

October 25, 2022

North Yarmouth Planning Board
10 Village Square Road
North Yarmouth, Maine



Re: Updates to Proposed Village Green Apartments, Walnut Hill Road

Dear Board Members,

At the October Planning Board meeting, a public hearing was completed with questions and answers about the project provided to the Board. The Board then determined the application materials complete but tabled the project for review of additional comments from the Yarmouth Water District and potentially relocating the sidewalk on the other side of Walnut Hill.

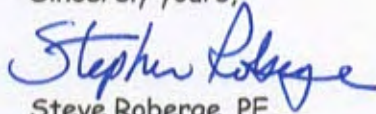
During the Planning Board meeting, we listened to public comment and have voluntarily revised our plan accordingly. Abutter Lucey had concerns with drainage from their driveway culvert and a large tree that may be impacted during construction of Lot 3 house. We have relocated the sidewalk to the other side of Walnut Hill Road allowing the existing ditch to remain "as is". Water flows from their driveway culvert will continue to flow as it does currently. We have relocated the proposed houses and property lines for Lots 1, 2, and 3. We are able to shift the house construction allowing 18' to the property sideline (rather than the earlier version of 6') to help minimize potential conflicts with tree roots during construction.

As noted above, there were several comments pertaining to proposed location for sidewalk construction. Ben Grover has spoken with the Public Works Director and has agreed to relocate the sidewalk to the Fire Station side of Walnut Hill Road rather than in front of the proposed development. This accomplishes several concerns with regard to drainage (see above) and saving trees along Walnut Hill Road ROW.

The Planning Board wanted to allow the Yarmouth Water District an opportunity to review an updated nitrate study for the one proposed septic system for Lots 1, 2, and 3. We have sent the study and updated plans to Eric and have attached his email reply that he is OK with the one disposal system.

We look forward to presenting this plan to the Planning Board at the November 8 meeting for final approval.

Sincerely yours,


Steve Roberge, PE
SJR Engineering Inc



From: [Eric Gagnon](#)
To: steve@sjreng.com
Cc: [Ben Grover](#); [Tracey Cox](#); [Benjamin Scipione](#); [Ben Smith](#); [Tim Herrick](#)
Subject: Re: Updated Nitrate study Village Green Apts 10132022
Date: Monday, October 17, 2022 10:59:54 AM

Hi Steve,

Thanks for providing the updated plans and hydrogeologic study for the Village Green Apartments. We do not have any additional concerns with the revised plan and hydrogeologic study.

After conversations with the developer and in reference to our response on 9/26/22 regarding the recommendation that an easement is written between all parties for the water service for lot 4 it is understood that the developer plans to own all the lots within the project so an easement would not be necessary at this time. If ownership changes an easement to protect and allow repair/maintenance of the private side of the water service line is highly recommended. It was also discussed that the developer plans to follow through with our comments listed in number three of the letter referenced above which include the protection of the groundwater.

Feel free to reach out if you have any questions.

Eric Gagnon
Superintendent
Yarmouth Water District

Our current work schedule is Monday through Thursday 7 am to 5 pm and I typically do not check my emails regularly outside of those hours.

207.846.5821 phone
207.846.1240 fax

<http://YarmouthWaterDistrict.org/>

This message is intended for the use of the addressee only and may contain privileged and confidential information. If you are not the intended recipient of this message, be notified that any dissemination or use of this message is strictly prohibited. If you have received this message in error, please delete all copies of the message and its attachments and notify the sender immediately

On Thu, Oct 13, 2022 at 4:18 PM <steve@sjreng.com> wrote:

Hi Eric,

I've attached the updated nitrate study done by Steve Marcotte. No significant changes are reported due to the combined systems. This will be part of the submission package for the next PB meeting. I would like to include your comments/approval letter with the submission. Let me know if you have questions.

Steve Roberge, PE

SJR Engineering Inc.

16 Thurston Drive

Monmouth, Maine 04259

Cell: 207-242-6248

<http://www.sjreng.com>

Be kinder than necessary, for everyone you meet is fighting some kind of battle.

5700

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

PROPERTY LOCATION		>> CAUTION: LPI APPROVAL REQUIRED <<	
City, Town, or Plantation	North Yarmouth	Town/City	Permit #
Street or Road	Walnut Hill Road Lots 23	Date Permit Issued	Fee: \$ Double Fee Charged []
Subdivision, Lot #	Units 1-3	Local Plumbing Inspector Signature	
OWNER/APPLICANT INFORMATION		Fee: \$ state min fee \$ Locally adopted fee	Copy: [] Owner [] Town [] State
Name (last, first, MI)	Construction Aggregat	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.	
Mailing Address of Owner/Applicant	82 Doughty Road North Yarmouth 04097	Municipal Tax Map #	Lot #
Daytime Tel. #	233-6463	CAUTION: INSPECTION REQUIRED	
OWNER OR APPLICANT STATEMENT		I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.	
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.		(1st) date approved	
Signature of Owner or Applicant _____ Date _____		Local Plumbing Inspector Signature _____ (2nd) date approved _____	

PERMIT INFORMATION		
TYPE OF APPLICATION	THIS APPLICATION REQUIRES	DISPOSAL SYSTEM COMPONENTS
1. First Time System 2. Replacement System Type replaced: _____ Year installed: _____ 3. Expanded System a. <25% Expansion b. >25% Expansion 4. Experimental System 5. Seasonal Conversion	1. No Rule Variance 2. First Time System Variance a. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval 3. Replacement System Variance a. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval 4. Minimum Lot Size Variance 5. Seasonal Conversion Permit	1. Complete Non-engineered System 2. Primitive System (graywater & alt. toilet) 3. Alternative Toilet, specify: _____ 4. Non-engineered Treatment Tank (only) 5. Holding Tank, _____ gallons 6. Non-engineered Disposal Field (only) 7. Separated Laundry System 8. Complete Engineered System (2000 gpd or more) 9. Engineered Treatment Tank (only) 10. Engineered Disposal Field (only) 11. Pre-treatment, specify: Fuji Clean Cells 12. Miscellaneous Components _____
SIZE OF PROPERTY	DISPOSAL SYSTEM TO SERVE	TYPE OF WATER SUPPLY
2.33 SQ. FT. ACRES	1. Single Family Dwelling Unit, No. of Bedrooms: _____ 2. Multiple Family Dwelling, No. of Units: 3-2BDM units 3. Other: _____ (specify) _____ Current Use Seasonal Year Round Undeveloped	1. Drilled Well 2. Dug Well 3. Private 4. Public 5. Other
SHORELAND ZONING	DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)	
Yes No		

TREATMENT TANK	DISPOSAL FIELD TYPE & SIZE	GARBAGE DISPOSAL UNIT	DESIGN FLOW
1. Concrete a. Regular N/A b. Low Profile 2. Plastic 3. Other: _____ CAPACITY: _____ GAL.	1. Stone Bed 2. Stone Trench 3. Proprietary Device a. cluster array c. Linear b. regular load d. H-20 load 4. Other: _____ SIZE: 600 sq. ft. lin. ft.	1. No 2. Yes 3. Maybe If Yes or Maybe, specify one below: a. multi-compartment tank b. _____ tanks in series c. increase in tank capacity d. Filter on Tank Outlet	540 gallons per day BASED ON: 1. Table 4A (dwelling unit(s)) 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities
SOIL DATA & DESIGN CLASS	DISPOSAL FIELD SIZING	EFFLUENT/EJECTOR PUMP	LATITUDE AND LONGITUDE
PROFILE CONDITION 5 / C at Observation Hole # TP1 Depth 36 " of Most Limiting Soil Factor	1. Medium---2.6 sq. ft. / gpd 2. Medium---Large 3.3 sq. ft. / gpd 3. Large---4.1 sq. ft. / gpd 4. Extra Large---5.0 sq. ft. / gpd	1. Not Required 2. May Be Required 3. Required Specify only for engineered systems: DOSE: _____ gallons	at center of disposal area Lat. 43 d 49 m 45 s Lon. 70 d 15 m 00 s if g.p.s, state margin of error: 15

SITE EVALUATOR STATEMENT		
I certify that on 9/17/2022 (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 	263 SE #	9/17/2022 Date
Site Evaluator Name Printed Mark Hampton	207-756-2900 Telephone Number	E-mail Address
Note: Changes to or deviations from the _____ n should be confirmed with the Site Evaluator.		

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
Division of Environmental Health
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

North Yarmouth

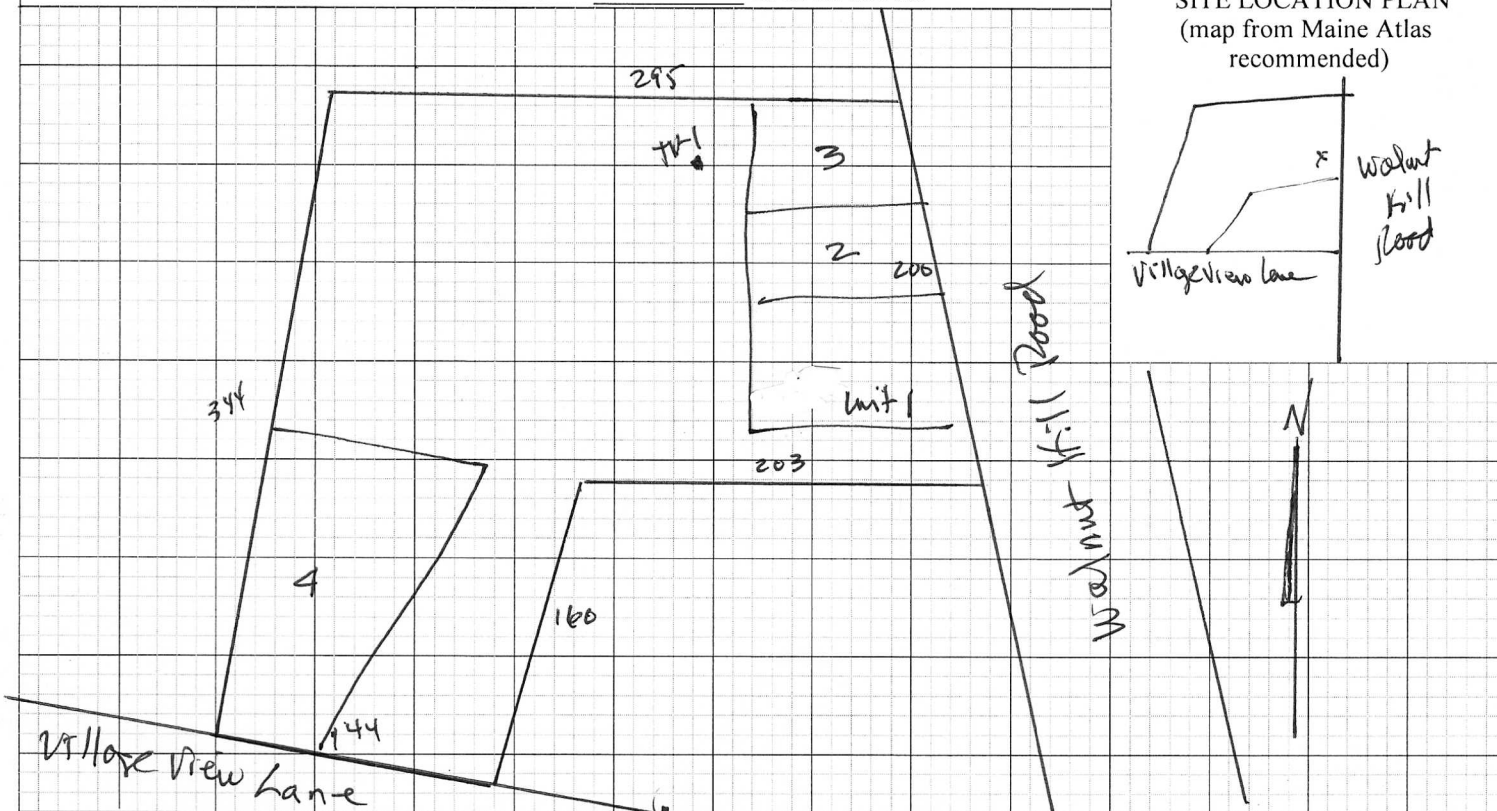
Walnut Hill Road Lot 23/1

Construction Aggregates, Inc.

SITE PLAN

Scale 1" = 100 ft. or as shown

SITE LOCATION PLAN (map from Maine Atlas recommended)



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP1 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	
10	Sand	Friable	Brown	
20				
30				
40	Sand	Friable	Olive	Common and Distinct
50				

Soil Classification <u>5</u> <u>C</u> Profile Condition	Slope <u>3</u> %	Limiting Factor <u>36</u> "	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <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				
10				
20				
30				
40				
50				

Soil Classification _____ Profile Condition	Slope _____%	Limiting Factor _____"	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
---	-----------------	---------------------------	---

[Signature]
Site Evaluator Signature

263

SE #

9/17/2022

Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
 Division of Environmental Health
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation
 North Yarmouth

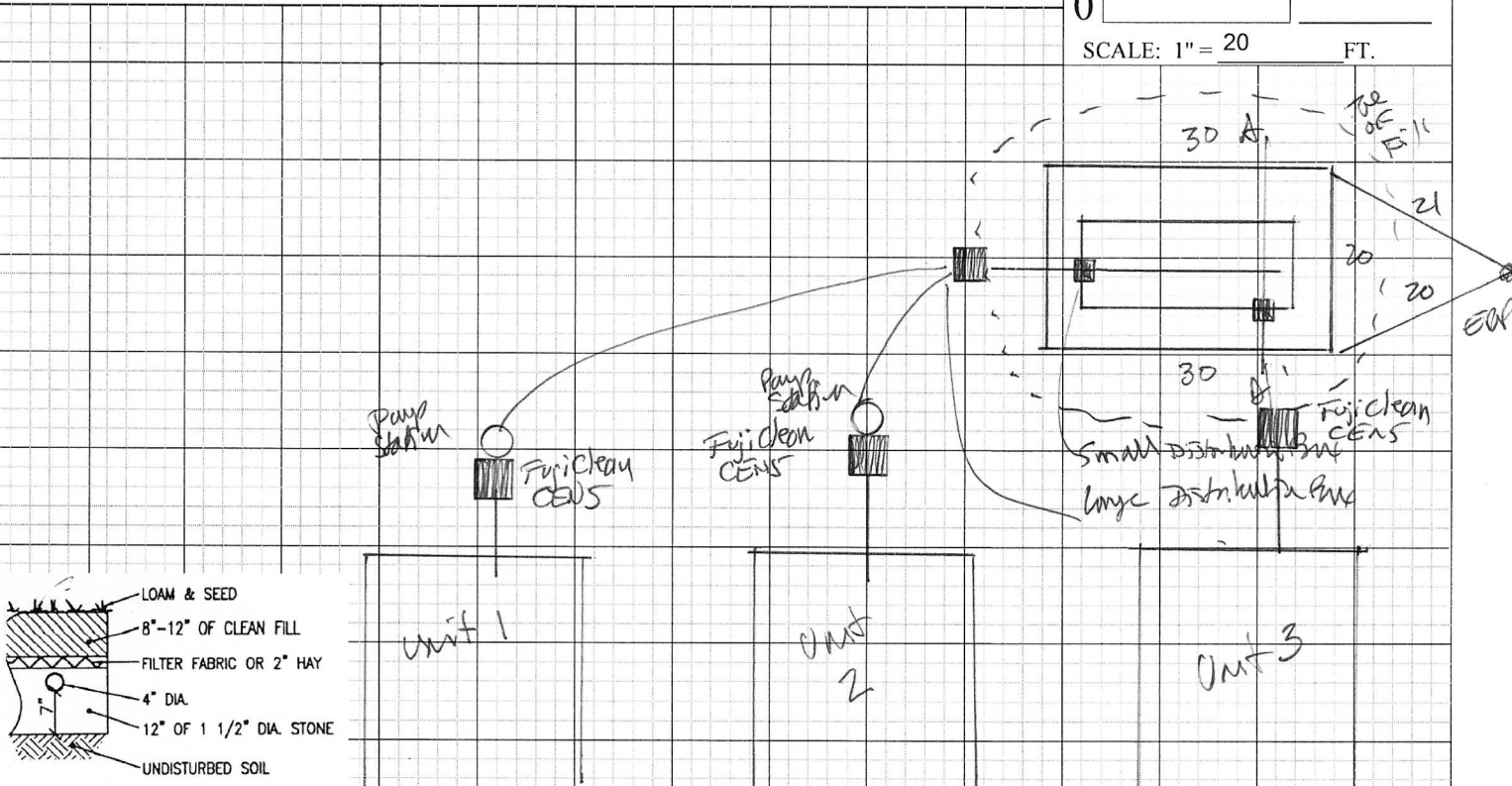
Street, Road, Subdivision
 Walnut Hill Road Lots 23

Units 1-4

Owner's Name
 Construction Aggregate

SUBSURFACE WASTEWATER DISPOSAL PLAN

0 _____
 SCALE: 1" = 20 FT.



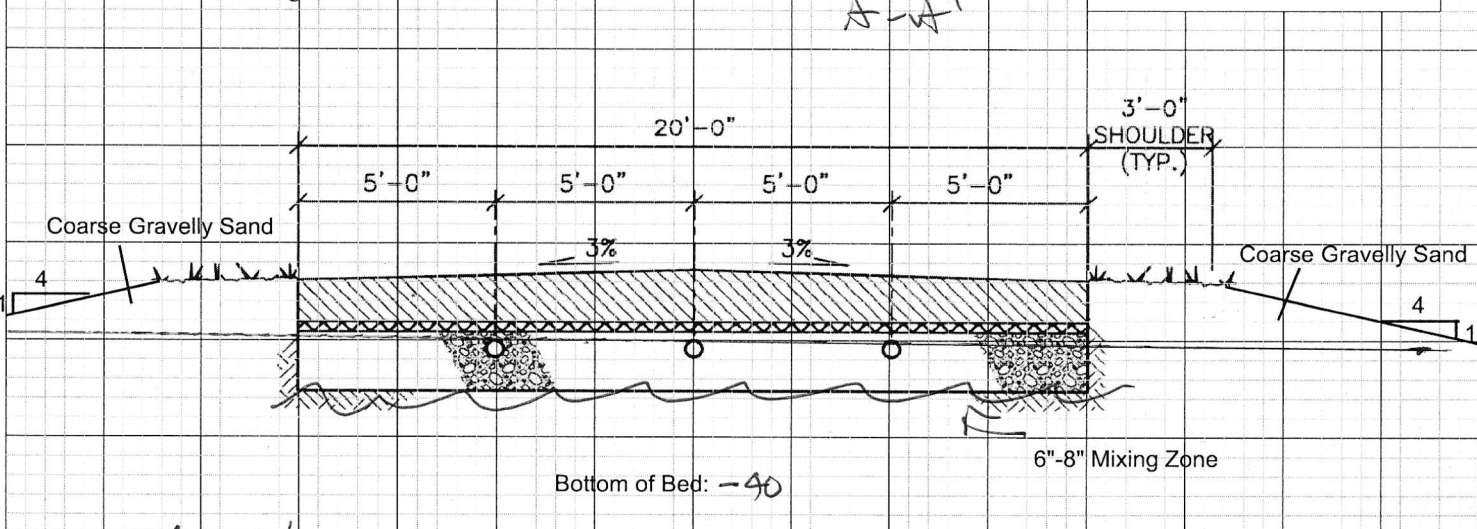
FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT	
Depth of Fill (Upslope)	12	Finished Grade Elevation	-19	Location & Description:	Top of grade stake 40 inches above grade
Depth of Fill (Downslope)	12	Top of Distribution Pipe or Proprietary Device	-29	Reference Elevation:	0
		Bottom of Disposal Area	-40		

Note: Materials and installation shall be in accordance with Maine Subsurface Wastewater Disposal Rules dated 08/15 as amended.

DISPOSAL AREA CROSS SECTION

Scale
 Horizontal 1" = 5 ft.
 Vertical 1" = 3 ft.

Note: All ground to be filled must be scarified



[Signature]
 Site Evaluator Signature

263
 SE #

9/17/2022
 Date

MARCOTTE ENVIRONMENTAL

Wastewater ♦ Groundwater ♦ Permitting ♦ Environmental Compliance

October 13, 2022

PN: #22033

SJR Engineering, Inc.
16 Thurston Drive
Monmouth, ME 04259
Attn: Steve Roberge

REFERENCE: Nitrate-Nitrogen Assessment Rev 1
Lot 23, Village Center Estates
Walnut Hill Road (Rt 115), North Yarmouth, Maine

Dear Steve:

Marcotte Environmental (Marcotte) completed a Nitrate-Nitrogen Assessment for the proposed subsurface wastewater disposal field to serve the above referenced 4-unit residential development in North Yarmouth, Maine. The site and vicinity are served by public water and subsurface wastewater disposal fields (leachfields).

Information used to complete the analysis includes septic system designs provided by Mark Hampton Associates, plans prepared by SJR Engineering Inc. (SJR), and published geologic maps and literature.

PROPOSED SUBSURFACE WASTEWATER DISPOSAL SYSTEMS

The proposed development includes four (4) two-bedroom dwelling units. Wastewater will be treated at the point of generation by a FujiClean CEN advanced treatment tank and discharged to a subsurface wastewater disposal field.

Units 1, 2 and 3 are served by a common 20-foot by 30-foot stone bed disposal field with a design flow of 540 GPD. The loading rate is 0.9 GPD per square foot or 0.12 feet per day. Unit 4 is served by a 15-foot by 25-foot stone bed disposal field each with a design flow of 180 gallons per day (GPD). The loading rate is 0.48 GPD per square foot or 0.064 feet per day.

SITE SETTING

Topographic and geologic maps showing the site and vicinity are provide as Attachment 1. The proposed development is located on gently to moderately sloping ground at the foot of the Bruce Hill / Walnut Hill. The nearest surface water is Toddy Brook to the east of the site boundary.

The Maine Geological Survey has mapped the surficial geology at the site and vicinity as marine regressive deposits over the Presumpscot Formation. Marine regressive sands were deposited in shallow marine waters during regression of the sea from the coastal area of Maine. The sands are commonly interbedded with upper layers of the Presumpscot Formation. The Presumpscot Formation consists of fine-grained silt and clay deposited in deep marine waters.

The Maine Geological Survey has not mapped the surficial deposits at the site as a significant sand and gravel aquifer. The nearest sand and gravel aquifer is located on the east side of Walnut Hill Road approximately 500 feet from the site boundary / roughly coincident with Toddy Brook.

Soils test pits at disposal field locations revealed sands to four feet below the ground surface with an estimated seasonal high-water table at approximately 2 feet below the ground surface.

NITRATE-NITROGEN IMPACT ASSESSMENT

A nitrate-nitrogen assessment was performed to estimate the distance from the disposal field at which the concentration in groundwater would reach the local groundwater protection standard of 5 milligrams nitrogen per liter (mg-N/L). The average concentration of nitrate-nitrogen in FujiClean CEN treated effluent used in this assessment is 10 mg-N/L. The background concentration of nitrate-nitrogen in groundwater and precipitation recharge are assumed to be 1 mg-N/L and 0.5 mg-N/L, respectively.

The model was constructed and solved using United States Geological Survey (USGS) ModelMuse¹ graphical user interface, MODFLOW 6², and MT3D-USGS³. A three-dimensional grid representing the model top and top/bottom of model layers was generated based upon LiDAR data from the Maine Office of GIS, and information presented on the enclosed topographic and geologic maps. Model layers from top to bottom, layer thickness, and hydrology properties are summarized below.

Model Layer/ Material	Layer Thickness (feet)	Horizontal Hydraulic Conductivity (Kh) (feet/day)	Vertical Hydraulic Conductivity (Kz) (based on Kh)	Specific Yield / Effective Porosity unitless	Longitudinal Dispersity (feet)
Sediment	2	10	Kh	0.3	5
Upper Sand	Varies	10	Kh/3	0.15	5
Silt	Varies	1	Kh/10	0.1	5
Glacial Till	4	0.5	Kh/3	0.05	5
Bedrock, upper	25	0.001	Kh/5	0.01	3
Bedrock, lower	25	0.0001	Kh/10	0.001	2

Toddy Brook and the intermittent stream / wetland area onsite were simulated in the sediment layer with river boundary condition cells. Constant head boundary cells were used to simulate head conditions on the western/upgradient model boundary.

Recharge is estimated to be 0.005 feet per day, or 50% of an estimated average annual precipitation of 48 inches. The model was solved with a 10-to-20-foot grid size and 18-layer discretizations. Figures showing the model construction and results are provided as Attachment 2. Model results are for 10 years of loading at the design flow.

The estimated 5 mg-N/L nitrate-nitrogen plume length ranges from approximately 35 to 50 feet.

¹ ModelMuse 5.0.0.0 (3/18/2022), <https://www.usgs.gov/software/modelmuse-graphical-user-interface-groundwater-models>

² MODFLOW 6.3.0, (3/4/2022), <https://www.usgs.gov/software/modflow-6-usgs-modular-hydrologic-model>

³ MT3DMS-USGS 1.1, (6/28/2019), <https://www.usgs.gov/software/mt3d-usgs-groundwater-solute-transport-simulator-modflow>

CLOSURE

Results of this analysis indicate the proposed engineered subsurface wastewater disposal system will not result in an increase of nitrate-nitrogen above 5 mg/L in groundwater at the property boundary.

The findings discussed herein are based on an interpretation of site conditions and information provided by others. If there are changes to the disposal field design flow, or significant changes in layout, I request the opportunity to review the changes and conduct further analysis as necessary to confirm the changes do not alter the conclusions and recommendations provided herein.

Sincerely yours,
Marcotte Environmental



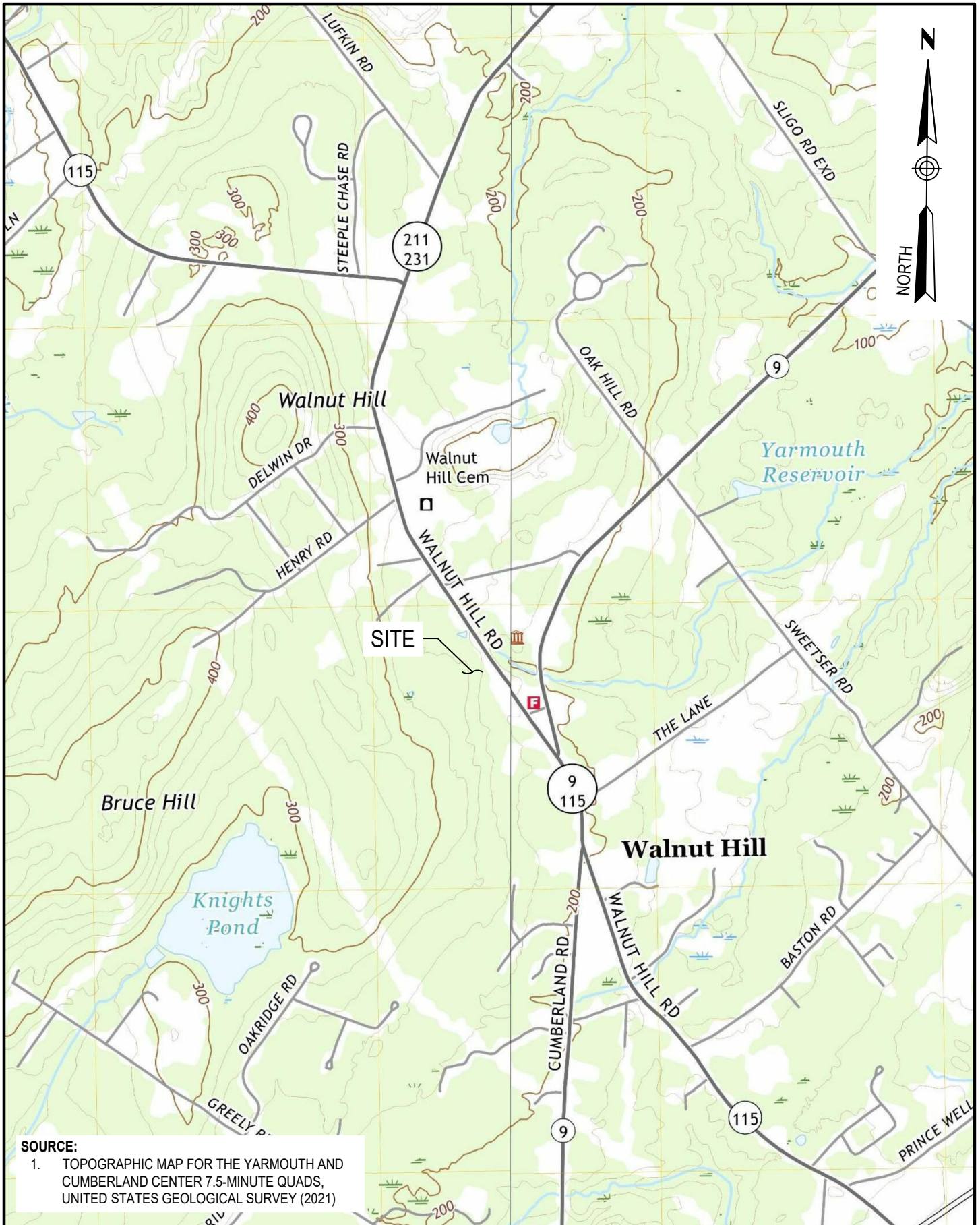
Stephen B. Marcotte, LG, LSE
Principal Geologist



Enclosures

ATTACHMENT 1

TOPOGRAPHIC & GEOLOGICAL MAPS



SOURCE:

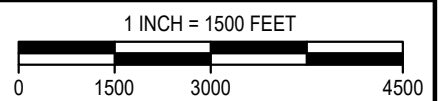
1. TOPOGRAPHIC MAP FOR THE YARMOUTH AND CUMBERLAND CENTER 7.5-MINUTE QUADS, UNITED STATES GEOLOGICAL SURVEY (2021)

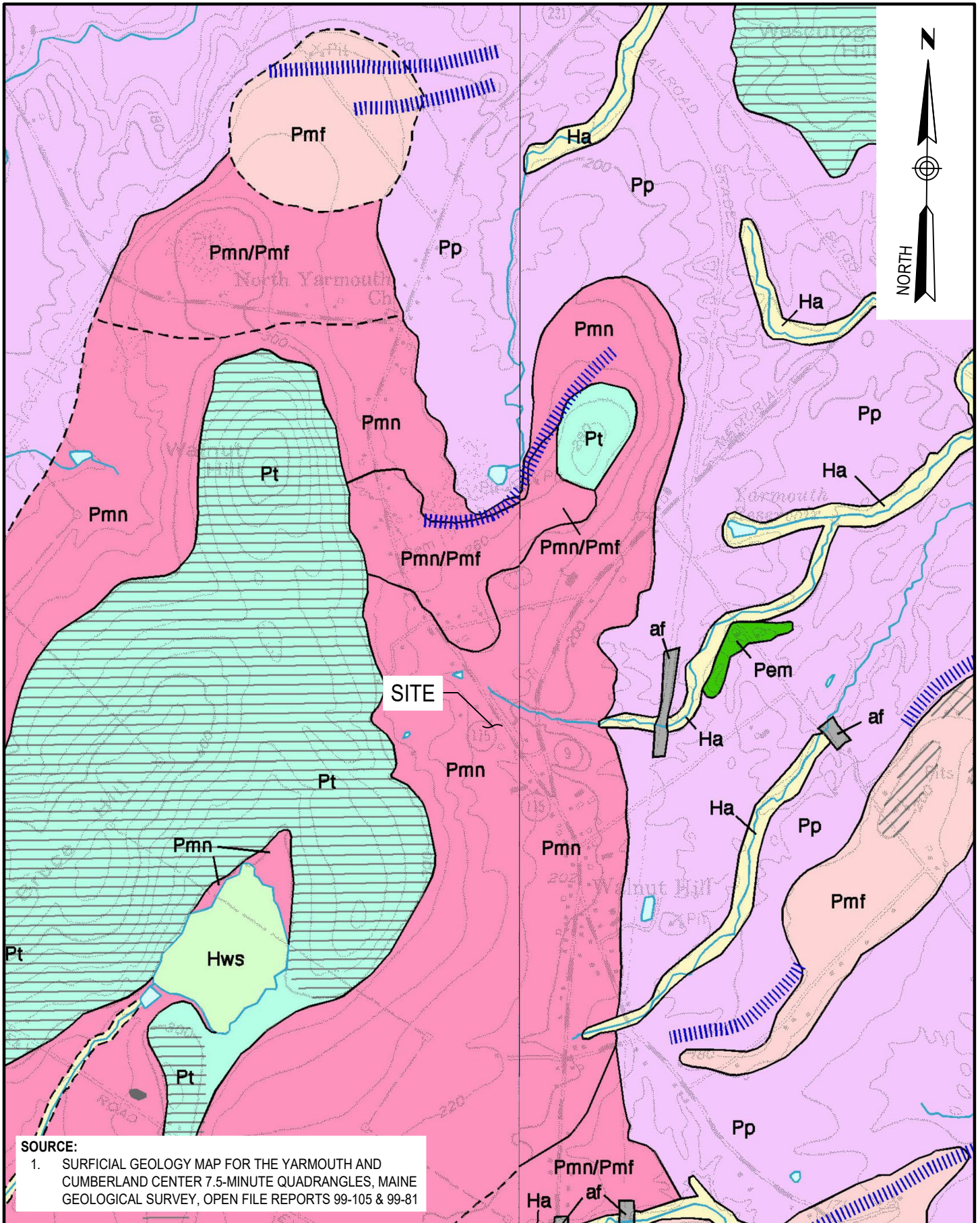
MARCOTTE ENVIRONMENTAL
28 Lindan Lane - Gray, Maine

SITE LOCATION MAP

Lot 23, Village Center Estates, Village Green Apartments
For SJR Engineering, Inc.

BY: SBM
DATE: 9/21/2022
JN: 22033
SCALE: 1" = 1500'





SOURCE:

1. SURFICIAL GEOLOGY MAP FOR THE YARMOUTH AND CUMBERLAND CENTER 7.5-MINUTE QUADRANGLES, MAINE GEOLOGICAL SURVEY, OPEN FILE REPORTS 99-105 & 99-81

MARCOTTE ENVIRONMENTAL
28 Lindan Lane - Gray, Maine

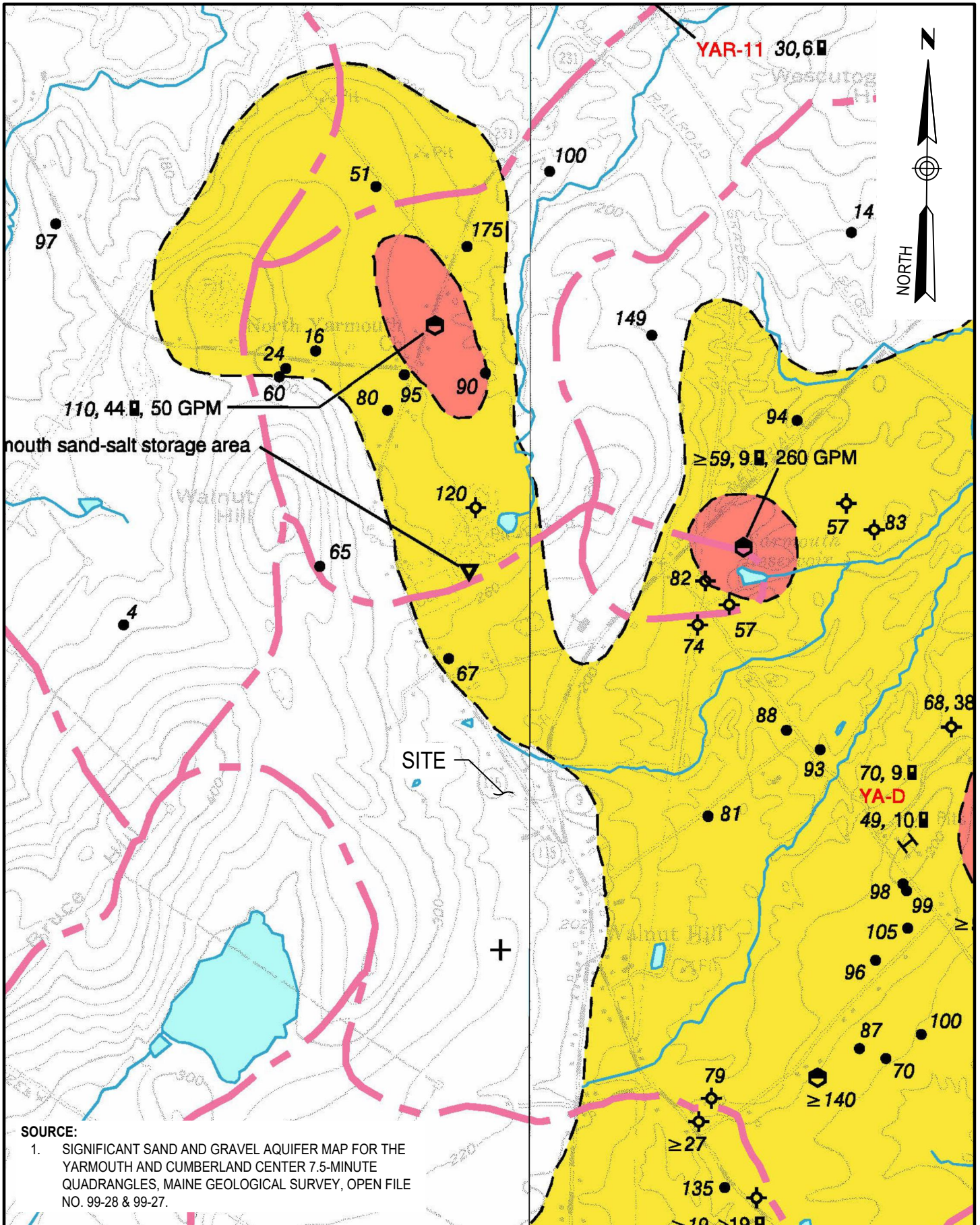
SURFICIAL GEOLOGY MAP

Lot 23, Village Center Estates, Village Green Apartments
For SJR Engineering, Inc.

BY: SBM
DATE: 9/21/2022
JN: 22033
SCALE: 1" = 1500'

1 INCH = 1500 FEET





SOURCE:

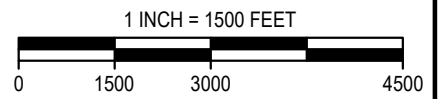
1. SIGNIFICANT SAND AND GRAVEL AQUIFER MAP FOR THE YARMOUTH AND CUMBERLAND CENTER 7.5-MINUTE QUADRANGLES, MAINE GEOLOGICAL SURVEY, OPEN FILE NO. 99-28 & 99-27.

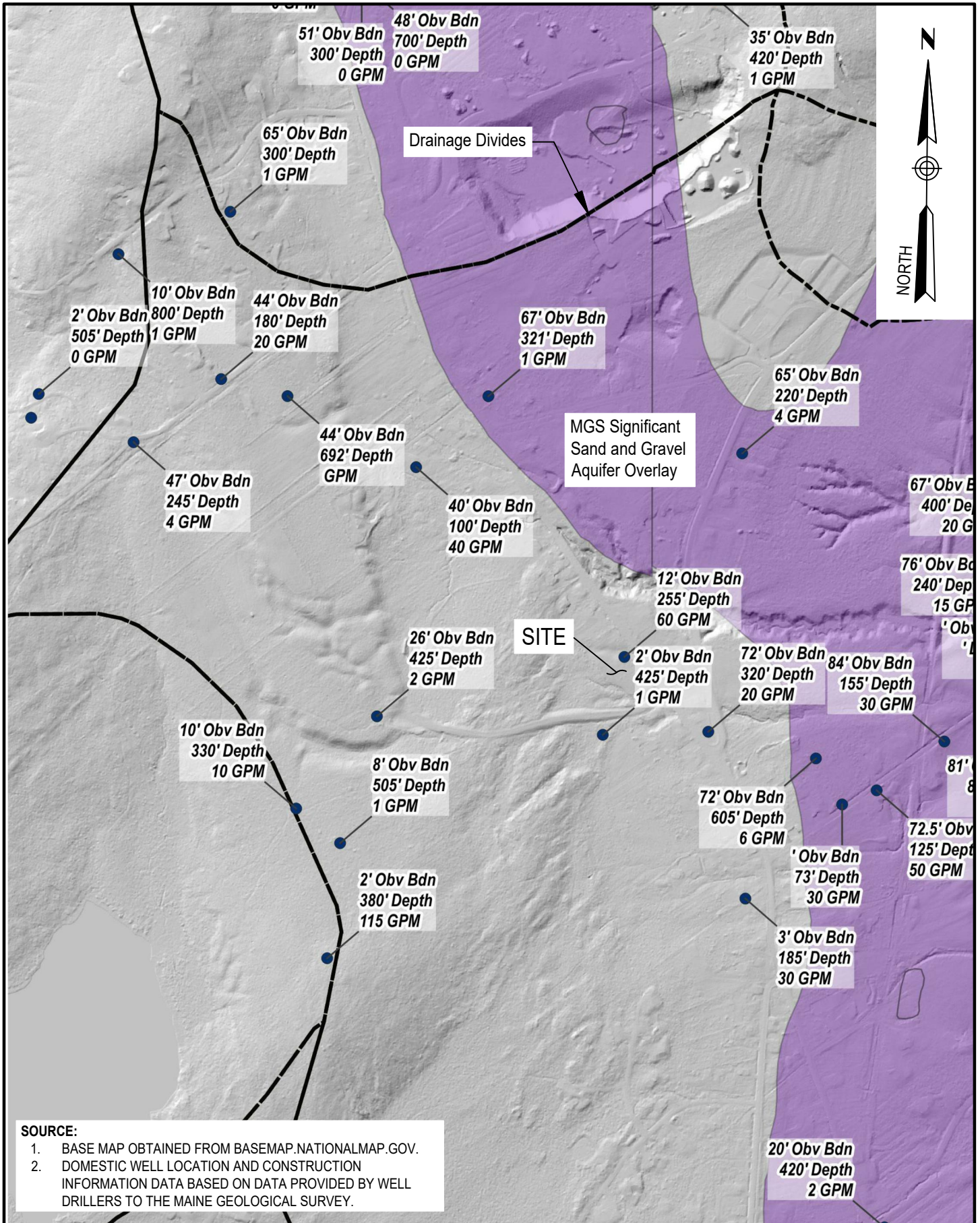
MARCOTTE ENVIRONMENTAL
28 Lindan Lane - Gray, Maine

SIGNIFICANT SAND & GRAVEL AQUIFER MAP

Lot 23, Village Center Estates, Village Green Apartments
For SJR Engineering, Inc.

BY: SBM
DATE: 9/21/2022
JN: 22033
SCALE: 1" = 1500'





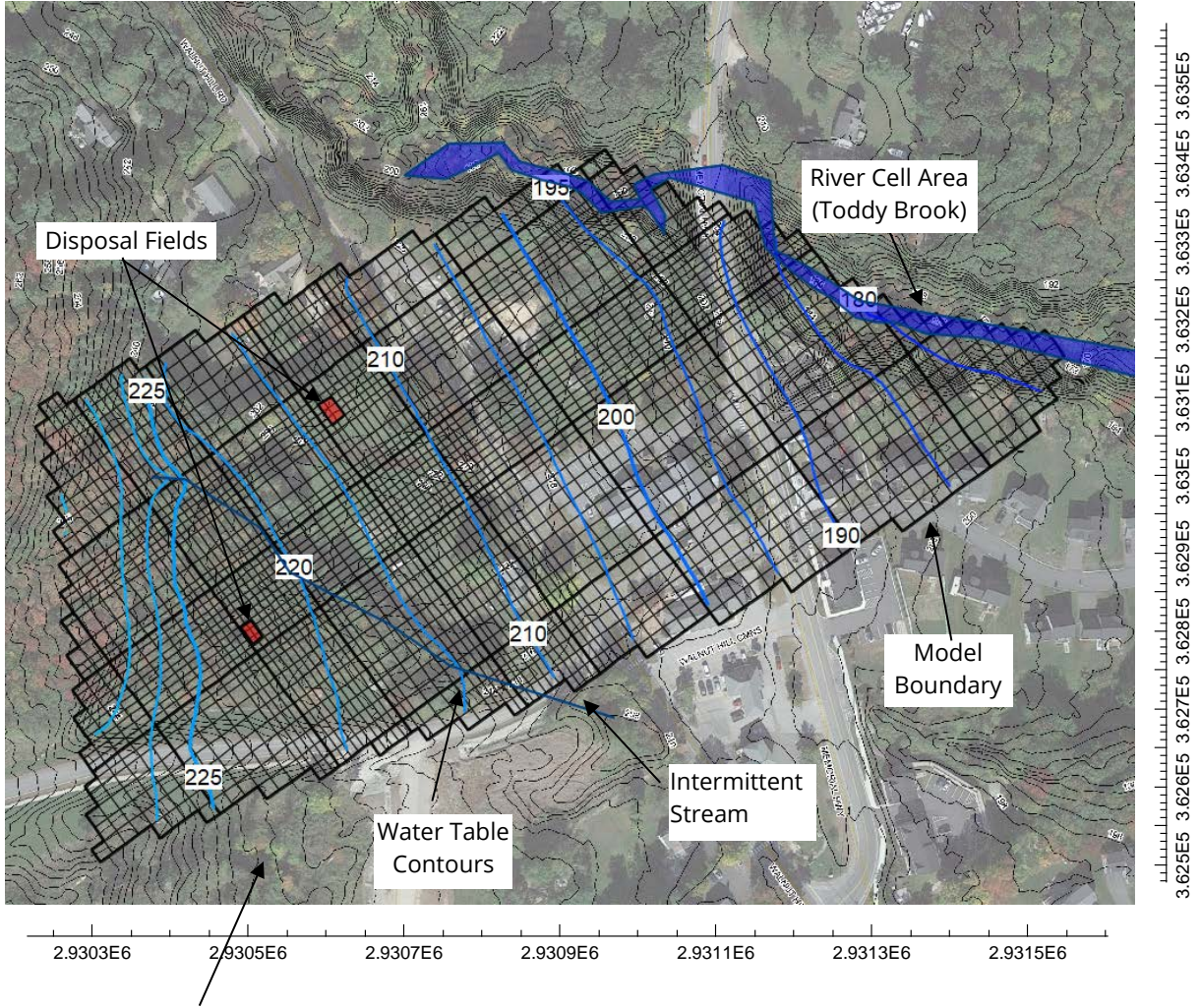
SOURCE:

1. BASE MAP OBTAINED FROM BASEMAP.NATIONALMAP.GOV.
2. DOMESTIC WELL LOCATION AND CONSTRUCTION INFORMATION DATA BASED ON DATA PROVIDED BY WELL DRILLERS TO THE MAINE GEOLOGICAL SURVEY.

ATTACHMENT 2

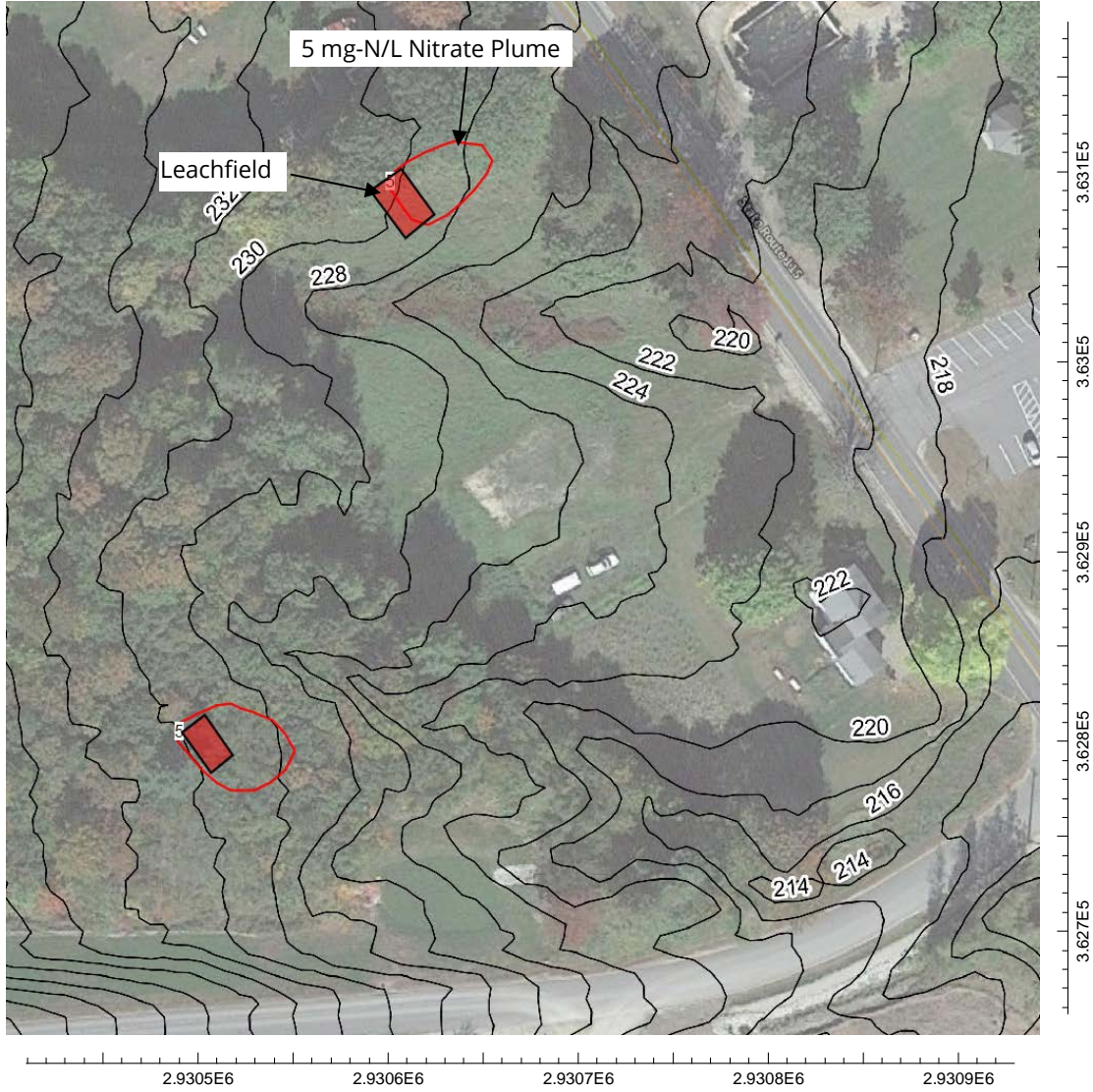
NITRATE-NITROGEN ASSESSMENT MODEL RESULTS

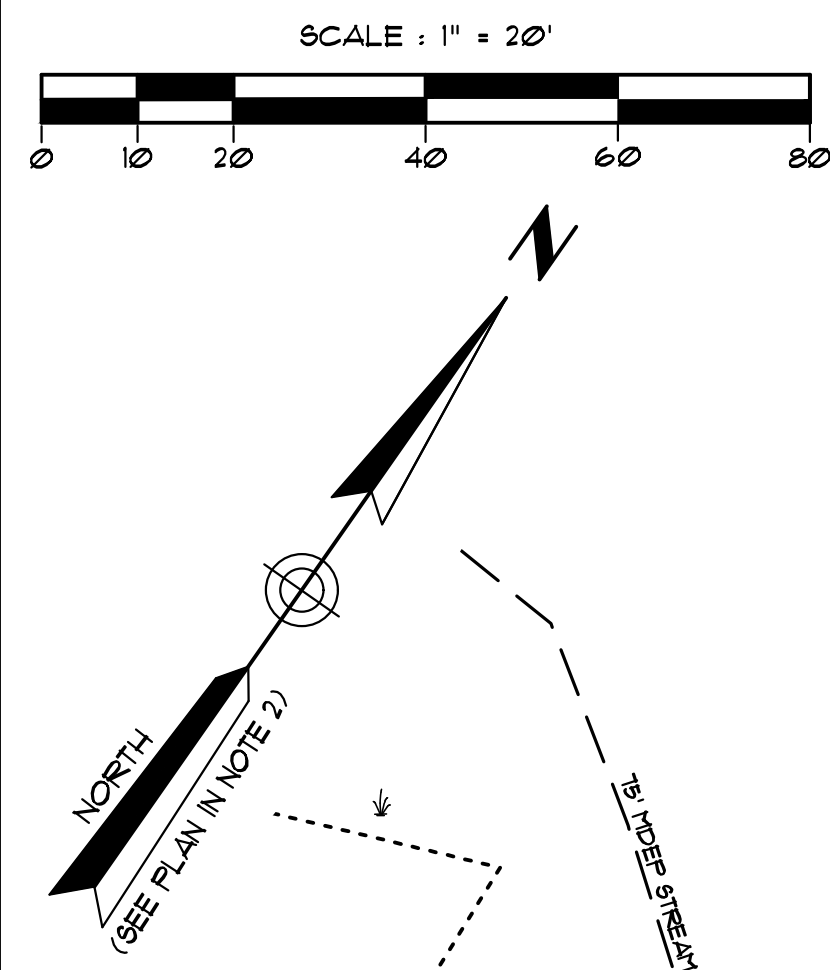
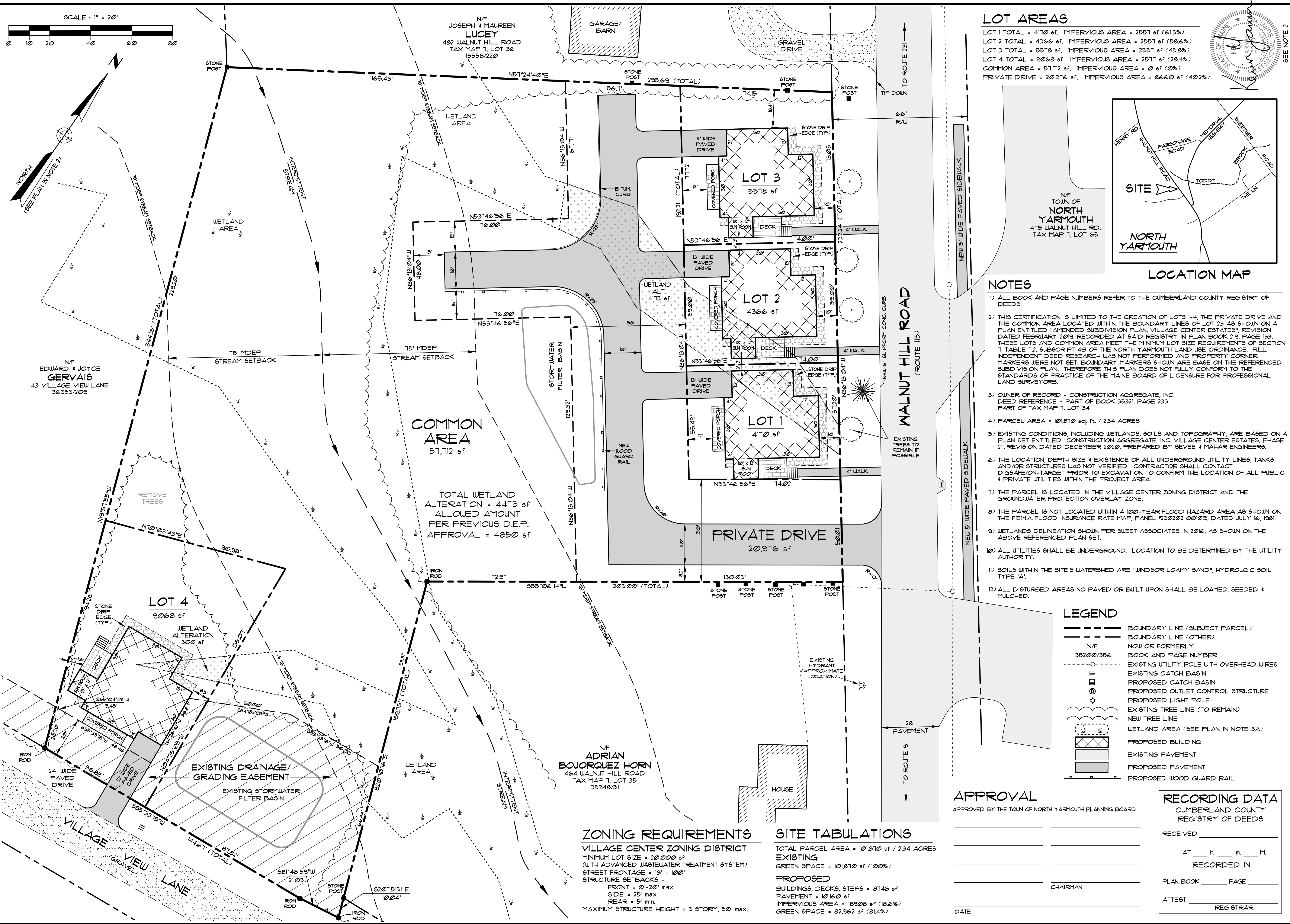
Model Setup / Water Table Elevation Contours



GIS Background with 2 ft topography (black) & google aerial photograph.

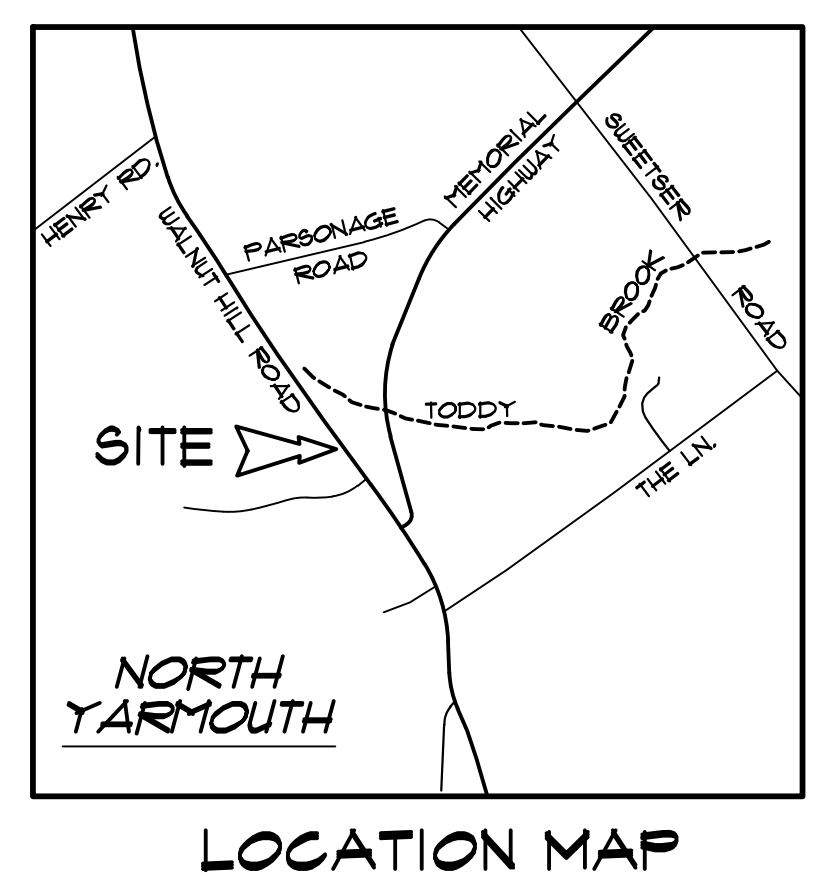
Nitrate-Nitrogen Plume Map





LOT AREAS

LOT 1 TOTAL = 4170 sf, IMPERVIOUS AREA = 2551 sf (61.3%)
 LOT 2 TOTAL = 4366 sf, IMPERVIOUS AREA = 2551 sf (58.6%)
 LOT 3 TOTAL = 5578 sf, IMPERVIOUS AREA = 2551 sf (45.8%)
 LOT 4 TOTAL = 9068 sf, IMPERVIOUS AREA = 2511 sf (28.4%)
 COMMON AREA = 57,112 sf, IMPERVIOUS AREA = 0 sf (0%)
 PRIVATE DRIVE = 20,976 sf, IMPERVIOUS AREA = 8660 sf (40.2%)



- NOTES**
- 1) ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
 - 2) THIS CERTIFICATION IS LIMITED TO THE CREATION OF LOTS 1-4, THE PRIVATE DRIVE AND THE COMMON AREA LOCATED WITHIN THE BOUNDARY LINES OF LOT 23 AS SHOWN ON A PLAN ENTITLED "AMENDED SUBDIVISION PLAN, VILLAGE CENTER ESTATES", REVISION DATED FEBRUARY 2019, RECORDED AT SAID REGISTRY IN PLAN BOOK 219, PAGE 133. 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 DEED RESEARCH WAS NOT PERFORMED AND PROPERTY CORNER MARKERS WERE NOT SET. BOUNDARY MARKERS SHOULD BE BASED ON THE REFERENCED SUBDIVISION PLAN. THEREFORE THIS PLAN DOES NOT FULLY CONFORM TO THE STANDARDS OF PRACTICE OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.
 - 3) OWNER OF RECORD - CONSTRUCTION AGGREGATE, INC. DEED REFERENCE - PART OF BOOK 35321, PAGE 233 PART OF TAX MAP 1, LOT 34
 - 4) PARCEL AREA = 101,870 sq. ft. / 2.34 ACRES
 - 5) EXISTING CONDITIONS, INCLUDING WETLANDS, SOILS AND TOPOGRAPHY, ARE BASED ON A PLAN SET ENTITLED "CONSTRUCTION AGGREGATE, INC. VILLAGE CENTER ESTATES, PHASE 2", REVISION DATED DECEMBER 2020, PREPARED BY SEVEE & MAHAR ENGINEERS.
 - 6) THE LOCATION, DEPTH SIZE & EXISTENCE OF ALL 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.
 - 7) THE PARCEL IS LOCATED IN THE VILLAGE CENTER ZONING DISTRICT AND THE GROUNDWATER PROTECTION OVERLAY ZONE.
 - 8) 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.
 - 9) WETLANDS DELINEATION SHOWN PER SWEET ASSOCIATES IN 2016, AS SHOWN ON THE ABOVE REFERENCED PLAN SET.
 - 10) ALL UTILITIES SHALL BE UNDERGROUND. LOCATION TO BE DETERMINED BY THE UTILITY AUTHORITY.
 - 11) SOILS WITHIN THE SITE'S WATERSHED ARE "WINDSOR LOAMY SAND", HYDROLOGIC SOIL TYPE 'A'.
 - 12) ALL DISTURBED AREAS NO PAVED OR BUILT UPON SHALL BE LOAMED, SEEDED & MULCHED.

LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- - - BOUNDARY LINE (OTHER)
- N/F NOW OR FORMERLY
- 35200/356 BOOK AND PAGE NUMBER
- EXISTING UTILITY POLE WITH OVERHEAD WIRES
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- PROPOSED OUTLET CONTROL STRUCTURE
- ☆ PROPOSED LIGHT POLE
- EXISTING TREE LINE (TO REMAIN)
- - - NEW TREE LINE
- WETLAND AREA (SEE PLAN IN NOTE 3A)
- ▨ PROPOSED BUILDING
- ▨ EXISTING PAVEMENT
- ▨ PROPOSED PAVEMENT
- ▨ PROPOSED WOOD GUARD RAIL

ZONING REQUIREMENTS
 VILLAGE CENTER ZONING DISTRICT
 MINIMUM LOT SIZE = 20,000 sf
 (WITH ADVANCED WASTEWATER TREATMENT SYSTEM)
 STREET FRONTAGE = 18' - 100'
 STRUCTURE SETBACKS -
 FRONT = 0' - 20' max.
 SIDE = 25' max.
 REAR = 5' min.
 MAXIMUM STRUCTURE HEIGHT = 3 STORY, 50' max.

SITE TABULATIONS
 TOTAL PARCEL AREA = 101,870 sf / 2.34 ACRES
EXISTING
 GREEN SPACE = 101,870 sf (100%)
PROPOSED
 BUILDINGS, DECKS, STEPS = 8748 sf
 PAVEMENT = 10,160 sf
 IMPERVIOUS AREA = 18,908 sf (18.6%)
 GREEN SPACE = 82,962 sf (81.4%)

APPROVAL
 APPROVED BY THE TOWN OF NORTH YARMOUTH PLANNING BOARD

DATE _____

CHAIRMAN _____

RECORDING DATA
 CUMBERLAND COUNTY
 REGISTRY OF DEEDS

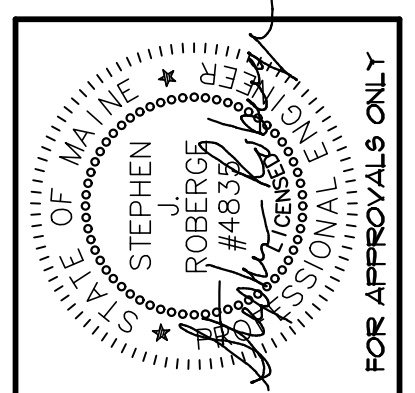
RECEIVED _____

AT _____ h _____ m _____ M.

RECORDED IN _____

PLAN BOOK _____ PAGE _____

ATTEST _____ REGISTRAR



2	SJR	10-16-2022	MOVE BUILDINGS 2 & 3 ADJUST LOTS 1-3
1	SJR	10-6-2022	BOUNDARY CHANGE, LOTS 1-3 AND PRIVATE DRIVE
	REV. BY:	DATE:	CHANGES:

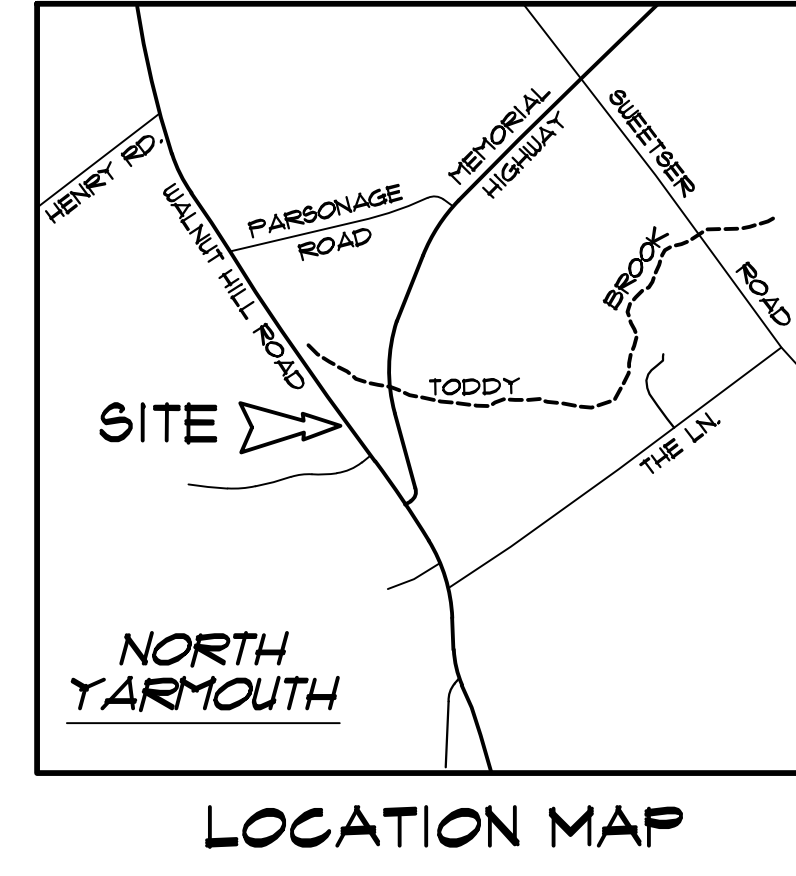
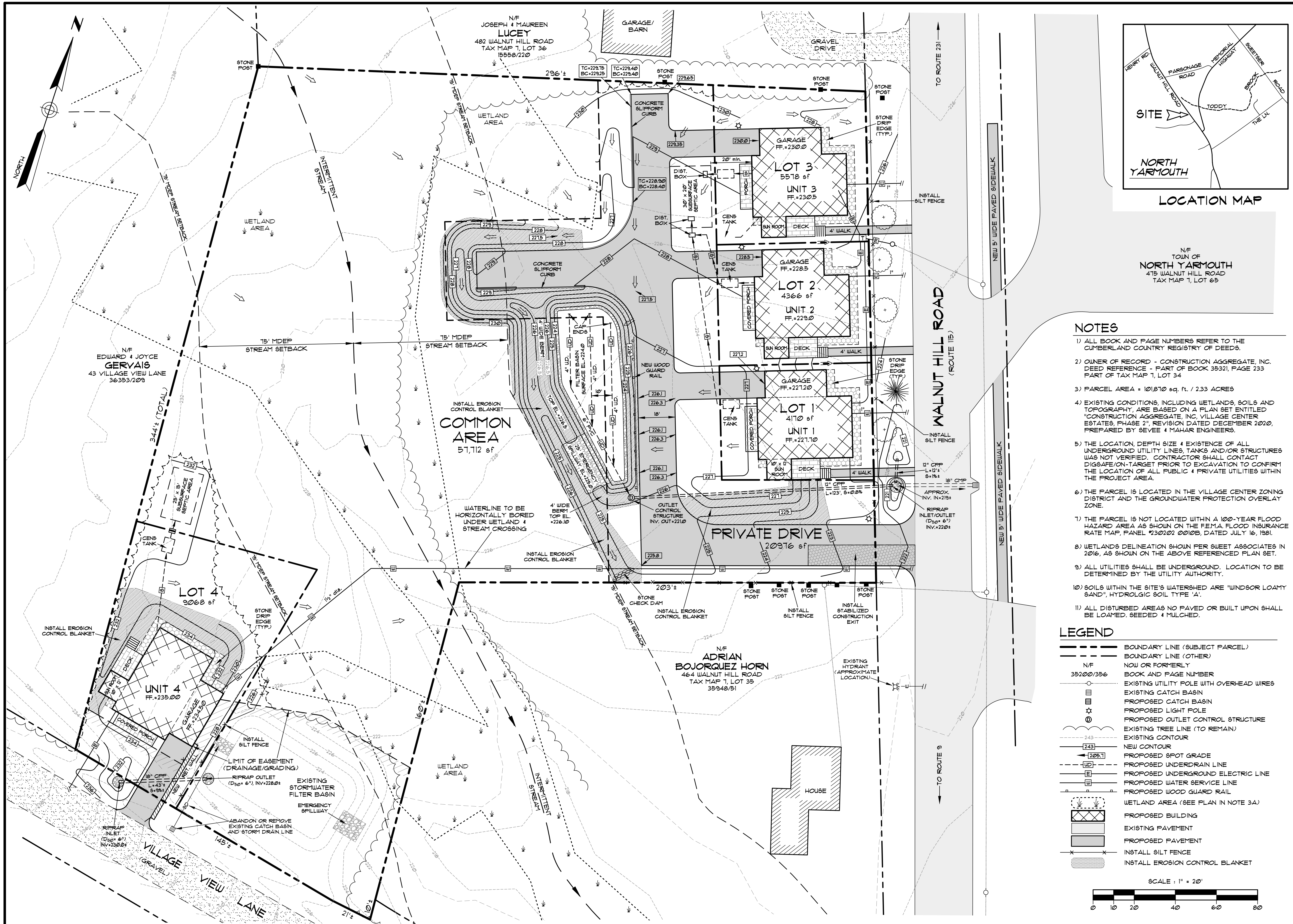
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SJR ENGINEERING, INC.

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

AMENDED SUBDIVISION PLAN
 LOT 23, VILLAGE CENTER ESTATES
 WALNUT HILL ROAD - NORTH YARMOUTH MAINE
 OWNER OF RECORD
CONSTRUCTION AGGREGATE, INC.
 NORTH YARMOUTH, MAINE

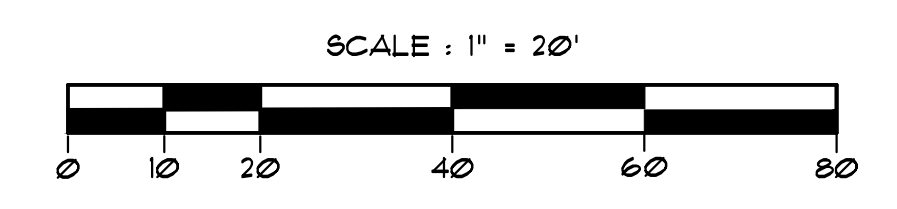
DATE	PROJECT
9-25-2022	2021-04
DRAWN BY	SCALE
SJR	1" = 20'

SHEET 1



- ### NOTES
- 1) ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTRY REGISTRY OF DEEDS.
 - 2) OWNER OF RECORD - CONSTRUCTION AGGREGATE, INC. DEED REFERENCE - PART OF BOOK 35321, PAGE 233 PART OF TAX MAP 1, LOT 34
 - 3) PARCEL AREA = 101,810 sq. ft. / 2.33 ACRES
 - 4) EXISTING CONDITIONS, INCLUDING WETLANDS, SOILS AND TOPOGRAPHY, ARE BASED ON A PLAN SET ENTITLED "CONSTRUCTION AGGREGATE, INC. VILLAGE CENTER ESTATES, PHASE 2", REVISION DATED DECEMBER 2020, PREPARED BY SEVEE & MAHAR ENGINEERS.
 - 5) THE LOCATION, DEPTH SIZE & EXISTENCE OF ALL 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 00102B, DATED JULY 16, 1981.
 - 8) WETLANDS DELINEATION SHOWN PER SWEET ASSOCIATES IN 2016, AS SHOWN ON THE ABOVE REFERENCED PLAN SET.
 - 9) ALL UTILITIES SHALL BE UNDERGROUND. LOCATION TO BE DETERMINED BY THE UTILITY AUTHORITY.
 - 10) SOILS WITHIN THE SITE'S WATERSHED ARE "WINDSOR LOAMY SAND", HYDROLOGIC SOIL TYPE "A".
 - 11) ALL DISTURBED AREAS NOT PAVED OR BUILT UPON SHALL BE LOAMED, SEEDDED & MULCHED.

- ### LEGEND
- BOUNDARY LINE (SUBJECT PARCEL)
 - BOUNDARY LINE (OTHER)
 - N/F NOW OR FORMERLY
 - 35200/356 BOOK AND PAGE NUMBER
 - EXISTING UTILITY POLE WITH OVERHEAD WIRES
 - EXISTING CATCH BASIN
 - PROPOSED CATCH BASIN
 - PROPOSED LIGHT POLE
 - PROPOSED OUTLET CONTROL STRUCTURE
 - EXISTING TREE LINE (TO REMAIN)
 - EXISTING CONTOUR
 - NEW CONTOUR
 - PROPOSED SPOT GRADE
 - PROPOSED UNDERDRAIN LINE
 - PROPOSED UNDERGROUND ELECTRIC LINE
 - PROPOSED WATER SERVICE LINE
 - PROPOSED WOOD GUARD RAIL
 - WETLAND AREA (SEE PLAN IN NOTE 3A)
 - PROPOSED BUILDING
 - EXISTING PAVEMENT
 - PROPOSED PAVEMENT
 - INSTALL SILT FENCE
 - INSTALL EROSION CONTROL BLANKET



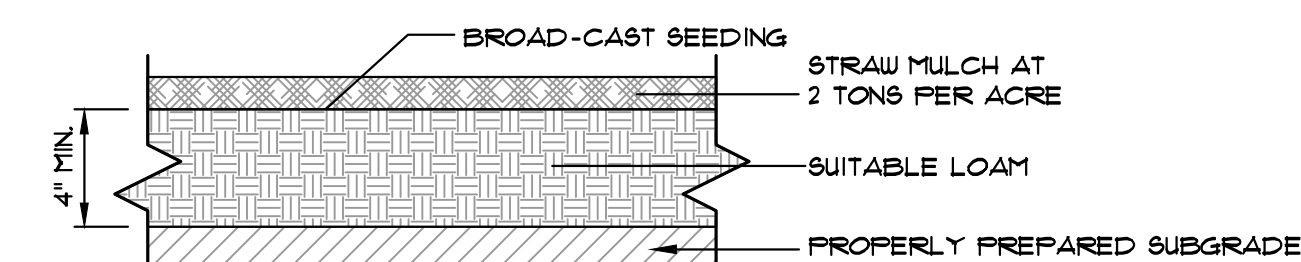
REV.	BY:	DATE:	CHANGES:
2	SJR	10-16-2022	RECONFIGURE LOTS 2 AND 3
1	SJR	10-6-2022	RECONFIGURE SEPTIC SYSTEM

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

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

TOPOGRAPHIC SITE PLAN
 LOT 23, VILLAGE CENTER ESTATES
 VILLAGE GREEN APARTMENTS
 WALNUT HILL ROAD - NORTH YARMOUTH MAINE
 PREPARED FOR
CONSTRUCTION AGGREGATE, INC.
 NORTH YARMOUTH, MAINE

DATE	PROJECT
9-25-2022	2021-04
DRAWN BY	SCALE
SJR	1" = 20'

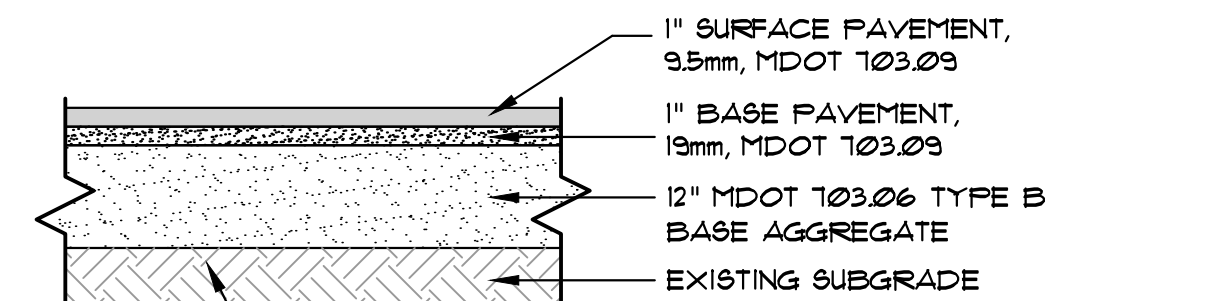


PERMANENT SEED MIX	APPLICATION RATE
KENTUCKY BLUEGRASS	.46
CREEPING RED FESCUE	.46
FERNETAL RYEGRASS	.11
TOTAL SEED RATE	1.03

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

LOAM & SEED DETAIL

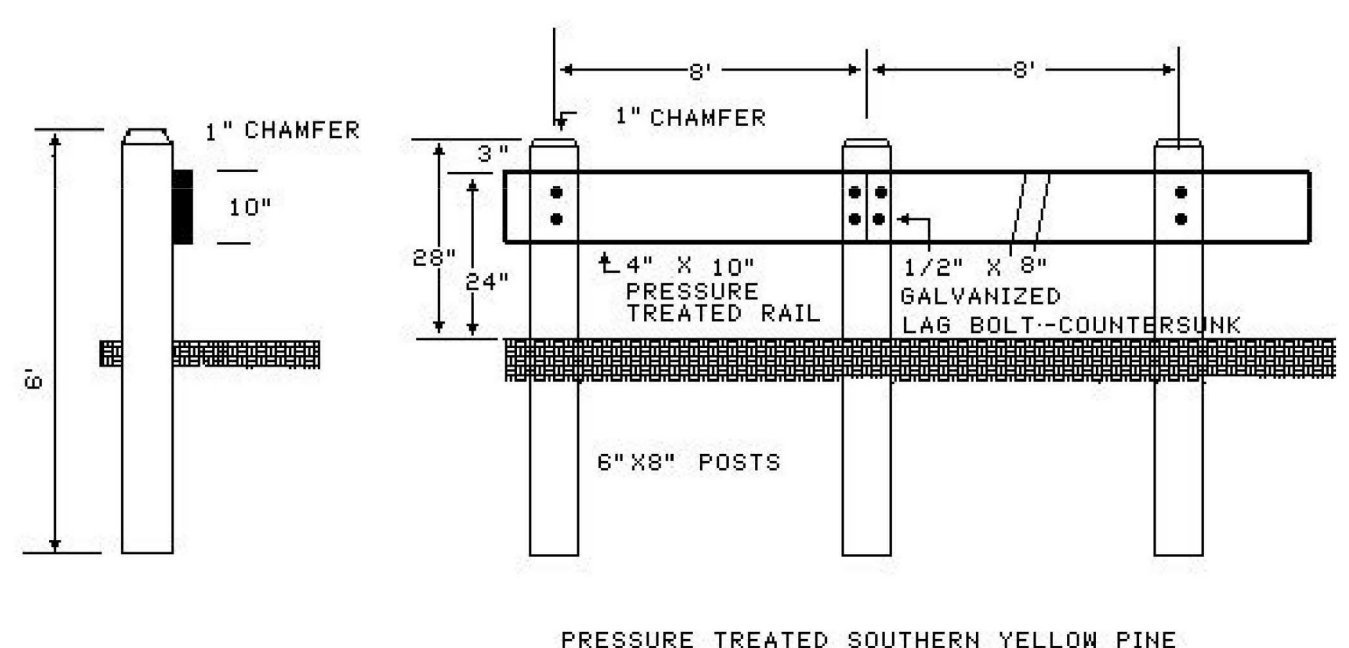
NOT TO SCALE



BRING TO SUBGRADE AS REQUIRED WITH GRANULAR BORROW (MAINE DOT 103.19) COMPACTED TO 95% OF MAXIMUM DENSITY

SIDEWALK CROSS SECTION

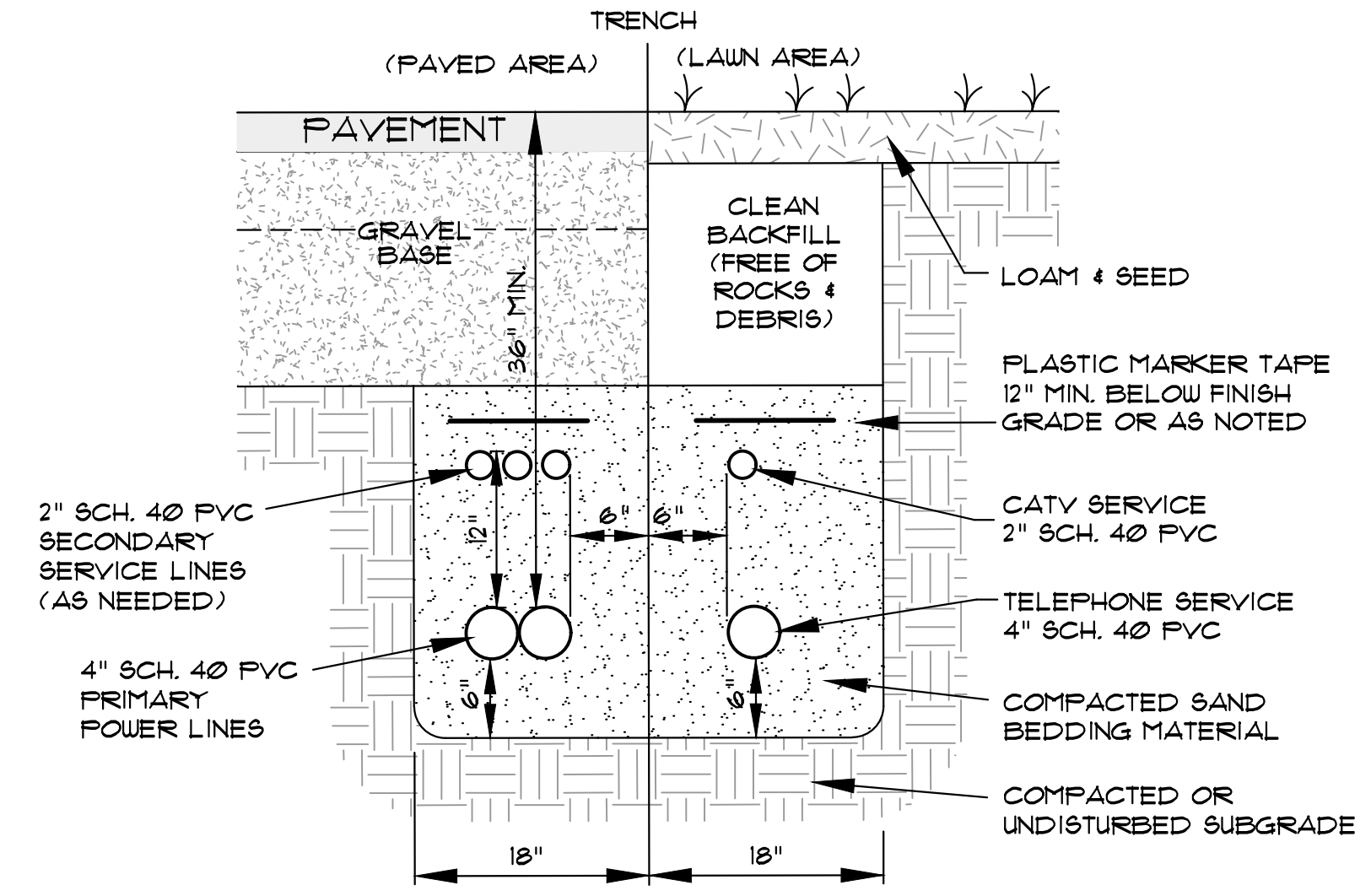
NOT TO SCALE



PRESSURE TREATED WOOD GUARDRAIL

COURTESY GORHAM FENCE COMPANY

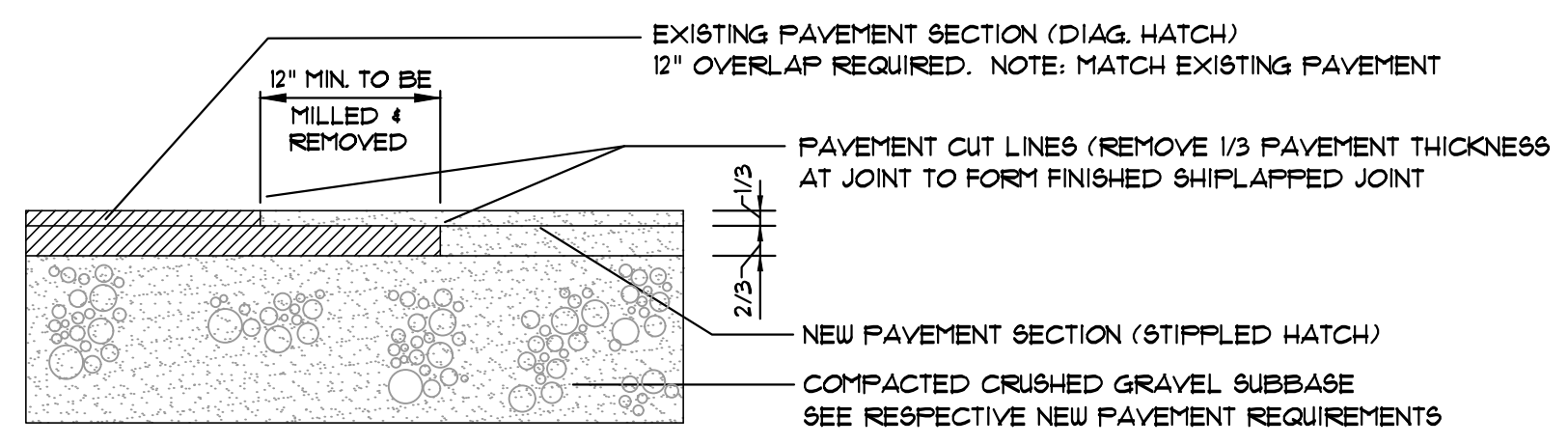
NOT TO SCALE



NOTE: ALL WORK IS TO COMPLY WITH THE RESPECTIVE UTILITY COMPANY STANDARDS

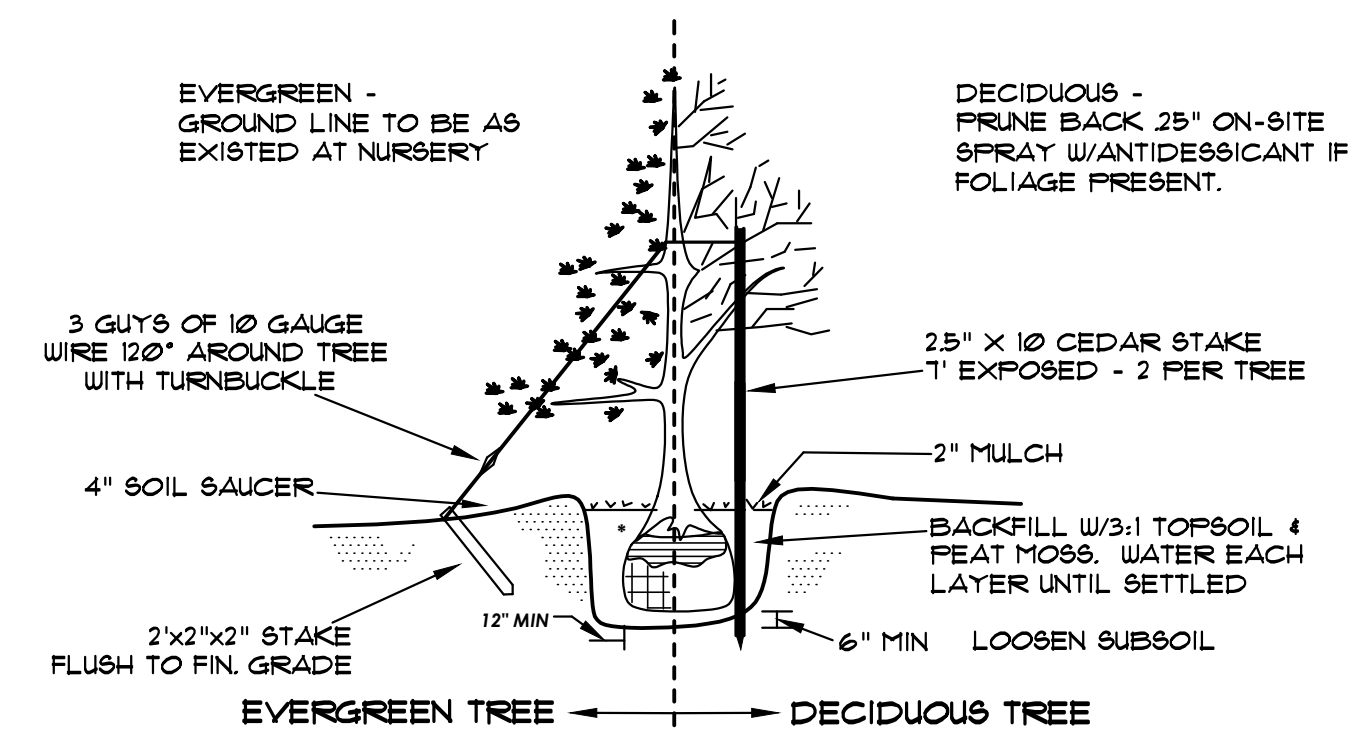
UNDERGROUND UTILITY TRENCH DETAIL

NOT TO SCALE



PAVEMENT SAWCUT JOINT DETAIL

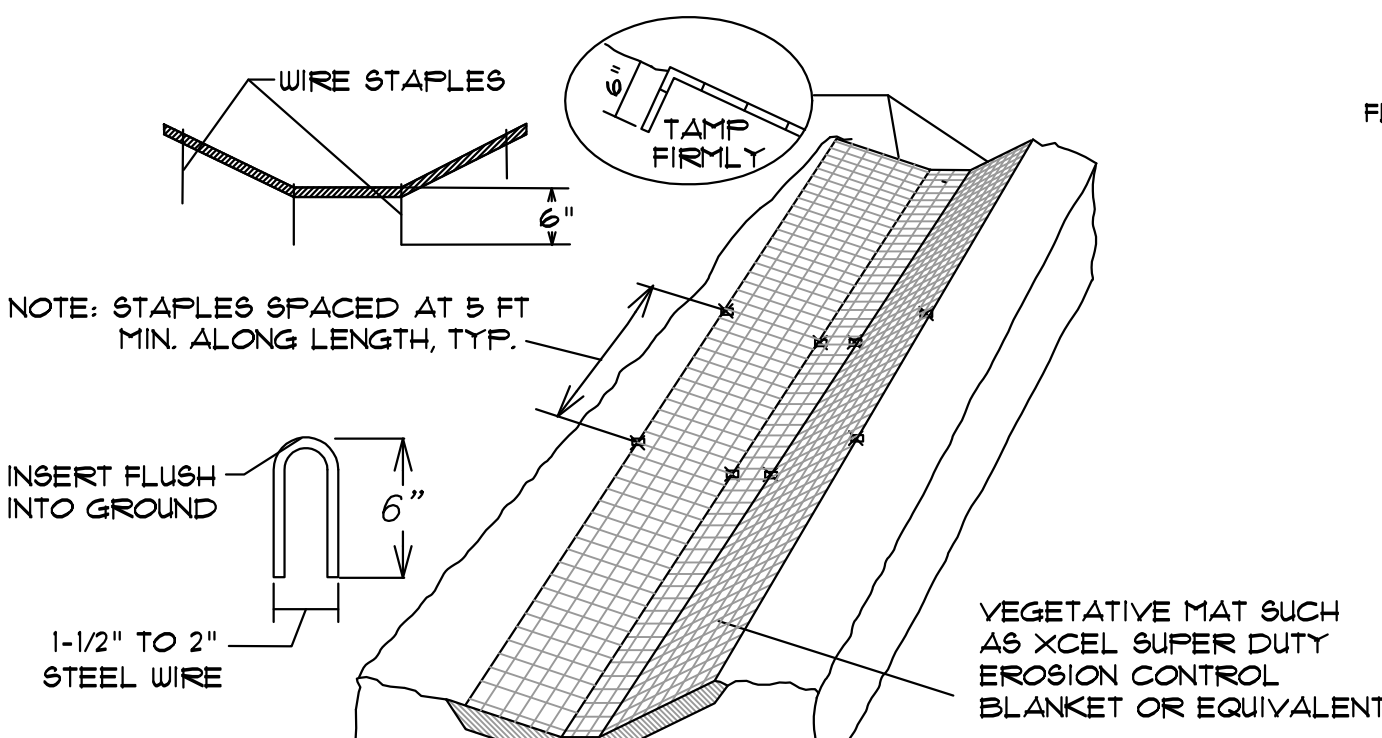
NOT TO SCALE



NOTE: STREET TREES OF NURSERY STOCK CONFORMING TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSEYMEN

TREE PLANTING DETAIL

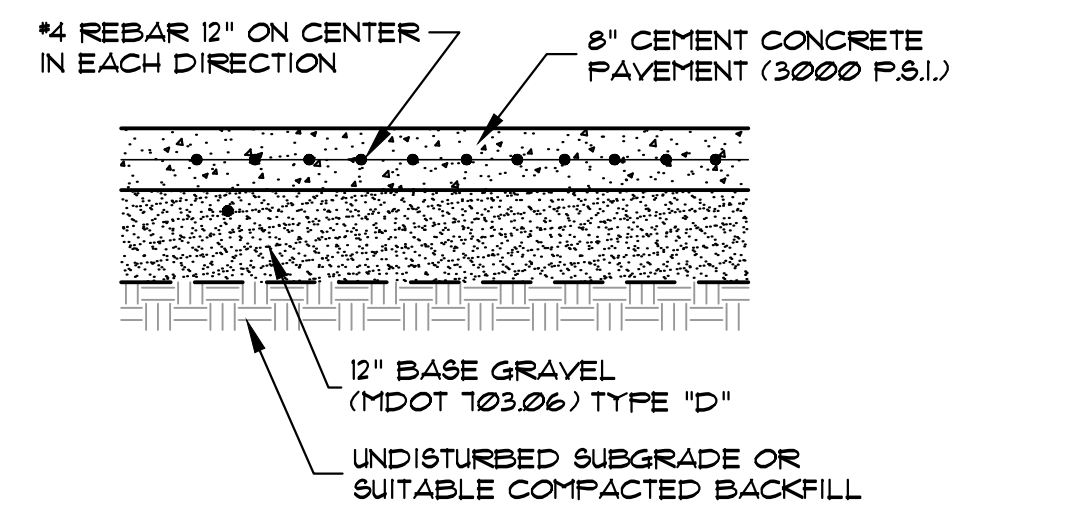
NOT TO SCALE



NOTE: STAPLES SPACED AT 5 FT. MIN. ALONG LENGTH, TYP.

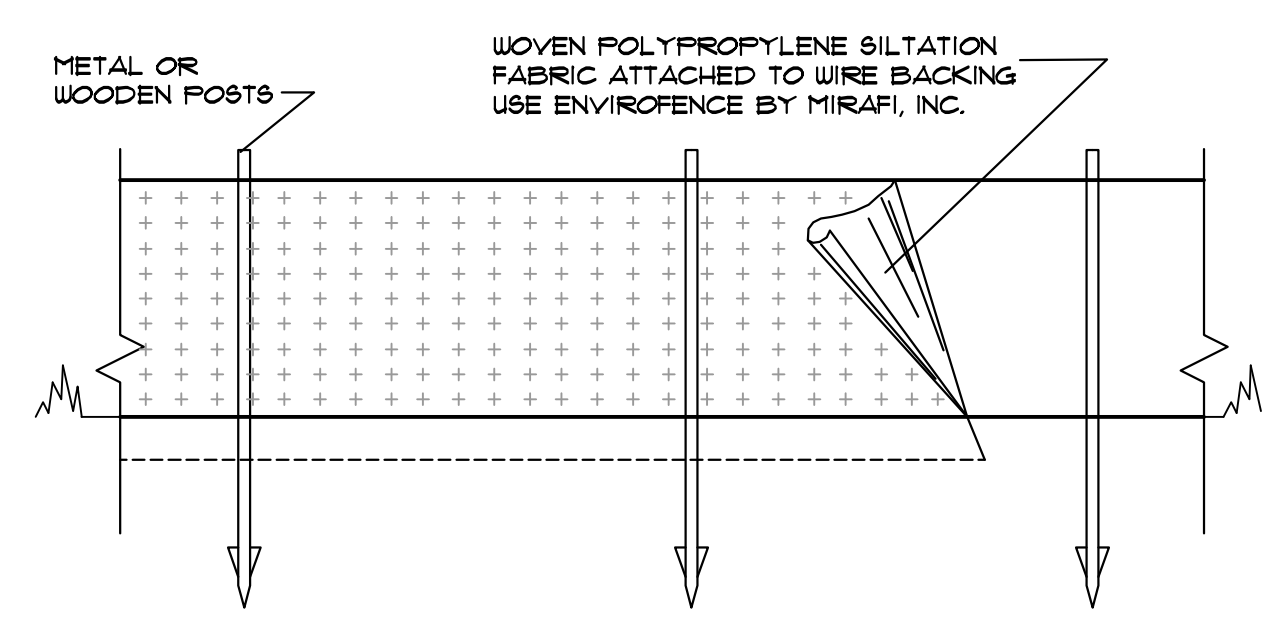
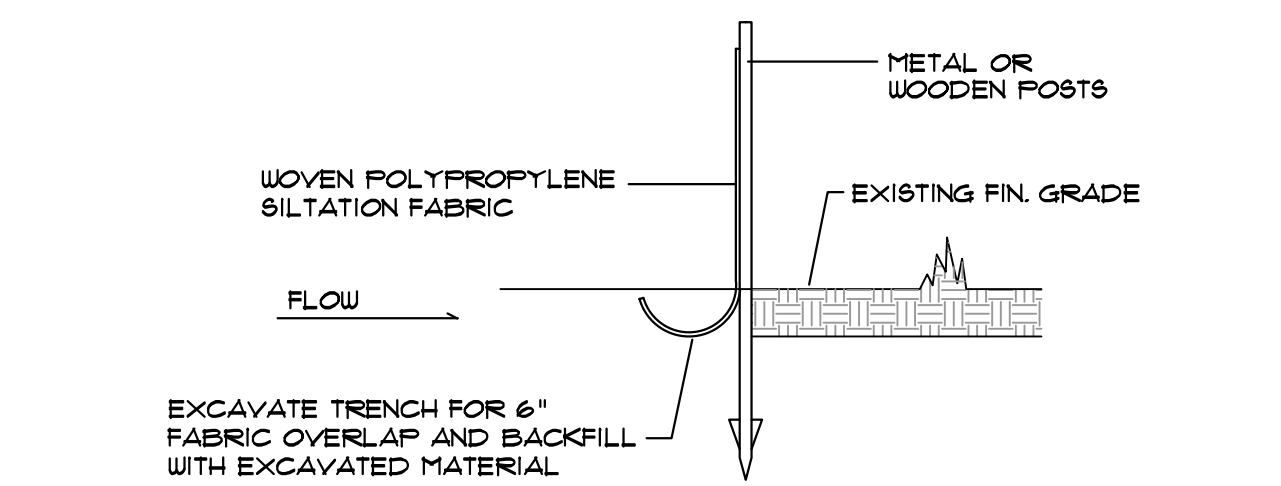
VEGETATIVE MAT LINED DITCH

NOT TO SCALE



CONCRETE PAD CROSS SECTION

NOT TO SCALE



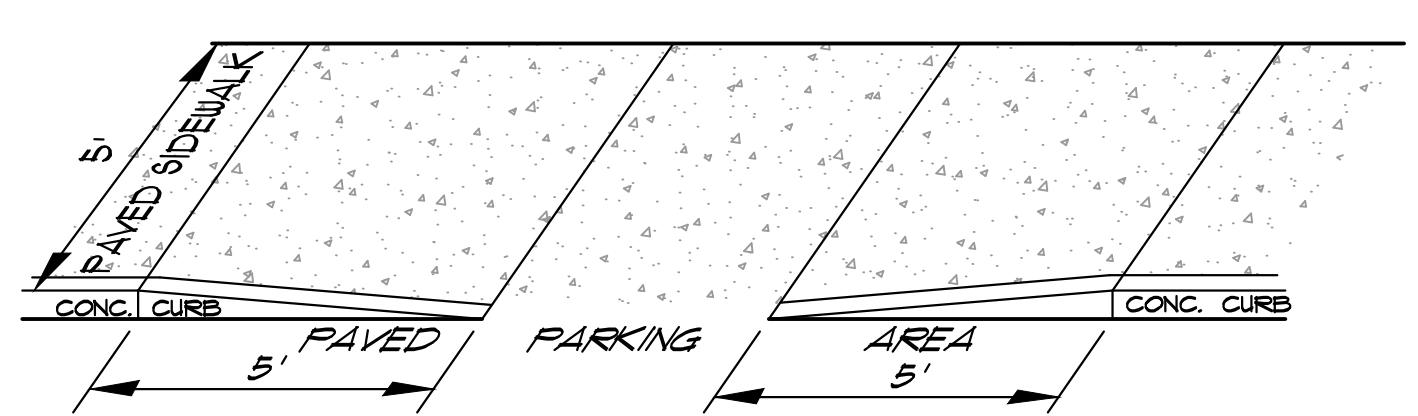
REFERENCE IS MADE TO THE BEST MANAGEMENT PRACTICE FOR EROSION AND SEDIMENT CONTROL: B-1 SEDIMENT BARRIERS.

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

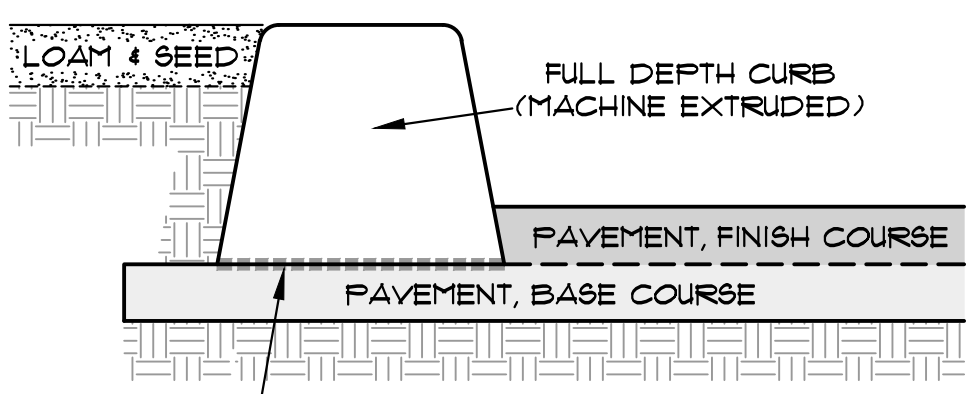


NOTES:

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

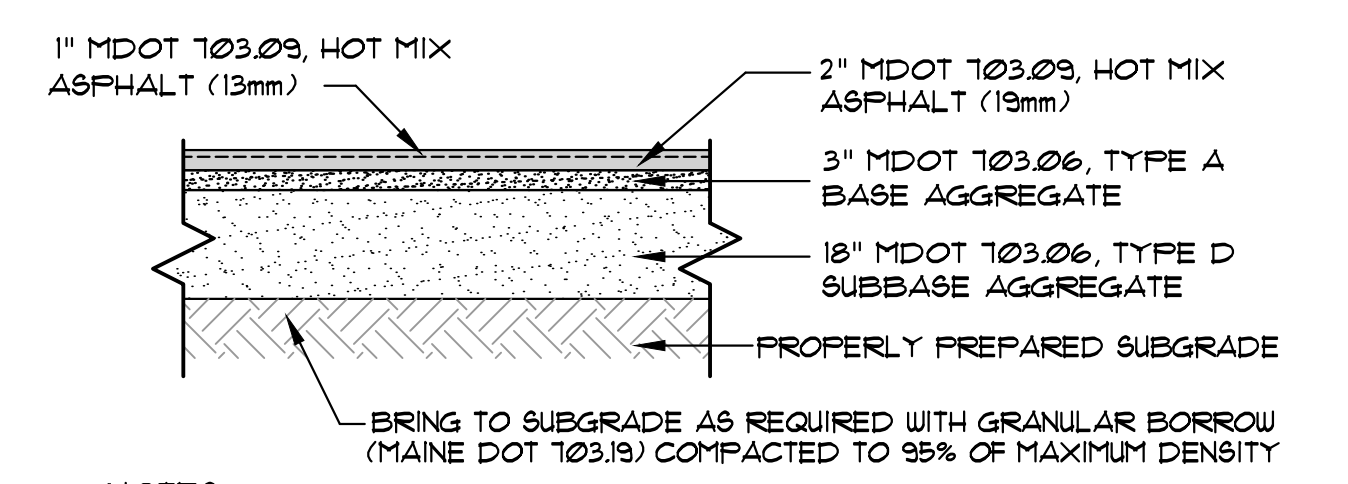
SIDEWALK TIPDOWN DETAIL

NOT TO SCALE



CONCRETE CURB CROSS SECTION

NOT TO SCALE



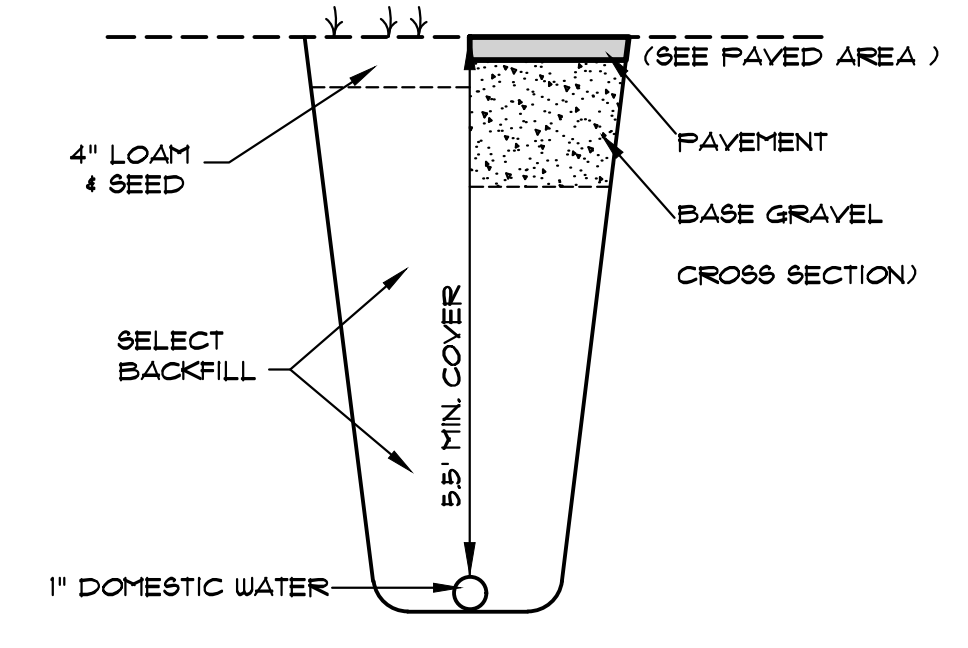
BRING TO SUBGRADE AS REQUIRED WITH GRANULAR BORROW (MAINE DOT 103.19) COMPACTED TO 95% OF MAXIMUM DENSITY

NOTES:

- COMPACT GRAVEL SUBBASE, BASE COURSE TO 95% OF THEIR MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.
- HOT MIX ASPHALT PAVEMENT MUST BE COMPACTED TO 92%-97% OF ITS THEORETICAL MAXIMUM DENSITY AS DETERMINED BY ASTM D-2041.
- A TACK COAT MUST BE USED BETWEEN SUCCESSIVE LIFTS OF BITUMINOUS PAVEMENT.
- PROVIDE NON-FROST SUSCEPTIBLE COMPACTED FILL GRANULAR BORROW (MDOT 103.19) BELOW PAVEMENT IN FILL AREAS.
- CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

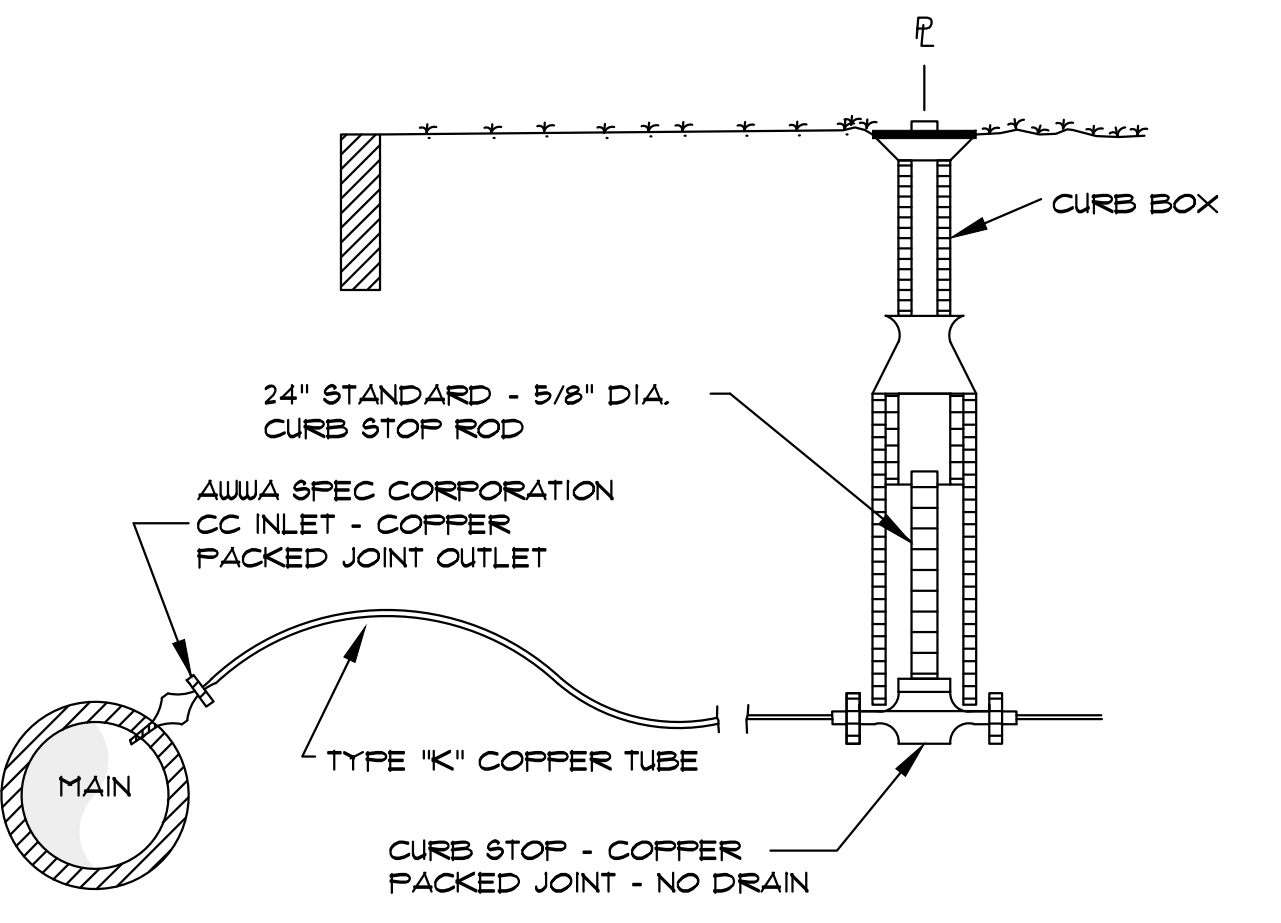
PAVED AREA CROSS SECTION

NOT TO SCALE



WATER SERVICE TRENCH DETAIL

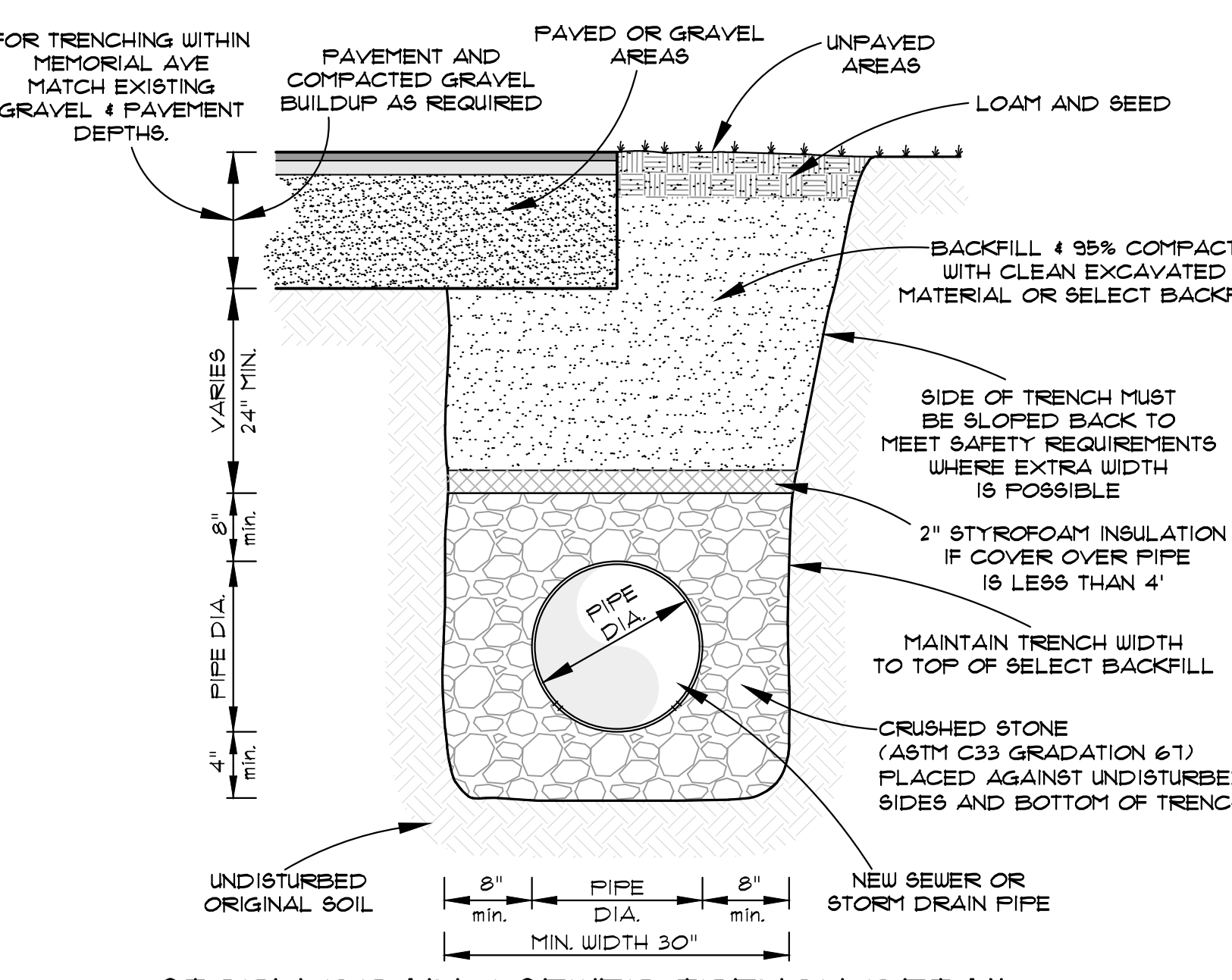
NOT TO SCALE



NOTE: INSTALL 6 inch (8 inch IN ROCK) OF SAND, OR WATER DISTRICT APPROVED BACKFILL, ALL AROUND SERVICE LINE.

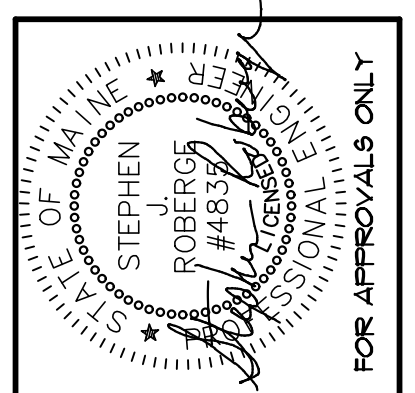
TYPICAL DOMESTIC WATER SERVICE

NOT TO SCALE



STORM DRAIN / SEWER TRENCH DETAIL

NOT TO SCALE



NO.	REVISION	DATE	BY	CHANGES

SJR ENGINEERING, INC.
 16 THURSTON DRIVE
 MONMOUTH, MAINE 04259
 (207) 622-1676 tel & fax
 steve@sujung.com

CONSTRUCTION DETAILS
 LOT 23, VILLAGE CENTER ESTATES
 WALNUT HILL ROAD - NORTH YARMOUTH MAINE
 PREPARED FOR
CONSTRUCTION AGGREGATE, INC.
 NORTH YARMOUTH, MAINE

DATE	PROJECT
9-25-2022	2021-04
DRAWN BY	SCALE
SJR	N.T.S.

STORMWATER CONSTRUCTION OVERSIGHT NOTES

THE CONTRACTOR SHALL RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER TO INSPECT THE CONSTRUCTION AND STABILIZATION OF ALL STORMWATER MANAGEMENT STRUCTURES TO BE BUILT AS PART OF THIS PROJECT. IF NECESSARY, THE INSPECTING ENGINEER WILL INTERPRET THE CONSTRUCTION PLANS FOR THE CONTRACTOR. ONCE ALL STORMWATER MANAGEMENT STRUCTURES ARE CONSTRUCTED AND STABILIZED, THE INSPECTING ENGINEER SHALL NOTIFY THE TOWN OF NORTH YARMOUTH AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION IN WRITING WITHIN 30 DAYS TO STATE THAT THE STRUCTURES HAVE BEEN COMPLETED. ACCOMPANYING THE ENGINEER'S NOTIFICATION SHALL BE A COPY OF THE TEST RESULTS FOR ANY SOIL FILL, AGGREGATE OR MULCH MATERIALS USED IN THE CONSTRUCTION OF THE STORMWATER MANAGEMENT STRUCTURES AND A LOG OF THE ENGINEER'S INSPECTIONS GIVING THE DATE OF EACH INSPECTION, THE TIME OF EACH INSPECTION AND THE TIME INSPECTED ON EACH VISIT.

VEGETATED UNDERDRAINED SOIL FILTER BASINS
CONSTRUCTION INSPECTIONS - AT A MINIMUM, THE PROFESSIONAL ENGINEER'S INSPECTION SHALL OCCUR AFTER FOUNDATION SOIL PREPARATION BUT PRIOR TO PLACEMENT OF THE EMBANKMENT FILL. AFTER THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED, AFTER THE PIPE BEDDING IS PLACED BUT PRIOR TO THE PLACEMENT OF THE FILTER MEDIA, AND AFTER THE FILTER MEDIA HAS BEEN PLACED AND THE FILTER SURFACE SEEDED.

TESTING AND SUBMITTALS - ALL THE SOIL, MULCH, AND AGGREGATE USED FOR THE CONSTRUCTION OF THE VEGETATED UNDERDRAINED SOIL FILTER BASIN SHALL BE CONFIRMED AS SUITABLE BY TESTING. THE CONTRACTOR SHALL IDENTIFY THE SOURCE OF EACH MATERIAL AND OBTAIN SAMPLES FROM EACH MATERIAL FOR TESTING. ALL TESTING SHALL BE DONE BY A CERTIFIED LABORATORY. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLETION OF THE FOLLOWING SAMPLING AND TESTING BEFORE THE FILL OR AGGREGATE IS PLACED AS PART OF THE VEGETATED UNDERDRAINED SOIL FILTER BASIN'S CONSTRUCTION.

OBTAIN A SAMPLE OF THE FILTER MEDIA CONSISTING OF A BLEND OF SAND, TOPSOIL AND WOOD FIBER MULCH (OR OTHER APPROVED ORGANIC SOURCE). THE SAMPLE MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE. THE SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY. PERFORM ANALYSES OF THE BLENDED FILTER MEDIA SHOWING IT HAS 8% TO 12% BY WEIGHT PASSING THE #20 SIEVE AS DETERMINED BY ASTM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COURSE AGGREGATES 1996A), HAS A CLAY CONTENT OF LESS THAN 2% AND HAS AN ORGANIC MATTER CONTENT OF NO LESS THAN 10% BY DRY WEIGHT.

IF THE UNDERDRAIN PIPES WILL BE BEDDED IN GRAVEL, OBTAIN A SAMPLE OF THE GRAVEL FILL TO BE USED FOR THE PIPE BEDDING. THE SAMPLE MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PIT FACE. THE SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY. PERFORM A SIEVE ANALYSIS CONFORMING TO ASTM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COURSE AGGREGATES 1996A) OF THE GRAVEL TO BE USED FOR THE UNDERDRAIN PIPE BEDDING. THE GRAVEL FILL MUST CONFORM TO MEDOT SPECIFICATION 103.22 UNDERDRAIN TYPE B.

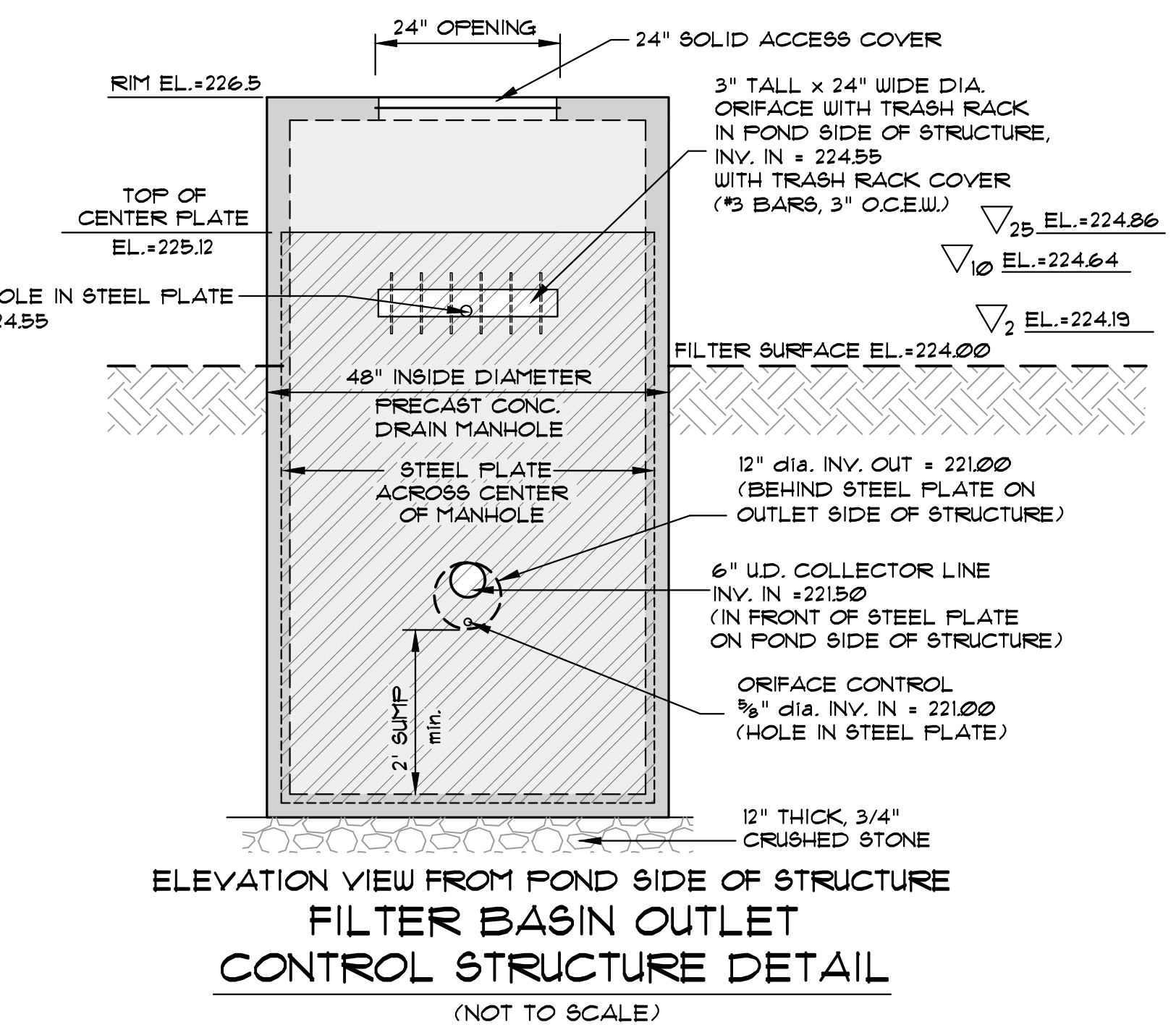
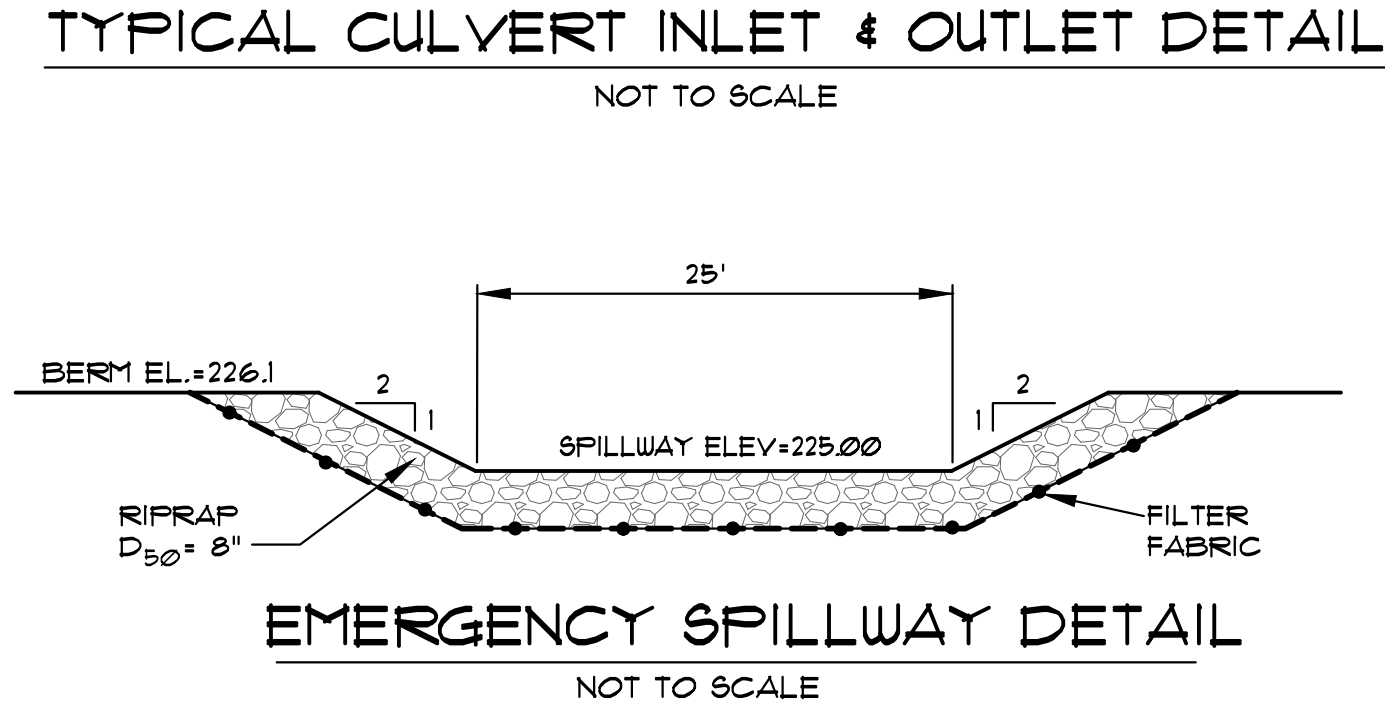
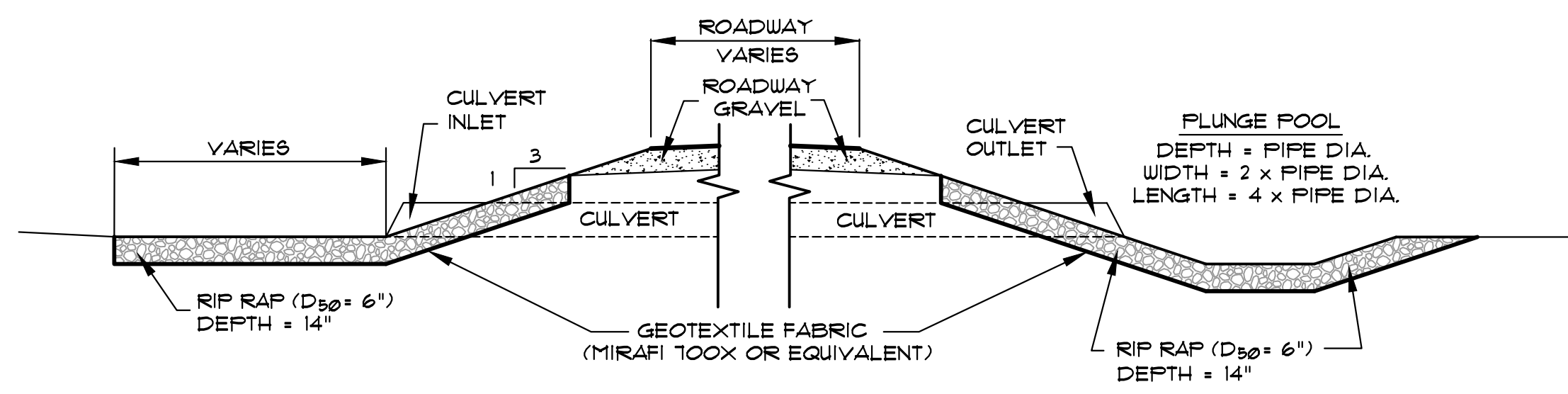
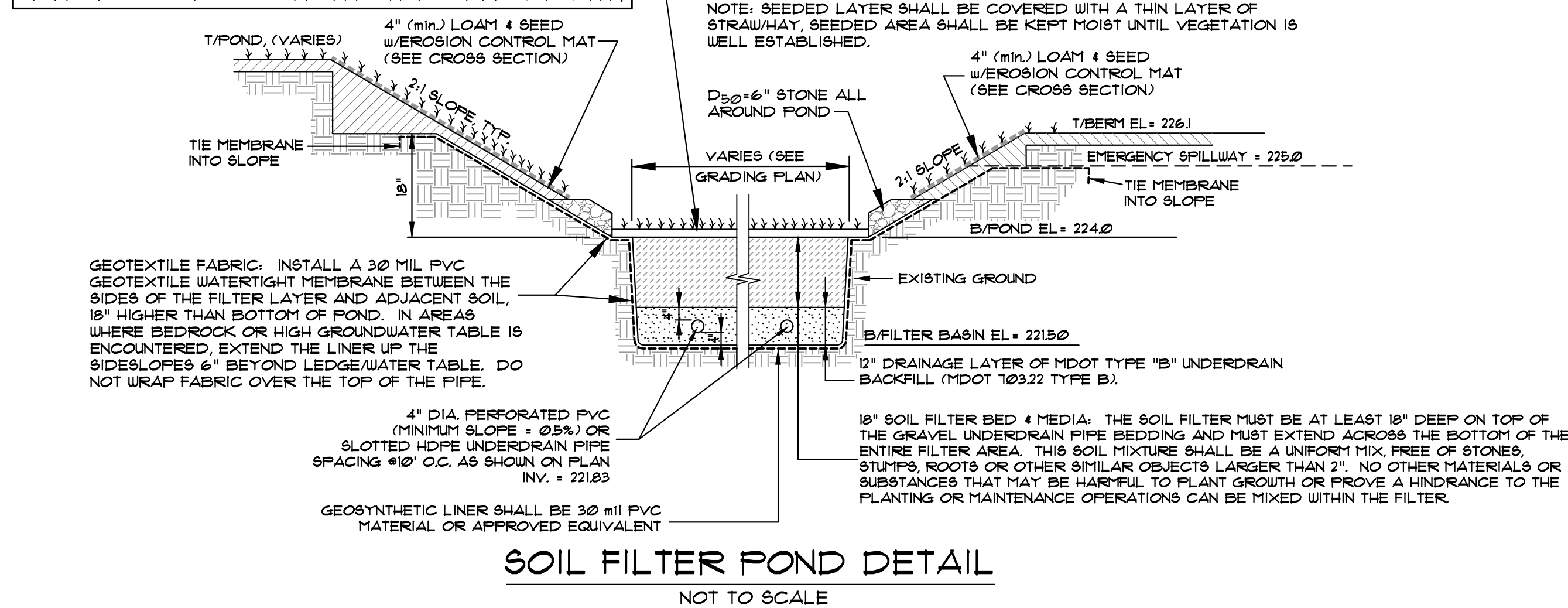
IF THE UNDERDRAIN PIPE WILL BE BEDDED IN CRUSHED STONE, OBTAIN A SAMPLE OF THE CRUSHED STONE TO BE USED FOR THE PIPE BEDDING. THE SAMPLE MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE. THE SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY. PERFORM A SIEVE ANALYSIS CONFORMING TO ASTM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COURSE AGGREGATES 1996A) OF THE CRUSHED STONE TO BE USED FOR THE UNDERDRAIN PIPE BEDDING. THE CRUSHED STONE FILL MUST CONFORM TO MEDOT SPECIFICATION 103.22 UNDERDRAIN TYPE C.

SOIL FILTER NOTES

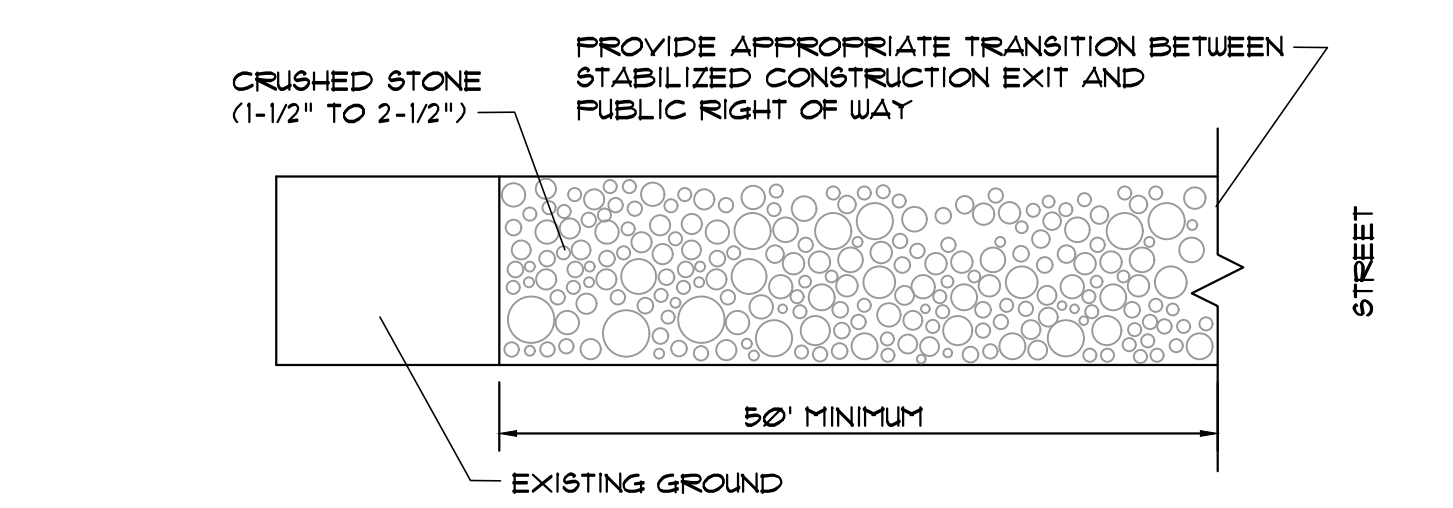
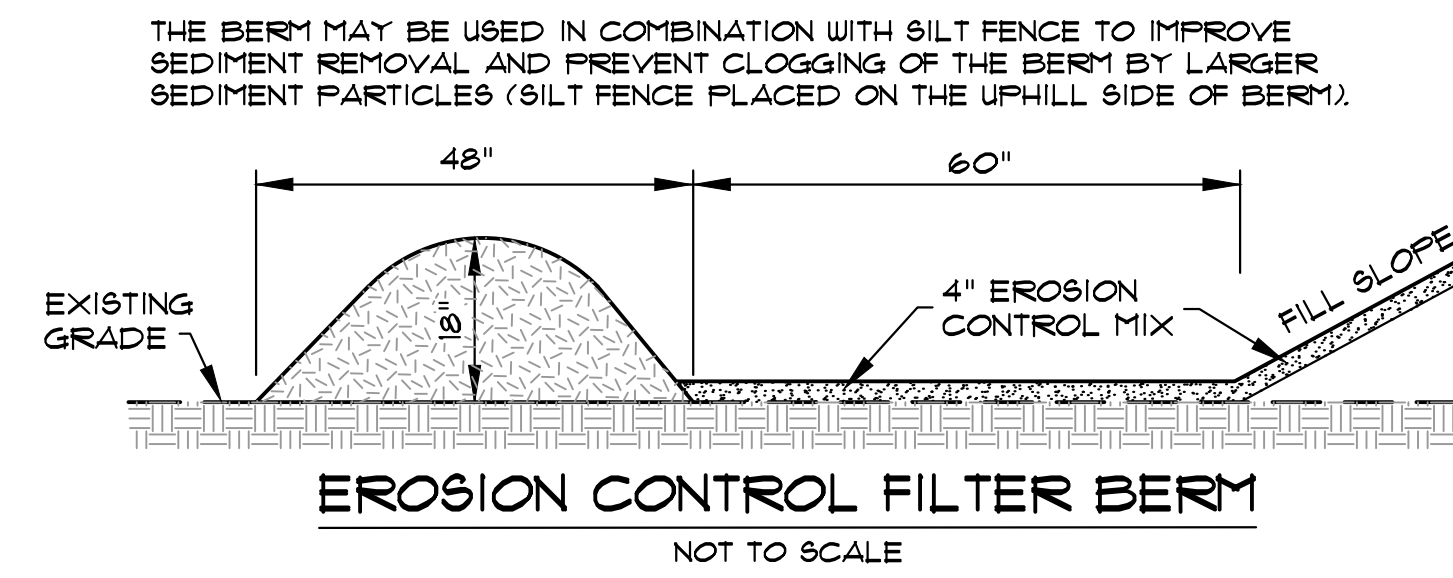
- 1) THE SOIL FILTER IS PART OF A NORTH YARMOUTH SITE PERMIT. CONSTRUCTION SHALL FOLLOW CURRENT MAINE DEP GUIDELINES WHICH INCLUDE APPROVAL OF MATERIAL PRIOR TO PLACEMENT AND CONSTRUCTION OVERSIGHT BY THE DESIGN ENGINEER.
- 2) SUBMIT SAMPLES AND GRADATIONS FOR EACH MATERIAL TO BE USED. PROVIDE EXPECTED DESIGN MIX. PERFORM AND PROVIDE STANDARD PROCTOR ON COMBINED MIXTURE AS WELL AS A PERMEABILITY TEST.
- 3) SCARIFY TO LOOSEN EXISTING SOIL AT LEAST 8" PRIOR TO LAYING FIRST LAYER OF THE SOIL FILTER SECTION.
- 4) MAXIMUM SPACING OF UNDERDRAIN PIPING IS 4' O.C. END CAPS SHALL BE INSTALLED ON ALL UNDER DRAIN PIPES.
- 5) AFTER APPROVAL OF MATERIAL, PLACE FILTER MEDIA IN TWO LIFTS WITH LOW WEIGHT VEHICLES TO 92% STANDARD PROCTOR.
- 6) PROVIDE 2" OF BARK MULCH OR EROSION CONTROL MIX ON TOP OF THE FILTER BED UNTIL THE SITE HAS PROPOSED HARDSCAPE PLACED AND HAS VEGETATION WELL ESTABLISHED EVERYWHERE ELSE. ONCE THE SITE IS STABILIZED, REMOVE THE MULCH AND ACCUMULATED SEDIMENT FROM THE FILTER AND ESTABLISH VEGETATION PER THE FILTER BED SEEDING PLAN.
- 7) PRIOR TO TURNING OVER TO OWNER, REMOVE SEDIMENT AND DEBRIS FROM FILTER SURFACE, OVERFLOW WEIR, INSIDE OVERFLOW STRUCTURE AND DISCHARGE PIPE.

SOIL FILTER MEDIA SPECIFICATIONS *			
FILTER MEDIA	SAND	TOPSOIL	MULCH
MIXTURE BY VOL.	50% (+5%)	25% (+5%)	25% (+5%)
SPECIFICATION	MEDOT SPEC. #103.01 FINE AGGREGATE FOR CONCRETE	USDA LOAMY SANDY TOPSOIL	WOODY FIBER & MODERATELY FINE SHREDDED BARK SUPERFIBERS OR EQUAL ADJUSTED FOR MINERAL SOIL CONTENT WITH LESS THAN 8% PASSING THE #20 SIEVE
GRADATION			
SIEVE SIZE	% BY WEIGHT	% BY WEIGHT	% BY WEIGHT
3/8"	100	-	-
4	90-100	75-95	-
8	80-100	-	-
10	-	60-90	-
16	50-85	-	-
30	25-60	-	-
40	-	35-85	-
60	10-30	-	-
100	2-10	-	-
200	0-5	15-25	-
200 CLAY	< 2% **	< 2% **	< 2% **
* FOR GRASSSED UNDERDRAINED SOIL FILTER BMP, PER THE MAINE DEP VOLUME III : BMPs TECHNICAL DESIGN MANUAL, MAY 2014			
** COMBINED MIXTURE CLAY CONTENT SHALL NOT EXCEED 2%			
NOTE: THE SOIL FILTER SHALL DRAIN IN NO LESS THAN 24 hrs BUT NOT MORE THAN 48 hrs.			

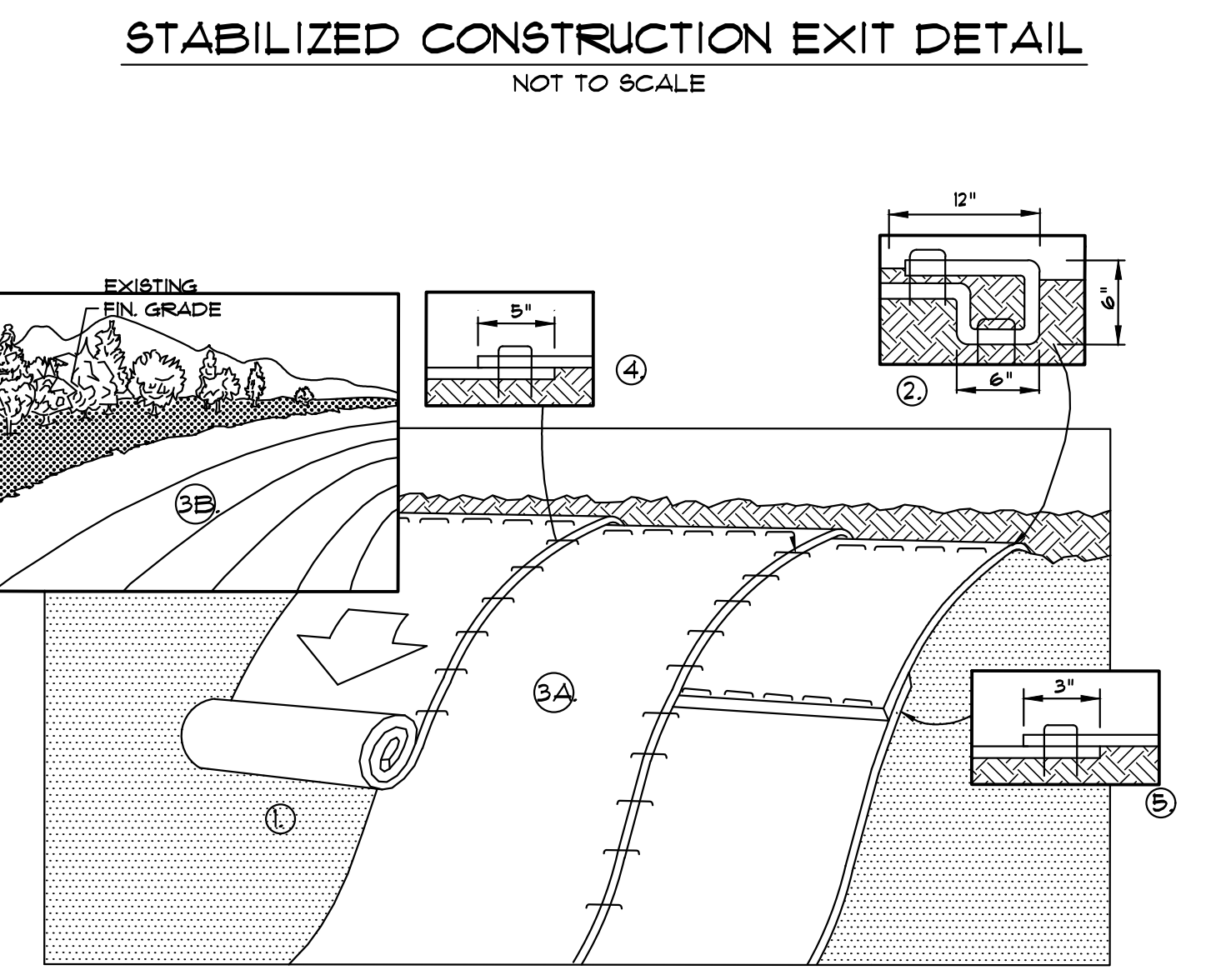
NOTE:
FILTER POND SOIL FILTER DETAILS DEPICTS ELEVATIONS AT THE BOTTOM PERIMETER OF THE POND AND NOT THE LOW POINT OF THE POND. SEE SITE PLAN GRADING AND SECTION FOR LOW POINT OF ELEVATION (TYPICALLY NEAR THE CONTROL STRUCTURE)
SOILS IN HYDROGEOLOGIC GROUP "A" CATEGORY DO NOT NEED A MEMBRANE. THIS CONDITION MUST BE APPROVED BY THE DESIGN ENGINEER.



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 1/2" SCREEN, SOLUBLE SALTS CONTENT SHALL BE LESS THAN 4.0 mmHg/gm.
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 FLOCCED ON THE UP-HILL SIDE OF BERM).



1. STONE SIZE - AASHTO DESIGNATION M 43, SIZE #2 (2 1/2" - 1 1/2") USE CRUSHED STONE
2. LENGTH - AS EFFECTIVE BUT NOT LESS THAN 50'
3. THICKNESS - NOT LESS THAN 6"
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 EXIT 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 WAY MUST BE REMOVED IMMEDIATELY.



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH. NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.



DATE:	PROJECT:
BY:	SCALE:
REV:	DATE:
CHANGES:	

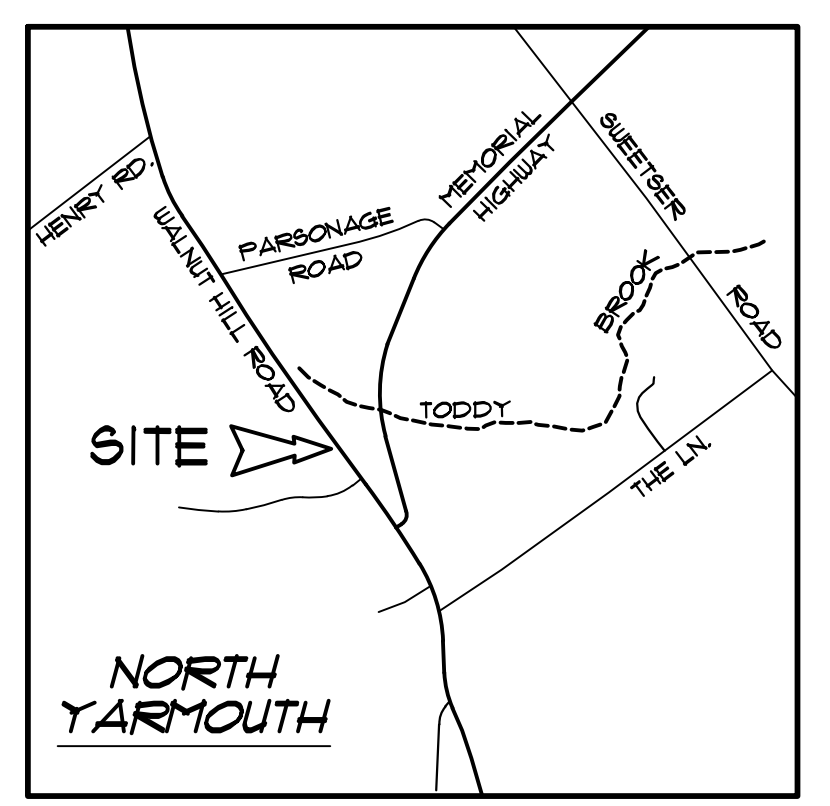
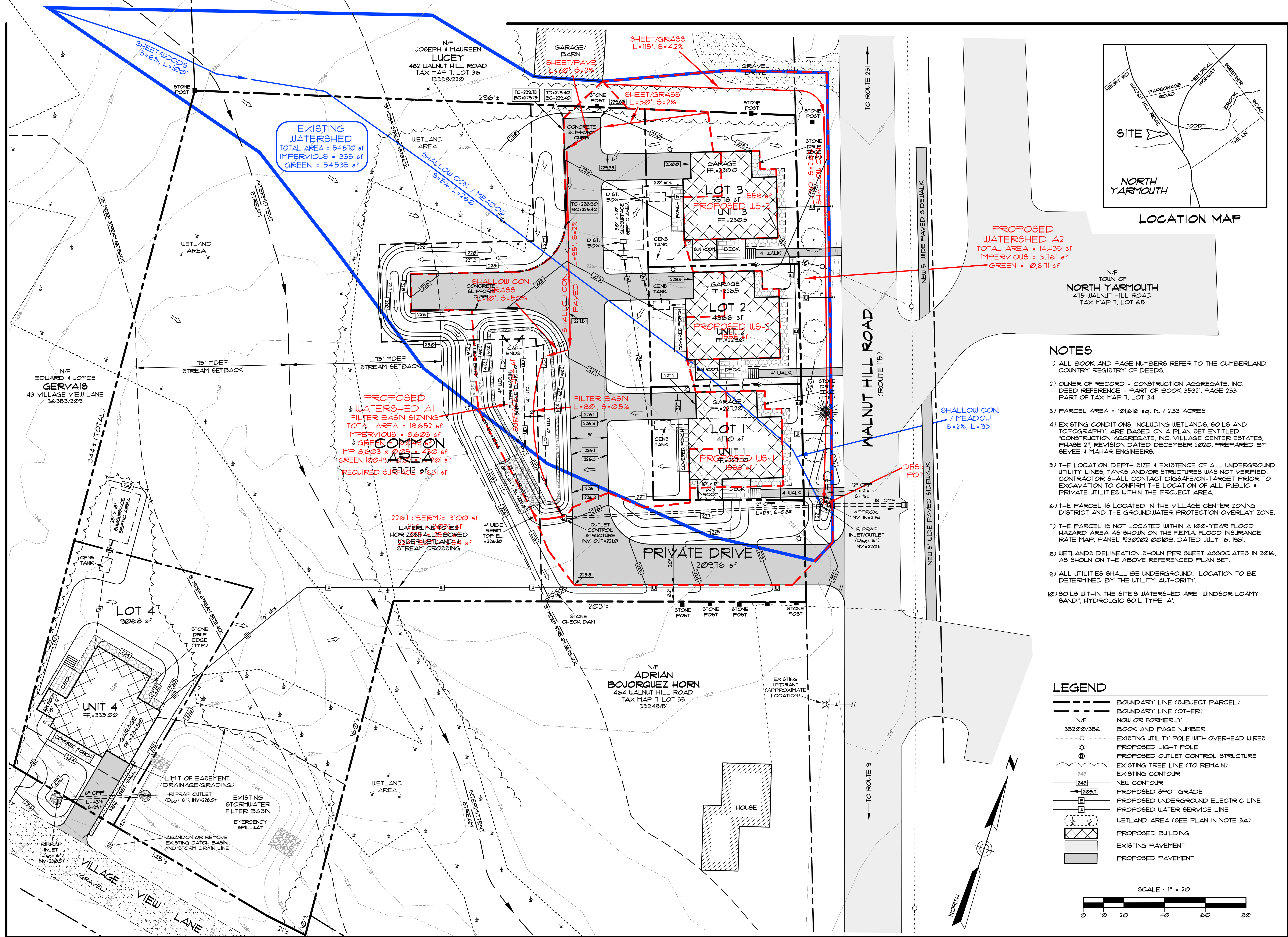
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SJR ENGINEERING, INC.

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

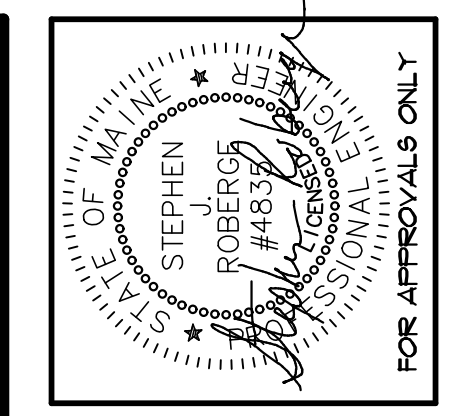
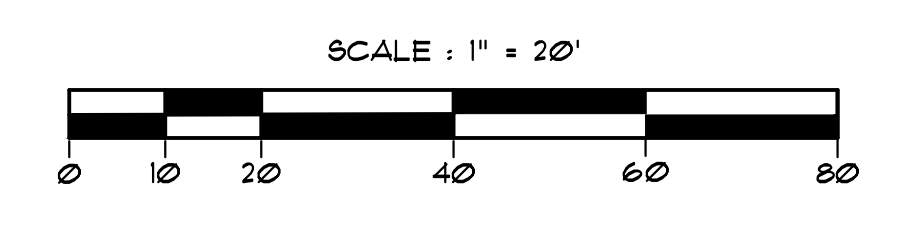
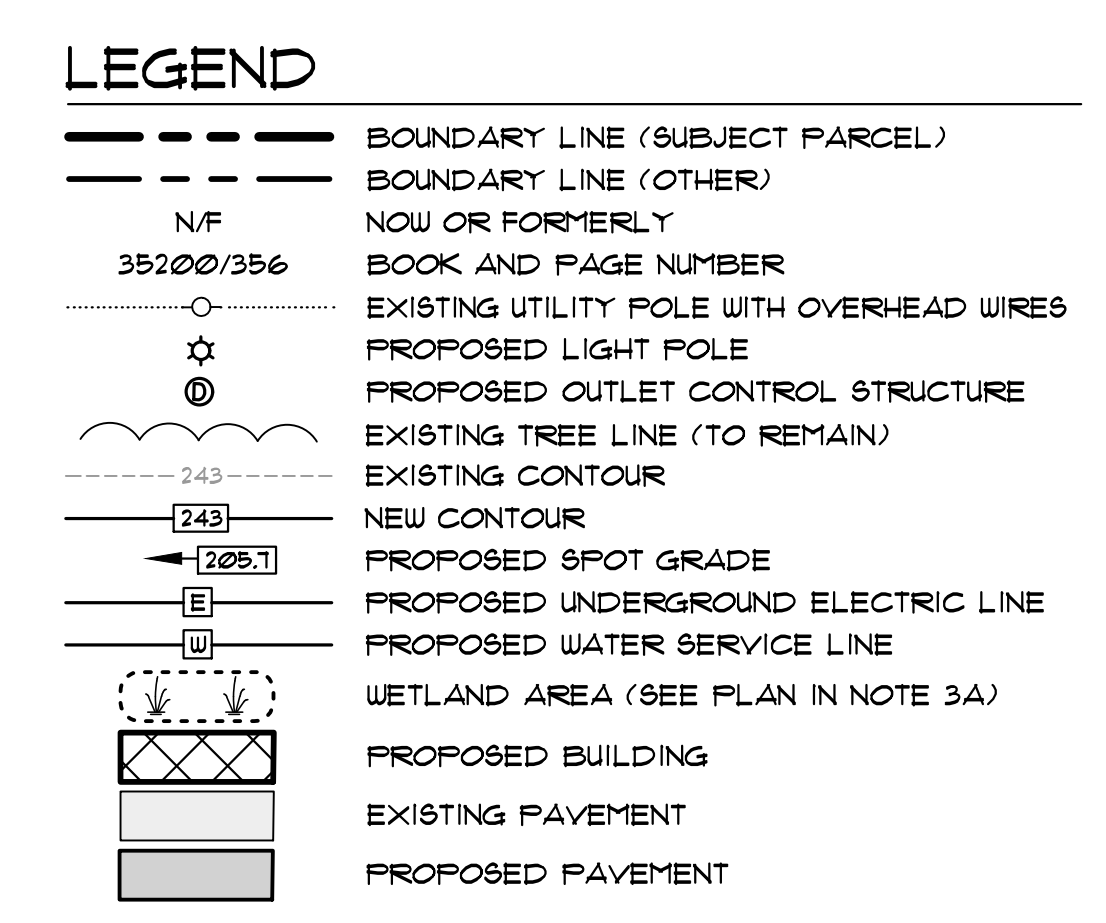
CONSTRUCTION DETAILS
LOT 23, VILLAGE CENTER ESTATES
WALNUT HILL ROAD - NORTH YARMOUTH MAINE
PREPARED FOR
CONSTRUCTION AGGREGATE, INC.
NORTH YARMOUTH, MAINE

DATE:	PROJECT:
9-25-2022	2021-04
DRAWN BY:	SCALE:
SJR	N.T.S.

SHEET 4



- NOTES**
- ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
 - OWNER OF RECORD - CONSTRUCTION AGGREGATE, INC. DEED REFERENCE - PART OF BOOK 35321, PAGE 233 PART OF TAX MAP T, LOT 34
 - PARCEL AREA = 101,616 sq. ft. / 2.33 ACRES
 - EXISTING CONDITIONS, INCLUDING WETLANDS, SOILS AND TOPOGRAPHY, ARE BASED ON A PLAN SET ENTITLED "CONSTRUCTION AGGREGATE, INC. VILLAGE CENTER ESTATES, PHASE 2", REVISION DATED DECEMBER 2020, PREPARED BY SEVEE & MAHAR ENGINEERS.
 - THE LOCATION, DEPTH SIZE & EXISTENCE OF ALL UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT VERIFIED. CONTRACTOR SHALL CONTACT DISA/FON-TARGET PRIOR TO EXCAVATION TO CONFIRM THE LOCATION OF ALL PUBLIC & PRIVATE UTILITIES WITHIN THE PROJECT AREA.
 - THE PARCEL IS LOCATED IN THE VILLAGE CENTER ZONING DISTRICT AND THE GROUNDWATER PROTECTION OVERLAY ZONE.
 - THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, PANEL 230202 0010B, DATED JULY 16, 1981.
 - WETLANDS DELINEATION SHOWN PER SWEET ASSOCIATES IN 2016, AS SHOWN ON THE ABOVE REFERENCED PLAN SET.
 - ALL UTILITIES SHALL BE UNDERGROUND. LOCATION TO BE DETERMINED BY THE UTILITY AUTHORITY.
 - SOILS WITHIN THE SITE'S WATERSHED ARE "WINDSOR LOAMY SAND", HYDROLOGIC SOIL TYPE "A".



DATE	PROJECT
12-19-2022	2021-04
DRAWN BY	SCALE
PIM	1" = 20'

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

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

WATERSHED PLAN
 LOT 23, VILLAGE CENTER ESTATES
 WALNUT HILL ROAD - NORTH YARMOUTH MAINE
 PREPARED FOR
CONSTRUCTION AGGREGATE, INC.
 NORTH YARMOUTH, MAINE

DATE: 12-19-2022 PROJECT: 2021-04
 DRAWN BY: PIM SCALE: 1" = 20'

SHEET WS-1