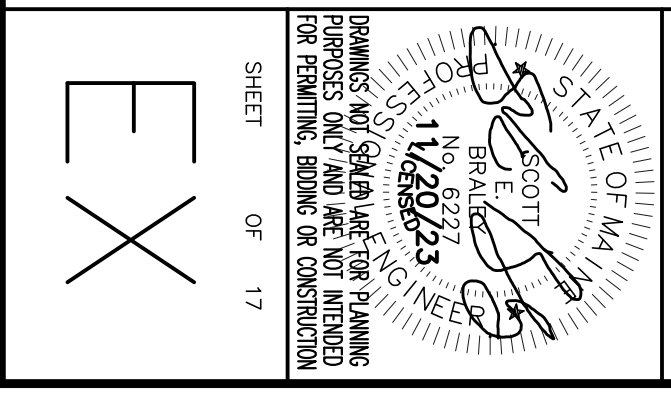
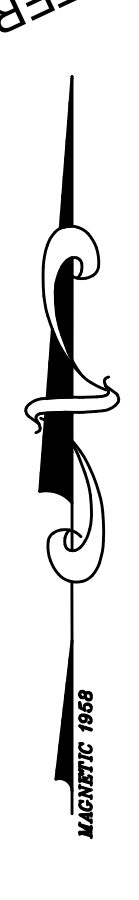


LEGEND:

- ▲ ANGLE POINT
- UTILITY PILE
- HUBMARK
- MARK
- TREE
- GATE VALVE
- TBM
- CATCH BASIN
- GATE
- TEST PIT
- TEST BORING
- EAST CONTIGUOUS
- WEST SHUT OFF
- WETLAND
- BREAKING
- DIRT ROY
- ASPHALT ROAD
- DRIVEWAY
- GRAVEL ROAD
- DRIVEWAY
- EAST WATER
- WEST WATER
- EAST SINK
- UNDERGROUND TEL.
- UNDERGROUND ELEC.
- UNDERGROUND GAS
- UNDERGROUND WATER
- FENCE
- PROPOSED CONTIGUOUS



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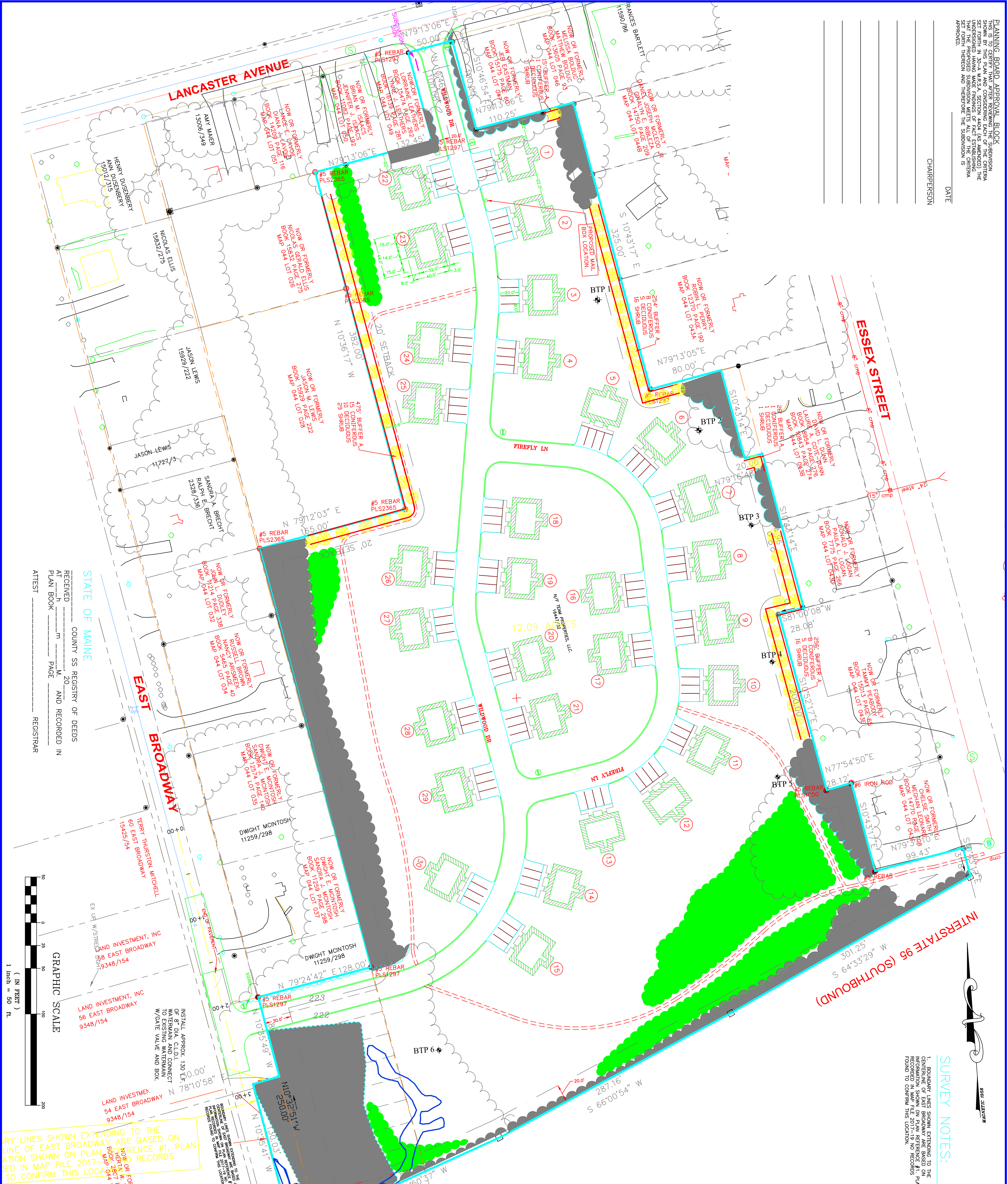
DESIGNED: SEB	PROJECT NO. 22083	SHEET NAME:
DRAWN: AAK	DRAWING NO. 22083 BASE.DWG	THE MAINE WOODS SUBDIVISION
CHECKED: SEB	FIELDBOOK: N/A	LANCASTER AVE., BANGOR, PENOBSCOT COUNTY MAINE
APPROVED: SEB	SCALE: AS SHOWN	PRE-DEVELOPMENT CONDITIONS
PLAN DATE: 11/7/23	DATE ISSUED: 11/7/23	
CLIENT & OWNER:	TEAM PROPERTIES 1411 ESSEX ST. BANGOR, ME 04401	

REVISIONS		NO.	DATE	DESCRIPTION	DRAWN	APPD.
1	11/8/23			RESPONSE TO CITY COMMENTS	SEB	SEB
2	11/16/23			RESPONSE TO CITY COMMENTS	SEB	SEB

EX
 SHEET OF 17

NOT SURVEYED
 NOT SURVEYED

PLANNING BOARD APPROVAL BLOCK
 THIS IS A PRELIMINARY SUBDIVISION PLAN. THE SUBDIVISION IS SUBJECT TO THE REVIEW AND APPROVAL OF THE BANGOR PLANNING BOARD. THE BANGOR PLANNING BOARD MEETS ALL OF THE CRITERIA SET FORTH THEREIN AND THEREFORE THE SUBDIVISION IS APPROVED.
 CHAIRPERSON _____
 DATE _____

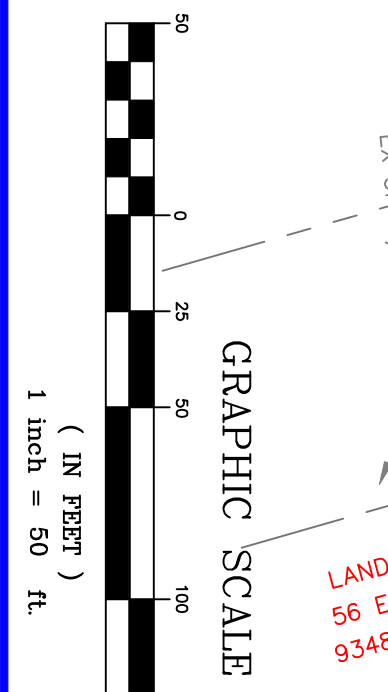


SURVEY NOTES:
 1. BOUNDARY LINES SHOWN EXTENDING TO THE INFORMATION SHOWN ON PLAN REFERENCE #1. PLAN FOUND TO CORRELATE WITH LOCATION.
 2. BOUNDARY LINES SHOWN EXTENDING TO THE INFORMATION SHOWN ON PLAN REFERENCE #1. PLAN FOUND TO CORRELATE WITH LOCATION.

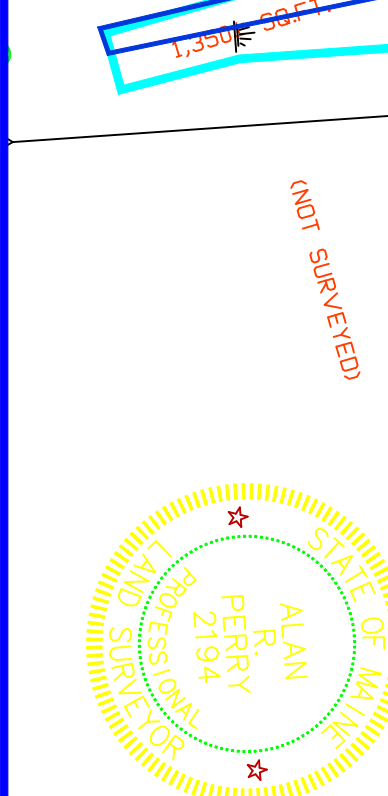
GENERAL NOTES:

1. THE PLANNING BOARD RECORD OWNER IS TEAM PROPERTIES, LLC, WHOSE ADDRESS IS 1411 ESSEX STREET, BANGOR, ME 04401. THE BOUNDARY SURVEY INCLUDES ALL FOUR LOTS 039, 040, 041, AND 042. THE BOUNDARY SURVEY INCLUDES ALL FOUR LOTS.
2. THIS IS A RESUBMISSION OF A PREVIOUSLY APPROVED SITE PLAN BY THE BANGOR PLANNING BOARD IN NOVEMBER, 2008 WITH 2017 REVISIONS. THE PURPOSE OF THIS REVISION IS TO CORRECT THE UTILITY LAYOUT AND UTILITY IMPROVEMENTS.
3. THE SITE IS LOCATED WITHIN THE LOW DENSITY RESIDENTIAL (LDR) ZONING DISTRICT.
4. TOTAL AREA OF SUBDIVISION: 526,640 S.F. / 11.98 ACRES.
5. SPACE AND BULK INFORMATION FOR LOW DENSITY RESIDENTIAL:
 MIN. LOT AREA: 8,000 S.F.
 MIN. LOT WIDTH: 100 FT.
 MIN. FRONT SETBACK: 20 FT.
 MIN. SIDE SETBACK: 20 FT.
 MIN. REAR SETBACK: 20 FT.
 MAX. HEIGHT: 30 FT.
 MAX. SURFACE RATIO: 0.25
 MAX. DWELLING UNIT/AC: 5
 MAX. DWELLING UNIT/BLD: 6
 MIN. BUFFER VARD TYPE: A
 A. STRIPED 1
6. TOTAL PROPOSED IMPROVEMENTS AREA: 287 ACRES.
 GREEN SPACE REQUIRED: 35% OF LOT (4.22 ACRES REQ'D, & 9.22 PROPOSED)
 PARKING: 1 1/2 SPACES PER UNIT REQUIRED X 60 = 90 SPACES
 120 SPACES PROVIDED
7. TOPOGRAPHY INFORMATION TAKEN FROM PLANS PROVIDED BY A. E. HOBSON CONSULTING ENGINEERS, 10 COMMON ST., WATERVILLE, ME.
8. BOUNDARY INFORMATION PROVIDED BY ALAN PERRY SURVEYOR, ETNA MAINE.
9. REPOSED BUILDING LAYOUT AND GRADING PROVIDED BY PLYMOUTH ENGINEERING, INC., WHOSE ADDRESS IS 8 MAIN ST., STE. C, NEWPORT, MAINE 04853.
10. THIS PROJECT IS PROPOSING A PRIVATE ROADWAY AND AS SUCH PUBLIC SERVICES SUCH AS SNOW PLOWING AND TRASH PICK UP/REMOVAL ARE THE RESPONSIBILITY OF THE HOMEOWNER. THE CITY OF BANGOR PROVIDES MAINTENANCE, REPAIRS, AND REPORTING IS RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
11. OVERHEAD UTILITY POLE LOCATIONS TO BE ESTABLISHED BY VERANT POWER. ALL ELECTRICITY TO BE PROVIDED BY VERANT POWER.
12. FEDERAL, STATE AND MUNICIPAL LAWS AND REGULATIONS REQUIRE ANY NEW PERFORMANCE GRADING TO NOTIFY "DIG-STATE" (1-800-344-7233) AND ANY APPLICABLE UTILITY COMPANIES WORK.
13. CHANGE OTHER THAN SEWER AND WATER SERVICE LOCATIONS FOR THE NEW BUILDING LAYOUT HAVE BEEN MADE TO THE APPROVED UTILITY PLANS.
14. THE INTENT OF THE WALKING TRAIL IS TO TERMINATE AT THE ESSEX ST. SIDEWALK.
15. FINAL LOCATION OF UTILITIES TO BE APPLICABLE UTILITY STANDARDS.
16. THE BUFFER VARD PLANNING ARE INTENDED TO BE MET WITH EXISTING VEGETATION UNLESS SHOWN OTHERWISE. THE INTENT IS TO MEET THE CITY OF BANGOR TYPE A BUFFER VARD REQUIREMENTS. THE BUFFER VARD REQUIREMENTS INCLUDE 22 DECIDUOUS TREES, 3 CONIFEROUS TREES AND 100 S.F. OF GRASS OR OTHER PERENNIAL VEGETATION.
17. ALL TREES OF 4" DBH (D.B.H.) OR GREATER TO REMAIN. TREES WITH DBH GREATER THAN 4" ARE TO BE REMOVED AND REPLACED WITH TREES OF SIMILAR SPECIES AND SIZE WITHIN GRASSING, ROADWAY, WALKWAY, OR UTILITY AREAS WILL BE CLEARED.
18. ALL AREAS OUTSIDE OF THE BUILDINGS, ROADS, AND PARKING SPACES ARE PART OF THE GREEN SPACE.

STATE OF MAINE
 RECEIVED _____
 COUNTY SS REGISTRY OF DEEDS
 AT _____ M _____ AND RECORDED IN
 PLAN BOOK _____ PAGE _____
 ATTEST _____ REGISTRAR



BOUNDARY LINES SHOWN EXTENDING TO THE LINE OF EAST BROADWAY ARE BASED ON LOCATION SHOWN ON PLAN REFERENCE #1. PLAN FOUND IN MAP FILE 2017-190 RECORDS TO CONFIRM THIS LOCATION.



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 info@plymouthengineering.com
 www.plymouthengineering.com

PROJECT NO. 22083
 DRAWING NO. 22083 BASE.DWG
 FIELDBOOK: N/A
 SCALE: AS SHOWN
 DATE ISSUED: 11/7/23

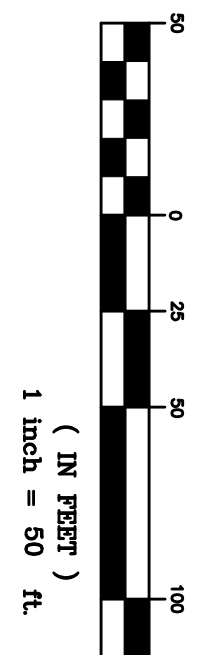
PROJECT NAME:
THE MAINE WOODS SUBDIVISION
 LANCASTER AVE., BANGOR, PENOBSCOT COUNTY MAINE
 SHEET NAME:
SUBDIVISION PLAN

REVISIONS			
NO.	DATE	DESCRIPTION	APPD.
1	11/8/23	RESPONSE TO CITY COMMENTS	SEB
2	11/16/23	RESPONSE TO CITY COMMENTS	SEB



CONTRACTOR TO INSTALL 130' L.F. OF 8" DIA. FIBER OPTIC W/ 125 CORE TO THE EAST END OF EAST BROADWAY AND CONNECT TO THE EXISTING FIBER OPTIC W/ 125 CORE AT THE WEST END OF EAST BROADWAY. SEE SHEET 08 FOR DETAILS OF W/VALE VALVE AND BOX.

ALL DIMENSION LINES SHOWN EXTENDING TO THE LINE OF EAST BROADWAY ARE BASED ON LOCATION SHOWN ON PLAN REFERENCE #1, PLANNED IN MAP FILE 2017-19. NO RECORDS TO CONFIRM THIS LOCATION.



LEGEND

	ANGLE POINT		BUILDING
	UTILITY POLE		CURB
	HIGHWAY		ASPHALT ROAD
	MANHOLE		GRAVEL ROAD
	TREE		EXIST. MAILER
	GATE VALVE		EXIST. SINK
	RW		UNDERGROUND TEL.
	CATCH BASIN		UNDERGROUND ELEC.
	TEST PIT		STORM DRAIN
	EXIST. BRUSHING		FENCE
	EXIST. CONTOUR		PROPOSED CONTOUR
	WATER SHUT OFF		WETLAND

FOR PERMIT ONLY

SCOTT A. KOENIG
 PROFESSIONAL ENGINEER
 STATE OF MAINE
 LICENSE NO. 6223

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 Tel: (207) 257-2071 Fax: (207) 257-2130
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DESIGNED: SEB	PROJECT NO. 22083	PROJECT NAME:
DRAWN: AAK	DRAWING NO. 22083 BASE.DWG	THE MAINE WOODS SUBDIVISION
CHECKED: SEB	FIELDBOOK: N/A	LANCASTER AVE., BANGOR, PENOBSCOT COUNTY MAINE
APPROVED: SEB	SCALE: AS SHOWN	SHEET NAME:
PLAN DATE: 11/7/23	DATE ISSUED: 11/7/23	ROAD PLAN
CLIENT & OWNER:	TEAM PROPERTIES 1411 ESSEX ST. BANGOR, ME 04401	

REVISIONS			
NO.	DATE	DESCRIPTION	APPD.
1	11/8/23	RESPONSE TO CITY COMMENTS	SEB
2	11/16/23	RESPONSE TO CITY COMMENTS	SEB

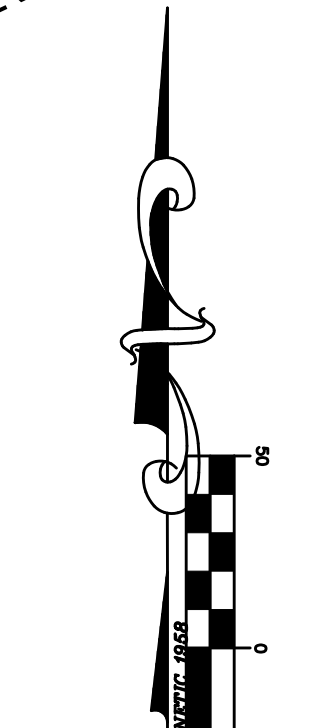
C2

SHEET 3 OF 17



BOUNDARY LINES SHOWN EXTENDING TO THE
 OF EAST BROADWAY ARE BASED ON
 SHOWN ON PLAN REFERENCE #1, PLAN
 N MAP FILE 2017-19. NO RECORDS
 CONFIRM THIS LOCATION.

INTERSTATE 95 (SOUTHBOUND)



LEGEND:

- ▲ ANGLE POINT
- EXISTING UTILITY POLE
- HYDRANT
- MANHOLE
- TEE
- GATE VALVE
- TBM
- CATCH BASIN
- TEST PIT
- TEST BENCH
- EXIST. CONDUIT
- WATER SHUT OFF
- PROPOSED UTILITY POLE
- METEOR
- BUILDING
- DRIVEWAY
- ASPHALT ROAD
- GRAVEL ROAD
- EAST WATER
- EAST SEWER
- UNDERGROUND TEL.
- UNDERGROUND ELEC.
- STORM DRAIN
- FENCE
- PROPOSED CONDUIT

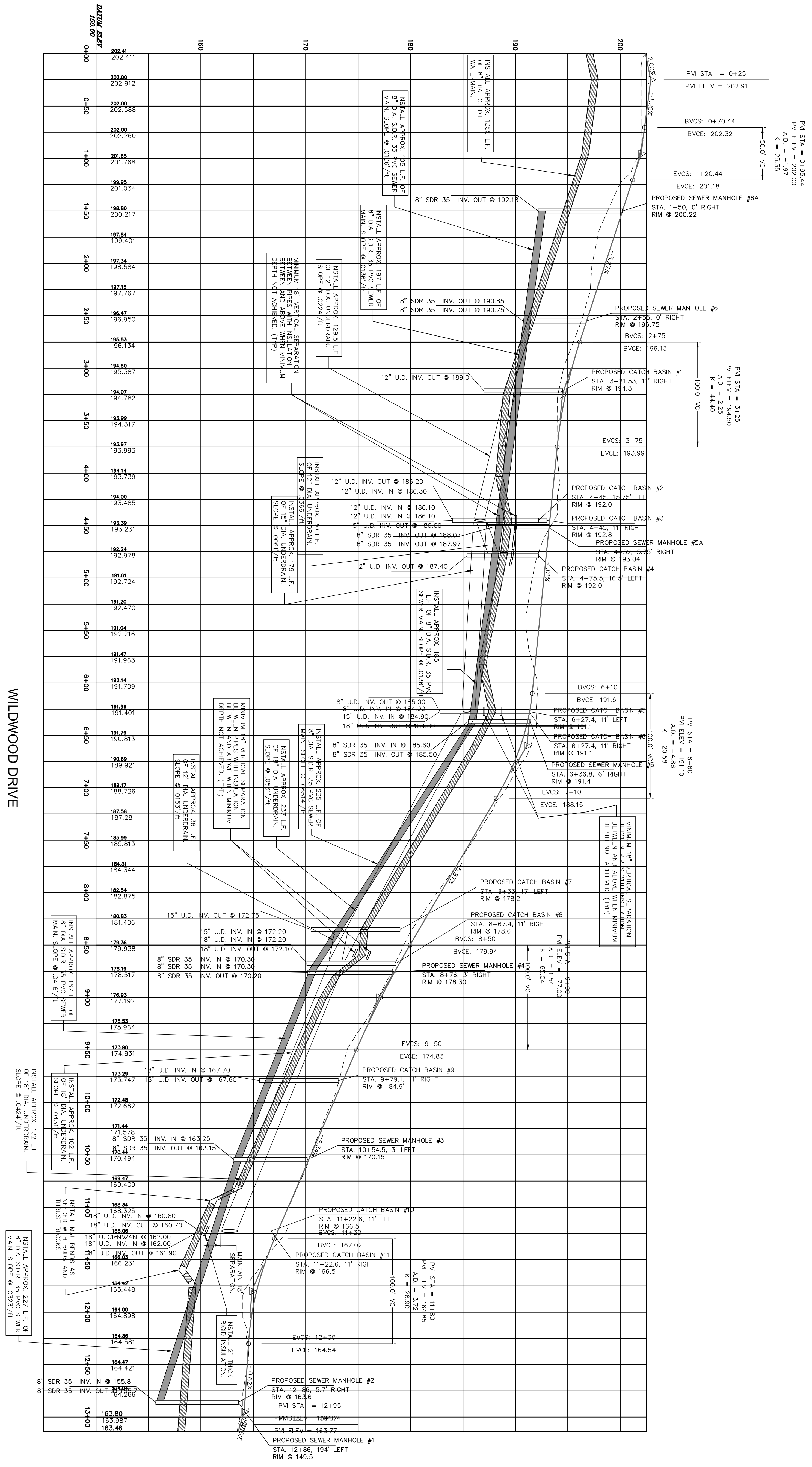
C4

STATE OF MAINE
 PROFESSIONAL ENGINEER
 NO. 12023
 JAMES R. BRADY

Plymouth Engineering, Inc.
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 info@plymouthengineering.com
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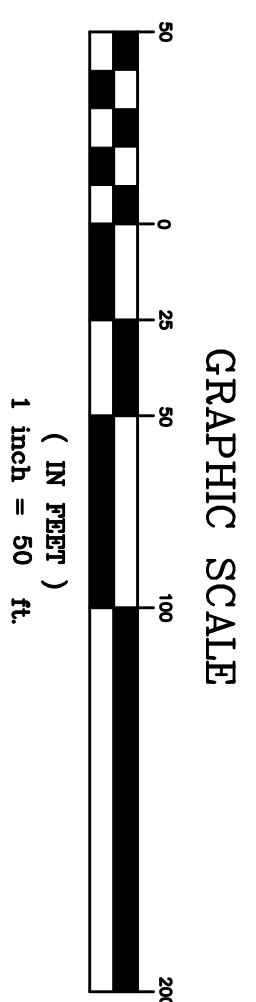
DESIGNED: SEB	PROJECT NO: 22083	SHEET NAME:
DRAWN: AAK	DRAWING NO: 22083 BASE.DWG	THE MAINE WOODS SUBDIVISION
CHECKED: SEB	FIELDBOOK: N/A	LANCASTER AVE., BANGOR, PENOBSCOT COUNTY MAINE
APPROVED: SEB	SCALE: AS SHOWN	UTILITY PLAN
PLAN DATE: 11/7/23	DATE ISSUED: 11/7/23	
CLIENT & OWNER: TEAM PROPERTIES 1411 ESSEX ST. BANGOR, ME 04401		

REVISIONS		NO.	DATE	DESCRIPTION	DRAWN	APPD.
1	11/8/23			RESPONSE TO CITY COMMENTS	SEB	SEB
2	11/16/23			RESPONSE TO CITY COMMENTS	SEB	SEB



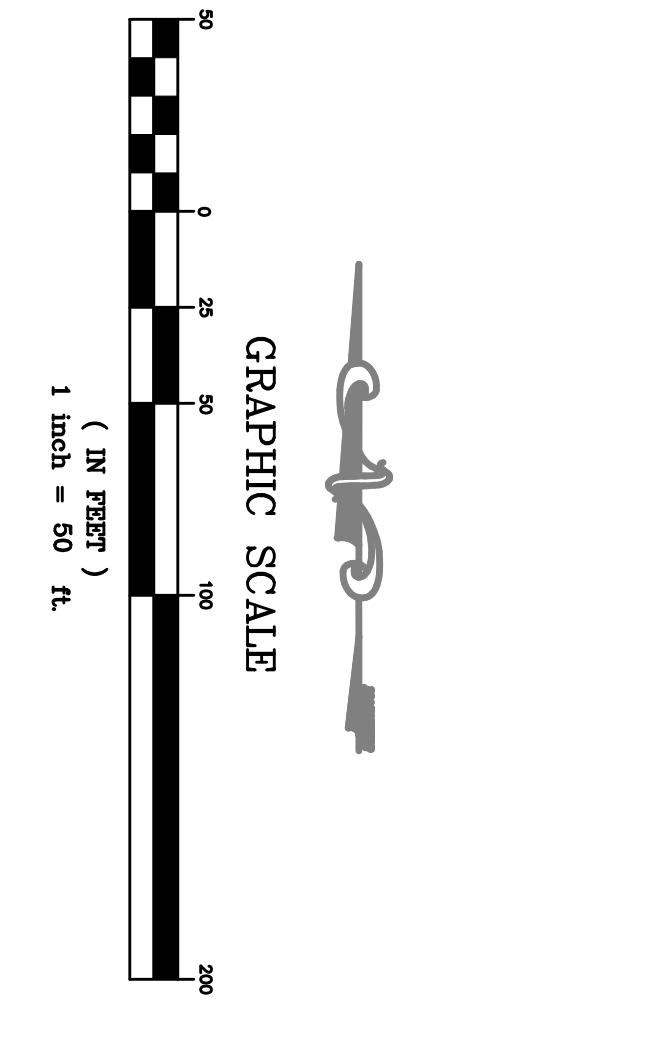
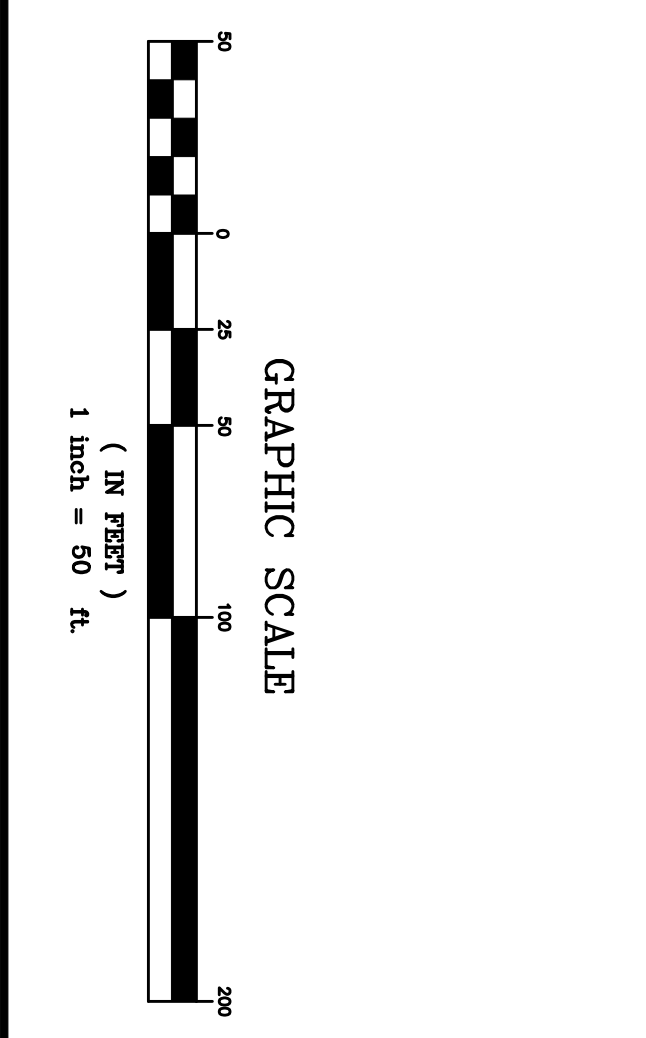
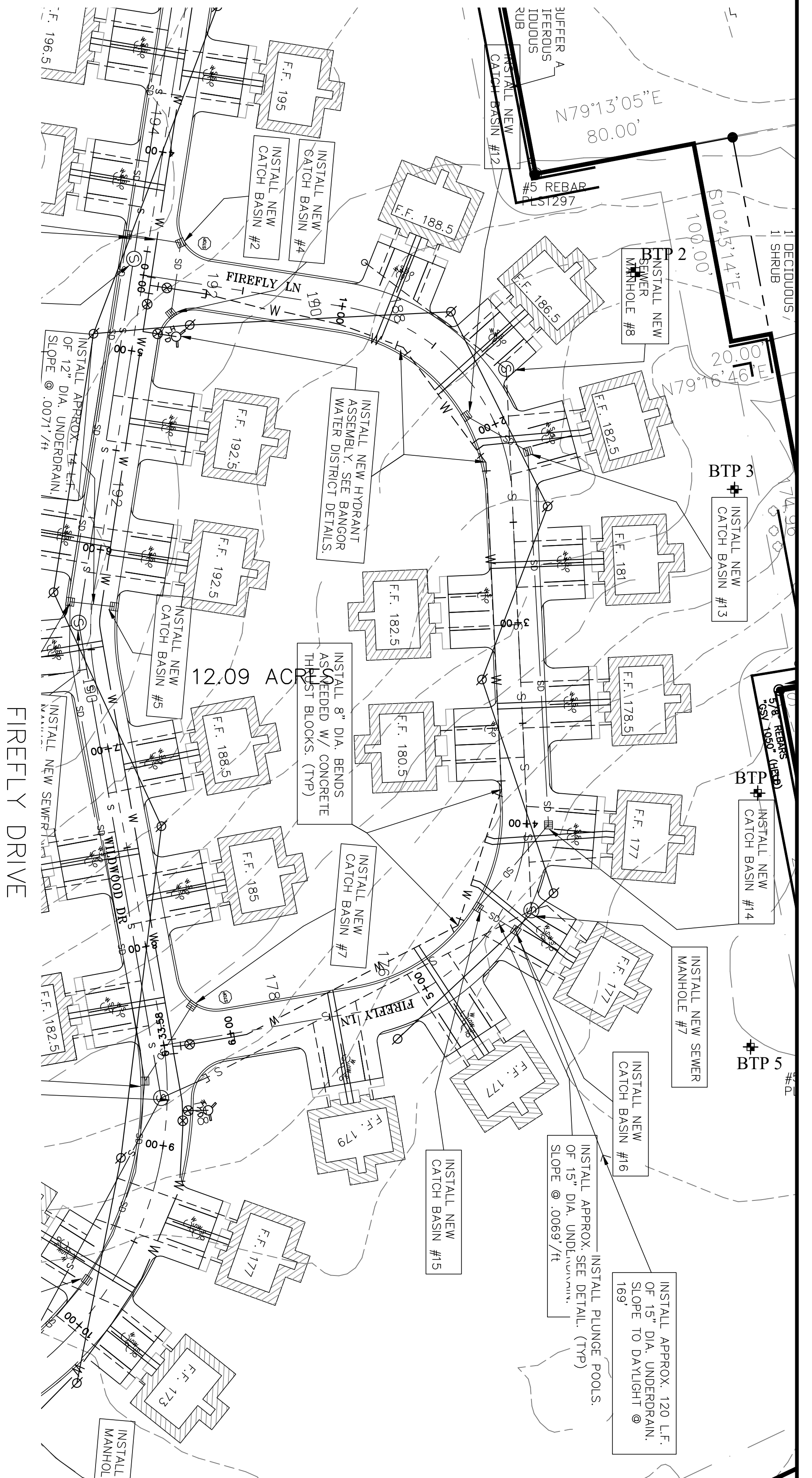
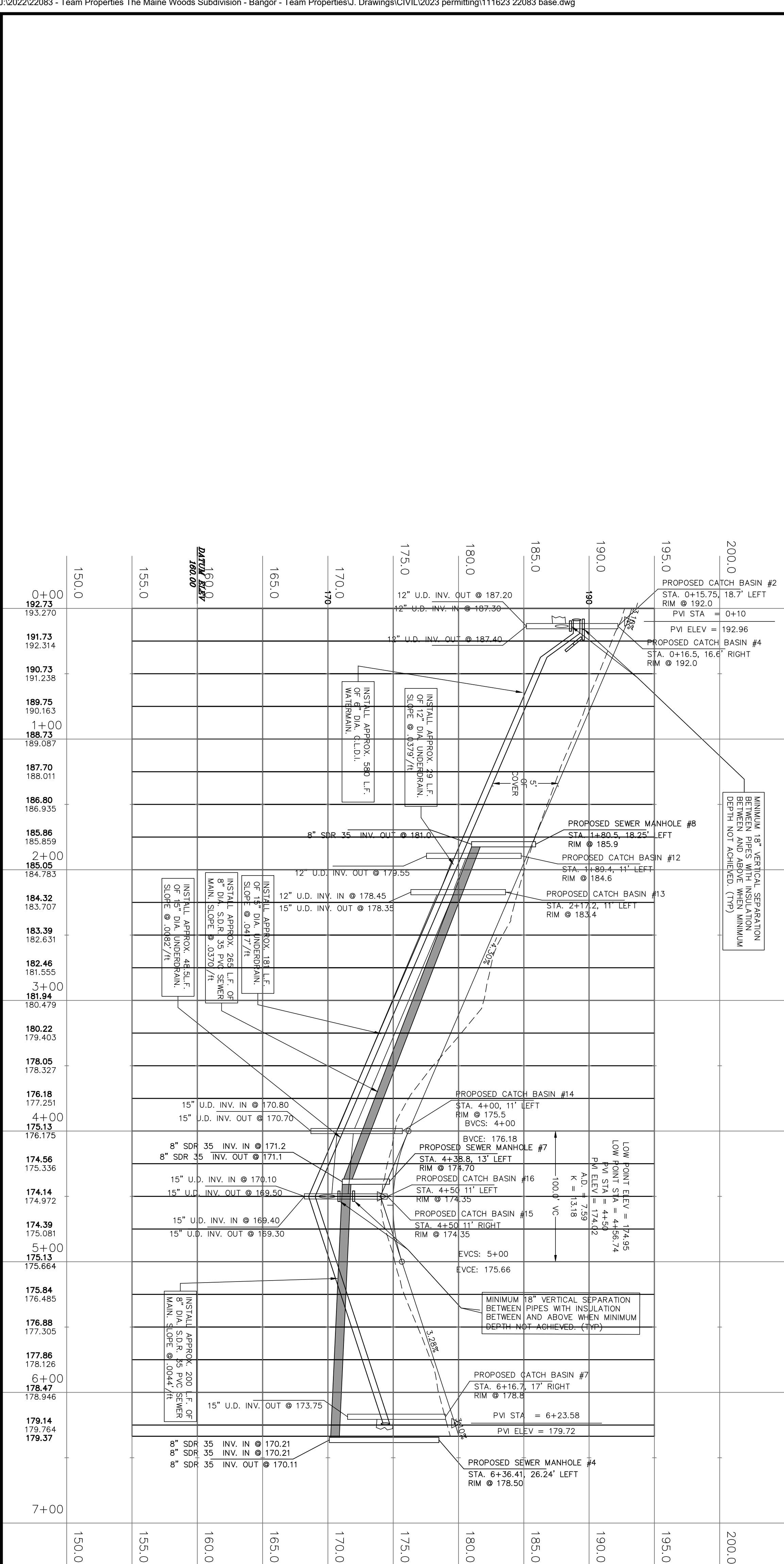
NOTE: IN ALL LOCATIONS WHERE SANITARY SEWER IS DIRECTLY OVER STORM DRAIN USE SOLID STORM DRAIN PIPE IN LIEU OF PERFORATED PIPE.

WILDWOOD DRIVE



DESIGNED: SEB	PROJECT NO. 22083	PROJECT NAME:	REVISIONS
DRAWN: AAK	DRAWING NO. 22083 BASE.DWG	THE MAINE WOODS SUBDIVISION	NO. DATE DESCRIPTION DRAWN APPD.
CHECKED: SEB	FIELDBOOK: N/A	LANCASTER AVE., BANGOR, PENOBSCOT COUNTY MAINE	1 11/8/23 RESPONSE TO CITY COMMENTS SEB SEB
APPROVED: SEB	SCALE: AS SHOWN	WILDWOOD DR PROFILE	2 11/16/23 RESPONSE TO CITY COMMENTS SEB SEB
PLAN DATE: 11/7/23	DATE ISSUED: 11/7/23		
CLIENT & OWNER:			
TEAM PROPERTIES 1411 ESSEX ST. BANGOR, ME 04401			

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 Plymouth, Maine 04969
 Tel: (207) 257-2071 Fax: (207) 257-2130
 info@plymouthengineering.com
 www.plymouthengineering.com



LEGEND:

- ▲ - ANGLE POINT
- - BUILDING
- - CURB CUT
- - DRIVE
- - HYDRANT
- - MANHOLE
- - TREE
- - GATE VALVE
- - TEST PIT
- - TEST POINT
- - TEST BENCH
- - TEST CONTAINER
- - CATCH BASIN
- - UNDERGROUND TEL.
- - UNDERGROUND ELEC.
- - STORAGE TANK
- - FENCE
- - PROPOSED CONTAINER
- - ASPHALT ROAD
- - GRAVEL ROAD
- - DRIVE
- - EASEMENT
- - UNDERGROUND TEL.
- - UNDERGROUND ELEC.
- - STORAGE TANK
- - FENCE
- - PROPOSED CONTAINER

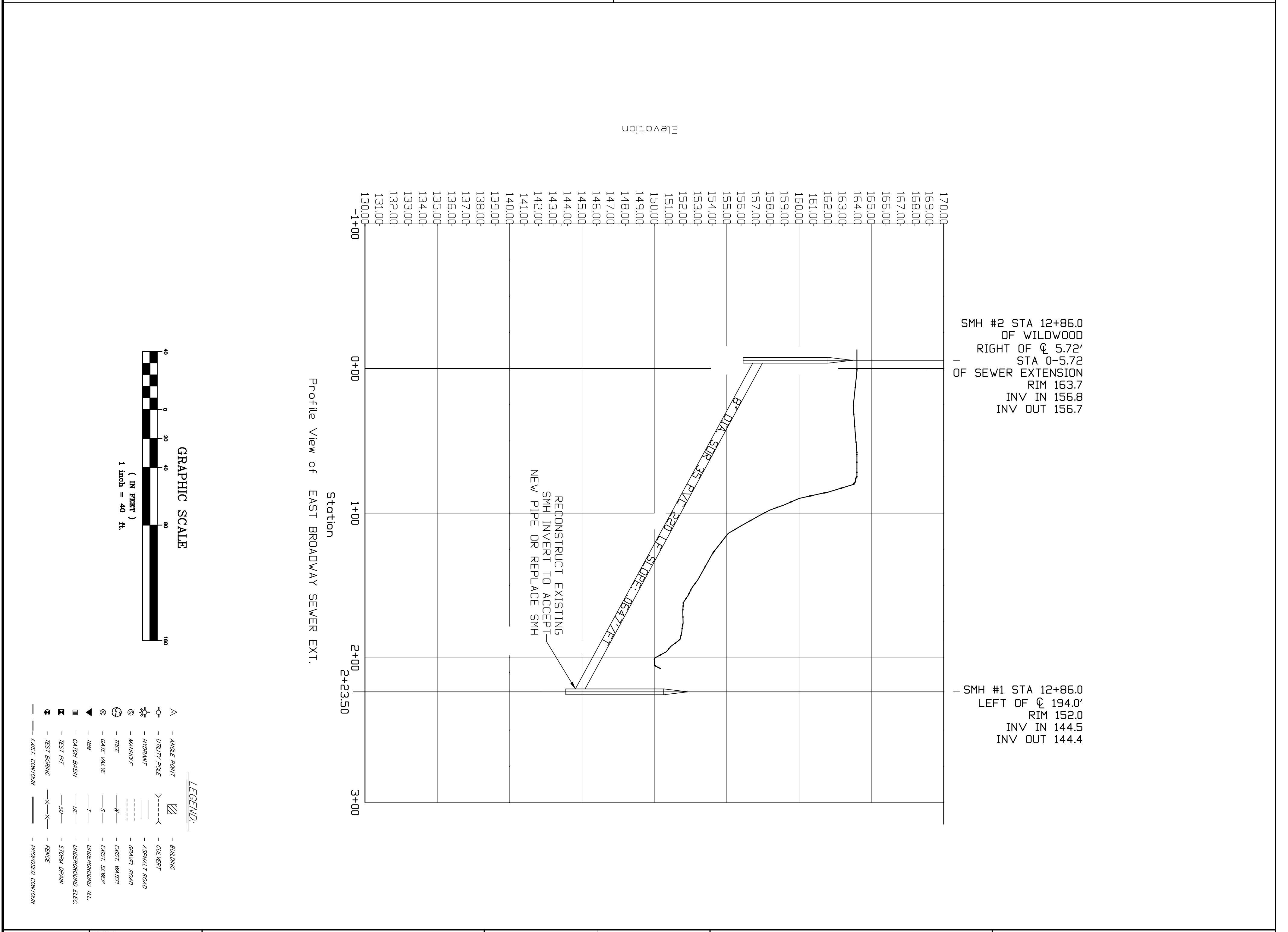
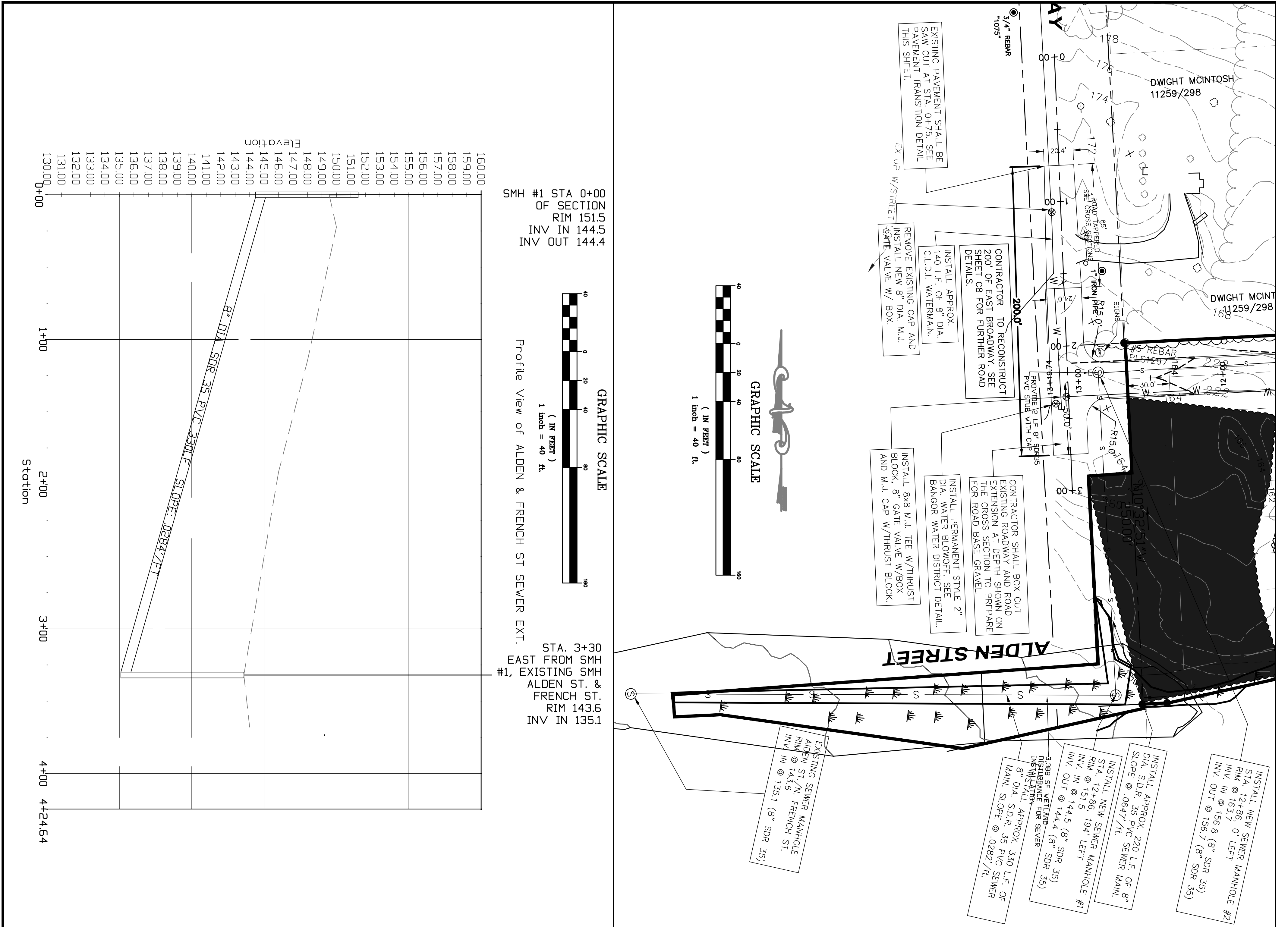
THIS IS A RESUBMISSION OF A PREVIOUSLY APPROVED SITE PLAN BY THE BANGOR PLANNING BOARD IN NOVEMBER, 2006. NOTE: IN ALL LOCATIONS WHERE SANITARY SEWER IS DIRECTLY OVER STORM DRAIN USE SOLID STORM DRAIN PIPE IN lieu OF PERFORATED PIPE.

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DESIGNED: SEB	PROJECT NO. 22083
DRAWN: AAK	DRAWING NO. 22083 BASE.DWG
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PLAN DATE: 11/7/23	DATE ISSUED: 11/7/23
CLIENT & OWNER: TEAM PROPERTIES 1411 ESSEX ST. BANGOR, ME 04401	

PROJECT NAME:
THE MAINE WOODS SUBDIVISION
 LANCASTER AVE., BANGOR, PENOBSCOT COUNTY MAINE
 SHEET NAME:
FIREFLY LN PROFILE

REVISIONS				
NO.	DATE	DESCRIPTION	DRAWN	APPD.
1	11/8/23	RESPONSE TO CITY COMMENTS	SEB	SEB
2	11/16/23	RESPONSE TO CITY COMMENTS	SEB	SEB

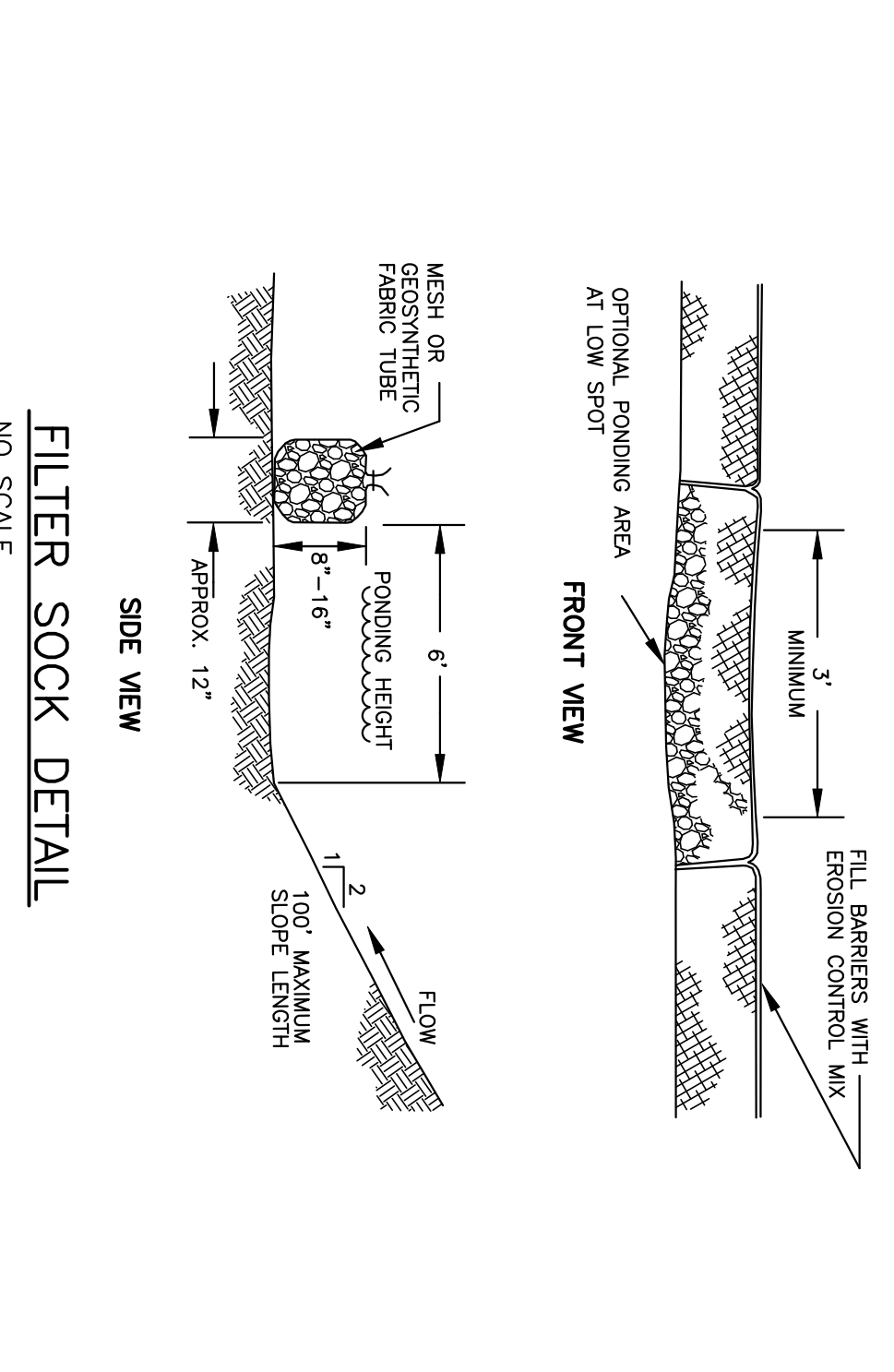
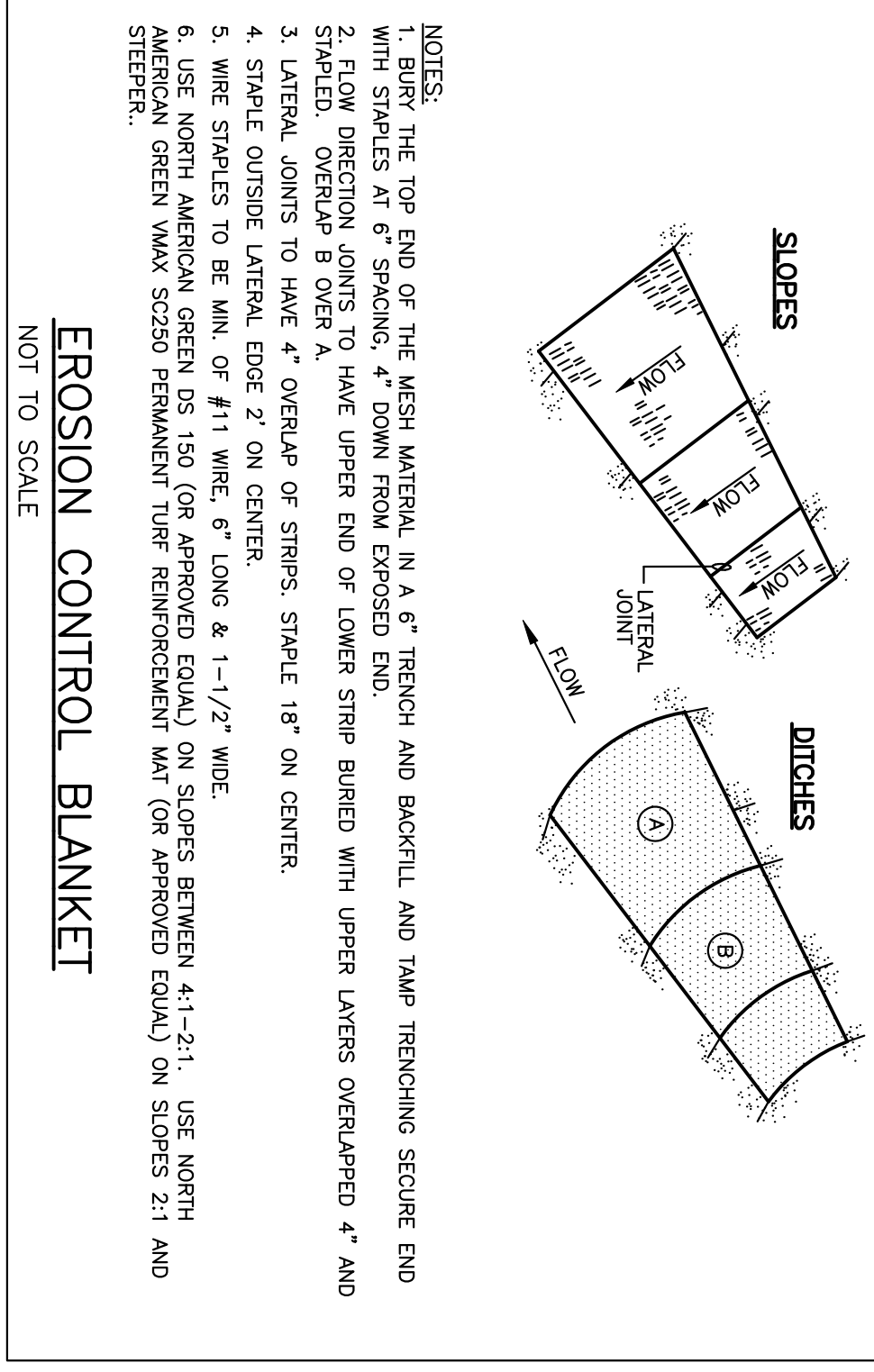
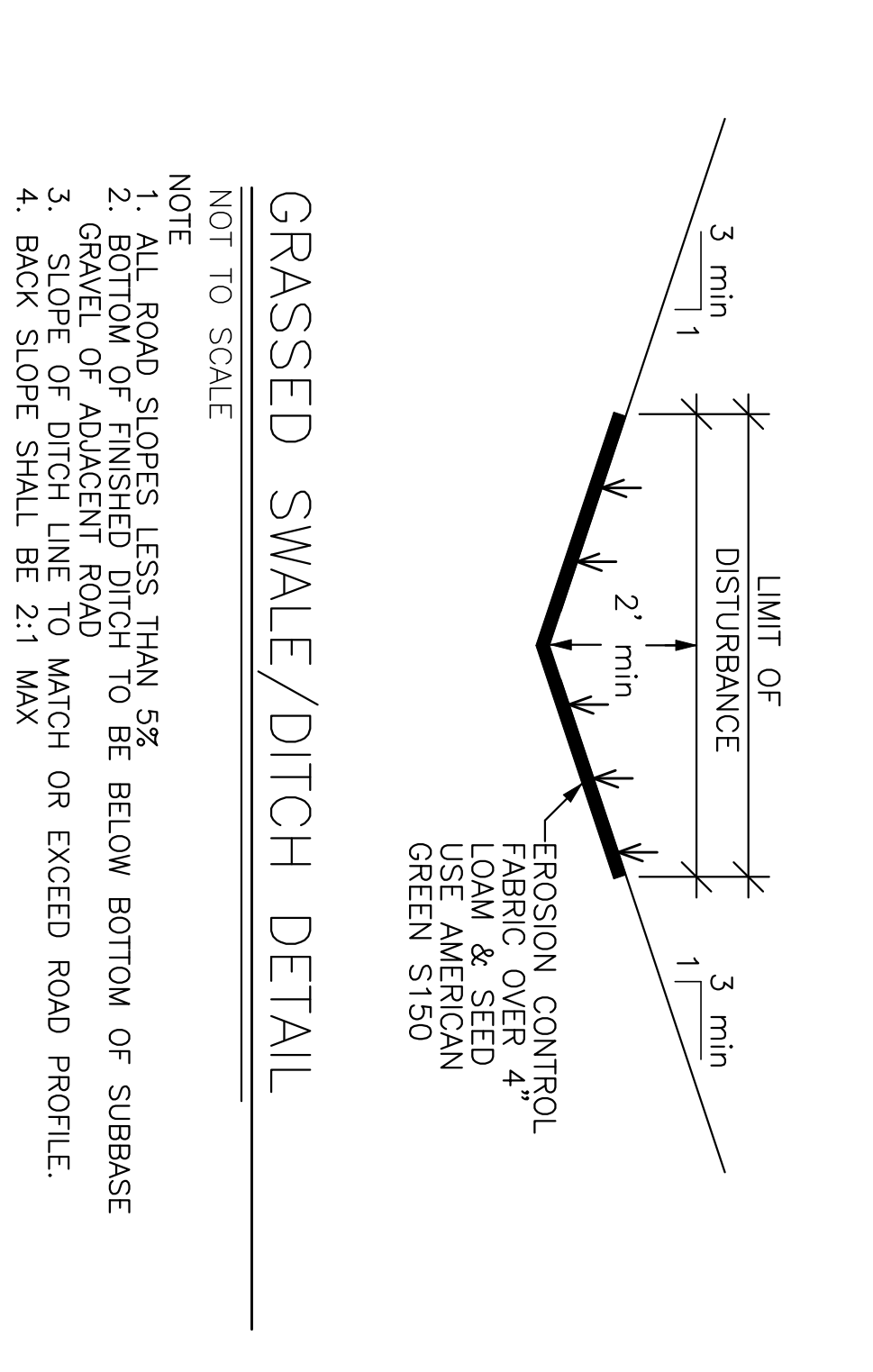
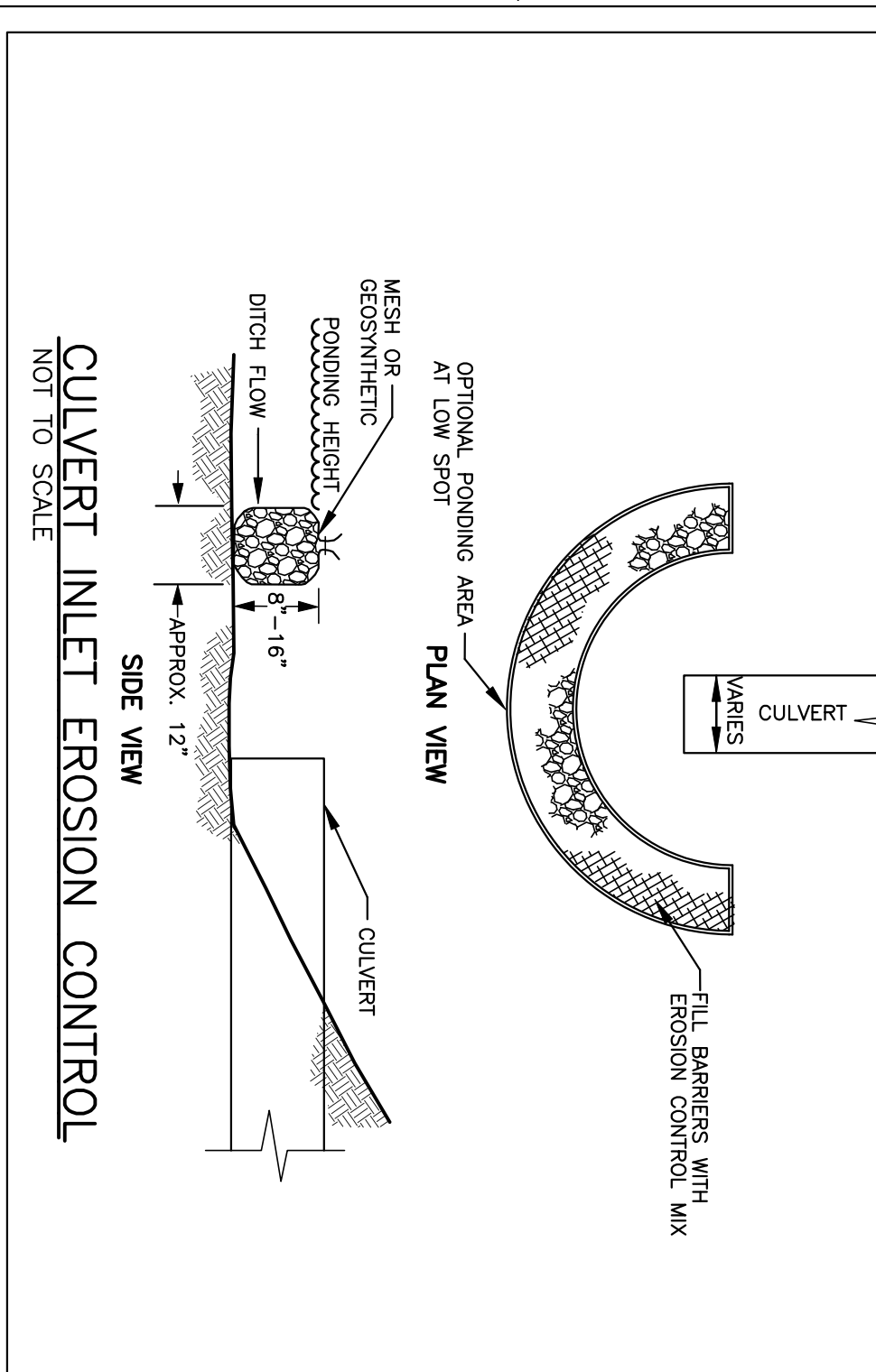
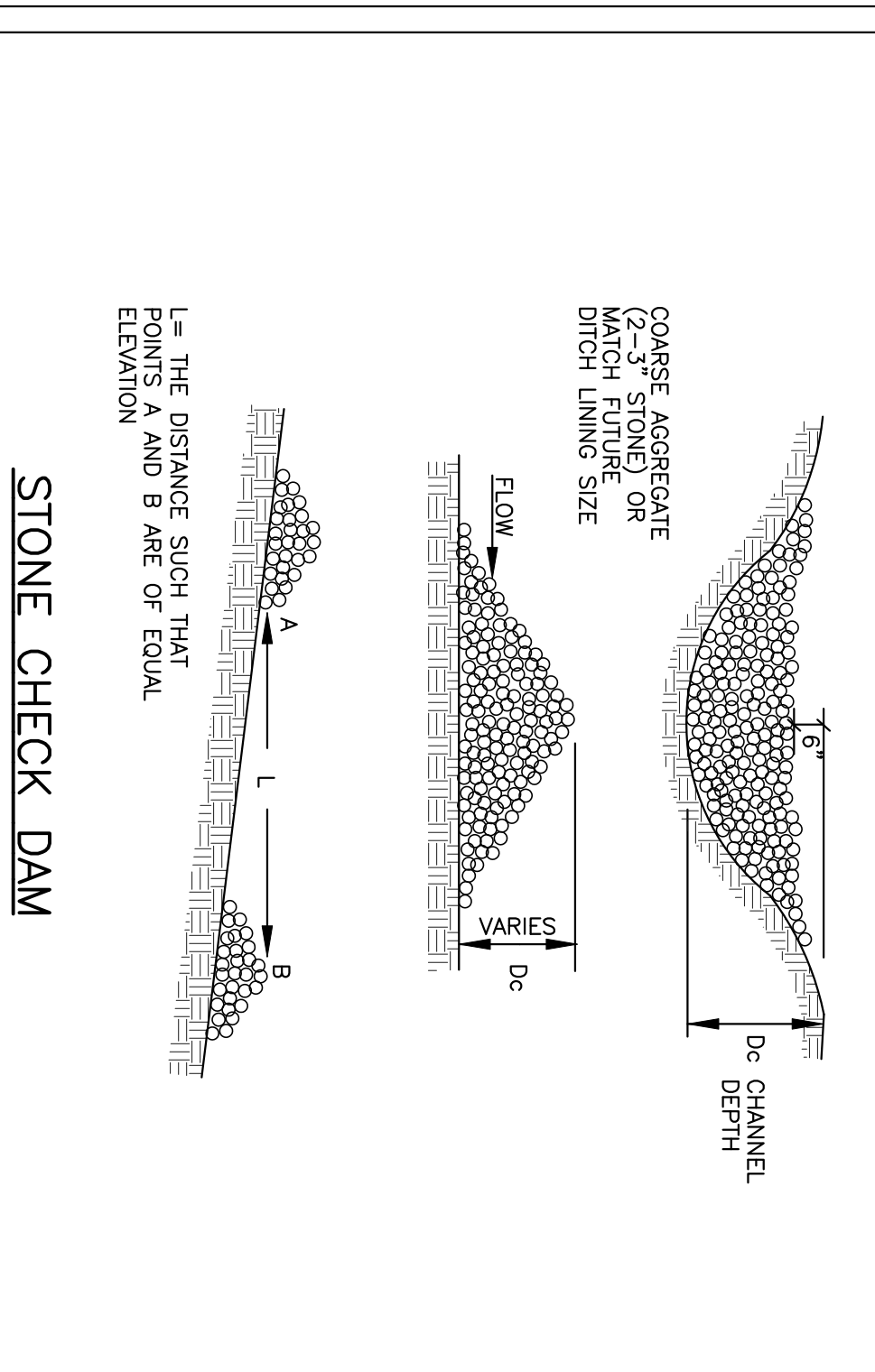


<p>Plymouth Engineering, Inc. P.O. Box 46 30 Lower Detroit Road Plymouth, Maine 04969 Tel: (207) 257-2071 Fax: (207) 257-2130 info@plymouthengineering.com www.plymouthengineering.com</p>	DESIGNED: SEB DRAWN: AAK CHECKED: SEB APPROVED: SEB PLAN DATE: 11/7/23 CLIENT & OWNER: TEAM PROPERTIES 1411 ESSSEX ST. BANGOR, ME 04401	PROJECT NO.: 22083 DRAWING NO.: 22083 BASE.DWG FIELDBOOK: N/A SCALE: AS SHOWN DATE ISSUED: 11/7/23	PROJECT NAME: THE MAINE WOODS SUBDIVISION LANCASTER AVE., BANGOR, PENOBSCOT COUNTY MAINE SHEET NAME: SITE LAYOUT	REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>DRAWN</th> <th>APPD.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>11/6/23</td> <td>RESPONSE TO CITY COMMENTS</td> <td>SEB</td> <td>SEB</td> </tr> <tr> <td>2</td> <td>11/16/23</td> <td>RESPONSE TO CITY COMMENTS</td> <td>SEB</td> <td>SEB</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	DRAWN	APPD.	1	11/6/23	RESPONSE TO CITY COMMENTS	SEB	SEB	2	11/16/23	RESPONSE TO CITY COMMENTS	SEB	SEB
	NO.	DATE	DESCRIPTION	DRAWN	APPD.														
1	11/6/23	RESPONSE TO CITY COMMENTS	SEB	SEB															
2	11/16/23	RESPONSE TO CITY COMMENTS	SEB	SEB															
FOR PERMIT ONLY STATE OF MAINE OFFICE OF PERMITTING 1200/23 11/20/23 PERMIT NO. 1200/23 PERMIT EXPIRES 11/20/24 PERMITTER: PLYMOUTH ENGINEERING, INC. SHEET 8 OF 17	SHEET NAME: SITE LAYOUT																		

EROSION AND SEDIMENT CONTROL PLAN

- Pre-Construction Phase
A. General conditions
B. Construction Phase
C. Riprap
D. Temporary Stabilization
E. Vegetated wetway
F. Final grading
G. Drainage channels
H. Final grading
I. Final grading
J. Final grading
K. Final grading
L. Final grading
M. Final grading
N. Final grading
O. Final grading
P. Final grading
Q. Final grading
R. Final grading
S. Final grading
T. Final grading
U. Final grading
V. Final grading
W. Final grading
X. Final grading
Y. Final grading
Z. Final grading

- G. Following seed bed preparation, swale areas, fill areas and bank slopes shall be seeded at a rate of 3 lbs./1,000 s.f. with a mixture of 35% creeping red fescue, 55% Kentucky bluegrass, 10% perennial ryegrass, 20% annual ryegrass and 5% white Dutch clover.
A. Permanent stabilization consists of at least 90% vegetation, permanent/gravel base or riprap.
B. Do not expose slopes or leave slopes exposed over the winter or for any other extended time of work.
C. Apply hay mulch at twice the standard rate (150 lbs. Per 1,000 sq ft). The mulch must be thick enough such that the ground surface will not be visible and must be anchored.
D. Use mulch and mulch matting or an erosion control mulch blanket or all slopes greater than 8 % or other areas exposed to direct wind.
E. Install an erosion control blanket in all drainage ways (bottom and sides) with a slope greater than 3 %.
F. See the vegetation measures for more information on seeding dates and types.
G. Winter excavation and earthwork shall be completed so that no more than 1 acre of the site is without stabilization at any one time.
H. An area within 100 feet of a protected natural resource must be protected with a double row of sediment barrier.
I. Temporary mulch must be applied within 7 days of soil exposure or prior to any storm event, but after construction of any one time.
J. Areas that have been brought to final grade must be permanently mulched that same day.
K. If snowfall is greater than 1 inch (fresh or cumulative), the snow shall be removed from the areas due to be seeded and mulched.
L. Loam shall be free of frozen clumps before it is applied.
M. All vegetated ditch lines that have not been stabilized by November 1, or will be worked during the winter construction period must be stabilized with an appropriate stone lining backed by an appropriate gravel bed or aggregate unless specifically released from this standard by the department.
Maintenance and Inspection Phase
A. Contractor shall inspect disturbed and impervious areas, and erosion and stormwater control measures, areas such as embankments, ditches, culverts, etc., for erosion and sediment control measures.
B. A log (report) must be kept summarizing the scope of the inspection, name(s) and qualifications of the person making the inspection, the date(s) of the inspection, and major observations relating to operation of erosion and sedimentation controls and pollution prevention measures. Major observations must include BMPs for particular locations and locations where additional BMPs are needed that did not exist at the time of inspection. Follow-up to correct deficiencies or enhance controls must also be indicated in the log and dated, including what action was taken and when.

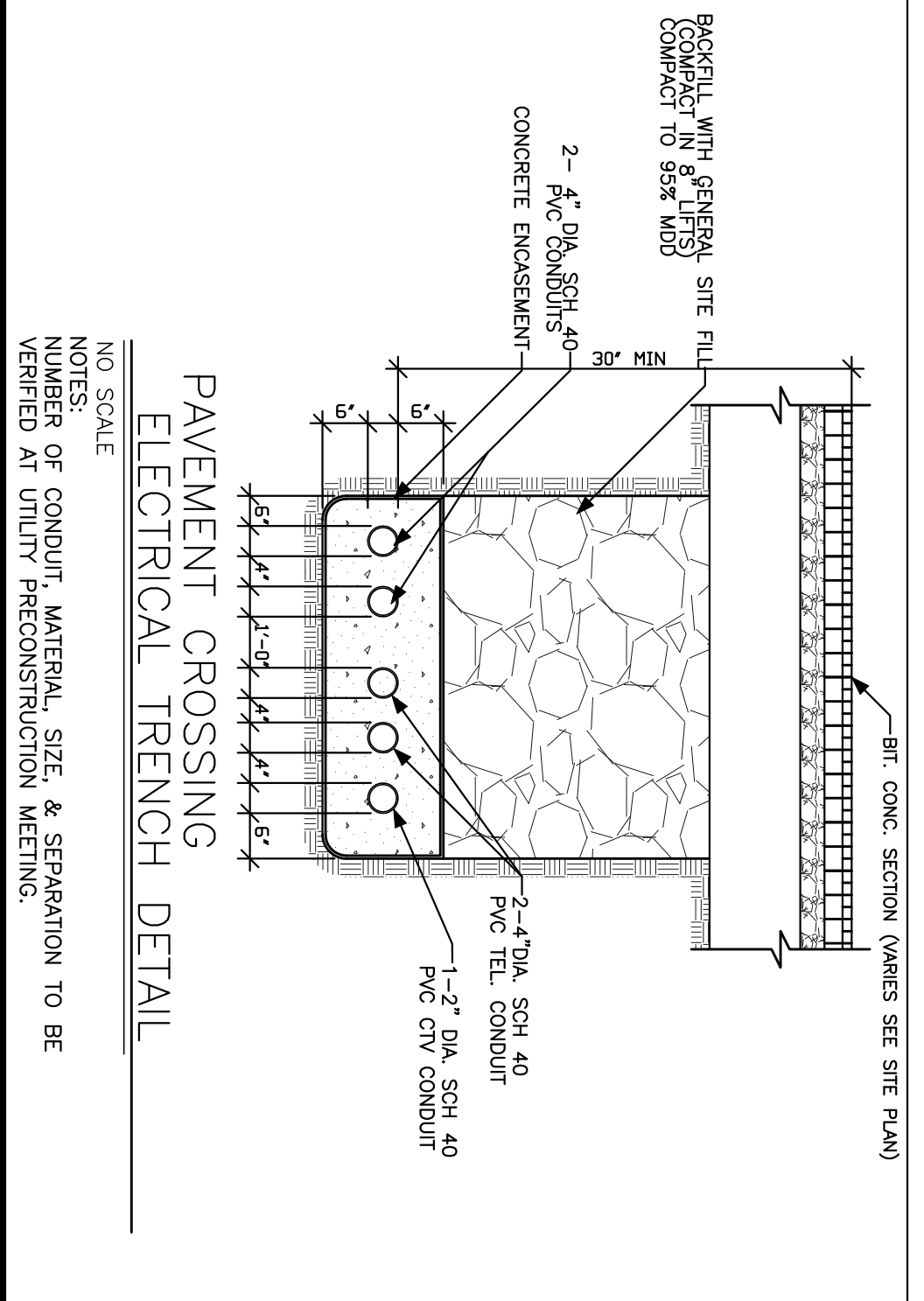
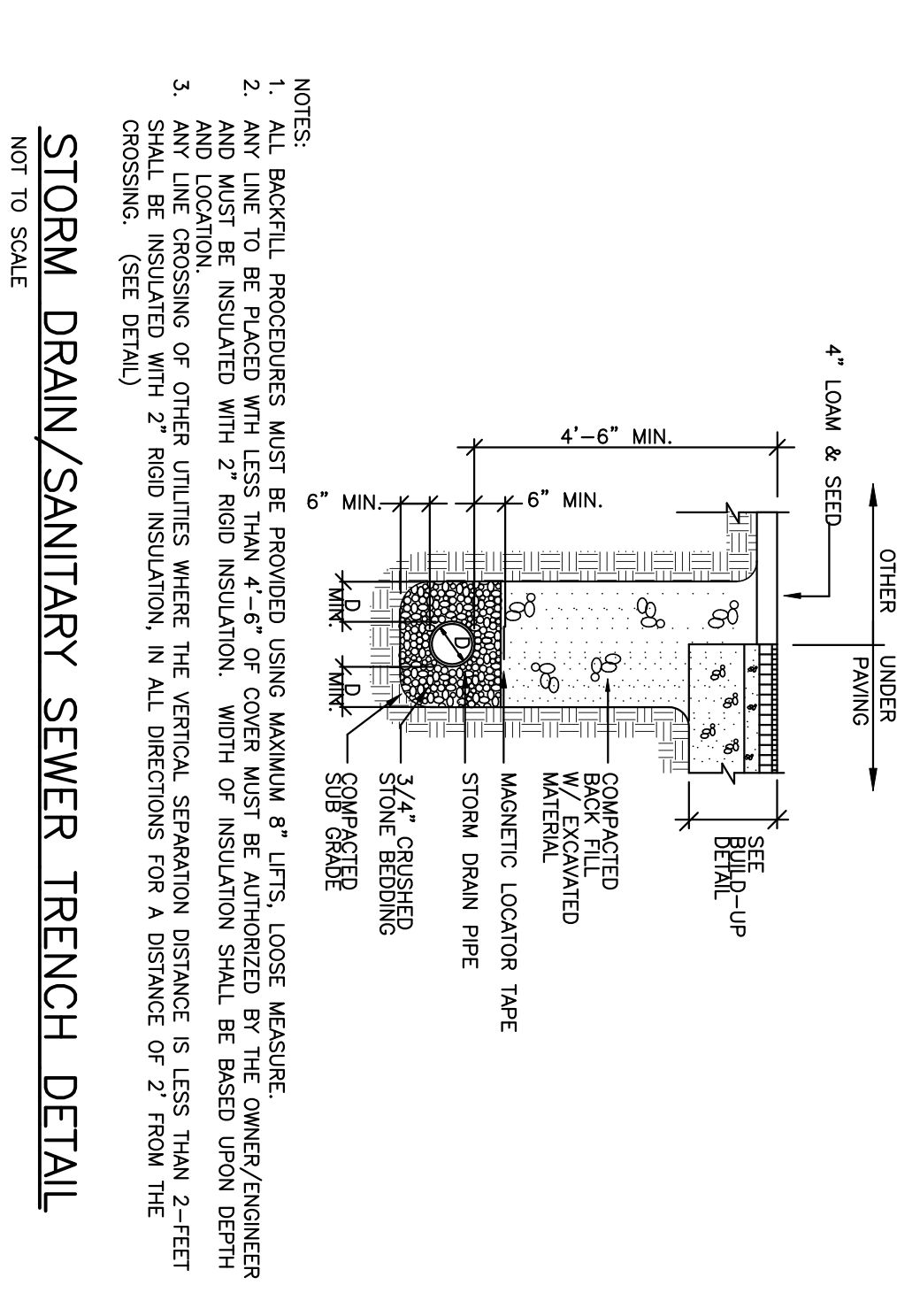
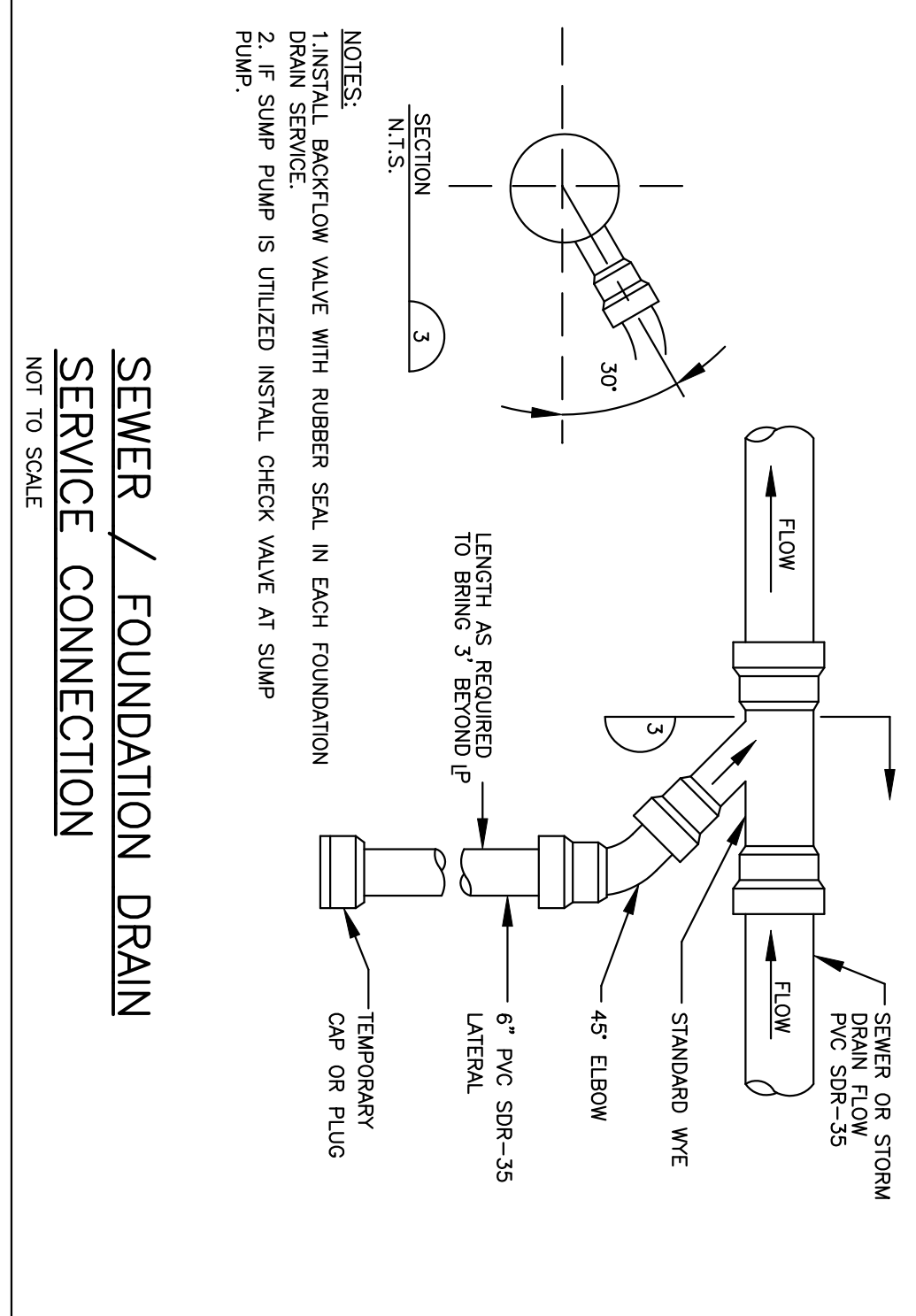
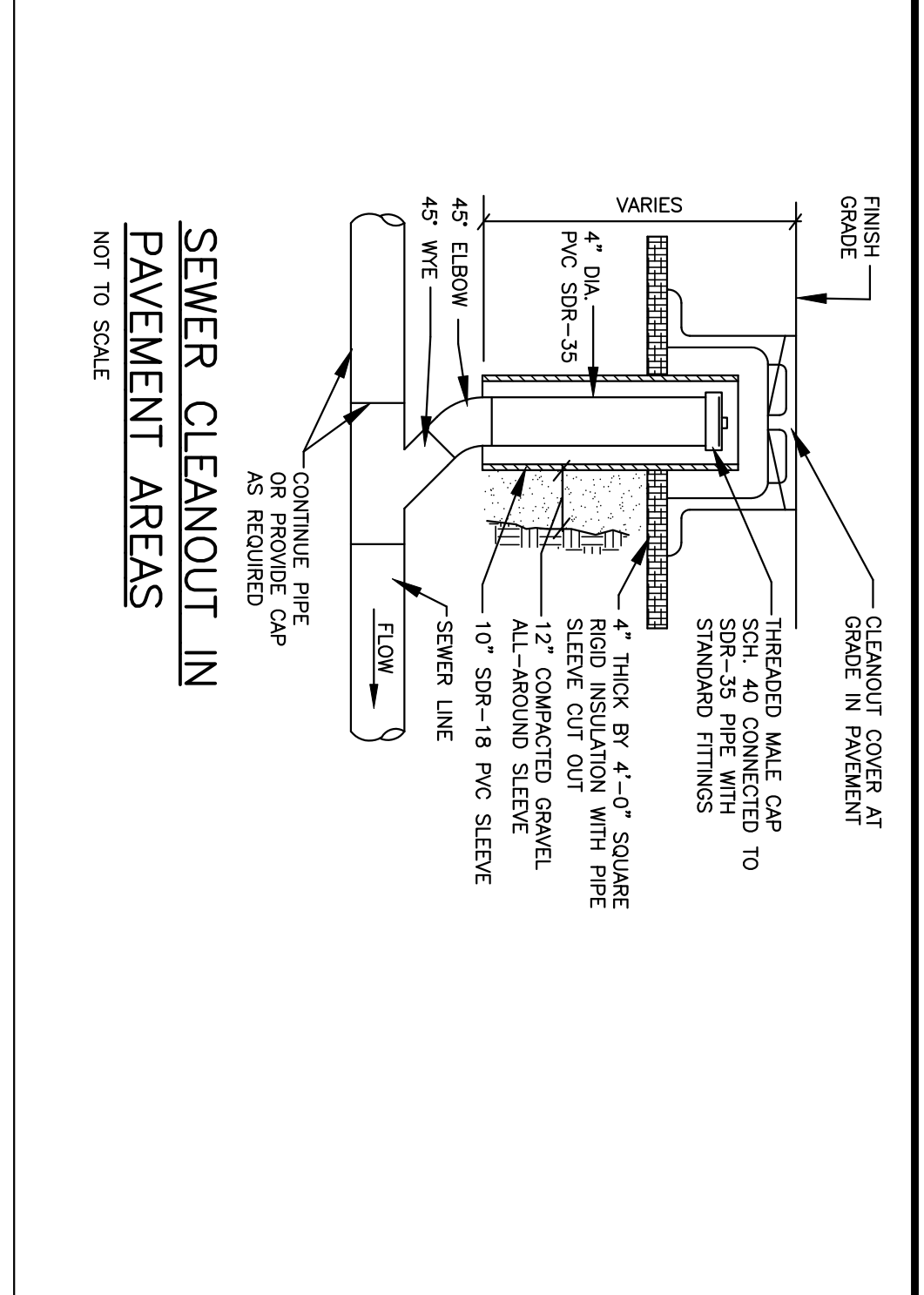
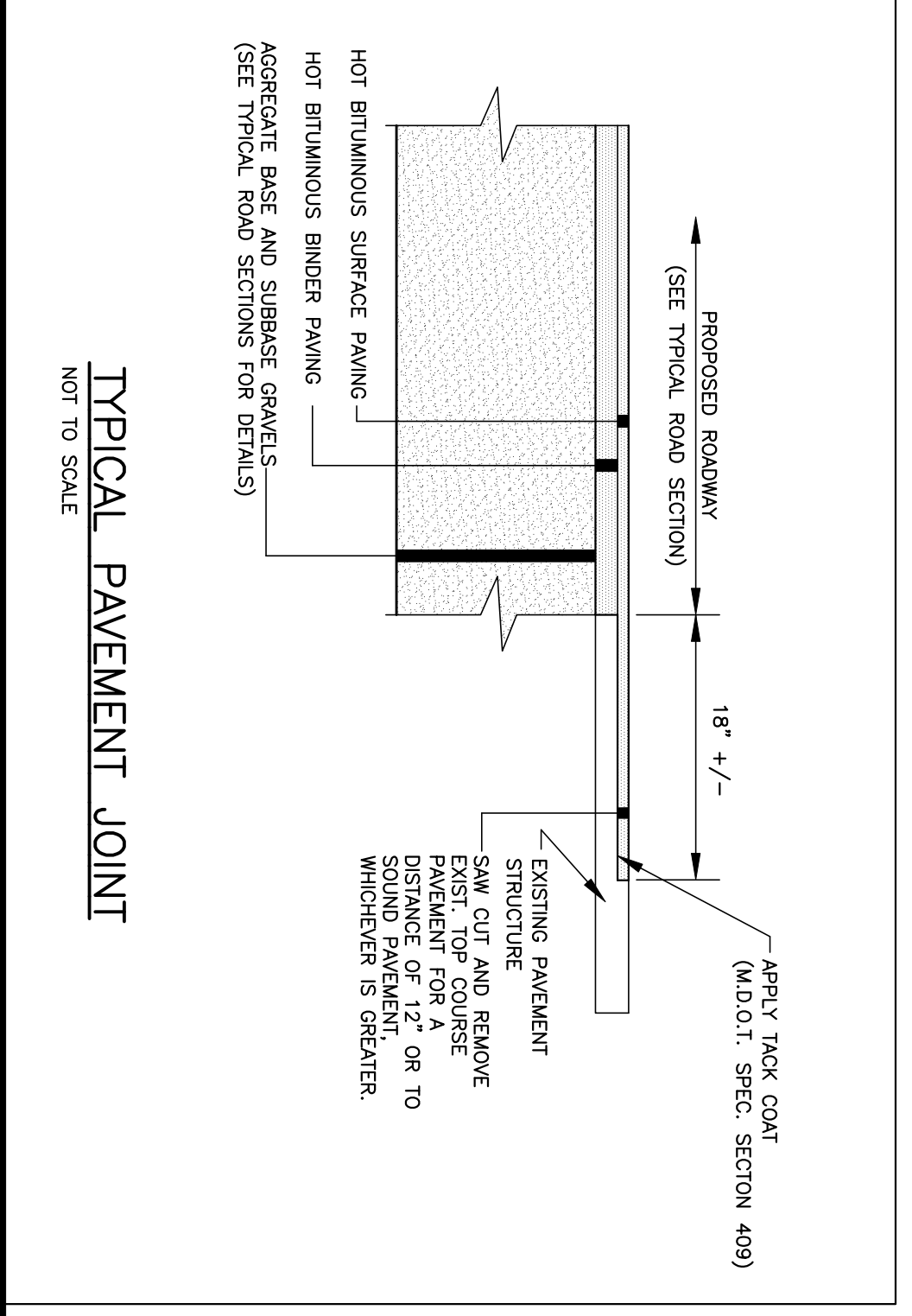
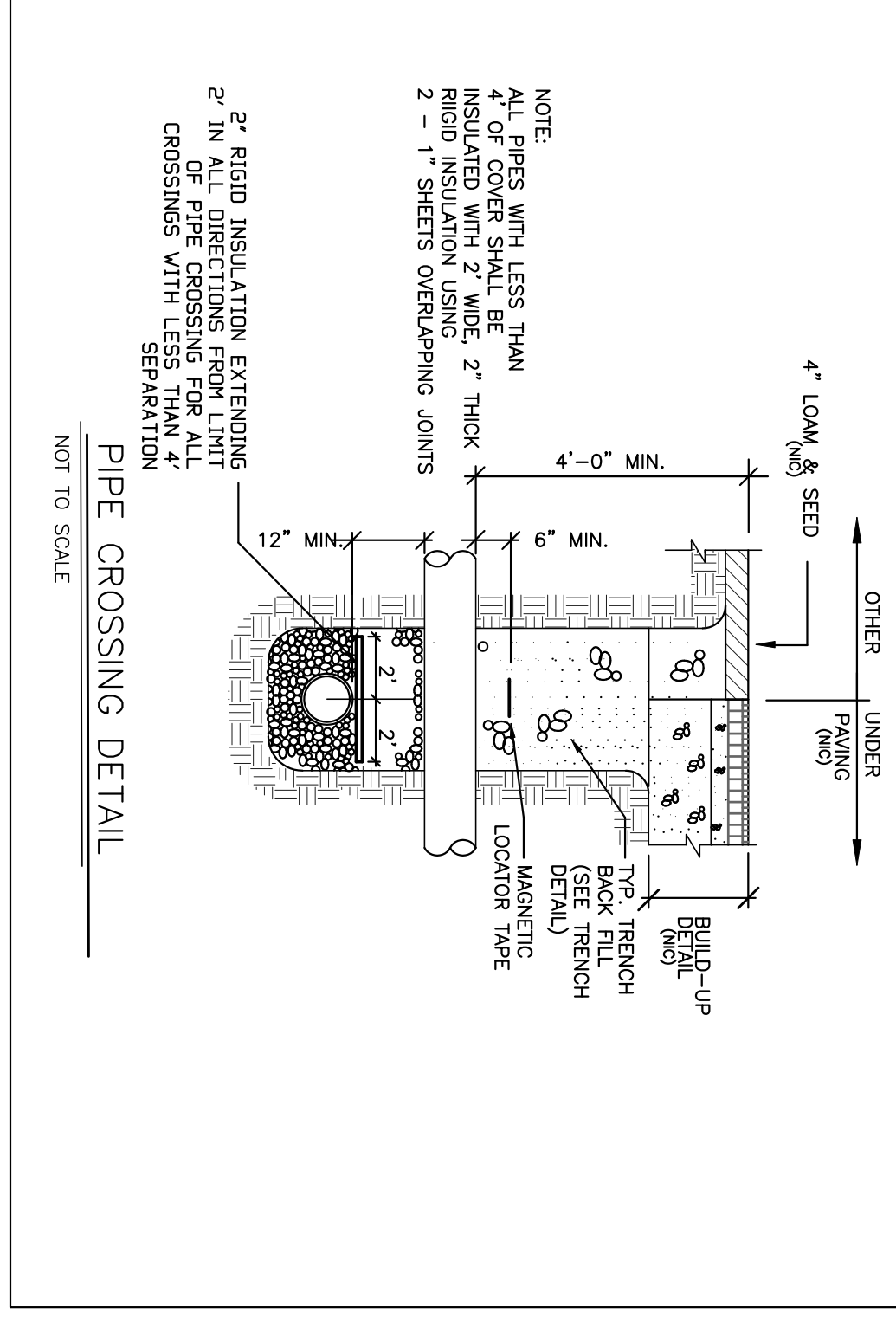
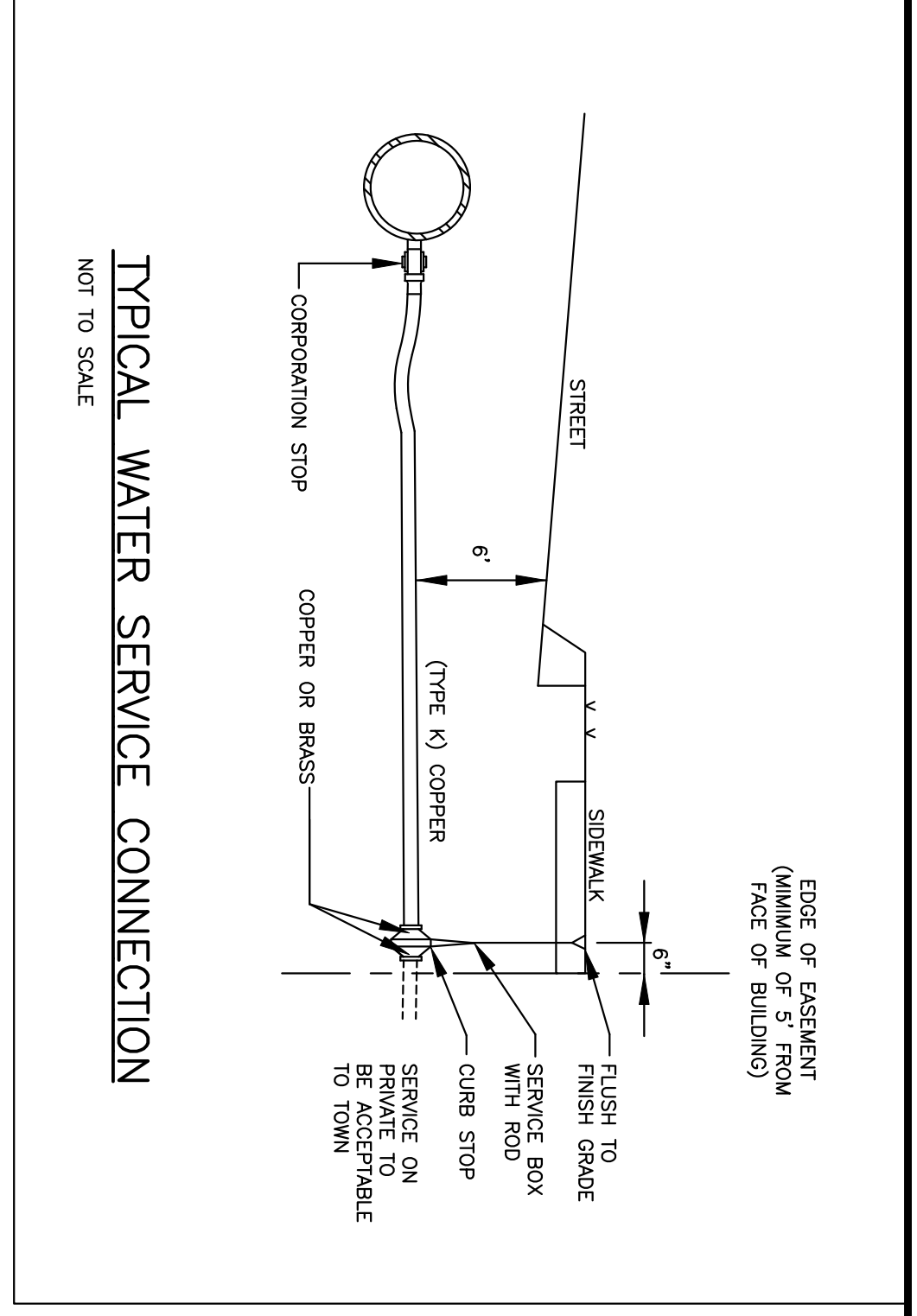
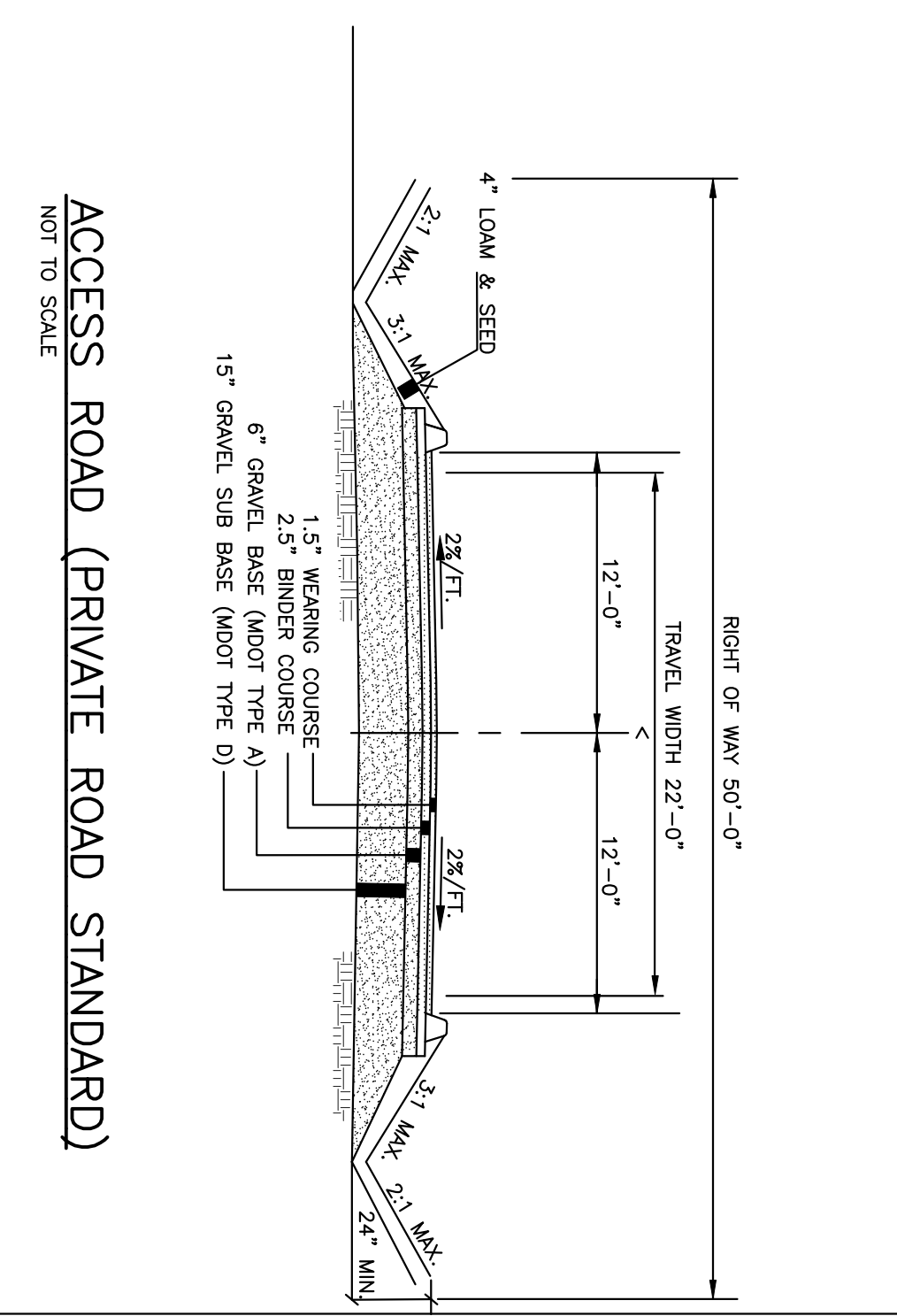
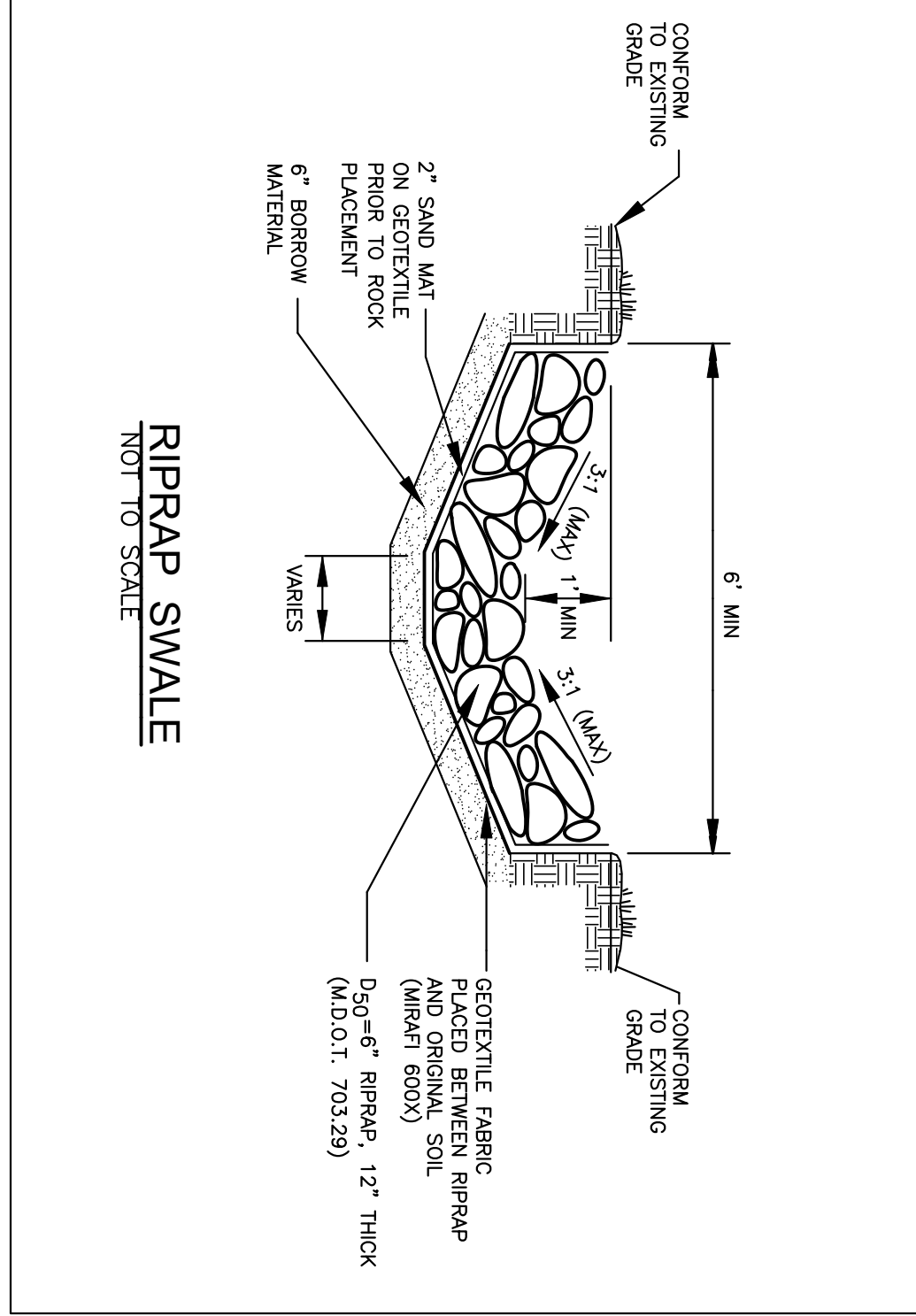
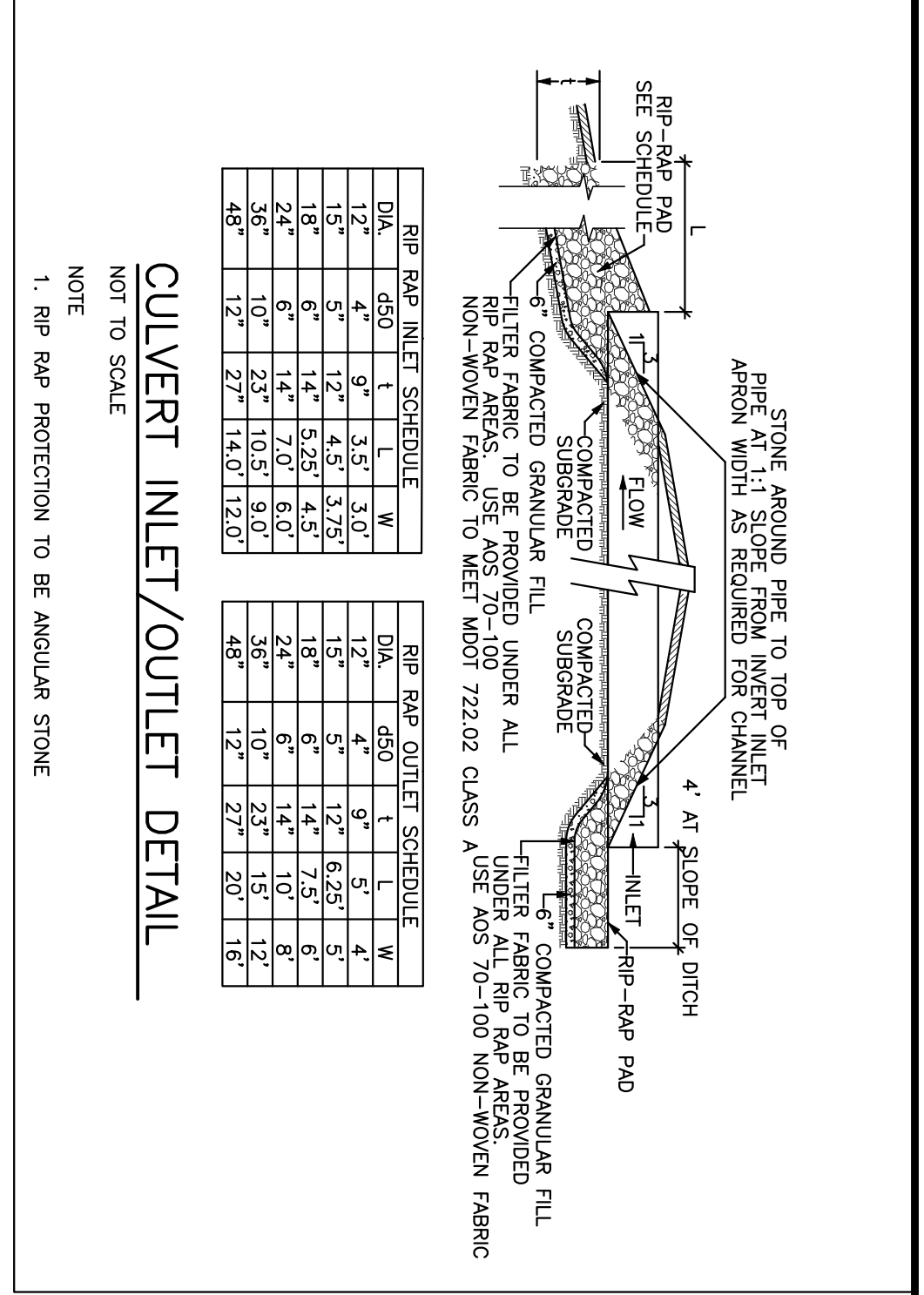
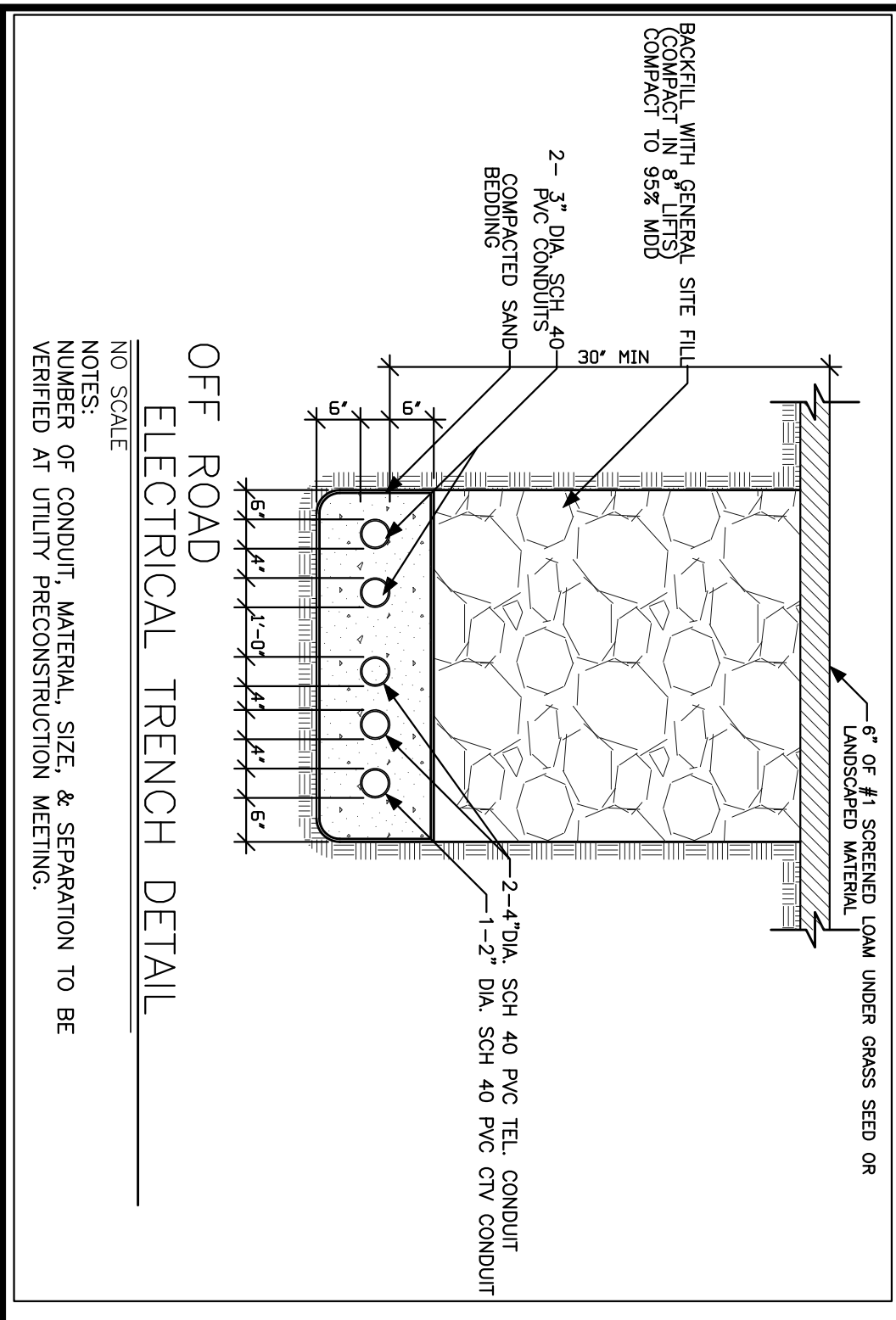
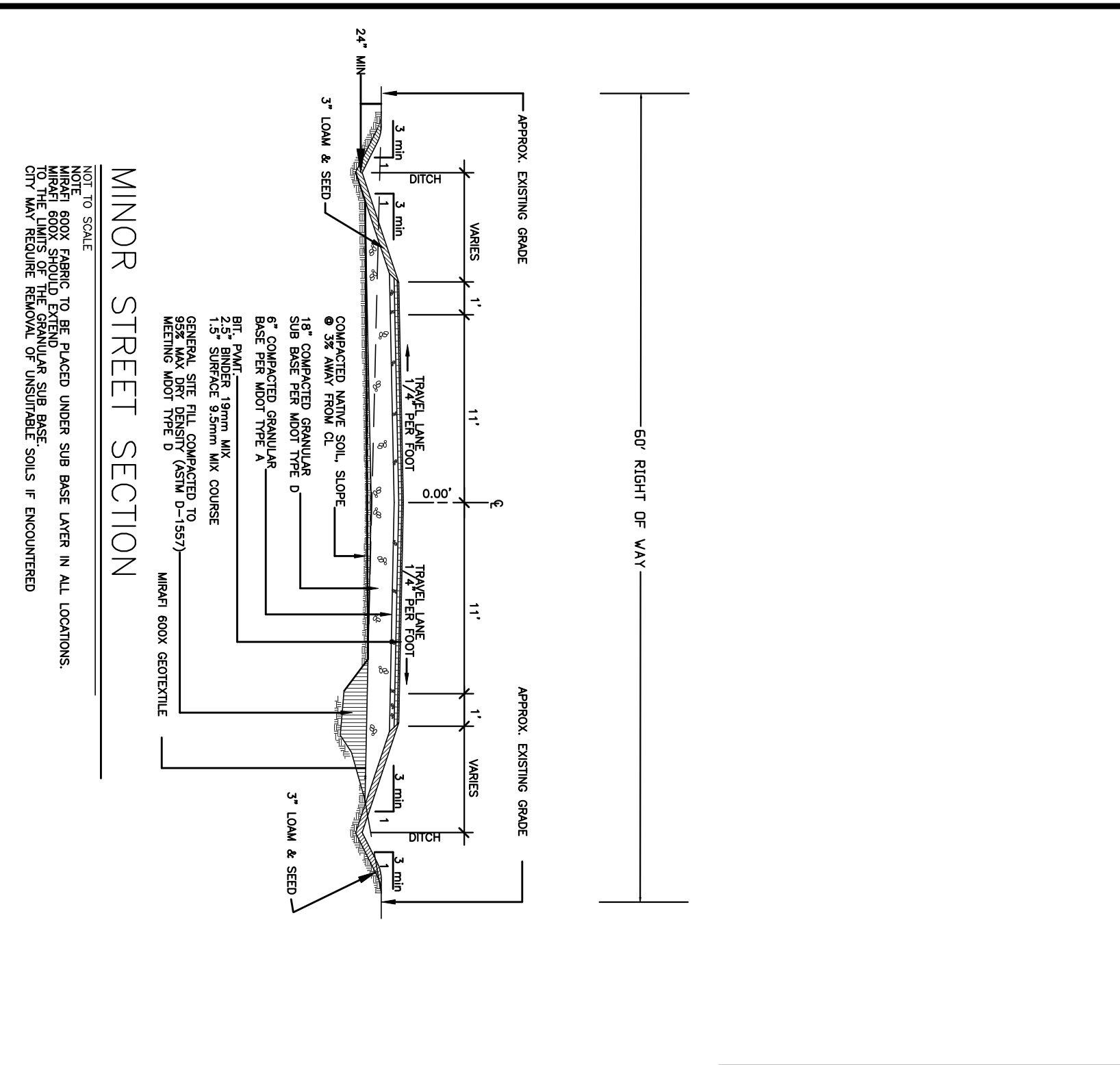
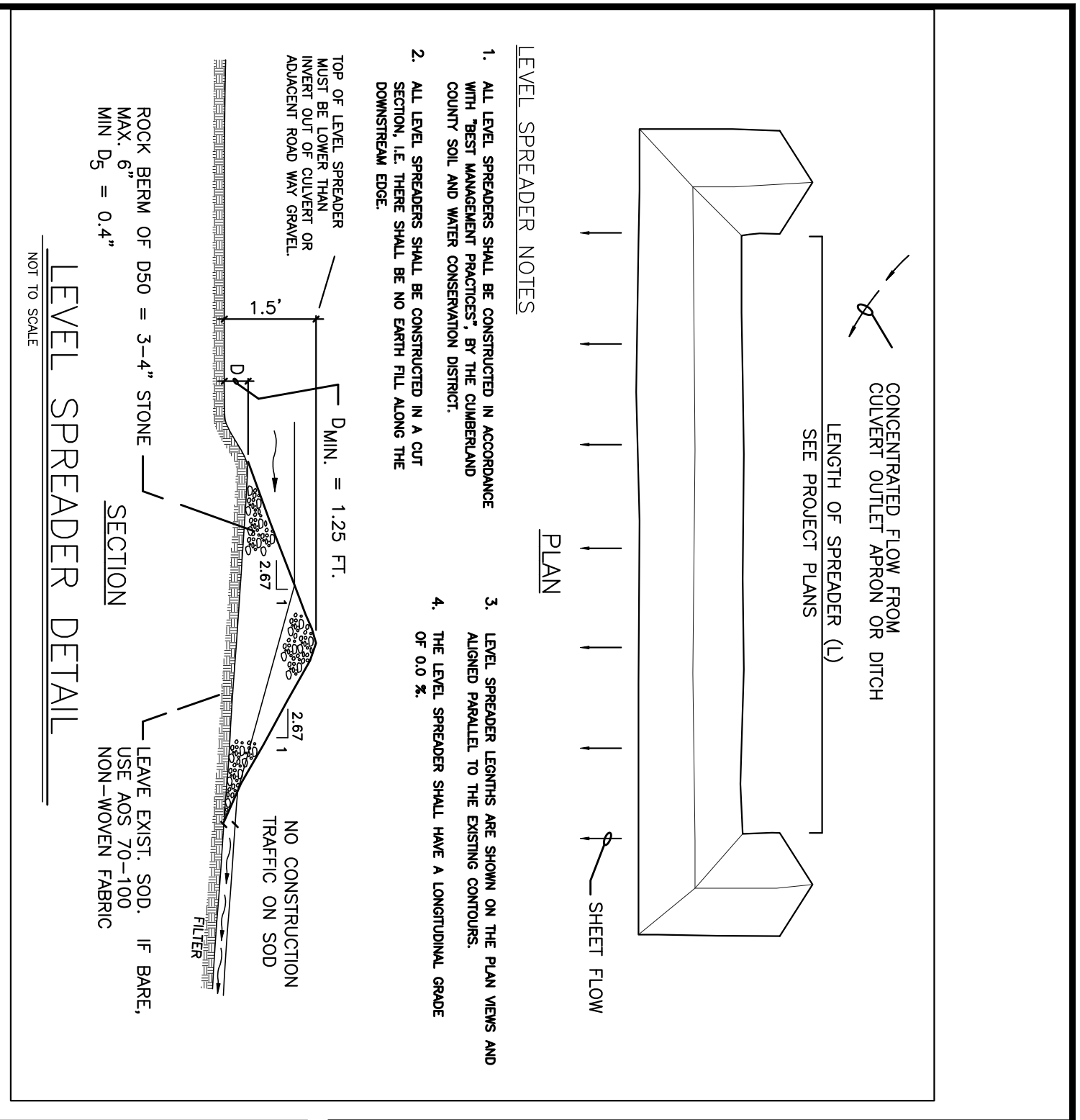


CONSTRUCTION NOTES:
1. All work shall conform to the applicable codes and ordinances.
2. Contractor shall visit the site and familiarize him or herself with all conditions affecting the proposed work.
3. Contractor shall verify all dimensions and conditions in the field prior to fabrication and erection of any material.
4. Contractor shall verify all dimensions and conditions in the field prior to fabrication and erection of any material.
5. Contractor shall clean and remove debris and sediment deposited on public streets, sidewalks, adjacent areas, or other public ways due to construction.
6. Contractor shall investigate problems as necessary. In particular, to replace existing structures, physical features, and erosion site stability during construction. Contractor shall restore all areas to original condition and as directed by design drawings.
7. Site contractor shall obtain all required permits prior to construction.
8. All erosion and sediment control measures shall be installed in accordance with Maine Erosion and Sedimentation Control Handbook for Construction: Best Management Practices published by the Cumberland County Soil and Water Conservation District and Maine Department of Environmental Protection, March 2004 or all latest editions. It shall be the responsibility of the contractor to possess a copy of the erosion control plan of all latest editions.
9. The contractor is hereby cautioned that all site features shown hereon are based on field observations by the surveyor and by information provided by the owner. The contractor shall be responsible for identifying and locating all utility lines and structures shown on the plan. The contractor shall be responsible for identifying and locating all utility lines and structures shown on the plan. The contractor shall be responsible for identifying and locating all utility lines and structures shown on the plan.
10. The contractor shall be responsible for identifying and locating all utility lines and structures shown on the plan. The contractor shall be responsible for identifying and locating all utility lines and structures shown on the plan. The contractor shall be responsible for identifying and locating all utility lines and structures shown on the plan.
11. Contractor shall be aware that Dig Safe only notifies the "Targeted" utilities about the dig. When notified, Dig Safe only notifies the "Targeted" utilities about the dig. When notified, Dig Safe only notifies the "Targeted" utilities about the dig. When notified, Dig Safe only notifies the "Targeted" utilities about the dig.
12. Contractors shall be responsible for compliance with the requirements of 23 M.R.S.A. §336-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 exists, 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 M.D.O.T. 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 or 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 the owner only/or owner's engineer.
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 and 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 the areas within and adjacent to the project which have been obstructed by his/her operations, and leave the project area neat and presentable.

Table with columns: NO., DATE, DESCRIPTION, DRAWN, APPD. Contains revision history for the plan.

Plymouth Engineering, Inc.
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Tel: (207) 257-8071 Fax: (207) 257-2130
info@plymouthengineering.com www.plymouthengineering.com

FOR PERMIT ONLY
Plymouth Engineering, Inc.
SEAL AND SIGNATURE OF DESIGNER/DATE
PROFESSIONAL ENGINEER - CIVIL
PROJECT NO. 22083
SHEET 9 OF 17



REVISIONS				
NO.	DATE	DESCRIPTION	DRAWN	APPD.
1	11/8/23	RESPONSE TO CITY COMMENTS	SEB	SEB
2	11/16/23	RESPONSE TO CITY COMMENTS	SEB	SEB

PROJECT NAME:
 LANCASTER AVE., BANGOR, PENOBSCOT COUNTY MAINE

SHEET NAME:
 CONSTRUCTION DETAILS

DESIGNED: SEB
 DRAWN: AAK
 CHECKED: SEB
 APPROVED: SEB
 PLAN DATE: 11/7/23
 CLIENT & OWNER:
 TEAM PROPERTIES
 1411 ESSEX ST.
 BANGOR, ME 04401

PROJECT NO. 22083
 DRAWING NO. 22083 BASE.DWG
 FIELDBOOK: N/A
 SCALE: AS SHOWN
 DATE ISSUED: 11/7/23

FOR PERMIT ONLY

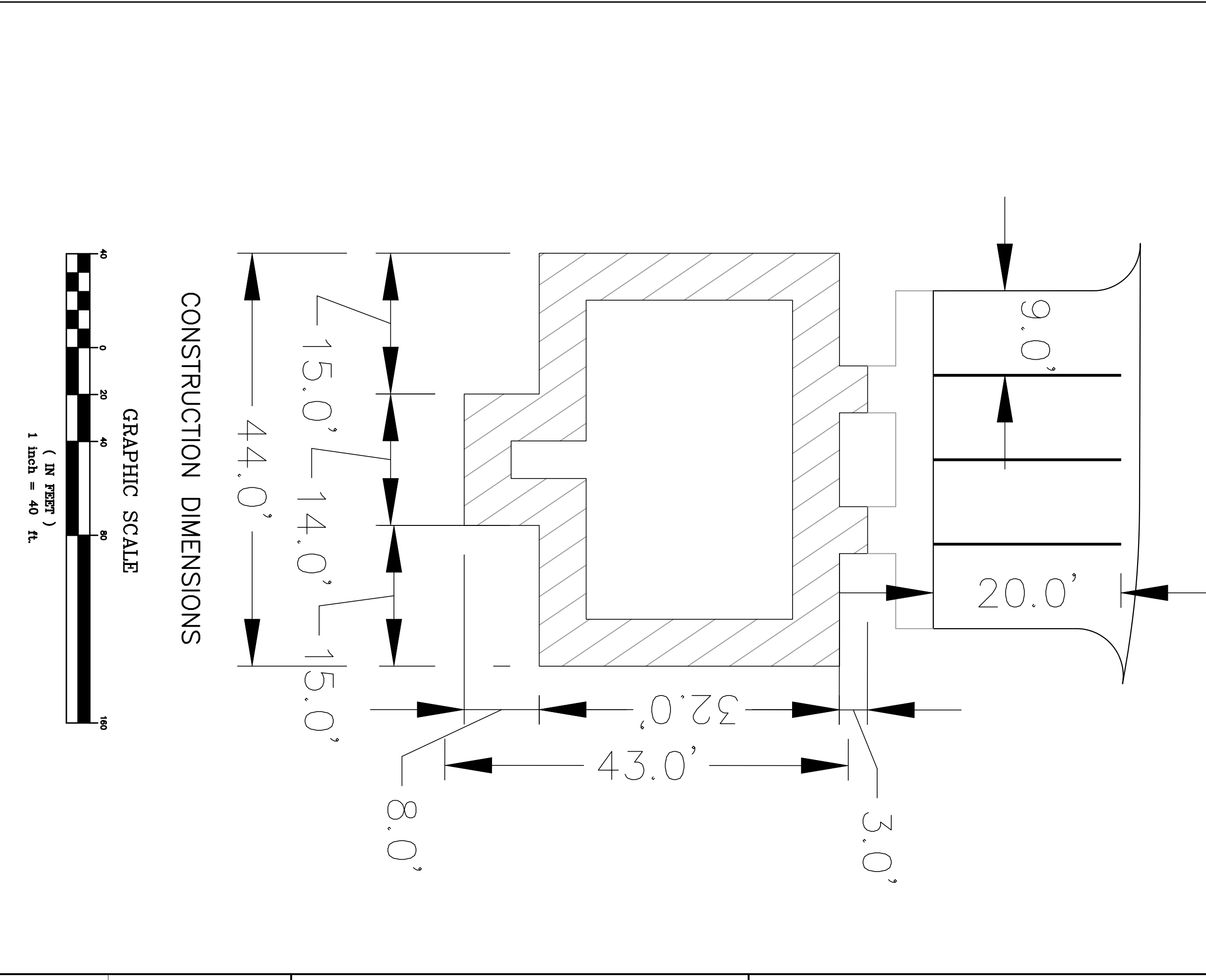
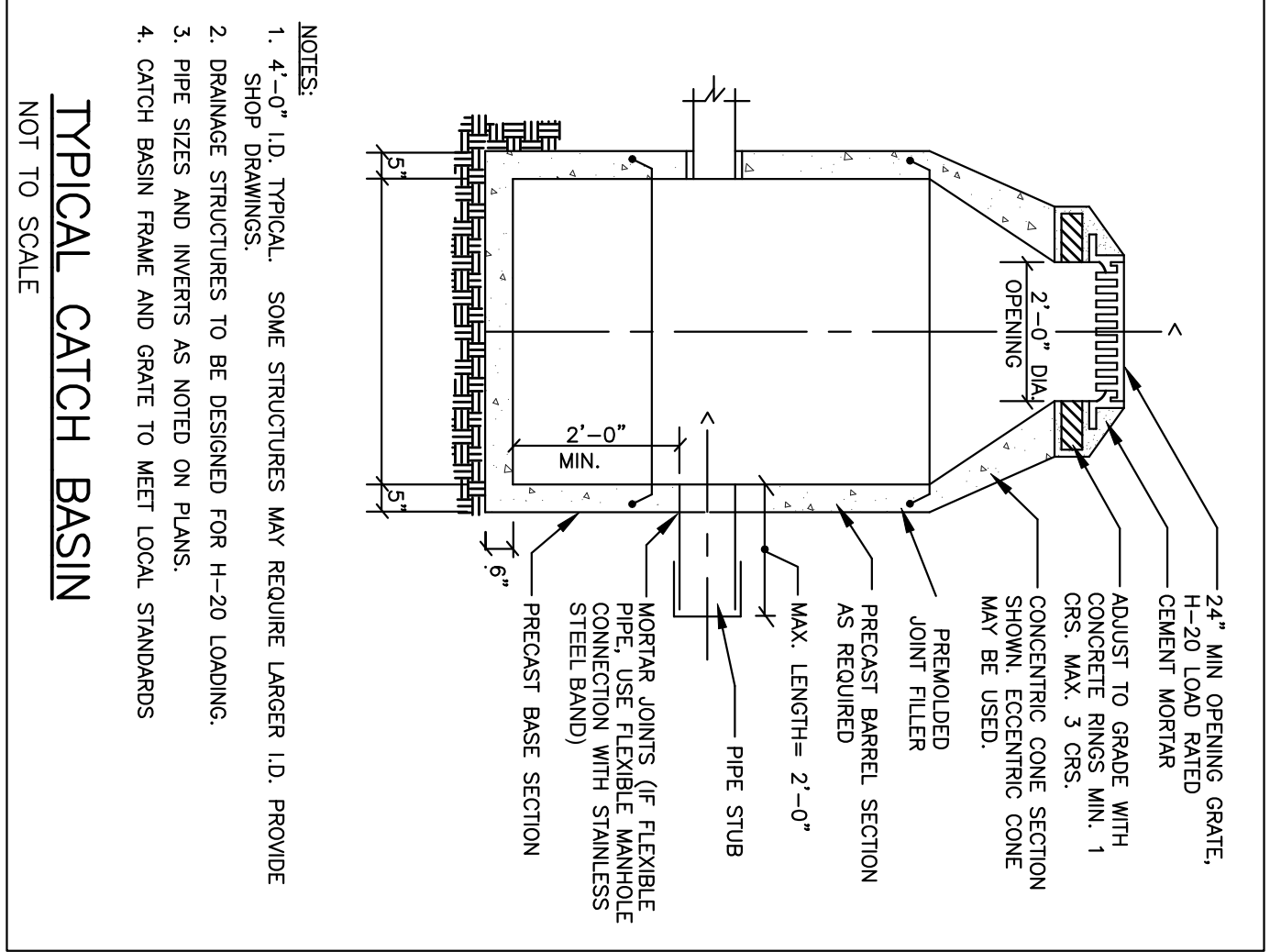
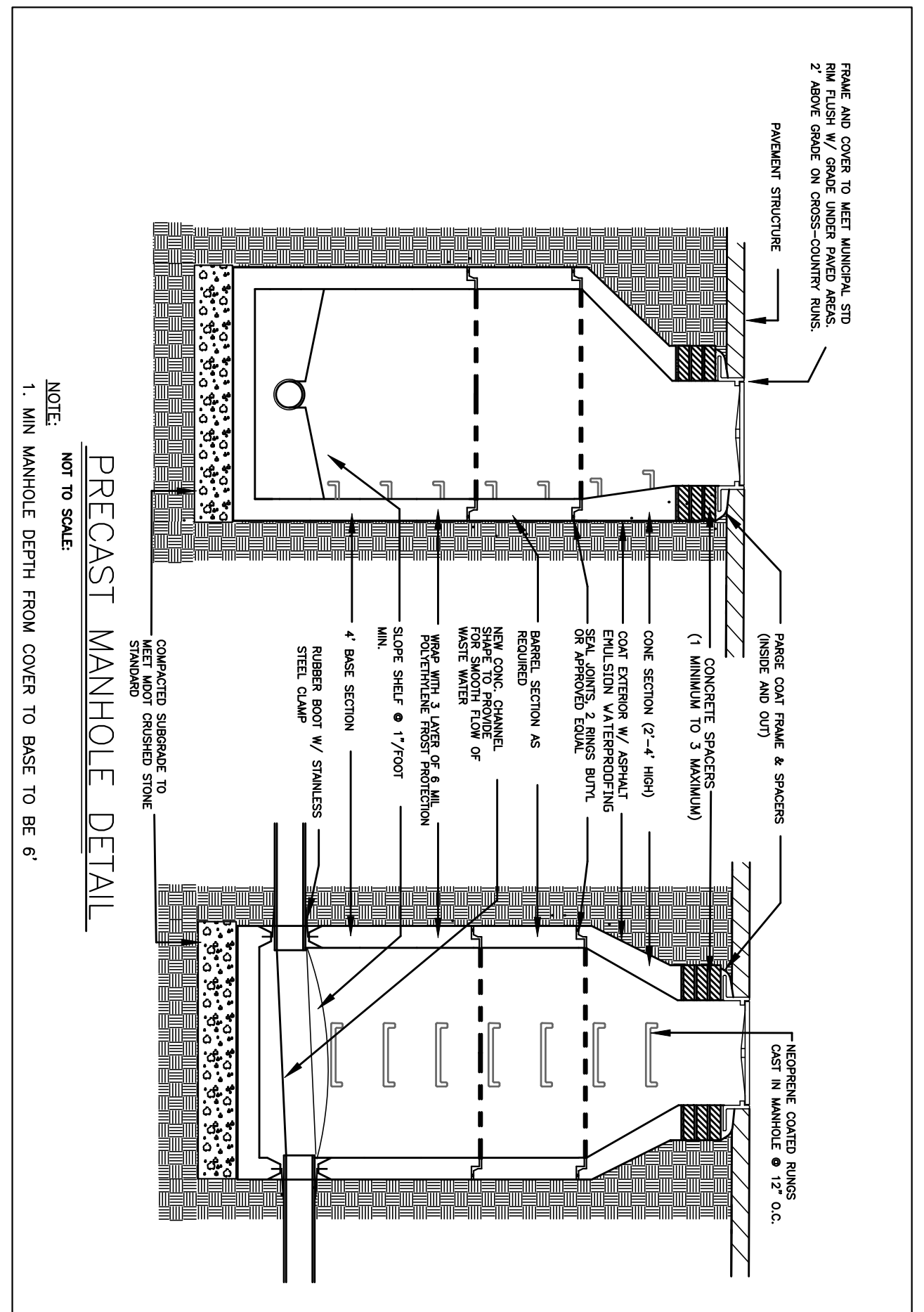
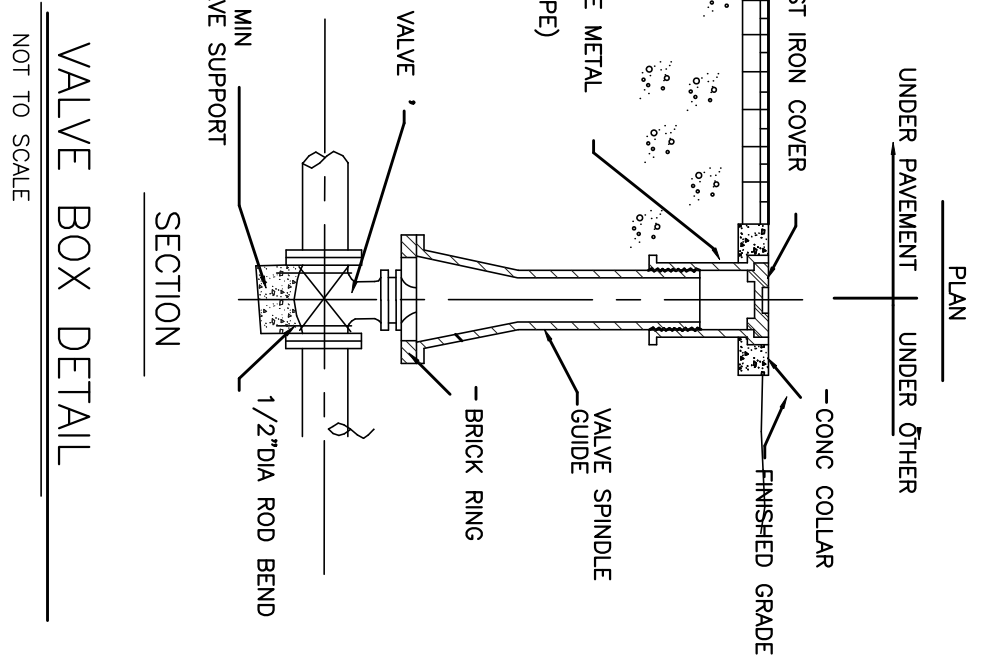
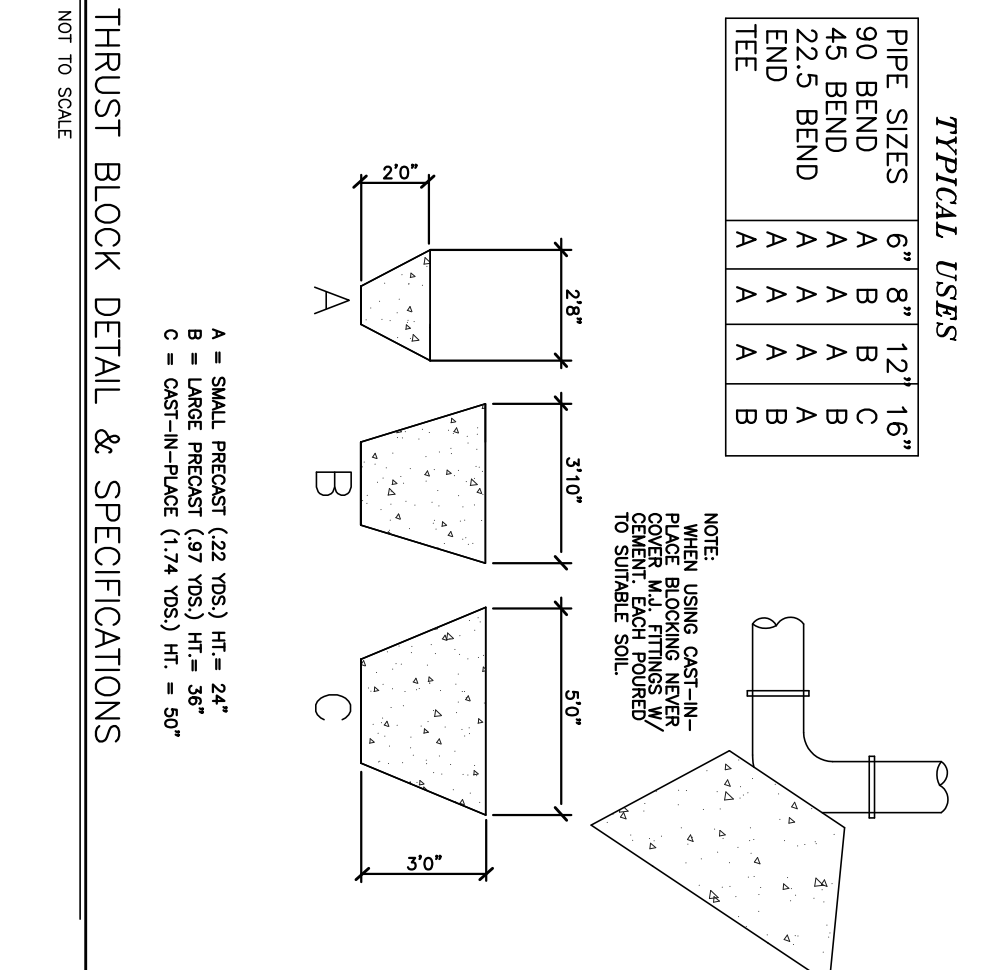
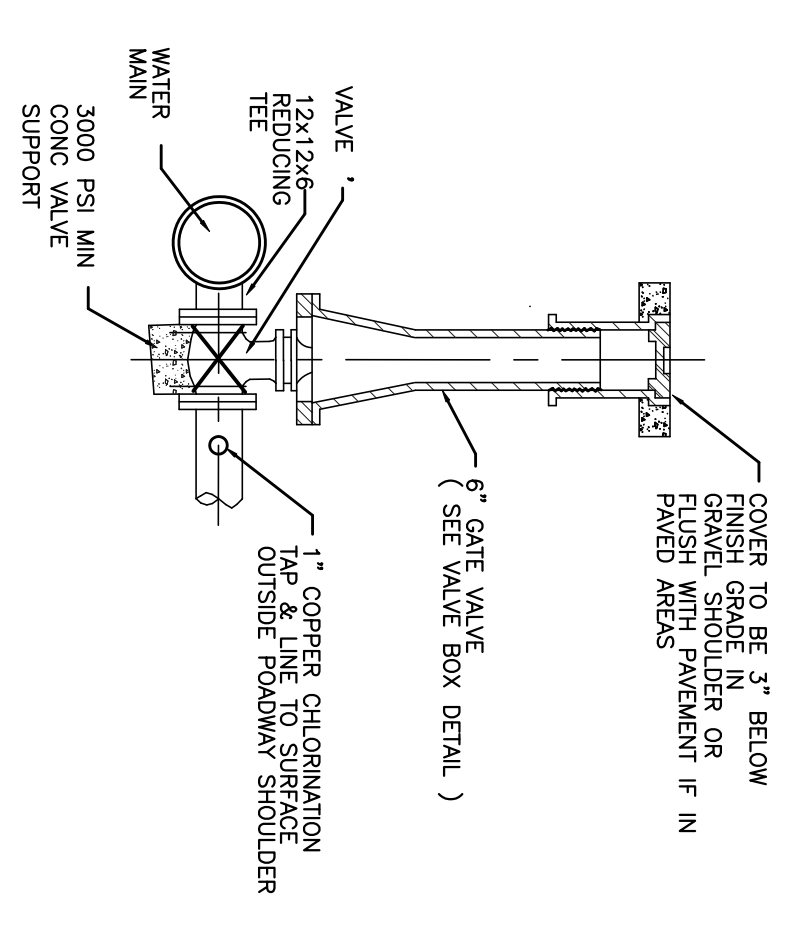
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 Tel: (207) 257-2071 Fax: (207) 257-2130
 info@plymouthengineering.com
 www.plymouthengineering.com

STATE OF MAINE
 REGISTERED PROFESSIONAL ENGINEER
 No. 111623
 EXPIRES 12/31/2024

DATE: 11/16/23

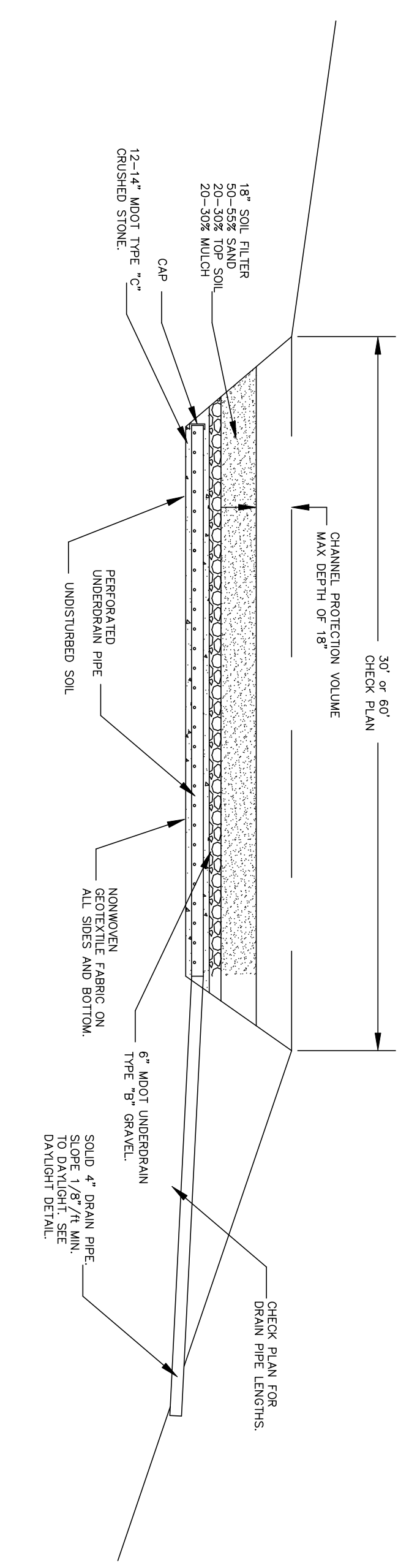
SHEET 10 OF 17

TYPICAL 6" FIRE SERVICE CONNECTION DETAIL
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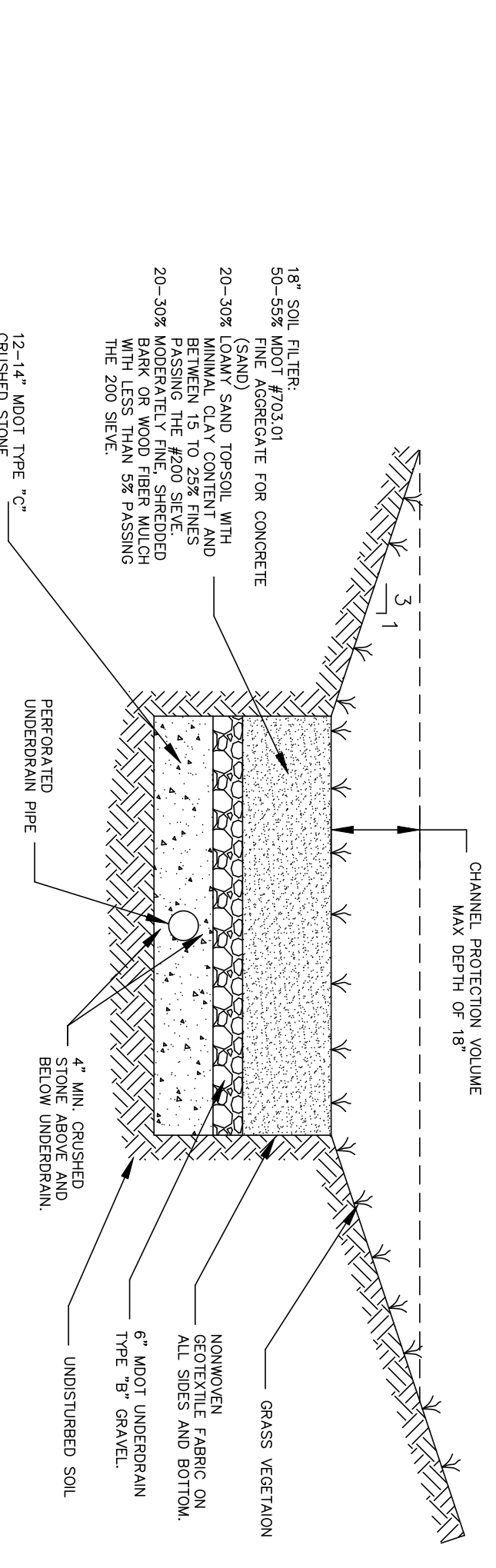


<p>Plymouth Engineering, Inc. P.O. Box 46 30 Lower Detroit Road Plymouth, Maine 04969 Tel: (207) 257-2071 Fax: (207) 257-2130 info@plymouthengineering.com www.plymouthengineering.com</p>	PROJECT NO. 22083 DRAWING NO. 22083 BASE.DWG FIELDBOOK: N/A SCALE: AS SHOWN DATE ISSUED: 11/7/23	PROJECT NAME: THE MAINE WOODS SUBDIVISION LANCASTER AVE., BANGOR, PENOBSCOT COUNTY MAINE	REVISIONS														
	DESIGNED: SEB DRAWN: AAK CHECKED: SEB APPROVED: SEB PLAN DATE: 11/7/23 CLIENT & OWNER: TEAM PROPERTIES 1411 ESSIE ST BANGOR, ME 04401	SHEET NAME: CONSTRUCTION DETAILS	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>DRAWN</th> <th>APPD.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>11/8/23</td> <td>RESPONSE TO CITY COMMENTS</td> <td>SEB</td> <td>SEB</td> </tr> <tr> <td>2</td> <td>11/16/23</td> <td>RESPONSE TO CITY COMMENTS</td> <td>SEB</td> <td>SEB</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	DRAWN	APPD.	1	11/8/23	RESPONSE TO CITY COMMENTS	SEB	SEB	2	11/16/23	RESPONSE TO CITY COMMENTS	SEB
NO.	DATE	DESCRIPTION	DRAWN	APPD.													
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2	11/16/23	RESPONSE TO CITY COMMENTS	SEB	SEB													

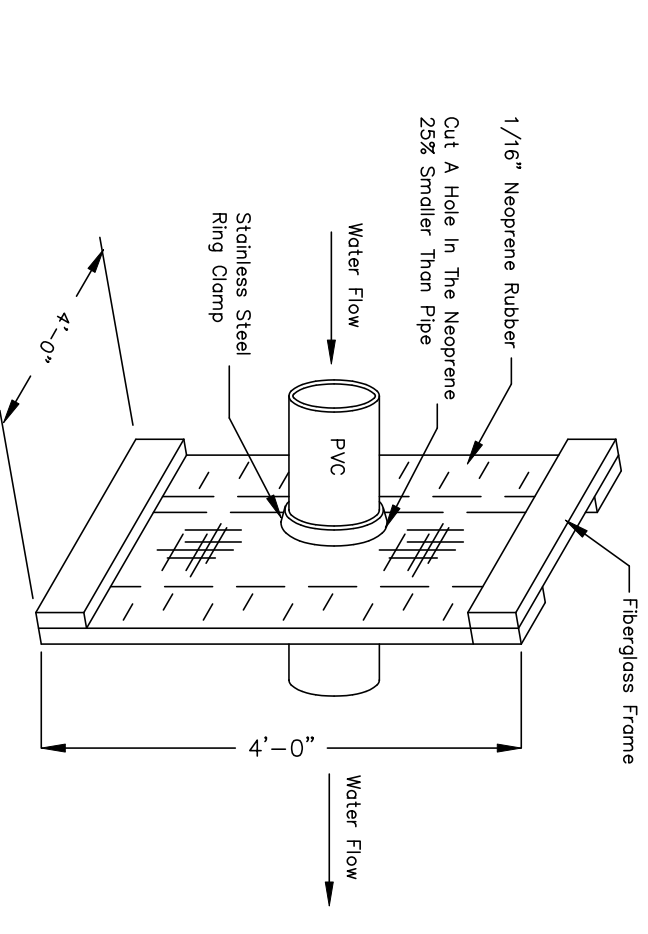
FOR PERMIT ONLY
 OFFICE OF THE REGISTERED PROFESSIONAL ENGINEER
 STATE OF MAINE
 11/20/23
 11/20/23
 SHEET 11 OF 17



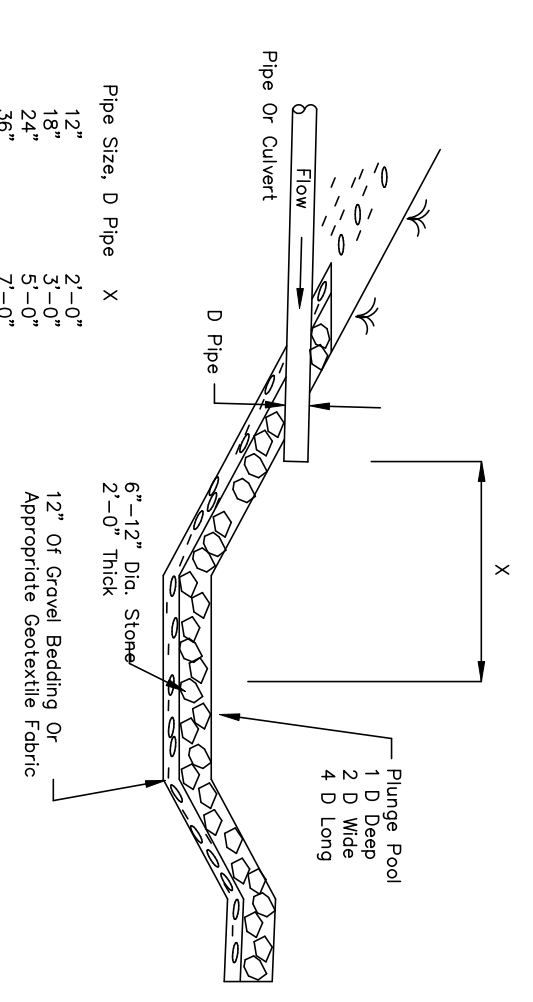
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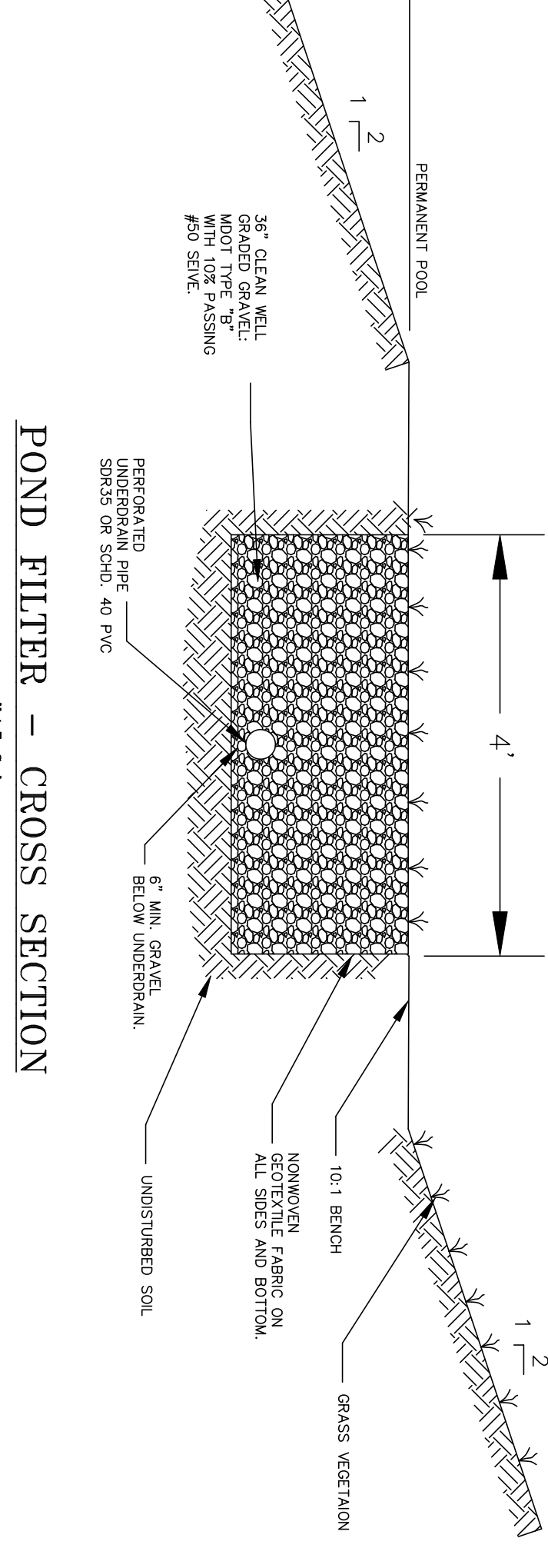
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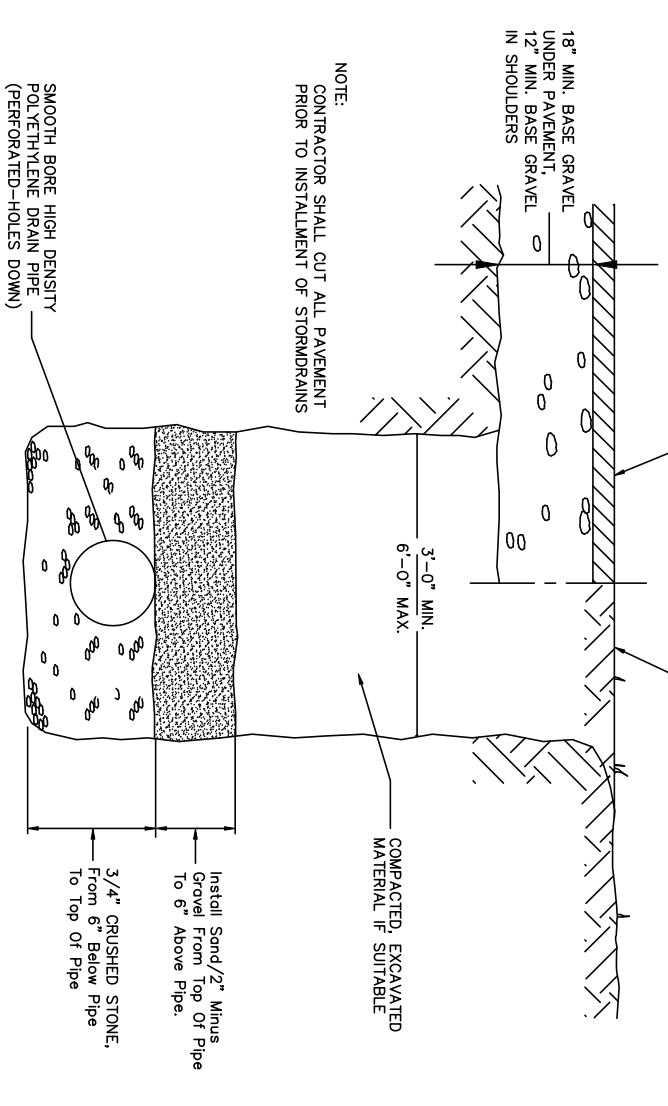
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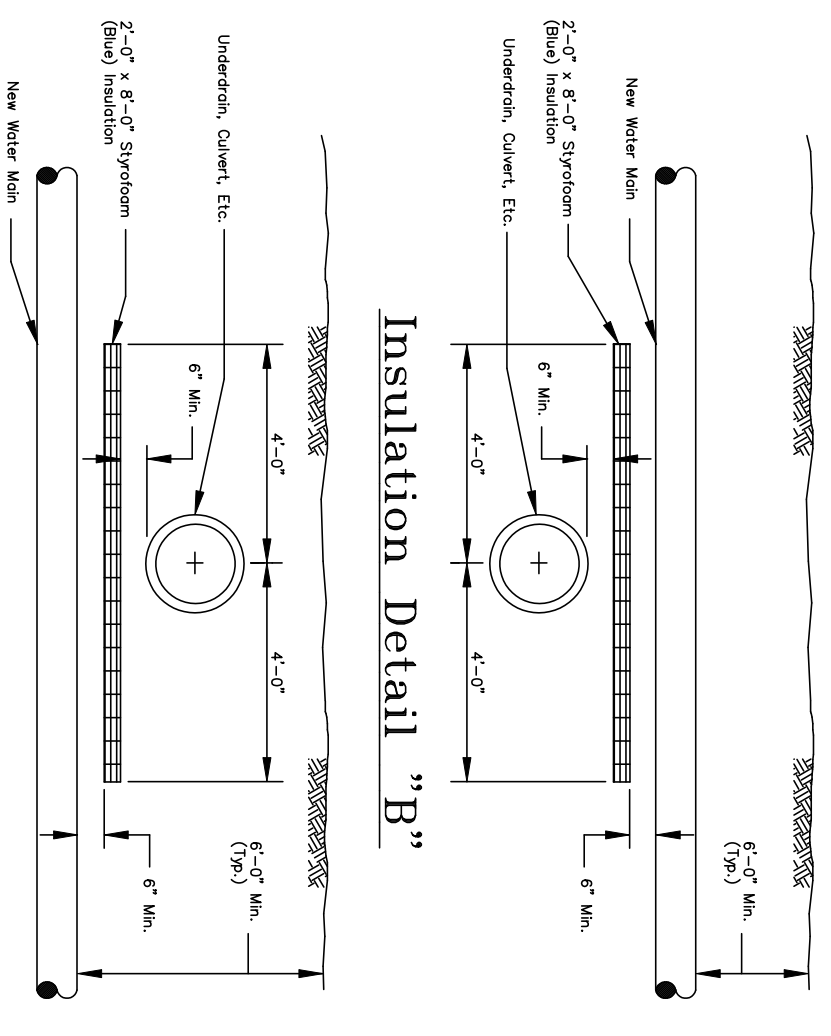
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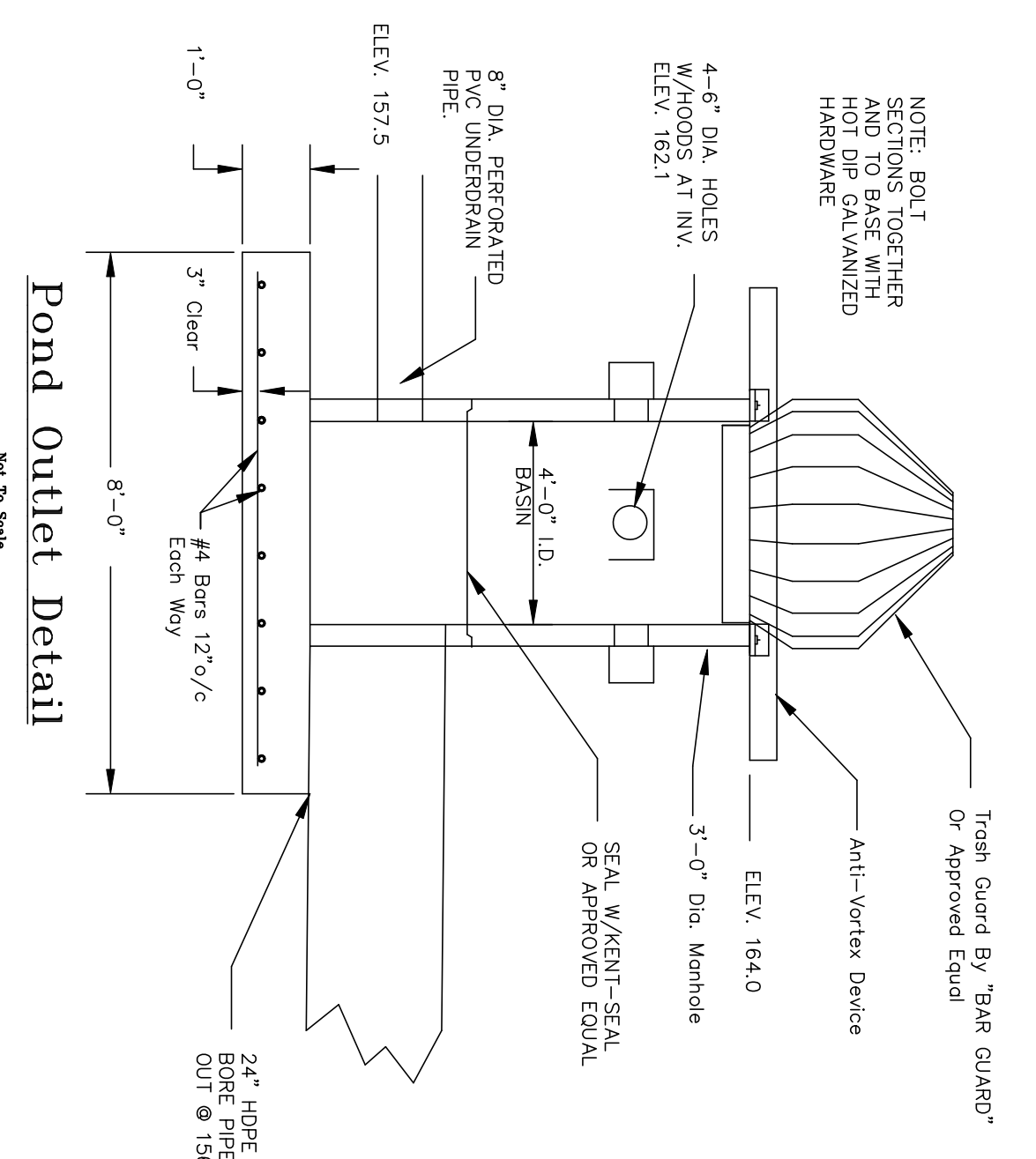
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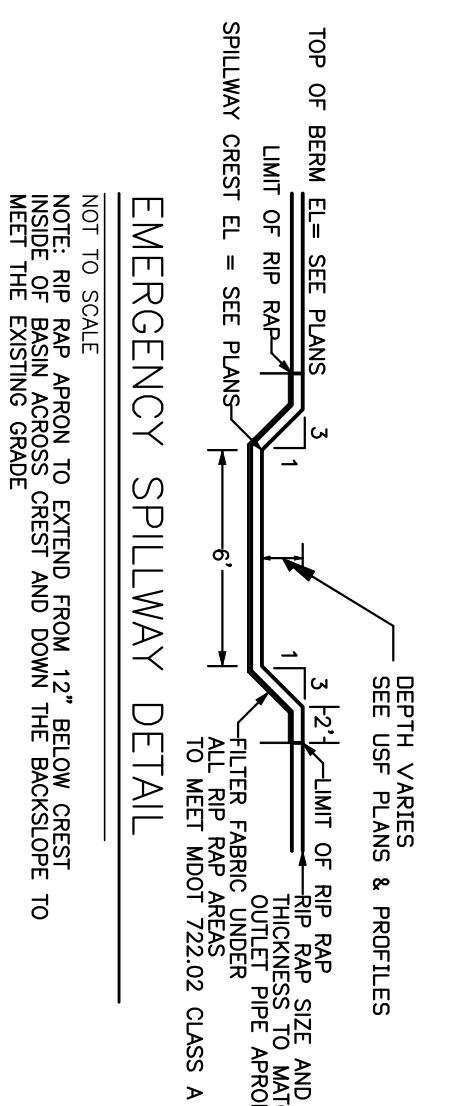
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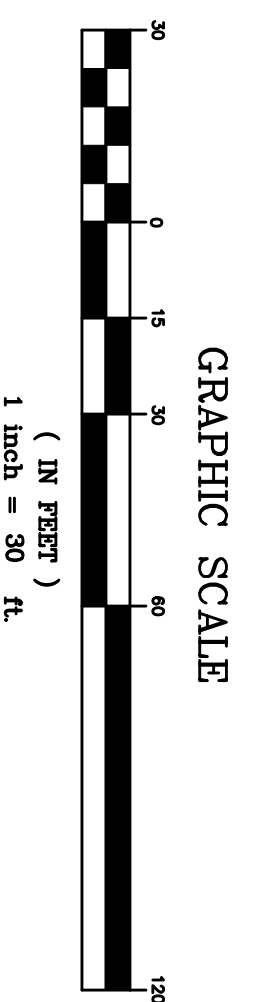
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Pond Outlet Detail
 Not To Scale



EMERGENCY SPILLWAY DETAIL
 NOT TO SCALE



NO.		DATE	DESCRIPTION	DRAWN	APPRO.
1	11/17/22	GRADING & STORMWATER REVISION, DEP COMMENTS	AS	SEB	
2	11/16/23	RESPONSE TO CITY COMMENTS	SEB	SEB	

THE MAINE WOODS SUBDIVISION
 LANCASTER AVE., BANGOR, PENOBSCOT COUNTY MAINE
 SHEET NAME: **STORM WATER DETAIL**

PROJECT NO. 22083
 DRAWING NO. 22083 BASE.DWG
 FIELDBOOK: N/A
 SCALE: AS SHOWN
 DATE ISSUED: 11/7/23
 CLIENT & OWNER:
TEAM PROPERTIES
 1411 ESSEX ST.
 BANGOR, ME 04401

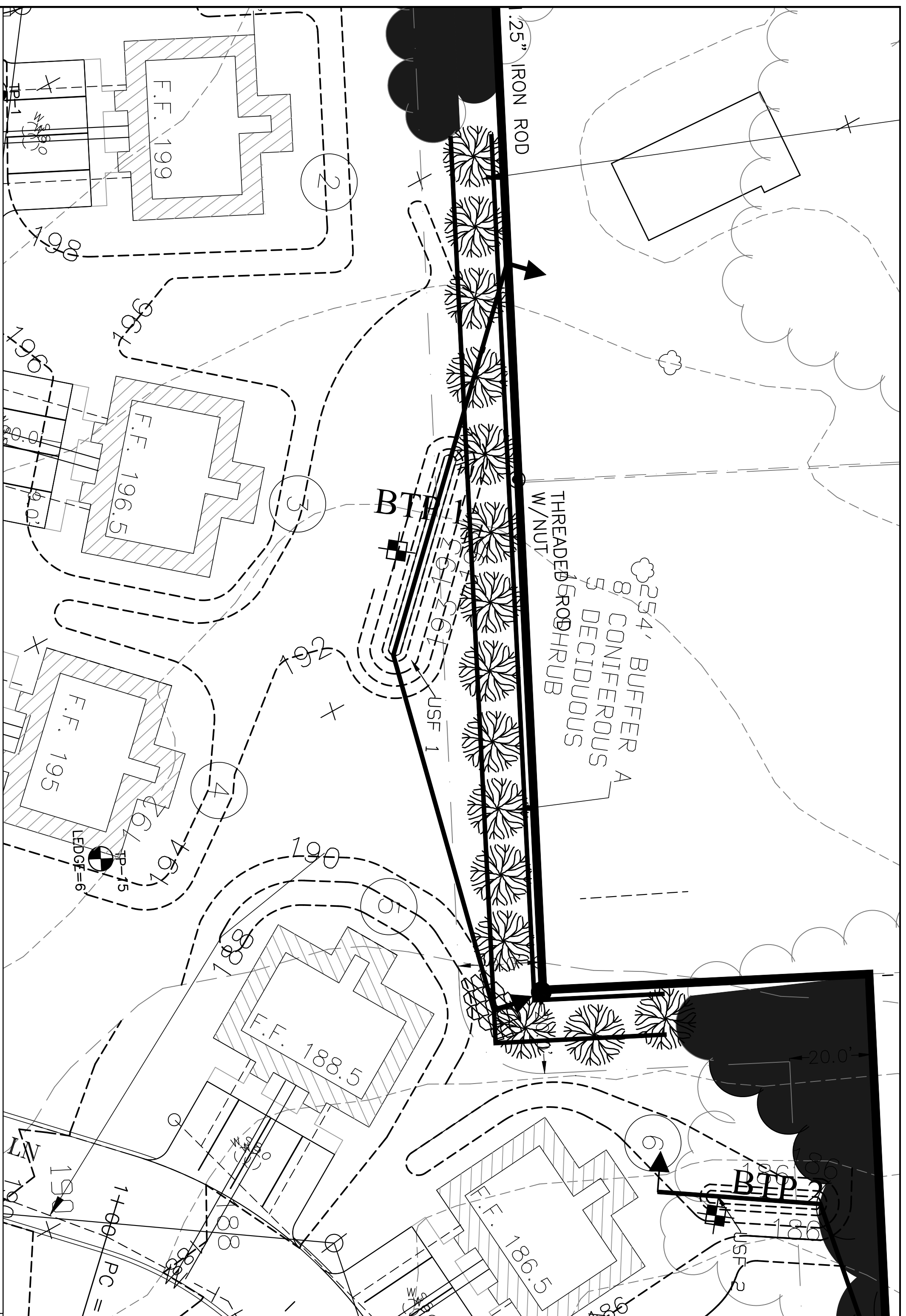
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 P.O. Box 46 30 Lower Detroit Road
 Plymouth, Maine 04969
 Tel: (207) 257-2071 Fax: (207) 257-2130
 info@plymouthengineering.com
 www.plymouthengineering.com

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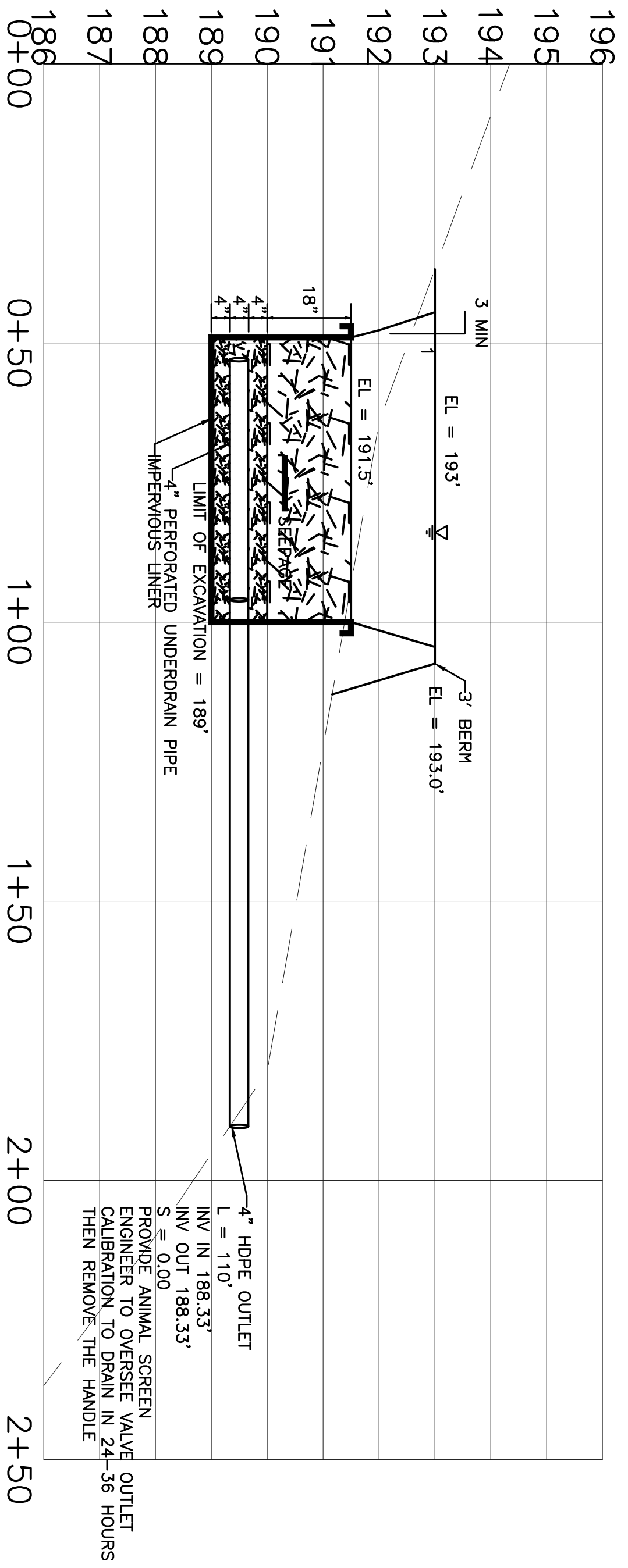
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C11

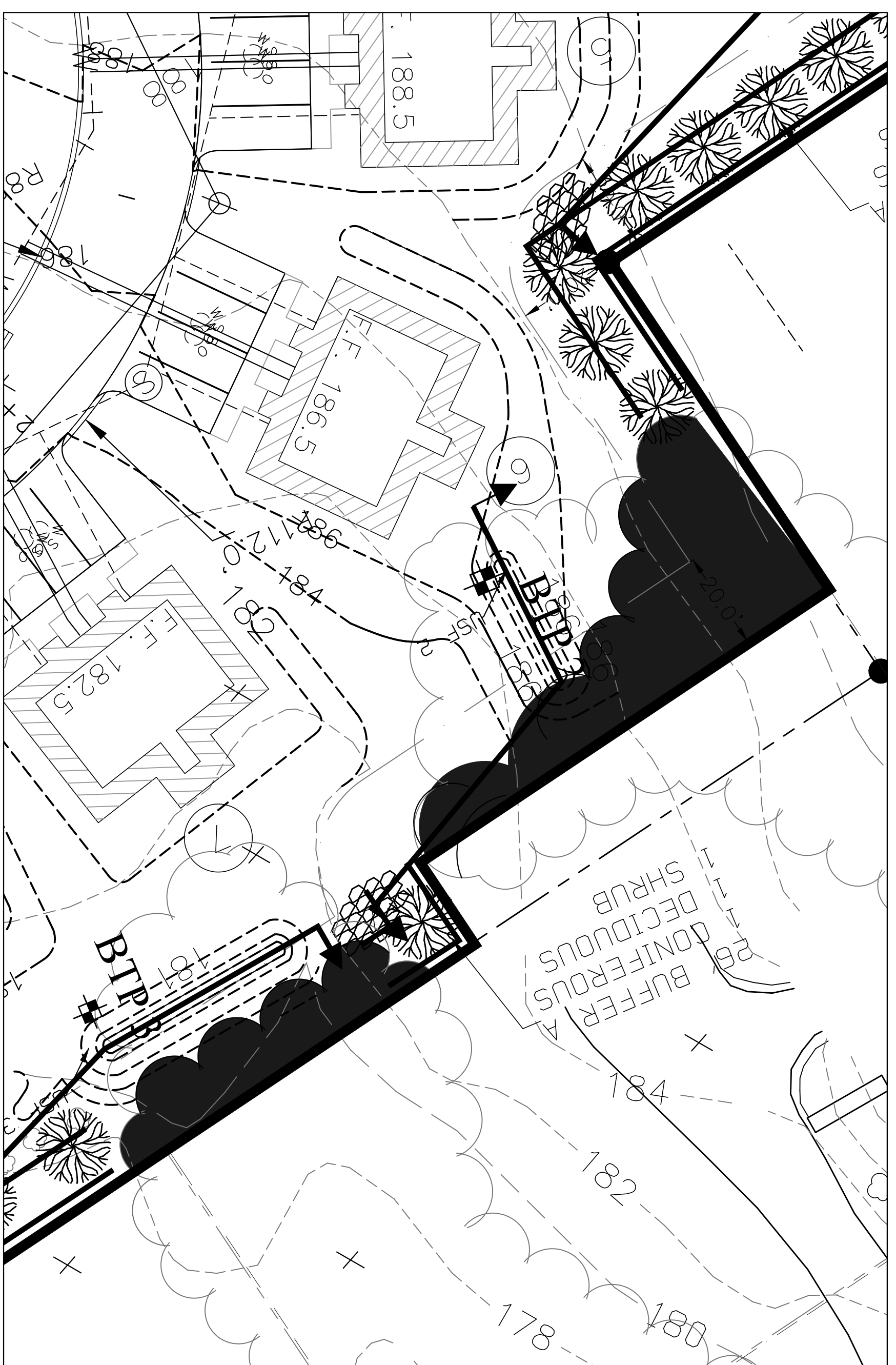
SHEET 12 OF 17



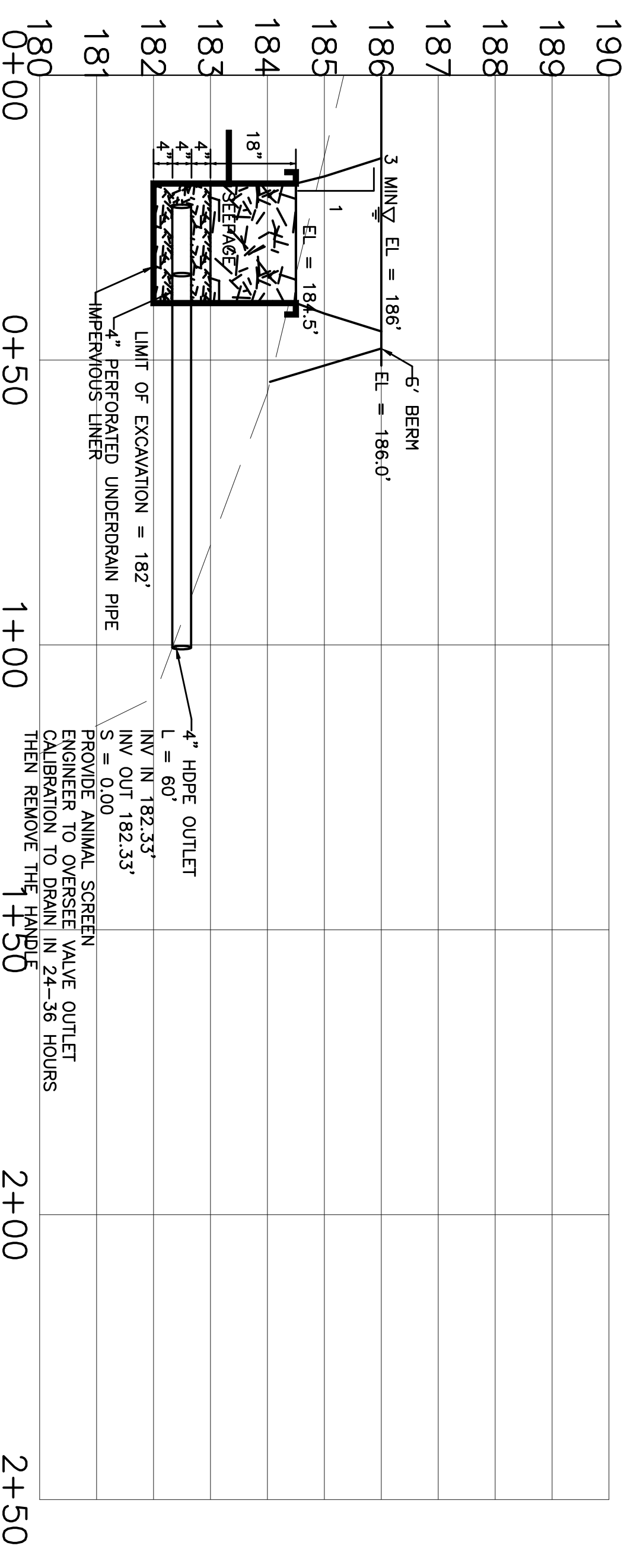
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USF 1



USF2



USF 2

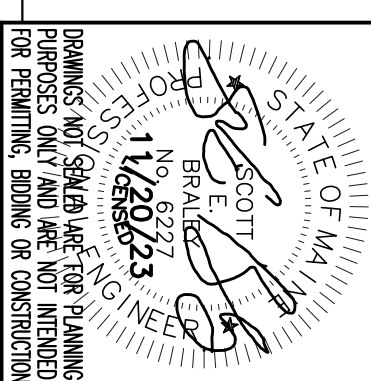


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NO.	DATE	DESCRIPTION	DRAWN	APPD.
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2	11/16/23	RESPONSE TO CITY COMMENTS	SEB	SEB

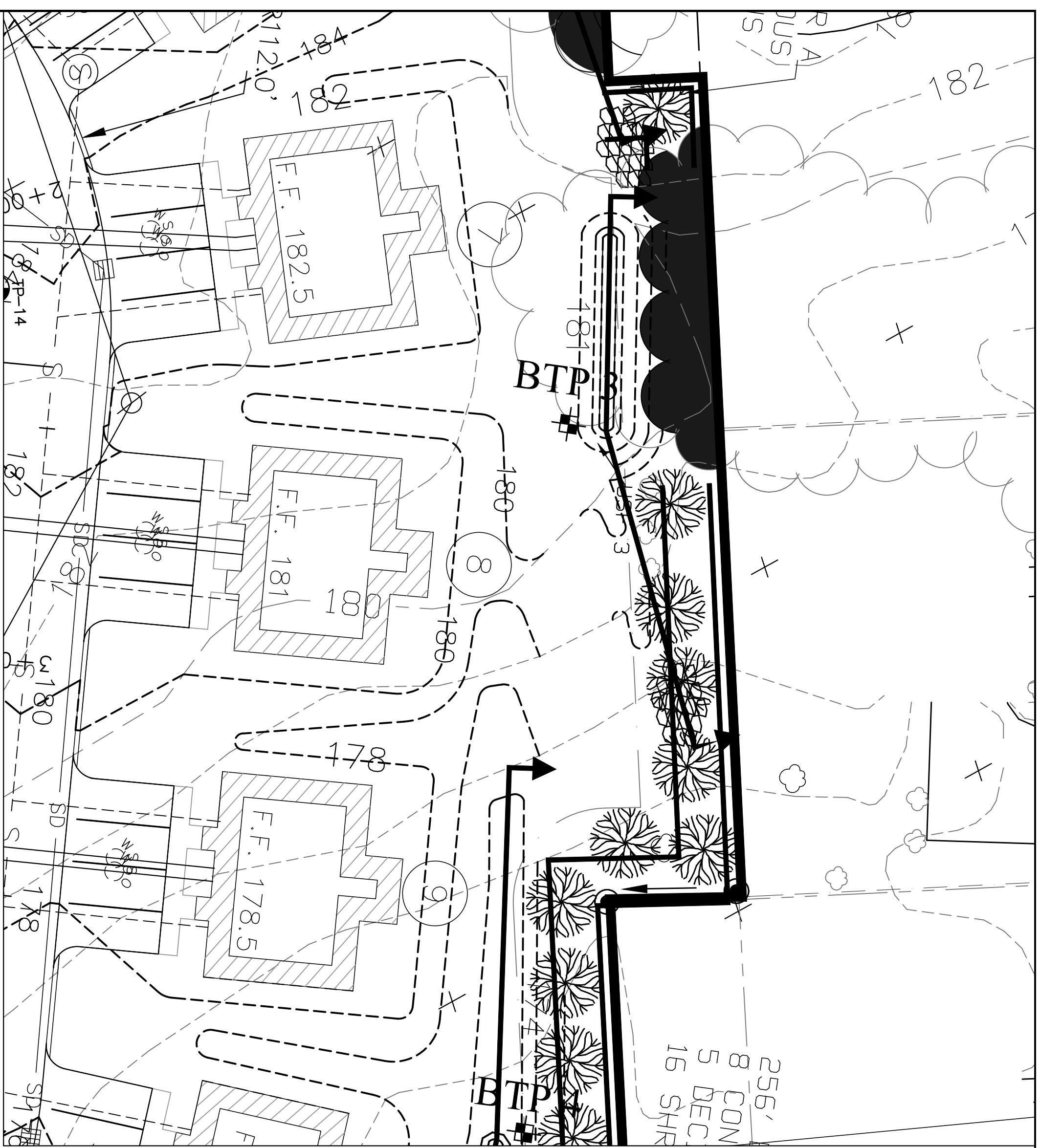
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THE MAINE WOODS SUBDIVISION
LANCASTER AVE., BANGOR, PENOBSCOT COUNTY MAINE
SHEET NAME:
USF PLAN & PROFILE

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DRAWING NO. 22083 BASE.DWG
FIELDBOOK N/A
SCALE: AS SHOWN
DATE ISSUED: 11/7/23
CLIENT & OWNER:
TEAM PROPERTIES
1411 ESSEX ST.
BANGOR, ME 04401

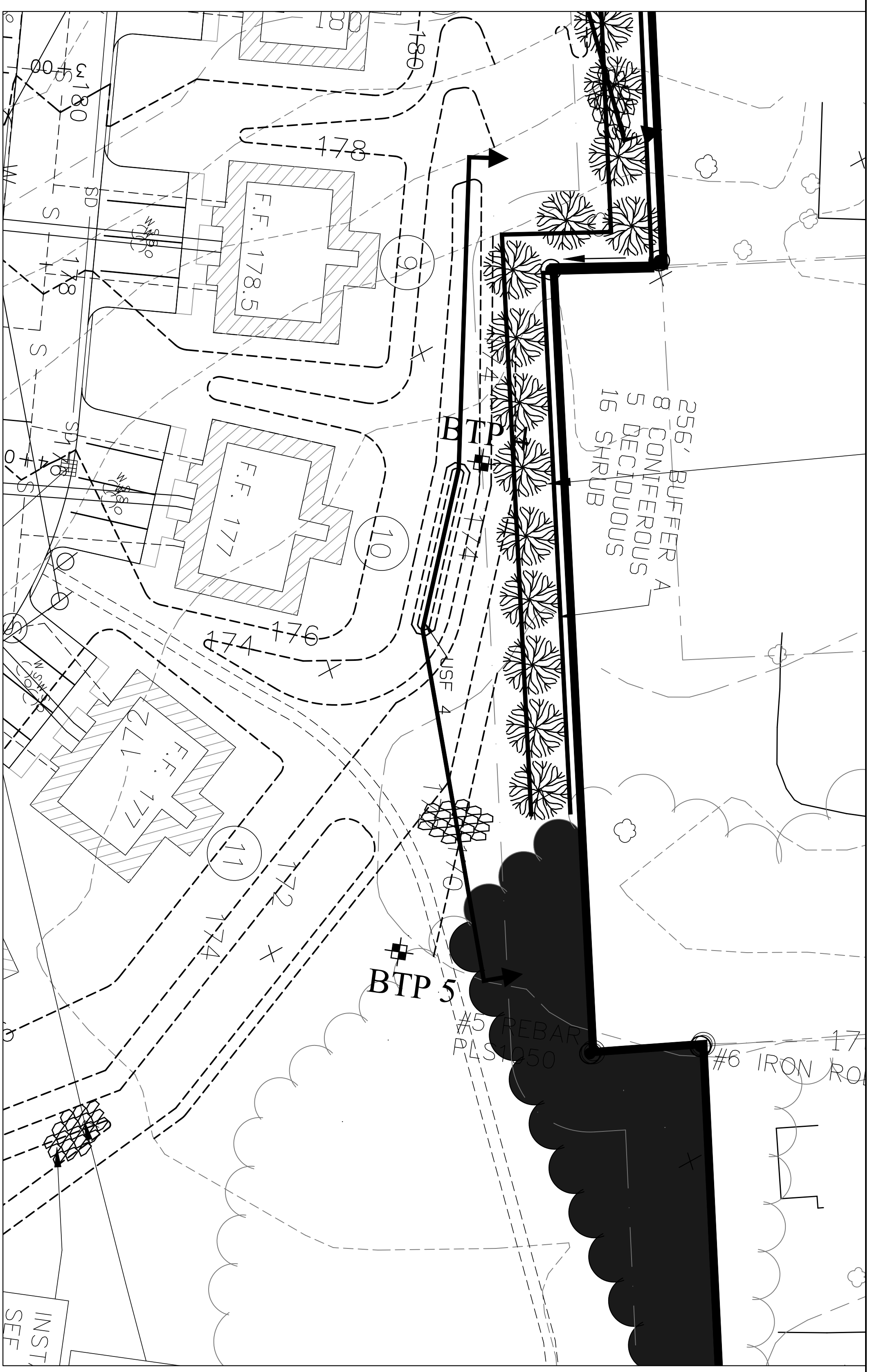
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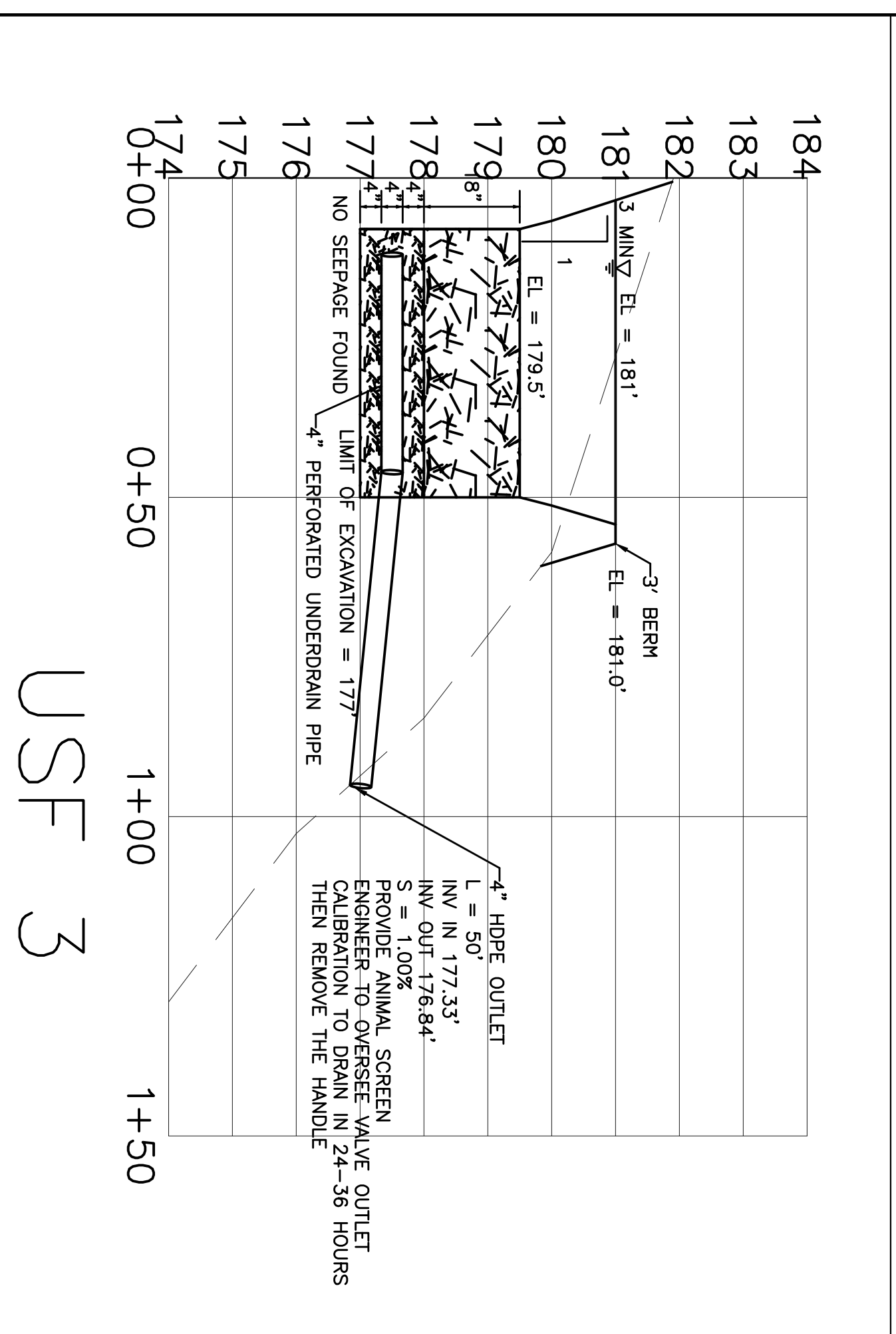
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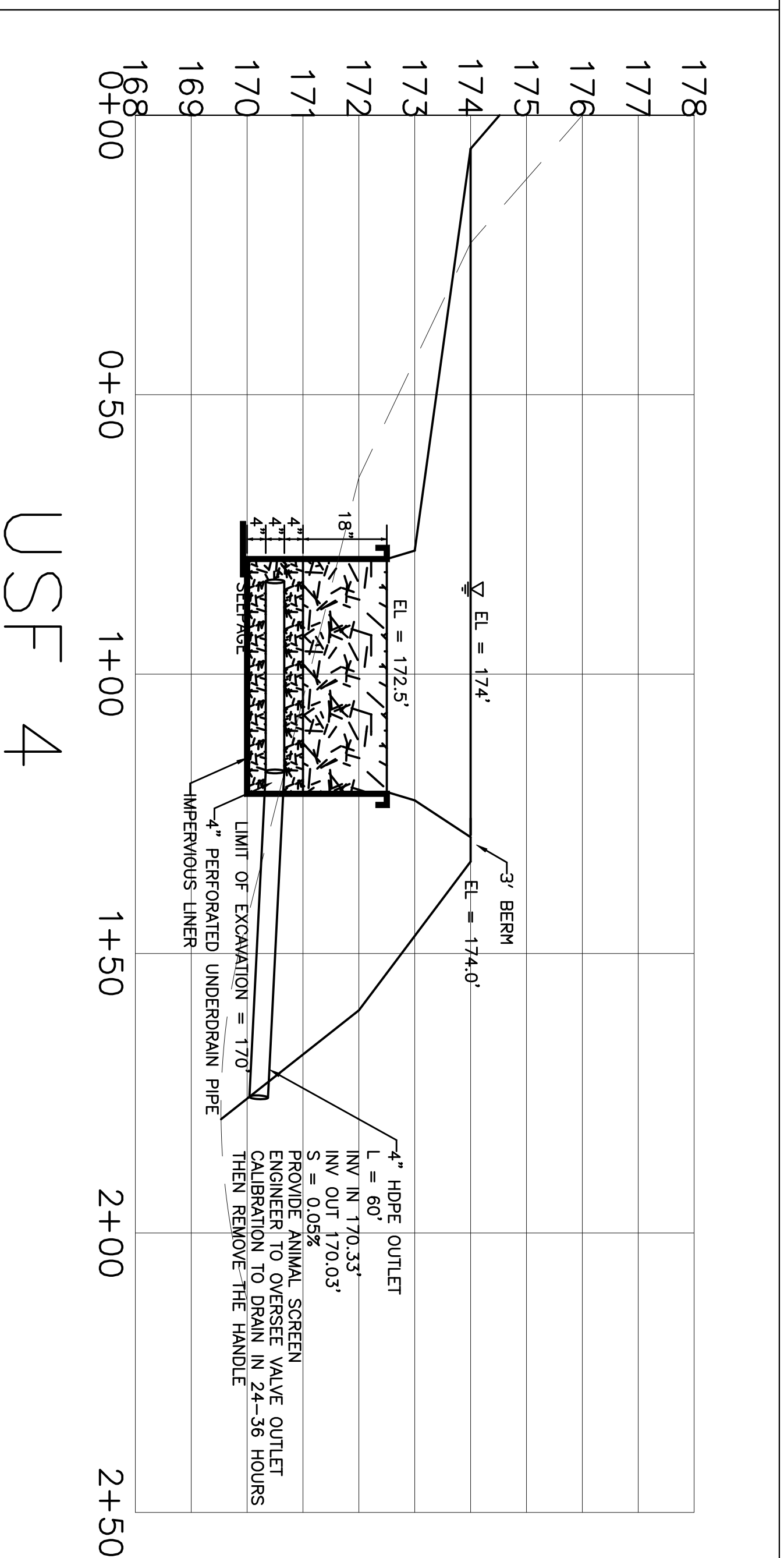
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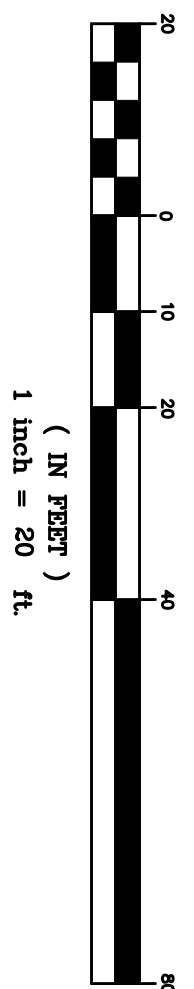
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USF 3



USF 4



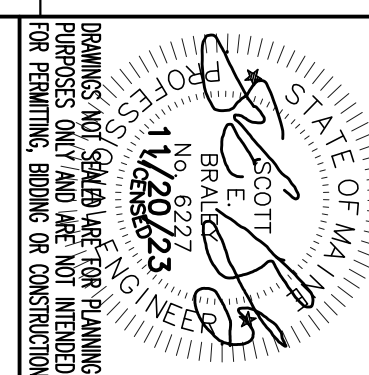
REVISIONS				
NO.	DATE	DESCRIPTION	DRAWN	APPD.
1	11/6/23	RESPONSE TO CITY COMMENTS	SEB	SEB
2	11/16/23	RESPONSE TO CITY COMMENTS	SEB	SEB

PROJECT NAME:
THE MAINE WOODS SUBDIVISION
LANCASTER AVE., BANGOR, PENOBSCOT COUNTY MAINE
SHEET NAME:
USF PLAN & PROFILE

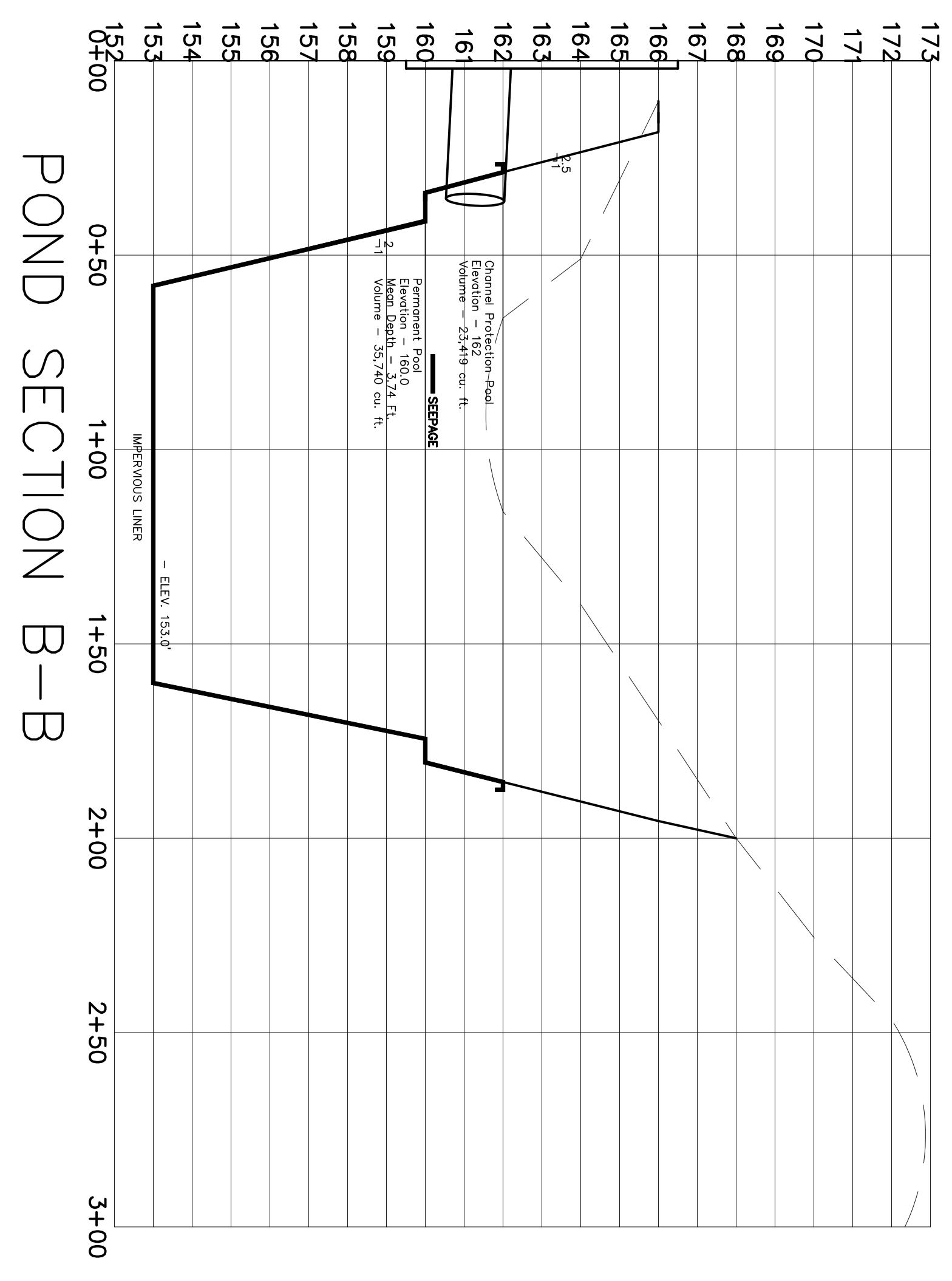
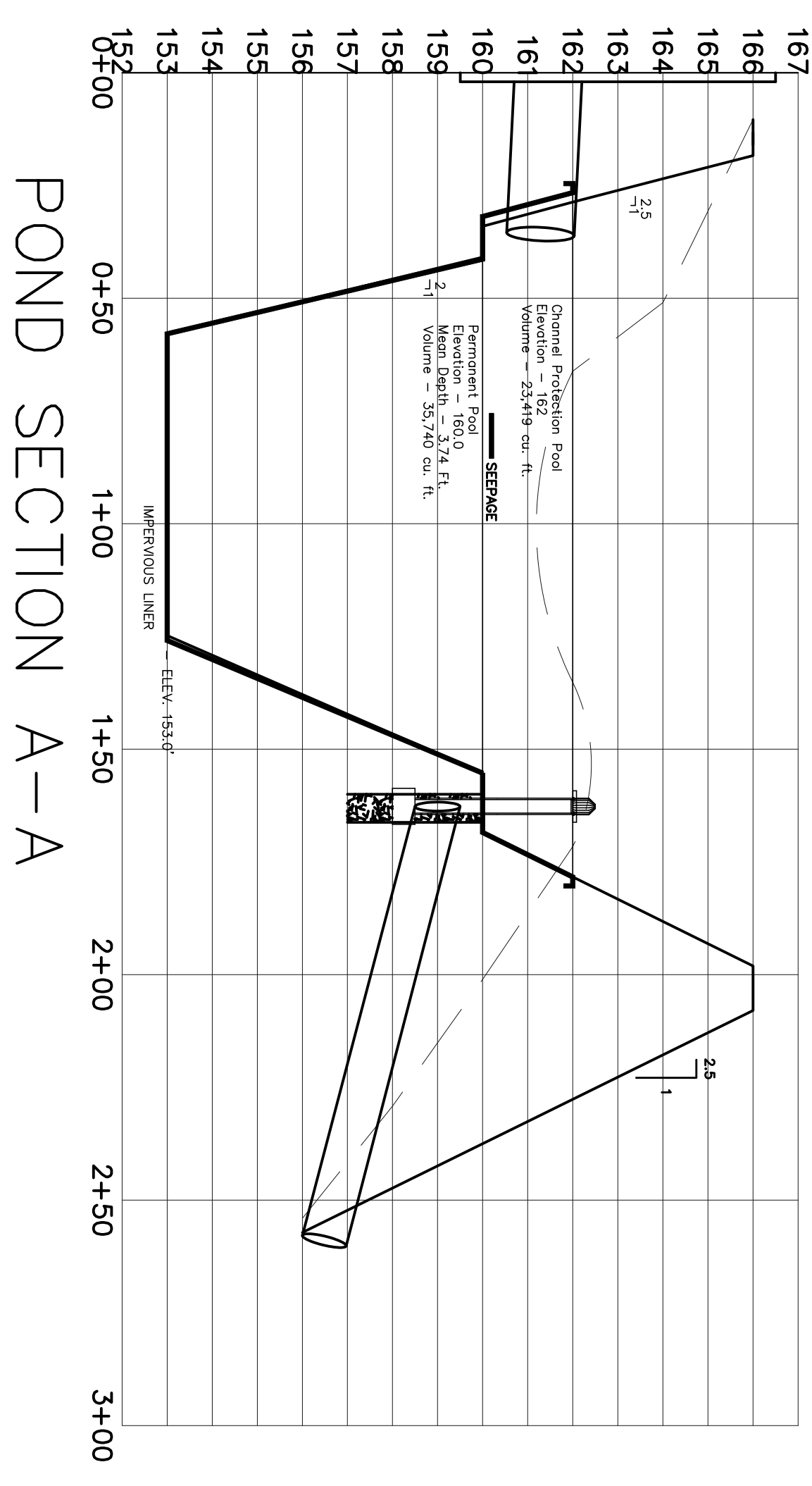
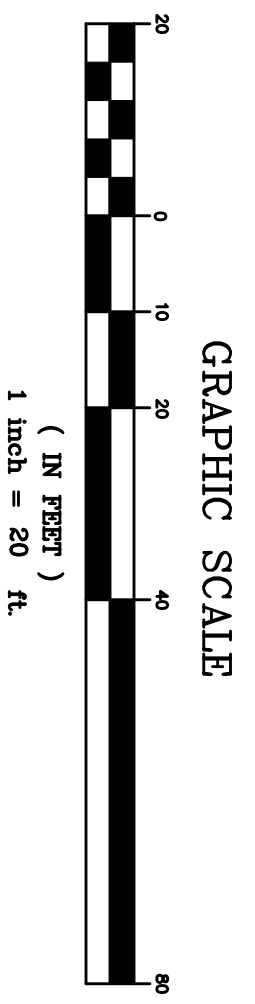
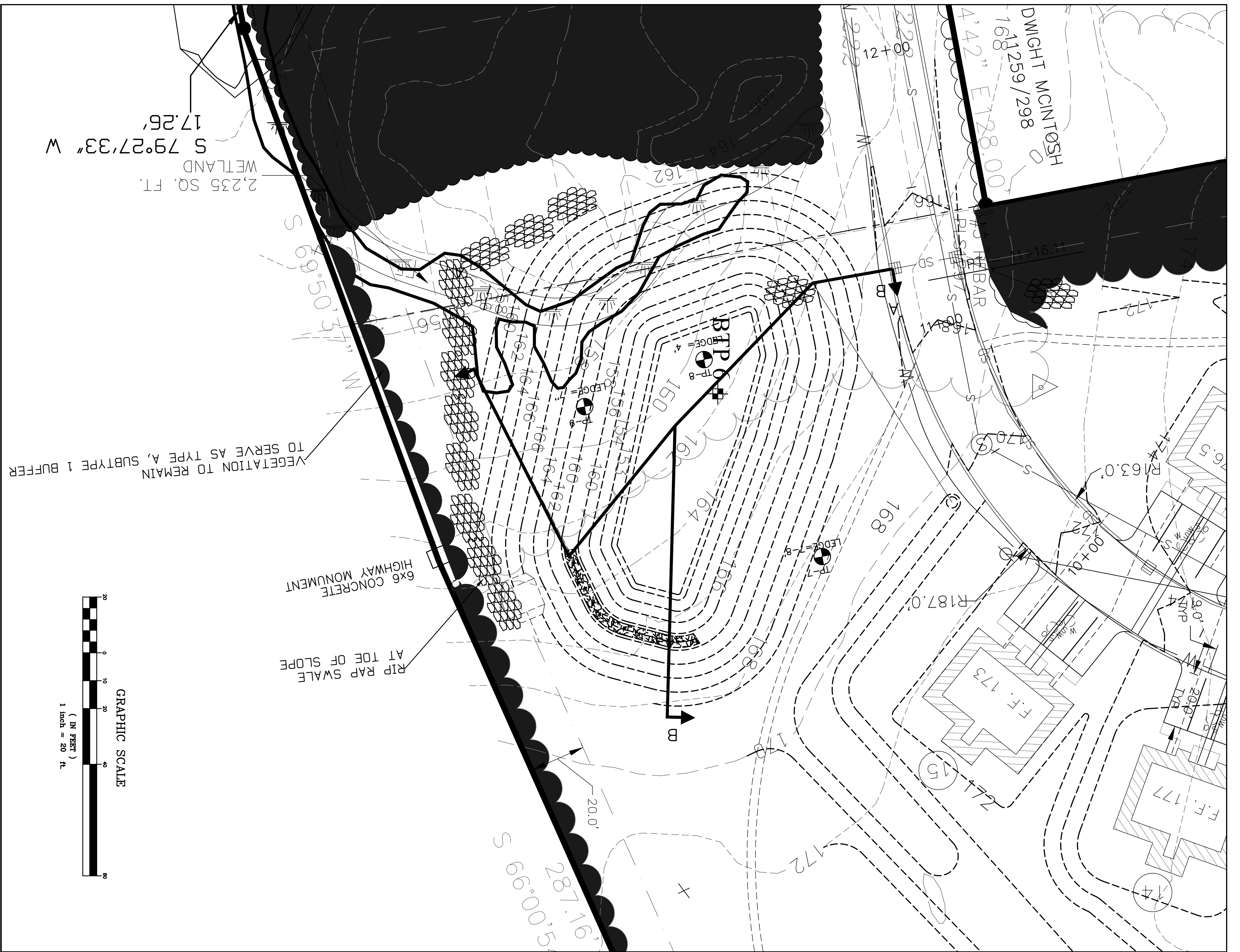
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DRAWN: AAK
CHECKED: SEB
APPROVED: SEB
PLAN DATE: 11/7/23
CLIENT & OWNER:
TEAM PROPERTIES
1411 ESSEX ST.
BANGOR, ME 04401

PROJECT NO. 22083
DRAWING NO. 22083 BASE.DWG
FIELDBOOK: N/A
SCALE: AS SHOWN
DATE ISSUED: 11/7/23

Plymouth Engineering, Inc.
P.O. Box 46 30 Lower Detroit Road
Plymouth, Maine 04969
Tel: (207) 257-2071 Fax: (207) 257-2130
info@plymouthengineering.com
www.plymouthengineering.com



C13
SHEET 14 OF 17

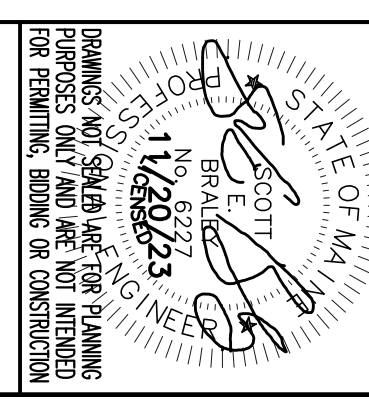


REVISIONS				
NO.	DATE	DESCRIPTION	DRAWN	APPRO.
1	11/8/23	RESPONSE TO CITY COMMENTS	SEB	SEB
2	11/16/23	RESPONSE TO CITY COMMENTS	SEB	SEB

PROJECT NAME:
THE MAINE WOODS SUBDIVISION
 LANCASTER AVE., BANGOR, PENOBSCOT COUNTY MAINE
 SHEET NAME:
POND PLAN & PROFILE

DESIGNED: SEB
 DRAWN: AAK
 CHECKED: SEB
 APPROVED: SEB
 PLAN DATE: 11/7/23
 CLIENT & OWNER:
TEAM PROPERTIES
 1411 ESSEX ST.
 BANGOR, ME 04401

Plymouth Engineering, Inc.
 P.O. Box 46 30 Lower Detroit Road
 Plymouth, Maine 04969
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C14
 SHEET 15 OF 17

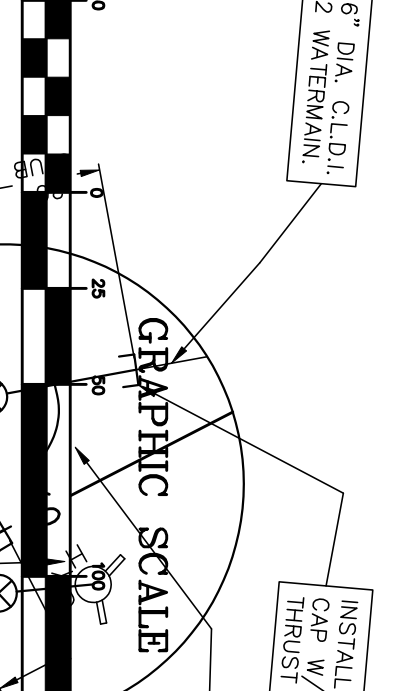


OVERPASS



LEGEND

- BUILDING
- CULVERT
- UTILITY POLE
- HIGHWAY
- MANHOLE
- CATCH BASIN
- GATE VALVE
- WATER SHUT OFF
- SEWER AREA
- PROPOSED CONTOUR
- WETLAND
- SUB AREA BOUNDARY
- SUB BOUNDARY
- LAND USE BOUNDARY
- RIGHT OF WAY
- ASPHALT ROAD
- GRAVEL ROAD
- EAST WATER
- EAST SEWER
- UNDERGROUND TEL.
- UNDERGROUND ELEC.
- STORM DRAIN
- FENCE
- PROPOSED CONTOUR
- WETLAND
- SUB AREA BOUNDARY
- SUB BOUNDARY
- LAND USE BOUNDARY



SHOWN EXTENDING TO THE
 EAST BROADWAY ARE BASED ON
 A PLAN ON PLAN REFERENCE #1, PLAN
 FILE 2017-19 TO RECORDS
 IN THIS LOCATION

FOR REVIEW
 STATE OF MAINE
 PROFESSIONAL ENGINEER
 111623

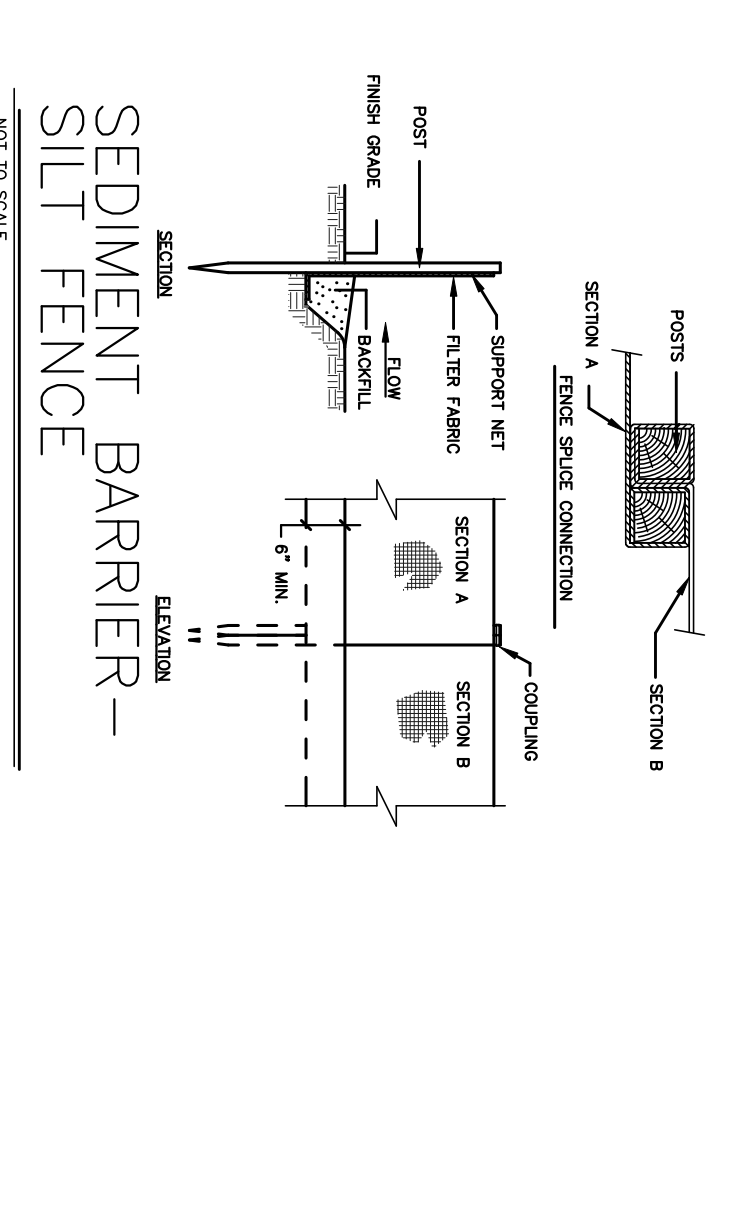
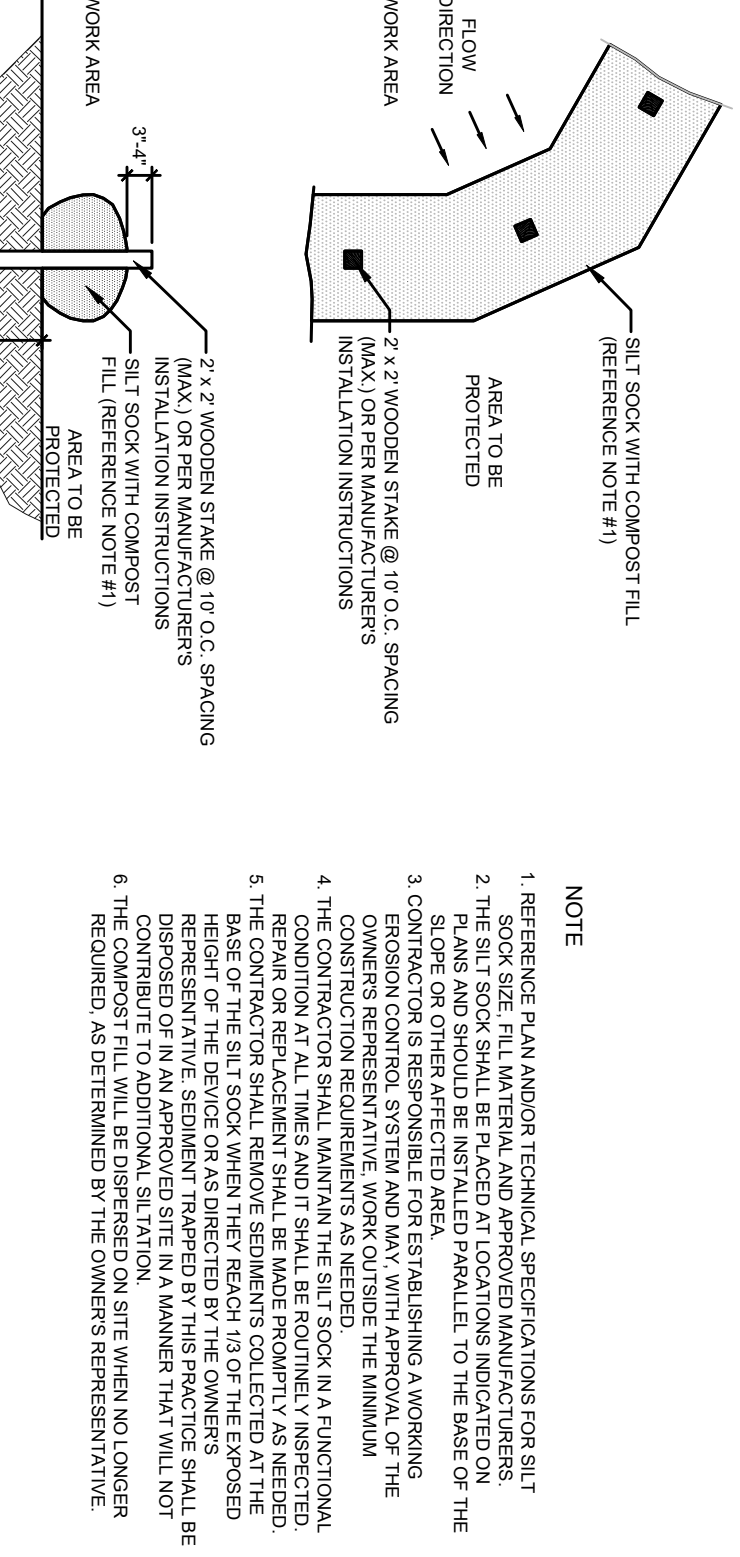
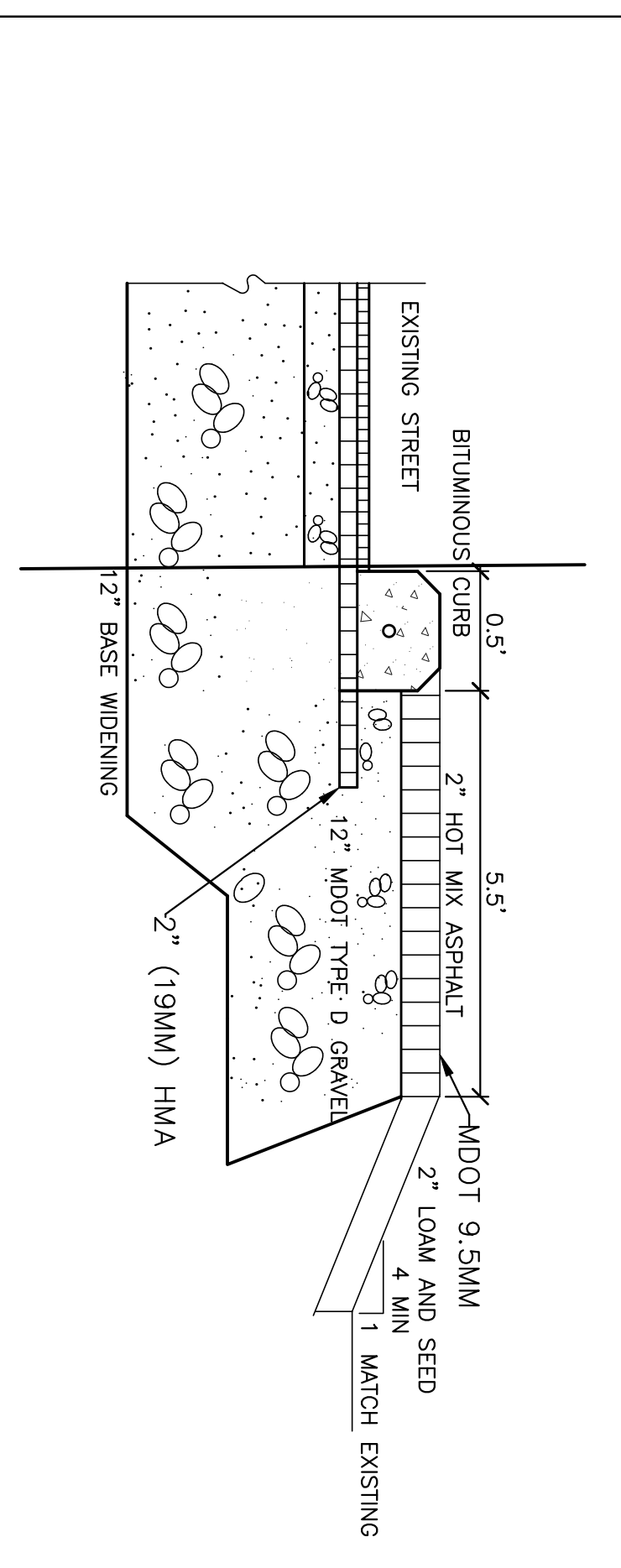
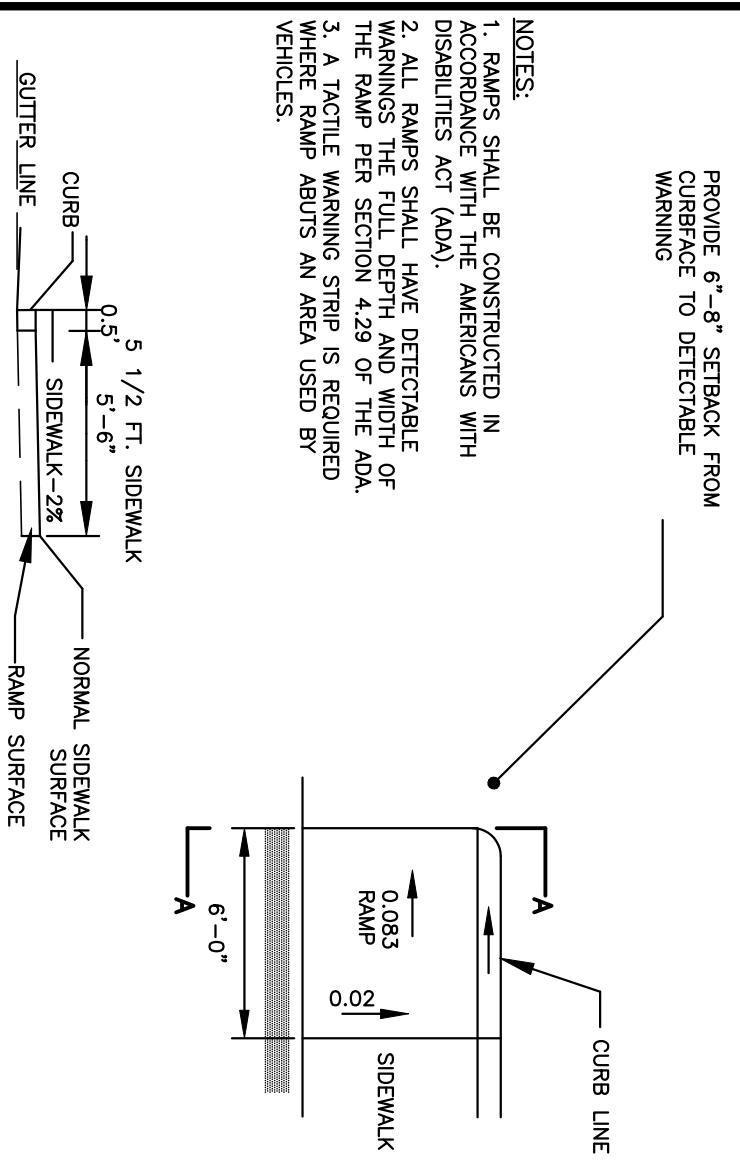
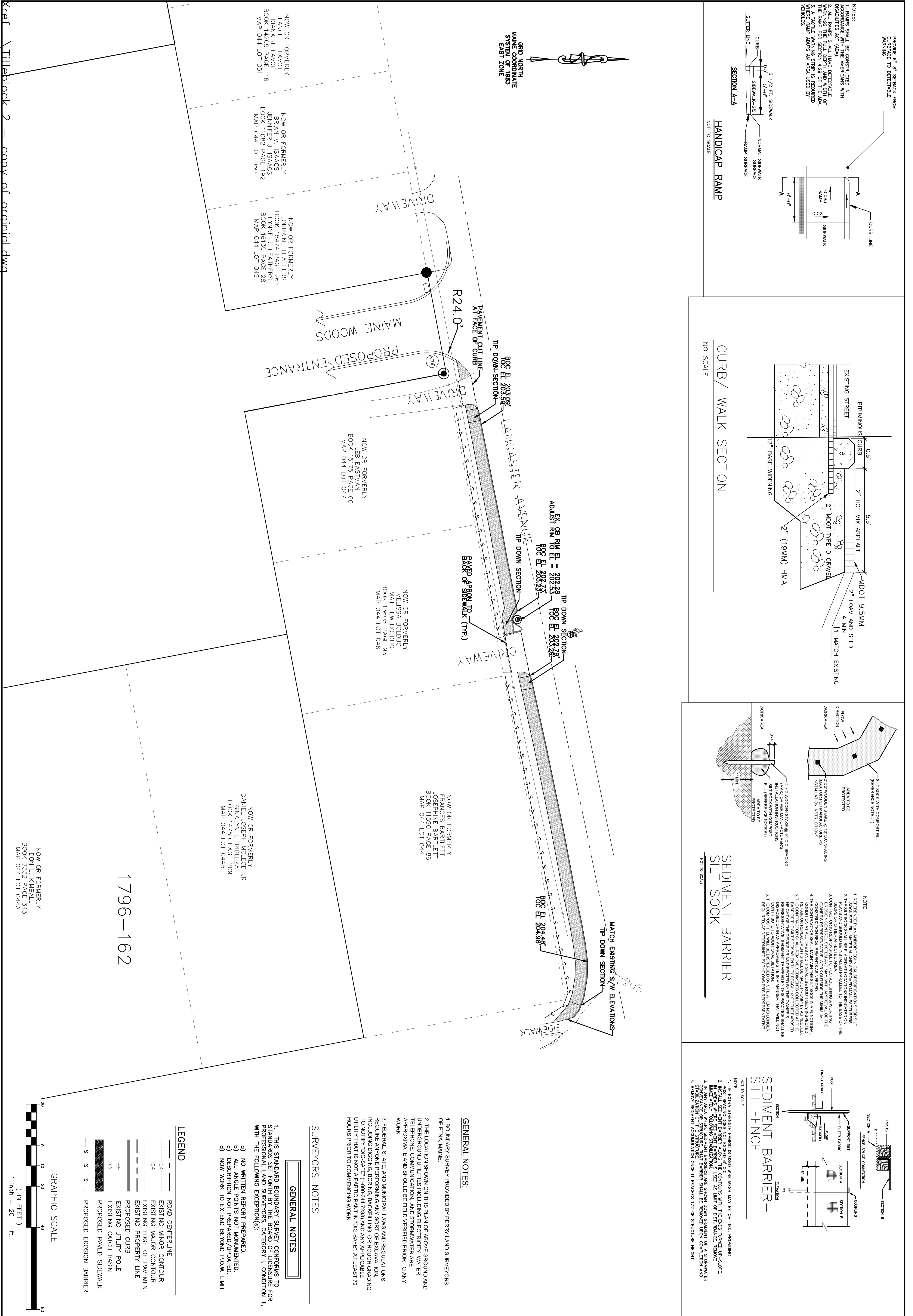
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DESIGNED: SEB
 DRAWN: AAK
 CHECKED: SEB
 APPROVED: SEB
 PLAN DATE: 11/7/23
 CLIENT & OWNER:
 TEAM PROPERTIES
 1411 ESSEX ST.
 BANGOR, ME 04401

PROJECT NO. 22083
 DRAWING NO. 22083 BASE.DWG
 FIELDBOOK: N/A
 SCALE: AS SHOWN
 DATE ISSUED: 11/7/23

PROJECT NAME:
THE MAINE WOODS SUBDIVISION
 LANCASTER AVE., BANGOR, PENOBSCOT COUNTY MAINE
 SHEET NAME:
POST DEVELOPMENT

REVISIONS				
NO.	DATE	DESCRIPTION	DRAWN	APPD.
1	11/8/23	RESPONSE TO CITY COMMENTS	SEB	SEB
2	11/16/23	RESPONSE TO CITY COMMENTS	SEB	SEB



NOTES:
 1. RAMP SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE 2010 ADA STANDARDS FOR ACCESSIBLE AND USABLE BUILDINGS. THE RAMP SHALL BE DETECTABLE WARNING THE FULL DEPTH AND WIDTH OF THE RAMP PER SECTION 4.29 OF THE ADA. WHERE RAMP WIDTHS ARE NOT COVERED BY THE ADA, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE RAMP.

REVISIONS				
NO.	DATE	DESCRIPTION	DRAWN	APPD.
1	11/8/23	RESPONSE TO CITY COMMENTS	SEB	SEB
2	11/16/23	RESPONSE TO CITY COMMENTS	SEB	SEB

GENERAL NOTES:

- BOUNDARY SURVEY PROVIDED BY PERRY LAND SURVEYORS OF ETNA, MAINE.
- THE LOCATION SHOWN ON THIS PLAN OF ABOVE GROUND AND UNDERGROUND UTILITIES INCLUDING ELECTRICITY, WATER, TELEPHONE, COMMUNICATION, AND STORMWATER ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY WORK.
- FEDERAL, STATE, AND MUNICIPAL LAWS AND REGULATIONS REQUIRE ANYONE PERFORMING ANY SORT OF EXCAVATION INCLUDING DIGGING, BORING, BACKFILLING, OR ROUGH GRADING TO NOTIFY "DIG-SAFE" (1-800-344-7233) AND ANY APPLICABLE UTILITY THAT IS NOT A PARTICIPANT IN "DIG-SAFE", AT LEAST 72 HOURS PRIOR TO COMMENCING WORK.

SURVEYORS NOTES

GENERAL NOTES

- THIS STANDARD BOUNDARY SURVEY CONFORMS TO STANDARDS SET FORTH BY THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, CATEGORY 'I', CONDITION III, WITH THE FOLLOWING EXCEPTION(S):
- NO WRITTEN REPORT PREPARED.
- NO FIELD NOTES PREPARED.
- DESCRIPTION NOT PREPARED/UPDATED.
- NOW WORK TO EXTEND BEYOND P.O.W. LIMIT

LEGEND

---	ROAD CENTERLINE
----	EXISTING MINOR CONTOUR
-----	EXISTING MAJOR CONTOUR
- - - - -	EXISTING EDGE OF PAVEMENT
----	EXISTING PROPERTY LINE
---	PROPOSED CURB
○	EXISTING UTILITY POLE
○	EXISTING CATCH BASIN
---	PROPOSED PAVED SIDEWALK
---	PROPOSED EROSION BARRIER

GRAPHIC SCALE
 1" = 20'
 (IN FEET)
 0 10 20 40 60 80

DESIGNED: SEB PROJECT NO. 22083 PROJECT NAME: THE MAINE WOODS SUBDIVISION
 DRAWN: AAK DRAWING NO. 22083 BASE.DWG
 CHECKED: SEB FIELDBOOK: N/A
 APPROVED: SEB SCALE: AS SHOWN
 PLAN DATE: 11/7/23 DATE ISSUED: 11/7/23
 CLIENT & OWNER: TEAM PROPERTIES 1411 ESSEX ST. BANGOR, ME 04401

LANCASTER AVE., BANGOR, PENOBSCOT COUNTY MAINE
 SHEET NAME: SIDEWALK PLAN

Plymouth Engineering, Inc.
 P.O. Box 46 30 Lower Detroit Road
 Plymouth, Maine 04969
 Tel: (207) 267-2071 Fax: (207) 267-2130
 info@plymouthengineering.com
 www.plymouthengineering.com

NOVEMBER 21, 2023
 STATE OF MAINE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 DANIEL JOSEPH RIGLEDDY, JR.
 BOOK 14730 PAGE 209
 MAP 044 LOT 044B

C15
 SHEET 17 OF 17