

U:\2048.04_Heber_L\NYA Travis Roy Addition Design & Permitting\Z - CAD\DWG\2048.03-COVER.dwg 2/28/2022 12:11 PM

PROJECT PARCEL SITE TOWN OF YARMOUTH ASSESSOR'S MAP & LOT NUMBERS	
MAP	LOT
32	125

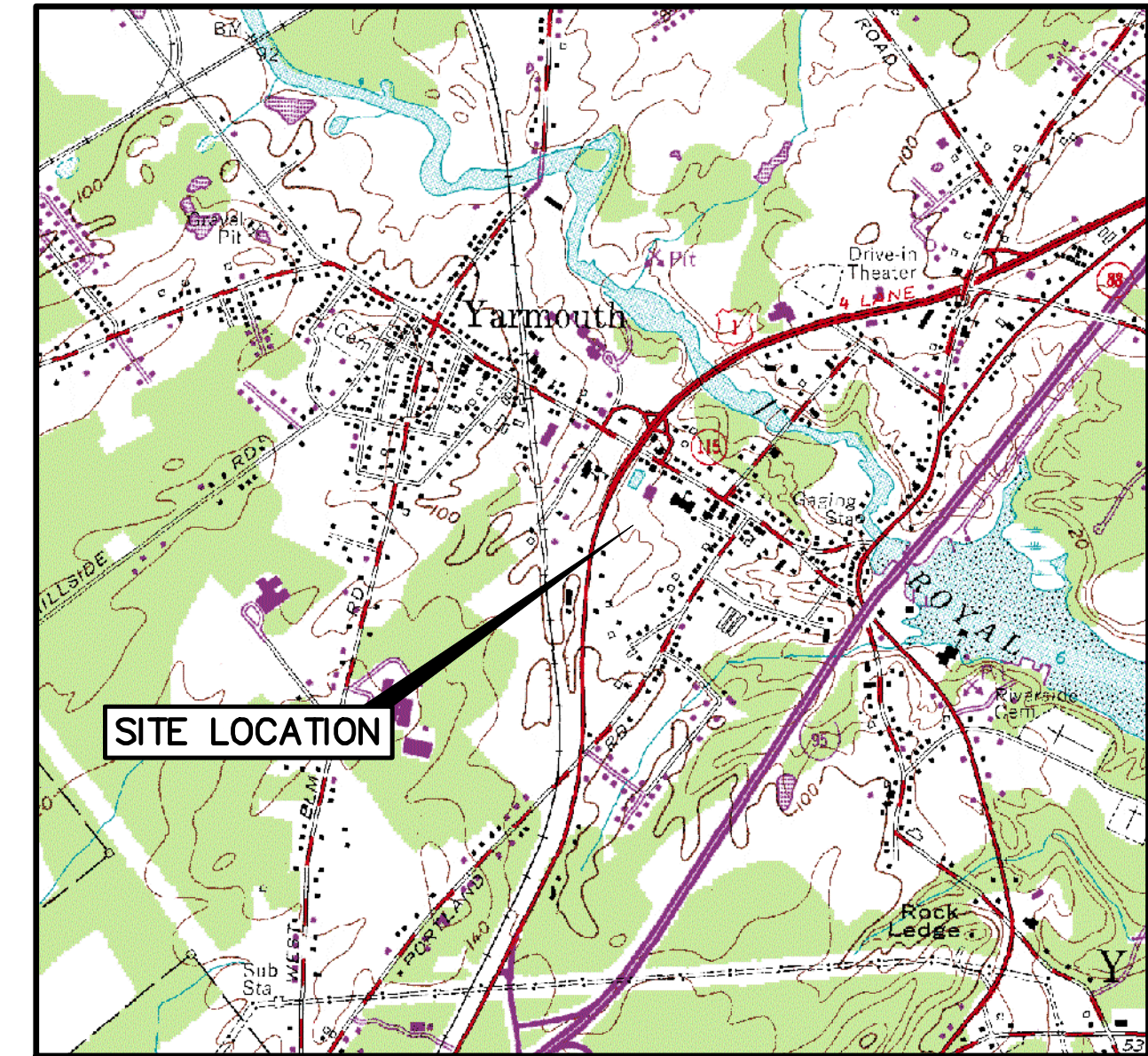
Applicant:
NORTH YARMOUTH ACADEMY 148 MAIN STREET YARMOUTH, MAINE 04096

NORTH YARMOUTH ACADEMY TRAVIS ROY ARENA EXPANSION YARMOUTH, MAINE

PREPARED BY:



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LOCATION MAP
N.T.S.

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	
	GRADING CONTOUR LINE	
	SPOT ELEVATION	
	TREELINE	
	TREES & HEDGES	
	POLE WITH LIGHT FIXTURE(S)	
	UTILITY POLE	
	FREESTANDING SIGN	
	PAINTED DIRECTIONAL TRAFFIC ARROW	
	OVERHEAD ELECTRIC/TELEPHONE	
	UNDERGROUND ELECTRIC/TELEPHONE	
	WATER LINE	
	STORM DRAIN LINE	
	CULVERT	
	HYDRANT	
	WATER GATE VALVE	
	WATER SHUT OFF VALVE	
	MANHOLE	
	CATCH BASIN	
	TEST PIT	
	IRON ROD (SET)	
	IRON ROD (FOUND)	
	MONUMENT	
	RIPRAP	
	SILT FENCE - PERIMETER	
	STONE SEDIMENT BARRIER	
	FENCE	
	WELL	

GENERAL NOTES

GENERAL NOTES

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS WAS PREPARED BY 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.
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 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

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

1. 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.
3. 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.
5. 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.

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
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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

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PERMITS

TYPE OF PERMIT

SITE PLAN

AFTER-THE-FACT SITE LOCATION OF
DEVELOPMENT PERMIT

GOVERNING BODY

TOWN OF YARMOUTH
200 MAIN STREET
YARMOUTH, ME 04096

MDEP
312 CANCO ROAD
PORTLAND, ME 04103

STATUS

SUBMITTED:
01-26-2022

SUBMITTED:
01-14-2022



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

Rev.	Date	Revision
WCH	02.28.22	FINAL SITE PLAN REVISIONS

Rev.	Date	Revision
WCH	02.28.22	FINAL SITE PLAN REVISIONS

Design: JWA	Draft: LAN	Date: NOV 2021
Checked: WCH	Scale:	Job No.: 2048.04
File Name: 2048.03-COVER		

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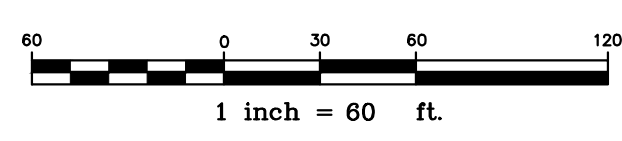
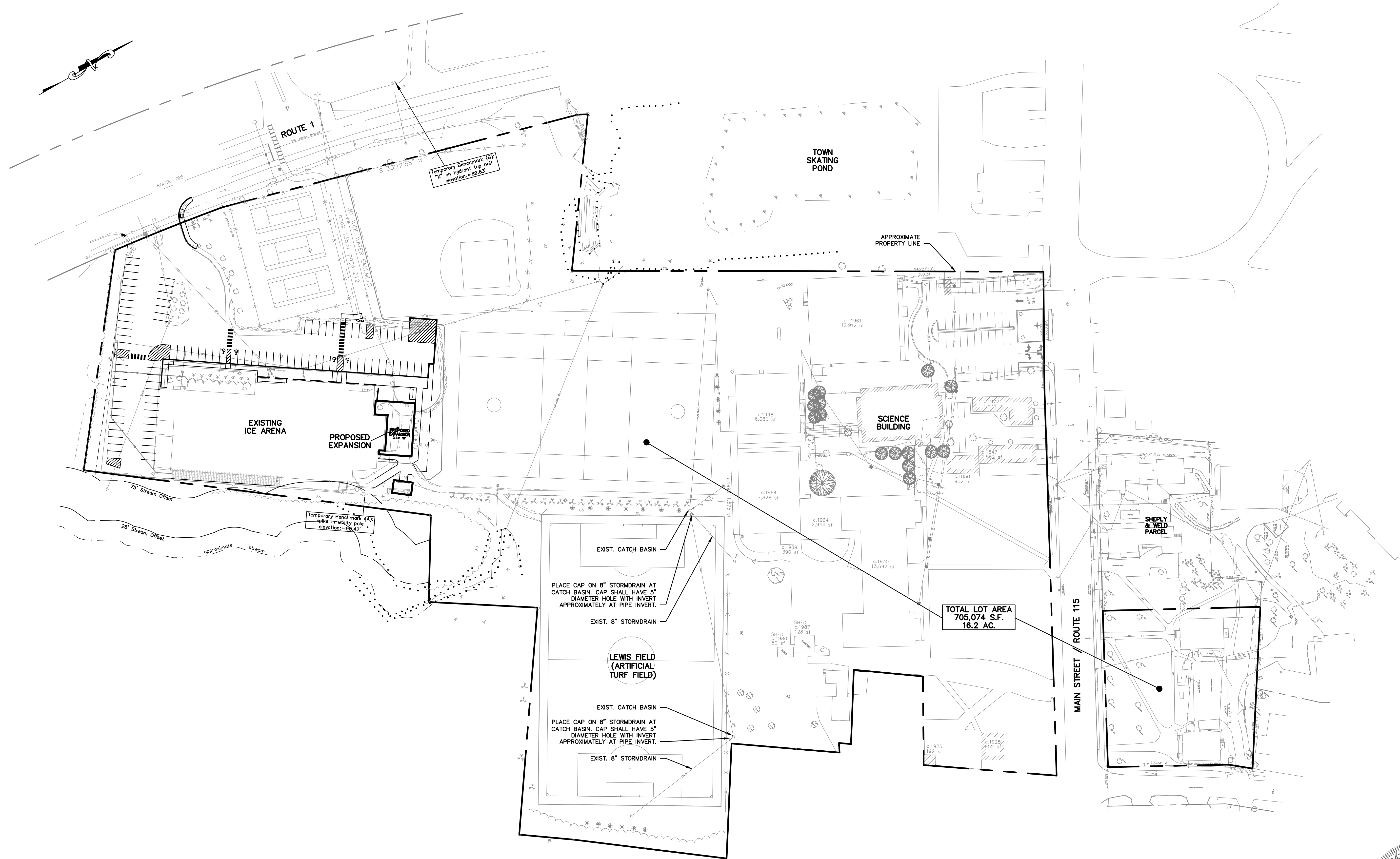
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Drawing Name:	Cover Sheet
Project:	North Yarmouth Academy Yarmouth, Maine
Client:	North Yarmouth Academy 148 Main Street - Yarmouth, ME 04096

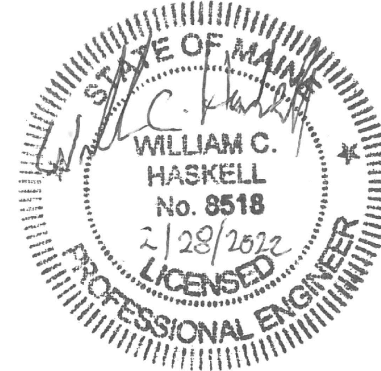
Drawing No.

C001

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Rev.	Date	Revision
WCH	02.28.22	FINAL SITE PLAN REVISIONS

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

Design: JWA	Draft: LAN	Date: NOV 2021
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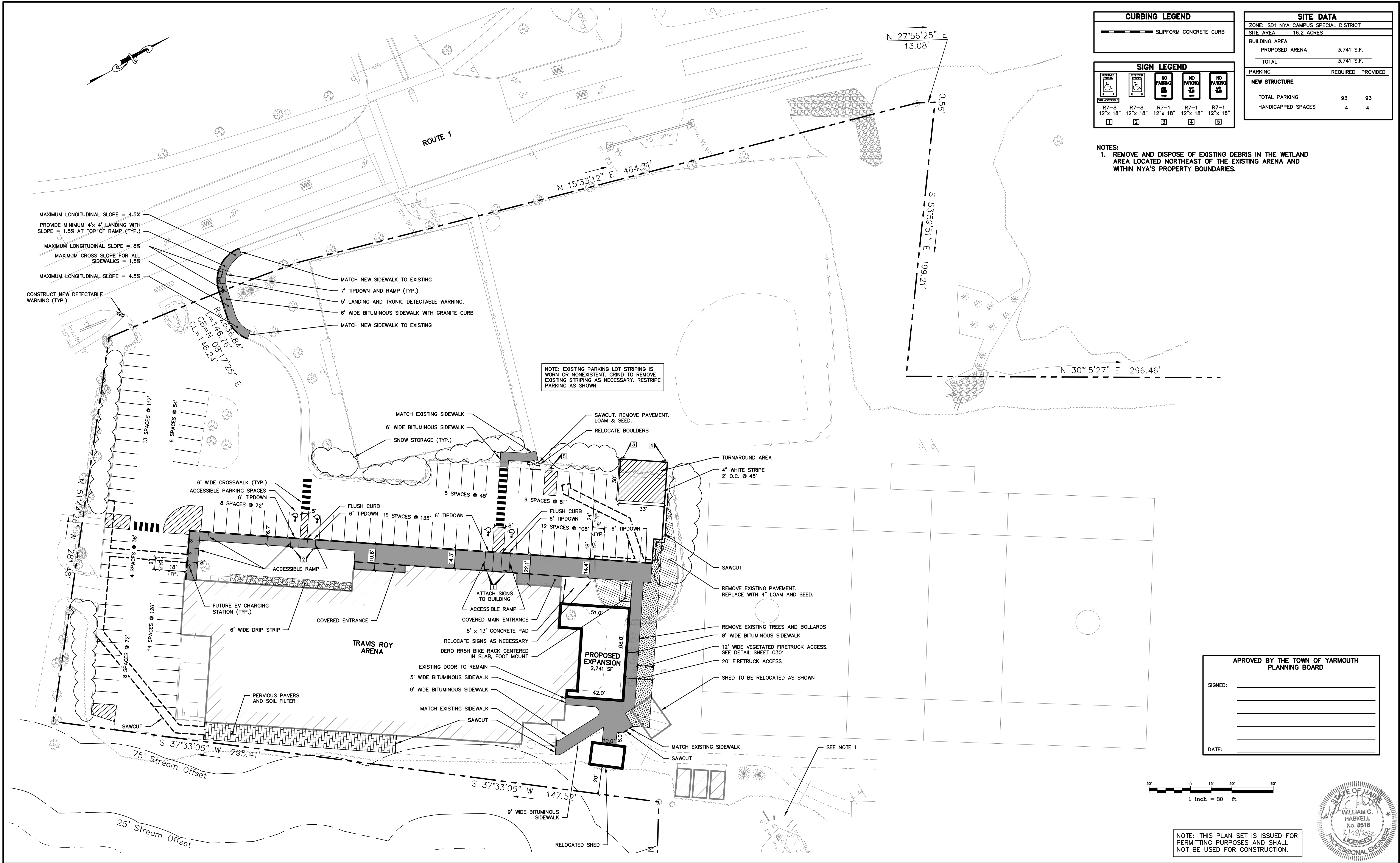
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Drawing Name:	Overall Campus Plan
Project:	North Yarmouth Academy Yarmouth, Maine
Client:	North Yarmouth Academy 148 Main Street - Yarmouth, ME 04096

Drawing No.

C100

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WCH	02.28.22	FINAL SITE PLAN REVISIONS
Rev.	Date	Revision

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	By

Design:	JWA	Draft:	LAN	Date:	NOV 2021
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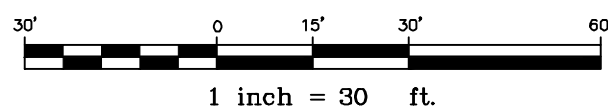
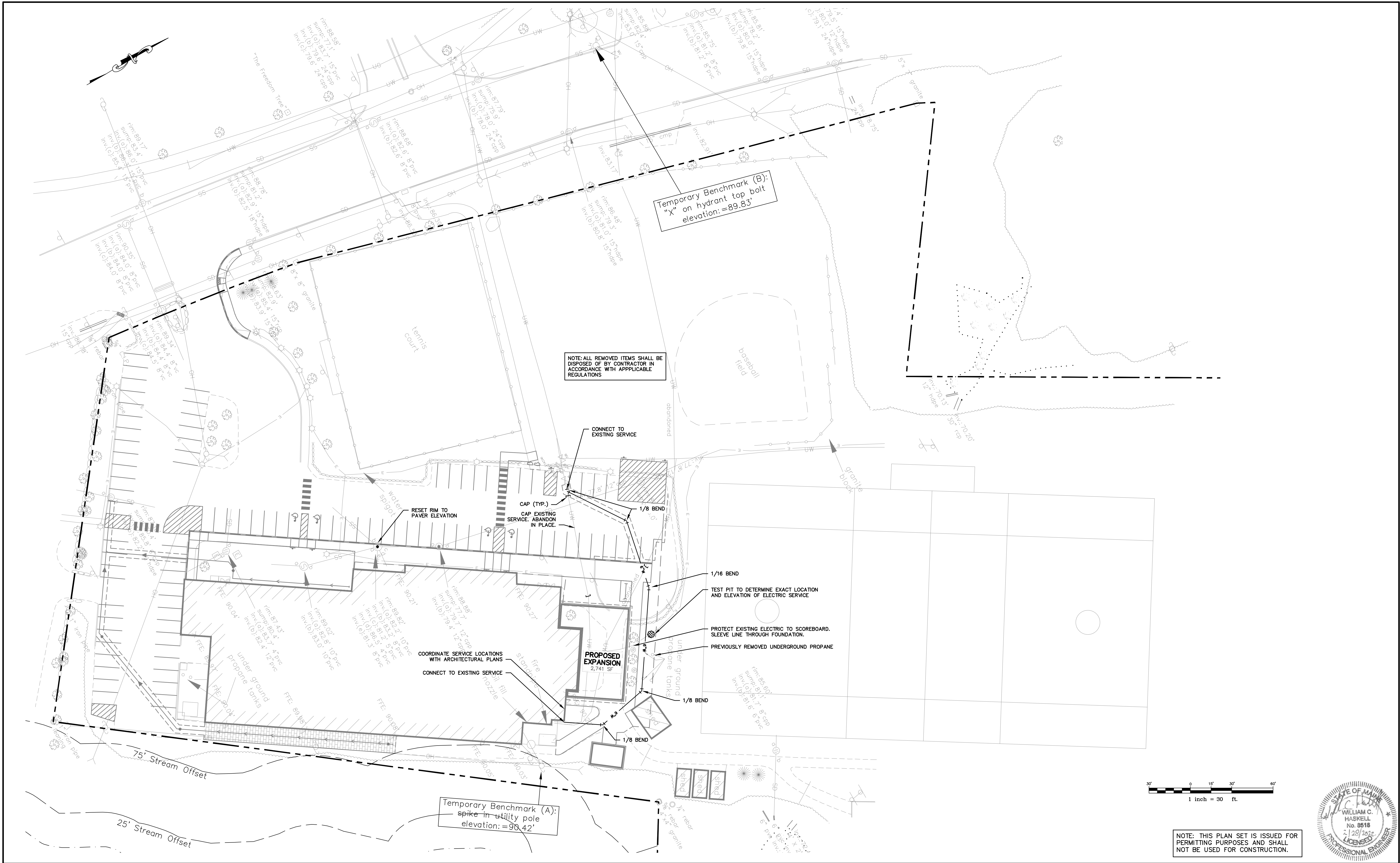


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Drawing Name:	Site Layout Plan
Project:	North Yarmouth Academy Yarmouth, Maine
Client:	North Yarmouth Academy 148 Main Street - Yarmouth, ME 04096

Drawing No.	C101
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WCH	02.28.22	FINAL SITE PLAN REVISIONS

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SITE PLAN APPLICATION	01.26.22	WCH
CLIENT REVIEW AND PRICING	01.07.22	WCH
TOWN OF YARMOUTH CONCEPTUAL REVIEW	12.14.21	WCH

Design: JWA	Draft: LAN	Date: NOV 2021
Checked: WCH	Scale: 1"=30'	Job No.: 2048.04
File Name: 2048.03-UTIL		
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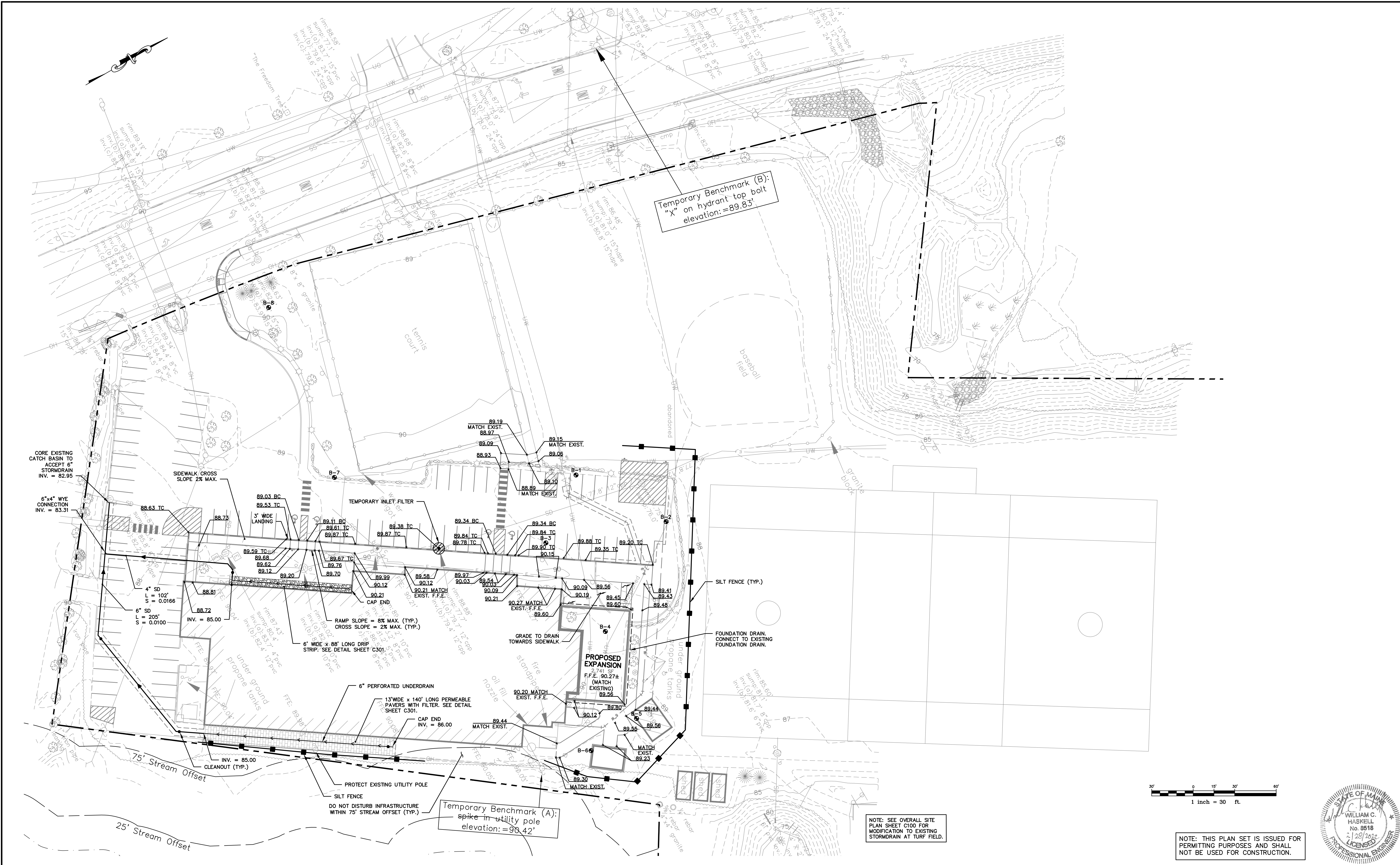


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Drawing Name:	Utility Plan
Project:	North Yarmouth Academy Yarmouth, Maine
Client:	North Yarmouth Academy 148 Main Street - Yarmouth, ME 04096

Drawing No.
C102

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WCH	02.28.22	FINAL SITE PLAN REVISIONS
Rev.	Date	Revision

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	By

Design:	JWA	Draft:	LAN	Date:	NOV 2021
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Drawing Name:	Grading, Drainage, Erosion & Sedimentation Control Plan
Project:	North Yarmouth Academy Yarmouth, Maine
Client:	North Yarmouth Academy 148 Main Street - Yarmouth, ME 04096

Drawing No.	C103
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- NOTES:**

1. 1/4"x4" PREMOULDED EXPANSION MATERIALS AROUND ANY STRUCTURES IN WALK.
2. EXPANSION JOINTS MAXIMUM DISTANCE = 20', USED 1/4"x4" PREMOULDED EXPANSION MATERIAL.
3. CONTRACTION JOINTS MAXIMUM DISTANCE = 5', TROWEL JOINT 2" DEEP AND FILL WITH HOT POURED SEALER.



NOTE

CONTRACTOR SHALL SUBMIT TO ENGINEER FOR APPROVAL, THE GRADATION OF INFILL STONE, FILTER LAYER, AND TYPE B UNDERDRAIN STONE PRIOR TO CONSTRUCTION.

CONSTRUCTION OVERSIGHT

CONTRACTOR SHALL NOTIFY ENGINEER AT LEAST 48 HOURS PRIOR TO CONSTRUCTION OF PERVIOUS PAVERS AND FILTER. INSPECTION BY ENGINEER SHALL CONSIST OF WEEKLY VISITS TO THE SITE TO OBSERVE PLACEMENT AND CONSTRUCTION OF PAVES AND FILTER COMPONENTS. AT A MINIMUM, OBSERVATIONS SHALL INCLUDE:

1. PLACEMENT OF UNDERDRAIN AND UNDERDRAIN GRAVEL.
2. PLACEMENT OF FILTER LAYER.
3. PLACEMENT OF STONE RESERVOIR.
4. PLACEMENT OF PAVERS AND INFILL STONE.

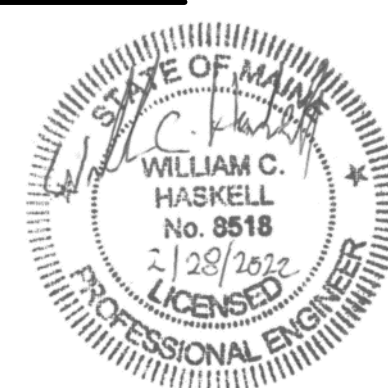


1. PAVERS SHALL BE CAMBRIDGE PERMEABLE PAVERS
-BELGUM 5PC OR LEDGESTONE 6"x9"

PERMEABLE PAVERS WITH FILTER
NOT TO SCALE



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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	By

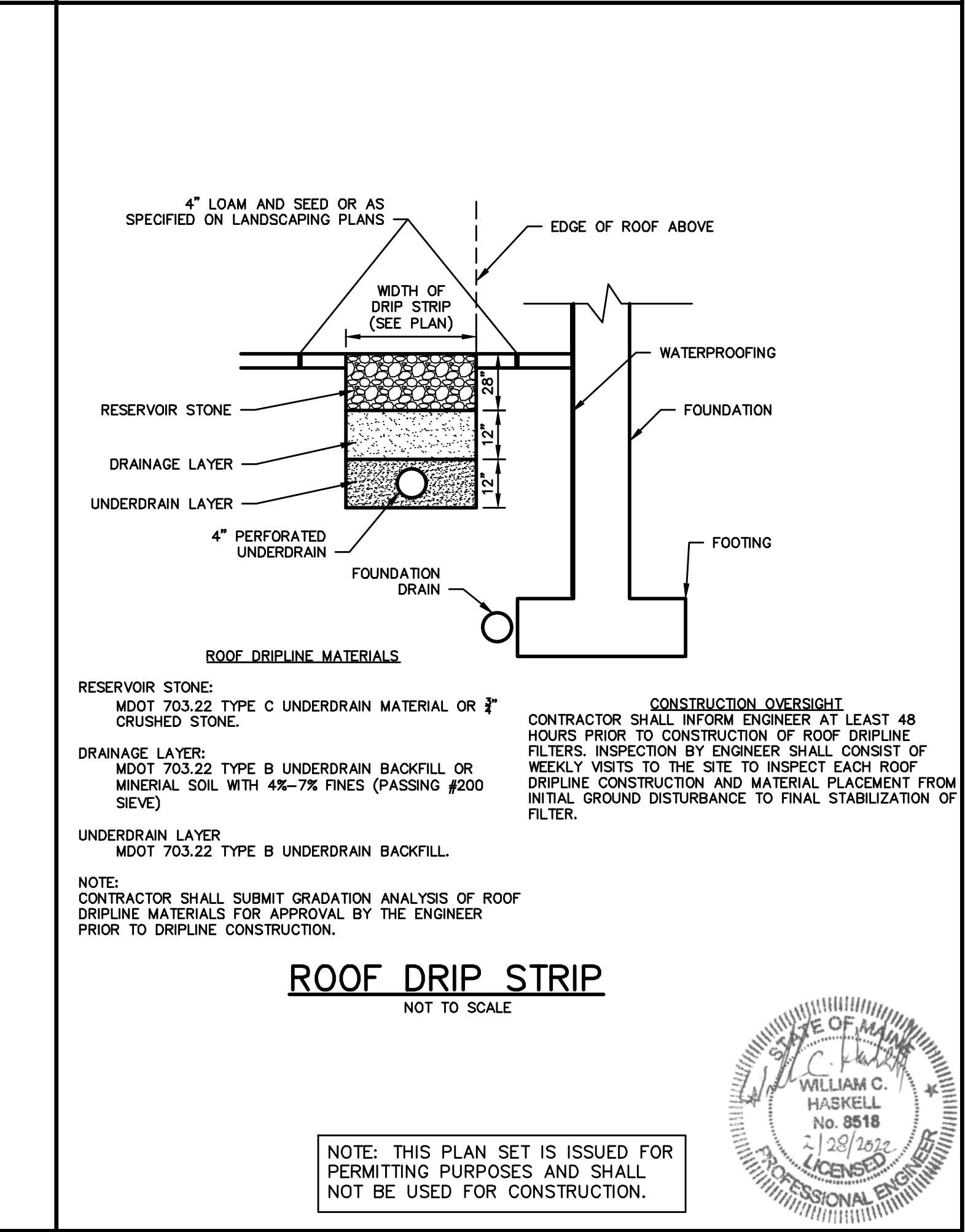
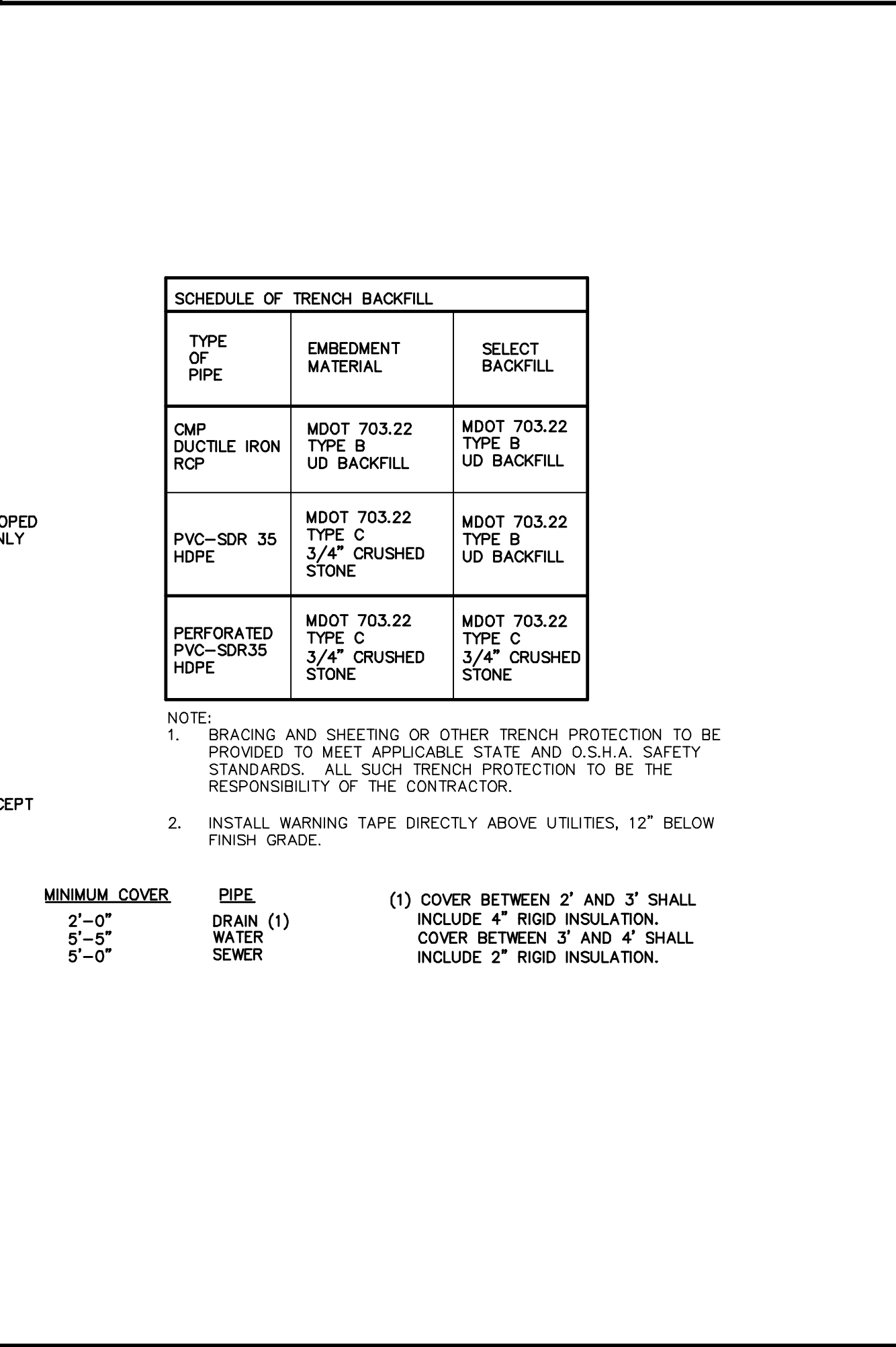
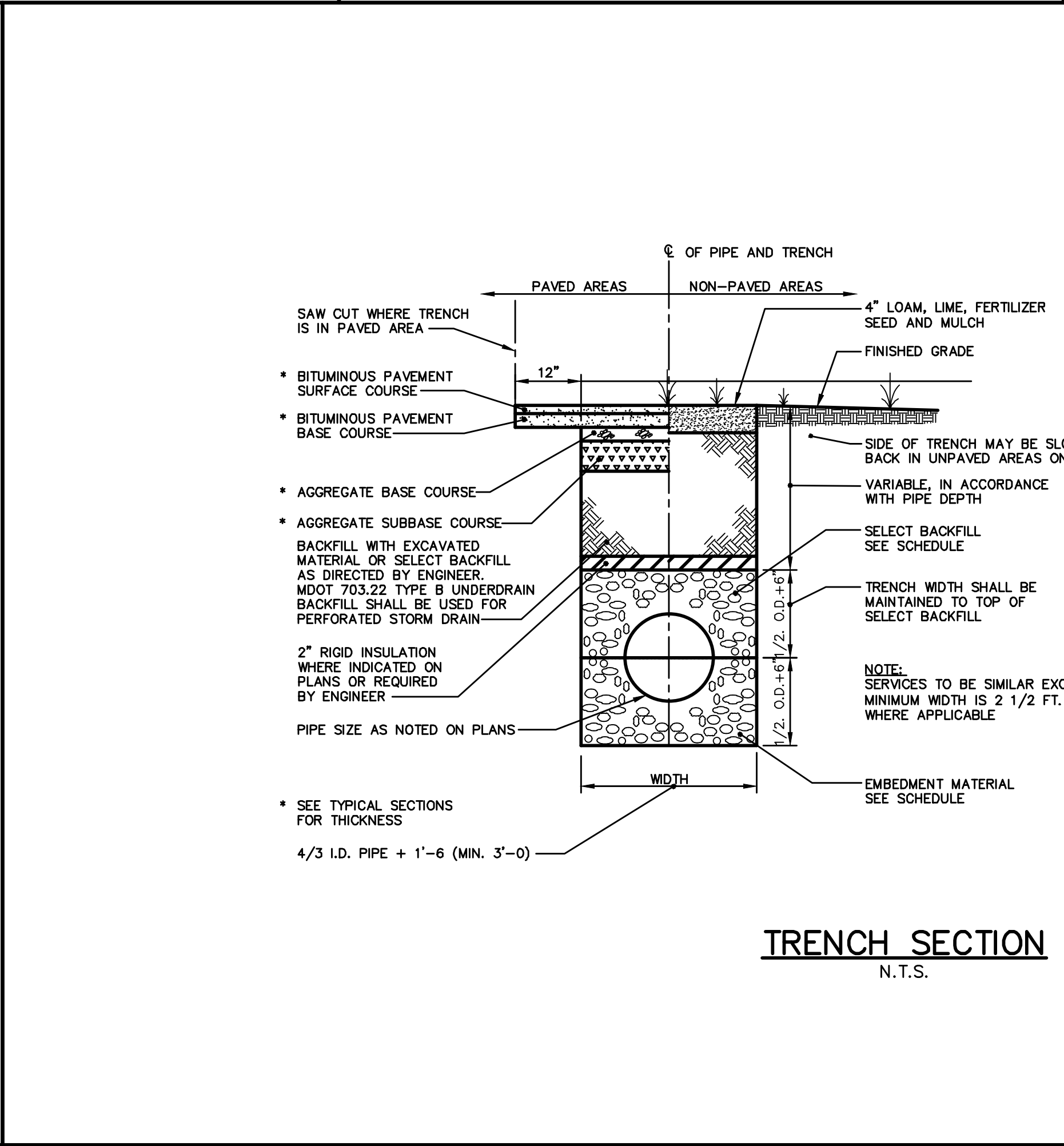
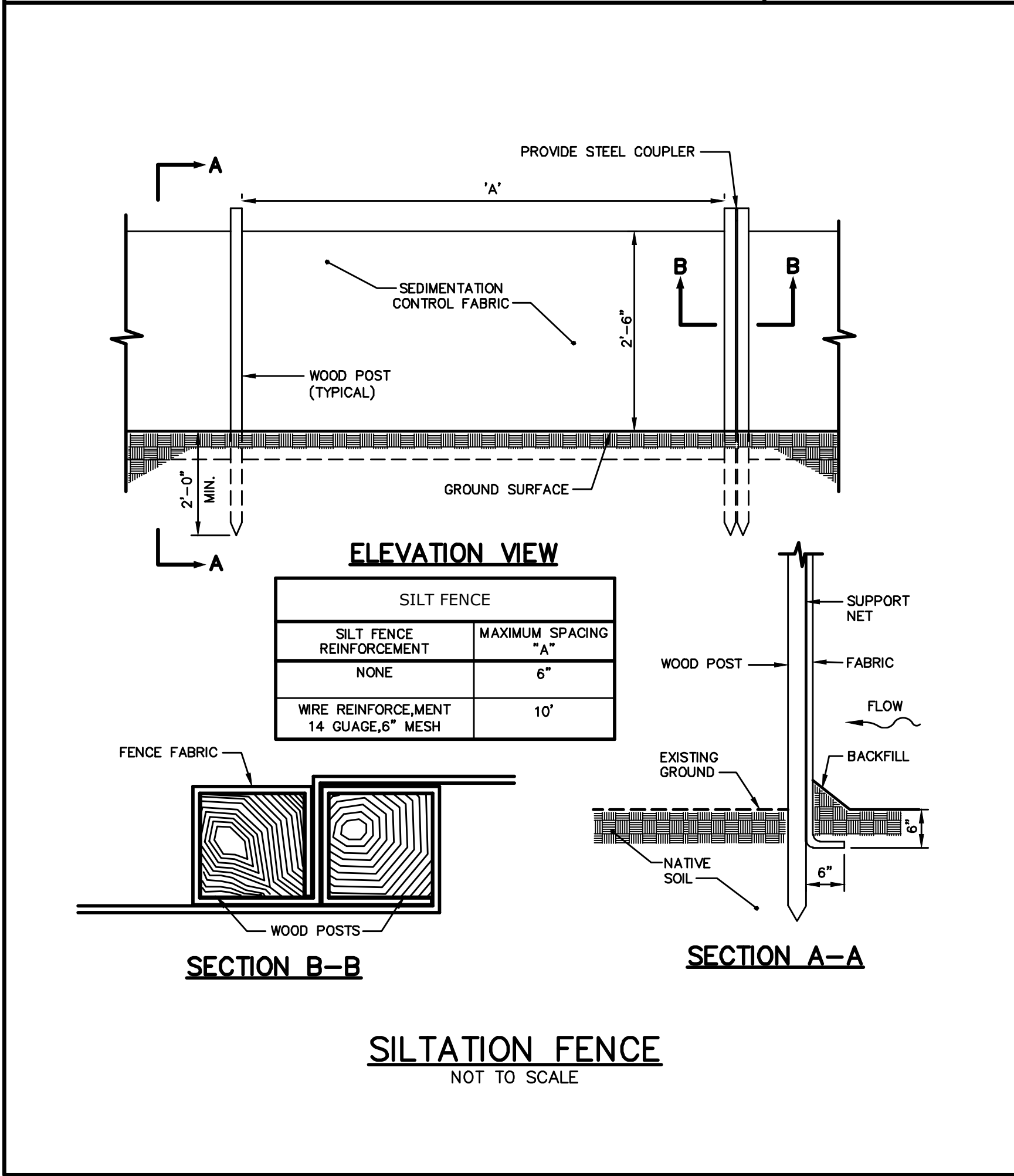
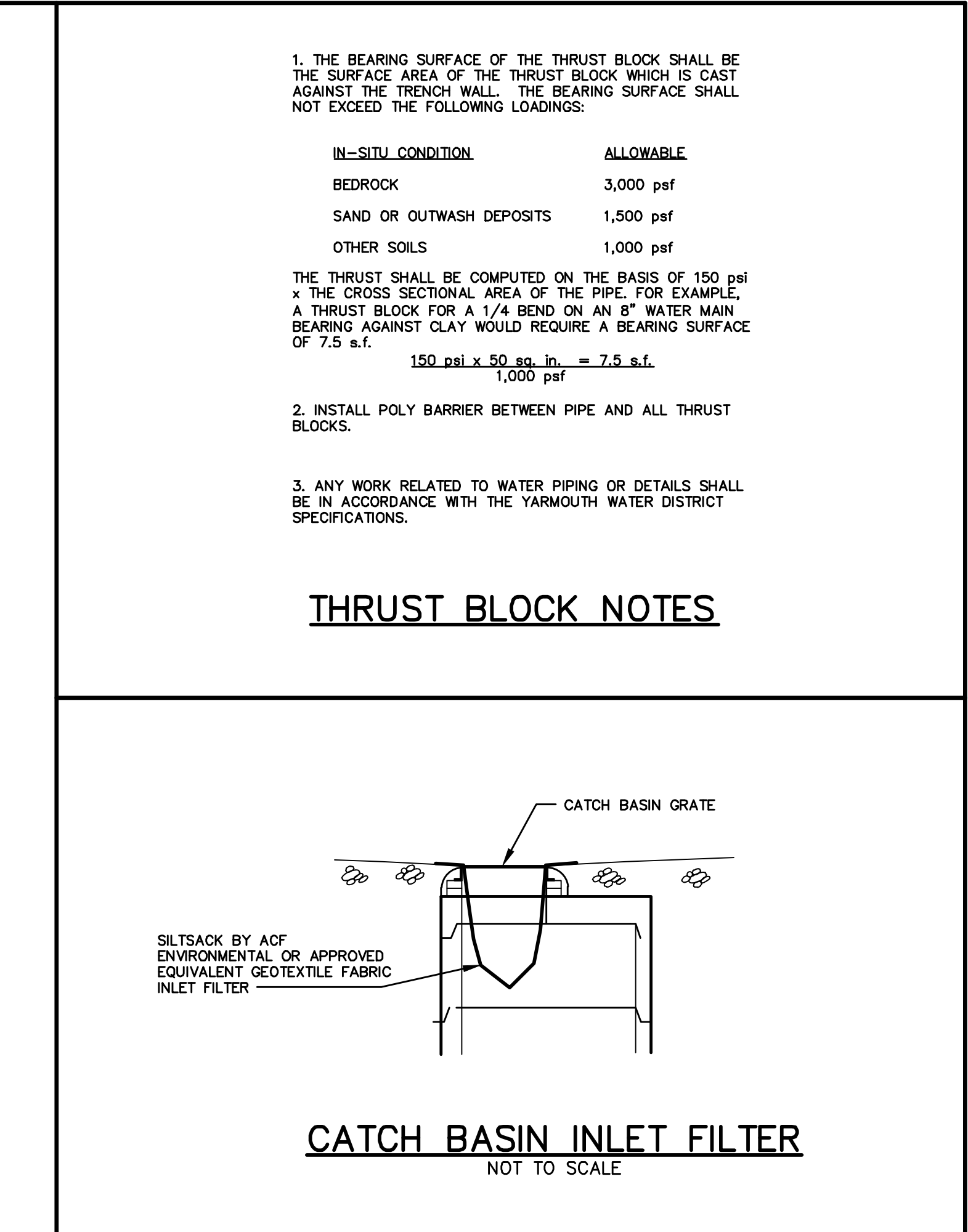
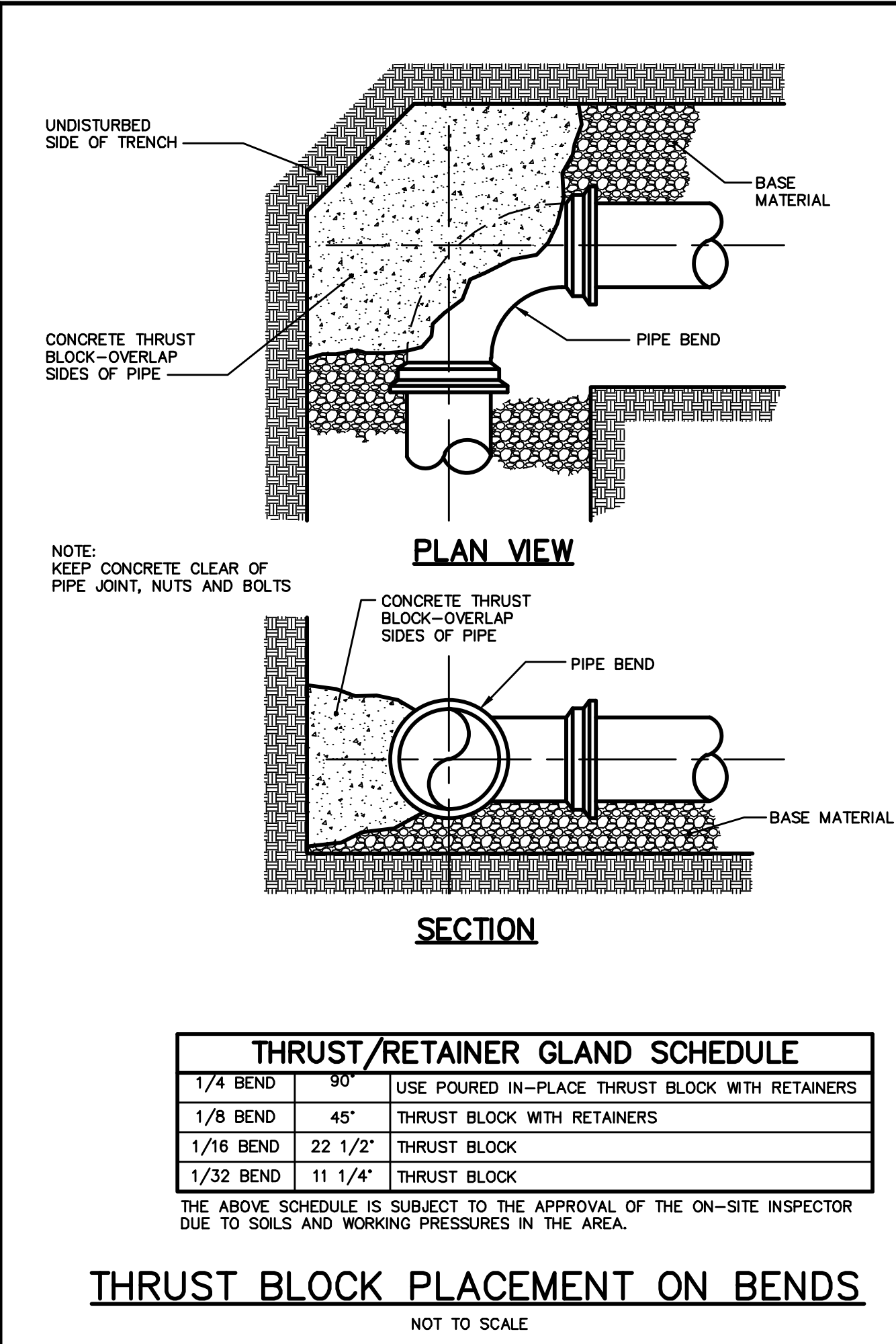
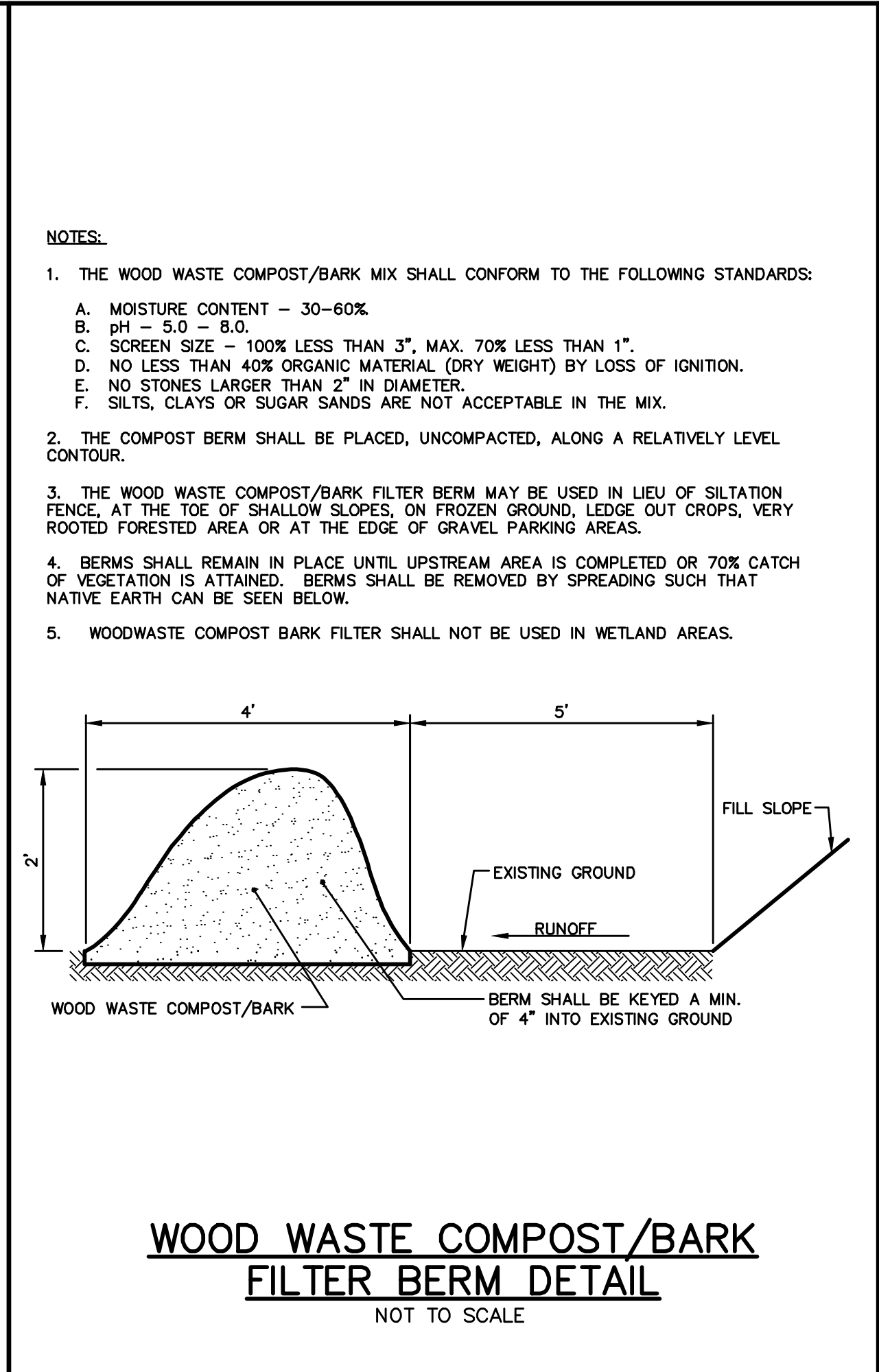
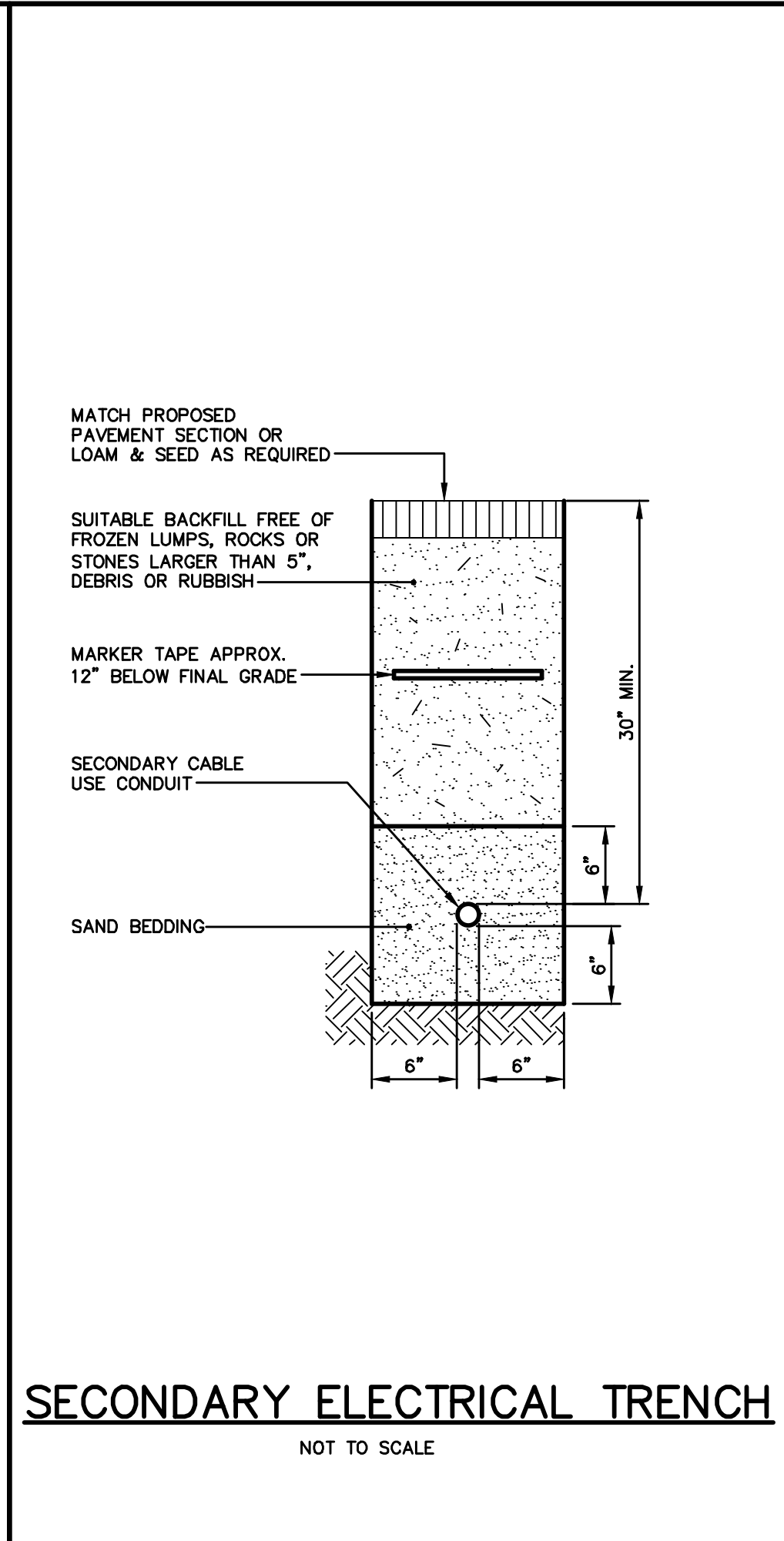
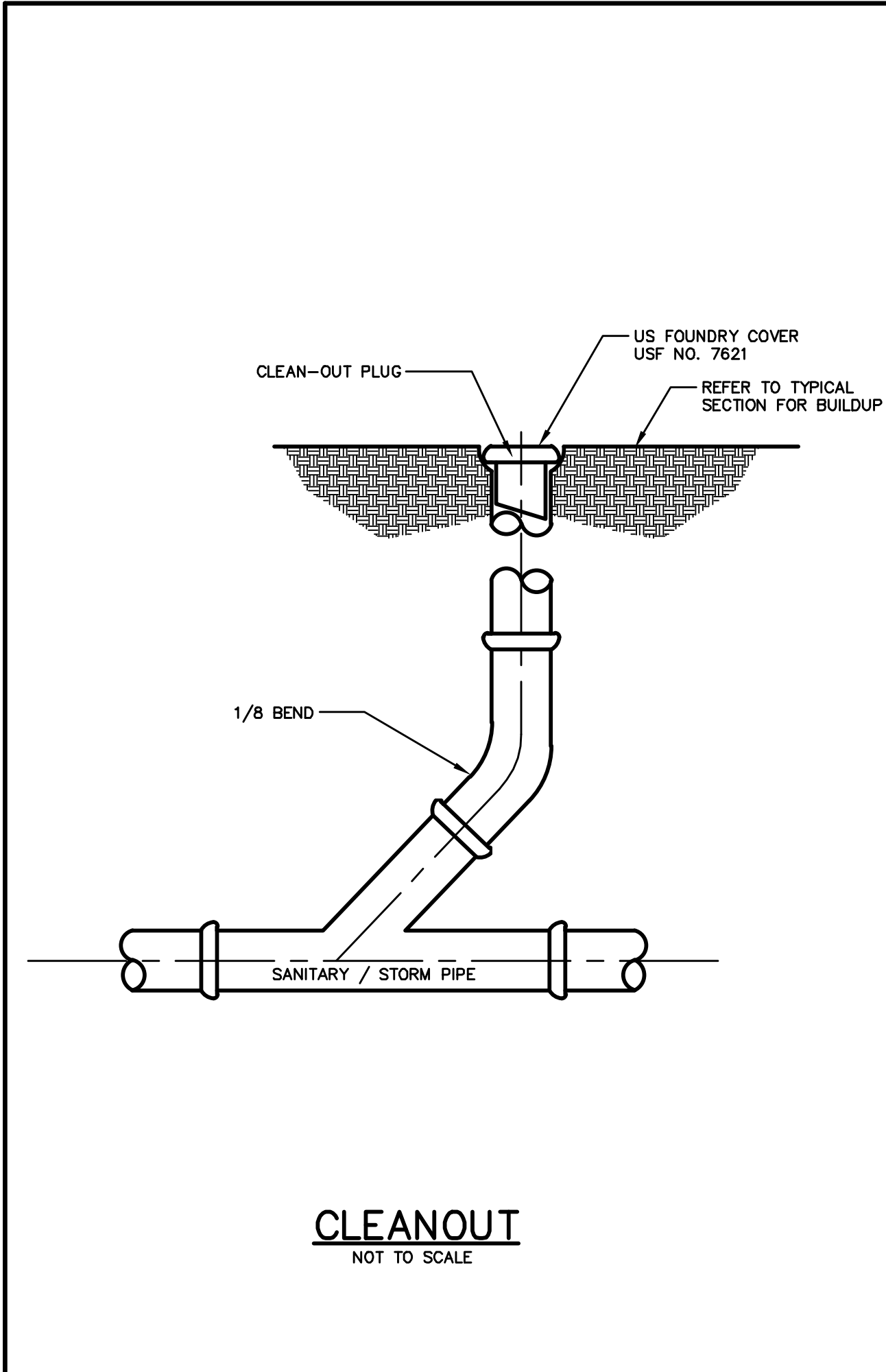
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File Name: 2048.03--details					

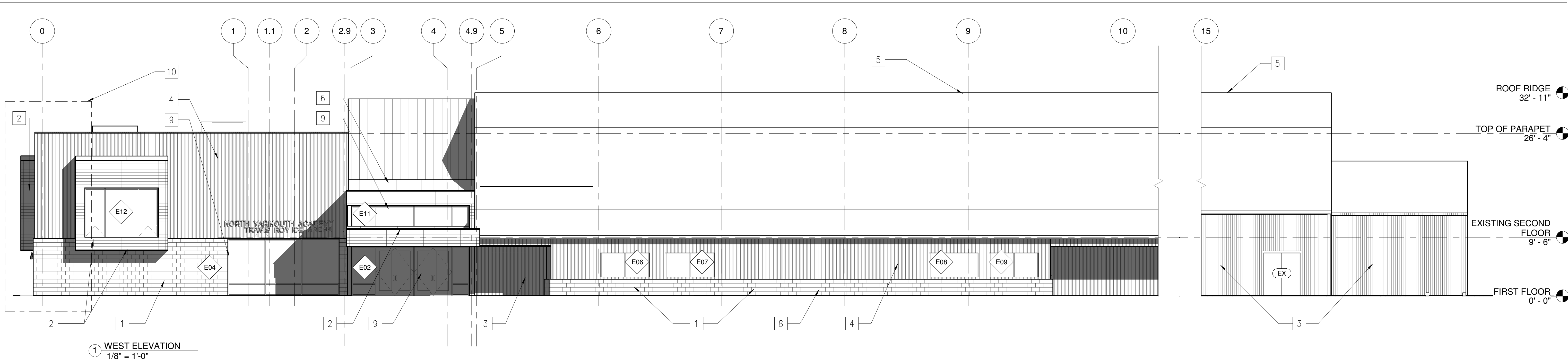
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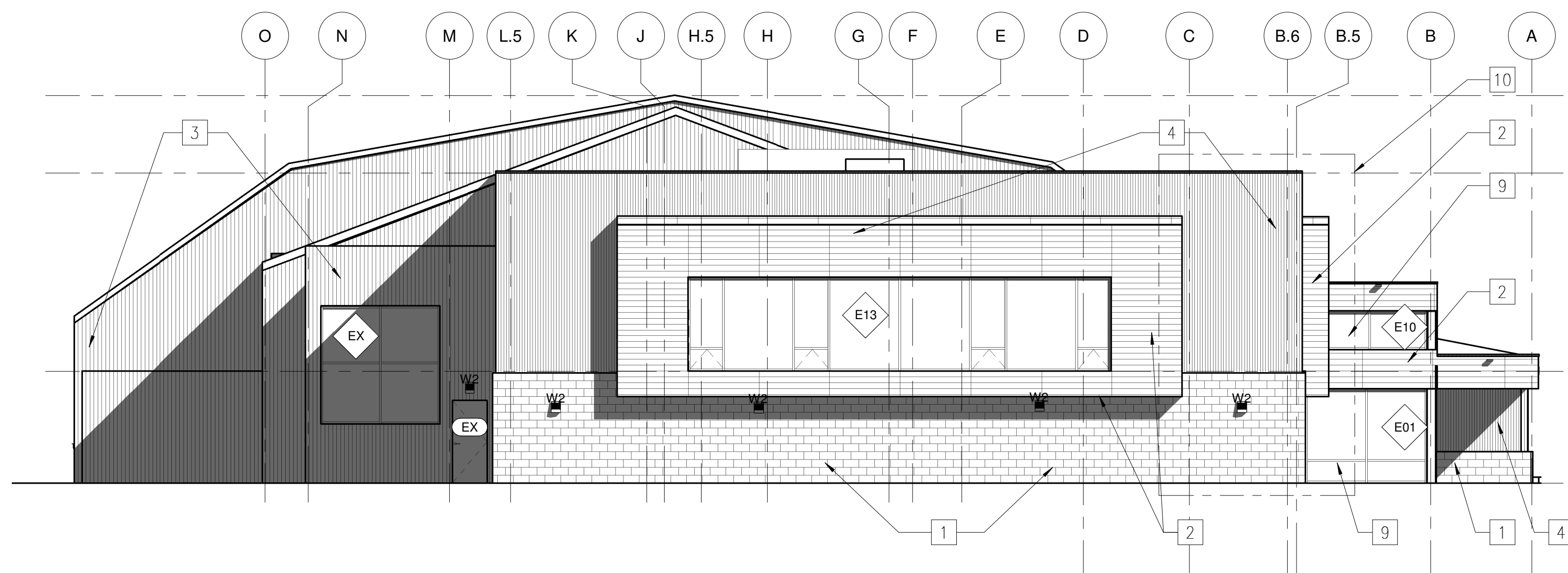
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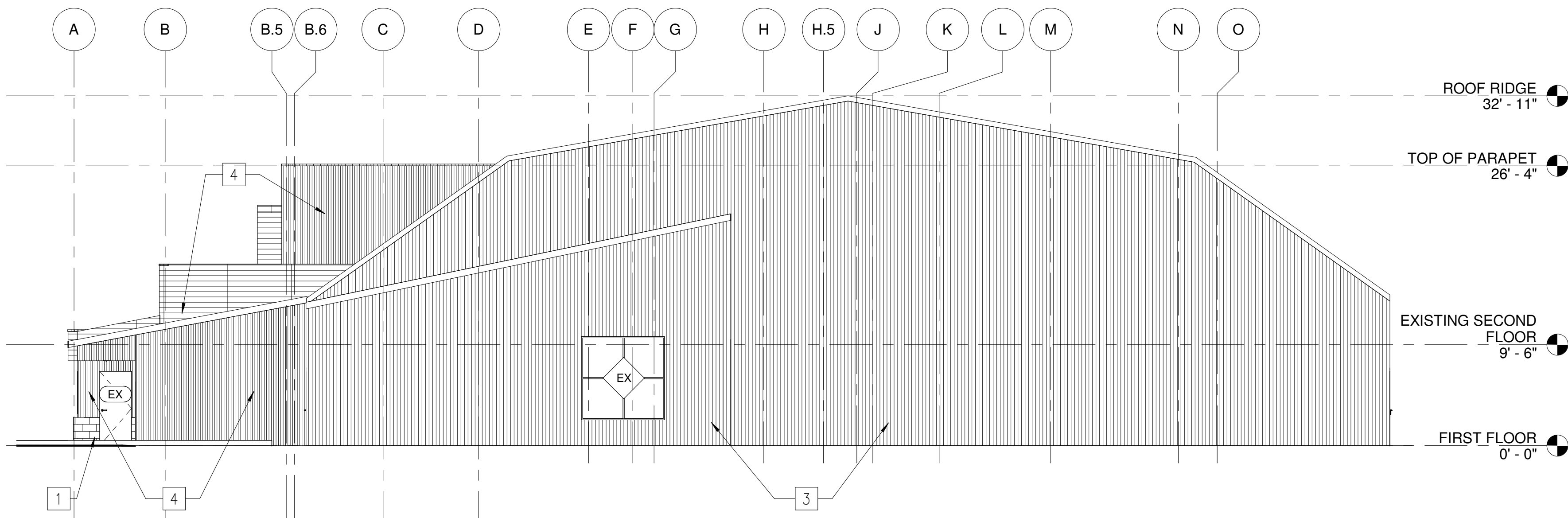




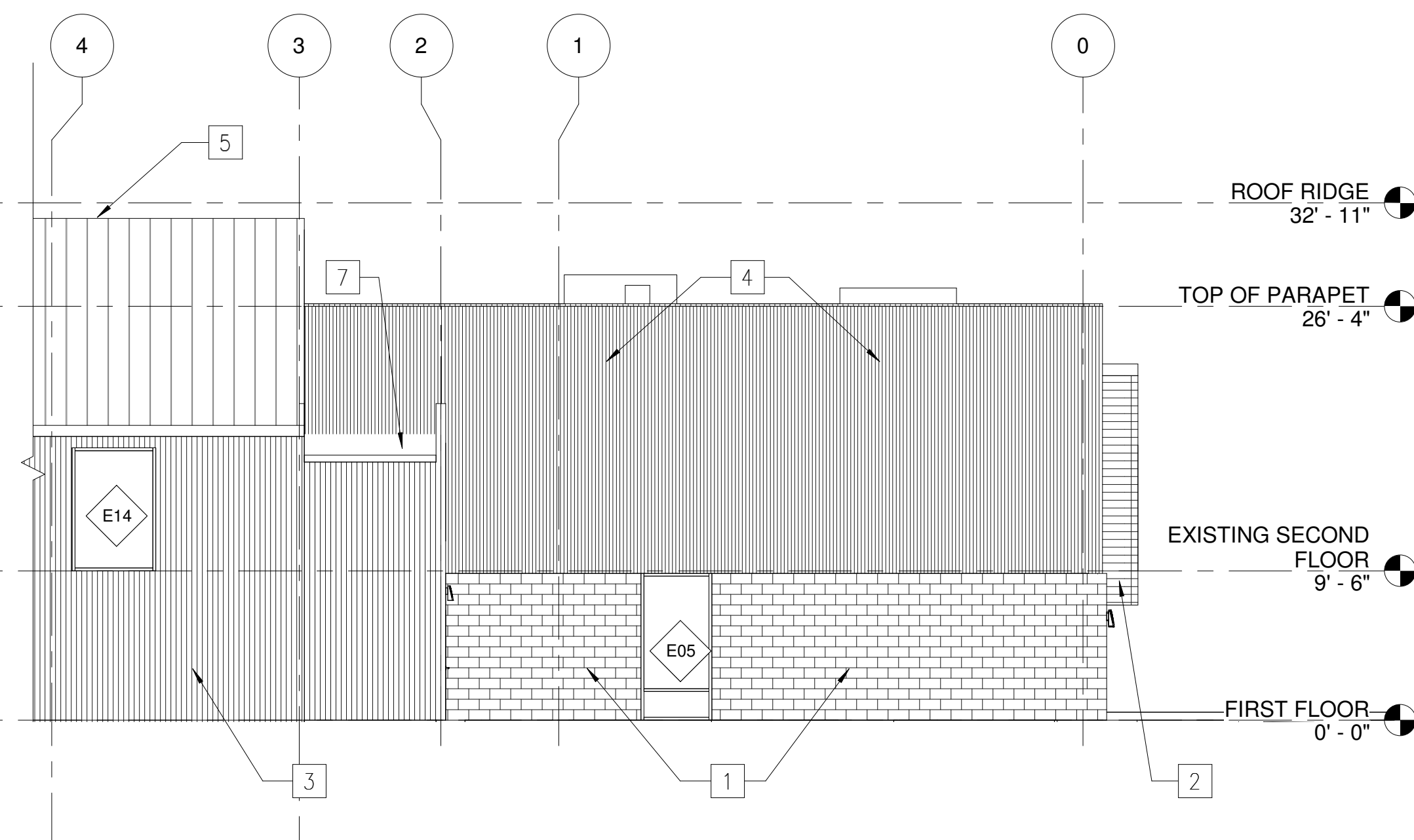
1 WEST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

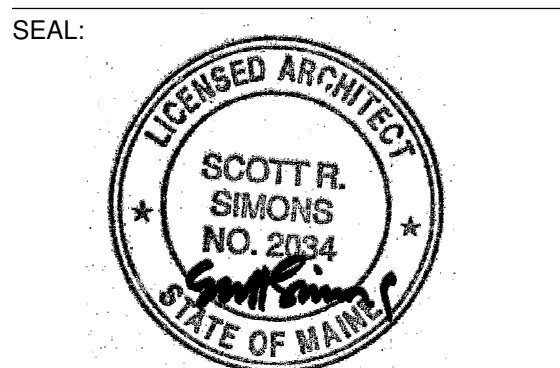
EXTERIOR ELEVATION KEYNOTES	
1	WESTBROOK GF-302 GROUNDFACE BLOCK. PROVIDE CORRESPONDING CORNER + CORNER SILL BLOCKS
2	NICHIHA FIBER CEMENT CLADDING + SOFFIT "VINTAGE WOOD COLOR TBD"
3	PAC-CLAD HWP 7/8" "COLOR TBD"
4	PAC-CLAD EXPOSED FASTENER 7/8" CORRUGATED "COLOR TBD"
5	NEW TPO MEMBRANE ROOF
6	NEW METAL ROOF TO MATCH EXISTING
7	EXTEND WALL OVER EXISTING STAIR ROOF FRAMING. COUNTER FLASH ROOF TO WALL PER MANUF. REQ.
8	MASONRY UNIT TO MATCH NEW ICE ARENA
9	KAWNEER WINDOW SYSTEM STANDARD ALUMINUM FINISH
10	PROVIDE MOCK UP OF METAL PANEL AND METAL PANEL TRANSITIONS TO REVIEW ON SITE WITH ARCH.



75 York Street
Portland, Maine 04101
simonsarchitects.com
207.772.4656

PROJECT NAME:
TRAVIS ROY ARENA

495 US-1
YARMOUTH, MAINE
04096



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REVISIONS	
DATE OF ISSUE:	02.25.2022
PROJECT NUMBER:	2021-0230
STATUS:	100% CONSTRUCTION DOCUMENTS

TRAVIS ROY ARENA ELEVATIONS

A201







scott simons architects

designed for human potential

75 York Street, Portland, Maine 04101
207.772.4656 simonsarchitects.com

ENTRY NIGHT VIEW

TRAVIS ROY ARENA
03/01/2022