

ZONING

1. PARCEL IS SITUATED IN THE LOW DENSITY RESIDENTIAL ZONE AND SHORELAND OVERLAY DISTRICT

YARD SETBACKS AS FOLLOWS:

FRONT: 40' - REAR 40' - SIDE 20'

EXISTING CONDITIONS TABLE

TOTAL UPLAND LOT AREA WITHIN S.O.D.	14,134 SQ.FT.
HOUSE, AND SHED FOOTPRINT	397 SQ.FT.
GRAVEL DRIVE & PARKING	1230 SQ.FT.
PAVED DRIVEWAY	218 SQ.FT.
STONE WALLS	78 SQ.FT.
FIELDSTONE PATIO	505 SQ.FT.
FIELDSTONE WALKS	114 SQ.FT.

TOTAL IMPERVIOUS, NON VEGATED, AREA IN S.O.D. 2600 SQ.FT. (18.4%)

PLAN REFERENCES

1. PLAN OF COTTAGE LOTS ON LITTLEJOHN'S ISLAND, YARMOUTH, BELONGING TO NOWELL, BATCHELDER AND KELLOOG BY WALTER C. STEVENS CIVIL ENGINEER & SURVEYOR MELROSE, MASS. DATED JUNE 1893
2. SITE PLAN ON LITTLEJOHN ROAD, LITTLEJOHN ISLAND, YARMOUTH, MAINE MADE FOR ANN THAYER 128 LITTLEJOHN ROAD, YARMOUTH, MAINE BY OWEN HASKELL, INC. DATED 8/16/2000
3. PLAN OF ALPINE STREET, LITTLEJOHN'S ISLAND, YARMOUTH, MAINE MADE FOR THE TOWN OF YARMOUTH BY H.L.M. E.C. JORDAN SURVEYORS DATED 10/1/1962
4. PLAN OF PROPERTY IN YARMOUTH, MAINE LITTLEJOHN'S ISLAND MADE FOR ROBERT H. & KATHERYN H. GIFFORD BY H.L.M. E.C. JORDAN SURVEYORS DATED 11/29/1979
5. PLAN OF PROPERTY IN YARMOUTH, MAINE LITTLEJOHN'S ISLAND MADE FOR ROBERT G. KNOTT BY H.L.M. E.C. JORDAN SURVEYORS DATED 9/15/1981
6. PLAN OF PROPERTY 163 LITTLEJOHN ROAD, LITTLEJOHN ISLAND, YARMOUTH, MAINE MADE FOR MARK M. SKINNER BY TITCHON ASSOCIATES DATED 11/27/2002 AND REVISED 5/19/2008
7. TOWN OF YARMOUTH ASSESSORS MAP #1 LOCUS LOT #3

LEGEND

- REBAR W/CAP SET
- STEEL PIPE/PIN FOUND
- UTILITY POLE
- ⊙ WELL
- WET AREA
- CONIFEROUS TREE
- DECIDUOUS TREE

GRAPHIC SCALE

1 INCH = 20 FEET



EROSION AND SEDIMENTATION CONTROL NOTES

Temporary erosion and sediment control measures include the use of siltation berm, stabilized construction entrance, erosion control blanket, and permanent stabilization with vegetation. The Owner and Owner's contractor shall be responsible for the repair/ replacement/maintenance of all erosion control measures until all disturbed areas are stabilized to the satisfaction of the Town, DEP and consulting landscape architect.

BMPs: All soil erosion and sediment control will be done in strict accordance with the "Maine Erosion and Sediment Control BMPs, Maine Department of Environmental Protection, 2003, or as currently revised. Any future work in maintenance or planting will conform to the same standards.

Silt Berm: recommended fencing for all silt berm installation is shredded bark mulch, 36" wide at base. Inspect weekly for continuous berm at edge of work area. Silt berm shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs will be made immediately. Sediment deposits shall be periodically removed from the upstream side of the silt barriers. The sediment will be spread and stabilized in areas of the site not subject to erosion. Silt fence will be replaced as necessary to provide proper filtering action.

Vegetation Removal: Removal of sod, trees, bushes, and other vegetation and soil disturbance will be only as permitted by SOD standards, and according to

approved plans. Non-native invasive species may be removed from the site and disposed of in an approved manner. No materials shall be cut, cleared, or removed without replacement to maintain the Well-Distributed Stand point values.

Grading Operations: Any open surfaces shall be stabilized without extended delays. Stabilization includes the application of erosion control blanket, hardy native ground covers, or mulch to all surfaces. Silt fence and other erosion and sediment control measures shall be installed and/or adjusted to suit construction immediately after a cut or fill slope has been formed. After initial disturbance/ exposure the following erosion control measures will be undertaken:

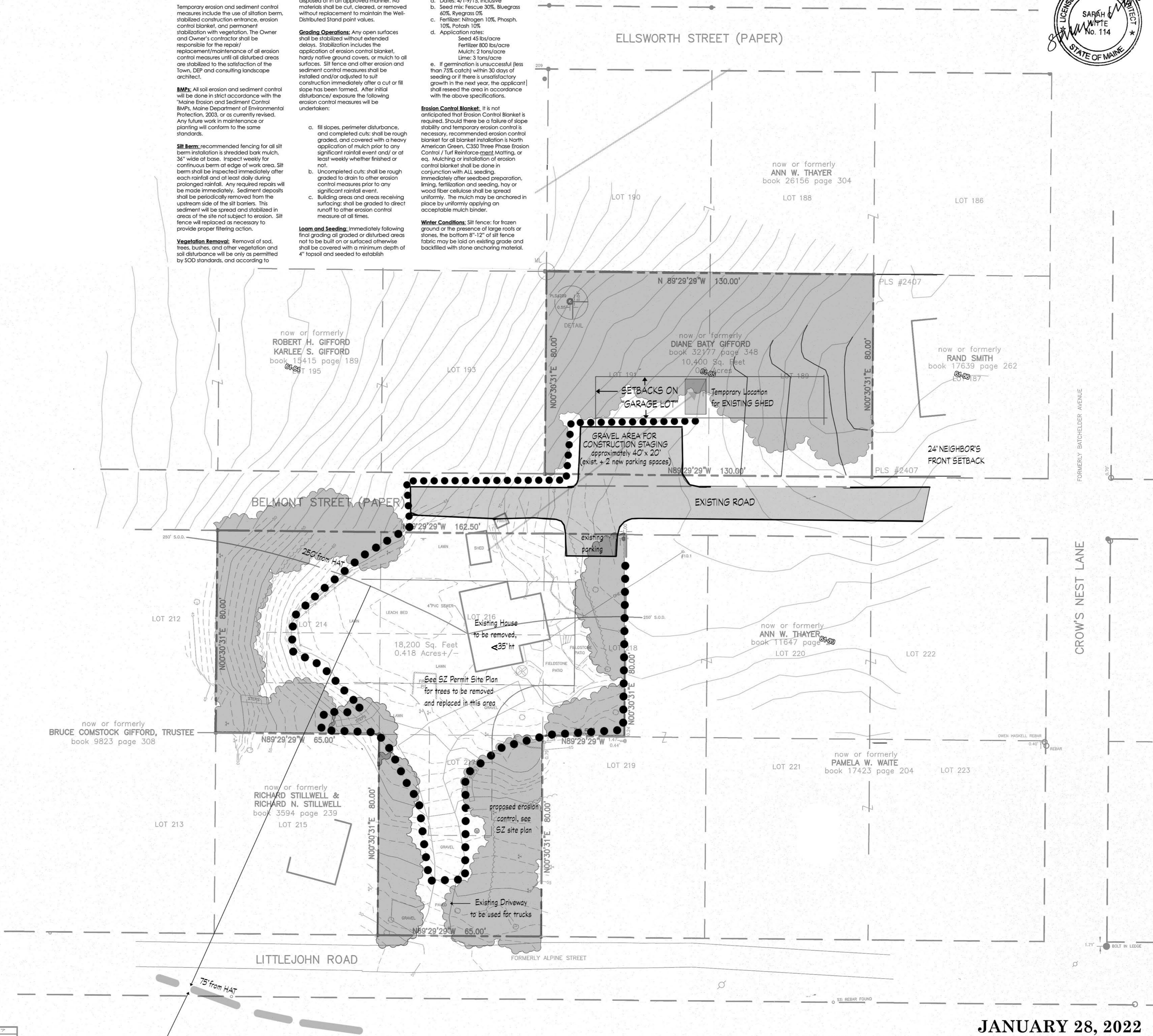
- a. fill slopes, perimeter disturbance, and completed cuts: shall be rough graded, and covered with a heavy application of mulch prior to any significant rainfall event and/ or at least weekly whether finished or not.
- b. Uncompleted cuts: shall be rough graded to drain to other erosion control measures prior to any significant rainfall event.
- c. Building areas and areas receiving surfacing shall be graded to direct runoff to other erosion control measure at all times.

Loam and Seeding: Immediately following final grading all graded or disturbed areas not to be built on or surfaced otherwise shall be covered with a minimum depth of 4" topsoil and seeded to establish

- permanent vegetative cover. Seeding recommendations:
- a. Dates: 4/1-9/15, inclusive
 - b. Seed mix: Rescue 30%, Bluegrass 60%, Ryegrass 0%
 - c. Fertilizer: Nitrogen 10%, Phosph. 10%, Potash 10%
 - d. Application rates:
 - Seed 45 lbs/acre
 - Fertilizer 800 lbs/acre
 - Mulch: 2 tons/acre
 - lime: 3 tons/acre
 - e. If germination is unsuccessful (less than 75% catch) within 30 days of seeding or if there is unsatisfactory growth in the next year, the applicant shall reseed the area in accordance with the above specifications.

Erosion Control Blanket: It is not anticipated that Erosion Control Blanket is required. Should there be a failure of slope stability and temporary erosion control is necessary, recommended erosion control blanket for all blanket installation is North American Green, C330 Three Phase Erosion Control / Turf Reinforcement Matting, or eq. Mulching or installation of erosion control blanket shall be done in conjunction with ALL seeding. Immediately after seedbed preparation, liming, fertilization and seeding, hay or wood fiber cellulose shall be spread uniformly. The mulch may be anchored in place by uniformly applying an acceptable mulch binder.

Winter Conditions: Silt fence: for frozen ground or the presence of large roots or stones, the bottom 8" 12" of silt fence fabric may be laid on existing grade and backfilled with stone anchoring material.



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Minor Site Plan & Demo
GIFFORD RESIDENCE



ORIGINALY SIGNED BY REGINALD S. PARKER



JANUARY 28, 2022

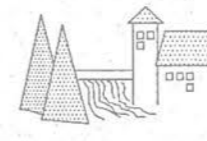
SHEET 1 of 1

DATE	REVISION:
10/19/2017	MOVED ELY LINE OF LOT 189 5 FT. WESTERLY SET NEW CORN. PLS #2407
10/19/2017	REVISED AREA LOTS 189-191
OWNER OF RECORD:	PETER B. & DIANE BATY GIFFORD BOOK 9292 PAGE 319 DIANE BATY GIFFORD BOOK 32177 PAGE 348

PLAN OF
BOUNDARY & TOPOGRAPHY 122 LITTLEJOHN ROAD, LITTLEJOHN ISLAND, YARMOUTH, MAINE
MADE FOR
PETER & DIANE GIFFORD 7210 BRENNANS DRIVE, DALLAS, TEXAS 75214

ROYAL RIVER SURVEY CO.

107 GRAY ROAD No. YARMOUTH, MAINE 04097
tel: 207-829-5829 fax: 207-829-2777 email: reg@royalriversurvey.com



SURVEY DATE:	PLAN DATE:	CADFILE:	COLLECTION:	JOB NO.:
10/29/2014	10/30/2014	GIFFORD_XTRA 2015	TCRA 1105+	2014-76
ORIENTATION:	DATUM - HZ.	DATUM - Vert.	CONTOUR INT:	SCALE:
MAGNETIC 2014	ASSUMED	NGVD29	1 FOOT	1"=20'