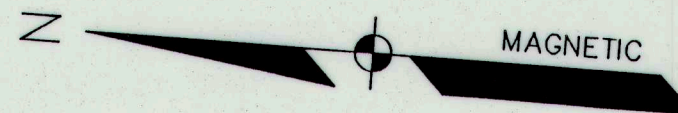


LEGEND

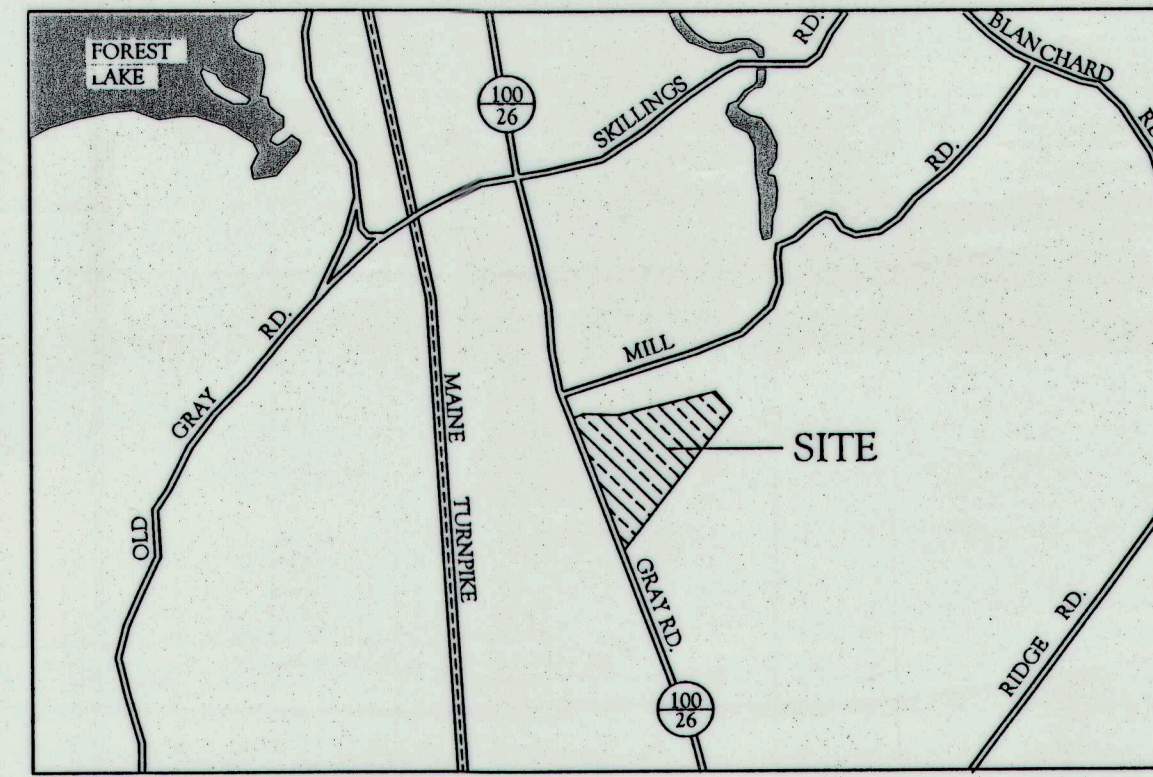
---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	PROPOSED SETBACK LINE
---	EXISTING SETBACK LINE
---	EXISTING EASEMENT
---	PROPOSED EASEMENT
---	ROAD CENTERLINE
---	EXISTING CONTOUR
---	EXISTING STORMDRAIN
---	EXISTING OVERHEAD ELECTRIC & TELEPHONE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING EDGE OF GRAVEL
---	ZONE LINE
---	STREAM
○	EXISTING UTILITY POLE
□	EXISTING MONUMENT
□	PROPOSED MONUMENT
○	EXISTING IRON PIPE
○	PROPOSED IRON PIPE
○	EXISTING SIGN
○	EXISTING BUILDING
+	TEST PIT
■	WETLAND AREA
■	ROCK OUTCROP
■	WETLAND FILL
■	BUFFER
■	LAND TO BE DEEDED TO THE TOWN OF CUMBERLAND



NET RESIDENTIAL CALCULATION - RESIDENTIAL PROPERTY	
TOTAL AREA	647,305 SF (14.85 AC)
15% FOR ROADS	91,446 SF
WETLANDS	6,343 SF
STEEP SLOPES	170,959 SF
NET RESIDENTIAL AREA	378,557 SF (8.69 AC)
ALLOWABLE DWELLING UNITS (1 PER 2.5 AC)	347

NET RESIDENTIAL CALCULATION - COMMERCIAL PROPERTY	
TOTAL AREA	607,190 SF (13.94 AC)
15% FOR ROADS	96,728 SF
WETLANDS	59,130 SF
STEEP SLOPES	0 SF
NET RESIDENTIAL AREA	451,332 SF (10.36 AC)
ALLOWABLE LOTS: (1 PER 40,000 SF)	11.28

MAXIMUM ALLOWABLE IMPERVIOUS AREA PER LOT:	
LOT #	AREA (SQ. FT.)
1	23,845
2	21,262
3	23,713
4	33,094
5	26,292
6	34,120
7	30,800
8	26,218
9	28,473



LOCATION MAP

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS ELVIN H. COPP BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 17218, PAGE 34.
- THE PROPERTY IS SHOWN AS LOT 1A ON THE TOWN OF CUMBERLAND TAX MAP R07C AND IS LOCATED IN THE LOCAL BUSINESS (LB) AND RURAL RESIDENTIAL 1 (RR1) ZONES.
- SPACE AND BULK CRITERIA:
 LB ZONE
 MIN. LOT SIZE: 40,000 SF
 MIN. STREET FRONTAGE: 150 FT.
 MIN. FRONT YARD: 50 FT.
 MIN. SIDE YARD: 30 FT.
 (COMBINED WIDTH 65 FT.)
 MIN. REAR YARD: 65 FT.
 RR1 ZONE
 MIN. LOT SIZE: 4 AC.
 SINGLE FAMILY: 2.5 AC.
 MULTI-UNIT: 200 FT.
 MIN. STREET FRONTAGE: 200 FT.
 MIN. FRONT YARD: 50 FT.
 MIN. SIDE YARD: 30 FT.
 (COMBINED WIDTH 75 FT.)
 MIN. REAR YARD: 75 FT.
- TOTAL AREA OF PARCEL: 28.80 AC.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A STANDARD BOUNDARY SURVEY BY WAYNE T. WOOD AND CO. FOR ELVIN COPP, DATED APRIL 2004.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A TOPOGRAPHIC SURVEY BY WAYNE T. WOOD AND CO. FOR ELVIN COPP, DATED SEPTEMBER 2003 AND LAST REVISED APRIL 5, 2004.
- WETLAND DELINEATION PERFORMED BY SEBAGO TECHINCS, INC. IN DECEMBER OF 2003 IN ACCORDANCE WITH THE 1987 U.S. ARMY CORP. ENGINEERS WETLANDS DELINEATION MANUAL AND WERE LOCATED UTILIZING SIGNAL FREQUENCY ASHTER SUBMETER G.P.S.
- THE PROPOSED LOT WILL BE SERVICED BY INDIVIDUAL SUBSURFACE DISPOSAL SYSTEMS MEETING THE REQUIREMENTS OF THE MAINE STATE PLUMBING CODE AND THE CUMBERLAND ORDINANCE. EACH LOT WILL HAVE ACCESS TO TOWN WATER UPON INSTALLATION OF A WATER MAIN TO BE CONSTRUCTED WITHIN THE ROUTE 100 ROW.
- ALL DRIVEWAYS FOR THE PROPOSED LOTS SHALL HAVE ACCESS FROM THE PROPOSED ROAD ONLY.
- ALL DRIVEWAYS SHALL HAVE 15" DIAMETER CULVERTS AND SHALL BE SMOOTH BORE HIGH DENSITY POLYETHYLENE (HDPE).
- LOTS TO BE SERVICED BY UNDERGROUND ELECTRIC AND TELEPHONE SERVICES.
- THE 8.62 ACRE OPEN SPACE AREA SHALL BE DEEDED TO THE TOWN UPON FINAL SUBDIVISION APPROVAL. THIS OPEN SPACE AREA SHALL BE AVAILABLE TO THE PUBLIC FOR RECREATIONAL USE.
- THE 1.92 ACRE OPEN SPACE AREA SHALL BE HELD IN COMMON BY THE LOT OWNERS ASSOCIATION.
- FIRE PROTECTION REQUIREMENTS:
 A. THE BUILDINGS SHALL BE EQUIPPED WITH FIRE ALARM SYSTEMS THAT ARE MONITORED BY AN APPROVED FIRE ALARM COMPANY. THE SYSTEMS SHALL HAVE REMOTE ANNUNCIATOR PANELS LOCATED AT THE MAIN ENTRANCES THAT CAN BE SILENCED WITH THE PUSH OF ONE BUTTON FROM THIS LOCATION. THE STROBE OR OTHER VISUAL ALARM SIGNALING DEVICES SHALL REMAIN ACTIVE WHEN THE SYSTEMS ARE SILENCED. THE ALARM SYSTEMS SHALL IDENTIFY THE EXACT LOCATION OF EACH INDIVIDUAL INITIATION DEVICE WITH PLAIN TEXT AT THE FIRE ALARM PANELS.
 B. THE BUILDING SHALL BE EQUIPPED WITH HINGED KEY BOXES APPROVED BY THE FIRE DEPARTMENT. THE KEY BOXES SHALL BE ELECTRONICALLY CONNECTED TO THE FIRE ALARM SYSTEMS TO SHOW A TROUBLE SIGNAL WHENEVER THE BOX IS IN THE OPEN POSITION.
 C. ANY FUEL STORAGE SHALL MEET THE APPROPRIATE STANDARD OF THE NATIONAL FIRE PROTECTION ASSOCIATION. ATTENTION TO BUILDING AND PROPERTY LINE SETBACK REQUIREMENTS SHOULD BE INCLUDED AS PART OF THE SITE PLAN REVIEW.
 D. FIRE PROTECTION SPRINKLER SYSTEMS SHALL MEET THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION. THE FIRE DEPARTMENT CONNECTIONS SHALL BE EQUIPPED WITH 4" LOCKING CONNECTIONS THAT ARE LOCATED IN AREAS THAT ARE APPROVED BY THE FIRE DEPARTMENT. THE SPRINKLER SYSTEMS SHALL SEND A WATER FLOW SIGNAL TO THE FIRE ALARM PANEL WHENEVER WATER IS MOVING THROUGHOUT THE SYSTEM.
- THE LIMITING FACTOR FOR BUILDING SITE DEVELOPMENT, AS IT PERTAINS TO THE SUBSURFACE SEPTIC SYSTEMS FOR EACH LOT, IS WETNESS DUE TO PRESENCE OF A HIGH WATER TABLE FOR A PORTION OF THE YEAR. PROPER FOUNDATION DRAINAGE OR SITE MODIFICATION IS RECOMMENDED.

This plan was revised - see other mylar w/ recording date of 4-30-08

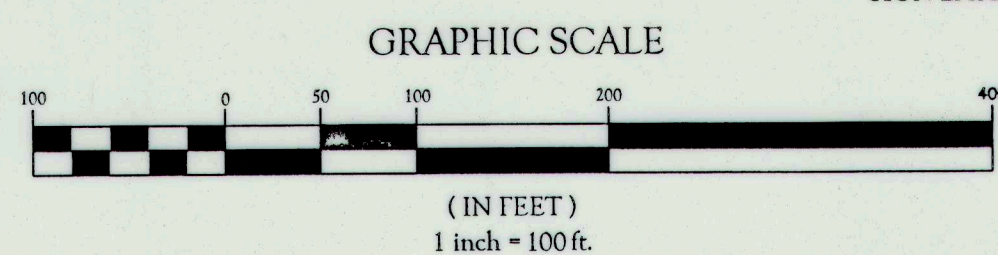
EASEMENT LINE TABLE

LINE	LENGTH	BEARING
EL1	7.17	N84°57'43"W
EL2	3.39	S86°01'19"W
EL4	30.23	N48°14'08"W
EL5	150.59	S34°39'31"W
EL6	22.49	S06°46'18"E
EL7	40.74	N48°12'07"W
EL8	100.65	N1°37'07"E
EL9	78.74	N13°12'01"E
EL10	107.09	N13°09'35"E
EL11	34.83	N18°51'32"E
EL12	23.77	S03°58'41"E
EL13	21.20	S29°13'09"E
EL14	42.79	S89°10'33"W
EL1	36.18	S86°01'19"W
EL16	31.00	S03°58'41"E
EL17	2.18	S86°01'19"W
EL18	85.77	S10°58'13"E
EL19	36.36	S34°42'35"E
EL20	101.57	S2°39'35"W
EL21	62.05	N37°44'11"W
EL22	101.26	S6°49'54"W
EL23	108.81	S21°33'02"W
EL24	35.75	SC 36°33"E
EL25	34.3	S17°32'23"W
EL26	30.00	S3°36'48"W
EL27	34.61	S64°31'35"W
EL28	42.28	N89°43'39"W
EL29	33.04	N52°45'53"E
EL30	88.99	N63°34'54"E
EL31	37.35	N61°32'50"W
EL32	85.92	N62°59'25"E
EL33	26.29	N66°48'25"E
EL34	96.04	N53°09'53"E
EL35	17.70	N44°03'08"E
EL36	46.71	N00°59'31"W
EL37	22.83	S70°47'52"W
EL38	43.76	S12°01'53"W
EL39	41.1	S02°11'47"W
EL40	84.98	N11°25'28"E
EL41	72.29	N25°43'07"E
EL42	87.26	N08°27'50"E
EL43	82.76	N37°18'39"W
EL44	92.69	S73°29'47"E
EL45	32.42	S37°35'57"W
EL46	85.93	S16°22'09"W
EL47	71.17	S16°22'09"W
EL48	119.29	N37°35'57"E
EL49	28.86	S82°37'35"E
EL50	31.48	S06°28'36"W
EL51	32.86	N82°38'28"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DISTANCE
C1	318.15	300.00	N55°34'57"E	303.45
C2	34.78	30.00	S58°24'43"W	32.86
C3	245.71	45.00	N64°47'56"W	36.00
C4	34.78	30.00	N08°00'35"W	32.86
C5	46.14	30.00	S40°04'54"W	41.72
C6	48.60	30.00	S50°23'20"E	43.46
C7	263.31	270.00	N55°15'42"E	253.00
C8	178.74	330.00	N68°37'27"E	176.57
C9	140.78	330.00	N40°53'10"E	139.71
C10	19.95	330.00	N26°55'59"E	19.95
C11	27.82	30.00	S51°45'58"W	26.83
C12	9.55	70.00	N74°25'29"E	9.54
C13	150.00	70.00	N09°07'47"E	122.90
C14	150.00	70.00	S66°21'11"W	122.90
C15	40.19	70.00	S11°28'56"E	39.64
C16	27.82	30.00	N01°21'50"W	26.83
C17	10.00	270.00	N26°15'43"E	10.00

LINE TABLE		
LINE	LENGTH	BEARING
L1	18.49	S85°57'51"W
L2	120.10	N03°58'41"W
L3	50.00	S18°13'38"W
L4	8.27	N21°58'55"W
L5	41.50	N62°35'25"E
L6	30.66	N81°26'16"E
L7	27.47	N13°43'50"E
L8	9.48	S34°39'31"W

EASEMENT CURVE TABLE				
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DISTANCE
EC1	23.00	50.00	N37°16'58"W	22.79
EC2	7.87	50.00	S28°36'55"E	7.86
EC3	80.16	50.00	N12°48'19"E	71.85
EC4	42.84	30.00	S53°33'48"W	39.29
EC5	26.09	105.00	S59°27'19"E	26.02
EC6	23.55	75.00	N81°16'35"E	23.46



STATE OF MAINE

COUNTY SS REGISTRY OF DEEDS
 RECEIVED _____, 20____
 AT _____ M. AND RECORDED IN
 PLAN BOOK _____ PAGE _____
 ATTEST _____ REGISTRAR

TOWN OF CUMBERLAND PLANNING BOARD APPROVAL

[Signature] DATE *4/2/08*
 CHAIRPERSON
[Signature]
[Signature]

TERRADYN CONSULTANTS L.L.C.

LAND PLANNING • SURVEY • WATER DESIGN • ENVIRONMENTAL PERMITTING

CASTEROCK BUSINESS PARK SUBDIVISION PLAN

JOB NO. 0502
 DATE 6-17-06
 SCALE 1"=100'
 SHEET 2
 OF 8

PREPARED FOR
 ELVIN H. COPP
 38 SKILLING ROAD
 CUMBERLAND MAINE 04021

LEGEND

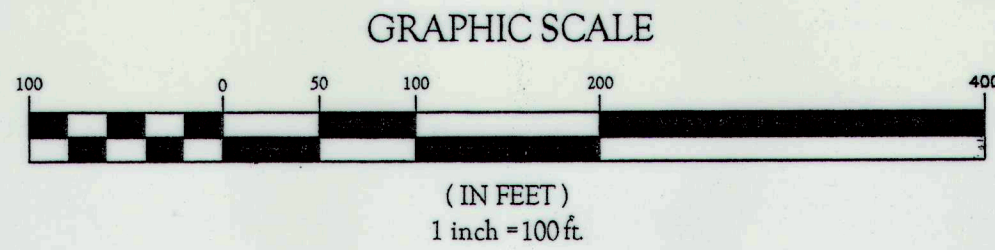
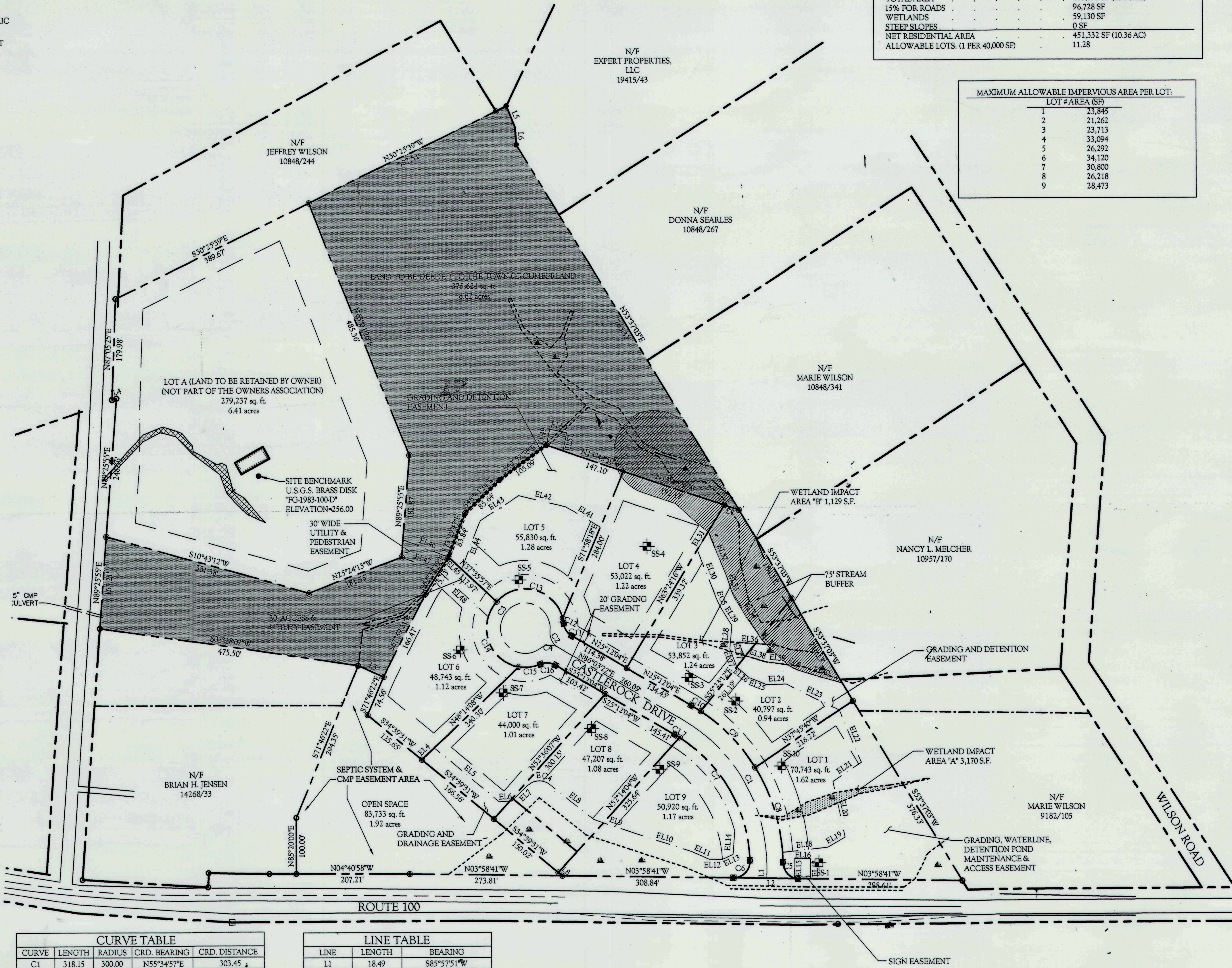
---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	PROPOSED SETBACK LINE
---	EXISTING SETBACK LINE
---	EXISTING EASEMENT
---	PROPOSED EASEMENT
---	ROAD CENTERLINE
---	EXISTING CONTOUR
---	EXISTING STORMDRAIN
---	EXISTING OVERHEAD ELECTRIC & TELEPHONE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING EDGE OF GRAVEL
---	ZONE LINE
---	STREAM
---	EXISTING UTILITY POLE
---	EXISTING MONUMENT
---	PROPOSED MONUMENT
---	EXISTING IRON PIPE
---	PROPOSED IRON PIPE
---	EXISTING SIGN
---	EXISTING BUILDING
---	TEST PIT
---	WETLAND AREA
---	ROCK OUTCROP
---	WETLAND FILL
---	BUFFER
---	LAND TO BE DEEDED TO THE TOWN OF CUMBERLAND

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
EL1	5.77	N84°57'43"W
EL2	51.69	S86°01'19"W
EL3	30.23	N48°14'08"W
EL4	150.59	S34°39'31"W
EL5	22.49	S06°46'18"E
EL6	40.74	N48°12'07"W
EL7	100.65	N33°37'07"E
EL8	78.74	N13°12'01"E
EL9	107.09	N13°09'35"E
EL10	34.83	N18°51'32"E
EL11	23.77	S03°58'41"E
EL12	21.20	S29°13'09"E
EL13	42.79	S89°10'33"W
EL14	36.18	S86°01'19"W
EL15	30.00	S03°58'41"E
EL16	36.18	S86°01'19"W
EL17	85.77	S10°58'13"E
EL18	36.36	S34°42'35"E
EL19	101.57	S72°39'35"W
EL20	61.05	N37°44'11"W
EL21	101.26	S61°49'54"W
EL22	108.81	S20°33'02"W
EL23	35.75	S06°36'33"E
EL24	34.39	S17°13'23"W
EL25	30.00	S34°36'48"W
EL26	34.61	S64°31'35"W
EL27	42.28	N89°43'39"W
EL28	33.04	N52°45'53"E
EL29	88.99	N63°34'54"E
EL30	37.35	N61°32'50"W
EL31	85.92	N62°59'25"E
EL32	26.29	N66°48'25"E
EL33	66.04	N53°09'53"E
EL34	17.70	N44°03'08"E
EL35	46.71	N00°59'31"W
EL36	22.83	S70°47'52"W
EL37	43.76	S12°01'53"W
EL38	41.15	S02°11'47"W
EL39	84.88	N11°25'28"E
EL40	72.29	N25°43'07"E
EL41	87.26	N08°27'50"E
EL42	82.76	N37°18'39"W
EL43	92.69	S73°29'47"E
EL44	32.42	S37°35'57"W
EL45	85.93	S16°22'09"W
EL46	71.17	S16°22'09"W
EL47	119.29	N37°35'57"E
EL48	28.86	S82°37'35"E
EL49	31.48	S06°28'36"W
EL50	32.86	N82°38'28"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DISTANCE
C1	318.15	300.00	N55°34'57"E	303.45
C2	34.78	30.00	S58°24'43"W	32.86
C3	245.71	45.00	N64°47'56"W	36.00
C4	34.78	30.00	N08°00'35"W	32.86
C5	46.14	30.00	S40°04'54"W	41.72
C6	48.60	30.00	S50°23'20"E	43.46
C7	263.31	270.00	N55°15'42"E	253.00
C8	178.74	330.00	N68°37'27"E	176.57
C9	140.78	330.00	N40°53'10"E	139.71
C10	19.95	330.00	N26°55'59"E	19.95
C11	27.82	30.00	S51°45'58"W	26.83
C12	9.55	70.00	N74°25'29"E	9.54
C13	150.00	70.00	N08°07'47"E	122.90
C14	150.00	70.00	S66°21'44"W	122.90
C15	40.19	70.00	S11°28'56"E	39.64
C16	27.82	30.00	N01°21'50"W	26.83
C17	10.00	270.00	N26°15'43"E	10.00

LINE TABLE		
LINE	LENGTH	BEARING
L1	18.49	S85°57'51"W
L2	120.10	N03°58'41"W
L3	50.00	S18°13'38"W
L4	8.27	N21°58'55"W
L5	41.50	N62°35'25"E
L6	30.66	N81°26'16"E
L7	27.47	N13°43'50"E
L8	9.48	S34°39'31"W

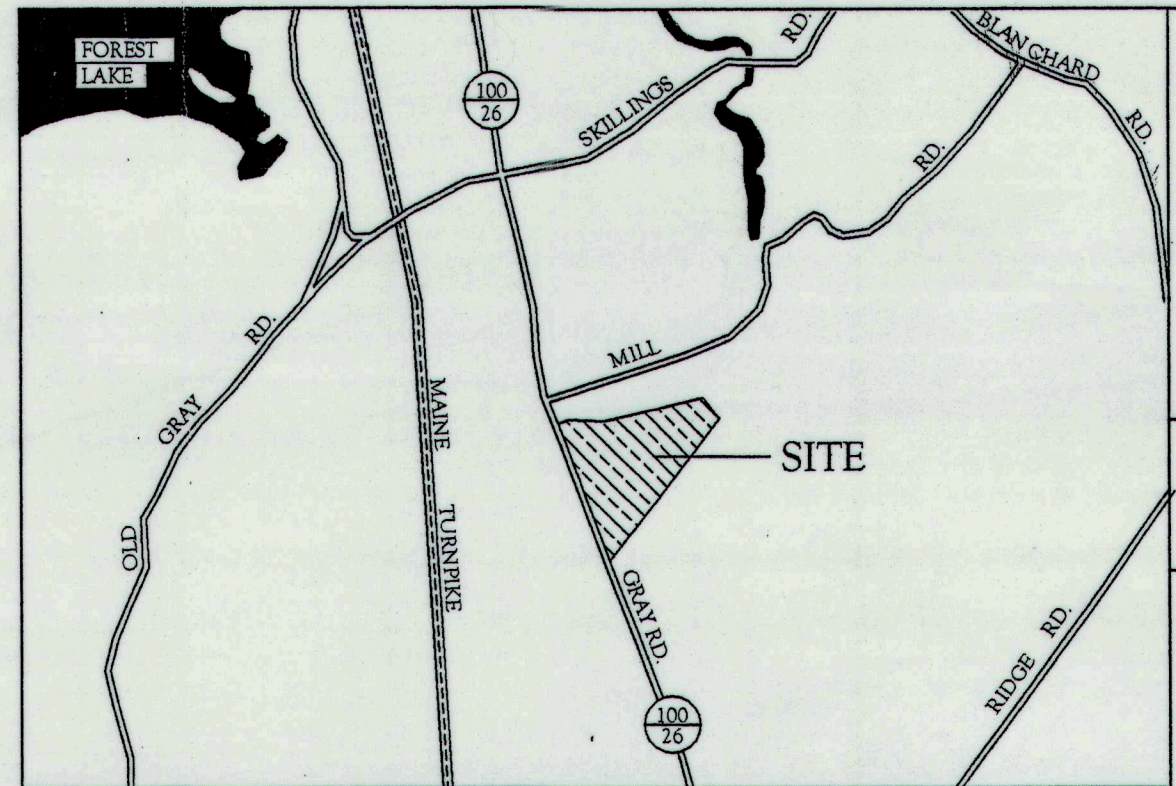
EASEMENT CURVE TABLE				
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DISTANCE
EC1	23.00	50.00	N37°46'58"W	22.79
EC2	7.87	50.00	S28°36'55"E	7.86
EC3	80.16	50.00	N12°48'19"E	71.85
EC4	42.84	30.00	S53°33'48"W	39.29
EC5	26.09	105.00	S59°27'19"E	26.02
EC6	23.55	75.00	N81°16'35"E	23.46



NET RESIDENTIAL CALCULATION - RESIDENTIAL PROPERTY	
TOTAL AREA	647,305 SF (14.85 AC)
15% FOR ROADS	91,446 SF
WETLANDS	6,343 SF
STEEP SLOPES	170,959 SF
NET RESIDENTIAL AREA	378,557 SF (8.69 AC)
ALLOWABLE DWELLING UNITS (1 PER 2.5 AC)	3.47

NET RESIDENTIAL CALCULATION - COMMERCIAL PROPERTY	
TOTAL AREA	607,190 SF (13.94 AC)
15% FOR ROADS	96,728 SF
WETLANDS	59,130 SF
STEEP SLOPES	0 SF
NET RESIDENTIAL AREA	451,332 SF (10.36 AC)
ALLOWABLE LOTS: (1 PER 40,000 SF)	11.28

MAXIMUM ALLOWABLE IMPERVIOUS AREA PER LOT:	
LOT #	AREA (SF)
1	23,845
2	21,262
3	23,713
4	33,094
5	26,292
6	34,120
7	30,800
8	26,218
9	28,473



LOCATION MAP

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS ELVIN H. COPP BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 17218, PAGE 34.
- THE PROPERTY IS SHOWN AS LOT 1A ON THE TOWN OF CUMBERLAND TAX MAP R07C AND IS LOCATED IN THE VILLAGE OFFICE COMMERCIAL I (VOC I) AND RURAL RESIDENTIAL I (RR1) ZONES.
- SPACE AND BULK CRITERIA:
VOC I ZONE
MIN. LOT SIZE: 40,000 SF
MIN. STREET FRONTAGE: 75 FT.
MIN. FRONT YARD: 50 FT.
MIN. SIDE YARD: 20 FT.
MIN. REAR YARD: 50 FT.
RR1m ZONE
MIN. LOT SIZE: 4 Ac.
SINGLE FAMILY: 2.5 Ac.
MULTIUNIT: 200 FT.
MIN. STREET FRONTAGE: 50 FT.
MIN. FRONT YARD: 30 FT.
MIN. SIDE YARD: 30 FT.
(COMBINED WIDTH 75 FT.)
MIN. REAR YARD: 75 FT.
- TOTAL AREA OF PARCEL: 28.80 Ac.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A STANDARD BOUNDARY SURVEY BY WAYNE T. WOOD AND CO. FOR ELVIN COPP, DATED APRIL 2004.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A TOPOGRAPHIC SURVEY BY WAYNE T. WOOD AND CO. FOR ELVIN COPP, DATED SEPTEMBER 2003 AND LAST REVISED APRIL 5, 2004.
- WETLAND DELINEATION PERFORMED BY SEBAGO TECHNIQS, INC. IN DECEMBER OF 2003 IN ACCORDANCE WITH THE 1987 U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL AND WERE LOCATED UTILIZING SIGNAL FREQUENCY ASHTECH SUBMETER G.P.S.
- THE PROPOSED LOTS WILL BE SERVICED BY INDIVIDUAL SUBSURFACE DISPOSAL SYSTEMS MEETING THE REQUIREMENTS OF THE MAINE STATE PLUMBING CODE AND THE CUMBERLAND ORDINANCE. EACH LOT WILL HAVE ACCESS TO TOWN WATER UPON INSTALLATION OF A WATER MAIN TO BE CONSTRUCTED WITHIN THE ROUTE 100 R.O.W.
- ALL DRIVEWAYS FOR THE PROPOSED LOTS SHALL HAVE ACCESS FROM THE PROPOSED ROAD ONLY.
- LOTS TO BE SERVICED BY UNDERGROUND ELECTRIC AND TELEPHONE SERVICES.
- THE 8.62 ACRE OPEN SPACE AREA SHALL BE DEEDED TO THE TOWN UPON FINAL SUBDIVISION APPROVAL. THIS OPEN SPACE AREA SHALL BE AVAILABLE TO THE PUBLIC FOR RECREATIONAL USE.
- THE 1.92 ACRE OPEN SPACE AREA SHALL BE HELD IN COMMON BY THE LOT OWNERS ASSOCIATION.
- FIRE PROTECTION REQUIREMENTS:
A. THE BUILDINGS SHALL BE EQUIPPED WITH FIRE ALARM SYSTEMS THAT ARE MONITORED BY AN APPROVED FIRE ALARM COMPANY. THE SYSTEMS SHALL HAVE REMOTE ANNUNCIATOR PANELS LOCATED AT THE MAIN ENTRANCES THAT CAN BE SILENCED WITH THE PUSH OF ONE BUTTON FROM THIS LOCATION. THE STROBE OR OTHER VISUAL ALARM SIGNALING DEVICES SHALL REMAIN ACTIVE WHEN THE SYSTEMS ARE SILENCED. THE ALARM SYSTEMS SHALL IDENTIFY THE EXACT LOCATION OF EACH INDIVIDUAL INITIATION DEVICE WITH PLAIN TEXT AT THE FIRE ALARM PANELS.
B. THE BUILDING SHALL BE EQUIPPED WITH HINGED KEY BOXES APPROVED BY THE FIRE DEPARTMENT. THE KEY BOXES SHALL BE ELECTRONICALLY CONNECTED TO THE FIRE ALARM SYSTEMS TO SHOW A TROUBLE SIGNAL WHENEVER THE BOX IS IN THE OPEN POSITION.
C. ANY FUEL STORAGE SHALL MEET THE APPROPRIATE STANDARD OF THE NATIONAL FIRE PROTECTION ASSOCIATION. ATTENTION TO BUILDING AND PROPERTY LINE SETBACK REQUIREMENTS SHOULD BE INCLUDED AS PART OF THE SITE PLAN REVIEW.
D. FIRE PROTECTION SPRINKLER SYSTEMS SHALL MEET THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION. THE FIRE DEPARTMENT CONNECTIONS SHALL BE EQUIPPED WITH 4" LOCKING COUPLINGS THAT ARE LOCATED IN AREAS THAT ARE APPROVED BY THE FIRE DEPARTMENT. THE SPRINKLER SYSTEMS SHALL SEND A WATER FLOW SIGNAL TO THE FIRE ALARM PANEL WHENEVER WATER IS MOVING THROUGHOUT THE SYSTEM.
- THE LIMITING FACTOR FOR BUILDING SITE DEVELOPMENT, AS IT PERTAINS TO THE SUBSURFACE SEPTIC SYSTEMS FOR EACH LOT, IS WETNESS DUE TO PRESENCE OF A HIGH WATER TABLE FOR A PORTION OF THE YEAR. PROPER FOUNDATION DRAINAGE OR SITE MODIFICATION IS RECOMMENDED.

TOWN OF CUMBERLAND
PLANNING BOARD
APPROVAL

DATE
CHAIRPERSON
ELVIN H. COPP
38 SKILLING ROAD
CUMBERLAND, MAINE 04021
ISSUED FOR CONSTRUCTION

TERRADYN CONSULTANTS L.L.C.
LAND PLANNING • STORMWATER DESIGN • ENVIRONMENTAL PERMITTING

SHEET DESCRIPTION
CASTLEROCK BUSINESS PARK
SUBDIVISION PLAN

JOB NO. 0502
DATE 6-17-06
SCALE 1"=100'
SHEET 2 OF 9

LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING SETBACK LINE
---	EXISTING EASEMENT
---	PROPOSED EASEMENT
---	ROAD CENTERLINE
---	EXISTING CONTOUR
---	EXISTING STORMDRAIN
---	EXISTING OVERHEAD ELECTRIC & TELEPHONE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING EDGE OF GRAVEL
---	ZONE LINE
---	STREAM
---	EXISTING UTILITY POLE
---	EXISTING MONUMENT
---	EXISTING IRON PIPE
---	EXISTING SIGN
---	EXISTING BUILDING
---	TEST PIT
---	TP-11
---	WETLAND AREA
---	ROCK OUTCROP
---	WETLAND FILL
---	BUFFER
---	LAND TO BE DEEDED TO THE TOWN OF CUMBERLAND

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
EL1	5.77	N84°57'43"W
EL2	51.69	S86°01'19"W
EL4	30.23	N48°14'08"W
EL5	150.59	S34°39'31"W
EL6	22.49	S06°46'18"E
EL7	40.74	N48°12'07"W
EL8	100.65	N33°37'07"E
EL9	78.74	N13°12'01"E
EL10	107.09	N13°09'35"E
EL11	34.83	N18°51'32"E
EL12	23.77	S03°58'41"E
EL13	21.20	S29°13'09"E
EL14	42.79	S89°10'33"W
EL15	36.18	S86°01'19"W
EL16	30.00	S03°58'41"E
EL17	36.18	S86°01'19"W
EL18	85.77	S10°58'13"E
EL19	36.36	S34°42'35"E
EL20	101.57	S72°39'35"W
EL21	62.05	N37°44'11"W
EL22	101.26	S61°49'54"W
EL23	108.81	S20°33'02"W
EL24	35.75	S06°36'33"E
EL25	34.39	S17°13'23"W
EL26	30.00	S34°36'48"W
EL27	34.61	S64°31'35"W
EL28	42.28	N89°43'39"W
EL29	33.04	N52°45'53"E
EL30	88.99	N63°34'54"E
EL31	37.35	N61°32'50"W
EL32	85.92	N62°59'25"E
EL33	26.29	N66°48'25"E
EL34	96.04	N53°09'53"E
EL35	17.70	N44°03'08"E
EL36	46.71	N00°59'31"W
EL37	22.83	S70°47'52"W
EL38	43.76	S12°01'53"W
EL39	41.15	S02°11'47"W
EL40	84.88	N11°25'28"E
EL41	72.29	N25°43'07"E
EL42	87.26	N08°27'50"E
EL43	82.76	N37°18'39"W
EL44	92.69	S73°29'47"E
EL45	32.42	S37°35'57"W
EL46	85.93	S16°22'09"W
EL47	71.17	S16°22'09"W
EL48	119.29	N37°35'57"E
EL49	28.86	S82°37'35"E
EL50	31.48	S06°28'36"W
EL51	32.86	N82°38'28"W

REFERENCE DRAWING:

1. CASTLEROCK BUSINESS PARK, SUBDIVISION PLAN SHEET 2 OF 9 PREPARED FOR ELVIN H. COPP - PREPARED BY TERRADYNE CONSULTANTS, LLC, NEW GLOUCESTER, MAINE

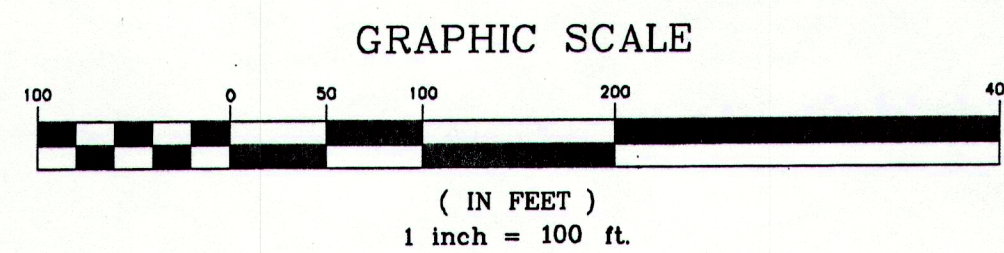
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SYTDesign Consultants, ANY ALTERATIONS, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SYTDesign Consultants.

REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
F	1/31/13	FOR CONSTRUCTION	JSD	WSD	WSD						
E	11/20/12	REVISED AND RESUBMITTED TO CUMBERLAND PLANNING BOARD	JSD	WSD	WSD						
D	10/30/12	SUBMITTED TO CUMBERLAND PLANNING BOARD W/AMENDED SUBDIVISION APPLICATION	JSD	WSD	WSD						
C	7/31/12	SUBMITTED TO CUMBERLAND PLANNING BOARD	JSD	WSD	WSD						
B	6/18/12	REVISED AND RESUBMITTED TO CLIENT	JSD	WSD	WSD						
A	6/5/12	SUBMITTED TO CLIENT FOR REVIEW	JSD	WSD	WSD						

CURVE TABLE				
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DISTANCE
C1	318.15	300.00	N29°33'37"W	303.45
C2	34.78	30.00	S26°45'51"E	32.86
C3	245.71	45.00	S30°01'30"W	36.00
C4	34.78	30.00	S86°48'50"W	32.86
C5	46.14	30.00	S45°05'41"E	41.72
C6	48.60	30.00	N44°26'06"E	43.46
C7	263.31	270.00	N25°43'52"E	253.00
C8	178.74	330.00	N16°53'07"W	176.57
C9	146.78	330.00	N44°17'24"W	139.71
C10	19.95	330.00	N58°14'35"W	19.95
C11	27.82	30.00	S33°24'36"E	26.83
C12	9.55	70.00	N10°45'06"W	9.54
C13	150.00	70.00	N76°02'47"W	122.90
C14	150.00	70.00	S18°49'23"E	122.90
C15	40.19	70.00	N83°20'30"E	39.64
C16	27.82	30.00	N86°32'25"W	26.83
C17	10.00	270.00	N58°54'51"W	10.00

LINE TABLE		
LINE	LENGTH	BEARING
L1	18.49	S00°47'17"W
L2	120.10	N89°09'15"W
L3	50.00	S66°56'56"E
L4	8.27	N72°50'31"E
L5	41.50	N22°35'09"W
L6	30.66	N03°44'18"W
L7	27.47	N71°26'44"W
L8	9.48	S50°31'03"E

EASEMENT CURVE TABLE				
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DISTANCE
EC1	23.00	50.00	N37°16'58"W	22.79
EC2	7.87	50.00	S28°36'55"E	7.86
EC3	80.16	50.00	N12°48'19"E	71.85
EC4	42.84	30.00	S53°33'48"W	39.29
EC5	26.09	105.00	S59°27'19"E	26.02
EC6	23.55	75.00	N81°16'35"E	23.46



ESTIMATED IMPERVIOUS AREA PER LOT IS BASED ON 10' WIDE DRIVE RUNNING FROM ROAD R/W TO REAR OF BUILDING ENVELOPE W/ 1400 S.F. FOOTPRINT HOUSE. DRIVE TO HAVE ESTIMATED 40'x40' TURNAROUND AT END

LOT#	DRIVE AREA (S.F.)	TURNAROUND (S.F.)	HOUSE (S.F.)	TOTAL (S.F.)
1	180x10 = 1800	1600	1400	4800
2	170x10 = 1700			4700
3	110x10 = 1100			4100
4	160x10 = 1600			4600
5	240x10 = 2400			5400
6	280x10 = 2800			6000
7	260x10 = 2600			5600
8	230x10 = 2300			5300
9	160x10 = 1600			4600
10	110x10 = 1100			4100
11	200x10 = 2000			5000
12	260x10 = 2600			5600
13	270x10 = 2700			5700
14	200x10 = 2000			5000
15	220x10 = 2200			5200
16	190x10 = 1900			4900
17	150x10 = 1500			4500

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS ELVIN H. COPP BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 17218, PAGE 34.
- THE PROPERTY IS SHOWN AS LOT 1A ON THE TOWN OF CUMBERLAND TAX MAP R07C AND IS LOCATED IN THE VILLAGE OFFICE COMMERCIAL 1 (VOC 1) AND RURAL RESIDENTIAL 1 (RR1) ZONES.
- SPACE AND BULK CRITERIA:

VOC 1 ZONE	
MIN. LOT SIZE:	40,000 SF
MIN. STREET FRONTAGE:	75 FT.
MIN. FRONT YARD:	50 FT.
MIN. SIDE YARD:	20 FT.
MIN. REAR YARD:	50 FT.

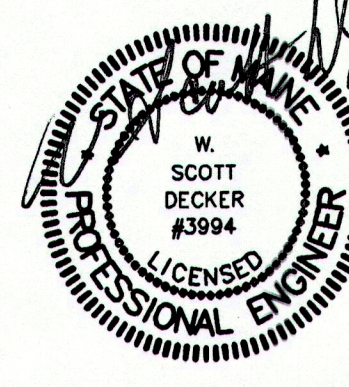
RR1 ZONE	
MIN. LOT SIZE:	4 Ac.
SINGLE FAMILY:	2.5 Ac.
MIN. STREET FRONTAGE:	200 FT.
MIN. FRONT YARD:	50 FT.
MIN. SIDE YARD:	30 FT.
(COMBINED WIDTH 75 FT.)	
MIN. REAR YARD:	75 FT.

CONTRACT ZONE	
MIN. LOT SIZE:	20,000 S.F.
MIN. ROAD FRONTAGE:	75 FT.
MIN. SIDE SETBACK:	8 FT. W/ 25 FT. COMBINED
MIN. FRONT SETBACK:	25 FT.
DRIVEWAY & SHED SETBACK:	
FRONT:	25 FT. SHED
SIDE:	10' BOTH
REAR:	10' BOTH

- TOTAL AREA OF PARCEL: 28.80 AC.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A STANDARD BOUNDARY SURVEY BY WAYNE T. WOOD AND CO. FOR ELVIN COPP, DATED APRIL 2004.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A TOPOGRAPHIC SURVEY BY WAYNE T. WOOD AND CO. FOR ELVIN COPP, DATED SEPTEMBER 2003 AND LAST REVISED APRIL 5, 2004.
- WETLAND DELINEATION PERFORMED BY SEBAGO TECHNIQS, INC. IN DECEMBER OF 2003 IN ACCORDANCE WITH THE 1987 U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL AND WERE LOCATED UTILIZING SIGNAL FREQUENCY ASHTCH SUBMETER G.P.S.
- THE PROPOSED LOTS WILL BE SERVICED BY INDIVIDUAL SUBSURFACE DISPOSAL SYSTEMS MEETING THE REQUIREMENTS OF THE MAINE STATE PLUMBING CODE AND THE CUMBERLAND ORDINANCE. EACH LOT WILL HAVE ACCESS TO TOWN WATER.
- ALL DRIVEWAYS FOR THE PROPOSED LOTS SHALL HAVE ACCESS FROM CASTLE ROCK DRIVE ONLY.
- LOTS TO BE SERVICED BY UNDERGROUND ELECTRIC AND TELEPHONE SERVICES.
- THE 8.62 ACRE OPEN SPACE AREA SHALL BE DEEDED TO THE TOWN UPON FINAL SUBDIVISION APPROVAL. THIS OPEN SPACE AREA SHALL BE AVAILABLE TO THE PUBLIC FOR RECREATIONAL USE.
- THE 1.92 ACRE OPEN SPACE AREA SHALL BE HELD IN COMMON BY THE LOT OWNERS ASSOCIATION.
- FIRE PROTECTION REQUIREMENTS:
A. THE BUILDINGS SHALL BE EQUIPPED WITH FIRE ALARM SYSTEMS THAT ARE MONITORED BY AN APPROVED FIRE ALARM COMPANY. THE SYSTEMS SHALL HAVE REMOTE ANNUNCIATOR PANELS LOCATED AT THE MAIN ENTRANCES THAT CAN BE SILENCED WITH THE PUSH OF ONE BUTTON FROM THIS LOCATION. THE STROBE OR OTHER VISUAL ALARM SIGNALING DEVICES SHALL REMAIN ACTIVE WHEN THE SYSTEMS ARE SILENCED. THE ALARM SYSTEMS SHALL IDENTIFY THE EXACT LOCATION OF EACH INDIVIDUAL INITIATION DEVICE WITH PLAIN TEXT AT THE FIRE ALARM PANELS.
B. THE BUILDING SHALL BE EQUIPPED WITH HINGED KEY BOXES APPROVED BY THE FIRE DEPARTMENT. THE KEY BOXES SHALL BE ELECTRONICALLY CONNECTED TO THE FIRE ALARM SYSTEMS TO SHOW A TROUBLE SIGNAL WHENEVER THE BOX IS IN THE OPEN POSITION.
C. ANY FUEL STORAGE SHALL MEET THE APPROPRIATE STANDARD OF THE NATIONAL FIRE PROTECTION ASSOCIATION. ATTENTION TO BUILDING AND PROPERTY LINE SETBACK REQUIREMENTS SHOULD BE INCLUDED AS PART OF THE SITE PLAN REVIEW.
D. FIRE PROTECTION SPRINKLER SYSTEMS SHALL MEET THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION. THE FIRE DEPARTMENT CONNECTIONS SHALL BE EQUIPPED WITH 4" LOCKING COUPLINGS THAT ARE LOCATED IN AREAS THAT ARE APPROVED BY THE FIRE DEPARTMENT. THE SPRINKLER SYSTEMS SHALL SEND A WATER FLOW SIGNAL TO THE FIRE ALARM PANEL WHENEVER WATER IS MOVING THROUGHOUT THE SYSTEM.
- THE LIMITING FACTOR FOR BUILDING SITE DEVELOPMENT, AS IT PERTAINS TO THE SUBSURFACE SEPTIC SYSTEMS FOR EACH LOT, IS WETNESS DUE TO PRESENCE OF A HIGH WATER TABLE FOR A PORTION OF THE YEAR. PROPER FOUNDATION DRAINAGE OR SITE MODIFICATION IS RECOMMENDED.
- SEPTIC SYSTEMS FOR LOTS 9, 16 & 17 WILL REQUIRE PUMPING WASTE TO THE OPEN SPACE AT THE NORTHERLY LOT SIDE LINE WHERE TP-5, TP-15 AND TP-17 ARE SHOWN.
- DUE TO WATER QUALITY CONCERNS, THE EXISTING 6 - INCH GATE VALVES SHALL BE REMOVED FROM EACH TEE CONNECTION. A MECHANICAL JOINT CAP SHALL BE CONNECTED TO EACH TEE. THE CONTRACTOR SHALL COORDINATE WITH THE PORTLAND WATER DISTRICT TO PROPERLY SIZE THE NEW SERVICES THAT MUST BE TAPPED AT EACH LOT.

TOWN OF CUMBERLAND PLANNING BOARD APPROVAL:

MEMBER:	DATE:



SYTDesign
CONSULTANTS
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE

P.O. Box 86A
160 Longwoods Road
Cumberland, Maine 04021
tel. 207.828.8994 fax. 207.828.2231

CLIENT:

TELOS CAPITAL, LLC
84 MIDDLE STREET
PORTLAND, ME, 04101

DESIGN: WSD

DRAWN: JSD

CHKD: WSD

DATE: JUNE 2012

SCALE: 1" = 100'

PROJECT:

CASTLE ROCK HOMES
RESIDENTIAL AFFORDABLE HOUSING
RTE. 100 CUMBERLAND, MAINE

AMENDED SUBDIVISION PLAN

PROJ. NO.

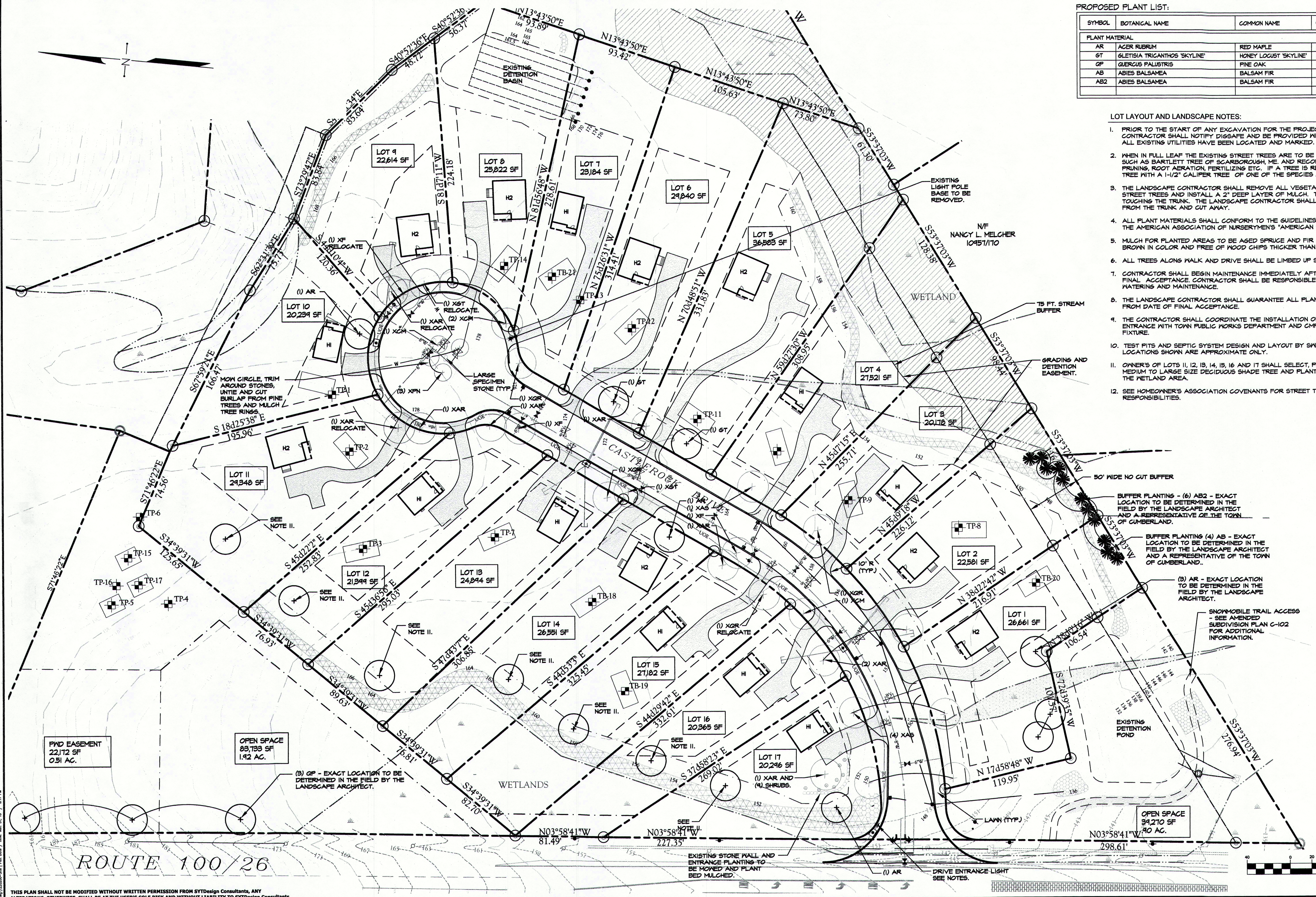
DWG. NO.

12-202-00

C-101

REV.

F



PROPOSED PLANT LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
AR	ACER RUBRUM	RED MAPLE	6	2.5 CAL.	B4B, SINGLE LEADER
ST	GLTISIA TRICANTHOS 'SKYLINE'	HONEY LOCUST 'SKYLINE'	2	1-1/2" CAL.	B4B, SINGLE LEADER
OP	QUERCUS PALUSTRIS	PINE OAK	3	1" CAL.	B4B, SINGLE LEADER
AB	ABIES BALSAMEA	BALSAM FIR	4	5'-6" HT.	B4B
AB2	ABIES BALSAMEA	BALSAM FIR	6	5'-4" HT.	B4B

- LOT LAYOUT AND LANDSCAPE NOTES:
- PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
 - WHEN IN FULL LEAF THE EXISTING STREET TREES ARE TO BE INSPECTED BY A LICENSED ARBORIST SUCH AS BARTLETT TREE OF SCARBOROUGH, ME. AND RECOMMENDATIONS MADE FOR TREE REMOVAL, PRUNING, ROOT ABRATION, FERTILIZING ETC. IF A TREE IS REMOVED THE OWNER SHALL REPLACE THE TREE WITH A 1-1/2" CALIPER TREE OF ONE OF THE SPECIES ALREADY SPECIFIED OR INSTALLED.
 - THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL VEGETATION WITHIN A 3 FT. RADIUS OF ALL STREET TREES AND INSTALL A 2" DEEP LAYER OF MULCH. THE MULCH IS NOT TO BE MOUND UP OR TOUCHING THE TRUNK. THE LANDSCAPE CONTRACTOR SHALL MAKE SURE ALL BURLAP WRAP IS UNTIED FROM THE TRUNK AND CUT AWAY.
 - ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S 'AMERICAN STANDARD OF NURSERY STOCK'.
 - MULCH FOR PLANTED AREAS TO BE AGED SPRUCE AND FIR BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
 - ALL TREES ALONG WALK AND DRIVE SHALL BE LIMBED UP SO THEY BEGIN BRANCHING AT 6' HT. MIN.
 - CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF WATERING AND MAINTENANCE.
 - THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF FINAL ACCEPTANCE.
 - THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF LIGHT FIXTURE AND POLE AT THE DRIVE ENTRANCE WITH TOWN PUBLIC WORKS DEPARTMENT AND CMP. CMP WILL INSTALL AND MAINTAIN THE FIXTURE.
 - TEST PITS AND SEPTIC SYSTEM DESIGN AND LAYOUT BY SWEET ASSOCIATES OF FALMOUTH MAINE. LOCATIONS SHOWN ARE APPROXIMATE ONLY.
 - OWNER'S OF LOTS 11, 12, 13, 14, 15, 16 AND 17 SHALL SELECT, PURCHASE AND INSTALL A 1" CALIPER, MEDIUM TO LARGE SIZE DECIDUOUS SHADE TREE AND PLANT ALONG THE REAR OF PROPERTY, OUTSIDE THE WETLAND AREA.
 - SEE HOMEOWNER'S ASSOCIATION COVENANTS FOR STREET TREE AND BUFFER TREE MAINTENANCE RESPONSIBILITIES.

LEGEND

TEST PIT AND SUBSURFACE SEPTIC FIELD

PROPOSED HOUSE

PLANT LEGEND

EXISTING SHRUB

EXISTING TREE

PROPOSED TREE

EXISTING RED MAPLE

EXISTING SUGAR MAPLE

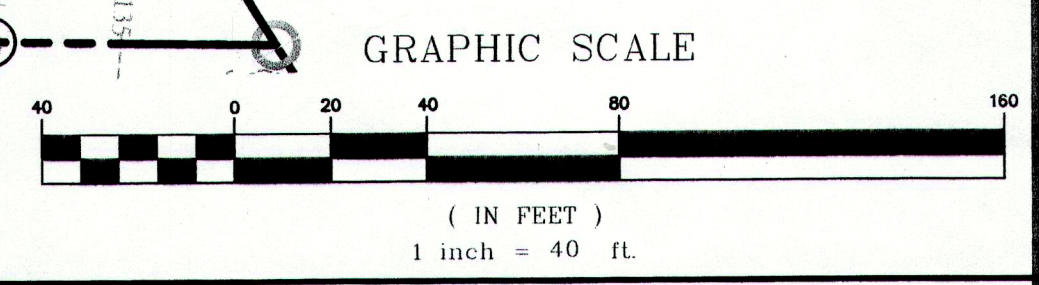
EXISTING COLUMNAR CRABAPPLE

EXISTING GREEN / WHITE ASH

EXISTING HONEY LOCUST

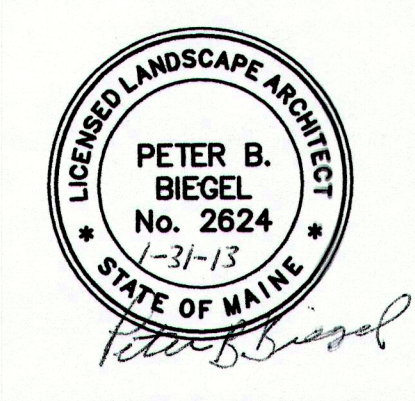
EXISTING RED OAK

EXISTING AUSTRIAN PINE



THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SYTDesign Consultants, ANY ALTERATIONS, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SYTDesign Consultants.

REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
E	1/31/13	FOR CONSTRUCTION	JSD	WSD	WSD						
D	12/13/12	REVISED AND RESUBMITTED TO CUMBERLAND PLANNING BOARD	PBB	PBB	WSD						
C	12/10/12	REVISED AND RESUBMITTED TO CUMBERLAND PLANNING BOARD	JSD	WSD	WSD						
B	11/29/12	REVISED AND RESUBMITTED TO CUMBERLAND PLANNING BOARD	PBB	PBB	WSD						
A	10/30/12	SUBMITTED TO CUMBERLAND PLANNING BOARD W/AMENDED SUBDIVISION APPLICATION	JSD	WSD	WSD						



SYTDesign CONSULTANTS

CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE

P.O. Box 86A
160 Longwoods Road
Cumberland, Maine 04021
tel. 207.829.6994 fax 207.829.2231

CLIENT: **TELOS CAPITAL, LLC**
84 MIDDLE STREET
PORTLAND, ME, 04101

DESIGN: PBB
DRAWN: DEPT
CHKD: WSD
DATE: JUNE 2012
SCALE: 1" = 40'

PROJECT: CASTLE ROCK HOMES RESIDENTIAL AFFORDABLE HOUSING RTE. 100/26 CUMBERLAND, MAINE
POTENTIAL LOT LAYOUT AND LANDSCAPE PLAN
PROJ. NO. 12-202-00
DWG. NO. L-100

EROSION AND SEDIMENTATION CONTROL NOTES & DETAILS

TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDE THE USE OF STABILIZED CONSTRUCTION ENTRANCE, SEDIMENT BARRIER, EROSION CONTROL MIX, STONE CHECK DAMS, HAY BALE BARRIERS, CATCH BASIN INLET BARRIERS, CATCH BASIN SEDIMENT COLLECTION BASIS, 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, RIP RAPPED SLOPES, AND PERMANENT VEGETATION.

A. GENERAL

- IT IS ANTICIPATED THAT CONSTRUCTION WILL BEGIN AS SOON AS POSSIBLE FOLLOWING RECEIPT OF NECESSARY PERMITS.
- THE PROJECT SHALL CONFORM TO THE STANDARDS OF THE MAINE CONSTRUCTION GENERAL PERMIT.
- ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003, OR AS CURRENTLY REVISED.
- 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:
 - FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS A 90 DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.
 - FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.
 - 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.
 - 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.
 - PAVED AREAS, FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE COMPACTED GRAVEL SUBBASE IS COMPLETED.
 - 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 STABILIZED CONSTRUCTION ENTRANCE AND TEMPORARY SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. IT IS THE INTENT THAT SEDIMENT BARRIERS BE INSTALLED DOWN GRADIENT OF ALL DISTURBED AREAS OF THE SITE. SEDIMENT BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE SEDIMENT BARRIERS. THIS SEDIMENT SHALL BE SPREAD AND STABILIZED IN AREAS OF THE SITE NOT SUBJECT TO EROSION. SEDIMENT BARRIERS SHALL BE REPLACED AS NECESSARY TO PROVIDE PROPER FILTERING ACTION. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, THEY SHALL BE REPLACED WITH A TEMPORARY CRUSHED STONE CHECK DAM.
- ALL CATCH BASINS, NEW OR EXISTING, THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS MUST BE PROTECTED DURING CONSTRUCTION. INSPECT AND CLEAN OUT AS NECESSARY. LEGALLY DISPOSE OF SEDIMENT & REMOVE FLOATABLES WITH OIL ABSORBANT PAD AS APPLICABLE.
- REMOVAL OF SOD, TREES, BUSHES AND OTHER VEGETATION AND SOIL DISTURBANCE WILL BE KEPT TO A MINIMUM WHILE ALLOWING PROPER SITE DEVELOPMENT.
- GRUBBINGS AND ANY UNUSABLE TOPSOIL SHALL BE STRIPPED AND REMOVED FROM THE PROJECT SITE AND DISPOSED OF IN AN APPROVED MANNER.
- ANY SUITABLE TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR REUSE IN FINAL GRADING. TOPSOIL SHALL BE STOCKPILED IN A MANNER SUCH THAT NATURAL DRAINAGE IS NOT OBSTRUCTED AND NO OFF-SITE SEDIMENT DAMAGE SHALL RESULT. IF A STOCKPILE IS NECESSARY, THE SIDE SLOPES OF THE TOPSOIL STOCKPILE SHALL NOT EXCEED 2:1. TOPSOIL STOCKPILES SHALL BE TEMPORARILY SEEDED WITH AROOSTOOK RYE, ANNUAL OR PERENNIAL RYE GRASS (DEPENDING ON DATE SEED) WITHIN 7 DAYS OF FORMATION, OR TEMPORARILY MULCHED IF SEEDING CANNOT BE DONE WITHIN THE RECOMMENDED SEEDING DATES.
- TEMPORARY DIVERSION BERMS AND DRAINAGE SWALES SHALL BE CONSTRUCTED AS NECESSARY.
- TEMPORARY STABILIZATION SHALL BE CONDUCTED 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. AREAS WITHIN 75 FEET OF WETLANDS SHALL BE TEMPORARILY STABILIZED WITHIN 48 HOURS OR PRIOR TO RAIN EVENT.
- APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRE, AND ANCHOR AS NECESSARY.
- TEMPORARY SEEDING SPECIFICATIONS. WHERE THE SEEDBED HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 4 INCHES BEFORE APPLYING FERTILIZER, LIME, AND SEED. APPLY LIMESTONE AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE 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 ACRE, 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
APPLICATION RATE: 40 LBS./ACRE

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SYTDesign Consultants, ANY ALTERATIONS, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SYTDesign Consultants.

- IF THE AREA WILL REMAIN UNWORKED FOR MORE THAN ONE YEAR OR HAS BEEN BROUGHT TO FINAL GRADE, AND WILL NOT BE BUILT ON, THEN IMMEDIATELY PROVIDE PERMANENT STABILIZATION USING VEGETATION THROUGH PLANTING, SEEDING, SOD, OR THROUGH THE USE OF PERMANENT MULCH OR RIP RAP. IF USING VEGETATION FOR STABILIZATION, SELECT THE PROPER VEGETATION FOR THE LIGHT, MOISTURE, AND SOIL CONDITIONS. AMEND AREAS OF DISTURBED SUBSOIL WITH TOP SOIL OR OTHER ORGANIC AMENDMENTS. PROTECT SEEDED AREAS WITH MULCH OR, IF NECESSARY EROSION CONTROL BLANKETS, AND SCHEDULE SODDING, PLANTING, AND SEEDING SO TO AVOID DIE-OFF FROM SUMMER DROUGHT AND FALL FROSTS. NEWLY SEEDER SODDED AREAS MUST BE PROTECTED FROM VEHICLE TRAFFIC, EXCESSIVE PEDESTRIAN TRAFFIC, AND CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL ESTABLISHED. AREAS MUST BE REWORKED AND RESTABILIZED IF GERMINATION IS SPARSE, PLANT COVERAGE IS SPOTTY, OR TOPSOIL EROSION IS EVIDENT.
- PERMANENT SEEDING SPECIFICATION. IF A LANDSCAPE PLAN HAS BEEN PREPARED FOR THE PROJECT, SOIL PREPARATION AND SEEDING OF THAT PLAN SHALL SUPERSEDE THESE GENERAL PERMANENT SEEDING SPECIFICATIONS. IT IS RECOMMENDED THAT PERMANENT SEEDING BE COMPLETED BETWEEN APRIL 1 AND AUGUST 15 OF EACH YEAR. LATE SEASON SEEDING MAY BE DONE BETWEEN AUGUST 15 AND SEPTEMBER 15. AREAS NOT SEEDER OR WHICH DO NOT OBTAIN A SATISFACTORY GROWTH BY OCTOBER 1 SHALL BE SEEDER WITH AROOSTOOK RYE OR MULCHED AT RATES PREVIOUSLY SPECIFIED. SEE WINTER CONDITIONS NOTES FOR SEEDING STABILIZATION AFTER NOVEMBER 1.
 - APPLY TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES. MIX TOPSOIL WITH THE SUBSOIL TO A MINIMUM DEPTH OF 6 INCHES.
 - 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-K20) FERTILIZER AT A RATE OF 800 LBS. PER ACRE (18.4 LBS. PER 1,000 SQUARE FEET).
 - UNIFORMLY APPLY SEED MIXTURE AT THE RECOMMENDED SEEDING RATES AND DATES, APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRE, AND ANCHOR AS NECESSARY.
 - THE SEED MIXTURE FOR LAWN AREAS SHALL CONSIST OF SEEDS PROPORTIONED BY WEIGHT AS FOLLOWS:
 - 10 % CREEPING RED FESCUE
 - 30 % KENTUCKY BLUEGRASS
 - 60 % PERENNIAL RYE GRASS
 - THE SEED MIXTURE FOR WET AREAS SHALL CONSIST OF SEEDS PROPORTIONED BY WEIGHT AS FOLLOWS:
 - 50 % REED CANARY GRASS
 - 25 % RED TOP
 - 15 % CREEPING RED FESCUE
 - 10 % PERENNIAL RYE GRASS

- MULCH ALL AREAS SEEDER SO THAT SOIL IS NOT VISIBLE THROUGH THE MULCH REGARDLESS OF THE APPLICATION RATE.
- 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.
- RIE RAP REQUIRED AT CULVERTS AND STORM DRAIN INLETS AND OUTLETS SHALL CONSIST OF FIELD STONE OR ROUGH UNHEWN QUARRY STONE OF APPROXIMATELY RECTANGULAR SHAPE. STONES SHALL WEIGH FROM 10 LBS. TO 200 LBS. AND 50% OF THE STONES BY VOLUME SHALL EXCEED A UNIT WEIGHT OF APPROXIMATELY 50 LBS.
- EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL PERMANENT SLOPES STEEPER THAN 3:1. 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.
- TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE, SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

C. WINTER CONDITIONS

- "WINTER CONSTRUCTION" IS CONSTRUCTION ACTIVITY PERFORMED DURING THE PERIOD FROM NOVEMBER 1 THROUGH APRIL 15. IF AREAS WITHIN THE CONSTRUCTION ACTIVITY ARE NOT STABILIZED WITH TEMPORARY OR PERMANENT MEASURES OUTLINED ABOVE BY NOVEMBER 15, 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.
- AREAS WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIERS.
- 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.
- AFTER NOVEMBER 1 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 RESEEDER AND MULCHED AS SOON AS POSSIBLE.
- ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1, 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.
- 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.

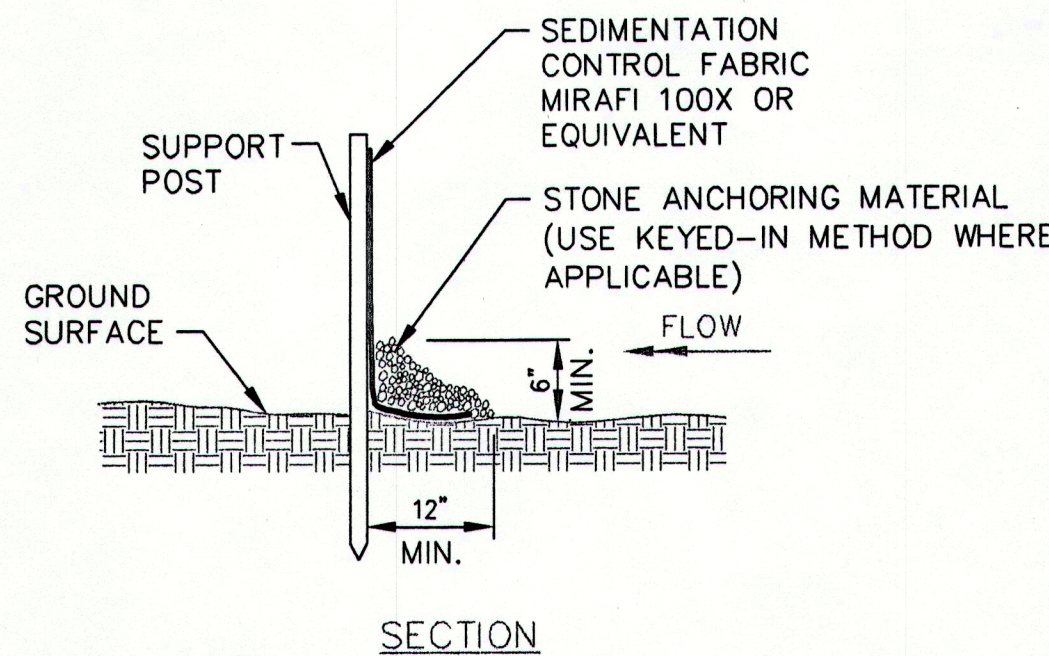
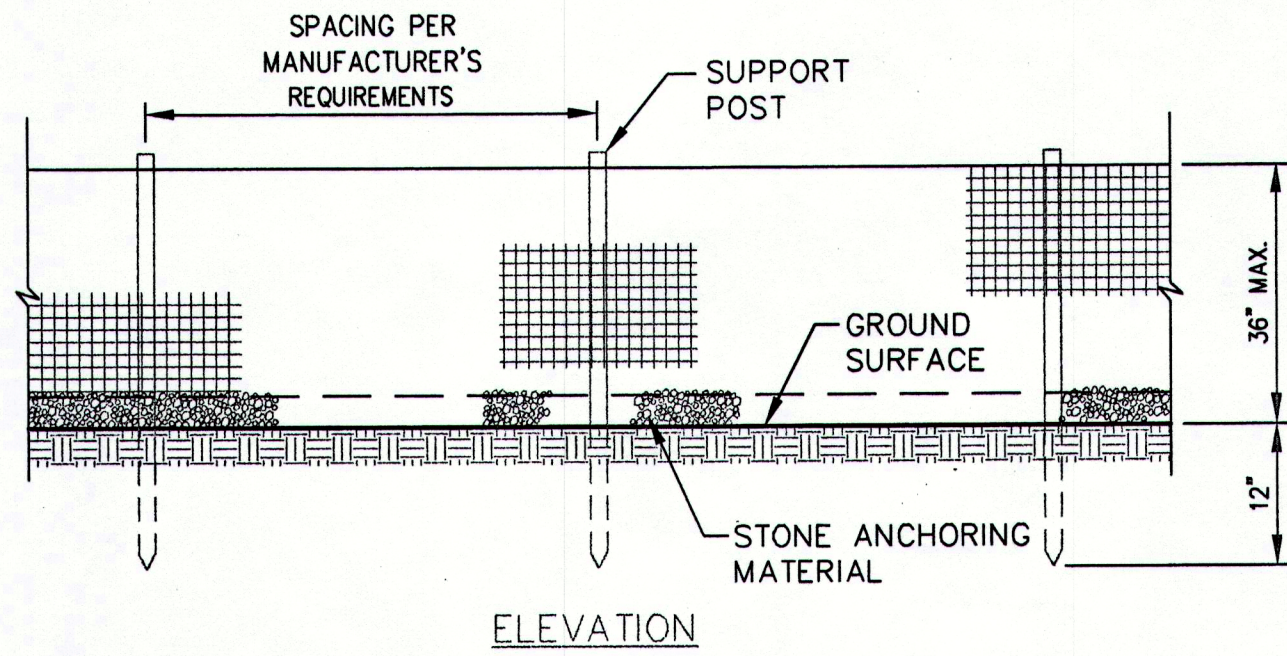
D. HOUSEKEEPING

- SPILL PREVENTION CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM BEING DISCHARGED FROM MATERIALS ON SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER, AND APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION.
- 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.

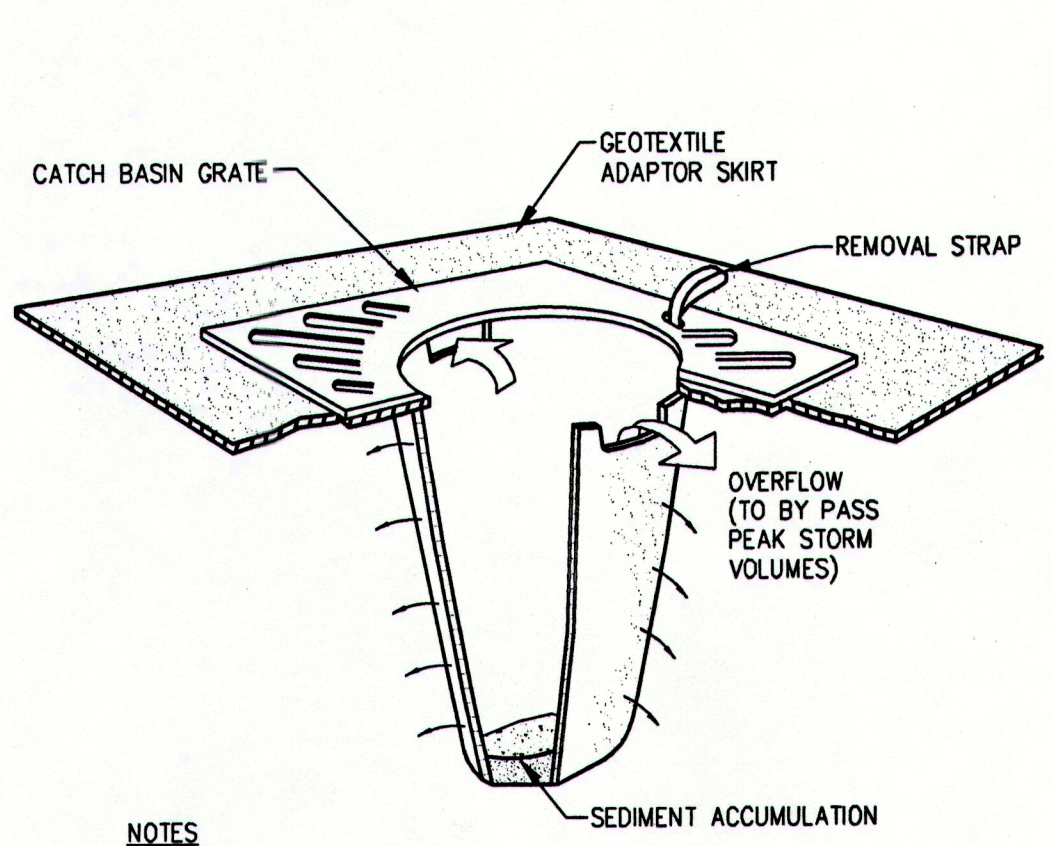
- FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL.
- DEBRIS AND OTHER MATERIAL LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER, MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
- TRENCH OR FOUNDATION DE-WATERING. TRENCH 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 REMOTE 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.

E. INSPECTION AND MAINTENANCE

- 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 AS WELL AS BEFORE AND AFTER STORM EVENTS AND 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 OR 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.
- 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. MAJOR OBSERVATIONS MUST INCLUDE: BMPs THAT NEED TO BE MAINTAINED, LOCATION(S) OF BMPs THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATION(S) WHERE ADDITIONAL BMPs ARE NEEDED THAT DID NOT EXIST AT THE TIME OF THE INSPECTION. FOLLOW-UP TO CORRECT DEFICIENCIES OR ENHANCE CONTROLS MUST ALSO BE INDICATED IN THE LOG AND DATED, INCLUDING WHAT ACTION WAS TAKEN AND WHEN.
- THE APPLICANT SHALL CONTRACT WITH SYTDdesign TO OVERSEE THE INSTALLATION OF THE UNDERDRAINED FILTER SWALES. INSPECTIONS SHALL CONSIST OF AT LEAST WEEKLY VISITS TO THE SITE BY SYTDdesign FROM INITIAL GROUND DISTURBANCE TO FINAL STABILIZATION. SYTDdesign SHALL MAINTAIN A LOG OF THE INSPECTIONS THAT INCLUDES THE DATE AND TIME OF EACH INSPECTION, THE ITEMS INSPECTED, AND ANY OBSERVATIONS OR RECOMMENDATIONS MADE.



1 SILTATION FENCE "STONE FILLET" SECTION N.T.S.

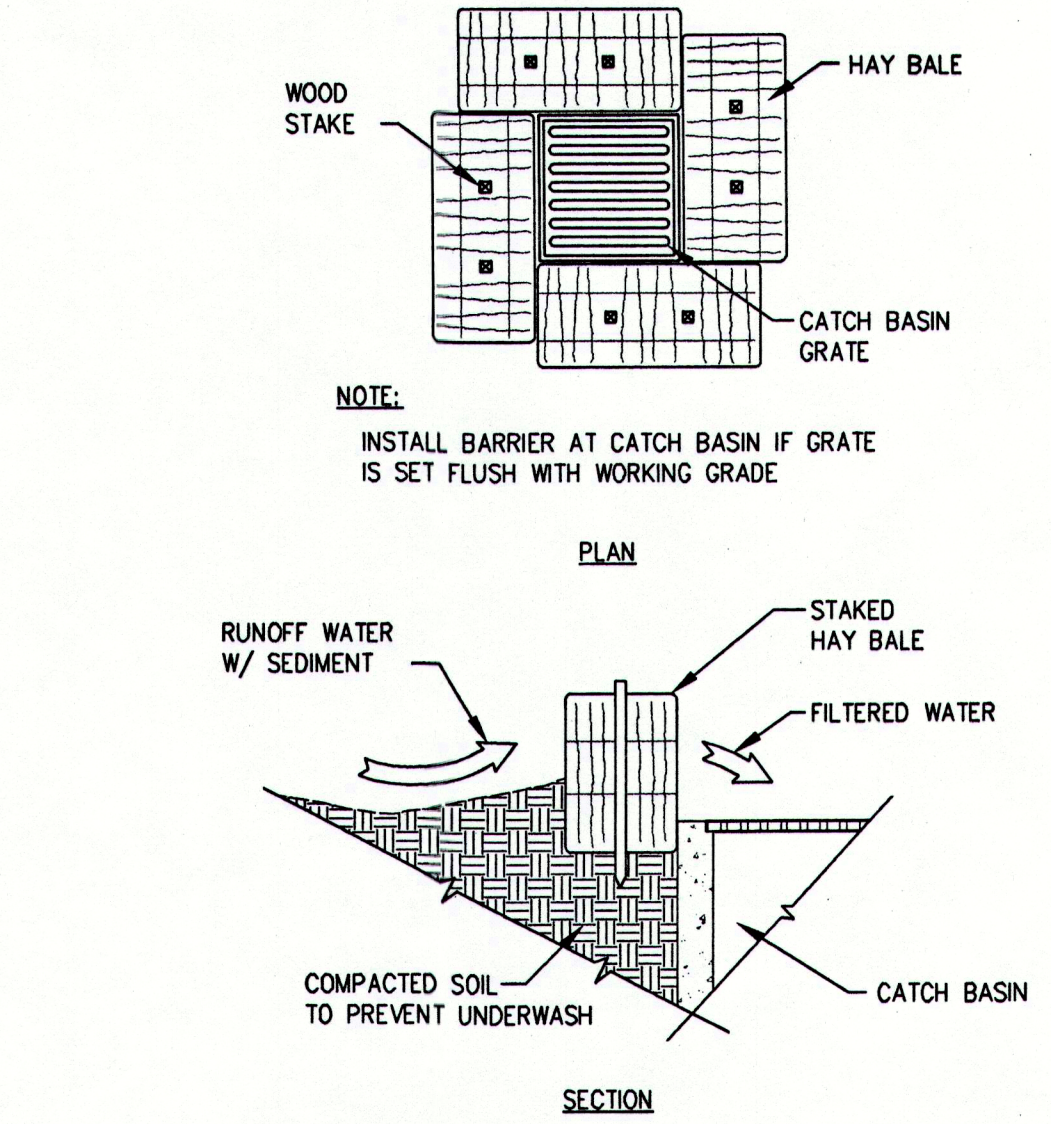


NOTES

- CATCH BASIN PROTECTION TO BE "SILTSTACK" (BY ACF ENVIRONMENTAL) OR "STREAM GUARD" (BY FOSS ENVIRONMENTAL SERVICES). INSERT TO BE EMPTIED IN AN APPROVED MANNER WHEN IT IS 1/2 FULL OF SEDIMENT.
- INSPECT INSERT AFTER ALL RAINFALL EVENTS, REPAIR AND MAINTAIN AS REQUIRED.

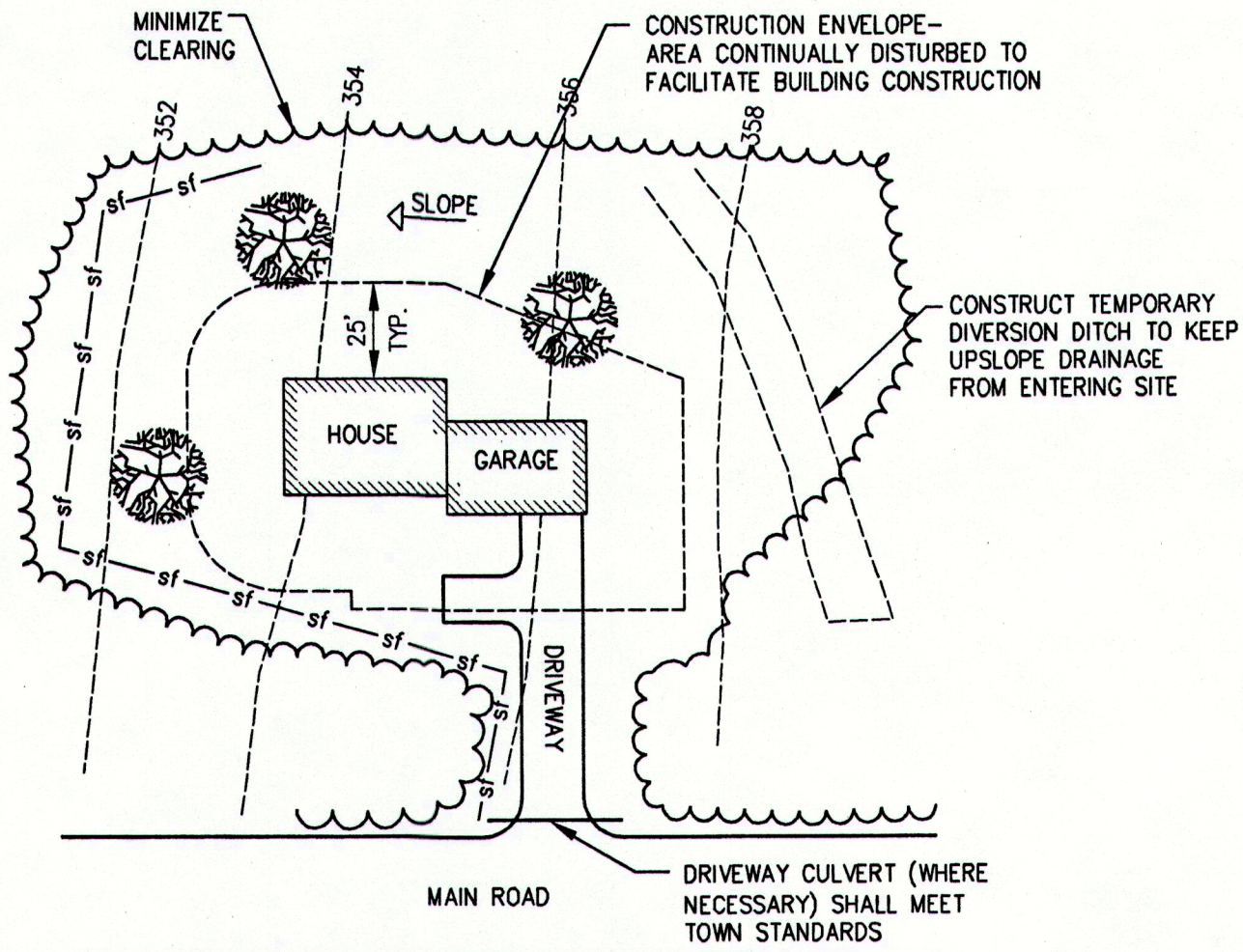
2 TEMPORARY INLET PROTECTION

SCALE: N.T.S.



3 CATCH BASIN HAY BALE BARRIER

SCALE: N.T.S.



NOTES

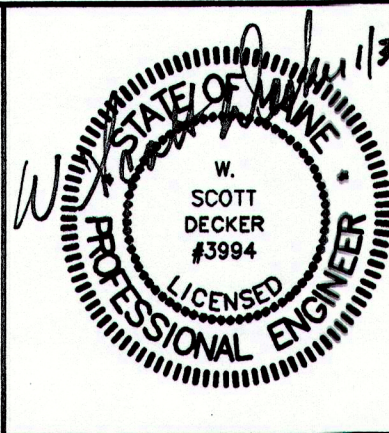
- MULCH ALL AREAS OUTSIDE 25' ENVELOPE WITHIN 7 DAYS OF FOUNDATION BACKFILL REGARDLESS OF FINAL OR ROUGH GRADING.
- THIS SKETCH INDICATES THE INTENT OF THE SOIL EROSION MEASURES. ACTUAL SITE CONDITIONS WILL VARY FROM SITE TO SITE.
- BUILDING CONTRACTORS SHALL COMPLY WITH THE EROSION CONTROL NOTES SHOWN ON THESE DRAWINGS AND WITH "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES."

4 TYPICAL BUILDING SITE EROSION CONTROL PLAN

CONSTRUCTION SEQUENCE:

- INSTALL - TEMPORARY EROSION CONTROL MEASURES INCLUDING SILT FENCE @ LOCATIONS SHOWN ON THE PLANS AND AT OTHER LOCATIONS DEEMED NECESSARY BY THE OWNERS REPRESENTATIVE.
- INSPECT AND REPAIR AS NECESSARY, EXISTING TEMPORARY EROSION CONTROL MEASURES.
- INSTALL ADDITIONAL EROSION CONTROL MEASURE NECESSARY FOR WORK AS DEPICTED.
- INSTALL PROJECT APPURTENANCES.
- PLACE LOAM SEED & MULCH AS AREAS ARE COMPLETED.
- FOLLOWING THE ESTABLISHMENT OF GRASS, REMOVE TEMPORARY EROSION CONTROL MEASURES.

REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
C	1/31/13	FOR CONSTRUCTION	JSD	WSD	WSD						
B	11/29/12	REVISED AND RESUBMITTED TO CUMBERLAND PLANNING BOARD	JSD	WSD	WSD						
A	10/30/12	SUBMITTED TO CUMBERLAND PLANNING BOARD W/AMENDED SUBDIVISION APPLICATION	JSD	WSD	WSD						



SYTDDesign
CONSULTANTS
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE

PO. Box 86A
160 Longwoods Road
Cumberland, Maine 04021
tel.207.829.6994 fax.207.829.2231

CLIENT: **TELOS CAPITAL, LLC**
84 MIDDLE STREET
PORTLAND, ME, 04101

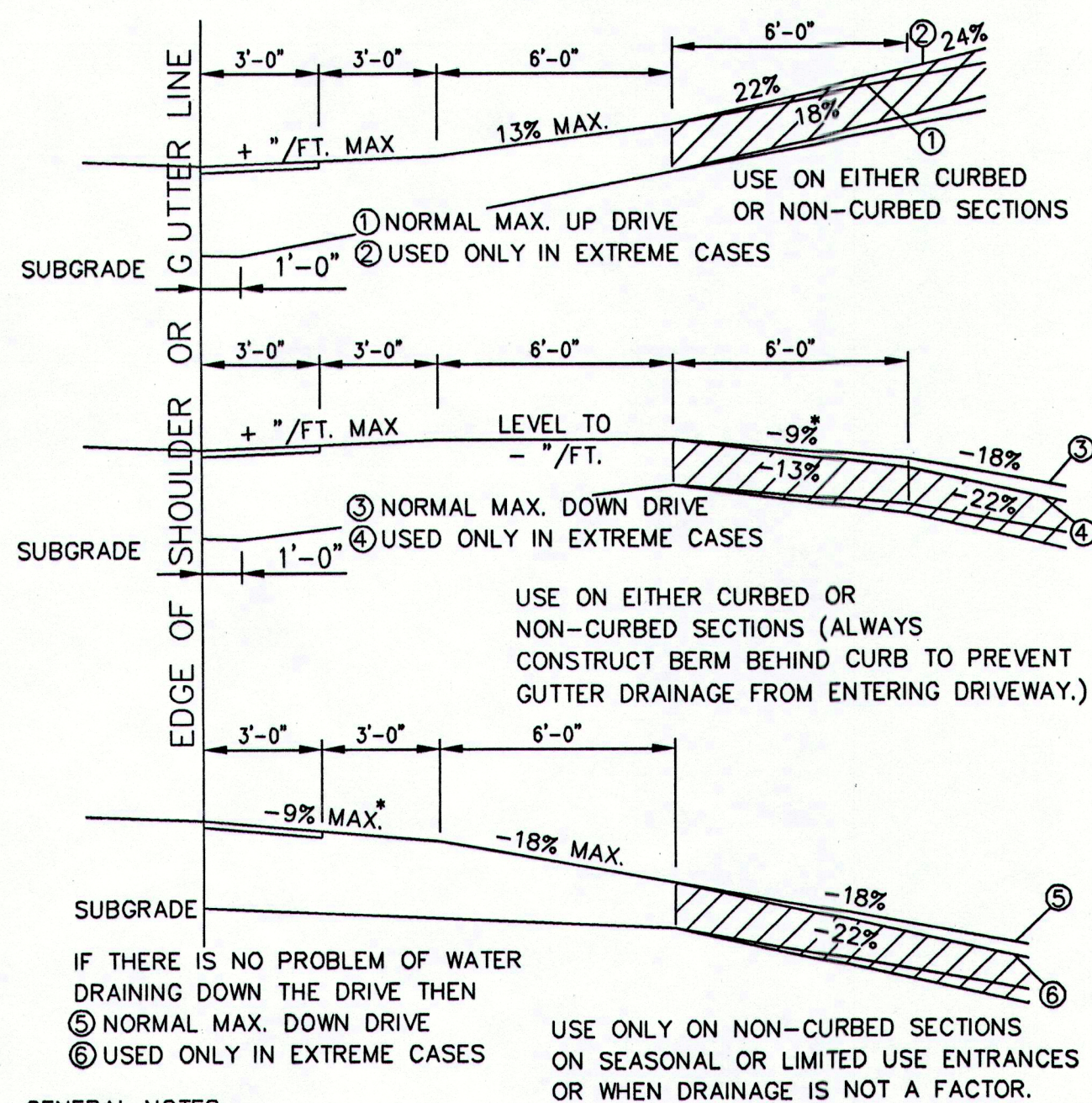
DESIGN: WSD
DRAWN: JSD
CHKD: WSD

PROJECT: **CASTLE ROCK HOMES**
RESIDENTIAL AFFORDABLE HOUSING
RTE. 100/26 CUMBERLAND, MAINE
EROSION AND SEDIMENTATION CONTROL
NOTES & DETAILS - SHEET 1 OF 1

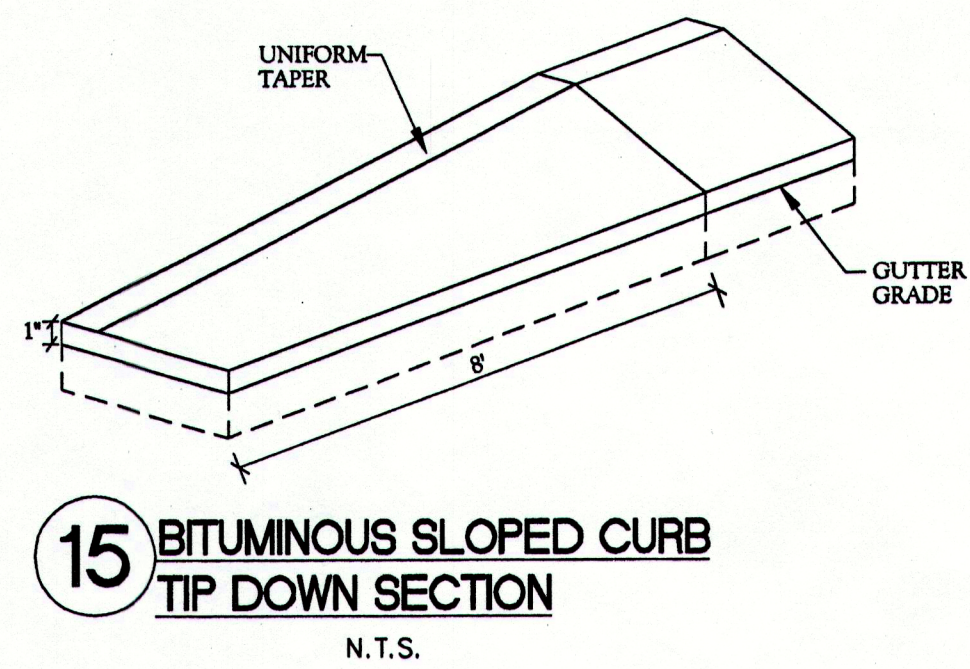
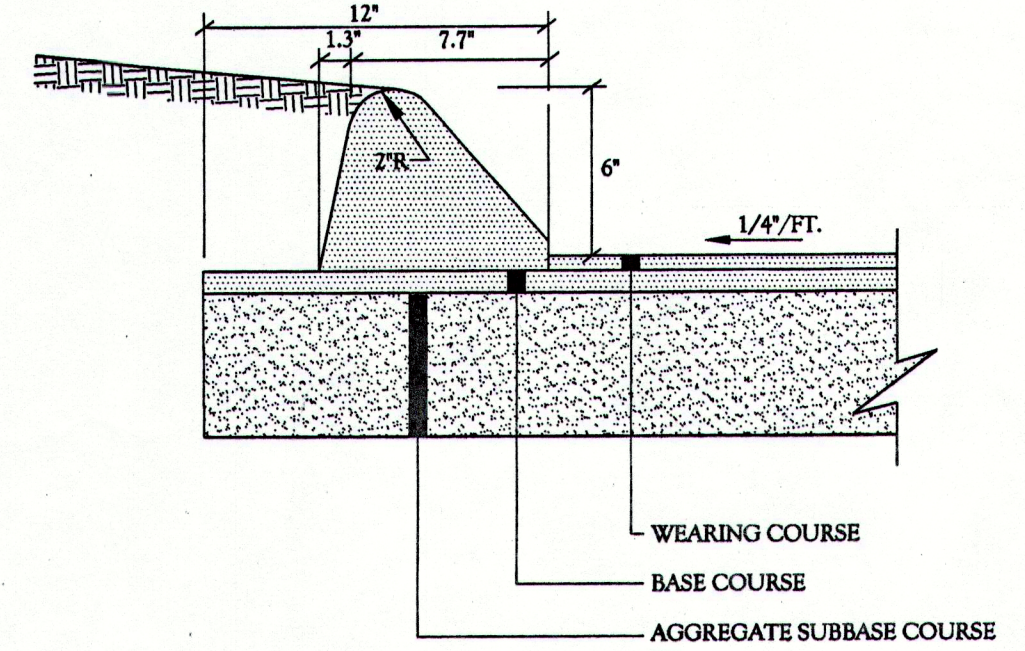
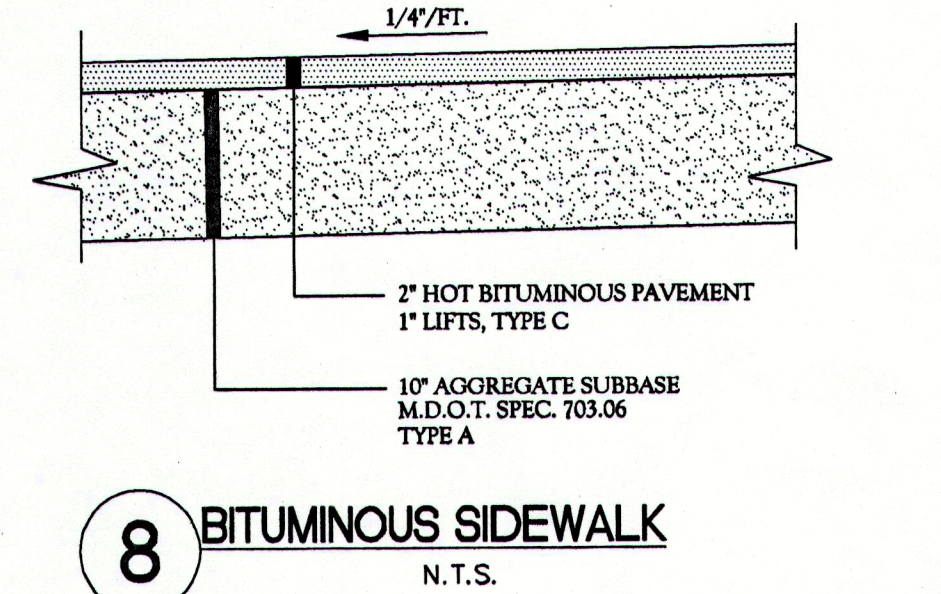
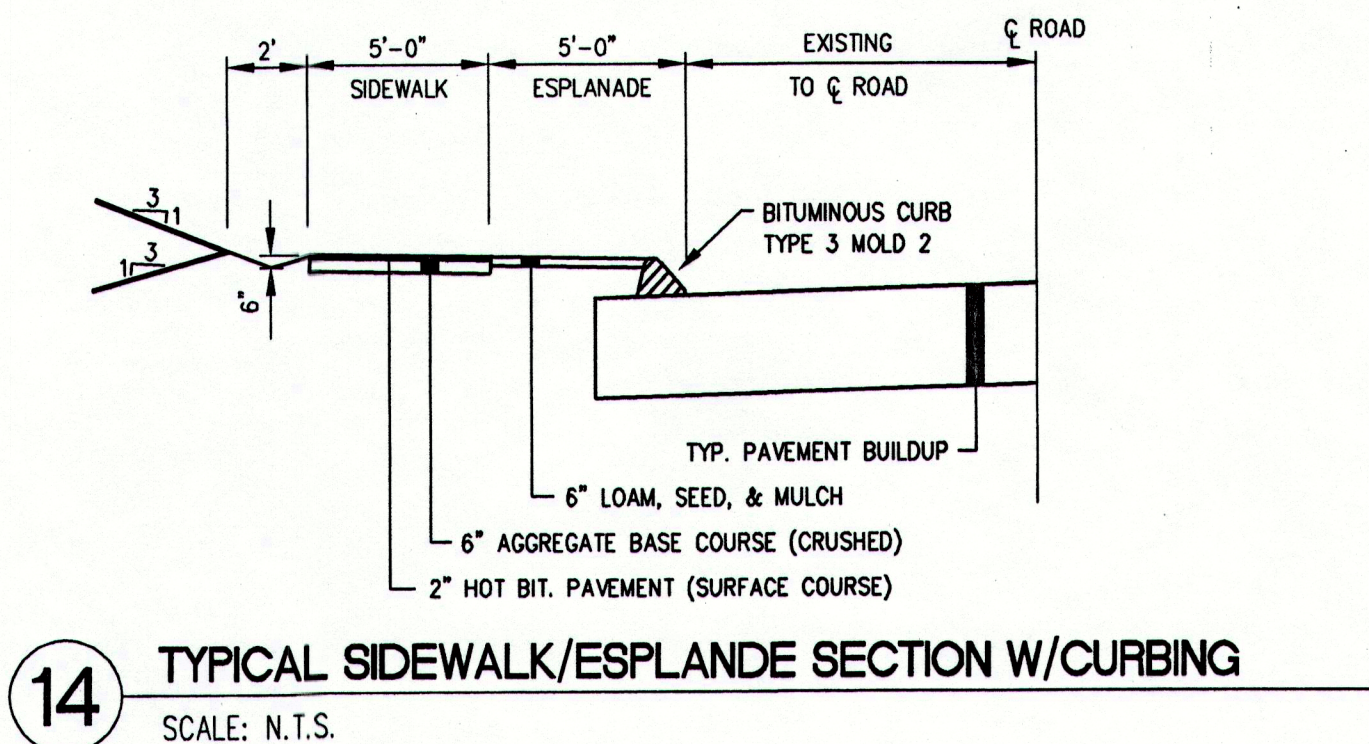
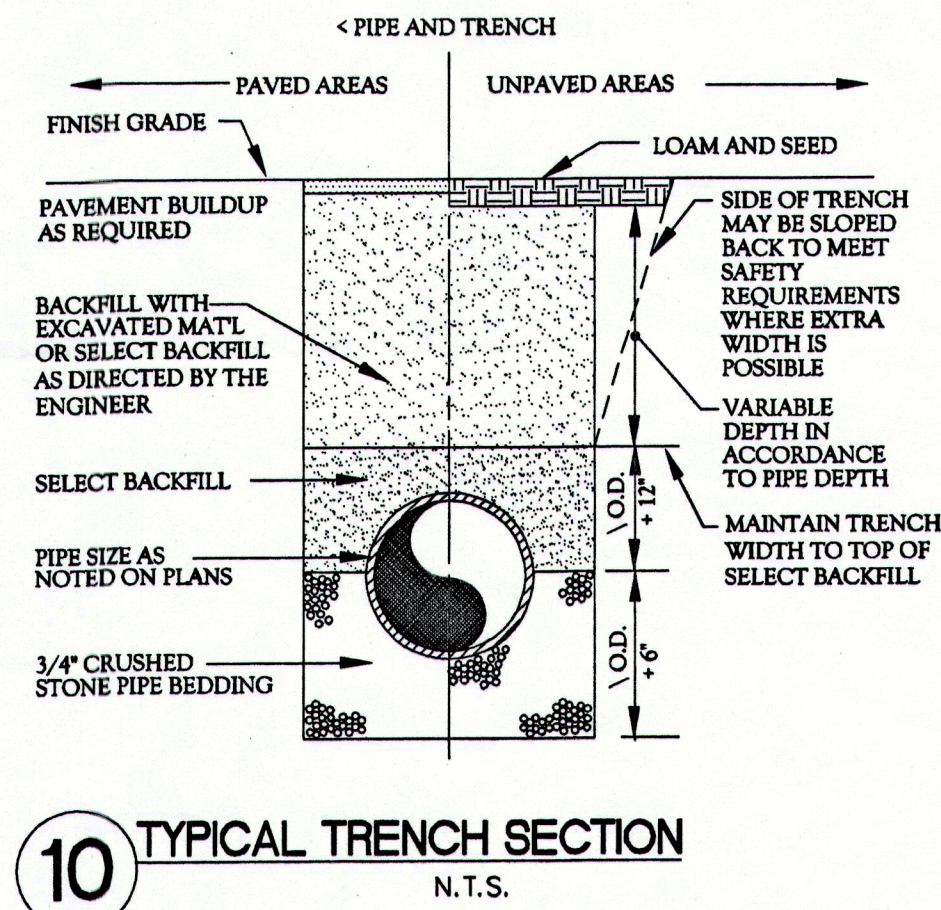
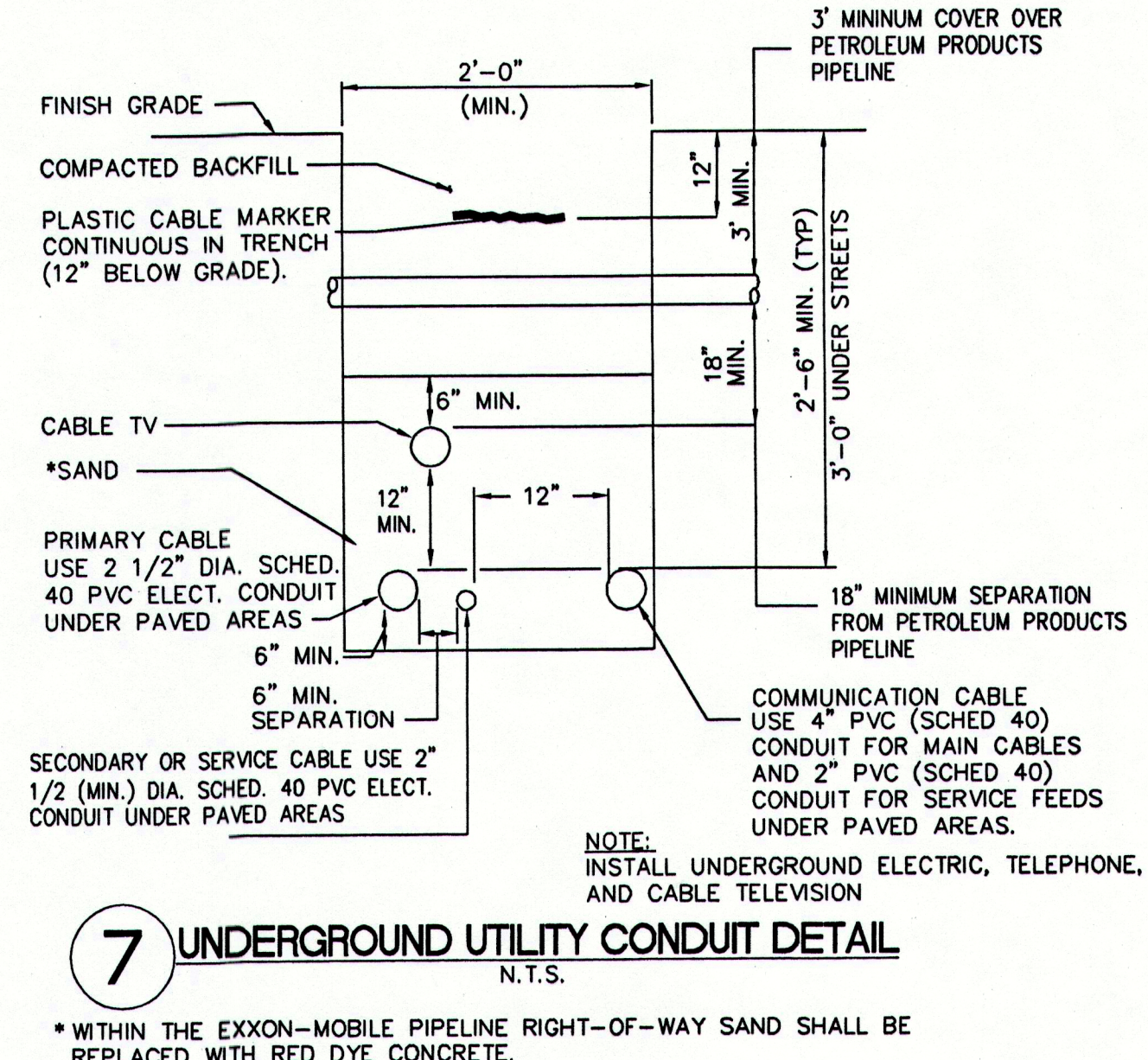
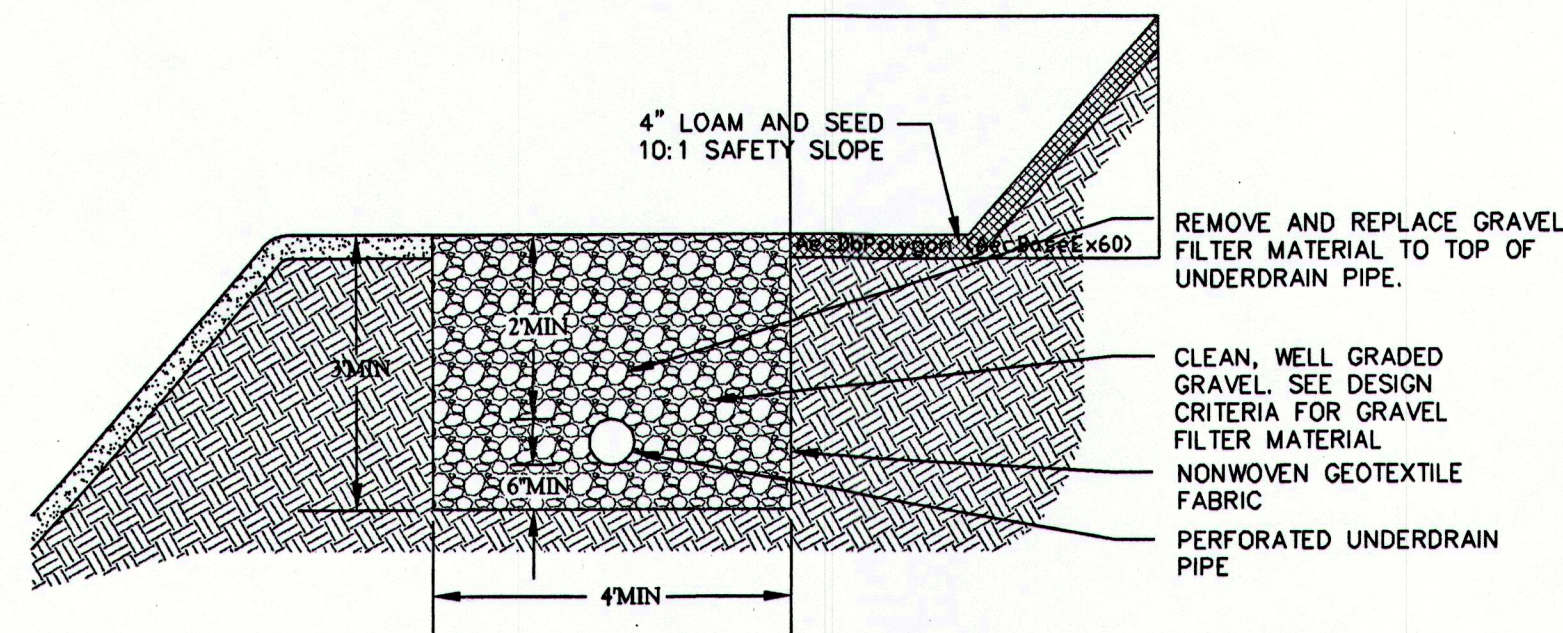
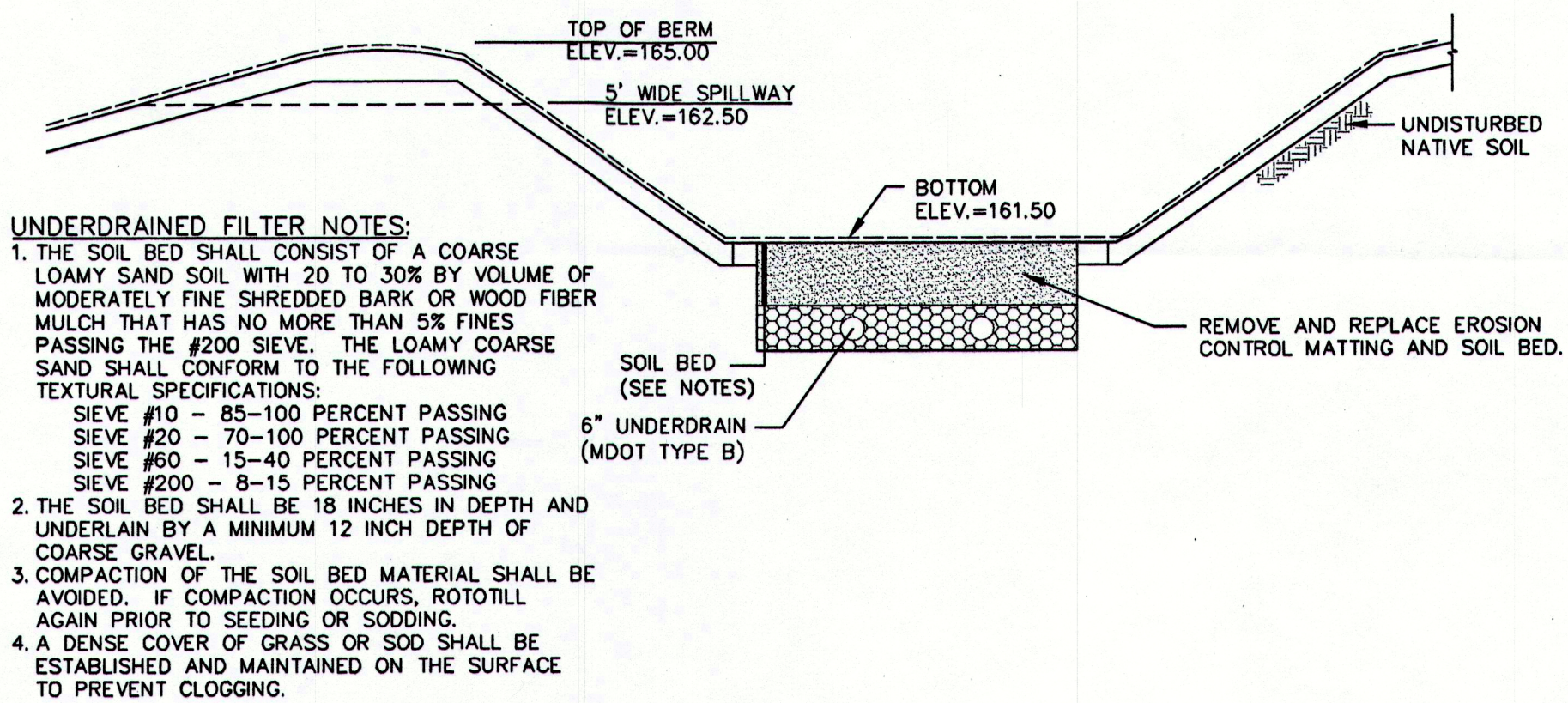
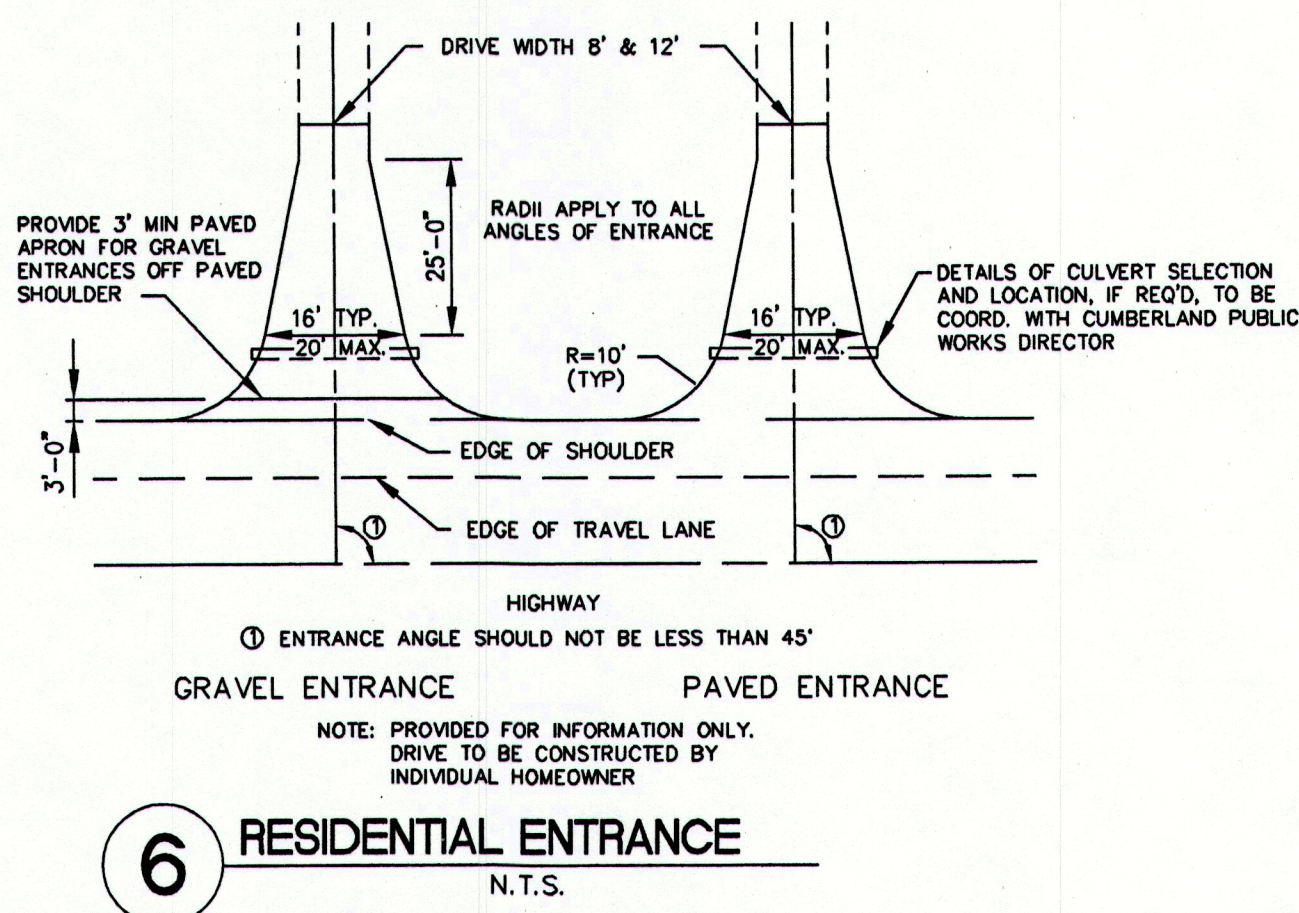
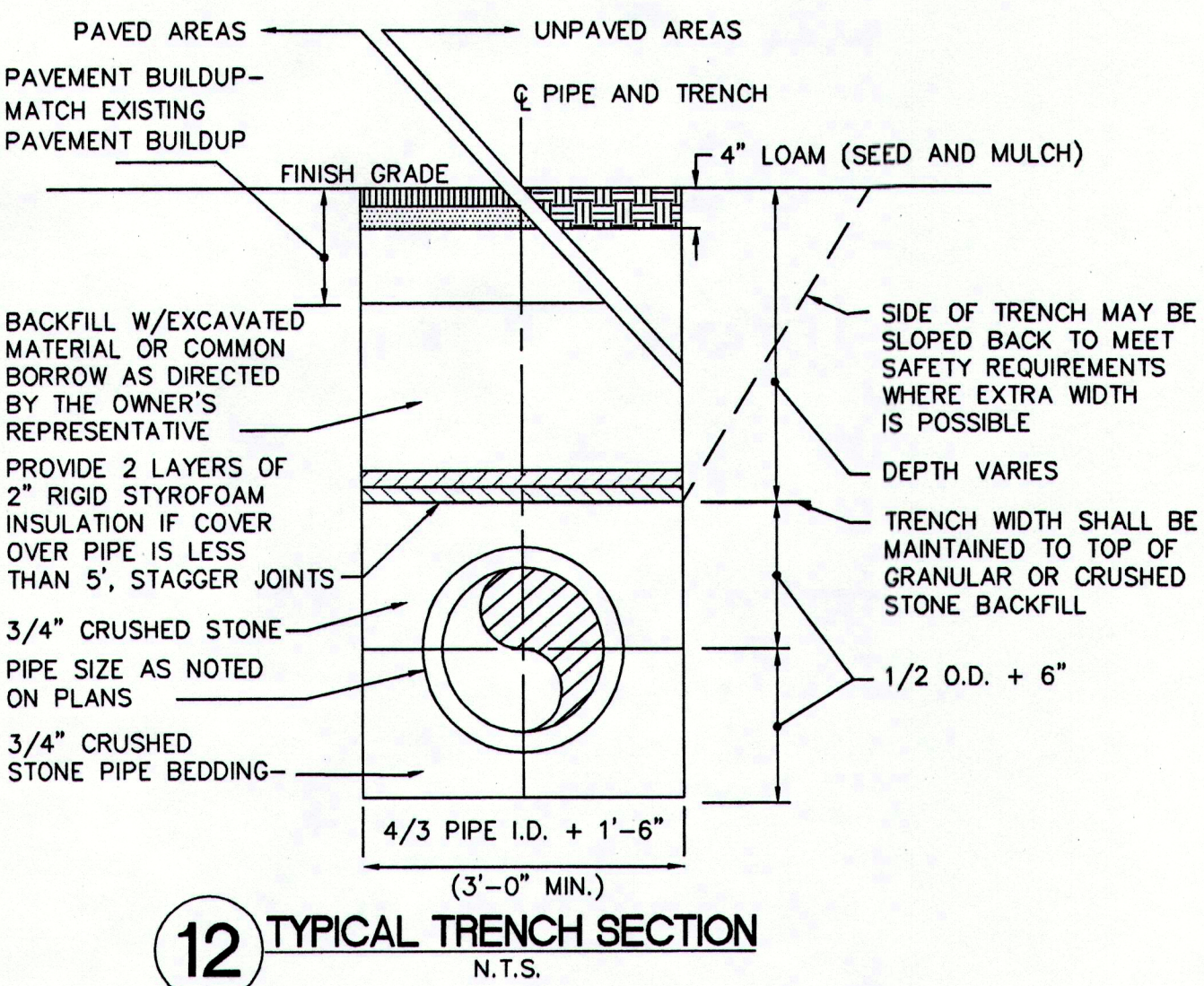
DATE: OCT 2012
SCALE: N.T.S.

PROJ. NO. **12-202-00**
DWG. NO. **C-300**

REV. **C**



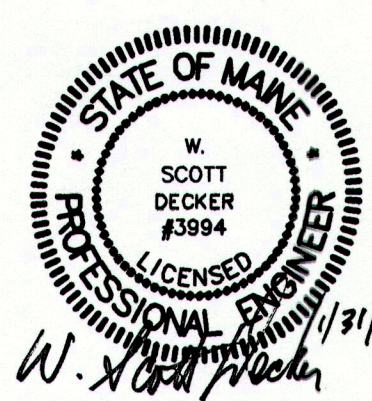
- GENERAL NOTES:**
1. THE FIRST 3' SHOWN AS PAVEMENT SHOULD BE PAVED ONLY WHEN ABUTTING A PAVED AREA.
 2. ALL RESIDENTIAL DRIVES 10% AND OVER SHOULD BE PAVED.
- NOTES ON MAXIMUM DRIVEWAY PROFILES:**
1. THESE PROFILES ARE A GUIDE FOR THE MAJORITY OF CASES, BUT SHOULD BE FIELD CHECKED WHEN THE MAIN LINE GRADE IS STEEP (4% TO 6% OR GREATER) OR THE ANGLE OF APPROACH TO THE DRIVE IS UNUSUAL.
 2. GENERALLY THE MAJORITY OF DRIVES ON A PROJECT WILL BE BUILT WITH FLATTER PROFILES THAN THESE MAXIMUM CASES.
 3. WHEN GRADING DRIVES WHICH ARE FLATTER THAN THE MAXIMUM PROFILES THE FOLLOWING RULE OF THUMB SHOULD BE USED: DO NOT EXCEED A GRADE % CHANGE OF MORE THAN 9% IN A 6 FOOT INCREMENT OF DRIVEWAY LENGTH.
 4. THIS APPLIES TO BOTH UP AND DOWN PROFILES.



REFERENCE DRAWING: DETAIL DRAWING #8 FOR CASTLE ROCK BY TERRADYNE CONSULTANTS

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SYTDesign Consultants, ANY ALTERATIONS, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SYTDesign Consultants.

REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
E	1/31/13	FOR CONSTRUCTION	JSD	WSD	WSD						
D	12/13/12	REVISED AND RESUBMITTED TO CUMBERLAND PLANNING BOARD	PBT	WSD	WSD						
C	12/10/12	REVISED AND RESUBMITTED TO CUMBERLAND PLANNING BOARD	JSD	WSD	WSD						
B	11/29/12	REVISED AND RESUBMITTED TO CUMBERLAND PLANNING BOARD	JSD	WSD	WSD						
A	10/30/12	SUBMITTED TO CUMBERLAND PLANNING BOARD W/AMENDED SUBDIVISION APPLICATION	JSD	WSD	WSD						



SYTDDesign CONSULTANTS
 CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
 P.O. Box 86A
 160 Longwoods Road
 Cumberland, Maine 04021
 tel.207.829.8994 fax.207.829.2231
 CLIENT: **TELOS CAPITAL, LLC**
 84 MIDDLE STREET
 PORTLAND, ME, 04101

DESIGN: WSD	PROJECT: CASTLE ROCK HOMES	DATE: OCT 2012	PROJ. NO.	12-202-00	REV. E
DRAWN: JSD	RESIDENTIAL AFFORDABLE HOUSING	SCALE: N.T.S.	DWG. NO.	C-301	
CHKD: WSD	RTE. 100/26 CUMBERLAND, MAINE				
	CIVIL DETAILS				
	SHEET 1 OF 1				