

Deacon Hayes Commons Final Application Materials

Walnut Hill and Parsonage Roads
North Yarmouth, Maine 04097



FRONT ELEVATION
1/4" = 1'-0"

Prepared by:
Steve Roberge
SJR Engineering Inc.
16 Thurston Drive
Monmouth, Maine 04259

Tel/Fax: 1-207-242-6248
July 25, 2022

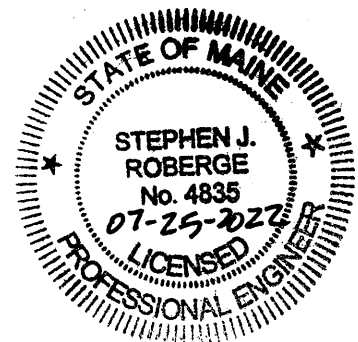


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TOWN OF NORTH YARMOUTH
PLANNING BOARD
REQUEST FOR HEARING

NAME OF APPLICANT: 527 LLC PHONE #: 207-415-8723
EMAIL: lbach@maine.rr.com ALT. PHONE#:
FULL ADDRESS: 865 Oak Hill Road North Yarmouth ME 04097
PROPERTY ADDRESS: 521 Walnut Hill Rd North Yarmouth ME 04097
MAP: 7 LOT: 62 ZONE: Village Center

AGENT/REPRESENTATIVE (if other): Steve Roberge PHONE #: 207-242-6248
EMAIL: lbach@maine.rr.com
FULL ADDRESS: 865 Oak Hill Road North Yarmouth ME 04097

The undersigned requests the North Yarmouth Planning Board consider the following application for:

Form with checkboxes for Pre-application Sketch Plan Review, Minor Subdivision, Contract Zoning, Other (Specify), Major Subdivision, and Site Plan Review.

NOTE TO APPLICANT:

- 1. This form and appropriate materials must be filed at the Code Enforcement Office no later than (fourteen) 14 days prior to the regular meeting of the Board (2nd Tuesday monthly).
2. All applications shall include all materials and copies as specified on the submittal requirements form.
3. All materials in color shall be copied in color.

Application Authorization

I hereby make application to the Town of North Yarmouth for the above-referenced property(ies) and the development as described. To the best of my knowledge, the information provided herein is accurate and is in accordance with the Zoning and Subdivision Ordinances of the Town, except where waivers are requested.

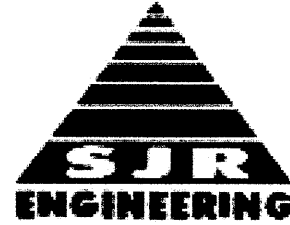
Signature: Laurie Bachelder Date: 7/21/2022
Printed Name: Laurie Bachelder

Please identify yourself (check one): Agent*: Property Owner: [checked]

Project Introduction

July 25, 2022

Ben Scipione, Planner
North Yarmouth Planning Board
10 Village Square Road
North Yarmouth, Maine



Re: Proposed Deacon Hayes Commons, Parsonage/Walnut Hill Roads,
North Yarmouth

Dear Ben and Board Members,

On behalf of the 527 LLC (Laurie Bachelder), we are pleased to submit this final site plan application to you for Planning Board review and approval. This application pertains to Tax Map 7 Lot 62. The parcel has 241' of road frontage along Parsonage Road and also has 503' of frontage along Walnut Hill Road (aka Route 115). The parcel has 2.24 acres (97,471 sf) of land. An existing condition property survey has been completed by Horizon Engineering in May 2021. The existing parcel is currently developed with a residential building and barn that is to be demolished. The parcel has a no name stream along the southerly property line. The lot lies within the Village Center District zone and the Groundwater Protection Overlay Zone.

The proposed plan is to construct 4 Townhouse style buildings with two of the buildings having frontage along Walnut Hill Road and the remaining two buildings having frontage along Parsonage Road. Each of the buildings will have 3 residential units. Units 5, 8, and 11 are to be designated as affordable housing. A new driveway entrance off Parsonage Road into the complex directs vehicles into a 29-stall onsite parking lot for residents and guests (2.5 stalls per unit). The parking has been designed behind the proposed buildings to make them less visible from the road. Proposed grading for the site is optimum for parking, drainage, utilities, and landscaping features.

A Summer 2022 construction startup date is planned once approvals for the project have been obtained.

We have located the proposed buildings within the 0-20' front setback criteria. The Village District Zone also has building side setbacks requirements of up to 25' maximum, and a minimum of 5' along the rear property line. Four proposed lots with a common area have been carved out of the existing parcel to meet all dimensional requirements. Adjacent areas and land uses are similar (residential housing) in nature to that being proposed. The site is zoned to allow this type of use in the immediate area. The property does not lie within a floodplain.

The buildings will be two story, wood framed structures with basements. A common entrance driveway leads to individual parking stalls that can accommodate residential and guest parking. The units will have three bedrooms. We have attached a site plan that shows footprint areas for building construction. Access into each unit will be provided by paved 5' wide sidewalks leading to entrance stairs and a stoop. Each unit will have entrance lighting attached to the building. Access to the basement area will be from both interior stairs and an exterior doghouse for direct outside access.

Each of the units will utilize onsite underground electricity, cable communications, telephone, and a 1" diameter public water supply. The buildings are to have a sprinkler system for fire suppression. The system will have a 24/7 monitoring system to alert occupants of potential safety concerns. The sewer connection from each unit will flow by gravity to a Fugi-Clean septic system which discharges to a separate building use septic disposal area located behind the buildings. Trash will be disposed by individual unit Owners.

The driveway entrance allows for easy access to the building units and provides for safe off-road access for emergency services/fire equipment. A bituminous curb with a grassed esplanade and 5' wide sidewalk is proposed along Walnut Hill Road. A bituminous curb and 5' paved sidewalk is proposed along Parsonage Road (no esplanade proposed due to limited space considerations). The sidewalks will allow for safe walking access along the two streets.

Stormwater flows from this parcel flow to a manmade stormwater management pond. The building roof stormwater will drain to drip strips along the foundation walls and infiltrate into the ground. The parking area stormwater flows are split

Deacon Hayes Commons
North Yarmouth, Maine

Other information included in the application are: deeds, abutters within 500' of the project per Planning office, HHE 200 forms for septic disposal design, erosion control narrative, medium intensity soils map, construction inspection and maintenance narrative, wetland/environmental resources report from Mark Censi Associates, the written waiver request from the pre-application meeting, and notes/comments from Northstar Planning to date.

At the end of the submission package, we have included 11" by 17" reduced copies of the plan set.

At the last Planning Board meeting, the project received application completeness and a conditional preliminary approval. Since that time, the developer has indicated the intent is to rent the units. Therefore, no HOA document is necessary for this development. That stated, the developer has entered into an agreement with the Yarmouth Water District to provide annual Fugi-System test result documents (with other land use stipulations) to the District. The YWD indicates they do not have any tests results available from the existing groundwater monitoring well located on this property. We have removed the propane tanks as the building appliances and water heater will now be powered by electricity. We have mailed out certified letters to the abutters within 250' of the project (provided by the Town) indicating a public hearing for the project will occur at the August Planning Board meeting.

We look forward to presenting this project to the Planning Board for final plan approval. Please call me if you have any questions.

Sincerely yours,



Stephen Roberge, PE
for SJR Engineering Inc.

Attachments: Final Application materials with plan set

Deeds

DLN: 1002140144249

AFTER RECORDING RETURN TO:
Nicholas J. Morrill, Esq.
Jensen Baird
P.O. Box 4510
Portland, Maine 04112-4510

MAINE REAL ESTATE TAX-PAID

QUITCLAIM DEED WITH COVENANT

KNOW ALL BY THESE PRESENTS, that, **Maine Capital Mortgage, LLC f/k/a MCM 2, LLC, d/b/a Approved Home Mortgage**, a Maine limited liability company with a mailing address of 2320 Congress Street, Suite D, Portland, Maine 04101, hereby grants to **527 LLC**, a Maine limited liability company, with a mailing address of 865 Oak Hill Road, North Yarmouth, Maine, with **QUITCLAIM COVENANT**, a certain lot or parcel of land, together with the improvements situated thereon, located in the Town of North Yarmouth, County of Cumberland and State of State of Maine:

A certain lot or parcel of land with the buildings thereon, situated on the easterly side of Route 115 in the Town of North Yarmouth, County of Cumberland and State of Maine bounded and described as follows:

Beginning at the intersection of the easterly sideline of said Route 115 and the southerly sideline of Parsonage Road;

Thence South 86° 40' 55" East along said Parsonage Road 441.63 feet to an iron pipe and land of Carol A. Dubay et al;

Thence South 08° 31' 40" East along said land of Dubay 352.87 feet to an iron pipe;

Thence South 72° 54' 35" West along said remaining land of the Grantors herein 71.37 feet to land now or formerly of Stephen K. Libby;

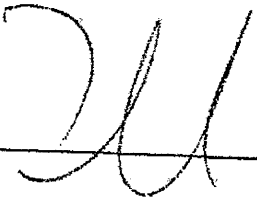
Thence continuing South 72° 54' 35" West along said land of Libby 290.00 feet to Route 115;

Thence North 17° 05' 25" West along said Route 115 a distance of 502.94 feet to the point of beginning.

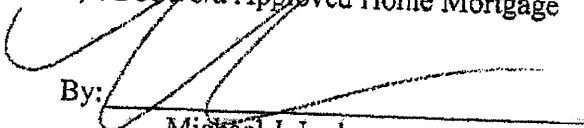
All bearings are magnetic of the year 1988 based on a survey by Owen Haskell, Inc.

Together with a right of way in common with others 50 feet in width along the easterly side of the premises herein conveyed and the westerly boundary of the property now or formerly of Carol Dubay; said right of way shall be for pedestrian and vehicular ingress and egress and for all utility purposes above and beneath the ground. Being the same premises conveyed to Maine Capital Mortgage, LLC f/k/a MCM 2, LLC, d/b/a Approved Home Mortgage by virtue of a Quitclaim Deed from Maine Capital Mortgage, LLC f/k/a MCM 2, LLC, d/b/a Approved Home Mortgage dated November 23, 2020 and recorded in the Cumberland County Registry of Deeds in Book 37542, Page 232.

IN WITNESS WHEREOF, Maine Capital Mortgage, LLC f/k/a MCM 2, LLC, d/b/a Approved Home Mortgage has caused this instrument to be signed and sealed in its company name by Michael J. Lyden, its Manager, thereunto duly authorized this 11th day of May, 2021.

Witness 

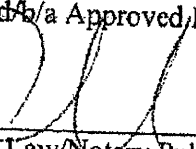
Maine Capital Mortgage, LLC f/k/a MCM 2, LLC, d/b/a Approved Home Mortgage

By: 
Michael J. Lyden
Its:

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

May 11, 2021

Then personally appeared before me the above named Michael J. Lyden, Manager of Maine Capital Mortgage, LLC f/k/a MCM 2, LLC, d/b/a Approved Home Mortgage, and acknowledged the foregoing to be his free act and deed in his said capacity, and the free act and deed of Maine Capital Mortgage, LLC f/k/a MCM 2, LLC, d/b/a Approved Home Mortgage.



Attorney at Law/Notary Public
Nicholas J. Merrill

DLN: 1002040116365

AFTER RECORDING RETURN TO:

Nicholas J. Morrill, Esq.
Jensen Baird Gardner & Henry
P.O. Box 4510
Portland, Maine 04112-4510

MAINE REAL ESTATE TAX-Paid

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that, **KAREN L. BRUDER** whose mailing address is 27 Crestwood Road, Cumberland, Maine 04021, for consideration paid, grants to **507 LLC**, a Maine limited liability company, with a mailing address of 865 Oak Hill Road, North Yarmouth, Maine 04097, with **WARRANTY COVENANTS**, a certain lot or parcel of land, together with the buildings thereon, located in the Town of North Yarmouth, County of Cumberland, and State of Maine, more particularly described as follows:

A certain lot or parcel of land, with the buildings thereon, situated in the Town of North Yarmouth, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at an iron pin located on the easterly side of Route 115 in said Town of North Yarmouth, said Route 115 also known as the road leading from New Gloucester to Cumberland Center, said iron pin also being situated four hundred seventy-nine (479) feet, more or less, from the intersection of said Route 115 with the southerly side of the cross road known as the "Staples Road" or "Parsonage Road", so called;

Thence easterly at right angles to said Route 115 by and along land now or formerly of Vernon M. Bomheimer, two hundred ninety (290) feet, more or less, to an iron pin;

Thence southerly and parallel to said Route 115 by and along land now or formerly of Vernon M. Bomheimer, none hundred fifty (150) feet, more or less, to an iron pin;

Thence westerly and parallel to the first course above-described by and along land now or formerly of Vernon M. Bomheimer, two hundred ninety (290) feet, more or less, to an iron pin on the easterly side of said Route 115;

Thence northerly by said Route 115, one hundred fifty (150) feet, more or less, to the point of beginning.

Being the same premises conveyed to Karen L. Bruder and Robert C. Bruder by virtue of a Warranty Deed from Stephen K. Libby and Lori A. Shaw dated February 28, 2005 and recorded in the Cumberland County Registry of Deeds in Book 22367, Page 110. Robert C. Bruder died September 25, 2019, leaving Karen L. Bruder as the sole surviving joint tenant.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Karen L. Bruder has set her hand and seal this 16th day of October, 2020.

Witness

[Handwritten signature of witness]

[Handwritten signature of Karen L. Bruder]

Karen L. Bruder

STATE OF MAINE

COUNTY OF CUMBERLAND, ss.

October 16, 2020

Then personally appeared before me the above-named Karen L. Bruder, and acknowledged the foregoing instrument to be her free act and deed.

Notary Public

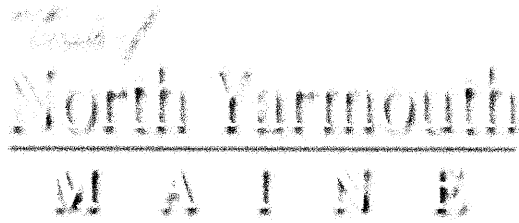
Print Name:

[Handwritten signature of Notary Public]

My Commission Expires:

Attorney at Law

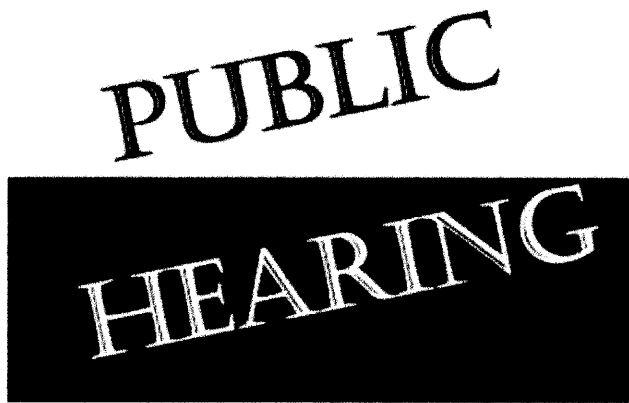
Abutters within 500' of parcel



Published on *Town of North Yarmouth ME* (<https://www.northyarmouth.org>)

[Home](#) > Public Hearing Notice

Public Hearing Notice



Planning Board

NOTICE OF PUBLIC HEARINGS

Tuesday, August 9, 2022 at 7:00pm in Wescustogo Hall & Community Center

Reference:

1. Deacon Hayes Commons, Major Subdivision Project
2. Land Use Ordinance Amendments

Source URL: <https://www.northyarmouth.org/home/news/public-hearing-notice-0>

2ND PUBLIC HEARING

**Abutter Notice
Planning Board Public Hearing
Deacon Hayes Commons**

Please take notice that 527, LLC (aka Laurie Bachelder), 865 Oak Hill Drive, North Yarmouth, Maine has submitted final application materials to the Town of North Yarmouth Planning Board for a proposed 4 building townhouse style project that consists of 12 units with appurtenant parking and landscaping. The development will be called Deacon Hayes Commons. The parcel is located along the intersection of Parsonage Road and Walnut Hill Road. Additional information concerning the project can be found at the Town's Planning Board website.

The Planning Board meeting is scheduled for 7:00 PM, August 9, 2022 at the Wescustogo Hall & Community Center.

Parcel Number	Property Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
007-034-006	132 VILLAGE VIEW LN	CHIDESTER, JOSLIN WH & SAMUEL D	132 VILLAGE VIEW LN	NORTH YARMOUTH	ME	04097
007-037	488 WALNUT HILL RD	SULLIVAN, BRUCE A	490 WALNUT HILL RD	NORTH YARMOUTH	ME	04097
007-038	494 WALNUT HILL RD	BOYNTON, SANDRA J.	PO BOX 184	CUMBERLAND CENTER	ME	04021
007-039	504 WALNUT HILL RD	KILGORE, GORDON	P O BOX 31-A	CUMBERLAND CENTER	ME	04021
007-040	508 WALNUT HILL RD	LAMARCHE, JONATHAN & GINA	508 WALNUT HILL RD	NORTH YARMOUTH	ME	04097
007-041	518 WALNUT HILL RD	THOMPSON, RYAN & EMILY	518 WALNUT HILL RD	NORTH YARMOUTH	ME	04097
007-042	534 WALNUT HILL RD	STACKPOLE, KEITH	534 WALNUT HILL RD	NORTH YARMOUTH	ME	04097
007-043	18 DEXTER LANE	CHANDLER, JEFFREY & SARA	2849 SUTTON OAKS LN	VIENNA	VA	22181
007-044	0 DEXTER LANE @ THE END	MCCLOY, SEAN & GREICHEN	53 WINDSOR LN	CUMBERLAND	ME	04021
007-045	80 PEMBROKE PEAK	YARMOUTH WATER DISTRICT	P. O. BOX 419	YARMOUTH	ME	04096-0419
007-048	544 WALNUT HILL RD	GROVER, BENJAMIN C & DEBORAH A	80 PEMBROKE PEAK	NORTH YARMOUTH	ME	04097
007-049	546 WALNUT HILL RD	ISRAEL, HENRY M	544 WALNUT HILL RD	NORTH YARMOUTH	ME	04097
007-050	551 WALNUT HILL RD	MALONEY, KATHERINE M & NOTARO, RENAUD	546 WALNUT HILL RD	NORTH YARMOUTH	ME	04097
007-058	543 WALNUT HILL RD	MALLORY, MICHAEL P. & POTTER, JUDITH	551 WALNUT HILL RD	NORTH YARMOUTH	ME	04097
007-059	539 WALNUT HILL RD	AHLBERG, MATTHEW T. & KREGLING, KATHERINE	543 WALNUT HILL RD	NORTH YARMOUTH	ME	04097
007-060	4 PARSONAGE RD	WONG, DAVID	539 WALNUT HILL RD	NORTH YARMOUTH	ME	04097
007-061	507 WALNUT HILL RD	BURGESS, RONALD E.	881 SLIGO RD	NORTH YARMOUTH	ME	04097
007-063	10 VILLAGE SQUARE RD	507, LLC	10 VILLAGE SQUARE ROAD	NORTH YARMOUTH	ME	04097
007-064	0 VETERAN MEMORIAL PARK	NORTH YARMOUTH, TOWN OF	PO BOX 442	YARMOUTH	ME	04096
007-076		ATTN: KEVIN ROBINSON				
007-077	29 PARSONAGE RD	FARRELL JOHN JR & ELLIOTT, HEATHER	29 PARSONAGE RD	NORTH YARMOUTH	ME	04097
007-078	19 PARSONAGE RD	INGRAM, TRISTAN R & MARY E	19 PARSONAGE RD	NORTH YARMOUTH	ME	04097
007-079	15 PARSONAGE RD	DOSTILIO, ALICIA & SOL	15 PARSONAGE RD	NORTH YARMOUTH	ME	04097
007-080	8 PARSONAGE RD	BLANCHARD, ANN C.	P.O. BOX 406	CUMBERLAND	ME	04021
007-081	16 PARSONAGE RD	HJELMSTAD, SARAH B	16 PARSONAGE RD	NORTH YARMOUTH	ME	04097
007-081-001	28 PARSONAGE RD	BURKE, DANIEL P & DEBORAH S	28 PARSONAGE RD	NORTH YARMOUTH	ME	04097
007-083	34 PARSONAGE RD	ADSHHEAD, MICHELLE	34 PARSONAGE ROAD	NORTH YARMOUTH	ME	04097
007-092		SAME AS 007-084				

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U.S. Postal Service
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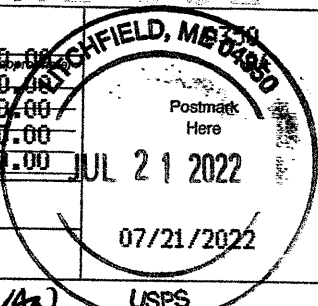
For delivery information, visit our website at www.usps.com®.

North Yarmouth, ME 04097

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$4.60

Sent To **BRUCE SULLIVAN** USPS
Street and Apt. No., or PO Box No. **490 WALNUT HILL ROAD**
City, State, ZIP+4® **NORTH YARMOUTH, ME 04097**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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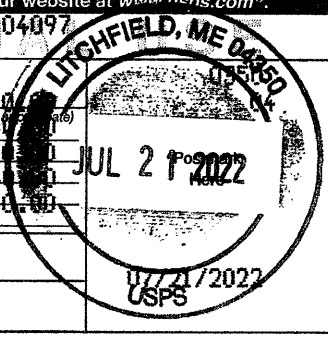
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North Yarmouth, ME 04097

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$4.60

Sent To **JOSLIN + SAMUEL CHIDESTER**
Street and Apt. No., or PO Box No. **132 VILLAGE VIEW LANE**
City, State, ZIP+4® **NORTH YARMOUTH, ME 04097**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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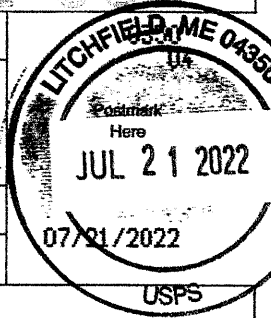
For delivery information, visit our website at www.usps.com®.

Cumberland Center, ME 04021

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Postage	\$0.60
Total Postage and Fees	\$4.60

Sent To **GORDON KILGORE** USPS
Street and Apt. No., or PO Box No. **PO Box 31-A**
City, State, ZIP+4® **CUMBERLAND CENTER, ME 04021**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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U.S. Postal Service
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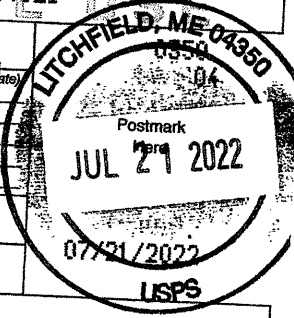
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Cumberland Center, ME 04021

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Total Postage and Fees	\$4.60

Sent To **SANDRA BOYNTON** USPS
Street and Apt. No., or PO Box No. **P.O. Box 184**
City, State, ZIP+4® **CUMBERLAND CENTER, ME 04021**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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U.S. Postal Service
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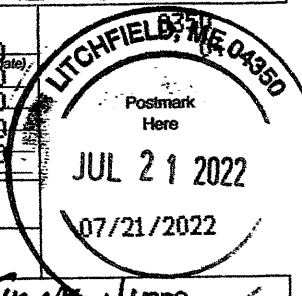
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North Yarmouth, ME 04097

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Street and Apt. No., or PO Box No. **508 WALNUT HILL ROAD**
City, State, ZIP+4® **NORTH YARMOUTH, ME 04097**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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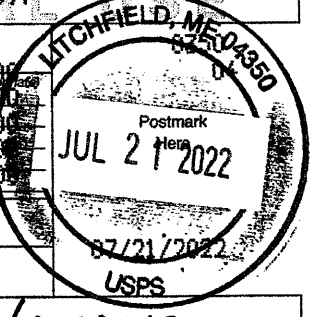
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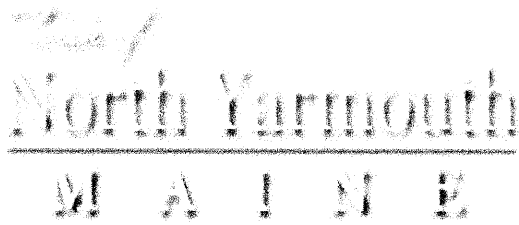
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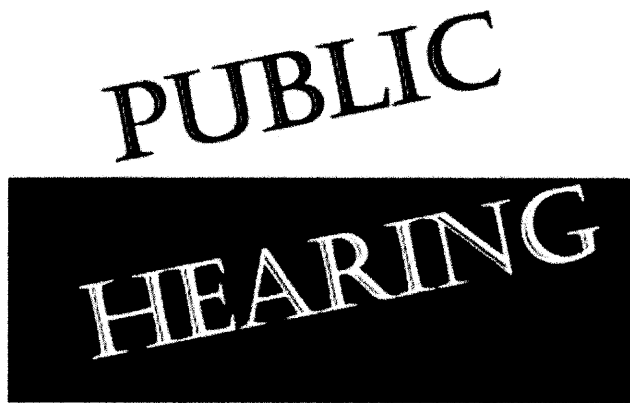




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[Home](#) > Public Hearing Notice

Public Hearing Notice



Planning Board

NOTICE OF PUBLIC HEARINGS

Tuesday, August 9, 2022 at 7:00pm in Wescustogo Hall & Community Center

Reference:

1. Deacon Hayes Commons, Major Subdivision Project
2. Land Use Ordinance Amendments

Source URL: <https://www.northyarmouth.org/home/news/public-hearing-notice-0>

2ND PUBLIC HEARING

**Abutter Notice
Planning Board Public Hearing
Deacon Hayes Commons**

Please take notice that 527, LLC (aka Laurie Bachelder), 865 Oak Hill Drive, North Yarmouth, Maine has submitted final application materials to the Town of North Yarmouth Planning Board for a proposed 4 building townhouse style project that consists of 12 units with appurtenant parking and landscaping. The development will be called Deacon Hayes Commons. The parcel is located along the intersection of Parsonage Road and Walnut Hill Road. Additional information concerning the project can be found at the Town's Planning Board website.

The Planning Board meeting is scheduled for 7:00 PM, August 9, 2022 at the Wescustogo Hall & Community Center.

Parcel Number	Property Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
007-034-006	132 VILLAGE VIEW LN	CHIDESTER, JOSLIN WH & SAMUEL D	132 VILLAGE VIEW LN	NORTH YARMOUTH	ME	04097
007-037	488 WALNUT HILL RD	SULLIVAN, BRUCE A	490 WALNUT HILL RD	NORTH YARMOUTH	ME	04097
007-038	494 WALNUT HILL RD	BOYNTON, SANDRA J.	PO BOX 184	CUMBERLAND CENTER	ME	04021
007-039	504 WALNUT HILL RD	KILGORE, GORDON	P O BOX 31-A	CUMBERLAND CENTER	ME	04021
007-040	508 WALNUT HILL RD	LAMARCHE, JONATHAN & GINA	508 WALNUT HILL RD	NORTH YARMOUTH	ME	04097
007-041	518 WALNUT HILL RD	THOMPSON, RYAN & EMILY	518 WALNUT HILL RD	NORTH YARMOUTH	ME	04097
007-042	534 WALNUT HILL RD	STACKPOLE, KEITH	534 WALNUT HILL RD	NORTH YARMOUTH	ME	04097
007-043	18 DEXTER LANE	CHANDLER, JEFFREY & SARA	2849 SUTTON OAKS LN	VIENNA	VA	22181
007-044	0 DEXTER LANE	MCCLOY, SEAN & GREICHEN	58 WINDSOR LN	CUMBERLAND	ME	04021
007-045	0 DEXTER LANE @ THE END	YARMOUTH WATER DISTRICT	P. O. BOX 419	YARMOUTH	ME	04096-0419
007-048	80 PEMBROKE PEAK	GROVER, BENJAMIN C & DEBORAH A	80 PEMBROKE PEAK	NORTH YARMOUTH	ME	04097
007-049	544 WALNUT HILL RD	ISRAEL, HENRY M	544 WALNUT HILL RD	NORTH YARMOUTH	ME	04097
007-050	546 WALNUT HILL RD	MALONEY, KATHERINE M & NOTARO, RENAUD	546 WALNUT HILL RD	NORTH YARMOUTH	ME	04097
007-058	551 WALNUT HILL RD	MALLORY, MICHAEL P. & POTTER, JUDITH	551 WALNUT HILL RD	NORTH YARMOUTH	ME	04097
007-059	543 WALNUT HILL RD	AHLBERG, MATTHEW T. & KREGLING, KATHERINE	543 WALNUT HILL RD	NORTH YARMOUTH	ME	04097
007-060	539 WALNUT HILL RD	WONG, DAVID	539 WALNUT HILL RD	NORTH YARMOUTH	ME	04097
007-061	4 PARSONAGE RD	BURGESS, RONALD E.	881 SLIGO RD	NORTH YARMOUTH	ME	04097
007-063	507 WALNUT HILL RD	507, LLC				
007-064	10 VILLAGE SQUARE RD	NORTH YARMOUTH, TOWN OF	10 VILLAGE SQUARE ROAD	NORTH YARMOUTH	ME	04097
007-076	0 VETERAN MEMORIAL PARK	NORTH YARMOUTH VETERAN MEMORIAL PARK CORP	PO BOX 442	YARMOUTH	ME	04096
		ATTN: KEVIN ROBINSON				
007-077	29 PARSONAGE RD	FARRELL JOHN JR & ELLIOTT, HEATHER	29 PARSONAGE RD	NORTH YARMOUTH	ME	04097
007-078	19 PARSONAGE RD	INGRAM, TRISTAN R & MARY E	19 PARSONAGE RD	NORTH YARMOUTH	ME	04097
007-079	15 PARSONAGE RD	DOSTILIO, ALICIA & SOL	15 PARSONAGE RD	NORTH YARMOUTH	ME	04097
007-080	8 PARSONAGE RD	BLANCHARD, ANN C.	P.O. BOX 406	CUMBERLAND	ME	04021
007-081	16 PARSONAGE RD	HJELMSTAD, SARAH B	16 PARSONAGE RD	NORTH YARMOUTH	ME	04097
007-081-001	28 PARSONAGE RD	BURKE, DANIEL P & DEBORAH S	28 PARSONAGE RD	NORTH YARMOUTH	ME	04097
007-083	34 PARSONAGE RD	ADSHED, MICHELLE	34 PARSONAGE ROAD	NORTH YARMOUTH	ME	04097
007-092	40 PARSONAGE RD	SAME AS 007-084				

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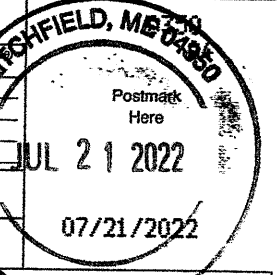
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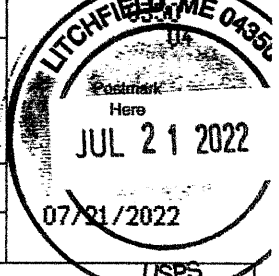
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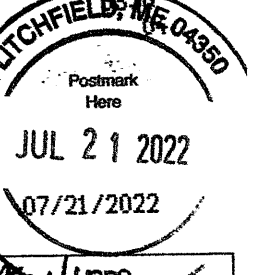
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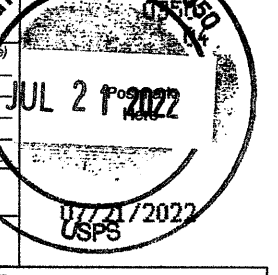
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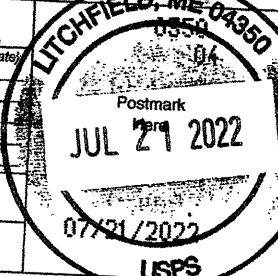
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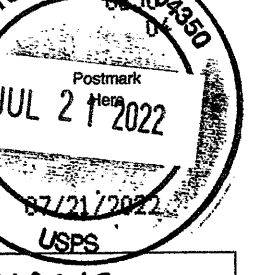
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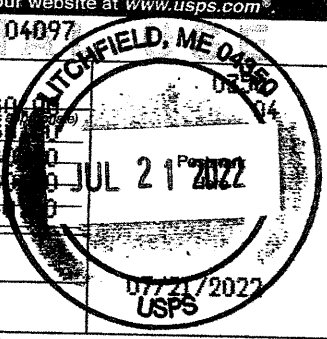
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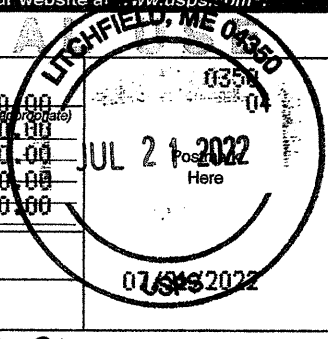
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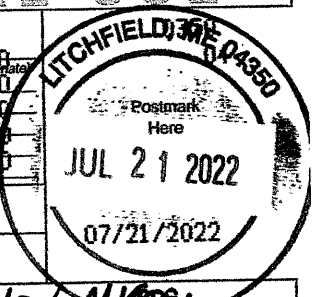
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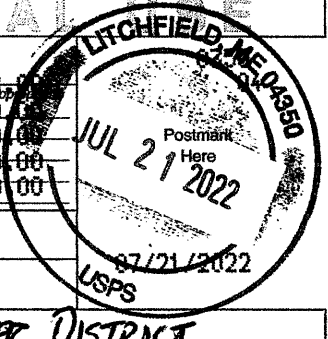
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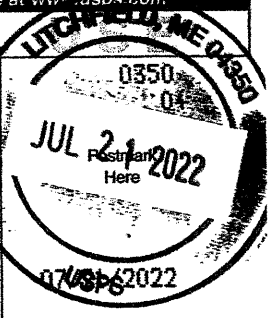
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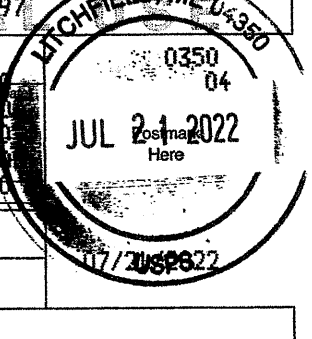
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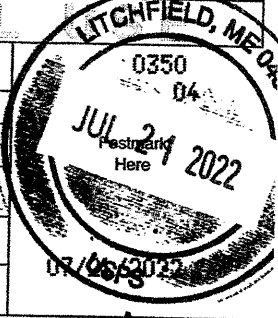
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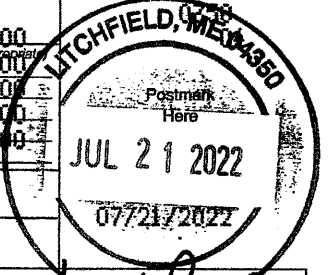
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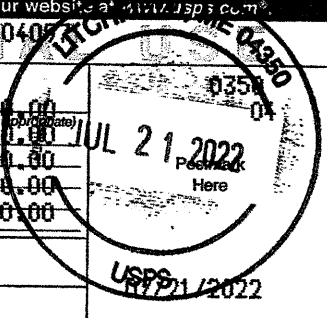
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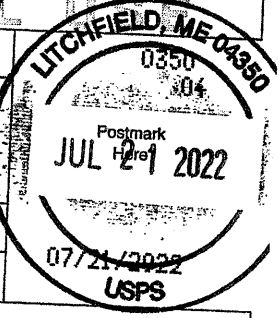
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$4.60

Sent To: **DAVID WONG**
539 WALNUT HILL ROAD
NORTH YARMOUTH, ME 04097

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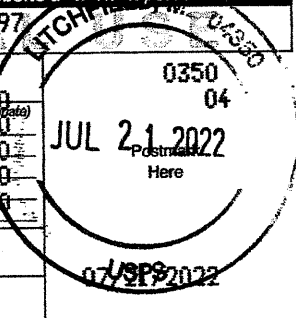
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Postage	\$0.60
Total Postage and Fees	\$4.60

Sent To: **RONALD BURGESS**
881 SLIGO ROAD
NORTH YARMOUTH, ME 04097

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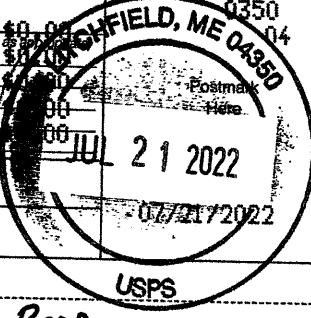
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Extra Services & Fees (check box, add fee as appropriate)	\$0.00
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Total Postage and Fees	\$4.60

Sent To: **507 LLC**
865 OAK HILL ROAD
NORTH YARMOUTH, ME 04097

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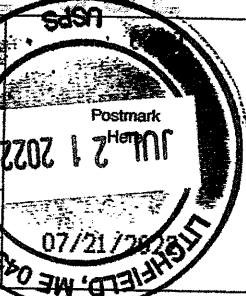
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage	\$0.60
Total Postage and Fees	\$4.60

Sent To **SARAH HJEMSTAD**
 Street and Apt. No., or PO Box No.
16 PARSONAGE ROAD
 City, State, ZIP+4®
NORTH YARMOUTH, ME 04097

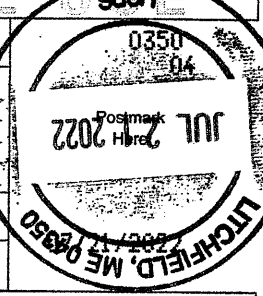
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage	\$0.60
Total Postage and Fees	\$4.60

Sent To **DANIEL + DEBORAH BURKE**
 Street and Apt. No., or PO Box No.
20 PARSONAGE ROAD
 City, State, ZIP+4®
NORTH YARMOUTH, ME 04097

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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2596 ETR 0000 0910 6102

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North Yarmouth, ME 04097

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
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Postage	\$0.60
Total Postage and Fees	\$4.60

Sent To **MICHELLE ADSHEAD**
 Street and Apt. No., or PO Box No.
31 PARSONAGE ROAD
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NORTH YARMOUTH, ME 04097

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Town of North Yarmouth



ORIGINAL

Planning Board

NOTICE OF PUBLIC HEARING

Thursday, June 16, 2022

7:00 PM

Wescustogo Hall & Community Center

**Deacon Hayes Commons,
Major Subdivision Project**

**Abutter Notice
Planning Board Review
Deacon Hayes Commons**

ORIGINAL

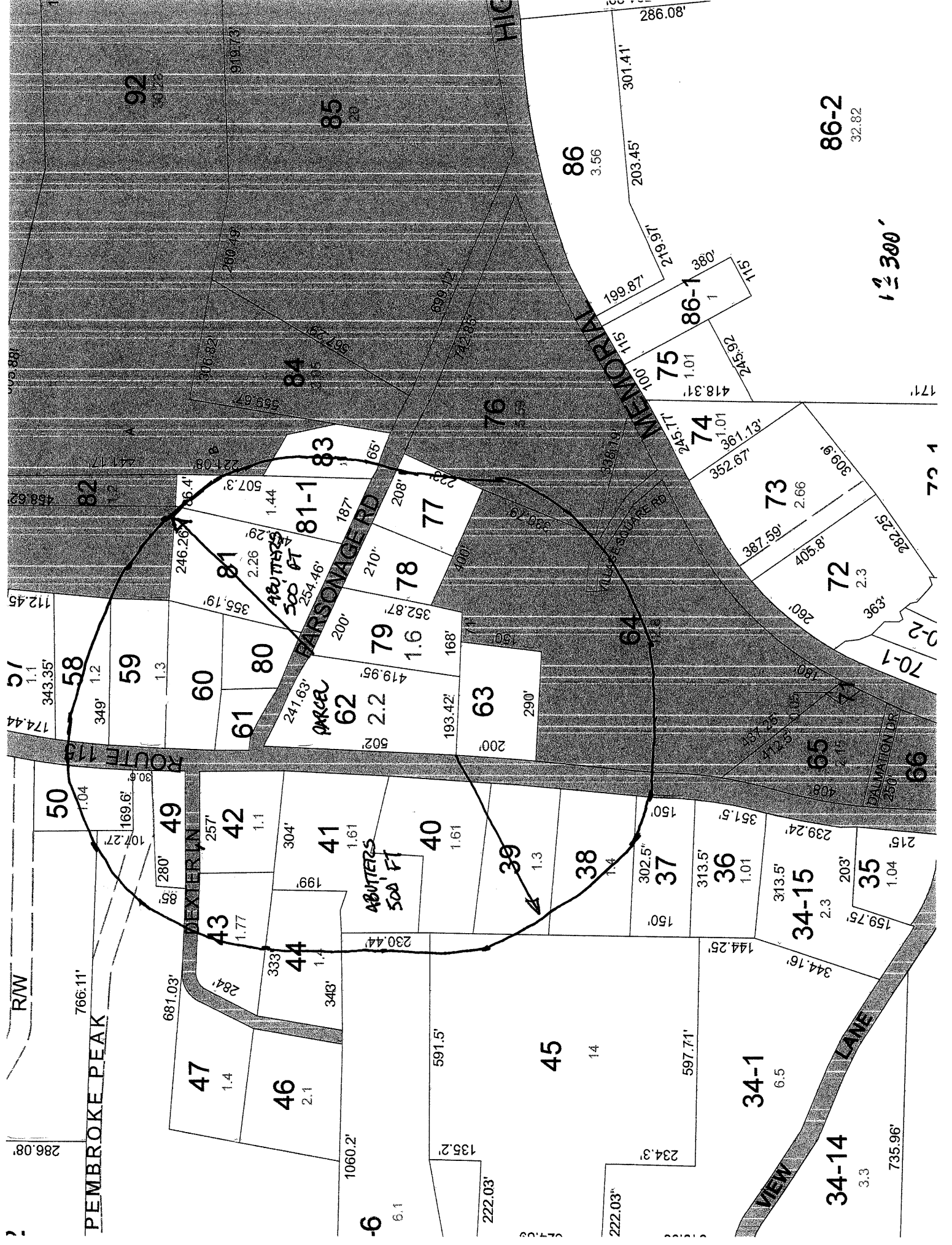
Please take notice that 527, LLC (aka Laurie Bachelder), 865 Oak Hill Drive, North Yarmouth, Maine has submitted application materials to the Town of North Yarmouth Planning Board for a proposed 4 building townhouse style project that consists of 12 units with appurtenant parking and landscaping. The development will be called Deacon Hayes Commons. The parcel is located along the intersection of Parsonage Road and Walnut Hill Road. A reduced copy of the proposed project site plan is attached for your information. Additional information concerning the project can be found at the Town's Planning Board website

(<https://www.northyarmouth.org/node/121/events/day/2022-05-10?page=0>)

The Planning Board meeting is scheduled for 7:00 PM, May 10, 2022 at the Wescustogo Hall & Community Center.

Parcel Number	Property Address	Owner Name	Owner Address	Owner Address 2	Owner City	Owner State	Owner Zip
007-034-006	132 VILLAGE VIEW LN	CHIDESTER, JOSLIN WH & SAMUEL D	132 VILLAGE VIEW LN		NORTH YARMOUTH	ME	04097
007-037	488 WALNUT HILL RD	SULLIVAN, BRUCE A	490 WALNUT HILL RD		NORTH YARMOUTH	ME	04097
007-038	494 WALNUT HILL RD	BOYNTON, SANDRA J	PO BOX 184		CUMBERLAND CENTER	ME	04021
007-039	504 WALNUT HILL RD	KILGORE, GORDON	P O BOX 31-A		CUMBERLAND CENTER	ME	04021
007-040	508 WALNUT HILL RD	LAMARCHE, JONATHAN & GINA	508 WALNUT HILL RD		NORTH YARMOUTH	ME	04097
007-041	518 WALNUT HILL RD	THOMPSON, RYAN & EMILY	111 BELFORT ST		PORTLAND	ME	04103
007-042	534 WALNUT HILL RD	STACKPOLE, KEITH	534 WALNUT HILL RD		NORTH YARMOUTH	ME	04097
007-043	18 DEXTER LANE	CHANDLER, JEFFREY & SARA	2849 SUTTON OAKS LN		VIENNA	VA	22181
007-044	0 DEXTER LANE	GORDON, LINDA	260 PLEASANT STREET		YARMOUTH	ME	04096
007-045	0 DEXTER LANE @ THE END	YARMOUTH WATER DISTRICT	P O BOX 419		YARMOUTH	ME	04096-0419
007-048	80 PEMBROKE PEAK	GROVER, BENJAMIN C & DEBORAH A	80 PEMBROKE PEAK		NORTH YARMOUTH	ME	04097
007-049	544 WALNUT HILL RD	ISRAEL, HENRY M	544 WALNUT HILL RD		NORTH YARMOUTH	ME	04097
007-050	546 WALNUT HILL RD	MALONEY, KATHERINE M & NOTARO, RENAUD	546 WALNUT HILL ROAD		NORTH YARMOUTH	ME	04097
007-058	551 WALNUT HILL RD	MALLORY, MICHAEL P. & POTTER, JUDITH	551 WALNUT HILL RD		NORTH YARMOUTH	ME	04097
007-059	543 WALNUT HILL RD	AHLBERG, MATTHEW T. & KREGLING, KATHERINE	543 WALNUT HILL RD		NORTH YARMOUTH	ME	04097
007-060	539 WALNUT HILL RD	WONG, DAVID	539 WALNUT HILL RD		NORTH YARMOUTH	ME	04097
007-061	4 PARSONAGE RD	BURGESS, RONALD E.	881 SLIGO RD		NORTH YARMOUTH	ME	04097
007-063	507 WALNUT HILL RD	507, LLC					
007-064	10 VILLAGE SQUARE RD	NORTH YARMOUTH, TOWN OF	10 VILLAGE SQUARE ROAD		NORTH YARMOUTH	ME	04097
007-076	0 VETERAN MEMORIAL PARK	SAME AS 007-064					
007-077	29 PARSONAGE RD	FARRELL JOHN JR & ELLIOTT, HEATHER	29 PARSONAGE RD		NORTH YARMOUTH	ME	04097
007-078	19 PARSONAGE RD	INGRAM, TRISTAN R & MARY E	19 PARSONAGE RD		NORTH YARMOUTH	ME	04097
007-079	15 PARSONAGE RD	DOSTILIO, ALICIA & SOL	15 PARSONAGE RD		NORTH YARMOUTH	ME	04097
007-080	8 PARSONAGE RD	BLANCHARD, ANN C.	P.O. BOX 406		CUMBERLAND	ME	04021
007-081	16 PARSONAGE RD	HJELMSTAD, SARAH B	16 PARSONAGE RD		NORTH YARMOUTH	ME	04097
007-081-001	28 PARSONAGE RD	BURKE, DANIEL P & DEBORAH S	28 PARSONAGE RD		NORTH YARMOUTH	ME	04097
007-083	34 PARSONAGE RD	ADSHEAD, MICHELLE	34 PARSONAGE ROAD		NORTH YARMOUTH	ME	04097
007-092	40 PARSONAGE RD	SAME AS 007-064					

*ADJUTERS WITHIN 500' OF ADJUT PARCEL
(RECEIVED FROM CEO 4/13/2022)*



**Town CEO
Correspondence**



TOWN OF NORTH YARMOUTH

The Town Where Others Began.

June 29, 2022

North Yarmouth Planning Board
10 Village Square Rd
North Yarmouth, ME 04097

Subject: Deacon Hayes Commons Major Subdivision

To whom it concerns,

I have reviewed the Deacon Hayes development in conformance with the Town of North Yarmouth Land Use Ordinance as written and adopted. After a thorough review, I find the proposed development outlined on subdivision plan dated June 28, 2022 is in compliance with our dimensional and performance standards set forth in the current Land Use Ordinance.

The four (4) buildings will be placed on individual lots being supported by one (1) large open space lot containing the parking, utilities, and common area etc.

Sincerely,

Ryan Keith
North Yarmouth Code Enforcement Officer

TABLE 7.2 SPACE AND DIMENSIONAL REQUIREMENTS [AMENDED 6/19/21]

District	Minimum Lot Size (Acres)	Maximum Residential Density ¹ (Acres)	Maximum Lot Coverage (%)	Street Frontage (feet)	Structure Setback From Property Lines (Feet) ⁶			Maximum Structure Height (Feet)
					Front	Side	Rear	
Village Center ²	1 acre ⁴	N/A	70%	18' – 100'	0-20' MAX	25' MAX	5' MIN	3 stories, no higher than 50 feet
Village Residential	1 acre	1 Residential unit per acre; Subdivisions – 1 residential unit per net residential acre	30%	Routes 9, 115 and 231 – Min 200 feet; Other streets – Min 100 feet	20' Min	10' MIN	10' MIN	2.5 stories, no higher than 35 feet
Farm and Forest ⁵	3 acres	1 Residential unit per 3 acres; Subdivisions – 1 residential unit per 3 net residential acres	20%	Min 200 feet	50' Min	20' MIN	20' MIN	2.5 stories, no higher than 35 feet
Residential Shoreland	3 acres	1 Residential unit per 3 acres; Subdivisions – 1 residential unit per 3 net residential acres	20%	Min 200 feet	50' Min	20' MIN	20' MIN	35'
Resource Protection	3 acres	1 Residential unit per 3 acres; Subdivisions – 1 residential unit per 3 net residential acres	20%	Min 200 feet	50' Min	20' MIN	20' MIN	35'

Table Continued on Next Page

¹ See Subsection C. for calculation of "net residential acreage", which is only applicable to subdivisions

² See Subsection D. for Pocket Neighborhood Standards.

³ Not applicable to wireless communications towers, windmills, antennas, barn silos and structures having no floor area

⁴ Minimum Lot Size:

- a. The minimum lot size can be reduced in the VC to 20,000 square feet when the lot is served by an advanced wastewater treatment system, or the existing system is retrofitted with an advanced wastewater system that meets or exceeds the state definition providing 50 percent or more reduction in nitrates, and has demonstrated that water quality will not be degraded.
- b. The minimum lot size can be further reduced below 20,000 sf when that lot treats its wastewater on a separate lot that complies with Maine Subsurface Wastewater Disposal criteria.
- c. GPD or gallon per day design flows may be utilized when presented and proven to not exceed the assumed 4 bedroom or 360 gpd flows of a typical residential home per lot, this type of development requires Planning Board approval.
- d. Pocket Neighborhoods allow for the use of reduced lot size below 20,000 sf (as described in b. above) and can use gallons per day design flow (as described in c. above), if designed to comply with the standards of Subsection D.

⁵ Open space or clustered subdivisions are mandatory and at least 50 percent of the total parcel must be preserved in open space pursuant to Section 11-3. Cluster Housing Development and Open Space Development.

⁶ In the Village Center District, Civic Buildings (institutional uses) are exempt from maximum setback requirements. The recommended maximum front yard setback for Civic Buildings (institutional uses) is 60'.

Location and method for the land clearing and construction debris

Trees being removed are going to NY Public works

Stumps are being removed, and will be brought to Dirt Direct in Scarborough and turned into mulch

The construction debris will be taken off site by Maine Waste and brought to a waste facility.

**Town Attorney
Affordable Housing
Correspondence**

LUO Standards and Requirements:

1. Affordable housing units shall be geographically dispersed throughout the development where feasible, and the dwelling units shall be compatible with the design of the remainder of the development in terms of appearance. The units are townhouses, and all of the 12 town houses will be built the same, regardless of if they are deemed as affordable housing or not.
2. An affordable housing unit shall not have more than 1,500 square feet of living space. The Planning Board shall require deed restrictions that prohibit future expansion of the square footage of living space. All 12 units will be under 1500 square feet.
3. The affordable housing lots/units shall be constructed concurrently with the remainder of the project. This applies to this project.
4. The developer can assure to the Planning Board's satisfaction that at least 20 percent of the total number of residential dwelling units in the proposed development will remain affordable to low and/or moderate income families for the next 25 years. If affordable housing will be implemented into the project (rent or sale) at least 2 affordable housing units in this project will be deemed affordable and the project may commit more units. $12 \times 20\% = 2.4$. LUO states to round down, so 2 is considered to meet the 20%. *UPDATED - 3 UNITS AFFORDABLE HOUSING*
5. Long-Term Affordability Required for All Affordable Housing: Long-term affordability must be assured for a period no less than 25 years through deed restrictions or some other recorded instrument acceptable to the Town Attorney. The deeds for the affordable housing units will have the language in the deed that will deem those units as affordable for 25 years. The proposed restrictive deed will be created by developer's attorney for approval by the Town's attorney.

Email from Mark Bower, Town of North Yarmouth Attorney:

"Affordable Housing: Residential dwelling units that may be rented or purchased for occupancy by buyers with **low incomes** and **moderate incomes** as established for the Portland Statistical Area by the Maine State Planning Office or the Greater Portland Council of Governments. An owner-occupied housing unit is affordable to a household if the unit's sale price is reasonably anticipated to result in monthly housing costs (including mortgage principal and interest payments, mortgage insurance costs, homeowners' insurance costs, and real estate taxes) that do not exceed twenty-eight percent (28%) of the household's gross monthly income. Determination of mortgage amounts and payments are to be based on down payment rates and interest rates generally available to households in this target group. A renter-occupied housing unit is affordable to a household if the unit's monthly housing costs, including rent, do not exceed twenty-eight percent (28%) of the household's gross monthly income."

The LUO goes on to define “low income” as family income that is less than 80% of the median family income for the Portland Statistical Area, and “moderate income” as family income that is between 80% and 150% of median family income. I reviewed the most recent information from HUD – the 2021 data for the “Portland ME HUD Metro FMR Area,” which sets the median family income at \$99,900. This means that the low-income limit is \$79,000 and the moderate income limit is \$149,900. For purposes of determining the maximum housing cost that still meets the definition, however, the relevant figure is the top end of 150% (or \$149,900).

Therefore, in order for the Planning Board to determine whether a proposed development constitutes “affordable housing” under the LUO, it first must take 28% of the gross median family income, $\$149,900 \times 0.28 = \$41,972$ per year (or **\$3,498 per month**). This is the maximum amount that a household can spend on housing (whether owner occupied or rental) and still meet the definition of “affordable housing” under the LUO.

Rental Units

For rental units, the calculation is fairly simple, as the definition says that a “renter-occupied housing unit is affordable to a household if the unit’s monthly housing costs, including rent, do not exceed twenty-eight percent (28%) of the household’s gross monthly income.” Using the figures above for median family income, that means that monthly housing/rent costs cannot exceed \$3,498 per month (using 2021 numbers). If rent (plus utilities, etc.) is at or below that level, the dwelling units can be deemed “affordable housing” under the LUO’s definition, and exempt from the growth cap.

Owner-Occupied Units

For owner-occupied dwelling units, the calculation is a bit more complicated, but the monthly limit of \$3,498 is still the same. To determine housing costs, the LUO requires the Board to look at (1) mortgage principal and interest; (2) mortgage insurance; (3) homeowner’s insurance; and (4) property taxes. I have attached a spreadsheet calculator that I created to assist in this calculation. As you can see from the attached, a house purchased for \$510,000 (with 10% down) would have a loan of \$459,000. The interest rate used was 4.42%, which is the average interest rate for a 30-year mortgage as reported by Freddie Mac for the week of 3/24/21. Taxes were determined based on the Town’s current mill rate of \$17.10 per \$1,000 (0.0171), insurance cost is based on an online estimate of \$1,393/yr. per \$250,000 of value (0.005572), and mortgage insurance (PMI) is based on an estimate of 0.5% (0.005) of the loan amount.

Using those inputs, the monthly housing costs for that \$510,000 house would be \$3,459, which would be less than the \$3,498 monthly limit from above.

Hydrogeologic Assessment



Hydrogeologic Assessment Deacon Hayes Commons Walnut Hill Road, North Yarmouth

Date: May 24, 2022

Summary:

The proposed array of subsurface wastewater disposal systems, using aerating pre-treatment technology, depicted on the *Grading & Erosion Control Plan Deacon Hayes Commons* by SJR Engineering, Inc., dated February 2022 meets the requirements of Section 10.25 of the *North Yarmouth Land Use Ordinance*.

Purpose of the Assessment:

The purpose of the assessment is to predict the locations and possible effects of wastewater plumes from the septic systems planned for the project to satisfy the requirements of the *North Yarmouth Land Use Ordinance*, as described in Section 10.25, *Water Quality*. The property is in the Ground Water Protection Overlay District of the Town of North Yarmouth.

Information used:

Information used in this assessment includes a site plan by SJR Engineering, Inc. soil test information by Mark Cenci Geologic, Inc. and library research of published information.

Project summary:

The project is a residential complex of four buildings, each containing three, three-bedroom residences. The buildings will be served by individual subsurface wastewater disposal systems and the public water supply.

The subsurface wastewater disposal systems serving this project were located to minimize ground water effects by maintaining 100 feet of separation between them. Aerating pre-treatment was added to each system design in order to protect the aquifer and the water supply wells of the Yarmouth Water District.

The planned locations and separations of the disposal areas also allows for the required setback distances of systems less than 1000 gallons per day, according to the *Subsurface Wastewater Disposal Rules*. This allows the disposal areas to be 10 feet to property lines, 20 feet to building foundations and 50 feet to the pond. The setback to the pond is only 50 feet because it is a Minor Water Body, according to the *Rules*, as it is not a mapped feature on the USGS topo sheet.

Summary of geology:

The property is located on the gently sloping terrace at the base of Walnut Hill, located westerly of the site (see Figure 1). Drainage is southeasterly to Toddy Brook, which is located off the property, by way of a man-made pond and a drainage channel, which may also be man-made or at least enhanced, that leads to Toddy Brook.

Michael J. Ratelle depicts the property as a glacio-marine near-shore deposit of sands, with smaller aspects of glacio-marine fan deposits of coarser sands and gravels (see Figure 2) on the *Surficial Geology of the Yarmouth 7.5' Quadrangle, Cumberland County, Maine* (ME Geol Surv. Open-File Report 99-136). Walnut Hill is mapped as a deposit of glacial till, underlain by shallow bedrock, and areas to the east of the property are mapped as fine-textured Presumpscot Formation.

These marine fan/marine near-shore deposits resulted from sediment entering the glacial sea from higher ground and being piled up in places as underwater fan deposits; being sorted and winnowed by currents, and having the finer particles removed to be deposited in deeper, quieter waters to the east.

The entire property is underlain by sands of varying textures, from medium to coarse, according to Ratelle. This is confirmed by the on-site soil investigation by Cenci as part of the septic site evaluation process.

Bedrock was not found in any of the on-site test pits and is reported to be 67 feet below the surface at a water well across Parsonage Road.

Summary of hydrogeology:

The property is mapped as an aquifer (see Figure 3) on the *Significant Sand and Gravel Aquifers*

of the Yarmouth Quadrangle, Maine by Craig Neil and Daniel Locke (ME Geol. Surv. Open-File Map 99-27). The aquifer boundary coincides with Walnut Hill Road in this area.

The source of groundwater on this site is precipitation. Precipitation falling on the site seeps into the soil and descends until restrictive soil layers, bedrock or the water table is encountered. On this site the soils are medium-textured sands. Recharge is above average on the property. Based on the guidelines for nitrogen impact assessment established by the Maine DEP, it is reasonable to assume that 50% of all precipitation recharges into the soils. This assumption is based on Section 17.B.2.d.i. of the Site Location of Development rules.

The ground water flow directions on this property were determined by analysis of the topographic map of the area and topography details from the site. The pond on the property, and the drainage channel that exits the pond, acts as a "sink" for upgradient ground water. The area-wide flow of ground water toward Toddy Brook is locally influenced by this sink, and ground water moves toward it.

The hydraulic conductivity is estimated to be 50 feet per day, based on textures found in the soil pits. The hydraulic gradient is assumed to be 0.005 (0.5%) and the effective porosity is assumed to be 25%.

Impact on ground water quality:

Nitrate-nitrogen (NO₃-N) is the chemical to assess for impact on ground water. Nitrate-nitrogen is generated by subsurface wastewater disposal systems. It is a conservative contaminant, meaning it does not readily degrade in ground water. Nor does it attenuate, or attach itself, to soil particles. NO₃-N moves with the ground water as a "plume" and eventually dilutes to low concentrations in ground and/or surface water or is bio-chemically removed in wetlands.

NO₃-N is limited to 10 mg/liter in drinking water supplies by the primary Drinking Water Standard. The North Yarmouth Land Use Ordinance requires wastewater plumes to have a concentration of no greater than 5 mg/liter at a project property line.


The analysis of NO₃-N impacts was calculated by SOLUTRANS, a 32-bit Windows program for modeling three-dimensional solute transport written by Dr. Charles R. Fitts of Fitts Geosolutions and the University of Southern Maine. The program is based on the analytical solutions of Liej *et al* (1991 and 1993). The solutions in SOLUTRANS assume a uniform one-dimensional flow

field, and allow three-dimensional dispersion, retardation and first-order decay. The model is an advection-dispersion model, so drought conditions are accounted for.

Variables entered include a hydraulic conductivity value of 50 feet per day, an effective porosity of 25%, and a hydraulic gradient of 0.005 (0.5%), giving a seepage velocity of 1 foot per day. Other assumed variables include an initial NO₃-N concentration of 30 mg/liter (after aerating pre-treatment), a retardation of 1, a decay constant of zero, and longitudinal, lateral and vertical dispersivities of 15, 5 and 0.5 feet, respectively. A thickness variable was also included to simulate the three-dimensional aspect of the plumes.

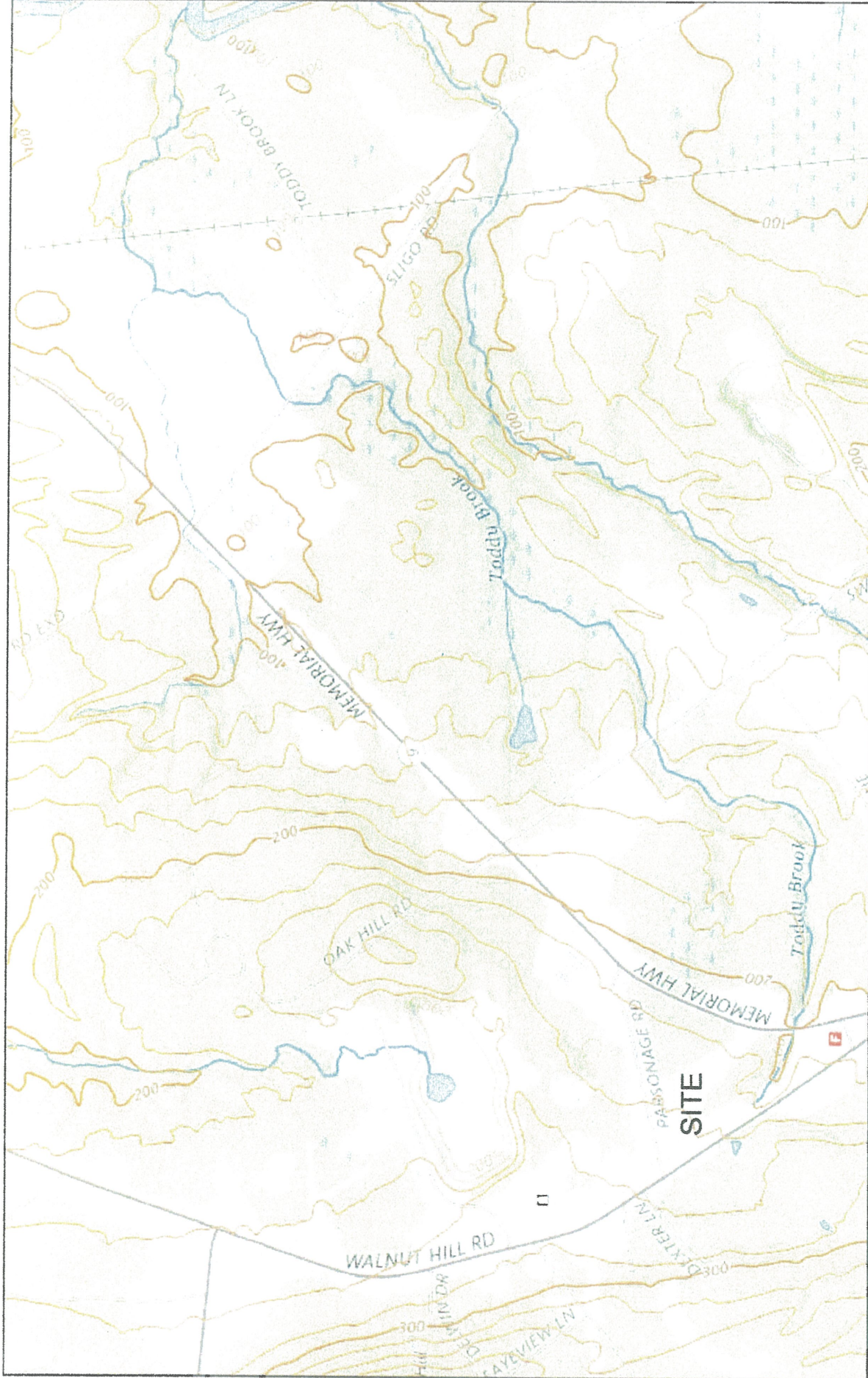
The calculations reveal the 5 mg/liter NO₃-N plumes will be approximately 75 feet in length. A depiction of the plumes drawn on the plan is attached. On this site the NO₃-N will also dilute rapidly in the open water of the pond.

The existing water well shall be abandoned according to the *Maine Well Drillers' Rules*.



Mark Cenci. LG # 467

Figure 1.

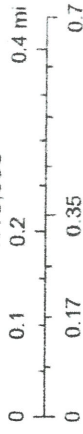


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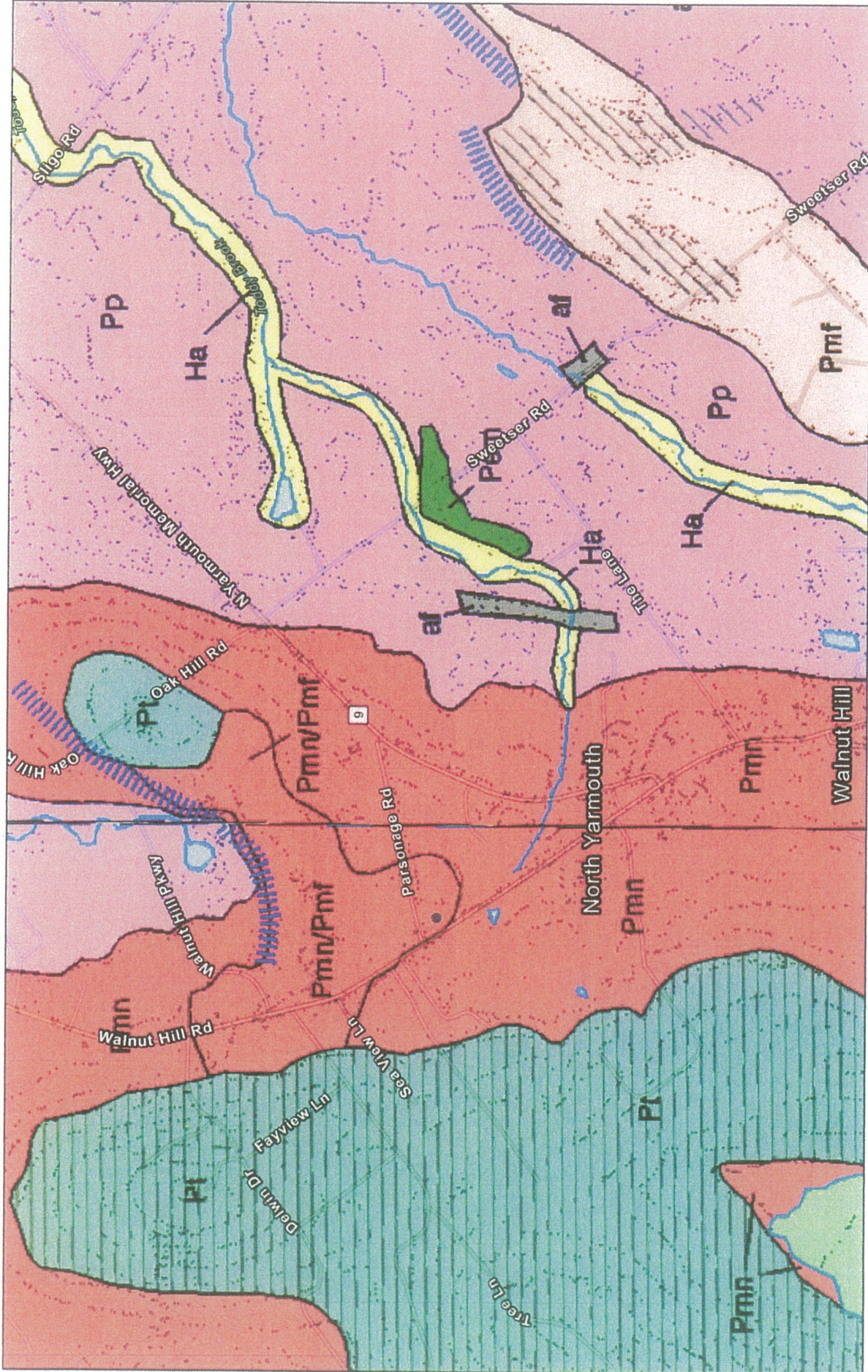
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USGS The National Map, National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography

USGS
2021 USGS

Figure 2. Surficial Geology 1:24,000

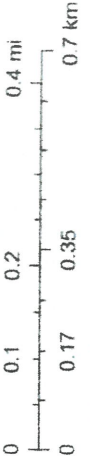


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- Green: Band_2
- Blue: Band_3

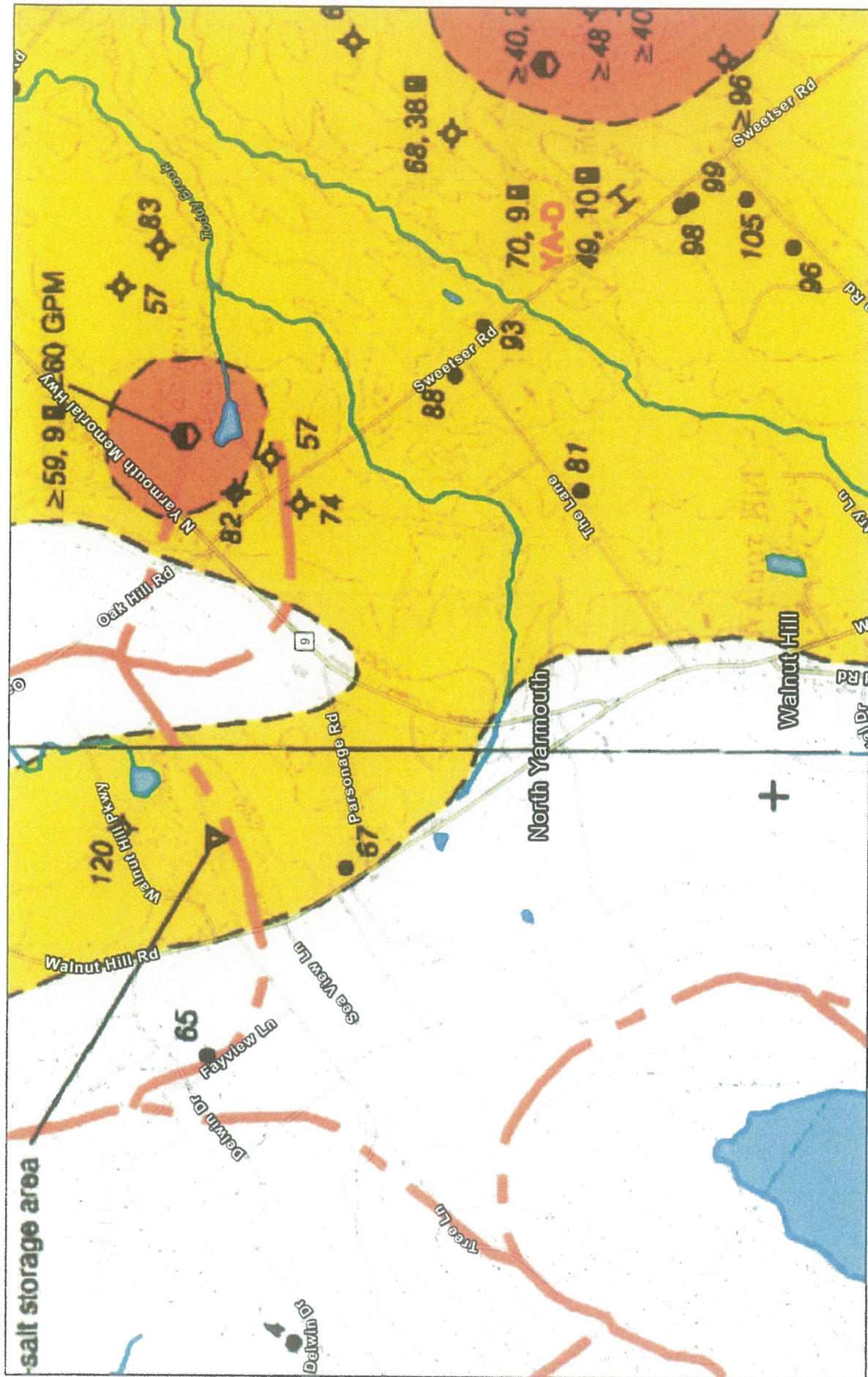
1:18,056



Maine Geological Survey, Sources: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS.

Maine Geological Survey | Mapbox | Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METN/ASA, USGS, EPA, NPS, US Census Bureau, USDA |

Figure 3. Aquifers 24K



5/23/2022, 4:31:28 PM

- Image
- Red: Band_1
- Green: Band_2
- Blue: Band_3

1:18,056

0 0.1 0.2 0.35 0.4 mi
0 0.17 0.35 0.7 km

Maine Geological Survey, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS.

Maine Geological Survey | Mapbox | Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | Maine Geological Survey

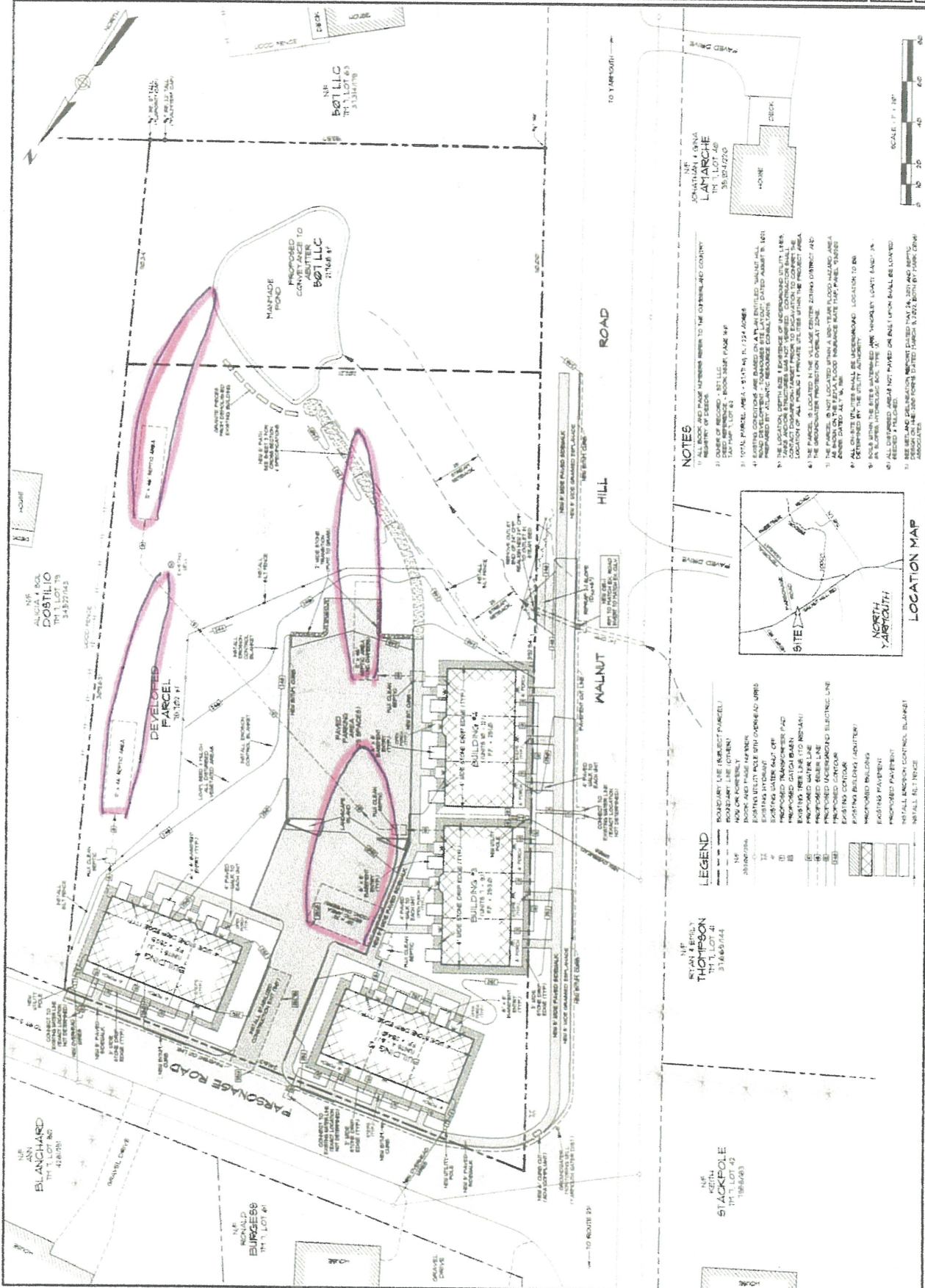
Variables entered include a hydraulic conductivity value of 50 feet per day, an effective porosity of 25%, and a hydraulic gradient of 0.005 (0.5%), giving a seepage velocity of 1 foot per day. Other assumed variables include an initial NO₃-N concentration of 30 mg/liter (after aerating pre-treatment), a retardation of 1, a decay constant of zero, and longitudinal, lateral and vertical dispersivities of 15, 5 and 0.5 feet, respectively. A thickness variable was also included to simulate the three-dimensional aspect of the plumes.

The calculations reveal the 5 mg/liter NO₃-N plumes will be approximately 75 feet in length. On this site the NO₃-N will also dilute rapidly in the open water of the pond.

The existing water well shall be abandoned according to the *Maine Well Drillers' Rules*.



Mark Cenci, LG # 467



LEGEND
 BOUNDARY LINE (IMMEDIATE PARCELS)
 BOUNDARY LINE (OTHER)
 ADJACENT PARCELS
 EXISTING UTILITY PIPES WITH OVERHEAD WIRES
 EXISTING UTILITY PIPES WITH UNDERGROUND WIRES
 EXISTING DRAINAGE SWALE
 EXISTING TRANSVERSE PAD
 EXISTING CATCH BASIN
 EXISTING TREE LINE (TO REMAIN)
 PROPOSED SEWER LINE
 PROPOSED UNDERGROUND ELECTRIC LINE
 PROPOSED CONTOUR
 PROPOSED BUILDING (ADDITION)
 PROPOSED BUILDING
 PROPOSED PAVEMENT
 PROPOSED PAVEMENT
 METALL MESH CONTROL BLANKET
 METALL RETAINANCE

NOTES
 1) ALL BOOK AND PAGE NUMBERS REFER TO THE CORNERLAND COUNTY RECORDS OF RECORDS.
 2) DEED REFERENCE: BOOK 2588 PAGE 44
 3) DEED REFERENCE: BOOK 2588 PAGE 44
 4) TOTAL PARCEL AREA = 517,411.724 SQUARE FEET.
 5) EROSION CONTROL MEASURES ARE BASED ON AN ANTICIPATED WATERSHED THAT WILL BE DETERMINED BY THE STATE OF VERMONT. THESE MEASURES ARE PREPARED BY ATLANTIC RESOURCE CONSULTANTS.
 6) THE LOCATION, DEPTH, SIZE, & EXPERIENCE OF UNDERGROUND UTILITY LINES ARE UNKNOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION TO CORRECT THE LOCATION OF ALL UTILITIES TO MATCH THE UTILITIES WITHIN THE PROJECT AREA.
 7) THE UNDERGROUND PROTECTION OVERLAP ZONE IS 100% OVERLAP AND SHALL BE 100% OVERLAP.
 8) THE PARCELS IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS DETERMINED BY THE UTILITY AUTHORITY.
 9) ALL ON-SITE UTILITIES SHALL BE UNDERGROUND. LOCATION TO BE DETERMINED BY THE UTILITY AUTHORITY.
 10) ALL UTILITIES SHALL BE 18" MINIMUM COVER.
 11) ALL UTILITIES SHALL BE UNDERGROUND. LOCATION TO BE DETERMINED BY THE UTILITY AUTHORITY.
 12) ALL UTILITIES SHALL BE UNDERGROUND. LOCATION TO BE DETERMINED BY THE UTILITY AUTHORITY.
 13) ALL UTILITIES SHALL BE UNDERGROUND. LOCATION TO BE DETERMINED BY THE UTILITY AUTHORITY.
 14) ALL UTILITIES SHALL BE UNDERGROUND. LOCATION TO BE DETERMINED BY THE UTILITY AUTHORITY.
 15) ALL UTILITIES SHALL BE UNDERGROUND. LOCATION TO BE DETERMINED BY THE UTILITY AUTHORITY.

LOCATION MAP
 NORTH YAMOUTH
 SITE

SCALE: 1" = 20'
 0 10 20 30 40 50 60

HHE 200 Forms

BLDG 1

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div of Environmental Health, 11 SHS
(207) 287-5672 Fax: (207) 287-4172

PROPERTY LOCATION

>> CAUTION: LPI APPROVAL REQUIRED <<

City, Town, or Plantation: NORTH YARMOUTH
Street or Road: 521 WALNUT HILL RD.
Subdivision, Lot #: BUILDING #1

Town/City: Permit #:
Date Permit Issued: Fee: \$ Double Fee Charged []

OWNER/APPLICANT INFORMATION

Local Plumbing Inspector Signature: L.P.I. #:
Owner Town State

Name (last, first, MI): 527 LLC
Mailing Address of Owner/Applicant: 865 OAK HILL ROAD
NORTH YARMOUTH, 04097
Daytime Tel. #: 415-8723

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

OWNER OR APPLICANT STATEMENT

CAUTION: INSPECTION REQUIRED

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.

Signature of Owner or Applicant Date

Local Plumbing Inspector Signature (1st) date approved (2nd) date approved

PERMIT INFORMATION

TYPE OF APPLICATION: First Time System
THIS APPLICATION REQUIRES: No Rule Variance
DISPOSAL SYSTEM COMPONENTS: Complete Non-engineered System
SIZE OF PROPERTY: 2.24 SQ. FT. ACRES
SHORELAND ZONING: No
DISPOSAL SYSTEM TO SERVE: Multiple Family Dwelling, No. of Units: 3-3 BR UNITS
TYPE OF WATER SUPPLY: Public

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK: Concrete
DISPOSAL FIELD TYPE & SIZE: Proprietary Device
GARBAGE DISPOSAL UNIT: No
DESIGN FLOW: 810 gallons per day
SOIL DATA & DESIGN CLASS: TP-1
DISPOSAL FIELD SIZING: Medium--2.6 sq. ft. / gpd
EFFLUENT/EJECTOR PUMP: May Be Required
LATTITUDE AND LONGITUDE: 43 d 49 m 57 s 79

SITE EVALUATOR STATEMENT

I certify that on 2-18-22 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Signature: MARK CENCI
SE #: 329-3524
Date: 3-9-22
E-mail Address:

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
 Division of Health Engineering, Station 10
 (207) 287-5672 Fax: (207) 287-3185

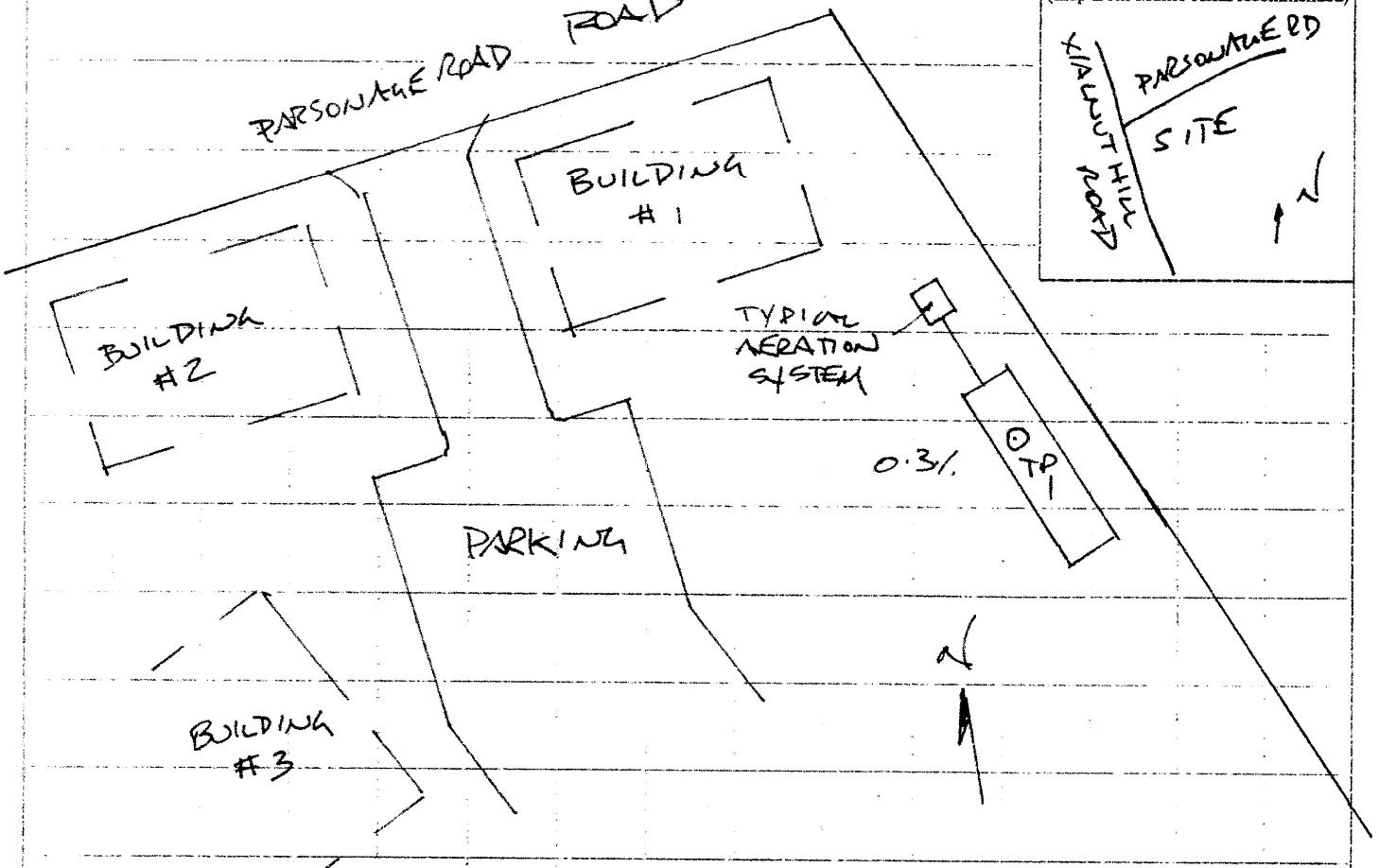
Town, City, Plantation
NORTH YARMOUTH

Street, Road, Subdivision
521 WALNUT HILL ROAD

Owner or Applicant Name
527 LLC

SITE PLAN Scale 1" = 40 ft.

SITE LOCATION PLAN
 (map from Maine Atlas recommended)



SOIL PROFILE DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole # TP-1 Test Pit Boring
 " Depth of organic horizon above mineral soil

Observation Hole # _____ Test Pit Boring
 " Depth of organic horizon above mineral soil

Texture	Consistency	Color	Mottling
0 SANDY		DARK	
6 LOAM		BROWN	
12 LOAMY			
18 SAND	LOOSE	YELLOW	
24 PEBBLY		BROWN	NONE
30 MEDIUM		TO	
36 SAND		BROWN	
42 TO			
48 -60"			

Texture	Consistency	Color	Mottling
0			
6			
12			
18			
24			
30			
36			
42			
48			

Soil Profile 5 Classification B Slope 0.3 Limiting Factor —
 Condition Percent Depth Depth

Soil Profile _____ Classification _____ Slope _____ Limiting Factor _____
 Condition _____ Percent _____ Depth _____

Site Evaluator Signature

SE #

Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
 Division of Health Engineering, Station 10
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

NORTH YARMOUTH

Street, Road, Subdivision

521 WALNUT HILL #1

Owner or Applicant Name

S27 LLC

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale: 1" = 20 ft

N/F DOSTILIO

PROPERTY LINE

88'

10'

10'

TYPICAL

SEWER



SDE

35

TYPICAL
LOCATION
OF TANK(S)

OFFSET THE
PIPE FREE
CONNECTOR



4" DIAMETER
SOLID PIPE
MANIFOLDS AT
EACH FIELD

BUILDING
#1

598 LINEAR FEET
OF MOUNDBUSTER PIPE
13 LENGTHS OF 46'
12' X 46'

BACKFILL REQUIREMENTS

ABOVE GRADE

Depth of Backfill (upslope)

0

Depth of Backfill (downslope)

0

CONSTRUCTION ELEVATIONS

Finished Grade Elevation

—

Top of PIPES

—

Bottom of PIPES

—

ELEVATION REFERENCE POINT

Location & Description: TO BE SET AT TIME OF CONSTRUCTION

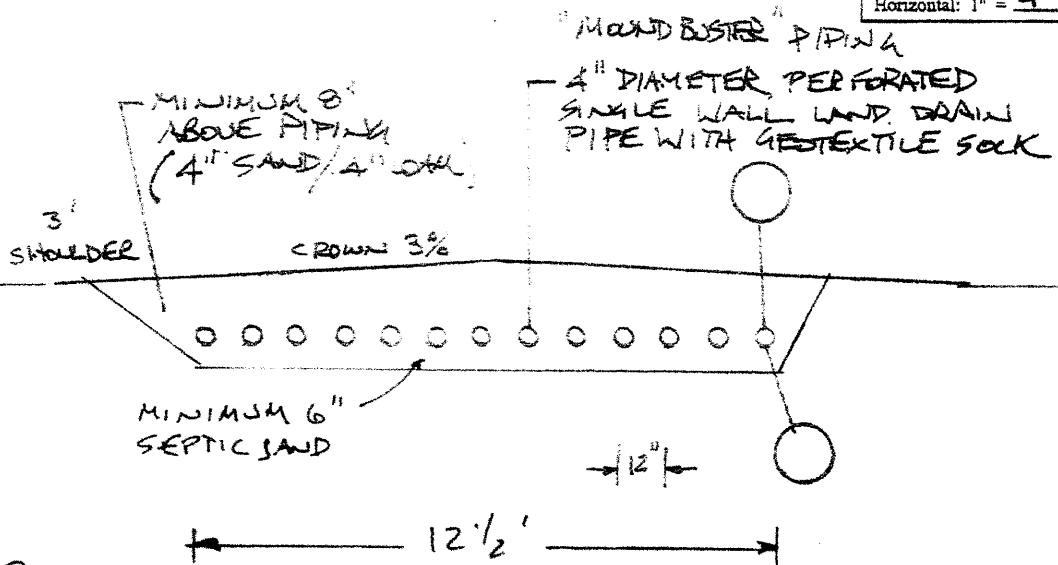
Reference Elevation is 0.0' or:

DISPOSAL FIELD CROSS SECTION

Scales:

Vertical: 1" = 4

Horizontal: 1" = 4



Mark Davis
 Site Evaluator Signature

262
 SE #

3-9-22
 Date

BLDG 2 - REISED

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div of Environmental Health, 11 SHS
(207) 287-5672 Fax: (207) 287-4172

PROPERTY LOCATION

>> CAUTION: LPI APPROVAL REQUIRED <<

City, Town, or Plantation: NORTH YARMOUTH
Street or Road: 521 WALNUT HILL RD.
Subdivision, Lot #: BUILDING #2

Town/City: Permit #:
Date Permit Issued: Fee: \$ Double Fee Charged []
Local Plumbing Inspector Signature: L.P.I. #
Owner Town State

OWNER/APPLICANT INFORMATION

Name (last, first, MI): 527 LLC
Owner
Mailing Address of Owner/Applicant: 865 OAK HILL ROAD NORTH YARMOUTH, MA 0197
Daytime Tel. #: 415-8723

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

OWNER OR APPLICANT STATEMENT

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

CAUTION: INSPECTION REQUIRED

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application. (1st) date approved

Signature of Owner or Applicant Date

Local Plumbing Inspector Signature (2nd) date approved

PERMIT INFORMATION

Form with sections: TYPE OF APPLICATION, THIS APPLICATION REQUIRES, DISPOSAL SYSTEM COMPONENTS, SIZE OF PROPERTY, DISPOSAL SYSTEM TO SERVE, SHORELAND ZONING, TYPE OF WATER SUPPLY.

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

Form with sections: TREATMENT TANK, DISPOSAL FIELD TYPE & SIZE, GARBAGE DISPOSAL UNIT, DESIGN FLOW, SOIL DATA & DESIGN CLASS, DISPOSAL FIELD SIZING, EFFLUENT/EJECTOR PUMP, LATITUDE AND LONGITUDE.

SITE EVALUATOR STATEMENT

I certify that on 2-18-22 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Signature: MARK CENCI
SE #: 329-3524
Date: 3-9-22
E-mail Address:

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5872 Fax: (207) 287-3165

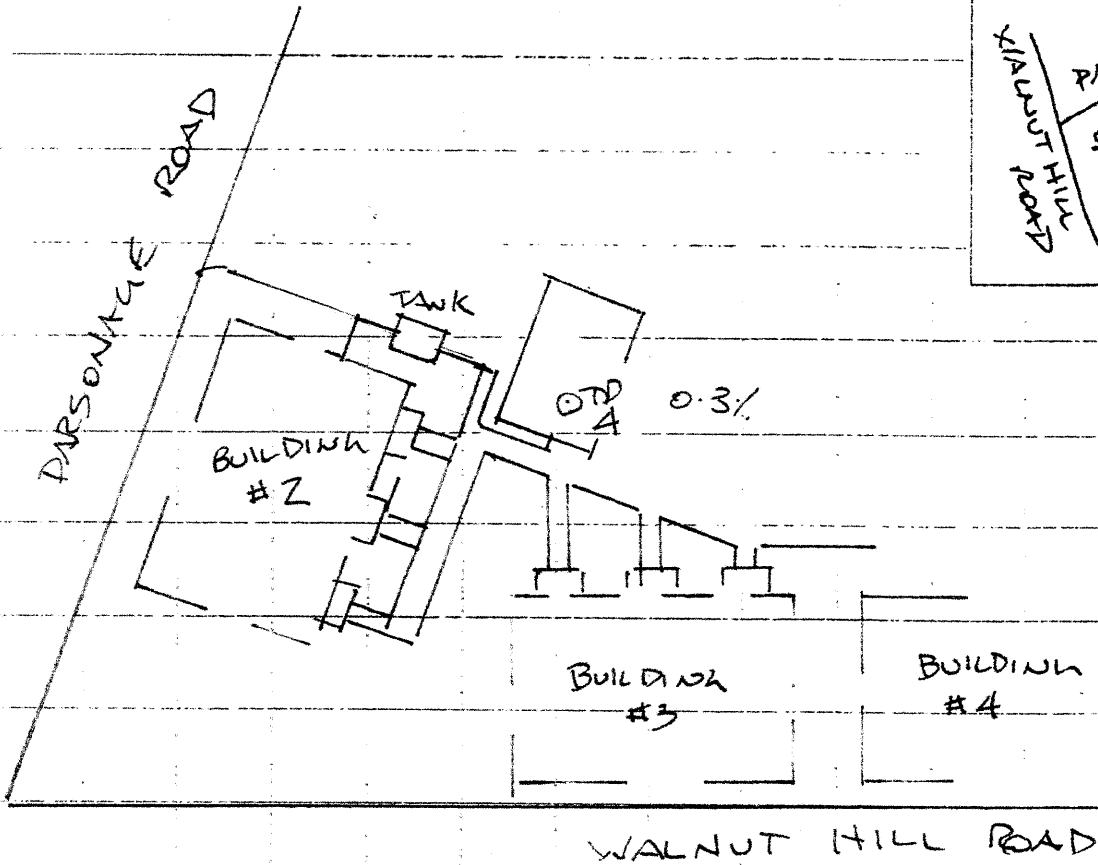
Town, City, Plantation
NORTH YARMOUTH

Street, Road, Subdivision
**BUILDING 2
521 WALNUT HILL ROAD**

Owner or Applicant Name
527 LLC

SITE PLAN Scale 1" = 40 ft.

SITE LOCATION PLAN
(map from Maine Atlas recommended)



SOIL PROFILE DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole # TP 4 Test Pit Boring

Observation Hole # _____ Test Pit Boring

_____ " Depth of organic horizon above mineral soil

_____ " Depth of organic horizon above mineral soil

Texture	Consistency	Color	Mottling
0			
5	SANDY/LOAM	FRAGILE	DARK BROWN
12			
18	LOAMY GRAVEL	LOOSE	RED TO GRAY
24			
30	SAND		NONE
36			
42	to -72"		
48			

Texture	Consistency	Color	Mottling
0			
6			
12			
18			
24			
30			
36			
42			
48			

Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
5	B	0.3	-	

Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth

Mark Dean
Site Evaluator Signature

202
SE #

3-9-22
Date 3-22-22

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

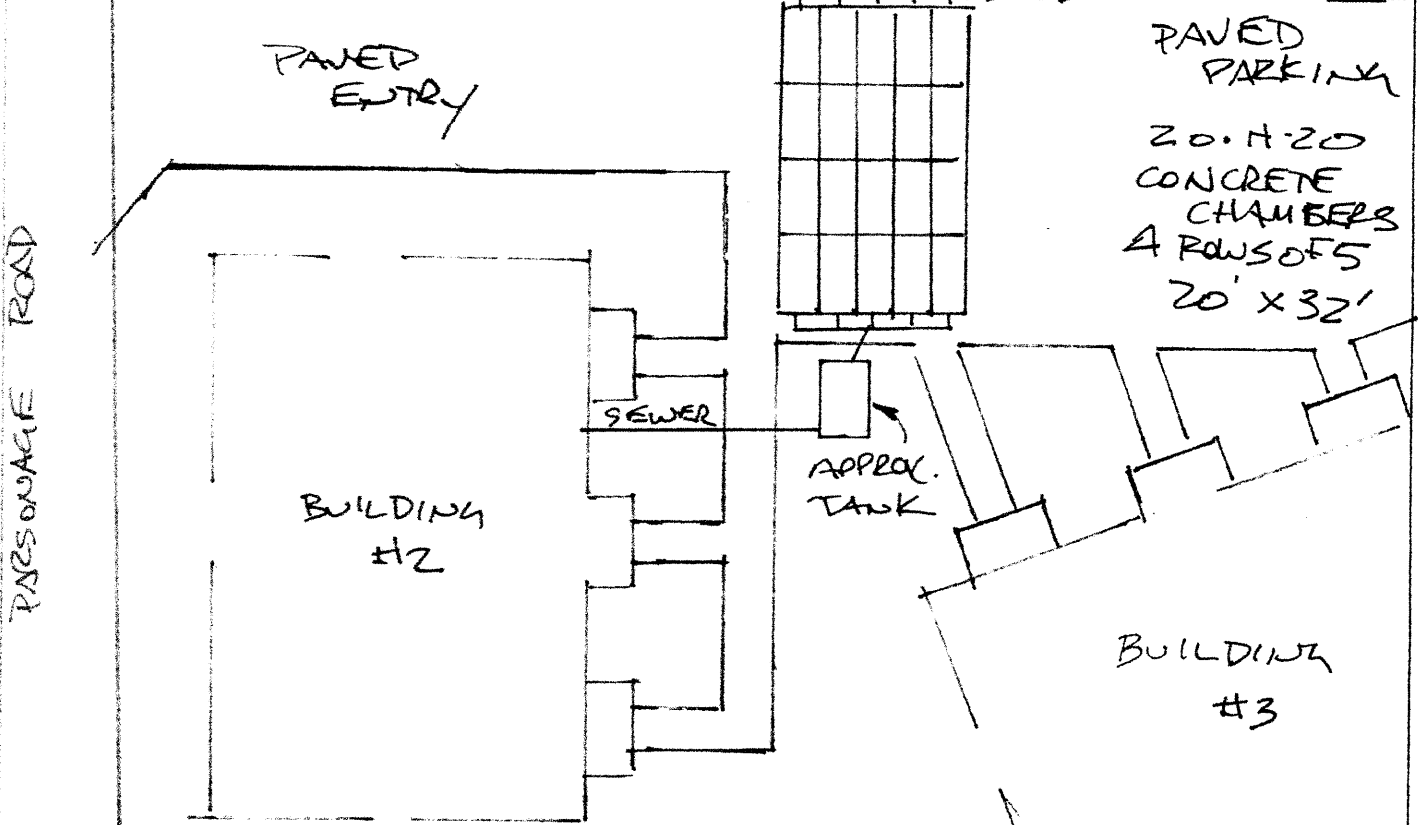
Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation: **NORTH YARMOUTH** Street, Road, Subdivision: **521 WALNUT HILL RD** Owner or Applicant Name: **527 LLC**

SUBSURFACE WASTEWATER DISPOSAL PLAN

SDR 35

Scale: 1" = 20' ft.



BACKFILL REQUIREMENTS

CONSTRUCTION ELEVATIONS

ELEVATION REFERENCE POINT

Depth of Backfill (upslope) 8"
Depth of Backfill (downslope) 8"
DEPTHS AT CROSS-SECTION (shown below)

Finished Grade Elevation (at Row 1) -"
Top of Proprietary Device (at Row 1) -"
Bottom of Disposal Field (at Row 1) -"

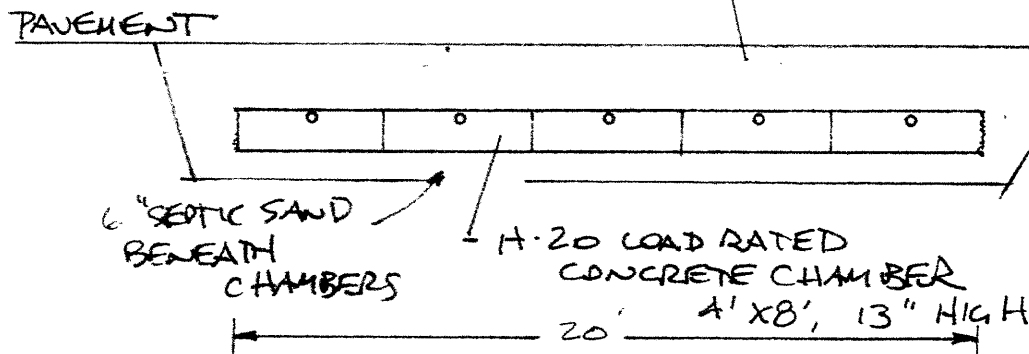
Location & Description: TO BE SET AT THE TIME OF CONSTRUCTION
Reference Elevation is: 0.0" of CONSTRUCTION

DISPOSAL FIELD CROSS SECTION

Scales:
Vertical: 1" = 5' ft.
Horizontal: 1" = 5' ft.

FOR H-20 RATING:

APPROX 18' FILL OVER CHAMBERS



Mark Davis
Site Evaluator Signature

262
SE #

3-9-22
Date

3-22-22

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div of Environmental Health, 11 SHS
(207) 287-5672 Fax: (207) 287-4172

PROPERTY LOCATION

>> CAUTION: LPI APPROVAL REQUIRED <<

City, Town, or Plantation: NORTH YARMOUTH
Street or Road: 521 WALNUT HILL RD.
Subdivision, Lot #: BUILDING #3

Town/City: _____ Permit #: _____
Date Permit Issued: 1/1 Fee: \$ _____ Double Fee Charged []
Local Plumbing Inspector Signature: _____ L.P.I. #: _____
 Owner Town State

OWNER/APPLICANT INFORMATION

Name (last, first, MI): 527 LLC Owner Applicant
Mailing Address of Owner/Applicant: 865 OAK HILL ROAD NORTH YARMOUTH, 04097
Daytime Tel. #: 415-8723

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Municipal Tax Map # _____ Lot # _____

OWNER OR APPLICANT STATEMENT

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

CAUTION: INSPECTION REQUIRED

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application. (1st) date approved _____

Signature of Owner or Applicant _____ Date _____

Local Plumbing Inspector Signature _____ (2nd) date approved _____

PERMIT INFORMATION

<p>TYPE OF APPLICATION</p> <p><input checked="" type="checkbox"/> First Time System <input type="checkbox"/> Replacement System Type replaced: _____ Year installed: _____ <input type="checkbox"/> Expanded System a. <25% Expansion b. >25% Expansion <input type="checkbox"/> Experimental System <input type="checkbox"/> Seasonal Conversion</p>	<p>THIS APPLICATION REQUIRES</p> <p><input type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance a. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 3. Replacement System Variance a. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 3. Minimum Lot Size Variance <input type="checkbox"/> 3. Seasonal Conversion Permit</p>	<p>DISPOSAL SYSTEM COMPONENTS</p> <p><input checked="" type="checkbox"/> 1. Complete Non-engineered System <input type="checkbox"/> 2. Primitive System (graywater & alt. toilet) <input type="checkbox"/> 3. Alternative Toilet, specify: _____ <input type="checkbox"/> 4. Non-engineered Treatment Tank (only) <input type="checkbox"/> 5. Holding Tank, _____ gallons <input type="checkbox"/> 6. Non-engineered Disposal Field (only) <input type="checkbox"/> 7. Separated Laundry System <input type="checkbox"/> 8. Complete Engineered System (2000 gpd or more) <input type="checkbox"/> 9. Engineered Treatment Tank (only) <input type="checkbox"/> 10. Engineered Disposal Field (only) <input checked="" type="checkbox"/> 11. Pre-treatment, specify: <u>OXY PRO OR EQUAL</u> <input type="checkbox"/> 12. Miscellaneous Components</p>
<p>SIZE OF PROPERTY</p> <p><u>2.24</u> SQ. FT. <input type="checkbox"/> ACRES</p>	<p>DISPOSAL SYSTEM TO SERVE</p> <p><input type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: _____ <input checked="" type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: <u>3-3 BR</u> <input type="checkbox"/> 3. Other: _____ UNITS (specify) _____ Current Use: <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input type="checkbox"/> Undeveloped</p>	<p>TYPE OF WATER SUPPLY</p> <p><input type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private <input checked="" type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other</p>
<p>SHORELAND ZONING</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

<p>TREATMENT TANK</p> <p><input checked="" type="checkbox"/> Concrete <input checked="" type="checkbox"/> Regular <input type="checkbox"/> Low Profile <input type="checkbox"/> Plastic <input type="checkbox"/> Other: _____ CAPACITY: <u>2000 GAL</u> <u>1000 PLUS AERATOR</u></p>	<p>DISPOSAL FIELD TYPE & SIZE</p> <p><input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input checked="" type="checkbox"/> 3. Proprietary Device a. cluster array <input checked="" type="checkbox"/> Linear b. regular load <input type="checkbox"/> H-20 load <input type="checkbox"/> 4. Other: <u>MOUND BUSTER</u> SIZE: <u>598</u> sq. ft. in. ft.</p>	<p>GARBAGE DISPOSAL UNIT</p> <p><input checked="" type="checkbox"/> No <input type="checkbox"/> 2. Yes <input type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> a. multi-compartment tank <input type="checkbox"/> b. _____ tanks in series <input type="checkbox"/> c. Increase in tank capacity <input type="checkbox"/> d. Filter on Tank Outlet</p>	<p>DESIGN FLOW</p> <p><u>810</u> gallons per day BASED ON: <input checked="" type="checkbox"/> 1. Table 4A (dwelling unit(s)) <input type="checkbox"/> 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities</p>
<p>SOIL DATA & DESIGN CLASS</p> <p>PROFILE CONDITION: <u>5, B</u> a: Observation Hole # <u>TP-2</u> Depth: _____" of Most Limiting Soil Factor</p>	<p>DISPOSAL FIELD SIZING</p> <p><input checked="" type="checkbox"/> 1. Medium---2.6 sq. ft. / gpd <input type="checkbox"/> 2. Medium---Large 3.3 sq. ft. / gpd <input type="checkbox"/> 3. Large---4.1 sq. ft. / gpd <input type="checkbox"/> 4. Extra Large---5.0 sq. ft. / gpd</p>	<p>EFFLUENT/EJECTOR PUMP</p> <p><input type="checkbox"/> 1. Not Required <input checked="" type="checkbox"/> 2. May Be Required <input type="checkbox"/> 3. Required Specify only for engineered systems: DOSE: _____ gallons</p>	<p><input type="checkbox"/> 3. Section 4G (meter readings) ATTACH WATER METER DATA</p> <p>LATITUDE AND LONGITUDE at center of disposal area Lat. <u>43</u> d <u>49</u> m <u>57</u> s <u>79</u> Lon. <u>70</u> d <u>15</u> m <u>08</u> s <u>19</u> if g.p.s., state margin of error: _____</p>

SITE EVALUATOR STATEMENT

I certify that on 2-18-22 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Signature: Mark Cenci

SE #: 262 Date: 3-9-22

Site Evaluator Name Printed: MARK CENCI

Telephone Number: 329-3524

E-mail Address: _____

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.

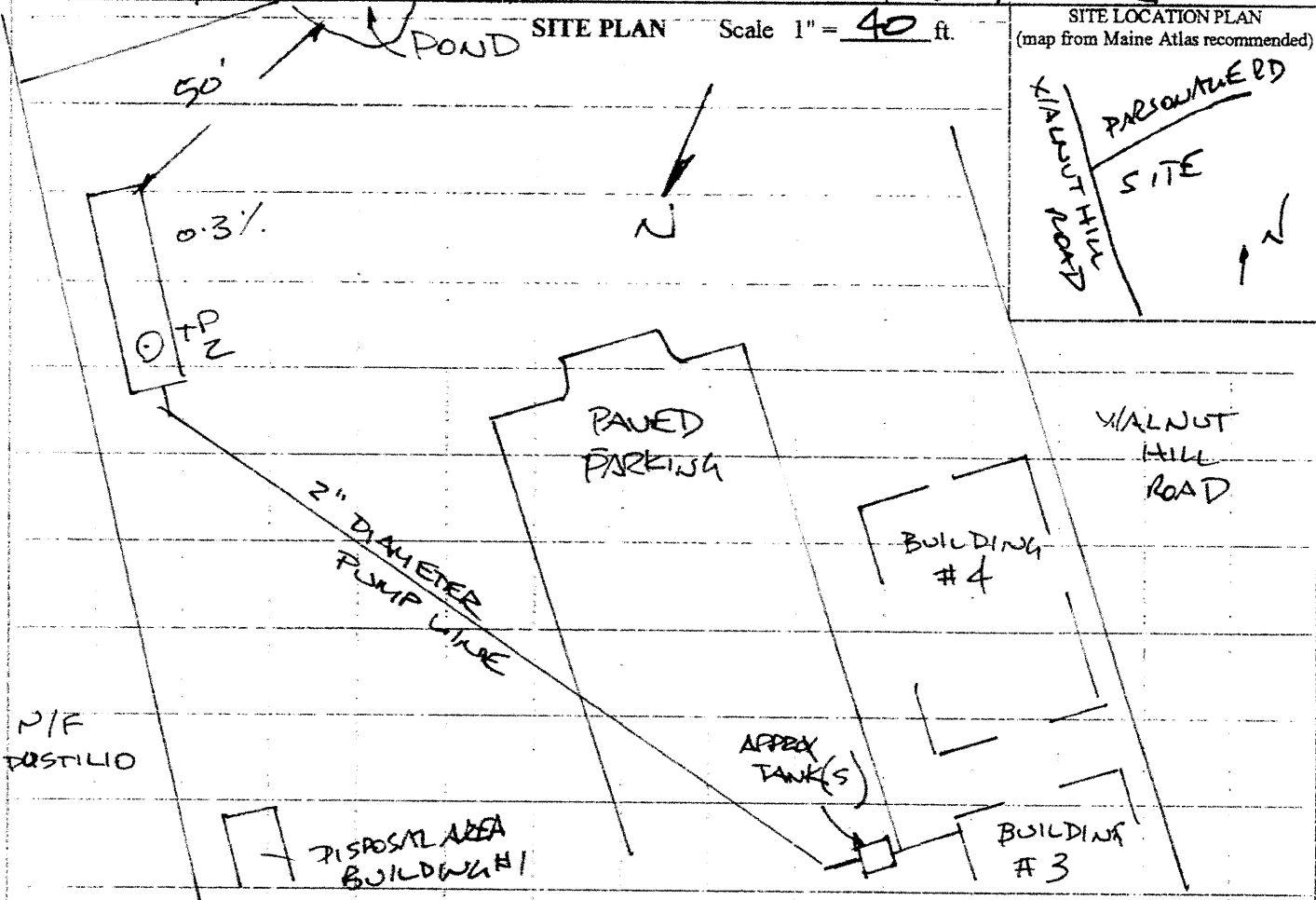
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION #3

Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5872 Fax: (207) 287-3185

Town, City, Plantation
NORTH YARMOUTH

Street, Road, Subdivision
521 WALNUT HILL ROAD

Owner or Applicant Name
527 LLC



SOIL PROFILE DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole # TP 2 Test Pit Boring

Depth of organic horizon above mineral soil _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	LOAMY SAND	FRIABLE	DARK BROWN	
6				
12				
18	LOAMY GRAVELLY SAND	LOOSE	RED BROWN	
24				
30				NONE
36				
42	MEDIUM SAND		GRAY BROWN	
48				

Soil Profile	Classification	Slope	Limiting Factor	<input type="checkbox"/> Groundwater
<u>S</u>	<u>B</u>	<u>0.3</u>	<u>-</u>	<input type="checkbox"/> Restrictive Layer
Profile	Condition	Percent	Depth	<input type="checkbox"/> Bedrock
				<input type="checkbox"/> Pit Depth

Observation Hole # _____ Test Pit Boring

Depth of organic horizon above mineral soil _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0				
6				
12				
18				
24				
30				
36				
42				
48				

Soil Profile	Classification	Slope	Limiting Factor	<input type="checkbox"/> Groundwater
				<input type="checkbox"/> Restrictive Layer
Profile	Condition	Percent	Depth	<input type="checkbox"/> Bedrock
				<input type="checkbox"/> Pit Depth

Site Evaluator Signature

SE # 22

Date 3-9-22

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
 Division of Health Engineering, Station 10
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

NORTH YARMOUTH

Street, Road, Subdivision

521 WALNUT HILL BUILDING 3

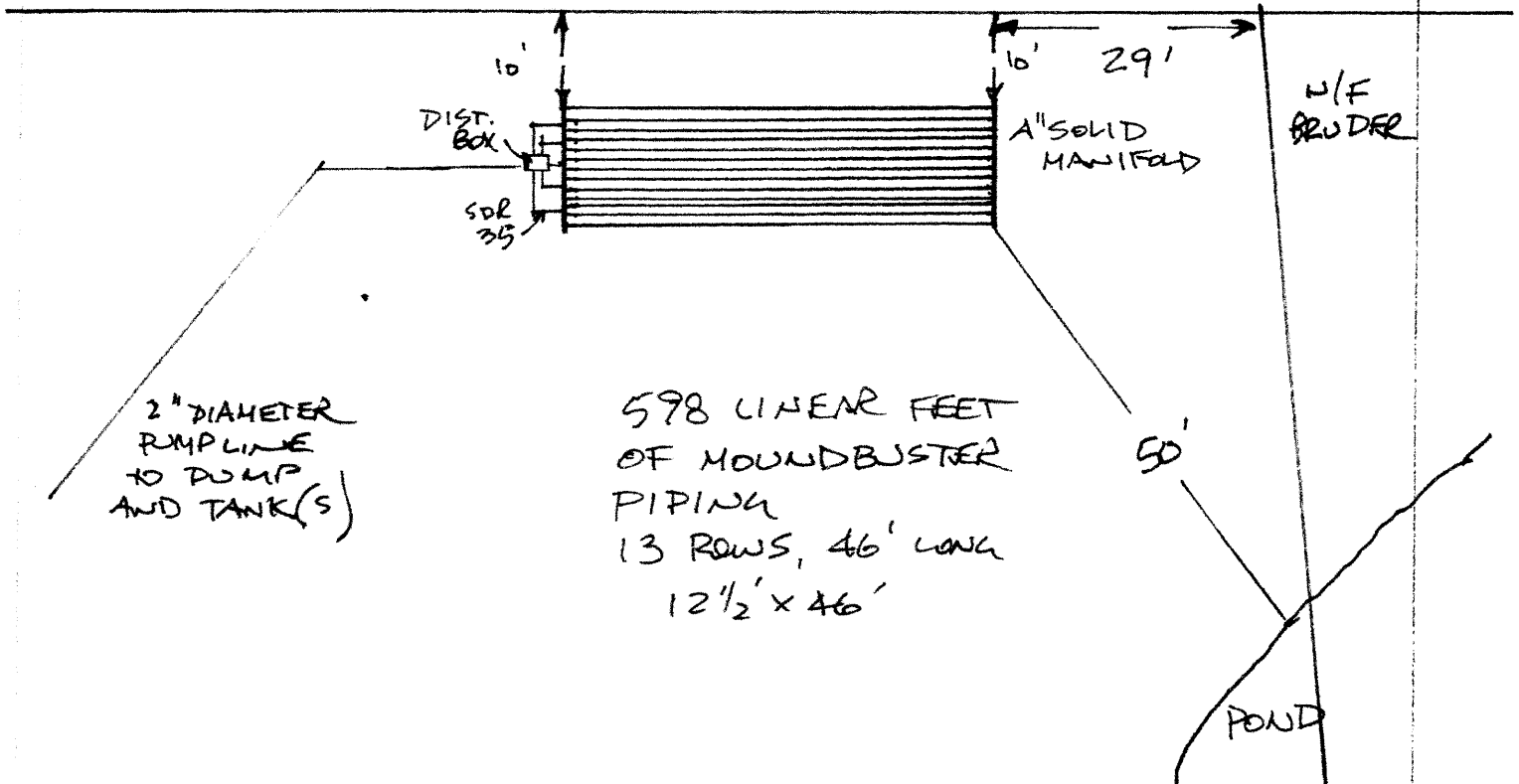
Owner or Applicant Name

S27 LLC

SUBSURFACE WASTEWATER DISPOSAL PLAN

N/F DOSTILIO

Scale: 1" = 20' ft



BACKFILL REQUIREMENTS ABOVE GRADE

Depth of Backfill (upslope) 8'
 Depth of Backfill (downslope) 8'

CONSTRUCTION ELEVATIONS

Finished Grade Elevation =
 Top of PIPES =
 Bottom of PIPES =

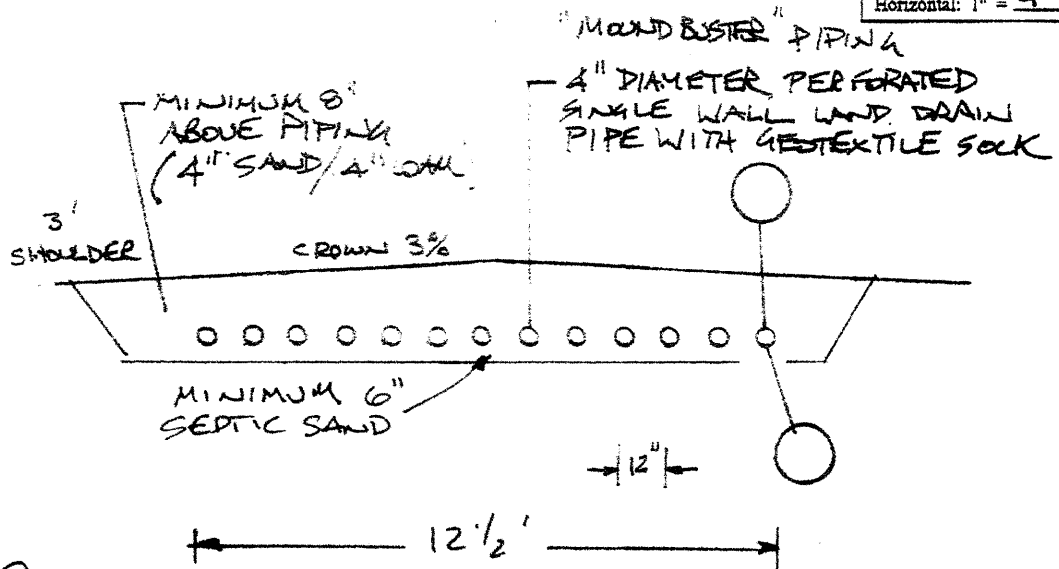
ELEVATION REFERENCE POINT

Location & Description: TO BE SET AT TIME OF CONSTRUCTION

Reference Elevation is 0.0' or:

DISPOSAL FIELD CROSS SECTION

Scales:
 Vertical: 1" = 4'
 Horizontal: 1" = 4'



Mark Davis
 Site Evaluator Signature

262
 SE #

3-9-22
 Date

Bldg 4

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div of Environmental Health, 11 SHS
(207) 287-5672 Fax: (207) 287-4172

PROPERTY LOCATION

>> CAUTION: LPI APPROVAL REQUIRED <<

City, Town, or Plantation: NORTH YARMOUTH
Street or Road: 521 WALNUT HILL RD.
Subdivision, Lot #: BUILDING #4

Town/City: Permit #:
Date Permit Issued: Fee: \$ Double Fee Charged []
Local Plumbing Inspector Signature: L.P.I. #
Owner Town State

OWNER/APPLICANT INFORMATION

Name (last, first, MI): 527 LLC
Mailing Address of Owner/Applicant: 865 OAK HILL ROAD
NORTH YARMOUTH, 04097
Daytime Tel. #: 415-8723

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

OWNER OR APPLICANT STATEMENT

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

CAUTION: INSPECTION REQUIRED

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application. (1st) date approved

Signature of Owner or Applicant Date

Local Plumbing Inspector Signature (2nd) date approved

PERMIT INFORMATION

Form with sections: TYPE OF APPLICATION, THIS APPLICATION REQUIRES, DISPOSAL SYSTEM COMPONENTS, SIZE OF PROPERTY, SHORELAND ZONING, DISPOSAL SYSTEM TO SERVE, TYPE OF WATER SUPPLY.

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

Form with sections: TREATMENT TANK, DISPOSAL FIELD TYPE & SIZE, GARBAGE DISPOSAL UNIT, DESIGN FLOW, SOIL DATA & DESIGN CLASS, DISPOSAL FIELD SIZING, EFFLUENT/EJECTOR PUMP, LATITUDE AND LONGITUDE.

SITE EVALUATOR STATEMENT

I certify that on 2-18-22 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Signature: MARK CENCI
SE #: 262
Date: 3-9-22
Telephone Number: 329-3524

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5872 Fax: (207) 287-3185

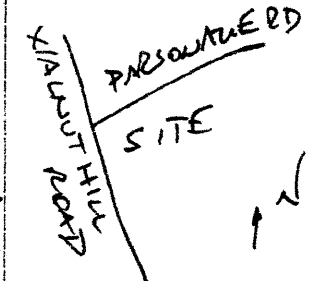
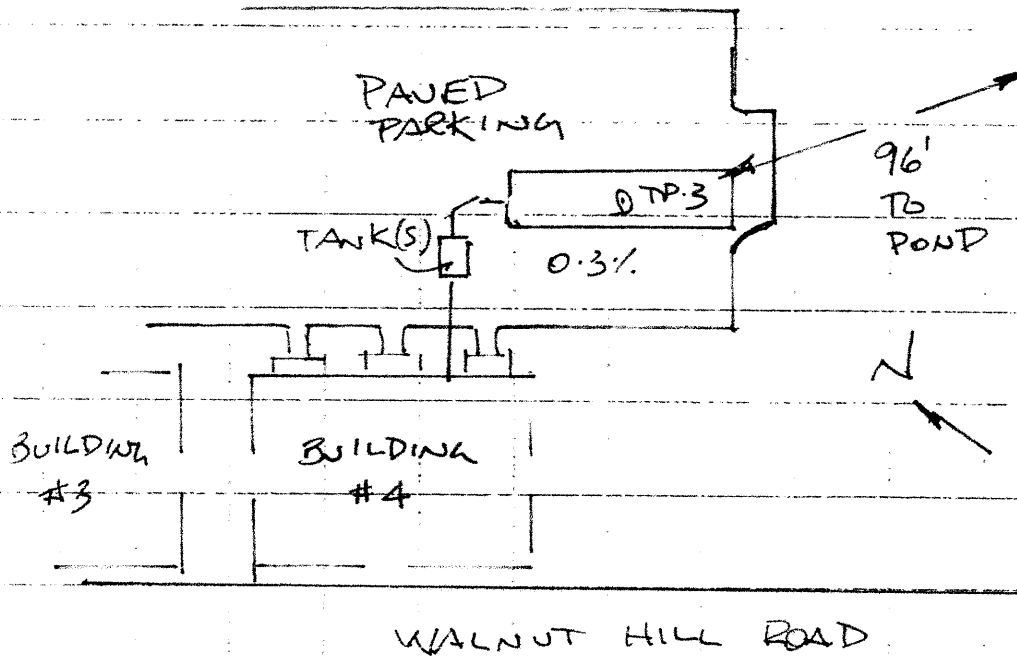
Town, City, Plantation
NORTH YARMOUTH

Street, Road, Subdivision
**BUILDING 4
521 WALNUT HILL ROAD**

Owner or Applicant Name
527 LLC

SITE PLAN Scale 1" = 40 ft.

SITE LOCATION PLAN
(map from Maine Atlas recommended)



SOIL PROFILE DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole # TP-3 Test Pit Boring

Observation Hole # _____ Test Pit Boring

_____ " Depth of organic horizon above mineral soil

_____ " Depth of organic horizon above mineral soil

Texture	Consistency	Color	Mottling
0			
6			
12			
18		MIXED	
24	LOOSE		
30			NONE
36		RED BROWN	
42			
48			

Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input type="checkbox"/> Groundwater	<input type="checkbox"/> Restrictive Layer	<input type="checkbox"/> Bedrock	<input type="checkbox"/> Pit Depth
5	B	0.3	—				

Texture	Consistency	Color	Mottling
0			
6			
12			
18			
24			
30			
36			
42			
48			

Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input type="checkbox"/> Groundwater	<input type="checkbox"/> Restrictive Layer	<input type="checkbox"/> Bedrock	<input type="checkbox"/> Pit Depth

Site Evaluator Signature

SE #

Date

Mark Jan 202 3-9-12

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

NORTH YARMOUTH

Street, Road, Subdivision

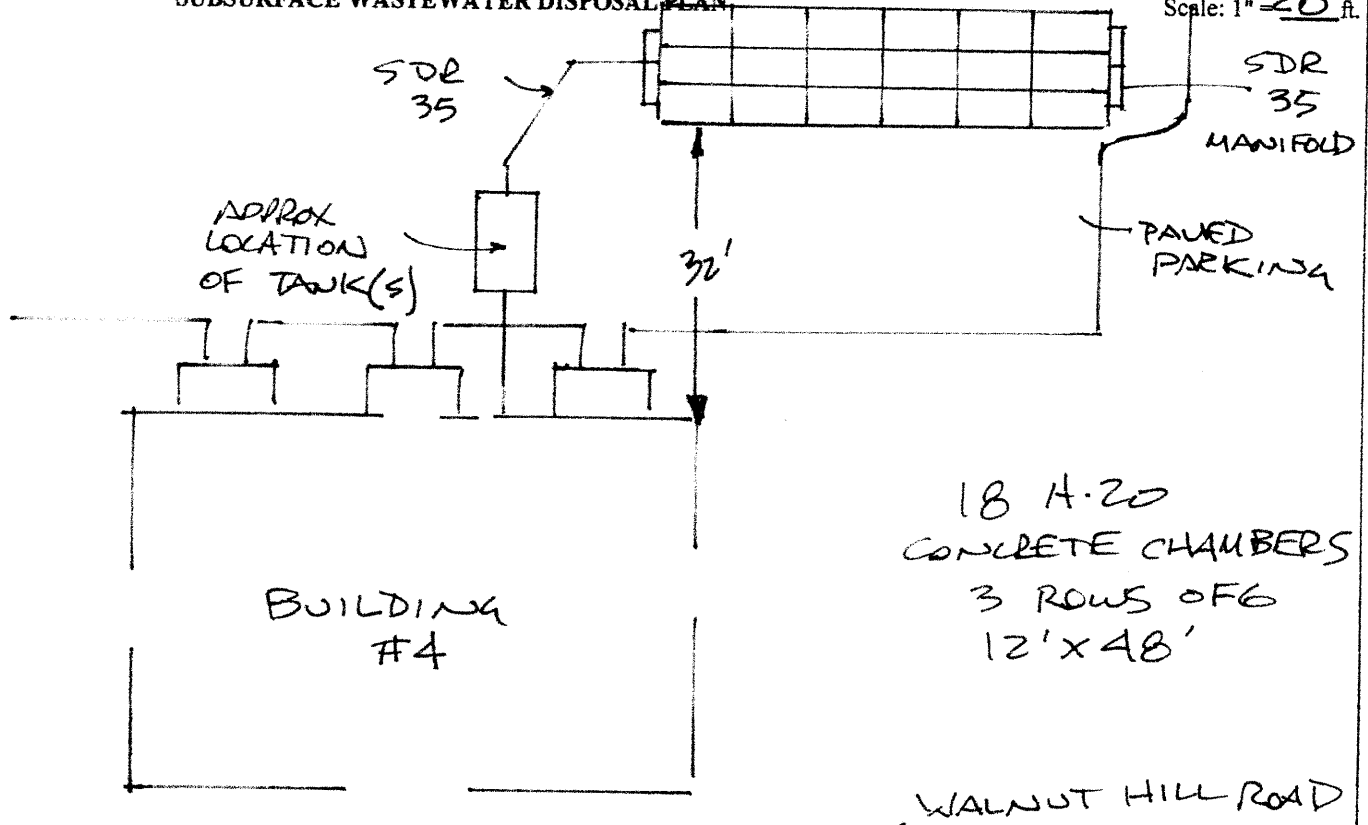
521 WALNUT HILL RD

Owner or Applicant Name

SZ7 LLC

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale: 1" = 20 ft.



BACKFILL REQUIREMENTS

Depth of Backfill (upslope) $\frac{0}{0}$ "
Depth of Backfill (downslope) $\frac{0}{0}$ "
DEPTHS AT CROSS-SECTION (shown below)

CONSTRUCTION ELEVATIONS

Finished Grade Elevation $\frac{X}{X}$ "
Top of Proprietary Device $\frac{X}{X}$ "
Bottom of Disposal Field $\frac{X}{X}$ "

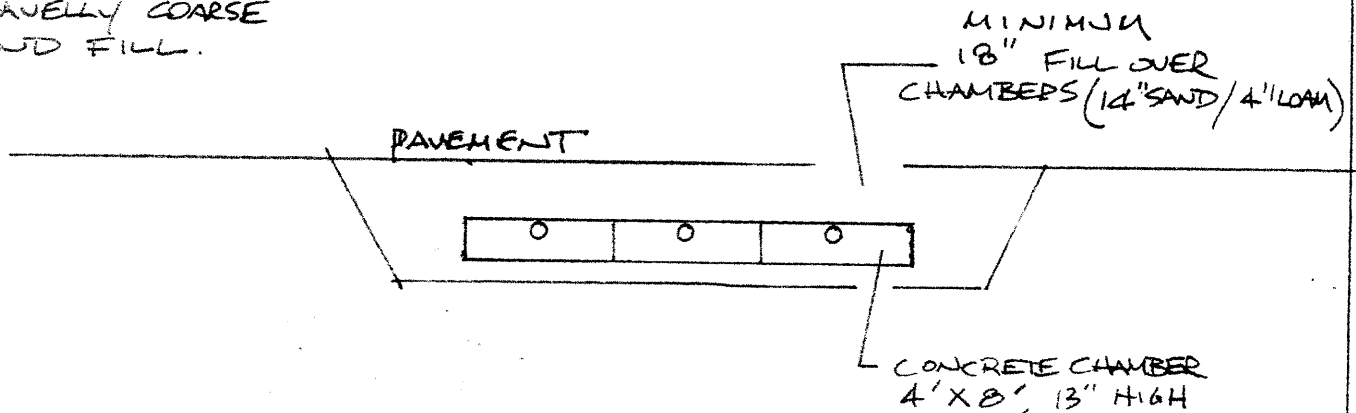
ELEVATION REFERENCE POINT

Location & Description: TO BE SET AT THE TIME OF CONSTRUCTION
Reference Elevation is: 0.0" or CONSTRUCTION

SCARIFY ALL GROUND TO BE FILLED. USE GRAVELLY COARSE SAND FILL.

DISPOSAL FIELD CROSS SECTION

Scales:
Vertical: 1" = 5 ft.
Horizontal: 1" = 2 ft.



Site Evaluator Signature

[Signature]

SE #

262

Date

3-9-22

**Wetland/Environmental
Narrative**



Wetland Investigation and Soil Report Maine Route 115 and Parsonage Road Property North Yarmouth

Date: May 26, 2021

To: Jason Vafiades
Atlantic Resource Consultants
541 US Route 1
Freeport, ME 04032

Wetlands Summary:

The pond on the property is a man-made feature, with steep cut banks and no associated wetlands. The pond is not a vernal pool. The pond could be filled as it is not a protected feature. Guidance from DEP is recommended, as it is part of a larger drainage system. There is a stoned-up outfall at the easterly end of the pond, which only flows when the pond is over-filled. The drainage which flows onto the property through a culvert beneath Rt. 115 is a DEP Jurisdictional Stream, until it empties into the pond. The drainage is incised and there are very small areas of wetlands associated with it. The DEP requires a 75-foot buffer of no-disturbance from the stream channel, which can be reduced to 25 feet with a Permit-By-Rule.

Soil and Wastewater Summary:

Soils are consistently coarse textured and well drained on the property. The wastewater sizing is Medium, according to the Rules. The property is in the Groundwater Protection Overlay District, and most likely aerating pre-treatment septic systems will be required to achieve desired development density. The property and abutting properties are served by individual water wells, and these should be located on a plan to allow for sufficient setbacks to wastewater disposal systems. A Nitrate-nitrogen impact study will most likely be required. The placement of wastewater disposal systems on the property will need to be considered to allow for groundwater dilution. Systems may need to be located 100 feet from the easterly property line.

Date of Investigation: May 25, 2021

Location of the Investigation:

The property investigated is located on the southeasterly corner of Maine Route 115 and Parsonage Road. It is a 2.24-acre lot.

Purposes of the Investigation:

The purposes of the wetland investigation are to identify and describe wetlands on the property according to definitions in the Maine Natural Resources Protection Act (the *NRPA*) to determine if specific alteration and filling permits are required and if there are any setbacks required under the *NRPA*, to determine the Maine DEP jurisdictional status of any streams and to identify any potential vernal pools.

The purpose of the soil investigation is to identify, describe and locate representative suitable areas for wastewater disposal, according to the Maine Subsurface Wastewater Disposal Rules (the *Rules*), and provide sizing and setback information for planning purposes.

Methods of the Investigation:

A literature search and on-site investigations were made. The investigations were performed following the guidelines described in the 1987 Corps of Engineers Delineation Manual and the 2009 Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region. This procedure uses a multiple parameter approach that requires the presence of three primary components for an area to be identified as a wetland: 1) hydric soils; 2) predominance of hydrophytic vegetation; and 3) wetland hydrology.

The *Boundary and Existing Conditions Survey Made for Atlantic Resource Consultants*, by Horizons Engineering dated 5/6/21 was used in the field during the investigation. A soil test pit dug by hand with a shovel and soil probe was done for the on-site wastewater disposal investigation.

Site Location and Description:

The property is located on a broad terrace easterly of Walnut Hill. Drainage is southeasterly to Toddy Brook (see Figure 1), which is a perennial stream located off the property.

The terrace is uniformly underlain by coarse textured sands and gravels, depicted by the Maine Geological Survey as late-glacial fans and near shore deposits. These deposits were made in shallow ocean water, near the source of the material. The Town gravel pit on Parsonage Road is a good example of the deposit

The property is depicted as an association of Hinckley loamy sand and Deerfield loamy fine sand on the *National Cooperative Soil Survey* (see Figure 2).

Results of the Wetlands Investigation:

There is a drainage flowing onto the property from a culvert beneath Route 115. This drainage is a Jurisdictional Stream of the Maine DEP, until it empties into the pond. The stream is incised and there are very little associated wetlands.

The DEP requires a 75-foot buffer of no-disturbance from the channel. This can be reduced to 25 feet with a Permit-By-Rule.

The pond is a man-made feature, is not a vernal pool and can be filled. There are no wetlands associated with the pond, as it has steep, cut banks. There is an outfall at the southeasterly end of the pond, which only flows when the pond is full. Guidance from the DEP regarding filling is recommended.

Results of the Soil and Wastewater Disposal Investigation:

A soil test pit was dug to verify the mapping. The soil is a coarse textured, gravelly, loamy sand. The entire property is rated Medium for wastewater disposal sizing, or 234 square feet of stone bed per bedroom.

Other disposal system options are available that save space, including plastic chambers and Eljen Indrains. If pre-treatment of wastewater is required, the stone bed sizing is reduced by half.

The disposal systems do not require mounding above grade, and can be set deeper into the ground to facilitate gravity flow from septic tanks.

The stream and the pond on the property are considered Minor Water Bodies by the *Rules* and require a 50-foot wastewater setback for systems disposing less than 1000 gpd. A 100-foot setback is required for systems disposing between 1000 and 2000 gpd.


Mark Cenci, L.G #467, LSE # 262

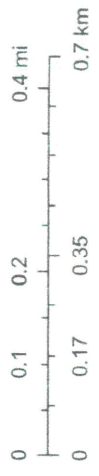
Figure 1.



5/25/2021 3:32:34 PM

- Normal Intermediate Contours
- Normal Index Contours

1:18,056



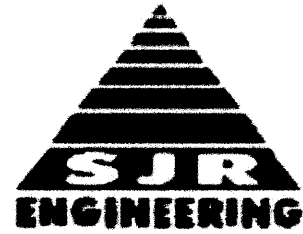
USGS The National Map: 3D Elevation Program. Data Refreshed April,

USGS
2021 USGS

Erosion Control Narrative

April 18, 2022

Laurie Bachelder
PO Box 6914
Portland, Maine 04130



Re: Proposed 4 Building Complex, Route 115, North Yarmouth

Dear Laurie,

527 LLC owns a parcel of land at the intersection of Parsonage Road and Walnut Hill Road in North Yarmouth, Maine. They are proposing to construct 4 new 2-story Townhouse buildings. Each of the 2,909 sf buildings will have 3 units and be served with public water, underground electricity, and building sewer to Fugi septic tanks with appropriately sized septic disposal systems. Each unit will have 3 bedrooms. The site will have a driveway entrance into the project from Parsonage Road. Approximately 26,812 sf of impervious area (buildings and pavement) will be created. Stormwater from the parking area will be directed into an existing manmade stormwater pond. The building roofs will be infiltrated into the ground through stone drip edges. Parking will be provided for 29 vehicles (2.5 stalls per unit). It is anticipated that this project's site infrastructure will be started in the Spring of 2022 once all approvals have been obtained.

The site is identified as Tax Map 7 Lot 62 of the Town's Tax Map. The parcel is approximately 2.24 acres in size and lies within the Village Center Zoning District and the Groundwater Protection Overlay Zone.

Existing Site Conditions

The existing site consists of a vacant residential house and barn with associated driveway onto Walnut Hill Road. Existing conditions have been taken from plans prepared by Horizon Engineering and blended with LIDAR contours and aerial photography of offsite areas. The topography of the proposed developed site is shown at a two-foot contour interval. The slope of the property varies from 1% along the flatter areas to 20% along the banks of the steeper slopes of the property.

Adjacent Areas

Adjacent areas and land uses are similar in nature to that being proposed (residential housing). Runoff from the property enters into a 24" diameter culvert (CMP) under Walnut Hill Road.

Soils

Soils delineation was taken from the medium intensity soils maps of the Cumberland County Soil Survey. I have overlaid the proposed developed site onto this map. Onsite soils are identified as being Hinckley loamy sand (hydro group "A", K= 0.17).

The K number is an erodibility index number which is a value assigned to the soil based on a no erosion potential of .10 to a high erosion potential of .64. An index number greater than .32 indicates a high level of erosion control measures must be taken in order to control erosion of this soil. The hydrological group rating is a rating system of the relative permeability of the soil with Group "A" being extremely permeable such as a beach sand, to Group "D" being slow draining such as a wetland area.

Erosion and Sediment Control Practices

This plan has been developed to provide a strategy for dealing with soil erosion during and after the construction of the project. This plan is based on the standards and specifications for erosion prevention as contained in the "2016 Best Management Practices Manual for Designers and Engineers" by the Soil and Water Conservation District and Maine DEP.

The Contractor shall limit construction disturbance to (ie disturbed unstable ground surface) to no more than 10 acres at any one time. An area considered "opened" includes any area not stabilized with pavement, vegetation, mulch, mats, riprap, or gravel base on road/pavement locations. Open areas must have temporary erosion control installed within 14 days of disturbance (and

Site Erosion Control
Deacon Hayes Commons, North Yarmouth

prior to a $\frac{1}{2}$ " or more rain event). Areas opened within 100' of environmental resources (wetlands, stream) must have temporary erosion controls installed within 7 days. While the erosion control plan is comprehensive, additional measures may be necessary to control erosion from the site.

It shall be the Contractors responsibility to be aware of weather conditions at any time during the construction of the project, and to make appropriate erosion control decisions regarding the current condition of the site for the anticipated rainfall event. The site erosion controls must be able to prevent significant erosion during the expected event.

A pre-construction meeting with the Town, Owner, and Contractor shall be required to specifically discuss how the erosion control plan will be constructed and monitored.

Construction is expected to begin following obtaining permits for approval. It is expected that construction activities will be started in the Spring of 2022. Special attention should be given to the sections pertaining to Fall and Winter seeding, as the project may overlap into the winter construction season.

The principal erosion control devices will be silt fences (or erosion control mulch berms), hay mulch, stabilized construction entrance (eventually pavement), and seed to protect existing trees and drainage paths from the regions undergoing construction. Features such as vegetated ditches and erosion control material will be constructed as permanent erosion controls.

Prior to construction, the Contractor will install the stabilized construction entrance to minimize potential tracking of soils from the project construction onto paved public roads.

Structural Measures

1. Silt fencing/erosion control mix berm shall be installed along the contour and perpendicular to the predominant slope of the land just beyond the downslope limits of

Site Erosion Control

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clearing and grubbing and/or just above any adjacent property line and streams where indicated on the plan to protect against construction related erosion. Installation shall be as shown on the plans or approved equal.

2. Riprap materials shall be placed in all inlets/outlets of pipe culverts. These aprons will prevent scour at stormwater outlets and minimize the potential for downstream erosion by reducing the velocity of concentrated stormwater flows. Average design size stone, D50, shall be as called out in the detail on the plans. Largest size of stone in the riprap is to be 1.5 times the D50 size.
3. Protective mats on steep slopes will aid in controlling erosion on critical areas during the establishment period of vegetation.
4. Naturally vegetated buffers and grass filter strips remove sediment and other pollutants from runoff by infiltration, deposition, absorption and decomposition. Filters are effective only if used to remove sediment from sheet (overland) flow.
5. Stabilized construction entrance is to be placed during construction, where traffic is entering or leaving construction site. This will reduce or eliminate the tracking or flowing of sediment onto public rights of way. An 8" thick layer of 3"-4" crushed stone 50' in length has been designed and shown on the plan. If soil tracking does occur, the Contractor shall vacuum sweep the paved surface of the roadway by the close of business that day.
6. Temporary storm drain inlet protection (crushed stone, silt sack in the catch basin, waddles, etc.) will prevent

Site Erosion Control

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sediment from entering the storm drain system during construction and also stop erosion at its' source. The idea is to provide a filtering device at the entrance to the storm drain system such that sediments become trapped.

7. A stone check dam is a filtering and energy dissipation device that limits the erosion process. These dams are 2"-3" crushed stone, 24" in height and are placed in drainage ditches as a temporary erosion control measure. The dams are to be removed prior to final acceptance of the project and riprap installed in its' place.
8. Soil stockpiles shall be hay mulched within 24 hours of stockpiling. The downslope side of the stockpile shall have a ring of erosion control barrier placed (silt fence, erosion control berm mix, waddles). Stockpiles are not to be located within 100' of environmental resources where possible.
9. Trench dewatering shall be pumped to filter bags prior to discharge from the site. They shall be located in upland areas greater than 100' from environmental resources.
10. Dust control will be addressed through the use of water trucks spraying the ground with water and/or applying calcium chloride to the surface to minimize dust creation.

Vegetative Measures

1. Topsoil on site shall be stockpiled at a stable location on site and covered with anchored mulch for temporary erosion control.

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2. If any disturbed area of soil will be left bare for more than two weeks, or if construction is to be completed in phases over an extended duration, temporary seeding and mulching shall commence immediately following initial fine grading of site. **In sensitive areas (within 100' of wetlands) temporary mulch must applied within 7 days or prior to any storm event on all disturbed surfaces.** It shall be maintained and reseeded as necessary to insure good vegetative cover for the entire duration of construction. Seed will be selected from the following table, according to the time of the year.

Temporary Seed Mixture

Seed Type	lbs acre	lbs 1000 sf	Seeding Depth	Recommended Seeding Date
Winter Rye	112	2.6	1"-1.5"	8/15 - 10/1
Oats or Annual Ryegrass	80 40	1.8 0.9	1"-1.5" .25"	4/1 - 7/1 and 8/15 - 9/15
Sudangrass	40	0.9	.5"-1"	5/15 - 8/15
Perennial Ryegrass	40	0.9	.25"	8/15 - 9/15
Temporary Mulch with or without dormant seeding				10/1 - 4/1

Mulch will be applied with seeding according to mulch table. If it is not possible to seed 45 days or more prior to frost, than dormant seeding and anchored mulch shall be applied. The application of mulch shall be such that the bare ground is barely visible.

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3. Permanent seedings of grass cover shall be applied to all disturbed areas. All surface water control measures and final land grading in the vicinity should be completed. Ground preparation shall include tilling to a minimum 3" depth of fine but friable soil free of clods or stones. Permanent seed shall be selected according to its final destination. (See permanent seed mixture table)

4. All seeding will require mulch. Mulch provides several benefits: conserves moisture, prevents surface compaction, improves water quality, reduces runoff and erosion, controls weeds, and helps establish plant cover. Mulch shall be applied according to the following tables:

Permanent Seed Mix	Application Rate	
	Parks & Lawns lbs/1000 sf	Roadside Areas ditches, basins lbs/1000 sf
Kentucky Bluegrass	.46	
Creeping Red Fescue	.46	.46
Perennial Ryegrass	.11	
Redtop		.05
Tall Fescue		.46
Total Seed Rate	1.03	0.97

Note: 1. The contractor may wish to final seed from 10/1 to 11/1 with the same soil preparations, seeding mixes (doubling the seed rate) and mulching, but it may result in winter kill. Vegetation must be inspected and reseeded as necessary in the following spring to assure good vegetative cover.

2. No seeding shall be permitted on the snow.
3. Mulch shall be applied after all seed applications (see mulch) and in enough quantity to cover all bare spots such that bare ground is not visible. Any site grading performed in winter conditions shall be covered with mulch on a daily basis. Mulch rate shall be twice the normal rate.
4. Permanent seedings should be made 45 days or more prior to the first killing frost (Seed by September 15th) or as a temporary and dormant seeding after the first killing frost.

Maintenance

During the period of construction and/or until long term vegetation is established:

1. Seeded areas will be fertilized and reseeded as necessary to insure 90% vegetative establishment.
2. At a minimum, the hay bale/silt fence barriers shall be inspected and repaired once a week and immediately following all significant rainfall or snow melt. Sediment trapped behind these barriers shall be excavated when it reaches a depth of 6 six inches and regraded onto the site.
3. Diversion ditches and swales will be checked weekly and repaired when necessary until adequate vegetation is established.
4. The Owner and contractor shall be responsible for the construction and maintenance of all proposed temporary and

Site Erosion Control

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permanent erosion control measures including vegetation. The contractor must install or construct all required improvements shown on the plans. The contractor must incorporate all other site improvements, restrictions, construction limits, drainage improvements, natural vegetated buffers, proposed landscaping, etc. The contractor must obtain a complete set of plans, reports, permit approvals, and documents pertaining to the project before beginning construction.

5. The contractor shall remove all temporary erosion control devices from the site after construction is complete and the site is permanently stabilized.

WINTER CONSTRUCTION (as applicable)

The winter construction period is from November 1 through April 15. If the construction site is not stabilized with pavement, a road gravel base, 75 % mature vegetation cover or riprap by November 15, then the site needs to be protected with over-winter stabilization. An area considered open is any area not stabilized with pavement; vegetation, mulching, erosion control mats, riprap or gravel base on a road. Winter excavation and earthwork shall be completed such that no more than 1 acres of the site is without stabilization at any one time. Limit the exposed area to those areas in which work is expected to be undertaken during the proceeding 15 days and that can be mulched in one day prior to any snow event.

All areas shall be considered to be denuded until the subbase gravel is installed in roadway areas or the areas of future loam and seed have been loamed, seeded and mulched. Hay and straw mulch rate shall be a minimum of 150 lbs./1,000 s.f. (3 tons/acre) and shall be properly anchored.

The contractor must install any added measures which may be necessary to control erosion/sedimentation from the site dependent upon the actual site and weather conditions.

**Site Erosion Control
Deacon Hayes Commons, North Yarmouth**

Continuation of earthwork operations on additional areas shall not begin until the exposed soil surface on the area being worked has been stabilized, in order to minimize areas without erosion control protection.

SOIL STOCKPILES

Stockpiles of soil or subsoil will be mulched for over winter protection with hay or straw at twice the normal rate or at 150 lbs/1,000 s.f. (3 tons per acre) or with a four-inch (4") 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 stockpile will not be placed (even covered with hay or straw) within 100 feet from any natural resources.

NATURAL RESOURCES PROTECTION

Any areas within 100 feet from any natural resources, if not stabilized with a minimum of 75 % mature vegetation catch, shall be mulched by December 1 and anchored with plastic netting or protected with erosion control mats. During winter construction, a double line 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 a natural resource shall be protected a minimum distance of 100 feet on either side from the resource. Existing projects not stabilized by December 1 shall be protected with the second line of sediment barrier to ensure functionality during the spring thaw and rains.

SEDIMENT BARRIERS

During frozen conditions, sediment barriers shall consist of erosion control filter berms as frozen soil prevents the proper installation of hay bales and sediment silt fences.

MULCHING

All area shall be considered to be denuded until areas of future loam and seed have been loamed, seeded and mulched. Hay and straw mulch shall be applied at a rate of 150 lb. per 1,000 square feet or 3 tons/acre (twice the

Site Erosion Control

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normal accepted rate of 75-lbs./1,000 s.f. or 1.5 tons/acre) and shall be properly anchored.

Mulch shall not be spread on top of snow. The snow will be removed down to a one-inch depth or less prior to application.

After each day of final grading, the area will be properly stabilized with anchored hay or straw or erosion control matting.

An area shall be considered to have been stabilized when exposed surfaces have been either mulched with straw or hay at a rate of 150 lb. per 1,000 square feet (3 tons/acre) and adequately anchored so that the ground surface is not visible through the mulch.

Between the dates of November 1 and April 15, all mulch shall be anchored by either peg line, mulch netting, asphalt emulsion chemical, tracking into the surface or wood cellulose fiber. The mulch cover is sufficient when the ground surface is not visible. After November 1, mulch and anchoring of all bare soil shall occur at the end of each final grading workday.

MULCHING ON SLOPES AND DITCHES

Slopes shall not be left exposed for any extended time of work suspension unless fully mulched and anchored with peg and netting or with erosion control blankets. Mulching shall be applied at a rate of 230 lbs/1,000 sf on all slopes greater than 8%.

Mulch netting shall be used to anchor mulch in all drainage ways with a slope greater than 3 % for slopes exposed to direct winds and for all other slopes greater than 8%.

Erosion control blankets shall be used in lieu of mulch in all drainage ways with slopes 8% or greater. Erosion control mix can be used to substitute erosion control blankets on all slopes except ditches.

SEEDING

Between the dates of October 15 and April 1, loam or seed will not be required. During periods of above freezing temperatures, finished areas shall be fine graded and either protected with mulch or temporarily seeded and mulched until such time as the final treatment can be applied. If the date is after November 1 and the exposed area has been loamed and final graded with a uniform surface, then the area may be dormant seeded at a rate of 3 times higher than specified for permanent seed and then mulched.

Dormant seeding may be selected to be placed prior to the placement of mulch and fabric netting anchored with staples. If dormant seeding is used for the site, all disturbed areas shall receive 4" of loam and seed at an application rate of 5lbs/1000 s.f. All areas seeded during the winter will be inspected in the spring for adequate catch. All areas insufficiently vegetated (less than 75 % catch) shall be revegetated by removing the mulch and reseeding and remulching.

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

TRENCH DEWATERING AND TEMPORARY STREAM DIVERSION

Water from construction trench dewatering or temporary stream diversion will pass first through a filter bag or secondary containment structure (e.g. hay bale lined pool) prior to discharge. The discharge site shall be selected to avoid flooding, icing, and sediment discharges to a protected resource. In no case shall the filter bag or containment structure be located within 100 feet of a protected natural resource.

INSPECTION AND MONITORING

Maintenance measures shall be applied as needed during the entire construction season. After each rainfall, snow storm or period of thawing and runoff, the site contractor shall perform a visual inspection of all installed erosion control measures and perform repairs as needed to insure their continuous function. Following the temporary and/or final seeding and

mulching, the contractor shall inspect and repair any damages and unvegetated spots. Established vegetative cover means a minimum of 85 to 90 % of areas vegetated with vigorous growth.

STANDARDS FOR TIMELY STABILIZATION OF CONSTRUCTION SITES DURING WINTER

1. Standard for the timely stabilization of ditches and channels: The contractor will construct and stabilize all stone-lined ditches and channels on the site by November 15. The contractor will construct and stabilize all grass-lined ditches and channels on the site by September 15. If the contractor fails to stabilize a ditch or channel to be grass-lined by September 15, then the contractor will take one of the following actions to stabilize the ditch for late fall and winter.

Install a sod lining in the ditch: The contractor will line the ditch with properly installed sod by October 1. Proper installation includes the contractor pinning the sod onto the soil with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil.

Install a stone lining in the ditch: The contractor will line the ditch with stone riprap by November 15. The contractor will hire a registered professional engineer to determine the stone size and lining thickness needed to withstand the anticipated flow velocities and flow depths within the ditch. If necessary, the contractor will regrade the ditch prior to placing the stone lining so to prevent the stone lining, from reducing the ditch's cross-sectional area.

2. Standard for the timely stabilization of disturbed slopes: The contractor will construct and stabilize stone-covered slopes by November 15. The contractor will seed and mulch all slopes to be vegetated by September 15. The department will consider any area having a grade greater than 15% to be a slope. If the contractor fails to stabilize any

**Site Erosion Control
Deacon Hayes Commons, North Yarmouth**

slope to be vegetated by September 15, then the contractor will take one of the following actions to stabilize the slope for late fall and winter.

Stabilize the soil with temporary vegetation and erosion control mats: By October 1, the contractor will seed the disturbed slope with winter rye at a seeding rate of 3 pounds per 1000 square feet and apply erosion control mats (or mulch with jute netting) over the mulched slope. The contractor will monitor growth of the rye over the next 30 days. If the rye fails to grow at least three inches or cover at least 75% of the disturbed slope by November 1, then the contractor will cover the slope with an additional layer of winter mulch application, stone riprap, or erosion control mix as described below.

Stabilize the slope with sod: The contractor will stabilize the disturbed slope with properly installed sod by October 1. Proper installation includes the contractor pinning the sod onto the slope with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil. The contractor will not use late-season sod installation to stabilize slopes having a grade greater than 33%.

Stabilize the slope with erosion control mix: The contractor will place a six-inch layer of erosion control mix on the slope by November 15. Prior to placing the erosion control mix, the contractor will remove any snow accumulation on the disturbed slope. The contractor will not use erosion control mix to stabilize slopes having grades greater than 50% or having groundwater seeps on the slope face.

Stabilize the slope with stone riprap: The contractor will place a layer of stone riprap on the slope by November 15. The contractor will hire a registered professional engineer to determine the stone size needed for stability and to design a filter layer for underneath the riprap.

3. Standard for the timely stabilization of disturbed soils: By September 15 the contractor will seed and mulch all disturbed soils on areas having a slope less than 15%. If the contractor fails to stabilize these soils by this date, then the contractor will take one of the following actions to stabilize the soil for late fall and winter.

Stabilize the soil with temporary vegetation: By October 1, the contractor will seed the disturbed soil with winter rye at a seeding rate of 3 pounds per 1000 square feet, lightly mulch the seeded soil with hay or straw at 75 pounds per 1000 square feet, and anchor the mulch with plastic or jute netting. The contractor will monitor growth of the rye over the next 30 days. If the rye fails grow at least three inches or cover at least 75% of the disturbed soil before November 15, then the contractor will mulch the area for over-winter protection as described in one of the items below of this standard.

Stabilize the soil with sod: The contractor will stabilize the disturbed soil with properly installed sod by October 1. Proper installation includes the contractor pinning the sod onto the soil with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil.

Stabilize the soil with mulch: By November 15, the contractor will mulch the disturbed soil by spreading hay or straw at a rate of at least 150 pounds per 1000 square feet on the area so that no soil is visible through the mulch. Prior to applying the mulch, the contractor will remove any snow accumulation on the disturbed area. Immediately after applying the mulch, the contractor will anchor the mulch with plastic or jute netting to prevent wind from moving the mulch off the disturbed soil.

Please feel free to contact me if you have any questions concerning the use of these measures. We feel that these measures if properly constructed and maintained will be sufficient to control erosion on your project without any

Site Erosion Control
Deacon Hayes Commons, North Yarmouth

adverse impact to the area. Thank you for involving this firm on your project.

Sincerely yours,

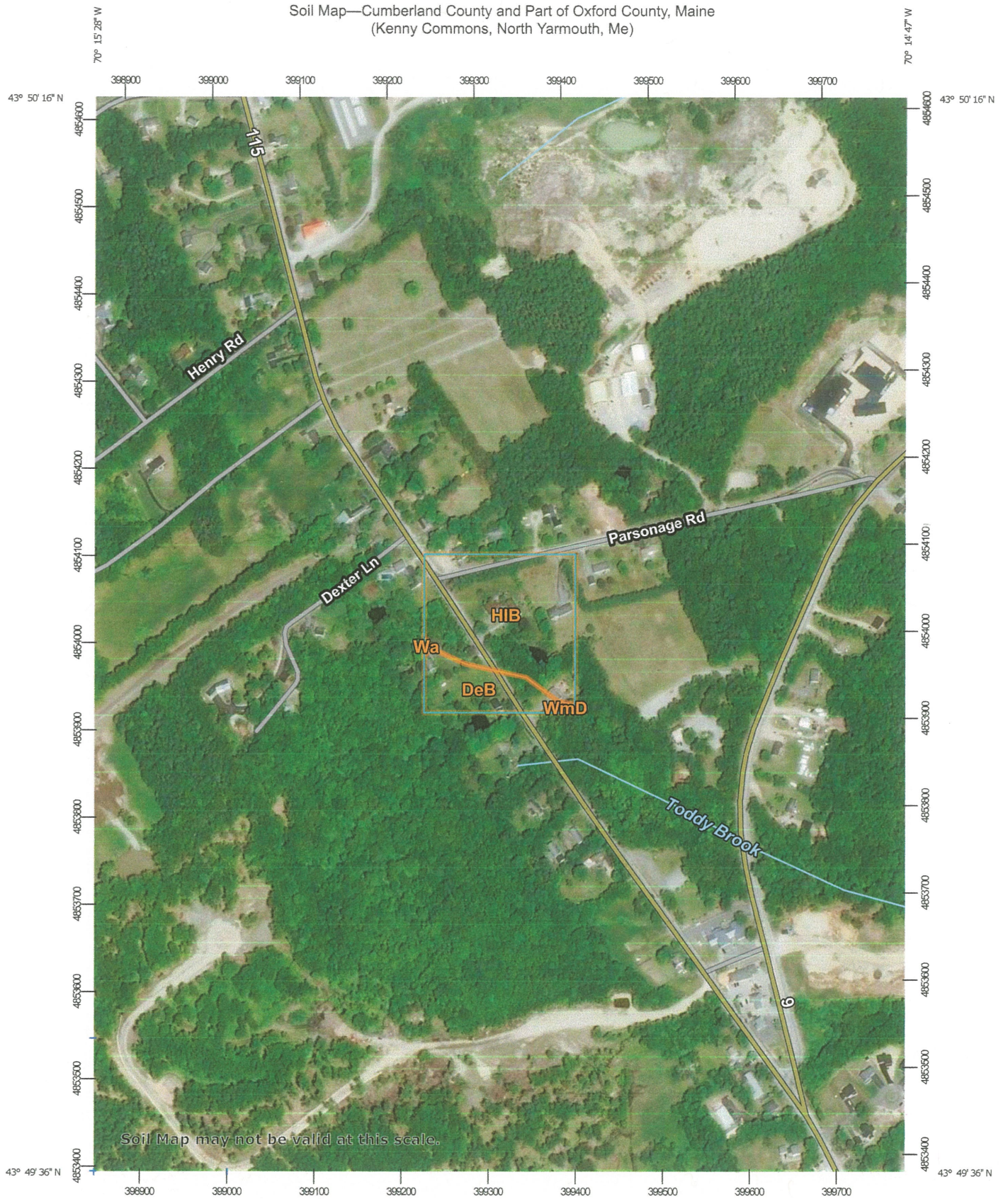


Stephen Roberge, PE
for SJR Engineering Inc.



Medium Intensity Soil Survey

Soil Map—Cumberland County and Part of Oxford County, Maine
(Kenny Commons, North Yarmouth, Me)



Soil Map may not be valid at this scale.

Map Scale: 1:6,000 if printed on A portrait (8.5" x 11") sheet.

0 50 100 200 300 Meters

0 250 500 1000 1500 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



MAP LEGEND

-  Area of Interest (AOI)
-  Area of Interest (AOI)
- Soils**
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points
- Special Point Features**
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
- Water Features**
-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale. Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
 Survey Area Data: Version 18, Aug 31, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 7, 2019—Jul 2, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DeB	Deerfield loamy fine sand, 3 to 8 percent slopes	1.9	23.6%
HIB	Hinckley loamy sand, 3 to 8 percent slopes	5.9	75.3%
Wa	Walpole fine sandy loam	0.0	0.3%
WmD	Windsor loamy sand, 15 to 35 percent slopes	0.1	0.8%
Totals for Area of Interest		7.8	100.0%

Stormwater Calculations

Existing Condition

2/10/25 year storm events

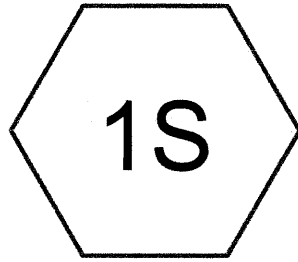
Deacon Hayes Commons North Yarmouth, Maine Stormwater Project Summary

April 18, 2022

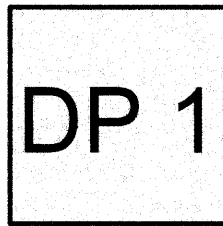
Stormwater Flows at Design Point 1

	<u>2 year</u>	<u>10 year</u>	<u>25 year</u>
Existing Conditions at Design Point .	0.01 cfs	0.11 cfs	0.63 cfs
Proposed Conditions at Design Point	0.00cfs	0.05 cfs	0.52 cfs

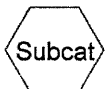
4 buildings (3,162 sf each) infiltrated into ground through roof line drip strip - 4' wide, 3' deep, $\frac{3}{4}$ " crushed stone wrapped with fabric.



Watershed 1



Design Point 1



Routing Diagram for Existing Condition

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Existing Condition

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Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.482	39	>75% Grass cover, Good, HSG A (1S)
0.393	98	Unconnected pavement, HSG A (1S)
0.345	30	Woods, Good, HSG A (1S)
2.219	48	TOTAL AREA

Existing Condition

Prepared by SJR Engineering Inc

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Page 3

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
2.219	HSG A	1S
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.000	Other	
2.219		TOTAL AREA

Existing Condition

Prepared by SJR Engineering Inc

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Page 4

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
1.482	0.000	0.000	0.000	0.000	1.482	>75% Grass cover, Good	1S
0.393	0.000	0.000	0.000	0.000	0.393	Unconnected pavement	1S
0.345	0.000	0.000	0.000	0.000	0.345	Woods, Good	1S
2.219	0.000	0.000	0.000	0.000	2.219	TOTAL AREA	

Existing Condition

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NRCC 24-hr D 2-Year Rainfall=3.19"

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Page 5

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Watershed 1

Runoff Area=96,680 sf 17.70% Impervious Runoff Depth>0.01"
Flow Length=580' Tc=13.6 min UI Adjusted CN=43 Runoff=0.01 cfs 0.001 af

Reach DP 1: Design Point 1

Inflow=0.01 cfs 0.001 af
Outflow=0.01 cfs 0.001 af

Total Runoff Area = 2.219 ac Runoff Volume = 0.001 af Average Runoff Depth = 0.01"
82.30% Pervious = 1.827 ac 17.70% Impervious = 0.393 ac

Existing Condition

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NRCC 24-hr D 2-Year Rainfall=3.19"

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Summary for Subcatchment 1S: Watershed 1

Runoff = 0.01 cfs @ 20.00 hrs, Volume= 0.001 af, Depth> 0.01"
 Routed to Reach DP 1 : Design Point 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 NRCC 24-hr D 2-Year Rainfall=3.19"

Area (sf)	CN	Adj	Description
17,110	98		Unconnected pavement, HSG A
15,010	30		Woods, Good, HSG A
64,560	39		>75% Grass cover, Good, HSG A
96,680	48	43	Weighted Average, UI Adjusted
79,570			82.30% Pervious Area
17,110			17.70% Impervious Area
17,110			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	20	0.0200	0.98		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.10"
10.9	135	0.0290	0.21		Sheet Flow, Grass: Short n= 0.150 P2= 3.10"
0.9	160	0.0375	2.90		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
1.2	135	0.0150	1.84		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
0.1	80		9.83		Lake or Reservoir, Mean Depth= 3.00'
0.2	50	0.0400	4.82	8.43	Trap/Vee/Rect Channel Flow, Bot.W=2.00' D=0.50' Z= 3.0 '/' Top.W=5.00' n= 0.030
13.6	580	Total			

Existing Condition

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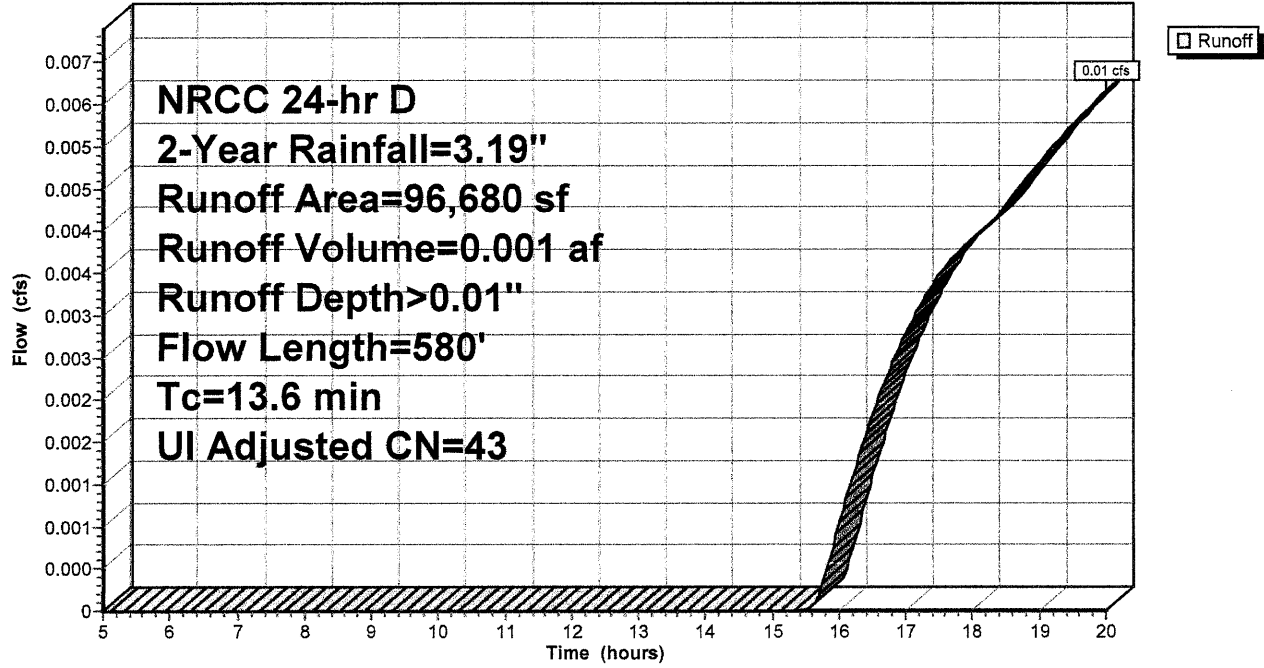
NRCC 24-hr D 2-Year Rainfall=3.19"

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Subcatchment 1S: Watershed 1

Hydrograph



Existing Condition

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NRCC 24-hr D 2-Year Rainfall=3.19"

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Page 8

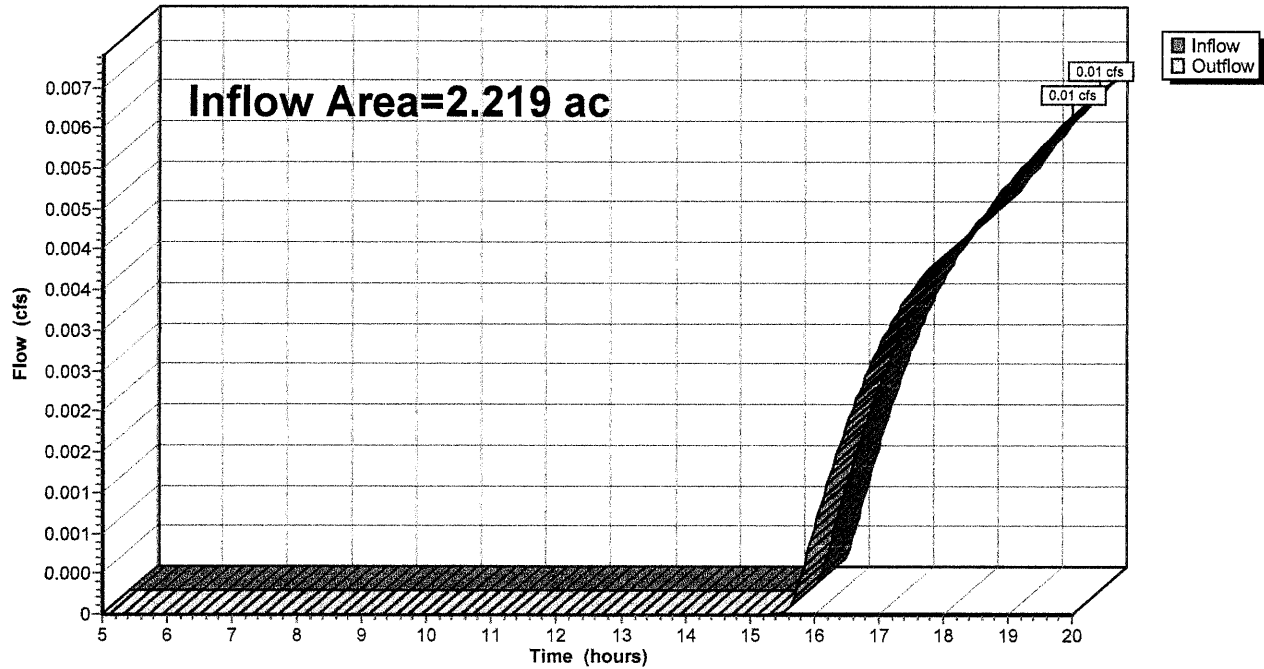
Summary for Reach DP 1: Design Point 1

Inflow Area = 2.219 ac, 17.70% Impervious, Inflow Depth > 0.01" for 2-Year event
Inflow = 0.01 cfs @ 20.00 hrs, Volume= 0.001 af
Outflow = 0.01 cfs @ 20.00 hrs, Volume= 0.001 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach DP 1: Design Point 1

Hydrograph



Existing Condition

NRCC 24-hr D 10-Year Rainfall=4.77"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Watershed 1

Runoff Area=96,680 sf 17.70% Impervious Runoff Depth>0.21"
Flow Length=580' Tc=13.6 min UI Adjusted CN=43 Runoff=0.11 cfs 0.040 af

Reach DP 1: Design Point 1

Inflow=0.11 cfs 0.040 af
Outflow=0.11 cfs 0.040 af

Total Runoff Area = 2.219 ac Runoff Volume = 0.040 af Average Runoff Depth = 0.21"
82.30% Pervious = 1.827 ac 17.70% Impervious = 0.393 ac

Existing Condition

NRCC 24-hr D 10-Year Rainfall=4.77"

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Summary for Subcatchment 1S: Watershed 1

Runoff = 0.11 cfs @ 12.61 hrs, Volume= 0.040 af, Depth> 0.21"
 Routed to Reach DP 1 : Design Point 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 NRCC 24-hr D 10-Year Rainfall=4.77"

Area (sf)	CN	Adj	Description
17,110	98		Unconnected pavement, HSG A
15,010	30		Woods, Good, HSG A
64,560	39		>75% Grass cover, Good, HSG A
96,680	48	43	Weighted Average, UI Adjusted
79,570			82.30% Pervious Area
17,110			17.70% Impervious Area
17,110			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	20	0.0200	0.98		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.10"
10.9	135	0.0290	0.21		Sheet Flow, Grass: Short n= 0.150 P2= 3.10"
0.9	160	0.0375	2.90		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
1.2	135	0.0150	1.84		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
0.1	80		9.83		Lake or Reservoir, Mean Depth= 3.00'
0.2	50	0.0400	4.82	8.43	Trap/Vee/Rect Channel Flow, Bot.W=2.00' D=0.50' Z= 3.0 '/' Top.W=5.00' n= 0.030
13.6	580	Total			

Existing Condition

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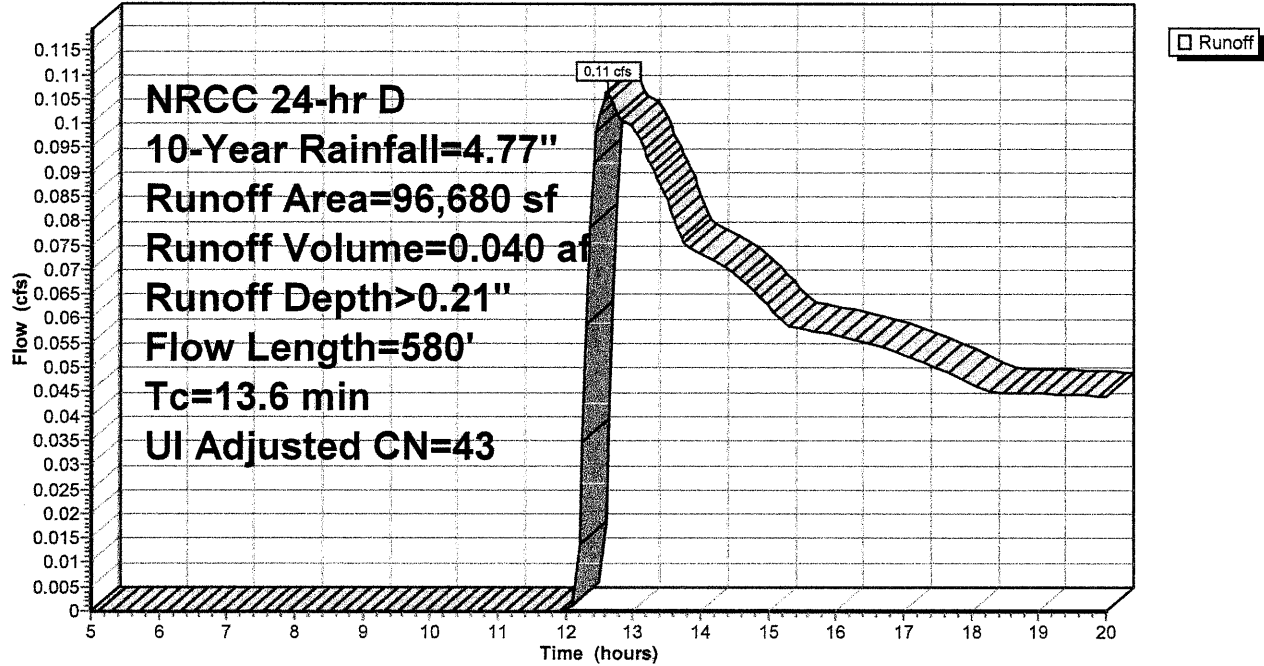
NRCC 24-hr D 10-Year Rainfall=4.77"

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Subcatchment 1S: Watershed 1

Hydrograph



Existing Condition

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NRCC 24-hr D 10-Year Rainfall=4.77"

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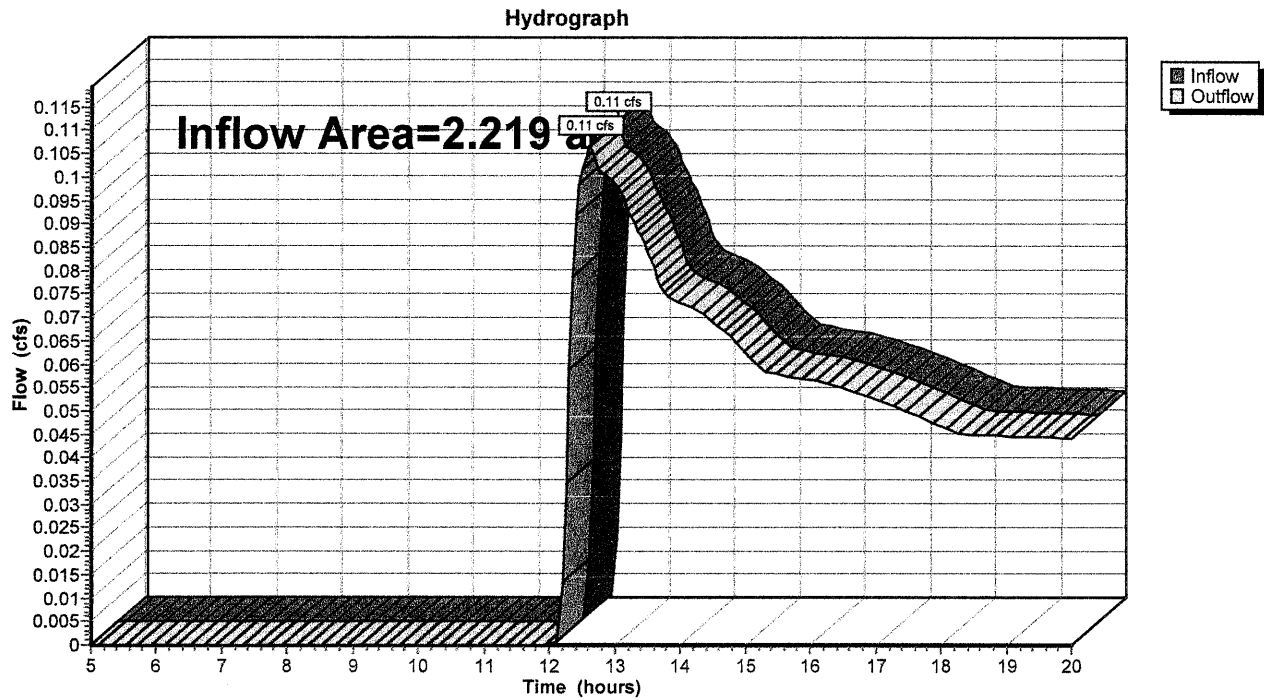
Page 12

Summary for Reach DP 1: Design Point 1

Inflow Area = 2.219 ac, 17.70% Impervious, Inflow Depth > 0.21" for 10-Year event
Inflow = 0.11 cfs @ 12.61 hrs, Volume= 0.040 af
Outflow = 0.11 cfs @ 12.61 hrs, Volume= 0.040 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach DP 1: Design Point 1



Existing Condition

NRCC 24-hr D 25-Year Rainfall=6.01"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Watershed 1

Runoff Area=96,680 sf 17.70% Impervious Runoff Depth>0.54"
Flow Length=580' Tc=13.6 min UI Adjusted CN=43 Runoff=0.63 cfs 0.099 af

Reach DP 1: Design Point 1

Inflow=0.63 cfs 0.099 af
Outflow=0.63 cfs 0.099 af

Total Runoff Area = 2.219 ac Runoff Volume = 0.099 af Average Runoff Depth = 0.54"
82.30% Pervious = 1.827 ac 17.70% Impervious = 0.393 ac

Existing Condition

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NRCC 24-hr D 25-Year Rainfall=6.01"

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Summary for Subcatchment 1S: Watershed 1

Runoff = 0.63 cfs @ 12.28 hrs, Volume= 0.099 af, Depth> 0.54"
 Routed to Reach DP 1 : Design Point 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 NRCC 24-hr D 25-Year Rainfall=6.01"

Area (sf)	CN	Adj	Description
17,110	98		Unconnected pavement, HSG A
15,010	30		Woods, Good, HSG A
64,560	39		>75% Grass cover, Good, HSG A
96,680	48	43	Weighted Average, UI Adjusted
79,570			82.30% Pervious Area
17,110			17.70% Impervious Area
17,110			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	20	0.0200	0.98		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.10"
10.9	135	0.0290	0.21		Sheet Flow, Grass: Short n= 0.150 P2= 3.10"
0.9	160	0.0375	2.90		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
1.2	135	0.0150	1.84		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
0.1	80		9.83		Lake or Reservoir, Mean Depth= 3.00'
0.2	50	0.0400	4.82	8.43	Trap/Vee/Rect Channel Flow, Bot.W=2.00' D=0.50' Z= 3.0 ' /' Top.W=5.00' n= 0.030
13.6	580	Total			

Existing Condition

Prepared by SJR Engineering Inc

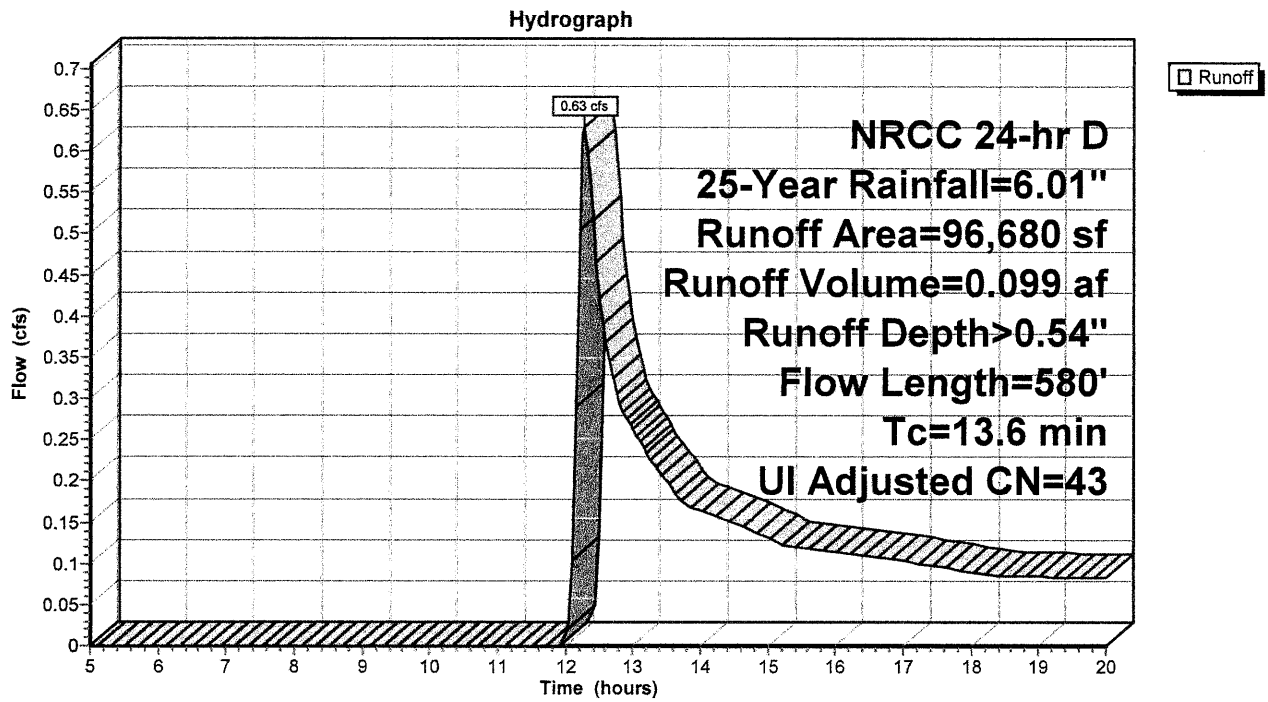
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NRCC 24-hr D 25-Year Rainfall=6.01"

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Subcatchment 1S: Watershed 1



Existing Condition

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NRCC 24-hr D 25-Year Rainfall=6.01"

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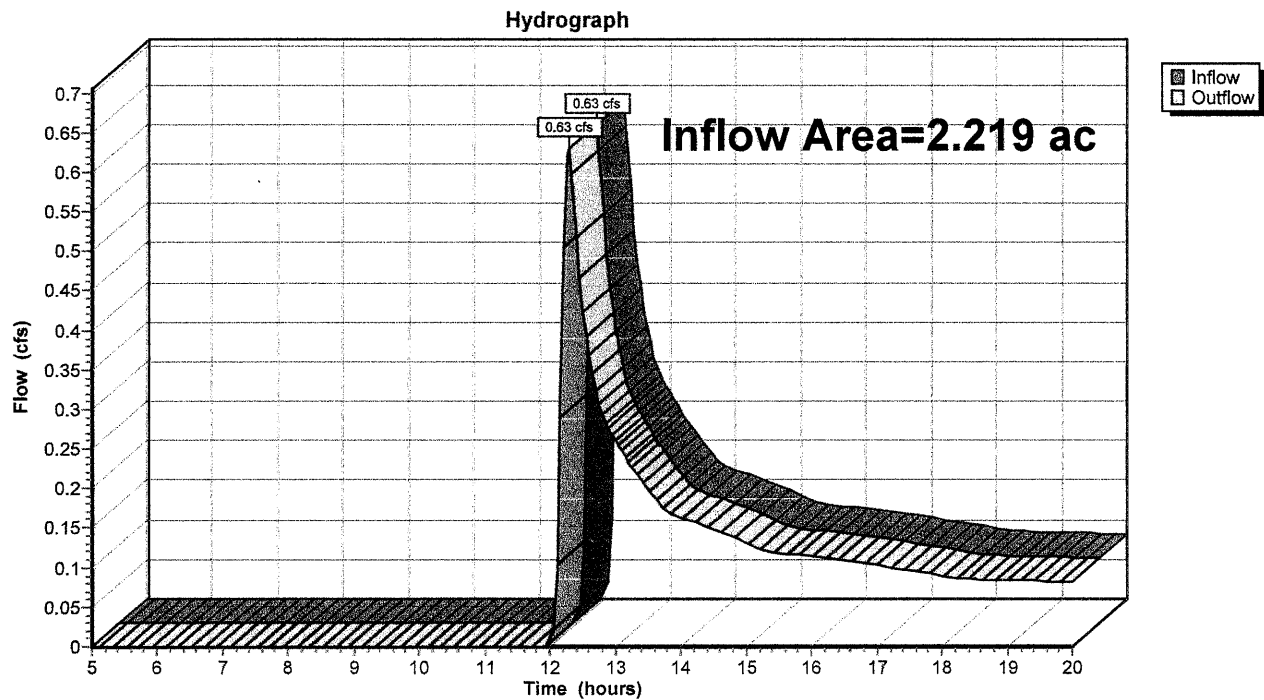
Page 16

Summary for Reach DP 1: Design Point 1

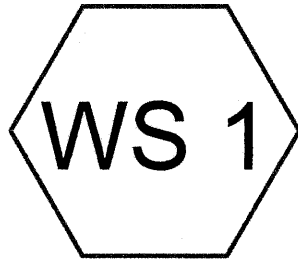
Inflow Area = 2.219 ac, 17.70% Impervious, Inflow Depth > 0.54" for 25-Year event
Inflow = 0.63 cfs @ 12.28 hrs, Volume= 0.099 af
Outflow = 0.63 cfs @ 12.28 hrs, Volume= 0.099 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

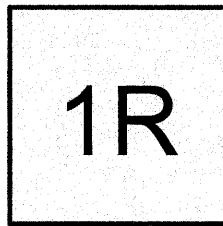
Reach DP 1: Design Point 1



Stormwater Calculations
Proposed Condition Design Point 1
2/10/25 year storm events



Watershed 1



Design Point 1



Proposed Condition

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Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.157	30	Meadow, non-grazed, HSG A (WS 1)
0.288	98	Paved parking, HSG A (WS 1)
0.345	30	Woods, Good, HSG A (WS 1)
1.789	41	TOTAL AREA

Proposed Condition

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
1.789	HSG A	WS 1
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.000	Other	
1.789		TOTAL AREA

Proposed Condition

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Page 4

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
1.157	0.000	0.000	0.000	0.000	1.157	Meadow, non-grazed	WS 1
0.288	0.000	0.000	0.000	0.000	0.288	Paved parking	WS 1
0.345	0.000	0.000	0.000	0.000	0.345	Woods, Good	WS 1
1.789	0.000	0.000	0.000	0.000	1.789	TOTAL AREA	

Proposed Condition

NRCC 24-hr D 2-Year Rainfall=3.19"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment WS 1: Watershed 1

Runoff Area=77,950 sf 16.10% Impervious Runoff Depth>0.00"
Tc=0.0 min CN=41 Runoff=0.00 cfs 0.000 af

Reach 1R: Design Point 1

Inflow=0.00 cfs 0.000 af
Outflow=0.00 cfs 0.000 af

Total Runoff Area = 1.789 ac Runoff Volume = 0.000 af Average Runoff Depth = 0.00"
83.90% Pervious = 1.501 ac 16.10% Impervious = 0.288 ac

Proposed Condition

Prepared by SJR Engineering Inc

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NRCC 24-hr D 2-Year Rainfall=3.19"

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Page 6

Summary for Subcatchment WS 1: Watershed 1

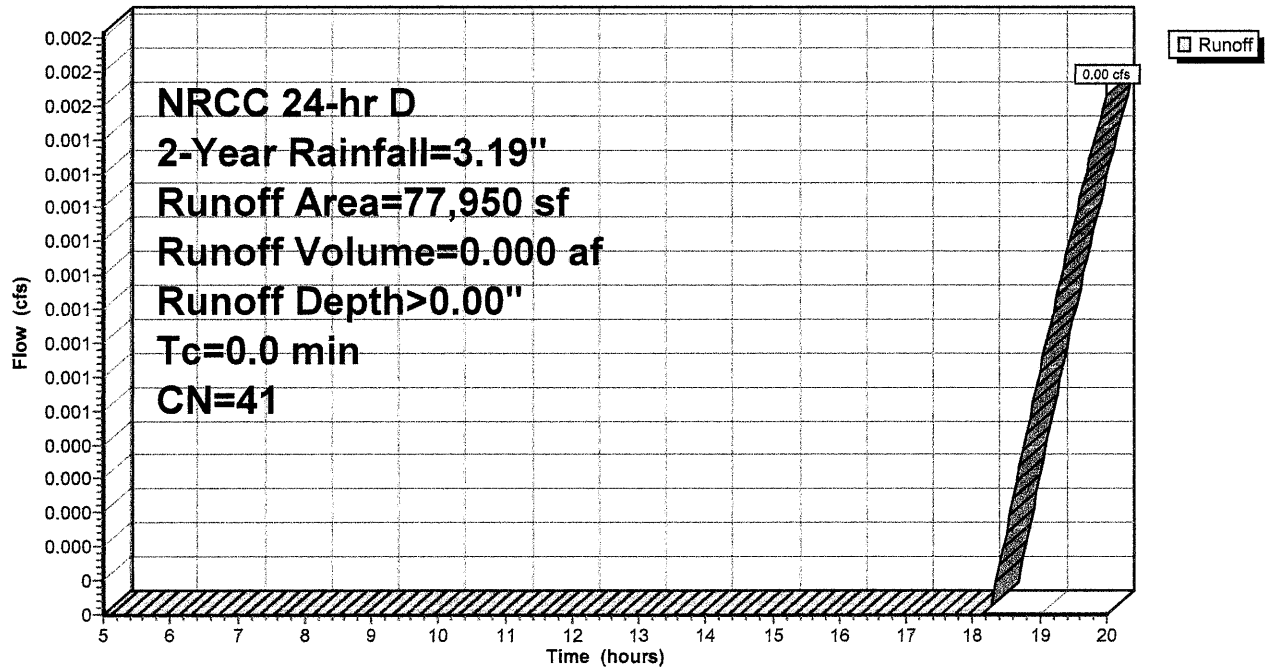
Runoff = 0.00 cfs @ 20.00 hrs, Volume= 0.000 af, Depth> 0.00"
Routed to Reach 1R : Design Point 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NRCC 24-hr D 2-Year Rainfall=3.19"

Area (sf)	CN	Description
12,550	98	Paved parking, HSG A
15,010	30	Woods, Good, HSG A
50,390	30	Meadow, non-grazed, HSG A
77,950	41	Weighted Average
65,400		83.90% Pervious Area
12,550		16.10% Impervious Area

Subcatchment WS 1: Watershed 1

Hydrograph



Proposed Condition

Prepared by SJR Engineering Inc

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NRCC 24-hr D 2-Year Rainfall=3.19"

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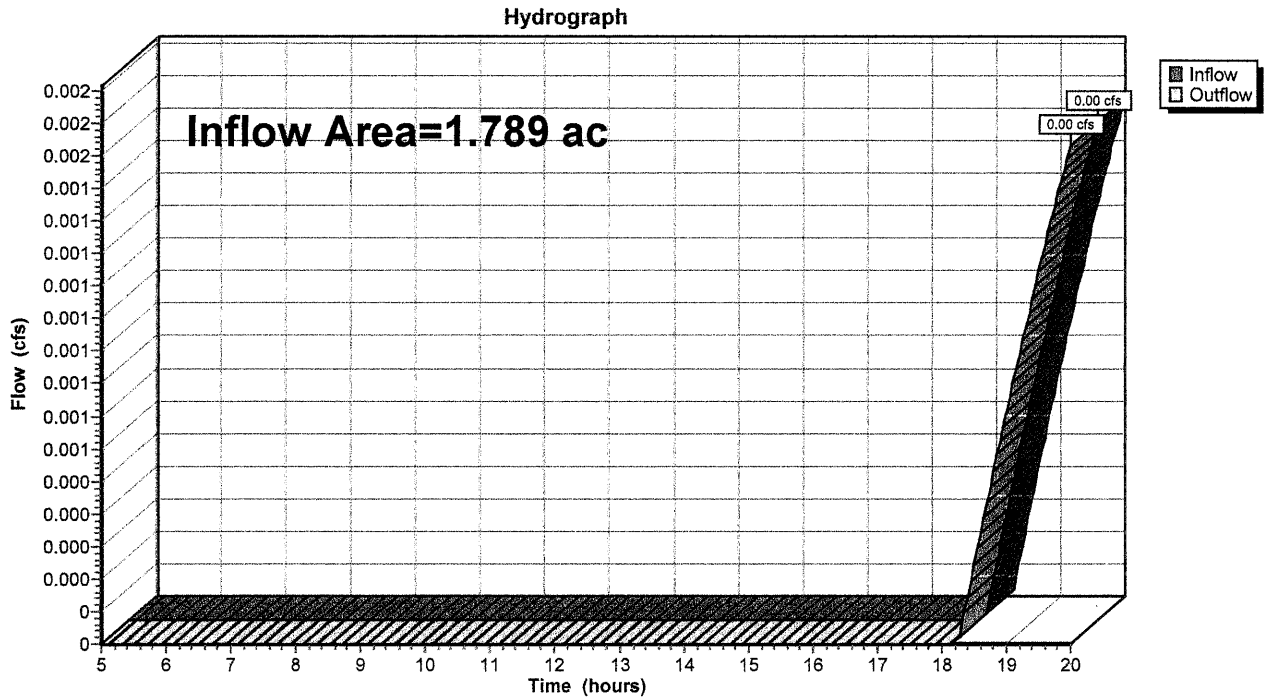
Page 7

Summary for Reach 1R: Design Point 1

Inflow Area = 1.789 ac, 16.10% Impervious, Inflow Depth > 0.00" for 2-Year event
Inflow = 0.00 cfs @ 20.00 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 20.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 1R: Design Point 1



Proposed Condition

NRCC 24-hr D 10-Year Rainfall=4.77"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment WS 1: Watershed 1

Runoff Area=77,950 sf 16.10% Impervious Runoff Depth>0.16"

Tc=0.0 min CN=41 Runoff=0.05 cfs 0.023 af

Reach 1R: Design Point 1

Inflow=0.05 cfs 0.023 af

Outflow=0.05 cfs 0.023 af

Total Runoff Area = 1.789 ac Runoff Volume = 0.023 af Average Runoff Depth = 0.16"

83.90% Pervious = 1.501 ac 16.10% Impervious = 0.288 ac

Proposed Condition

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NRCC 24-hr D 10-Year Rainfall=4.77"

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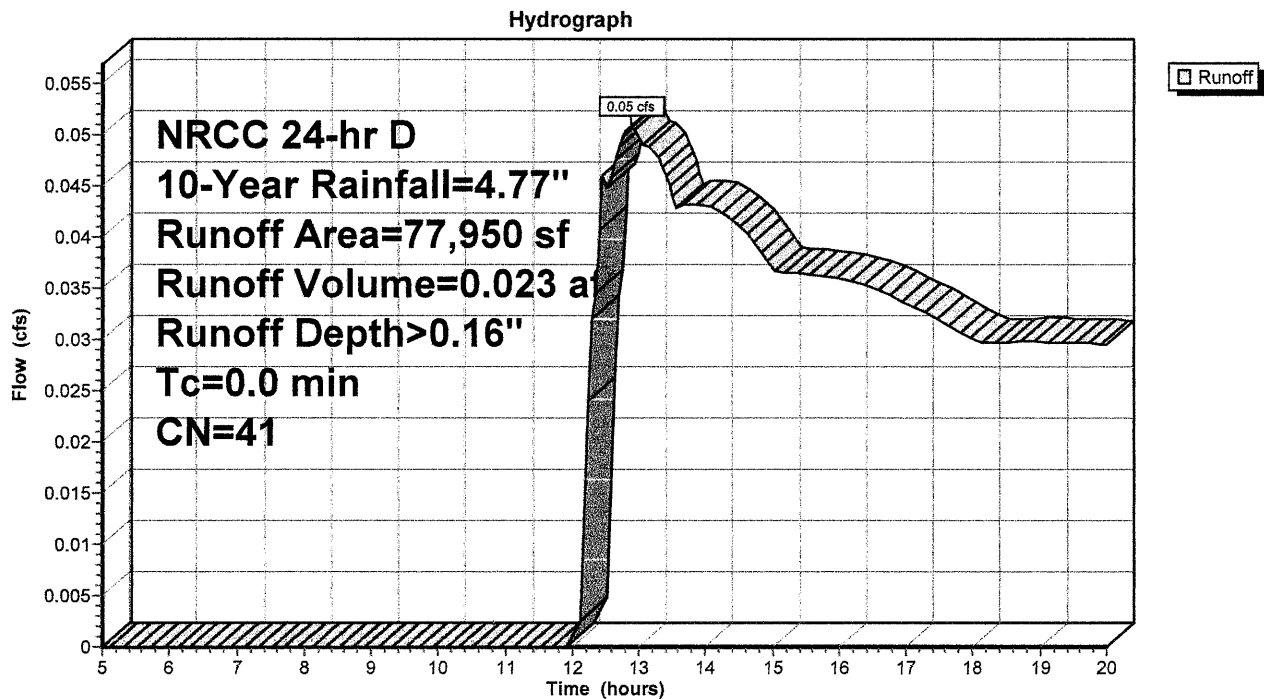
Summary for Subcatchment WS 1: Watershed 1

Runoff = 0.05 cfs @ 12.88 hrs, Volume= 0.023 af, Depth> 0.16"
Routed to Reach 1R : Design Point 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NRCC 24-hr D 10-Year Rainfall=4.77"

Area (sf)	CN	Description
12,550	98	Paved parking, HSG A
15,010	30	Woods, Good, HSG A
50,390	30	Meadow, non-grazed, HSG A
77,950	41	Weighted Average
65,400		83.90% Pervious Area
12,550		16.10% Impervious Area

Subcatchment WS 1: Watershed 1



Proposed Condition

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NRCC 24-hr D 10-Year Rainfall=4.77"

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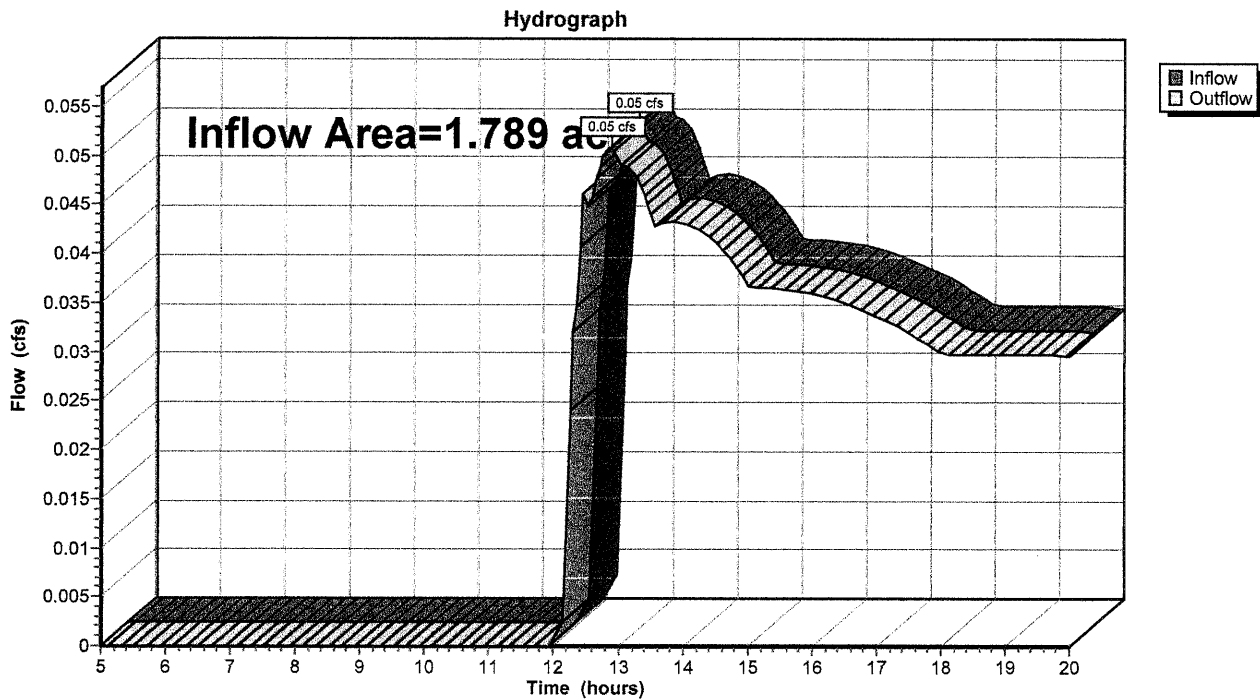
Page 10

Summary for Reach 1R: Design Point 1

Inflow Area = 1.789 ac, 16.10% Impervious, Inflow Depth > 0.16" for 10-Year event
Inflow = 0.05 cfs @ 12.88 hrs, Volume= 0.023 af
Outflow = 0.05 cfs @ 12.88 hrs, Volume= 0.023 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 1R: Design Point 1



Proposed Condition

NRCC 24-hr D 25-Year Rainfall=6.01"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment WS 1: Watershed 1

Runoff Area=77,950 sf 16.10% Impervious Runoff Depth>0.44"
Tc=0.0 min CN=41 Runoff=0.52 cfs 0.066 af

Reach 1R: Design Point 1

Inflow=0.52 cfs 0.066 af
Outflow=0.52 cfs 0.066 af

Total Runoff Area = 1.789 ac Runoff Volume = 0.066 af Average Runoff Depth = 0.44"
83.90% Pervious = 1.501 ac 16.10% Impervious = 0.288 ac

Proposed Condition

Prepared by SJR Engineering Inc

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NRCC 24-hr D 25-Year Rainfall=6.01"

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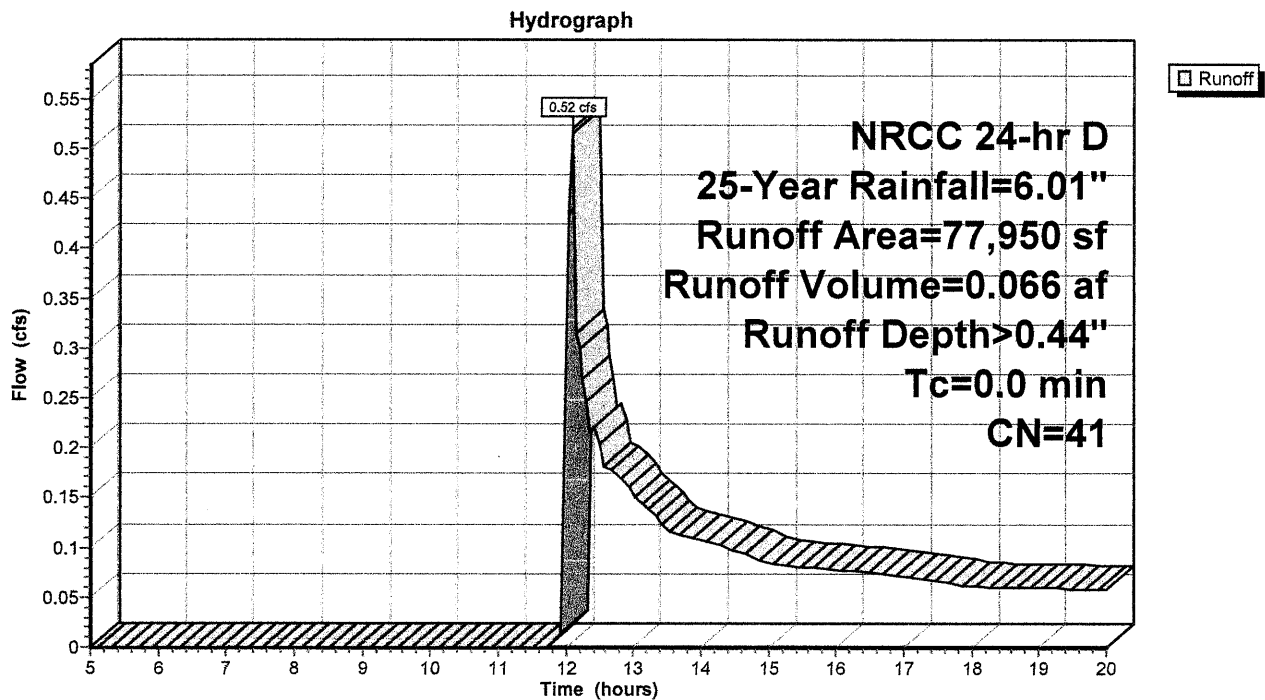
Summary for Subcatchment WS 1: Watershed 1

Runoff = 0.52 cfs @ 12.09 hrs, Volume= 0.066 af, Depth > 0.44"
Routed to Reach 1R : Design Point 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NRCC 24-hr D 25-Year Rainfall=6.01"

Area (sf)	CN	Description
12,550	98	Paved parking, HSG A
15,010	30	Woods, Good, HSG A
50,390	30	Meadow, non-grazed, HSG A
77,950	41	Weighted Average
65,400		83.90% Pervious Area
12,550		16.10% Impervious Area

Subcatchment WS 1: Watershed 1



Proposed Condition

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NRCC 24-hr D 25-Year Rainfall=6.01"

Printed 4/18/2022

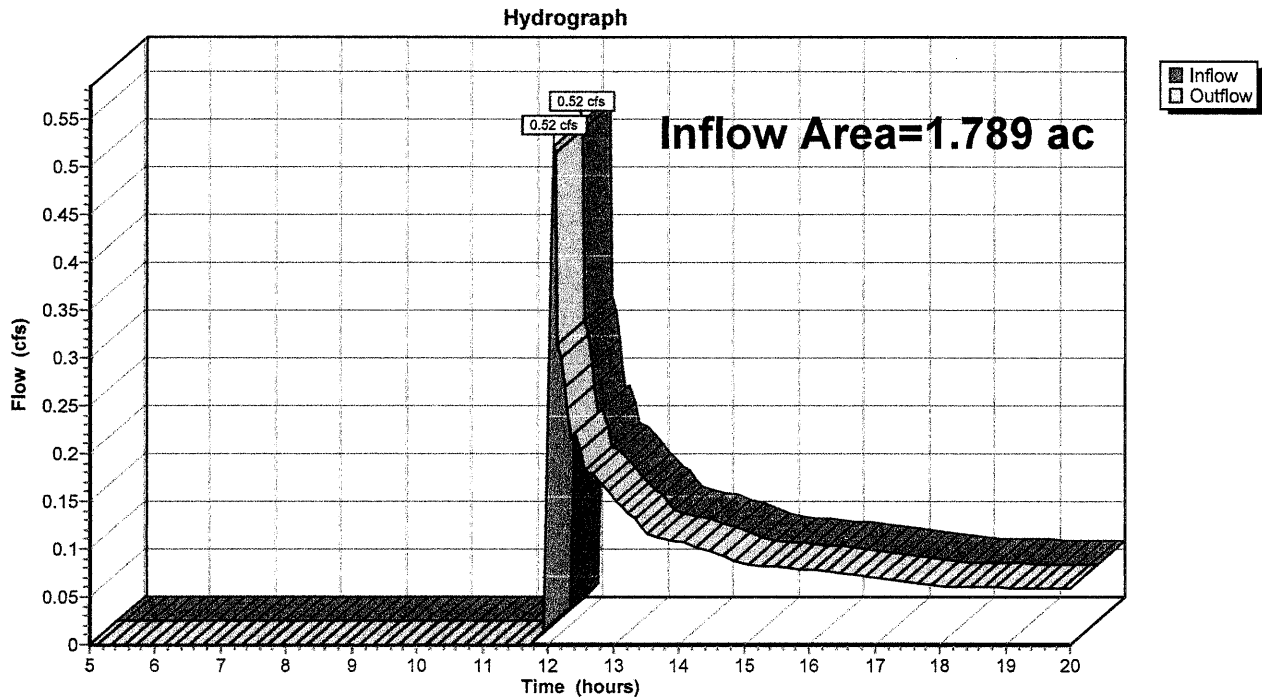
Page 13

Summary for Reach 1R: Design Point 1

Inflow Area = 1.789 ac, 16.10% Impervious, Inflow Depth > 0.44" for 25-Year event
Inflow = 0.52 cfs @ 12.09 hrs, Volume= 0.066 af
Outflow = 0.52 cfs @ 12.09 hrs, Volume= 0.066 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 1R: Design Point 1



Housekeeping/Maintenance

Deacon Hayes Commons

Inspection and Maintenance Plan

Date: April 2022

The Earthwork Contractor will be responsible for inspection, maintenance, and operations of the stormwater system during construction. Upon approval of the final construction by the Owner, the Owner will be responsible for the inspection, maintenance, and operation of the stormwater system. We have attached the "Maine ESC BMPs (10/2016)" at the end of the narrative that more fully identifies the Party's E+S responsibilities.

INSPECTIONS - by Contractor During Construction

Areas of proposed construction that will require inspections/maintenance of the stormwater system include the following:

- **Ditches, Swales, or other open stormwater channels**
 - Embankment inspection and maintenance
 - Channel inspection
 - Sediment removal and disposal
- **Culverts, catch basins, stormwater control structures**
 - Structure inspection and maintenance
 - Inlet and Outlet inspection
 - Debris removal and disposal
- **Buffers/Landscaping**
 - Landscaping inspection and maintenance
 - Landscaping turf inspection and maintenance
 - Debris removal and disposal
- **General Site Erosion Controls**
 - Sediment barriers (silt fence, erosion control berm material)
 - Stabilized Construction Exit

Riprap slopes

Level Lip Spreaders

Erosion Control Blankets

Temporary/Permanent Seed and Mulch

Hay mulch

There may be other areas of inspection/maintenance specific to the project during construction that may not be identified above. The Contractor is directed to utilize the 2014 Revision to the Maine Erosion and Sediment Control Field Guide for Contractors.

The Contractors representative will inspect the general erosion control items identified above including the drainage system, swales, channels, and stormwater structures to determine if a soil blockage or impaired capacity to pass flow exists. During construction, the inspection will be done prior to and within 24 hours after a storm event greater than $\frac{1}{2}$ " in 24 hours. A record of inspections and maintenance or corrective measures shall be kept by the Contractor.

MAINTENANCE AND CLEANING

The earthwork contractor will regularly inspect for sediment accumulation, obstructions, debris, and other potential causes for operational difficulty in the conveyance of stormwater including the roof drip edge system. Immediate action shall be taken to remedy detrimental obstructions.

The Contractor will regularly inspect the infiltration rate of the soil after every major storm event (1/2" rain event in 24 hours) in the first few months to ensure proper function. Ongoing maintenance will be required as necessary.

All sand, salt, etc. accumulated when sweeping the paved parking, access road, and snow stockpile areas, shall be trucked off-site for disposal.

RECORD KEEPING

The Contractor will maintain inspection records, with recordings of condition of items identified above and annotation of substantial precipitation events or mitigating circumstances in the intervening time for trends to develop for anticipated future preventive maintenance schedule.

INSPECTIONS - by Owner Post-Construction

Areas of the completed construction that will require ongoing inspections and maintenance of the stormwater system include the following:

- **Ditches, Swales, or other open stormwater channels**
 - Embankment inspection and maintenance
 - Channel inspection
 - Sediment removal and disposal
- **Culverts, catch basins, stormwater control structures**
 - Structure inspection and maintenance
 - Inlet and Outlet inspection
 - Debris removal and disposal
- **Buffers/Landscaping**
 - Landscaping inspection and maintenance
 - Landscaping turf inspection and maintenance
 - Debris removal and disposal
- **General Site Erosion Controls**
 - Riprap slopes
 - Level Lip Spreaders
 - Permanent Seed and Mulch

There may be other areas of inspection/maintenance specific to the project identified after construction that may not be identified above. The Owner is directed to utilize the 2014 Revision to the Maine Erosion and Sediment Control Field Guide for Contractors for these situations.

The Owners representative will inspect the general erosion control items identified above including the drainage system, swales, channels, and stormwater structures to determine if a soil blockage or impaired capacity to pass flow exists. Post construction, the inspection will be done within 24 hours after a storm event greater than $\frac{1}{2}$ " in 24 hours. General post-construction inspections will be performed on a

monthly basis from March to November, and quarterly during the remainder of the year. A record of inspections and maintenance or corrective measures shall be kept by the owner.

MAINTENANCE AND CLEANING

The Owner will regularly inspect for sediment accumulation, obstructions, debris, and other potential causes for operational difficulty in the conveyance and detention system. Immediate action shall be taken to remedy detrimental obstructions.

The Owner will regularly inspect the infiltration rate of the soils and pond after every major storm event (1/2" rain event in 24 hours) in the first few months to ensure proper function.

A mandatory scheduled maintenance will be performed every four weeks for a period of one hundred and twenty (120) days and will begin after satisfactory completion and acceptance of project construction. Ongoing maintenance may be required as necessary.

All sand, salt, etc. accumulated when vacuuming the paved parking, access road, and snow stockpile areas, shall be trucked off-site for disposal.

RECORD KEEPING

The Owner will maintain inspection records, with recordings of condition of items identified above and annotation of substantial precipitation events or mitigating circumstances in the intervening time for trends to develop the future preventive maintenance schedule.

Maintenance Log Sheet

<u>Inspector Name</u>	<u>Date</u>	<u>Maintenance Task Completed</u>
<u>Existing Pond</u>		
<u>Pond Embankment</u>		
<u>Pond Vegetation</u>		
<u>Pond Inlet</u>		
<u>Pond Outlet</u>		
<u>Pond Outlet Control Structure</u>		
<u>Emergency Spillway</u>		
<u>Pond Volume</u>		
<u>Other</u>		
<u>CB1</u>		
<u>CB Inlet Protection</u>		
<u>All Ditches</u>		
<u>Pavement/Grass interface</u>		
<u>Pavement debris/sand</u>		
<u>Stabilized Construction Exit</u>		
<u>Landscaping Buffers</u>		
<u>Level Spreaders</u>		
<u>Stone Check Dams</u>		
<u>ESC devices installed/removed</u>		
<u>Winter Construction ESC</u>		
<u>Mulch</u>		
<u>90% Vegetation</u>		
<u>Plunge Pools</u>		
<u>Roof Drip Edge</u>		
<u>Snowplow sand/ground surface</u>		

Housekeeping

These performance standards apply to all projects.

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.

NOTE: Lack of appropriate pollutant removal best management practices (BMPs) may result in violations of the groundwater quality standard established by 38 M.R.S.A. §465-C(1).

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.

NOTE: An example of the use of BMPs to control fugitive sediment and dust is as follows: Operations during wet months that experience tracking of mud off the site onto public roads should provide for sweeping of road areas at least once a week and prior to significant storm events. Where chronic mud tracking occurs, a stabilized construction entrance should be provided. Operations during dry months, that experience fugitive dust problems, should wet down the access roads once a week or more frequently as needed.

NOTE: Dewatering a stream without a permit from the department violates state water quality standards and the Natural Resources Protection Act.

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

NOTE: To prevent these materials from becoming a source of pollutants, construction and post-construction activities related to a project may be required to comply with applicable provision of rules related to solid, universal, and hazardous waste, including, but not limited to, the Maine solid waste and hazardous waste management rules; Maine hazardous waste management rules; Maine oil conveyance and storage rules; and Maine pesticide requirements.

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 (or pumping water through a sediment dirtbag). Avoid allowing the water to flow over disturbed areas of the site. Equivalent measures may be taken if approved by the department.

NOTE: For guidance on de-watering controls, consult the latest edition of the Maine Erosion and Sediment Control BMPs", Maine Department of Environmental Protection."

6. Non-stormwater discharges. Identify and prevent contamination by non-stormwater discharges.

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

Maintenance Plan & Best Management Practices

Site Inspection & Maintenance During Construction: Weekly inspections, as well as routine inspections following rainfalls, shall be conducted by the General Site Contractor of all temporary and permanent erosion control devices until final acceptance of the project (90% grass catch) by the Owner. Necessary repairs shall be made to correct undermining or deterioration. Final acceptance shall include a site inspection to verify the stability of all disturbed areas and slopes. Until final inspection, all erosion and sedimentation control measures shall immediately be cleaned, and repaired by the General Contractor as required. Disposal of all temporary erosion control devices shall be the responsibility of the General Contractor.

It is recommended that the Owner hire the services of the design engineer, or other qualified individual, to provide compliance inspections (during active construction) relative to implementation of the Stormwater and Erosion Control Plans. Such inspections should be limited to once a week or as necessary based on weather patterns, and be reportable to the Owner for record keeping purposes.

Maintenance Agreement: Short-term sedimentation maintenance shall be the responsibility of the Contractor to clean out all swales, structures, and soil filter basins prior to turning project over to the Owners. After project turnover, the Owner shall be the responsible party for inspecting and maintaining proper functioning of all stormwater conveyance practices and measures. The Owner may assign an environmental manager to carry out specific tasks identified below.

Structures and Other Measures

Stabilized Construction Entrance: A stabilized construction entrance is required at all locations that utilize vehicle access points from the project onto public or private paved roadways during construction operations. Tracked sediment onto public road systems shall be vacuum swept prior to the next significant rain event (1/2" rain/24 hours). Sweeping of sediment into ditches, storm drains or waterways is not acceptable

Winter Sanding/Sweeping: Post construction, paved parking lots, streets, and access driveways shall be vacuum swept a minimum of twice per year. The first shall take place in the Fall. The second vacuum sweeping shall take place after winter sanding operations terminate, prior to May 1.

Ditches/Swales: Open swales and ditches need to be inspected on a monthly basis and after a major rainfall event to assure that debris or sediments do not reduce the

effectiveness of the system. Debris needs to be removed at that time. Any sign of erosion or blockage shall be immediately repaired to assure a vigorous growth to vegetation for the stability of the structure and proper functioning.

Vegetated Ditches: Vegetative should be mowed at least monthly during the growing season to a height of not less than 3 inches. Larger brush or trees must not be allowed to become established in the channel. Unless finely mulched, clippings should be removed to minimize the amount of organic material accumulating in the swales. Any areas where the vegetation fails will be subject to erosion and should be repaired and revegetated. Sediment should be removed when the ditch cross section is 33% full of sediment.

Stone Lined Channels: Where stone is displaced from constructed riprap areas, it should be replaced and chinked to assure stability. With time, riprap may need to be added. Vegetation growing through riprap should be removed on a yearly schedule.

Stone Check Dams: Observe the center of the check dam to make sure it is lower than the edges. Sediment trapped behind the dams should be removed once it reaches half the height of the dam. Check to insure erosion around the sides of the dam has not occurred.

Level Lip Spreaders: Sediment/debris buildup should be removed when the pool volume is reduced by 33%. Observation of the front side of the level spreader is necessary to determine erosion along the existing vegetation/spreader interface.

Culverts: If sediment in culverts or piped drainage systems exceeds 20% of the diameter of the pipe, it should be removed. This may be accomplished by mechanical means or hydraulic flushing. Care should be taken to prevent the release of the sediments into the downstream receiving areas. All pipes should be inspected on an annual basis.

Trench Dewatering: Water is to be pumped to a soil filter bag prior to discharge from the area. Placement of the filter bag is to be greater than 100' from an environmental resource. Careful monitoring of the discharge water must be taken to insure sediment laden water does not enter downslope resources.

Catch Basin/Field Inlets: All catch basins, and any other field inlets throughout the collection system, need to be inspected on a monthly basis to assure that the inlet entry point is clear of debris and will allow the intended water entry. In many cases, a silt sack has been installed within the rim of the CB and should be emptied/replaced after each storm event in a disturbed soil area as necessary. On a yearly basis, or when sediment reaches two thirds of the total sump volume, catch basins will be vacuumed and cleaned of all accumulated sediment. Work must be done by a vacuum truck. The removed material must be disposed of in accordance with State of Maine Solid Waste Disposal Rules.

Soil Filter, Infiltration, and Wet Ponds

Clearing Inlets and Outlets of Ponds (where applicable): The inlet and outlet of a pond shall be checked periodically to ensure that flow structures are not blocked by debris. All ditches and pipes connecting ponds in series shall be checked for debris that may obstruct flow. Inspections shall be conducted monthly during wet weather conditions from March to November.

Basin Inspections: Ponds shall be inspected on an annual basis for erosion, destabilization of side slopes, embankment settling, and other signs of structural failure. Brief inspections shall be conducted following major storms. Corrective action shall be taken immediately upon identification of problem area. Records shall be kept of all maintenance operations at jobsite to help plan future work and identify problem areas.

Maintenance Dredging: Wet ponds typically lose 1% of their volume annually due to sediment accumulation. Dredging is required when accumulated volume loss reaches 15% or approximately every 15-20 years.

Drainage Area Inspections: The owners' environmental manager shall inspect the basin's drainage area semi-annually for eroding soil and other sediment sources. Repair eroding areas using appropriate erosion control BMP's immediately. Control sediment sources, such as stockpiles of winter sand, by removing them from the basin's drainage area or surrounding them with sediment control BMP's.

Mowing: A basin with a turf lining shall have its side-slopes and top of berm mowed at least twice a year to prevent woody growth. Clippings shall be removed to minimize the amount of organic material accumulating in the basin.

Sediment Removal: Remove accumulated debris and sediments from the sediment forebays, inlet plunge pools, and pre-treatment BMP's at least annually.

Snow Storage: The ponds are not to be used for snow storage. Snow storage shall be sited so that snowmelt flows to a pre-treatment BMP before reaching the infiltration basin.

Pedestrian Access: Limit access to ponds to passive recreational use.

Vehicle Access: Prohibit vehicle access to all ponds, except that authorized for maintenance.

Yarmouth Water District

Eric Gagnon
Superintendent

Yarmouth Water District
PO Box 419, 181 Sligo Road
Yarmouth, Maine 04096
(207) 846-5821 fax (207) 846-1240
www.YarmouthWaterDistrict.org

Irving C. Felker, Jr.
Chairman, Board of Trustees

July 21, 2022

Ben Smith, AICP
North Star Planning

Via Email: bsmith@northstar-planning.com

RE: Deacon Hayes Commons

Dear Ben,

Thanks for the opportunity in reviewing the Deacon Hayes Commons project. This letter is in addition to the previous letter dated June 29, 2022.

After receiving questions and reviewing the latest project documents submitted to us via multiple emails, we have the following comments:

1. The District does not have an issue with the use of propane and the location of the propane tanks as shown on the plan dated February 2022 and revised on July 16, 2022. Propane use within the aquifer protection area does not pose many issues regarding groundwater contamination as it vaporizes and dissipates when released into the air.
2. We do not have any water quality testing data for the monitoring well located at the southwest corner of building 2.
3. This project is located within the Ground Water Protection Overlay Zone within the Town of North Yarmouth; please understand that anything that is leached into the ground may eventually find its way into the Yarmouth Water District's wells. The latest copy of the Owner's/Home Owner's Association language in an email from Laurie Bachelder dated July 19, 2022, at 5:39 PM did not have specific items asked for in our previous letter referenced above. In addition to the items stated in the email, we ask that the items below are added to any agreements for maintaining the septic systems and the property in general:
 - a. No salt can be used for winter maintenance and only environmentally friendly deicing products can be used.
 - b. The advanced wastewater treatment system must have annual effluent testing for Nitrates and results forwarded to the Yarmouth Water District and the North Yarmouth Codes Enforcement Officer promptly.
 - c. The District be used as a resource for all items that involve source water protection and be notified of any spills and issues with the advanced wastewater treatment systems.

4. It appears that the Developer is willing to address the concerns above by adding them to the agreements. If the Developer does not make those additions, we would ask the Planning Board to note that we have great concerns regarding the impact on the aquifer and not support the project if it is approved as-is.

Please do not hesitate to contact me with any questions or concerns.

Sincerely,



Eric Gagnon
Superintendent

CC: Laurie Bachelder, Developer
Tracey Cox, North Yarmouth Executive Assistant
Steve Roberge, SJR Engineering
Tim Herrick, Yarmouth Water District Assistant Superintendent

Eric Gagnon
Superintendent

Yarmouth Water District
PO Box 419, 181 Sligo Road
Yarmouth, Maine 04096
(207) 846-5821 fax (207) 846-1240
www.YarmouthWaterDistrict.org

Irving C. Felker, Jr.
Chairman, Board of Trustees

June 29, 2022

Stephen Roberge, P.E.
SJR Engineering Inc.

Via Email: steve@sjreng.com

RE: Deacon Hayes Commons

Dear Stephen,

This letter is to inform you that the Yarmouth Water District has the capacity and can serve the above-referenced project, and will provide service in accordance with Maine Public Utilities Commission and the Yarmouth Water District Terms and Conditions.

After reviewing the latest project documents and the Grading & Erosion Control Plan dated February 2022 and revised on June 28, 2022, we have the following comments:

1. Each of the four buildings consisting of three units will have individual domestic water service to each unit from the water main. According to previous correspondence, the estimated peak domestic flow is 23 gallons per minute which will require a 5/8" water meter. The 1" domestic water service indicated on the plans are sufficient for the estimated usage.
2. Each building will have a single fire sprinkler service as shown on the plan. A fire sprinkler designer must size these services. Fire sprinkler service charges are based on the size of the line that is connected to the water main, not the size of the internal piping. If the fire sprinkler service line required is larger than 6", we would like a chance to review the design with the sprinkler service company to ensure we understand the hydraulic calculations.
3. The monitoring well located at the front corner of unit 6 must be preserved or relocated.
4. This project is located within the groundwater aquifer for our Hayes Well and within the Ground Water Protection Overlay Zone with the Town of North Yarmouth; please understand that anything that is leached into the ground may eventually find its way into the Hayes Well. We ask that the following be conditions of approval for the project and written into the home owner's association agreement:
 - a. No salt can be used for winter maintenance.
 - b. Drips or leaks of any kind of hydraulic fluid, petroleum products, and antifreeze products will be fixed immediately and properly disposed of as to not impact the aquifer.
 - c. Appropriate maintenance contracts of the advanced wastewater treatment systems and maintenance records forwarded to the District and the North Yarmouth CEO promptly.

- d. Annual effluent water sampling of the advanced wastewater treatment systems and results forwarded to the District and the North Yarmouth CEO promptly.
- e. The District be used as a resource for all items that involve source water protection and be notified of any spills and issues with the advanced wastewater treatment systems.

We hope you understand the significance of the location of this project within the Hayes Well aquifer. Please do not hesitate to contact us if you have any questions.

Sincerely,



Eric Gagnon
Superintendent

CC: Laurie Bachelder, Developer
Tracey Cox, North Yarmouth Executive Assistant
Ben Smith, North Star Planning
Ron Goddard

July 22, 2022

RE: Septic language

To: The Town North Yarmouth

Below you will find language that will be incorporated into the HOA documents if Deacon Hayes Commons is to ever to become a HOA. The owner will require the language to be added.

During anytime in which the owner retains the ownership of the subdivision and leases out the units, the owner shall committee to the same language and actions.

Each of the septic systems shall be maintained in good working order at all times, and have all permits, licenses, and approvals under applicable codes, statutes, and regulations.

- (1)The septic tank shall be pumped by a certified septage servicing operator per the manufacturers requirements.
- (2) The private sewage system shall be visually inspected by a certified septage servicing operator, inspector or licensed master plumber per the manufacturers requirements.
- (3) The HOA/or owner shall furnish Yarmouth Water District and the Town of North Yarmouth, a copy of any inspection report verifying the condition of the tank, whether wastewater or effluent is ponding on the ground surface and the date of pumping. Reports shall be signed by properly licensed individuals.
- (4) The HOA/or owner will adhere to any other recommendations per the warranty and recommendations provided by the septic manufacturer.
- (5) The HOA/or owner is responsible for ensuring that access opening covers (manhole covers) remain locked or secured to prevent unauthorized access to the tanks.
- (6) HOA members/or tenants must immediately report; to the HOA/or owner, any leaky toilets or faucets; and any other circumstances that may suggest issues with the septic.
- (7) No units will be allowed to have garbage disposals.
- (8) The HOA/or owner will have the advanced wastewater treatment tested with an annual effluent testing for Nitrates and results forwarded to the Yarmouth Water District and the North Yarmouth Codes Enforcement Officer promptly.
- (9) HOA/or owner will use salt for winter maintenance and only environmentally friendly deicing products can be used.
- (10) HOA./or owner will use the District as a resource for all items that involve source water protection and be notified of any spills and issues with the advanced wastewater treatment systems.

(11) HOA/or owner will not allow restoration, repair and maintenance work (changing oil, radiator fluid, etc.) of vehicles, except if emergency repairs to move vehicles to a repair facility.

(12) Owners of HOA units/or renters shall follow these guidelines to help keep the system in good shape:

Don't Flush These Items in Your Toilet or Put them in a Drain or Sink:

- Baby wipes
- Dental floss
- Feminine hygiene products
- Condoms
- Diapers
- Cotton Swabs
- Cigarette Butts
- Matches
- Coffee Grounds
- Cat litter
- Paper Towels
- Napkins
- Medications
- Paints, pesticide or other hazardous chemicals
- Fats, oils or grease
- Septic tank additives

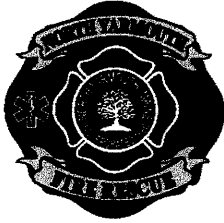
Sincerely

Laurie Bachelder

527 LLC

Laurie Bachelder, owner

North Yarmouth Fire Chief



*Town of North Yarmouth, Maine
Incorporated 1680
North Yarmouth Fire Rescue*



Gregory Payson, Fire Rescue Chief
Email: firechief@northyarmouth.org
Tel: 207-829-3025

Justin Deri, Deputy Fire Rescue Chief
Email: Deputychief@northyarmouth.org
Fax: 207-829-4893

To: North Yarmouth Planning Board
CC: Laurie Bachelder
Eric Gagnon – Yarmouth Water District
Reference: Deacon Hayes Commons
Date: 06/23/2022

To Whom it May concern:

I am writing this letter to advise you that the owner of the proposed Deacon Hayes commons is aware of the sprinkler ordinance and has acknowledged that they understand the requirements.

Requirements that shall be followed:

Section 3:

Required Installation Automatic Sprinkler Equipment meeting the requirements of NFPA Pamphlet 13 shall be installed in all instances in the following structures:

A. All new buildings meeting any of the following criteria:

1. 3,000 square feet in floor area
2. Three or more stories in height
3. Forty or more feet in height
- 4. Multiple family or multiple occupant dwelling and/or lodging units**
5. Restaurants containing seating for 40 persons or more regardless of height or area

Section 4: Installation and Maintenance Codes

A. There is hereby adopted by the Town of North Yarmouth for the purpose of prescribing regulations governing the installation of approved automatic sprinkler systems, that certain Code, known as Pamphlet No. 13 "Standards For The Installation of Sprinkler Systems" and Pamphlet No. 13D "Standards For The Installation of Sprinkler Systems in One and Two-Family Dwellings and Mobile Homes" recommended by the National Fire Protection Association being particularly the 1987 edition thereof, and is hereby incorporated herein by reference and made a part of this Ordinance and shall be applicable and controlling within the boundaries of the Town of North Yarmouth.

B. The owner, tenant, or lessee of every building or structure shall be responsible for the care and maintenance of all fire protection systems, including equipment and devices, to insure the safety and welfare of the occupants. Therefore, it is hereby adopted by the Town of North Yarmouth for the purpose of prescribing regulations governing the maintenance of automatic

Mailing Address: 10 Village Square Road, North Yarmouth, Maine 04097
Physical Address: 463 Walnut Hill Road, North Yarmouth, Maine 04097

sprinkler systems that certain Code known as Pamphlet No. 13A "Care and Maintenance of Sprinkler Systems" recommended by the National Fire Protection Association being particularly the 1987 edition thereof, and is hereby incorporated herein by reference and made a part of this Code and shall be applicable and controlling within the boundaries of the Town of North Yarmouth.

C. The foregoing Codes are adopted on a permanent and continuing basis so that each subsequent amendment of the "Standard For The Installation of Sprinkler Systems", Standards For The Installation of Sprinkler Systems in One and Two-Family Dwellings and Mobile Homes", and "Care and Maintenance of Sprinkler Systems", shall be adopted without further action of the Town of North Yarmouth. Copies of the applicable Codes shall remain on file and available for the general inspection of the public in the office of the Code Enforcement Officer.

Section 5:

Drainage of Discharge Provisions shall be made for the discharge of the overflow of water on every story of sprinklered buildings.

A minimum of one four (4) inch floor drain or other approved means shall be provided and located at least eight (8) feet from columns and walls for every 5,000 square feet or fraction thereof. The installation of floor drains must comply with the plumbing code enforced by the Town of North Yarmouth.

Section 6:

Sprinkler System Supervision All automatic sprinkler systems shall have a direct flow alarm connection to a central monitoring service responsible for calling the North Yarmouth Fire Department Dispatch Center.

Section 8: Connection to Yarmouth Water District Distribution System

A. Each system shall be supplied with a detector check valve of the proper diameter, 4" Stortz connection approved by the North Yarmouth Fire Department and other equipment prescribed in NFPA Pamphlet No. 13 and NFPA Pamphlet No. 13D.

B. All connections shall be made in compliance with requirements of the Yarmouth Water District.

The property owner is also aware that the proposed sprinkler system must be submitted to the Maine State Fire Marshall for design review. Once design review is complete and approved by the Maine State Fire Marshal, a permit shall then be pulled with the North Yarmouth Codes office for a sprinkler permit. The approved plans shall be then submitted to my office for review.

Please let me know if you have any further questions

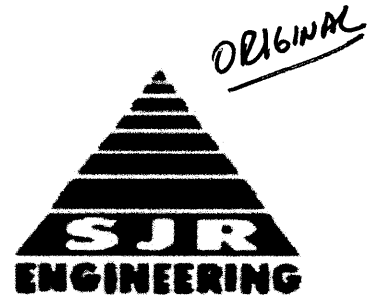
Respectfully

Chief Gregory A Payson

Gregory A Payson

April 18, 2022

Gregory Payson, Fire/Rescue Chief
Fire Rescue Station
10 Village Square Rd
North Yarmouth, ME 04097



Re: Proposed Deacon Hayes Commons Complex, Route 115, North Yarmouth

Dear Gregory,


527 LLC (aka Laurie Bachelder, agent) owns a parcel of land at the intersection of Parsonage Road and Walnut Hill Road in North Yarmouth, Maine. They are proposing to construct 4 new 2-story Townhouse buildings. Each of the buildings will have 3 units and be served with public water, underground electricity, and building sewer to Fugi septic tanks with appropriately sized septic disposal systems. Each unit will have 3 bedrooms. The site will have a driveway entrance into the project from Parsonage Road. Approximately 26,812 sf of impervious area (buildings, sidewalks, and pavement) will be created. Stormwater from the parking lot will be directed into an existing manmade stormwater pond. The building roofs will be infiltrated into the ground through stone drip edges. Parking will be provided for 29 vehicles (2.5 stalls per unit). It is anticipated that this projects site infrastructure will be started in the Spring of 2022 once all approvals have been obtained.

The site is identified as Tax Map 7 Lot 62 of the Town's Tax Map. The parcel is approximately 2.24 acres in size and lies within the Village Center Zoning District and the Groundwater Protection Overlay Zone.

I have attached the site and building plans for the preliminary submission to the Planning Board. As part of the Planning Board requirements, I am requesting your comments pertaining to the proposed development.

Please contact me if you have any questions or concerns. Thank you in advance for your timely reply.

Sincerely yours,

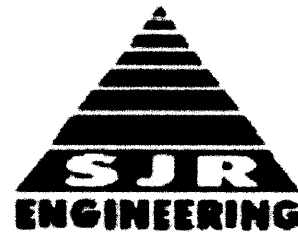

Stephen Roberge PE
SJR Engineering Inc.

Attachments: Plans, Building elevations/floor plan

Pre-application waiver request

April 12, 2022

Ryan Keith, Planner
North Yarmouth Planning Board
10 Village Square Road
North Yarmouth, Maine



Re: Waiver Request for Kenney Commons, Parsonage Road, North Yarmouth

Dear Ryan and Board Members,

A pre-application package has been previously submitted to the Planning Board. We respectfully request the following waivers for the submission requirements:

1. Section 4.4f.13 requests a determination of peak hour traffic for the 12-unit project. Due to the small size of the development, the anticipated peak hour traffic would be insignificant. Hiring a traffic engineer to provide this data would add unnecessary cost to the project development.
2. Section 4.4f.14 requests stormwater calculations be provided. The project does not require a stormwater permit from Maine DEP other than a stormwater PBR permit which pertains to erosion control. Due to the small project development and highly permeable onsite soils, it would seem unlikely increased flows across the property line could occur. The project has been designed to infiltrate all the building's roof water into drip strips to prevent soil splash on the buildings and to infiltrate the water into the ground. The parking pavement water is split to both sides of the parking facility (along curb lines) and discharges to a stone transition strip that will minimize erosion from this water and encourage infiltration into the highly permeable soils. Water from the parking area is prevented from entering the stream by the construction of the walkway path to the existing man-made pond. We anticipate no increases in stormwater flows.

APPROVED

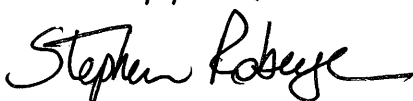
DENIED

3. Section 4.4g.5 requests a groundwater impact analysis be performed by a groundwater hydrologist. We believe this study is un-necessary due to the septic systems being developed for each individual building, and those systems being separated by 100' or more from the other systems. Each individual system is designed to accept 810 gpd and is designed to meet the State of Maine Plumbing Code. **DENIED**
4. Section 4.5B.2.c requests groundwater protection and pollution measures be employed on the project. We have provided an extensive erosion and sediment control plan. We have also provided a "Housekeeping/Maintenance" narrative that has groundwater as part of the project documentation. **APPROVED**
5. Section 4.5B.2.d requests a spill prevention plan be developed for the project. There are no chemicals or liquids being stored on the project and therefore no need for a spill prevention plan. Spill prevention during construction is part of the selected Construction company (and subcontractors) responsibilities during the project construction. **APPROVED**
6. Section 4.5C.1.c requests sites/uses producing more than 1,000 gallons of sewage per day, a hydrogeologic assessment of nitrate concentrations at the property line be performed. We are installing Fugi Systems that reduce the nitrate loading at the site plus each of the systems (100' apart from each other) only generate 810 gpd loading. This study seems to be un-necessary and costly for the project. **DENIED**

We look forward to presenting this project to the Planning Board and answering any questions you may have concerning the design of the project.

Please call me if you have any questions.

Sincerely yours,



Stephen Roberge, PE
for SJR Engineering Inc.

Financial Data
Construction Costs



To: Whom it may concern
5/25/22

GenX Lending, a sister company of GenX Capital Partners www.GenXCP.com, has pre-approved 527 LLC/Laurie Bachelder-owner for up to \$3.5MM for the acquisition and development of Deacon Hayes Commons, 521 Walnut Hill Rd, North Yarmouth, Maine

Project is: Deacon Hayes Commons.
Address is 521 Walnut Hill Rd. North Yarmouth, ME 04097

Since 2017 The GenX Companies have closed in excess of \$500 million in real estate projects nationwide, with more than \$15 million for the month of April in Southern Maine alone.

Recent Closings www.GenX-Lending.com

We look forward to the success of the project.

Regards · ·

Mark McClure
Managing Partner
305-507-6777



IRREVOCABLE STANDBY LETTER OF CREDIT

Beneficiary: Town of North Yarmouth

10 Village Square Rd

North Yarmouth ME 04097

Amount: \$100,000

Applicant: 527 LLC

865 Oak Hill Rd

North Yarmouth ME 04097

We hereby establish our Irrevocable Standby Letter of Credit in your favor and authorize you to draw on us, for the account of 527 LLC up to an aggregate amount of \$100,000.

In accordance with North Yarmouth Land Use Ordinance 3.8 this Irrevocable Letter of Credit is issued in connection with an application for major subdivision approval of Deacon Hayes Commons. Funds will be set aside specifically for this sub-division and may not be used for any other project or loan.

Payment under this Letter of Credit is available by providing in writing, signed by an authorized representative of the Town of North Yarmouth, ME certifying that:

“Applicant has failed to complete proposed work in a manner sufficiently consistent with the approved plan, and the amount drawn is required to complete the unfinished or unsatisfactory work.”

Partial drawings are allowed.

This Standby Letter of Credit sets forth in full the terms of our undertaking which shall not in any way be modified, amended, amplified or limited by reference to any document, instrument, or agreement, whether or not referred to herein.

This Letter of Credit shall be deemed automatically extended without amendment for one year from the expiration date hereof or any future expiration date unless at least sixty (60) days prior to any expiration date, we notify beneficiary in writing by certified mail or overnight courier service that we elect not to renew this Letter of Credit for such additional one-year period.

We agree to pay drafts drawn under and in compliance with the terms of this credit presented at our Gen X, Portland Maine office together with this Standby Letter of Credit.

Sincerely,

Regards · ·

A handwritten signature in black ink, consisting of a stylized capital letter 'M' followed by a long horizontal line extending to the right.

Mark McClure
Managing Partner
305-507-6777

488 NE 18th Ave, Miami, FL 33132 305-507-6777
www.GenX-Lending.com

Decon Hayes Common
Walnut Hill Rd, North Yarmouth

Site work and foundation cost \$50,000
Building materials \$62,000
Framing Labor \$30,000
Electrical rough ins \$15,000
Sprinklers \$12,000
Plumbing and heating \$25,000
Insulation \$10,000
Sheetrock \$14,000
Trim and doors \$5,000
Labor for trim and doors \$3,000
Paint \$9,000
Flooring and tile \$12,000
Kitchen cabinets \$5,500
Countertops \$5,000
Vanities \$2,000
Appliances \$5,000
Dumpster \$3,000

Total price per unit \$267,500

Prices are subject to change based on the time of purchase, availability of product and the finishes that are picked out.

Ron Goddard
Northeast Building and Development
207-730-2103

NORTHEAST BUILDING

AND DEVELOPMENT

Northeast Building and Development LLC
Ronald Goddard
17 Bucket Ln
Yarmouth, ME 04096
Phone: 207-730-2103

Proposal For: 521 Walnut Hill Rd, North Yarmouth, ME 04097

Water Services

- ◆ Total of 12 water main taps to curb stop for domestic water \$48,000
- ◆ 4 inch water main service for fire suppression to curb stop \$8,000

Catch Basin with grate \$5,700

Side Walks on Walnut Hill Rd continuing to Parsonage Rd, 5 feet wide with 5 foot wide grassed esplanade \$26,000

Maintenance items in regard to the municipality:

Schools, including busing: We have emailed MSAD 51 to advise them of the new development and any potential impact it could have on enrollment. The response from Superintendent Porter on June 27, 2022:

“Thanks for passing along this information to us. Yes, that is correct, MSAD 51 does not place any restrictions on enrollment or growth. We welcome all students who live within our district’s boundaries. If this project has been in process over the last year or more, our enrollment projections would have picked this development up already. Our latest projection report was completed in March of this year.”

Street maintenance and snow removal: Parking lots and sidewalks within the development will be maintained and paid for by the HOA. Newly installed sidewalks along Parsonage and Walnut Hill will be maintained by the town. These side walks are in an existing residential maintenance area. No special accommodations will be needed.

Police and fire protection: Police and fire protection will be serviced by the existing Sheriff's Office and North Yarmouth Fire Department. We don't foresee this as adding any substantial strain on the existing services, no more than any other residential neighborhood.

Solid waste disposal: Each unit will participate in the towns existing trash/recycling program. Each unit will have their own trash and recycling bins to utilize for trash/recycling pick up. Approved North Yarmouth trash bags will need to be utilized for trash pick up. We don't expect any substantial increase in services as the units are on an existing trash route. No special accommodations will be needed.

Recreation facilities: Any recreation/open space area will be maintained and paid for by the HOA.

Storm water drainage: Stormwater facilities (including the existing pond) will be managed and maintained by the HOA.

Waste water treatment: Waste water treatment will be provided by private septic systems. These systems are located within the Common Area and will be the responsibility of the HOA.

Water supply: Water will be supplied by Yarmouth Water District. Each unit will be separately metered; unit owners will be responsible for their water consumption and billing. Each building will have a sprinkler system that will be the responsibility of HOA (maintenance, billing, operation).

Estimated net increase in taxable assessed valuation:

$\$255,000 \text{ Construction cost} \times \$17.10 \text{ (mill rate)} / \$1000 = \$4360 \text{ per unit}$

$12 \text{ Units} \times \$4360 = \$52,326 \text{ Total estimated net increase in assessed valuation}$

Performance Guarantee estimates:

Water taps and road work: \$17,000

Sidewalks and curbing: \$16,000

Total: \$33,000

Added language for HOA:

Restoration, repair and maintenance work (changing oil, radiator fluid, etc.) of vehicles is prohibited, except for emergency repairs to move vehicles to a repair facility.

Owners of cars which drip oil onto streets, driveways, alleys, roads or common area parking spaces will be required to remove the cars and reimburse the Association for the repair and cleanup of areas affected by leaking oil.

Cost of proposed development:

This is in the financial capacity letter: \$3.5M

Affordable Housing:

Middle units of building ^{2,}3, and 4

Building Construction Plans



◆ FRONT ELEVATION
1/4" = 1'-0"



◆ REAR ELEVATION
1/4" = 1'-0"

THIS INFORMATION IS PROVIDED TO ILLUSTRATE DESIGN ONLY. THESE PLANS ARE NOT WORK OF AN ARCHITECT. THE BUILDING CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL AND MECHANICAL ASPECTS OF THE PROJECT. ALL BUILDING CODES ARE THE RESPONSIBILITY OF YOUR CONTRACTOR.

ELEVATIONS

DEACON HAYES COMMONS
521 WALNUT HILL ROAD
NORTH YARMOUTH, ME

DRAWINGS PROVIDED BY:
RAELENE LOURA
5 GUNPOWDER MILL RD
WINDHAM, ME 04062
(207) 650-4504

DATE:

5/26/2022

SCALE:

1/4" = 1'-0"

SHEET:

A-1

NOTE: BUILDING CONTRACTOR/OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, GRADES, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS. ALL BUILDING CODES ARE THE RESPONSIBILITY OF THE OWNER / BUILDING CONTRACTOR, THESE PLANS, DRAWINGS, AND DESIGNS ARE FOR CONCEPTION ONLY. IF USED FOR CONSTRUCTION REFER TO THE IRC 2015 CODE COMPLIANCE. THE RESPONSIBILITY OF CONSTRUCTION LIES ON THE OWNER AND CONTRACTOR.



◆ LEFT ELEVATION
1/4" = 1'-0"



◆ RIGHT ELEVATION
1/4" = 1'-0"

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LEFT & RIGHT
ELEVATIONS

DEACON HAYES COMMONS
521 WALNUT HILL ROAD
NORTH YARMOUTH, ME

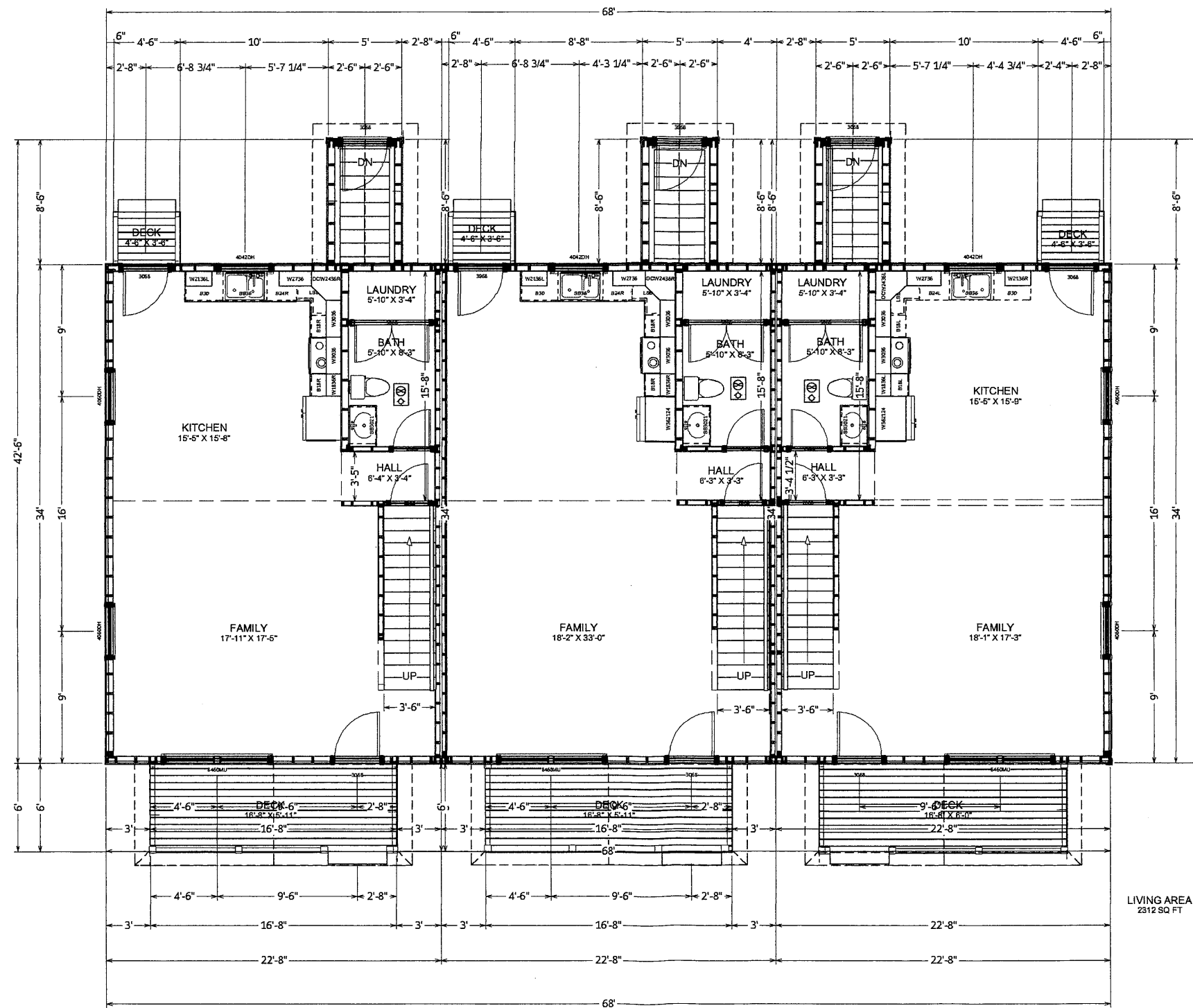
DRAWINGS PROVIDED BY:
RAELENE LOURA
5 GUNPOWDER MILL RD
WINDHAM, ME 04062
(207) 650-4504

DATE:
5/26/2022

SCALE:
1/4" = 1'-0"

SHEET:
A-2

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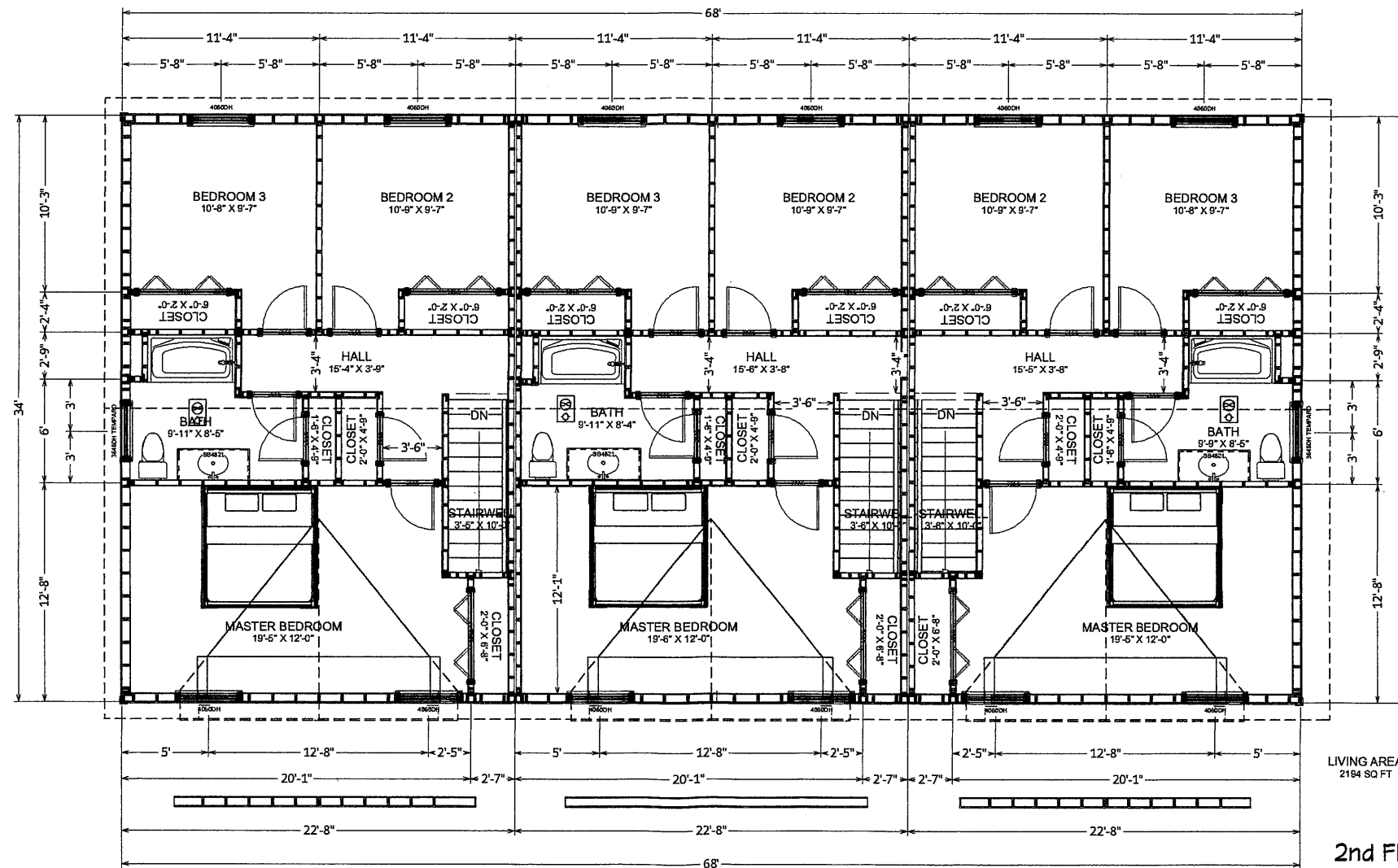
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**PLAN VIEW
FLOOR 1**

**DEACON HAYES COMMONS
521 WALNUT HILL ROAD
NORTH YARMOUTH, ME**

DRAWINGS PROVIDED BY:
RAELENE LOURA
5 GUNPOWDER MILL RD
WINDHAM, ME 04062
(207) 650-4504

DATE:	5/26/2022
SCALE:	1/4" = 1'-0"
SHEET:	A-3



2nd Floor

THIS INFORMATION IS PROVIDED TO ILLUSTRATE DESIGN ONLY. THESE PLANS ARE NOT WORK OF AN ARCHITECT. THE BUILDING CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL AND MECHANICAL ASPECTS OF THE PROJECT. ALL BUILDING CODES ARE THE RESPONSIBILITY OF YOUR CONTRACTOR.

PLAN VIEW
FLOOR 2

DEACON HAYES COMMONS
521 WALNUT HILL ROAD
NORTH YARMOUTH, ME

DRAWINGS PROVIDED BY:
RAELEN LOWRA
5 GUNPOWDER MILL RD
WINDHAM, ME 04062
(207) 650-4504

DATE:

5/26/2022

SCALE:

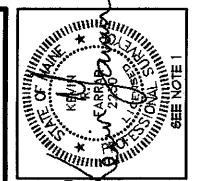
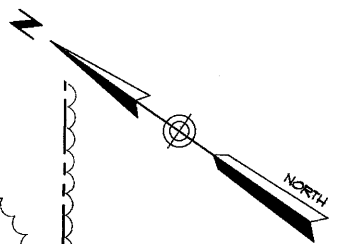
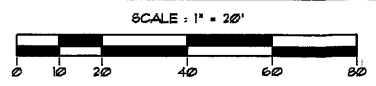
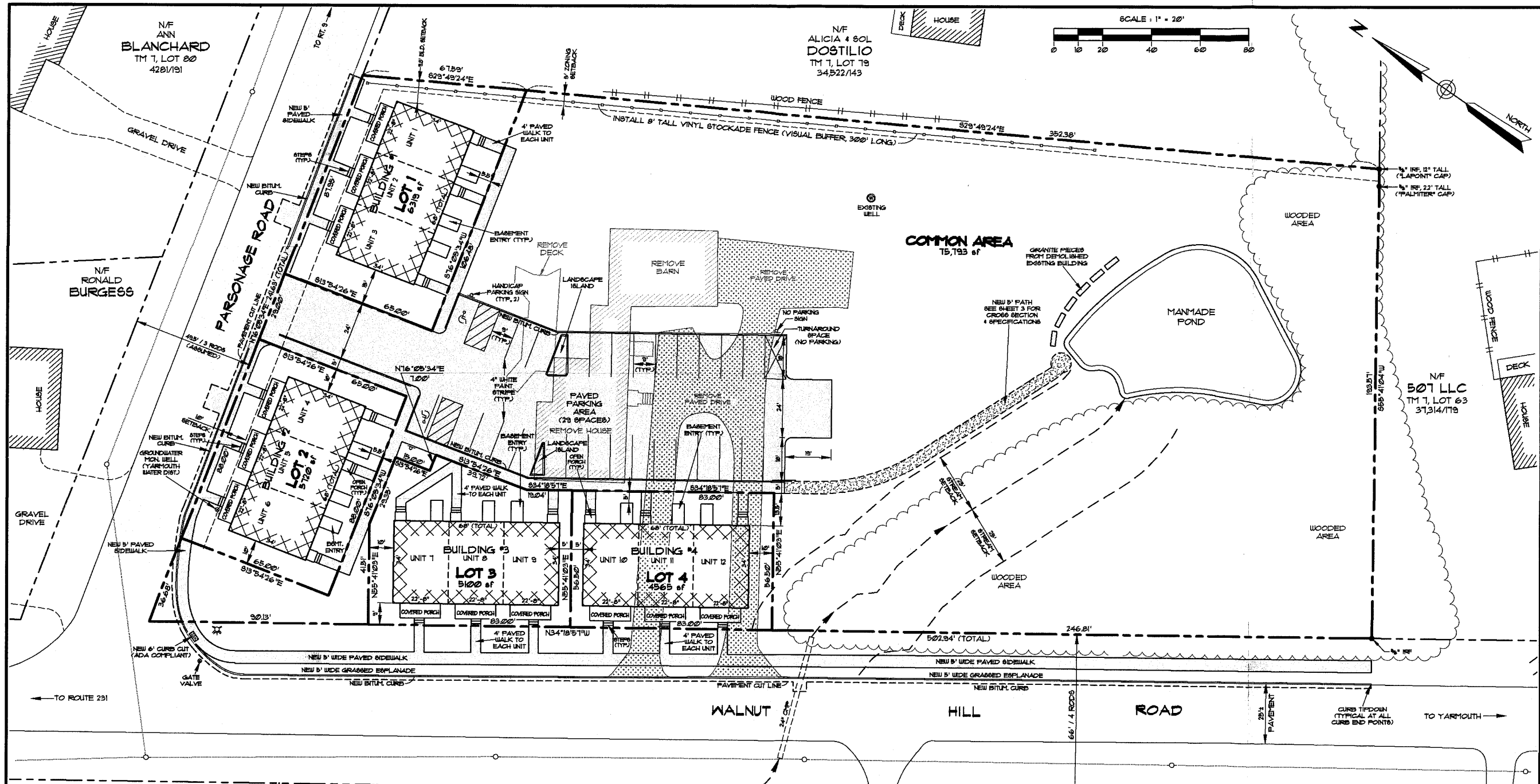
1/4" = 1'-0"

SHEET:

A-4

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Site Construction Plans



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

REV.	BY	DATE	ADD STOCKADE FENCE CHANGES
1	SJR	1-16-2023	

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

N/F ANN BLANCHARD
 TM 1, LOT 80
 4281/191

N/F RONALD BURGESS

N/F KEITH STACKPOLE
 TM 1, LOT 42
 7958/183

LOT AREAS

LOT 1 TOTAL = 6318 sf, IMPERVIOUS AREA = 3714 sf (58.8%)
 LOT 2 TOTAL = 5720 sf, IMPERVIOUS AREA = 3207 sf (56.0%)
 LOT 3 TOTAL = 5100 sf, IMPERVIOUS AREA = 3050 sf (60.0%)
 LOT 4 TOTAL = 4690 sf, IMPERVIOUS AREA = 2943 sf (62.8%)
 COMMON AREA = 15,193 sf, IMPERVIOUS AREA = 13,236 sf (87.8%)

SITE TABULATIONS

DEVELOPED PARCEL AREA = 91,711 sq. ft. / 2.24 ACRES

EXISTING

BUILDING = 3530 sf
 PAVEMENT/PORCHES = 5940 sf
 IMPERVIOUS AREA = 9,470 sf (9.1%)
 GREEN SPACE = 88,001 sf (95.9%)

PROPOSED

BUILDINGS/PORCHES/STEPS/BULKHEADS = 11,340 sf
 PAVEMENT/BIDEWALKS = 14,078 sf
 IMPERVIOUS AREA = 25,418 sf (26.1%)
 GREEN SPACE = 72,053 sf (78.9%)

23 PARKING SPACES (INCLUDES 2 HANDICAP)

ZONING REQUIREMENTS

VILLAGE CENTER ZONING DISTRICT

MINIMUM LOT SIZE = 1 ACRE (REDUCED TO UNDER 20,000 sf PER SECTION 1, TABLE 12, SUBSCRIPT 4B OF THE NORTH YARMOUTH LAND USE ORDINANCE)

STREET FRONTAGE = 18' - 100'

STRUCTURE SETBACKS -

FRONT = 0' TO 20' MAX.
 SIDE = 25' MAX.
 REAR = 5' MIN.
 MAXIMUM STRUCTURE HEIGHT = 3 STORY, 50' MAX.

RECORDING DATA

CUMBERLAND COUNTY
 REGISTRY OF DEEDS

RECEIVED _____

AT _____ ft. _____ m. _____ M.

RECORDED IN _____

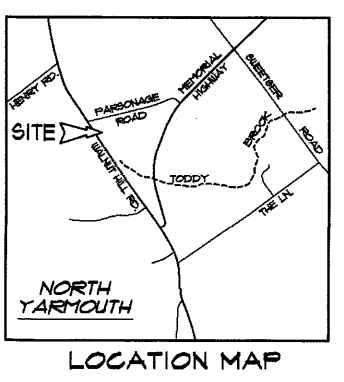
PLAN BOOK _____ PAGE _____

ATTEST _____ REGISTRAR

N/F RYAN & EMILY THOMPSON
 TM 1, LOT 41
 31,665/144

LEGEND

- BOUNDARY LINE (SUBJECT PARCELS)
- - - BOUNDARY LINE (OTHER)
- NOW OR FORMERLY
- BOOK AND PAGE NUMBER
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF
- EXISTING UTILITY POLE WITH OVERHEAD WIRES
- EXISTING TREE LINE
- EXISTING BUILDING (TO BE REMOVED)
- EXISTING BUILDING (ABUTTER)
- PROPOSED BUILDING
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- EXISTING PAVEMENT TO BE REMOVED



NOTES

- THIS CERTIFICATION IS LIMITED TO THE CREATION OF LOTS 1-4 AND THE COMMON AREA LOCATED WITHIN THE BOUNDARY LINES AS SHOWN ON A PLAN ENTITLED 'BOUNDARY' AND EXISTING CONDITIONS SURVEY MADE FOR ATLANTIC RESOURCE CONSULTANTS OF PROPERTY OF MAINE CAPITAL MORTGAGE, LLC, DATED MAY 6, 2021, PREPARED BY HORIZONS ENGINEERING. THESE LOTS AND COMMON AREA MEET THE MINIMUM LOT SIZE REQUIREMENTS OF SECTION 1, TABLE 12, SUBSCRIPT 4B OF THE NORTH YARMOUTH LAND USE ORDINANCE. FULL INDEPENDENT DIED RESEARCH WAS NOT PERFORMED AND PROPERTY CORNER MARKERS WERE NOT SET, THEREFORE THIS PLAN DOES NOT FULLY CONFORM TO THE STANDARDS OF PRACTICE OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.
- ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTRY REGISTRY OF DEEDS.
- OWNER OF RECORD - 521 LLC
 DEED REFERENCE - BOOK 38921, PAGE 160
 TAX MAP 1, LOT 62
- THE LOCATION, DEPTH, SIZE & EXISTENCE OF UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT VERIFIED. CONTRACTOR SHALL CONTACT DISA/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 #200202 0002B, DATED JULY 16, 1981.
- ON-SITE UTILITY LOCATIONS TO BE DETERMINED BY THE UTILITY AUTHORITY.
- SEE WETLAND DELINEATION REPORT DATED MAY 26, 2021 AND SEPTIC DESIGN ON THE 2020 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

_____ CHAIRMAN

DATE _____

SUBDIVISION PLAN

DEACON HAYES COMMONS

521 WALNUT HILL ROAD - NORTH YARMOUTH MAINE

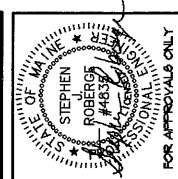
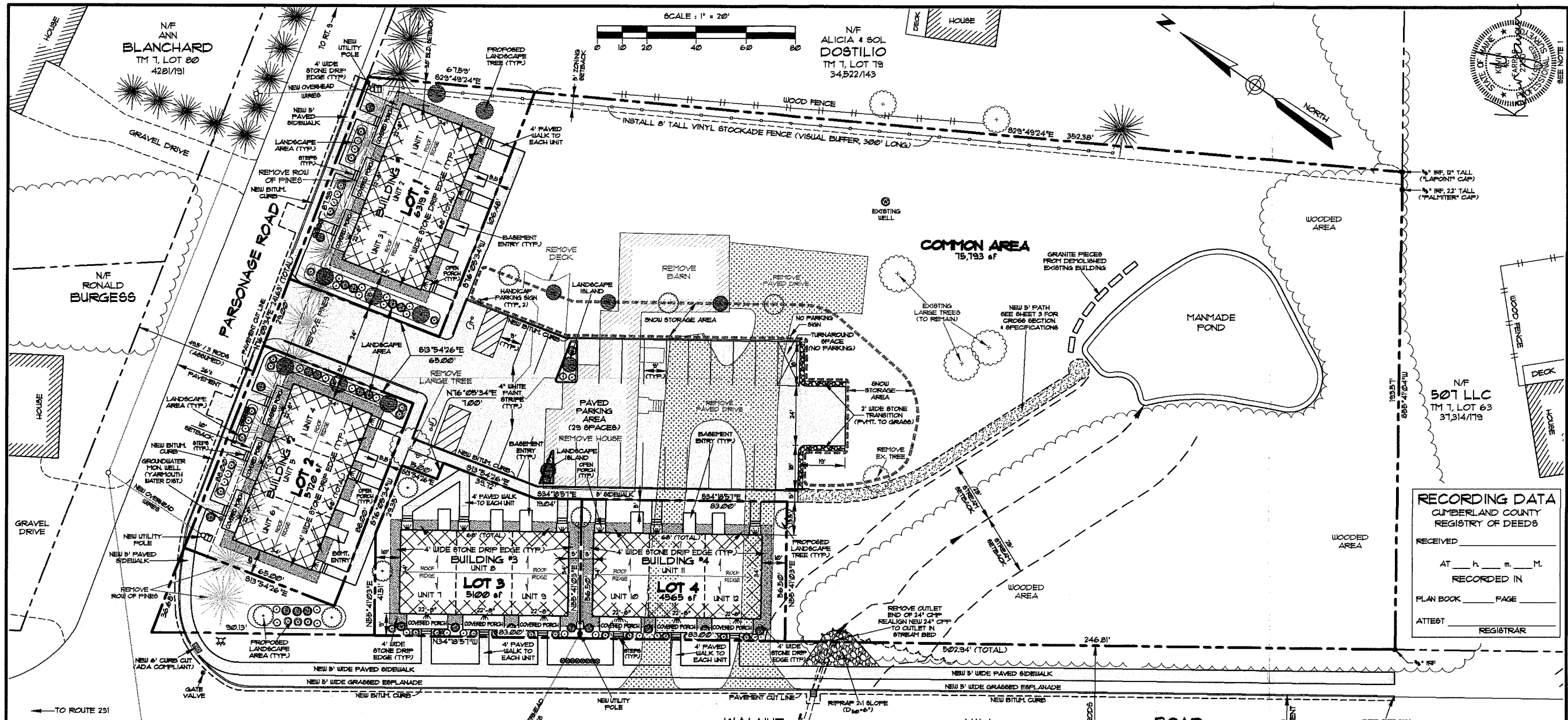
OWNER OF RECORD

521 LLC

865 OAK HILL ROAD - NORTH YARMOUTH, ME

DATE	PROJECT
6-28-2022	2022-12
DRAWN BY	SCALE
SJR	1" = 20'

SHEET SUB-1



REV.	BY.	DATE.	DESCRIPTION.
0			ISSUE FOR PERMITS
1			REVISIONS TO PERMITS
2			REVISIONS TO PERMITS
3			REVISIONS TO PERMITS
4			REVISIONS TO PERMITS
5			REVISIONS TO PERMITS
6			REVISIONS TO PERMITS
7			REVISIONS TO PERMITS
8			REVISIONS TO PERMITS
9			REVISIONS TO PERMITS
10			REVISIONS TO PERMITS

RECORDING DATA
 CUMBERLAND COUNTY
 REGISTRY OF DEEDS

RECEIVED _____
 AT _____ h _____ m _____ s
 RECORDED IN _____
 FLAN BOOK _____ PAGE _____
 ATTEST _____ REGISTRAR

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

LOT AREAS

LOT 1 TOTAL = 6319 sf, IMPERVIOUS AREA = 3174 sf (50.2%)
 LOT 2 TOTAL = 5720 sf, IMPERVIOUS AREA = 3201 sf (56.0%)
 LOT 3 TOTAL = 5100 sf, IMPERVIOUS AREA = 3059 sf (60.0%)
 LOT 4 TOTAL = 4690 sf, IMPERVIOUS AREA = 2943 sf (62.8%)
 COMMON AREA = 15,193 sf, IMPERVIOUS AREA = 13,036 sf (86.4%)

SITE TABULATIONS

DEVELOPED PARCEL AREA = 91,471 sq. ft. / 2.24 ACRES

EXISTING

BUILDING = 3,530 sf
 PAVEMENT/PORCHES = 5,340 sf
 IMPERVIOUS AREA = 9,410 sf (9.1%)
 GREEN SPACE = 88,061 sf (92.3%)

PROPOSED

BUILDINGS/PORCHES/STEPS/BULKHEADS = 11,340 sf
 PAVEMENT/SIDEWALKS = 14,218 sf
 IMPERVIOUS AREA = 25,418 sf (26.1%)
 GREEN SPACE = 72,053 sf (73.9%)
 29 PARKING SPACES (INCLUDES 2 HANDICAP)

LANDSCAPE LEGEND

- NEW MAPLE
- NEW BIRCH
- LANDSCAPING AREA - MIX OF POUNTAIN GRASS, HOSTA, DIANTHUS, COENOS 4 CORAL HONEYSUCKLE

ZONING REQUIREMENTS

VILLAGE CENTER ZONING DISTRICT
 MINIMUM LOT SIZE = 1 ACRE (REDUCED TO UNDER 20,000 SF PER SECTION 7, TABLE 12, SUBSCRIPT 4B OF THE NORTH YARMOUTH LAND USE ORDINANCE)
 STREET FRONTAGE = 18' - 100'
 STRUCTURE SETBACKS -
 FRONT = 0'-20' max.
 SIDE = 25' max.
 REAR = 5' min.
 MAXIMUM STRUCTURE HEIGHT = 3 STORY, 50' max.

LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER)
- NEW OR FORMERLY
- BOOK AND PAGE NUMBER
- EXISTING HYDRANT
- 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

- THIS CERTIFICATION IS LIMITED TO THE CREATION OF LOTS 1-4 AND THE COMMON AREA LOCATED WITHIN THE BOUNDARY LINES AS SHOWN ON A PLAN ENTITLED "BOUNDARY AND EXISTING CONDITIONS SURVEY MADE FOR ATLANTIC RESOURCE CONSULTANTS OF PROPERTY OF MAINE CAPITAL MORTGAGE LLC", DATED MAY 6, 2021, PREPARED BY HORIZONS ENGINEERING. THESE LOTS AND COMMON AREA MEET THE MINIMUM LOT SIZE REQUIREMENTS OF SECTION 7, TABLE 12, SUBSCRIPT 4B OF THE NORTH YARMOUTH LAND USE ORDINANCE. FULL INDEPENDENT DEED RESEARCH WAS NOT PERFORMED AND PROPERTY CORNER MARKERS WERE NOT SET, THEREFORE THIS PLAN DOES NOT FULLY CONFORM TO THE STANDARDS OF PRACTICE OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTRY REGISTRY OF DEEDS.
- OWNER OF RECORD - 527 LLC
 DEED REFERENCE - BOOK 382/0, PAGE 16-0
 TAX MAP T, LOT 62
- EXISTING CONDITIONS ARE BASED ON A PLAN ENTITLED "WALNUT HILL ROAD DEVELOPMENT - TOWNHOUSE SITE LAYOUT", DATED AUGUST 5, 2021, PREPARED BY ATLANTIC RESOURCE CONSULTANTS.
- THE LOCATION, DEPTH SIZE 4 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 130202 0010B, DATED JULY 16, 1981.
- ON-SITE UTILITY LOCATIONS TO BE DETERMINED BY THE UTILITY AUTHORITY.
- SEE WETLAND DELINEATION REPORT DATED MAY 26, 2021 AND SEPTIC DESIGN ON HIE-2000 FORM 19 DATED MARCH 9, 2022, BOTH BY MARK CENSI ASSOCIATES.

APPROVAL

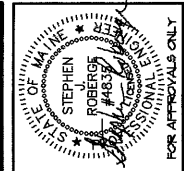
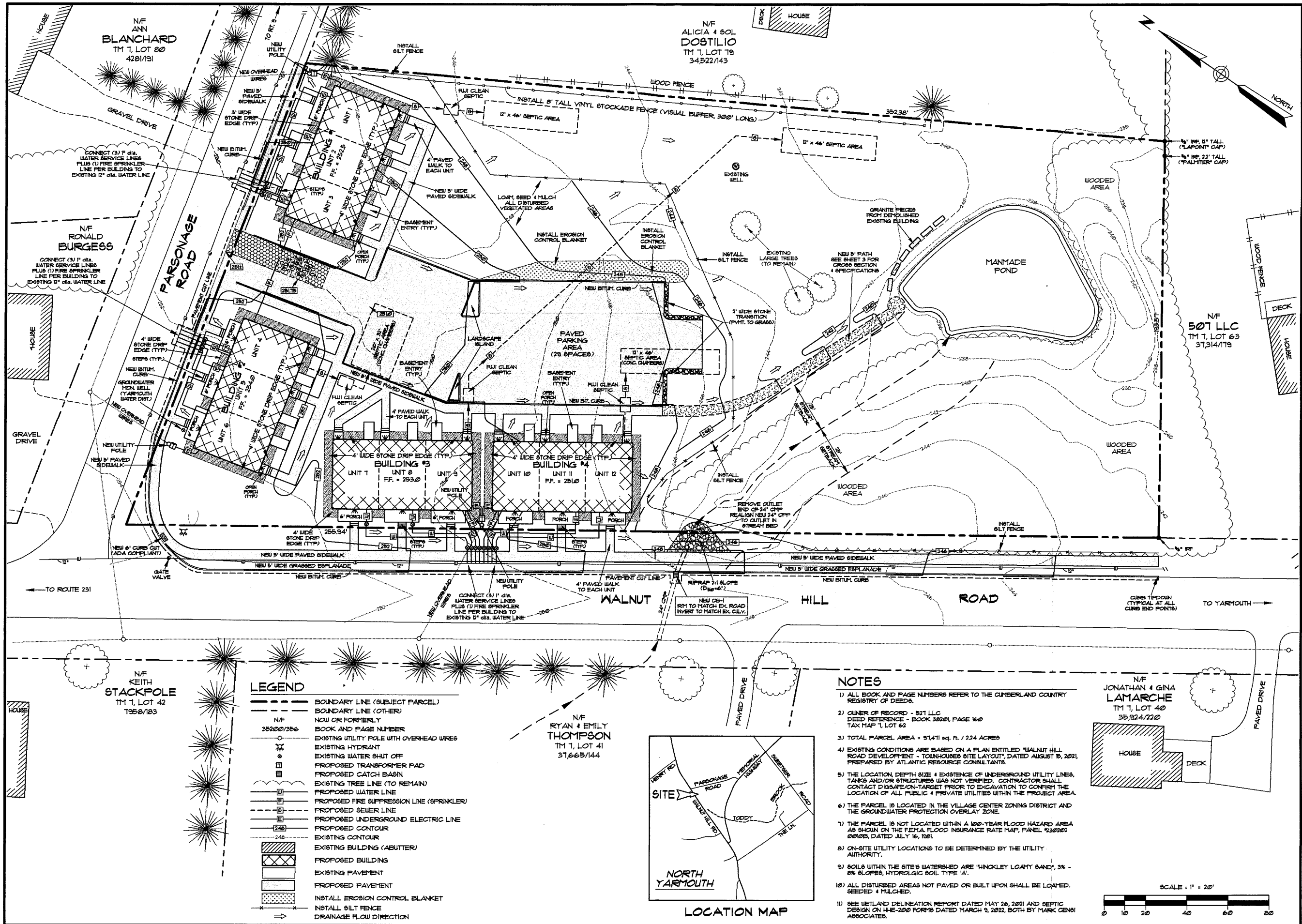
APPROVED BY THE TOWN OF NORTH YARMOUTH PLANNING BOARD

DATE _____ PROJECT _____
 FEB. 2022 2022-12
 DRAWN BY: SJR 8 SCALE
 SJR 1" = 20'

LOCATION MAP

NORTH YARMOUTH

SITE & DEMOLITION PLAN
 DEACON HAYES COMMONS
 521 WALNUT HILL ROAD - NORTH YARMOUTH MAINE
 OWNER OF RECORD
 527 LLC
 8665 OAK HILL ROAD - NORTH YARMOUTH, ME



REV.	BY	DATE	CHANGES
1	SJR	1-22-2022	REVOLVE PROPOSED TANKS/LINES
2	SJR	1-16-2022	RELOCATE PROPOSED TANKS; ADD STOCKADE FENCE
3	SJR	8-25-2022	RELOCATE UTILITY LINES; ADD STOCKADE FENCE
4	SJR	8-24-2022	LABEL UNITS, WATERLINE SERVICE REVISIONS
5	SJR	8-18-2022	EXTEND SIDEWALK; RELOCATE WATER LINES
6	SJR	8-18-2022	ADD PARCEL TO BE CONVEYED TO DOT LLC
7	SJR	8-21-2022	RECONFIGURE BUILDING SIZES
8	SJR	8-19-2022	RECONFIGURE BUILDING SIZES
9	SJR	8-19-2022	CHANGES

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 (cell)
 steve@sjeengineering.com

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

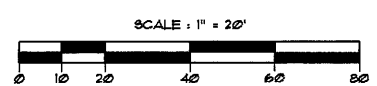
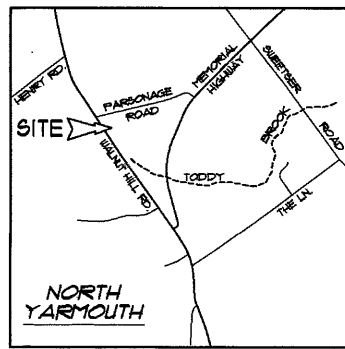
DATE	PROJECT
FEB. 2022	2022-12
DRAWN BY	SCALE
SJR	1" = 20'

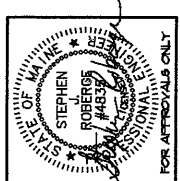
SHEET 2

LEGEND

	BOUNDARY LINE (SUBJECT PARCEL)
	BOUNDARY LINE (OTHER)
	N/F
	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 FIRE SUPPRESSION LINE (SPRINKLER)
	PROPOSED SEWER LINE
	PROPOSED UNDERGROUND ELECTRIC LINE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	EXISTING BUILDING (A BUTTER)
	PROPOSED BUILDING
	EXISTING PAVEMENT
	PROPOSED PAVEMENT
	INSTALL EROSION CONTROL BLANKET
	INSTALL SILT FENCE
	DRAINAGE FLOW DIRECTION

- NOTES**
- ALL LOT AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTRY REGISTRY OF DEEDS.
 - OWNER OF RECORD - 507 LLC DEED REFERENCE - BOOK 38201, PAGE 160 TAX MAP 1, LOT 62
 - TOTAL PARCEL AREA = 91,471 sq. ft. / 2.04 ACRES
 - EXISTING CONDITIONS ARE BASED ON A PLAN ENTITLED "WALNUT HILL ROAD DEVELOPMENT - TOWNHOUSE 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 DIGSAFEON-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 00002B, DATED JULY 16, 1981.
 - ON-SITE UTILITY LOCATIONS TO BE DETERMINED BY THE UTILITY AUTHORITY.
 - SOILS WITHIN THE SITE'S WATERSHED ARE "HINKLEY 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 H-200 FORM DATED MARCH 9, 2022, BOTH BY MARK CENSI ASSOCIATES.





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

SJR ENGINEERING, INC.
 16 THURSTON DRIVE
 MONTYOUTH MAINE 04269
 (207) 622-1616 tel & fax
 step@sjreng.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.

GENERAL NOTES

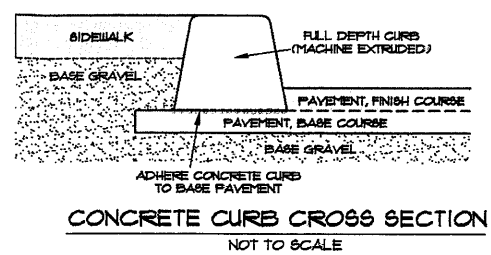
- SEE SHEET 1 FOR SITE SPECIFIC NOTES.
- THE CONTRACT WORK TO BE PERFORMED ON THIS PROJECT CONSISTS OF FURNISHING ALL REQUIRED LABOR, MATERIALS, EQUIPMENT, IMPLEMENTS, PARTS AND SUPPLIES NECESSARY FOR OR AFFILIATED TO, THE INSTALLATION OF CONSTRUCTION IMPROVEMENTS IN ACCORDANCE WITH THESE DRAWINGS AND 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 CONTRACTORS TO THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND DEPTHS 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 DIRECTION 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 BARRIERS BEFORE ENGAGING 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 GEO. 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 PAINT DRYING TYPE IN ACCORDANCE WITH MDOT SPECIFICATIONS. TWELVE INCH (12") WIDE STOP BAR AND FOUR INCH (4") WIDE STRIPES 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. THE CONTRACTOR DEEM THIS ESSENTIAL FOR THE PROPER PERFORMANCE OF THE CONTRACT.
- WORK MAY PROGRESS MONDAY THROUGH SATURDAY 7:00 AM TO 1:00 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 REPAIR 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 ON-SITE 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. ALL 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

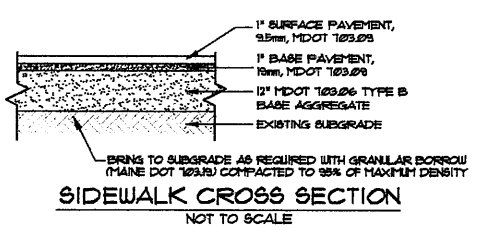
- UNLESS OTHERWISE NOTED, STORM DRAIN PIPE SHALL BE IN ACCORDANCE WITH MDOT SPECIFICATIONS SECTION 622 PIPE CULVERTS AND STORM DRAINS. LATEST REVISION WITH THE EXCEPTION THAT THE ONLY ACCEPTABLE TYPE OF PIPE ARE AS FOLLOWS: REINFORCED CONCRETE PIPE, HDPE/SMOOTH INTERIOR CORRUGATED PLASTIC PIPE.
- HDPE/SMOOTH INTERIOR CORRUGATED PLASTIC PIPE (ICP) 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 DESIGNATED BY THE OWNER. UNSUITABLE SOIL SHALL BE SEPARATED, REMOVED AND DISPOSED OF AT AN APPROVED DISPOSAL LOCATION OFFSITE.
- ALL EXISTING STRUCTURES, FENCES, TREES, ETC. WITHIN THE CONSTRUCTION AREA UNLESS OTHERWISE NOTED TO REMAIN, SHALL BE REMOVED AND DISPOSED OF OFFSITE. 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 EARTH-MOVING PRIOR TO THE START OF EARTH-MOVING ACTIVITIES.
- BASED ON FEMA MAPPING, NO AREA WITHIN THE SITE BOUNDARIES IS IN THE 100 YEAR FLOOD PLAN.

LAYOUT NOTES

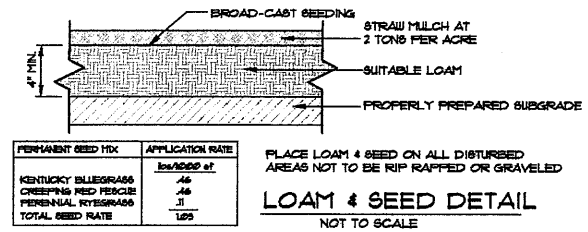
- ALL SIGNS INDICATED ON THE PLANS ARE TO MEET ALL REQUIREMENTS AND STANDARDS OF THE MDOT AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- PROPERTY LINE AND RIGHT OF WAY MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTORS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



CONCRETE CURB CROSS SECTION
NOT TO SCALE

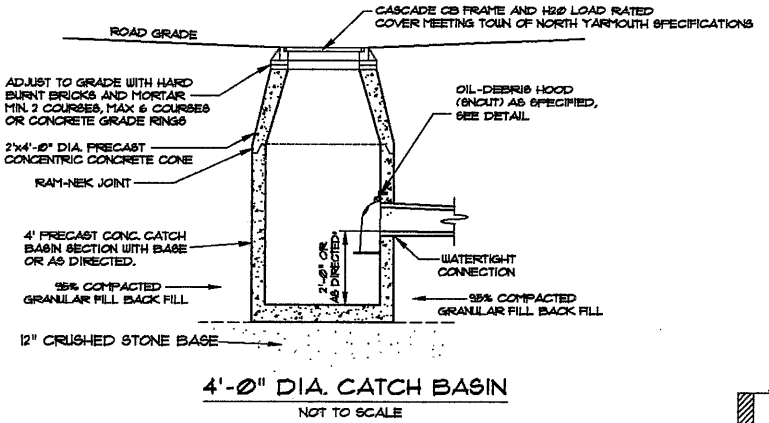


SIDEWALK CROSS SECTION
NOT TO SCALE

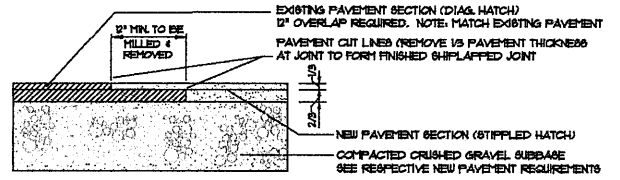


LOAM & SEED DETAIL
NOT TO SCALE

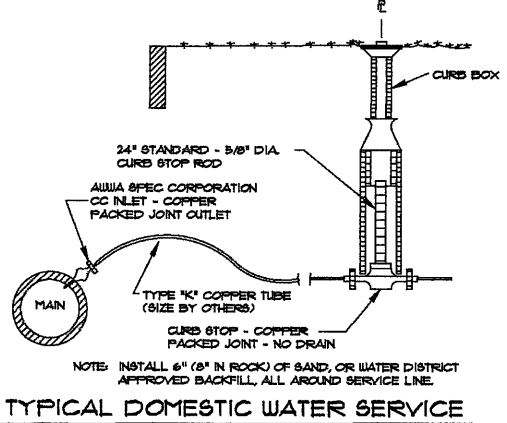
PERMANENT SEED MIX	APPLICATION RATE
KENTUCKY BLUEGRASS	46
CREEPING RED FESCUE	46
PERENNIAL RYEGRASS	11
TOTAL SEED RATE	103



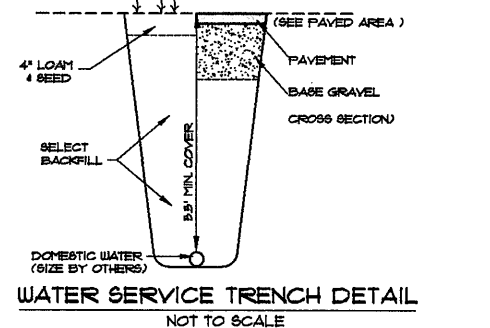
4'-0" DIA. CATCH BASIN
NOT TO SCALE



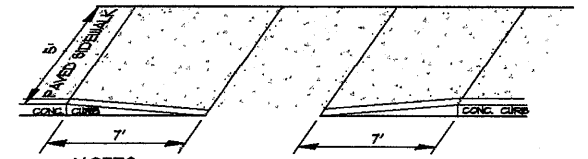
PAVEMENT SAWCUT JOINT DETAIL
NOT TO SCALE



TYPICAL DOMESTIC WATER SERVICE
NOT TO SCALE

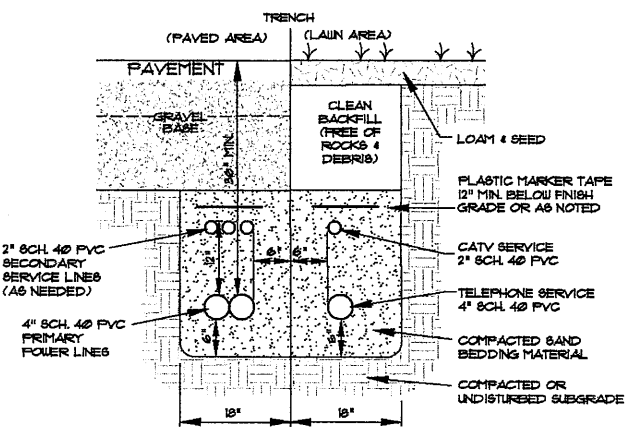


WATER SERVICE TRENCH DETAIL
NOT TO SCALE

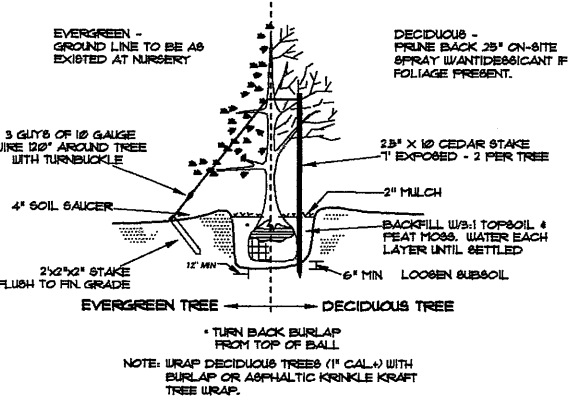


SIDEWALK TIPDOWN DETAIL
NOT TO SCALE

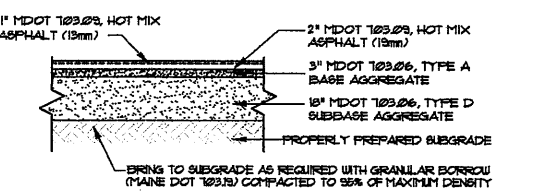
- NOTES:**
- THE DIMENSIONS SHOWN AT ROADWAY EDGE ARE FIXED DISTANCES.
 - RAIP CROSS SECTION TO BE SAME AS ADJACENT SIDEWALK (DEPTH OF SURFACE AND FOUNDATION)
 - IN NO CASE ARE THE RAIP'S TO BE PLACED BEHIND THE STOP LINE.



UNDERGROUND UTILITY TRENCH DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE



PAVED AREA CROSS SECTION
NOT TO SCALE

- NOTES**
- COMPACT GRAVEL SUBBASE, BASE COURSE TO 95% OF THEIR MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-997.
 - HOT MIX ASPHALT PAVEMENT MUST BE COMPACTED TO 93%-97% OF ITS THEORETICAL MAXIMUM DENSITY AS DETERMINED BY ASTM D-2941.
 - A TACK COAT MUST BE USED BETWEEN SUCCESSIVE LIFTS OF BITUMINOUS PAVEMENT.
 - PROVIDE NON-FROST SUSCEPTIBLE COMPACTED FILL GRANULAR BORROW (MDOT 103.09) BELOW PAVEMENT IN FILL AREAS.
 - CONTRACTOR SHALL SET GRADE MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

Superhumus
Jay, Maine

PRODUCT INFORMATION:

Unique in the landscape industry, Superhumus is processed from a blend of fine bark, forest organic matter, and a small amount of sand and fine stone. These natural ingredients are washed off of logs in a wood yard water flume in Jay, Maine. Superhumus is weed seed free, screened ($0.75''$), approved for Organic landscaping, and has been used extensively as a container mix, landscape and trail mulch, and in the construction of wetlands, and rain gardens/bioreoretion soils.

USE RECOMMENDATIONS:

Soil amendment: Mix 10-20% uniformly by volume. Add additional fertilizer as needed.

Container growing: Use aged Superhumus for container growing of many ornamentals and in custom blended potting mixes.

Ornamental Mulch: Apply an even layer 2-4" deep to achieve weed suppression & natural appearance.

Trail Mulch: Provides root protection & soft footing on walking/hiking trails.

Wetland Use: Weed free and rich in organic matter, Superhumus closely simulates the characteristics of wetland soil. Use 100% or in a soil/Superhumus blend.

Bioretention Soil: Apply Superhumus to meet organic matter specifications of soil filter/rain garden media. Typical applications utilize 200-300% Superhumus by volume.

Slope stabilizer: Apply 3-6" to soil surfaces to effectively stabilize slopes.

ADDITIONAL INFORMATION:

Feed Stocks: Forest soil, bark, organic matter, sand & fine stone.

Classifications: Available for use in ME, NH, MA, VT, & CT. Approved for Organic growing (MCPAL).

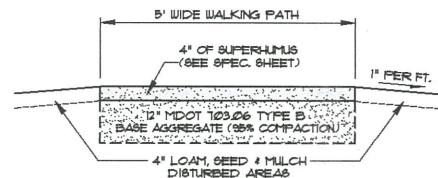
Services/Support: Additional analysis and specifications available.

Casella Organics, 110 Main Street, Suite 1306, Saco, ME 04072 800-933-6474

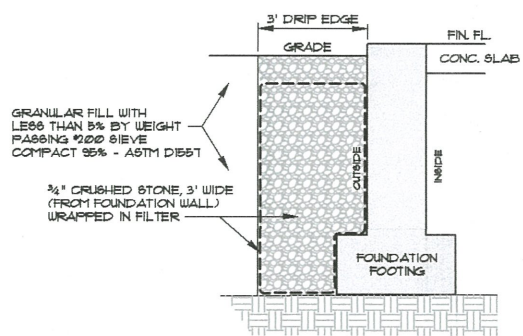
Herron, ME 800-287-8947 Unity, ME 800-601-8671 Concord, NH 603-228-6482 Clifton Park, NY 518-383-0137 Chatsaugay, NY 518-497-6836

Revised: 3/17/18

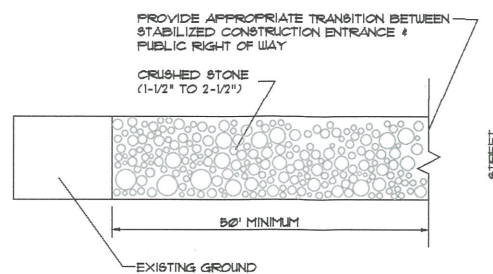
SUPERHUMUS SPECIFICATION SHEET



FOOTPATH AND SIDE SLOPE CROSS SECTION
NOT TO SCALE



FOUNDATION UNDERDRAIN DETAIL
STONE DRIP EDGE
NOT TO SCALE



1. STONE SIZE - AASHTO DESIGNATION M 43, SIZE 1/2 (2 1/2" - 1 1/2") USE CRUSHED STONE
2. LENGTH - AS EFFECTIVE BUT NOT LESS THAN 50'
3. THICKNESS - NOT LESS THAN 8"
4. WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS
5. WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY, WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS, OR OTHER APPROVED METHODS.
6. MAINTENANCE - THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURED USES TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS OF WAYS MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

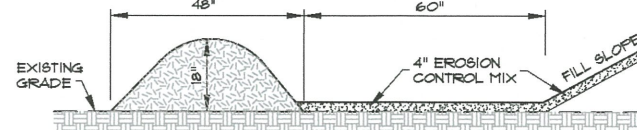
NOT TO SCALE

THE FILTER BERM SHALL CONSIST OF A WOOD WASTE COMPOST/BARK MULCH MIX OR RECYCLED COMPOSTED BARK FLUME GRIT AND FRAGMENTED WOOD GENERATED FROM WATER FLUME LOG HANDLING SYSTEMS. COMPARABLE COMPOSTED MIXES CAN BE USED UPON WRITTEN APPROVAL OF THE ENGINEER.

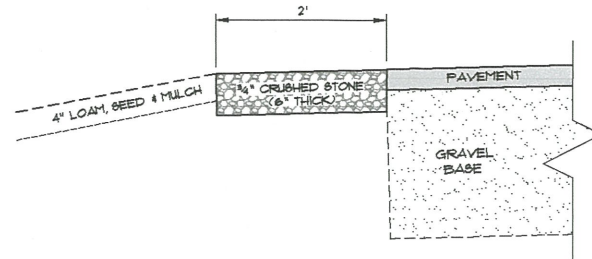
THE MIX SHALL CONFORM TO THE FOLLOWING: pH BETWEEN 5.0-8.0, PARTICLE SIZE - 100% PASSING THROUGH A 6" SCREEN AND 80% RETAINED ON A 3/4" SCREEN, SOLUBLE SALTS CONTENT SHALL BE LESS THAN 4.0 mmhos/cm.

THE COMPOSTED BERM SHALL BE PLACED, UNCOMPACTED, ALONG A RELATIVELY LEVEL CONTOUR.

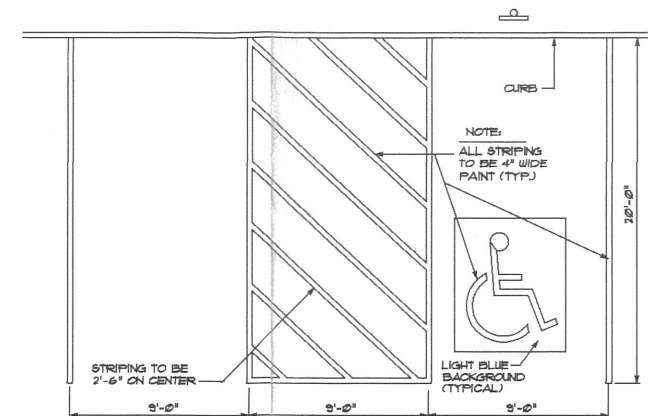
THE BERM MAY BE USED IN COMBINATION WITH SILT FENCE TO IMPROVE SEDIMENT REMOVAL AND PREVENT CLOGGING OF THE BERM BY LARGER SEDIMENT PARTICLES (SILT FENCE PLACED ON THE UPHILL SIDE OF BERM).



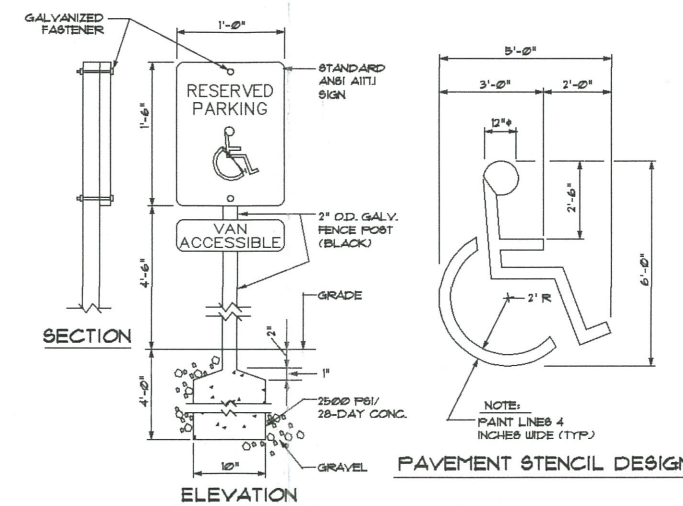
EROSION CONTROL FILTER BERM
NOT TO SCALE



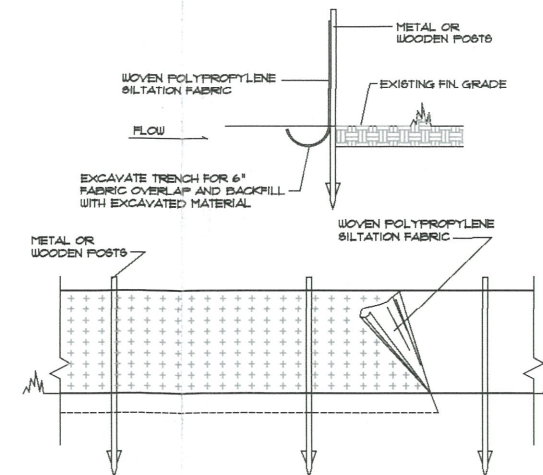
STONE TRANSITION AREA
PAVEMENT TO GRASS
NOT TO SCALE



HANDICAPPED PARKING SPACE DETAIL
NOT TO SCALE



HANDICAP SIGN DETAIL
NOT TO SCALE



NOTES

REFERENCE IS MADE TO THE BEST MANAGEMENT PRACTICE FOR EROSION AND SEDIMENT CONTROL, E-1 SEDIMENT BARRIERS.
SILTATION FABRIC WITH INTEGRAL MESH AND POSTS MAY BE USED.
EROSION CONTROL FILTER BERM IS AN ACCEPTABLE ALTERNATIVE TO SILT FENCING.

SILT FENCE DETAIL
NOT TO SCALE



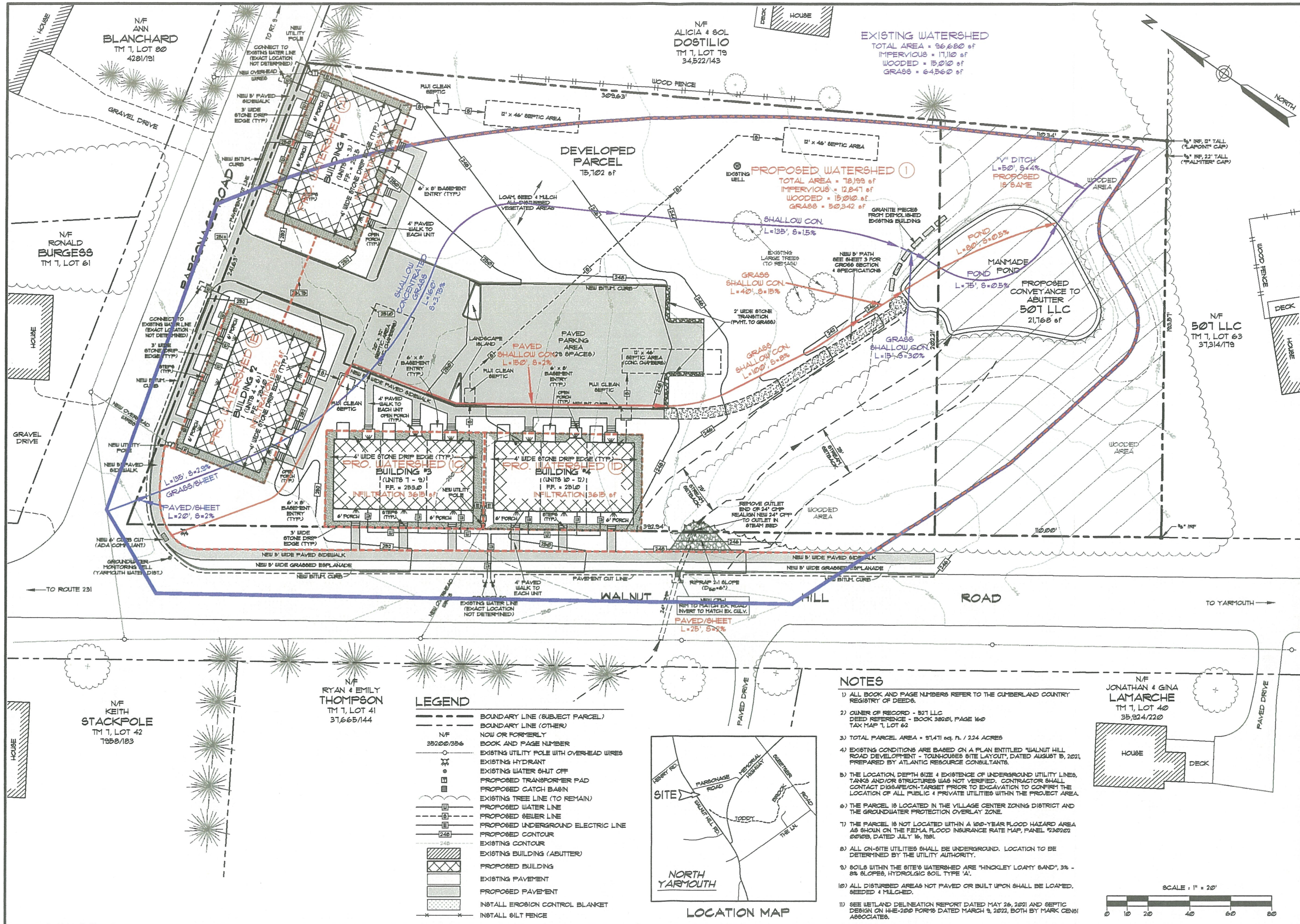
NO.	REV.	DATE	DESCRIPTION
1	BJR	4-16-2022	UPDATE PROJECT NAME IN TITLE BLOCK
2	BJR	3-15-2022	UPDATE CLIENT INFO IN TITLE BLOCK
	B.T.		CHANGES

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

SJR ENGINEERING, INC.
16 THURSTON DRIVE
MONMOUTH, MAINE 04259
(207) 622-1616 tel & fax
sje@sje.org.com

CONSTRUCTION DETAILS
DEACON HAYES COMMONS
521 WALNUT HILL ROAD - NORTH YARMOUTH MAINE
PREPARED FOR
527 LLC
8665 OAK HILL ROAD - NORTH YARMOUTH, ME

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



REV.	BY:	DATE:	CHANGES:
1	SJR	11-14-2022	RECONFIGURE BUILDINGS, REDO AREAS

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
 sjr@sje.com

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

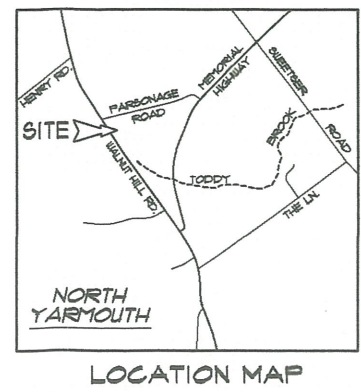
DATE	PROJECT
4-18-2022	2022-12

DRAWN BY: SCALE
 SJR 1" = 20'

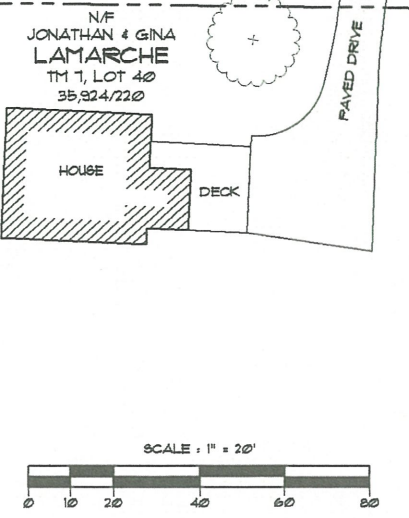
SHEET W6-1

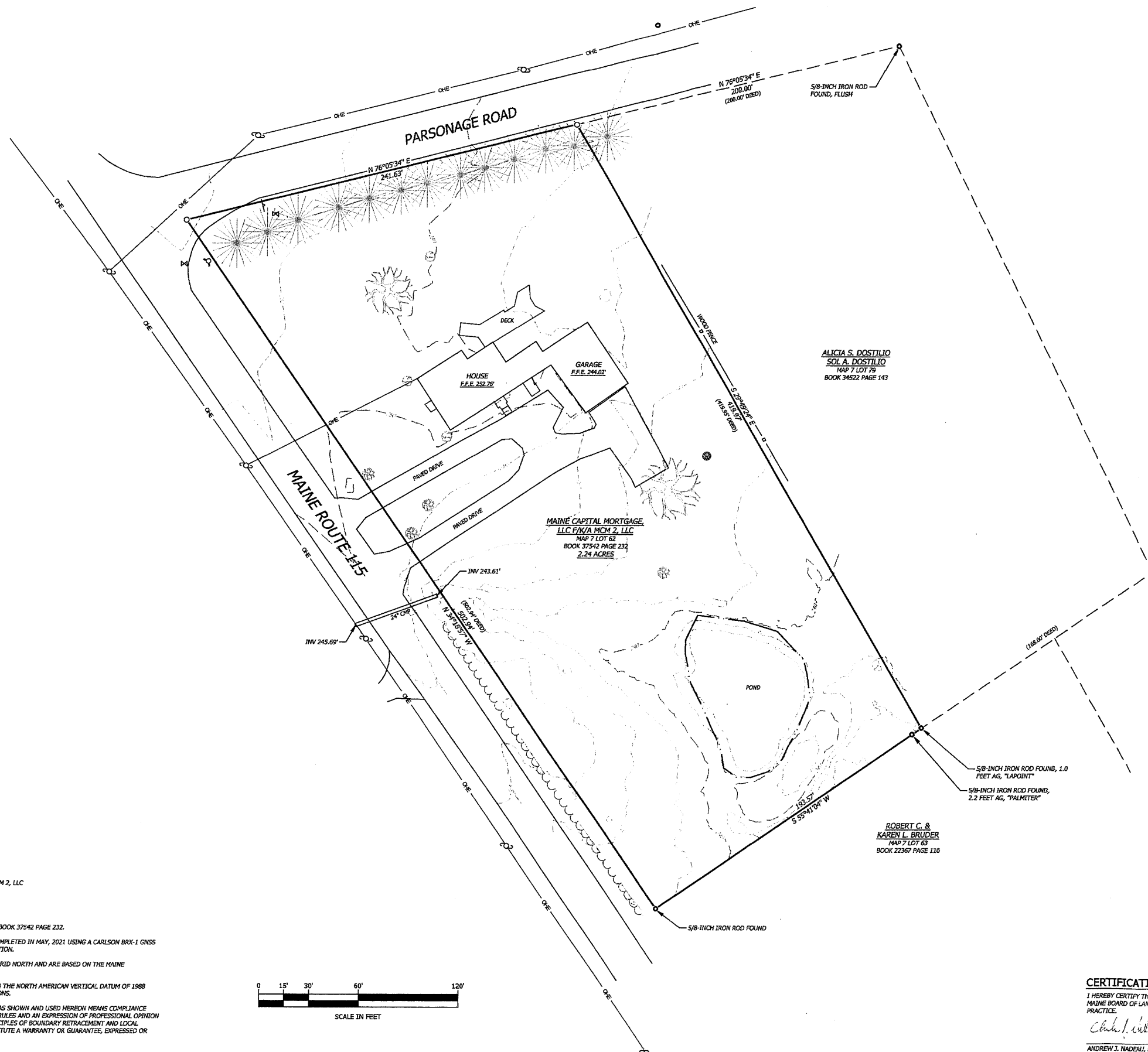
LEGEND

---	BOUNDARY LINE (SUBJECT PARCEL)
---	BOUNDARY LINE (OTHER)
N/F	BOOK AND PAGE NUMBER
39200/396	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



- 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 = 51,411 sq. ft. / 2.24 ACRES
 - EXISTING CONDITIONS ARE BASED ON A PLAN ENTITLED "WALNUT HILL ROAD DEVELOPMENT - TOWNHOUSES SITE LAYOUT", DATED AUGUST 8, 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 00005, DATED JULY 16, 1991.
 - ALL ON-SITE UTILITIES SHALL BE UNDERGROUND. LOCATION TO BE DETERMINED BY THE UTILITY AUTHORITY.
 - SOILS WITHIN THE SITE'S WATERSHED ARE "HINKLEY 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 14-E-2000 FORM DATED MARCH 9, 2022, BOTH BY MARK GENI ASSOCIATES.





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
- OVER-HEAD ELECTRIC
- CONTOUR, MAJOR INTERVAL
- CONTOUR, MINOR INTERVAL

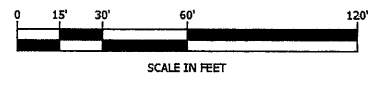
ALICIA S. DOSTILIO
SOL A. DOSTILIO
MAP 7 LOT 79
BOOK 34522 PAGE 143

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

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

GENERAL NOTES

1. OWNER OF RECORD:
MAINE CAPITAL MORTGAGE, LLC FKA/MCM 2, LLC
4 CITY CENTER
PORTLAND, ME 04101
2. REFERENCE DEED:
CLIMBERLAND 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.



horizons Engineering
NEWPORT VT • LITTLETON NH • NEW LONDON NH
COMFRET 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
2022
PROFESSIONAL
LAND SURVEYOR

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
DATE: 5/18/21

SHEET 1 OF 1

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
DATE: 5/18/21