

DEER BROOK APARTMENTS PHASE 2

NORTH YARMOUTH, MAINE

APPLICANT:
 UNITED PROPERTIES, INC
 9 THOMAS DRIVE
 WESTBROOK, ME 04098

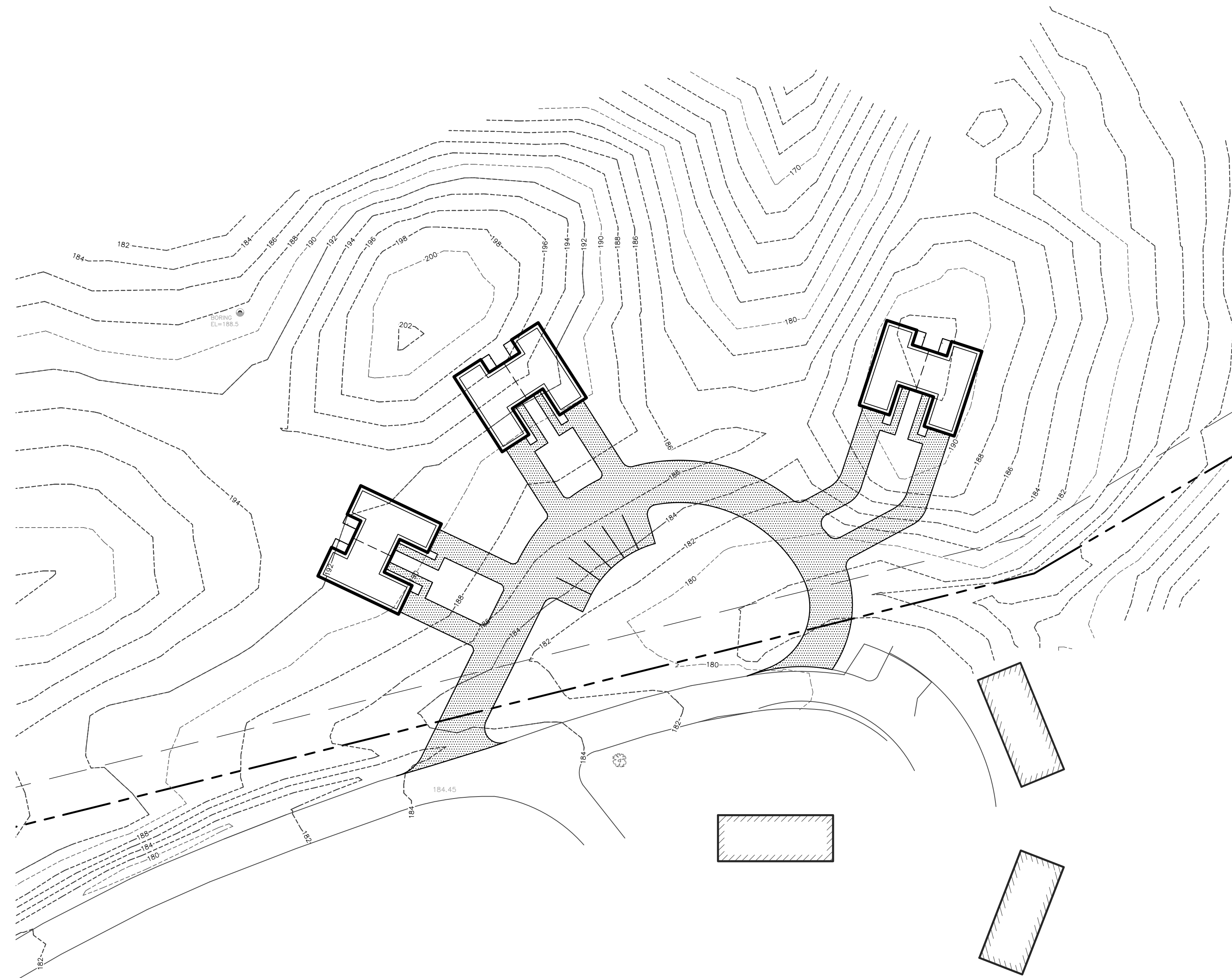
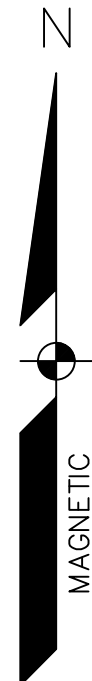
ENGINEER / SURVEYOR:

SEBAGO
 TECHNICS

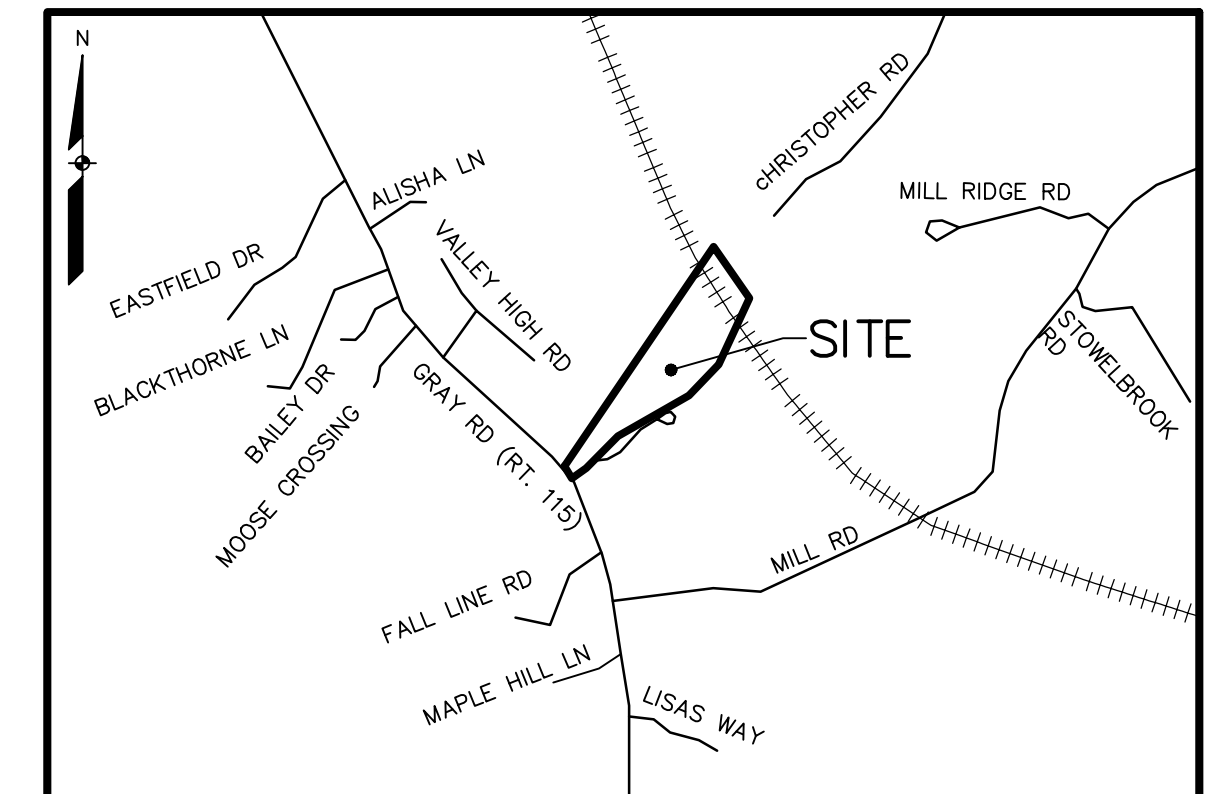
CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE

WWW.SEBAGOTECHNICS.COM

75 John Roberts Rd. - Suite 1A 250 Goddard Rd. - Suite B
 South Portland, ME 04106 Lewiston, ME 04240
 Tel. 207-200-2100 Tel. 207-783-5656



SCALE: 1" = 40'



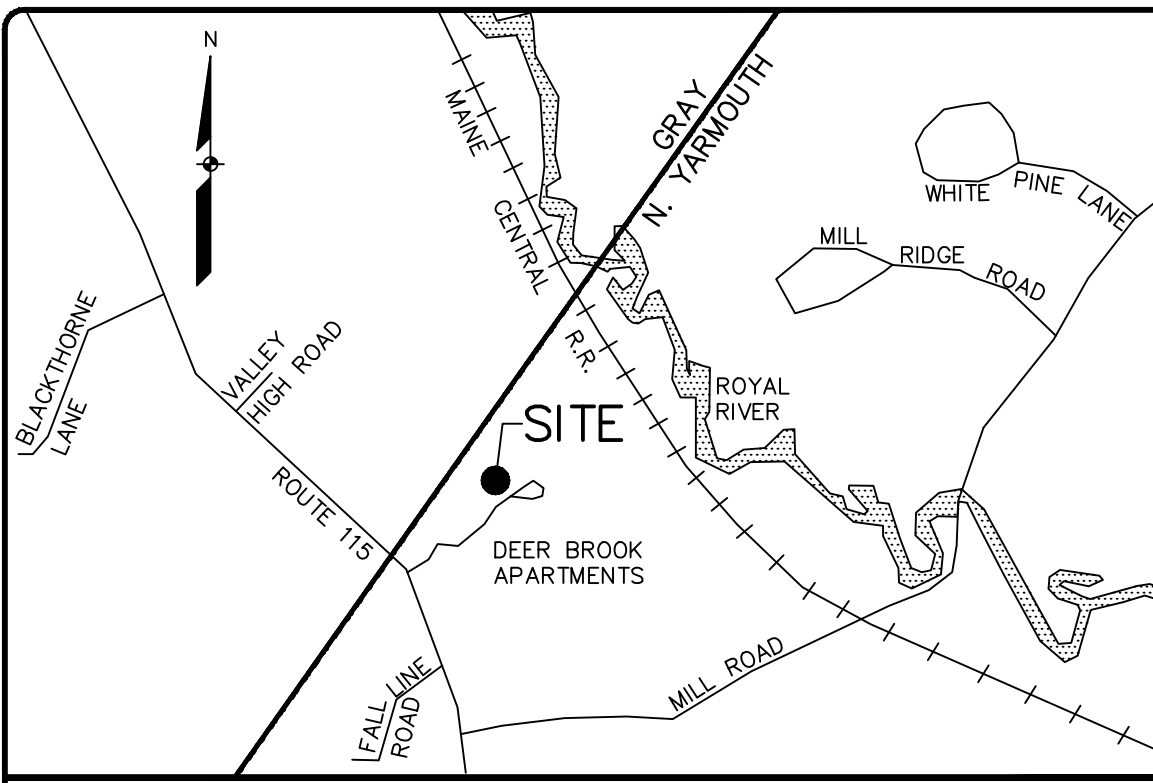
LOCATION MAP

N.T.S.

SHEET INDEX:

SHEET	DESCRIPTION
1	COVER SHEET
2	SUBDIVISION PLAN
3	WATER MAIN EXTENSION PLAN
4	PLAN AND PROFILE PLAN
5	EROSION CONTROL NOTES
6	DETAILS
7	DETAILS





NET RESIDENTIAL AREA CALCULATIONS:

TOTAL PARCEL AREA	33.36 Ac.
(1) AREAS WHICH ARE ISOLATED FROM THE MAIN PARCEL	4.26 Ac.
(2) AREAS BELOW NORMAL HIGH WATER MARK	SEE (1)
(3) AREAS WITHIN 100-YR. FLOODPLAIN	SEE (1)
(4) AREAS WITHIN 250-FT. OF THE ROYAL RIVER	SEE (1)
(5) AREAS CLASSIFIED AS WETLANDS	SEE (8)
(6) AREAS CREATED BY FILLING OR DRAINING A POND OR WETLAND	0 Ac.
(7) AREAS OF UN-RECLAIMED GRAVEL PITS	0 Ac.
(8) AREAS OF SLOPES GREATER THAN 20%	9.63 Ac.
(9) AREAS HAVING POORLY DRAINED SOILS	0 Ac.
(10) AREAS SUBJECT TO EXISTING RIGHTS-OF-WAYS OR EASEMENTS	0 Ac.
NET RESIDENTIAL AREA (N.R.A.)	19.47 Ac.
NET RESIDENTIAL DENSITY = N.R.A. / 1 RES. UNIT PER 3 NET RES. ACRES	= 19.47 Ac. / 3 = 6 UNITS
NUMBER OF UNITS PROPOSED = 6 (3 DUPLEX STRUCTURES)	
REQUIRED OPEN SPACE = 50% OF PROJECT AREA = 0.50 X 33.36 ACRES (ARTICLE XI, SECTION 11-3.C.6.C.)	= 16.68 ACRES
AREA PROPOSED FOR OPEN SPACE = 17.50 ACRES	

PROPERTY LINE DATA

LINE	BEARING	LENGTH
L1	S14°56'54"E	8.47'
L2	S05°33'39"E	41.61'

EXISTING WAIVERS FOR ACCESS ROAD

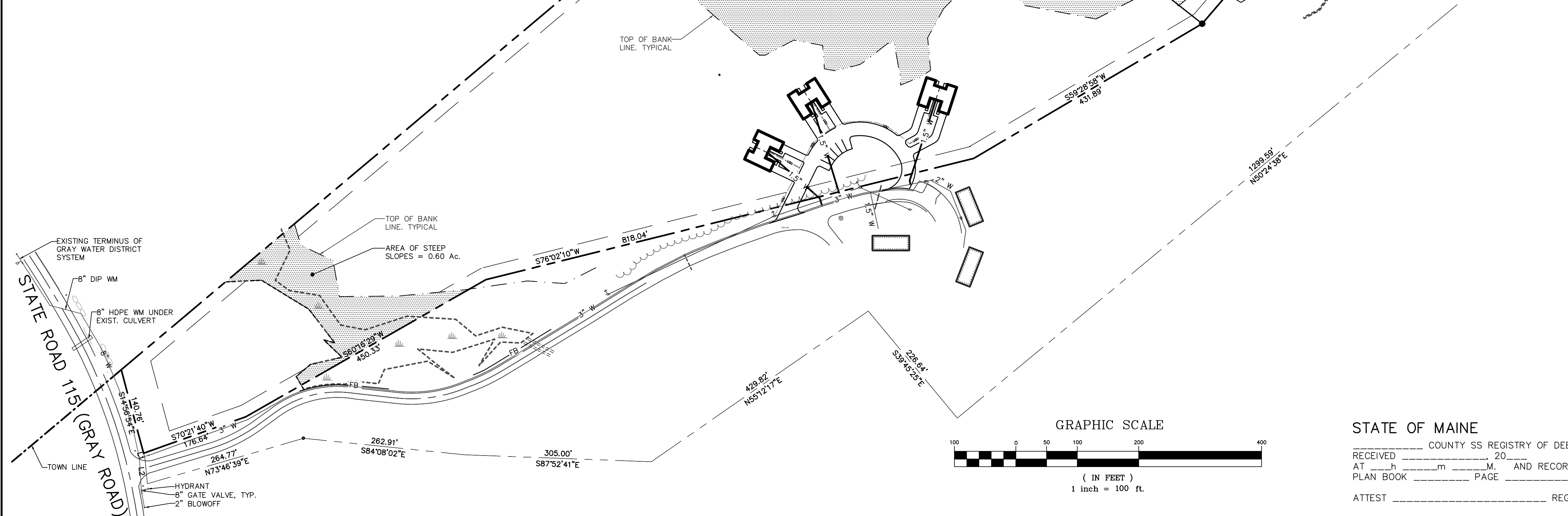
- ROADWAY PAVEMENT WIDTH IS REDUCED TO 18 FEET FROM 22 FEET.
- ROADWAY SIDE SLOPES ARE REDUCED TO 2:1 FROM 3:1 (V:H).

LOCATION MAP

N.T.S.

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS UNITED PROPERTIES, INC. BY DEED DATED JUNE 21, 2011 AND RECORDED IN BOOK 28773, PAGE 148 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
- THE PROPERTY IS SHOWN AS LOT 27 ON THE TOWN OF NORTH YARMOUTH ASSESSORS MAP 15.
- BEARINGS ARE MAGNETIC 1982 PER MARKERS FOUND AS SHOWN ON THE PLAN REFERENCED IN NOTE 7A. THE VERTICAL DATUM IS BASED ON NAVD88 DERIVED FROM DUAL FREQUENCY GPS OBSERVATIONS.
- THE AREA OF THE PARCEL IS APPROXIMATELY 29.1 ACRES WESTERLY AND 4.3 ACRES EASTERLY OF THE MAINE CENTRAL RAILROAD LOCATION.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS DURING FEBRUARY 2012 AND APRIL 2013 AND THE PLAN REFERENCED IN NOTE 7B.
- THE PARCEL IS LOCATED WITHIN THE FARM AND FOREST DISTRICT WITH THE FOLLOWING SPACE AND BULK REQUIREMENTS:
 MINIMUM LOT AREA: 3 ACRES
 MINIMUM STREET FRONTAGE: 200 FEET
 MINIMUM STRUCTURE SETBACKS:
 FRONT: 50 FEET
 SIDE: 20 FEET
 REAR: 20 FEET
 MAXIMUM RESIDENTIAL DENSITY: 1 RESIDENTIAL UNIT PER 3 NET RESIDENTIAL ACRES
 MAXIMUM LOT COVERAGE: 20%
 MAXIMUM STRUCTURE HEIGHT: 2.5 STORIES, NO HIGHER THAN 35 FEET
- PLAN REFERENCES
 A. SUBDIVISION PLAN - FINAL OF: DEER BROOK APARTMENTS NORTH YARMOUTH, MAINE FOR: BRUCE BAILEY WESTBROOK, MAINE DATED 6-4-90, REVISED THROUGH 7-10-90 BY SEBAGO TECHNICS, INC AND RECORDED IN BOOK 186 PAGE 10 CCRD.
 B. SURVEY LAND OF JAMES MCCONNELL ROUTE 115, NORTH YARMOUTH, ME DATED MAY 1982 BY BH2M
 C. COMPOSITE PLAN ON GRAY ROAD IN NORTH YARMOUTH, MAINE FOR JEFF MCCONNELL DATED JANUARY 2011 BY WAYNE T. WOOD AND CO.
 D. PROPOSED FUTURE LOT DIVISION OF: HELEN E. GATES PROPERTY ROUTE 115 GRAY, MAINE FOR: HELEN E. GATES ESTATE DATED 3-1-05, REVISED THROUGH 5-27-05 BY SEBAGO TECHNICS, INC.
 E. SUBDIVISION PLAN OF LAND ON ROUTE 115 IN NORTH YARMOUTH, MAINE FOR LILY CONSTRUCTION CORP. SYLVANUS PORTER PLACE DATED NOVEMBER 24, 1987 AND RECORDED IN PLAN BOOK 171, PAGE 5 CCRD.
 F. STATE OF MAINE DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS RIGHT OF WAY MAP STATE AID HIGHWAYS NO. 4 AND 2 NORTH YARMOUTH - GRAY CUMBERLAND COUNTY DOT FILE NO. 3-212.
- THE PARCEL IS LOCATED, BY SCALING METHODS, WITHIN ZONE C (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF NORTH YARMOUTH, MAINE COMMUNITY PANEL NO. 230202-0005-B, WITH AN EFFECTIVE DATE OF JULY, 16, 1981.
- THE TOWN LINE BETWEEN NORTH YARMOUTH AND GRAY IS SHOWN BASED ON THE STONE MONUMENT FOUND, STONE WALL EVIDENCE AND THE REFERENCED PLANS.
- THE LIMITS OF THE MAINE CENTRAL RAILROAD ARE BASED ON PLAN REFERENCE 7B. NO FIELD SURVEY HAS BEEN PERFORMED FOR THE REMAINING LAND OF UNITED PROPERTIES, INC. THAT LIES TO THE EAST OF THE RAILROAD.
- A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN NOVEMBER, 2011 BY GARY M. FULLERTON, CSS OF SEBAGO TECHNICS, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL WETLAND FLAGS WERE LOCATED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY. ALL GPS LOCATED POINTS HAVE A VARYING DEGREE OF ACCURACY AND MAY NOT REPRESENT THE ACTUAL FIELD LOCATION. THEREFORE, ALL WETLAND FLAGS WITHIN THE DEVELOPMENT AREA MUST BE SURVEY LOCATED PRIOR TO ENGINEERING DESIGN FOR ACCURATE LOCATION.
- ALL ROADS IN THIS SUBDIVISION/DEVELOPMENT SHALL REMAIN PRIVATE ROADS TO BE MAINTAINED BY THE DEVELOPER OR THE LOT OWNERS AND SHALL NOT BE ACCEPTED OR MAINTAINED BY THE TOWN, UNTIL THEY MEET THE TOWN OF NORTH YARMOUTH ROADWAY CRITERIA AND SPECIFICATIONS IN EFFECT AS OF THE DATE THAT A COMPLETE APPLICATION FOR STREET ACCEPTANCE IS MADE, AND UNTIL THE AFOREMENTIONED PRIVATE ROADS HAVE BEEN FORMALLY ACCEPTED BY THE BOARD OF SELECTMEN OR TOWN MEETING.
- A TOWN MEETING VOTE TO ACCEPT PRIVATE ROADS AS PUBLIC ROADS IS REQUIRED IN THE FARM AND FOREST DISTRICT, RESIDENTIAL SHORELAND DISTRICT AND RESOURCE PROTECTION DISTRICT.



LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/R.O.W.	---
---	SETBACK	---
---	CENTERLINE	---
---	BENCHMARK	---
---	SURVEY CONTROL BORING	---
---	BUILDING	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	TREELINE	---
---	CONTOURS	---
---	SPOT GRADE	---
---	WATER	---
---	WATER GATE VALVE	---
---	WATER SHUT OFF	---
---	HYDRANT	---
---	POTABLE WELL	---
---	SEWER	---
---	FORCE MAIN	---
---	STORM DRAIN	---
---	UNDERDRAIN	---
---	CATCH BASIN	---
---	DRAINAGE MH	---
---	CULVERT	---
---	OVERHEAD UTILITY	---
---	UNDERGROUND UTILITY	---
---	IRON PIPE/ROD	---
---	FILTER BARRIER	---

APPROVAL - TOWN OF NORTH YARMOUTH PLANNING BOARD

DATE _____

CHAIRPERSON _____

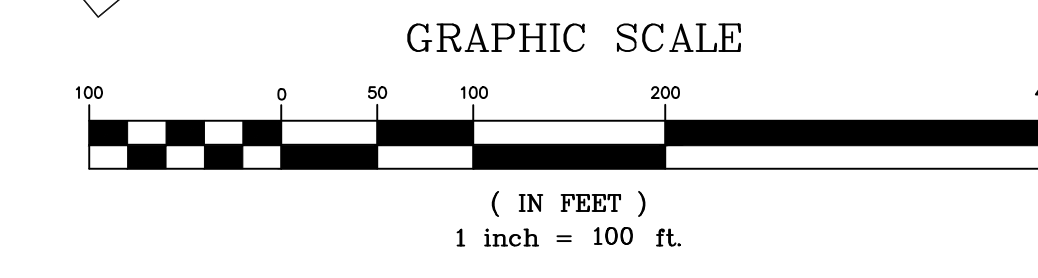
STATE OF MAINE

RECEIVED _____ COUNTY SS REGISTRY OF DEEDS

AT _____ h _____ m _____ M. AND RECORDED IN

PLAN BOOK _____ PAGE _____

ATTEST _____ REGISTRAR



ROBERT A. MANSORLEY, P.E. 6588

STATE OF MAINE PROFESSIONAL ENGINEER

01/21/21

REV.	BY	DATE	STATUS
C	RAM	01/21/21	RESUBMIT FOR PLANNING BOARD REVIEW
B	RAM	6/26/13	REVISED PER PEER REVIEW COMMENTS
A	RAM	5/28/13	SUBMIT SUBDIVISION APPLICATION TO TOWN

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS

WWW.SEAGOTECHNICS.COM

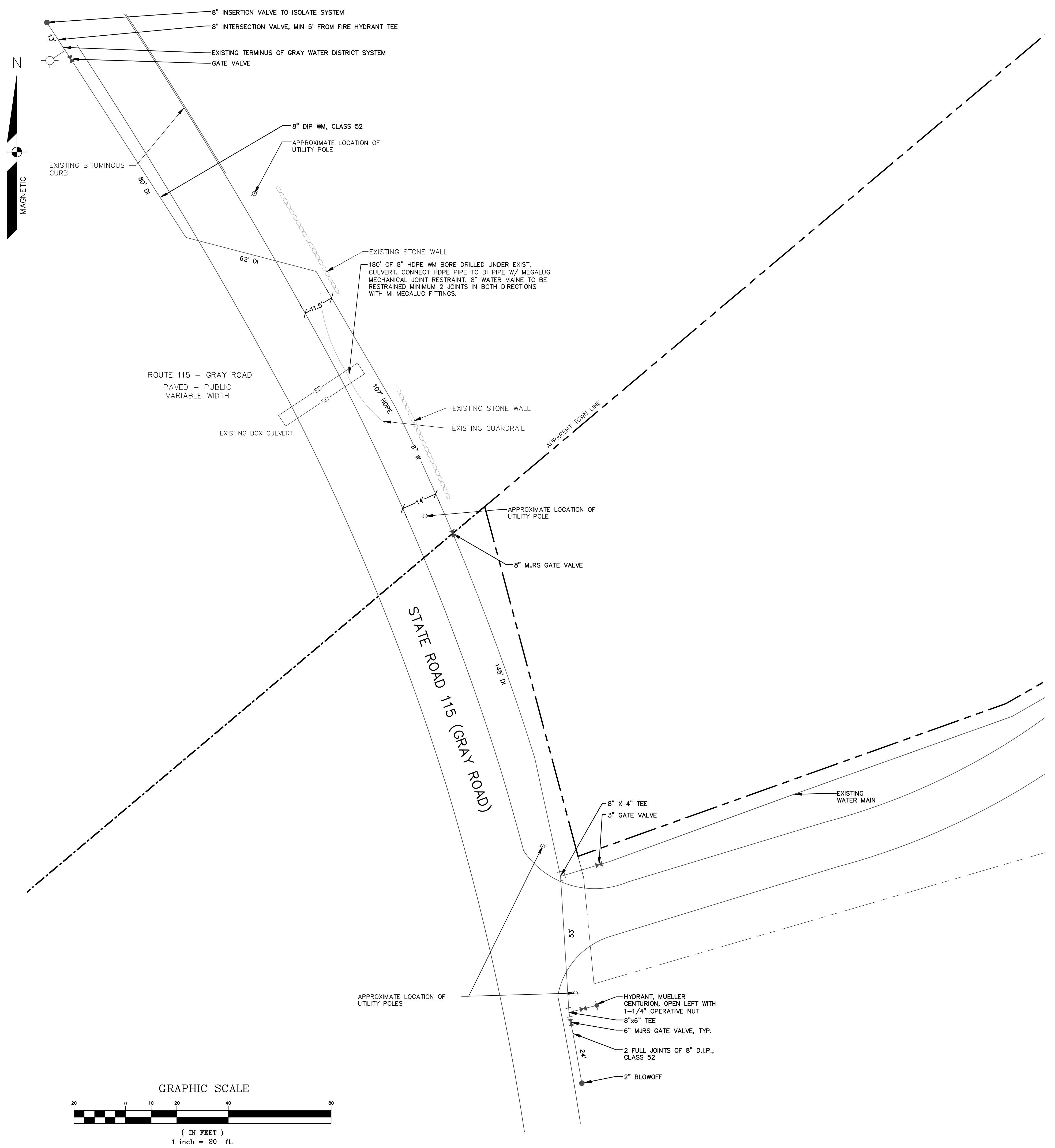
75 John Roberts Rd.
 South Portland, ME 04106
 Tel. 207-200-2100

SUBDIVISION PLAN

OF: DEER BROOK APARTMENTS (PHASE 2)
 GRAY ROAD/ROUTE 115
 NORTH YARMOUTH, MAINE

FOR: UNITED PROPERTIES, INC.
 9 THOMAS DRIVE
 WESTBROOK, MAINE 04088

DESIGNED	RAM
DRAWN	ACL
CHECKED	RAM
DATE	01/21/21
SCALE	1" = 100'
PROJECT	88287

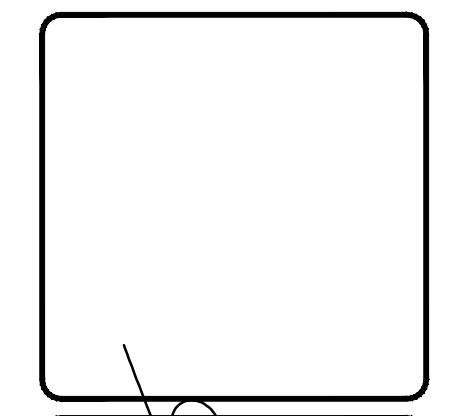
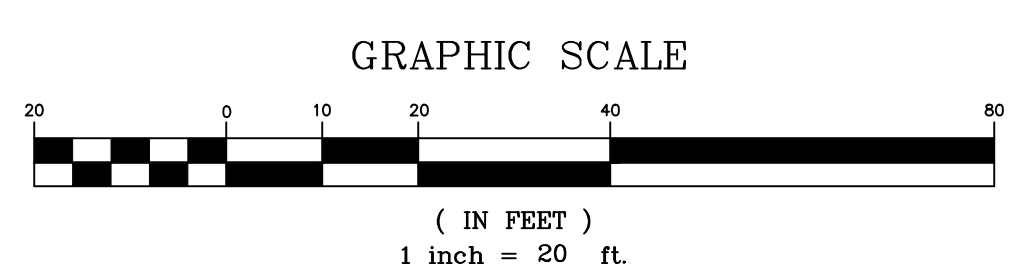


CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL COORDINATE WATER MAIN EXTENSION WITH BOTH THE GRAY WATER DISTRICT (GWD) AND THE YARMOUTH WATER DISTRICT (YWD).
2. MDOT COMPLETED A ROAD IMPROVEMENT PROJECT ON STATE ROAD 115 IN 2012. THE CONTRACTOR SHALL ONLY WORK IN THE SHOULDER AREA AND SHALL PROTECT THE EXISTING ROADWAY. ANY DAMAGE TO THE ROADWAY WILL REQUIRE A FULL WIDTH OVERLAY THROUGH THE DAMAGED AREAS.
3. ALL WATER MAIN SHALL BE D.I.P., CLASS 52 OR HDPE, PE4710, DR11 AS INDICATED ON THE PLANS, MINIMUM OF 6' OF COVER.
4. ALL VALVES SHALL OPEN LEFT. ALL FITTINGS AND GATE BOXES SHALL BE U.S. MADE. MJ GLAND KITS SHALL BE EITHER MEGALUG OR GRIPRING TM PIPE RESTRAINER FOR DI PIPE; MANUFACTURED BY ROMAC.
5. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH MDOT STANDARDS AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
6. WATER MAIN SHALL BE PRESSURE TESTED AND BACTERIOLOGICALLY CLEARED IN ACCORDANCE WITH GWD AND YWD POLICIES.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR HOLDING UTILITY POLES DURING CONSTRUCTION OF WATER MAIN.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/R.O.W.	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
W	WATER	W
⊠	WATER GATE VALVE	⊠
⊙	HYDRANT	⊙
SD	STORM DRAIN	SD
====	CULVERT	====
⊙	UTILITY POLE	⊙
---	STONE WALL	---
---	GUARDRAIL	---



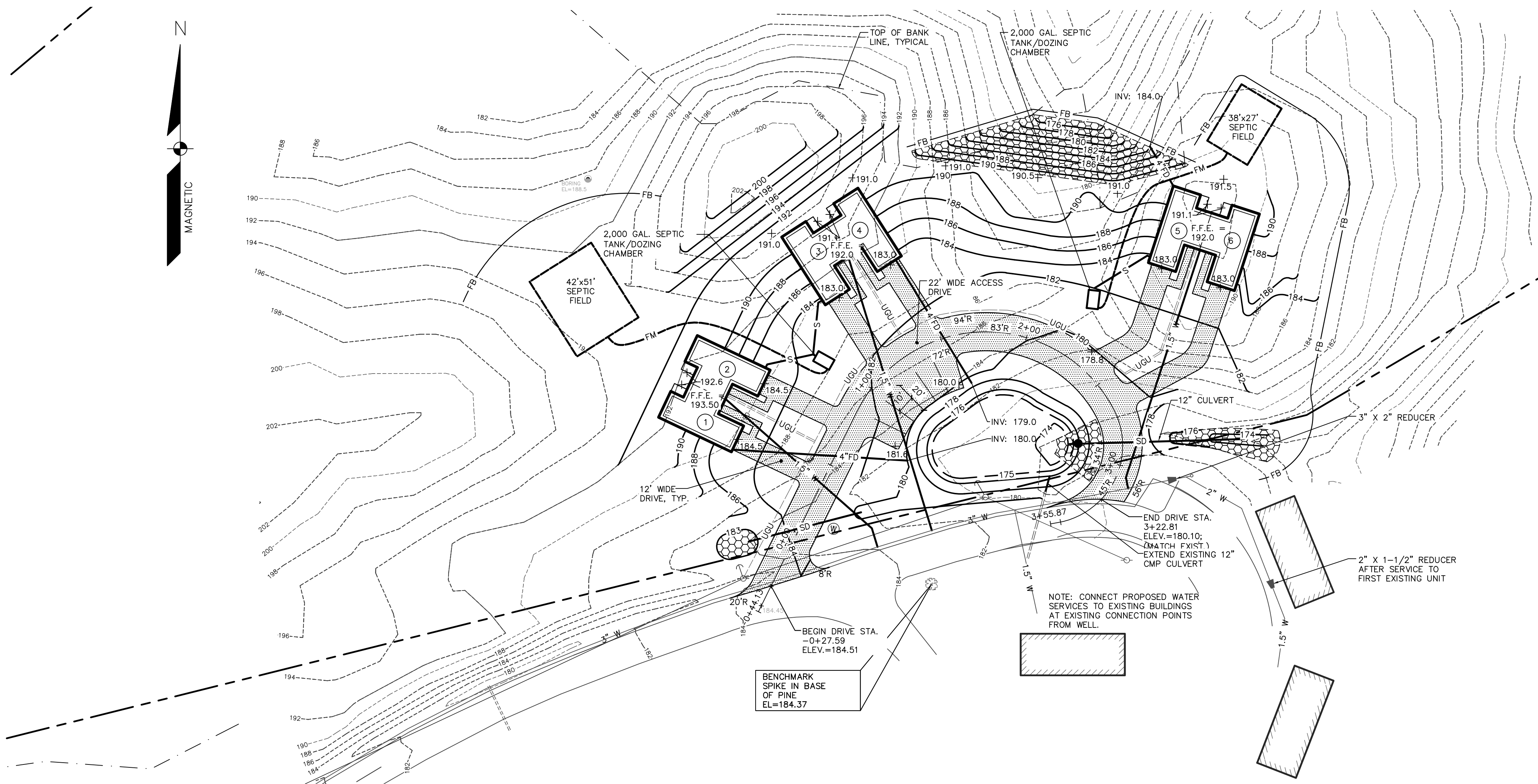
REV	BY	DATE	STATUS
B	RAM	01/21/21	RESUBMIT FOR PLANNING BOARD REVIEW
A	RAM	08/11/16	REVISED PER AS-BUILT WATER LOCATIONS

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

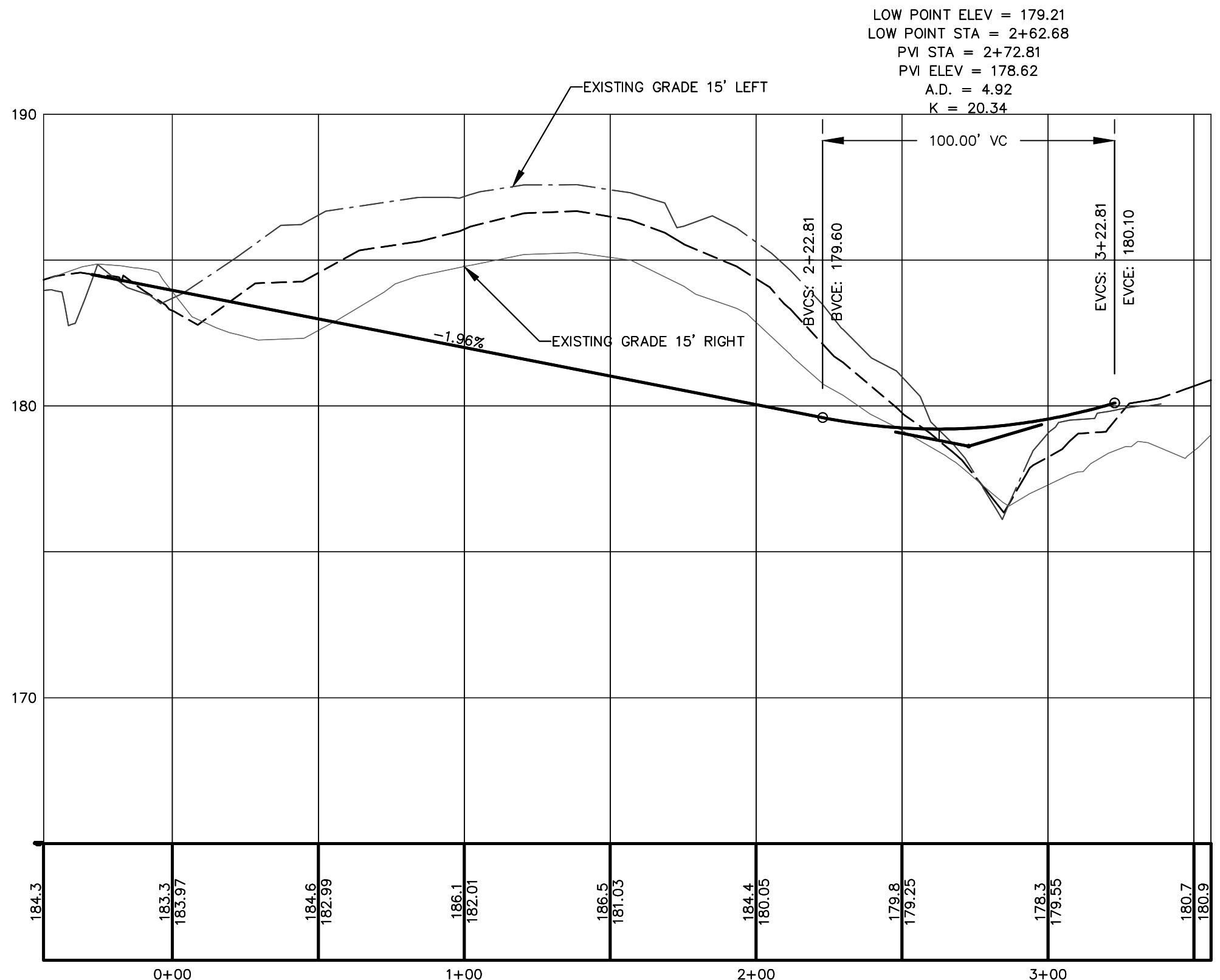
SEBAGO
TECHNICS
WWW.SEAGOTECHNICS.COM
75 John Roberts Rd.
Sullivan, ME 04106
South Portland, ME 04106
Tel. 207-200-2100

WATER AS-BUILT PLAN
OF:
DEER BROOK APARTMENTS (PHASE 2)
GRAY ROAD/ROUTE 115
NORTH YARMOUTH, MAINE
FOR:
UNITED PROPERTIES, INC.
9 THOMAS DRIVE
WESTBROOK, MAINE 04098

DESIGNED	RAM
DRAWN	ACL
CHECKED	RAM
DATE	01/21/21
SCALE	1" = 20'
PROJECT	88287



PLAN VIEW: ACCESS DRIVE
SCALE: 1"=40'



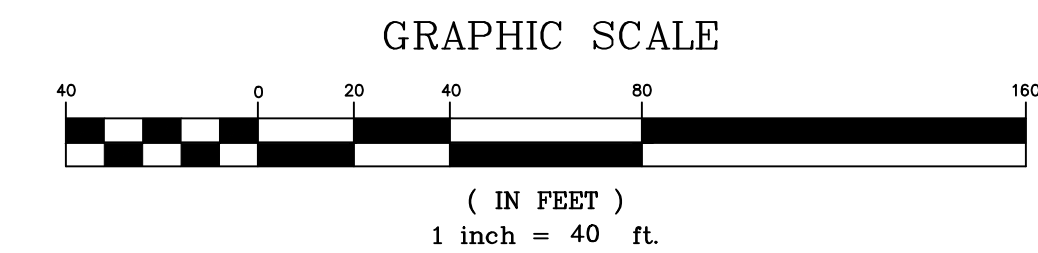
PROFILE: ACCESS DRIVE
SCALE: HORIZ. 1"=40'
VERT. 1"=4'

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/R.O.W.	---
---	SETBACK	---
---	CENTERLINE	---
□	BENCHMARK	□
⊙	SURVEY CONTROL BORING	⊙
▭	BUILDING	▭
▬	EDGE PAVEMENT	▬
▬	EDGE CONCRETE	▬
▬	PAVEMENT PAINT	▬
~	TREELINE	~
122	CONTOURS	124
x30.20	SPOT GRADE	+30.20
W	WATER	W
⊗	WATER GATE VALVE	⊗
⊘	WATER SHUT OFF	⊘
⊙	HYDRANT	⊙
⊕	POTABLE WELL	⊕
S	SEWER	S
FM	FORCE MAIN	FM
SD	STORM DRAIN	SD
UD	UNDERDRAIN	UD
⊕	CATCH BASIN	⊕
⊕	DRAINAGE MH	⊕
SD	CULVERT	SD
OHU	OVERHEAD UTILITY	OHU
UQU	UNDERGROUND UTILITY	UQU
⊕	TRANSFORMER PAD	⊕
⊕	LIGHT POLE/WALL	⊕
⊕	UTILITY POLE	⊕
⊕	FILTER BARRIER	⊕
⊕	RIPRAP	⊕

CONSTRUCTION NOTES:

- ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
- CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
- CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
- INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
- CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
- CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
- SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
- THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
- CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.
- CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 M.R.S.A. 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
- ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
- ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
- NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A M.D.O.T. PERMIT AS WELL AS PERMITS FROM THE TOWN AS APPLICABLE.
- THE PROPOSED LIMITS OF CLEARING SHOWN HEREON ARE APPROXIMATE BASED UPON THE PROPOSED LIMITS OF SITE GRADING. THE APPLICANT RESERVES THE RIGHT TO PERFORM NORMAL FOREST MANAGEMENT ACTIVITIES OUTSIDE OF THE CLEARING LIMIT AS SHOWN. TREE REMOVAL OUTSIDE OF THE LIMITS OF CLEARING MAY BE NECESSARY TO REMOVE DEAD OR DYING TREES OR TREE LIMBS. THIS REMOVAL IS DUE TO POTENTIAL SAFETY HAZARDS AND TO PROMOTE PROPER FOREST GROWTH.
- IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.
- THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
- ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF SEBAGO TECHNICS, INC.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.
- THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
- THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
- DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.
- BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.
- ALL SUBSURFACE UTILITY LINES SHOWN HEREON ARE BASED SOLELY ON THE FIELD LOCATION OF VISIBLE STRUCTURES, SMH'S, CB'S, HYDRANTS, ETC. IN CONJUNCTION WITH DESIGN AND OR AS-BUILT PLANS SUPPLIED TO SEBAGO TECHNICS INC. BY OTHERS. PRIOR TO ANY CONSTRUCTION, EXCAVATION, TEST BORINGS, DRILLING, ETC., DIG SAFE MUST BE NOTIFIED AND A SITE IDENTIFICATION NUMBER ALONG WITH A SAFE TO DIG DATE OBTAINED. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION, DEPTH AND MATERIAL OF ALL SUBSURFACE UTILITY LINES SHOWN HEREON AND ANY AND ALL OTHERS LOCATED ON SITE WITHIN THE CONSTRUCTION AREA.
- ALL DRAINAGE PIPE SHALL BE SMOOTH-WALLED HDPE. ALL WATER SERVICE PIPE SHALL BE HDPE, DR 11.
- FINISHED FLOOR ELEVATION REFERS TO SECOND FLOOR ELEVATIONS (LIVING FLOOR).



ROBERT A. MCSORLEY, P.E. 6588

STATE OF MAINE PROFESSIONAL ENGINEER LICENSE NO. 10554 01/21/21

RESUBMIT FOR PLANNING BOARD REVIEW	01/21/21
REVISED PER PEER REVIEW COMMENTS	6/26/13
SUBMIT SUBDIVISION APPLICATION TO TOWN	5/28/13
REV. BY:	DATE:
STATUS:	

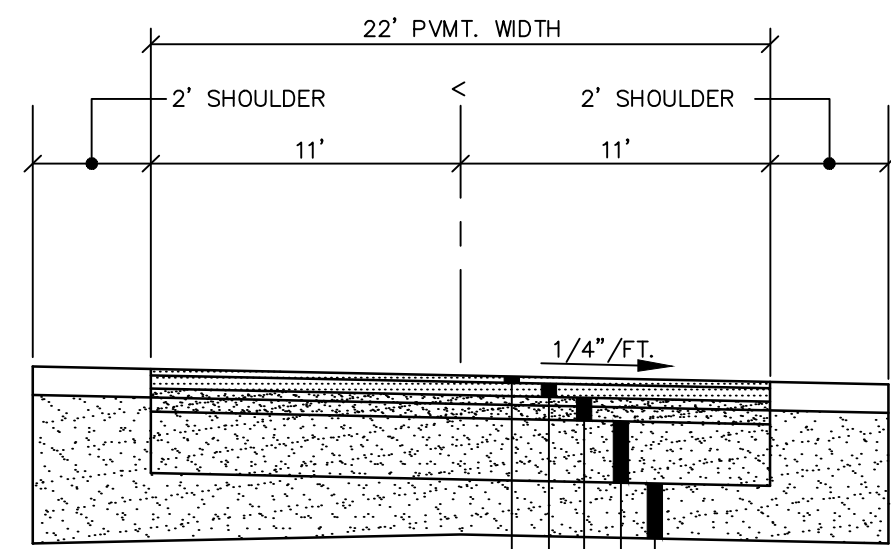
THIS PLAN SHALL NOT BE COPIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
75 John Roberts Rd.
Sullivan, IA
South Portland, ME 04106
Tel. 207-200-2100

DESIGNED: RAM
DRAWN: ACL
CHECKED: RAM

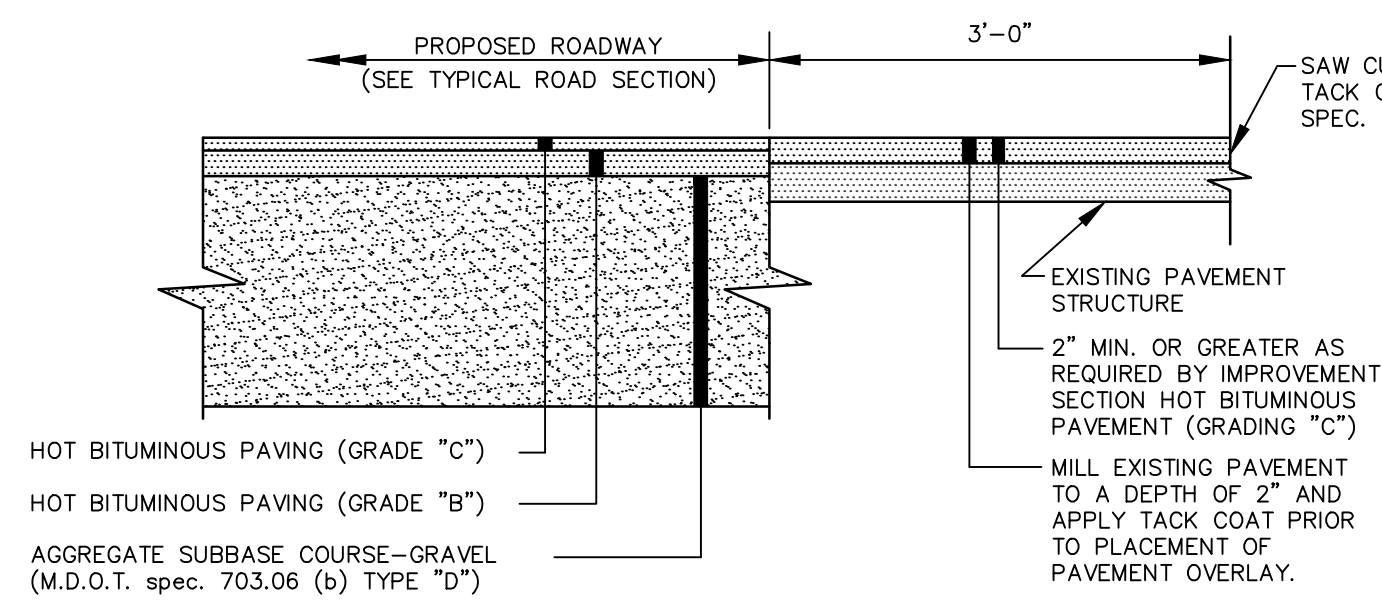
DATE: 01/21/21
SCALE: 1" = 40'
PROJECT: 88287

SHEET 4 OF 7

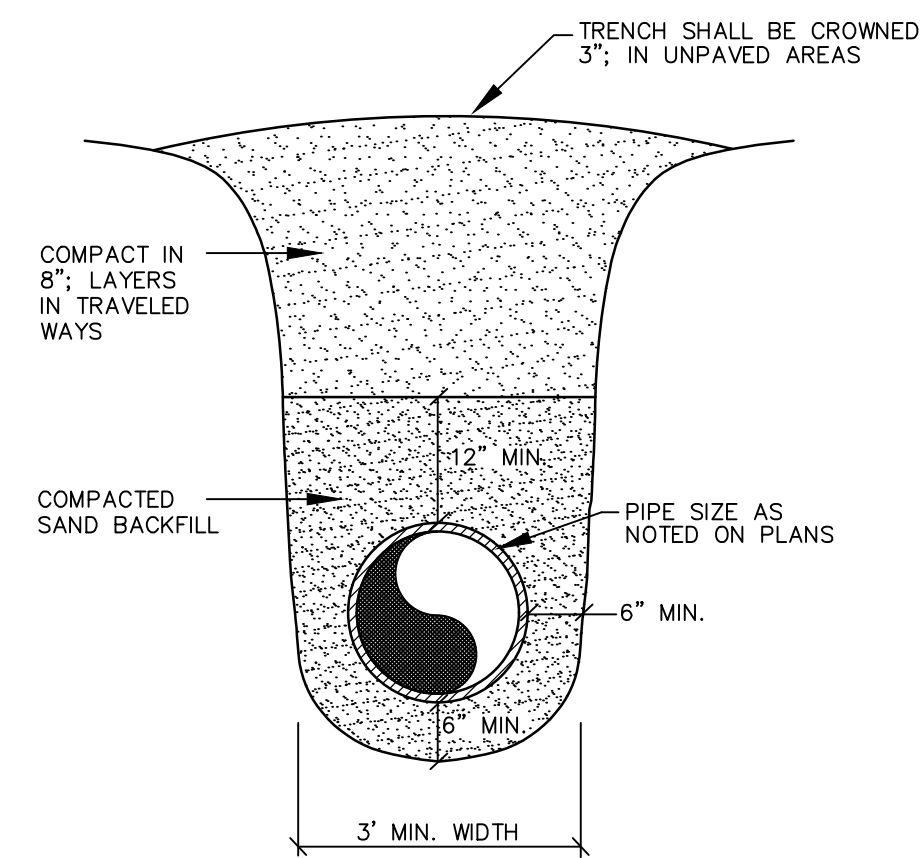


1" OF 12.5 mm HOT MIX ASPHALT
 2" OF 19mm HOT MIX ASPHALT
 3" CRUSHED AGGREGATE UPPER BASE COURSE (M.D.O.T. SPEC. 703.06 (c) TYPE A)
 18" AGGREGATE BASE COURSE (M.D.O.T. SPEC. 703.06 (b) TYPE D)
 15" SUB BASE (BANK RUN GRAVEL, 6" MINUS)

TYPICAL DRIVE SECTION
 NOT TO SCALE

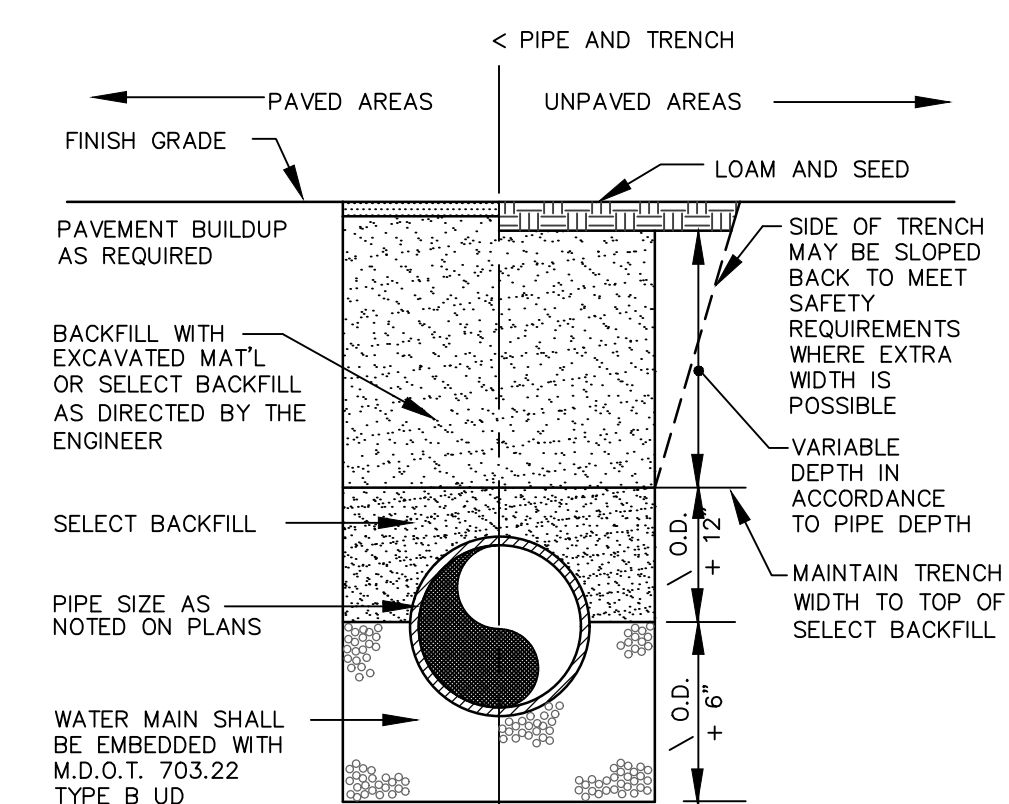


TYPICAL PAVEMENT JOINT
 NOT TO SCALE

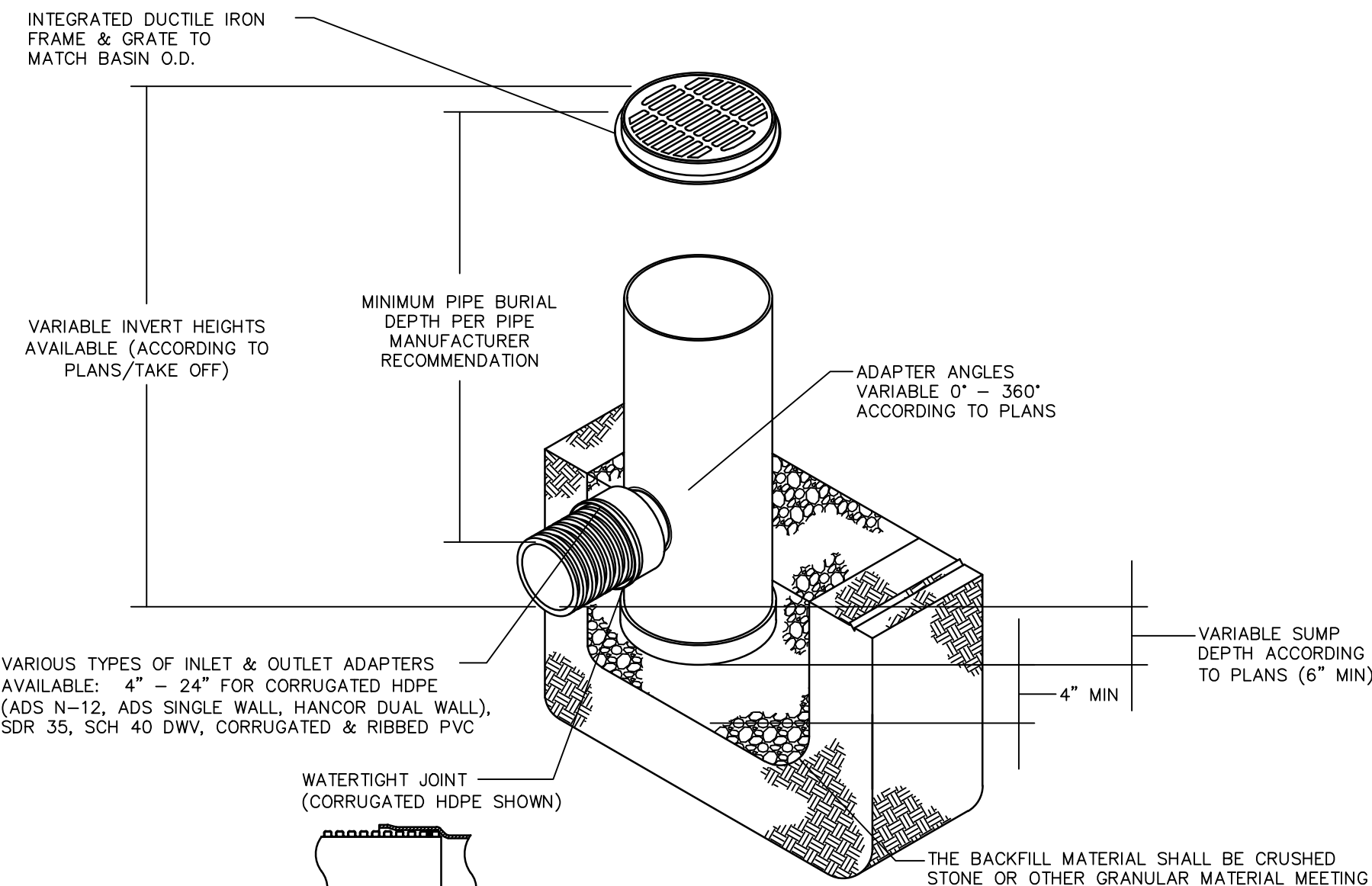


NOTE: CLAY DAMS WILL BE INSTALLED IN LEDGE TRENCHES EVERY 100'; IN AREAS OF MORE THAN 3% SLOPE

SECTION THROUGH LEDGE TRENCH
 NOT TO SCALE

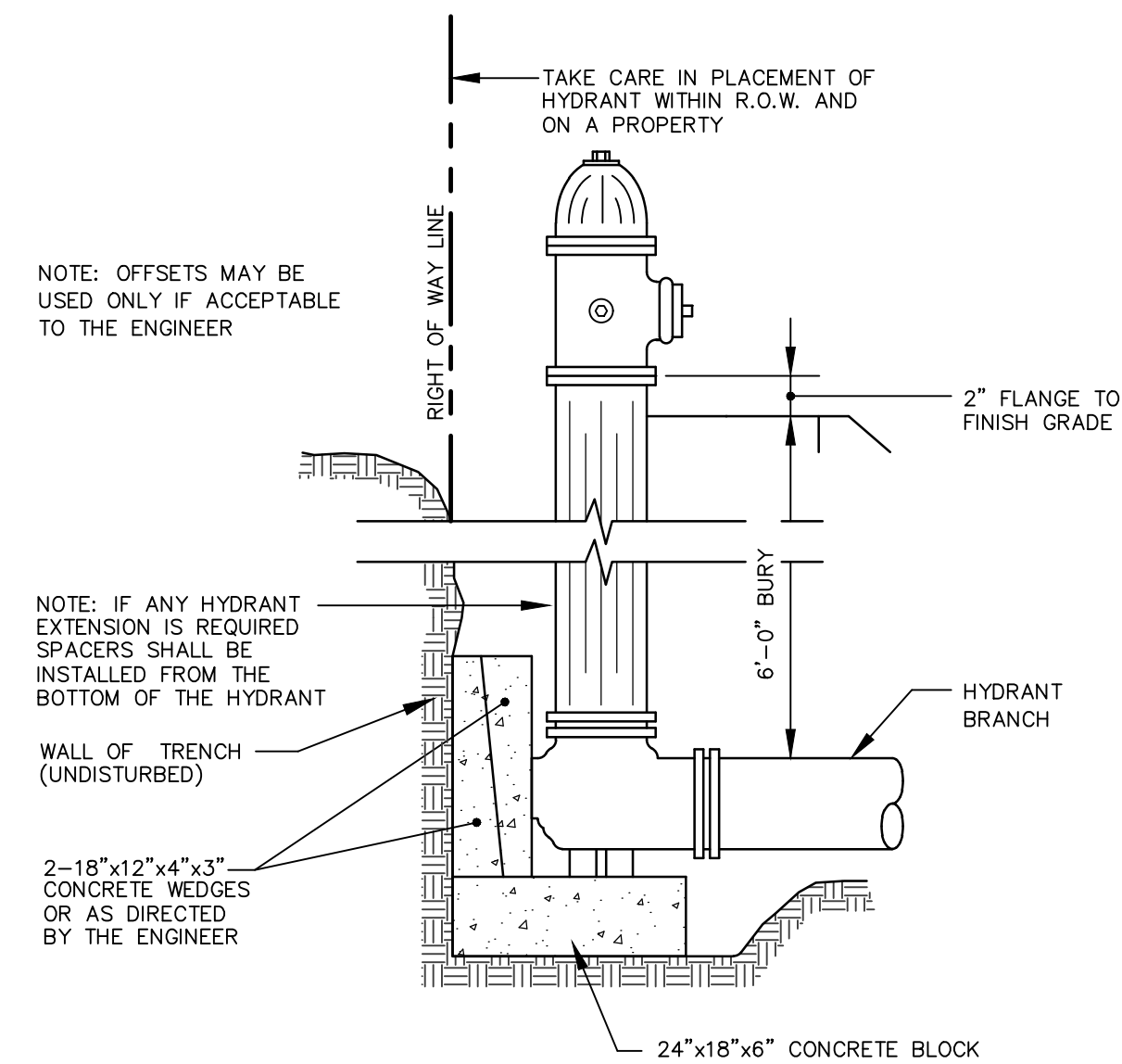


TYPICAL TRENCH SECTION
 NOT TO SCALE

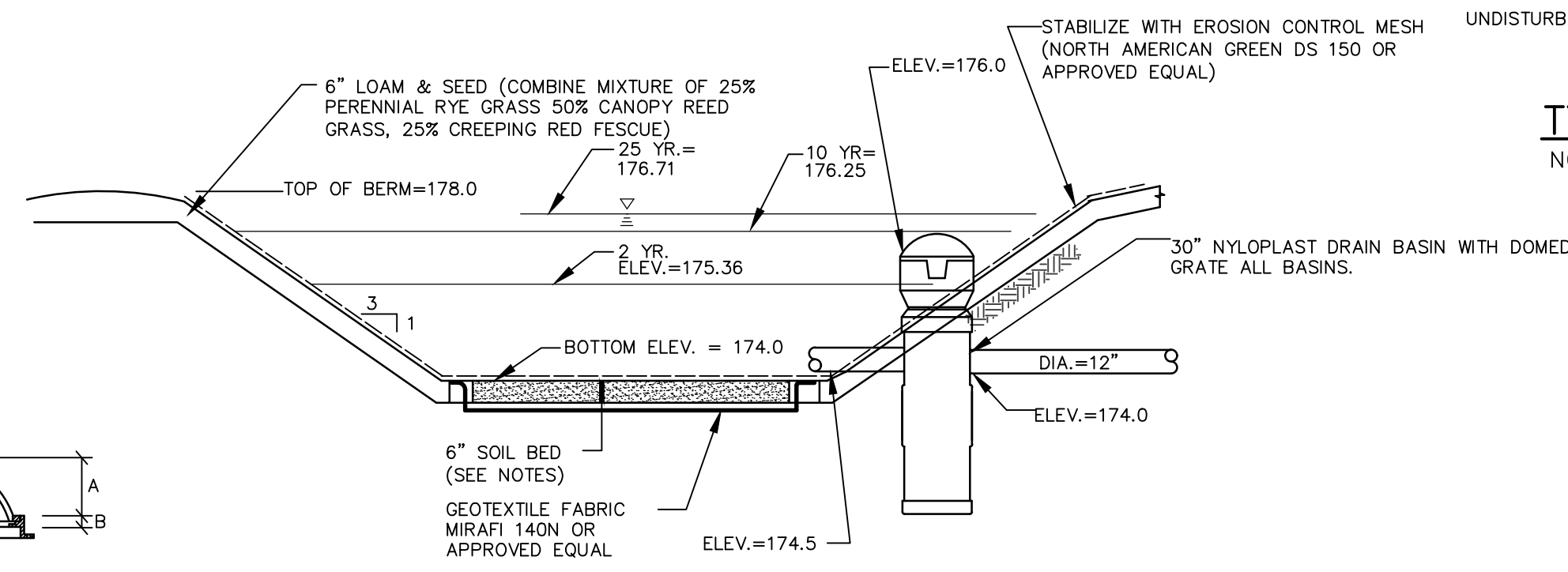


VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE: 4" - 24" FOR CORRUGATED HDPE (ADS N-12, ADS SINGLE WALL, HANCOR DUAL WALL), SDR 35, SCH 40 DWV, CORRUGATED & RIBBED PVC

NYLOPLAST DRAIN BASIN
 NOT TO SCALE



TYP. HYDRANT BLOCKING & REPLACEMENT
 NOT TO SCALE

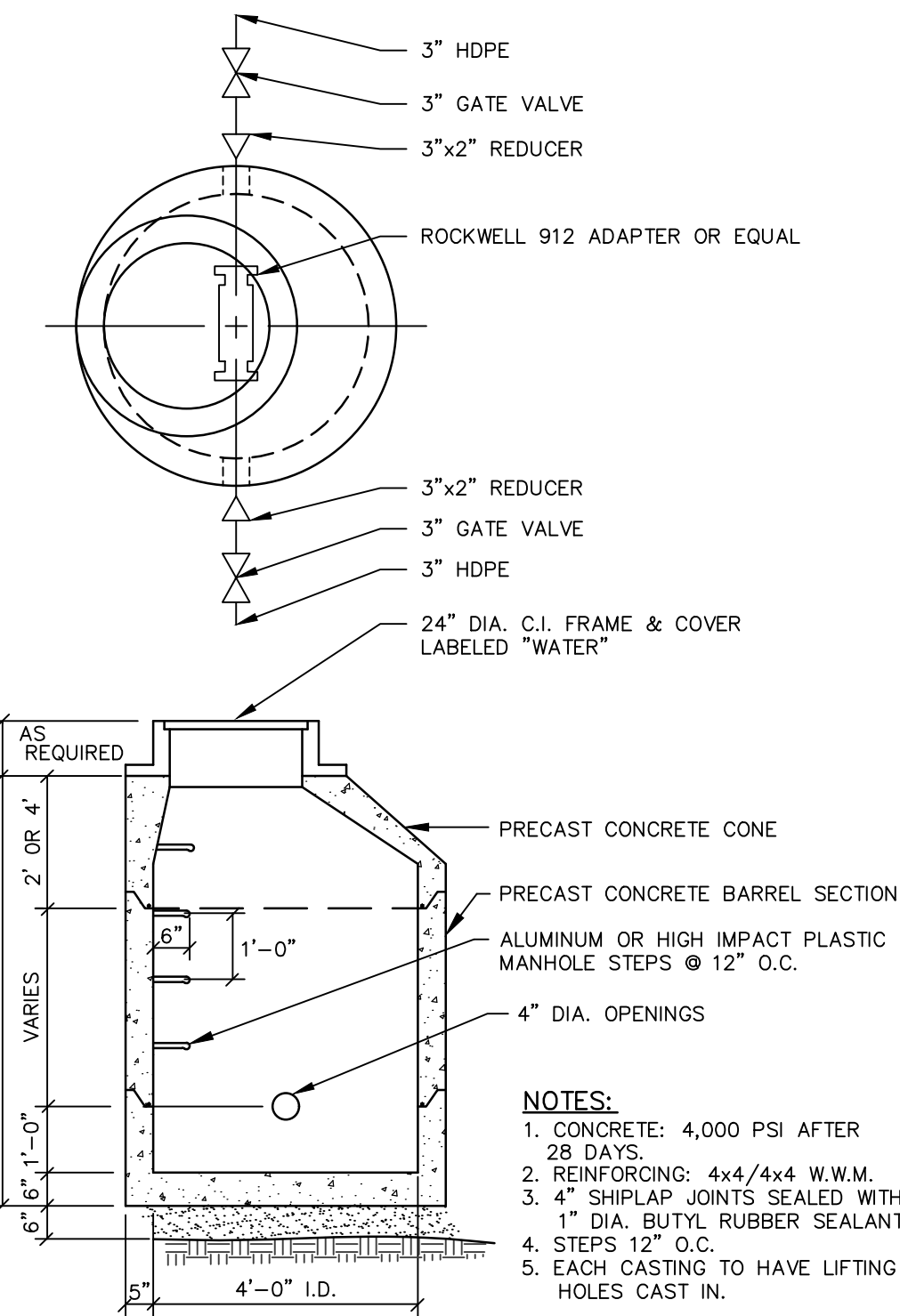


EMBANKMENT CONSTRUCTION NOTES:
 1. CONSTRUCTION OF COMMON BORROW MATERIAL MEETING M.D.O.T. SPECIFICATIONS
 2. PLACE BORROW MATERIAL IN 12" LIFTS COMPACTED TO 95% OF MAXIMUM
 3. INSTALL RIPRAP AND EROSION CONTROL MESH WHERE SPECIFIED ON PLANS
 4. LOAM, SEED, AND STABILIZE IN ACCORDANCE WITH SEDIMENTATION AND EROSION CONTROL PLAN.

POND DETAIL
 NOT TO SCALE

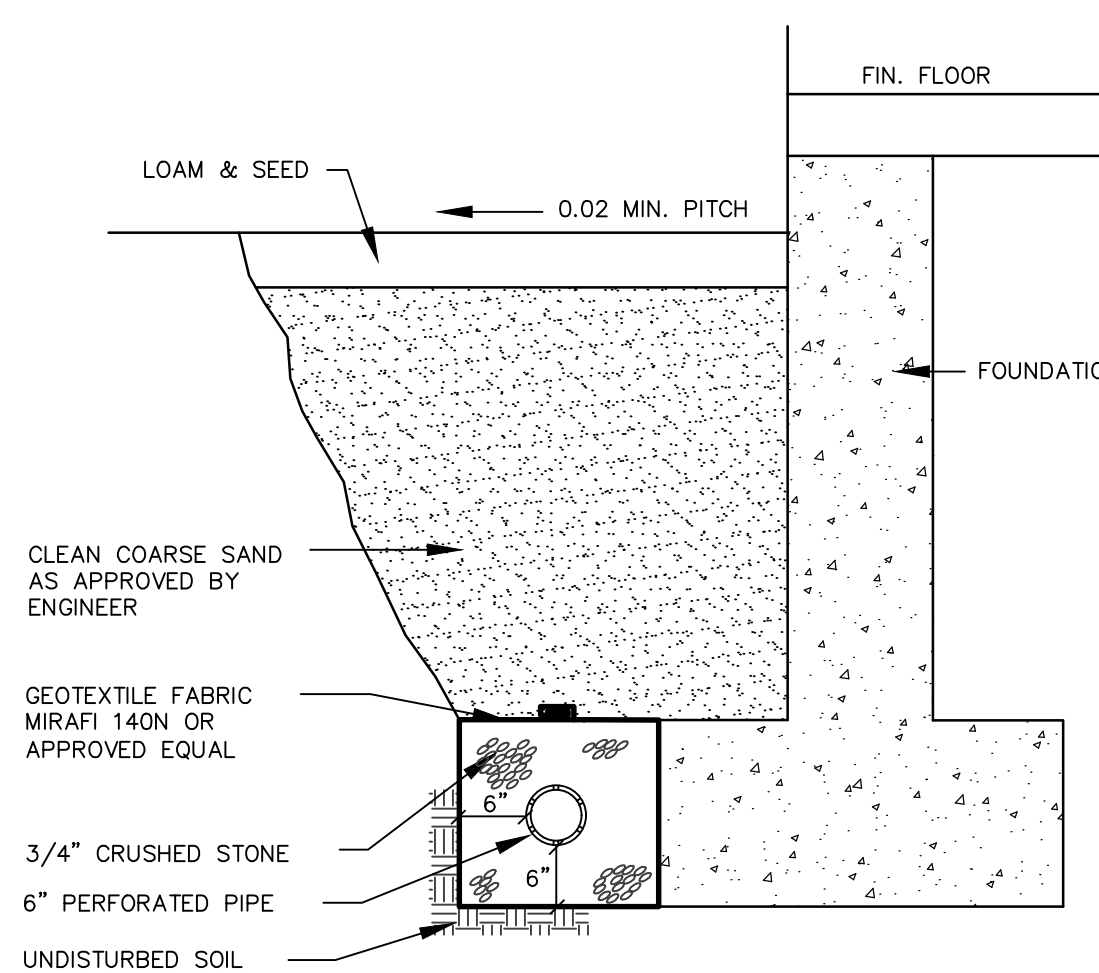
MODEL NO.	RIM SIZE	DIMENSIONS IN INCHES				WEIGHT IN LBS.	
		A	B	C	D		
2499CGD	24"	8	1.5	3.04	24.75	28.50	126.0

NYLOPLAST DOME GRATE
 NOT TO SCALE

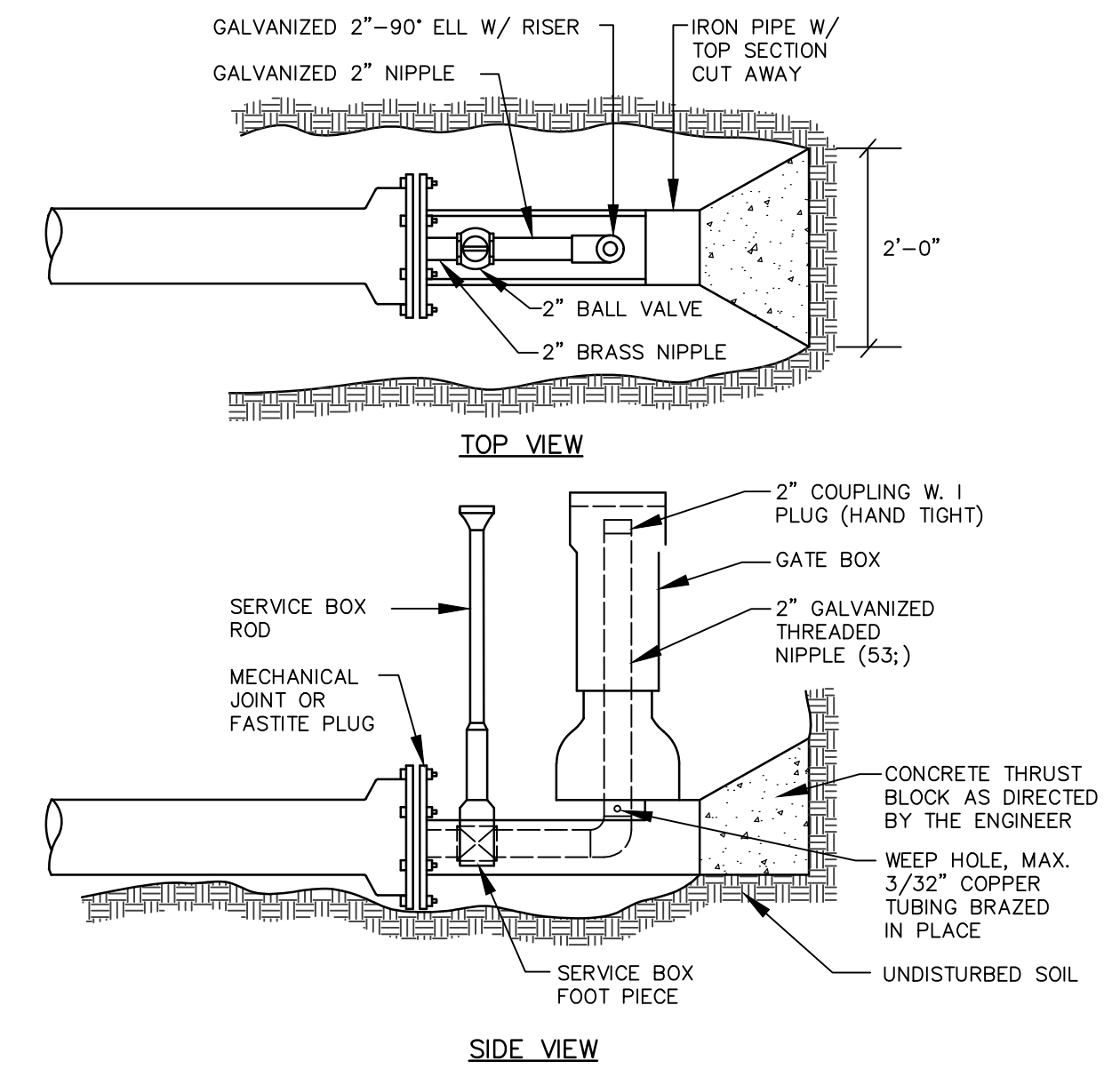


NOTES:
 1. CONCRETE: 4,000 PSI AFTER 28 DAYS
 2. REINFORCING: 4x4/4x4 W.W.M.
 3. 4" SHIPLAP JOINTS SEALED WITH 1" DIA. BUTYL RUBBER SEALANT.
 4. STEPS 12" O.C.
 5. EACH CASTING TO HAVE LIFTING HOLES CAST IN.

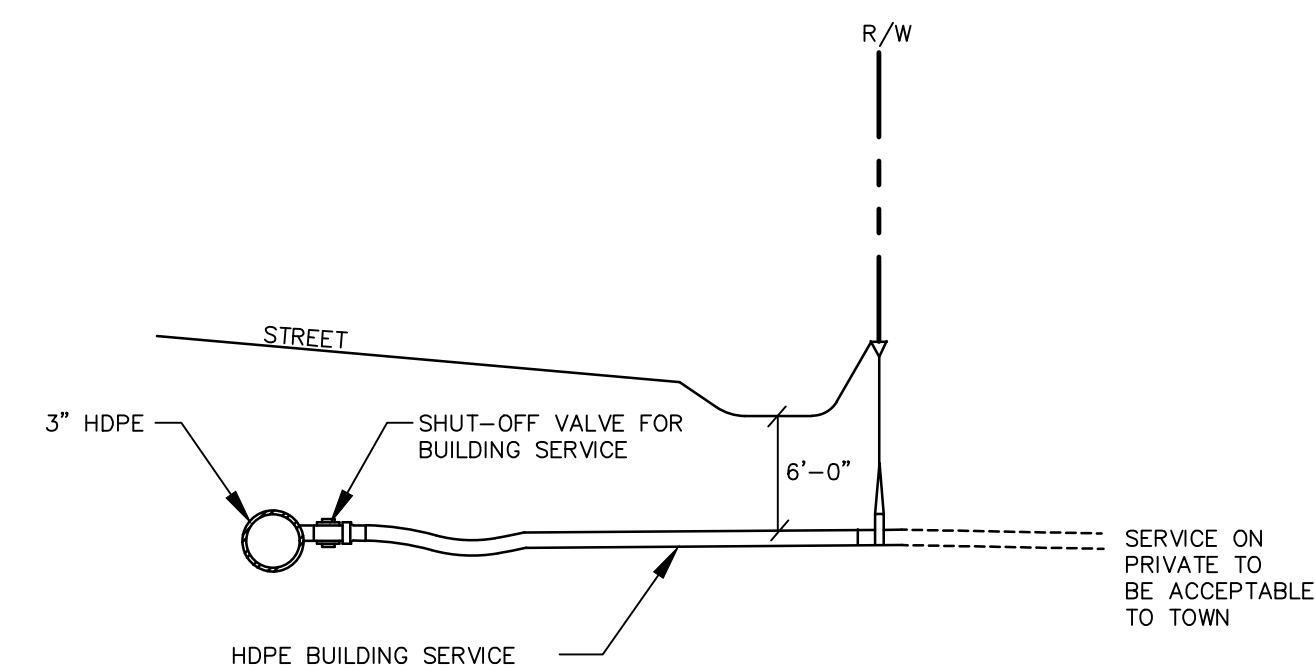
PRECAST CONCRETE 2" WATER METER PIT
 (S.C. MODEL #6821-MH)
 NOT TO SCALE



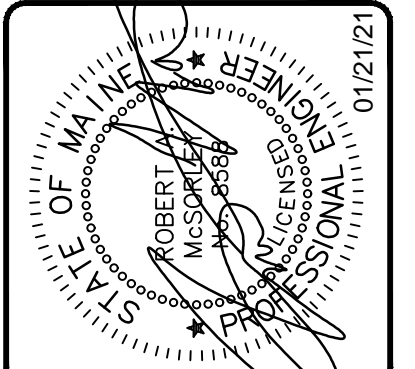
TYP. FOUNDATION DRAIN SECTION
 NOT TO SCALE



STANDARD 2" BLOW-OFF
 NOT TO SCALE



TYPICAL WATER SERVICE CONNECTION
 NOT TO SCALE



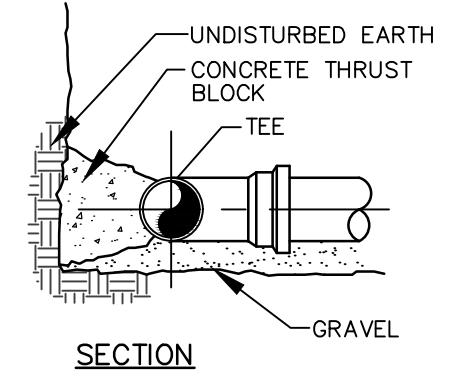
REV.	BY	DATE	STATUS
D	RAM	01/21/21	RESUBMIT FOR PLANNING BOARD REVIEW
C	RAM	10/16/15	REVISED PER GWD COMMENTS
B	RAM	6/26/13	REVISED PER PEER REVIEW COMMENTS
A	RAM	5/28/13	SUBMIT SUBDIVISION APPLICATION TO TOWN

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNIQS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNIQS, INC.

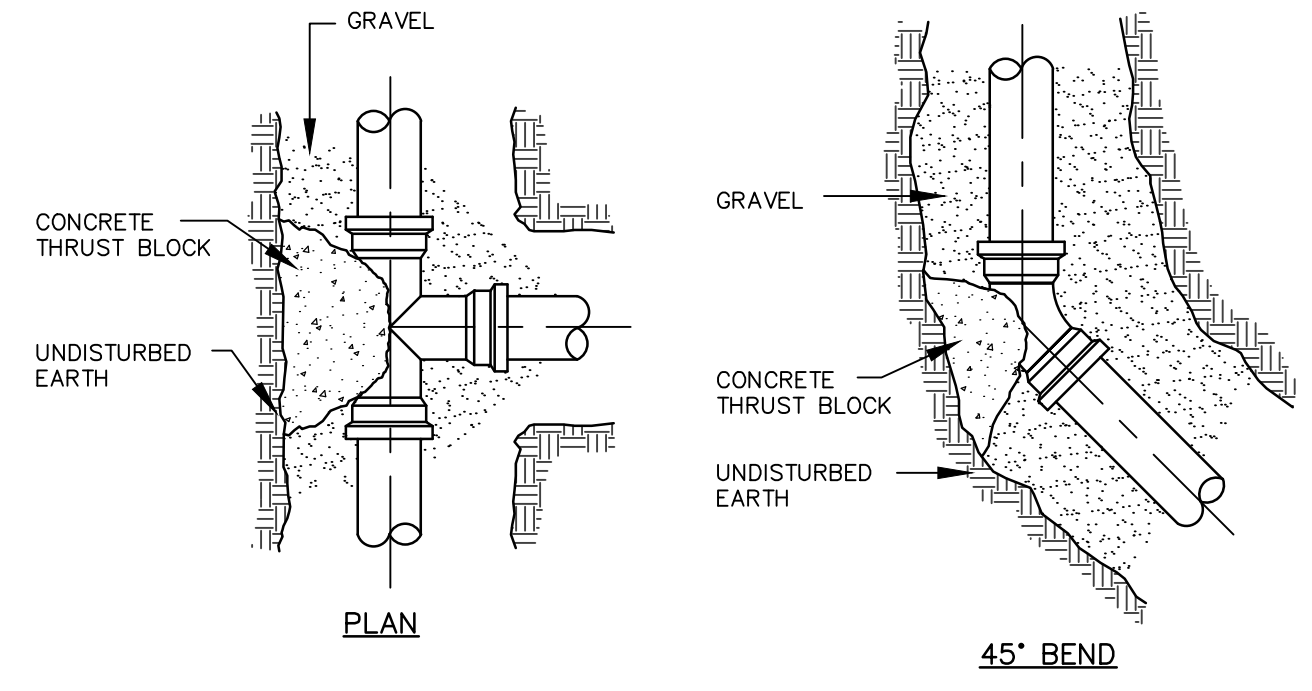


DETAILS
 OF: **DEER BROOK APARTMENTS (PHASE 2)**
 GRAY ROAD/ROUTE 115
 NORTH YARMOUTH, MAINE
 FOR: **UNITED PROPERTIES, INC.**
 9 THOMAS DRIVE
 WESTBROOK, MAINE 04098

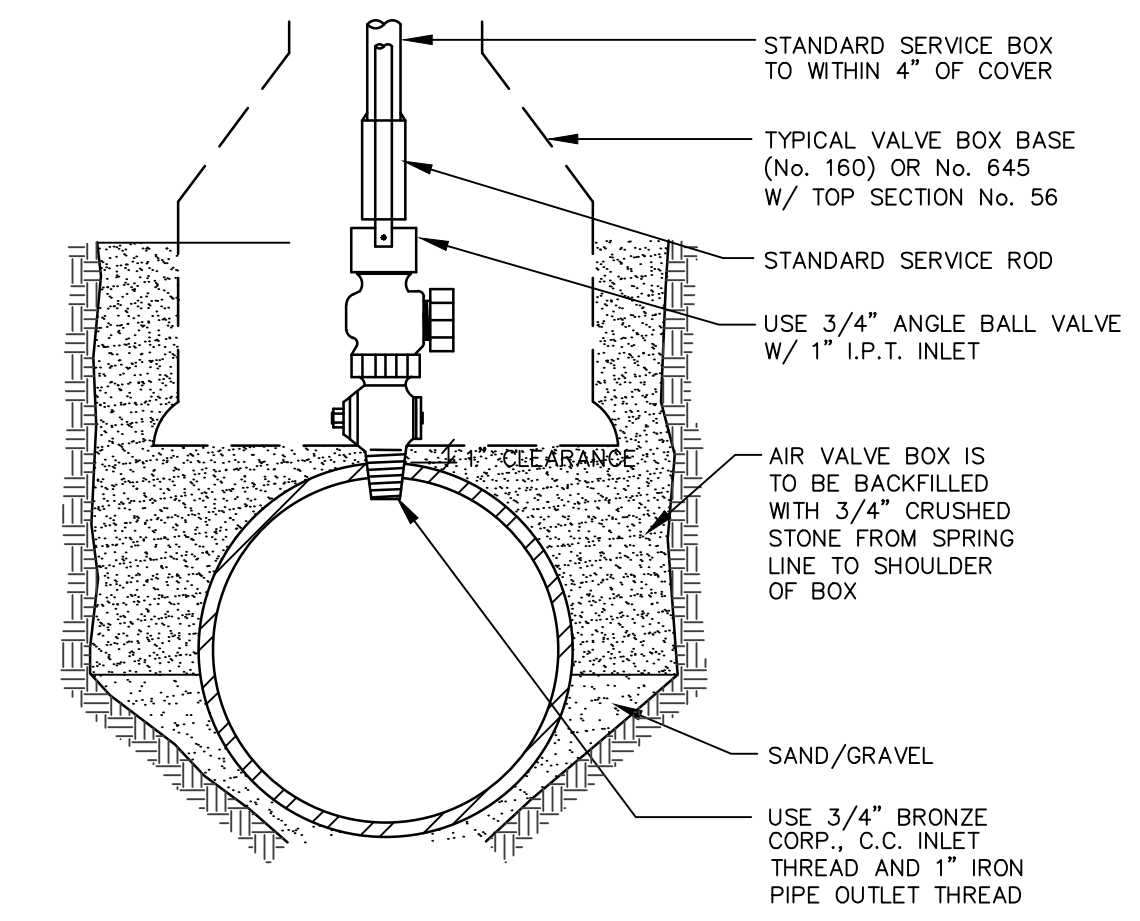
DESIGNED	RAM
DRAWN	ACL
CHECKED	RAM
DATE	01/21/21
SCALE	NTS
PROJECT	88287



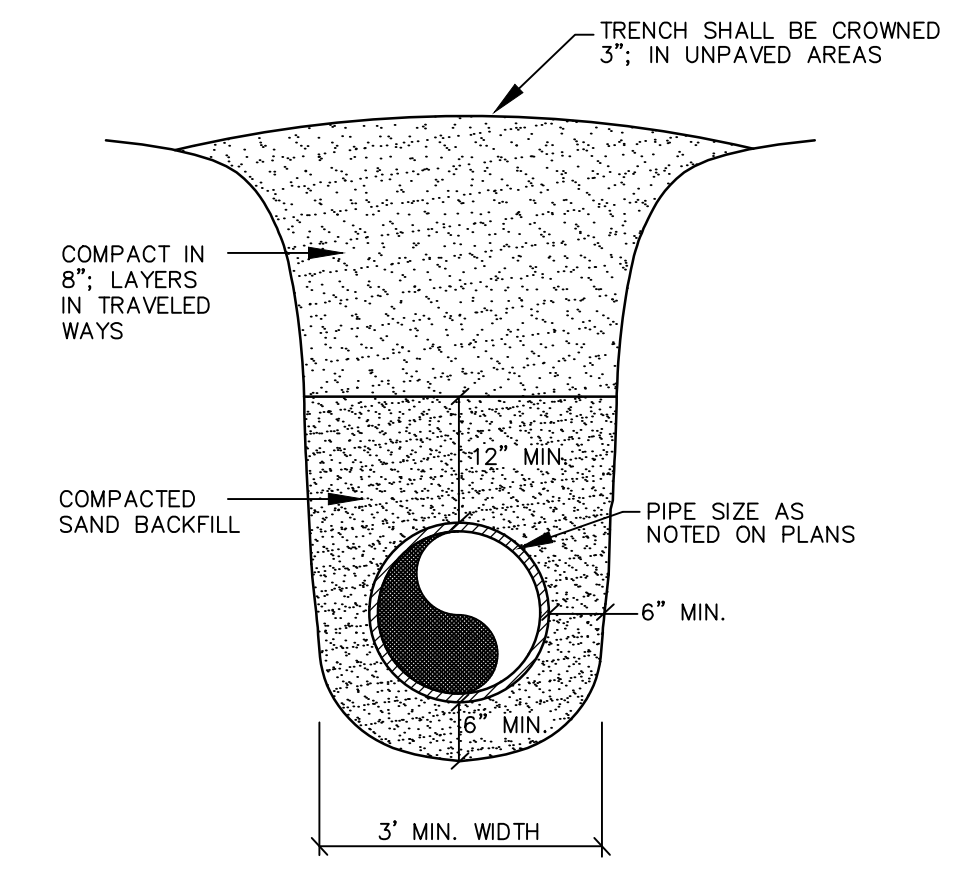
FITTINGS	CONCRETE THRUST BLOCK SIZE REQUIREMENTS		
	90° BENDS	45° BENDS	TEES AND PLUGS
PIPE SIZE 6"	4.0	2.0	3.0
8"	8.0	4.0	6.0
12"	15	10	10



TEE & BEND DETAIL
NOT TO SCALE



TYPICAL AIR VALVE (1")
NOT TO SCALE



NOTE: CLAY DAMS WILL BE INSTALLED IN LEDGE TRENCHES EVERY 100'; IN AREAS OF MORE THAN 3% SLOPE

SECTION THROUGH LEDGE TRENCH
NOT TO SCALE

ROBERT A. MCSORLEY, P.E. 8988
STATE OF MAINE PROFESSIONAL ENGINEER
LICENSE NO. 10059
EXPIRES 01/21/21

REV. BY:	DATE:	STATUS:	
A	5/28/13	SUBMIT SUBDIVISION APPLICATION TO TOWN	
B	6/26/13	REVISED PER PEER REVIEW COMMENTS	
C	01/21/21	RESUBMIT FOR PLANNING BOARD REVIEW	

SEBAGO
TECHNICALS
www.sebagotechnicals.com
75 John Roberts Rd.
Sullivan, ME 04196
South Portland, ME 04106
Tel. 207-200-2100

DETAILS
OF: **DEER BROOK APARTMENTS (PHASE 2)**
GRAY ROAD/ROUTE 115
NORTH YARMOUTH, MAINE
FOR: **UNITED PROPERTIES, INC.**
9 THOMAS DRIVE
WESTBROOK, MAINE 04098

DESIGNED	RAM
DRAWN	ACL
CHECKED	RAM
DATE	01/21/21
SCALE	NTS
PROJECT	88287