



**PLANNING BOARD APPROVAL BLOCK**  
 THIS IS TO CERTIFY THAT AFTER REVIEWING THE SUBDIVISION SHOWN BY THIS PLAN AND CONSIDERING EACH OF THE CRITERIA SET FORTH IN 30-A M.R.S.A. SECTION 4404 (AS AMENDED) THE UNDERSIGNED HAVING MADE FINDINGS OF FACT ESTABLISHING THAT THE PROPOSED SUBDIVISION MEETS ALL OF THE CRITERIA SET FORTH THEREON AND THEREFORE THE SUBDIVISION IS APPROVED.

STATE OF MAINE  
 COUNTY SS REGISTRY OF DEEDS  
 RECEIVED \_\_\_\_\_ 20\_\_\_\_  
 AT \_\_\_\_\_ h \_\_\_\_\_ m \_\_\_\_\_ M AND RECORDED IN  
 PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
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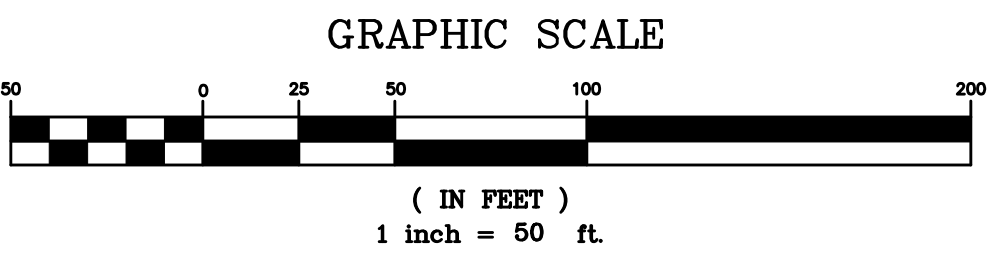
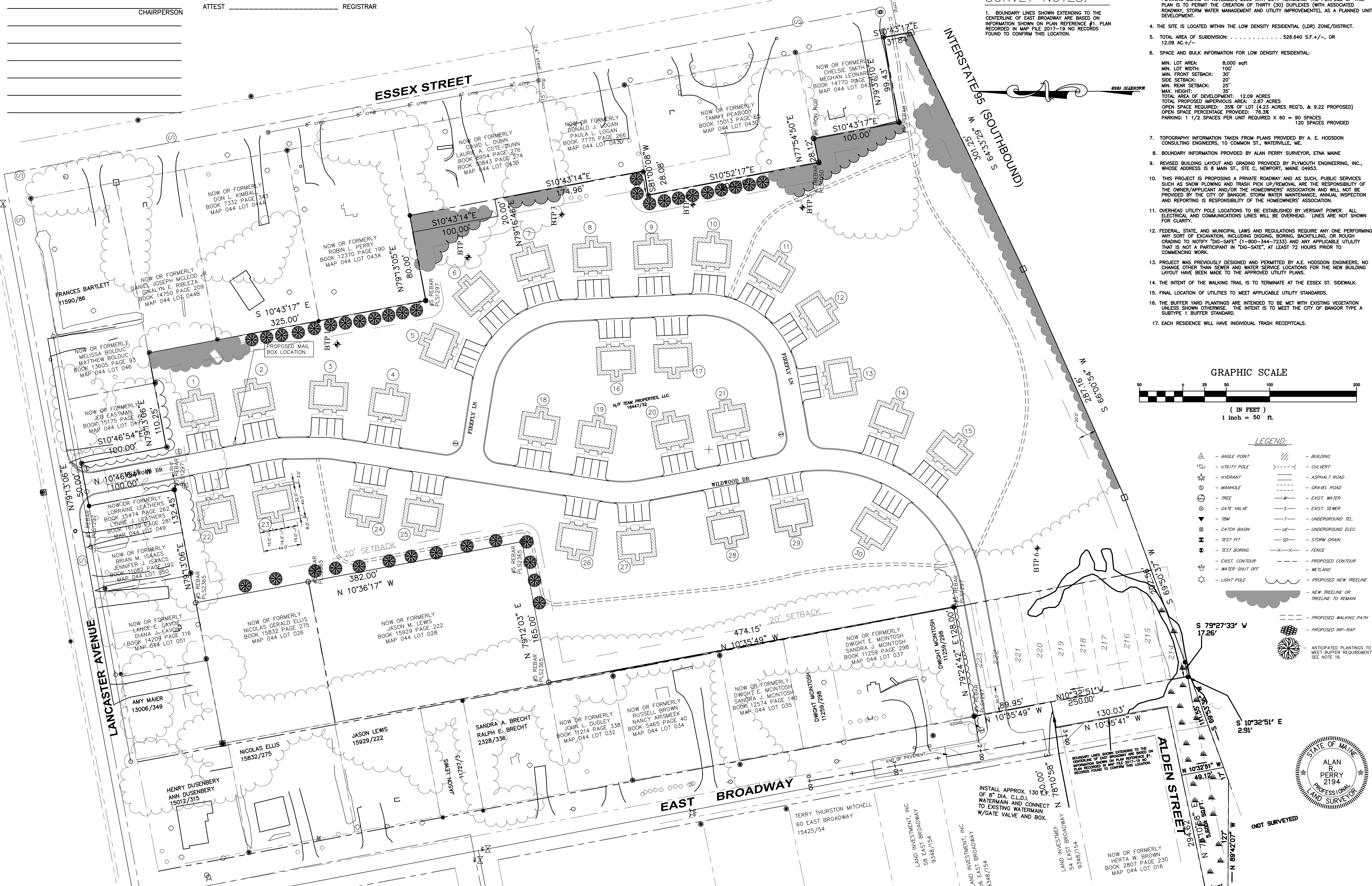
DATE \_\_\_\_\_  
 CHAIRPERSON \_\_\_\_\_

**GENERAL NOTES:**

1. THE APPLICANT AND RECORD OWNER IS TEAM PROPERTIES, LLC, WHOSE ADDRESS IS 1411 ESSEX STREET, BANGOR, ME 04401.
2. THE PROPERTY IS LOCATED ON LANCASTER AVE & ESSEX ST., BANGOR, MAINE AND IS DESCRIBED AS LOT 043 ON THE CITY OF BANGOR ASSESSOR'S TAX MAP 044.
3. THIS IS A RESUBMISSION OF A PREVIOUSLY APPROVED SITE PLAN BY THE BANGOR PLANNING BOARD IN NOVEMBER, 2006 WITH 2017 REVISIONS. THE PURPOSE OF THIS PLAN IS TO PERMIT THE CREATION OF THIRTY (30) DUPLEXES (WITH ASSOCIATED ROADWAY, STORM WATER MANAGEMENT AND UTILITY IMPROVEMENTS), AS A PLANNED UNIT DEVELOPMENT.
4. THE SITE IS LOCATED WITHIN THE LOW DENSITY RESIDENTIAL (LDR) ZONE/DISTRICT.
5. TOTAL AREA OF SUBDIVISION: . . . . . 526.640 S.F.+/-, OR 12.09 AC.+/-
6. SPACE AND BULK INFORMATION FOR LOW DENSITY RESIDENTIAL:  
 MIN. LOT AREA: 8,000 sqft  
 MIN. LOT WIDTH: 100'  
 MIN. FRONT SETBACK: 30'  
 SIDE SETBACK: 20'  
 MIN. REAR SETBACK: 25'  
 MAX. HEIGHT: 35'  
 TOTAL AREA OF DEVELOPMENT: 12.09 ACRES  
 TOTAL PROPOSED IMPERVIOUS AREA: 2.87 ACRES  
 OPEN SPACE REQUIRED: .30% OF LOT (4.23 ACRES REQ'D, & 9.22 PROPOSED)  
 OPEN SPACE PROVIDED: 1.12 ACRES  
 OPEN SPACE PERCENTAGE PROVIDED: 76.3%  
 PARKING: 1 1/2 SPACES PER UNIT REQUIRED X 60 = 90 SPACES PROVIDED  
 120 SPACES PROVIDED
7. TOPOGRAPHY INFORMATION TAKEN FROM PLANS PROVIDED BY A. E. HOODSON CONSULTING ENGINEERS, 10 COMMON ST., WATERVILLE, ME.
8. BOUNDARY INFORMATION PROVIDED BY ALAN PERRY SURVEYOR, ETNA MAINE
9. REVISED 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 OWNER/APPLICANT AND/OR THE HOMEOWNERS' ASSOCIATION AND WILL NOT BE PROVIDED BY THE CITY OF BANGOR. STORM WATER MAINTENANCE, ANNUAL INSPECTION AND REPORTING IS RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION.
11. OVERHEAD UTILITY POLE LOCATIONS TO BE ESTABLISHED BY VERSANT POWER. ALL ELECTRICAL AND COMMUNICATIONS LINES WILL BE OVERHEAD. LINES ARE NOT SHOWN FOR CLARITY.
12. FEDERAL, STATE AND MUNICIPAL LAWS AND REGULATIONS REQUIRE ANY ONE 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.
13. PROJECT WAS PREVIOUSLY DESIGNED AND PERMITTED BY A.E. HOODSON ENGINEERS, NO 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 MEET APPLICABLE UTILITY STANDARDS.
16. THE BUFFER YARD PLANTINGS ARE INTENDED TO BE MET WITH EXISTING VEGETATION UNLESS SHOWN OTHERWISE. THE INTENT IS TO MEET THE CITY OF BANGOR TYPE A SUBTYPE 1 BUFFER STANDARD.
17. EACH RESIDENCE WILL HAVE INDIVIDUAL TRASH RECEPTACLS.

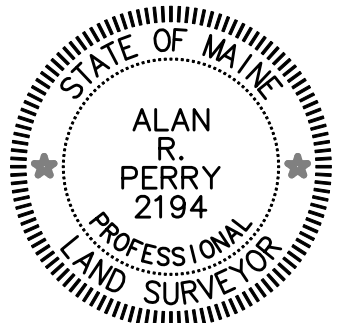
**OVERPASS SURVEY NOTES:**

1. BOUNDARY LINES SHOWN EXTENDING TO THE CENTERLINE OF EAST BROADWAY ARE BASED ON INFORMATION SHOWN ON PLAN REFERENCE #1. PLAN RECORDED IN MAP FILE 2017-19 NO RECORDS FOUND TO CONFIRM THIS LOCATION.



**LEGEND:**

- △ - ANGLE POINT
- - UTILITY POLE
- ⊙ - HYDRANT
- ⊕ - MANHOLE
- ⊗ - TREE
- ⊙ - GATE VALVE
- ⊙ - TEM
- ⊙ - CATCH BASIN
- ⊙ - TEST PIT
- ⊙ - TEST BORING
- ⊙ - EXIST. CONTOUR
- ⊙ - WATER SHUT OFF
- ⊙ - LIGHT POLE
- /// - BUILDING
- - - - - CULVERT
- - - - - ASPHALT ROAD
- - - - - GRAVEL ROAD
- - - - - EXIST. WATER
- - - - - UNDERGROUND TEL.
- - - - - UNDERGROUND ELEC.
- - - - - STORM DRAIN
- - - - - FENCE
- - - - - PROPOSED CONTOUR
- - - - - METLAND
- - - - - PROPOSED NEW TREELINE
- - - - - NEW TREELINE OR TREELINE TO REMAIN
- ⊙ - ANTICIPATED PLANTINGS TO MEET BUFFER REQUIREMENTS. SEE NOTE 16.



NO.	DATE	DESCRIPTION

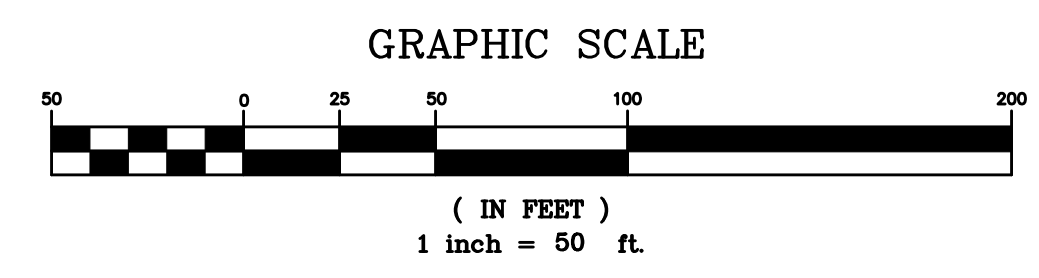
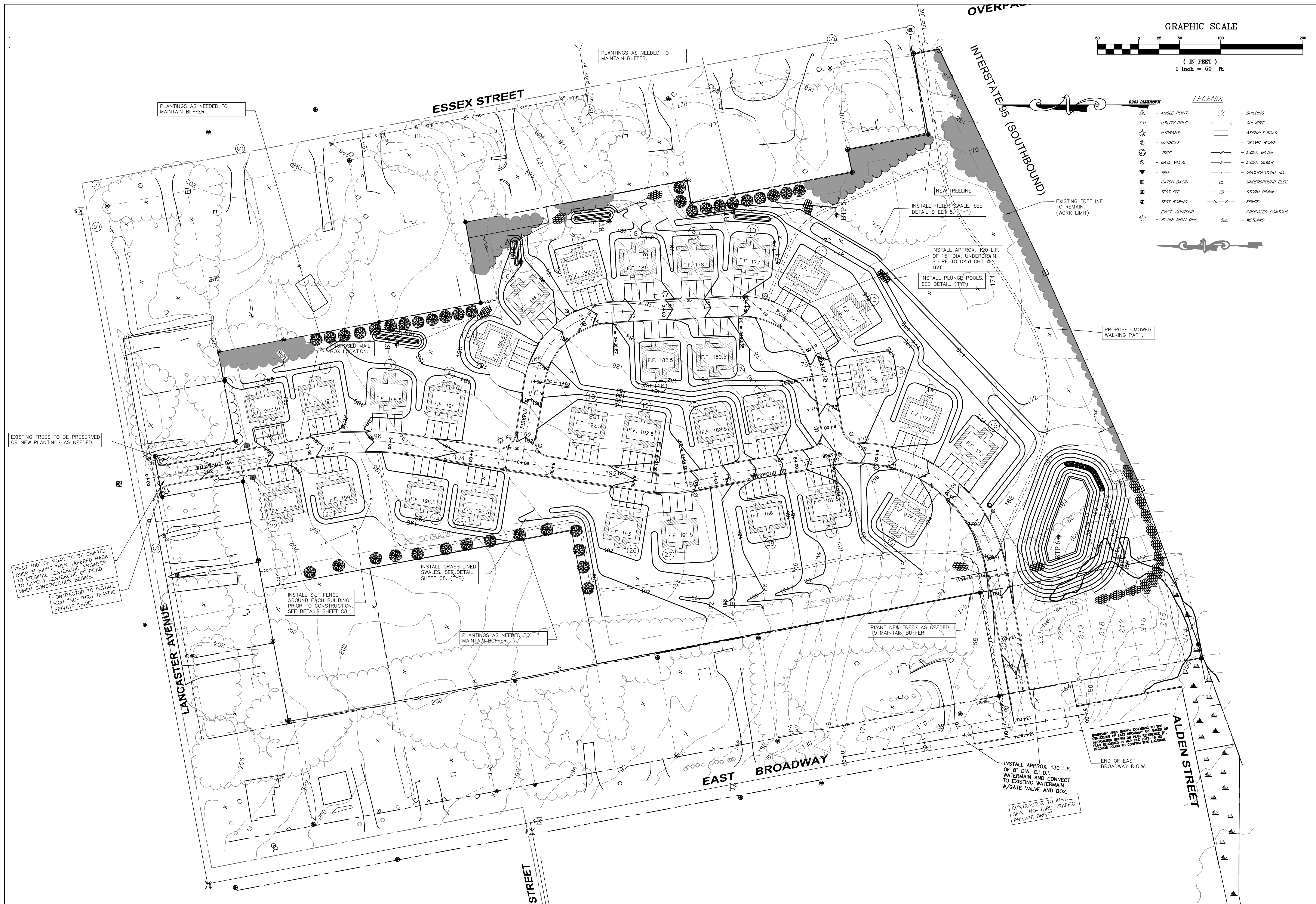
PROJECT NO. 22083  
 DRAWING NO. \_\_\_\_\_  
 SCALE: \_\_\_\_\_  
 DATE ISSUED: \_\_\_\_\_

**Plymouth Engineering, Inc.**  
 P.O. Box 48  
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 Plymouth, Maine 04899  
 Tel: (207) 287-2071 Fax: (207) 287-2130  
 info@plymouthengineering.com  
 www.plymouthengineering.com

STATE OF MAINE  
 ALAN R. PERRY  
 PROFESSIONAL LAND SURVEYOR  
 No. 2194  
 10/27/23

04/30/2023 - 9:48am  
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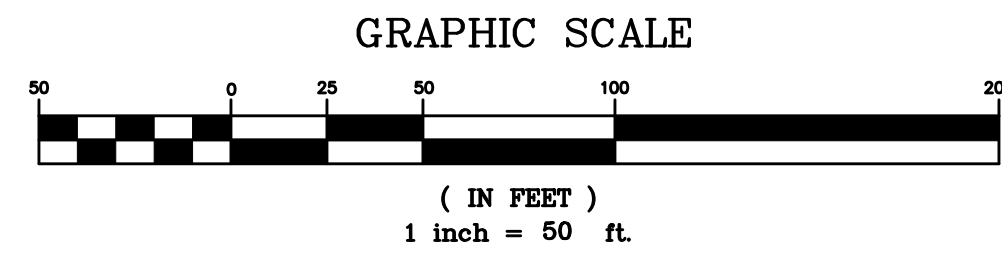
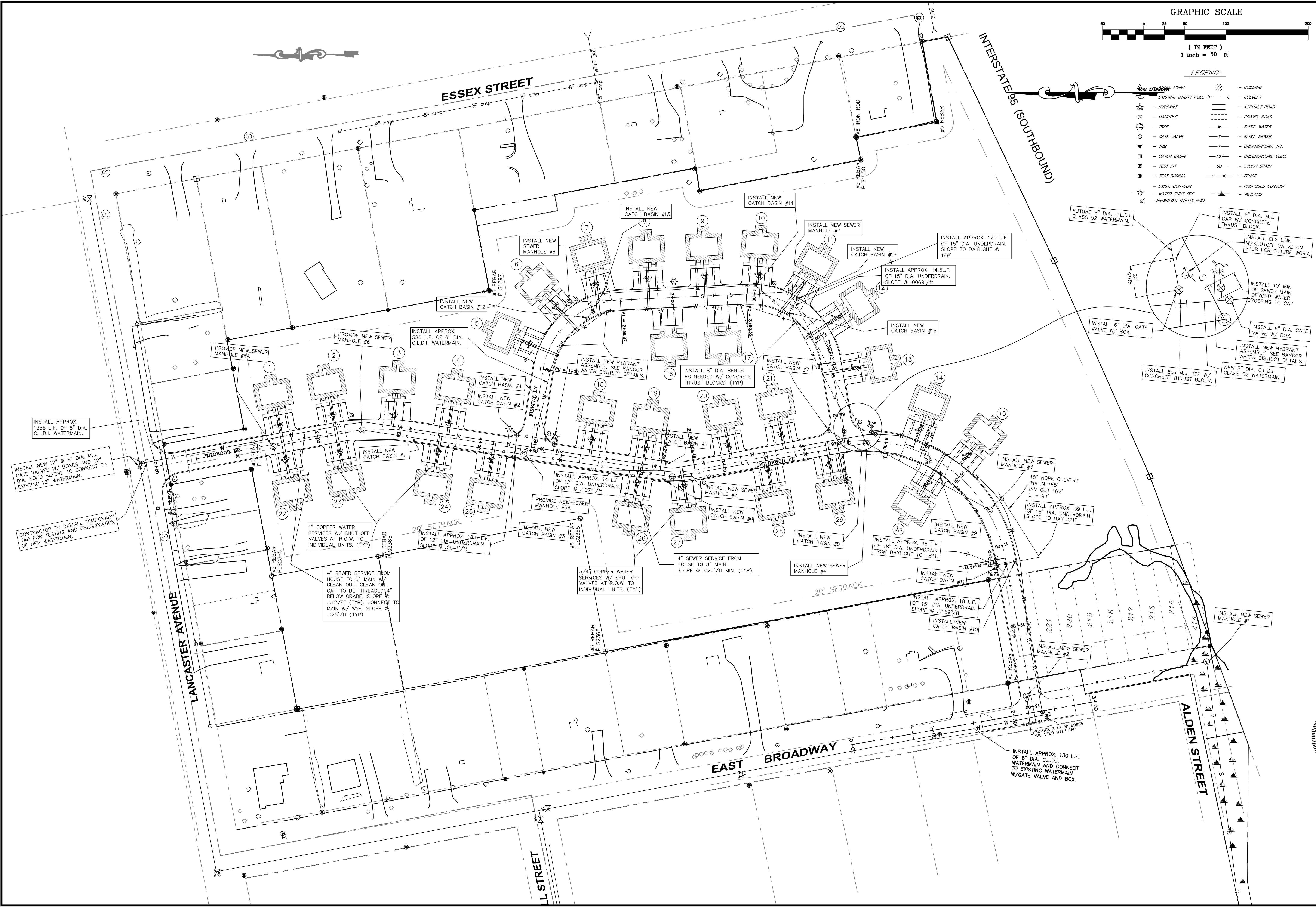


LEGEND:

△	ANGLE POINT	▨	BUILDING
○	UTILITY POLE	—	CULVERT
⊙	HYDRANT	—	ASPHALT ROAD
⊗	MANHOLE	—	GRAVEL ROAD
⊕	TREE	—	EXIST. WATER
⊖	GATE VALVE	—	EXIST. SEWER
▽	TBM	—	UNDERGROUND TEL.
⊠	CATCH BASIN	—	UNDERGROUND ELEC.
⊙	TEST PIT	—	SO
⊙	TEST BORING	—	STORM DRAIN
⊙	EXIST. CONTOUR	- - -	FENCE
⊙	WATER SHUT OFF	- - -	PROPOSED CONTOUR
		▨	METLAND

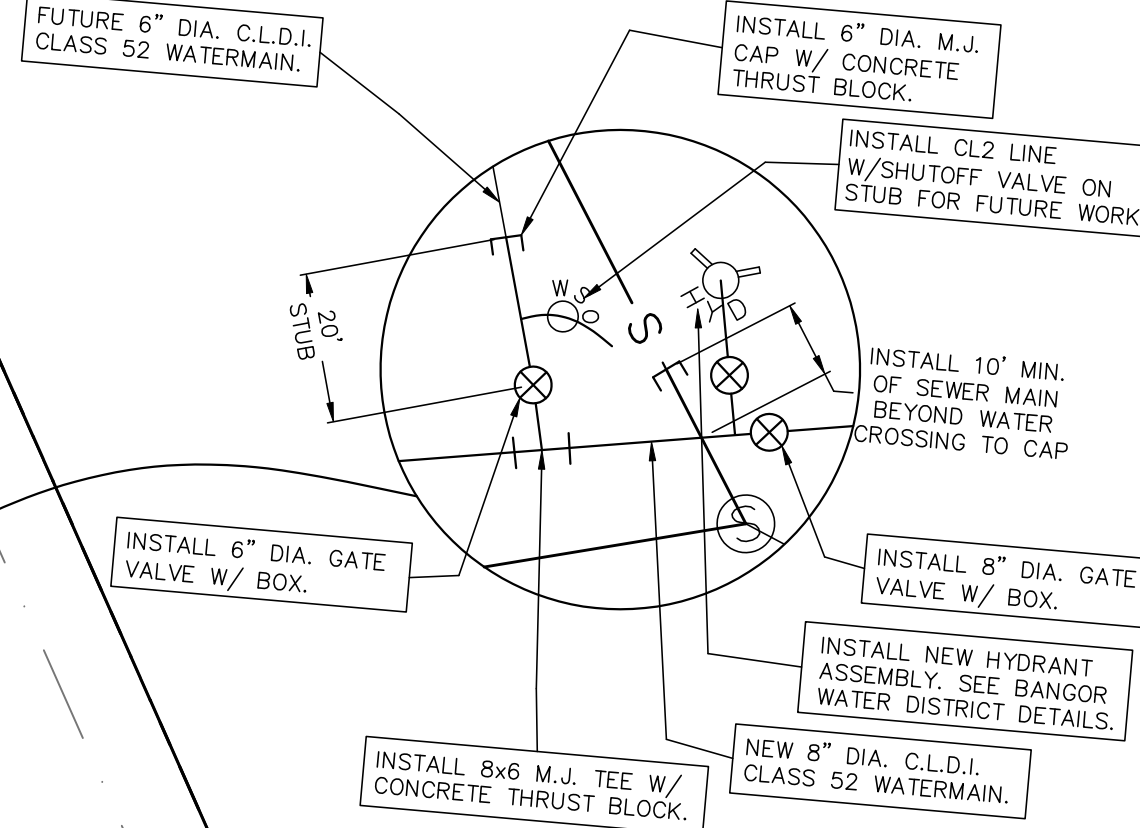
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DRAWN:		DESCRIPTION:	
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APPROVED:		NO.:	
PROJECT NAME:	THE MAINE WOODS SUBDIVISION		
PROJECT NO.:	22083		
DRAWING NO.:	FIELDBOOK:		
SCALE:	DATE ISSUED:		
CLIENT & OWNER:	14 MA PROPERTIES 14 MA PROPERTIES BANGOR, ME 04401		
Plymouth Engineering, Inc. P.O. Box 46 30 Lower Detroit Road Plymouth, Maine 04989 Tel: (207) 257-2071 Fax: (207) 257-2130 info@plymouthengineering.com www.plymouthengineering.com			
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SHEET 4 OF 17			
C3			

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**LEGEND:**

EXISTING POINT	---	BUILDING
EXISTING UTILITY POLE	---	CULVERT
HYDRANT	---	ASPHALT ROAD
MANHOLE	---	GRAVEL ROAD
TREE	---	EXIST. WATER
GATE VALVE	---	EXIST. SEWER
TBM	---	UNDERGROUND TEL.
CATCH BASIN	---	UNDERGROUND ELEC.
TEST PIT	---	STORM DRAIN
TEST BORING	---	FENCE
EXIST. CONTOUR	---	PROPOSED CONTOUR
WATER SHUT OFF	---	METLAND
PROPOSED UTILITY POLE	---	

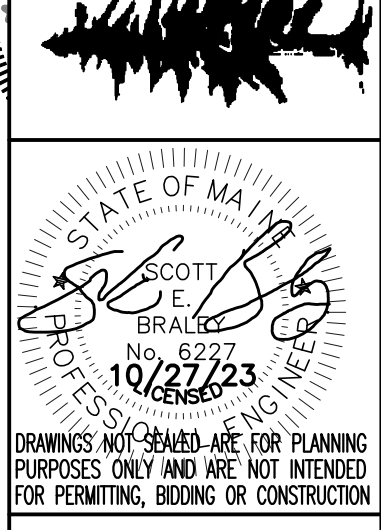


NO.	DATE	REVISIONS
		DESCRIPTION

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

PROJECT NO. 22083	DATE ISSUED:
DRAWING NO.:	SCALE:
FIELDBOOK:	PLAN DATE:
APPROVED:	CLIENT'S OWNER:

**Plymouth Engineering, Inc.**  
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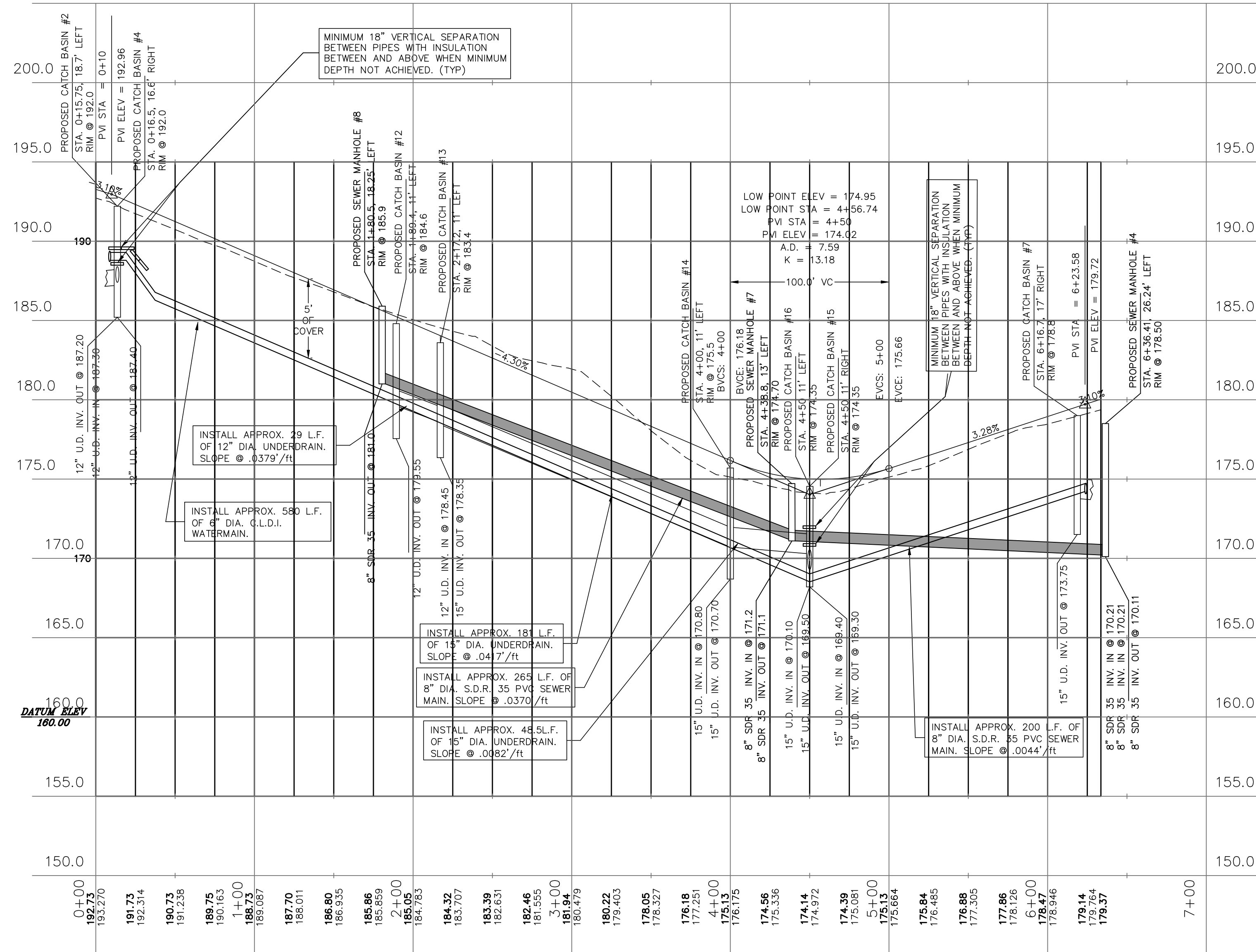
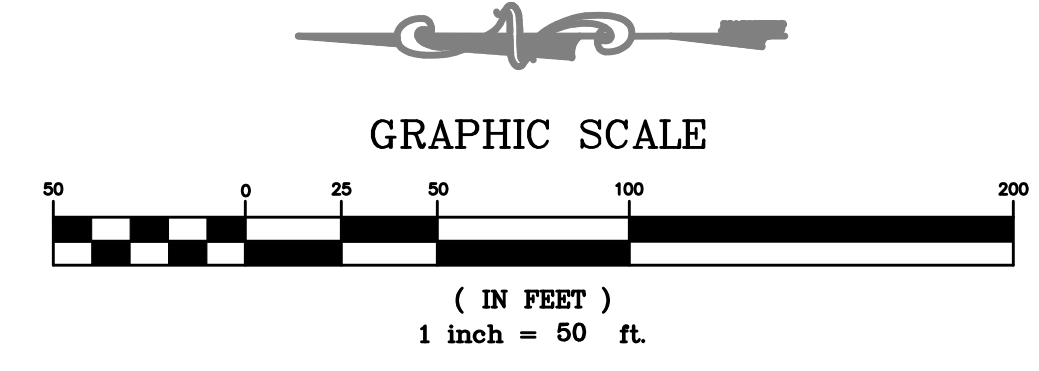
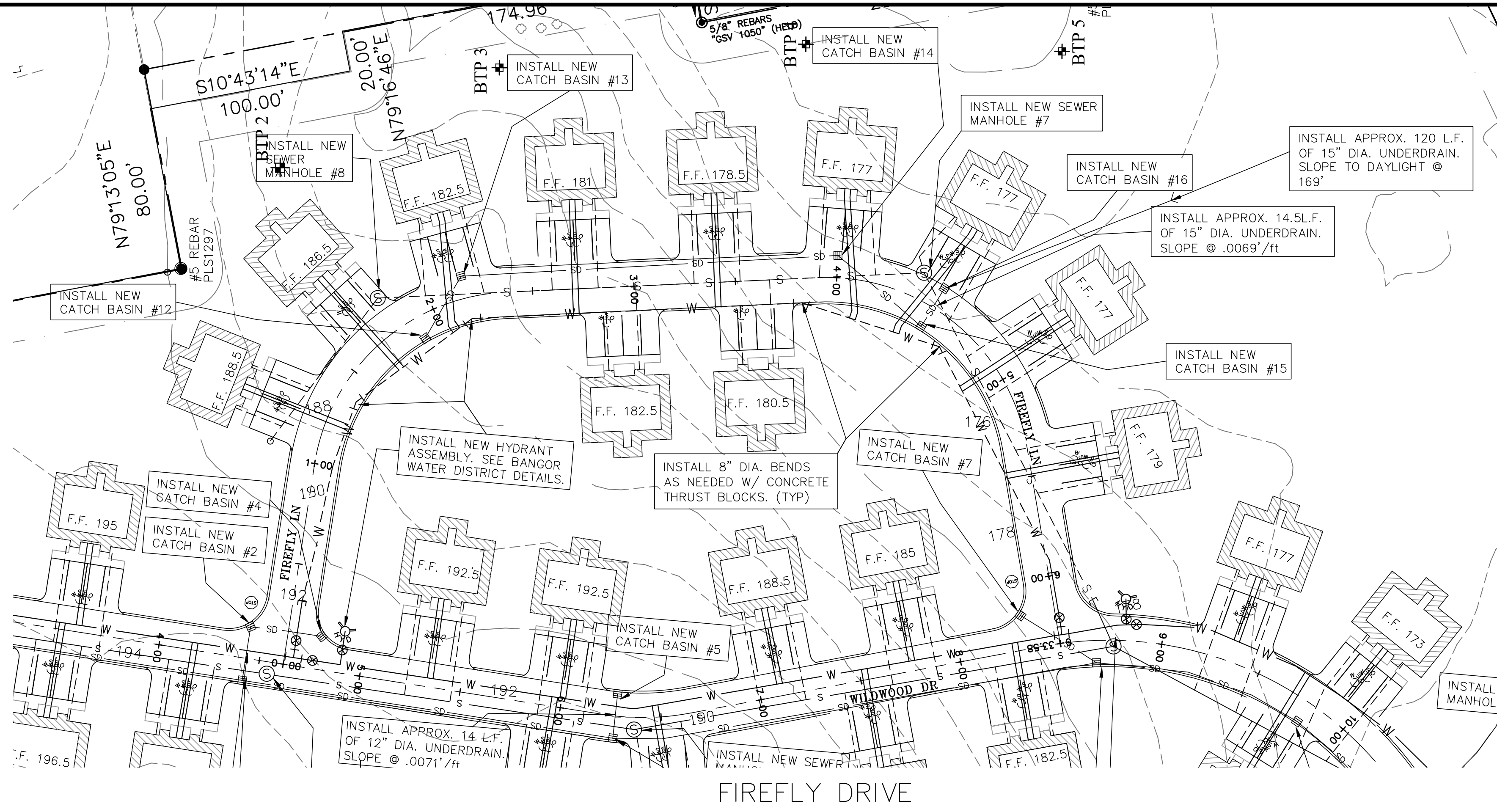


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SHEET 5 OF 17

**C4**

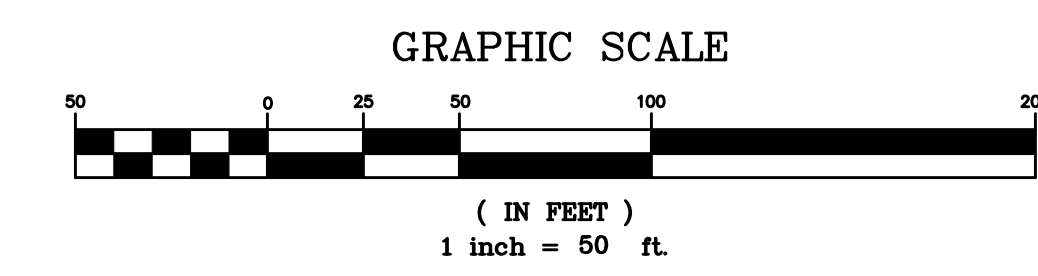




- LEGEND:**
- △ - ANGLE POINT
  - - UTILITY POLE
  - ⊙ - HYDRANT
  - ⊙ - MANHOLE
  - ⊙ - TREE
  - ⊙ - GATE VALVE
  - ⊙ - TBM
  - ⊙ - CATCH BASIN
  - ⊙ - TEST PIT
  - ⊙ - TEST BORING
  - - EXIST. CONTOUR
  - ▭ - BUILDING
  - - CULVERT
  - - ASPHALT ROAD
  - - GRAVEL ROAD
  - - EXIST. WATER
  - - EXIST. SEWER
  - - UNDERGROUND TEL.
  - - UNDERGROUND ELEC.
  - - STORM DRAIN
  - - FENCE
  - - PROPOSED CONTOUR

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.

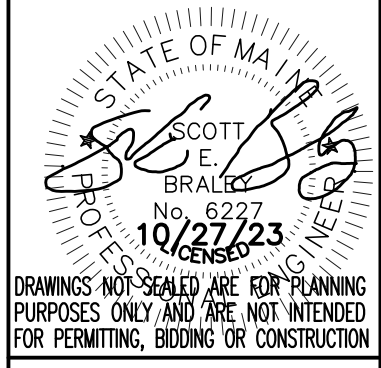


NO.	DATE	DESCRIPTION	BY	APPD.

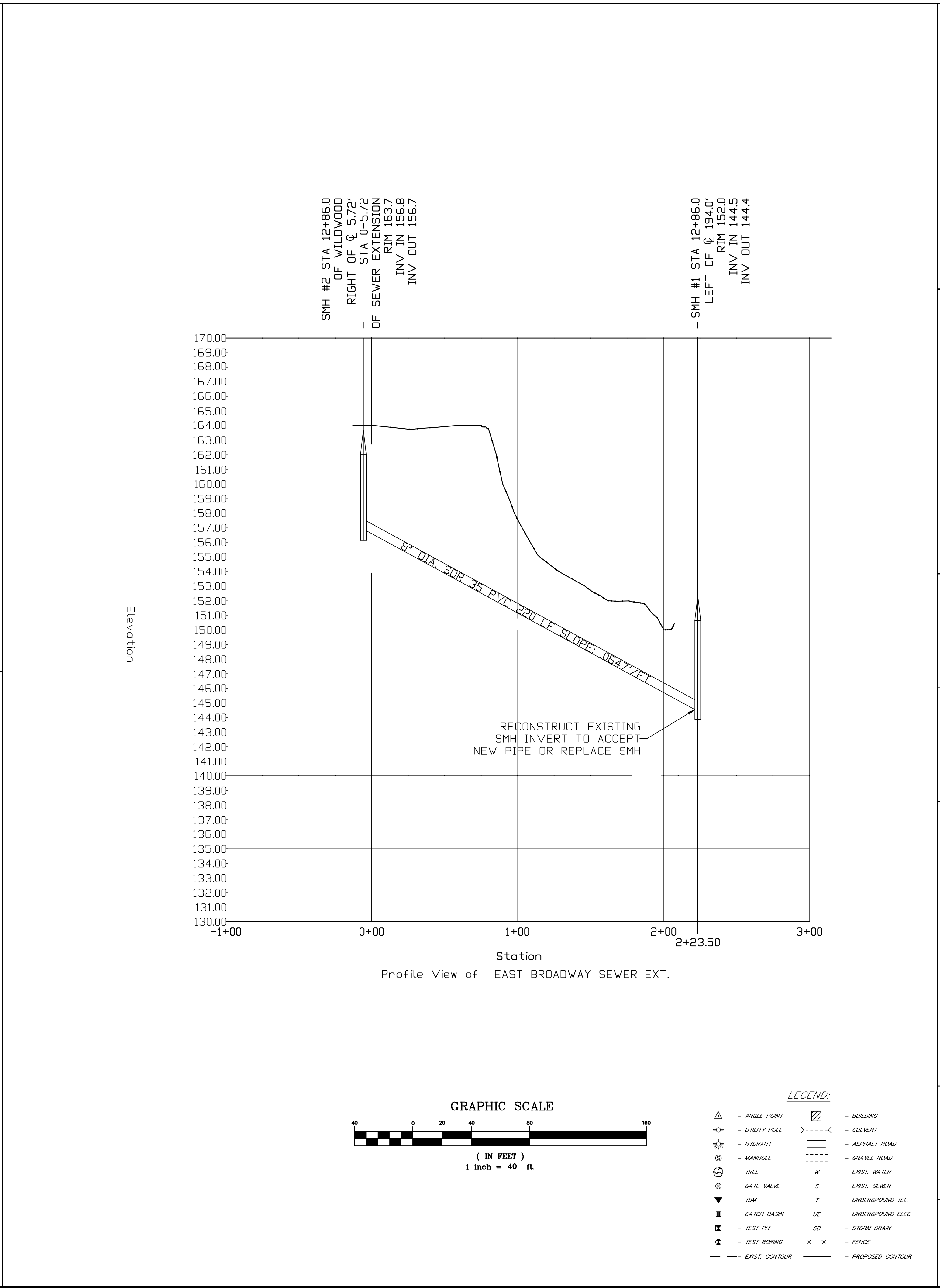
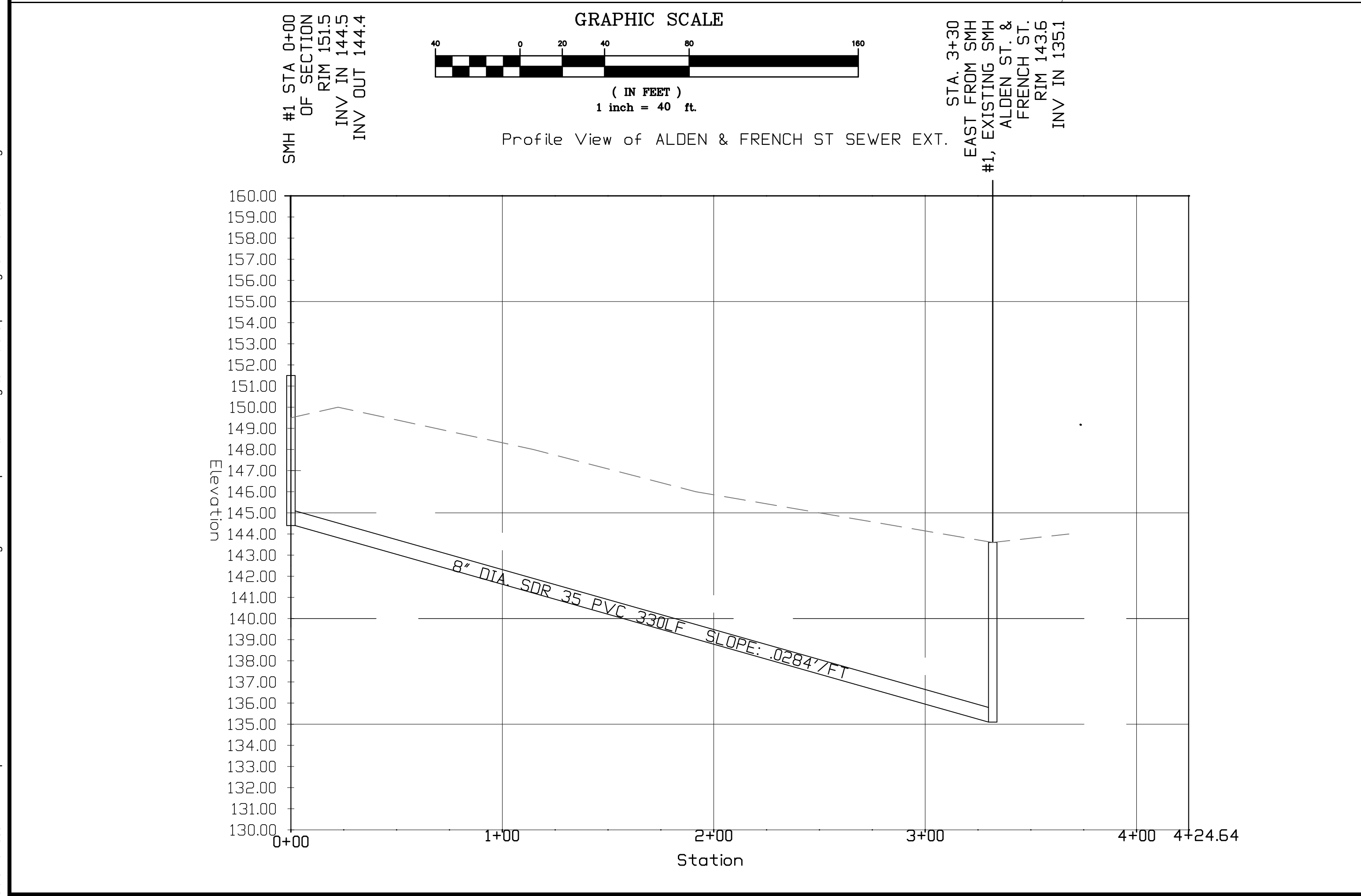
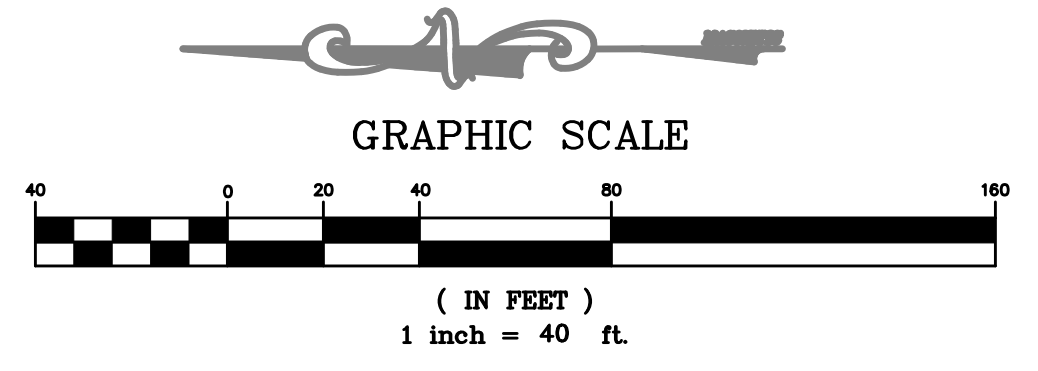
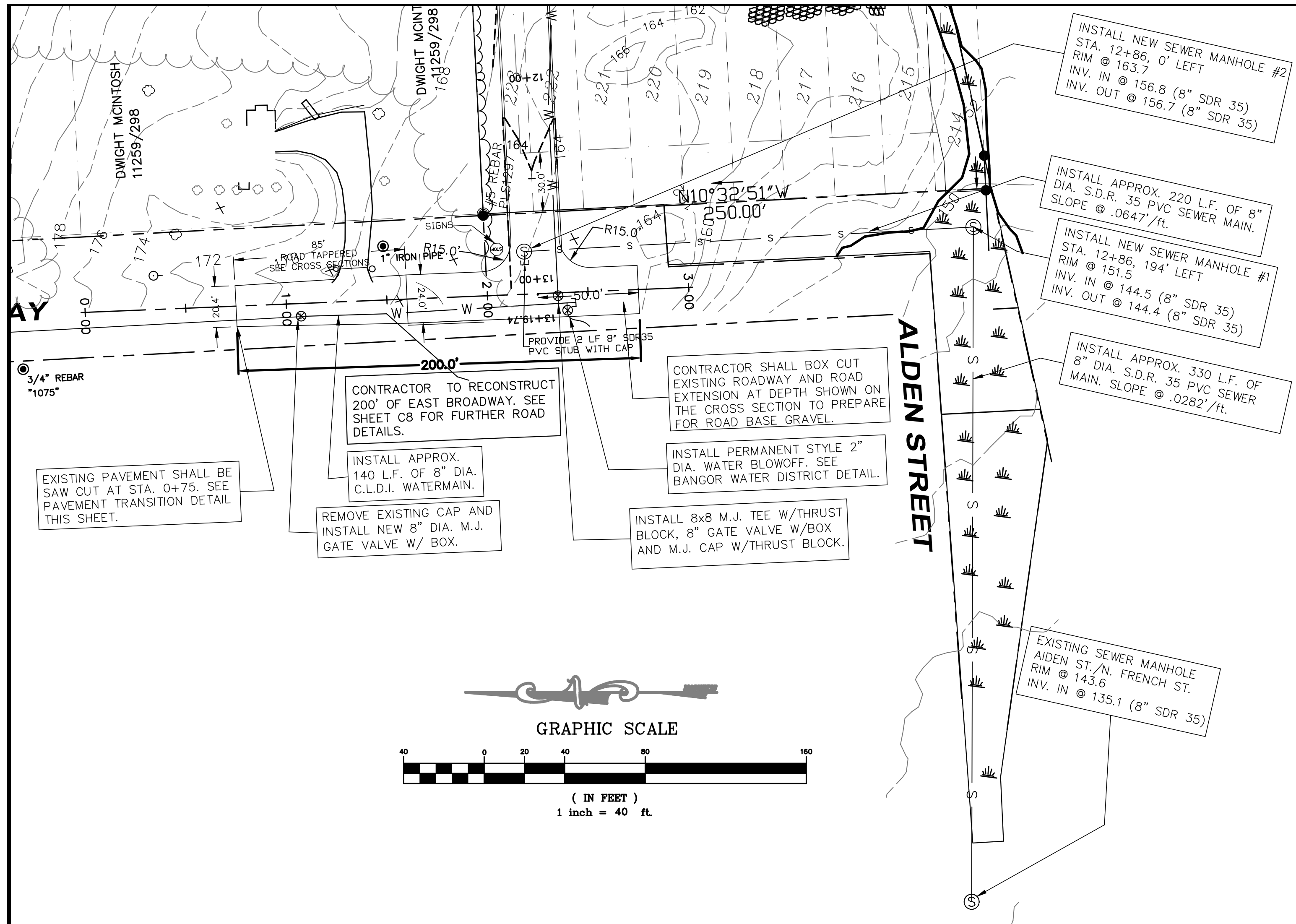
PROJECT NAME: THE MAINE WOODS SUBDIVISION  
 LANCASTER AVE., BANGOR, PENOBSCOT COUNTY MAINE  
 SHEET NAME: FIREFLY LN PROFILE

DESIGNED: PROJECT NO. 22083  
 DRAWING NO. 0489  
 CHECKED: FEEDBACK: SCALE: DATE ISSUED:  
 APPROVED: PLAN DATE: CLIENT & OWNER:  
 TEAM PROPERTIES  
 1411 ESSEX ST.  
 BANGOR, ME 04401

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**LEGEND:**

△	ANGLE POINT	▣	BUILDING
○	UTILITY POLE	---<	CULVERT
⊙	HYDRANT	====	ASPHALT ROAD
⊕	MANHOLE	----	GRAVEL ROAD
⊗	TREE	---	EXIST. WATER
⊘	GATE VALVE	---	EXIST. SEWER
⊙	TBM	---	UNDERGROUND TEL.
⊙	CATCH BASIN	---	UNDERGROUND ELEC.
⊙	TEST PIT	---	STORM DRAIN
⊙	TEST BORING	---x---	FENCE
---	EXIST. CONTOUR	---	PROPOSED CONTOUR

DESIGNED:	PROJECT NO. 22083	PROJECT NAME	REVISIONS
DRAWN:	DRAWING NO.	THE MAINE WOODS SUBDIVISION	DATE
CHECKED:	FIELDBOOK:	LANCASTER AVE., BANGOR, PENOBSCOT COUNTY MAINE	NO.
APPROVED:	SCALE:	SITE LAYOUT	DESCRIPTION
PLAN DATE:	DATE ISSUED:		
CLIENT & OWNER:			
TEAM PROPERTIES BANGOR, ME 04401			

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FOR PERMIT ONLY  
 STATE OF MAINE  
 10/27/23  
 No. 6292  
 10/27/23  
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SHEET 8 OF 17  
**C7**



# EROSION AND SEDIMENT CONTROL PLAN

**Pre-Construction Phase**  
 A person who conducts, or causes to be conducted, an activity that involves filling, displacing or exposing soil or other earthen materials shall take measures to prevent unreasonable erosion of soil or sediment beyond the project site or into a protected natural resource as defined in 38 MRSA § 480-B. Erosion control measures must be in place before the activity begins. Measures must remain in place and functional until the site is permanently stabilized. Adequate and timely temporary and permanent stabilization measures must be taken. The site must be maintained to prevent unreasonable erosion and sedimentation. Minimize disturbed areas and protect natural downgradient buffer areas to the extent practicable.

**BMP Construction Phase**  
**A. Sediment barriers.** Prior to the beginning of any construction, properly install sediment barriers at the edge of any downgradient disturbed area and adjacent to any drainage channels within the proposed disturbed area. Maintain the sediment barriers until the disturbed area is permanently stabilized.  
**B. Construction entrance:** Prior to any clearing or grubbing, a construction entrance shall be constructed at the intersection with the proposed access drive and the existing roadway to avoid tracking of mud, dust and debris from the site.  
**C. Riprap:** Since riprap is used where erosion potential is high, construction must be sequenced so that the riprap is put in place with the minimum delay. Disturbance of areas where riprap is to be placed should be undertaken only when final preparation and placement of the riprap can follow immediately behind the initial disturbance. Where riprap is used for outlet protection, the riprap should be placed before or in conjunction with the construction of the pipe or channel so that it is in place when the pipe or channel begins to operate. Maintain temporary riprap, such as temporary check dams until the disturbed area is permanently stabilized.  
**D. Temporary stabilization.** Stabilize with temporary seeding, mulch, or other non-erodable cover any exposed soils that will remain unworked for more than 14 days except, stabilize areas within 100 feet of a wetland or waterbody within 7 days or prior to a predicted storm event, whichever comes first. If hay or straw mulch is used, the application rate must be 2 bales (70-90 pounds) per 1000 sf or 1.5 to 2 tons (90-100 bales) per acre to cover 75 to 90% of the ground surface. Hay mulch must be kept moist or anchored to prevent wind blowing. An erosion control blanket or mat shall be used at the base of grassed waterways, steep slopes (15% or greater) and on any disturbed soil within 100 feet of lakes, streams and wetlands. Grading shall be planned so as to minimize the length of time between initial soil exposure and final grading. On large projects this should be accomplished by phasing the operation and completing the first phase up to final grading and seeding before starting the second phase, and so on.  
**E. Vegetated waterway.** Upon final grading, the disturbed areas shall be immediately seeded to permanent vegetation and mulched and will not be used as outlets until a dense, vigorous vegetative cover has been obtained. Once soil is exposed for waterway construction, it should be immediately shaped, graded and stabilized. Vegetated waterways need to be stabilized early during the growing season (prior to September 15). If final seeding of waterways is delayed past September 15, emergency provisions such as sod or riprap may be required to stabilize the channel. Waterways should be fully stabilized prior to directing runoff to them.

**Permanent Stabilization Phase**  
**A. Seeded areas.** For seeded areas, permanent stabilization means an 90% cover of the disturbed area with mature, healthy plants with no evidence of washing or rilling of the topsoil.  
**B. Sodded areas.** For sodded areas, permanent stabilization means the complete binding of the sod roots into the underlying soil with no slumping of the sod or die-off.  
**C. Permanent mulch.** For mulched areas, permanent stabilization means total coverage of the exposed area with an approved mulch material. Erosion control mix may be used as mulch for permanent stabilization according to the approved application rates and limitations.  
**D. Riprap.** For areas stabilized with riprap, permanent stabilization means that slopes stabilized with riprap have an appropriate bedding of a well-graded gravel or approved geotextile to prevent soil movement from behind the riprap. Stone must be sized appropriately. It is recommended that angular stone be used.  
**E. Agricultural use.** For construction projects on land used for agricultural purposes (E.G., pipelines across crop land), permanent stabilization may be accomplished by returning the disturbed land to agricultural use.  
**F. Paved areas.** For paved areas, permanent stabilization means the placement of the compacted gravel subbase is completed.  
**G. Ditches, channels, and swales.** For open channels, permanent stabilization means the channel is stabilized with mature vegetation at least three inches in height, with well-graded riprap, or with another non-erusive lining capable of withstanding the anticipated flow velocities and flow depths without reliance on check dams to slow flow. There must be no evidence of slumping of the lining, undercutting of the banks, or down-cutting of the channel.

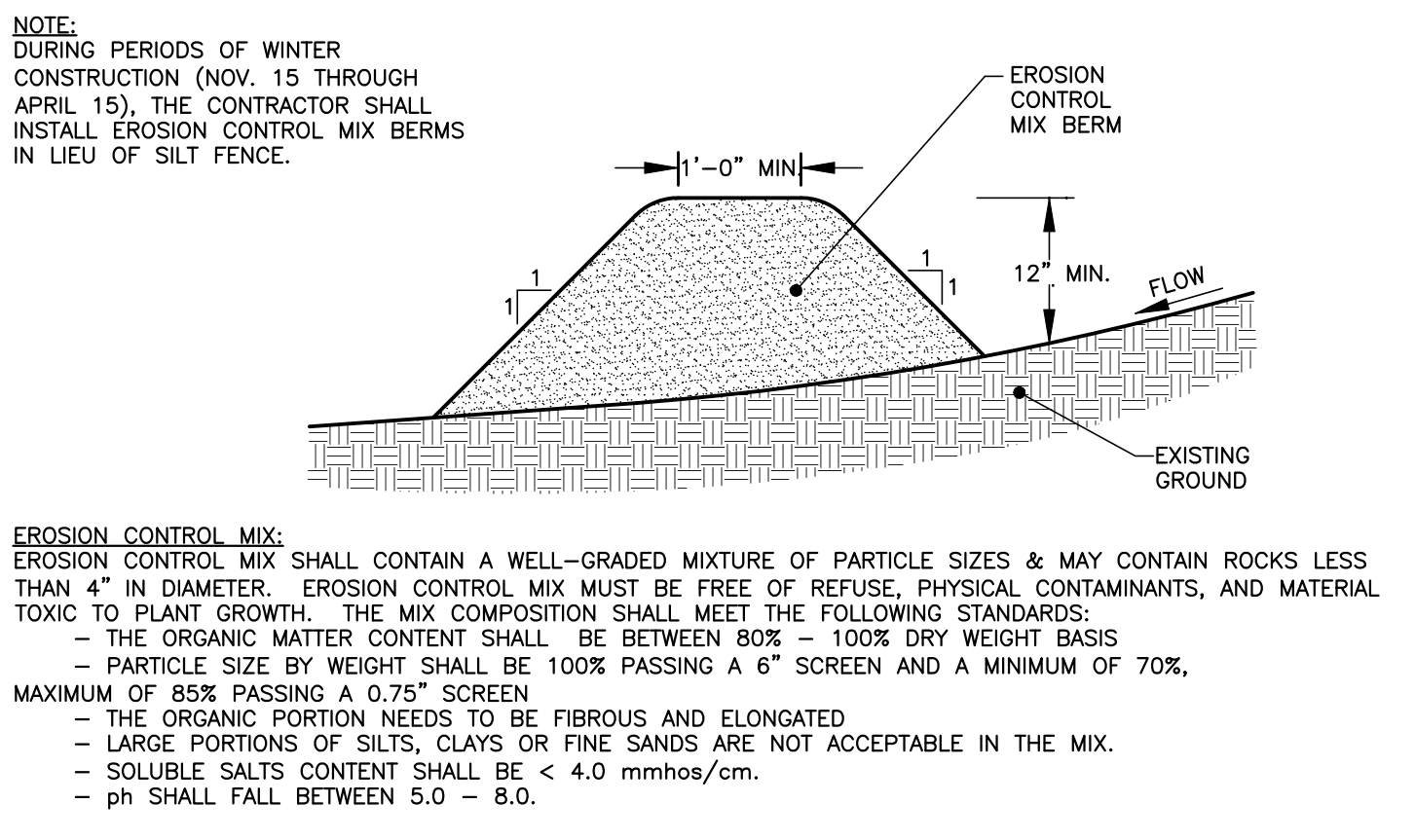
**General Construction Phase**  
 The following erosion control measures shall be followed by the contractor throughout construction of this project:  
**A. All topsoil shall be collected, stockpiled, seeded with rye at 3 pounds/1,000 sf and mulched, and reused as required.** Silt fencing shall be placed down gradient from the stockpiled loam. Stockpile to be located by designation of the owner and inspecting engineer.  
**B. 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.  
**C. Erosion control mesh shall be applied in accordance with the plans over all finish seeded areas as specified on the design plans.**  
**D. All graded or disturbed areas including slopes shall be protected during clearing and construction in accordance with the approved erosion and sediment control plan until they are adequately stabilized.**  
**E. All erosion, and sediment control practices and measures shall be constructed, applied and maintained in accordance with the approved erosion and sediment control plan.**  
**F. Areas to be filled shall be cleared, grubbed and stripped of topsoil to remove trees, vegetation, roots or other objectionable materials.**  
**G. Areas shall be scarified to a minimum depth of 3 inches prior to placement of topsoil.**  
**H. All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems.** Fill intended to support buildings, structures and conduits, etc., shall be compacted in accordance with local requirements or codes.  
**I. All fills shall be placed and compacted in layers not to exceed 8 inches in thickness.**  
**J. Except for approved landfills or non-structural fills, fill material shall be free of brush, rubbish, rocks, logs, stumps, building debris and other objectionable materials that would interfere with or prevent construction of satisfactory lifts.**  
**K. Frozen material or soft, mucky or highly compressible materials shall not be incorporated into fill slopes or structural fills.**  
**L. Fill shall not be placed on a frozen foundation.**  
**M. Seeps or springs encountered during construction shall be handled appropriately.**  
**N. All graded areas shall be permanently stabilized immediately following finished grading.**  
**O. Remove any temporary control measures, such as silt fence, within 30 days after permanent stabilization is attained. Remove any accumulated sediments and stabilize.**

**Permanent Vegetation**  
 Permanent vegetative cover should be established on disturbed areas where permanent, long lived vegetative cover is needed to stabilize the soil, to reduce damages from sediment and runoff, and to enhance the environment.

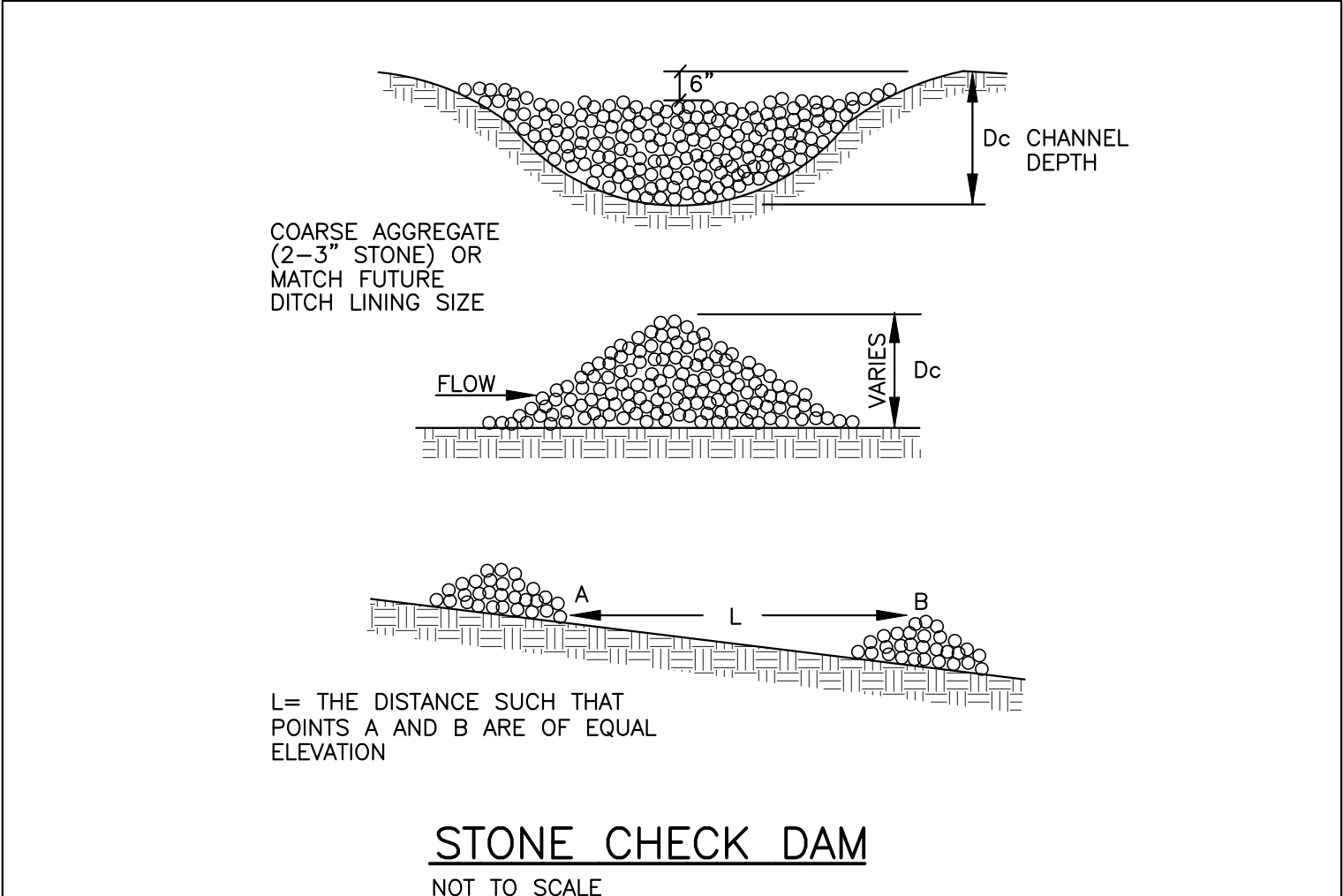
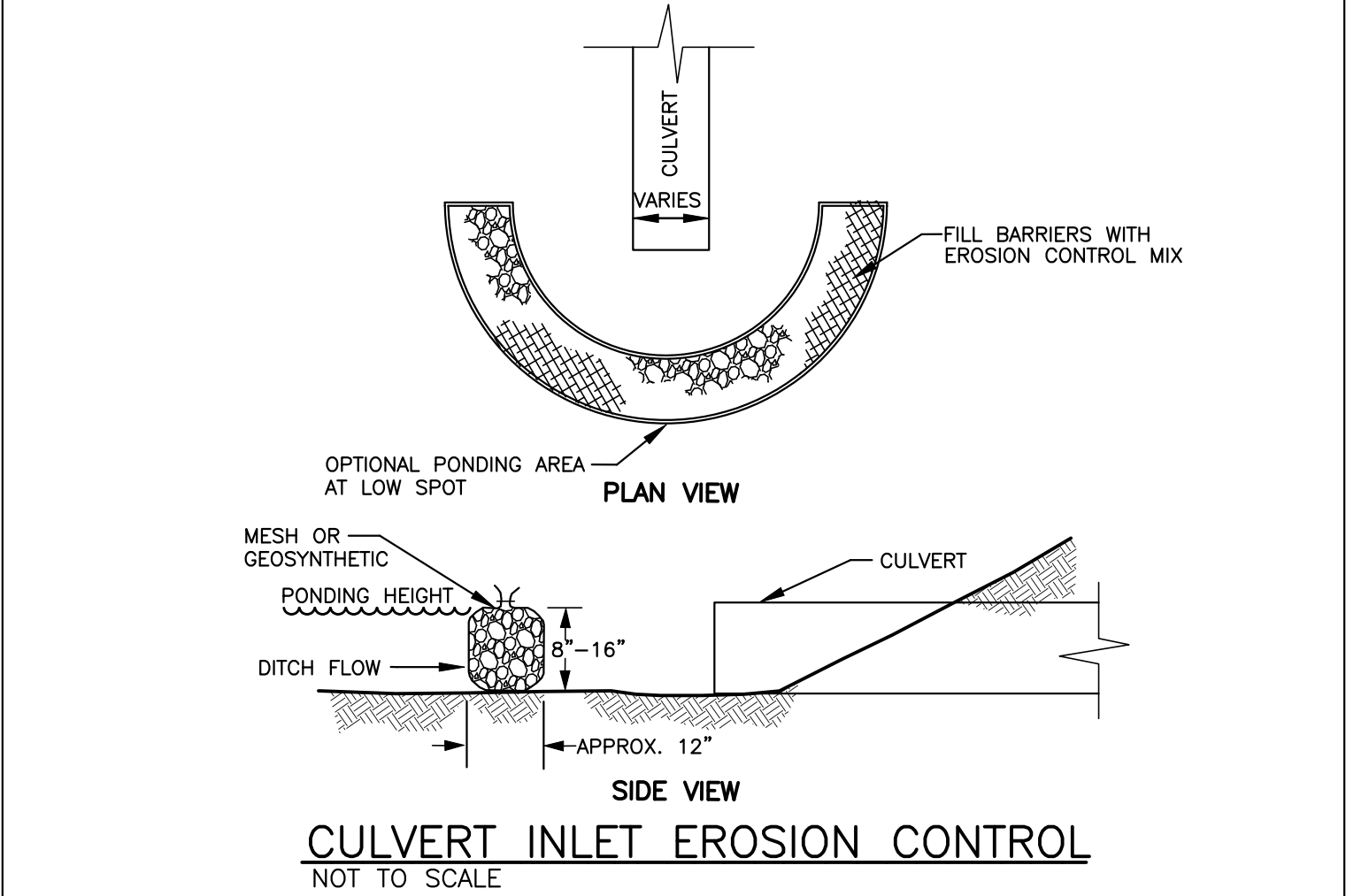
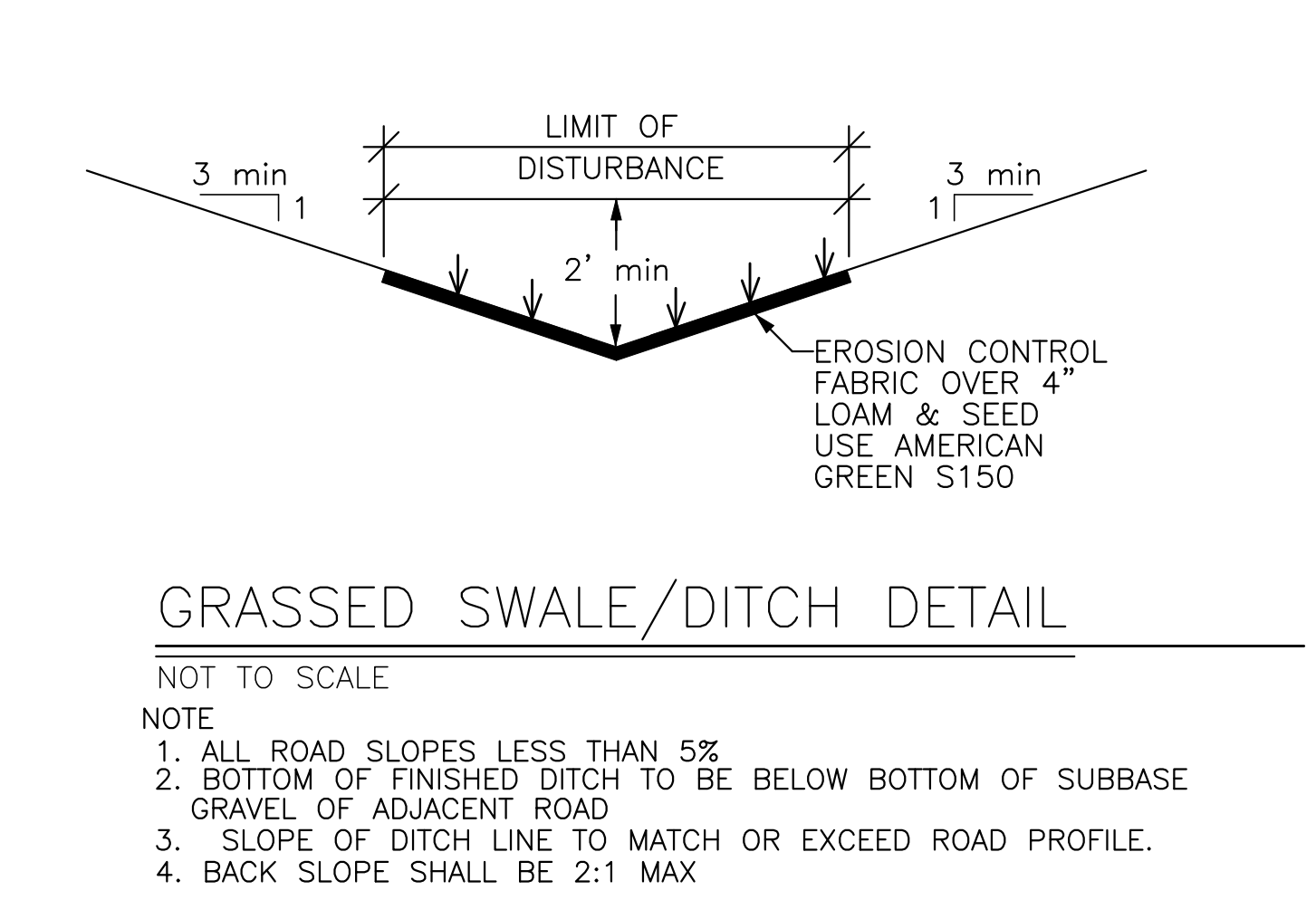
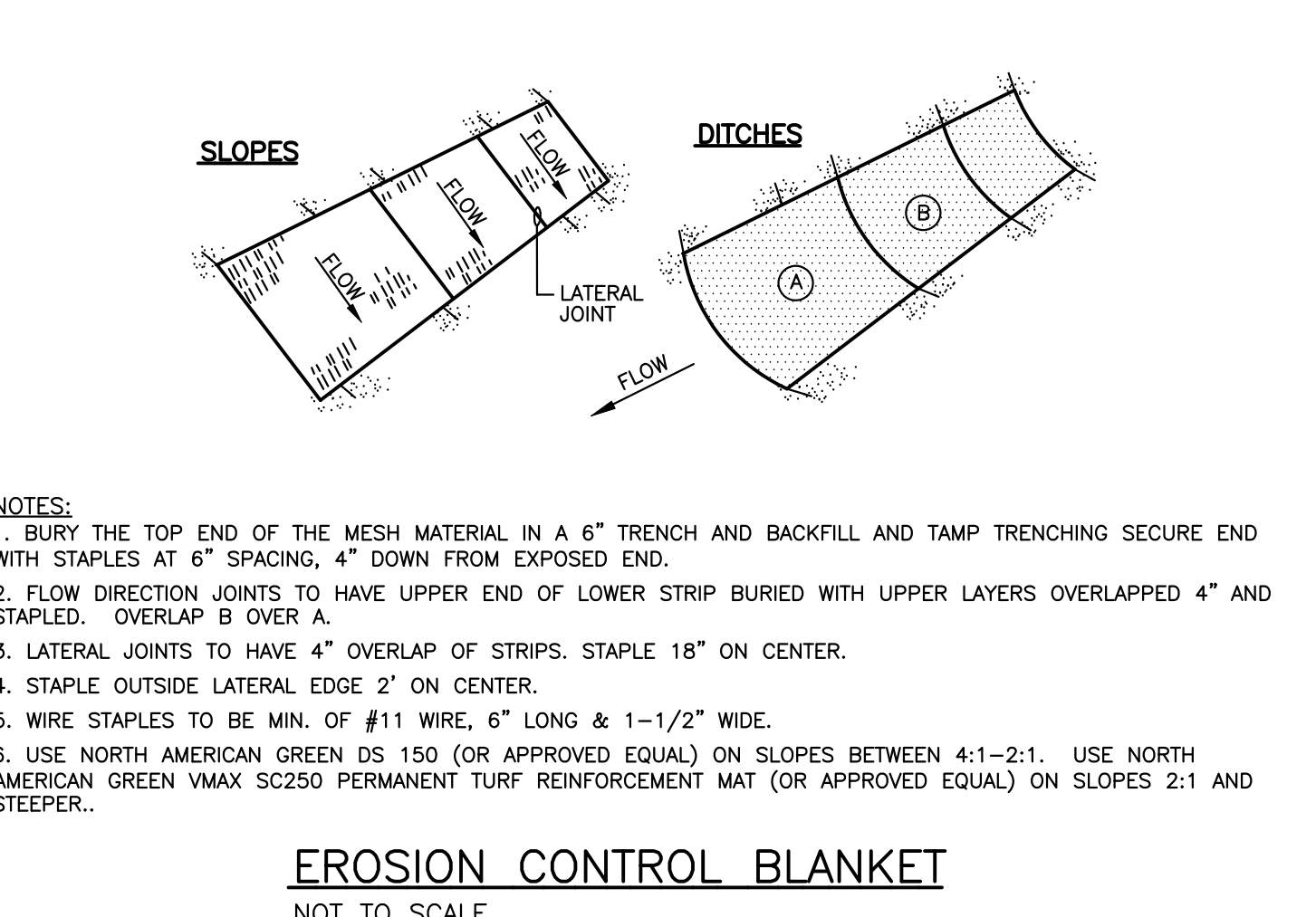
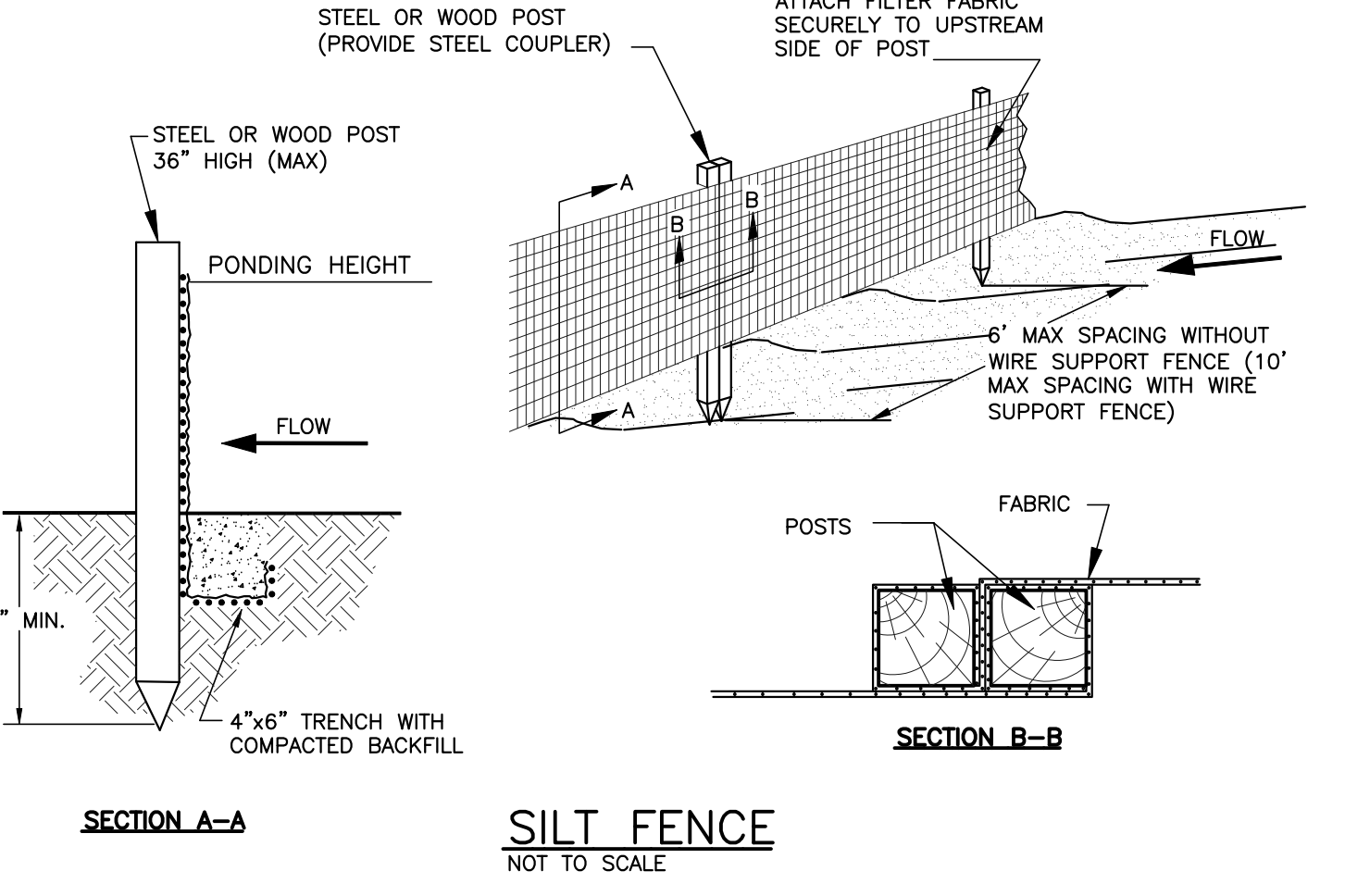
**Seedbed Preparation**  
**A. Grade as feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application and anchoring, and maintenance.**  
**B. Apply limestone and fertilizer according to soil tests such as those offered by the University of Maine soil testing laboratory. Soil sample mailers are available from the local cooperative extension service office.** If soil testing is not feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 800 pounds per acre or 18.4 pounds per 1,000 square feet using 10-20-20 (n-p2o5-k2o) or equivalent. Apply ground limestone (equivalent to 50% calcium plus magnesium oxide) at a rate of 3 tons per acre (138 lb. Per 1,000 sq. Ft.).  
**C. Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc, spring tooth harrow or other suitable equipment. The final harrowing operation should be on the general contour. Continue tillage until a reasonably uniform, fine seedbed is prepared. All but clay or silty soils and coarse sands should be rolled to firm the seedbed wherever feasible. D. Remove from the surface all stones 2 inches or larger in any dimension. Remove all other debris, such as wire, cable, tree roots, concrete, clods, lumps or other unsuitable material.**  
**E. Inspect seedbed just before seeding. If traffic has left the soil compacted; the area must be tilled and firm ed as above.**  
**F. Permanent seeding should be made 45 days prior to the first killing frost or as a dormant seeding with mulch after the first killing frost and before snowfall. When crown vetch is seeded in later summer, at least 35% of the seed should be hard seed (unscarified). If seeding cannot be done within the seeding dates, mulch according to the temporary mulching BMP and overwinter stabilization and construction to protect the site and delay seeding until the next recommended seeding period.**

**G. Following seed bed preparation, swale areas, fill areas and back slopes shall be seeded at a rate of 3 lbs./1,000 s.f. With a mixture of 35% creeping red h. Fescue, 6% red top, 24% Kentucky bluegrass, 10% perennial ryegrass, 20% annual ryegrass and 5% white Dutch clover.**  
**I. Areas which have been temporarily or permanently seeded shall be mulched immediately following seeding.**  
**J. Areas which cannot be seeded within the growing season shall be mulched for over-winter protection and the area should be seeded at the beginning of the growing season.**  
**Winter Construction Phase**  
 If an area is not stabilized with temporary or permanent measures by November 15, then the site must be protected with additional stabilization measures.  
**A. Permanent stabilization consists of at least 90% vegetation, pavement/gravel base or riprap.**  
**B. Do not expose slopes or leave slopes exposed over the winter or for any other extended time of work suspension unless fully protected with mulch.**  
**C. Apply hay mulch at twice the standard rate (150 lbs. per 1,000 sf). The mulch must be thick enough such that the ground surface will not be visible and must be anchored.**  
**D. Use mulch and mulch netting 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 drainageways (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 every workday in areas within 100 feet from a protected natural resource.**  
**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 geotextile 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 used for storage that are exposed to precipitation, and locations where vehicles enter or exit the parcel at least once a week and before and after a storm event, prior to completion of permanent stabilization.** A person with knowledge of erosion and stormwater must conduct the inspection. This person must be identified in the inspection log. If best management practices (BMPs) need to be modified or if additional BMPs are necessary, implementation must be completed within 7 calendar days and prior to any storm event (rainfall). All measures must be maintained in effective operating condition until areas are permanently stabilized.  
**B. A log (report) must be kept summarizing the scope of the inspection, name(s) and qualifications of the personnel 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 that need to be maintained; location(s) of BMPs that failed to operate as designed or proved inadequate for a particular location; and location(s) 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.

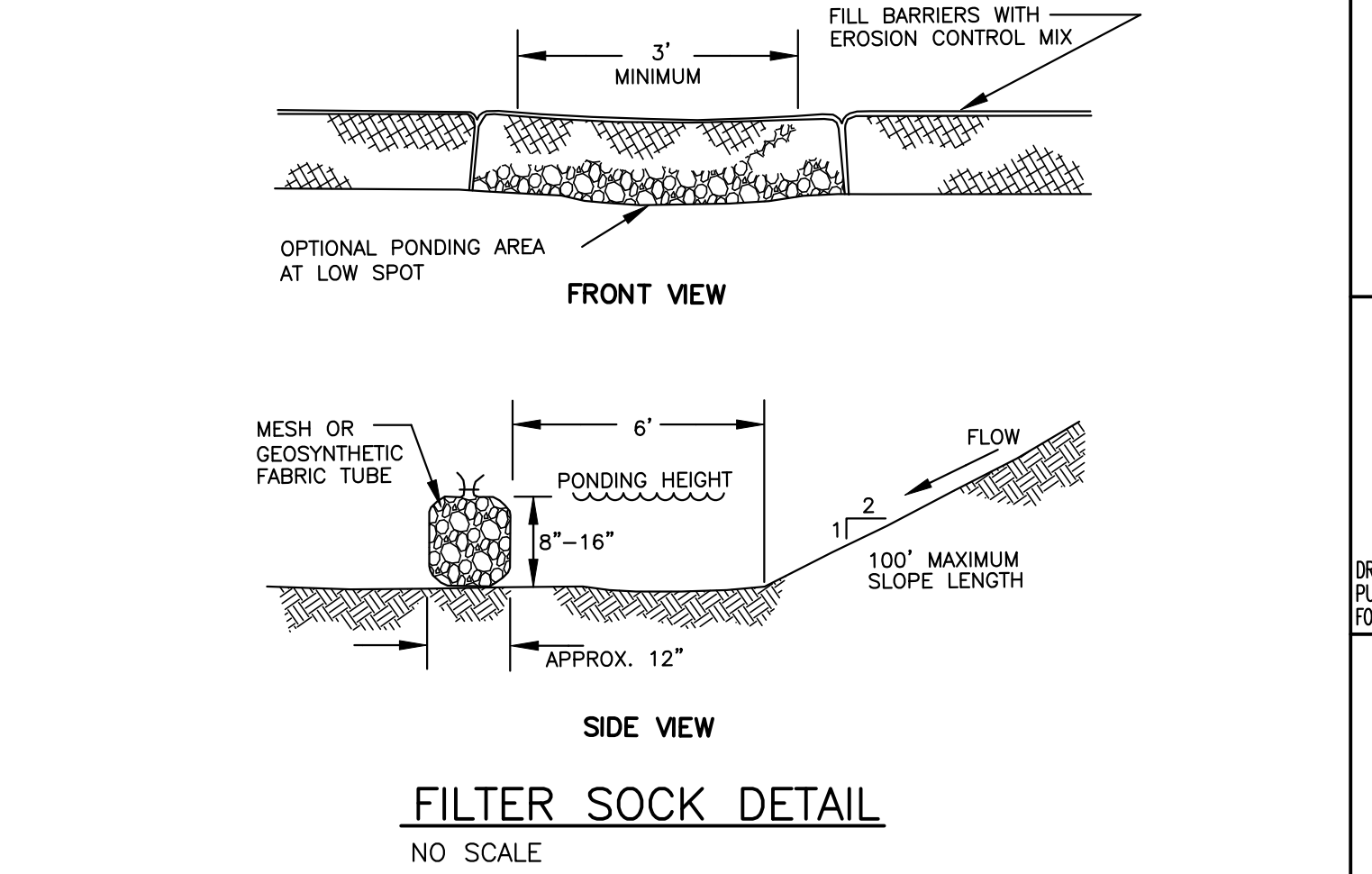


**EROSION CONTROL MIX BERM**  
 NOT TO SCALE



## CONSTRUCTION NOTES:

- All work shall conform to the applicable codes and ordinances.
- 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.
- Contractor shall notify engineer of all products or items noted as "existing" which are not found in the field.
- 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.
- 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.
- Contractor shall clean and remove debris and sediment deposited on public streets, sidewalks, adjacent areas, or other public ways due to construction.
- 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.
- Site contractor shall obtain all required permits prior to construction.
- 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 latest edition. It shall be the responsibility of the contractor to possess a copy of the erosion control plan at all times.
- 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.
- Contractor shall be aware that Dig Safe only notifies its "member" utilities about the dig. When notified, Dig Safe will advise contractor of member utilities in the area. 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.
- Contractors shall be responsible for compliance with the requirements of 23 MRSA 3360-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.
- All pavement markings and directional signage shown on the plan shall conform to the Manual of Uniform Traffic Control Devices (MUTCD) standards.
- All pavement joints shall be sawcut prior to paving to provide a durable and uniform joint.
- No holes, trenches or structures shall be left open overnight in any excavation accessible to the public or in public rights-of-way.
- 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.
- 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.
- Immediately upon completion of cuts/fills, the contractor shall stabilize disturbed areas in accordance with erosion control notes and as specified on plans.
- 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.
- 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.
- 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 and/or owner's engineer.
- The general contractor shall provide all necessary protection for the work until turned over to the owner.
- 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.
- The contractor shall take full responsibility for any changes and deviation of approved plans not authorized by the architect/engineer and/or client/owner.
- 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.
- 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.



REVISED	DESCRIPTION	DATE	NO.

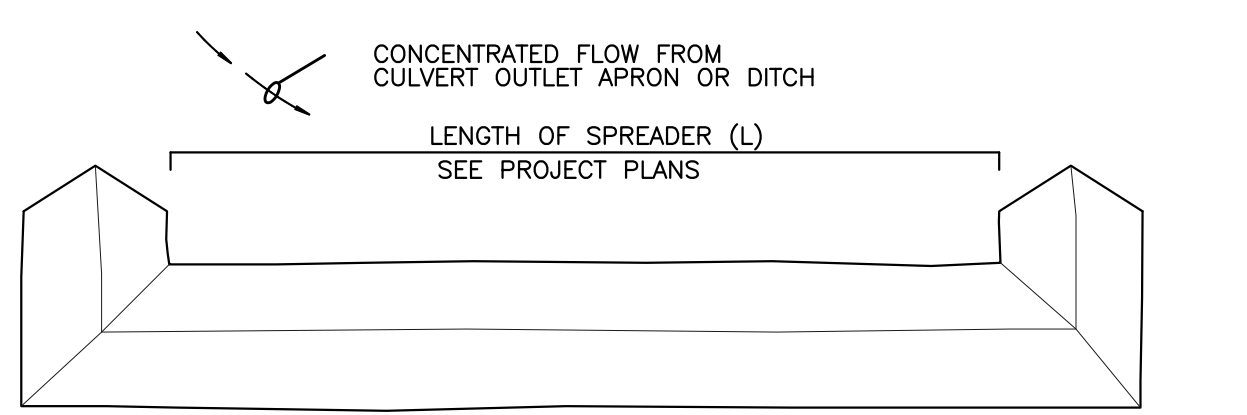
PROJECT NAME: THE MAINE WOODS SUBDIVISION  
 DRAWING NO.: 22083  
 SHEET NAME: EROSION & SEDIMENT CONTROL

DESIGNED: [Signature]  
 DRAWN: [Signature]  
 CHECKED: [Signature]  
 APPROVED: [Signature]  
 PLAN DATE: 10/27/23  
 CLIENT & OWNER: TEAM PROPERTIES 1411 ESSEX ST. BANGOR, ME 04401

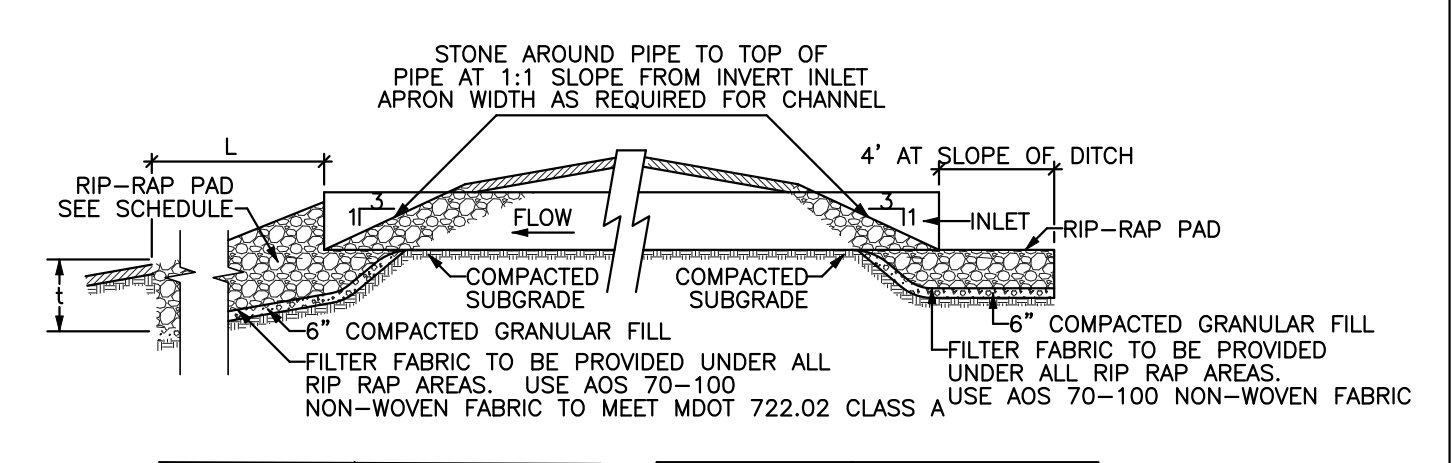
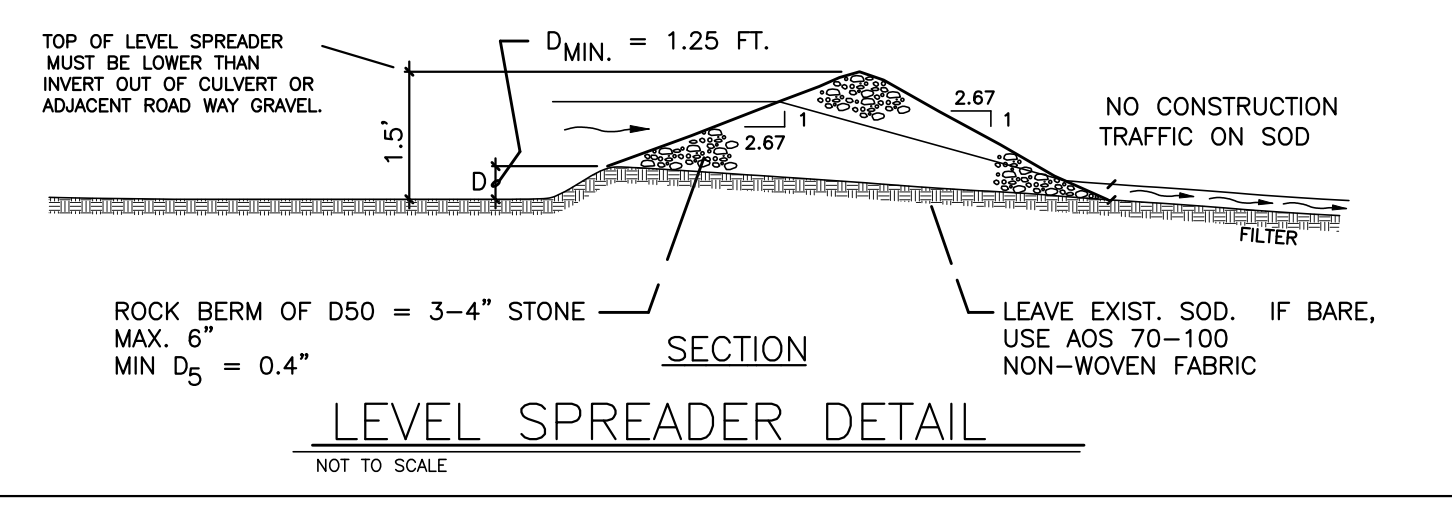
FOR PERMIT ONLY  
 STATE OF MAINE  
 SCOTT E. BRIDGES  
 BR. 6227  
 10/27/23  
 DRAWINGS NOT SEALS ARE FOR PLANNING PURPOSES ONLY AND ARE NOT INTENDED FOR PERMITTING, BIDDING OR CONSTRUCTION

SHEET 9 OF 17

**C8**

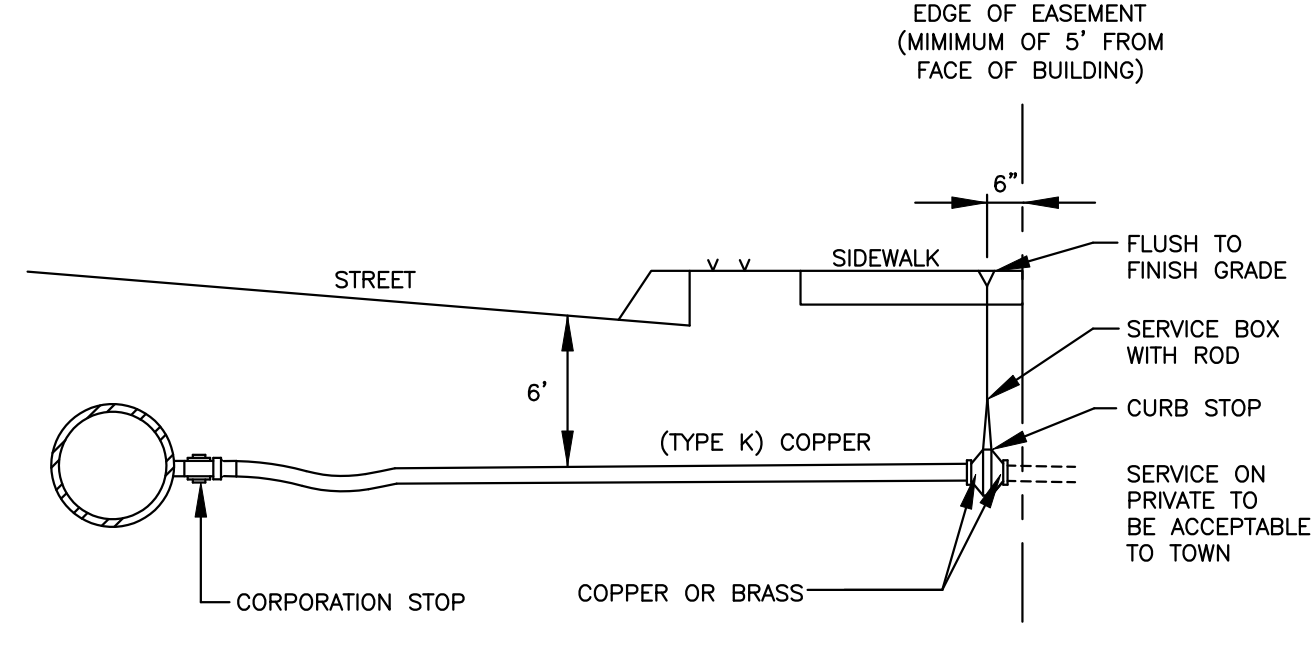


- LEVEL SPREADER NOTES**
- ALL LEVEL SPREADERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH "BEST MANAGEMENT PRACTICES", BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT.
  - ALL LEVEL SPREADERS SHALL BE CONSTRUCTED IN A CUT SECTION, I.E. THERE SHALL BE NO EARTH FILL ALONG THE DOWNSTREAM EDGE.
  - LEVEL SPREADER LENGTHS ARE SHOWN ON THE PLAN VIEWS AND ALIGNED PARALLEL TO THE EXISTING CONTOURS.
  - THE LEVEL SPREADER SHALL HAVE A LONGITUDINAL GRADE OF 0.0 %.

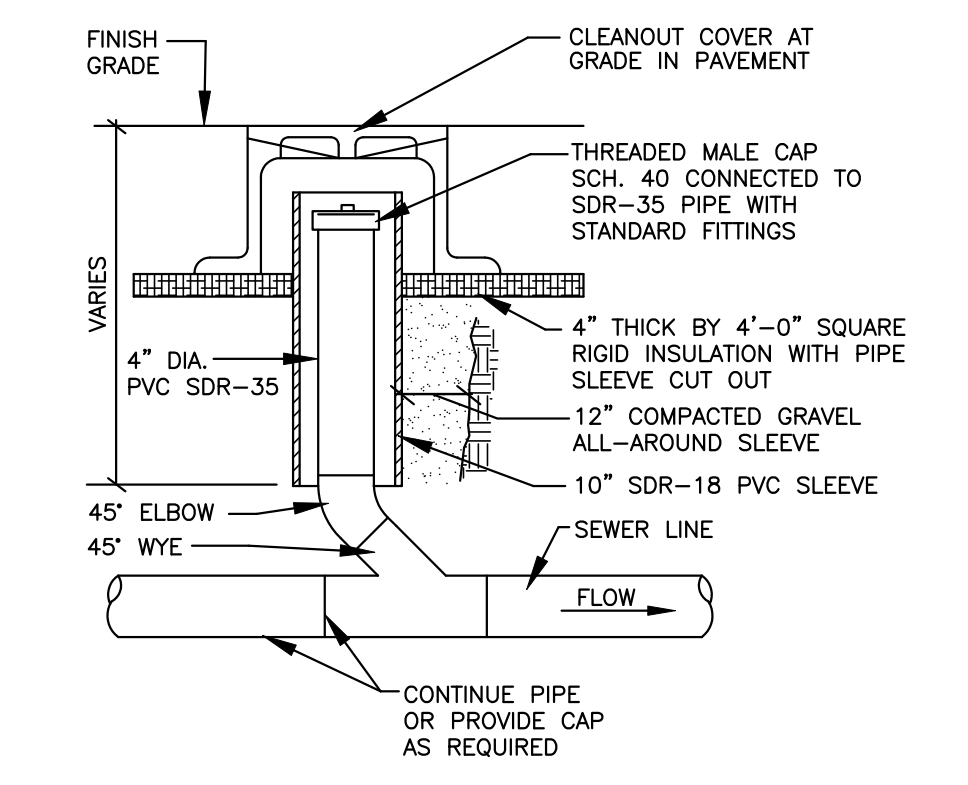


RIP RAP INLET SCHEDULE					RIP RAP OUTLET SCHEDULE				
DIA.	d50	t	L	W	DIA.	d50	t	L	W
12"	4"	9"	3.5'	3.0'	12"	4"	9"	5'	4'
15"	5"	12"	4.5'	3.75'	15"	5"	12"	6.25'	5'
18"	6"	14"	5.25'	4.5'	18"	6"	14"	7.5'	6'
24"	6"	14"	7.0'	6.0'	24"	6"	14"	10'	8'
36"	10"	23"	10.5'	9.0'	36"	10"	23"	15'	12'
48"	12"	27"	14.0'	12.0'	48"	12"	27"	20'	16'

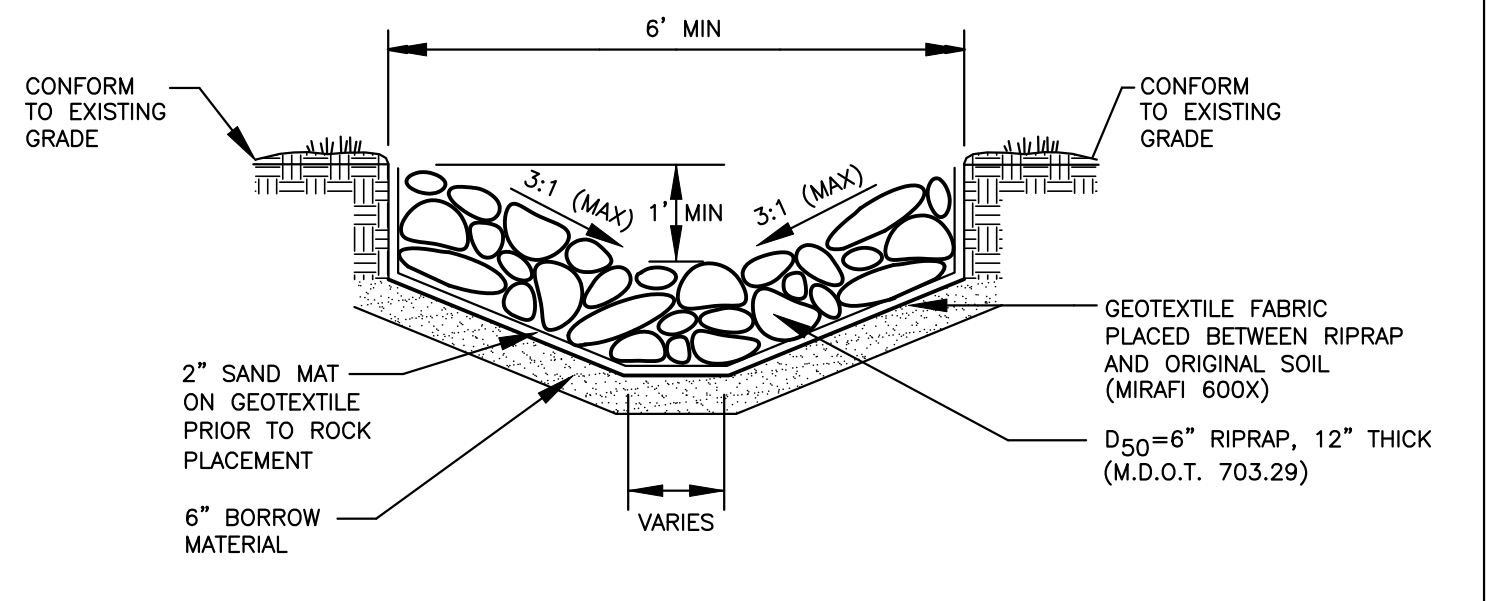
**CULVERT INLET/OUTLET DETAIL**  
NOT TO SCALE  
NOTE  
1. RIP RAP PROTECTION TO BE ANGULAR STONE



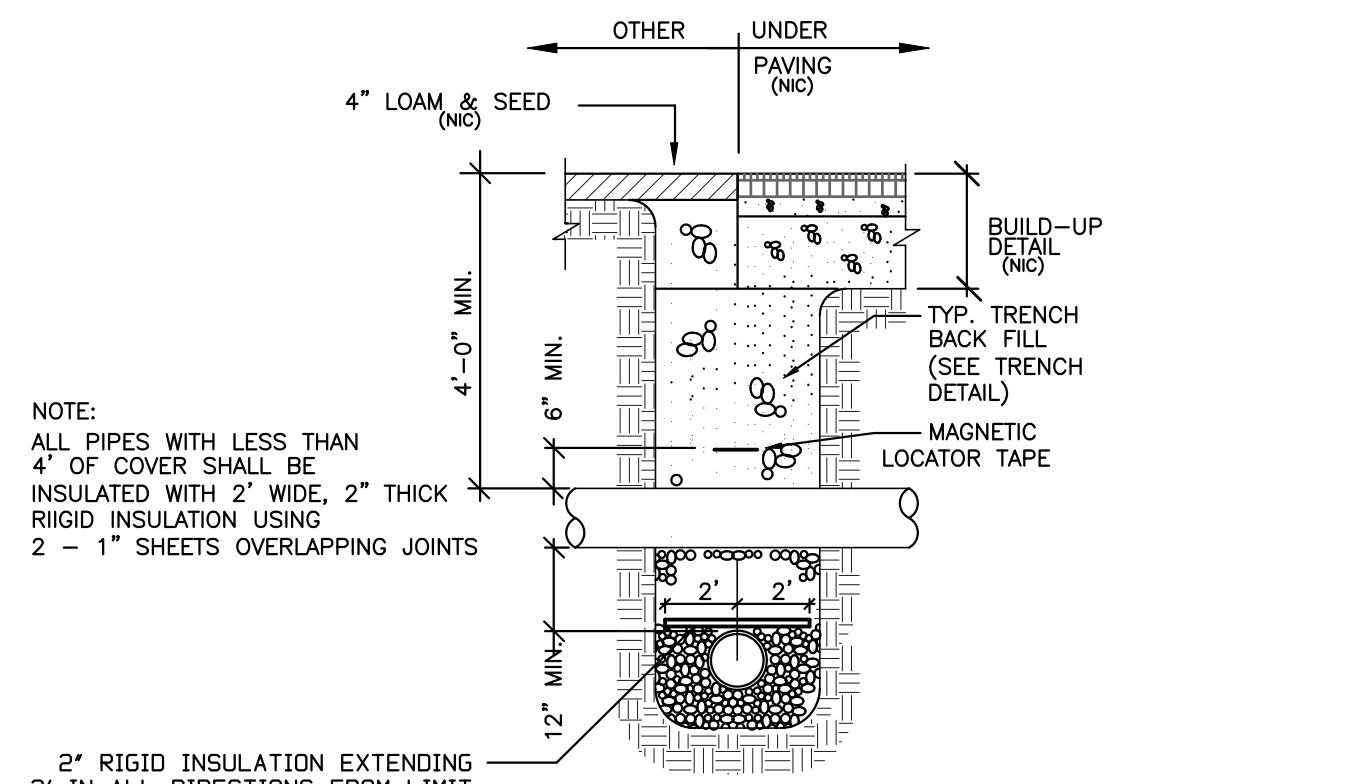
**TYPICAL WATER SERVICE CONNECTION**  
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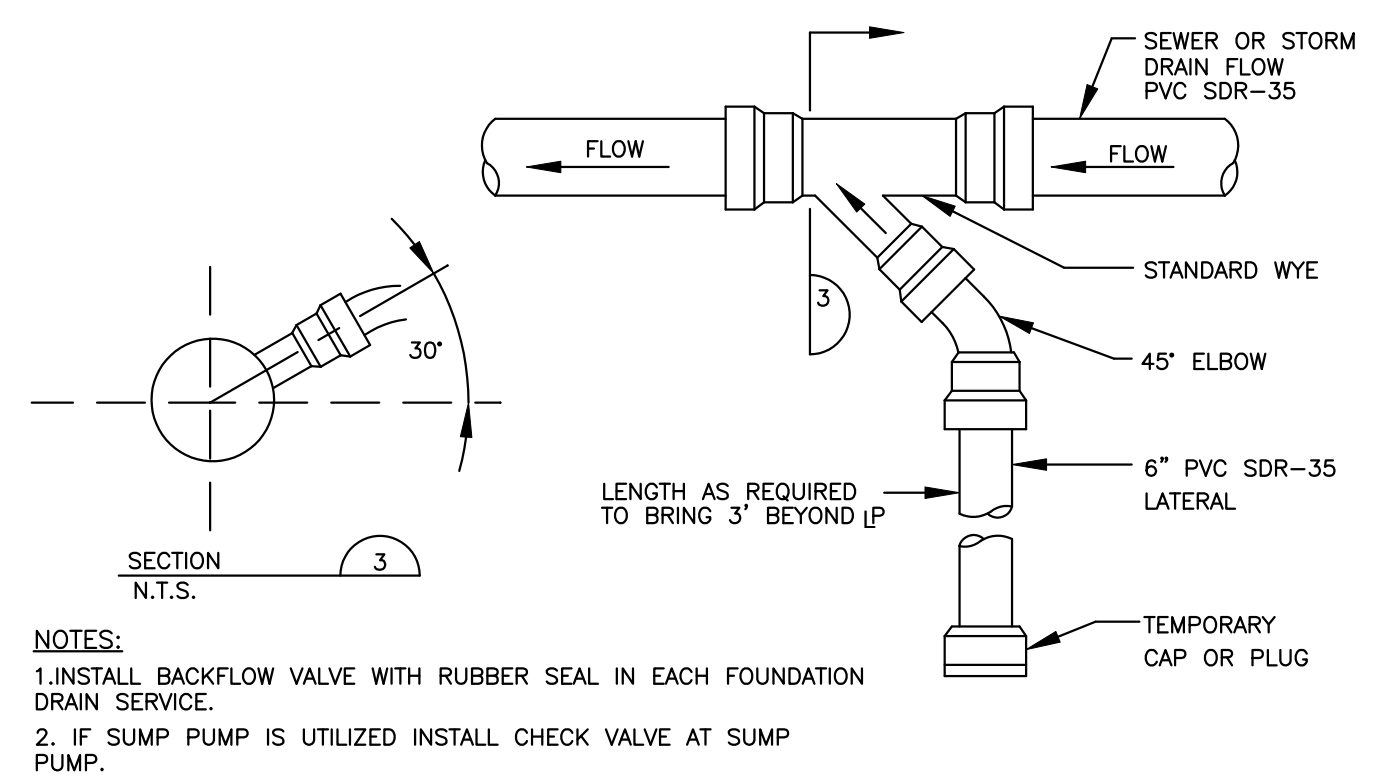
**SEWER CLEANOUT IN PAVEMENT AREAS**  
NOT TO SCALE



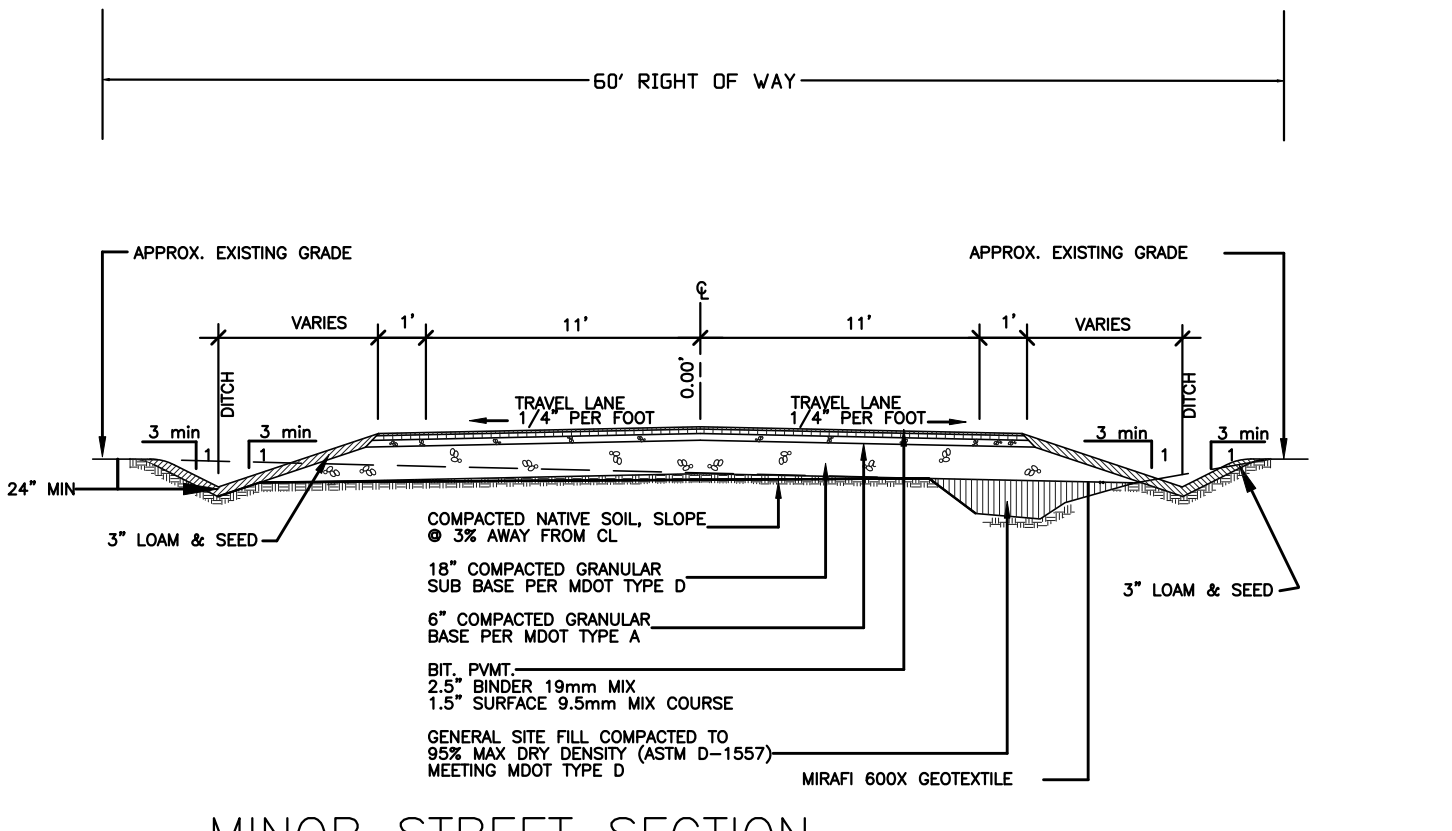
**RIPRAP SWALE**  
NOT TO SCALE



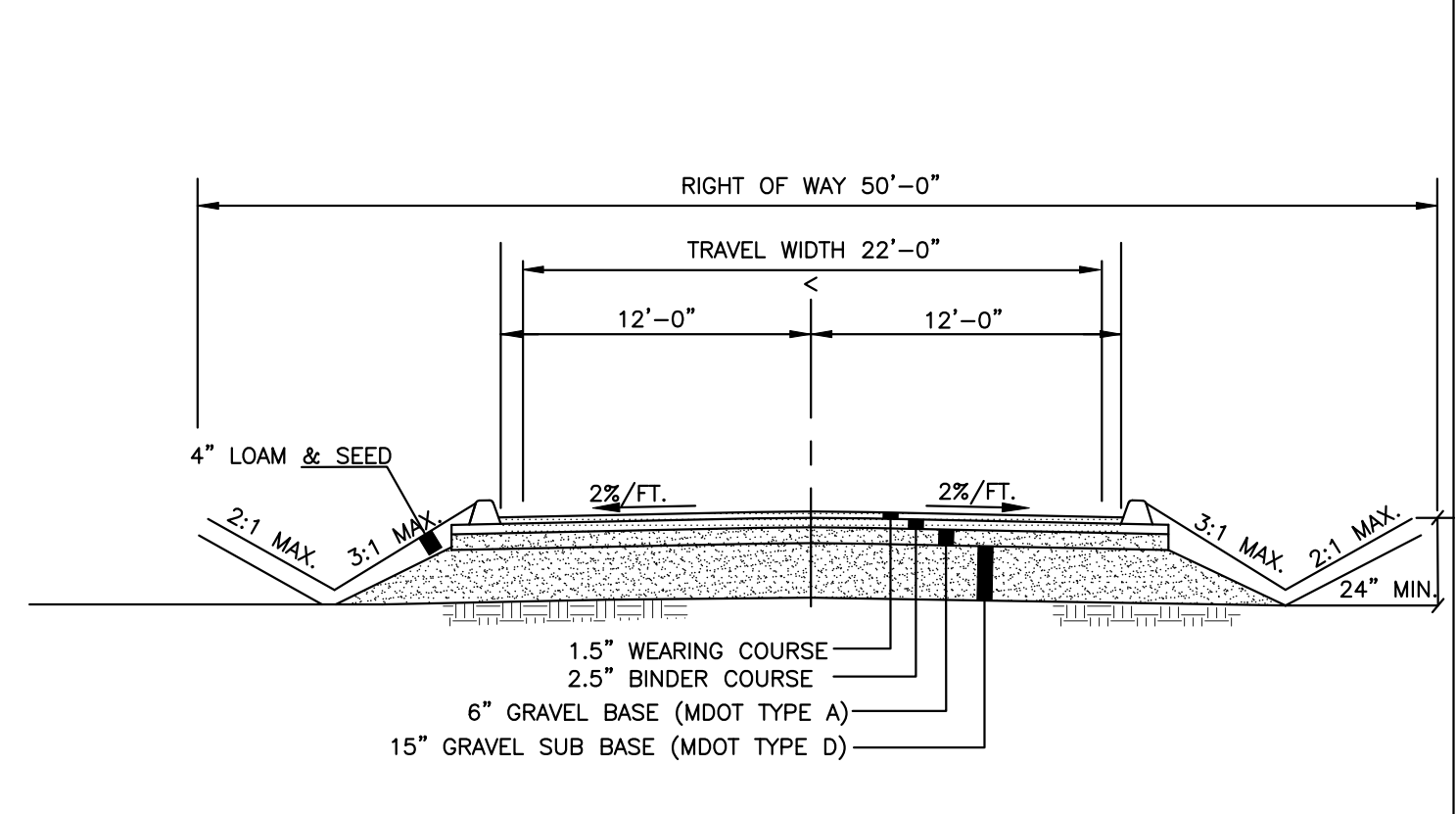
**PIPE CROSSING DETAIL**  
NOT TO SCALE



**SEWER / FOUNDATION DRAIN SERVICE CONNECTION**  
NOT TO SCALE



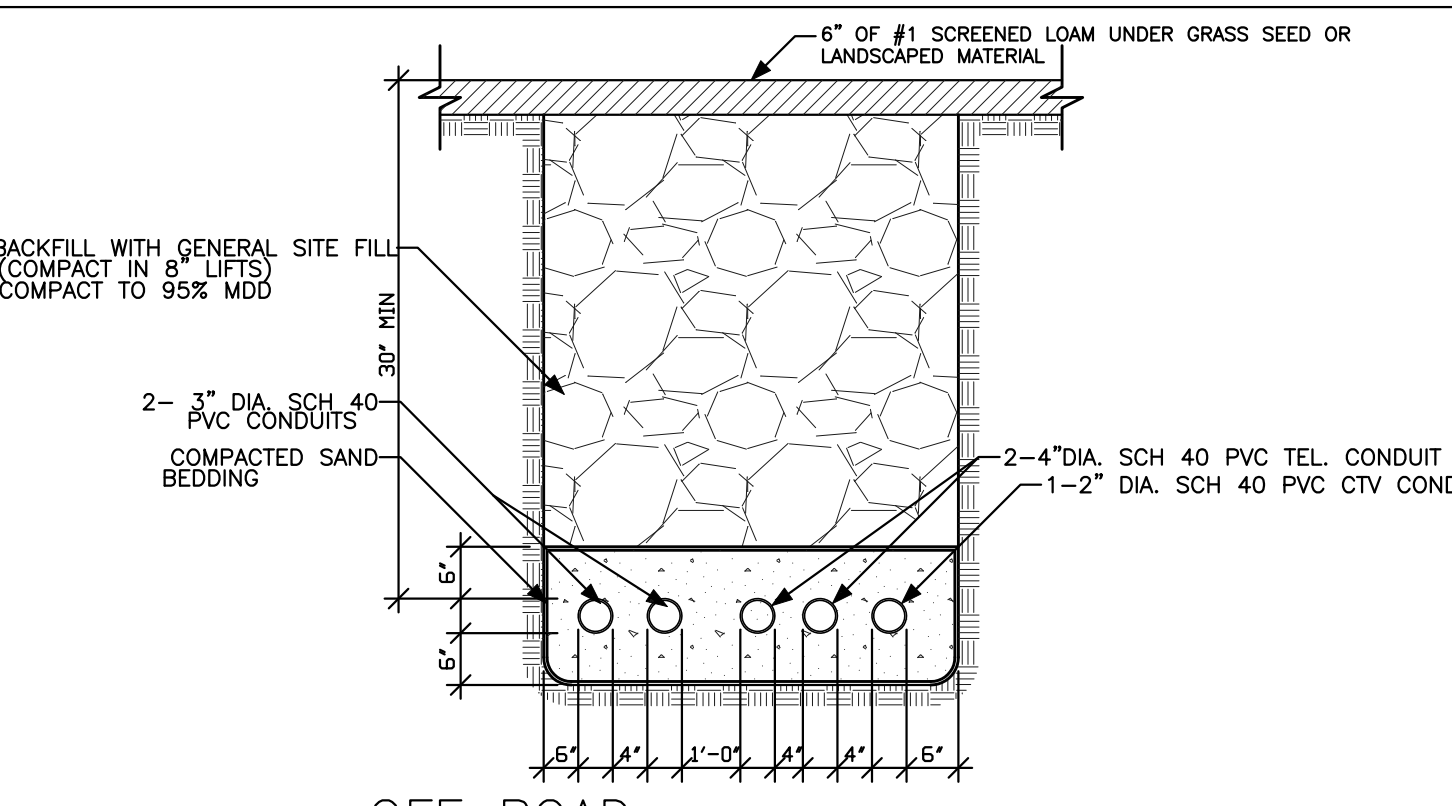
**MINOR STREET SECTION**  
NOT TO SCALE



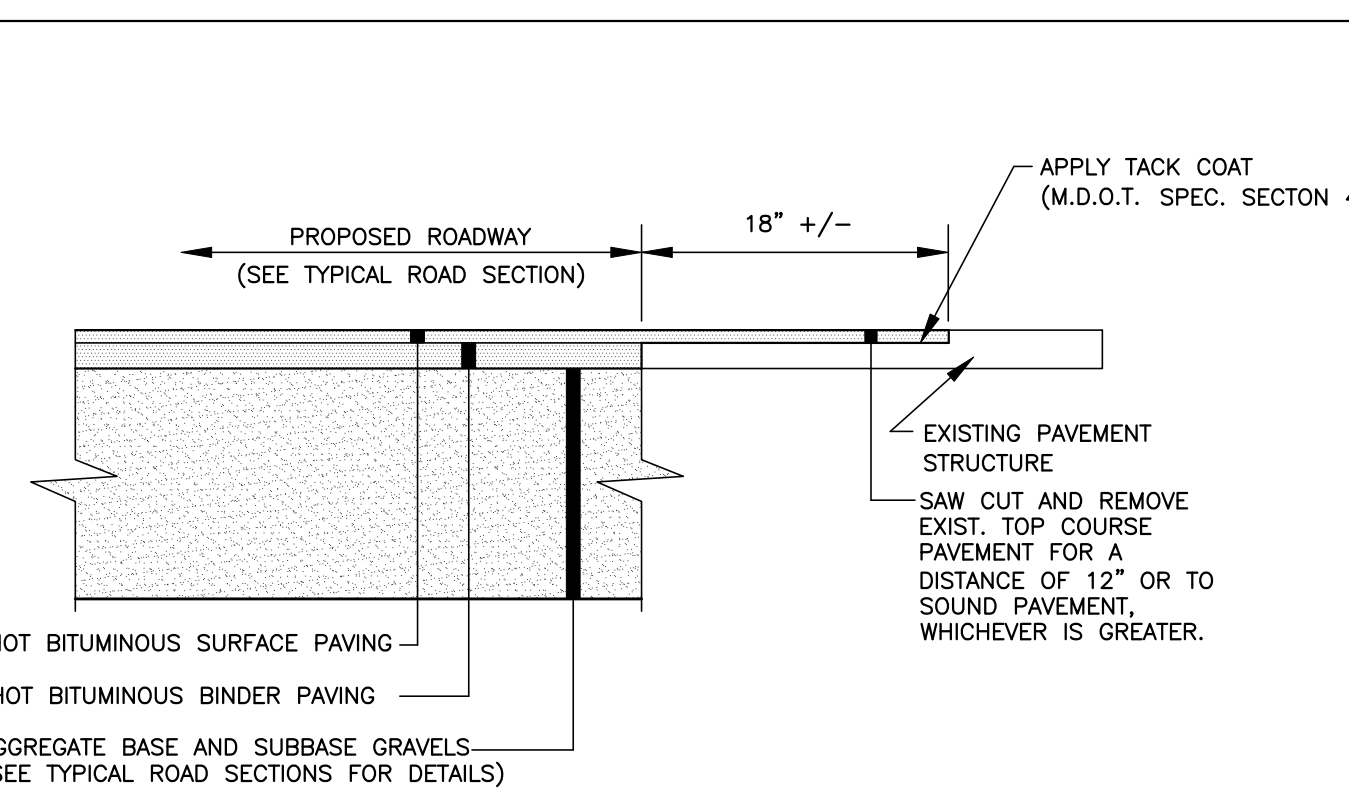
**ACCESS ROAD (PRIVATE ROAD STANDARD)**  
NOT TO SCALE



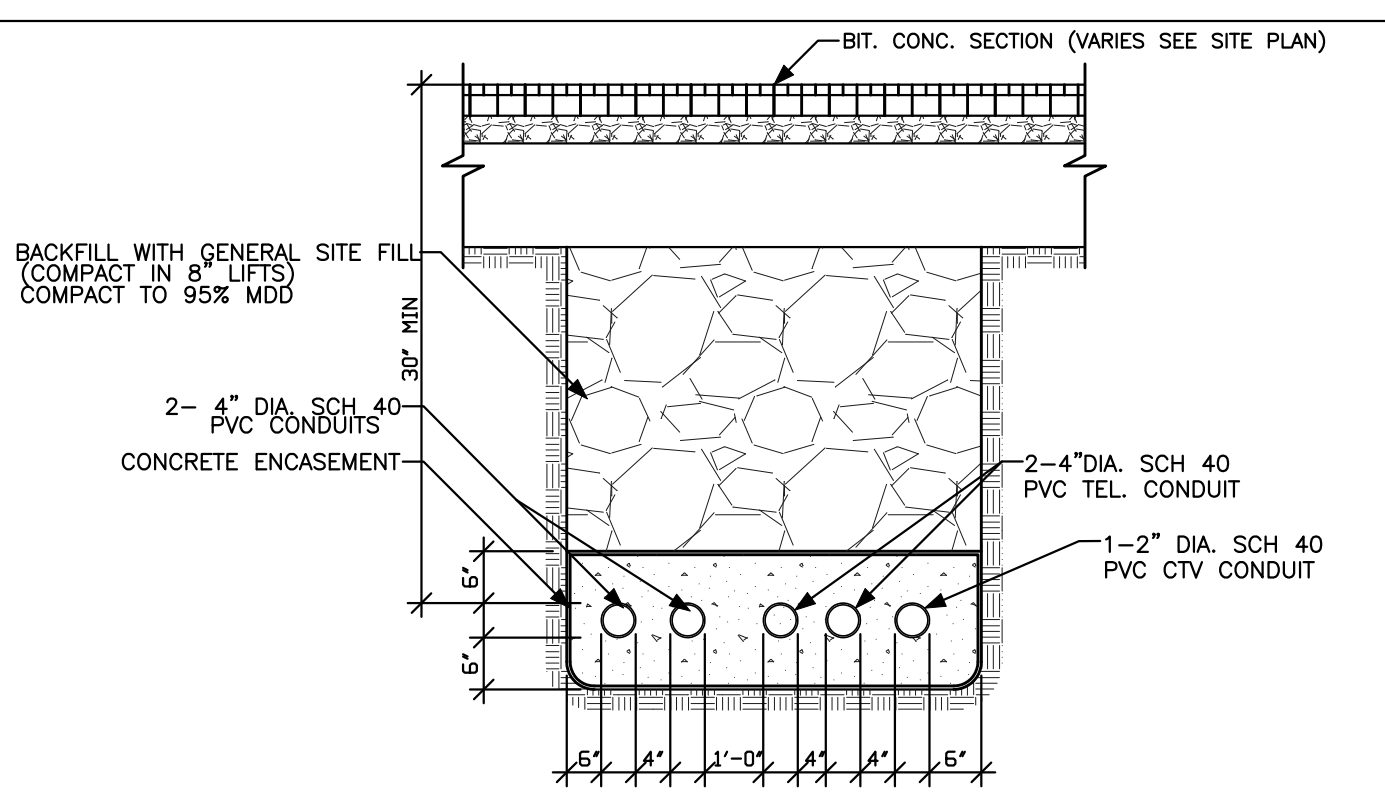
**STORM DRAIN/SANITARY SEWER TRENCH DETAIL**  
NOT TO SCALE



**OFF ROAD ELECTRICAL TRENCH DETAIL**  
NO SCALE

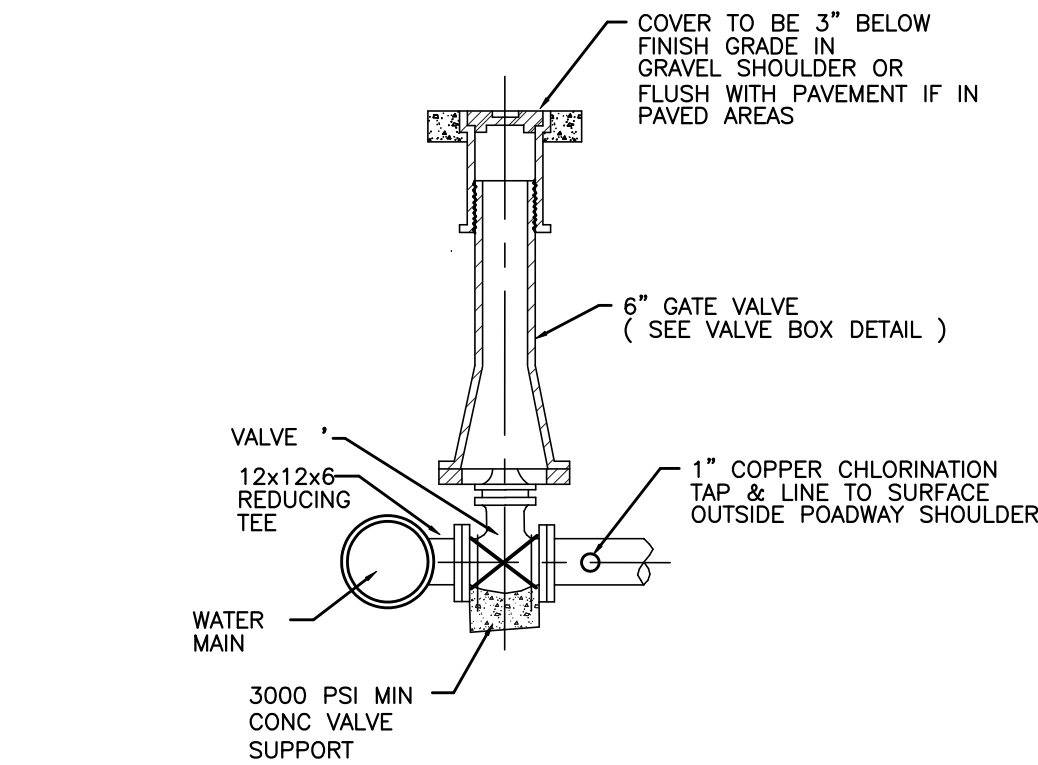


**TYPICAL PAVEMENT JOINT**  
NOT TO SCALE

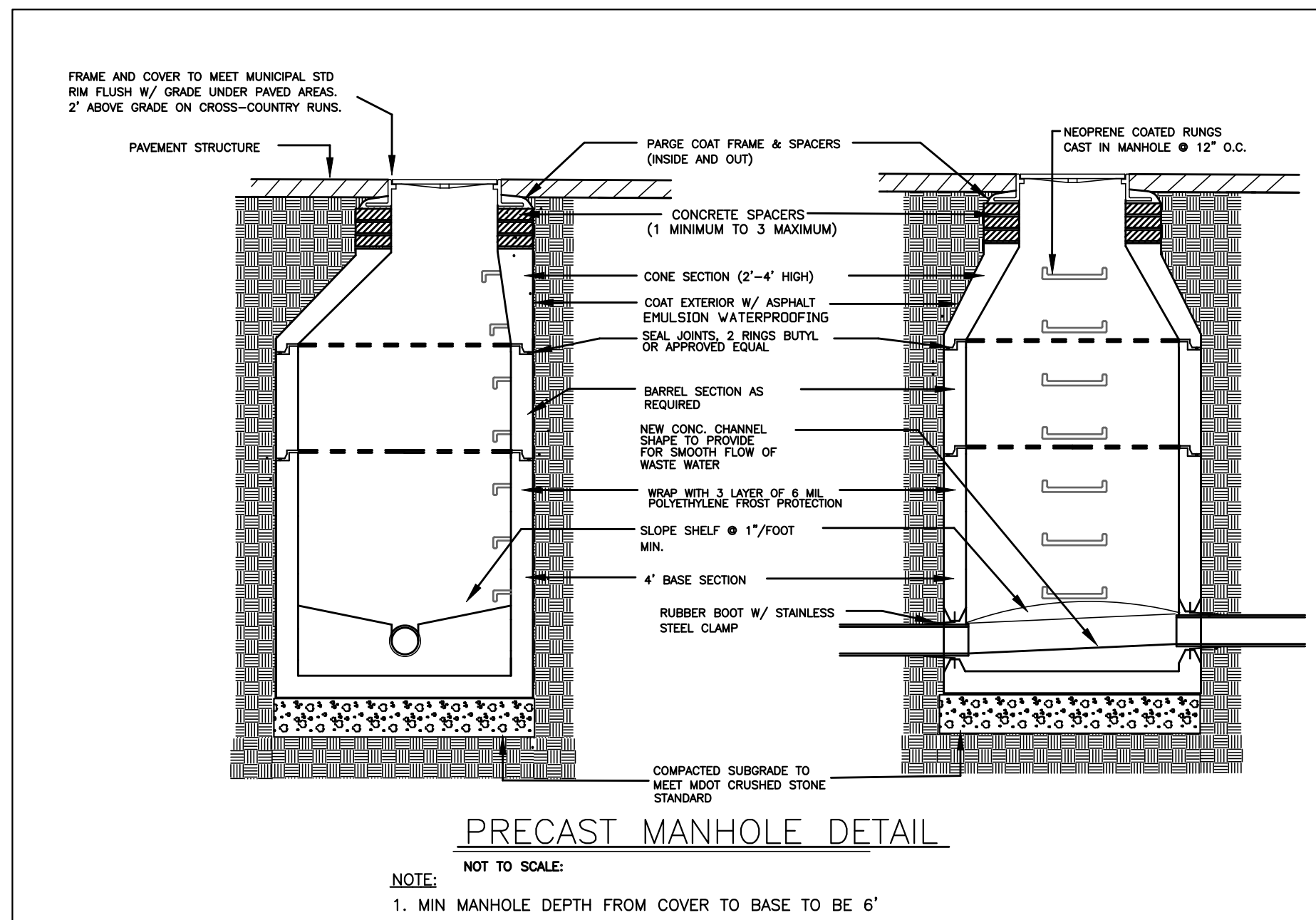


**PAVEMENT CROSSING ELECTRICAL TRENCH DETAIL**  
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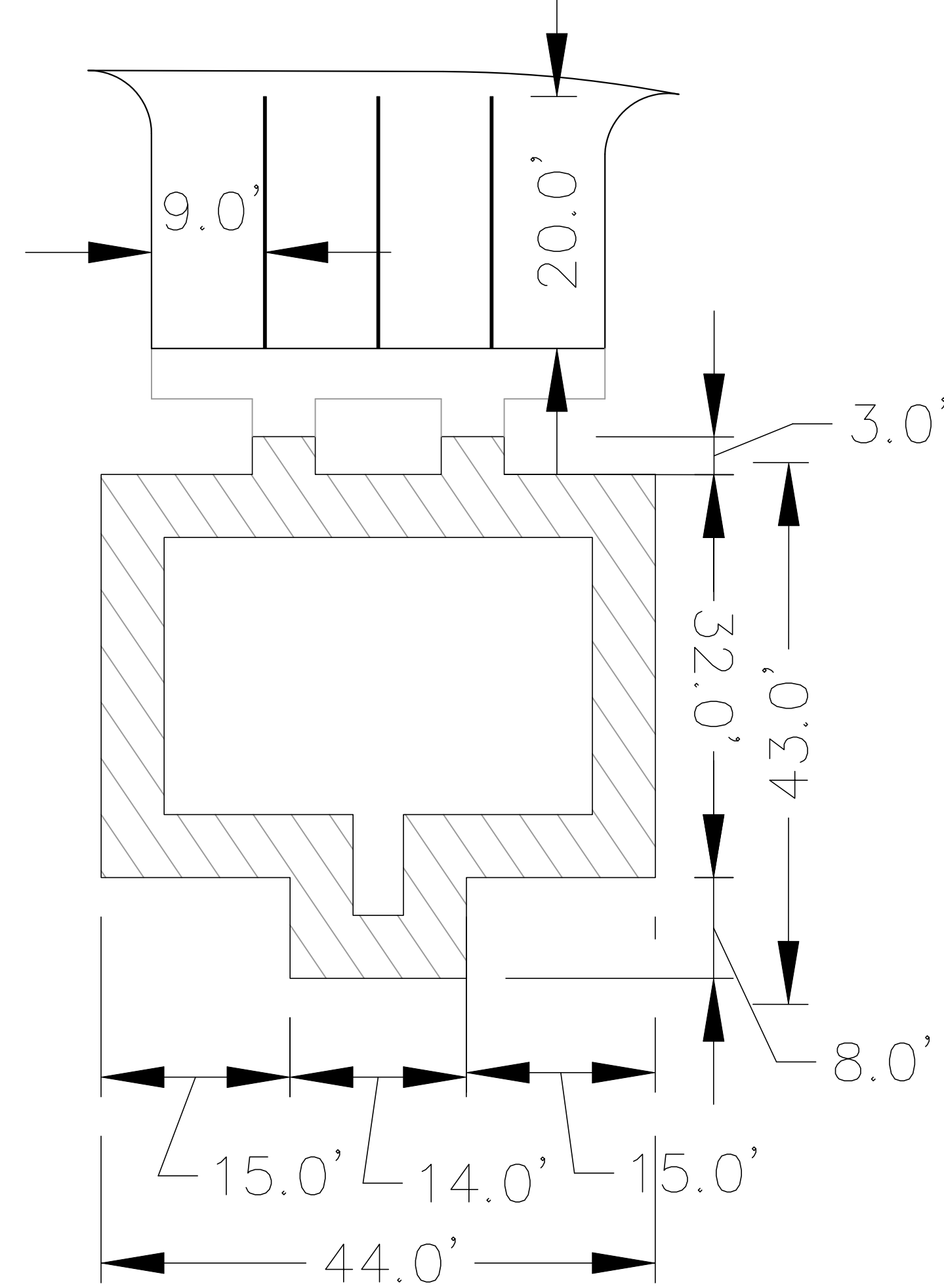
PROJECT NAME: THE MAINE WOODS SUBDIVISION  
 PROJECT NO: 22083  
 DRAWING NO: 0489  
 FIELDBOOK: 10/27/23  
 SCALE: AS SHOWN  
 DATE DESIGNED: 10/27/23  
 DATE PLOTTED: 10/27/23  
 CLIENT: TEAM PROPERTIES, 1411 ESSEX ST., BANGOR, ME 04401  
 DESIGNER: Plymouth Engineering, Inc., 100 Lowell Street, Bangor, ME 04401  
 PLOTTED BY: [Signature]  
 FOR PERMIT ONLY  
 STATE OF MAINE  
 SCOTT E. BRADLEY  
 BRIDGE ENGINEER  
 No. 6227  
 10/27/23  
 DRAWINGS AND SEALS ARE FOR PLANNING PURPOSES ONLY AND ARE NOT INTENDED FOR PERMITTING, BIDDING OR CONSTRUCTION  
 SHEET 10 OF 17  
 C9



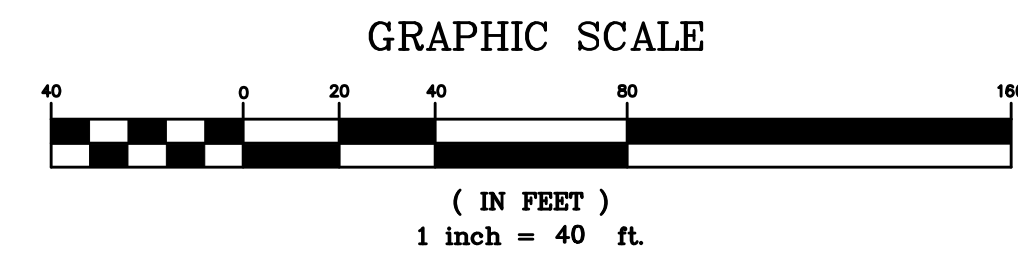
TYPICAL 6" FIRE SERVICE CONNECTION DETAIL  
NOT TO SCALE



PRECAST MANHOLE DETAIL  
NOTE:  
1. MIN MANHOLE DEPTH FROM COVER TO BASE TO BE 6'

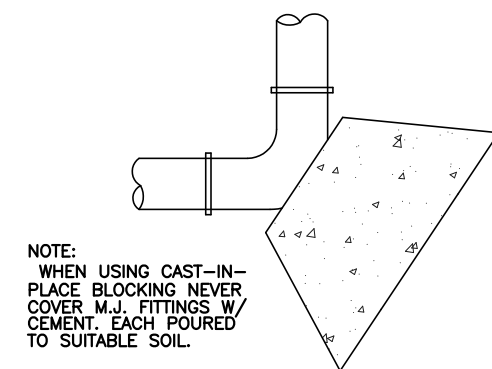


CONSTRUCTION DIMENSIONS



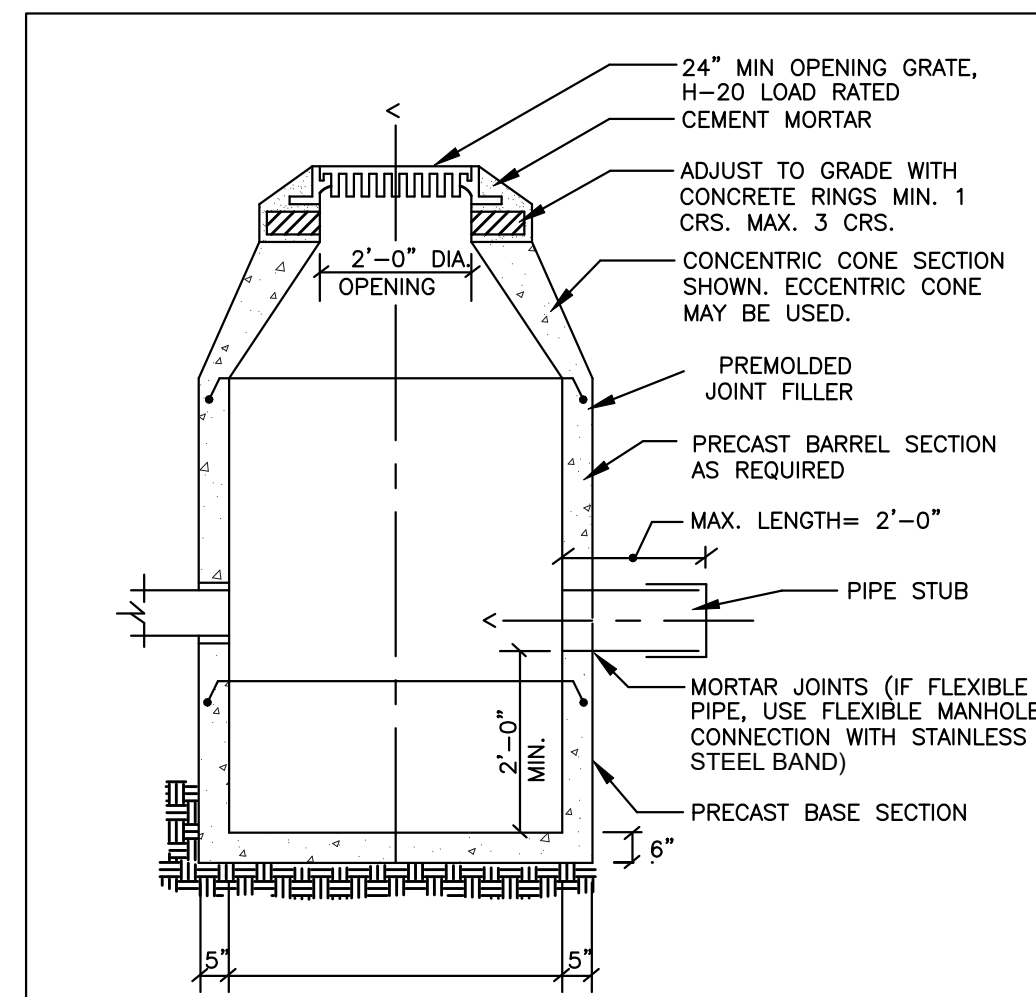
TYPICAL USES

PIPE SIZES	6"	8"	12"	16"
90 BEND	A	B	B	C
45 BEND	A	A	A	B
22.5 BEND	A	A	A	A
END TEE	A	A	A	B



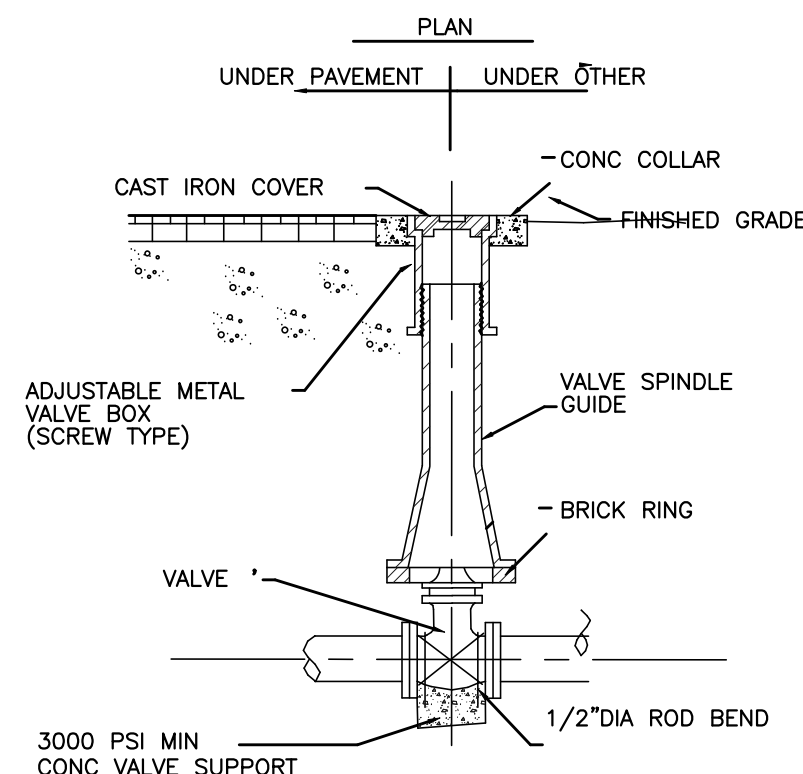
A = SMALL PRECAST (22 YDS.) HT. = 24"  
B = LARGE PRECAST (97 YDS.) HT. = 36"  
C = CAST-IN-PLACE (1.74 YDS.) HT. = 50"

THRUST BLOCK DETAIL & SPECIFICATIONS  
NOT TO SCALE



- NOTES:
1. 4'-0" I.D. TYPICAL. SOME STRUCTURES MAY REQUIRE LARGER I.D. PROVIDE SHOP DRAWINGS.
  2. DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.
  3. PIPE SIZES AND INVERTS AS NOTED ON PLANS.
  4. CATCH BASIN FRAME AND GRATE TO MEET LOCAL STANDARDS

TYPICAL CATCH BASIN  
NOT TO SCALE



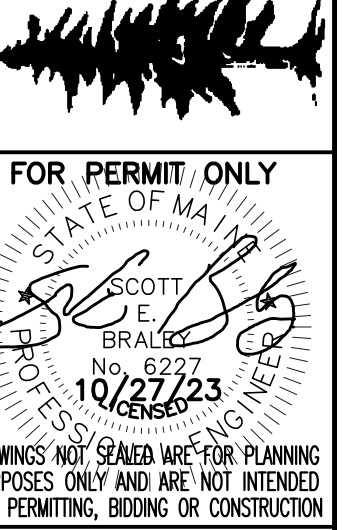
VALVE BOX DETAIL  
NOT TO SCALE

NO.	DATE	DESCRIPTION

PROJECT NAME: THE MAINE WOODS SUBDIVISION  
PROJECT NO.: 22083  
DRAWING NO.:  
FIELDBOOK:  
SCALE:  
DATE ISSUED:  
DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
APPROVED BY:  
PLAN DATE:  
CLIENT & OWNER: THE MAINE WOODS SUBDIVISION, LANCASTER AVE., BANGOR, PENOBSCOT COUNTY, MAINE  
SHEET NAME: CONSTRUCTION DETAILS

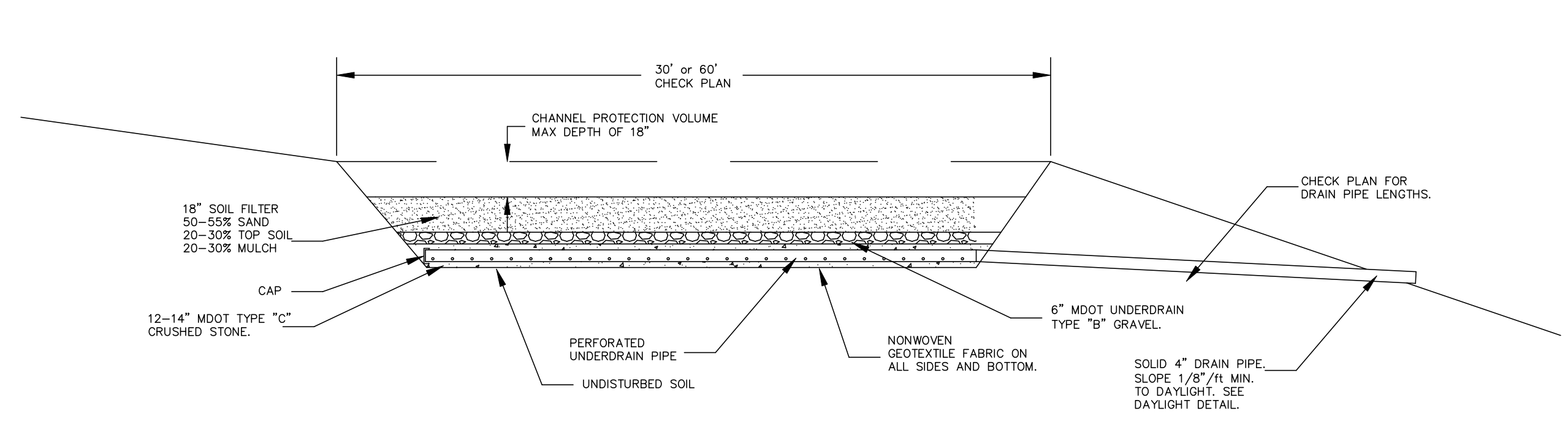
PROJECT NO.: 22083  
DRAWING NO.:  
FIELDBOOK:  
SCALE:  
DATE ISSUED:  
DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
APPROVED BY:  
PLAN DATE:  
CLIENT & OWNER: THE MAINE WOODS SUBDIVISION, LANCASTER AVE., BANGOR, PENOBSCOT COUNTY, MAINE  
SHEET NAME: CONSTRUCTION DETAILS

Plymouth Engineering, Inc.  
P.O. Box 46  
30 Lower Detroit Road  
Plymouth, Maine 04989  
Tel: (207) 257-2071 Fax: (207) 257-2130  
info@plymouthengineering.com  
www.plymouthengineering.com

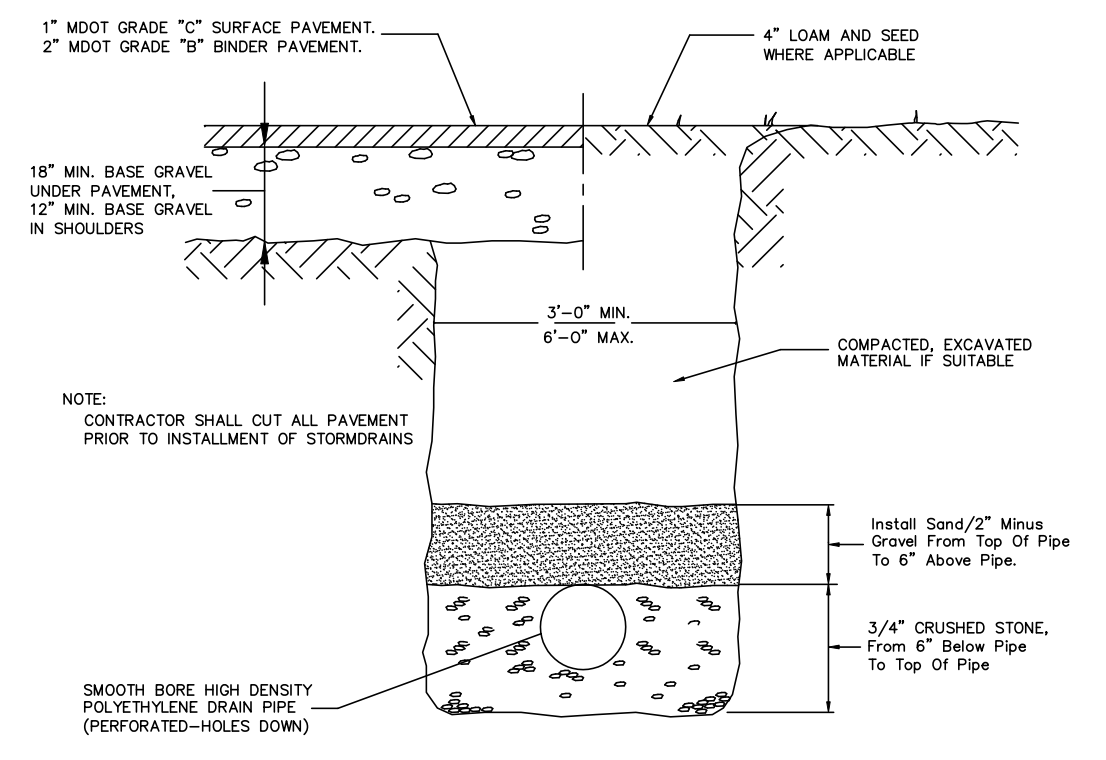


SHEET 11 OF 17

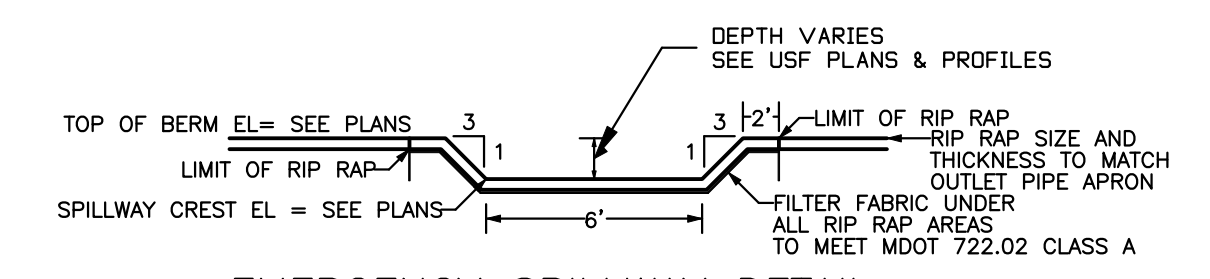
C10



**FILTER SWALE - PROFILE**  
Not To Scale

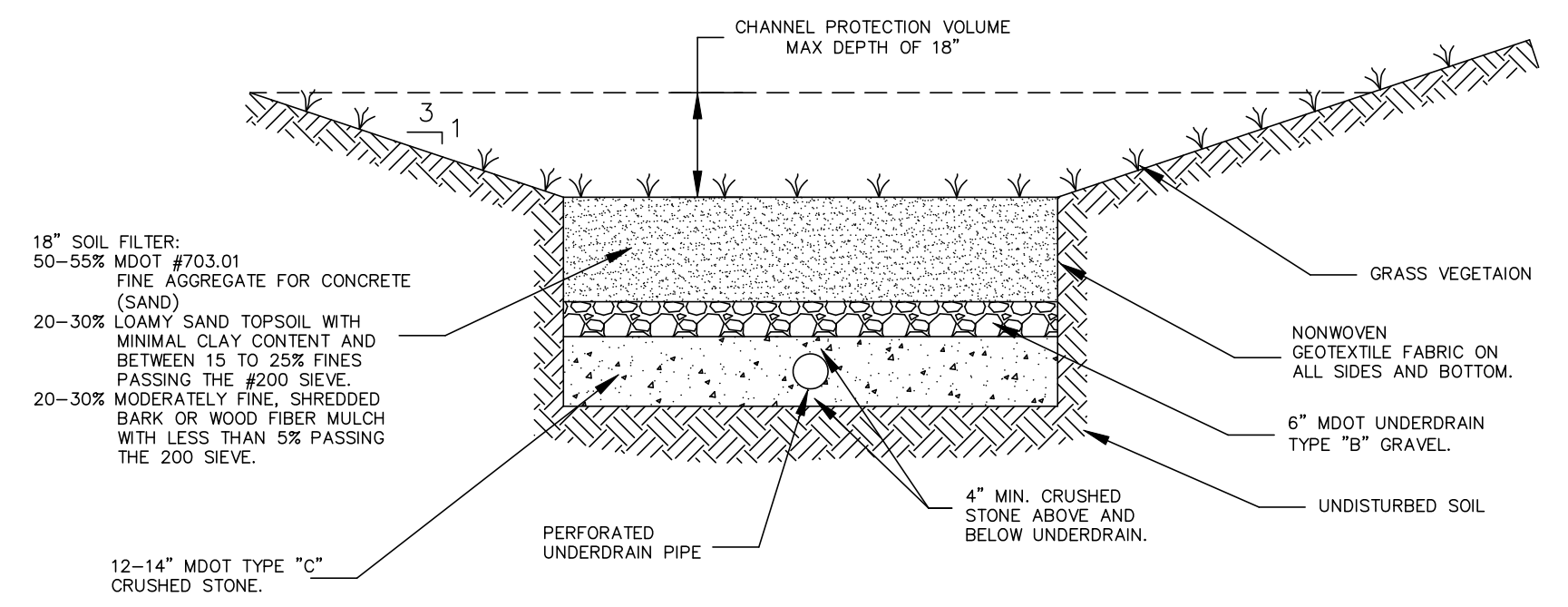


**Typical HDPE Pipe Trench Detail**  
Not To Scale

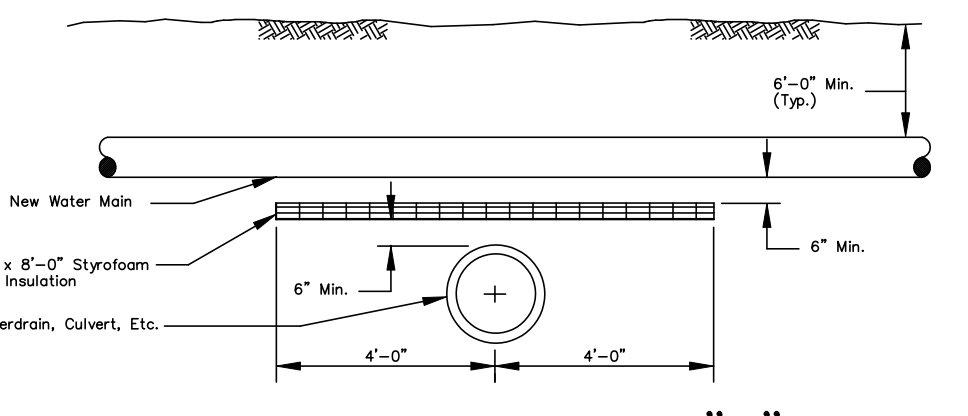


**EMERGENCY SPILLWAY DETAIL**  
NOT TO SCALE

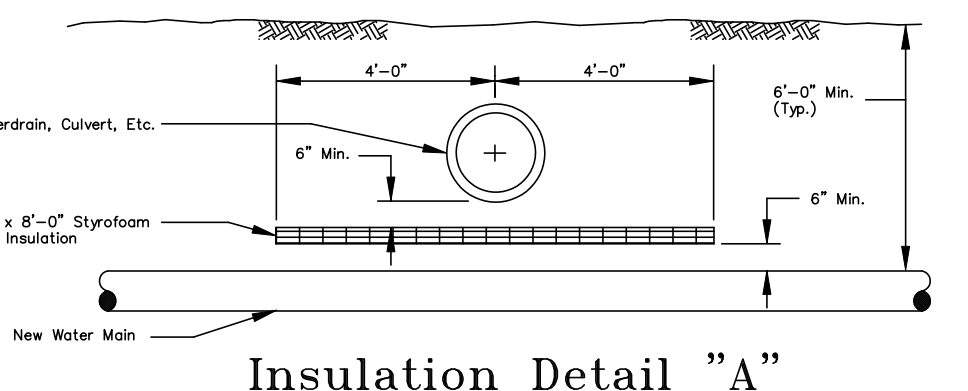
NOTE: RIP RAP APRON TO EXTEND FROM 12" BELOW CREST INSIDE OF BASIN ACROSS CREST AND DOWN THE BACKSLOPE TO MEET THE EXISTING GRADE



**FILTER SWALE - CROSS SECTION**  
Not To Scale

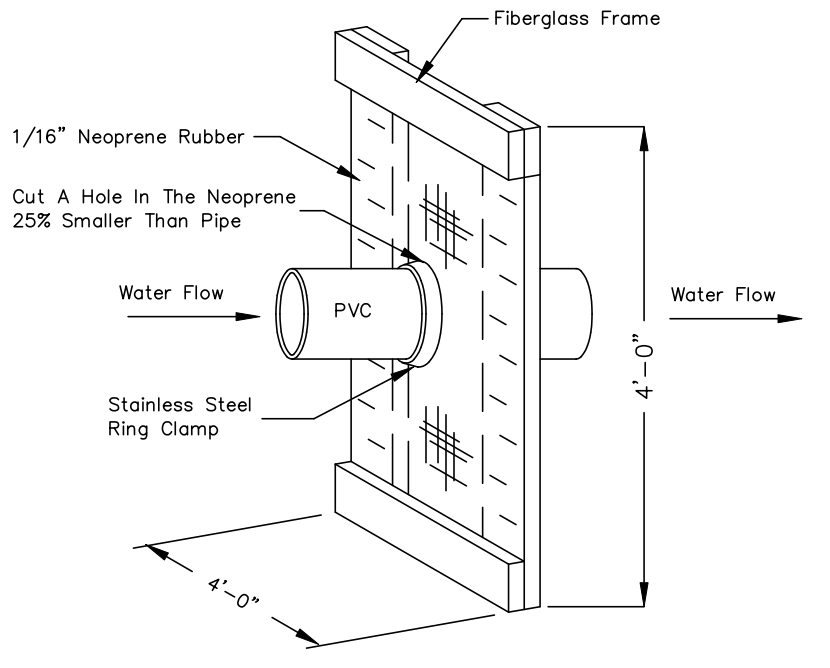


**Insulation Detail "B"**  
Not To Scale

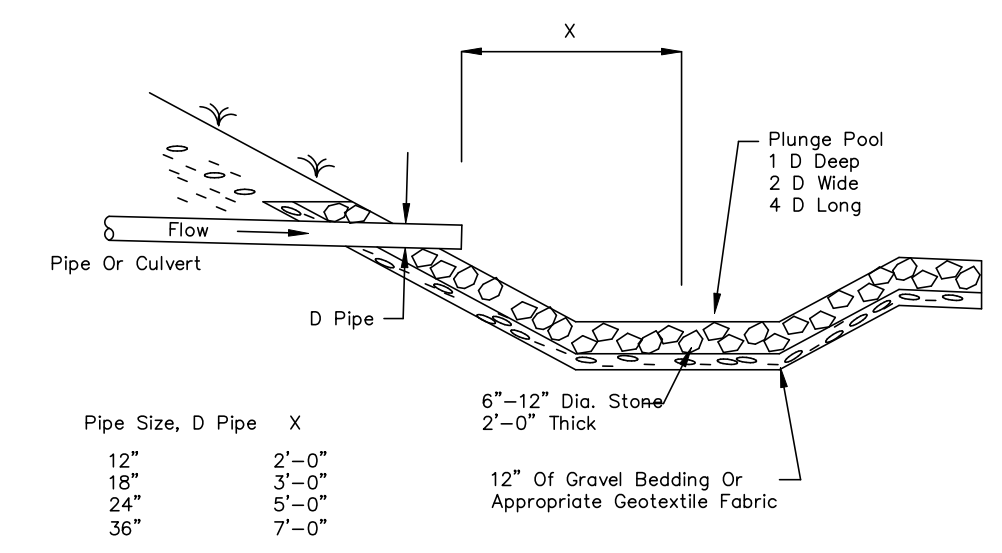


**Insulation Detail "A"**  
Not To Scale

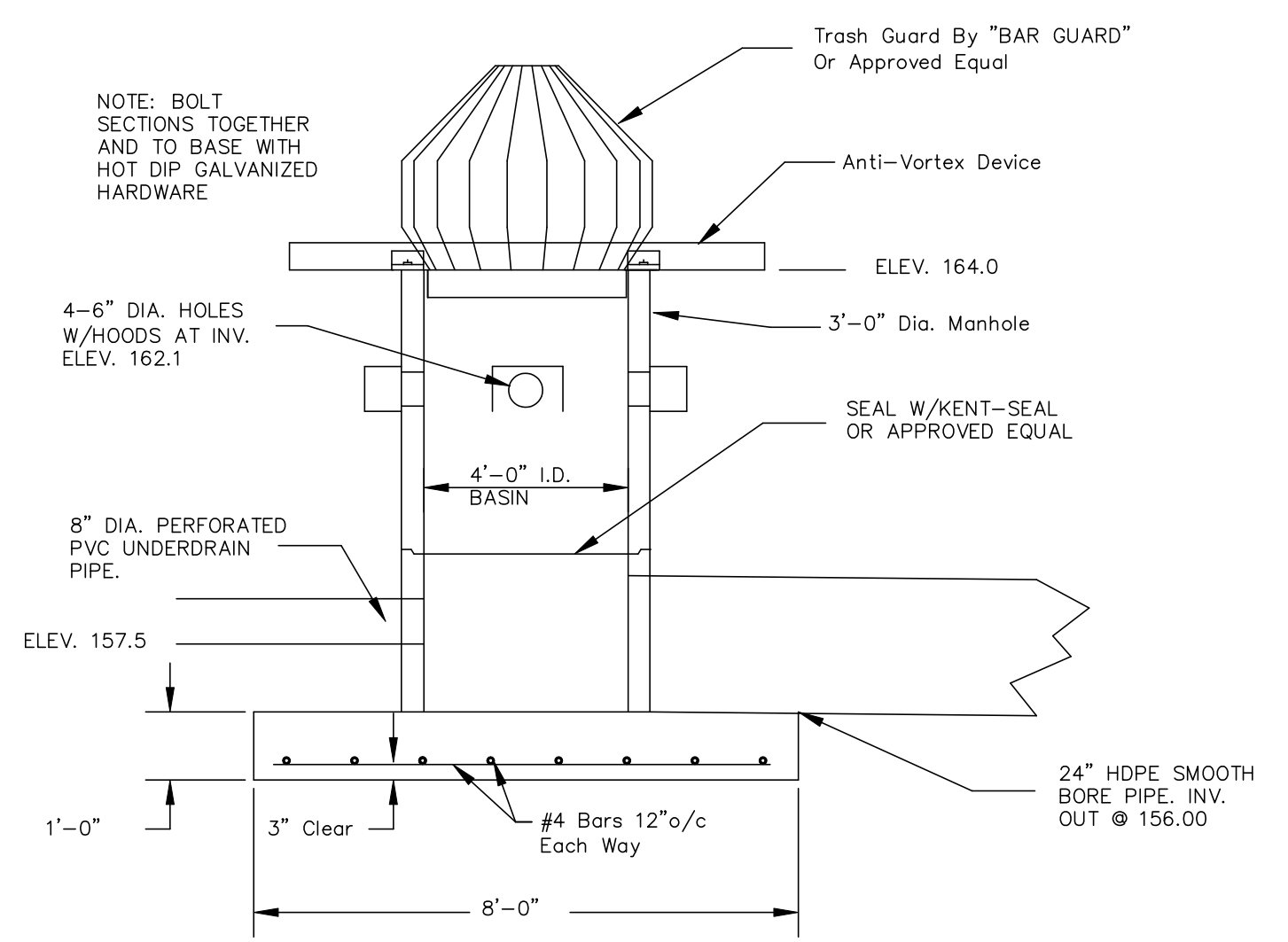
**Pipe Insulation Details**  
Not To Scale



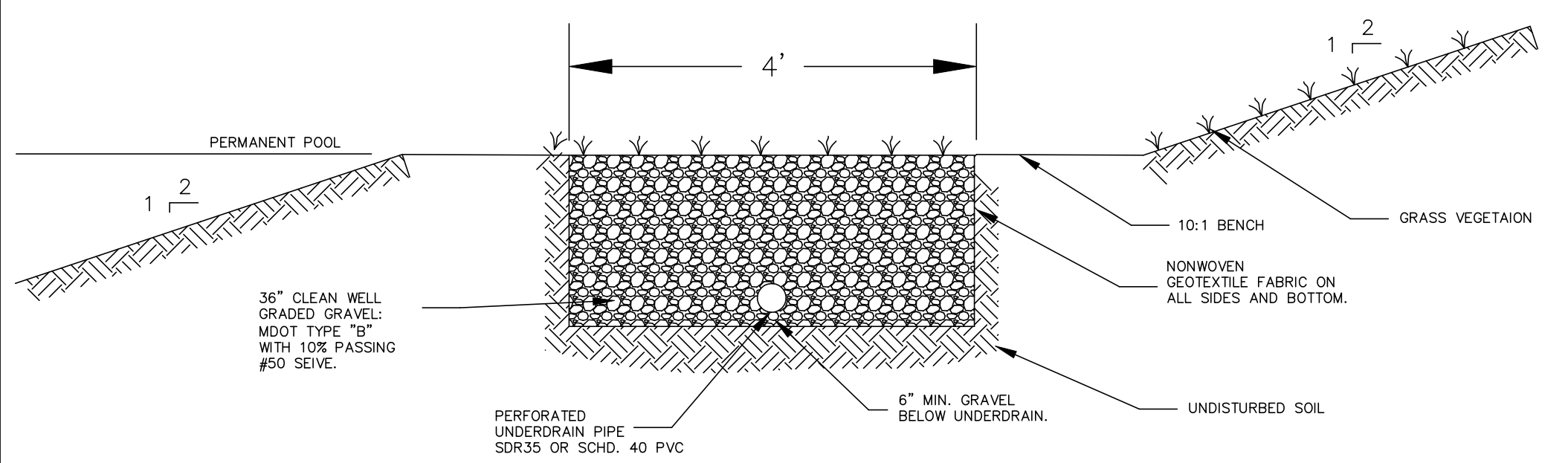
**Anti-Seep Collar Detail**  
Not To Scale



**Typical Plunge Pool Detail**  
Not To Scale



**Pond Outlet Detail**  
Not To Scale



**POND FILTER - CROSS SECTION**  
Not To Scale

NO.	DATE	DESCRIPTION	REVISIONS
1	11/17/22	GRADING & STORMWATER RESOURCES DEP COMMENTS	ASY

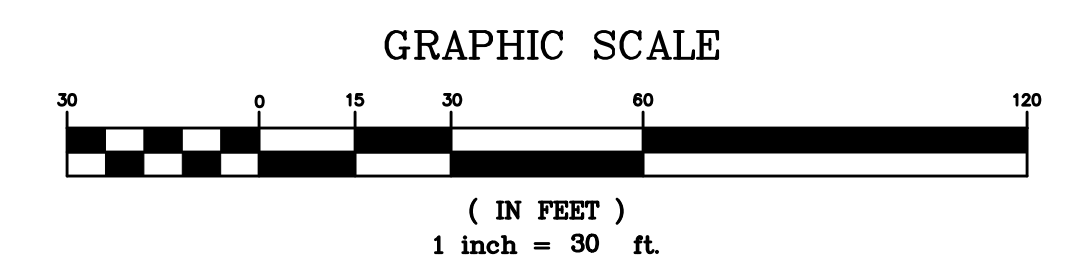
PROJECT NAME: **THE MAINE WOODS SUBDIVISION**  
 PROJECT NO.: 22083  
 DRAWING NO.:  
 FIELDBOOK:  
 SCALE:  
 DATE ISSUED:  
 CLIENT & OWNER: TEAM PROPERTIES, 555 S. BANGOR AVE., BANGOR, ME 04401

DESIGNED: [Signature]  
 DRAWN: [Signature]  
 CHECKED: [Signature]  
 APPROVED: [Signature]

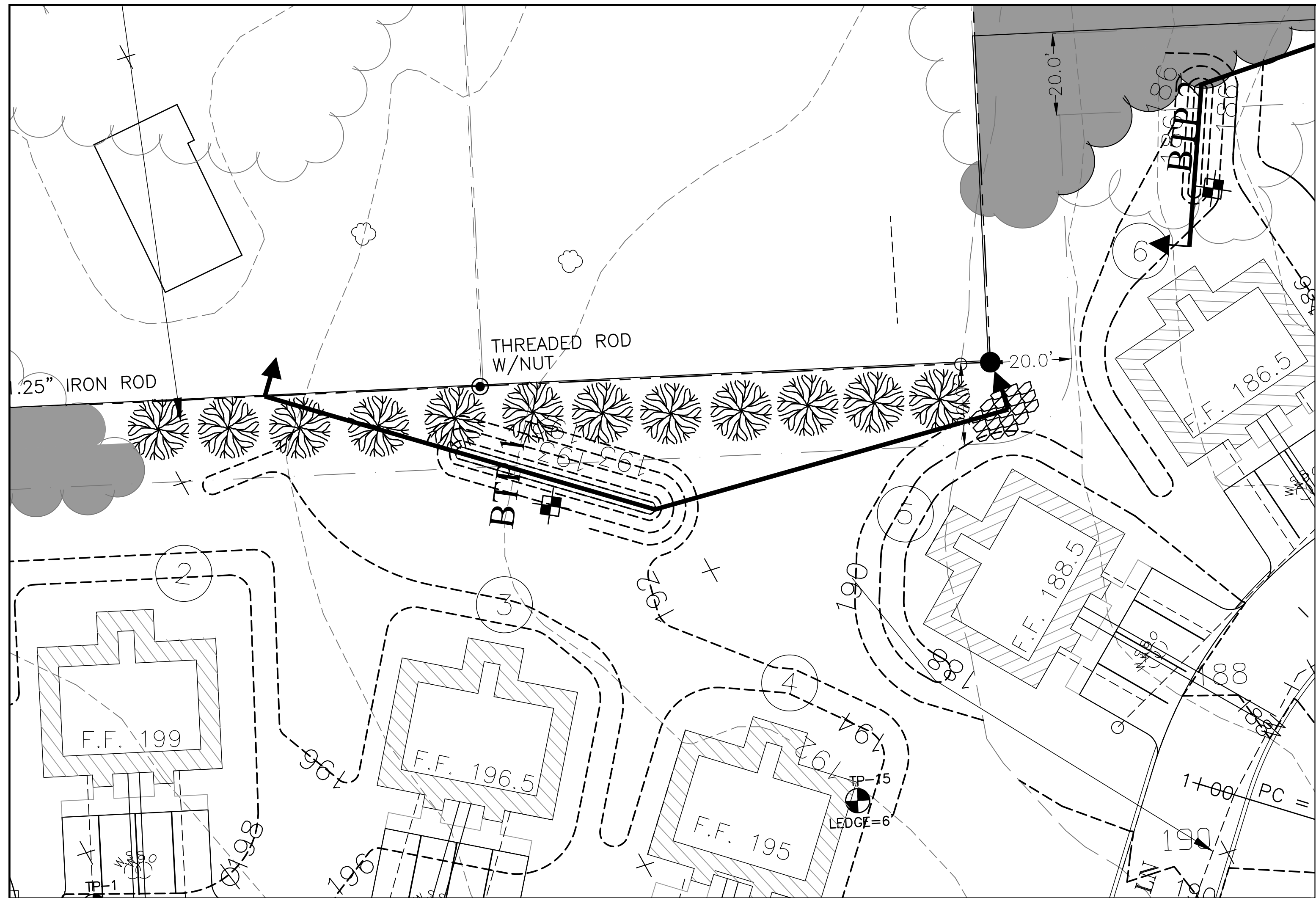
**Plymouth Engineering, Inc.**  
 P.O. Box 48  
 30 Lower Detroit Road  
 Plymouth, Maine 04969  
 Tel: (207) 257-8071 Fax: (207) 257-8130  
 info@plymouthengineering.com  
 www.plymouthengineering.com

FOR PERMIT ONLY  
 STATE OF MAINE  
 PROFESSIONAL ENGINEER  
 E. SCOTT  
 No. 6292  
 10/27/23

DRAWINGS NOT SEALED ARE FOR PLANNING PURPOSES ONLY AND ARE NOT INTENDED FOR PERMITTING, BIDDING OR CONSTRUCTION.  
 SHEET 12 OF 17  
**C11**



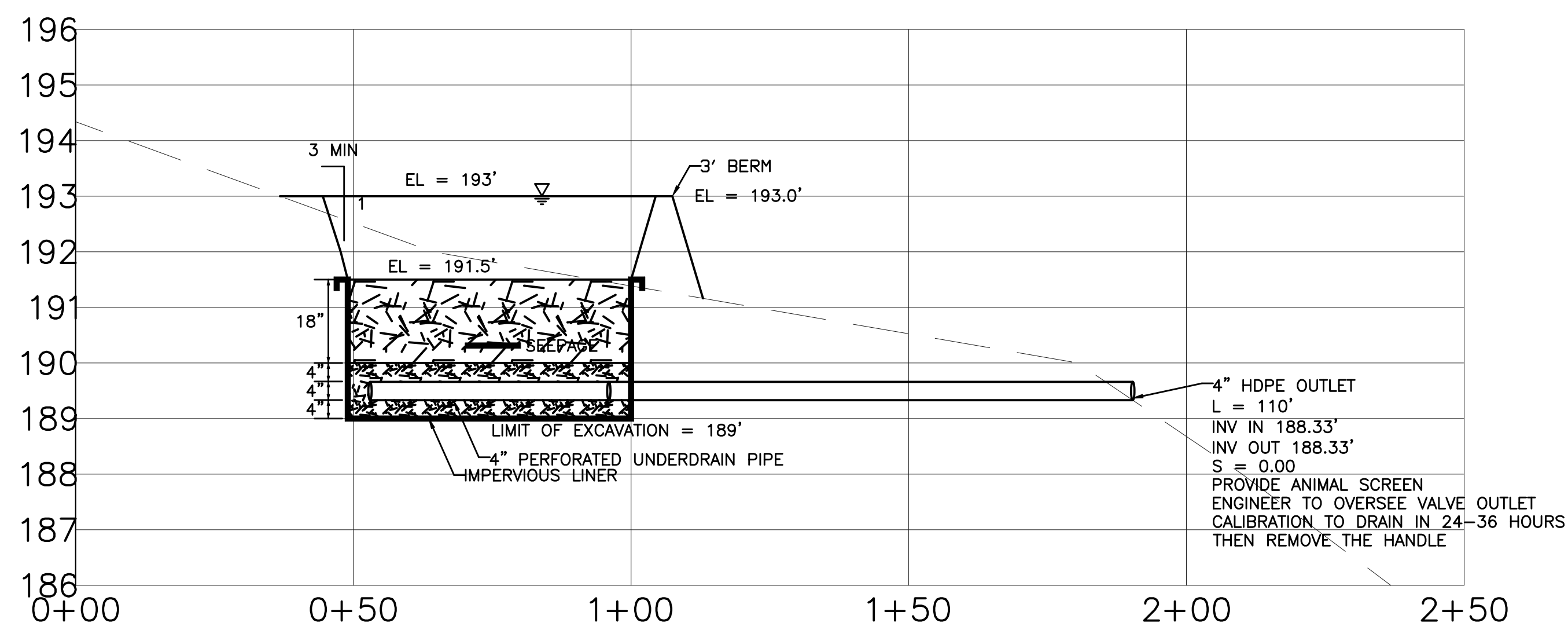
Oct 30, 2023, 9:53am J:\2022\22083 - Team Properties The Maine Woods Subdivision - Bangor - Team Properties\J. Drawings\CIVIL\2023 permitting\102723 22083 base.dwg



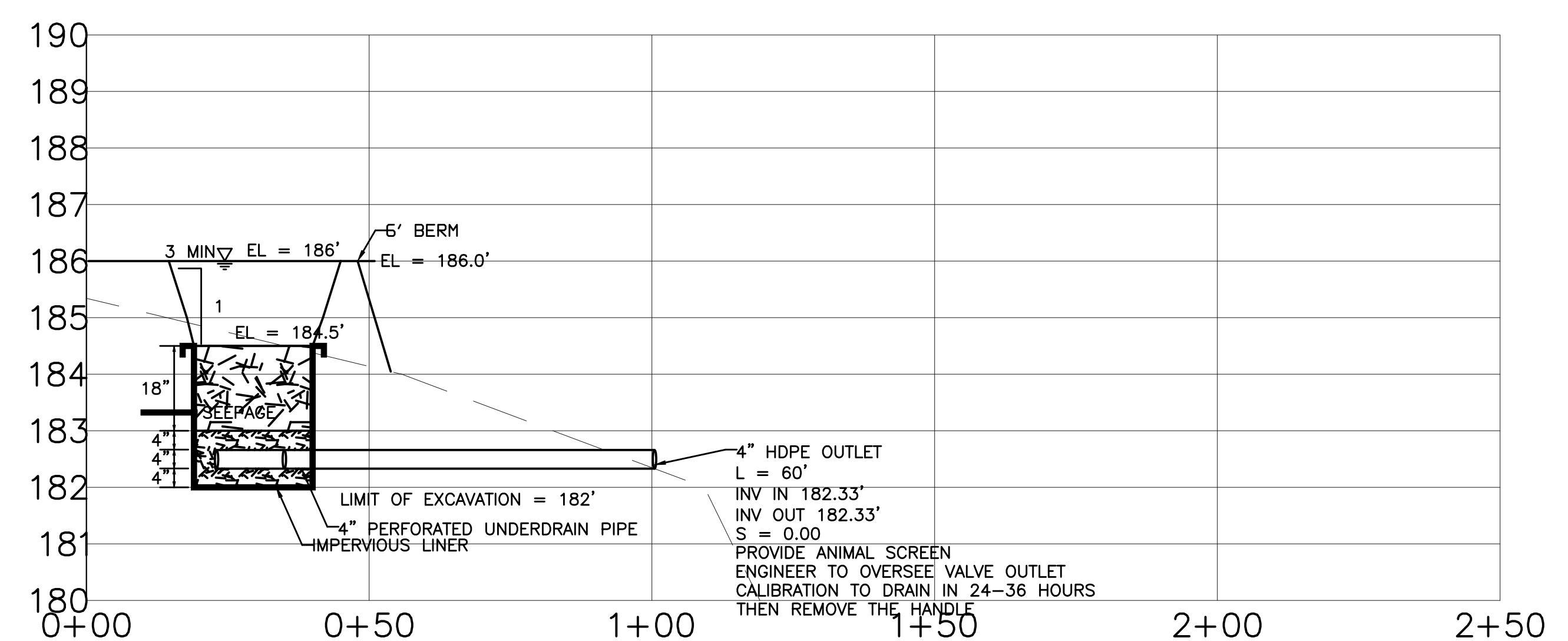
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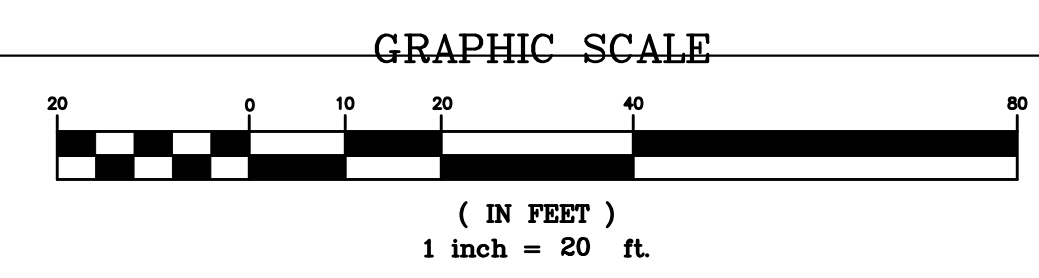
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USF 1



USF 2

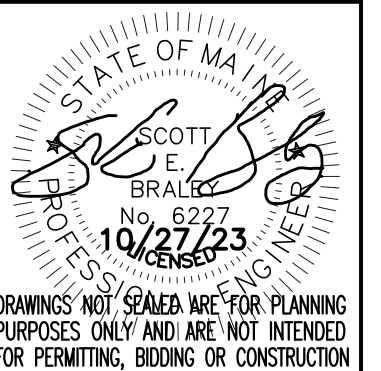


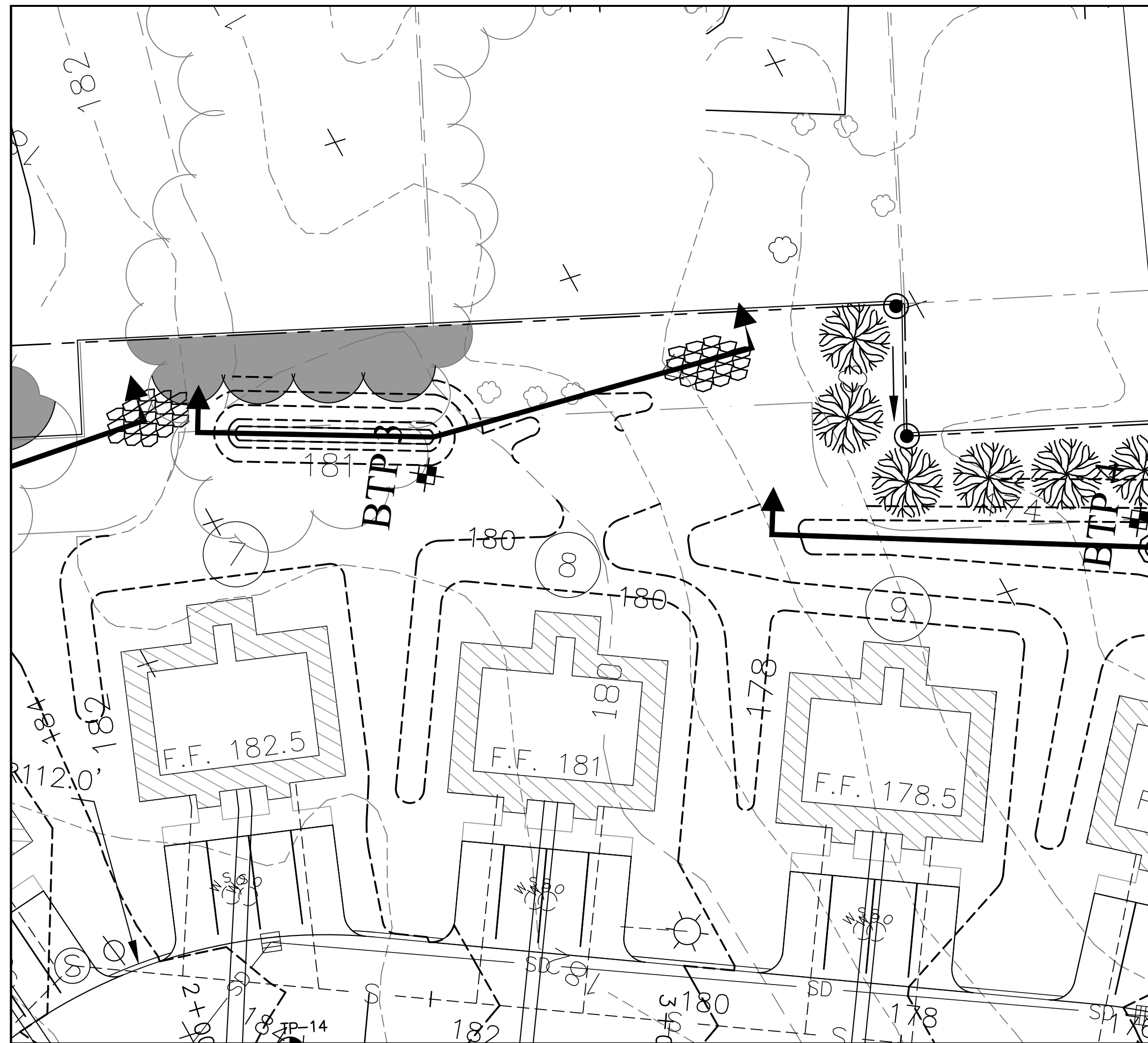
NO.	DATE	DESCRIPTION	REVISIONS

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

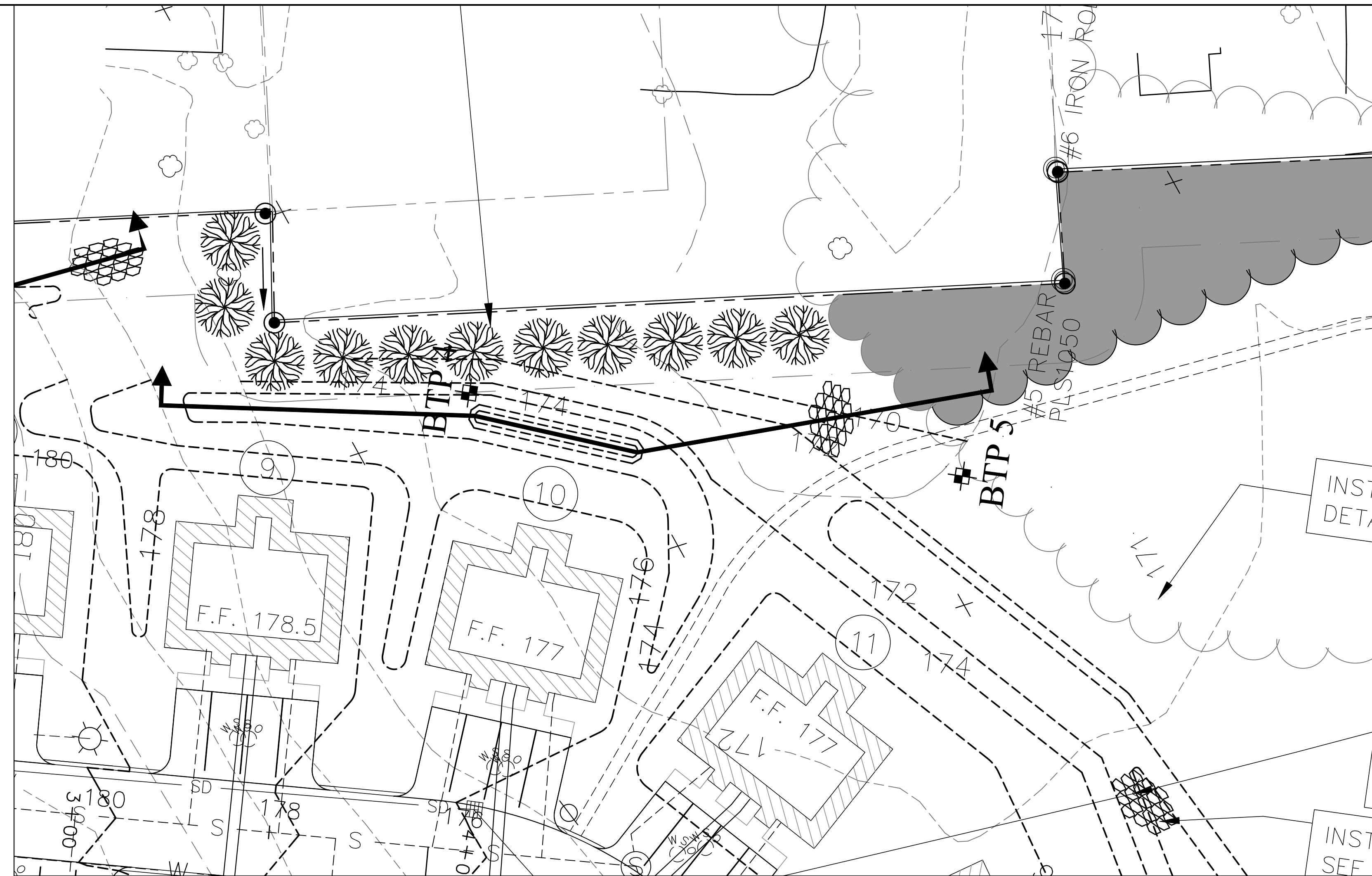
PROJECT NO. 22083  
 DRAWING NO. 13  
 FIELDBOOK:  
 SCALE:  
 DATE ISSUED:  
 CLIENT & OWNER:  
 WOODS ENTERPRISES  
 14 WESSEY STREET  
 BANGOR, ME 04401

Plymouth Engineering, Inc.  
 P.O. Box 46 30 Lower Detroit Road  
 Plymouth, Maine 04989  
 Tel: (207) 257-2071 Fax: (207) 257-2130  
 info@plymouthengineering.com  
 www.plymouthengineering.com

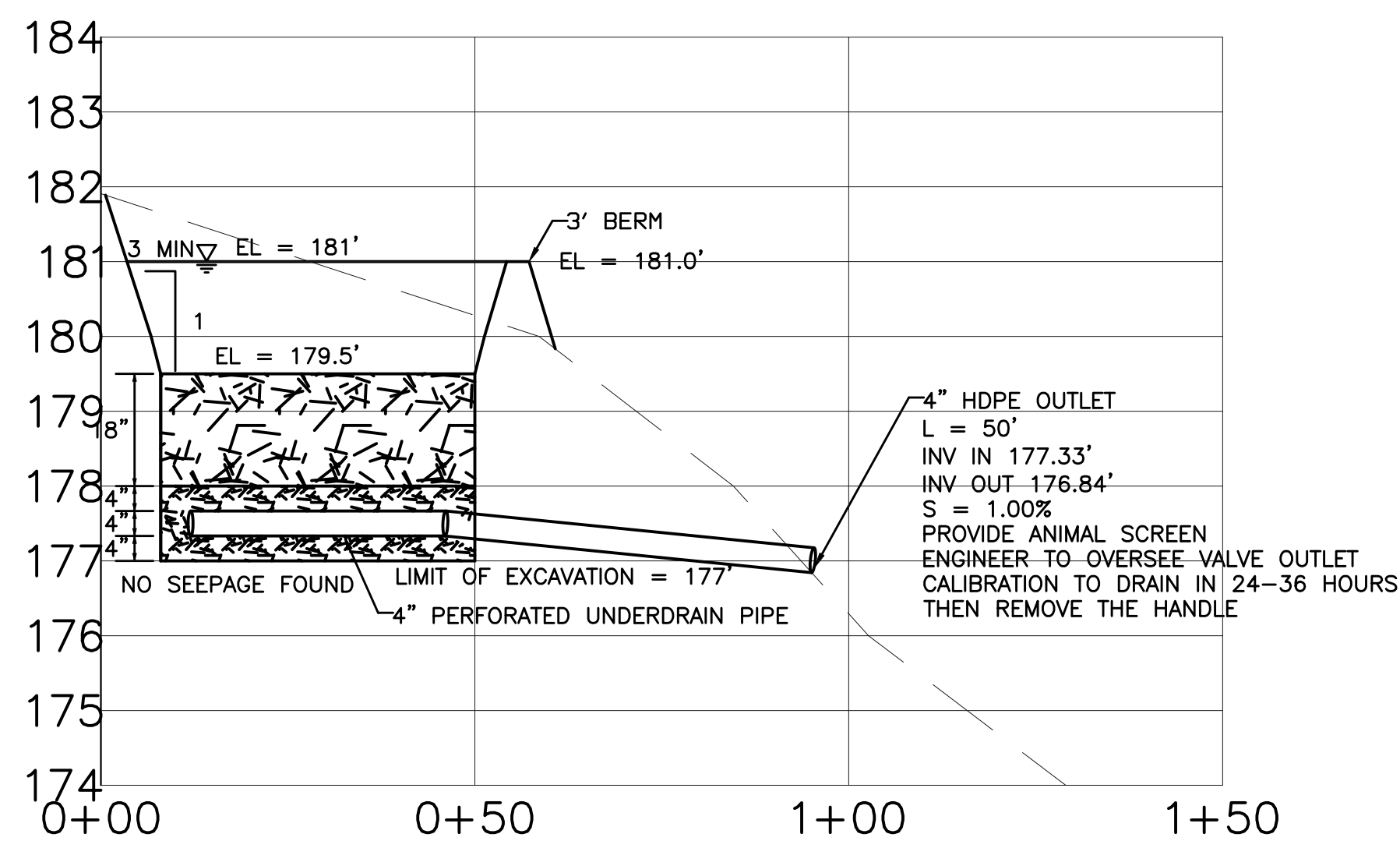




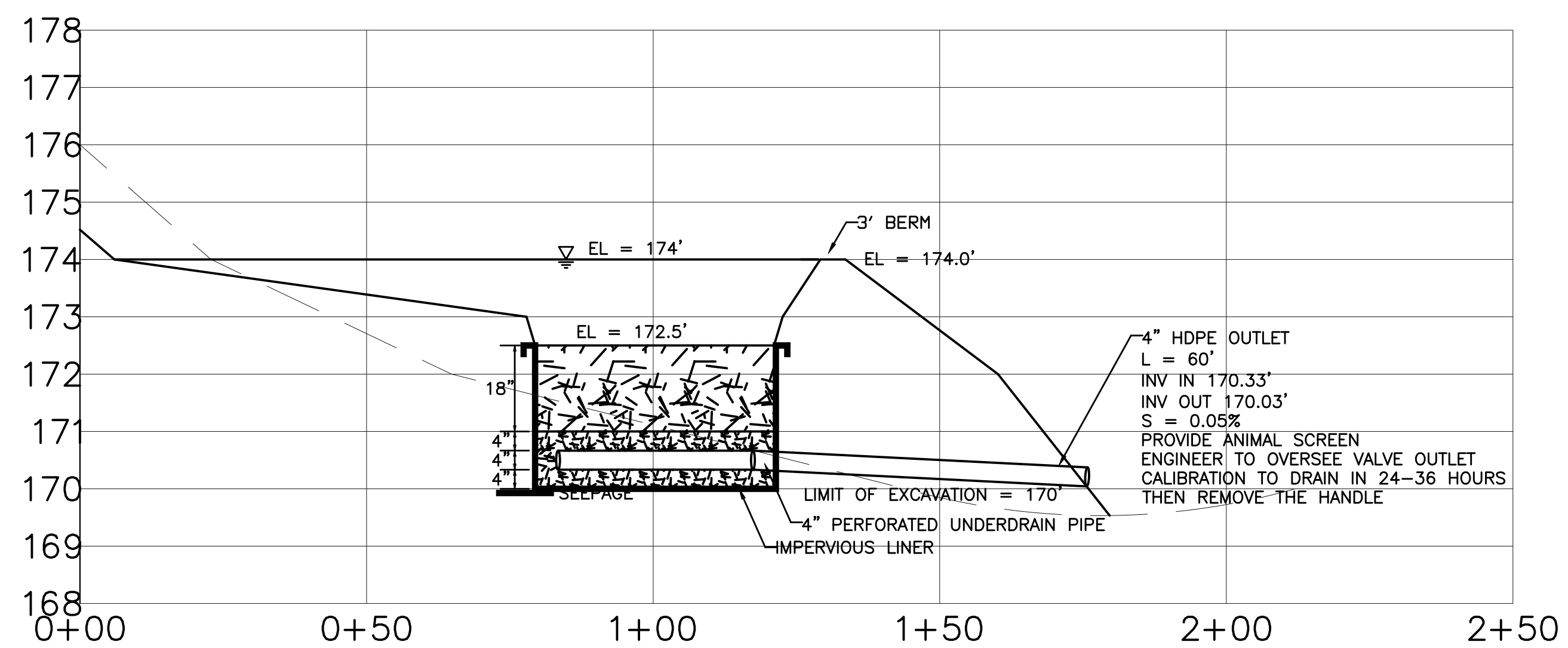
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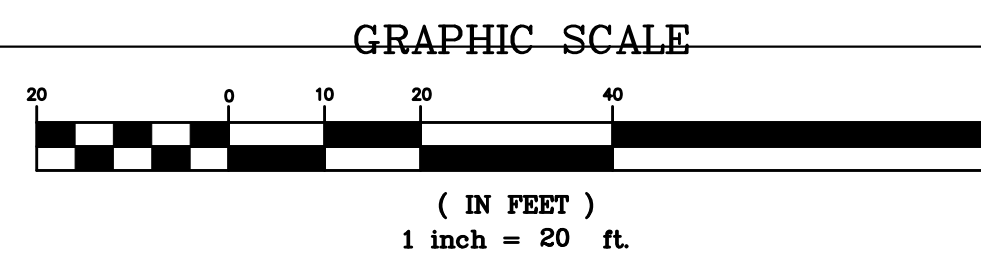
USF4



USF 3



USF 4



NO.	DATE	REVISIONS DESCRIPTION

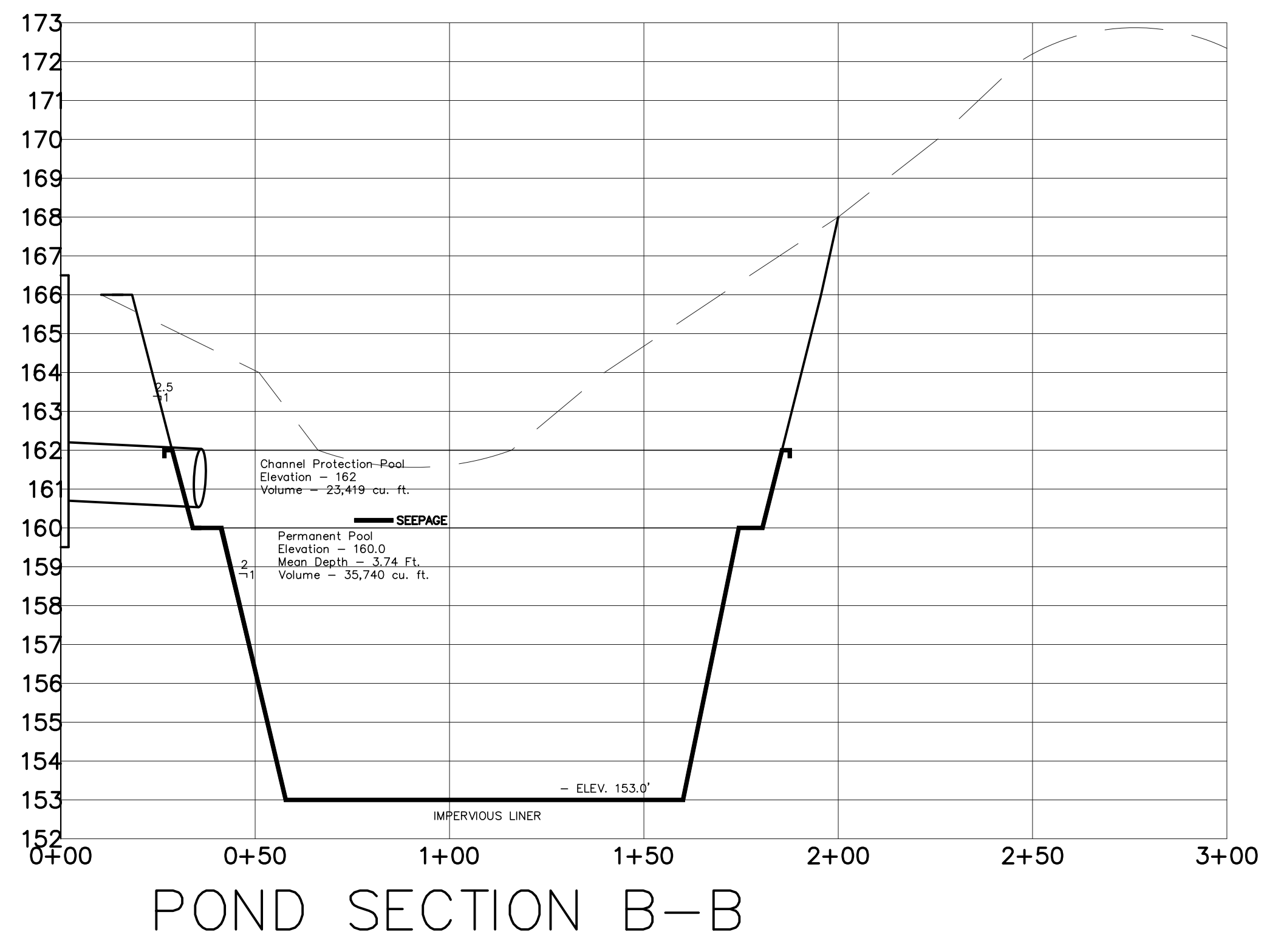
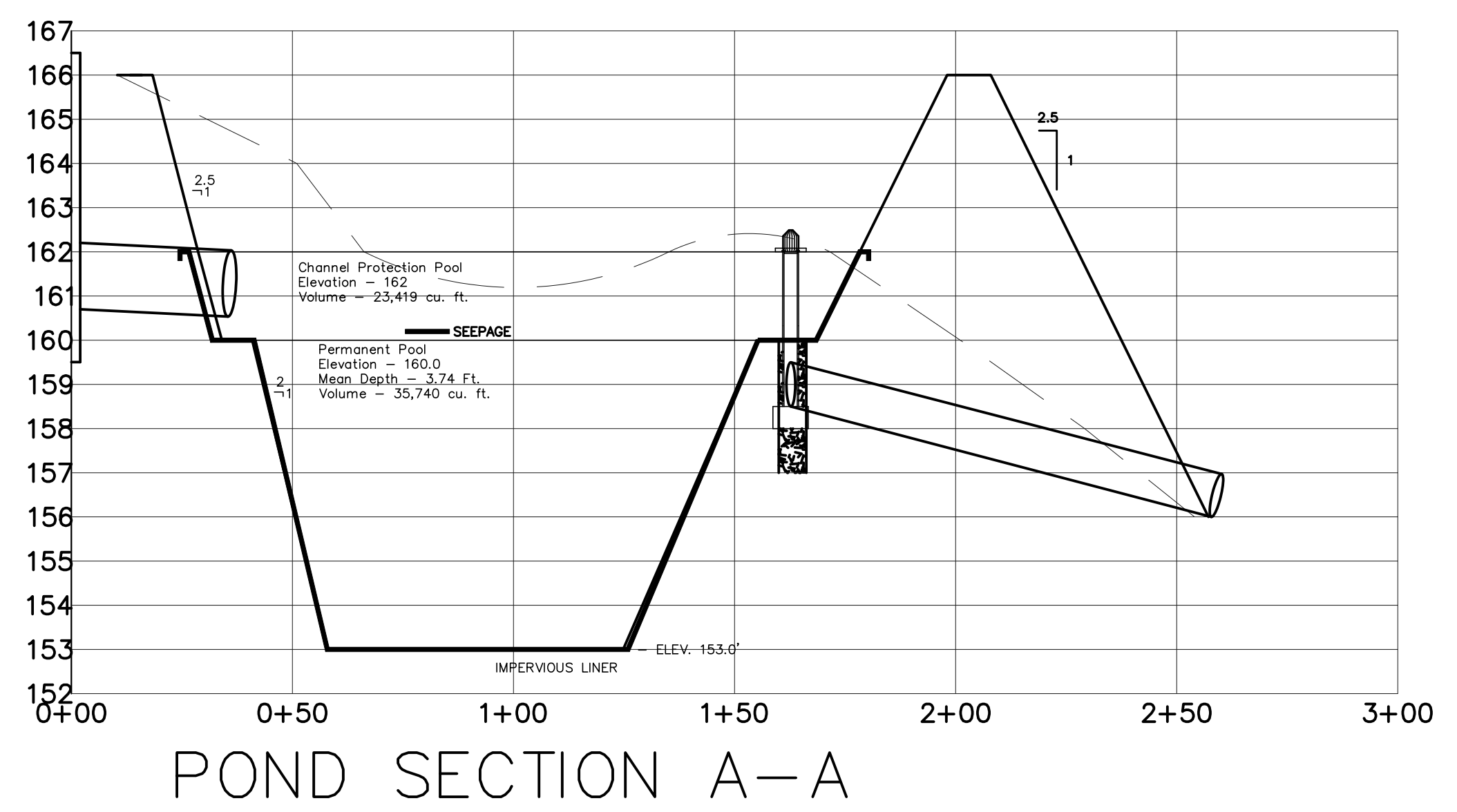
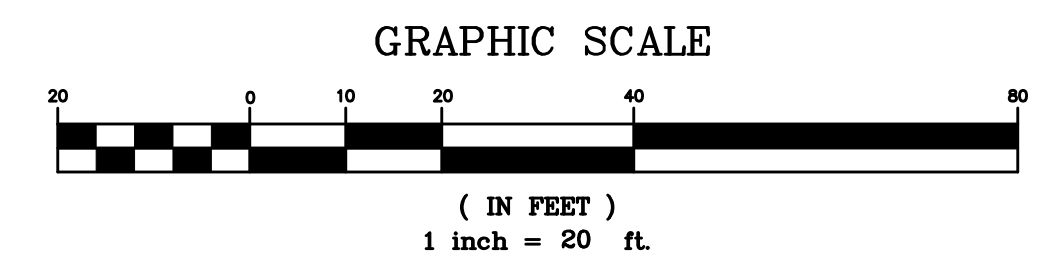
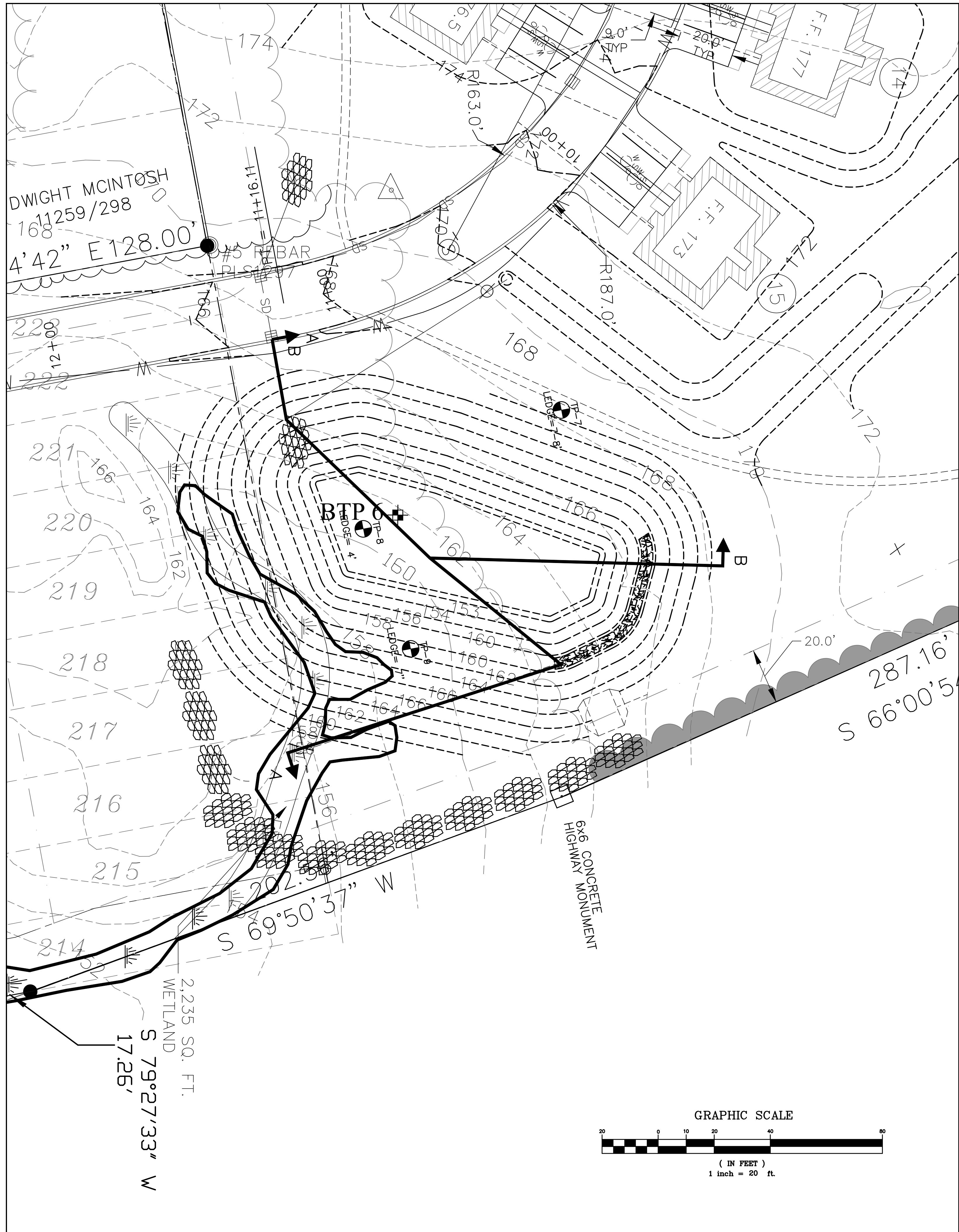
PROJECT NAME: THE MAINE WOODS SUBDIVISION  
 LANCASTER AVE., BANGOR, PENOBSCOT COUNTY MAINE  
 SHEET NAME: USF PLAN & PROFILE

PROJECT NO. 22083  
 DRAWING NO. 14-ESSE-01  
 FIELDBOOK: 14-ESSE-01  
 SCALE: 1" = 20'  
 DATE ISSUED: 10/27/23  
 CLIENT & OWNER: PLYMOUTH ENGINEERING, INC.  
 BANGOR, ME 04401

Plymouth Engineering, Inc.  
 P.O. Box 46 30 Lower Detroit Road  
 Plymouth, Maine 04989  
 Tel: (207) 257-2071 Fax: (207) 257-2130  
 info@plymouthengineering.com  
 www.plymouthengineering.com

STATE OF MAINE  
 SCOTT E. BRALEY  
 No. 272  
 10/27/23  
 14-ESSE-01

DRAWINGS NOT SEALED ARE FOR PLANNING PURPOSES ONLY AND ARE NOT INTENDED FOR PERMITTING, BIDDING OR CONSTRUCTION  
 SHEET 14 OF 17  
**C13**



REVISIONS		NO.	DATE	DESCRIPTION

PROJECT NAME: THE MAINE WOODS SUBDIVISION  
 DRAWING NO.: 22083  
 FIELDBOOK:  
 SCALE:  
 DATE ISSUED:  
 CLIENT & OWNER: KAY ESSEX, LLC  
 BANGOR, ME 04401

REGISTERED: PLYMOUTH ENGINEERING, Inc.  
 P.O. Box 46 30 Lower Detroit Road  
 Plymouth, Maine 04989  
 Tel: (207) 257-2071 Fax: (207) 257-2130  
 info@plymouthengineering.com  
 www.plymouthengineering.com

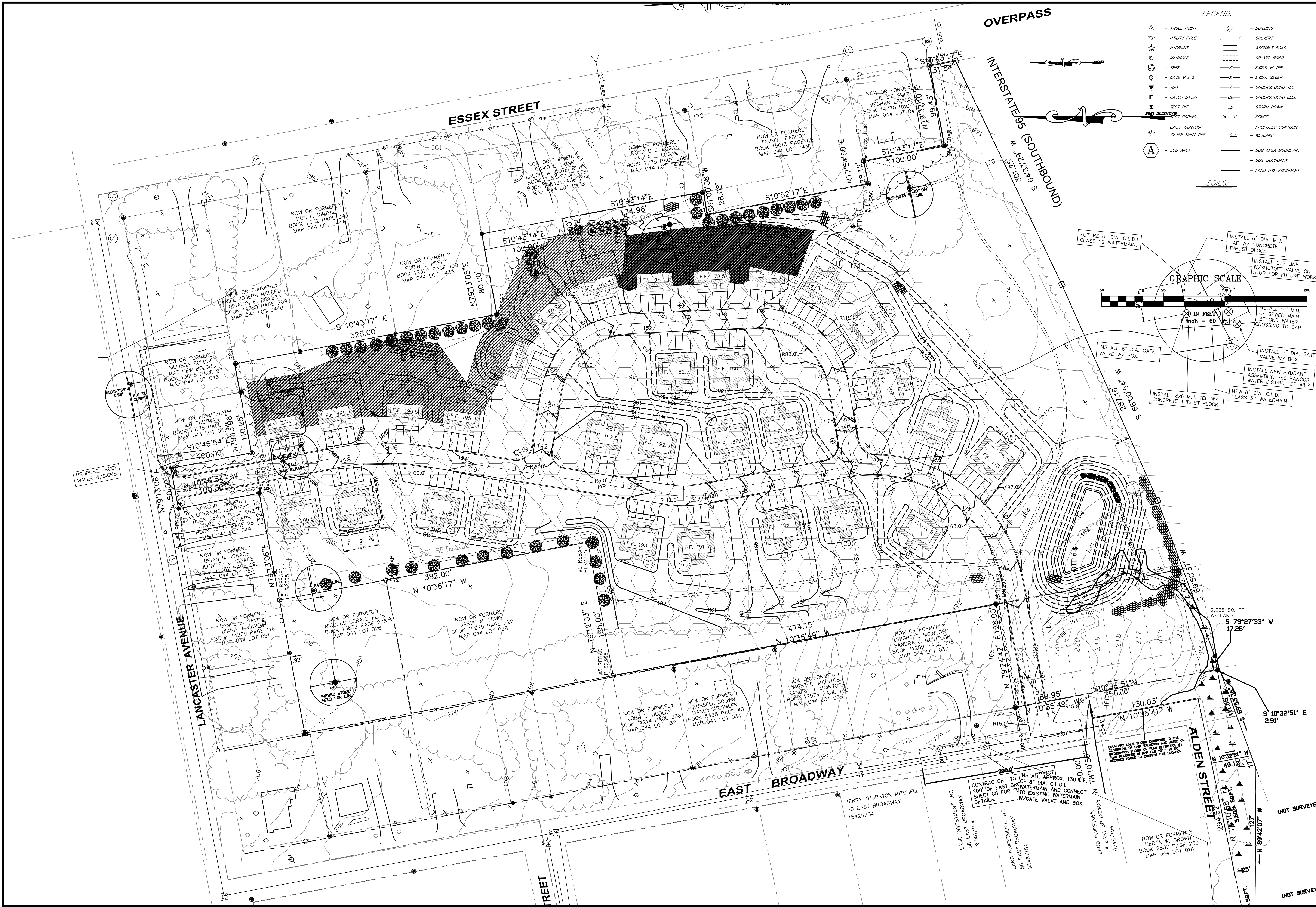
STATE OF MAINE  
 SCOTT J. BRALOW  
 No. 6227  
 10/27/23  
 141 ESSEX, LLC

DRAWINGS NOT SEALED ARE FOR PLANNING PURPOSES ONLY AND ARE NOT INTENDED FOR PERMITTING, BIDDING OR CONSTRUCTION

SHEET 15 OF 17

# C14

Oct 30, 2023 - 9:54am  
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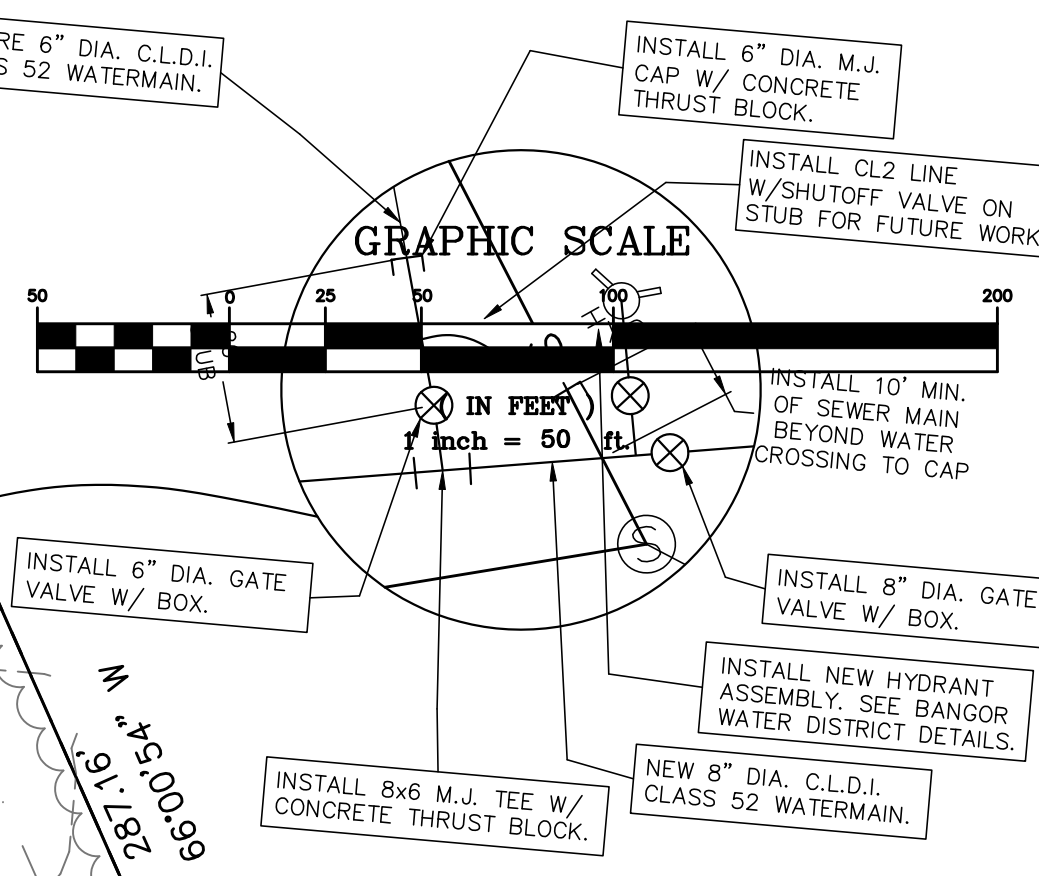


OVERPASS

INTERSTATE 95 (SOUTHBOUND)

- LEGEND:**
- △ - ANGLE POINT
  - - UTILITY POLE
  - ⊕ - HYDRANT
  - ⊙ - MANHOLE
  - ⊗ - TREE
  - ⊕ - GATE VALVE
  - ⊖ - TBM
  - ⊕ - CATCH BASIN
  - ⊕ - TEST PIT
  - ⊕ - TEST BORING
  - ⊕ - EXIST. CONTOUR
  - ⊕ - WATER SHUT OFF
  - ⊕ - SUB AREA
  - ▭ - BUILDING
  - - CULVERT
  - - ASPHALT ROAD
  - - GRAVEL ROAD
  - - EXIST. WATER
  - - EXIST. SEWER
  - - UNDERGROUND TEL.
  - - UNDERGROUND ELEC.
  - - STORM DRAIN
  - - FENCE
  - - PROPOSED CONTOUR
  - - WETLAND
  - - SUB AREA BOUNDARY
  - - SOIL BOUNDARY
  - - LAND USE BOUNDARY

**SOILS:**



APPROVED:	DATE:	NO.:	DESCRIPTION:

PROJECT NAME: THE MAINE WOODS SUBDIVISION  
PROJECT NO.: 22083  
DRAWING NO.:  
FILEBOOK:  
SCALE:  
DATE ISSUED:

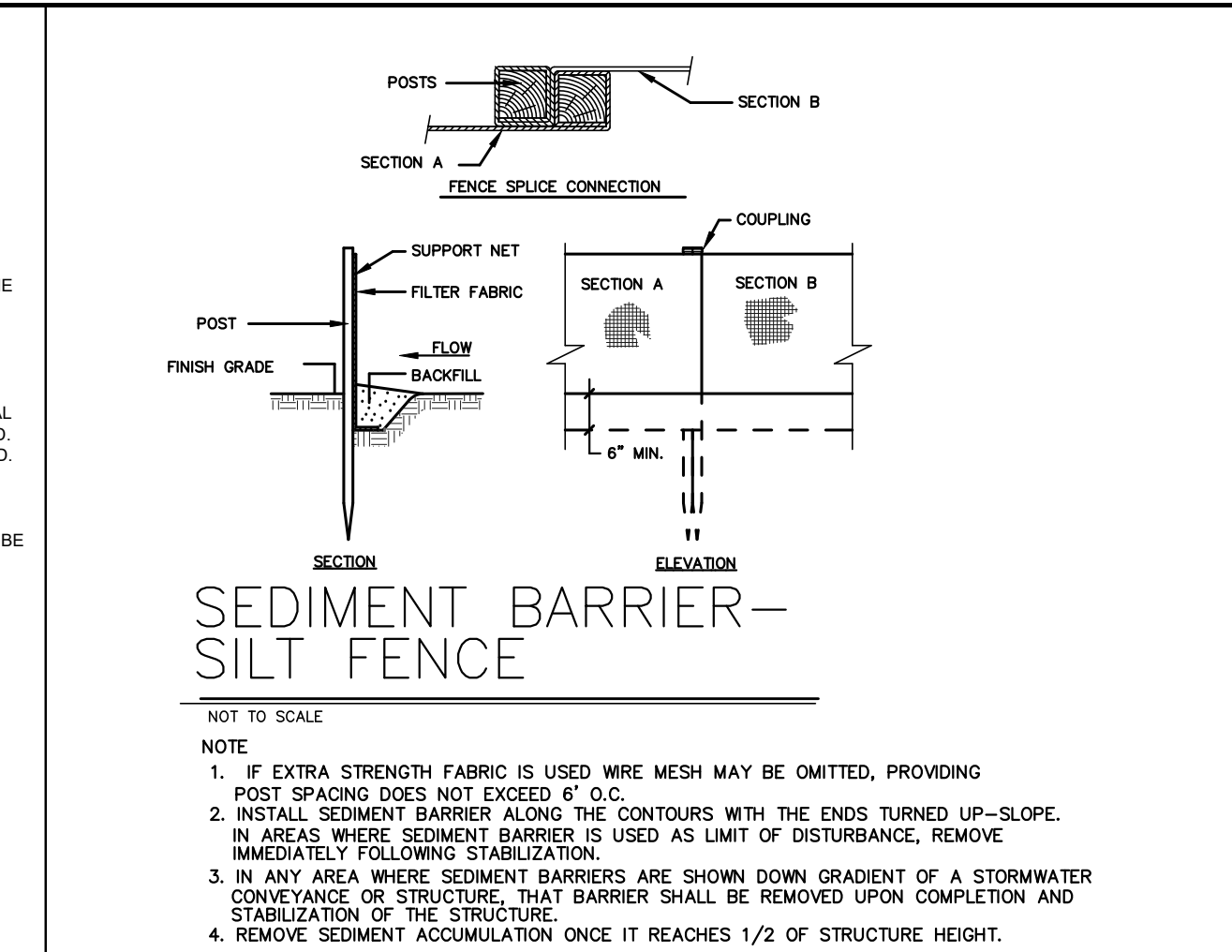
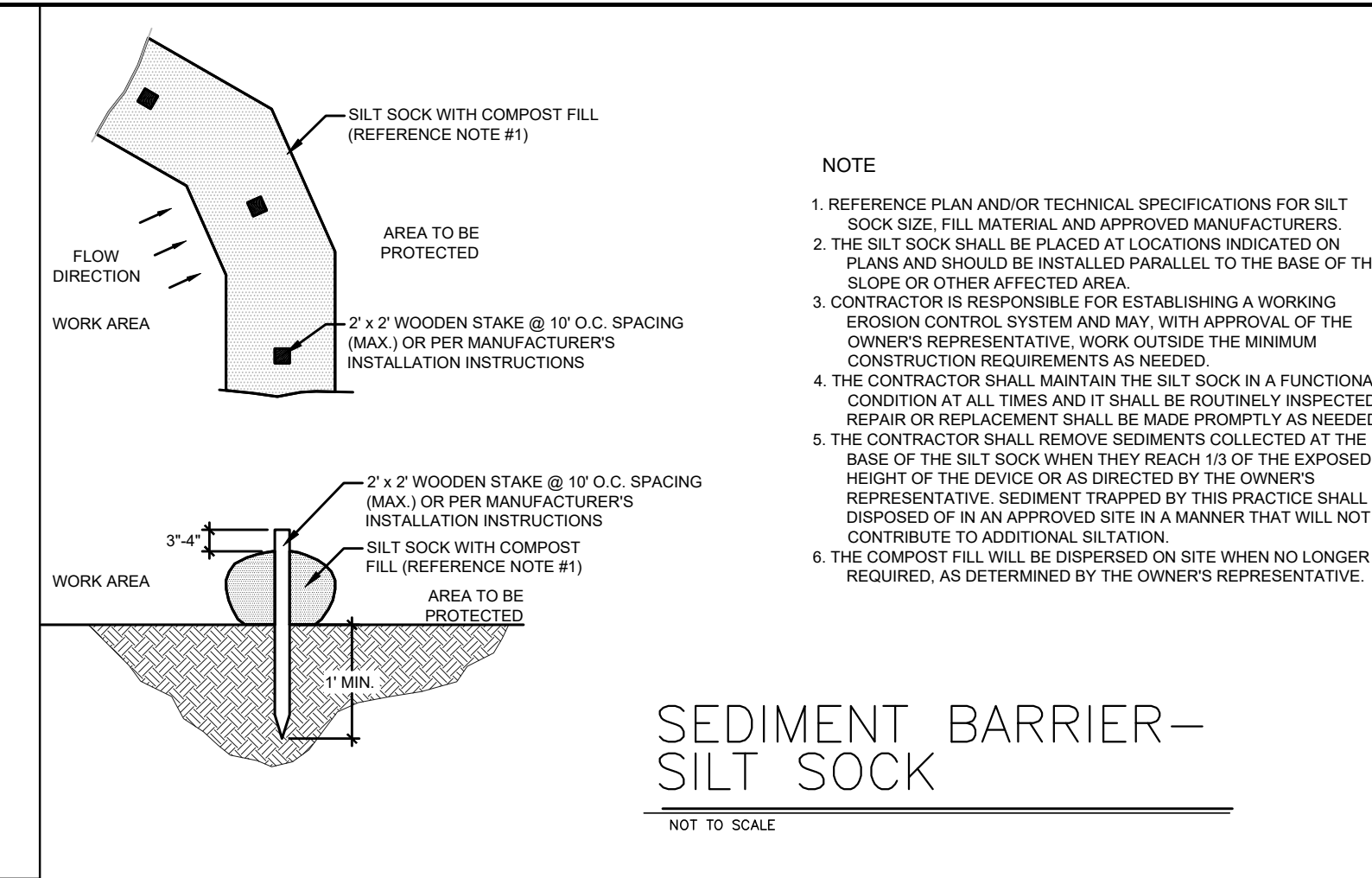
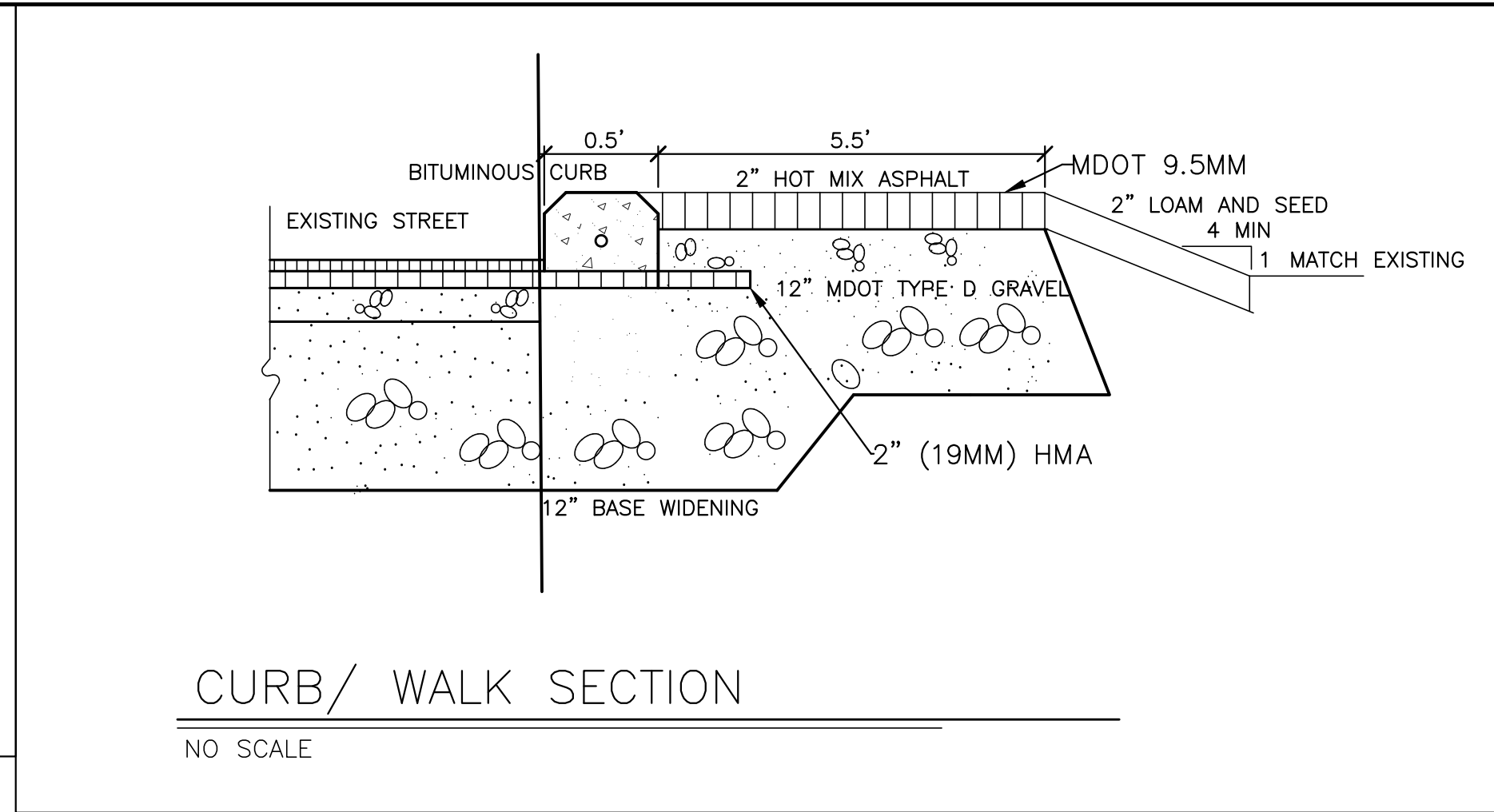
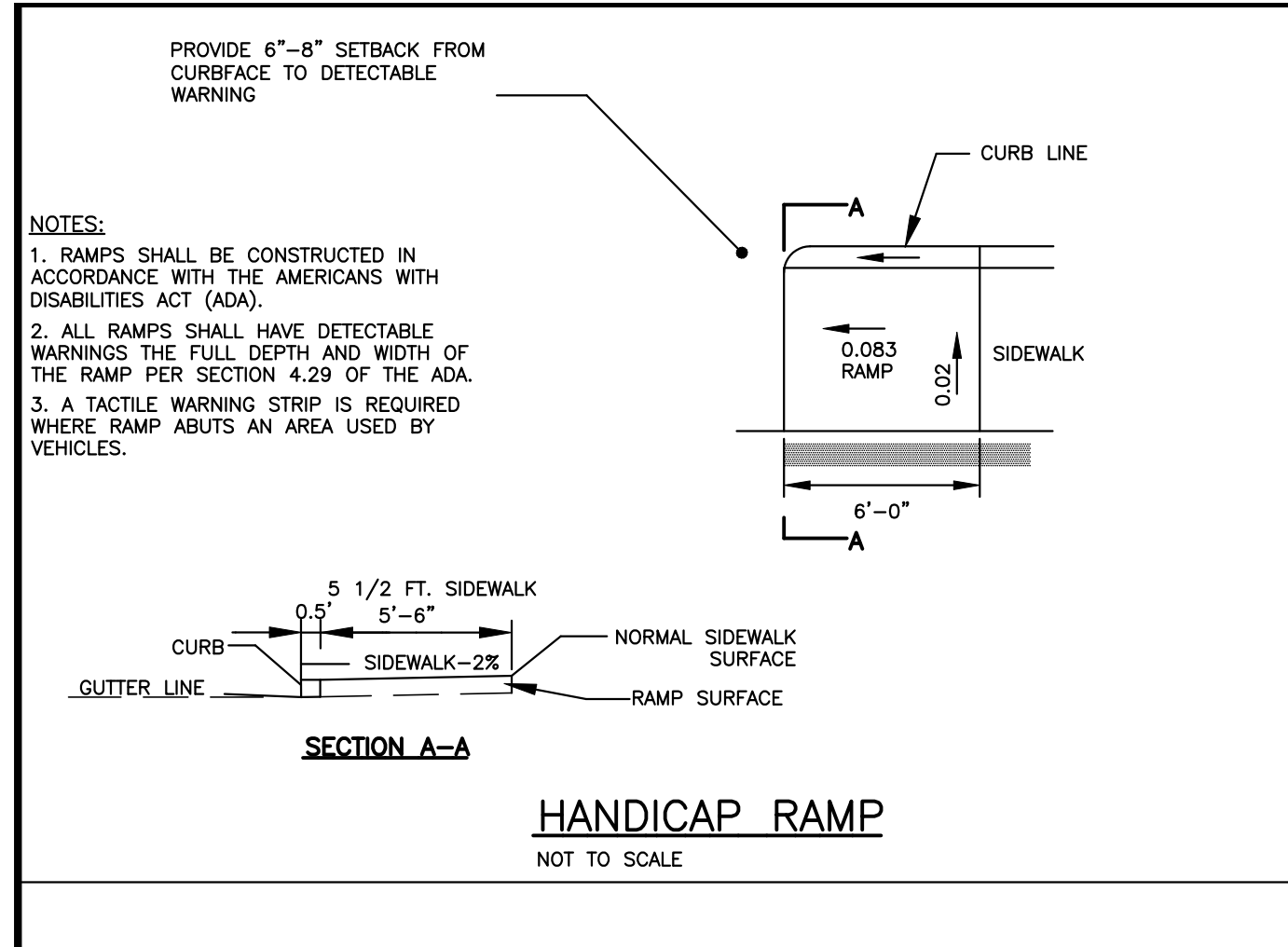
CLIENT & OWNER: 1411 ESSEX ST. BANGOR, ME 04401

FOR REVIEW  
STATE OF MAINE  
SCOTT E. BRALLO  
REGISTERED PROFESSIONAL ENGINEER  
No. 6372  
10/27/23  
DRAWINGS NOT SEALABLE FOR PLANNING PURPOSES ONLY AND ARE NOT INTENDED FOR PERMITTING, BIDDING OR CONSTRUCTION

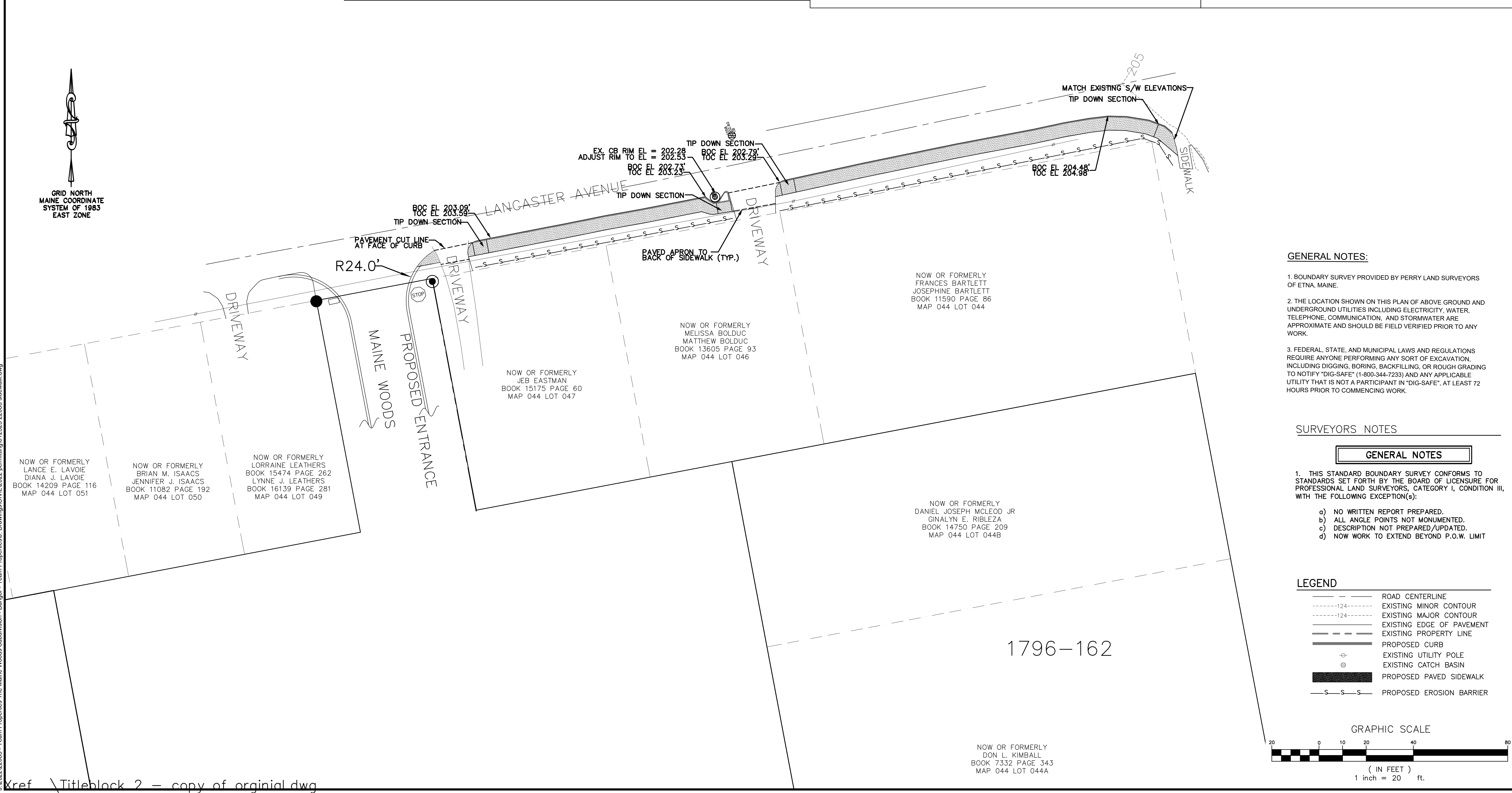
SHEET 16 OF 17

D1





NO.	DATE	REVISIONS	DESCRIPTION	APPL.



PROJECT NAME: THE MAINE WOODS SUBDIVISION  
PROJECT NO.: 22083  
DRAWING NO.:  
FIELDBOOK:  
SCALE:  
DATE ISSUED:  
DESIGNED:  
DRAWN:  
CHECKED:  
APPROVED:  
DATE:  
CLIENT & OWNER: PROPERTIES 1411 ESSEX ST. BANGOR, ME 04401

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

PROJECT NO.: 22083  
DRAWING NO.:  
FIELDBOOK:  
SCALE:  
DATE ISSUED:  
DESIGNED:  
DRAWN:  
CHECKED:  
APPROVED:  
DATE:  
CLIENT & OWNER: PROPERTIES 1411 ESSEX ST. BANGOR, ME 04401

Plymouth Engineering, Inc.  
P.O. Box 46  
30 Lower Detroit Road  
Plymouth, Maine 04869  
Tel: (207) 287-2071 Fax: (207) 287-2130  
info@plymouthengineering.com  
www.plymouthengineering.com

STATE OF MAINE  
SCOTT E. BRADLEY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
10/27/23  
DRAWINGS NOT TO BE USED FOR PLANNING PURPOSES ONLY AND ARE NOT INTENDED FOR PERMITTING, BIDDING OR CONSTRUCTION

SHEET 17 OF 17

**C15**

Oct 30, 2023 - 9:54am  
J:\2022\22083 - Team Properties The Maine Woods Subdivision - Bangor - Team Properties\Drawings\CIVIL\2022 permitting\12523 22083 sidewalk.dwg

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