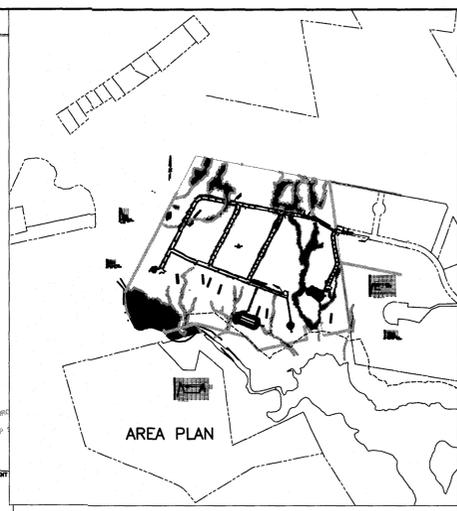
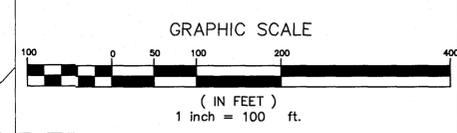


Apr 05, 2023 - 12:43pm
 J:\020220208 - Belfast Little River Rd Subdivision - Belfast\Drawings\CIVIL\3-1-23 base plan.dwg



- LEGEND**
- EXISTING PROPERTY LINE
 - EXISTING SETBACK LINE
 - ROAD CENTERLINE
 - 124- EXISTING MINOR CONTOUR
 - 124- EXISTING MAJOR CONTOUR
 - SD- EXISTING STORMDRAIN
 - S- EXISTING SANITARY SEWER
 - W- EXISTING WATER LINE
 - OHE- EXISTING OVERHEAD ELECTRIC & TELEPHONE
 - UGE- EXISTING UNDERGROUND ELECTRIC & TELEPHONE
 - EXISTING EDGE OF PAVEMENT
 - EXISTING EDGE OF GRAVEL
 - EXISTING TREE LINE
 - TP-A TEST PIT
 - ⊠ EXISTING VALVE
 - ⊕ EXISTING HYDRANT
 - ⊞ EXISTING TRANSFORMER
 - ⊙ EXISTING LIGHT POLE
 - ⊙ EXISTING UTILITY POLE
 - ⊙ EXISTING CATCH BASIN
 - ⊙ EXISTING SEWER MANHOLE
 - ⊙ EXISTING SIGN
 - WETLAND AREA



NO.	DATE	DESCRIPTION	APPROVED

PROJECT NAME
LITTLE RIVER SUBDIVISION

LITTLE RIVER DR., BELFAST, WALDO CNTY MAINE 04915

SHEET NAME
EXISTING CONDITIONS

DESIGNED: PROJECT NO. 22098

DRAWN: DRAWING NO.

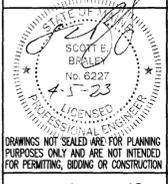
CHECKED: FIELDBOOK

APPROVED: SCALE

PLAN DATE: DATE ISSUED:

CLIENT & OWNER:
 B&B Midcoast Properties
 856 Back Brooks Rd.
 Monroeville, ME 04951

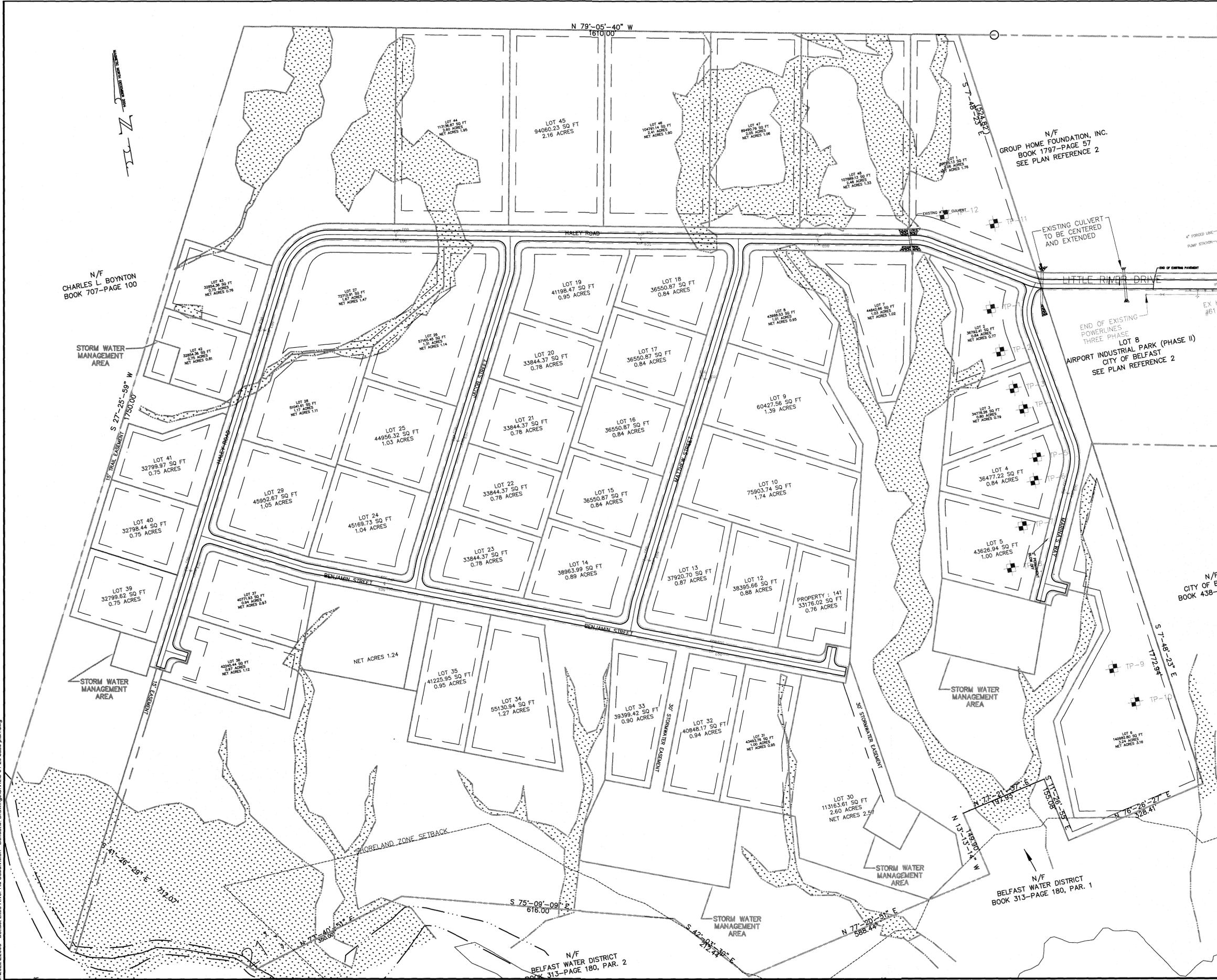
Plymouth Engineering, Inc.
 8 Main St. Ste. C
 Plymouth, Maine 04989
 Tel: (207) 257-8071 Fax: (207) 257-8180
 info@plymouthengineering.com
 www.plymouthengineering.com



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SHEET 1 of 18

EX



NOTES:
 1. SOURCE PLANS AND FEATURES PROVIDED BY GOOD DEEDS, INC. OF BELFAST, ME, AND MAINE GIS LIDAR.
 2. THE LOCATION SHOWN ON THIS PLAN FOR ABOVE AND UNDERGROUND UTILITIES, INCLUDING WATER, ELECTRICITY, TELEPHONE AND SANITARY SEWER ARE APPROXIMATE AND SHOULD BE VERIFIED BEFORE ANY EXCAVATION.
 3. FEDERAL, STATE AND MUNICIPAL REGULATIONS AND LAWS REQUIRE ANYONE PERFORMING ANY SORT OF EXCAVATION, INCLUDING DIGGING, BORING, BACKFILLING OR GRADING TO NOTIFY "DIG SAFE", (1-888-344-7233), AND ANY APPLICABLE UTILITY COMPANY THAT IS NOT A PARTICIPANT IN "DIG-SAFE", AT LEAST 72 HOURS BEFORE THEY BEGIN WORK.

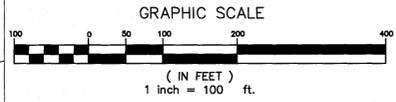
BOUNDARY SURVEY
 of a portion of the property of
 COUNTY OF WALDO
 WALDO COUNTY REGISTRY OF DEEDS
 BOOK 2583 - PAGE
 LITTLE RIVER DRIVE
 BELFAST, WALDO COUNTY, MAINE

PLAN REFERENCES:
 1. THE PLAN OF THE BELFAST WATER COMPANY DATED DECEMBER 1913 AND RECORDED AT THE WALDO COUNTY REGISTRY OF DEED IN PLAN DRAWER 1, PAGE 32.
 2. REVISED SUBDIVISION PLAN OF THE AIRPORT INDUSTRIAL PARK (PHASE II) DATED DECEMBER 17, 1990 AND REVISED FEBRUARY 4, 1991 BY GOOD DEEDS, INC. RECORDED IN THE WALDO COUNTY REGISTRY OF DEEDS IN PLAN DRAWER 16, PAGE 6.

CERTIFICATION:
 THIS SURVEY CONFORMS TO STANDARDS SET FORTH BY THE STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS WITH THE FOLLOWING EXCEPTIONS:
 a. A SURVEYOR'S REPORT OF FINDINGS AND OPINIONS WAS NOT PREPARED.

STATE OF MAINE
 WALDO, ss, REGISTRY OF DEEDS
 Received
 at _____ h _____ m _____ M, and recorded
 in Plan File _____
 ATTEST:
 REGISTER

- LEGEND**
- EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - PROPOSED SETBACK LINE
 - EXISTING SETBACK LINE
 - EXISTING CENTERLINE
 - EXISTING MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - PROPOSED CONTOUR
 - EXISTING STORMDRAIN
 - PROPOSED STORMDRAIN
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - EXISTING FORCEMAIN
 - PROPOSED FORCEMAIN
 - EXISTING OVERHEAD ELECTRIC & TELEPHONE
 - PROPOSED OVERHEAD ELECTRIC & TELEPHONE
 - EXISTING UNDERGROUND ELECTRIC & TELEPHONE
 - PROPOSED UNDERGROUND ELECTRIC & TELEPHONE
 - EXISTING EDGE OF PAVEMENT
 - PROPOSED EDGE OF PAVEMENT
 - EXISTING EDGE OF GRAVEL
 - PROPOSED EDGE OF GRAVEL
 - EXISTING TREE LINE
 - PROPOSED TREE LINE
 - TP-A TEST PIT
 - EX VALVE EXISTING VALVE
 - EX HYDRANT EXISTING HYDRANT
 - EX HYDRANT PROPOSED HYDRANT
 - EX TRANSFORMER EXISTING TRANSFORMER
 - EX TRANSFORMER PROPOSED TRANSFORMER
 - EX LIGHT POLE EXISTING LIGHT POLE
 - EX LIGHT POLE PROPOSED LIGHT POLE
 - EX UTILITY POLE EXISTING UTILITY POLE
 - EX UTILITY POLE PROPOSED UTILITY POLE
 - EX CATCH BASIN EXISTING CATCH BASIN
 - EX CATCH BASIN PROPOSED CATCH BASIN
 - EX MANHOLE EXISTING SEWER MANHOLE
 - EX MANHOLE PROPOSED SEWER MANHOLE
 - EX WELL PROPOSED WELL
 - EX SIGN EXISTING SIGN
 - EX SIGN PROPOSED SIGN
 - WETLAND AREA
 - RIPRAP
 - EXISTING PAVEMENT AREA
 - PROPOSED PAVEMENT AREA



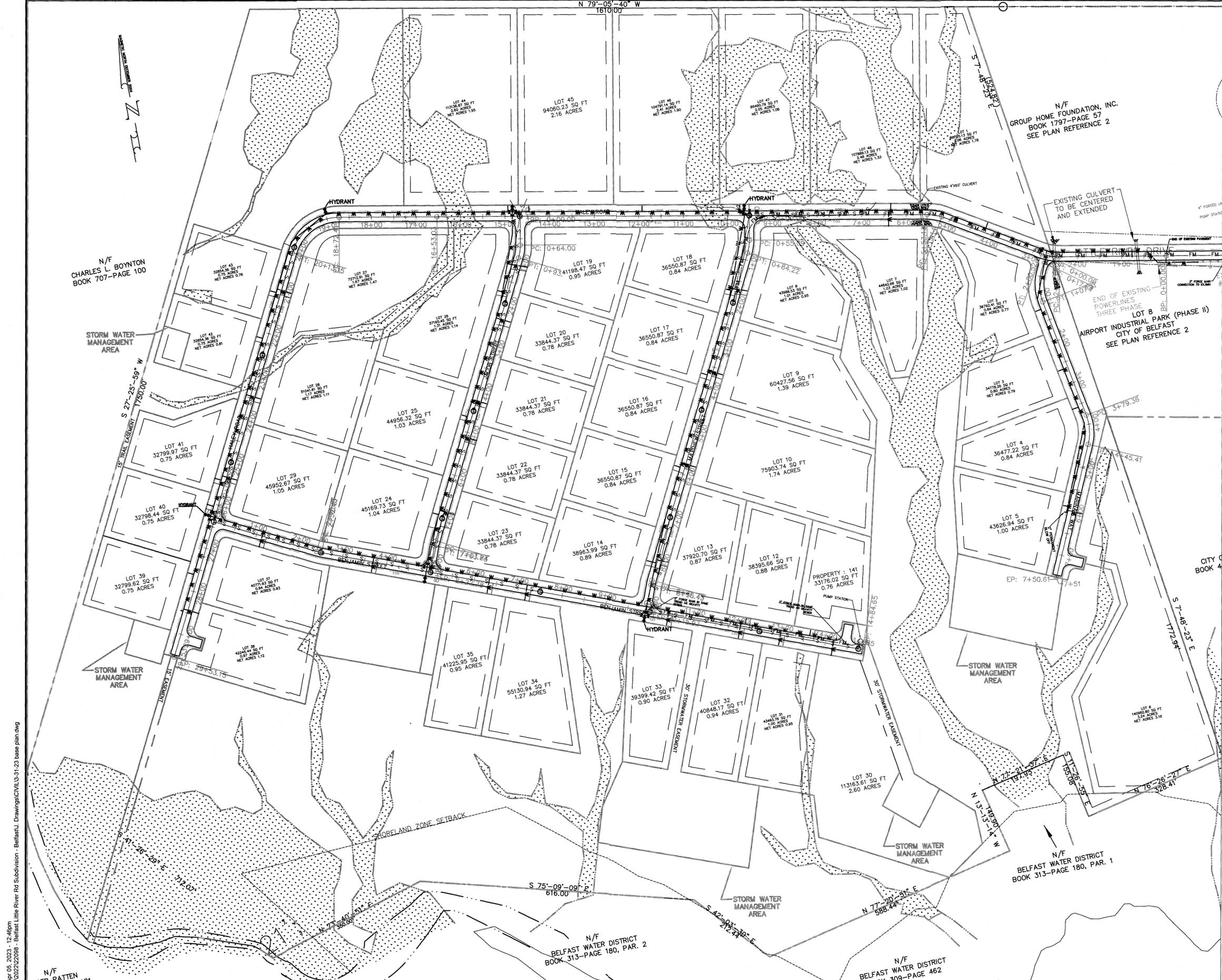
NO.	DATE	DESCRIPTION	BY

PROJECT NAME: LITTLE RIVER SUBDIVISION
 PROJECT NO.: 22098
 DRAWING NO.:
 FIELDBOOK:
 SCALE:
 DATE ISSUED:
 CLIENT & OWNER: B&B Midcoast Properties
 855 Back Brooks Rd.
 Monroeville, ME 04951

DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 APPROVED BY:
 PLAN DATE:
 PLAN NO.:

Plymouth Engineering, Inc.
 8 Main St., Ste. C
 Plymouth, Maine 04989
 Tel: (207) 207-8071 Fax: (207) 207-8130
 info@plymouthengineering.com
 www.plymouthengineering.com





LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- EXISTING SETBACK LINE
- ROAD CENTERLINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED CONTOUR
- EXISTING STORMDRAIN
- PROPOSED STORMDRAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING OVERHEAD ELECTRIC & TELEPHONE
- PROPOSED OVERHEAD ELECTRIC & TELEPHONE
- EXISTING UNDERGROUND ELECTRIC & TELEPHONE
- PROPOSED UNDERGROUND ELECTRIC & TELEPHONE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- PROPOSED EDGE OF GRAVEL
- EXISTING TREE LINE
- PROPOSED TREE LINE
- TP-A TEST PIT
- EXISTING VALVE
- PROPOSED VALVE
- EXISTING HYDRANT
- PROPOSED HYDRANT
- EXISTING TRANSFORMER
- PROPOSED TRANSFORMER
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- EXISTING SIGN
- PROPOSED SIGN
- WETLAND AREA
- RIPRAP
- EXISTING PAVEMENT AREA
- PROPOSED PAVEMENT AREA

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

NO.	DATE	DESCRIPTION

PROJECT NAME: **LITTLE RIVER SUBDIVISION**

PROJECT NO.: 22098

DRAWING NO.: **ROAD PLAN**

FIELDBOOK: **MAINE 04915**

SCALE: **AS SHOWN**

DATE ISSUED:

DESIGNED: **PLANNING**

DRAWN:

CHECKED:

APPROVED:

PLAN DATE:

CLIENT & OWNER: **B&B Midcoast Properties LLC, 800 Beech Street, Bangor, ME 04901**

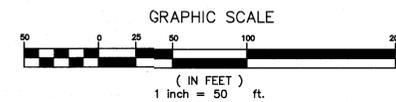
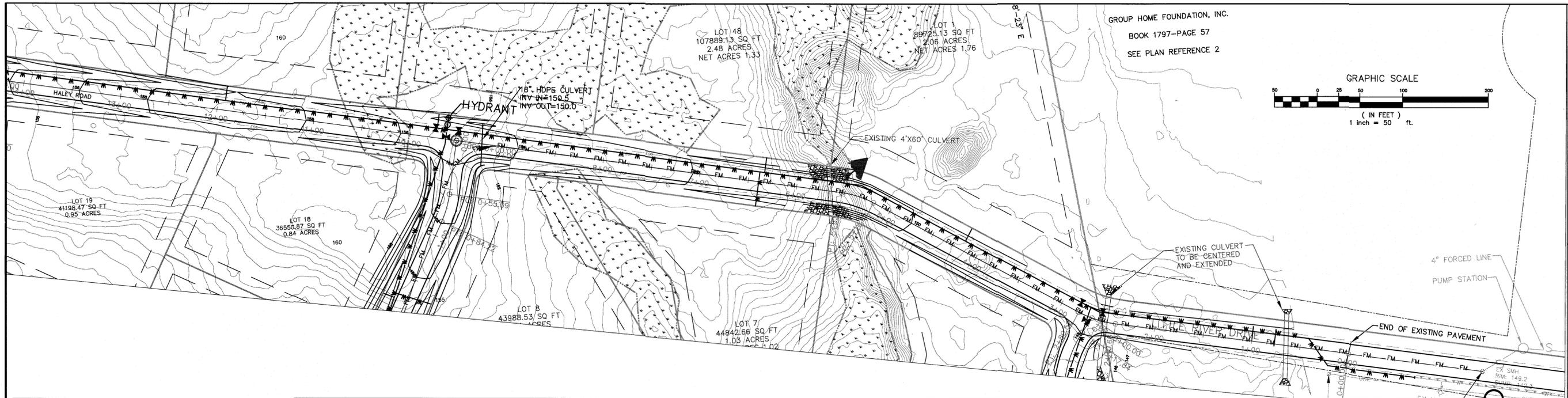
Plymouth Engineering, Inc.
8 Main St. Ste. C
Plymouth, Maine 04969
Tel: (207) 257-2071 Fax: (207) 257-8130
info@plymouthengineering.com
www.plymouthengineering.com

STATE OF MAINE
SCOTT E. BRIDGES
No. 6227
4-12-23
LICENSED PROFESSIONAL ENGINEER

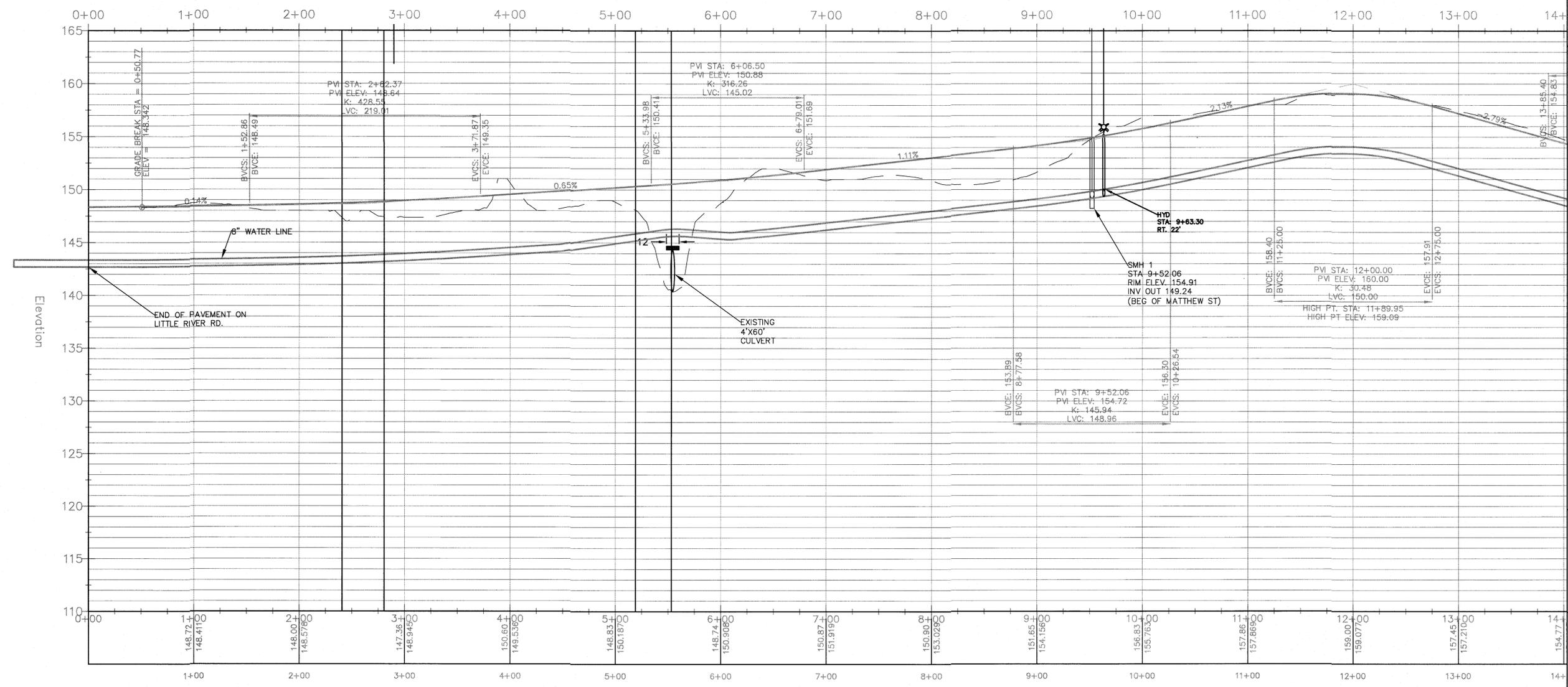
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SHEET 3 OF 18

C2



HALEY ROAD



REVISIONS	NO.	DATE	DESCRIPTION

PROJECT NAME: LITTLE RIVER SUBDIVISION
 SHEET NAME: HALEY ROAD PLAN & PROFILE
 PROJECT NO: 22098
 DRAWING NO: 0499
 FEEDBOOK: 0499
 SCALE: 1" = 50'
 DATE ISSUED: 04/05/23
 DESIGNER: B&B Midcoast Properties
 CLIENT & OWNER: B&B Midcoast Properties
 656 Seaboard Rd.
 Biddeford, ME 04851

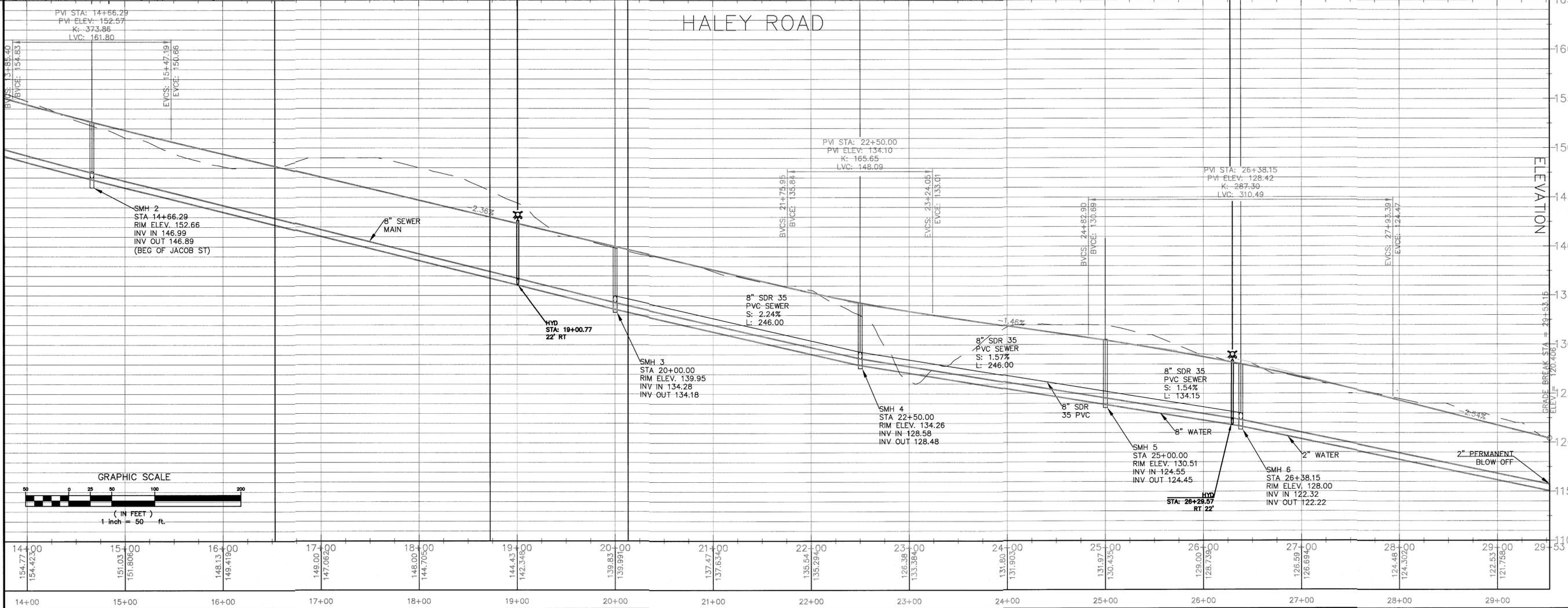
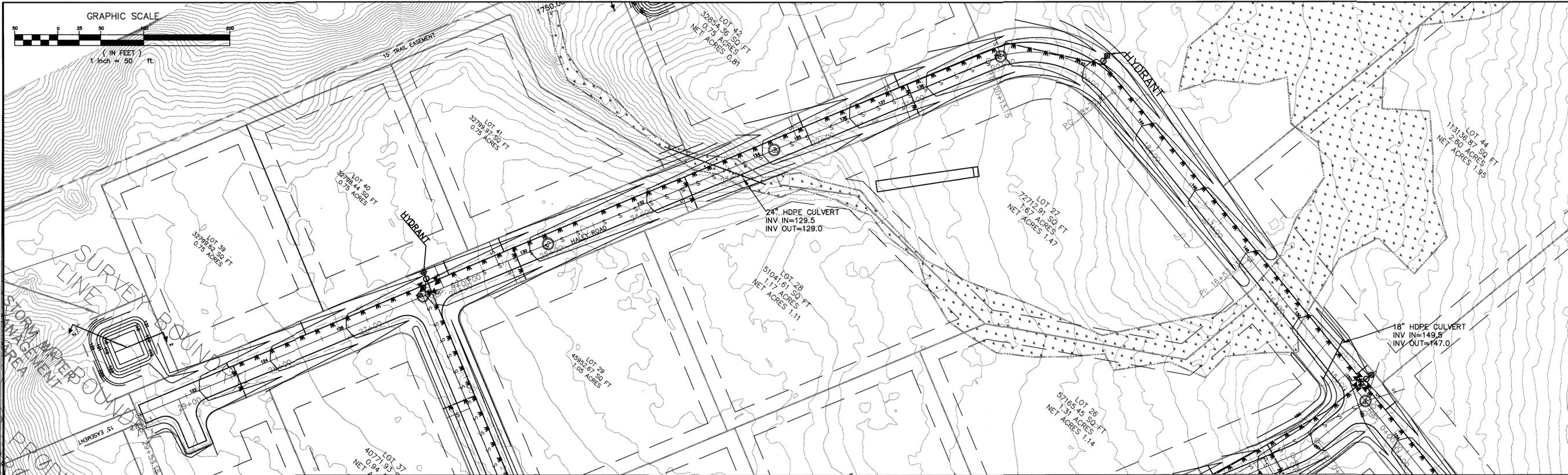
Plymouth Engineering, Inc.
 8 Main St. Ste. C
 Plymouth, Maine 04999
 Tel: (207) 257-2071 Fax: (207) 257-2130
 info@plymouthengineering.com
 www.plymouthengineering.com

STATE OF MAINE
 SCOTT E. BRALEY
 No. 6227
 LICENSED PROFESSIONAL ENGINEER

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SHEET 4 of 18

C3



Apr 05, 2023 - 12:56pm
 J:\2022\20209 - Belfast Little River Rd Subdivision - Belfast\U Drawings\CIVIL\3-23 base plan.dwg

DESIGNED BY: [Blank]
DRAWN BY: [Blank]
CHECKED BY: [Blank]
APPROVED BY: [Blank]
PLAN DATE: [Blank]
CLIENT & OWNER: [Blank]

PROJECT NO.: 20209
DRAWING NO.: [Blank]
FIELDBOOK: [Blank]
SCALE: [Blank]
DATE ISSUED: [Blank]

RESOURCES:

PROJECT NAME: LITTLE RIVER SUBDIVISION
PROJECT NO.: 20209
DATE ISSUED: MAINE 04/15
CLIENT & OWNER: LITTLE RIVER DR., BELFAST, WALDO CNTY

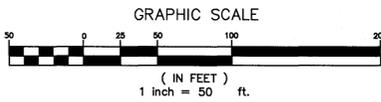
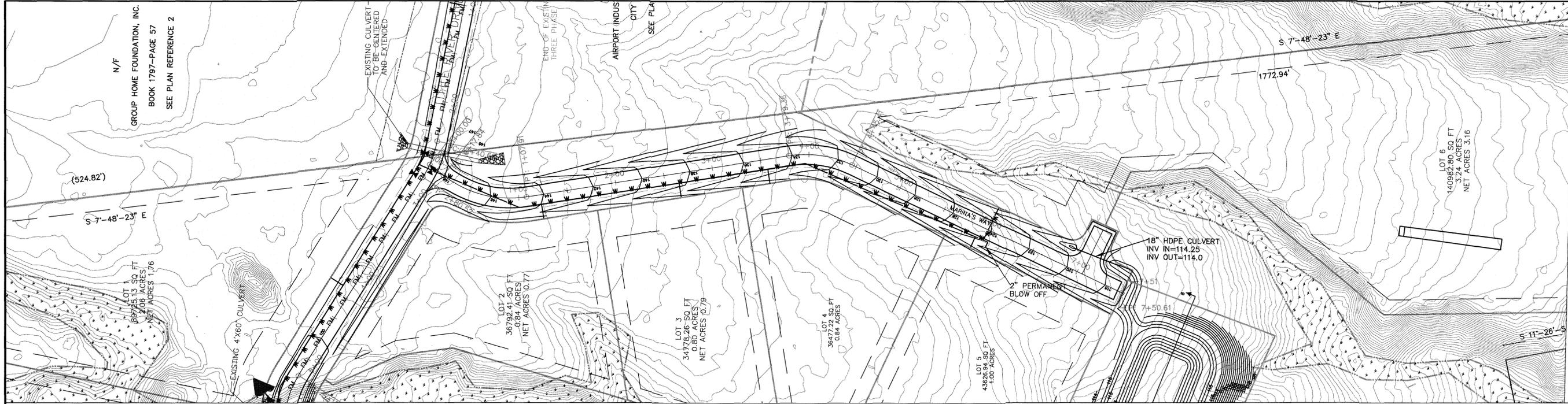
PLANNING ENGINEERING, Inc.
 9 Main St., Ste. C
 Plymouth, Maine 04989
 Tel: (207) 267-2071 Fax: (207) 267-2180
 info@plymouthengineering.com
 www.plymouthengineering.com

STATE OF MAINE
 REGISTERED PROFESSIONAL ENGINEER
 SCOTT B. BRADY
 No. 6227
 Exp. 12/31/23

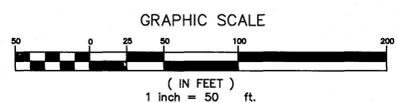
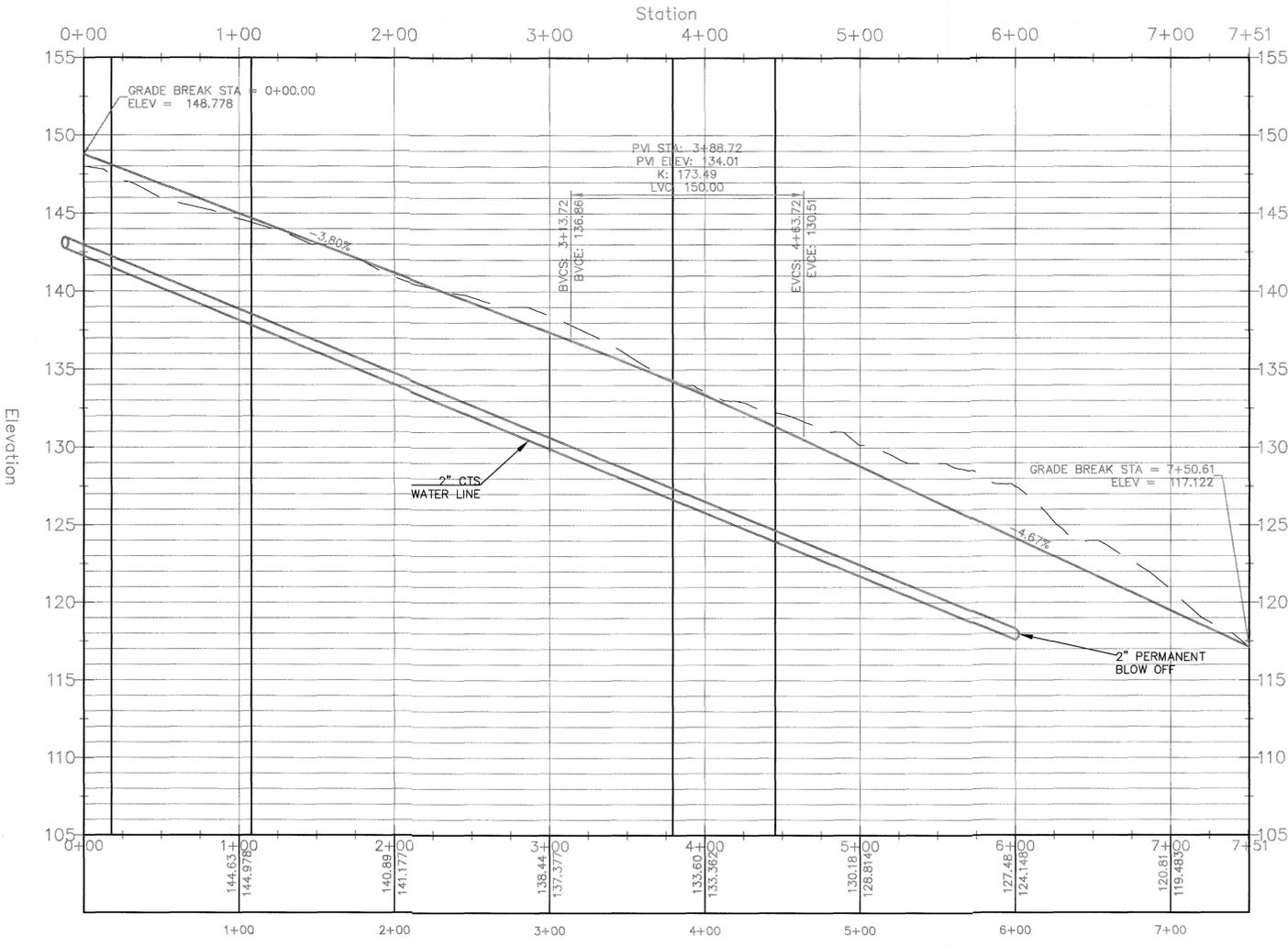
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SHEET 5 OF 18

C4



MARINA'S WAY



NO.	DATE	REVISIONS

PROJECT NAME: LITTLE RIVER SUBDIVISION
 LITTLE RIVER DR., BELFAST, WALDO CNTY MAINE 04915
 SHEET NAME: MARINAS ROAD PLAN & PROFILE

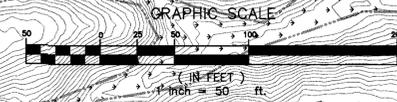
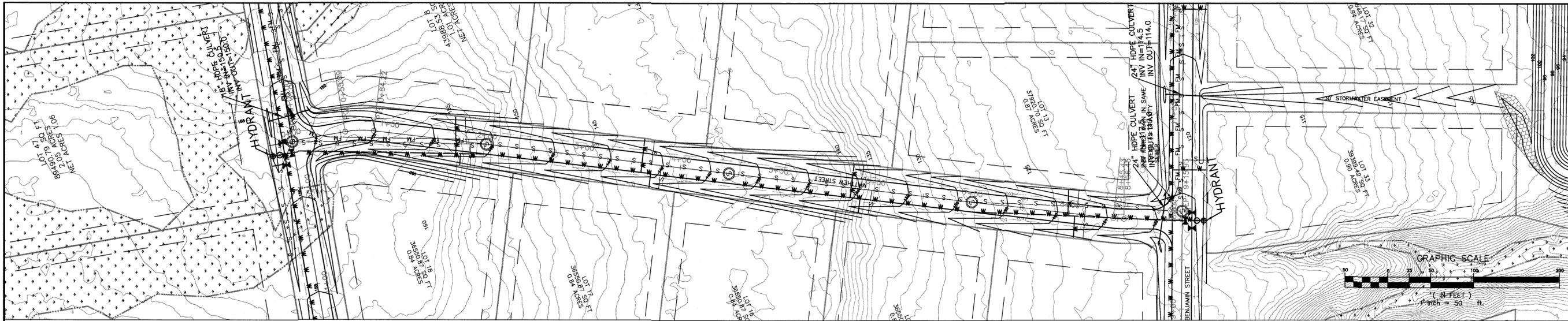
PROJECT NO. 22098
 DRAWING NO. FIELDBOOK
 SCALE: DATE ISSUED:
 DESIGNED: CHECKED: APPROVED: PLAN DATE:
 CLIENT & OWNER: B&B Engineering, Inc.
 855 Box Dr., Morriss, ME 04951

Plymouth Engineering, Inc.
 8 Main St. Ste. C
 Plymouth, Maine 04989
 Tel: (207) 257-2071 Fax: (207) 257-2130
 info@plymouthengineering.com
 www.plymouthengineering.com

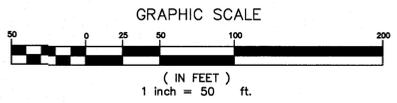
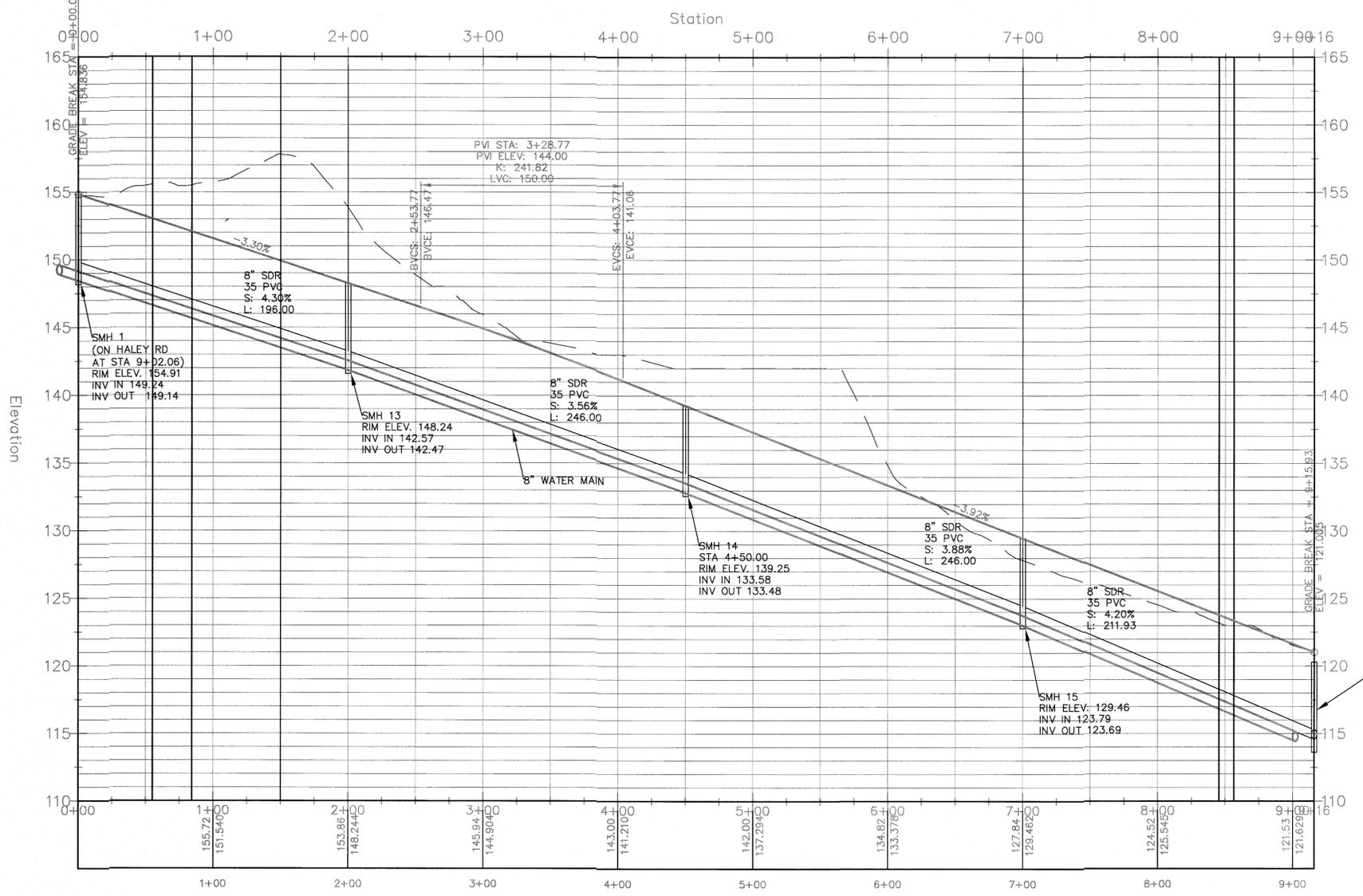


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 SHEET 6 OF 18
C5

Apr 05, 2023, 1:04pm
 2/22/22/2098 - Belfast Little River Rd Subdivision - BelfastU_Drawing/CNV/LS-31-23 base plan.dwg



MATTHEW STREET



NO.	DATE	DESCRIPTION	DRAWN	APPRO.

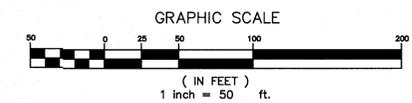
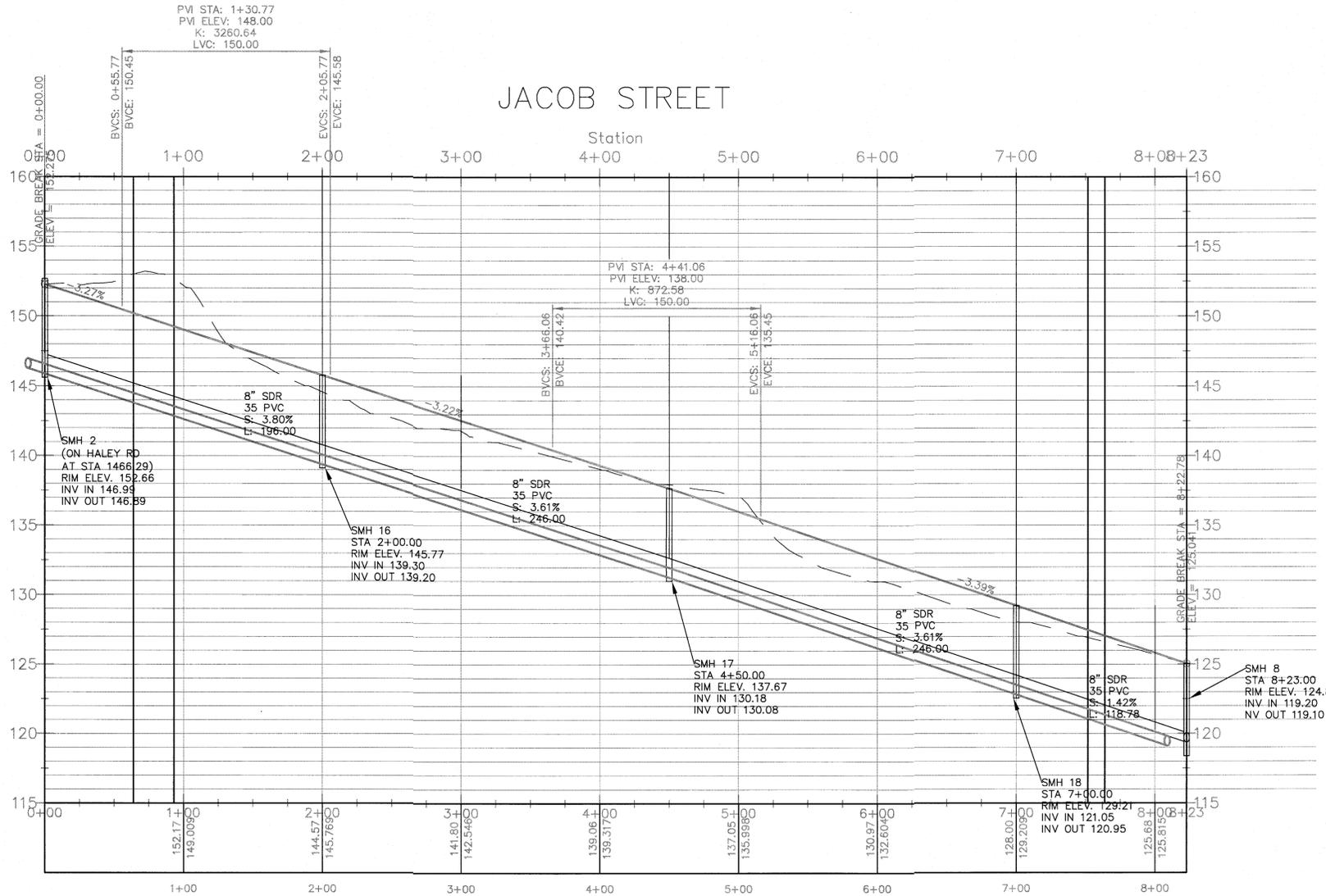
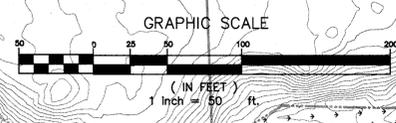
PROJECT NAME: **LITTLE RIVER SUBDIVISION**
 LITTLE RIVER DR., BELFAST, WALDO CNTY MAINE 04915
 SHEET NAME: **MATTHEW STREET PLAN & PROFILE**

PROJECT NO. 22098
 DRAWING NO. _____
 FIELDBOOK: _____
 SCALE: _____
 DATE ISSUED: _____

Plymouth Engineering, Inc.
 6 M. Hill St.
 Plymouth, ME 04969
 Tel: (207) 252-5071 Fax: (207) 252-2130
 info@plymouthengineering.com
 www.plymouthengineering.com



Apr 05, 2023 - 1:05pm
 C:\2022\22098 - Belfast_Little River Rd Subdivision - Belfast\U_Drawings\CIVIL\3-31-23 base plan.dwg



NO.	DATE	DESCRIPTION	BY	APPD.

PROJECT NAME: **LITTLE RIVER SUBDIVISION**
 LITTLE RIVER DR., BELFAST, WALDO CNTY MAINE 04915
 SHEET NAME: **JACOB STREET PLAN & PROFILE**

PROJECT NO. 22098
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 FIELDBOOK SCALE _____
 DATE ISSUED _____

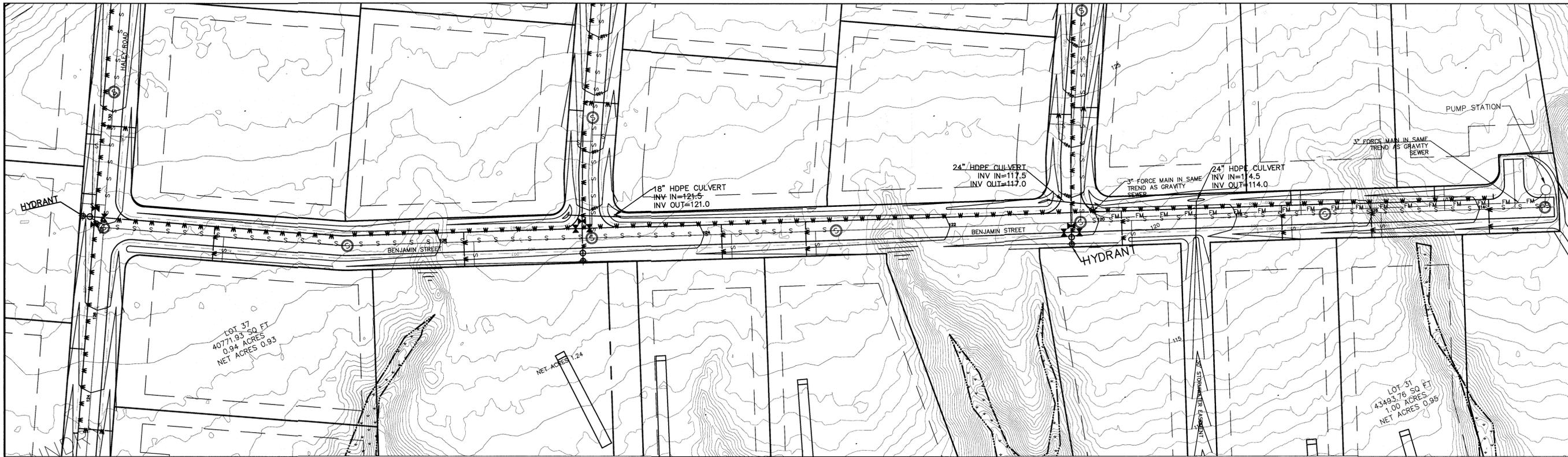
Plymouth Engineering, Inc.
 8 Main St. Ste. 609
 Belfast, Maine 04915
 Tel: (207) 852-2071 Fax: (207) 857-8130
 info@plymouthengineering.com
 www.plymouthengineering.com



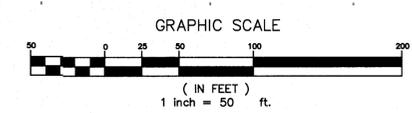
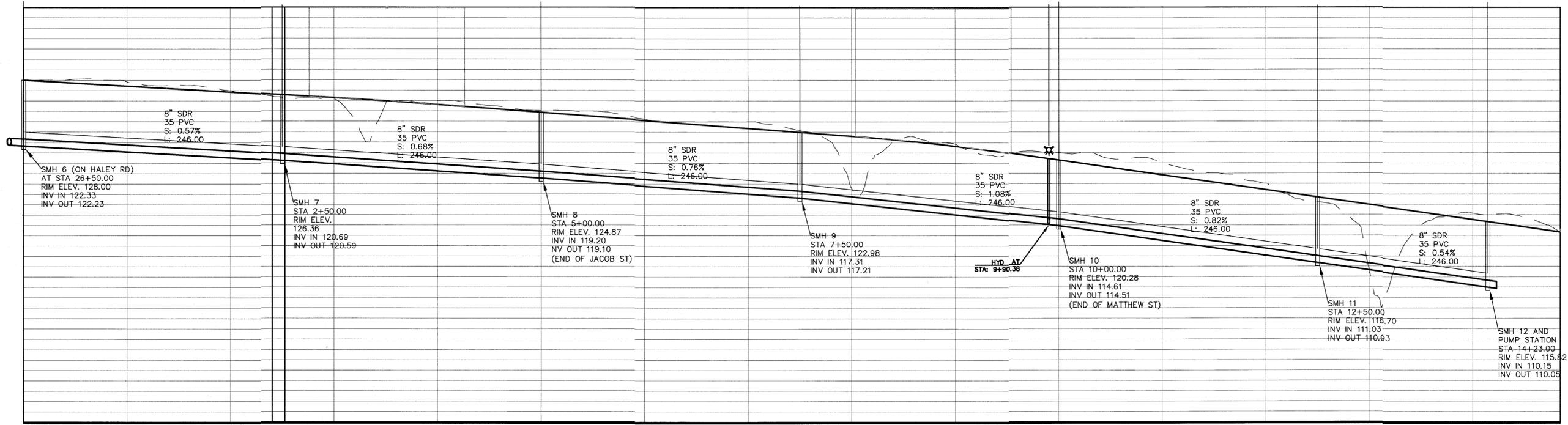
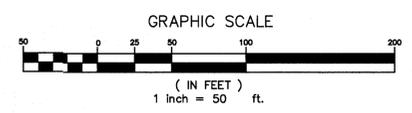
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SHEET 8 OF 18

C7



BENJAMIN STREET



NO.	DATE	DESCRIPTION

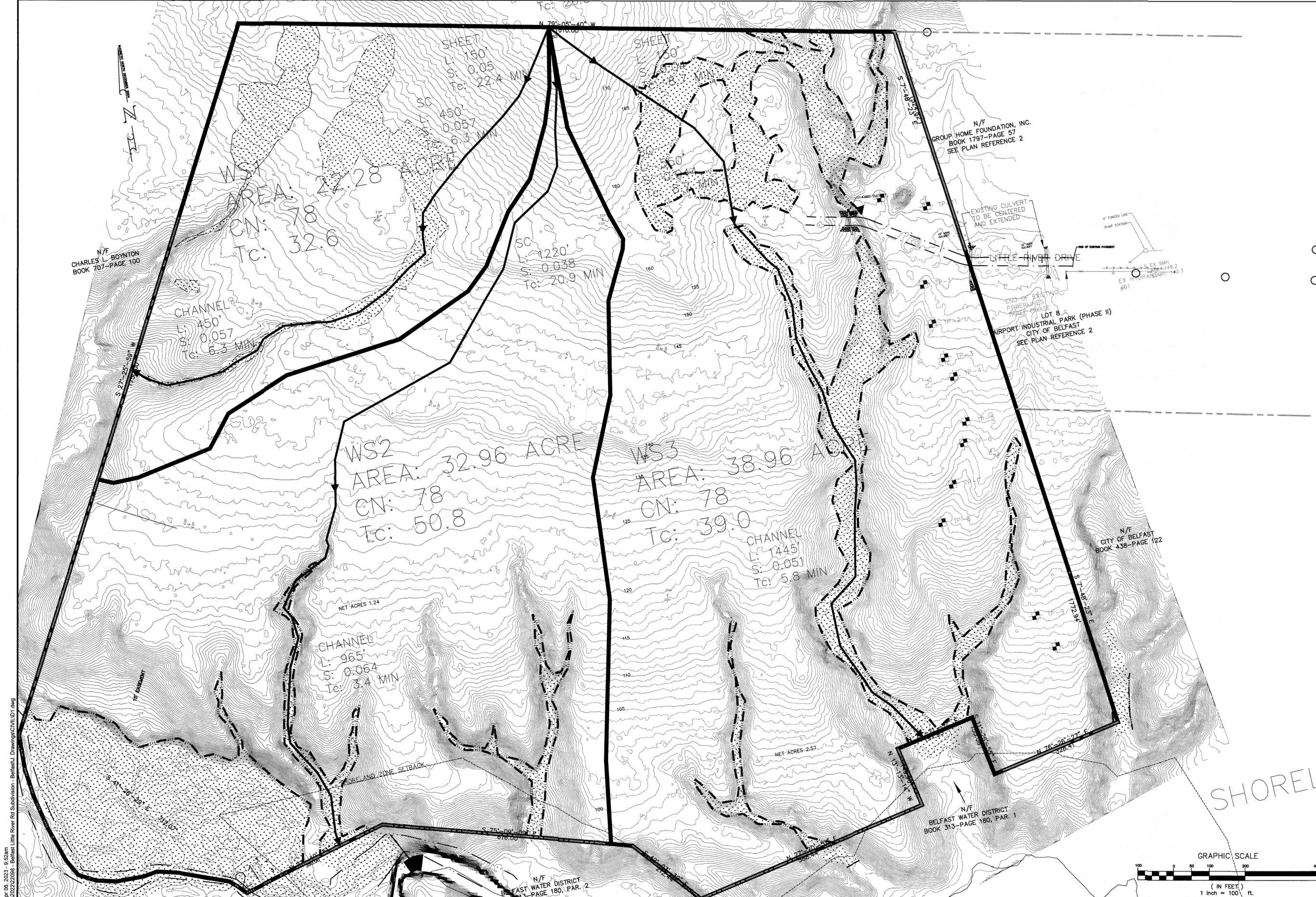
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 LITTLE RIVER DR., BELFAST, WALDO CNTY MAINE 04915
 SHEET NAME: BENJAMIN PLAN & PROFILE

PROJECT NO. 22028
 DRAWING NO. FIELDBOOK
 SCALE: DATE ISSUED:
 DESIGNED: CHECKED: APPROVED: PLAN DATE: CLIENT & OWNER:
 B&B Midcoast Properties
 858 Back Brooks Rd.
 Monroe, ME 04951

Plymouth Engineering, Inc.
 Site & Main Office
 100 Main St., Suite 100
 Fryeburg, Maine 04991
 Tel: (607) 282-2077 Fax: (207) 282-2100
 info@plymouthengineering.com
 www.plymouthengineering.com



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 SHEET 9 OF 18
 C8



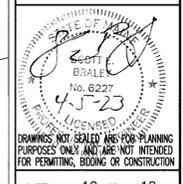
Apr 06, 2023 - 9:52am
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NO.	DATE	DESCRIPTION

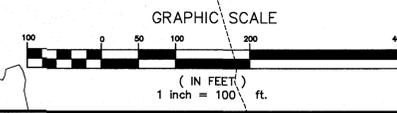
PROJECT NAME: **LITTLE RIVER SUBDIVISION**
 CLIENT: **LITTLE RIVER DR., BELFAST, WALDOO CNTY MAINE 04915**
 SHEET NAME: **PRE-DEVELOPMENT STORMWATER**

PROJECT NO: 22098
 DRAWING NO: _____
 FIELDBOOK: _____
 SCALE: _____
 DATE ISSUED: _____

Plymouth Engineering, Inc.
 8 Main St. Ste. C
 Plymouth, Maine 04989
 Tel: (207) 257-8071 Fax: (207) 257-2130
 info@plymouthengineering.com
 www.plymouthengineering.com

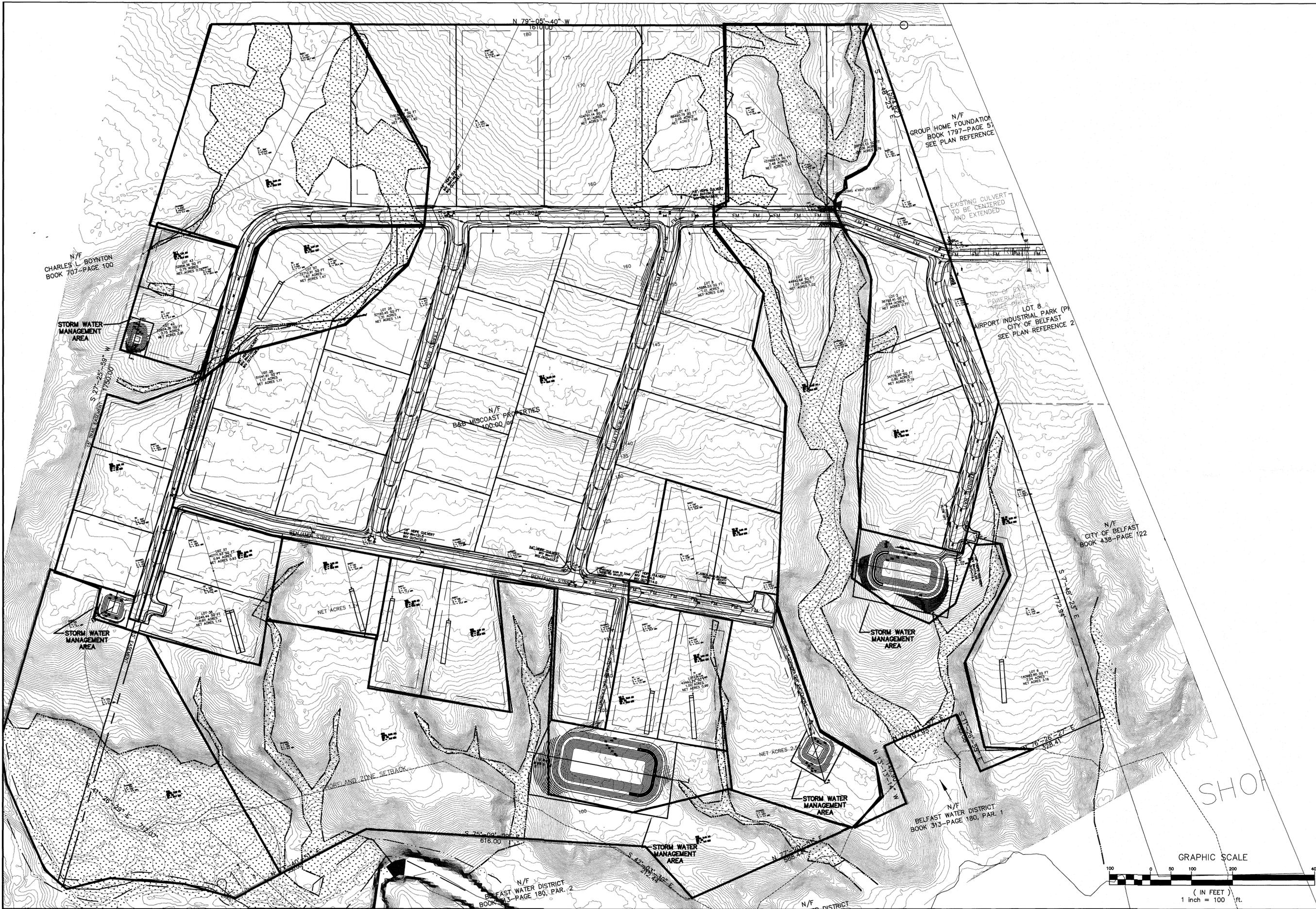


SHEET 10 of 18
D1



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

Apr 05, 2023, 1:44pm
J:\2022\22088 - Belfast Little River Rd Subdivision - Belfast\U_Drawing\CIVIL\3-1-23 base plan.dwg



NO.	DATE	DESCRIPTION	DRAWN	APPRO.

PROJECT NAME:
LITTLE RIVER SUBDIVISION

LITTLE RIVER DR., BELFAST, WALDO CNTY MAINE 04915

SHEET NAME:
POST-DEVELOPMENT STORMWATER

RESIGNED: PROJECT NO. 22088

DRAWN: DRAWING NO.

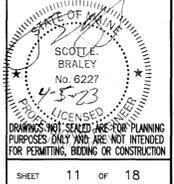
CHECKED: FEEDBACK

APPROVED: SCALE

PLAN DATE: DATE ISSUED:

CLIENT & OWNER:
B&B Miscoast Properties
856 Back Brooks Rd.
Monroe, ME 04951

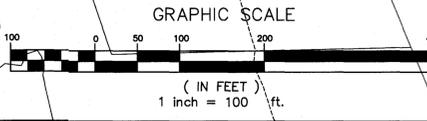
Plymouth Engineering, Inc.
8 Main St., Ste. C
Plymouth, Maine 04969
Tel: (207) 257-2071 Fax: (207) 257-2130
info@plymouthengineering.com
www.plymouthengineering.com

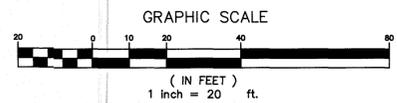
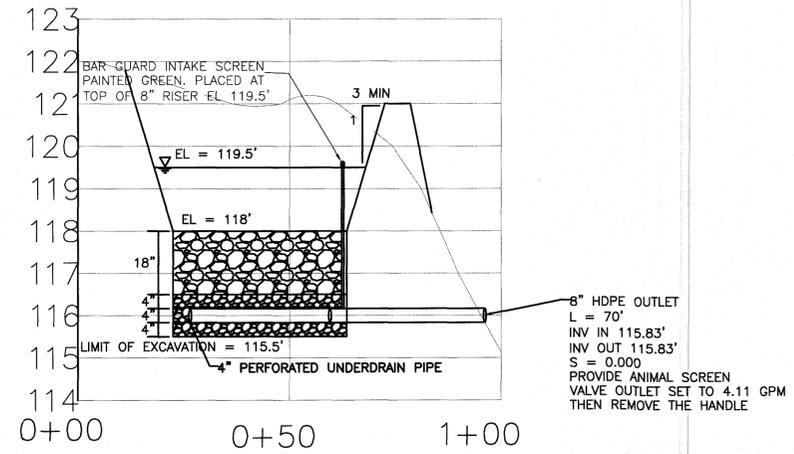
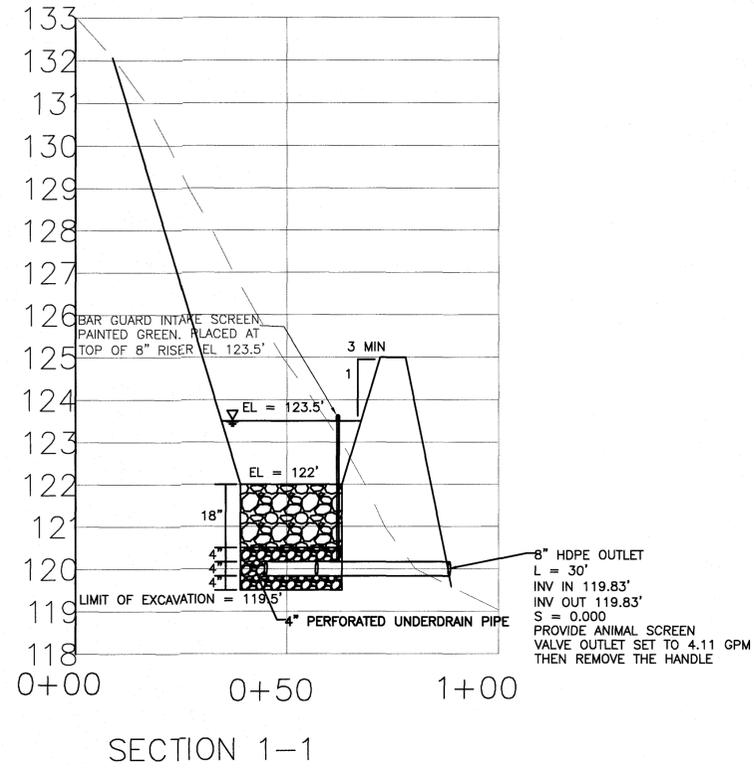
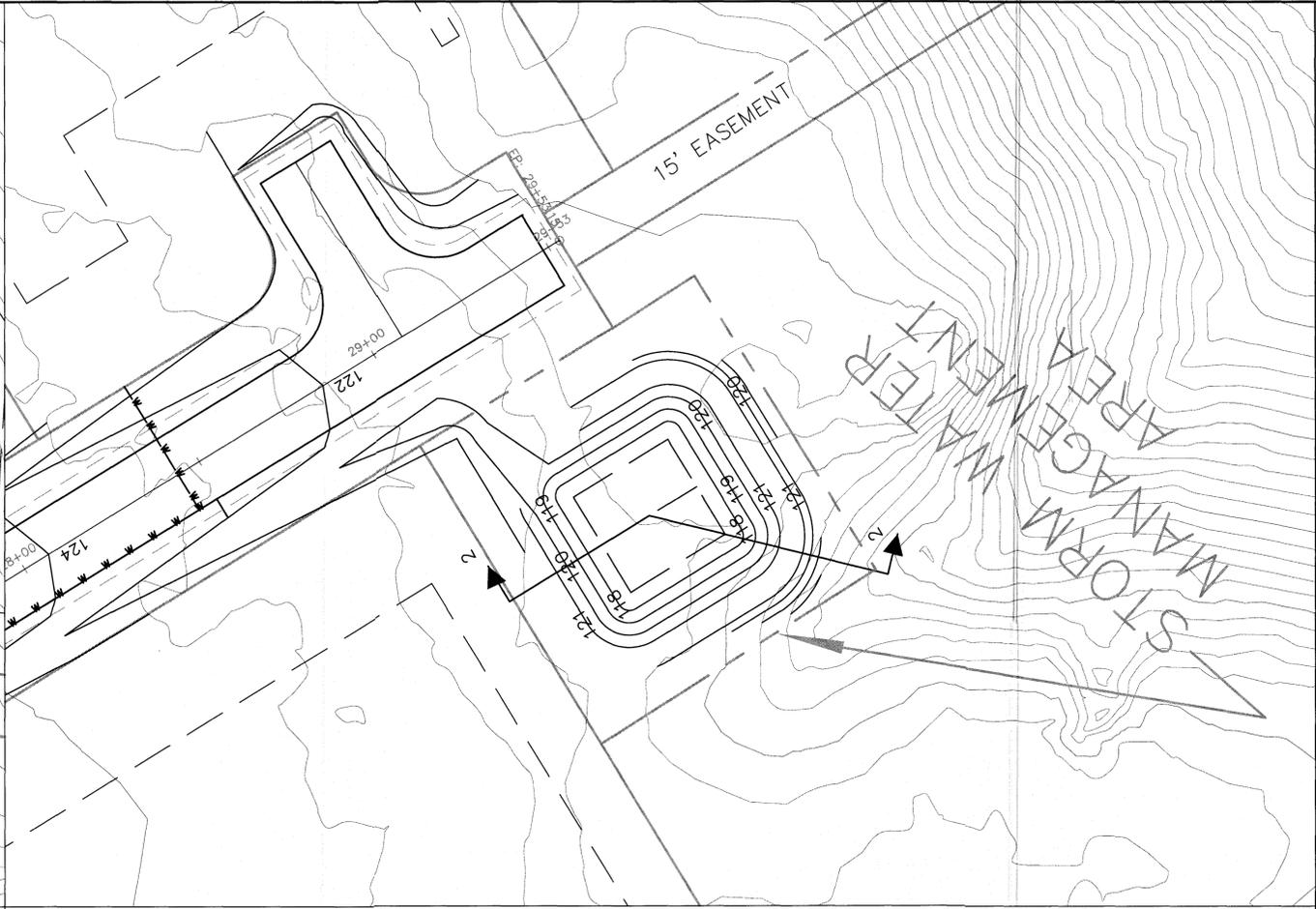
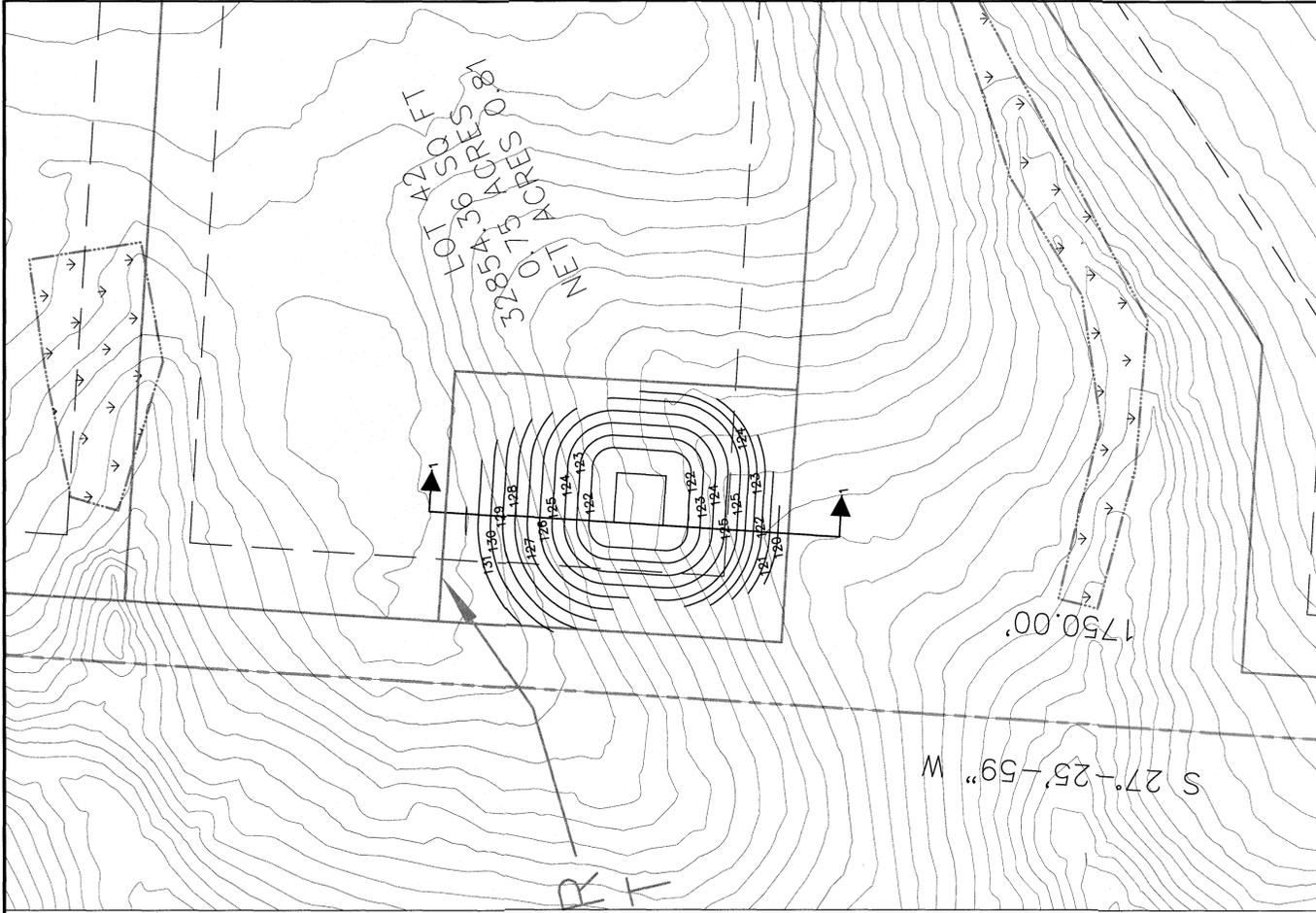


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SHEET 11 of 18

D2





NO.	DATE	DESCRIPTION	APP'D.

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 LITTLE RIVER DR., BELFAST, WALDO CNTY MAINE 04915
 SHEET NAME: **USF PLAN PROFILES**

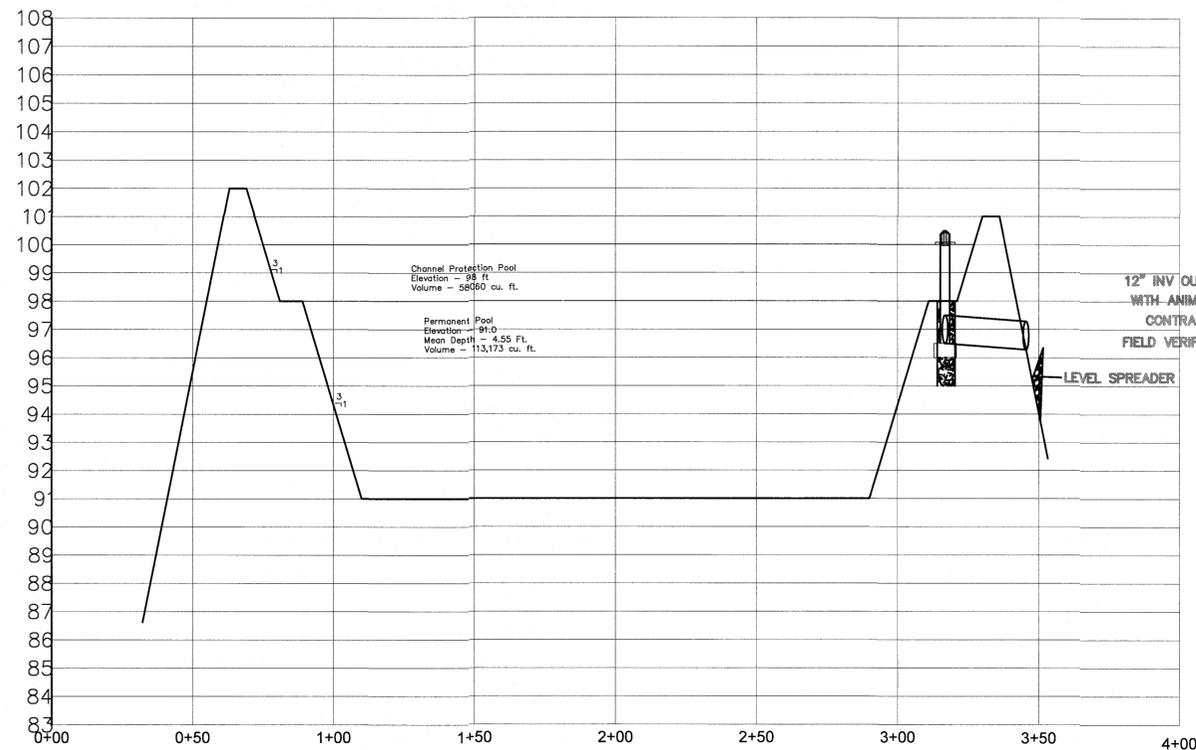
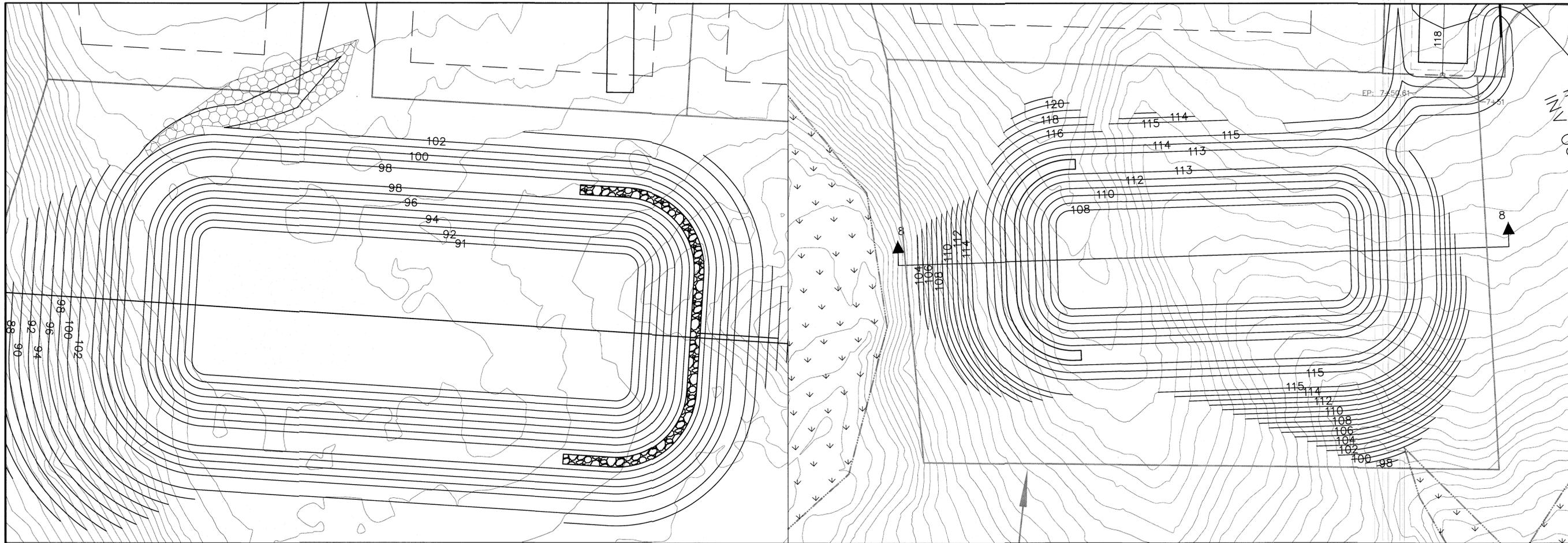
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 DRAWN: DRAWING NO.
 CHECKED: FIELDBOOK:
 APPROVED: SCALE
 PLAN DATE: DATE ISSUED:
 CLIENT & OWNER: **Woodcock Properties**
 885 Bay Brooks Rd.
 Monroeville, ME 04951

Plymouth Engineering, Inc.
 8 Main St., Ste. C
 Plymouth, Maine 04869
 Tel: (207) 267-2071 Fax: (207) 267-2130
 info@plymouthengineering.com
 www.plymouthengineering.com

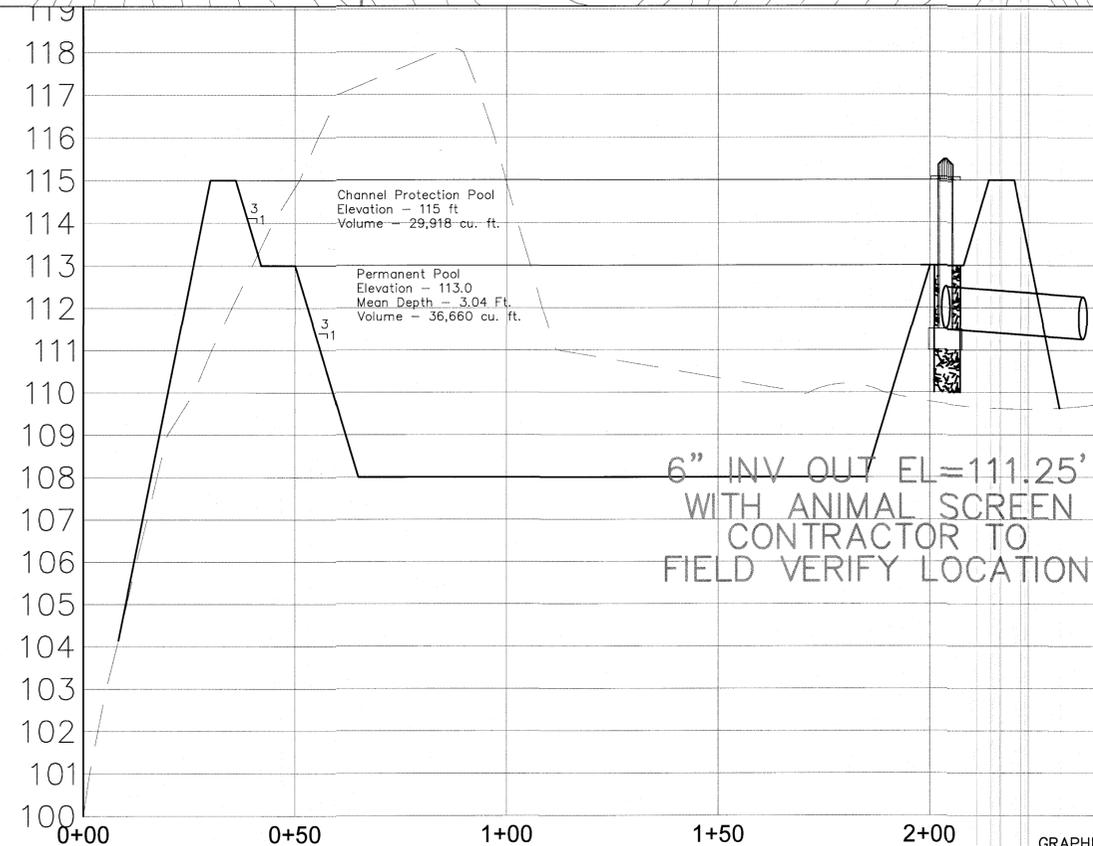
SEAL OF MAINE
 SCOTT E. BISHOP
 No. 6227
 4-5-23
 REGISTERED PROFESSIONAL ENGINEER

SHEET 13 of 18
C10

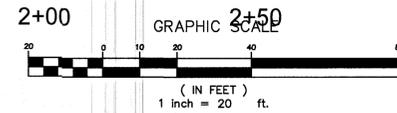
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POND SECTION 7-7



POND SECTION 8-8



NO.	DATE	DESCRIPTION	BY	APPD.

PROJECT NAME: LITTLE RIVER SUBDIVISION
 LITTLE RIVER DR., BELFAST, WALDO CNTY MAINE 04915
 SHEET NAME: POND PLAN PROFILES

PROJECT NO: 22098
 DRAWING NO: 18
 FIELDBOOK: 18
 SCALE: 1" = 20'
 DATE ISSUED: 04/05/23

DESIGNED: [Signature]
 DRAWN: [Signature]
 CHECKED: [Signature]
 APPROVED: [Signature]
 PLAN DATE: 04/05/23
 CLIENT & OWNER: B&B Midcoast Properties
 856 Back Brooks Rd.
 Monroe, ME 04951

PLANNING ENGINEERING, Inc.
 6 Main St.
 Plymouth, Maine 04989
 Tel: (207) 287-2071 Fax: (207) 287-2130
 info@plymouthengineering.com
 www.plymouthengineering.com

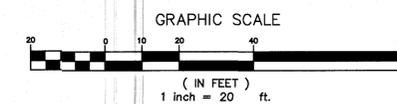
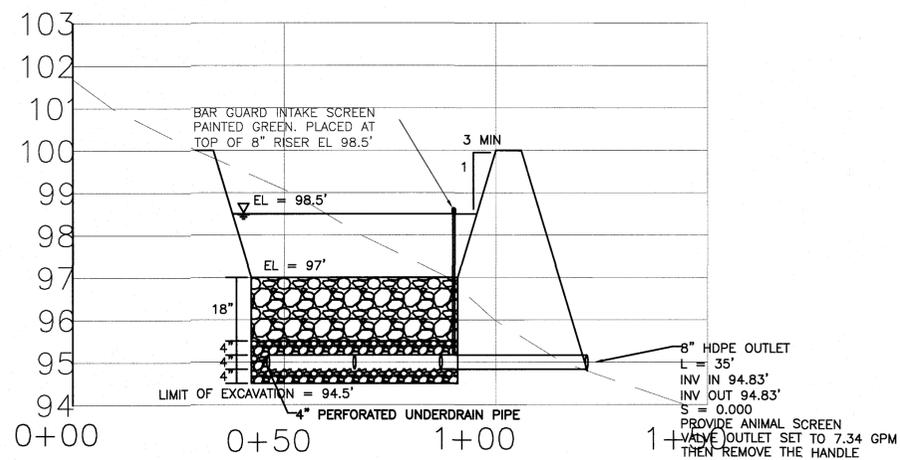
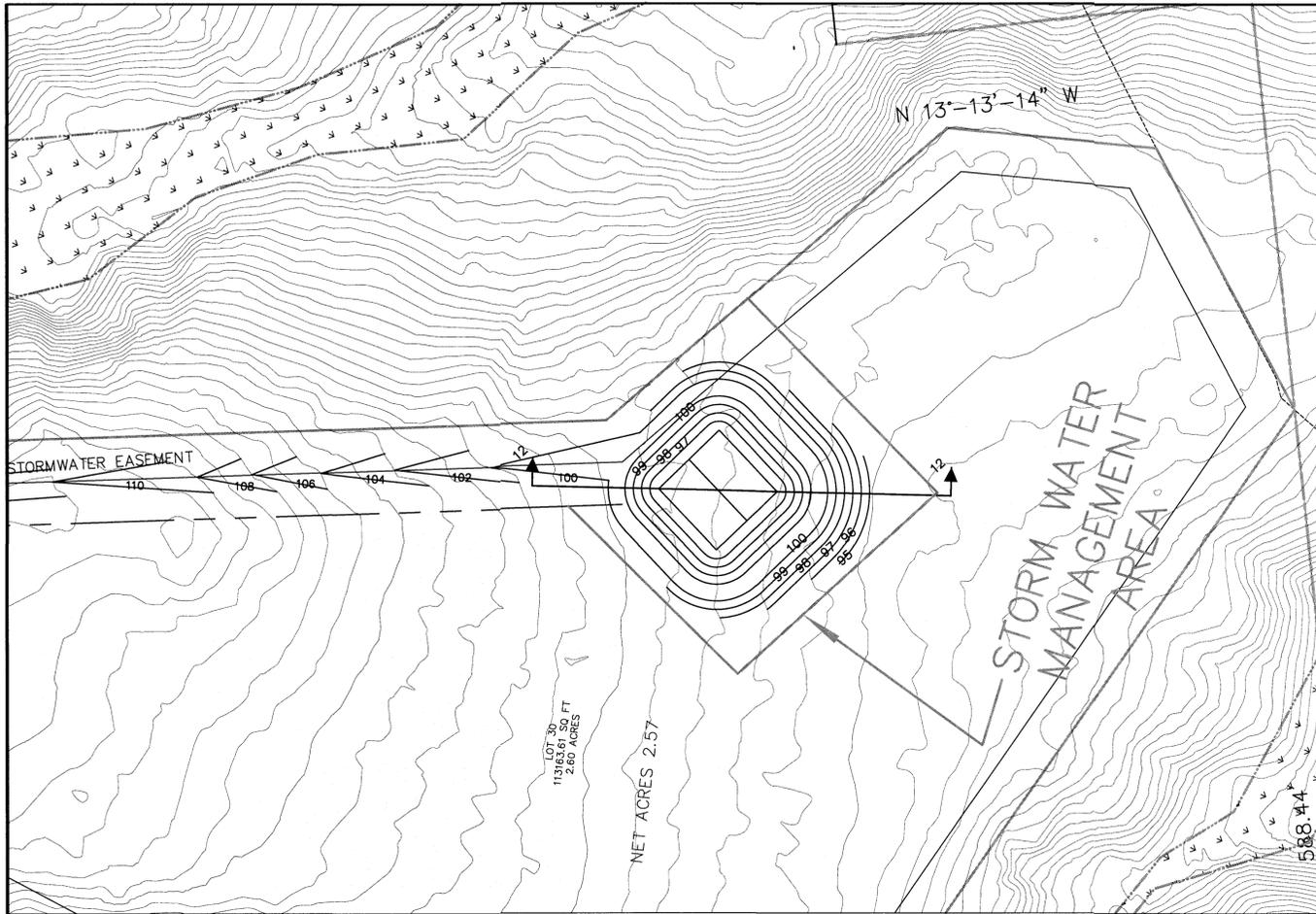
PROFESSIONAL ENGINEER
 STATE OF MAINE
 No. 0227
 4-5-23
 LICENSED

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

SHEET 14 of 18

C11

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NO.	DATE	DESCRIPTION	DRAWN	APP'D.

PROJECT NAME:
LITTLE RIVER SUBDIVISION
 LITTLE RIVER DR., BELFAST, WALDO CNTY MAINE 04915
 SHEET NAME:
POND PLAN PROFILES

DESIGNED:
 DRAWN:
 CHECKED:
 APPROVED:
 PLAN DATE:
 CLIENT & OWNER:
 PROJECT NO. 22098
 DRAWING NO.
 FEEDBOOK:
 SCALE:
 DATE ISSUED:

Plymouth Engineering, Inc.
 10 Main St
 State St
 P.O. Box 1069
 Belfast, Maine 04915
 Tel: (207) 252-2077
 Fax: (207) 252-2100
 info@plymouthengineering.com
 www.plymouthengineering.com

STATE OF MAINE
 REGISTERED PROFESSIONAL ENGINEER
 BRUCE
 No. 6227
 4-5-23

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SHEET 15 OF 18

C12

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 functioning 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-erodible 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 1,000 sf or 1.5 to 2 tons (90-100 bales) per acre to cover 75% of the ground surface. Hay mulch must be kept moist and 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 Defined
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 mulching 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 backing 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-erosive 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:

- 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.
- 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.
- Erosion control mesh shall be applied in accordance with the plans over all finish seeded areas as specified on the design plans.
- 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.
- All erosion, and sediment control practices and measures shall be constructed, applied and maintained in accordance with the approved erosion and sediment control plan.
- Areas to be filled shall be cleared, grubbed and stripped of topsoil to remove trees, vegetation, roots or other objectionable materials.
- Areas shall be scarified to a minimum depth of 3 inches prior to placement of topsoil.
- 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.
- All fills shall be placed and compacted in layers not to exceed 8 inches in thickness.
- 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.
- Frozen material or soft, mucky or highly compressible materials shall not be incorporated into fill slopes or structural fills.
- Fill shall not be placed on a frozen foundation.
- Seeps or springs encountered during construction shall be handled appropriately.
- All graded areas shall be permanently stabilized immediately following finished grading.
- 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 firmed 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.

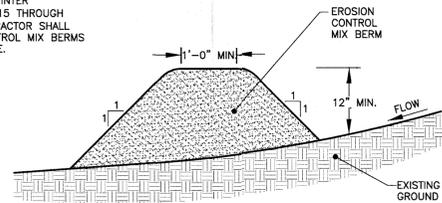
I. Areas which have been temporarily or permanently seeded shall be mulched immediately following seeding.
J. Areas which cannot be seeded within the growing season shall be mulched for over-winter protection and the area should be seeded at the beginning of the growing season.

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.

- Permanent stabilization consists of at least 90% vegetation, pavement/gravel base or riprap.
- 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.
- 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.
- Use mulch and mulch netting or an erosion control mulch blanket or all slopes greater than 8 % or other areas exposed to direct wind.
- Install an erosion control blanket in all drainageways (bottom and sides) with a slope greater than 3 %.
- See the vegetation measures for more information on seeding dates and types.
- Winter excavation and earthwork shall be completed so that no more than 1 acre of the site is without stabilization at any one time.
- An area within 100 feet of a protected natural resource must be protected with a double row of sediment barrier.
- 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.
- Areas that have been brought to final grade must be permanently mulched that same day.
- If snowfall is greater than 1 inch (fresh or cumulative), the snow shall be removed from the areas due to be seeded and mulched.
- Loam shall be free of frozen clumps before it is applied.
- 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.

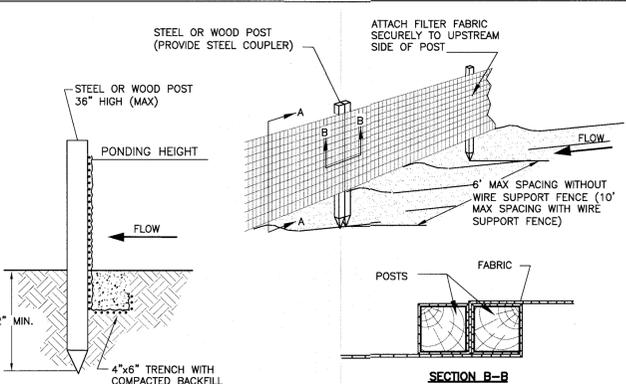
Maintenance and Inspection Phase
A. Contractor shall inspect disturbed and impervious areas, and erosion and stormwater control measures, areas used for storage that are exposed to precipitation, and locations where vehicles enter or exit the parcel at least once a week and before and after a storm event, 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.

NOTE:
DURING PERIODS OF WINTER CONSTRUCTION (NOV. 15 THROUGH APRIL 15), THE CONTRACTOR SHALL INSTALL EROSION CONTROL MIX BERMS IN LIEU OF SILT FENCE.

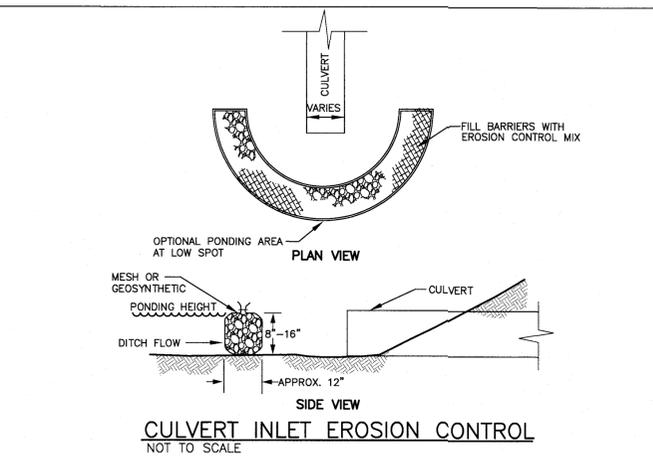


EROSION CONTROL MIX
EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES & MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH. THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:
- THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 80% - 100% DRY WEIGHT BASIS
- PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MINIMUM OF 70%, MAXIMUM OF 85% PASSING A 0.75" SCREEN
- THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
- LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
- SOLUBLE SALTS CONTENT SHALL BE < 4.0 mmhos/cm.
- pH SHALL FALL BETWEEN 5.0 - 8.0.

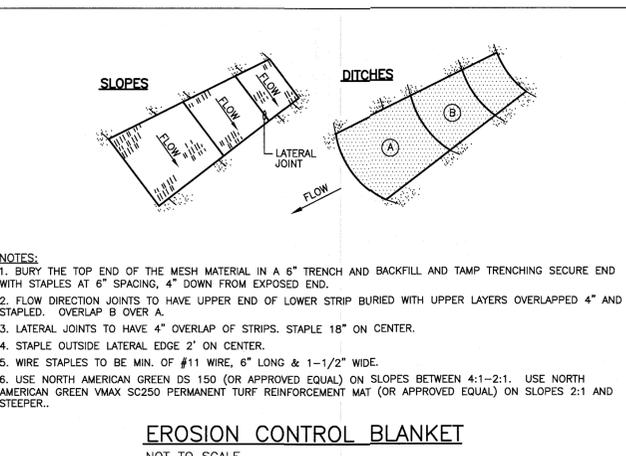
EROSION CONTROL MIX BERM
NOT TO SCALE



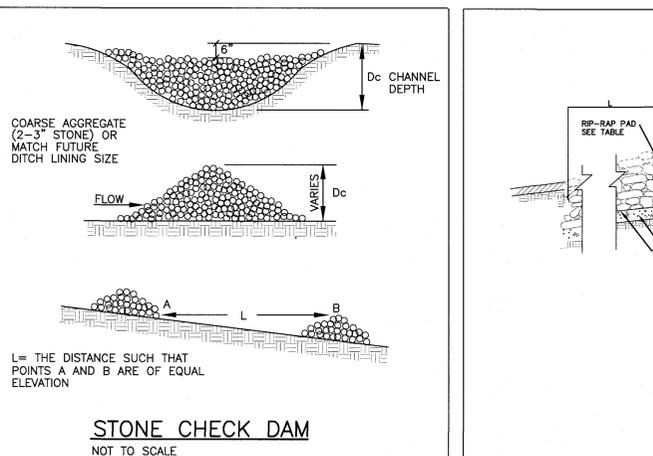
SILT FENCE
NOT TO SCALE



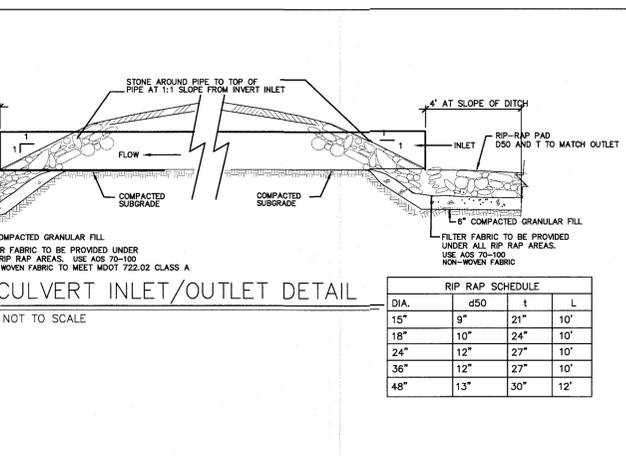
CULVERT INLET EROSION CONTROL
NOT TO SCALE



EROSION CONTROL BLANKET
NOT TO SCALE



STONE CHECK DAM
NOT TO SCALE



CULVERT INLET/OUTLET DETAIL
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.

NO.	DATE	DESCRIPTION	APPROVED

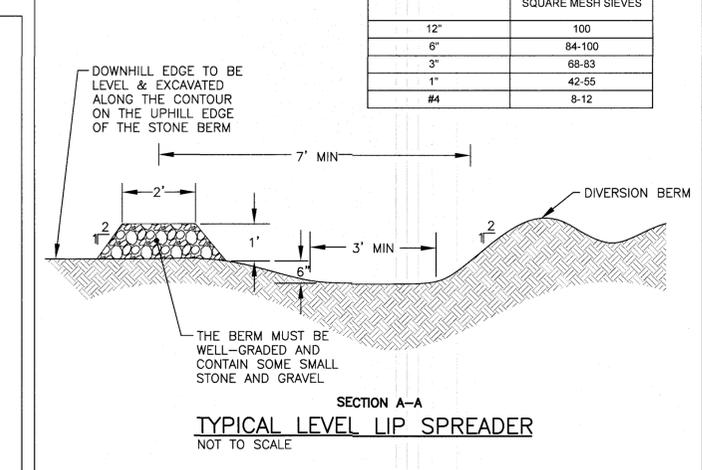
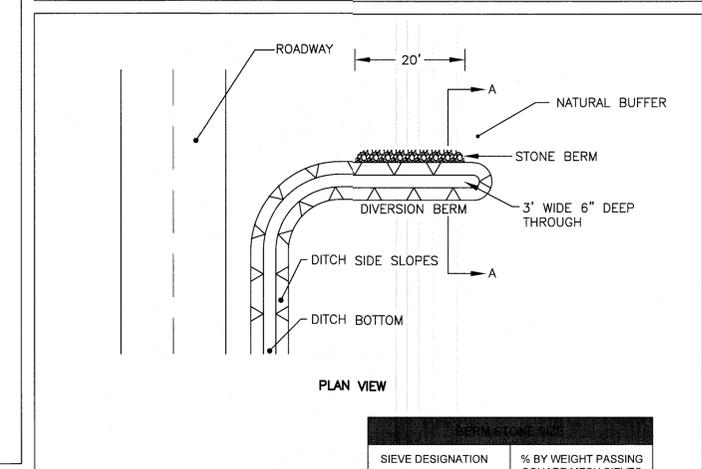
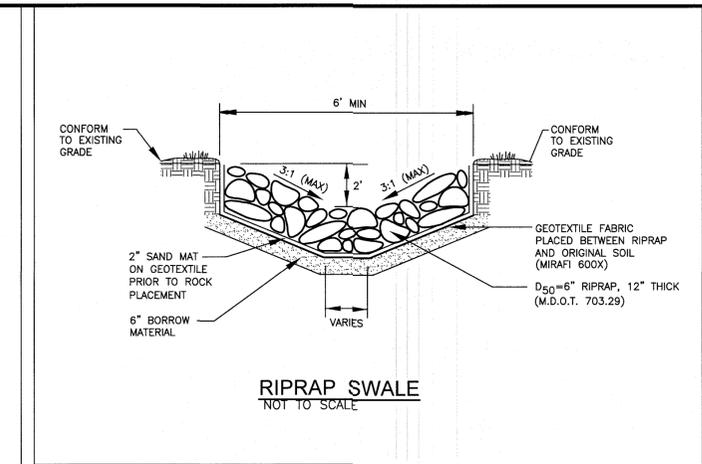
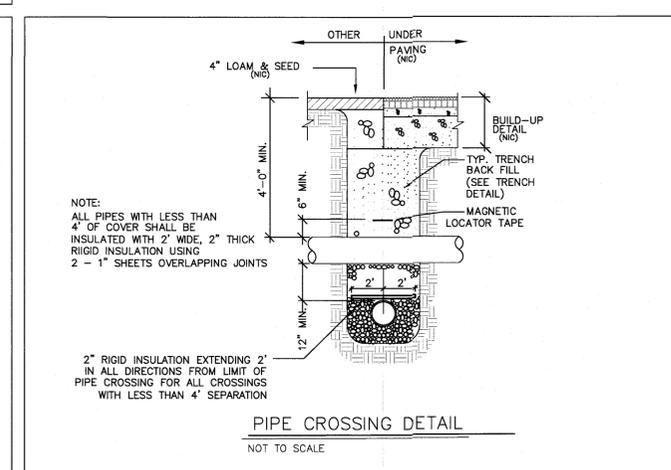
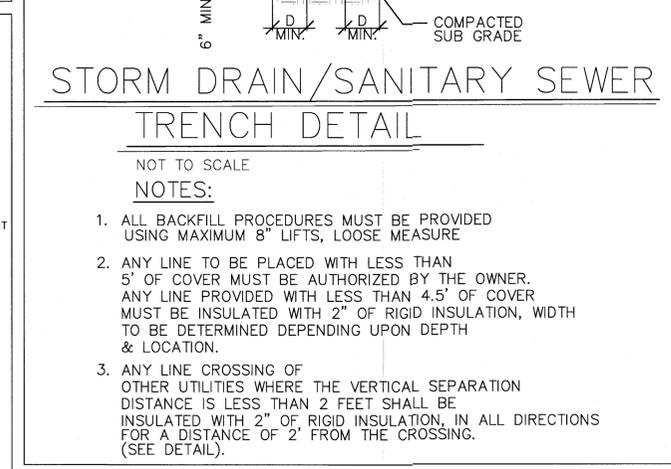
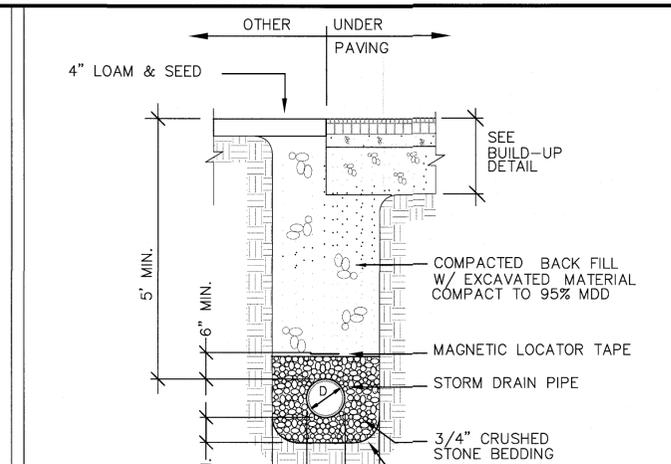
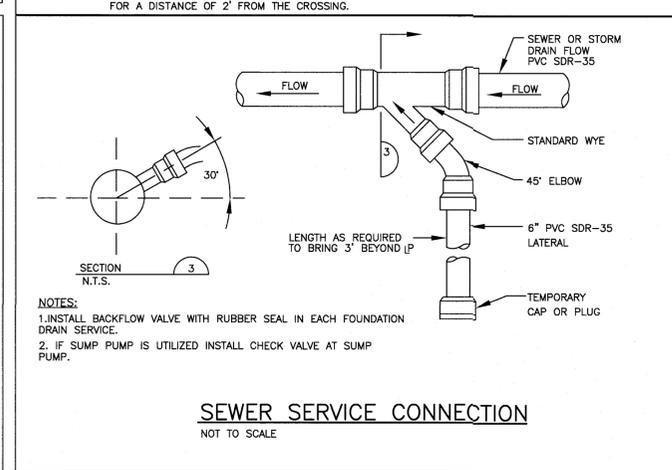
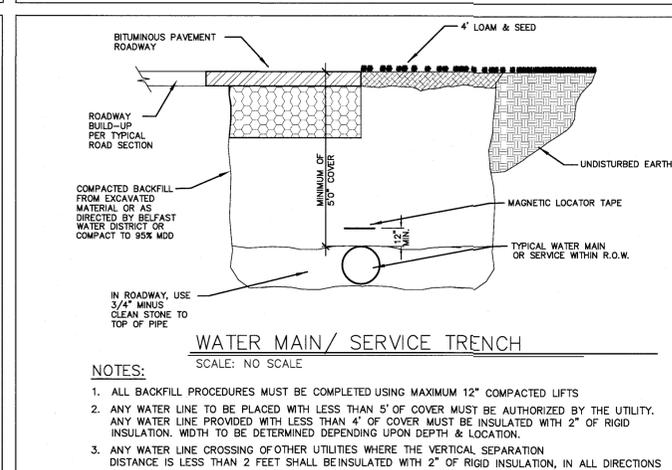
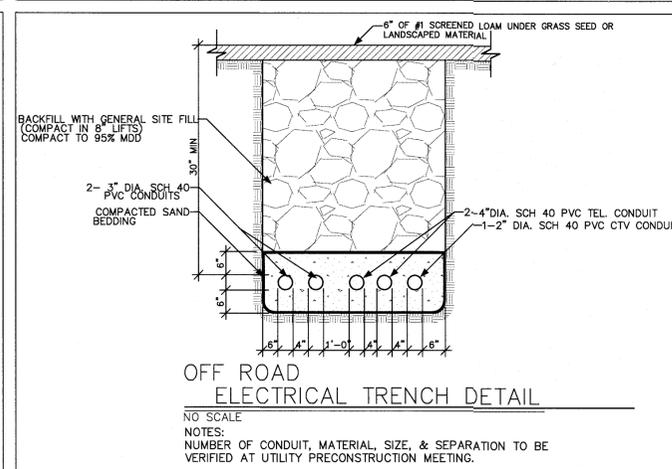
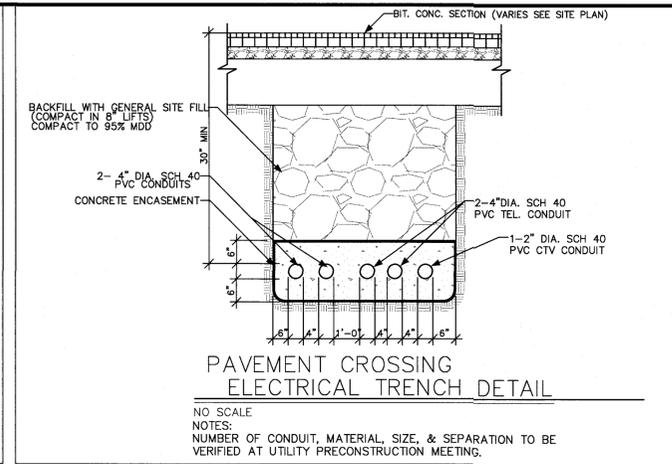
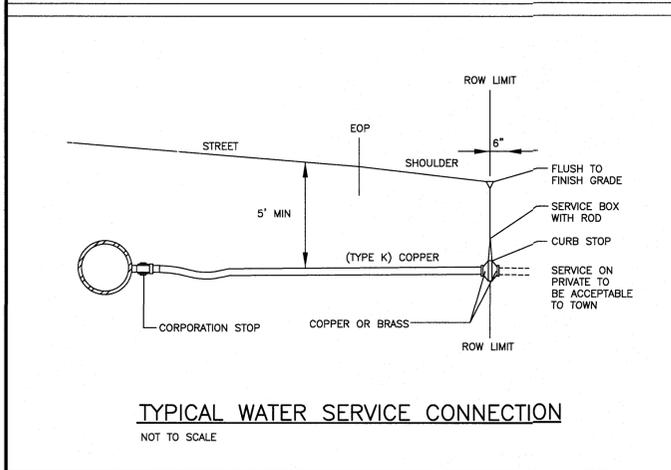
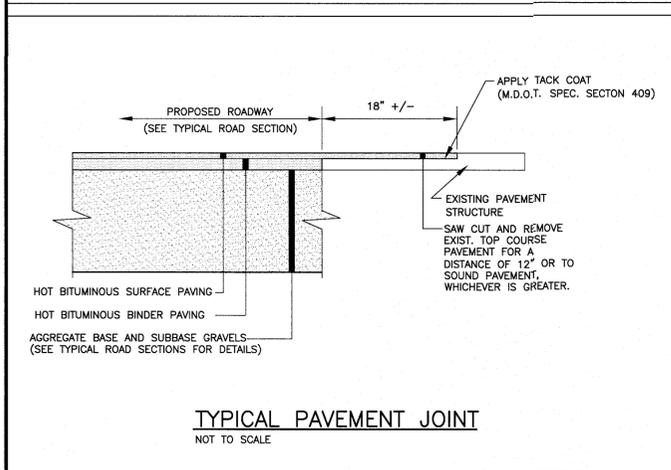
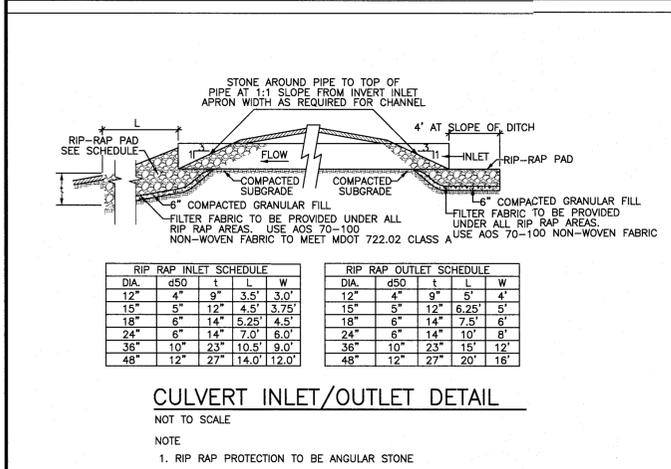
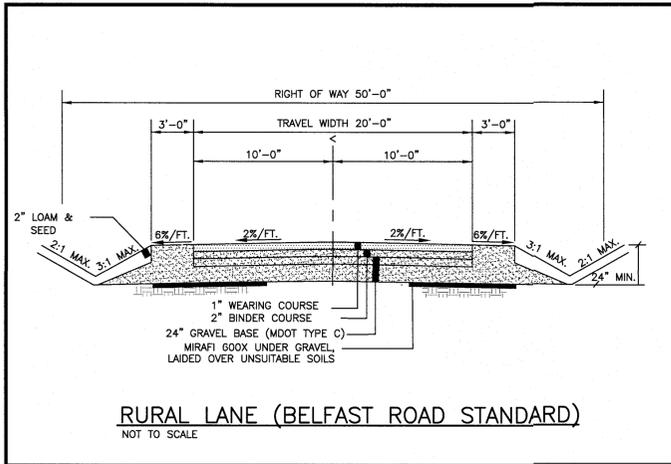
PROJECT NAME: LITTLE RIVER SUBDIVISION
PROJECT NO.: 2208B
DRAWING NO.:
FIELDBOOK:
SCALE:
DATE ISSUED:
DESIGNED BY: J. Inc.
CHECKED BY:
APPROVED BY:
PLANNING DATE:
CLIENT & OWNER: B&B Midcoast Properties
856 Back Brooks Rd.
Monroe, ME 04951

REVISIONS

DESIGNED BY: J. Inc.
CHECKED BY:
APPROVED BY:
PLANNING DATE:
CLIENT & OWNER: B&B Midcoast Properties
856 Back Brooks Rd.
Monroe, ME 04951



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



NO.	DATE	DESCRIPTION	APPROVED

PROJECT NAME: **LITTLE RIVER SUBDIVISION**
PROJECT NO.: 22098
DRAWING NO.:
FIELDBOOK:
SCALE:
DATE ISSUED:
CLIENT & OWNER: **B&B Midcoast Properties**
856 Beck Brook Rd.
Monroe, ME 04951

DESIGNED: **Plymouth Engineering, Inc.**
6 Main St. Ste. C
Plymouth, Maine 04969
Tel: (207) 857-8071 Fax: (207) 257-8130
info@plymouthengineering.com
www.plymouthengineering.com

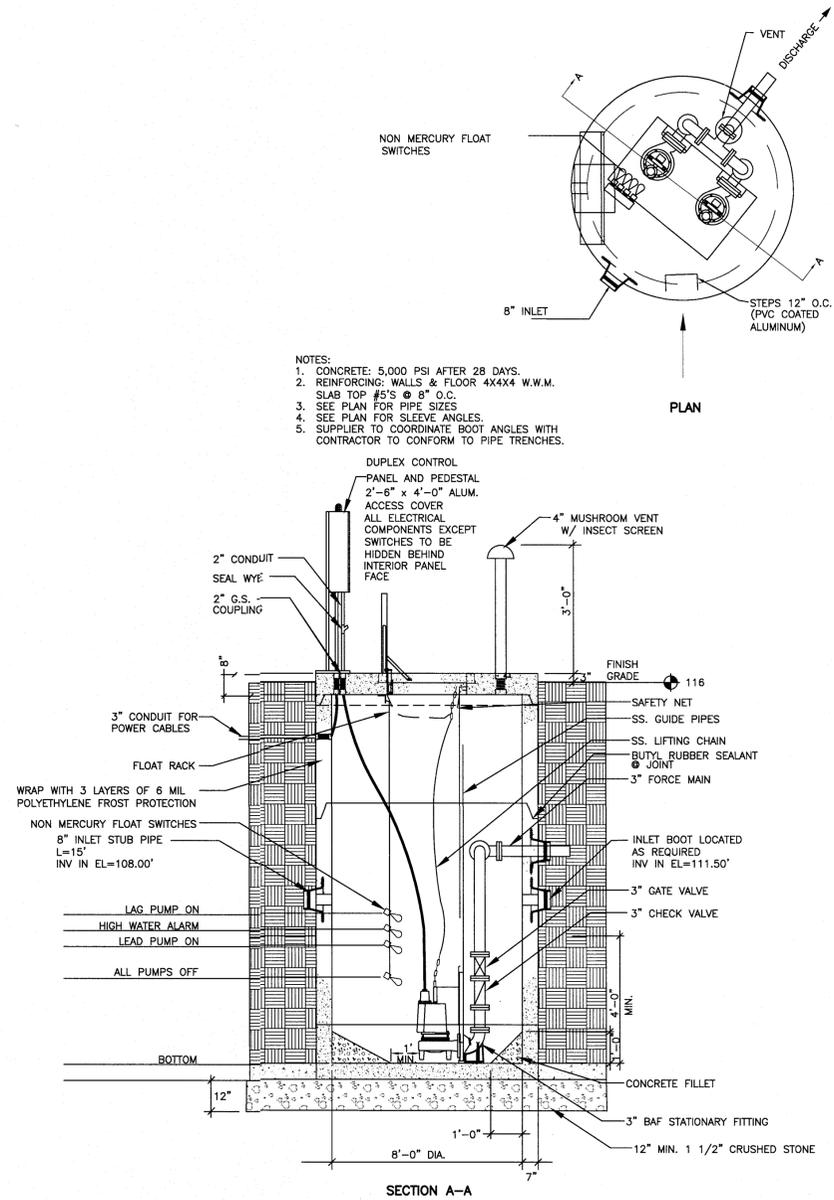
SCOTT BRALEY
No. 6227
LICENSED PROFESSIONAL ENGINEER
ME 04951

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

SHEET 17 of 18

C14

Apr 05, 2023 - 1:10pm
 J:\2022\22098 - Belfast Little River Rd Subdivision - Belfast\J. Drawings\Civil\4.3.23 pumestation.dwg



- NOTES:
1. CONCRETE: 5,000 PSI AFTER 28 DAYS.
 2. REINFORCING: WALLS & FLOOR 4X4X4 W.W.M. SLAB TOP #5'S @ 8" O.C.
 3. SEE PLAN FOR PIPE SIZES
 4. SEE PLAN FOR SLEEVE ANGLES.
 5. SUPPLIER TO COORDINATE BOOT ANGLES WITH CONTRACTOR TO CONFORM TO PIPE TRENCHES.

WASTEWATER PUMP STATION DETAIL (NTS)

- NOTE:
1. MATERIAL SPECIFICATIONS MAY VARY DEPENDING ON PUMP, SLIDE RAIL AND CONTROL PANEL SUPPLIER. CONTRACTOR TO PROVIDE SUBMITTALS FOR REVIEW. MATERIALS SPECIFIED SHOULD BE CONSIDERED AS "OR EQUAL".
 2. PUMP STATION HATCH TO BE PROVIDED WITH SAFETY NET ASSEMBLY THAT IS IN PLACE UPON OPENING HATCH.
 3. ALL WORK AND MATERIALS TO BE PROVIDED TO MEET CITY OF BANGOR PUMP STATION SPECIFICATIONS. SPECIFICATIONS GOVERN IF IN CONFLICT WITH PLANS. FURTHERMORE, ALL SUBMITTALS AND CORRESPONDENCE SHALL BE WITH THE OWNER, NOT THE CITY OF BANGOR.
 4. CONTRACTOR TO SUBMIT PUMP/SYSTEM CURVES AS PART OF STATION SUBMITTAL.

PUMP STATION ELEVATIONS	
INV IN EL=	108.0
LAG PUMP ON EL=	107.65
HIGH WATER ALARM EL=	108.65
LEAD PUMP ON EL=	103.93
ALL PUMPS OFF EL=	102.50
INSIDE BOTTOM OF STA. EL=	101.85
3" DISCHARGE EL=	111.0

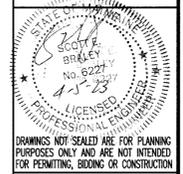
- DESIGN CRITERIA**
- FLOW (Q_p)=25 GPM PER PUMP
 - FORCE MAIN LENGTH (L)=2490'
 - FORCE MAIN TO BE 3" DIA.
 - TOTAL DYNAMIC HEAD (H₂)=45.43' +/- FROM BOTTOM OF STATION
 - POWER TO BE SINGLE PHASE
 - PUMPS TO BE SUBMERSIBLE GRINDER PUMPS
 - DISCHARGE TO GRAVITY FLOW MANHOLE

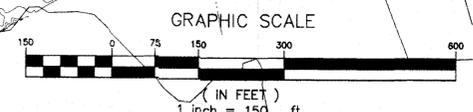
REVISIONS	
NO.	DATE

PROJECT NAME: **LITTLE RIVER SUBDIVISION**
 SHEET NAME: **PUMP STATION DETAILS**
 CLIENT: **LITTLE RIVER DR., BELFAST, WALDO CNTY MAINE 04915**

PROJECT NO.: 22098
 DRAWING NO.:
 FIELDBOOK:
 SCALE:
 DATE ISSUED:
 DESIGNED:
 DRAWN:
 CHECKED:
 APPROVED:
 PLAN DATE:
 CLIENT & OWNER:
 B&B Midcoast Properties
 100 W. Main St.,
 Monroeville, ME 04951

Plymouth Engineering, Inc.
 8 Main St. Ste. C
 Plymouth, Maine 04989
 Tel: (207) 287-2071 Fax: (207) 287-2130
 info@plymouthengineering.com
 www.plymouthengineering.com





NO.	DATE	DESCRIPTION

PROJECT NAME:
LITTLE RIVER SUBDIVISION
 LITTLE RIVER DR., BELFAST, WALDO CNTY MAINE 04915
 SHEET NAME:
SOILS MAP

DESIGNED:
 DRAWN:
 CHECKED:
 APPROVED:
 PLAN DATE:
 CLIENT & OWNER:
 B&B Midcoast Properties
 856 Back Brooks Rd.
 Monroe, ME 04951

PROJECT NO: 22098
 DRAWING NO:
 FIELDBOOK:
 SCALE:
 DATE ISSUED:
 N/E
 CHARLES L. BOYNTON
 BOOK 1707-PAGE 100
 N/E
 GROUP HOME FOUNDATION, INC.
 BOOK 1797-PAGE 57
 SEE PLAN REFERENCE 2
 N/E
 CITY OF BELFAST
 BOOK 438-PAGE 122
 N/E
 BELFAST WATER DISTRICT
 BOOK 312-PAGE 180, PAR. 1
 N/E
 BELFAST WATER DISTRICT
 BOOK 313-PAGE 180, PAR. 2

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SHEET 1 of 1

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