PROJECT PARCEL SITE TOWN OF YARMMOUTH ASSESSOR'S MAP & LOT NUMBERS MAP <u>LOT</u> 125 32

NORTH YARMOUTH ACADEMY TRAVIS ROY ARENA EXPANSION YARMOUTH, MAINE

Applicant:

NORTH YARMOUTH ACADEMY 148 MAIN STREET YARMOUTH, MAINE 04096

LEGEND

	EXISTING	DESCRIPTION	PROPOSED
		BUILDING	
		RIGHT OF WAY	
		PROPERTY LINE	
		BUILDING SETBACK	
		ZONE LINE	
		•••• WETLAND BOUNDARY	
		GUIDE RAIL	· · · · · · · · · · · · · · · · · · ·
		EDGE OF PAVEMENT	
		EDGE OF GRAVEL DRIVE	
	100-		100
	X 226.		<u>+ 100.31</u>
	~ 220.		
		TREES & HEDGES	
		IREES & HEDGES	
	¢	POLE WITH LIGHT FIXTURE(S)	●□
	\sim	UTILITY POLE	×
		FREESTANDING SIGN	
		PAINTED DIRECTIONAL TRAFFIC ARROW	
	OE	OVERHEAD ELECTRIC/TELEPHONE	OHE/T
	UE	UNDERGROUND ELECTRIC/TELEPHONE	UGE/T
	w	WATER LINE	8"₩8"SD
	D	STORM DRAIN LINE	
		CULVERT	8"CULVERT
	, Ç	HYDRANT	•
	WV	WATER GATE VALVE	→→
		WATER SHUT OFF VALVE	——————————————————————————————————————
		MANHOLE	•
		CATCH BASIN	
	•	TEST PIT	
	0	IRON ROD (SET)	
	\bigcirc	IRON ROD (FOUND)	
		MONUMENT	
		RIPRAP	DE CE
		SILT FENCE - PERIMETER	
		STONE SEDIMENT BARRIER	\oslash
	X		-00
		WELL	
			AN APPLICATION REVIEW AND PRICING
WCH	02.28.22 FINAL SI		OF YARMOUTH CONCEPTUAL RE

Date

Revision

GENERAL NOTES

GENERAL NOTES

TITCOMB ASSOCIATES OF YARMOUTH, MAINE IN JUNE 2020. 2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

TOWN OF YARMOUTH OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.

4. ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE HIS OWN MATERIAL SCHEDULES BASED UPON HIS PLAN REVIEW. ALL SCHEDULES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING WORK.

5. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND/OR TOWN OF YARMOUTH SPECIFICATIONS. 6. WETLANDS ONSITE WERE DELINEATED AND LOCATED BY FLYCATCHER, LLC ON JUNE 2, 2020.

PERMITTING NOTES

FOR VIEWING AT THE OFFICE OF THE ENGINEER OR THE MUNICIPAL OFFICE.

SITE PLAN APPLICATION	01.26.22	WCH
CLIENT REVIEW AND PRICING	01.07.22	WCH
TOWN OF YARMOUTH CONCEPTUAL REVIEW	12.14.21	WCH
Issued For	Date	Ву

PREPARED BY:



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1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS WAS PREPARED BY

3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER, THE

1. THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF A SITE PLAN APPROVAL FROM THE TOWN OF YARMOUTH AND AN AFTER-THE-FACT SITE LOCATION OF DEVELOPMENT PERMIT BY MDEP. THE CONSTRUCTION WILL BE GOVERNED BY THE TOWN OF YARMOUTH ZONING ORDINANCE WHICH IS AVAILABLE

2. THE CONTRACTOR SHALL REVIEW THE ABOVE REFERENCED PERMIT PRIOR TO SUBMITTING A BID FOR THIS PROJECT, AND INCLUDE COSTS AS NECESSARY TO COMPLY WITH THE CONDITIONS OF THESE PERMITS.

LAYOUT NOTES

1. ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB.

2. OFFSETS TO CATCH BASINS AND MANHOLES ARE TO THE CENTER OF THE FRAME.

3. PIPE LENGTH EQUALS THE CENTER TO CENTER DISTANCES BETWEEN CATCH BASINS AND/OR MANHOLES MINUS ONE-HALF OF THE DIAMETER OF EACH CATCH BASIN OR MANHOLE.

4. PROPERTY LINE AND R.O.W. MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE, BY A MAINE LICENSED LAND SURVEYOR.

5. PROPOSED RIGHT OF WAY MONUMENTS AND PROPERTY LINE PINS SHALL BE INSTALLED UNDER THE DIRECTION OF A MAINE LICENSED LAND SURVEYOR.

6. CURB RADII UNLESS OTHERWISE NOTED ON THE PLAN SHALL BE A MINIMUM OF 3'.

UTILITY NOTES

1. TEST PITS AT ALL UTILITY CROSSINGS SHALL BE COMPLETED TWO WEEKS IN ADVANCE OF THE START OF CONSTRUCTION OR ORDERING OF MATERIALS. TEST PIT INFORMATION SHALL BE PROMPTLY PROVIDED TO ENGINEER FOR REVIEW.

GRADING AND DRAINAGE NOTES

1. UNLESS OTHERWISE NOTED, ALL STORM DRAIN PIPE SHALL BE IN ACCORDANCE WITH MDOT SPECIFICATIONS SECTION 603-- PIPE CULVERTS AND STORM DRAINS, LATEST REVISION WITH THE EXCEPTION THAT THE ONLY ACCEPTABLE TYPES OF PIPE ARE AS FOLLOWS:

> REINFORCED CONCRETE PIPE, CLASS III POLYVINYL-CHLORIDE (PVC) PIPE SMOOTH BORE POLYETHYLENE - ADS OR HANCOR

2. TOPSOIL STRIPPED IN AREAS OF CONSTRUCTION THAT IS SUITABLE FOR REUSE AS LOAM SHALL BE STOCKPILED ON SITE AT A LOCATION TO BE DESIGNATED BY THE OWNER. UNSUITABLE SOIL SHALL BE SEPARATED. REMOVED AND DISPOSED OF AT AN APPROVED DISPOSAL LOCATION OFF SITE.

3. THE CONTRACTOR SHALL ANTICIPATE THAT GROUNDWATER WILL BE ENCOUNTERED DURING CONSTRUCTION AND SHALL INCLUDE SUFFICIENT COSTS WITHIN THEIR BID TO PROVIDE DEWATERING AS NECESSARY. NO SEPARATE PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR DEWATERING.

EROSION CONTROL NOTES

LAND DISTURBING ACTIVITIES SHALL BE ACCOMPLISHED IN A MANNER AND SEQUENCE THAT CAUSES THE LEAST PRACTICAL DISTURBANCE OF THE SITE.

2. PRIOR TO BEGINNING ANY CLEARING/LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL THE PERIMETER SILT FENCES AND THE CONSTRUCTION ENTRANCE.

ALL GROUND AREAS DISTURBED FOR CONSTRUCTION WILL BE GRADED, LOAMED AND SEEDED AS SOON AS POSSIBLE. PERMANENT SEED MIXTURE SHALL CONFORM TO THE PROJECT SPECIFICATIONS.

4. PRIOR TO PAVING, THE CONTRACTOR SHALL FLUSH SEDIMENT FROM ALL STORM DRAIN LINES, REMOVE ACCUMULATED SEDIMENT FROM SUMPS AND INVERTS AND PROPERLY DISPOSE OF.

SILT FENCES SHALL BE INSPECTED, REPAIRED AND CLEANED AS NECESSARY TO MAINTAIN EFFECTIVENESS.

6. SILT REMOVED FROM AROUND INLETS AND BEHIND THE SILT FENCES SHALL BE PLACED ON A TOPSOIL STOCKPILE AND MIXED INTO IT FOR LATER USE IN LANDSCAPING OPERATIONS.

7. CATCH BASIN SEDIMENT SUMPS SHALL BE CLEANED ANNUALLY 8. THE CONTRACTOR IS CAUTIONED THAT FAILURE TO COMPLY WITH THE SEQUENCE OF CONSTRUCTION, EROSION/SEDIMENT CONTROL PLAN, AND OTHER PERMIT REQUIREMENTS BASED UPON ANY THIRD PARTY REVIEW (ie MDEP) MAY RESULT IN MONETARY PENALTIES. THE CONTRACTOR SHALL BE ASSESSED ALL SUCH PENALTIES AT NO COST TO THE OWNER OR PERMITTEE.

9. ALL NON-PAVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE LOAMED AND SEEDED, UNLESS OTHERWISE DIRECTED BY THE OWNER. 10. ALL DISTURBED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL PRIOR TO PERMANENT SEEDING.



TYPE OF PERMIT SITE PLAN

GOVERNING BODY TOWN OF YARMOUTH 200 MAIN STREET YARMOUTH, ME 04096

AFTER-THE-FACT SITE LOCATION OF DEVELOPMENT PERMIT

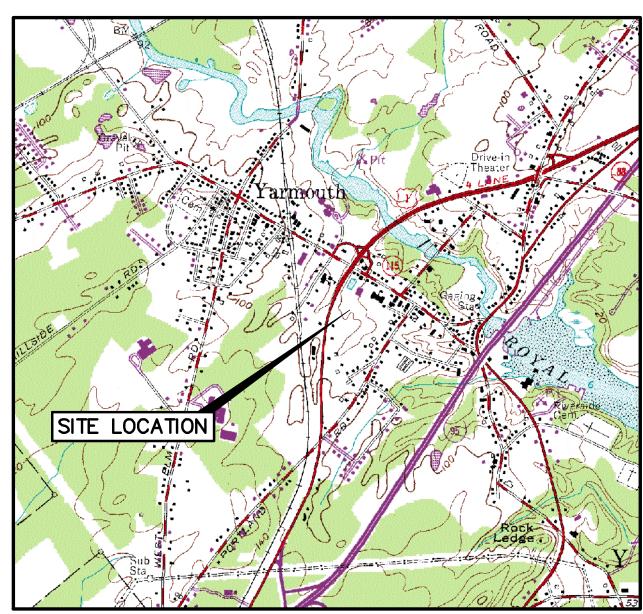
MDEP 312 CANCO ROAD PORTLAND, ME 04103

Date: NOV 202 JWA Draft: IAN Job No.: 2048.04 Checked: WCH Scale File Name: 2048.03-COVER This plan shall not be modified without written permission from Gorrill Palmer. Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to Gorrill Palmer.



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LOCATION MAP N.T.S.

UTILITIES

WATER:

YARMOUTH WATER DISTRICT 181 SLIGO ROAD YARMOUTH, MAINE 04096 (207) 846–5821
SEWER:
YARMOUTH SEWER & WASTEWATER DEPARTMENT 155 WHITCOMB'S WAY

YARMOUTH. MAINE 04096 (207) 846-2415

ELECTRIC:

CENTRAL MAINE POWER 162 CANCO ROAD PORTLAND, MAINE 04103 (207) 828-2882

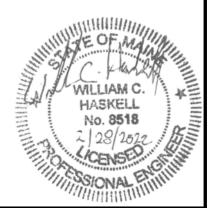
INDEX

C001	COVER SHEET, GENERAL NOTES, & LEGEND
-	EXISTING CONDITIONS PLAN
C100	OVERALL SITE PLAN
C101	SITE LAYOUT PLAN
C102	UTILITIES PLAN
C103	GRADING, DRAINAGE & EROSION CONTROL PLAN
C301	SITE DETAILS
C302	DRAINAGE, UTILITIES, & EROSION CONTROL DETAILS
C303	EROSION & SEDIMENTATION CONTROL NOTES

CALL BEFORE YOU DIG 1-888-344-7233

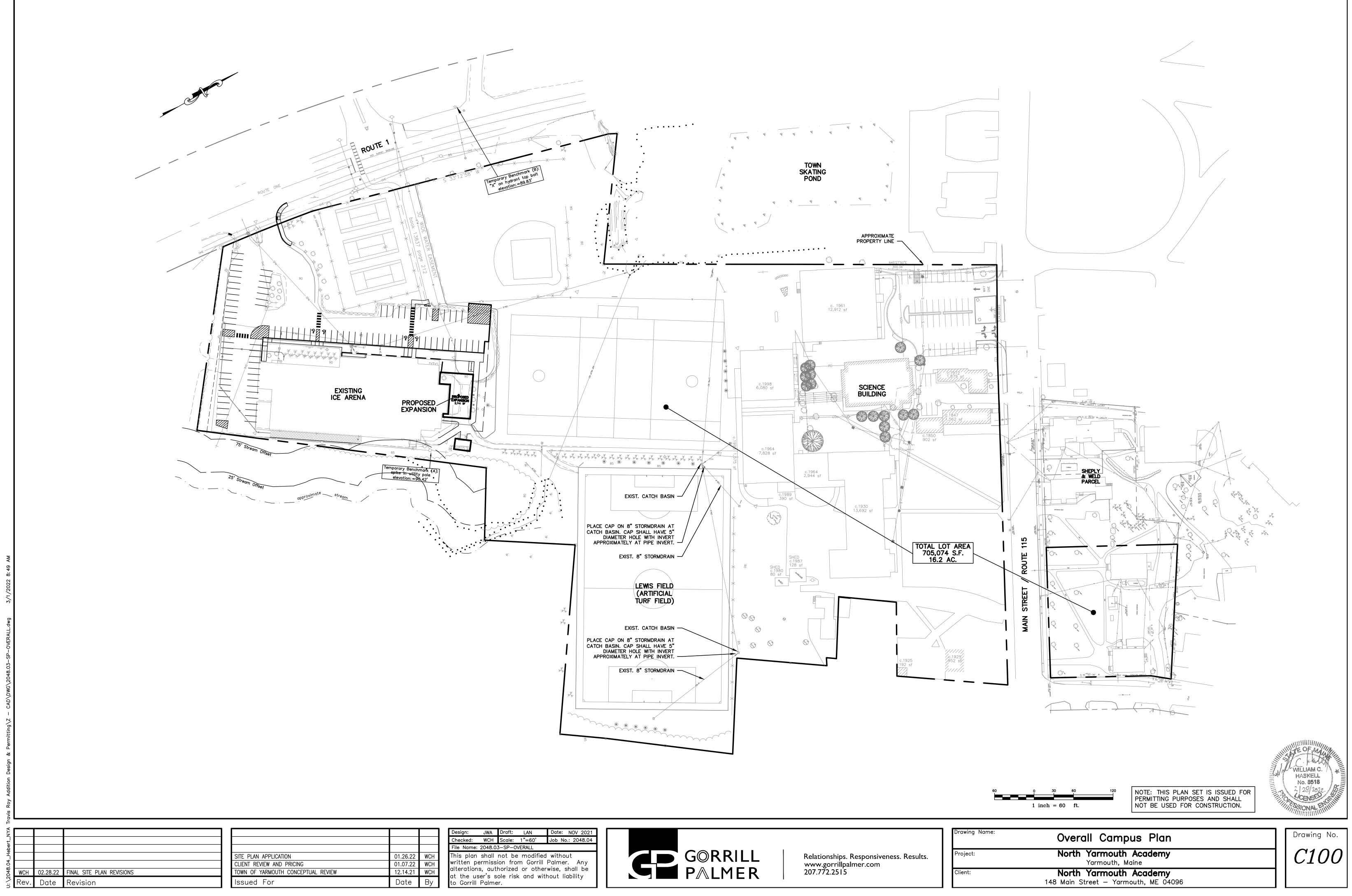
<u>STATUS</u> SUBMITTED: 01-26-2022

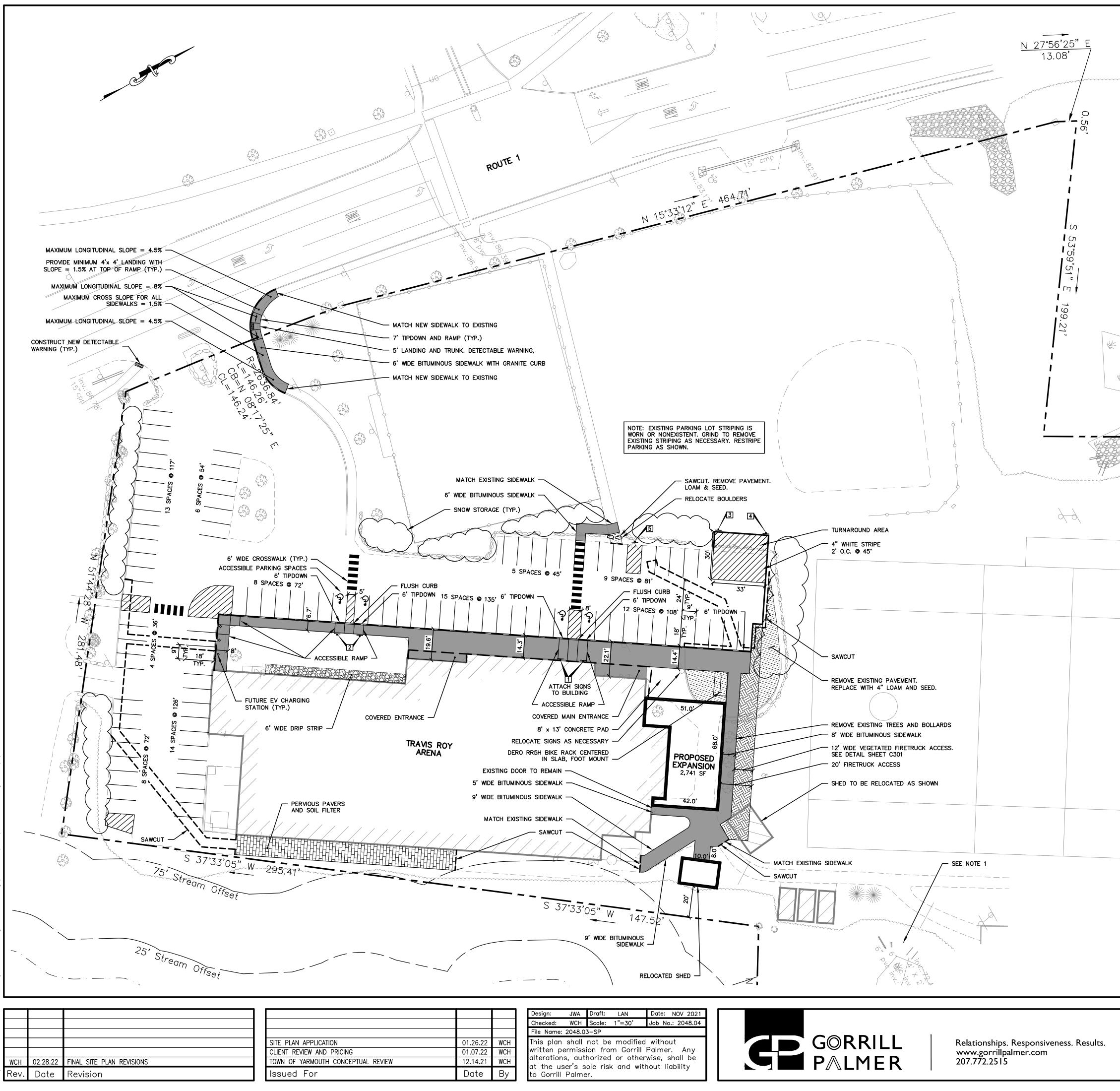
SUBMITTED: 01-14-2022



NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.

Drawing Name:	Cover Sheet	Drawing No
Project:	North Yarmouth Academy Yarmouth, Maine	COO
Client:	North Yarmouth Academy 148 Main Street — Yarmouth, ME 04096	

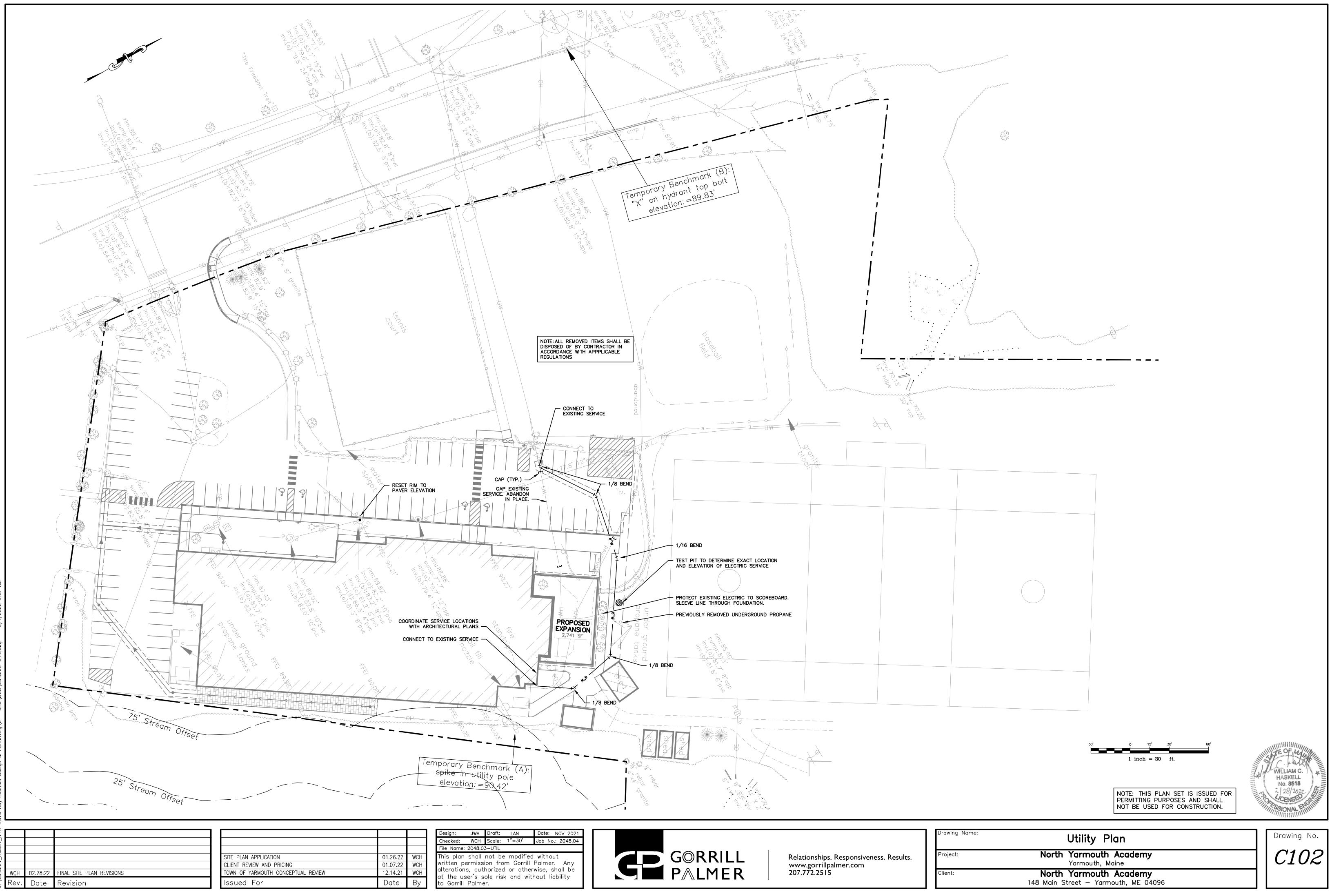


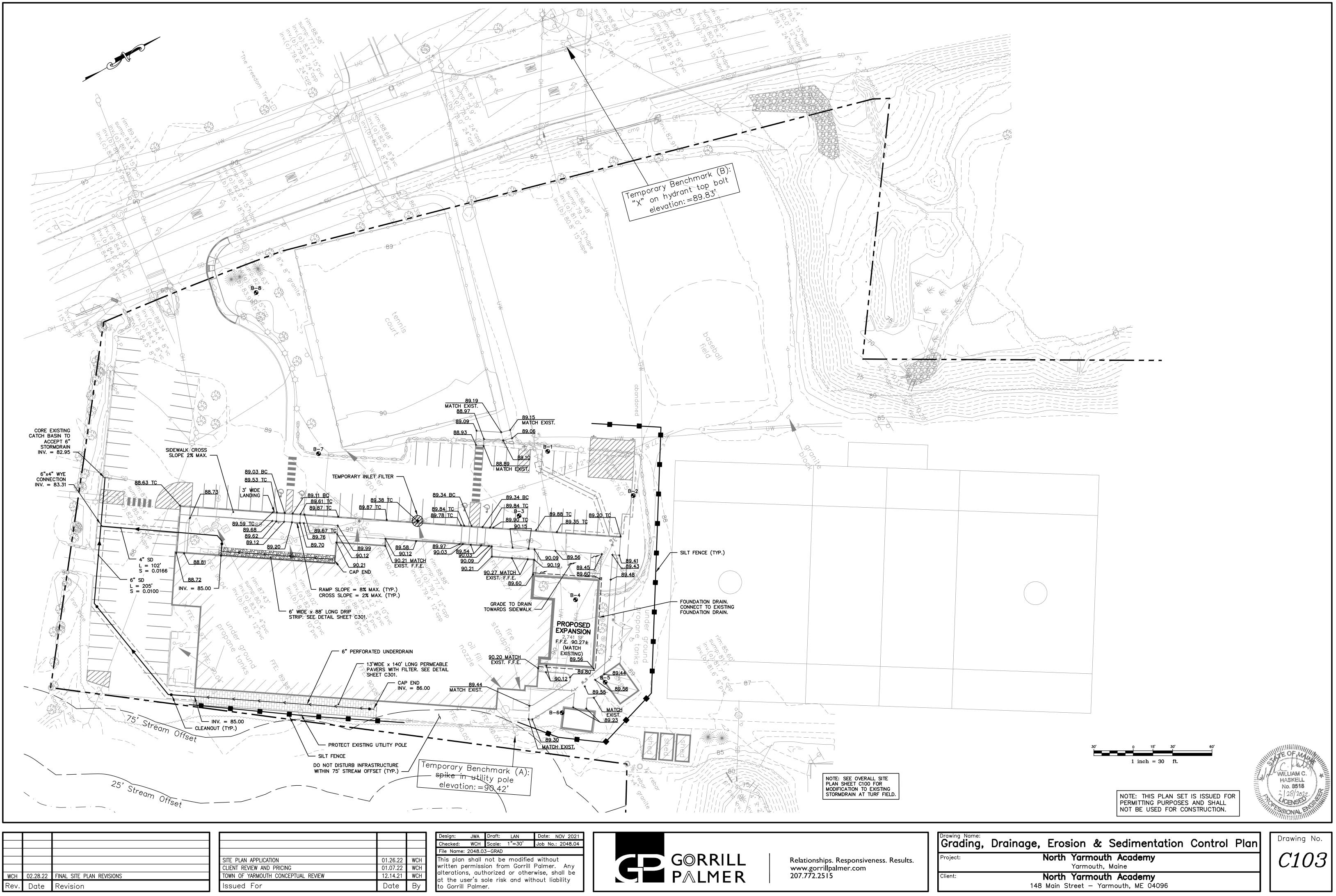


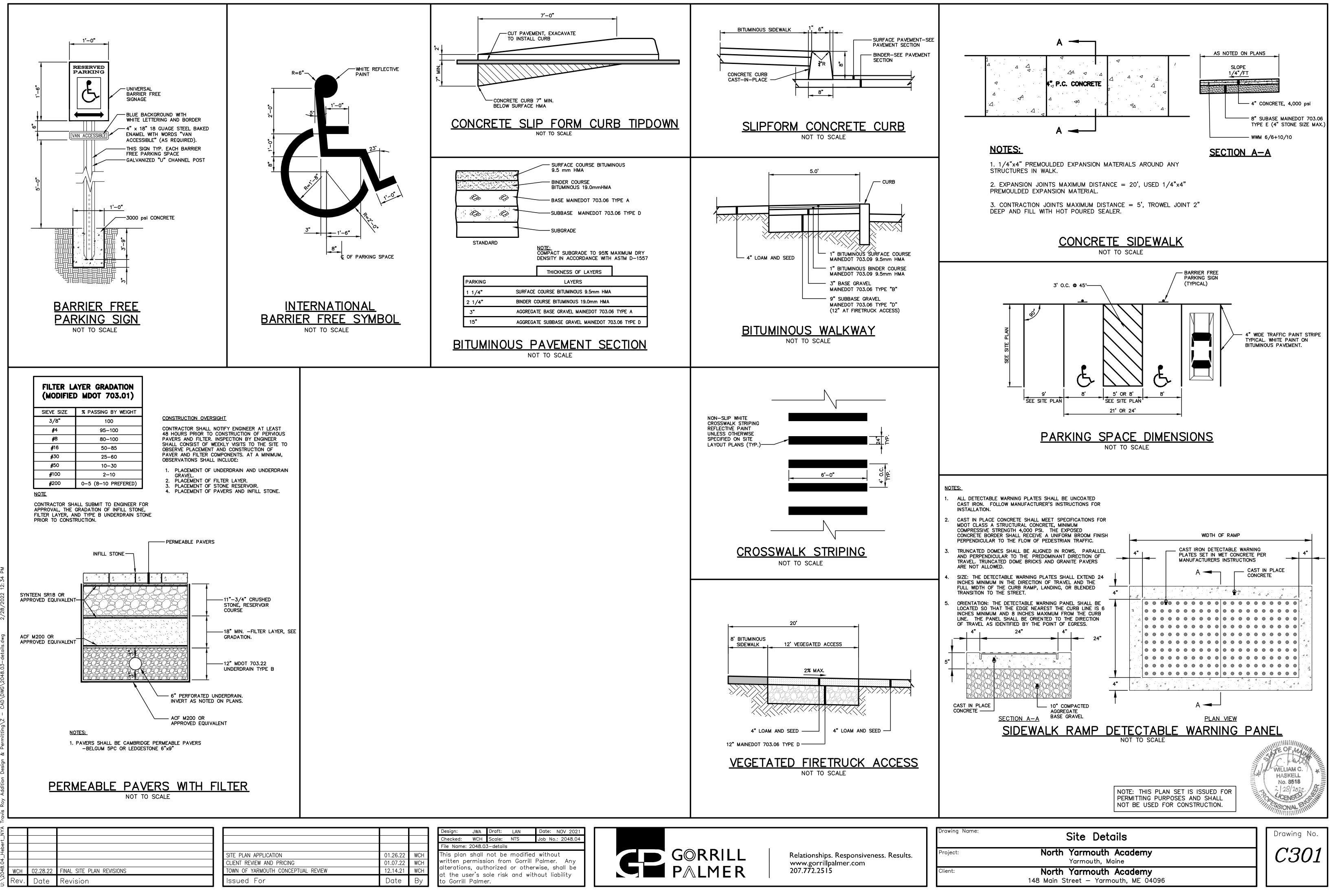
Client:

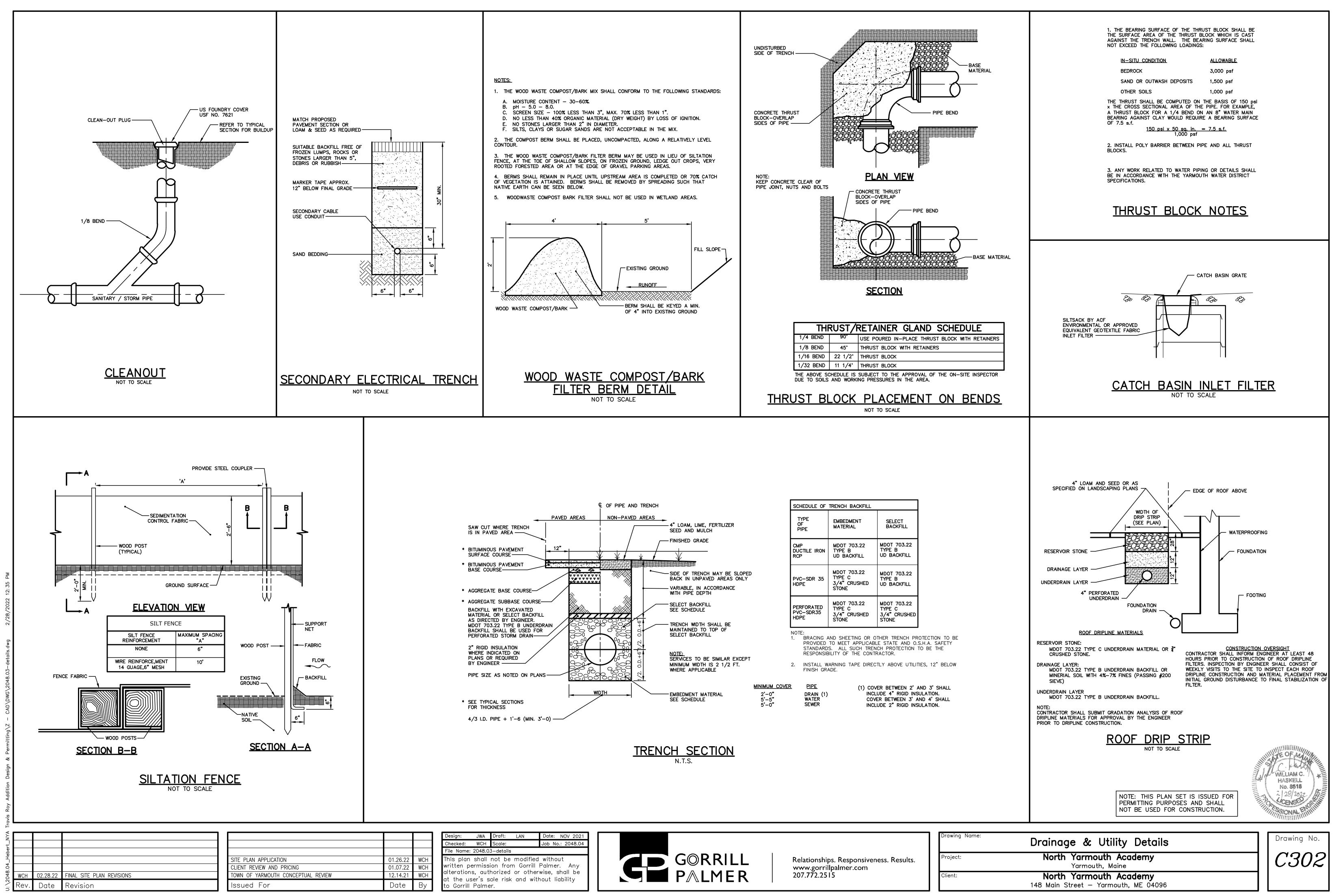
	CURBING LE	GEND	SITE DATA		
			ZONE: SD1 NYA CAMPUS SPECIAL DISTRICT SITE AREA 16.2 ACRES		
			BUILDING AREA PROPOSED ARENA	3,741 S.F.	
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	SIGN LEC	GEND	TOTAL	3,741 S.F.	
	RESERVED PARKING ACTION RESERVED PARKING ACTION RESERVED PARKING ACTION RESERVED PARKING	NO NO PARKING PARKING	PARKING NEW STRUCTURE	REQUIRED PROVIDED	
			TOTAL PARKING	93 93	
م م م	R7-8 R7-8 R7-1 12"x 18" 12"x 18" 12"x 1	8" 12"x 18" 12"x 18"	HANDICAPPED SPACES	4 4	
	1 2 3	4 5			
	NOTES:				
	AREA LOCATED N	ORTHEAST OF THE EXISTING DE ORTHEAST OF THE EXISTENCE OF THE EXISTENCE OF THE EXISTENCE OF THE OF TH	BRIS IN THE WETLAND KISTING ARENA AND		
		SI ENTI DOONDANES.			
K K / }					
Jek					
N 30°15	5'27" E 296.46'				
		<i>с</i> .			
			PROVED BY THE TOWN OF	ARMOUTH	
			PLANNING BOARD		
		SIGNED:			
		DATE:			
		DAIL:		J	
	30'	0 15' 30'	60'	autilition.	
		1  inch = 30  ft.		EOFMA	
				WILLIAM C.	
			SET IS ISSUED FOR	HASKELL No. 8518	
		PERMITTING PURPO NOT BE USED FOR	SES AND SHALL	CENSED STIM	
		L			
Drawing Name:	Site Layout	: Plan		Drawing No.	
Project:	North Yarmouth Yarmouth, M	Academy		<i>C101</i>	

	<b>Yarmouth Academy</b> Yarmouth, Maine
North `	Yarmouth Academy
148 Main Str	reet — Yarmouth, ME 04096









Design:	JWA	Draft:	LAN	Date:	NOV 2021
Checke	d: WCH	Scale:		Job No	o.: 2048.04
File Na	ime: 2048.0	3-details		-	
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E Evening Control Measures and City Stabilization		Prior to construction of the project,
5 Erosion Control Measures and Site Stabilization The primary emphasis of the erosion/sedimentation control plan, which will be implemented for this project, is	as follows:	I. The above construct also be scheduled or phased
<ul> <li>Development of a careful construction sequence.</li> </ul>		measures such as silt fence as
• Rapid revegetation of denuded areas to minimize the period of soil exposure.		2. The work shall be co
<ul> <li>Rapid stabilization of drainage paths to avoid rill and gully erosion.</li> <li>The use of on-site measures to capture sediment (hay bales/ stone check dams/silt fence, etc.)</li> </ul>		a) Limit the amount of
The following temporary and permanent erosion and sediment control devices will be implemented as part o	of the site development. These devices shall be installed as indicated on the	<ul> <li>b) Revegetate disturbed within 48 hours of initial d shall be mulched prior to a</li> </ul>
plans or as described within this report. For further reference, see the latest edition of the Maine Erosion and		c) Incorporate planned
A. <u>Dewatering</u>	an ann an t	installation is complete.
Water from construction trench dewatering shall pass first through a filter bag or secondary containmer shall be selected to avoid flooding, icing, and sediment discharges to a protected resource. In no case protected natural resource. Dewatering discharge shall not be directed across adjacent properties in a cor	shall the filter bag or containment structure be located within 50 feet of a	1.5 <u>Erosion, Sedimentation and St</u>
<ul> <li>B. Inspection and Monitoring</li> </ul>		The Erosion Control Plan is included I.6 Details and Specifications
Maintenance measures shall be applied as needed during the entire construction season. After each rai		The Erosion Control details and spec
perform a visual inspection of all installed erosion control measures and perform repairs as needed to ins and mulching, the contractor shall in the spring inspect and repair any damages and/or unestablished spot		I.7 Winter Stabilization Plan
with vigorous growth. The following standards must be met during construction.		The winter construction period is fro
(a) <b>Inspection and corrective action</b> . Inspect disturbed and impervious areas, erosion control measu	ures, materials storage areas that are exposed to precipitation, and locations	by November 15 then the site need control mats, riprap or gravel base or
where vehicles enter or exit the site. Inspect these areas at least once a week as well as before and withi stabilization measures. A person with knowledge of erosion and stormwater control, including the standar		Winter excavation and earthwork s expected to be undertaken during the
(b) <b>Maintenance</b> . If best management practices (BMPs) need to be repaired, the repair work should be i		All areas shall be considered to be de
workday. If additional BMPs or significant repair of BMPs are necessary, implementation must be con measures must be maintained in effective operating condition until areas are permanently stabilized.	npieted within 7 calendar days and prior to any storm event (rainfail). All	and straw mulch rate shall be a minin The contractor shall install any ado
(c) <b>Documentation</b> . Keep a log (report) summarizing the inspections and any corrective action taken. T inspections, the date(s) of the inspections, and major observations about the operation and maintenance		Continuation of earthwork operatio erosion control protection.
access points to the parcel. Major observations must include BMPs that need maintenance, BMPs that faile location(s) where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replac		I. Soil Stockpiles
action taken and when it was taken. The log must be made accessible to Department staff and a copy must be provided upon request. The per	armittee shall retain a copy of the log for a period of at least three years from	Stockpiles of soil or subsoil shall be woodwaste erosion control mix. Th
the completion of permanent stabilization.	minutee shain retain a copy of the log for a period of at least three years norm	with hay or straw) within 100 feet fro
C. <u>Temporary Erosion Control Measures</u>		2. Natural Resource Any areas within 100 feet from any r
Temporary erosion control measures shall be installed by the Contractor as required by this report		or protected with erosion control of between any natural resource and the
measures shall be installed if deemed necessary by on-site inspections of the Owner, the Town of Yarmou The following measures are planned as temporary erosion/sedimentation control measures during constru		projects not stabilized by December
I. Due to the limited disturbance of soil, and the paved parking lot which will be used for access,		3. <u>Sediment Barrier</u> During frozen conditions, sediment b
<ol> <li>Siltation fence or wood waste compost berms shall be installed downstream of any disturbed a</li> </ol>	areas to trap runoff- borne sediments until grass areas are revegetated. The	4. <u>Mulching</u>
silt fence and/or wood waste compost berms shall be installed per the details provided in this package a event of 0.5 inches or greater, and at least daily during prolonged rainfall. Repairs shall be made if ther	and inspected at least once a week and before and immediately after a storm re are any signs of erosion or sedimentation below the fence or berm line. If	An area shall be considered denude feet or 3 tons/acre (twice the norm
there are signs of undercutting at the center or the edges, or impounding of large volumes of water dam. Wood waste compost berms are not to be used adjacent to wetland areas that are not to be distu	behind the fence or berm, the barrier shall be replaced with a stone check	removed down to a one-inch depth An area shall be considered to hav adequately anchored that ground su
3. Straw or hay mulch including hydroseeding is intended to provide cover for denuded or seed		. , .
and October 15th on slopes of less then 15 percent shall be anchored by applying water; mulch placed netting and anchored with staples in accordance with manufacturer's recommendation. Fabric netting wetlands regardless of the upstream slope. Mulch placed between October 15th and April 15th on slo	and staples shall be used on disturbed areas within 50' of lakes, streams, and	Between the dates of November 1 visible through the mulch then cover
and anchored with staples in accordance with the manufacturer's recommendations. Slopes steeper receive curlex blankets by American Excelsior or equal. Slopes steeper than 2:1 shall receive riprap	than 3:1 and equal to or flatter than 2:1, which are to be revegetated, shall	5. <u>Mulching on Slop</u>
permanent seeding is 75 lbs per 1000 sf as identified in the seeding plan of this section. Mulch shall not		Slopes shall not be left exposed for applied at a rate of 230 lbs/1,000 s.f.
4. Temporary stockpiles of stumps, grubbings, or common excavation will be protected as follows		Mulch netting shall be used to ancho blankets shall be used in lieu of mulc
<ul> <li>a) Temporary stockpiles shall not be located within 100 feet of any wetlands which will not be dis</li> <li>b) Stockpiles shall be stabilized within 7 days by either temporarily seeding the stockpile by a hy-</li> </ul>	, ,	
stockpile with mulch, such as hay, straw, or erosion control mix.		<ol> <li><u>Seeding</u></li> <li>Between the dates of October 15 a with mulch or temporarily seeded</li> </ol>
c) Stockpiles shall be surrounded by sedimentation barrier at the time of formation.		graded with a uniform surface, then be placed prior to the placement c
5. All denuded areas that are within 100 feet of an undisturbed wetland, which have been roug drive subbase area, shall receive mulch or erosion control mesh fabric within 48 hours of initial distu mulched prior to any predicted rain event regardless of the 48 hour window. In other areas, the time predicted rain event regardless of the 48 hour window.	urbance of soil. All areas within 100 feet of an undisturbed wetland shall be	application rate of 5 lbs/1,000 s.f. revegetated by replacing loam, seed
6. For work, which is conducted between October 15 th and April 15 th of any calendar year, a	, , ,	
applied at twice the normal application rate and anchored with a fabric netting. The time period for ap	plying mulch shall be limited to 2 days for all areas.	Standards for Timely Stabilizat
7. The parking lot shall be swept to control mud and dust as necessary. Tracking of soil to Route	·	I. Standard for the November 15. The application
<ol> <li>During grubbing operations stone check dams shall be installed at any evident concentrated flow</li> <li>Silt fencing with a minimum stake spacing of 6 feet shall be used, unless the fence is supported</li> </ol>		grass-lined by September 1,
<ol> <li>Silt fencing with a minimum stake spacing of 6 feet shall be used, unless the fence is supported mesh spacing of 6 inches, in which case stakes may be spaced a maximum of 10 feet apart. The bott adjacent to wetlands.</li> </ol>		Install a sod lining in the ditch Th wire pins, rolling the sod to guarant
<ul> <li>Vood waste compost/bark berms may be used in lieu of siltation fencing. Berms shall be rem</li> </ul>	noved and spread in a layer not to exceed 3" thick once upstream areas are	plastic mesh to prevent the sod strip
completed and a 90% catch of vegetation is attained.		Install a stone lining in the ditchTI size and lining thickness needed to v
II. Storm drain catch basin inlet protection shall be provided through the use of stone sediment b provided in the plan set. The barriers shall be inspected after each rainfall and repairs made as new dimensions when the sediment has accumulated to ½ the design depth of the barrier. The barrier shall	cessary. Sediment shall be removed and the barrier restored to its original	lining so to prevent the stone lining
12. Water and/or calcium chloride shall be furnished and applied in accordance with MDOT specifi		<ol> <li>Standard for the seed and mulch all slopes to any slope to be vegetated by</li> </ol>
13. Loam and seed is intended to serve, as the primary permanent revegetative measure for all		Stabilize the soil with temporary veg
riprap. Application rates are provided in the seeding plan of this section. Seeding shall not occur over	snow.	square feet and apply erosion contr cover at least 75% of the disturbed
D. <u>Permanent Erosion Control Measures</u> The following permanent erosion control measures have been designed as part of the Erosion/Sedimentati	tion Control Plan	riprap as described in item iv of this
<ol> <li>All areas disturbed during construction, but not subject to other restoration (paving, riprap,</li> </ol>		Stabilize the slope with sod The a the slope with wire pins, rolling the
anchored with staples, shall be placed over the mulch in areas as noted in <b>Temporary Erosion Co</b> undisturbed wetland shall be mulched prior to any predicted rain event regardless of the 48 hour wind	ntrol Measures paragraph 3 of this report. All areas within 100 feet of an	shall not use late-season sod installa
it is of sufficient quality. 2. All storm drain pipe outlets shall have riprap aprons at their outlet to protect the outlet a		Stabilize the slope with woodwaste the applicant shall remove any snow
provided in the plan set. The aprons shall be installed and stabilized to the extent practicable prior to c	directing runoff to the tributary pipe or cuivert.	having groundwater seeps on the slo
The following construction sequence shall be required to ensure the effectiveness of the erosion a	and sedimentation control measures are optimized:	Stabilize the slope with stone ripra determine the stone size needed for
It is anticipated that construction of the ice arena expansion will commence in Spring of 2022 and be completed		3. Standard for the
Note: For all grading activities, the contractor shall exercise extreme caution not to overexpose the site, this s	shall be accomplished by limiting the disturbed area.	15%. If the applicant fails to
I. Install perimeter silt fence and/or wood waste berms prior to grubbing respective areas.		Stabilize the soil with temporary vertices the seeded soil with hay or straw a
2. Clear and grub site. Install stone check dams at any evident concentrated flow discharge points.	š.	the rye fails to grow at least three below.
3. Foundation preparation area shall be excavated for installation of the building footings. Building	; work will be on going through the remainder of the project.	Stabilize the soil with sod The ap
4. Commence installation of drainage appurtenances.		soil with wire pins, rolling the sod to
5. Commence earthwork and grading to subgrade.		Stabilize the soil with mulch By N that no soil is visible through the m
<ol> <li>Commence relocation of subsurface utilities as necessary.</li> <li>Complete remaining earthwork operations.</li> </ol>		applicant will anchor the mulch with
<ol> <li>Complete remaining earthwork operations.</li> <li>Complete installation of drainage appurtenances.</li> </ol>		1.8 <u>Maintenance of facilities</u>
<ol> <li>Complete installation of drainage appurtenances.</li> <li>Install sub-base and base gravel within parking fields, walkways, and all driveways.</li> </ol>		The stormwater facilities will be ma responsible for maintenance of the the stormwater facilities is presented
<ol> <li>Install base course paving for access drive and parking area.</li> </ol>		the stormwater facilities is presente
11. Install curbing in parking fields and driveways as needed.		The responsible party may contract duty hereunder, provided, that the inspections shall be kent by the res
12. Loam, lime, fertilize, seed and mulch disturbed areas and complete all landscaping.		inspections shall be kept by the res
13. Install surface course paving for access drive and parking areas. Stripe per plan.		A construction inspection log is inc project.
14. Once the site is stabilized and a 90% catch of vegetation has been obtained, remove all tempora	ary erosion control measures.	Inspection and Maintenance Fr
15. Touch up loam and seed.		The following areas, facilities, and m sediments and debris.
Note: All denuded areas not subject to final paving, riprap, or gravel shall be revegetated.		Catch Basins:
		Inspect catch basins 2 times per year when sediment depths reach 12" fro
		minimum, remove floating debris and
		Culverts:
		<b> </b>
	SITE PLAN APPLICATION	01.26.22 WCH
02.28.22 FINAL SITE PLAN REVISIONS	CLIENT REVIEW AND PRICING TOWN OF YARMOUTH CONCEPTUAL REVIEW	01.07.22 WCH 12.14.21 WCH
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Issued For

Revision

Date

e contractor shall submit to the owner a schedule for the completion of the work, which will satisfy the following criteria:

sequence should generally be completed in the specified order; however, several separate items may be constructed simultaneously. Work must reduce the extent of the exposed areas as specified below. The intent of this sequence is to provide for erosion control and to have structural construction entrances in place before large areas of land are denuded.

### cted in sections which shall:

osed area to those areas in which work is expected to be undertaken during the proceeding 30 days.

eas as rapidly as possible. All areas shall be permanently stabilized within 7 days of final grading or before a storm event; or temporarily stabilized rbance of soil for areas within 100 feet of an undisturbed wetland and 7 days for all other areas. Areas within 100 feet of an undisturbed wetland predicted rain event regardless of the 48 hour window.

ets and drainage system as early as possible into the construction phase. The ditches shall be immediately lined or revegetated as soon as their

### lization Control Plan

the plan set.

ations are included in the plan set.

November 1 through April 15. If the construction site is not stabilized with pavement, a road gravel base, 75% mature vegetation cover or riprap b be protected with over-winter stabilization. An area considered open is any area not stabilized with pavement; vegetation, mulching, erosion

be completed such that any area left exposed can be controlled by the contractor. Limit the exposed area to those areas in which work is oceeding 15 days and that can be mulched in one day prior to any snow event.

ded until the subbase gravel is installed in roadway/parking areas or the areas of future loam and seed have been loamed, seeded and mulched. Hay of 150 lbs./1,000 s.f. (3 tons/acre) and shall be properly anchored.

measures which may be necessary to control erosion/sedimentation from the site dependent upon the actual site and weather conditions. on additional areas shall not begin until the exposed soil surface on the area being worked has been stabilized, in order to minimize areas without

ched for over winter protection with hay or straw at twice the normal rate or at 150 lbs/1,000 s.f. (3 tons per acre) or with a four-inch layer of nall be done within 24 hours of stocking and re-established prior to any rainfall or snowfall. Any soil stockpile shall not be placed (even covered any natural resources.

ral resources, if not stabilized with a minimum of 75% mature vegetation catch, shall be mulched by December I and anchored with plastic netting During winter construction, a double line of sediment barriers (i.e. silt fence backed with hay bales or erosion control mix) shall be placed isturbed area. Projects crossing the natural resource shall be protected a minimum distance of 100 feet on either side from the resource. Existing nall be protected with the second line of sediment barrier to ensure functionality during the spring thaw and rains.

ers shall consist of woodwaste filter berms as frozen soil prevents the proper installation of hay bales and sediment silt fences.

il areas of future loam and seed have been loamed, seeded and mulched. Hay and straw mulch shall be applied at a rate of 150 lb. per 1,000 square ccepted rate of 75-lbs./1,000 s.f. or 1.5 tons/acre) and shall be properly anchored. Mulch shall not be spread on top of snow. The snow shall be ess prior to application. After each day of final grading, the area shall be properly stabilized with anchored hay or straw or erosion control matting. en stabilized when exposed surfaces have been either mulched with straw or hay at a rate of 150 lb. per 1,000 square feet (3 tons/acre) and is not visible though the mulch.

April 15, all mulch shall be anchored by peg line, mulch netting, asphalt emulsion chemical, or wood cellulose fiber. When ground surface is not ufficient. After November ISt, mulch and anchoring of all bare soil shall occur at the end of each final grading workday.

nd Ditches extended time of work suspension unless fully mulched and anchored with peg and netting or with erosion control blankets. Mulching shall be all slopes greater than 8%.

ulch in all drainage ways with a slope greater than 3% for slopes exposed to direct winds and for all other slopes greater that 8%. Erosion control all drainage ways with slopes greater than 8%. Erosion control mix can be used to substitute erosion control blankets on all slopes except ditches.

pril IST, loam or seed will not be required. During periods of above freezing temperatures finished areas shall be fine graded and either protected mulched until such time as the final treatment can be applied. If the date is after November 1St and if the exposed area has been loamed, final area may be dormant seeded at a rate of 3 times higher than specified for permanent seed and then mulched. Dormant seeding may be selected to Ich and fabric netting anchored with staples. If dormant seeding is used for the site, all disturbed areas shall receive 4" of loam and seed at an reas seeded during the winter shall be inspected in the spring for adequate catch. All areas insufficiently vegetated (less than 75% catch) shall be mulch. If dormant seeding is not used for the site, all disturbed areas shall be revegetated in the spring.

### of Construction Sites During Winter

nely stabilization of ditches and channels -- The applicant shall construct and stabilize all stone-lined ditches and channels on the site by all construct and stabilize all grass-lined ditches and channels on the site by September 1. If the applicant fails to stabilize a ditch or channel to be the applicant will take one of the following actions to stabilize the ditch for late fall and winter.

plicant shall line the ditch with properly installed sod by October I. Proper installation includes the applicant pinning the sod onto the soil with ontact between the sod and underlying soil, watering the sod to promote root growth into the disturbed soil, and anchoring the sod with jute or

n sloughing during flow conditions. plicant shall line the ditch with stone riprap by November 15. The applicant shall hire a registered professional engineer to determine the stone stand the anticipated flow velocities and flow depths within the ditch. If necessary, the applicant shall regrade the ditch prior to placing the stone reducing the ditch's cross-sectional area.

ely stabilization of disturbed slopes -- The applicant shall construct and stabilize stone-covered slopes by November 15. The applicant shall vegetated by September 1. The department shall consider any area having a grade greater than 15% to be a slope. If the applicant fails to stabilize tember I, then the applicant shall take one of the following actions to stabilize the slope for late fall and winter.

ion and erosion control mats -- By September I the applicant shall seed the disturbed slope with winter rye at a seeding rate of 3 pounds per 1,000 tts over the mulched slope. The applicant shall monitor growth of the rye over the next 30 days. If the rye fails to grow at least three inches or by November I, then the applicant shall cover the slope with a layer of woodwaste compost as described in item iii of this standard or with stone

cant shall stabilize the disturbed slope with properly installed sod by September I. Proper installation includes the applicant pinning the sod onto to guarantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil. The applicant o stabilize slopes having a grade greater than 33% (3H:1V).

post -- The applicant shall place a six-inch layer of woodwaste compost on the slope by November 15. Prior to placing the woodwaste composi umulation on the disturbed slope. The applicant shall not use woodwaste compost to stabilize slopes having grades greater than 50% (2H:IV) or ace.

The applicant shall place a layer of stone riprap on the slope by November 15. The applicant shall hire a registered professional engineer to pility and to design a filter layer for underneath the riprap.

ely stabilization of disturbed soils -- By September 15 the applicant shall seed and mulch all disturbed soils on areas having a slope less than ilize these soils by this date, then the applicant shall take one of the following actions to stabilize the soil for late fall and winter.

ion -- By September 1 the applicant shall seed the disturbed soil with winter rye at a seeding rate of 3 pounds per 1000 square feet, lightly mulch bounds per 1000 square feet, and anchor the mulch with plastic netting. The applicant shall monitor growth of the rye over the next 30 days. If es or cover at least 75% of the disturbed soil before November 1, then the applicant shall mulch the area for over-winter protection as described

nt shall stabilize the disturbed soil with properly installed sod by September 15. Proper installation includes the applicant pinning the sod onto the rantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil.

nber 15 the applicant shall mulch the disturbed soil by spreading hay or straw at a rate of at least 150 pounds per 1000 square feet on the area so Prior to applying the mulch, the applicant shall remove any snow accumulation on the disturbed area. Immediately after applying the mulch, the tic netting to prevent wind from moving the mulch off the disturbed soil.

ned by the Applicant, North Yarmouth Academy or their assigned heirs. The contract documents will require the contractor to designate a person mentation control features during construction as required by the Erosion Control Report. Long-term operation/maintenance recommended for

such professionals, as may be necessary in order to comply with this provision and may rely on the advice of such professionals in carrying out its owing operation and maintenance procedures are hereby established as a minimum for compliance with this section. A maintenance log of the ble party.

d in the erosion control report. An Operation and Maintenance manual including an inspection log is attached to the Stormwater Report for this ency and Corrective Measures

res will be inspected and the identified deficiencies will be corrected. Clean-out must include the removal and legal disposal of any accumulated

eferably in Spring and Fall) to ensure that the catch basins are working in their intended fashion and that they are free of debris. Clean structures ivert of outlet. If the basin outlet is designed with a hood to trap floatable materials (i.e. Snout), check to ensure watertight seal is working. At a rocarbons at the time of the inspection

Inspect culverts 2 times per year (preferably in Spring and Fall) to ensure that the culverts are working in their intended fashion and that they are free of debris. Remove any obstructions to flow; remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit and repair any erosion damage at the culvert's inlet and outlet.

### Stormdrain Outlets:

Inspect outlets 2 times per year (preferably in Spring and Fall) to ensure that the outlets are working in their intended fashion and that they are free of debris. Remove any obstructions to flow; remove accumulated sediments and debris at the outlet and within the conduit Repair any erosion damage at the stormdrain outlet.

### Roofline Drip Strip:

The drip strip will be inspected within the first three months after construction; thereafter the filter will be inspected 2 times per year (preferably in Spring and Fall) to ensure that the filter is draining within 24 to 48 hours of a rain event equivalent to 1" or more. Failure to drain in 72 hours will require part or all of the soil filter media to be removed and replaced with new material meeting the soil filter gradation. The facilities will be inspected after major storms and any identified deficiencies will be corrected. Inspect for unwanted or invasive plants and remove as necessary. Remove debris from the surface. Since the Roofline Drip edge is a part of the approved stormwater management plan, it cannot be paved over or altered in any way. Gutters shall not be installed along the roofline.

Pervious Pavers: Do not use sand or salt on pervious pavers. Inspect the pervious pavers during a rainstorm during the first few months following construction to ensure that the pavers are draining. After initial inspections, inspect 2 times per year (preferably in Spring and Fall) after a significant storm, to ensure the pavers are working in their intended fashion and that they are free of sediment and debris. Remove leaves and organic debris regularly to maintain infiltration. Plowing, with the plow blade raised up to 1 inch to avoid damaging pavers, shall be performed as necessary to maintain vehicular traffic safety. Vacuuming of the pavers shall be performed if the infiltration is diminished. If vacuuming does not restore infiltration, remove pavers and clean or replace reservoir stone.

### Vegetated Areas:

Inspect slopes and embankments early in the growing season to identify active or potential erosion problems. Replant bare areas or areas with sparse growth. Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows. The facilities will be inspected after major storms and any identified deficiencies will be corrected.

Ditches, Swales and other Open Stormwater Channels:

Inspect 2 times per year (preferably in Spring and Fall) to ensure they are working in their intended fashion and that they are free of sediment and debris. Remove any obstructions to flow, including accumulated sediments and debris and vegetated growth. Repair any erosion of the ditch lining. Vegetated ditches will be mowed at least annually or otherwise maintained to control the growth of woody vegetation and maintain flow capacity. Any woody vegetation growing through riprap linings must also be removed. Repair any slumping side slopes as soon as practicable. If the ditch has a riprap lining, replace riprap on areas where any underlying filter fabric or underdrain gravel is showing through the stone or where stones have dislodged. Correct any erosion of the channel's bottom or sideslopes. The facilities shall be inspected after major storms and any identified deficiencies shall be corrected.

Roadways and Parking Surfaces: Clear accumulations of winter sand in parking lots and along roadways at least once a year, preferably in the spring. Accumulations on pavement may be removed by pavement sweeping. Accumulations of sand along road shoulders may be removed by grading excess sand to the pavement edge and removing it manually or by a front-end loader. Repair potholes and other roadway obstructions and hazards. Plowing and sanding of paved areas shall be performed as necessary to maintain vehicular traffic safety.

### **Recertification**

As part of the Stormwater Permit, the applicant is required to meet the standards in Appendix B of the Chapter 500 Rules. Appendix B states that a project must submit a certification of the following to the department within three months of the expiration of each five-year interval from the date of issuance of the permit. (a) Identification and repair of erosion problems. All areas of the project site have been inspected for areas of erosion, and appropriate steps have been taken to permanently stabilize these

(b)Inspection and repair of stormwater control system. All aspects of the stormwater control system have been inspected for damage, wear, and malfunction, and appropriate steps have been taken to repair or replace the system, or portions of the system.

(c) Maintenance. The erosion and stormwater maintenance plan for the site is being implemented as written, or modifications to the plan have been submitted to and approved by the department, and the maintenance log is being maintained.

(d)Proprietary Systems. All proprietary systems have been maintained according to the manufacturer's recommendations. Where required by the Department, the permittee shall execute a 5-year maintenance contract with a qualified professional for the coming 5-year interval. The maintenance contract must include provisions for routine inspections, cleaning, and general maintenance.

### Housekeeping

As part of the Stormwater Permit, the applicant is required to meet the standards in Appendix C of the Chapter 500 Rules. The following procedures are hereby established as a minimum for compliance with this section. For further information on the procedures listed below, refer to Chapter 500 rules - Appendix C.

Spill Prevention: Controls must be used to prevent pollutants from construction and waste materials stored on site to enter stormwater, which includes storage practices to minimize exposure of the materials to stormwater. The site contractor or operator must develop, and implement as necessary, appropriate spill prevention, containment, and response planning measures.

Groundwater Protection During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that by design or as a result of soils, topography and other relevant factors accumulates runoff that infiltrates into the

soil. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials. Any project proposing infiltration of stormwater must provide adequate pre-treatment of stormwater prior to discharge of stormwater to the infiltration area, or provide for treatment within the infiltration area, in order to prevent the accumulation of fines, reduction in infiltration rate, and consequent flooding and destabilization. Fugitive Sediment and Dust:

Actions must be taken to ensure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil may not be used for dust control, but other water additives may be considered as needed. A stabilized construction entrance (SCE) should be included to minimize tracking of mud and sediment. If off-site tracking occurs, public roads should be swept immediately and no less than once a week and prior to significant storm events. Operations during dry months, that experience fugitive dust problems, should wet down unpaved access roads once a week or more frequently as needed with a water additive to suppress fugitive sediment and dust.

Debris and Other Materials:

Minimize the exposure of construction debris, building and landscaping materials, trash, fertilizers, pesticides, herbicides, detergents, sanitary waste and other materials to precipitation and stormwater runoff. These materials must be prevented from becoming a pollutant source.

Trench or Foundation De-watering

Excavation de-watering is the removal of water from trenches, foundations, coffer dams, ponds, and other areas within the construction area that retain water after excavation. In most cases the collected water is heavily silted and hinders correct and safe construction practices. The collected water removed from the ponded area, either through gravity or pumping, must be spread through natural wooded buffers or removed to areas that are specifically designed to collect the maximum amount of sediment possible, like a cofferdam sedimentation basin. Avoid allowing the water to flow over disturbed areas of the site.

Authorized Non-stormwater Discharges: Identify and prevent contamination by non-stormwater discharges. Where allowed non-stormwater discharges exist, they must be identified and steps should be taken to ensure the implementation of appropriate pollution prevention measures for the non-stormwater component(s) of the discharge. Authorized non-stormwater discharges are:

(a) Discharges from firefighting activity;

(b)Fire hydrant flushings;

(c) Vehicle washwater if detergents are not used and washing is limited to the exterior of vehicles (engine, undercarriage and transmission washing is prohibited);

(d)Dust control runoff in accordance with permit conditions and Appendix (C)(3);

(e)Routine external building washdown, not including surface paint removal, that does not involve detergents;

(f) Pavement washwater (where spills/leaks of toxic or hazardous materials have not occurred, unless all spilled material had been removed) if detergents are not used;

(h)Uncontaminated groundwater or spring water

(i) Foundation or footer drain-water where flows are not contaminated

(j) Uncontaminated excavation dewatering (see requirements in Appendix C(5));

(k)Potable water sources including waterline flushings; and

(g) Uncontaminated air conditioning or compressor condensate

(I) Landscape irrigation.

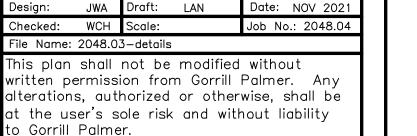
Unauthorized Non-stormwater Discharges: Identify and prevent contamination by non-stormwater discharges. Specifically, the Department's approval does not authorize discharges of the following:

(a) Wastewater from the washout or cleanout of concrete, stucco, paint, form release oils, curing compounds or other construction materials;

(b)Fuels, oils or other pollutants used in vehicle and equipment operation and maintenance

(c) Soaps, solvents, or detergents used in vehicle and equipment washing; and

(d) Toxic or hazardous substances from a spill or other release.



Date



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6. Mulching instructions: Apply at the rate of ____per acre, OR 75 pounds per M. Sq. <u>Unit # Tons. Etc.</u> <u>Amount</u> 7. TOTAL LIME 138 #/1000 sq. ft. 8. TOTAL FERTILIZER 13.8 #/1000 sq. ft. 9. TOTAL SEED 1.03 #/1000 sq. ft. 10. TOTAL MULCH 75 #/1000 sq. ft. 11. TOTAL other materials, seeds, etc. 12. REMARKS

Spring seeding is recommended; however, late summer (prior to September 1) seeding can be made. Permanent seeding should be made prior to August 5 or as a dormant seeding after the first killing frost and before the first snowfall. If seeding cannot be done within these seeding dates, temporary seeding and mulching shall be used to protect the site. Permanent seeding shall be delayed until the next recommended seeding period.

SEEDING PLAN

1. Instruction on preparation of soil: Prepare a good seed bed for planting method

4. Method of applying lime and fertilizer: Spread and work into the soil before seeding.

3.Fertilize with _____ pounds of _____ N-P-K/ac. OR <u>13.8</u> pounds of <u>10-10-10</u>

X Temporary Seeding

North Yarmouth Academy

2. Apply lime as follows: _# / acres, OR <u>138</u> # /M Sq. Ft.

<u>Project:</u>

Site Location: Yarmouth, ME

Permanent Seeding

5. Seed with the following mixture:

N-P-K/M Sa. Ft.

50% Winter Rye

50% Annual Rye

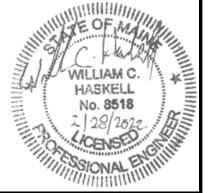
### SEEDING PLAN North Yarmouth Academy Project: <u>Site Location</u>: Yarmouth, ME X Permanent Seeding Temporary Seeding

1. Instruction on preparation of soil: Prepare a good seed bed for planting method

used. 2. Apply lime as follows: _# / acres, OR <u>138</u> # /M Sq. Ft.

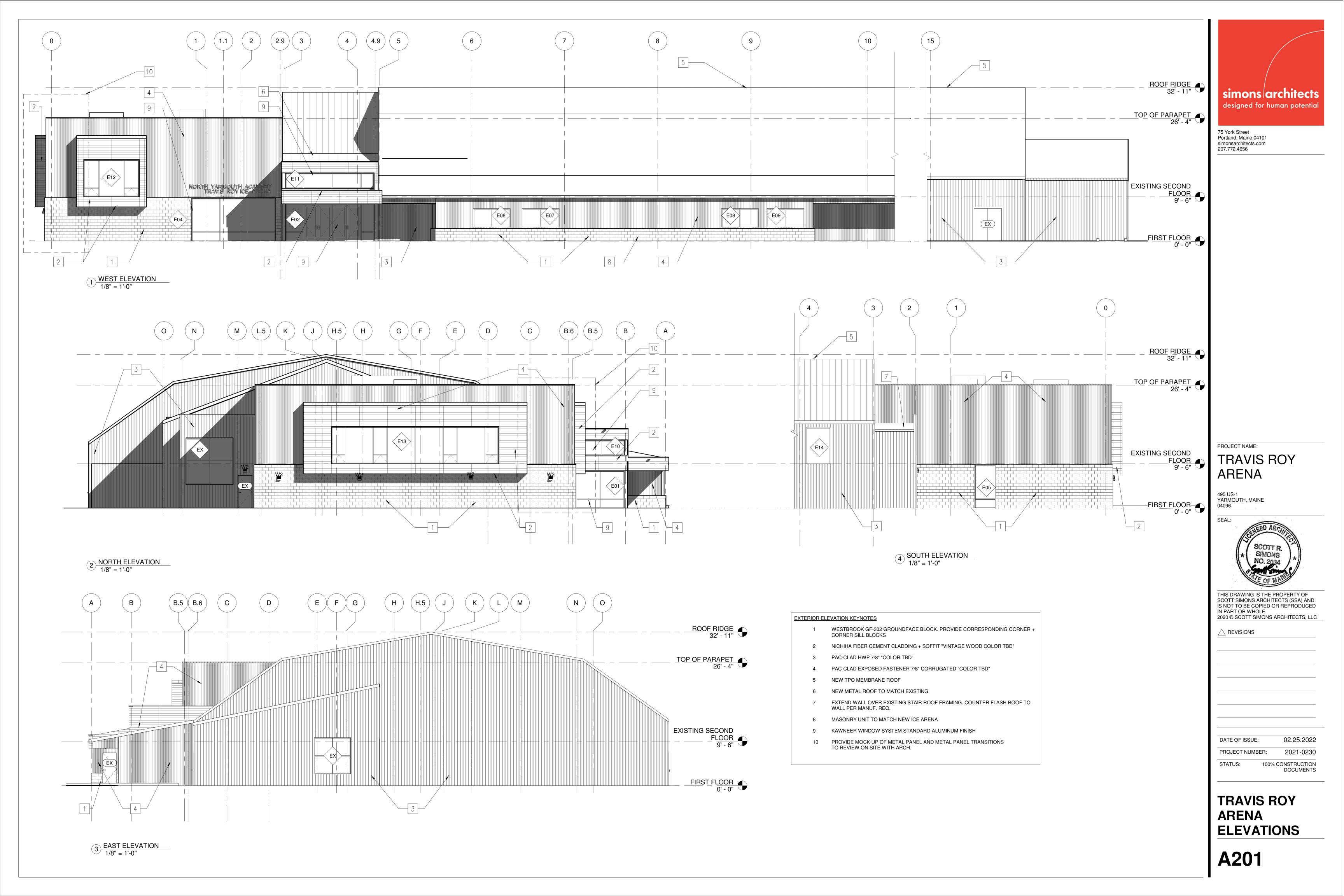
- 3. Fertilize with _____ pounds of _____ N-P-K/ac. OR <u>18.4</u> pounds of <u>10-20-20</u>
- N-P-K/M Sq. Ft.
- 4. Method of applying lime and fertilizer: Spread and work into the soil before seeding. 5. Seed with the following mixture:
- 40% Creeping Red Fescue 30% Charger II Perennial Ryegrass
- 20% KenBlue Kentucky Bluegrass
- 10% Tiffany Chewings Fescue 6. Mulching instructions: Apply at the rate of _____per acre, OR 75_pounds per M. Sq. Ft.
- <u>Unit # Tons. Etc.</u> <u>Amount</u>
- 7. TOTAL LIME 138 #/1000 sq. ft. 8. TOTAL FERTILIZER 18.4 #/1000 sq. ft.
- 9. TOTAL SEED 1.03 #/1000 sq. ft.
- 10. TOTAL MULCH 75 #/1000 sq. ft.
- 11. TOTAL other materials, seeds, etc.
- 12. REMARKS

Spring seeding is recommended, however, late summer (prior to September 1) seeding can be made. <u>Permanent</u> seeding should be made prior to August 5 or as a dormant seeding after the first killing frost and before the first snowfall. If seeding cannot be done within these seeding dates, temporary seeding and mulching shall be used to protect the site. Permanent seeding shall be delayed until the next recommended seeding period.



NOTE:	THIS	PLAN	SET	IS	ISS	UED	FOF
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Drawing Name:	Erosion Control Notes	Drawing No.
Project:	North Yarmouth Academy Yarmouth, Maine	C303
Client:	<b>North Yarmouth Academy</b> 148 Main Street — Yarmouth, ME 04096	





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# scott simons architects

designed for human potential 75 York Street, Portland, Maine 04101 207.772.4656 simonsarchitects.com PARKING LOT EXTERIOR RENDERING - 2

TRAVIS ROY ARENA 03/01/2022



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designed for human potential 75 York Street, Portland, Maine 04101 207.772.4656 simonsarchitects.com ENTRY NIGHT VIEW