

# PRELIMINARY DRAWINGS

FOR

## TROTTIER PAVING

### LOT 3

## HEAVY HAMMER LANE ARUNDEL, MAINE

OCTOBER 2023

REV.	DATE	REVISION DESCRIPTION

DESIGNED BY: JBM  
DRAWN BY: JWG  
CHECKED BY: KSJ  
DATE: 11/29/2023  
FILE NAME: Trottier Paving\_PlanSet\_rev4.dwg

PROJECT NAME:

LOT 3  
HEAVY HAMMER LANE  
ARUNDEL, MAINE

CLIENT:

ANTHONY TROTTIER  
347 MAIN STREET  
BIDDEFORD, MAINE

SHEET TITLE:

COVER  
SHEET

SHEET NO:

C-001

PROFESSIONAL CONTACTS:

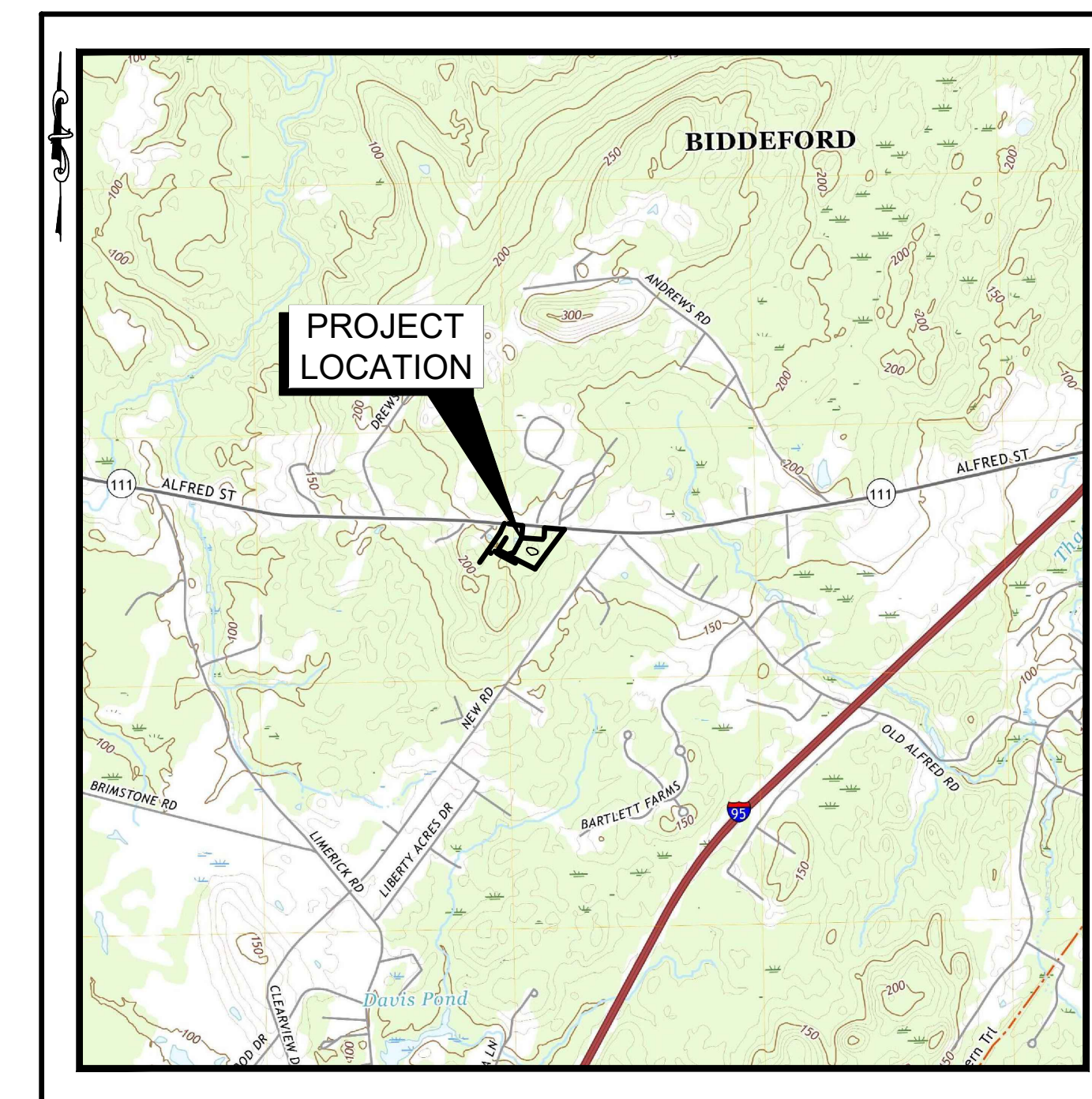
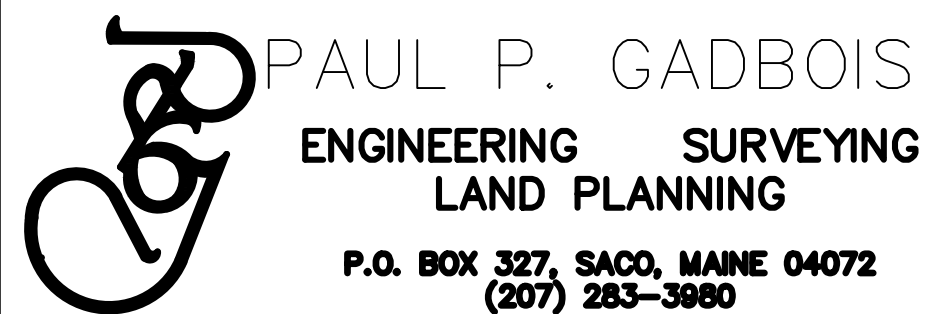
APPLICANT :  
ANTHONY TROTTIER  
347 MAIN STREET  
BIDDEFORD, ME 04005  
(207) 289-4753

ENGINEERING & DESIGN:  
ST.GERMAIN  
846 MAIN STREET  
WESTBROOK, ME 04092  
(207) 591-7000  
JOHNATHAN MALLOY, P.E.

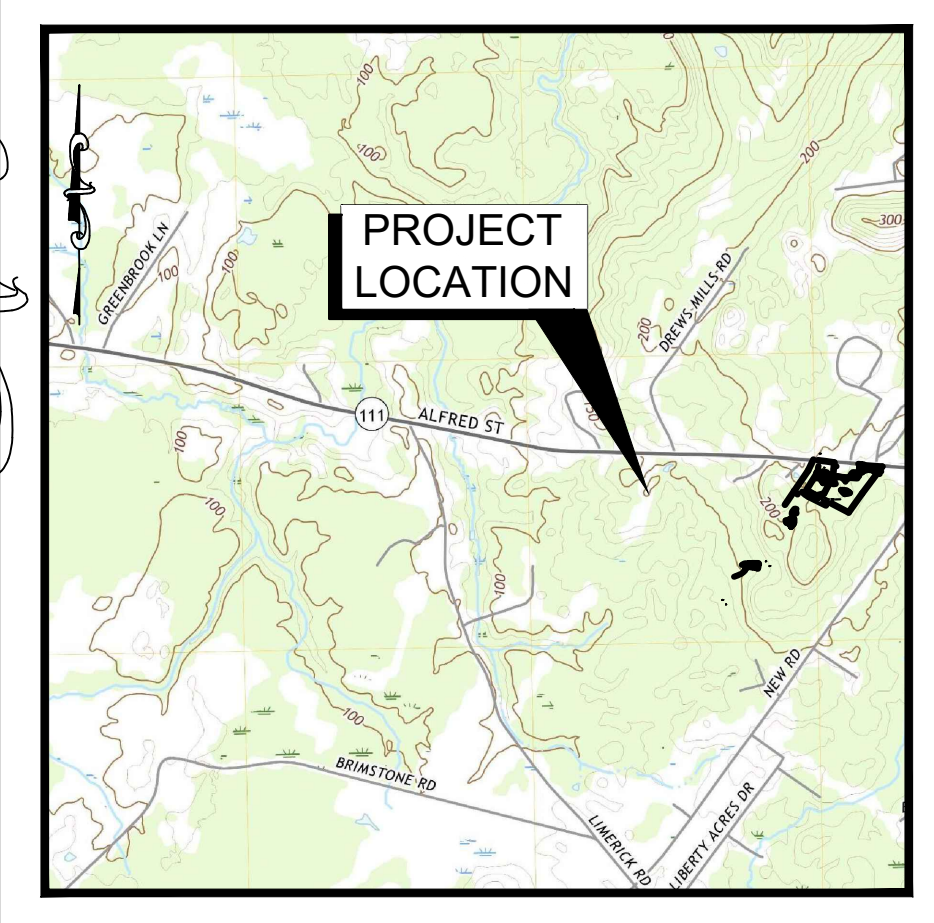
SURVEYOR:  
PAUL P. GADBOIS ENGINEERING  
PO BOX 327  
SACO, ME 04072  
(207) 883-3980

DRAWING LIST:

C-001 COVER SHEET  
---- BOUNDARY AND TOPOGRAPHIC SURVEY  
C-101 SITE PLAN  
C-102 GRADING, UTILITY, & EROSION CONTROL PLAN  
C-501 EROSION & SEDIMENTATION CONTROL NOTES & DETAILS  
C-502 DETAILS  
C-503 DETAILS

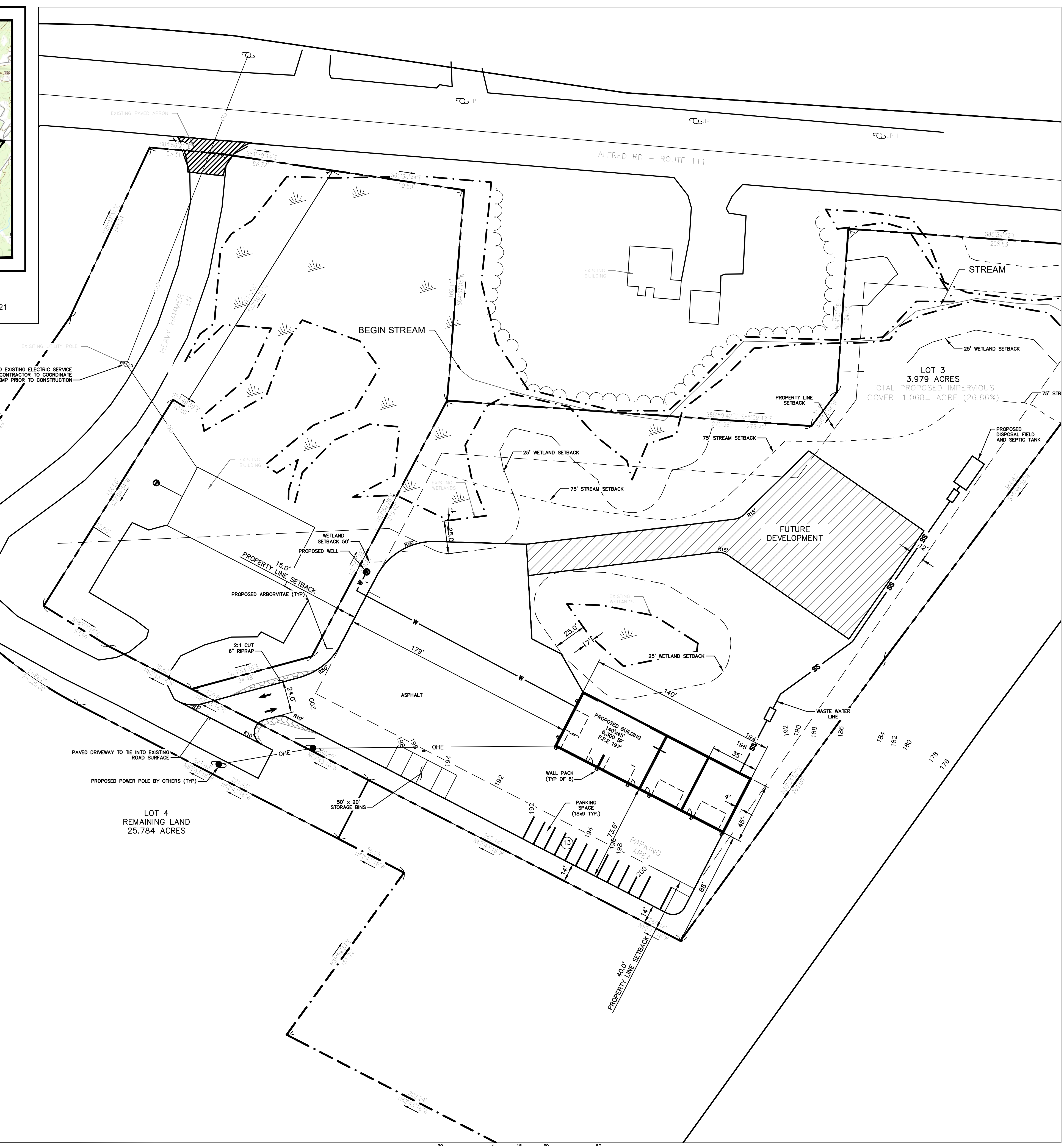


SITE LOCATION MAP  
SCALE: 1" = 2,000'  
SOURCE: USGS, KENNEBUNK, MAINE, QUADRANGLE, DATED 2021



**SITE LOCATION MAP**

SCALE: 1" = 2,000'  
SOURCE: USGS, GORHAM, MAINE, QUADRANGLE, DATED 2021



**NOTES:**

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED CONDITIONS FOR TAX MAP 4 LOT 23, SUBDIVISION LOT 3 IN ARUNDEL, MAINE. THE TOTAL AREA OF THE SUBJECT PARCEL IS 3.979± ACRES (173,325± SF).
- THE OWNER OF RECORD IS BDF HOLDINGS LLC, 4 JEFFREYS WAY, KENNEBUNK, MAINE 04043. RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS BOOK 17208 PAGE 28.
- TOPOGRAPHIC INFORMATION, PARCEL BOUNDARIES, AND EXISTING CONDITIONS ARE BASED ON A FIELD SURVEY PERFORMED PAUL P. GADBOIS ENGINEERING IN JANUARY 2020.
- TOPOGRAPHIC ELEVATIONS ARE REFERENCED TO NAVD88 DATUM. HORIZONTAL DATA IS REFERENCED TO GRID NORTH, MAINE STATE PLANE, WEST ZONE, NAD83 DATUM.
- THE PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL #2301920005C, DATED JUNE 4TH, 1996.
- THE SUBJECT PARCEL IS CLASSIFIED AS USE CODE 3900 - DEVELOPED LAND, ARD. PER TOWN OF ARUNDEL, MAINE GIS.
- COMMERCIAL SERVICE BUSINESS IS AN APPROVED USE IN THE MZD.
- SPACE AND BULK REQUIREMENTS FOR THE MZD ARE AS FOLLOWS:
 

NON RESIDENTIAL		
	REQUIRED	PROPOSED
MIN LOT AREA	1 ACRE	3.79 ACRE
MIN LOT FRONTAGE	100 FEET	413 FEET
FRONT SETBACK	40 FEET	78.7 FEET
SIDE & REAR SETBACK	15 FEET	25 FEET
MAX BUILDING HEIGHT	50 FEET	30 FEET
MAX FOOTPRINT FACTOR	50%	4.05%
MAX GROSS DENSITY FACTOR		
LANDSCAPE FACTOR		
- PARKING SUMMARY FOR OTHER COMMERCIAL OR BUSINESS USE PER §335-13.6:
 

PARKING REQUIRED	N/A - STORAGE
PARKING PROPOSED	13 STANDARD SPACES (9'x18')
- THE PARCEL IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) SITE LOCATION OF DEVELOPMENT ACT ORDER #L-22194-39-A-N/L-22194-TE-B-N ISSUED MAY 9, 2005 AND TRANSFER ORDER #L-22194-39-I-T/L-22194-TE-J-T ISSUED MAY 27, 2014. THIS PARCEL IS PENDING APPROVAL - DEVELOPMENT AREA AND IMPERVIOUS AREA TABULATIONS TO FOLLOW.
- SITE TABULATIONS:
 

TOTAL AREA = 173,326 SF (3.979± ACRES)
EXISTING CONDITIONS:
IMPERVIOUS AREA = 0 SF (0.0%)
PERVIOUS AREA = 173,326 SF (100.0%)
PROPOSED CONDITIONS:
PHASE I
IMPERVIOUS = 31,464 SF (18.15%)
PERVIOUS = 6,623 SF (3.82%)
PHASE II (FUTURE)
IMPERVIOUS = 21,711 SF (12.52%)
PERVIOUS = TBD (TBD%)
DEVELOPED AREA = 38,087 SF (±0.87 ACRES)
FUTURE TOTAL DEVELOPED AREA = 59,798 SF (±1.37 ACRES)
WETLAND ALTERATION = 0 SF

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**LOT 3  
HEAVY HAMMER LANE  
ARUNDEL, MAINE**

CLIENT:  
**ANTHONY TROTTER  
347 MAIN STREET  
BIDDEFORD, MAINE**

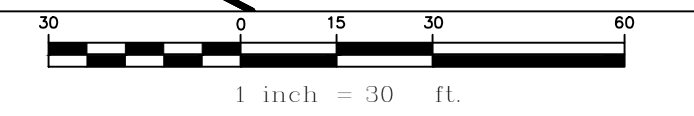
SHEET TITLE:  
**SITE PLAN**

SHEET NO:  
**C-101**

M:\\_Code Drawings - Dwg\Active Dwg\4741 - 0001 Trotter\4741 - 0001 Heavy Hammer Ln, Arundel, ME\DWG\Trotter Paving\_PlanSet\_rev4.dwg 11/29/2023 3:41:28 PM

**LEGEND**

	PROPERTY LINE/ROW
	ADJACENT PROPERTY LINE
	SETBACKS
	MONUMENTS
	EXISTING/PROPOSED CONTOURS
	EDGE OF GRAVEL
	EDGE OF PAVEMENT
	EDGE OF WETLAND
	WETLAND SYMBOL
	CURB
	PAVEMENT STRIPING
	BUILDINGS
	EXISTING/PROPOSED TREELINE
	STONEWALL
	NRCS WEB SOIL SURVEY BOUNDARY
	SIGNS
	BOLLARDS
	UTILITY POLE



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2. THE OWNER OF RECORD IS BDF HOLDINGS LLC, 4 JEFFREYS WAY, KENNEBUNK, MAINE 04043. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 39408 PAGE 286.
3. TOPOGRAPHIC INFORMATION, PARCEL BOUNDARIES, AND EXISTING CONDITIONS ARE BASED ON A FIELD SURVEY PERFORMED PAUL P. GADBOIS ENGINEERING IN JANUARY 2020.
4. TOPOGRAPHIC ELEVATIONS ARE REFERENCED TO NAVD88 DATUM. HORIZONTAL DATA IS REFERENCED TO GRID NORTH, MAINE STATE PLANE, WEST ZONE, NAD83 DATUM.
5. THE EXISTENCE AND/OR LOCATION OF UTILITIES SHOWN ON THIS PLAN IS APPROXIMATE. ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AS TO THEIR LOCATION, SIZE, AND TYPE BY THE PROPER UTILITY COMPANIES PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO CONTACT DIG SAFE A MINIMUM 72 HOURS, EXCLUDING WEEKENDS AND HOLIDAYS, PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL LOAM, SEED, AND MULCH ALL DISTURBED AREAS NOT BUILT UPON OR TREATED OTHERWISE.

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SHEET TITLE:

GRADING,  
UTILITY, &  
EROSION  
CONTROL  
PLAN

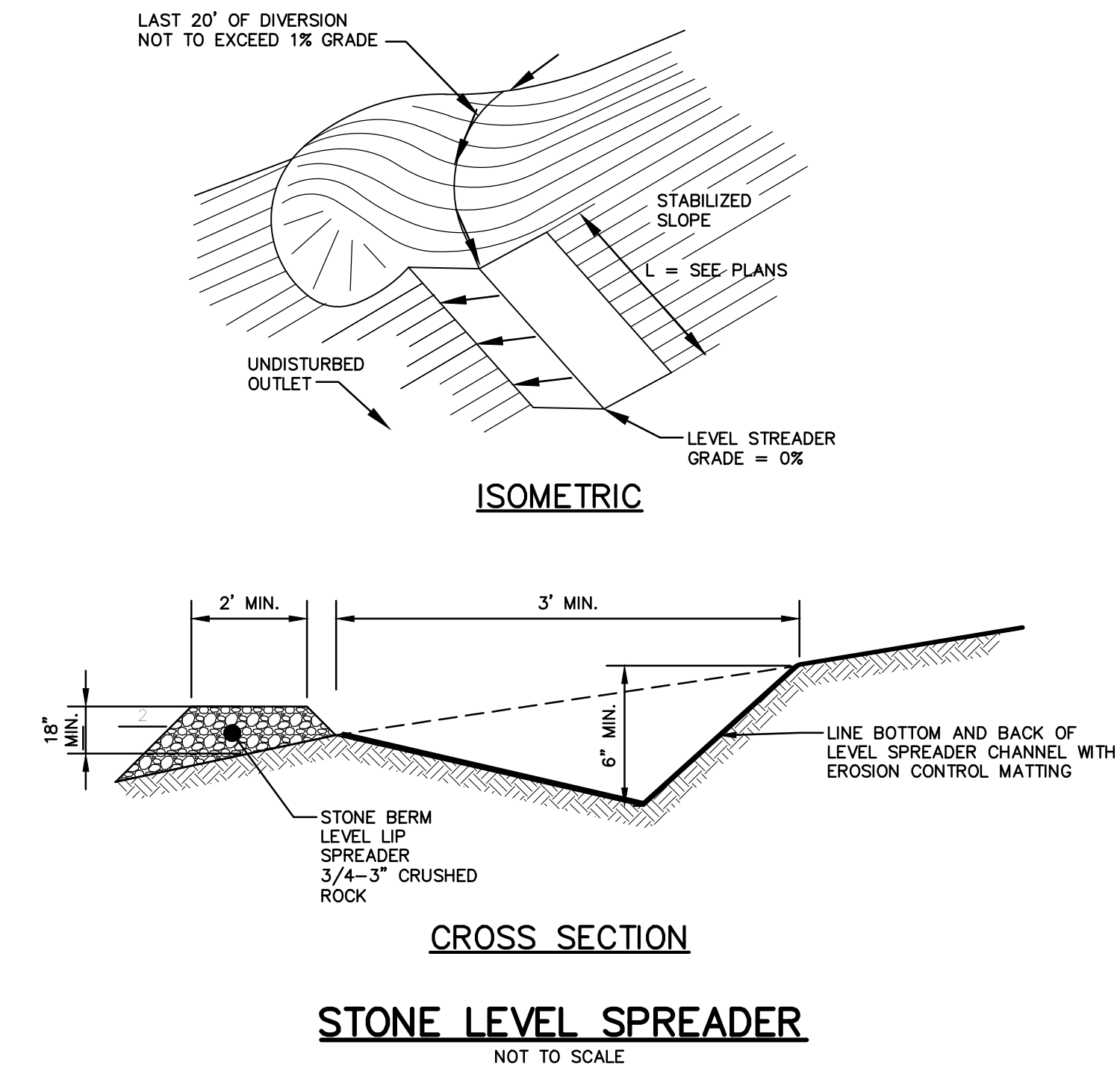
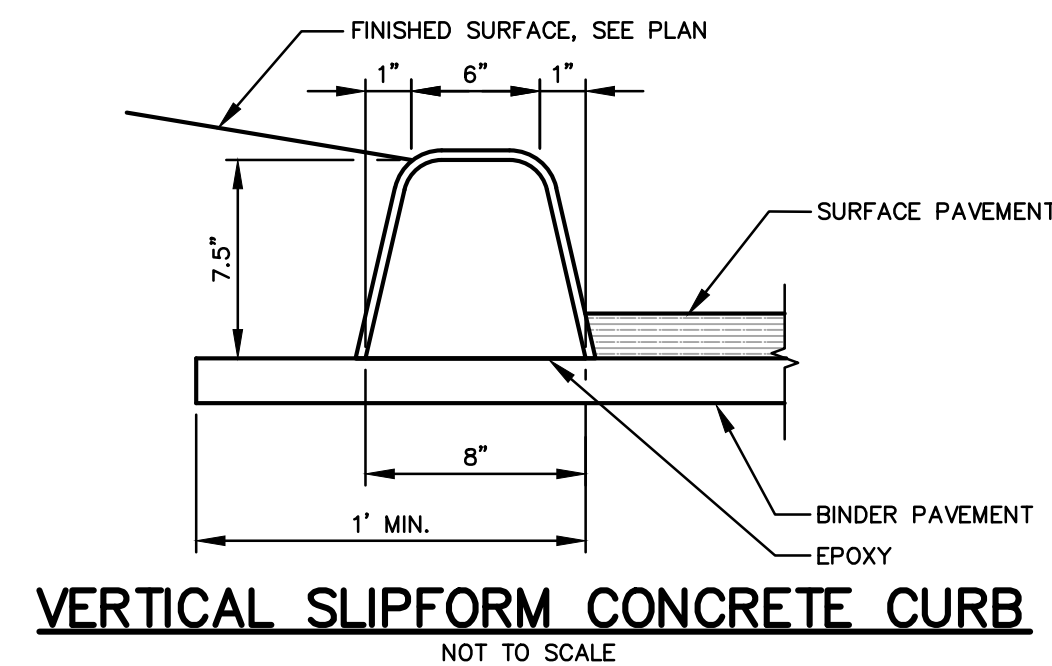
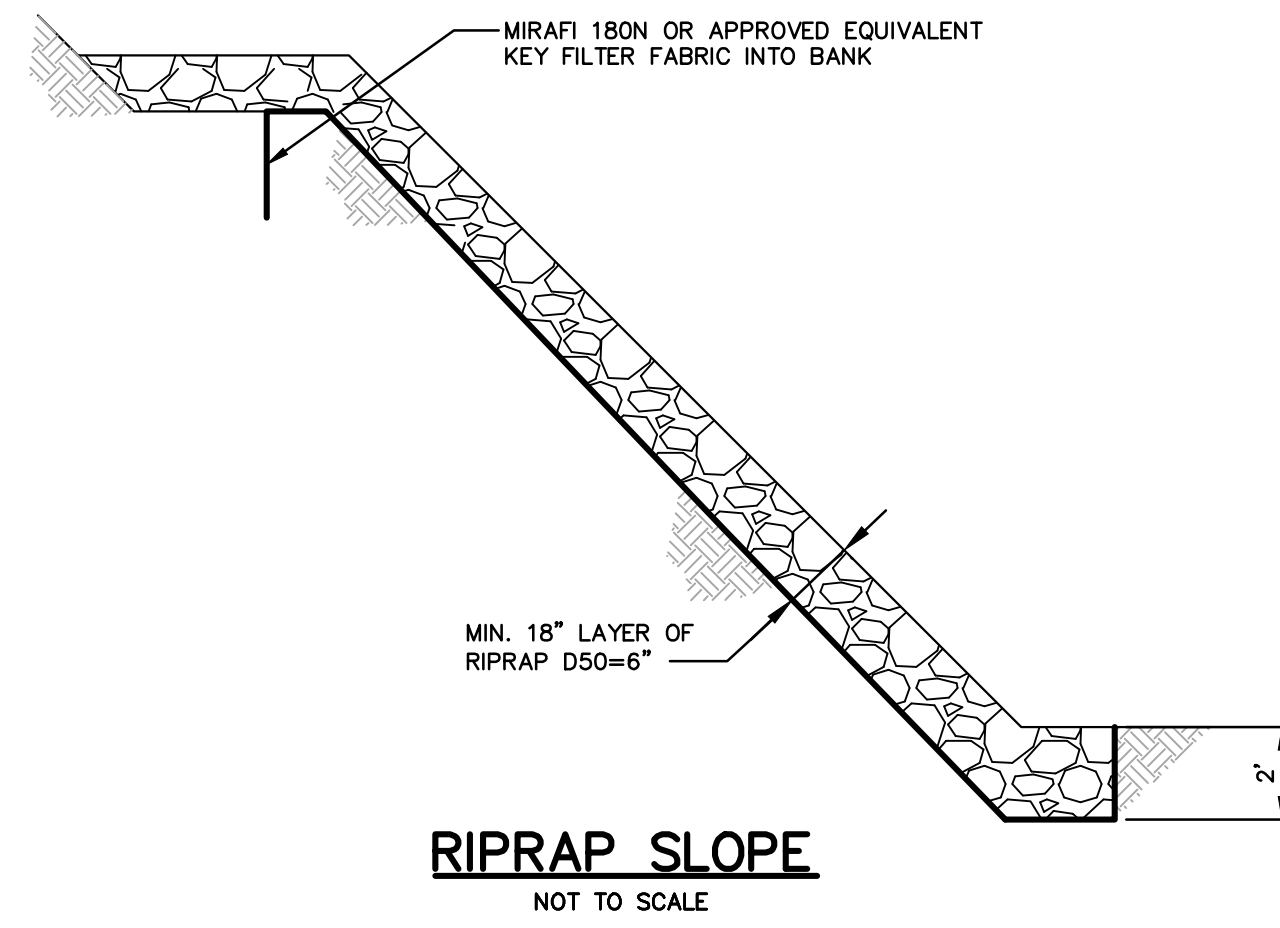
SHEET NO:

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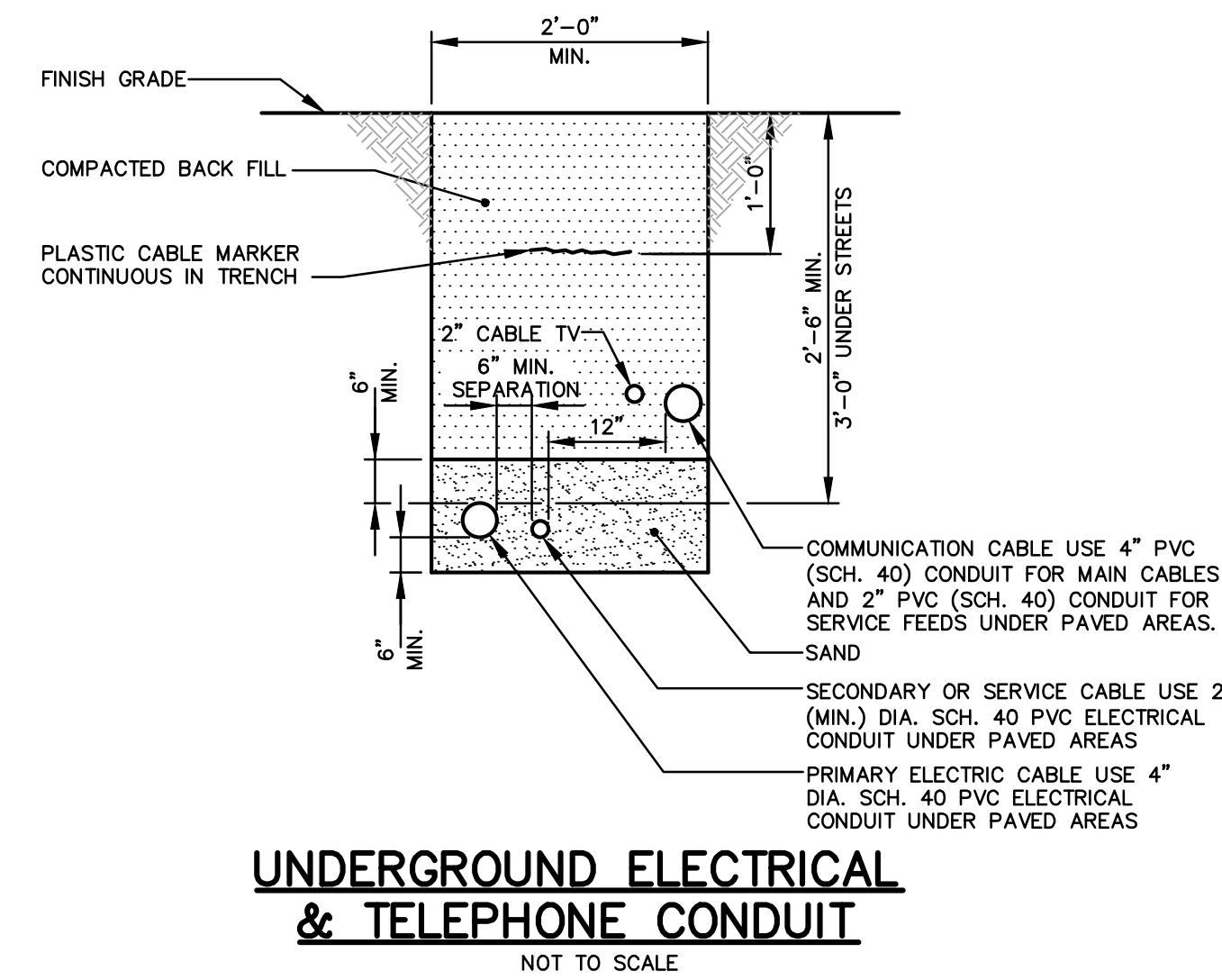


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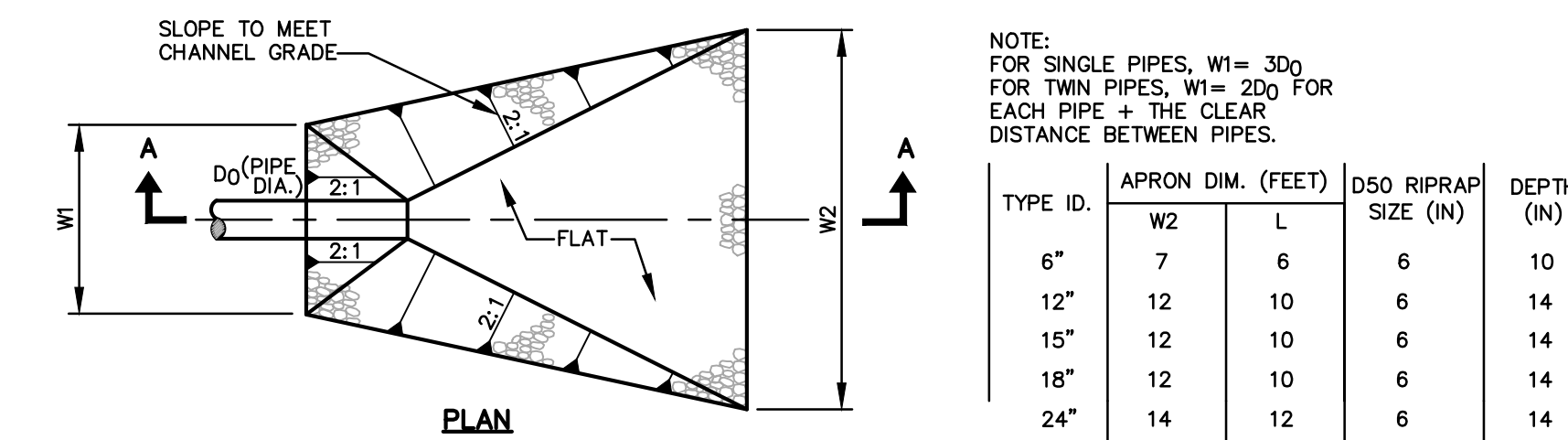




**STONE LEVEL SPREADER**  
NOT TO SCALE

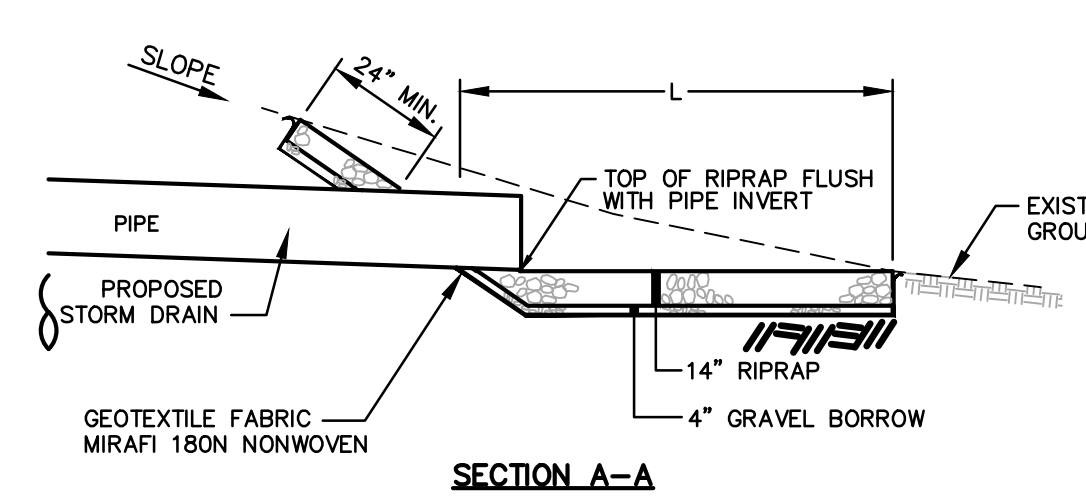


**UNDERGROUND ELECTRICAL & TELEPHONE CONDUIT**  
NOT TO SCALE



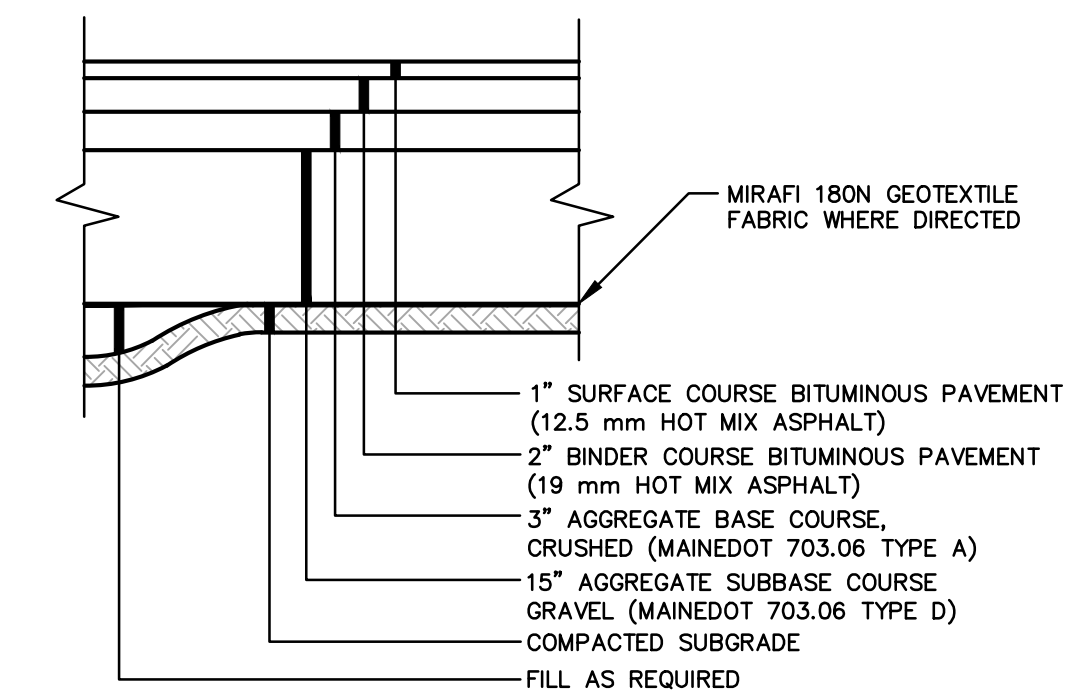
NOTE:  
FOR SINGLE PIPES, W1 = 3D<sub>0</sub>  
FOR TWIN PIPES, W1 = 2D<sub>0</sub> FOR  
EACH PIPE + THE CLEAR  
DISTANCE BETWEEN PIPES.

TYPE ID.	W2	L	D50 RIPRAP SIZE (IN)	DEPTH (IN)
6"	7	6	6	10
12"	12	10	6	14
15"	12	10	6	14
18"	12	10	6	14
24"	14	12	6	14



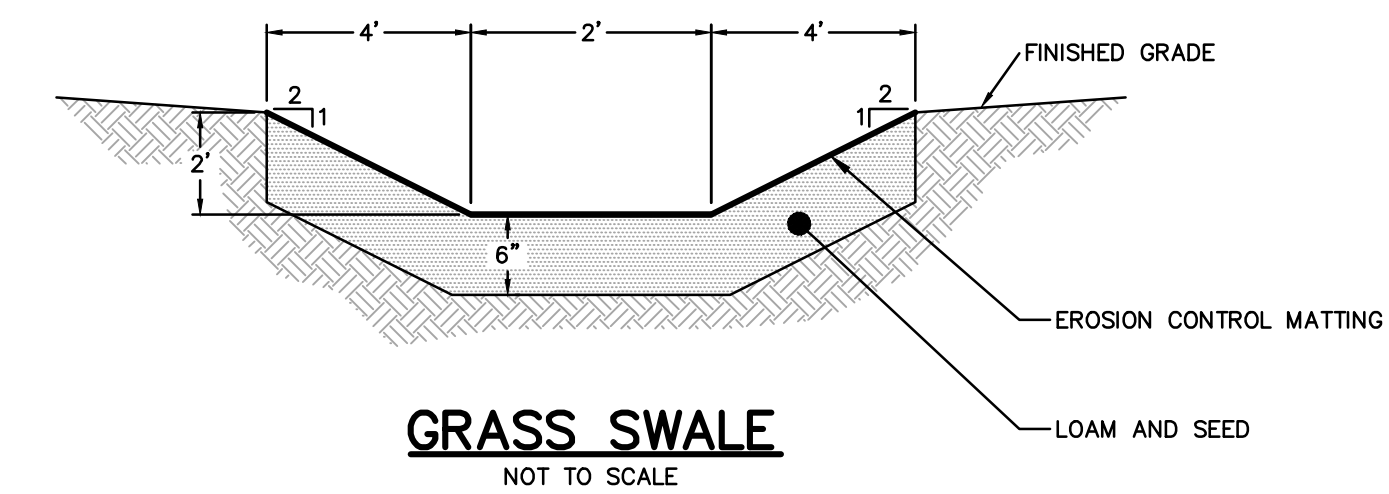
- NOTES:
- RIPRAP SIZE D50 = 6"
  - IN DEFINED CHANNELS, APRON SHALL EXTEND FULL WIDTH OF BOTTOM AND ONE FOOT ABOVE MAX. TAILWATER OR UP TO BANK FULL, WHICHEVER IS LESS.

**RIPRAP INLET/OUTLET PROTECTION**  
NOT TO SCALE

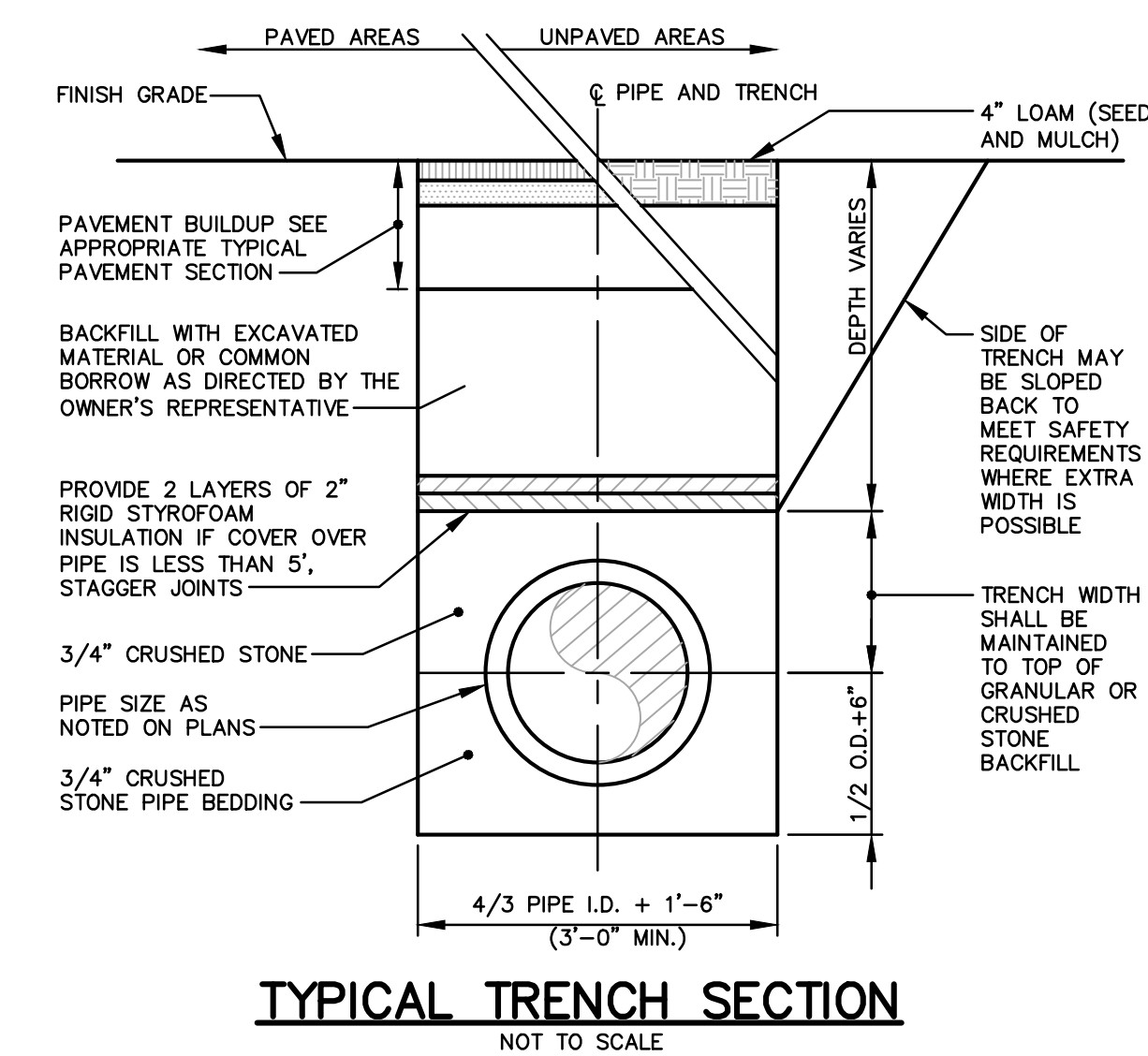


NOTE:  
CONSTRUCTION REQUIREMENTS SHALL BE IN ACCORDANCE WITH SPECIAL PROVISIONS SECTION 401 AND 403, AS PER THE STATE OF MAINE, DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES" LATEST REVISION.

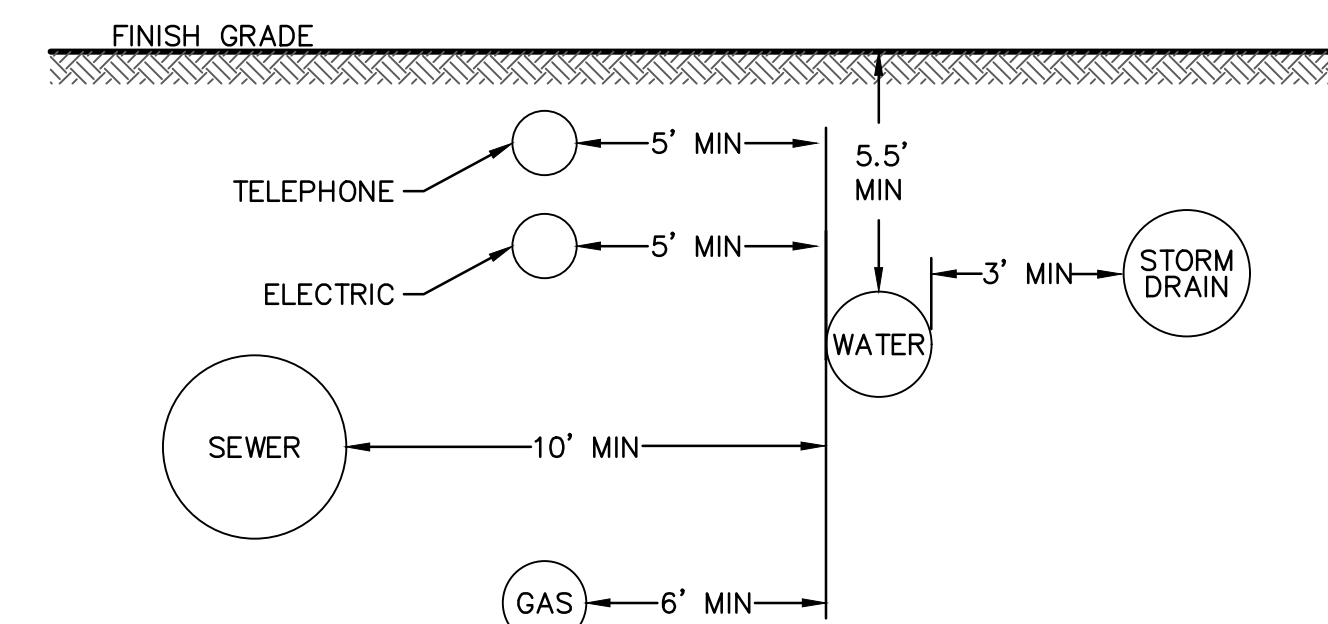
**PAVEMENT BUILDUP**  
NOT TO SCALE



**GRASS SWALE**  
NOT TO SCALE

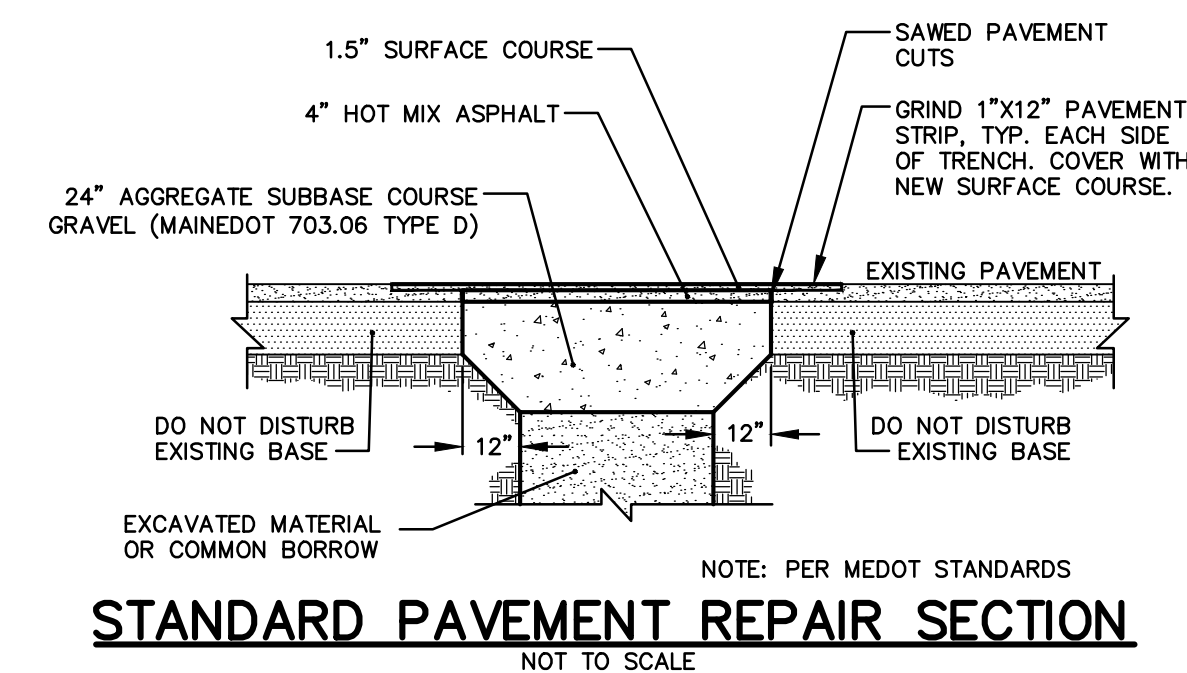


**TYPICAL TRENCH SECTION**  
NOT TO SCALE



- NOTES:
- ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO PORTLAND WATER DISTRICT TECHNICAL SPECIFICATIONS.
  - ALL WATER MAINS SHALL HAVE MINIMUM DEPTH OF 5.5' FROM TOP OF PIPE TO FINISHED GRADE.
  - AT CROSSINGS WHERE 10' HORIZONTAL SEPARATION IS NOT POSSIBLE, 18" VERTICAL SEPARATION SHALL BE PROVIDED IN A SEPARATE TRENCH OR UNDISTURBED EARTH SHELF WITH A MINIMUM 5' HORIZONTAL SEPARATION. SEE INSET "A."
  - AT CROSSINGS WHERE 10' HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION CANNOT BE OBTAINED, THE SEWER SHALL BE CONSTRUCTED OF MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS-OF-CONSTRUCTION AND SHALL BE PRESSURE TESTED TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING.

**WATER SERVICE SEPARATION DETAIL**  
NOT TO SCALE



**STANDARD PAVEMENT REPAIR SECTION**  
NOT TO SCALE

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SHEET TITLE:

DETAILS

SHEET NO:

C-502