SUBDIVISION PLANS

WILDES DISTRICT SUBDIVISION

WILDES DISTRICT ROAD,
KENNEBUNKPORT, MAINE

APPLICANT:
BEACHWOOD DEVELOPMENT FUND, LP
86 YORK STREET, # 3
KENNEBUNK, MAINE 04043

RECORD OWNER:
MICHAEL D. PRENDERGAST
789 RIDGEFIELD ROAD
WILTON, CT 06897

PROJECT PARCEL SITE
TOWN OF KENNEBUNKPORT TAX ASSESSOR'S
MAP, LOT NUMBER & ZONING DISTRICT

MAP	LOT	ZONING DISTRICT
9	10-23	VILLAGE RESIDENTIAL DISTRICT

PREPARED BY
CIVIL ENGINEER:
TERRADYN CONSULTANTS, LLC
565 CONGRESS STREET, SUITE 201
PORTLAND, MAINE 04101
(207) 926-5111

SURVEYOR:
TERRADYN CONSULTANTS, LLC
79 MAIN STREET, SUITE 300
AUBURN, MAINE 04210
(207) 946-4480

SOIL SCIENTIST:
LONGVIEW PARTNERS, LLC
6 SECOND STREET
BUXTON, MAINE 04093
(207) 807-1739

UTILITIES
SEWER
KENNEBUNKPORT
WASTEWATER DEPARTMENT
25 RECREATION WAY
KENNEBUNKPORT, ME 04043
(207) 967-2245

WATER
KENNEBUNK, KENNEBUNKPORT
& WELLS WATER DISTRICT
92 MAIN STREET
KENNEBUNK, ME 04043
(207) 985-3385

ELECTRIC
CENTRAL MAINE POWER CO.
162 CANCO ROAD
PORTLAND, ME 04103
(207) 842-2367

TELEPHONE
CONSOLIDATED
COMMUNICATIONS
P.O. BOX 11560
PORTLAND, MAINE 04104
1-888-984-1515

CABLE
SPECTRUM
386 FORE ST #204
PORTLAND, MAINE 04101
(207) 331-5331

DIG SAFE SYSTEM, INC.
TEL. 1-888-DIG-SAFE (344-7233)
FAX 1-781-721-0047
WWW.DIGSAFE.COM

SHEET INDEX

C-1.0	COVER SHEET
1	TOPOGRAPHIC SURVEY PLAN
C-2.0	SUBDIVISION PLAN
C-3.0	PLAN & PROFILE STA. 0+00 TO STA. 5+88
C-4.0	EROSION CONTROL NOTES AND DETAILS
C-4.1	SITE AND UTILITY DETAILS
C-4.2	DRAINAGE AND UTILITY DETAILS
C-4.3	STORMWATER BMP DETAILS

LOCATION MAP
SCALE: 1"=400'

GENERAL NOTES
1. THE PROJECT WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF ALL PERMITS ISSUED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE TOWN OF KENNEBUNKPORT, AND THE LOCAL UTILITY COMPANIES.
2. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY THE TOWN OF KENNEBUNKPORT OR THE LOCAL UTILITY COMPANIES SHALL BE COORDINATED BY THE CONTRACTOR.
3. THE LOCATION AND/OR ELEVATIONS OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION. IT SHALL BE THE RESPONSIBLE OF THE CONTRACTOR TO RELOCATE ANY EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. THE EROSION CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIRED TO PREVENT EROSION AND SEDIMENTATION. ADDITIONAL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY THE OWNER, ENGINEER, OR REGULATING AGENCIES.
5. ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE HIS OWN MATERIAL SCHEDULES BASED UPON HIS PLAN REVIEW. ALL SCHEDULES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING WORK.
6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE STRICTEST STANDARDS CONTAINED IN THE MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, THE PROJECT SPECIFICATIONS, AND THE UTILITY COMPANY AND TOWN OF KENNEBUNKPORT REQUIREMENTS.
7. ALL DIMENSIONS, UNLESS OTHERWISE NOTED ARE TO THE EDGE OF PAVEMENT OR FACE OF CURB.
8. ALL SIGNAGE SHALL BE SUPPLIED AND INSTALLED IN COMPLIANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

UTILITY NOTES
1. PROPOSED LOTS WILL BE SERVED BY CONNECTIONS TO THE PUBLIC SEWER SYSTEM OWNED AND MAINTAINED BY THE TOWN OF KENNEBUNKPORT AND THE PUBLIC WATER SYSTEM OWNED AND MAINTAINED BY THE KENNEBUNK, KENNEBUNPORT AND WELLS WATER DISTRICT.
2. ALL STORM DRAIN PIPE SHALL BE SMOOTH BORE INTERIOR PROVIDING A MANNINGS ROUGHNESS COEFFICIENT OF n=0.012 OR LESS.

PERMITS

TYPE OF PERMIT	GOVERNING BODY	STATUS
SUBDIVISION APPROVAL	TOWN OF KENNEBUNKPORT, MAINE PLANNING BOARD 6 ELM STREET KENNEBUNKPORT, ME 04046 TEL. 207-967-4243	SUBMITTED 10/2/2023
STORMWATER PERMIT BY RULE	MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION 312 CANCO ROAD PORTLAND, ME 04103 TEL. 207-822-6300	TO BE SUBMITTED
NRPA PERMIT BY RULE	MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION 312 CANCO ROAD PORTLAND, ME 04103 TEL. 207-822-6300	TO BE SUBMITTED
SECTION 404 PERMIT	U.S. ARMY CORPS OF ENGINEERS 442 CIVIC CENTER DRIVE, SUITE 350 AUGUSTA, ME 04330 TEL. 207-623-8367	TO BE SUBMITTED

LEGEND
EXISTING PROPERTY LINE
PROJECT SITE BOUNDARY
EXISTING SETBACK LINE
PROPOSED EASEMENT
124 EXISTING MINOR CONTOUR
124 EXISTING MAJOR CONTOUR
124 PROPOSED CONTOUR
SD EXISTING STORMDRAIN
SD PROPOSED STORMDRAIN
UD EXISTING UNDERDRAIN
UD PROPSED UNDERDRAIN
OHE EXISTING OVERHEAD ELECTRIC & TELEPHONE
OHE PROPOSED OVERHEAD ELECTRIC & TELEPHONE
UGE EXISTING UNDERGROUND ELECTRIC & TELEPHONE
UGE PROPOSED UNDERGROUND ELECTRIC & TELEPHONE
EXISTING EDGE OF PAVEMENT
PROPOSED EDGE OF PAVEMENT
EXISTING EDGE OF GRAVEL
PROPOSED EDGE OF GRAVEL
EXISTING CURB
PROPOSED CURB
PROPOSED FENCE
SF SILT FENCE
TP-A TEST PIT
EXISTING VALVE
PROPOSED VALVE
EXISTING HYDRANT
EXISTING LIGHT POLE
PROPOSED LIGHT POLE
EXISTING UTILITY POLE
EXISTING CATCH BASIN
PROPOSED CATCH BASIN
EXISTING DRAIN MANHOLE
PROPOSED DRAIN MANHOLE
EXISTING SEWER MANHOLE
PROPOSED SEWER MANHOLE
30.20 EXISTING SPOT GRADE
30.20 PROPOSED SPOT GRADE
SURVEY CONTROL POINT
EXISTING MONUMENT
EXISTING IRON PIPE
EXISTING SIGN
PROPOSED SIGN
EXISTING BUILDING
PROPOSED BUILDING
PROPOSED CONCRETE
PROPOSED PAVEMENT

STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
No. 11587
LICENSED
PROFESSIONAL ENGINEER

DATE: 11/27/2023

NO.	DATE	REVISIONS
3	01/31/2024	REVISED IN RESPONSE TO PEER REVIEW COMMENTS
2	11/27/2023	ADDED BUILDING ENVELOPES ON PROPOSED LOTS
1	10/2/2023	SUBMITTED FOR PRELIMINARY SUBDIVISION APPROVAL

ADDRESS:
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260
PHONE:
(207) 926-5111
WEB SITE:
www.terradynconsultants.com
TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

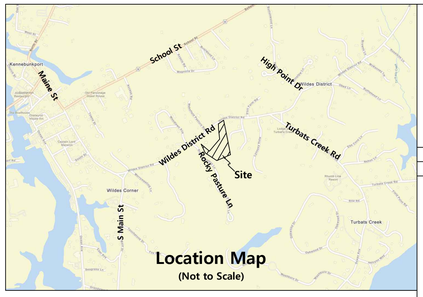
PROJECT:
WILDES DISTRICT ROAD SUBDIVISION
WILDES DISTRICT ROAD, KENNEBUNKPORT, MAINE

SHEET TITLE:
COVER SHEET

CLIENT:
BEACHWOOD DEVELOPMENT FUND, LP
86 YORK STREET #3
KENNEBUNK, MAINE 04043

DATE:	10/2/2023
SCALE:	AS NOTED
JOB NO:	23-003
SHEET:	C-1.0

C:\OD\Terradyn Consultants\Project Folders - Documents\2023 Jobs\23-003 Wildes District Road Subdivision\CAD\Permitting\23-003 C.dwg



General Notes:

1. The purpose of this plan is to depict the results of a Boundary Retracement & Existing Conditions/Topographic Survey of the subject parcel.
2. All Book and Page numbers refer to the York County Registry of Deeds, unless otherwise noted.
3. The record owner of the subject parcel is Michael D. Prendergast by a deed dated October 6, 2011 and recorded in Book 16177, Page 988.
4. The subject parcel is shown on the Town of Kennebunkport Tax Map 9 as Lot 10-23 and is located in the Villiage Residential District.
5. Space and bulk standards for the Villiage Residential District as of the date of this plan are as follows:

Min. Lot Size:	40,000 sq ft
Min. Lot Width:	100 ft
Min. Front Setback:	20 ft
Min. Side Setback:	15 ft
Min. Rear Setback:	15 ft
Max. Building Height:	35 ft
Min. Open Space:	20%

6. Total area of the subject parcel is 4.1 acres.
7. Boundary and topographic information shown hereon is based on an on the ground survey performed by Terradyn Consultants, LLC in February and March of 2023 and supplemented with LiDAR Remote Sensing, collected in 2020 by the State of Maine and distributed by the USGS as classified .LAZ point cloud.

   NAVD88-Geoid18
   error (95% confidence interval) in meters = 0.040

8. Plan References:
   - A. "Plan Showing Maplewood - Kennebunkport, Maine" dated July 19, 1963, prepared by Libby & Dow Engineers, and recorded in Plan Book 37, Page 3.
   - B. "Plan Showing Land to Be Conveyed to Anthony & Judith & Paul Gelardi From a Portion of Land Owned By Marjorie Ellis" dated October, 1975 and recorded in Plan Book 78, Page 3.
   - C. "Plan Showing a Boundary Survey of Rocky Pasture" dated July, 1988, revised December 13, 1988, prepared for Anthony & Paul Gelardi and recorded in Plan Book 184, Page 45.
   - D. "Private Way Plan - Wildes District Road" dated October 17, 2002, prepared for Wesley & Liz Phillips by Pinkham & Greer Consulting Engineers, Inc. and being previously unrecorded.
9. Plan orientation is Grid North, Maine State Plane Coordinate System, West Zone 1802-NAD83. Elevations depicted hereon are NAVD88, based on dual-frequency GPS observations.
10. No record width was found for Wildes District Road. Per MSRA Title 23, Subsection 2103 this surveyor held 1 1/2 rods on each side of the approximate center of the traveled way as further evidenced by stone walls found on either side of the road in the project area.
11. The subject parcel is located within Zone C, Areas of Minimal Flood Hazard, as delineated on the Flood Insurance Rate Map for the Town of Kennebunkport, York County, Community-Panel Number 230170 0003 B, having an Effective Date of April 18, 1983.
12. A wetland delineation was performed on this project site by Longview Partners, LLC on October 3, 2022. A stream delineation was performed on this project site by Longview Partners, LLC on January 16, 2024. These delineations conform to the standards and methods outlined in the 1987 Wetland Delineation Manual and Northeast Regional Supplement authored and published by the U.S. Army Corps of Engineers. All Wetland and stream flags were located by total station or RTK GPS.
13. The depth, size, location, existence or nonexistence of underground utilities and/or structures were not investigated as part of this survey. Utilities depicted hereon may not necessarily represent all existing utilities. Owners, contractors, and/or designers need to contact Dig-Safe Systems, Inc. (call 811) and field verify existing utilities prior to digging or breaking ground.

Legend:

Existing

- Record Property Line/R.O.W.
- Abutter Line/R.O.W.
- Deed/Plan Line/R.O.W.
- Building Setback Line
- Easement Line
- Building
- Deck/Steps
- Edge of Wetland
- Wetlands
- Edge of Pavement
- 120 Major Contour
- 122 Minor Contour
- × 121.3 Spot Elevation
- Stone Wall
- SD Storm Drain
- OHU Overhead Utilities
- Iron Pipe/Rod (as noted.)
- Ledge
- Hydrant
- Sewer Manhole
- Utility Pole
- Stream
- Edge of Water

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.

Surveyor's Certification

To the best of my knowledge, I have used ordinary and prudent conduct expected of Professional Land Surveyors and the results shown here represent the licensee's responsibility to the public as required under the Standards of Practice as defined by the Board of Licensure for Professional Land Surveyors (M.R.S.A Title 32, Chapter 141, Dated April 2001).

Except as Follows:

1. Survey Report Limited to Notes on the Plan
2. No Deed Description to Date

Plan Prepared by: _____
Nicholas Racioppi PLS # 2621

STATE OF MAINE, York County, SS
REGISTRY OF DEEDS

Received _____

At ____ h ____ m ____M and recorded in

Plan Book _____, Page _____

Attest _____
Registrar

STATE OF MAINE
NICHOLAS RACIOPPI
No. 2621
PROFESSIONAL LAND SURVEYOR

NO.	DATE	REVISIONS
1	01/26/2024	Added recently delineated stream – Jim
1	11/28/2023	Added "significant trees"

ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com

TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PROJECT: WILDES DISTRICT ROAD PROJECT
WILDES DISTRICT ROAD, KENNEBUNKPORT, MAINE
SHEET TITLE: BOUNDARY RETRACEMENT & EXISTING CONDITIONS/TOPOGRAPHIC SURVEY
FOR RECORD OWNER: BEACHWOOD DEVELOPMENT FUND
86 YORK STREET #3
KENNEBUNK, ME 04043

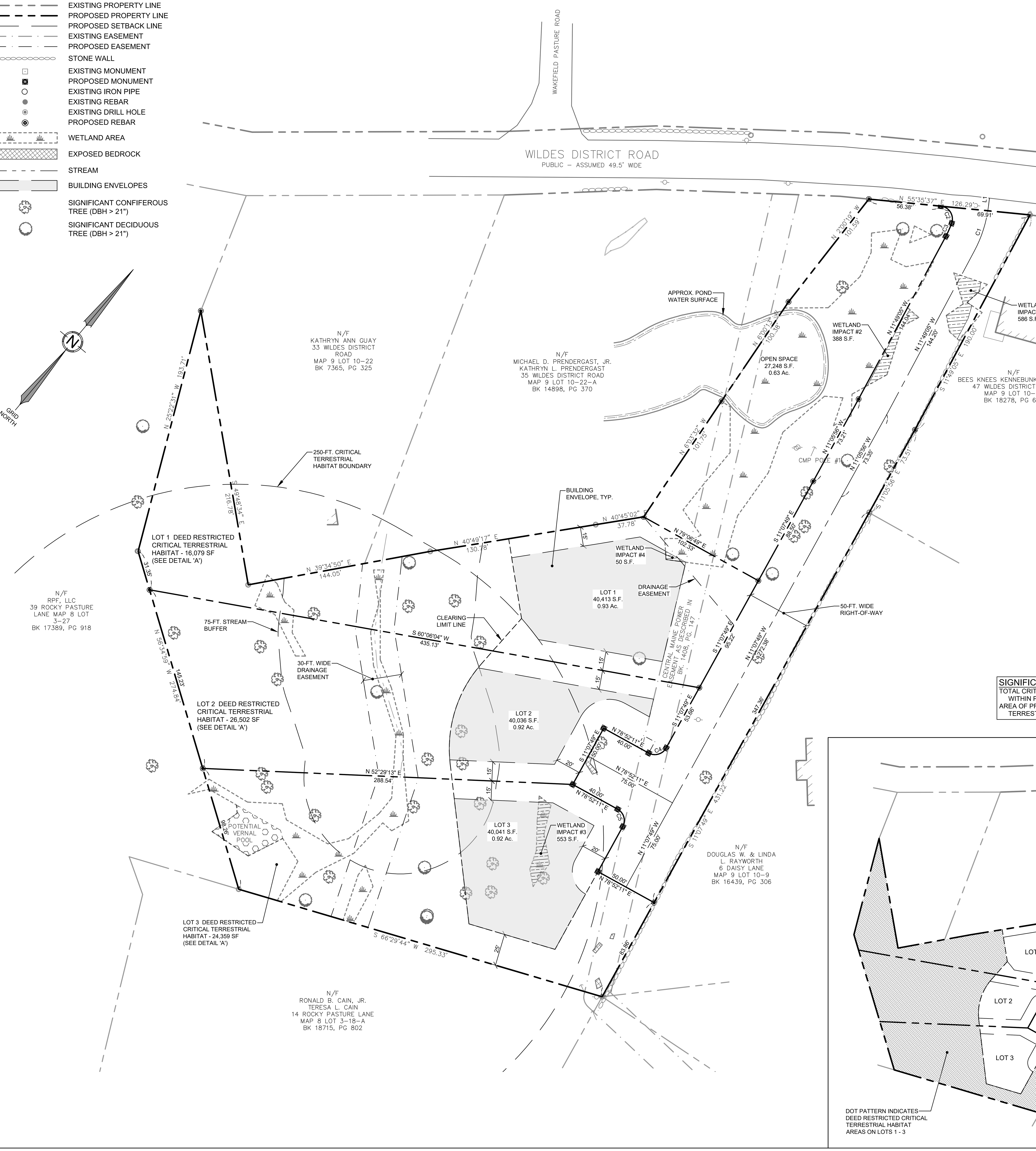
DATE:	01/25/2023
SCALE:	1"= 40'
JOB NO:	23-003
SHEET:	1 OF 1

Sheet Size: 24" X 36"

C:\2023\Terradyn Consultants\Project Folders • Documents\2022 Jobs\23-003 Wildes District Road Subdivision\CAD\Survey\23-003.dwg

LEGEND

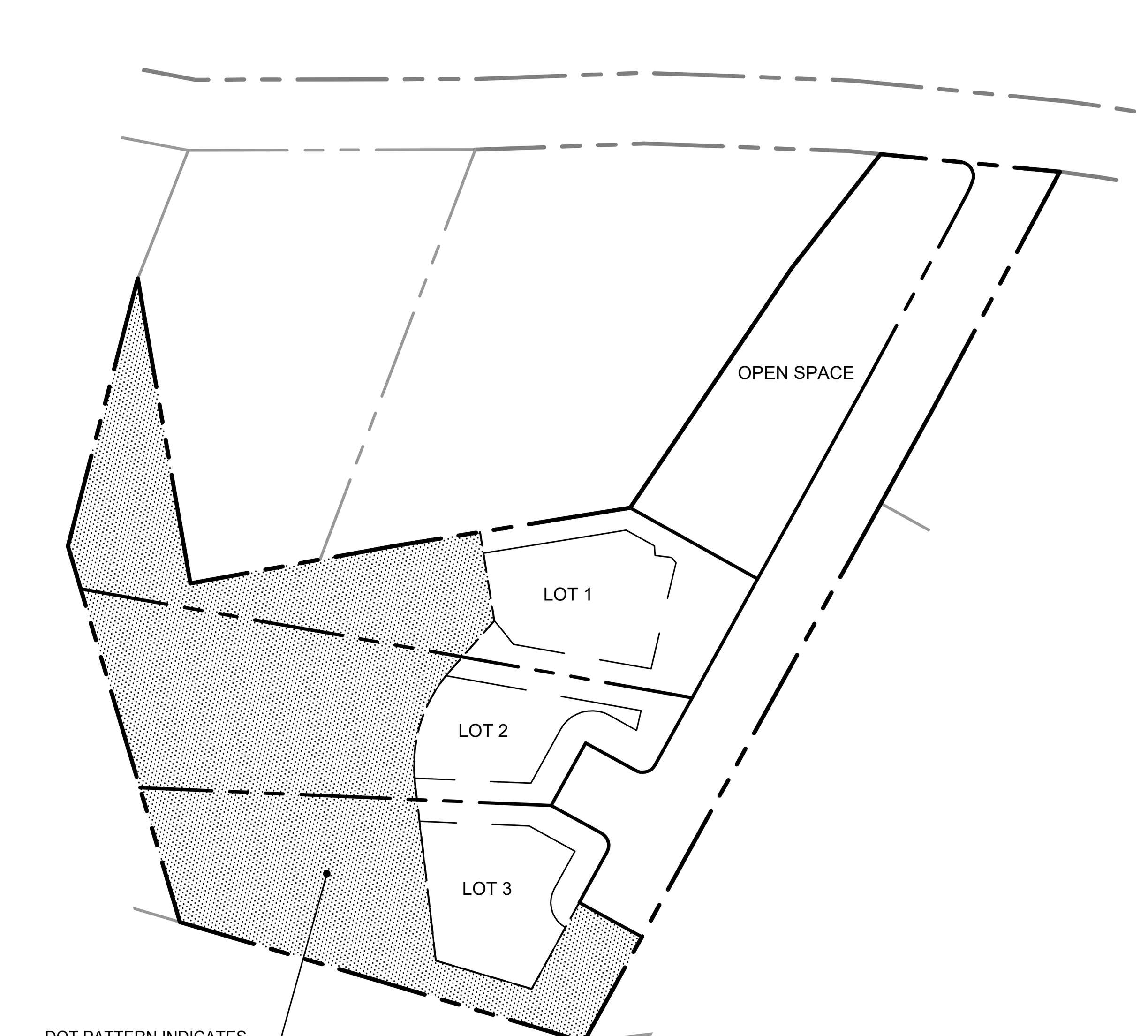
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- STONE WALL
- EXISTING MONUMENT
- PROPOSED MONUMENT
- EXISTING IRON PIPE
- EXISTING REBAR
- EXISTING DRILL HOLE
- PROPOSED REBAR
- WETLAND AREA
- EXPOSED BEDROCK
- STREAM
- BUILDING ENVELOPES
- SIGNIFICANT CONFIFEROUS TREE (DBH > 21")
- SIGNIFICANT DECIDUOUS TREE (DBH > 21")



	AREA PROTECTED WITHIN CRITICAL TERRESTRIAL HABITAT
LOT 1	16,079
LOT 2	26,502
LOT 3	24,359
TOTAL	66,940
SITE	89,251
% PROTECTED	75%

SIGNIFICANT VERNAL POOL

TOTAL CRITICAL TERRESTRIAL HABITAT WITHIN PROJECT AREA:	89,251 SF
AREA OF PROTECTED CRITICAL TERRESTRIAL HABITAT:	66,940 SF (75%)



DETAIL 'A'
SCALE: 1" = 100'

GENERAL NOTES:

1. THE PROPOSE OF THIS PLAN IS TO DEPICT A PROPOSED SUBDIVISION OF THE SUBJECT PARCELS
2. ALL BOOK AND PAGE NUMBERS REFER TO THE YORK COUNTY REGISTRY OF DEEDS, UNLESS OTHERWISE NOTED.
3. THE RECORD OWNER OF THE SUBJECT PARCEL IS MICHAEL D. PRENDERGAST BY A DEED DATED OCTOBER 6, 2011 AND RECORDED IN BOOK 16177, PAGE 988.
4. THE SUBJECT PARCEL IS SHOWN ON THE TOWN OF KENNEBUNKPORT TAX MAP 9 AS LOT 10-23 AND IS LOCATED IN THE VILLIAGE RESIDENTIAL DISTRICT.
5. SPACE AND BULK STANDARDS FOR THE VILLIAGE RESIDENTIAL DISTRICT AS OF THE DATE OF THIS PLAN ARE AS FOLLOWS:

MIN. LOT SIZE:	40,000 SQ FT
MIN. LOT WIDTH:	100 FT
MIN. FRONT SETBACK:	20 FT
MIN. SIDE SETBACK:	15 FT
MIN. REAR SETBACK:	15 FT
MAX. BUILDING HEIGHT:	35 FT
MIN. OPEN SPACE:	20%

6. TOTAL AREA OF THE SUBJECT PARCEL IS 4.1 ACRES.
7. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN ON THE GROUND SURVEY PERFORMED BY TERRADYN CONSULTANTS, LLC IN FEBRUARY AND MARCH OF 2023 AND SUPPLEMENTED WITH LIDAR REMOTE SENSING, COLLECTED IN 2020 BY THE STATE OF MAINE AND DISTRIBUTED BY THE USGS AS CLASSIFIED .LAZ POINT CLOUD.

   NAVD88-GEOID18
   ERROR (95% CONFIDENCE INTERVAL) IN METERS = 0.040

8. PLAN REFERENCES:
   A. "PLAN SHOWING MAPLEWOOD - KENNEBUNKPORT, MAINE" DATED JULY 19, 1963, PREPARED BY LIBBY & DOW ENGINEERS, AND RECORDED IN PLAN BOOK 37, PAGE 3.
   B. "PLAN SHOWING LAND TO BE CONVEYED TO ANTHONY & JUDITH & PAUL GELARDI FROM A PORTION OF LAND OWNED BY MARJORIE ELLIS" DATED OCTOBER, 1975 AND RECORDED IN PLAN BOOK 78, PAGE 3.
   C. "PLAN SHOWING A BOUNDARY SURVEY OF ROCKY PASTURE" DATED JULY, 1988, REVISED DECEMBER 13, 1988, PREPARED FOR ANTHONY & PAUL GELARDI AND RECORDED IN PLAN BOOK 184, PAGE 45.
   D. "PRIVATE WAY PLAN - WILDES DISTRICT ROAD" DATED OCTOBER 17, 2002, PREPARED FOR WESLEY & LIZ PHILLIPS BY PINKHAM & GREER CONSULTING ENGINEERS, INC. AND BEING PREVIOUSLY UNRECORDED.
9. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL-FREQUENCY GPS OBSERVATIONS.
10. NO RECORD WIDTH WAS FOUND FOR WILDES DISTRICT ROAD. PER MSRA TITLE 23, SUBSECTION 2103 THIS SURVEYOR HELD 1 1/2 RODS ON EACH SIDE OF THE APPROXIMATE CENTER OF THE TRAVELED WAY AS FURTHER EVIDENCED BY STONE WALLS FOUND ON EITHER SIDE OF THE ROAD IN THE PROJECT AREA.
11. THE SUBJECT PARCEL IS LOCATED WITHIN ZONE C, AREAS OF MINIMAL FLOOD HAZARD, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF KENNEBUNKPORT, YORK COUNTY, COMMUNITY-PANEL NUMBER 230170 0003 B, HAVING AN EFFECTIVE DATE OF APRIL 18, 1983.
12. A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE BY JIM LOGAN (MAINE SOIL SCIENTIST LIC. NO. 213) OF LONGVIEW PARTNERS, LLC ON OCTOBER 3, 2022. THIS WETLANDS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLAND DELINEATION MANUAL AND NORTHEAST REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL WETLAND FLAGS WERE LOCATED SURVEY LOCATED BY TERRADYN CONSULTANTS, LLC.
13. THE DEPTH, SIZE, LOCATION, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES WERE NOT INVESTIGATED AS PART OF THIS SURVEY. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. OWNERS, CONTRACTORS, AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (CALL 811) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO DIGGING OR BREAKING GROUND.
14. ALL ROADS IN THIS SUBDIVISION SHALL REMAIN PRIVATE ROADS TO BE MAINTAINED BY THE DEVELOPER OR THE LOT OWNERS.

LOT DEVELOPMENT AREAS

LOT	LOT AREA	CLEARED AREA	BUILDING ENVELOPE
1	40,413 S.F.	18,635 S.F.	9,645 S.F.
2	40,036 S.F.	13,534 S.F.	6,741 S.F.
3	40,041 S.F.	12,685 S.F.	9,443 S.F.

NET RESIDENTIAL AREA CALCULATIONS

NET RESIDENTIAL

ITEM#	DESCRIPTION	AREA SF
	GROSS LOT AREA	180,353
SUBTRACTIONS PER ZONING ORDINANCE		
1	15% ROADS	27,053
2	ISOLATED AREAS	-
3	FLOOD ZONE	-
4	WETLANDS	20,783
5	ROW OR EASEMENTS	10,012
6	RESOURCE PROTECTION	-
7	FILLED WETLAND	-
	TOTAL NET RESIDENTIAL AREA	122,505

LOTS = NET AREA / MIN LOT SIZE PER ZONE DISTRICT = 122,505 SF / 40,000 SF = 3 LOTS

OPEN SPACE:

OPEN SPACE:	27,248 SF
TOTAL PROJECT AREA:	180,353 SF
PERCENTAGE OF OPEN SPACE:	15.11% > 15% REQUIRED

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.

STATE OF MAINE MICHAEL E. TADEMA-WIELANDT No. 11587 LICENSED PROFESSIONAL ENGINEER

DATE: 11/27/2023

NO.	DATE	REVISIONS
3	01/31/2024	REVISED IN RESPONSE TO PEER REVIEW COMMENTS
2	11/27/2023	ADDED BUILDING ENVELOPES ON PROPOSED LOTS
1	10/2/2023	SUBMITTED FOR PRELIMINARY SUBDIVISION APPROVAL

ADDRESS:
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260
PHONE:
(207) 926-5111
WEB SITE:
www.terradynconsultants.com

TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

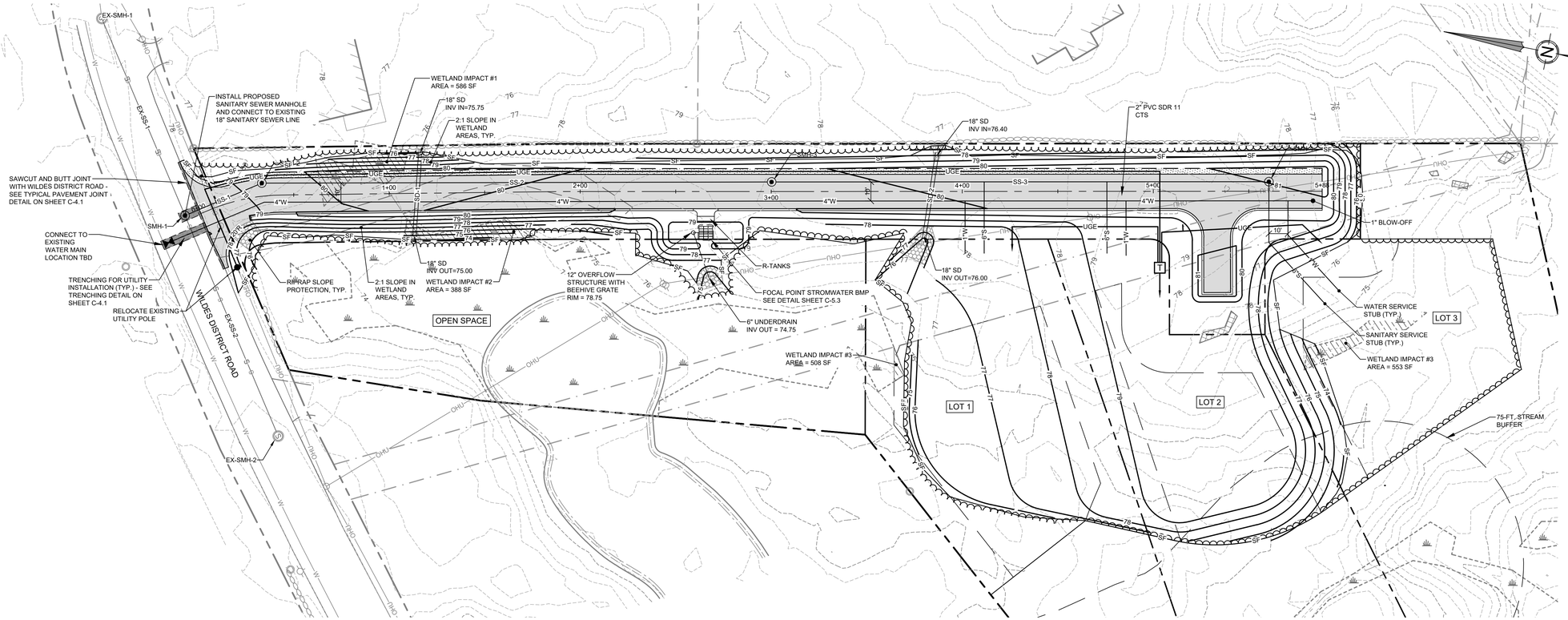
PROJECT:
WILDES DISTRICT ROAD SUBDIVISION
WILDES DISTRICT ROAD, KENNEBUNKPORT, MAINE

SHEET TITLE:
SUBDIVISION PLAN

RECORD OWNER:
MICHAEL D. PRENDERGAST
789 RIDGEFIELD ROAD
WILTON, CT 06897

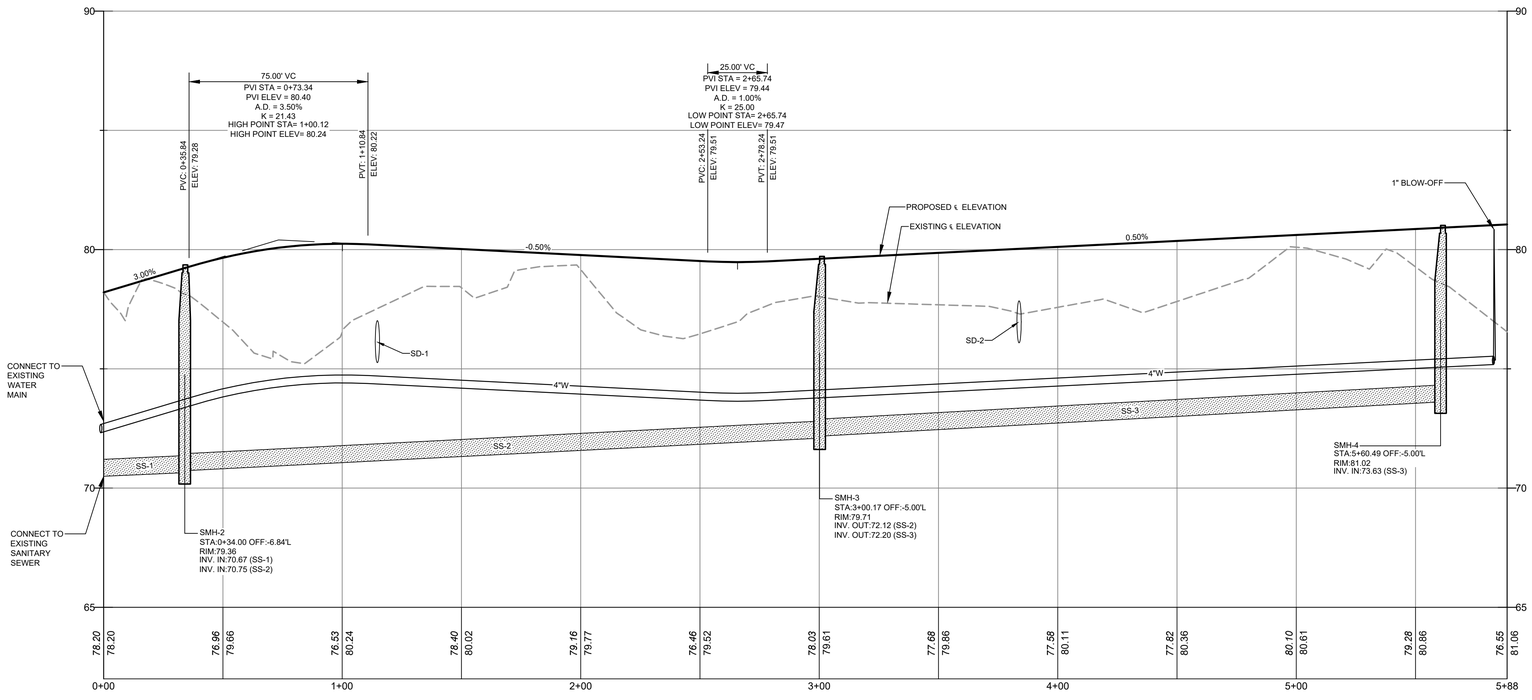
DATE:	10/2/2023
SCALE:	1" = 40'
JOB NO:	23-003
SHEET:	C-2.0

C:\OD\Terradyn Consultants\Project Folders - Documents\2023 Jobs\23-003 Wildes District Road Subdivision\CAD\Permitting\23-003 SB.dwg



PLAN VIEW - PROPOSED ROAD STA. 0+00 TO 5+88

SCALE: 1" = 30'



PROFILE - PROPOSED ROAD STA. 0+00 TO 5+88

SCALE: 1" = 30' HORIZ.
1" = 3' VERT.

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

SANITARY SEWER STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
EX-SMH-1	79.48		70.49 (EX-SS-1)	48"
EX-SMH-2	79.10	70.30 (EX-SS-2)		48"
SMH-1	78.28	70.40 (EX-SS-1)	70.48 (SS-1) 70.40 (EX-SS-2)	48"
SMH-2	79.36	70.67 (SS-1) 70.75 (SS-2)		48"
SMH-3	79.71		72.12 (SS-2) 72.20 (SS-3)	48"
SMH-4	81.02	73.63 (SS-3)		48"

SANITARY SEWER PIPE DATA

NAME	SIZE	LENGTH	SLOPE	MATERIAL
EX-SS-1	18"	108'	0.08%	PVC Pipe
EX-SS-2	18"	121'	0.08%	PVC Pipe
SS-1	8"	40'	0.47%	PVC Pipe
SS-2	8"	263'	0.52%	PVC Pipe
SS-3	8"	256'	0.56%	PVC Pipe

STORM DRAIN PIPE DATA

NAME	SIZE	LENGTH	SLOPE	MATERIAL
SD-1	18"	44'	1.72%	Corrugated HDPE Pipe
SD-2	18"	45'	0.88%	Corrugated HDPE Pipe

STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
No. 13167
LICENSED PROFESSIONAL ENGINEER

DATE: 11/27/2023

NO.	DATE	REVISIONS
3	01/31/2024	REVISED IN RESPONSE TO PEER REVIEW COMMENTS
2	11/27/2023	ADDED BUILDING ENVELOPES ON PROPOSED LOTS
1	10/2/2023	SUBMITTED FOR PRELIMINARY SUBDIVISION APPROVAL

ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com
TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: WILDES DISTRICT ROAD SUBDIVISION
WILDES DISTRICT ROAD, KENNEBUNK/PORT, MAINE

SHEET TITLE: PLAN & PROFILE

CLIENT: BEACHWOOD DEVELOPMENT FUND, LP
86 YORK STREET #3
KENNEBUNK, MAINE 04043

DATE: 10/2/2023
SCALE: AS SHOWN
JOB NO: 23-003
SHEET: C-3.0

C:\OD\Terradyn Consultants\Project Folders - Documents\2023 Jobs\23-003 Wildes District Road Subdivision\CAD\Permitting\23-003 GU.dwg

EROSION AND SEDIMENT CONTROL PLAN

PRE-CONSTRUCTION PHASE
A PERSON WHO CONDUCTS, OR CAUSES TO BE CONDUCTED, AN ACTIVITY THAT INVOLVES FILLING, DISPLACING OR EXPOSING SOIL OR OTHER EARTHEN MATERIALS SHALL TAKE MEASURES TO PREVENT UNREASONABLE EROSION OF SOIL OR SEDIMENT BEYOND THE PROJECT SITE OR INTO A PROTECTED NATURAL RESOURCE AS DEFINED IN 38 MRSA § 480-B. EROSION CONTROL MEASURES MUST BE IN PLACE BEFORE THE ACTIVITY BEGINS. MEASURES MUST REMAIN IN PLACE AND FUNCTIONAL UNTIL THE SITE IS PERMANENTLY STABILIZED. ADEQUATE AND TIMELY TEMPORARY AND PERMANENT STABILIZATION MEASURES MUST BE TAKEN. THE SITE MUST BE MAINTAINED TO PREVENT UNREASONABLE EROSION AND SEDIMENTATION. MINIMIZE DISTURBED AREAS AND PROTECT NATURAL DOWNGRADIENT BUFFER AREAS TO THE EXTENT PRACTICABLE.

BMP CONSTRUCTION PHASE
A. SEDIMENT BARRIERS. PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, PROPERLY INSTALL SEDIMENT BARRIERS AT THE EDGE OF ANY DOWNGRADIENT DISTURBED AREA AND ADJACENT TO ANY DRAINAGE CHANNELS WITHIN THE PROPOSED DISTURBED AREA. MAINTAIN THE SEDIMENT BARRIERS UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.

B. CONSTRUCTION ENTRANCE: PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT THE INTERSECTION WITH THE PROPOSED ACCESS DRIVE AND THE EXISTING ROADWAY TO AVOID TRACKING OF MUD, DUST AND DEBRIS FROM THE SITE. TRACKED MUD OR SEDIMENT SHALL BE REMOVED PRIOR TO A STORM EVENT BY VACUUM SWEEPING.

C. RIPRAP: SINCE RIPRAP IS USED WHERE EROSION POTENTIAL IS HIGH, CONSTRUCTION MUST BE SEQUENCED SO THAT THE RIPRAP IS PUT IN PLACE WITH THE MINIMUM DELAY. DISTURBANCE OF AREAS WHERE RIPRAP IS TO BE PLACED SHOULD BE UNDERTAKEN ONLY WHEN FINAL PREPARATION AND PLACEMENT OF THE RIPRAP CAN FOLLOW IMMEDIATELY BEHIND THE INITIAL DISTURBANCE. WHERE RIPRAP IS USED FOR OUTLET PROTECTION, THE RIPRAP SHOULD BE PLACED BEFORE OR IN CONJUNCTION WITH THE CONSTRUCTION OF THE PIPE OR CHANNEL SO THAT IT IS IN PLACE WHEN THE PIPE OR CHANNEL BEGINS TO OPERATE. MAINTAIN TEMPORARY RIPRAP, SUCH AS TEMPORARY CHECK DAMS UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.

D. TEMPORARY STABILIZATION. STABILIZE WITH TEMPORARY SEEDING, MULCH, OR OTHER NON-ERODABLE COVER ANY EXPOSED SOILS THAT WILL REMAIN UNWORKED FOR MORE THAN 14 DAYS EXCEPT, STABILIZE AREAS WITHIN 100 FEET OF A WETLAND OR WATERBODY WITHIN 7 DAYS OR PRIOR TO A PREDICTED STORM EVENT, WHICHEVER COMES FIRST. IF HAY OR STRAW MULCH IS USED, THE APPLICATION RATE MUST BE 2 BALES (70-90 POUNDS) PER 1000 SF OR 1.5 TO 2 TONS (90-100 BALES) PER ACRE TO COVER 75 TO 90% OF THE GROUND SURFACE. HAY MULCH MUST BE KEPT MOIST OR ANCHORED TO PREVENT WIND BLOWING. AN EROSION CONTROL BLANKET OR MAT SHALL BE USED AT THE BASE OF GRASSED WATERWAYS, STEEP SLOPES (15% OR GREATER) AND ON ANY DISTURBED SOIL WITHIN 100 FEET OF LAKES, STREAMS AND WETLANDS. GRADING SHALL BE PLANNED SO AS TO MINIMIZE THE LENGTH OF TIME BETWEEN INITIAL SOIL EXPOSURE AND FINAL GRADING. ON LARGE PROJECTS THIS SHOULD BE ACCOMPLISHED BY PHASING THE OPERATION AND COMPLETING THE FIRST PHASE UP TO FINAL GRADING AND SEEDING BEFORE STARTING THE SECOND PHASE, AND SO ON.

E. EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX SHOULD BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH SUCH AS FLY ASH OR YARD SCRAPING. LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX. THE MIX COMPOSITION SHOULD MEET THE FOLLOWING STANDARDS:
- THE ORGANIC MATTER CONTENT SHOULD BE BETWEEN 80% AND 100%, DRY WEIGHT BASIS.
- PARTICLE SIZE BY WEIGHT SHOULD BE 100% PASSING A 6" SCREEN AND 70% TO 85% PASSING A 0.75" SCREEN
- THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
- SOLUBLE SALTS CONTENT SHALL BE <4.0 MMHOS/CM
- THE pH SHALL BE BETWEEN 5.0 AND 8.0

F. VEGETATED WATERWAY. UPON FINAL GRADING, THE DISTURBED AREAS SHALL BE IMMEDIATELY SEEDED TO PERMANENT VEGETATION AND MULCHED AND WILL NOT BE USED AS OUTLETS UNTIL A DENSE, VIGOROUS VEGETATIVE COVER HAS BEEN OBTAINED. ONCE SOIL IS EXPOSED FOR WATERWAY CONSTRUCTION, IT SHOULD BE IMMEDIATELY SHAPED, GRADED AND STABILIZED. VEGETATED WATERWAYS NEED TO BE STABILIZED EARLY DURING THE GROWING SEASON (PRIOR TO SEPTEMBER 15). IF FINAL SEEDING OF WATERWAYS IS DELAYED PAST SEPTEMBER 15, EMERGENCY PROVISIONS SUCH AS SOD OR RIPRAP MAY BE REQUIRED TO STABILIZE THE CHANNEL. WATERWAYS SHOULD BE FULLY STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.

PERMANENT STABILIZATION DEFINED
A. SEEDED AREAS. FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS AN 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.

B. SODDED AREAS. FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.

C. PERMANENT MULCH. FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL. EROSION CONTROL MIX MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.

D. RIPRAP. FOR AREAS STABILIZED WITH RIPRAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIPRAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIPRAP. STONE MUST BE SIZED APPROPRIATELY. IT IS RECOMMENDED THAT ANGULAR STONE BE USED.

E. AGRICULTURAL USE. FOR CONSTRUCTION PROJECTS ON LAND USED FOR AGRICULTURAL PURPOSES (E.G., PIPELINES ACROSS CROP LAND), PERMANENT STABILIZATION MAY BE ACCOMPLISHED BY RETURNING THE DISTURBED LAND TO AGRICULTURAL USE.

F. PAVED AREAS. FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE COMPACTED GRAVEL SUBBASE IS COMPLETED.

G. DITCHES, CHANNELS, AND SWALES. FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH WELL-GRADED RIPRAP, OR WITH ANOTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE LINING, UNDERCUTTING OF THE BANKS, OR DOWN-CUTTING OF THE CHANNEL.

GENERAL CONSTRUCTION PHASE
THE FOLLOWING EROSION CONTROL MEASURES SHALL BE FOLLOWED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION OF THIS PROJECT:

A. ALL TOPSOIL SHALL BE COLLECTED, STOCKPILED, SEEDED WITH RYE AT 3 POUNDS/1,000 SF AND MULCHED, AND REUSED AS REQUIRED. SILT FENCING SHALL BE PLACED DOWN GRADIENT FROM THE STOCKPILED LOAM. STOCKPILE TO BE LOCATED BY DESIGNATION OF THE OWNER AND INSPECTING ENGINEER.

B. THE INSPECTING ENGINEER AT HIS/HER DISCRETION, MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AND/OR SUPPLEMENTAL VEGETATIVE PROVISIONS TO MAINTAIN STABILITY OF EARTHWORKS AND FINISH GRADED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY SUPPLEMENTAL MEASURES AS DIRECTED BY THE INSPECTING ENGINEER. FAILURE TO COMPLY WITH THE ENGINEER'S DIRECTIONS WILL RESULT IN DISCONTINUATION OF CONSTRUCTION ACTIVITIES.

C. EROSION CONTROL MESH SHALL BE APPLIED IN ACCORDANCE WITH THE PLANS OVER ALL FINISH SEEDED AREAS AS SPECIFIED ON THE DESIGN PLANS.

D. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN UNTIL THEY ARE ADEQUATELY STABILIZED.

E. ALL EROSION, AND SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

F. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIALS.

G. AREAS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 INCHES PRIOR TO PLACEMENT OF TOPSOIL.

H. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC., SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.

I. ALL FILLS SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS.

J. EXCEPT FOR APPROVED LANDFILLS OR NON-STRUCTURAL FILLS, FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY LIFTS.

K. FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILL SLOPES OR STRUCTURAL FILLS.

L. FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.

M. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED APPROPRIATELY.

N. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.

O. REMOVE ANY TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE, WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED. REMOVE ANY ACCUMULATED SEDIMENTS AND STABILIZE.

PERMANENT VEGETATION
PERMANENT VEGETATIVE COVER SHOULD BE ESTABLISHED ON DISTURBED AREAS WHERE PERMANENT, LONG LIVED VEGETATIVE COVER IS NEEDED TO STABILIZE THE SOIL, TO REDUCE DAMAGES FROM SEDIMENT AND RUNOFF, AND TO ENHANCE THE ENVIRONMENT.

SEEDBED PREPARATION
A. GRADE AS FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE.

B. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS SUCH AS THOSE OFFERED BY THE UNIVERSITY OF MAINE SOIL TESTING LABORATORY. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL COOPERATIVE EXTENSION SERVICE OFFICE. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 POUNDS PER ACRE OR 18.4 POUNDS PER 1,000 SQUARE FEET USING 10-20-20 (N-P2O5-K2O) OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT
A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQ. FT).

C. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.D. REMOVE FROM THE SURFACE ALL STONES 2 INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, CONCRETE, CLODS, LUMPS OR OTHER UNSUITABLE MATERIAL.

E. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED; THE AREA MUST BE TILLED AND FIRMED AS ABOVE.

F. PERMANENT SEEDING SHOULD BE MADE 45 DAYS PRIOR TO THE FIRST KILLING FROST OR AS A DORMANT SEEDING WITH MULCH AFTER THE FIRST KILLING FROST AND BEFORE SNOWFALL. WHEN CROWN VETCH IS SEEDED IN LATER SUMMER, AT LEAST 35% OF THE SEED SHOULD BE HARD SEED (UNSCARIFIED). IF SEEDING CANNOT BE DONE WITHIN THE SEEDING DATES, MULCH ACCORDING TO THE TEMPORARY MULCHING BMP AND OVERWINTER STABILIZATION AND CONSTRUCTION TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.

G. FOLLOWING SEED BED PREPARTATION, SWALE AREAS, FILL AREAS AND BACK SLOPES SHALL BE SEEDED AT A RATE OF 3 LBS./1,000 S.F. WITH A MIXTURE OF 35% CREEPING RED FESCUE, 6% RED TOP, 24% KENTUCKY BLUEGRASS, 10% PERENNIAL RYEGRASS, 20% ANNUAL RYEGRASS AND 5% WHITE DUTCH CLOVER.

I. AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING.

J. AREAS WHICH CANNOT BE SEEDED WITHIN THE GROWING SEASON SHALL BE MULCHED FOR OVER-WINTER PROTECTION AND THE AREA SHOULD BE SEEDED AT THE BEGINNING OF THE GROWING SEASON.

WINTER CONSTRUCTION PHASE
IF AN AREA IS NOT STABILIZED WITH TEMPORARY OR PERMANENT MEASURES BY NOVEMBER 15, THEN THE SITE MUST BE PROTECTED WITH ADDITIONAL STABILIZATION MEASURES.

A. PERMANENT STABILIZATION CONSISTS OF AT LEAST 90% VEGETATION, PAVEMENT/GRAVEL BASE OR RIPRAP.

B. DO NOT EXPOSE SLOPES OR LEAVE SLOPES EXPOSED OVER THE WINTER OR FOR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY PROTECTED WITH MULCH.

C. APPLY HAY MULCH AT TWICE THE STANDARD RATE (150 LBS. PER 1,000 SF). THE MULCH MUST BE THICK ENOUGH SUCH THAT THE GROUND SURFACE WILL NOT BE VISIBLE AND MUST BE ANCHORED.

D. USE MULCH AND MULCH NETTING OR AN EROSION CONTROL MULCH BLANKET OR ALL SLOPES GREATER THAN 8 % OR OTHER AREAS EXPOSED TO DIRECT WIND.

E. INSTALL AN EROSION CONTROL BLANKET IN ALL DRAINAGEWAYS (BOTTOM AND SIDES) WITH A SLOPE GREATER THAN 3 %.

F. SEE THE VEGETATION MEASURES FOR MORE INFORMATION ON SEEDING DATES AND TYPES.

G. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SO THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.

H. AN AREA WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIER.

I. TEMPORARY MULCH MUST BE APPLIED WITHIN 7 DAYS OF SOIL EXPOSURE OR PRIOR TO ANY STORM EVENT, BUT AFTER EVERY WORKDAY IN AREAS WITHIN 100 FEET FROM A PROTECTED NATURAL RESOURCE.

J. AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE PERMANENTLY MULCHED THAT SAME DAY.

K. IF SNOWFALL IS GREATER THAN 1 INCH (FRESH OR CUMULATIVE), THE SNOW SHALL BE REMOVED FROM THE AREAS DUE TO BE SEEDED AND MULCHED.

L. LOAM SHALL BE FREE OF FROZEN CLUMPS BEFORE IT IS APPLIED.

M. ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MUST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE DEPARTMENT.

N. EROSION CONTROL MUST BE INSPECTED AFTER EACH RAINFALL, SNOW STORM, OR THAWING EVENT AND AT LEAST ONCE A WEEK BETWEEN NOVEMBER 15 AND APRIL 15.

MAINTENANCE AND INSPECTION PHASE
A. MINIMUM EROSION CONTROL MEASURES WILL NEED TO BE IMPLEMENTED AND THE APPLICANT WILL BE RESPONSIBLE TO MAINTAIN ALL COMPONENTS OF THE EROSION CONTROL PLAN UNTIL THE SITE IS FULLY STABILIZED. HOWEVER, BASED ON SITE AND WEATHER CONDITIONS DURING CONSTRUCTION, ADDITIONAL EROSION CONTROL MEASURES MAY NEED TO BE IMPLEMENTED. ALL AREAS OF INSTABILITY AND EROSION MUST BE REPAIRED IMMEDIATELY DURING CONSTRUCTION AND NEED TO BE MAINTAINED UNTIL THE SITE IS FULLY STABILIZED OR VEGETATION IS ESTABLISHED. A CONSTRUCTION LOG MUST BE MAINTAINED FOR THE EROSION AND SEDIMENTATION CONTROL INSPECTIONS AND MAINTENANCE

B. A LOG (REPORT) MUST BE KEPT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES. MAJOR OBSERVATIONS MUST INCLUDE: BMPS THAT NEED TO BE MAINTAINED; LOCATION(S) OF BMPS THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION; AND LOCATION(S) WHERE ADDITIONAL BMPS ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION. FOLLOW-UP TO CORRECT DEFICIENCIES OR ENHANCE CONTROLS MUST ALSO BE INDICATED IN THE LOG AND DATED, INCLUDING WHAT ACTION WAS TAKEN AND WHEN.

DEWATERING
A DEWATERING PLAN IS NEEDED TO ADDRESS EXCAVATION DE-WATERING FOLLOWING HEAVY RAINFALL EVENTS OR WHERE THE EXCAVATION MAY INTERCEPT THE GROUNDWATER TABLE DURING CONSTRUCTION. THE COLLECTED WATER NEEDS TREATMENT AND A DISCHARGE POINT THAT WILL NOT CAUSE DOWNGRADIENT EROSION AND OFFSITE SEDIMENTATION OR WITHIN A RESOURCE.

GOOD HOUSEKEEPING NOTES:

1. SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER. THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.

NOTE: ANY SPILL OR RELEASE OF TOXIC OR HAZARDOUS SUBSTANCES MUST BE REPORTED TO THE DEPARTMENT. FOR OIL SPILLS, CALL 1-800-482-0777 WHICH IS AVAILABLE 24 HOURS A DAY. FOR SPILLS OF TOXIC OR HAZARDOUS MATERIAL, CALL 1-800-452-4664 WHICH IS AVAILABLE 24 HOURS A DAY. FOR MORE INFORMATION, VISIT THE DEPARTMENT'S WEBSITE AT : HTTP://WWW.MAINE.GOV/DEP/SPILLS/EMERGSPILLRESP/

2. GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.

SEE MAINE DEP CHAPTER 500 APPENDIX D FOR LICENSE BY RULE STANDARDS FOR INFILTRATION OF STORMWATER.

NOTE: LACK OF APPROPRIATE POLLUTANT REMOVAL BEST MANAGEMENT PRACTICES (BMPS) MAY RESULT IN VIOLATIONS OF THE GROUNDWATER QUALITY STANDARD ESTABLISHED BY 38 M.R.S.A. §465-C(1).

3. FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEPT IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.

NOTE: DEWATERING A STREAM WITHOUT A PERMIT FROM THE DEPARTMENT MAY VIOLATE STATE WATER QUALITY STANDARDS AND THE *NATURAL RESOURCES PROTECTION ACT*.

4. DEBRIS AND OTHER MATERIALS. MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.

NOTE: TO PREVENT THESE MATERIALS FROM BECOMING A SOURCE OF POLLUTANTS, CONSTRUCTION AND POST-CONSTRUCTION ACTIVITIES RELATED TO A PROJECT MAY BE REQUIRED TO COMPLY WITH APPLICABLE PROVISION OF RULES RELATED TO SOLID, UNIVERSAL, AND HAZARDOUS WASTE, INCLUDING, BUT NOT LIMITED TO, THE MAINE SOLID WASTE AND HAZARDOUS WASTE MANAGEMENT RULES; MAINE HAZARDOUS WASTE MANAGEMENT RULES; MAINE OIL CONVEYANCE AND STORAGE RULES; AND MAINE PESTICIDE REQUIREMENTS.

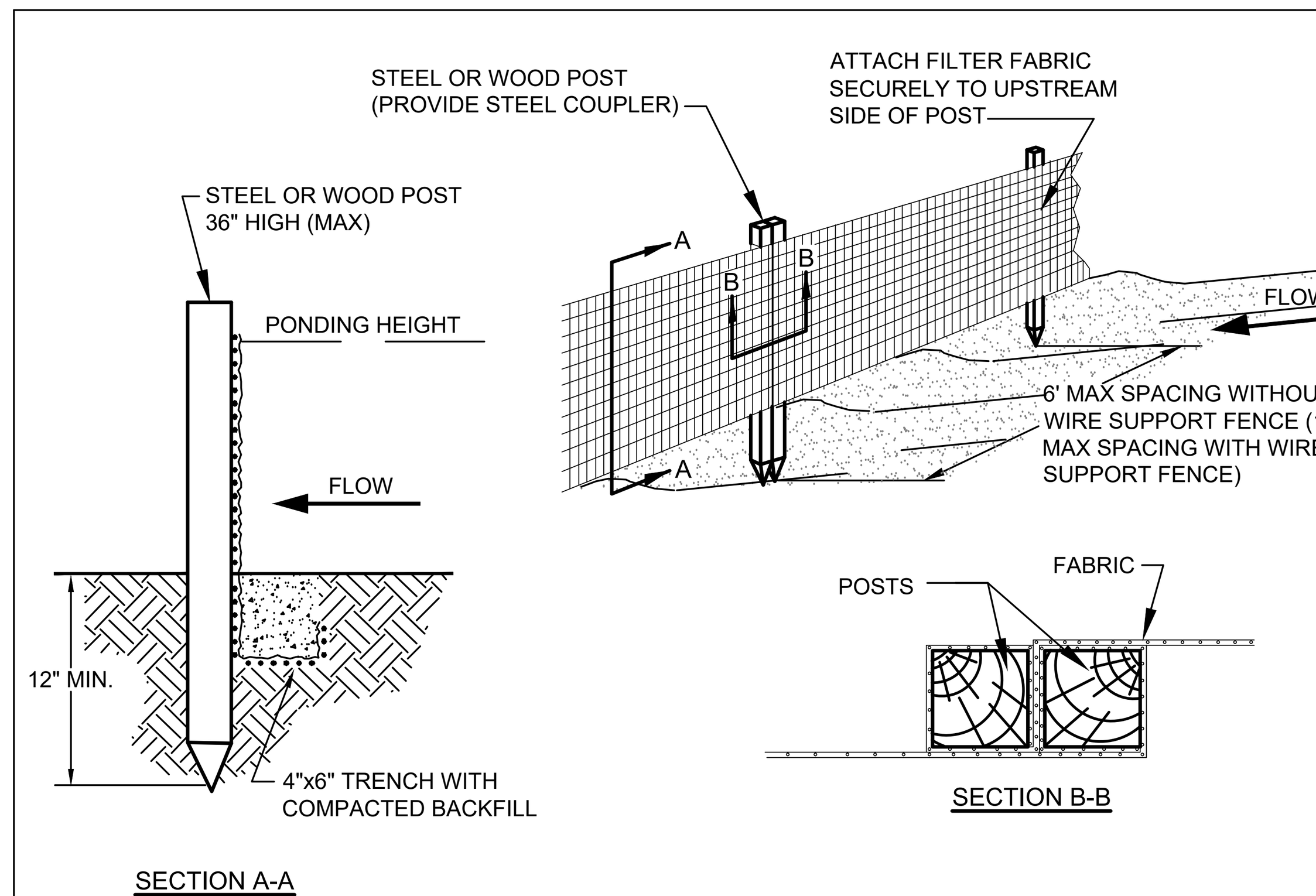
5. EXCAVATION DE-WATERING. EXCAVATION DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.

NOTE: DEWATERING CONTROLS ARE DISCUSSED IN THE "MAINE EROSION AND SEDIMENT CONTROL BMPS, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION."

6. AUTHORIZED NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:

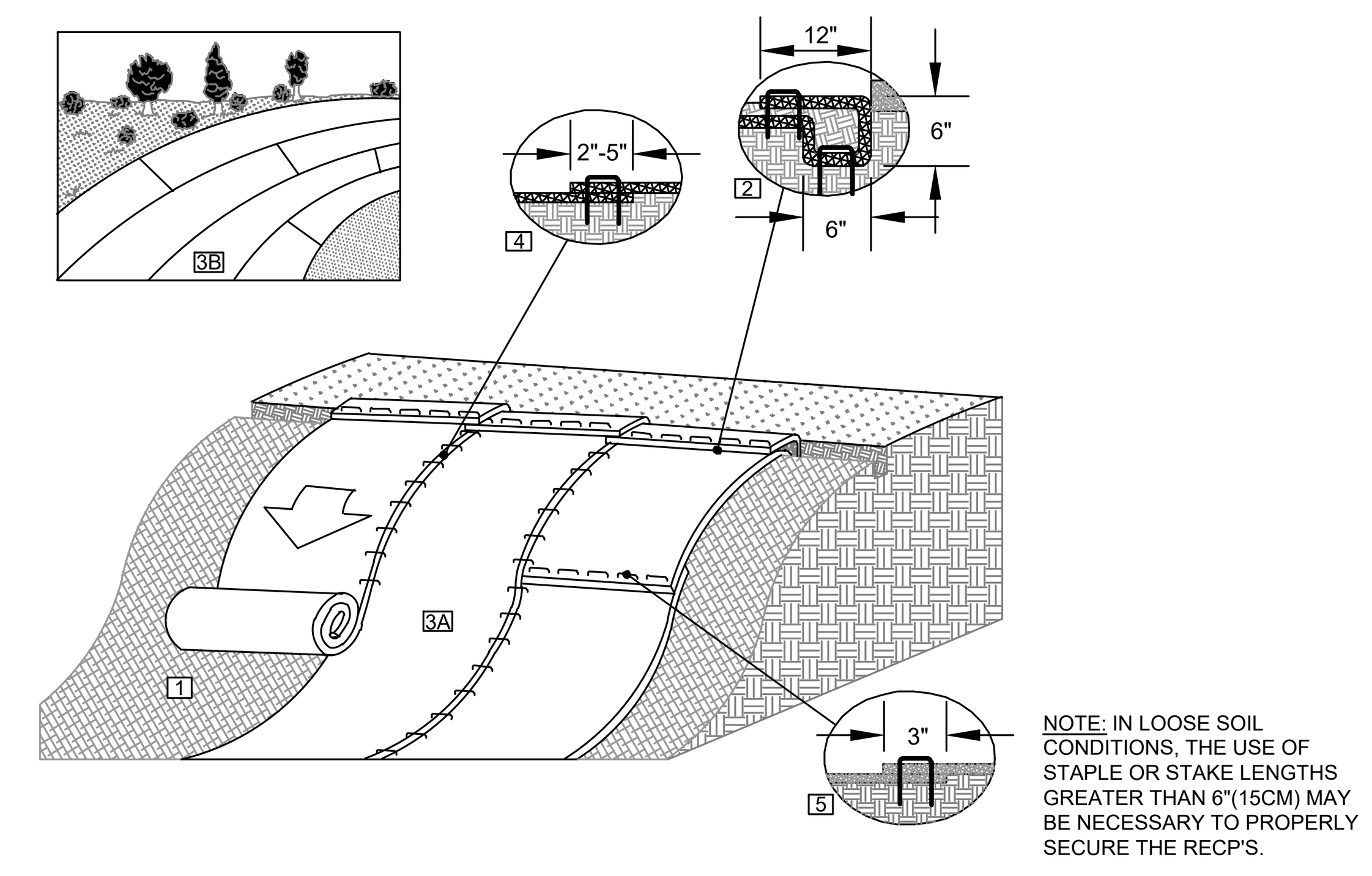
(a) DISCHARGES FROM FIREFIGHTING ACTIVITY;
(b) FIRE HYDRANT FLUSHINGS;
(c) VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
(d) DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX (C)(3);
(e) ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
(f) PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
(g) UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
(h) UNCONTAMINATED GROUNDWATER OR SPRING WATER;
(i) FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
(j) UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C(5));
(k) POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
(l) LANDSCAPE IRRIGATION.

7. ADDITIONAL REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.



SILT FENCE

NOT TO SCALE



PHOTODEGRADABLE EROSION CONTROL BLANKET SELECTION

6:1 > 3:1 SLOPES	3:1 > 2:1 SLOPES	≥ 2:1 SLOPES
NA GREEN DS75	NA GREEN S150	NA GREEN SC150

PERMANENT TURF REINFORCEMENT
IF THE PLAN CALLS FOR PERMANENT TURF REINFORCEMENT, USE NORTH AMERICAN GREEN VMAX SC250

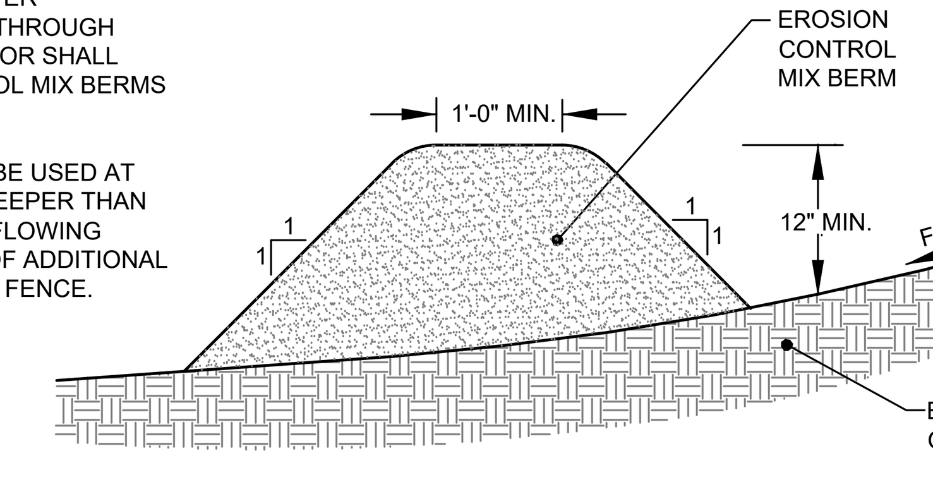
NOTES:

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPS), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPS IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECPS EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPS WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL AND FOLD THE REMAINING 12" PORTION OF RECPS BACK OVER THE SEED AND COMPACTED SOIL. SECURE RECPS OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECPS.
3. ROLL THE RECPS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECPS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. THE EDGES OF PARALLEL RECPS MUST BE STAPLED WITH APPROXIMATELY 2" - 5" OVERLAP DEPENDING ON THE RECPS TYPE.
5. CONSECUTIVE RECPS SPLICED DOWN THE SLOPE MUST BE END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECPS WIDTH.

EROSION CONTROL FABRIC SLOPE INSTALLATION

NOT TO SCALE

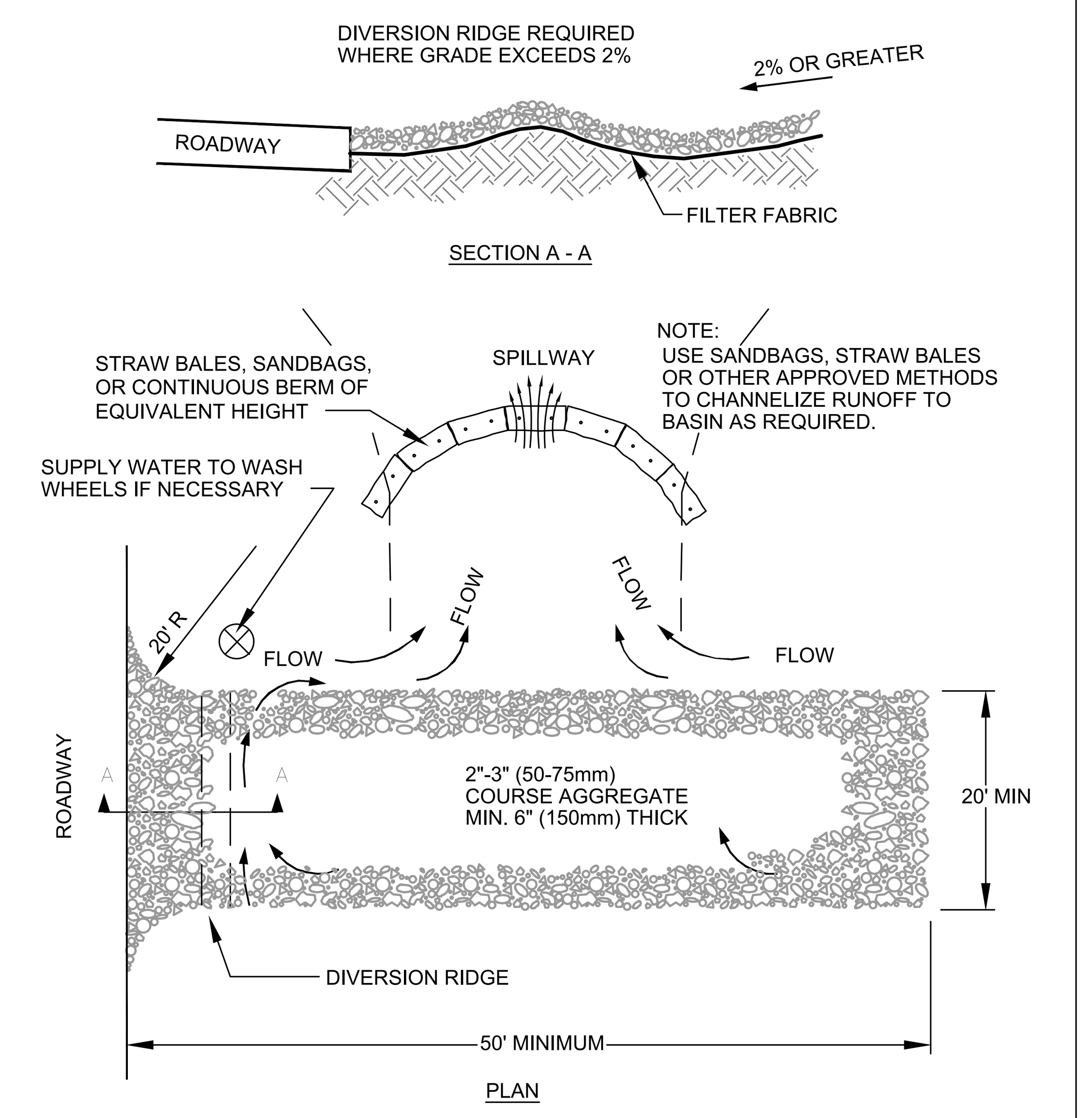
NOTES:
1. DURING PERIODS OF WINTER CONSTRUCTION (NOV. 15 THROUGH APRIL 15), THE CONTRACTOR SHALL INSTALL EROSION CONTROL MIX BERMS IN LIEU OF SILT FENCE.
2. ECM BERMS ARE NOT TO BE USED AT THE BASE OF A SLOPE STEEPER THAN 8% OR WHERE WATER IS FLOWING WITHOUT THE SUPPORT OF ADDITIONAL MEASURES, SUCH AS SILT FENCE.



EROSION CONTROL MIX:
EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES & MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH. THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:
- THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 80% - 100% DRY WEIGHT BASIS
- PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MINIMUM OF 70%, MAXIMUM OF 85% PASSING A 0.75" SCREEN
- THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
- LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
- SOLUBLE SALTS CONTENT SHALL BE < 4.0 mmhos/cm.
- ph SHALL FALL BETWEEN 5.0 - 8.0.

EROSION CONTROL MIX BERM

NOT TO SCALE



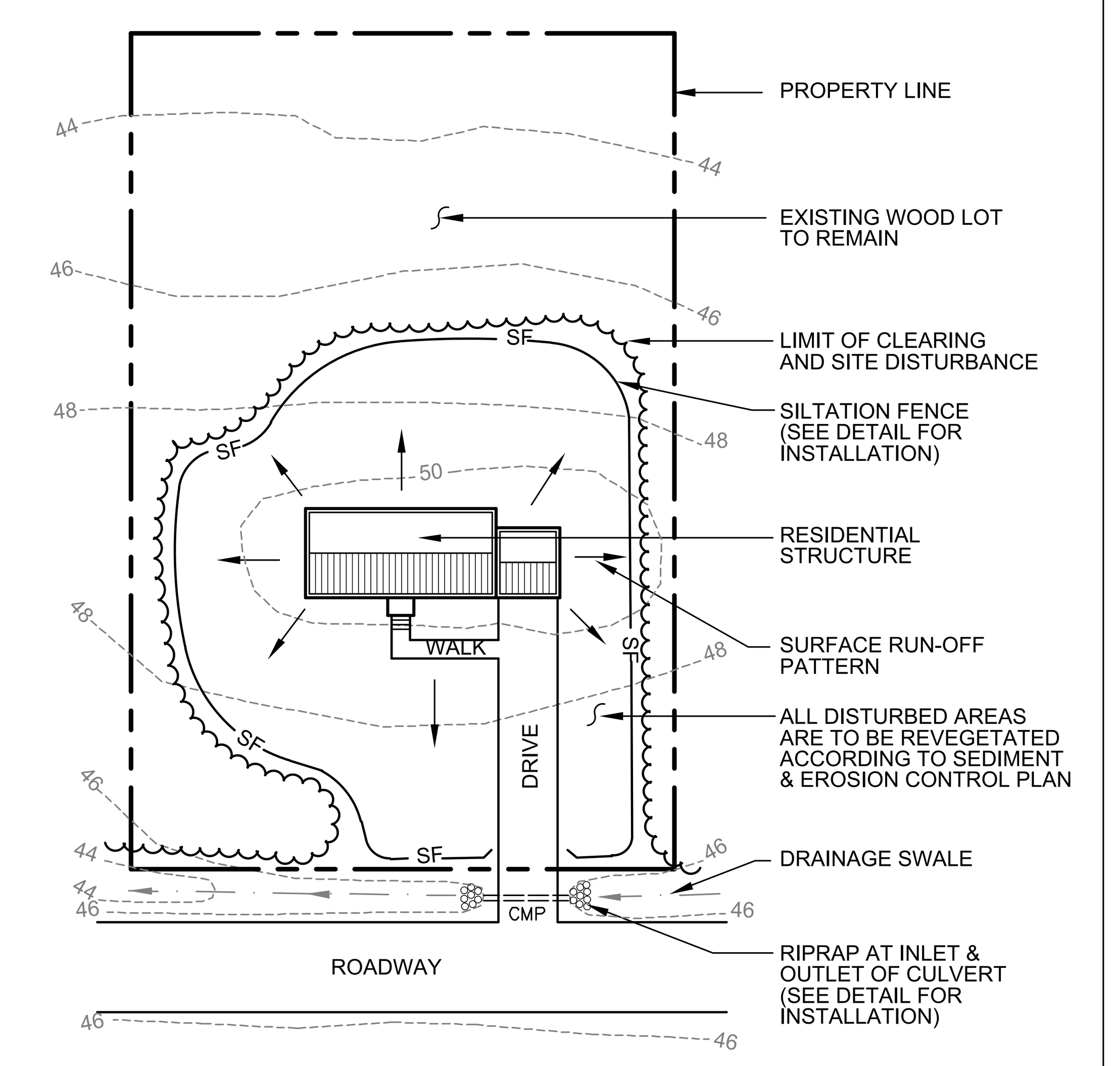
NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.

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 DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

STABILIZED CONSTRUCTION ENTRANCE

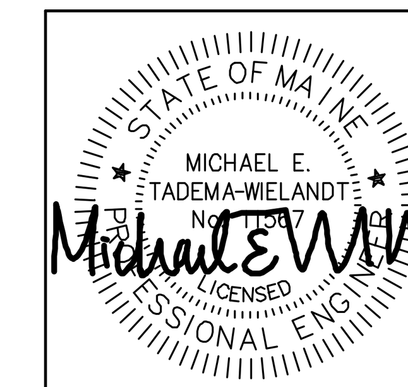
NOT TO SCALE



Inspection Notes for Lot Grading and Driveway location
Inspections by a professional engineer shall consist of a visit to the site prior to construction to consult with the earthwork contractor and a post construction meeting to confirm grading on lots and for all driveways to ensure runoff is directed according to plans and to oversee the re-stabilization of the lot into a vegetated cover.

TYPICAL EROSION CONTROL MEASURES FOR DWELLING UNITS

NOT TO SCALE



DATE: 11/27/2023

NO.	DATE	REVISIONS
3	01/31/2024	REVISED IN RESPONSE TO PEER REVIEW COMMENTS
2	11/27/2023	ADDED BUILDING ENVELOPES ON PROPOSED LOTS
1	10/2/2023	SUBMITTED FOR PRELIMINARY SUBDIVISION APPROVAL

TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting
ADDRESS:
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260
PHONE:
(207) 926-5111
WEB SITE:
www.terradynconsultants.com

PERMIT DRAWING
NOT FOR CONSTRUCTION

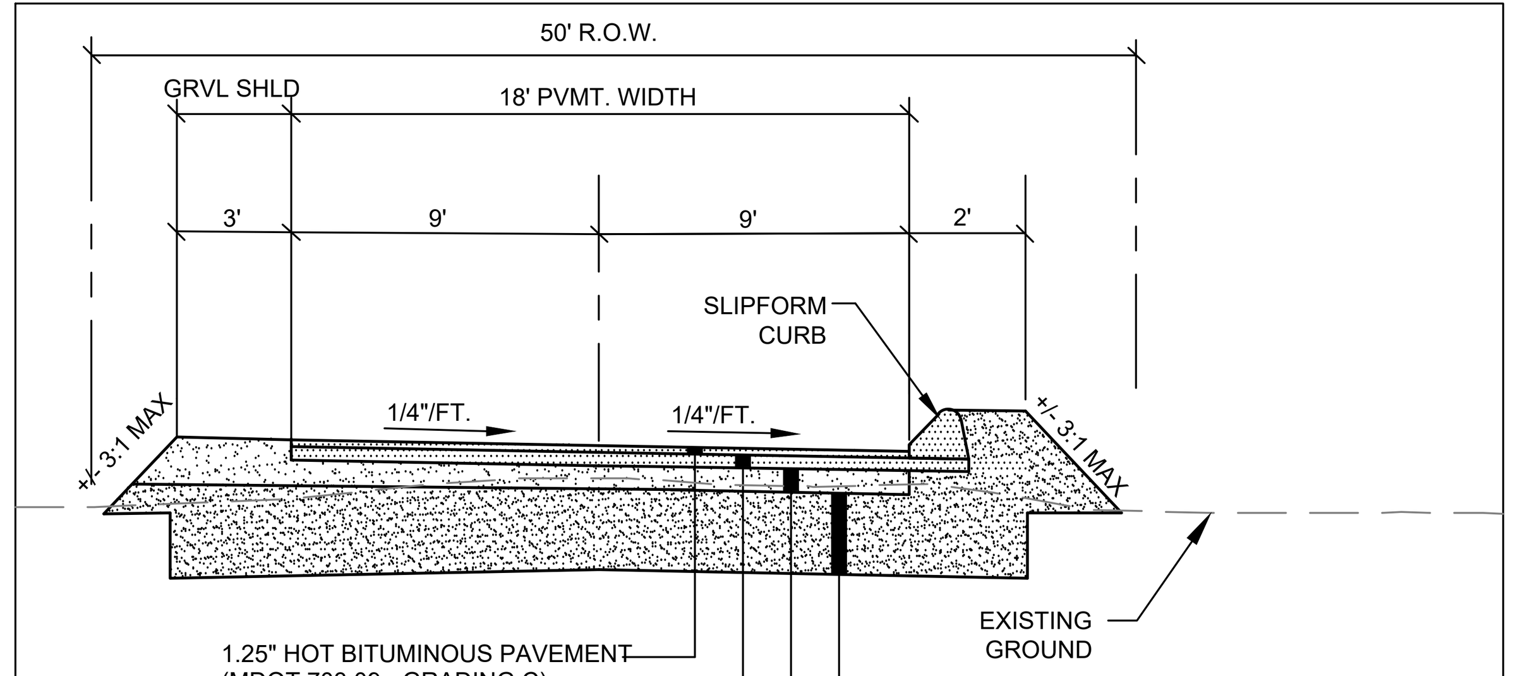
PROJECT:
WILDES DISTRICT ROAD SUBDIVISION
WILDES DISTRICT ROAD, KENNEBUNKPORT, MAINE

SHEET TITLE:
EROSION CONTROL NOTES & DETAILS

CLIENT:
BEACHWOOD DEVELOPMENT FUND, LP
86 YORK STREET #3
KENNEBUNK, MAINE 04043

DATE: 10/2/2023
SCALE:
JOB NO: 23-003
SHEET: C-4.0

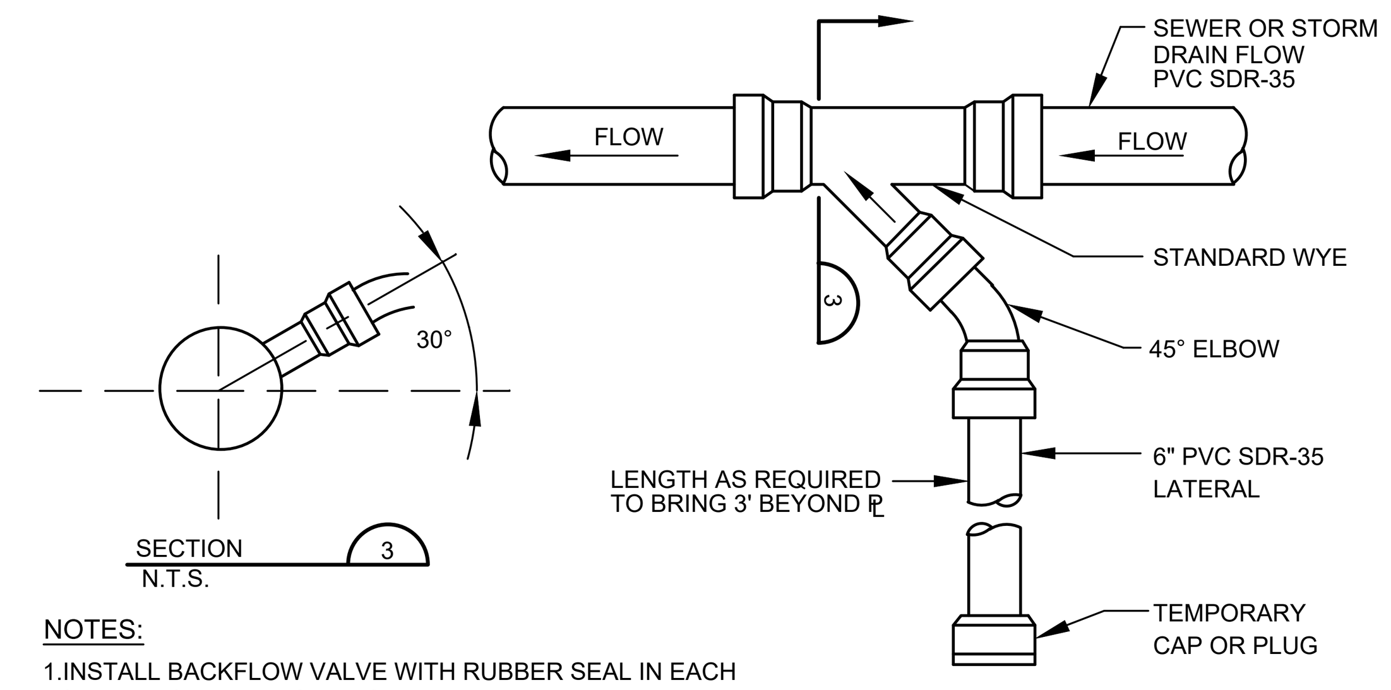
C:\Users\MARKLO~1\AppData\Local\Temp\AcPublish_14520\23-003 D.dwg



NOTE: FILL AREAS BENEATH DRIVING SURFACE SHALL BE GRANULAR BORROW. ALL OTHER FILL AREAS SHALL BE A COMMON BORROW MATERIAL SUITABLE FOR EMBANKMENT CONSTRUCTION, FREE FROM FROZEN MATERIAL, PERISHABLE RUBBLE, PEAT, ORGANICS, ROCKS LARGER THAN 12" IN DIAMETER, VEGETATION AND OTHER MATERIAL UNSUITABLE FOR ROADWAY AND SUB-GRADE CONSTRUCTION. EXCAVATED ONSITE MATERIALS MAY BE USED FOR FILL PROVIDED THE MATERIAL IS FREE FROM UNSUITABLE MATERIAL DESCRIBED IN THIS NOTE AND UPON APPROVAL OF THE ENGINEER. GRANULAR BORROW AND COMMON BORROW SHALL ADHERE TO MDOT SPECIFICATIONS 703.19 AND 703.18 RESPECTIVELY.

TYPICAL ROAD SECTION

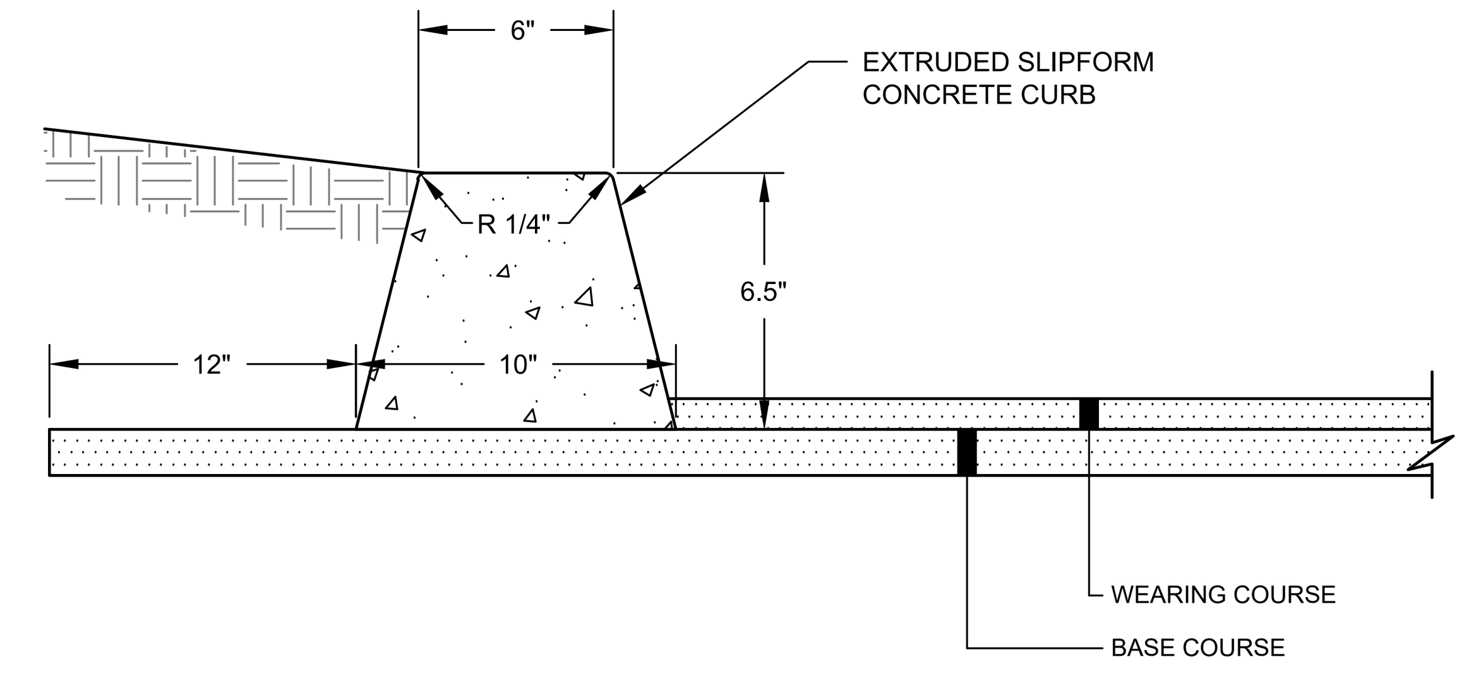
NOT TO SCALE



NOTES:
1. INSTALL BACKFLOW VALVE WITH RUBBER SEAL IN EACH FOUNDATION DRAIN SERVICE.
2. IF SUMP PUMP IS UTILIZED INSTALL CHECK VALVE AT SUMP PUMP.

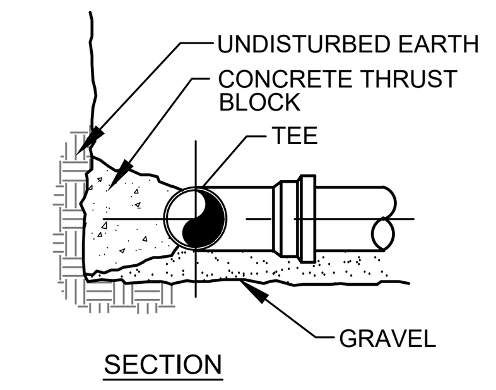
SEWER / FOUNDATION DRAIN SERVICE CONNECTION

NOT TO SCALE

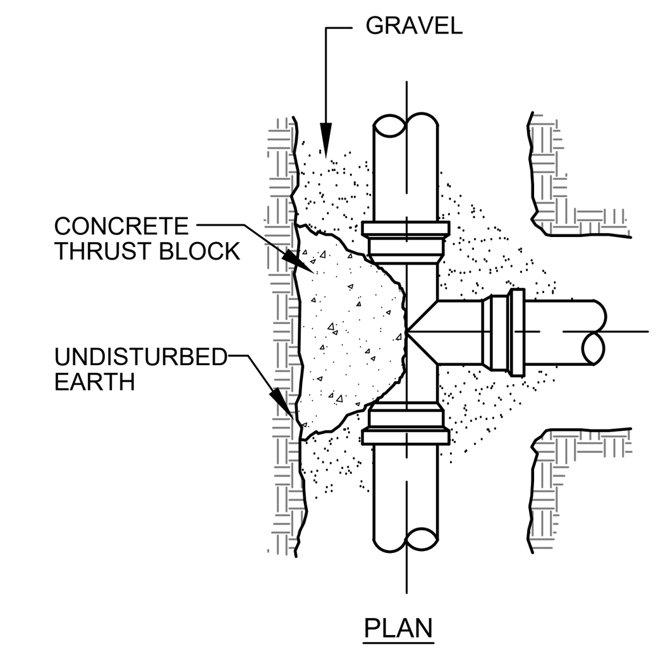


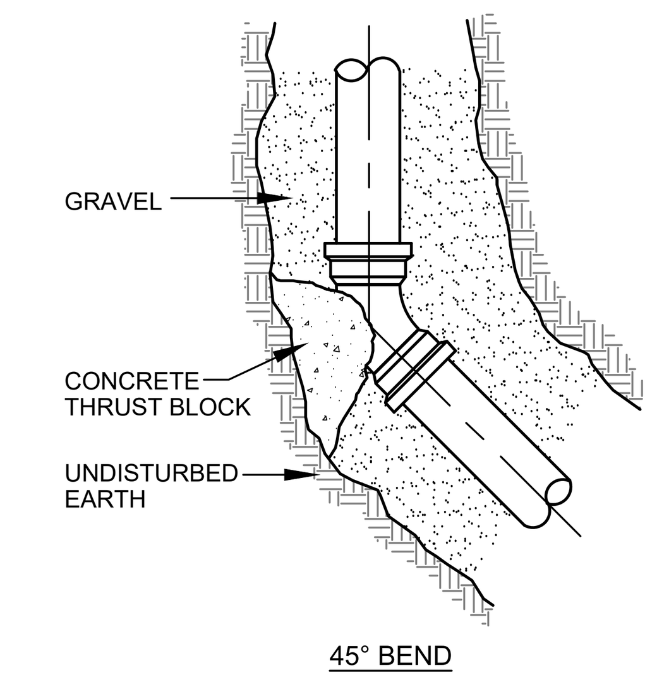
VERTICAL SLIPFORM CONCRETE CURB DETAIL

NOT TO SCALE



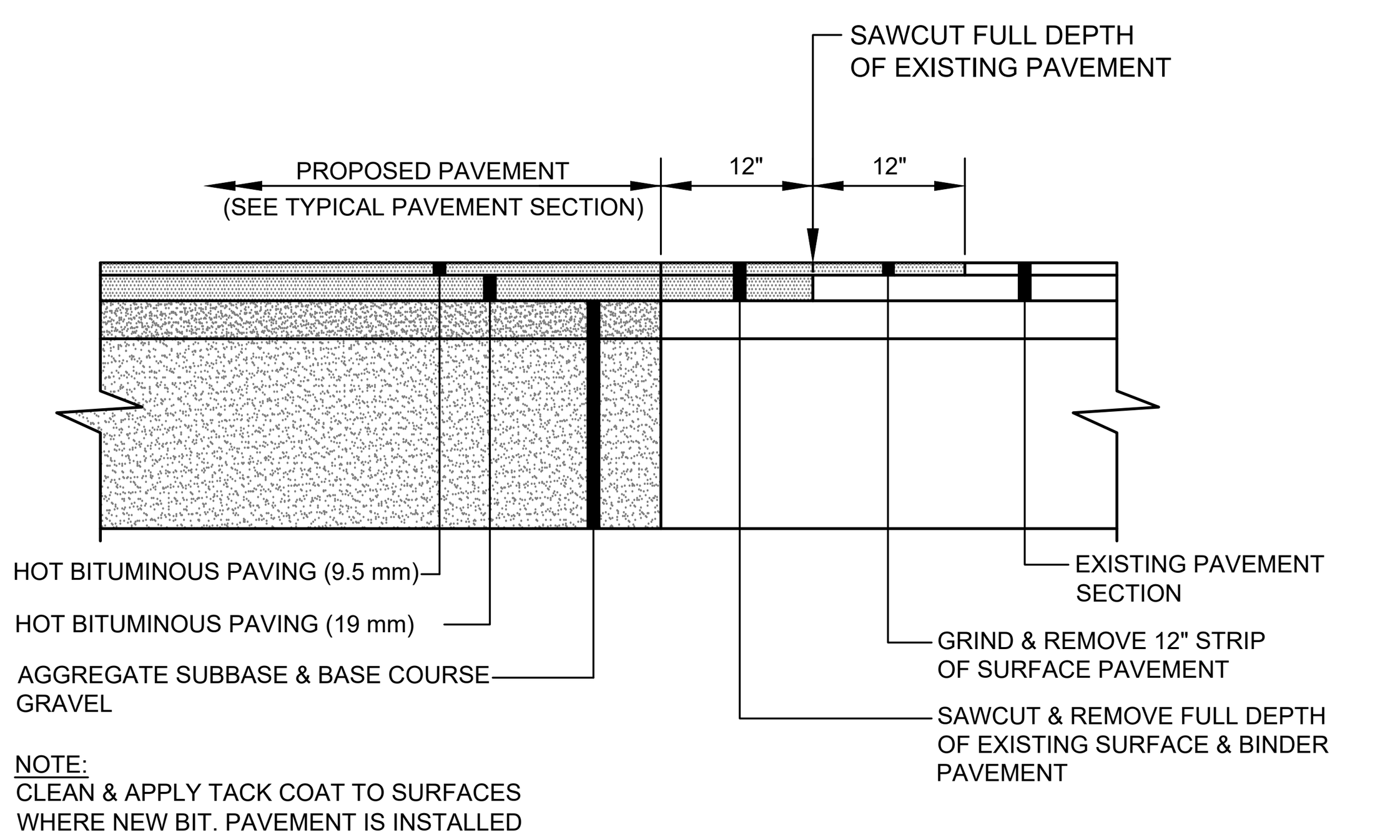
CONCRETE THRUST BLOCK SIZE REQUIREMENTS				
		SQ. FT. OF BEARING ON UNDISTURBED SOIL		
FITTINGS		90° BENDS	45° BENDS	TEES AND PLUGS
PIPE SIZE	4"	2.0	2.0	2.0
	6"	4.0	2.0	3.0
	8"	8.0	4.0	6.0
	12"	15	10	10





TEE & BEND DETAIL

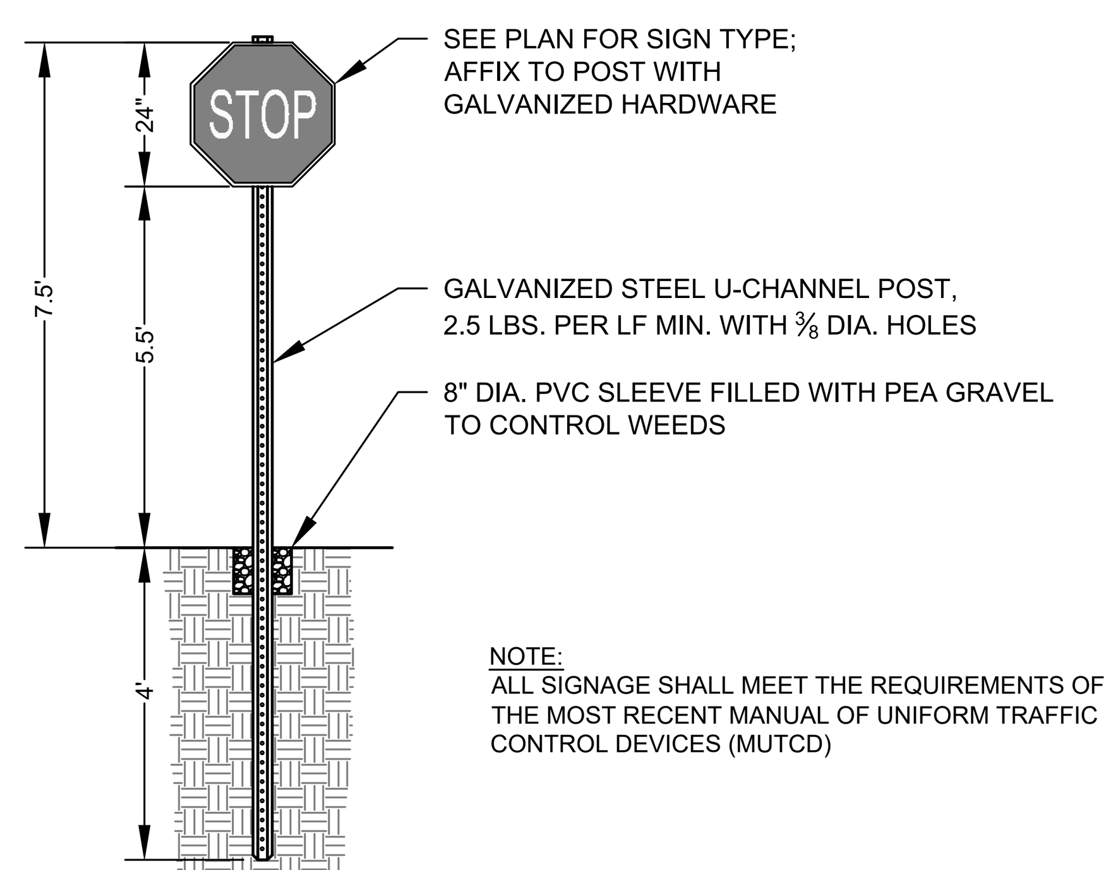
NOT TO SCALE



NOTE:
CLEAN & APPLY TACK COAT TO SURFACES WHERE NEW BIT. PAVEMENT IS INSTALLED

TYPICAL PAVEMENT JOINT

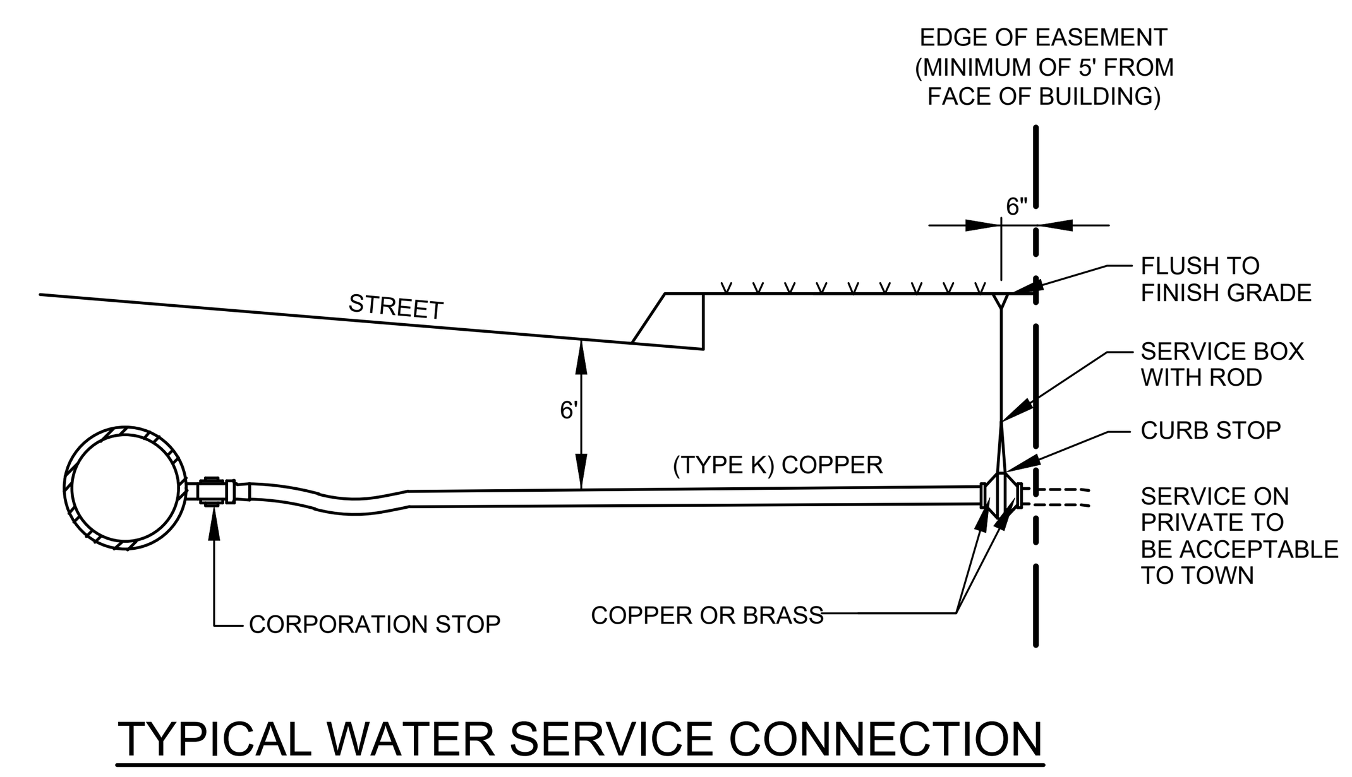
NOT TO SCALE



NOTE:
ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE MOST RECENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)

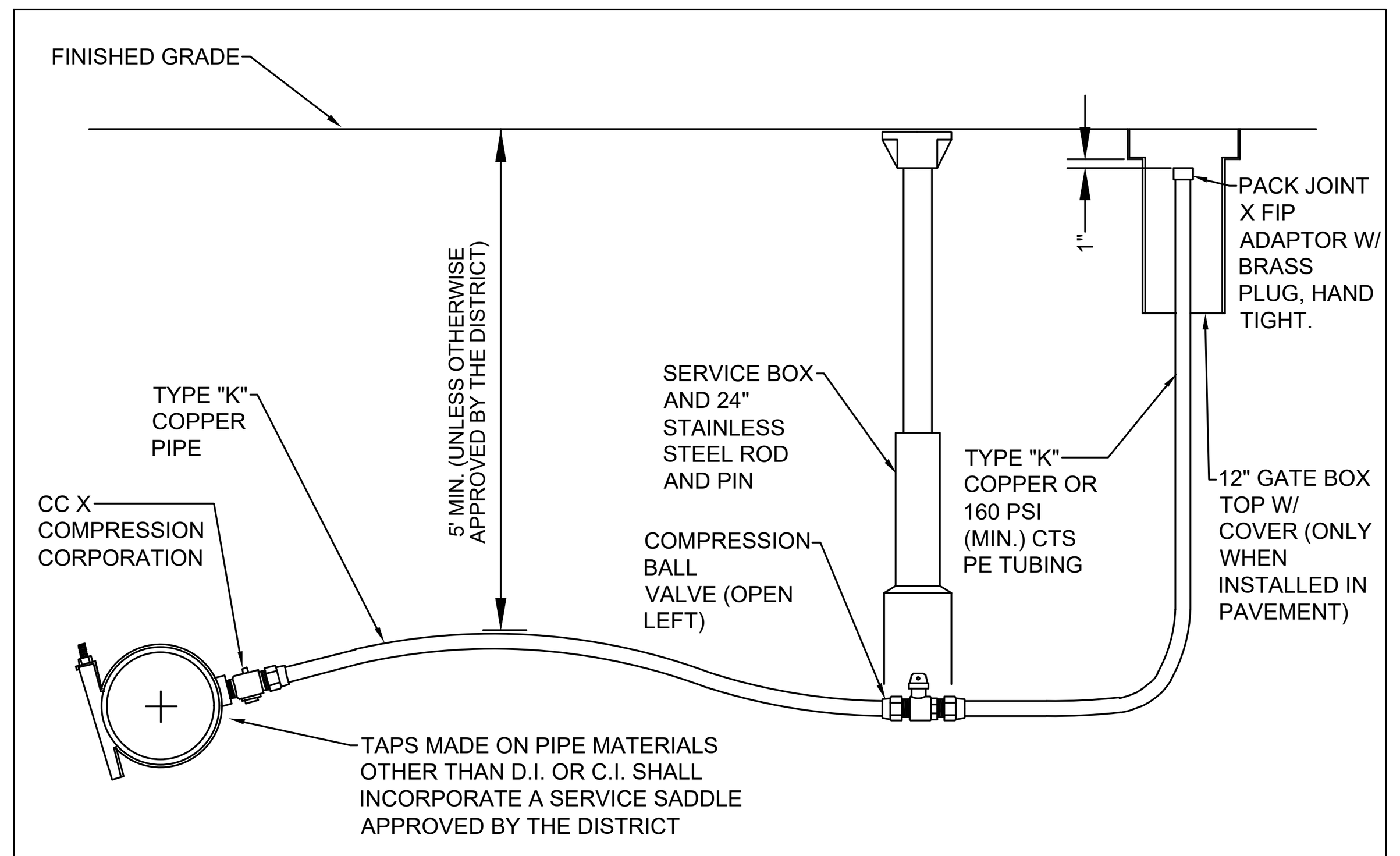
STREET SIGN

NOT TO SCALE



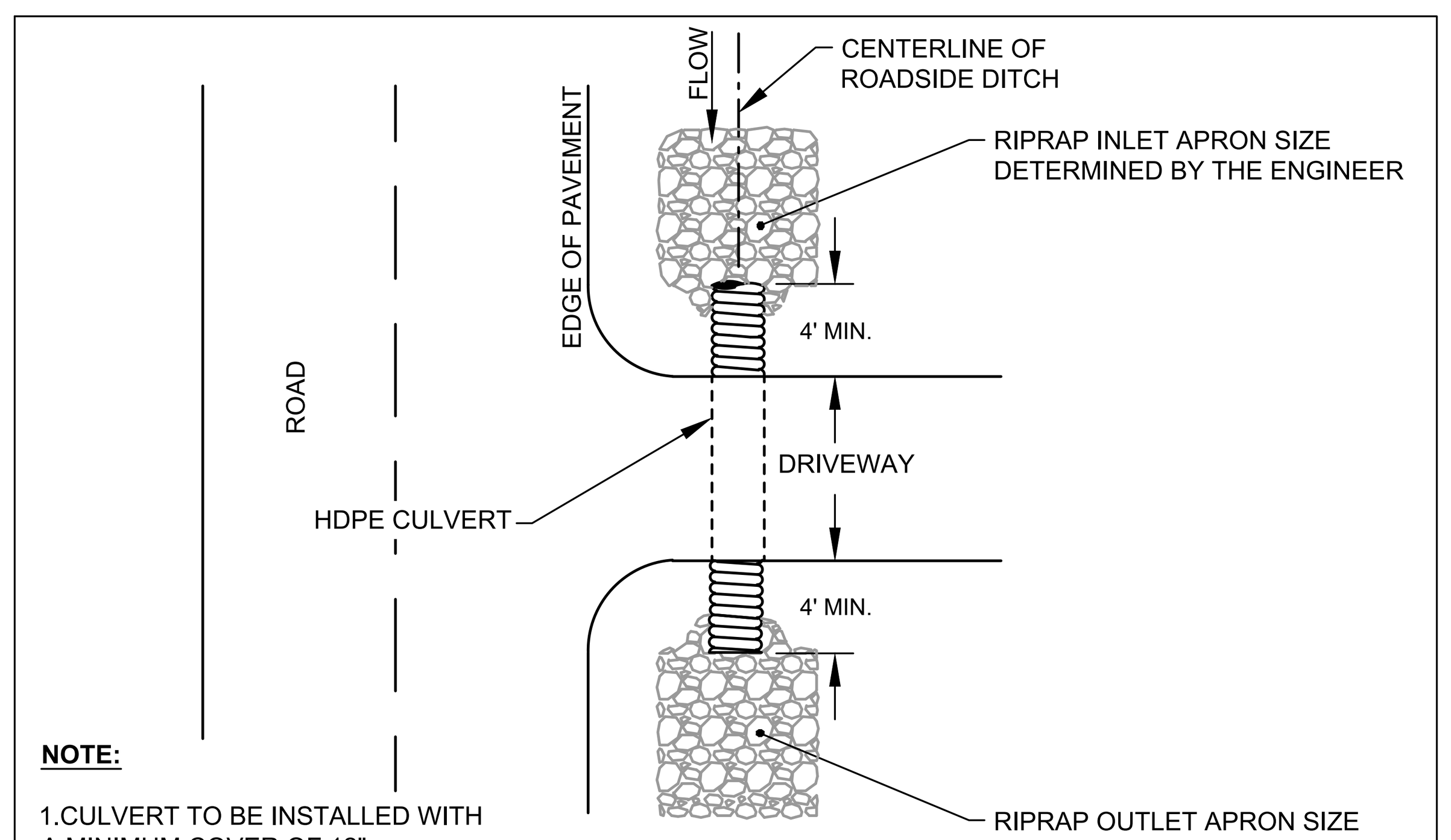
TYPICAL WATER SERVICE CONNECTION

NOT TO SCALE



STANDARD BLOW OFF

NOT TO SCALE



NOTE:
1. CULVERT TO BE INSTALLED WITH A MINIMUM COVER OF 12".
2. A MINIMUM 15" CULVERT IS REQUIRED.

DRIVEWAY CULVERT

NOT TO SCALE

STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
LICENSED PROFESSIONAL ENGINEER

DATE: 11/27/2023

NO.	DATE	REVISIONS
3	01/31/2024	REVISED IN RESPONSE TO PEER REVIEW COMMENTS
2	11/27/2023	ADDED BUILDING ENVELOPES ON PROPOSED LOTS
1	10/2/2023	SUBMITTED FOR PRELIMINARY SUBDIVISION APPROVAL

ADDRESS:
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260
PHONE:
(207) 926-5111
WEB SITE:
www.terradynconsultants.com
TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

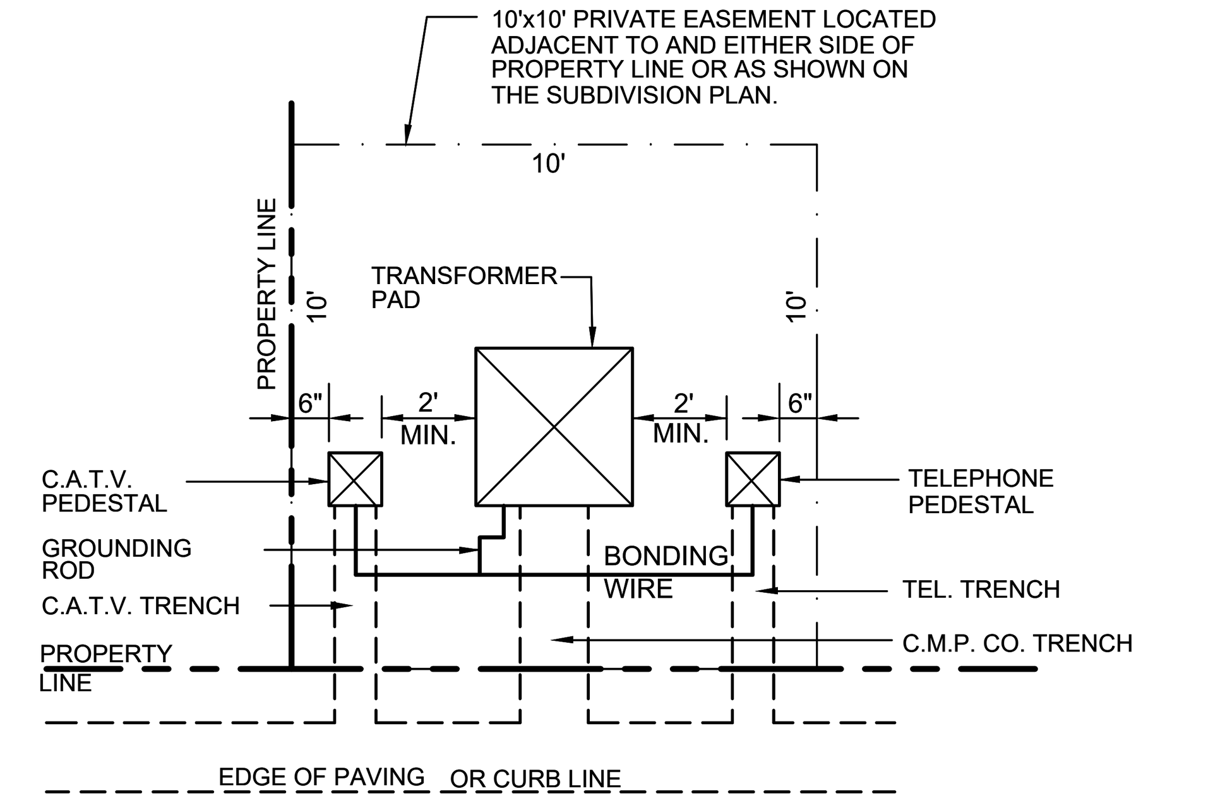
PROJECT:
WILDES DISTRICT ROAD SUBDIVISION
WILDES DISTRICT ROAD, KENNEBUNKPORT, MAINE

SHEET TITLE:
SITE & UTILITY DETAILS

CLIENT:
BEACHWOOD DEVELOPMENT FUND, LP
86 YORK STREET #3
KENNEBUNK, MAINE 04043

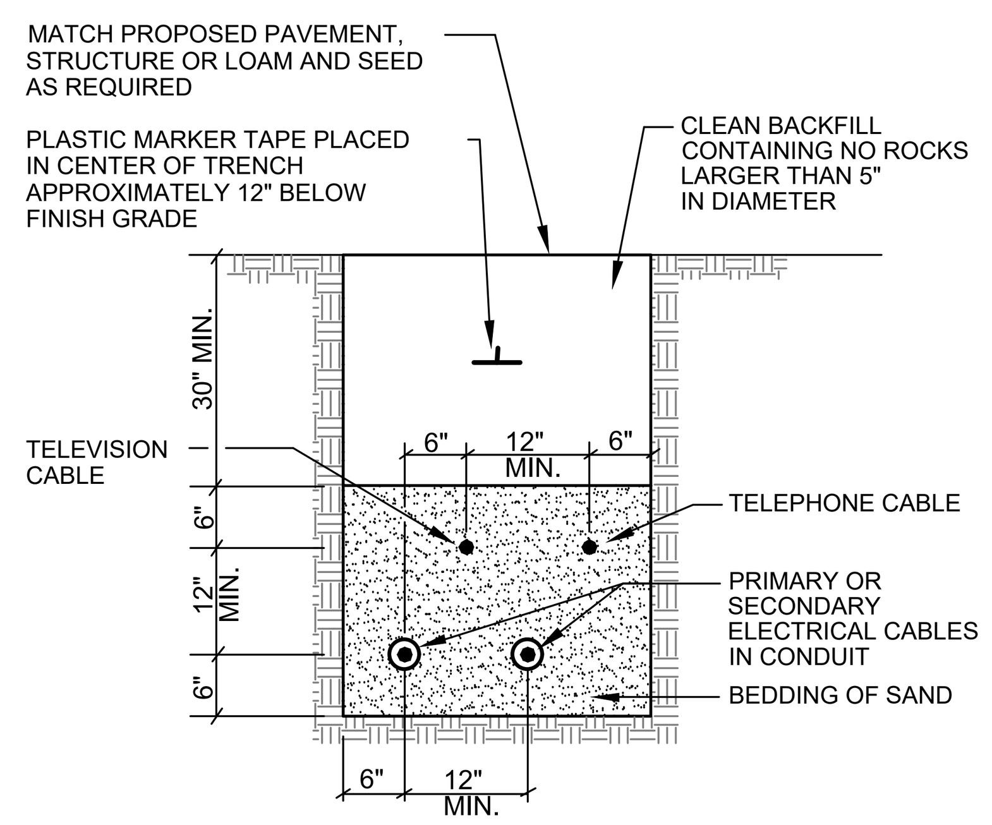
DATE: 10/2/2023
SCALE:
JOB NO: 23-003
SHEET: C-4.1

C:\Users\MARKLO~1\AppData\Local\Temp\AcPublish_14520\23-003 D.dwg



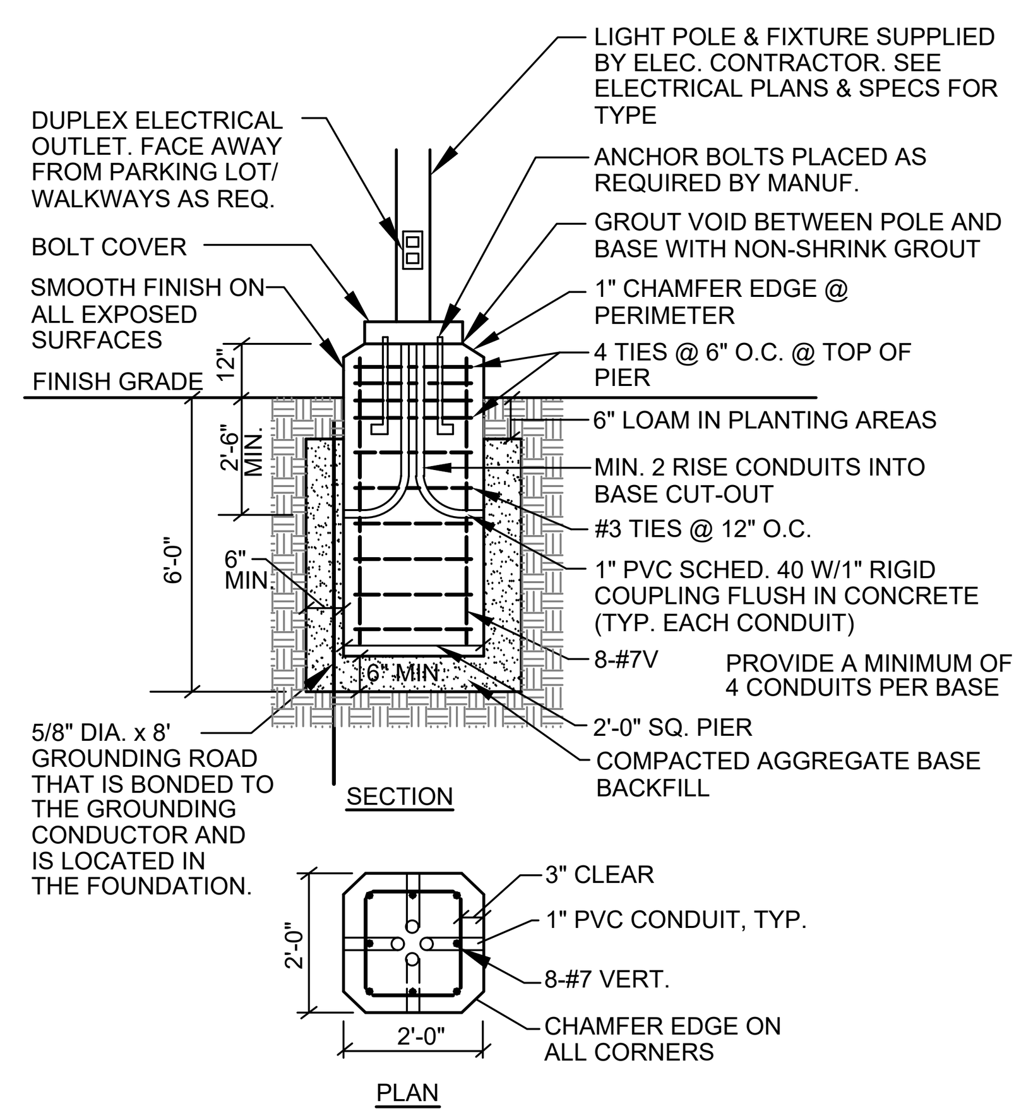
NOTE:
TRANSFORMER PAD AND COVER TO BE FIBERGLASS MEETING CENTRAL MAINE POWER SPECIFICATIONS.

TRANSFORMER DETAIL
NOT TO SCALE



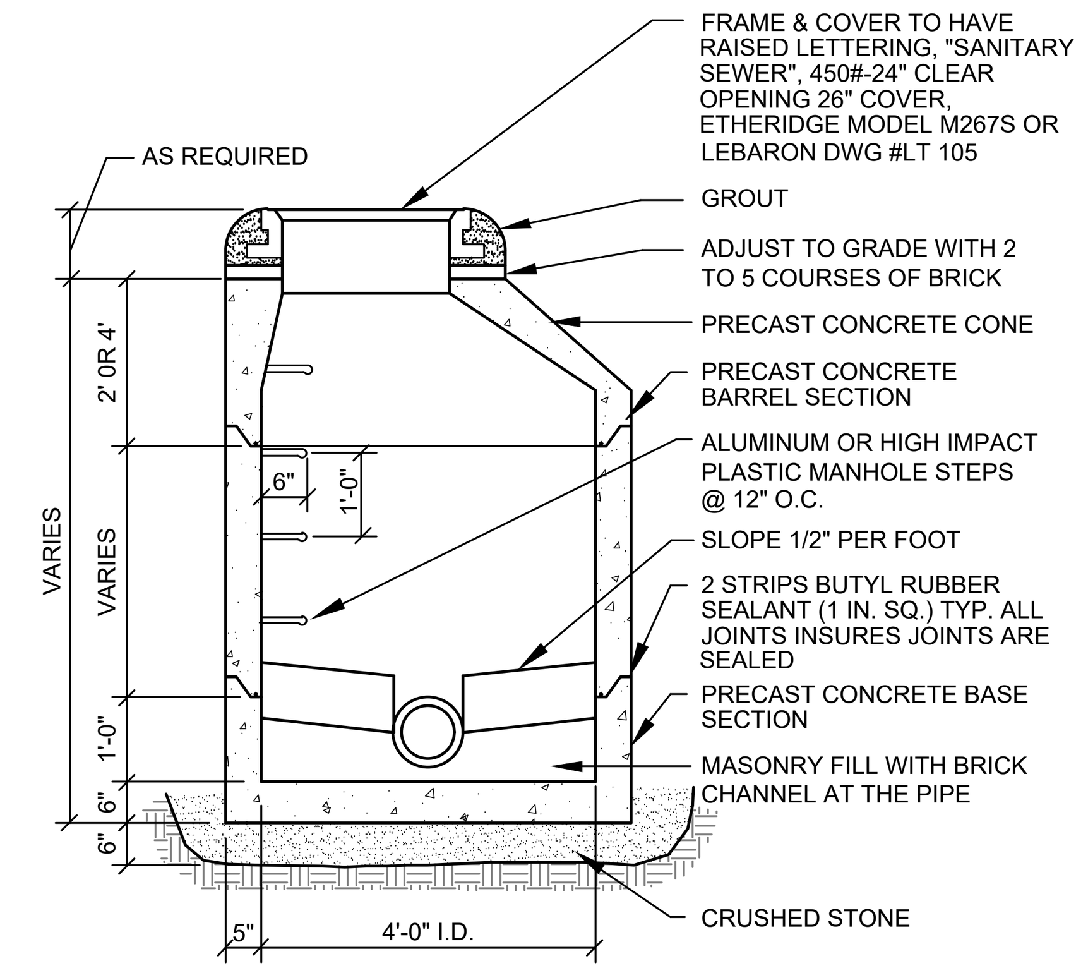
CABLES TO BE ENCASED IN SCHEDULE 40 PVC CONDUIT WHEN RUN BENEATH PAVED AREAS.

TYPICAL UNDERGROUND CABLE INSTALLATION
NOT TO SCALE



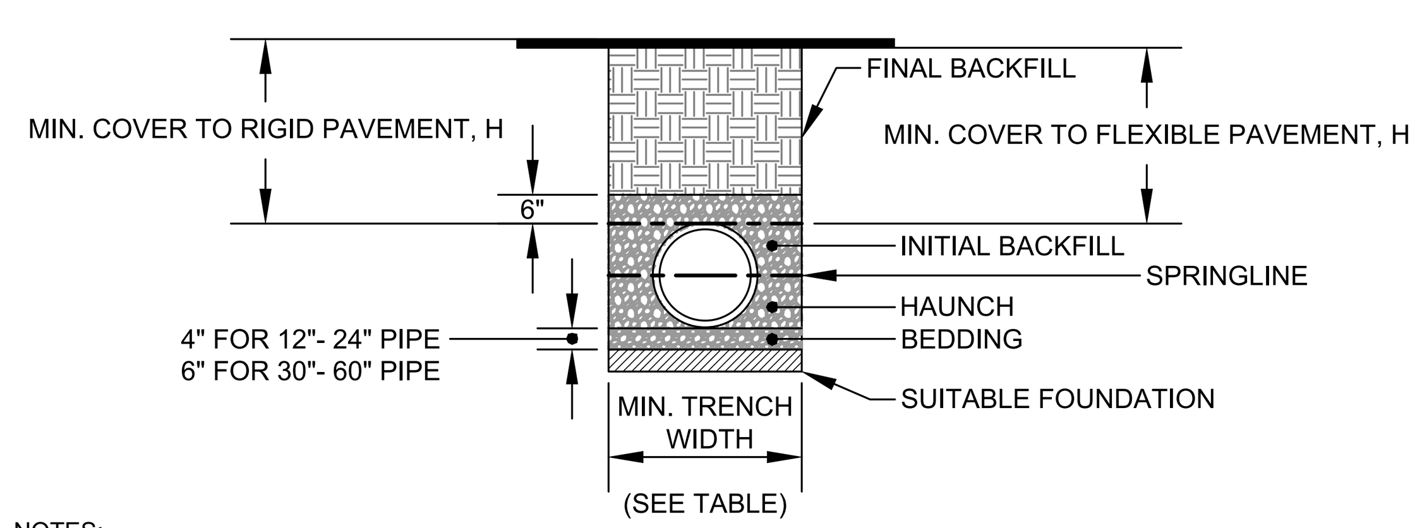
NOTES:
1. CONCRETE f'c=4000 psi.
2. REINF. STEEL GRADE 60 NEW BARS.
3. CONCRETE 3/4" AGG., 6 +/- 1% ENTRAINED AIR.
4. PROVIDE 2 COATS BITUMINOUS DAMPPROOFING FOR ALL CONCRETE BELOW GRADE.
5. INSTALL BASE 3'-0" ABOVE FINISH GRADE IN LOCATIONS WHERE POLES ARE IN PARKING LOT PAVEMENT.
6. BID ALT - CONTRACTOR MAY SUBSTITUTE PRECAST CONCRETE LIGHT POLE BASE EQUAL TO ABOVE SPEC.

LIGHT POLE BASE
NOT TO SCALE



NOTE: PIPE CONNECTIONS SHALL BE WATERTIGHT FLEXIBLE BOOT CONNECTORS PROVIDES LEAKPROOF CONNECTION

PRECAST SEWER MANHOLE
NOT TO SCALE



NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION

2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.

3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).

5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

RECOMMENDED MINIMUM TRENCH WIDTHS

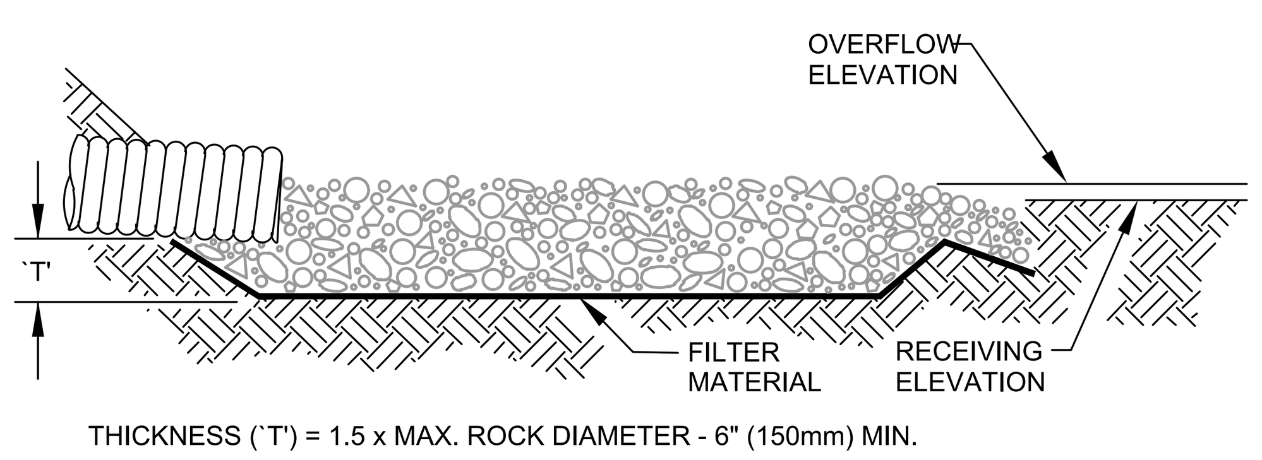
PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

MINIMUM RECOMMENDED COVER BASED ON VECHICLE LOADING CONDITIONS

	SURFACE LIVE LOADING CONDITION	
PIPE DIAM.	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48"	12"	48"
54" - 60"	24"	60"

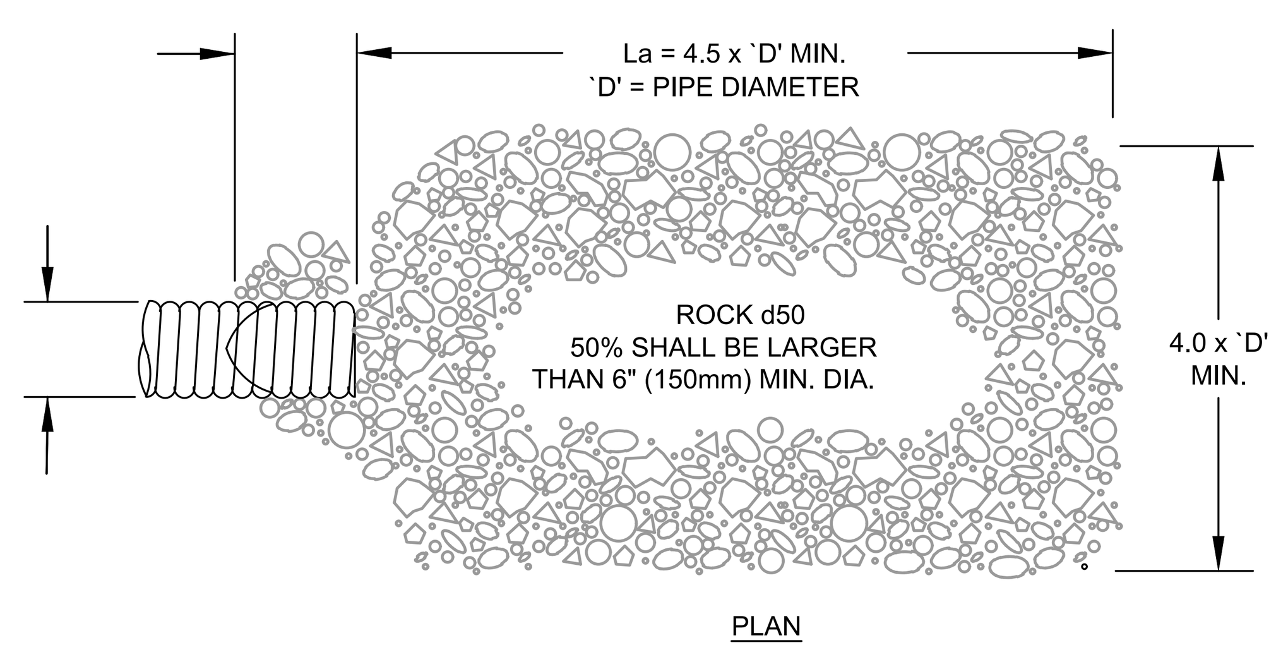
* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

TYPICAL TRENCH DETAIL
NOT TO SCALE



THICKNESS ('T') = 1.5 x MAX. ROCK DIAMETER - 6" (150mm) MIN.

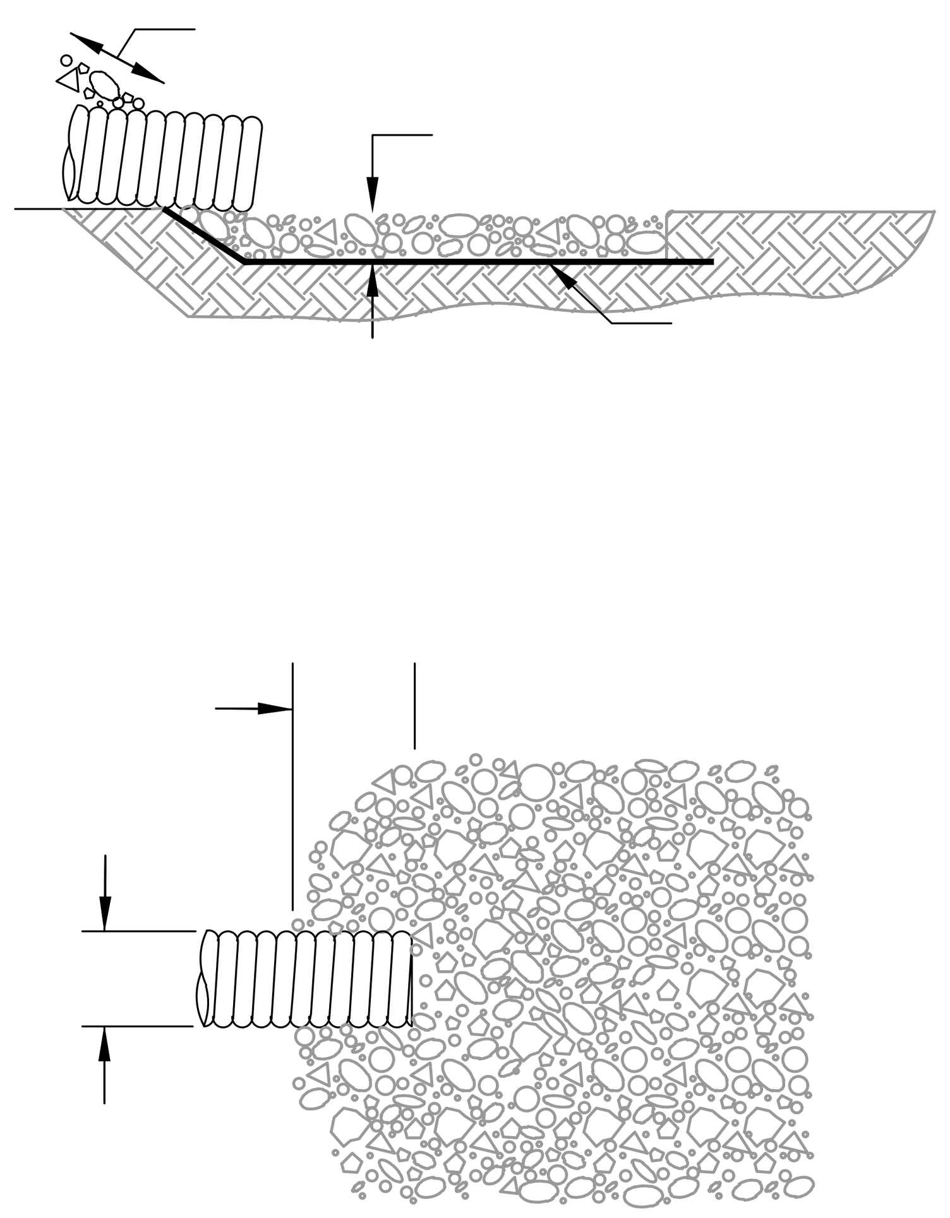
SECTION



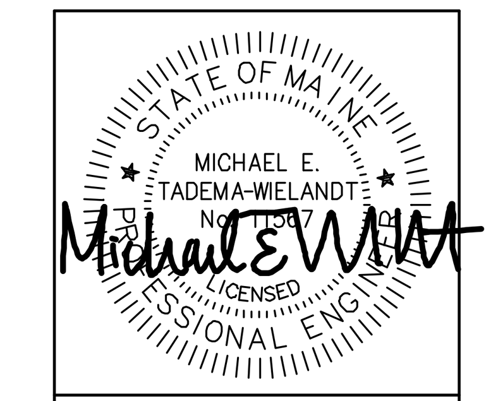
PLAN

NOTES:
1. 'La' = LENGTH OF APRON. DISTANCE 'La' SHALL BE OF SUFFICIENT LENGTH TO DISSIPATE ENERGY.
2. APRON SHALL BE SET AT A ZERO GRADE AND ALIGNED STRAIGHT.
3. FILTER MATERIAL SHALL BE FILTER FABRIC (MIRAFI 600X OR APPROVED EQUAL) OR 6" (150mm) THICK MINIMUM GRADED GRAVEL LAYER.

PIPE OUTLET PROTECTION
NOT TO SCALE



PIPE INLET PROTECTION
NOT TO SCALE



DATE: 11/27/2023

NO.	DATE	REVISIONS
3	01/31/2024	REVISED IN RESPONSE TO PEER REVIEW COMMENTS
2	11/27/2023	ADDED BUILDING ENVELOPES ON PROPOSED LOTS
1	10/2/2023	SUBMITTED FOR PRELIMINARY SUBDIVISION APPROVAL

ADDRESS:
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260
PHONE:
(207) 926-5111
WEB SITE:
www.terradynconsultants.com

TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

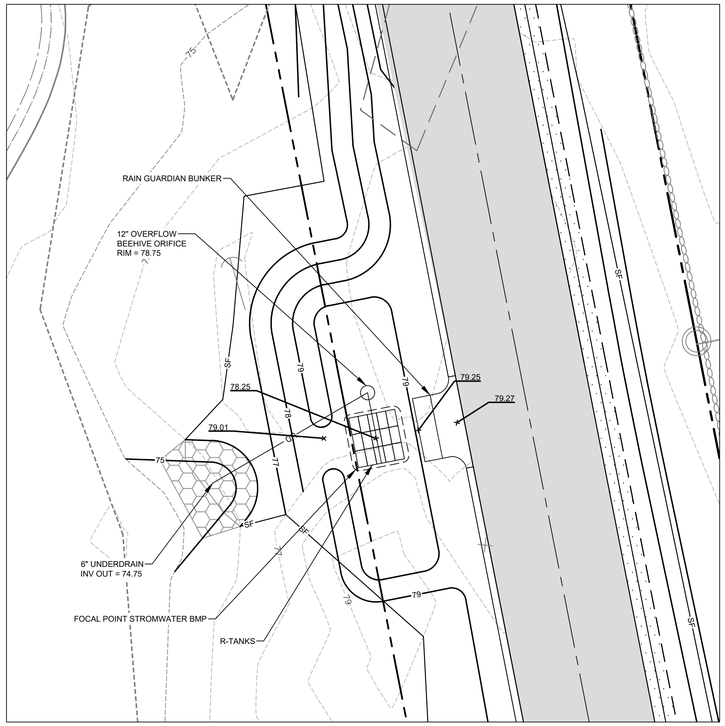
PROJECT:
WILDES DISTRICT ROAD SUBDIVISION
WILDES DISTRICT ROAD, KENNEBUNKPORT, MAINE

SHEET TITLE:
DRAINAGE & UTILITY DETAILS

CLIENT:
BEACHWOOD DEVELOPMENT FUND, LP
86 YORK STREET #3
KENNEBUNK, MAINE 04043

DATE: 10/2/2023
SCALE:
JOB NO: 23-003
SHEET: C-4.2

C:\Users\MARKLO~1\AppData\Local\Temp\AcPublish_14520\23-003 D.dwg



FOCAL POINT WITH R-TANK STORAGE
1" = 10'

FOCAL POINT INSPECTION NOTES:

EACH MAINTENANCE VISIT CONSISTS OF THE FOLLOWING TASKS:

1. INSPECTION OF FOCAL POINT HIGH PERFORMANCE MODULAR BIOFILTRATION SYSTEM (HPMBS) AND SURROUNDING AREA.
   - 1.a. CHECK FOR ACCUMULATION OF SEDIMENT OR TRASH IMPAIRING FREE FLOW OF WATERS INTO THE FOCAL POINT.
   - 1.b. CHECK FOR EXCESSIVE TRASH OR DEBRIS ACCUMULATION.
   - 1.c. PONDING OF WATER IN THE UNIT COULD BE INDICATIVE OF CLOGGING DUE TO EXCESSIVE FINE SEDIMENT ACCUMULATION OR SPILL OF PETROLEUM OILS.
   - 1.d. ASSESS THE PLANTS. IF THE SOIL/MULCH IS TOO WET IT COULD BE EVIDENCE OF A SPILL. CHECK FOR PESTS AND VANDALISM TO PLANTS.
   - 1.e. CHECK FOR EXCESSIVE PLANT GROWTH THAT NEEDS TRIMMING.
2. REMOVAL OF DEBRIS, TRASH AND MULCH.
3. MULCH REPLACEMENT.
4. PLANT HEALTH EVALUATION (INCLUDING MEASUREMENTS) AND PRUNING OR REPLACEMENT AS NECESSARY.
5. CLEAN AREA AROUND FOCAL POINT HPMBS.
6. COMPLETE PAPERWORK, INCLUDING DATE STAMPED PHOTOS OF THE TASKS LISTED ABOVE.

COPIES OF ALL FIELD REPORTS ASSOCIATED WITH INSPECTIONS SHALL BE COMPILED AND SUBMITTED WITH A STORMWATER CERTIFICATION IN ACCORDANCE WITH THE TOWN OF OLD ORCHARD BEACH INFRASTRUCTURE INSPECTION PROCEDURES.

·ALPOINT HP PERFORMANCE SPECIFICATION:

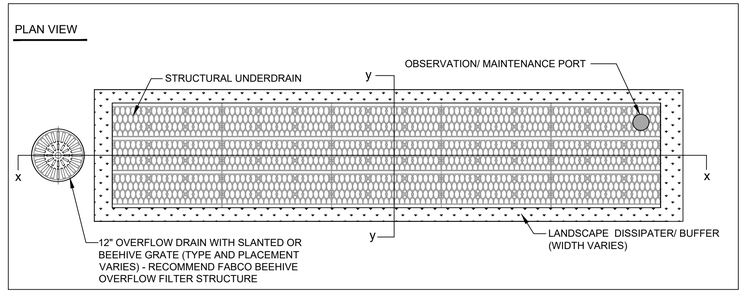
·I PERFORMANCE MEDIA

I PERFORMANCE MEDIA MUST MEET A MINIMUM OF 100" PER HOUR INFILTRATION RATE.
) HYDRAULIC CONDUCTIVITY TESTING MUST BE CONDUCTED WITHIN 30 DAYS OF
ALLATION.
) TEST MUST BE CONDUCTED WITH PROSCRIBED INFILTROMETER AND SOP (SEE
)FICATION).
JRE TO MEET FIELD TESTING WILL RESULT IN THE REMOVAL OF MEDIA AND
ACEMENT FROM ALTERNATE BATCH.

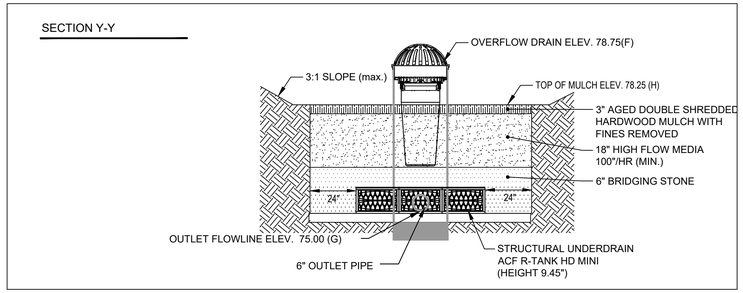
·I PERFORMANCE STRUCTURAL UNDERDRAIN

T HAVE A MINIMUM OF 19 SQUARE INCHES OF ORIFICE OPENING PER SQUARE FOOT.
T MEET H20 LOADING REQUIREMENTS.
T BE MODULAR IN NATURE AND ASSEMBLED ON SITE.
T HAVE MINIMUM 90% INTERIOR VOID SPACE.

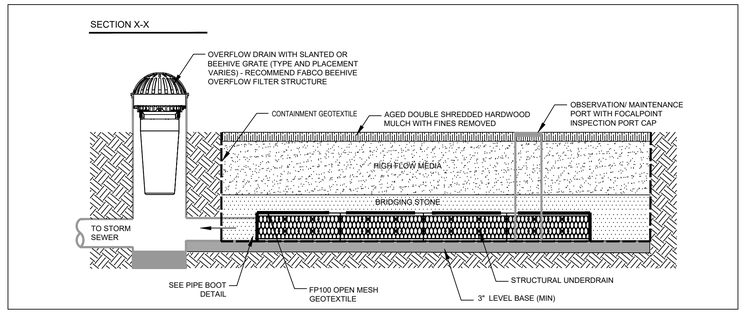
FOCALPOINT HP CONSTRUCTION GUIDE		
A	FOCALPOINT LENGTH	8'
B	# UNDERDRAIN LONG	5
C	FOCALPOINT WIDTH	8'
D	# UNDERDRAIN WIDE	4
E	WATER QUALITY VOLUME	78.29'
F	OVERFLOW ELEVATION	78.75'
G	OUTLET FLOWLINE	74.96'
H	TOP OF MULCH	78.25'
I	TOP OF GABION (OPTIONAL)	
J	UNDERDRAIN HEIGHT	9.45"



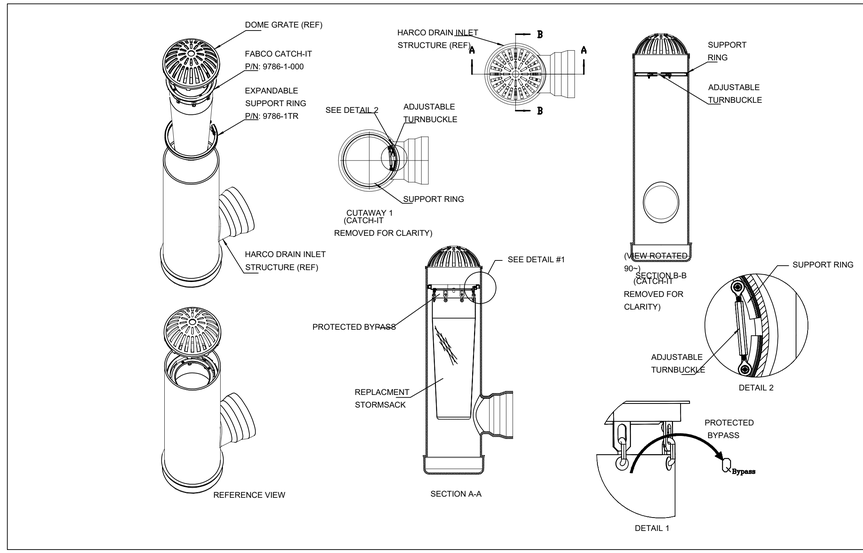
TYPICAL R-TANK PLAN VIEW
NOT TO SCALE



FOCAL POINT #1 AND R-TANK #1 DETAIL
NOT TO SCALE



TYPICAL R-TANK SECTION X-X
NOT TO SCALE



TYPICAL OVERFLOW STRUCTURE
NOT TO SCALE

STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
No. 13267
LICENSED PROFESSIONAL ENGINEER

DATE: 11/27/2023

NO.	DATE	REVISIONS
3	01/31/2024	REVISED IN RESPONSE TO PEER REVIEW COMMENTS
2	11/27/2023	ADDED BUILDING ENVELOPES ON PROPOSED LOTS
1	10/2/2023	SUBMITTED FOR PRELIMINARY SUBDIVISION APPROVAL

ADDRESS: 41 CAMPUS DRIVE, SUITE 301, NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com
CWI Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

TERRADYN CONSULTANTS, LLC

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: WILDES DISTRICT ROAD SUBDIVISION
WILDES DISTRICT ROAD, KENNEBUNKPORT, MAINE

SHEET TITLE: DRAINAGE & UTILITY DETAILS

CLIENT: BEACHWOOD DEVELOPMENT FUND, LP
86 YORK STREET #3
KENNEBUNK, MAINE 04043

DATE: 10/2/2023
SCALE:
JOB NO: 23-003
SHEET: C-4.3

C:\OD\Terradyn Consultants\Project Folders - Documents\2023 Jobs\23-003 Wildes District Road Subdivision\CAD\Permitting\23-003 D.dwg