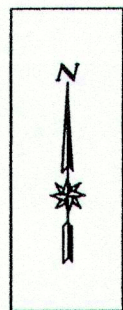
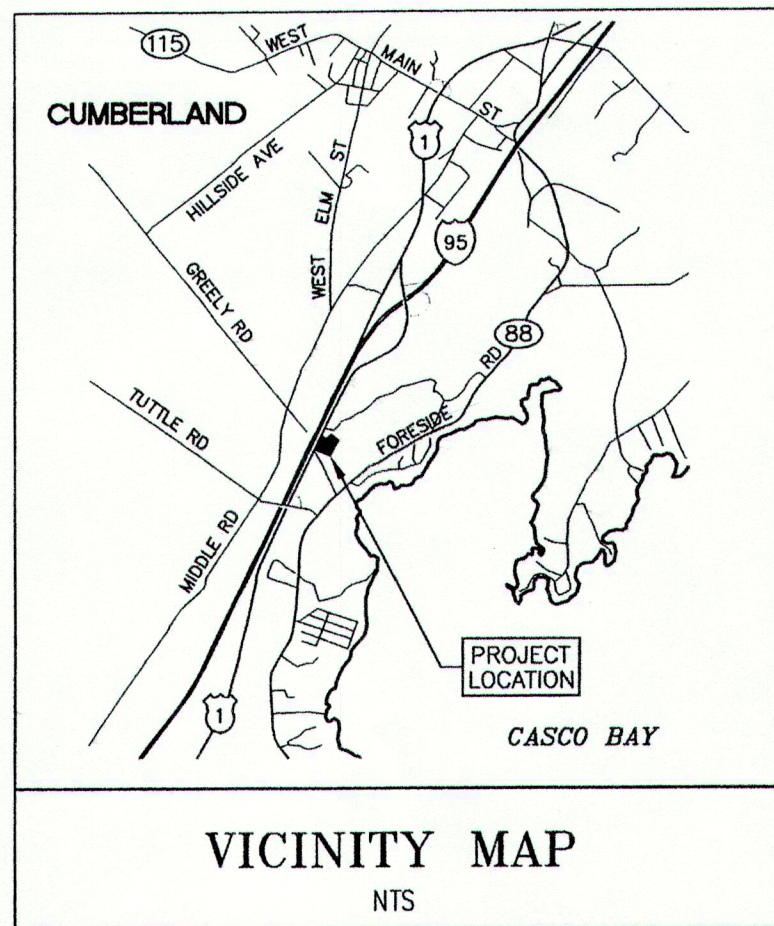
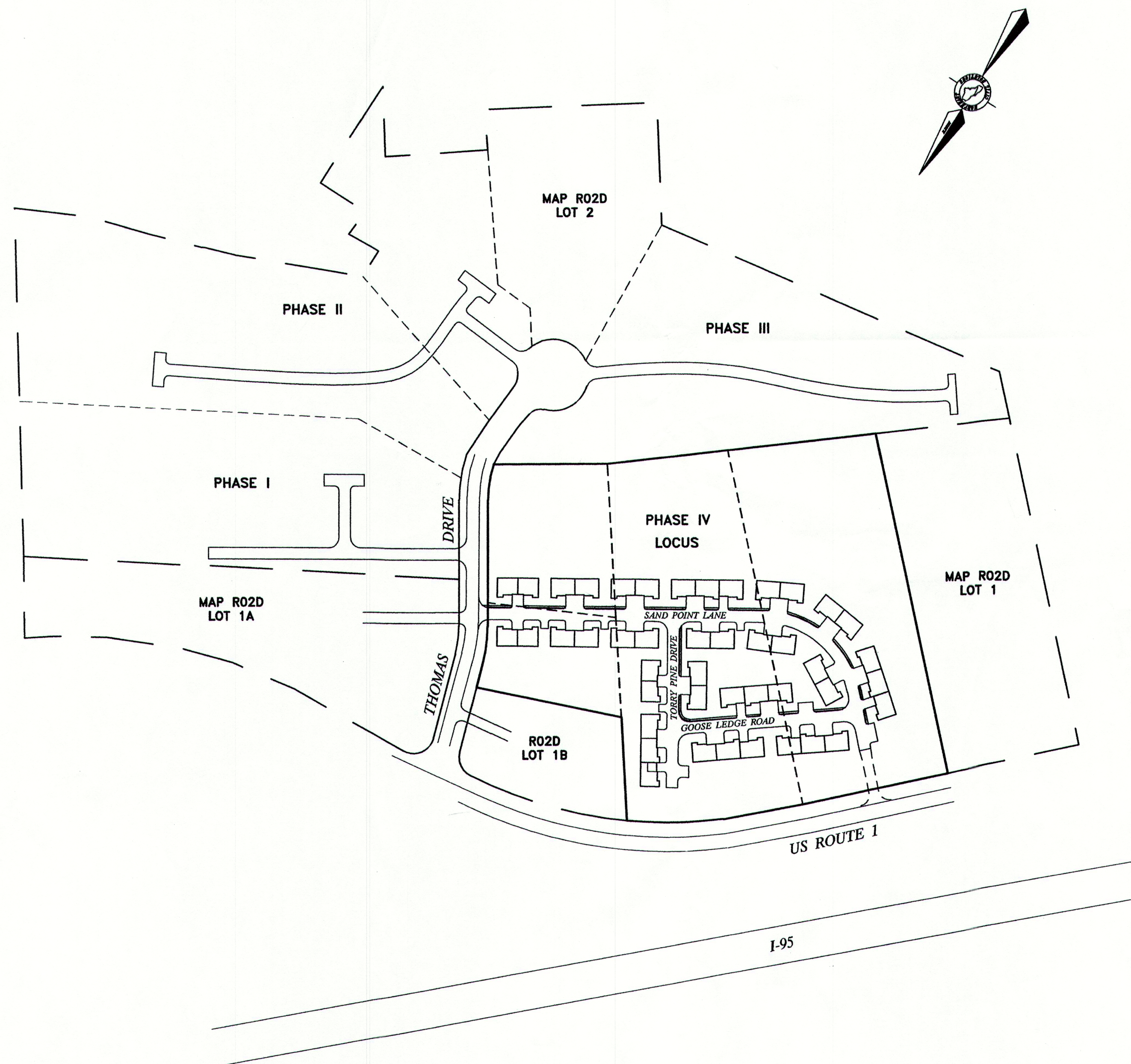


Bill Longley copy



ROCKWOOD - PHASE IV CUMBERLAND, MAINE



SHEET INDEX

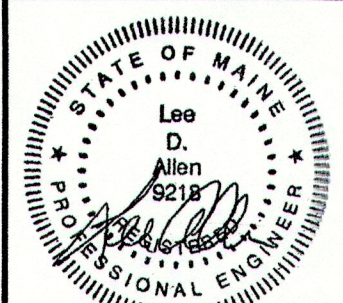

1. COVER/INDEX/LOCUS
2. EXISTING CONDITIONS PLAN
3. SUBDIVISION PLAN
4. GRADING AND DRAINAGE PLAN
5. SITE UTILITY PLAN
6. PLAN AND PROFILE - BROKEN COVE LANE
7. PLAN AND PROFILE - BROKEN COVE LANE
8. PLAN AND PROFILE - TORRY PINE DRIVE
9. PLAN AND PROFILE - GOOSE LEDGE ROAD
10. SEWER PROFILE - BROKEN COVE LANE
11. SEWER PROFILE - BROKEN COVE LANE
12. SEWER PROFILE - TORRY PINE DRIVE & GOOSE LEDGE ROAD
13. EROSION & SEDIMENTATION CONTROL PLAN
14. EROSION & SEDIMENTATION CONTROL NOTES
15. EROSION & SEDIMENTATION CONTROL DETAILS
16. TYPICAL CROSS SECTIONS & TRENCH DETAILS
17. DRAINAGE DETAILS
18. SEWER DETAILS
19. WATER DETAILS
20. PRE-DEVELOPMENT DRAINAGE AREA PLAN
21. POST-DEVELOPMENT DRAINAGE AREA PLAN
22. POST-DEVELOPMENT DRAINAGE AREA PLAN (INSERT)
23. POST-DEVELOPMENT PIPE SIZING PLAN
24. LANDSCAPE AND LIGHTING PLAN
25. PHOTOMETRIC PLAN
26. CONSTRUCTION LAYOUT PLAN

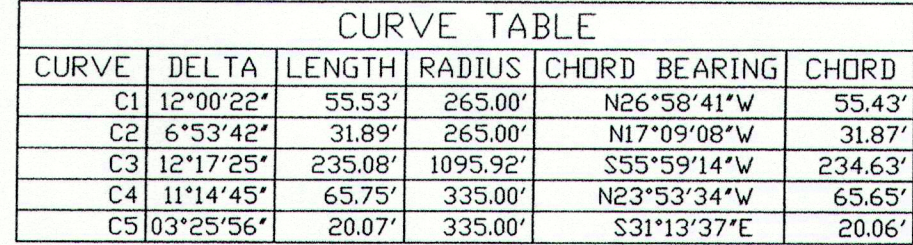
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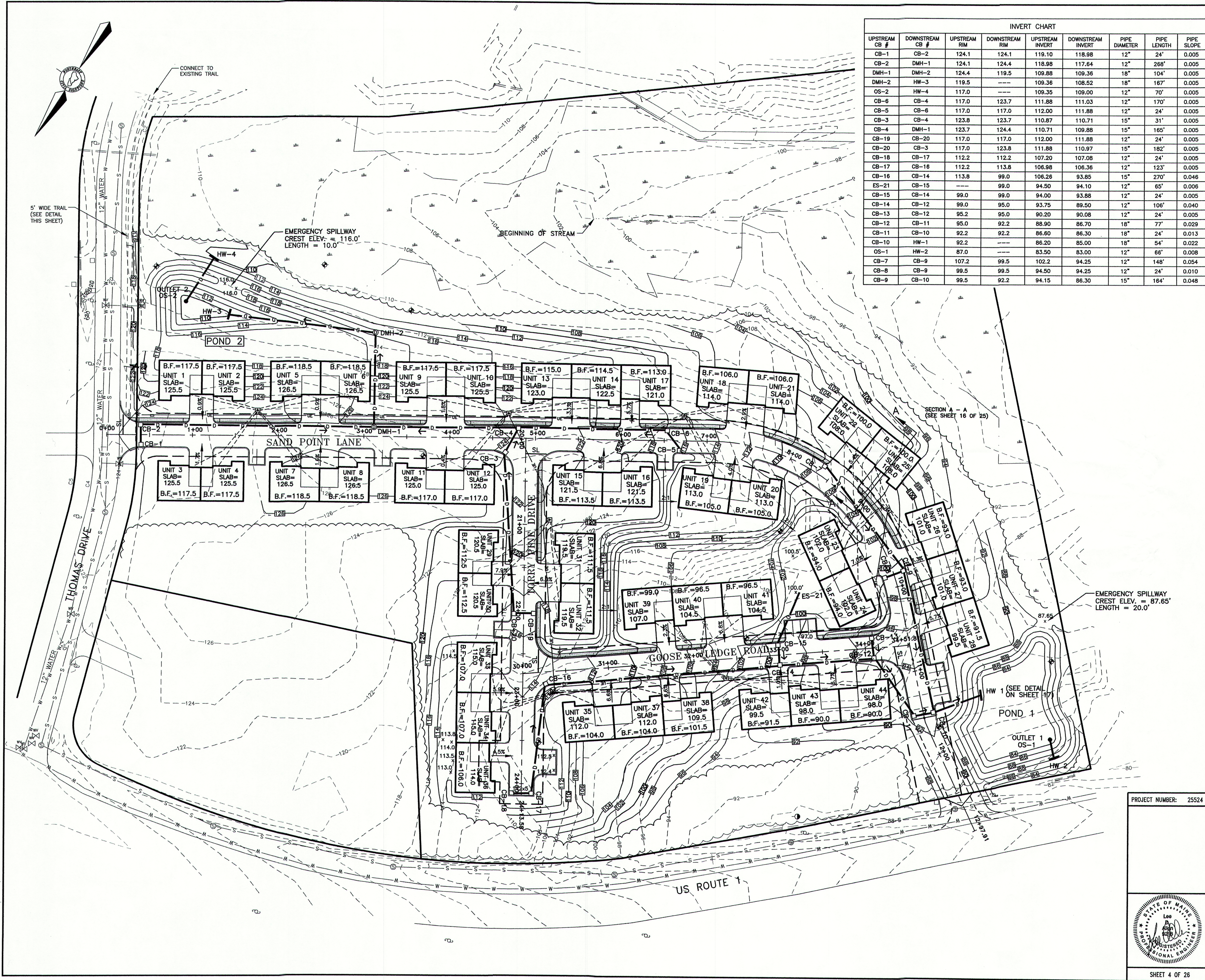
ABUTTERS

ASSESSOR'S MAP	PARCEL NUMBER	OWNER'S NAME
R02D	1	GUIDI FLASH HOLDINGS LLC, C/O GINN REAL ESTATE 220 MAINE MALL ROAD, SOUTH PORTLAND, MAINE 04106
R02D	1A	TODDLE INN DAY CARE, INC. P.O. BOX 40 SCARBOROUGH, MAINE 04070
R02D	1B	DST REALTY LLC, C/O GINN REAL ESTATE 220 MAINE MALL ROAD, SOUTH PORTLAND, MAINE 04106
R02D	2	LSH HOLDINGS INC., C/O PIONEER CAPITAL CORP. 215 COMMERCIAL STREET, PORTLAND, MAINE 04101

CONSTRUCTION
DRAWINGS
7/22/05

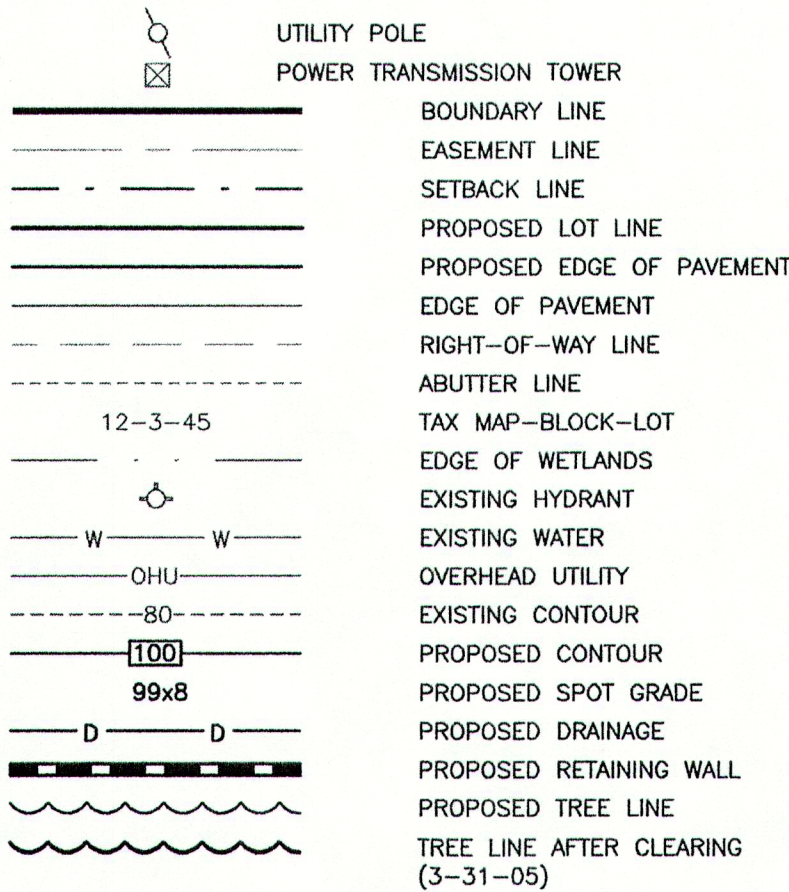
PROJECT NUMBER: 25524	ACAD FILE: 25524-COVER.DWG	SCALE: 1"=200'	DATE: JULY 22, 2005
Drawing Name: COVER/INDEX/LOCUS U.S. ROUTE 1, CUMBERLAND, MAINE			
Project Name and Location: ROCKWOOD - PHASE IV U.S. ROUTE 1, CUMBERLAND, MAINE			
Prepared For: CUSTOM BUILT HOMES OF MAINE, INC. 25 MAIN ST., WINDHAM, MAINE 04062			
	 Northeast Civil Solutions INCORPORATED 153 US ROUTE 1, SCARBOROUGH, MAINE 04074 tel 207.883.1000 fax 207.883.1001 e-mail ncs@maine.rr.com 800.882.2222		
SHEET 1 OF 26			





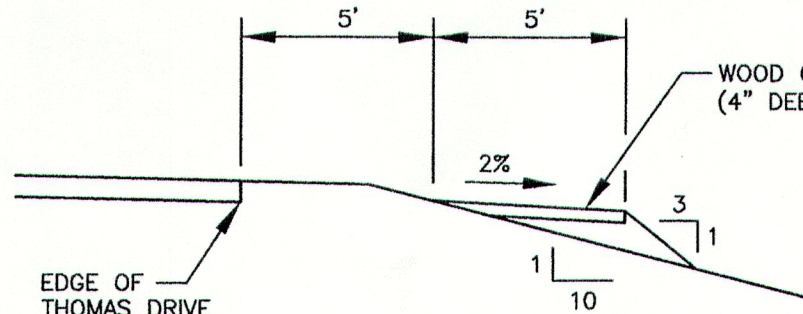
INVERT CHART								
UPSTREAM CB #	DOWNSIDE CB #	UPSTREAM RIM	DOWNSIDE RIM	UPSTREAM INVERT	DOWNSIDE INVERT	PIPE DIAMETER	PIPE LENGTH	PIPE SLOPE
CB-1	CB-2	124.1	124.1	119.10	118.98	12"	24'	0.005
CB-2	DMH-1	124.1	124.4	118.98	117.64	12"	268'	0.005
DMH-1	DMH-2	124.4	119.5	109.88	109.36	18"	104'	0.005
DMH-2	HW-3	119.5	---	109.36	108.52	18"	167'	0.005
OS-2	HW-4	117.0	---	109.35	109.00	12"	70'	0.005
CB-6	CB-4	117.0	123.7	111.88	111.03	12"	170'	0.005
CB-5	CB-6	117.0	117.0	112.00	111.88	12"	24'	0.005
CB-3	CB-4	123.8	123.7	110.87	110.71	15"	31'	0.005
CB-4	DMH-1	123.7	124.4	110.71	109.88	15"	165'	0.005
CB-19	CB-20	117.0	117.0	112.00	111.88	12"	24'	0.005
CB-20	CB-3	117.0	123.8	111.88	110.97	15"	182'	0.005
CB-18	CB-17	112.2	112.2	107.20	107.08	12"	24'	0.005
CB-17	CB-16	112.2	113.8	106.98	106.36	12"	123'	0.005
CB-16	CB-14	113.8	99.0	106.26	93.85	15"	270'	0.048
ES-21	CB-15	---	99.0	94.50	94.10	12"	65'	0.006
CB-15	CB-14	99.0	99.0	94.00	93.88	12"	24'	0.005
CB-14	CB-12	99.0	95.0	93.75	89.50	12"	106'	0.040
CB-13	CB-12	95.2	95.0	90.20	90.08	12"	24'	0.005
CB-12	CB-11	95.0	92.2	88.90	86.70	18"	77'	0.029
CB-11	CB-10	92.2	92.2	86.60	86.30	18"	24'	0.013
CB-10	HW-1	92.2	---	86.20	85.00	18"	54'	0.022
OS-1	HW-2	87.0	---	83.50	83.00	12"	66'	0.008
CB-7	CB-9	107.2	99.5	102.2	94.25	12"	148'	0.054
CB-8	CB-9	99.5	99.5	94.50	94.25	12"	24'	0.010
CB-9	CB-10	99.5	92.2	94.15	86.30	15"	164'	0.048

LEGEND



NOTES

1. FOUNDATION DRAINS SHALL BE PROVIDED FOR ALL BASEMENTS. IF DRAIN CANNOT BE DAY LIGHTED THEN DRAINS SHALL BE TIED TO SUMP PUMP LOCATED IN BASEMENT.



- NOTES:
1. CONSTRUCT TRAIL WITH EXCAVATED MATERIAL FROM PHASE IV.
 2. TREAT SURFACE OF TRAIL WITH 4\"/>
 3. TREAT DISTURBED AREAS WITH 4\"/>

TRAIL DETAIL

NOT TO SCALE

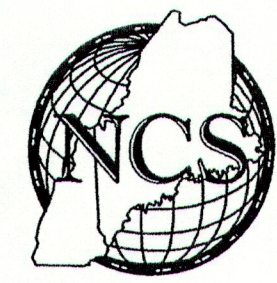
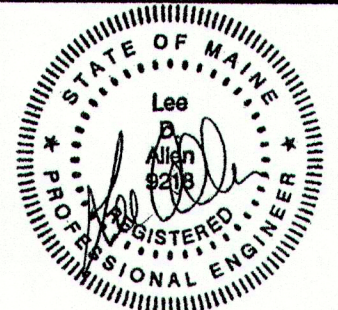
Revision	By	Date	Change
8	SMA	9/1/05	REVISE B.F. ELEVATIONS
7	SMA	4/6/05	REVISE EMERGENCY ACCESS ROAD AND GRADING
4	SMA	2/25/05	REVISE ELEVATIONS AND GRADING AT UNITS 35, 37, 38
2	SMA	12/17/04	REVISE UNITS 23 & 24 FOR SITE DISTANCE
1	SMA	12/16/04	REVISE CULVERT

PROJECT NUMBER: 25524 ACAD FILE: 25524BASE SCALE: 1"=50' DATE: JULY 22, 2005

Drawing Name:
GRADING AND DRAINAGE PLAN
US ROUTE 1, CUMBERLAND, MAINE

Project Name and Location:
ROCKWOOD PHASE IV
US ROUTE 1, CUMBERLAND, MAINE

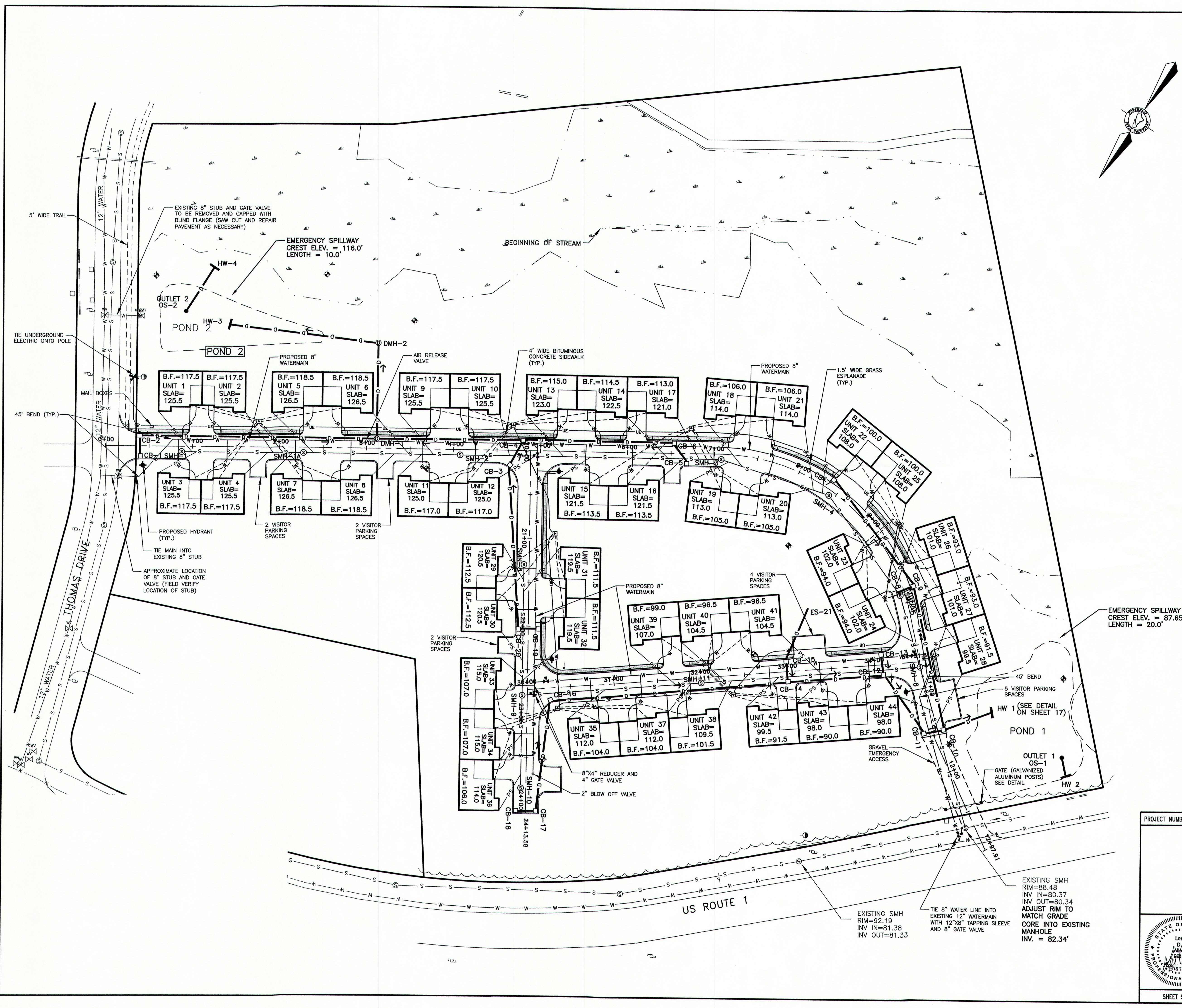
Prepared For:
CUSTOM BUILT HOMES OF MAINE, INC.
25 MAIN ST., WINDHAM, MAINE 04062



SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED

153 US ROUTE 1, SCARBOROUGH, MAINE 04074

tel 207.883.1000 fax 207.883.1001 e-mail ncs@maine.ncs.com
800.882.2227



LEGEND

- UTILITY POLE
- POWER TRANSMISSION TOWER
- BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- PROPOSED LOT LINE
- PROPOSED EDGE OF PAVEMENT
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- 12-3-45
- TAX MAP-BLOCK-LOT
- EDGE OF WETLANDS
- EXISTING HYDRANT
- EXISTING WATER
- OVERHEAD UTILITY
- EXISTING CONTOUR
- PROPOSED WATER W/ GATE VALVE
- PROPOSED SEWER
- SEWER MANHOLE
- UNDERGROUND ELECTRIC (PRIMARY)
- ELECTRICAL TRANSFORMER PAD LOCATION
- HYDRANT
- GATE VALVE
- UNDERGROUND ELECTRIC SERVICE

NOTES

- ROADWAY INFORMATION:
SAND POINT LANE = STA. 0+00 TO STA. 12+97.91
TERRY PINE DRIVE = STA. 20+00 TO STA. 24+13.58
GOOSE LEDGE ROAD = STA. 30+00 TO STA. 34+57.81
- ALL CURB RADI TO BE CONSTRUCTED WITH VERTICAL GRANITE CURB. ALL CURB TANGENTS TO BE CONSTRUCTED WITH ASPHALT CURB.
- ALL UNITS TO BE CONSTRUCTED WITH INDIVIDUAL WATER METERS.
- WATERLINE TO BE CONSTRUCTED IN ACCORDANCE WITH PORTLAND WATER DISTRICT STANDARDS.
- ALL WATER SERVICES TO BE 1" TYPE "K" COPPER WITH SHUTOFFS LOCATED 6" INSIDE OF EASEMENT.
- ELECTRICAL SERVICE CONNECTIONS SHALL BE CONSTRUCTED A MINIMUM OF 2 FT AWAY FROM WATER SERVICE CURB STOPS.
- SEWER LINE TO BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH TOWN OF CUMBERLAND AND FALMOUTH SEWER DISTRICT STANDARDS.

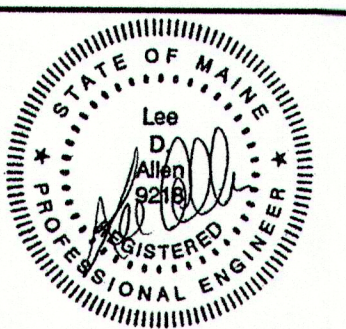
CMP STANDARD NOTES

- Electrical installations to conform to Central Maine Power Company's Handbook of Standard Requirements for Electric Service and Meter Installations.
- Conduit is required under all roads, driveways, and paved areas for both primary and secondary cables.
- At each transformer location a level 10-foot by 10-foot area will be provided as shown on Illustration #21 in the Handbook of Standard Requirements. The elevation of this area shall be sufficiently high to always be above the highest expected water level and at or above the top of any nearby ditch slope. The transformer foundation shall be installed so the top of the foundation is 6 inches above this elevation. The transformer foundation shall be installed no more than 20 feet from a road surface.
- Primary voltage cable to be #2 AL 15KV URD.
- All construction to be in compliance with CMP's Construction Standards and the latest edition of the National Electrical Safety Code.
- For added protection and ease of cable replacement, Central Maine power strongly recommends that all underground cables be installed in conduit. However, conduit shall be installed extensively enough to provide a cable roadway under and existing or anticipated street, driveway or paved area.
- Conduit shall be a minimum of 2 1/2" Schedule 40 PVC or equivalent.
- Padmount transformer locations shall be graded for proper drainage and maintained by the customer to be readily accessible by truck at all times without causing site damage.
- Primary cables to be extended as necessary to limit CMP owned secondary services to the maximum distance as shown in Illustration #31 of the Handbook of Standard Requirements. 200 amp services are limited to a maximum of 220 feet with 4/0 AL conductors.

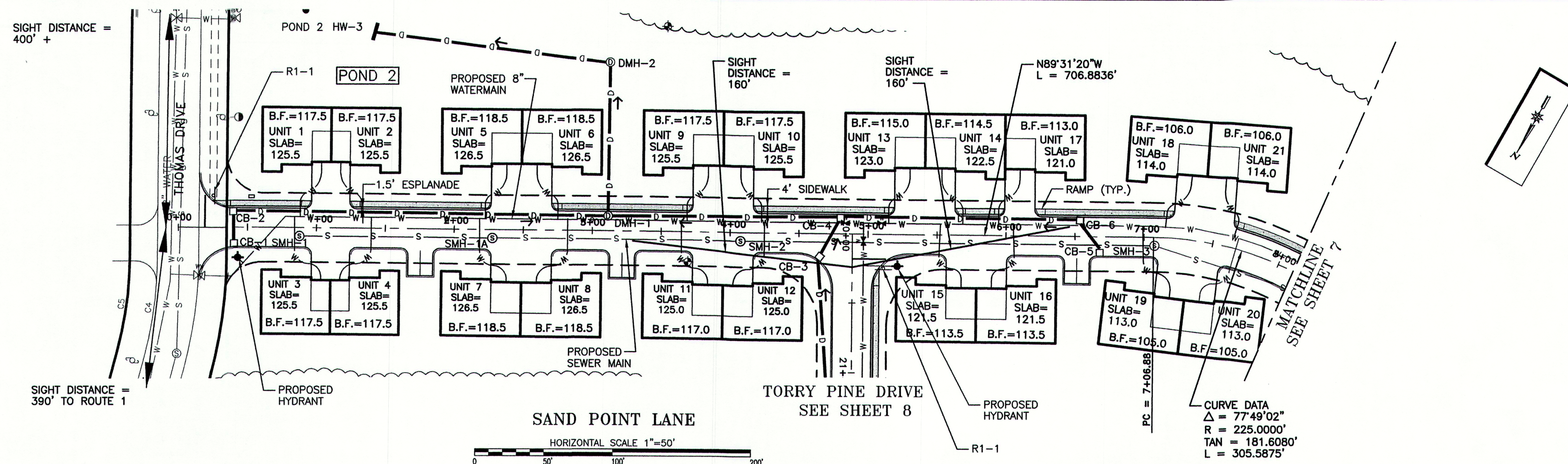
Revision	By	Date	Change
8	SMA	9/7/05	ADD B.F. ELEVATIONS
7	SMA	4/6/05	REVISE EMERGENCY ACCESS ROAD AND WATER LINE
6	SMA	3/24/05	REVISE WATER MAIN & SERVICES PER P.W.D. COMMENTS
4	SMA	2/25/05	REVISE WATER MAIN, SEWER MAIN & ELECTRIC SERVICE
1	SMA	12/16/04	ADD WATER MAIN LABEL & REVISE SEWER

PROJECT NUMBER: 25524 ACAD FILE: 25524BASE SCALE: 1"=50' DATE: JULY 22, 2005

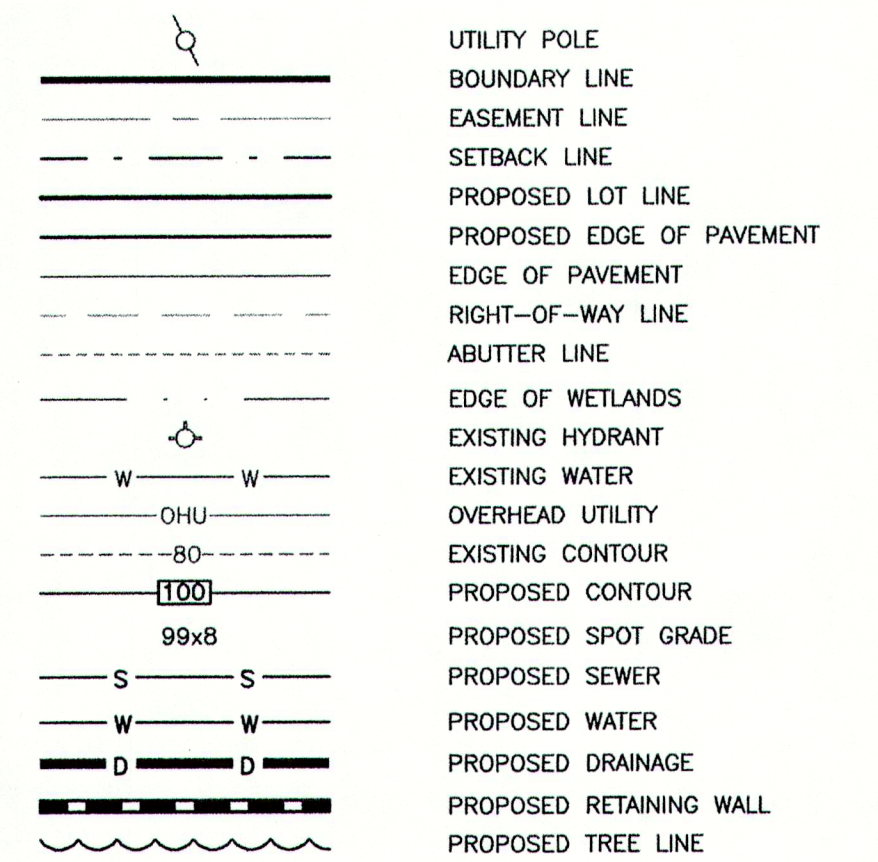
Drawing Name:
SITE UTILITY PLAN
US ROUTE 1, CUMBERLAND, MAINE
Project Name and Location:
ROCKWOOD PHASE IV
US ROUTE 1, CUMBERLAND, MAINE
Proposed For:
CUSTOM BUILT HOMES OF MAINE, INC.
25 MAIN ST., WINDHAM, MAINE 04062



Northeast Civil Solutions
INCORPORATED
153 US ROUTE 1, SCARBOROUGH, MAINE 04074
Tel: 207.883.1000 Fax: 207.883.1001 e-mail: ncs@maine.rr.com
800.882.2227

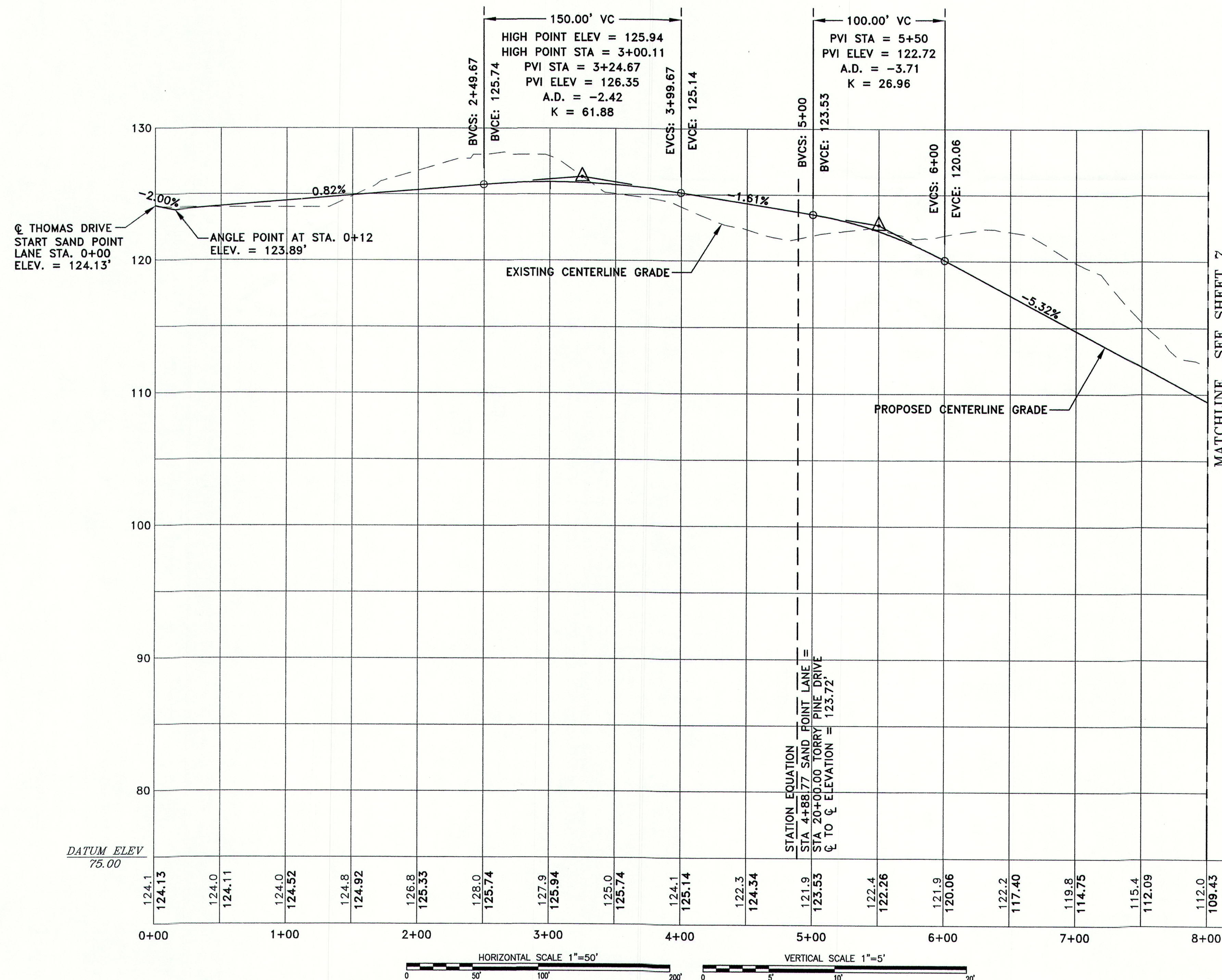


LEGEND



NOTES

- ALL ROADS ARE DESIGNED TO THE RESIDENTIAL ACCESS STANDARDS.
 - PAVEMENT WIDTH WITH CURBING = 28 FT
 - MINIMUM GRADE = 0.50%
 - MAXIMUM GRADE = 10.0%
 - MINIMUM CENTERLINE RADIUS = 150 FT
 - MINIMUM TANGENT LENGTH = 150 FT
 - MINIMUM PAVEMENT RADII = 30 FT
 - MAXIMUM PAVEMENT CROWN = 1/4" / FT
 - K FACTOR, CREST VERTICAL CURVE = 20
 - K FACTOR, SAG VERTICAL CURVE = 30
 - DESIGN SPEED = 25 MPH
 - MAX GRADE WITHIN 75 FT OF INTERSECTION = 3%



Revision	By	Date	Change
8	SMA	9/1/05	ADD B.F. ELEVATIONS
6	SMA	3/24/05	REVISE WATER MAIN & SERVICES PER P.W.D. COMMENTS
4	SMA	2/25/05	REVISE SEWER & WATER
2	SMA	12/17/04	ADD SIGHT DISTANCE

PROJECT NUMBER: 25524 ACAD FILE: 25524BASE SCALE: 1"=50' DATE: JULY 22, 2005

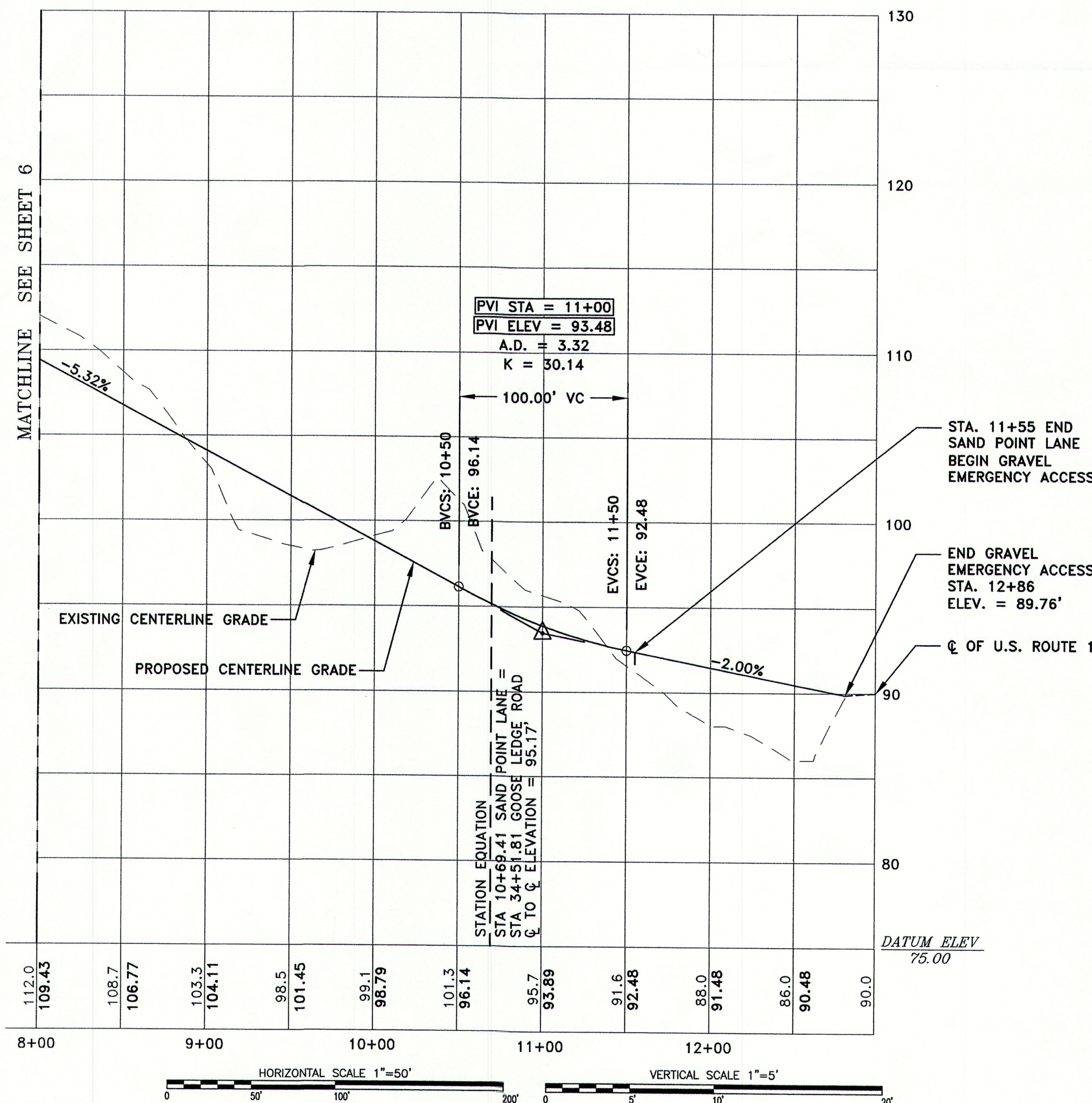
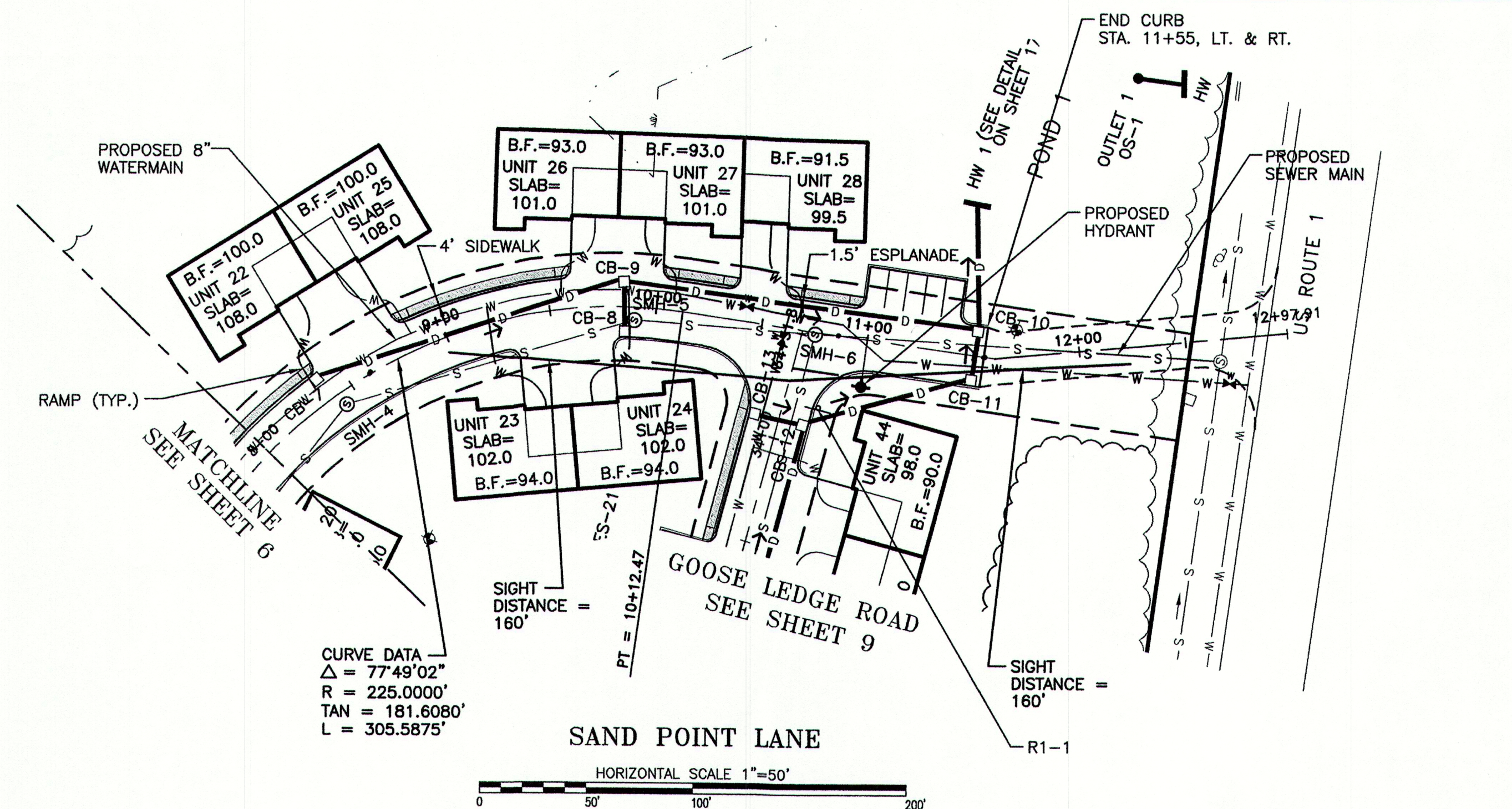
Drawing Name:
ROAD PLAN & PROFILE SAND POINT LANE
ROAD 1 STA 0+00 TO STA 8+00

Project Name and Location:
ROCKWOOD PHASE IV
US ROUTE 1, CUMBERLAND, MAINE

Prepared For:
CUSTOM BUILT HOMES OF MAINE, INC.
25 MAIN ST., WINDHAM, MAINE 04062

Northeast Civil Solutions
INCORPORATED
153 US ROUTE 1, SCARBOROUGH, MAINE 04074
Tel: 207.883.1000 Fax: 207.883.1001 e-mail: ncs@maine.rr.com
800.882.2227

SHEET 6 OF 26



LEGEND

	UTILITY POLE
	BOUNDARY LINE
	EASEMENT LINE
	SETBACK LINE
	PROPOSED LOT LINE
	PROPOSED EDGE OF PAVEMENT
	EDGE OF PAVEMENT
	RIGHT-OF-WAY LINE
	ABUTTER LINE
	EDGE OF WETLANDS
	EXISTING HYDRANT
	EXISTING WATER
	OVERHEAD UTILITY
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT GRADE
	PROPOSED SEWER
	PROPOSED WATER
	PROPOSED DRAINAGE
	PROPOSED RETAINING WALL
	PROPOSED TREE LINE

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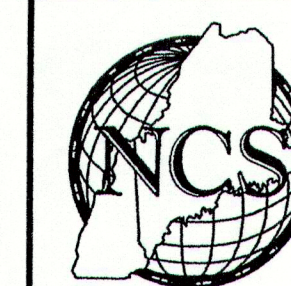
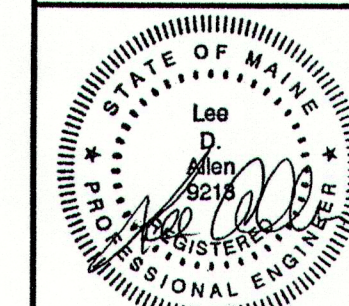
Revision	By	Date	Change
8	SMA	9/7/05	ADD B.F. ELEVATIONS
6	SMA	3/24/05	REVISE WATER MAIN & SERVICES PER P.W.D. COMMENTS
4	SMA	2/25/05	REVISE SEWER & WATER
2	SMA	12/17/04	ADD SIGHT DISTANCE

PROJECT NUMBER: 25524 ACAD FILE: 25524BASE SCALE: 1"=50' DATE: JULY 22, 2005

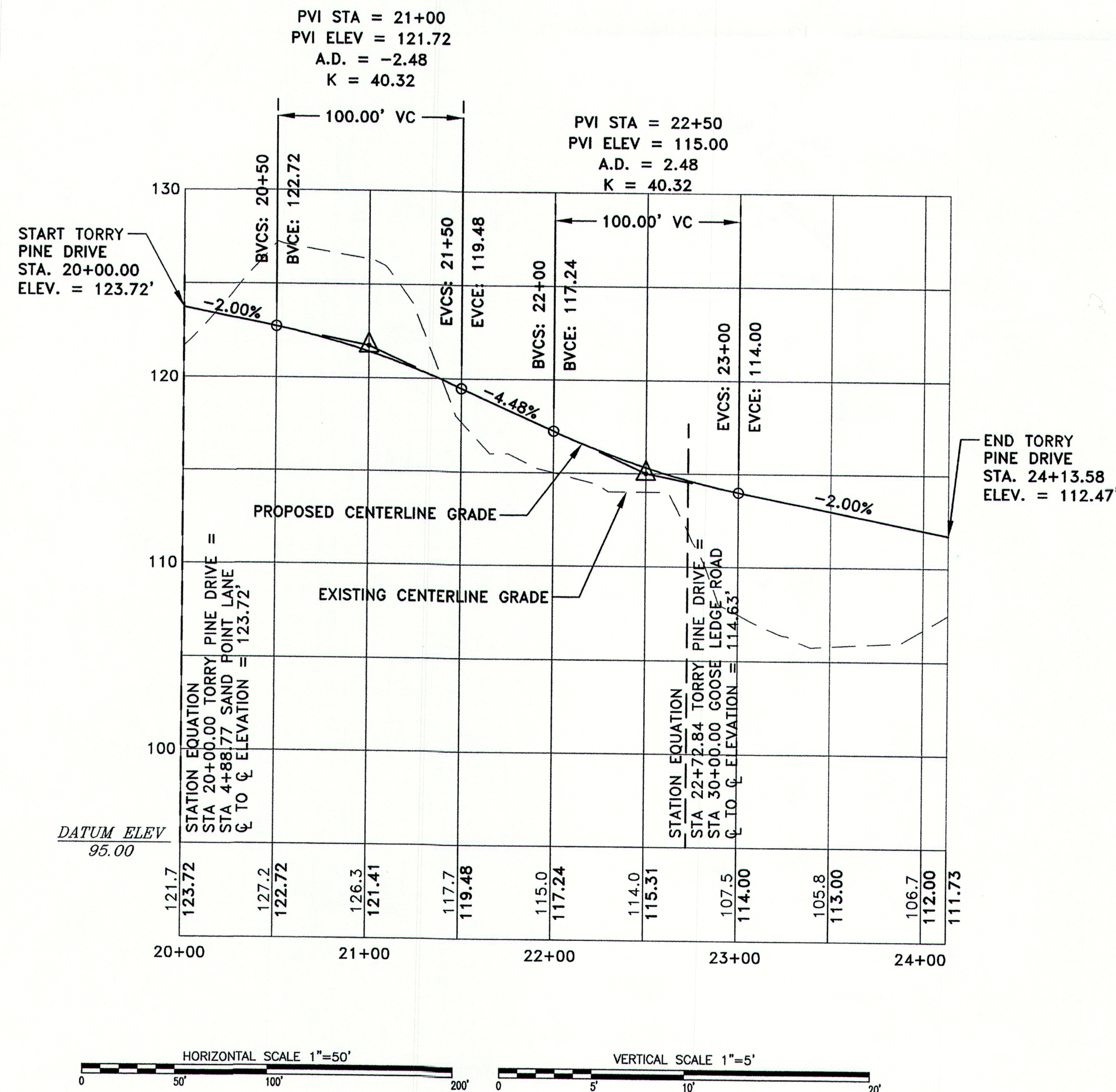
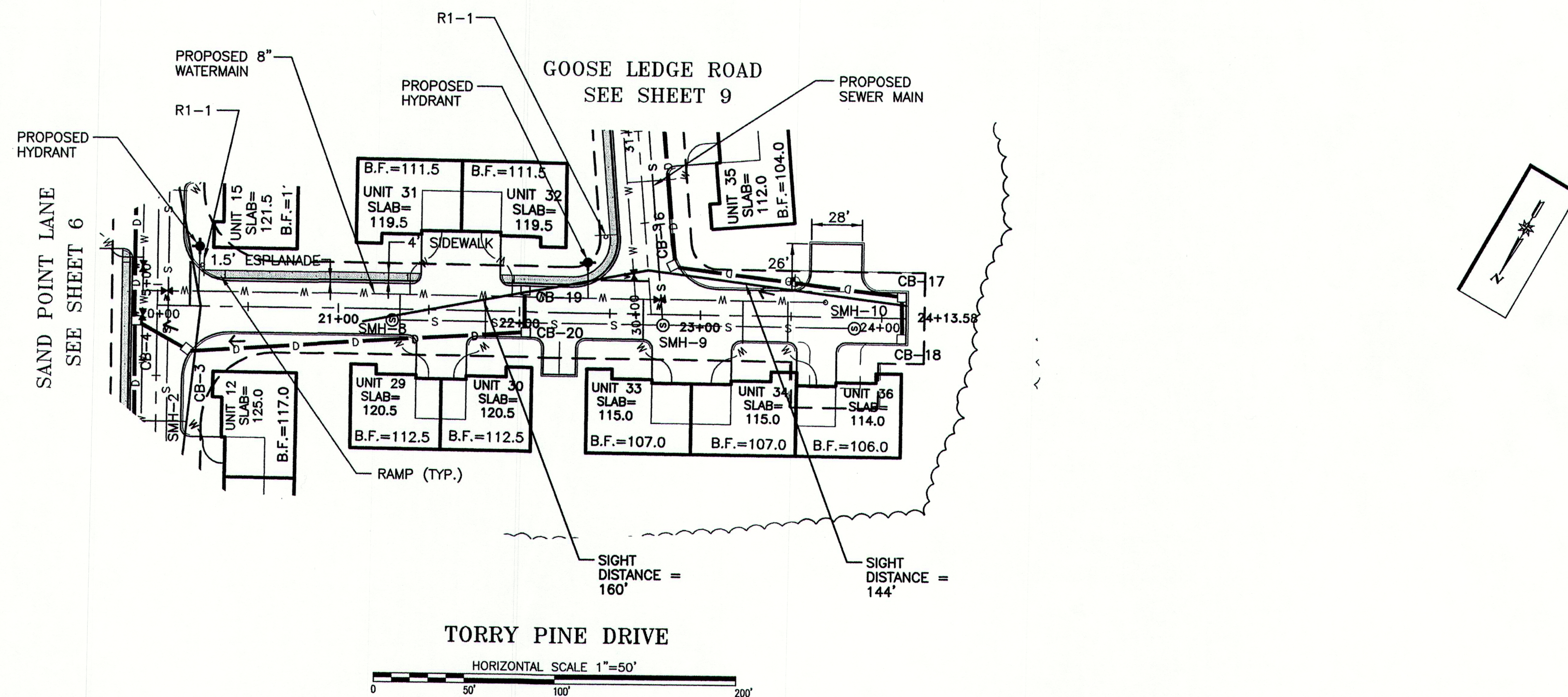
Drawing Name:
ROAD PLAN & PROFILE SAND POINT LANE
 ROAD 1 STA 8+00 TO STA 12+97.91

Project Name and Location:
ROCKWOOD PHASE IV
 US ROUTE 1, CUMBERLAND, MAINE

Prepared For:
CUSTOM BUILT HOMES OF MAINE, INC.
 25 MAIN ST., WINDHAM, MAINE 04062



SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
 INCORPORATED
 153 US ROUTE 1, SCARBOROUGH, MAINE 04074
 tel 207.883.1000 fax 207.883.1001 e-mail ncs@maine.ncs.com
 800.882.2227



LEGEND

	UTILITY POLE
	BOUNDARY LINE
	EASEMENT LINE
	SETBACK LINE
	PROPOSED LOT LINE
	PROPOSED EDGE OF PAVEMENT
	EDGE OF PAVEMENT
	RIGHT-OF-WAY LINE
	ABUTTER LINE
	EDGE OF WETLANDS
	EXISTING HYDRANT
	EXISTING WATER
	OVERHEAD UTILITY
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT GRADE
	PROPOSED SEWER
	PROPOSED WATER
	PROPOSED DRAINAGE
	PROPOSED RETAINING WALL
	PROPOSED TREE LINE

NOTES

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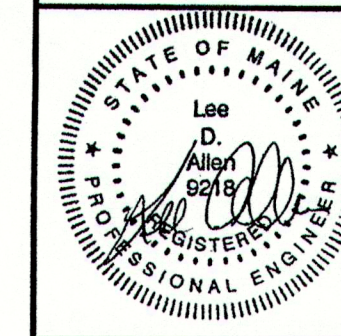
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4	SMA	2/25/05	REVISE SEWER & WATER
2	SMA	12/17/04	ADD SIGHT DISTANCE

PROJECT NUMBER: 25524 ACAD FILE: 25524BASE SCALE: 1"=50' DATE: JULY 22, 2005

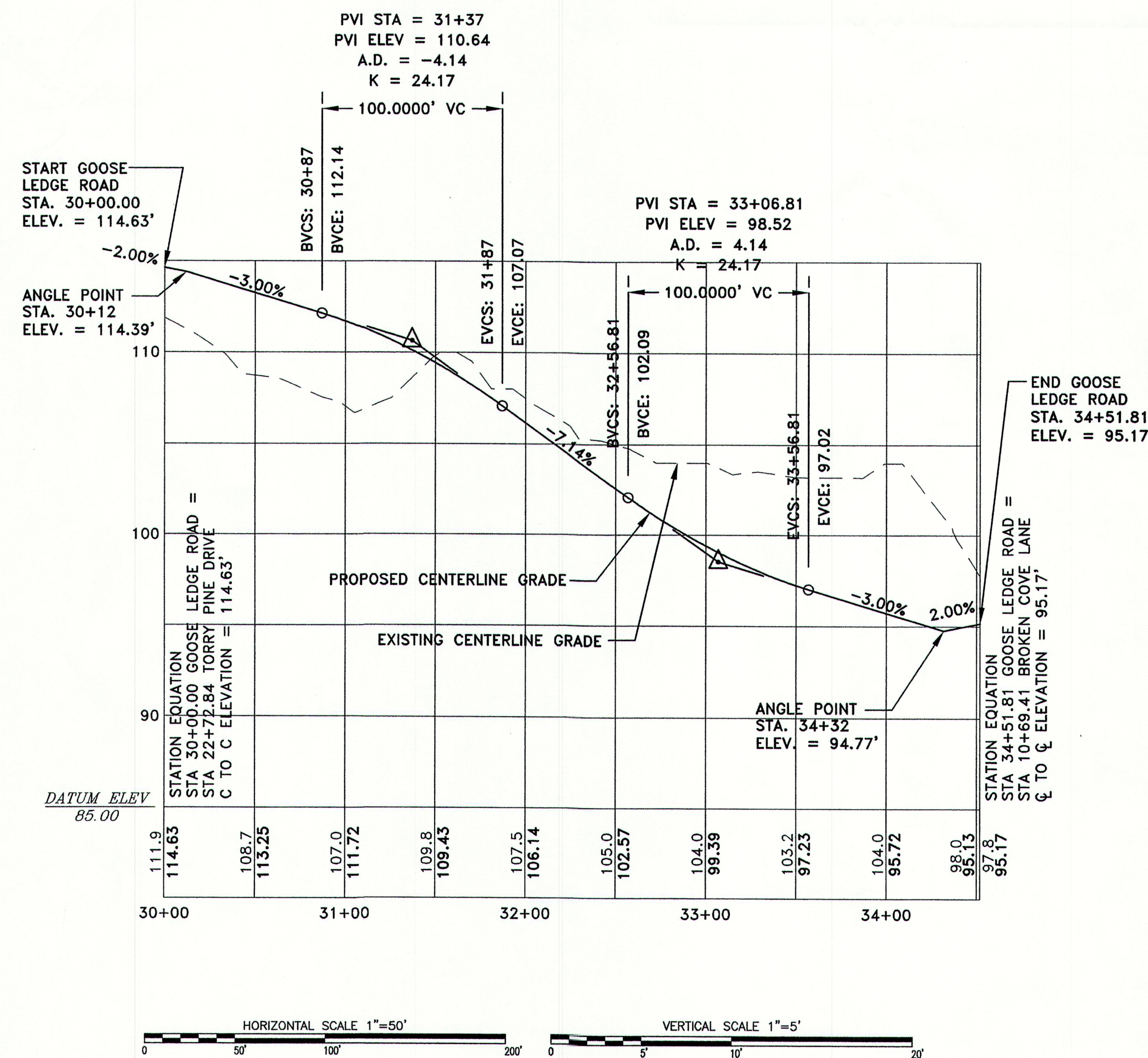
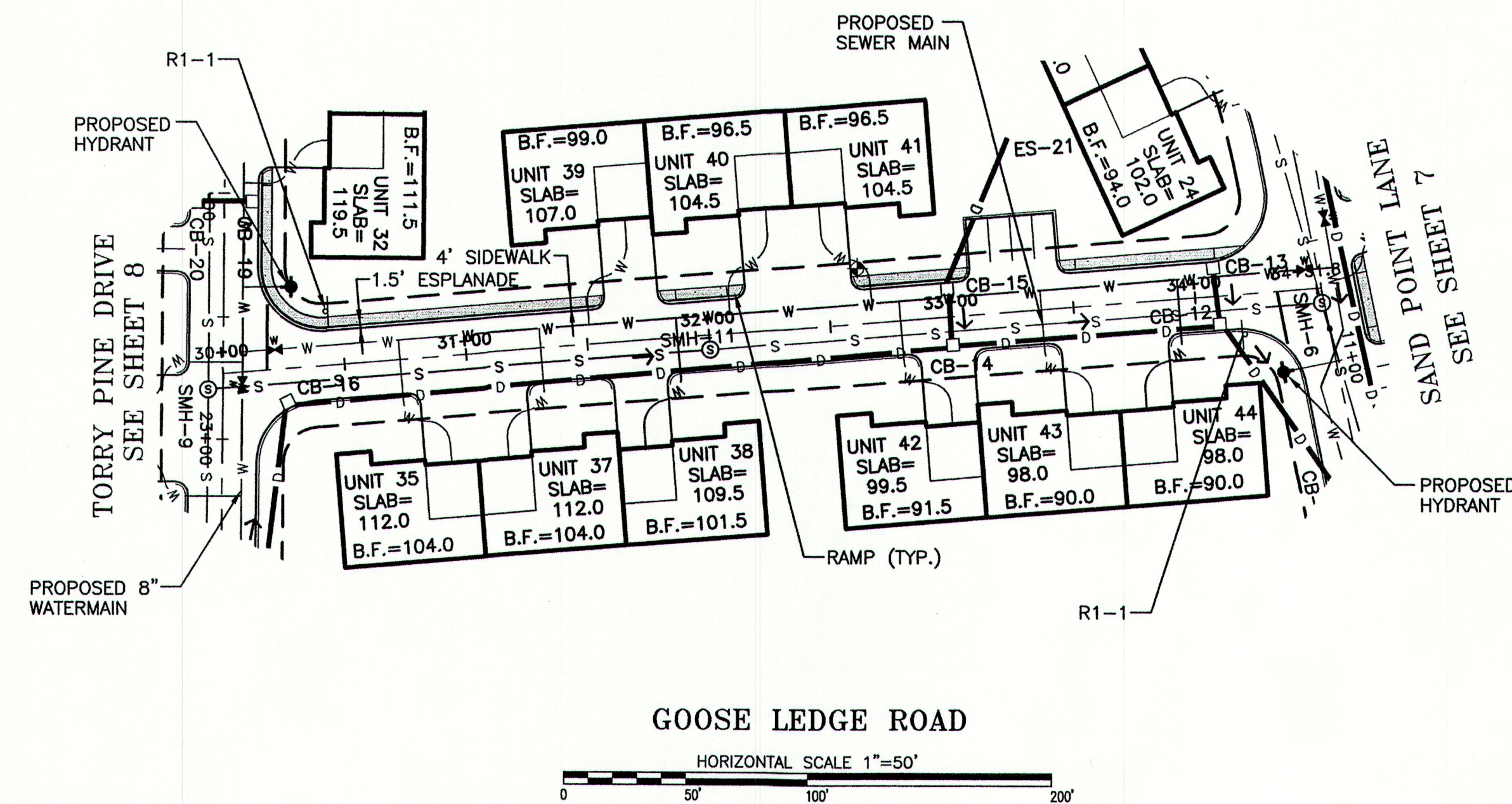
Drawing Name:
ROAD PLAN & PROFILE TORREY PINE DRIVE
ROAD 2 STA 20+00 TO STA 24+13.58

Project Name and Location:
ROCKWOOD PHASE IV
US ROUTE 1, CUMBERLAND, MAINE

Prepared For:
CUSTOM BUILT HOMES OF MAINE, INC.
25 MAIN ST., WINDHAM, MAINE 04062



SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
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tel 207.883.1000 fax 207.883.1001 e-mail ncs@maine.rr.com
800.882.2227



LEGEND

	UTILITY POLE
	BOUNDARY LINE
	EASEMENT LINE
	SETBACK LINE
	PROPOSED LOT LINE
	EDGE OF PAVEMENT
	RIGHT-OF-WAY LINE
	ABUTTER LINE
	EDGE OF WETLANDS
	EXISTING HYDRANT
	EXISTING WATER
	OVERHEAD UTILITY
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT GRADE
	PROPOSED SEWER
	PROPOSED WATER
	PROPOSED DRAINAGE
	PROPOSED RETAINING WALL
	PROPOSED TREE LINE

NOTES

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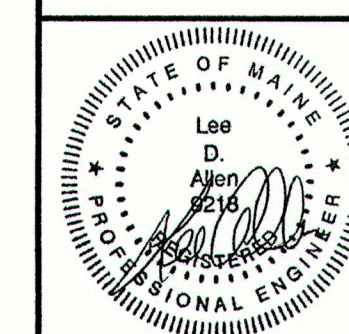
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4	SMA	2/25/05	REVISE SEWER & WATER
2	SMA	12/17/04	REVISE PROFILE

PROJECT NUMBER: 25524 ACAD FILE: 25524BASE SCALE: 1"=50' DATE: JULY 22, 2005

Drawing Name:
ROAD PLAN & PROFILE GOOSE LEDGE ROAD
ROAD 3 STA 30+00 TO STA 34+51.81

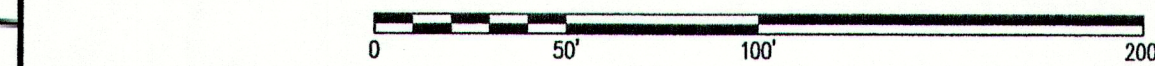
Project Name and Location:
ROCKWOOD PHASE IV
US ROUTE 1, CUMBERLAND, MAINE

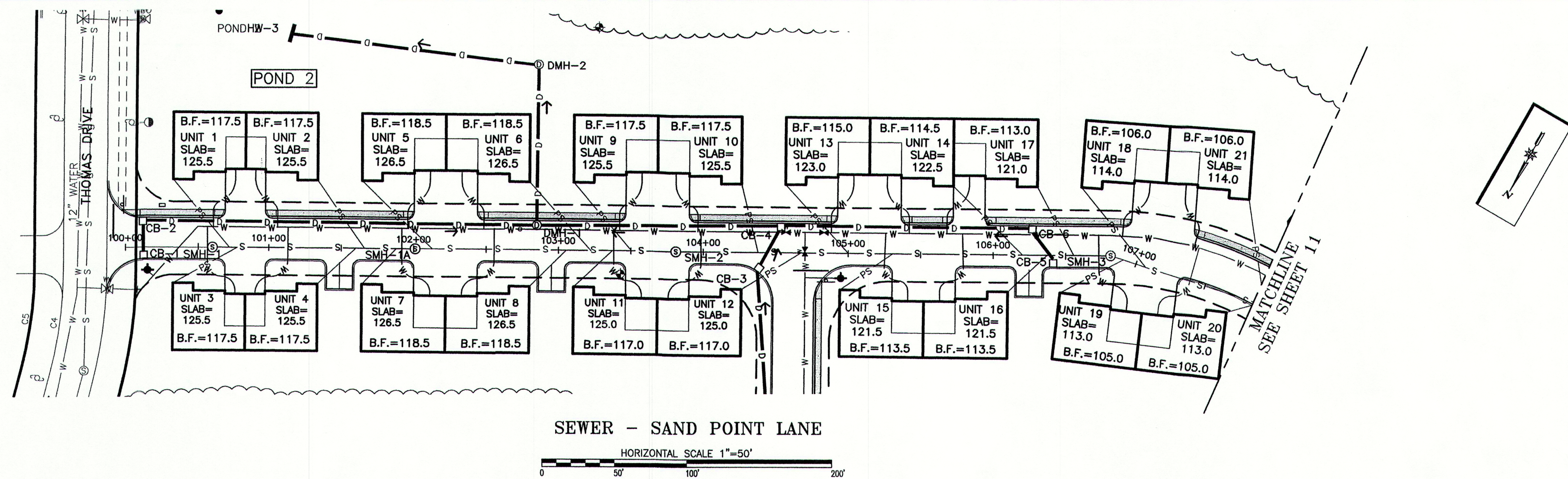
Prepared For:
CUSTOM BUILT HOMES OF MAINE, INC.
25 MAIN ST., WINDHAM, MAINE 04062



SHEET 9 OF 26

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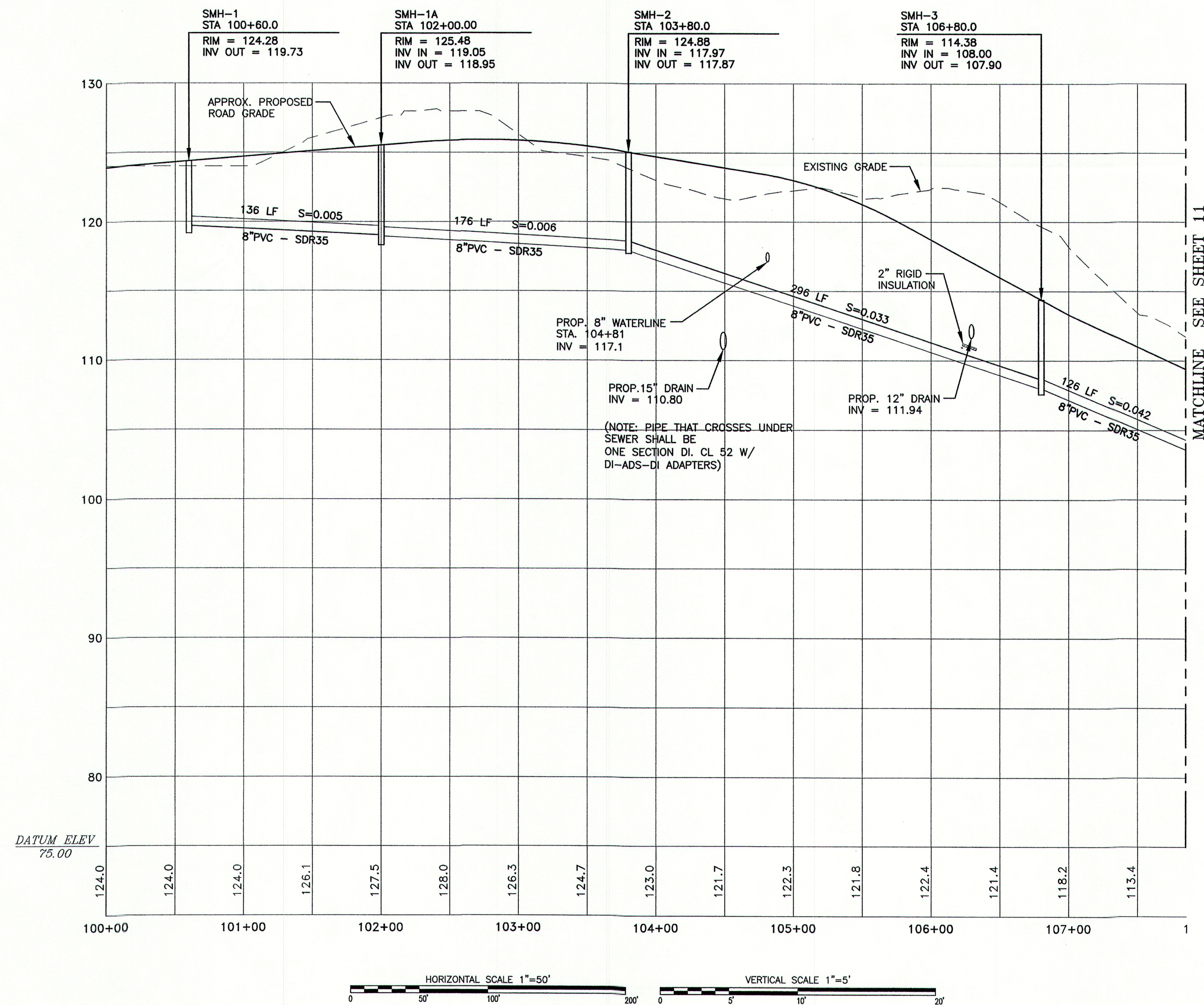


LEGEND

	UTILITY POLE
	BOUNDARY LINE
	EASEMENT LINE
	SETBACK LINE
	PROPOSED LOT LINE
	PROPOSED EDGE OF PAVEMENT
	EDGE OF PAVEMENT
	RIGHT-OF-WAY LINE
	ABUTTER LINE
	EDGE OF WETLANDS
	EXISTING HYDRANT
	EXISTING WATER
	OVERHEAD UTILITY
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT GRADE
	PROPOSED SEWER
	PROPOSED WATER
	PROPOSED DRAINAGE
	PROPOSED RETAINING WALL
	PROPOSED TREE LINE

NOTES

- 2" RIGID INSULATION SHALL BE THE WIDTH OF THE SEWER TRENCH AND EXTEND 6' EITHER SIDE OF THE CROSSING.
- ALL SEWER MAIN/ WATER MAIN CROSSINGS SHALL BE CONSTRUCTED IN SUCH A MANNER THAT A FULL LENGTH OF DI WATERPIPE WILL BE CENTERED OVER THE SEWER CROSSING.



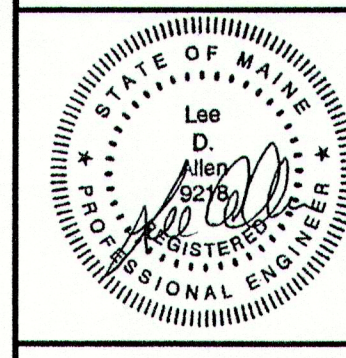
Revision	By	Date	Change
8	SMA	9/7/05	ADD B.F. ELEVATIONS
7	SMA	3/31/05	REVISE SEWER PER MACTEC COMMENTS
6	SMA	3/24/05	REVISE WATER MAIN & SERVICES PER P.W.D. COMMENTS
5	SMA	3/4/05	REVISE SEWER
4	SMA	2/25/05	REVISE SEWER
1	SMA	12/16/04	REVISE SEWER

PROJECT NUMBER: 25524 ACAD FILE: 25524BASE SCALE: 1"=50' DATE: JULY 22, 2005

Drawing Name:
SEWER PLAN & PROFILE SAND POINT LANE
STA 100+00 TO STA 107+85

Project Name and Location:
ROCKWOOD PHASE IV
US ROUTE 1, CUMBERLAND, MAINE

Prepared For:
CUSTOM BUILT HOMES OF MAINE, INC.
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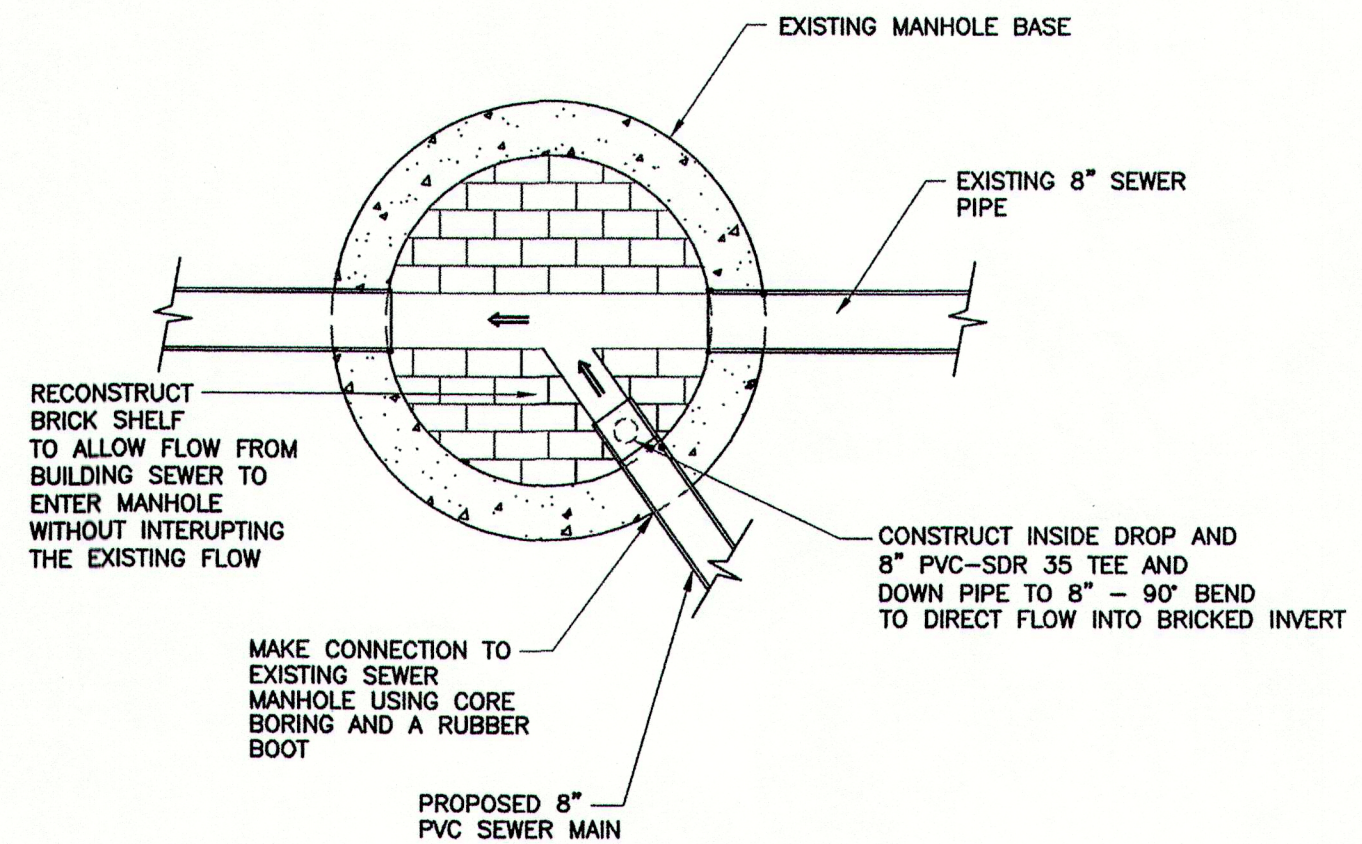
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LEGEND

	UTILITY POLE
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	PROPOSED LOT LINE
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	EDGE OF PAVEMENT
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	PROPOSED DRAINAGE
	PROPOSED RETAINING WALL
	PROPOSED TREE LINE

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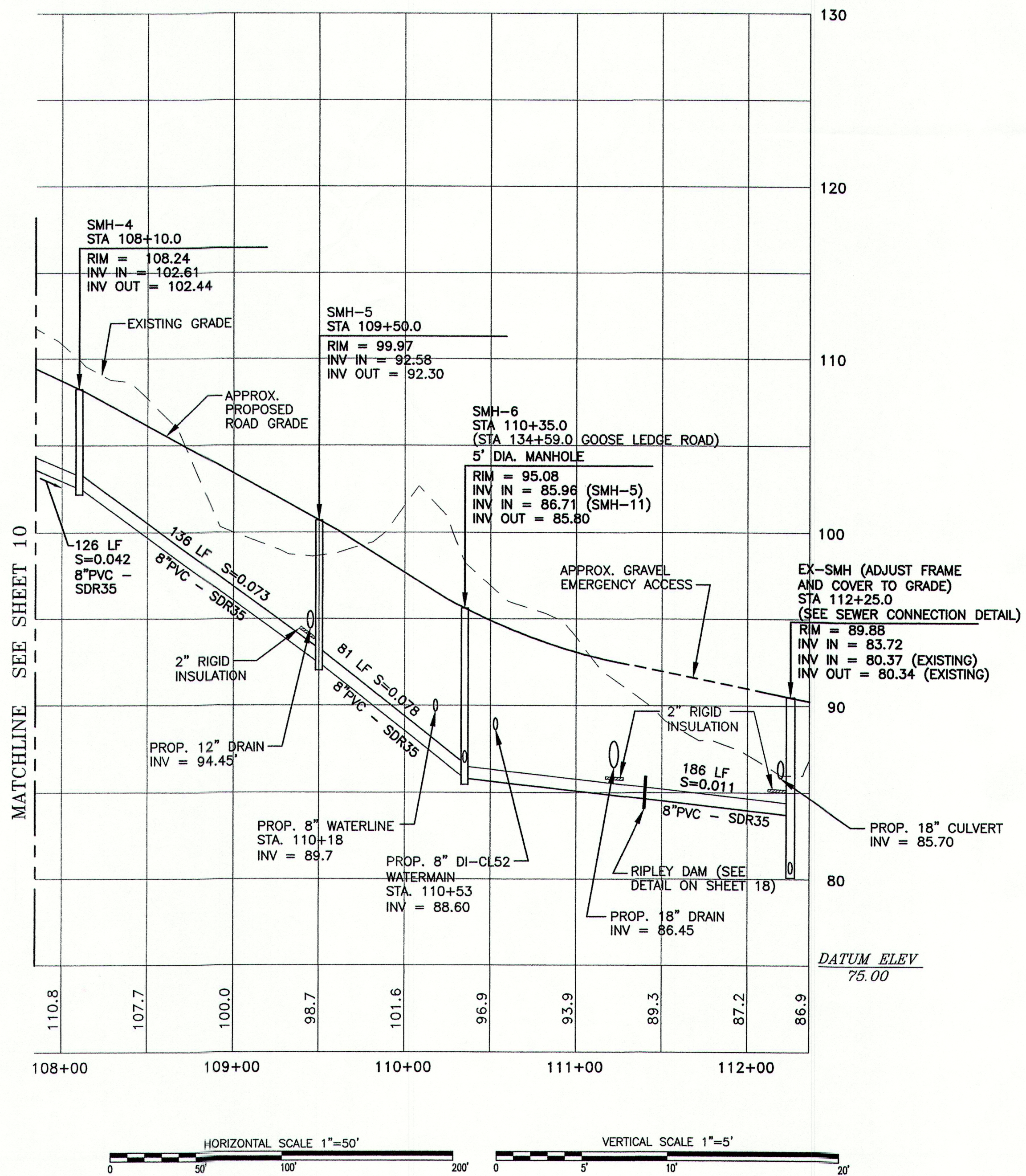
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SEWER CONNECTION DETAIL
(EXISTING SEWER MANHOLE ON ROUTE 1)
N.T.S.

SEWER - SAND POINT LANE

HORIZONTAL SCALE 1"=50'



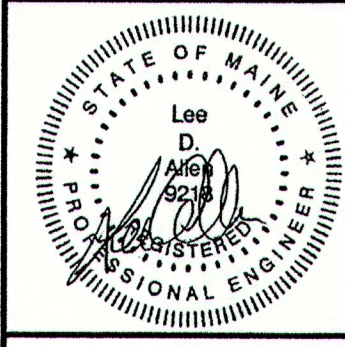
Revised:	By:	Date:	Change:
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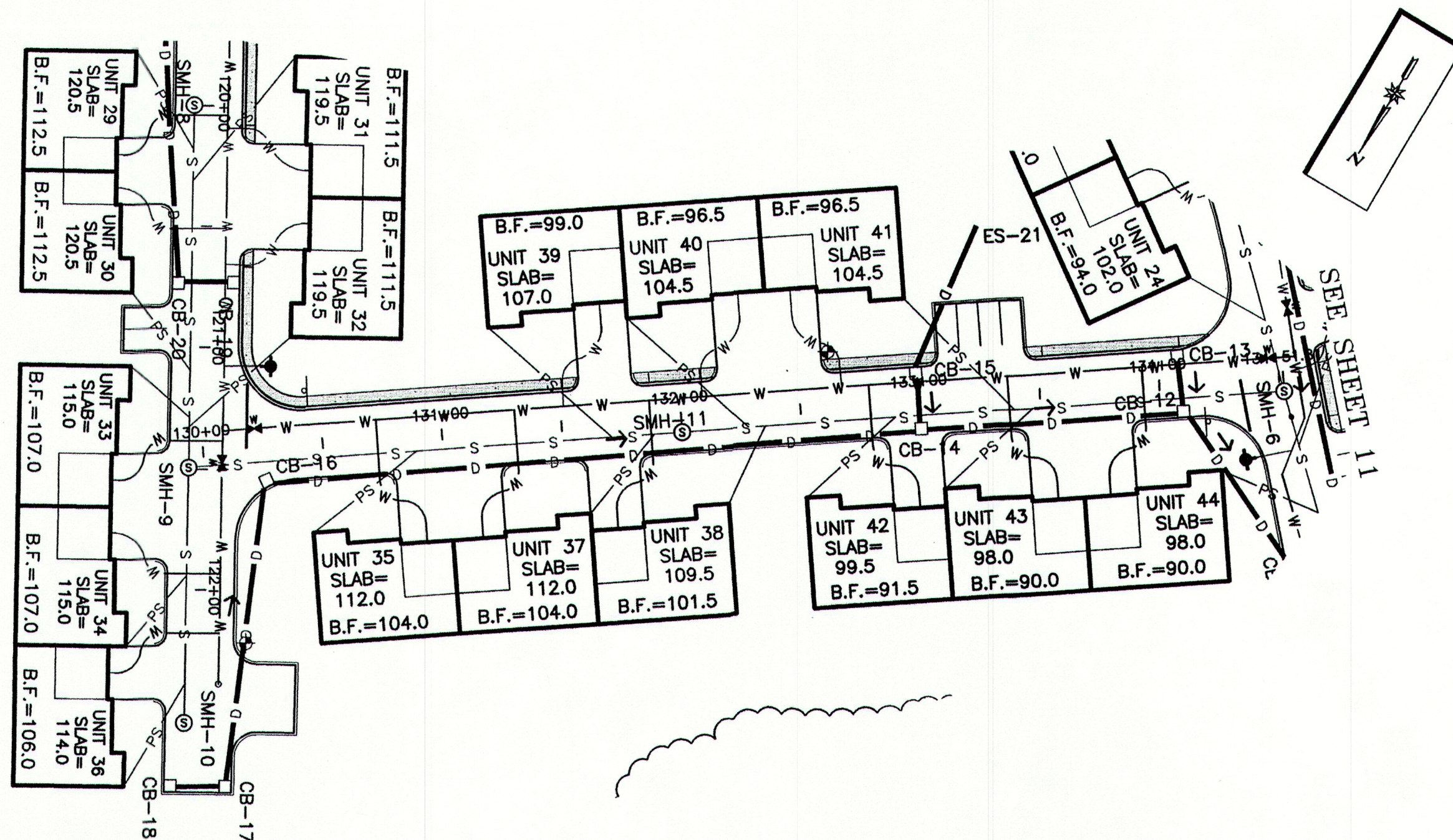
Drawing Name:
SEWER PLAN & PROFILE SAND POINT LANE
STA 107+85 TO STA 112+32.0

Project Name and Location:
ROCKWOOD PHASE IV
US ROUTE 1, CUMBERLAND, MAINE

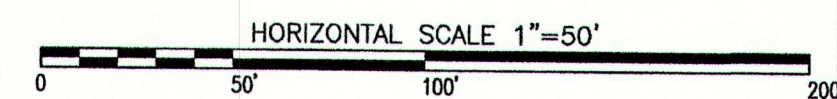
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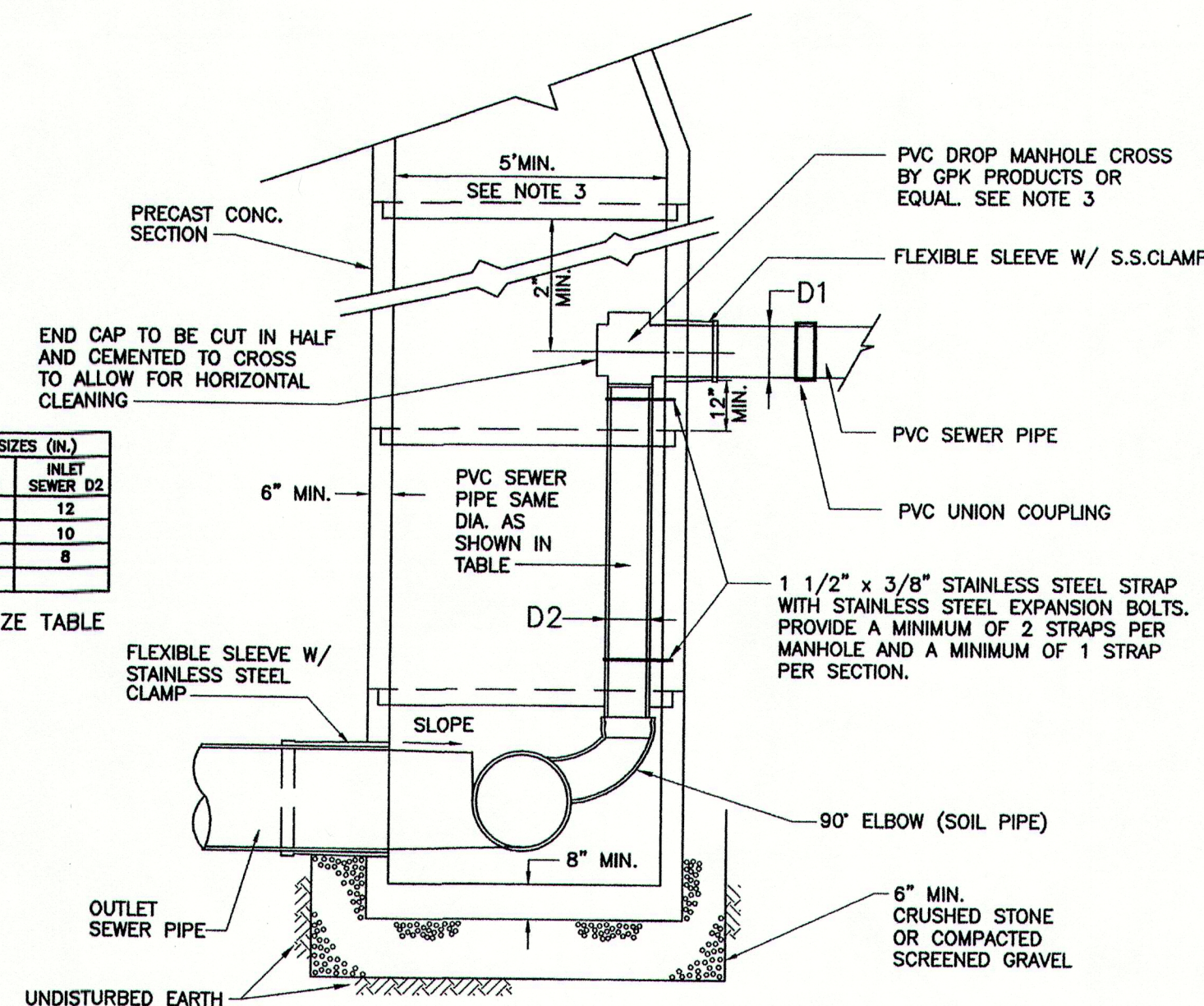


SEWER- TORRY PINE DR & GOOSE LEDGE RD



PIPE SIZES (IN.)	
INLET SEWER D1	INLET SEWER D2
10	12
12	10
8	8

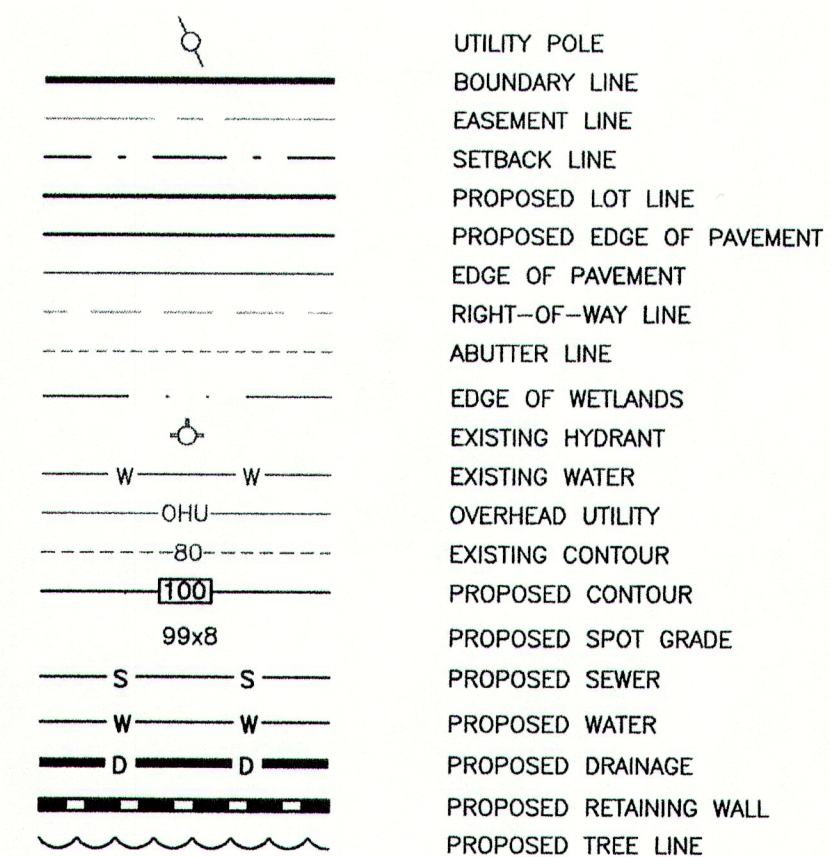
PIPE SIZE TABLE



DROP SEWER MANHOLE INSIDE CONNECTION
N.T.S.

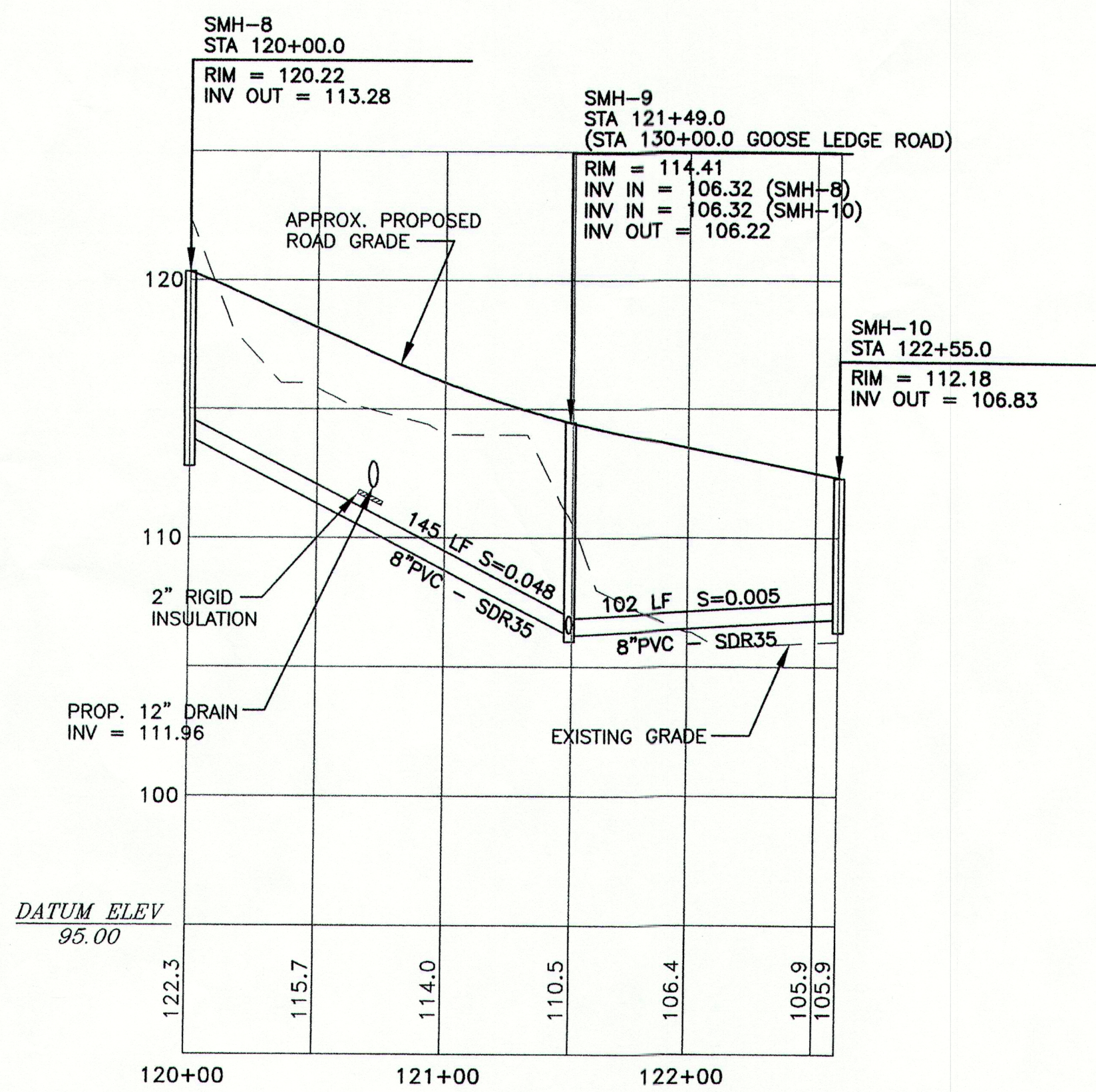
- NOTES:
1. DROP MANHOLE INSIDE DIAMETER IS TO BE 5 FEET.(SEE NOTE 3)
 2. DIMENSIONS AND CONSTRUCTION OF DROP MANHOLE TO BE SIMILAR TO TYPICAL MANHOLE EXCEPT AS SHOWN.
 3. IF THE DROP MANHOLE CROSS BY GPK PRODUCTS OR EQUAL IS NOT USED, THEN A 6" DIA. M.H. IS TO BE USED FOR 12" SEWERS OR GREATER AND A STANDARD PVC CROSS IS TO BE SUBSTITUTED FOR THE GPK CROSS OR EQUAL.

LEGEND

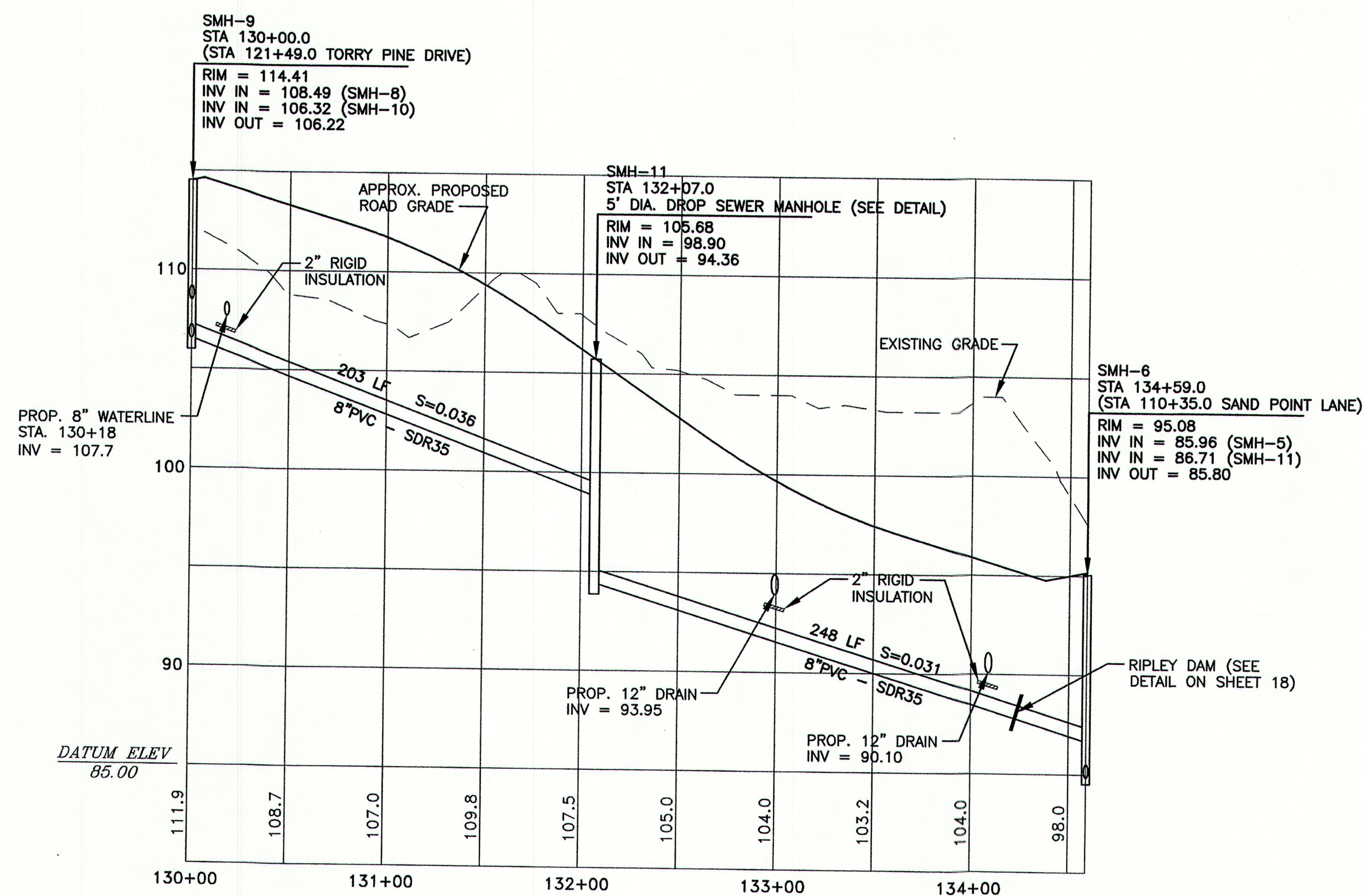


NOTES

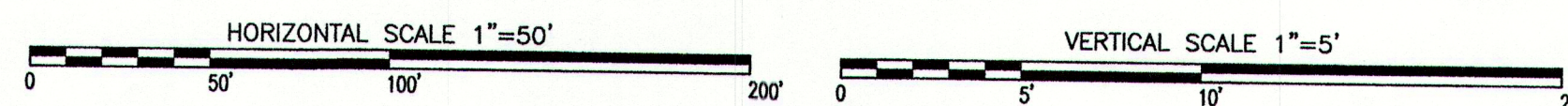
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TORRY PINE DRIVE - SEWER PROFILE



GOOSE LEDGE ROAD - SEWER PROFILE



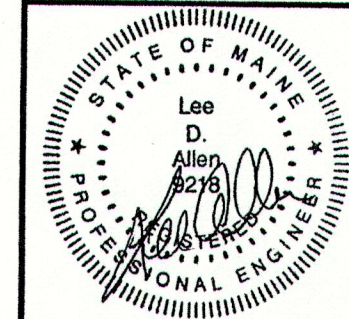
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PROJECT NUMBER: 25524 ACAD FILE: 25524BASE SCALE: 1"=50' DATE: JULY 22, 2005

Drawing Name:
SEWER PLAN & PROFILE
TORY PINE STA 120+00.0 TO STA 120+95.0 / GOOSE LEDGE STA 130+00.0 TO STA 134+51.8

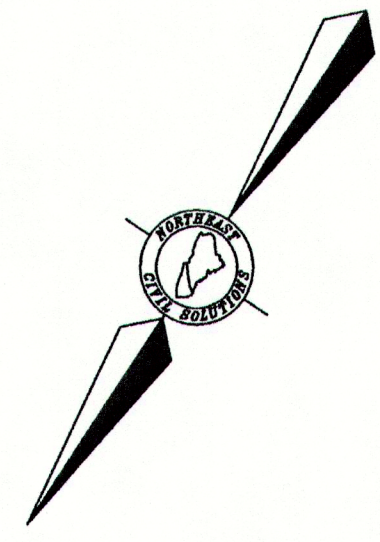
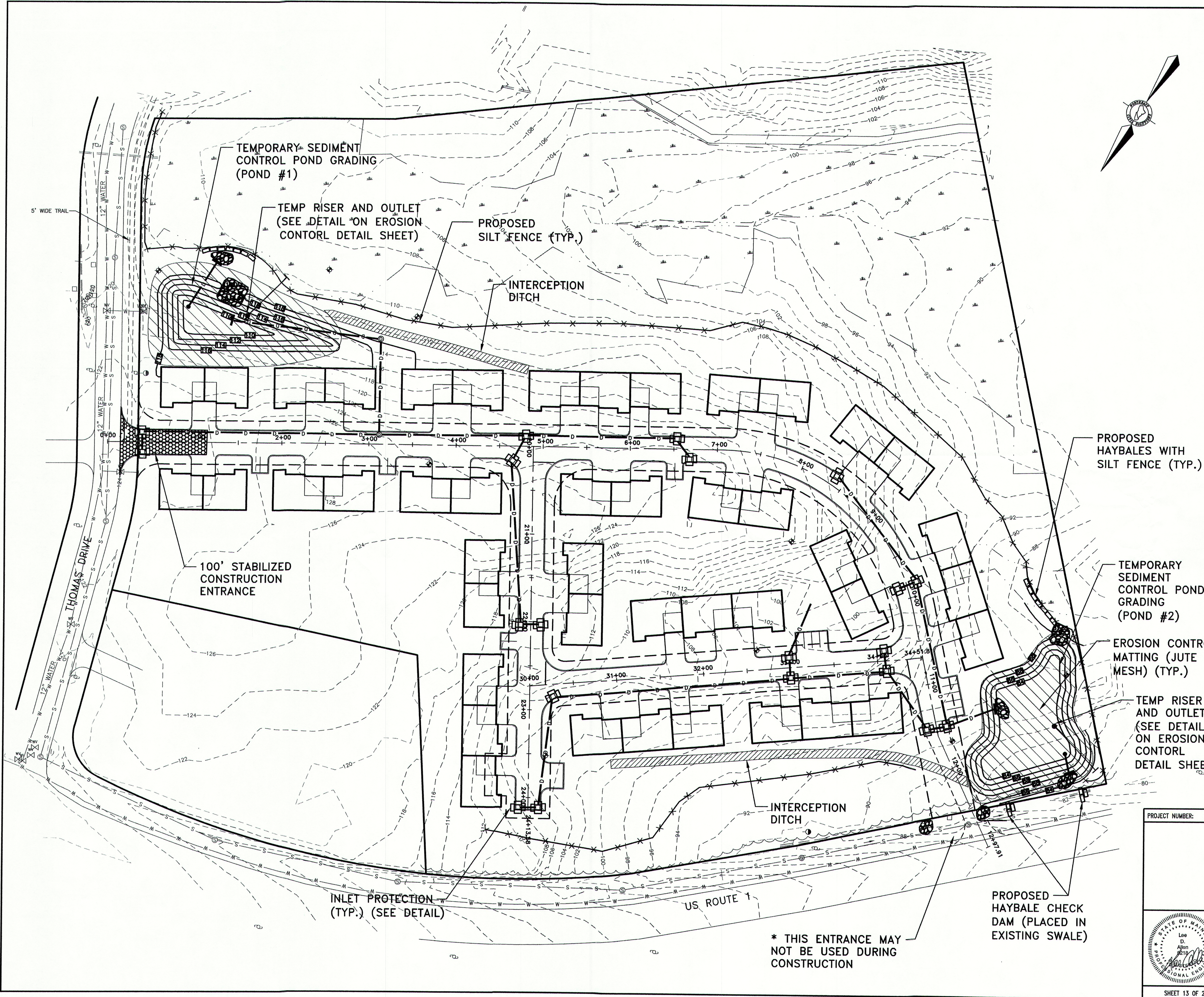
Project Name and Location:
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US ROUTE 1, CUMBERLAND, MAINE

Prepared For:
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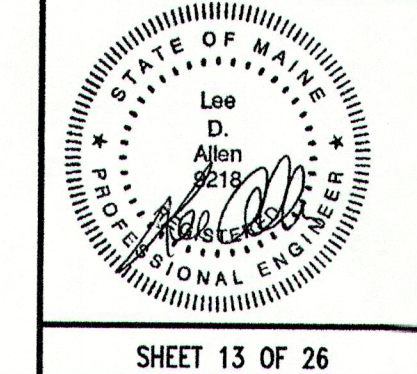
LEGEND

- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- HAYBALE BARRIER
- SILT FENCE
- SILT FENCE W/ HAYBALE BARRIER
- STONE OUTLET PROTECTION

NOTES

Revision	By	Date	Change
2	SMA	12/17/04	ADD TEMPORARY SEDIMENT CONTROL POND GRADING

PROJECT NUMBER: 25524	ACAD FILE: 25524BASE	SCALE: 1"=50'	DATE: JULY 22, 2005
Drawing Name: EROSION & SEDIMENTATION CONTROL PLAN US ROUTE 1, CUMBERLAND, MAINE			
Project Name and Location: ROCKWOOD PHASE IV US ROUTE 1, CUMBERLAND, MAINE			
Prepared For: CUSTOM BUILT HOMES OF MAINE, INC. 25 MAIN ST., WINDHAM, MAINE 04062			



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0 50' 100' 200'

* THIS ENTRANCE MAY NOT BE USED DURING CONSTRUCTION

PROPOSED HAYBALE CHECK DAM (PLACED IN EXISTING SWALE)

PROPOSED HAYBALES WITH SILT FENCE (TYP.)

TEMPORARY SEDIMENT CONTROL POND GRADING (POND #2)

EROSION CONTROL MATTING (JUTE MESH) (TYP.)

TEMP RISER AND OUTLET (SEE DETAIL ON EROSION CONTROL DETAIL SHEET)

INTERCEPTION DITCH

INLET PROTECTION (TYP.) (SEE DETAIL)

100' STABILIZED CONSTRUCTION ENTRANCE

PROPOSED SILT FENCE (TYP.)

INTERCEPTION DITCH

TEMPORARY SEDIMENT CONTROL POND GRADING (POND #1)

TEMP RISER AND OUTLET (SEE DETAIL ON EROSION CONTROL DETAIL SHEET)

EROSION AND SEDIMENTATION CONTROL PLAN

INTRODUCTION

THE FOLLOWING PLAN FOR CONTROLLING SEDIMENTATION AND EROSION FROM THIS PROJECT IS BASED UPON SOUND CONSERVATION PRACTICES, AND ADHERES TO THE STANDARDS DETAILED IN THE MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION DATED MARCH 1991. THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE AFOREMENTIONED PUBLICATION AND COMPLY WITH THE PRACTICES PRESENTED THEREIN.

THIS REPORT ADDRESSES THE EROSION CONTROL MEASURES TO BE APPLIED TO THE PROPOSED SITE WORK FOR THE PROJECT. REFERENCE IS MADE TO THE EROSION CONTROL EXHIBITS, SHOWING THE LOCATIONS OF PROPOSED MEASURES INCLUDED IN THIS REPORT.

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES

1. EROSION/SEDIMENT CONTROL DEVICES

THE FOLLOWING EROSION SEDIMENTATION CONTROL DEVICES ARE PROPOSED FOR CONSTRUCTION ON THIS PROJECT. INSTALL THESE DEVICES AS INDICATED ON THE PLANS.

1.1 SILT FENCE: SILT FENCE WILL BE INSTALLED ALONG THE DOWNGRADIENT EDGES OF DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL THE SITE IS STABILIZED. IN AREAS WHERE STORMWATER DISCHARGES THE SILT FENCE WILL BE REINFORCED WITH HAY BALES TO HELP MAINTAIN THE INTEGRITY OF THE SILT FENCE AND TO PROVIDE ADDITIONAL TREATMENT.

1.2 HAY BALES PLACED IN DRAINAGE SWALES AND PATHS TO TRAP SEDIMENTS AND REDUCE RUNOFF VELOCITIES.

1.3 RIPRAP: PROVIDE RIPRAP IN AREAS WHERE SLOPES ARE STEEPER THAN 2:1 AND AS SHOWN ON THE PLANS.

1.4 LOAM, SEED, & MULCH: ALL DISTURBED AREAS, WHICH ARE NOT OTHERWISE TREATED, SHALL RECEIVE PERMANENT SEEDING AND MULCH TO STABILIZE THE DISTURBED AREAS. THE DISTURBED AREAS WILL BE REVEGETATED WITHIN 5 DAYS OF FINAL GRADING. SEEDING REQUIREMENTS ARE PROVIDED AT THE END OF THIS SPECIFICATION.

1.5 JUTE MESH: STRAW AND HAY MULCH; USED TO COVER DENUDED AREAS UNTIL PERMANENT SEED OR EROSION CONTROL MEASURES ARE IN PLACE. MULCH CAN BE USED ON SLOPES LESS THAN 3:1. USE JUTE MESH ON SLOPES IN EXCESS OF 3:1.

1.6 INLET PROTECTION: STRAW BALE DROP INLET STRUCTURE

1.6.1 BALES SHALL BE EITHER WIRE-BOUND OR STRING TIED WITH THE BINDINGS ORIENTATED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.

1.6.2 BALES SHALL BE PLACED LENGTHWISE IN A SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.

1.6.3 THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET THE WIDTH OF A BALE TO A MINIMUM DEPTH OF 4 INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.

1.6.4 EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.

1.6.5 LOOSE STRAW SHALL BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.

1.7 MAINTENANCE

1.7.1 THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS.

2. TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES

PROVIDE THE FOLLOWING TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION OF THE DEVELOPMENT:

2.1 SILTATION FENCE ALONG THE DOWNGRADIENT SIDE OF THE PARKING AREAS AND OF ALL FILL SECTIONS. THE SILTATION FENCE WILL REMAIN IN PLACE UNTIL THE SITE IS REVEGETATED.

2.2 HAY BALES AT KEY LOCATIONS TO SUPPLEMENT THE SILT FENCE.

2.3 PROTECT TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION AS FOLLOWS:

- A. SOIL STOCKPILE SIDE SLOPES SHALL NOT EXCEED 2:1.
- B. AVOID PLACING TEMPORARY STOCKPILES IN AREAS WITH SLOPES OVER 10 PERCENT, OR NEAR DRAINAGE SWALES.
- C. STABILIZE STOCKPILES WITHIN 15 DAYS BY TEMPORARILY SEEDING WITH A HYDROSEED METHOD CONTAINING AN EMULSIFIED MULCH TACKIFIER OR BY COVERING THE STOCKPILE WITH MULCH.
- D. SURROUND STOCKPILE SOIL WITH SILTATION FENCE.

2.4 ALL DENUDED AREAS WHICH HAVE BEEN ROUGH GRADED AND ARE NOT LOCATED WITHIN THE BUILDING PAD, OR PARKING AND DRIVEWAY SUBBASE AREA SHALL RECEIVE MULCH WITHIN 30 DAYS OF INITIAL DISTURBANCE OF SOIL OR WITHIN 15 DAYS AFTER COMPLETING THE ROUGH GRADING OPERATIONS. IN THE EVENT THE CONTRACTOR COMPLETES FINAL GRADING AND INSTALLATION OF LOAM AND SOD WITHIN THE TIME PERIODS PRESENTED ABOVE, INSTALLATION OF MULCH AND NETTING, WHERE APPLICABLE IS NOT REQUIRED.

2.5 IF WORK IS CONDUCTED BETWEEN OCTOBER 15 AND APRIL 15, ALL DENUDED AREAS ARE TO BE COVERED WITH HAY MULCH, APPLIED AT TWICE THE NORMAL APPLICATION RATE, AND ANCHORED WITH FABRIC NETTING. THE PERIOD BETWEEN FINAL GRADING AND MULCHING SHALL BE REDUCED TO A 15 DAY MAXIMUM.

2.6 TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE HAS BEEN STABILIZED OR IN AREAS WHERE PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

3. PERMANENT EROSION CONTROL MEASURES

THE FOLLOWING PERMANENT CONTROL MEASURES ARE REQUIRED BY THIS EROSION/SEDIMENTATION CONTROL PLAN:

3.1 STORMWATER RUNOFF GENERATED BY THE DEVELOPMENT OF THIS SITE WILL BE COLLECTED IN A CLOSED DRAINAGE SYSTEM AND DETAINED IN A DETENTION POND.

3.2 ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (PAVING, RIPRAP, ETC.), WILL BE LOAMED, LIMED, FERTILIZED AND SODDED. NATIVE TOPSOIL SHALL BE STOCKPILED AND REUSED FOR FINAL RESTORATION WHEN IT IS OF SUFFICIENT QUALITY.

3.3 SLOPES GREATER THAN 2:1 WILL BE TREATED WITH RIPRAP.

CONSTRUCTION PHASE

THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION DURING CONSTRUCTION OF THIS PROJECT.

1. ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION WILL BE CLEARED AND LEFT IN AN UNTREATED OR UNVEGETATED CONDITION. IF FINAL GRADING, LOAMING AND SEEDING WILL NOT OCCUR WITHIN 15 DAYS. SEE ITEM NO. 4.

2. PRIOR TO THE START OF CONSTRUCTION IN A SPECIFIC AREA, SILT FENCING AND/OR HAY BALES WILL BE INSTALLED AT THE TOE OF SLOPE AND IN AREAS AS LOCATED ON THE PLANS TO PROTECT AGAINST ANY CONSTRUCTION RELATED EROSION. IMMEDIATELY FOLLOWING CONSTRUCTION OF CULVERTS AND SWALES, RIP RAP APRONS SHALL BE INSTALLED, AS SHOWN ON THE PLANS.

3. TOPSOIL WILL BE STOCKPILED WHEN NECESSARY IN AREAS WHICH HAVE MINIMUM POTENTIAL FOR EROSION AND WILL BE KEPT AS FAR AS POSSIBLE FROM THE EXISTING DRAINAGE COURSE. ALL STOCKPILES EXPECTED TO REMAIN LONGER THAN 15 DAYS SHALL BE:

- A. TREATED WITH ANCHORED MULCH (WITHIN 5 DAYS OF THE LAST DEPOSIT OF STOCKPILED SOIL).
- B. SEEDDED WITH CONSERVATION MIX AND MULCHED IMMEDIATELY.

STOCKPILES EXPECTED TO REMAIN LONGER THAN 7 DAYS SHALL BE ENCIRCLED WITH HAY BALES OR SILT FENCE AT THE TOE OF THE PILE.

4. ALL DISTURBED AREAS EXPECTED TO REMAIN LONGER THAN 7 DAYS SHALL BE EITHER:

- A. TREATED WITH ANCHORED MULCH IMMEDIATELY, OR
- B. SEEDDED WITH CONSERVATION MIX OF ANNUAL RYE GRASS (0.9 LBS/1000 SQ. FT) AND MULCHED IMMEDIATELY.

5. ALL GRADING WILL BE HELD TO A MAXIMUM 2:1 SLOPE WHERE PRACTICAL. ALL SLOPES WILL BE STABILIZED WITH PERMANENT SEEDING, OR WITH STONE, WITHIN 5 DAYS AFTER FINAL GRADING IS COMPLETE. (SEE POST-CONSTRUCTION REVEGETATION FOR SEEDING SPECIFICATION.)

6. ALL CULVERTS WILL BE PROTECTED WITH STONE RIPRAP AND HEADWALLS (D50 = 6" UNLESS OTHERWISE SPECIFIED) AT INLETS AND OUTLETS.

7. CONSTRUCTION TRAFFIC WILL BE DIRECTED OVER THE PROPOSED ROADWAY SYSTEM. ANY AREAS SUBJECT TO RUTTING WILL BE STABILIZED IMMEDIATELY. THE ENTRANCE TO THOMAS DRIVE WILL BE SWEEPED WEEKLY, SHOULD MUD BE TRACKED ONTO IT.

POST-CONSTRUCTION REVEGETATION

THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION AS SOON AS AN AREA IS READY TO UNDERGO FINAL GRADING.

1. A MINIMUM OF 4" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND NATURAL APPEARANCE, OR STONE WILL BE PLACED ON SLOPES TO STABILIZE SURFACES.

2. IF FINAL GRADING IS REACHED DURING THE NORMAL GROWING SEASON (4/15 TO 9/15), PERMANENT SEEDING WILL BE DONE AS SPECIFIED BELOW. PRIOR TO SEEDING, LIMESTONE SHALL BE APPLIED AT A RATE OF 138 LBS/1000 SQ. FT. AND 10:20:20 FERTILIZER AT A RATE OF 18.4 LBS/1000 SQ.FT WILL BE APPLIED. BROADCAST SEEDING AT THE FOLLOWING RATES:

LAWNS	SWALES
KENTUCKY BLUEGRASS 0.46 LBS/1000 SF.	CREeping RED FESCUE 0.46 LBS/1000 SF
CREeping RED FESCUE 0.46 LBS/1000 SF.	RED TOP 0.05 LBS/1000 SF.
PERENNIAL RYEGRASS 0.11 LB/1000 SF.	TALL FESCUE 0.46 LBS/1000 SF.

2.1 DETENTION POND AREAS THAT HAVE BEEN UTILIZED AS SEDIMENTATION PONDS SHALL BE TREATED WITH EROSION CONTROL MATTING IN ORDER TO INSURE THAT THE POND IS STABILIZED BEFORE RUNOFF IS DIRECTED TO THE POND.

3. AN AREA SHALL BE MULCHED IMMEDIATELY AFTER IS HAS BEEN SEEDED. MULCHING SHALL CONSIST OF HAY MULCH, HYDRO-MULCH OR ANY SUITABLE SUBSTITUTE DEEMED ACCEPTABLE BY THE DESIGNER.

- A. HAY MULCH SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. HAY MULCH SHALL BE SECURED BY EITHER:
 - I. BEING DRIVEN OVER BY TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
 - II. BLANKETED BY TACKED PHOTODEGRADABLE/BIODEGRADABLE NETTING, OR WITH SPRAY, ON GRADES GREATER THAN 5%.
- B. HYDRO-MULCH SHALL CONSIST OF A MIXTURE OF EITHER ASPHALT, WOOD FIBER OR PAPER FIBER AND WATER SPRAYED OVER A SEEDED AREA. HYDRO-MULCH SHALL NOT BE USED BETWEEN 9/15 AND 4/15.

4. CONSTRUCTION SHALL BE PLANNED TO ELIMINATE THE NEED FOR SEEDING BETWEEN SEPTEMBER 15 AND APRIL 15. SHOULD SEEDING BE NECESSARY BETWEEN SEPTEMBER 15, 1995 AND APRIL 15, 1996, AND THE FOLLOWING PROCEDURE SHALL BE FOLLOWED.

- A. ONLY UNFROZEN LOAN SHALL BE USED.
- B. LOAMING, SEEDING AND MULCHING WILL NOT BE DONE OVER SNOW OR ICE COVER. IF SNOW EXISTS, IT MUST BE REMOVED PRIOR TO PLACEMENT OF SEED.
- C. WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS/1000 SQ.FT) SHALL BE ADDED TO THE PREVIOUSLY NOTED AREAS.
- D. WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.6 LBS/1000 SQ. FT.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
- E. FERTILIZING, SEEDING AND MULCHING SHALL BE DONE ON LOAM THE DAY THE LOAM IS TRACKING BY MACHINERY ALONE WILL NOTE SUFFICE.
- F. HAY MULCH SHALL BE SECURED WITH PHOTODEGRADABLE/BIODEGRADABLE NETTING. TRACKING BY MACHINERY ALONE WILL NOT SUFFICE.

5. FOLLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL 80% COVER HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT BY THE CONTRACTOR WITHIN 10 DAYS OF NOTIFICATION BY THE ENGINEER THAT THE EXISTING CATCH IS INADEQUATE.

MONITORING SCHEDULE

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MONITORING, MAINTAINING, REPAIRING, REPLACING AND REMOVING ALL OF THE EROSION AND SEDIMENTATION CONTROLS OR APPOINTING A QUALIFIED SUBCONTRACTOR TO DO SO.

MAINTENANCE MEASURES WILL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, A VISUAL INSPECTION WILL BE MADE OF ALL EROSION AND SEDIMENTATION CONTROLS AS FOLLOWS:

1. HAY BALE BARRIERS AND SILT FENCE SHALL BE INSPECTED AND REPAIRED ONCE A WEEK OR IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREAS UNDERGOING FINAL GRADING. SHOULD THE HAY BALE BARRIERS PROVE TO BE INEFFECTIVE, THE CONTRACTOR SHALL INSTALL SILT FENCE BEHIND THE HAY BALES.

2. VISUALLY INSPECT RIPRAP ONCE A WEEK OR AFTER EACH SIGNIFICANT RAINFALL AND REPAIR AS NEEDED. REMOVE SEDIMENT TRAPPED BEHIND THESE DEVICES ONCE IT ATTAINS A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE DAM OR RISER. DISTRIBUTE REMOVED SEDIMENT OFF-SITE OR TO AN AREA UNDERGOING FINAL GRADING.

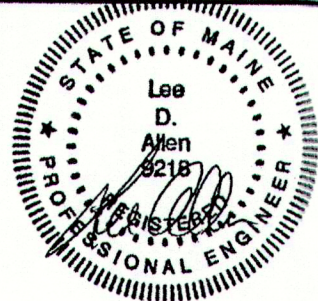
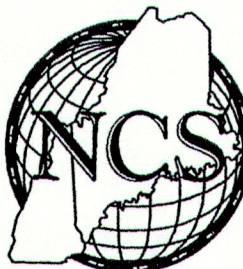
3. REVEGETATION OF DISTURBED AREAS WITHIN 25' OF DRAINAGE-COURSE/STREAM WILL BE SEEDDED WITH THE "MEADOW AREA MIX" AND INSPECTED ON A WEEKLY BASIS OR AFTER EACH SIGNIFICANT RAINFALL AND RESEDED AS NEEDED. EXPOSED AREAS WILL BE RESEDED AS NEEDED UNTIL THE AREA HAS OBTAINED 100% GROWTH RATE. PROVIDE PERMANENT RIPRAP FOR SLOPES IN EXCESS OF 3:1 AND WITHIN 25' OR DRAINAGE COARSE.

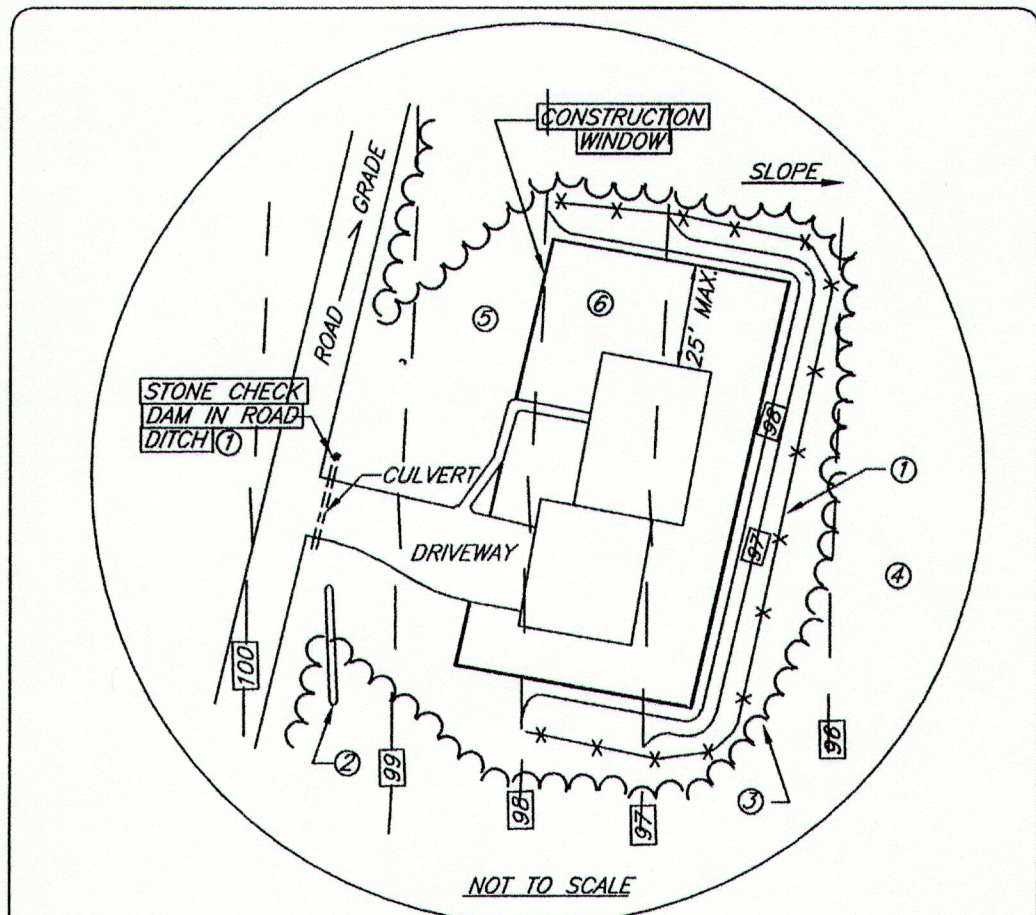
EROSION CONTROL REMOVAL

AN AREA IS CONSIDERED STABLE IF IT IS PAVED, GRAVEL, OR IF 80% GROWTH OF PLANTED SEEDS IS ESTABLISHED. ONCE AN AREA IS CONSIDERED STABLE, THE EROSION CONTROL MEASURES CAN BE REMOVED AS FOLLOWS:

- 1. HAY BALES AND SILT FENCE
THE HAY BALES AND SILT FENCE SHALL BE DISPOSED OF LEGALLY AND PROPERLY OFF-SITE. ALL SEDIMENT TRAPPED BEHIND THESE CONTROLS SHALL BE:
 - A. DISTRIBUTED TO AN AREA UNDERGOING FINAL GRADING.
 - B. GRADED IN AN AESTHETIC MANNER TO CONFORM TO THE TOPOGRAPHY, FERTILIZED, SEEDDED AND MULCHED IN ACCORDANCE WITH THE RATES PREVIOUSLY STATED.
- 2. MISCELLANEOUS
ONCE ALL THE TRAPPED SEDIMENTS HAVE BEEN REMOVED FROM THE TEMPORARY SEDIMENTATION DEVICES, THE DISTURBED AREAS MUST BE REGRADED IN AN AESTHETIC MANNER TO CONFORM TO THE SURROUNDING TOPOGRAPHY. ONCE GRADED,THESE DISTURBED AREAS MUST BE LOAMED (IF NECESSARY) FERTILIZED, SEEDDED AND MULCHED IN ACCORDANCE WITH THE RATES PREVIOUSLY STATED.

Revised:	By:	Date:	Change:

PROJECT NUMBER: 25524	ACAD FILE: 25524DE.DWG	SCALE: NTS	DATE: JULY 22, 2005
<div>Drawing Name: EROSION & SEDIMENTATION CONTROL NOTES US ROUTE 1, CUMBERLAND, MAINE</div> <div>Project Name and Location: ROCKWOOD PHASE IV US ROUTE 1, CUMBERLAND, MAINE</div> <div>Prepared For: CUSTOM BUILT HOMES OF MAINE, INC. 25 MAIN ST., WINDHAM, MAINE 04062</div>			
	<div><div>SURVEYING ENGINEERING LAND PLANNING <i>Northeast Civil Solutions</i> INCORPORATED 153 US ROUTE 1, SCARBOROUGH, MAINE 04074 tel 207.883.1000 fax 207.883.1001 800.882.2227 e-mail ncs@maine.rr.com</div></div>		
SHEET 14 OF 26			



INSTALLATION

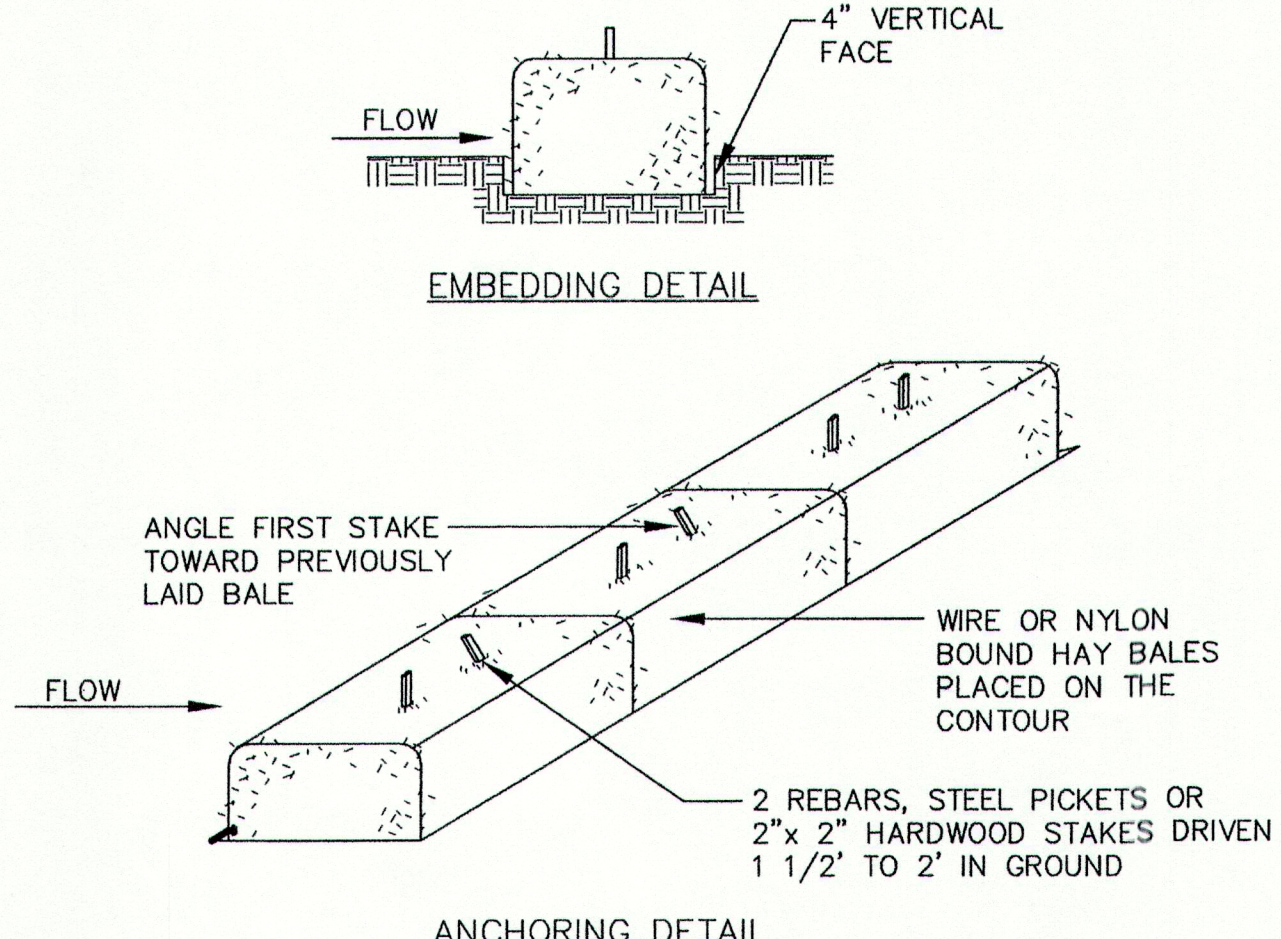
1. INSTALL SEDIMENT BARRIERS ON YOUR SITE BEFORE DISTURBING SOILS. SEE THE "SEDIMENT BARRIERS" MEASURE FOR DETAILS ON INSTALLATION AND MAINTENANCE.
2. CONSTRUCT A DIVERSION DITCH TO KEEP UPSLOPE RUNOFF OUT OF WORK AREA.
3. MARK CLEARING LIMITS ON THE SITE TO KEEP EQUIPMENT OUT OF AREAS WITH STEEP SLOPES, CHANNELIZED FLOW, OR ADJACENT SURFACE WATERS AND WETLANDS.
4. PRESERVE BUFFERS BETWEEN THE WORK AREA AND ANY DOWNSTREAM SURFACE WATERS AND WETLANDS. SEE THE "BUFFERS" MEASURE FOR BUFFER PRESERVATION.
5. USE TEMPORARY MULCH AND RYE-SEED TO PROTECT DISTURBED SOILS OUTSIDE THE ACTIVE CONSTRUCTION AREA. SEE THE "MULCHING" MEASURE AND "VEGETATION" MEASURE FOR DETAILS AND SPECIFICATIONS FOR THESE CONTROLS.
6. PERMANENTLY SEED AREAS NOT TO BE PAVED WITHIN SEVEN DAYS OF COMPLETING FINAL GRADING. SEE "VEGETATION" MEASURE FOR INFORMATION ON PROPER SEEDING.

MAINTENANCE

EVERY MONTH THE FIRST YEAR AFTER CONSTRUCTION AND YEARLY THEREAFTER, INSPECT FOR AREAS SHOWING EROSION OR POOR VEGETATION GROWTH. FIX THESE PROBLEMS AS SOON AS POSSIBLE. EACH SPRING REMOVE ANY ACCUMULATION OF DEBRIS OR WINTER SAND THAT WOULD IMPEDE RUNOFF FROM ENTERING A BUFFER OR DITCH.

FILE: HOUSELOT

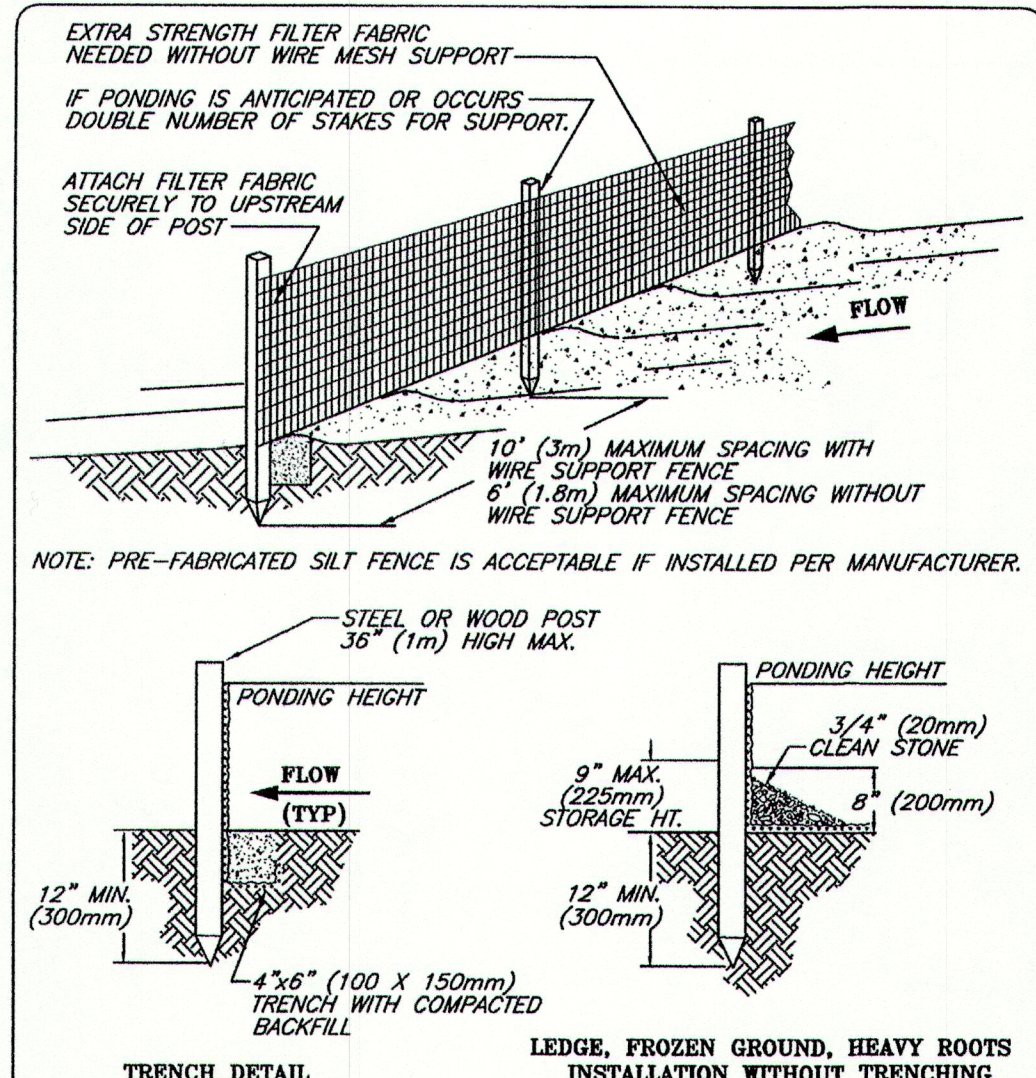
HOUSE SITE BMP



- NOTES:**
1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
 2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
 3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR REBARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
 4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS DIRECTED BY PROJECT ENGINEER.
 5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

HAY BALE SEDIMENT BARRIER

NOT TO SCALE

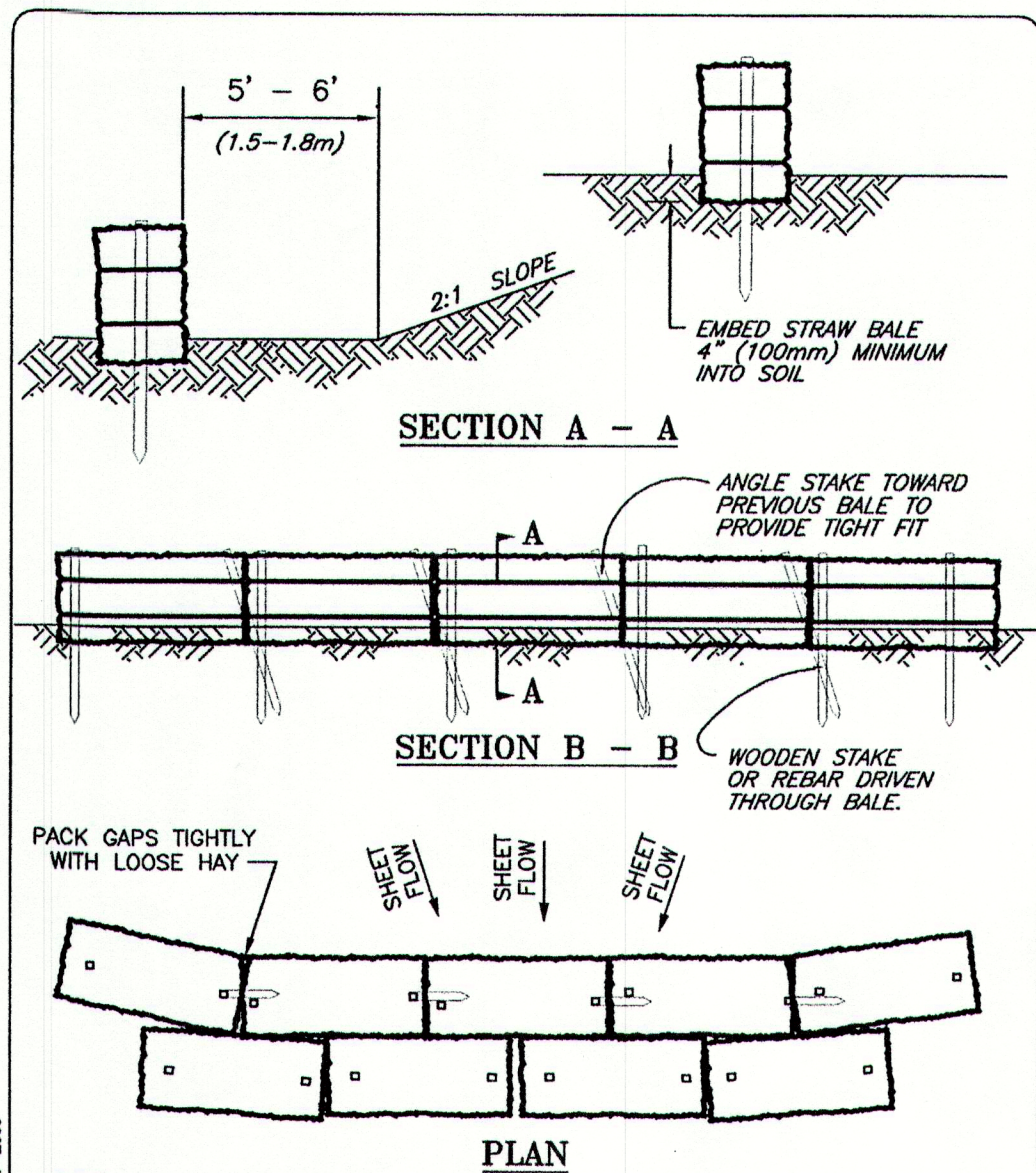


NOTES:

1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
4. DO NOT PLACE SILT FENCE IN STREAMS OR CONCENTRATED FLOW CONDITIONS.

FILE: SILTFENCE

SILT FENCE

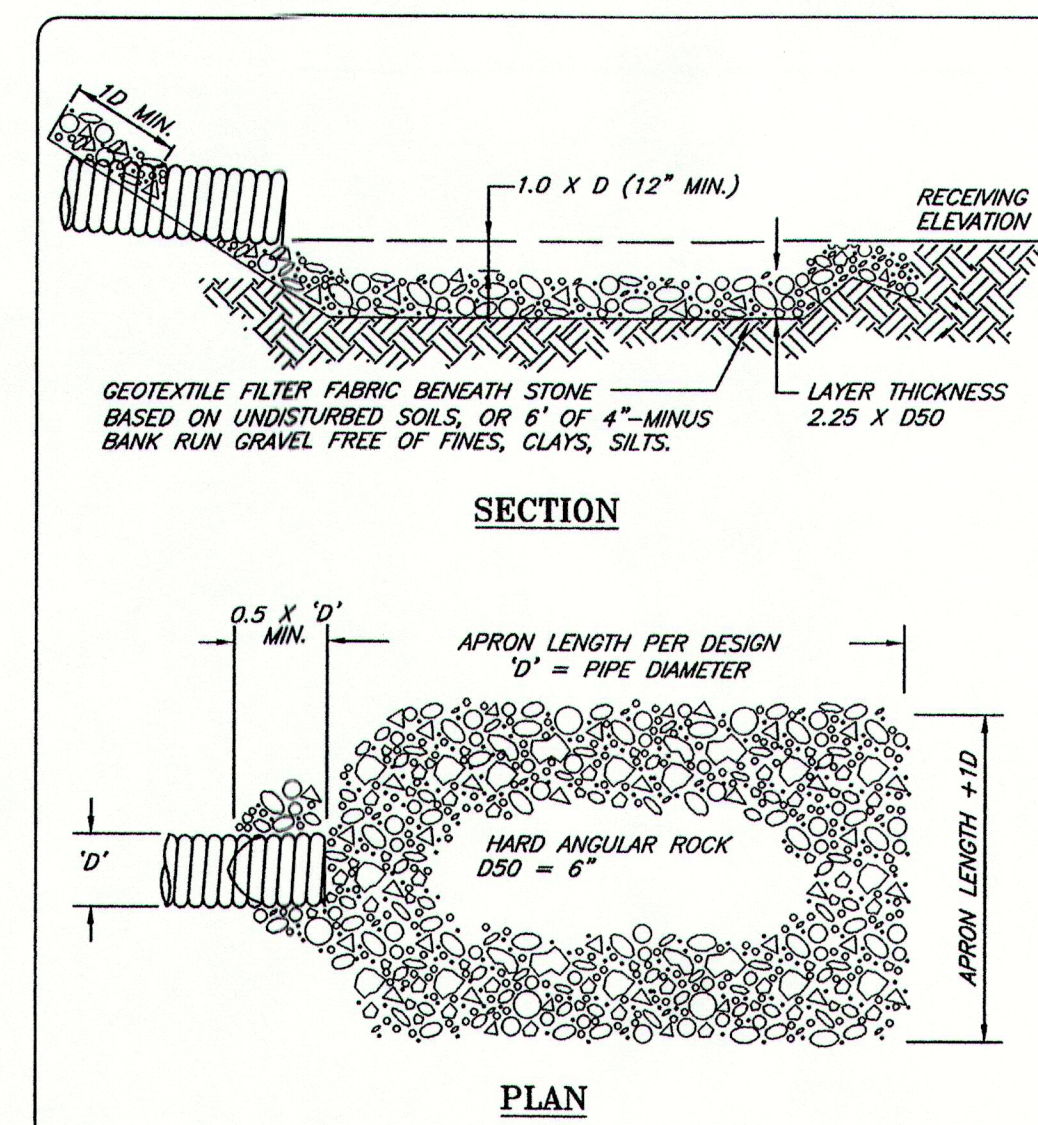


NOTES:

1. THE STRAW BALES SHALL BE PLACED ON SLOPE CONTOUR.
2. BALES TO BE PLACED IN A ROW WITH THE ENDS TIGHTLY ABUTTING.
3. KEY IN BALES TO PREVENT EROSION OR FLOW UNDER BALES.
4. DO NOT USE HAY BALES IN CONCENTRATED FLOW CONDITIONS OR IN STREAMS.

FILE: STRAWDIKE

STRAW BALE DIKE

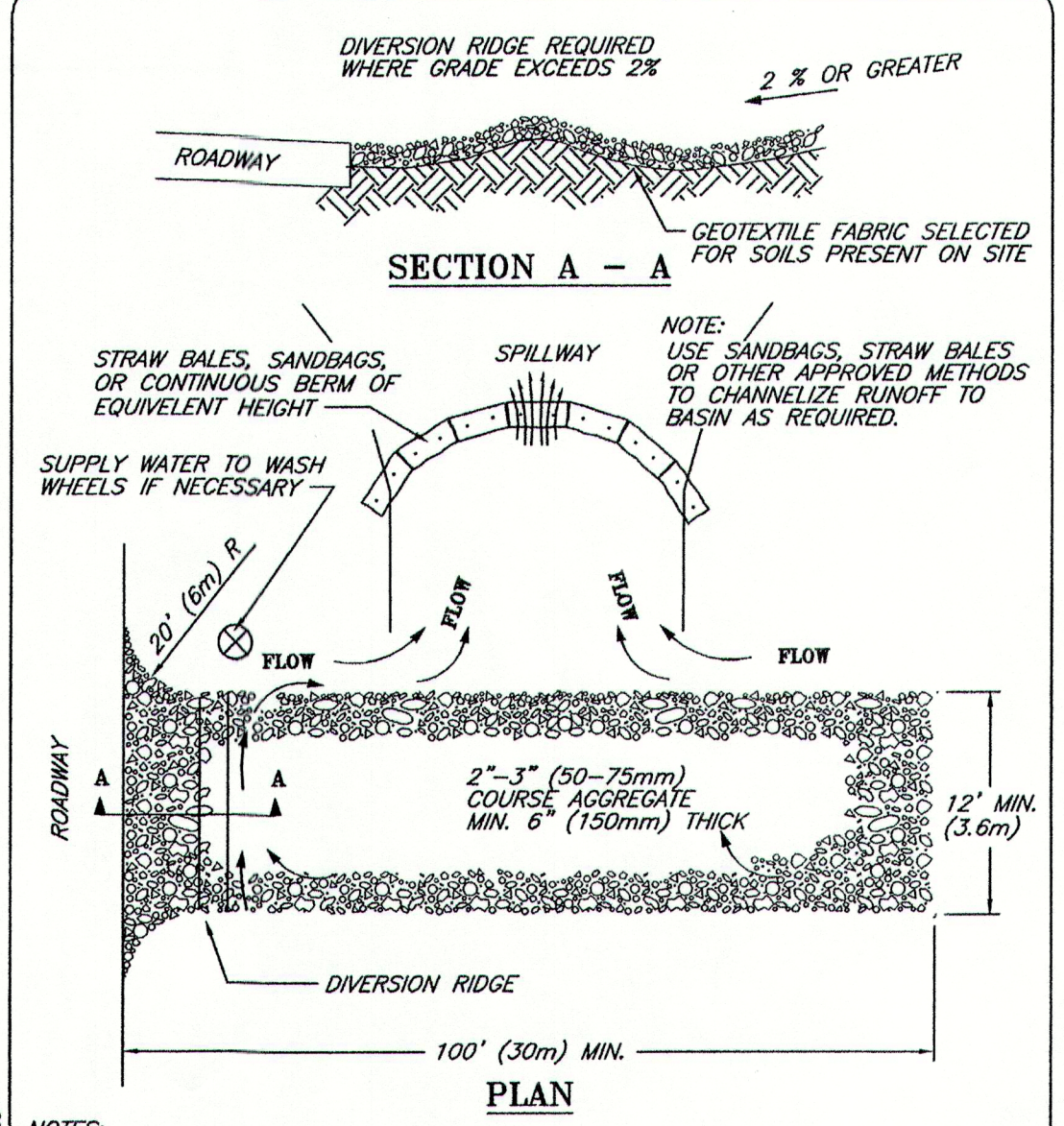


NOTES:

1. CONSULT WITH IF&W IF FISH PASSAGE WILL BE INHIBITED DURING LOW FLOWS.
2. REFER TO DESIGN NOTES AND LIMITATIONS IN TEXT ON PIPE OUTLET PROTECTION.
3. IN DEFINED CHANNELS, APRON SHALL EXTEND FULL WIDTH OF BOTTOM AND ONE FOOT ABOVE MAX. TAILWATER OR UP TO BANK FULL, WHICHEVER IS LESS.

FILE: PIPEOUTLET

PIPE OUTLET PROTECTION

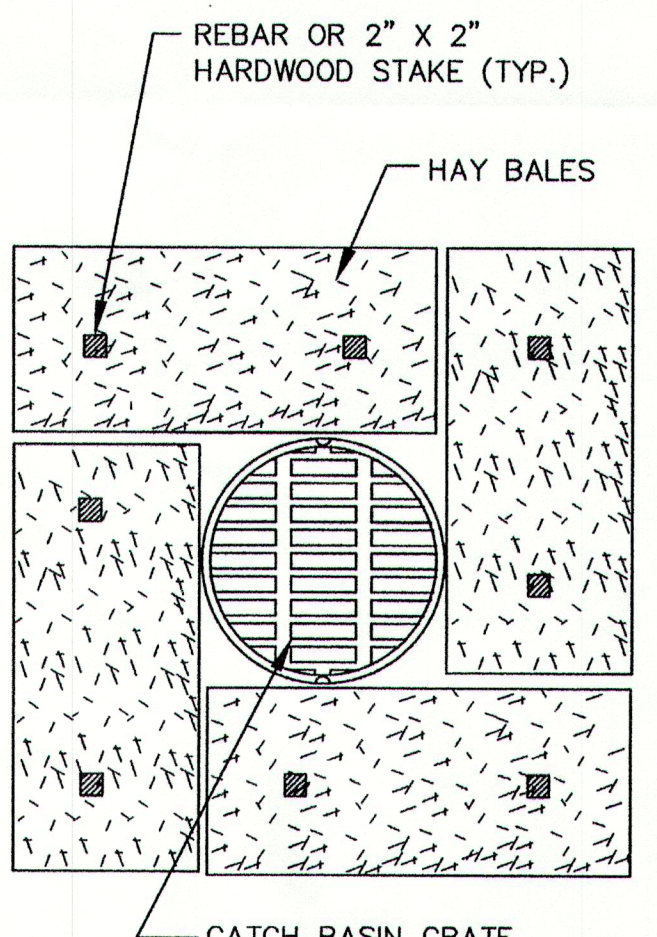


NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINAGE AND APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. ADDITIONAL SWEEPING OF PUBLIC ROADS MAY ALSO BE REQUIRED.

FILE: ENTRANCE

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

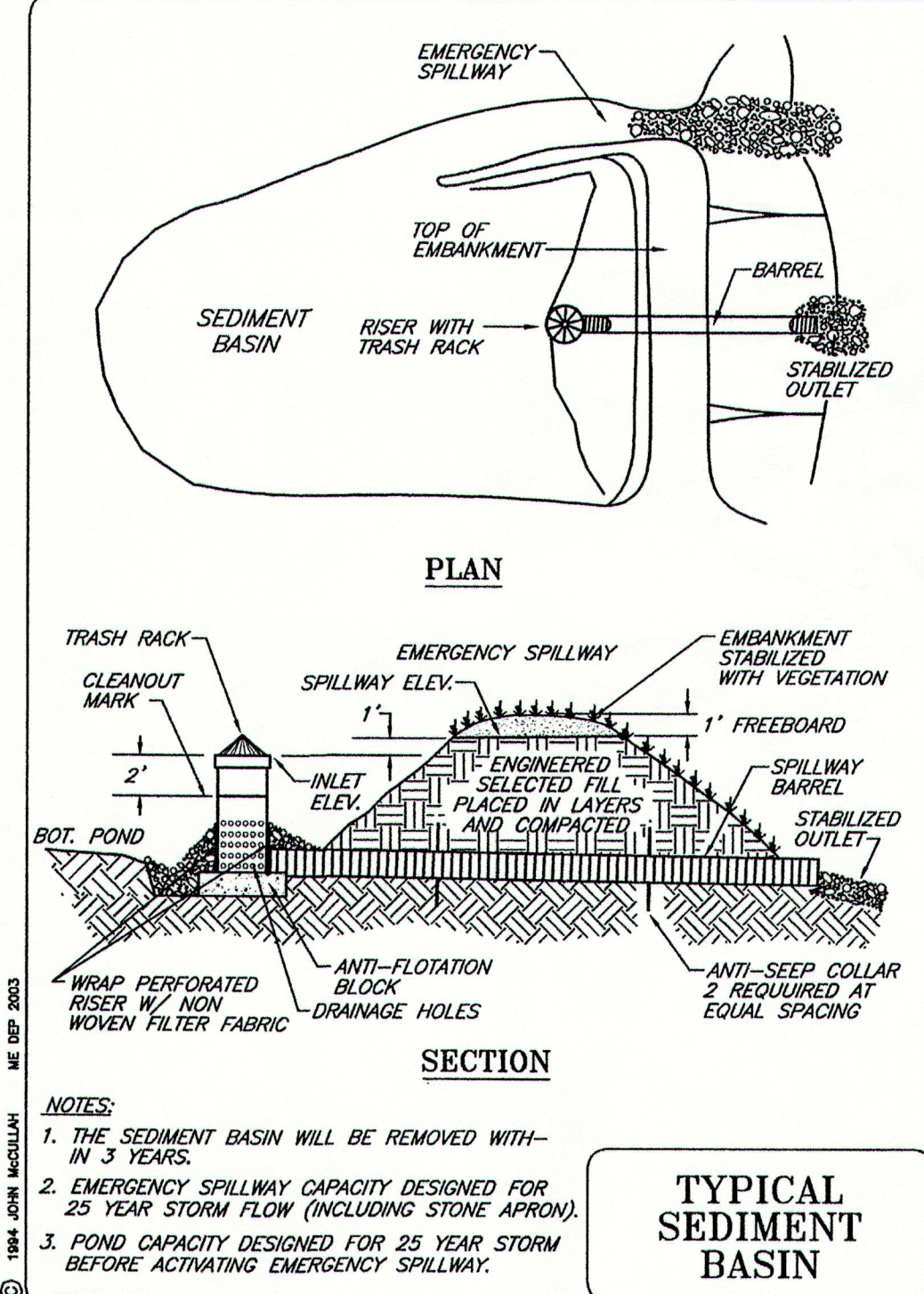


NOTE:

INSTALL BARRIER AT EACH CATCH BASIN

CATCH BASIN HAY BALE BARRIER

NOT TO SCALE

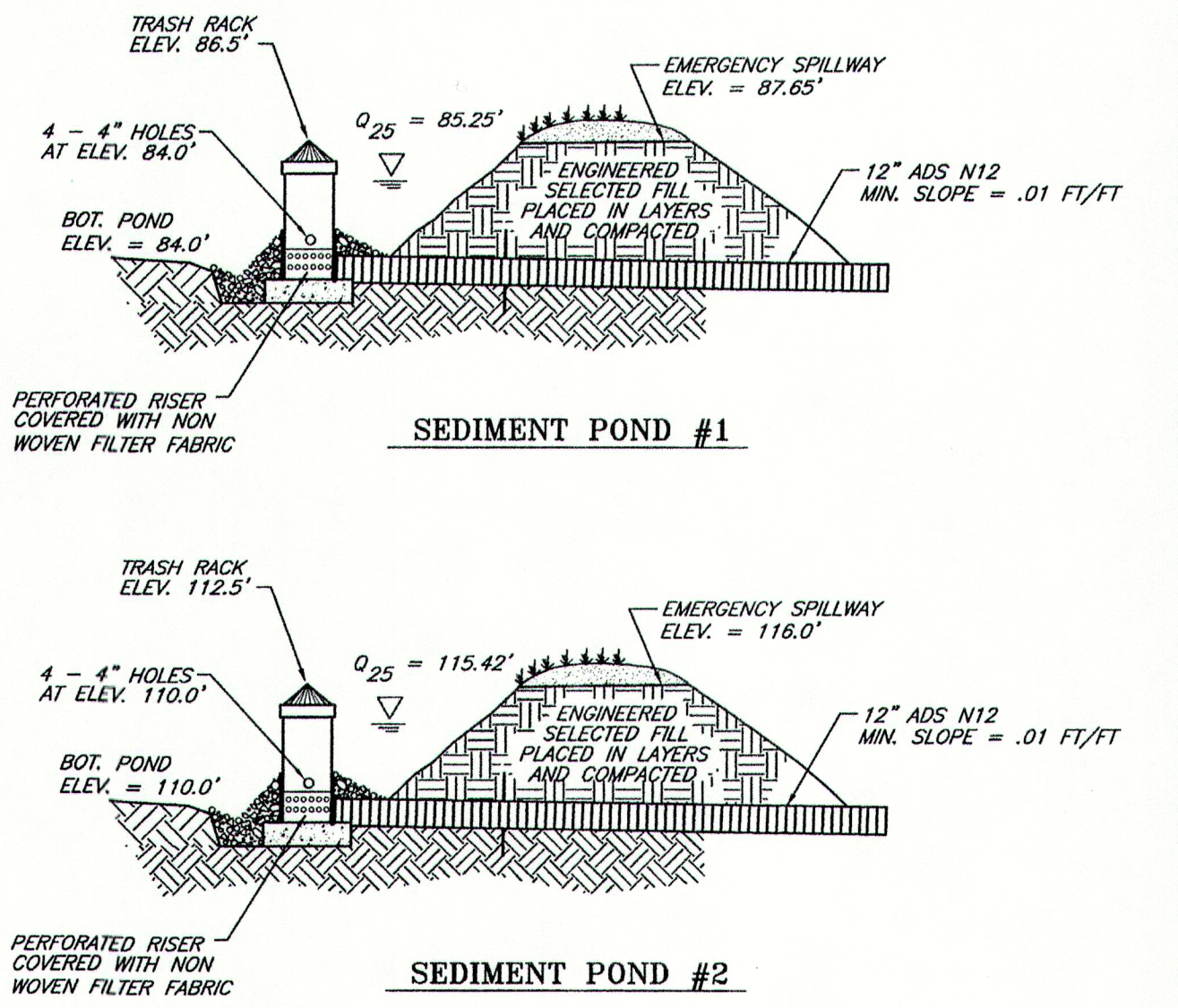


NOTES:

1. THE SEDIMENT BASIN WILL BE REMOVED WITHIN 3 YEARS.
2. EMERGENCY SPILLWAY CAPACITY DESIGNED FOR 25 YEAR STORM FLOW (INCLUDING STONE APRON).
3. POND CAPACITY DESIGNED FOR 25 YEAR STORM BEFORE ACTIVATING EMERGENCY SPILLWAY.

FILE: SEDIMBSN

TYPICAL SEDIMENT BASIN

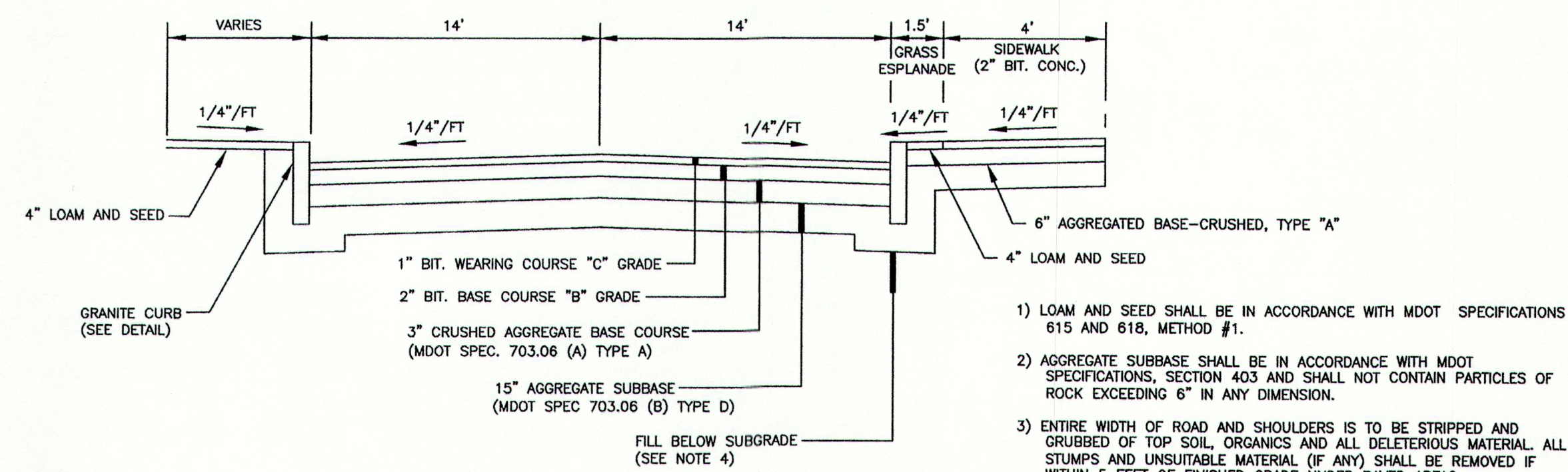


Revision:	By:	Date:	Change:

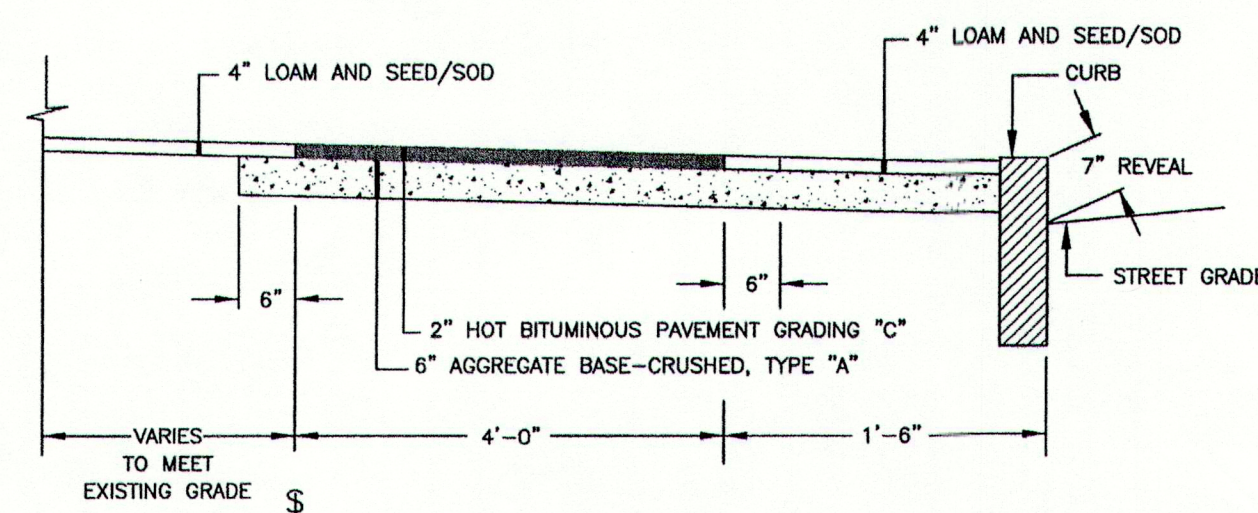
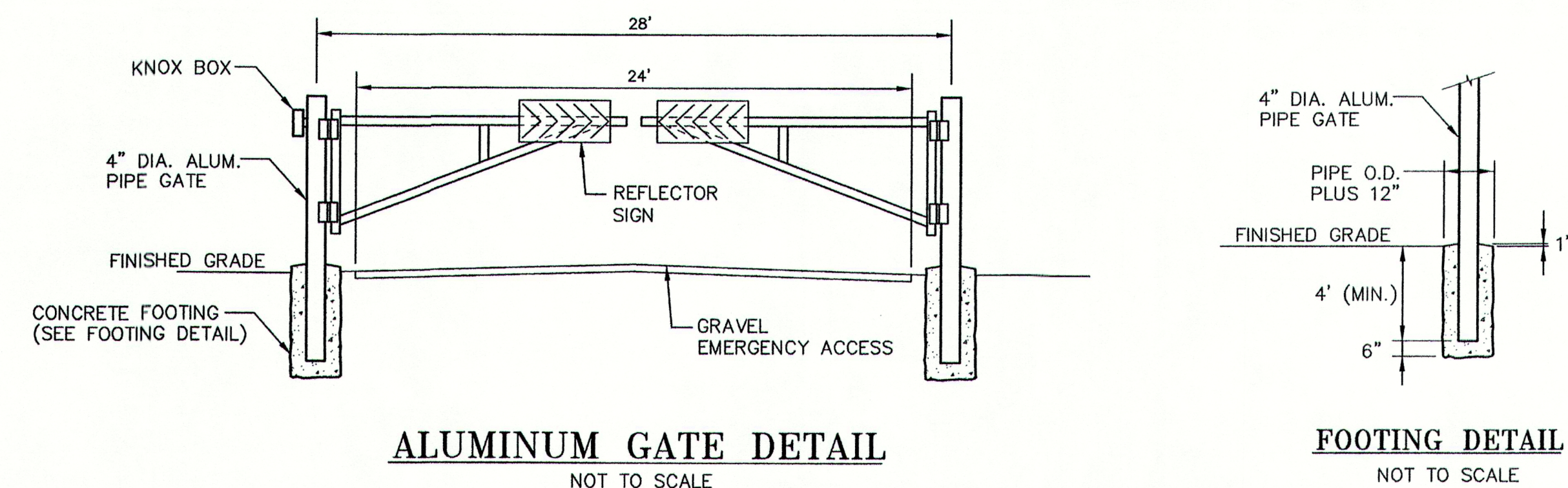
PROJECT NUMBER: 25524	ACAD FILE: 25524DE.DWG	SCALE: NTS	DATE: JULY 22, 2005
Drawing Name: EROSION & SEDIMENTATION CONTROL DETAILS US ROUTE 1, CUMBERLAND, MAINE Project Name and Location: ROCKWOOD PHASE IV US ROUTE 1, CUMBERLAND, MAINE Prepared For: CUSTOM BUILT HOMES OF MAINE, INC. 25 MAIN ST., WINDHAM, MAINE 04062			

153 US ROUTE 1, SCARBOROUGH, MAINE 04074

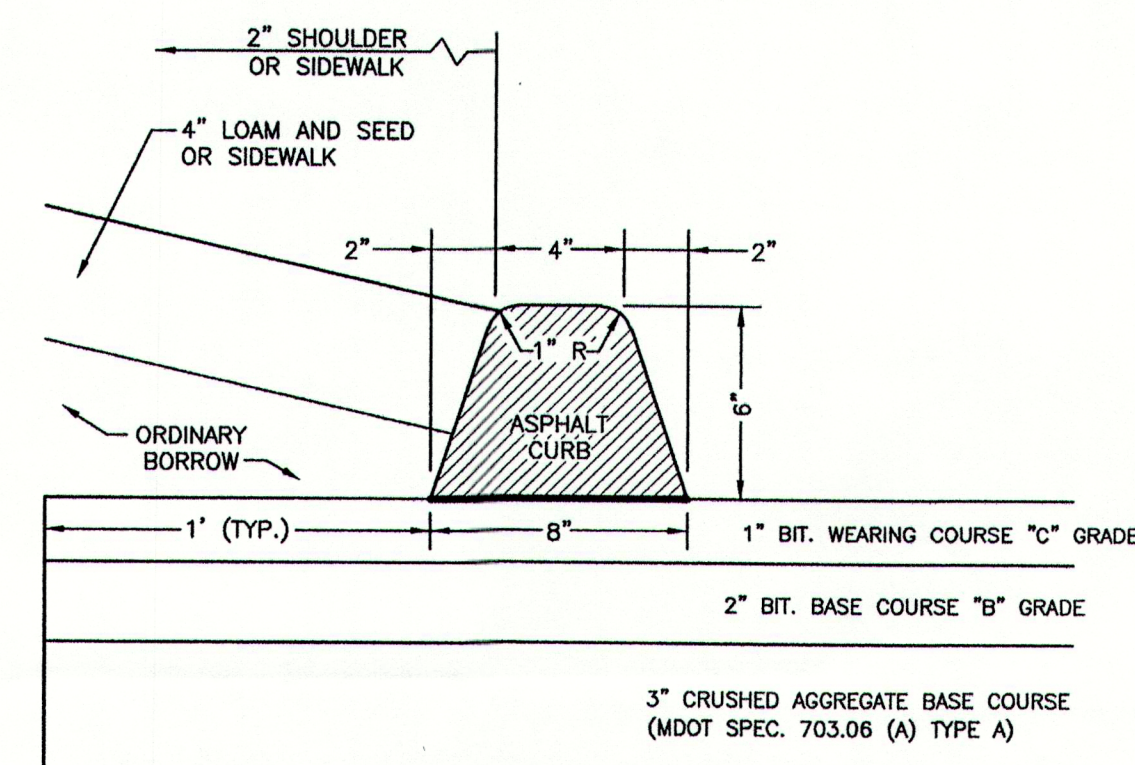
tel 207.883.1000 fax 207.883.1001 e-mail ncs@maine.rr.com



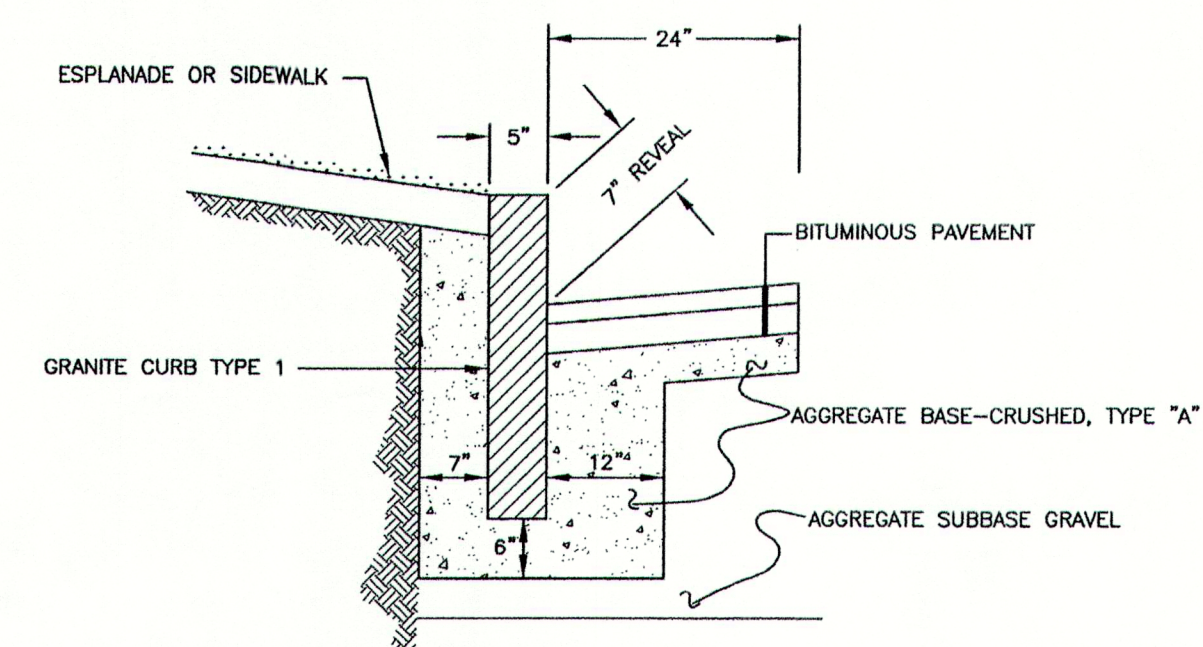
TYP. ROAD CROSS SECTION
NOT TO SCALE



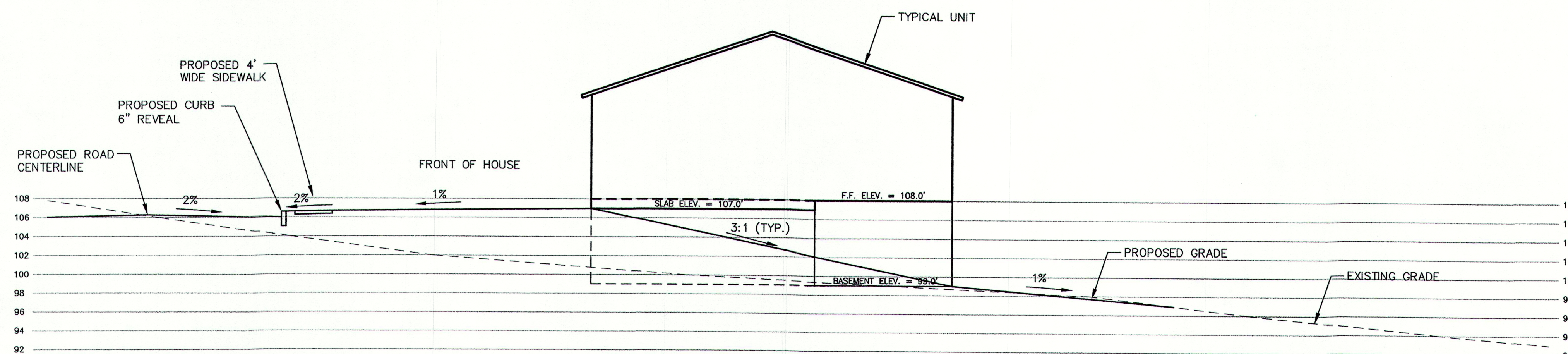
SECTION AT SIDEWALK
BITUMINOUS SIDEWALK WITH ESPLANADE
NOT TO SCALE



BITUMINOUS CONCRETE
(ASPHALT) CURB DETAIL
(AT ALL CURB TANGENTS)
NOT TO SCALE



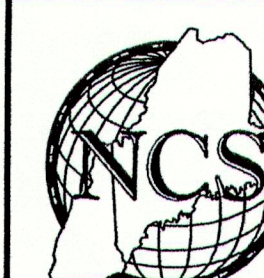
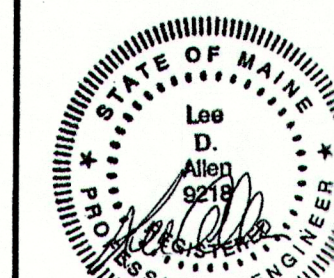
VERTICAL GRANITE CURB DETAIL
(AT ALL CURB RADII)
NOT TO SCALE



TYPICAL SECTION THROUGH UNIT
SCALE 1/8" = 1'-0"

Revision:	By:	Date:	Change:

PROJECT NUMBER: 25524	ACAD FILE: 25524DE.DWG	SCALE: NTS	DATE: JULY 22, 2005
<p>Drawing Name:</p> <p>TYPICAL CROSS SECTIONS & TRENCH DETAILS</p> <p>US ROUTE 1, CUMBERLAND, MAINE</p> <p>Project Name and Location:</p> <p>ROCKWOOD PHASE IV</p> <p>US ROUTE 1, CUMBERLAND, MAINE</p> <p>Prepared For:</p> <p>CUSTOM BUILD HOMES OF MAINE, INC.</p> <p>25 MAIN ST., WINDHAM, MAINE 04062</p>			



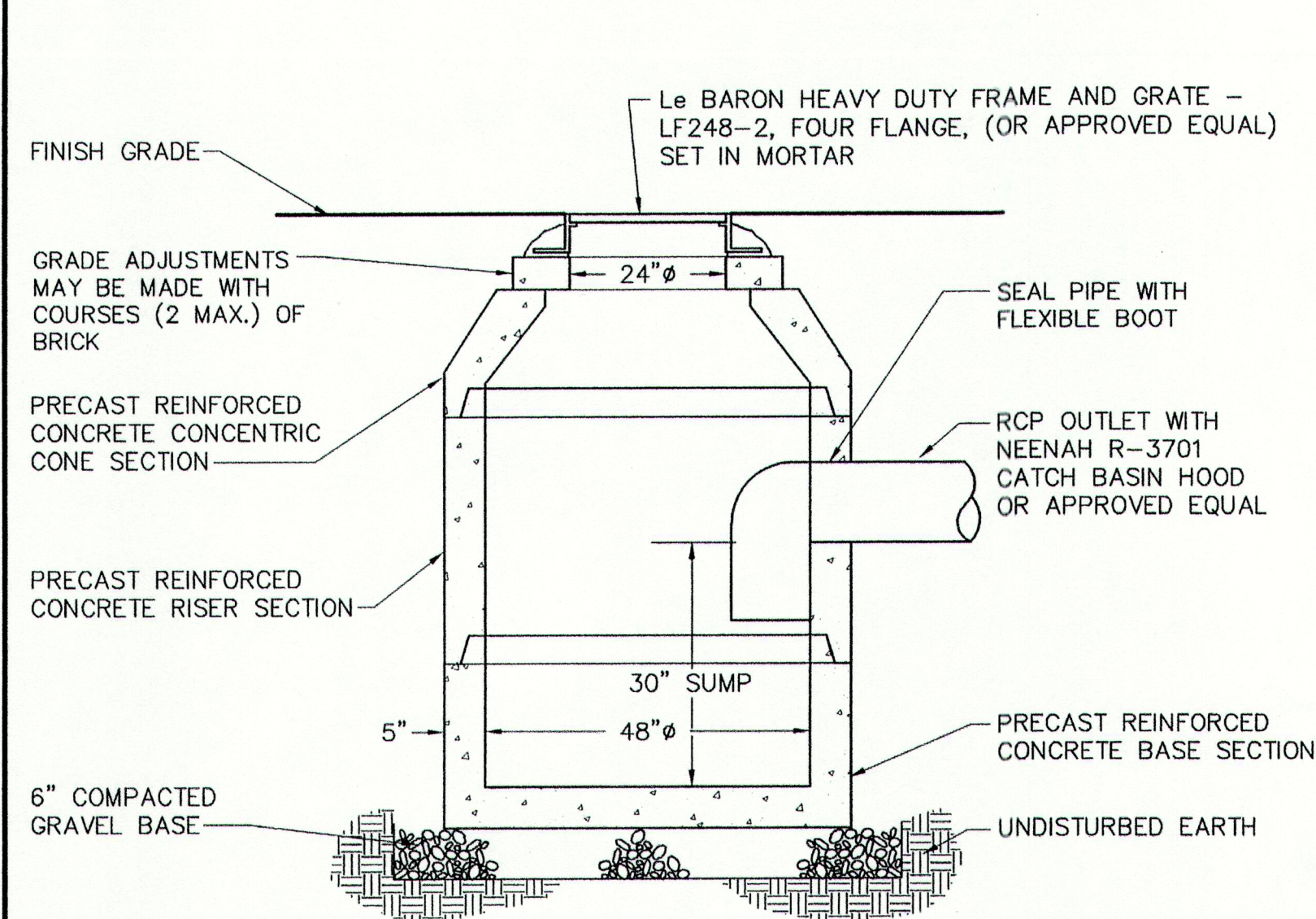
SURVEYING ENGINEERING LAND PLANNING

Northeast Civil Solutions

INCORPORATED

153 US ROUTE 1, SCARBOROUGH, MAINE 04074

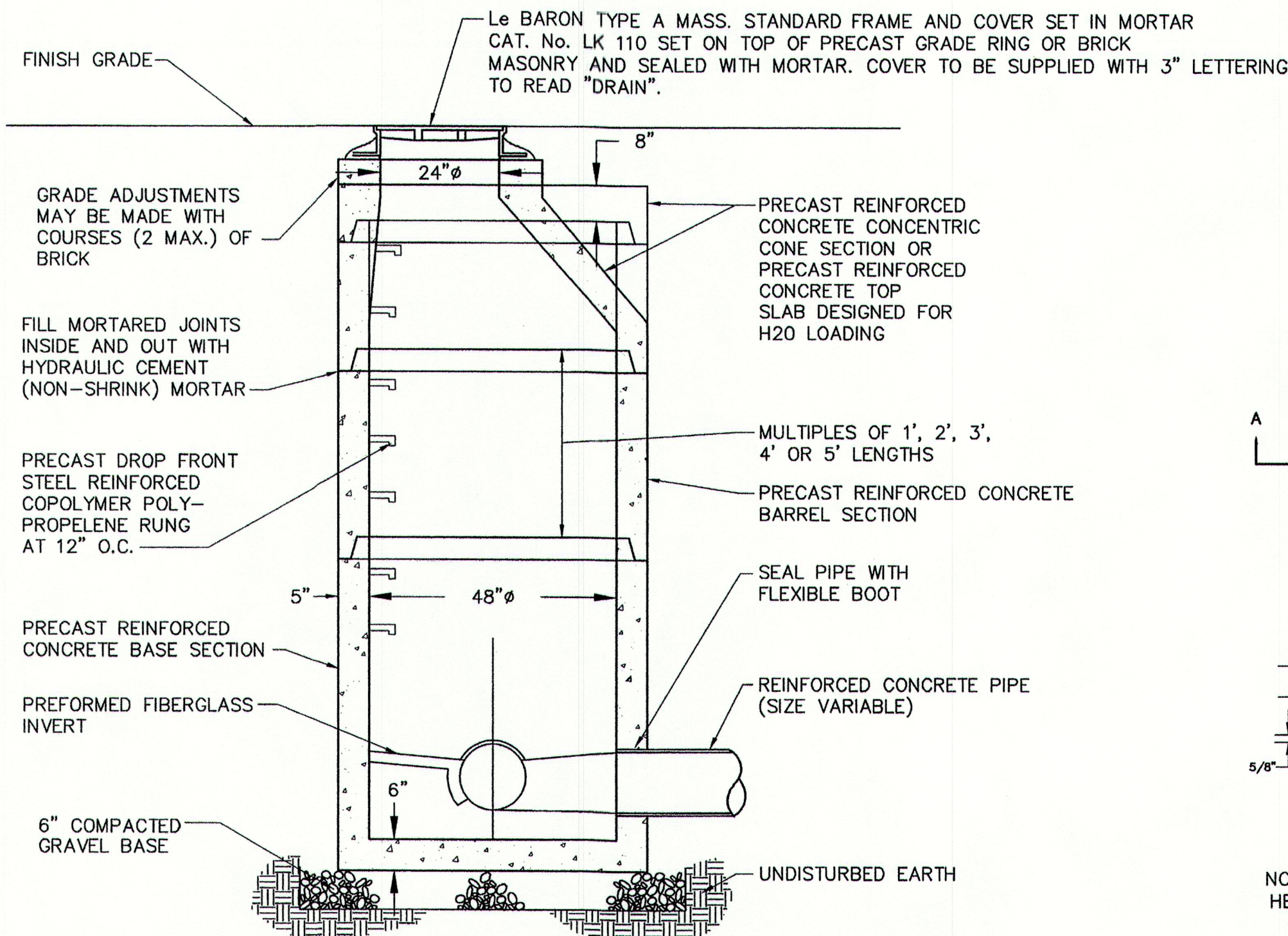
tel 207.883.1000 fax 207.883.1001 e-mail ncs@maine.rr.com
907.882.2227



NOTE:
CATCH BASIN, FRAME AND GRATE SHALL BE DESIGNED
TO WITHSTAND HS-20 LOADING.

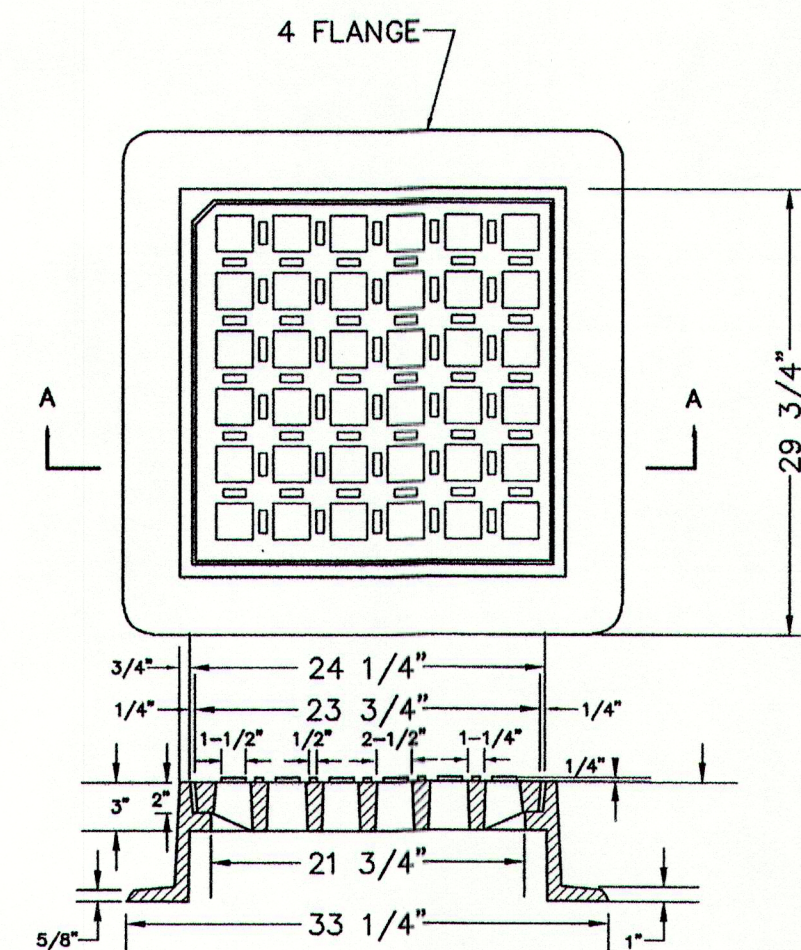
PRECAST CONCRETE CATCH BASIN DETAIL

N.T.S.



PRECAST CONCRETE DRAIN MANHOLE

N.T.S.

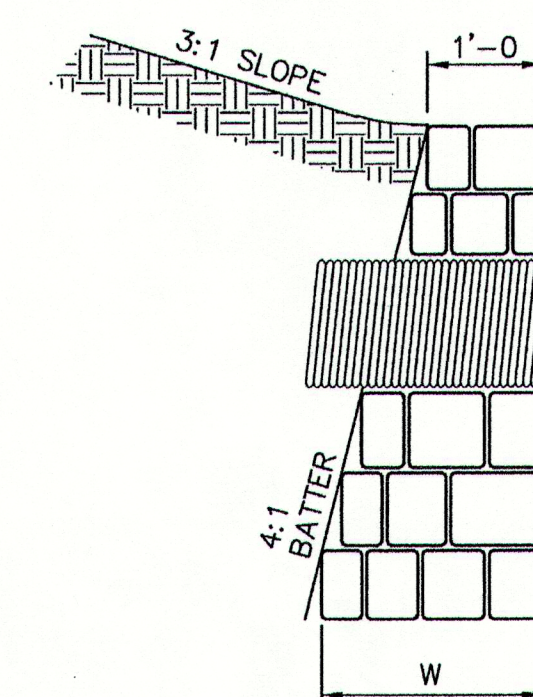


NOTE: FRAME AND GRATE SHALL BE
HEAVY DUTY CLASS 30 GRAY IRON.

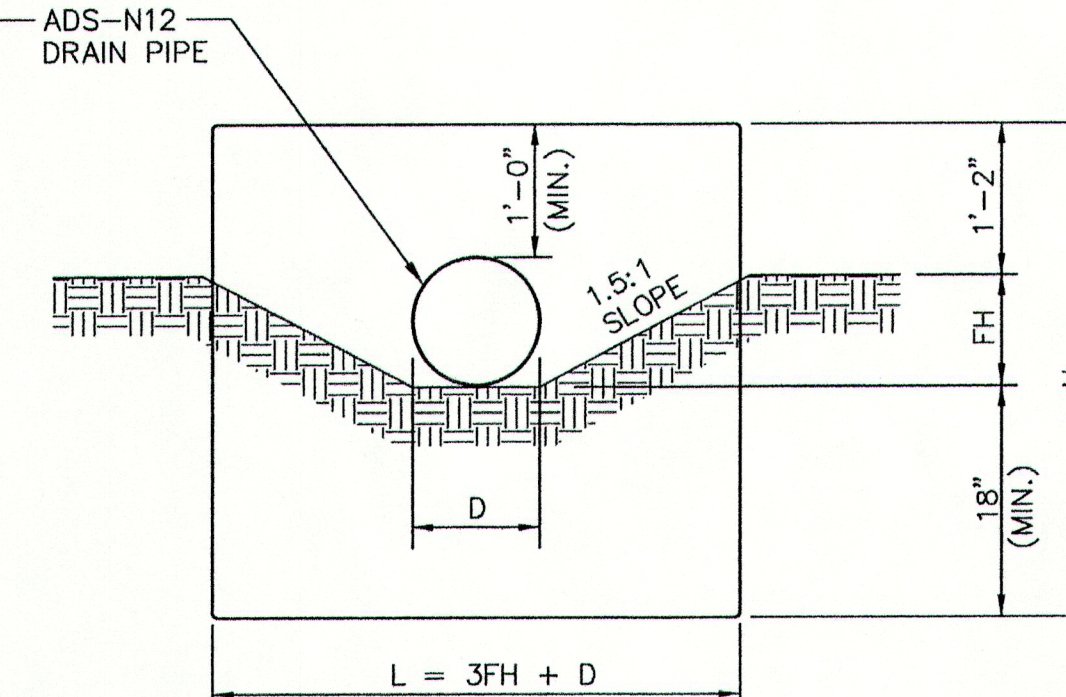
CATCH BASIN FRAME AND GRATE

N.T.S.

DIAMETER D	HEADER LENGTH L	HEADER HEIGHT H	FILL HEIGHT FH	WIDTH AT BOTTOM W
12"	42"	42"	10"	22"
18"	66"	48"	16"	24"



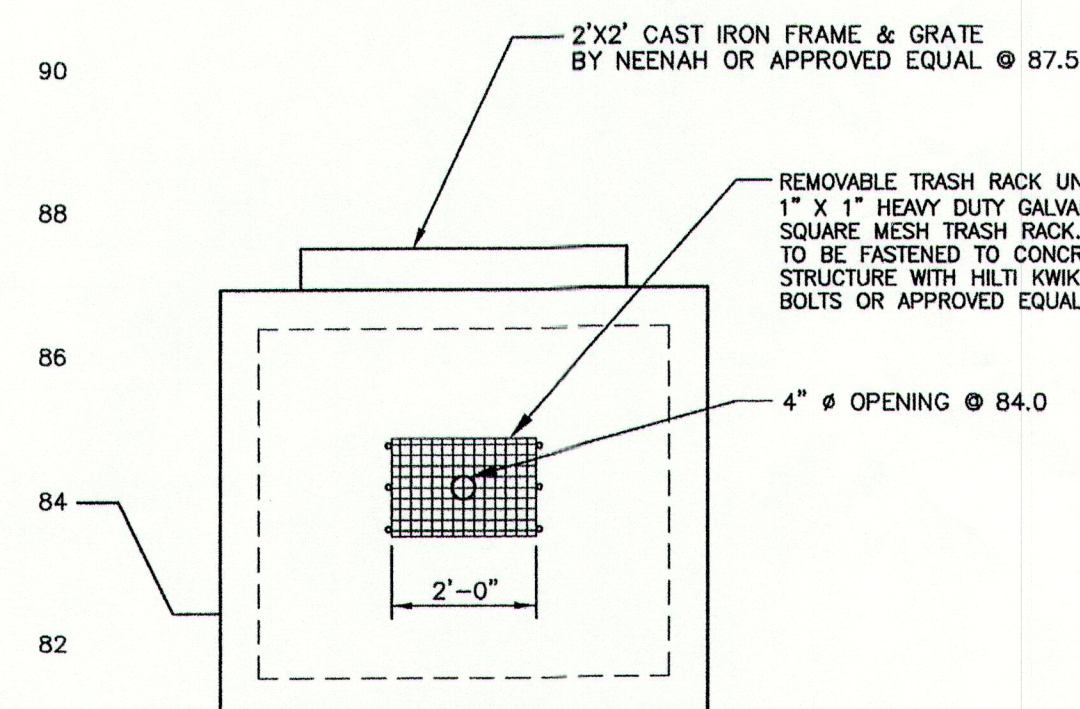
SIDE ELEVATION



FRONT ELEVATION

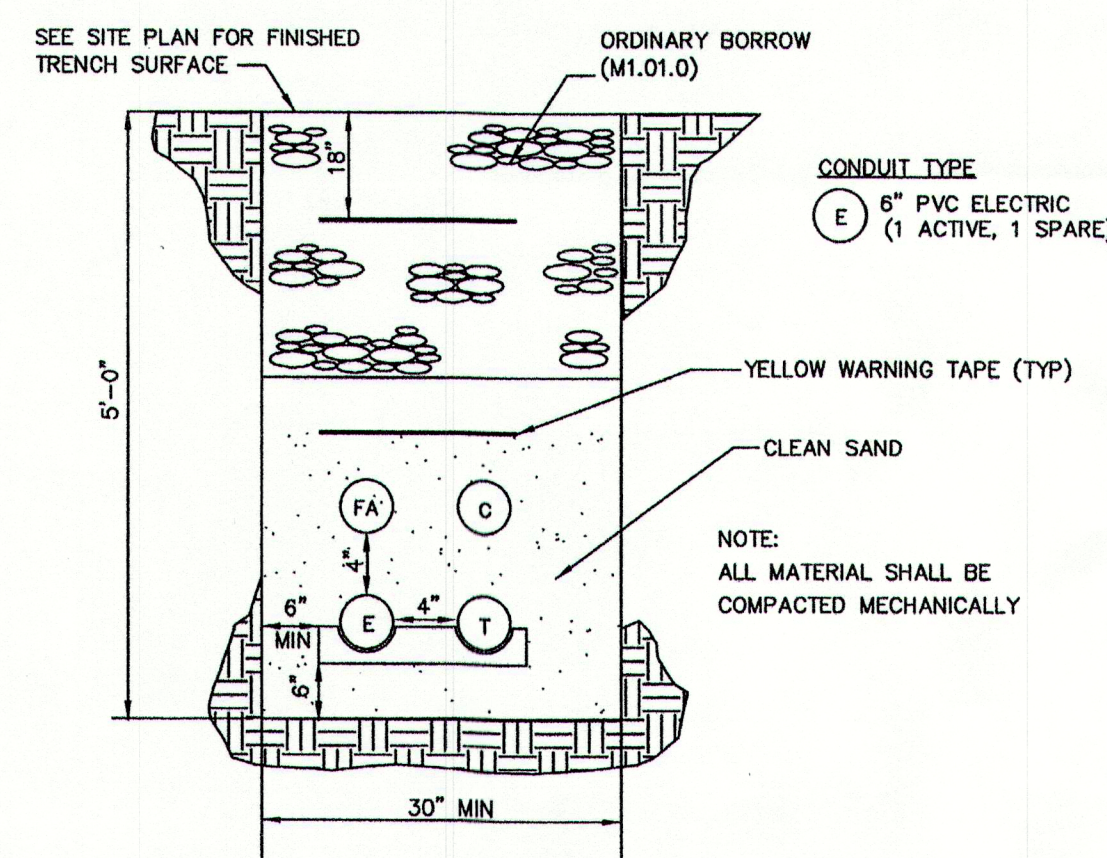
MORTAR RUBBLE HEADWALL DETAIL

NOT TO SCALE



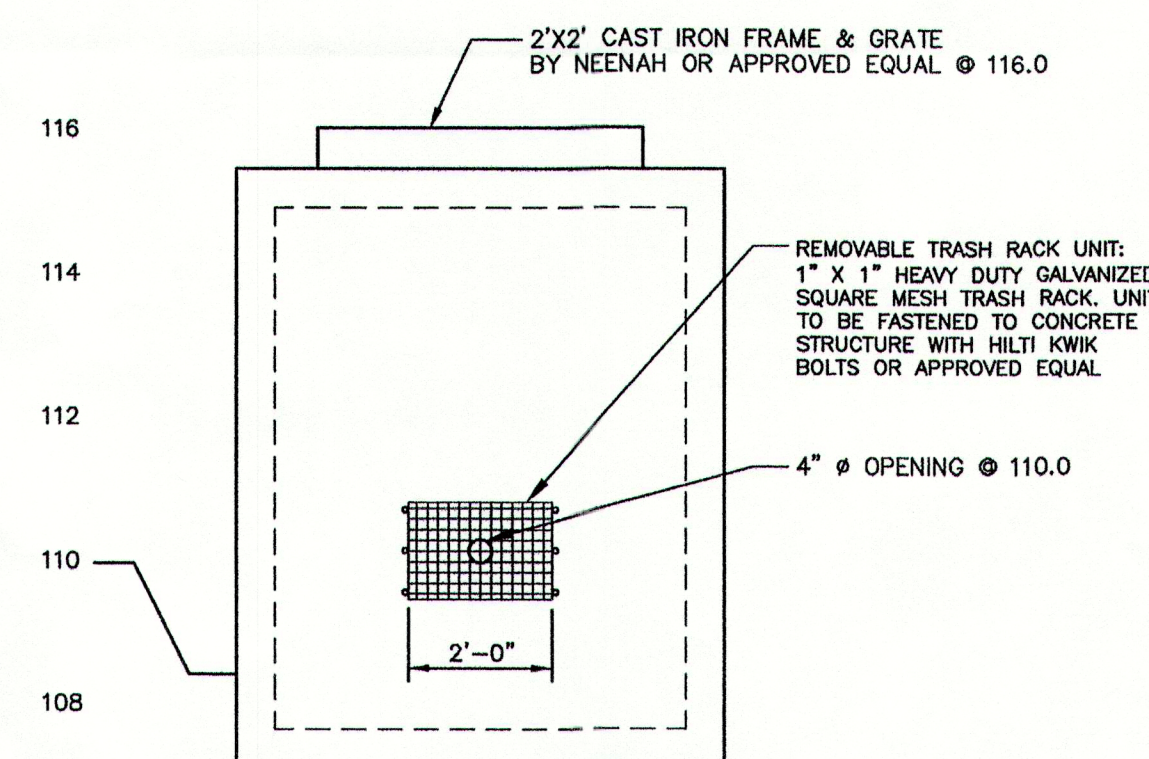
OUTLET STRUCTURE (OS-1)
INLET OPENING DETAIL

NOT TO SCALE



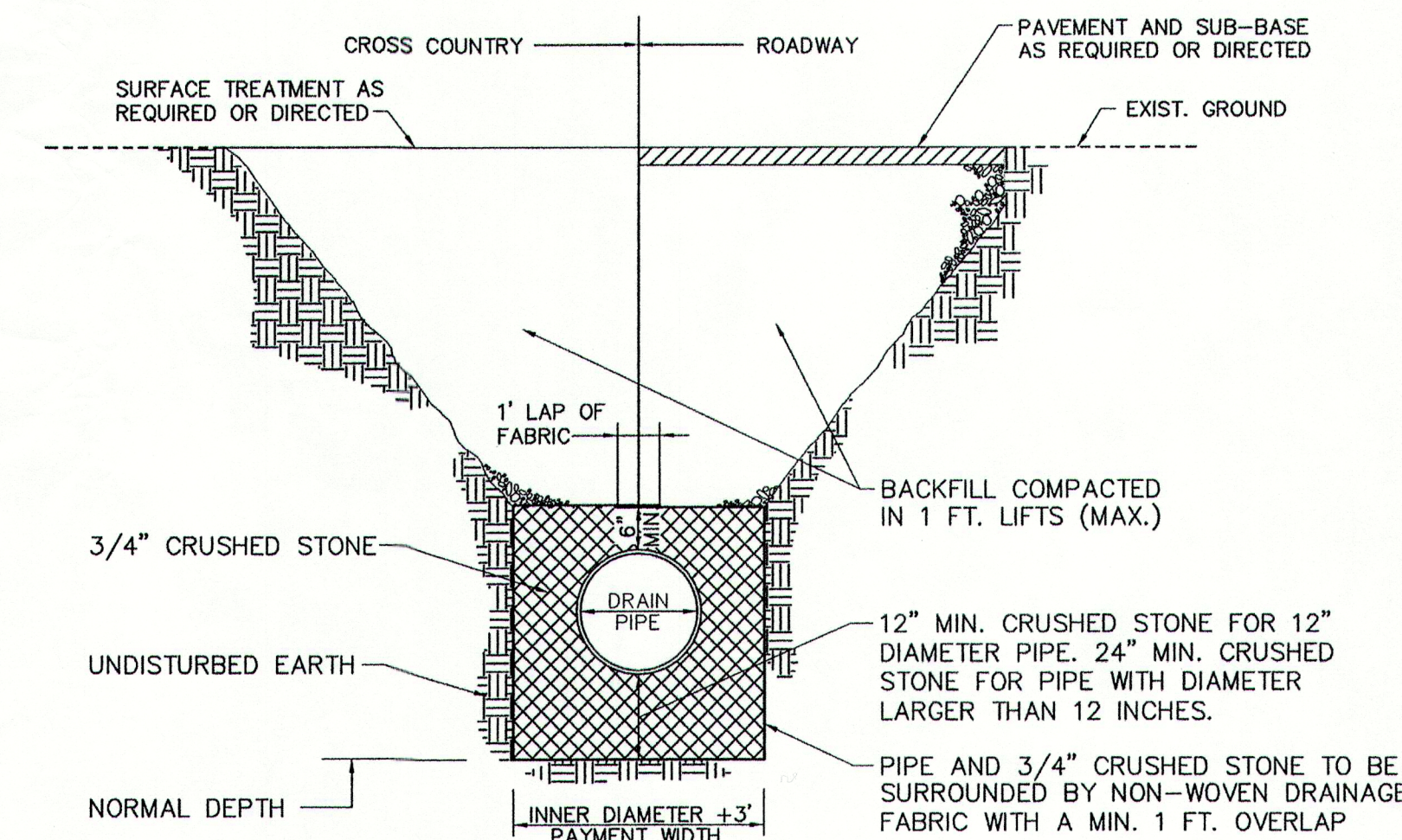
COMMON TRENCH DETAIL
ELECTRIC/TELEPHONE/FIRE ALARM/CABLE

NOT TO SCALE



OUTLET STRUCTURE (OS-2)
INLET OPENING DETAIL

NOT TO SCALE

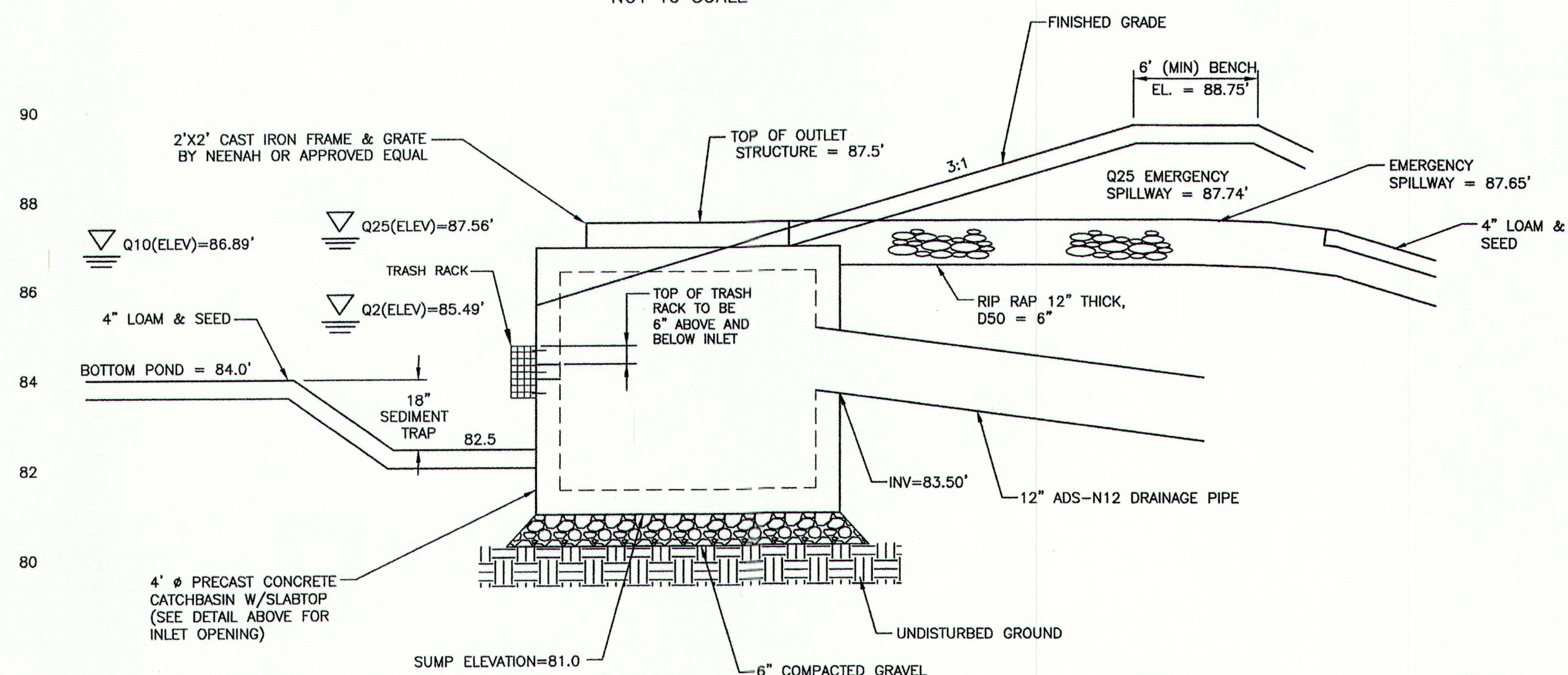


NOTE
1. BACKFILL MATERIAL SHALL CONSIST OF SUITABLE EXCAVATED
MATERIAL AND/OR GRAVEL BORROW AS DIRECTED BY THE ENGINEER.

TRENCH SECTION

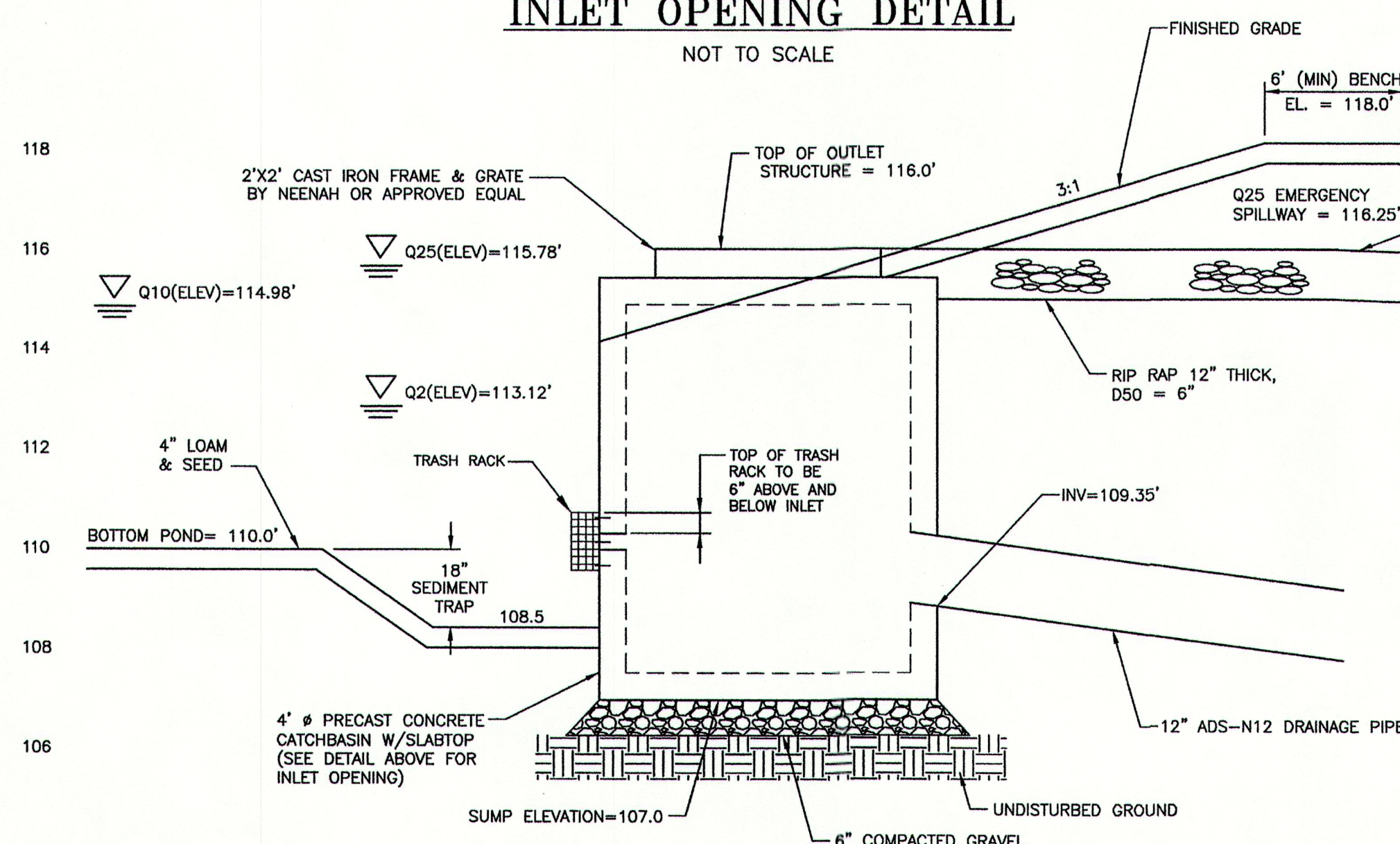
DRAIN PIPE

N.T.S.



OUTLET STRUCTURE (OS-1) AT POND #1

NOT TO SCALE



OUTLET STRUCTURE (OS-2) AT POND #2

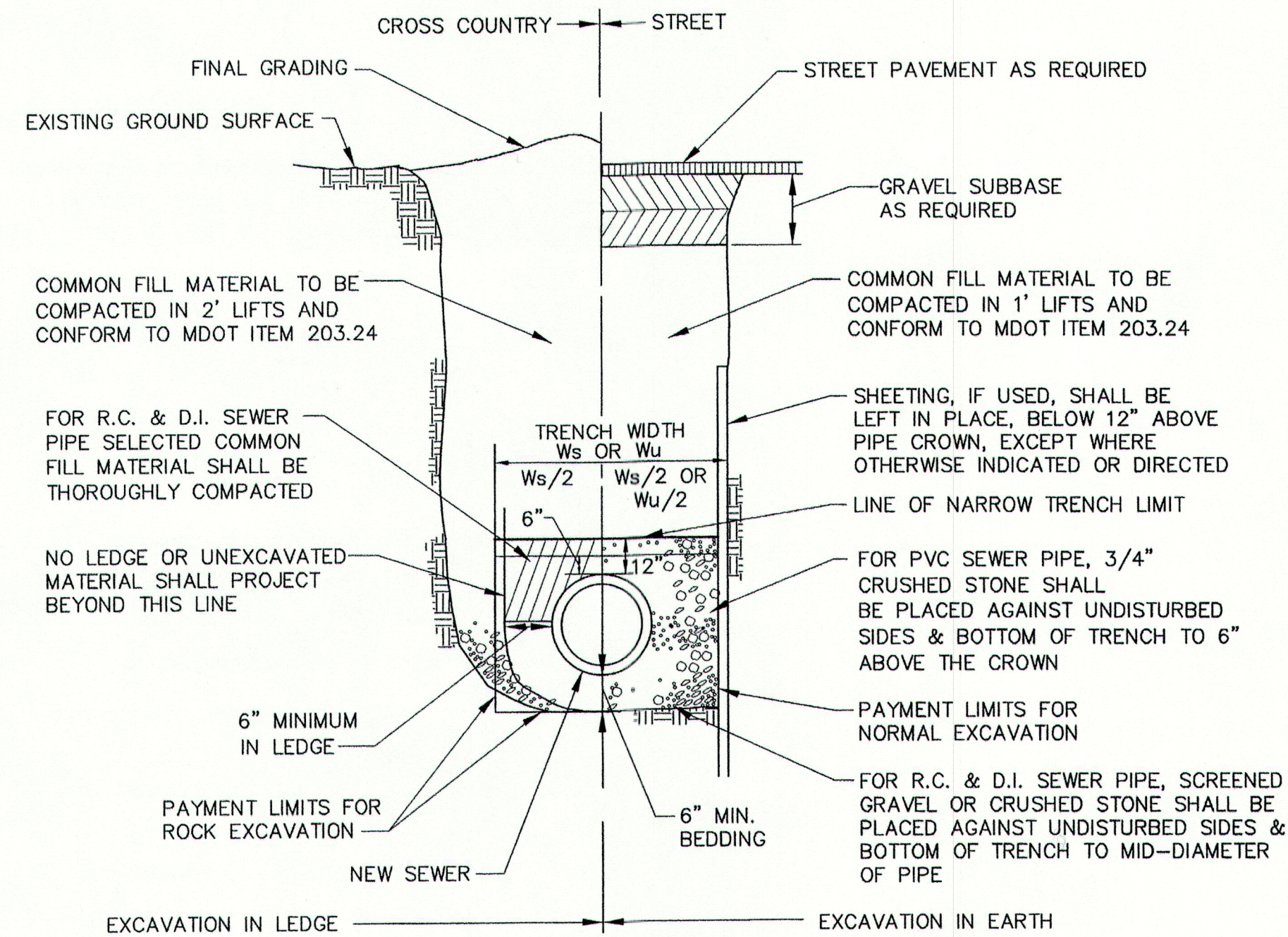
NOT TO SCALE

Revision:	By:	Date:	Change:
1	SMA	12/16/04	ADD HEADWALL DETAIL
PROJECT NUMBER: 25524			
ACAD FILE: 25524DE.DWG		SCALE: NTS	DATE: JULY 22, 2005
Drawing Name: DRAINAGE DETAILS			
US ROUTE 1, CUMBERLAND, MAINE			
Project Name and Location: ROCKWOOD PHASE IV			
US ROUTE 1, CUMBERLAND, MAINE			
Prepared For: CUSTOM BUILT HOMES OF MAINE, INC.			
25 MAIN ST., WINDHAM, MAINE 04062			
153 US ROUTE 1, SCARBOROUGH, MAINE 04074		tel 207.883.1000 800.882.2227	
fax 207.883.1001		e-mail ncs@maine.rr.com	
SHEET 17 OF 26			

- NOTES:
- TRENCHES LOCATED ON THE ROAD SHOULDER SHALL BE TREATED THE SAME AS STREET EXCEPT FOR PAVING
 - SATISFACTORY EXCAVATED MATERIAL CAN BE USED FOR BACKFILL ABOVE THE LINE OF NARROW TRENCH LIMIT.

TRENCH WIDTH Ws OR Wu	UNSHEEDED	SHEEDED
DIAMETER OF PIPE D		
12" AND SMALLER	3'-0"	4'-2"
15"	3'-2"	4'-4"
18"	3'-6"	4'-8"
21"	3'-10"	5'-0"
24"	4'-2"	5'-4"
27"	4'-6"	5'-8"
30"	4'-10"	6'-0"
36"	5'-6"	6'-8"
42"	6'-2"	7'-4"
48"	6'-10"	8'-0"

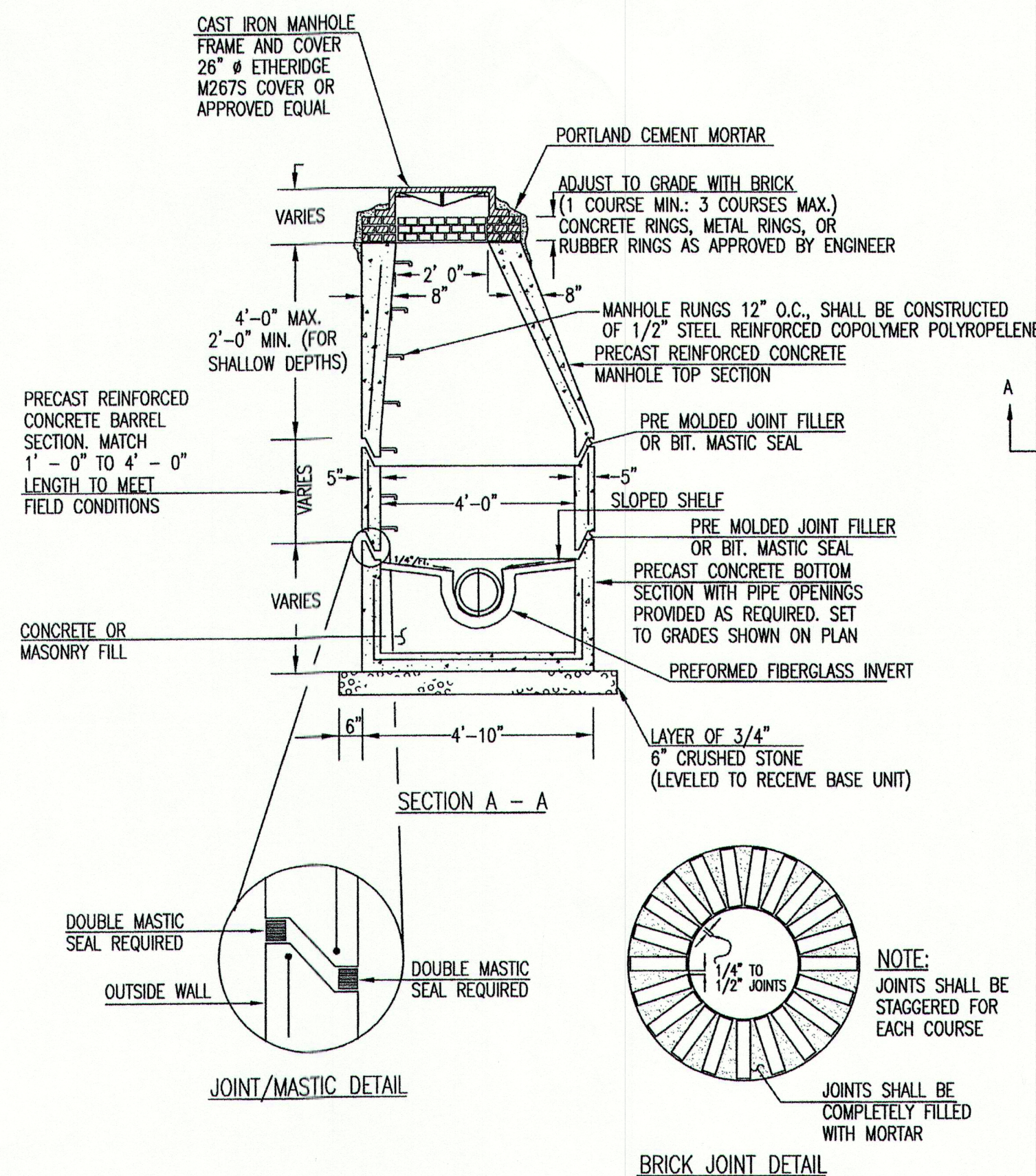
TRENCH WIDTH DATA



SEWER TRENCH SECTION

N. T. S.

- NOTE:
- ALIGNMENT, TO BE BUILT ON SMOOTH RADIUS. CHANNEL TO BE SHAPED TO ACCEPT ADDITIONAL INLET PIPES.
 - THE FRAME GRATE AND COVER SHALL BE ETHERIDGE M2675, 26" DIAMETER COVER AND 24" CLEAR OPENING OR APPROVED EQUAL.
 - PROVIDE 2' LONG STUBS FOR ALL PIPES ENTERING OR LEAVING SEWER MANHOLES
 - THE MANHOLES SHALL BE VACUUM TESTED AND THE SEWER PIPELINE TESTED USING A LOW PRESSURE AIR TEST IN ACCORDANCE WITH TOWN SPECIFICATIONS.
 - FOR SHALLOW MANHOLES, A 2' CONE MAY BE USED.
 - KOR-N-SEAL RUBBER BOOTS OR APPROVED EQUAL SHALL BE EQUIPPED WITH A MINIMUM OF 2 STAINLESS STEEL CLAMPS.

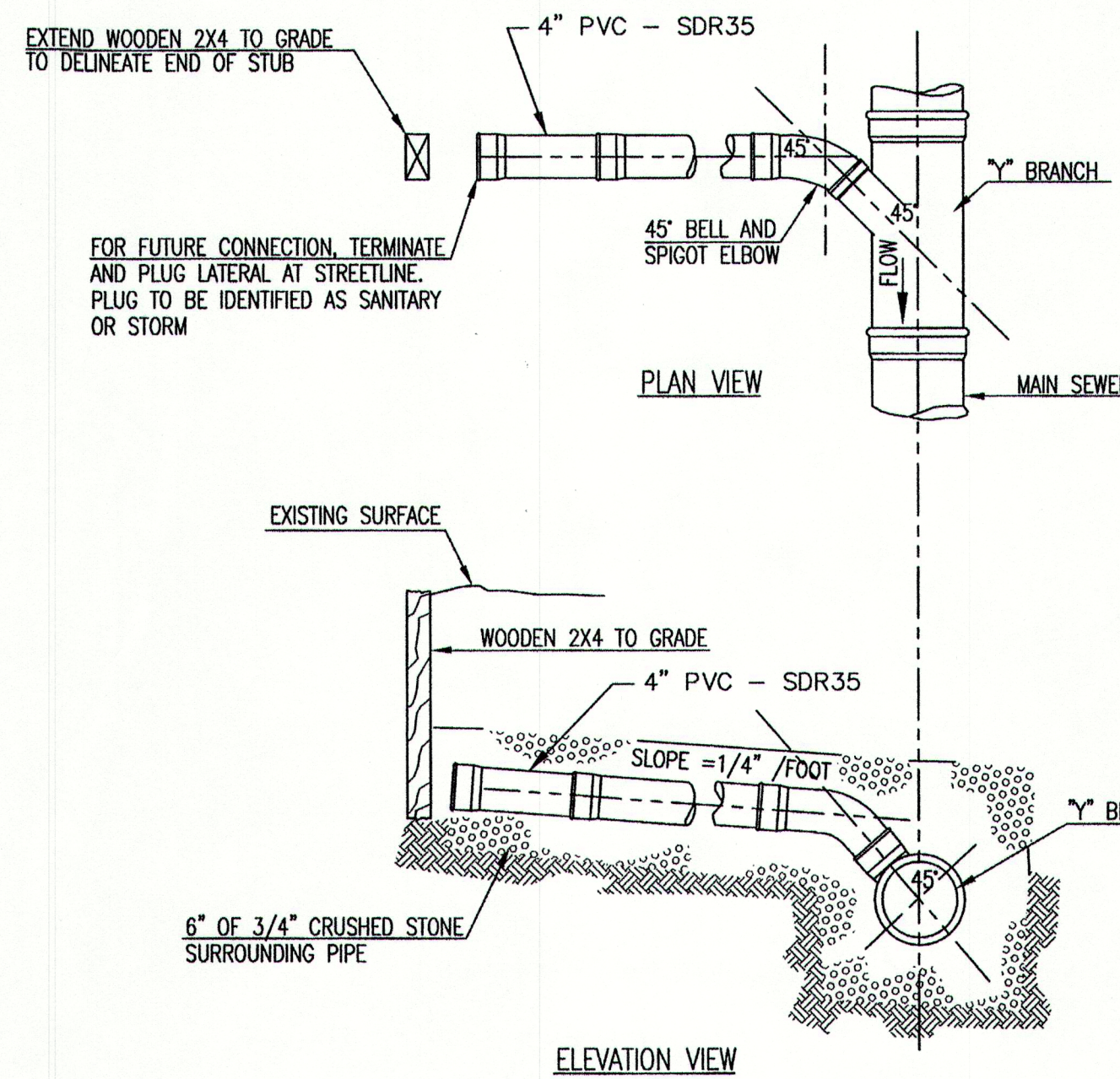


PRECAST CONCRETE MANHOLE TYPE "A"

NOT TO SCALE

NOTES:

- LOCATION / WARNING TAPE SHALL BE INSTALLED OVER CENTERLINE OF PIPE AT A MAXIMUM OF 24 INCHES BELOW FINISH GRADE.
- HOUSE LATERALS SHALL NOT BE CONNECTED DIRECTLY INTO MANHOLES



TYPICAL HOUSE LATERAL "Y" CONNECTION DETAILS

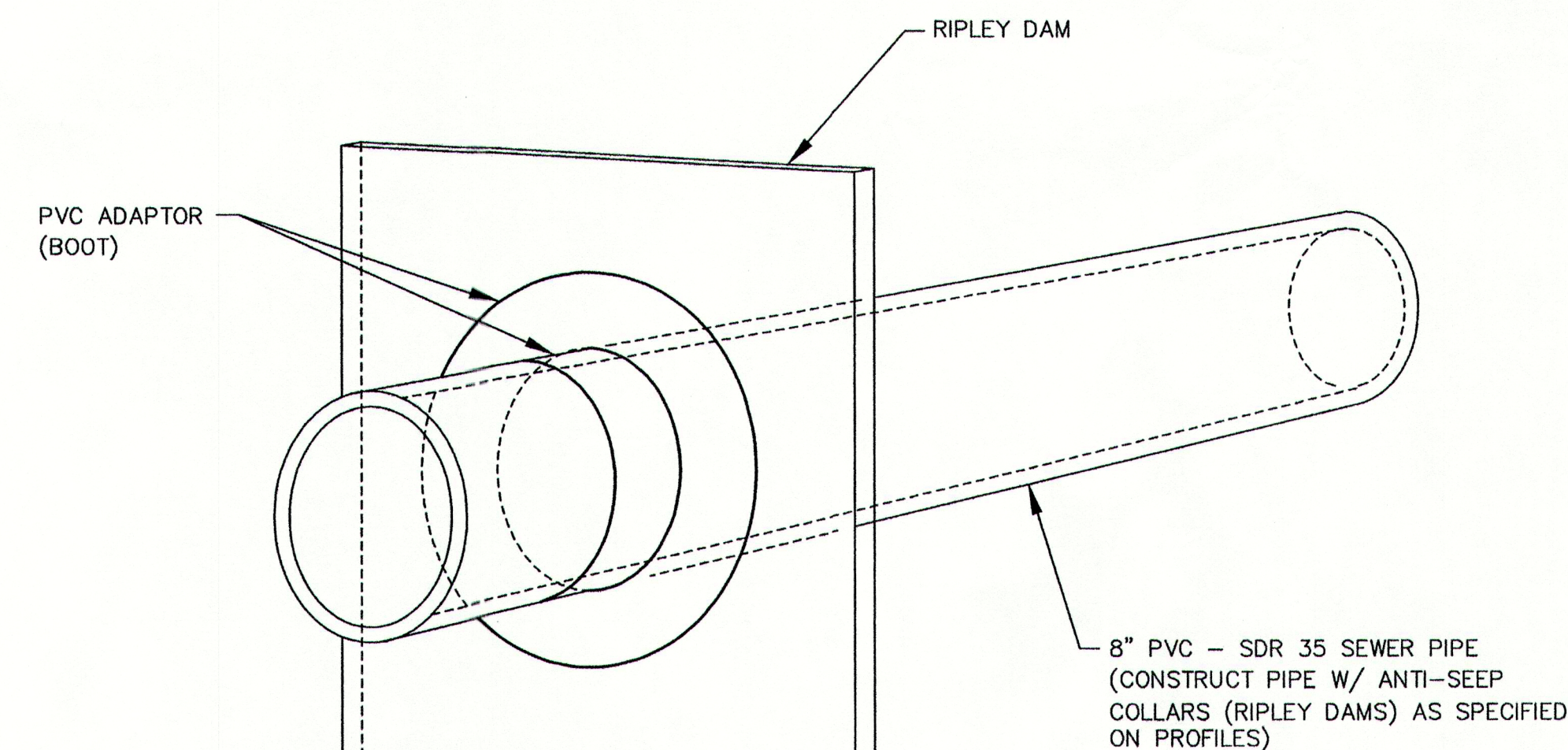
NOT TO SCALE

GENERAL NOTES

- LOCATIONS OF UTILITIES ARE APPROXIMATE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL THE UTILITIES LOCATE THEIR SERVICES PRIOR TO THE START OF CONSTRUCTION.
- ALL EXISTING CATCH BASINS, MANHOLES, CONNECTIONS, AND OUTLET PIPING SHALL BE CLEANED AND LEFT IN SATISFACTORY OPERATING CONDITION AFTER CONSTRUCTION HAS BEEN COMPLETED. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
- ALL MANHOLE FRAMES SHALL BE SUPPLIED WITH SOLID MANHOLE COVERS; SEE STANDARD DETAIL.
- ALL GRANITE CATCH BASIN STONES, MANHOLE FRAMES AND COVERS TO BE REMOVED SHALL BE REUSED AS DIRECTED BY THE PROJECT ENGINEER. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
- ALL TERMINAL MANHOLES SHALL HAVE CHANNELS CONSTRUCTED STRAIGHT THROUGH THE MANHOLE.

GENERAL NOTES FOR SEWER PIPES, MANHOLES AND CATCH BASINS

- ALL CONCRETE SHALL BE CLASS "A" AND HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000 lbs. PER SQ. INCH AT THE END OF 28 DAYS, UNLESS OTHERWISE NOTED.
- PRECAST REINFORCED CONE BARREL MANUFACTURED PER ASTM SPEC. C-478-67
- SEWER BRICK SHALL CONFORM TO ASTM SPEC. DESIGNATE ON C-32-63, GRADE MA AND SA.
- ALL MANHOLES SHALL HAVE A BITUMINOUS WATERPROOFING APPLIED TO THE EXTERIOR SURFACE.
- CASTINGS SHALL CONFORM TO ASTM DESIGNATION A48-CLASS 35. ALL PARTS OF CASTINGS, EXCEPT FINISHED SURFACE, SHALL RECEIVE A COAT OF COAL TAR PITCH VARNISH OR ASPHALTUM PAINT WHICH SHALL BE SMOOTH AND TOUGH BUT NOT BRITTLE.
- MANHOLES TO BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE.
- ALL PRECAST MANHOLES AND CATCH BASINS SHALL BE IDENTIFIED BY STATION AND OFFSET, PAINTED ON THE SIDE OF THE STRUCTURE BY THE MANUFACTURER.
- STORM AND SEWER MANHOLES SHALL HAVE SOLID COVERS WITH ONE DRILLED PICK HOLE.
- ALL SEWER PIPES USED SHALL BE SDR-35, MEETING THE REQUIREMENTS OF ASTM 3034. PIPES SHALL HAVE GASKETS AND BE INSTALLED WITH BELLS UPHILL.
- THE RUBBER BOOT FOR THE SEWER PIPE PENETRATIONS INTO THE MANHOLES SHALL HAVE AT LEAST 2 STAINLESS STEEL CLAMPS.

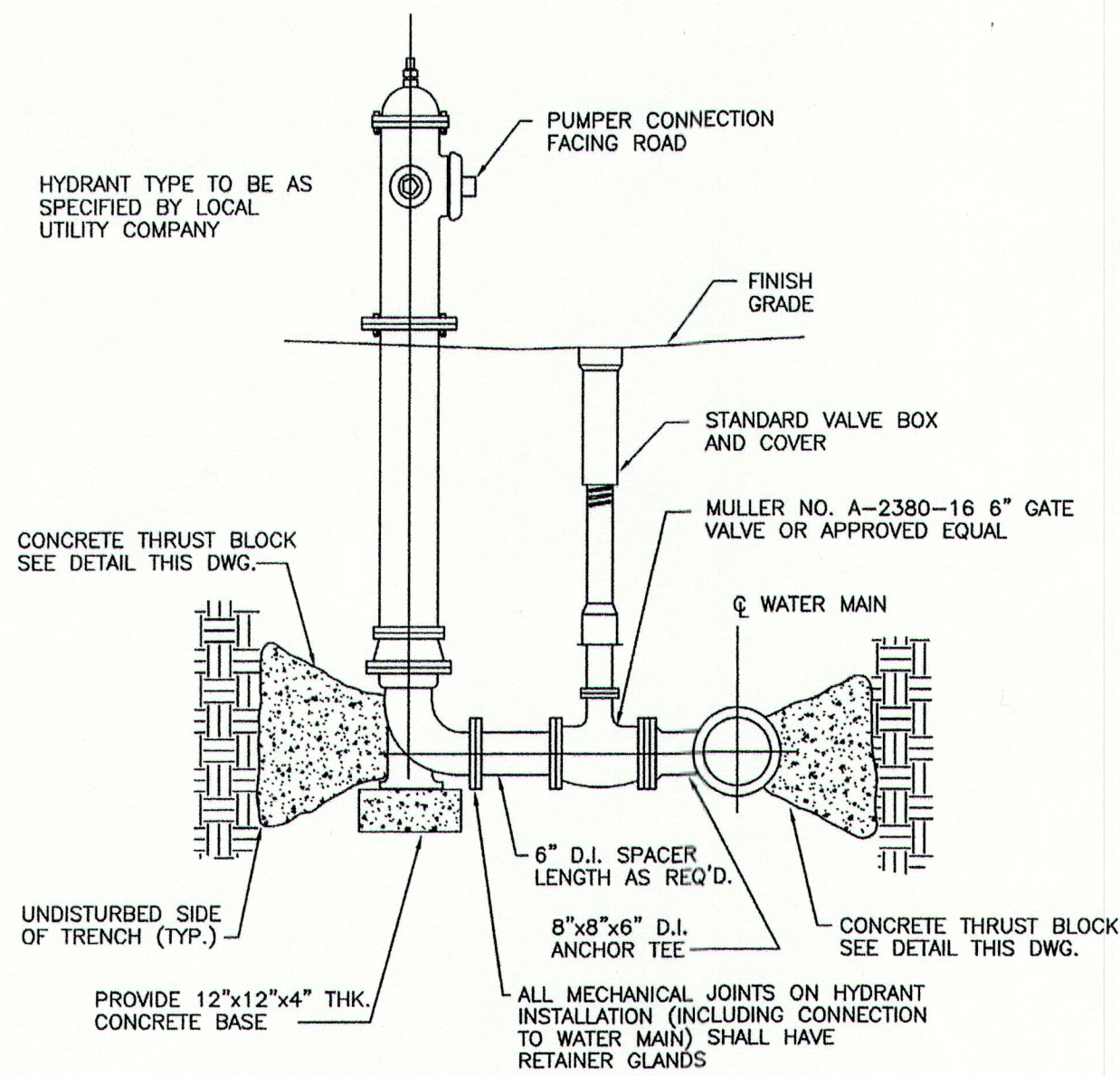


RIPLEY DAM DETAIL

NOT TO SCALE

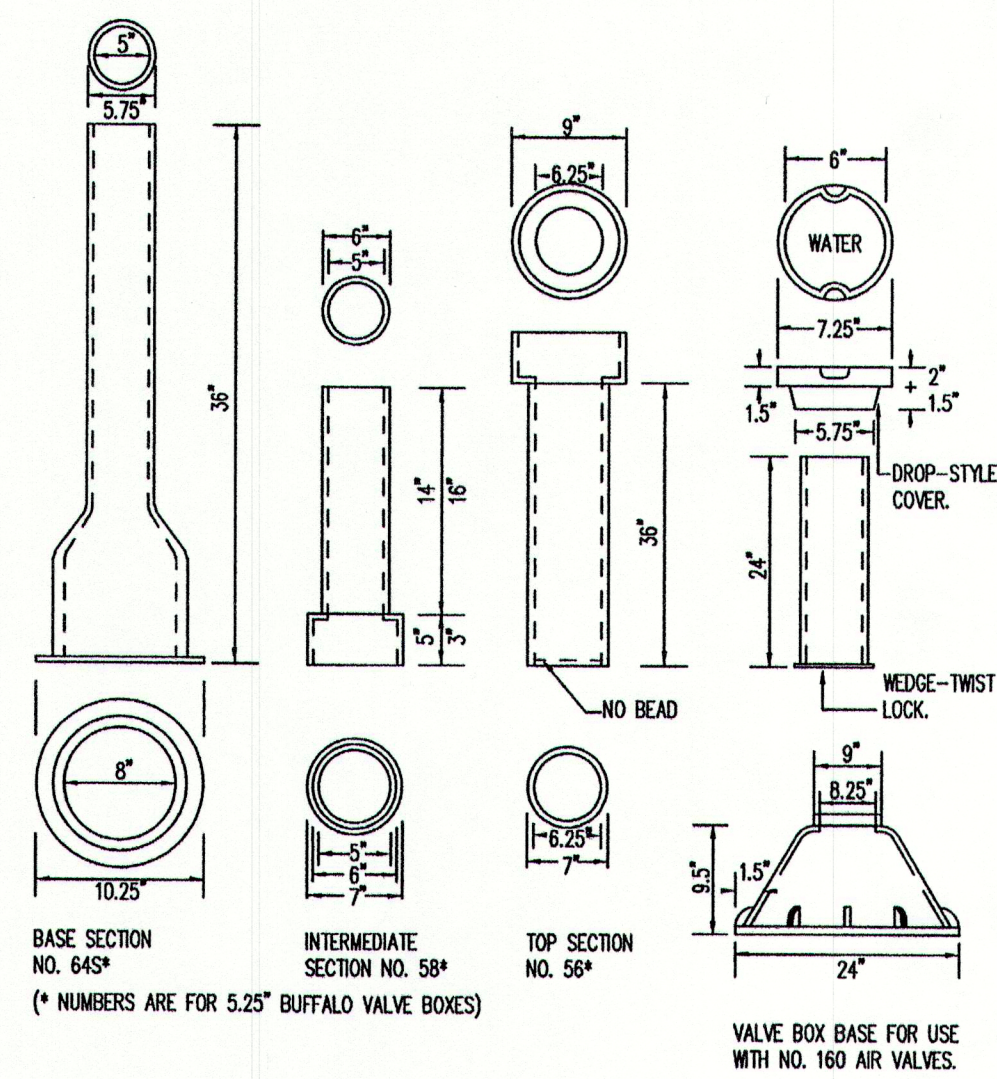
Revision	By	Date	Change
1	SMA	12/16/04	REVISE "Y" CONNECTION DETAIL

PROJECT NUMBER: 25524	ACAD FILE: 25524DE.DWG	SCALE: NTS	DATE: JULY 22, 2005
Drawing Name: SEWER DETAILS US ROUTE 1, CUMBERLAND, MAINE Project Name and Location: ROCKWOOD PHASE IV US ROUTE 1, CUMBERLAND, MAINE Prepared For: CUSTOM BUILT HOMES OF MAINE, INC. 25 MAIN ST., WINDHAM, MAINE 04062			
153 US ROUTE 1, SCARBOROUGH, MAINE 04074 tel 207.883.1000 fax 207.883.1001 800.882.2227 e-mail ncs@maine.rr.com			
SHEET 18 OF 26			



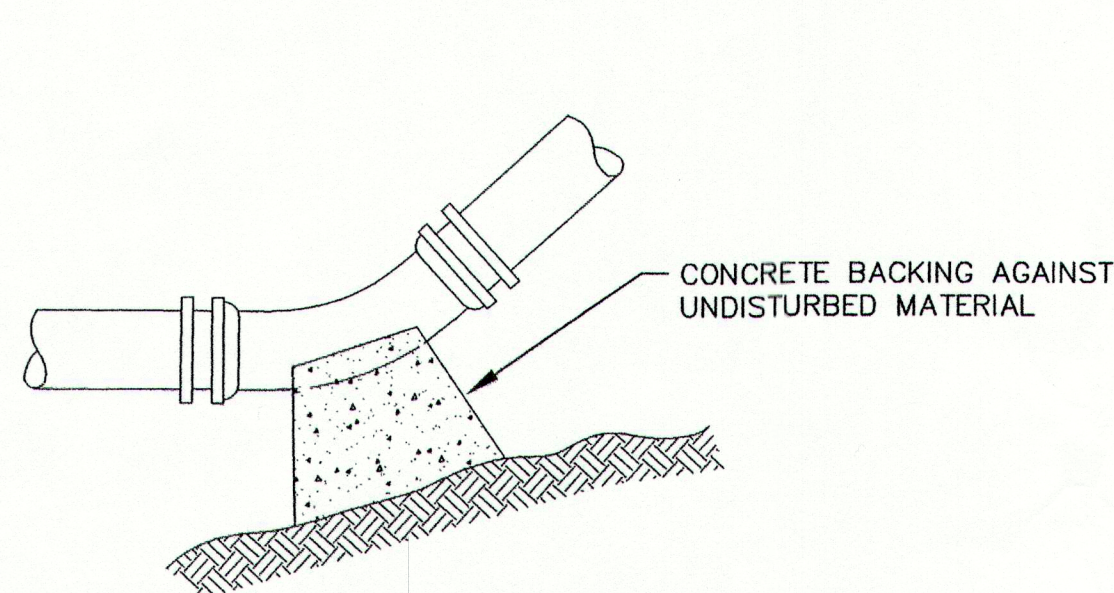
HYDRANT INSTALLATION

NOT TO SCALE



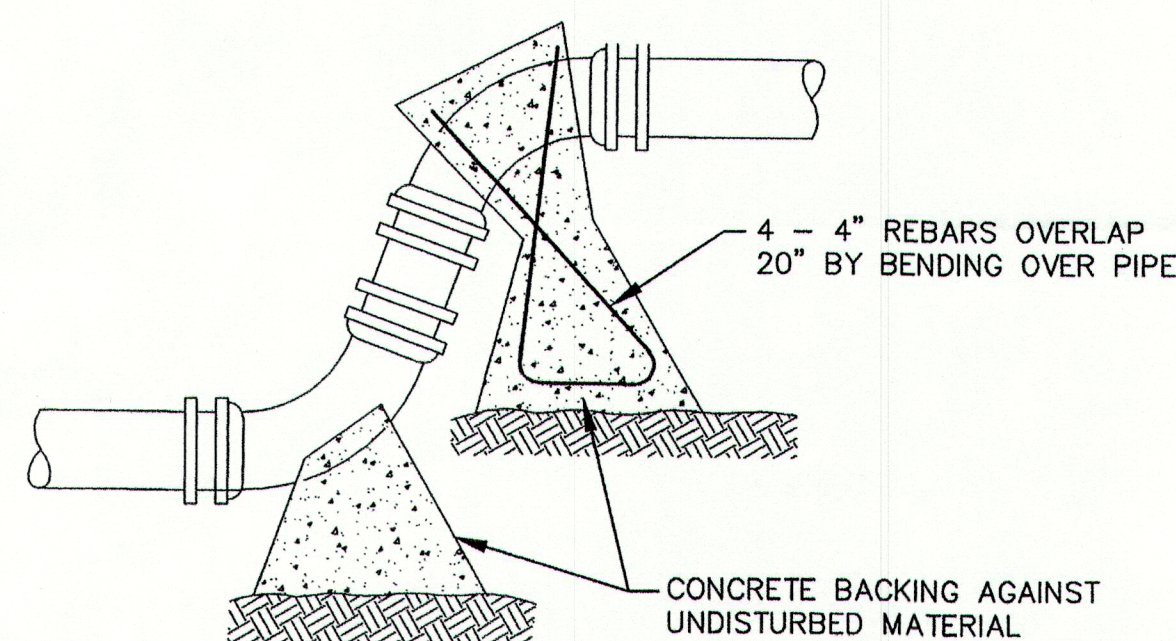
TYPICAL VALVE BOXES

NOT TO SCALE



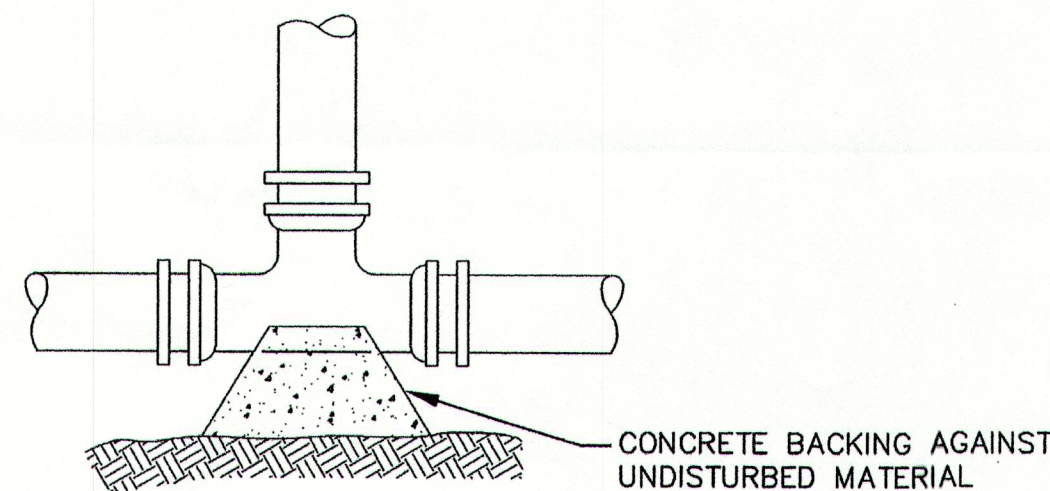
TYPICAL BEND

NOT TO SCALE



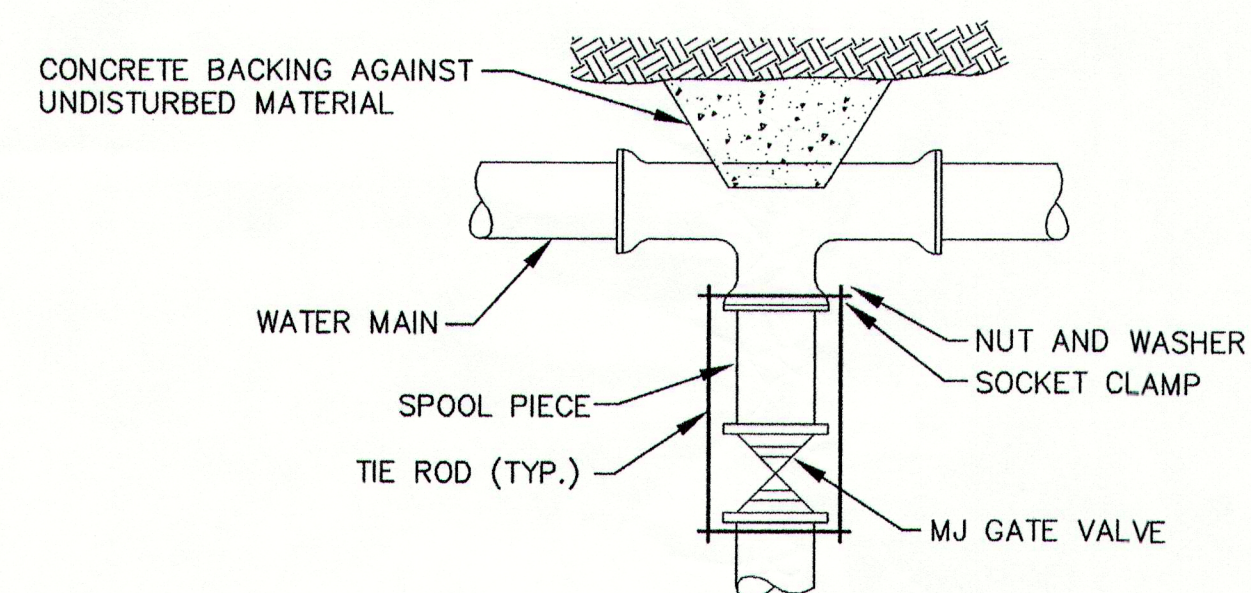
TYPICAL OFF-SET

NOT TO SCALE



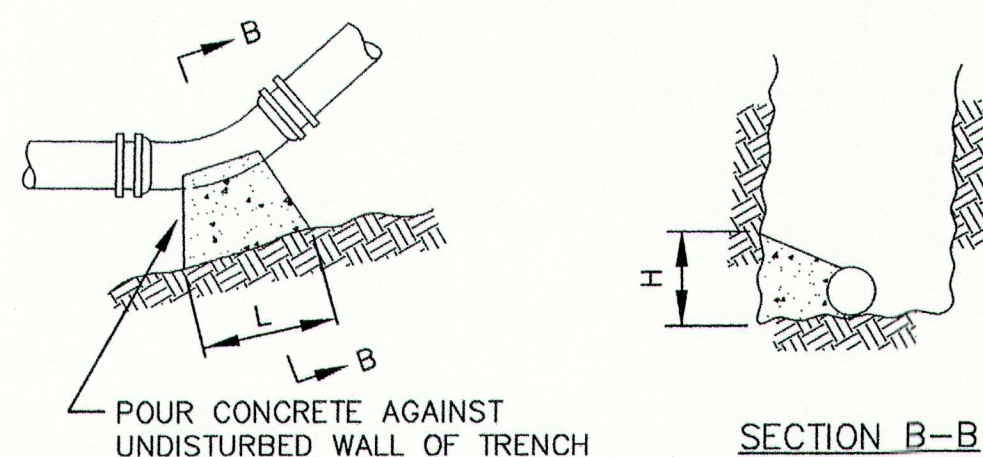
TYPICAL TEE

NOT TO SCALE



TYPICAL VALVE CONNECTION

NOT TO SCALE

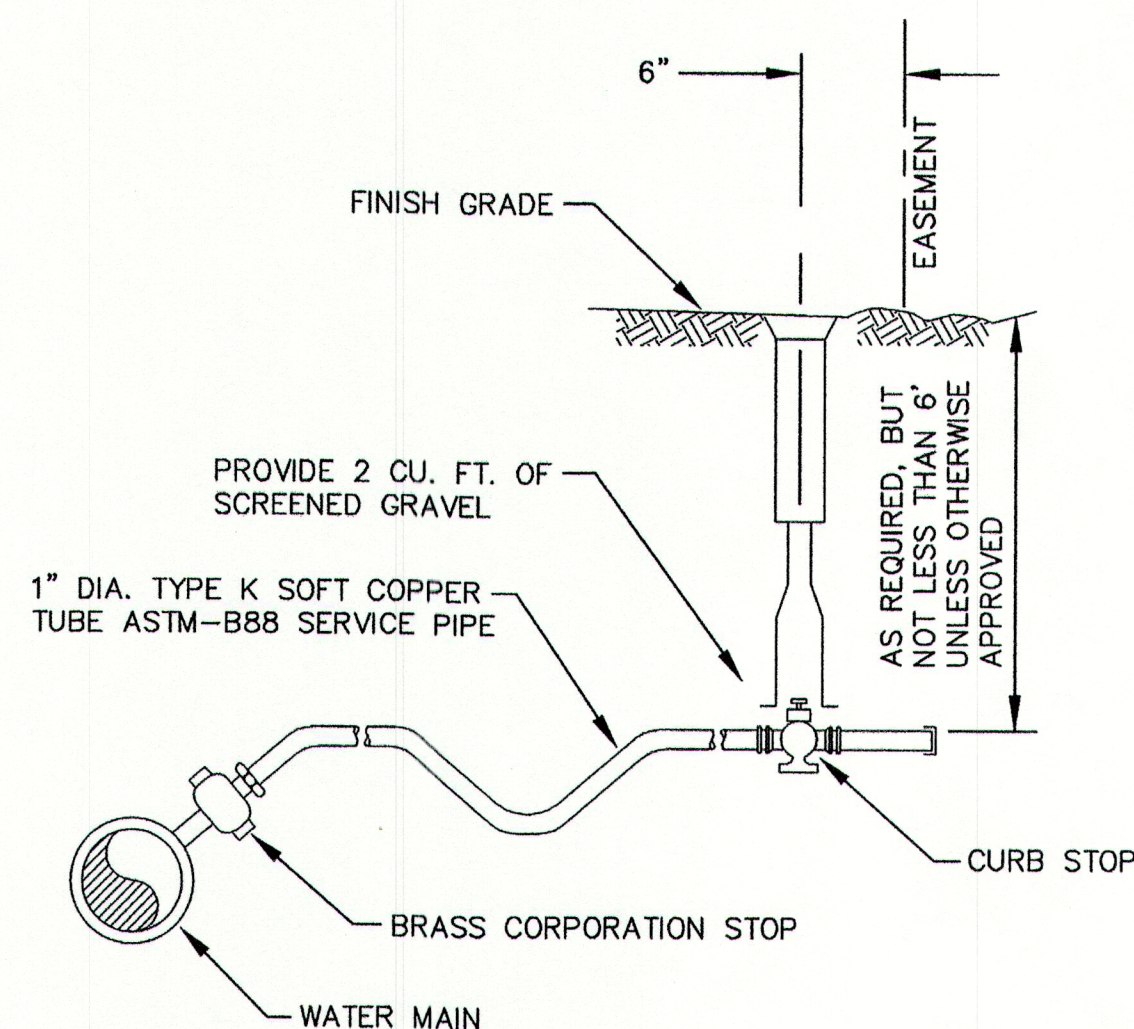


BEARING AREAS - SQUARE FEET					
NOMINAL DIAMETER OF FITTING	FITTING				BEND SMALLER THAN 45\"/>

- NOTES
1. ALL BENDS, TEE HYDRANTS AND DEAD ENDS SHALL BE BRACED WITH CONCRETE THRUST BLOCKS.
 2. BEARING AREA IS AREA OF CONCRETE IN CONTACT WITH WALL OF TRENCH=HxL.
 3. HEIGHT (H) AND LENGTH (L) AS REQUIRED TO OBTAIN BEARING AREA IN TABLE.

THRUST BLOCK DETAILS

NOT TO SCALE



TYPICAL WATER SERVICE CONNECTION

NOT TO SCALE

Revisions:	By:	Date:	Change:
4	SMA	2/25/05	REVISE WATER SERVICE CONNECTION

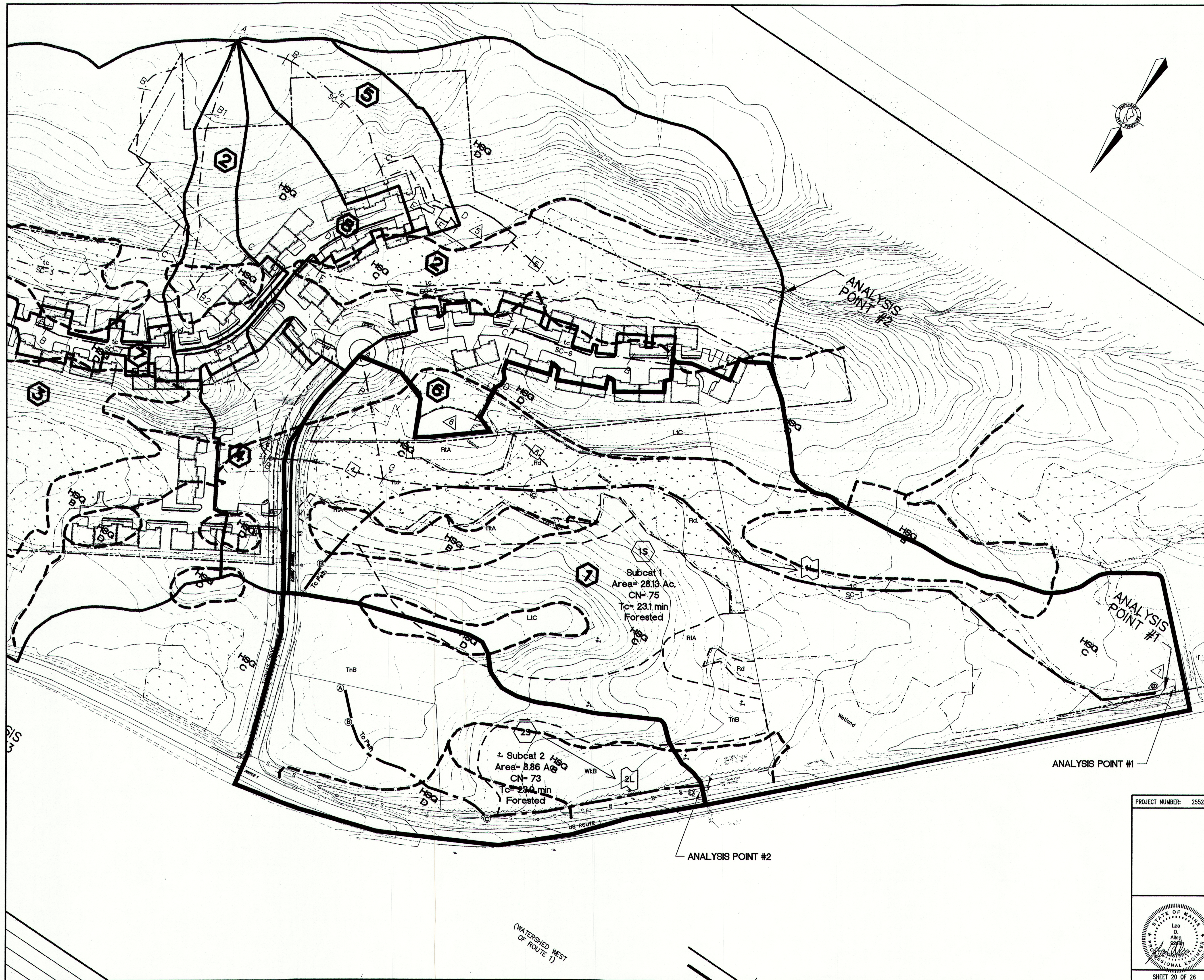
PROJECT NUMBER: 25524	ACAD FILE: 25524DE.DWG	SCALE: NTS	DATE: JULY 22, 2005
-----------------------	------------------------	------------	---------------------

Drawing Name: WATER DETAILS US ROUTE 1, CUMBERLAND, MAINE	
Project Name and Location: ROCKWOOD PHASE IV US ROUTE 1, CUMBERLAND, MAINE	
Prepared For: CUSTOM BUILT HOMES OF MAINE, INC. 25 MAIN ST., WINDHAM, MAINE 04062	

Northeast Civil Solutions
INCORPORATED

153 US ROUTE 1, SCARBOROUGH, MAINE 04074

tel 207.883.1000 fax 207.883.1001 e-mail ncs@maine.rr.com



LEGEND

1R	REACHES
1L	LINK
1P	POND
1S	SUBCATCHMENT
---	PRE-DEVELOPMENT DRAINAGE SUBCATCHMENT
---	TIME OF CONCENTRATION LINE
---	SOILS BOUNDARY

NOTES

Tc PATH TABLE

SUBCAT	Tc PATH	FLOW	LENGTH	SLOPE (FT/FT)
1	A-B	SHEET	65'	0.063
	B-C	SHALLOW CONC. CHANNEL	550'	0.036
	C-D	SHALLOW CONC. CHANNEL	1,600'	0.031
2	A-B	SHEET	65'	0.030
	B-C	SHALLOW CONC. CHANNEL	575'	0.042
	C-D	SHALLOW CONC. CHANNEL	495'	0.032

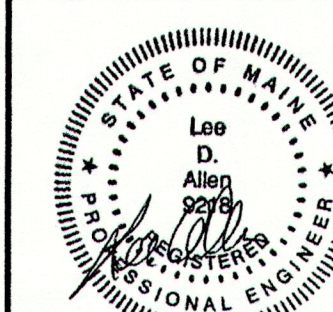
- DRAINAGE AREAS TAKEN FROM PLAN TITLED "ROCKWOOD SENIOR HOUSING US ROUTE 1, CUMBERLAND, MAINE, PRE-DEVELOPMENT DRAINAGE PLAN", DATED NOVEMBER 2001 AS PREPARED BY SYTDESIGN CONSULTANTS.
- SUBCATCHMENT 1S EQUALS SYTDESIGN SUBCATCHMENT 1. SUBCATCHMENT 2S WAS DELINEATED FOR PHASE IV DEVELOPMENT IS NOT SHOWN ON SYTDESIGN PLAN.

Symbol	DESCRIPTION	HSG
LtC	Lyman-Tunbridge Complex	D
Rd	Roundabout silt loam	C
RIA	Roundabout silt loam	C
TnB	Tunbridge fine sandy loam	C
WkB	Waumbek fine sandy loam	B

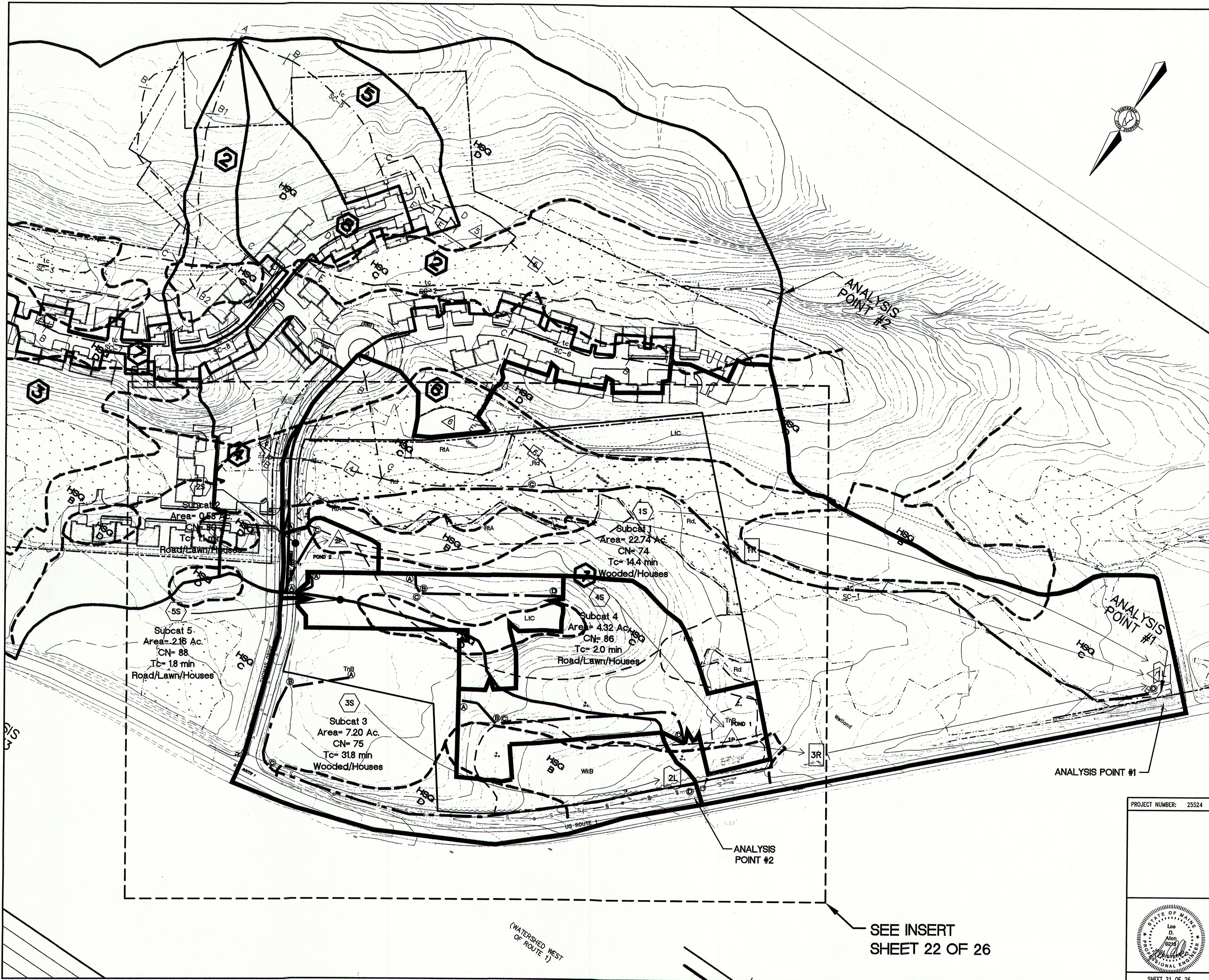
Revision	By	Date	Change

PROJECT NUMBER: 25524 ACAD FILE: 25524drainageAREA SCALE: 1"=100' DATE: JULY 22, 2005

Drawing Name:
PRE-DEVELOPMENT DRAINAGE AREA PLAN
US ROUTE 1, CUMBERLAND, MAINE
Project Name and Location:
ROCKWOOD PHASE IV
US ROUTE 1, CUMBERLAND, MAINE
Prepared For:
CUSTOM BUILT HOMES OF MAINE, INC.
25 MAIN ST., WINDHAM, MAINE 04062



SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED
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tel 207.883.1000 fax 207.883.1001 e-mail ncs@maine.rr.com
800.882.2227



LEGEND

- 1R REACHES
- 1L LINK
- 1P POND
- 1S SUBCATCHMENT
- POST-DEVELOPMENT DRAINAGE SUBCATCHMENT
- TIME OF CONCENTRATION LINE
- SOILS BOUNDARY

NOTES

Tc PATH TABLE				
SUBCAT	Tc PATH	FLOW	LENGTH	SLOPE (FT/FT)
1	A-B	SHEET	50'	0.020
	B-C	SHALLOW CONC. CHANNEL	575'	0.035
	C-D	CHANNEL	1600'	0.031
2	A-B	SHEET	65'	0.020
	B-C	SHALLOW CONC. CHANNEL	85'	0.150
3	A-B	SHEET	110'	0.018
	B-C	SHALLOW CONC. CHANNEL	375'	0.048
	C-D	CHANNEL	500'	0.032
4	A-B	SHEET	100'	0.040
	B-C	CHANNEL	470'	0.034
5	A-B	SHEET	40'	0.020
	C-D	CHANNEL	410'	0.024

Symbol	DESCRIPTION	HSG
Lic	Lyman-Tunbridge Complex	D
Rd	Roundabout silt loam	C
RtA	Roundabout silt loam	C
TnB	Tunbridge fine sandy loam	C
WkB	Waumbek fine sandy loam	B

PROJECT NUMBER: 25524

ACAD FILE: 25524drainageAREA

SCALE: 1"=100'

DATE: JULY 22, 2005

Drawing Name:
POST-DEVELOPMENT DRAINAGE AREA PLAN
US ROUTE 1, CUMBERLAND, MAINE

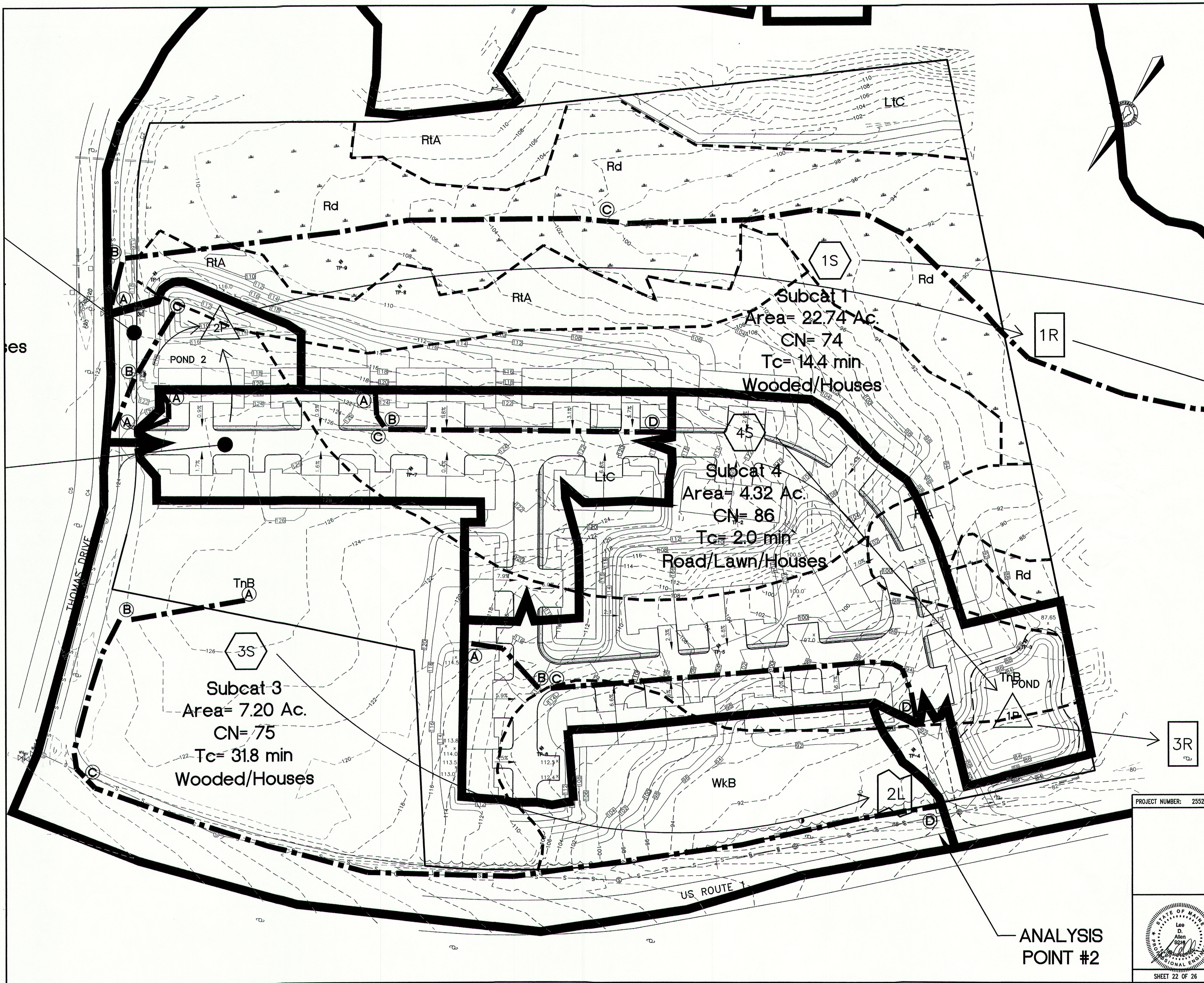
Project Name and Location:
ROCKWOOD PHASE IV
US ROUTE 1, CUMBERLAND, MAINE

Prepared For:
CUSTOM BUILT HOMES OF MAINE, INC.
25 MAIN ST., WINDHAM, MAINE 04062

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tel 207.883.1000 fax 207.883.1001 e-mail ncs@maine.rr.com
800.882.2227

SEE INSERT
SHEET 22 OF 26

(WATERSHED WEST
OF ROUTE 1)



LEGEND

- 1R REACHES
- 1L LINK
- 1P POND
- 1S SUBCATCHMENT
- POST-DEVELOPMENT DRAINAGE SUBCATCHMENT
- TIME OF CONCENTRATION LINE
- SOILS BOUNDARY

NOTES

Tc PATH TABLE

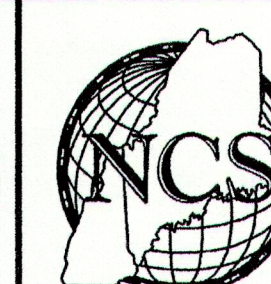
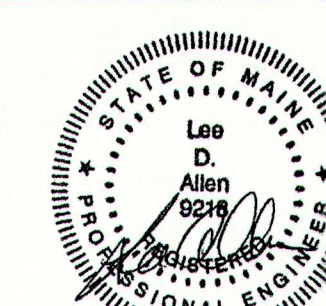
SUBCAT	Tc PATH	FLOW SHEET	LENGTH	SLOPE (FT/FT)
1	A-B	50'	0.020	
	B-C	575'	0.035	
	C-D	1600'	0.031	
2	A-B	65'	0.020	
	B-C	85'	0.150	
3	A-B	110'	0.018	
	B-C	375'	0.048	
	C-D	500'	0.032	
4	A-B	100'	0.040	
	B-C	470'	0.034	
5	A-B	40'	0.020	
	C-D	410'	0.024	

1. THIS INSERT IS PRESENTED TO CLEARLY IDENTIFY THE DRAINAGE AREAS AND THE DETAIL THAT OCCURS AS A RESULT OF THE DEVELOPMENT OF ROCKWOOD PHASE IV.

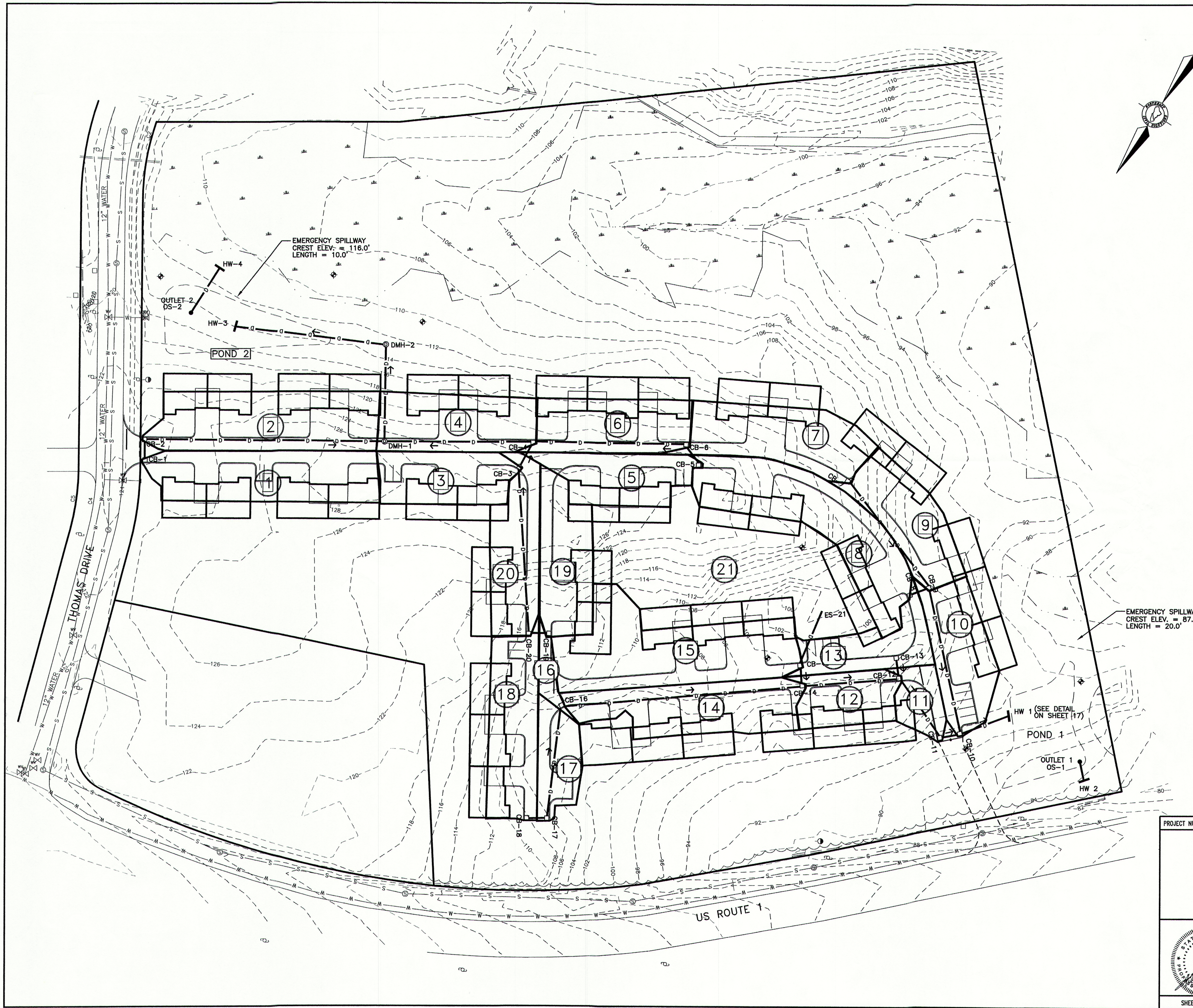
Symbol	DESCRIPTION	HSG
LtC	Lyman-Tunbridge Complex	D
Rd	Roundabout silt loam	C
RtA	Roundabout silt loam	C
TnB	Tunbridge fine sandy loam	C
WkB	Waumbek fine sandy loam	B

ANALYSIS
POINT #2

PROJECT NUMBER: 25524 ACAD FILE: 25524drainageAREA SCALE: 1"=50' DATE: JULY 22, 2005
Drawing Name: POST-DEVELOPMENT DRAINAGE AREA PLAN (INSERT)
US ROUTE 1, CUMBERLAND, MAINE
Project Name and Location: ROCKWOOD PHASE IV
US ROUTE 1, CUMBERLAND, MAINE
Prepared For: CUSTOM BUILT HOMES OF MAINE, INC.
25 MAIN ST., WINDHAM, MAINE 04062



153 US ROUTE 1, SCARBOROUGH, MAINE 04074
tel 207.883.1000 fax 207.883.1001 e-mail ncs@maine.rr.com
800.882.2227



LEGEND

- 1R REACHES
- 1L LINK
- 1P POND
- 1S SUBCATCHMENT
- STONE CHECK DAM
- RIP RAP OUTLET PROTECTION
- DRAINAGE FLOW ARROW
- 98 FINISH GRADE CONTOUR
- POST-DEVELOPMENT DRAINAGE SUBCATCHMENT
- TIME OF CONCENTRATION LINE

NOTES

DRAINAGE AREAS FOR PIPE SIZING			
DRAINAGE AREA ID	AREA (Acres)	WEIGHTED C=	Tc=
1	0.34	0.68	5 min.
2	0.38	0.68	5 min.
3	0.20	0.66	5 min.
4	0.26	0.61	5 min.
5	0.20	0.76	5 min.
6	0.24	0.71	5 min.
7	0.30	0.59	5 min.
8	0.41	0.66	5 min.
9	0.23	0.68	5 min.
10	0.23	0.70	5 min.
11	0.09	0.61	5 min.
12	0.15	0.75	5 min.
13	0.17	0.67	10 min.
14	0.31	0.64	5 min.
15	0.47	0.63	5 min.
16	0.04	0.84	5 min.
17	0.13	0.56	5 min.
18	0.27	0.72	5 min.
19	0.23	0.69	5 min.
20	0.23	0.63	5 min.
21	0.83	0.41	5 min.

Revision	By	Date	Changes

PROJECT NUMBER: 25524

ACAD FILE: 25524BASE

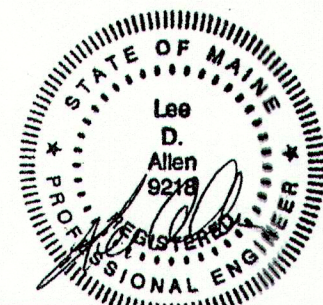
SCALE: 1"=50'

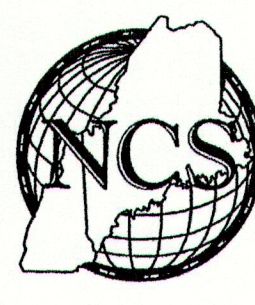
DATE: JULY 22, 2005

Drawing Name:
POST-DEVELOPMENT DRAINAGE - PIPE SIZING
US ROUTE 1, CUMBERLAND, MAINE

Project Name and Location:
ROCKWOOD PHASE IV
US ROUTE 1, CUMBERLAND, MAINE

Prepared For:
CUSTOM BUILT HOMES OF MAINE, INC.
25 MAIN ST., WINDHAM, MAINE 04062





Northeast Civil Solutions
INCORPORATED
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tel 207.883.1000 fax 207.883.1001 e-mail ncs@maine.rr.com
800.882.2227

PLANTING SCHEDULE			
QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
44	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	2' - 2 1/2'
132	RHODODENDRON 'PJM'	PJM RHODODENDRON	2' - 2 1/2'
132	JUNIPERUS CHINENSIS	SEAGREEN JUNIPER	18" - 24"
88	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	NIKKO BLUE HYDRANGEA	3 GAL
44	SPIREA JAPONICA 'LITTLE PRINCES'	LITTLE PRINCES SPIREA	18" - 24"
44	ACER RUBRUM	RED MAPLE	2 1/2" - 3" C
112	PINUS STROBUS	WHITE PINE	4' - 5'
23	PINACEA ABIES BALSAMEA	BALSAM FIR	4' - 5'

LEGEND

- UTILITY POLE
- BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- PROPOSED LOT LINE
- PROPOSED EDGE OF PAVEMENT
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- EDGE OF WETLANDS
- EXISTING HYDRANT
- EXISTING WATER
- OVERHEAD UTILITY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED WATER
- PROPOSED DRAINAGE
- PROPOSED SEWER
- PROPOSED RETAINING WALL
- PROPOSED TREE LINE
- TREE LINE AFTER CLEARING (3-31-05)
- PROPOSED LIGHT POLE

LANDSCAPE LEGEND

- MISS KIM LILAC
- PJM RHODODENDRON
- SEAGREEN JUNIPER
- NIKKO BLUE HYDRANGEA
- LITTLE PRINCES SPIREA
- RED MAPLE
- WHITE PINE
- BALSAM FIR

NOTES

- PLANTINGS SHOWN ON TYPICAL PLANTING LAYOUT ARE TYPICAL FOR EACH UNIT. PLANTING SCHEDULE IDENTIFIES TOTAL NUMBER OF PLANTINGS REQUIRED FOR THE PROJECT.

Revision	By	Date	Change
8	SMA	4/28/05	REVISE LANDSCAPING ALONG ROUTE 1
7	SMA	4/6/05	REVISE EMERGENCY ACCESS ROAD AND GRADING
4	SMA	2/25/05	REVISE GRADING AT UNITS 35, 37, 38

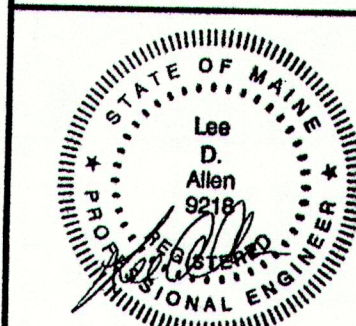
PROJECT NUMBER: 25524 ACAD FILE: 25524-land-light SCALE: 1"=50' DATE: JULY 22, 2005

LANDSCAPE & LIGHTING PLAN

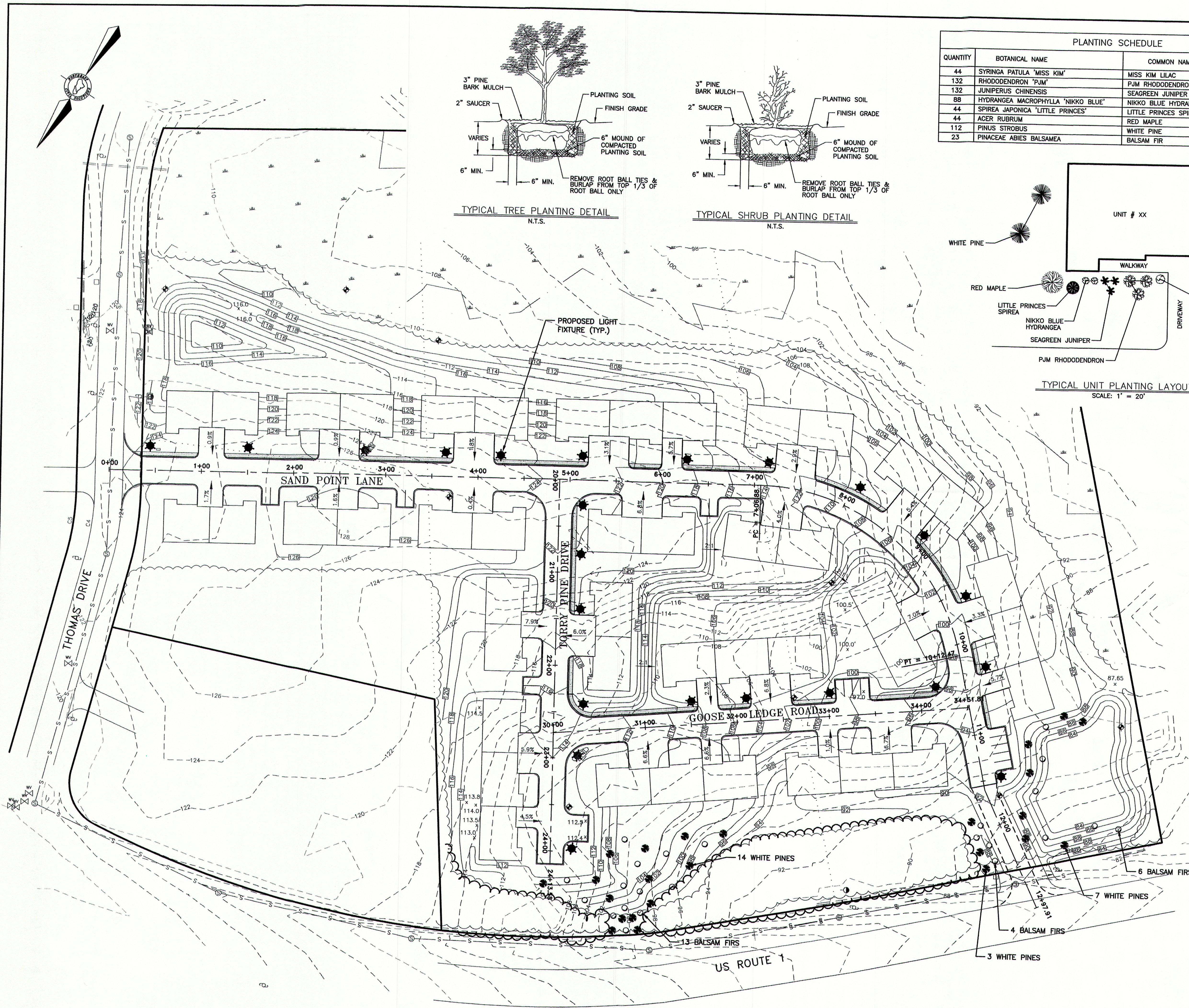
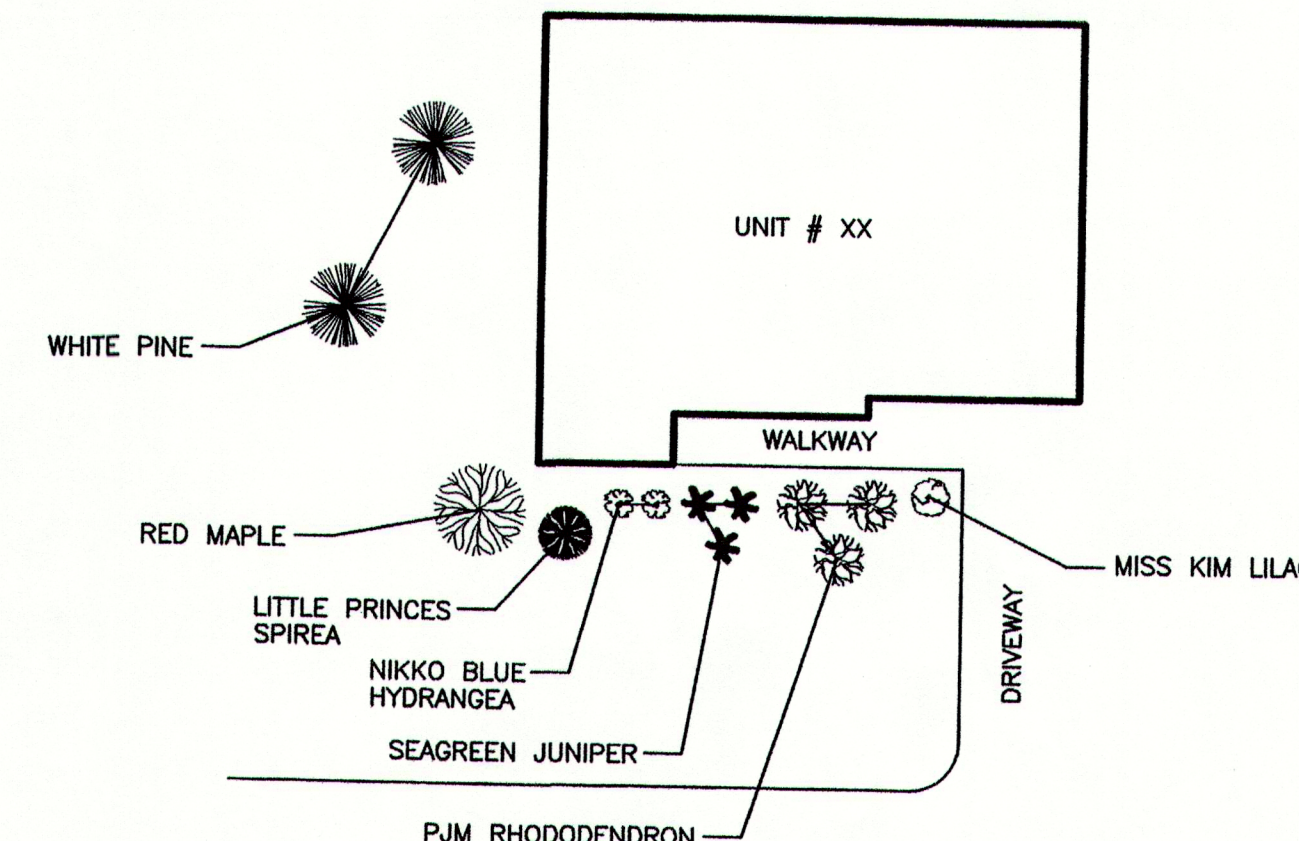
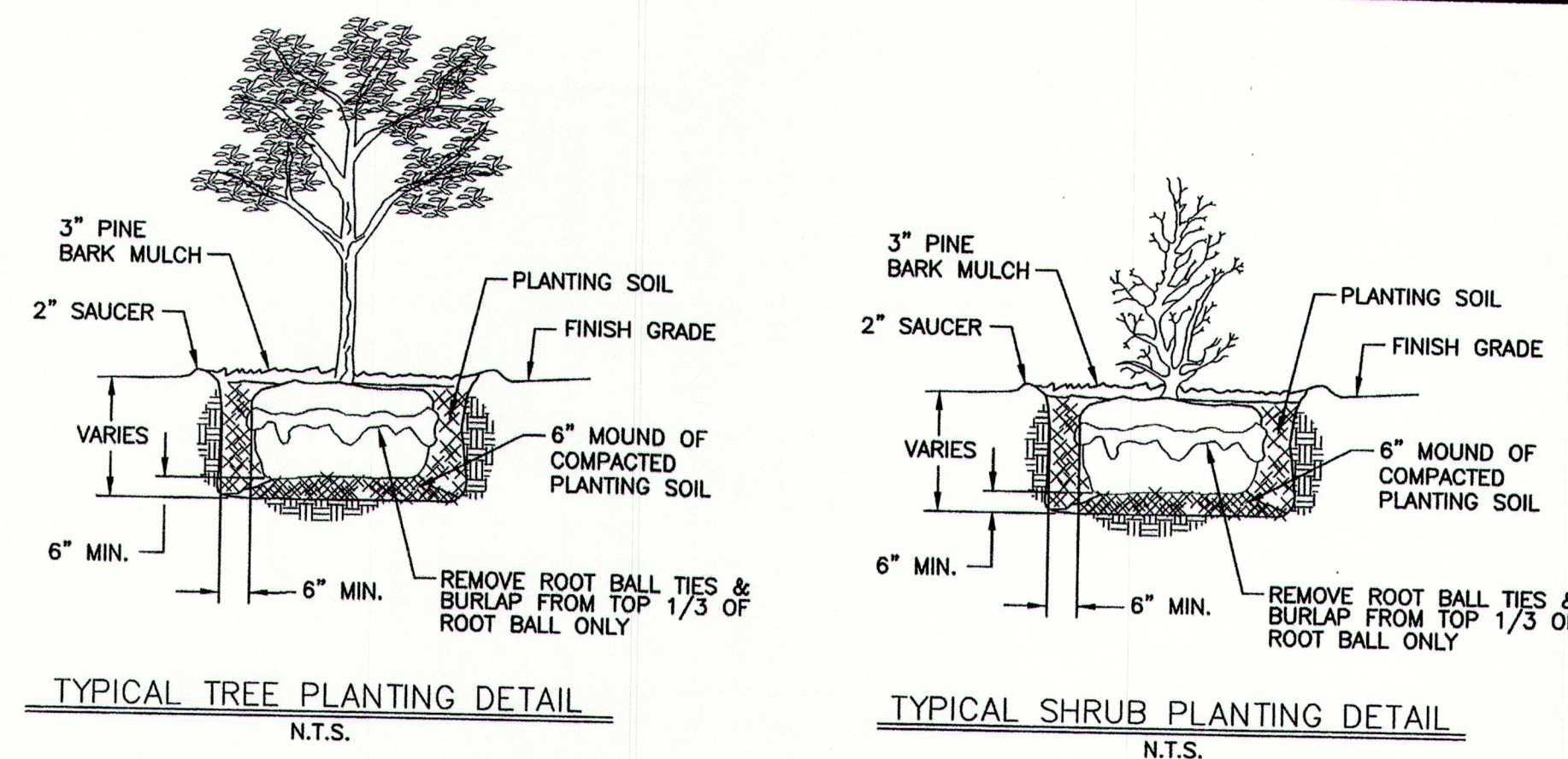
US ROUTE 1, CUMBERLAND, MAINE

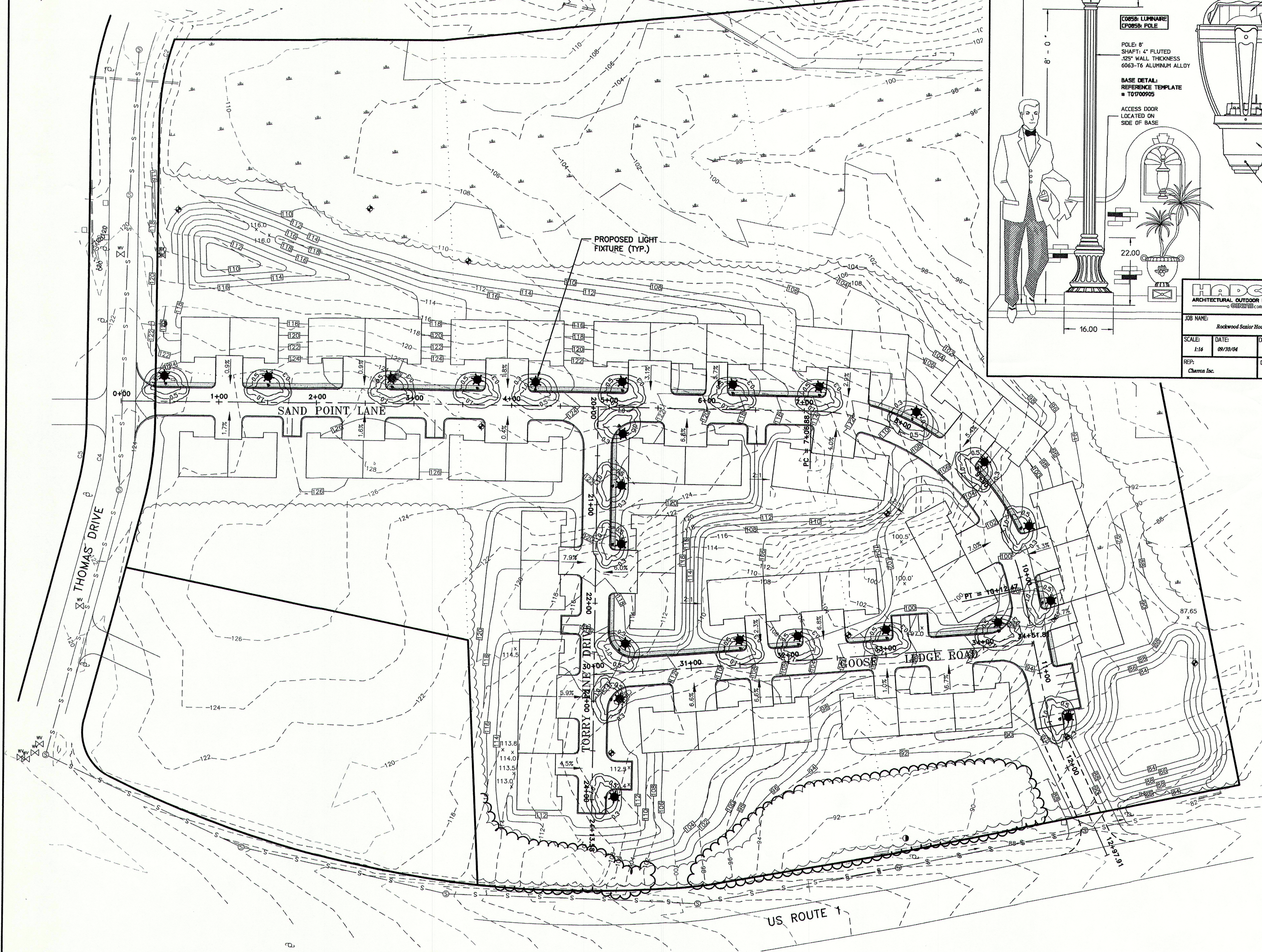
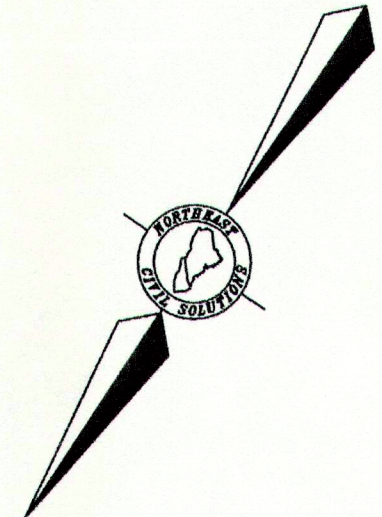
Project Name and Location:
ROCKWOOD PHASE IV
US ROUTE 1, CUMBERLAND, MAINE

Prepared For:
CUSTOM BUILT HOMES OF MAINE, INC.
35 MAIN ST., WINDHAM, MAINE 04062



Northeast Civil Solutions
INCORPORATED
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tel 207.883.1000 fax 207.883.1001 e-mail ncs@maine.rr.com
800.882.2227





NOTICE:
THIS DRAWING IS FOR REFERENCE
ONLY. CHECK FOR LATEST REVISION
PRIOR TO ORDERING

PRODUCT APPROVALS
SALES ENG. CUST.

Luminaire Detail
Scale 1:8

CAST ALUMINUM
FINIAL

SPUN ALUMINUM
ROOF

SPECULAR ALUMINUM
SEGMENTED CUTOFF
REFLECTOR
(TYPE B)

PORCELAIN MEDIUM
BASE SOCKET
• LAMP BY OTHERS

CAST ALUMINUM
CAGE W/SOLID BAND

ALUMINUM WIREWAY
BEHIND CAGE LEG

CLEAR ACRYLIC
GLOBE

DIE-CAST ALUMINUM
BALLAST COVER,
TOOLLESS ENTRY

FACTORY PREWIRED
AND TESTED AROMAT
ELECTRONIC BALLAST,
50W MH (SPECIFY
VOLTAGE) W/ QUARTZ
RESTRIKE

CAST ALUMINUM
GLOBE HOLDER

CAST ALUMINUM
POD

3" I.D. SLIP
FITTER

STAINLESS STEEL
FASTENERS
(SPECIFY ALLEN
OR HEX HEAD)

POLE: 8"
SHAFT, 4" FLUTED
.025" WALL THICKNESS
6063-T6 ALUMINUM ALLOY

BASE DETAIL:
REFERENCE TEMPLATE
10700905

ACCESS DOOR
LOCATED ON
SIDE OF BASE

16.55

34.28

10' - 11 11/64"

6' - 0"

22.00

16.00

FINISH:
Black

CO858 LUMINAIRE
CP0858 POLE

HADCO®
ARCHITECTURAL OUTDOOR LIGHTING
a GARDEN OF LIGHTS company

100 Craftway P.O. Box 108
Littleton, Pennsylvania 17340-0108
Phone 717-359-7131
Fax 717-359-9515

JOB NAME:
Rockwood Sailing Housing

SCALE: 1:16 DATE: 09/20/04 DRAWN BY: SMK DRAWING NUMBER: CO858-DWG001

REP: Charron Inc. QUOTE #: DST: 37

LEGEND

- UTILITY POLE
- BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- PROPOSED LOT LINE
- PROPOSED EDGE OF PAVEMENT
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- EDGE OF WETLANDS
- EXISTING HYDRANT
- EXISTING WATER
- OVERHEAD UTILITY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED WATER
- PROPOSED DRAINAGE
- PROPOSED SEWER
- PROPOSED RETAINING WALL
- PROPOSED TREE LINE
- PROPOSED LIGHT POLE

NOTES

- PHOTOMETRICS PREPARED BY CHARRON, INC.
PO BOX 4550, MANCHESTER, NH 03108
- PHOTOMETRICS ARE BASED ON HADCO CO858 LUMINAIRE
AND CP0858 POLE. SEE DETAIL ON THIS SHEET.

PROJECT NUMBER: 25524 ACAD FILE: 25524-land-light SCALE: 1"=50' DATE: JULY 22, 2005

Drawing Name:
PHOTOMETRIC PLAN
US ROUTE 1, CUMBERLAND, MAINE

Project Name and Location:
ROCKWOOD PHASE IV
US ROUTE 1, CUMBERLAND, MAINE

Prepared For:
CUSTOM BUILT HOMES OF MAINE, INC.
35 MAIN ST., WINDHAM, MAINE 04062

SHEET 25 OF 26

STATE OF MAINE
Leo D. Allen
Professional Engineer
No. 8218

Northeast Civil Solutions
INCORPORATED
153 US ROUTE 1, SCARBOROUGH, MAINE 04074
tel 207.883.1000 fax 207.883.1001 e-mail ncs@maine.rr.com
800.882.2227

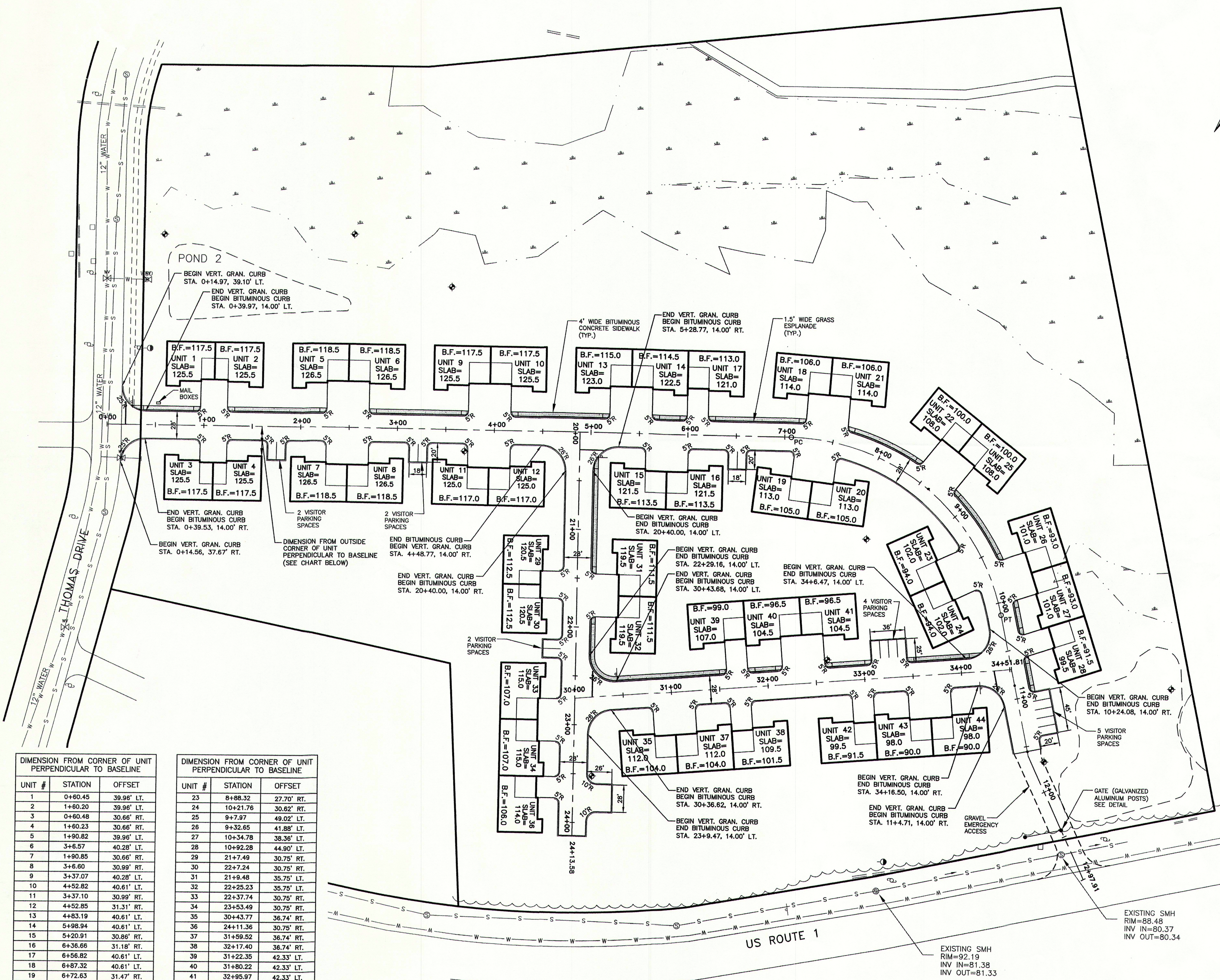
0 50' 100' 200'

PHOTOMETRIC PLAN \ PROJECT 25524 \ NORTHEAST CIVIL SOLUTIONS, INC.

LEGEND

	UTILITY POLE
	POWER TRANSMISSION TOWER
	BOUNDARY LINE
	EASEMENT LINE
	SETBACK LINE
	PROPOSED LOT LINE
	PROPOSED EDGE OF PAVEMENT
	EDGE OF PAVEMENT
	RIGHT-OF-WAY LINE
	ABUTTER LINE
	TAX MAP-BLOCK-LOT
	EDGE OF WETLANDS

NOTES



UNIT #	STATION	OFFSET
1	0+60.45	39.96' LT.
2	1+60.20	39.96' LT.
3	0+60.48	30.66' RT.
4	1+60.23	30.66' RT.
5	1+90.82	39.96' LT.
6	3+65.7	40.28' LT.
7	1+90.85	30.66' RT.
8	3+66.0	30.99' RT.
9	3+37.07	40.28' LT.
10	4+52.82	40.61' LT.
11	3+37.10	30.99' RT.
12	4+52.85	31.31' RT.
13	4+83.19	40.61' LT.
14	5+98.94	40.61' LT.
15	5+20.91	30.86' RT.
16	6+36.66	31.18' RT.
17	6+56.82	40.61' LT.
18	6+87.32	40.61' LT.
19	6+72.63	31.47' RT.
20	8+1.47	27.06' RT.
21	7+86.95	50.38' LT.
22	8+11.89	47.20' LT.

UNIT #	STATION	OFFSET
23	8+88.32	27.70' RT.
24	10+21.76	30.62' RT.
25	9+7.97	49.02' LT.
26	9+32.65	41.88' LT.
27	10+34.78	38.36' LT.
28	10+92.28	44.90' LT.
29	21+7.49	30.75' RT.
30	22+7.24	30.75' RT.
31	21+9.48	35.75' LT.
32	22+25.23	35.75' LT.
33	22+37.74	30.75' RT.
34	23+53.49	30.75' RT.
35	30+43.77	36.74' RT.
36	24+11.36	30.75' RT.
37	31+59.52	36.74' RT.
38	32+17.40	36.74' RT.
39	31+22.35	42.33' LT.
40	31+80.22	42.33' LT.
41	32+95.97	42.33' LT.
42	32+49.89	36.74' RT.
43	33+7.77	36.74' RT.
44	34+23.52	36.74' RT.

PROJECT NUMBER: 25524

ACAD FILE: 25524BASE

SCALE: 1"=50'

DATE: JULY 22, 2005

Drawing Name:

CONSTRUCTION LAYOUT PLAN

US ROUTE 1, CUMBERLAND, MAINE

Project Name and Location:

ROCKWOOD PHASE IV

US ROUTE 1, CUMBERLAND, MAINE

Prepared For:

CUSTOM BUILT HOMES OF MAINE, INC.

25 MAIN ST., WINDHAM, MAINE 04062

SURVEYING ENGINEERING LAND PLANNING

Northeast Civil Solutions

INCORPORATED

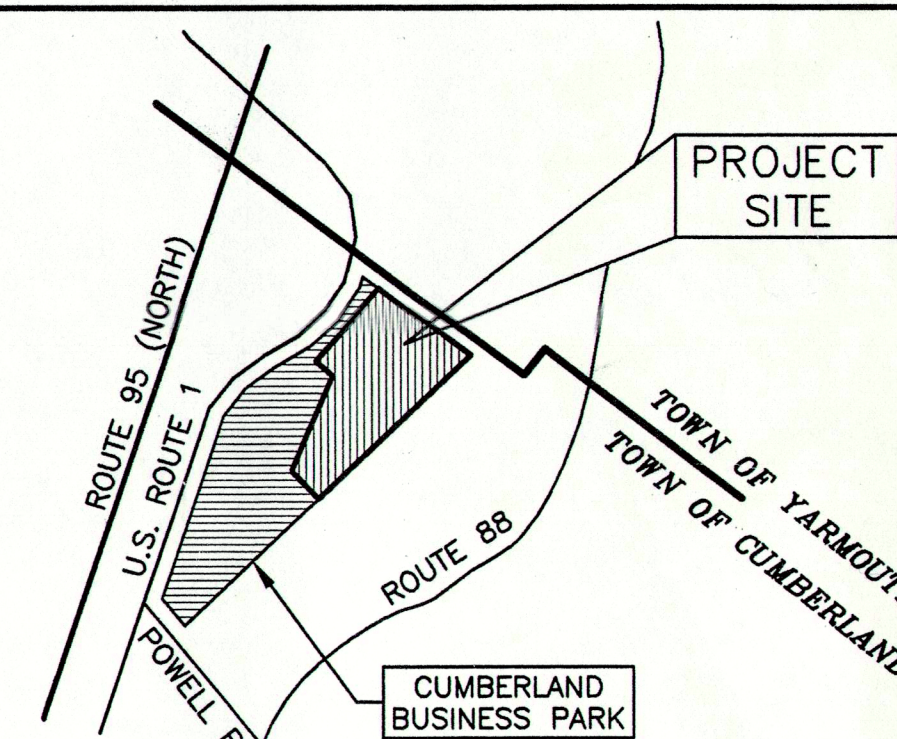
153 US ROUTE 1, SCARBOROUGH, MAINE 04074

tel 207.883.1000 fax 207.883.1001 e-mail ncs@maine.rr.com

800.882.2227

LOCUS:

NOT TO SCALE



GENERAL NOTES:

1. BEARINGS BASED ON PLAN REFERENCE NO. 1 BELOW.
2. DESIGN PLANS ON FILE AT THE TOWN OFFICE AND AT THE OFFICE OF SYTDesign CONSULTANTS.
3. LOT NO. 11A SUBJECT TO PORTLAND WATER DISTRICT ACCESS EASEMENT.
4. SEE PLAN REFERENCE NO. 1 BELOW FOR OTHER MONUMENTS FOUND.
5. REFER TO DECLARATION OF PROTECTIVE COVENANTS OF CUMBERLAND BUSINESS PARK.

SUBDIVISION NOTES:

1. ZONING:
OC - OFFICE COMMERCIAL DISTRICT
SETBACKS:
FRONT: 25 FT.
REAR: 65 FT.
SIDE: 20 FT.
2. WAIVERS GRANTED:
A. ROADWAY WIDTH REDUCED TO 22 FT. TRAVEL WAY WITH 4 FT. PAVED SHOULDER ON ONE SIDE
B. OVERHEAD UTILITY LINES ARE ALLOWED ON THOMAS DRIVE.
3. REFERENCE IS MADE TO THE CUMBERLAND BUSINESS PARK SUBDIVISION SUBMISSION TO THE TOWN OF CUMBERLAND AND DEP PERMIT #L-1881-39-A-N FOR GENERAL NOTES AND DETAILS.
4. NO DISTURBANCE OF WETLANDS BEYOND THAT SHOWN ON THE PLAN IS ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF CUMBERLAND, THE DEP, AND THE CORP OF ENGINEERS.
5. NO DISTURBANCE OF THE TRAIL WILL BE PERMITTED BEYOND THAT WHICH IS SHOWN.
6. AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS OF CUMBERLAND BUSINESS PARK. DST REALTY, LLC, A MAINE LIMITED LIABILITY COMPANY WITH A PLACE OF BUSINESS IN PORTLAND, MAINE, IS THE OWNER OF LOTS 8 THROUGH 16 OF THE CUMBERLAND BUSINESS PARK, PURSUANT TO DEED DATED MARCH 12, 1999, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 14612, PAGE 282. CUMBERLAND BUSINESS PARK, A MAINE CORPORATION WITH A PLACE OF BUSINESS IN YARMOUTH, MAINE, IS THE OWNER OF LOTS 1 THROUGH 7, PURSUANT TO DEED DATED MARCH 18, 1996, RECORDED IN BOOK 12432, PAGE 84. THE PLAN OF CUMBERLAND BUSINESS PARK IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 195, PAGE 178 AND THE DECLARATION OF PROTECTIVE COVENANTS DATED MARCH 12, 1999 IS RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 14612, PAGE 278.
DST REALTY, LLC IS PLANNING TO DEVELOP LOTS 11 THROUGH 15 AS AN AGE RESTRICTED HOUSING PROJECT. IN SO DOING, DST REALTY, LLC WILL BE ENTITLED TO FAVORABLE TREATMENT FROM THE TOWN OF CUMBERLAND CONCERNING LIMITS ON DENSITY, ISSUANCE OF GROWTH PERMITS AND OF S.W.E.R. UNITS. IN ORDER TO DEVELOP THE PROJECT AND ASSURE COMPLIANCE WITH APPROVALS, THE PROTECTIVE COVENANTS ARE HEREBY AMENDED AS FOLLOWS:
A. LOT 8 AND 16 ARE HEREBY EXEMPTED FROM THE RESTRICTION UNDER PARAGRAPH 3 OF THE DECLARATION WHICH REQUIRES CONSTRUCTION OF BUILDING SHELLS TO BE COMPLETE WITHIN EIGHTEEN (18) MONTHS FROM THE START OF CLEARING OF THE LOT.
B. THE FOOTPRINT SIZE RESTRICTION ON LOTS 13 AND 14, AS SET FORTH IN PARAGRAPH A OF THE DECLARATION ARE HEREBY ELIMINATED.
C. LOTS 11 THROUGH 15 WILL BE USED EXCLUSIVELY FOR RESIDENTIAL HOUSING UNITS CONSTRUCTED SPECIFICALLY FOR PERSONS AGED 55 OR OLDER. THIS RESTRICTION SHALL RUN WITH THE LAND AND EFFECT FUTURE OWNERS AND OCCUPANTS.
D. THE AGE RESTRICTION IN THE ABOVE PARAGRAPH MAY BE AMENDED SOLELY SUBJECT TO THE CONSENT OF THE CUMBERLAND PLANNING BOARD. ADDITIONAL GROWTH PERMITS AND SEWER PERMITS AND/OR AN UPGRADED SEWER SYSTEM MAY THEN BE REQUIRED FOR OCCUPANCY OR SALE. CONSENT OF OTHER LOT OWNERS OF THE CUMBERLAND BUSINESS PARK SHALL NOT BE REQUIRED TO AMEND OR ELIMINATE THE AGE RESTRICTION ON LOTS 11 THROUGH 15 BY THIS DECLARATION.
7. THE TOWN OF CUMBERLAND SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, PLOWING, OR SIMILAR SERVICES FOR THE PRIVATE WAYS SHOWN ON THIS PLAN.

LEGEND:

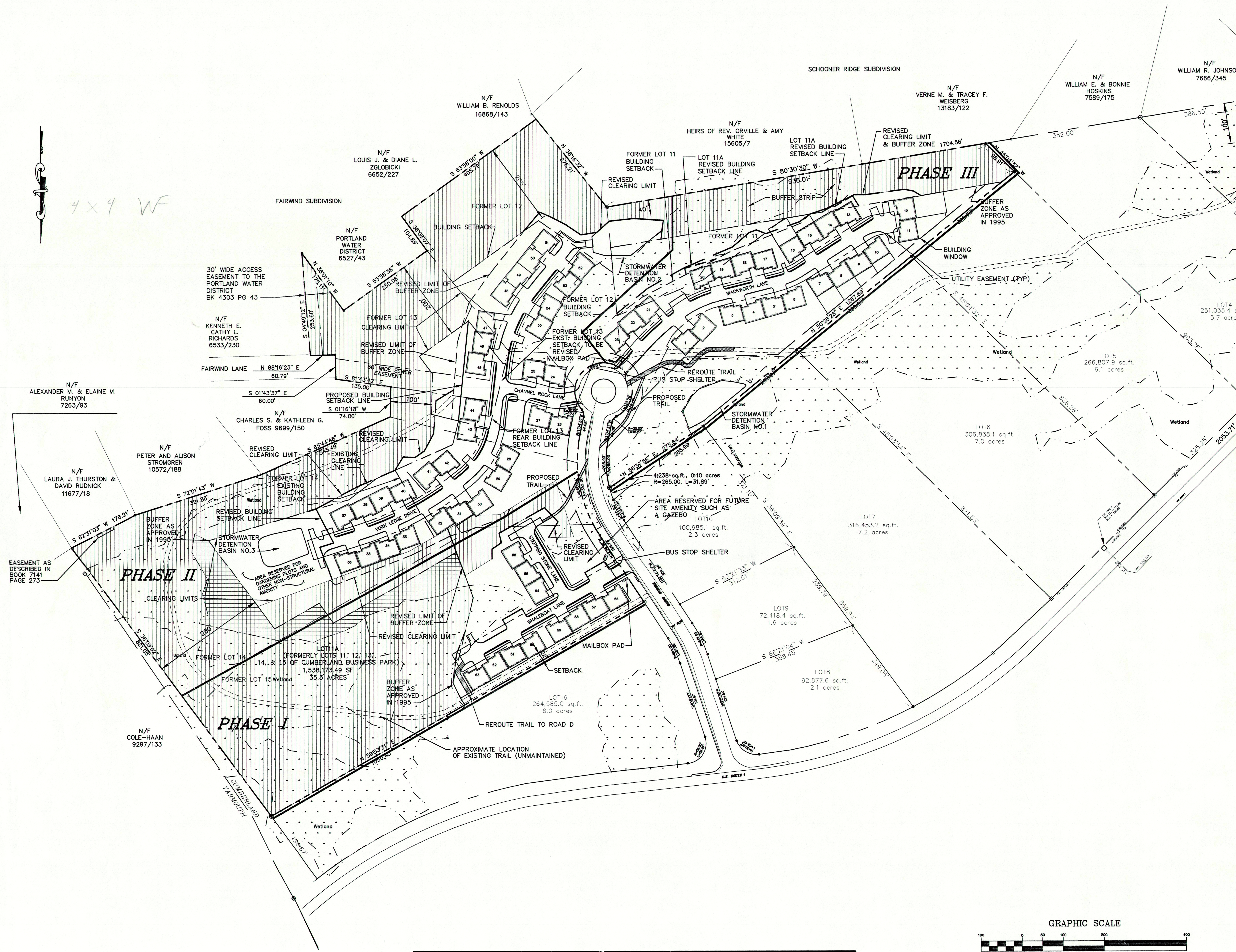
PROPERTY LINE	— 410 —	OVERHEAD ELECTRIC	— CHE —
EXISTING CONTOUR	— 410 —	EDGE OF PAVEMENT	— — —
UTILITY POLE	— 410 —	LIMITS OF WETLAND	— — —
5/8" IRON ROD TO BE SET	— 410 —	4"x4" GRANITE MON. TO BE SET	— 410 —
IRON ROD OR PIPE FOUND	— 410 —	BUILDING SETBACK LINE	— — —
CONC. OR GRANITE MON. FOUND	— 410 —		
BUFFER STRIP NO REMOVAL OF VEGETATION UNLESS REQ'D FOR UTILITY LINES	— 410 —	MAINTAIN A MIN. 25' BUFFER TO EDGE OF WETLAND NO REMOVAL OF VEGETATION UNLESS REQ'D FOR UTILITY LINES	— 410 —

NET RESIDENTIAL ACREAGE CALCULATIONS:

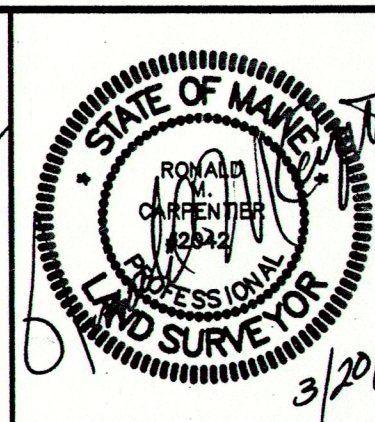
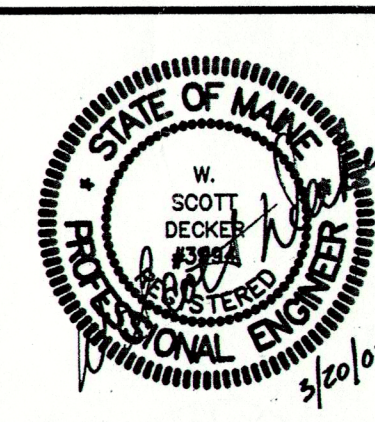
35.21 acres	TOTAL ACREAGE
-5.30 acres	ROADS AND PARKING (15% OF TOTAL ACREAGE)
-1.87 acres	SLOPES IN EXCESS OF 20%
-9.60 acres	WETLANDS
-0.61 acres	EASEMENTS AND RIGHT-OF-WAYS
-0.11 acres	TRAIL
17.72 acres	TOTAL NET RESIDENTIAL ACREAGE
10,000 S.F. MINIMUM LOT SIZE FOR SENIOR DWELLING UNITS IN OC ZONE	
TOTAL ALLOWABLE UNITS = 77 UNITS	
NUMBER OF HOUSING UNITS = 66	

APPROVAL:

TOWN OF CUMBERLAND PLANNING BOARD	DATE: _____
CHAIRPERSON	

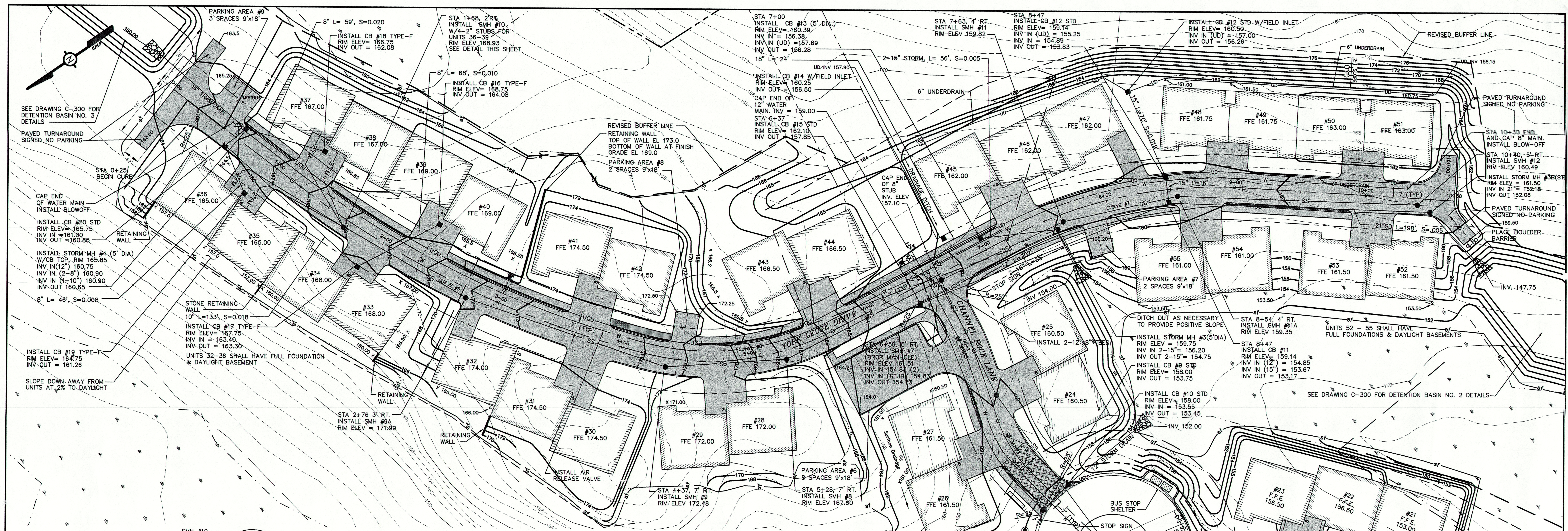


REV.	DATE	STATUS	BY	CHKD	APPD
1	3/1/02	FOR CONSTRUCTION	RMC	WSD	WSD
G	2/20/02	REVISED AND RESUBMITTED TO TOWN FOR FINAL APPROVAL	RMC	WSD	WSD
F	1/28/02	SUBMITTED TO TOWN FOR FINAL APPROVAL	RMC	WSD	WSD
E	12/31/01	REVISED AND RESUBMITTED	RMC	WSD	WSD
D	12-4-00	REVISED AND RESUBMITTED	CAH	WSD	WSD
C	10-3-00	REVISED AND RESUBMITTED	CAH	WSD	WSD
B	7-3-00	REVISED AND RESUBMITTED	CAH	WSD	WSD
A	6-6-00	SUBMITTED TO TOWN W/ SITE PLAN REVIEW APPLICATION	CAH	WSD	WSD
REV.	DATE	STATUS	BY	CHKD	APPD



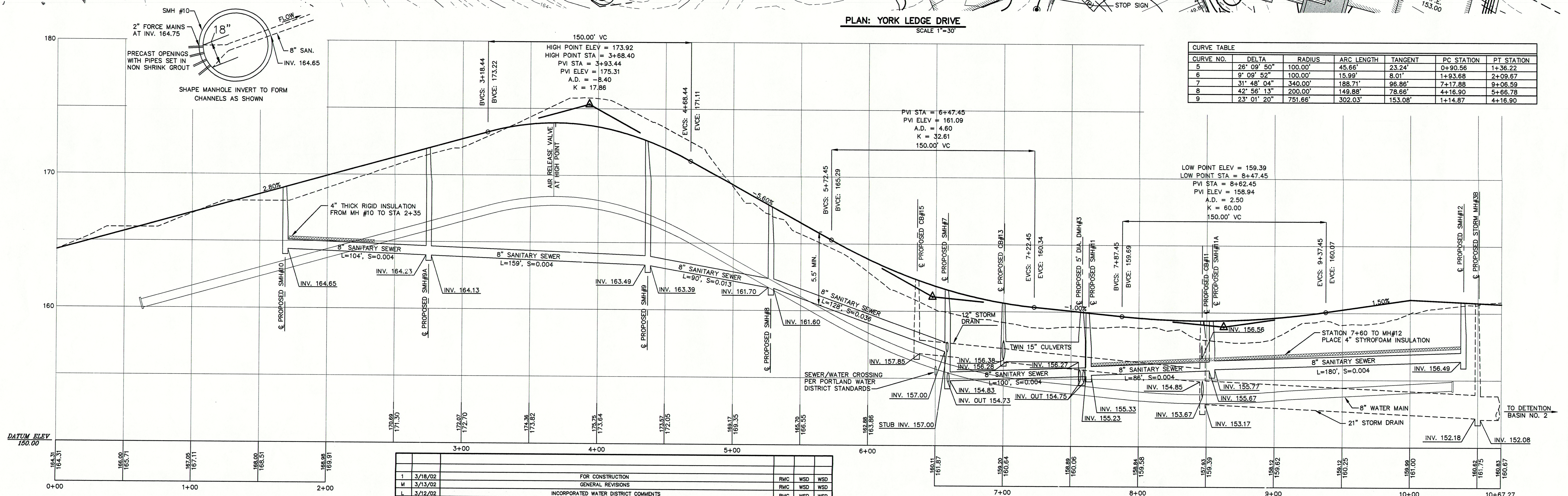
SYTDesign Consultants
CIVIL ENGINEERS & LAND SURVEYORS
P.O. BOX 86A, CUMBERLAND CENTER, ME. 04021
Phone: (207) 829-8994 Fax: (207) 829-2231 Email: info@sytdesign.com
CLIENT/OWNER: **DST CORPORATION**
20 U.S. ROUTE 1, CUMBERLAND, MAINE 04021

DESIGN:	WSD	PROJECT:	ROCKWOOD SENIOR HOUSING U.S. ROUTE 1, CUMBERLAND, MAINE
DRAWN:	DEPT		
CHKD:	WSD		
DATE:	MAY 2000	PROJ. NO.:	98-259.06
SCALE:	1"=100'	DWG. NO.:	C-101



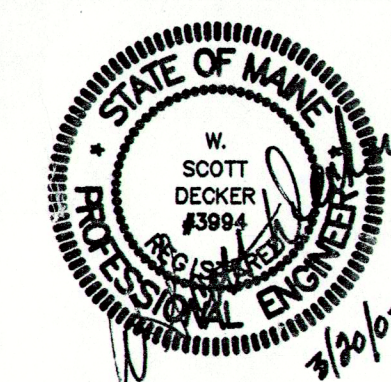
PLAN: YORK LEDGE DRIVE
SCALE 1" = 30'

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	PC STATION	PT STATION
5	26° 09' 50"	100.00'	45.66'	23.24'	0+90.56	1+36.22
6	9° 09' 52"	100.00'	15.99'	8.01'	1+93.68	2+09.67
7	31° 48' 04"	340.00'	188.71'	96.86'	7+17.88	9+06.59
8	42° 58' 13"	200.00'	149.88'	78.68'	4+16.90	5+68.78
9	23° 01' 20"	751.66'	302.03'	153.08'	1+14.87	4+16.90



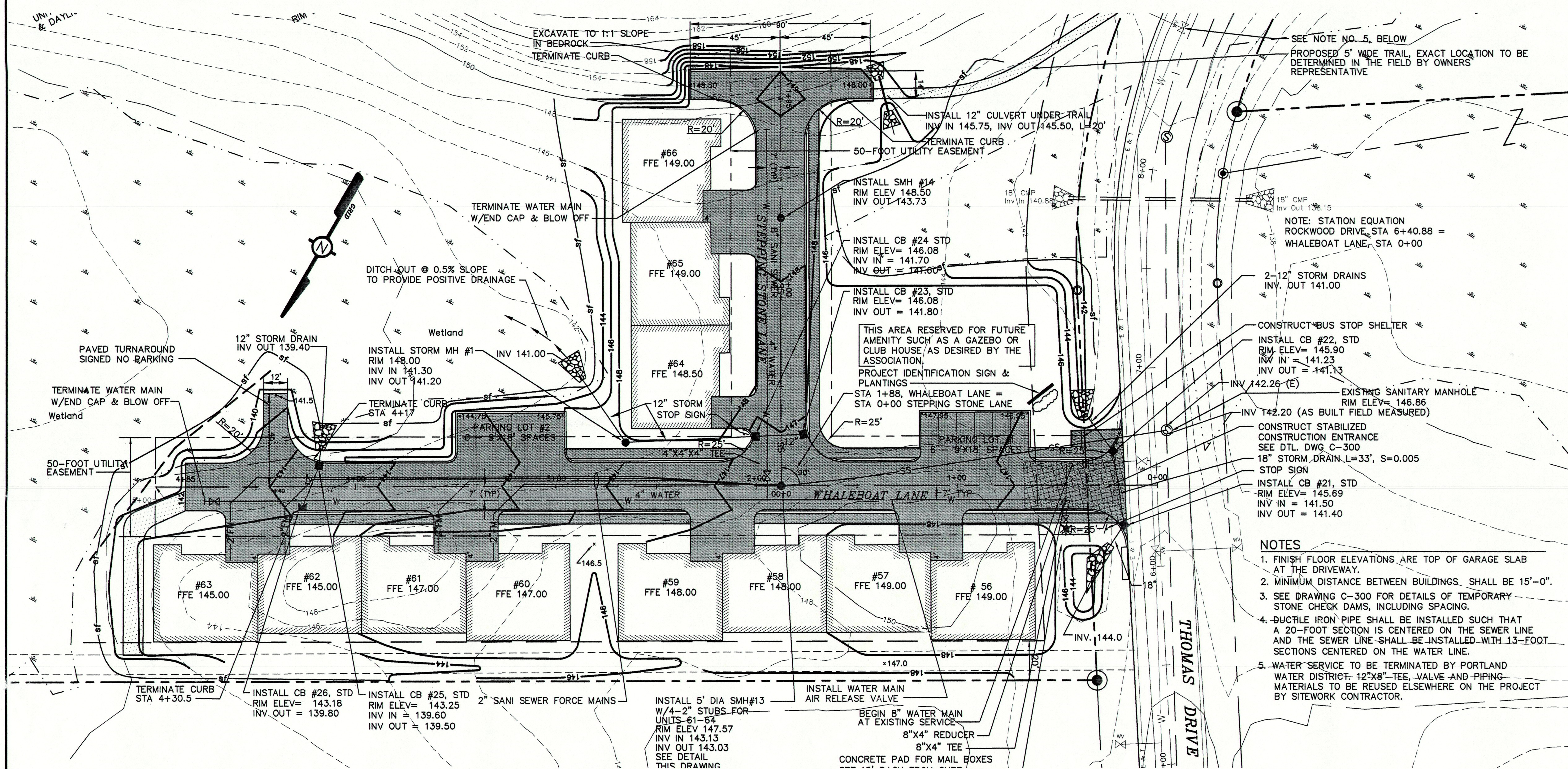
PROFILE: YORK LEDGE DRIVE
SCALE HORIZ. 1" = 30'
VERT. 1" = 3'

NO.	DATE	REVISIONS	STATUS
1	3/18/02	FOR CONSTRUCTION	RMC WSD WSD
2	3/13/02	GENERAL REVISIONS	RMC WSD WSD
3	3/12/02	INCORPORATED WATER DISTRICT COMMENTS	RMC WSD WSD
4	2/28/02	GENERAL REVISIONS	RMC WSD WSD
5	1/29/02	SUBMITTED TO TOWN FOR FINAL APPROVAL	RMC WSD WSD
6	1/20/02	GENERAL REVISIONS	RMC WSD WSD
7	12/31/01	REVISED AND RESUBMITTED	RMC WSD WSD
8	10/12/01	REVISED AND RESUBMITTED	RMC WSD WSD
9	12/18/00	REVISED AND RESUBMITTED	CAH WSD WSD
10	12/5/00	REVISED AND RESUBMITTED	CAH WSD WSD
11	11/8/00	REVISED AND RESUBMITTED	CAH WSD WSD
12	10/3/00	REVISED AND RESUBMITTED	CAH WSD WSD
13	7/3/00	REVISED AND RESUBMITTED	CAH WSD WSD
14	6/6/00	SUBMITTED TO TOWN W/ SITE PLAN REVIEW APPLICATION	CAH WSD WSD
15			BY CHKD APPD

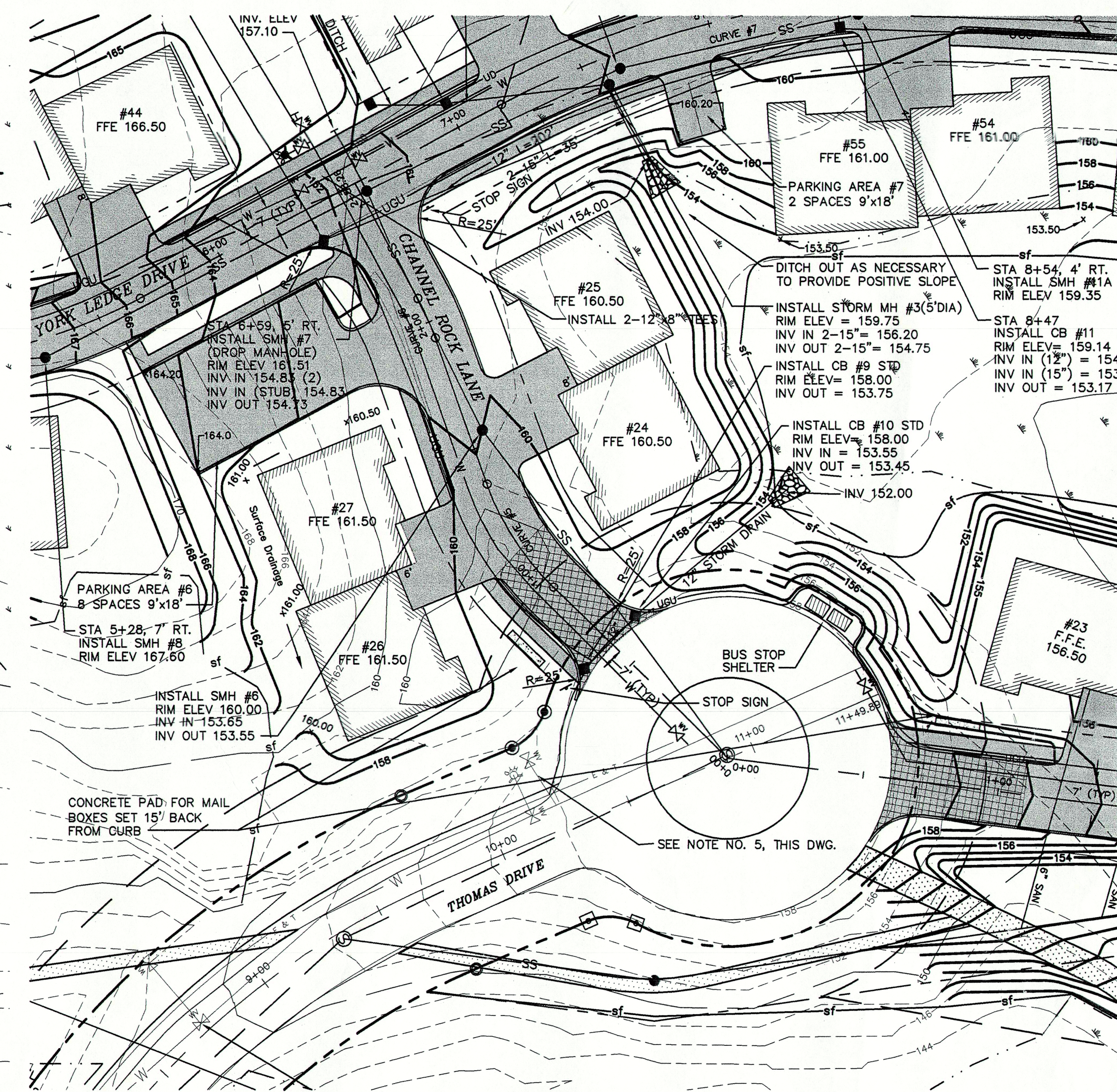


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CLIENT: **DST CORPORATION**
20 U.S. ROUTE 1, CUMBERLAND, MAINE 04021

DESIGN: WSD
DRAWN: RMC
CHKD: WSD
DATE: NOVEMBER 2001
SCALE: AS NOTED
PROJECT: **ROCKWOOD SENIOR HOUSING**
U.S. ROUTE 1, CUMBERLAND MAINE
YORK LEDGE DRIVE
PLAN & PROFILE
PROJ. NO. **98-259.06**
DWG. NO. **C-202**

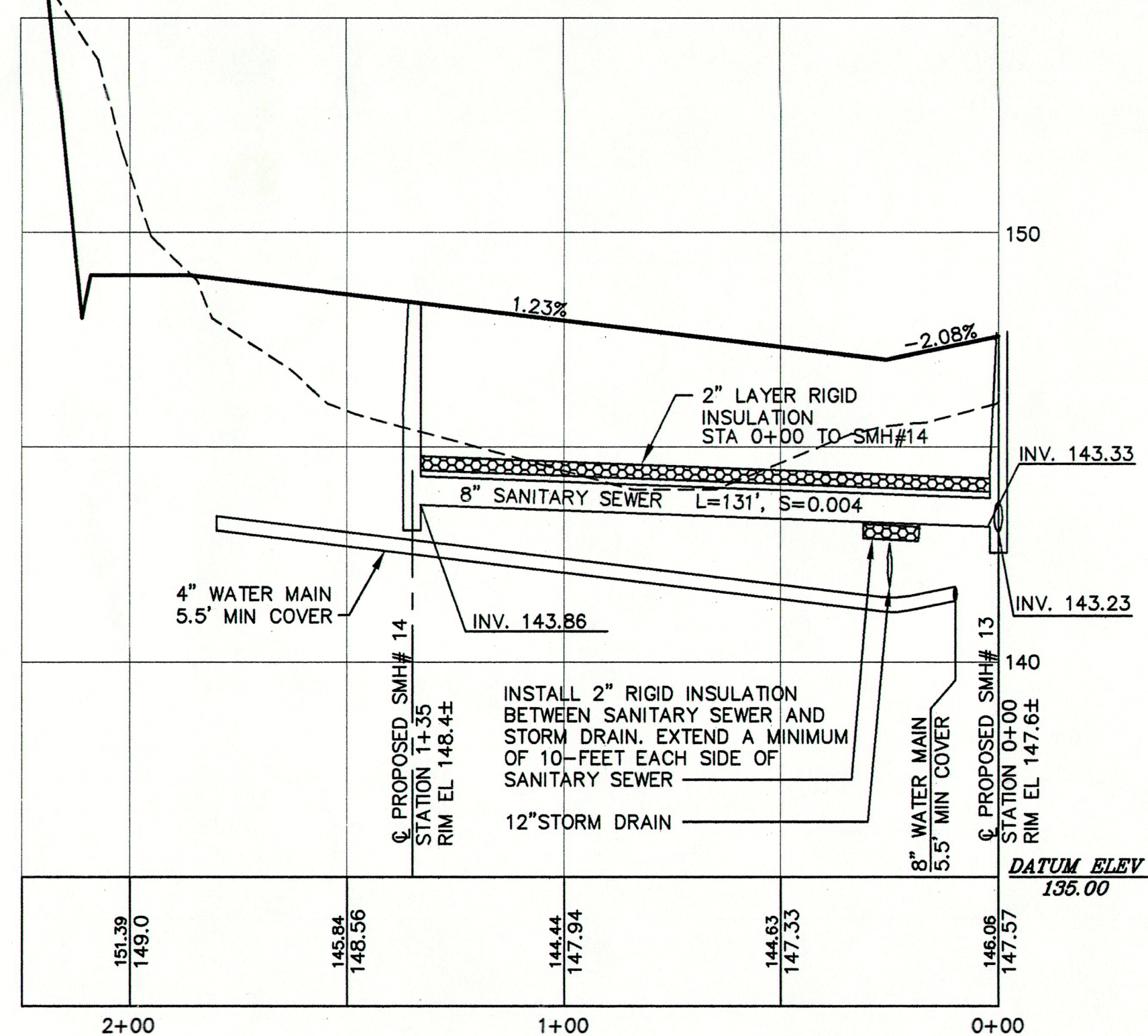


PLAN: WHALEBOAT LAND & STEPPING STONE LANE
SCALE 1"=30'

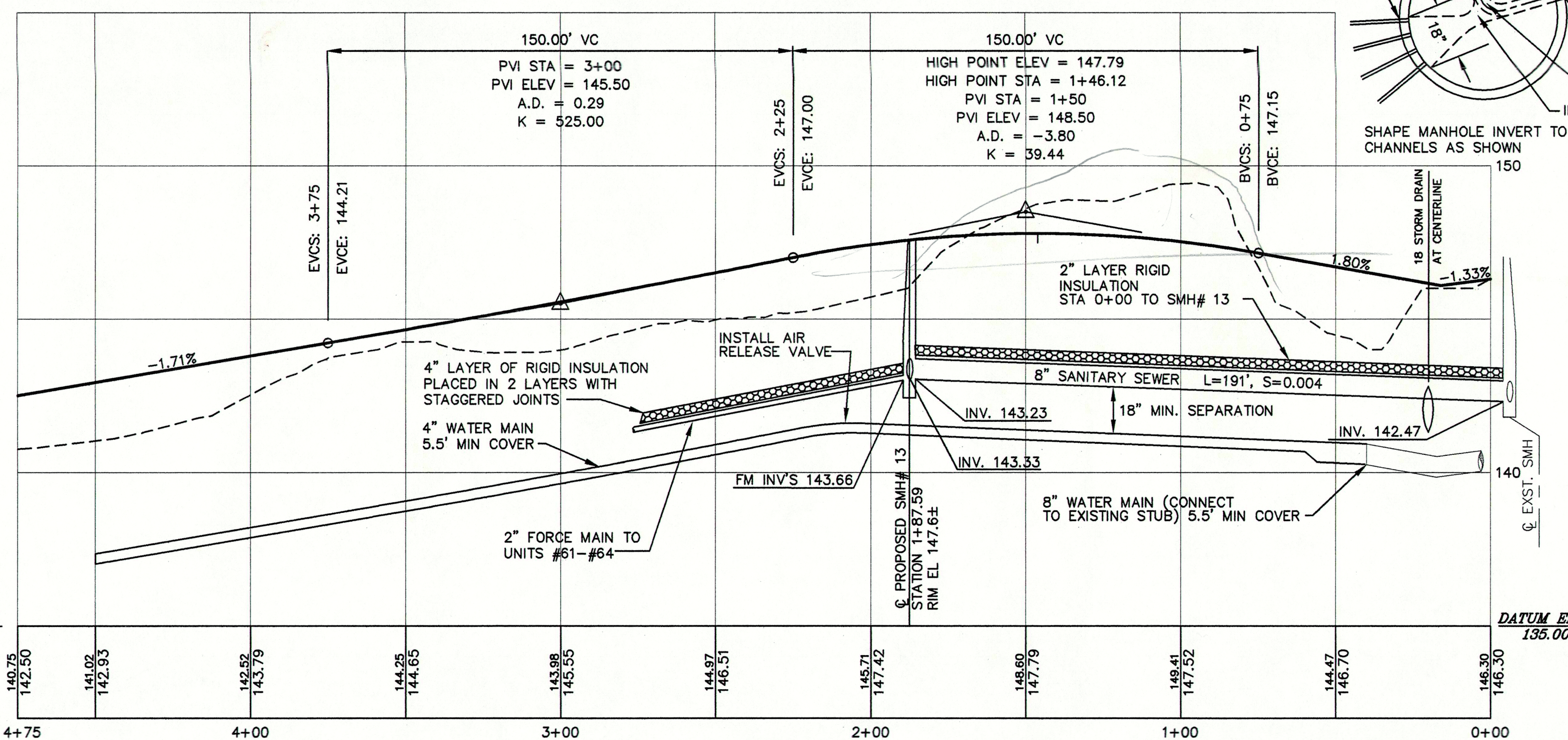


PLAN: CHANNEL ROCK LANE
SCALE 1"=30'

- NOTES**
1. FINISH FLOOR ELEVATIONS ARE TOP OF GARAGE SLAB AT THE DRIVEWAY.
 2. MINIMUM DISTANCE BETWEEN BUILDINGS SHALL BE 15'-0".
 3. SEE DRAWING C-300 FOR DETAILS OF TEMPORARY STONE CHECK DAMS, INCLUDING SPACING.
 4. DUCTILE IRON PIPE SHALL BE INSTALLED SUCH THAT A 20'-FOOT SECTION IS CENTERED ON THE SEWER LINE AND THE SEWER LINE SHALL BE INSTALLED WITH 13'-FOOT SECTIONS CENTERED ON THE WATER LINE.
 5. WATER SERVICE TO BE TERMINATED BY PORTLAND WATER DISTRICT. 12"x8" TEE, VALVE AND PIPING MATERIALS TO BE REUSED ELSEWHERE ON THE PROJECT BY SITEWORK CONTRACTOR.

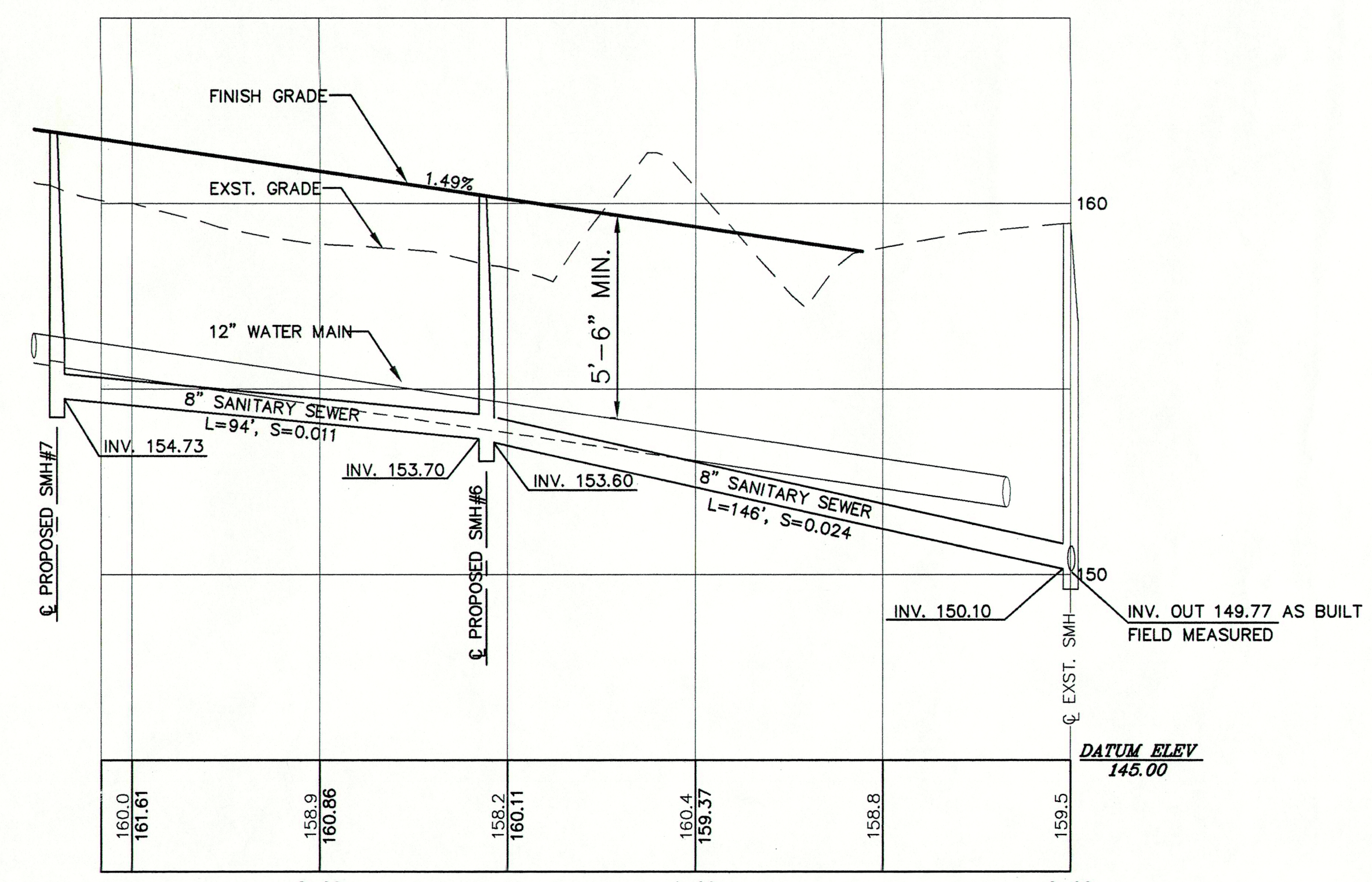


PROFILE: STEPPING STONE LANE
SCALE HORIZ. 1"=30'
VERT. 1"=5'



PROFILE: WHALEBOAT LANE
SCALE HORIZ. 1"=30'
VERT. 1"=5'

CURVE TABLE						
CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	PC STATION	PT STATION
5	26° 09' 50"	100.00'	45.66'	23.24'	0+90.56	1+36.22
6	9° 09' 52"	100.00'	15.99'	8.01'	1+93.68	2+09.67

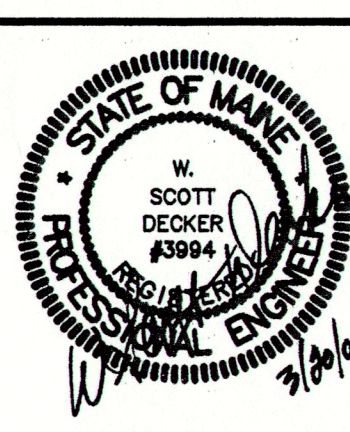


PROFILE: CHANNEL ROCK LANE
SCALE HORIZ. 1"=30'
VERT. 1"=5'

REV.	DATE	DESCRIPTION	BY	CHKD	APPD
1	3/18/02	FOR CONSTRUCTION	RMC	WSD	WSD
2	3/13/02	GENERAL REVISIONS	RMC	WSD	WSD
3	3/12/02	INCORPORATED WATER DISTRICT COMMENTS	RMC	WSD	WSD
4	2/28/02	GENERAL REVISIONS	RMC	WSD	WSD
5	1/28/02	SUBMITTED TO TOWN FOR FINAL APPROVAL	RMC	WSD	WSD
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7	12/31/01	REVISED AND RESUBMITTED	RMC	WSD	WSD
8	10/31/01	REVISED AND RESUBMITTED	RMC	WSD	WSD
9	12/18/00	REVISED AND RESUBMITTED	CAH	WSD	WSD
10	12/5/00	REVISED AND RESUBMITTED	CAH	WSD	WSD
11	11/8/00	REVISED AND RESUBMITTED	CAH	WSD	WSD
12	10/3/00	REVISED AND RESUBMITTED	CAH	WSD	WSD
13	7/3/00	REVISED AND RESUBMITTED	CAH	WSD	WSD
14	6/6/00	SUBMITTED TO TOWN W/ SITE PLAN REVIEW APPLICATION	CAH	WSD	WSD
15		STATUS	BY	CHKD	APPD

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.

NO. REFERENCE DRAWINGS



SYTDesign Consultants
CIVIL ENGINEERS & LAND SURVEYORS
P.O. BOX 86A, CUMBERLAND CENTER, ME. 04021
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CLIENT: **DST CORPORATION**
20 U.S. ROUTE 1, CUMBERLAND, MAINE 04021

DESIGN: WSD	PROJECT: ROCKWORTH SENIOR HOUSING U.S. ROUTE 1, CUMBERLAND MAINE
DRAWN: RMC	CHANNEL ROCK LANE, WHALEBOAT LANE & STEPPING STONE LANE PLAN & PROFILE
CHKD: WSD	DATE: NOVEMBER 2001
SCALE: AS NOTED	PROJ. NO. 98-259.06 DWG. NO. C-203