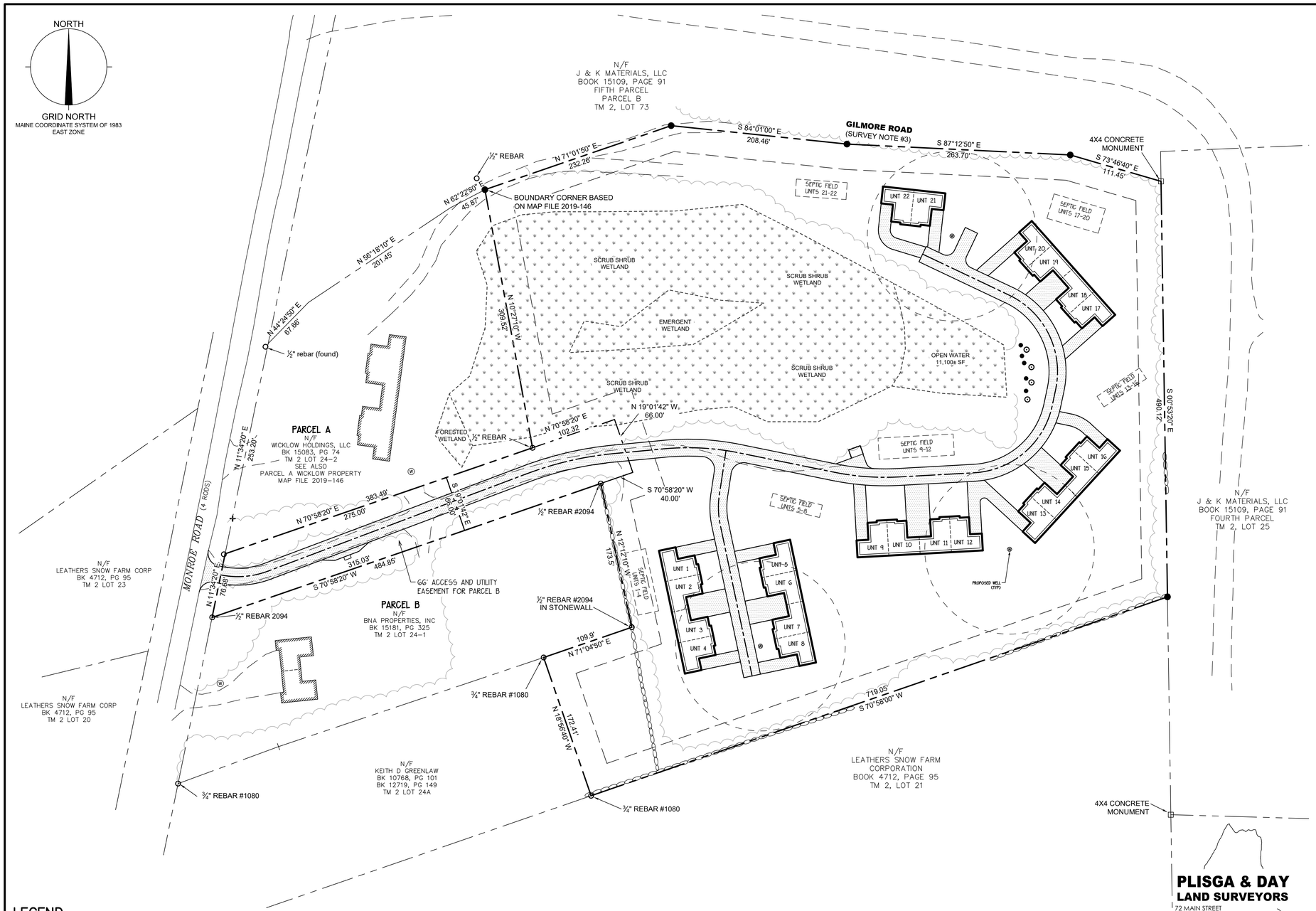

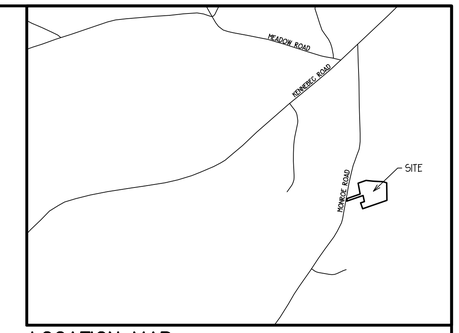

LOCATION MAP
NTS

LAND SUBDIVISION NOTES:

1. RECORD OWNER OF PROPERTY IS BNA PROPERTIES, INC. BANGOR, MAINE BY DEEDS RECORDED IN PENOBSCOT COUNTY REGISTRY OF DEEDS, BOOK 15247, PAGE 252 AND BOOK 15181, PG. 325.
2. THE PROPERTY IS SHOWN ON HAMPDEN'S TAX MAP 2 AS LOT 24 AND LOT 24-1. THE TOTAL AREA OF THE PARCEL IS 13.55 AC.
3. THE PROPERTY IS LOCATED IN THE RURAL DISTRICT.

DIMENSIONAL REQUIREMENTS	
MIN LOT SIZE	2 AC
MIN FRONTAGE	200 FT
STREET YARD	30 FT
OTHER YARD	30 FT
MAX HGT	35 FT
MAX BLDG COVERAGE	15%
MAX IMPERVIOUS SURFACE	25%

4. BOUNDARY SURVEY PREPARED BY PLISGA + DAY LAND SURVEYORS, BANGOR, MAINE.
5. WETLANDS WERE REVIEWED BY SOILS SOLUTIONS, ORRINGTON, MAINE. TOTAL WETLAND ON THE PROPERTY IS 115,580± SF. NO WETLAND IMPACTS ARE PROPOSED.
6. THE PROJECT WILL BE SERVED BY PRIVATE SUBSURFACE WASTEWATER DISPOSAL SYSTEMS AND ON-SITE PRIVATE WELLS.
7. THE PROPERTY IS SHOWN ON THE FLOOD RATE INSURANCE MAP FOR THE TOWN OF HAMPDEN. MAP NUMBER 2301G8, PANEL 20. THE PROPERTY IS SHOWN IN ZONE 'X', NON-FLOOD PRONE AREA.

SCALE: 1"= 60'
60' 0' 60' 120' 180' 240'

LEGEND

SYMBOL	DESCRIPTION
	LOCUS/PROPOSED PROPERTY LINE
	ABUTTING PROPERTY LINE
	SETBACK
	CENTERLINE
□	CONC MONUMENT
○	IRON PIPE/ROD FOUND
●	#6 REBAR SET (CAP PLS 2404)
	TREELINE EXIST
	EXISTING BUILDING
	PROPOSED BUILDING
	WETLANDS
	EDGE EXIST PAVEMENT
	PROPOSED PAVEMENT

SURVEY NOTES

1. DOCUMENTS REFERENCED ON THIS PLAN ARE RECORDED IN THE PENOBSCOT COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
2. COORDINATE VALUES AND NORTH ORIENTATION REFERENCE THE MAINE COORDINATE SYSTEM OF 1983, EAST ZONE WITH UNITS OF U.S. SURVEY FEET. THE SYSTEM IS DERIVED BY NET RTK GPS OBSERVATION WHICH VALUES REFERENCE NAD_83(2011)(EPOCH:2010.0000). COORDINATE VALUES SHOWN ARE IN U.S. SURVEY FEET ARE PROVIDED AS AN AID IN LOCATION.THE PHYSICAL LOCATION OF A COORDINATE LABELED POINT SUPERCEDES SAID COORDINATE VALUES.
3. THIS PORTION OF GILMORE ROAD, ALSO KNOWN AS LINCOLN ROAD, WAS APPARENTLY ABANDONED. REFER TO PLAN VOLUME 25, PAGE 68. REFER ALSO TO A DISCONTINUANCE BY THE TOWN OF HAMPDEN, MARCH 1947. THE ORIGINAL LOCATION OF SAID GILMORE ROAD CANNOT BE ASCERTAINED. THE BOUNDARY LINE SHOWN IS A SUGGESTION FOR A NEW BOUNDARY TO BE DETERMINED BY BOUNDARY LINE AGREEMENT. A BOUNDARY LINE AGREEMENT IS RECOMMENDED.
4. FIELDWORK COMPLETED BETWEEN DECEMBER 2019 AND JANUARY 2020 USING A TRIMBLE R10 NET RTK UNDER SNOW AND ICE CONDITIONS. OTHER MAPPING SHOWN HEREON WERE MAPPED USING DRONE PHOTOS AND PROCESSED POINT CLOUD OF SAID PHOTOS.

PLAN REFERENCES

1. "SURVEY PLAN, THE LANE CONSTRUCTION CORP. LAND", BY JAMES W. SEWALL COMPANY, DATED NOVEMBER 25, 1968, RECORDED AT THE PENOBSCOT COUNTY REGISTRY OF DEEDS PLAN VOLUME 25, PAGE 68.
2. "SUBDIVISION PLAN, PARCEL A, WICKLOW PROPERTY", DATED OCTOBER 2, 2019, BY KISER + KISER CO. RECORDED AT THE PENOBSCOT COUNTY REGISTRY OF DEEDS AS MAP FILE 2019-146.

STATE OF MAINE
PENOBSCOT, SS
REGISTRY OF DEEDS
RECEIVED AND FILED

_____ 20_____

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ATTEST: _____
REGISTER

RECORDED AS MAP FILE:

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PLANNING BOARD APPROVAL

THIS IS TO CERTIFY THAT AFTER REVIEWING THE SUBDIVISION SUBMISSION INFORMATION FOR THE SUBDIVISION SHOWN ON THIS PLAN AND CONSIDERING EACH OF THE CRITERIA SET FORTH IN M.R.S.A. TITLE 30-A, SECTION 4404 (AS AMENDED) AND IN THE HAMPDEN SUBDIVISION ORDINANCE, THE UNDERSIGNED HAVE MADE FINDINGS OF FACT ESTABLISHING THAT THIS SUBDIVISION PLAN ALONG WITH ITS ADDITIONAL SUBMISSION INFORMATION HAS MET ALL THE CRITERIA SET FORTH AND THEREFORE THE SUBDIVISION IS APPROVED.

APPROVED: TOWN OF HAMPDEN PLANNING BOARD

_____

_____

_____

_____

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DATED APPROVED: _____

DATED SIGNED: _____

SURVEY STANDARD

THIS PLAN WAS PREPARED FROM INFORMATION OBTAINED BY A SURVEY CONFORMING SUBSTANTIALLY TO THE REQUIREMENTS OF TECHNICAL STANDARDS CONTAINED IN CHAPTER 90, PART 2, OF THE RULES OF THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 2001.

_____

DATE: OCTOBER 2, 2020
JON P. PINKHAM
MAINE PROFESSIONAL SURVEYOR, LICENSE NUMBER 2404

STATE OF MAINE
JON P. PINKHAM
NO. 2404
PROFESSIONAL LAND SURVEYOR

PLISGA & DAY
LAND SURVEYORS
72 MAIN STREET
BANGOR, MAINE
DATE: AUGUST 17, 2020
PROJ. NO. 19298
Email: info@WeMapIt.com
Phone: (207) 947-0019
Toll-Free: 1-800-734-0019
DRAWING FILE: #734_SUBDIV PLAN
www.WeMapIt.com

REV:	DATE:	BY:	COMMENTS:		
DATE: 2 OCT 20	DESIGN BY: JRK	SCALE: AS NOTED		PROJ. NO: 723	

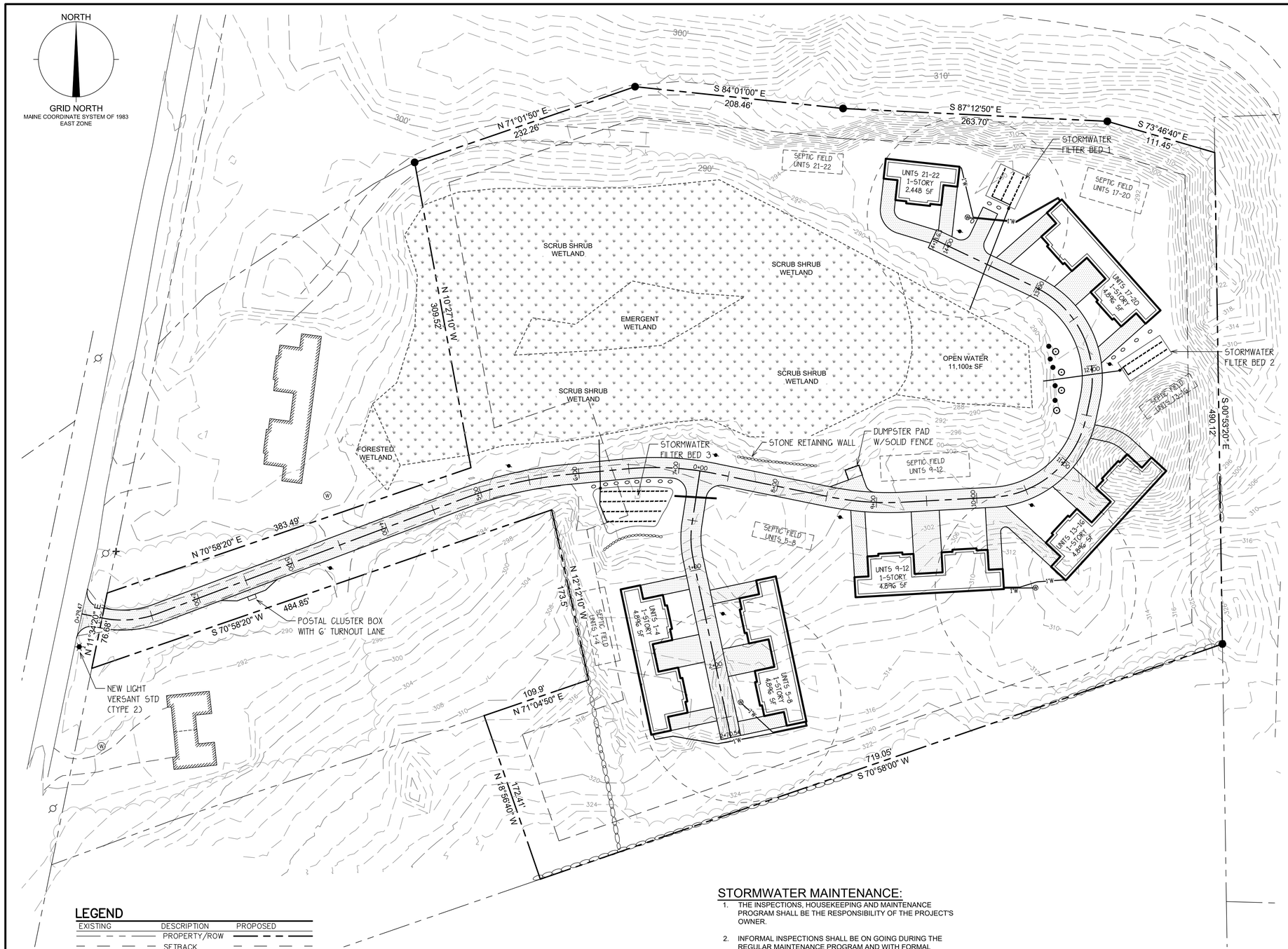
SUBDIVISION PLAN
PINE GROVE ESTATES
MONROE ROAD
HAMPDEN, MAINE

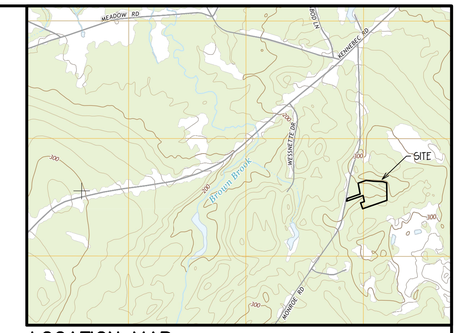
RECORD OWNER:
BNA PROPERTIES INC
PO BOX 345
BANGOR, ME 04402

STATE OF MAINE
JAMES R. KISER
No.5936
LICENSED
PROFESSIONAL ENGINEER

KISER
ENGINEERING & DEVELOPMENT CONSULTING
PO BOX 282, HAMPDEN, MAINE 04444
207-862-4700

SHEET 1–1





LOCATION MAP
NTS

SITE PLAN NOTES:

1. RECORD OWNER OF PROPERTY IS BNA PROPERTIES, LLC. BANGOR, MAINE BY DEED RECORDED IN PENOBSCOT COUNTY REGISTRY OF DEEDS. BOOK 15181. PAGE 325.
2. THE PROPERTY IS SHOWN ON HAMPDEN'S TAX MAP 2 AS LOT 24. THE TOTAL AREA OF THE PARCELS IS 11.49 AC.
3. THE PROPERTY IS LOCATED IN THE RURAL DISTRICT.
   DIMENSIONAL REQUIREMENTS

MIN LOT SIZE	2 AC
MAX GROSS DENSITY	2 DU/AC
MIN ROAD FRONTAGE	200 FT
STREET YARD	30 FT
OTHER YARD	30 FT
MAX BLDG COVERAGE	15%
MAX IMPERVIOUS SURFACE	25%
MAX HGT	35 FT

4. BOUNDARY SURVEY PREPARED BY PLISGA + DAY LAND SURVEYORS, BANGOR, MAINE. TOPOGRAPHIC DATA BASED ON AERIAL DRONE DATA WITH SUPPLEMENTAL DATA BY PLISGA + DAY.
5. THE PROJECT IS RESIDENTIAL MULTI-FAMILY (B-3) SINGLE OWNERSHIP RENTAL DEVELOPMENT. ALL MAINTENANCE OF LAND AND BUILDINGS IS THE RESPONSIBILITY OF THE OWNER. PROJECT DENSITY IS 22 UNITS OR 1.91 DU/AC.
6. TOTAL DISTURBED AREA IS ESTIMATED AT 5.6± AC AND TOTAL IMPERVIOUS AREA IS 76,115± SF (1.75 AC). TOTAL BUILDING SIZE AREA IS 26,930± SF. PROPOSED BUILDING COVERAGE IS 5.38% AND IMPERVIOUS SURFACE IS 15.21%. THE PROJECT WILL REQUIRE A DEP STORMWATER LAW PERMIT FOR OVER 1 AC OF IMPERVIOUS AREA.
7. WETLANDS WERE REVIEWED BY SOILS SOLUTIONS, ORRINGTON, MAINE. TOTAL WETLAND ON THE PROPERTY IS 115,580± SF. NO WETLAND IMPACTS ARE PROPOSED.
8. OPEN SPACE FOR THIS DEVELOPMENT IS CONSIDERED ALL AREA BEYOND 20' FROM BUILDINGS AND PAVED AREAS AREAS. REQUIRED OPEN SPACE IS 40% AND PROVIDED OPEN SPACE IS 7.4± AC OR 64.4%.
9. WATER SUPPLY AND WASTEWATER DISPOSAL WILL BE ON-SITE PRIVATE SYSTEMS. ALL UNITS ARE 2 BEDROOMS PER UNIT. ESTIMATED USE RATES ARE 3,960± GPD.
10. ALL DISTURBED AREA NOT IN BUILDING OR PAVEMENT WILL BE LOAM (3") AND SEEDED TO A PREMIUM GRASS MIXTURE. OTHER SUITABLE EROSION BARRIERS MAY BE SUBSTITUTED FOR SILT FENCE SHOWN ON THE PLANS. ALL EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE MAINE EROSION CONTROL BMP MANUAL. DURING CONSTRUCTION THE SITE IS TO BE INSPECTED AFTER RAIN EVENTS TO CONFIRM EROSION CONTROL IS EFFECTIVE AND ANY WHICH MAY REQUIRE CORRECTIVE ACTIONS IMPLEMENTED.
11. BUILDING LIGHTING SHALL BE ENTRANCE FIXTURES MOUNTED AT THE DOORWAYS TO THE UNITS. NO SITE LIGHTING IS PROPOSED.
12. NO SIGNS ARE PROPOSED AND NO RECREATIONAL FACILITIES ARE PROPOSED.
13. PARKING REQUIRED IS 2 SPACE PER UNIT OR TOTAL OF 44 SPACES. TOTAL PARKING PROPOSED IS 1 SPACE IN GARAGE AND 2 SPACE IN DRIVEWAY OR A TOTAL OF 66 SPACES.
14. TRAFFIC TO BE GENERATED BY THE DEVELOPMENT BASED ON ITE 7TH EDITION TRIP GENERATION MANUAL FOR LOW RISE APARTMENTS AND IS AS FOLLOWS:

AVERAGE WEEKDAY	145 TRIPS
PEAK AM HOUR	10 TRIPS
PEAK PM HOUR	13 TRIPS

15. CONSTRUCTION OF THE FACILITY IS ESTIMATED TO BE A PROGRESSIVE ACTIVITY WITH THE CONSTRUCTION ESTIMATED TO BE COMPLETED IN 2023.

SCALE: 1"= 50'
50' 0' 50' 100' 150' 200'

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY/ROW	
	SETBACK	
	BUILDING W/DOOR LOCATION (TYP)	
	WETLANDS	
	EDGE PAVEMENT	
S	SEWER	S
	UTILITY POLE	
	TREE LINE	
	SILT FENCE	SF SF
	DECIDUOUS TREE	MAPLE OR ASH 1.5" CAL
	CONIFEROUS TREE	W.PINE OR SPRUCE 6' HGT
	BOULDER BARRIER	

STORMWATER MAINTENANCE:

1. THE INSPECTIONS, HOUSEKEEPING AND MAINTENANCE PROGRAM SHALL BE THE RESPONSIBILITY OF THE PROJECT'S OWNER.
2. INFORMAL INSPECTIONS SHALL BE ON GOING DURING THE REGULAR MAINTENANCE PROGRAM AND WITH FORMAL DOCUMENTED INSPECTIONS PROVIDED IN THE SPRING AND FALL OF EACH YEAR.
3. GRASS AREA OUTSIDE OF THE FORMAL GRADED LAWN AREA SHALL NOT BE MOWED MORE THAN TWICE A YEAR.
4. LAWN AREAS, SWALES, DITCHES, CULVERTS AND OTHER LANDSCAPED AREAS SHALL BE INSPECTED IN THE SPRING AND FALL TO CONFIRM ALL VEGETATION AND/OR GROUND COVER IS STABLE. REQUIRED CORRECTIVE ACTIONS SHALL BE IMPLEMENTED WITHIN 2 WEEKS OF THE INSPECTION.
5. WINTER DAMAGE FROM PLOWING SHALL BE MAINTAINED PRIOR TO THE END OF APRIL AND PLANTED AS PRESCRIBED IN THE EROSION CONTROL NOTES. WINTER SAND SHALL BE SWEPT FROM THE PAVED AREAS EACH SPRING.
6. SEE THE STORMWATER MAINTENANCE PLAN THAT IS PART OF THE PROJECT'S STORMWATER LAW PERMIT FOR INSPECTIONS AND OPERATIONS OF THE FILTER BEDS.

REV:	DATE:	BY:	COMMENTS:
DATE: 3 OCT 20	DESIGN BY: JRK	SCALE: AS NOTED	PROJ. NO: 723

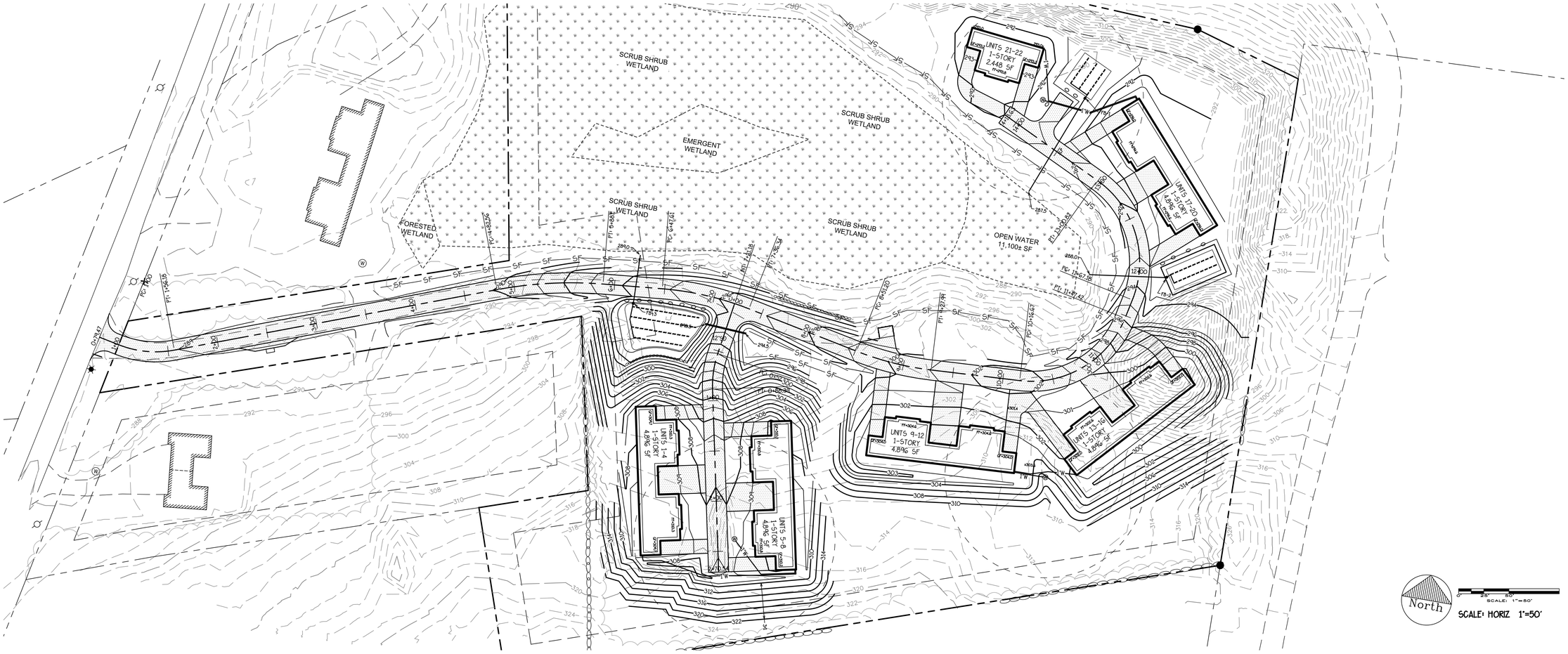
SITE PLAN
PINE GROVE ESTATES
MONROE ROAD
HAMPDEN, MAINE

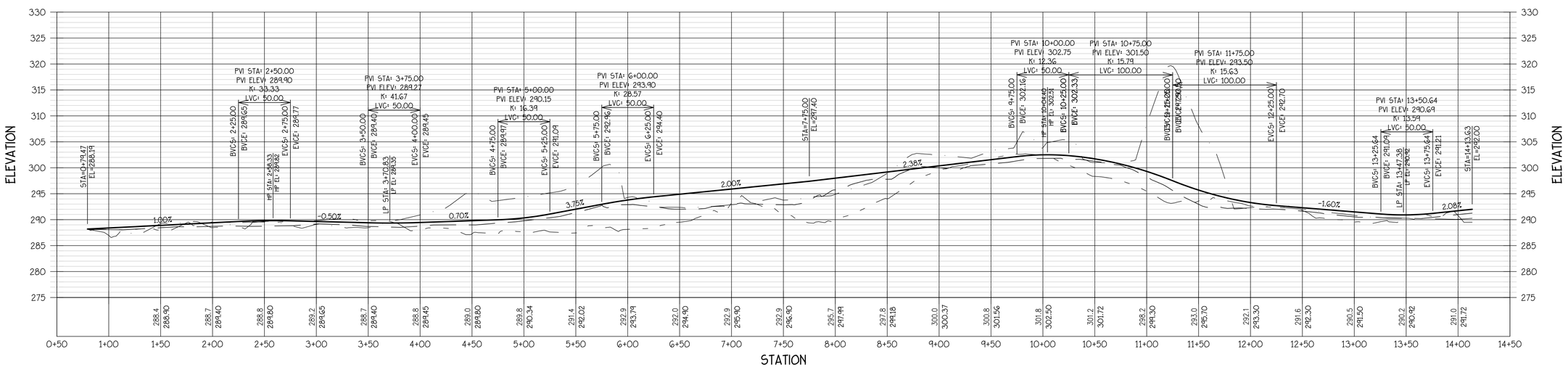
APPLICANT:
BNA PROPERTIES LLC
PO BOX 345
BANGOR, ME 04402

STATE OF MAINE JAMES R. KISER No. 9635 LICENSED PROFESSIONAL ENGINEER 10/5/20

KISER KISER
ENGINEERING & DEVELOPMENT CONSULTING
PO BOX 282, HAMPDEN, MAINE 04444
207-862-4700

SHEET 1-3





PROFILE: PINE GROVE DRIVE

SCALE: HORIZ 1"=50'
VERT 1"=10'

KISER
ENGINEERING & DEVELOPMENT CONSULTING
PO BOX 282, HAMPDEN, MAINE 04444
207-862-4700

STATE OF MAINE JAMES R. KISER No. 9536 LICENSED PROFESSIONAL ENGINEER 10/5/20

REV:	DATE:	BY:	COMMENTS:
DATE: 3 OCT 20		DESIGN BY: JRK	SCALE: AS NOTED

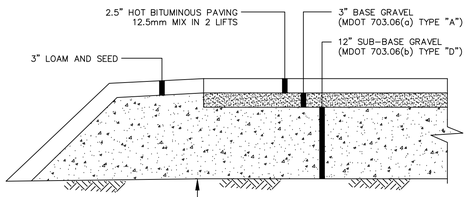
PROJ. NO: 723

PLAN & PROFILE: PINE GROVE DRIVE

MONROE ROAD
HAMPDEN, MAINE

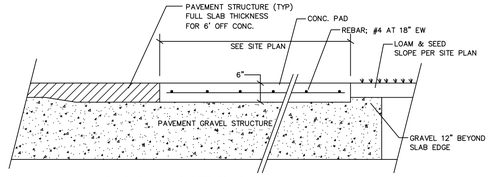
APPLICANT:
BNA PROPERTIES LLC
PO BOX 345
BANGOR, ME 04402

SHEET 2-3



TYPICAL DRIVEWAY SECTION

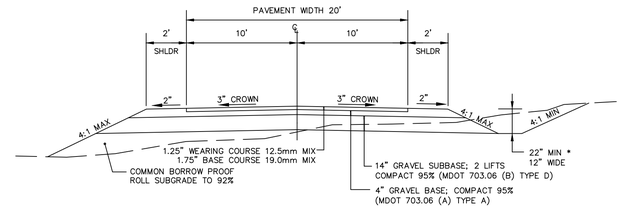
NOT TO SCALE



1. CONCRETE TO BE 4,000 PSI MIX
2. CONTROL JOINTS TO BE EVENLY SPACED; 15' MAX
3. CONTROL JOINTS TO BE CAULK SEALED (SIKAFLEX OR EQUAL)

CONCRETE PAD SECTION

NTS



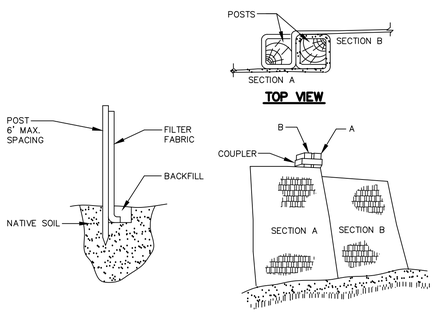
* SEE SITE PLAN FOR GRADING DESIGN

ENTRANCE DRIVE SECTION

NOT TO SCALE

EROSION CONTROL NOTES:

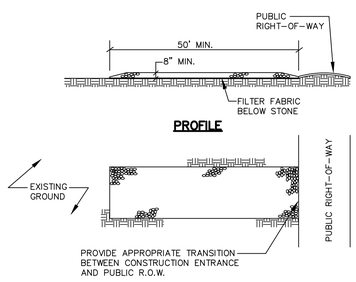
1. AT THE START OF CONSTRUCTION, SILT FENCE OR EROSION CONTROL MIX BERM SHALL BE PLACED AS SHOWN ON THE PLANS AND/OR AS REQUIRED BY PROGRESSIVE CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL PROVIDE AND PLACE SILT FENCE OR HAY BALES ON AN AS NEEDED BASIS TO PROTECT THE OFF-SITE RESOURCES AGAINST EROSION DUE TO CONSTRUCTION ACTIVITIES. THE ENGINEER MAY DIRECT ADDITIONAL SILT FENCE BE PLACED BASED UPON SITE OBSERVATIONS.
2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED ACCORDING TO THE SPECIFICATIONS OR MANUFACTURES REQUIREMENTS. CONTRACTOR SHALL MAINTAIN ALL MEASURES IN FUNCTIONING ORDER AS REQUIRED TO MINIMIZE EROSION. REFERENCE FOR INSTALLATION AND MAINTENANCE MAY BE OBTAINED FROM THE HANDBOOK "MAINE EROSION AND SEDIMENT CONTROL BMPS". THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES AND CONSTRUCTION ACTIVITIES TO COMPLY WITH THE MCGP 2011.
3. SOIL STOCKPILES ON-SITE SHALL BE PROTECTED BY SILT FENCE ON THE DOWN GRADIENT SIDE. ALL OFF-SITE STOCKPILES OR DISPOSAL SITES SHALL BE PROTECTED BY APPROPRIATE EROSION CONTROL MEASURES. STOCK PILES SHALL BE VEGETATED AS SPECIFIED IN OTHER SECTIONS. CONTRACTOR TO PROVIDE THE ENGINEER LOCATION AND ACCESS TO ANY OFF-SITE STOCKPILE.
4. TEMPORARY SOIL PROTECTION MEASURES SHALL BE APPLIED TO DISTURBED SOIL AREAS NOT PROPOSED TO BE REWORKED WITH IN 14 DAY PERIOD. DURING WINTER CONSTRUCTION MAY SHALL BE APPLIED AT THE END OF EACH DAY AND PRIOR TO THE GROUND FREEZING OR SNOWFALL.
5. TEMPORARY SOIL PROTECTION:
   A. SEED BED PREPARATION - SOIL SHALL BE LOOSENED TO A DEPTH OF 2" AND TREATED WITH LIME AND FERTILIZER (10-10-10) AT RATES OF 138 AND 13.8 LB/UNIT, RESPECTIVELY. A UNIT IS 1000 SF.
   B. SEEDING - TEMPORARY SEEDING SHALL BE ANNUAL OR WINTER RYE PLANTED AT 1.5 AND 3.0 LB/UNIT, RESPECTIVELY. ANNUAL RYE SHALL BE PLANTED FROM APRIL 15TH THROUGH AUGUST 15TH AND WINTER RYE TO OCTOBER 15TH. NO SEEDING SHALL OCCUR PAST OCTOBER 15TH.
   C. PROTECTION OF SOIL/SEED - SEED OR SOIL SHALL BE PROTECTED WITH HAY MULCH AT A RATE OF 100 LB/UNIT. A 90% COVERAGE IS REQUIRED FOR MULCH AND NETTING OR EROSION CONTROL MESH SHALL BE USED ON SLOPE OF 15% OR MORE AND THE SLOPE EXTENDS FOR MORE THAN 40 FT. SWALES SHALL USE EROSION CONTROL MESH. FOR WORK WITH IN THE SHORELAND ZONE, HAY MULCH SHALL BE APPLIED AT A RATE OF 50 LB/UNIT. WINTER APPLICATION SHALL BE AT A RATE OF 150-200 LB/UNIT.
6. PERMANENT SOIL PROTECTION MEASURES SHALL BE INITIATED WITH IN 7 DAYS OF FINAL GRADING OPERATIONS OR IF THE AREA WILL NOT BE WORK FOR OVER A YEAR.
7. PERMANENT SOIL PROTECTION:
   A. LOAM - SPREAD LOAM OVER THE DISTURBED AREA TO A DEPTH AS SPECIFIED ON THE PLANS OR 4"MIN.
   B. SEED BED PREPARATION - THE SEED BED SHALL BE LOOSENED AND TREATED WITH LIME AND FERTILIZER (10-20-20) AT RATES OF 138 AND 13.8 LB/UNIT RESPECTIVELY AND WORKED INTO THE SOIL PRIOR TO SEED APPLICATION.
   C. SEEDING - ALL SEED SHALL BE A PREMIUM SEED MIXTURE SUITABLE FOR THE AREA TO BE SEEDED. ALL SEEDING SHALL BE COMPLETED PRIOR TO OCTOBER 15T.
   D. PROTECTION - SEED SHALL BE PROTECTED BY HAY MULCH APPLIED AT 100 LB/UNIT AND ANCHORED WITH RBM PLUS OR AEROSPARY 70. HAY MULCH WITH NETTING OR EROSION CONTROL MESH SHALL BE PLACED ON SLOPES GREATER THAN 8% AND 40 FT LONG AND AT THE BOTTOM OF ALL SWALES. THE OWNER'S REPRESENTATIVE MAY REQUIRE EROSION CONTROL MESH IF DRAINAGE/SLOPE CONDITIONS MERIT THE SUBSTITUTION.
8. THE CONTRACTOR SHALL INSTALL AND MAINTAIN A CONSTRUCTION ENTRANCE AT THE ACCESS TO MONROE ROAD. THE ENTRANCE SHALL BE MAINTAINED PER THE DETAIL AND MONROE ROAD SHALL BE KEPT CLEAN OF ANY CONSTRUCTION DEBRIS.
9. DURING DRY WEATHER, THE CONTRACTOR SHALL MINIMIZE DUST EMISSIONS BY APPLICATION OF WATER AND/OR CALCIUM ON AN AS NEEDED BASIS.
10. SOD SHALL BE USED TO STABILIZE DISTURBED AREAS AT THE INLETS AND OUTLETS OF ALL CULVERTS. UNLESS OTHERWISE NOTED ON THE PLANS.
11. DEWATERING FLOWS SHALL BE DIRECTED TO TEMPORARY SEDIMENT BASINS OR EXISTING VEGETATED AREAS. FLOWS SHALL NOT BE DISCHARGED TO DISTURBED AREAS.
12. INSPECTION AND MAINTENANCE (BY THE OWNER OR CONTRACTOR'S QUALIFIED REPRESENTATIVE)
   A. A VISUAL INSPECTION SHALL BE PREFORMED WEEKLY OR AFTER SIGNIFICANT RAINFALL EVENTS (GREATER THAN 0.1"). REPAIR STRUCTURES AS REQUIRED AND WITHIN 7 DAYS OR THE NEXT STORM EVENT.
   B. SEDIMENT FROM BEHIND SILT FENCE, STONE CHECK DAME AND/OR HAY BALES SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6" AND REGARDED INTO THE SITE.
   C. SEEDED AREAS SHALL BE INSPECTED EVERY 7 DAYS UNTIL 75% COVERAGE IS ACHIEVED. SEED FAILURES SHALL BE RESEEDED AND THE CONTRACTOR SHALL PROVIDE APPROPRIATE SOIL MOISTURE CONDITIONS.
   D. EROSION CONTROL MEASURES SHALL BE REMOVED BY THE CONTRACTOR ONCE 90% VEGETATION COVERAGE HAS BEEN ESTABLISHED OR WITHIN 30 DAYS AFTER PERMANENT STABILIZATION MEASURES. THESE AREAS SHALL BE GRADED AND STABILIZED UPON REMOVAL.
   E. THE INSPECTOR SHALL KEEP A LOG OF ACTIVITIES INCLUDING DATES, OBSERVATIONS AND CORRECTIVE ACTIONS, IF NEEDED.



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

SILT FENCE

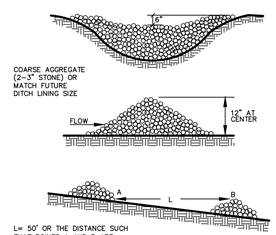
NTS



NOTES:
1. STONE SIZE- 2" TO 3" CRUSHED STONE.
2. LENGTH- AS SHOWN ON PLANS, MIN. 50 FEET.
3. THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
5. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

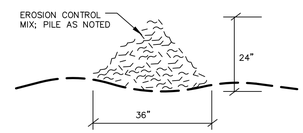
STABILIZED CONSTRUCTION ENTRANCE

NTS



STONE CHECK DAM

NTS



EROSION CONTROL MIX DETAIL

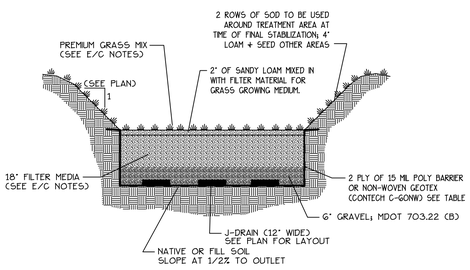
NOT TO SCALE

CONSTRUCTION NOTES

1. ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. TEST PITS MAY BE REQUIRED. DIG SAFE SHALL BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION.
2. BENCHMARKS WILL BE SET PRIOR TO CONSTRUCTION IN THE AREA OF WORK TO BE COMPLETED.
3. OVERHEAD UTILITY SERVICE LINE SHALL BE COORDINATED WITH VERSANT POWER. ANY NEW POLES INSTALLED BY A PRIVATE CONTRACTOR SHALL BE APPROVED AND LOCATED ON-SITE BY VERSANT POWER.
4. CULVERTS AND STORM DRAINS SHALL BE SMOOTH WALL HDPE PIPE. SIZE AS NOTED ON THE PLANS.
5. ALL AREAS NOT OTHERWISE NOTED FOR SURFACE TREATMENTS SHALL BE LOAMED (3") AND SEEDED TO A PREMIUM SEED MIX THEN MULCHED IN ACCORDANCE WITH THE EROSION CONTROL NOTES.

FILTER BED BASIN TABLE

FILTER BED	FIELD BASIN	RIM ELEV	FILTER INLET	OUTLET SIZE	INV OUT	LENGTH	ORIFICE
1	FB-1	290.85	287.90	8"	287.90	107'±	5/8"
2	FB-2	292.20	288.50	8"	288.40	76'±	5/8"
3	FB-3	293.8	290.20	8"	290.00	48'±	7/8"



FILTER BED TREATMENT SECTION

NTS

STORMWATER TREATMENT TABLE

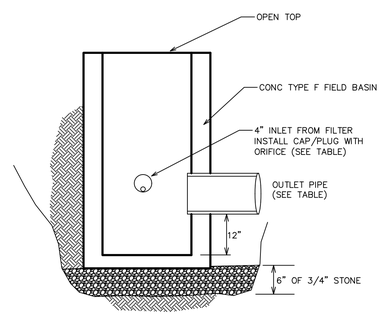
FILTER BED	FILTER AREA DIM	FILTER AREA (SF)	TREATMENT VOL (CF)	LINER	SURFACE EL	TOP OF BERM
1	32'x35'	1,120	1,770±	GEOTEX	290.0	N/A
2	22'x50'	1,100	1,065±	GEOTEX	291.0	N/A
3	(SEE PLAN)	2,740	4,465±	GEOTEX	292.5	N/A

NOTES:

1. GRASS FILTER BED SHALL HAVE FILTER MEDIA CONSISTING OF COARSE LOAMY SAND WITH 20-30% BY VOLUME, OF MODERATE TO FINE SHREDDED BARK MULCH (<5% PASSING #200 SIEVE). SOIL MEDIA SHALL HAVE A GRADATION AS FOLLOWS:

   #10 SIEVE85-100%
   #20 SIEVE70-100%
   #60 SIEVE 15-40%
   #200 SIEVE 8-15%

2. SANDY LOAM SHALL BE MIX 50/50 WITH THE FILTER MEDIA IN THE TOP 2' OF THE BED. THIS LOAM WILL PROVIDE AN IMPROVED GROWING MEDIA FOR THE SEED MIX.
3. GRASS FILTER BEDS TO BE PLANTED TO A PREMIUM SEED MIX AS NOTED; HOWEVER, IF WATER PONDING CREATES STRESS AND FAILURE OF SEED MIX, A WETLAND TOLERANT MIX MAY BE REQUIRED IN THE DIRECT AREA OF PONDING.
4. FILTER MEDIA SHALL NOT BE PLACED UNTIL THE SWALES ARE STABILIZED WITH GRASS OR THE FILTER AREA SHALL BE FULLY ENCLOSED WITH SILT FENCE TO PROTECT THE QUALITY OF THE FILTER.



FILTER BED BASINS

NOT TO SCALE

REV:	DATE:	BY:	COMMENTS:
DATE: 3 OCT 20	DESIGN BY: JRK	SCALE: AS NOTED	PROJ. NO: 723

DETAILS
PINE GROVE ESTATES

MONROE ROAD
HAMPDEN, MAINE

APPLICANT:
BNA PROPERTIES LLC
PO BOX 345
BANGOR, ME 04402

KISER
ENGINEERING & DEVELOPMENT CONSULTING
PO BOX 282, HAMPDEN, MAINE 04444
207-862-4700

STATE OF MAINE
JAMES R. KISER
No. 6936
LICENSED
PROFESSIONAL ENGINEER
10/23/20

SHEET 3-3