

EASEMENT LINE TABLES

Table with columns: LINE BEARING, DISTANCE, and a list of easement lines with bearings and distances.

GENERAL NOTES

1. BASE MAP DERIVED FROM SURVEY PERFORMED BY WAYNE T. WOOD & CO. INC. (P.L.C.) ON 04/11/2018. THE PLAN IS A REVISION OF THE PLAN DATED 04/11/2018.

SURVEYOR'S NOTES

1. THIS PLAN AMENDS THE ORIGINAL SUBDIVISION PLAN RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS ON 11/21/2018, PLAN BOOK 218, PAGE 503.

SURVEYOR'S PLAN REFERENCE NOTES

1. THE RIGHT-OF-WAY BOUNDARY SURVEY FOR RICHARD & HELEN WRIGHT, GREATLY ROAD EXTENSION, CUMBERLAND / NORTH YARMOUTH, MAINE, DATED 04/17/1987 BY DANIEL T. C. LARSON.

ZONING NOTES

1. PROPERTY OWNER: GAIL S. BRUNS, CINDY A. CHERNER, AND J. WHITMAN SMITH. 2. APPLICANT: CONSTRUCTION AGGREGATE INC., 83 DOUGHTY ROAD, NORTH YARMOUTH, MAINE 04097.

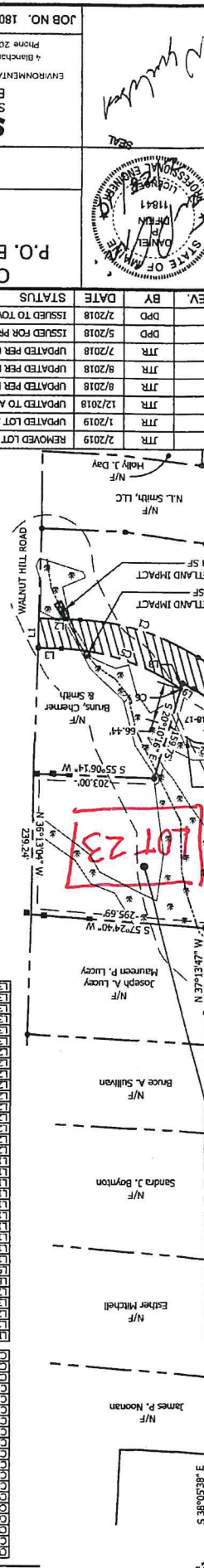
Table with columns: REQUIRED, PROVIDED, and various zoning requirements like MINIMUM LOT SIZE, MAXIMUM BUILDING HEIGHT, etc.

Table with columns: A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, and various area calculations.

NET RESIDENTIAL AVERAGE PER LOT: 1,222,801 SF / 130,680 SF PER LOT = 13 LOTS (9 LOTS PROPOSED). VILLAGE CENTER ZONE: 1,639,581 SF / 46,560 SF PER LOT = 37 LOTS (5 LOTS PROPOSED).

LOT LINE AND CURVE TABLES

Table with columns: CURVE ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH, and a list of lot lines with bearings and lengths.



Project information including JOB NO. 18038.00, DWG FILE BASE.DWG, and C-102. Includes logos for SEEVE & MAHER ENGINEERS and CONSTRUCTION AGGREGATE INC.

Revision table with columns: REV., DATE, BY, and a list of revisions for the subdivision plan.

Approval and signature section with a signature line, date '3/12/19', and a scale bar.

State of Maine County Registry of Deeds stamp and registration information.

Table with columns: CURVE ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH, and a list of lot lines with bearings and lengths.

CONSTRUCTION AGGREGATE INC.
VILLAGE CENTER ESTATES, PHASE 2
NORTH YARMOUTH, MAINE
STORMWATER MANAGEMENT PLAN
PRE-DEVELOPMENT CONDITIONS

DESIGN BY: JTR
 DRAWN BY: SM
 DATE: 1/2020
 CHECKED BY: BDP
 LMN: SMP-E
 CTB: SNE-STD

SME
SEVEE & MAHER
ENGINEERS
 ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
 4 Birchard Road, PO Box 654, Cumberland, Maine 04211
 Phone 207.829.5016 • Fax 207.829.5022 • smehome.com

JOB NO. 18295.01 DWG FILE BASE
 D-100



REV.	BY	DATE	STATUS
DPD		12/2020	REVISED PER STAFF COMMENTS
DPD		10/2020	ISSUED FOR TOWN AND MEDP PERMIT REVIEW

NOTE:
 SEE DWG C-100 FOR INFORMATION ON ORIGINS OF TOPOGRAPHY, SITE FEATURES, AND WETLANDS.

STORMWATER MANAGEMENT LEGEND

SOIL TYPE LEGEND

Ad	Adams
Cg	Croghan
Em	Emwood
Nm	Narruburg
Sc	Scenic

HYDROLOGIC GROUP

A	1
B	2
C	3
D	4

SOIL TYPE DESIGNATION

SHT

LENGTH, AND SLOPE

5.0:005

SHEET FLOW

SHT

SHALLOW CONCENTRATED FLOW

SHC

CHANNEL FLOW

CF

DRAINAGE REACH

R4

REACH DESIGNATION (HYDROCAD)

POND/STRUCTURE DESIGNATION (HYDROCAD)

TIME OF CONCENTRATION WITH SUBCATCHMENT DESIGNATION

1

STORMWATER MANAGEMENT LEGEND

SOIL TYPE BOUNDARY

SOIL TYPE DESIGNATION

TIME OF CONCENTRATION TYPE, LENGTH, AND SLOPE

SHEET FLOW

SHALLOW CONCENTRATED FLOW

CHANNEL FLOW

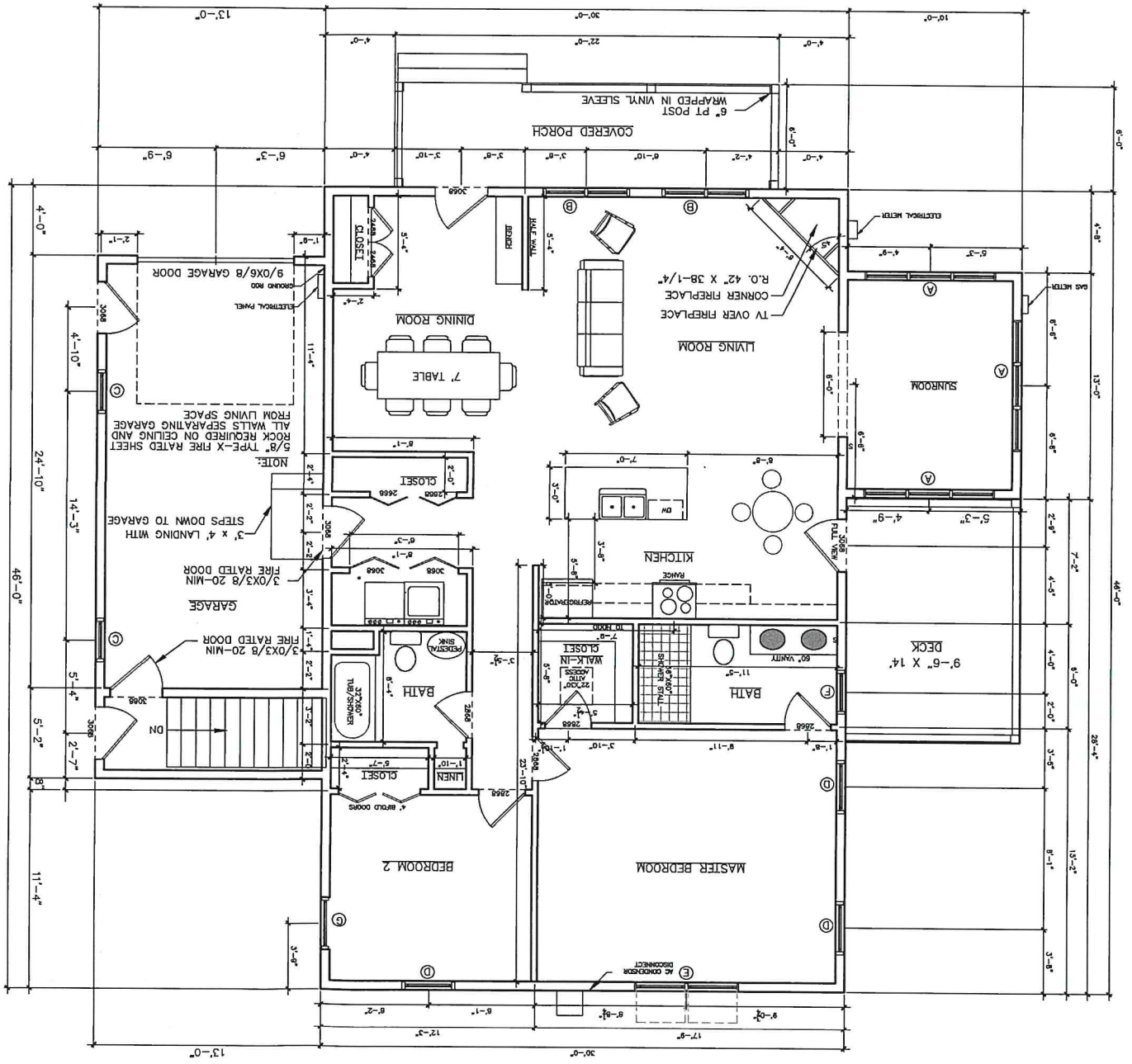
DRAINAGE REACH

REACH DESIGNATION (HYDROCAD)

POND/STRUCTURE DESIGNATION (HYDROCAD)

TIME OF CONCENTRATION WITH SUBCATCHMENT DESIGNATION





1 CAR GARAGE OPTION 4
 FLOOR PLAN
 WITH FROST WALLS

SCALE: 1/4" = 1'-0"
 1/16" SQ. FT.

NUM.	MANUF. #	R.O. - W X H	QTY	GRILLS	NOTES
A	DH3060;DH3060;DH3060	89.125" X 60"	3	4/1	Double Hung Narrow Vertical Mull DH3060 : DH3060 : DH3060 : DH3060, White, Insul Low-E & Argon, 4.14 SQFT, White Single Lock, w/Balance Covers, No Window Opening Control Device, White
B	DH3060;DH3060	59.5625" X 60"	2	4/1	Double Hung Narrow Vertical Mull DH3060 : DH3060, White, Insul Low-E & Argon, 4.14 SQFT, White Single Lock, w/Balance Covers, No Window Opening Control Device, White
C	DH3048	30" X 48"	2	4/1	Double Hung DH3048, White, Insul Low-E & Argon, DLO Width Equal, 4/1 Lite Contoured, White Grille in Airspace, 3.12 SQFT, White Single Lock, w/Balance Covers, No Window Opening Control Device, White Standard Tilt
D	DC3660	36.5" X 60.5"	3	4/1	Double Hung DC3660, White, Insul Low-E & Argon, DLO Width Equal, 4/1 Lite Contoured, White Grille in Airspace, Clear Opening Balance, Top Lift Removed, 31.12 X 26.37 Clear Opening, 5.7 SQFT, White Dual Lock, w/Balance Covers, No Window
E	AW3624;AW3624	71.5625" X 24"	1	4 LITE	Awning Narrow Vertical Mull AW3624 : AW3624, Operating, White, Insul Low-E & Argon, Applied Drywall Return, 3/4" (All Four Sides), w/Nailing Flange, 5/4 X 3-1/2 Flat w/ Channel
F	DH3060	30" X 60"	1	4/1	Double Hung DH3060, White, Insul Low-E & Argon, Tempered, DLO Width Equal, 4/1 Lite Contoured, White Grille in Airspace, 24.62 X 24.25 Clear Opening, 4.14 SQFT, White Single Lock, w/Balance Covers, No Window Opening Control Device, White
G	DH3660	36" X 60"	1	4/1	Double Hung DH3660, White, Insul Low-E & Argon, DLO Width Equal, 4/1 Lite Contoured, White Grille in Airspace, 30.62 X 22.75 Clear Opening, 4.83 SQFT, White Dual Lock, w/Balance Covers, No Window Opening Control Device, White Standard Tilt

NO DATE

1 9/19/22 FOR REVIEW

ONE CAR GARAGE
 FLOOR PLAN
 W/4 FT FROST WALLS

SCALE: AS NOTED

DRAWN BY: _____
 CHECKED BY: _____

DWG. NO. A-2

A-3

DWG. NO.

DRAWN BY:
CHECKED BY:

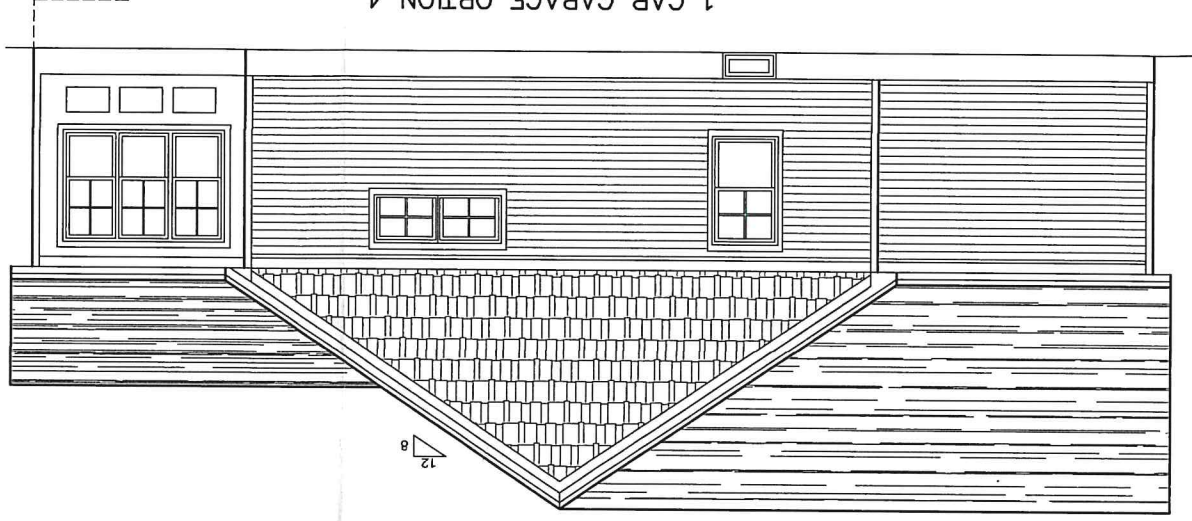
SCALE: AS NOTED

ONE CAR GARAGE
ELEVATIONS
W/4 FT FROST WALL

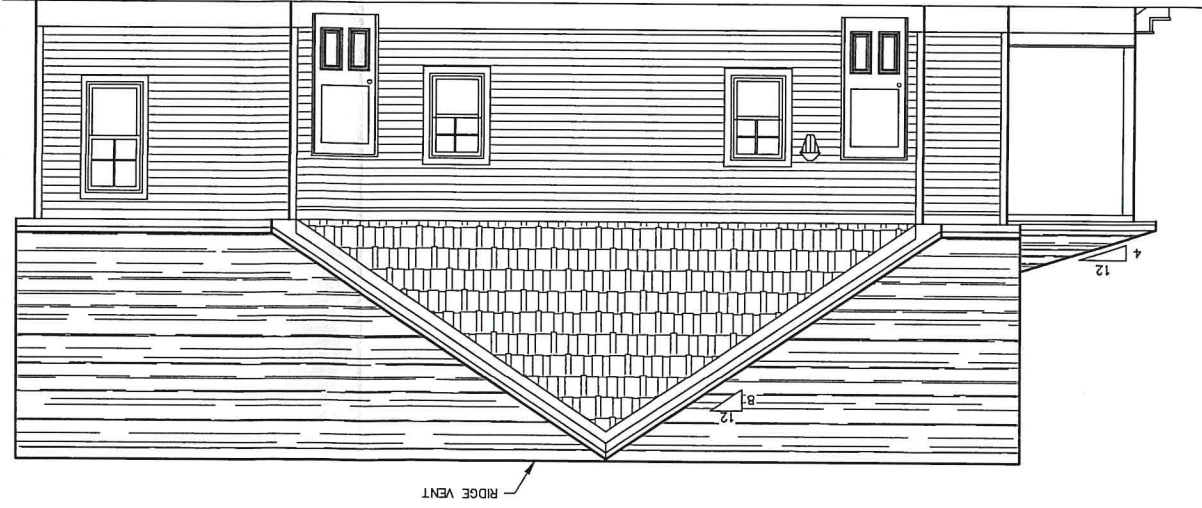
1 1/19/22 FOR REVIEW

NO DATE

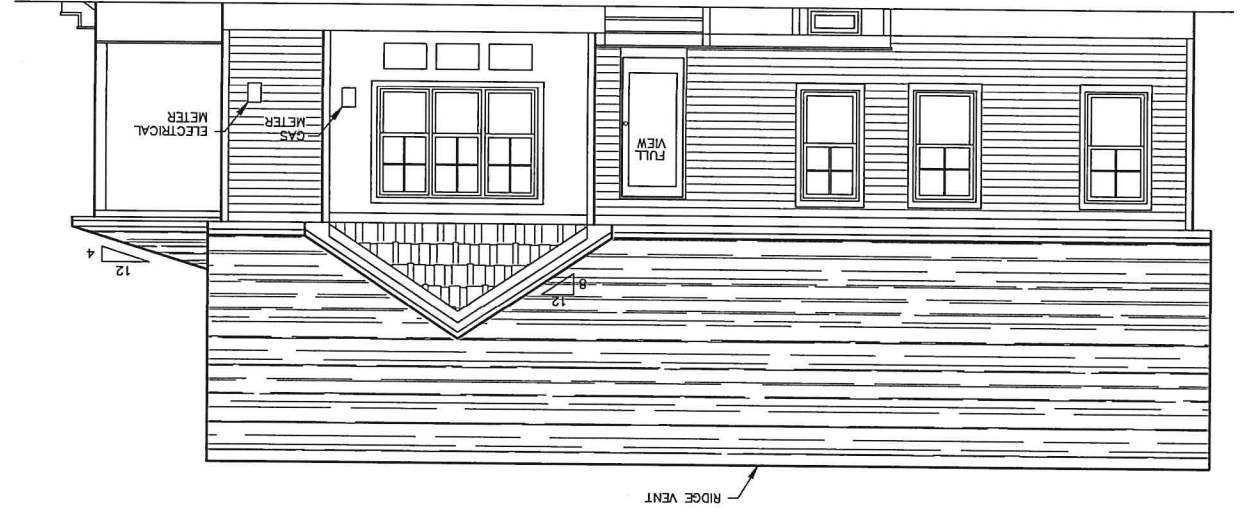
1 CAR GARAGE OPTION 4
REAR ELEVATION
WITH FROST WALLS
SCALE: 1/4" = 1'-0"



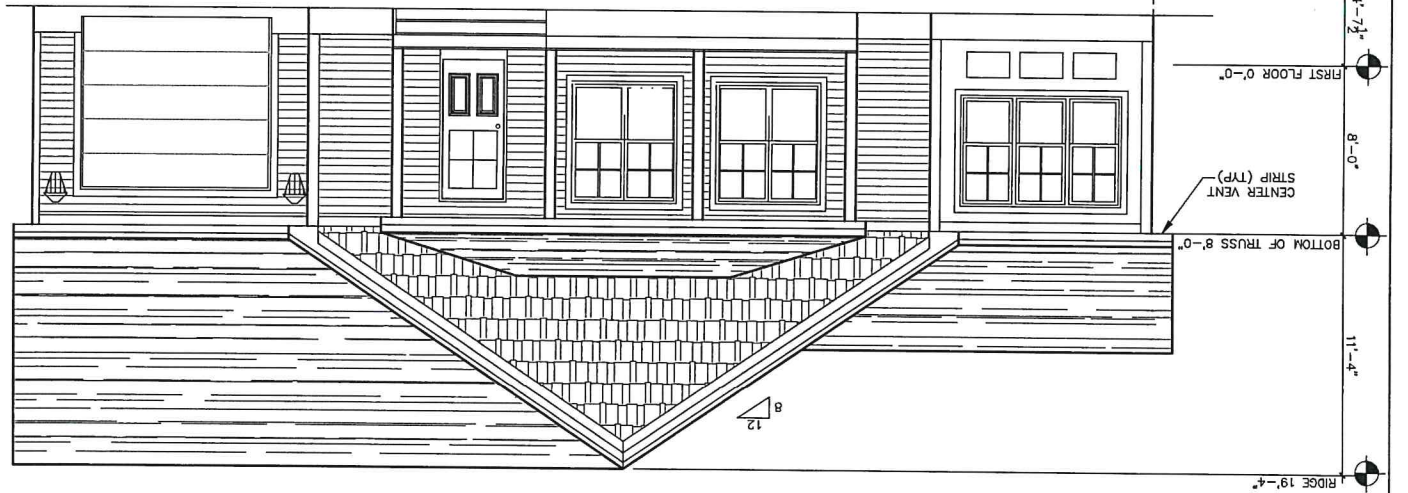
1 CAR GARAGE OPTION 4
RIGHT ELEVATION
WITH FROST WALLS
SCALE: 1/4" = 1'-0"



1 CAR GARAGE OPTION 4
LEFT ELEVATION
WITH FROST WALLS
SCALE: 1/4" = 1'-0"



1 CAR GARAGE OPTION 4
FRONT ELEVATION
WITH FROST WALLS
SCALE: 1/4" = 1'-0"



GENERAL NOTES

- 1) THE CONTRACTOR IS REFERRED TO THE CONTRACTORS REGARDING COORDINATION WITH OTHERS, INCLUDING UTILITY COMPANY PERSONNEL PRIOR TO BACKFILL OF TRENCHES.
2) BELOW GRADE UTILITY INFORMATION IS BASED UPON FIELD SURVEY, NOT ON PLANS, TOWN OF NORTH YARVOUTH.
3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INFORMATION FROM INDIVIDUAL UTILITY COMPANIES...

EROSION & SEDIMENTATION CONTROL NOTES

- 1) THE CONTRACTOR SHALL IMPLEMENT EROSION & SEDIMENTATION CONTROL MEASURES WEEKLY AND AFTER HEAVY RAINFALL THROUGHOUT THE DURATION OF THE PROJECT INCLUDING WEEKENDS AND HOLIDAYS.
2) THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING THE EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE "MAINTENANCE AND EROSION CONTROL HANDBOOK FOR CONSTRUCTION" (DECEMBER 2009)...

- 23) CONTRACTOR SHALL CONTROL DUST WITH APPROPRIATE DUST CONTROL MEASURES. CONTRACTOR SHALL NOT TRACK OR BRILL BARKH AND DEBRIS OUTSIDE THE PROJECT AREA.
24) ALL ROAD SURFACES SHALL BE MAINTAINED FROM DEBRIS TO GUTTER UNLESS OTHERWISE NOTED.
25) THE CONTRACTOR SHALL COPY WITH ALL APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL RULES...

- 26) THE CONTRACTOR SHALL NOT HAVE ANY RIGHT OF PROPERTY IN ANY SUITABLE MATERIALS TAKEN FROM ANY EXCAVATION, SUITABLE EXCAVATED MATERIAL, AS APPROVED BY THE ENGINEER.
27) THE CONTRACTOR IS TO TAKE SPECIAL CARE NOT TO DAMAGE TREES WITHIN THE CONSTRUCTION AREA UNLESS THEY ARE TO BE REMOVED.
28) EXISTING STORM MANHOLES OR CATCH BASINS NOT TO REMAIN IN SERVICE SHALL BE REMOVED BY THE CONTRACTOR...

- 29) PROVIDE 2" RIGID INSULATION OVER WATER AND SEWER MAINS AND SERVICES WHEN COVER IS LESS THAN 4 FEET AND WHERE DISCONNECTED BY THE ENGINEER.
30) EXISTING UTILITIES WHERE APPROPRIATE AS APPROVED BY THE ENGINEER SHALL BE ALLOWED TO ACCOMMODATE EXISTING UTILITIES.
31) A MINIMUM VERTICAL OR HORIZONTAL SEPARATION OF 6 INCHES BETWEEN THE WATER LINES (INCLUDING SERVICES) AND STORM DRAINAGE PIPES AND STRUCTURES, SHALL BE MAINTAINED...

- 32) EXISTING SIGNS THAT ARE IMPACTED BY THIS PROJECT SHALL BE RESET IN ACCORDANCE WITH MUTCD.
33) CONTRACTOR SHALL RESET OR REBUILD MAINTAIN SIGNS WHEN NECESSARY.
34) ALL TEST PITS SHALL BE EXCAVATED PRIOR TO CONSTRUCTION LAYOUT AT THE APPROXIMATE LOCATIONS NOTED ON THE PLANS AND ACTUAL LOCATION OF SUBSTANTIAL UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR...

- 35) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RIGHTS OF WAY AND EASEMENTS.
36) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RIGHTS OF WAY AND EASEMENTS.
37) DRAINAGE EFFORTS FROM SANITARY OR COMBINED SEWERS SHALL NOT BE DISCHARGED TO THE STORM DRAIN.
38) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RIGHTS OF WAY AND EASEMENTS...

- 39) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RIGHTS OF WAY AND EASEMENTS.
40) CONTRACTOR TO RESTORE SIDEWALKS AND DRIVEWAYS IMPACTED BY CONSTRUCTION WORK.
41) CONTRACTOR SHALL CLEAR AND REMOVE DEBRIS AND SEWAGE DEPOSITED ON PUBLIC STREETS.
42) CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS...

- 43) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RIGHTS OF WAY AND EASEMENTS.
44) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RIGHTS OF WAY AND EASEMENTS.
45) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RIGHTS OF WAY AND EASEMENTS.
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49) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RIGHTS OF WAY AND EASEMENTS.
50) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RIGHTS OF WAY AND EASEMENTS...

- 51) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RIGHTS OF WAY AND EASEMENTS.
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GRADING AND DRAINAGE NOTES

- 1) UNLESS OTHERWISE NOTED, STORM DRAIN PIPES SHALL BE IN ACCORDANCE WITH MDOT SPECIFICATIONS SECTION 603 PIPE LAYING AND STORM DRAIN LATER REVISION WITH THE EXCEPTION THAT THE ACCESSIBLE TRENCHES OF PIPE ARE AS FOLLOWS.
2) DRAINAGE INTERIOR CORROLATED PLASTIC PIPE (6"CP) MAY ONLY BE USED FOR PIPE SIZES 48" AND LARGER.
3) TOPSOIL STRIPPED IN AREAS OF CONSTRUCTION THAT IS SUITABLE FOR REUSE AS LOAM SHALL BE REPAIRED, REMOVED AND DISPOSED OF AT AN APPROVED DISPOSAL LOCATION OFFSITE...

PERMITTING NOTE

- 1) THIS PROJECT WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF TOWN OF NORTH YARVOUTH MAINE SITE PLAN APPROVAL.
2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS...

LAYOUT NOTES

- 1) ALL SIGNS INDICATED ON THE PLANS ARE TO MEET ALL REQUIREMENTS AND STANDARDS OF THE MDOT AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2) PROPERTY LINE AND RIGHT OF WAY MARKINGS SHALL NOT BE DISTURBED BY CONSTRUCTION.
3) DIRECTION OF A MAINE PROVISIONAL LAND SURVEYOR.
4) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RIGHTS OF WAY AND EASEMENTS...

WINTER CONSTRUCTION NOTES

- 1) WINTER CONSTRUCTION IS CONSIDERED DURING THE PERIOD FROM NOVEMBER 1 - APRIL 15.
2) WINTER CONSTRUCTION IS CONSIDERED DURING THE PERIOD FROM NOVEMBER 1 - APRIL 15.
3) WINTER CONSTRUCTION IS CONSIDERED DURING THE PERIOD FROM NOVEMBER 1 - APRIL 15.
4) WINTER CONSTRUCTION IS CONSIDERED DURING THE PERIOD FROM NOVEMBER 1 - APRIL 15...

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PERMITTING NOTE

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GRADING AND DRAINAGE NOTES

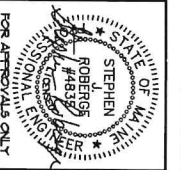
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Table with 2 columns: DATE, PROJECT. Rows: 9-25-2022, 2021-04.

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

Logo for SJR ENGINEERING, INC. with address: 16 THURSTON DRIVE, NORTH YARVOUTH, MAINE 04259.

Table with 4 columns: REV, BY, DATE, CHANGES. Contains revision history.



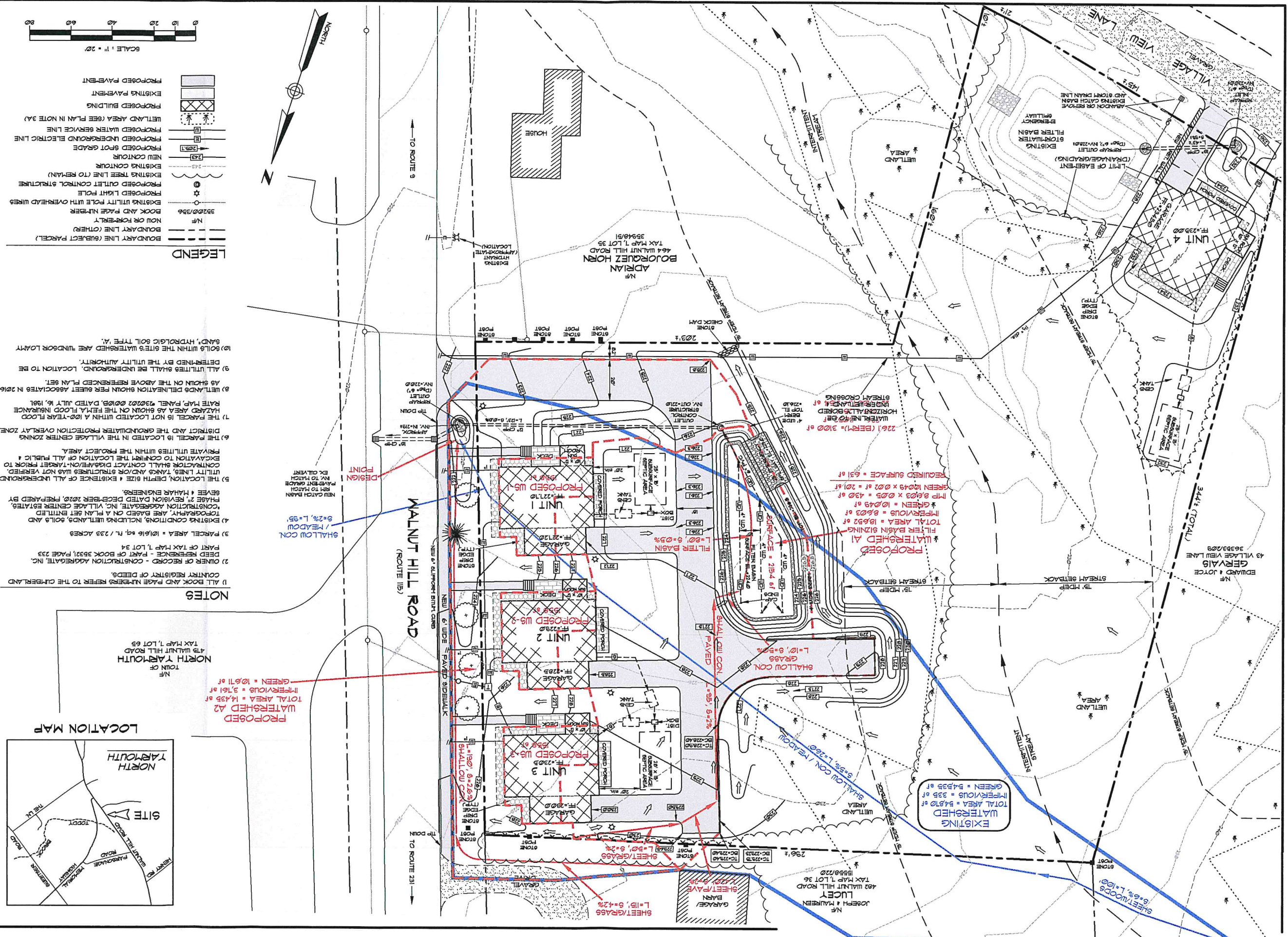
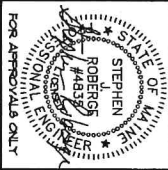
DATE	PROJECT
12-19-2022	2021-04
DRAWN BY	SCALE
FM	1" = 20'

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

SUR ENGINEERING, INC.
 16 THURSTON DRIVE
 MONMOUTH MAINE 04259
 (207) 742-6248 fax
 a1ves@sejeng.com

REV.	BY	DATE	CHANGES

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

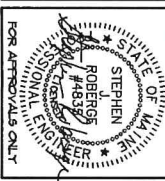


AMENDED SUBDIVISION PLAN
LOT 23, VILLAGE CENTER ESTATES
 WALNUT HILL ROAD - NORTH YARMOUTH MAINE
 OWNER OF RECORD
CONSTRUCTION AGGREGATE, INC.
 NORTH YARMOUTH, MAINE

SJR ENGINEERING, INC.
 16 THURSTON DRIVE
 MONMOUTH, MAINE 04259
 (207) 242-6248 ext 141
 esj@sjr-engineering.com

REV	BY	DATE	CHANGES

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



RECORDING DATA

REGISTERED IN _____

AT _____ h _____ m

RECORDED IN _____

PLAN BOOK _____ PAGE _____

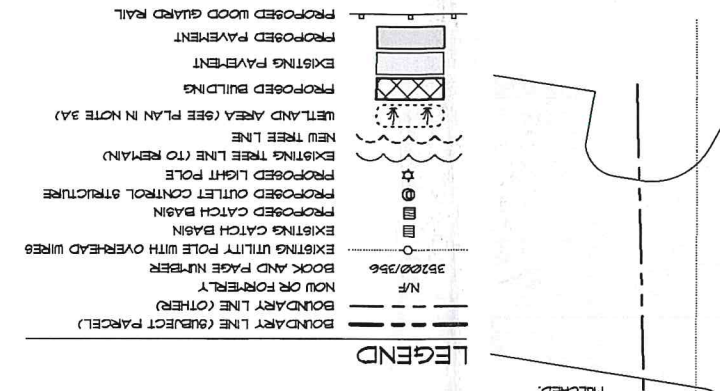
CHAIRMAN _____

ATTEST _____

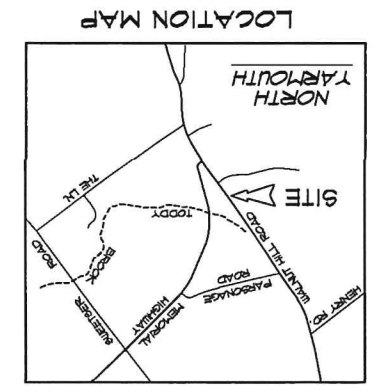
REGISTRAR _____

DATE _____

APPROVED BY THE TOWN OF NORTH YARMOUTH PLANNING BOARD



- NOTES**
- 1) ALL BOOK AND PAGE NUMBERS REFER TO THE CURBERLAND COUNTY REGISTRY OF DEEDS.
 - 2) THIS CERTIFICATION IS LIMITED TO THE CREATION OF LOTS 1-4, THE PRIVATE DRIVE AND PLAN ENTITLED "AMENDED SUBDIVISION PLAN VILLAGE CENTER ESTATES", REVISION 2, THESE LOTS AND COMMON AREA BEING THE HIGHLIGHTED AREAS IN FIGURE B3. THE COMMON AREA IS LIMITED TO THE BOUNDARY LINES OF LOT 23 AS SHOWN ON A PLAN ENTITLED "AMENDED SUBDIVISION PLAN VILLAGE CENTER ESTATES", REVISION 2, REVISION DATED DECEMBER 2020, PREPARED BY SEVER & MAHAR ENGINEERS, AND/OR STRUCTURES WAS NOT VERIFIED. CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES TO VERIFY THE LOCATION OF ALL PUBLIC UTILITIES WITHIN THE PROJECT AREA.
 - 3) OWNER OF RECORD - CONSTRUCTION AGGREGATE, INC. PART OF BOOK 3521, PAGE 233 PART OF TAX MAP 1, LOT 34
 - 4) PARCEL AREA = 101,910 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 SEVER & MAHAR ENGINEERS.
 - 6) THE LOCATION, DEPTH SIZE & EXISTENCE OF ALL UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT VERIFIED. CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES TO VERIFY THE LOCATION OF ALL PUBLIC 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 #20222 002B, DATED JULY 16, 1981.
 - 9) THE FEMA FLOOD INSURANCE RATE MAP, PANEL #20222 002B, DATED JULY 16, 1981, 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 "VI".
 - 12) ALL DISTURBED AREAS NOT PAVED OR BUILT UPON SHALL BE LOANED, SEEDED & MULCHED.



LOT AREAS

LOT 1 TOTAL = 4742 sf, INTERVIOUS AREA = 2635 sf (55.6%)
LOT 2 TOTAL = 5200 sf, INTERVIOUS AREA = 2635 sf (50.7%)
LOT 3 TOTAL = 5325 sf, INTERVIOUS AREA = 2635 sf (49.5%)
LOT 4 TOTAL = 9068 sf, INTERVIOUS AREA = 2571 sf (28.4%)
COMMON AREA = 5712 sf, INTERVIOUS AREA = 0 sf (0%)
PRIVATE DRIVE = 1923 sf, INTERVIOUS AREA = 6426 sf (42.5%)

SEE NOTE 2

