

CROSSROAD'S SENIOR NEIGHBORHOOD

MAP: 4 LOT: 18 AND 24

NORTH YARMOUTH, MAINE 04097



LOCATION MAP

NOT TO SCALE

OWNER:

WALNUT HILL INVESTMENTS, LLC
PO BOX 307
CUMBERLAND, MAINE 04021

CIVIL ENGINEER:



541 US ROUTE ONE, SUITE 21
FREEPORT, MAINE 04032

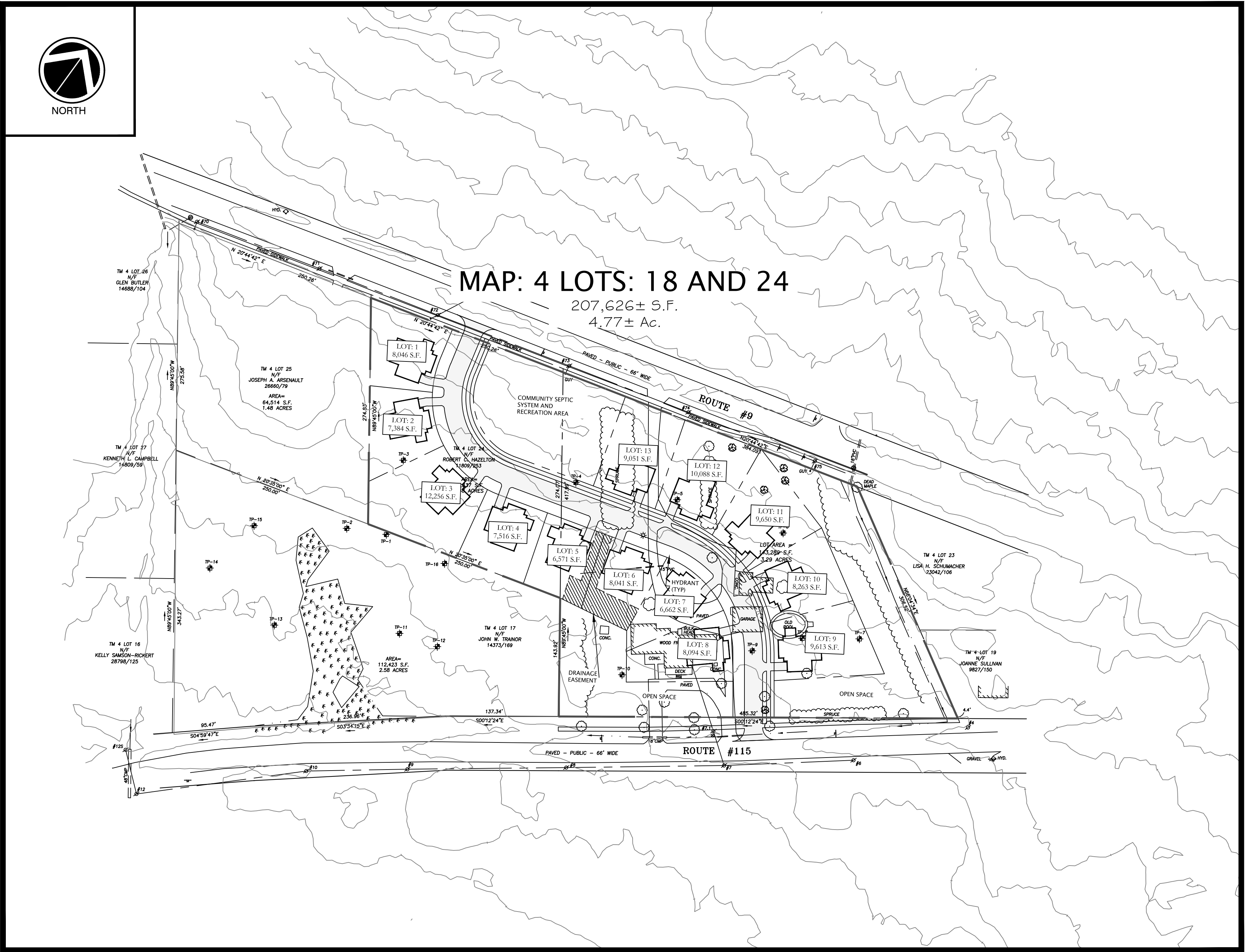
LAND SURVEYOR:

OWEN HASKELL, INC

390 U.S. ROUTE ONE
FALMOUTH, MAINE
04105

WETLANDS & SOILS

MARK CENCI GEOLOGIC INC
YARMOUTH, MAINE



PLAN VIEW

SCALE 1"=80'

SHEET INDEX

COVER	SHEET SET COVER
1 OF 1	BOUNDARY SURVEY
C-100	EXISTING CONDITIONS PLAN
C-101	SITE LAYOUT AND UTILITIES PLAN
C-102	GRADING AND DRAINAGE PLAN
C-200	ROADWAY PLAN & PROFILE I
C-300	EROSION & SEDIMENTATION CONTROL NOTES
C-301	EROSION & SEDIMENTATION CONTROL DETAILS
C-302	SITE CIVIL DETAILS I

ISSUED FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

ISSUED: SEPTEMBER 2021





4 LOT 25
N/F
A. ARSENAULT
6660/79
AREA=
1,514 S.F.
48 ACRES

TM 4 LOT 24
N/F
ROBERT C. HAZELTON
11809/253

AREA=
64,337 S.F.
1.48 ACRES

TM 4 LOT 17
N/F
JOHN W. TRAINOR
14373/169

AREA=
112,423 S.F.
2.58 ACRES

207,626± S.F.
4.77± Ac.

LOT AREA =
143,289 S.F.
3.29 ACRES

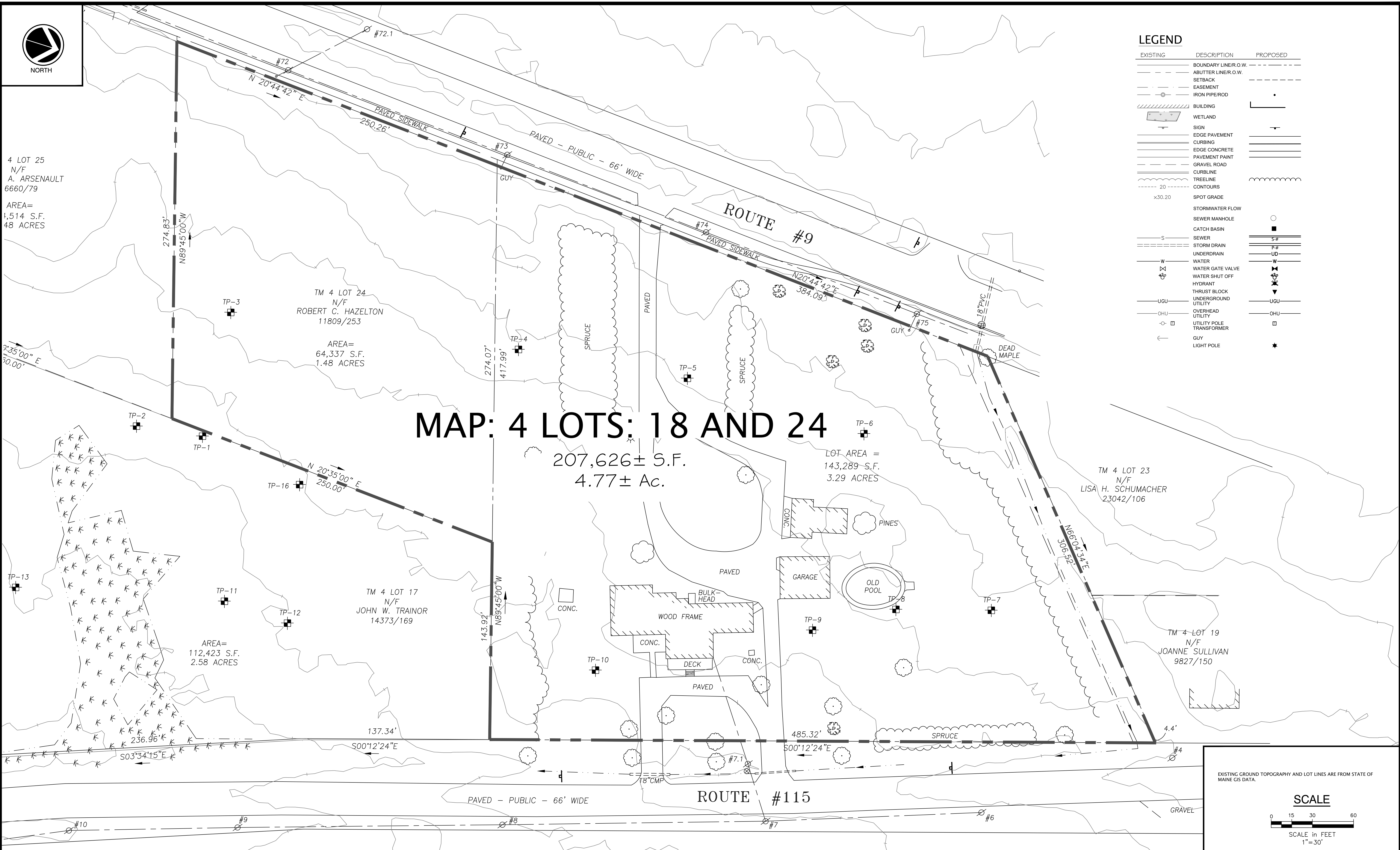
TM 4 LOT 23
N/F
LISA H. SCHUMACHER
23042/106

TM 4 LOT 19
N/F
JOANNE SULLIVAN
9827/150

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/R.O.W.	---
---	ABUTTER LINE/R.O.W.	---
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---	IRON PIPE/ROD	---
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---	GRAVEL ROAD	---
---	CURBLINE	---
---	TREELINE	---
---	CONTOURS	---
x30.20	SPOT GRADE	---
---	STORMWATER FLOW	---
---	SEWER MANHOLE	---
---	CATCH BASIN	---
---	SEWER	---
---	STORM DRAIN	---
---	UNDERDRAIN	---
---	WATER	---
---	WATER GATE VALVE	---
---	WATER SHUT OFF	---
---	HYDRANT	---
---	THRUST BLOCK	---
---	UNDERGROUND UTILITY	---
---	OVERHEAD UTILITY	---
---	UTILITY POLE	---
---	TRANSFORMER	---
---	GUY	---
---	LIGHT POLE	---

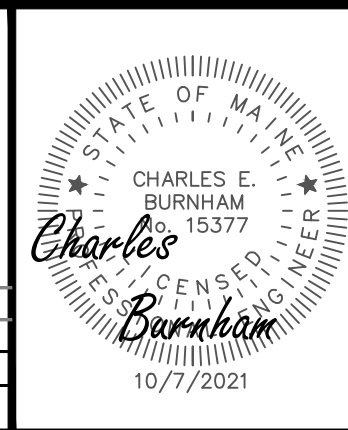
MAP: 4 LOTS: 18 AND 24



PLAN REFERENCES:

- THIS PLAN REFERENCES A PLAN TITLED: BOUNDARY SURVEY ON ROUTE 9 & ROUTE 115, NORTH YARMOUTH, MAINE MADE FOR ROBERT C. HAZELTON 352 WALNUT HILL ROAD, NORTH YARMOUTH, MAINE. PREPARED BY: OWEN HASKELL, INC. 390 U.S. ROUTE 1 FALMOUTH, ME 04105 (207) 774-0424 PROFESSIONAL LAND SURVEYORS Date: AUGUST 29, 2017, Job No. 94223 NY, Drwn By RRL, Trace By J.L.W, Drwg. No. 1, Check By JWS, Scale 1" = 40', Book No. 1000, Last Revised 1/24/20
- EXISTING GROUND TOPOGRAPHY IS FROM STATE OF MAINE GIS DATA.

REV	DATE	DESCRIPTION
1	6/28/2021	PRELIMINARY SUBMISSION
2	10/7/2021	REVISIONS



CROSSROAD'S SENIOR
NEIGHBORHOOD
EXISTING
CONDITIONS PLAN
WALNUT HILL INVESTMENTS, LLC
PO BOX 307
CUMBERLAND, MAINE 04021

Atlantic Resource Consultants
541 US Route One
Freeport, ME 04032
Tel: 207.869.9050
DRAWN: MPV
DESIGNED: CEB
CHECKED: CB/MV
FILE NAME:
SHEET: C-100
DATE: SEPTEMBER 2021
SCALE: 1" = 30'
JOB NO. 21-027



FIELD VERIFY EXISTING
WATER MAIN SIZE AND
LOCATION PRIOR TO
CONNECTION

LEGEND

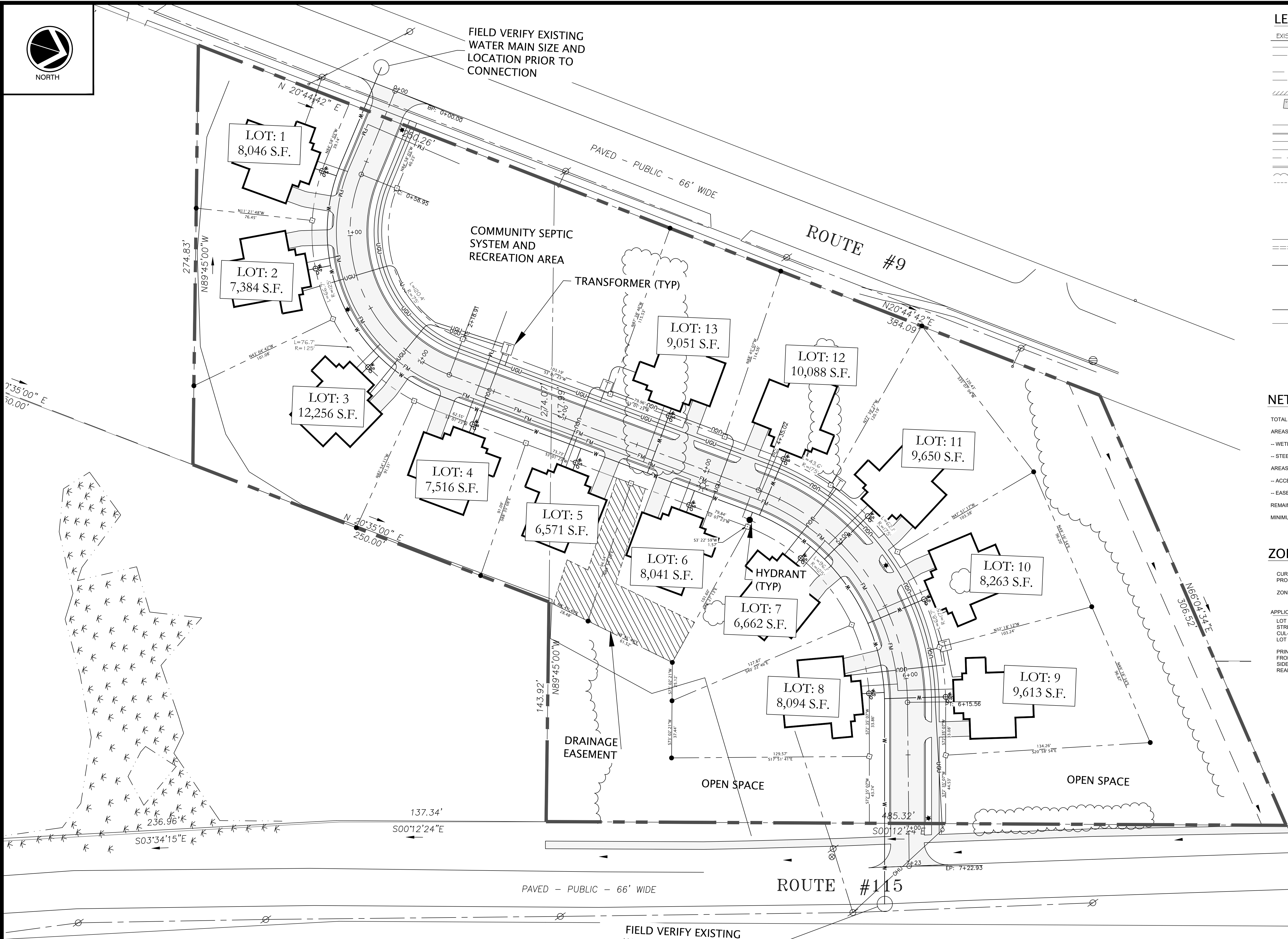
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---	TRANSFORMER	---
---	GUY	---
---	LIGHT POLE	---

NET RESIDENTIAL AREA:

TOTAL PARCEL AREA	207,626 S.F.
AREAS UNSUITABLE IN NATURAL STATE:	
-- WETLANDS/WATERCOURSES & FLOODPLAIN	0 S.F.
-- STEEP SLOPES OVER 20%	0 S.F.
AREAS REMOVED FOR:	
-- ACCESS ROAD/R.O.W.*	31,144 S.F.
-- EASEMENTS*	
REMAINING LAND	176,482 S.F.
MINIMUM DWELLING UNIT AREA IN VILLAGE DISTRICT IS N/A.	

ZONING SUMMARY:

CURRENT USE: UNDEVELOPED		
PROPOSED USE: 13 LOT SUBDIVISION		
ZONE - VILLAGE DISTRICT		
APPLICABLE SPACE AND BULK REGULATIONS	MINIMUM	PROVIDED
LOT AREA	N/A	> 6,000 S.F.
STREET FRONTAGE	100' MAX	< 100'
CUL-DE-SAC FRONTAGE	N/A	N/A
LOT WIDTH	N/A	N/A
PRINCIPAL STRUCTURE:		
FRONT SETBACK	0-20' MAX	< 20 FT.
SIDE SETBACK	25' MAX	< 25 FT.
REAR SETBACK	5' MIN	> 5 IN



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SITE LAYOUT AND
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CUMBERLAND, MAINE 04021

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Freeport, ME 04032
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FILE NAME:
SHEET: C-101

DATE: SEPTEMBER 2021
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NORTH

LEGEND

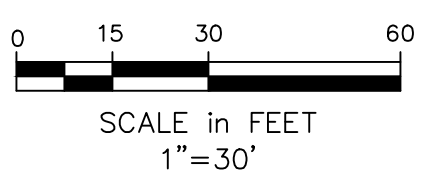
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EXISTING GROUND TOPOGRAPHY AND LOT LINES ARE FROM STATE OF MAINE GIS DATA.

SCALE



CROSSROAD'S SENIOR NEIGHBORHOOD GRADING AND DRAINAGE PLAN

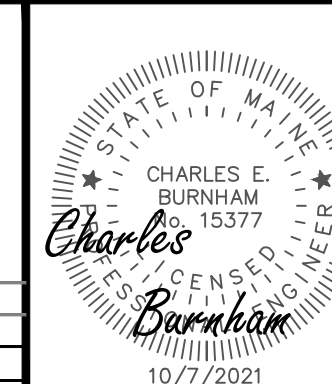
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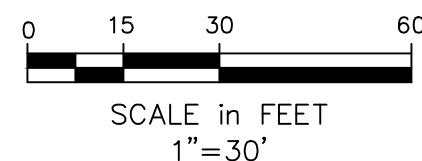
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DESIGNED: CEB	SCALE: 1" = 30'
CHECKED: CB/MV	JOB NO. 21-027
FILE NAME:	
SHEET: C-102	

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LEGEND

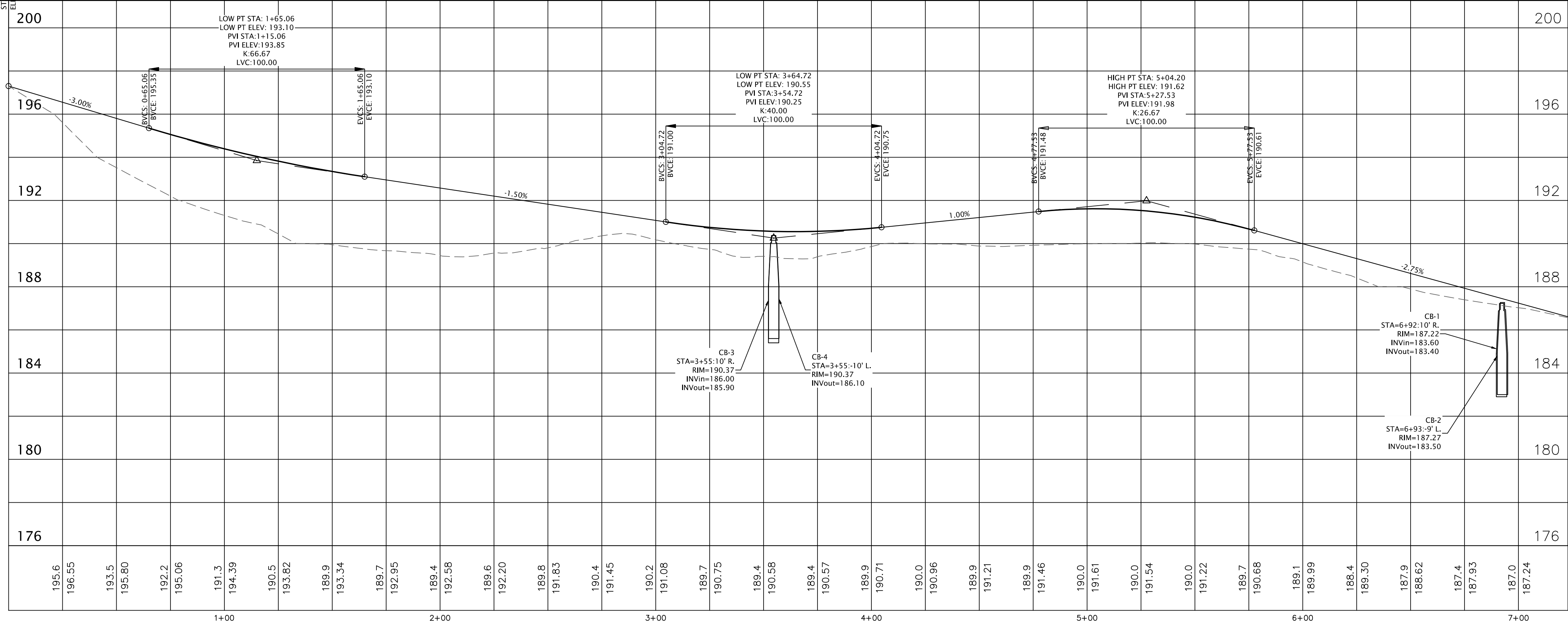
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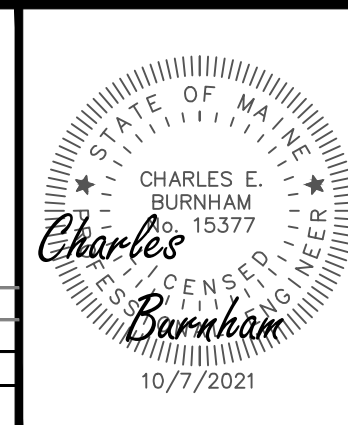
PROFILE VIEW

SCALE

VERTICAL - 1" = 3'
HORIZONTAL - 1" = 30'

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JOB NO. 21-027

A. SOIL EROSION AND SEDIMENT CONTROL NOTES

- TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDE THE USE OF STABILIZED CONSTRUCTION ENTRANCES, SILTATION FENCE, EROSION CONTROL MIX, STONE CHECK DAMS, HAY BALE BARRIERS, CATCH BASIN SEDIMENT COLLECTION BAGS, EROSION CONTROL BLANKET, AND TEMPORARY SEEDING AND MULCHING AS REQUIRED. PERMANENT DEVICES INCLUDE THE USE OF RIP RAP AT EXPOSED STORM DRAIN AND CULVERT INLETS AND OUTLETS, AND PERMANENT VEGETATION.
- GENERAL
- IT IS ANTICIPATED THAT CONSTRUCTION MAY BEGIN AS SOON AS POSSIBLE FOLLOWING RECEIPT OF NECESSARY PERMITS.
 - ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION & SEDIMENT CONTROL BMPs - MANUAL FOR DESIGNERS AND ENGINEERS (2016), OR AS CURRENTLY REVISED OR U.S. ENVIRONMENTAL PROTECTION AGENCY PUBLICATION 832/R-92-005 (SEPTEMBER, 1992) STORM WATER MANAGEMENT FOR CONSTRUCTION, CHAPTER 3, WHICHEVER IS MORE STRINGENT.
 - ANY ADDITIONAL EROSION AND SEDIMENTATION CONTROL DEEMED NECESSARY BY THE OWNER'S REPRESENTATIVE, DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) PERSONNEL AND/OR MUNICIPAL OFFICIALS SHALL BE INSTALLED BY THE CONTRACTOR.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES RESULTING FROM EROSION OR SEDIMENTATION FROM THE SITE TO SURROUNDING PROPERTIES, WATER BODIES, OR WETLANDS AS A RESULT OF THIS PROJECT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR/REPLACEMENT/ MAINTENANCE OF ALL EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED TO THE SATISFACTION OF THE ABOVE PERSONNEL. DESCRIPTIONS OF ACCEPTABLE PERMANENT STABILIZATION FOR VARIOUS COVER TYPES FOLLOWS:
 - FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS A 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.
 - FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.
 - FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL. EROSION CONTROL MIX MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.
 - FOR AREAS STABILIZED WITH RIP RAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIP RAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIP RAP. STONE MUST BE SIZED APPROPRIATELY.
 - PAVED AREAS: FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE COMPACTED GRAVEL SUBBASE IS COMPLETED.
 - FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH WELL-GRADED RIP RAP, OR WITH ANOTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE LINING, UNDERCUTTING OF THE BANKS, OR DOWN CUTTING OF THE CHANNEL.
- B. EROSION AND SEDIMENTATION CONTROL MEASURES
- PRIOR TO THE BEGINNING OF CONSTRUCTION, THE TEMPORARY SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE, OR ENGINEER. SILT FENCE SHALL BE INSTALLED ALONG THE DOWNGRADIANT SIDE OF CONSTRUCTION WORK AREAS, WITH LOCATIONS BEING ADJUSTED ALONG WITH THE CONSTRUCTION PHASING AREAS. THE CONTRACTOR MAY USE EROSION MIX IN PLACE OF SINGLE SILT FENCE BARRIER. IN AREAS WHERE THE GRADE IS STEEPER THAN 8% SILT FENCE AND EROSION CONTROL MIX SHOULD BE USED.
 - THE SILT FENCE SHALL BE INSTALLED PER THE DETAIL PROVIDED IN THE PLAN SET AND INSPECTED IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST WEEKLY IN THE ABSENCE OF SIGNIFICANT RAINFALL. ANY REQUIRED REPAIRS WILL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE SILT BARRIERS. THIS SEDIMENT WILL BE SPREAD AND STABILIZED IN AREAS OF THE SITE NOT SUBJECT TO EROSION. THE CONTRACTOR SHALL MAKE REPAIRS IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THE FENCE LINE. IF SUCH EROSION IS OBSERVED, THE CONTRACTOR SHALL TAKE PROACTIVE ACTION TO IDENTIFY THE CAUSE OF THE EROSION AND TAKE ACTION TO AVOID ITS REOCCURRENCE. PROPER PLACEMENT OF STAKES AND KEYING THE BOTTOM OF THE FABRIC INTO THE GROUND IS CRITICAL TO THE FENCE'S EFFECTIVENESS. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THE FENCE, THE BARRIER SHALL BE REPLACED WITH A STONE CHECK DAM AND MEASURES TAKEN TO AVOID THE CONCENTRATION OF FLOWS NOT INTENDED TO BE DIRECTED TO THE SILT FENCE. SILT FENCE SHALL BE REPLACED AS NECESSARY TO PROVIDE PROPER FILTERING ACTION.
 - TEMPORARY SEDIMENT SUMPS WILL PROVIDE SEDIMENTATION CONTROL FOR STORMWATER RUNOFF FROM DISTURBED AREAS DURING CONSTRUCTION UNTIL STABILIZATION HAS BEEN ACHIEVED.
 - A CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED AT ALL ACCESS POINTS ONTO THE SITE TO PREVENT TRACKING OF SOIL ONTO ADJACENT LOCAL ROADS AND STREETS.
 - SILT LOGS MAY BE INSTALLED IN LIEU OF STONE CHECK DAMS PROVIDED THE DEVICES ARE WELL ANCHORED, AND IF PRIOR APPROVAL IS RECEIVED FROM THE PROJECT ENGINEER.
 - SILTSACKS™ WILL BE UTILIZED IN CATCH BASINS IN OR NEAR WORK AREAS AT RISK FROM RECEIVING TRANSPORTED SEDIMENT.
 - ALL CATCH BASINS AND FIELD INLETS, NEW OR EXISTING, THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS MUST BE PROTECTED DURING CONSTRUCTION.
 - REMOVAL OF SOD, TREES, BUSHES AND OTHER VEGETATION AND SOIL DISTURBANCE WILL BE KEPT TO A MINIMUM WHILE ALLOWING PROPER SITE DEVELOPMENT.
 - GRUBBINGS AND ANY UNUSABLE TOPSOIL SHALL BE STRIPPED AND REMOVED FROM THE PROJECT SITE AND DISPOSED OF IN AN APPROVED MANNER.
 - ANY SUITABLE TOPSOIL WILL BE STRIPPED AND STOCKPILED FOR REUSE IN FINAL GRADING. TOPSOIL WILL BE STOCKPILED IN A MANNER SUCH THAT NATURAL DRAINAGE IS NOT OBSTRUCTED AND NO OFF-SITE SEDIMENT DAMAGE WILL RESULT. IF A STOCKPILE IS NECESSARY, THE SIDE SLOPES OF THE TOPSOIL STOCKPILE WILL NOT EXCEED 2:1. TOPSOIL STOCKPILES WILL BE TEMPORARILY SEEDED WITH AROOSTOOK RYE, ANNUAL OR PERENNIAL RYE GRASS WITHIN 7 DAYS OF FORMATION, OR TEMPORARILY MULCHED IF SEEDING CANNOT BE DONE WITHIN THE RECOMMENDED SEEDING DATES.
 - TEMPORARY DIVERSION BERMS AND DRAINAGE SWALES SHALL BE CONSTRUCTED AS NECESSARY TO PREVENT OFF-SITE DRAINAGE FROM ENTERING THE WORK AREA.
 - TEMPORARY STABILIZATION SHALL BE CONSTRUCTED WITHIN 7 DAYS OF INITIAL DISTURBANCE OF SOILS, PRIOR TO ANY RAIN EVENT, AND PRIOR TO ANY WORK SHUT DOWN LASTING MORE THAN ONE DAY. TEMPORARY STABILIZATION INCLUDES SEED, MULCH, OR OTHER NON-ERODABLE COVER.
 - TEMPORARY SEEDING SPECIFICATIONS: WHERE SEEDED HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME, AND SEED. APPLY LIMESTONE AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET) AND 10-10-10 (N-P205-K20) FERTILIZER AT A RATE OF 800 LBS PER ACRE (18.4 LBS PER 1,000 SQUARE FEET), UNIFORMLY APPLY SEED AT THE RECOMMENDED SEEDING RATES AND DATES, APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRES, AND ANCHOR AS NECESSARY. RECOMMENDED TEMPORARY SEEDING DATES AND APPLICATION RATES ARE AS FOLLOWS:

AROOSTOOK RYE: RECOMMENDED SEEDING DATES: 8/15 - 10/1

APPLICATION RATE: 112 LBS/ACRE

ANNUAL RYE GRASS: RECOMMENDED SEEDING DATES: 4/1 - 7/1

APPLICATION RATE: 40 LBS/ACRE

PERENNIAL RYE GRASS: RECOMMENDED SEEDING DATES: 8/15 - 9/15

APPLICATION RATE: 40 LBS/ACRE
 - PERMANENT SEEDING SPECIFICATION. IF A LANDSCAPE PLAN HAS BEEN PREPARED FOR THE PROJECT, SOIL PREPARATION AND SEED SPECIFICATIONS OF THAT PLAN SHALL SUPERSEDE THESE GENERAL PERMANENT SEEDING REQUIREMENTS. IT IS RECOMMENDED THAT PERMANENT SEEDING BE COMPLETED BETWEEN APRIL 1 AND JUNE 15 OF EACH YEAR. LATE SEASON SEEDING MAY BE DONE BETWEEN AUGUST 15 AND SEPTEMBER 15. AREAS NOT SEEDED OR WHICH DO NOT OBTAIN A SATISFACTORY GROWTH BY OCTOBER 15 SHALL BE SEEDED WITH AROOSTOOK RYE OR MULCHED AT RATES PREVIOUSLY SPECIFIED. SEE WINTER CONDITIONS NOTES FOR SEEDING STABILIZATION AFTER NOVEMBER 1.
 - APPLY TOPSOIL TO A MINIMUM DEPTH OF 4 INCHES. MIX TOPSOIL WITH THE SUBSOIL TO A MINIMUM DEPTH OF 6 INCHES.
 - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS. IN LIEU OF SOIL TESTS, APPLY GROUND LIMESTONE AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET) AND GRANULAR, COMMERCIAL-GRADE, 10-10-10 (N-P205-K20) FERTILIZER AT A RATE OF 800 LBS PER ACRE (18.4 LBS PER 1,000 SQUARE FEET).
 - UNIFORMLY APPLY SEED MIXTURE AT THE RECOMMENDED SEEDING RATES AND DATES, APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRES, AND ANCHOR AS NECESSARY.
 - THE SEED MIXTURE FOR LAWN AND FILTRATION BASIN AREAS SHALL CONSIST OF SEEDS PROPORTIONED BY WEIGHT AS FOLLOWS:

30% CREEPING RED FESCUE

50% KENTUCKY BLUEGRASS

20% ITALIAN/PERENNIAL RYE GRASS
- NOTE: SEED MIXTURE SHALL CONSIST OF AT LEAST TWO VARIETIES OF EACH TYPE OF GRASS. WHEN USED IN A FILTER BASIN, STORMWATER SHALL NOT BE DIRECTED TO THE BASIN UNTIL THE GRASS IS ESTABLISHED.
- MULCH ALL AREAS SEEDED SO THAT SOIL IS NOT VISIBLE THROUGH THE MULCH REGARDLESS OF THE APPLICATION RATE.

- DITCH LININGS, STONE CHECK DAMS, AND RIP RAP INLET AND OUTLET PROTECTION SHALL BE INSTALLED WITHIN 48 HOURS OF COMPLETING THE GRADING OF THAT SECTION OF DITCH OR INSTALLATION OF CULVERT.
- RIP RAP REQUIRED AT CULVERTS AND STORM DRAIN INLETS AND OUTLETS SHALL CONSIST OF FIELD STONE OR ROUGH UNHEWN QUARRY STONE OF APPROXIMATELY RECTANGULAR SHAPE.
- EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL PERMANENT SLOPES STEEPER THAN 15%, IN THE BASE OF DITCHES NOT OTHERWISE PROTECTED, AND ANY DISTURBED AREAS WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE (E.G. WETLANDS AND WATER BODIES). EROSION CONTROL BLANKET SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE, SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

C. SPECIAL MEASURES FOR SUMMER CONSTRUCTION

DURING DRY SUMMER CONDITIONS, THE CONTRACTOR SHALL:

- IMPLEMENT A PROGRAM TO APPLY DUST CONTROL MEASURES ON A DAILY BASIS EXCEPT THOSE DAYS WHERE PRECIPITATION IS SUFFICIENT TO SUPPRESS DUST FORMATION. THIS PROGRAM SHALL EXTEND TO AND INCLUDE SWEEPING OF ADJACENT STREETS.
- SPRAY ANY MULCHES WITH WATER AFTER ANCHORING TO DAMPEN THE SOIL AND ENCOURAGE EARLY GROWTH. SPRAYING MAY BE REQUIRED SEVERAL TIMES. TEMPORARY SEED MAY BE REQUIRED UNTIL THE LATE SUMMER SEEDING SEASON.
- COVER STOCKPILES OF FINE-GRAINED MATERIALS, OR EXCAVATED SOILS WHICH ARE SUSCEPTIBLE TO EROSION TO PROTECT FROM THE INTENSE, SHORT-DURATION STORMS WHICH ARE MORE PREVALENT IN THE SUMMER MONTHS.
- TAKE ADDITIONAL STEPS NEEDED, INCLUDING WATERING, OR COVERING EXCAVATED MATERIALS TO CONTROL FUGITIVE DUST EMISSIONS TO MINIMIZE REDUCTIONS IN VISIBILITY AND THE AIRBORNE DISBURSEMENT OF FINE-GRAINED SOILS. THIS IS PARTICULARLY IMPORTANT GIVEN THE POTENTIAL PRESENCE OF SOIL CONTAMINANTS, AND THEIR PROXIMITY ALONG THE ADJACENT STREETS AND PROPERTIES.
- THESE MEASURES MAY ALSO BE REQUIRED IN THE SPRING AND FALL DURING THE DRIER PERIODS OF THESE SEASONS.

D. WINTER CONDITIONS

- "WINTER CONSTRUCTION" IS CONSTRUCTION ACTIVITY PERFORMED DURING THE PERIOD FROM NOVEMBER 1ST THROUGH APRIL 15TH. IF AREAS WITHIN THE CONSTRUCTION ACTIVITY ARE NOT STABILIZED WITH TEMPORARY OR PERMANENT MEASURES OUTLINED ABOVE BY NOVEMBER 15TH, THEN THE SITE MUST BE PROTECTED WITH ADDITIONAL STABILIZATION MEASURES THAT ARE SPECIFIC TO WINTER CONDITIONS. NO MORE THAN ONE ACRE OF THE SITE MAY BE WITHOUT STABILIZATION AT ONE TIME.
- SILT FENCE: IN LIEU OF PROVIDING THE 4" X 4" TRENCH FOR FROZEN GROUND, STONY SOIL, THE PRESENCE OF LARGE ROOTS, OR OTHER PROHIBITIVE CONDITIONS, THE BOTTOM 8" TO 12" OF THE FABRIC MAY BE LAID ON EXISTING GRADE AND BACK FILLED WITH STONE ANCHORING MATERIAL, AS SHOWN ON THE DRAWINGS.
- HAY MULCH SHALL BE APPLIED AT TWICE THE STANDARD TEMPORARY STABILIZATION RATE. AT THE END OF EACH CONSTRUCTION DAY, AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE STABILIZED. MULCH MAY NOT BE SPREAD ON TOP OF SNOW.
- AFTER NOVEMBER 1ST OR THE FIRST KILLING FROST FOR THE REGION AND BEFORE SNOW FALL, ALL EXPOSED AND DISTURBED AREAS NOT TO UNDERGO FURTHER DISTURBANCE ARE TO HAVE DORMANT SEEDING. THE DORMANT SEEDING METHOD: PREPARE THE SEEDBED, LIME AND FERTILIZE, APPLY THE SELECTED PERMANENT SEED MIXTURE AT DOUBLE THE REGULAR SEEDING RATE, AND MULCH AND ANCHOR. DORMANT SEEDINGS NEED TO BE ANCHORED EXTREMELY WELL ON SLOPES, DITCH BASES AND AREAS OF CONCENTRATED FLOWS. DORMANT SEEDING REQUIRES INSPECTION AND RESEEDING AS NEEDED IN THE SPRING. ALL AREAS WHERE COVER IS INADEQUATE MUST BE IMMEDIATELY RESEEDED AND MULCHED AS SOON AS POSSIBLE.
- ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1ST, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MUST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- MULCH NETTING MUST BE USED TO ANCHOR MULCH ON ALL SLOPES GREATER THAN 8% UNLESS EROSION CONTROL BLANKETS OR EROSION CONTROL MIX IS BEING USED ON THESE SLOPES.

E. HOUSEKEEPING

- SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON-SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORM WATER, AND APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION.
- 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.
- 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.
- DEBRIS AND OTHER MATERIAL. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER, MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
- COMPLY WITH ALL LOCAL AND STATE REGULATIONS FOR THE REMOVAL AND DISPOSAL OF CONSTRUCTION DEBRIS AND WASTE.
- TRENCH OR FOUNDATION DE-WATERING. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED AREAS THAT ARE SPECIFICALLY DESIGNATED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFER DAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE.
- 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.

F. INSPECTION AND MAINTENANCE

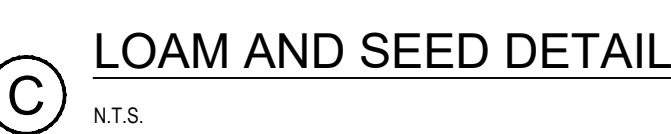
- INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION AND STORM WATER CONTROL MEASURES, AREAS USED FOR STORAGE THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE A WEEK AND BEFORE AND AFTER A STORM EVENT. PRIOR TO COMPLETION OF PERMANENT STABILIZATION, A PERSON WITH KNOWLEDGE OF EROSION AND STORM WATER CONTROLS, INCLUDING THE STANDARDS IN THE MAINE CONSTRUCTION GENERAL PERMIT AND ANY DEP OR MUNICIPAL COMPANION DOCUMENTS, MUST CONDUCT THE INSPECTION. THIS PERSON MUST BE IDENTIFIED IN THE INSPECTION LOG. IF BEST MANAGEMENT PRACTICES (BMPs) NEED TO BE MODIFIED OR IF ADDITIONAL BMPs ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (RAINFALL). ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.
- AN INSPECTION AND MAINTENANCE LOG MUST BE KEPT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME AND QUALIFICATIONS OF THE PERSON PERFORMING THE INSPECTION, DATE, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES.
- INSPECTION OF THE PROJECT WORK SITE SHALL INCLUDE:
 - IDENTIFICATION OF PROPER EROSION CONTROL MEASURE INSTALLATION IN ACCORDANCE WITH THE EROSION CONTROL DETAIL SHEET.
 - DETERMINE WHETHER EACH EROSION CONTROL MEASURE IS PROPERLY OPERATING. IF NOT, IDENTIFY DAMAGE TO THE CONTROL DEVICE AND DETERMINE REMEDIAL MEASURES.
 - IDENTIFY AREAS WHICH APPEAR VULNERABLE TO EROSION AND DETERMINE ADDITIONAL EROSION CONTROL MEASURES WHICH SHOULD BE USED TO IMPROVE CONDITIONS.
 - INSPECT AREAS OF RECENT SEEDING TO DETERMINE PERCENT CATCH OF GRASS. A MINIMUM CATCH OF 90 PERCENT IS REQUIRED PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.
- IF INSPECTION OF THE SITE INDICATES A CHANGE SHOULD BE MADE TO THE EROSION CONTROL PLAN, TO EITHER IMPROVE EFFECTIVENESS OR CORRECT A SITE-SPECIFIC DEFICIENCY, THE INSPECTOR SHALL IMMEDIATELY IMPLEMENT THE CORRECTIVE MEASURE AND NOTIFY THE OWNER OF THE CHANGE.
- ALL CERTIFICATIONS, INSPECTION FORMS, AND WRITTEN REPORTS PREPARED BY THE INSPECTOR(S) SHALL BE FILED WITH THE OWNER, AND THE PERMIT FILE CONTAINED ON THE PROJECT SITE. ALL WRITTEN CERTIFICATIONS, INSPECTION FORMS, AND WRITTEN REPORTS MUST BE FILED WITHIN ONE (1) WEEK OF THE INSPECTION DATE.
- THE PERMITTEE SHALL RETAIN COPIES OF THE ESC PLAN AND ANY FORMS, SUBMISSIONS, REPORTS, OR OTHER MATERIALS REQUIRED BY THE GENERAL PERMIT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION.
- THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR COMPLYING WITH THE EROSION/SEDIMENT CONTROL REPORT, INCLUDING CONTROL OF FUGITIVE DUST, AND SHALL BE RESPONSIBLE FOR ANY MONETARY PENALTIES RESULTING FROM FAILURE TO COMPLY WITH THESE STANDARDS.

C. CONSTRUCTION SCHEDULE & SEQUENCE


(TIMELINES ARE APPROXIMATE AND WILL BE DEPENDENT ON WEATHER AND SITE CONDITIONS).

- PRE-CONSTRUCTION CONFERENCE:** PRIOR TO ANY CONSTRUCTION AT THE SITE, REPRESENTATIVES OF THE CONTRACTOR, THE ARCHITECT, THE OWNER, AND THE SITE DESIGN ENGINEER SHALL MEET TO DISCUSS THE SCHEDULING OF THE SITE CONSTRUCTION AND THE DESIGNATION OF THE RESPONSIBLE PARTIES FOR IMPLEMENTING THE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING THE MEETING. PRIOR TO THE MEETING, THE CONTRACTOR WILL PREPARE A DETAILED SCHEDULE AND A MARKED-UP SITE PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF DISTURBANCE AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL CONDUCT A MEETING WITH EMPLOYEES AND SUB-CONTRACTORS TO REVIEW THE EROSION CONTROL PLAN, THE CONSTRUCTION TECHNIQUES WHICH WILL BE EMPLOYED TO IMPLEMENT THE PLAN AND PROVIDE A LIST OF ATTENDEES AND ITEMS DISCUSSED AT THE MEETING TO THE OWNER. THREE COPIES OF THE SCHEDULE, THE CONTRACTOR'S MEETING MINUTES, AND MARKED-UP SITE PLAN SHALL BE PROVIDED TO THE OWNER.
- THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE REQUIRED TO INSURE THE EFFECTIVENESS OF THE EROSION AND SEDIMENTATION CONTROL MEASURES IS OPTIMIZED.
 - INSTALL SAFETY AND CONSTRUCTION FENCE TO SECURE THE SITE FOR DEMOLITION.
 - INSTALL ALL PERIMETER SILTATION FENCE AND EROSION CONTROL BARRIERS. PARTICULAR ATTENTION SHALL BE PAID TO AREAS UPSTREAM OF PROTECTED NATURAL RESOURCES. SIGNS SHALL BE ERECTED PERIODICALLY ALONG THESE PERIMETER BARRIERS INDICATING THAT THE DOWNSTREAM AREAS ARE OFF LIMITS TO ALL CONSTRUCTION ACTIVITIES.
 - INSTALL CONSTRUCTION ENTRANCES.
 - MAINTAIN EXISTING PAVED AREAS FOR LAYDOWN AND ACCESS DURING INITIAL CONSTRUCTION ACTIVITIES.
 - CONSTRUCT ACTIVITIES ON THE SITE TO OPTIMIZE THE HANDLING OF MATERIALS AND RESTRICT THE DENUDED AREAS TO THE TIME STIPULATED.
 - CONSTRUCT STABILIZED PADS FOR FOUNDATION AND BUILDING CONSTRUCTION.
 - MAINTAIN STABILIZED SITE ACCESS AND WORKING AREAS DURING BUILDING CONSTRUCTION.
 - INSTALL STORWATER BMP'S
 - REMOVE EXISTING PAVEMENT AND INSTALL NEW PAVEMENT BASE GRAVEL MATERIALS TO RAISE THE SITE TO THE DESIGN SUBGRADE ELEVATION.
 - INSTALL BINDER PAVEMENT.
 - LANDSCAPE (LOAM AND SEED).
 - INSTALL SURFACE PAVEMENTS.
 - INSTALL STRIPING, SIGNAGE, AND MISCELLANEOUS SITE IMPROVEMENTS.
 - REVIEW AND PUNCH THE SITE.
 - REMOVE ANY TEMPORARY EROSION CONTROL MEASURES.
- THE CONTRACTOR MUST MAINTAIN AN ACCURATE SET OF RECORD DRAWINGS INDICATING THE DATE WHEN AN AREA IS FIRST DENUDED, THE DATE OF TEMPORARY STABILIZATION, AND THE DATE OF FINAL STABILIZATION. ON OCTOBER 1 OF ANY CALENDAR YEAR, THE CONTRACTOR SHALL SUBMIT A DETAILED PLAN FOR STABILIZING THE SITE FOR THE WINTER AND A DESCRIPTION OF WHAT ACTIVITIES ARE PLANNED DURING THE WINTER.

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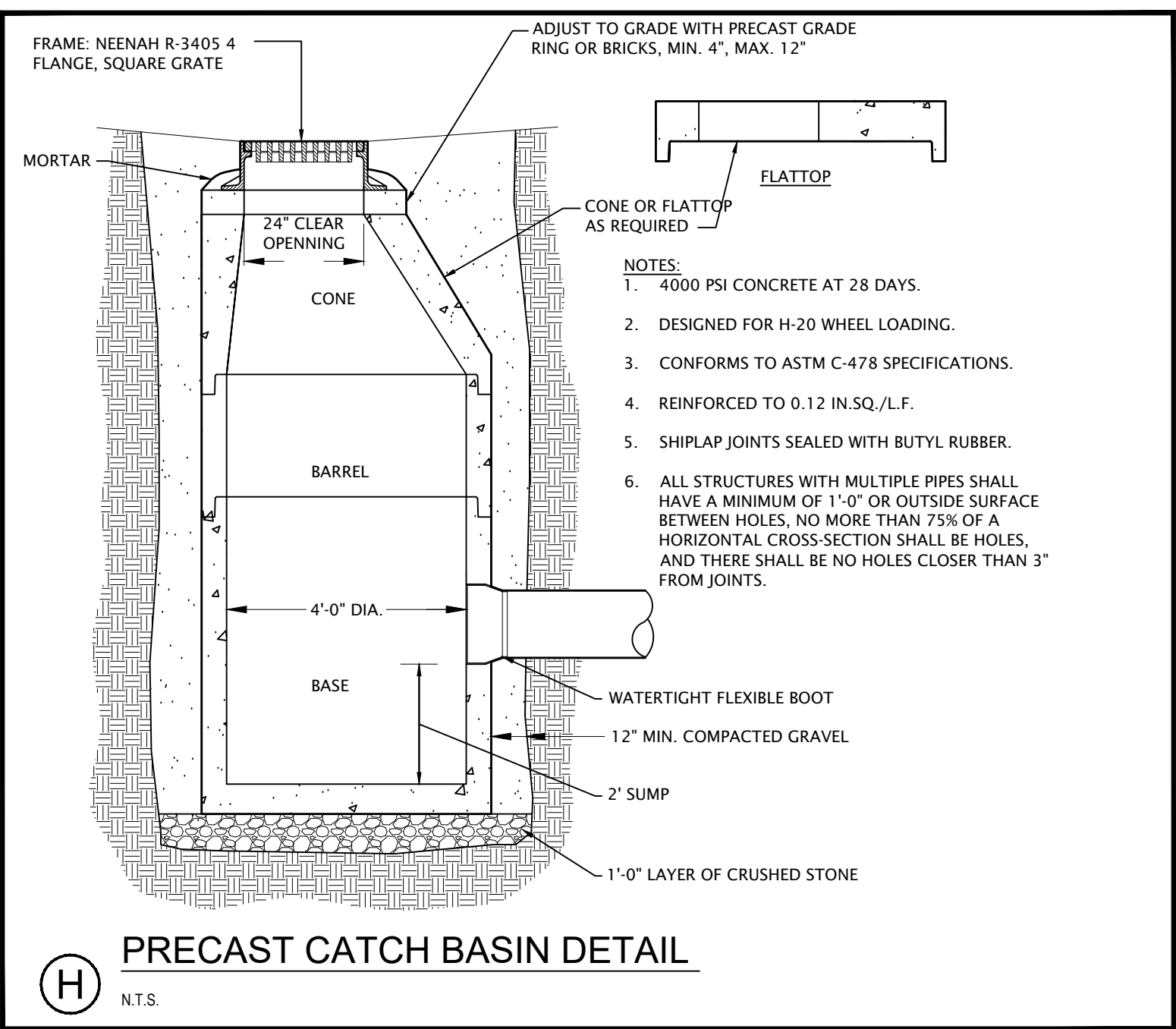
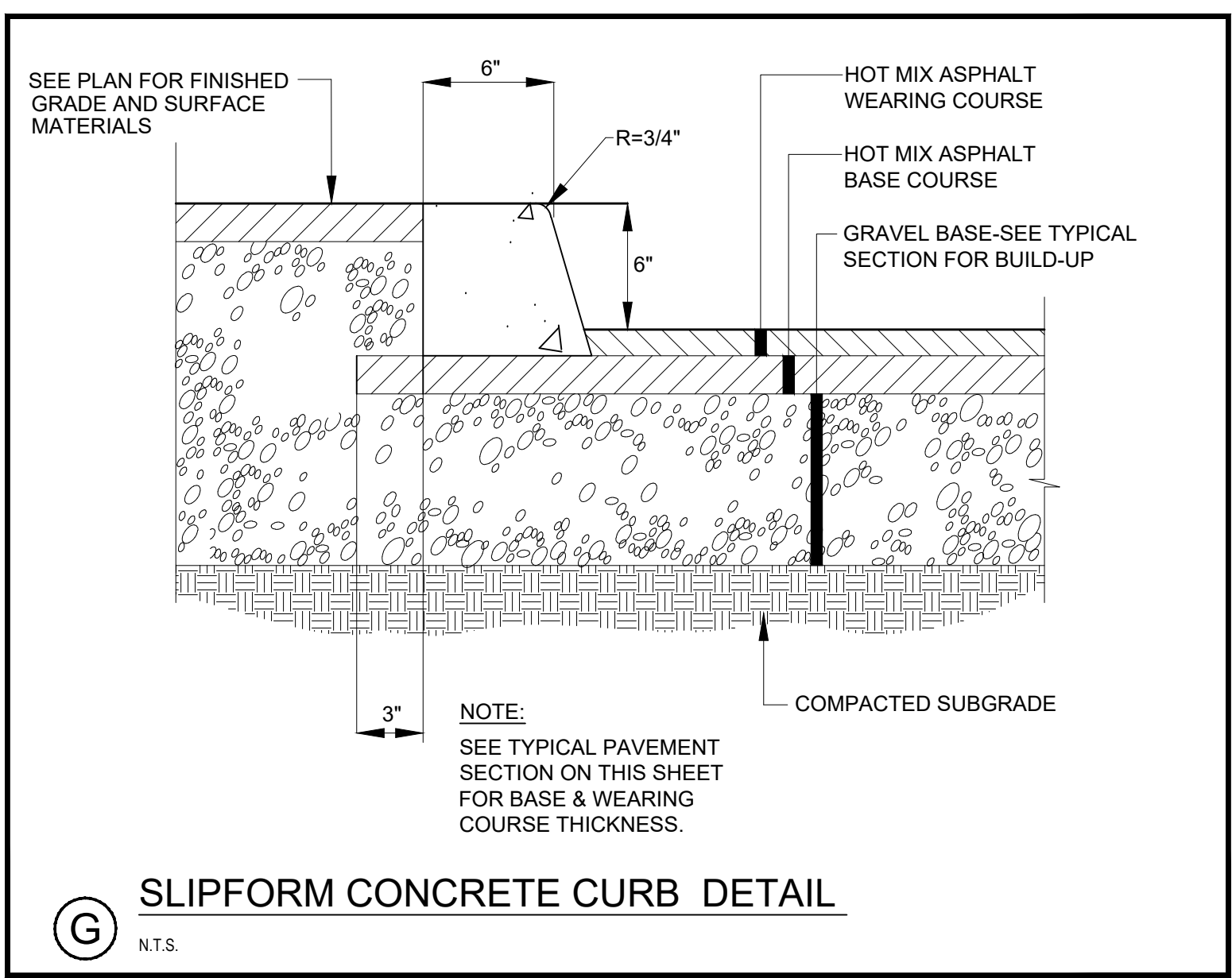
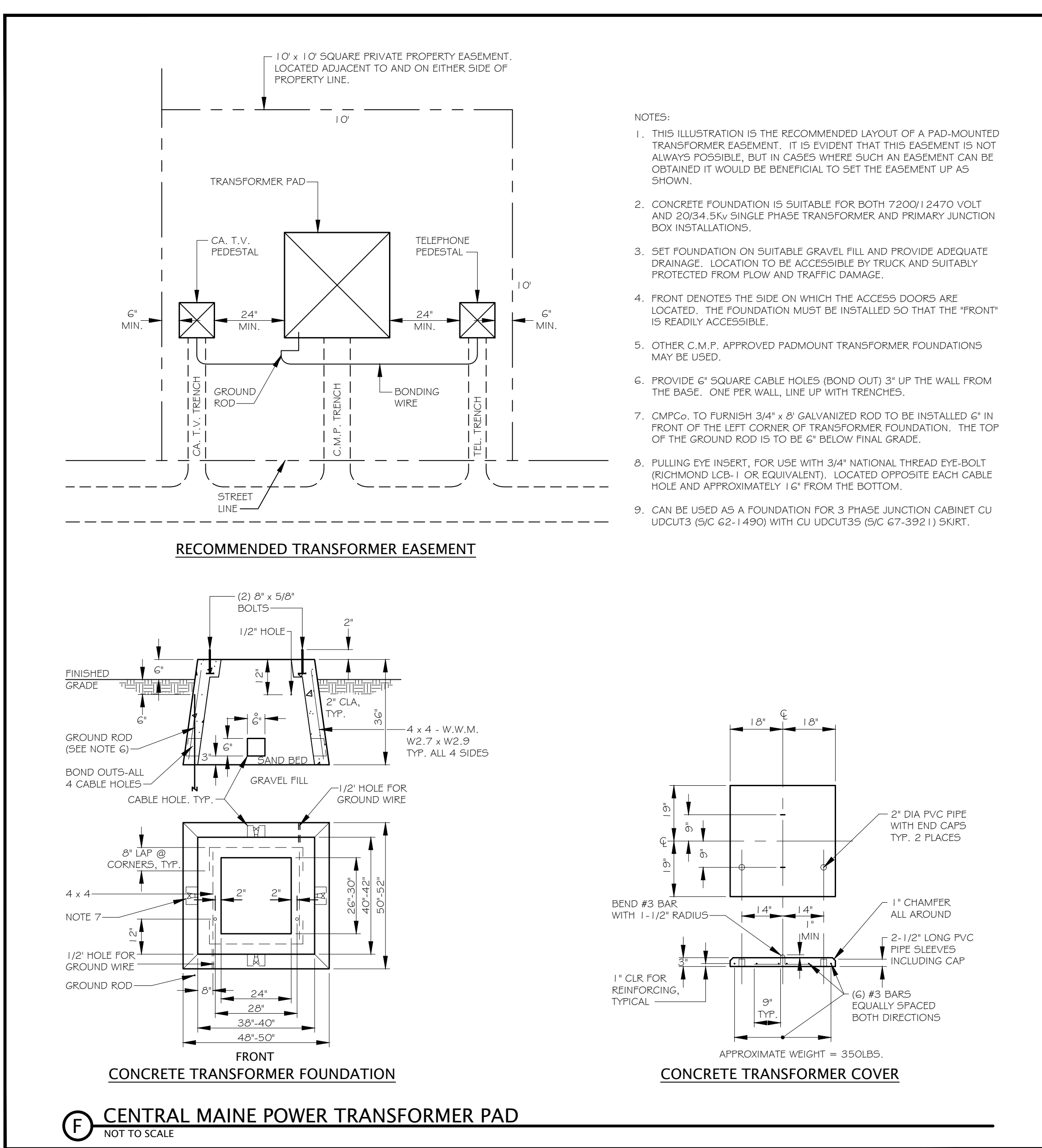
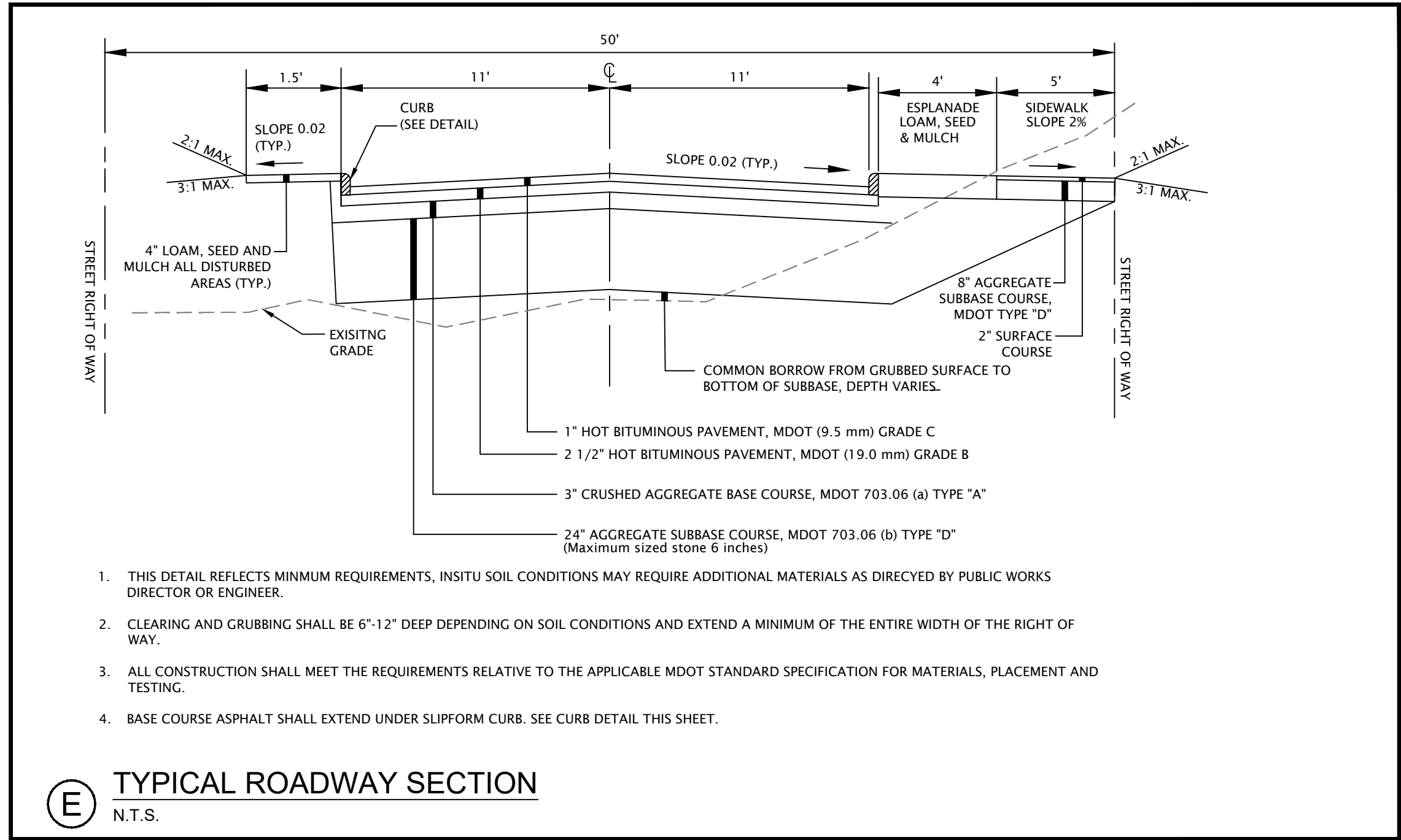
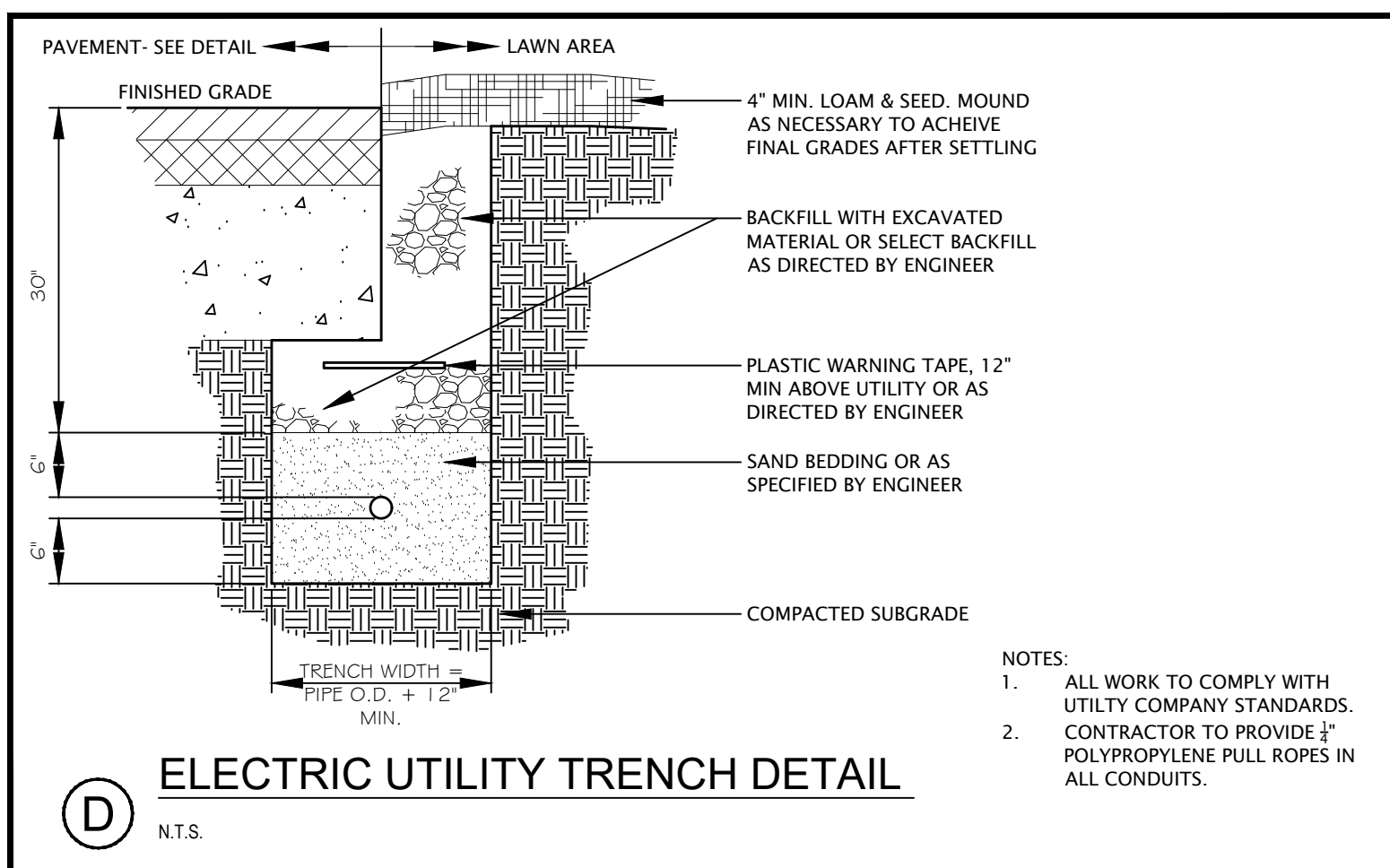
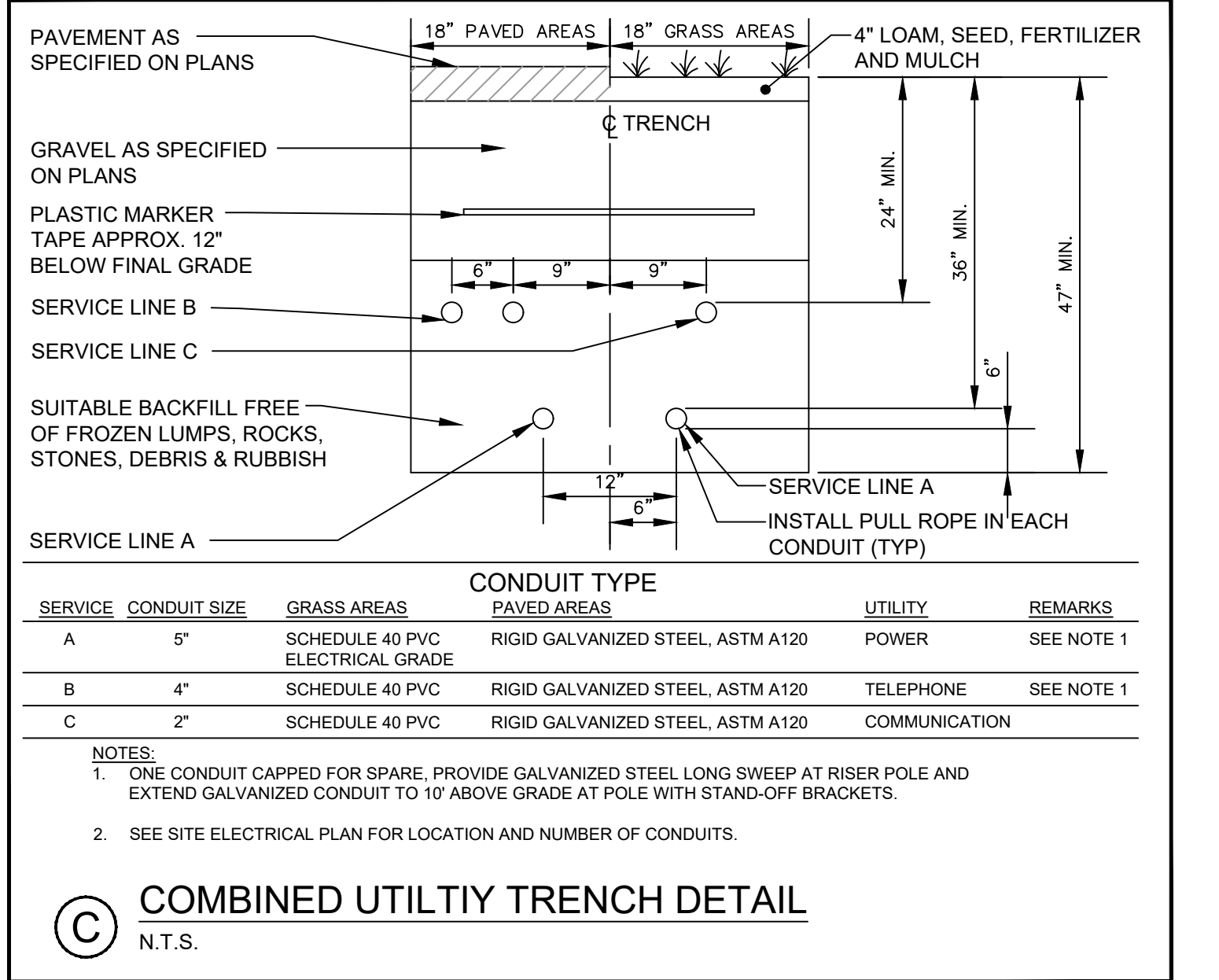
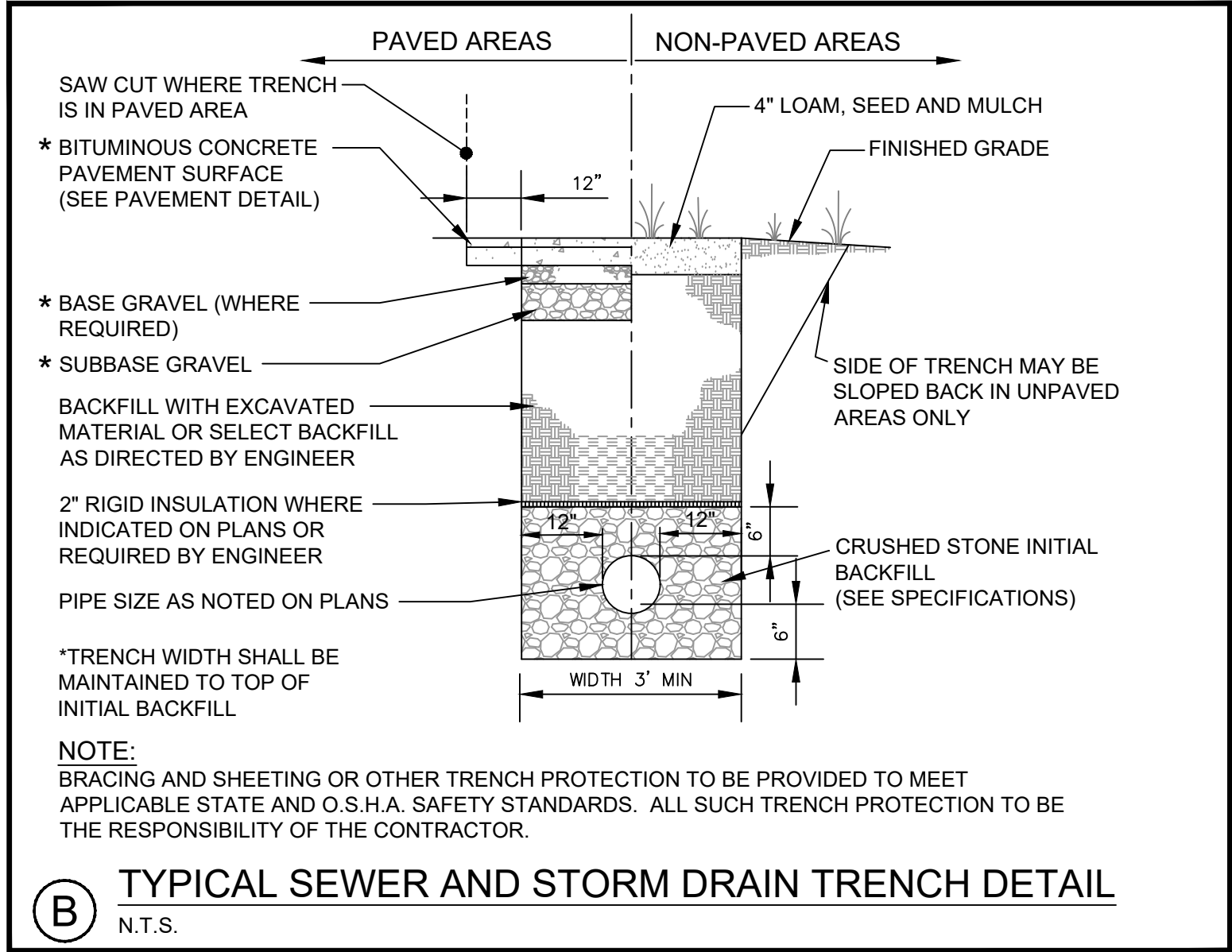
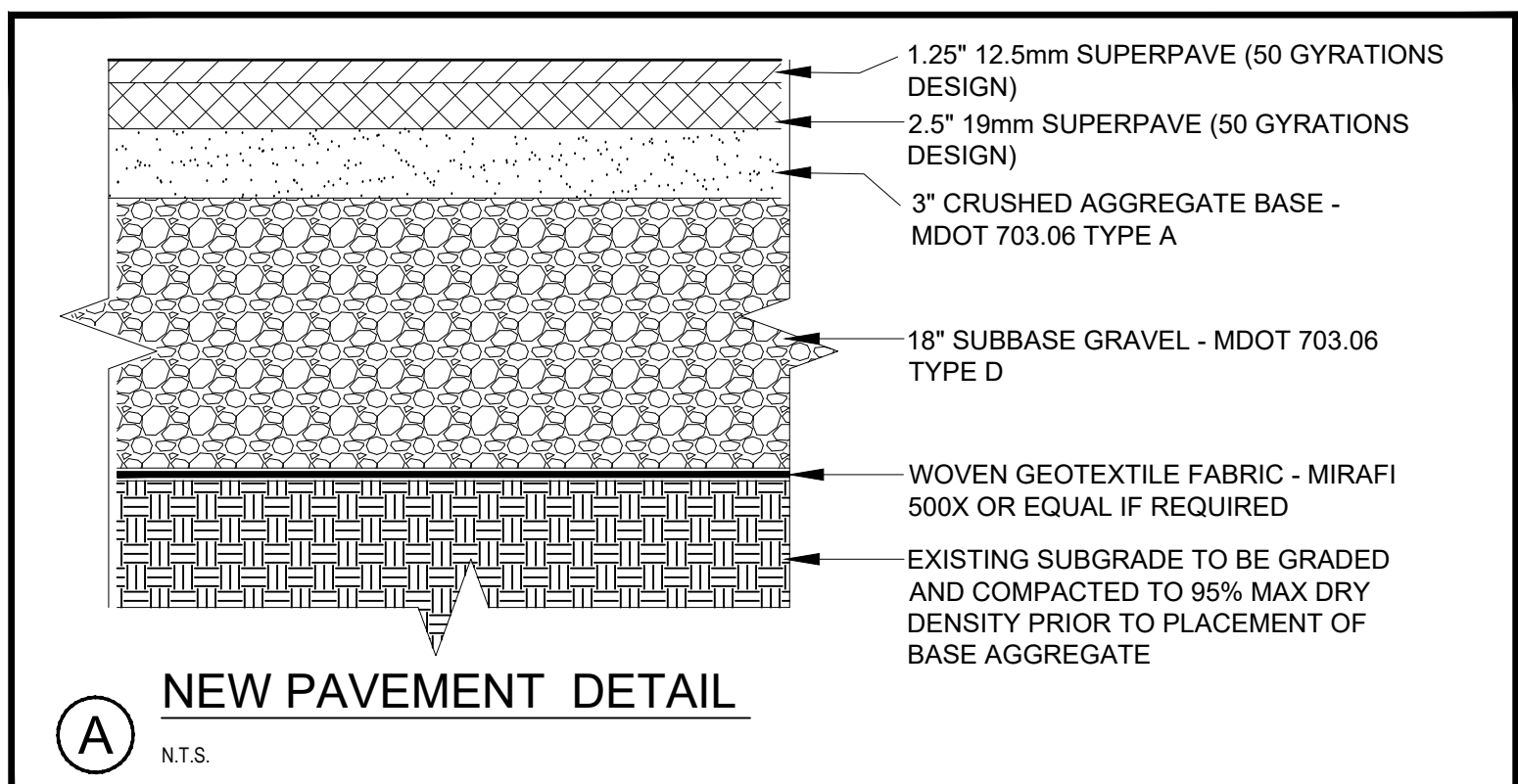


STATE OF MAINE
CHARLES E. BURNHAM
No. 15377
Charles
LICENSED
Burnham
10/7/2021



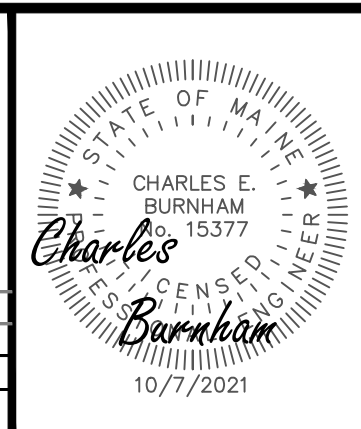
Atlantic Resource Consultants
541 US Route One
Freeport, ME 04032
Tel: 207.869.9050

DRAWN: MPV	DATE: SEPTEMBER 2021
DESIGNED: CEB	SCALE: N.T.S.
CHECKED: CB/MV	JOB NO. 21-027
FILE NAME:	
SHEET: C-301	



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REV	DATE	DESCRIPTION	REVISIONS



CROSSROAD'S SENIOR NEIGHBORHOOD
SITE CIVIL DETAILS I
WALNUT HILL INVESTMENTS, LLC
PO BOX 307 CUMBERLAND, MAINE 04021

Atlantic Resource Consultants
541 US Route One
Freeport, ME 04032
Tel: 207.869.9050
DRAWN: MPV
DESIGNED: CEB
CHECKED: CB/MV
FILE NAME:
SHEET: C-302
DATE: SEPTEMBER 2021
SCALE: N.T.S.
JOB NO. 21-027



TM 4 LOT 26
N/F
GLEN BUTLER
14688/104

TM 4 LOT 27
N/F
KENNETH L. CAMPBELL
14809/59

TM 4 LOT 16
N/F
KELLY SAMSON-RICKERT
28798/125

TM 4 LOT 25
N/F
JOSEPH A. ARSENAULT
26660/79
AREA=
64,514 S.F.
1.48 ACRES

TM 4 LOT 24
N/F
ROBERT C. HAZELTON
11809/253
AREA=
64,337 S.F.
1.48 ACRES

TM 4 LOT 17
N/F
JOHN W. TRAINOR
14373/169

AREA=
112,423 S.F.
2.58 ACRES

LOT AREA =
143,289-S.F.
3.29 ACRES

TM 4 LOT 23
N/F
LISA H. SCHUMACHER
23042/106

TM 4 LOT 19
N/F
JOANNE SULLIVAN
9827/150

SC-1

ROUTE #115

TC=698' @
0.011 ft./ft.
C.F.

TC=100' @
0.020 ft./ft.
S.F.

TC=230' @
0.043 ft./ft.
S.C.F.

1. THIS PLAN REFERENCES A PLAN TITLED: BOUNDARY SURVEY ON ROUTE 9 & ROUTE 115, NORTH YARMOUTH, MAINE MADE FOR ROBERT C. HAZELTON 352 WALNUT HILL ROAD, NORTH YARMOUTH, MAINE. PREPARED BY: OWEN HASKELL, INC. 390 U.S. ROUTE 1 FALMOUTH, ME 04105 (207) 774-0424 PROFESSIONAL LAND SURVEYORS Date: AUGUST 29, 2017, Job No. 94223 NY, Drwn By RRL, Trace By J.L.W, Drwg. No. 1, Check By JWS, Scale 1" = 40', Book No. 1000, Last Revised 1/24/20

2. EXISTING GROUND TOPOGRAPHY ARE FROM STATE OF MAINE GIS DATA.

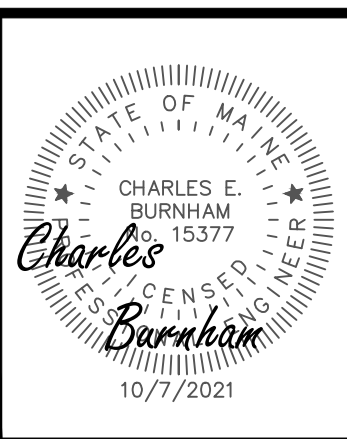
EXISTING GROUND TOPOGRAPHY AND LOT LINES ARE FROM STATE OF MAINE GIS DATA.

SCALE



SCALE in FEET
1"=40'

REV	DATE	DESCRIPTION
1	6/28/2021	PRELIMINARY SUBMISSION
2	10/7/2021	REVISIONS

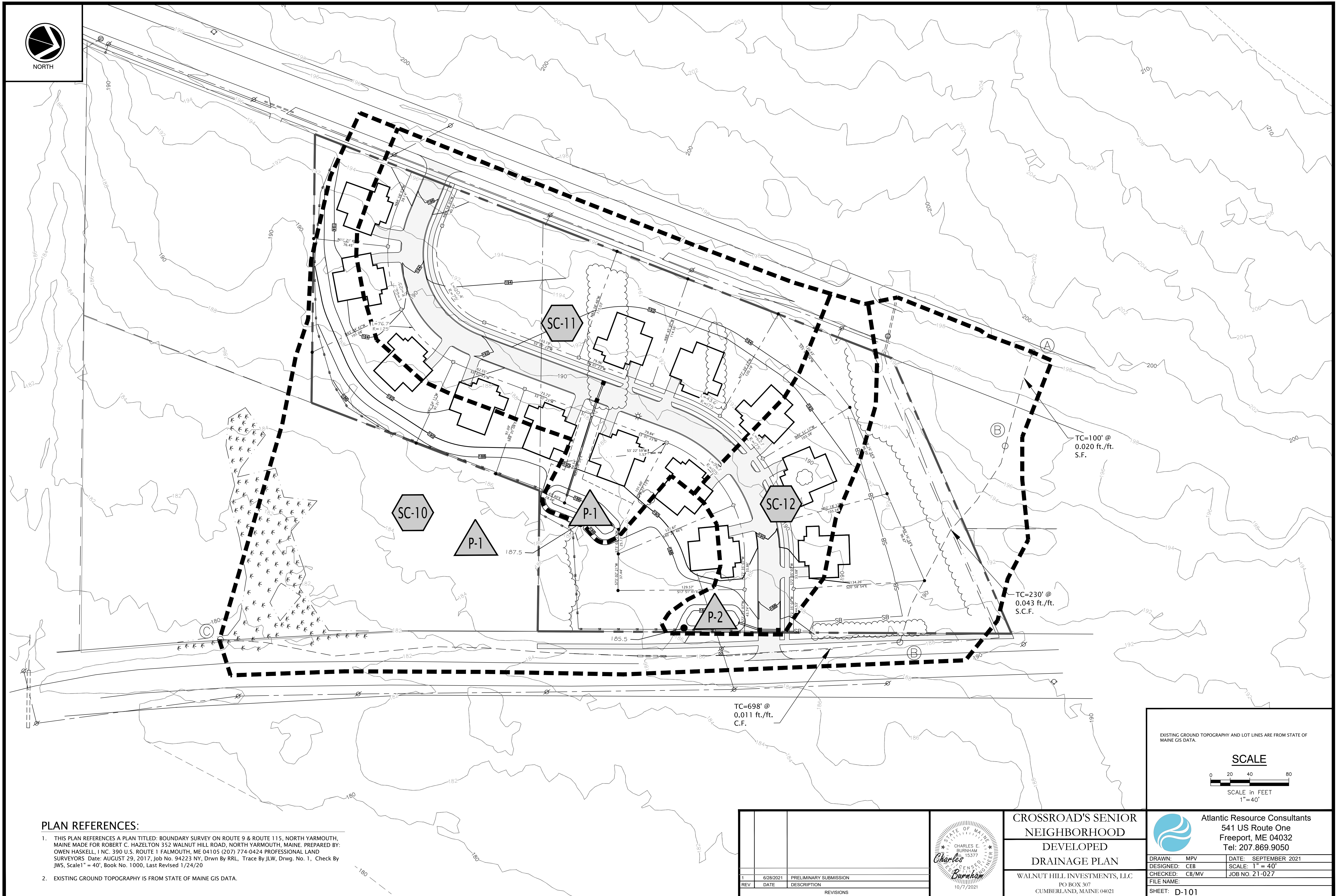


CROSSROAD'S SENIOR
NEIGHBORHOOD
PRE-DEVELOPED
DRAINAGE PLAN
WALNUT HILL INVESTMENTS, LLC
PO BOX 307
CUMBERLAND, MAINE 04021

Atlantic Resource Consultants
541 US Route One
Freeport, ME 04032
Tel: 207.869.9050
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FILE NAME:
SHEET: D-100
DATE: SEPTEMBER 2021
SCALE: 1" = 40'
JOB NO. 21-027



NORTH

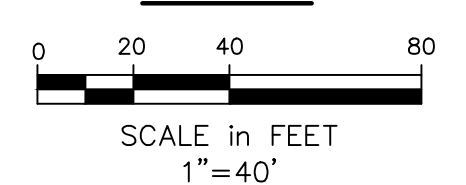


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EXISTING GROUND TOPOGRAPHY AND LOT LINES ARE FROM STATE OF MAINE GIS DATA.

SCALE



CROSSROAD'S SENIOR
NEIGHBORHOOD
DEVELOPED
DRAINAGE PLAN

WALNUT HILL INVESTMENTS, LLC
PO BOX 307
CUMBERLAND, MAINE 04021



Atlantic Resource Consultants
541 US Route One
Freeport, ME 04032
Tel: 207.869.9050

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REV	DATE	DESCRIPTION
1	6/28/2021	PRELIMINARY SUBMISSION
2	10/7/2021	REVISIONS

