C0.01
SHEET 1 OF 40

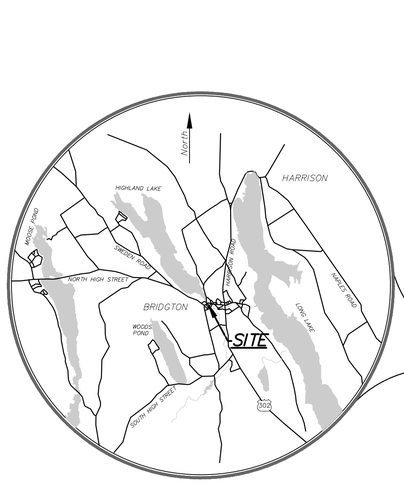
2016-007A
Cover Sheet
Main Street Streetscape

Final Design Drawings
for the
Main Street Streetscape
located in
Bridgton, Maine
prepared for the
Town of Bridgton

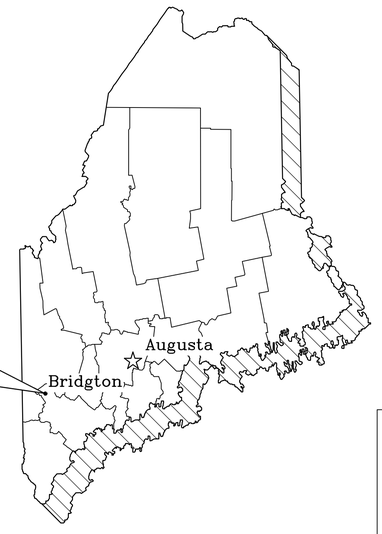
HEB Project # 2016-007A

Issued: August 28, 2018

Owner: Town of Bridgton
3 Chase Street, Suite 1
Bridgton, ME 04009



Vicinity Map
Scale: 1" = 1 MILE
Source: Google Maps



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General Construction Requirements:

1. Contractor is responsible for all work shown on the drawings, unless otherwise noted. Contractor shall provide all materials and labor necessary to complete site plans.
2. Contractor shall visit the site and familiarize him or herself with all conditions affecting the proposed work and shall make provisions as to the cost thereof. Contractor shall be responsible for familiarizing him or herself with all contract documents, field conditions and dimensions and confirming that the work may be accomplished as shown prior to proceeding with construction. Any discrepancies shall be brought to the attention of the Engineer prior to the commencement of work.
3. 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.
4. Contractor shall notify Engineer of all products or items noted as existing which are not found in the field.
5. Contractor shall verify all dimensions and conditions in the field prior to fabrication and erection of any material. Any unusual conditions shall be reported to the attention of the Engineer.
6. Contractor shall clean and remove debris and sediment deposited on public streets, sidewalks, adjacent areas, or other public ways due to construction.
7. Contractor shall be responsible for obtaining opening permits, if required. Contractor shall be responsible for applying and all costs associated with obtaining opening permits.
8. All work within the public right-of-way may require a MaineDOT permit as well as permits from the Municipality as applicable.
9. All work shall conform to the latest edition of the MaineDOT Standard Specifications, Standard Details and Best Management Practices for Erosion Control & Sediment Control, and all other applicable codes and ordinances.
10. All site and construction activities shall be in compliance with MaineDEP Best Management Practices and existing federal, state, and local permits and permitting requirements for the site. Copies of all permit approvals shall be maintained at the project site.
11. Site security and job safety are the sole responsibility of the Contractor. All construction activities shall comply with OSHA standards and local requirements.
12. All signage, signals, striping and pavement markings shall conform to the latest edition of the Manual of Uniform Traffic Control Devices (MUTCD) and the latest edition of the MaineDOT Supplemental Specifications and Standard Details.
13. Excavations accomplished as part of this project shall be constructed in accordance with Subpart P of 29 CRF Part 1926.650-.652 (Construction Standard for Excavations).
14. Granular borrow used to backfill muck excavation or in low wet areas to 1' above water level or old ground shall meet requirements for granular borrow underwater backfill.
15. The Contractor shall anticipate that groundwater will be encountered during construction and shall include sufficient costs within their bid to provide dewatering as necessary. No seperate payment shall be made to the Contractor for dewatering.
16. All disturbed areas shall be loamed and seeded. Unless otherwise noted, Seeding Method No. 1 shall be utilized on all lawns and developed areas, and Seeding Method No. 2 shall be used in all other locations. Loam shall be placed to a minimum depth of 4" in Method No. 1 areas, and 2" in all other areas unless otherwise noted or directed.
17. Loam has been estimated for disturbed areas. Actual placement of loam shall be as noted on the plans or designated by the Engineer.
18. The Contractor shall provide an emergency contact list and a construction schedule to the Owner prior to commencing work and shall update the contact list and schedule as necessary.
19. The Contractor shall allow or arrange for the Owner, their inspectors, agents, employees, contractors or invited guests, to enter upon any land owned or controlled by the Contractor outside of and adjoining the right-of-way of any highway or public way, which may be used for construction, at any and all times and for any and all purposes necessary or incidental to such inspection or testing.
20. All material schedules shown on the plans are for general information only. The Contractor shall prepare his own material schedules based upon his plan review. All schedules shall be verified in the field by the Contractor prior to ordering materials or performing work.
21. Property line and right-of-way monuments shall not be disturbed by construction. If disturbed, they shall be reset to their original locations at the Contractor's expense, by a Maine Professional Land Surveyor.
22. The Contractor shall complete the work within right-of-way or easements, except as shown on the plans and will be responsible if trespassing occurs on private property.
23. No separate payment for superintendent or foreman will be made for the supervision of equipment being paid for under the equipment rental items.
24. The Contractor shall comply with the insurance requirements outlined under Section 110 in the MaineDOT Standard Specifications November 2014 Edition. Minimum insurance requirements shall include at least workers' compensation insurance, commercial general liability and automobile liability insurance as defined therein. The Contractor shall provide the Owner with satisfactory proof of such insurance coverage. In the event that such insurance is terminated or canceled without being replaced with comparable insurance the Owner may suspend or terminate the construction in progress at the time of such termination or cancellation.
25. The Contractor shall provide the MaineDOT and/or the Municipality (where applicable) with a performance bond, certified check or other negotiable security acceptable to the Owner in the full amount of the cost to construct such improvements which conforms to the general requirements for such surety as outlined under Section 110.2 in the Standard Specifications.
26. 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.
27. All work performed by the 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.
28. The Contractor shall maintain a current and complete set of construction drawings on site during all phases of construction for use of all trades.
29. The Contractor shall take full responsibility for any changes and deviation of approved plans not authorized by the Architect/Engineer and/or Client/Owner.
30. 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.
31. 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 may have been obstructed by his/her operations, and leave the project area neat and presentable.
32. Contractor shall make all necessary construction notifications and apply for and obtain all necessary permits not provided by Owner, and pay all fees and post all bonds associated with the work indicated on the drawings.
33. The Owner shall have the right and authority to determine the acceptability of work and materials in progress or completed. The Owner shall have the right to reject any work or materials which do not conform, in its sole opinion, to the plans or specifications.

As-Built Measurements and Record Drawings:

1. Record as-built dimensions on a daily basis and review with the Owner's Representative on a weekly basis. Submit complete record information on a clean set of drawings to Owner's Representative(s) upon substantial completion of work.
2. As-built dimensions shall include locations of all surface features and subsurface utility systems including, but not limited to:
   a. Location, size, depths, rims, angle points, and invert elevations of buried pipes, utilities, vaults, etc.
   b. Field changes of dimension and detail.
   c. Details not on original drawings.

General Demolition Notes:

1. The intent of the project is for demolition and construction to occur in a manner to allow for continued use of the existing buildings, parking areas, and drives while constructing the new improvements.
2. Contractor to coordinate with Owners' Representative for sequencing of operation, staging, and material storage areas.
3. Upon removal of existing on-site features, existing signs which are accurate and in good condition shall be carefully removed and stored by the Contractor. Removal of existing signs shall be considered incidental to the item causing their removal.
4. After removal of existing features, the Contractor shall refill any holes with suitable soil approved by Owners' Representatives and compact properly.
5. All existing on-site materials to be reused as part of this project are to be stored neatly in staging or material storage area. Any materials shown to be reused that are damaged by the Contractor shall be repaired or replaced at no additional cost to the Owner.
6. The Contractor shall protect from damage any existing materials to remain. Any existing materials damaged by the Contractor shall be repaired or replaced at no additional cost to the Owner.
7. Contractor is responsible for coordinating with the local utility companies for on-site utility relocation. The respective utility companies are responsible for removal of existing overhead utilities and installation of new as indicated on the plans.
8. At least one week prior to clearing/demolition, request Owner's Representative to identify features to remain.
9. Disposition of surplus materials not retained by the Owner shall be the responsibility of the Contractor. Surplus material shall not be disposed of on the project site. Disposition shall be made only at waste areas which are licensed to accept such materials, unless the materials can be incorporated in the fills in other projects of the Contractor. All waste areas shall be approved by the Owner or Owner's representative.
10. All clearing and trimming shall be considered incidental to the contract and no separate payment shall be made. Actual lines for clearing and trimming shall be established by the Contractor and approved in the field by the Engineer.
11. Actual grubbing limits may vary based on field conditions as directed by the Engineer. Estimated grubbing depths are 6 inches in field areas and 12 inches in wooded areas.

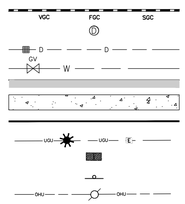
General Roadway Notes:

1. Driveway fill slopes shall be the same as the non-guardrail fill slopes unless otherwise noted on the plans.
2. The Contractor is responsible for the careful side staking of existing centerline as per Standard Specification 105.6.2. Side stakes shall be placed safely outside of the construction limits and the existing centerline grades shall be transferred to these stakes.
3. Any damage to the slopes, lawns and driveways caused by the Contractor's equipment, personnel, or operation shall be repaired to the satisfaction of the Engineer. All work, equipment, and materials required to make repairs shall be at the Contractor's expense.
4. The Contractor shall submit a plan to control traffic during construction to the Engineer and the Municipality for approval which conforms to the Federal Highway Administration's "Manual on Uniform Traffic Control Devices for Streets and Highways", 2009 Edition. The Contractor must maintain two way traffic whenever practicable and must maintain at least one way alternating traffic flow at all times. All traffic shall be controlled during the period of construction in accordance with the traffic control plan.
5. Provide traffic control and flaggers (if required) complying with the MaineDOT requirements.
6. The Contractor shall provide, erect and maintain all necessary barricades, lights, warning signs and other devices to safeguard traffic properly while work is in progress for the duration of the project.
7. Contractor shall remove and replace or repair all curbs, sidewalk, pavement and other items damaged by construction activities to, at a minimum, their original condition, to the satisfaction of the Owner and Owner's Representative.
8. All labor, materials and equipment necessary to remove and reset post signs, mailboxes, and poles shall be considered incidental to the project bid prices. If any damage occurs to posts, signs, mailboxes or associated hardware during removal, storage or resetting, the damaged materials shall be replaced by the Contractor, to the satisfaction of the Engineer, at no additional cost to the Owner.
9. The Contractor will be responsible for maintaining all existing mailboxes to ensure that the mail will be deliverable. Mailboxes shall be relocated so that the posts are 1 foot behind the edge of shoulder or as directed by the Engineer. No separate payment will be made for this work; it shall be considered incidental to the contract.
10. A minimum width of 4-feet of sidewalk pavement shall be maintained from any utility pole or other obstruction.
11. Detectable warning fields shall be installed at each curb ramp adjacent to a marked crosswalk. Actual payment for Item 608.26 shall include all concrete and work required by the details.
12. All reconstructed ramps shall be ADA compliant.
13. Butt joints shall be used at all locations where the proposed pavement meets existing pavement.
14. The placement of bituminous paving materials shall be subject to all of the weather and seasonal limitations outlined under MaineDOT Standard Specifications, November 2014 Edition Division 400, Pavements, Section 401, Paragraph 401.06.
15. All pavement markings and signs that conflict with the proposed shall be removed in accordance with the MaineDOT Specifications.
16. Any necessary cleaning of existing pavement prior to paving shall be incidental to the related paving items.
17. Any base pavement not surfaced before winter will require temporary pavement markings of paint, both yellow centerline and white edge lines and will be considered part of Item 627.733.
18. Open trenches in the roadway must be backfilled at the end of the workday. No holes, trenches, or structures shall be left open overnight in any excavation accessible to the public or in public rights-of-way. Open trenches outside of the roadway may be left open if the Contractor provides adequately safe barricading and lights.
19. Prior to roadway construction, Contractor shall trim all tree branches within right-of-way to 18 feet above the pavement. After paving is completed, Contractor shall trim any branches damaged by the Contractor during construction. Trimming of branches shall be incidental to the contract.
20. Vehicle access to driveways shall be maintained at all times during construction.
21. All new signs shall have high intensity retro-reflective sheeting. When wood posts are used, they shall be pressure-treated.
22. The Contractor shall submit a QC plan as outline under MaineDOT Standard Specifications, November 2014 Edition Division 400, Pavements, Sections 401, Paragraph 401.19, for approval by the Owner and the Engineer. The acceptance method shall be Method D. The Contractor shall notify the Engineer 48 hours in advance of any paving. The density requirements and disincentive shall apply as outlined in Section 401.204 of the MaineDOT, Section 401. Cores will be required at locations requested by the Engineer. The Municipality may take samples for testing at their discretion to determine if the mix is within the tolerances listed in table 8 of Section 401.204.
23. A tack coat of emulsified asphalt, Item 409, type RS-1 or HFMS-1 shall be applied to any existing pavement at a rate of approximately 0.025 gallons/S.Y. and on milled pavement at approximately 0.050 gallons/S.Y. A fog coat of emulsified asphalt shall be between shim/intermediate course and the surface course, at a rate not to exceed 0.025 gallons/S.Y.

Utility Notes:

1. The location, size, depth, and specifications for construction of proposed utility services shall be installed complying with the requirements of the respective utility company (electric, telephone, cable, etc.).
2. Field-verify the location, size, inverts and types of existing pipes at all proposed points of connection prior to ordering materials. Where an existing utility is found to be in conflict with the proposed work, the location, elevation and size of the utility shall be accurately determined without delay, and the information furnished in writing to the Owner's Representative for resolution of the conflict.
3. Make all arrangements and pay any fees for relocation and/or alteration of utilities such as electric, telephone, cable, and any other private utilities.
4. Make all necessary construction notifications and apply for and obtain all necessary permits not provided by Owner, and pay all fees and post all bonds associated with the work indicated on the drawings.
5. Severing existing utilities for abandonment or removal of a segment from service shall be performed in such a manner as to allow the remaining active segment to continue in its intended service. Cap active segments with appropriate fittings, joint restraint, etc., to ensure their integrity. Plug ends of abandoned pipe segments with concrete, unless special circumstances dictate plugging abandoned pipes with blind flanges, restrained mechanical joint plugs, etc. as appropriate.
6. Any damage caused to the existing utilities by the Contractors shall be the responsibility of the Contractor and no separate payment shall be made.
7. Coordinate with appropriate utility company for support of utility poles as necessary.
8. Test pits, Item 803.01, of all utility crossings to detect exact elevation/location of existing utilities shall be completed two weeks prior to the start of construction or ordering of materials. Test pit information shall be promptly provided to the Engineer for review.
9. Contractor is responsible for coordinating with the local utility companies for on-site utility relocation. The respective utility companies are responsible for removal of existing overhead utilities and installation of new as indicated on the plans.
10. All existing drainage catch basin and outlet information shall be field verified prior to ordering new structures.
11. The following shall be incidental to the 603 item(s):
    A. Any cutting of existing culverts and or connectors necessary to install new culvert replacements or extensions.
    B. All pipe excavation including any cutting and removal of pavement.
    C. All ditching at pipe ends.
    D. Furnishing, placing, grading, and compacting of any new gravel an/or fill material including granular borrow used under pipes.
    E. Granular borrow under the pipe shall meet the requirements for underwater backfill.
    F. All work necessary to connect to existing pipes and drainage structures.
    G. Flow lines may be changed by 1.5 feet.
    H. Any necessary clearing of brush and non-pay trees at culvert ends.
    I. Backfill and necessary cutting of existing pipes to fit areas of proposed catch basins.
12. No existing drainage shall be abandoned, removed, or plugged without prior approval of the Engineer.
13. Inlets and outlets of all culverts shall be riprapped unless otherwise noted on plans or directed by the Engineer.
14. Sediment outlet hoods shall be installed at all catch basins. The costs for sediment outlet hoods shall be incidental to the respective catch basin.
15. All catch basins shall have 2 foot sumps unless otherwise noted.
16. Existing culverts, manholes, and catch basins to remain will be cleaned as directed by the Engineer. Payment will be made under item 631.32 culvert cleaner (including operator).
17. Rim elevations of proposed drainage structures are approximate in paved areas. Final elevations are to be set flush and consistent with the grading plan. Adjust all other rim elevations to finished grade within the limit of work.
18. Catch basin and manhole frames and covers shall be raised to match overlay with the use of cast iron riser rings.
19. Estimated quantities for required structural earth excavation, drainage and minor structures are informational only and represent the approximate minimum quantity required to install drainage structures. Additional excavation for the Contractor's convenience or to comply with backsloping requirements will not be paid for directly but will be considered incidental to the related drainage items.
20. All existing water valve covers and any other existing utilities shall be adjusted to grade by the appropriate utility company. Contractor shall coordinate this work with the appropriate utility company.
21. All existing sewer, storm drain lines, culverts, gas and water lines encountered during construction are to remain in service. Any lines damaged during construction shall be repaired by the Contractor at the Contractor's expense, except when in direct conflict with the new service or when not shown or indicated. MaineDOT culverts damaged during construction shall be replaced from the damaged area to the outlet.
22. All structures and pipelines located adjacent to the trench excavation shall be protected and firmly supported by the Contractor until the trench is backfilled. Injury to such structures caused by, or resulting from, the Contractor's operations shall be repaired at the Contractor's expense. All utilities requiring repair, relocation or adjustment as a result of the project shall be coordinated through the respective utility.
23. If foundation material is required under culverts, it shall meet the requirements for granular borrow underwater backfill.
24. Any necessary cutting of existing drain pipes to accommodate proposed drainage structures will not be paid for separately and will be considered incidental to Item 604.
25. The Contractor is specifically cautioned that the location and/or the elevation of the existing utilities as shown on these plans is based on records of the various utility companies and where possible measurements taken in the field. Contractor shall pay for all damages which may occur by the failure to locate and preserve any utilities. Underground facilities indicated on the cross sections have been carried over from the plan view data and may also include further approximations of the elevations based on straight line interpolation from the nearest manholes, gate valves, or test pits. This information is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company and Dig Safe at least 72 hours prior to any excavation to request exact field location of utilities. It shall be the responsibility of the Contractor to coordinate his work schedule and the utility relocation work with the proper utility company. Utility contacts for this project are:

Legend - Proposed Features



Granite Curbing - Vertical/Flush/Sloped
Drainage Manhole
Catch Basin/Drain Line
Gate Valve/Water Line
Pavement Overlay
Concrete Sidewalk
Pavement Marking
Street Light/Pull Box/Underground Conduit
Detectable Warning Plate
Street Sign
Utility Pole/Overhead Utility Line

Summary of Quantities

Bid Item	Description	Unit	Quantity
	Earthwork/Demolition		**Subtotal**
201.23	Removal of Single Tree Top	EA	3
201.24	Removal of Stump	EA	3
202.2	Removal of Existing Bituminous Surfaces	SY	800
202.201	Sawcut Pavement	LF	1,000
202.202	Milling Existing Bituminous Surfaces	SY	15,500
203.2	Common Excavation	CY	500
	Existing Tree and Plant Protection Allowance	LS	1
	Base Courses		**Subtotal**
304.09	Aggregate Base Course - Type B	CY	150
304.1	Aggregate Subbase Course - Type D	CY	750
	Pavements		**Subtotal**
403.207	Hot Mix Asphalt, 19 mm (Binder Course - 3 Inch)	Ton	250
403.21	Hot Mix Asphalt, 9.5 mm (Wearing Course - 1 Inch)	Ton	100
404.21	Hot Mix Asphalt, 9.5 mm (Overlay - 2 Inch)	Ton	2,000
409.15	Bituminous Tack Coat, Applied	GAL	1,000
	Drainage Construction		**Subtotal**
603.159	12 Inch Storm Drain Pipe	LF	500
604.13	Catch Basin 4 Foot Diameter	EA	13
604.15	Drainage Manhole 4 Foot Diameter	EA	3
604.16	Convert Catch Basin to Manhole	EA	5
	Replace Manhole Lid with Inlet Grate	EA	1
604.18	Adjust Catch Basin or Manhole to Grade	EA	5
604.27	Core into Existing Structure	EA	3
605.09	6 Inch Underdrain - Type B	LF	60
	Sidewalk & Curb Construction		**Subtotal**
608.08	Reinforced Concrete Sidewalk	SY	4,000
608.26	Detectable Warning Plates	SF	500
609.11	Type 1 Vertical Curb - Straight	LF	685
609.12	Type 1 Vertical Curb - Circular	LF	1,400
609.234	Terminal Curb Type 1 - 4 Foot - Circular	EA	17
609.237	Terminal Curb Type 1 - 7 Foot	EA	33
609.237	Terminal Curb Type 1 - 7 Foot - Circular	EA	54
609.38	Remove and Reset Existing Curb	LF	500
609.441	Remove and Stack Existing Curb	LF	2,500
	Clay Brick Unit Pavers - Sidewalks	SF	5,200
	Flush Vertical Curb - Depot Square Crosswalk	LF	300
	Flush Vertical Curb - Pondicherry Square Crosswalks	LF	96
	Unit Paver Edging	LF	250
	Water Construction		**Subtotal**
	Adjust Gate Valve to Finish Grade	EA	28
	Install Gate Valve	EA	2
	12" Ductile Iron Waterline	LF	150
	Incidental Construction		**Subtotal**
615.071	6" Loam & Seed at grass strip	SF	450
	12" Loam at Groundcover Beds	SF	1,275
621.01	Deciduous Shade Tree at Grass/Vegetated Area	EA	9
	Deciduous Shade Tree in Structural Soil at Pavement	EA	5
	Deciduous Understory Tree at Grass Strip	EA	7
	Deciduous Understory Tree in Structural Soil at Pavement	EA	12
	Perennials and Groundcover	EA	650
621.02	Site Amenities - 6' Bench	EA	4
	Site Amenities - Granite Block Benches	LF	14
	Site Amenities - Trash Receptacle	EA	4
	Site Amenities - Recycling Receptacle	EA	4
	Site Amenities - Bicycle Rack	EA	6
	Site Amenities - Informational Sign Fabrication and Installation	EA	1
	Repair Retaining Wall	LS	1
626.112	Precast Composite Junction Box	EA	66
626.22	Non-Metallic Conduit	LF	7,500
626.32	24" Foundation - Light Pole Base	EA	65
626.38	Ground Mounted Cabinet Foundation	EA	2
626.385	Meter Enclosure and Service Connection	EA	2
627.733	4 Inch White or Yellow Paint Pavement Markings	LF	14,000
627.75	Retroreflective Thermoplastic Paint Symbol	SF	150
627.94	Retroreflective Thermoplastic Inlay Tape - Crosswalks	LF	2,000
	Decorative Stamped Asphalt Crosswalks	SF	2,050
634.204	LED Luminaires - Single with Pole	EA	65
634.208	Remove Existing Light Standard	EA	56
645.113	Remove and Reset Sign	EA	10
645.271	Regulatory, Warning Confirmation Sign - Type 1	SF	43
	Green Infrastructure - Treebox Filter including Tree	EA	6
652.39	Maintenance of Traffic	LS	1
656.75	Temporary Soil Erosion and Water Pollution Control	LS	1
659.1	Mobilization	LS	1

2016-007A
General Notes & Quantities
Main Street Streetscape

C0.02
SHEET 2 OF 40

No.	Revision	DATE	BY

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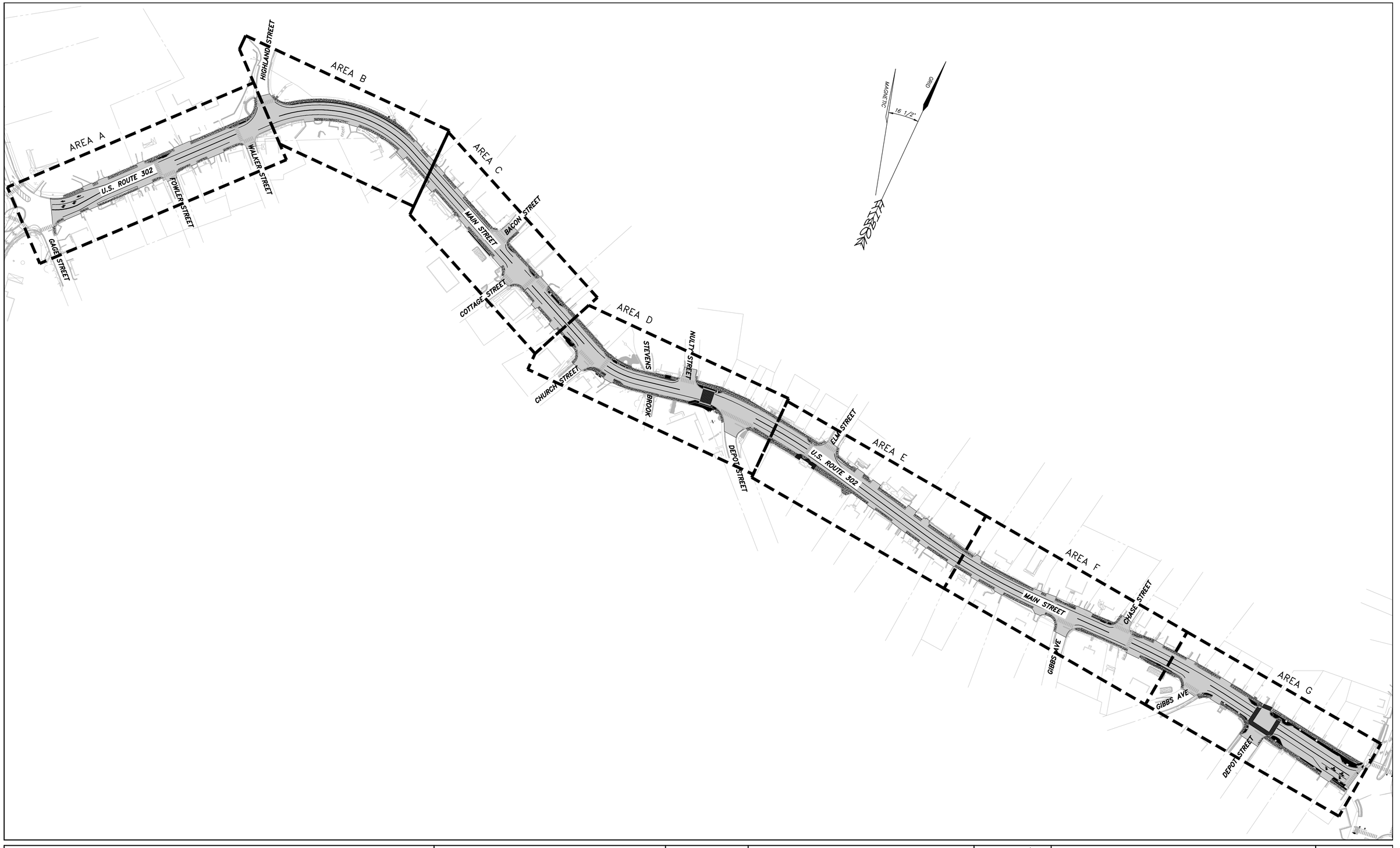
SURVEYED BY	JLT/MPM
DESIGNED BY	TCD
DRAWN BY	TCD
CHECKED BY	JMM
FIELD BOOK	353
SCALE	—
DATE	08/28/2018

General Notes & Quantities
for the
Main Street Streetscape
located in and prepared for the
Town of Bridgton, Maine

2016-007A
C0.02
SHEET 2 OF 40

C1.00
SHEET 3 OF 40

2016-007A
Overall Site Plan
Main Street Streetscape



100 0 100 200 400 ft
20 0 50 100 m
1 inch = 100 feet
(1 : 1200)

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ME Office (207) 803-8265
Post Office Box 343
Bridgton, ME 04009

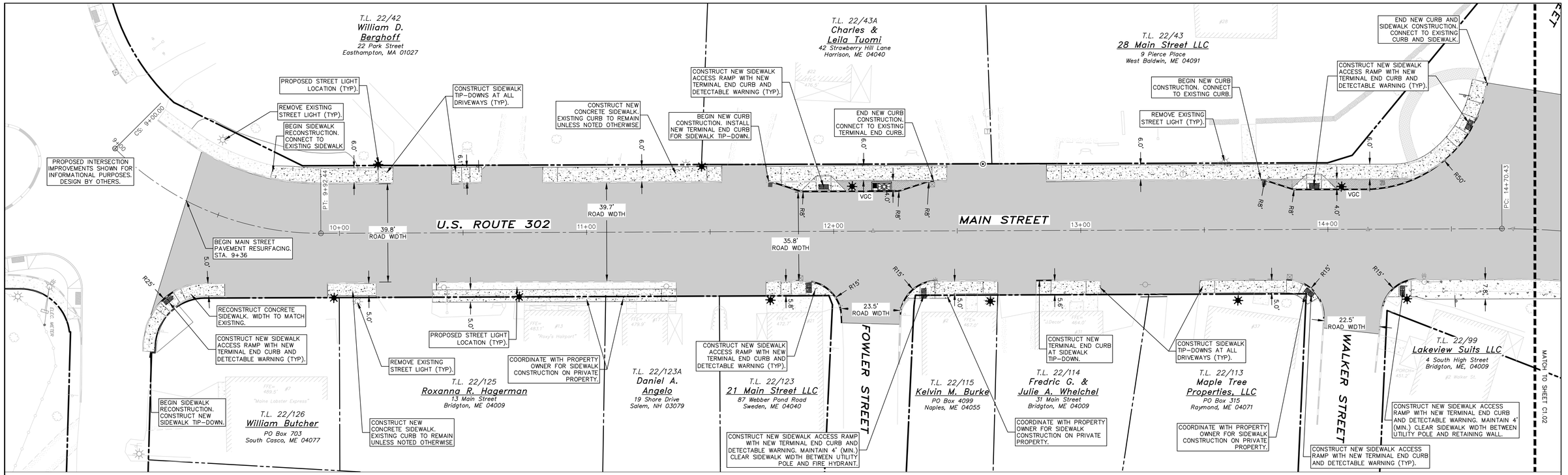
SURVEYED BY	JLT/MPM
DESIGNED BY	TCD
DRAWN BY	TCD
CHECKED BY	JMM
FIELD BOOK	353
SCALE	1"=100'
DATE	08/28/2018

Overall Site Plan
for the
PRELIMINARY
NOT FOR
CONSTRUCTION
Main Street Streetscape
located in and prepared for the
Town of Bridgton, Maine

2016-007A
C1.00
SHEET 3 OF 40

C1.01
SHEET 4 OF 40

2016-007A
Roadway & Curb Layout Plan – Area A
Main Street Streetscape



1 inch = 20 feet
(1 : 240)

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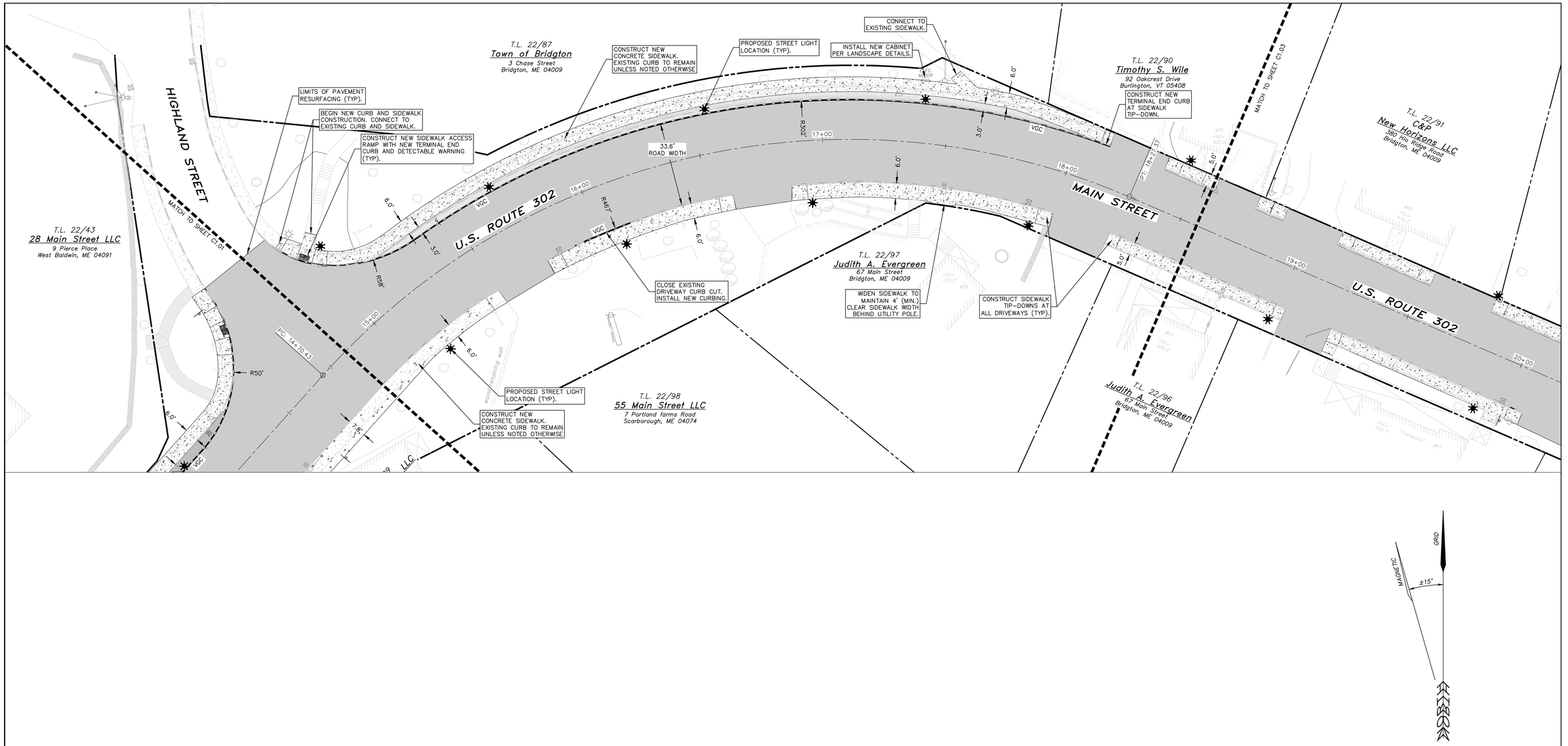
FIELD BOOK	353
SCALE	1"=20'
DATE	08/28/2018

Roadway & Curb Layout Plan – Area A
for the
Main Street Streetscape
located in and prepared for the
Town of Bridgton, Maine

2016-007A
C1.01
SHEET 4 OF 40



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DESIGNED BY	TCD
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FIELD BOOK	353
SCALE	1"=20'
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Roadway & Curb Layout Plan – Area B
for the
Main Street Streetscape
located in and prepared for the
Town of Bridgton, Maine

2016-007A
C1.02
SHEET 5 OF 40

C1.03
SHEET 6 OF 40

2016-007A
Roadway & Curb Layout Plan – Area C
Main Street Streetscape

MATCH TO SHEET C1.02

T.L. 22/91
C&P
New Horizons LLC
380 Hio Ridge Road
Bridgton, ME 04009

T.L. 22/92
Chalmers Brothers LLC
100 Main Street
Bridgton, ME 04009

T.L. 23/8
Chalmers Brothers LLC
PO Box 189
Bridgton, ME 04009

T.L. 23/9

T.L. 23/11
Town of Bridgton
3 Chase Street
Bridgton, ME 04009

T.L. 23/12
Beth's Kitchen Cafe, Inc.
198 Bush Row Road
Denmark, ME 04022

T.L. 23/13
Allen S. & Kerry P. Hayes
204 Portland Road
Bridgton, ME 04009

T.L. 23/14
Allen S. & Kerry P. Hayes
204 Portland Road
Bridgton, ME 04009

T.L. 23/15
Allen S. & Kerry P. Hayes
204 Portland Road
Bridgton, ME 04009

MATCH TO SHEET C1.04

CONSTRUCT NEW CONCRETE SIDEWALK. EXISTING CURB TO REMAIN UNLESS NOTED OTHERWISE

LIMITS OF PAVEMENT RESURFACING (TYP).

COORDINATE WITH PROPERTY OWNER FOR SIDEWALK CONSTRUCTION ON PRIVATE PROPERTY.

CONSTRUCT NEW SIDEWALK ACCESS RAMP WITH NEW TERMINAL END CURB AND DETECTABLE WARNING.

BACON STREET

25.8' ROAD WIDTH

CONSTRUCT NEW SIDEWALK ACCESS RAMP WITH NEW TERMINAL END CURB AND DETECTABLE WARNING (TYP).

BEGIN NEW CURB CONSTRUCTION. CONNECT TO EXISTING CURB.

CLOSE EXISTING DRIVEWAY CURB CUT. COORDINATE WITH PROPERTY OWNER.

END NEW CURB CONSTRUCTION. CONNECT TO EXISTING CURB.

U.S. ROUTE 302

MAIN STREET

19+00 20+00 21+00 22+00 23+00 24+00

31.7' ROAD WIDTH

34.0' ROAD WIDTH

34.6' ROAD WIDTH

39.7' ROAD WIDTH

36.5' ROAD WIDTH

PC: 24+34.88

VGC

CONSTRUCT SIDEWALK TIP-DOWNS AT ALL DRIVEWAYS (TYP).

CONSTRUCT NEW CONCRETE SIDEWALK. EXISTING CURB TO REMAIN UNLESS NOTED OTHERWISE.

CONSTRUCT NEW TERMINAL END CURBS AT SIDEWALK TIP-DOWNS.

CLOSE EXISTING DRIVEWAY CURB CUT. COORDINATE WITH PROPERTY OWNER.

CONSTRUCT NEW SIDEWALK ACCESS RAMP WITH NEW TERMINAL END CURB AND DETECTABLE WARNING (TYP).

CONSTRUCT 4' WIDE RAISED PLANTER BED WITH TYPE I VERTICAL GRANITE CURB.

76.2'

PROPOSED STREET LIGHT LOCATION (TYP).

CONSTRUCT NEW SIDEWALK ACCESS RAMP WITH NEW TERMINAL END CURB AND DETECTABLE WARNING.

LIMITS OF PAVEMENT RESURFACING (TYP).

21.8' ROAD WIDTH

COTTAGE STREET

CONSTRUCT NEW SIDEWALK ACCESS RAMP WITH NEW TERMINAL END CURB AND DETECTABLE WARNING.

CONSTRUCT NEW CONCRETE SIDEWALK. EXISTING CURB TO REMAIN UNLESS NOTED OTHERWISE

BEGIN NEW CURB CONSTRUCTION FOR BUMP-OUT. INSTALL NEW TERMINAL END CURB FOR SIDEWALK TIP-DOWN.

CONSTRUCT NEW SIDEWALK ACCESS RAMP WITH NEW TERMINAL END CURB AND DETECTABLE WARNING.

END NEW CURB CONSTRUCTION. CONNECT TO EXISTING CURB.

COORDINATE WITH PROPERTY OWNER FOR SIDEWALK CONSTRUCTION ON PRIVATE PROPERTY.

24.0' ROAD WIDTH

CHURCH STREET

T.L. 22/96
Judith A. Evergreen
67 Main Street
Bridgton, ME 04009

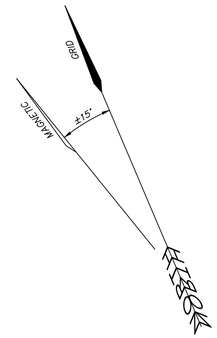
T.L. 22/95
Judith A. Evergreen
67 Main Street
Bridgton, ME 04009

T.L. 22/94
C.N. Brown
1 CN Brown Way
S. Paris, ME 04281

T.L. 23/147
The Carry All Corner LLC
PO Box 50
Bridgton, ME 04009

T.L. 23/146
Henry Hebb
109 Main Street
Bridgton, ME 04009

Bridgton Public Library
1 Church Street
Bridgton, ME 04009



1 inch = 20 feet
(1 : 240)

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SURVEYED BY	JLT/MPM
DESIGNED BY	TCD
DRAWN BY	TCD
CHECKED BY	JMM
FIELD BOOK	353
SCALE	1"=20'
DATE	08/28/2018

Roadway & Curb Layout Plan – Area C
for the
Main Street Streetscape
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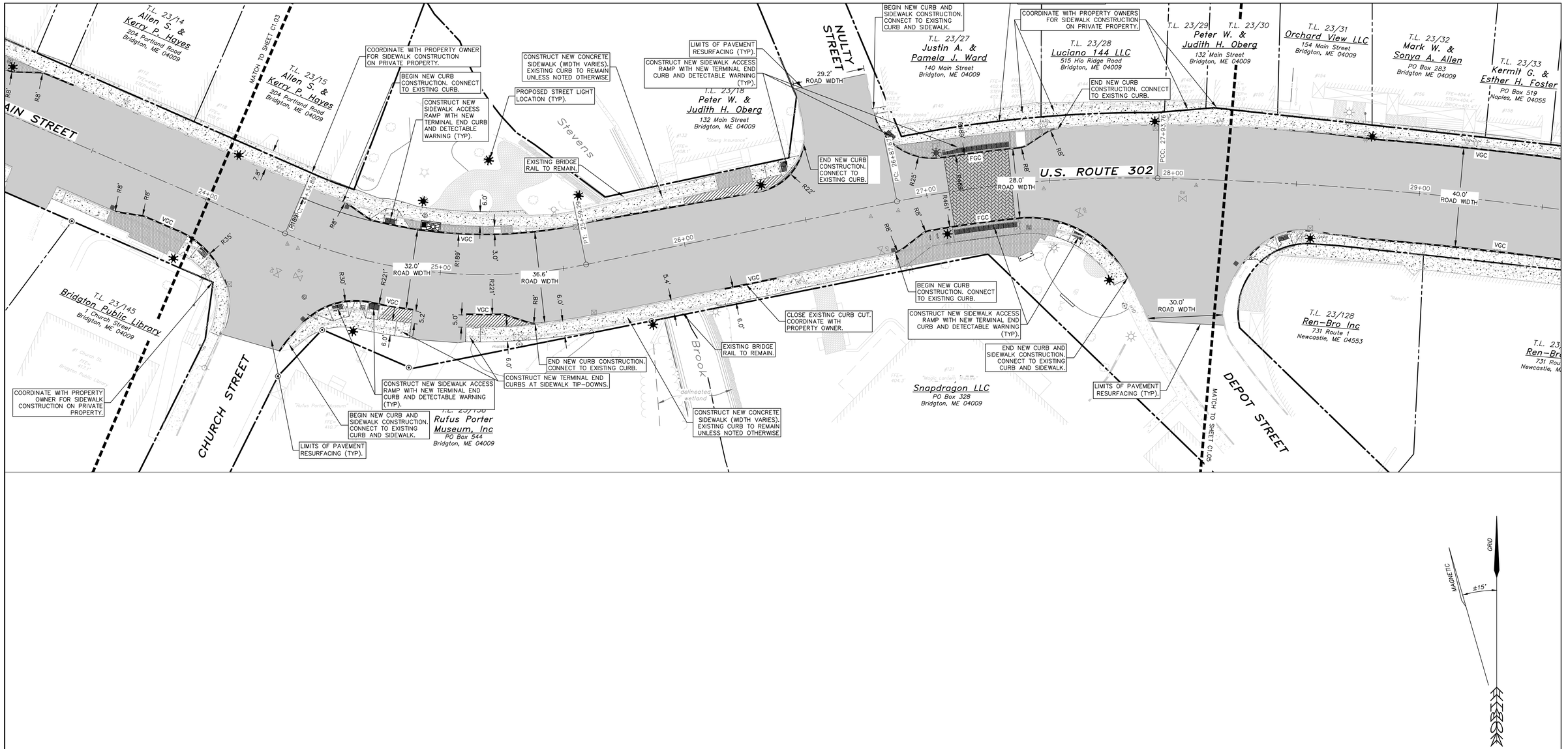
Town of Bridgton, Maine

PRELIMINARY NOT FOR CONSTRUCTION

2016-007A
C1.03
SHEET 6 OF 40



20 0 20 40 80 ft
4 0 10 20 m
1 inch = 20 feet
(1 : 240)

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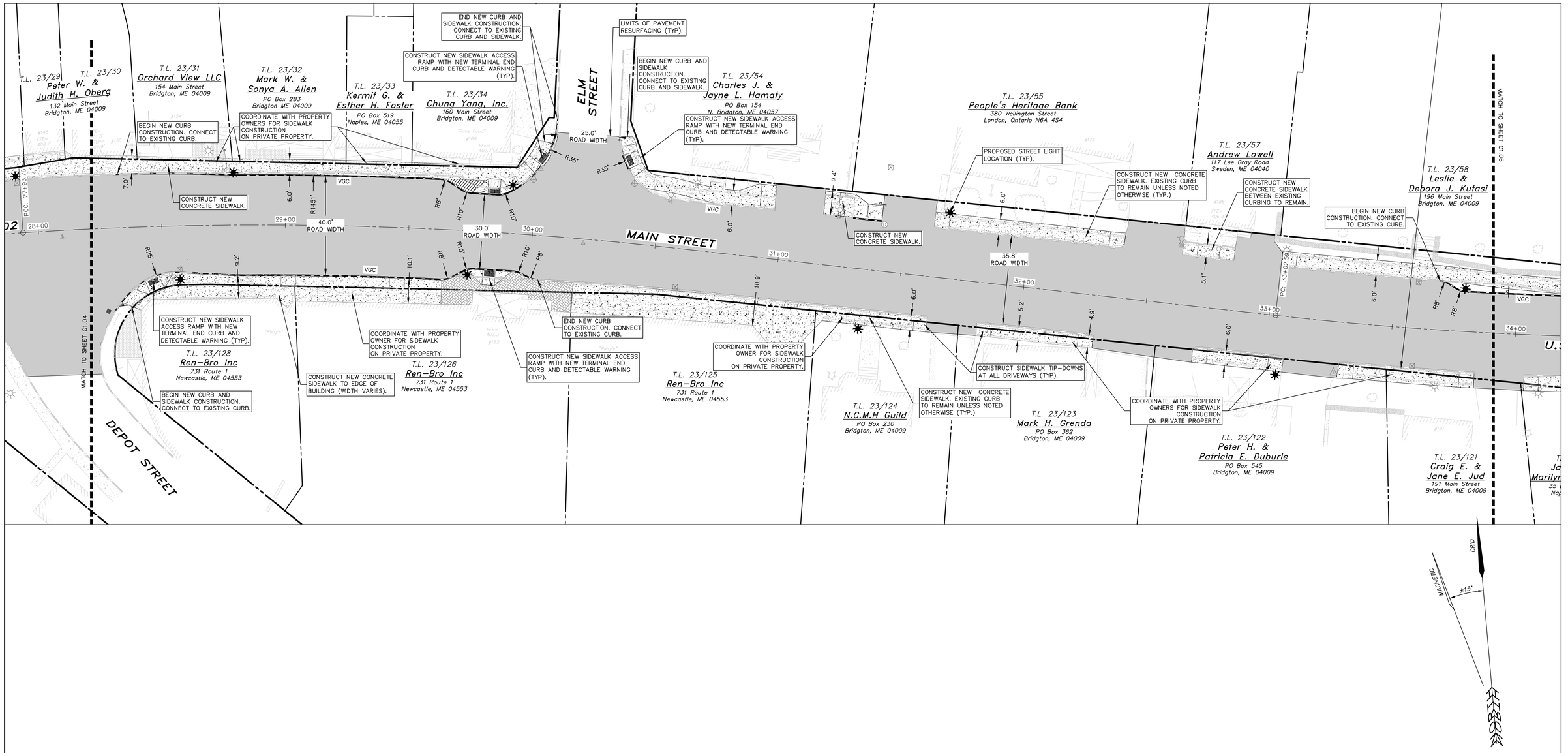
Roadway & Curb Layout Plan – Area D
for the
PRELIMINARY
Main Street Streetscape
NOT FOR CONSTRUCTION
located in and prepared for the
Town of Bridgton, Maine

2016-007A
C1.04
SHEET 7 OF 40

2016-007A
Roadway & Curb Layout Plan - Area E
Main Street Streetscape



20 0 20 40 80 ft
4 0 10 20 m
1 inch = 20 feet
(1 : 240)

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Roadway & Curb Layout Plan – Area D
for the
Main Street Streetscape
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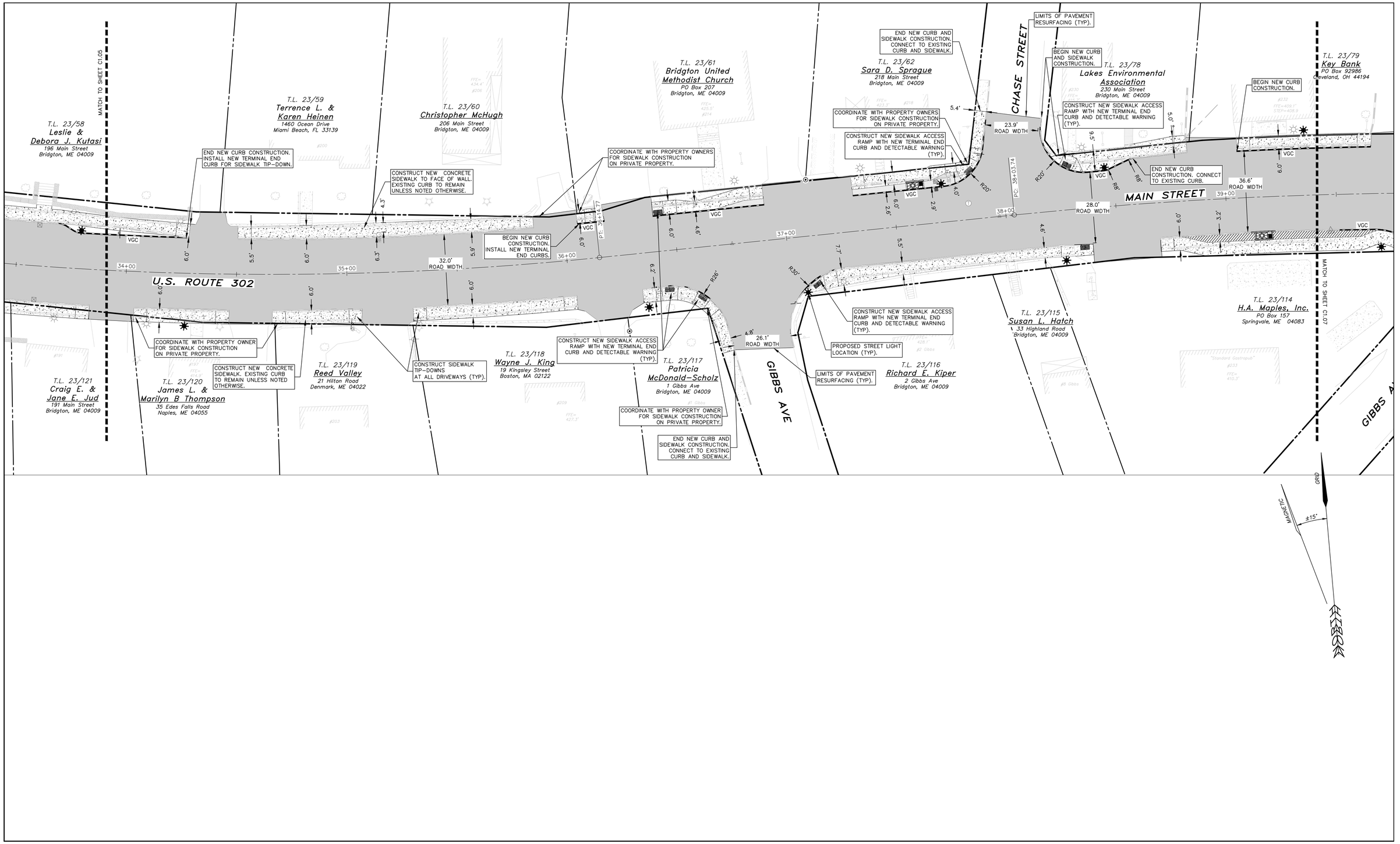
2016-007A
C1.05
SHEET 8 OF 40



1 inch = 20 feet
(1 : 240)

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Roadway & Curb Layout Plan – Area F
for the
PRELIMINARY NOT FOR CONSTRUCTION
Main Street Streetscape
located in and prepared for the
Town of Bridgton, Maine

2016-007A
C1.06
SHEET 9 OF 40

C1.07
SHEET 10 OF 40

2016-007A
Roadway & Curb Layout Plan – Area G
Main Street Streetscape

COORDINATE WITH PROPERTY OWNERS FOR SIDEWALK CONSTRUCTION ON PRIVATE PROPERTY.

T.L. 23/79
Key Bank
PO Box 92986
Cleveland, OH 44194

T.L. 23/81
David P. Diller
PO Box 226
N. Bridgton, ME 04057

T.L. 23/82
Kirk M. & Chao Wohlmuth
244 Main Street
Bridgton, ME 04009

T.L. 23/83
BHOP Pizza LLC
256 Main Street
Bridgton, ME 04009

T.L. 23/93
Town of Bridgton
3 Chase Street
Bridgton, ME 04009

T.L. 23/85
Marinis Hronarakis
256 Main Street
Bridgton, ME 04009

T.L. 23/86
George E. Maguire
178 Harrison Heights Road
Harrison, ME 04040

T.L. 23/87
Judy Warren
26 Douglasville Road
Bridgton, ME 04009

T.L. 23/88
Nancy Patterson
1 Court Street
Plymouth, MA 02360

T.L. 23/89
Bridgton General Store LLC
PO Box 381
Bridgton, ME 04009

T.L. 23/114
H.A. Maples, Inc.
PO Box 157
Springvale, ME 04083

T.L. 23/109
Heathrow Corporation
PO Box 399
Lewiston, ME 0424.

T.L. 23/108
Pondicherry Properties Inc
23 Quaker Camp Road
Sebago, ME 04029

T.L. 23/107
George E Maguire
178 Harrison Heights Road
Harrison, ME 04040

T.L. 23/106
Macdonald Properties L.P.
PO Box 269
Bridgton, ME 04009

T.L. 23/105
Macdonald Properties L.P.
PO Box 269
Bridgton, ME 04009

U.S. ROUTE 302

MAIN STREET

GIBBS AVE

DEPOT STREET

MATCH TO SHEET C1.06

END NEW CURB CONSTRUCTION. CONNECT TO EXISTING CURB.

CONSTRUCT SIDEWALK TIP-DOWNS AT ALL DRIVEWAYS (TYP).

BEGIN NEW CURB CONSTRUCTION. CONNECT TO EXISTING CURB.

END NEW CURB CONSTRUCTION. CONNECT TO EXISTING CURB.

CONSTRUCT NEW SIDEWALK ACCESS RAMP WITH NEW TERMINAL END CURB AND DETECTABLE WARNING (TYP).

END NEW CURB CONSTRUCTION. CONNECT TO EXISTING CURB.

BEGIN NEW CURB CONSTRUCTION. CONNECT TO EXISTING CURB.

CONSTRUCT NEW SITE WALL AND STEPS (SEE LANDSCAPE PLANS).

END CURB AND SIDEWALK RECONSTRUCTION.

PROPOSED INTERSECTION IMPROVEMENTS SHOWN FOR INFORMATIONAL PURPOSES. DESIGN BY OTHERS.

END MAIN STREET PAVEMENT RESURFACING. STA. 44+35

END CURB AND SIDEWALK RECONSTRUCTION.

BEGIN NEW CURB CONSTRUCTION. CONNECT TO EXISTING CURB.

CONSTRUCT NEW SIDEWALK ACCESS RAMP WITH NEW TERMINAL END CURB AND DETECTABLE WARNING (TYP).

CLOSE EXISTING DRIVEWAY CURB CUT. COORDINATE WITH PROPERTY OWNER.

COORDINATE WITH PROPERTY OWNER FOR SIDEWALK CONSTRUCTION ON PRIVATE PROPERTY.

BEGIN NEW CURB AND SIDEWALK CONSTRUCTION. CONNECT TO EXISTING CURB.

LIMITS OF PAVEMENT RESURFACING (TYP).

CLOSE EXISTING DRIVEWAY CURB CUT. COORDINATE WITH PROPERTY OWNER.

CONSTRUCT NEW SIDEWALK ACCESS RAMP WITH NEW TERMINAL END CURB AND DETECTABLE WARNING (TYP).

END NEW CURB AND SIDEWALK CONSTRUCTION. CONNECT TO EXISTING CURB AND SIDEWALK.

BEGIN NEW CURB CONSTRUCTION.

LIMITS OF PAVEMENT RESURFACING (TYP).

COORDINATE WITH PROPERTY OWNERS FOR SIDEWALK CONSTRUCTION ON PRIVATE PROPERTY.

BEGIN NEW CURB CONSTRUCTION.

37.8' ROAD WIDTH
28.0' ROAD WIDTH
32.0' ROAD WIDTH
48.7' ROAD WIDTH
37.7' ROAD WIDTH
29.6' ROAD WIDTH
35.3' ROAD WIDTH
46.2' ROAD WIDTH

VGC
R25'
R35'
R30'
R45'
R8'
R5'
R9'

39+00 40+00 41+00 42+00 43+00 44+00 45+00

P.T. 41+07.21
EP: 44+99.52

GRID
MAGNETIC
±15°

20 0 20 40 80 ft
4 0 10 20 m
1 inch = 20 feet
(1 : 240)

No.	Revision	DATE	BY

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FIELD BOOK	353
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Roadway & Curb Layout Plan – Area G
for the
Main Street Streetscape
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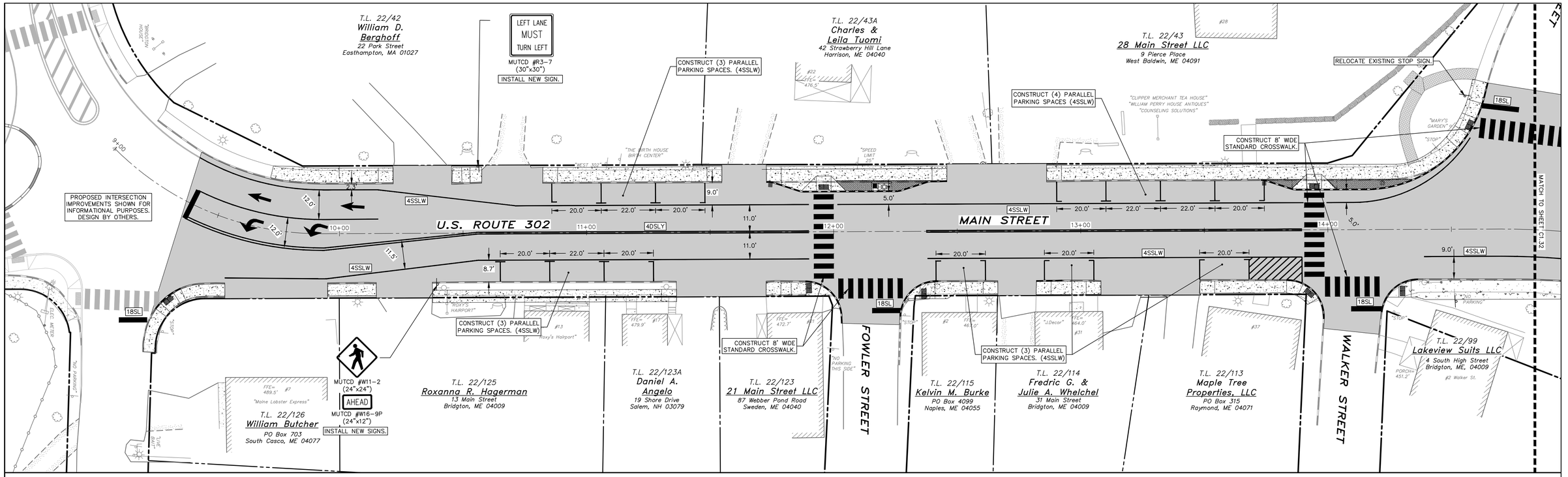
Town of Bridgton, Maine

PRELIMINARY NOT FOR CONSTRUCTION

2016-007A
C1.07
SHEET 10 OF 40



NEW SIGN SCHEDULE

	DESIGNATION	SIZE	NO. REQ'D	POST TYPE	NO. POSTS	LOCATION
LEFT LANE MUST TURN LEFT	#R3-7	30"x30"	1	STEEL U-CHANNEL	1	AS SHOWN
	#W11-2	24"x24"	1	STEEL U-CHANNEL	1	AS SHOWN
AHEAD	#W16-9P	24"x12"	1	STEEL U-CHANNEL	0*	AS SHOWN

*SIGNS TO BE MOUNTED ON SAME POSTS AS OTHER SIGNS

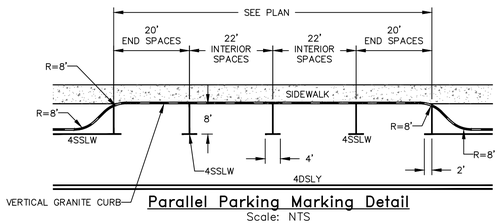
STRIPING LEGEND

SIGNAGE, STRIPING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION & REFLECTIVITY. ALL LINES SHALL BE PAINT.

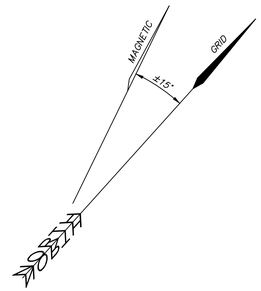
4SSLW	4" WIDTH SINGLE SOLID LINE WHITE
4SSLY	4" WIDTH SINGLE SOLID LINE YELLOW
4DSLY	4" WIDTH DOUBLE SOLID LINE YELLOW
18SL	18" WIDTH STOP LINE

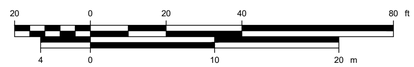
PARKING SPACE TOTALS

	THIS SHEET	TOTAL
EXISTING	13	72
PROPOSED	13	70



Parallel Parking Marking Detail
Scale: NTS





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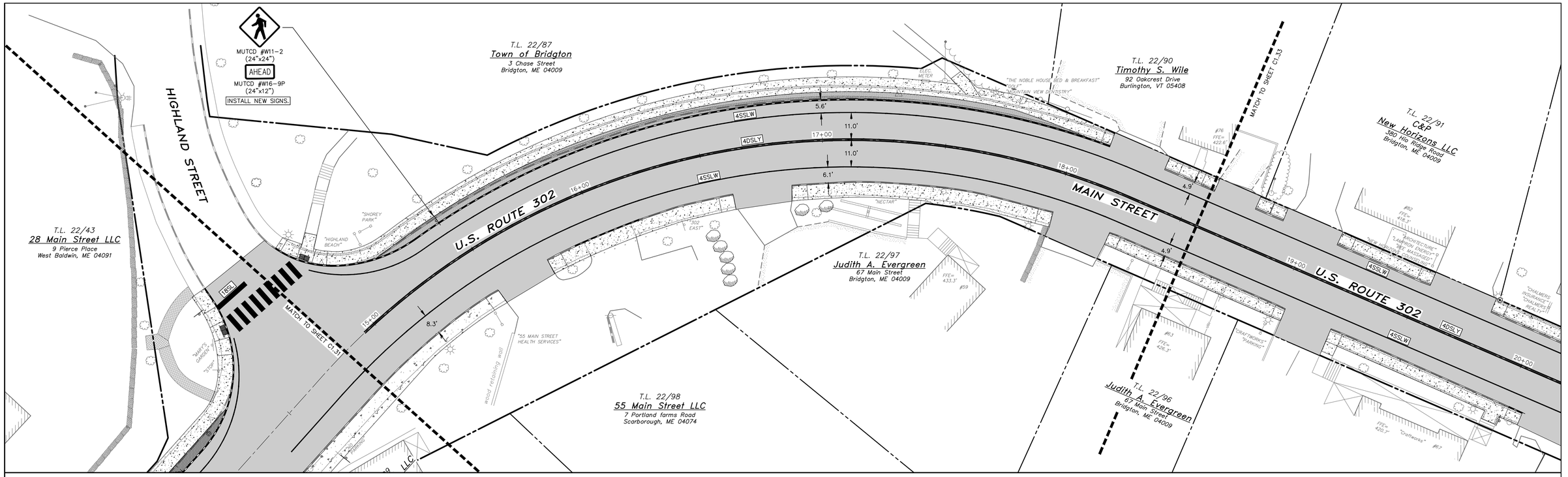
DRAWN BY	TCD
CHECKED BY	JMM
FIELD BOOK	353
SCALE	1"=20'
DATE	08/28/2018

Roadway Striping & Signage Plan - Area A
for the
PRELIMINARY
Main Street Streetscape
NOT FOR CONSTRUCTION
located in and prepared for the
Town of Bridgton, Maine

2016-007A
C1.31
SHEET 11 OF 40



NEW SIGN SCHEDULE

	DESIGNATION	SIZE	NO. REQ'D	POST TYPE	NO. POSTS	LOCATION
	#W11-2	24"x24"	1	STEEL U-CHANNEL	1	AS SHOWN
AHEAD	#W16-9P	24"x12"	1	STEEL U-CHANNEL	0*	AS SHOWN

*SIGNS TO BE MOUNTED ON SAME POSTS AS OTHER SIGNS

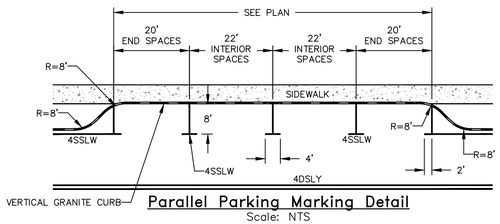
STRIPING LEGEND

SIGNAGE, STRIPING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION & REFLECTIVITY. ALL LINES SHALL BE PAINT.

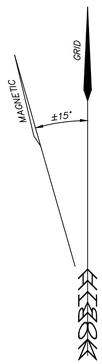
4SSLW	4" WIDTH SINGLE SOLID LINE WHITE
4SSLY	4" WIDTH SINGLE SOLID LINE YELLOW
4DSLY	4" WIDTH DOUBLE SOLID LINE YELLOW
18SL	18" WIDTH STOP LINE

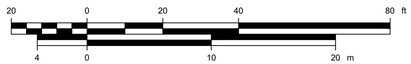
PARKING SPACE TOTALS

	THIS SHEET	TOTAL
EXISTING	0	72
PROPOSED	0	70



Parallel Parking Marking Detail
Scale: NTS





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(1 : 240)

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SURVEYED BY	JLT/MPM
DESIGNED BY	TCD
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Roadway Striping & Signage Plan - Area B
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Main Street Streetscape
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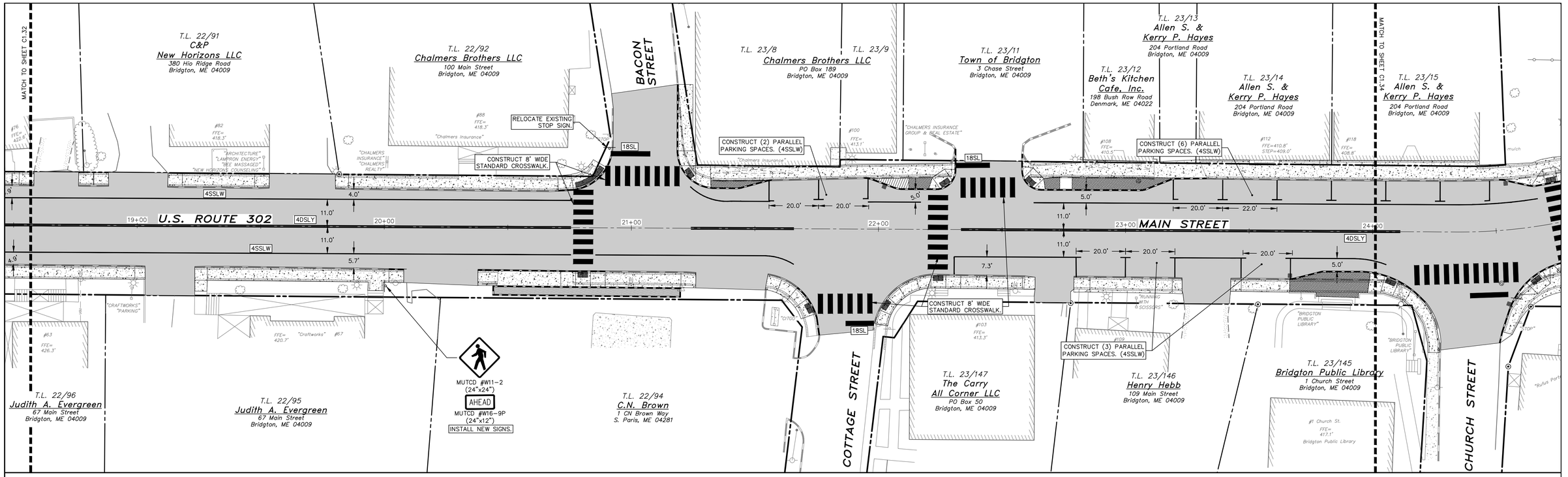
2016-007A
C1.32
SHEET 12 OF 40



NEW SIGN SCHEDULE

	DESIGNATION	SIZE	NO. REQ'D	POST TYPE	NO. POSTS	LOCATION
	#W11-2	24"x24"	1	STEEL U-CHANNEL	1	AS SHOWN
AHEAD	#W16-9P	24"x12"	1	STEEL U-CHANNEL	0*	AS SHOWN

*SIGNS TO BE MOUNTED ON SAME POSTS AS OTHER SIGNS

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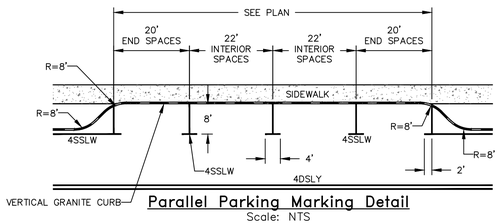
4SSLW	4" WIDTH SINGLE SOLID LINE WHITE
4SSLY	4" WIDTH SINGLE SOLID LINE YELLOW
4DSLY	4" WIDTH DOUBLE SOLID LINE YELLOW
18SL	18" WIDTH STOP LINE

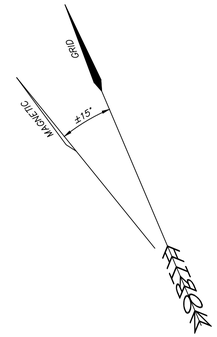
PARKING SPACE TOTALS

	THIS SHEET	TOTAL
EXISTING	12*	72
PROPOSED	11*	70

*INCLUDES SPACES ALSO COUNTED ON OTHER SHEETS.



Parallel Parking Marking Detail
Scale: NTS



20 0 20 40 80 ft
4 0 10 20 m
1 inch = 20 feet
(1 : 240)

No.	Revision	DATE	BY

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NH Office (603) 356-6936
Post Office Box 440
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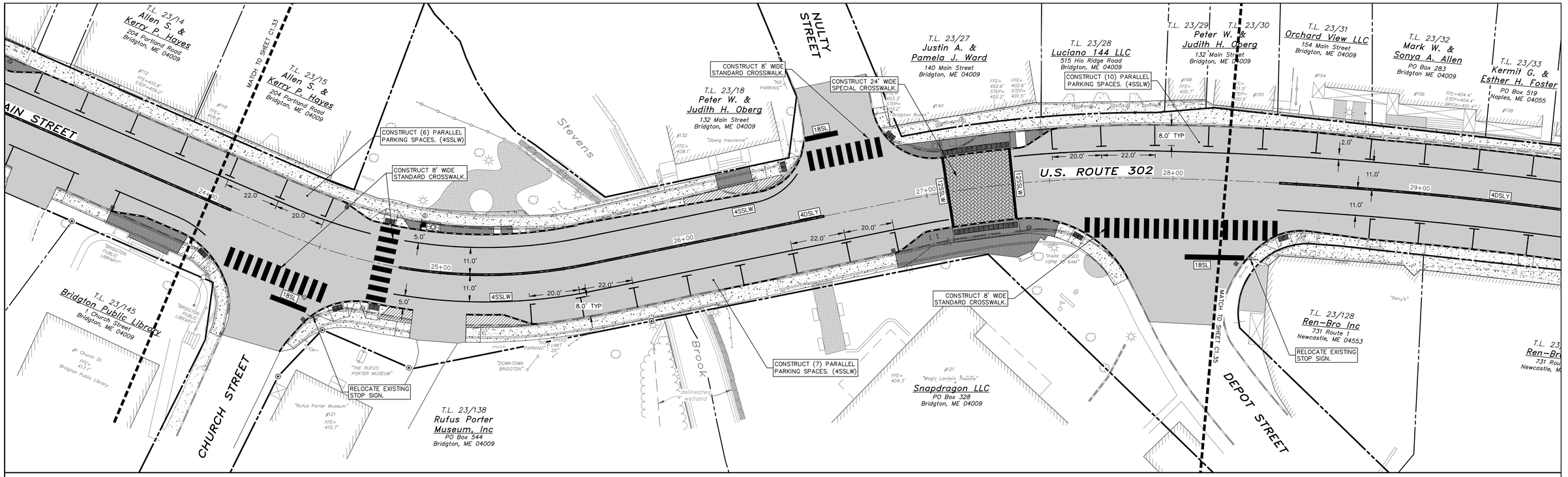
ME Office (207) 803-8265
Post Office Box 343
Bridgton, ME 04009

SURVEYED BY	JLT/MPM
DESIGNED BY	TCD
DRAWN BY	TCD
CHECKED BY	JMM
FIELD BOOK	353
SCALE	1"=20'
DATE	08/28/2018

Roadway Striping & Signage Plan - Area C
for the
PRELIMINARY
Main Street Streetscape
NOT FOR CONSTRUCTION
located in and prepared for the
Town of Bridgton, Maine

2016-007A
C1.33
SHEET 13 OF 40



NEW SIGN SCHEDULE

	DESIGNATION	SIZE	NO. REQ'D	POST TYPE	NO. POSTS	LOCATION

STRIPING LEGEND

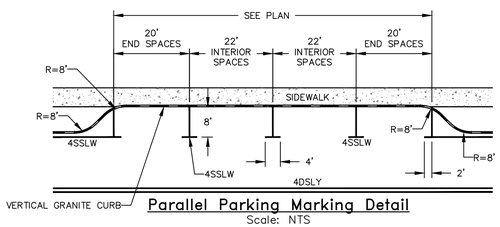
SIGNAGE, STRIPING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION & REFLECTIVITY. ALL LINES SHALL BE PAINT.

4SSLW	4" WIDTH SINGLE SOLID LINE WHITE
4SSLY	4" WIDTH SINGLE SOLID LINE YELLOW
4DSLY	4" WIDTH DOUBLE SOLID LINE YELLOW
18SL	18" WIDTH STOP LINE

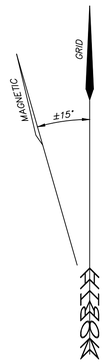
PARKING SPACE TOTALS

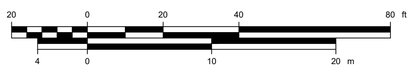
	THIS SHEET	TOTAL
EXISTING	27*	72
PROPOSED	28*	70

*INCLUDES SPACES ALSO COUNTED ON OTHER SHEETS.



Parallel Parking Marking Detail
Scale: NTS





1 inch = 20 feet
(1 : 240)

No.	Revision	DATE	BY

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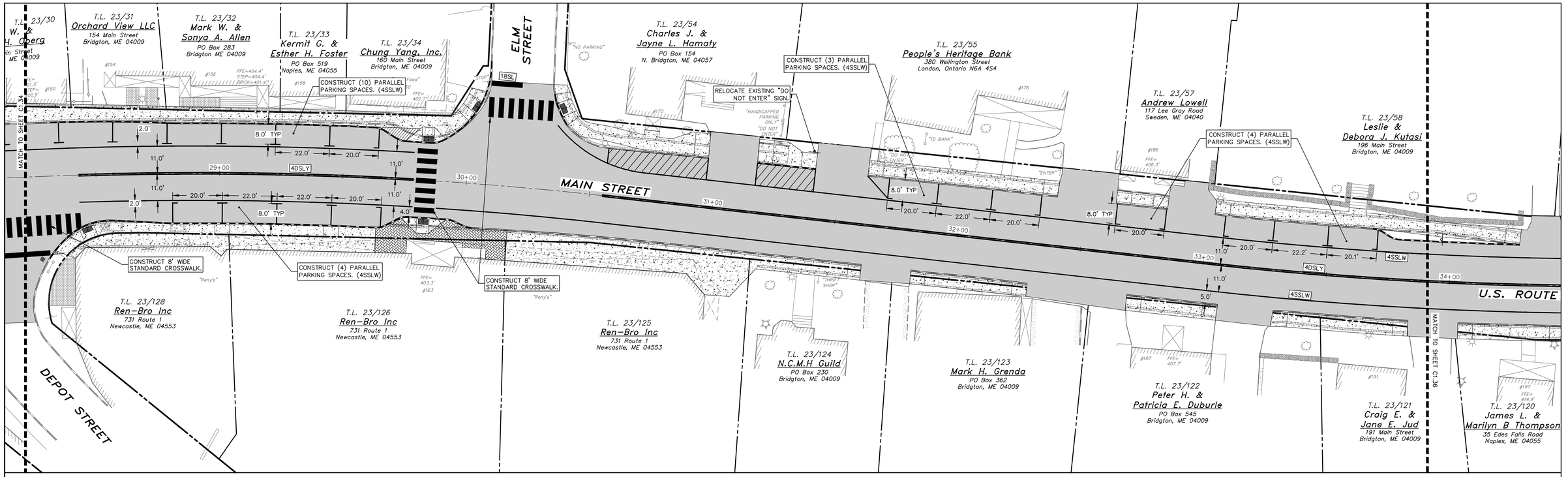
Bridgton, ME 04009

SURVEYED BY	JLT/MPM
DESIGNED BY	TCD
DRAWN BY	TCD
CHECKED BY	JMM
FIELD BOOK	353
SCALE	1"=20'
DATE	08/28/2018

Roadway Striping & Signage Plan – Area D
for the
PRELIMINARY
Main Street Streetscape
NOT FOR CONSTRUCTION
located in and prepared for the
Town of Bridgton, Maine

2016-007A
C1.34
SHEET 14 OF 40

2016-007A
Roadway Striping & Signage Plan – Area D
Main Street Streetscape



NEW SIGN SCHEDULE

	DESIGNATION	SIZE	NO. REQ'D	POST TYPE	NO. POSTS	LOCATION

STRIPING LEGEND

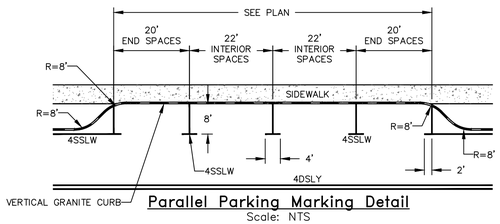
SIGNAGE, STRIPING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION & REFLECTIVITY. ALL LINES SHALL BE PAINT.

4SSLW	4" WIDTH SINGLE SOLID LINE WHITE
4SSLY	4" WIDTH SINGLE SOLID LINE YELLOW
4DSLY	4" WIDTH DOUBLE SOLID LINE YELLOW
18SL	18" WIDTH STOP LINE

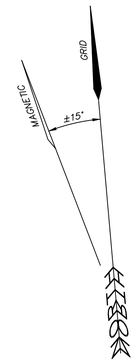
PARKING SPACE TOTALS

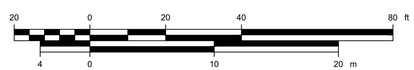
	THIS SHEET	TOTAL
EXISTING	18*	72
PROPOSED	18*	70

*INCLUDES SPACES ALSO COUNTED ON OTHER SHEETS.



Parallel Parking Marking Detail
Scale: NTS





1 inch = 20 feet
(1 : 240)

No.	Revision	DATE	BY

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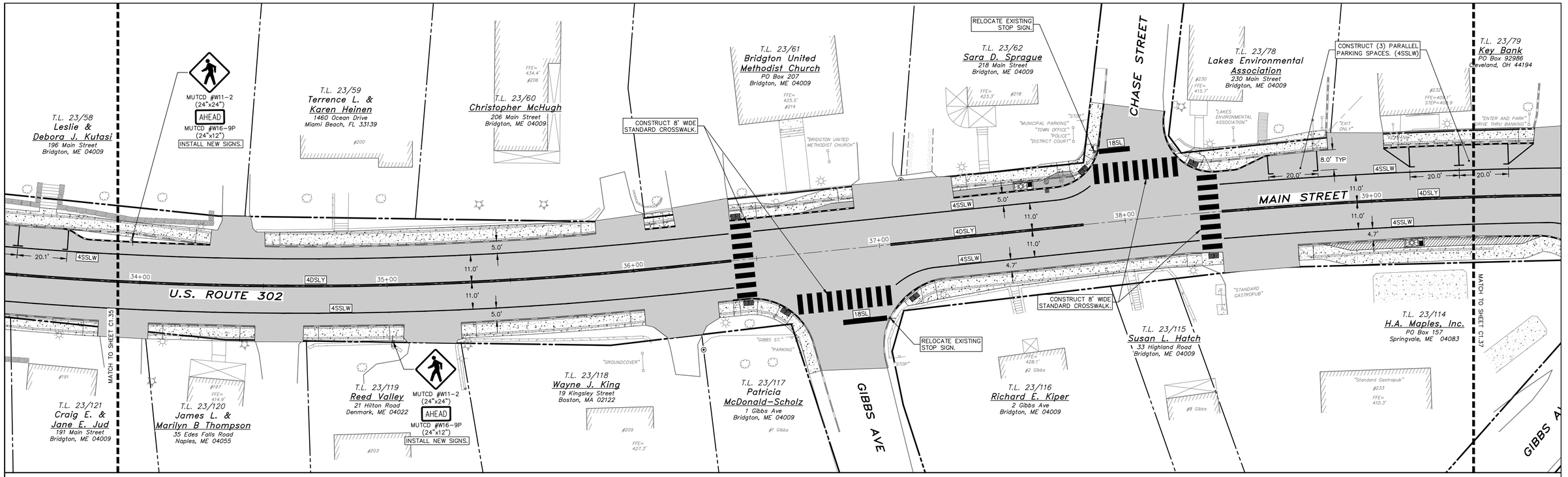
Bridgton, ME 04009

SURVEYED BY	JLT/MPM
DESIGNED BY	TCD
DRAWN BY	TCD
CHECKED BY	JMM
FIELD BOOK	353
SCALE	1"=20'
DATE	08/28/2018

Roadway Striping & Signage Plan - Area E
for the
PRELIMINARY
Main Street Streetscape
NOT FOR CONSTRUCTION
located in and prepared for the
Town of Bridgton, Maine

2016-007A
C1.35
SHEET 15 OF 40



NEW SIGN SCHEDULE

	DESIGNATION	SIZE	NO. REQ'D	POST TYPE	NO. POSTS	LOCATION
	#W11-2	24"x24"	2	STEEL U-CHANNEL	2	AS SHOWN
AHEAD	#W16-9P	24"x12"	2	STEEL U-CHANNEL	0*	AS SHOWN

*SIGNS TO BE MOUNTED ON SAME POSTS AS OTHER SIGNS

STRIPING LEGEND

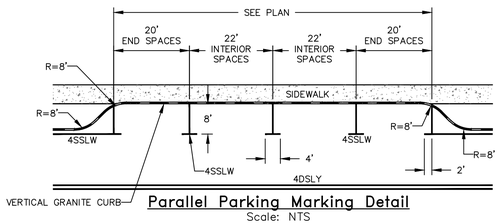
SIGNAGE, STRIPING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION & REFLECTIVITY. ALL LINES SHALL BE PAINT.

4SSLW	4" WIDTH SINGLE SOLID LINE WHITE
4SSLY	4" WIDTH SINGLE SOLID LINE YELLOW
4DSLY	4" WIDTH DOUBLE SOLID LINE YELLOW
18SL	18" WIDTH STOP LINE

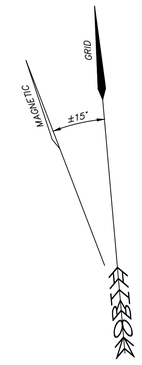
PARKING SPACE TOTALS

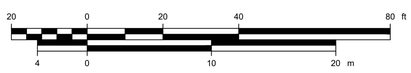
	THIS SHEET	TOTAL
EXISTING	5*	72
PROPOSED	4*	70

*INCLUDES SPACES ALSO COUNTED ON OTHER SHEETS.



Parallel Parking Marking Detail
Scale: NTS





1 inch = 20 feet
(1 : 240)

No.	Revision	DATE	BY

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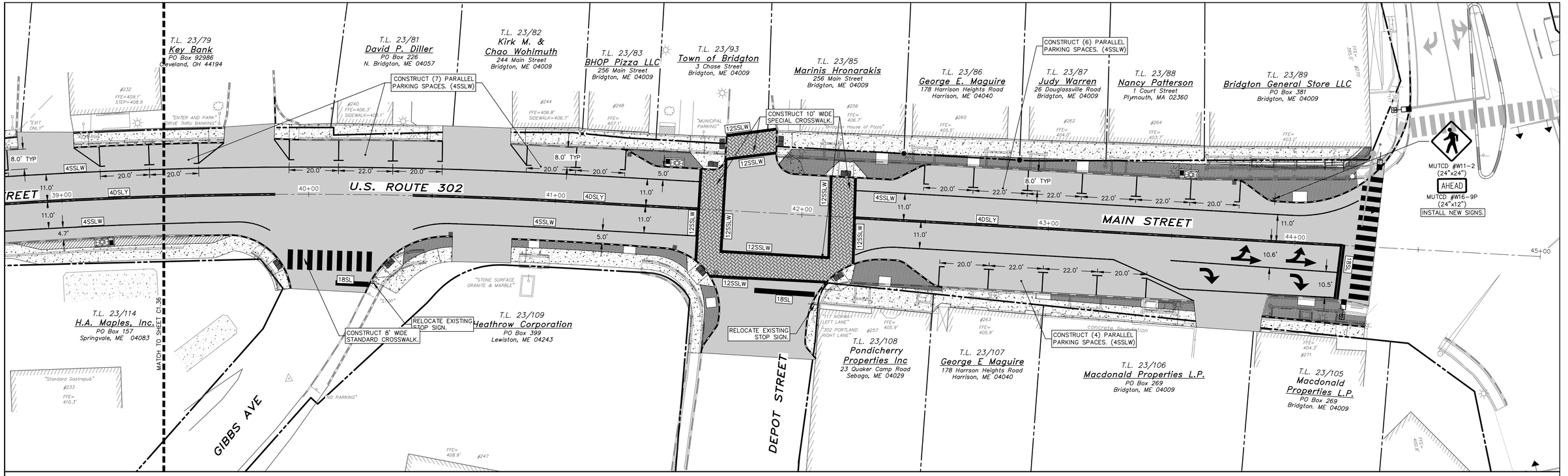
SURVEYED BY	JLT/MPM
DESIGNED BY	TCD
DRAWN BY	TCD
CHECKED BY	JMM
FIELD BOOK	353
SCALE	1"=20'
DATE	08/28/2018

Roadway Striping & Signage Plan – Area F
for the
PRELIMINARY
Main Street Streetscape
NOT FOR CONSTRUCTION
located in and prepared for the
Town of Bridgton, Maine

2016-007A
C1.36
SHEET 16 OF 40

2016-007A
Roadway Striping & Signage Plan – Area F
Main Street Streetscape



NEW SIGN SCHEDULE

	DESIGNATION	SIZE	NO. REQ'D	POST TYPE	NO. POSTS	LOCATION
	#W11-2	24"x24"	1	STEEL U-CHANNEL	1	AS SHOWN
AHEAD	#W16-9P	24"x12"	1	STEEL U-CHANNEL	0*	AS SHOWN

*SIGNS TO BE MOUNTED ON SAME POSTS AS OTHER SIGNS

STRIPING LEGEND

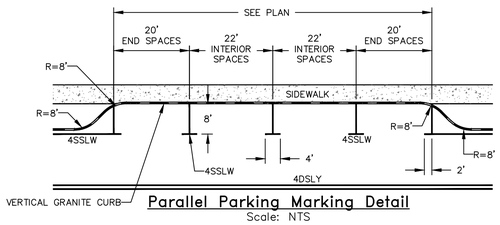
SIGNAGE, STRIPING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION & REFLECTIVITY. ALL LINES SHALL BE PAINT.

4SSLW	4" WIDTH SINGLE SOLID LINE WHITE
4SSLY	4" WIDTH SINGLE SOLID LINE YELLOW
4DSLY	4" WIDTH DOUBLE SOLID LINE YELLOW
18SL	18" WIDTH STOP LINE

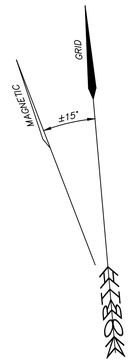
PARKING SPACE TOTALS

	THIS SHEET	TOTAL
EXISTING	19*	72
PROPOSED	17*	70

*INCLUDES SPACES ALSO COUNTED ON OTHER SHEETS.



Parallel Parking Marking Detail
Scale: NTS



20 0 20 40 80 ft
4 0 10 20 m
1 inch = 20 feet
(1 : 240)

No.	Revision	DATE	BY

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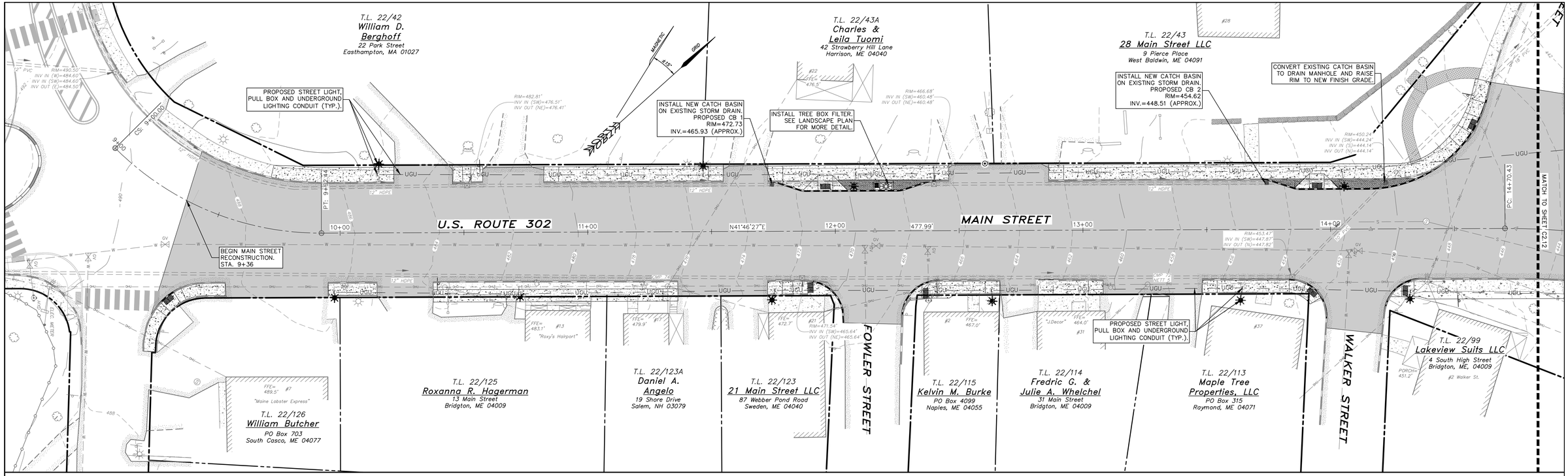
Bridgton, ME 04009

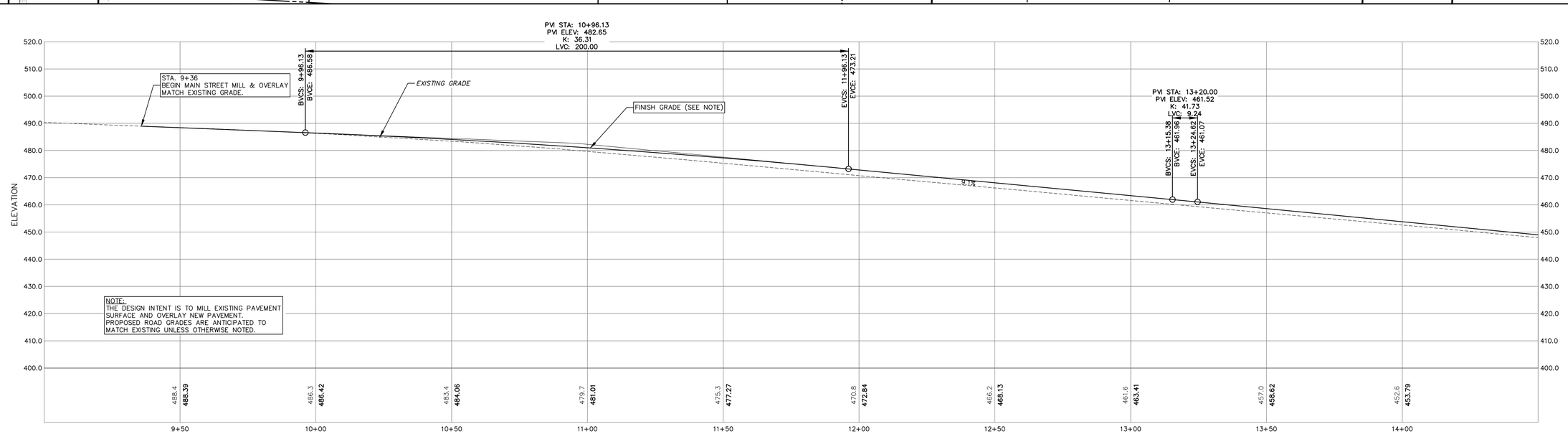
SURVEYED BY	JLT/MPM
DESIGNED BY	TCD
DRAWN BY	TCD
CHECKED BY	JMM
FIELD BOOK	353
SCALE	1"=20'
DATE	08/28/2018

Roadway Striping & Signage Plan – Area G
for the
PRELIMINARY
Main Street Streetscape
located in and prepared for the
NOT FOR CONSTRUCTION
Town of Bridgton, Maine

2016-007A
C1.37
SHEET 17 OF 40

2016-007A
Roadway Striping & Signage Plan – Area G
Main Street Streetscape





Proposed Profile (Sta. 9+00 – 14+50)

Scale:
Horizontal: 1"=20'
Vertical: 1"=20'

UTILITY NOTES

1. COORDINATE WITH SEWER CONSTRUCTION PROJECT.
2. COORDINATE WITH WATER DISTRICT TO REPLACE ALL WATER CONNECTIONS AT SIDE STREET LOCATIONS

20 0 20 40 80 ft
4 0 10 20 m
1 inch = 20 feet
(1 : 240)

No.	Revision	DATE	BY

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Bridgton, ME 04009

SURVEYED BY	JLT/MPM
DESIGNED BY	TCD
DRAWN BY	TCD
CHECKED BY	JMM
FIELD BOOK	353
SCALE	1"=20'
DATE	08/28/2018

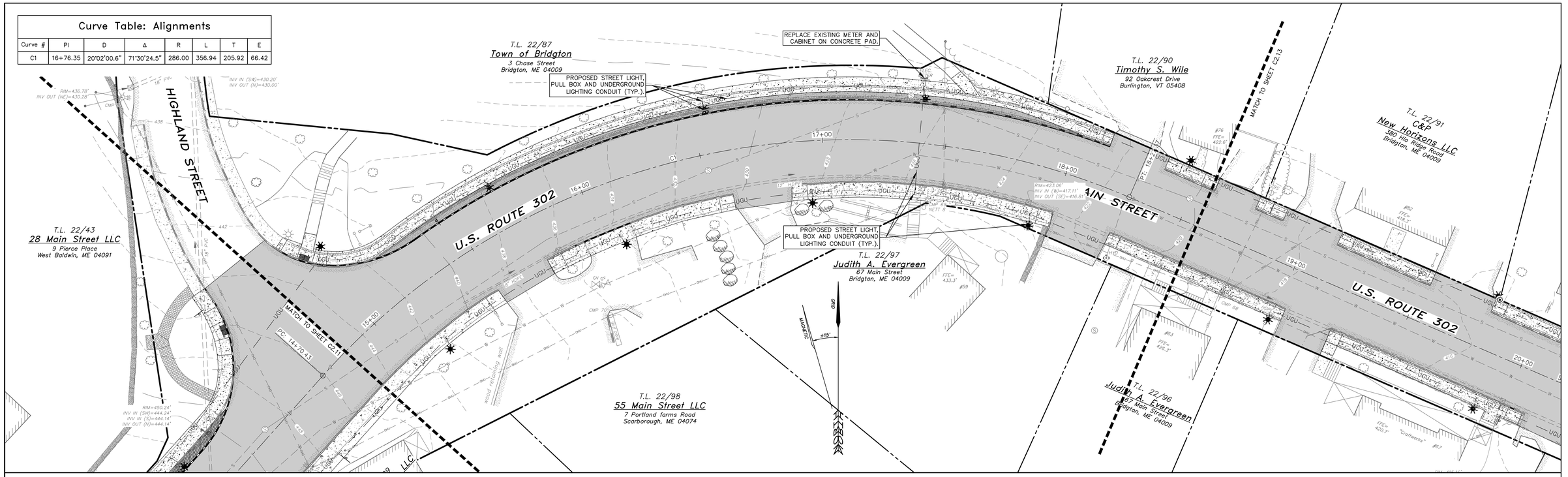
Plan & Profile – Area A
for the
Main Street Streetscape
located in and prepared for the
Town of Bridgton, Maine

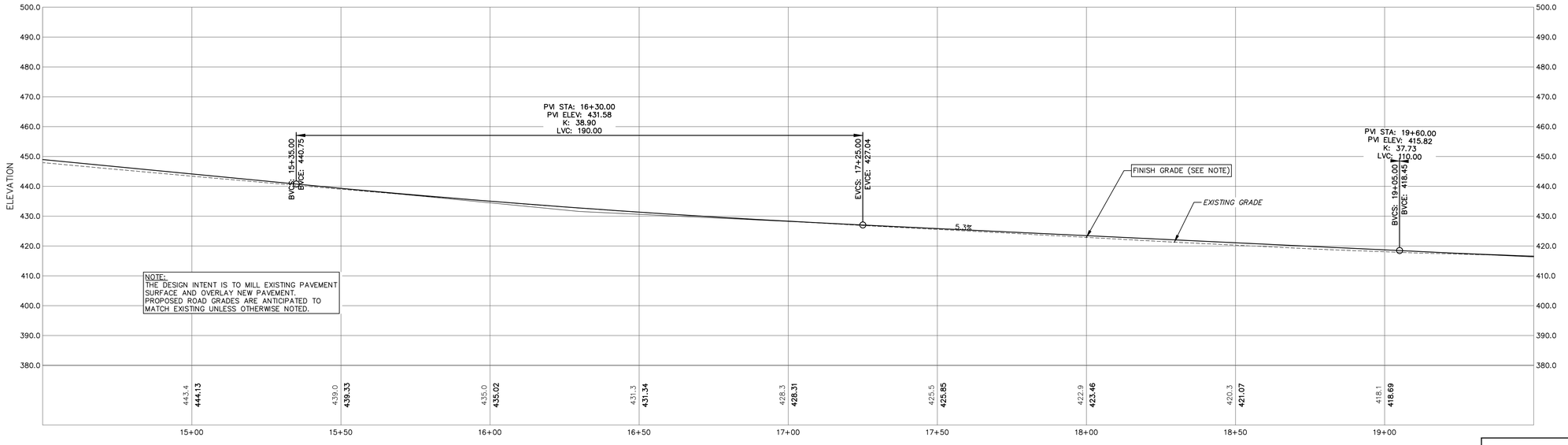
2016-007A
C2.11
SHEET 18 OF 40

C2.12
SHEET 19 OF 40

2016-007A
Plan & Profile - Area B
Main Street Streetscape

Curve Table: Alignments							
Curve #	PI	D	Δ	R	L	T	E
C1	16+76.35	20°02'00.6"	71°30'24.5"	286.00	356.94	205.92	66.42





Proposed Profile (Sta. 14+50 – 19+50)

Scale:
Horizontal: 1"=20'
Vertical: 1"=20'

UTILITY NOTES
1. COORDINATE WITH SEWER CONSTRUCTION PROJECT.
2. COORDINATE WITH WATER DISTRICT TO REPLACE ALL WATER CONNECTIONS AT SIDE STREET LOCATIONS

20 0 20 40 80 ft
4 0 10 20 m
1 inch = 20 feet
(1 : 240)

No.	Revision	DATE	BY

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Bridgton, ME 04009

SURVEYED BY	JLT/MPM
DESIGNED BY	TCD
DRAWN BY	TCD
CHECKED BY	JMM
FIELD BOOK	353
SCALE	1"=20'
DATE	08/28/2018

Plan & Profile – Area B
for the
Main Street Streetscape
located in and prepared for the
Town of Bridgton, Maine

PRELIMINARY NOT FOR CONSTRUCTION

2016-007A
C2.12
SHEET 19 OF 40

MATCH TO SHEET C2.12

T.L. 22/91
C&P
New Horizons LLC
380 Hio Ridge Road
Bridgton, ME 04009

T.L. 22/92
Chalmers Brothers LLC
100 Main Street
Bridgton, ME 04009

BACON STREET

T.L. 23/8
Chalmers Brothers LLC
PO Box 189
Bridgton, ME 04009

T.L. 23/9
Chalmers Brothers LLC
PO Box 189
Bridgton, ME 04009

T.L. 23/11
Town of Bridgton
3 Chase Street
Bridgton, ME 04009

T.L. 23/13
Allen S. & Kerry P. Hayes
204 Portland Road
Bridgton, ME 04009

T.L. 23/12
Beth's Kitchen Cafe, Inc.
198 Bush Row Road
Denmark, ME 04022

T.L. 23/14
Allen S. & Kerry P. Hayes
204 Portland Road
Bridgton, ME 04009

T.L. 23/15
Allen S. & Kerry P. Hayes
204 Portland Road
Bridgton, ME 04009

MATCH TO SHEET C2.14

PROPOSED STREET LIGHT, PULL BOX AND UNDERGROUND LIGHTING CONDUIT (TYP.).

INSTALL NEW CATCH BASIN ON EXISTING STORM DRAIN. PROPOSED CB 3 RIM=411.17 INV.=405.12 (APPROX.)

CONVERT EXISTING CATCH BASIN TO DRAIN MANHOLE AND RAISE RIM TO NEW FINISH GRADE.

U.S. ROUTE 302

MAIN STREET

19+00 20+00 21+00 22+00 23+00 24+00

S66°43'09"E 607.52'

PC: 24+15.00

PROPOSED STREET LIGHT, PULL BOX AND UNDERGROUND LIGHTING CONDUIT (TYP.).

INSTALL NEW CATCH BASIN ON EXISTING STORM DRAIN. PROPOSED CB 4 RIM=408.17 INV.=402.02 (APPROX.)

PROPOSED STREET LIGHT, PULL BOX AND UNDERGROUND LIGHTING CONDUIT (TYP.).

T.L. 22/96
Judith A. Evergreen
67 Main Street
Bridgton, ME 04009

T.L. 22/95
Judith A. Evergreen
67 Main Street
Bridgton, ME 04009

T.L. 22/94
C.N. Brown
1 CN Brown Way
S. Paris, ME 04281

T.L. 23/147
The Carry All Corner LLC
PO Box 50
Bridgton, ME 04009

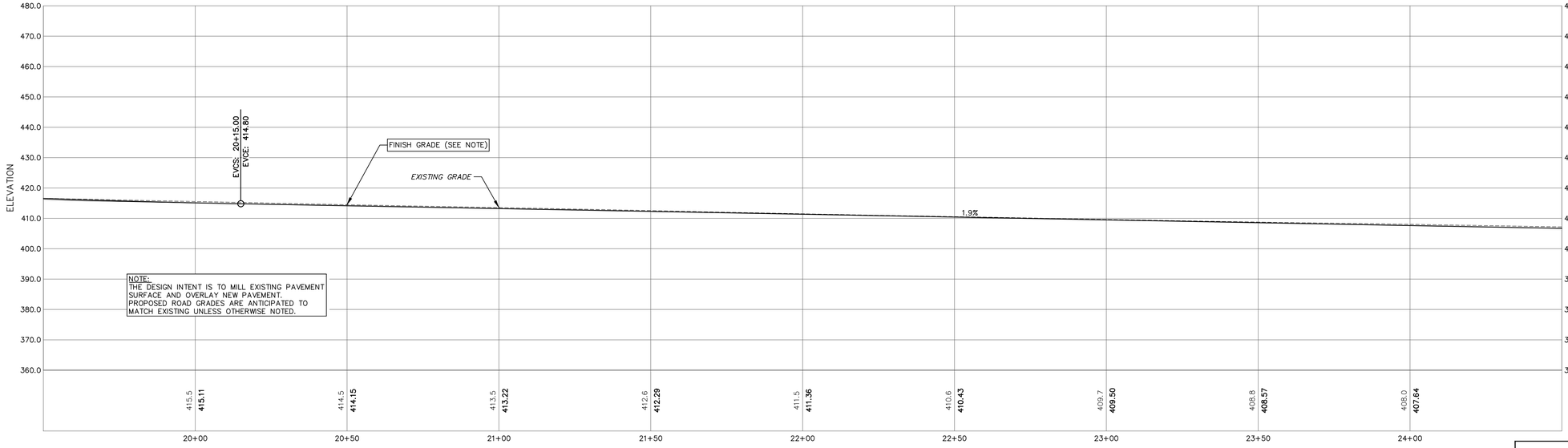
T.L. 23/146
Henry Hebb
109 Main Street
Bridgton, ME 04009

T.L. 23/145
Bridgton Public Library
1 Church Street
Bridgton, ME 04009

COTTAGE STREET

CHURCH STREET

MAGNETIC N15°E



Proposed Profile (Sta. 19+50 – 24+50)

Scale:
Horizontal: 1"=20'
Vertical: 1"=20'

UTILITY NOTES

1. COORDINATE WITH SEWER CONSTRUCTION PROJECT.
2. COORDINATE WITH WATER DISTRICT TO REPLACE ALL WATER CONNECTIONS AT SIDE STREET LOCATIONS

20 0 20 40 80 ft
4 0 10 20 m
1 inch = 20 feet
(1 : 240)

No.	Revision	DATE	BY

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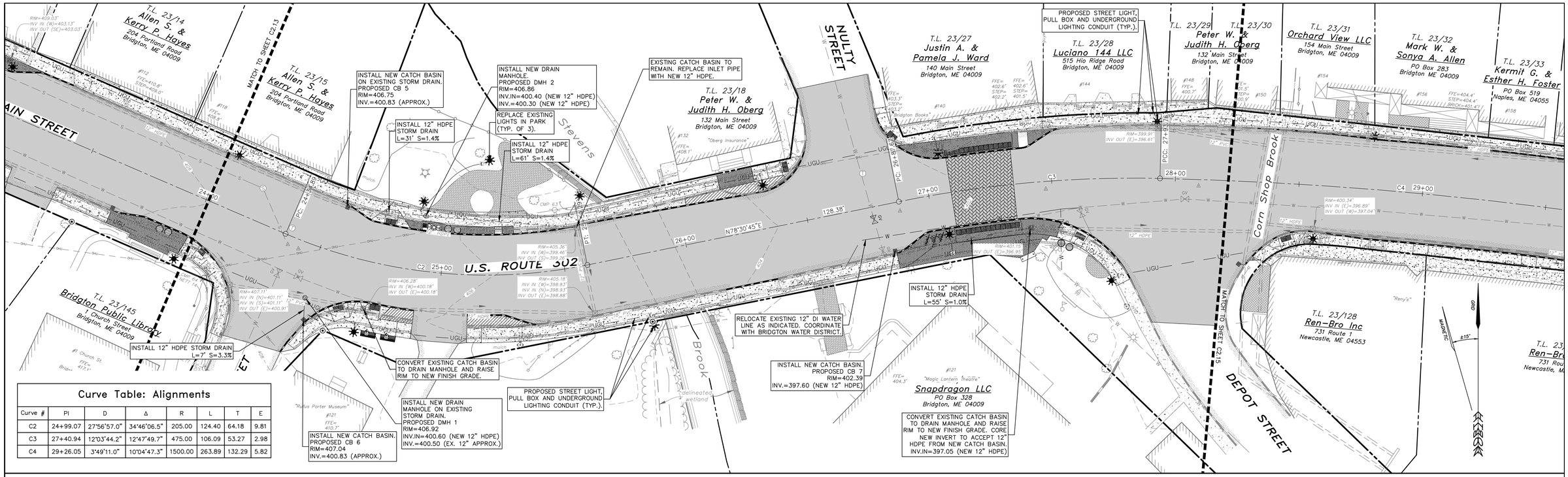
SURVEYED BY	JLT/MPM
DESIGNED BY	TCD
DRAWN BY	TCD
CHECKED BY	JMM
FIELD BOOK	353
SCALE	1"=20'
DATE	08/28/2018

Plan & Profile – Area C
for the
Main Street Streetscape
located in and prepared for the
Town of Bridgton, Maine

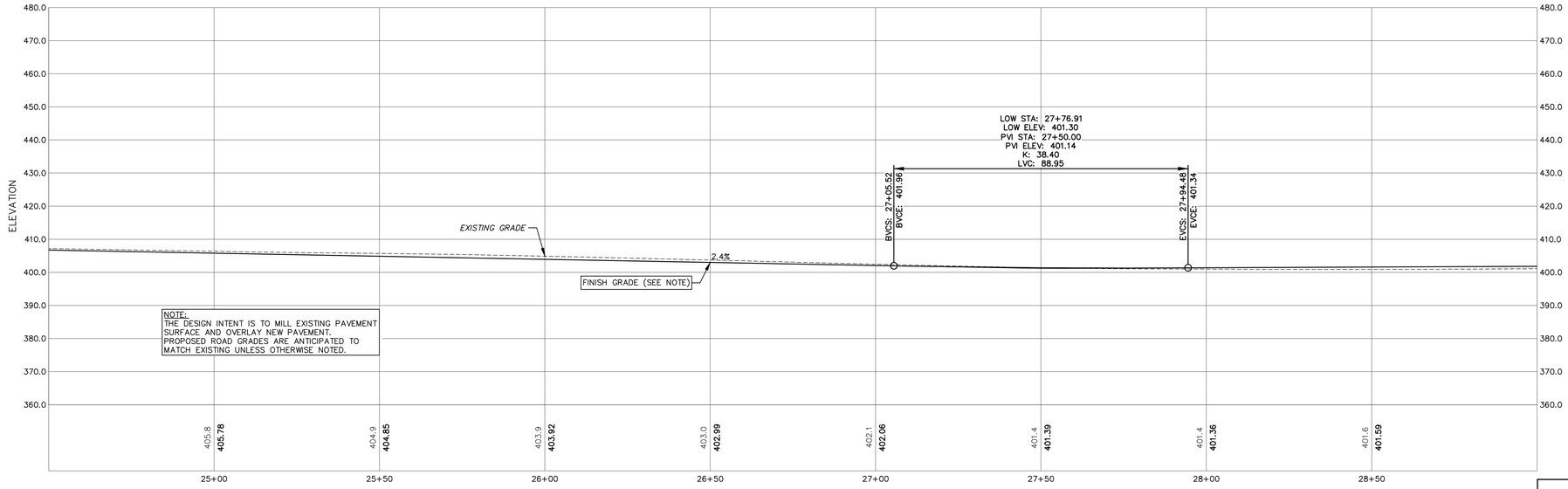
2016-007A
C2.13
SHEET 20 OF 40

C2.14
SHEET 21 OF 40

2016-007A
Plan & Profile – Area D
Main Street Streetscape



Curve Table: Alignments							
Curve #	PI	D	Δ	R	L	T	E
C2	24+99.07	27°56'57.0"	34°46'06.5"	205.00	124.40	64.18	9.81
C3	27+40.94	12°03'44.2"	12°47'49.7"	475.00	106.09	53.27	2.98
C4	29+26.05	3°49'11.0"	10°04'47.3"	1500.00	263.89	132.29	5.82



NOTE:
THE DESIGN INTENT IS TO MILL EXISTING PAVEMENT SURFACE AND OVERLAY NEW PAVEMENT. PROPOSED ROAD GRADES ARE ANTIOPATED TO MATCH EXISTING UNLESS OTHERWISE NOTED.

Proposed Profile (Sta. 24+50 – 29+00)

Scale:
Horizontal: 1"=20'
Vertical: 1"=20'

UTILITY NOTES
1. COORDINATE WITH SEWER CONSTRUCTION PROJECT.
2. COORDINATE WITH WATER DISTRICT TO REPLACE ALL WATER CONNECTIONS AT SIDE STREET LOCATIONS

20 0 20 40 80 ft
4 0 10 20 m
1 inch = 20 feet
(1 : 240)

No.	Revision	DATE	BY

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SURVEYED BY	JLT/MPM
DESIGNED BY	TCD
DRAWN BY	TCD
CHECKED BY	JMM
FIELD BOOK	353
SCALE	1"=20'
DATE	08/28/2018

Plan & Profile – Area D
for the
PRELIMINARY
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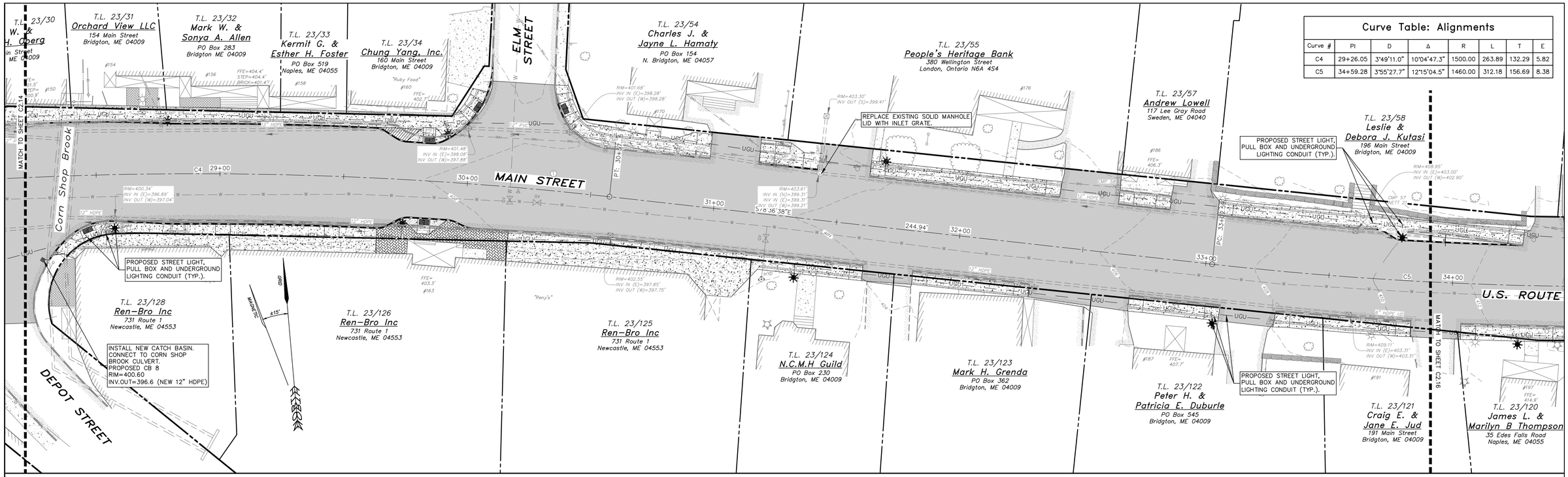
NOT FOR CONSTRUCTION
Town of Bridgton, Maine

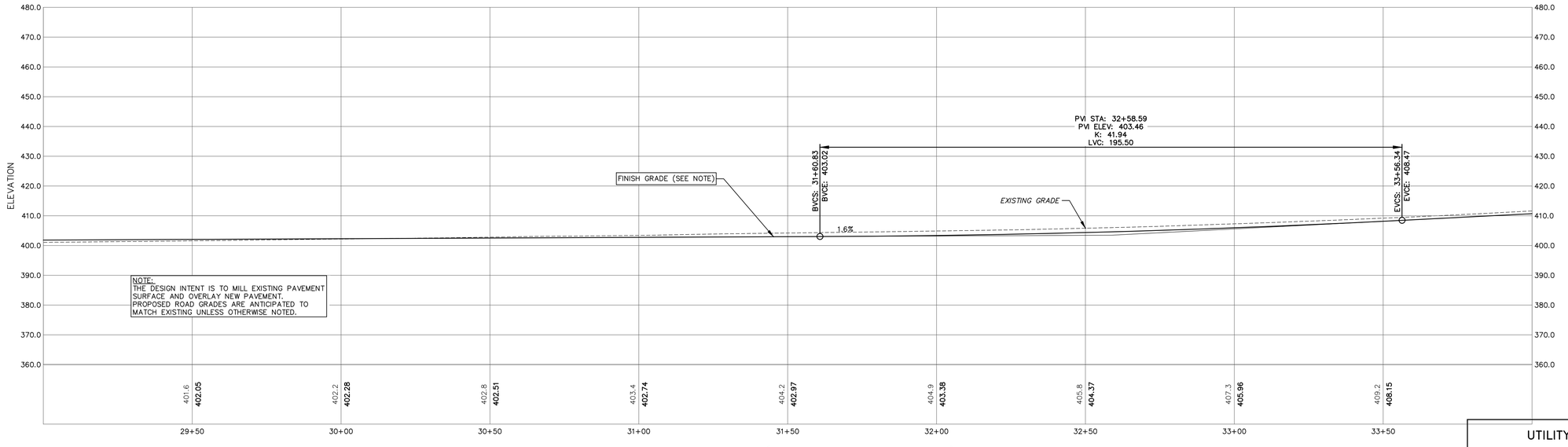
2016-007A
C2.14
SHEET 21 OF 40

C2.15
SHEET 22 OF 40

2016-007A
Plan & Profile – Area E
Main Street Streetscape

Curve Table: Alignments							
Curve #	PI	D	Δ	R	L	T	E
C4	29+26.05	3°49'11.0"	10°04'47.3"	1500.00	263.89	132.29	5.82
C5	34+59.28	3°55'27.7"	12°15'04.5"	1460.00	312.18	156.69	8.38





Proposed Profile (Sta. 29+00 – 34+00)

Scale:
Horizontal: 1"=20'
Vertical: 1"=20'

UTILITY NOTES
1. COORDINATE WITH SEWER CONSTRUCTION PROJECT.
2. COORDINATE WITH WATER DISTRICT TO REPLACE ALL WATER CONNECTIONS AT SIDE STREET LOCATIONS

20 0 20 40 80 ft
4 0 10 20 m
1 inch = 20 feet
(1 : 240)

No.	Revision	DATE	BY

HEB Engineers
CIVIL • STRUCTURAL • SURVEY
HEB Engineers, Inc.
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SURVEYED BY	JLT/MPM
DESIGNED BY	TCD
DRAWN BY	TCD
CHECKED BY	JMM
FIELD BOOK	353
SCALE	1"=20'
DATE	08/28/2018

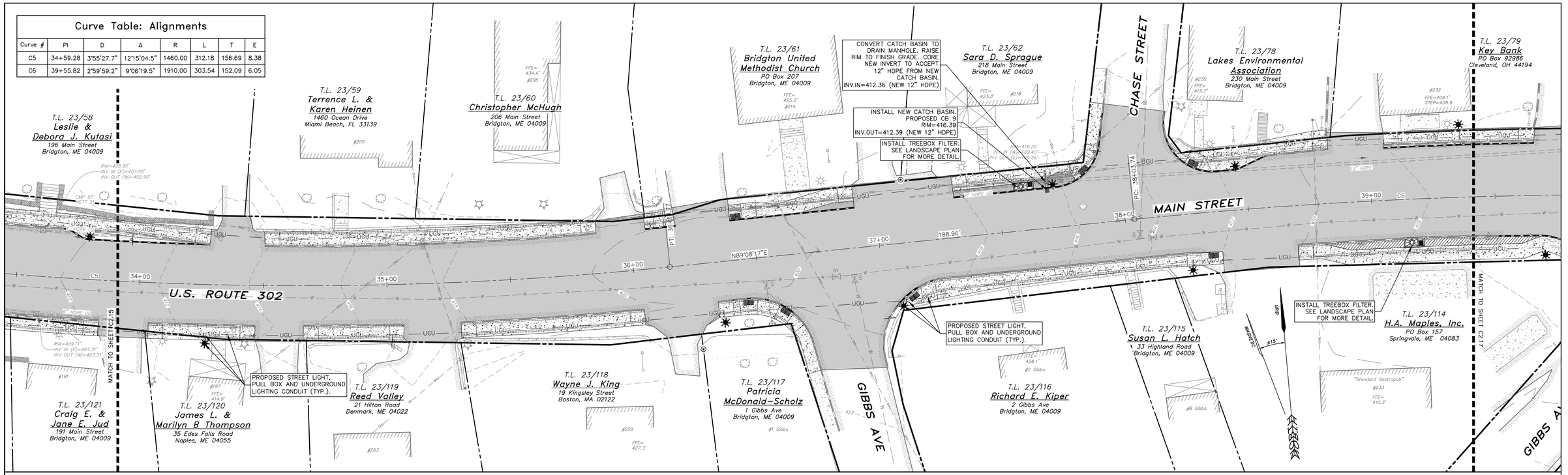
Plan & Profile – Area E
for the
Main Street Streetscape
located in and prepared for the
Town of Bridgton, Maine

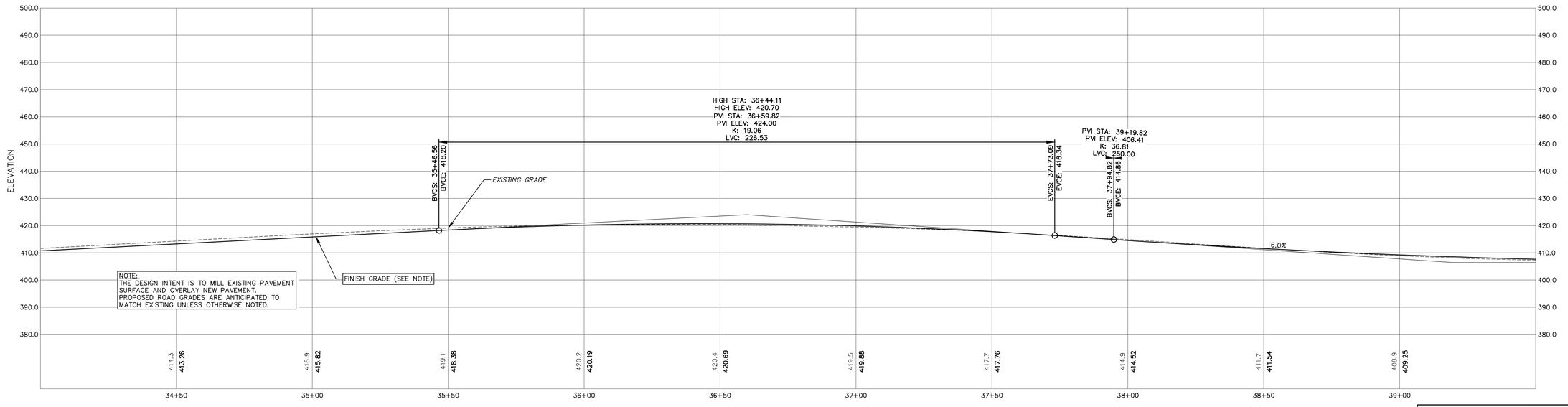
2016-007A
C2.15
SHEET 22 OF 40

C2.16
SHEET 23 OF 40

2016-007A
Plan & Profile – Area F
Main Street Streetscape

Curve Table: Alignments							
Curve #	PI	D	Δ	R	L	T	E
C5	34+59.28	3°55'27.7"	12°15'04.5"	1460.00	312.18	156.69	8.38
C6	39+55.82	2°59'59.2"	9°06'19.5"	1910.00	303.54	152.09	6.05





Proposed Profile (Sta. 34+00 – 39+50)
Scale:
Horizontal: 1"=20'
Vertical: 1"=20'

UTILITY NOTES
1. COORDINATE WITH SEWER CONSTRUCTION PROJECT.
2. COORDINATE WITH WATER DISTRICT TO REPLACE ALL WATER CONNECTIONS AT SIDE STREET LOCATIONS

20 0 20 40 80 ft
4 0 10 20 m
1 inch = 20 feet
(1 : 240)

No.	Revision	DATE	BY

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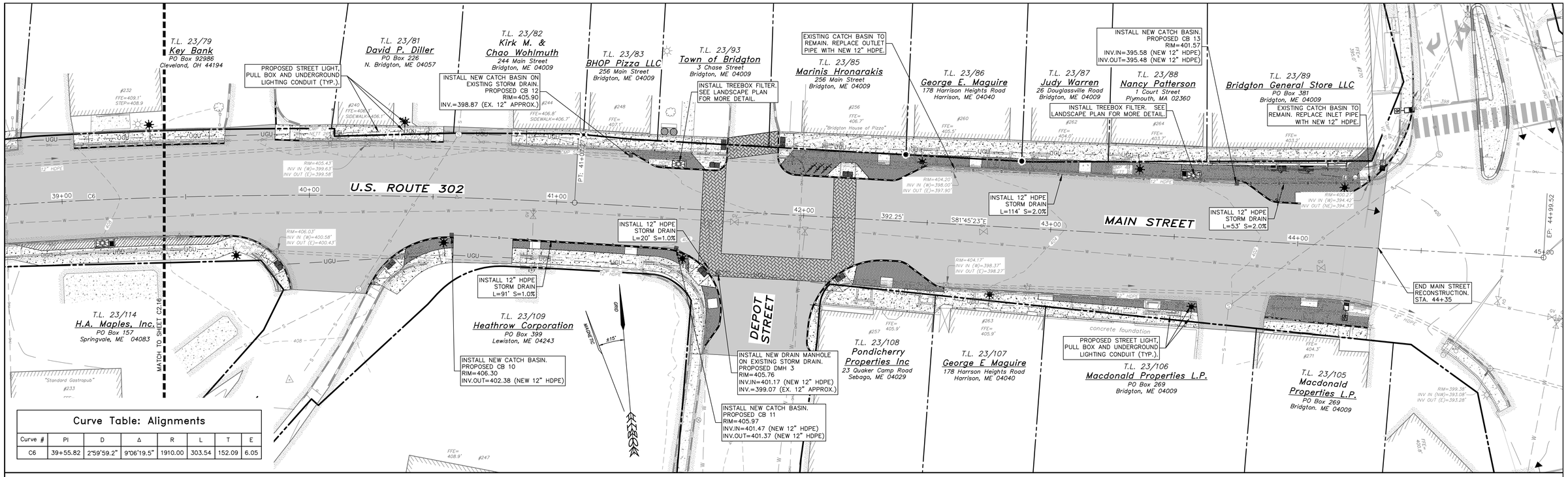
DRAWN BY	TCD
CHECKED BY	JMM
FIELD BOOK	353
SCALE	1"=20'
DATE	08/28/2018

Plan & Profile – Area F
for the
PRELIMINARY
NOT FOR CONSTRUCTION
Main Street Streetscape
located in and prepared for the
Town of Bridgton, Maine

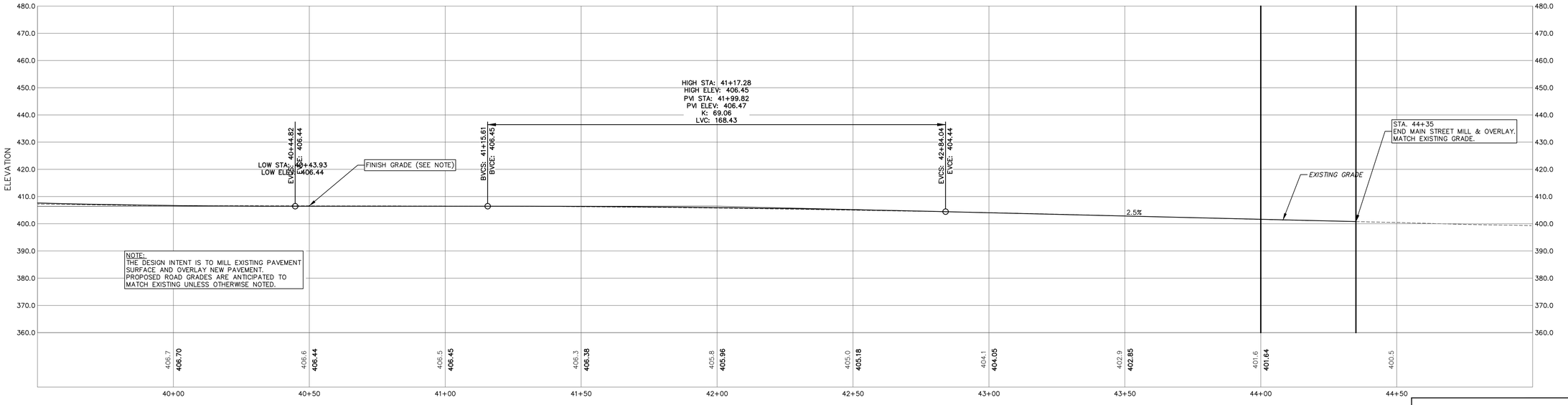
2016-007A
C2.16
SHEET 23 OF 40

2016-007A
Plan & Profile - Area G
Main Street Streetscape



Curve Table: Alignments

Curve #	PI	D	Δ	R	L	T	E
C6	39+55.82	2°59'59.2"	9°06'19.5"	1910.00	303.54	152.09	6.05



Proposed Profile (Sta. 39+50 – 45+00)
Scale:
Horizontal: 1"=20'
Vertical: 1"=20'

UTILITY NOTES

1. COORDINATE WITH SEWER CONSTRUCTION PROJECT.
2. COORDINATE WITH WATER DISTRICT TO REPLACE ALL WATER CONNECTIONS AT SIDE STREET LOCATIONS

20 0 20 40 80 ft
4 0 10 20 m
1 inch = 20 feet
(1 : 240)

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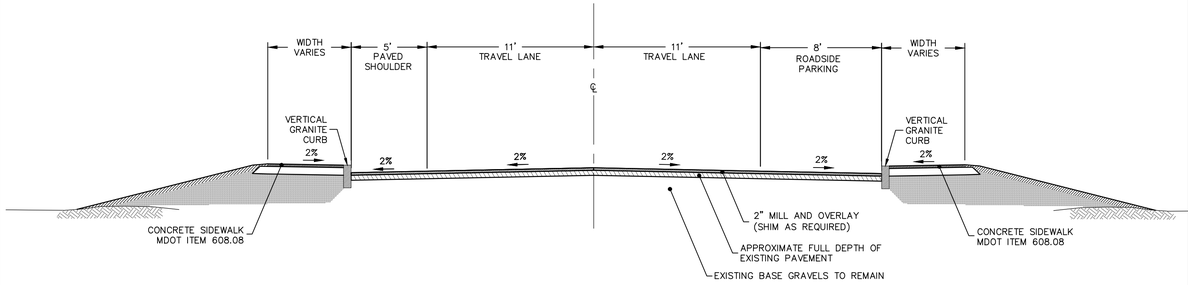
DESIGNED BY	TCD
DRAWN BY	TCD
CHECKED BY	JMM
FIELD BOOK	353
SCALE	1"=20'
DATE	08/28/2018

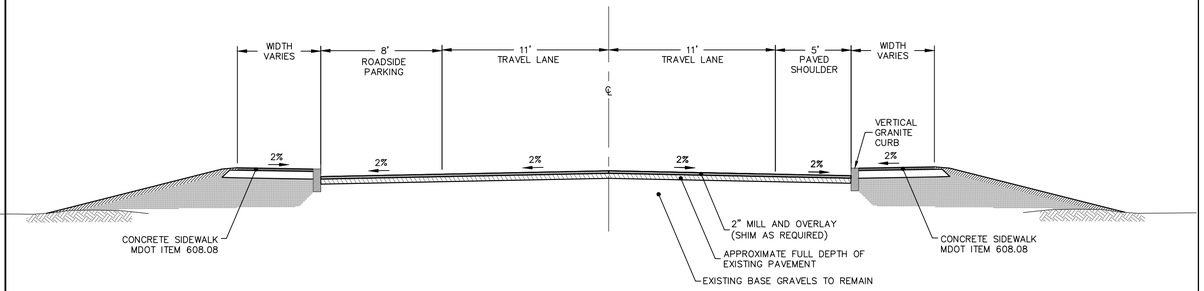
Plan & Profile – Area G
for the
Main Street Streetscape
located in and prepared for the
Town of Bridgton, Maine

PRELIMINARY NOT FOR CONSTRUCTION

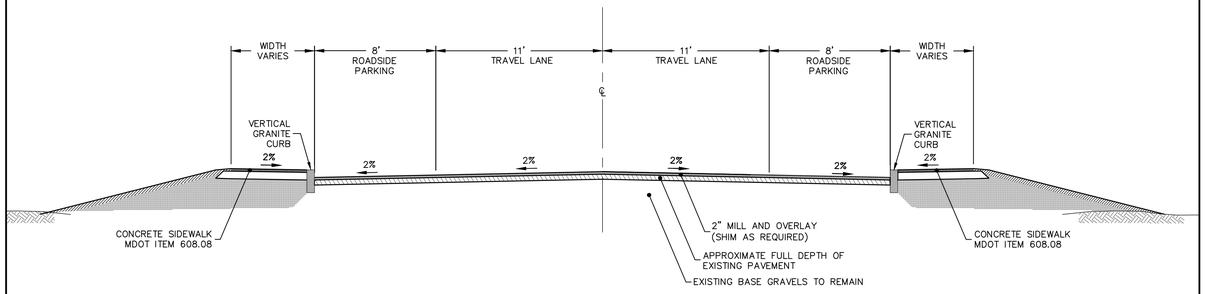
2016-007A
C2.17
SHEET 24 OF 40



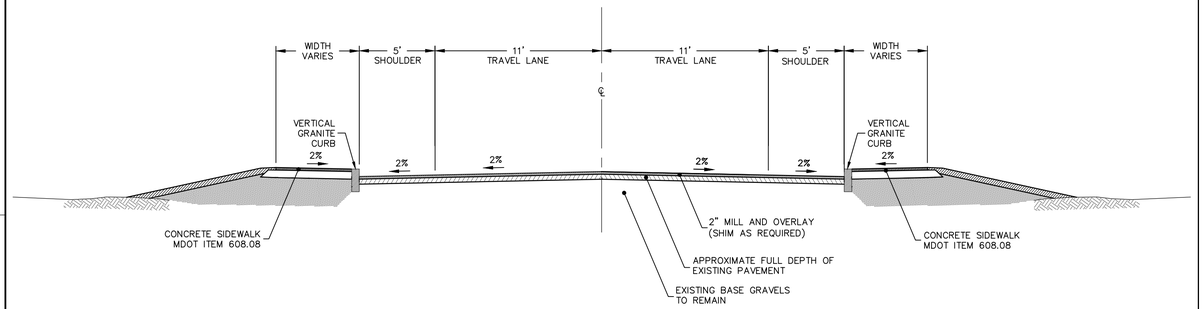
Typical Roadway Section – Roadside Parking On Right
Scale: 1" = 5'



Typical Roadway Section – Roadside Parking On Left
Scale: 1" = 5'



Typical Roadway Section – Roadside Parking Both Sides
Scale: 1" = 5'



Typical Roadway Section – No Street Parking
Scale: 1" = 5'

Notes:

1. Roadway sections shown represent typical sections throughout project. Additional sections may be present that are not depicted here. Refer to plans for additional detail.
2. The general intent of the project is to have 11' wide travel lanes and 5' wide shoulders. Some areas may have reduced shoulder widths due to existing site constraints.
3. Roadway cross-slopes shall match existing and may not match what is shown on this plan.
4. Shim existing pavement as required to level the surface prior to overlay.

2016-007A
Typical Roadway Sections
Main Street Streetscape

No.	Revision	DATE	BY

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Typical Roadway Sections
for the
Main Street Streetscape
located in and prepared for the
Town of Bridgton, Maine

2016-007A
C3.00
SHEET 25 OF 40

General Erosion Control Notes:

1. All soil erosion and sediment control will be done in accordance with: (1) the Maine Erosion and Sediment Control Handbook: Best Management Practices, Maine Department of Environmental Protection (MEDEP), October 2016.

2. The site contractor (to be determined) will be responsible for the repair, replacement and maintenance of all erosion control measures until all disturbed areas are stabilized.

3. In all areas, removal of trees, bushes and other vegetation, as well as disturbance of topsoil will be kept to a minimum while allowing proper site operations.

4. Any suitable topsoil will be stripped and stockpiled for reuse as directed by the owner. Topsoil will be stockpiled in a manner such that natural drainage is not obstructed and no off-site sediment damage will result. In any event, stockpiles will not be located within 100 feet of wetlands and will be at least 50 feet upgradient of the stockpile's perimeter silt fence. The sideslopes of the topsoil stockpile will not exceed 2:1. Silt fence will be installed around the perimeter of all topsoil stockpiles. Topsoil stockpiles will be surrounded with siltation fencing and will be temporarily seeded with Aroostook rye, annual or perennial ryegrass within 7 days of formation, or temporarily mulched.

5. Pollution prevention. Minimize disturbed areas and protect natural downgradient buffer areas to the extent practicable. Control stormwater volume and velocity within the site to minimize soil erosion. Minimize the disturbance of steep slopes. Control stormwater discharges, including both peak flow rates and volume, to minimize erosion at outlets. The discharge may not result in erosion of any open drainage channels, swales, stream channels or stream banks, upland, or coastal or freshwater wetlands off the project site.

   Whenever practicable, no disturbance activities should take place within 50 feet of any protected natural resource. If disturbance activities take place between 30 feet and 50 feet of any protected natural resource, and stormwater discharges through the disturbed areas toward the protected natural resource, perimeter erosion controls must be doubled. If disturbance activities take place less than 30 feet from any protected natural resource, and stormwater discharges through the disturbed areas toward the protected natural resource, perimeter erosion controls must be doubled and disturbed areas must be temporarily or permanently stabilized within 2 days.

6. Sediment barriers. Prior to construction, properly install sediment barriers at the downgradient edge of any area to be disturbed and adjacent to any drainage channels within the disturbed area. Sediment barriers should be installed downgradient of soil or sediment stockpiles and stormwater prevented from running onto the stockpile. Maintain the sediment barriers by removing accumulated sediment, or removing and replacing the barrier, until the disturbed area is permanently stabilized. Where a discharge to a storm drain inlet occurs, if the storm drain carries water directly to a surface water and you have authority to access the storm drain inlet, you must install and maintain protection measures that remove sediment from the discharge.

   (a) Silt Fence. Install silt fence prior to construction activities, as shown on the plan in accordance with plan details. Sediment deposits shall be removed from silt fences when the deposits reach one third of the height of the silt fence.

   (b) Stone Check Dams. Install stone check dams in grass-lined swales and ditches during construction. Check dams shall span the entire ditch with center of the dam lower than the edges. Remove check dams after stabilization has been achieved, and seed the area beneath the check dam.

   (c) Erosion Control Mix. Install erosion control mix in accordance with MEDEP standards and plan details. Erosion control mix shall consist primarily of organic material and shall contain a well-graded mixture of particle sizes and may contain rocks less than four inches in diameter. Erosion control mix may be placed within a tubular netting for effective sediment barrier on hard surfaces such as pavement or frozen ground.

7. Stabilized construction entrance. Prior to construction, properly install a stabilized construction entrance (SCE) at all points of egress from the site. The SCE is a stabilized pad of aggregate, underlain by a geotextile filter fabric, used to prevent traffic from tracking material away from the site onto public ROWs. Maintain the SCE until all disturbed areas are stabilized.

8. Dust Control. During construction, the contractor is responsible for dust control through the use of water trucks or other applicable measures. Calcium chloride and other materials may be applied with prior approval from Local, State and Federal agencies.

9. Storm Drain Inlet Protection. Inlet protection shall be placed around catch basins or culvert inlets prior to permanent stabilization. Any ponding of water caused by inlet protection measures shall not cause damage or inconvenience during construction. Inlet protection measures may include manufactured products inserted beneath the frame of a catch basin or a stone filter berm around inlets.

10. Construction Dewatering. Water from construction dewatering operations or stream diversions shall be routed through a temporary sediment pond, erosion control filter berms or manufactured sediment filter bags. All dewatering treatment shall be located a minimum of 100 feet from any natural resource or sensitive area.

11. Temporary stabilization. Within 7 days of the cessation of construction activities in an area that will not be worked for more than 7 days, stabilize any exposed soil with mulch, or other non-erodible cover. Stabilize areas within 75 feet of a wetland or waterbody within 48 hours of the initial disturbance of the soil or prior to any storm event, whichever comes first. Areas not disturbed for longer periods of time shall be stabilized with temporary seeding or alternate vegetative methods.

12. Temporary Mulching. Use temporary mulch in the following locations and/or circumstances:
    - In sensitive areas (within 100 feet of streams, wetlands and in lake watersheds) temporary mulch will be applied within 7 days of exposing spill or prior to any storm event.
    - Apply temporary mulch within 14 days of disturbance or prior to any storm event in all other areas.
    - Areas which have been temporarily or permanently seeded will be mulched immediately following seeding.
    - Areas which cannot be seeded within the growing season will be mulched for over-winter protection and the area will be seeded at the beginning of the growing season.
    - Mulch can be used in conjunction with tree, shrub, vine, and ground cover plantings.
    - Mulch anchoring will be used on slopes greater than 5 percent in late fall (past October 15), and over-winter (October 15 – April 15).

    The following materials may be used for temporary mulch:

    (a) Hay or Straw material shall be air-dried, free of seeds and coarse material. Apply 2 bales/1,000 sf or 1.5 to 2 tons/acre to cover 90% of ground surface.

    (b) Erosion Control Mix: It can be used as a stand-alone reinforcement:
    - on slopes 2 horizontal to 1 vertical or less;
    - on frozen ground or forested areas; and
    - at the edge of gravel parking areas and areas under construction.

    Erosion control mix alone is not suitable:
    - on slopes with groundwater seepage;
    - at low points with concentrated flows and in gullies;
    - at the bottom of steep perimeter slopes exceeding 100 feet in length;
    - below culvert outlet aprons; and around catch basins and closed storm systems.

    (c) Erosion Control Blankets may be installed in accordance with manufacturer's recommendations.

13. Removal of temporary measures. Remove any temporary control measures, such as silt fence, within 30 days after permanent stabilization is attained. Remove any accumulated sediments and stabilize.

14. Permanent stabilization. If the area will not be worked for more than one year or has been brought to final grade, then permanently stabilize the area within 7 days by planting vegetation, seeding, sod, or through the use of permanent mulch, or riprap, or road sub-base. If using vegetation for stabilization, select the proper vegetation for the light, moisture, and soil conditions; amend areas of disturbed subsoils with topsoil, compost, or fertilizers; protect seeded areas with mulch or, if necessary, erosion control blankets; and schedule sodding, planting, and seeding so to avoid die-off from summer drought and fall frosts. Newly seeded or sodded areas must be protected from vehicle traffic, excessive pedestrian traffic, and concentrated runoff until the vegetation is well-established with 90% cover by healthy vegetation. If necessary, areas must be reworked and restabilized if germination is sparse, plant coverage is spotty, or topsoil erosion is evident. One or more of the following may apply to a particular site.

    (a) Seeded areas. For seeded areas, permanent stabilization means a 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) Paved areas. For paved areas, permanent stabilization means the placement of the compacted gravel subbase is completed, provided it is free of fine materials that may runoff with a rain event

    (f) Ditches, channels, and swales. For open channels, permanent stabilization means the channel is stabilized with a 90% cover of healthy vegetation, with a well-graded riprap lining, turf reinforcement mat, or with another non-erosive lining such as concrete or asphalt pavement. There must be no evidence of slumping of the channel lining, undercutting of the channel banks, or down-cutting of the channel.

15. Winter Construction. "Winter construction" is construction activity performed during the period from November 1 through April 15. If disturbed areas are not stabilized with permanent measures by November 1 or new soil disturbance occurs after November 1, but before April 15, then these areas must be protected and runoff from them must be controlled by additional measures and restrictions.

    (a) Site Stabilization. For winter stabilization, hay mulch is applied at twice the standard temporary stabilization rate. At the end of each construction day, areas that have been brought to final grade must be stabilized. Mulch may not be spread on top of snow.

    (b) Sediment Barriers. All areas within 75 feet of a protected natural resource must be protected with a double row of sediment barriers.

    (c) Ditch. 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.

    (d) Slopes. Mulch netting must be used to anchor mulch on all slopes greater than 8% unless erosion control blankets or erosion control mix is being used on these slopes.

16. Sediment basins. Sediment basins must be designed to provide storage for either the calculated runoff from a 2-year, 24-hour storm or provide for 3,600 cubic feet of capacity per acre draining to the basin. Outlet structures must discharge water from the surface of the basin whenever possible. Erosion controls and velocity dissipation devices must be used if the discharging waters are likely to create erosion. Accumulated sediment must be removed as needed from the basin to maintain at least ½ of the design capacity of the basin.

Maintenance Notes:

1. During construction. The following standards must be met during construction.

   (a) Inspection and corrective action. Inspect disturbed and impervious areas, erosion control measures, materials storage areas that are exposed to precipitation, and locations where vehicles enter or exit the site. Inspect these areas at least once a week as well as before and within 24 hours after a storm event (rainfall), and prior to completing permanent stabilization measures. A person with knowledge of erosion and stormwater control, including the standards and conditions in the permit, shall conduct the inspections.

   (b) Maintenance. If best management practices (BMPs) need to be repaired, the repair work should be initiated upon discovery of the problem but no later than the end of the next workday. If additional BMPs or significant repair of 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.

   (c) Documentation. Keep a log (report) summarizing the inspections and any corrective action taken. The log must include the name(s) and qualifications of the person making the inspections, the date(s) of the inspections, and major observations about the operation and maintenance of erosion and sedimentation controls, materials storage areas, and vehicles access points to the parcel. Major observations must include BMPs that need maintenance, BMPs that failed to operate as designed or proved inadequate for a particular location, and location(s) where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replacement, and location needing additional BMPs, note in the log the corrective action taken and when it was taken. The log must be made accessible to Department staff and a copy must be provided upon request. The permittee shall retain a copy of the log for a period of at least three years from the completion of permanent stabilization.

2. Post-construction. The following standards must be met after construction.

   (a) Plan. Carry out an approved inspection and maintenance plan that is consistent with the minimum requirements of this section. The plan must address inspection and maintenance of the project's permanent erosion control measures and stormwater management system.

   (b) Inspection and maintenance. All measures must be maintained in effective operating condition. A person with knowledge of erosion and stormwater control, including the standards and conditions in the permit, shall conduct the inspections. The following areas, facilities, and measures must be inspected and identified deficiencies must be corrected. Areas, facilities, and measures other than those listed below may also require inspection on a specific site. Inspection or maintenance tasks other than those discussed below must be included in the maintenance plan developed for a specific site.

   - Inspect vegetated areas, particularly slopes and embankments, early in the growing season or after heavy rains to identify active or potential erosion problems. Replant bare areas or areas with sparse growth. Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows.
   - Inspect ditches, swales and other open stormwater channels in the spring, in late fall, and after heavy rains to remove any obstructions to flow, remove accumulated sediments and debris, to control vegetated growth that could obstruct flow, and to repair any erosion of the ditch lining. Vegetated ditches must be mowed at least annually or otherwise maintained to control the growth of woody vegetation and maintain flow capacity. Any woody vegetation growing through riprap linings must also be removed. Repair any slumping side slopes as soon as practicable. If the ditch has a riprap lining, replace riprap on areas where any underlying filter fabric or underdrain gravel is showing through the stone or where stones have dislodged. The channel must receive adequate routine maintenance to maintain capacity and prevent or correct any erosion of the channel's bottom or sideslopes.
   - Inspect culverts in the spring, in late fall, and after heavy rains to remove any obstructions to flow; remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit; and to repair any erosion damage at the culvert's inlet and outlet.
   - Inspect and clean out catch basins. Clean-out must include the removal and legal disposal of any accumulated sediments and debris at the bottom of the basin, at any inlet grates, at any inflow channels to the basin, and at any pipes between basins. If the basin outlet is designed to trap floatable materials, then remove the floating debris and any floating oils (using oil-absorptive pads).
   - Inspect resource and treatment buffers once a year for evidence of erosion, concentrating flow, and encroachment by development. If flows are concentrating within a buffer, site grading, level spreaders, or ditch turn-outs must be used to ensure a more even distribution of flow into a buffer. Check down slope of all spreaders and turn-outs for erosion. If erosion is present, adjust or modify the spreader's or turnout's lip to ensure a better distribution of flow into a buffer. Clean-out any accumulation of sediment within the spreader bays or turn-out pools.
   - Inspect at least once per year, each stormwater management pond or basin, including the pond's embankments, outlet structure, and emergency spillway. Remove and dispose of accumulated sediments in the pond. Control woody vegetation on the pond's embankments.
   - Inspect at least one per year, each underdrained filter, including the filter embankments, vegetation, underdrain piping, and overflow spillway. Remove and dispose of accumulated sediments in the filter. If needed, rehabilitate any clogged surface linings, and flush underdrain piping.
   - Inspect each manufactured system installed on the site, including the system's inlet, treatment chamber(s), and outlet at least once per year, or in accordance with the maintenance guidelines recommended by the manufacturer based on the estimated runoff and pollutant load expected to the system from the project. Remove and dispose of accumulated sediments, debris, and contaminated waters from the system and, if applicable, remove and replace any clogged or spent filter media.

   (a) Regular maintenance
   - Clear accumulations of winter sand in parking lots and along roadways at least once a year, preferably in the spring. Accumulations on pavement may be removed by pavement sweeping. Accumulations of sand along road shoulders may be removed by grading excess sand to the pavement edge and removing it manually or by a front-end loader. Grading of gravel roads, or grading of the gravel shoulders of gravel or paved roads, must be routinely performed to ensure that stormwater drains immediately off the road surface to adjacent buffer areas or stable ditches, and is not impeded by accumulations of graded material on the road shoulder or by excavation of false ditches in the shoulder. If water bars or open-top culverts are used to divert runoff from road surfaces, clean-out any sediments within or at the outlet of these structures to restore their function.
   - Manage each buffer's vegetation consistently with the requirements in any deed restrictions for the buffer. Wooded buffers must remain fully wooded and have no disturbance to the duff layer. Vegetation in non-wooded buffers may not be cut more than three times per year, and may not be cut shorter than six inches.

   (a) Documentation. Keep a log (report) summarizing inspections, maintenance, and any corrective actions taken. The log must include the date on which each inspection or maintenance task was performed, a description of the inspection findings or maintenance completed, and the name of the inspector or maintenance personnel performing the task. If a maintenance task requires the clean-out of any sediments or debris, indicate where the sediment and debris was disposed after removal. The log must be made accessible to Department staff and a copy provided to the Department upon request. The permittee shall retain a copy of the log for a period of at least five years from the completion of permanent stabilization.

1. Re-certification. Submit a certification of the following to the Department within three months of the expiration of each five-year interval from the date of issuance of the permit.

   (a) Identification and repair of erosion problems. All areas of the project site have been inspected for areas of erosion, and appropriate steps have been taken to permanently stabilize these areas.

   (b) Inspection and repair of stormwater control system. All aspects of the stormwater control system have been inspected for damage, wear, and malfunction, and appropriate steps have been taken to repair or replace the system, or portions of the system.

   (c) Maintenance. The erosion and stormwater maintenance plan for the site is being implemented as written, or modifications to the plan have been submitted to and approved by the Department, and the maintenance log is being maintained.

2. Duration of maintenance. Perform maintenance as described and required in the permit unless and until the system is formally accepted by the municipality or quasi-municipal district, or is placed under the jurisdiction of a legally created association that will be responsible for the maintenance of the system. If a municipality or quasi-municipal district chooses to accept a stormwater management system, or a component of a stormwater system, it must provide a letter to the Department stating that it assumes responsibility for the system. The letter must specify the components of the system for which the municipality or district will assume responsibility, and that the municipality or district agrees to maintain those components of the system in compliance with Department standards. Upon such assumption of responsibility, and approval by the Department, the municipality, quasi-municipal district, or association becomes a co-permittee for this purpose only and must comply with all terms and conditions of the permit.

Housekeeping Notes:

1. Spill prevention. Controls must be used to prevent pollutants from construction and waste materials stored on site to prevent stormwater, which includes storage practices to minimize exposure of the materials to stormwater. The site contractor or operator must develop, and implement as necessary, appropriate spill prevention, containment, and response planning measures.

2. Groundwater protection. During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that by design or as a result of soils, topography and other relevant factors accumulates runoff that infiltrates into the soil. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials. Any project proposing infiltration of stormwater must provide adequate pre-treatment of stormwater prior to discharge of stormwater to the infiltration area, or provide for treatment within the infiltration area, in order to prevent the accumulation of fines, reduction in infiltration rate, and consequent flooding and destabilization.

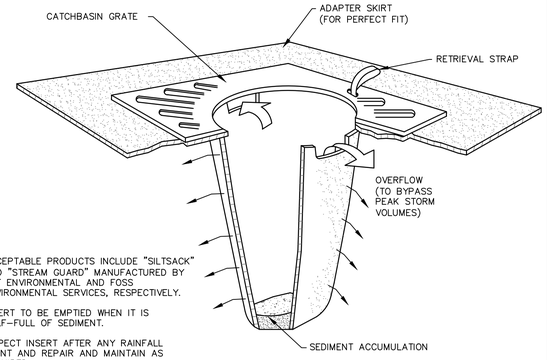
3. Fugitive sediment and dust. Actions must be taken to ensure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil may not be used for dust control, but other water additives may be considered as needed. A stabilized construction entrance (SCE) should be included to minimize tracking of mud and sediment. If off-site tracking occurs, public roads should be swept immediately and no less than once a week and prior to significant storm events. Operations during dry months, that experience fugitive dust problems, should wet down unpaved access roads once a week or more frequently as needed with a water additive to suppress fugitive sediment and dust.

4. Debris and other materials. Minimize the exposure of construction debris, building and landscaping materials, trash, fertilizers, pesticides, herbicides, detergents, sanitary waste and other materials to precipitation and stormwater runoff. These materials must be prevented from becoming a pollutant source.

5. Excavation de-watering. Excavation de-watering is the removal of water from trenches, foundations, coffer dams, ponds, and other areas within the construction area that retain water after excavation. In most cases the collected water is heavily silted and hinders correct and safe construction practices. The collected water removed from the ponded area, either through gravity or pumping, must be spread through natural wooded buffers or removed to areas that are specifically designed to collect the maximum amount of sediment possible, like a cofferdam sedimentation basin. Avoid allowing the water to flow over disturbed areas of the site. Equivalent measures may be taken if approved by the Department.

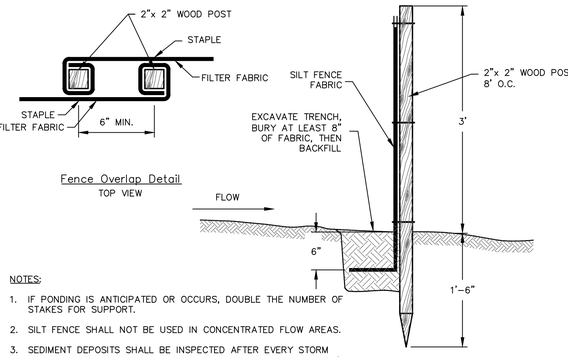
6. Authorized Non-stormwater discharges. Identify and prevent contamination by non-stormwater discharges. Where allowed non-stormwater discharges exist, they must be identified and steps should be taken to ensure the implementation of appropriate pollution prevention measures for the non-stormwater component(s) of the discharge. Authorized non-stormwater discharges are:
   - Discharges from firefighting activity;
   - Fire hydrant flushings;
   - Vehicle washwater if detergents are not used and washing is limited to the exterior of vehicles (engine, undercarriage and transmission washing is prohibited);
   - Dust control runoff in accordance with permit conditions;
   - Routine external building washdown, not including surface paint removal, that does not involve detergents;
   - Pavement washwater (where spills/leaks of toxic or hazardous materials have not occurred, unless all spilled material had been removed) if detergents are not used;
   - Uncontaminated air conditioning or compressor condensate;
   - Uncontaminated groundwater or spring water;
   - Foundation or footer drain-water where flows are not contaminated;
   - Uncontaminated excavation dewatering (see requirements in Appendix C(5));
   - Potable water sources including waterline flushings; and
   - Landscape irrigation.

7. Unauthorized non-stormwater discharges. The Department's approval under this Chapter does not authorize a discharge that is mixed with a source of non_stormwater, other than those discharges in compliance with Appendix C (6). Specifically, the Department's approval does not authorize discharges of the following:
   - Wastewater from the washout or cleanout of concrete, stucco, paint, form release oils, curing compounds or other construction materials;
   - Fuels, oils or other pollutants used in vehicle and equipment operation and maintenance;
   - Soaps, solvents, or detergents used in vehicle and equipment washing; and
   - Toxic or hazardous substances from a spill or other release.



NOTES:
1. ACCEPTABLE PRODUCTS INCLUDE "SILTSACK" AND "STREAM GUARD" MANUFACTURED BY ACF ENVIRONMENTAL AND FOSS ENVIRONMENTAL SERVICES, RESPECTIVELY.
2. INSERT TO BE EMPTIED WHEN IT IS HALF-FULL OF SEDIMENT.
3. INSPECT INSERT AFTER ANY RAINFALL EVENT AND REPAIR AND MAINTAIN AS REQUIRED.
4. ALL MATERIALS, LABOR, CONSTRUCTION, MAINTENANCE AND REMOVAL OF THE SEDIMENTATION CATCHBASIN INSERT SHALL BE INCLUDED IN MDOT ITEM 656.75.

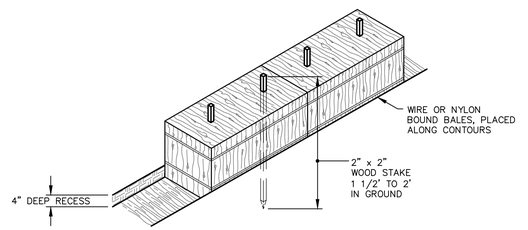
Sedimentation Catchbasin Insert
N.T.S.



Fence Overlap Detail
TOP VIEW

NOTES:
1. IF PONDING IS ANTICIPATED OR OCCURS, DOUBLE THE NUMBER OF STAKES FOR SUPPORT.
2. SILT FENCE SHALL NOT BE USED IN CONCENTRATED FLOW AREAS.
3. SEDIMENT DEPOSITS SHALL BE INSPECTED AFTER EVERY STORM EVENT AND REMOVED WHEN DEPOSITS REACH APPROXIMATELY 1/3 THE HEIGHT OF THE SILT FENCE, OR WHEN "BULGES" DEVELOP IN THE SILT FENCE.
4. ALL MATERIALS, LABOR, CONSTRUCTION, MAINTENANCE, AND REMOVAL OF SILT FENCES SHALL BE INCLUDED IN MDOT ITEM 656.75.

MDOT Item 656.63
Silt Fence Installation
Scale: 1" = 1'



NOTES:
1. ADJACENT BALES SHALL BE TIGHTLY BUTTED.
2. SPOILS FROM RECESS SHALL BE PLACED ALONG THE UPSTREAM SIDE OF THE BALES.
3. INSPECT BALES WEEKLY AND AFTER EACH RAIN. REPAIR IF DAMAGED AND REMOVE EXCESS SEDIMENT.
4. REMOVE BARRIER ONLY AFTER UPSTREAM WORK AREA IS REVEGETATED.
5. ALL MATERIALS, LABOR, CONSTRUCTION, MAINTENANCE AND REMOVAL OF HAY BALES SHALL BE INCLUDED IN MDOT ITEM 656.75.

MDOT Item 656.50
Hay Bale Installation
N.T.S. (Isometric)

C5.11
SHEET 26 OF 40

2016-007A
Construction Details - Erosion & Sediment Control
Main Street Streetscape

No.	Revision	DATE	BY

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SURVEYED BY	JLT/MPM
DESIGNED BY	TCD
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FIELD BOOK	353
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Construction Details – Erosion & Sediment Control
for the
PRELIMINARY
NOT FOR CONSTRUCTION
Main Street Streetscape
located in and prepared for the
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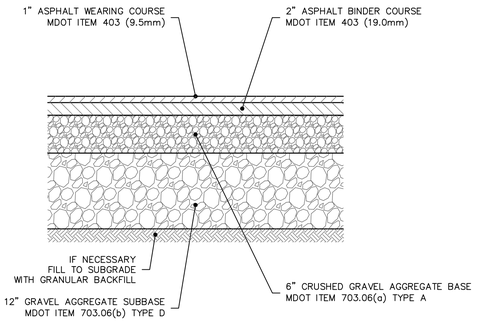
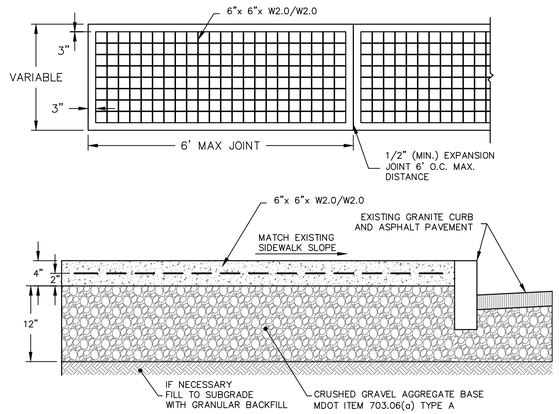
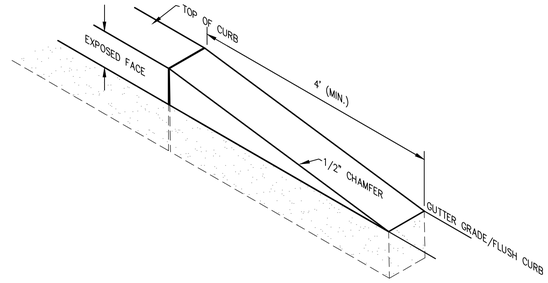
2016-007A
C5.11
SHEET 26 OF 40



Typical Pavement Section
Scale: 1" = 1'



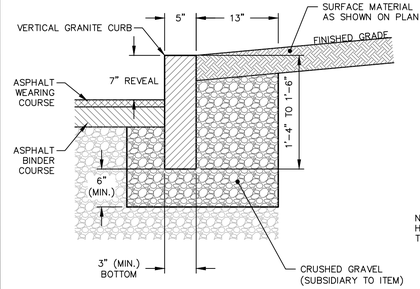
Reinforced Concrete Sidewalk
NTS



NOTES:

1. INSTALL IN ACCORDANCE WITH TYPE 1 VERTICAL GRANITE CURB DETAIL.
2. GRANITE CURB "TIP-DOWNS" TO BE PROVIDED AT BEGINNING AND END OF ALL VERTICAL GRANITE CURBING.
3. GRANITE CURB "TIP-DOWNS" TO BE PROVIDED AT ALL A.D.A. ACCESS RAMPS.

Granite Terminal End Curb "Tip-Down"
(Isometric)

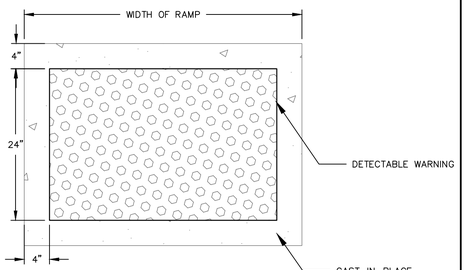


RADIUS	MAX LENGTH
< 21'	USE CURVED CURB
21'	3'
22'–28'	4'
29'–35'	5'
36'–42'	6'
43'–49'	7'
50'–56'	8'
57'–60'	9'
OVER 60	10'

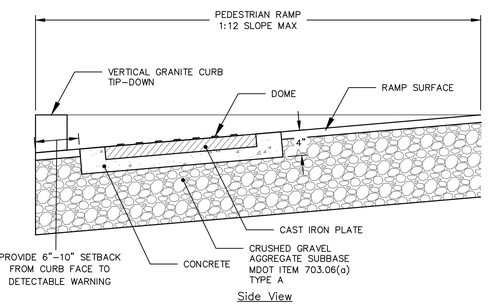
NOTE: ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.

MINIMUM LENGTH OF STRAIGHT CURB STONES = 3'
MAXIMUM LENGTH OF STRAIGHT CURB STONES = 10'
MAXIMUM LENGTH OF STRAIGHT STONES LAID ON CURVES – SEE CHART

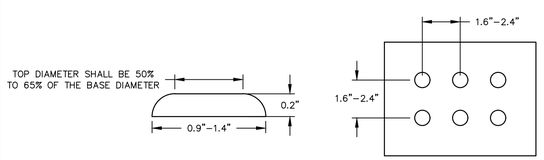
Vertical Granite Curb (Type 1)
Scale: 1" = 1'



Plan View

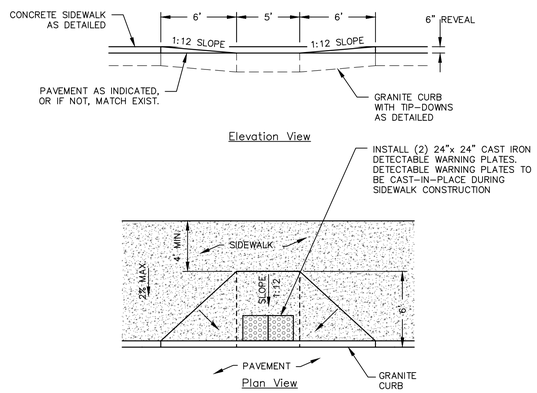


Side View



Dome and Detectable Warning Details

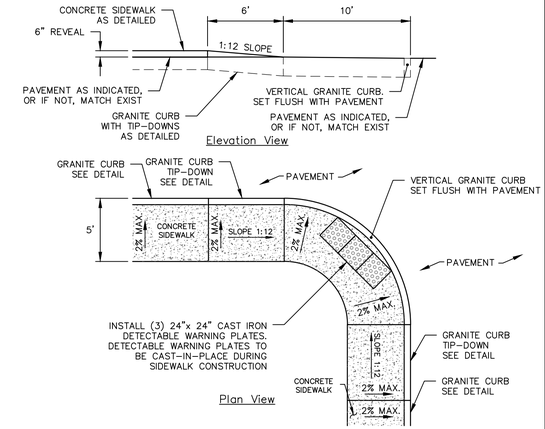
Detectable Warning
N.T.S.



Elevation View

Plan View

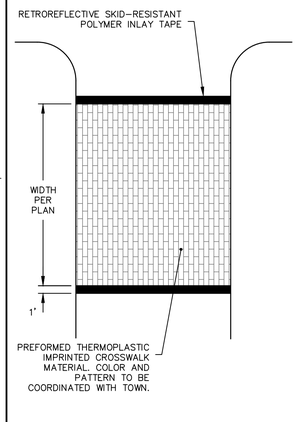
ADA Access Ramp
Scale: 1" = 6'



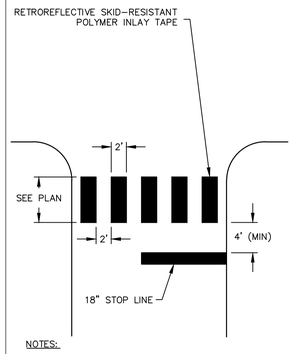
Elevation View

Plan View

ADA Access Ramp – Corner
Scale: 1" = 6'



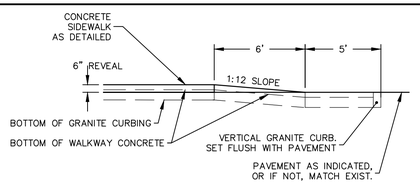
Special Crosswalk Marking Detail
NTS



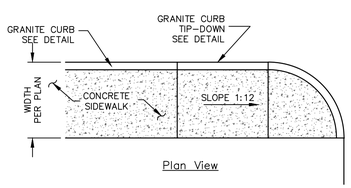
NOTES:

1. LOCATE CROSSWALK BARS TO AVOID VEHICLE WHEEL PATHS.
2. CROSSWALK INLAY TAPE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

Crosswalk Marking Detail
NTS

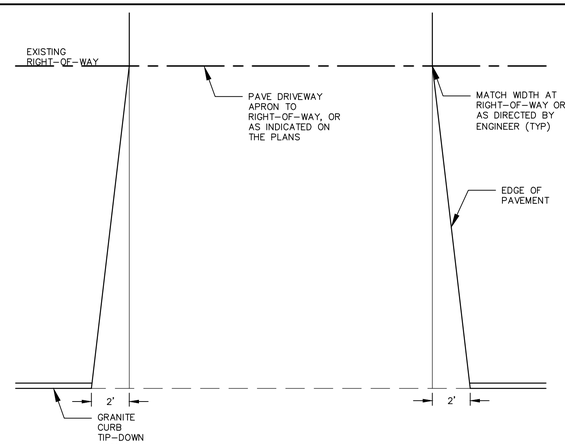


Elevation View

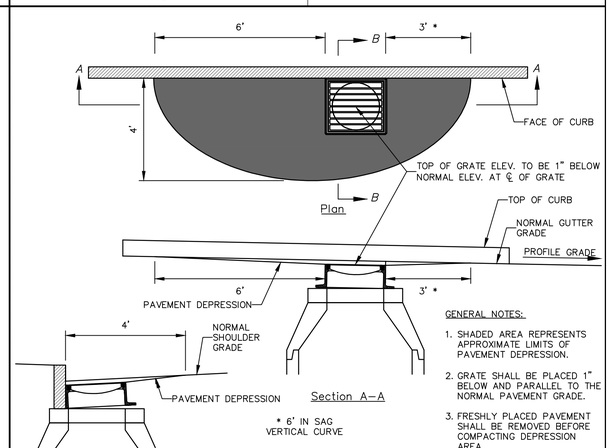


Plan View

ADA Access Ramp – End
Scale: 1" = 5'



Paved Driveway Apron
N.T.S.



GENERAL NOTES:

1. SHADED AREA REPRESENTS APPROXIMATE LIMITS OF PAVEMENT DEPRESSION.
2. GRATE SHALL BE PLACED 1" BELOW AND PARALLEL TO THE NORMAL PAVEMENT GRADE.
3. FRESHLY PLACED PAVEMENT SHALL BE REMOVED BEFORE COMPACTING DEPRESSION AREA.

Pavement Depression
N.T.S.

No.	Revision	DATE	BY

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SURVEYED BY	JLT/MPM
DESIGNED BY	TCD
DRAWN BY	TCD
CHECKED BY	JMM
FIELD BOOK	353
SCALE	AS NOTED
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Construction Details – General
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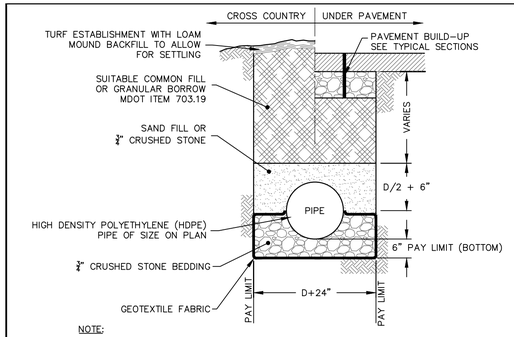
Main Street Streetscape
located in and prepared for the
Town of Bridgton, Maine

2016-007A
C5.12
SHEET 27 OF 40

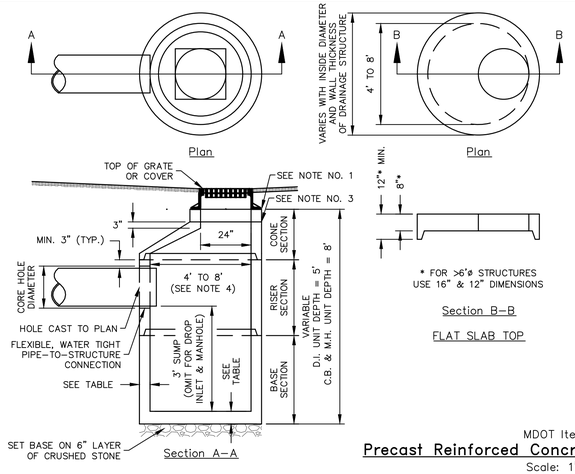


NOTE:

SUITABLE COMMON FILL SHALL BE MATERIAL FROM EITHER ON-SITE OR OFF-SITE THAT IS FREE OF FROZEN MATERIAL, FOREIGN DEBRIS, CLAY, PEAT, ORGANIC MATTER, PERISHABLE RUBBISH, OTHER DELETERIOUS MATERIALS, AND STONES GREATER THAN 6" IN THEIR LARGEST DIMENSION.

Typical HDPE Storm Drain Trench

Scale: 1" = 2'



DIAMETER (MIN.)	WALL THICKNESS (MIN.)	FLOOR THICKNESS (MIN.)
4'	5"	6"
5'	6"	8"
6'	7"	8"
8'	9"	10"

PIPE SIZE	CORE HOLE SIZE RCP CORE HOLE DIA.		PLASTIC CORE HOLE DIA.	
INCHES	INCHES	FEET	INCHES	FEET
6			7	0.6
12	18	1.5	18	1.5
15	22	1.8	20	1.7
18	26	2.2	24	2.0
24	34	2.8	32	2.7
30	42	3.5	42	3.5
36	48	4.0	48	4.0
42	54	4.5	54	4.5
48	64	5.3	64	5.3
54	72	6.0		
60	78	6.5		

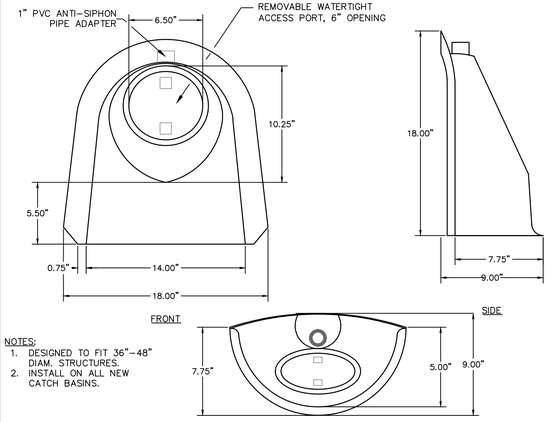
GENERAL NOTES:

1. FITTING FRAME TO GRADE MAY BE DONE WITH PREFABRICATED ADJUSTMENT RINGS OR CLAY BRICKS (2 COURSES MAX).
2. CATCH BASIN GRATES IN PAVED AREAS SHALL BE SET ACCORDING TO THE PAVEMENT DEPRESSION DETAIL FOR BASINS INSTALLED ALONG ROADWAY CURBLINES.
3. CONE SECTIONS MAY BE EITHER ECCENTRIC OR FLAT SLAB TOPS MAY BE USED WHERE PIPE WOULD OTHERWISE ENTER INTO THE CONE SECTION OF THE STRUCTURE AND WHERE PERMITTED.
4. FOR STRUCTURES WITH DIAMETERS GREATER THAN 4 FEET, THE DIAMETER MAY BE CONSTANT FROM TOP TO BOTTOM WITH A FLAT SLAB TOP, OR A RISER SECTION THAT TRANSITIONS FROM A STANDARD 4 FOOT CONE SECTION TO THE LARGER DIAMETER RISER, OR BASE SECTION MAY BE USED.
5. PIPE ELEVATIONS SHOWN ON PLANS SHALL BE FIELD VERIFIED PRIOR TO PRECASTING.
6. OUTSIDE EDGES OF PIPES SHALL PROJECT NO MORE THAN 3 INCHES BEYOND INSIDE WALL OF STRUCTURE.
7. PRECAST SECTIONS SHALL HAVE A TONGUE AND GROOVE JOINT 4 INCHES HIGH, AT AN 11 DEGREE ANGLE CENTERED IN THE WIDTH OF THE WALL, AND SHALL BE ASSEMBLED USING AN APPROVED FLEXIBLE SEALANT IN JOINTS.
8. ALL STRUCTURES WITH MULTIPLE PIPES SHALL HAVE A MINIMUM OF 12 INCHES OF INSIDE SURFACE BETWEEN HOLES, NO MORE THAN 75 PERCENT OF A HORIZONTAL CROSS-SECTION SHALL BE HOLES, AND THERE SHALL BE NO HOLES CLOSER THAN 3 INCHES TO JOINTS.
9. INSTALL SNOUT (OR APPROVED EQUAL) ON ALL NEW CATCHBASINS.

MDOT Item 604

Precast Reinforced Concrete Drainage Structures

Scale: 1" = 3'

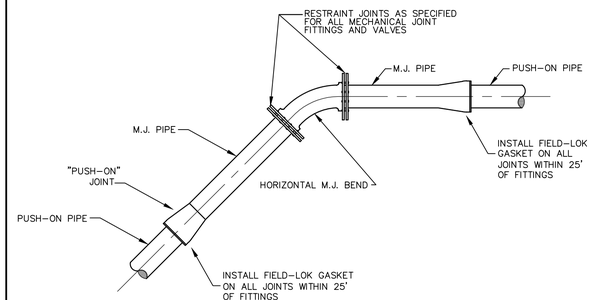


NOTES:

1. DESIGNED TO FIT 36"-48" DIAM. STRUCTURES.
2. INSTALL ON ALL NEW CATCH BASINS.

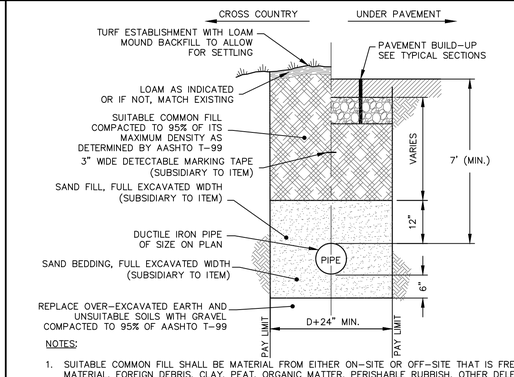
Snout

N.T.S.



Water Main Bend Restraint

N.T.S.

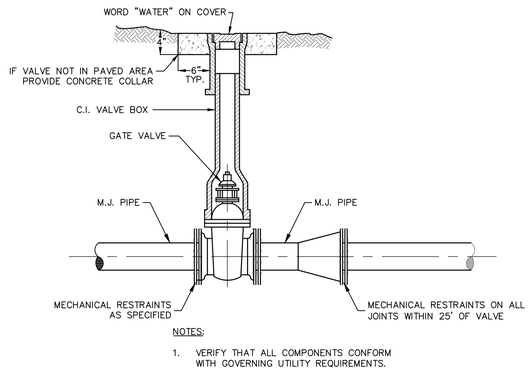


NOTES:

1. SUITABLE COMMON FILL SHALL BE MATERIAL FROM EITHER ON-SITE OR OFF-SITE THAT IS FREE OF FROZEN MATERIAL, FOREIGN DEBRIS, CLAY, PEAT, ORGANIC MATTER, PERISHABLE RUBBISH, OTHER DELETERIOUS MATERIALS, AND STONES GREATER THAN 6" IN THEIR LARGEST DIMENSION.
2. BRACING AND SHEETING OR OTHER TRENCH PROTECTION TO BE PROVIDED TO MEET APPLICABLE STATE AND O.S.H.A. SAFETY STANDARDS. ALL SUCH TRENCH PROTECTION TO BE RESPONSIBILITY OF THE CONTRACTOR.
3. AT ALL LOCATIONS WHERE LESS THAN 7' OF COVER OVER THE PIPE IS PROVIDED, THEN INSULATION SHALL BE PROVIDED.

Typical Water Trench

Scale: 1" = 2'

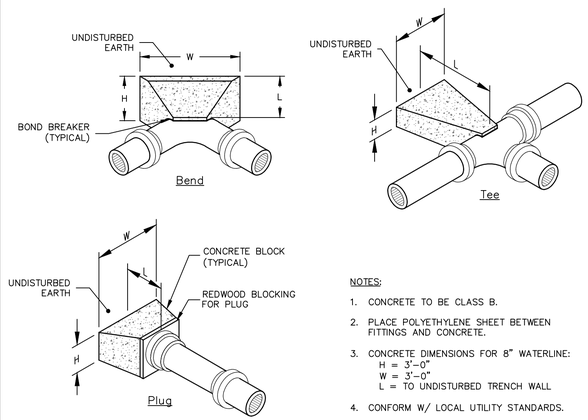


NOTES:

1. VERIFY THAT ALL COMPONENTS CONFORM WITH GOVERNING UTILITY REQUIREMENTS.
2. VALVE SHALL OPEN IN DIRECTION REQUIRED BY GOVERNING UTILITY CO.

Valve Installation

N.T.S.

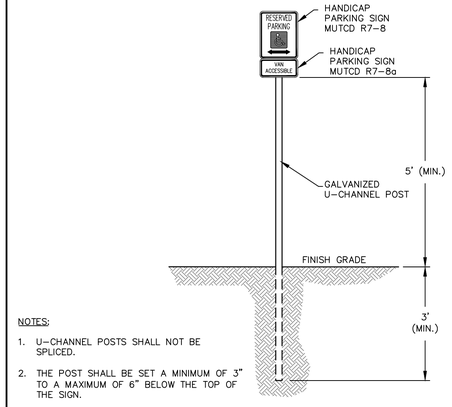


NOTES:

1. CONCRETE TO BE CLASS B.
2. PLACE POLYETHYLENE SHEET BETWEEN FITTINGS AND CONCRETE.
3. CONCRETE DIMENSIONS FOR 8" WATERLINE:
   H = 3'-0"
   W = 3'-0"
   L = TO UNDISTURBED TRENCH WALL
4. CONFORM W/ LOCAL UTILITY STANDARDS.

Thrust Block

N.T.S.



NOTES:

1. U-CHANNEL POSTS SHALL NOT BE SPLICED.
2. THE POST SHALL BE SET A MINIMUM OF 3" TO A MAXIMUM OF 6" BELOW THE TOP OF THE SIGN.

Parking Signpost

Scale: 1" = 2'

General Utility Notes:

1. All conduits shall be furnished with a pull string capable of a 300 pound pull.
2. All bends are to be 36" radius sweeps (no plumber's bends). All conduit sweeps shall be constructed of rigid galvanized steel (RGS) conduit. The initial 10-feet of conduit either entering or exiting the primary transformer shall be RGS conduit.
3. All utility pole risers are to be constructed of RGS conduit. RGS conduit to be installed a minimum of 10' above finished grade and extend 10' beyond the underground sweep.
4. All conduit installations under roadways are to be constructed of schedule 80 PVC conduit or better.
5. Where utility duct bank crosses over or under culverts, conduits to be encased with cast-in-place concrete for 10' either side of crossing.
6. All conduits are to be swept up hard together a minimum of 6" above finished grade at all pedestal locations & must fit 11" x 11" square area to allow closure to fit over ends.
7. All conduits must be labeled telephone, cable, or electric with direction of run indicated so as to positively identify them and furnished with a pull string capable of a 300 pound pull.
8. A #6 AWG copper ground wire shall be connected to the power company transformer/ sector cabinet location and run from there to the pedestal leaving a 3' coil secured to the conduit to prevent its loss.
9. All electrical work to comply with governing utility company standards.
10. Cable and telephone will follow and be constructed in the same trench as electrical.

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CHECKED BY	JMM
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Construction Details – General
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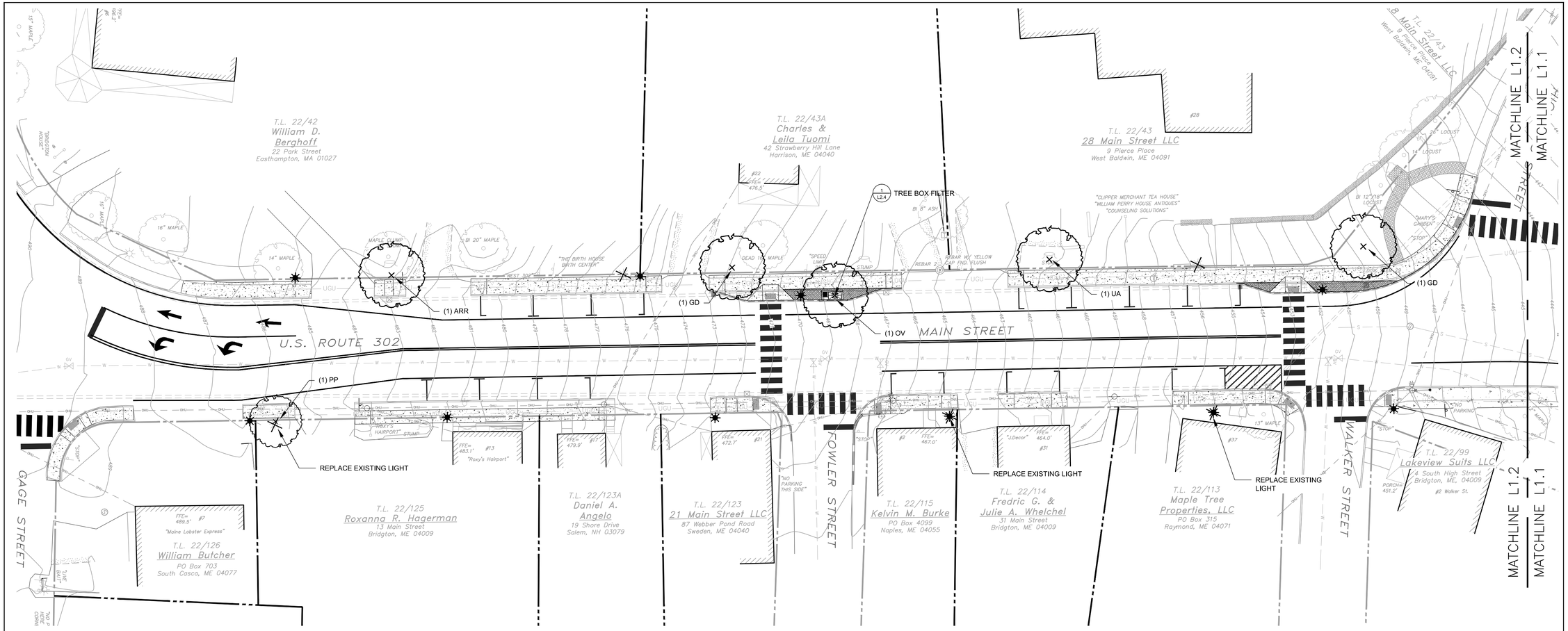
PRELIMINARY NOT FOR CONSTRUCTION

2016-007A
C5.13
SHEET 28 OF 48

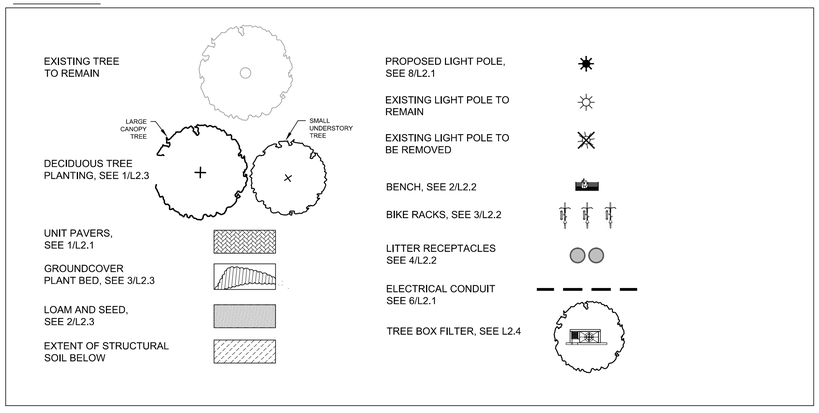
2016-007A
Construction Details – General
Main Street Streetscape



PLANT SCHEDULE

QTY.	ABRV.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS
CANOPY TREES						
3	OV	OSTRYIA VIRGINIANA	HOP HORNBEAM	3-3.5" C.		B&B
5	ARR	ACER RUBRUM 'REDPOINTE'	REDPOINTE RED MAPLE	3-3.5" C.	AS SHOWN	B&B
6	UA	ULMUS AMERICANA 'PRINCETON'	LIBERTY AMERICAN ELM	3-3.5" C.	AS SHOWN	B&B
2	GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	FRUITLESS KENTUCKY COFFEE TREE	3-3.5" C.	AS SHOWN	B&B
UNDERSTORY TREES						
5	AT	ACER TATARICUM 'HOT WINGS'	TARTARIAN MAPLE	2-2.5"	AS SHOWN	SINGLE STEM B&B
3	KP	KOELREUTERIA PANICULATA	GOLDEN RAINTREE	2-2.5"	AS SHOWN	SINGLE STEM B&B
6	SR	SYRINGA RETICULATA 'IVORY SILK'	LILAC TREE	2-2.5"	AS SHOWN	SINGLE STEM B&B
4	PP	PARROTIA PERSICA 'RUBY VASE'	PERSIAN IRONWOOD	2-2.5"	AS SHOWN	SINGLE STEM B&B

LEGEND



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Bridgton Main Street Streetscape Improvements

Town of Bridgton, Maine

SHEET TITLE

STREETSCAPE PLAN

REV. NO.	REV. DATE	REVISION DESCRIPTION
-	-	-

IRONWOOD PROJECT NO.	15060.1
SCALE	1"=20'-0"
DESIGN / DRAWN BY	J.MARTEL, J. HYLAND
CHECKED BY	J.HYLAND
DATE	AUGUST 28, 2018

GRAPHIC SCALE

20 0 20 40

SCALE: 1 INCH = 20 FT.

NORTH: AS SHOWN

L1.1

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Town of Bridgton, Maine

NEW ELECTRICAL CABINET ON CONCRETE PAD TO REPLACE EXISTING

REPLACE EXISTING LIGHT

REPLACE EXISTING LIGHT

T.L. 22/87
Town of Bridgton
3 Chase Street
Bridgton, ME 04009

T.L. 22/90
Timothy S. Wile
92 Oakcrest Drive
Burlington, VT 05408

T.L. 22/43
28 Main Street LLC
9 Pierce Place
West Baldwin, ME 04091

T.L. 22/97
Judith A. Evergreen
67 Main Street
Bridgton, ME 04009

T.L. 22/98
55 Main Street LLC
7 Portland farms Road
Scarborough, ME 04074

T.L. 22/96
Judith A. Evergreen
67 Main Street
Bridgton, ME 04009

T.L. 22/95
Judith A. Evergreen
67 Main Street
Bridgton, ME 04009

T.L. 22/99
Lakeview Suits LLC
14 South High Street
Bridgton, ME 04009

MAIN STREET

U.S. ROUTE 302

HIGHLAND STREET

LEGEND

EXISTING TREE TO REMAIN

LARGE CANOPY TREE

SMALL UNDERSTORY TREE

DECIDUOUS TREE PLANTING, SEE 1/L2.3

UNIT PAVERS, SEE 1/L2.1

GROUNDCOVER PLANT BED, SEE 3/L2.3

LOAM AND SEED, SEE 2/L2.3

EXTENT OF STRUCTURAL SOIL BELOW

PROPOSED LIGHT POLE, SEE 8/L2.1

EXISTING LIGHT POLE TO REMAIN

EXISTING LIGHT POLE TO BE REMOVED

BENCH, SEE 2/L2.2

BIKE RACKS, SEE 3/L2.2

LITTER RECEPTACLES SEE 4/L2.2

ELECTRICAL CONDUIT SEE 6/L2.1

TREE BOX FILTER, SEE L2.4

NOT FOR CONSTRUCTION

SHEET TITLE

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CHECKED BY	J.HYLAND
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GRAPHIC SCALE

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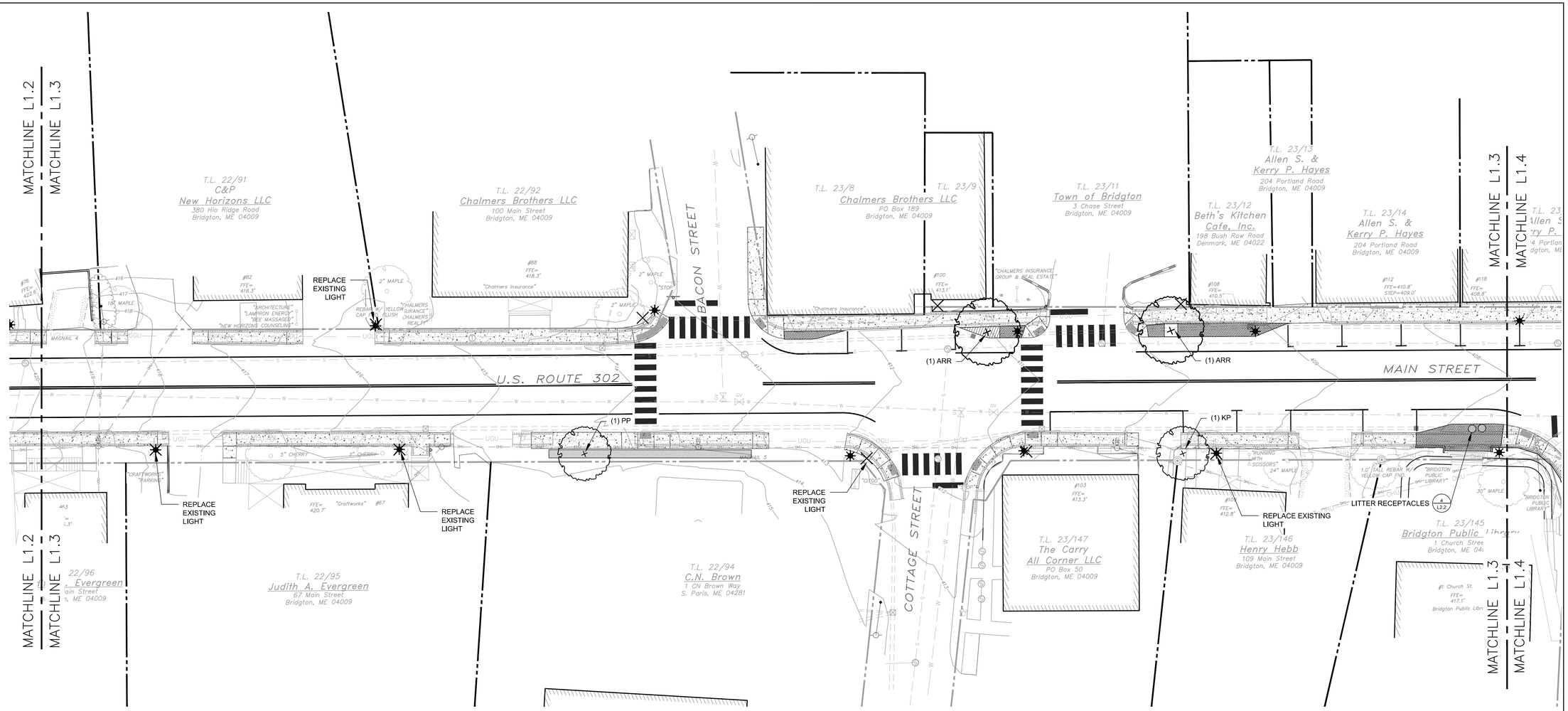
SCALE: 1 INCH = 20 FT.

NORTH: AS SHOWN

L1.2



LEGEND

EXISTING TREE TO REMAIN

LARGE CANOPY TREE

SMALL UNDERSTORY TREE

DECIDUOUS TREE PLANTING, SEE 1/L2.3

UNIT PAVERS, SEE 1/L2.1

GROUNDCOVER PLANT BED, SEE 3/L2.3

LOAM AND SEED, SEE 2/L2.3

EXTENT OF STRUCTURAL SOIL BELOW

PROPOSED LIGHT POLE, SEE 8/L2.1

EXISTING LIGHT POLE TO REMAIN

EXISTING LIGHT POLE TO BE REMOVED

BENCH, SEE 2/L2.2

BIKE RACKS, SEE 3/L2.2

LITTER RECEPTACLES SEE 4/L2.2

ELECTRICAL CONDUIT SEE 6/L2.1

TREE BOX FILTER, SEE L2.4

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Town of Bridgton, Maine

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CHECKED BY J.HYLAND
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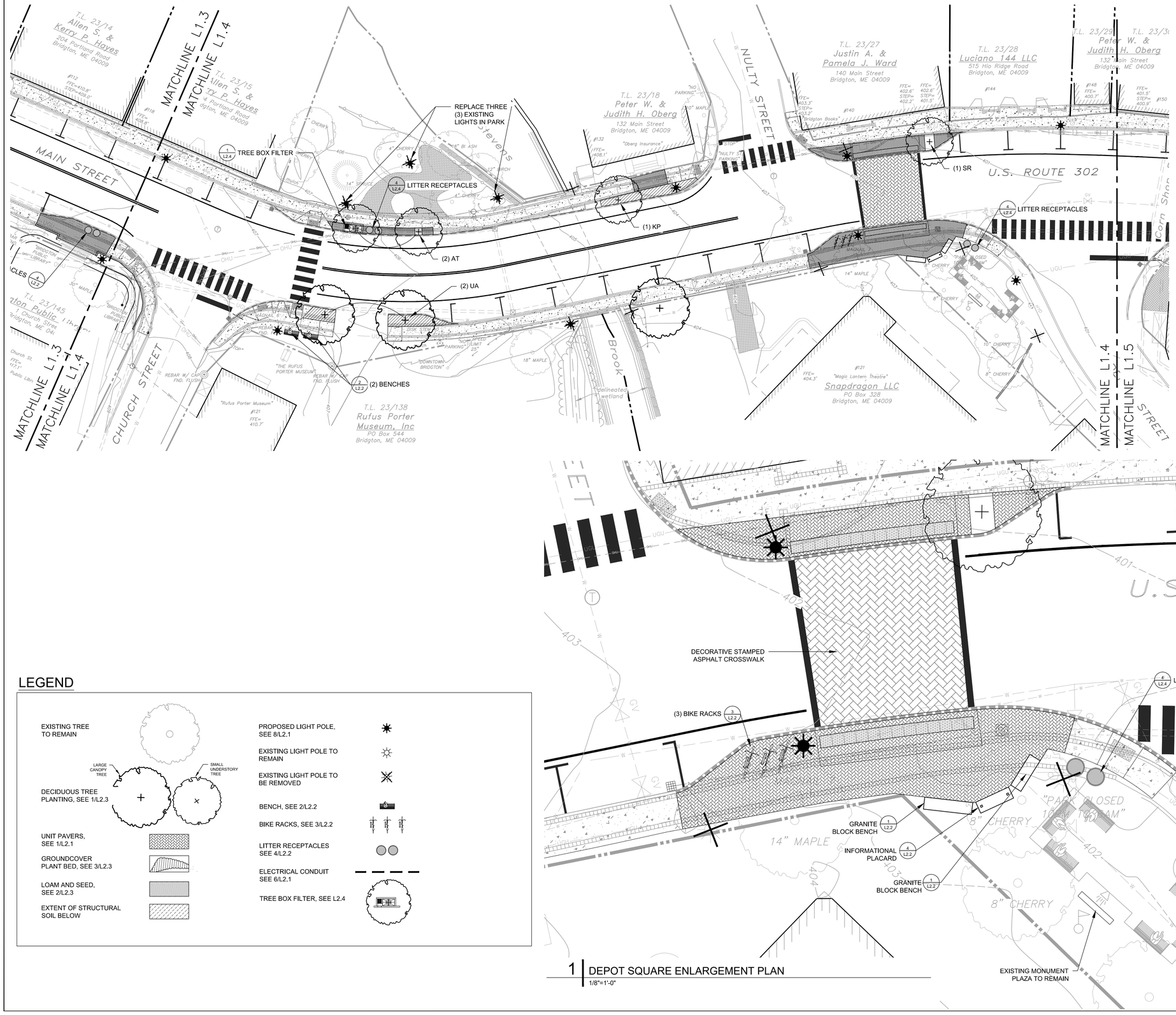
SCALE: 1 INCH = 20 FT.

NORTH: AS SHOWN

L1.3



LEGEND

EXISTING TREE TO REMAIN

DECIDUOUS TREE PLANTING, SEE 1/L2.3 (LARGE CANOPY TREE; SMALL UNDERSTORY TREE)

UNIT PAVERS, SEE 1/L2.1

GROUNDCOVER PLANT BED, SEE 3/L2.3

LOAM AND SEED, SEE 2/L2.3

EXTENT OF STRUCTURAL SOIL BELOW

PROPOSED LIGHT POLE, SEE 8/L2.1

EXISTING LIGHT POLE TO REMAIN

EXISTING LIGHT POLE TO BE REMOVED

BENCH, SEE 2/L2.2

BIKE RACKS, SEE 3/L2.2

LITTER RECEPTACLES SEE 4/L2.2

ELECTRICAL CONDUIT SEE 6/L2.1

TREE BOX FILTER, SEE L2.4

1 DEPOT SQUARE ENLARGEMENT PLAN
1/8"=1'-0"

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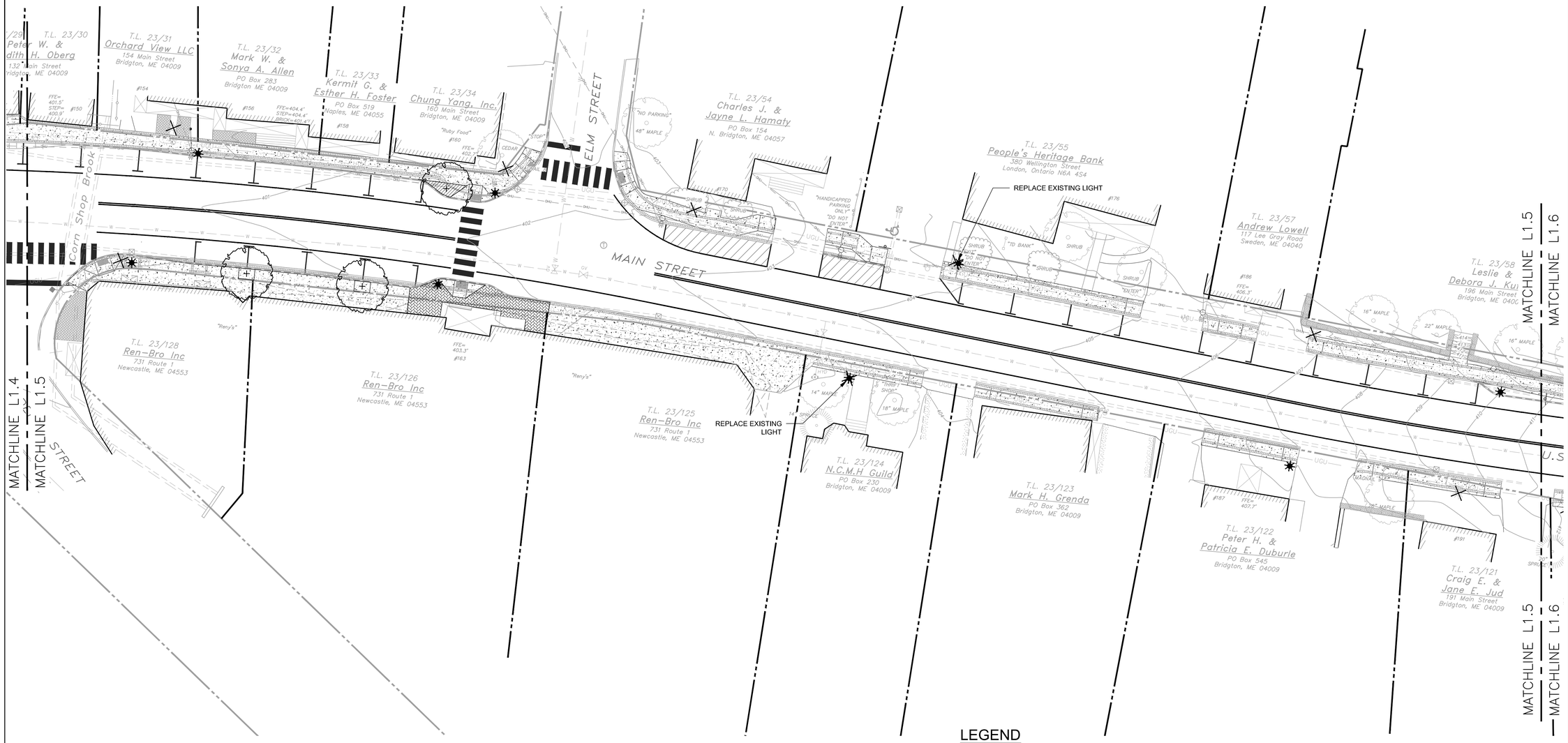
L1.4



LEGEND

EXISTING TREE TO REMAIN

LARGE CANOPY TREE

SMALL UNDERSTORY TREE

DECIDUOUS TREE PLANTING, SEE 1/L2.3

UNIT PAVERS, SEE 1/L2.1

GROUNDCOVER PLANT BED, SEE 3/L2.3

LOAM AND SEED, SEE 2/L2.3

EXTENT OF STRUCTURAL SOIL BELOW

PROPOSED LIGHT POLE, SEE 8/L2.1

EXISTING LIGHT POLE TO REMAIN

EXISTING LIGHT POLE TO BE REMOVED

BENCH, SEE 2/L2.2

BIKE RACKS, SEE 3/L2.2

LITTER RECEPTACLES SEE 4/L2.2

ELECTRICAL CONDUIT SEE 6/L2.1

TREE BOX FILTER, SEE L2.4

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CHECKED BY J.HYLAND

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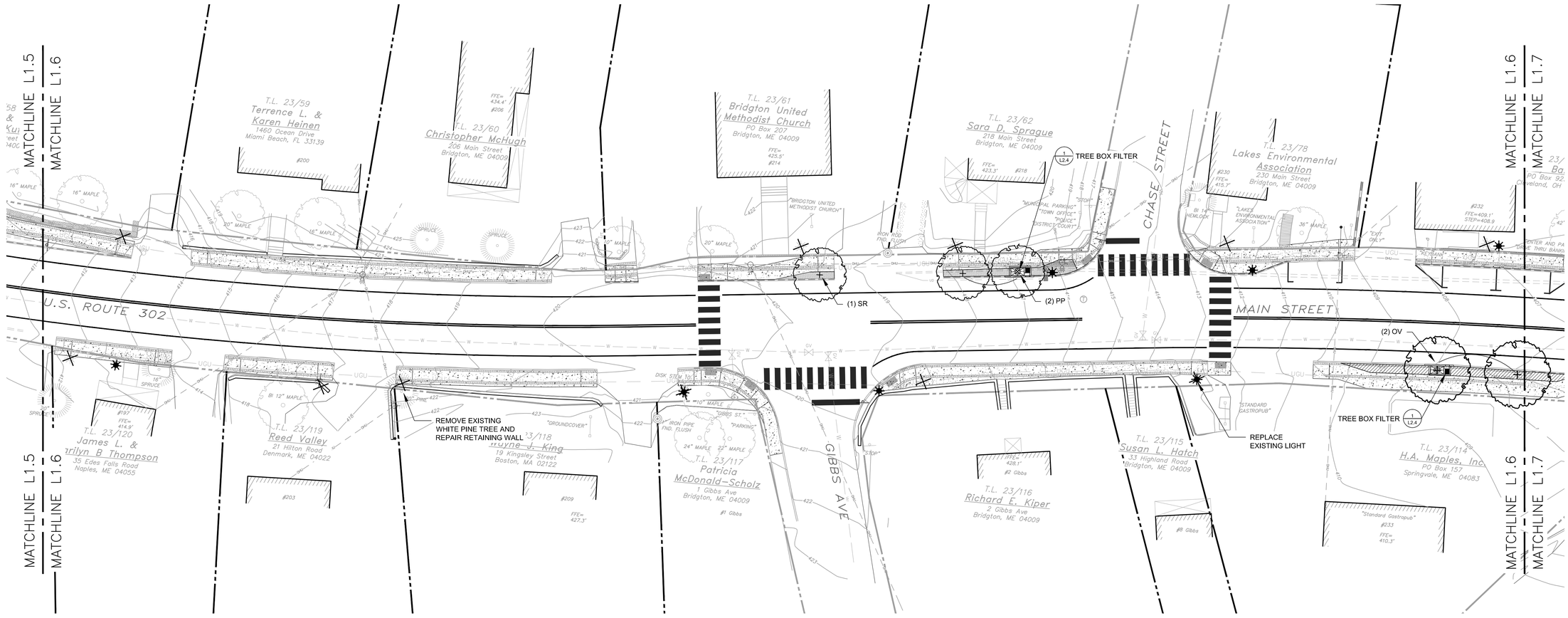
SCALE: 1 INCH = 20 FT.

NORTH: AS SHOWN

L1.5



LEGEND

EXISTING TREE TO REMAIN

LARGE CANOPY TREE

SMALL UNDERSTORY TREE

DECIDUOUS TREE PLANTING, SEE 1/L2.3

UNIT PAVERS, SEE 1/L2.1

GROUNDCOVER PLANT BED, SEE 3/L2.3

LOAM AND SEED, SEE 2/L2.3

EXTENT OF STRUCTURAL SOIL BELOW

PROPOSED LIGHT POLE, SEE 8/L2.1

EXISTING LIGHT POLE TO REMAIN

EXISTING LIGHT POLE TO BE REMOVED

BENCH, SEE 2/L2.2

BIKE RACKS, SEE 3/L2.2

LITTER RECEPTACLES SEE 4/L2.2

ELECTRICAL CONDUIT SEE 6/L2.1

TREE BOX FILTER, SEE L2.4

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SHEET TITLE

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IRONWOOD PROJECT NO. 15060.1
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CHECKED BY J.HYLAND
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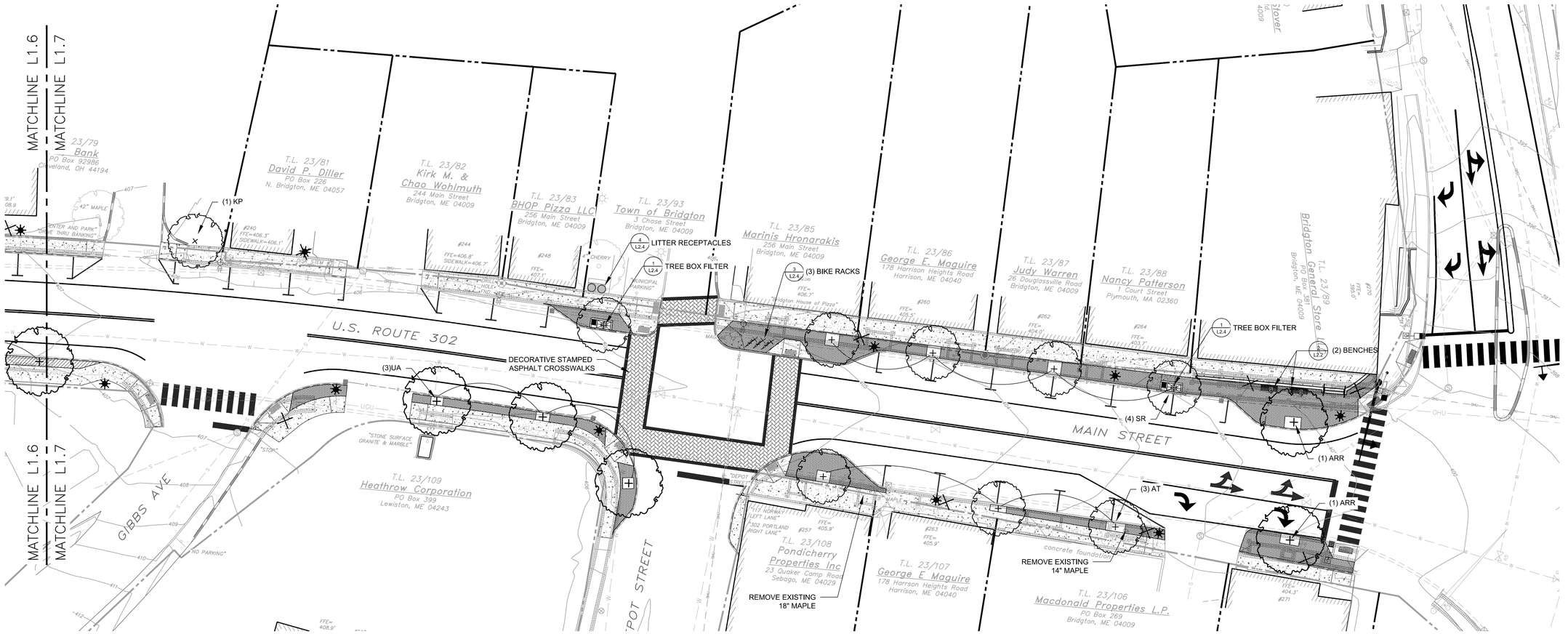
SCALE: 1 INCH = 20 FT.

NORTH: AS SHOWN

L1.6



LEGEND

EXISTING TREE TO REMAIN

LARGE CANOPY TREE

SMALL UNDERSTORY TREE

DECIDUOUS TREE PLANTING, SEE 1/L2.3

UNIT PAVERS, SEE 1/L2.1

GROUNDCOVER PLANT BED, SEE 3/L2.3

LOAM AND SEED, SEE 2/L2.3

EXTENT OF STRUCTURAL SOIL BELOW

PROPOSED LIGHT POLE, SEE 8/L2.1

EXISTING LIGHT POLE TO REMAIN

EXISTING LIGHT POLE TO BE REMOVED

BENCH, SEE 2/L2.2

BIKE RACKS, SEE 3/L2.2

LITTER RECEPTACLES SEE 4/L2.2

ELECTRICAL CONDUIT SEE 6/L2.1

TREE BOX FILTER, SEE L2.4

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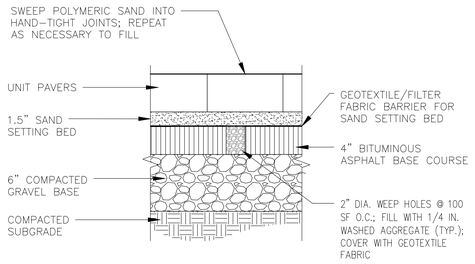
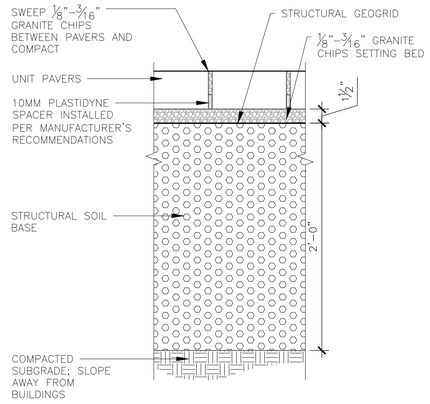
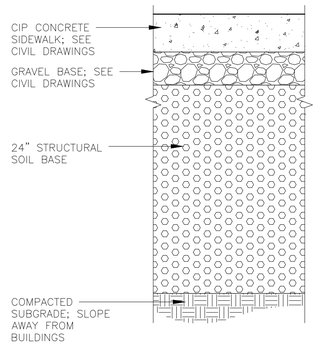
L1.7



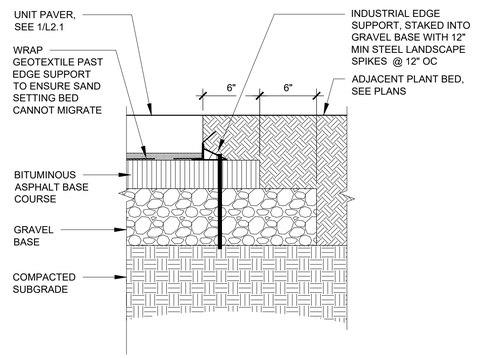
1 | UNIT PAVERS ON BITUMINOUS ASPHALT
1-1/2" = 1'-0"



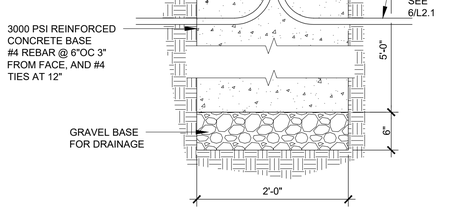
2 | PERMEABLE UNIT PAVERS ON STRUCTURAL SOIL
1-1/2" = 1'-0"



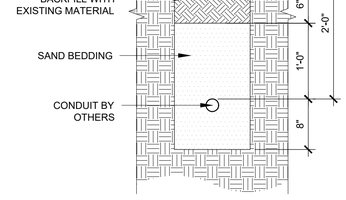
3 | CIP CONCRETE SIDEWALK ON STRUCTURAL SOIL
1-1/2" = 1'-0"



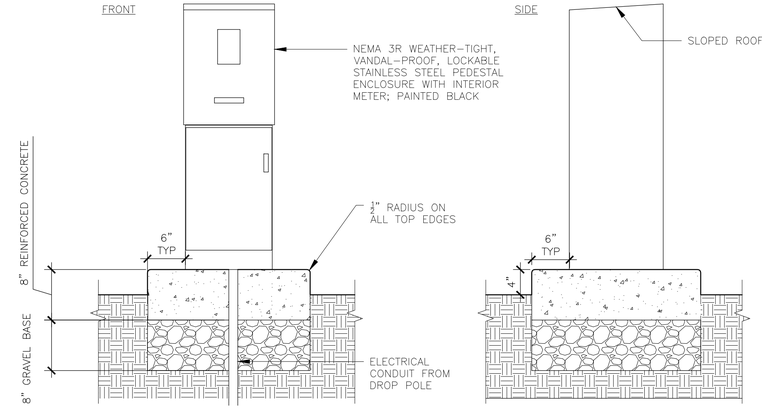
4 | UNIT PAVER AT PLANT BED/TREE PIT
1-1/2" = 1'-0"



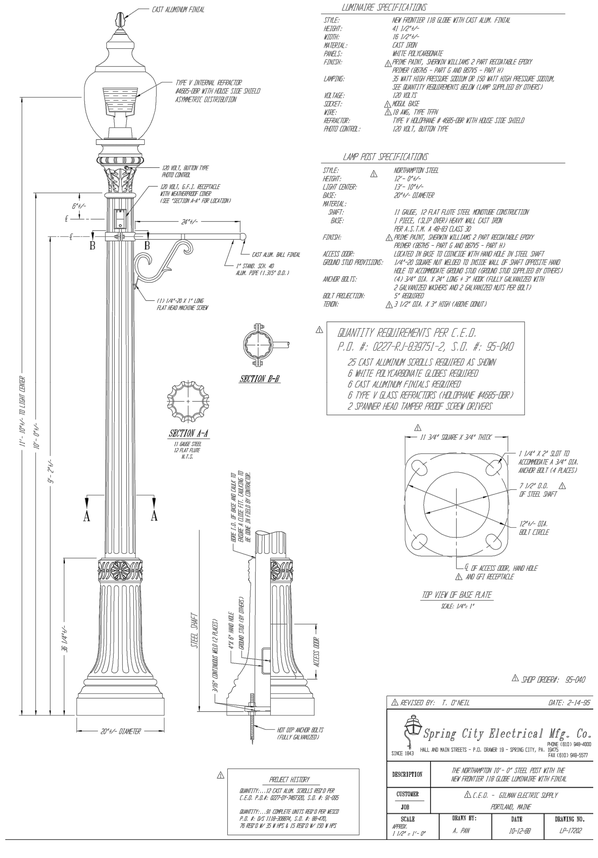
5 | LIGHT POLE FOOTINIG
1-1/2" = 1'-0"



6 | ELECTRICAL CONDUIT
1-1/2" = 1'-0"



7 | ELECTRICAL CABINET
1-1/2" = 1'-0"



LUMINAIRE SPECIFICATIONS

STYLE:	NEW FRONTIER 118 GLOBE WITH CAST ALUM. FINIAL
HEIGHT:	43 1/2"+/-
WIDTH:	16 1/2"+/-
MATERIAL:	CAST IRON
PANELS:	WHITE POLYCARBONATE
FINISH:	PRIME PAINT, SHERWIN WILLIAMS 2 PART RESTARTABLE EPOXY PRIMER (#B66 - PART A AND #B70 - PART B)
LAMPING:	35 WATT HIGH PRESSURE SODIUM OR 150 WATT HIGH PRESSURE SODIUM, SEE QUANTITY REQUIREMENTS BELOW (LAMP SUPPLIED BY OTHERS)
VOLTAGE:	120 VOLTS
SOCKET:	MEDIUL BASE
WIRE:	14/3 AWG, TYPE THW
REFRACTOR:	TYPE V HOLOPHANE # 685-ERR WITH HOUSE SIDE SHIELD
PHOTO CONTROL:	120 VOLT, BUTTON TYPE

LAMP POST SPECIFICATIONS

STYLE:	NORTHAMPTON STEEL
HEIGHT:	12'- 0"+/-
LIGHT CENTER:	12'- 10"+/-
BASE:	20"+/- DIAMETER
MATERIAL:	
SHAFT:	11 GAUGE, 12 FLAT FLUTE STEEL MONOTUBE CONSTRUCTION
BASE:	1 PIECE, 12LB (MIN) HEAVY WALL CAST IRON PER A.S.T.M. A 48-83 CLASS 30
FINISH:	PRIME PAINT, SHERWIN WILLIAMS 2 PART RESTARTABLE EPOXY PRIMER (#B66 - PART A AND #B70 - PART B)
ACCESS DOOR:	LOCATED IN BASE TO CONNECT WITH HAND HOLE IN STEEL SHAFT.
GROUND STUD PROVISIONS:	1/4"-20 SQUARE NUT WELDED TO INSIDE WALL OF SHAFT OPPOSITE HAND HOLE TO ACCOMMODATE GROUND STUD (GROUND STUD SUPPLIED BY OTHERS)
ANCHOR BOLTS:	(4) 3/4" DIA. X 24" LONG + 3" HOOK (FULLY GALVANIZED WITH 2 GALVANIZED WASHERS AND 2 GALVANIZED NUTS PER BOLT)
BOLT PROJECTION:	5" (REQUIRED)
TENON:	3 1/2" DIA. X 3' HIGH (ABOVE DOOR)

QUANTITY REQUIREMENTS PER C.E.D.
P.O. #: 0227-PJ-1139751-2, S.O. #: 95-040
25 CAST ALUMINUM SCROLLS REQUIRED AS SHOWN
6 WHITE POLYCARBONATE GLOBES REQUIRED
6 CAST ALUMINUM FINIALS REQUIRED
6 TYPE V GLASS REFRACTORS (HOLOPHANE #685-ERR)
2 SPANNER HEAD TAMPER PROOF SCREW DRIVERS

8 | LIGHT POLE CUT SHEET
NTS

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Town of Bridgton, Maine

SHEET TITLE

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DESIGN / DRAWN BY	J.MARTEL, J. HYLAND
CHECKED BY	J.HYLAND
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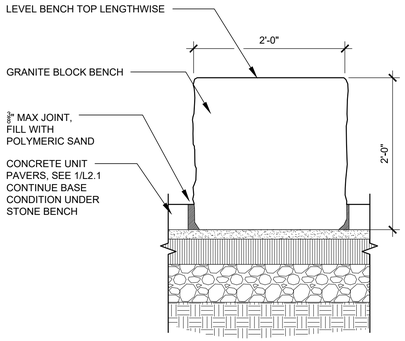
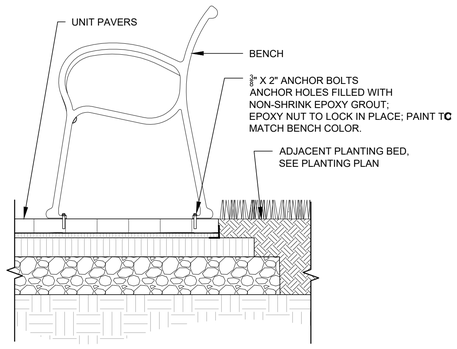
NORTH: AS SHOWN

L2.1



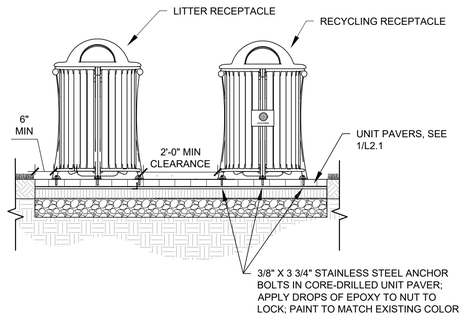
1 GRANITE BLOCK BENCH ON UNIT PAVERS

Not to Scale



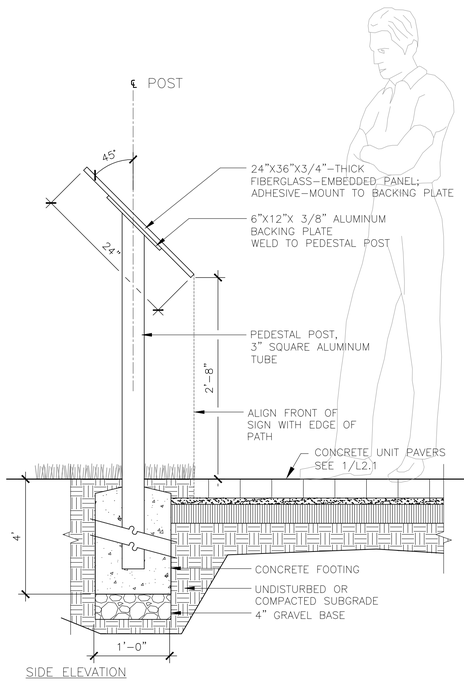
2 BENCH ON UNIT PAVERS

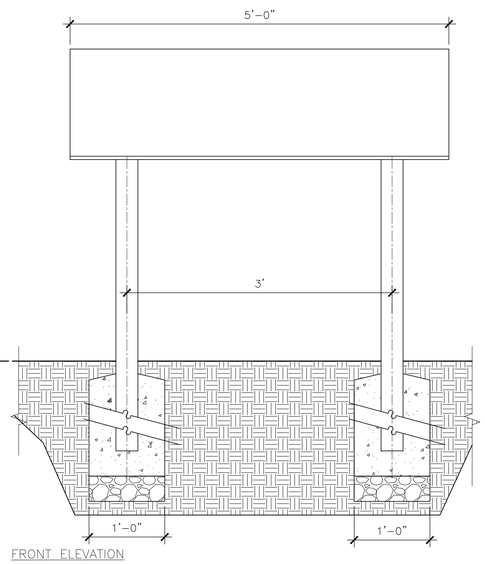
Not to Scale



4 LITTER/RECYCLING RECEPTACLES

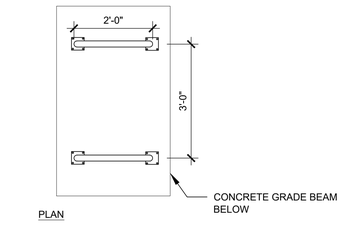
1/2"=1'-0"

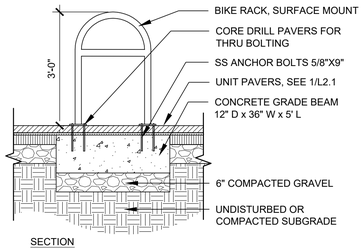




5 INFORMATIONAL PLACARD

1"=1'-0"





3 BICYCLE RACKS

1/2"=1'-0"

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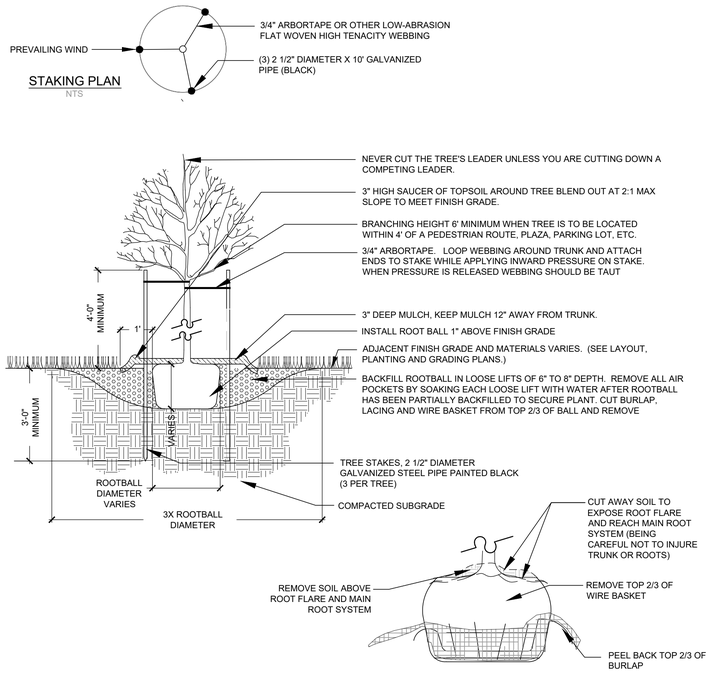
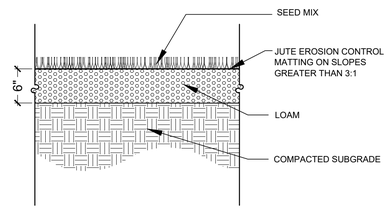
L2.2



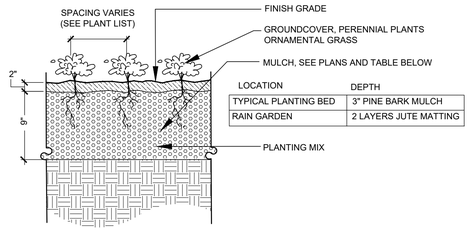
1 | DECIDUOUS TREE PLANTING
Not to Scale

Type I Lawn Percent by weight	Common Name	Scientific Name
40%	Celmfine, Rebel II or Tribute Tall Fescue	
15%	Palmer II Perennial Ryegrass	
10%	Jamestown Chewings Fescue	
10%	Reliant Hard Fescue	
10%	Bridsfoot Trefoil	*Arvenis* variety
5%	Switchgrass	
5%	White Clover	
5%	Redtop	*Streaker* variety

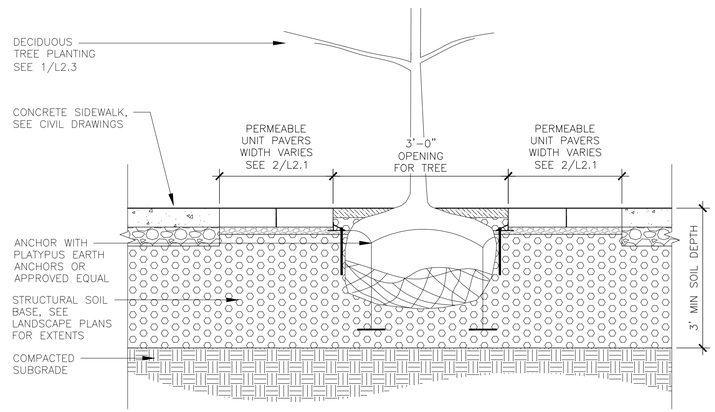
Apply at a rate of 265/lbs/acre



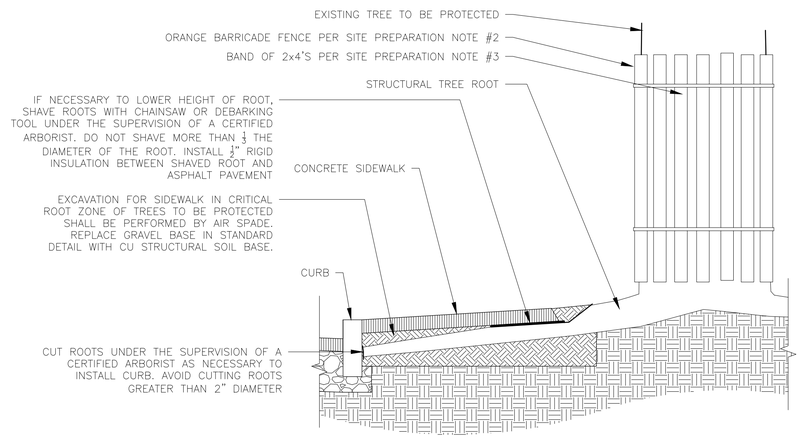
2 | LOAM AND SEED
Not to Scale



3 | GROUNDCOVER/PERENNIAL PLANTING
Not to Scale



4 | DECIDUOUS TREE IN UNIT PAVERS
3/4"=1'-0"



5 | SIDEWALK AT EXISTING TREE TO REMAIN
Not to Scale

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Bridgton Main Street
Streetscape Improvements
Town of Bridgton, Maine

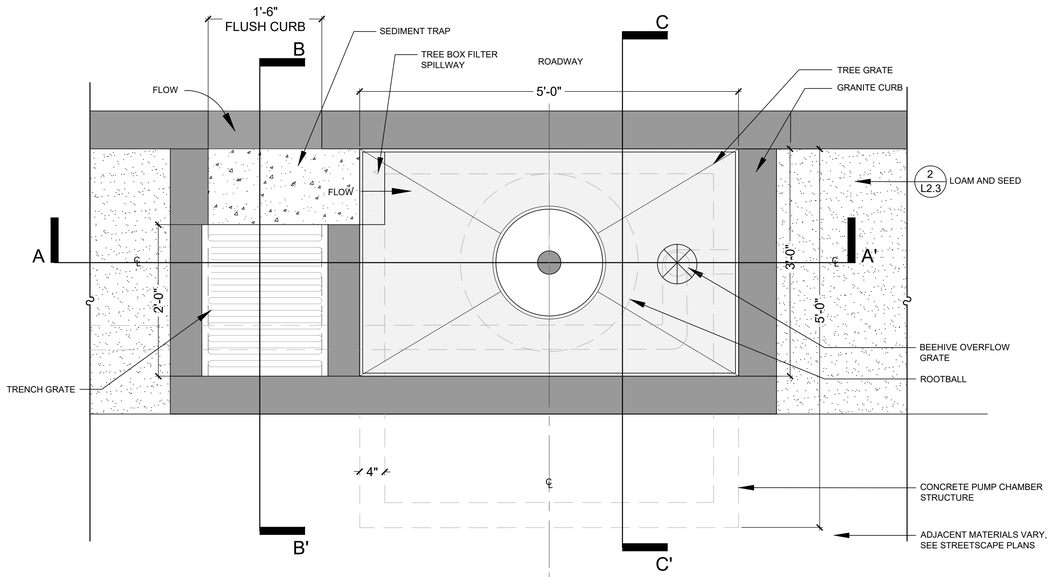
SHEET TITLE

STREETSCAPE DETAILS

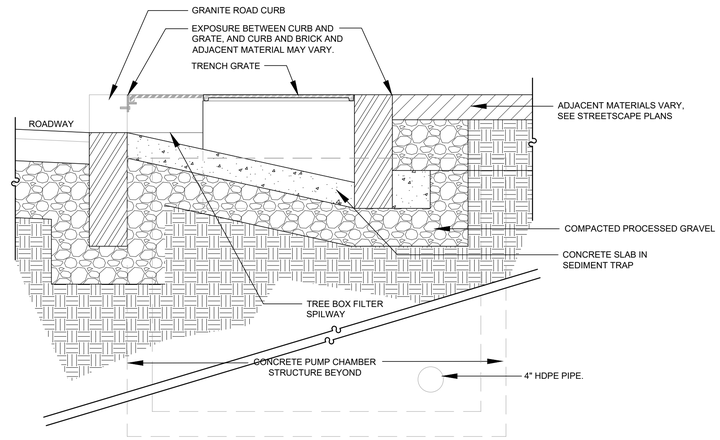
REV. NO.	REV. DATE	REVISION DESCRIPTION
-	-	-

IRONWOOD PROJECT NO. 15060.1
SCALE
DESIGN / DRAWN BY J.MARTEL, J. HYLAND
CHECKED BY J.HYLAND
DATE AUGUST 28, 2018
GRAPHIC SCALE
NORTH: AS SHOWN

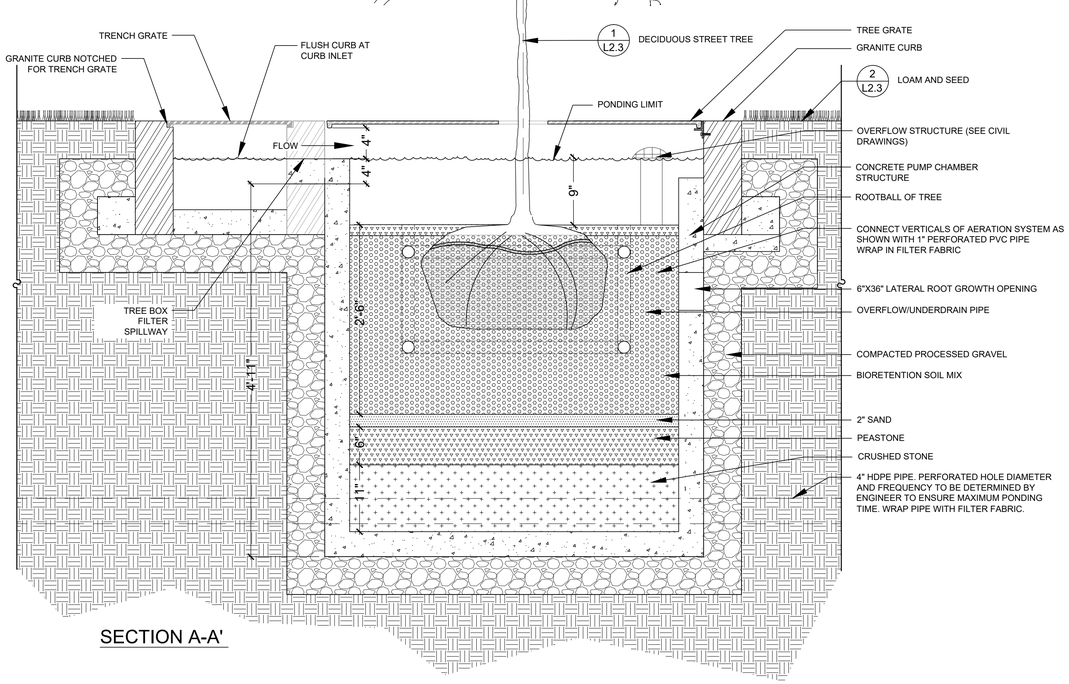
L2.3



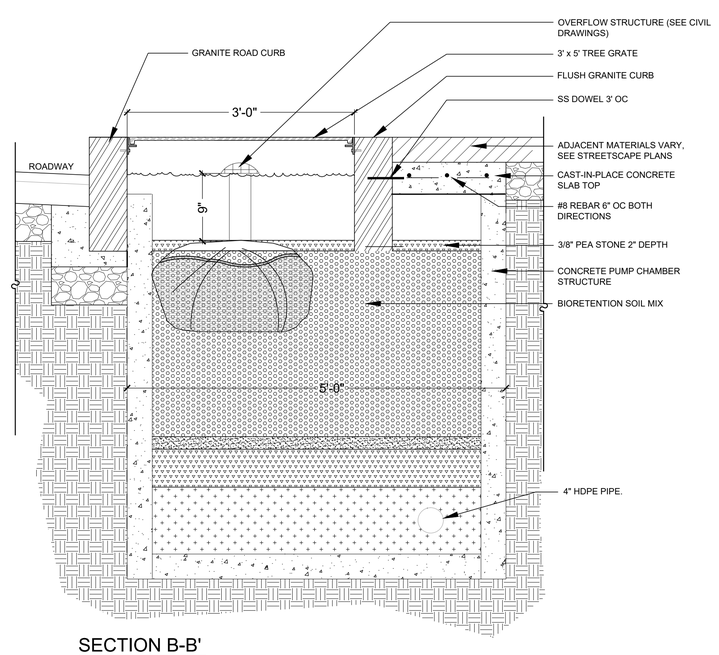
1 TREE BOX FILTER PLAN
NTS



2 SECTION B-B' SEDIMENT TRAP
NTS



3 SECTION A-A' - TREE BOX FILTER
NTS



4 SECTION C-C' TREE BOX FILTER
NTS

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Bridgton Main Street
Streetscape Improvements
Town of Bridgton, Maine

SHEET TITLE
STREETSCAPE DETAILS

REV. NO.	REV. DATE	REVISION DESCRIPTION
–	–	–

IRONWOOD PROJECT NO.	15060.1
SCALE	
DESIGN / DRAWN BY	J.MARTEL, J. HYLAND
CHECKED BY	J.HYLAND
DATE	AUGUST 28, 2018
GRAPHIC SCALE	

NORTH: AS SHOWN

L2.4

SITE PREPARATION NOTES:

1. PROTECTION OF EXISTING LANDSCAPING TO REMAIN: EVERY EFFORT SHALL BE TAKEN TO PRESERVE THE HEALTH OF EXISTING VEGETATION TO BE PROTECTED ON SITE. PRIOR TO BEGINNING ANY WORK OF THE CONTRACT ON SITE TAKE EFFECTIVE ACTION TO PROTECT ALL EXISTING LANDSCAPING INDICATED TO REMAIN.

2. ALL ELEMENTS IDENTIFIED TO BE PROTECTED SHOULD BE ENCIRCLED WITH AN ORANGE PLASTIC, 4' - HIGH BARRICADE FENCE THAT IS WELL-STAKED FOR THE DURATION OF THE PROJECT.

3. PROTECT THE TRUNK OF TREE NOTED IN ROOT PROTECTION ZONE FROM SCRAPING AND GOUGING BY PLACING A BAND OF 2 X 4S ON THE TRUNK WITH A MAXIMUM DISTANCE OF 8" APART AS NEEDED TO ENCIRCLE THE DIAMETER OF THE TRUNK TO A HEIGHT OF 8 FEET. SECURE WITH ½" POLY- STRAPPING WITH 0.20"- MINIMUM THICKNESS EVERY 18".

4. THE ROOT PROTECTION ZONE WILL REQUIRE THAT ALL EXCAVATION WORK BE DONE WITH AN AIR SPADE AND/OR BY HAND DIGGING. WHEN ROOTS ARE ENCOUNTERED THAT MUST BE CUT, IN ORDER TO INSTALL UTILITIES OR PAVEMENT, THEY ARE TO BE PRUNED USING A HAND SAW, LOPPERS, OR HAND PRUNERS. PRUNE AWAY JAGGED ROOTS BACK TO THE TRENCH WALL CLOSEST TO THE TREE.
   A. KEEP EQUIPMENT AND EXCAVATED BACKFILL ON THE SIDE FURTHEST FROM THE TREE.
   B. REPLACE THE BACKFILL ON THE SAME DAY. IF THIS IS NOT POSSIBLE, COVER THE EXPOSED ROOTS WITH WET BURLAP TO PREVENT THEM FROM DRYING OUT.
   C. DO NOT ALLOW CHEMICALS OR FOREIGN DEBRIS TO BECOME MIXED WITH THE BACKFILL.
   D. PACK THE BACKFILL TO THE SAME FIRMNESS AS THE SURROUNDING SOIL.
   E. WATER THE BACKFILL IF THE OPERATION OCCURS DURING HOT, DRY WEATHER.

5. POST APPROPRIATE SIGNAGE FOR THE ROOT PROTECTION ZONE.

6. AVOID THE FOLLOWING ACTIVITIES WITHIN THE ROOT PROTECTION ZONE.
   A. STORAGE OF CONSTRUCTION MATERIALS.
   B. CONCRETE WASH-OUT OPERATIONS.
   C. STOCKPILING OF DEMOLITION DEBRIS.
   D. PARKING OF ANY VEHICLES.
   E. STOCKPILING OF SOIL AND/OR MULCH.

PLANTING NOTES:

1. PLEASE SEE CONSTRUCTION SPECIFICATIONS FOR DETAILED INFORMATION.

2. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING AND NEW UTILITY LINE LOCATIONS PRIOR TO PLANTING, AND SHALL REPORT ANY CONFLICT TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.

3. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE"AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN SOCIETY OF NURSERY MEN, INC. LATEST EDITION.

4. THE CONTRACTOR SHALL STAKE THE LOCATION OF ALL THE PROPOSED PLANT MATERIAL FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. NO PLANTS SHALL BE PLANTED BEFORE THE ACCEPTANCE OF ROUGH GRADING. THE BASE OF THE FLARE OF THE TREE TRUNK SHALL BE EXPOSED, IF NECESSARY, AND PLACED 2" ABOVE FINISH GRADE.

5. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES WILL BE PLANTS WITH EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER COLOR, LEAF COLOR, FRUIT COLOR, AND TIME OF BLOOM, AS APPROVED BY THE LANDSCAPE ARCHITECT.

6. EXISTING LOAM: STOCKPILING OF EXISTING LOAM IS SPECIFIED ELSEWHERE. REMOVE CLAY LUMPS, BRUSH, LITTER, ROOTS, STONES 1" AND LARGER, AND OTHER FOREIGN MATERIALS.

7. ADDITIONAL LOAM: IF STOCKPILED LOAM QUANTITY IS INSUFFICIENT, PROVIDE LOAM, WHICH IS A "FINE SANDY LOAM", OR A "SANDY LOAM" DETERMINED BY MECHANICAL ANALYSIS AND BASED ON THE "U.S.D.A. CLASSIFICATION SYSTEM." IT SHALL BE OF UNIFORM COMPOSITION, WITHOUT ADMIXTURE OF SUBSOIL. LOAM SHALL HAVE AN ACIDITY RANGE OF PH 5.8 TO PH 7.0 AND SHALL CONTAIN NOT LESS THAN 4% NOR MORE THAN 10% ORGANIC MATTER AS DETERMINED BY THE LOSS OF IGNITION OF OVEN-DRIED SAMPLES. PROVIDE LOAM WHICH IS FERTILE, FRIABLE, NATURAL LOAM FREE FROM SUBSOIL, CLAY LUMPS, BRUSH, LITTER, ROOTS, STONES 1" AND LARGER, AND ANY FOREIGN MATERIALS.

8. PINE MULCH: PROVIDE PARTIALLY DECOMPOSED MINIMUM SIX MONTH AGED FINELY SHREDDED PINE BARK MULCH WITH DARK BROWN COLOR AND FREE OF WEEDS, EXCESSIVE FINE PARTICLES, STRINGY MATERIAL, AND CHUNKS OF WOOD THICKER THAN ¼". PROVIDE BARK MULCH APPROVED BY THE LANDSCAPE ARCHITECT. APPLY TACKIFIED MULCH TO ALL SEEDED AREAS. RIVERSTONE MULCH: SMOOTH RIVERSTONE SHALL CONSIST OF 50% 1" TO 2.5" STONES, 25% 3" TO 4" STONES, AND 25% 3/4" TO 1" STONES.

9. ALL PLANTS SHALL BE PLUM VERTICALLY AFTER SETTLING.

10. ALL PLANT MATERIAL SHALL BE MULCHED AFTER PLANTING.

PLANTING NOTES (CONTINUED):

11. UNLESS OTHERWISE INDICATED, DICTATED BY CONDITIONS AT THE SITE, AND DIRECTED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE, BACKFILL SHALL CONSIST OF UNAMENDED SOIL EXCAVATED FROM THE PLANTING PIT. BACKFILL IN 3-4" LAYERS AND CONSOLIDATE EACH LAYER WITH WATER TO ELIMINATE VOIDS AND AIR POCKETS BEFORE PLACING SUBSEQUENT LAYERS. CONTINUE UNTIL BACKFILL HAS REACHED FINISHED GRADE. WATER THOROUGHLY WHEN EXCAVATION IS BACK FILLED AND CONTINUE WATERING UNTIL SATURATED. IF EXISTING UNAMENDED SOIL IS NOT ACCEPTED, PROVIDE PLANTING SOIL MIXTURE CONSISTING OF 7 PARTS LOAM AND 1 PART HUMUS. MIX QUANTITY OF FERTILIZER AND SOIL AMENDMENTS AS RECOMMENDED BY SOIL ANALYSIS AND APPROVED BY THE LANDSCAPE ARCHITECT.

12. WATERING: FLOOD ALL PLANTS WITH WATER TWICE WITHIN THE FIRST 24 HOURS AFTER PLANTING.

13. LOAMING: LOOSEN SUBGRADE AND EXISTING LOAM AREAS BY DISCING OR ROTOTILLING TO MINIMUM DEPTH OF 6". REMOVE STONES GREATER THAN 2" AND ALL RUBBISH AND DEBRIS. PLACE LOAM IN TWO EQUAL LIFTS MIXING FIRST APPLICATION INTO LOOSENED SUBGRADE THEN PLACE SECOND LIFT TO BRING LOAM AFTER SETTLING AND COMPACTING TO THE LINES AND GRADES SHOWN IN THE CONTRACT DOCUMENTS, 6" DEEP MINIMUM. DO NOT HANDLE LOAM OR SUBSOIL IF IT IS WET OR FROZEN.

14. AFTER LOAM HAS BEEN SPREAD, IT SHALL BE CAREFULLY PREPARED BY SCARIFYING AND HAND RAKING. ALL LARGE STIFF CLODS, LUMPS, BRUSH, ROOTS, STUMPS, LITTER AND FOREIGN MATTER, AND STONES OVER ONE INCH IN DIAMETER SHALL BE REMOVED FROM THE LOAM. LOAM SHALL ALSO BE FREE OF SMALLER STONES IN EXCESSIVE QUANTITIES AS DETERMINED BY THE LANDSCAPE ARCHITECT.

15. FINE GRADING: SET SUFFICIENT GRADE STAKES FOR CHECKING THE FINISHED GRADES. STAKES MUST BE SET AT THE BOTTOM AND TOP OF SLOPES. GRADES SHALL BE ESTABLISHED THAT ARE ACCURATE TO 1/10TH OF A FOOT EITHER WAY. CONNECT CONTOURS AND SPOT ELEVATIONS WITH AN EVEN SLOPE. ALL GRADING SHALL INSURE DRAINAGE AWAY FROM STRUCTURES.

16. FINE GRADE LAWN AREAS TO SMOOTH, FREE DRAINING, EVEN SURFACES WITH FINE TEXTURE. ROLL, RAKE AND DRAW LAWN AREAS TO FLATTEN RIDGES AND FILL DEPRESSIONS, EXCEPT AT SELECT AREAS SHOWN ON THE DRAWINGS. CONTROL MOISTURE CONTENT TO MAINTAIN OPTIMUM CONDITIONS, BUT DO NOT CREATE A MUDDY CONDITION.

17. ROLLING - TYPICAL: ROLL THE ENTIRE AREA WITH A HAND ROLLER WEIGHING NOT MORE THAN 100 POUNDS. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM AND THE SURFACE SHALL BE RE-GRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE OR TO THE SHAPES AND CONFIGURATIONS AS SHOWN ON THE DETAILS.

18. LIMIT OF WORK LINE SHALL BE LIMIT OF SEEDING AND SODDING UNLESS OTHERWISE INDICATED ON THE DRAWINGS. ALL AREAS DISTURBED OUTSIDE THE LIMIT OF WORK SHALL BE SEEDED OR SODDED AS INDICATED ON THE DRAWINGS.

19. IN CASE OF DISCREPANCIES BETWEEN THE QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THE QUANTITIES SHOWN ON THE PLANTING PLAN, THE QUANTITIES ON THE PLANTING PLAN SHALL BE PROVIDED BY THE CONTRACTOR.

GENERAL NOTES:

1. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL UTILITIES ABOVE GRADE, AT GRADE, AND UNDERGROUND INCLUDING UTILITY PIPES AND STRUCTURES. THE CONTRACTOR SHALL VERIFY WITH THE UTILITY COMPANIES THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR THE COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF ALL UTILITIES ON SITE. THE CONTRACTOR SHALL CONTACT DIG-SAFE AND NECESSARY TOWN DEPARTMENTS TO FIELD LOCATE ALL UTILITIES BEFORE STARTING WORK.

2. THE CONTRACTOR SHALL NOT DO ANY WORK BEYOND THE LIMITS OF WORK EXCEPT AS SHOWN ON THE DRAWINGS AND AUTHORIZED BY THE TOWN'S REPRESENTATIVE. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ALL COSTS INCURRED FOR UNAUTHORIZED WORK ALONG WITH ANY CORRECTIVE ACTION DEEMED APPROPRIATE BY THE TOWN'S REPRESENTATIVE.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THE COORDINATION TO COMPLETE THE WORK SHOWN ON THE DRAWINGS.

4. ALL NOTES SHALL BE APPLICABLE TO ALL DRAWINGS.

5. CONTRACTOR SHALL SUPPLY AND MAINTAIN FOR THE DURATION OF CONSTRUCTION ALL NECESSARY DEVICES OR MATERIALS FOR EROSION, SEDIMENT AND DUST CONTROL, SUCH AS HAY BALES, GRAVEL, BOARDS, ETC., INCLUDING THOSE ITEMS NECESSARY FOR STOCKPILES AND PROTECTION OF ADJACENT PUBLIC WAYS, AND SHALL REMOVE THE DEVICES AFTER PROJECT COMPLETION.

GENERAL NOTES CONTINUED:

6. REPAIR OR REMOVE AND REPLACE DEFECTIVE CONSTRUCTION, RESTORE DAMAGED SUBSTRATES AND FINISHES. REPAIRS INCLUDE REPLACING DEFECTIVE PARTS, REFINISHING DAMAGED SURFACES, TOUCHING UP WITH MATCHING MATERIALS, AND PROPERLY ADJUSTING OPERATING EQUIPMENT. RESTORE PERMANENT FACILITIES USED DURING CONSTRUCTION TO THEIR SPECIFIED CONDITION. REMOVE AND REPLACE DAMAGED SURFACES THAT ARE EXPOSED TO VIEW IF SURFACES CANNOT BE REPAIRED WITHOUT VISIBLE EVIDENCE OF REPAIR. REPAIR COMPONENTS THAT DO NOT OPERATE PROPERLY. REMOVE AND REPLACE OPERATING COMPONENTS THAT CANNOT BE REPAIRED.

7. FINAL CLEANING: USE CLEANING MATERIALS AND AGENTS RECOMMENDED BY MANUFACTURER OR FABRICATOR OF THE SURFACE TO BE CLEANED. DO NOT USE CLEANING AGENTS THAT ARE POTENTIALLY HAZARDOUS TO HEALTH OR PROPERTY OR THAT MIGHT DAMAGE FINISHED SURFACES. COMPLY WITH MANUFACTURERS WRITTEN INSTRUCTIONS. COMPLY WITH SAFETY STANDARDS FOR CLEANING. CONDUCT CLEANING AND WASTE-REMOVAL OPERATIONS TO COMPLY WITH LOCAL LAWS AND ORDINANCES AND FEDERAL AND LOCAL ENVIRONMENTAL AND ANTIPOLLUTION REGULATIONS. DO NOT BURN WASTE MATERIALS. DO NOT BURY DEBRIS OR EXCESS MATERIALS ON THE TOWN'S PROPERTY. DO NOT DISCHARGE VOLATILE, HARMFUL, OR DANGEROUS MATERIALS INTO DRAINAGE SYSTEMS. COMPLETE THE FOLLOWING CLEANING OPERATIONS BEFORE REQUESTING INSPECTION FOR CERTIFICATION OF FINAL ACCEPTANCE FOR ENTIRE PROJECT OR FOR A PORTION OF PROJECT:
   A. CLEAN PROJECT SITE, YARD, AND GROUNDS, IN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, OF RUBBISH, WASTE MATERIAL, LITTER, AND OTHER FOREIGN SUBSTANCES.
   B. SWEEP PAVED AREAS BROOM CLEAN. REMOVE PETROCHEMICAL SPILLS, STAINS, AND OTHER FOREIGN DEPOSITS.
   C. RAKE GROUNDS THAT ARE NEITHER PLANTED NOR PAVED TO A SMOOTH, EVEN-TEXTURED SURFACE.
   D. REMOVE TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, AND SURPLUS MATERIAL FROM PROJECT SITE.
   E. REMOVE SNOW AND ICE TO PROVIDE SAFE ACCESS FOR PEDESTRIANS.
   F. CLEAN EXPOSED HARD-SURFACED FINISHES TO A DIRT-FREE CONDITION, FREE OF STAINS, FILMS, AND SIMILAR FOREIGN SUBSTANCES. AVOID DISTURBING NATURAL WEATHERING OF EXTERIOR SURFACES. RESTORE REFLECTIVE SURFACES TO THEIR ORIGINAL CONDITION.
   G. REMOVE LABELS THAT ARE NOT PERMANENT.
   H. TOUCH UP AND OTHERWISE REPAIR AND RESTORE MARRED, EXPOSED FINISHES AND SURFACES. REPLACE FINISHES AND SURFACES THAT CANNOT BE SATISFACTORILY REPAIRED OR RESTORED OR THAT ALREADY SHOW EVIDENCE OF REPAIR OR RESTORATION.

LAYOUT AND MATERIALS NOTES:

1. ALL GENERAL NOTES SHALL BE INCLUDED AS PART OF THE LAYOUT & MATERIALS NOTES.

2. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.

3. ALL DIMENSIONS SHOWN ARE TAKEN TO THE FACE OR CENTERLINE OF ELEMENTS UNLESS OTHERWISE INDICATED.

4. THE CONTRACTOR SHALL VERIFY DIMENSIONS SHOWN ON THE DRAWINGS AND SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND OBTAIN THE APPROVAL OF THE FINAL LAYOUT WITH THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO STARTING CONSTRUCTION. IF DEEMED NECESSARY BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE, THE CONTRACTOR SHALL STAKE OUT PROPOSED TREE LOCATIONS TO AID IN THE REVIEW OF THE FINAL LAYOUT.

5. THE CONTRACTOR SHALL LAYOUT AND DETERMINE THE ELEVATIONS OF ALL SITE ELEMENTS FOR APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REPORT ANY CONFLICTS BETWEEN UTILITY STRUCTURES AND PROPOSED IMPROVEMENTS TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.

6. THE CONTRACTOR SHALL REFER ANY QUESTIONS ON MATERIALS, FINISHES, AND/OR PRODUCTS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO ORDERING MATERIALS OR STARTING WORK.

7. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE SHOWN.

8. WHEN NEW PAVEMENT IS PLACED AGAINST EXISTING PAVEMENT, SAWCUT EXISTING PAVEMENT, AND GRADE SMOOTH AND FLUSH.

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Bridgton Main Street
Streetscape Improvements
Town of Bridgton, Maine

SHEET TITLE

STREETSCAPE NOTES

REV. NO.	REV. DATE	REVISION DESCRIPTION
-	-	-

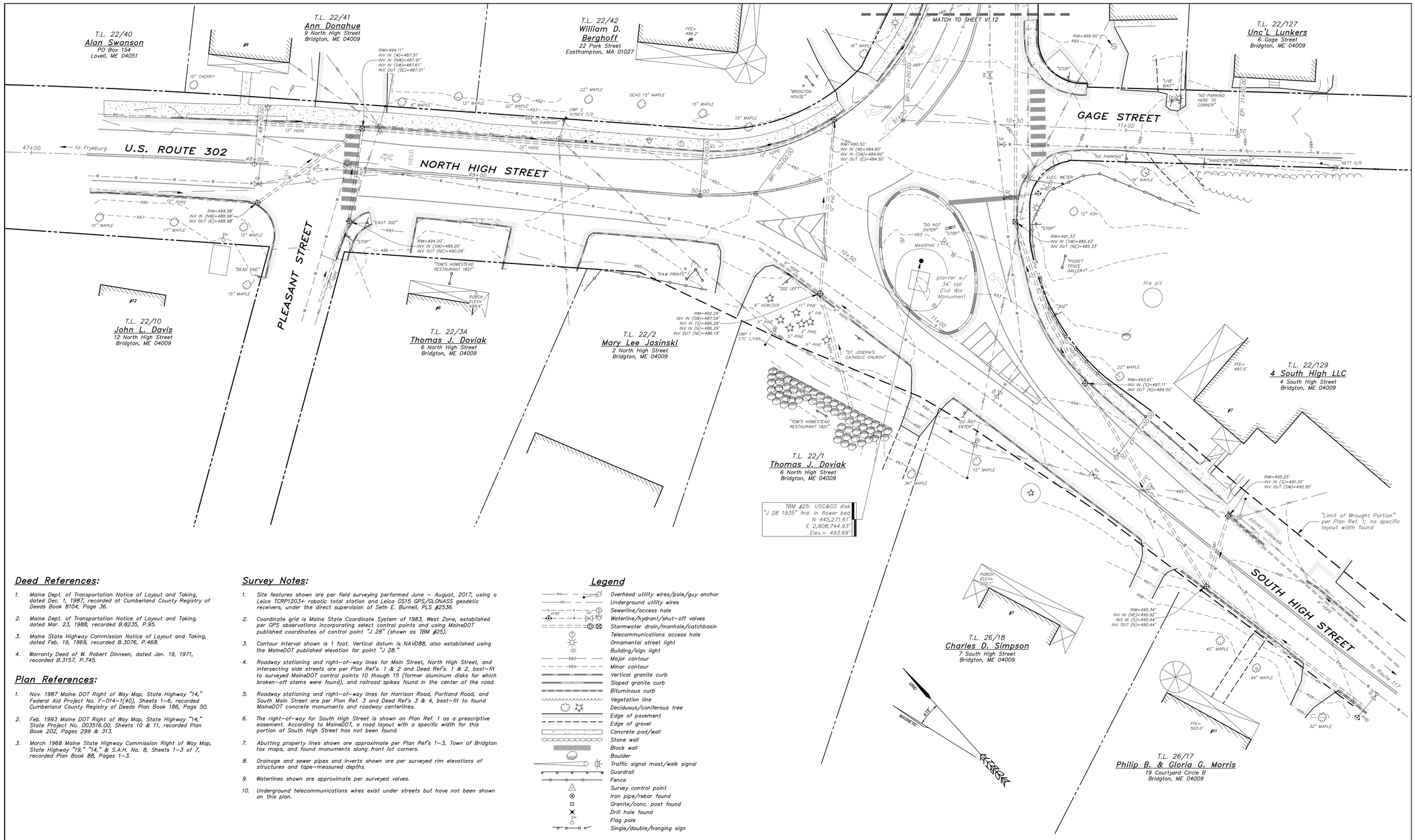
IRONWOOD PROJECT NO. 15060.1
SCALE
DESIGN / DRAWN BY J.MARTEL, J. HYLAND
CHECKED BY J.HYLAND
DATE AUGUST 28, 2018
GRAPHIC SCALE

NORTH: AS SHOWN

L2.5

V1.11
SHEET 1 OF 6

2016-007A
Existing-Features Plan
Main Street Streetscape



Deed References:

1. Maine Dept. of Transportation Notice of Layout and Taking, dated Dec. 1, 1987, recorded at Cumberland County Registry of Deeds Book 8104, Page 36.
2. Maine Dept. of Transportation Notice of Layout and Taking, dated Mar. 23, 1988, recorded B.8235, P.95.
3. Maine State Highway Commission Notice of Layout and Taking, dated Feb. 19, 1969, recorded B.3076, P.468.
4. Warranty Deed of W. Robert Dinneen, dated Jan. 19, 1971, recorded B.3157, P.745.

Plan References:

1. Nov. 1987 Maine DOT Right of Way Map, State Highway "14," Federal Aid Project No. F-014-1(40), Sheets 1-6, recorded Cumberland County Registry of Deeds Plan Book 186, Page 50.
2. Feb. 1993 Maine DOT Right of Way Map, State Highway "14," State Project No. 003516.00, Sheets 10 & 11, recorded Plan Book 202, Pages 299 & 313.
3. March 1968 Maine State Highway Commission Right of Way Map, State Highway "19," "14," & S.A.H. No. 8, Sheets 1-3 of 7, recorded Plan Book 88, Pages 1-3.

Survey Notes:

1. Site features shown are per field surveying performed June – August, 2017, using a Leica TCRP1203+ robotic total station and Leica GS15 GPS/GLONASS geodetic receivers, under the direct supervision of Seth E. Burnell, PLS #2536.
2. Coordinate grid is Maine State Coordinate System of 1983, West Zone, established per GPS observations incorporating select control points and using MaineDOT published coordinates of control point "J 28" (shown as TBM #25).
3. Contour interval shown is 1 foot. Vertical datum is NAVD88, also established using the MaineDOT published elevation for point "J 28."
4. Roadway stationing and right-of-way lines for Main Street, North High Street, and intersecting side streets are per Plan Ref's. 1 & 2 and Deed Ref's. 1 & 2, best-fit to surveyed MaineDOT control points 10 though 15 (former aluminum disks for which broken-off stems were found), and railroad spikes found in the center of the road.
5. Roadway stationing and right-of-way lines for Harrison Road, Portland Road, and South Main Street are per Plan Ref. 3 and Deed Ref's 3 & 4, best-fit to found MaineDOT concrete monuments and roadway centerlines.
6. The right-of-way for South High Street is shown on Plan Ref. 1 as a prescriptive easement. According to MaineDOT, a road layout with a specific width for this portion of South High Street has not been found.
7. Abutting property lines shown are approximate per Plan Ref's 1–3, Town of Bridgton tax maps, and found monuments along front lot corners.
8. Drainage and sewer pipes and inverts shown are per surveyed rim elevations of structures and tape-measured depths.
9. Waterlines shown are approximate per surveyed valves.
10. Underground telecommunications wires exist under streets but have not been shown on this plan.

Legend

- Overhead utility wires/pole/guy anchor
- Underground utility wires
- Sewerline/access hole
- Waterline/hydrant/shut-off valves
- Stormwater drain/manhole/catchbasin
- Telecommunications access hole
- Ornamental street light
- Building/sign light
- Major contour
- Minor contour
- Vertical granite curb
- Sloped granite curb
- Bituminous curb
- Vegetation line
- Deciduous/coniferous tree
- Edge of pavement
- Edge of gravel
- Concrete pad/wall
- Stone wall
- Block wall
- Boulder
- Traffic signal mast/walk signal
- Guardrail
- Fence
- Survey control point
- Iron pipe/rebar found
- Granite/conc. post found
- Drill hole found
- Flag pole
- Single/double/hanging sign

20 0 20 40 80 ft
4 0 10 20 m
1 inch = 20 feet
(1 : 240)

No.	Revision	DATE	BY

HEB Engineers
CIVIL • STRUCTURAL • SURVEY

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SURVEYED BY	JLT/MPM
DESIGNED BY	–
DRAWN BY	JLT/SEB
CHECKED BY	SEB
FIELD BOOK	353
SCALE	1"=20'
DATE	11/09/2017

Existing-Features Plan

for the

Main Street Streetscape

located in and prepared for the

Town of Bridgton, Maine

PRELIMINARY NOT FOR CONSTRUCTION

2016-007A
V1.11
SHEET 1 OF 6

V1.12
SHEET 2 OF 6

2016-007A
Existing-Features Plan
Main Street Streetscape

T.L. 22/42
William D. Berghoff
22 Park Street
Easthampton, MA 01027

T.L. 22/43A
Charles & Leila Tuomi
42 Strawberry Hill Lane
Harrison, ME 04040

T.L. 22/43
28 Main Street LLC
9 Pierce Place
West Baldwin, ME 04091

T.L. 22/125
Roxanna R. Hagerman
13 Main Street
Bridgton, ME 04009

T.L. 22/126
William Butcher
PO Box 703
South Casco, ME 04077

T.L. 22/123A
Daniel A. Angelo
19 Shore Drive
Salem, NH 03079

T.L. 22/123
21 Main Street LLC
87 Webber Pond Road
Sweden, ME 04040

T.L. 22/115
Kelvin M. Burke
PO Box 4099
Naples, ME 04055

T.L. 22/114
Fredric G. & Julie A. Whelchel
31 Main Street
Bridgton, ME 04009

T.L. 22/113
Maple Tree Properties, LLC
PO Box 315
Raymond, ME 04071

T.L. 22/99
Lakeview Suites LLC
4 South High Street
Bridgton, ME, 04009

T.L. 22/87
Town of Bridgton
3 Chase Street
Bridgton, ME 04009-

T.L. 22/90
Timothy S. Wile
92 Oakcrest Drive
Burlington, VT 05408

T.L. 22/91
C&P New Horizons LLC
380 Nlo Ridge Road
Bridgton, ME 04009

T.L. 22/97
Judith A. Evergreen
67 Main Street
Bridgton, ME 04009

T.L. 22/98
55 Main Street LLC
7 Portland farms Road
Scarborough, ME 04074

T.L. 22/96
Judith A. Evergreen
67 Main Street
Bridgton, ME 04009

U.S. ROUTE 302
MAIN STREET
HIGHLAND STREET
GAGE STREET
FOWLER STREET
WALKER STREET

MATCH TO SHEET V1.11
MATCH TO ABOVE
MATCH TO BELOW

TBM #26: Nail w/ washer set 1" up in pole CMP 75 Elev.= 485.40'
TBM #27: Nail w/ washer set 1" up in pole CMP 73 Elev.= 468.29'
TBM #28: Nail w/ washer set 1" up in pole CMP 71 NETT 6 Elev.= 449.91'
TBM #31: Nail w/ washer set 1" up in pole NETT 8S Elev.= 427.79'

STA AHEAD = 60+18.34
STA BACK = 60+29.56

20 0 20 40 80 ft
4 0 10 20 m
1 inch = 20 feet
(1 : 240)

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FIELD BOOK	353
SCALE	1"=20'
DATE	11/09/2017

Existing-Features Plan
for the
PRELIMINARY
NOT FOR CONSTRUCTION
Main Street Streetscape
located in and prepared for the
Town of Bridgton, Maine

2016-007A
V1.12
SHEET 2 OF 6

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V1.13
SHEET 3 OF 6

2016-007A
Existing-Features Plan
Main Street Streetscape

T.L. 22/91
C&P
New Horizons LLC
380 Hio Ridge Road
Bridgton, ME 04009

T.L. 22/92
Chalmers Brothers LLC
100 Main Street
Bridgton, ME 04009

T.L. 23/8 T.L. 23/9
Chalmers Brothers LLC
PO Box 189
Bridgton, ME 04009

T.L. 23/11
Town of Bridgton
3 Chase Street
Bridgton, ME 04009

T.L. 23/13
Allen S. & Kerry P. Hayes
204 Portland Road
Bridgton, ME 04009

T.L. 23/12
Beth's Kitchen Cafe, Inc.
198 Bush Row Road
Denmark, ME 04022

T.L. 23/14
Allen S. & Kerry P. Hayes
204 Portland Road
Bridgton, ME 04009

T.L. 23/15
Allen S. & Kerry P. Hayes
204 Portland Road
Bridgton, ME 04009

T.L. 22/96
Judith A. Evergreen
67 Main Street
Bridgton, ME 04009

T.L. 22/95
Judith A. Evergreen
67 Main Street
Bridgton, ME 04009

T.L. 22/94
C.N. Brown
1 CN Brown Way
S. Paris, ME 04281

T.L. 23/147
The Carry All Corner LLC
PO Box 50
Bridgton, ME 04009

T.L. 23/146
Henry Hebb
109 Main Street
Bridgton, ME 04009

T.L. 23/145
Bridgton Public Library
1 Church Street
Bridgton, ME 04009

T.L. 23/18
Peter W. & Judith H. Oberg
132 Main Street
Bridgton, ME 04009

T.L. 23/27
Justin A. & Pamela J. Ward
140 Main Street
Bridgton, ME 04009

T.L. 23/28
Luciano 144 LLC
515 Hio Ridge Road
Bridgton, ME 04009

T.L. 23/29 T.L. 23/30
Peter W. & Judith H. Oberg
132 Main Street
Bridgton, ME 04009

T.L. 23/31
Orchard View LLC
154 Main Street
Bridgton, ME 04009

T.L. 23/32
Mark W. & Sonya A. Allen
PO Box 283
Bridgton ME 04009

T.L. 23/33
Kermit G. & Esther H. Foster
PO Box 519
Naples, ME 04055

T.L. 23/138
Rufus Porter Museum, Inc
PO Box 544
Bridgton, ME 04009

T.L. 23/128
Ren-Bro Inc
731 Route 1
Newcastle, ME 04553

T.L. 23/121
Snapdragon LLC
PO Box 328
Bridgton, ME 04009

U.S. ROUTE 302
MAIN STREET
BACON STREET
COTTAGE STREET
CHURCH STREET
NULTY STREET
DEPOT STREET
Stevens Brook
Corn Shop Brook

TBM #33: Nail w/ washer set 1' up in pole CMP 67 Elev.= 416.80'
TBM #34: Rebar fnd. flush w/ cap "PLS 1229" Elev.= 410.76'
TBM #39: Rebar fnd flush w/ cap "PLS 1229" Elev.= 405.54'

20 0 20 40 80 ft
4 0 10 20 m
1 inch = 20 feet
(1 : 240)

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2016-007A
V1.13
SHEET 3 OF 6

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V1.14
SHEET 4 OF 6

2016-007A
Existing-Features Plan
Main Street Streetscape

T.L. 23/30
W. & H. Oberg
Main Street
ME 04009

T.L. 23/31
Orchard View LLC
154 Main Street
Bridgton, ME 04009

T.L. 23/32
Mark W. & Sonya A. Allen
PO Box 283
Bridgton ME 04009

T.L. 23/33
Kermit G. & Esther H. Foster
PO Box 519
Naples, ME 04055

T.L. 23/34
Chung Yang, Inc.
160 Main Street
Bridgton, ME 04009
"Ruby Food"

TBM #41: Stem of fmr. DOT disk fnd. flush in sidewalk Elev.= 402.16'

T.L. 23/54
Charles J. & Jayne L. Hamaty
PO Box 154
N. Bridgton, ME 04057

T.L. 23/55
People's Heritage Bank
380 Wellington Street
London, Ontario N6A 4S4

T.L. 23/57
Andrew Lowell
117 Lee Gray Road
Sweden, ME 04040

T.L. 23/58
Leslie & Debora J. Kutasi
196 Main Street
Bridgton, ME 04009

T.L. 23/128
Ren-Bro Inc
731 Route 1
Newcastle, ME 04553

T.L. 23/126
Ren-Bro Inc
731 Route 1
Newcastle, ME 04553

T.L. 23/125
Ren-Bro Inc
731 Route 1
Newcastle, ME 04553

T.L. 23/124
N.C.M.H Guild
PO Box 230
Bridgton, ME 04009

T.L. 23/123
Mark H. Grenda
PO Box 362
Bridgton, ME 04009

T.L. 23/122
Peter H. & Patricia E. Duburle
PO Box 545
Bridgton, ME 04009

T.L. 23/121
Craig E. & Jane E. Jud
191 Main Street
Bridgton, ME 04009

T.L. 23/120
James L. & Marilyn B Thompson
35 Edes Falls Road
Naples, ME 04055

T.L. 23/59
Terrence L. & Karen Heinen
1460 Ocean Drive
Miami Beach, FL 33139

T.L. 23/60
Christopher McHugh
206 Main Street
Bridgton, ME 04009

T.L. 23/61
Bridgton United Methodist Church
PO Box 207
Bridgton, ME 04009

T.L. 23/62
Sara D. Sprague
218 Main Street
Bridgton, ME 04009

T.L. 23/78
Lakes Environmental Association
230 Main Street
Bridgton, ME 04009

T.L. 23/79
Key Bank
PO Box 92986
Cleveland, OH 44194

T.L. 23/119
Reed Valley
21 Hilton Road
Denmark, ME 04022

T.L. 23/118
Wayne J. King
19 Kingsley Street
Boston, MA 02122

T.L. 23/117
Patricia McDonald-Scholz
1 Gibbs Ave
Bridgton, ME 04009

T.L. 23/116
Richard E. Kiper
2 Gibbs Ave
Bridgton, ME 04009

T.L. 23/115
Susan L. Hatch
33 Highland Road
Bridgton, ME 04009

T.L. 23/114
H.A. Maples, Inc.
PO Box 157
Springvale, ME 04083

TBM #42: Nail fnd. in pole CMP 53 Elev.= 410.52'

TBM #10: Stem of fmr. MDOT disk fnd. flush in sidewalk Elev.= 420.74'

ELM STREET
MAIN STREET
CHASE STREET
GIBBS AVE
DEPOT STREET
U.S. ROUTE 302
Corn Shop Brook
MATCH TO SHEET V1.13
MATCH TO ABOVE
MATCH TO SHEET V1.15
MATCH TO BELOW

1 inch = 20 feet
(1 : 240)

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2016-007A
V1.14
SHEET 4 OF 6

V1.15
SHEET 5 OF 6

2016-007A
Existing-Features Plan
Main Street Streetscape

T.L. 23/79
Key Bank
PO Box 92986
Cleveland, OH 44194

T.L. 23/81
David P. Diller
PO Box 226
N. Bridgton, ME 04057

T.L. 23/82
Kirk M. &
Chao Wohlmuth
244 Main Street
Bridgton, ME 04009

T.L. 23/83
BHOP Pizza LLC
256 Main Street
Bridgton, ME 04009

T.L. 23/93
Town of Bridgton
3 Chase Street
Bridgton, ME 04009

T.L. 23/85
Marinis Hronarakis
256 Main Street
Bridgton, ME 04009

T.L. 23/86
George E. Maguire
178 Harrison Heights Road
Harrison, ME 04040

T.L. 23/87
Judy Warren
26 Douglassville Road
Bridgton, ME 04009

T.L. 23/88
Nancy Patterson
1 Court Street
Plymouth, MA 02360

T.L. 23/89
Bridgton General Store LLC
PO Box 351
Bridgton, ME 04009

T.L. 23/114
H.A. Maples, Inc.
PO Box 157
Springvale, ME 04083

T.L. 23/109
Heathrow Corporation
PO Box 399
Lewiston, ME 04243

T.L. 23/108
Pondicherry
Properties Inc
23 Quaker Camp Road
Sebago, ME 04029

T.L. 23/107
George E Maguire
178 Harrison Heights Road
Harrison, ME 04040

T.L. 23/106
Macdonald Properties L.P.
PO Box 269
Bridgton, ME 04009

T.L. 23/105
Macdonald
Properties L.P.
PO Box 269
Bridgton, ME 04009

T.L. 24/38
Norway Savings Bank
261 Main St.
PO Box 347
Norway, ME 04268

T.L. 24/34
Para, LLC
PO Box 245
Standish, ME 04084

T.L. 24/46
N.R.E. Group, LLC
Attn: Kevin
31549 Trillium Trail
Cleveland, OH 44124

T.L. 24/102
Heathrow Corp.
PO Box 399
Lewiston, ME 04243

T.L. 24/101
Heathrow Corp.
PO Box 399
Lewiston, ME 04243

U.S. ROUTE 302

MAIN STREET

SOUTH MAIN STREET

DEPOT STREET

GIBBS AVE

MECHANIC STREET

TBM #42: Nail fnd. in pole CMP 53 Elev.= 410.52'

TBM #44: Alum. disk fnd. flush in sidewalk Elev.= 405.27'

TBM #52: Nail w/ washer set 1' up in pole CMP 37 Elev.= 394.07'

MATCH TO SHEET V1.16

MATCH TO SHEET V1.14

1 inch = 20 feet
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2016-007A
V1.15
SHEET 5 OF 6

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V1.16
SHEET 6 OF 6

2016-007A
Existing-Features Plan
Main Street Streetscape

T.L. 24/11
Frank Berry
409 Sam Ingalls Rd.
Sweden, ME 04040

T.L. 24/12
Helene A. &
Linwood L. Knightly
PO Box 57
Bridgton, ME 04009

T.L. 24/38
Norway Savings Bank
261 Main St.
PO Box 347
Norway, ME 04268

T.L. 23/98
Northern New England
Telephone Operations, LLC
Attn: Janet
770 Elm St.
Manchester, NH 03101

T.L. 23/92
Beverly A. Moore
2 Iredale St., Apt. A
Bridgton, ME 04009

T.L. 23/91
Julie M. Mannix
Michael P. Denison
24 School St.
Harrison, ME 04009

T.L. 23/90
Kenneth A. Stover
4 Harrison Rd.
Bridgton, ME 04009

T.L. 23/89
Bridgton General Store LLC
PO Box 381
Bridgton, ME 04009

T.L. 23/105
Macdonald
Properties L.P.
PO Box 269
Bridgton, ME 04009

T.L. 24/102
Heathrow Corp.
PO Box 399
Lewiston, ME 04243

T.L. 24/103
Jeffrey A. Garron
PO Box 456
Bridgton, ME 04009

T.L. 27/11
Jones of Maine, Inc.
PO Box 173
S. Paris, ME 04281

T.L. 27/43
SFD Investments, Inc.
c/o Stephen F. Dubord
PO Box 643528
Vero Beach, FL 32964-3528

MEADOW STREET
HARRISON ROAD
IREDALE STREET
PORTLAND ROAD
U.S. ROUTE 302
Brook
Stevens

MATCH TO SHEET V1.15 BOTTOM
MATCH TO SHEET V1.15 TOP
MATCH TO ABOVE
MATCH TO BELOW

TBM #47: MDOT disk fnd. flush in bridge sidewalk
Elev.= 402.10'

TBM #48: USC&GS disk fnd. flush in wingwall
Elev.= 402.34'

GRID
±15°
MAGNETIC

20 0 20 40 80 ft
4 0 10 20 m
1 inch = 20 feet
(1 : 240)

No.	Revision	DATE	BY

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Existing-Features Plan
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Main Street Streetscape
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PRELIMINARY
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2016-007A
V1.16
SHEET 6 OF 6

T.L. 22/87
Town of Bridgton
3 Chase Street
Bridgton, ME 04009

U.S. ROUTE 302

T.L. 22/97
Judith A. Evergreen
67 Main Street
Bridgton, ME 04009

USE EXISTING DRIVEWAY CURB CUT.

GRID MAGNETIC ±15°

REMOVE EXISTING TREES

CONSTRUCT EIGHT (8) 9'x18' ANGLED PARKING STALLS

RELOCATE UTILITY POLE

14.0'

T.L. 22/98
55 Main Street LLC
7 Portland farms Road
Scarborough, ME 04074

wood retaining wall

20.0'

RELOCATE AND RECONSTRUCT RETAINING WALL

REMOVE EXISTING TREES

NEW DRIVEWAY CURB CUT.

O STREET

20 0 20
1 inch = 20 feet

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Upper Main Street Conceptual Parking Plan
for the
Main Street Streetscape
located in
Bridgton, Maine
prepared for the
Town of Bridgton

PRELIMINARY
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CX-1	
DESIGNED BY MKT	PROJECT 2016-007A
DRAWN BY MKT	REVISION –
CHECKED BY TCD	DATE 08/28/2018
	SCALE 1"=20'