

3	SJR	3-26-2022	ADD RIGHT OF WAY WIDTHS
2	SJR	3-19-2022	ADD LANDSCAPING, UPDATE BUILDING FOOTPRINTS
1	SJR	3-15-2022	REMOVE & SPACES, REVISE CLIENT, ABUTTER, NOTES 2 & 11
REV:	BY:	DATE:	CHANGES:

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

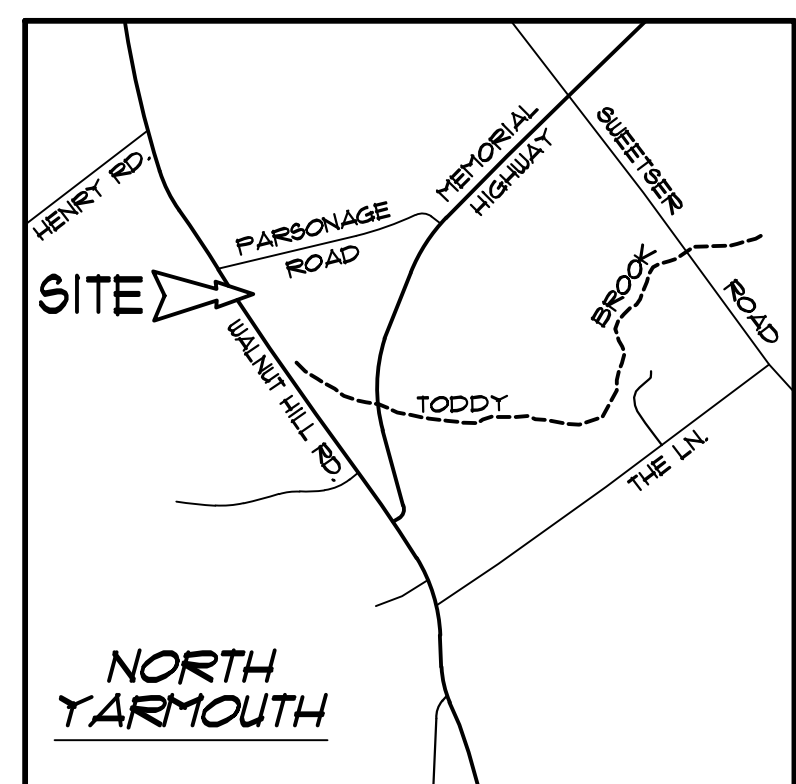
**SJR ENGINEERING, INC.**  
 16 THURSTON DRIVE  
 MONMOUTH, MAINE 04253  
 (207) 242-6248 tel  
 sjr@sjsr.com

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

**SITE TABULATIONS**  
 DEVELOPED PARCEL AREA = 15,102 sf / 1.14 ACRES  
**EXISTING**  
 BUILDING = 3,530 sf  
 PAVEMENT/PORCHES = 5,340 sf  
 IMPERVIOUS AREA = 9,470 sf (12.5%)  
 GREEN SPACE = 6,622 sf (81.5%)  
**PROPOSED**  
 BUILDINGS = 9,000 sf  
 PAVEMENT/PORCHES = 16,264 sf  
 IMPERVIOUS AREA = 25,272 sf (33.4%)  
 GREEN SPACE = 50,430 sf (66.6%)  
 30 PARKING SPACES (INCLUDES 2 HANDICAP)

**LEGEND**

---	BOUNDARY LINE (SUBJECT PARCEL)
---	BOUNDARY LINE (OTHER)
N/F 35200/356	NOW 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**
- ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTRY REGISTRY OF DEEDS.
  - OWNER OF RECORD - 521 LLC DEED REFERENCE - BOOK 38201, PAGE 160 TAX MAP 1, LOT 62
  - TOTAL PARCEL AREA = 91,471 sq. ft. / 224 ACRES
  - EXISTING CONDITIONS ARE BASED ON A PLAN ENTITLED "WALNUT HILL ROAD DEVELOPMENT - TOWNHOUSES SITE LAYOUT", DATED AUGUST 15, 2021, PREPARED BY ATLANTIC RESOURCE CONSULTANTS.
  - THE LOCATION, DEPTH SIZE & EXISTENCE OF UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT VERIFIED. CONTRACTOR SHALL CONTACT DIGSAFE/ON-TARGET PRIOR TO EXCAVATION TO CONFIRM THE LOCATION OF ALL PUBLIC & PRIVATE UTILITIES WITHIN THE PROJECT AREA.
  - THE PARCEL IS LOCATED IN THE VILLAGE CENTER ZONING DISTRICT AND THE GROUNDWATER PROTECTION OVERLAY ZONE.
  - THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, PANEL 230202 00102B, DATED JULY 16, 1981.
  - ALL UTILITIES SHALL BE UNDERGROUND. LOCATION TO BE DETERMINED BY THE UTILITY AUTHORITY.
  - SOILS WITHIN THE SITE'S WATERSHED ARE "HINCKLEY LOAMY SAND", 3% - 8% SLOPES, HYDROLOGIC SOIL TYPE 'A'.
  - ALL DISTURBED AREAS NOT PAVED OR BUILT UPON SHALL BE LOAMED, SEEDED & MULCHED.
  - SEE WETLAND DELINEATION REPORT DATED MAY 26, 2021 AND SEPTIC DESIGN ON THE 200 FORMS DATED MARCH 9, 2022, BOTH BY MARK CENSI ASSOCIATES.

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

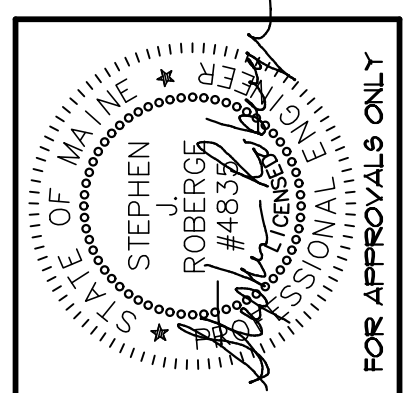
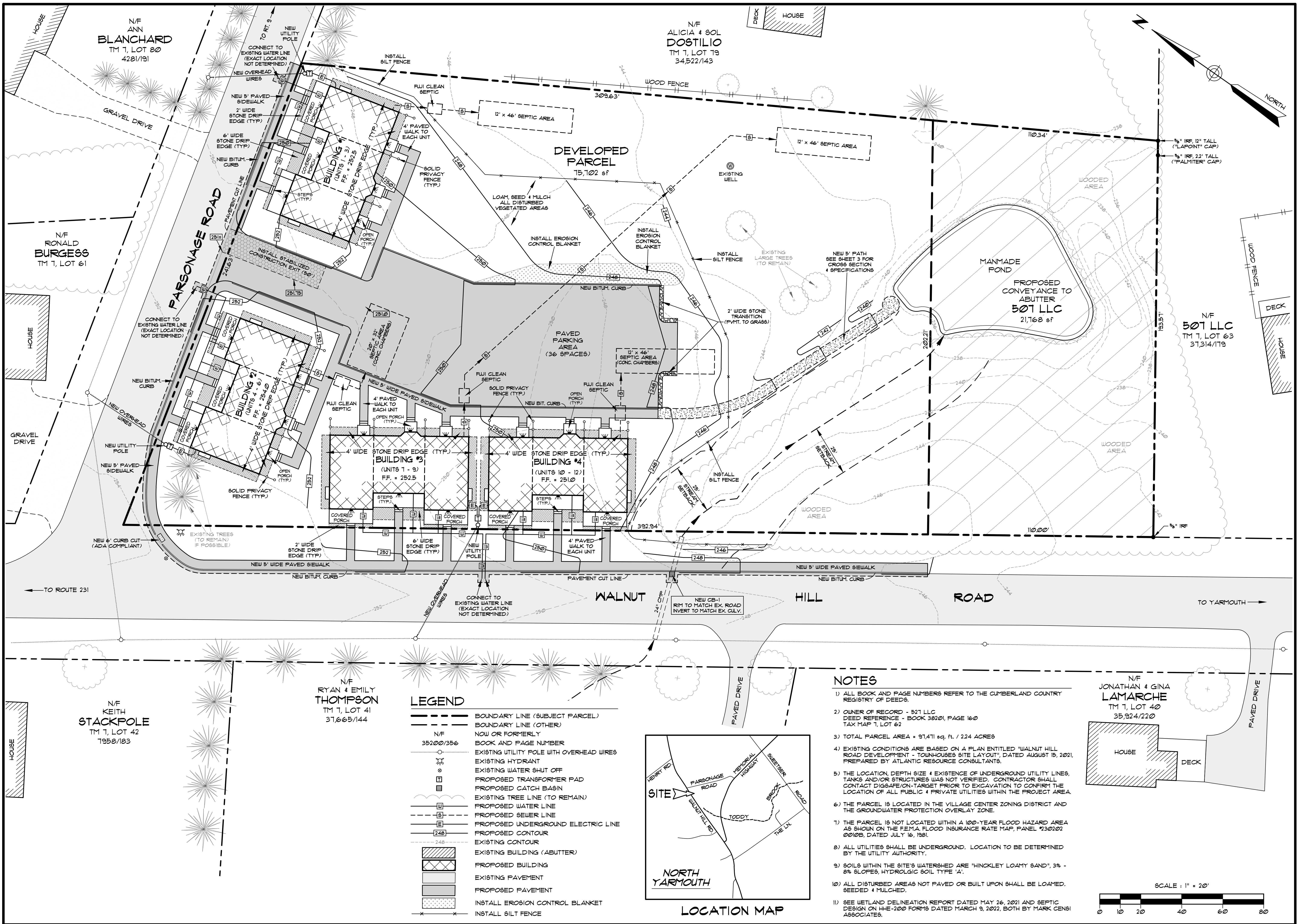
**APPROVAL**  
 APPROVED BY THE TOWN OF NORTH YARMOUTH PLANNING BOARD

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

DATE \_\_\_\_\_  
 \_\_\_\_\_ CHAIRMAN

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





DATE	PROJECT
3-19-2022	UPDATE BUILDING FOOTPRINTS
3-15-2022	REMOVE & SPACES, REVISE CLIENT, ABUTTER, NOTES 2 & 11
DATE	BY
	SJR
	BY
	DATE
	CHANGES

**SJR ENGINEERING, INC.**  
 16 THURSTON DRIVE  
 MONMOUTH, MAINE 04259  
 (207) 242-6248 t.e.l  
 sjr@sje.com

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

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

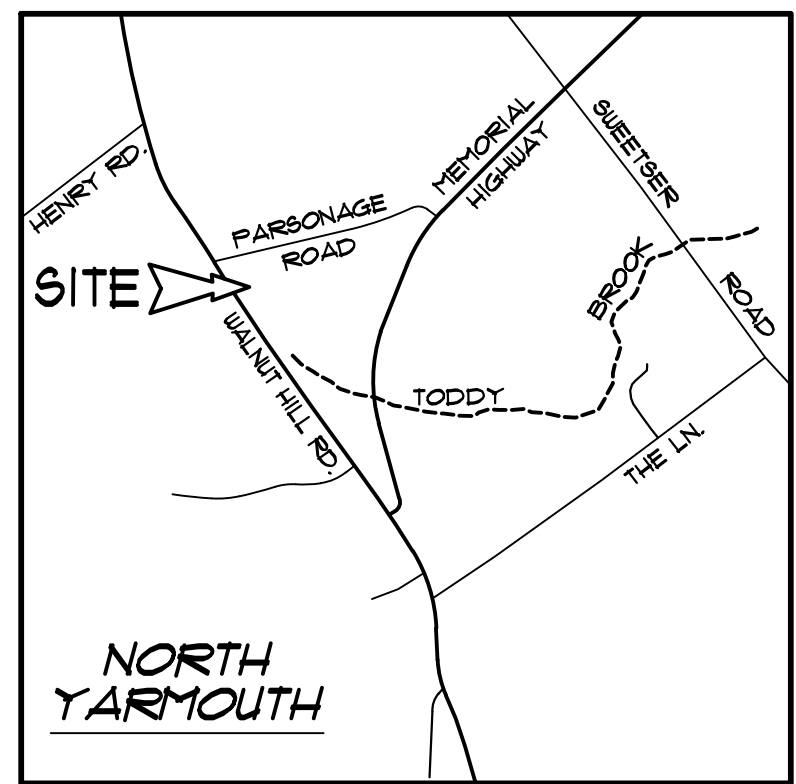
**SHEET 2**

**NOTES**

- 1) ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTRY REGISTRY OF DEEDS.
- 2) OWNER OF RECORD - 527 LLC  
 DEED REFERENCE - BOOK 38201, PAGE 160  
 TAX MAP T, LOT 62
- 3) TOTAL PARCEL AREA = 91,411 sq. ft. / 2.24 ACRES
- 4) EXISTING CONDITIONS ARE BASED ON A PLAN ENTITLED "WALNUT HILL ROAD DEVELOPMENT - TOWNHOUSES SITE LAYOUT", DATED AUGUST 15, 2021, PREPARED BY ATLANTIC RESOURCE CONSULTANTS.
- 5) 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.
- 6) THE PARCEL IS LOCATED IN THE VILLAGE CENTER ZONING DISTRICT AND THE GROUNDWATER PROTECTION OVERLAY ZONE.
- 7) THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, PANEL 230202 0010B, DATED JULY 16, 1981.
- 8) ALL UTILITIES SHALL BE UNDERGROUND. LOCATION TO BE DETERMINED BY THE UTILITY AUTHORITY.
- 9) SOILS WITHIN THE SITE'S WATERSHED ARE "HINCKLEY LOAMY SAND", 3% - 8% SLOPES, HYDROLOGIC SOIL TYPE 'A'.
- 10) ALL DISTURBED AREAS NOT PAVED OR BUILT UPON SHALL BE LOAMED, SEEDED & MULCHED.
- 11) SEE WETLAND DELINEATION REPORT DATED MAY 26, 2021 AND SEPTIC DESIGN ON HHE-200 FORMS DATED MARCH 9, 2022, BOTH BY MARK CENSI ASSOCIATES.

**LEGEND**

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER)
- N/F 35200/356 BOOK AND PAGE NUMBER
- EXISTING UTILITY POLE WITH OVERHEAD WIRES
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF
- PROPOSED TRANSFORMER PAD
- PROPOSED CATCH BASIN
- EXISTING TREE LINE (TO REMAIN)
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXISTING BUILDING (ABUTTER)
- PROPOSED BUILDING
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- INSTALL EROSION CONTROL BLANKET
- INSTALL SILT FENCE



**LOCATION MAP**

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

