

Justin & Emily Rowe, Minor Site Plan Application, 21 Seaborne Drive

Project Description

21 Seaborne Drive is a single family residence in the LDR district on an approximately 0.62 acre lot. There is no proposed change in use of the property. The application is for re-grading the back yard and woods area to make more usable space.

The application is required because of the quantities of fill and loam needed for the regrading. The area is approximately 108 feet by 60 feet. It is anticipated that the proposed alterations will require 500 CY of fill and 130 CY loam. In an effort to capture and move water from the surface we will install a 6 inch pipe across 180 feet along the low point of the area . The 180 LF of pipe will reduce the surface water from being pushed back further on the property.

Please see the attached google map indicating where the fill will be installed.

Scott Dugas Trucking and Excavating will fill and grade and install the drainage.

GENERAL NOTES:

1. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION FOR UTILITIES. OTHERWISE IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF UNDERGROUND UTILITIES AND LOCATE ANY POTENTIAL CONFLICTS WITH THE APPROVED PLANS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL MEASURES. IF DEEMED NECESSARY BY THE OWNER, OWNER'S REPRESENTATIVE OR THE TOWN OF YARMOUTH, ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
3. EXISTING CONDITIONS, BOUNDARY SURVEY, AND TOPOGRAPHY FROM THE PLAN TITLED EXISTING CONDITIONS SURVEY BY BOUNDARY POINTS DATED 1-25-2023. ALL ELEVATIONS SHOWN ARE BASED FROM THIS SURVEY.
4. THE CONTRACTOR MUST FIELD VERIFY EXISTING TOPOGRAPHY AND ENSURE ALL AREAS OF FILL PROVIDE POSITIVE FLOW TOWARDS FILED INLETS AND ELIMINATE ANY PONDING OF WATER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL TREES AND SHRUBS ON THE PROJECT WHICH ARE NOT TO BE REMOVED.

APPROXIMATE LOCATION OF EXISTING 4" STORM DRAIN BETWEEN 41 SEABORNE AND 21 SEABORNE PER OWNER'S SKETCH PROVIDED TO ACORN VIA EMAIL ON 8/11/2023.

EX. TOWN STORMDRAIN
INV. IN: 92.64'

APPROXIMATE EXIST.
PIPE OUTLET
INV. OUT: 93.26

RECORDING INFORMATION
STATE OF MAINE, CUMBERLAND
COUNTY REGISTRY OF DEEDS

RECEIVED: _____

RECORDED IN _____

ATTEST: _____

REGISTRAR

APPROXIMATE EXTENTS
OF FILL TO BE
BROUGHT IN BY THE
CONTRACTOR

10' WIDE CENTRAL MAINE
POWER COMPANY EASEMENT

TRANSITION TO SOLID
PIPE TO OUTLET

6" SOLID DRAINAGE PIPE
L: ±75 FEET
S: 0.005

PROVIDE AND INSTALL
BACKFLOW PREVENTER

INTERCEPT EXISTING
FOUNDATION DRAIN WITH
WYE FITTING. ASSUMED INV.:
94.00. IT IS ASSUMED A
6"x4"x4" TEE WILL NEED TO
BE INSTALLED. CONFIRM
FOUNDATION LOCATION, SIZE,
AND DEPTH, AND REPORT
TO ENGINEER PRIOR TO
INSTALLING ANY PROPOSED
IMPROVEMENTS.

41 SEABORNE DRIVE

69 SEABORNE DRIVE

#5 CAPPED REBAR
FOUND 3" A.G.
PLS #2130

FIELD INLET STRUCTURE
RIM: 97.50
PIPE INV.: 94.38

TOP OF SWALE: ~98.50'

MATCH EXISTING
GRADE, TYP.

6" PERFORATED
UNDERDRAIN
L: 70 FEET
S: 0.005

FIELD INLET STRUCTURE
RIM: 98.00
PIPE INV.: 94.75

PROPOSED SURFACE
WATER FLOW DIRECTION
(TYP.)

APPROX. EXISTING
PVC INLET, OUTLET
UNKNOWN

BASEMENT
FFE: 95.80

17 SEABORNE DRIVE

EX. INV. OUT:
95.87

TBM: FIRE HYDRANT
UPPER BONNET BOLT
ELE: 100.90

EX. INV. IN:
97.22

APPROXIMATE
RIGHT OF WAY
(TYP.)



SCALE: 1" = 30'

ISSUED FOR	BY
CLIENT REVIEW	DATE
REVISED PER	6/30/23
CLIENT COMMENTS	WHS
	8/29/23

DRAWING NAME:	PHASE 1 DRAINAGE IMPROVEMENTS
PROJECT NAME:	21 SEABORNE DRIVE
CLIENT:	EMILY ROWE - YARMOUTH, MAINE



PO BOX 3372
PORTLAND, MAINE 04104
(207) 775-2655

FILE: 2.128_CIVIL

JN: 2.128

SCALE: 1"=30'

DESIGN BY: WHS

DRAWN BY: ZRJ

CHECKED BY: WHS

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

DRAWING NO.

Fig. 1 of 3

GENERAL NOTES:

1. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION FOR UTILITIES. OTHERWISE IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF UNDERGROUND UTILITIES AND LOCATE ANY POTENTIAL CONFLICTS WITH THE APPROVED PLANS PRIOR TO CONSTRUCTION.
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10' WIDE CENTRAL MAINE POWER COMPANY EASEMENT

REPLACE EXISTING PIPE FROM PHASE I TEE TO OUTLET WITH 6" SOLID DRAINAGE PIPE

6" SOLID DRAINAGE PIPE
L: 200'±
S: 0.005

EX. TOWN STORMDRAIN
INV. IN: 92.64'

APPROX. OUTLET OF EXIST. PIPE TO DITCH, LIKELY CONNECTED TO 21 SEABORNE DRAINAGE
EXIST INV. OUT: 93.26
PROPOSED INV. OUT: 93.00

RECORDING INFORMATION
STATE OF MAINE, CUMBERLAND COUNTY REGISTRY OF DEEDS

RECEIVED: _____

RECORDED IN _____

ATTEST: _____

REGISTRAR

41 SEABORNE DRIVE

BASEMENT
FFE: 95.80

WYE FITTING FOR PIPE BEND

INSTALL PIPE CLEANOUT

EX. INV. OUT:
95.87

EX. INV. IN:
97.22

APPROXIMATE RIGHT OF WAY (TYP.)



SCALE: 1" = 30'

41 SEABORNE DRIVE

69 SEABORNE DRIVE

17 SEABORNE DRIVE

LOT AREA 0.6 ACRE

ISSUED FOR	BY
CLIENT REVIEW	DATE
REVISED PER	6/30/23
CLIENT COMMENTS	WHS
	8/29/23

DRAWING NAME:	PHASE 2 DRAINAGE IMPROVEMENTS
PROJECT NAME:	21 SEABORNE DRIVE
CLIENT:	EMILY ROWE 21 SEABORNE DRIVE - YARMOUTH, MAINE



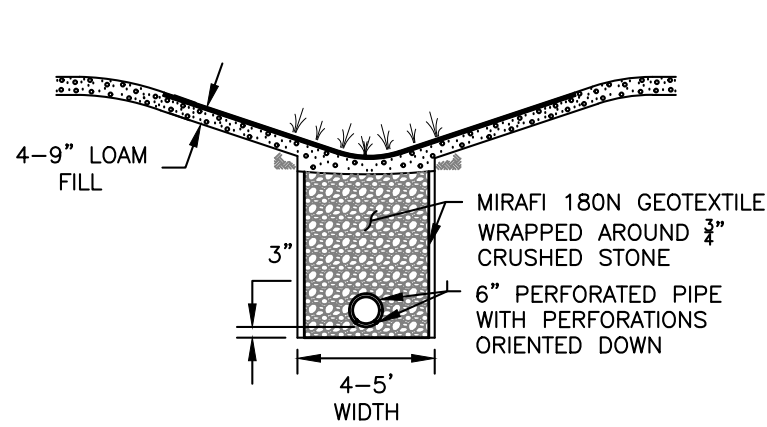
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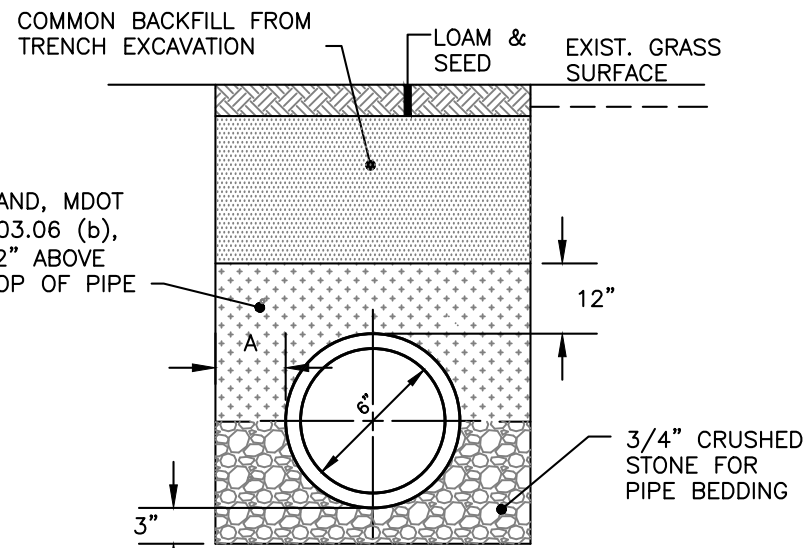
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DRAWING NO.

Fig. 2 of 3



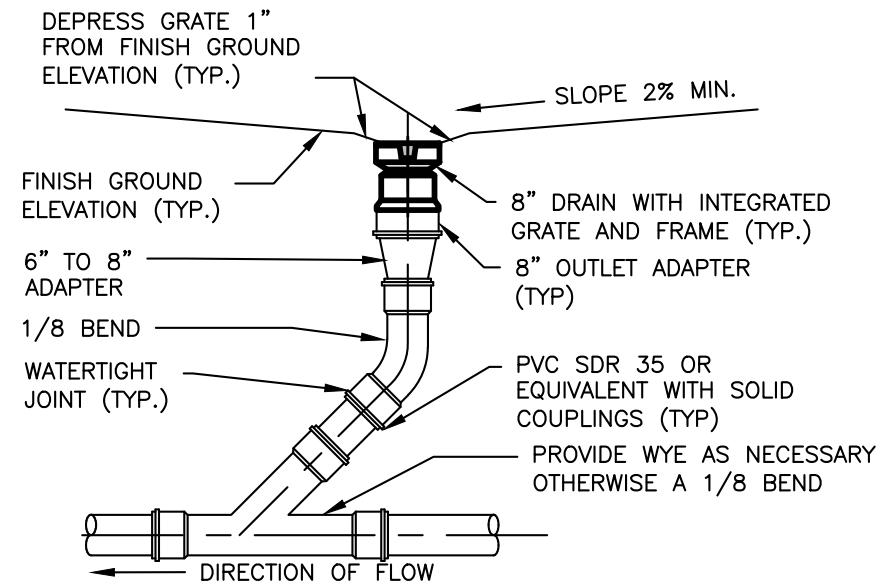
GRASS LINED SWALE WITH PERFORATED UNDER DRAIN
NOT TO SCALE



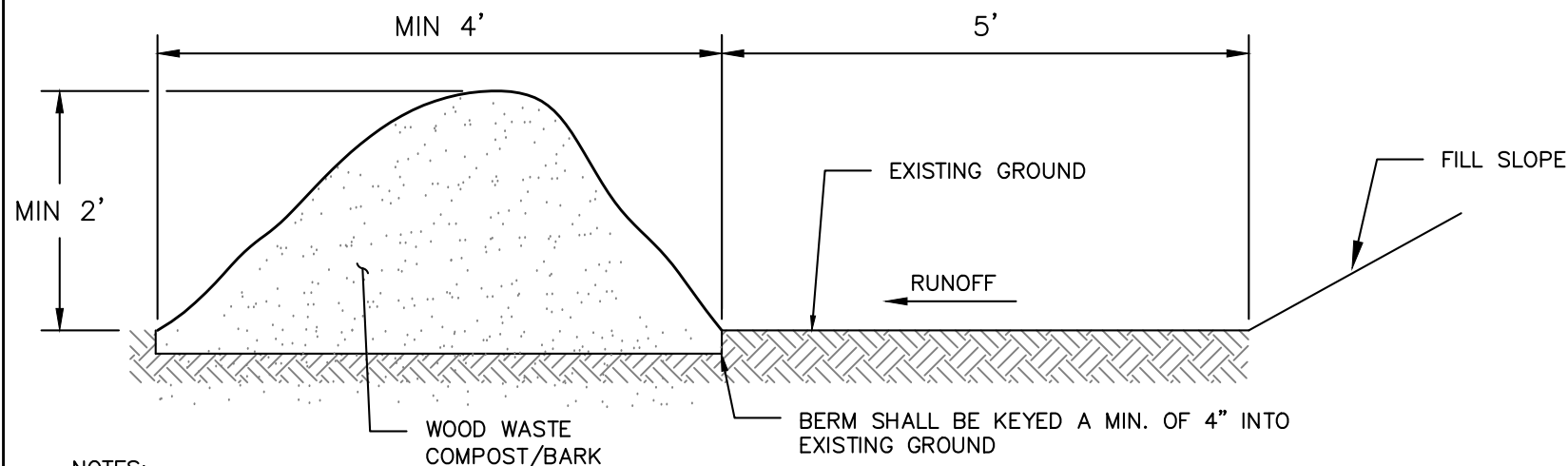
NOTES:

1. DIMENSION "A" SHALL BE SUFFICIENT TO ALLOW CRUSHED STONE BEDDING TO BE PLACED AND COMPACTED UNDER THE HAUNCHES OF THE PIPE; BUT IN ALL CASES "A" SHALL BE AT LEAST 9".

SOLID PIPE INSTALLATION DETAIL
NOT TO SCALE



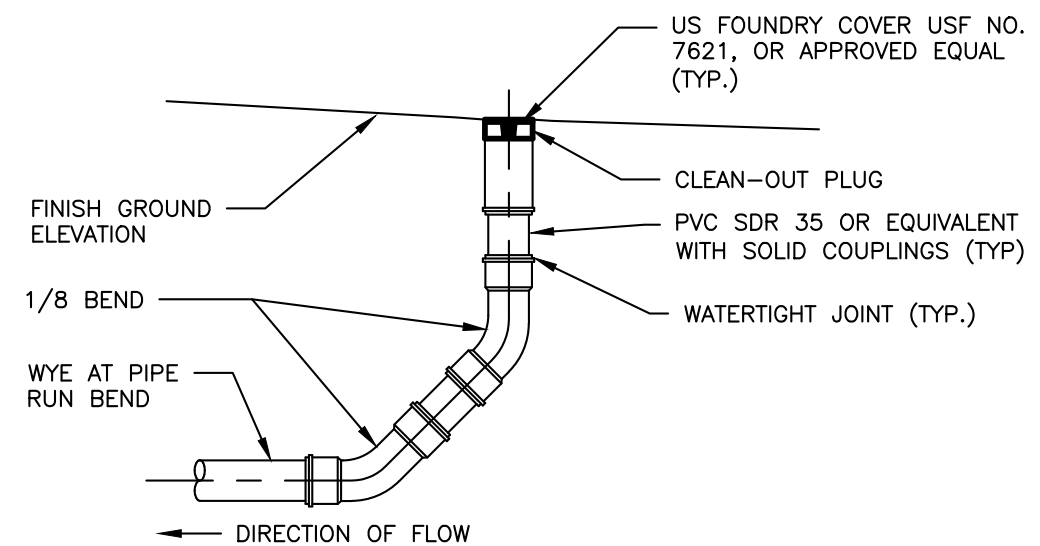
INLINE DRAIN DETAIL
NOT TO SCALE



NOTES:

1. THE EROSION CONTROL MIX SHALL CONFORM TO THE FOLLOWING STANDARDS AND IN ACCORDANCE WITH THE MAINE DOT CHAPTER 700, SECTION 717.04(D):
 - 1.1. pH BETWEEN 5.0 - 8.0
 - 1.2. PARTICLE SIZE (BY WEIGHT):
 - 1.2.1. 100% PASSING A 150 MM (6 IN) SCREEN
 - 1.2.2. 75 TO 85% PASSING A 19 MM (0.75 IN) SCREEN
 - 1.3. SOLUBLE SALTS CONTENT < 4.0 MMHOS/CM
 - 1.4. ORGANIC MATTER 20 TO 100% , DRY WEIGHT BASIS
2. THE BERM SHOULD BE PLACED, UNCOMPACTED, ALONG A RELATIVELY LEVEL CONTOUR, WHEN NECESSARY THE BERM MAY BE PLACED PERPENDICULAR TO THE SLOPE ALONG THE PROPERTY LINE TO CONTAIN THE SEDIMENT PROVIDED A BERM IS LOCATED AT THE BASE OF THE SLOPE.
3. BERMS SHALL REMAIN IN PLACE UNTIL UPSTREAM AREA IS STABILIZED OR 90% CATCH OF VEGETATION IS ATTAINED. BERMS SHALL BE REMOVED OFFSITE OR BY SPREADING SUCH THAT NATIVE EARTH CAN BE SEEN BELOW.

EROSION CONTROL MIX BERM DETAIL
NOT TO SCALE



CLEANOUT DETAIL
NOT TO SCALE

ISSUED FOR	BY
CLIENT REVIEW	DATE
	WHS
	6/30/23

DRAWING NAME:	DRAINAGE IMPROVEMENTS DETAILS
PROJECT NAME:	21 SEABORNE DRIVE
CLIENT:	EMILY ROWE 21 SEABORNE DRIVE - YARMOUTH, MAINE



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Fig. 3 of 3