CONSTRUCTION AGGREGATE INC.
VILLAGE CENTER ESTATES, PHASE 2
NORTH YARMOUTH, MAINE

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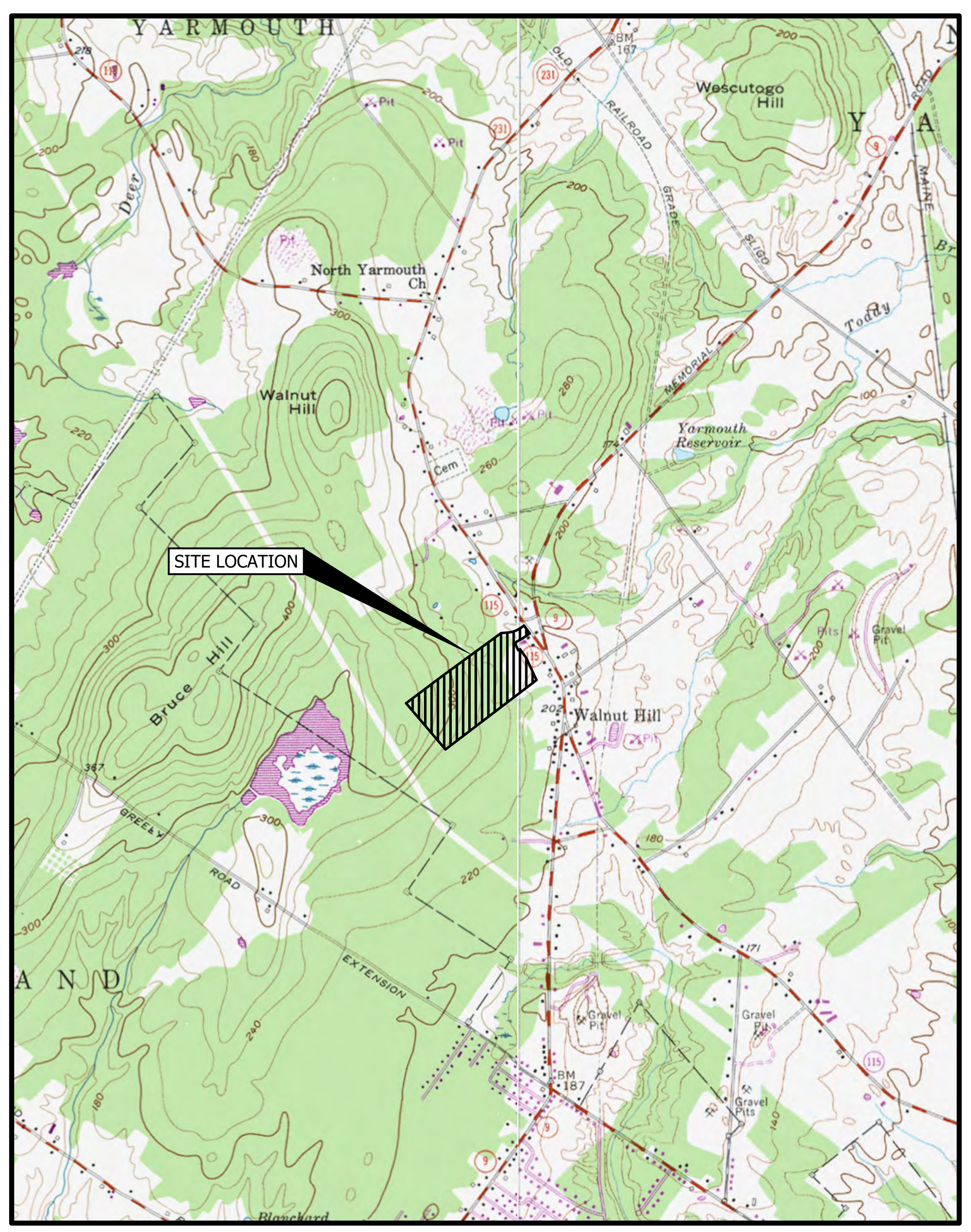
LOCATION MAP



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SEVEE & MAHER
ENGINEERS
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Phone 207.829.5016 • Fax 207.829.5692 • smemaine.com

STATE OF MAINE
DANIEL P. DIFFIN
11841
LICENSED
PROFESSIONAL ENGINEER

GENERAL NOTES:

1. BASE MAP DERIVED FROM SURVEY PERFORMED BY WAYNE T. WOOD & CO. ENTITLED "PLAN OF LAND OF SMITH ON WALNUT HILL ROAD IN NORTH YARMOUTH, MAINE FOR FREDERICK CHERNER, 4 PINEWOOD DR. ~CUMBERLAND CTR, ME 04021", DATED JUNE, 2018.
2. EXISTING ZONING LINE AND GROUNDWATER PROTECTION OVERLAY ZONE DIGITIZED FROM TOWN OF NORTH YARMOUTH ZONING MAP.
3. ALL SITE AND CONSTRUCTION ACTIVITIES SHALL BE IN COMPLIANCE WITH MEDEP BEST MANAGEMENT PRACTICES AND EXISTING FEDERAL, STATE, AND LOCAL PERMITS AND PERMITTING REQUIREMENTS FOR THE SITE.
4. SOILS INFORMATION FROM HIGH INTENSITY SOIL SURVEY COMPLETED BY MARK HAMPTON ASSOCIATES ON DECEMBER 3, 2019.
5. THE EXISTING CONTOURS SHOWN IN THE PHASE I AREA ARE FROM DESIGN DRAWINGS BY SME, DATED AUGUST 29, 2018. THE EXISTING CONTOURS SHOWN IN THE PHASE II AREA ARE TAKEN FROM LIDAR AS AVAILABLE FROM MAINE GIS DATA CATALOG.

SURVEYOR'S NOTES

1. OWNERS OF RECORD ARE GAIL S. BRUNS, CINDY A. CHERNER AND J. WHITMAN SMITH BY DEED OF DISTRIBUTION OF SIDNEY D. SMITH RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 12,863 ON PAGE 144 AND NORMAN L. & NELSON L. SMITH BY DEED OF DISTRIBUTION OF NORMAN L. SMITH RECORDED IN THE SAID REGISTRY OF DEEDS BOOK 32,519 PAGE 82.
2. ALL BEARINGS ARE REFERENCED TO MAGNETIC NORTH OF THE YEAR 1983 PER THE PLAN IN SURVEYOR'S PLAN REFERENCE NOTES #9 AND ARE CALCULATED FROM ANGLES OF AN ACTUAL ON THE GROUND SURVEY.
3. THE SUBJECT PARCEL IS SHOWN ON THE TOWN OF NORTH YARMOUTH, MAINE TAX MAP 7 AS LOT 34.
4. THE EXISTING CONTOURS SHOWN ARE TAKEN FROM LIDAR AS AVAILABLE FROM MAINE GIS DATA CATALOG.
5. WETLANDS SHOWN ARE AS DELINEATED BY SWEET ASSOCIATES ON A PLAN DATED JUNE 10, 2016. ADDITIONAL WETLANDS SHOWN ARE AS DELINEATED BY MARK HAMPTON ASSOCIATES ON JULY 1, 2018.
6. THE RICHARD BASTON PROPERTY MAY HAVE AN EASEMENT OR RIGHT OF WAY ACROSS THIS PROPERTY OVER THE SECTION OF THIS PARCEL LABELED AS THE "OSGOOD/ DOLLOFF LOT" FOR THE PURPOSES OF ACCESSING THE BASTON LOT FOR WOOD HARVESTING ACTIVITIES.

SURVEYOR'S PLAN REFERENCE NOTES

1. "PLAN OF LAND ON MEMORIAL HIGHWAY IN NORTH YARMOUTH, MAINE FOR FREDERICK CHERNER" DATED SEPTEMBER 2017 BY WAYNE T. WOOD & CO.
2. "GUIDI FLASH HOLDINGS ~ STONE POST SUBDIVISION ~ ROUTE 115 ~ NORTH YARMOUTH, MAINE" DATED MARCH 2016 BY SEVEE & MAHER ENGINEERING RECORDED IN PLAN BOOK 216 PAGE 384.
3. "CONDOMINIUM PLAT WALNUT HILL CONDOMINIUM 2 WALNUT HILL ROAD, NORTH YARMOUTH, MAINE MADE FOR PIPER, LLC" DATED APRIL 15, 2015 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 215 PAGE 138.
4. "PLAN OF LAND FOR THOMAS AND SARE CURTIS" DATED OCTOBER 2013 BY COLONIAL SURVEYING COMPANY, LLC RECORDED IN PLAN BOOK 215 PAGE 31.
5. "UPDATE TO A STANDARD BOUNDARY SURVEY SHOWING LAND OF REBECCA L. SWIGGETT FOR THE TRUST FOR PUBLIC LAND GREELY ROAD EXTENSION & PLEASANT VALLEY ROAD, CUMBERLAND & NORTH YARMOUTH, MAINE" DATED AUGUST 26, 2013 REVISED 6/3/2014.
6. "RIGHT OF WAY MAP STATE AID HIGHWAY NOS. 2 & 3 (ROUTES 9 & 115) NORTH YARMOUTH, CUMBERLAND COUNTY" DATED JUNE 2004.
7. "STANDARD BOUNDARY SURVEY FOR RICHARD & HELEN KNIGHT, GREELY ROAD EXTENSION, CUMBERLAND / NORTH YARMOUTH, MAINE" DATED FEB 1, 1996 REVISED THRU 7/15/96 RECORDED IN PLAN BOOK 196 PAGE 395.
8. "STANDARD BOUNDARY SURVEY ON ROUTE 115 IN NORTH YARMOUTH, MAINE FOR NELLIE LEIGHTON & PAUL & BETTY KAY TURINA" DATED 1/26/1989 BY DANIEL T.C. LAPOINT.
9. "STANDARD BOUNDARY SURVEY PLAN OF LAND ON ROUTE 115 IN NORTH YARMOUTH, MAINE FOR NORMAN L. SMITH, SIDNEY D. SMITH" DATED 4/17/1987 BY DANIEL T. C. LAPOINT.
10. "PLAN OF LAND FOR PAUL CLARK, ROUTE 115, NORTH YARMOUTH, ME" DATED 7/10/1978 BY C. R. STORER, INC. RECORDED IN PLAN BOOK 120 PAGE 30.

GENERAL SITE NOTES:

1. EXCAVATE AND STOCKPILE ON-SITE TOPSOIL. TOPSOIL IS TO REMAIN THE PROPERTY OF THE OWNER DURING CONSTRUCTION, AND SHALL NOT BE REMOVED FROM THE SITE. AFTER FINAL LOAM AND SEED EXCESS TOPSOIL SHALL BE REMOVED FROM SITE BY CONTRACTOR.
2. PAVEMENT EDGES SHALL BE TRUE TO LINE. SAWCUT EXISTING PAVEMENT IN SMOOTH STRAIGHT LINE WHERE NEW PAVEMENT JOINS, PROVIDE TACK COAT LAYER AS SPECIFIED.
3. PROVIDE TRAFFIC CONTROL SIGNAGE AND STRIPING AS SHOWN AND IN ACCORDANCE WITH U.S.D.O.T. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MOST RECENT VERSION).
4. HORIZONTAL DATUM: NAD83, WEST, FT. VERTICAL DATUM: NAVD 88.

GRADING NOTES:

1. ADD 4" LOAM, SEED AND MULCH TO DISTURBED AREAS UNLESS OTHERWISE NOTED. PROVIDE EROSION CONTROL MESH ON ALL SLOPES STEEPER THAN 3:1, AND ALONG DITCH CHANNELS.
2. MAINTAIN TEMPORARY EROSION CONTROL MEASURES FOR THE FULL DURATION OF CONSTRUCTION. INSPECT WEEKLY AND AFTER EACH STORM AND REPAIR AS NEEDED. REMOVE SEDIMENTS FROM THE SITE. PLACE IN AREA OF LOW EROSION POTENTIAL, AND STABILIZE WITH SEED AND MULCH.
3. PLACE TEMPORARY SOIL STABILIZATION WITHIN 7 DAYS OF INITIAL DISTURBANCE. PLACE PERMANENT SOIL STABILIZATION WITHIN 7 DAYS OF FINAL GRADING.

UTILITY NOTES:

1. THE ACCURACY AND COMPLETENESS OF SUBSURFACE INFORMATION IS NOT GUARANTEED. VERIFY SITE CONDITIONS INCLUDING TEST PITS FOR LOCATIONS AND INVERTS OF UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK.
2. COORDINATE WORK ON UTILITY LINES OR WITHIN ROAD RIGHT-OF-WAY WITH THE UTILITY COMPANIES AND TOWN ROAD DEPARTMENT AND MEDOT.
3. ALL PIPING AND DRAINAGE STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF NORTH YARMOUTH MUNICIPAL STANDARDS.

DIG SAFE NOTES:

PRIOR TO EXCAVATION, VERIFY THE UNDERGROUND UTILITIES, PIPES, STRUCTURES AND FACILITIES. PROVIDE THE FOLLOWING MINIMUM MEASURES:

1. PRE-MARK THE BOUNDARIES OF PLANNED EXCAVATION WITH WHITE PAINT, FLAGS OR STAKES, SO UTILITY CREWS KNOW WHERE TO MARK THEIR LINES.
2. CALL DIG SAFE, AT 811, AT LEAST THREE BUSINESS DAYS - BUT NO MORE THAN 30 CALENDAR DAYS - BEFORE STARTING WORK. DO NOT ASSUME SOMEONE ELSE WILL MAKE THE CALL.
3. IF BLASTING, NOTIFY DIG SAFE AT LEAST ONE BUSINESS DAY IN ADVANCE.
4. WAIT THREE BUSINESS DAYS FOR LINES TO BE LOCATED AND MARKED WITH COLOR-CODED PAINT, FLAGS OR STAKES. NOTE THE COLOR OF THE MARKS AND THE TYPE OF UTILITIES THEY INDICATE. TRANSFER THESE MARKS TO THE AS-BUILT DRAWINGS.
5. CONTACT THE LANDOWNER AND OTHER "NON-MEMBER" UTILITIES (WATER, SEWER, GAS, ETC.). FOR THEM TO MARK THE LOCATIONS OF THEIR UNDERGROUND FACILITIES. TRANSFER THESE MARKS TO THE AS-BUILT DRAWINGS.
6. RE-NOTIFY DIG SAFE AND THE NON-MEMBER UTILITIES IF THE DIGGING, DRILLING OR BLASTING DOES NOT OCCUR WITHIN 30 CALENDAR DAYS, OR IF THE MARKS ARE LOST DUE TO WEATHER CONDITIONS, SITE WORK ACTIVITY OR ANY OTHER REASON.
7. HAND DIG WITHIN 18 INCHES IN ANY DIRECTION OF ANY UNDERGROUND LINE UNTIL THE LINE IS EXPOSED. MECHANICAL METHODS MAY BE USED FOR INITIAL SITE PENETRATION, SUCH AS REMOVAL OF PAVEMENT OR ROCK.
8. DIG SAFE REQUIREMENTS ARE IN ADDITION TO TOWN, CITY, AND/OR STATE DOT STREET OPENING PERMIT REQUIREMENTS.
9. FOR COMPLETE DIG SAFE REQUIREMENTS, CALL THE PUC OR VISIT THEIR WEBSITE.
10. IF YOU DAMAGE, DISLOCATE OR DISTURB ANY UNDERGROUND UTILITY LINE, IMMEDIATELY NOTIFY THE AFFECTED UTILITY. IF DAMAGE CREATES SAFETY CONCERNS, CALL THE FIRE DEPARTMENT AND TAKE IMMEDIATE STEPS TO SAFEGUARD HEALTH AND PROPERTY.
11. ANY TIME AN UNDERGROUND LINE IS DAMAGED OR DISTURBED OR IF LINES ARE IMPROPERLY MARKED, YOU MUST FILE AN INCIDENT REPORT WITH THE P.U.C. FOR AN INCIDENT REPORT FORM VISIT WWW.STATE.ME.US/MPUC OR CALL THE PUC AT 1-800-452-4699.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	SETBACK	
	EASEMENT	
	IRON PIPE	
	STONE POST	
	EDGE OF PAVEMENT	
	EDGE OF GRAVEL	
	WALKING PATH	
100	CONTOUR	100
	SPOT GRADE	114.23
X	FENCE	X
SD	STORM DRAIN	SD
	CULVERT	
	UNDERDRAIN	UD
	CATCH BASIN	
	UTILITY POLE	
UGU	UNDERGROUND UTILITY	UGU
	TRANSFORMER	T
W	WATER LINE	
	HYDRANT	
	SIGN	
	RIPRAP	
	TREELINE	
	TEST PIT	
	WETLAND	
	NO-CUT BUFFER	
	ZONING BOUNDARY	
	GROUNDWATER PROTECTION OVERLAY BOUNDARY	
	RESIDENTIAL SHORELAND ZONING	
	100' WELL EXCLUSION ZONE	
	POTENTIAL SEPTIC BED	

EROSION CONTROL LEGEND

- CATCH BASIN PROTECTION WITH SILTSACK
- SF — SILT FENCE
- CHECK DAM
- STABILIZED ENTRANCE

TYPICAL ABBREVIATIONS:

ACCMP	ASPHALT COATED CMP
ACP	ASBESTOS CEMENT PIPE
AC	ACRE
AGG	AGGREGATE
ALUM	ALUMINUM
APPD	APPROVED
APPROX	APPROXIMATE
ARMH	AIR RELEASE MANHOLE
ASB	ASBESTOS
ASP	ASPHALT
AUTO	AUTOMATIC
AUX	AUXILIARY
AVE	AVENUE
AZ	AZIMUTH
BCCMP	BITUMINOUS COATED CMP
BM	BENCH MARK
BIT	BITUMINOUS
BLDG	BUILDING
BOT	BOTTOM
BRG	BEARING
BV	BALL VALVE
CB	CATCH BASIN
CEN	CENTER
CEM LIN	CEMENT LINED
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
CI	CAST IRON
CL	CLASS
CONC	CONCRETE
CONST	CONSTRUCTION
CONTR	CONTRACTOR
CS	CURB STOP
CTR	CENTER
CU	COPPER
CY	CUBIC YARD
D	DEGREE OF CURVE
DBL	DOUBLE
DEG OR °	DEGREE
DEPT	DEPARTMENT
DI	DUCTILE IRON
DIA OR	DIAMETER
DIM	DIMENSION
DIST	DISTANCE
DN	DOWN
DR	DRAIN
DWG	DRAWING

EA	EACH
EG	EXISTING GROUND OR GRADE
ELEC	ELECTRIC
EL	ELEVATION
ELB	ELBOW
EOP	EDGE OF PAVEMENT
EQUIP	EQUIPMENT
EST	ESTIMATED
EXC	EXCAVATE
EXIST	EXISTING
FI	FIELD INLET
FG	FINISH GRADE
FBRGL	FIBERGLASS
FDN	FOUNDATION
FLEX	FLEXIBLE
FLG	FLANGE
FLR	FLOOR
FPS	FEET PER SECOND
FT OR '	FEET
FTG	FOOTING
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GPD	GALLONS PER DAY
GPM	GALLONS PER MINUTE
HDPE	HIGH DENSITY POLYETHYLENE
HORIZ	HORIZONTAL
HP	HORSEPOWER
HYD	HYDRANT
ID	INSIDE DIAMETER
IN OR "	INCHES
INV	INVERT
INV EL	INVERT ELEVATION
LB	POUND
LC	LEACHATE COLLECTION
LD	LEAK DETECTION
LF	LINEAR FEET
LOC	LOCATION
LT	LEACHATE TRANSPORT
MH	MANHOLE
MJ	MECHANICAL JOINT
MATL	MATERIAL
MAX	MAXIMUM
MFR	MANUFACTURE
MIN	MINIMUM
MISC	MISCELLANEOUS
MON	MONUMENT
NITC	NOT IN THIS CONTRACT
NTS	NOT TO SCALE
N/F	NOW OR FORMERLY
NO OR #	NUMBER

OC	ON CENTER
OD	OUTSIDE DIAMETER
PC	POINT OF CURVE
PD	PERIMETER DRAIN
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PT	POINT OF TANGENT
PERF	PERFORATED
PP	POWER POLE
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
QTY	QUANTITY
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
RAD	RADIUS
REQD	REQUIRED
RT	RIGHT
RTE	ROUTE
S	SLOPE
SCH	SCHEDULE
SF	SQUARE FEET
SHT	SHEET
SMH	SANITARY MANHOLE
ST	STREET
STA	STATION
SY	SQUARE YARD
TAN	TANGENT
TDH	TOTAL DYNAMIC HEAD
TEMP	TEMPORARY
TYP	TYPICAL
UD	UNDERDRAIN
V	VOLTS
VA TEE	VALVE ANCHORING TEE
VERT	VERTICAL
WG	WATER GATE
W/	WITH
W/O	WITHOUT
YD	YARD

REV.	BY	DATE	STATUS
	DPD	12/2020	REVISED PER STAFF COMMENTS
	DPD	10/2020	ISSUED FOR TOWN AND MEDEP PERMIT REVIEW

STATE OF MAINE
DANIEL P. DIFFIN
11841
LICENSED
PROFESSIONAL ENGINEER
12/20/2020

CONSTRUCTION AGGREGATE INC.
VILLAGE CENTER ESTATES, PHASE 2
NORTH YARMOUTH, MAINE

GENERAL NOTES, LEGEND, AND ABBREVIATIONS

SME
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DRAWN BY:	SJM
DATE:	1/2020
CHECKED BY:	BDP
LMN:	NONE
CTB:	SME-STD

JOB NO. 18295.00 DWG FILE GEN-NOTES

C-100

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N/F
WALNUT HILL INVESTMENTS, LLC
(32,548/43)
N/F
STEPHANIE L. DEXTER
(17,012/49)
DEXTER LANE
N/F
LINDA GORDON
(4667/233)
N/F
TOWN OF NORTH YARMOUTH
(32,680/207)
N/F
TOWN OF
NORTH YARMOUTH
N/F
CENTRAL MAINE POWER COMPANY
(2267/256, 3175/788)
N/F
JAMES P. NOONAN
(29,691/110)
N/F
ESTHER MITCHELL
(32,126/27)
N/F
YARMOUTH WATER DISTRICT
(9433/56)
N/F
SANDRA J. BOYNTON
(4642/300)
N/F
BRUCE A. SULLIVAN
(31,470/95)
N/F
JOSEPH A. LUCEY
MAUREEN P. LUCEY
(15,558/220)
N/F
BRUNS, CHERNER
& SMITH
(19,721/167)
N/F
N.L. SMITH, LLC
(32,805/339, 13,669/202)
N/F
HOLLY J. DAY
(23.990/70)
N/F
MATTHEW J. WASIELEWSKI
(33,645/120, 14,681/289)
N/F
DAVID J. MESSINGER
(34,931/229)
N/F
COLE
(33,864/333)
N/F
CHRISTOPHER C. CABOT
KATHERINE W. BICKNELL
(31,083/189)
N/F
JOEL C. FULLER
MARCIA S. FULLER
(3553/342)
N/F
RICHARD M. BASTON
(2238/117)
Section #352
1
283,323 SF
6.5 ACRES
2
105,554 SF
2.4 ACRES
3
149,561 SF
3.4 ACRES
4
156,474 SF
3.6 ACRES
5
126,154 SF
2.9 ACRES
6
267,025 SF
6.1 ACRES
7
144,325 SF
3.3 ACRES
8
189,462 SF
4.3 ACRES
9
187,560 SF
4.3 ACRES
10
164,578 SF
3.8 ACRES
11
155,787 SF
3.6 ACRES
12
207,583 SF
4.8 ACRES
13
128,102 SF
2.9 ACRES
14
135,205 SF
3.3 ACRES
N 69°54'36" E 791.50'
N 69°21'42" E 299.77'
N 70°18'28" E 582.35'
N 68°23'00" E
305.00'
S 21°08'26" E 230.44'
N 68°59'44" E 591.52'
S 19°42'22" E
135.17'
N 71°49'22" E
222.03'
S 19°42'22" E 324.98'
N 71°49'22" E
222.03'
S 19°42'22" E
234.30'
N 69°53'14" E 597.71'
S 20°16'35" E
144.25'
N 74°21'52" E 295.69'
S 19°15'52" E
239.24'
N 72°03'26" E
203.00'
N 03°13'04" W
159.75'
R=375.00'
L=215.99'
39.36'
N 72°03'26" E
S 18°30'55" E
203.06'
N 78°00'06" E
137.02'
N 72°15'32" E
141.00'
N 07°43'30" W
131.88'
N 76°58'56" E
34.70'
N 17°44'46" W
173.75'
N 07°49'22" W 381.80'
N 69°39'09" E 1811.73'
S 23°33'24" E 961.96'
S 21°07'52" E 551.93'
S 21°42'11" E 362.23'
N 52°48'18" E 338.65'
239.06'
N 14°10'10" W 587.90'
N 14°10'10" W 579.35'
173.65'
N 51°08'17" E
246.17'
N 50°57'57" E
242.53'
5/8" Capped Rebar
15" tall, #2445
5/8" Capped Rebar
10" tall, #1093
Stone Post
3"x5"x36"tall
Bolt @
Stone Wall End
1 1/2" Iron Pipe
36" tall, Loose
2" Iron Pipe
44" tall, Leaning
3" Iron Pipe
72" tall, Leaning
2" Iron Pipe
48" tall, Leaning
1 1/2" Iron Pipe
24" tall, Leaning
Stone Post
5"x10"x 60" tall
Stone Posts
Stone Posts
3/4" Iron Pipe
6" tall
2" Iron Pipe
12" tall, Leaning
3/4" Iron Pipe
Flush
WETLAND DELINEATED BY
SWEET ASSOCIATES
SEE SURVEYOR'S NOTE 5
EXTENTS OF PHASE 1 (TYP)
75' MEDEP STREAM SETBACK (TYP)
NO DEVELOPMENT WITHIN THIS
SETBACK INCLUDING LAWNS, ETC.
WITHOUT MEDEP PERMIT
WETLAND DELINEATED BY
MARK HAMPTON ASSOCIATES
SEE SURVEYOR'S NOTE 5
50' ACCESS EASEMENT
EXISTING CULVERT
GROUND WATER PROTECTION
OVERLAY BOUNDARY
FARM FOREST ZONE
VILLAGE CENTER ZONE
VILLAGE VIEW LANE
EXISTING UNDERGROUND UTILITY (TYP)
WETLAND DELINEATED BY SWEET ASSOCIATES
SEE SURVEYOR'S NOTE 5
PHASE 1
PHASE 2
EXTENTS OF PHASE 2 (TYP)
PHASE II DEVELOPMENT AREA
(RETAINED BY OWNER IN PHASE 1)
1,850,956 SF
42.5 ACRES
AREA TO BE RETAINED
BY OWNER (PHASE 1)
101,874 SF
2.3 ACRES
EXISTING UTILITY POLE (TYP)
WALNUT HILL ROAD (RT 115)
MEMORIAL HIGHWAY (RT 9)
STONE POST LN
15" DIA HDPE CULVERT
INV IN 211.5
INV OUT 209.7
CB-4
RIM EL 213.23
15" DIA INV IN 209.7
6" DIA INV IN 209.7
15" DIA INV OUT 209.6
15" DIA HDPE CULVERT
INV IN 209.60
INV OUT 209.35
CATCH BASIN
RIM EL 208.66
CATCH BASIN
RIM EL 208.34
TOP OF CULVERT
EL 213.36
EXISTING 36" DIA
CONCRETE CULVERT
TOP OF CULVERT
EL 209.74
CATCH BASIN
RIM EL 209.51
WETLAND DELINEATED BY
MARK HAMPTON ASSOCIATES
SEE SURVEYOR'S NOTE 5
TP-1
TP-2
TP-3
TP-4
TP-5
TP-6
TP-7
TP-8
TP-9
TP-10
TP-11
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TP-41
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TP-44
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SS-5
SS-6
SS-7
SS-8
SS-9
SS-10
SS-11
SS-12
SS-13
SS-14
STW-1
STW-2
STW-3
STW-4
NOTE:
SEE DWG C-100 FOR INFORMATION ON ORIGINS OF
TOPOGRAPHY, SITE FEATURES, AND WETLANDS.
60 0 120 240 FEET
STATE OF MAINE
DANIEL
P.
DIFFIN
11841
LICENSED
PROFESSIONAL ENGINEER

REV.	BY	DATE	STATUS
	DPD	12/2020	REVISED PER STAFF COMMENTS
	DPD	10/2020	ISSUED FOR TOWN AND MEDEP PERMIT REVIEW

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VILLAGE CENTER ESTATES, PHASE 2
NORTH YARMOUTH, MAINE

EXISTING CONDITIONS PLAN

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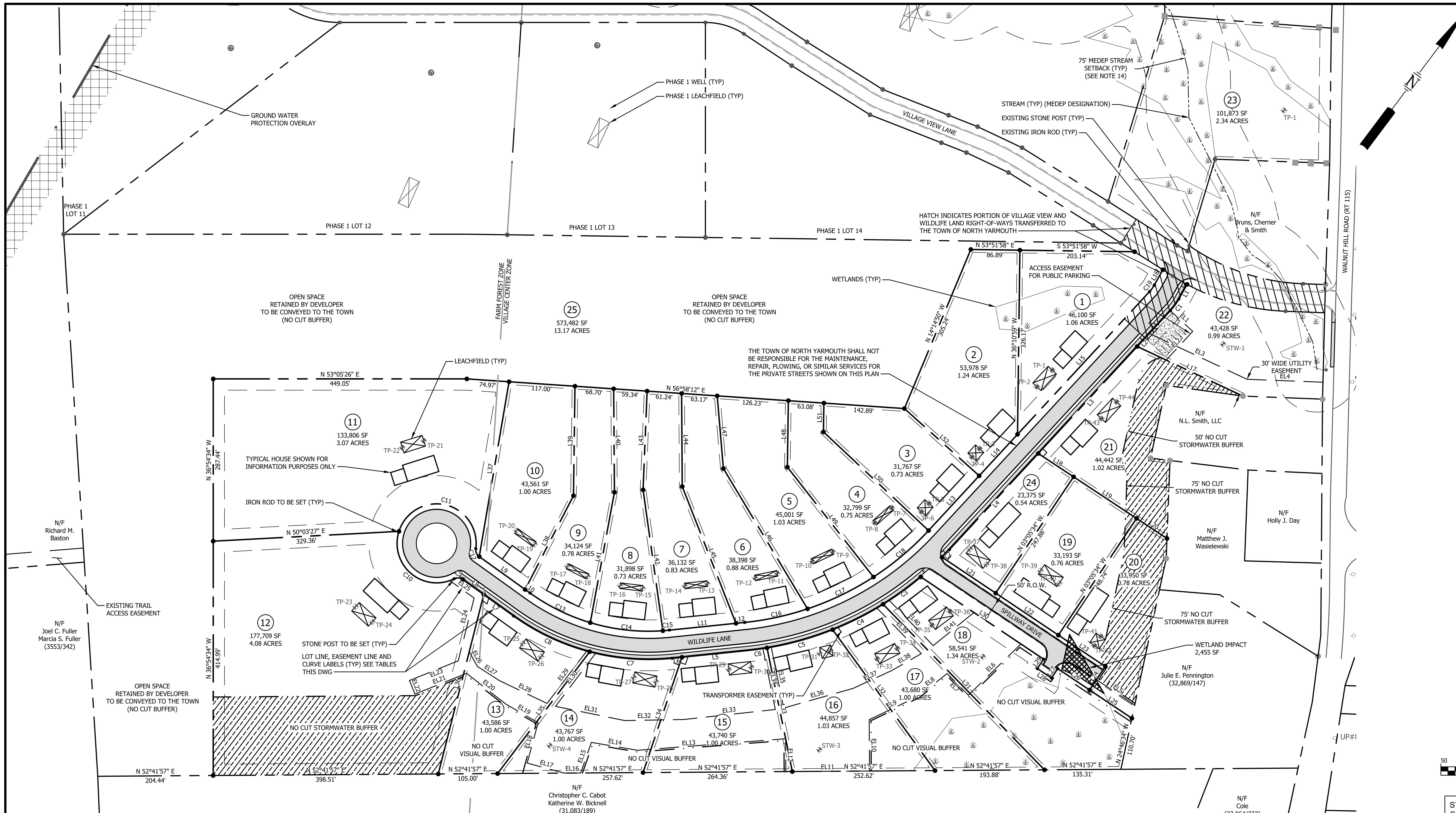
DESIGN BY: JTR
DRAWN BY: SJM
DATE: 1/2020
CHECKED BY: BDP
LMN: EXCON
CTB: SME-STD

JOB NO. 18295.01 DWG FILE BASE

C-101



LOT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.85'	110.00'	13°28'00"	N 00°53'21" W	25.79'
C2	18.41'	565.00'	1°52'02"	N 06°46'40" E	18.41'
C3	82.53'	565.00'	8°22'09"	N 17°06'37" E	82.46'
C4	100.16'	565.00'	10°09'26"	N 26°22'25" E	100.03'
C5	120.83'	565.00'	12°15'11"	N 37°34'43" E	120.60'
C6	34.67'	565.00'	3°30'56"	N 45°27'47" E	34.66'
C7	147.65'	410.00'	20°37'59"	N 57°32'14" E	146.85'
C8	149.61'	410.00'	20°54'27"	N 78°18'27" E	148.78'
C9	16.21'	15.00'	61°55'39"	N 57°47'51" E	15.43'
C10	163.65'	70.00'	133°57'06"	N 86°11'26" W	128.85'
C11	207.58'	70.00'	169°54'12"	N 65°44'13" E	139.46'
C12	16.21'	15.00'	61°55'39"	N 60°16'30" W	15.43'
C13	119.23'	360.00'	18°58'36"	N 79°16'22" E	118.69'
C14	130.09'	360.00'	20°42'16"	N 59°25'56" E	129.38'
C15	11.68'	360.00'	1°51'33"	N 48°09'01" E	11.68'
C16	113.96'	515.00'	12°40'41"	N 40°52'54" E	113.72'
C17	130.04'	515.00'	14°28'01"	N 27°18'32" E	129.69'
C18	127.92'	515.00'	14°13'53"	N 12°57'35" E	127.59'
C19	14.10'	60.00'	13°28'00"	N 00°53'21" W	14.07'

LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 07°37'21" W	29.49'
L2	N 05°50'39" E	86.32'
L3	N 05°50'39" E	258.12'
L4	N 05°50'39" E	232.08'
L5	N 47°13'14" E	117.01'
L6	N 47°13'14" E	17.02'
L7	N 88°45'40" E	65.18'
L8	N 88°45'40" E	45.67'
L9	N 88°45'40" E	100.01'
L10	N 88°45'40" E	10.84'
L11	N 47°13'14" E	118.33'
L12	N 47°13'14" E	15.70'
L13	N 05°50'39" E	132.08'
L14	N 05°50'39" E	100.01'
L15	N 05°50'39" E	344.43'
L16	N 07°37'21" W	31.23'
L17	N 78°14'11" E	206.72'
L18	N 86°32'27" E	74.95'
L19	N 86°32'27" E	133.68'
L20	N 86°32'27" E	64.53'
L21	N 86°54'26" E	114.16'
L22	N 86°54'26" E	133.68'
L23	N 86°54'26" E	100.00'
L24	N 03°05'34" W	50.00'
L25	N 86°54'26" E	90.05'
L26	N 86°54'26" E	67.97'
L27	N 03°05'34" W	20.00'
L28	N 86°54'26" E	30.03'
L29	N 03°05'34" W	20.00'
L30	N 86°54'26" E	261.76'
L31	N 81°10'21" W	409.36'
L32	N 72°53'45" W	308.36'
L33	N 48°28'04" W	223.52'
L34	N 18°17'07" W	215.51'
L35	N 00°11'39" E	270.36'
L36	N 22°41'08" W	327.79'
L37	N 27°14'22" W	314.11'
L38	N 09°39'00" W	186.94'
L39	N 36°08'02" W	193.88'
L40	N 37°19'34" W	183.12'
L41	N 26°24'42" W	234.91'
L42	N 44°54'51" W	251.99'
L43	N 34°33'38" W	174.98'
L44	N 37°16'58" W	164.86'
L45	N 58°20'25" W	260.25'
L46	N 67°51'20" W	289.72'
L47	N 41°45'53" W	129.17'
L48	N 36°04'31" W	117.66'
L49	N 74°59'21" W	247.20'
L50	N 83°42'54" W	255.29'
L51	N 36°03'56" W	51.00'
L52	N 84°57'21" W	178.12'

EASEMENT LOT LINE TABLE

LINE	BEARING	DISTANCE
EL1	N 84°09'21" W	54.00'
EL2	N 05°50'39" E	69.18'
EL3	N 78°14'11" E	191.07'
EL4	N 55°18'39" E	134.64'
EL5	N 86°54'26" E	81.16'
EL6	N 08°49'39" E	129.98'
EL7	N 81°10'21" W	53.62'
EL8	N 14°58'00" E	65.19'
EL9	N 27°33'09" E	96.27'
EL10	N 37°18'03" W	90.92'
EL11	N 52°41'57" E	148.20'
EL12	N 37°18'03" W	58.17'
EL13	N 48°37'57" E	263.10'
EL14	N 62°49'12" E	82.79'
EL15	N 17°35'58" W	57.42'
EL16	N 52°41'57" E	29.44'
EL17	N 68°17'09" E	67.69'
EL18	N 21°42'51" W	74.14'
EL19	N 82°59'10" E	65.74'
EL20	N 88°48'35" W	88.66'
EL21	N 31°05'54" E	98.49'
EL22	N 58°54'06" W	26.00'
EL23	N 31°05'54" E	93.04'
EL24	N 22°41'08" W	114.67'
EL25	N 88°45'40" E	53.00'
EL26	N 65°54'27" W	29.86'
EL27	N 85°49'13" E	46.38'
EL28	N 78°40'44" E	93.47'
EL29	N 00°11'39" E	116.40'
EL30	N 00°11'39" E	117.88'
EL31	N 64°40'33" E	125.30'
EL32	N 52°01'11" E	104.78'
EL33	N 46°50'33" E	162.76'
EL34	N 48°28'04" W	110.12'
EL35	N 48°28'04" W	110.03'
EL36	N 37°16'44" E	127.87'
EL37	N 28°16'16" E	75.60'
EL38	N 23°19'30" E	60.07'
EL39	N 81°10'21" W	112.71'
EL40	N 81°10'21" W	111.77'
EL41	N 13°54'24" E	92.84'

GENERAL NOTES:

1. BASE MAP DERIVED FROM SURVEY PERFORMED BY WAYNE T WOOD. & CO. ENTITLED "PLAN OF LAND OF SMITH ON VILLAGE VIEW LANE IN NORTH YARMOUTH, MAINE FOR FREDERICK CHERNER, 4 PINEWOOD DR. ~CUMBERLAND CTR, ME 04021", DATED JANUARY, 2018.
2. EXISTING ZONING LINE AND GROUNDWATER PROTECTION OVERLAY ZONE DIGITIZED FROM TOWN OF NORTH YARMOUTH ZONING MAP.
3. ALL SITE AND CONSTRUCTION ACTIVITIES SHALL BE IN COMPLIANCE WITH MEDEP BEST MANAGEMENT PRACTICES AND EXISTING FEDERAL, STATE, AND LOCAL PERMITS AND PERMITTING REQUIREMENTS FOR THE SITE.
4. SOILS INFORMATION FROM HIGH INTENSITY SOIL SURVEY COMPLETED BY MARK HAMPTON ASSOCIATES ON DECEMBER 3, 2019.
5. THIS PLAN AMENDS THE ORIGINAL SUBDIVISION PLAN RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS ON 11/21/2018, PLAN BOOK 218, PAGE 503.

SURVEYOR'S NOTES

1. OWNERS OF RECORD ARE GAIL S. BRUNS, CINDY A. CHERNER AND J. WHITMAN SMITH BY DEED OF DISTRIBUTION OF SIDNEY D. SMITH RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 12,863 ON PAGE 144.
2. ALL BEARINGS ARE REFERENCED TO MAGNETIC NORTH OF THE YEAR 1983 PER THE PLAN IN SURVEYOR'S PLAN REFERENCE NOTES #9 AND ARE CALCULATED FROM ANGLES OF AN ACTUAL ON THE GROUND SURVEY.
3. THE SUBJECT PARCEL IS SHOWN ON THE TOWN OF NORTH YARMOUTH, MAINE TAX MAP 7 AS LOT 34.
4. THE EXISTING CONTOURS SHOWN ARE TAKEN FROM LIDAR AS AVAILABLE FROM MAINE GIS WEBSITE.
5. WETLANDS SHOWN ARE AS DELINEATED BY SWEET ASSOCIATES ON A PLAN DATED JUNE 10, 2016. ADDITIONAL WETLANDS SHOWN ARE AS DELINEATED BY MARK HAMPTON ASSOCIATES ON JULY 1, 2018.
6. THE RICHARD BASTON PROPERTY MAY HAVE AN EASEMENT OR RIGHT OF WAY ACROSS THIS PROPERTY.

SURVEYOR'S PLAN REFERENCE NOTES

1. "PLAN OF LAND ON MEMORIAL HIGHWAY IN NORTH YARMOUTH, MAINE FOR FREDERICK CHERNER" DATED SEPTEMBER 2017 BY WAYNE T. WOOD & CO.
2. "GUIDI FLASH HOLDINGS ~ STONE POST SUBDIVISION ~ ROUTE 115 ~ NORTH YARMOUTH, MAINE" DATED MARCH 2016 BY SEVEE & MAHER ENGINEERING RECORDED IN PLAN BOOK 216 PAGE 384.
3. "CONDOMINIUM PLAT WALNUT HILL CONDOMINIUM 2 WALNUT HILL ROAD, NORTH YARMOUTH, MAINE MADE FOR PIPER, LLC" DATED APRIL 15, 2015 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 215 PAGE 138.
4. "PLAN OF LAND FOR THOMAS AND SARE CURTIS" DATED OCTOBER 2013 BY COLONIAL SURVEYING COMPANY, LLC RECORDED IN PLAN BOOK 215 PAGE 31.
5. "UPDATE TO A STANDARD BOUNDARY SURVEY SHOWING LAND OF REBECCA L. SWIGGETT FOR 5. THE TRUST FOR PUBLIC LAND GREELY ROAD EXTENSION & PLEASANT VALLEY ROAD, CUMBERLAND & NORTH YARMOUTH, MAINE" DATED AUGUST 26, 2013 REVISED 6/3/2014.
6. "RIGHT OF WAY MAP STATE AID HIGHWAY NOS. 2 & 3 (ROUTES 9 & 115) NORTH YARMOUTH, CUMBERLAND COUNTY" DATED JUNE 2004.
7. "STANDARD BOUNDARY SURVEY FOR RICHARD & HELEN KNIGHT, GREELY ROAD EXTENSION, CUMBERLAND / NORTH YARMOUTH, MAINE" DATED FEB 1, 1996 REVISED THRU 7/15/96 RECORDED IN PLAN BOOK 196 PAGE 395.
8. "STANDARD BOUNDARY SURVEY ON ROUTE 115 IN NORTH YARMOUTH, MAINE FOR NELLIE LEIGHTON & PAUL & BETTY KAY TURINA" DATED 1/26/1989 BY DANIEL T.C. LAPOINT.
9. "STANDARD BOUNDARY SURVEY PLAN OF LAND ON ROUTE 115 IN NORTH YARMOUTH, MAINE FOR NORMAN L. SMITH, SIDNEY D. SMITH" DATED 4/17/1987 BY DANIEL T. C. LAPOINT.
10. "PLAN OF LAND FOR PAUL CLARK, ROUTE 115, NORTH YARMOUTH, ME" DATED 7/10/1978 BY C. R. STORER, INC. RECORDED IN PLAN BOOK 120 PAGE 30.

ZONING NOTES:

1. PROPERTY OWNER:
   CONSTRUCTION AGGREGATE INC.
2. APPLICANT:
   CONSTRUCTION AGGREGATE INC.
   82 DOUGHTY ROAD
   NORTH YARMOUTH, MAINE 04097
3. PROPOSED USE:
   MAJOR SUBDIVISION - PROPOSED 39 LOT SUBDIVISION (14 FROM PHASE I AND 25 FROM PHASE II)
4. PROPOSED SEPTIC SYSTEM SHALL BE CONSTRUCTED FOR EACH LOT FOR LOTS 1 - 21 AND 24.
5. LOT INFORMATION: TAX MAP 7, LOT 34
6. ZONING DISTRICT: FARM FOREST ZONE AND VILLAGE CENTER ZONE
7. ZONING REQUIREMENTS: DIMENSIONAL STANDARDS TO BE IN ACCORDANCE WITH THE APPROVED ZONE AS SHOWN BELOW:

	FARM FOREST ZONE		VILLAGE CENTER	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
MINIMUM LOT SIZE	3 ACRE	>3 ACRE	20,000 SF*	20,000 MIN
MAXIMUM RESIDENTIAL DENSITY	1 LOT/ 3 ACRE	1 LOT/ 3 ACRE	N/A	N/A
MINIMUM STREET FRONTAGE	200 FEET	200 FEET	20-100 FEET	>20 FEET
MINIMUM FRONT YARD SETBACK	50 FEET	50 FEET	0-20 FEET MAX	0-20 FEET
MINIMUM SIDE SETBACK	20 FEET	20 FEET	25 FEET MAX	0-25 FEET
MINIMUM REAR SETBACK	20 FEET	20 FEET	5 FEET MIN	>5 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	<35 FEET	50 FEET	<50 FEET
MAXIMUM LOT COVERAGE	20%	<20%	70%	<70%

*THE MINIMUM LOT SIZE CAN BE REDUCED TO 20,000 SF IN THE VILLAGE CENTER DISTRICT WHEN THE LOT IS SERVED BY AN ADVANCED WASTEWATER TREATMENT SYSTEM.

7. ALL LOTS IN THE PHASE 2 SUBDIVISION WILL BE SERVED BY AN ADVANCED WASTEWATER TREATMENT SYSTEM WITH PRETREATMENT THAT PROVIDES A MINIMUM OF 50 PERCENT REDUCTION IN NITRATES AND HAS DEMONSTRATED THAT WATER QUALITY WILL NOT BE DEGRADED.
8. WETLANDS DELINEATED BY SWEET ASSOCIATES, DATED JUNE 2016, AND MARK HAMPTON ASSOCIATES, DATED JULY 1, 2018.
9. SITE UTILITIES WILL BE PROVIDED AS FOLLOWS:

ELECTRIC/COMMUNICATIONS:	UNDERGROUND FROM EXISTING SERVICE
WATER SUPPLY:	PUBLIC WATER
SEWER SERVICE:	SEPTIC SYSTEMS (SEE ZONING NOTE 4)

ZONING NOTES (CONTINUED):

10. SINGLE FAMILY HOMES SHALL HAVE A MAXIMUM OF 4 BEDROOMS.
11. THE PROPERTY IS NOT WITHIN A FLOODPLAIN OR SHORELAND ZONE AS REFERENCED ON FEMA COMMUNITY PANEL 230202 0010 B.
12. THE PROPOSED ROADWAY WILL BE PRIVATE.
13. TOTAL WETLAND IMPACTS - PHASE 1: 3,470 SF PHASE 2: 11,455 SF TOTAL: 14,925 SF.
14. NO DEVELOPMENT WILL BE ALLOWED WITHIN THE MEDEP 75' STREAM SETBACK WITHOUT A MEDEP PERMIT.
15. FOR PERMITTING PURPOSES, AN ALLOWANCE OF 2,500 SF OF IMPERVIOUS AREA IS ANTICIPATED FOR EACH RESIDENTIAL LOT (1-21, 24).
16. LOT 23 MAY BE DEVELOPED AS A COMMERCIAL PROPERTY. FOR PERMITTING PURPOSES, AN ALLOWANCE OF 12,500 SF OF IMPERVIOUS AREA AND 4,850 SF OF WETLAND IMPACT ARE ANTICIPATED. STORMWATER MANAGEMENT AND SEPTIC DESIGN WILL BE REQUIRED FOR PROPOSED DEVELOPMENT ON THIS PARCEL. PRIOR TO DEVELOPMENT, SITE PLANS WILL BE FORWARDED TO MEDEP FOR REVIEW. DEVELOPMENT IN EXCESS OF THE ANTICIPATED IMPERVIOUS AREA AND WETLAND IMPACT MAY REQUIRE ADDITIONAL MEDEP PERMITTING.
17. NET RESIDENTIAL CALCULATIONS - PHASE 2:

		FARM FOREST	VILLAGE CENTER
	TOTAL PARCEL PER ZONE:	693,581 SF	1,156,903 SF
A.	AREAS CUT-OFF FROM PARCEL ISOLATED OR UNAVAILABLE	0 SF	0 SF
B.	AREAS BELOW NORMAL HIGH WATER MARK OF WATER BODIES (STREAM)	0 SF	0 SF
C.	AREAS WITHIN 100-YEAR FLOOD PLAIN	0 SF	0 SF
D.	AREAS WITHIN 250-FEET OF ROYAL RIVER, CHANDLER BROOK AND EAST BRANCH	0 SF	0 SF
E.	AREAS CLASSIFIED AS WETLAND	0 SF	59,400 SF
F.	AREAS CREATED BY FILLING/DRAINAGE POND OR WETLAND	0 SF	0 SF
G.	UN-RECLAIMED GRAVEL PITS	0 SF	0 SF
H.	SLOPES IN EXCESS OF 20%	23,467 SF	106,243 SF
I.	AREAS WITH VERY POORLY DRAINED SOILS	0 SF	0 SF
J.	AREAS SUBJECT TO EXISTING RIGHT-OF-WAY OR EASEMENTS	0 SF	0 SF
	TOTAL:	670,114 SF	991,260 SF
	SUBTRACT 15% OF NET DEDUCTIONS:	100,517 SF	148,689 SF
	NET RESIDENTIAL ACREAGE:	569,596 SF	842,571 SF

NET RESIDENTIAL ACREAGE PER LOT:

FARM FOREST ZONE	569,596 SF / 130,680 SF PER LOT = 4 LOTS (2 LOTS PROPOSED)
VILLAGE CENTER ZONE	842,571 SF / 20,000 SF PER LOT = 42 LOTS (21 LOTS PROPOSED)

18. MAINTENANCE OF TRAILHEAD PARKING WILL BE BY THE TOWN OF NORTH YARMOUTH. ANY ADDITIONAL PARKING OR TRAILHEAD IMPROVEMENTS WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE VILLAGE CENTER ESTATES HOME OWNERS ASSOCIATION (PHASE 1 AND 2).
19. TOWN PUBLIC WORKS STAFF MAY ACCESS STORMWATER FACILITY AREAS BY ESTABLISHED EASEMENTS IN EMERGENCY SITUATIONS.

STATE OF MAINE, CUMBERLAND COUNTY REGISTRY OF DEEDS

RECEIVED ____________ , ______

at ______ h ______ m ____ M

AND RECORDED IN

PLAN BOOK ______ PAGE _____

____
REGISTER

SUBDIVISION PLAN, APPROVED BY THE TOWN OF NORTH YARMOUTH PLANNING BOARD

____
DATE

REV.	BY	DATE	STATUS
	DPD	12/2020	REVISED PER STAFF COMMENTS
	DPD	10/2020	ISSUED FOR TOWN AND MEDEP PERMIT REVIEW

STATE OF MAINE
DANIEL P. DIFFIN
11841
LICENSED PROFESSIONAL ENGINEER

CONSTRUCTION AGGREGATE INC.
VILLAGE CENTER ESTATES, PHASE 2
NORTH YARMOUTH, MAINE

SUBDIVISION PLAN

SME
SEVEE & MAHER ENGINEERS
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021
Phone 207.829.5016 • Fax 207.829.5692 • smemaine.com

DESIGN BY:	JTR
DRAWN BY:	SJM
DATE:	1/2020
CHECKED BY:	BDP
LMN:	SUBD
CTB:	SME-STD

JOB NO. 18295.01 DWG FILE BASE

C-102

NOTE:

SEE DWG C-100 FOR INFORMATION ON ORIGINS OF TOPOGRAPHY, SITE FEATURES, AND WETLANDS.

CENTERLINE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	85.00'	19.98'	19.93'	S 00°53'21" E	13°28'00"
C2	540.00'	389.96'	381.55'	N 26°31'57" E	41°22'35"
C3	385.00'	279.13'	273.06'	S 67°59'27" W	41°32'26"

CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L1	S 07°37'21" E	44.05'
L2	N 05°50'39" E	576.51'
L3	S 47°13'14" W	134.03'
L4	S 88°45'40" W	185.85'
L5	S 86°54'26" W	377.23'

REV.	BY	DATE	STATUS
	DPD	12/2020	REVISED PER YARMOUTH WATER DISTRICT COMMENTS
	DPD	12/2020	REVISED PER STAFF COMMENTS
	DPD	10/2020	ISSUED FOR TOWN AND MEDEP PERMIT REVIEW

STATE OF MAINE
DANIEL P. DIFFIN
11841
LICENSED
PROFESSIONAL ENGINEER

CONSTRUCTION AGGREGATE INC.
VILLAGE CENTER ESTATES, PHASE 2
NORTH YARMOUTH, MAINE

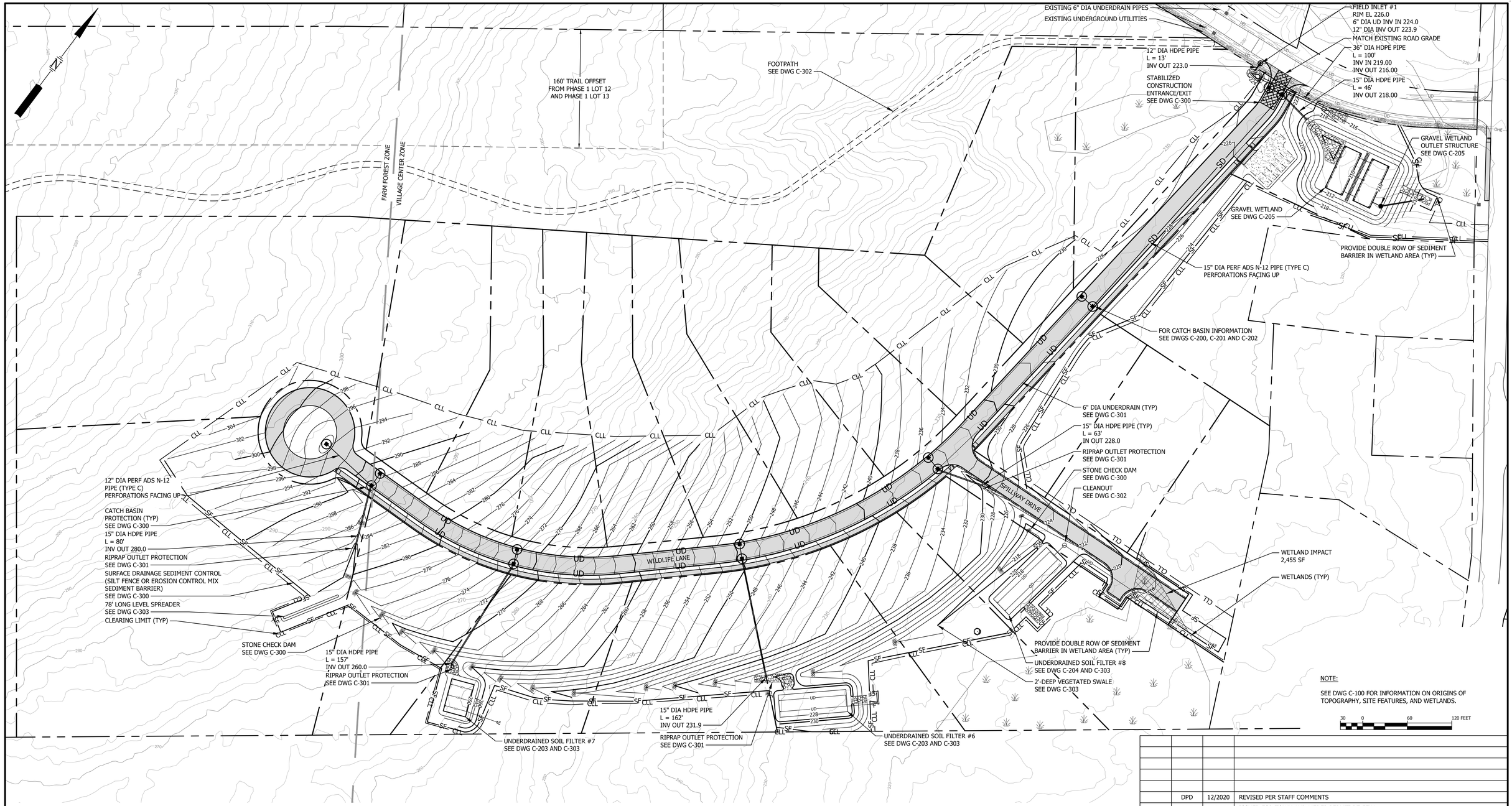
SITE LAYOUT AND UTILITIES PLAN

SME
SEVEE & MAHER ENGINEERS
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021
Phone 207.829.5016 • Fax 207.829.5692 • smemaine.com

DESIGN BY: JTR
DRAWN BY: SJM
DATE: 1/2020
CHECKED BY: BDP
LMN: SITE-UTIL
CTB: SME-STD

JOB NO. 18295.01 DWG FILE BASE

C-103



NOTE:

SEE DWG C-100 FOR INFORMATION ON ORIGINS OF TOPOGRAPHY, SITE FEATURES, AND WETLANDS.

30 0 60 120 FEET

REV.	BY	DATE	STATUS
	DPD	12/2020	REVISED PER STAFF COMMENTS
	DPD	10/2020	ISSUED FOR TOWN AND MEDEP PERMIT REVIEW

STATE OF MAINE
DANIEL P. DIFFIN
11841
LICENSED PROFESSIONAL ENGINEER

CONSTRUCTION AGGREGATE INC.
VILLAGE CENTER ESTATES, PHASE 2
NORTH YARMOUTH, MAINE

GRADING AND EROSION CONTROL PLAN

SME
SEVEE & MAHER ENGINEERS
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021
Phone 207.829.5016 • Fax 207.829.5692 • smemaine.com

DESIGN BY:	JTR
DRAWN BY:	SJM
DATE:	7/2020
CHECKED BY:	BDP
LMN:	GRAD-EROS
CTB:	SME-STD

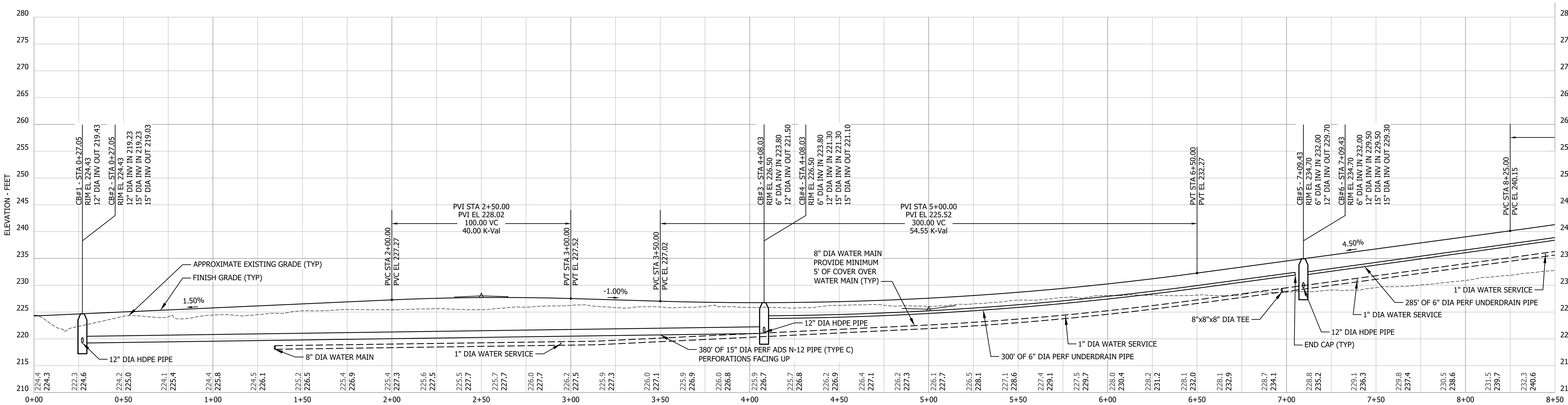
JOB NO. 18295.01 DWG FILE BASE

C-104

WILDLIFE LANE PLAN
STA 0+00 TO 8+50

15 0 30 60 FEET

NOTE:
1. FOR CENTERLINE LINE AND CURVE TABLE INFORMATION SEE DWG C-103.
2. TIPDOWNS REQUIRED AT ALL DRIVEWAY ENTRANCES. SEE DWG C-301



NOTE:

SEE DWG C-100 FOR INFORMATION ON ORIGINS OF TOPOGRAPHY, SITE FEATURES, AND WETLANDS.

WILDLIFE LANE PROFILE

15 0 30 60 FEET (HORZ)
5 0 10 20 FEET (VERT)

REV.	BY	DATE	STATUS
	DPD	12/2020	REVISED PER YARMOUTH WATER DISTRICT COMMENTS
	DPD	12/2020	REVISED PER STAFF COMMENTS
	DPD	10/2020	ISSUED FOR TOWN AND MEDEP PERMIT REVIEW

STATE OF MAINE
DANIEL P. DIFFIN
11841
LICENSED
PROFESSIONAL ENGINEER

CONSTRUCTION AGGREGATE INC.
VILLAGE CENTER ESTATES, PHASE 2
NORTH YARMOUTH, MAINE

WILDLIFE LANE PLAN AND PROFILE
STA 0+00 TO STA 8+50

SME
SEVEE & MAHER ENGINEERS
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021
Phone 207.829.5016 • Fax 207.829.5692 • smemaine.com

DESIGN BY: JTR
DRAWN BY: JRL
DATE: 7/2020
CHECKED BY: BDP
LMN: PLAN-PROF
CTB: SME-STD

JOB NO. 18295.01 DWG FILE BASE

C-200

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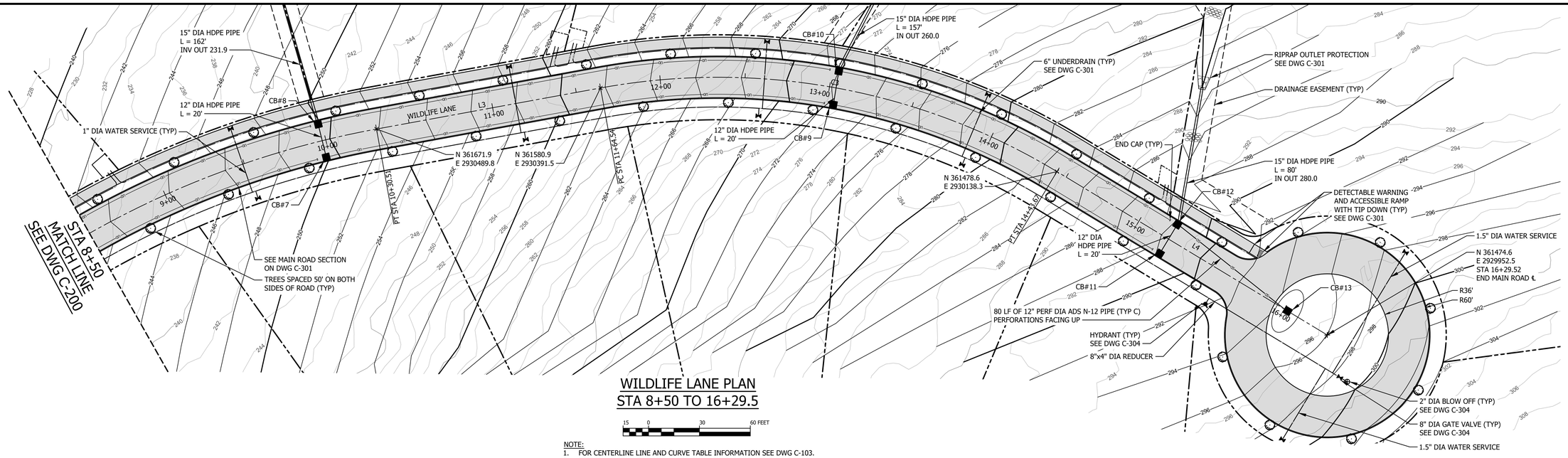
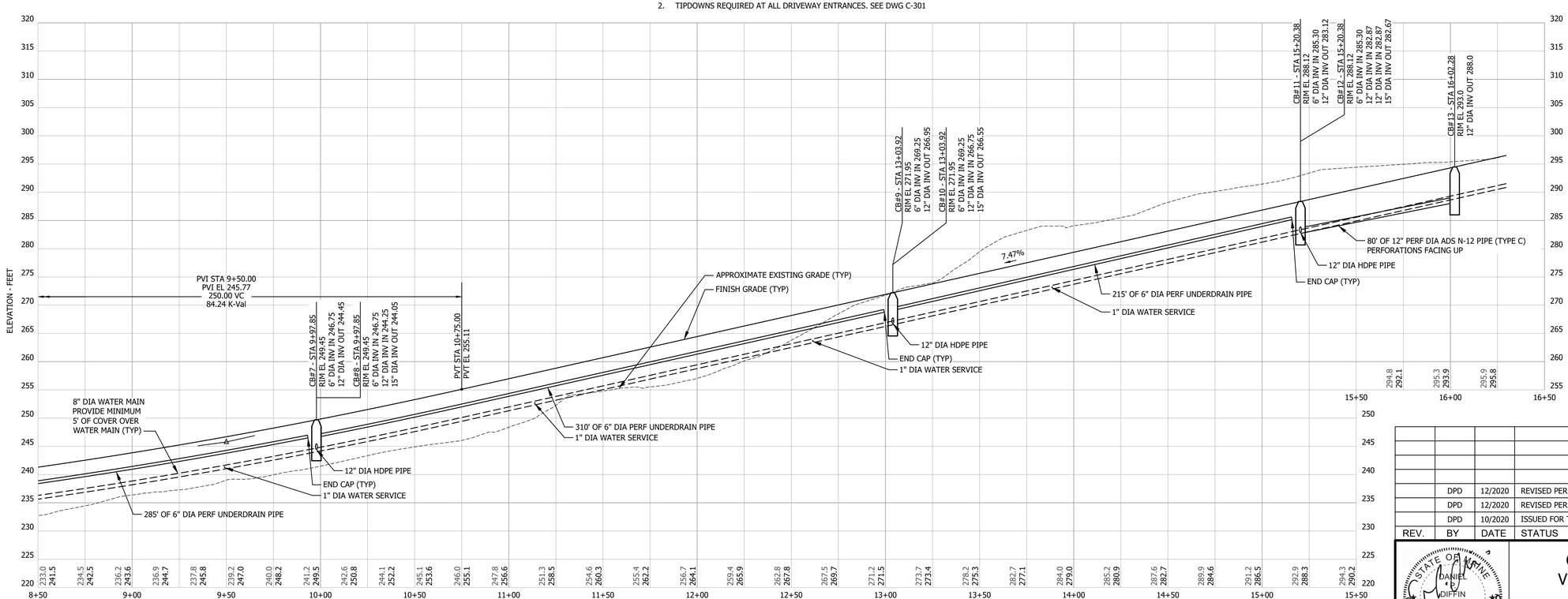


WILDLIFE LANE PLAN
STA 8+50 TO 16+29.5

15 0 30 60 FEET

NOTE:
1. FOR CENTERLINE LINE AND CURVE TABLE INFORMATION SEE DWG C-103.
2. TIPDOWNS REQUIRED AT ALL DRIVEWAY ENTRANCES. SEE DWG C-301



WILDLIFE LANE PROFILE

15 0 30 60 FEET (HORZ)
5 0 10 20 FEET (VERT)

NOTE:

SEE DWG C-100 FOR INFORMATION ON ORIGINS OF TOPOGRAPHY, SITE FEATURES, AND WETLANDS.

REV.	BY	DATE	STATUS
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STATE OF MAINE · DANIEL P. VOIT IN · 11841 · LICENSED PROFESSIONAL ENGINEER

CONSTRUCTION AGGREGATE INC.
VILLAGE CENTER ESTATES, PHASE 2
NORTH YARMOUTH, MAINE

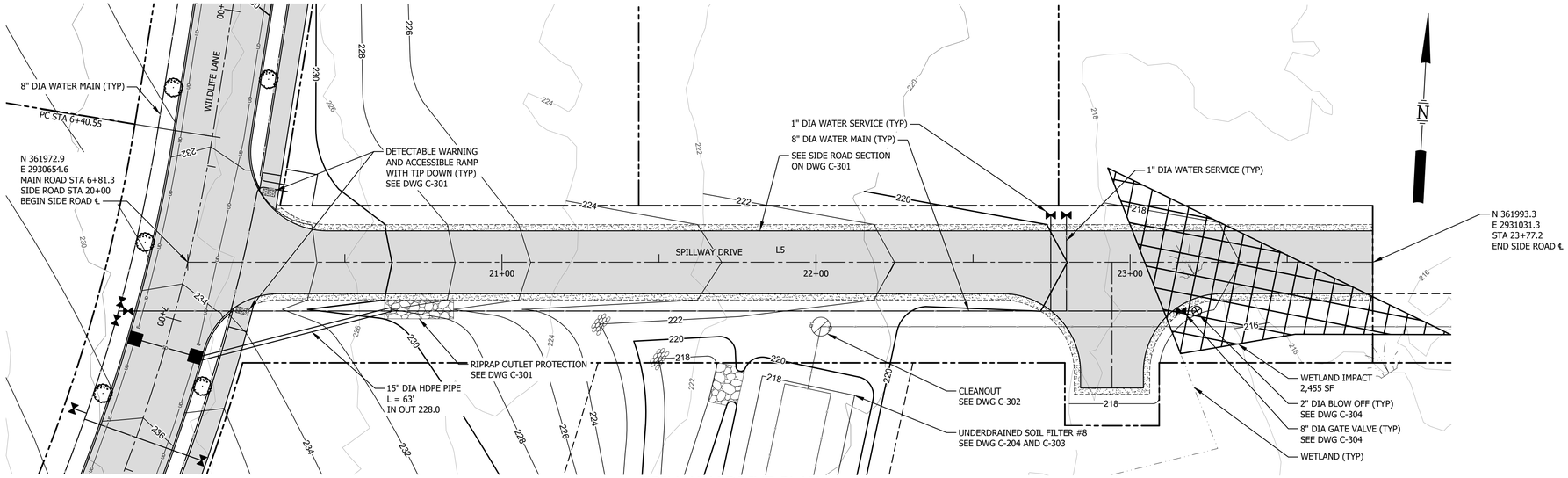
WILDLIFE LANE PLAN AND PROFILE
STA 8+50 TO STA 16+29.52

SME
SEVEE & MAHER ENGINEERS
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021
Phone 207.829.5016 • Fax 207.829.5692 • smemaine.com

DESIGN BY:	JTR
DRAWN BY:	SJM
DATE:	1/2020
CHECKED BY:	BDP
LMN:	PLAN-PROF
CTB:	SME-STD

JOB NO. 18295.01 DWG FILE BASE

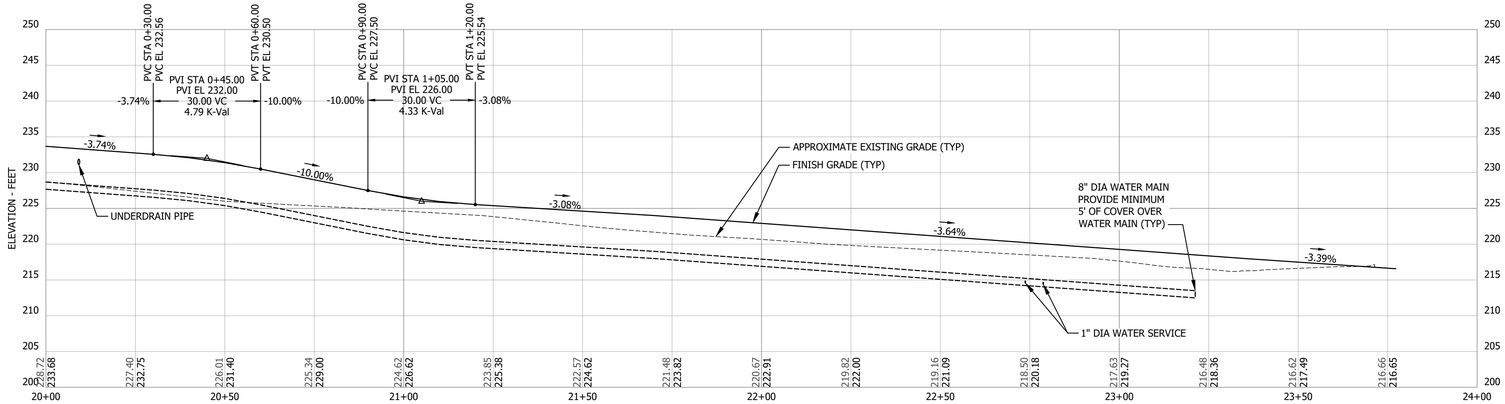
C-201



SPILLWAY DRIVE PLAN

10 0 20 40 FEET

NOTE:
1. FOR CENTERLINE LINE AND CURVE TABLE INFORMATION SEE DWG C-103.
2. TIPDOWNS REQUIRED AT ALL DRIVEWAY ENTRANCES. SEE DWG C-301



SPILLWAY DRIVE PROFILE

10 0 20 40 FEET (HORZ)
5 0 10 20 FEET (VERT)

NOTE:

SEE DWG C-100 FOR INFORMATION ON ORIGINS OF TOPOGRAPHY, SITE FEATURES, AND WETLANDS.

REV.	BY	DATE	STATUS
	DPD	12/2020	REVISED PER YARMOUTH WATER DISTRICT COMMENTS
	DPD	12/2020	REVISED PER STAFF COMMENTS
	DPD	10/2020	ISSUED FOR TOWN AND MEDEP PERMIT REVIEW

STATE OF MAINE DANIEL P. DIFFIN 11841 LICENSED PROFESSIONAL ENGINEER

CONSTRUCTION AGGREGATE INC.
VILLAGE CENTER ESTATES, PHASE 2
NORTH YARMOUTH, MAINE

SPILLWAY DRIVE PLAN AND PROFILE

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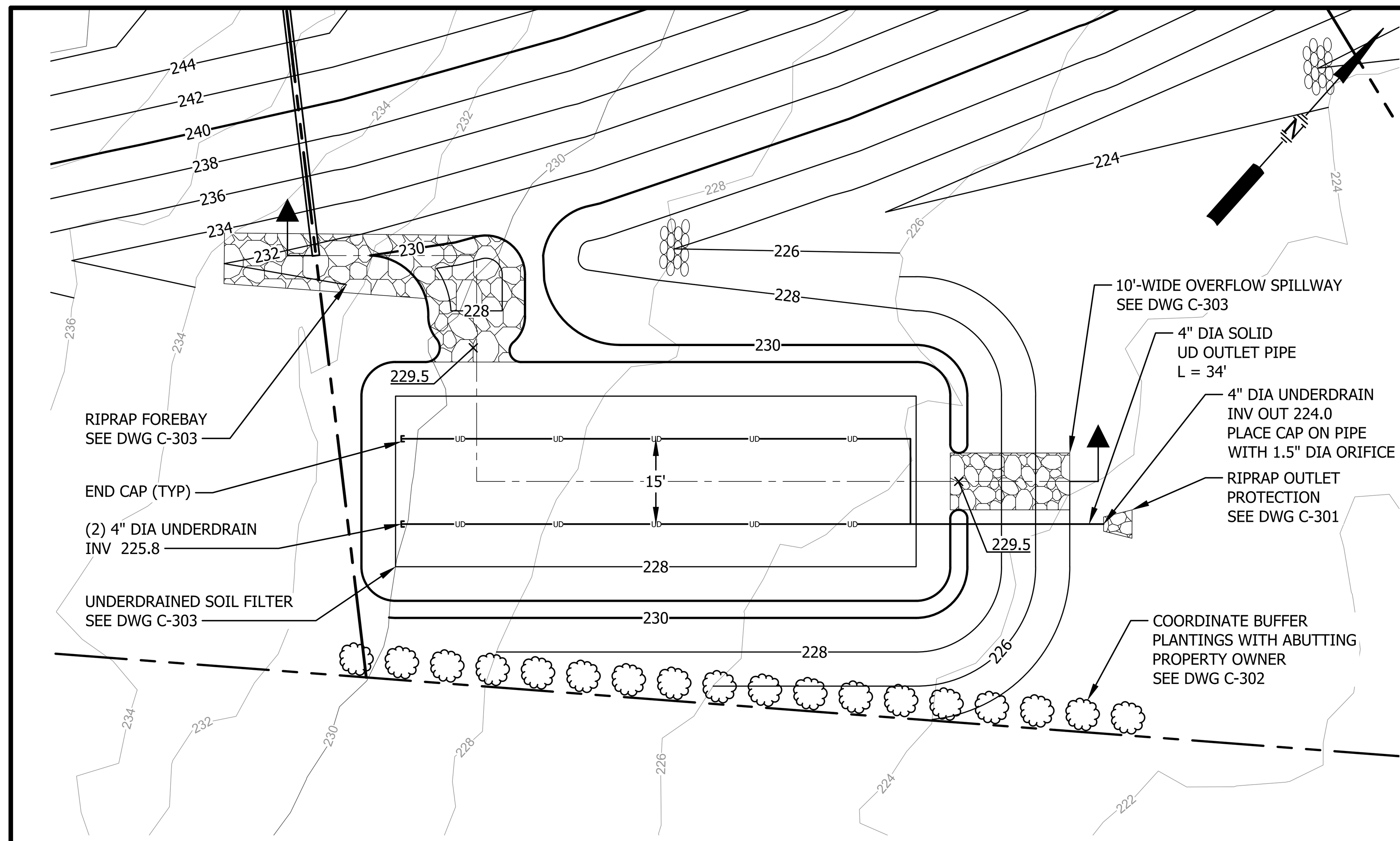
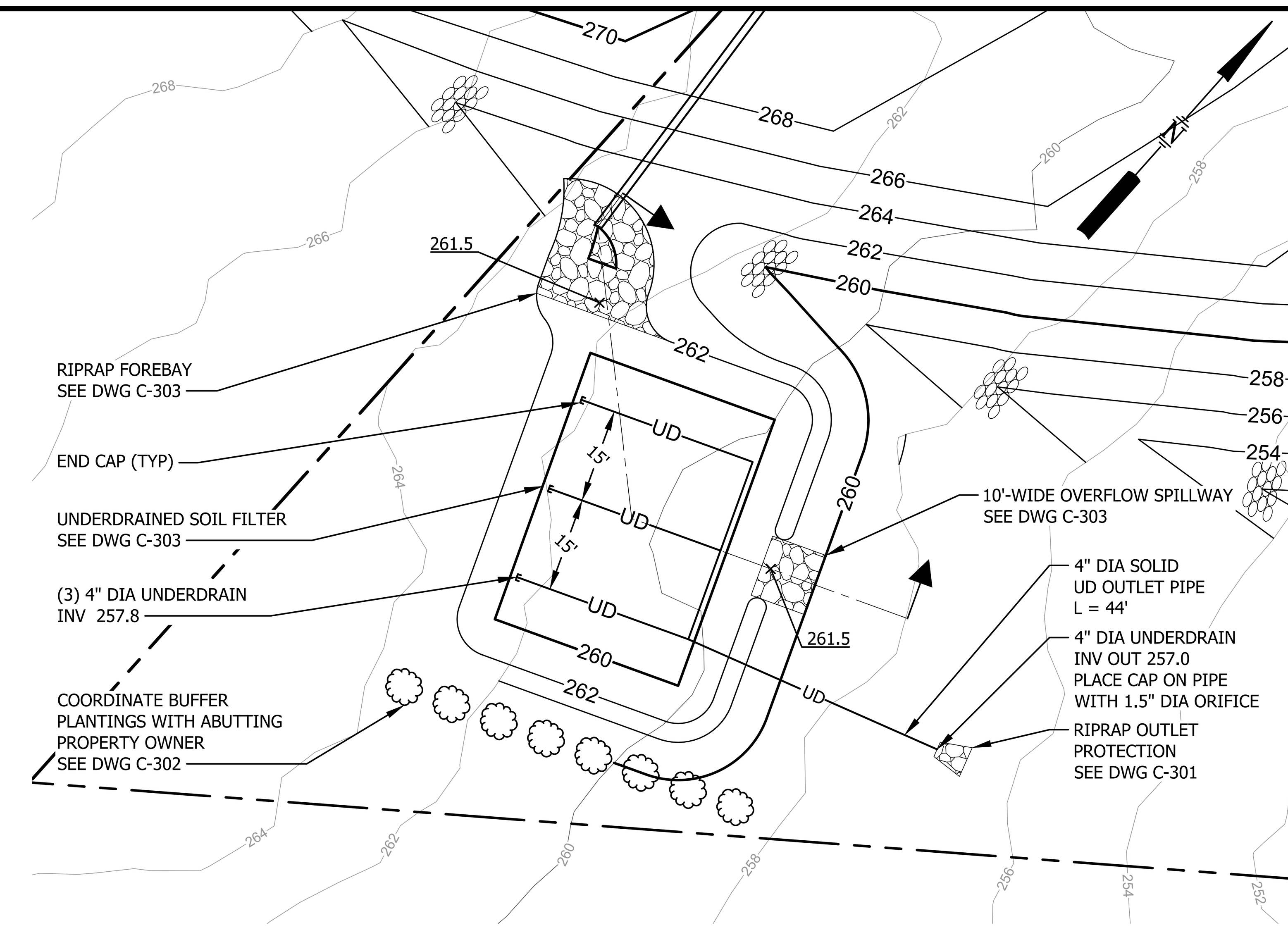
JOB NO. 18295.01 DWG FILE BASE

C-202



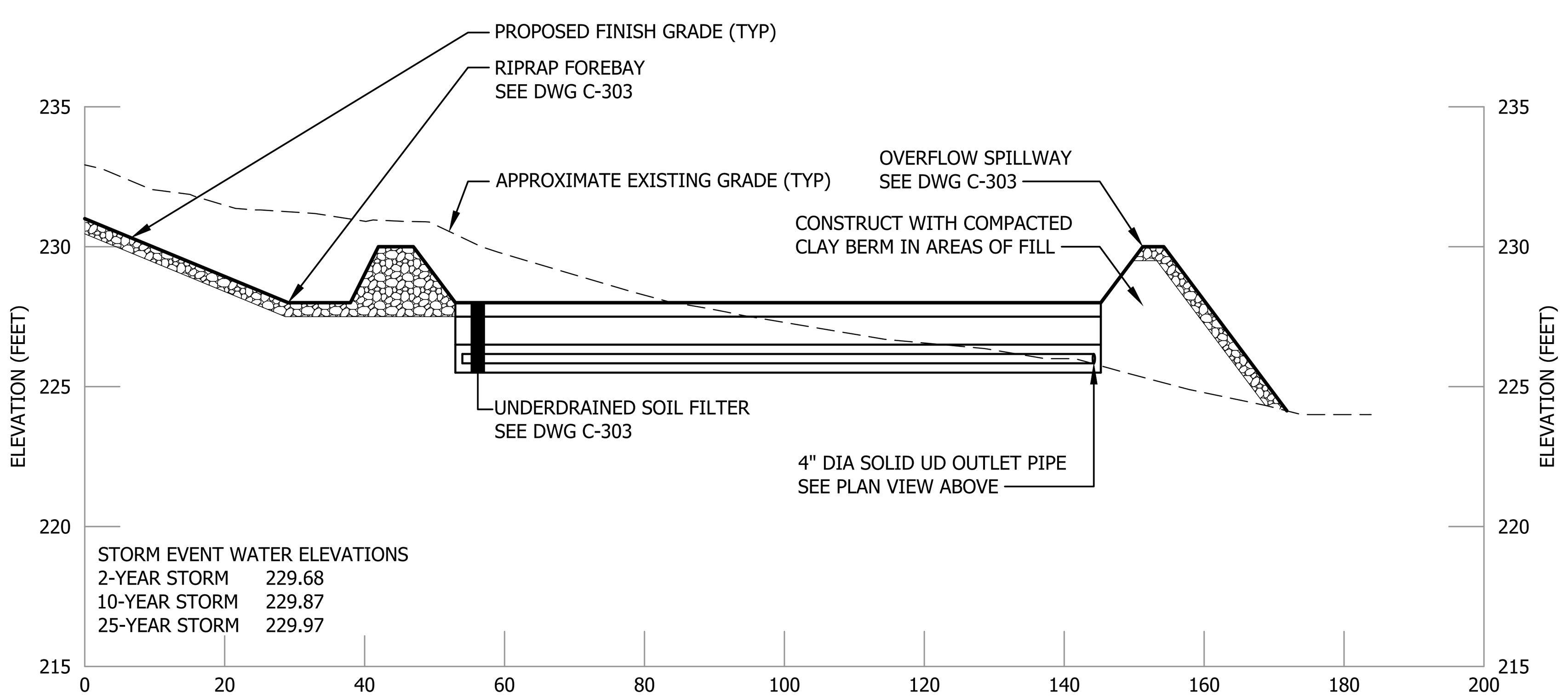
UNDERDRAINED SOIL FILTER #6 PLAN

10 0 20 40 FEET



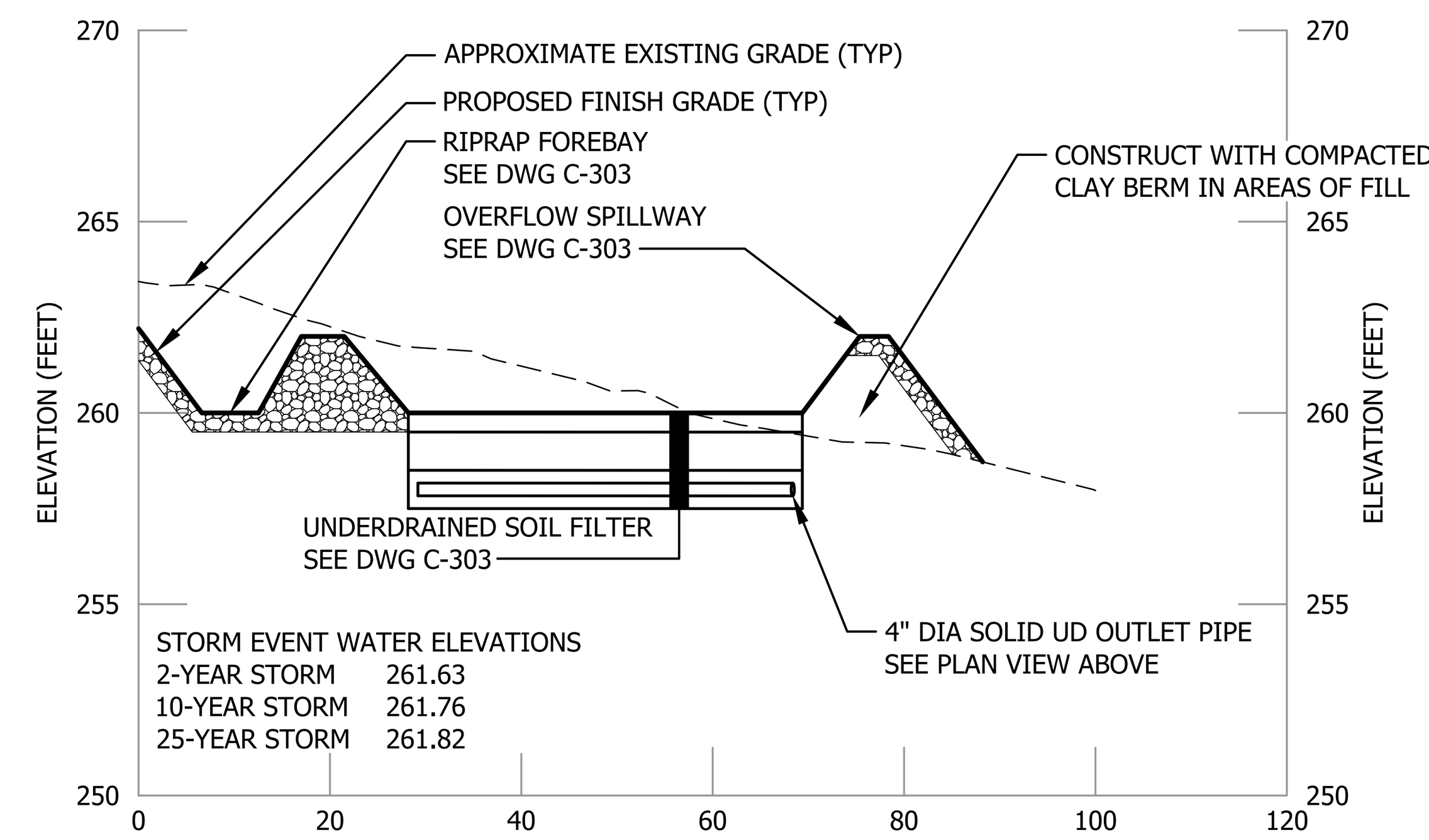
UNDERDRAINED SOIL FILTER #7 PLAN

10 0 20 40 FEET



UNDERDRAINED SOIL FILTER #6 SECTION

10 0 20 40 FEET (HORZ)
2.5 0 5 10 FEET (VERT)



UNDERDRAINED SOIL FILTER #7 SECTION

10 0 20 40 FEET (HORZ)
2.5 0 5 10 FEET (VERT)

REV.	BY	DATE	STATUS
	DPD	12/2020	REVISED PER STAFF COMMENTS
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STATE OF MAINE
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VILLAGE CENTER ESTATES, PHASE 2
NORTH YARMOUTH, MAINE

UNDERDRAINED SOIL FILTER
PLANS AND SECTIONS

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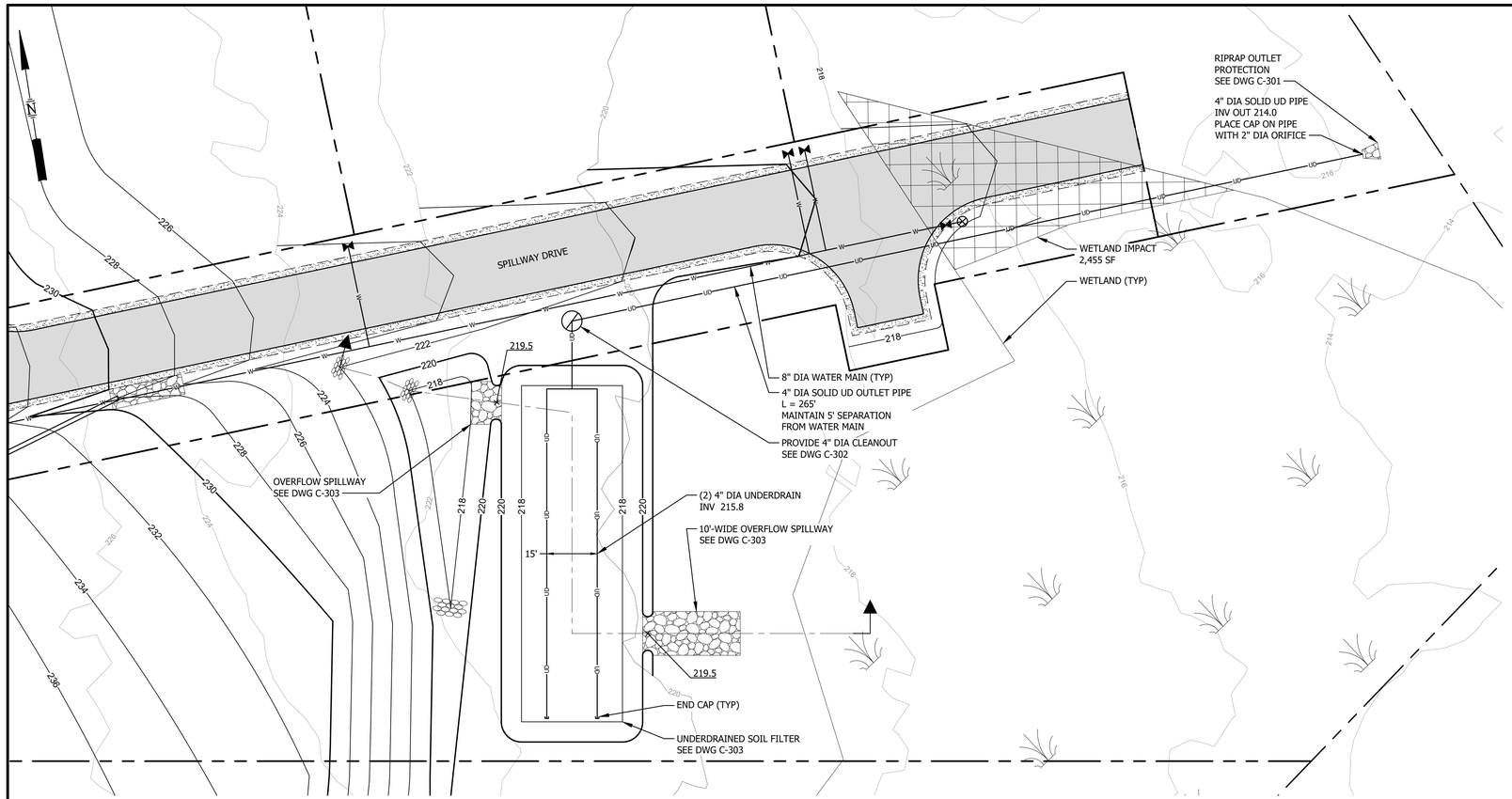
CTB:	SME-STD

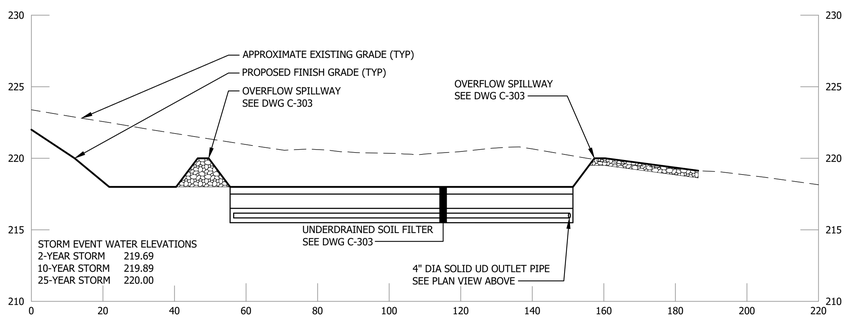
JOB NO. 18295.01 DWG FILE BASE

C-203



UNDERDRAINED SOIL FILTER #8 PLAN

10 0 20 40 FEET



UNDERDRAINED SOIL FILTER #8 SECTION

10 0 20 40 FEET (HORZ)
2.5 0 5 10 FEET (VERT)

REV.	BY	DATE	STATUS
	DPD	12/2020	REVISED PER STAFF COMMENTS
	DPD	10/2020	ISSUED FOR TOWN AND MEDEP PERMIT REVIEW

STATE OF MAINE
DANIEL P. DIFFIN
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CONSTRUCTION AGGREGATE INC.
VILLAGE CENTER ESTATES, PHASE 2
NORTH YARMOUTH, MAINE

UNDERDRAINED SOIL FILTER PLANS AND SECTIONS

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DATE:	10/2020
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LMN:	PLAN-PROF
CTB:	SME-STD

JOB NO. 18295.01 DWG FILE BASE

C-204

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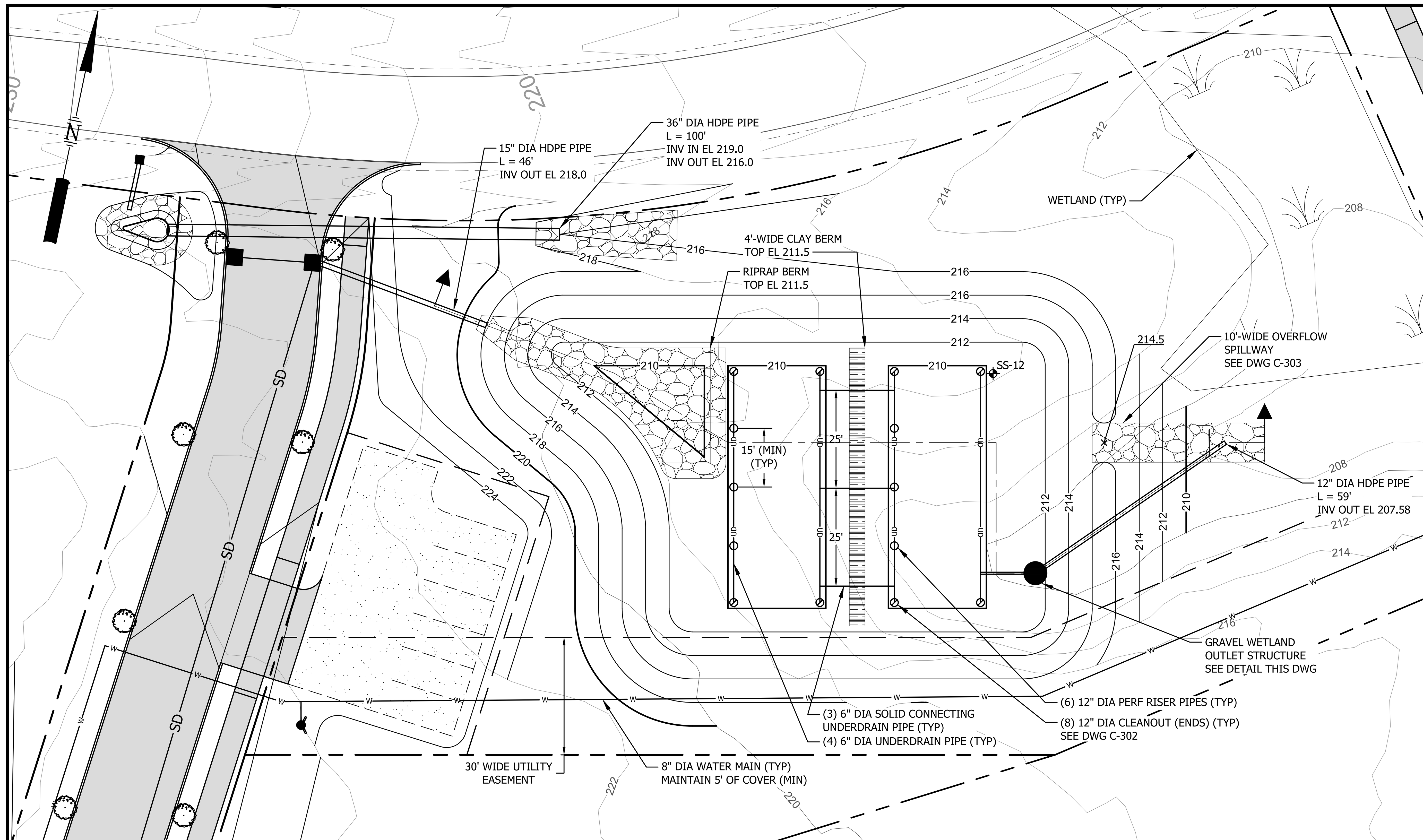
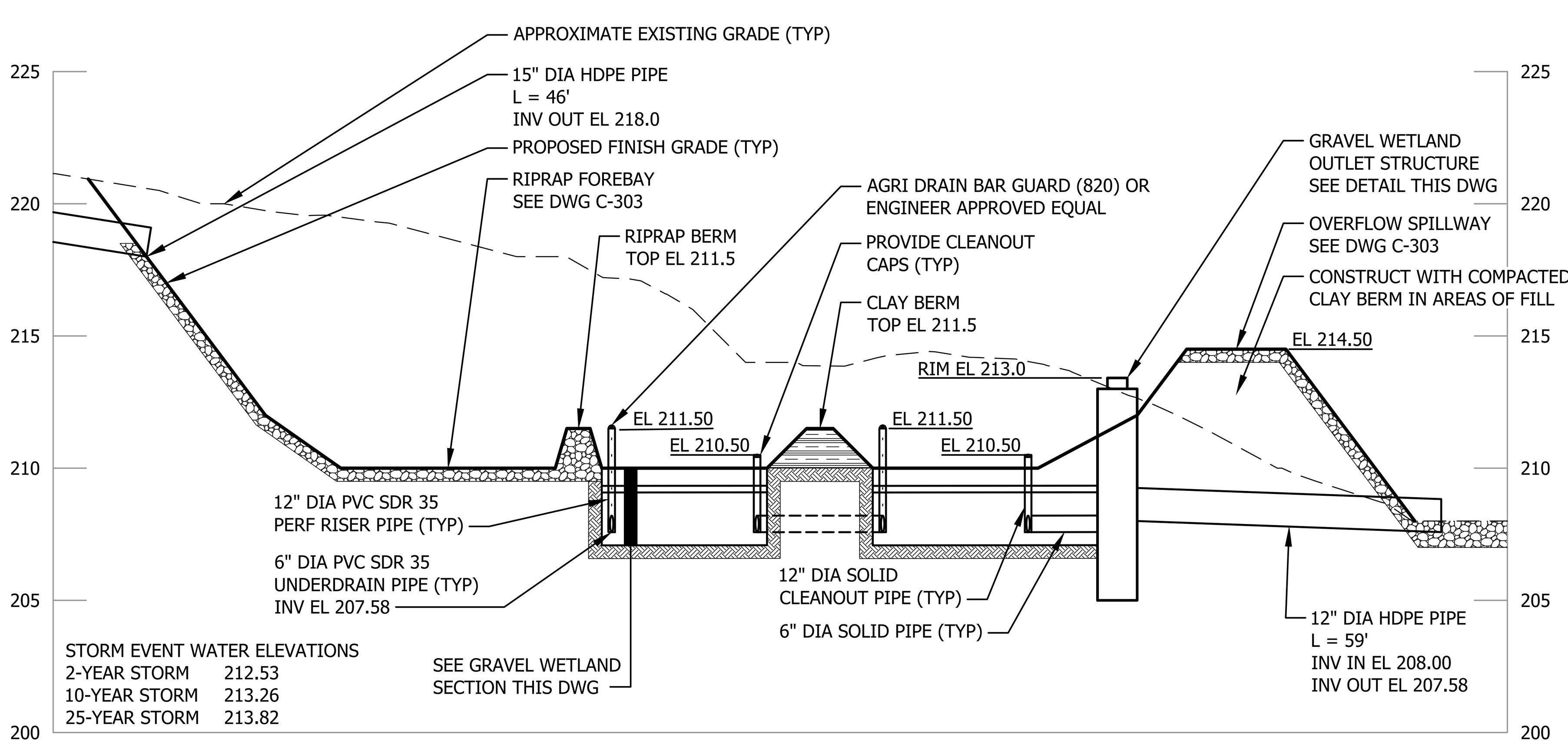


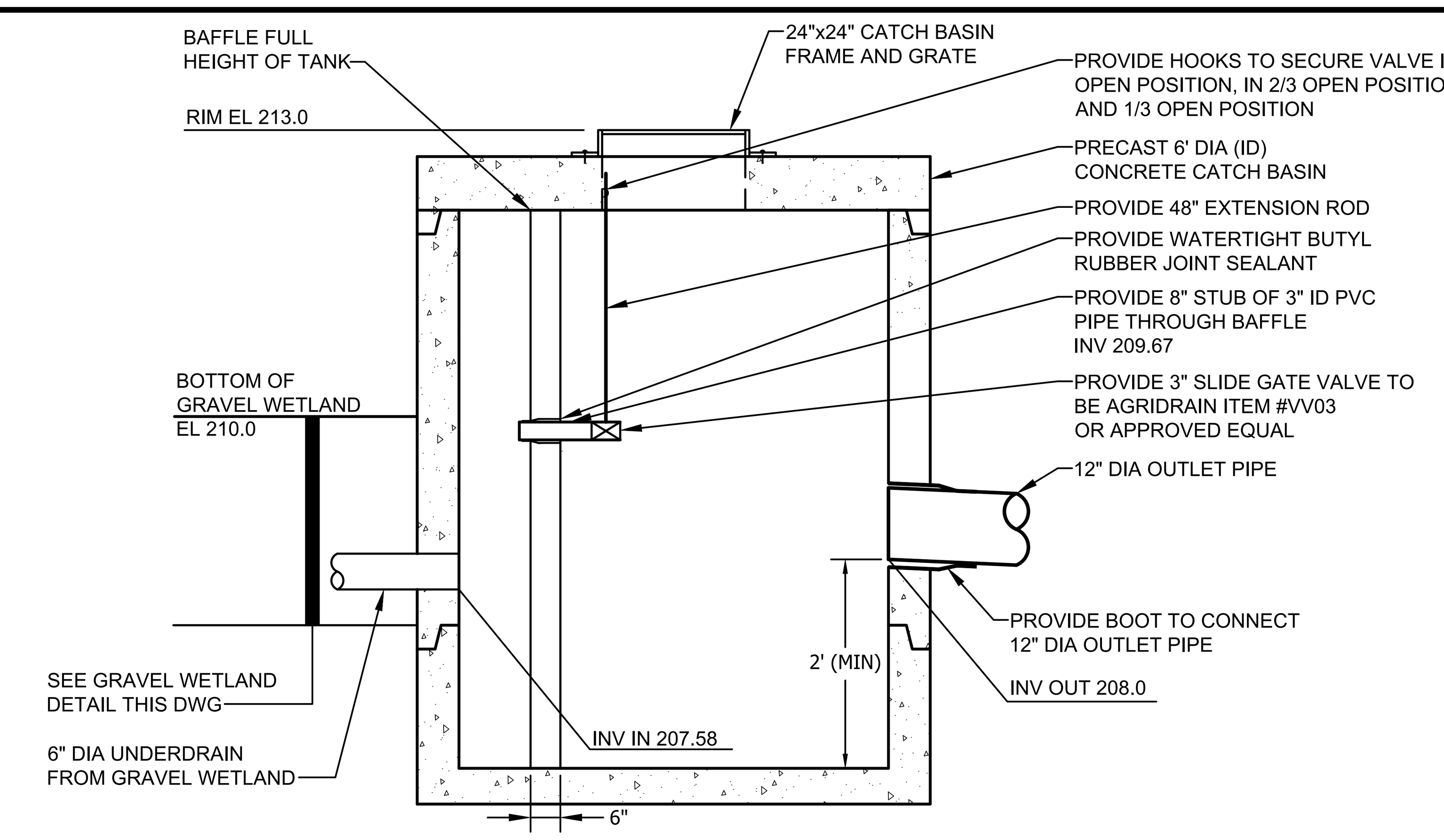
GRAVEL WETLAND PLAN

10 0 20 40 FEET



GRAVEL WETLAND SECTION

10 0 20 40 FEET (HORZ)
2.5 0 5 10 FEET (VERT)



OUTLET CONTROL STRUCTURE NOTES:

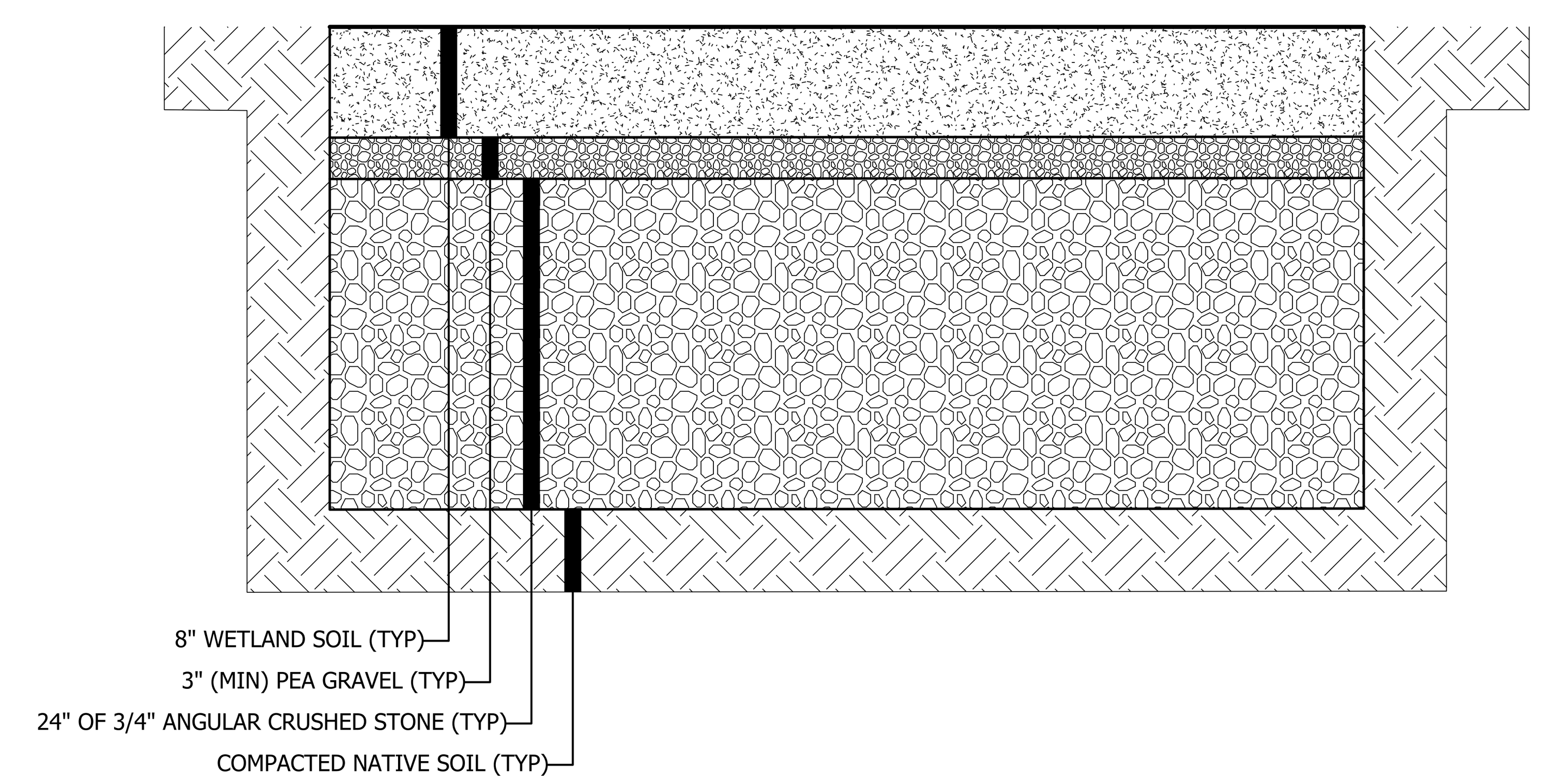
THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO THE ENGINEER FOR APPROVAL. SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING:

PRODUCT DATA: SUBMIT PRODUCT DATA FOR ALL MATERIALS USED ON THE JOB FOR REVIEW FOR LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH INFORMATION GIVEN AND DESIGN CONCEPT EXPRESSED IN CONTRACT DOCUMENTS.

SHOP DRAWINGS: SUBMIT FOR REVIEW SHOP DRAWINGS OF ALL PRECAST UNITS. MANUFACTURER'S INFORMATION SHALL BE SUBMITTED FOR JOINT SEALANTS AND WATERPROOFING. MANUFACTURE SHALL PROVIDE ANTI-FLOTATION DESIGN SHOP DRAWINGS AND CALCULATIONS, INCLUDING ANY EXTENDED BASE SLABS AS NECESSARY, FOR PROPOSED MANHOLES. MANUFACTURER SHALL ASSUME GROUNDWATER LEVELS EQUAL TOP OF GROUND ELEVATIONS AND PROVIDE FOR A 1.2 FACTOR OF SAFETY AGAINST FLOTATION.

GRAVEL WETLAND OUTLET CONTROL STRUCTURE

NTS



NOTES:

1. WETLAND SOIL TO BE MANUFACTURED USING COMPOST, SAND AND SOME FINE SOIL. SOIL SHALL CONTAIN GREATER THAN 15% ORGANIC MATTER. CLAY CONTENT OF THE SOIL SHALL BE LESS THAN 15%. SUBMIT TESTS OF MATERIALS MEETING THE ABOVE.
2. PEA GRAVEL TO MEET MDOT SPECIFICATION 703.27 UNDERDRAIN TYPE C AND SHALL MEET THE COARSE GRAVEL SPEC ON C-201.
3. SEED GRAVEL WETLAND WITH "NEW ENGLAND WET MIX" FROM NEW ENGLAND WETLAND PLANTS. APPLICATION RATE 1LB/2500 SQ FT (18LBS/ACRE)

GRAVEL WETLAND SECTION

NTS

REV.	BY	DATE	STATUS
	DPD	12/2020	REVISED PER STAFF COMMENTS
	DPD	10/2020	ISSUED FOR TOWN AND MEDEP PERMIT REVIEW

STATE OF MAINE
DANIEL P. DIFFIN
11841
LICENSED
PROFESSIONAL ENGINEER

CONSTRUCTION AGGREGATE INC.
VILLAGE CENTER ESTATES, PHASE 2
NORTH YARMOUTH, MAINE

STORMWATER MANAGEMENT AREA
GRAVEL WETLAND

SME
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DESIGN BY: JTR
DRAWN BY: JRL
DATE: 10/2020
CHECKED BY: BDP
LMN: PLAN-PROF
CTB: SME-STD

JOB NO. 18295.01 DWG FILE BASE

C-205

EROSION CONTROL NOTES:

A. GENERAL

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 inspection and repair/replacement/maintenance of all erosion control measures, disturbed areas, material storage areas, and vehicle access points until all disturbed areas are stabilized.

3. Disturbed areas will be permanently stabilized within 7 days of final grading. Disturbed areas not to be worked upon within 14 days of disturbance will be temporarily stabilized within 7 days of the disturbance.

4. 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.

5. 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.

6. Winter excavation and earthwork will be completed so as to minimize exposed areas while satisfactorily completing the project. Limit exposed areas to those areas in which work is to occur during the following 15 days and that can be mulched in one day. All areas will be considered denuded until the subbase gravel is installed in roadway areas or the areas of future loam and seed have been loamed, seeded, and mulched.

   Install any added measures necessary to control erosion/sedimentation. The particular measure used will be dependent upon site conditions, the size of the area to be protected, and weather conditions.

   To minimize areas without erosion control protection, continuation of earthwork operations on additional areas will not begin until the exposed soil surface on the area being worked has been stabilized.

B. TEMPORARY MEASURES

1. STABILIZED CONSTRUCTION ENTRANCE/EXIT

   A crushed stone stabilized construction entrance/exit will be placed at any point of vehicular access to the site, in accordance with the detail shown on this sheet.

2. SILT FENCE

   a. Silt fence will be installed prior to all construction activity, where soil disturbance may result in erosion. Silt fence will be erected at locations shown on the plans and/or downgradient of all construction activity.

   b. Silt fences will be removed when they have served their useful purpose, but not before the upgradient areas have been permanently stabilized.

   c. Silt fences will be inspected immediately after each rainfall and at least daily during prolonged rainfall. They will be inspected if there are any signs of erosion or sedimentation below them. Any required repairs will be made immediately. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water behind them, they will be replaced with a temporary crushed stone check dam.

   d. Sediment deposits will be removed after each storm event if significant build-up has occurred or if deposits exceed half the height of the barrier.

3. STONE CHECK DAMS

   Stone check dams will be installed in grass-lined swales and ditches during construction. Remove stone check dams when they have served their useful purpose, but not before upgradient areas have been permanently stabilized.

4. EROSION CONTROL MIX SEDIMENT BARRIER

   a. Where approved, erosion control mix sediment barriers may be used as a substitute for silt fence. See the details in this drawing set for specifications.

   b. Rock Filter Berms: To provide more filtering capacity or to act as a velocity check dam, a berm's center can be composed of clean crushed rock ranging in size from the french drain stone to riprap.

5. TEMPORARY SEEDING

   Stabilize disturbed areas that will not be brought to final grade and reduce problems associated with mud and dust production from exposed soil surface during construction with temporary vegetation.

6. 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.

   c. 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 INMTh;
      - below culvert outlet aprons; and around catch basins and closed storm systems.

   d. Chemical Mulches and Soil Binders: Wide ranges of synthetic spray-on materials are marketed to protect the soil surface. These are emulsions that are mixed with water and applied to the soil. They may be used alone, but most often are used to hold wood fiber, hydro-mulches or straw to the soil surface.

   e. Erosion Control Blankets and Mats: Mats are manufactured combinations of mulch and netting designed to retain soil moisture and modify soil temperature. During the growing season (April 15 to October 15) use mats indicated on drawings or North American Green (NAG) S75 (or mulch and netting) on:
      - the base of grassed waterways;
      - steep slopes (15 percent or greater); and
      - any disturbed soil within 100 feet of lakes, streams, or wetlands.

   During the late fall and winter (October 15 to April 15) use heavy grade mats indicated on drawings for NAG SC250 on all areas noted above plus use lighter grade mats NAG S75 (or mulch and netting) on:
      - sideslopes of grassed waterways; and moderate slopes (between 8 and 15 percent).

C. TEMPORARY DUST CONTROL

To prevent the blowing and movement of dust from exposed soil surfaces, and reduce the presence of dust, use water or calcium chloride to control dusting by preserving the moisture level in the road surface materials.

D. CONSTRUCTION DE-WATERING

1. Water from construction de-watering operations shall be cleaned of sediment before reaching wetlands, water bodies, streams or site boundaries. Utilize temporary sediment basins, erosion control soil filter berms backed by staked hay bales, A Dirt Bag 55" sediment filter bag by ACF Environmental, or other approved Best Management Practices (BMP's).

2. In sensitive areas near streams or ponds, discharge the water from the de-watering operation into a temporary sediment basin created by a surrounding filter berm of uncompacted erosion control mix immediately backed by staked hay bales (see the site details). Locate the temporary sediment basin at lease 100 feet from the nearest water body, such that the filtered water will flow through undisturbed vegetated soil areas prior to reaching the water body or property line.

E. PERMANENT MEASURES

1. Riprapped Aprons: All storm drain pipe outlets and the inlet and outlet of culverts will have riprap aprons to protect against scour and deterioration.

2. Topsoil, Seed, and Mulch: All areas disturbed during construction, but not subject to other restoration (paving, riprap, etc.) will be loamed, limed, fertilized, seeded, and mulched.

   Seeded Preparation: Use stockpiled materials spread to the depths shown on the plans, if available. Approved topsoil substitutes may be used. Grade the site as needed.

   a. Seeding will be completed by August 15 of each year. Late season seeding may be done between August 15 and October 15. Areas not seeded or which do not obtain satisfactory growth by October 15, will be seeded with Aroostook Rye or mulched. After November 1, or the first killing frost, disturbed areas will be seeded at double the specified application rates, mulched, and anchored.

   PERMANENT SEEDING SPECIFICATIONS

Mixture:	Roadside (lbs/acre)	Lawn (lbs/acre)
Kentucky Bluegrass	20	55
White Clover	5	0
Creeping Red Fescue	20	55
Perennial Ryegrass	5	15

   b. Mulch in accordance with specifications for temporary mulching.

   c. If permanent vegetated stabilization cannot be established due to the season of the year, all exposed and disturbed areas not to undergo further disturbance are to have dormant seeding applied and be temporarily mulched to protect the site.

3. Ditches and Channels: All ditches on-site will be lined with North American Green S75 erosion control mesh (or an approved equal) upon installation of loam and seed.

F. WINTER CONSTRUCTION AND STABILIZATION

1. Natural Resource Protection: During winter construction, a double-row of sediment barriers (i.e., silt fence backed with hay bales or erosion control mix) will be placed between any natural resource and the disturbed area. Projects crossing the natural resource will be protected a minimum distance of 100 feet on either side from the resource.

2. Sediment Barriers: During frozen conditions, sediment barriers may consist of erosion control mix berms or any other recognized sediment barriers as frozen soil prevents the proper installation of hay bales or silt fences.

3. Mulching:

   - All areas will be considered to be denuded until seeded and mulched. Hay and straw mulch will be applied at a rate of twice the normal accepted rate.
   - Mulch will not be spread on top of snow.
   - After each day of final grading, the area will be properly stabilized with anchored hay or straw or erosion control matting.
   - Between the dates of November 1 and April 15, all mulch will be anchored by either mulch netting, emulsion chemical, tracking or wood cellulose fiber.

5. Soil Stockpiling: Stockpiles of soil or subsoil will be mulched for over-winter protection with hay or straw at twice the normal rate or with a 4-inch layer of erosion control mix. This will be done within 24 hours of stocking and re-established prior to any rainfall or snowfall. Any soil stockpiles shall not be placed (even covered with mulch) within 100 feet from any natural resources.

6. Seeding: Dormant seeding may be placed prior to the placement of mulch or erosion control blankets. If dormant seeding is used for the site, all disturbed areas will receive 4 inches of loam and seed at an application rate of three times the rate for permanent seeding. All areas seeded during the winter will be inspected in the spring for adequate catch. All areas insufficiently vegetated (less than 75 percent catch) will be revegetated by replacing loam, seed, and mulch.

   If dormant seeding is not used for the site, all disturbed areas will be revegetated in the spring.

7. Maintenance: Maintenance measures will be applied as needed during the entire construction season. After each rainfall, snow storm, or period of thawing and runoff, and at least once a week, the site Contractor will perform a visual inspection of all installed erosion control measures and perform repairs as needed to ensure their continuous function.

8. Identified repairs will be started no later than the end of the net work day and be completed within seven (7) calendar days.

   Following the temporary and/or final seeding and mulching, the Contractor will, in the spring, inspect and repair any damages and/or bare spots. An established vegetative cover means a minimum of 85 to 90 percent of areas vegetated with vigorous growth.

G. OVER-WINTER CONSTRUCTION EROSION CONTROL MEASURES

1. Stabilization of Disturbed Soil: By October 15, all disturbed soils on areas having a slope less than 15 percent will be seeded and mulched. If the Contractor fails to stabilize these soils by this date, then the Contractor shall stabilize the soil for late fall and winter, by using either temporary seeding or mulching.

2. Stabilization of Disturbed Slopes: All slopes to be vegetated will be completed by October 15. The Owner will consider any area having a grade greater than 15 percent (6.5H:1V) to be a slope. Slopes not vegetated by October 15 will receive one of the following actions to stabilize the slope for late fall and winter:

   a. Stabilize the soil with temporary vegetation and erosion control mesh.
   b. Stabilize the slope with erosion control mix.
   c. Stabilize the slope with stone riprap.

3. Stabilization of Ditches and Channels: All stone-lined ditches and channels to be used to convey runoff through the winter will be constructed and stabilized by November 15. Grass-lined ditches and channels will be complete by September 15. Grass-lined ditches not stabilized by September 15 shall be lined with either sod or riprap.

H. MAINTENANCE PLAN

1. Routine Maintenance: Inspection will be performed as outlined in the project's Erosion Control Plan. Inspection will be by a qualified person during wet weather to ensure that the facility performs as intended. Inspection priorities will include checking erosion controls for accumulation of sediments.

I. Housekeeping

1. Spill prevention. Controls must be used to prevent pollutants from being discharged from materials on site, including storage practices to minimize exposure of the materials to stormwater, and appropriate spill prevention, containment, and response planning and implementation.

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.

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. If off-site tracking occurs roadways should be swept immediately and no loss once a week and prior to significant storm events.

4. Debris and other materials. Litter, construction debris, and chemicals exposed to stormwater must be prevented from becoming a pollutant source.

5. Trench or foundation de-watering. Trench 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 must be removed from the ponded area, either through gravity or pumping, and 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:

   (a) Discharges from firefighting activity;

   (b) Fire hydrant flushings;

   (c) Vehicle washwater if detergents are not used and washing is limited to the exterior of vehicles (engine, undercarriage and transmission washing is prohibited);

   (d) Dust control runoff in accordance with permit conditions and Appendix (C)(3);

   (e) Routine external building washdown, not including surface paint removal, that does not involve detergents;

   (f) 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;

   (g) Uncontaminated air conditioning or compressor condensate;

   (h) Uncontaminated groundwater or spring water;

   (i) Foundation or footer drain-water where flows are not contaminated;

   (j) Uncontaminated excavation dewatering (see requirements in Appendix C(5));

   (k) Potable water sources including waterline flushings; and

   (l) 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:

   (a) Wastewater from the washout or cleanout of concrete, stucco, paint, form release oils, curing compounds or other construction materials;

   (b) Fuels, oils or other pollutants used in vehicle and equipment operation and maintenance;

   (c) Soaps, solvents, or detergents used in vehicle and equipment washing; and

   (d) Toxic or hazardous substances from a spill or other release.

8. Additional requirements. Additional requirements may be applied on a site-specific basis.

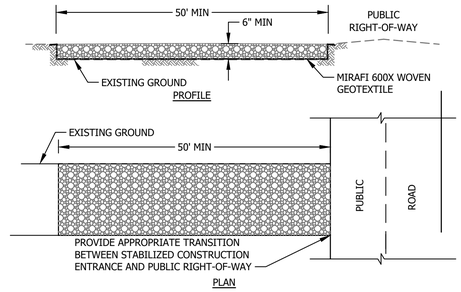
J. CONSTRUCTION SEQUENCE

In general, the expected sequence of construction for each phase is provided below. Construction is proposed to start in and end in 2019.

- Mobilization
- Install temporary erosion control measures
- Clearing and grubbing
- Site Grading
- Install site utilities
- Install road base, pavement, curbs and sidewalks
- Construct gravel wetland, level spreader, and underdrained soil filters
- Site stabilization, pavement, loam and seed, and landscaping

CONSTRUCTION SPECIFICATIONS

NOTES:
1. STONE SIZE - 2" TO 3" STONE OR RECLAIMED OR RECYCLED CONCRETE, OR EQUIVALENT.
2. LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - 10 FEET MINIMUM, OR NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC REPAIR AND TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.



STABILIZED CONSTRUCTION ENTRANCE/EXIT

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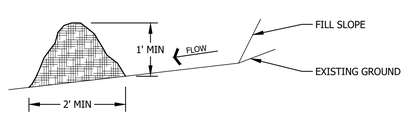
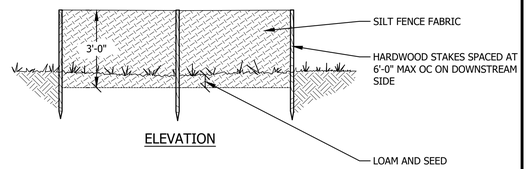
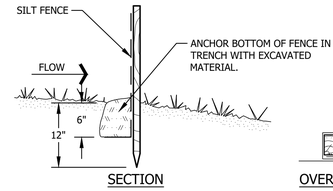


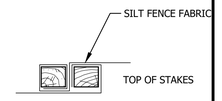
EROSION CONTROL MIX SEDIMENT BARRIER

NOTES:

1. EROSION CONTROL MIX CAN BE MANUFACTURED ON OR OFF THE SITE. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR FLUME GRIT AND FRAGMENTED WOOD GENERATED FROM WATER-FLUME LOG HANDLING SYSTEMS.
   WOOD CHIPS, GROUND CONSTRUCTION DEBRIS, REPROCESSED WOOD PRODUCTS OR BARK CHIPS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.
   EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER.
   EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH.
   THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:
   A. ORGANIC MATERIAL: BETWEEN 20% - 100% (DRY WEIGHT BASIS)
   B. PARTICLE SIZE: BY WEIGHT, 100% PASSING 6" SCREEN, 70-85% PASSING 0.75" SCREEN
   C. THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED.
   D. LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
   E. SOLUBLE SALTS CONTENT SHALL BE LESS THAN 4.0 MMHOS/CM.
   F. PH: 5.0 - 8.0
2. ON SLOPES LESS THAN 5% OR AT THE BOTTOM OF SLOPES 2:1 OR LESS UP TO 20 FEET LONG, THE BARRIER MUST CONFORM TO THE ABOVE DIMENSIONS. ON THE LONGER OR STEEPER SLOPES, THE BARRIER SHOULD BE WIDER TO ACCOMMODATE THE ADDITIONAL FLOW.
3. THE BARRIER MUST BE PLACED ALONG A RELATIVELY LEVEL ELEVATION. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES THAT WOULD ENABLE FINES TO WASH UNDER THE BARRIER THROUGH THE GRASS BLADES OR PLANT STEMS.
4. LOCATIONS WHERE OTHER BMP'S SHOULD BE USED:
   A. AT LOW POINTS OF CONCENTRATED FLOW
   B. BELOW CULVERT OUTLET APRONS
   C. WHERE A PREVIOUS STAND-ALONE EROSION CONTROL MIX APPLICATION HAS FAILED
   D. AT THE BOTTOM OF STEEP PERIMETER SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM (LARGE UPGRADIENT WATERSHED)
   E. AROUND CATCH BASINS AND CLOSED STORM DRAIN SYSTEMS.
5. THE EROSION CONTROL MIX BARRIERS SHOULD BE INSPECTED REGULARLY AND AFTER EACH LARGE RAINFALL. REPAIR ALL DAMAGED SECTIONS OF BERM IMMEDIATELY BY REPLACING OR ADDING ADDITIONAL MATERIAL PLACED ON THE BERM TO THE DESIRED HEIGHT AND WIDTH.
6. IT MAY BE NECESSARY TO REINFORCE THE BARRIER WITH SILT FENCE OR STONE CHECK DAMS IF THERE ARE SIGNS OF UNDERCUTTING OR THE IMPOUNDMENT OF LARGE VOLUMES OF WATER.
7. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
8. REPLACE SECTIONS OF BERM THAT DECOMPOSE, BECOME CLOGGED WITH SEDIMENT OR OTHERWISE BECOME INEFFECTIVE. THE BARRIER SHOULD BE RESHAPED AS NEEDED.
9. EROSION CONTROL MIX BARRIERS CAN BE LEFT IN PLACE AFTER CONSTRUCTION. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER BARRIER IS NO LONGER REQUIRED SHOULD BE SPREAD TO CONFORM TO THE EXISTING GRADE AND BE SEEDED AND MULCHED. WOODY VEGETATION CAN BE PLANTED INTO THE BARRIERS, OR THEY CAN BE OVER-SEEDED WITH LEGUMES. IF THE BARRIER NEEDS TO BE REMOVED, IT CAN BE SPREAD OUT INTO THE LANDSCAPE.





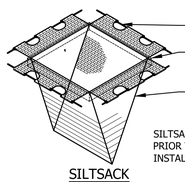


NOTE:
CONTRACTORS OPTION TO USE SEDIMENT BARRIER OR SILT FENCE FOR SLOPE PROTECTION.

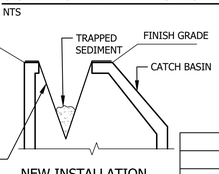
SILT FENCE

SURFACE DRAINAGE SEDIMENT CONTROL

NTS



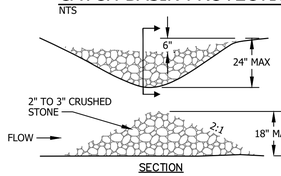
SILTSACK



NEW INSTALLATION

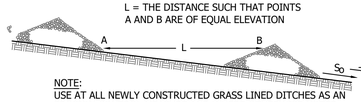
CATCH BASIN PROTECTION

NTS



SPACING BETWEEN CHECK DAMS	
S_O (FT/FT)	L (FT)
0.020	75
0.030	50
0.040	40
0.050	30
0.080	20
0.100	10

L = THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION



NOTE:
USE AT ALL NEWLY CONSTRUCTED GRASS LINED DITCHES AS AN EROSION CONTROL MEASURE AND WHERE OTHERWISE NOTED ON PLANS.

STONE CHECK DAM

NTS

REV.	BY	DATE	STATUS
	DPD	12/2020	REVISED PER STAFF COMMENTS
	DPD	10/2020	ISSUED FOR TOWN AND MEDEP REVIEW

STATE OF MAINE · DANIEL B. DIFFIN · 11841 · LICENSED PROFESSIONAL ENGINEER

CONSTRUCTION AGGREGATE INC.
VILLAGE CENTER ESTATES, PHASE 2
NORTH YARMOUTH, MAINE

EROSION CONTROL NOTES AND DETAILS

SME
SEVEE & MAHER ENGINEERS
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
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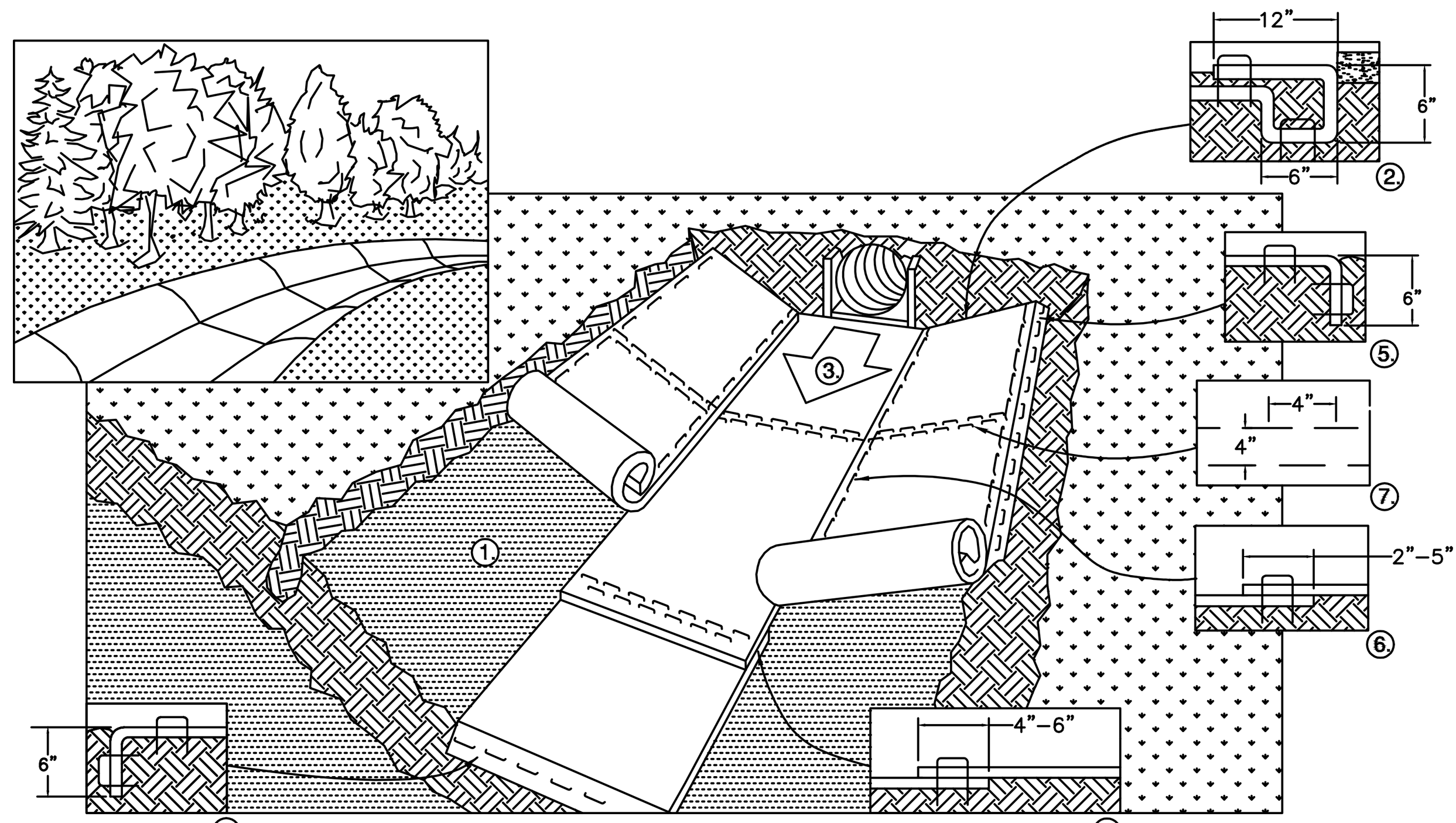
Phone 207.829.5016 • Fax 207.829.5692 • smemaine.com

DESIGN BY:	JTR
DRAWN BY:	SJM
DATE:	1/2020
CHECKED BY:	BDP
LMN:	NONE
CTB:	SME-STD

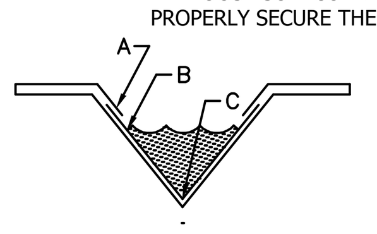
JOB NO. 18295.00 DWG FILE DETAILS

C-300



1. PREPARE BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S). INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6"DEEPx6"WIDE TRENCH WITH APPROXIMATELY 12" OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECP'S.
3. ROLL CENTER RECP'S IN THE DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM™, STAPLES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. PLACE CONSECUTIVE RECP'S END OVER END (SHINGLE STYLE) WITH A 4" TO 6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE RECP'S.
5. FULL LENGTH EDGE OF RECP'S AT OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT RECP'S MUST BE OVERLAPPED APPROXIMATELY 2" TO 5" (DEPENDING ON RECP'S TYPE) AND STAPLED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE RECP'S MUST BE ANCHORED WITH A ROW OF STAPLES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.

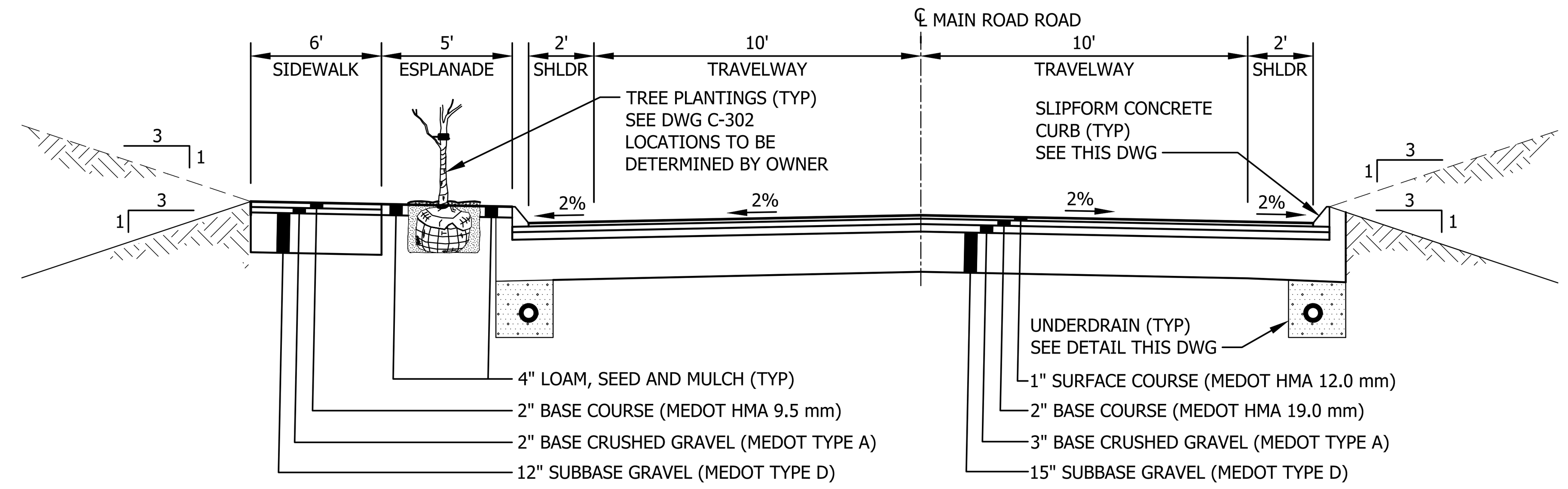


CRITICAL POINTS

A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

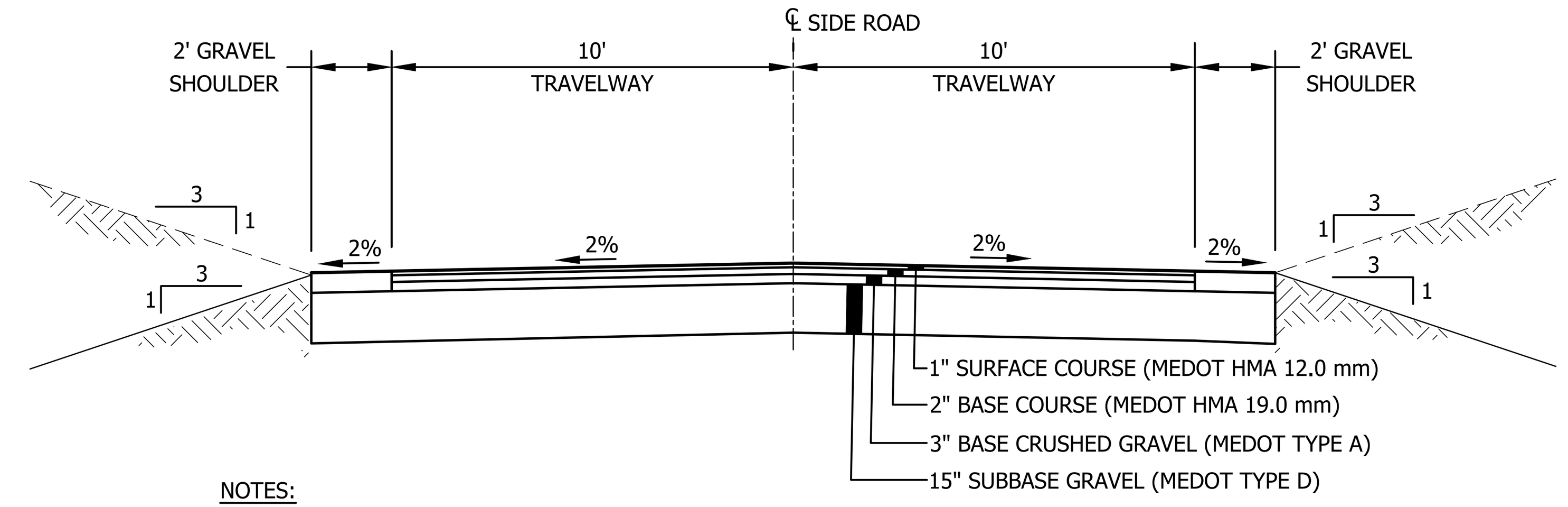
NOTE:
* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

CHANNEL INSTALLATION
NTS



NOTES:
1. HMA = HOT MIX ASPHALT.
2. LOAM ALL SIDE SLOPES WITH 4" OF LOAM. SEED AS SOON AS POSSIBLE. PROTECT SIDE SLOPES FROM EROSION AS NEEDED OR AS DIRECTED BY ENGINEER.
3. BACKSLOPES TO BE 3:1 TO MATCH EXISTING GRADES IN BOTH CUTS AND FILLS UNLESS OTHERWISE INDICATED.
4. BACKSLOPE TO BE 2:1 IN ROCK EXCAVATION PROVIDED ADEQUATE SIGHT DISTANCE IS MAINTAINED.

MAIN ROAD - TYPICAL ROAD SECTION
NTS



NOTES:
1. HMA = HOT MIX ASPHALT.
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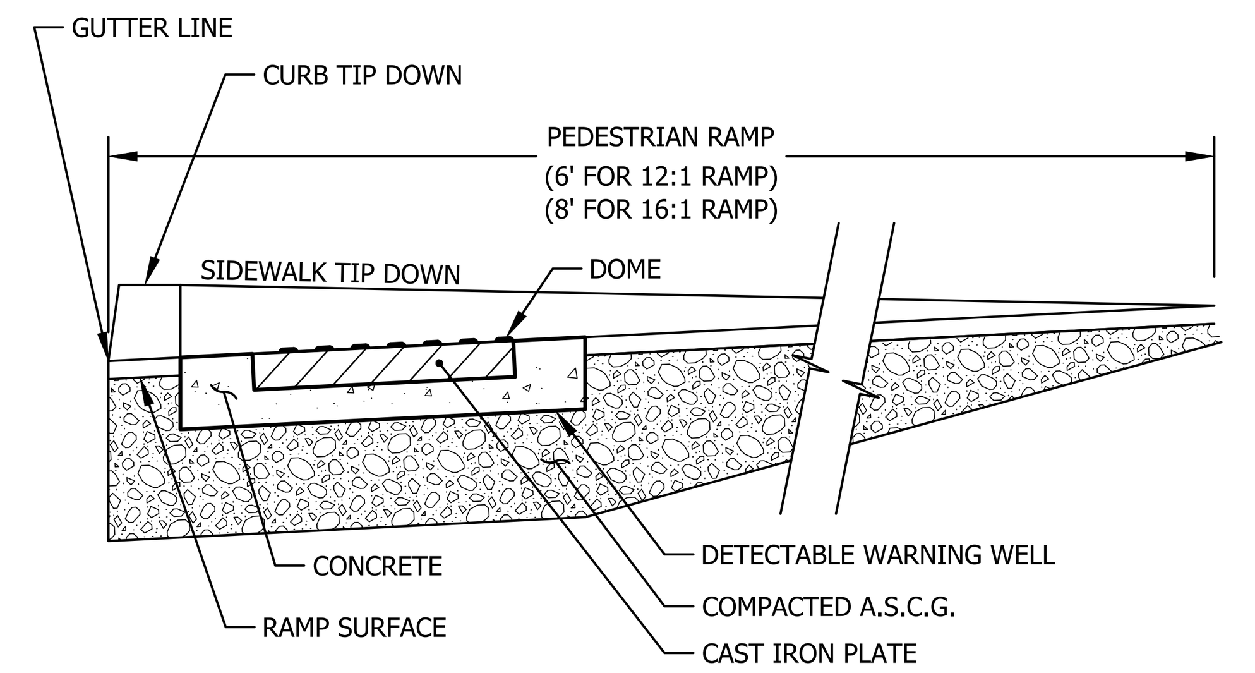
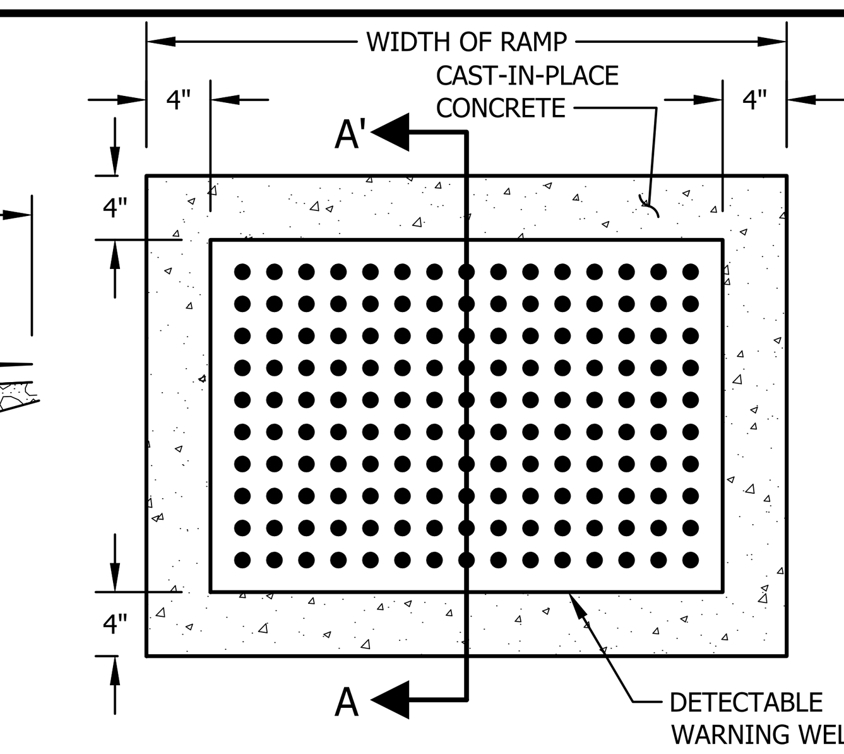
3. BACKSLOPES TO BE 3:1 TO MATCH EXISTING GRADES IN BOTH CUTS AND FILLS UNLESS OTHERWISE INDICATED.
4. BACKSLOPE TO BE 2:1 IN ROCK EXCAVATION PROVIDED ADEQUATE SIGHT DISTANCE IS MAINTAINED.

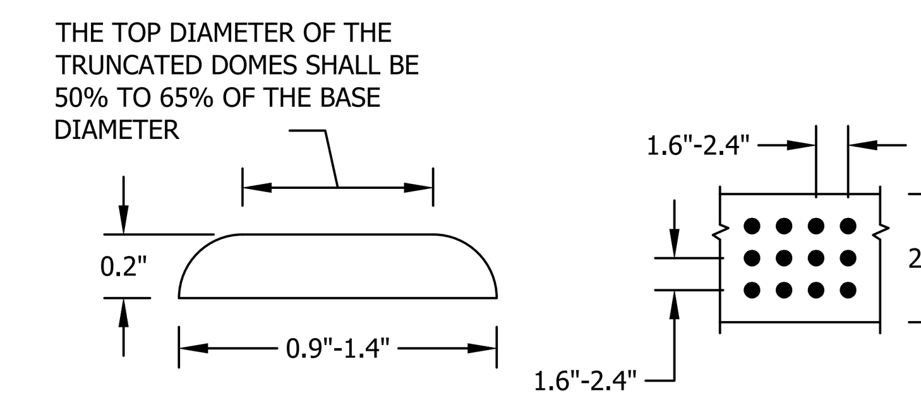
SIDE ROAD - TYPICAL ROAD SECTION
NTS



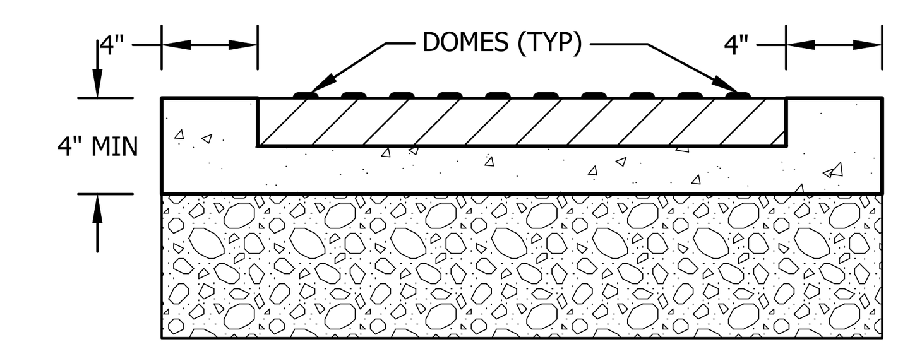
SIDE SECTION VIEW OF DETECTABLE WARNING, WELL, CURB AND GUTTER



PLAN VIEW OF DETECTABLE WARNING AND WELL

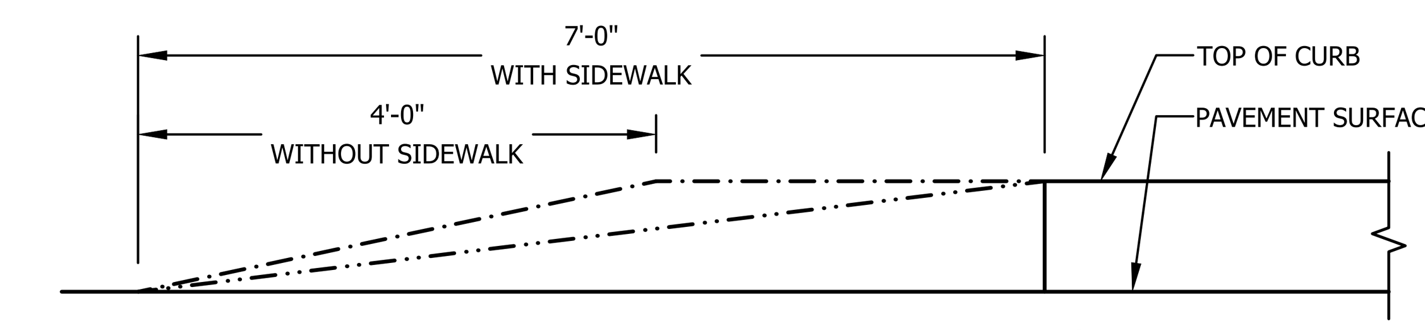


DOME AND DETECTABLE WARNING DETAILS

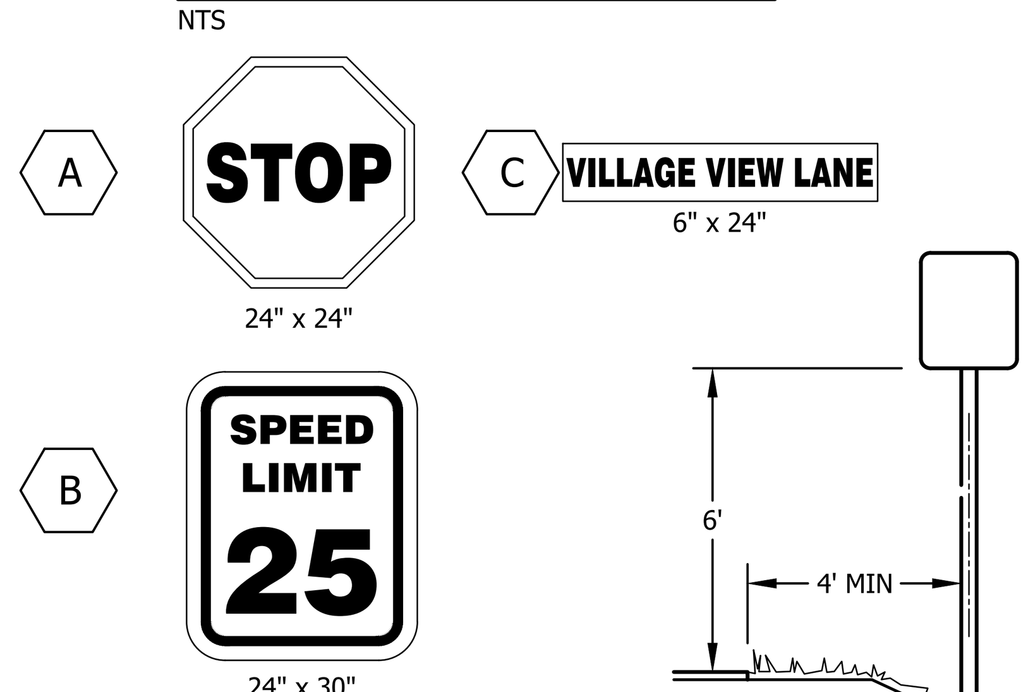


SECTION A-A'

DETECTABLE WARNING SECTIONS
NTS



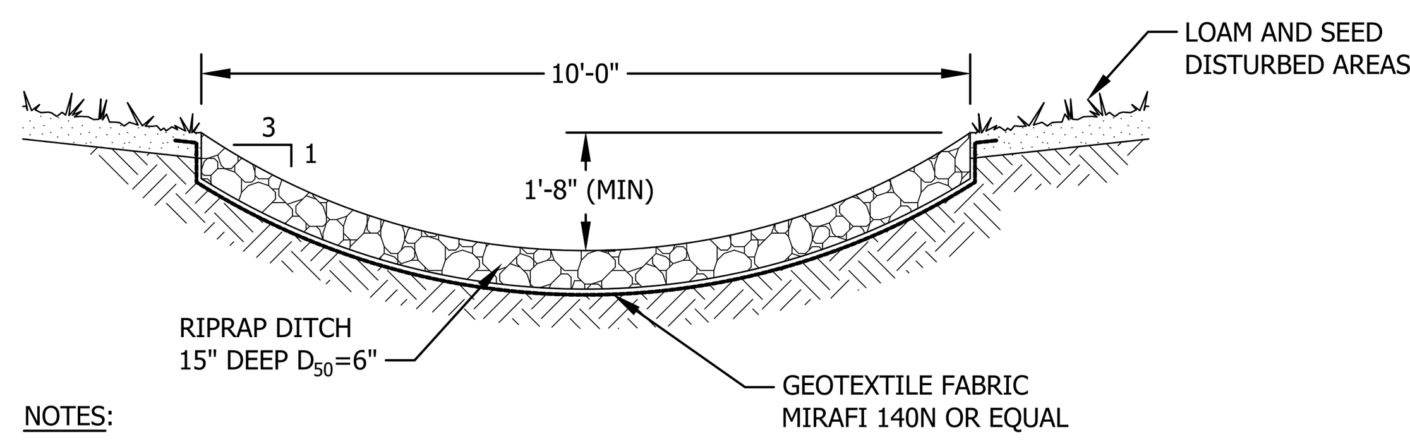
CURB TERMINAL END (TIP DOWN)
NTS



NOTES:

1. SIGNS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH MAINE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, HIGHWAYS AND BRIDGES REVISION OF DECEMBER 2002, SECTION 645.
2. ALL PERMANENT SIGNS ON THIS PROJECT ARE CLASSIFIED UNDER SECTION 645.03(b) TYPE 1 REGULATORY WARNING AND ROUTE MARKER ASSEMBLY SIGNS.
3. SIGN MATERIAL SHALL BE AS SPECIFIED IN SECTION 719 OF THE MDOT STANDARD SPECIFICATIONS.
4. POSTS SHALL BE METAL CHANNELS AS SPECIFIED IN SECTION 720.08. ALTERNATE POSTS MAY BE 4"x6" WOOD AS SPECIFIED IN SECTION 720.12, AS APPROVED BY ENGINEER.
5. POSTS IN THE PUBLIC RIGHT-OF-WAY TO BE ON BREAKAWAY POSTS AS SPECIFIED IN SECTION 720 OF THE MDOT STANDARD SPECIFICATIONS.

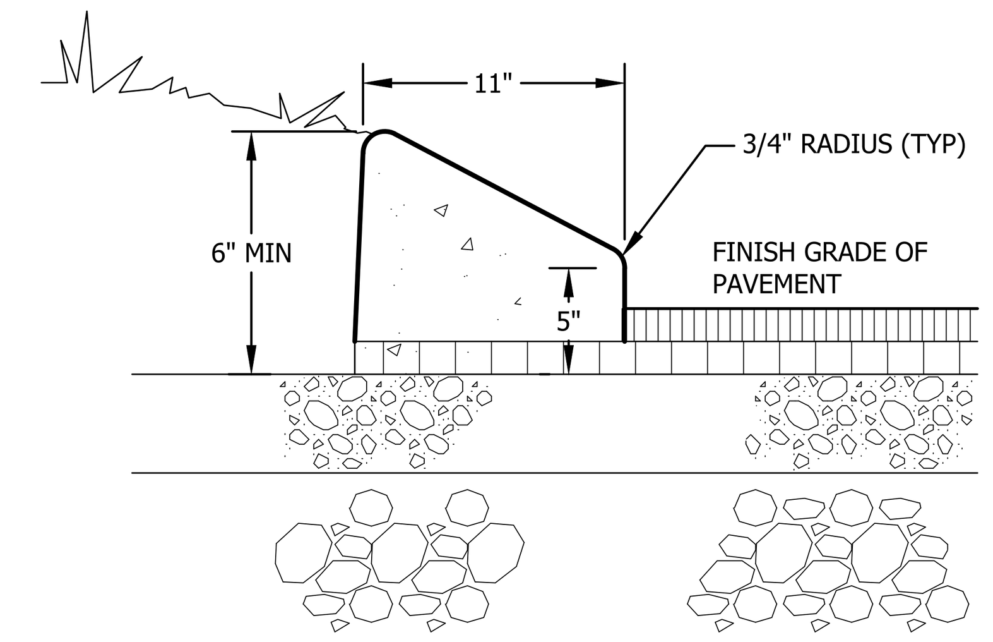
ROAD SIGN LEGEND
NTS



NOTES:

1. SUBGRADE PREPARATION: SHAPE THE SUBGRADE TO THE LINES AND GRADES AS SHOWN ON THE DRAWINGS AND AS SHOWN ON THE DETAILS. REMOVE ALL ORGANIC MATTER, DEBRIS AND SOIL THAT IS TOO WET TO SUPPORT RIPRAP. IF FILL IS REQUIRED PROVIDE SUITABLE SOIL FROM ON SITE OR COMMON BORROW (MDOT 703.18) COMPACTED TO A DENSITY APPROXIMATELY THAT OF THE SURROUNDING UNDISTURBED SOIL BUT NOT LESS THAN 92% (ASTM D1557).
2. GEOTEXTILE FABRIC: PLACE AND ANCHOR GEOTEXTILE (FILTER FABRIC) IMMEDIATELY AFTER SUBGRADE PREPARATION IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. STONE PLACEMENT: PLACE RIPRAP IMMEDIATELY AFTER PLACING GEOTEXTILE FABRIC. PLACE RIPRAP SO THAT IT PRODUCES A DENSE, WELL-GRADED MASS OF STONE WITH A MINIMUM OF VOIDS
4. MAINTENANCE: INSPECT RIPRAP FOLLOWING SIGNIFICANT RAINFALL EVENTS (3 INCHES OR MORE IN 24 HOURS) AND AFTER THE SPRING THAW. REPAIR DAMAGED AREAS IMMEDIATELY.
5. RIPRAP: SOUND DURABLE ROCK WHICH WILL NOT DISINTEGRATE BY EXPOSURE TO WATER OR WEATHER. EITHER FIELD STONE OR ROUGH, UNEVEN QUARRY STONE MAY BE USED. STONES SHALL BE ANGULAR AND AS NEARLY RECTANGULAR IN CROSS-SECTION AS PRACTICABLE. DO NOT USE ROUNDED BOULDERS OR COBBLES. USE A WELL GRADED MIXTURE OF STONE SIZES WITH 50 PERCENT OF THE MIXTURE BY WEIGHT BEING LARGER THAN THE D SIZE SPECIFIED AND 50 PERCENT SMALLER.

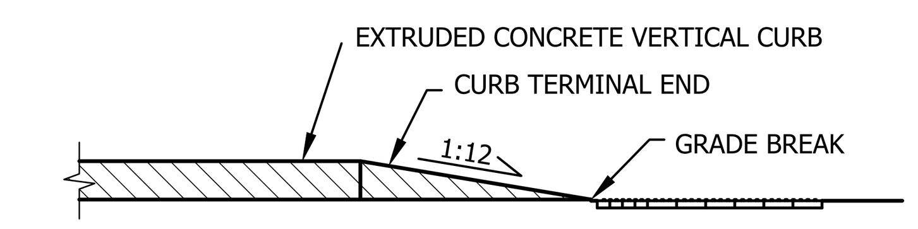
RIPRAP CHANNEL PROTECTION
NTS



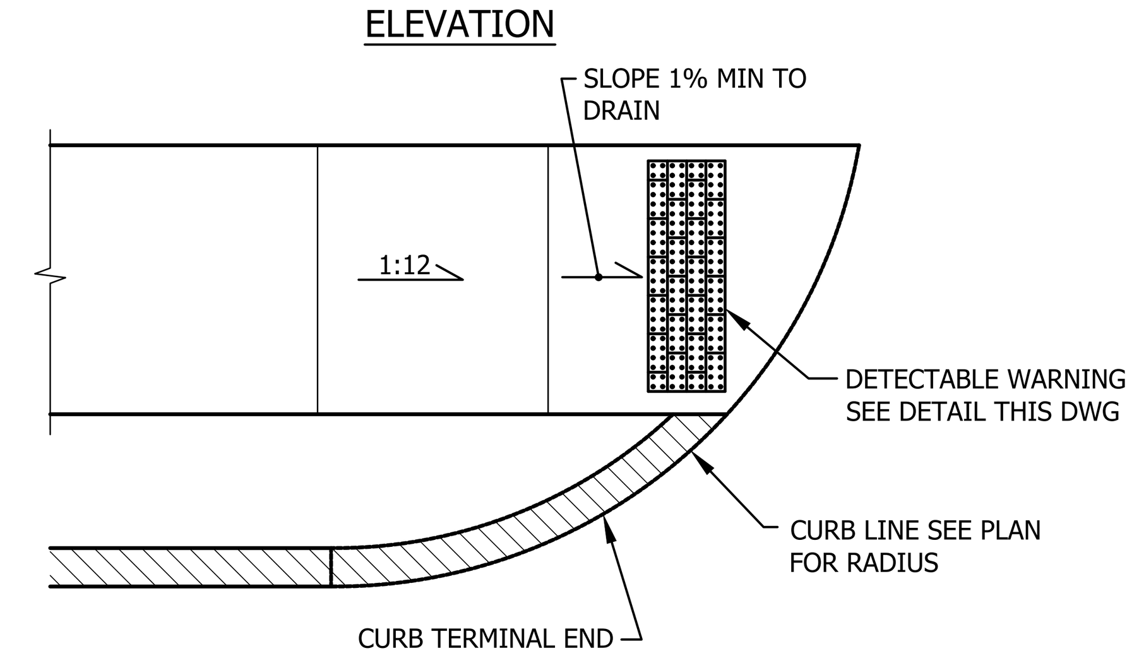
CONCRETE NOTES:

1. MINIMUM 28 DAY COMPRESSIVE STRENGTH: 4,000 PSI
2. AIR ENTRAINMENT: 4% TO 6%
3. REINFORCING: FIBERMESH OR EQUIVALENT GRACE PRODUCT
4. STRAND LENGTH 1-1/2", 1" TO 1-1/2 LB/CUBIC YARD
5. SLUMP: 1" TO 1-1/2"
6. FINISH:
   a. VERTICAL AND TOP FACES: SMOOTH SLIPFORM
   b. SLOPED FACES: BROOM
7. JOINTS: SAWCUT 10' OC 3" DEEP THE DAY AFTER PLACING
8. SEALER: SALTGUARD OR EQUAL WATER BASED SEALER

SLIPFORM CONCRETE CURB
NTS

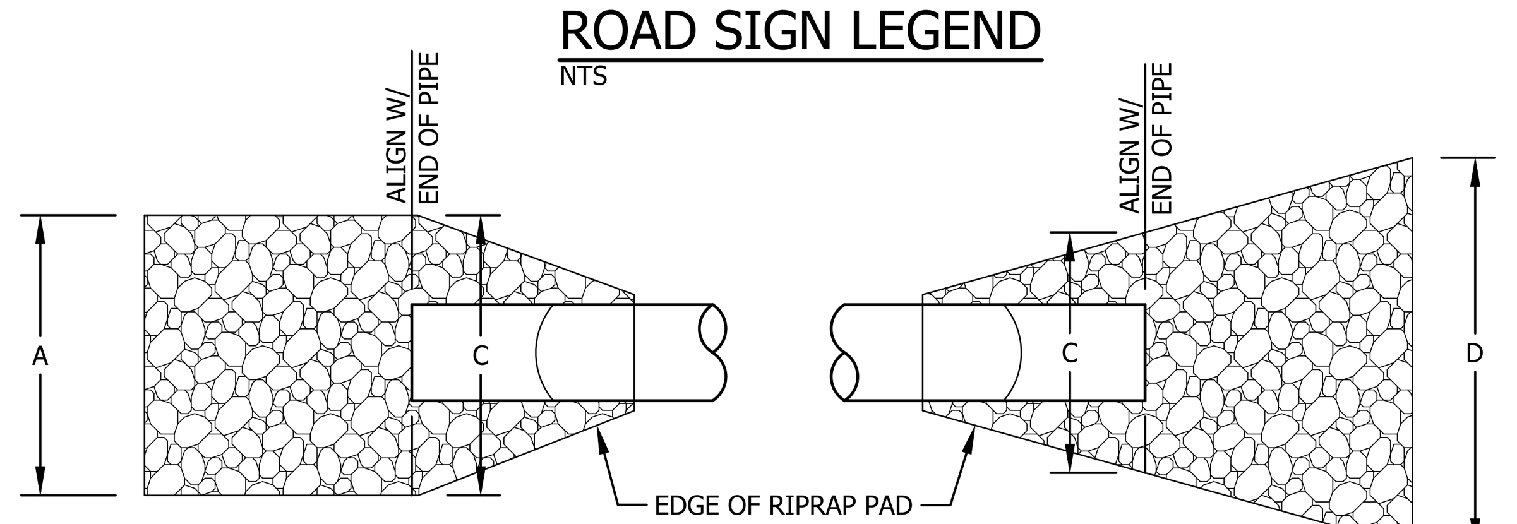


ELEVATION



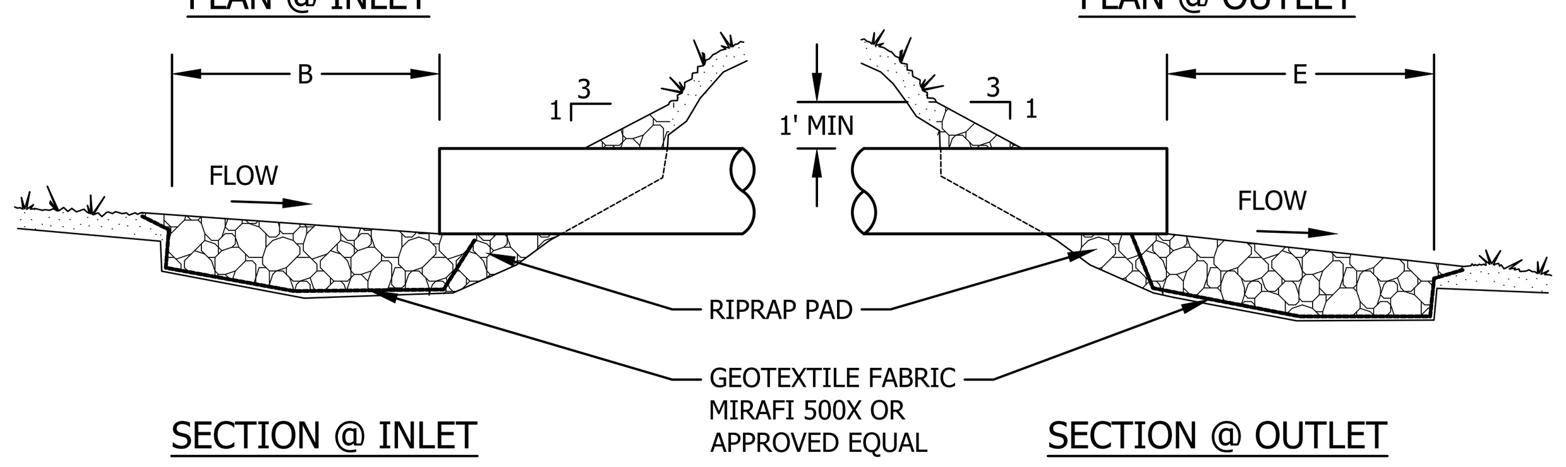
PLAN

ADA RAMP WITH DETECTABLE WARNING
NTS



PLAN @ INLET

PLAN @ OUTLET

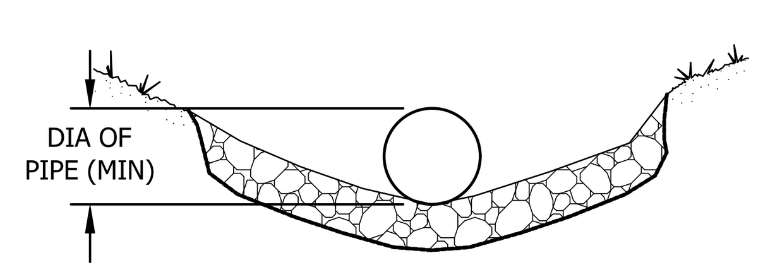


SECTION @ INLET

SECTION @ OUTLET

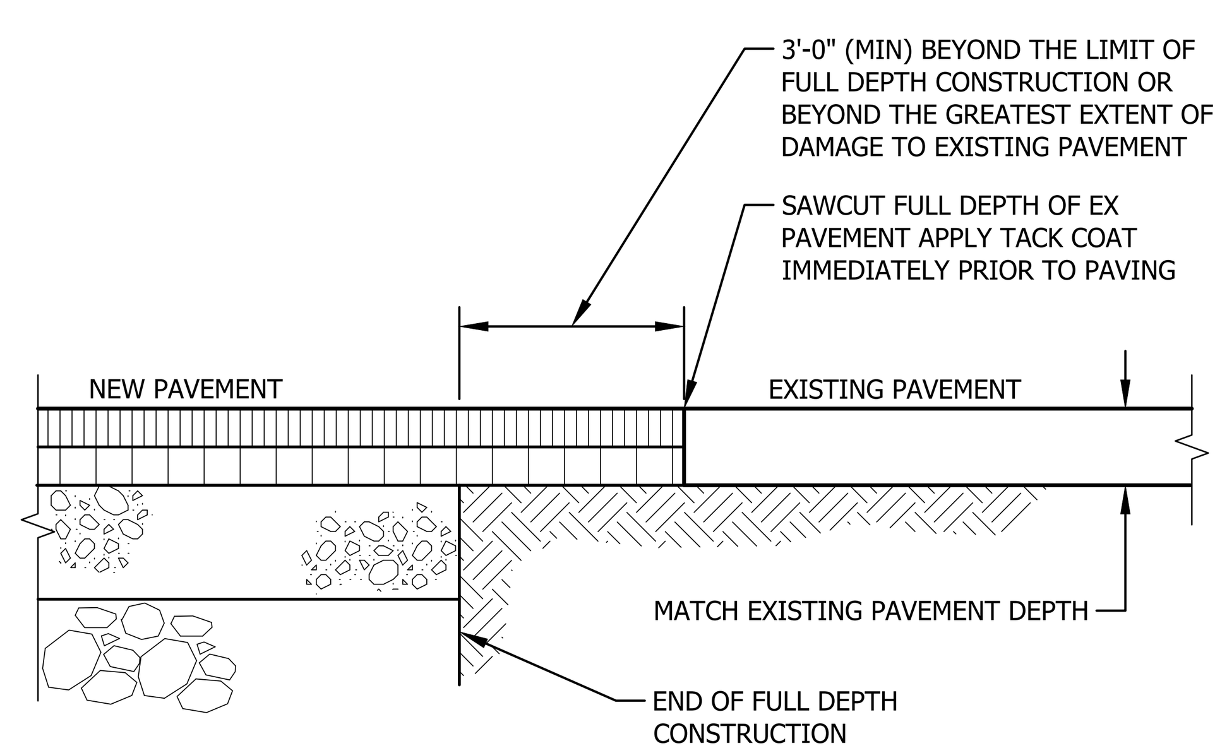
RIPRAP PAD MUST BE INSTALLED WITHIN 48 HOURS OF INSTALLING NEW PIPE OR CULVERT.

PIPE	A	B	C	D	E	RIPRAP THICKNESS	D_{50}
12"~	3 FT.	2 FT.	3 FT.	9 FT.	8 FT.	12"	5"
15"~	3.75 FT.	2.5 FT.	3.75 FT.	11.5 FT.	10 FT.	18"	8"
18"~	4.5 FT.	3 FT.	4.5 FT.	11.5 FT.	10 FT.	18"	8"
36"~	9 FT.	6 FT.	9 FT.	12 FT.	30 FT.	28"	14"

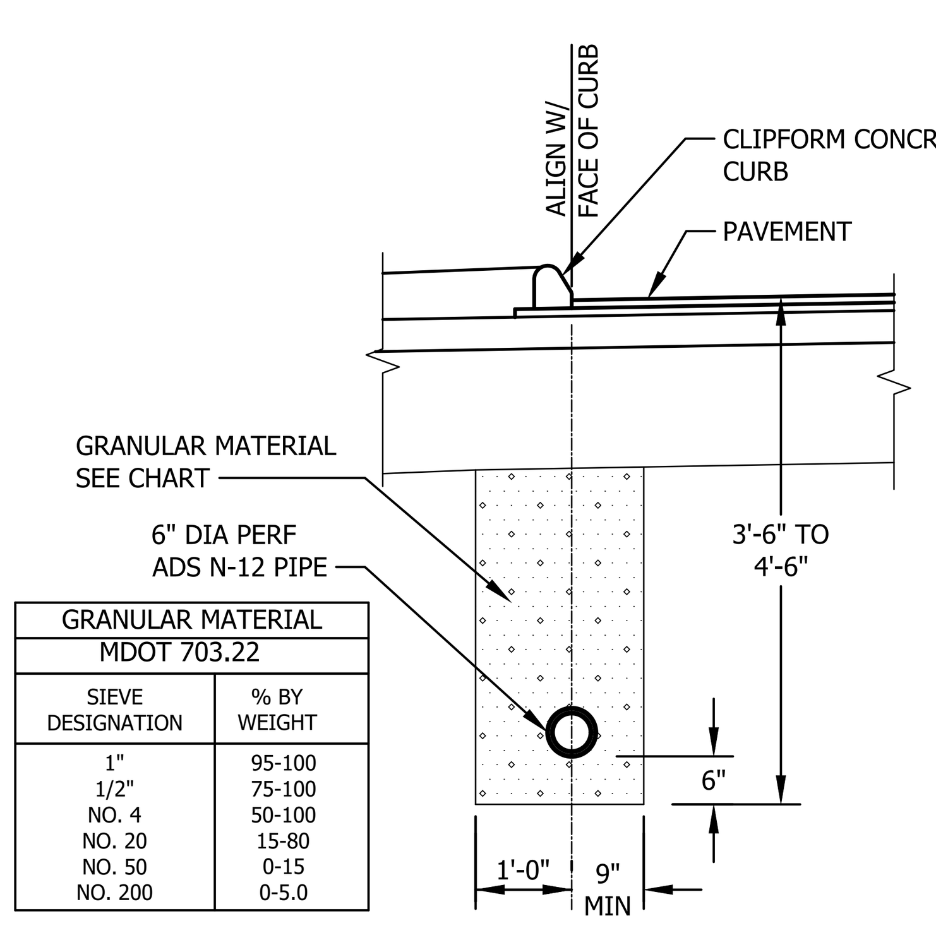


CROSS SECTION

RIPRAP INLET/OUTLET PROTECTION



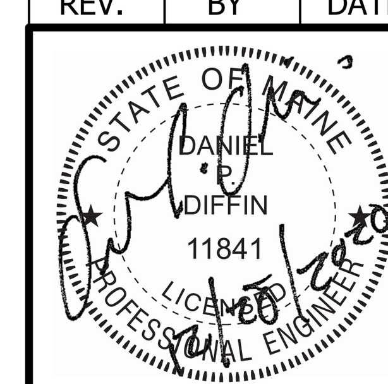
PAVEMENT CUTTING AND MATCHING
NTS



GRANULAR MATERIAL MDOT 703.22	
SIEVE DESIGNATION	% BY WEIGHT
1"	95-100
1/2"	75-100
NO. 4	50-100
NO. 20	15-80
NO. 50	0-15
NO. 200	0-5.0

UNDERDRAIN TRENCH
NTS

REV.	BY	DATE	STATUS
	DPD	12/2020	REVISED PER STAFF COMMENTS
	DPD	10/2020	ISSUED FOR TOWN AND MEDEP REVIEW



CONSTRUCTION AGGREGATE INC.
VILLAGE CENTER ESTATES, PHASE 2
NORTH YARMOUTH, MAINE

SECTIONS AND DETAILS

SME
SEVEE & MAHER ENGINEERS
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
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DESIGN BY:	JTR
DRAWN BY:	SJM
DATE:	1/2020
CHECKED BY:	BDP
LMN:	NONE
CTB:	SME-STD

JOB NO. 18295.00 DWG FILE DETAILS

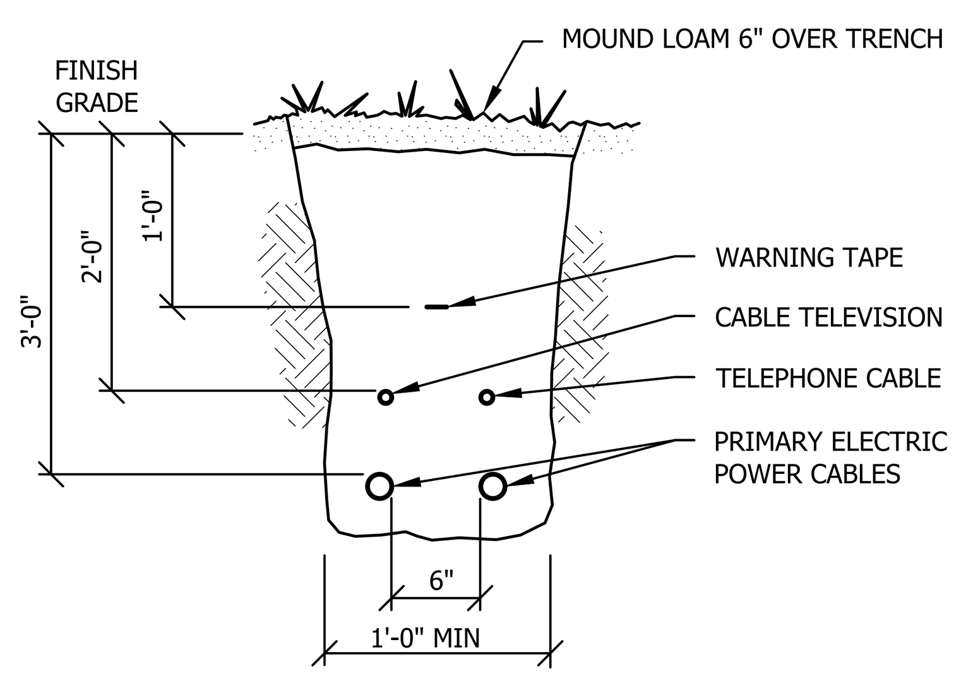
C-301

\\nserver\CFS\Ben Grover\Village Center Estates Phase 2\Acad\Plans\DETAILS.dwg, 12/15/2020 1:45:43 PM, jrl

CONSTRUCTION	USE
1 1/4" HMA MDOT 9.5mm 2 1/4" HMA MDOT 19.0mm 3" COMPACTED AGGREGATE BASE, MDOT 703.06(a) TYPE A 15" COMPACTED AGGREGATE SUBBASE, MDOT 703.06(b) TYPE D COMPACTED SUBGRADE	BITUMINOUS ROADS
1 - 2" LAYER OF HMA MDOT 9.5mm 12" COMPACTED AGGREGATE BASE, MDOT 703.06(a) TYPE A COMPACTED SUBGRADE	BITUMINOUS SIDEWALKS
4" LOAM, SEED, FERTILIZER AND MULCH GRANULAR MATERIAL IN FILL AREAS COMPACTED SUBGRADE	GRASS GRASSED ISLAND ALL DISTURBED AREAS
4" COMPACTED AGGREGATE BASE, MDOT 703.06(a) TYPE A 15" COMPACTED AGGREGATE SUBBASE, MDOT 703.06(b) TYPE D COMPACTED SUBGRADE	GRAVEL PARKING AREA

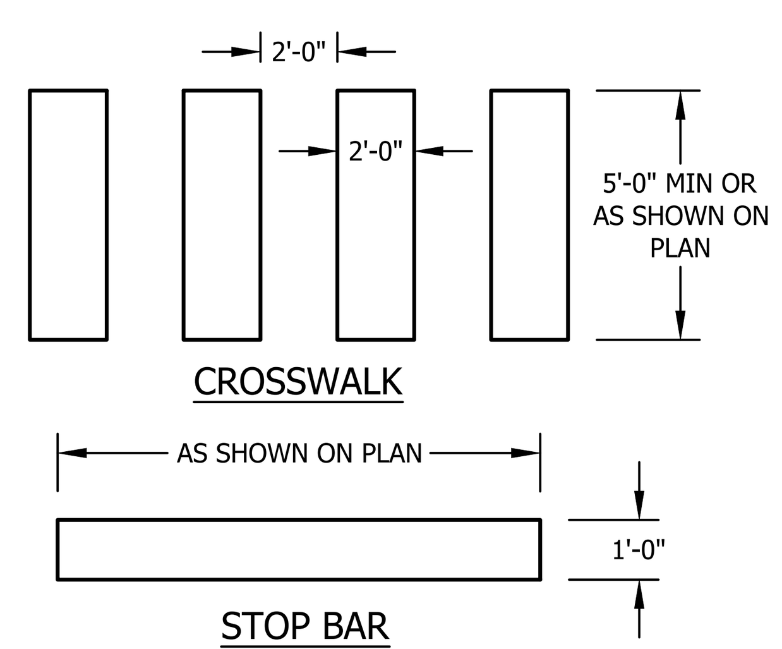
NOTES:
1. HMA = HOT MIX ASPHALT.
   MDOT = MAINE DEPARTMENT OF TRANSPORTATION.
2. ALL COURSE THICKNESSES AFTER FINAL COMPACTION.

SCHEDULE OF SURFACE FINISHES
NTS

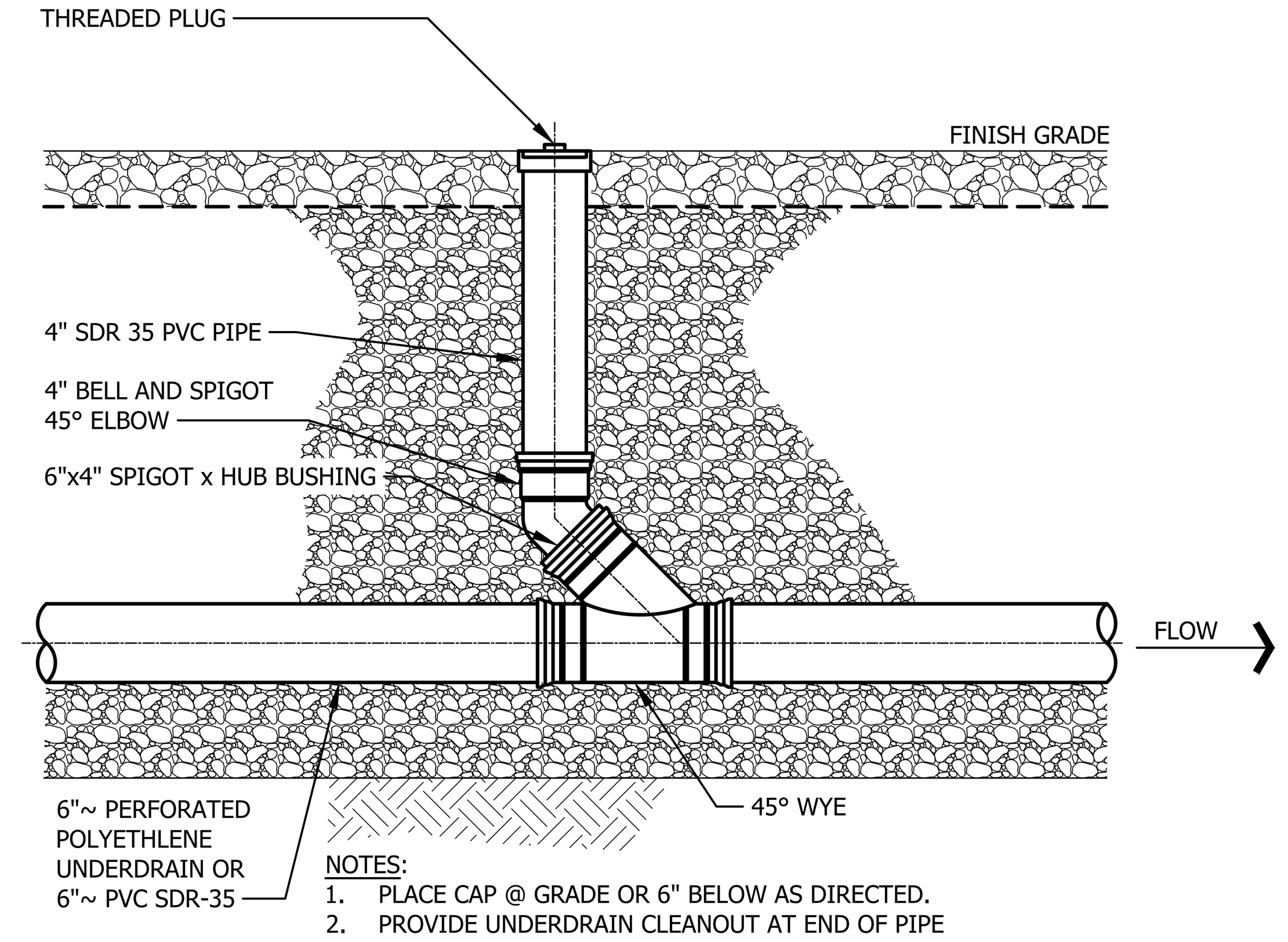


NOTES:
1. SEE CMP CO. STANDARD TRENCH FOR BACKFILL MATERIAL REQUIREMENTS.
2. DIRECT BURY CABLES EXCEPT UNDER PAVED AREAS. PROVIDE SCH. 40 PVC CONDUIT UNDER PAVED AREAS, EXTEND CONDUIT 5' BEYOND EDGE OF PAVEMENT.

UNDERGROUND UTILITY TRENCH SECTION
NTS

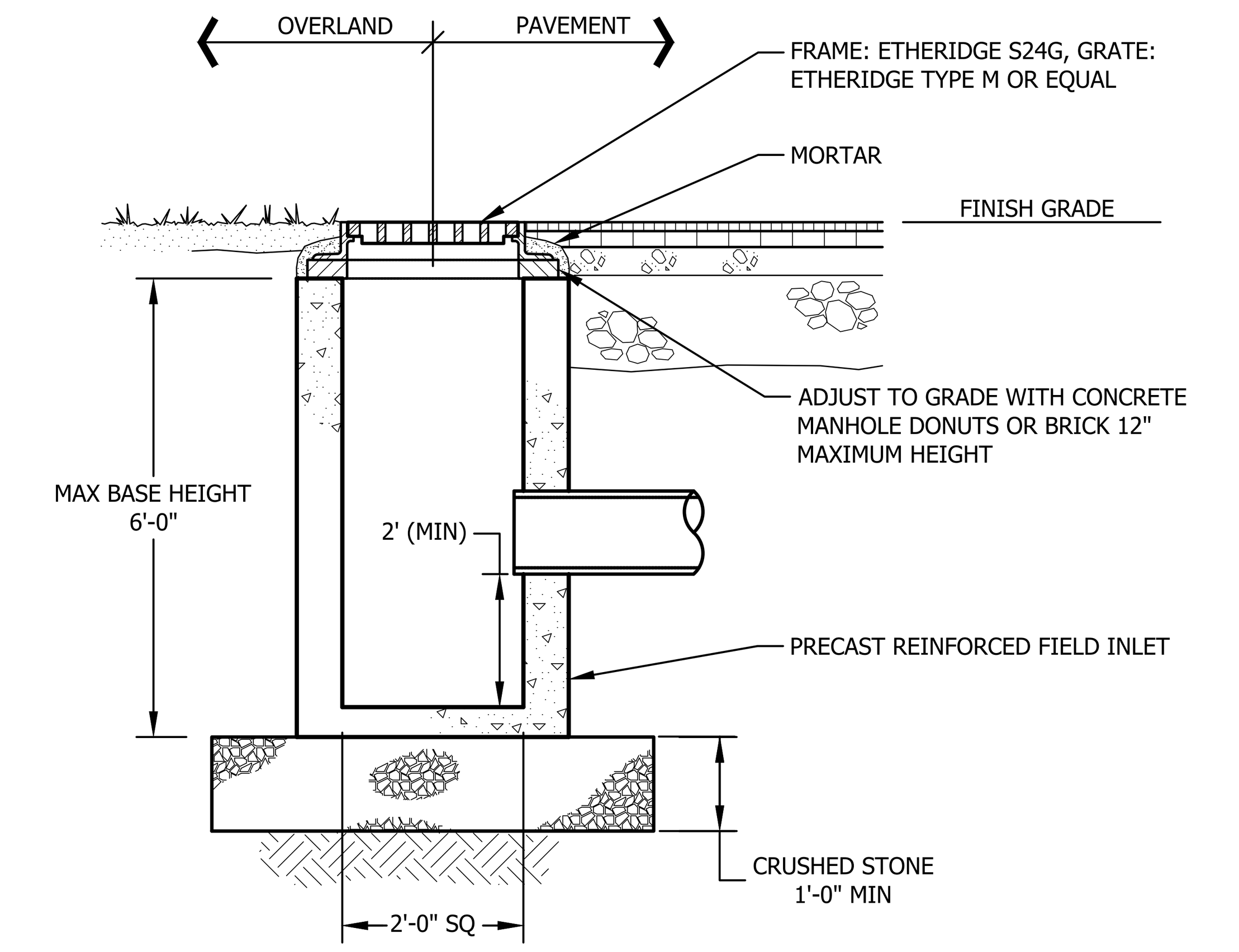


PAVEMENT STRIPING
NTS

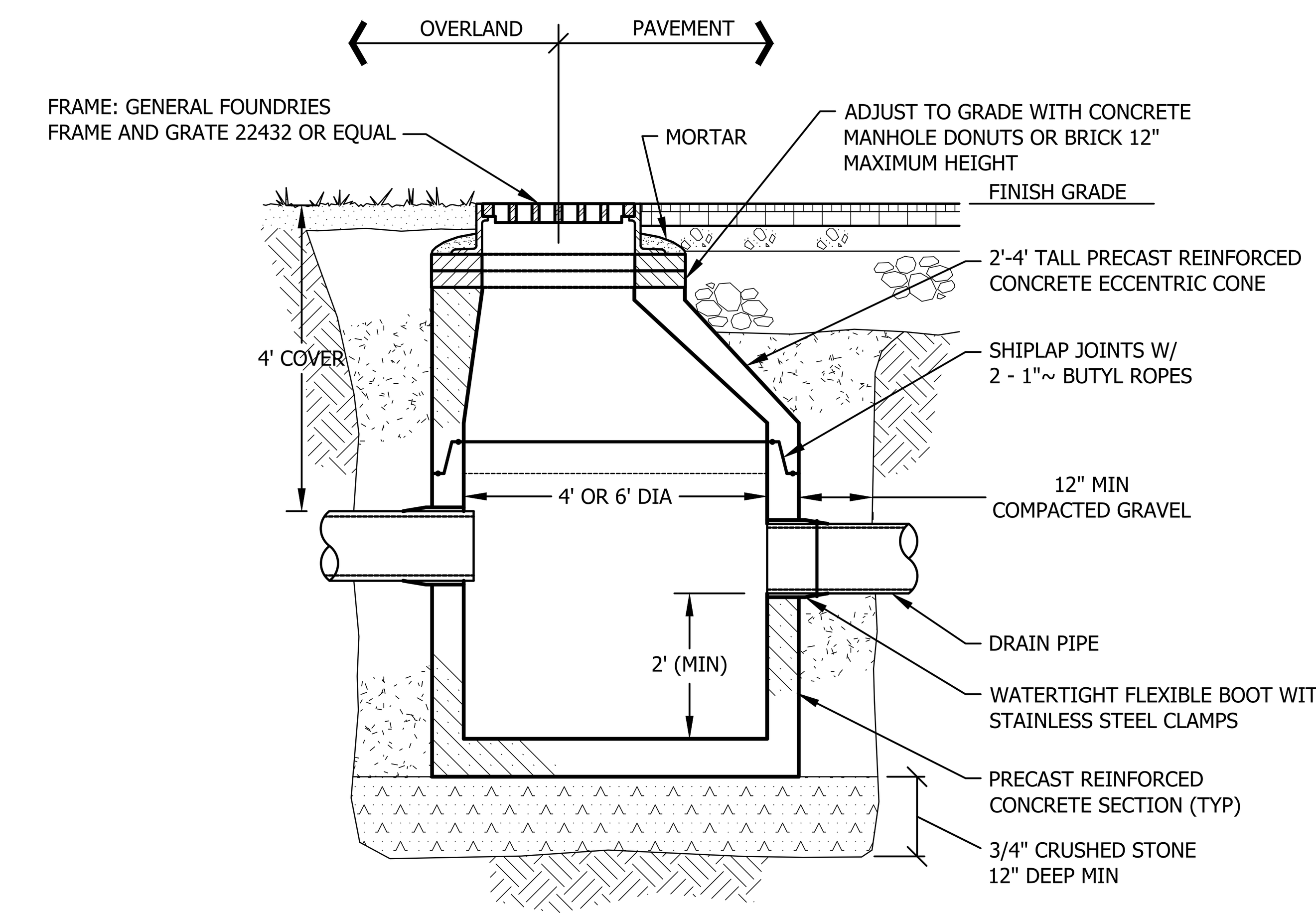


NOTES:
1. PLACE CAP @ GRADE OR 6" BELOW AS DIRECTED.
2. PROVIDE UNDERDRAIN CLEANOUT AT END OF PIPE AND EVERY 300LF ON INSTALLATION.

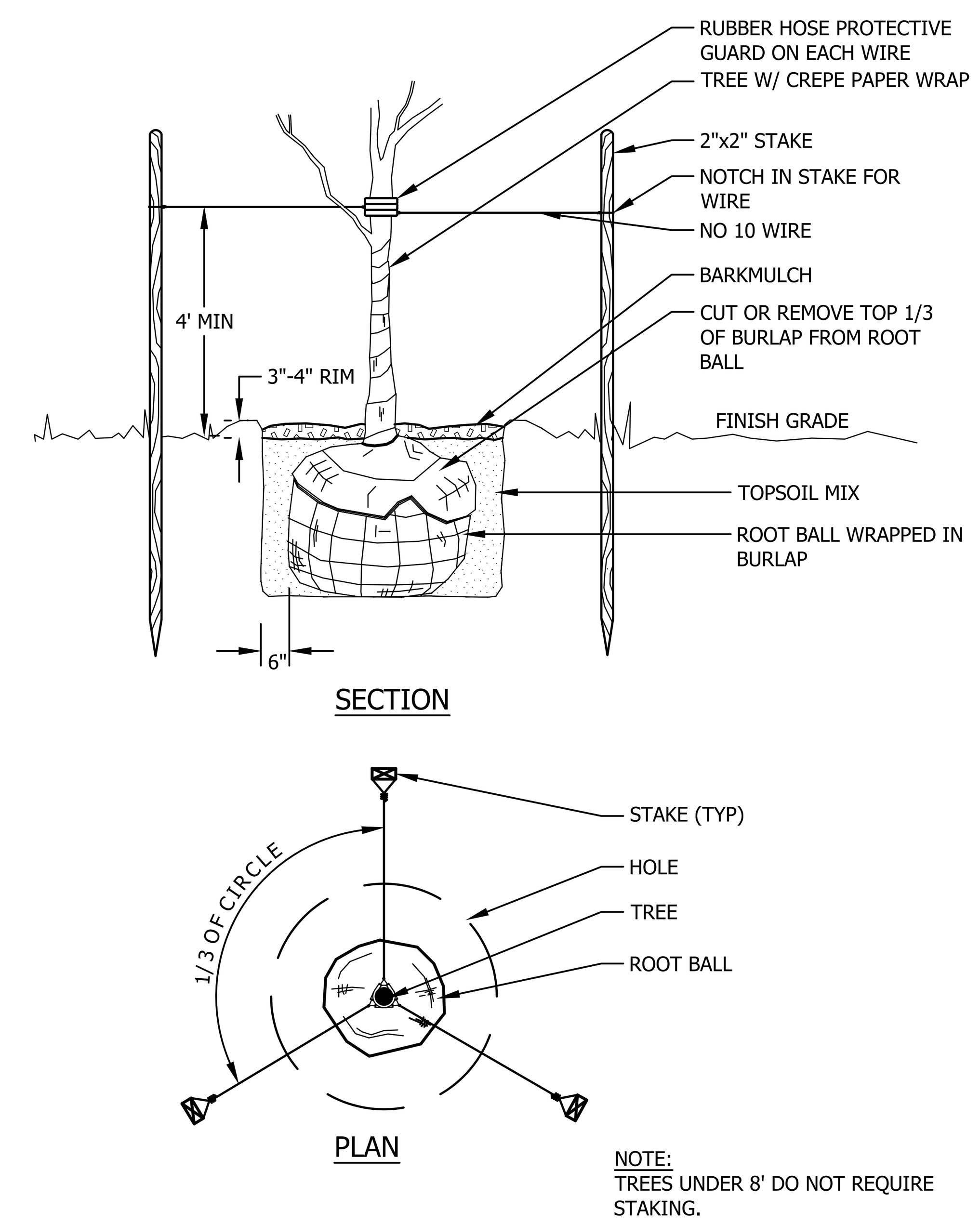
TYPICAL CLEANOUT
NTS



FIELD INLET DETAIL
NTS



CATCH BASIN
NTS



NOTE:
TREES UNDER 8' DO NOT REQUIRE STAKING.

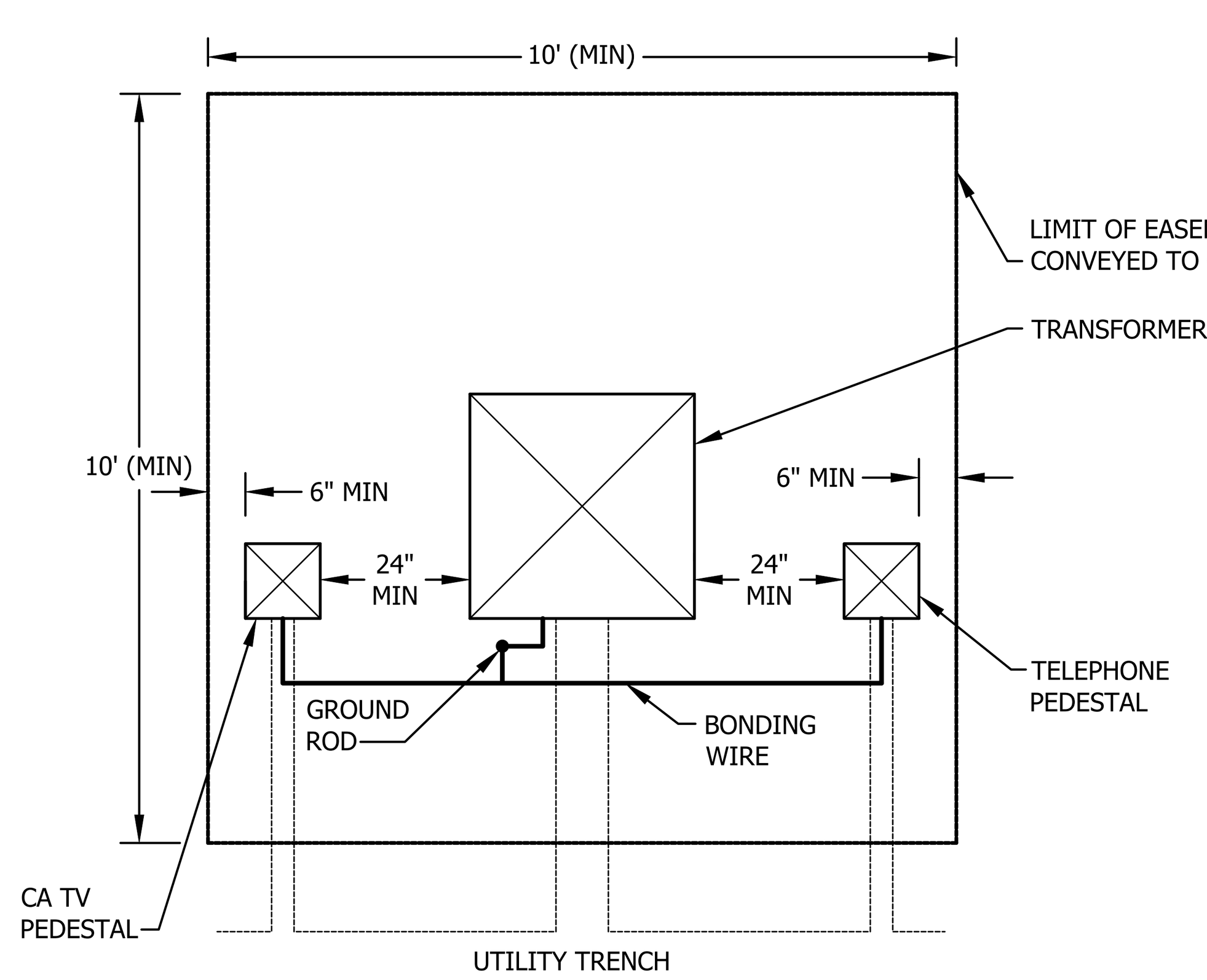
TREE PLANTING
NTS

CATCH BASIN AND FIELD INLET NOTES:

THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO THE ENGINEER FOR APPROVAL. SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING:

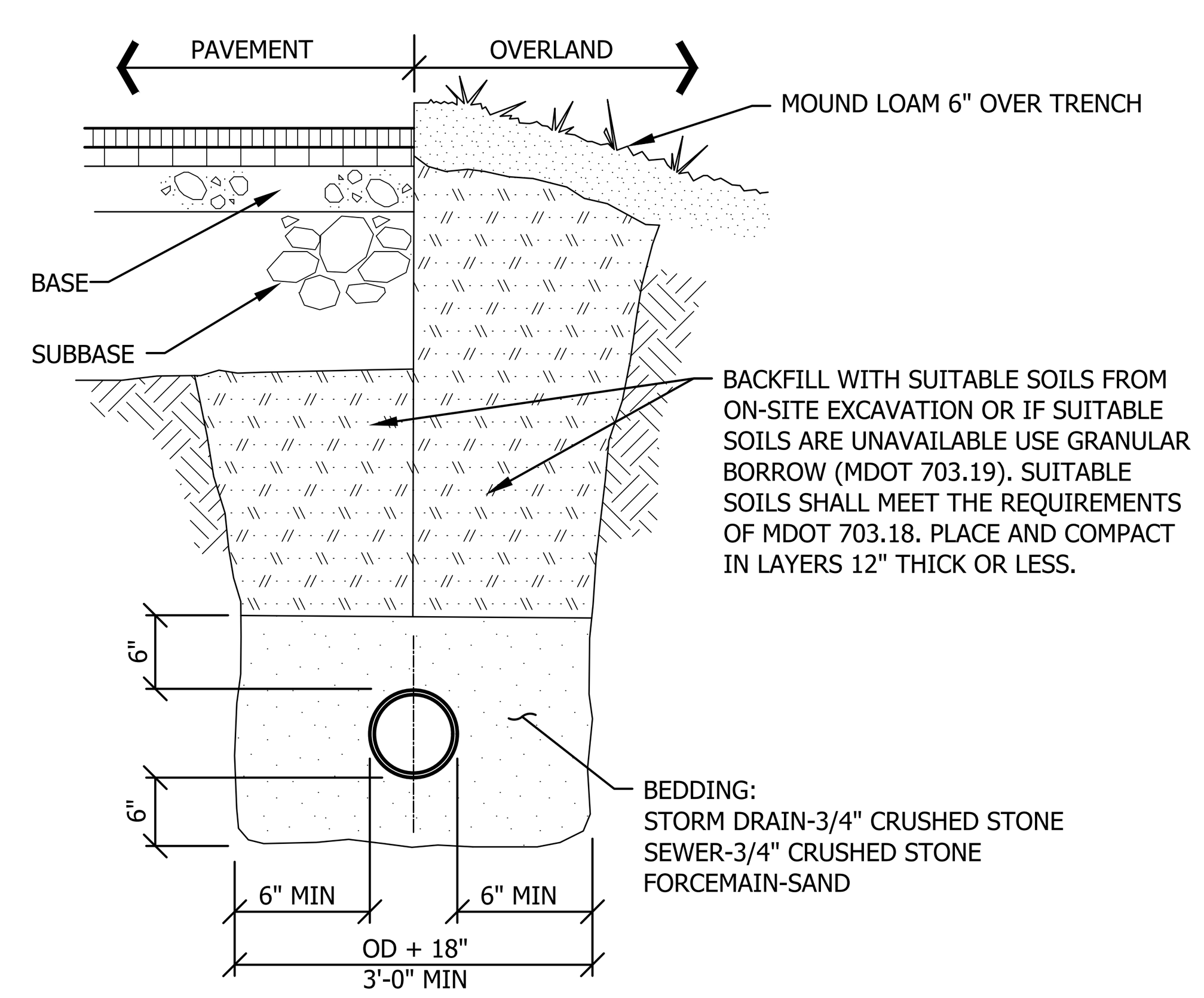
PRODUCT DATA: SUBMIT PRODUCT DATA FOR ALL MATERIALS USED ON THE JOB FOR REVIEW FOR LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH INFORMATION GIVEN AND DESIGN CONCEPT EXPRESSED IN CONTRACT DOCUMENTS.

SHOP DRAWINGS: SUBMIT FOR REVIEW SHOP DRAWINGS OF ALL PRECAST UNITS. MANUFACTURER'S INFORMATION SHALL BE SUBMITTED FOR JOINT SEALANTS AND WATERPROOFING. MANUFACTURE SHALL PROVIDE ANTI-FLOTATION DESIGN SHOP DRAWINGS AND CALCULATIONS, INCLUDING ANY EXTENDED BASE SLABS AS NECESSARY, FOR PROPOSED MANHOLES. MANUFACTURER SHALL ASSUME GROUNDWATER LEVELS EQUAL TOP OF GROUND ELEVATIONS AND PROVIDE FOR A 1.2 FACTOR OF SAFETY AGAINST FLOTATION.

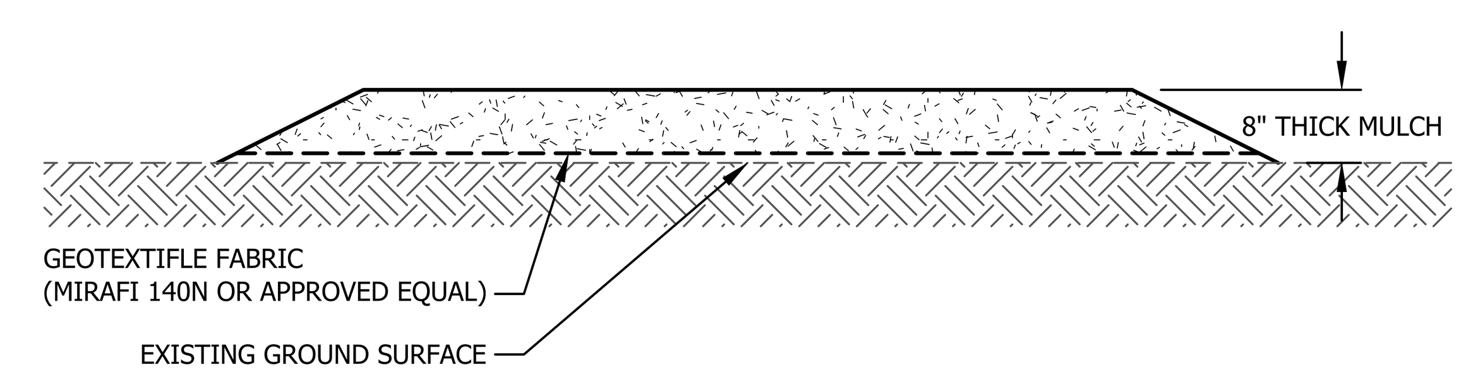


NOTE: CONCRETE PAD AND INSTALLATION PER CMP STANDARDS

TYPICAL TRANSFORMER EASEMENT LAYOUT
NTS



TYPICAL TRENCH SECTION
NTS



FOOTPATH SECTION
NTS

REV.	BY	DATE	STATUS
	DPD	12/2020	REVISED PER STAFF COMMENTS
	DPD	10/2020	ISSUED FOR TOWN AND MEDEP REVIEW

STATE OF MAINE
DANIEL P. DIFFIN
11841
LICENSED PROFESSIONAL ENGINEER
12/15/2020

CONSTRUCTION AGGREGATE INC.
VILLAGE CENTER ESTATES, PHASE 2
NORTH YARMOUTH, MAINE

SECTIONS AND DETAILS

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DATE:	1/2020
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LMN:	NONE
CTB:	SME-STD

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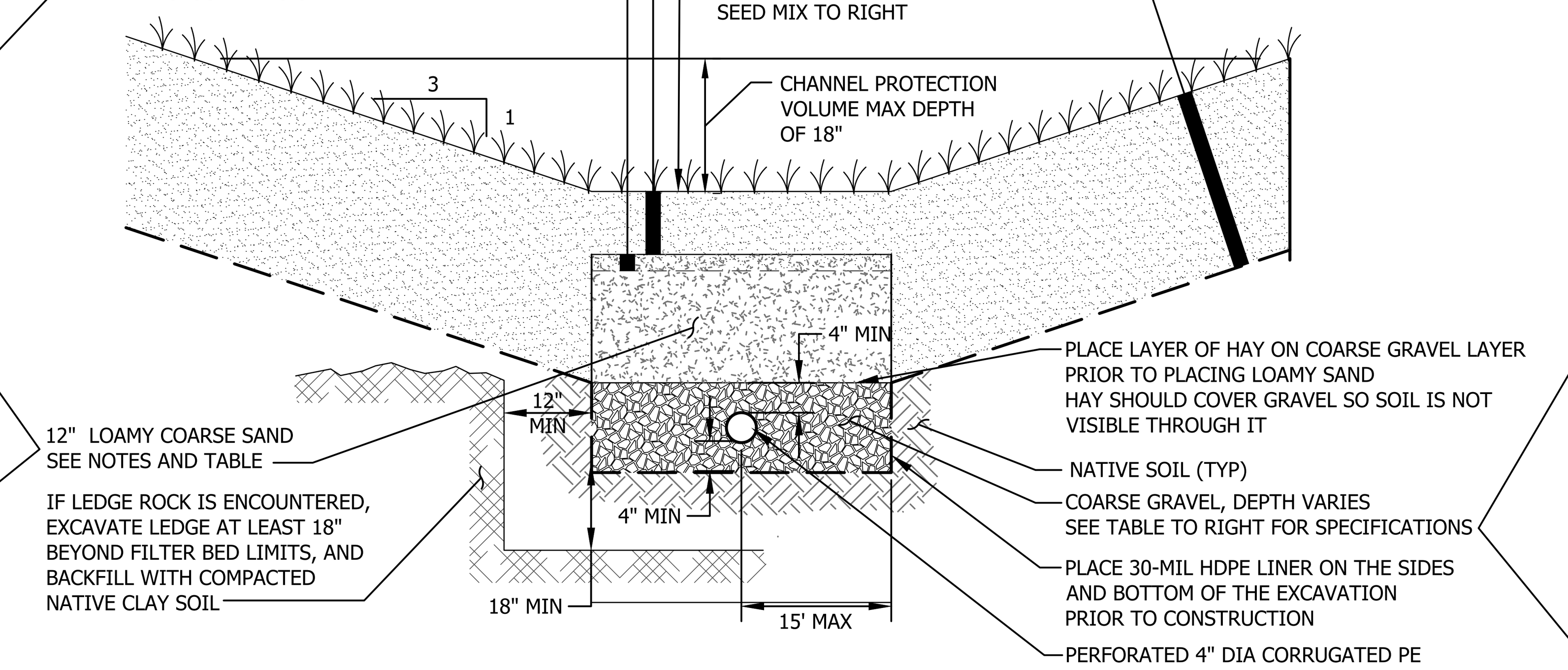
C-302

THE SANDY LOAM TOPSOIL SHALL BE TESTED AT A SOIL TESTING LAB AND:

- MATCH THE USDA SANDY LOAM TOPSOIL CLASSIFICATION
- HAVE 5-8% HUMIFIED ORGANIC MATTER
- HAVE A CLAY CONTENT OF LESS THAN 2%
- BE FREE OF STONES, STUMPS, ROOTS OR OTHER OBJECTS GREATER THAN 2".

IF THE TOPSOIL DOES NOT CONTAIN SUFFICIENT NUTRIENT CONTENT TO SUPPORT GRASS GROWTH, SUPPLEMENT WITH SUPERHUMUS ORGANIC MATTER AND RETEST ORGANIC MATTER AND CLAY CONTENT.

SOIL FOR 12" LOAMY COARSE SAND LAYER (MEDOT #703.01)	
SIEVE SIZE	% BY WEIGHT
#10	85-100
#20	70-100
#60	15-40
#200	8-15
#200 (CLAY SIZE)	< 2.0



UNDERDRAINED SOIL FILTER SEED MIX	
Name	LBS/ACRE
Creeping Red Fescue	20
Tall Fescue	20
Birdsfoot trefoil	8
Total	48

COARSE GRAVEL MEDOT SPECIFICATIONS FOR UNDERDRAINS (MEDOT #703.22)	
SIEVE SIZE	% PASSING BY WEIGHT
UNDERDRAIN TYPE B	
1"	95-100
1/2"	75-100
#4	50-100
#20	15-80
#50	0-15
#200	0-5

CONSTRUCTION OVERSIGHT:

CONSTRUCTION SEQUENCE: THE SOIL FILTER MEDIA AND VEGETATION MUST NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE FILTER HAS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURE, 90% VEGETATION COVER, OR OTHER PERMANENT STABILIZATION UNLESS THE RUNOFF FROM THE CONTRIBUTING DRAINAGE AREA IS DIVERTED AROUND THE FILTER UNTIL STABILIZATION IS COMPLETE.

COMPACTION OF SOIL FILTER: FILTER SOIL MEDIA AND UNDERDRAIN BEDDING MATERIAL MUST BE COMPACTED TO BETWEEN 90% AND 92% STANDARD PROCTOR.

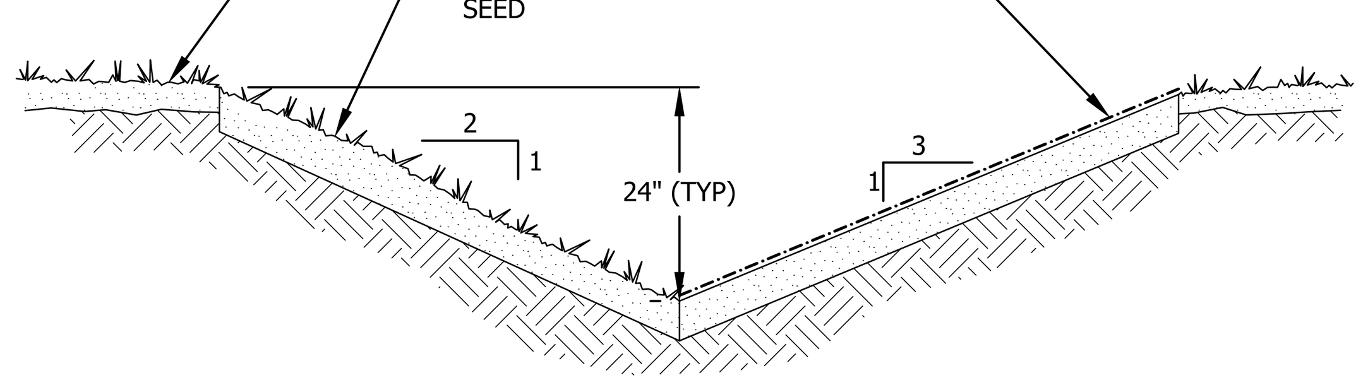
CONSTRUCTION OVERSIGHT: INSPECTION BY A PROFESSIONAL ENGINEER FAMILIAR WITH CONSTRUCTION REQUIREMENTS OF OF UNDERDRAINED SOIL FILTERS WILL OCCUR AT A MINIMUM:

- AFTER THE PRELIMINARY CONSTRUCTION OF THE FILTER GRADES AND ONCE THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED,
- AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE FILTER MEDIA,
- AFTER THE FILTER MEDIA HAS BEEN INSTALLED AND SEEDED.
- AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS, AND
- ALL THE MATERIAL USED FOR THE CONSTRUCTION OF THE FILTER BASIN MUST BE CONFIRMED AS SUITABLE BY THE DESIGN ENGINEER. TESTING MUST BE DONE BY A CERTIFIED LABORATORY TO SHOW THAT THEY ARE PASSING DEP SPECIFICATIONS.
- WITHIN 30 DAYS OF COMPLETION OF THE UNDERDRAINED FILTER BASIN, THE APPLICANT MUST SUBMIT A LOG OF INSPECTION REPORTS DETAILING THE ITEMS INSPECTED, PHOTOS TAKEN, AND THE DATES OF EACH INSPECTION TO THE BUREAU OF LAND RESOURCES FOR REVIEW.

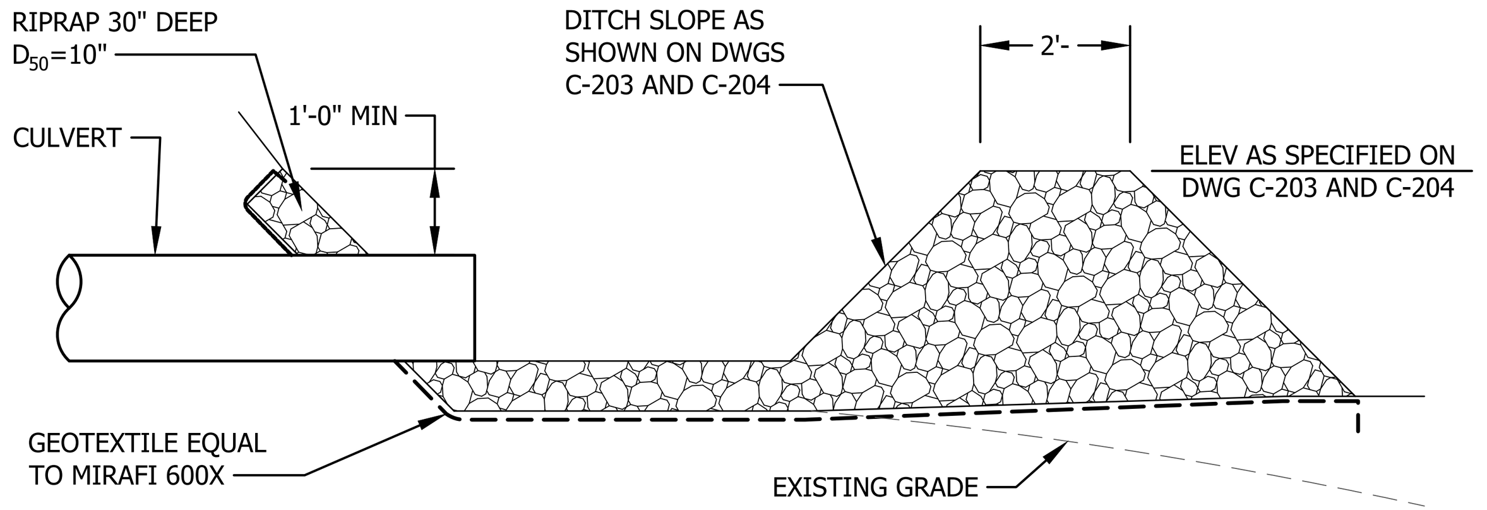
TESTING AND SUBMITTALS: THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE OF EACH COMPONENT OF THE FILTER MEDIA. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION. THE CONTRACTOR SHALL:

- SELECT SAMPLES OF EACH TYPE OF MATERIAL TO BE BLENDED FOR THE MIXED FILTER MEDIA AND SAMPLES OF THE UNDERDRAIN BEDDING MATERIAL. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PIT FACE. SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY.
- PERFORM A SIEVE ANALYSIS CONFORMING TO ASTM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES 1996A) ON EACH TYPE OF THE SAMPLE MATERIAL.

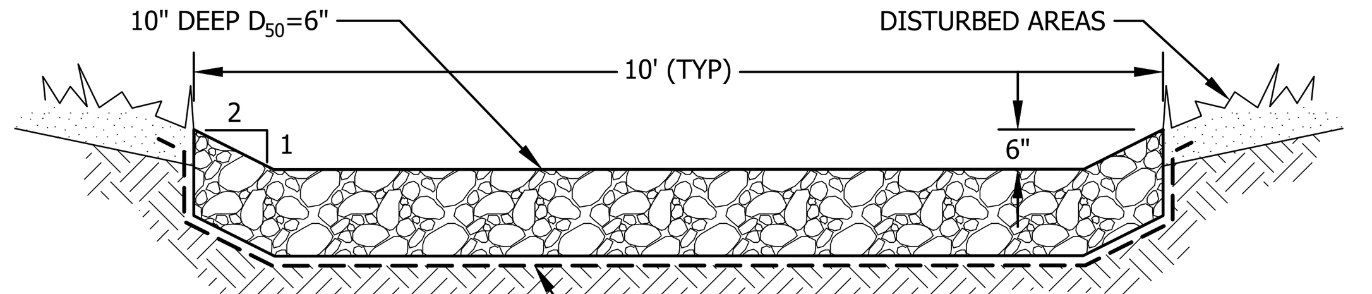
TYPICAL UNDERDRAINED SOIL FILTER

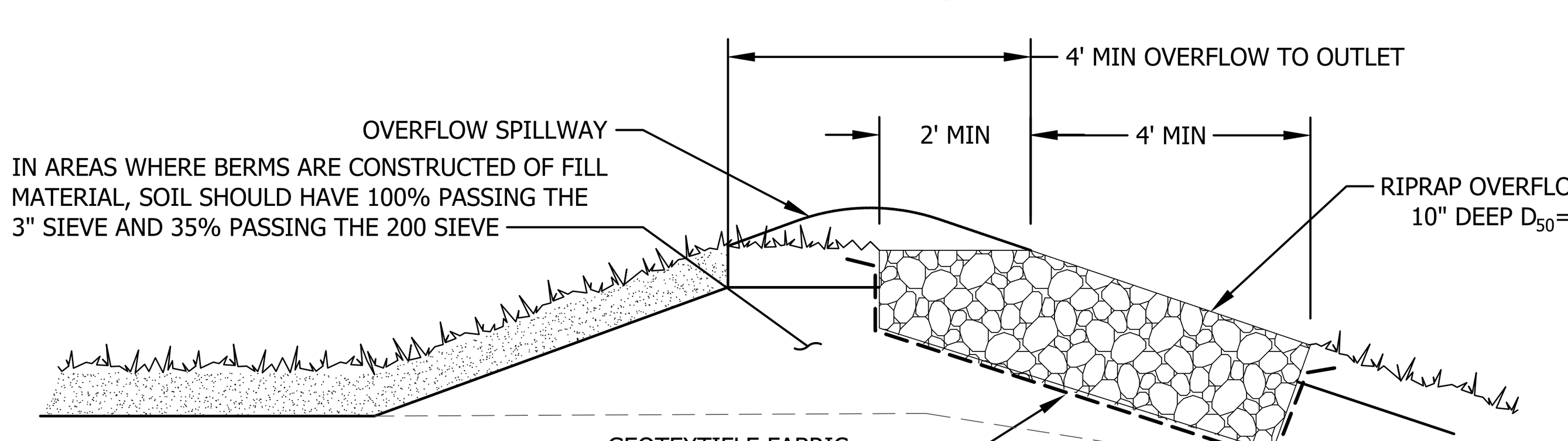


VEGETATED SWALE
NTS

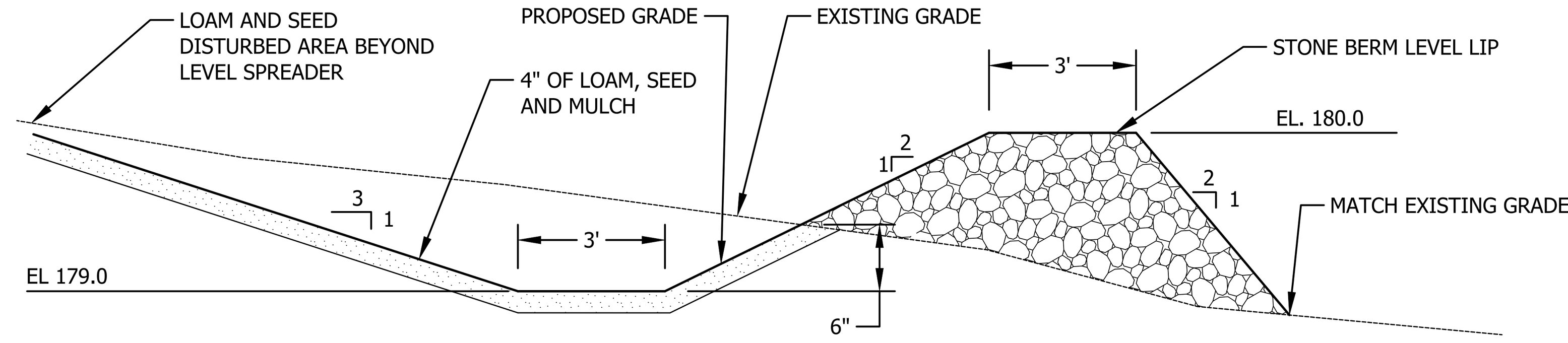


RIPRAP FOREBAY
NTS





OVERFLOW SPILLWAY SECTIONS
NTS



BERM STONE SIZE	
SIEVE	% BY WEIGHT PASSING SIEVE
12 in	100
6 in	84-100
3 in	68-83
1 in	42-55
No. 4	8-12

NOTES:
1. CONSTRUCT LEVEL LIP AND SPREADER ON ZERO PERCENT GRADE.
2. DO NOT CONSTRUCT LEVEL SPREADER ON FILL.
3. STORM RUNOFF CONVERTED TO SHEET FLOW SHALL OUTLET ONTO STABILIZED AREA. WATER SHALL NOT BE CHANNELIZED IMMEDIATELY BELOW POINT OF DISCHARGE.

LEVEL SPREADER
NTS

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STATE OF MAINE DANIEL P. DIFFIN 11841 LICENSED PROFESSIONAL ENGINEER

CONSTRUCTION AGGREGATE INC.
VILLAGE CENTER ESTATES, PHASE 2
NORTH YARMOUTH, MAINE

SECTIONS AND DETAILS

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DRAWN BY:	SJM
DATE:	1/2020
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CTB:	SME-STD

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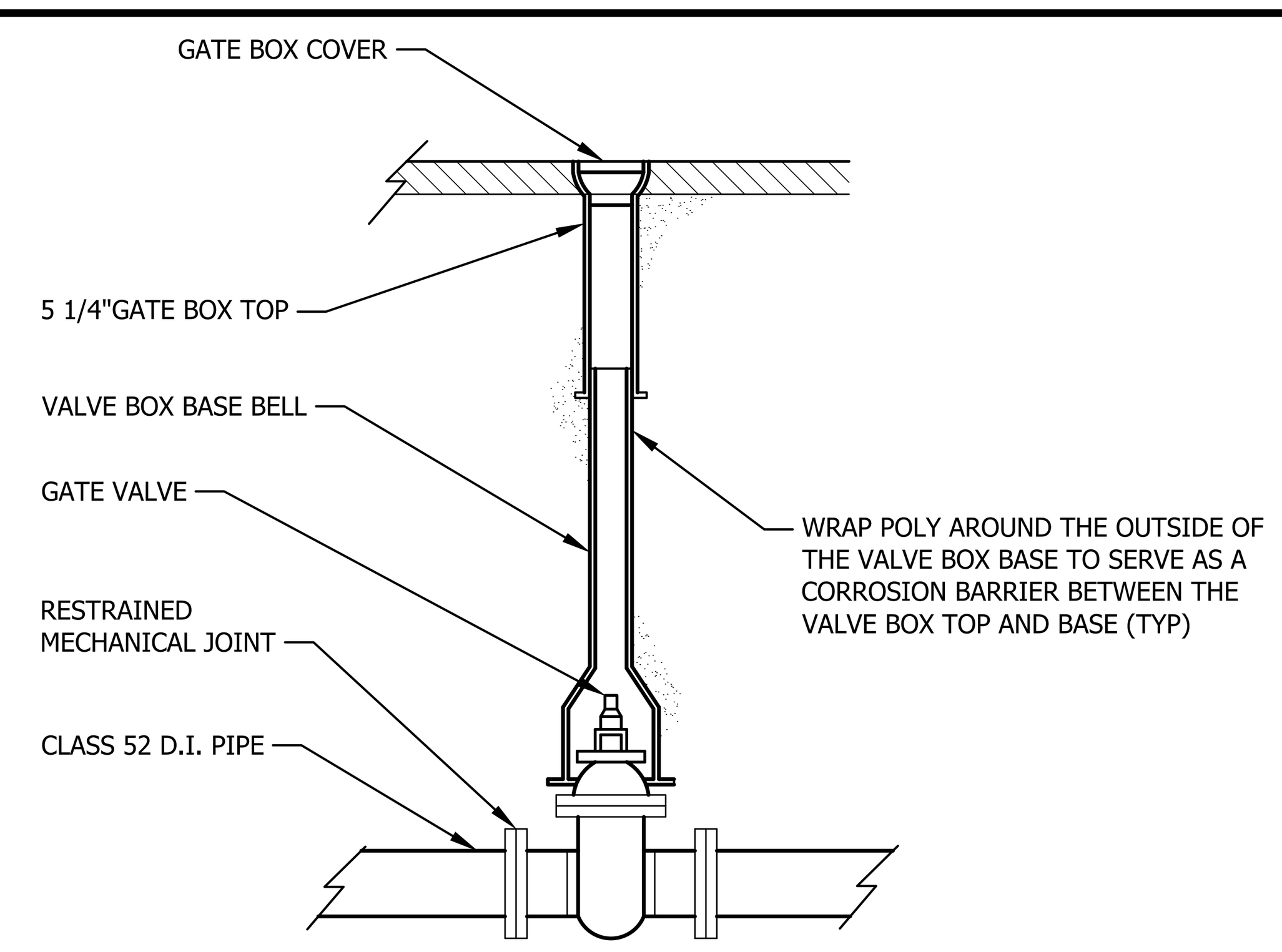
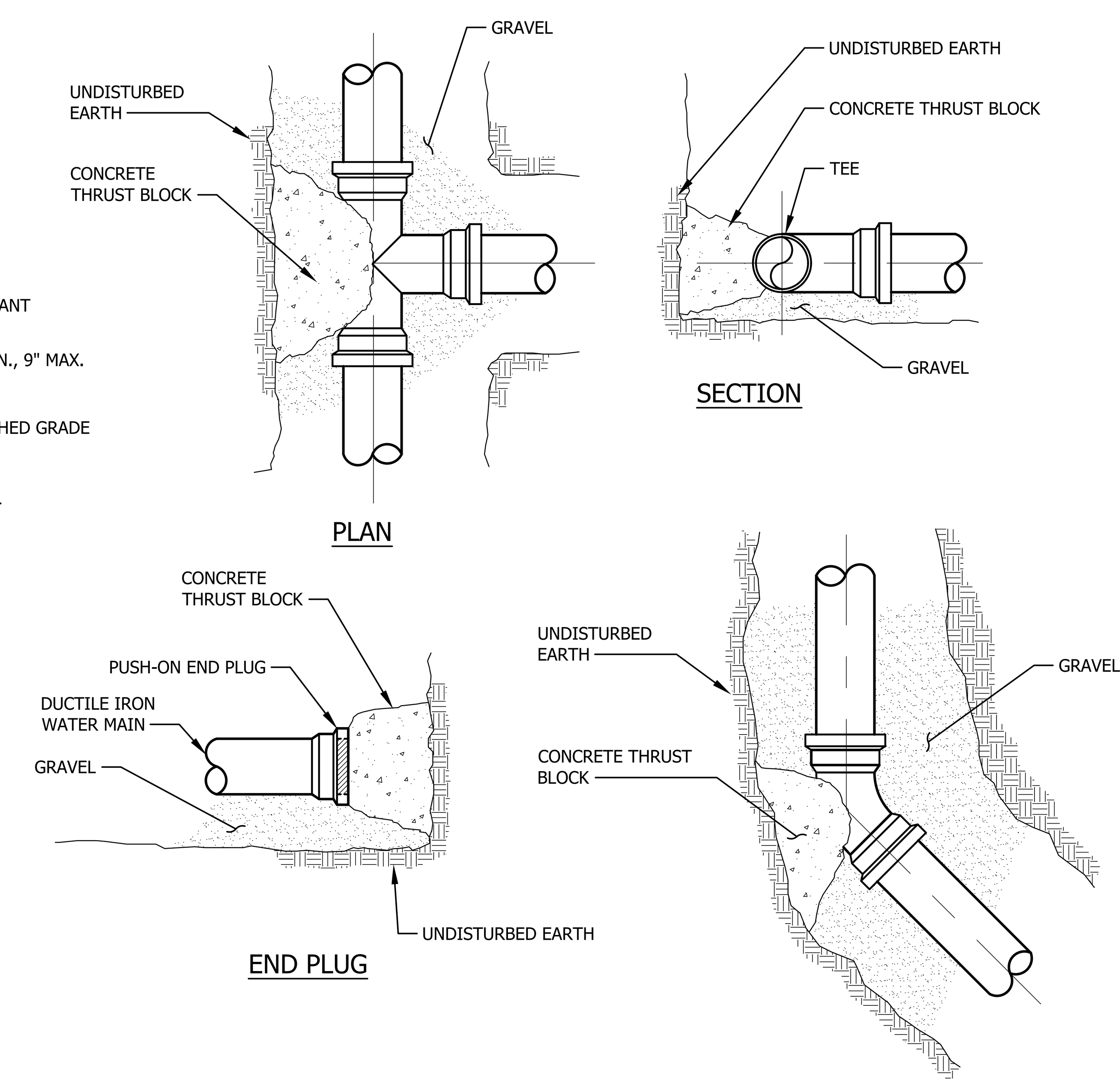
C-303



GATE VALVE
NTS

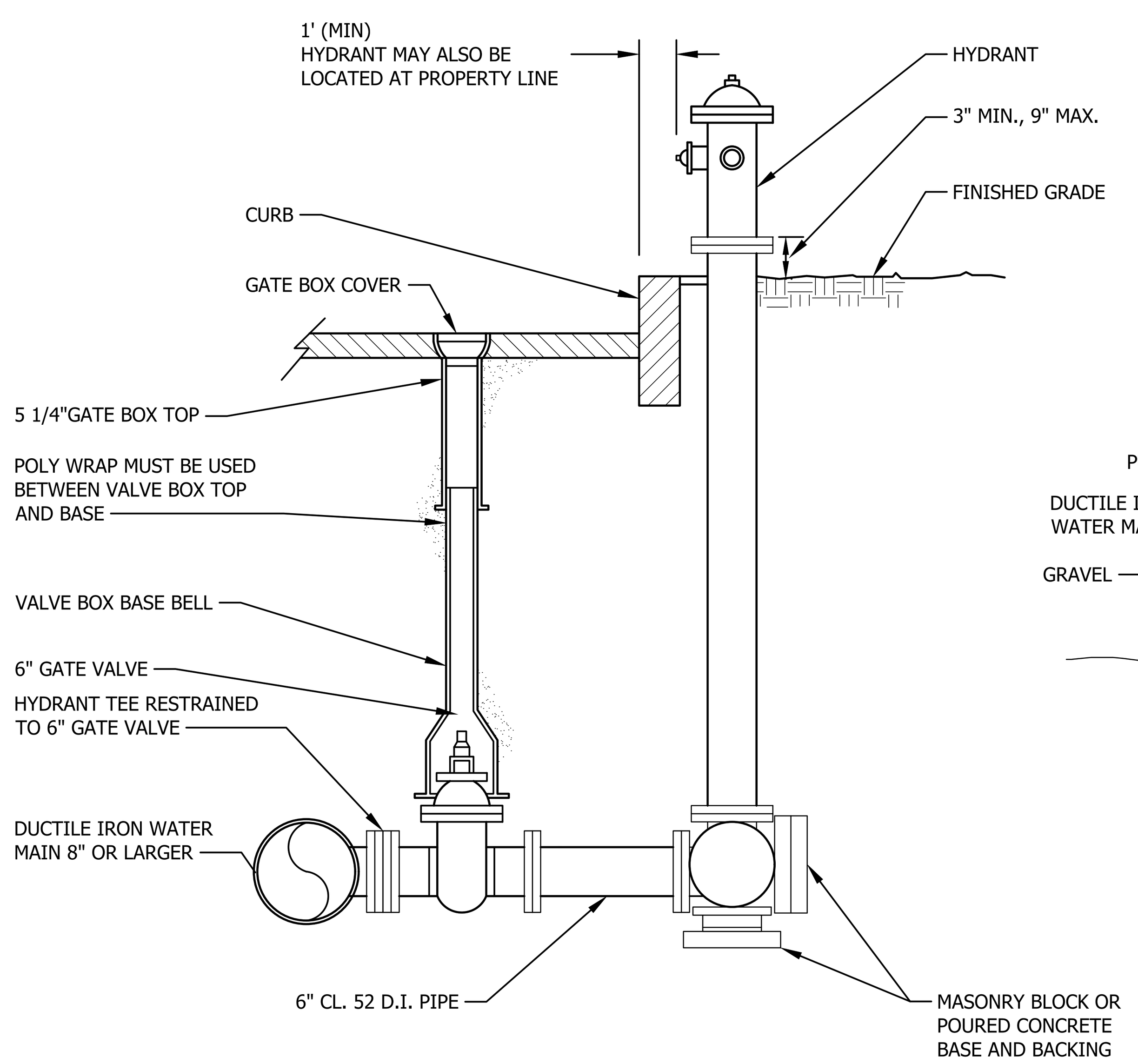
CONCRETE THRUST BLOCK SIZE REQUIREMENTS				
		SQ. FT. OF BEARING ON UNDISTURBED SOIL		
FITTINGS		90°BENDS	45°BENDS	TEES AND PLUGS
PIPE SIZE	6"	4.0	2.0	3.0
	8"	8.0	4.0	6.0
	12"	15	9	12
	16"	26	14	19
	20"	40	22	28

BASED ON SOIL BEARING PRESSURE OF 2000PSF AND 100PSI LINE PRESSURE. COMPACT COURSE TO FINE SANDS AND CLAYS REQUIRE ENGINEERED BLOCKS. ENGINEERED BLOCKS WILL TYPICALLY REQUIRE REINFORCING STEEL OF #5 AT 12".

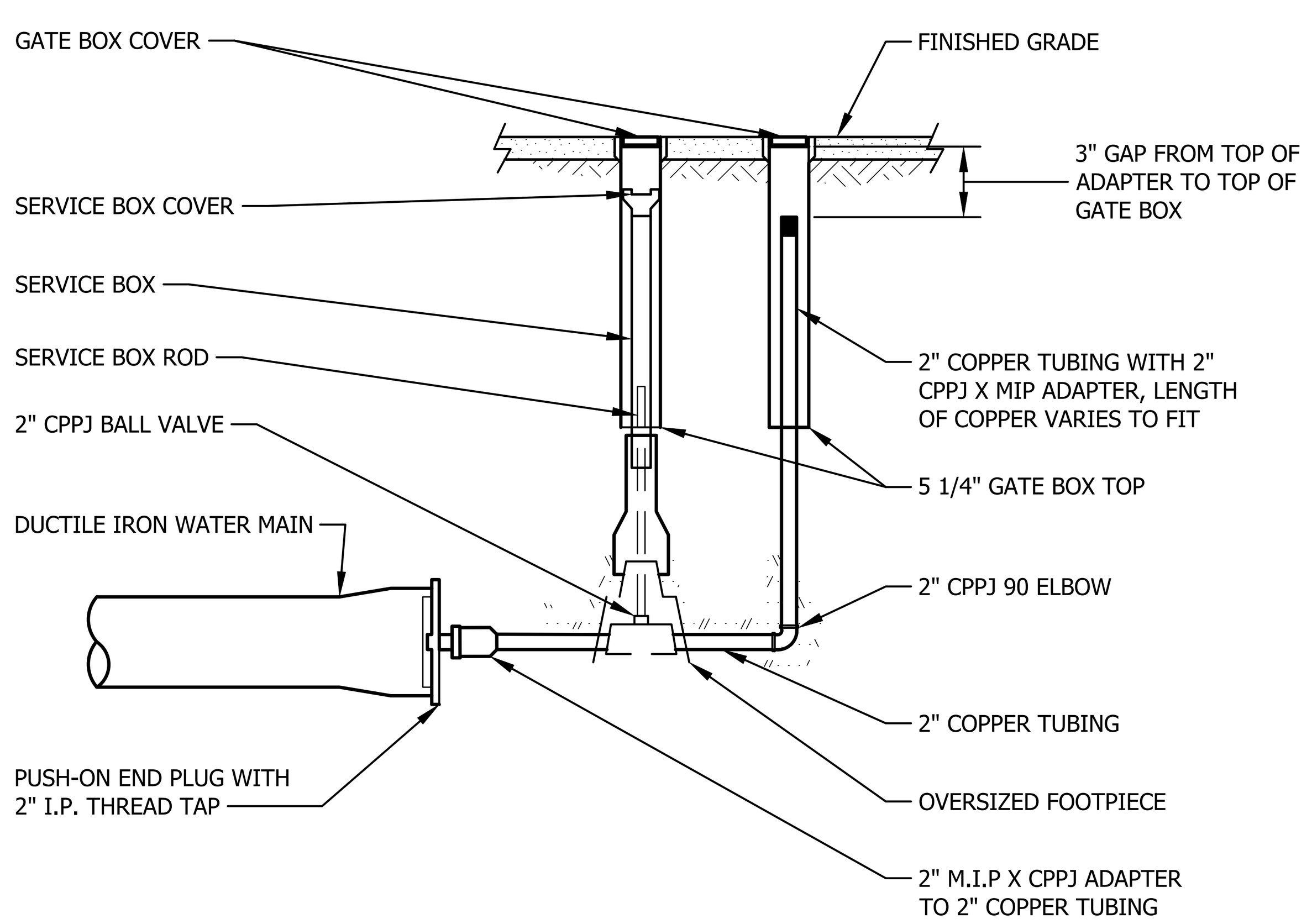


NOTE:
PLACE 6 MIL (MIN) POLYETHENE SHEETING BETWEEN PIPE AND CONCRETE.

THRUST BLOCK DETAIL
NTS

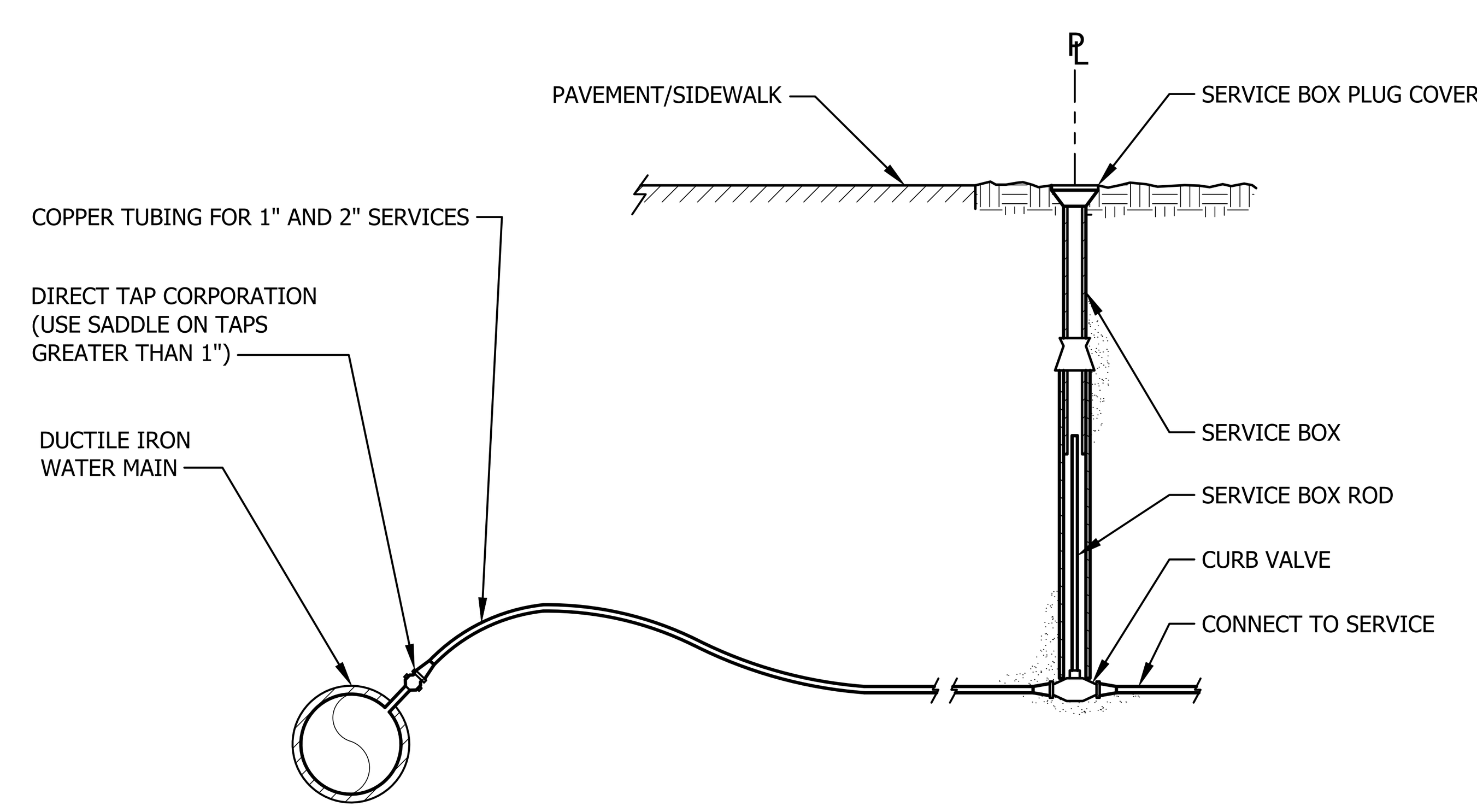


FIRE HYDRANT
NTS



NOTE:
PLUGS REQUIRE THREADED ROD RESTRAINED TO BELL AND SLOTTED DUCTILE IRON PIPE TO FIT AROUND BRASS AS BASE TO APPROVED THRUST BLOCK.

BLOW-OFF ASSEMBLY
NTS



SERVICE DETAIL
NTS

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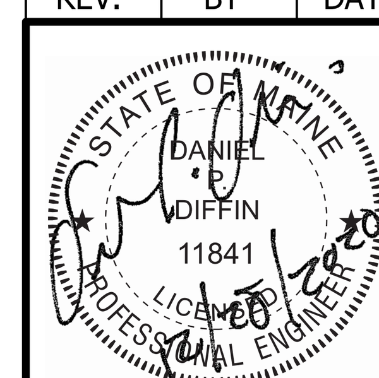

CONSTRUCTION AGGREGATE INC.
VILLAGE CENTER ESTATES, PHASE 2
NORTH YARMOUTH, MAINE

SECTIONS AND DETAILS

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JOB NO. 18295.00 DWG FILE DETAILS

C-304

SOIL TYPE LEGEND

SOIL ID	NAME	HYDROLOGIC GROUP
Ad	Adams	A
Cr	Croghan	B
Em	Elmwood	C
Na	Naumburg	C
Sc	Scantic	D

STORMWATER MANAGEMENT LEGEND

Symbol	Description
(1)	SUBCATCHMENT DESIGNATION
— — —	SUBCATCHMENT BOUNDARY
A B C	TIME OF CONCENTRATION SEGMENT DESIGNATION TIME OF CONCENTRATION PATH
———	SOIL TYPE BOUNDARY
B	SOIL TYPE DESIGNATION
Sht L=50' S=0.005	TIME OF CONCENTRATION TYPE, LENGTH, AND SLOPE
Sht	SHEET FLOW
ShC	SHALLOW CONCENTRATED FLOW
Cf	CHANNEL FLOW
→→	DRAINAGE REACH
R4	REACH DESIGNATION (HYDROCAD)
P9	POND/STRUCTURE DESIGNATION (HYDROCAD)
tc(1)	TIME OF CONCENTRATION WITH SUBCATCHMENT DESIGNATION

NOTE:

SEE DWG C-100 FOR INFORMATION ON ORIGINS OF TOPOGRAPHY, SITE FEATURES, AND WETLANDS.

100 0 200 400 FEET

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CONSTRUCTION AGGREGATE INC.
VILLAGE CENTER ESTATES, PHASE 2
NORTH YARMOUTH, MAINE

STORMWATER MANAGEMENT PLAN
PRE-DEVELOPMENT CONDITIONS

SME SEVEE & MAHER ENGINEERS
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DATE: 1/2020
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LMN: SMP-E
CTB: SME-STD

JOB NO. 18295.01 DWG FILE BASE

D-100

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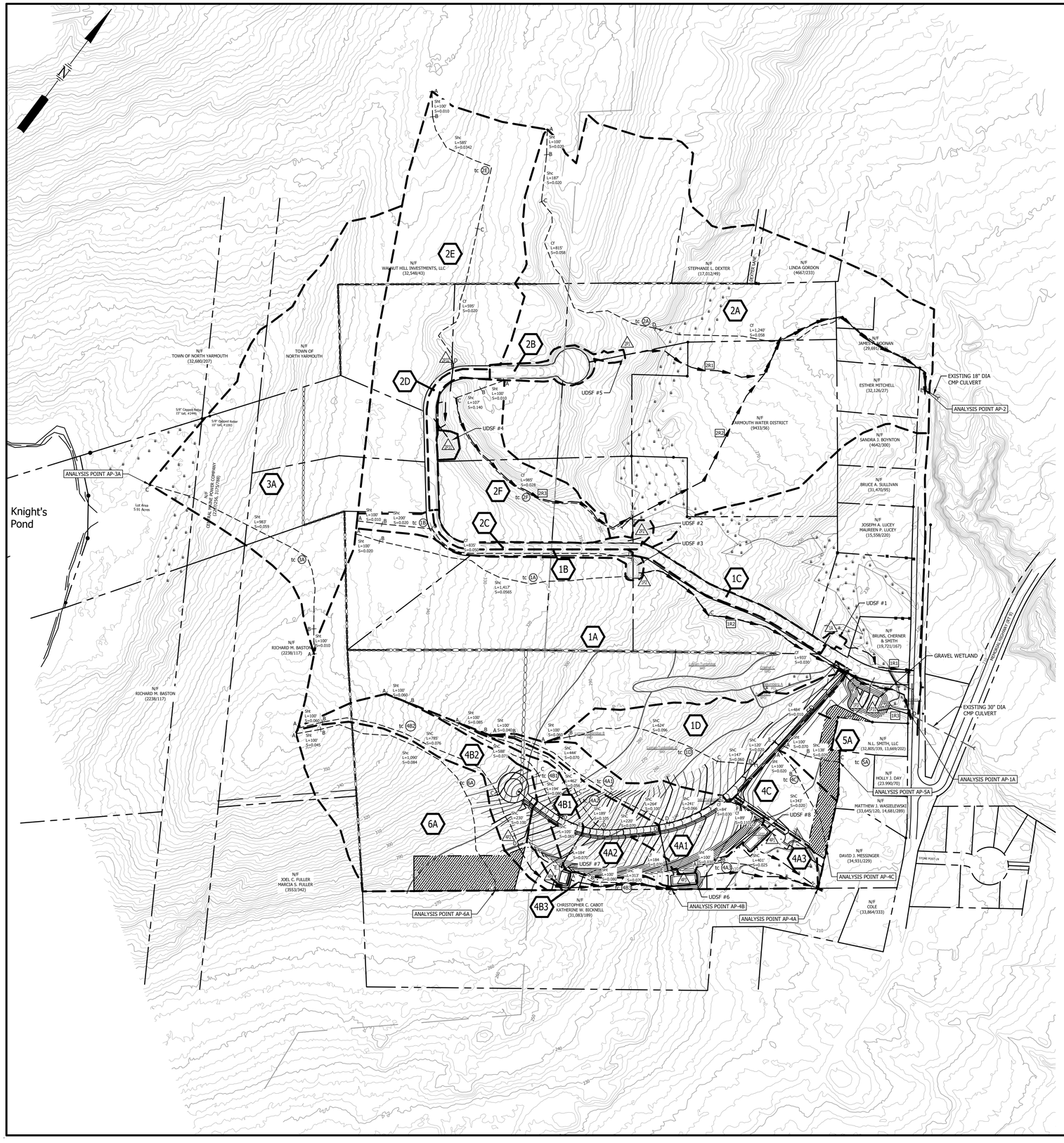

STORMWATER TREATMENT SUMMARY

Stormwater Treatment: Underdrained Soil Filter 6 — **Subcatchment 4A2**

			DEVELOPED AREA =	108,103 sf		
			IMPERVIOUS AREAS CAPTURED: =	19,435 sf		
			NON IMPERVIOUS AREAS CAPTURED: =	88,668 sf		
			TOTAL AREA CAPTURED:	108,103 sf		
			REQUIRED TREATMENT VOLUME			
(1"/12")	19,435	+	(0.4"/12") 88,668 =	4,575 cf	(4,585 cf provided)	
			CHANNEL PROTECTION VOLUME (DEPTH) =	1.50 ft	(1.5 ft provided)	
			REQUIRED FILTER SURFACE AREA			
(0.06)	19,435	+	(0.02) 88,668 =	2,745 sf	(2,745 sf provided)	
			SEDIMENT TRAP VOLUME			
(90.00)	0.446		(500 lbs per acre-storm) ÷ (90 lb/ft³) =	35 cf		

Stormwater Treatment: Underdrained Soil Filter 7 — **Subcatchment 4B1**

			DEVELOPED AREA =	53,574 sf		
			IMPERVIOUS AREAS CAPTURED: =	10,809 sf		
			NON IMPERVIOUS AREAS CAPTURED: =	42,750 sf		
			TOTAL AREA CAPTURED:	53,559 sf		
			REQUIRED TREATMENT VOLUME			
(1"/12")	10,809	+	(0.4"/12") 42,750 =	2,326 cf	(2,788 cf provided)	
			CHANNEL PROTECTION VOLUME (DEPTH) =	1.50 ft	(1.5 ft provided)	
			REQUIRED FILTER SURFACE AREA			
(0.05)	10,809	+	(0.02) 42,750 =	1,395 sf	(1,395 sf provided)	
			SEDIMENT TRAP VOLUME			
(90.00)	0.248		(500 lbs per acre-storm) ÷ (90 lb/ft³) =	84 cf		

Stormwater Treatment: Underdrained Soil Filter 8 — **Subcatchment 4A1**

			DEVELOPED AREA =	115,676 sf		
			IMPERVIOUS AREAS CAPTURED: =	22,516 sf		
			NON IMPERVIOUS AREAS CAPTURED: =	93,160 sf		
			TOTAL AREA CAPTURED:	115,676 sf		
			REQUIRED TREATMENT VOLUME			
(1"/12")	22,516	+	(0.4"/12") 93,160 =	4,982 cf	(5,426 cf provided)	
			CHANNEL PROTECTION VOLUME (DEPTH) =	1.50 ft	(1.5 ft provided)	
			REQUIRED FILTER SURFACE AREA			
(0.05)	22,516	+	(0.02) 93,160 =	2,686 sf	(3,000 sf provided)	
			SEDIMENT TRAP VOLUME			
(90.00)	0.617		(500 lbs per acre-storm) ÷ (90 lb/ft³) =	28 cf		

Stormwater Treatment: Gravel Wetland — **Subcatchment 1D**

			DEVELOPED AREA =	101,177 sf		
			IMPERVIOUS AREAS CAPTURED: =	34,493 sf		
			NON IMPERVIOUS AREAS CAPTURED: =	66,684 sf		
			TOTAL AREA CAPTURED:	101,177 sf		
			REQUIRED TREATMENT VOLUME			
(1"/12")	34,493	+	(0.4"/12") 66,684 =	5,037 cf	(7,251 cf provided)	
			CHANNEL PROTECTION VOLUME (DEPTH) =	1.50 ft	(1.5 ft provided)	
			REQUIRED FILTER SURFACE AREA			
(0.05)	34,493	+	(0.02) 66,684 =	3,058 sf	(3,100 sf provided)	
			SEDIMENT TRAP VOLUME			
	10% x		5097.22 cf =	510 cf		

STORMWATER BUFFER SUMMARY

Stormwater Treatment: Level Spreader to a Forrested Buffer — **Subcatchment 4B2**

TREATED IMPERVIOUS AREA =	10,538 sf	
TREATED LAWN AREA =	39,308 sf	
FORESTED BUFFER LENGTH =	150 ft	* Table 5.5 in Chapter 5 of the Stormwater BMP Manual
LEVEL SPREADER LENGTH PER IMPERVIOUS ACRE TREATED =	150 ft/acre	
LEVEL SPREADER LENGTH PER LAWN ACRE TREATED =	45 ft/acre	
REQUIRED LEVEL SPREADER LENGTH (Minimum) =	77 ft	

Stormwater Management: Forest Buffer — **Subcatchment 4B2**

DEVELOPED AREA =	33,429 sf	
IMPERVIOUS AREA =	1,250 sf	
PERCENT IMPERVIOUS =	4 %	
LENGTH OF FLOW PATH =	150 ft	
SOIL TYPE =	D	
SLOPE =	0-8 %	
BUFFER FLOW PATH LENGTH =	150 ft	* Table 5.5

Stormwater Management: Forest Buffer — **Subcatchment 6A**

DEVELOPED AREA =	21,454 sf	
IMPERVIOUS AREA =	3,276 sf	
PERCENT IMPERVIOUS =	15 %	
LENGTH OF FLOW PATH ACROSS IMPERVIOUS =	< 100 ft	* Less than 1 ac impervious
SOIL TYPE =	D	
SLOPE =	9-15 %	
BUFFER FLOW PATH LENGTH =	180 ft	* Table 5.2

Stormwater Management: Forest Buffer — **Subcatchment 4C and 5A Lots 19, 20, 21, and 24**

DEVELOPED AREA =	79,084 sf	
IMPERVIOUS AREA =	14,496 sf	
PERCENT IMPERVIOUS =	19 %	
LENGTH OF FLOW PATH ACROSS IMPERVIOUS =	< 100 ft	* Less than 1 ac impervious
SOIL TYPE =	B and C	
SLOPE =	0-8 %	
BUFFER FLOW PATH LENGTH =	50 to 75 ft	* Table 5.2

STORMWATER MANAGEMENT LEGEND

- 2 — SUBCATCHMENT DESIGNATION
- SUBCATCHMENT BOUNDARY
- A — B — C — TIME OF CONCENTRATION SEGMENT DESIGNATION / TIME OF CONCENTRATION PATH
- SOIL TYPE BOUNDARY
- B — SOIL TYPE DESIGNATION
- Sht L=100' S=0.035 — TIME OF CONCENTRATION TYPE, LENGTH AND SLOPE
- Sht — SHEET FLOW
- Shc — SHALLOW CONCENTRATED FLOW
- Cf — CHANNEL FLOW
- DRAINAGE REACH
- R5 — REACH DESIGNATION (HYDROCAD)
- PA — POND/STRUCTURE DESIGNATION (HYDROCAD)
- tc 2 — TIME OF CONCENTRATION WITH SUBCATCHMENT DESIGNATION

SOIL TYPE LEGEND

SOIL ID	NAME	HYDROLOGIC GROUP
Ad	Adams	A
Cr	Croghan	B
Em	Elmwood	C
Na	Naumburg	C
Sc	Scantic	D

NOTE:

SEE DWG C-100 FOR INFORMATION ON ORIGINS OF TOPOGRAPHY, SITE FEATURES, AND WETLANDS.

40 0 80 160 FEET

REV.	BY	DATE	STATUS
	DPD	12/2020	REVISED PER STAFF COMMENTS
	DPD	10/2020	ISSUED FOR TOWN AND MEDEP PERMIT REVIEW

STATE OF MAINE — DANIEL E. DIFFIN — 11841 — LICENSED PROFESSIONAL ENGINEER

CONSTRUCTION AGGREGATE INC.
VILLAGE CENTER ESTATES, PHASE 2
NORTH YARMOUTH, MAINE

STORMWATER MANAGEMENT PLAN
POST-DEVELOPMENT CONDITIONS

SME
SEVEE & MAHER ENGINEERS
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
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DESIGN BY: JTR
DRAWN BY: SJM
DATE: 1/2020
CHECKED BY: BDP
LMN: SMP-P
CTB: SME-STD

JOB NO. 18295.01 DWG FILE BASE

D-101