GENERAL NOTES:

1. THE RECORD OWNERS OF THE PARCEL ARE JEANNE M. CHASE & PETER C. CHASE BY THE FOLLOWING DEED RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS (YCRD):
   - DATED SEPTEMBER 20, 2019 IN BOOK 15568, PAGE 550
2. THE PROPERTY IS SHOWN AS LOT 19 ON TOWN OF ARUNDEL TAX MAP 28 AND IS LOCATED IN THE DB1 AND DB2 ZONES.
3. SPACE AND BULK CRITERIA FOR THE DB1 AND DB2 ZONES ARE AS FOLLOWS:

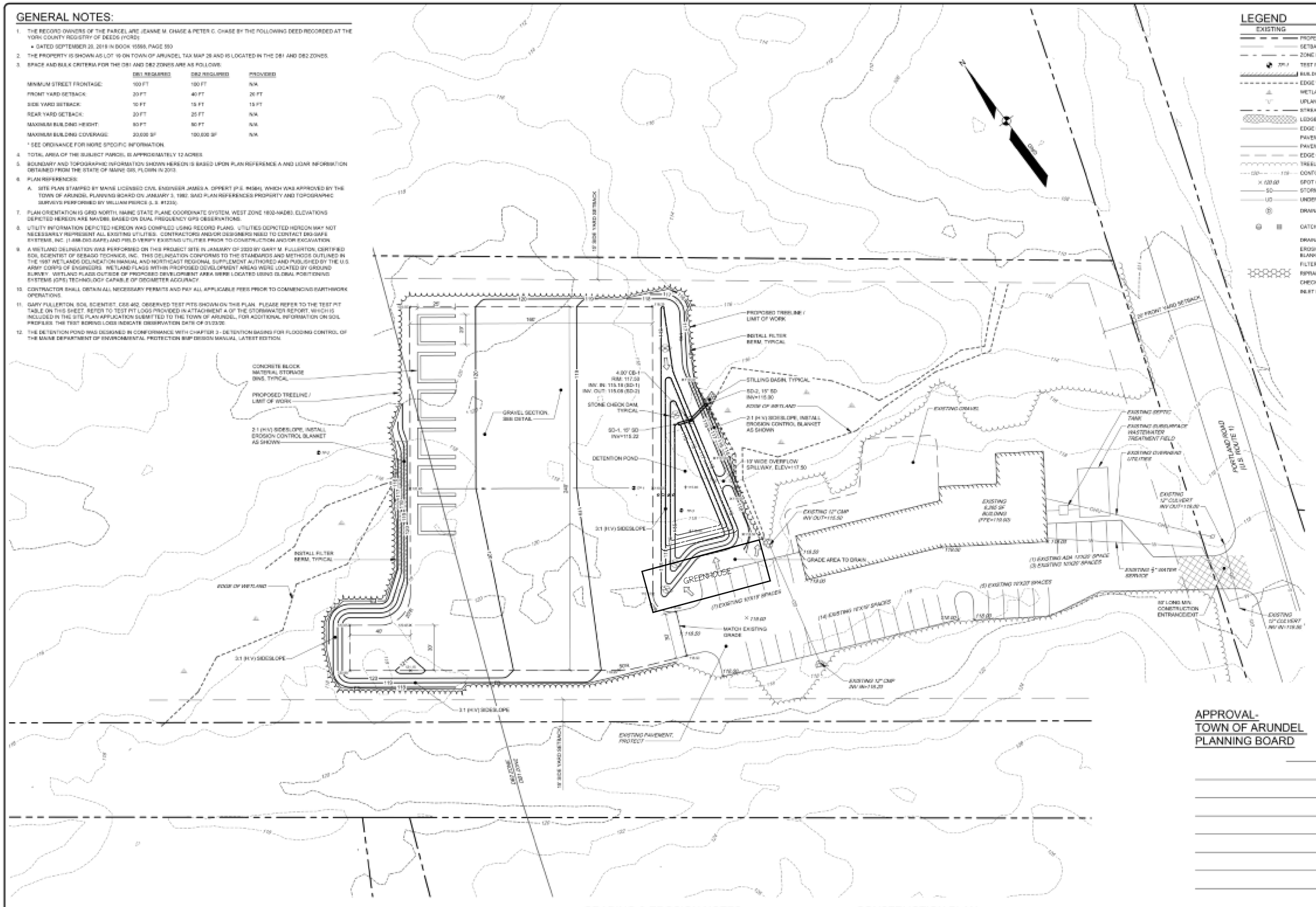
	DB1 REQUIRED	DB2 REQUIRED	PROVIDED
MINIMUM STREET FRONTAGE:	100 FT	100 FT	N/A
FRONT YARD SETBACK:	20 FT	40 FT	26 FT
SIDE YARD SETBACK:	10 FT	15 FT	15 FT
REAR YARD SETBACK:	20 FT	25 FT	N/A
MAXIMUM BUILDING HEIGHT:	60 FT	60 FT	N/A
MAXIMUM BUILDING COVERAGE:	20,000 SF	100,000 SF	N/A

* SEE ORDINANCE FOR MORE SPECIFIC INFORMATION.

4. TOTAL AREA OF THE SUBJECT PARCEL IS APPROXIMATELY 12 ACRES.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON PLAN REFERENCE A AND LIDAR INFORMATION OBTAINED FROM THE STATE OF MAINE GIS, FLOWN IN 2013.
6. PLAN REFERENCES:
   A. SITE PLAN STAMPED BY MAINE LICENSED CIVIL ENGINEER JAMES A. OPPERT (P.E. #14584), WHICH WAS APPROVED BY THE TOWN OF ARUNDEL PLANNING BOARD ON JANUARY 3, 1992. SAID PLAN REFERENCES PROPERTY AND TOPOGRAPHIC SURVEYS PERFORMED BY WILLIAM PREPICE (L.S. #1233).
7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE (1802-MAD83). ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
8. UTILITY INFORMATION DEPICTED HEREON WAS COMPILED USING RECORD PLANS. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
9. A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN JANUARY OF 2020 BY GARY M. FULLERTON, CERTIFIED SOIL SCIENTIST OF SEBAGO TECHNICS, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND NORTHCAST REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. WETLAND FLAGS WITHIN PROPOSED DEVELOPMENT AREAS WERE LOCATED BY GROUND SURVEY. WETLAND FLAGS OUTSIDE OF PROPOSED DEVELOPMENT AREA WERE LOCATED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY CAPABLE OF DECIMETER ACCURACY.
10. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND PAY ALL APPLICABLE FEES PRIOR TO COMMENCING EARTHWORK OPERATIONS.
11. GARY FULLERTON, SOIL SCIENTIST, CSS 462, OBSERVED TEST PITS SHOWN ON THIS PLAN. PLEASE REFER TO THE TEST PIT TABLE ON THIS SHEET. REFER TO TEST PIT LOGS PROVIDED IN ATTACHMENT A OF THE STORMWATER REPORT, WHICH IS INCLUDED IN THIS SITE PLAN APPLICATION SUBMITTED TO THE TOWN OF ARUNDEL, FOR ADDITIONAL INFORMATION ON SOIL PROFILES. THE TEST BORING LOGS INDICATE OBSERVATION DATE OF 01/23/20.
12. THE DETENTION POND WAS DESIGNED IN CONFORMANCE WITH CHAPTER 3 - DETENTION BASINS FOR FLOODING CONTROL OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION BMP DESIGN MANUAL, LATEST EDITION.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	SETBACK	
	ZONE LINE	
TP-1	TEST PIT	
	BUILDING	
	EDGE WETLAND	
	WETLANDS	
	UPLANDS	
	STREAM	
	LEDGE	
	EDGE PAVEMENT	
	PAVEMENT SAWCUT	
	PAVEMENT PAINT	
	EDGE GRAVEL	
	TREELINE	
120 / 119	CONTOURS	120
× 120.00	SPOT GRADE	+ 120.00
SD	STORM DRAIN	SD
UD	UNDER DRAIN	UD
	DRAINAGE MANHOLE	
	CATCH BASIN	
	DRAINAGE DITCH	
	EROSION CONTROL BLANKET	
	FILTER BARRIER	FB
	RIPRAP	
	CHECK DAM	
	INLET PROTECTION	



APPROVAL-
TOWN OF ARUNDEL
PLANNING BOARD

DATE

CHAIRPERSON

TEST PIT TABLE

TEST PIT #	EXISTING GRADE ELEVATION	LIMIT OF EXCAVATION		SEASONAL HIGH GROUNDWATER	
		ELEVATION	DEPTH (FT)	ELEVATION	DEPTH (FT)
TP-1	117.70	116.37	1.33	LEDGE @ 116.37	LEDGE @ 1.33 FT
TP-2	118.40	113.40	5.00	116.23	2.17
TP-3	117.70	113.70	4.00	116.03	1.67

GRADING & EROSION NOTES

1. SIDESLOPES SHALL NOT BE STEEPER THAN 3:1 (H:V) EXCEPT AS OTHERWISE IDENTIFIED ON THIS PLAN. ALL SIDESLOPES STEEPER THAN 3:1 (H:V) SHALL BE LINED WITH EROSION CONTROL BLANKET, OR ADDITIONAL MEASURES AS INDICATED.
2. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENT CONTROL BMPS" MANUAL PUBLISHED BY BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, OCTOBER 2016 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
3. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENT, WALKS, ETC.) SHALL RECEIVE LOAM AND SEED PER DETAIL.

CONSTRUCTION PLAN

1. INSTALL EROSION CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
2. WETLANDS, ASSOCIATED SETBACKS AND STREAM SETBACKS TO BE STAKED BY OWNER PRIOR TO SITE DISTURBANCE.
3. GRADING AND CLEARING LIMITS SHALL NOT ENCROACH ON ADJACENT PROPERTIES UNLESS NOTED OTHERWISE ON THE PLANS.
4. OPEN AREAS SHALL BE LIMITED TO AREAS BEING WORKED IN. THE AREA STRIPPED OF EXISTING VEGETATION AT ANY GIVEN TIME SHALL BE MINIMIZED AND BE PHASED WHERE PRACTICAL SO THAT AREAS ARE REVEGETATED AND PERMANENTLY STABILIZED BEFORE ADDITIONAL AREAS ARE STRIPPED OF EXISTING VEGETATION. CONSTRUCTION BY USE OF RIPRAP, SEED, MULCH, OR OTHER GROUND COVER WITHIN ONE WEEK FROM THE TIME IT WAS ACTIVELY WORKED. SURFACES SHALL BE STABILIZED PRIOR TO DIRECTING STORMWATER RUNOFF TOWARD STORMWATER BMPS. PLEASE REFER TO DRAINAGE PLANS FOR WATERSHED AREAS.
5. ALL STOCKPILING ON-SITE SHALL BE COMPLETED IN ACCORDANCE WITH SECTION A.7. "STOCKPILES" OF THE MAINE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS) MANUAL FOR DESIGNERS AND ENGINEERS, LATEST REVISION.

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

REV	BY	DATE	
3	AJT	4/20/2020	TITLE/PLAN, GEOMAGE PLAN
2	KJR	02/05/2020	SUBMITTED TO TOWN OF ARUNDEL FOR SITE PLAN REVIEW APPLICATION
1	KJR	12/05/2019	SUBMITTED TO MAINE DEP FOR STORMWATER PERMIT APPLICATION

THIS PLAN SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED BY UNKNOWN PARTIES WILL BE SUBJECT TO LEGAL ACTION AND WILL IMPOSE LIABILITY TO SEBAGO TECHNICS, INC.

STEPHEN G. DOE 11/14/20

SEBAGO TECHNICS
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Suite 1A
South Portland, ME 04106
Tel. 207-200-2100

SITE & GRADING PLAN
OF:
1544 PORTLAND ROAD
1544 PORTLAND ROAD
ARUNDEL, ME
FOR:
TERRAPIN LANDSCAPES
125 WHITTEN HILL ROAD
KENNEBUNKPORT, ME 04046

DESIGNED	KJR
DRAWN	KJR
CHECKED	SGD
DATE	02/05/2020
SCALE	1" = 30'
PROJECT	19404

SHEET 1 OF 3

19404 S Proj. 1x3 S