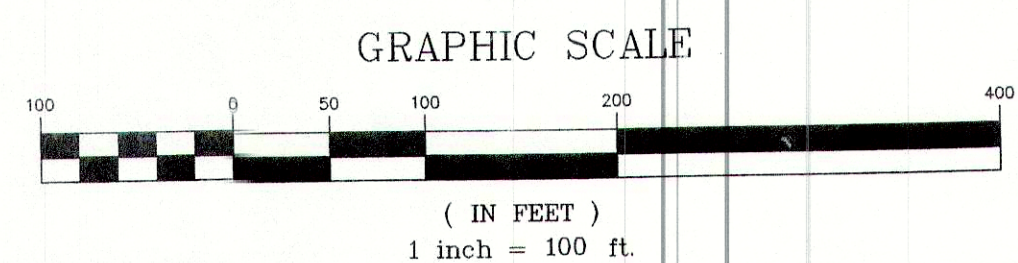
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\_\_\_\_\_  
\_\_\_\_\_

**STATE OF MAINE**

RECEIVED \_\_\_\_\_ COUNTY \_\_\_\_\_ SS \_\_\_\_\_ 20\_\_\_\_  
AT \_\_\_\_\_ h \_\_\_\_\_ m \_\_\_\_\_ M. AND RECORDED IN \_\_\_\_\_  
PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

ATTEST \_\_\_\_\_ REGISTER \_\_\_\_\_


RECEIVED \_\_\_\_\_ COUNTY SS REGISTRY OF DEEDS  
 AT \_\_\_\_\_ h \_\_\_\_\_ m \_\_\_\_\_ M. 20 \_\_\_\_\_ AND RECORDED IN  
 PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 ATTEST \_\_\_\_\_ REGISTER



LOCATION MAP

	N	JDA	2-25-05	ISSUED FOR CONSTRUCTION
	JDA	1-4-05		REVISED PER MDEP STORMWATER REVIEW
	H	LRB 11-1-04		REVISED PER NOTICE OF DECISION 10-21-04
	G	LRB 9-28-04		FINAL SUBMISSION
	F	LRB 7-27-04		REVISED PER TOWN REVIEW COMMENTS
	E	LRB 6-15-04		REVISED PER TOWN REVIEW
	D	LRB 5-28-04		REVISED PER PER REVIEW
REV:	B:	DATE:		STATUS:

THIS PLAN SHALL NOT BE MODIFIED WITHOUT THE WRITTEN PERMISSION FROM SEBAGO TECHNIQS, INC. ANY ALTERATIONS, THIS PLAN SHALL BE PREPARED BY THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNIQS, INC.



# Sebago Technics

Engineering Expertise You Can Build On

One Chibbet Street  
Westborough, MA 01581  
Tel. (207) 856-0277

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
00474	ELECT	JDA	LPB	ASR

SUBDIVISION PLAN—PHASE 1  
OF:  
OLD COLONY ESTATES  
BLACKSTRAP ROAD  
CUMBERLAND, MAINE  
FOR RECORD OWNER:  
NORMAND BERUBE BUILDERS, INC.  
1040 PORTLAND ROAD, SUITE 2

DATE	SCALE
------	-------

SHEET 4 OF 1

02471SB



## EASEMENT LINE DATA

LINE	BEARING	LENGTH
EL23	N42°26'35"W	51.51'
EL24	S34°05'11"W	28.00'
EL25	N38°39'04"E	51.98'
EL26	N12°05'31"E	25.90'
EL27	S54°44'02"E	31.20'
EL28	N36°21'08"E	16.13'
EL29	S53°32'52"E	35.00'
EL30	N36°21'08"E	21.58'
EL31	N51°01'01"E	10.18'
EL32	N33°43'16"W	46.43'
EL33	S56°32'10"W	22.44'
EL34	S32°38'18"E	30.41'
EL35	N61°00'03"W	19.83'
EL36	S25°15'15"W	33.00'
EL37	S10°55'21"E	9.50'
EL38	N66°15'05"E	7.15'
EL39	N29°54'16"E	105.90'
EL40	N09°22'54"E	51.05'
EL41	N52°59'59"W	102.11'
EL42	N14°13'41"W	23.82'
EL43	S55°07'35"E	21.13'
EL44	S18°21'17"W	41.55'
EL45	S65°12'34"E	155.49'
EL46	S21°36'55"E	195.58'
EL47	N11°42'23"E	25.33'
EL48	S21°36'55"E	19.63'
EL49	S25°15'15"W	15.50'
EL50	N22°23'32"E	26.95'
EL51	S52°18'44"E	15.00'
EL52	S37°41'16"W	101.31'
EL53	S37°41'16"W	104.58'
EL54	N59°41'44"E	86.73'
EL55	N50°51'10"W	33.45'
EL56	N19°56'30"E	61.42'
EL57	N37°13'16"E	75.00'
EL58	N56°16'44"E	41.05'
EL59	S54°51'18"W	34.32'
EL60	N67°00'03"W	46.25'
EL61	S25°58'35"W	51.24'
EL62	S12°04'32"W	49.42'
EL63	S59°16'21"W	86.12'
EL64	S48°29'49"W	43.95'
EL65	S17°16'56"W	60.41'
EL66	N54°46'12"W	25.54'
EL67	N54°46'12"W	28.59'
EL68	S17°16'56"W	51.08'
EL69	S17°16'56"W	25.54'
EL70	S48°29'49"W	38.25'
EL71	S59°16'21"W	78.51'
EL72	S12°04'32"W	50.29'
EL73	N68°57'15"W	83.74'
EL74	N68°23'05"E	50.00'
EL75	S13°04'05"W	32.39'
EL76	S13°04'05"W	68.03'
EL77	N54°20'42"E	15.173'
EL78	S59°18'48"E	207.90'
EL79	N16°37'45"E	94.12'
EL80	N58°57'13"E	10.87'
EL81	N14°13'41"W	36.84'
EL82	N55°12'03"W	35.21'
EL83	N66°22'49"E	53.88'
EL84	N16°37'45"E	75.35'
EL85	S59°18'48"E	95.73'
EL86	N54°20'42"E	85.67'
EL87	S59°18'48"E	236.65'
EL88	N54°20'42"E	154.07'
EL89	S21°36'55"E	63.34'
EL90	N68°23'05"E	50.00'
EL91	N37°38'18"W	13.19'
EL92	N37°38'18"W	21.60'
EL93	S26°57'21"W	38.67'
EL94	S26°57'21"W	29.52'
EL95	S58°25'45"W	45.71'
EL96	S58°25'45"W	53.30'
EL97	S55°06'54"W	76.49'
EL98	S55°06'54"W	60.20'
EL99	N65°20'25"W	34.59'
EL100	N65°20'25"W	40.29'
EL101	S12°48'11"W	68.90'
EL102	S12°48'11"W	52.03'
EL103	S52°25'46"W	39.84'
EL104	S52°25'46"W	42.84'
EL105	S83°41'22"W	62.71'
EL106	S83°41'22"W	71.13'
EL107	N13°36'12"W	36.54'
EL108	N13°36'12"W	46.15'
EL109	N59°57'45"W	71.55'
EL110	N59°57'45"W	64.09'
EL111	S19°35'36"W	53.23'
EL112	S19°35'36"W	31.73'
EL113	S61°22'28"W	38.38'
EL114	S61°22'28"W	28.90'
EL115	S43°40'30"W	85.09'
EL116	S43°40'30"W	75.98'
EL117	S54°44'02"E	30.33'
EL118	S54°44'02"E	41.52'
EL119	S21°36'55"E	19.71'
EL120	S59°28'24"E	52.40'
EL121	S46°15'49"W	25.97'
EL122	S21°36'55"E	19.63'
EL123	N52°18'44"W	5.00'
EL124	N21°36'55"W	50.00'

## PROPERTY LINE CURVE DATA

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C13	119.4'	325.00'	S54°51'41"E	119.41'
C14	120.09'	325.00'	S43°13'26"E	119.41'
C15	145.4'	10.00'	S09°01'20"W	13.29'
C16	72.92'	175.00'	N38°44'43"E	72.40'
C17	33.68'	175.00'	N21°11'38"E	33.63'
C18	24.26'	25.00'	S43°34'46"W	23.32'
C19	95.68'	70.00'	N32°13'23"E	88.40'
C20	109.35'	70.00'	N51°41'04"W	98.57'
C21	30.23'	70.00'	S11°11'24"W	30.00'
C22	126.79'	70.00'	S06°55'34"W	110.16'
C23	27.63'	25.00'	N13°18'11"W	26.24'
C24	70.52'	125.00'	N34°31'14"E	69.59'
C25	14.90'	10.00'	S86°37'28"E	13.56'
C26	209.24'	275.00'	S43°24'44"E	204.23'
C27	115.63'	175.00'	N40°32'39"W	113.54'
C28	5.70'	70.00'	S66°03'14"W	5.69'
C29	215.43'	70.00'	S24°26'38"E	199.93'
C30	31.76'	20.00'	N67°06'47"W	28.53'
C36	66.76'	375.00'	N60°06'34"W	66.67'
C37	146.42'	375.00'	N43°49'26"W	145.49'
C38	55.86'	375.00'	S36°54'26"W	55.80'
C39	96.48'	375.00'	S48°32'35"E	96.21'
C40	27.27'	20.00'	N16°51'08"W	25.21'
C41	35.56'	20.00'	N13°08'52"E	31.06'
C42	157.83'	425.00'	N54°34'14"W	156.92'
C51	146.45'	125.00'	N21°10'15"W	138.21'
C55	5.70'	70.00'	S66°03'14"W	5.69'

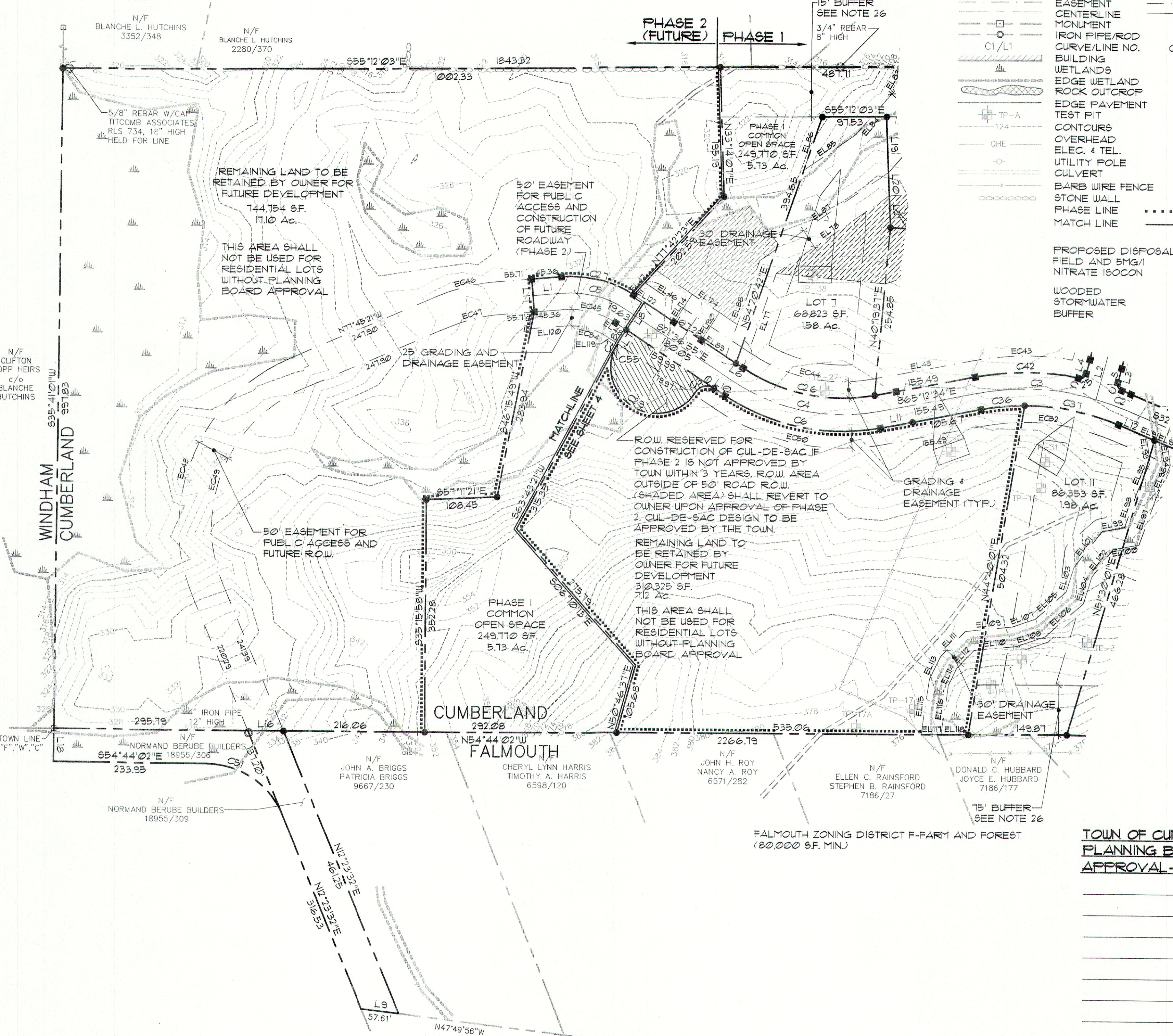
## CENTER LINE CURVE DATA

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	142.18'	350.00'	S44°16'34"E	141.20'
C2	46.62'	400.00'	N35°58'40"W	46.60'
C3	180.76'	400.00'	N52°15'47"W	179.23'
C4	228.26'	300.00'	S43°24'44"E	222.79'
C5	99.11'	150.00'	N40°32'39"W	97.32'
C6	247.28'	325.00'	S43°24'44"E	241.36'
C9	103.62'	150.00'	N30°53'36"E	101.57'
C10	30.99'	25.00'	S46°36'43"W	29.04'
C11	249.85'	45.00'	N16°56'12"W	32.17'
C12	28.93'	25.00'	N22°50'15"W	27.35'

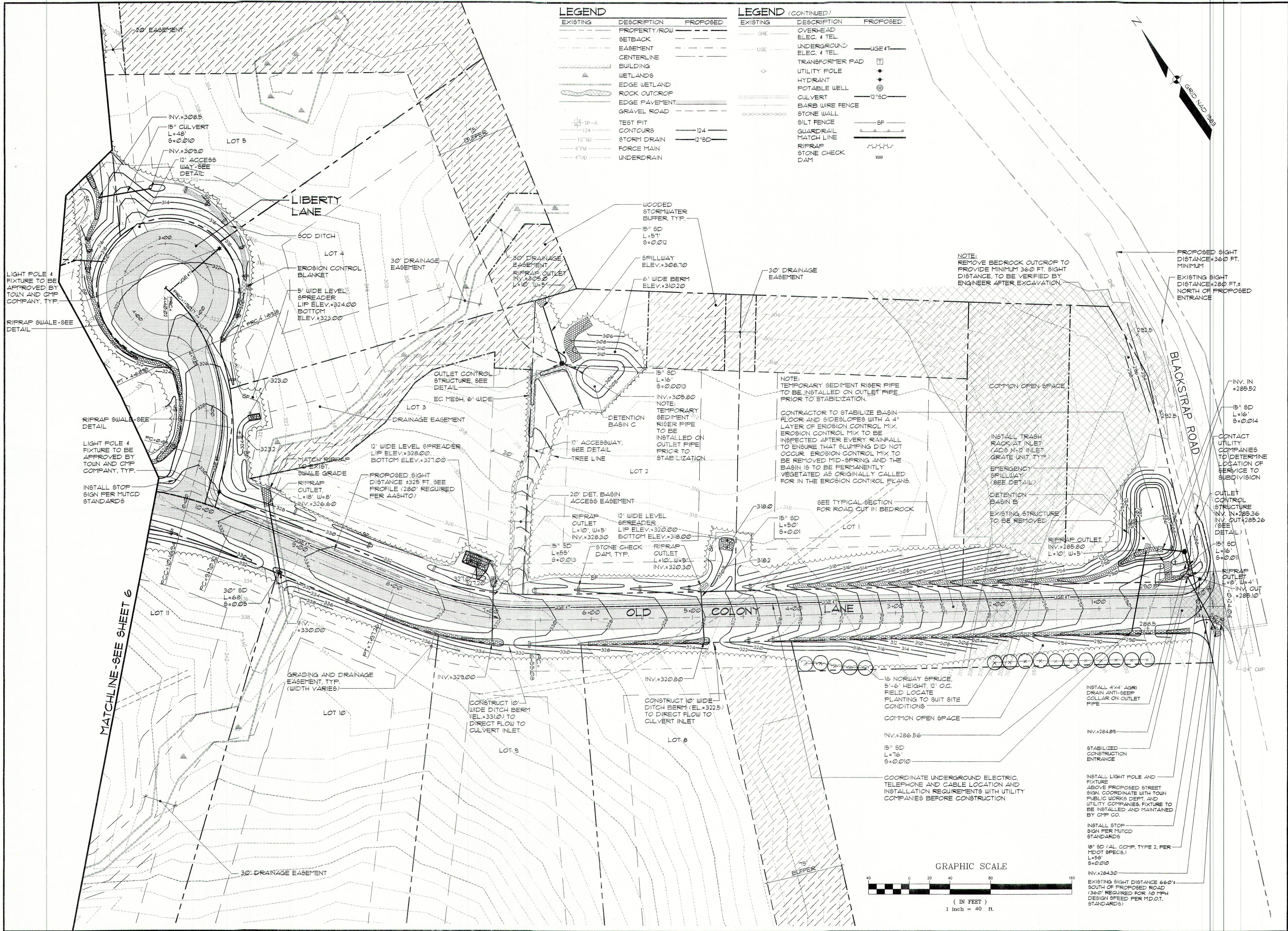
## EASEMENT LINE CURVE DATA

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
EC 1	39.71'	300.00'	S36°25'49"E	39.68'
EC 2	46.42'	200.00'	N46°25'10"E	46.31'
EC31	35.10'	200.00'	N20°48'30"E	35.06'
EC32	159.37'	95.00'	N23°19'13"E	141.33'
EC33	86.01'	12.73'	N43°06'19"W	84.38'
EC34	198.00'	95.00'	S14°44'42"W	164.06'
EC35	64.82'	100.00'	N36°55'38"E	63.69'
EC43	152.90'	450.00'	N55°28'32"W	152.17'
EC44	190.22'	250.00'	S43°24'44"E	185.66'
EC45	82.59'	125.00'	N40°32'39"W	81.10'
EC46	87.15'	275.00'	N68°36'53"W	87.38'
EC47	71.80'	225.00'	N68°36'53"W	71.49'
EC48	392.27'	275.00'	S53°15'23"W	359.85'
EC49	352.85'	225.00'	S57°19'05"W	317.79'
EC50	266.30'	350.00'	S43°24'44"E	259.92'
EC52	198.96'	350.00'	N48°55'26"W	196.30'
EC53	162.49'	400.00'	S44°16'34"E	161.38'
EC54	66.07'	100.00'	N40°32'39"W	64.88'

GRAN. TOWN LINE MON.  
SCRIBED "C", "G" ON N/RY  
SIDE OF WHITNEY/ORCHARD ROAD

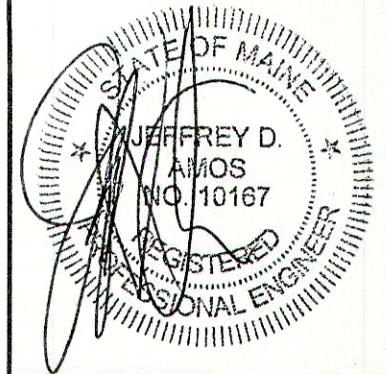






LEGEND		
EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	EDGE OUTCROP	---
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	TEST PIT	---
---	CONTOURS	---
---	STORM DRAIN	---
---	FORCE MAIN	---
---	UNDERDRAIN	---

LEGEND (CONTINUED)		
EXISTING	DESCRIPTION	PROPOSED
---	OVERHEAD ELEC. 4 TEL.	---
---	UNDERGROUND ELEC. 4 TEL.	---
---	TRANSFORMER PAD	---
---	UTILITY POLE	---
---	HYDRANT	---
---	POTABLE WELL	---
---	CULVERT	---
---	BARB WIRE FENCE	---
---	STONE WALL	---
---	SILT FENCE	---
---	GUARDRAIL	---
---	MATCH LINE	---
---	RIPRAP	---
---	STONE CHECK DAM	---



ISSUED FOR CONSTRUCTION		DATE	BY	STATUS
JDA	2-28-05			REVISED PER MDEP STORMWATER MODIFICATION
JDA	2-23-05			REVISED PER MDEP STORMWATER MODIFICATION
JDA	2-8-05			REVISED PER MDEP STORMWATER REVIEW
JDA	1-4-05			REVISED PER MDEP STORMWATER REVIEW
JDA	12-7-04			REVISED PER NOTICE OF DECISION 10-21-04
LRB	11-1-04			FINAL SUBDIVISION SUBMISSION
LRB	9-28-04			

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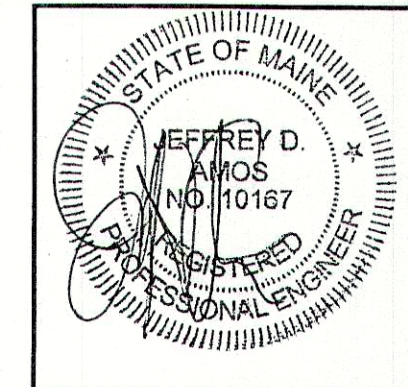
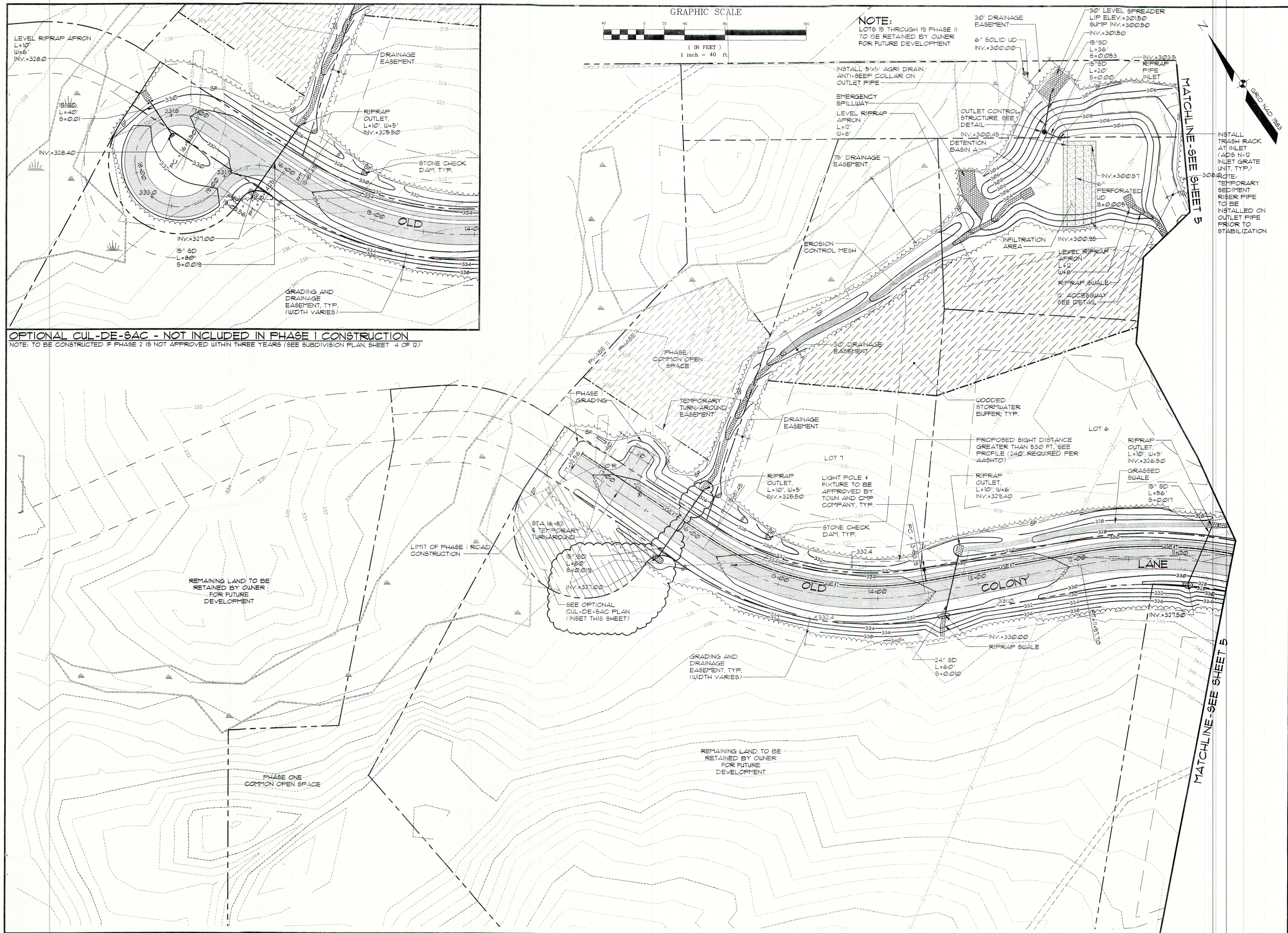
PROJECT NO.	02471
FIELD BOOK	DESIGN
DESIGN	JDA
ELECT.	LRB
DRAWN	ASB

**GRADING AND UTILITY PLAN**  
OF  
**OLD COLONY ESTATES**  
BLACKSTRAP ROAD  
CUMBERLAND, MAINE  
FOR  
**NORMAND BERUBE BUILDERS, INC.**  
1040 PORTLAND ROAD, SUITE 2  
SACO, MAINE 04072

DATE	2-24-04
SCALE	1"=40'

**SHEET 6 OF 12**





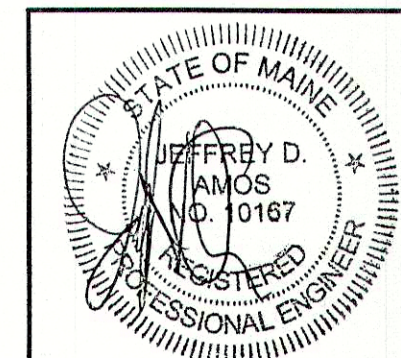
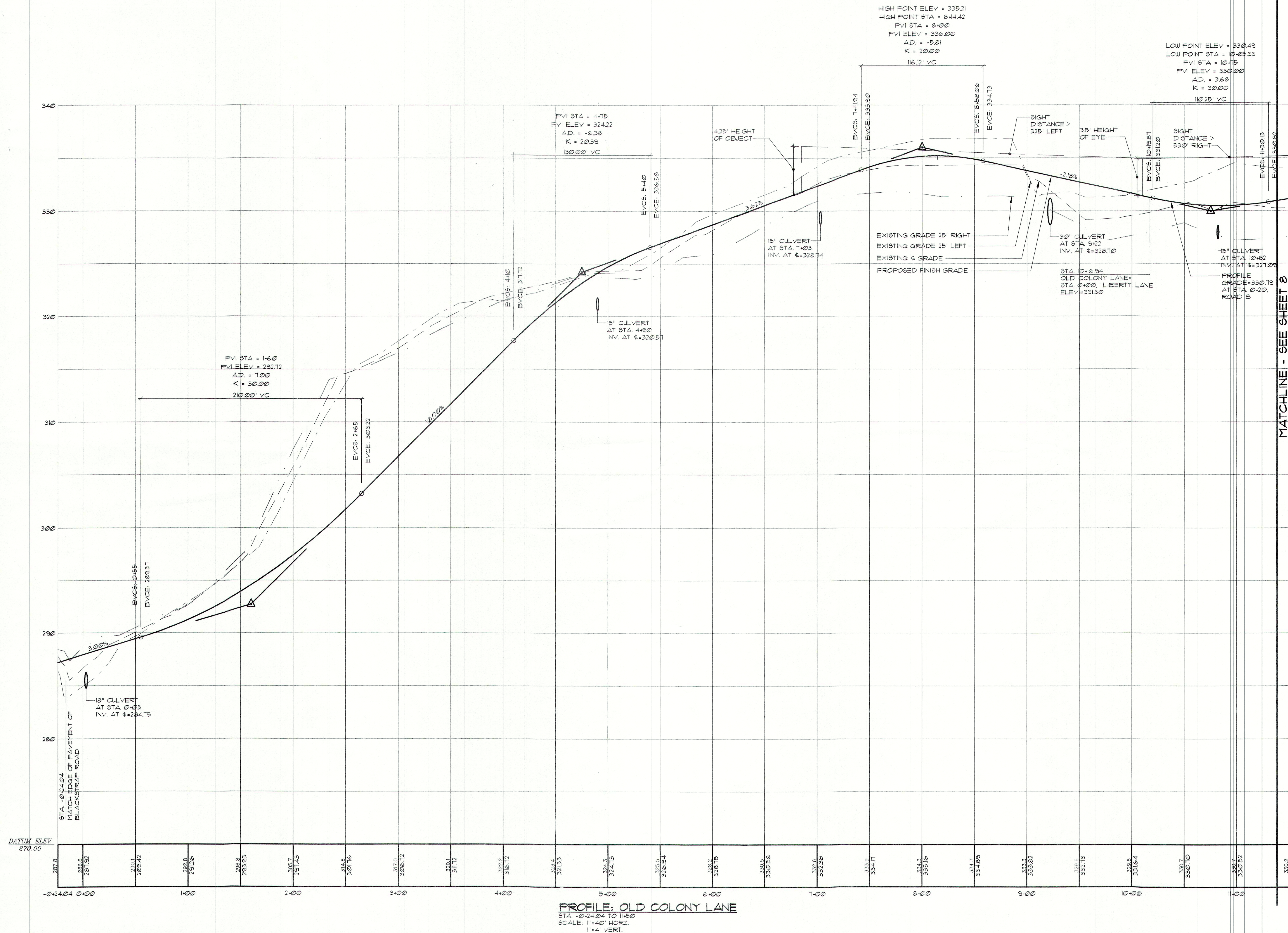
ISSUED FOR CONSTRUCTION	
2-25-05	JDA
2-28-05	L
1-4-05	K
12-7-04	JDA
11-1-04	LRB
9-28-04	LRB
8-30-04	LRB
REV.	BY:
DATE:	STATUS:

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One Cabot Street  
Westbrook, ME 04098-1339  
Tel (207) 856-0277

PROJECT NO. FIELD BOOK DESIGN CHKD. DRAWN  
02471 JDA LRB ASB


GRADING AND UTILITY PLAN  
OF:  
**OLD COLONY ESTATES**  
BLACKSTRAP ROAD  
CUMBERLAND, MAINE  
FOR:  
**NORMAND BERUBE BUILDERS, INC.**  
1040 PORTLAND ROAD, SUITE 2  
SACO, MAINE 04072





	N	JDA	2-25-05	ISSUED FOR CONSTRUCTION
	G	LRB	9-28-04	FINAL SUBMISSION
	F	LRB	7-26-04	FINAL REVIEW COMMENTS
	E	LPB	6-29-04	DENSED PRELIMINARY SUBDIVISION PLAN
	D	LRB	5-28-04	REVISED PER PEER REVIEW
	REV:	DATE:		STATUS:
	BY:			

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Tel (207) 856-0277

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
02471	ELECT.	JDA	LRB	ASB

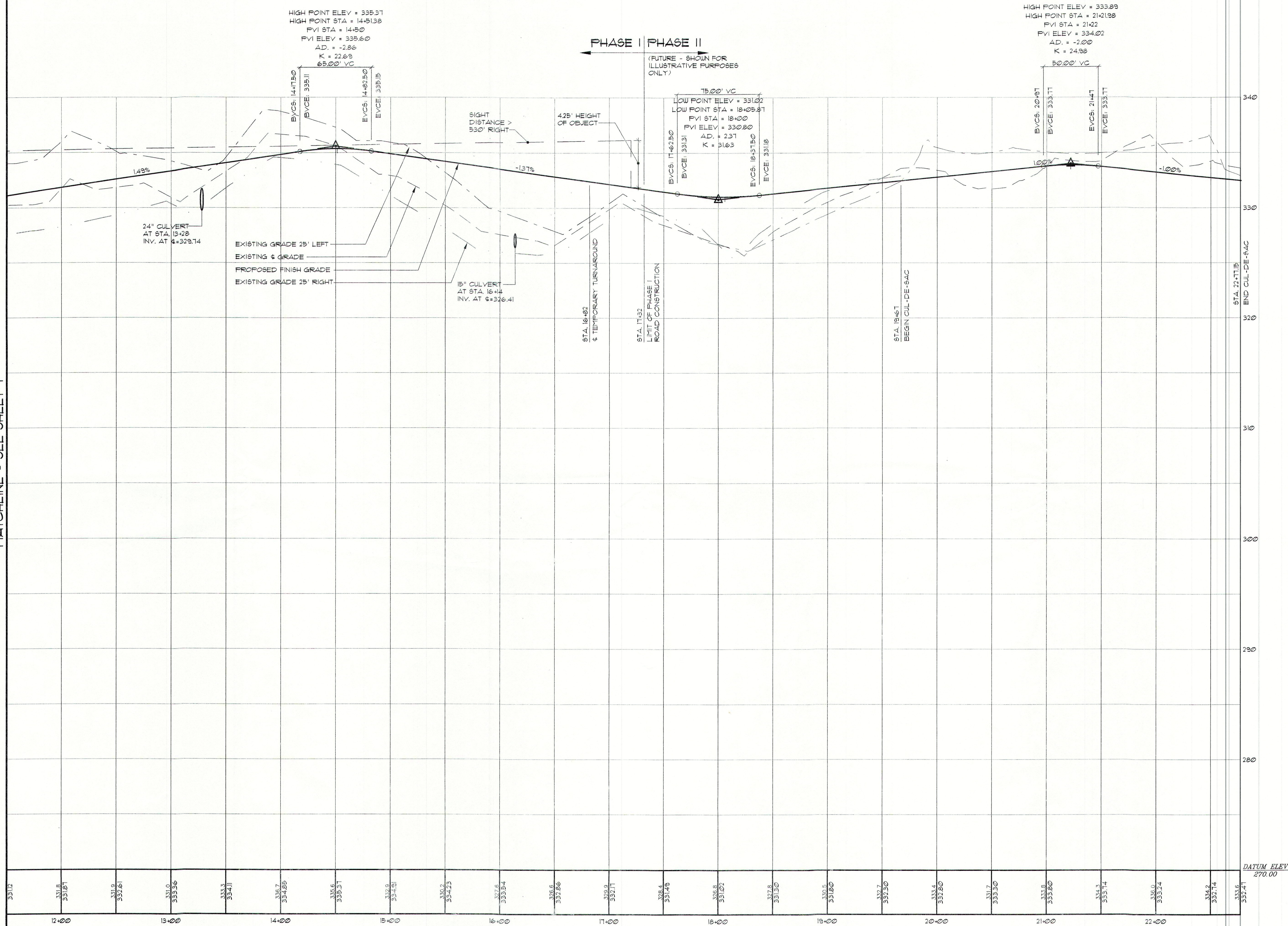
**PROFILE: OLD COLONY LANE**  
OF:  
**OLD COLONY ESTATES**  
BLACKSTRAP ROAD  
CUMBERLAND, MAINE  
FOR:  
**NORMAND BERUBE BUILDERS, INC.**  
1040 PORTLAND ROAD, SUITE 2  
SACO, MAINE 04072

DATE	SCALE
2-24-04	1"=40'

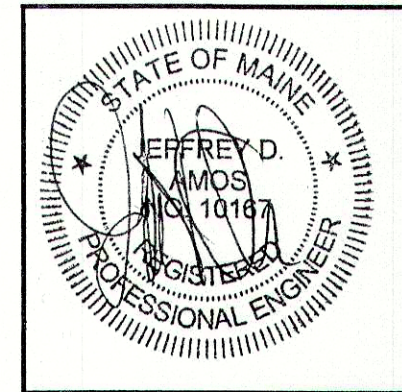
**SHEET 8 OF 12**



MATCHLINE - SEE SHEET 1



PROFILE: OLD COLONY LANE  
STA. 11+50 TO 22+11.15  
SCALE: 1"=40' HORZ.  
1"=4' VERT.



REV.	BY:	DATE:	STATUS:
N	JDA	2-25-05	ISSUED FOR CONSTRUCTION
H	LRB	11-1-04	REVISED PER NOTICE OF DECISION 10-21-04
G	LRB	9-28-04	FINAL SUBDIVISION SUBMISSION
F	LRB	7-27-04	REVISED PER TOWN REVIEW COMMENTS
E	LRB	6-29-04	REVISED PRELIMINARY SUBDIVISION PLAN
D	LRB	5-28-04	REVISED PER PEER REVIEW

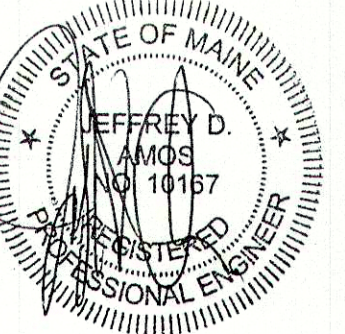
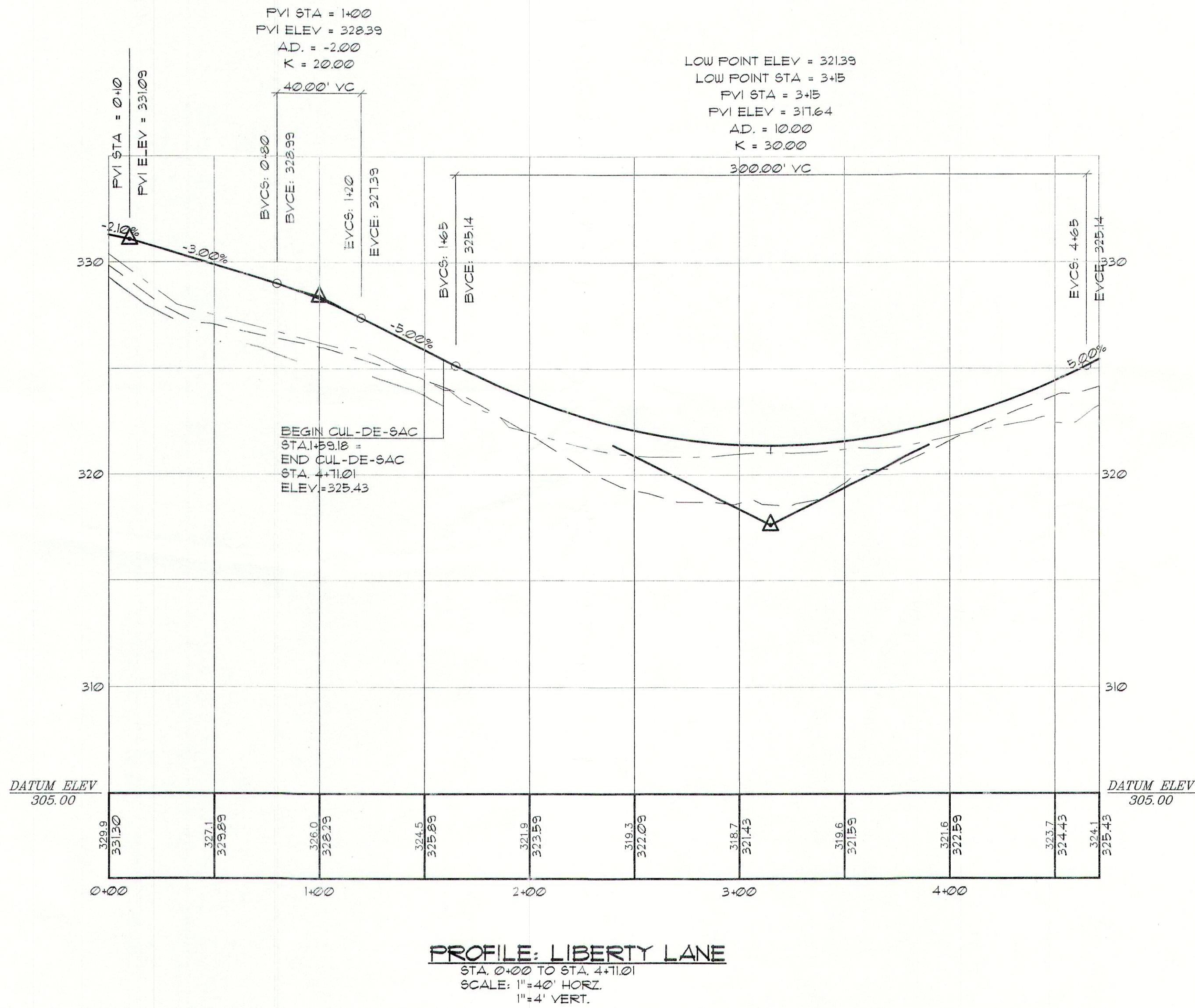
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Westbrook, Me 04098-1339  
Tel (207) 856-0277

PROJECT NO.	02471
FIELD BOOK	DESIGN
CHKD	JDA
LRB	ASB

PROFILE: OLD COLONY LANE  
OF:  
OLD COLONY ESTATES  
BLACKSTRAP ROAD  
CUMBERLAND, MAINE  
FOR:  
NORMAND BERUBE BUILDERS, INC.  
1040 FORTLAND ROAD, SUITE 2  
SACO, MAINE 04072

DATE	SCALE
2-24-04	1"=40'





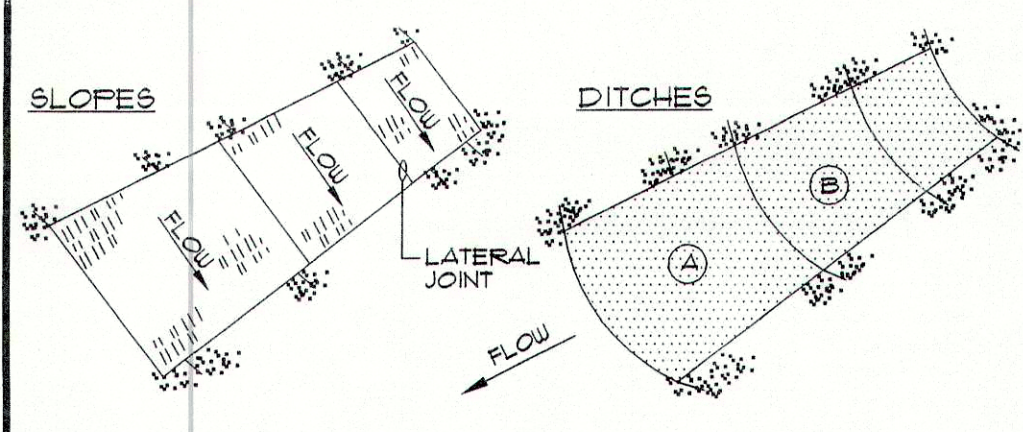
REV	BY	DATE	STATUS
A	LRB	5-28-04	REVISED PER TOWN REVIEW
B	LRB	6-29-04	REVISED PER TOWN REVIEW
C	LRB	7-27-04	REVISED PER TOWN REVIEW
D	LRB	9-28-04	FINAL SUBMISSION
E	LRB	11-1-04	REVISED PER NOTICE OF DECISION
N	JDA	2-25-05	ISSUED FOR CONSTRUCTION

**Sebago Technics**  
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One Choate Road  
Waterville, ME 04998-1339  
Tel (207) 856-0277

PROJECT NO.	02471	FIELD BOOK	DESIGN	CHKD	DRAWN
		JDA	LRB	LRB	ASB

PROFILE: ROAD 'B'  
OF  
OLD COLONY ESTATES  
BLACKSTRAP ROAD  
CUMBERLAND, MAINE  
FOR:  
NORMAND BERUBE BUILDERS, INC.  
1040 PORTLAND ROAD, SUITE 2  
SACO, MAINE 04072

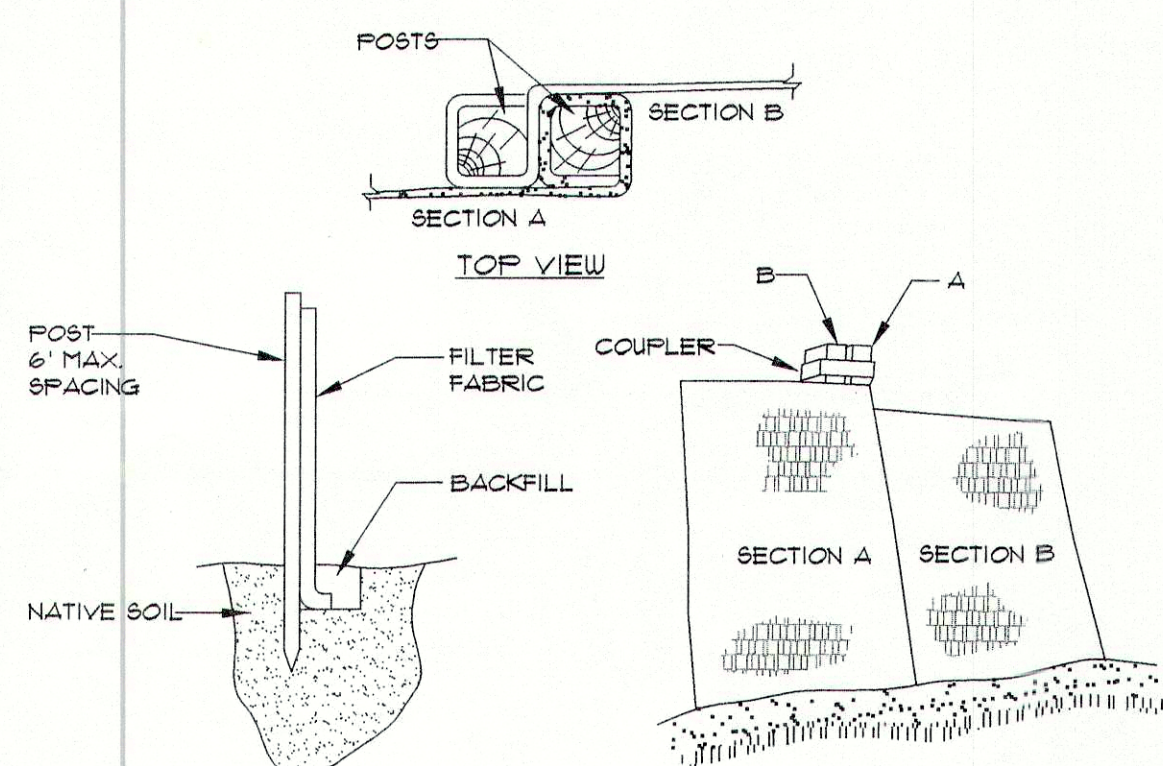




- NOTES:**
1. BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL, AND TAMP TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.
  2. FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED, OVERLAP B OVER A.
  3. LATERAL JOINTS TO HAVE 4" OVERLAP OF STRIPS, STAPLE 18" ON CENTER.
  4. STAPLE OUTSIDE LATERAL EDGE 2" ON CENTER.
  5. WIRE STAPLES TO BE MIN. OF #11 WIRE 6" LONG AND 1-1/2" WIDE.
  6. USE NORTH AMERICAN GREEN D5 150 OR APPROVED EQUAL.

## EROSION CONTROL BLANKET

NOT TO SCALE

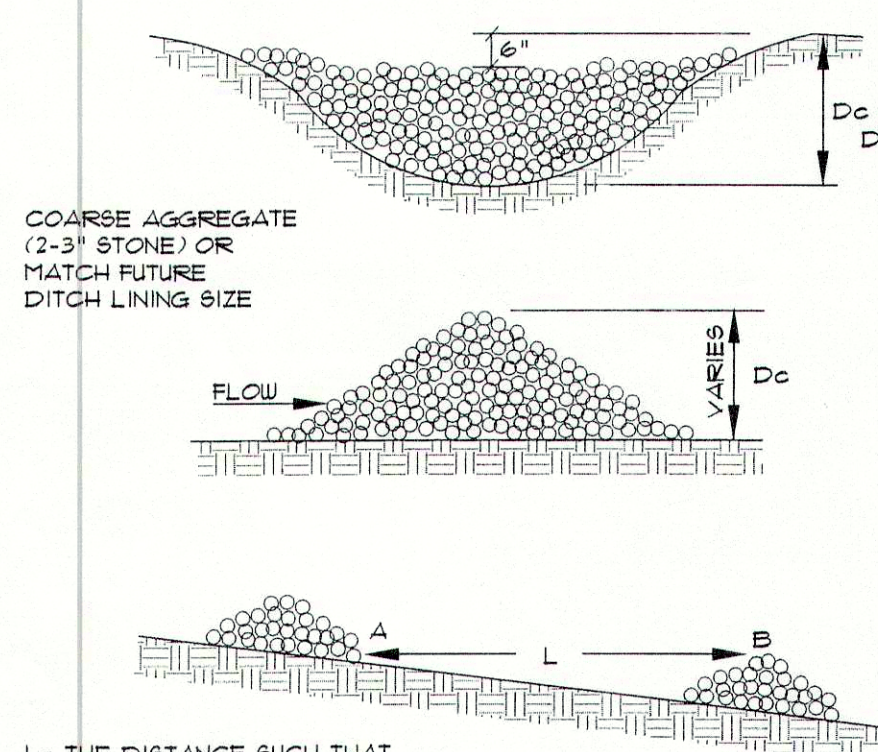


### INSTALLATION:

1. EXCAVATE A 6" x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
5. JOIN SECTION AS SHOWN ABOVE.
6. BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL.

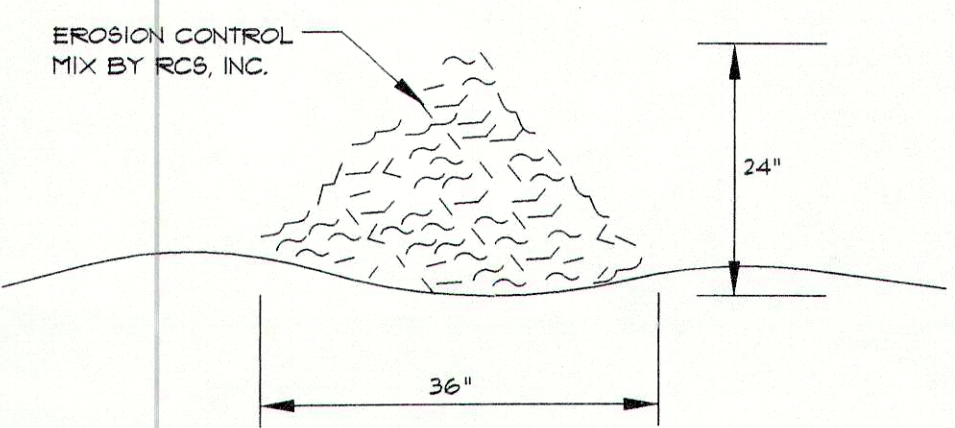
## FILTER BARRIER

NOT TO SCALE



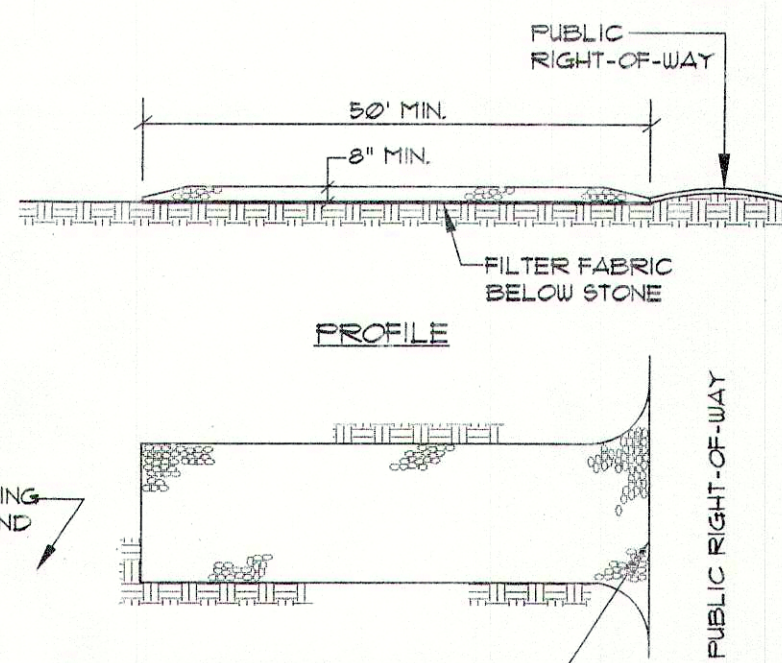
## STONE CHECK DAM

NOT TO SCALE



## EROSION CONTROL MIX

NOT TO SCALE

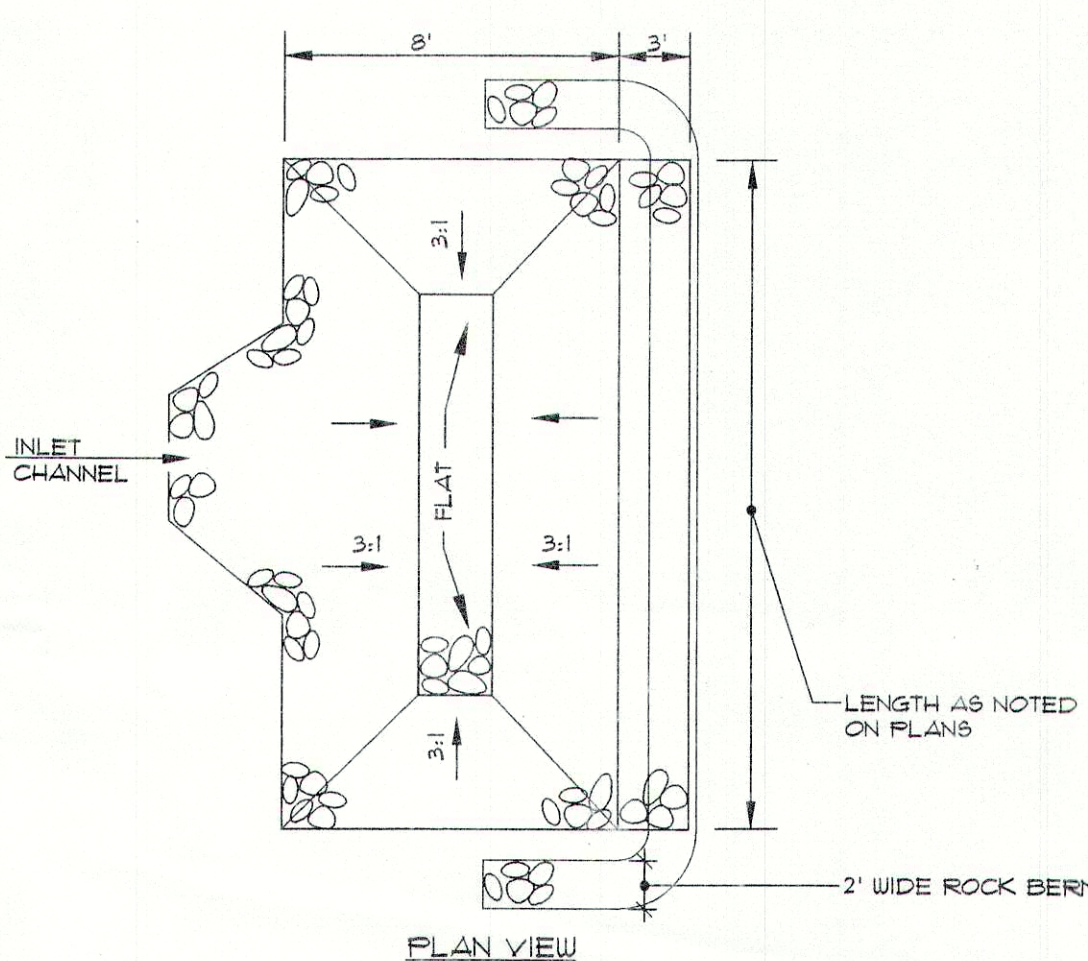


### NOTES:

1. STONE SIZE- AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE.
2. LENGTH- AS SHOWN ON PLANS, MIN. 50 FEET.
3. THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
5. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

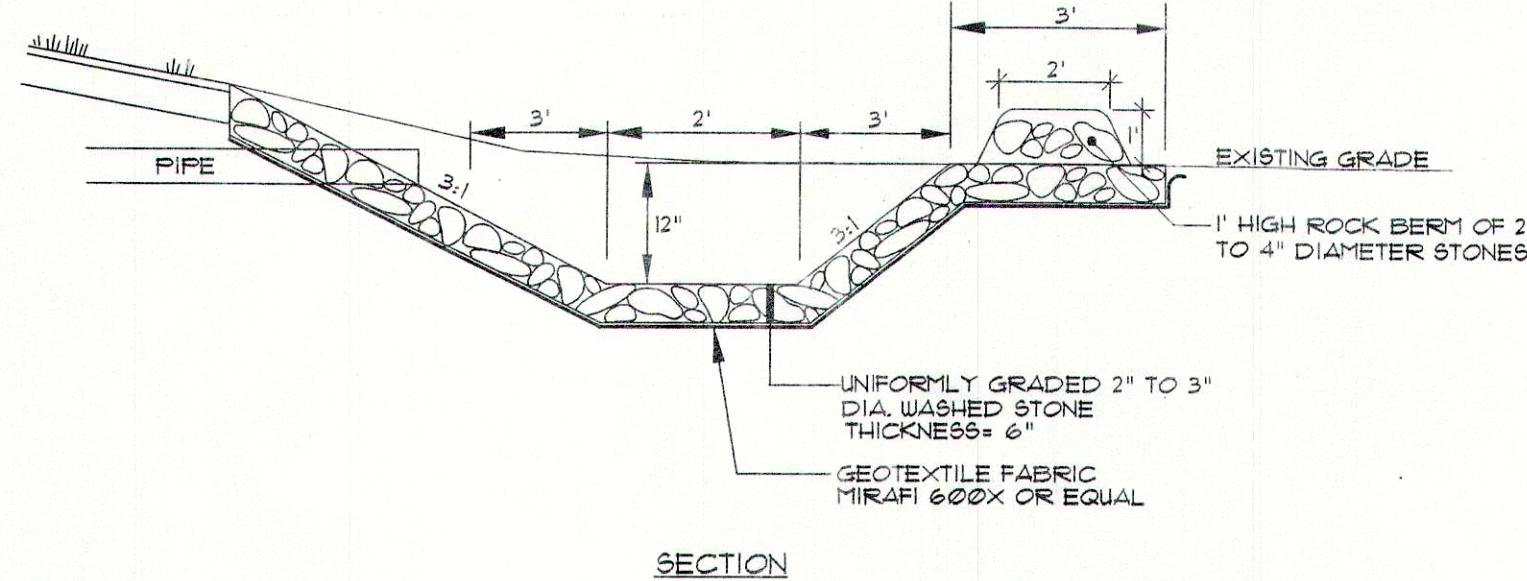
## STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



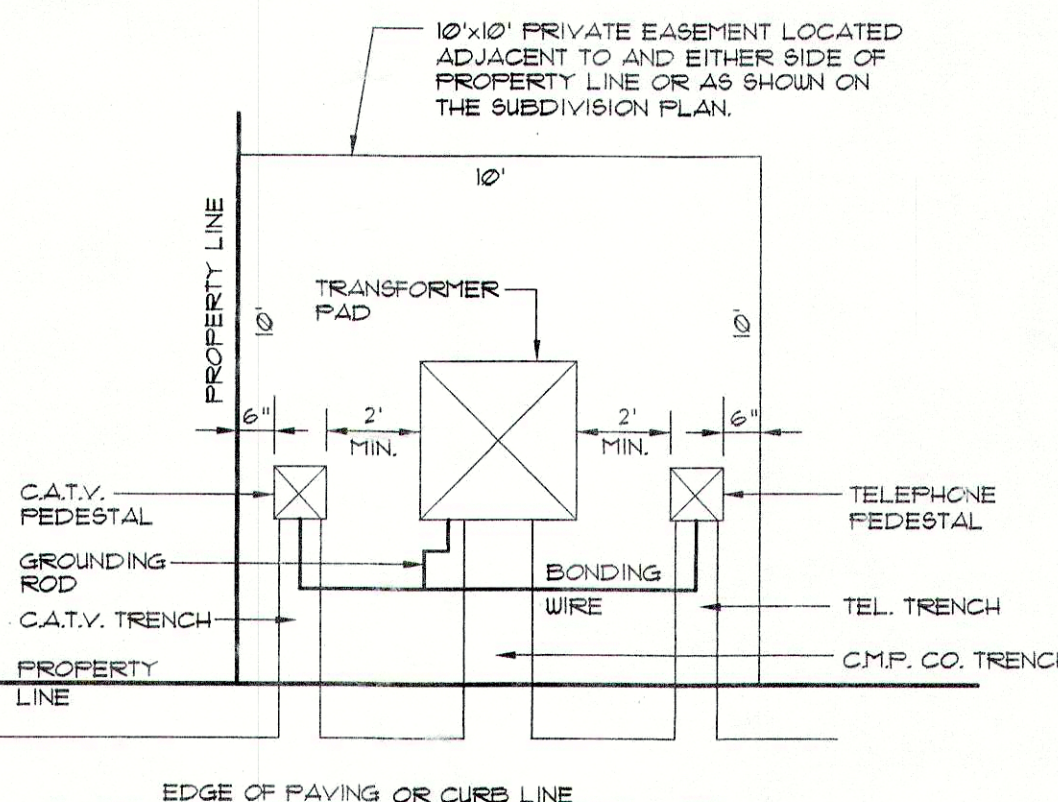
## RIPRAP LEVEL SPREADER OUTLET

NOT TO SCALE



### LEVEL SPREADER CONSTRUCTION SPECIFICATIONS

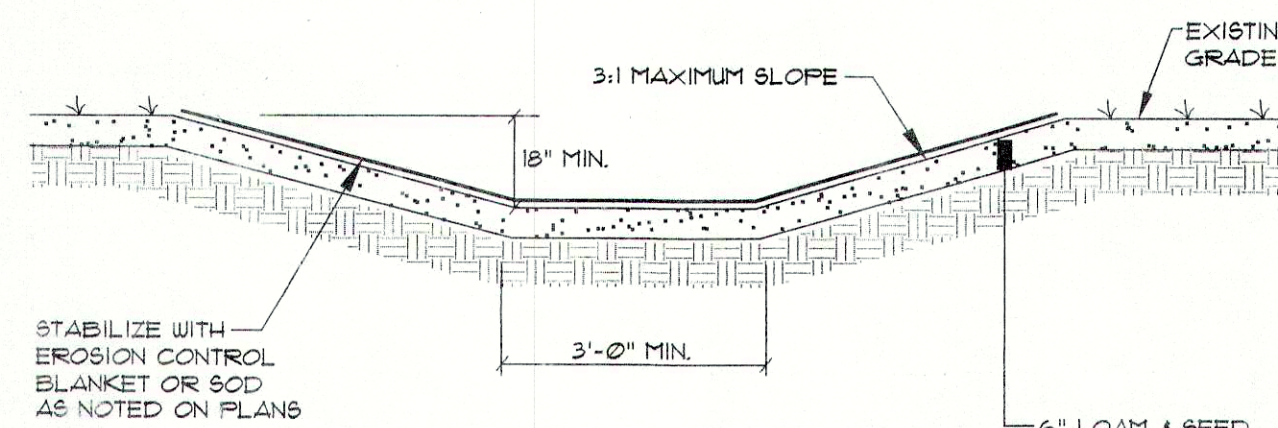
1. SPREADERS SHALL BE INSTALLED WITH A LEVEL INSTRUMENT, CONSTRUCT LEVEL UP TO 0% GRADE TO ENSURE UNIFORM SHEET FLOW. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL (NOT FILL).
2. ENGINEER TO CONFIRM GEOTEXTILE FABRIC BASED ON UNDISTURBED SOILS (SANDS, SILTS, CLAYS, ETC.).
3. PLACE 6" LAYER OF UNIFORMLY GRADED STONE 2" TO 3" IN DIA. RAKE TO FORM SMOOTH UNIFORM SURFACE. DO NOT FILL Voids IN STONE.
4. THE INLET DITCH SHALL NOT EXCEED A 1% GRADE FOR AT LEAST 20 FEET BEFORE ENTERING THE SPREADER.
5. STORM RUN-OFF CONVERTED TO SHEET FLOW ACROSS OUTLET APRON SHALL FLOW ONTO STABILIZED AREAS. RUN-OFF SHALL NOT BE RECONCENTRATED IMMEDIATELY BELOW THE POINT OF DISCHARGE.
6. PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PROVIDED.
7. CONSTRUCT LEVEL LIP SPREADER FROM UPHILL SIDE ONLY. LEVEL LIP AND AREA BELOW SPREADER SHALL BE AT EXISTING GRADES AND UNDISTURBED BY EARTHWORK OR EQUIPMENT.
8. CONSTRUCT SPREADER WITH LIP AT EXISTING ELEVATION AS SPECIFIED.
9. DOWNGRADIENT RECEIVING AREA MUST BE NATURALLY WELL VEGETATED.
10. DISCHARGE NOT PERMITTED WITHIN 25' OF A STREAM OR WETLAND. CONSULT D.E.P. IF STRUCTURE MUST BE WITHIN 15' OF STREAM OR WATER BODY.



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

## TRANSFORMER DETAIL

NOT TO SCALE



## GRASSED SWALE

NOT TO SCALE

## EROSION AND SEDIMENTATION CONTROL PLAN

### A. PRE-CONSTRUCTION PHASE

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, FILTER FABRIC FENCING WILL BE STAKED ACROSS THE SLOPE(S) ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PREVENT EROSION. PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THE EROSION CONTROL PLAN. DETAILS IN THE PLAN SET. THIS NETWORK IS TO BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 85%-90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION.

PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THE EROSION CONTROL PLAN. DETAILS IN THE PLAN SET. THIS NETWORK IS TO BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 85%-90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A DETAILED SCHEDULE AND MARKED UP PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF DISTURBANCE AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPAL STAFF. THREE COPIES OF THE SCHEDULE AND MARKED UP PLAN SHALL BE PROVIDED TO THE MUNICIPALITY THREE DAYS PRIOR TO THE SCHEDULED PRE-CONSTRUCTION MEETING. SPECIAL ATTENTION SHALL BE GIVEN TO THE 14 DAY LIMIT OF DISTURBANCE IN THE SCHEDULE ADDRESSING TEMPORARY AND PERMANENT VEGETATION MEASURES.

### B. CONSTRUCTION AND POST-CONSTRUCTION PHASE

1. A) AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT AMOUNT OF MINERAL SOIL NECESSARY FOR PROGRESSIVE AND EFFICIENT CONSTRUCTION AND SHALL NOT EXCEED 14 DAYS. AREAS THAT WILL NOT BE COMPLETED (COVERED AND/OR FINISH GRADED) WITHIN FOURTEEN (14) DAYS OF DISTURBANCE SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY SUPPLEMENTAL MEASURES AS DIRECTED BY THE INSPECTING ENGINEER AND AS SHOWN ON THE DESIGN PLANS. IF MULCH IS USED, HAY OR STRAW MULCH SHALL BE APPLIED AT THE RATE OF 2 BALES PER 1000 SQUARE FEET. APPLICATION AREA SHALL BE SUFFICIENTLY COVERED WITH MULCH TO AVOID ANY VISIBLE SOIL EXPOSURE. MULCH SHALL BE KEPT MOIST TO AVOID LOSS DUE TO WIND. MULCH AND NETTING SHALL BE APPLIED IN THE BASE OF ALL GRASSED WATERWAYS (IE, ROADWAY DITCHES) AND IN SLOPES WHICH EXCEED 15% AND ANY DISTURBED AREAS WITHIN 100' OF WETLANDS OR STREAMS.

B) IF DISTURBED AREAS DO NOT RECEIVE FINAL SEEDING BY SEPTEMBER 15TH OF THE YEAR OF CONSTRUCTION, THEN ALL DISTURBED AREAS SHALL BE SEEDING WITH A WINTER COVER CROP OF RYE AT THE RATE OF 3 LBS./1000 SF. TO PROVIDE WINTER PROTECTION. WINTER SEEDINGS SHALL BE COVERED WITH EROSION CONTROL MESH (MULCH AND NETTING). HEAVY GRADE MATS SHALL BE USED IN THE BASE OF ALL GRASSED WATERWAYS, ON SLOPES EQUAL TO OR GREATER THAN 15%, AND ANY DISTURBED AREAS WITHIN 100' OF WETLANDS OR STREAMS. MULCH AND NETTING SHALL ALSO BE APPLIED FOR ADDITIONAL WINTER PROTECTION ALONG SIDE SLOPES OF GRASSED WATERWAYS AND IN ALL AREAS EQUAL TO OR GREATER THAN 8% SLOPE.

C) DURING WINTER CONDITIONS, AREAS THAT WILL NOT BE COMPLETED (COVERED AND/OR FINISH GRADED) WITHIN SEVEN (7) DAYS OF DISTURBANCE SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL MEASURES WITHIN SEVEN (7) DAYS OF DISTURBANCE. TEMPORARY EROSION CONTROL SHALL INCLUDE EROSION CONTROL MESH, NETTING OR MULCH AS DIRECTED BY THE INSPECTING ENGINEER AND AS SHOWN ON THE DESIGN PLANS. IF MULCH IS USED, HAY OR STRAW MULCH SHALL BE APPLIED TO PROVIDE A MINIMUM UNIFORM MULCH DEPTH OF 4". THE APPLICATION AREA SHALL BE SUFFICIENTLY COVERED WITH MULCH TO AVOID ANY VISIBLE SOIL EXPOSURE.

2. ALL TOPSOIL SHALL BE COLLECTED, STOCKPILED, SEEDING WITH RYE AT 3 LBS./1000 SF. AND MULCHED, AND RE-USED AS REQUIRED. SILTATION FENCING SHALL BE PLACED DOWN GRADIENT FROM STOCKPILED LOAM. LOAM SHALL BE STOCKPILED AT LOCATIONS DESIGNATED BY THE OWNER AND INSPECTING ENGINEER.

3. ALL SILT FENCES AND EROSION CONTROL MEASURES SHALL BE INSTALLED ACCORDING TO THIS PLAN. THESE SHALL BE MAINTAINED DURING DEVELOPMENT TO REMOVE SEDIMENT FROM RUNOFF WATER. ALL THE SILT FENCES AND EROSION CONTROL MEASURES SHALL BE INSPECTED BEFORE AND AFTER ANY RAINFALL OR RUNOFF EVENT, MAINTAINED AND CLEANED UNTIL ALL AREAS HAVE AT LEAST 85%-90% VIGOROUS PERENNIAL VEGETATIVE COVER OF GRASSES.

4. A CONSTRUCTION ENTRANCE SHALL BE BUILT AT THE INTERSECTION OF THE EXISTING ROAD AND THE ACCESS DRIVE. ROADWAY AREAS SHALL BE PERIODICALLY SUPT OR WASHED TO AVOID TRACKING OF MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA. DUST CONTROL DURING CONSTRUCTION SHALL BE ACHIEVED BY THE USE OF A WATERING TRUCK TO PERIODICALLY SPRINKLE THE EXPOSED ROADWAY AREAS AS NECESSARY TO REDUCE DUST DURING THE DRY MONTHS.

5. STONE CHECK DAMS MAY BE REMOVED ONLY AFTER THE ROADWAYS ARE PAVED AND THE VEGETATED SWALES ARE ESTABLISHED WITH AT LEAST 85% TO 90% OF VIGOROUS PERENNIAL GROWTH.

6. ALL AREAS SHALL BE SEEDING AND STABILIZED IN ACCORDANCE WITH THE FOLLOWING VEGETATION PLAN.

C. VEGETATION PLAN REVEGETATION MEASURES SHALL COMMENCE IMMEDIATELY UPON COMPLETION OF CONSTRUCTION OF THE ROADWAY IMPROVEMENTS. DISTURBED AREAS SHALL ALSO BE MULCHED AND ANCHORED PRIOR TO ANY STORM EVENT. SEE MULCHING REQUIREMENTS IN SECTION B(1)(A) ABOVE. IF FINAL SEEDING CANNOT BE ACCOMPLISHED BY SEPTEMBER 15TH, THEN ALL DISTURBED AREAS SHALL BE SEEDING WITH A WINTER COVER CROP OF RYE AT THE RATE OF 3 LBS./1000 SF. TO PROVIDE WINTER PROTECTION. SEEDING AREAS SHALL BE COVERED WITH EROSION CONTROL MESH. SEE WINTER PROTECTION REQUIREMENTS IN SECTION B(1)(B) ABOVE.

### REVEGETATION MEASURES SHALL CONSIST OF THE FOLLOWING:

1. FOUR INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SHOOTED TO A UNIFORM SURFACE. LOAM SHALL BE FREE OF SUBSOIL, CLAY LUMPS, STONES AND OTHER OBJECTS OVER 1" IN DIAMETER, AND WITHOUT WEEDS, ROOTS OR OTHER OBJECTIONABLE MATERIAL.

2. SOILS TESTS SHALL BE TAKEN AT THE TIME OF SOIL STRIPPING TO DETERMINE FERTILIZATION REQUIREMENTS. SOILS TEST SHALL BE TAKEN PROMPTLY AS TO NOT INTERFERE WITH THE 14 DAY LIMIT ON SOIL EXPOSURE. BASED UPON TEST RESULTS, SOIL AMENDMENTS SHALL BE INCORPORATED INTO THE SOIL PRIOR TO FINAL SEEDING. IN LIEU OF SOIL TESTS, SOIL AMENDMENTS MAY BE APPLIED AS FOLLOWS:

10-20-20 FERTILIZER (N-P2O5-K2O) OR EQUAL 18.4 LB./1000 SF.  
GROUND LIMESTONE (50% CALCIUM + MAGNESIUM OXIDE) 138 LB./1000 SF.

3. FOLLOWING SEED BED PREPARATION, SWALE AREAS, FILL AREAS AND BACK SLOPES SHALL BE SEEDING AT A RATE OF 3 LBS./1000 SF. WITH A MIXTURE OF 35% CREEPING RED PEGUE, 6% RED TOP, 24% KENTUCKY BLUEGRASS, 10% PERENNIAL RYEGRASS, 20% ANNUAL RYEGRASS AND 5% WHITE DUTCH CLOVER.

4. EROSION CONTROL MESH SHALL BE APPLIED IN ACCORDANCE WITH THE PLANS OVER ALL FINISH GRADED AREAS AS SPECIFIED ON THE DESIGN PLANS.

5. ALL HAY BALE AND/OR FILTER FABRIC BARRIERS WILL REMAIN IN PLACE UNTIL SEEDINGS HAVE BECOME 85%-90% ESTABLISHED AND THEN REMOVED WITHIN 10 DAYS.

6. THE INSPECTING ENGINEER AT HIS/HER DISCRETION, MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AND/OR SUPPLEMENTAL VEGETATIVE PROVISIONS TO MAINTAIN STABILITY OF EARTHWORKS AND FINISH GRADED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY SUPPLEMENTAL MEASURES AS DIRECTED BY THE INSPECTING ENGINEER. FAILURE TO COMPLY WITH THE ENGINEER'S DIRECTIONS WILL RESULT IN DISCONTINUATION OF CONSTRUCTION ACTIVITIES.

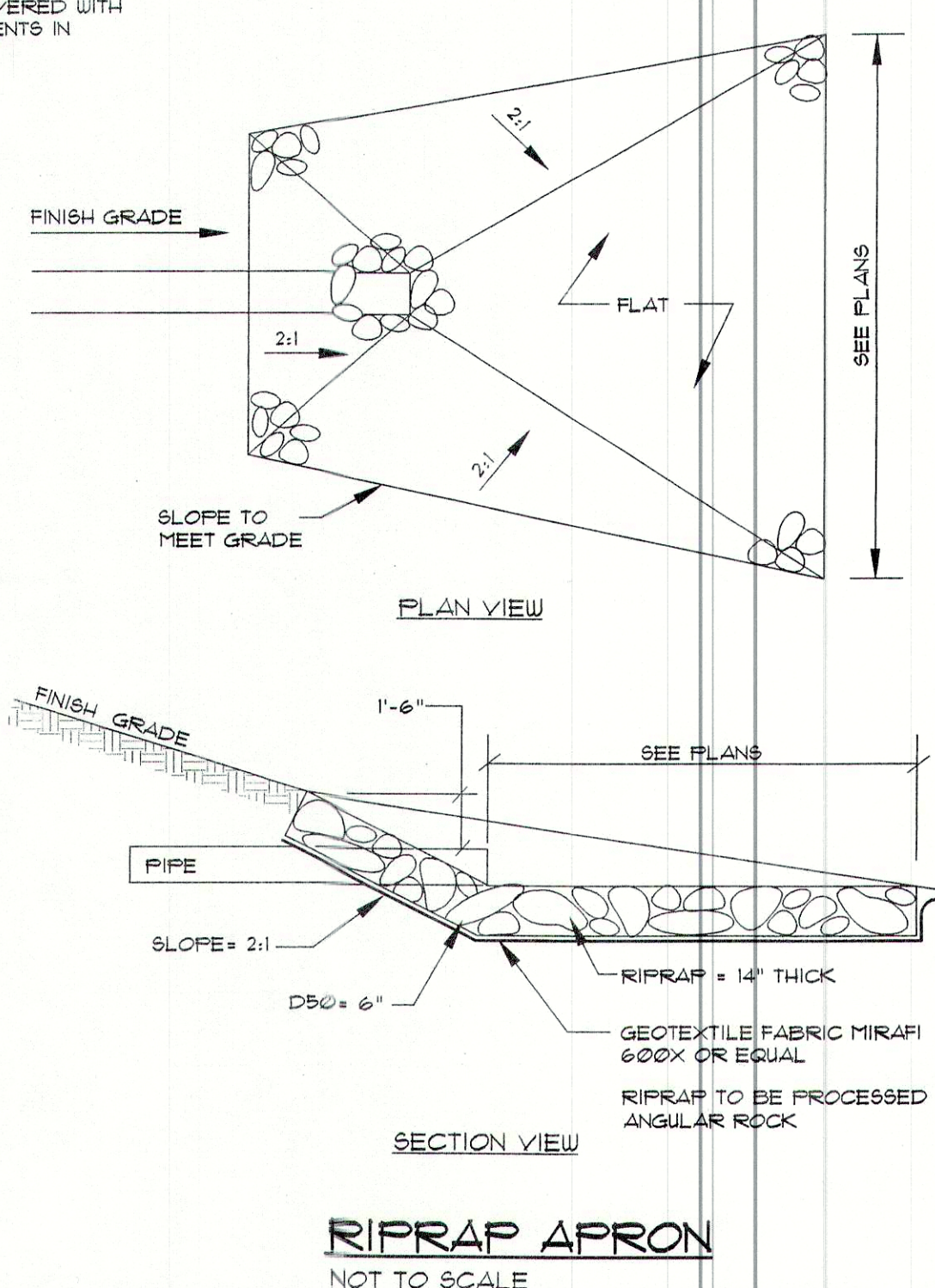
D. CONSTRUCTION SCHEDULE SITE IMPROVEMENTS WILL MOST LIKELY BEGIN IN JULY 2004 DEPENDING UPON FINAL PROJECT APPROVAL. THE FOLLOWING SCHEDULE IS ANTICIPATED FOR THE CONSTRUCTION OF THE ROADWAY IMPROVEMENTS.

SCHEDULE	ISSUED FOR CONSTRUCTION	DATE
1. ESTIMATED CONSTRUCTION TIME:	2-25-05	JDA
2. EROSION CONTROL MEASURES PLACED.	12-7-04	JDA
3. SITE CLEARING AND GRUBBING.	9-28-04	LRB
4. CONSTRUCTION OF ROAD SUBBASE FOR ACCESS.	7-27-04	LRB
5. STORMWATER LEVEL SPREADER CONSTRUCTION.	7-15-04	LRB
6. UTILITY IMPROVEMENTS AND ROADWAY CONSTRUCTION.	6-29-04	LRB
7. MULCH SPREAD FOR WINTER EROSION CONTROL.	5-28-04	LRB
8. START FINAL SEEDINGS ON PREPARED AREAS (DURING GROWING SEASON).	5-28-04	LRB
9. BIWEEKLY MONITORING OF VEGETATIVE GROWTH.	5-28-04	LRB
10. RE-SEEDING OF AREAS, IF NEEDED.	5-28-04	LRB
11. REMOVAL OF EROSION CONTROL DEVICES.	5-28-04	LRB

HOME CONSTRUCTION ON INDIVIDUAL LOTS MAY BEGIN ONCE THE ROADWAY BASE HAS BEEN SUFFICIENTLY CONSTRUCTED TO ALLOW VEHICLE ACCESS TO THE LOT(S). HOME CONSTRUCTION MAY CONTINUE BEYOND THE ESTIMATED COMPLETION DATE FOR ROADWAY CONSTRUCTION. DISTURBED AREAS ON INDIVIDUAL LOTS SHALL ALSO BE SUBJECT TO THE EROSION & SEDIMENTATION CONTROL PROVISIONS CONTAINED HEREIN.

DATES ARE SUBJECT TO CHANGE AT THE DISCRETION OF THE ENGINEER, DEPENDING ON CONSTRUCTION PROGRESS.

E. INSPECTIONS/MONITORING MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PERFORM REPAIRS AS NEEDED TO ALLOW CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PROVIDE THE MUNICIPALITY WITH WRITTEN DOCUMENTATION DESCRIBING DATES OF INSPECTIONS AND NECESSARY FOLLOW-UP WORK TO MAINTAIN EROSION CONTROL MEASURES MEETING THE REQUIREMENTS OF THIS PLAN. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMI-MONTHLY UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 85%-90% OF AREAS VEGETATED WITH VIGOROUS GROWTH. RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.



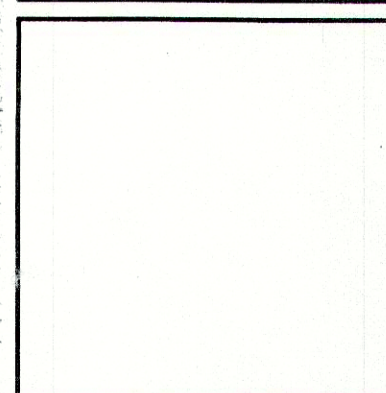
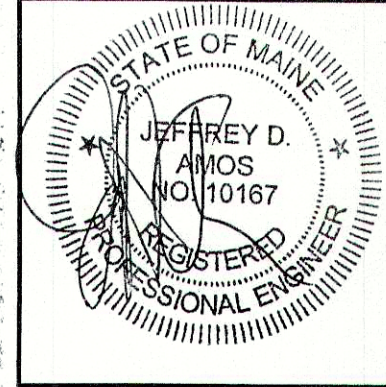
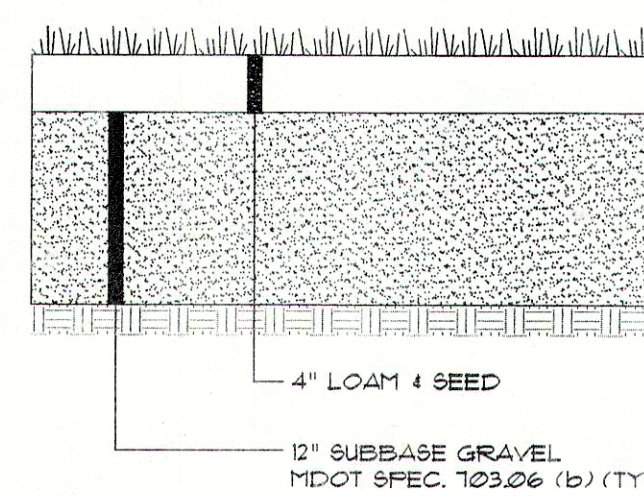
## RIPRAP APRON

NOT TO SCALE

## TYPICAL DETENTION BASIN

### ACCESS CROSS-SECTION

NOT TO SCALE



REV.	DATE	STATUS	BY	DATE	STATUS
1	2-25-05	ISSUED FOR CONSTRUCTION	JDA	2-25-05	ISSUED FOR CONSTRUCTION
2	12-7-04	REVISE PER MDEP STORMWATER REVIEW	JDA	12-7-04	REVISE PER MDEP STORMWATER REVIEW
3	9-28-04	FINAL SUBDIVISION SUBMISSION	LRB	9-28-04	FINAL SUBDIVISION SUBMISSION
4	7-27-04	REVISED PER TOWN REVIEW COMMENTS	LRB	7-27-04	REVISED PER TOWN REVIEW COMMENTS
5	7-15-04	REVISED PER PEER REVIEW	LRB	7-15-04	REVISED PER PEER REVIEW
6	6-29-04	REVISED PRELIMINARY SUBDIVISION PLAN	LRB	6-29-04	REVISED PRELIMINARY SUBDIVISION PLAN
7	5-28-04	REVISED PER PEER REVIEW	LRB	5-28-04	REVISED PER PEER REVIEW

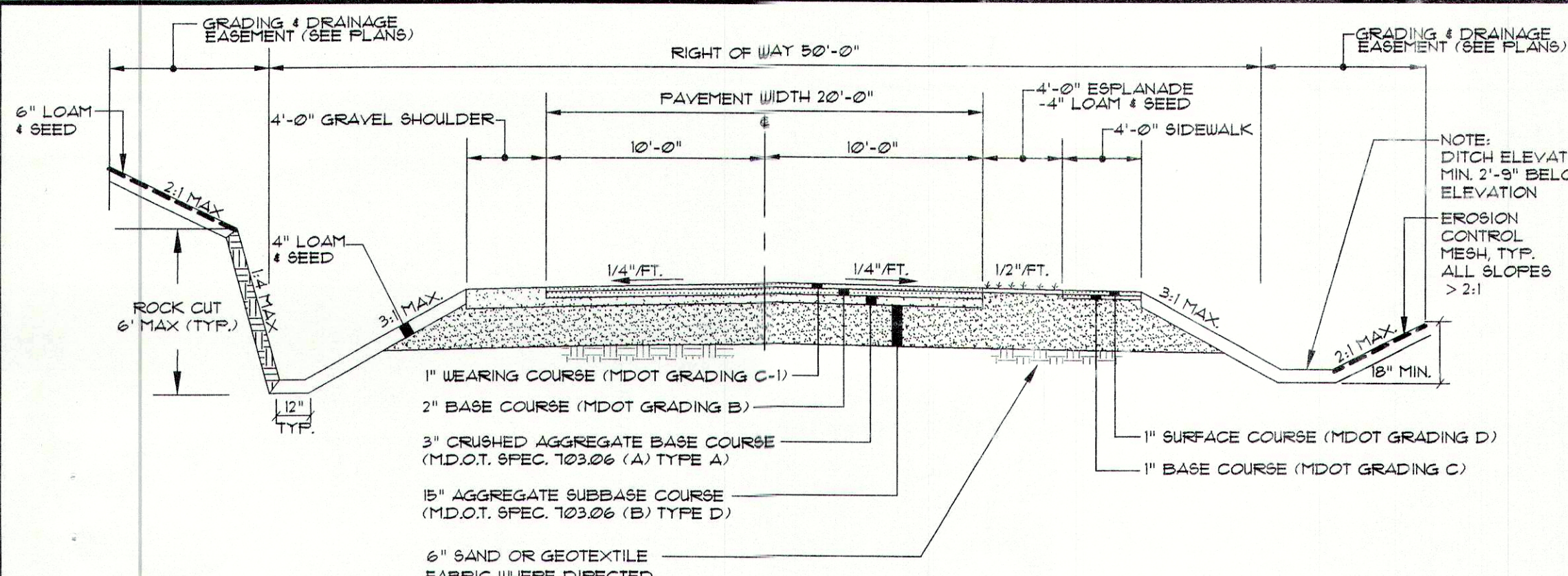
PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
02471	ELECT.	JDA	LRB	ASB

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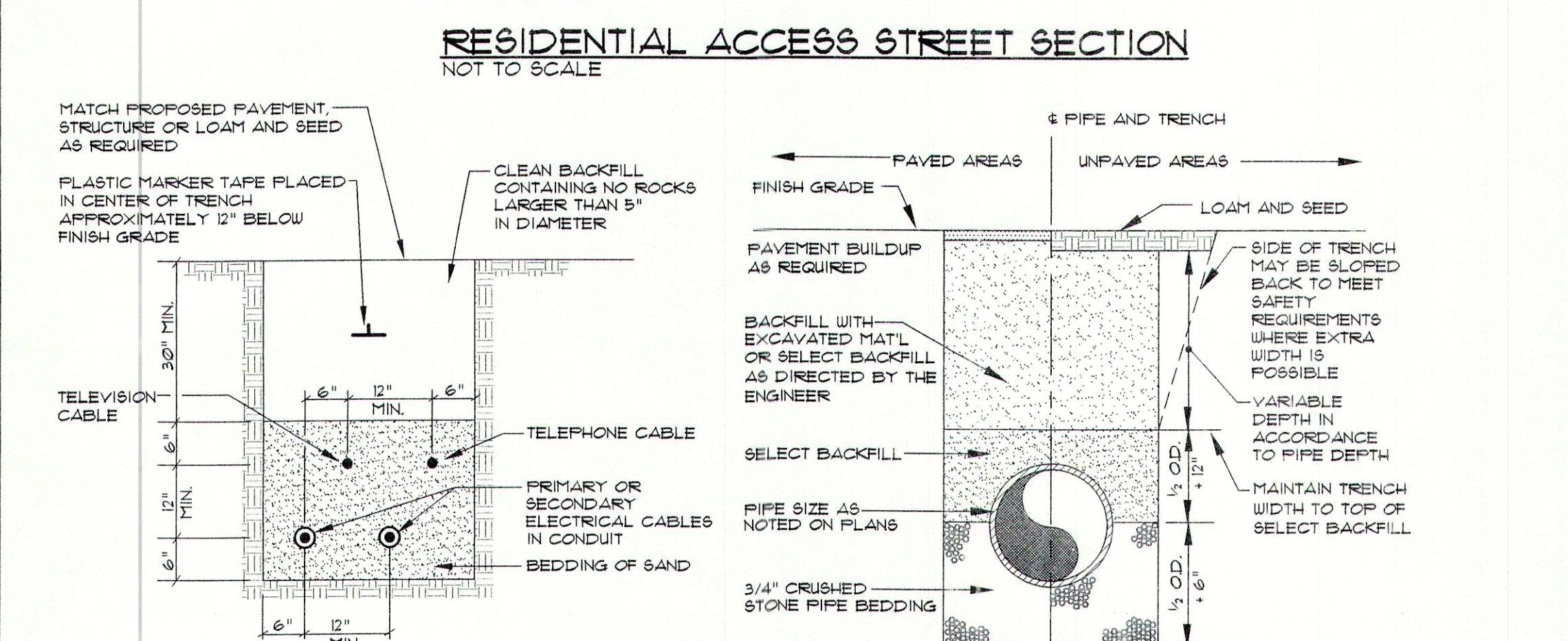
SHEET 11 OF 12





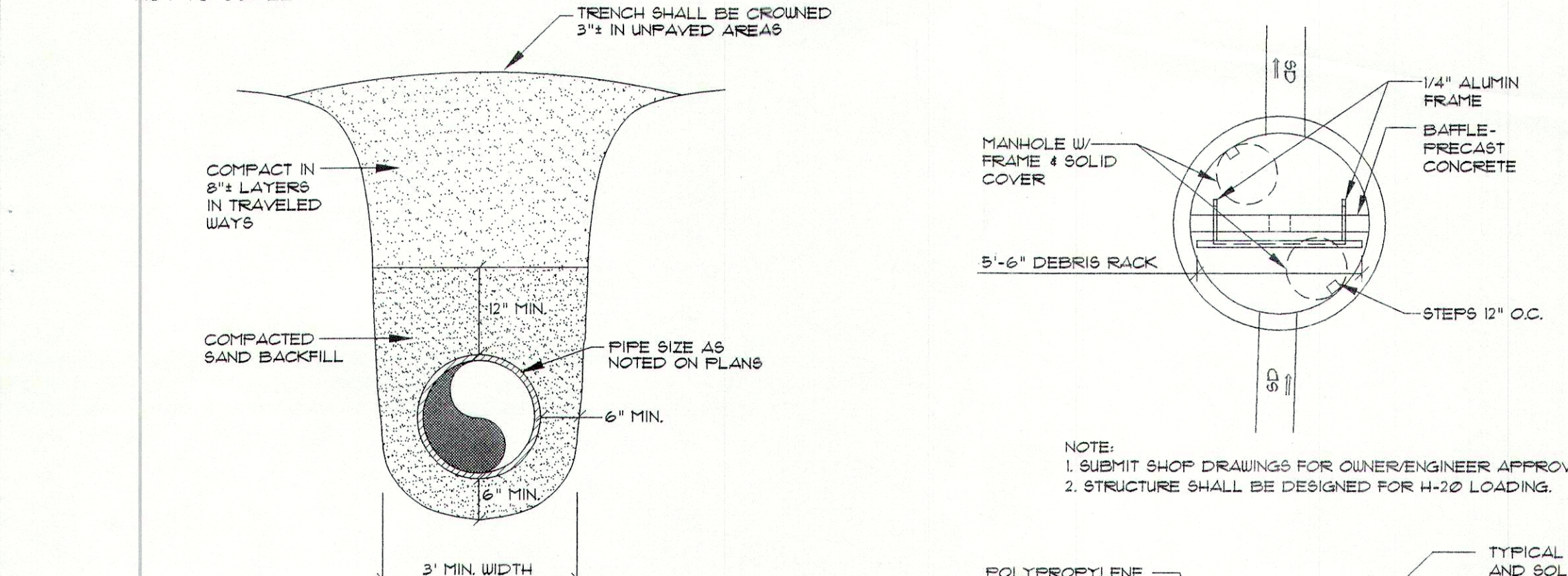
**EMBANKMENT CONSTRUCTION**

1. CONSTRUCT SUBGRADE OF COMMON BORROW MATERIAL MEETING MDOT SPECIFICATION 103.18
2. PLACE BORROW MATERIAL IN 12" LIFTS COMPACTED TO 95% OF MAXIMUM DENSITY
3. INSTALL EROSION CONTROL MESH WHERE SPECIFIED ON PLANS
4. LOAM, SEED & STABILIZE IN ACCORDANCE WITH SEDIMENTATION AND EROSION CONTROL PLAN
5. DISPOSAL OF STUMPS SHALL NOT BE PERMITTED WITHIN THE ROAD RIGHT-OF-WAY, EASEMENT AREAS OR IN ROADWAY EMBANKMENTS



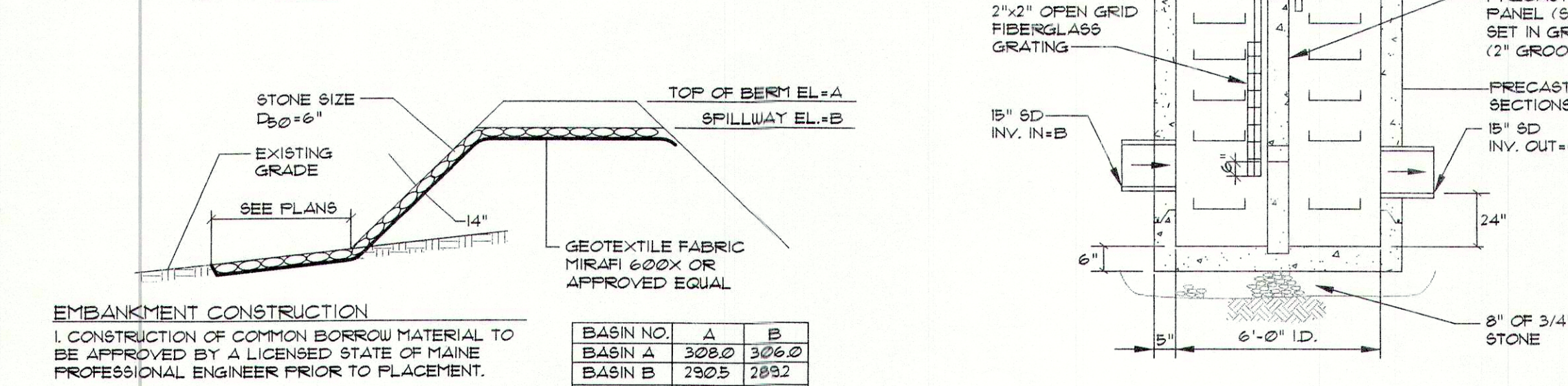
**TYPICAL UNDERGROUND CABLE INSTALLATION**  
NOT TO SCALE

CABLES TO BE ENCASED IN SCHEDULE 40 PVC CONDUIT WHEN RUN BENEATH PAVED AREAS.



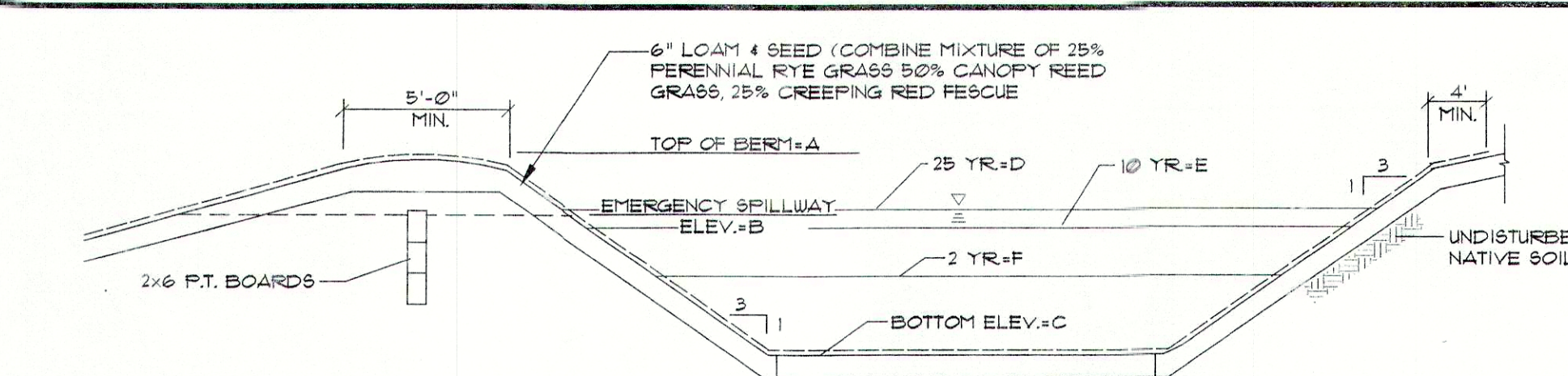
**EMBANKMENT CONSTRUCTION**

1. CONSTRUCTION OF COMMON BORROW MATERIAL TO BE APPROVED BY A LICENSED STATE OF MAINE PROFESSIONAL ENGINEER PRIOR TO PLACEMENT.
2. PLACE BORROW MATERIAL IN 12" LIFTS COMPACTED TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T198.
3. INSTALL RIPRAP AND EROSION CONTROL MESH WHERE SPECIFIED ON PLANS
4. LOAM, SEED, AND STABILIZE IN ACCORDANCE WITH SEDIMENTATION AND EROSION CONTROL PLAN.



BASIN NO.	A	B	C
BASIN A	309.0	306.0	307.2
BASIN B	280.5	289.2	285.15
BASIN C	310.1	308.7	308.7

**SPILLWAY SECTION**  
NOT TO SCALE

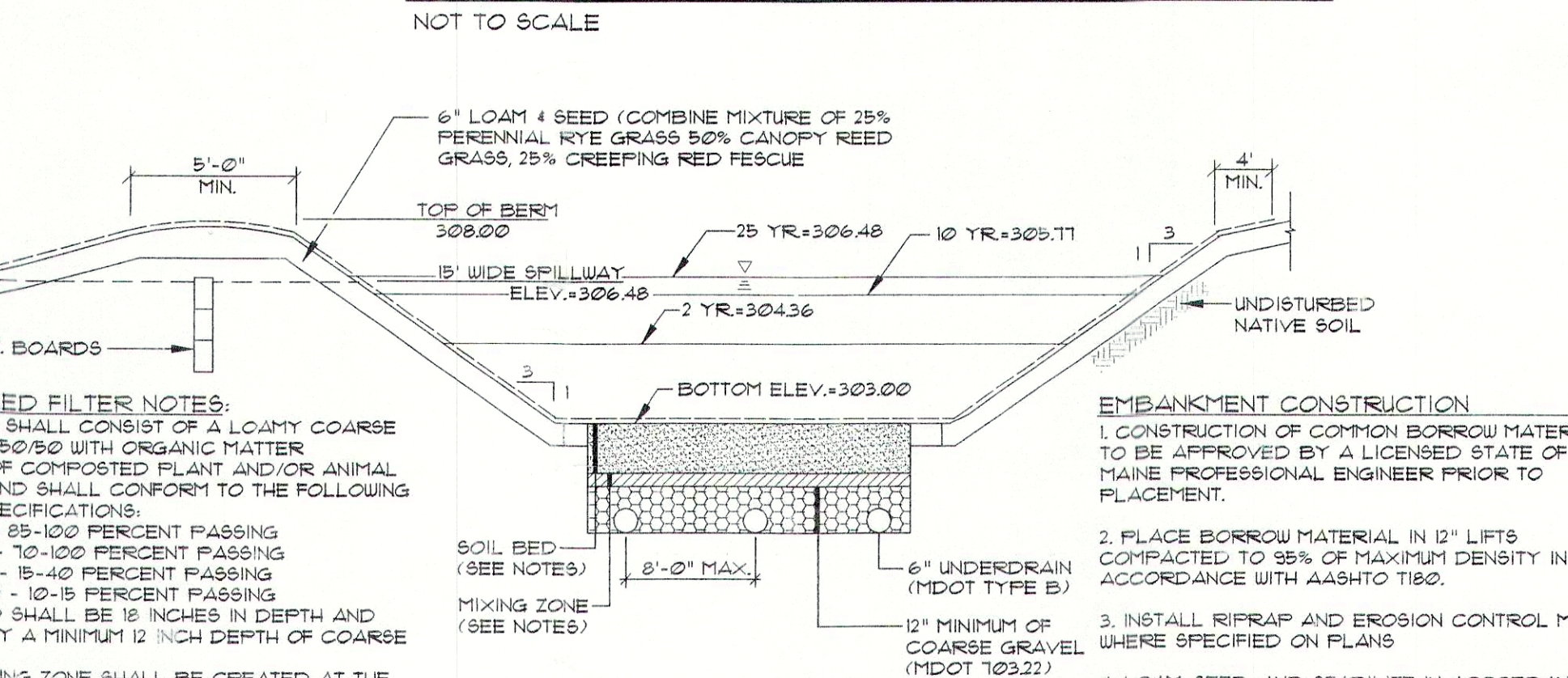


BASIN NO.	A	B	C	D	E	F
BASIN B	280.5	289.2	286.0	285.08	288.76	287.1
BASIN C	310.0	308.7	306.0	306.65	308.35	307.01

**EMBANKMENT CONSTRUCTION**

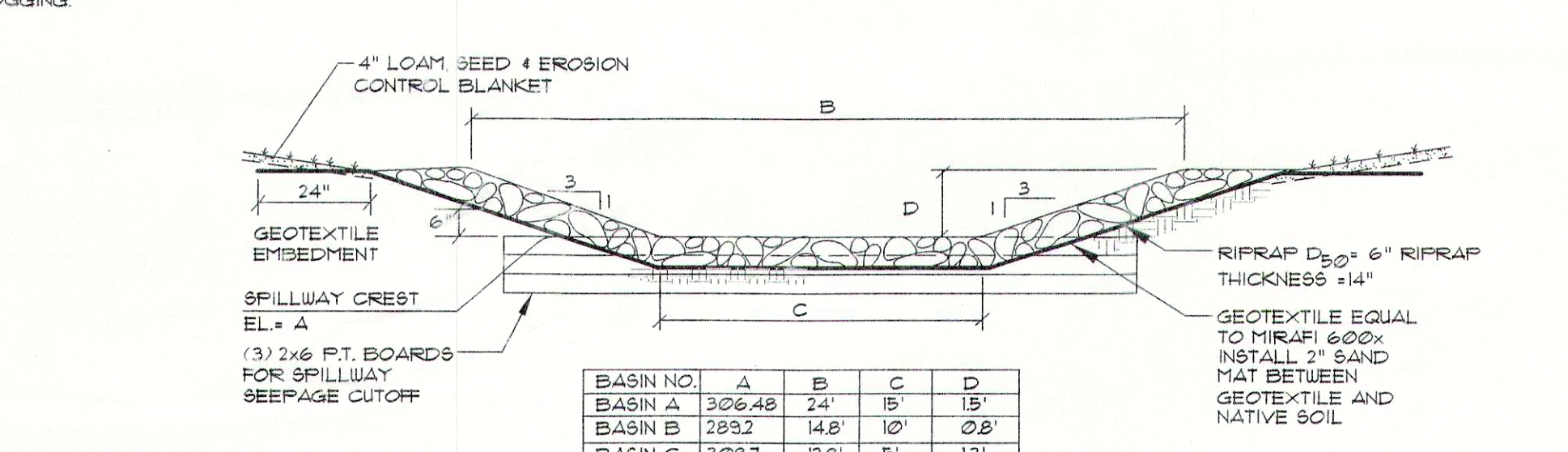
1. CONSTRUCTION OF COMMON BORROW MATERIAL TO BE APPROVED BY A LICENSED STATE OF MAINE PROFESSIONAL ENGINEER PRIOR TO PLACEMENT.
2. PLACE BORROW MATERIAL IN 12" LIFTS COMPACTED TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T198.
3. INSTALL RIPRAP AND EROSION CONTROL MESH WHERE SPECIFIED ON PLANS
4. LOAM, SEED, AND STABILIZE IN ACCORDANCE WITH SEDIMENTATION AND EROSION CONTROL PLAN.

**DETENTION POND SECTION-BASIN A**  
NOT TO SCALE

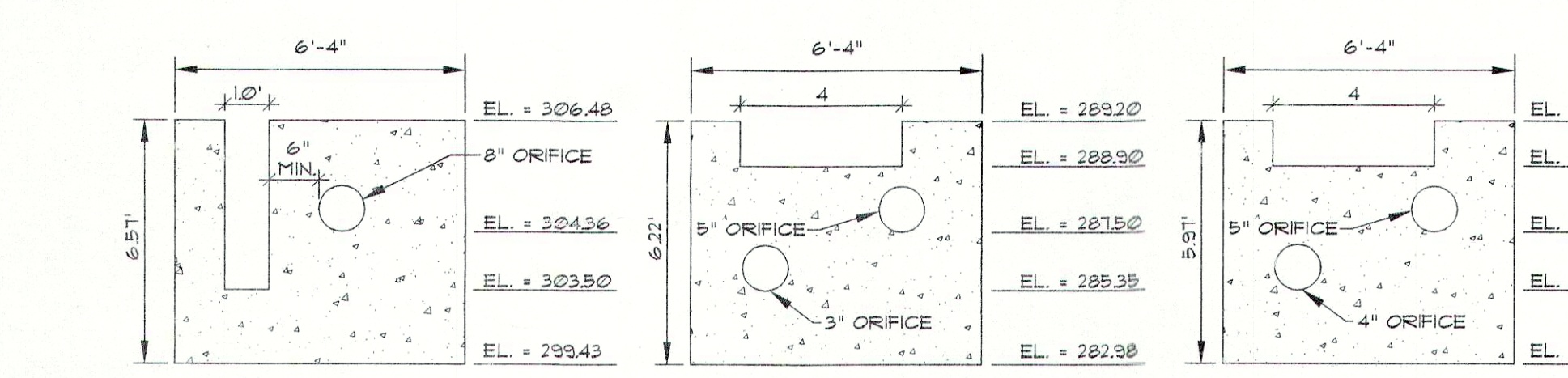


**UNDERDRAIN FILTER NOTES:**

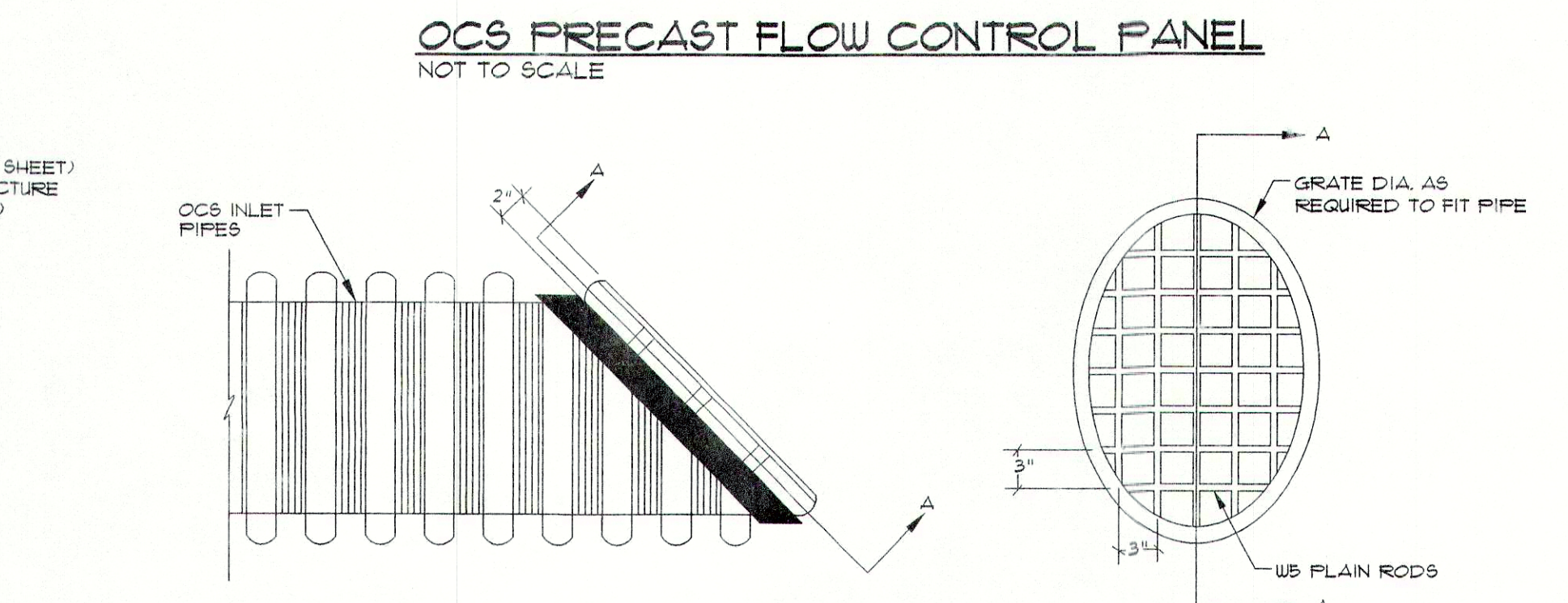
1. THE SOIL BED SHALL CONSIST OF A LOAMY COARSE SAND MIXED 50/50 WITH ORGANIC MATTER CONSISTING OF COMPOSTED PLANT AND/OR ANIMAL MATERIALS AND SHALL CONFORM TO THE FOLLOWING TEXTURAL SPECIFICATIONS:  
SIEVE #10 - 85-100 PERCENT PASSING  
SIEVE #20 - 10-100 PERCENT PASSING  
SIEVE #40 - 15-40 PERCENT PASSING  
SIEVE #60 - 10-15 PERCENT PASSING
2. THE SOIL BED SHALL BE 18 INCHES IN DEPTH AND UNDERLAIN BY A MINIMUM 12 INCH DEPTH OF COARSE GRAVEL.
3. A 6-INCH MIXING ZONE SHALL BE CREATED AT THE GRAVEL/SOIL BED INTERFACE BY ROTILLING SOIL BED MATERIAL INTO THE GRAVEL TO A DEPTH OF APPROXIMATELY 6 INCHES.
4. COMPACTION OF THE SOIL BED MATERIAL SHALL BE AVOIDED. IF COMPACTION OCCURS, ROTOTILL AGAIN PRIOR TO SEEDING OR SODDING.
5. A DENSE COVER OF GRASS OR SOD SHALL BE ESTABLISHED AND MAINTAINED ON THE SURFACE TO PREVENT GLOSSING.



BASIN NO.	A	B	C	D
BASIN A	306.48	24'	15'	15'
BASIN B	289.2	14.8'	10'	0.8'
BASIN C	308.7	12.8'	5'	13'



**OCS PRECAST FLOW CONTROL PANEL**  
NOT TO SCALE



**NOTES:**

1. RODS CONFORM TO SECTION 103.1
2. 3/8" GRADE 304 STAINLESS STEEL BOLT AND NUT (4 EA.)
3. GRATE AND HARDWARE SHALL BE CONSTRUCTED OF ALUMINUM OR STAINLESS STEEL.

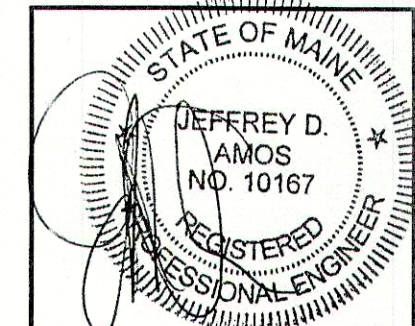
**DETENTION POND SECTION-BASINS B & C**  
NOT TO SCALE

# CONSTRUCTION NOTES

1. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
2. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
3. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
4. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
6. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
7. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
8. SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION MARCH 2003. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
10. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
11. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.
12. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 336.0-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
13. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
14. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
15. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
16. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A MDOT PERMIT AS WELL AS PERMITS FROM THE TOWN AS APPLICABLE.
17. THE PROPOSED LIMITS OF CLEARING SHOWN HEREON ARE APPROXIMATE BASED UPON THE PROPOSED LIMITS OF SITE GRADING. THE APPLICANT RESERVES THE RIGHT TO PERFORM NORMAL FOREST MANAGEMENT ACTIVITIES OUTSIDE OF THE CLEARING LIMIT AS SHOWN. TREE REMOVAL OUTSIDE OF THE LIMITS OF CLEARING MAY BE NECESSARY TO REMOVE DEAD OR DYING TREES OR TREE LIMBS. THIS REMOVAL IS DUE TO POTENTIAL SAFETY HAZARDS AND TO PROMOTE PROPER FOREST GROWTH.
18. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.
19. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
20. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
21. WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF SEBAGO TECHNICS, INC.
22. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.
23. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
24. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
25. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.
26. BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.

**TYPICAL PAVEMENT JOINT**  
NOT TO SCALE

HOT BITUMINOUS PAVING (GRADE "C")  
HOT BITUMINOUS PAVING (GRADE "B")  
AGGREGATE SUBBASE COURSE GRAVEL (MDOT SPEC. 103.06 (b) TYPE "D")



DATE	SCALE	AS SHOWN
2-24-04	AS SHOWN	

**SEBAGO TECHNICS**  
Engineering Expertise You Can Build On  
One Onset Street  
Westbrook, ME 04090-1339  
Tel: (207) 856-0277

**OLD COLONY ESTATES**  
BLACKSTRAP ROAD  
CUMBERLAND, MAINE  
FOR: **NORMAND BERUBE BUILDERS, INC.**  
1040 PORTLAND ROAD, SUITE 2  
SACO, MAINE 04072

**SHEET 12 OF 12**

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