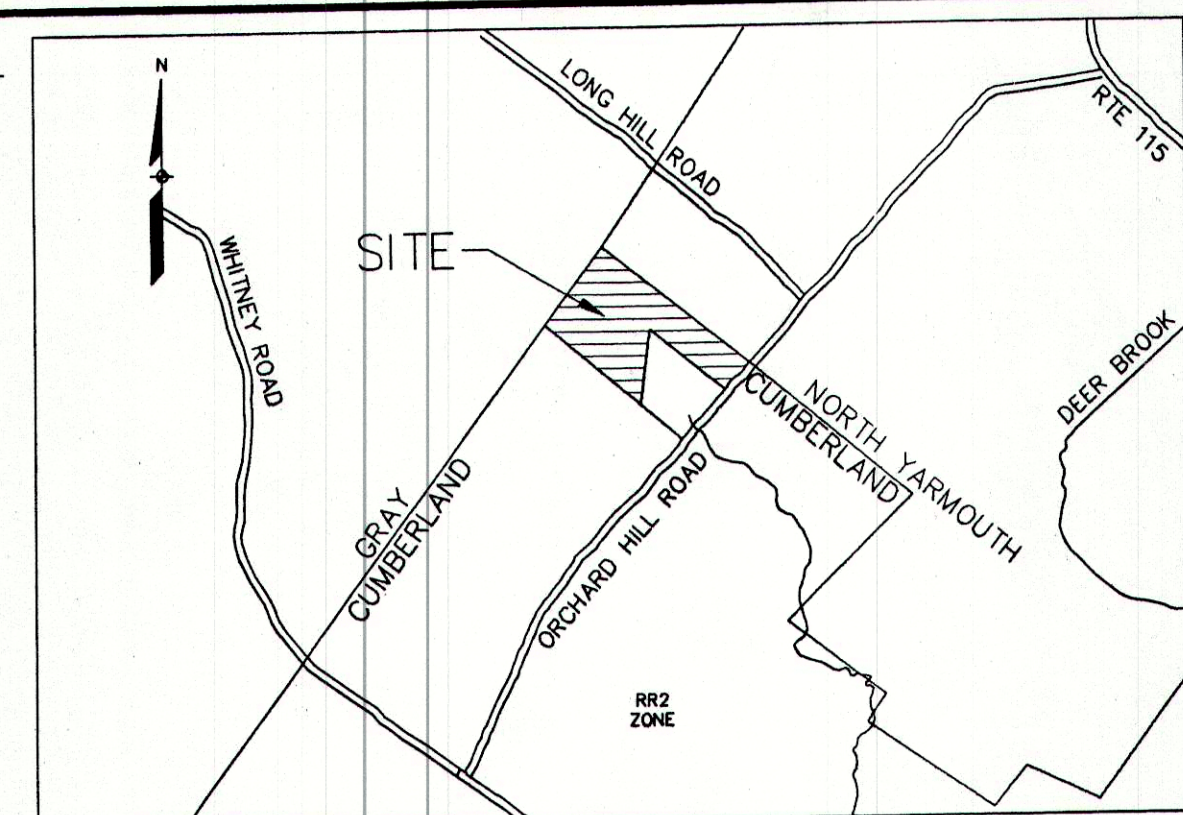


GENERAL NOTES:

- DATUM, HORIZONTAL DATUM IS REFERENCED TO GRID NORTH MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE, VERTICAL DATUM IS REFERENCED TO NAVD 1988, PROJECT BENCH MARK; RAILROAD SPIKE SET IN UTILITY POLE #46, ELEVATION=375.36 (DATUMS ESTABLISHED USING A TRIMBLE PRO XR/XRS AND PATHFINDER SOFTWARE.)
- UTILITY INFORMATION SHOWN IS A COMPILATION OF BEST AVAILABLE PLAN INFORMATION AND FIELD OBSERVATION OF UTILITIES ABOVE GRADE. UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THIS PLAN SHOULD BE USED FOR PLANNING PURPOSES ONLY. DIG SAFE SHOULD BE CONSULTED PRIOR TO ANY CONSTRUCTION.
- THE PARCEL IS LOCATED IN ZONE "C" AS SHOWN ON COMMUNITY-PANEL NUMBER 230162 0010 B OF THE FLOOD INSURANCE RATE MAP (FIRM). ZONE C, "AREAS OF MINIMAL FLOODING"
- PARCEL IS LOCATED IN ZONE RR2, RURAL RESIDENTIAL DISTRICT 2.
- TOPOGRAPHIC INFORMATION BASED ON AERIAL SURVEY PERFORMED ON APRIL 8, 2004 AND PREPARED BY AERIAL SURVEY AND PHOTO INC. OF NORRIDGEWOCK, MAINE. FOR DATUM SEE GENERAL NOTE 1 ABOVE.
- THIS EXISTING CONDITIONS PLAN HAS BEEN COMPILED BY SYTDESIGN CONSULTANTS USING:
 - PLAN REFERENCE 1, BELOW
 - TOPOGRAPHIC PLAN PREPARED BY AERIAL SURVEY AND PHOTO INC. OF NORRIDGEWOCK, MAINE., (SEE GENERAL NOTE 5 ABOVE)
 - WETLANDS MAPPED BY MARK HAMPTON ASSOCIATES AND SWEET ASSOCIATES
 - AS WELL AS ADDITIONAL GROUND SURVEY PROVIDED BY TITCOMB ASSOCIATES WHICH HAS BEEN INCORPORATED INTO THIS PLAN.



LOCATION MAP

N.T.S.

ZONING INFORMATION:

PARCEL IS LOCATED IN ZONE RR2, RURAL RESIDENTIAL 2
ZONE REQUIREMENTS FOR CLUSTERED RESIDENTIAL DEVELOPMENT:
MINIMUM LOT SIZE (SINGLE FAMILY RESIDENTIAL) 1.38 ACRES
MINIMUM LOT SIZE (DUPLX OR MULTIPLEX) 1.25 ACRES

	REQUIRED	PROPOSED
MINIMUM LOT SIZE WITHOUT SEWER	1.38 ACRES (60,000 s.f.)	1.38 ACRES (60,000 s.f.)
MINIMUM ROAD FRONTAGE:	100 FEET	100 FEET
MINIMUM SETBACKS:		
FRONT SETBACK:	50 FEET	50 FEET
SIDE SETBACK:	30 FEET*	30 FEET*
REAR SETBACK:	75 FEET**	75 FEET**
OPEN SPACE:	25%	36.9%

* SHEDS AND DRIVEWAYS ARE PERMITTED TO A MINIMUM SETBACK OF 15-FEET FROM SIDE AND REAR LOT LINES.
** COMBINED WIDTH 75 FEET

PLAN REFERENCES:

- BOUNDARY SURVEY & LOT DIVISION, MADE FOR ALEXANDRA HUGHES, DATED OCTOBER 24, 2003 AND REVISED APRIL 14, 2005, PREPARED BY TITCOMB ASSOCIATES OF FALMOUTH, MAINE. FILE NUMBER 8745.
- TOWN LINE AND ORCHARD ROAD RECORDS PROVIDED BY THE TOWN OF CUMBERLAND.
- PLAN OF PROPERTY MAD FOR ORVILLE S. JEWETT BY SURVEY, INC. DATED OCTOBER, 1986.
- PLAN OF QUAKER RIDGE SUBDIVISION MADE BY PINKHAM AND GREER DATED AUGUST 30, 2001, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 202, PAGE 654
- BOUNDARY SURVEY MADE FOR CECIL A. DOUGHTY AND LOUISE J. DOUGHTY BY ROYAL RIVER SURVEY COMPANY DATED JUNE 9, 2003.
- PERENNIAL CROSSING PREPARED BY SYTDESIGN CONSULTANTS, DATED SEPTEMBER 2005, APPROVED BY TOWN OF NORTH YARMOUTH DECEMBER 13, 2005

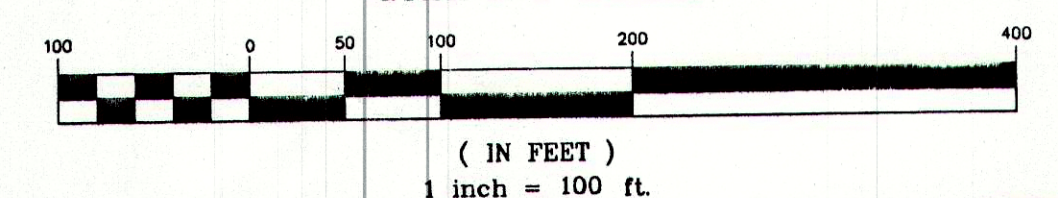
LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- INTERMEDIATE CONTOUR
- INDEX CONTOUR
- SPOT GRADE
- FENCE
- STONEWALL
- RIPRAP
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- AREAS OF SLOPE >20%
- AREAS OF WETLANDS (SURVEY LOCATED)
- STREAM
- MONUMENT (IRON)
- MONUMENT (STONE)

MAY 23 2007

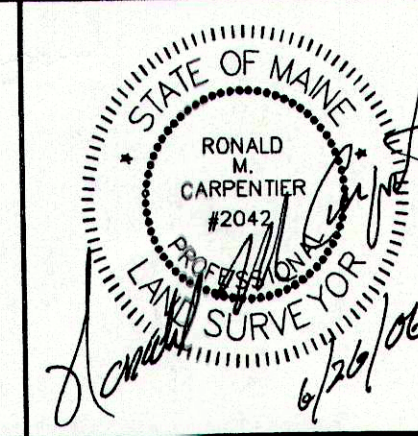
FOR CONSTRUCTION

GRAPHIC SCALE



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.
C	6/23/06	RE-SUBMITTED TO TOWN OF CUMBERLAND AND D.E.P.	JJC	CRM	WSD						
B	1/3/06	REVISED PER REVIEW COMMENTS, RE-SUBMITTED TO CUMBERLAND PLANNING BOARD FOR PRELIMINARY REVIEW	RMC	WSD	WSD						
A	11/29/05	SUBMITTED TO CUMBERLAND PLANNING BOARD FOR PRELIMINARY REVIEW	RMC	WSD	WSD						



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tel:207.829.6994 fax:207.829.2231

CLIENT/OWNER
BURTON ASSOCIATES
200 HODSDON ROAD, POWNAL, MAINE 04069

DESIGN: WSD
DRAWN: RMC
CHKD: WSD

DATE: JULY 2005
SCALE: 1"=100'

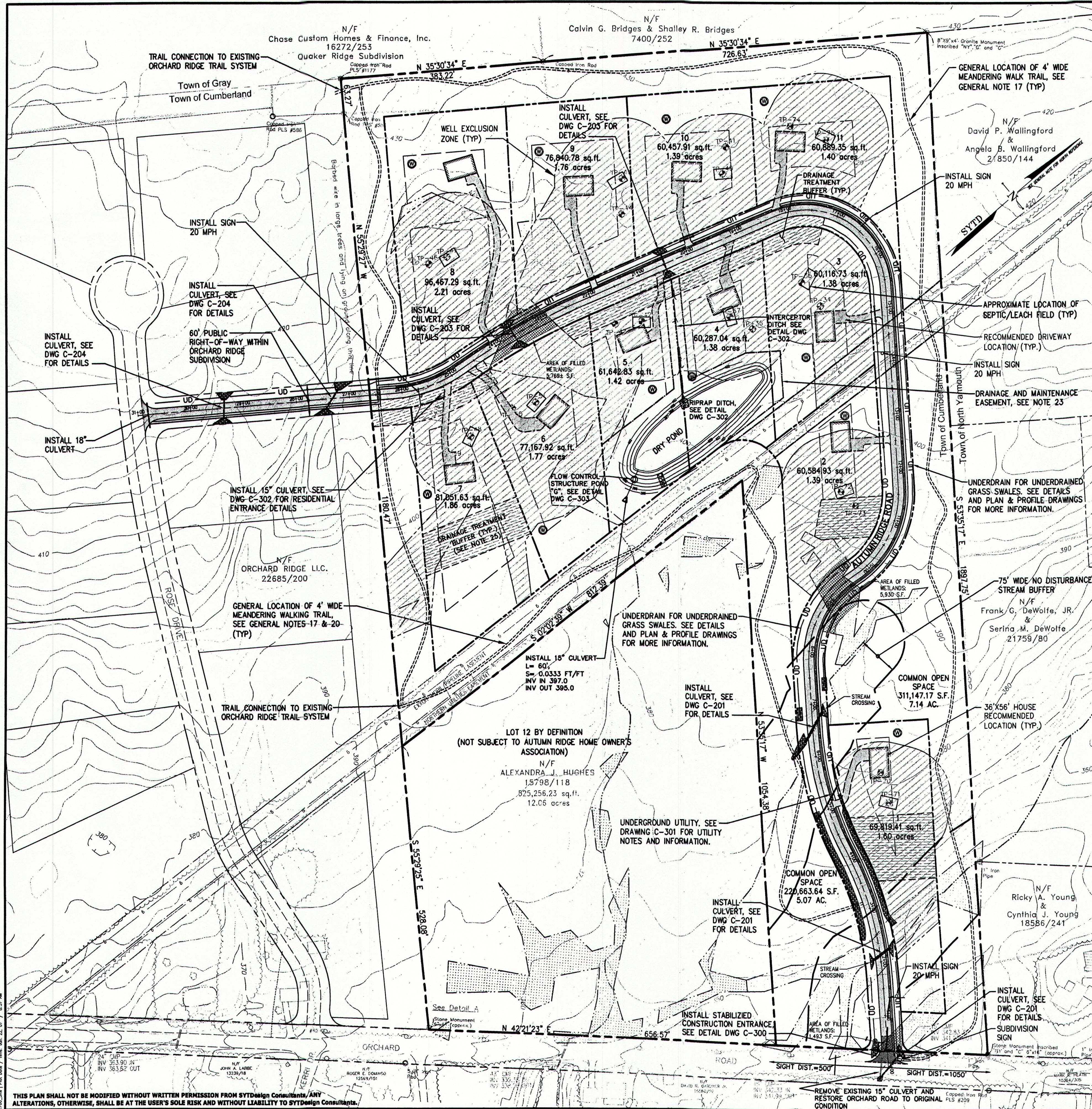
PROJ. NO.
DWG. NO.

AUTUMN RIDGE SUBDIVISION
ORCHARD ROAD, CUMBERLAND, MAINE

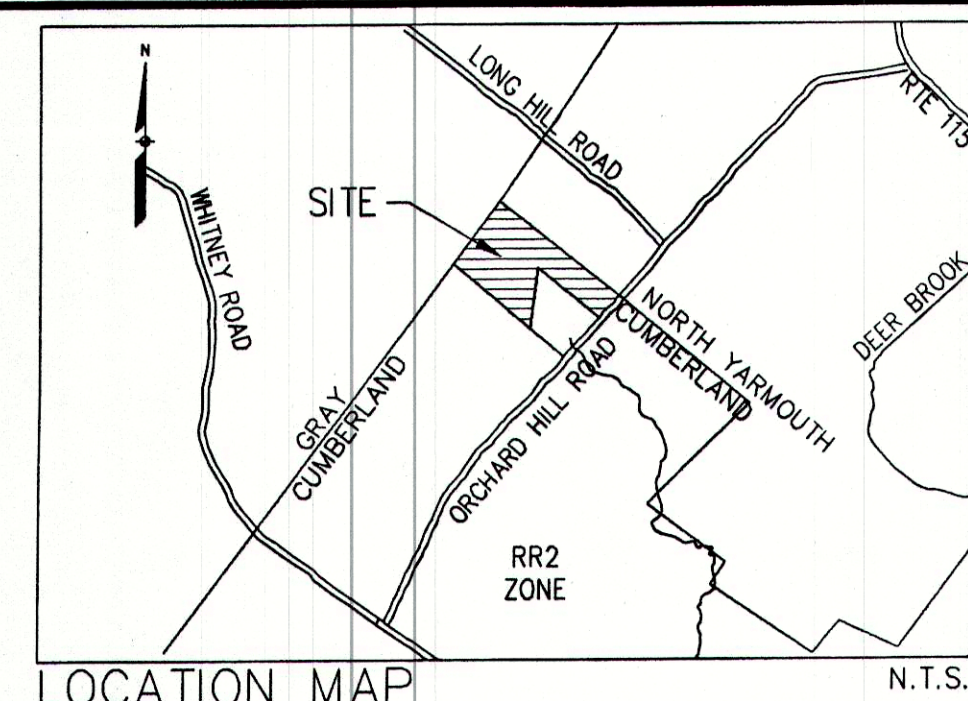
EXISTING CONDITIONS PLAN

05-227.00
C-100

REV. C



- GENERAL NOTES:**
- ADDITIONAL FILLING OF WETLANDS, IN ADDITION TO THAT SHOWN AS WETLAND IMPACTS WILL NOT BE ALLOWED WITHOUT APPROPRIATE REGULATORY APPROVAL.
 - PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
 - CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL DRAWINGS AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL PERMITS AND APPROVALS AND CONDUCT THE WORK IN ACCORDANCE WITH THESE PERMITS AND APPROVALS. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL ADDITIONAL PERMITS, STREET OPENINGS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK.
 - ANY DISCREPANCIES BETWEEN DRAWINGS AND SITE CONDITIONS AS WELL AS MANUFACTURER'S RECOMMENDATIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
 - WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ADJUSTED, ABANDONED AND/OR CAPPED OR DEMOLISHED, AS REQUIRED.
 - CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS, ANY TECHNIQUES EMPLOYED TO PERFORM WORK SHOWN ON THESE PLANS.
 - INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR INSTALLATION OF EROSION CONTROL MEASURES DURING CONSTRUCTION ACTIVITIES ASSOCIATED WITH HOMEBUILDING. SEE DRAWING C-300 AND C-301 FOR DETAILS.
 - DURING CONSTRUCTION, CONSTRUCTION MATERIAL WASTE MUST BE SEPARATED FROM HAZARDOUS WASTE MATERIAL, IF ANY, AND PLACED IN A STORAGE CONTAINER (DUMPSTER) TO BE HAULED AND PROPERLY DISPOSED OF BY THE HAULER AT AN APPROVED D.E.P. DISPOSAL SITE.
 - EACH RESIDENCE SHALL INCLUDE THE FOLLOWING APPEARANCES AS APPROVED BY THE TOWN OF CUMBERLAND FIRE CHIEF:
 - THE LOCATION AND STYLE OF STREET NUMBERS SHALL BE APPROVED BY THE FIRE DEPARTMENT.
 - AN OUTSIDE FLASHING LIGHT, THAT IS INTERCONNECTED WITH THE SMOKE DETECTORS, SHALL BE LOCATED IN AN AREA EASILY VISIBLE FROM THE DRIVEWAY OF EACH RESIDENCE.
 - WATER FOR EACH LOT SHALL BE PROVIDED BY INDIVIDUALLY DRILLED WELL. LOT OWNERS HAVE THE RIGHT TO DRILL WELLS IN THE OPEN SPACE, IF NECESSARY, OTHER THAN THE CLEARING REQUIRED FOR THE INSTALLATION OF SUCH WELL, NO OTHER CLEARING OF THE OPEN SPACE AREA IS PERMITTED.
 - NO EXCAVATIONS SHALL BE MADE ON LAND ADJACENT TO THE PIPELINES WHICH WILL IN ANY WAY IMPAIR OR WITHDRAW THE LATERAL SUPPORT OR WHICH WILL CAUSE ANY SUBSIDENCE OR DAMAGE TO THE PIPELINES.
 - PRIOR TO ANY WORK IN THE VICINITY OF THE EXXON-MOBILE PIPELINE COMPANY ASSETS, CONTACT OUR AREA SUPERVISOR JOE KOHRMAN AT (207) 741-2404 A MINIMUM OF 72 HOURS PRIOR TO ANY WORK.
 - PRIOR TO ANY WORK IN THE VICINITY OF THE NORTHERN UTILITIES PIPELINE ASSETS, CONTRACTOR MUST CONTACT THE NORTHERN UTILITIES SUPERVISOR RICK BELLEMAIRE AT (207) 797-8002 A MINIMUM OF 72 HOURS PRIOR TO ANY WORK.
 - SEPTIC SYSTEMS AND WELLS ARE LOCATED IN ACCORDANCE WITH THE LIMITATIONS ESTABLISHED AND SHOWN BY SWEET ASSOCIATES ON PLAN ENTITLED "NITRATE ANALYSIS AND WELL EXCLUSION AREA PLAN". ANY MODIFICATIONS TO THE SEPTIC SYSTEM LEACH BED LOCATIONS MUST BE SUBMITTED TO THE TOWN FOR APPROVAL. DISPOSAL FIELDS SHALL BE RAISED APPROXIMATELY 21" TO 25" HIGH.
 - A MINIMUM OF 100 FOOT SEPARATION MUST BE MAINTAINED BETWEEN WELLS AND SEPTIC SYSTEM LEACH FIELDS.
 - TRAILS TO BE IN OPEN SPACE, OWNED AND MAINTAINED BY THE AUTUMN RIDGE HOMEOWNERS ASSOCIATION. CLEARING SHALL BE COMPLETED AND BASE LEFT IN NATURAL CONDITION. TRAILS TO BE OPEN FOR PUBLIC USE. TRAILS ALONG THE AUTUMN RIDGE SUBDIVISION BOUNDARY LINE SHALL BE CONNECTED TO THE PROPOSED ORCHARD RIDGE SUBDIVISION TRAIL SYSTEM.
 - ALL CLEARING LIMITS IN THE PROPOSED ROAD RIGHT-OF-WAY SHALL BE FLAGGED AND APPROVED BY THE TOWN ENGINEER PRIOR TO ANY CLEARING.
 - THE RESIDENTIAL STRUCTURES ON EACH LOT MUST HAVE AN NFPA APPROVED SPRINKLER SYSTEM.
 - USE AND MAINTENANCE OF TRAILS INSIDE OF EXISTING EASEMENTS ARE SUBJECT TO ALL RIGHTS AND INTEREST OF NORTHERN UTILITIES, INC. AS DESCRIBED IN EASEMENT RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3016, PAGE 196, AND ALL RIGHTS AND INTEREST OF SOCONY-VACUUM OIL CO., INC. AS DESCRIBED IN EASEMENT RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 1891, PAGE 101.
 - RESIDENTIAL DRIVEWAY CULVERTS SHALL BE 15-INCH MINIMUM.
 - DATUM, HORIZONTAL DATUM IS REFERENCED TO GRID NORTH MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE. VERTICAL DATUM IS REFERENCED TO NAVD 1988. PROJECT BENCH MARK: RAILROAD SPIKE SET IN UTILITY POLE #46, ELEVATION=375.36 (DATUMS ESTABLISHED USING A TRIMBLE PRO XR/XRS AND PATHFINDER SOFTWARE.)
 - DRAINAGE EASEMENT FOR THE CONSTRUCTION OF PONDS, DITCHES, INSTALLATION OF CULVERTS AND ASSOCIATED DRAINAGE STRUCTURES, AS WELL AS, MAINTENANCE, REPAIR AND REPLACEMENT OF SAME.
 - LOT OWNERS SHOULD BE AWARE OF THE PRESENCE OF HIGH GROUND WATER CONDITIONS ON MANY OF THE LOTS AND PREPARE APPROPRIATE FOUNDATION DRAINS.
 - BUFFER AREAS SHALL BE DELINEATED ALONG THE BUFFER'S PERIMETER WITH MARKED AND FLAGGED GRADE STAKES EVERY 25' PRIOR TO ANY ONSITE CONSTRUCTION OR LOGGING ACTIVITIES. A PERMANENT PLACARD SHALL BE PLACED ON THE EACH SIDE OF BUFFER ONCE FINISHED GRADING AND VEGETATION IS ESTABLISHED. PLACARDS SHALL STATE "NO-DISTURBANCE BUFFER AREA", BE 6"x6" IN SIZE MINIMUM, METAL OR PLASTIC IN MATERIAL, AND BE PLACED APPROXIMATELY 4 FEET OFF THE GROUND FIXED TO A U-CHANNEL GREEN PAINTED METAL POST.
 - THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES IN ACCORDANCE WITH THE "INSPECTION AND MAINTENANCE PLAN FOR STORMWATER MANAGEMENT FACILITIES, AUTUMN RIDGE SUBDIVISION" DATED JUNE, 2006 FOUND IN SECTION 11 OF THE APPLICATIONS FOR APPROVAL TO THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE STORMWATER MANAGEMENT FACILITIES INCLUDE PAVED SURFACES, DITCHES/SWALES INCLUDING THOSE WITHIN THE AUTUMN RIDGE ROAD RIGHT-OF-WAY, RIPRAP APRONS, CULVERTS, STORM DRAIN PIPE AND UNDERDRAINED GRASS SWALES. THE MAINTENANCE RESPONSIBILITY FOR THE ROADWAY DITCHES/SWALES SHALL REMAIN WITH THE HOMEOWNER'S ASSOCIATION IN THE EVENT THAT THE TOWN ACCEPTS AUTUMN RIDGE ROAD.



ZONING INFORMATION:

PARCEL IS LOCATED IN ZONE RR2, RURAL RESIDENTIAL 2

ZONE REQUIREMENTS FOR CLUSTERED RESIDENTIAL DEVELOPMENT:

MINIMUM LOT SIZE (SINGLE FAMILY RESIDENTIAL) ----- 1.38 ACRES

MINIMUM LOT SIZE (DUPLEX OR MULTIPLEX) ----- 1.25 ACRES

	REQUIRED	PROPOSED
MINIMUM LOT SIZE WITHOUT SEWER	1.38 ACRES (60,000 s.f.)	1.38 ACRES (60,000 s.f.)
MINIMUM ROAD FRONTAGE	100 FEET	100 FEET
MINIMUM SETBACKS:		
FRONT SETBACK:	50 FEET	50 FEET
SIDE SETBACK:	75 FEET	75 FEET
REAR SETBACK:	75 FEET	75 FEET
OPEN SPACE:	25%	36.9%
* SIDE SETBACKS MUST BE A MINIMUM OF 30- FEET WITH A COMBINED WIDTH OF 75- FEET. SHEDS AND DRIVEWAYS ARE PERMITTED TO A MINIMUM SETBACK OF 15- FEET FROM SIDE AND REAR LOT LINES.		

NET RESIDENTIAL ACREAGE CALCULATION:

33.40 ACRES	GROSS ACREAGE (Less Lot 12)
5.01	15% FOR ROADS AND PARKING
0.00	SEPARATED LAND
0.00	SLOPES IN EXCESS OF 20% (>30,000 SF)
3.95	WETLANDS
0.00	100-YEAR FLOOD ZONE LAND
2.07	LAND IN RIGHT-OF-WAY OR EASEMENT
11.03 ACRES	
33.40 ACRES	
11.03 ACRES	
22.37 ACRES	NET RESIDENTIAL ACREAGE

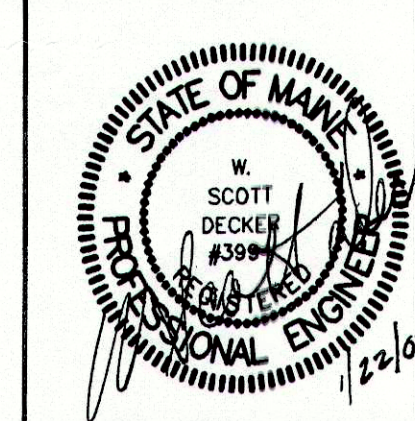
ALLOWABLE NUMBER OF UNITS 22/37 ACRES / 1.38 ACRES = 16 DWELLING UNITS

WETLANDS FILLED 13,192+ S.F.

- PLAN REFERENCES:**
- BOUNDARY SURVEY & LOT DIVISION, MADE FOR ALEXANDRA HUGHES, DATED OCTOBER 24, 2003 AND REVISED APRIL 14, 2005, PREPARED BY TITCOMB ASSOCIATED OF FALMOUTH, MAINE. FILE NUMBER 8745.
 - TOWN LINE AND ORCHARD ROAD RECORDS PROVIDED BY THE TOWN OF CUMBERLAND.
 - PLAN OF PROPERTY MAD FOR ORVILLE S. JEWETT BY SURVEY, INC. DATED OCTOBER, 1986.
 - PLAN OF QUAKER RIDGE SUBDIVISION MADE BY PINKHAM AND GREER DATED AUGUST 30, 2001, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 202, PAGE 654.
 - BOUNDARY SURVEY MADE FOR CECIL A. DOUGHTY AND LOUISE J. DOUGHTY BY ROYAL RIVER SURVEY COMPANY DATED JUNE 9, 2003.
 - NITRATE ANALYSIS PLAN PREPARED BY SWEET ASSOCIATED DATED JULY 2005.
 - PLAN OF BOUNDARY SURVEY AT HASKELL AND LONG HILL ROADS, NORTH YARMOUTH, MAINE MADE FOR THEODORE AND ANN WARNER, BY ROYAL RIVER SURVEY CO., DATED AUGUST 16, 2004, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 204, PAGE 611.

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
EASEMENT LINE	EASEMENT LINE
PROPERTY SETBACK	PROPERTY SETBACK
INTERMEDIATE CONTOUR	101
INDEX CONTOUR	100
SPOT GRADE	100.00
BUILDING	
FENCE	
STONEWALL	
RIPRAP	
CULVERT	
UNDERDRAIN	UD
EDGE OF PAVEMENT	
RECOMMENDED EDGE DRIVEWAY	
EDGE OF GRAVEL	
AREAS OF WETLANDS	
STREAM	
SILT FENCE	SF
TREELINE	
MONUMENT (IRON)	
MONUMENT (STONE/CONC.)	
SOIL BORING/TEST PIT	
POTENTIAL WELL LOCATION	
WELL EXCLUSION ZONE	
SIGN	
TIMBER CHECK DAM	

REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
F	1/22/07	REVISIONS BASED ON CONDITIONS OF PLANNING BOARD APPROVAL / ISSUED FOR CONSTRUCTION	CRM	CRM	WSD						
E	10/03/06	REVISIONS BASED ON DEP COMMENTS	CRM	CRM	WSD						
D	8/02/06	REVISIONS BASED ON DEP COMMENTS	JJC	CRM	WSD						
C	6/26/06	RE-SUBMITTED TO TOWN OF CUMBERLAND AND D.E.P.	JJC	CRM	WSD						
B	1/31/06	REVISED PER REVIEW COMMENTS, RESUBMITTED TO CUMBERLAND PLANNING BOARD FOR PRELIMINARY REVIEW	RMC	WSD	WSD						
A	11/29/05	SUBMITTED TO CUMBERLAND PLANNING BOARD FOR PRELIMINARY REVIEW	RMC	WSD	WSD						



SYTDesign CONSULTANTS

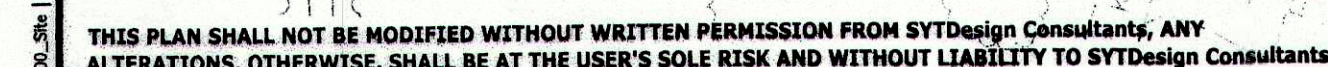
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE

160 Longwoods Road
Cumberland, Maine 04021
Tel: 207.829.6994 fax: 207.829.2231

CLIENT/OWNER **BURTON ASSOCIATES**

200 HODSDON ROAD, POWNAL, MAINE 04069

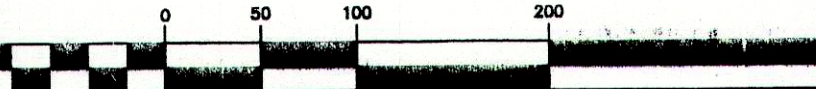
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DRAWN: RMC				
CHKD: WSD				
DATE: JULY 2005	PROJ. NO.	DWG. NO.	05-227.00	
SCALE: 1"=100'			C-101	



REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
F	1/22/07	REVISIONS BASED ON CONDITIONS OF PLANNING BOARD APPROVAL / ISSUED FOR CONSTRUCTION	CRM	CRM	WSD						
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A	11/29/05	SUBMITTED TO CUMBERLAND PLANNING BOARD FOR PRELIMINARY REVIEW	RMC	WSD	WSD						

FOR COPY

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

NAME *Walter J. ...* DATE *2-15-97*
Det. ...
... *2-6-97*

STATE OF MAINE

RECEIVED MAR 21 2007
AT 1 HOUR 40 MIN. P M
AND RECORDED IN BOOK 207 PAGE 157
ATTEST Carole E. Ponder
REGISTRAR

[illegible]

SCALE: 1"=

05

NO.
DWC

NO.

05-227.00

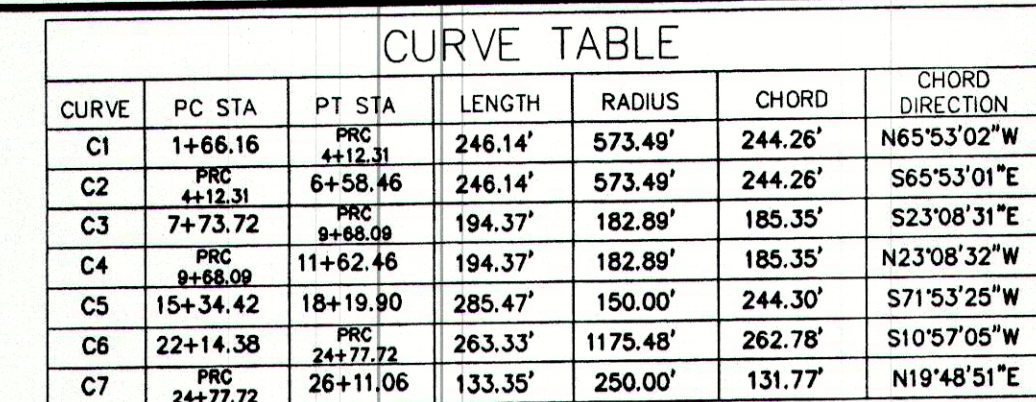
3-100

C-102

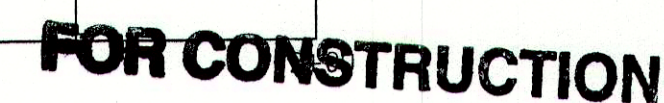
REV.

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1. DATUM, HORIZONTAL DATUM BASED ON NAD 83, MAINE STATE PLANE, WEST ZONE. VERTICAL DATUM BASED ON "PROJECT BENCHMARK" IDENTIFIED ON NAVD 88.
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4. EXISTING GROUND PROFILE IS THE RESULT OF FIELD SURVEY BY TITCOMB ASSOCIATES, FALMOUTH, MAINE IN OCTOBER 2005.
5. THE LOCATION OF DRIVEWAYS, DRIVEWAY CULVERTS, HOUSES AND SEPTIC SYSTEMS ON EACH LOT ARE SHOWN TO MERELY INDICATE A POSSIBILITY FOR THE DEVELOPMENT OF THE LOT. THE INDIVIDUAL LOT OWNER SHALL DETERMINE THE DEVELOPMENT LAYOUT OF HIS/HER LOT WHICH MUST BE APPROVED BY CUMBERLAND COUNTY ENFORCEMENT OFFICE BEFORE A BUILDING PERMIT SHALL BE ISSUED. NO FILLING OF WETLANDS OTHER THAN AT THE LOCATIONS SHOWN WILL BE ALLOWED WITHOUT REGULATORY APPROVAL. SEE TYPICAL "BUILDING AND SITE EROSION CONTROL PLAN AND UNDERDRAINED TREATMENT SWALE" DETAIL FOR ADDITIONAL INFORMATION.
6. DURING CONSTRUCTION, CONSTRUCTION WASTE MATERIAL MUST BE SEPARATED FROM HAZARDOUS WASTE MATERIAL, IF ANY, AND PLACED IN STORAGE CONTAINER (DUMPSKIN) TO BE COLLECTED AND PROPERLY DISPOSED OF BY THE HAULER AT AN APPROVED D.E.P. DISPOSAL SITE.
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8. CONTRACTOR SHALL FIELD VERIFY EXISTING GRADES AND NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY IF ANY INCONSISTENCIES WITH PLANS ARE FOUND.



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F	1/22/07	REVISIONS BASED ON CONDITIONS OF PLANNING BOARD APPROVAL / ISSUED FOR CONSTRUCTION	CRM	CRM	WSD						
E	10/03/06	REVISIONS BASED ON DEP COMMENTS	CRM	CRM	WSD						
D	8/02/06	REVISIONS BASED ON DEP COMMENTS	JJC	CRM	WSD						
C	6/26/06	RE-SUBMITTED TO TOWN OF CUMBERLAND AND D.E.P.	JJC	CRM	WSD						
B	1/31/06	REVISE PER REVIEW COMMENTS, RE-SUBMITTED TO CUMBERLAND PLANNING BOARD FOR PRELIMINARY REVIEW	RMC	WSD	WSD						
A	11/29/05	SUBMITTED TO CUMBERLAND PLANNING BOARD FOR PRELIMINARY REVIEW	RMC	WSD	WSD						
REV.	DATE	STATUS	BY	CHKD	APPD.	REV.	DATE	STATUS	BY	CHKD	APPD.

STATE OF MAINE

SCOTT DECKER

3984

PROFESSIONAL ENGINEER

12/01

SYTDesign

CONSULTANTS

CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE

P.O. Box 86A

180 Longwoods Road

Cumberland, Maine 04021

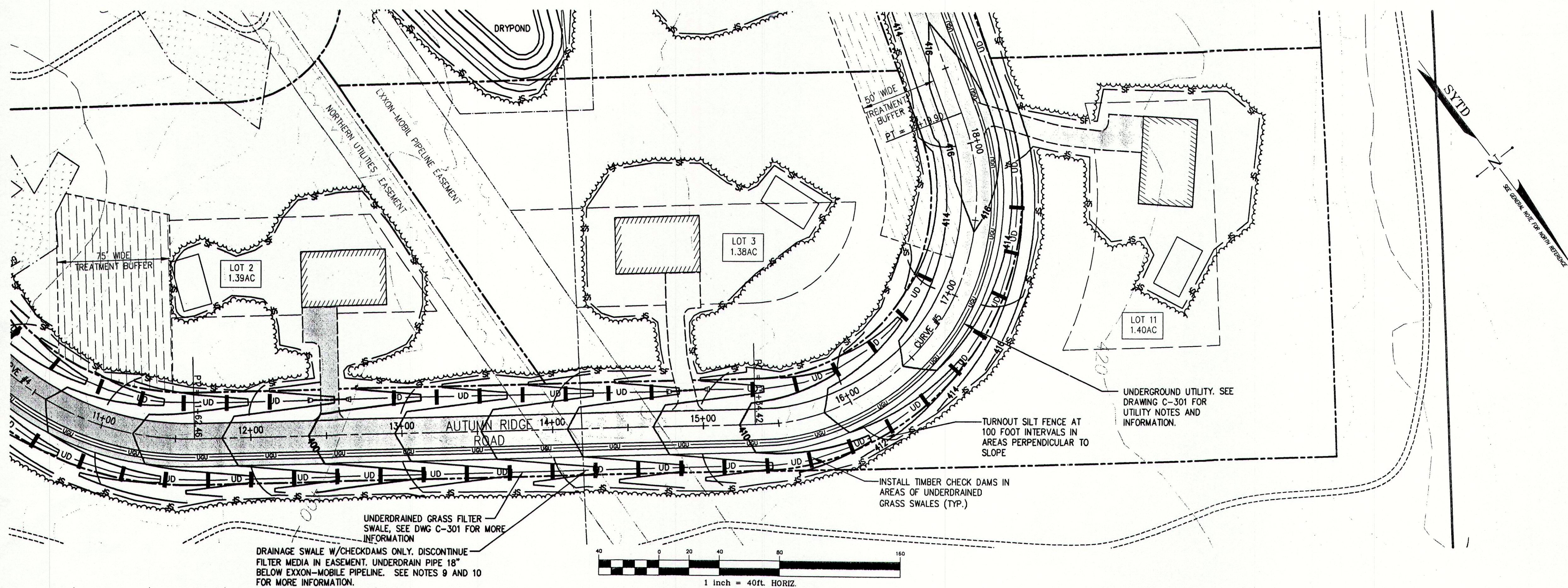
tel.207.829.8994 fax.207.829.2231

CLIENT:

BURTON ASSOCIATES

200 HODSDON ROAD, POWNAL, MAINE 04069

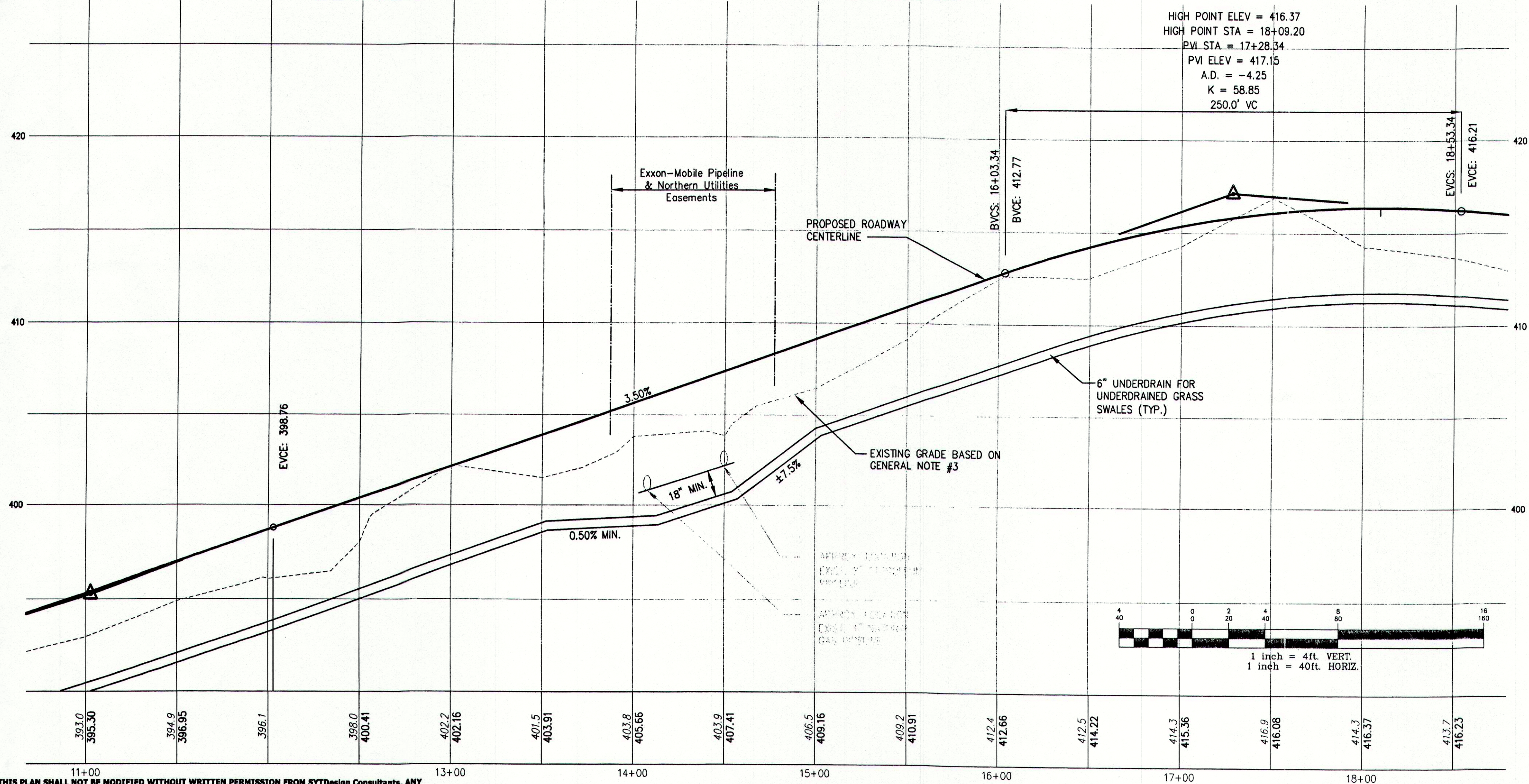
DESIGN: WSD	AUTUMN RIDGE SUBDIVISION ORCHARD ROAD, CUMBERLAND, MAINE PLAN AND PROFILE AUTUMN RIDGE ROAD STA. 0+00 TO 11+00	
DRAWN: RMC		
CHKD: WSD		
DATE: JULY 2005	PROJ. NO.	05-227.00
SCALE: AS SHOWN	DWG. NO.	C-201



CURVE TABLE						
CURVE	PC STA	PT STA	LENGTH	RADIUS	CHORD	CHORD DIRECTION
C1	1+66.16	PRC 4+12.31	246.14'	573.49'	244.26'	N65°53'02"W
C2	PRC 4+12.31	6+58.46	246.14'	573.49'	244.26'	S65°53'01"E
C3	7+73.72	PRC 8+58.09	194.37'	182.89'	185.35'	S23°08'31"E
C4	PRC 8+58.09	11+62.46	194.37'	182.89'	185.35'	N23°08'32"W
C5	15+34.42	PRC 18+19.80	285.47'	150.00'	244.30'	S71°53'25"W
C6	22+14.38	PRC 24+77.72	263.33'	1175.48'	262.78'	S10°57'05"W
C7	PRC 24+77.72	26+11.06	133.35'	250.00'	131.77'	N19°48'51"E

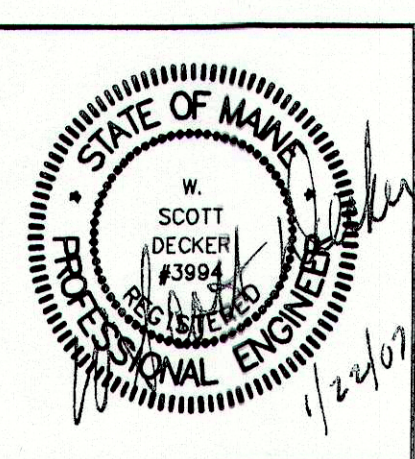
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- PRIOR TO ANY WORK IN THE VICINITY OF THE EXXON-MOBILE PIPELINE COMPANY ASSETS, CONTACT OUR AREA SUPERVISOR JOE KOHRMAN AT (207) 741-2404 A MINIMUM OF 72 HOURS PRIOR TO ANY WORK.
- PRIOR TO ANY WORK IN THE VICINITY OF THE NORTHERN UTILITIES PIPELINE ASSETS, CONTRACTOR MUST CONTACT THE NORTHERN UTILITIES SUPERVISOR RICK BELLEMAIRE AT (207) 797-8002 A MINIMUM OF 72 HOURS PRIOR TO ANY WORK.



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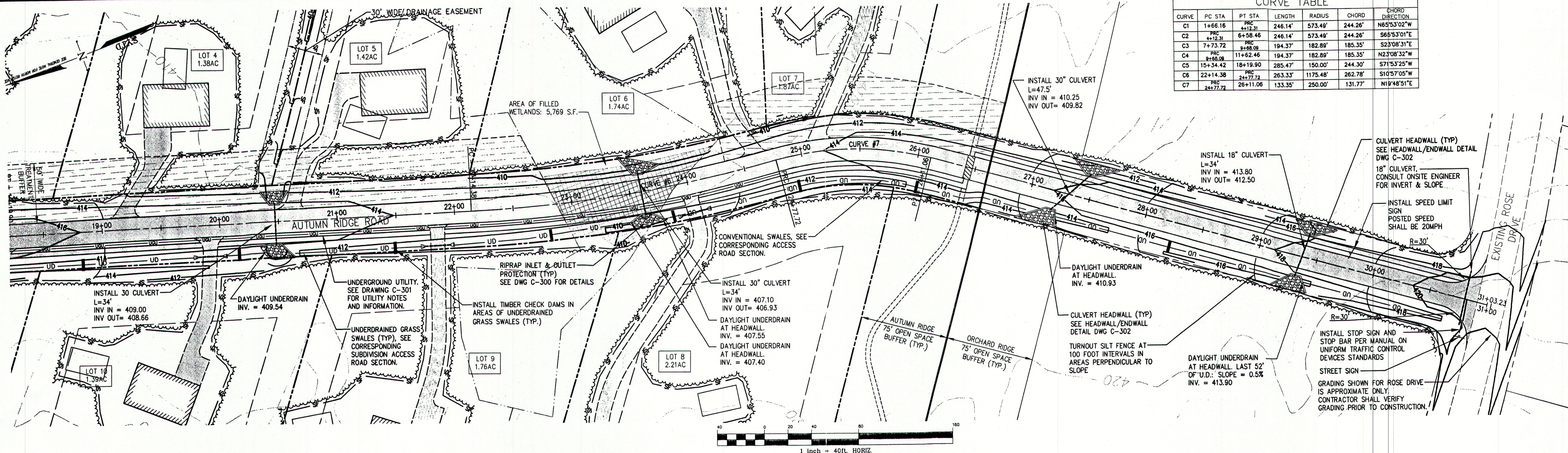
REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
F	1/22/07	REVISIONS BASED ON CONDITIONS OF PLANNING BOARD APPROVAL / ISSUED FOR CONSTRUCTION	CRM	CRM	WSD						
E	10/03/06	REVISIONS BASED ON DEP COMMENTS	CRM	CRM	WSD						
D	8/02/06	REVISIONS BASED ON DEP COMMENTS	JJC	CRM	WSD						
C	6/26/06	RE-SUBMITTED TO TOWN OF CUMBERLAND AND D.E.P.	JJC	CRM	WSD						
B	1/31/06	REVISED PER REVIEW COMMENTS, RE-SUBMITTED TO CUMBERLAND PLANNING BOARD FOR PRELIMINARY REVIEW	RMC	WSD	WSD						
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P.O. Box 86A
160 Longwoods Road
Cumberland, Maine 04021
tel. 207.829.6994 fax. 207.829.2231

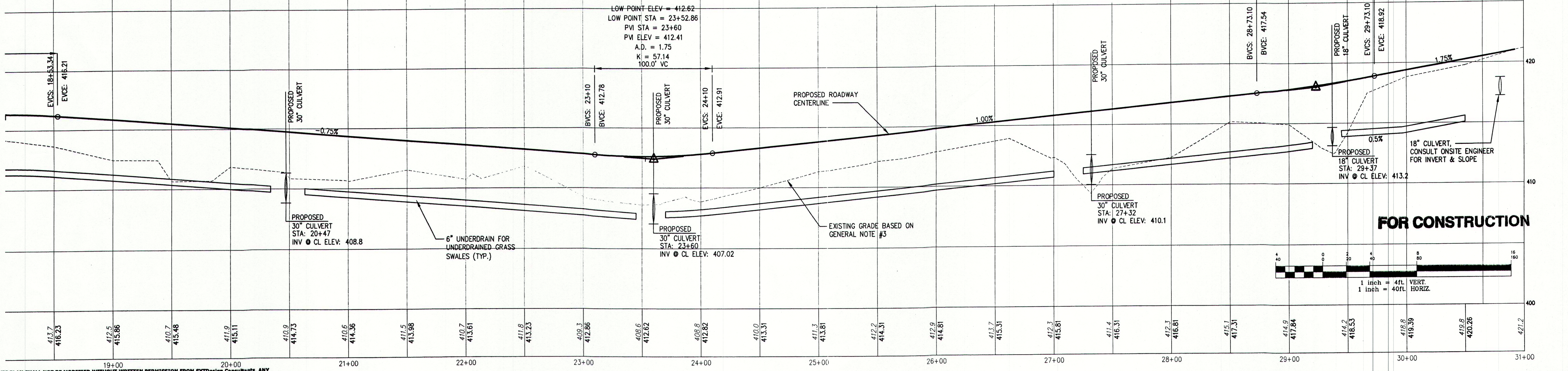
CLIENT: **BURTON ASSOCIATES**
200 HODSDON ROAD, POWNAL, MAINE 04069

DESIGN: WSD	AUTUMN RIDGE SUBDIVISION ORCHARD ROAD, CUMBERLAND, MAINE	
DRAWN: RMC	PLAN AND PROFILE AUTUMN RIDGE ROAD STA. 11+00 TO 18+00	
CHKD: WSD	DATE: JULY 2005	PROJ. NO. 05-227.00
SCALE: AS SHOWN	DWG. NO.	REV. F



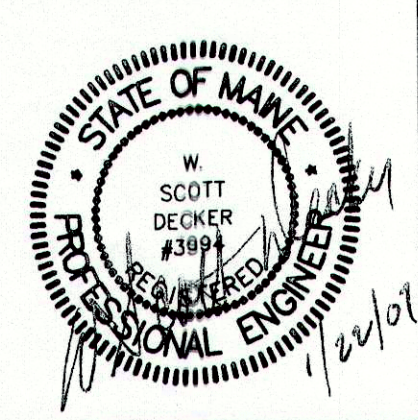
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REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
F	1/22/07	REVISIONS BASED ON CONDITIONS OF PLANNING BOARD APPROVAL / ISSUED FOR CONSTRUCTION	CRM	CRM	WSD						
E	10/03/06	REVISIONS BASED ON DEP COMMENTS	CRM	CRM	WSD						
D	8/02/06	REVISIONS BASED ON DEP COMMENTS	JJC	CRM	WSD						
C	6/26/06	RE-SUBMITTED TO TOWN OF CUMBERLAND AND D.E.P.	JJC	CRM	WSD						
B	1/31/06	REVERSE PER REVIEW COMMENTS, RE-SUBMITTED TO CUMBERLAND PLANNING BOARD FOR PRELIMINARY REVIEW	RMC	WSD	WSD						
A	11/29/05	SUBMITTED TO CUMBERLAND PLANNING BOARD FOR PRELIMINARY REVIEW	RMC	WSD	WSD						



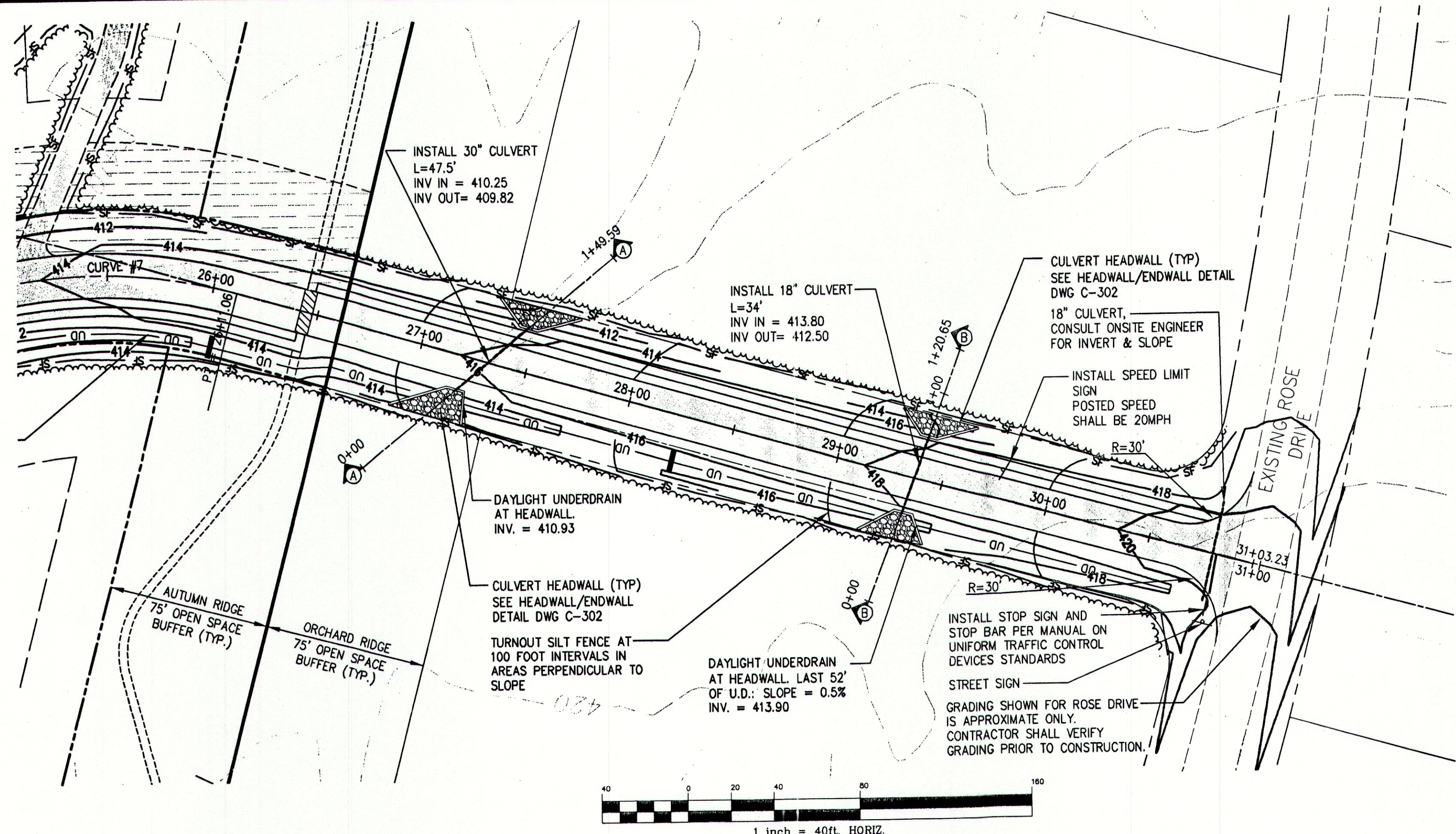
SYTDDesign CONSULTANTS
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE

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Cumberland, Maine 04021
tel: 207.829.8994 fax: 207.829.2231

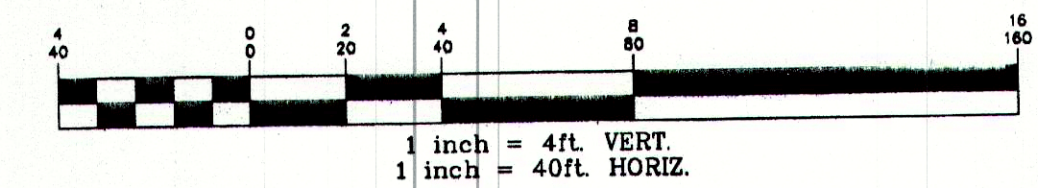
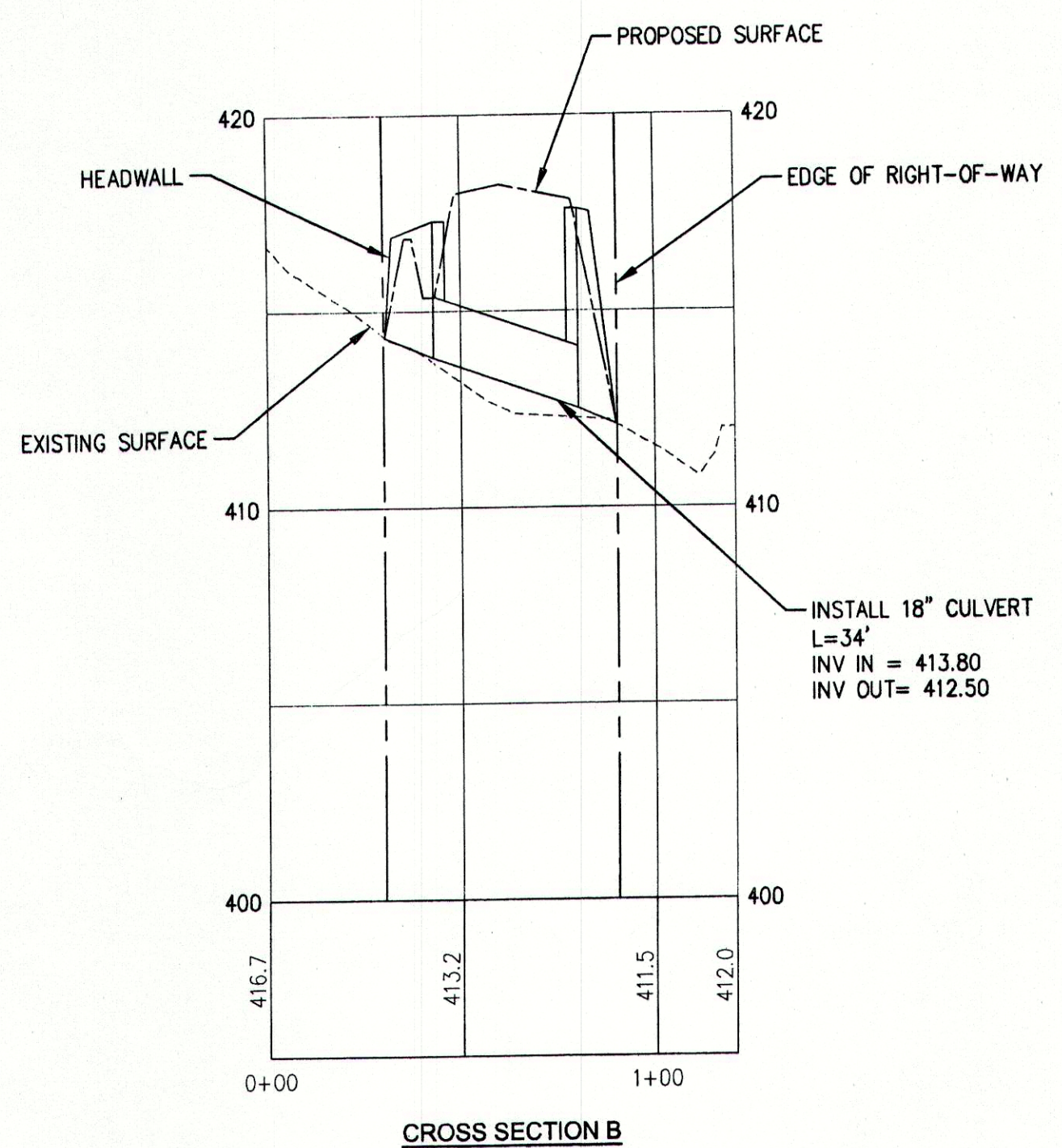
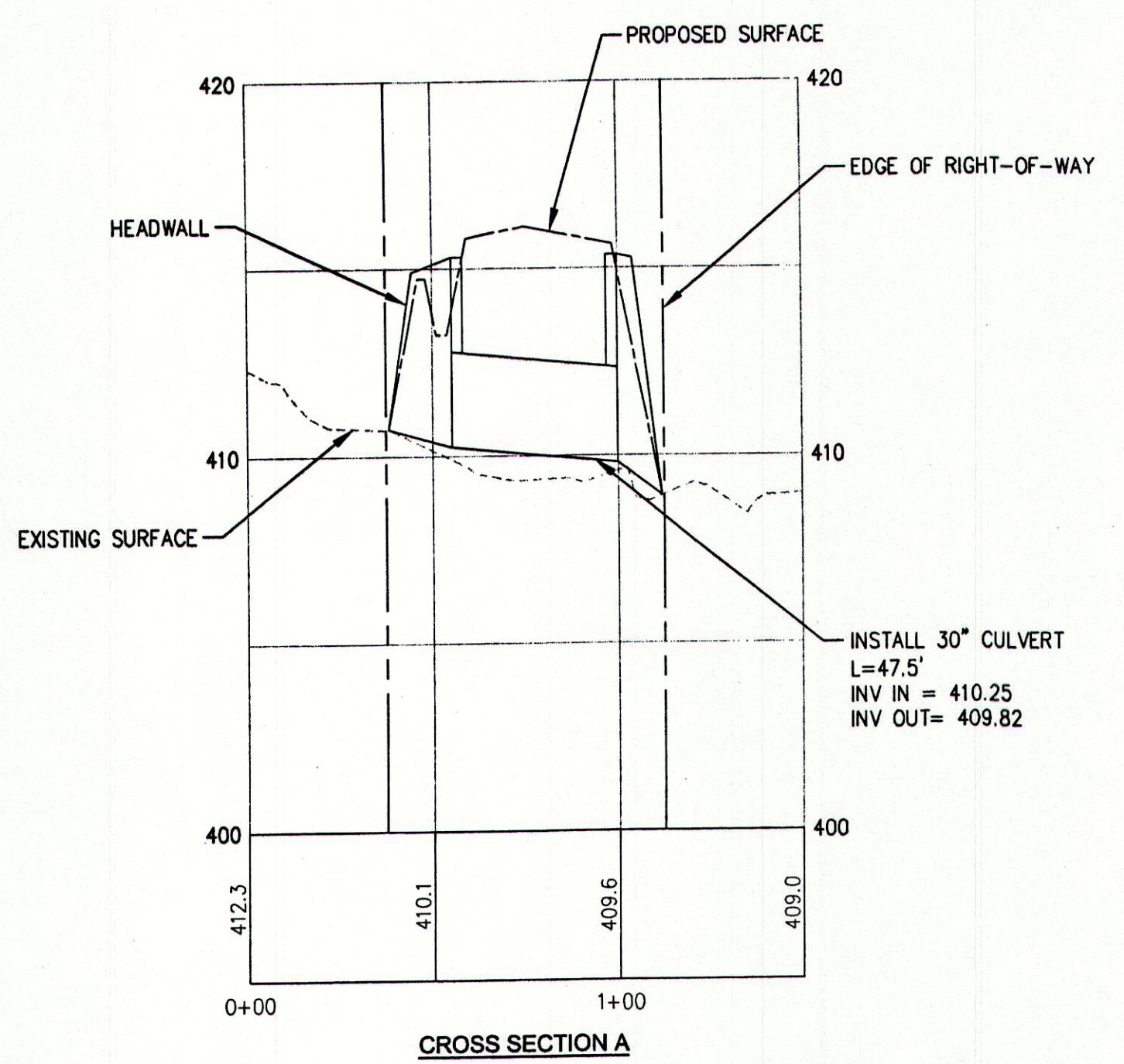
CLIENT: **BURTON ASSOCIATES**
200 HODSDON ROAD, POWNAL, MAINE 04069

DESIGN: WSD	AUTUMN RIDGE SUBDIVISION ORCHARD ROAD, CUMBERLAND, MAINE
DRAWN: RMC	
CHKD: WSD	
DATE: JULY 2005	PROJ. NO. 05-227.00
SCALE: AS SHOWN	DWG. NO. C-203

Drawing Name: P:\0505-PROJECTS\05-227.00\Main\0522700.dwg Plot Date / Time: Jan. 22, 07 / 8:34 AM



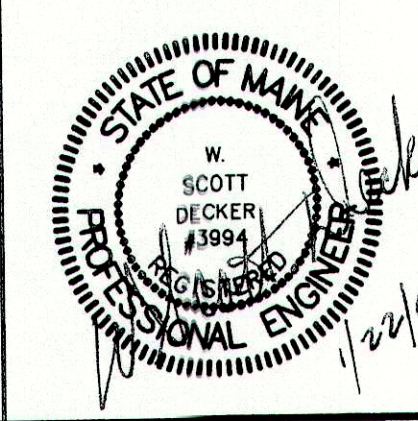
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FOR CONSTRUCTION

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REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
A	1/22/07	REVISIONS BASED ON CONDITIONS OF PLANNING BOARD APPROVAL / ISSUED FOR CONSTRUCTION	CRM	CRM	WSD						



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 CLIENT: **BURTON ASSOCIATES**
 200 HODSDON ROAD, POWNAL, MAINE 04069

DESIGN: WSD	AUTUMN RIDGE SUBDIVISION ORCHARD ROAD, CUMBERLAND, MAINE	PLAN AND PROFILE CULVERT CROSS SECTIONS	REV. A
DRAWN: RMC			
CHKD: WSD			
DATE: JULY 2005	PROJ. NO.	05-227.00	
SCALE: AS SHOWN	DWG. NO.	C-204	

Drawing Name: P:\0505-0505\0505-0505.dwg, Plot Date: 1/22/07, Plot Time: 1:53:34 PM

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 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, 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 SEEDDED 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 & 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 SEEDDED WITH AROOSTOOK RYE, ANNUAL OR PERENNIAL RYE GRASS (DEPENDENT 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 LIME 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

- 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 SEEDDED 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 SEEDDED OR 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 SEEDDED OR WHICH DO NOT OBTAIN A SATISFACTORY GROWTH BY OCTOBER 1 SHALL BE SEEDDED 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 SEEDDED 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.
 - RIP RAP REQUIRED AT CULVERTS AND STORM DRAIN INLETS AND OUTLETS SHALL CONSIST OF FIELD STONE OR ROUGH UNHEW 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 RESEEDING 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.

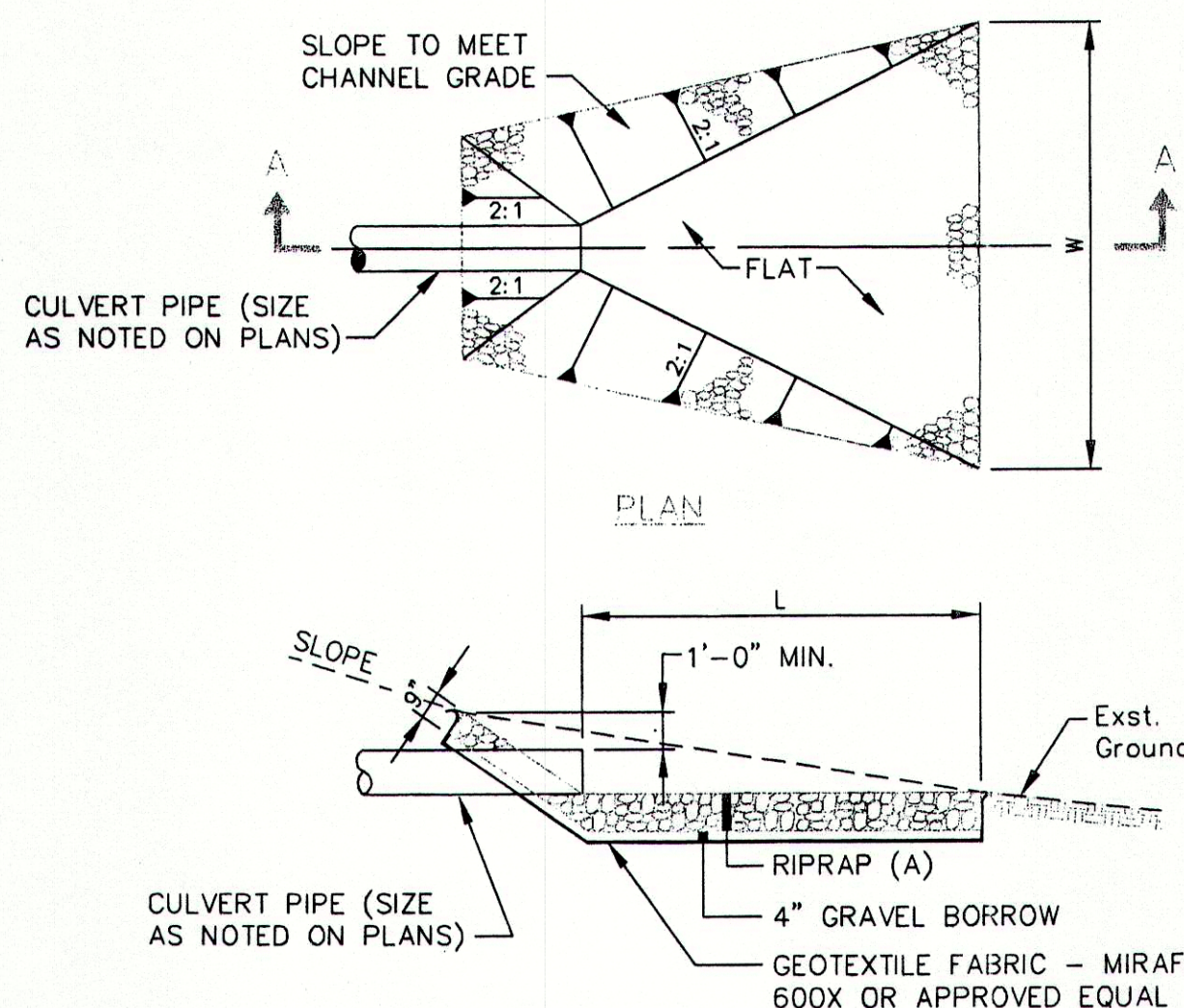
D. HOUSEKEEPING

- 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 SILED 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.

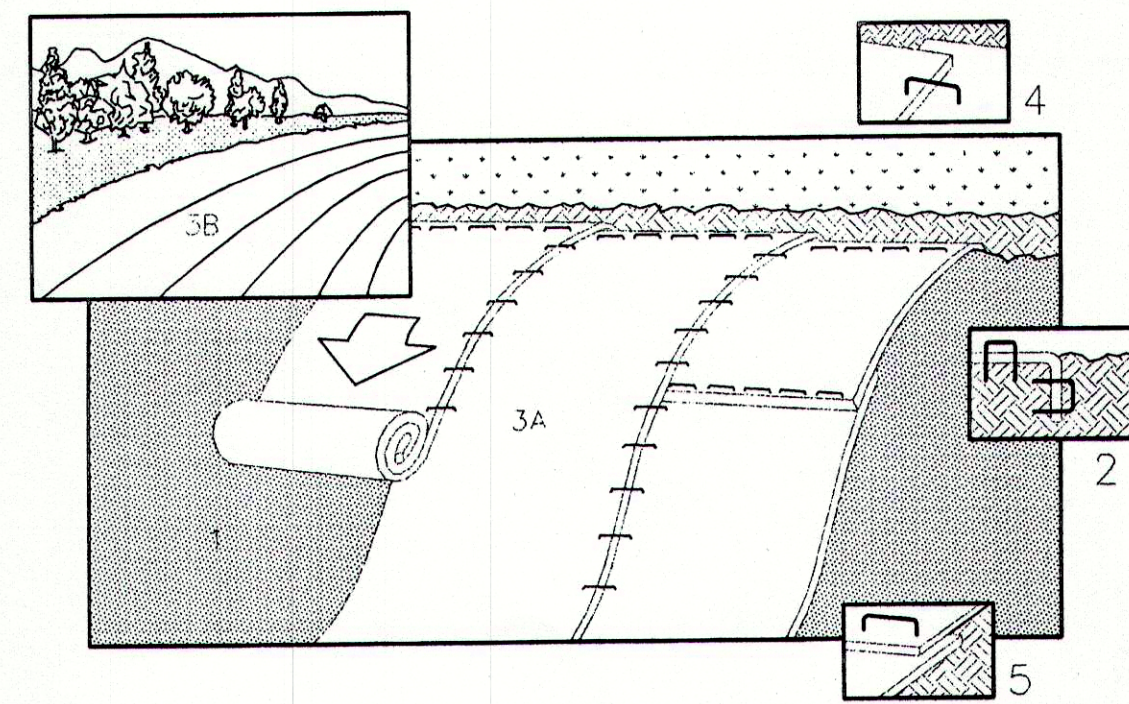
E. INSPECTION AND MAINTENANCE

- 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 SYTDESIGN TO OVERSEE THE INSTALLATION OF THE UNDERDRAINED FILTER SWALES. INSPECTIONS SHALL CONSIST OF AT LEAST WEEKLY VISITS TO THE SITE BY SYTDESIGN FROM INITIAL GROUND DISTURBANCE TO FINAL STABILIZATION. SYTDESIGN 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.



RIPRAP INLET/OUTLET PROTECTION
N.T.S.

SECTION A-A				
DIAMETER	L	W	A	D ₅₀
15"	10'	5'	12"	4"
18"	22'	6'	20"	10"

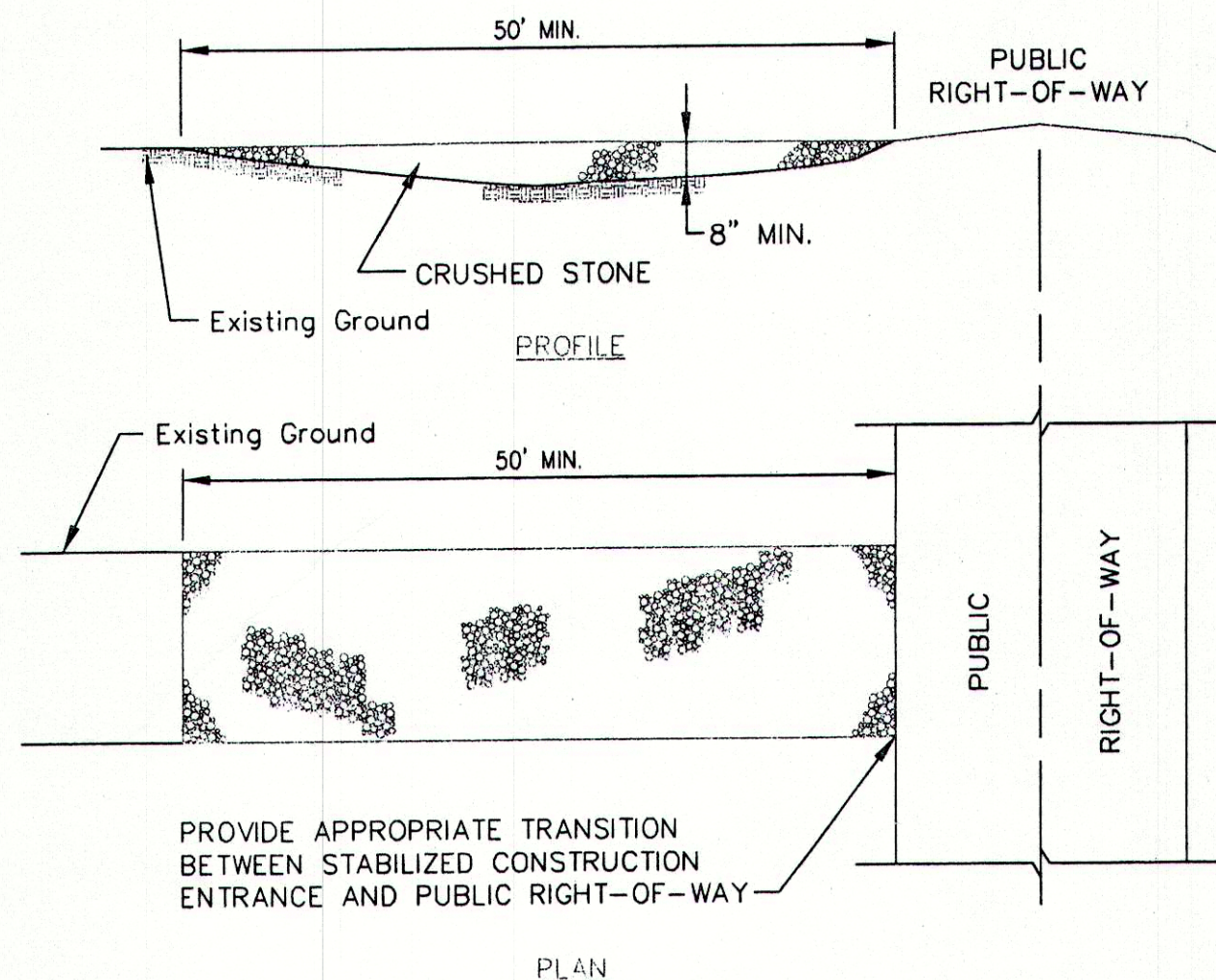


NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
- WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

EROSION CONTROL BLANKET

(SLOPE INSTALLATION)
N.T.S.

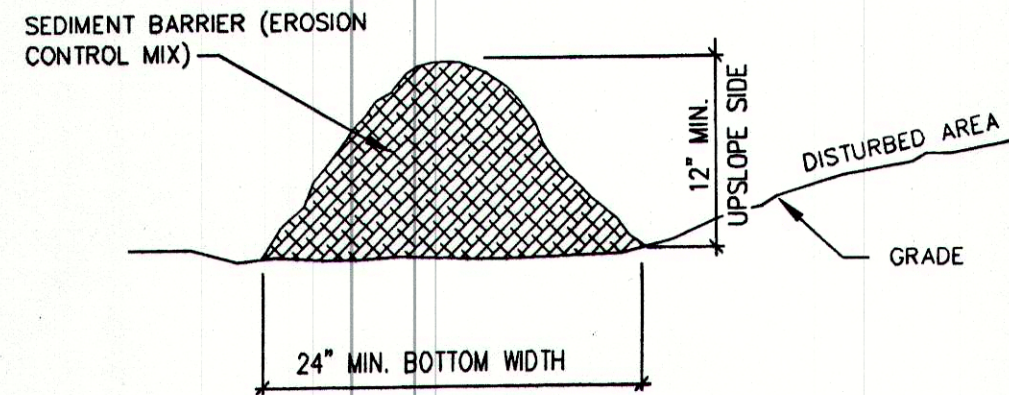


CONSTRUCTION SPECIFICATIONS:

- STONE SIZE - AASHTO DESIGNATION M 43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE.
- LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
- THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
- WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC REPAIR AND TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.



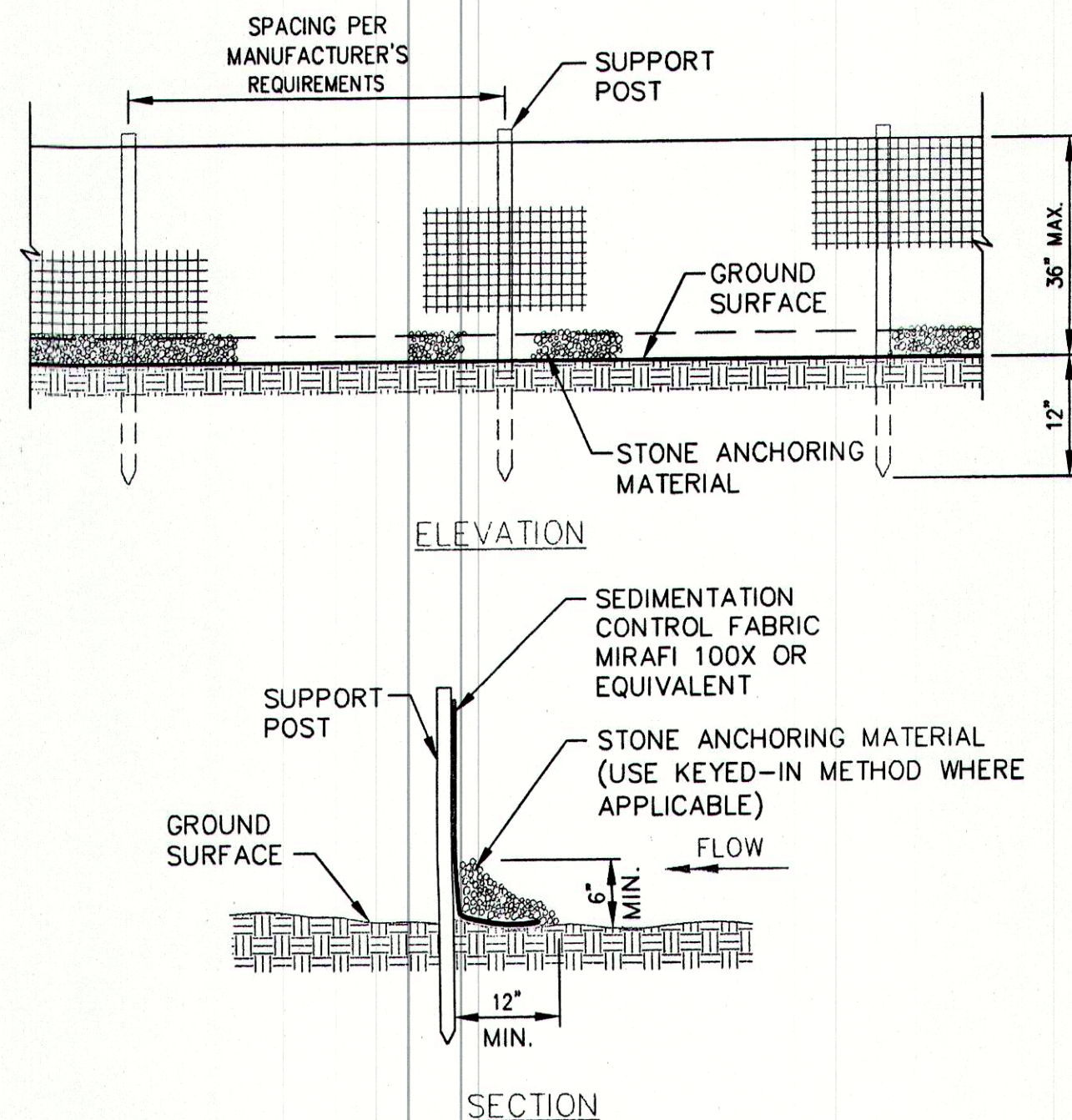
- THE EROSION CONTROL MIX SHALL CONTAIN A WELL GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH. THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:
 - THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 80 AND 100% DRY WEIGHT BASIS.
 - PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MAXIMUM OF 85% PASSING A 0.75" SCREEN.
 - THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED.
 - LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
 - SOLUBLE SALTS CONTENT SHALL BE <4.0 MMHOS/CM.
 - THE PH SHOULD FALL BETWEEN 5.0 AND 8.0.
- PLACE BARRIER ALONG A RELATIVELY FLAT CONTOUR. CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING HOLES AND BRIDGES WHERE FINES CAN WASH UNDER THE BARRIER THROUGH GRASS BLADES AND BRANCHES.
- PLACEMENT OF BARRIER SHOULD BE:
 - FROZEN GROUND, BEDROCK OR ROOTED FORESTED AREAS.
 - THE EDGE OF GRAVEL AND AREAS UNDER CONSTRUCTION.
- BARRIER SHALL NOT BE USED ADJACENT TO WETLANDS
- REMOVE SEDIMENT DEPOSITS WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
- WHEN BARRIER IS DECOMPOSED, CLOGGED WITH SEDIMENT, ERODED OR INEFFECTIVE, IT MUST BE REPLACED OR REPAIRED. THE BARRIER SHOULD BE RESHAPED AS NECESSARY.

SEDIMENT BARRIER (EROSION CONTROL MIX)

SCALE: N.T.S.

GENERAL CONSTRUCTION SEQUENCE:

- INSTALL TEMPORARY EROSION CONTROL MEASURES IN THE VICINITY OF THE SITE ENTRANCE AREA AND PROPOSED POND, INCLUDING STABILIZED CONSTRUCTION ENTRANCE AND SILT FENCING AT LOCATIONS AS SHOWN ON THE PLANS, AND AT ANY OTHER LOCATIONS DEEMED NECESSARY BY THE OWNER'S REPRESENTATIVE.
- CUT TREES AND CLEAR SITE WITHIN CONSTRUCTION AREA. DO NOT DISTURB AREAS OUTSIDE OF CONSTRUCTION AREA TO THE MAXIMUM EXTENT POSSIBLE.
- INSPECT AND REPAIR, AS NECESSARY, ALL TEMPORARY EROSION CONTROL MEASURES.
- INSTALL ADDITIONAL EROSION CONTROL MEASURES NECESSARY FOR WORK AS DEPICTED ON PLANS.
- COMPLETE CLEARING AND GRUBBING OF SITE AND STOCKPILING OF TOPSOIL.
- CONSTRUCT ROAD AND INSTALL CULVERTS.
- INSTALL OTHER PROJECT APPURTENANCES.
- PLACE LOAM SEED & MULCH AS AREAS ARE COMPLETED.
- FOLLOWING THE ADEQUATE ESTABLISHMENT OF VEGETATION, REMOVE TEMPORARY EROSION CONTROL MEASURES.



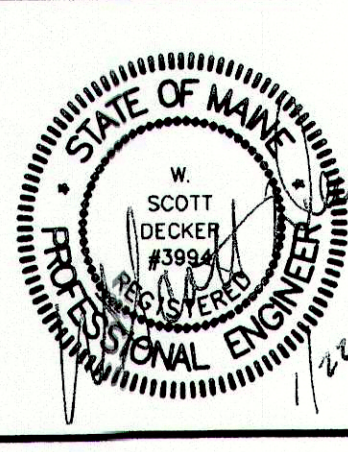
SILTATION FENCE

"STONE FILLET" SECTION
N.T.S.

FOR CONSTRUCTION

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	1/22/07	REVISIONS BASED ON CONDITIONS OF PLANNING BOARD APPROVAL / ISSUED FOR CONSTRUCTION	CRM	CRM	WSD						
E	10/03/06	REVISIONS BASED ON DEP COMMENTS	CRM	CRM	WSD						
D	8/02/06	REVISIONS BASED ON DEP COMMENTS	CRM	CRM	WSD						
C	6/26/06	RESUBMITTED TO TOWN OF CUMBERLAND AND D.E.P.	JJC	CRM	WSD						
B	1/31/06	REVISED PER REVIEW COMMENTS, RESUBMITTED TO CUMBERLAND PLANNING BOARD FOR PRELIMINARY REVIEW	RMC	WSD	WSD						
A	11/29/05	SUBMITTED TO CUMBERLAND PLANNING BOARD FOR PRELIMINARY REVIEW	RMC	WSD	WSD						



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DESIGN: WSD
DRAWN: DEPT.
CHKD: WSD

DATE: JULY 2005
SCALE: AS SHOWN

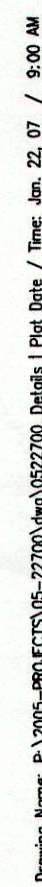
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DWG. NO.

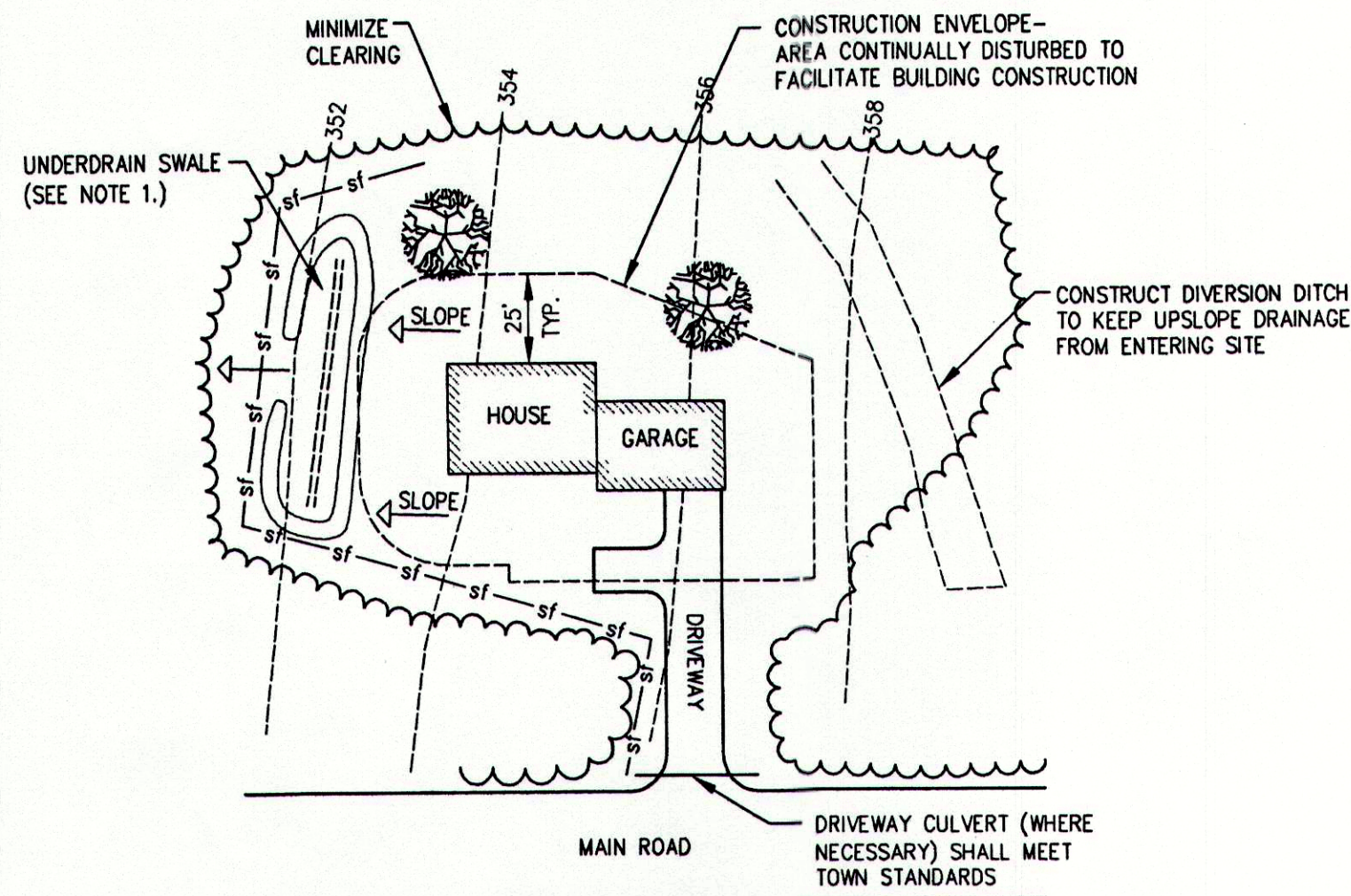
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C-300

REV. F

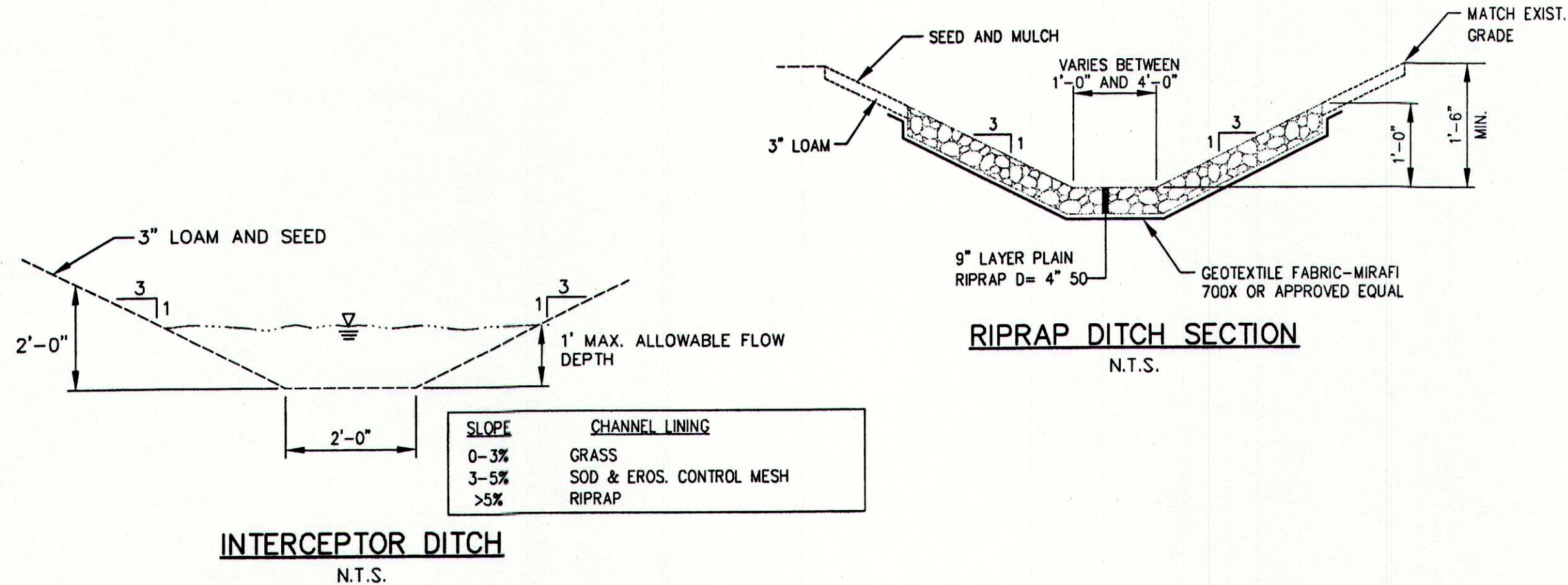
AUTUMN RIDGE SUBDIVISION
ORCHARD ROAD, CUMBERLAND, MAINE

EROSION AND SEDIMENTATION CONTROL NOTES & DETAILS



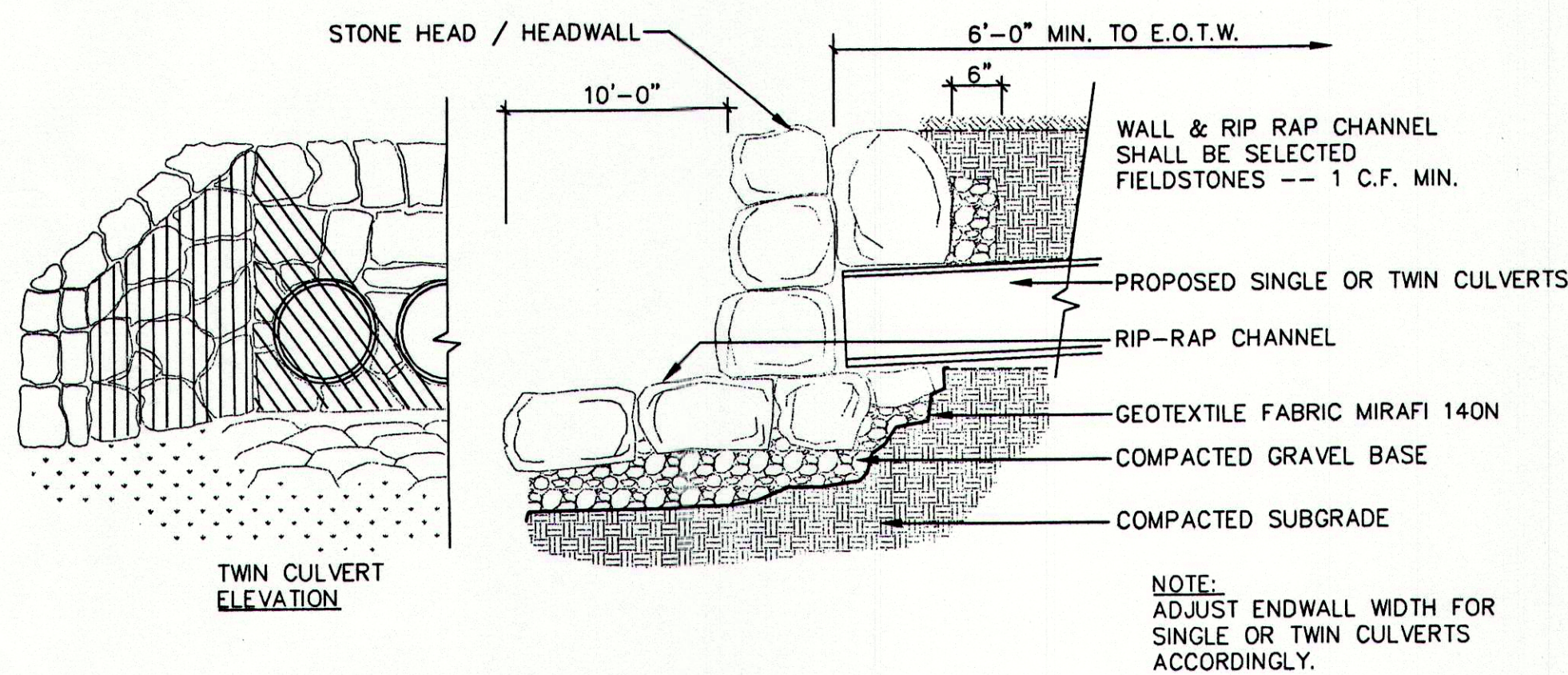


TYPICAL BUILDING AND SITE EROSION CONTROL PLAN AND UNDERDRAINED TREATMENT SWALE
N.T.S.

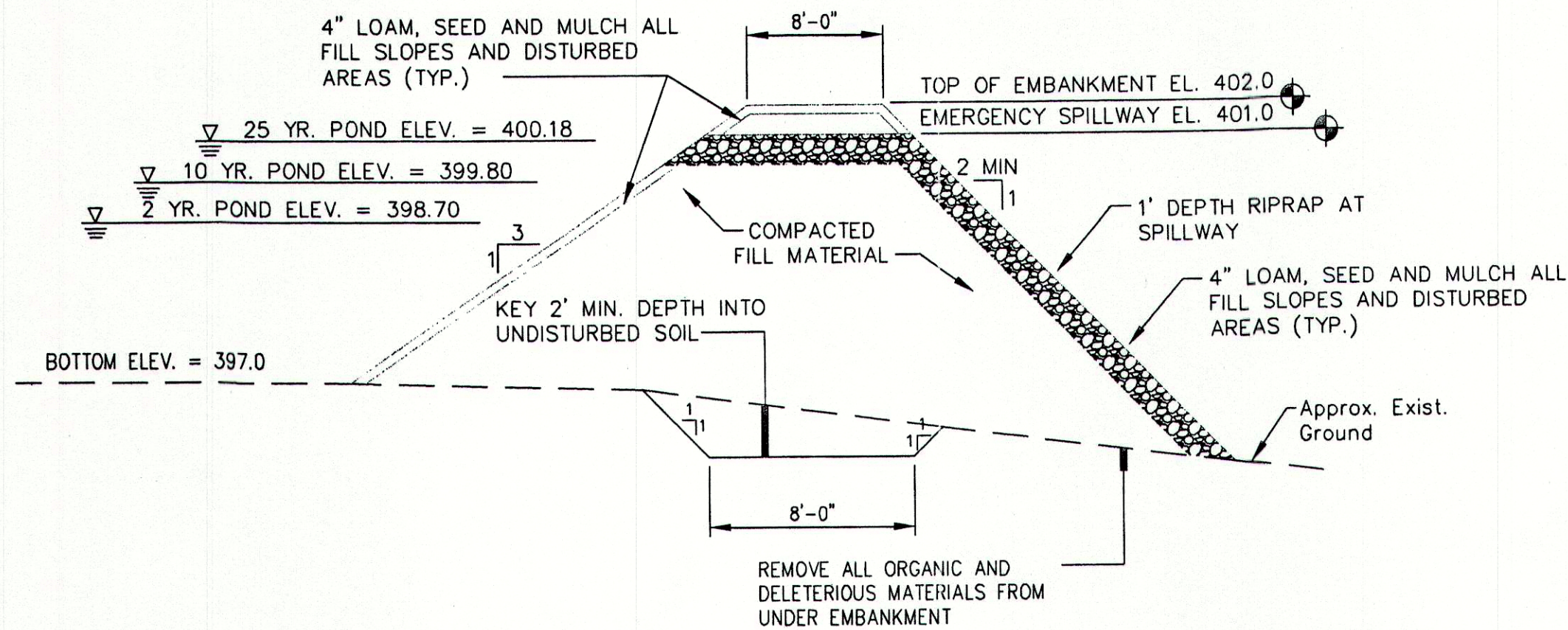


INTERCEPTOR DITCH
N.T.S.

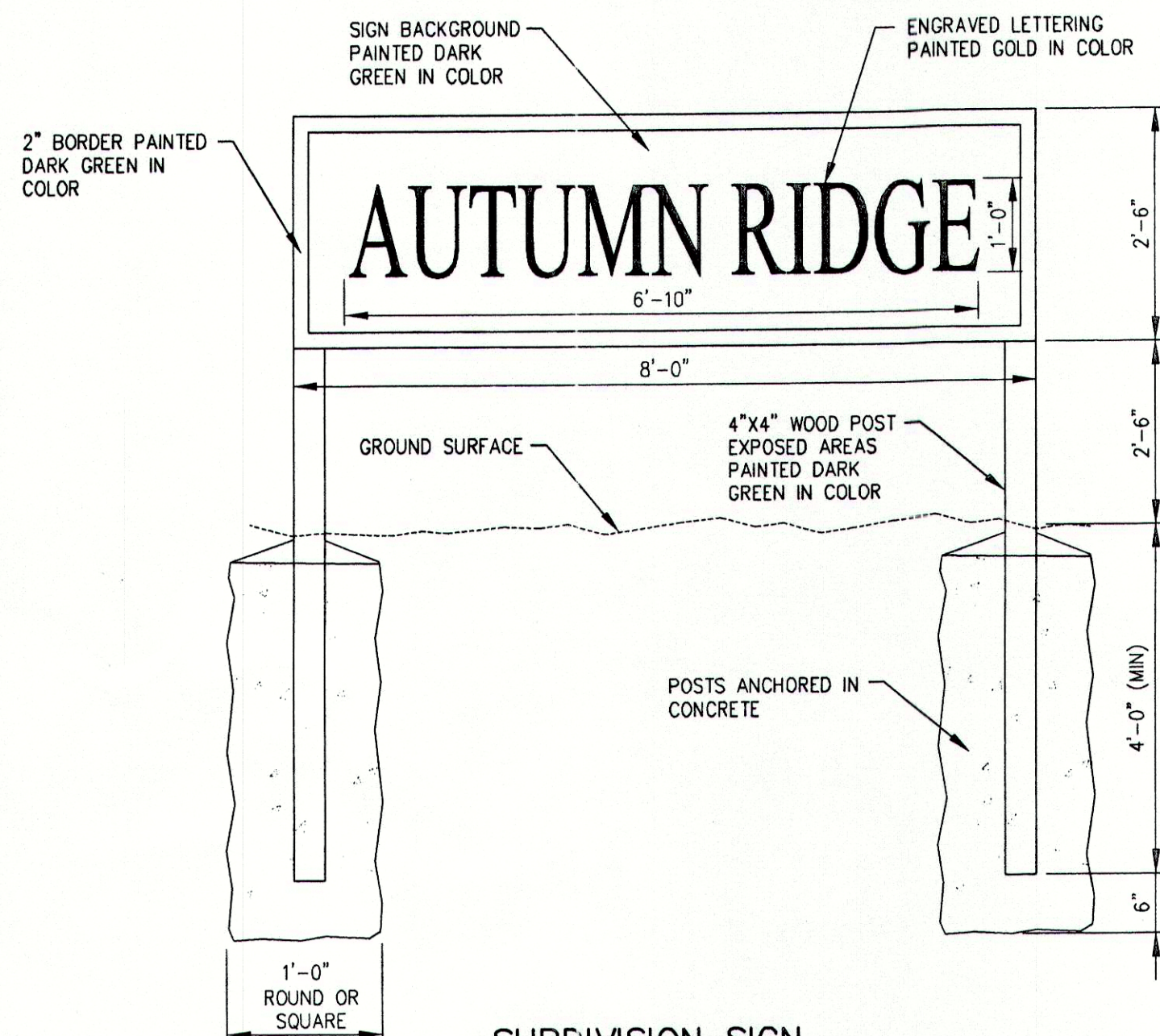
NOTE: VERIFY SLOPES IN FIELD TO ENSURE PROPER CHANNEL LINING.



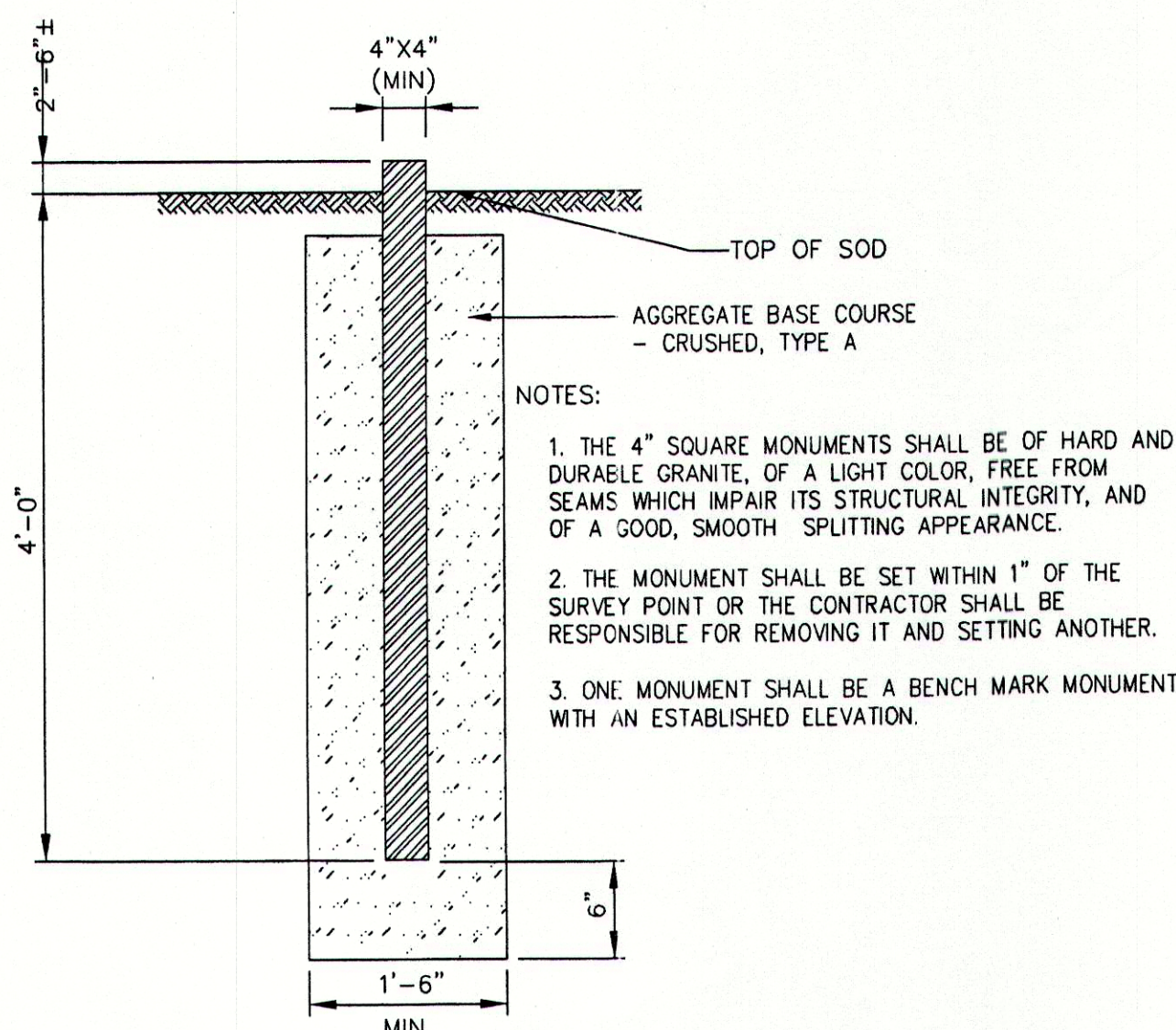
HEADWALL / ENDWALL DETAIL AT CULVERT OPENINGS (BOTH SIDES)
N.T.S.



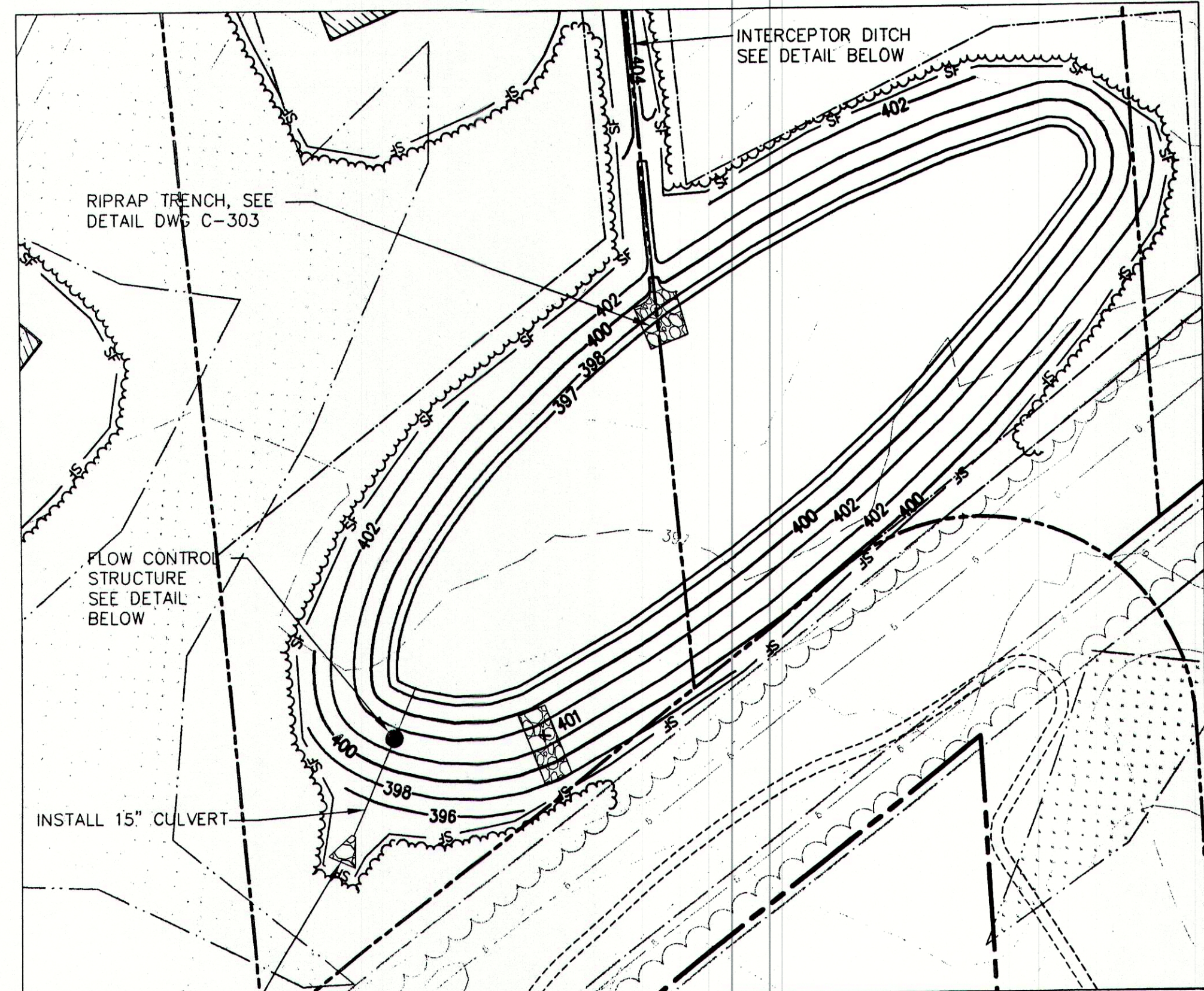
DETENTION POND EMBANKMENT
N.T.S.



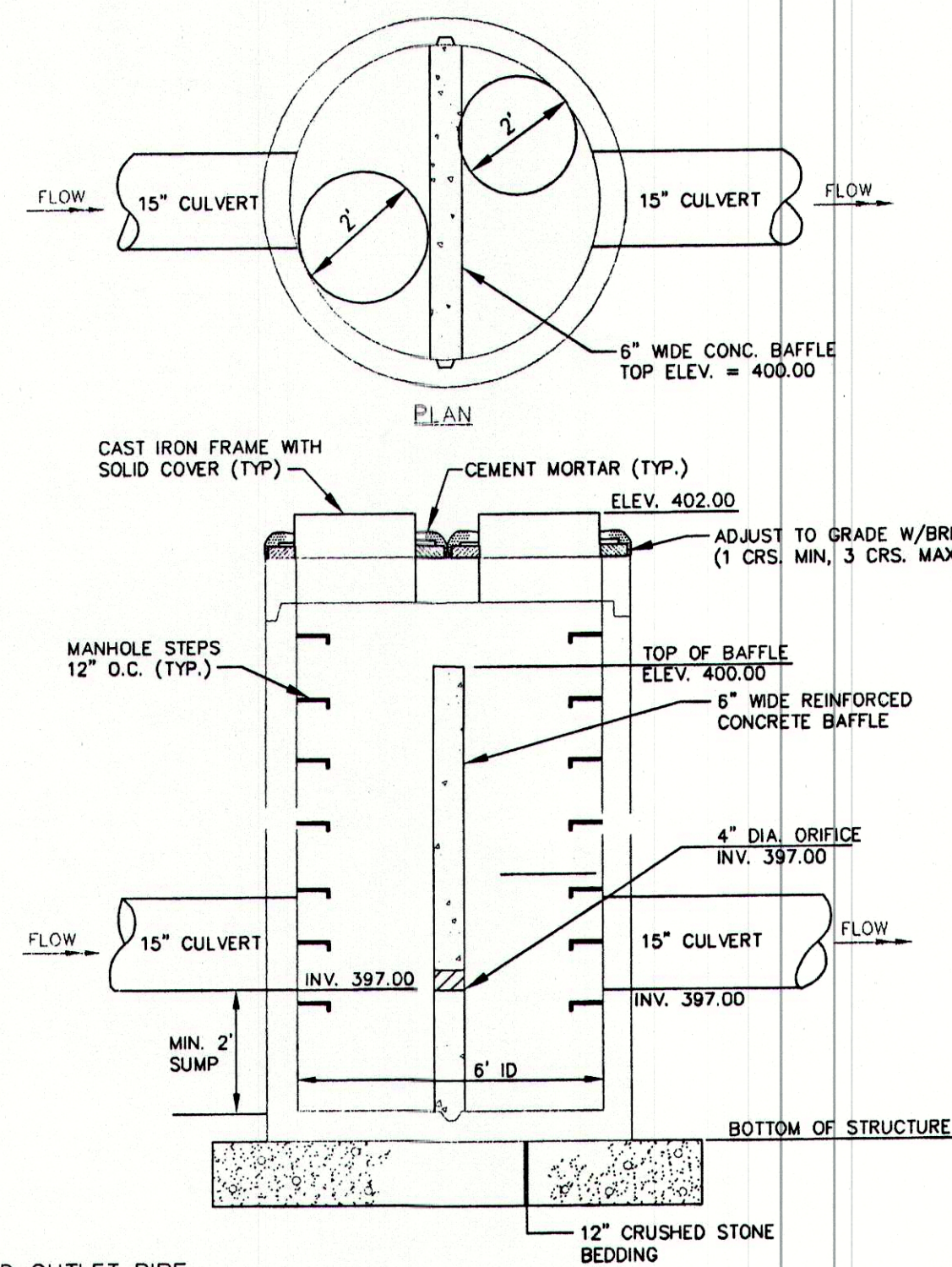
SUBDIVISION SIGN
N.T.S.



GRANITE STREET MONUMENT
N.T.S.



POND DETAIL
SCALE: 1"=40'

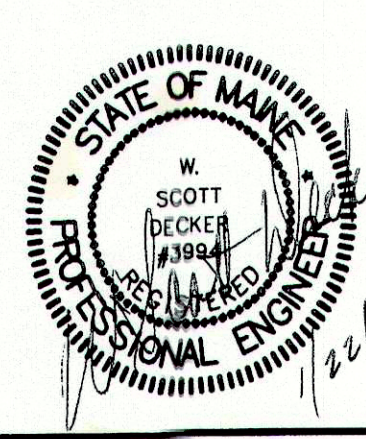


FLOW CONTROL STRUCTURE
N.T.S.

FOR CONSTRUCTION

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

REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
F	1/22/07	REVISIONS BASED ON CONDITIONS OF PLANNING BOARD APPROVAL / ISSUED FOR CONSTRUCTION	CRM	CRM	WSD						
E	10/03/06	REVISIONS BASED ON DEP COMMENTS	CRM	CRM	WSD						
D	8/02/06	REVISIONS BASED ON DEP COMMENTS	CRM	CRM	WSD						
C	6/26/06	RESUBMITTED TO TOWN OF CUMBERLAND AND D.E.P.	JJC	CRM	WSD						
B	1/31/06	REVISED PER REVIEW COMMENTS, RESUBMITTED TO CUMBERLAND PLANNING BOARD FOR PRELIMINARY REVIEW	RMC	WSD	WSD						
A	11/29/05	SUBMITTED TO CUMBERLAND PLANNING BOARD FOR PRELIMINARY REVIEW	RMC	WSD	WSD						



SYTDDesign
CONSULTANTS
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE

P.O. Box 88A
160 Longwoods Road
Cumberland, Maine 04021
tel.207.829.6994 fax.207.829.2231

DESIGN: WSD
DRAWN: DEPT.
CHKD: WSD

AUTUMN RIDGE SUBDIVISION
ORCHARD ROAD, CUMBERLAND, MAINE

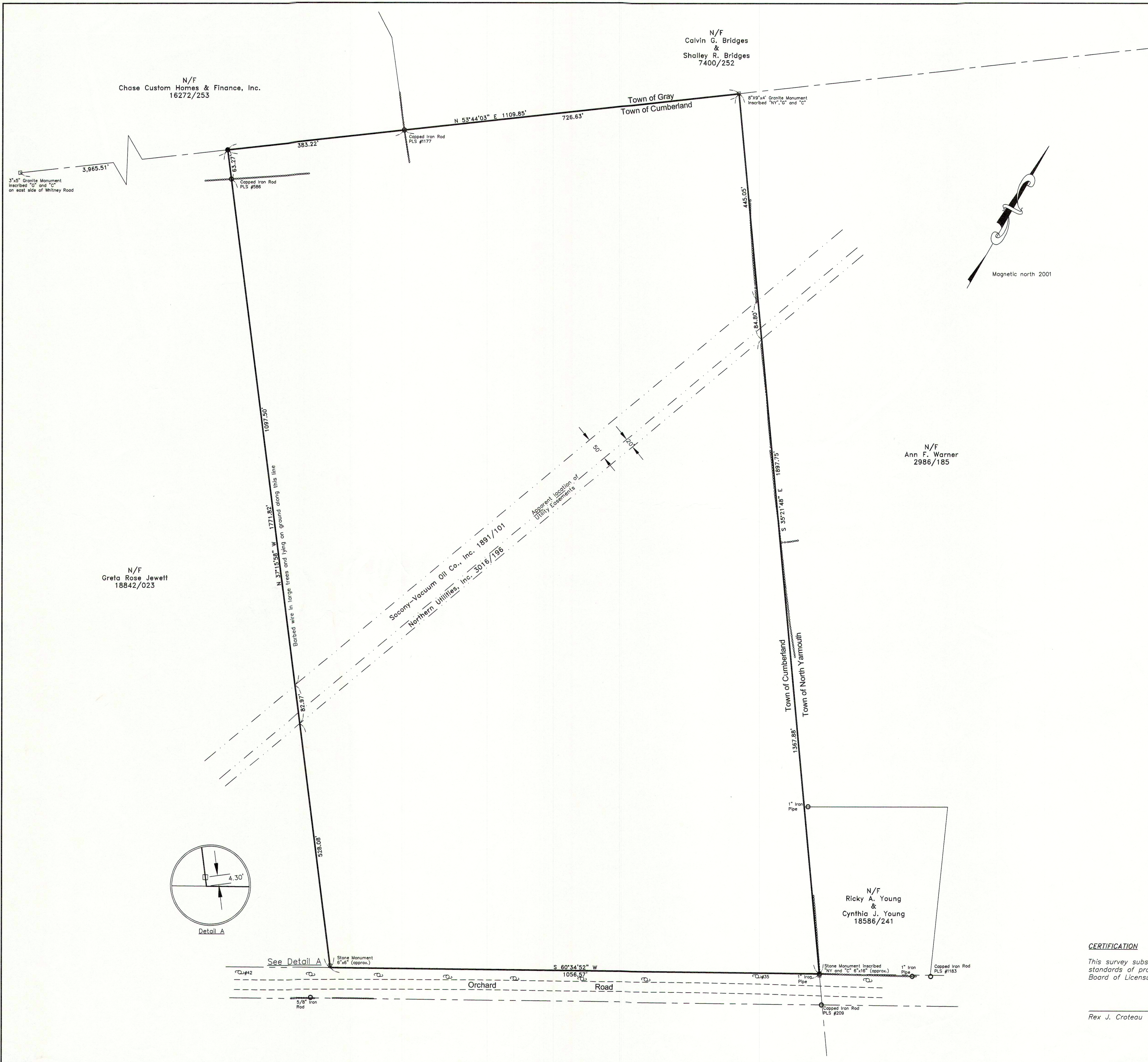
CIVIL DETAILS AND SECTIONS
SHEET 2 OF 2

CLIENT: **BURTON ASSOCIATES**
200 HODSDON ROAD, POWNAL, MAINE 04069

DATE: JULY 2005
SCALE: AS SHOWN

PROJ. NO.
DWG. NO.

05-227.00
C-302
REV. F



- LEGEND**
- Monument - found
 - Monument - set
 - Iron marker - found
 - Iron marker - set (#5 rebar)
 - Utility pole
 - Stone wall
 - Edge of pavement
 - Easement line
 - Road right of way line
 - Town line

- REFERENCES**
- (1) Town line and Orchard Road records provided by the Town of Cumberland.
 - (2) Plan of Property made for Orville S. Jewett by Survey, Inc. dated October, 1986.
 - (3) Plan of Quaker Ridge Subdivision made by Pinkham and Greer dated August 30, 2001, recorded in the Cumberland County Registry of Deeds in Plan Book 202, Page 654.

- NOTES**
- (1) Book and Page references are to the Cumberland County Registry of Deeds, unless otherwise specified.
 - (2) Bearings are referenced to magnetic north 2001 (see plan reference #3).

- EASEMENTS of RECORD**
- (1) Frank M. Hult and Reina M. Hult to Socony-Vacuum Oil, Company, Incorporated 1891/101.
 - (2) Rutherford M. Drummond and Marcia M. Drummond to Northern Utilities, Inc. 3016/196.

OWNERS OF RECORD

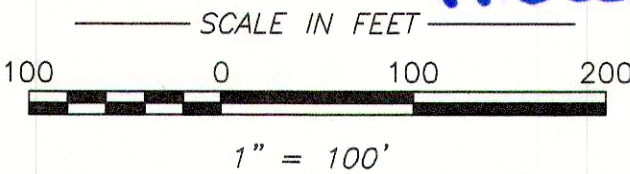
Alexandra J. Hughes

Book 15798, Page 118

AREA

45.4 acres


check Autumn 3 Orchard
Ridge Subdiv

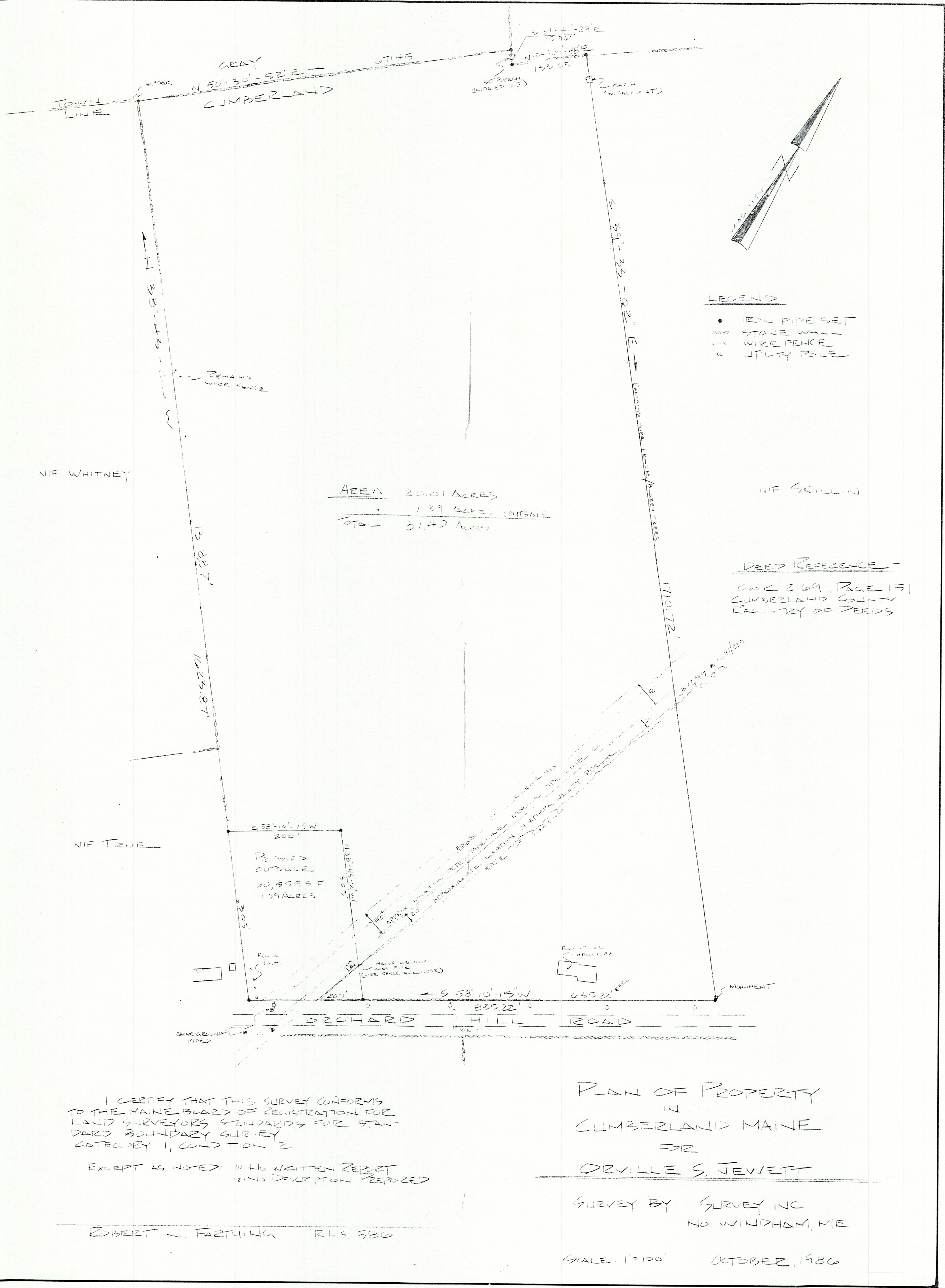


CERTIFICATION

This survey substantially conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.

Rex J. Croteau Maine PLS #2273

BOUNDARY SURVEY		
Orchard Road Cumberland, Maine		
MADE FOR		
Alexandra Hughes		
242 State Street Portland, Maine		
JOB# 203059	DATE: October 24, 2003	SCALE: 1"=100'
BOOK# 750		
LP#203059_R1.DWG		
FILE# 8745		
 Titcomb Associates		
133 Gray Road Falmouth, Maine 04105		



check
Actual & Deed
Subdiv