

CD / PERMITTING SET AUGUST 8, 2022



LOCATION MAP NOT TO SCALE

PLAN INDEX -

PAGE:	DESCRIPTION:	SHEET:
1 OF 17	COVER SHEET	COVER
2 OF 17	BOUNDARY SURVEY	1 OF 1
3 OF 17	PLAN OF SUBDIVISION	1 OF 2
4 OF 17	PLAN OF SUBDIVISION	2 OF 2
5 OF 17	DEMOLITION PLAN	C-100
6 OF 17	SITE LAYOUT PLAN	C-101
7 OF 17	GRADING & DRAINAGE PLAN	C-102
8 OF 17	UTILITY PLAN	C-103
9 OF 17	ELECTRIC & COMM.UTILITY PLAN	C-103A
10 OF 17	EROSION CONTROL NOTES & DETAILS	C-300
11 OF 17	SITE CIVIL DETAILS I	C-301
12 OF 17	SITE CIVIL DETAILS II	C-302
13 OF 17	LANDSCAPE & MATERIALS PLAN	LA-1.0
14 OF 17	LANDSCAPE DETAILS	LA-2.0
15 OF 17	PHOTOMETRIC PLAN	1 OF 1
16 OF 17	PARKING ACCESS PLAN	1 OF 1
17 OF 17	CONSTRUCTION MANAGEMENT PLAN	1 OF 1



JRVEY CONTROL (TRAVERSE) STATION CON PIPE OR ROD EXISTING TONE OR CONCRETE MONUMENT EXISTING RILL HOLE EXISTING /8 " DIA REINFORCING BAR SET TTH SURVEYORS ID CAP ONUMENT SET (OTHER THAN REBAR) ENCH MARK OR TEMPORARY BENCH MARK	 ▲ ● ■ ■ ■ M 	SANITARY SEWER LINE STORM DRAIN LINE WATER LINE AERIAL ELECTRIC & TELEPHONE LINE BELOW GRADE ELECTRIC,TELEPHONE LINE WIRE FENCE LINE WOOD FENCE LINE	ss sd w ohe&t uge/t x x
ATCH BASIN RAIN MANHOLE ANITARY SEWER MANHOLE ATER GATE VALVE	∑≋ ⊚ ⊜	CHAIN LINK FENCE STONEWALL PROPERTY LINE EASEMENT LINE	000
ATER SHUT OFF ELL TILITY POLE TILITY GUY POLE ONTROLLER CABINET DLE LIGHT	⇔ ∑ ف © م ب	PARCEL LINE PER DEED ZONING YARD SET BACK LINE LOT/DIVISION LINE EXISTING CONTOUR LINE WETLANDS LIMIT VEGETATION/TREELINE LIMIT	
AS/OIL FILL POINT COVER DIL TEST PIT LOCATION DIL BORING LOCATION RAFFIC DIRECTION	€ ● ● ● ● ●	LINE TABLE REFERENCE L1 CURVE TABLE REFERENCE C1	

NOTES:

1. THE SURVEY ON WHICH THIS PLAN IS BASED IS ORIENTED TO GRID NORTH MAINE STATE PLANE COORDINATE SYSTEM 1983 NORTH AMERICAN DATUM WEST ZONE ESTABLISHED AT THE PROJECT SITE BY GPS OBSERVATIONS WITH A LECIA GS 15 RECEIVER.
2. VERTICAL DATUM FOR THE PROJECT IS 1988 NORTH AMERICAN DATUM ESTABLISHED AT THE PROJECT SITE BY GPS OBSERVATIONS.
3. DETAIL AND EVIDENCE WERE OBSERVED IN A RADIAL MANNER FROM CONTROL TRAVERSE STATIONS WITH A ROBOTIC TOTAL STATION.
4. THE PROJECT PARCEL IS SHOWN ON TOWN OF YARMOUTH ASSESSORS MAP 37 AS LOT30
5. THE PROJECT PARCELS ARE SUBJECT TO MUNICIPAL ZONING ORDINANCE OF THE TOWN OF YARMOUTH AND ARE SITUATED IN CD 4 DISTRICT.
6. MAIN STREET, STATE ROUTE 115, IS A PUBIC ROAD.
7. UNDER GROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON DESIGN PLANS AND SURFACE STRUCTURES OF THE UTILITY. PLANS INDICATE THAT THERE MORE THAN LIKELY ARE OTHER BELOW GRADE UTILITIES AND STRUCTURES. DIG SAFE AND LOCAL UTILITIES MUST BE LOCATED BEFORE EXCAVATION.
8. MAIN STREET RIGHT OF WAY LIMITS BASED RECOVERED MONUMENTS AND PLAN OF MAIN STREET

REDEFINITION PREPARED FOR THE CUMBERLAND COUNTY COMMISSIONERS RECORDED AT CUMBERLAND COUNTY COMMISSIONERS FILES BOOK 8 PAGE 22.

9. SOUTH STREET WAS CREATED CIRCA 1847 ON A PLAN OF LOTS FOR RICHMOND L CUTTER AND ZADOC HUMPHREY BY A H WELD. THE PLAN APPEARS TO NOT HAVE BEEN RECORDED. THE WIDTH AND BOUNDARIES OF SOUTH STREET ARE NOT CERTAIN. THE RIGHT OF WAY LIMITS FOR SOUTH STREET ARE BASED ON 23 MRSA SEC 2952

> I HEREBY CERTIFY, THAT TO THE BEST OF MY KNOWLEDGE, THE SURVEY REPRESENTED BY THIS PLAN CONFORMS WITH THE STANDARDS OF PRACTICE OF THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

PAUL H. RUOPP, JR. P.L.S. NO 1165

THIS PLAN HAS BEEN PREPARED FOR THE CLIENT NAMED HEREON FOR THE PURPOSE OF SHOWING THE SITE DETAIL TO SUPPORT ENGINEERING DESIGN AND DEVELOPMENT OF THE PROJECT SITE.

THE PLAN REFLECTS CONDITIONS ON THE SURFACE OF THE EARTH AS OF THE DATE OF THE SURVEY IN MAY—JULY 2020.

USE OF THIS PLAN BY INDIVIDUALS AND OR PARTIES OTHER THAN THE CLIENT NAMED HEREON, AND / OR USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH THE SURVEY WAS COMPLETED IS UNAUTHORIZED WITHOUT EXPRESSED WRITTEN CONSENT OF THE SURVEYOR.

UNAUTHORIZED USE OF THE PLAN OR RELEASE OF THE PLAN TO UNAUTHORIZED PARTIES OR AGENCIES WILL ENTITLE THE SURVEYOR TO ADDITIONAL COMPENSATION.

CMP 10.2		REVISIONS							
	ITEM NO	DATE	DESCRIPTION	BY					
	1			PHR					
	PLAN OF: PROPER	F SITE S TY OF 2	SURVEY 298 MAIN PARTNERS, LLC						
	298 MAIN YARMOUT	98 MAIN STREET ARMOUTH, MAINE							
	FOR: 298 MA	IN PART	NERS. LLC						
1//	67 HILLS YARMOUT	IDE STRE. H, MAINE	ET						
Ň	NOT VALUD W	THOUT		K: PHR III					
	I'V ATE	MAIL	PAUL H. RUUPP JR., PLD DRAWN	BY:PHR JP					
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\backslash	- P & 10,6		25 MAPLE STREET P O BOX 330 FIELD B	IK: 0144					
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Ň	SUR	VELUIN	MONMOOTII, MAINE 04209 SHEET:	1 OF 1					
X	14DEC2020''	1117.	TEL & FAX: 207-933-3393 File No.	: 03250003					



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SURVEY CONTROL (TRAVERSE) STATION IRON PIPE OR ROD EXISTING STONE OR CONCRETE MONUMENT EXISTING DRILL HOLE EXISTING 5/8 " DIA REINFORCING BAR SET WITH SURVEYORS ID CAP MONUMENT SET (OTHER THAN REBAR) BENCH MARK OR TEMPORARY BENCH MARK CATCH BASIN DRAIN MANHOLE	 ▲ ● ● B M □ □ 0 0 	SANITARY SEWER LINE
SANITARY SEWER MANHOLE	S	PROPERTY LINE
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CONTROLLER CABINET POLE LIGHT	⊠ ¢	VEGETATION/TREELINE LIMIT
GAS/OIL FILL POINT COVER	Ø	LINE TABLE REFERENCE L1
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PROJECT SITE BY GPS OBSERVATIONS WITH A LECIA GS 15 RECEIVER. 2. VERTICAL DATUM FOR THE PROJECT IS 1988 NORTH AMERICAN DATUM ESTABLISHED AT THE PROJECT SITE BY GPS OBSERVATIONS.

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REVISIONS

	ITEM NO	DATE	DESCRIPTION	BY
	1	07/14/202	1 FINAL PLAN REVIEW	PHI
	2	09/13/202	1 ADD CONDITIONS OF APPROVAL, EDIT N	OTES PHI
1 0 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	F: PROPER 298 MAIN ARMOUT OR: 298 MA 37 HILLS ARMOUT	TY OF 2 N STREET H, MAINE IN PART IDE STREI H, MAINE	298 MAIN PARTNERS, LLC NERS, LLC	
N	OT VALD	THOUT	PAUL H. RUOPP JR., PLS	FIELD WK: PHR III DR.AWN BY: PHR JP CHECKED BY: PHR
B0	SSED SEAL	OF SURVEYOR	LAND SURVEYING & MAPPING	DATE: $11MAY2021$ SCALE: $1^{*} = 40^{2}$
V	1/KH	-	25 MAPLE STREET P O BOX 330	FIELD BK: 0144
0		SEAL	MONMOUTH, MAINE 04259	SHEET: 1 OF 2

TEL & FAX: 207-933-3393

20 500 2021

File No.: 03250003

CONDITIONS OF APPROVAL:

1. THE APPLICANT SHALL DEVELOP A STANDALONE PARKING MANAGEMENT PLAN FOR 298 MAIN STREET. THE 298 MAIN STREET PARKING MANAGEMENT PLAN SHALL INCLUDE INFORMATION ON THE OWNER, THE PURPOSE AND GOAL OF THE PARKING MANAGEMENT PLAN, INFORMATION ON THE PROJECT LOCATION AND AREA, THE UNIT SIZE AND TYPE OF USES IN THE BUILDING, THE TRAFFIC AND VEHICULAR ACCESS PLAN, MANAGEMENT REQUIREMENTS, AND ANNUAL ANALYSIS AND REPORTING. IN ADDITION: a.THE PLAN SHALL INCLUDE PROVISIONS TO CONVERT FULL SIZE PARKING SPACES TO COMPACT SPACES

SHOULD TENANTS REPORT DIFFICULTIES MANEUVERING IN THE PARKING LOT; b.THE PLAN SHALL INCLUDE PROVISIONS TO ADDRESS TENANT OR OTHERS USE OF THE DOWNEAST ENERGY PROPERTY;

- c. THE PLAN SHALL INCLUDE A PROVISION FOR THE SCOPE OF WORK OF THE ANNUAL ANALYSIS TO BE REVIEWED AND APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT;
- d. THE PLAN SHALL INCLUDE A PROVISION FOR THE ANNUAL REPORT TO BE SUBMITTED TO THE PLANNING BOARD; AND
- e. AT THE TIME THAT A FUTURE RAILROAD SQUARE PROJECT IS ADVANCED, THE PLAN SHALL INCLUDE A PROVISION FOR 298 MAIN STREET SHALL BE INTEGRATED INTO AN OVERALL PARKING MANAGEMENT PLAN FOR 298 MAIN STREET AND RAILROAD SQUARE DUE TO THE LOCATION OF REMOTE PARKING.
- 2. A SEWER CONNECTION PERMIT APPLICATION AND FEE FOR THE BUILDING WILL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT. DURING CONSTRUCTION OF ALL SEWER INFRASTRUCTURE, ALL WORK MUST BE INSPECTED BY TOWN STAFF PRIOR TO BACKFILLING AND ALL SEWER WORK SHALL BE CONSTRUCTED PER YARMOUTH TOWN STANDARDS. ALL SEWER INFRASTRUCTURE TO BE ABANDONED ALL BE AS DIRECTED BY THE TOWN ENGINEER.
- 3. THE APPLICANT SHALL PROVIDE AN ADEQUATE SOILS REPORT FORM A PROFESSIONAL ENGINEER LICENSED IN MAINE THAT EVALUATES THAT IN-SITU SITE SOILS AND PROVIDES GUIDANCE FOR FOUNDATION DESIGN OF THE PROPOSED STRUCTURE PRIOR TO A REQUEST FOR A BUILDING PERMIT.
- 4. THE APPLICANT SHALL VERIFY THE MOST VIABLE UNDERDRAIN CONNECTION AND COORDINATE ANY REQUIRED IMPROVEMENTS FOR THE UNDERDRAIN CONNECTION WITH PUBLIC WORKS AND THE TOWN ENGINEER PRIOR TO A REQUEST FOR A BUILDING PERMIT.
- 5. DURING CONSTRUCTION, THE APPLICANT AND THEIR CONSTRUCTION MANAGER/CONTRACTOR SHALL PERFORM THE REQUIRED INSPECTIONS AND ENFORCEMENT OF THE ESC PLAN PER MDEP REQUIREMENTS, INCLUDING WEEKLY INSPECTIONS AND

DOCUMENTATION OF ALL INSPECTION WORK. IN ADDITION, THE TOWN WILL BE PERFORMING SITE INSPECTIONS AND WILL BE REVIEWING THE INSPECTION RECORDS PER THE TOWN'S NPDES MS4 GENERAL PERMIT. THE BMP'S SHALL BE INSTALLED PRIOR TO THE DISTURBANCE OF SITE SOILS AND VEGETATION.

- 6. PRIOR TO THE REQUIRED PRE-CONSTRUCTION CONFERENCE WITH TOWN STAFF. THE APPLICANT SHALL PROVIDE A DETAILED LOGISTICS PLAN FOR CONSTRUCTION MANAGEMENT TO THE TOWN ENGINEER, DIRECTOR OF PUBLIC WORKS, AND DIRECTOR OF PLANNING AND DEVELOPMENT FOR REVIEW AND APPROVAL.
- 7. THE APPLICANT SHALL PROVIDE THE FINAL DISPOSITION OF THE UTILITY POLES TO THE TOWN ENGINEER AND DIRECTOR OF PUBLIC WORKS AS SOON AS THE UNDERGROUND ELECTRIC AND COMMUNICATIONS SYSTEM IS FINALIZED BY CMP.
- 8. PRIOR TO OCCUPANCY OF THE BUILDING, THE APPLICANT SHALL COORDINATE THE LOCATION OF THE SIDEWALK TO THE REMOTE PARKING AREA AT AND PAST THE RAILROAD SQUARE PAVILION WITH THE TOWN ENGINEER, DIRECTOR OF PUBLIC WORKS, AND DIRECTOR OF PLANNING AND DEVELOPMENT.
- 9. AN IRREVOCABLE LETTER OF CREDIT OR CASH ESCROW AND A NON-REFUNDABLE (2%) INSPECTION FEE WILL BE REQUIRED FOR THE ESTIMATED COST OF THE INFRASTRUCTURE LOCATED IN THE PUBLIC RIGHT OF WAY AS WELL AS THE SITE DRAINAGE. STORMWATER BMP'S AND LANDSCAPING, ALSO, PRIOR TO ISSUANCE OF BUILDING PERMITS OR THE COMMENCEMENT OF WORK. THE APPLICANT AND THEIR SELECTED CONSTRUCTION CONTRACTOR SHALL ATTEND A PRE—CONSTRUCTION CONFERENCE WITH TOWN STAFF AT A MUTUALLY AGREEABLE DATE AND TIME. ATTENDANCE AT THE PRE-CONSTRUCTION CONFERENCE IS REQUIRED. PRIOR TO ISSUANCE OF BUILDING PERMITS. THE APPLICANT SHALL SATISFY ALL TOWN CONCERNS AND PROVIDED UPDATED DRAWINGS AS REQUIRED. ALL OTHER PERMIT APPLICATIONS AND FEES WILL BE REQUIRED PRIOR TO THE RELEASE OF A BUILDING PERMIT.

STANDARD CONDITIONS OF APPROVAL: PLEASE NOTE THE FOLLOWING STANDARD CONDITIONS OF APPROVAL AND REQUIREMENTS FOR ALL APPROVED SUBDIVISIONS AND SITE PLANS:

1. <u>SUBDIVISION RECORDING PLAT AND PERFORMANCE GUARANTEE</u>: A FINAL RECORDING PLAT LISTING ALL CONDITIONS OF SUBDIVISION APPROVAL MUST BE SUBMITTED FOR REVIEW AND SIGNATURE UPON PLANNING BOARD APPROVAL OF A FINAL SUBDIVISION. ALONG WITH A PERFORMANCE GUARANTEE FOR ALL REQUIRED IMPROVEMENTS AS SPECIFIED IN CHAPTER 601. ARTICLE II. THE PERFORMANCE GUARANTEE AND INSPECTION FEE OF 2% OF THE PERFORMANCE GUARANTEE AMOUNT MUST BE SUBMITTED AND APPROVED BY THE TOWN ENGINEER PRIOR TO THE RELEASE OF THE RECORDING PLAT FOR RECORDING AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

3. <u>FINAL RECORDING PLAT SUBMISSION:</u> UPON RECORDING OF THE SUBDIVISION PLAT AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS, 1 MYLAR AND 3 PAPER COPIES OF THE PLAT SHOWING BOOK AND PAGE AND DATE OF RECORDING SHALL BE SUBMITTED TO THE TOWN ENGINEER, ALONG WITH AN ELECTRONIC PLAN SET IN BOTH AUTOCAD FORMAT (*,DWG), RELEASE AUTOCAD 2005 OR GREATER AND PDF FORMATS. THE TOWN ENGINEER SHALL FORWARD A COPY OF THE RECORDED PLAT TO THE TOWN ASSESSOR AND GIS TECHNICIAN.

4. <u>DEVELOP_SITE_ACCORDING_TO_PLAN:</u> THE SITE SHALL BE DEVELOPED AND MAINTAINED AS DEPICTED ON THE SITE PLAN AND IN THE WRITTEN SUBMISSION OF THE APPLICANT. MODIFICATION OF ANY APPROVED SITE PLAN OR ALTERATION OF A PARCEL SHALL REQUIRE THE PRIOR APPROVAL OF A REVISED SITE PLAN BY THE PLANNING BOARD OR THE PLANNING AUTHORITY.

5. SEPARATE BUILDING PERMITS ARE REQUIRED: THIS APPROVAL DOES NOT CONSTITUTE APPROVAL OF BUILDING PLANS, WHICH MUST BE REVIEWED AND APPROVED BY YARMOUTH CODE ENFORCEMENT OFFICER.

6. <u>SUBDIVISION EXPIRATION:</u> ANY SUBDIVISION PLAN NOT SO FILED OR RECORDED WITHIN 180 DAYS OF THE DATE UPON WHICH SUCH PLAN IS APPROVED AND SIGNED BY THE PLANNING BOARD AS HEREIN PROVIDED SHALL BECOME NULL AND VOID, UNLESS THE PARTICULAR CIRCUMSTANCES OF SAID APPLICANT WARRANT THE PLANNING BOARD TO GRANT AN EXTENSION WHICH SHALL NOT EXCEED TWO ADDITIONAL PERIODS OF 180 DAYS.

7. <u>SITE PLAN EXPIRATION:</u> THE SITE PLAN APPROVAL WILL BE DEEMED TO HAVE EXPIRED UNLESS WORK HAS COMMENCED WITHIN ONE YEAR OF THE APPROVAL OR WITHIN A TIME PERIOD UP TO TWO YEARS FROM THE APPROVAL DATE IF APPROVED BY THE PLANNING BOARD OR PLANNING DIRECTOR AS APPLICABLE. REQUESTS TO EXTEND APPROVALS MUST BE RECEIVED BEFORE THE ONE YEAR EXPIRATION DATE.

8. <u>PRECONSTRUCTION MEETING:</u> PRIOR TO THE RELEASE OF A BUILDING PERMIT OR SITE CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE, TOWN HALL OR OTHER MUTUALLY AGREEABLE LOCATION. THIS MEETING WILL BE HELD WITH THE CONTRACTOR, TOWN ENGINEER. CODE ENFORCEMENT OFFICER AND DIRECTOR OF PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING TOWN'S REPRESENTATIVES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRE-CONSTRUCTION MEETING.

THIS APPROVAL.

2. <u>SUBDIVISION WAIVERS:</u> PURSUANT TO 30-A MRSA SECTION 4406(B)(1), ANY WAIVER MUST BE SPECIFIED ON THE SUBDIVISION PLAN OR OUTLINED IN A NOTICE AND THE PLAN OR NOTICE MUST BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN 90 DAYS OF THE FINAL SUBDIVISION APPROVAL.

9. TOWN RECORD COPIES: ONE MYLAR COPY AND THREE PAPER COPIES OF THE PLAT SHOWING BOOK AND PAGE AND DATE OF RECORDING MUST BE SUBMITTED TO THE TOWN ENGINEER AS WELL AS A PLAT SUBMITTED DIGITALLY TO THE TOWN ENGINEER, ON A CD OR DVD, IN AUTOCAD FORMAT (*,DWG), RELEASE AUTOCAD 2005 OR GREATER.

10. AS-BUILT DRAWINGS: ONE MYLAR AND ONE PAPER COPY OF THE AS-BUILT DRAWINGS FOR THE PUBLIC STREETS AND OTHER PUBLIC INFRASTRUCTURE IN THE SUBDIVISION MUST BE SUBMITTED TO THE TOWN ENGINEER PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR REQUEST FOR TOWN ACCEPTANCE OF THE STREET. AN ELECTRONIC PLAN SET IN BOTH AUTOCAD FORMAT (*,DWG). RELEASE AUTOCAD 2005 OR GREATER AND PDF FORMATS ARE ALSO REQUIRED. THE TOWN ENGINEER SHALL FORWARD A COPY OF THE RECORDED PLAT TO THE TOWN ASSESSOR AND GIS TECHNICIAN.

11. LANDSCAPING: ALL REQUIRED LANDSCAPING SHALL BE GUARANTEED FOR A 2-YEAR PERIOD. WE ARE LOOKING FORWARD TO WORKING WITH YOU ON THIS PROJECT WITHIN THE TOWN OF YARMOUTH. PLEASE DON'T HESITATE TO CONTACT ME IF YOU HAVE ANY NEED TO FOLLOW UP ON

- 1. THIS SUBDIVISION PLAT COMPLIES WITH THE REQUIREMENTS OF THE TOWN OF YARMOUTH CHAPTER 601 SUBDIVISION ORDINANCE AS A MAJOR SUBDIVISION AND 30-A M.R.S.A § 4401.4. THROUGH THE CREATION OF 15 RESIDENTIAL UNITS WITHIN A SINGLE STRUCTURE. THE BUILDING ALSO CONTAINS 3 COMMERCIAL UNITS. THE 3-STORY STRUCTURE PROPOSES FIRST FLOOR COMMERCIAL USES, COVERED PARKING AND 2 FLOORS OF RESIDENTIAL UNITS.
- 2.THIS PLAT INCLUDES BY REFERENCE THE SITE/SUBDIVISION PLANS ENTITLED "298 MAIN SITE IMPROVEMENTS PROJECT, PREPARED BY ATLANTIC RESOURCE CONSULTANTS, INC.", LAST REVISED 07-14-21. REFER TO SHEET C-101 FOR ADDITIONAL LOT COVERAGE AND PARKING TABLES.
- 3.298 MAIN IS SUBJECT TO THE 298 MAIN CONDOMINIUM ASSOCIATION DECLARATION AND COVENANTS TO BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- 4.SIDEYARD BUILDING SETBACK ON EAST PROPERTY LINE IS NOT CONSIDERED A SECONDARY FRONTAGE PER THE TOWN OF YARMOUTH CHAPT. 0703 CHARACTER BASED DEVELOPMENT CODE ARTICLE 5.F. AS IT DOES NOT DIRECTLY ABUT A THOROUGHFARE.
- 5. PLAN APPROVED WITH 18 PARKING SPACES:
 - 2 -MAIN STREET SPACES
 - 7 -UNDER BUILDING PARKING 9 -SHARED ON BICKFORD TRANSPORTATION, INC. LOT UNDER PARKING AGREEMENT

WAIVERS GRANTED:

1. CHARACTER BASED DEVELOPMENT CODE CHAP. 703, ARTICLE 5.F.2.A. CD1 BUILDING FORM -WINDOW GLAZING: THE PLANNING BOARD APPROVED A WAIVER FROM THE REQUIRED 70% COMMERCIAL STOREFRONT GLAZING TO 62% ON THE MAIN STREET FRONT FACADE GLAZING AND 51% ON THE SOUTH STREET FACADE GLAZING.

PLAN APPROVED AUGUST 11,2021 APPROVED TOWN OF YARMOUTH PLANNING BOARD: Ander Collan Gener Jolda Ginsbers hing and Fanct & Hansex

FINAL SUBDIVISION, BUILDING. LOT PLAN AND MAJOR SITE

STATE OF MAINE COUNTY OF CUMBERLAND REGISTRY OF DEEDS: RECEIVED NOVEMBER 3, 2021 AT _ HRS 02 MIN P M. AND FILED IN PLAN BOOK 22 PAGE 611 Service and Daubairo ATTESTED: REGISTER

PLAN OF SUBDIVISION OF PROPERTY OF 298 MAIN PARTNERS, LLC 298 MAIN STREET YARMOUTH, MAINE FOR: 298 MAIN PARTNERS. LLC 67 HILLSIDE STREET YARMOUTH, MAINE FIELD WK: PHR III PAUL H. RUOPP JR., PLS NOT VALD WITHOU DRAWN BY: PHR JP CHECKED BY: PHR MBOSSED SEAL OF SLEW DATE: 11MAY2021 SCALE: 1" = 40' LAND SURVEYING & MAPPING FIELD BK: 0144 25 MAPLE STREET P O BOX 330 PROJ: 03250004 MAINE 04259 SEAL MONMOUTH. SHEET: 2 OF 2 TEL & FAX: 207-933-3393 File No.: 03250003 20 5epzor

Luminaire Schedule (note fixture cataloge numbers are not						
Туре	Lum. Lumens	LLF	Lum. Watts	Descri		
SC	1949	0.530	28	CYNI_		
SD	1519	0.900	18.6	LTR-4F		
SG	2277	0.900	16.85	SRT1-		
SL4	3616	0.900	62	MX_HC		

PLAN VIEW

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RD-H-SL15L-DM1_LTR-4RD-T-SL35K8WDS
15-3K7-5QW-UNV
O 30K ASY X 48 XX SF

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
SITE	1.01	12.2	0.0	N.A.	N.A.

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 NOTES: 1) EXACT MOUNTING DETAILS TO BE DETERMINED AT JOBSITE BY OTHERS. 2) CALCULATIONS MAY or MAY NOT SHOW THE EFFECT OF SHADOWING CAUSED BY BUILDINGS AND OBJECTS WITHIN THE CALCULATED SPACE OR IN THE SITE AREA. 3) READINGS SHOWN ARE INITIAL HORIZONTAL FOOTCANDLES ON A FLAT SITE WITHOUT REFLECTIONS OR OBSTRUCTIONS UNLESS OTHERWISE INDICATED. 4) THIS CALCULATION IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO SWANEY LIGHTING ASSOCIATES AND STANDARD ASSUMPTIONS OF THE SPACE AND/OR SITE. 5) CONFORMANCE TO CODES AND OTHER LOCAL REQUIREMENTS AS DETERMINED BY THE AHJ ARE THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE. 6) THIS LAYOUT DRAWING MUST BE COORDINATED WITH THE SITE LOCATION FOR CORRECT FIXTURE ORIENTATION. 7) DOCUMENTS PRINTED OR PLOTTED FROM ELECTRONIC FILES MAY APPEAR AT OTHER THAN THE DESIRED OR ASSUMED GRAPHIC SCALES. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THAT THE PRINTED OR PLOTTED-TO-SCALE DRAWING IS PRINTED TO SCALE. 		SITE 1-27-21.AGI	33-7100 - swaneylighting.com
0.0	The second street YARMOUTH, ME		te:1/27/2021 GENERATED BY SWANEY LIGHTING, SCARBOROUGH ME - 207-88
0.0	BARRETT MADE	CALE NOT TO SCALE	Page 1 of 1 D
0.0	SWANEYL		NO NO
0.0 0.0	TES. D AS ALED O BE D; EXCEPT	4 HOTOMETRICS M ER. IT'S USE	
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298 MAIN STREET | YARMOUTH, MAINE | 2020.1.25 65 Hanover Street | Portland, Maine | 04101 | 207.650.6500 | info@barrettmade.com

PARKING ACCESS PLAN

CONSTRUCTION MANAGEMENT PLAN

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PLAN REFERENCE:

EXISTING CONDITIONS TAKEN FROM RECORD SURVEY PLANS, SUPPLEMENTED WITH TOPOGRAPHIC ELEVATION INFORMATION GENERATED FROM LIDAR SURVEY OF THE AREA.

GENERAL NOTES

- ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND RECORD PLANS. THE ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES ARE IN THE EXACT LOCATIONS SHOWN, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE AVAILABLE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND TAKE SUCH MEASURES CONSIDERED PRUDENT TO PROTECT SUCH UTILITIES DURING AND AFTER CONSTRUCTION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, OR RESTORING AND EXISTING UTILITIES DAMAGED DURING CONSTRUCTION. CALL 1-888-DIGSAFE.
- THE CONTRACTOR IS INFORMED THAT EXISTING UTILITY LINES, INCLUDING WATER MAINS, SEWERS AND STORM DRAINS MAY B CONSTRUCTED OF ASBESTOS CONTAINING MATERIALS. TEST PITS SHALL BE EXCAVATED BY THE CONTRACTOR TO IDENTIFY, AND CONFIRM THE LOCATIONS AND DEPTHS OF EXISTING UTILITY LINES. ASBESTOS PIPE MATERIALS DESIGNATED FOR REMOVA SHALL BE EXCAVATED AND REMOVED IN WHOLE, UNBROKEN PIECES AND HAULED OFF-SITE FOR DISPOSAL BY A LICENSED HAULER, IN ACCORDANCE WITH STATE REGULATIONS. PIPE CUTTING, IF NECESSARY SHALL BE UNDERTAKEN USING SNAP CUTTERS, OR OTHER APPROVED EQUIPMENT THAT DOES NOT PRODUCE DUST, OR SHAVINGS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DISPOSAL COSTS OF ASBESTOS CONTAINING PIPES DAMAGED BY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL ALL REQUIRED LOCAL, STATE AND FEDERAL APPROVALS HAVE BEEN OBTAINED
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- ALL WORK SHOWN ON CIVIL DRAWINGS "C" SERIES SHALL BE BY FILED SITE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL PROVIDE FOR SIDEWALK CLOSURES AND / OR DETOURS FOR PEDESTRIAN TRAFFIC ALONG MAIN 12 STREET, SHOULD THE SIDEWALK BE CLOSED. CLOSURE AND DETOUR PLANS MUST BE APPROVED BY THE PW DIRECTOR AND/OR THE TOWN ENGINEER.
- MAIN STREET BITUMINOUS PAVEMENT OVERLAY TO GUTTER LINE. NO CUTTING OF PAVEMENT OVERLAY WITHOUT TOWN OF YARMOUTH DPW APPROVAL

	LEGENL):	
SURVEY CONTROL (TRAVERSE) STATION IRON PIPE OR ROD EXISTING STONE OR CONCRETE MONUMENT EXISTING DRILL HOLE EXISTING 5/8 " DIA REINFORCING BAR SET WITH SURVEYORS ID CAP MONUMENT SET (OTHER THAN REBAR) BENCH MARK OR TEMPORARY BENCH MARK CATCH BASIN DRAIN MANHOLE SANITARY SEWER MANHOLE WATER GATE VALVE HYDRANT WATER SHUT OFF WELL UTILITY POLE UTILITY POLE UTILITY POLE CONTROLLER CABINET POLE LIGHT GAS/OIL FILL POINT COVER SOIL TEST PIT LOCATION SOIL BORING LOCATION		SANITARY SEWER LINE STORM DRAIN LINE WATER LINE AERIAL ELECTRIC & TELEPHONE LINE BELOW GRADE ELECTRIC,TELEPHONE LINE WIRE FENCE LINE WOOD FENCE LINE CHAIN LINK FENCE STONEWALL PROPERTY LINE EASEMENT LINE PARCEL LINE PER DEED ZONING YARD SET BACK LINE LOT/DIVISION LINE EXISTING CONTOUR LINE WETLANDS LIMIT VEGETATION/TREELINE LIMIT	
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PLAN REFERENCE:

FLOW DIRECTION

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EXISTING CONDITIONS AND SITE FEATURES ON THIS PLAN REFERENCE A PLAN OF SITE SURVEY: OF: PROPERTY OF 298 MAIN PARTNERS, LLC 298 MAIN STREET YARMOUTH, MAINE. MADE FOR: 298 MAIN PARTNERS, LLC. 67 HILLSIDE STREET YARMOUTH MAINE. PREPARED BY: PAUL H. RUOPP JR., PLS LAND SURVEYING & MAPPING P.O. BOX 330 25 MAPLE STREET MONMOUTH, MAINE 04259. DATED:14 DECEMBER 2020, SCALE 1" = 40'. FIELD BOOK: 0144, PROJECT 03250004, SHEET: 1 OF 1.

DATA NV ELEV 89.8 90.1 90.2	Keith Smith Landscape Architecture	EVALUATE: EVALUATE: STAN CIRCLE GRAY, MAINE 04039
90.7 91.2 92.0 92.4	298 MAIN YARMOUTH, MAINE DEMOLITION	Atlantic Resource Consultants 541 US Route One Freeport, ME 04032 Tel: 207.869.9050
92.1 93.1	PLAN	DRAWN:MPVDATE:DECEMBER 16, 2020DESIGNED:JAVSCALE:1" = 40'
	298 MAIN PARTNERS, LLC. 67 HILLSIDE STREET YARMOUTH, MAINE 04096	CHECKED: JAV JOB NO. 20-001 FILE NAME: SHEET: C-100

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ABBREVIATIONS:

тс	TOP OF CURB
BC	BOTTOM OF CURB
TD	TIP DOWN RAMP
(E)	EXISTING
UD	UNDERDRAIN PIPE
SD	STORM DRAIN PIPE
F.D.	FOUNDATION DRAIN
C.O.	CLEAN OUT
СВ	CATCH BASIN
S	DRAIN MANHOLE
CMD	SEWER MANHOLE
CIVIP	CENTRAL MAINE POWER

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XISTING	DESCRIPTION PROPOSED	
	BOUNDARY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	— — DEED LINE/ROW	
	- — TIE LINE	
	SETBACK	
· ·	EASEMENT	· · ·
	CENTERLINE	
	MONUMENT	_
	IRON PIPE/ROD	•
	DRILLHOLE	
	SURVEY CONTROL	
///////////////////////////////////////	//// BUILDING]
<u> \\\.</u>	WETLANDS	
∇	UPLAND	
	– – – – EDGE WETLAND	
	SIGN	
	EDGE PAVEMENT	
	EDGE CONCRETE	
	PAVEMENT PAINT	
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- 11. ALL WORK SHOWN ON CIVIL DRAWINGS "C" SERIES SHALL BE BY FILED SITE CONTRACTOR UNLESS NOTED OTHERWISE.

EARTHWORK NOTES

- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND PROTECT DOWNSTREAM RECEIVING AREAS AND RESOURCES. THE AREA OF DISTURBANCE SHALL BE KEPT TO THE MINIMUM REQUIRED TO COMPLETE THE WORK AND ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATLEY UPON COMPLETION OF THE EARTHWORK. EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED AS NECESSARY AND ON A MINIMUM WEEKLY BASIS AND AFTER STORM EVENTS.
- 2. DEWATERING SHALL BE UNDERTAKEN AS NECESSARY TO MAINTAIN EXCVATIONS IN A DRY AND STABLE CONDITION AND TO PROTECT ADJACENT STRUCTURES. ALL SEDIMENTS FROM TURBID DEWATERING EFFLUENT SHALL BE RETAINED ON SITE USING BEST MANAGEMENT PRACTICES SUCH AS DEWATERING PONDS AND FILTER BAGS.
- 3. THE SITE SHALL BE GRADED UNIFORMLY TO SMOOTH, EVEN SURFACES, FREE FROM IRREGULAR SURFACE CHANGES, TRIPPING HAZARDS, LOW SPOTS, OR AREAS OF POTENTIAL PONDING. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES AND ELEVATIONS INDICATED ON THE SITE PLANS.
- ALL EXTERIOR AREAS SHALL BE FINISHED WITH A MINIMUM OF 6" OF CLEAN SANDY LOAM HARVESTED FROM THE PROJECT SITE AND SEEDED WITH A NATIVE GRASS (SEE SPECIFICATIONS). THE CONTRACTOR SHALL BE RESPONSIBLE FOR IRRIGATION AND MAINTENANCE UNTIL GROWTH IS FULLY ESTABLISHED.
 ALL SUBBASE AND BASE GRAVELS UNDER PAVED OR HARD SURFACES SHALL BE FIELD TESTED TO ASTM D1557 AT 95% MINIMIM COMPACTION IN MA. 12 INCH LIFTS. CONTRACTOR TO SUBMIT MATERIAL PROCTOR AND SIEVE ANALYIS FOR ENGINEERS REVIEW. FOUNDATION STRUCTURAL BACKFILL SPECIFICATION TO BE PROVIDED BY GEOTECHNICAL ENGINEER. REFER TO STRUCTURAL PLANS.

UTILITY NOTES

- 1. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITIES TO REMAIN DURING
- CONSTRUCTION OF THE IMPROVEMENTS.
 ALL UTILITY COVERS, VALVE BOXES AND CLEANOUTS TO REMAIN SHALL BE ADJUSTED TO CONFORM TO PROPOSED FINISHED GRADES. THE COST OF THIS WORK SHALL BE INCLUDED IN HE CONTRACT PRICE.
- ALL UTILITY MAINS AND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE GOVERNING UTILITY.
 ALL WORK ON WATER SUPPLY MAINS AND SERVICES SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE VARMOUTH WATER DISTRICT. CONNECTIONS TO EXISTING MAINS AND /OR
- SPECIFICATIONS OF THE YARMOUTH WATER DISTRICT. CONNECTIONS TO EXISTING MAINS AND/OR OPERATION OF VALVES ON THE WATER SYSTEM EITHER ON OR AROUND THE SITE SHALL BE PRE-ARRANGED WITH THE YARMOUTH WATER DISTRICT AND UNDERTAKEN UNDER THEIR DIRECT SUPERVISION.
- 5. THE EXACT DEPTH OF THE EXISTING WATER MAINS IS NOT KNOWN. A MINIMUM VERTICAL SEPARATION OF EIGHTEEN INCHES SHALL BE PROVIDED BETWEEN ALL WATER MAINS (EXISTING AND PROPOSED) AT POINTS OF CROSSING OVER SEWERS OR STORM DRAIN LINES. WATER MAIN OFFSETS SHALL BE CONSTRUCTED AT CROSSING POINTS WHERE NECESSARY TO MEET THE REQUIRED SEPARATION DISTANCES.
- 6. THE CONTRACTOR SHALL INSTALL BENDS AND FITTINGS ON THE NEW CONNECTING MAIN, AS REQUIRED TO ALIGN THE SERVICE WITH THE NEW BUILDING. THE COSTS OF THIS WORK SHALL BE INCIDENTAL TO THE BASE CONTRACT SUM.
- 7. ALL WORK ON SEWERS ON OR AROUND THE PROJECT SITE SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE YARMOUTH SEWER DISTRICT. ALL WORK ON SEWER MAINS SHALL BE PRE-ARRANGED WITH THE YARMOUTH SEWER DISTRICT AND UNDERTAKEN UNDER THEIR DIRECT SUPERVISION. ALL SEWER INFRASTRUCTURE SHALL BE INSPECTED BY THE YARMOUTH SEWER DEPARTMENT PRIOR TO BACKFILL PER CHAPTER 304 OF THE CODE OF ORDINANCES. INSPECTIONS SHALL BE COORDINATED WITH THE SUPERINTENDENT AT 207-846-2415.
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 PIPE CONNECTIONS TO EXISTING MANHOLES SHALL BE UNDERTAKEN IN A MANNER THAT MAINTAINS THE INTEGRITY OF THE EXISITNG STRUCTURE AND PROVIDES A WATERTIGHT SEAL BETWEEN THE NEW PIPE AND THE STRUCTURE.
- ALL WORK ON STORM DRAIN MAINS SERVING THE SITE SHALL CONFORM TO THE STANDARDS AND
- SPECIFICATIONS OF THE TOWN OF YARMOUTH DEPARTMENT OF PUBLIC WORKS. 10. WATER MAINS TO BE INSTALLED WITH 5.5-7.0 FEET OF COVER COORDINATE IN FIELD WITH YARMOUTH
- WATER DISTRICT.
- 11. FOR ALL UTILITY CONNECTIONS IN THE ROW, THE PAVEMENT SAWCUT SHALL BE 18" WIDER, EACH SIDE OF THE EXCAVATED TRENCH. THE CONTRACTOR SHALL MATCH BASE, SUBBASE AND PAVEMENT THICKNESS.

	Keith Smith Landscape Architecture	STAN CIRCLE GRAY, MAINE 04039
	298 MAIN	Atlantic Resource Consultants 541 US Route One
1	YARMOUTH, MAINE	Freeport MF 04032
ING	UTILITY	Tel: 207.869.9050
	PLAN	DRAWN:MP1DATE:DECEMBER 16, 2020DESIGNED:JAVSCALE:1" = 10'
	298 MAIN PARTNERS, LLC.	CHECKED: JAV JOB NO. 20-001
	67 HILLSIDE STREET	
	YARMOUTH, MAINE 04096	SHEET: C-103

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ENVIRONMENTAL DESIGN, LLC 35 FRAN CIRCLE GRAY, MAINE 04039

541 US Route One Freeport, ME 04032 Tel: 207.869.9050 DRAWN: MP1 SCALE: 1" = 10' DESIGNED: JAV JOB NO. 20-001 CHECKED: JAV

DATE: DECEMBER 16, 2020

Atlantic Resource Consultants

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A. SOIL EROSION AND SEDIMENT CONTROL NOTES

TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDE THE USE OF STABILIZED CONSTRUCTION ENTRANCES, SILTATION FENCE, EROSION CONTROL MIX, STONE CHECK DAMS, HAY BALE BARRIERS, CATCH BASIN SEDIMENT COLLECTION BAGS, EROSION CONTROL BLANKET, AND TEMPORARY SEEDING AND MULCHING AS REQUIRED. PERMANENT DEVICES INCLUDE THE USE OF RIP RAP AT EXPOSED STORM DRAIN AND CULVERT INLETS AND OUTLETS, AND PERMANENT VEGETATION. GENERAI

- . IT IS ANTICIPATED THAT CONSTRUCTION MAY BEGIN AS SOON AS POSSIBLE FOLLOWING RECEIPT OF NECESSARY PERMITS.
- ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION & SEDIMENT CONTROL BMPS -MANUAL FOR DESIGNERS AND ENGINEERS (2016), OR AS CURRENTLY REVISED OR U.S. ENVIRONMENTAL PROTECTION AGENCY PUBLICATION 832/R-92-005 (SEPTEMBER, 1992) STORM WATER MANAGEMENT FOR CONSTRUCTION, CHAPTER 3, WHICHEVER IS MORE STRINGENT.
- . ANY ADDITIONAL EROSION AND SEDIMENTATION CONTROL DEEMED NECESSARY BY THE OWNER'S REPRESENTATIVE, DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) PERSONNEL AND/OR MUNICIPAL OFFICIALS SHALL BE INSTALLED BY THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES RESULTING FROM EROSION OR SEDIMENTATION FROM THE SITE TO SURROUNDING PROPERTIES, WATER BODIES, OR WETLANDS AS A RESULT OF THIS PROJECT.
- THE 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 ABOVE PERSONNEL. DESCRIPTIONS OF ACCEPTABLE PERMANENT STABILIZATION FOR VARIOUS COVER TYPES FOLLOWS:
- a. FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS A 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR **RILLING OF THE TOPSOIL** b. FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR
- DIF-OFF c. FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL. EROSION CONTROL MIX MAY BE
- USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.
- d. FOR AREAS STABILIZED WITH RIP RAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIP RAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIP RAP. STONE MUST BE SIZED APPROPRIATELY. e. PAVED AREAS: FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE COMPACTED GRAVEL SUBBASE IS COMPLETED.
- f. FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH WELL-GRADED RIP RAP, OR WITH ANOTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE LINING, UNDERCUTTING OF THE BANKS, OR DOWN CUTTING OF THE CHANNEL.

B. EROSION AND SEDIMENTATION CONTROL MEASURES

- PRIOR TO THE BEGINNING OF CONSTRUCTION, THE TEMPORARY SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE, OR ENGINEER. SILT FENCE SHALL BE INSTALLED ALONG THE DOWNGRADIENT SIDE OF CONSTRUCTION WORK AREAS. WITH LOCATIONS BEING ADJUSTED ALONG WITH THE CONSTRUCTION PHASING AREAS. THE CONTRACTOR MAY USE EROSION MIX IN PLACE OF SINGLE SILT FENCE BARRIER. IN AREAS WHERE THE GRADE IS STEEPER THAN 8% SILT FENCE AND EROSION CONTROL MIX SHOULD BE USED.
- THE SILT FENCE SHALL BE INSTALLED PER THE DETAIL PROVIDED IN THE PLAN SET AND INSPECTED IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST WEEKLY IN THE ABSENCE OF SIGNIFICANT RAINFALL. ANY REQUIRED REPAIRS WILL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE SILT BARRIERS. THIS SEDIMENT WILL BE SPREAD AND STABILIZED IN AREAS OF THE SITE NOT SUBJECT TO EROSION. THE CONTRACTOR SHALL MAKE REPAIRS IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THE FENCE LINE. IF SUCH EROSION IS OBSERVED. THE CONTRACTOR SHALL TAKE PROACTIVE ACTION TO IDENTIFY THE CAUSE OF THE EROSION AND TAKE ACTION TO AVOID ITS REOCCURRENCE. PROPER PLACEMENT OF STAKES AND KEYING THE BOTTOM OF THE FABRIC INTO THE GROUND IS CRITICAL TO THE FENCE'S EFFECTIVENESS. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THE FENCE. THE BARRIER SHALL BE REPLACED WITH A STONE CHECK DAM AND MEASURES TAKEN TO AVOID THE CONCENTRATION OF FLOWS NOT INTENDED TO BE DIRECTED TO THE SILT FENCE. SILT FENCE SHALL BE REPLACED AS NECESSARY TO PROVIDE PROPER FILTERING ACTION.
- TEMPORARY SEDIMENT SUMPS WILL PROVIDE SEDIMENTATION CONTROL FOR STORMWATER RUNOFF FROM DISTURBED AREAS DURING CONSTRUCTION UNTIL STABILIZATION HAS BEEN ACHIEVED.
- 4. A CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED AT ALL ACCESS POINTS ONTO THE SITE TO PREVENT TRACKING OF SOIL ONTO ADJACENT LOCAL ROADS AND STREETS. 5. SILT LOGS MAY BE INSTALLED IN LIEU OF STONE CHECK DAMS PROVIDED THE DEVICES ARE WELL ANCHORED, AND IF PRIOR APPROVAL IS RECEIVED FROM THE PROJECT ENGINEER.
- 6. SILTSACKS™ WILL BE UTILIZED IN CATCH BASINS IN OR NEAR WORK AREAS AT RISK FROM RECEIVING TRANSPORTED SEDIMENT.
- 7. ALL CATCH BASINS AND FIELD INLETS, NEW OR EXISTING, THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS MUST BE PROTECTED DURING CONSTRUCTION.
- 8. REMOVAL OF SOD, TREES, BUSHES AND OTHER VEGETATION AND SOIL DISTURBANCE WILL BE KEPT TO A MINIMUM WHILE ALLOWING PROPER SITE DEVELOPMENT.
- 9. GRUBBINGS AND ANY UNUSABLE TOPSOIL SHALL BE STRIPPED AND REMOVED FROM THE PROJECT SITE AND DISPOSED OF IN AN APPROVED MANNER.
- 10. ANY SUITABLE TOPSOIL WILL BE STRIPPED AND STOCKPILED FOR REUSE IN FINAL GRADING. TOPSOIL WILL BE STOCKPILED IN A MANNER SUCH THAT NATURAL DRAINAGE IS NOT OBSTRUCTED AND NO OFF-SITE SEDIMENT DAMAGE WILL RESULT. IF A STOCKPILE IS NECESSARY. THE SIDE SLOPES OF THE TOPSOIL STOCKPILE WILL NOT EXCEED 2:1. TOPSOIL STOCKPILES WILL BE TEMPORARILY SEEDED WITH AROOSTOOK RYE, ANNUAL OR PERENNIAL RYE GRASS WITHIN 7 DAYS OF FORMATION, OR TEMPORARILY MULCHED IF SEEDING CANNOT BE DONE WITHIN THE RECOMMENDED SEEDING DATES.
- 11. TEMPORARY DIVERSION BERMS AND DRAINAGE SWALES SHALL BE CONSTRUCTED AS NECESSARY TO PREVENT OFF-SITE DRAINAGE FROM ENTERING THE WORK AREA. 12. TEMPORARY STABILIZATION SHALL BE CONSTRUCTED WITHIN 7 DAYS OF INITIAL DISTURBANCE OF SOILS, PRIOR TO ANY RAIN EVENT, AND PRIOR TO ANY WORK SHUT DOWN LASTING MORE THAN ONE DAY. TEMPORARY STABILIZATION INCLUDES SEED, MULCH, OR OTHER NON-ERODABLE COVER.
- 13. TEMPORARY SEEDING SPECIFICATIONS: WHERE SEEDBED HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER LIME AND SEED APPLY LIMESTONE AT A RATE OF 3 TONS PER ACRE (138 LB PER 1 000 SOLIARE FEET) AND 10-10-10 (N-P205-K20) FERTILIZER AT A RATE OF 600 LBS PER ACRE (13.8 LB. PER 1,000 SQUARE FEET). UNIFORMLY APPLY SEED AT THE RECOMMENDED SEEDING RATES AND DATES, APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRES, AND ANCHOR AS NECESSARY. RECOMMENDED TEMPORARY SEEDING DATES AND APPLICATION RATES ARE AS FOLLOWS:
 - AROOSTOOK RYE: RECOMMENDED SEEDING DATES: 8/15 -10/1 APPLICATION RATE: 112 LBS/ACRE
 - ANNUAL RYE GRASS: RECOMMENDED SEEDING DATES: 4/1 7/1
 - APPLICATION RATE: 40 LBS/ACRE
 - PERENNIAL RYE GRASS: RECOMMENDED SEEDING DATES: 8/15 9/15 APPI ICATION RATE 40 I BS/ACR

4. PERMANENT SEEDING SPECIFICATION. IF A LANDSCAPE PLAN HAS BEEN PREPARED FOR THE PROJECT, SOIL PREPARATION AND SEED SPECIFICATIONS OF THAT PLAN SHALL SUPERSEDE THESE GENERAL PERMANENT SEEDING REQUIREMENTS. IT IS RECOMMENDED THAT PERMANENT SEEDING BE COMPLETED BETWEEN APRIL 1 AND JUNE 15 OF EACH YEAR. LATE SEASON SEEDING MAY BE DONE BETWEEN AUGUST 15 AND SEPTEMBER 15. AREAS NOT SEEDED OR WHICH DO NOT OBTAIN A SATISFACTORY GROWTH BY OCTOBER 1SHALL BE SEEDED WITH AROOSTOOK RYE OR MULCHED AT RATES PREVIOUSLY SPECIFIED. SEE WINTER CONDITIONS NOTES FOR SEEDING STABILIZATION AFTER NOVEMBER 1 a. APPLY TOPSOIL TO A MINIMUM DEPTH OF 4 INCHES. MIX TOPSOIL WITH THE SUBSOIL TO A MINIMUM DEPTH OF 6 INCHES.

- b. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS. IN LIEU OF SOIL TESTS, APPLY GROUND LIMESTONE AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000
- SQUARE FEET) AND GRANULAR, COMMERCIAL-GRADE, 10-10-10 (N-P205-K2O) FERTILIZER AT A RATE OF 800 LBS PER ACRE (18.4 LBS PER1,000 SQUARE FEET). c. UNIFORMLY APPLY SEED MIXTURE AT THE RECOMMENDED SEEDING RATES AND DATES, APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRES, AND ANCHOR AS
- NECESSARY
- d. THE SEED MIXTURE FOR LAWN AND FILTRATION BASIN AREAS SHALL CONSIST OF SEEDS PROPORTIONED BY WEIGHT AS FOLLOWS:
 - 30% CREEPING RED FESCUE
 - 50% KENTUCKY BLUEGRASS 20% ITALIAN/PERENNIAL RYE GRASS
- NOTE: SEED MIXTURE SHALL CONSIST OF AT LEAST TWO VARIETIES OF EACH TYPE OF GRASS. WHEN USED IN A FILTER BASIN, STORMWATER SHALL NOT BE DIRECTED TO THE BASIN UNTIL THE GRASS IS ESTABLISHED

15. MULCH ALL AREAS SEEDED SO THAT SOIL IS NOT VISIBLE THROUGH THE MULCH REGARDLESS OF THE APPLICATION RATE

1. DITCH LININGS, STONE CHECK DAMS, AND RIP RAP INLET AND OUTLET PROTECTION SHALL BE INSTALLED WITHIN 48 HOURS OF COMPLETING THE GRADING OF THAT SECTION OF DITCH OR INSTALLATION OF CULVERT.

2. RIP RAP REQUIRED AT CULVERTS AND STORM DRAIN INLETS AND OUTLETS SHALL CONSIST OF FIELD STONE OR ROUGH UNHEWN QUARRY STONE OF APPROXIMATELY RECTANGULAR SHAPE

3 FROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL PERMANENT SLOPES STEEPER THAN 15% IN THE BASE OF DITCHES NOT OTHERWISE PROTECTED, AND ANY DISTURBED AREAS WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE (E.G. WETLANDS AND WATER BODIES). EROSION CONTROL BLANKET SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

4. TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE, SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

C. SPECIAL MEASURES FOR SUMMER CONSTRUCTION

DURING DRY SUMMER CONDITIONS, THE CONTRACTOR SHALL

1. IMPLEMENT A PROGRAM TO APPLY DUST CONTROL MEASURES ON A DAILY BASIS EXCEPT THOSE DAYS WHERE PRECIPITATION IS SUFFICIENT TO SUPPRESS DUST FORMATION. THIS PROGRAM SHALL EXTEND TO AND INCLUDE SWEEPING OF ADJACENT STREETS

2. SPRAY ANY MULCHES WITH WATER AFTER ANCHORING TO DAMPEN THE SOIL AND ENCOURAGE EARLY GROWTH. SPRAYING MAY BE REQUIRED SEVERAL TIMES. TEMPORARY SEED MAY BE REQUIRED UNTIL THE LATE SUMMER SEEDING SEASON.

3. COVER STOCKPILES OF FINE-GRAINED MATERIALS, OR EXCAVATED SOILS WHICH ARE SUSCEPTIBLE TO EROSION TO PROTECT FROM THE INTENSE, SHORT-DURATION STORMS WHICH ARE MORE PREVALENT IN THE SUMMER MONTHS.

4. TAKE ADDITIONAL STEPS NEEDED, INCLUDING WATERING, OR COVERING EXCAVATED MATERIALS TO CONTROL FUGITIVE DUST EMISSIONS TO MINIMIZE REDUCTIONS IN VISIBILITY AND THE AIRBORNE DISBURSEMENT OF FINE-GRAINED SOILS. THIS IS PARTICULARLY IMPORTANT GIVEN THE POTENTIAL PRESENCE OF SOIL CONTAMINANTS, AND THEIR PROXIMITY ALONG THE ADJACENT STREETS AND PROPERTIES

5. THESE MEASURES MAY ALSO BE REQUIRED IN THE SPRING AND FALL DURING THE DRIER PERIODS OF THESE SEASONS.

D. WINTER CONDITIONS

1. "WINTER CONSTRUCTION" IS CONSTRUCTION ACTIVITY PERFORMED DURING THE PERIOD FROM NOVEMBER 1ST THROUGH APRIL 15TH. IF AREAS WITHIN THE CONSTRUCTION ACTIVITY ARE NOT STABILIZED WITH TEMPORARY OR PERMANENT MEASURES OUTLINED ABOVE BY NOVEMBER 15TH, THEN THE SITE MUST BE PROTECTED WITH ADDITIONAL STABILIZATION MEASURES THAT ARE SPECIFIC TO WINTER CONDITIONS. NO MORE THAN ONE ACRE OF THE SITE MAY BE WITHOUT STABILIZATION AT ONE TIME. 2. SILT FENCE: IN LIEU OF PROVIDING THE 4" X 4" TRENCH. FOR FROZEN GROUND, STONY SOIL, THE PRESENCE OF LARGE ROOTS, OR OTHER PROHIBITIVE CONDITIONS, THE BOTTOM

8" TO 12" OF THE FABRIC MAY BE LAID ON EXISTING GRADE AND BACK FILLED WITH STONE ANCHORING MATERIAL, AS SHOWN ON THE DRAWINGS. 3. HAY MULCH SHALL BE APPLIED AT TWICE THE STANDARD TEMPORARY STABILIZATION RATE. AT THE END OF EACH CONSTRUCTION DAY, AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE STABILIZED. MULCH MAY NOT BE SPREAD ON TOP OF SNOW.

4. AFTER NOVEMBER 1ST OR THE FIRST KILLING FROST FOR THE REGION AND BEFORE SNOW FALL, ALL EXPOSED AND DISTURBED AREAS NOT TO UNDERGO FURTHER DISTURBANCE ARE TO HAVE DORMANT SEEDING. THE DORMANT SEEDING METHOD: PREPARE THE SEEDBED, LIME AND FERTILIZE, APPLY THE SELECTED PERMANENT SEED MIXTURE AT DOUBLE THE REGULAR SEEDING RATE AND MULCH AND ANCHOR DORMANT SEEDINGS NEED TO BE ANCHORED EXTREMELY WELL ON SLOPES, DITCH BASES AND AREAS OF CONCENTRATED FLOWS. DORMANT SEEDING REQUIRES INSPECTION AND RESEEDING AS NEEDED IN THE SPRING. ALL AREAS WHERE COVER IS INADEQUATE MUST BE IMMEDIATELY RESERVED AND MULCHED AS SOON AS POSSIBLE

5. ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1ST, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MUST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION

6. MULCH NETTING MUST BE USED TO ANCHOR MULCH ON ALL SLOPES GREATER THAN 8% UNLESS EROSION CONTROL BLANKETS OR EROSION CONTROL MIX IS BEING USED ON THESE SLOPES

E. HOUSEKEEPING

1. SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON-SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORM WATER. AND APPROPRIATE SPILL PREVENTION. CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION.

2. 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.

3. 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.

4. DEBRIS AND OTHER MATERIAL. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER, MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE

5. COMPLY WITH ALL LOCAL AND STATE REGULATIONS FOR THE REMOVAL AND DISPOSAL OF CONSTRUCTION DEBRIS AND WASTE. 6. TRENCH OR FOUNDATION DE-WATERING. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH

NATURAL WOODED BUFFERS OR REMOVED AREAS THAT ARE SPECIFICALLY DESIGNATED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFER DAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE.

7. NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORWATER DISCHARGES. WHERE ALLOWED NON-STORWATER 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.

F. INSPECTION AND MAINTENANCE

1. INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION AND STORM WATER CONTROL MEASURES, AREAS USED FOR STORAGE THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE A WEEK AND BEFORE AND AFTER A STORM EVENT. PRIOR TO COMPLETION OF PERMANENT STABILIZATION A PERSON WITH KNOWLEDGE OF EROSION AND STORM WATER CONTROLS. INCLUDING THE STANDARDS IN THE MAINE CONSTRUCTION GENERAL PERMIT AND ANY DEP OR MUNICIPAL COMPANION DOCUMENTS, MUST CONDUCT THE INSPECTION. THIS PERSON MUST BE IDENTIFIED IN THE INSPECTION LOG, IF BEST MANAGEMENT PRACTICES (BMPS) NEED TO BE MODIFIED OF IF ADDITIONAL BMPS ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (RAINFALL). ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED

2. AN INSPECTION AND MAINTENANCE LOG MUST BE KEPT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME AND QUALIFICATIONS OF THE PERSON PERFORMING THE INSPECTION, DATE, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES. 3. INSPECTION OF THE PROJECT WORK SITE SHALL INCLUDE:

a. IDENTIFICATION OF PROPER EROSION CONTROL MEASURE INSTALLATION IN ACCORDANCE WITH THE EROSION CONTROL DETAIL SHEET

b. DETERMINE WHETHER EACH EROSION CONTROL MEASURE IS PROPERLY OPERATING. IF NOT, IDENTIFY DAMAGE TO THE CONTROL DEVICE AND DETERMINE REMEDIAL MEASURES.

c. IDENTIFY AREAS WHICH APPEAR VULNERABLE TO EROSION AND DETERMINE ADDITIONAL EROSION CONTROL MEASURES WHICH SHOULD BE USED TO IMPROVE CONDITIONS. d. INSPECT AREAS OF RECENT SEEDING TO DETERMINE PERCENT CATCH OF GRASS. A MINIMUM CATCH OF 90 PERCENT IS REQUIRED PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.

4. IF INSPECTION OF THE SITE INDICATES A CHANGE SHOULD BE MADE TO THE EROSION CONTROL PLAN. TO EITHER IMPROVE EFFECTIVENESS OR CORRECT A SITE-SPECIFIC DEFICIENCY, THE INSPECTOR SHALL IMMEDIATELY IMPLEMENT THE CORRECTIVE MEASURE AND NOTIFY THE OWNER OF THE CHANGE.

5. ALL CERTIFICATIONS, INSPECTION FORMS, AND WRITTEN REPORTS PREPARED BY THE INSPECTOR(S) SHALL BE FILED WITH THE OWNER, AND THE PERMIT FILE CONTAINED ON THE PROJECT SITE. ALL WRITTEN CERTIFICATIONS, INSPECTION FORMS, AND WRITTEN REPORTS MUST BE FILED WITHIN ONE (1) WEEK OF THE INSPECTION DATE.

6. THE PERMITTEE SHALL RETAIN COPIES OF THE ESC PLAN AND ANY FORMS, SUBMISSIONS, REPORTS, OR OTHER MATERIALS REQUIRED BY THE GENERAL PERMIT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION.

7. THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR COMPLYING WITH THE EROSION/SEDIMENT CONTROL REPORT, INCLUDING CONTROL OF FUGITIVE DUST, AND SHALL BE RESPONSIBLE FOR ANY MONETARY PENALTIES RESULTING FROM FAILURE TO COMPLY WITH THESE STANDARDS.

C. CONSTRUCTION SCHEDULE & SEQUENCE

1. PRE-CONSTRUCTION CONFERENCE: PRIOR TO ANY CONSTRUCTION AT THE SITE, REPRESENTATIVES OF THE CONTRACTOR, THE ARCHITECT, THE OWNER, AND THE SITE DESIGN ENGINEER SHALL MEET TO DISCUSS THE SCHEDULING OF THE SITE CONSTRUCTION AND THE DESIGNATION OF THE RESPONSIBLE PARTIES FOR IMPLEMENTING THE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING THE MEETING. PRIOR TO THE MEETING, THE CONTRACTOR WILL PREPARE A DETAILED SCHEDULE AND A MARKED-UP SITE PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF DISTURBANCE AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL CONDUCT A MEETING WITH EMPLOYEES AND SUB-CONTRACTORS TO REVIEW THE EROSION CONTROL PLAN, THE CONSTRUCTION TECHNIQUES WHICH WILL BE EMPLOYED TO IMPLEMENT THE PLAN AND PROVIDE A LIST OF ATTENDEES AND ITEMS DISCUSSED AT THE MEETING TO THE OWNER. THREE COPIES OF THE SCHEDULE, THE CONTRACTOR'S MEETING MINUTES, AND MARKED-UP SITE PLAN SHALL BE PROVIDED TO THE OWNER.

a. INSTALL SAFETY AND CONSTRUCTION FENCE TO SECURE THE SITE FOR DEMOLITION. b. INSTALL ALL PERIMETER SILTATION FENCE AND EROSION CONTROL BARRIERS. PARTICULAR ATTENTION SHALL BE PAID TO AREAS UPSTREAM OF PROTECTED NATURAL RESOURCES. SIGNS SHALL BE ERECTED PERIODICALLY ALONG THESE PERIMETER BARRIERS INDICATING THAT THE DOWNSTREAM AREAS ARE OFF LIMITS TO ALL CONSTRUCTION ACTIVITIES.

- c. INSTALL CONSTRUCTION ENTRANCES.
- f. CONSTRUCT STABILIZED PADS FOR FOUNDATION AND BUILDING CONSTRUCTION.
- h. INSTALL STORWATER BMP'S
- j. INSTALL BINDER PAVEMENT.
- k. LANDSCAPE (LOAM AND SEED).
- I. INSTALL SURFACE PAVEMENTS.
- n. REVIEW AND PUNCH THE SITE.
- o. REMOVE ANY TEMPORARY EROSION CONTROL MEASURES.

OPTIONAL-OVERFLOW

DUMP LOOPS -

			1111.
6.	8-08-2022	100% CD / PERMITTING SET.	
5.	10-29-2021	95% CONSTRUCTION DOCUMENTS.	Ξr
4.	10-08-2021	ISSUE PROGRESS/COORD. CD SET.	
3.	07-14-2021	ISSUED FOR FINAL REVIEW.	
2.	05-12-2021	ADDENDA 2 TOWN RESUBMITTAL	
1.	02-03-2021	REVISED PER COMMENT.	(
REV	DATE	DESCRIPTION	
		REVISIONS	

(TIMELINES ARE APPROXIMATE AND WILL BE DEPENDENT ON WEATHER AND SITE CONDITIONS).

2. THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE REQUIRED TO INSURE THE EFFECTIVENESS OF THE EROSION AND SEDIMENTATION CONTROL MEASURES IS OPTIMIZED.

d. MAINTAIN EXISTING PAVED AREAS FOR LAYDOWN AND ACCESS DURING INITIAL CONSTRUCTION ACTIVITIES.

e. CONSTRUCT ACTIVITIES ON THE SITE TO OPTIMIZE THE HANDLING OF MATERIALS AND RESTRICT THE DENUDED AREAS TO THE TIME STIPULATED.

g. MAINTAIN STABILIZED SITE ACCESS AND WORKING AREAS DURING BUILDING CONSTRUCTION.

i. REMOVE EXISTING PAVEMENT AND INSTALL NEW PAVEMENT BASE GRAVEL MATERIALS TO RAISE THE SITE TO THE DESIGN SUBGRADE ELEVATION.

m. INSTALL STRIPING, SIGNAGE, AND MISCELLANEOUS SITE IMPROVEMENTS

3. THE CONTRACTOR MUST MAINTAIN AN ACCURATE SET OF RECORD DRAWINGS INDICATING THE DATE WHEN AN AREA IS FIRST DENUDED, THE DATE OF TEMPORARY STABILIZATION, AND THE DATE OF FINAL STABILIZATION. ON OCTOBER 1 OF ANY CALENDAR YEAR, THE CONTRACTOR SHALL SUBMIT A DETAILED PLAN FOR STABILIZING THE SITE FOR THE WINTER AND A DESCRIPTION OF WHAT ACTIVITIES ARE PLANNED DURING THE WINTER.

	DET# AND	AIL FOR MATER DEPTHS	RIALS					\bigwedge	
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NO PARKING BARRIER FREE STALL SYMBOL	INITIA COMF FROM	AL BACKFILL TH PACTED SUITAE 1 TRENCH - FRE	IOROUGHLY BLE SOIL EXC. E OF STONES	AVATED 6 LARGER				e [*]	
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REQUIREMENTS OF AASHTO M248. EITHER TYPE N, REGULAR TRAFFIC PAINT OR TYPE F, FAST DRY TRAFFIC PAINT (GLASS BEADS SHALL CONFORM TO THE RECURREMENTS OF AASUTOM247. TYPE I)	PLACE <u>NOTE:</u>	e pipe on undi	STURBED EA	RTH ———		6' MAX		× M B⁄	AINT/ ACKFI
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	SIZE A	1.0	BLOCK	PLUGGED CROSS	A-1 A-2	BEND	BEND	BEND	BEI
6" FIBER REINFORCED	6	2.1 3.8	3.7 6.5	3.0 5.3	4.3 3.0 7.6 5.4	1.6 2.9	1.0 1.5	1.0	1. 2.
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ACTURER'S RECOMMENDATIONS FOR APPLICATION.									
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	5. TIE RC ROLLE	DDS SHALL ED STEEL, 4	BE DEFOR 0000 PSI T	MED GALV ENSILE ST	VANIZED CO TRENGTH.	LD			
CONCRETE RISERS (2" MINIMUM) MANHOLE CONE SECTION		THRUS 1.T.S.	T BLC	DCKIN	G DET/	<u>AIL</u>			
WALL THICKNESS (AS SPECIFIED) MANHOLE BARREL SECTION									
FLEXIBLE JOINT SEALANT (DOUBLE ROW) TO FILL AT LEAST 75% OF JOINT CAVITY									
MASTIC WRAP (E-Z WRAP OR EQUAL) AROUND JOINT									
ELEVATION OF FIBERGLASS CHANNEL INSERT TO BE 2/3 DIA. OF PIPE									
FIBERGLASS CHANNEL INSERT WITH RUBBER BOOTS FOR PIPE CONNECTION (KOR-N-SEAL OR APPROVED EQUAL)									
FLOOR THICKNESS (AS SPECIFIED)			9	5% (CONS	STR	UC		۷
(6") 3/4" CRUSHED STONE BEDDING MATERIAL					DOCL	JME	NT		
SANITARY MANHOLE DETAIL									
THICKNESS 6" 6"									
$ \begin{array}{c} $		5.	10-29-2021	95% CONS	STRUCTION DO	CUMENTS.			
TIGHT BY EITHER PRECAST FLEXIBLE BOOT OR KOR-N-SEAL LE STAINLESS STEEL BANDS FOR EACH PIPE/BOOT CONNECTION.		4. 3. 2.	10-08-2021 07-14-2021 05-12-2021	ISSUE PRO ISSUED FO ADDENDA	OGRESS/COOR OR FINAL REVIE 2 TOWN RESU	D. CD SET. EW. BMITTAL			
		1. REV	02-03-2021 DATE	REVISED DESCRIPT		IS			

BACKGROUND

_____4" _____

4"

S:\20-001 Railroad Square\Drawings\20-001 DETAILS.dwg

	<section-header><text><text><section-header><text></text></section-header></text></text></section-header>	Shest the bottom hole of the top post onto the bottom hole of protruding bolts of the base post. (If the bottom hole of the top post is less than 1" from the end of the post, use the second hole.) Place self- locking flanged nuts onto each bolt and tighten. Replace soil around base post.
, K	Drive base post so that no more than 4" is above the ground. Remove enough soil around base so that the fifth hole is exposed and can be easily reached. (Some installers prefer to remove a shovelful of soil prior to installation of the base post.)	Bolts must be 4" apart. Base post must not be higher than 4" above ground.
	Fut that washer on bolt and insert into top hole of base post. (If first hole on top post is less than 1" from end, use second hole.) Thread top bolt through threaded spacer bar. Put flat washer on second bolt and thread into spacer bar. Tighten both bolts in spacer securely. EAP-SPLICE BREAKAWAY	BAR SPACER SIZE CHART Post Size (lbs./ft.) Bar Color Bar Size 2 & 2.5 Silver 3/8" x 3/4" x 5" 3 & 4 Gold 1/2" x 3/4" x 5" SIGN ANCHOR POST DETAIL
	TOWN OF YARMOUTH SEWER TESTING REQUE TESTING OF GRAVITY SEWER PIPE AFTER THE SEWER PIPE HAS BEEN CLEANE PLUGS IN THE SEWER PIPE HAS BEEN CLEANE PLUGS IN THE SEWER PIPE HAS BEEN CLEANE PLUGS IN THE SEWER LINE AT EACH MANHO a. INTRODUCE LOW PRESSURE AIR INTO PRESSURE REACHES 4 PSIG GREATER b. ALLOW A MINIMUM OF 2 MINUTES FOR 3.5 PSIG GREATER THAN THE GROUND c. AFTER THE STABILIZATION PERIODI PANEL TO THE AIR SUPPLY. d. THE PIPELINE WILL BE ACCEPTABLE IN PSIG IN THE TIME STATED ON THE FOR TESTED: TIME (MIN,) FO PIPE DIAMETER (INCHES) 0-100 FT	D AND THE PNEUMATIC PLUGS CHECKED, PLACE THE DE AND INFLATE THEM. THE SEALED SEWER PIPELINE UNTIL THE AIR THAN THE AVERAGE GROUNDWATER PRESSURE. THE AIR PRESSURE TO STABILIZE TO A MINIMUM OF WATER PRESSURE TO STABILIZE TO A MINIMUM OF DISCONNECT THE AIR HOSE FROM THE CONTROL THE PRESSURE DECREASE IS NOT GREATER THAN 1/2 LOWING TABLE FOR THE LENGTH OF PIPE BEING R LENGTH OF PIPE -200 FT 201-300 FT 301-400 FT
	42.02.063.03.084.04.0105.05.0125.55.5PRESSURE TEST FOR SEWER FORCE MAINSa.THE SECTION OF PIPE TO BE TESTED AND ALL AIR SHALL BE EXPELLED FRO HIGH POINTS FOR RELEASING AIR THE EXCAVATIONS, BACKFILLING AND TAP AFTER COMPLETION OF THE TEST.b.THE SECTION UNDER TEST SHALL BE HOURS PRIOR TO THE COMBINED PREc.PERFORM PRESSURE AND LEAKAGE TO OR 100 PSI WHICH EVER IS GREATER (THESECTION UNDER TEST AND CORRECT d.d.WHILE MAINTAINING THIS PRESSURE, METERING THE FLOW OF WATER INTO HOUR PERIOD ON BURIED PIPELINES DIAMETER PER 24 HOURS PER MILE O HAVING FAILED THE TEST. ALL PIPES FLANGED JOINTS SHALL HAVE NO VIS	2.02.03.03.04.05.06.08.08.511.5SHALL BE FILLED WITH WATER OF APPROVED QUALITY, DM THE PIPE. IF BLOWOFFS ARE NOT AVAILABLE AT E CONTRACTOR SHALL MAKE THE NECESSARY 'S AT SUCH POINTS AND SHALL PLUG SAID HOLESMAINTAINED FULL OF WATER FOR A PERIOD OF 24ESSURE AND LEAKAGE TEST BEING APPLIED. TEST AT 1-1/2 TIMES THE MAXIMUM SYSTEM PRESSURE (BASED ON THE ELEVATION OF THE LOWEST POINT OF ED TO THE GAGE LOCATION).THE CONTRACTOR SHALL MAKE A LEAKAGE TEST BY O THE PIPE. IF THE AVERAGE LEAKAGE DURING A TWO- EXCEEDS A RATE OF 10 GALLONS PER INCH OF F PIPELINE THE SECTION SHALL BE CONSIDERED AS WITHIN STRUCTURES AND CHAMBERS AND ALL IBLE LEAKAGE.
	Keith Smith Landscape Architecture	ENVIRONMENTAL DESIGN, LLC 35 FRAN CIRCLE GRAY, MAINE 04039
	298 MAIN YARMOUTH, MAINE SITE CIVIL	Atlantic Resource Consultants 541 US Route One Freeport, ME 04032 Tel: 207.869.9050
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