

REV.	BY:	DATE:	CHANGES:
3	SJR	4-15-2022	UPDATES PER TOWN REVIEW COMMENTS
2	SJR	3-15-2022	UPDATE BUILDING FOOTPRINTS
1	SJR	3-15-2022	REMOVE & SPACES. REVISE CLIENT. ABUTTER. NOTES 2 & 11

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SJR ENGINEERING, INC.

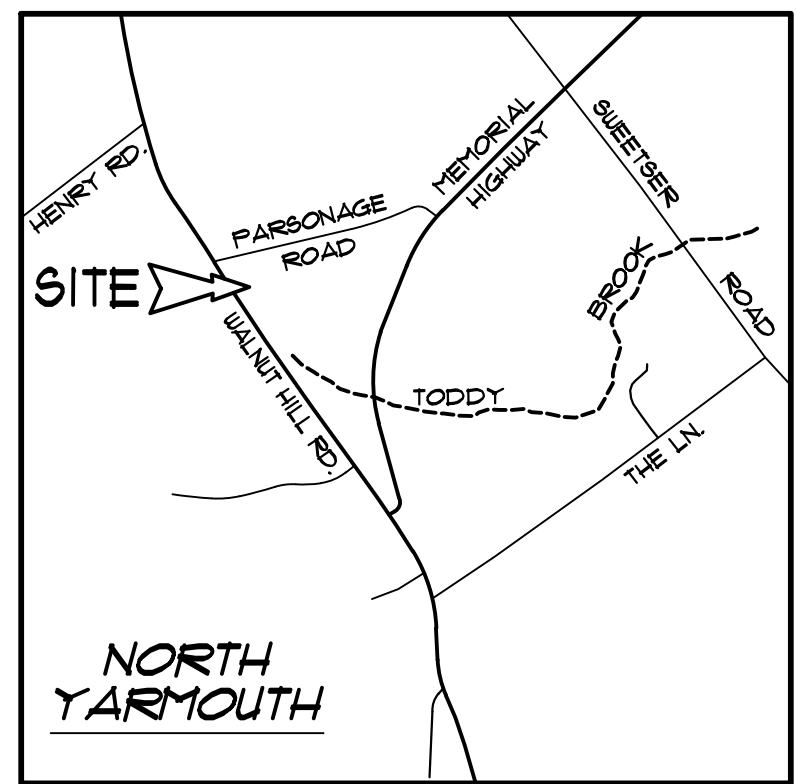
**SJR ENGINEERING, INC.**  
 16 THURSTON DRIVE  
 MONMOUTH, MAINE 04259  
 (207) 242-6248 tel  
 sjr@sjsr.com

**GRADING & EROSION CONTROL PLAN**  
**DEACON HAYES COMMONS**  
 527 WALNUT HILL ROAD - NORTH YARMOUTH MAINE  
 PREPARED FOR  
**527 LLC**  
 265 OAK HILL ROAD - NORTH YARMOUTH, ME

DATE	PROJECT
FEB. 2022	2022-12
DRAWN BY	SCALE
SJR	1" = 20'

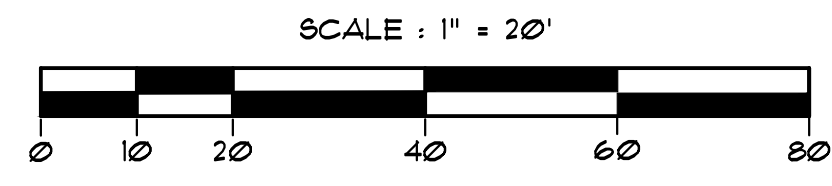
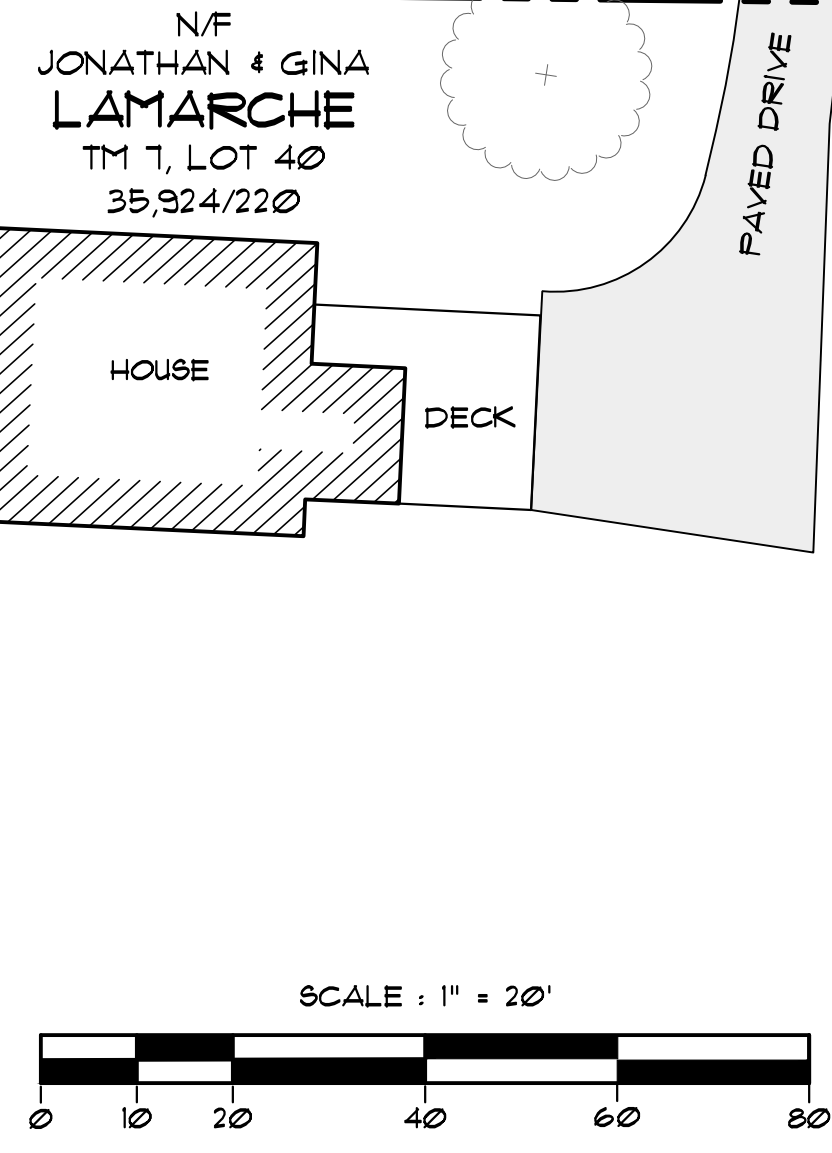
**SHEET 2**

- NOTES**
- ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTRY REGISTRY OF DEEDS.
  - OWNER OF RECORD - 527 LLC  
 DEED REFERENCE - BOOK 38201, PAGE 160  
 TAX MAP 7, LOT 62
  - TOTAL PARCEL AREA = 91,411 sq. ft. / 2.24 ACRES
  - EXISTING CONDITIONS ARE BASED ON A PLAN ENTITLED "WALNUT HILL ROAD DEVELOPMENT - TOWNHOUSES SITE LAYOUT", DATED AUGUST 15, 2021, PREPARED BY ATLANTIC RESOURCE CONSULTANTS.
  - THE LOCATION, DEPTH SIZE & EXISTENCE OF UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT VERIFIED. CONTRACTOR SHALL CONTACT DIGSAFE/ON-TARGET PRIOR TO EXCAVATION TO CONFIRM THE LOCATION OF ALL PUBLIC & PRIVATE UTILITIES WITHIN THE PROJECT AREA.
  - THE PARCEL IS LOCATED IN THE VILLAGE CENTER ZONING DISTRICT AND THE GROUNDWATER PROTECTION OVERLAY ZONE.
  - THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, PANEL 230202 0010B, DATED JULY 16, 1981.
  - ALL ON-SITE UTILITIES SHALL BE UNDERGROUND. LOCATION TO BE DETERMINED BY THE UTILITY AUTHORITY.
  - SOILS WITHIN THE SITE'S WATERSHED ARE "HINCKLEY LOAMY SAND", 3% - 8% SLOPES, HYDROLOGIC SOIL TYPE 'A'.
  - ALL DISTURBED AREAS NOT PAVED OR BUILT UPON SHALL BE LOAMED, SEEDED & MULCHED.
  - SEE WETLAND DELINEATION REPORT DATED MAY 26, 2021 AND SEPTIC DESIGN ON H1E-200 FORMS DATED MARCH 9, 2022, BOTH BY MARK CENSI ASSOCIATES.

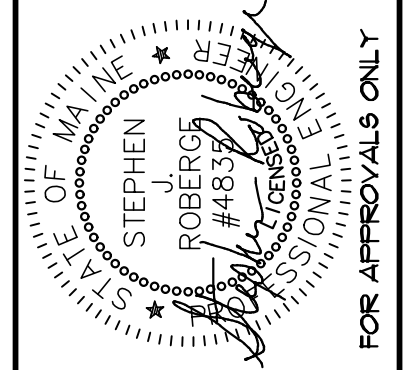
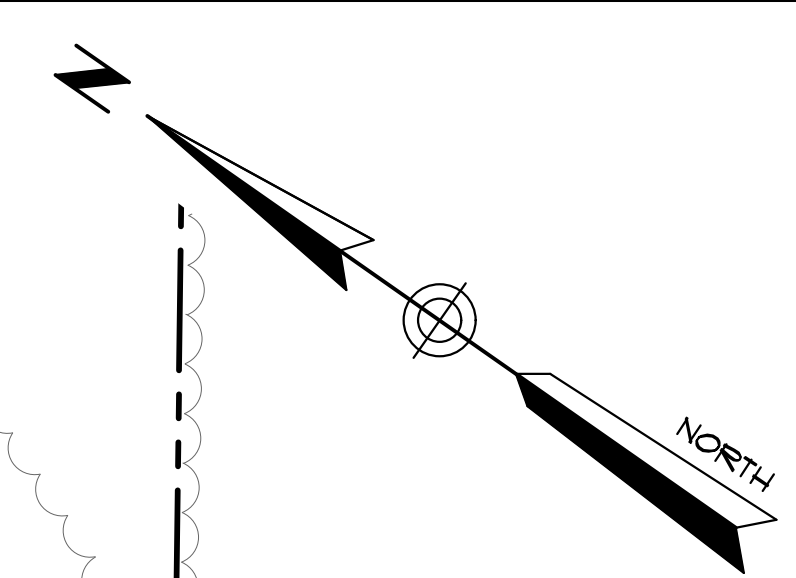
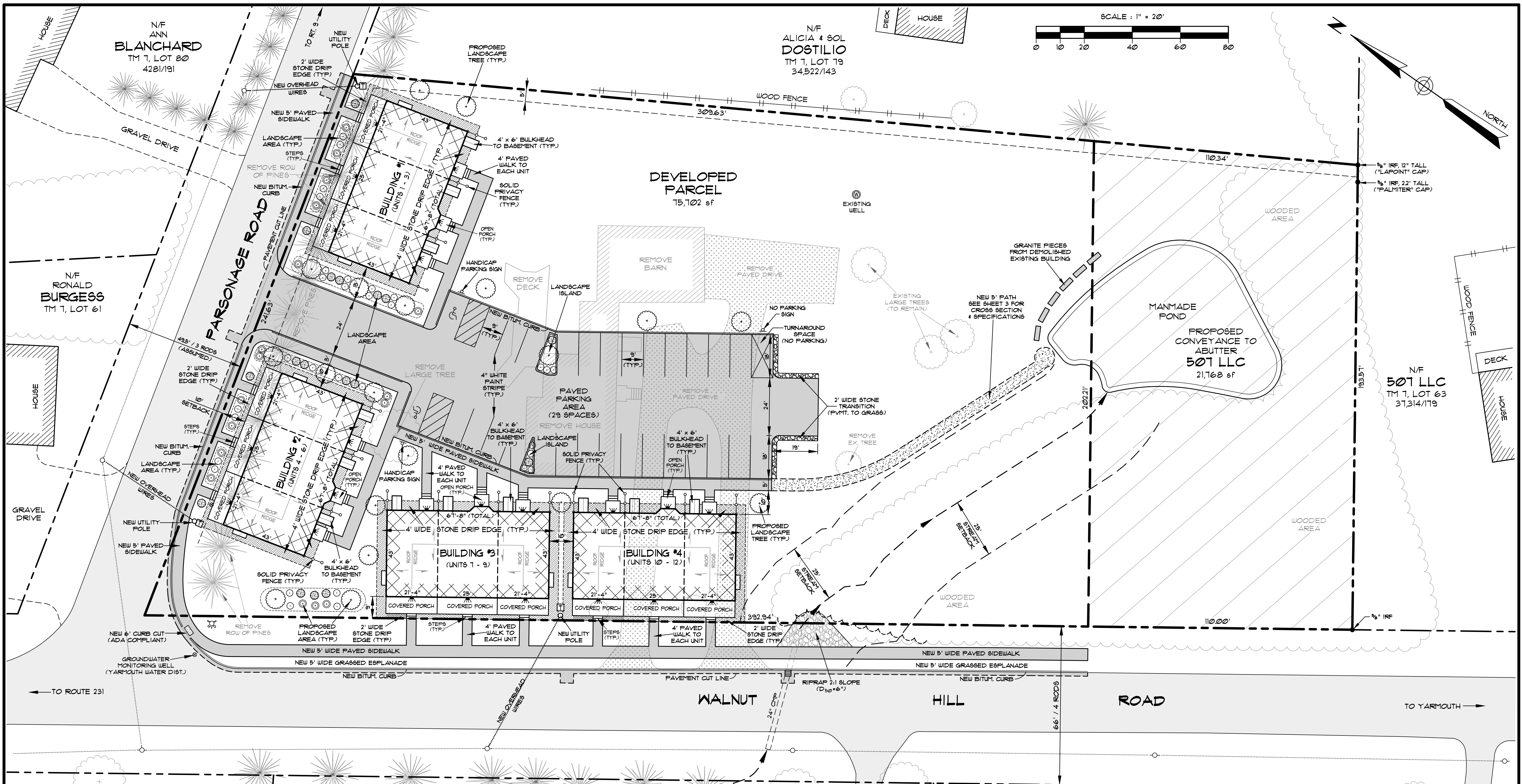


**LEGEND**

---	BOUNDARY LINE (SUBJECT PARCEL)
---	BOUNDARY LINE (OTHER)
N/F 35200/356	NOW OR FORMERLY BOOK AND PAGE NUMBER
○	EXISTING UTILITY POLE WITH OVERHEAD WIRES
⊗	EXISTING HYDRANT
⊘	EXISTING WATER SHUT OFF
⊕	PROPOSED TRANSFORMER PAD
⊞	PROPOSED CATCH BASIN
⊟	EXISTING TREE LINE (TO REMAIN)
⊠	PROPOSED WATER LINE
⊡	PROPOSED SEWER LINE
⊢	PROPOSED UNDERGROUND ELECTRIC LINE
⊣	PROPOSED CONTOUR
-248-	EXISTING CONTOUR
▨	EXISTING BUILDING (ABUTTER)
▩	PROPOSED BUILDING
▪	EXISTING PAVEMENT
▫	PROPOSED PAVEMENT
▬	INSTALL EROSION CONTROL BLANKET
⊥	INSTALL SILT FENCE







REV.	BY:	DATE:	CHANGES:
4	SJR	4-15-2022	UPDATES PER TOWN REVIEW COMMENTS
3	SJR	3-26-2022	ADD RIGHT OF WAY WIDTHS
2	SJR	3-15-2022	ADD LANDSCAPING, UPDATE BUILDING FOOTPRINTS
1	SJR	3-15-2022	REMOVE 6 SPACES, REVISE CLIENT, ABUTTER, NOTES 2 & 11

**SJR ENGINEERING, INC.**  
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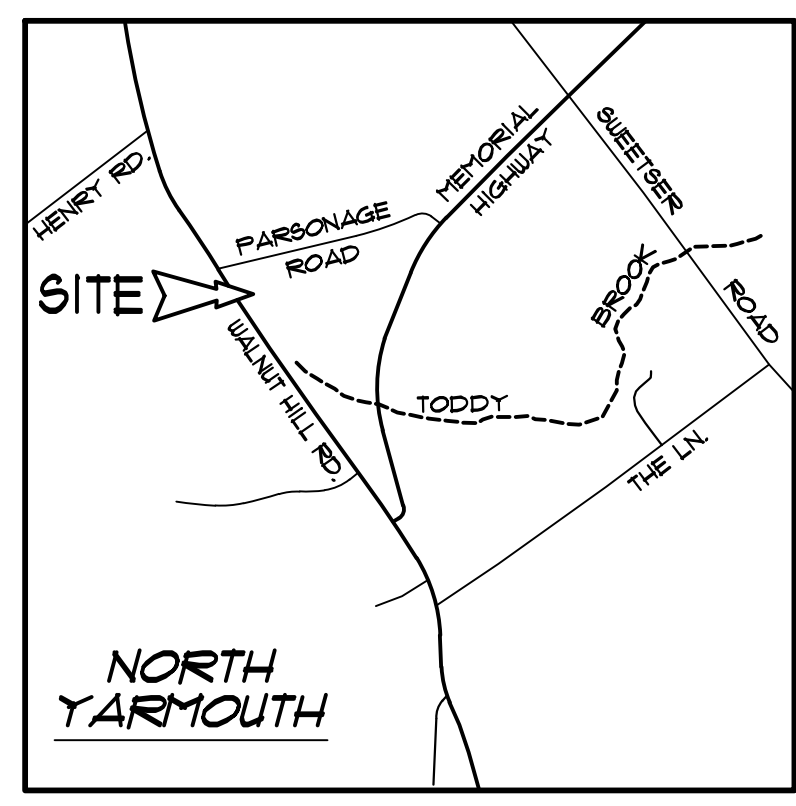
**ZONING REQUIREMENTS**  
 VILLAGE CENTER ZONING DISTRICT  
 MINIMUM LOT SIZE = 20,000 sq ft (WITH ADVANCED WASTEWATER TREATMENT SYSTEM)  
 STREET FRONTAGE = 10' - 100'  
 STRUCTURE SETBACKS -  
 FRONT = 0'-20' max.  
 SIDE = 25' max.  
 REAR = 5' min.  
 MAXIMUM STRUCTURE HEIGHT = 3 STORY, 50' max.

**SITE TABULATIONS**  
 DEVELOPED PARCEL AREA = 15,102 sf / 1.14 ACRES

EXISTING	PROPOSED
BUILDING = 3,530 sf	BUILDINGS/PORCHES/STEPS/BULKHEADS = 12,648 sf
PAVEMENT/PORCHES = 5,340 sf	PAVEMENT/SIDEWALKS = 14,164 sf
IMPERVIOUS AREA = 9,470 sf (12.5%)	IMPERVIOUS AREA = 26,812 sf (35.4%)
GREEN SPACE = 6,622 sf (81.5%)	GREEN SPACE = 48,890 sf (64.6%)
	29 PARKING SPACES (INCLUDES 2 HANDICAP)

**LEGEND**

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---	BOUNDARY LINE (OTHER)
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⊖	EXISTING WATER SHUT OFF
○	EXISTING UTILITY POLE WITH OVERHEAD WIRES
□	PROPOSED CATCH BASIN
▭	PROPOSED TRANSFORMER PAD
—	NEW WALL MOUNTED EXTERIOR LIGHT
○	EXISTING TREE LINE (TO REMAIN)
▨	EXISTING BUILDING (TO BE REMOVED)
▩	EXISTING BUILDING (ABUTTER)
▧	PROPOSED BUILDING
▦	EXISTING PAVEMENT
▤	PROPOSED PAVEMENT
▣	EXISTING PAVEMENT TO BE REMOVED



- NOTES**
- ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTRY REGISTRY OF DEEDS.
  - OWNER OF RECORD - 521 LLC DEED REFERENCE - BOOK 38201, PAGE 160 TAX MAP 1, LOT 62
  - TOTAL PARCEL AREA = 91,471 sq. ft. / 224 ACRES
  - EXISTING CONDITIONS ARE BASED ON A PLAN ENTITLED "WALNUT HILL ROAD DEVELOPMENT - TOWNHOUSES SITE LAYOUT", DATED AUGUST 15, 2021, PREPARED BY ATLANTIC RESOURCE CONSULTANTS.
  - THE LOCATION, DEPTH SIZE & EXISTENCE OF UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT VERIFIED. CONTRACTOR SHALL CONTACT DIGSAFE/ON-TARGET PRIOR TO EXCAVATION TO CONFIRM THE LOCATION OF ALL PUBLIC & PRIVATE UTILITIES WITHIN THE PROJECT AREA.
  - THE PARCEL IS LOCATED IN THE VILLAGE CENTER ZONING DISTRICT AND THE GROUNDWATER PROTECTION OVERLAY ZONE.
  - THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, PANEL 230202 00102B, DATED JULY 16, 1981.
  - ALL ON-SITE UTILITIES SHALL BE UNDERGROUND. LOCATION TO BE DETERMINED BY THE UTILITY AUTHORITY.
  - SOILS WITHIN THE SITE'S WATERSHED ARE "HINCKLEY LOAMY SAND", 3% - 8% SLOPES, HYDROLOGIC SOIL TYPE 'A'.
  - ALL DISTURBED AREAS NOT PAVED OR BUILT UPON SHALL BE LOAMED, SEEDED & MULCHED.
  - SEE WETLAND DELINEATION REPORT DATED MAY 26, 2021 AND SEPTIC DESIGN ON THE 200 FORMS DATED MARCH 9, 2022, BOTH BY MARK CENSI ASSOCIATES.

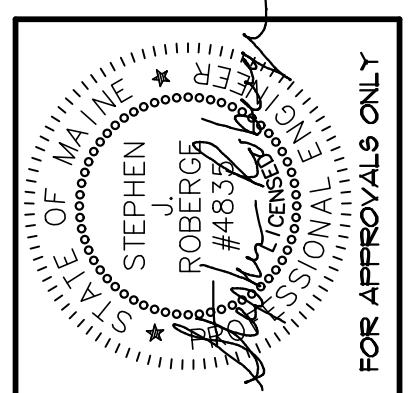
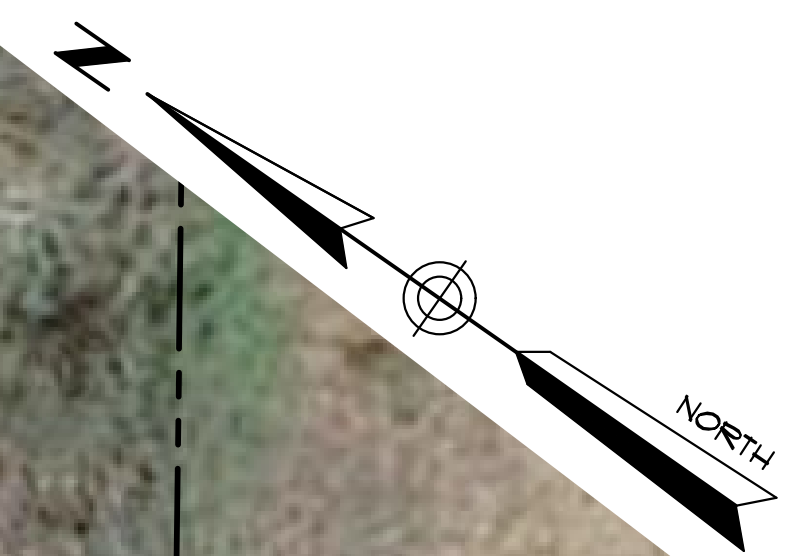
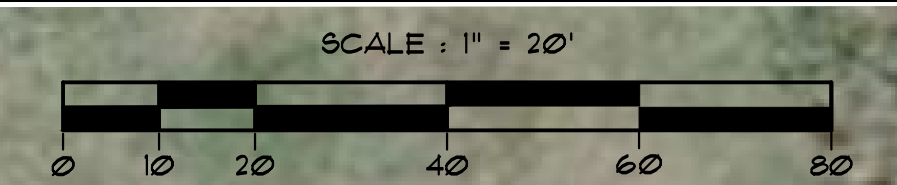
N/F JONATHAN & GINA LAMARCHE  
 TM 1, LOT 40  
 35,924/220

**APPROVAL**  
 APPROVED BY THE TOWN OF NORTH YARMOUTH PLANNING BOARD

DATE \_\_\_\_\_ PROJECT \_\_\_\_\_  
 FEB. 2022 2022-12  
 DRAWN BY \_\_\_\_\_ SCALE \_\_\_\_\_  
 SJR 1" = 20'  
 DATE \_\_\_\_\_ CHAIRMAN \_\_\_\_\_

**SITE & DEMOLITION PLAN**  
 DEACON HAYES COMMONS  
 521 WALNUT HILL ROAD - NORTH YARMOUTH MAINE  
 PREPARED FOR  
**527 LLC**  
 665 OAK HILL ROAD - NORTH YARMOUTH, ME





REV:	BY:	DATE:	CHANGES:

**SJR ENGINEERING, INC.**  
 16 THURSTON DRIVE  
 MONMOUTH MAINE 04259  
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 sjr@sjrinc.com

**AERIAL SITE PLAN**  
**DEACON HAYES COMMONS**  
 527 WALNUT HILL ROAD - NORTH YARMOUTH MAINE  
 PREPARED FOR  
**527 LLC**  
 865 OAK HILL ROAD - NORTH YARMOUTH, ME

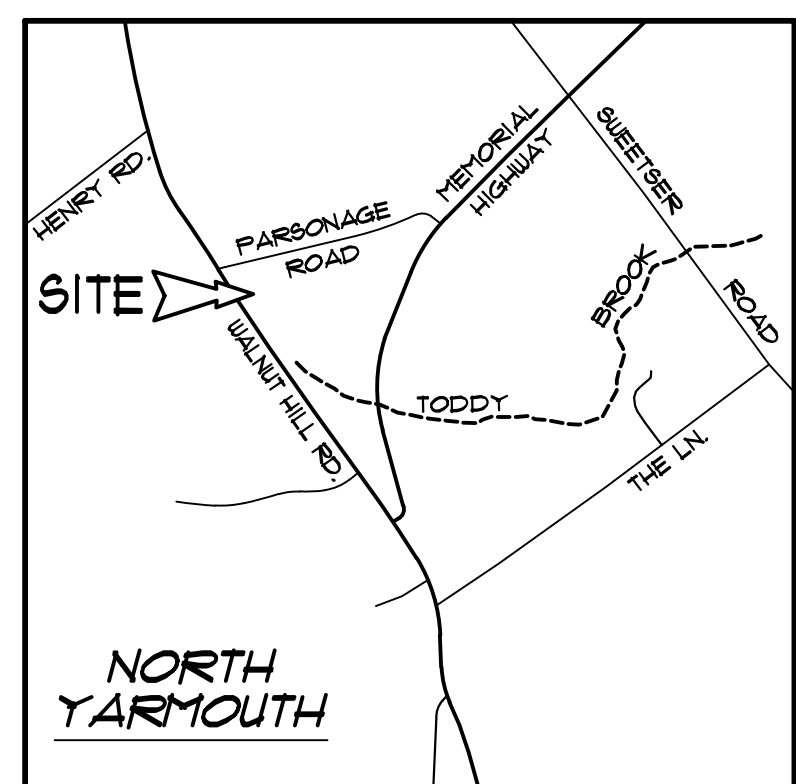
**ZONING REQUIREMENTS**  
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**SITE TABULATIONS**

DEVELOPED PARCEL AREA = 15,102 sf / 1.14 ACRES
<b>EXISTING</b>
BUILDING = 3,530 sf
PAVEMENT/PORCHES = 5,340 sf
IMPERVIOUS AREA = 9,470 sf (12.5%)
GREEN SPACE = 66,232 sf (87.5%)
<b>PROPOSED</b>
BUILDINGS/PORCHES/STEPS/BULKHEADS = 12,648 sf
PAVEMENT/SIDEWALKS = 14,164 sf
IMPERVIOUS AREA = 26,812 sf (35.4%)
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29 PARKING SPACES (INCLUDES 2 HANDICAP)

**LEGEND**

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⊙	EXISTING WATER SHUT OFF
○	EXISTING UTILITY POLE WITH OVERHEAD WIRES
□	PROPOSED CATCH BASIN
□	PROPOSED TRANSFORMER PAD
□	NEW WALL MOUNTED EXTERIOR LIGHT
---	EXISTING TREE LINE (TO REMAIN)
▨	EXISTING BUILDING (TO BE REMOVED)
▨	EXISTING BUILDING (ABUTTER)
▨	PROPOSED BUILDING
▨	EXISTING PAVEMENT
▨	PROPOSED PAVEMENT
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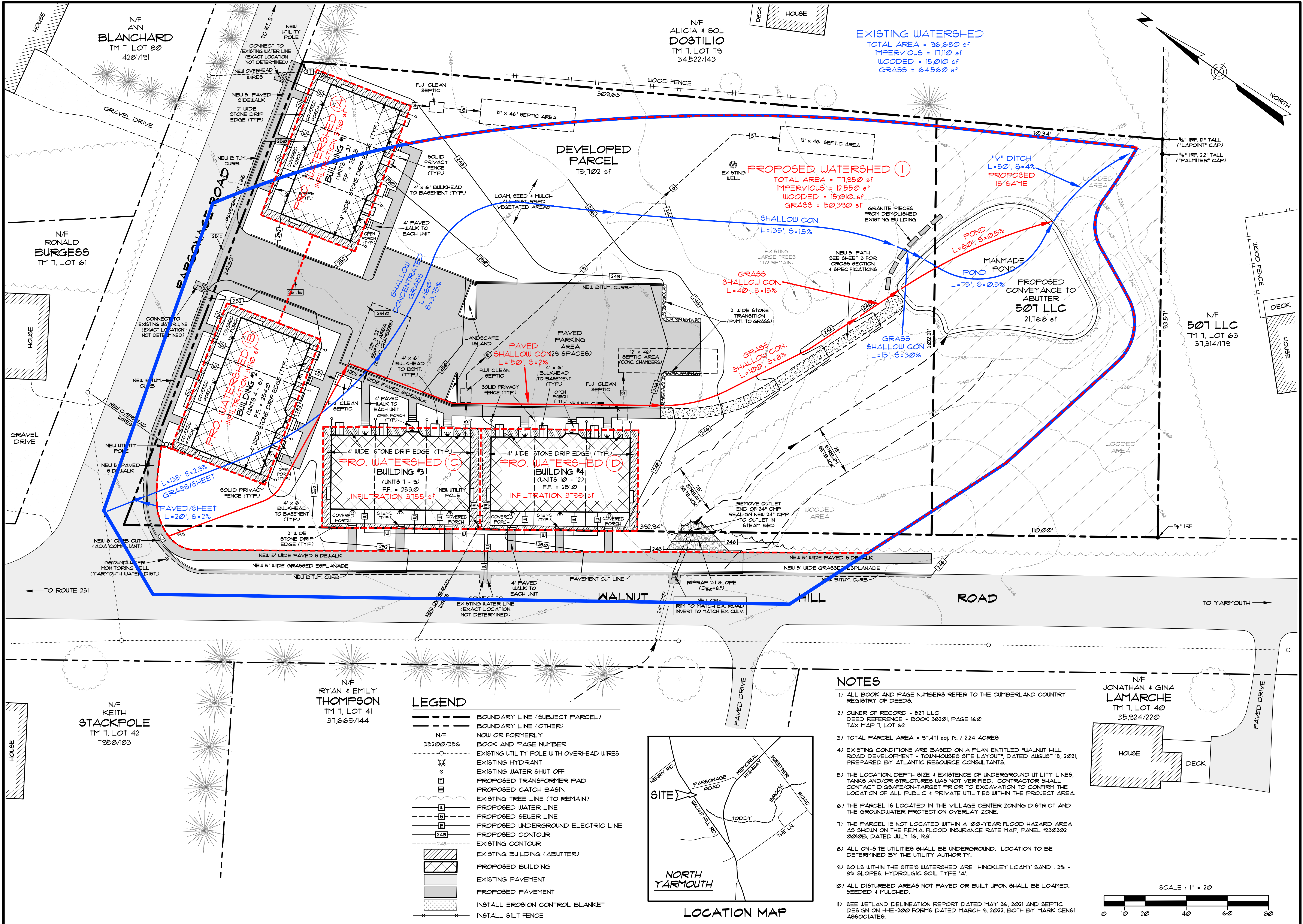


**APPROVAL**

APPROVED BY THE TOWN OF NORTH YARMOUTH PLANNING BOARD

DATE	PROJECT
4-18-2022	2022-12
DRAWN BY	SCALE
SJR	1" = 20'
DATE	CHAIRMAN





N/F ANN BLANCHARD  
TM 1, LOT 20  
4281/191

N/F ALICIA & SOL DOSTILIO  
TM 1, LOT 19  
34522/143

EXISTING WATERSHED  
TOTAL AREA = 26,680 sf  
IMPERVIOUS = 17,110 sf  
WOODED = 15,010 sf  
GRASS = 64,560 sf

DEVELOPED PARCEL  
15,102 sf

PROPOSED WATERSHED ①  
TOTAL AREA = 11,950 sf  
IMPERVIOUS = 12,550 sf  
WOODED = 15,010 sf  
GRASS = 50,390 sf

N/F 507 LLC  
TM 1, LOT 63  
37314/179

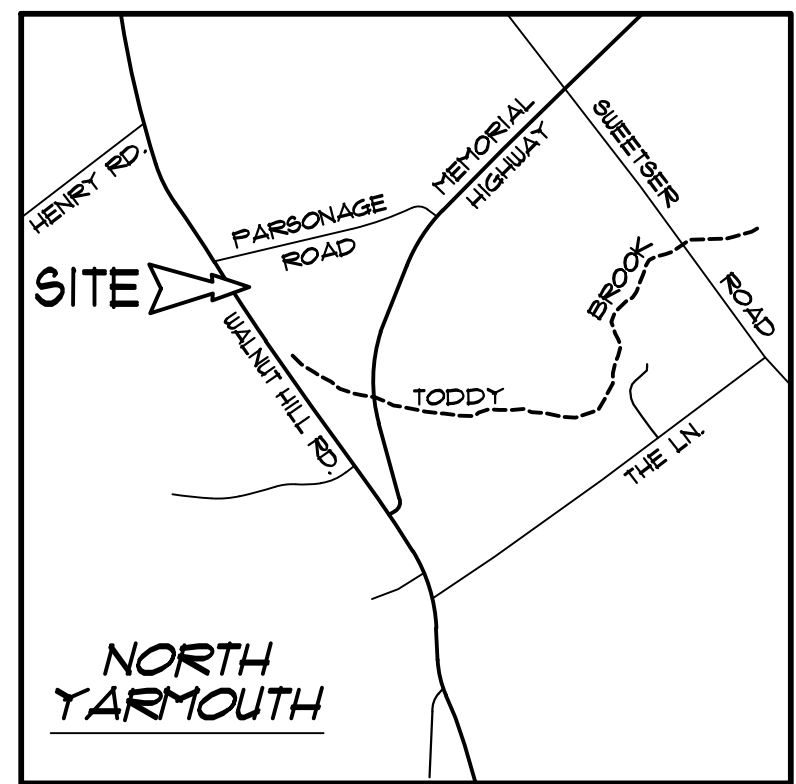
N/F RYAN & EMILY THOMPSON  
TM 1, LOT 41  
37,665/144

N/F KEITH STACKPOLE  
TM 1, LOT 42  
7359/183

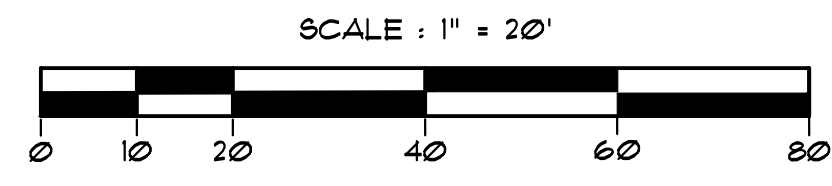
N/F JONATHAN & GINA LAMARCHE  
TM 1, LOT 40  
35,924/220

**LEGEND**

---	BOUNDARY LINE (SUBJECT PARCEL)
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○	EXISTING HYDRANT
○	EXISTING WATER SHUT OFF
○	PROPOSED TRANSFORMER PAD
□	PROPOSED CATCH BASIN
○	EXISTING TREE LINE (TO REMAIN)
—	PROPOSED WATER LINE
—	PROPOSED SEWER LINE
—	PROPOSED UNDERGROUND ELECTRIC LINE
—	PROPOSED CONTOUR
—	EXISTING CONTOUR
▨	EXISTING BUILDING (ABUTTER)
▨	PROPOSED BUILDING
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▨	PROPOSED PAVEMENT
▨	INSTALL EROSION CONTROL BLANKET
▨	INSTALL SILT FENCE



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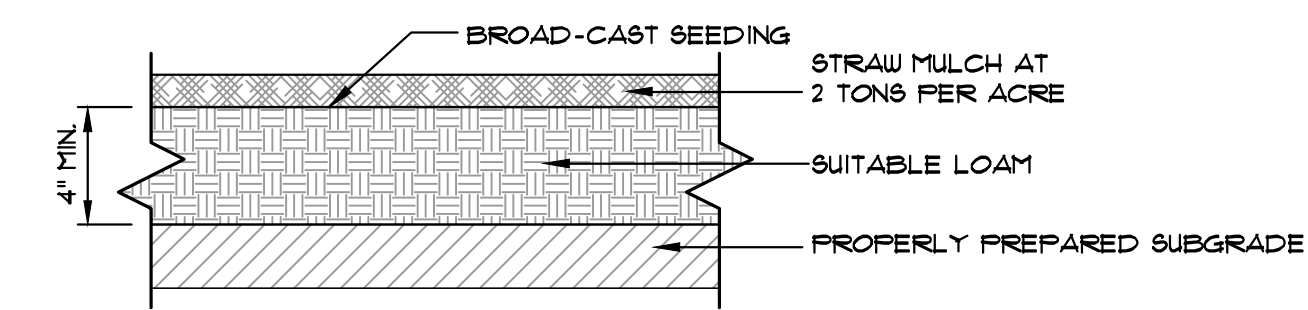
DATE:	PROJECT:
4-18-2022	2022-12
DRAWN BY:	SCALE:
SJR	1" = 20'

**SJR ENGINEERING, INC.**  
16 THURSTON DRIVE  
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steve@s.sjreng.com

**SJR ENGINEERING**

**WATERSHED PLAN**  
DEACON HAYES COMMONS  
527 WALNUT HILL ROAD - NORTH YARMOUTH MAINE  
PREPARED FOR  
**527 LLC**  
865 OAK HILL ROAD - NORTH YARMOUTH, ME

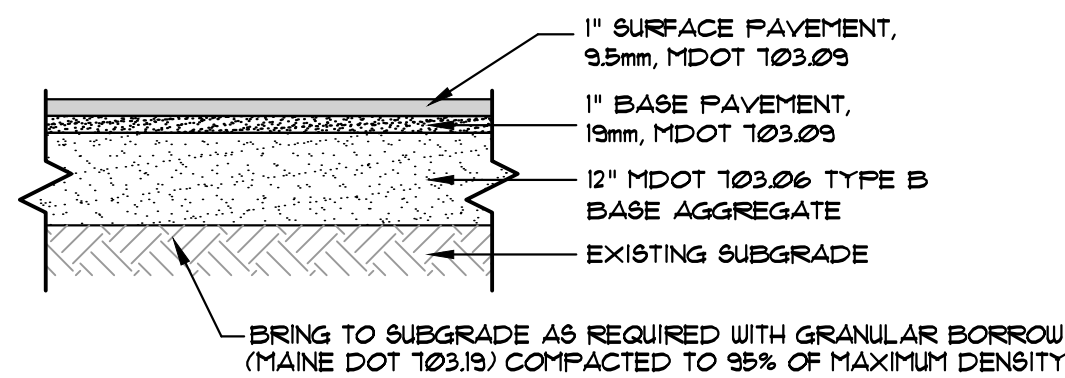




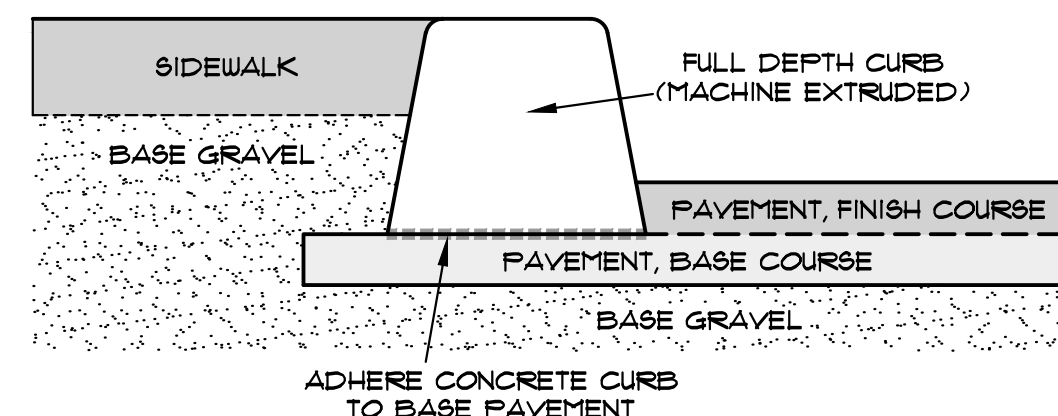
PERMANENT SEED MIX	APPLICATION RATE
KENTUCKY BLUEGRASS	46
CREeping RED FESCUE	46
PERENNIAL RYEGRASS	11
TOTAL SEED RATE	103

PLACE LOAM & SEED ON ALL DISTURBED AREAS NOT TO BE RIP RAPPED OR GRAVELED

**LOAM & SEED DETAIL**  
NOT TO SCALE



**SIDEWALK CROSS SECTION**  
NOT TO SCALE



**CONCRETE CURB CROSS SECTION**  
NOT TO SCALE

**GENERAL NOTES**

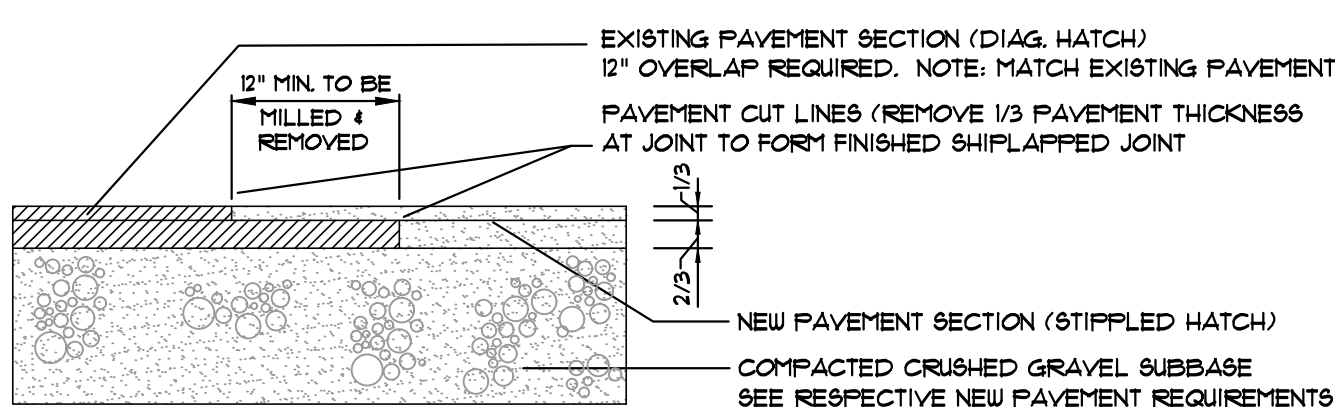
- SEE SHEET 1 FOR SITE SPECIFIC NOTES.
- THE CONTRACT WORK TO BE PERFORMED ON THIS PROJECT CONSISTS OF FURNISHING ALL REQUIRED LABOR, MATERIALS, EQUIPMENT, IMPLEMENTS, PARTS AND SUPPLIES NECESSARY FOR OR APPURTENANT TO, THE INSTALLATION OF CONSTRUCTION IMPROVEMENTS IN ACCORDANCE WITH THESE DRAWINGS AND AS FURTHER ELABORATED IN ANY ACCOMPANYING SPECIFICATIONS.
- THE WORK SHALL BE PERFORMED IN A THOROUGH WORKMANLIKE MANNER. ALL CONTRACTORS TO CONFORM TO ALL APPLICABLE OSHA STANDARDS, ANY REFERENCE TO A SPECIFICATION OR DESIGNATION OF THE AMERICAN SOCIETY FOR TESTING MATERIALS, FEDERAL SPECIFICATIONS, OR OTHER STANDARDS, CODES OR ORDERS, REFERS TO THE MOST RECENT OR LATEST SPECIFICATION OR DESIGNATION.
- ALL CONSTRUCTION WITHIN THE TOWN OF NORTH YARMOUTH RIGHT OF WAY SHALL COMPLY WITH CITY PUBLIC WORKS STANDARDS. ALL UTILITY CONSTRUCTION SHALL CONFORM TO RESPECTIVE UTILITY STANDARDS.
- THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY THE TOWN OF NORTH YARMOUTH PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF AUGUSTA AND/OR MDOT, REQUIRED TO PERFORM ALL THE WORK (STREET OPENINGS, BUILDING PERMIT, ETC.). THE CONTRACTOR SHALL POST ALL BONDS AS REQUIRED, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR IS TO INFORM ALL AREA UTILITY COMPANIES AND GOVERNMENTAL AGENCIES OF PLANNED CONSTRUCTION. THE SITE CONTRACTOR IS REQUIRED TO CONTACT DIG-SAFE (811) AT LEAST 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION TO VERIFY ALL UNDERGROUND AND OVERHEAD UTILITY LOCATIONS.
- THE PROJECT DRAWINGS ARE GENERALLY SCHEMATIC AND INDICATE THE POSSIBLE LOCATION OF EXISTING UNDERGROUND UTILITIES. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY MAPS, MUNICIPAL RECORD MAPS, AND FIELD SURVEY. IT IS NOT GUARANTEED TO BE CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SERVICES, WHEN THOSE SERVICES ARE TO BE LEFT IN PLACE. THE CONTRACTOR IS TO PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING THE EXCAVATING AND BACKFILLING OPERATIONS. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED UTILITIES BE FOUND, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.
- OSHA REGULATIONS MAKE IT UNLAWFUL TO OPERATE CRANES, BOOMS, HOISTS, ETC. WITHIN TEN FEET (10') OF ANY ELECTRIC LINE. IF THE CONTRACTOR MUST OPERATE CLOSER THAN 10', THE CONTRACTOR MUST CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS BEFORE ENCRUCHING ON THIS REQUIREMENT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLANS, APPROVALS, AND DETAILS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL THE SITE CONDITIONS IN THE FIELD AND CONTACT THE DESIGN ENGINEER IF THERE ARE ANY DISCREPANCIES REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT AN APPROPRIATE REVISION CAN BE MADE PRIOR TO BIDDING.
- ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED IN WRITING BY THE OWNER, DESIGN ENGINEER, AND APPROPRIATE GOVERNMENTAL AGENCY PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL RESTORE ALL UTILITY STRUCTURES, PIPE, UTILITIES, PAVEMENT, CURBS, SIDEWALKS, AND LANDSCAPED AREAS DISTURBED BY CONSTRUCTION TO AS GOOD AS BEFORE BEING DISTURBED AS DETERMINED BY THE CITY OF AUGUSTA CEO. ANY DAMAGES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- TRAFFIC CONTROL MEASURES SHALL BE UTILIZED IN ACCORDANCE WITH MAINE DOT STANDARDS. THE CONTRACTOR SHALL PROVIDE, MAINTAIN AND PROTECT TRAFFIC CONTROL DEVICES TO THE EXTENT REQUIRED BY LAW FOR THE PROTECTION OF THE PUBLIC CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, AND UNIFORMED TRAFFIC CONTROL PERSONNEL AS REQUIRED OR ORDERED BY THE DESIGN ENGINEER OR CODE ENFORCEMENT PERSONNEL. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE TOWN. PAVEMENT MARKINGS SHALL BE FAST DRYING TYPE IN ACCORDANCE WITH MDOT SPECIFICATIONS. TWELVE INCH (12") WIDE STOP BAR AND FOUR INCH (4") WIDE STRIFES SHALL BE LOCATED AS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL PRODUCT, MATERIALS AND PLANT SPECIFICATIONS TO THE OWNER AND DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 10 WORKING DAYS FOR REVIEW.
- THE CONTRACTOR SHALL RETAIN AN INDEPENDENT TESTING LABORATORY FOR SOIL AND PAVEMENT MATERIALS AND COMPACTION TESTING AT NO COST TO THE OWNER. RESULTS OF THE TESTING ARE TO BE SUPPLIED TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH ANY RECONSTRUCTION AND RE-TESTING OF UNSATISFACTORY SOILS.
- ALL EXCAVATION SHALL BE BACKFILLED TO EXISTING GRADE BEFORE THE END OF THE DAY OR ADEQUATELY PROTECTED FROM DANGER TO HUMANS AND ANIMALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE OWNER WILL PROVIDE A BENCH MARK AT THE CONSTRUCTION SITE FROM WHICH TO BEGIN LAYOUT.
- THE CONTRACTOR SHALL FURNISH ELECTRICAL POWER, WATER, AND SANITARY FACILITIES FOR HIS EXCLUSIVE USE AT THE CONSTRUCTION SITE SHOULD THE CONTRACTOR DEEM THIS ESSENTIAL FOR THE PROPER PERFORMANCE OF THE CONTRACT.
- WORK MAY PROGRESS MONDAY THROUGH SATURDAY 7:00 AM TO 7:00 PM. WORK AT OTHER TIMES MAY PROCEED UPON WRITTEN APPROVAL BY THE OWNER AND THE TOWN OF NORTH YARMOUTH. THE CONTRACTOR SHALL BE REQUIRED TO CONFORM WITH ALL RULES AND REGULATIONS SET FORTH IN THE CITY LAND USE ORDINANCE REGULATIONS.
- THE CONTRACTOR SHALL GUARANTEE THE FAITHFUL REMEDY OF ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP AND GUARANTEE PAYMENT FOR ANY RESULTING DAMAGE WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.
- A PRE-CONSTRUCTION CONFERENCE WITH THE OWNER, DESIGNERS, TOWN OFFICIALS AND CONTRACTOR SHALL BE REQUIRED BEFORE ANY CONSTRUCTION OCCURS ON THE PROJECT. DURING CONSTRUCTION, THERE SHALL BE WEEKLY PROGRESS MEETINGS WITH THE OWNER (ON SITE OR TELECONFERENCE) UNTIL PROJECT COMPLETION.
- PROPER IMPLEMENTATION AND MAINTENANCE OF EROSION CONTROL MEASURES ARE OF PARAMOUNT IMPORTANCE FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ONSITE INSPECTIONS OF THE OWNER, THEIR REPRESENTATIVES, OR STATE/LOCAL/FEDERAL INSPECTORS AT NO ADDITIONAL COST TO THE OWNER.
- ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE THEIR OWN MATERIAL SCHEDULES BASED UPON PLAN REVIEW. SCHEDULES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING THE WORK. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MDOT STANDARD SPECIFICATIONS, LATEST REVISION.

**GRADING AND DRAINAGE NOTES**

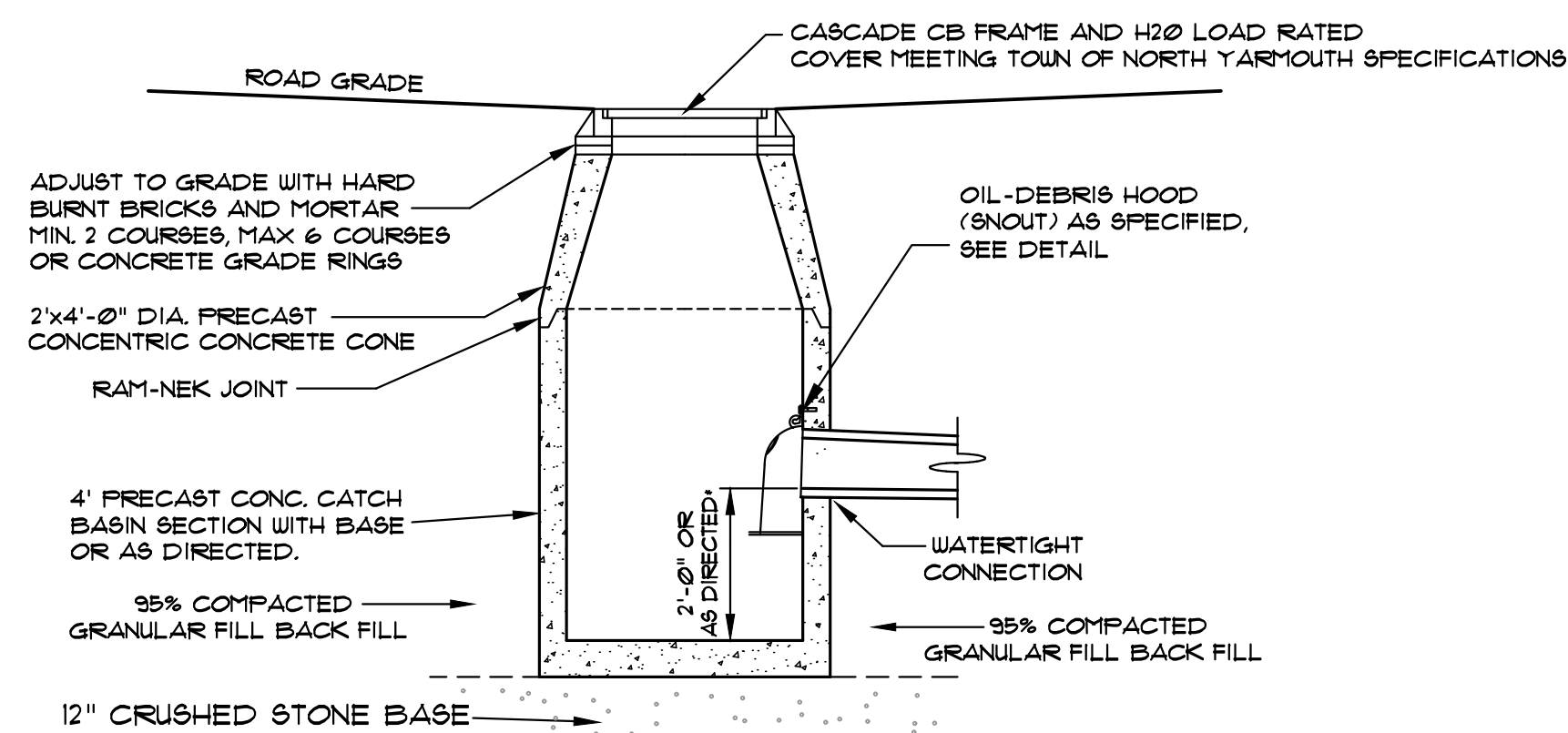
- UNLESS OTHERWISE NOTED, STORM DRAIN PIPE SHALL BE IN ACCORDANCE WITH MDOT SPECIFICATIONS SECTION 603. PIPE CULVERTS AND STORM DRAINS, LATEST REVISION WITH THE EXCEPTION THAT THE ONLY ACCEPTABLE TYPES OF PIPE ARE AS FOLLOWS: REINFORCED CONCRETE PIPE, HDPE/SMOOTH INTERIOR CORRUGATED PLASTIC PIPE.
- HDPE/SMOOTH INTERIOR CORRUGATED PLASTIC PIPE (SICP) MAY ONLY BE USED FOR PIPE SIZES 48" DIAMETER AND SMALLER.
- TOPSOIL STRIPPED IN AREAS OF CONSTRUCTION THAT IS SUITABLE FOR REUSE AS LOAM SHALL BE STOCKPILED ON SITE AT A LOCATION TO BE DESIGNATED BY THE CONTRACTOR. UNSUITABLE SOIL SHALL BE SEPARATED, REMOVED, AND DISPOSED OF AT AN APPROVED DISPOSAL LOCATION OFF-SITE.
- ALL EXISTING STRUCTURES, FENCING, TREES, ETC. WITHIN THE CONSTRUCTION AREA, UNLESS OTHERWISE NOTED TO REMAIN, SHALL BE REMOVED AND DISPOSED OF OFF-SITE. ANY BURNING ON-SITE SHALL BE SUBJECT TO LOCAL ORDINANCES AND PROJECT SPECIFICATIONS.
- THE SITE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND PIPING ON-SITE OR IN THE RIGHT OF WAY PRIOR TO EXCAVATION. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING/EXCAVATION START.
- SITE EXCAVATION AND FILL-IN-PLACE TO ESTABLISH THE DESIRED SUB-GRADE SHALL BE SCHEDULED SUCH THAT EROSION CONTROL PRACTICES ARE IN PLACE AND FUNCTIONING DOWN-GRADIENT OF THE EARTHWORK PRIOR TO THE START OF EARTHMOVING ACTIVITIES.
- BASED ON FEMA MAPPING, NO AREA WITHIN THE SITE BOUNDARIES IS IN THE 100 YEAR FLOOD PLAIN.

**LAYOUT NOTES**

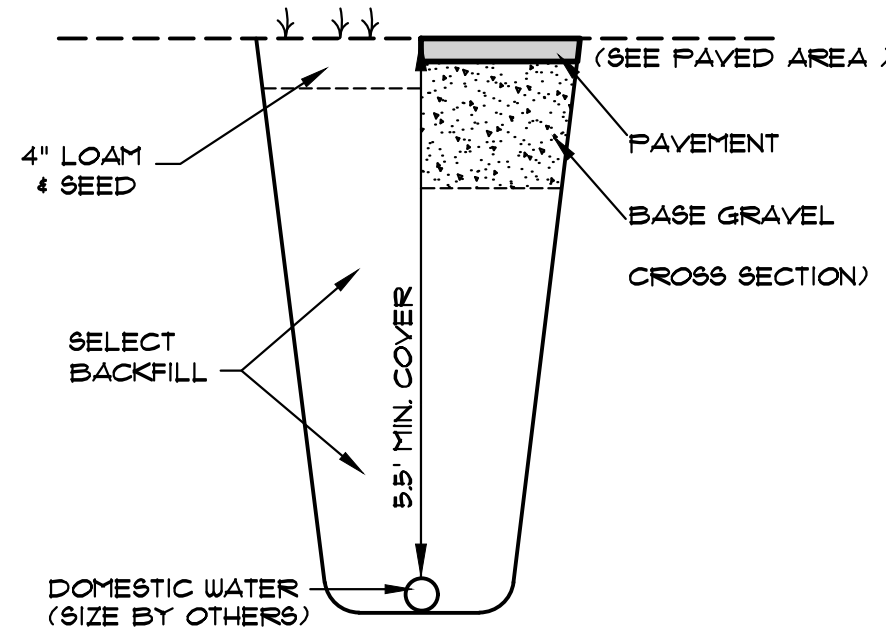
- ALL SIGNS INDICATED ON THE PLANS ARE TO MEET ALL REQUIREMENTS AND STANDARDS OF THE MDOT AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- PROPERTY LINE AND RIGHT OF WAY MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTORS EXPENSE BY A MAINE PROFESSIONAL LAND SURVEYOR.



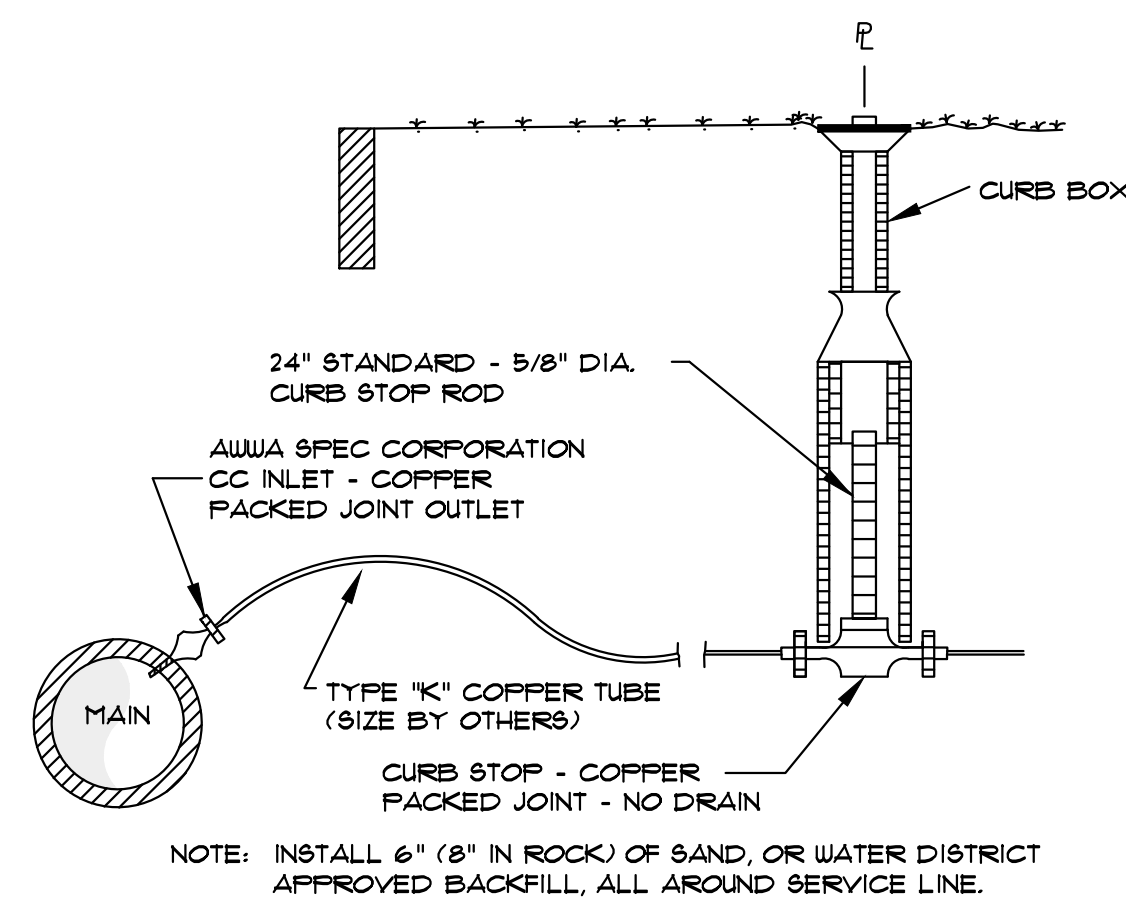
**PAVEMENT SAWCUT JOINT DETAIL**  
NOT TO SCALE



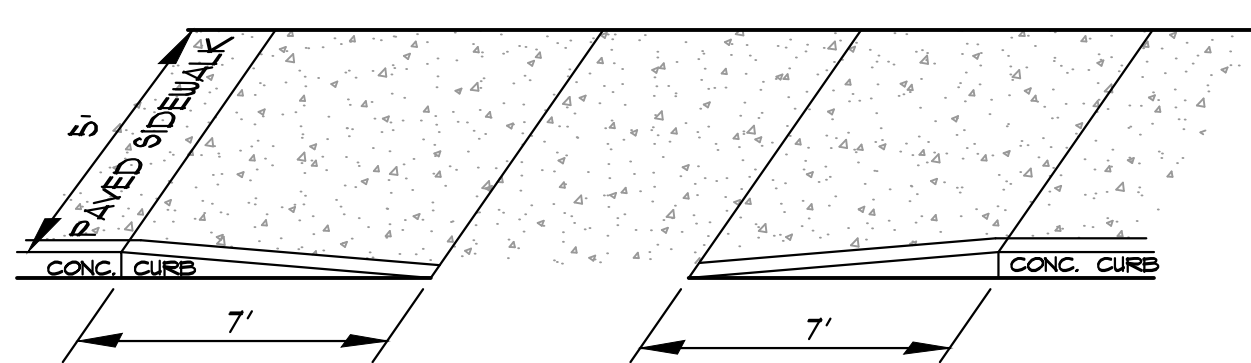
**4'-0" DIA. CATCH BASIN**  
NOT TO SCALE



**WATER SERVICE TRENCH DETAIL**  
NOT TO SCALE

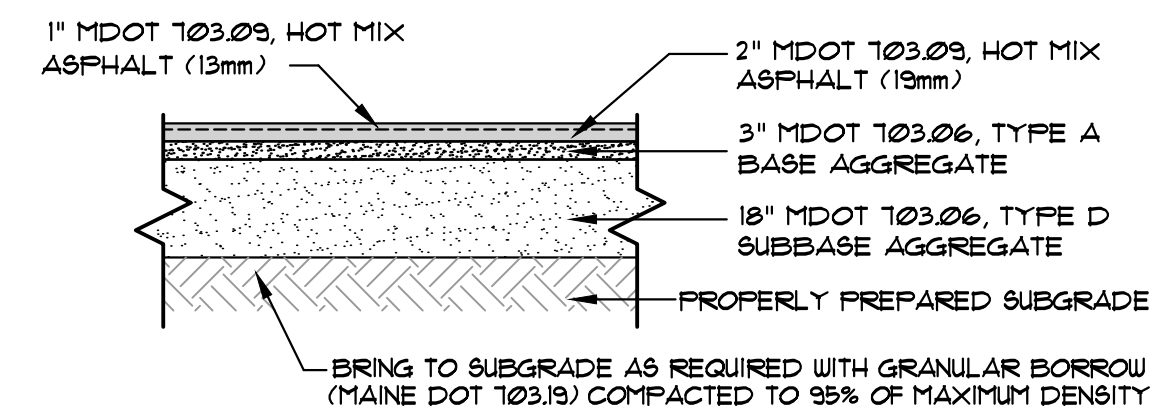


**TYPICAL DOMESTIC WATER SERVICE**  
NOT TO SCALE



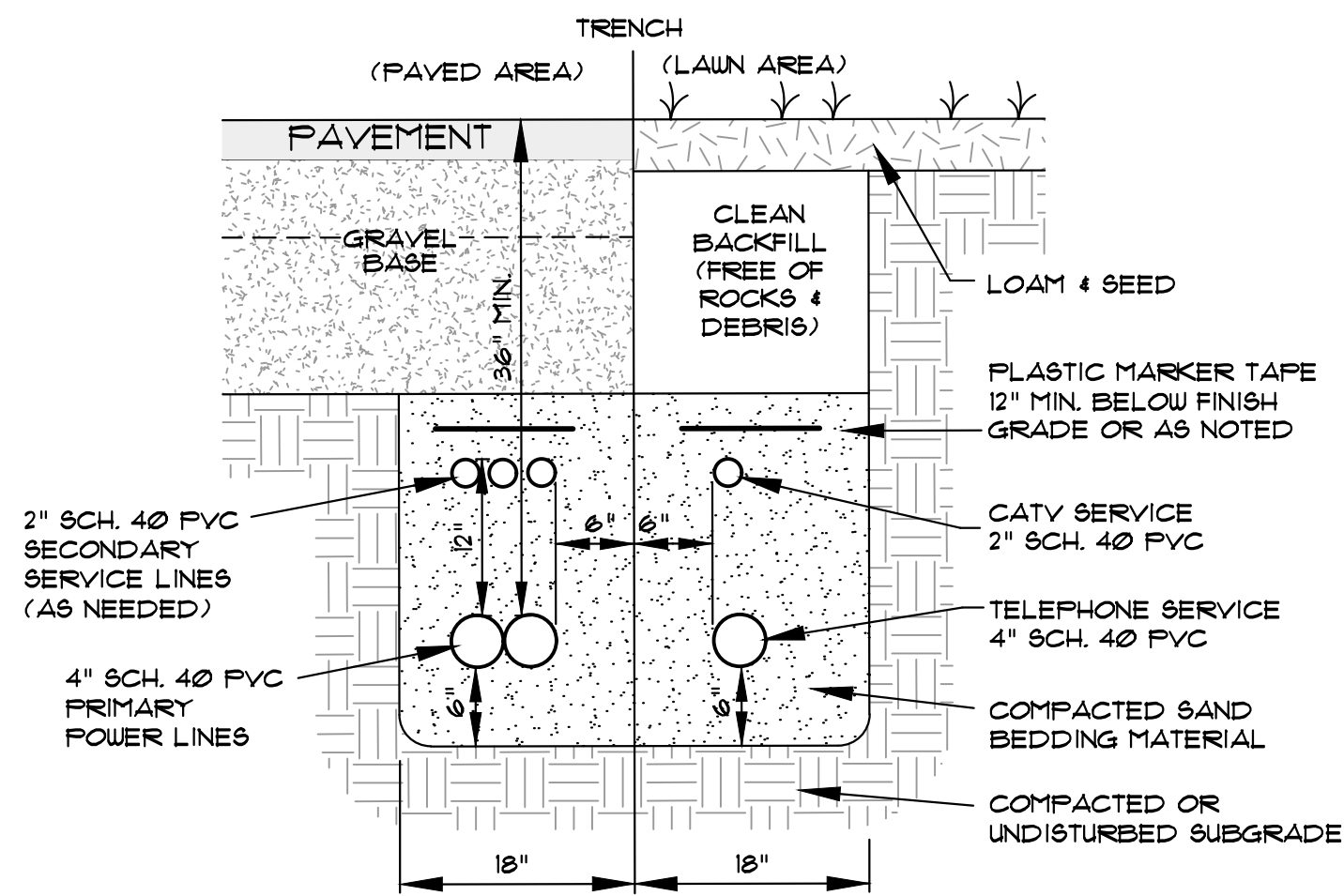
- NOTES:**
- THE DIMENSIONS SHOWN AT ROADWAY EDGE ARE FIXED DISTANCES.
  - RAMP CROSS SECTION TO BE SAME AS ADJACENT SIDEWALK (DEPTH OF SURFACE AND FOUNDATION).
  - IN NO CASE ARE THE RAMPS TO BE PLACED BEHIND THE STOP LINE.

**SIDEWALK TIPDOWN DETAIL**  
NOT TO SCALE

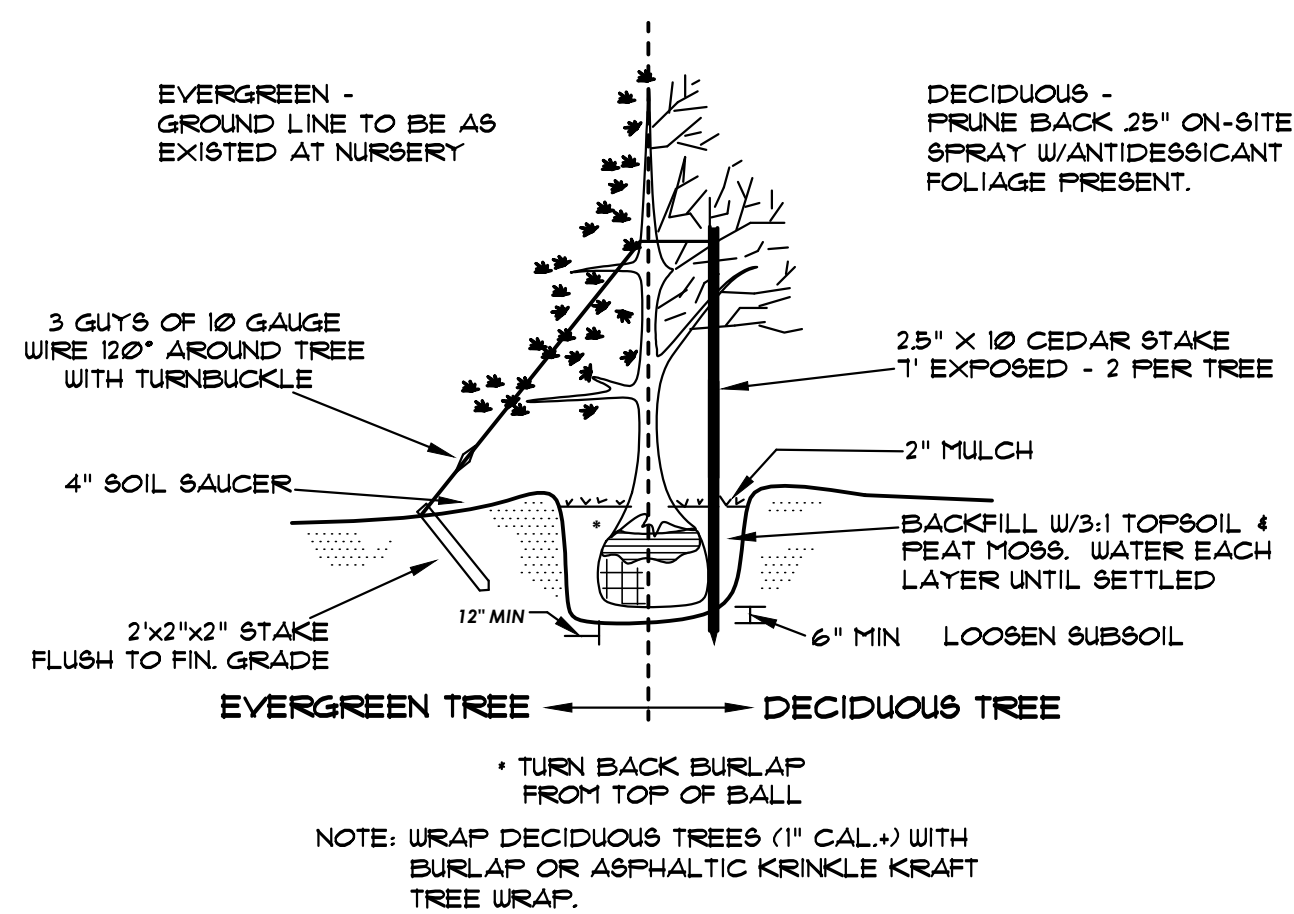


- NOTES**
- COMPACT GRVEL SUBBASE, BASE COURSE TO 95% OF THEIR MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1551.
  - HOT MIX ASPHALT PAVEMENT MUST BE COMPACTED TO 92%-93% OF ITS THEORETICAL MAXIMUM DENSITY AS DETERMINED BY ASTM D-2041.
  - A TACK COAT MUST BE USED BETWEEN SUCCESSIVE LIFTS OF BITUMINOUS PAVEMENT.
  - PROVIDE NON-FROST SUSCEPTIBLE COMPACTED FILL GRANULAR BORROW (MDOT 103.19) BELOW PAVEMENT IN FILL AREAS.
  - CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

**PAVED AREA CROSS SECTION**  
NOT TO SCALE



**UNDERGROUND UTILITY TRENCH DETAIL**  
NOT TO SCALE



**TREE PLANTING DETAIL**  
NOT TO SCALE



NO.	DATE	PROJECT NAME IN TITLE BLOCK
2	4-16-2022	PROJECT NAME IN TITLE BLOCK
1	3-15-2022	UPDATE CLIENT INFO IN TITLE BLOCK

REV. BY: DATE: CHANGES:

**SJR ENGINEERING, INC.**  
16 THURSTON DRIVE  
MONMOUTH, MAINE 04259  
(207) 602-1676 tel & fax  
steve@sjeeng.com

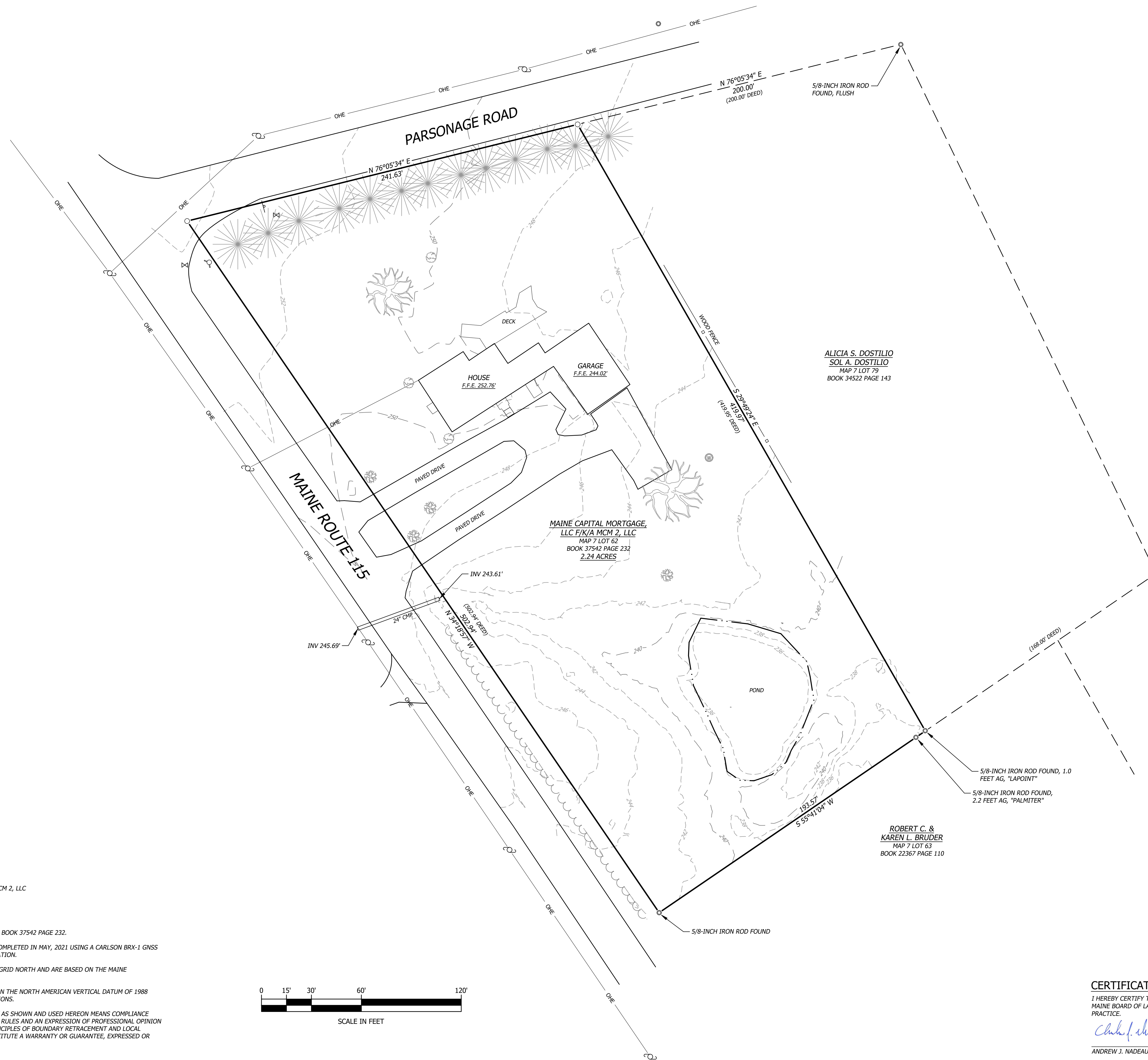
**CONSTRUCTION NOTES & DETAILS**  
DEACON HAYES COMMONS  
521 WALNUT HILL ROAD - NORTH YARMOUTH MAINE  
PREPARED FOR  
**527 LLC**  
865 OAK HILL ROAD - NORTH YARMOUTH, ME

DATE	PROJECT
FEB. 2022	2022-12
DRAWN BY	SCALE
SJR	N.T.S.









ALICIA S. DOSTILLO  
SOL A. DOSTILLO  
MAP 7 LOT 79  
BOOK 34522 PAGE 143

MAINE CAPITAL MORTGAGE,  
LLC F/K/A MCM 2, LLC  
MAP 7 LOT 62  
BOOK 37542 PAGE 232  
2.24 ACRES

ROBERT C. &  
KAREN L. BRÜDER  
MAP 7 LOT 63  
BOOK 22367 PAGE 110



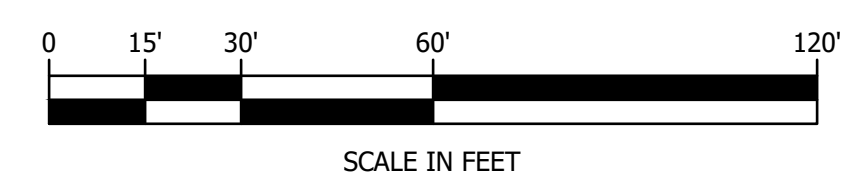
VICINITY MAP

LEGEND

- IRON ROD OR PIPE FOUND (SEE PLAN FOR DESCRIPTION)
- DECIDUOUS TREE
- CONIFEROUS TREE
- WATER GATEVALVE
- HYDRANT
- UTILITY POLE
- WELL
- PROPERTY BOUNDARY
- ABUTTING PROPERTY BOUNDARY
- OVERHEAD ELECTRIC
- CONTOUR, MAJOR INTERVAL
- CONTOUR, MINOR INTERVAL

GENERAL NOTES

1. OWNER OF RECORD:  
MAINE CAPITAL MORTGAGE, LLC F/K/A MCM 2, LLC  
4 CITY CENTER  
PORTLAND, ME 04101
2. REFERENCE DEED:  
CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 37542 PAGE 232.
3. THIS PLAN IS BASED ON A FIELD SURVEY COMPLETED IN MAY, 2021 USING A CARLSON BRX-1 GNSS AND LEICA TPS SERIES ROBOTIC TOTAL STATION.
4. THE BEARINGS SHOWN HEREON REFER TO GRID NORTH AND ARE BASED ON THE MAINE COORDINATE SYSTEM.
5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE BASED ON STATIC GPS OBSERVATIONS.
6. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS COMPLIANCE WITH APPLICABLE LAND SURVEY LAWS AND RULES AND AN EXPRESSION OF PROFESSIONAL OPINION BASED ON THE FACTS OF THE SURVEY, PRINCIPLES OF BOUNDARY RETRACEMENT AND LOCAL STANDARD OF CARE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.



CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY CONFORMS WITH THE MAINE BOARD OF LAND SURVEYORS RULES, CHAPTER 90: STANDARDS OF PRACTICE.

*Andrew J. Nadeau*  
ANDREW J. NADEAU, PLS 2326

5/18/21  
DATE

**horizons Engineering**  
NEWPORT VT • LITTLETON NH • NEW LONDON NH  
POMFRET VT • KENNEBUNK ME • CONWAY NH

BOUNDARY & EXISTING CONDITIONS SURVEY MADE FOR  
**ATLANTIC RESOURCE CONSULTANTS**  
OF PROPERTY OF  
MAINE CAPITAL MORTGAGE, LLC

MAINE ROUTE 115 AND PARSONAGE ROAD  
NORTH YARMOUTH - MAINE  
NORTH YARMOUTH MAP 7 LOT 62  
DEED BOOK 37542 PAGE 232

NO.	DATE	REVISION DESCRIPTION	ENG	DWG

DATE: 5/6/2021	PROJECT #: S-21100
SURV'D BY: JDN/NFN	DRAWN BY: JDN
CHECK'D BY: AJN	ARCHIVE #: H-___

**STATE OF MAINE**  
ANDREW J. NADEAU  
2326  
PROFESSIONAL LAND SURVEYOR

SHEET 1 OF 1