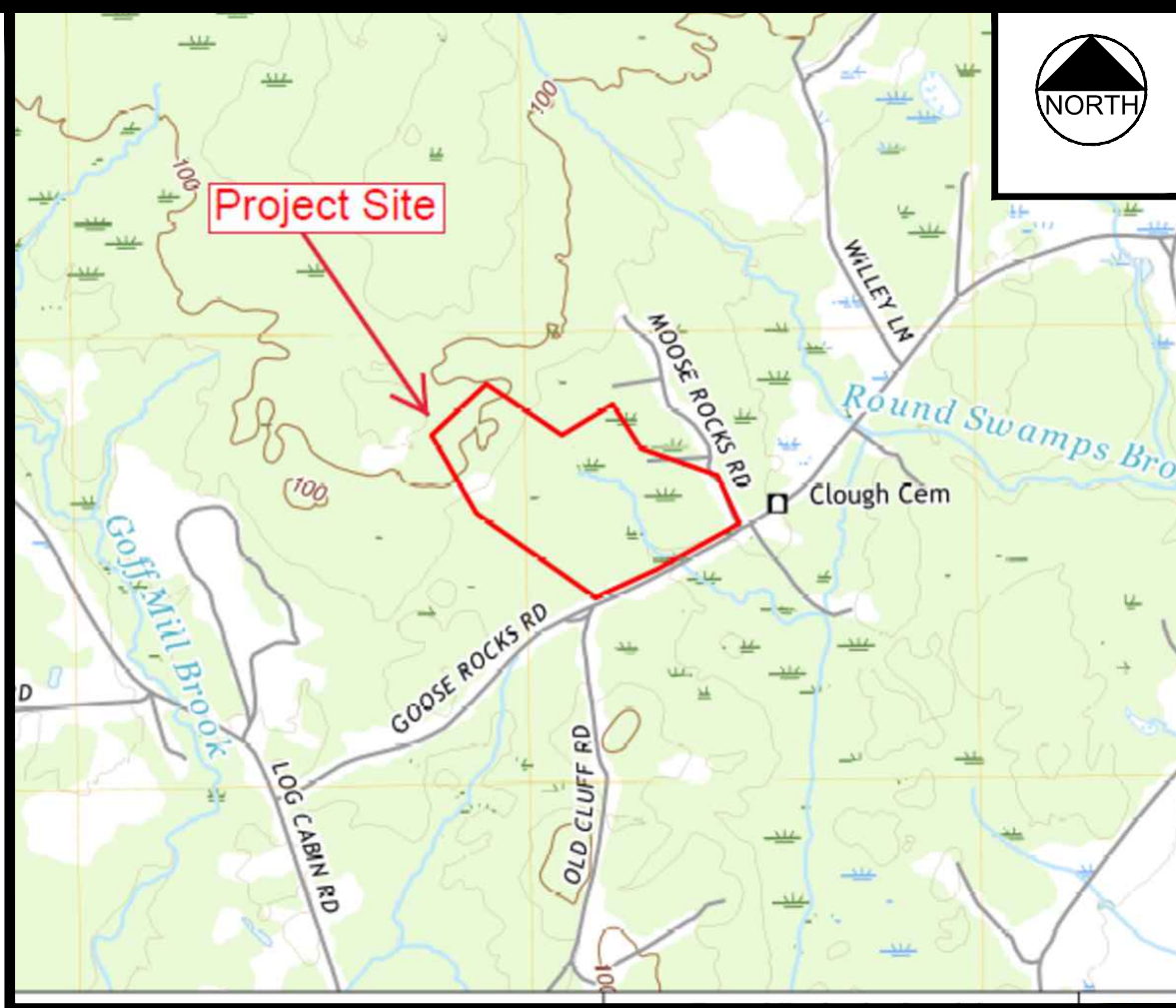


THE GLEN AT GOOSE ROCKS

9 LOT RESIDENTIAL SUBDIVISION

KENNEBUNKPORT, MAINE 04046



LOCATION MAP

SCALE: 1" = 3,000'

OWNER:

K.J. TRUDO PROPERTIES, LLC
20 APPLE BLOSSOM LANE
KENNEBUNKPORT, MAINE 04046

CIVIL ENGINEERING & PERMITTING:



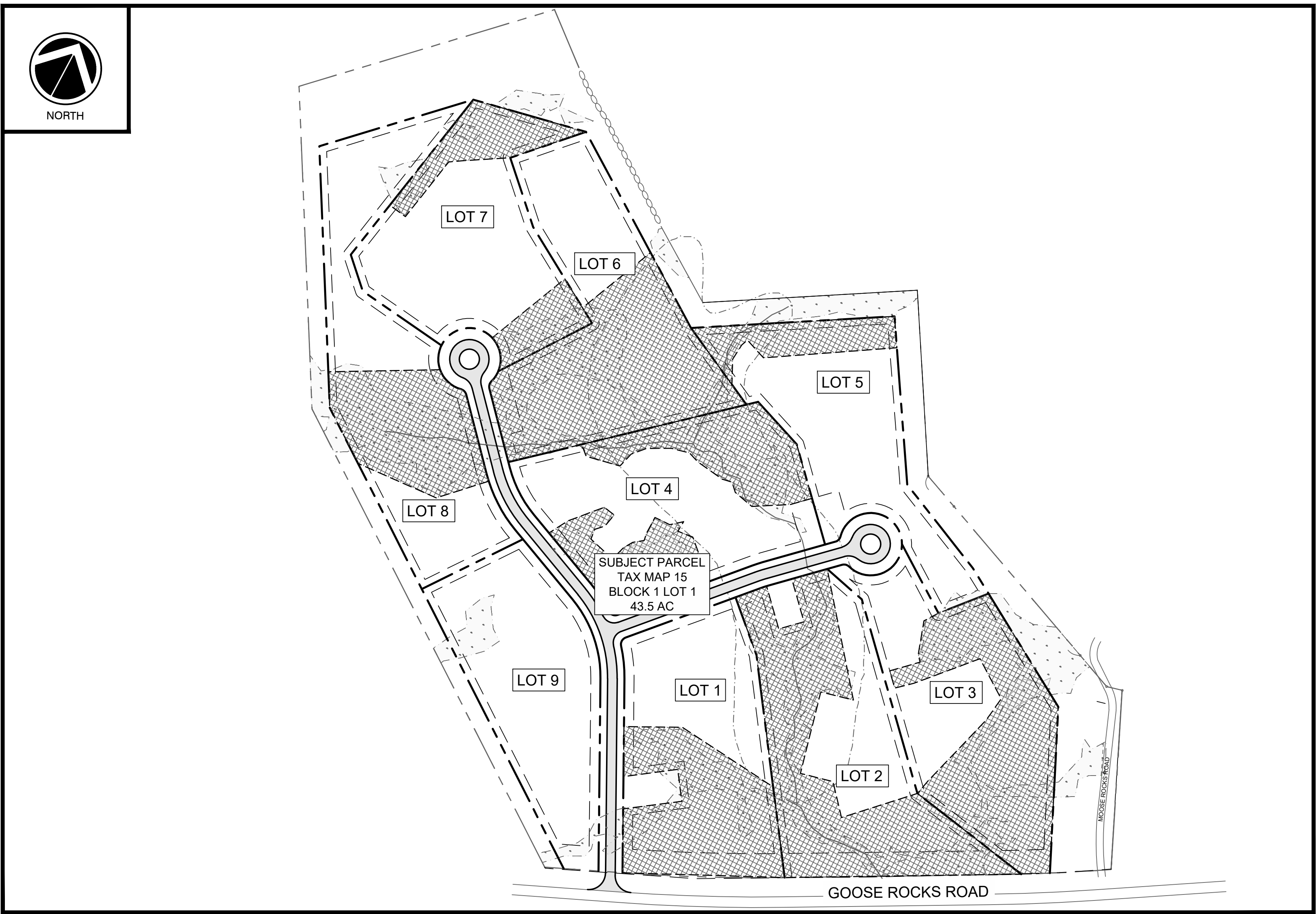
541 US ROUTE ONE, SUITE 21
FREEPORT, MAINE 04032

WETLAND DELINEATION:

LONGVIEW PARTNERS, LLC.

6 SECOND STREET
BUXTON, MAINE 04093

LAND SURVEYOR:



PLAN VIEW

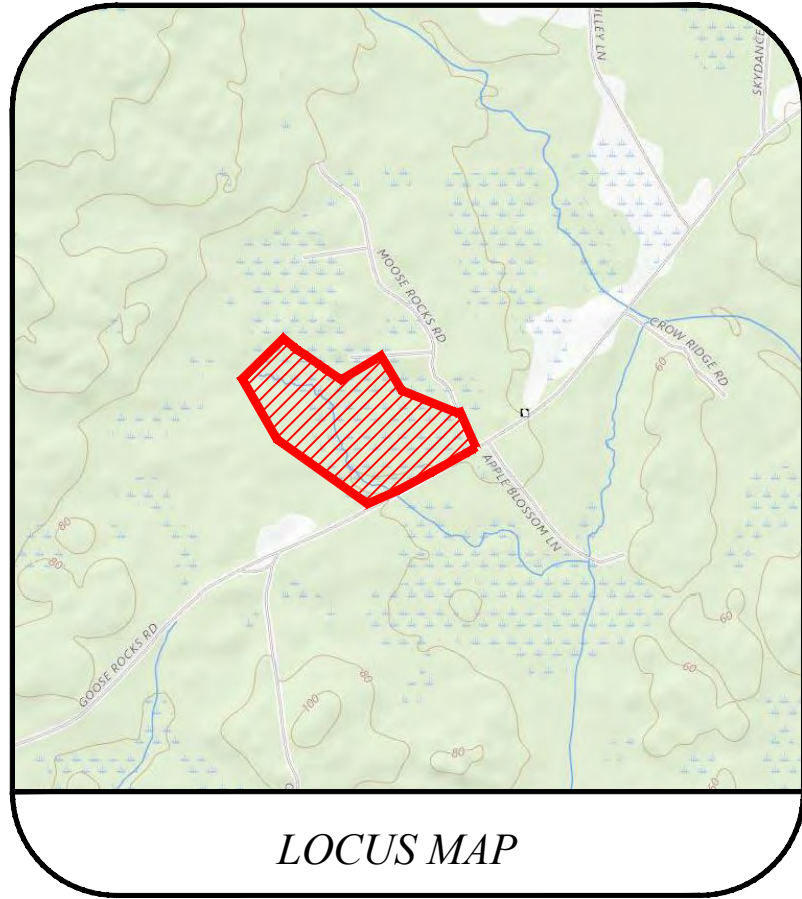
SCALE: 1" = 150'

SHEET INDEX:

- 1 OF 22 COVER SHEET
- 1 OF 1 BOUNDARY SURVEY
- 2 OF 22 EXISTING CONDITIONS PLAN
- 1 OF 1 SUBDIVISION PLAN
- 3 OF 22 OVERALL DEVELOPMENT PLAN
- 4 OF 22 SITE INFRASTRUCTURE PLAN
- 5 OF 22 LOT DEVELOPMENT PLAN I
- 6 OF 22 NATURAL RESOURCES IMPACT PLAN
- 7 OF 22 PLAN & PROFILE ROADWAY 1
- 8 OF 22 PLAN & PROFILE ROADWAY 2
- 9 OF 22 EROSION & SEDIMENT CONTROL NOTES
- 10 OF 22 EROSION & SEDIMENT CONTROL DETAILS
- 11 OF 22 SITE CIVIL DETAILS
- 12 OF 22 STORMWATER BMP DETAILS I
- 13 OF 22 STORMWATER BMP DETAILS II
- 14 OF 22 LOT: 1 STORMWATER TREATMENT PLAN
- 15 OF 22 LOT: 2 STORMWATER TREATMENT PLAN
- 16 OF 22 LOT: 3 STORMWATER TREATMENT PLAN
- 17 OF 22 LOT: 4 STORMWATER TREATMENT PLAN
- 18 OF 22 LOT: 5 STORMWATER TREATMENT PLAN
- 19 OF 22 LOT: 6 STORMWATER TREATMENT PLAN
- 20 OF 22 LOT: 7 STORMWATER TREATMENT PLAN
- 21 OF 22 LOT: 8 STORMWATER TREATMENT PLAN
- 22 OF 22 LOT: 9 STORMWATER TREATMENT PLAN

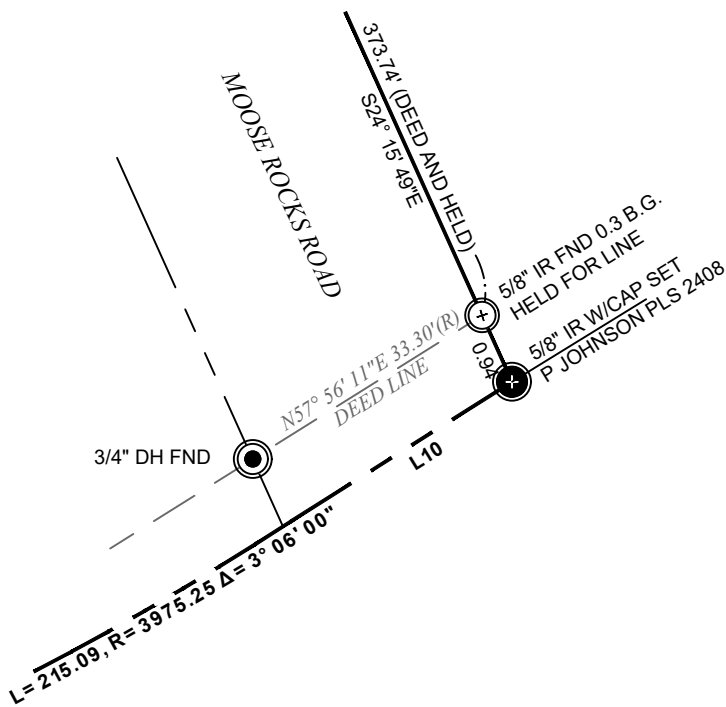
ISSUED FOR FINAL SUBDIVISION
JANUARY 8, 2024

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

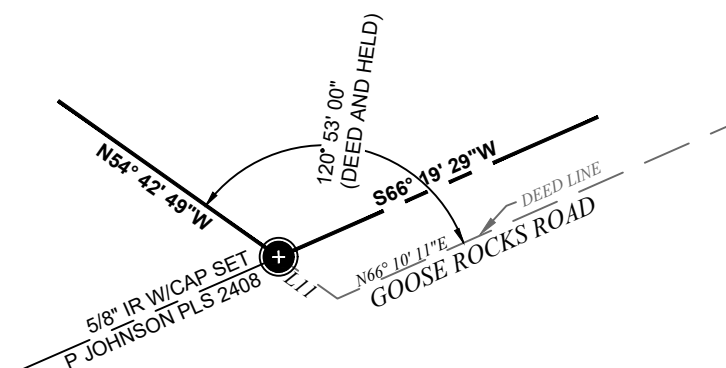


Parcel Line Table		
Line #	Length	Direction
L1	45.94	S50° 49' 22"E
L2	53.21	N57° 10' 05"W
L3	24.22	N62° 21' 10"W
L4	39.47	N52° 43' 00"W
L5	26.79	N58° 00' 29"W
L6	98.45	N54° 56' 42"W
L7	84.89	N54° 42' 42"W
L8	84.86	S68° 05' 17"E
L9	33.52	N75° 50' 16"E
L10	36.88	S58° 20' 41"W
L11	2.50	S54° 42' 49"E

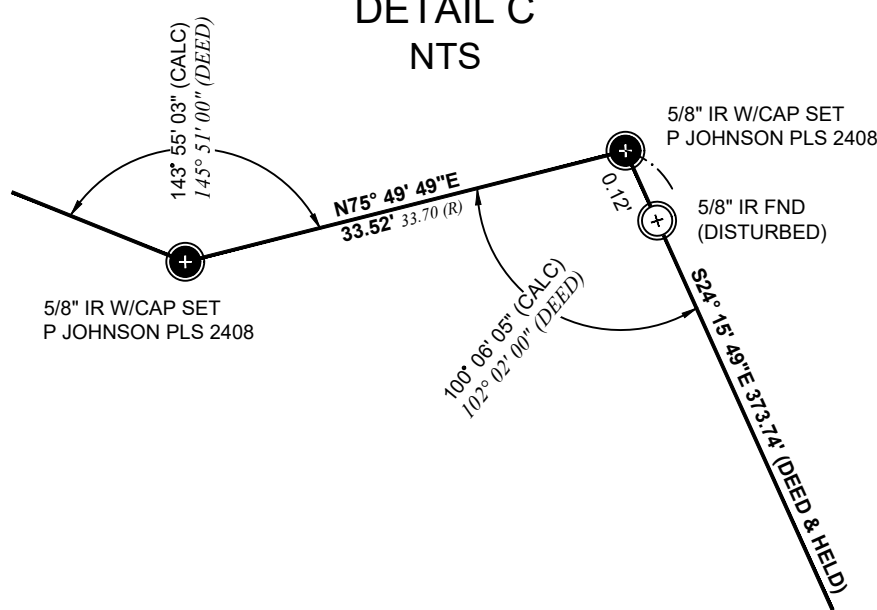
DETAIL A
NTS



DETAIL B
NTS



DETAIL C
NTS



KJ TRUDO PROPERTIES
1,895,615.3 SF
43.517 Ac±
MAP 15 LOT 1-1
18632/387

REFERENCES

- DEED AND PLAN BOOK REFERENCES SHOWN HEREON REFER TO DOCUMENTS FOUND IN THE YORK COUNTY, ME REGISTRY OF DEEDS (YCRD).
- RELEVANT PRECEDENT CHAIN OF TITLE FOR ALL DEED REFERENCES SHOWN HEREON SHALL BE CONSIDERED TO BE A PART OF SAID REFERENCES.
- 3 ROD WIDTH USED FOR GOOSE ROCKS ROAD WAS TAKEN FROM RECORDS FOUND IN THE TOWN OF KENNEBUNKPORT ROAD BOOK.
- "STANDARD BOUNDARY SURVEY FOR DANIEL HIGGINS", BY: ECCO ENGINEERING, EDMUND C. COOPER, ME PLS 747 DATED: JUNE 14, 1990, PLAN BK 193 PG 41 YCRD
- "LAND OF PAUL PHILLIP MURPHY" BY: ANDREW E. BRADFORD, ME PLS 2010, DATED DECEMBER 2007, NOT RECORDED.

NOTES

- BEARINGS ARE GRID AND REFER TO THE MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD83, U.S. SURVEY FEET (ME83-WF).
- THE PROPERTY IS LOCATED IN A FARM AND FOREST ZONE
- MIN LOT SIZE: 130,680 SF.
MIN LOT WIDTH: 200'
MIN STREET FRONTAGE: 200'
MIN FRONT SETBACK: 20'
MIN SIDE SETBACK: 15'
MIN REAR SETBACK: 15'
MAX BUILDING HEIGHT: 35'
MAX BUILDING COVERAGE: 10%
- A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN FEMA FLOOD ZONE "B" AS NOTED AND SHOWN WITH THE REMAINDER IN ZONE "C". AREA OF MINIMAL FLOODING AS SHOWN ON FEMA FIRM PANEL 2301700001B, EFFECTIVE DATE: APRIL 18, 1983.
- WETLAND BOUNDARIES DEPICTED ON THIS PLAN WERE DELINEATED BY LONGVIEW PARTNERSHIP LLC, IN APRIL OF 2021.
- THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CHAPTER 90 STANDARDS OF PRACTICE, PART 2 OF THE MAINE BOARD OF LICENSURE RULES WITH EXCEPTIONS AS ALLOWED.

LEGEND

- | | |
|---------------------|---|
| IRON PIPE FOUND | PROPERTY LINE |
| IRON ROD FOUND | ABUTTER LINE |
| IRON ROD SET | RIGHT OF WAY LINE |
| DRILL HOLE FOUND | FIELDSTONE WALL |
| DRILL HOLE SET | NOW OR FORMERLY DEED BOOK & PAGE (YORK CO.) |
| B.G. BELOW GROUND | A.G. ABOVE GROUND |
| DH DRILL HOLE | EOP EDGE OF PAVEMENT |
| FND FOUND | WETLAND |
| n/f NOW OR FORMERLY | FEMA FLOOD ZONE B |
| NTS NOT TO SCALE | SHORELAND OVERLAY ZONE |
| (R) RECORD | |



REVISION	DESCRIPTION	BY	DATE	NO.

OWNER OF RECORD
KJ TRUDO PROPERTIES, LLC
20 Apple Blossom Lane
Kennebunkport, ME 04046

PLAN OF LAND
MAP 15 LOT 1-1
GOOSE ROCKS ROAD
KENNEBUNKPORT, YORK COUNTY, MAINE

DATE:
OCTOBER 26, 2022

PROJECT NO.
2021-113

SCALE:
1" = 100'

CAD FILE:
2021-113 SURVEYED
BOUNDARY.dwg

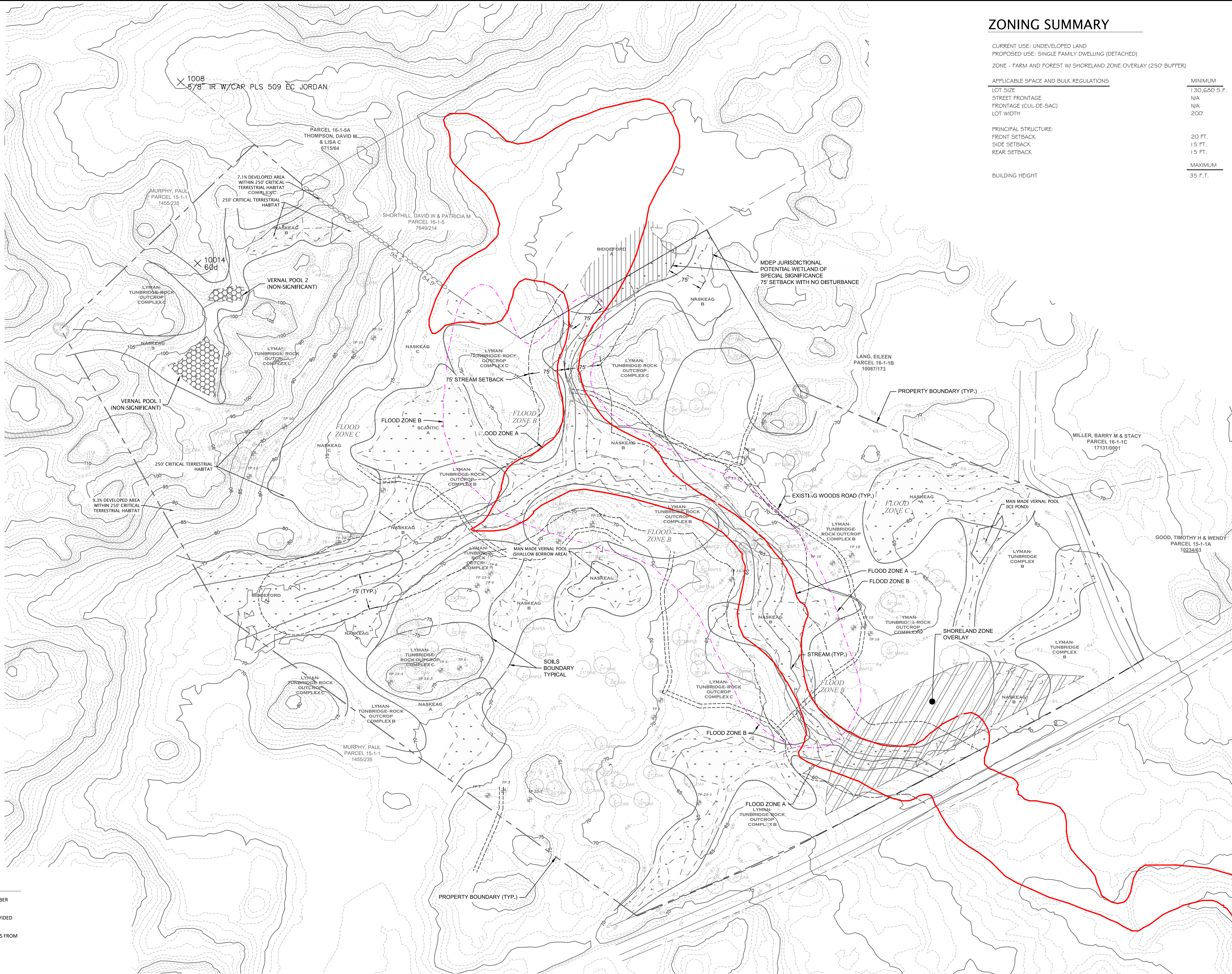
SHEET
1



EXISTING	DESCRIPTION	PROPOSED
----	BOUNDARY LINE, O.W.	=====
----	BUTTER LINE, O.W.	=====
----	DEED LINE/ROW	=====
----	TIE LINE	-----
----	SETBACK	-----
----	EASEMENT	-----
----	BUFFER	-----
----	FLOODPLAIN	-----
----	FLOODWAY	-----
----	CENTERLINE	-----
----	MONUMENT	-----
-----○-----	IRON PIPE/ROD	●
-----⊙-----	DRILLHOLE	●
-----○-----	BUFFER PIN	⊙
TP-1 	TEST PIT	-----
----	SOIL BOUNDARY	=====
	BUILDING	=====
	WETLANDS	=====
	UPLAND	=====
-----○-----	EDGE WETLAND	=====
-----○-----	SIGN	-----
-----○-----	STREAM	-----
-----	EDGE PAVEMENT	=====
~~~~~ ---122---      ---120---	TREELINE CONTOURS	~~~~~ -----124-----
Ⓢ	POTABLE WELL	Ⓢ
SD	STORM DRAIN	SD
UD	UNDERDRAIN	UD
=====	CULVERT	SD
OHU	OVERHEAD UTILITY	OHU
UGU	UNDERGROUND UTILITY	UGU
	TRANSFORMER PAD	
○	UTILITY POLE	●
←	BLANKET	
	RIPRAP	----- FB
----	CHECK DAM	
----	INLET PROTECTION	

1. CURRENT FLOOD ZONES SHOWN DERIVED FROM EFFECTIVE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 230170001.01, DATED APRIL 18, 1983.
2. PRELIMINARY FLOOD ZONE MAP DEFECTS PORTIONS OF THE PARCEL IN FLOOD ZONE DESIGNATION A, WITHOUT PROVIDED BASE FLOOD ELEVATION - SEE MAP 23013010461G.
3. BASE FLOOD ELEVATION FOR AFFECTED PROPOSED LOTS HAS BEEN DERIVED FROM CROSS SECTIONS AT 75' INTERVALS FROM LIMITS OF FLOOD ZONE A AND LIDAR TOPOGRAPHY.
4. WETLAND DELINEATION PERFORMED BY: LONGVIEW PARTNERS LLC. BUXTON, MAINE.

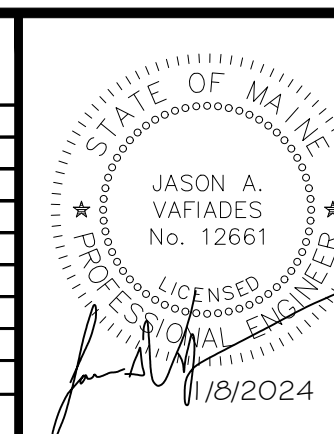
1. THE BASIS OF BEARING FOR THIS PLAN IS MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD83, U.S. SURVEY FEET (ME83-WF).
2. CONTOURS AND ELEVATIONS SHOWN REFER TO NAVD83 DATUM.
3. THIS PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "C" AREA OF MINIMAL FLOODING, AS WELL AS ZONE "B" AREA BETWEEN 100-YEAR FLOOD AND 500-YEAR FLOOD, AS SHOWN ON FLOOD FIRM ZONE 230 170 0001 B, EFFECTIVE DATE: APRIL 18, 1983.
4. THIS PLAN IS A COMPOSITE OF PROPERTY BOUNDARY INFORMATION FOR A SURVEY WORKSHEET PREPARED BY ANDREW W. LINDFORD, P.L.S. MAINE OFFICE OF GIS AND PHOTOGRAPHIC & TOPOGRAPHIC CONDOGNOR AND SUBMITTER GPS LOCATION OF WETLAND BOUNDARIES & OTHER SITE FEATURES AS DEPICTED BY LONGVIEW PARTNERS, LLC.
5. WETLAND DELINEATION PERFORMED BY: LONGVIEW PARTNERS LLC, BUXTON, MAINE.



CURRENT USE: UNDEVELOPED LAND  
PROPOSED USE: SINGLE FAMILY DWELLING (DETACHED)  
ZONE - FARM AND FOREST W/ SHORELAND ZONE OVERLAY (250' BUFFER)

APPLICABLE SPACE AND BULK REGULATIONS	MINIMUM	PROVIDED
LOT SIZE	130,680 S.F.	> 130,680 S.F.
STREET FRONTAGE	N/A	N/A
FRONTAGE (CUL-DE-SAC)	N/A	N/A
LOT WIDTH	200'	> 200'
PRINCIPAL STRUCTURE:		
FRONT SETBACK	20 FT.	20 FT.
SIDE SETBACK	15 FT.	15 FT.
REAR SETBACK	15 FT.	15 FT.
	MAXIMUM	PROVIDED
BUILDING HEIGHT	35 F.T.	35'

H	1/8/2024	ISSUED FOR FINAL SUBDIVISION REVIEW
G	10/27/2023	REVISED PER ARMY CORPS
F	07/14/2023	REVISED FOR MDEP
E	04/18/2023	REVISED PER COMMENT
D	2/20/2023	ISSUED FOR PUBLIC HEARING
C	2/8/2023	REVISED PER MDEP AND TOWN OF KENNESBUNKPORT COMMENT
B	10/26/2022	ISSUED FOR PRELIMINARY SUBDIVISION REVIEW
A	9/10/2022	ISSUED TO FOR MDEP STORMWATER PERMIT
REV	DATE	DESCRIPTION
REVISIONS		



THE GLEN AT  
GOOSE ROCKS

---

EXISTING CONDITIONS

---

PLAN

---

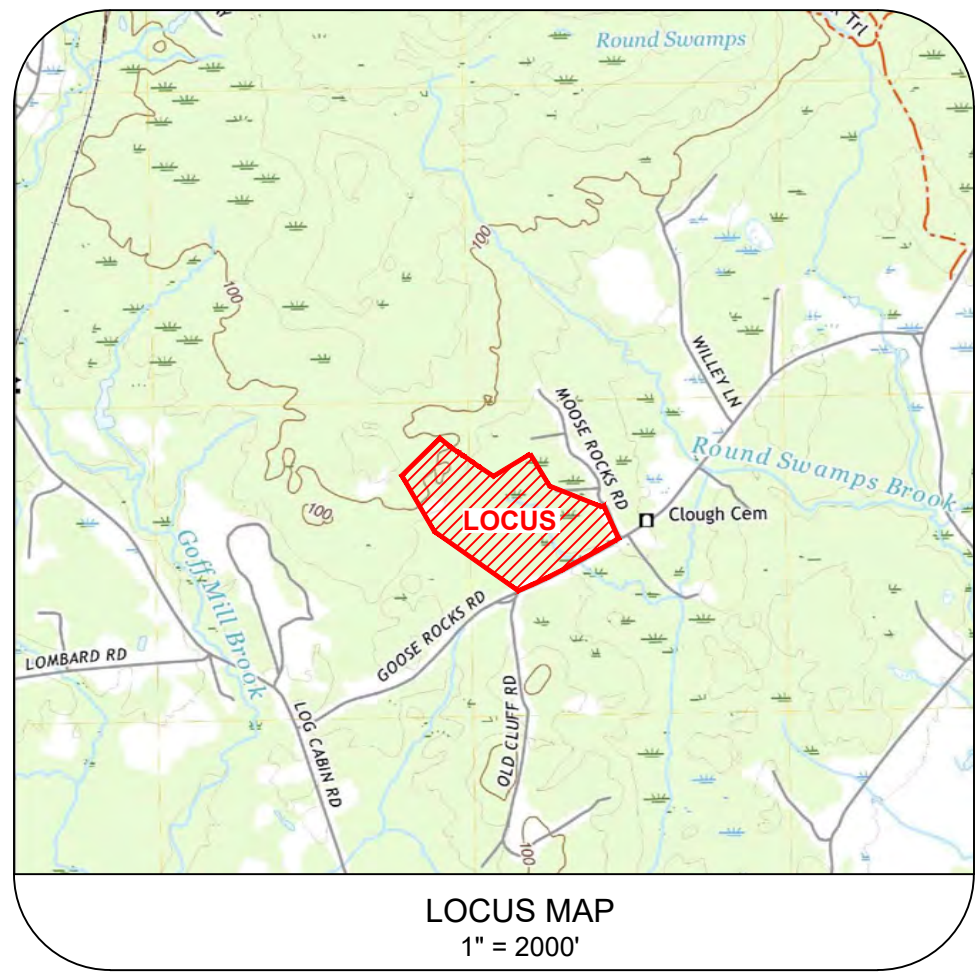
KJ TRUDO PROPERTIES, LLC  
20 APPLE BLOSSOM LANE  
KENNEBUNKPORT, MAINE 04046



Atlantic Resource Consultants  
541 US Route One  
Freeport, ME 04032  
Tel: 207.869.9050

DRAWN: ZWG	DATE: OCTOBER 2023
DESIGNED: JAV	SCALE: 1"=100'
CHECKED: APP	JOB NO. 21-059
FILE NAME:	
SHEET: C-100	





### NOTES

- THE PROJECT SITE IS COMPRISED OF THE FOLLOWING LOT:  
RECORD OWNER YCRD BOOK/PAGE MAP/BOOK/LOT  
KJ TRUDO PROPERTIES, LLC 18632 / 387 15-1-1B
- TOTAL AREA OF PARCEL ..... 43.517 AC±
- THE PROPERTY IS LOCATED IN A FARM AND FOREST ZONE
- 4.1. MIN LOT SIZE: 130,680 SF.  
4.2. MIN LOT WIDTH: 200'  
4.3. MIN STREET FRONTAGE: 200'  
4.4. MIN FRONT SETBACK: 20'  
4.5. MIN SIDE SETBACK: 15'  
4.6. MIN REAR SETBACK: 15'  
4.7. MAX BUILDING HEIGHT: 35'  
4.8. MAX BUILDING COVERAGE: 10%
- THE DIMENSIONAL REQUIREMENTS SHOWN HEREON SHALL BE VERIFIED WITH THE CODE OFFICER PRIOR TO ANY REGULATED ADDITIONS OR CHANGES.
- THIS SURVEY EXCEPTS CHAPTER 90, PART 2, OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULES AS ALLOWED.
- BEARINGS ARE GRID NORTH AND REFER TO THE MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD83, U.S. SURVEY FEET (ME83-WF).
- A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN FEMA FLOOD ZONE "B" AS NOTED AND SHOWN WITH THE REMAINDER IN ZONE "C". AREA OF MINIMAL FLOODING AS SHOWN ON FEMA FIRM PANEL 2301700001B, EFFECTIVE DATE: APRIL 18, 1983.
- WETLAND BOUNDARIES DEPICTED ON THIS PLAN WERE DELINEATED BY LONGVIEW PARTNERSHIP LLC, IN APRIL OF 2021.

### REFERENCES

- DEED AND PLAN BOOK REFERENCES SHOWN HEREON REFER TO DOCUMENTS FOUND IN THE YORK COUNTY, ME REGISTRY OF DEEDS (YCRD).
- RELEVANT PRECEDENT CHAIN OF TITLE FOR ALL DEED REFERENCES SHOWN HEREON SHALL BE CONSIDERED TO BE A PART OF SAID REFERENCES.
- 3 ROD WIDTH USED FOR GOOSE ROCKS ROAD WAS TAKEN FROM RECORDS FOUND IN THE TOWN OF KENNEBUNKPORT ROAD BOOK.
- "STANDARD BOUNDARY SURVEY FOR DANIEL HIGGINS", BY: ECCO ENGINEERING, EDMUND C. COOPER, ME PLS 747 DATED: JUNE 14, 1990, PLAN BK 193 PG 41 YCRD
- "LAND OF PAUL PHILLIP MURPHY" BY: ANDREW E. BRADFORD, ME PLS 2010, DATED DECEMBER 2007, NOT RECORDED.

BOUNDARY LINE AND CURVE TABLE			
Line #/Curve #	Length	Bearing/Delta	Radius
B1	45.94	S50° 49' 22"E	
B2	53.21	S57° 10' 05"E	
B3	24.22	S62° 21' 10"E	
B4	39.47	S62° 49' 30"E	
B5	26.79	S59° 09' 20"E	
B6	98.45	S54° 58' 42"E	
B7	84.59	S54° 42' 42"E	
B8	38.58	S58° 20' 41"W	

ROADWAY LINE AND CURVE TABLE			
Line #/Curve #	Length	Bearing/Delta	Radius
RC1	195.93	40° 05' 37"	280.00
RC2	122.32	25° 01' 49"	280.00
RC3	31.70	60° 32' 27"	30.00
RC4	162.90	301° 04' 54"	31.00
RC5	31.70	60° 32' 27"	30.00
RC6	21.34	4° 22' 03"	280.00
RC7	31.70	60° 32' 27"	30.00
RC8	162.90	301° 04' 54"	31.00
RC9	31.69	60° 31' 18"	30.00
RC10	15.71	60° 00' 00"	15.00
RC11	15.71	60° 00' 00"	15.00
RC12	21.84	83° 25' 15"	15.00
RC13	21.52	82° 13' 01"	15.00
RC14	15.71	60° 00' 00"	15.00
RC15	15.71	60° 00' 00"	15.00

EASEMENT LINE AND CURVE TABLE			
Line #/Curve #	Length	Bearing/Delta	Radius
E1	144.69	S45° 31' 27"W	
E2	80.00	S44° 28' 33"E	
E3	119.83	N45° 31' 27"E	
E4	113.13	S73° 01' 20"W	
E5	80.00	N10° 58' 34"W	
E6	39.41	N73° 01' 20"E	
E7	111.30	N24° 10' 01"E	
E8	80.00	N55° 49' 50"W	
E9	51.98	S34° 10' 01"W	
E10	45.90	N42° 13' 27"W	
E11	44.63	N42° 13' 27"W	
E12	232.76	S61° 07' 24"W	
E13	229.98	S61° 07' 24"W	
E14	126.20	N47° 56' 30"W	
E15	80.00	S42° 03' 40"W	
E16	122.16	S47° 56' 20"E	
E17	85.00	N43° 34' 18"W	
E18	80.00	N40° 25' 42"E	
E19	70.66	S43° 34' 18"E	
E20	79.58	N40° 25' 42"E	
E21	86.16	N40° 25' 42"E	
E22	36.52	S58° 44' 34"	36.03
E23	67.80	S58° 44' 34"	65.03

MDEP LINE AND CURVE TABLE			
Line #/Curve #	Length	Bearing/Delta	Radius
M1	300.48	N27° 12' 30"W	
M2	70.01	S62° 47' 25"W	
M3	93.07	S27° 12' 25"E	
M4	83.53	S62° 47' 25"W	
M5	49.32	S27° 12' 25"E	
M6	70.01	S62° 47' 25"W	
M7	49.32	N27° 12' 30"W	
M8	49.71	N67° 16' 12"W	
M9	5.58	S12° 45' 59"E	
M10	20.58	S33° 43' 44"E	
M11	77.01	S54° 14' 39"E	
M12	56.14	S46° 42' 52"W	
M13	122.84	S44° 32' 57"W	
M14	92.60	S85° 57' 46"W	
M15	114.69	S44° 32' 57"W	
M16	178.07	S85° 57' 46"W	
M17	216.31	S23° 07' 25"W	
M18	194.91	S23° 07' 25"W	
M19	186.65	N23° 07' 25"E	
M20	182.59	N23° 07' 25"E	
M21	121.50	N62° 47' 25"E	
M22	226.51	S84° 28' 59"E	
M23	120.39	S47° 42' 38"E	
M24	116.83	S35° 01' 20"E	
M25	95.07	N84° 28' 59"W	

MDEP LINE AND CURVE TABLE			
Line #/Curve #	Length	Bearing/Delta	Radius
M26	142.06	S62° 47' 25"W	
M27	175.03	N13° 45' 40"W	
M28	70.01	N70° 14' 20"E	
M29	175.03	S13° 45' 40"E	
M30	70.01	S76° 14' 20"W	
M31	70.08	S34° 17' 42"W	
M32	154.83	S19° 56' 22"E	
M33	81.42	N45° 40' 26"E	
M34	52.70	N26° 06' 12"W	
M35	35.32	N4° 40' 38"E	
M36	15.41	N21° 23' 17"E	
M37	246.38	S70° 04' 23"E	
M38	78.51	S43° 34' 18"E	
M39	40.00	N46° 29' 42"E	
M40	117.42	S43° 34' 18"E	
M41	15.01	N41° 17' 29"W	
M42	35.14	S48° 38' 50"W	
M43	14.40	S44° 21' 07"W	
M44	25.91	S82° 34' 37"W	
M45	47.65	S75° 43' 17"W	
M46	17.65	S15° 24' 20"W	
M47	5.02	S41° 40' 34"W	
M48	30.33	S61° 55' 02"W	
M49	9.63	S76° 18' 13"W	
M50	5.11	N70° 52' 33"W	

MDEP LINE AND CURVE TABLE			
Line #/Curve #	Length	Bearing/Delta	Radius
M51	62.29	N82° 30' 19"W	
M52	31.77	N77° 28' 35"W	
M53	70.01	N46° 29' 41"E	
M54	70.11	N47° 59' 21"W	
M55	258.03	S49° 25' 42"W	
M56	20.87	S43° 27' 58"E	
M57	167.95	40° 05' 37"	240.01
M58	116.96	40° 05' 37"	170.00
M59	50.61	41° 24' 48"	70.01
M60	55.99	13° 39' 00"	235.00
M61	8.38	6° 51' 20"	70.01
M62	73.70	60° 18' 48"	70.01
M63	14.21	11° 37' 48"	70.01
M64	7.14	5° 50' 33"	70.01
M65	25.80	21° 06' 45"	70.01

LOT AREA TABLE				
LOT #	GROSS AREA	WETLANDS	EASEMENTS	NET AREA
	SF.	SF.	SF.	SF.
LOT 1	161,838.54	20,548.93	10,580.67	130,708.94
LOT 2	186,723.19	45,998.68	9,987.94	130,736.57
LOT 3	164,543.61	33,242.89	0.00	131,300.72
LOT 4	180,693.91	46,555.42	3,400.00	130,738.49
LOT 5	141,743.26	4,807.98	4,563.01	132,372.27
LOT 6	175,687.92	37,089.42	5,584.64	133,013.86
LOT 7	153,415.38	11,974.05	10,212.62	131,228.71
LOT 8	187,428.56	46,108.54	10,630.90	130,689.12
LOT 9	140,939.54	10,256.74	0.00	130,682.80
OPEN SPACE	284,443.10	52,850.04		231,593.06
	15.0% OPEN SPACE			
	81.4% UPLANDS			
MOOSE ROCKS	12,501.06			
ROADWAY	105,651.22			
DEVELOPMENT AREA	1,326,927			
NO. OF ALLOWED UNITS	10			

DENSITY CALCULATION	
FARM AND FOREST ZONE MIN LOT AI	130,680.00
TOTAL AREA	1,895,609
ROADWAY	284,341
REQUIRED OPEN SPACE	284,341
DEVELOPMENT AREA	1,326,927
NO. OF ALLOWED UNITS	10

APPROVED BY  
THE TOWN OF KENNEBUNKPORT  
PLANNING BOARD

CHAIRPERSON

DATE

GOOSEROCKS SUBDIVISION

MAP 15 LOT 1-1  
GOOSE ROCKS ROAD  
KENNEBUNKPORT, YORK COUNTY, MAINE

Owner Of Record:

KJ TRUDO PROPERTIES, LLC  
20 Apple Blossom Lane  
Kennebunkport, ME 04046

DATE:

JANUARY 5, 2024

PROJECT NO.

2023-001

SCALE:

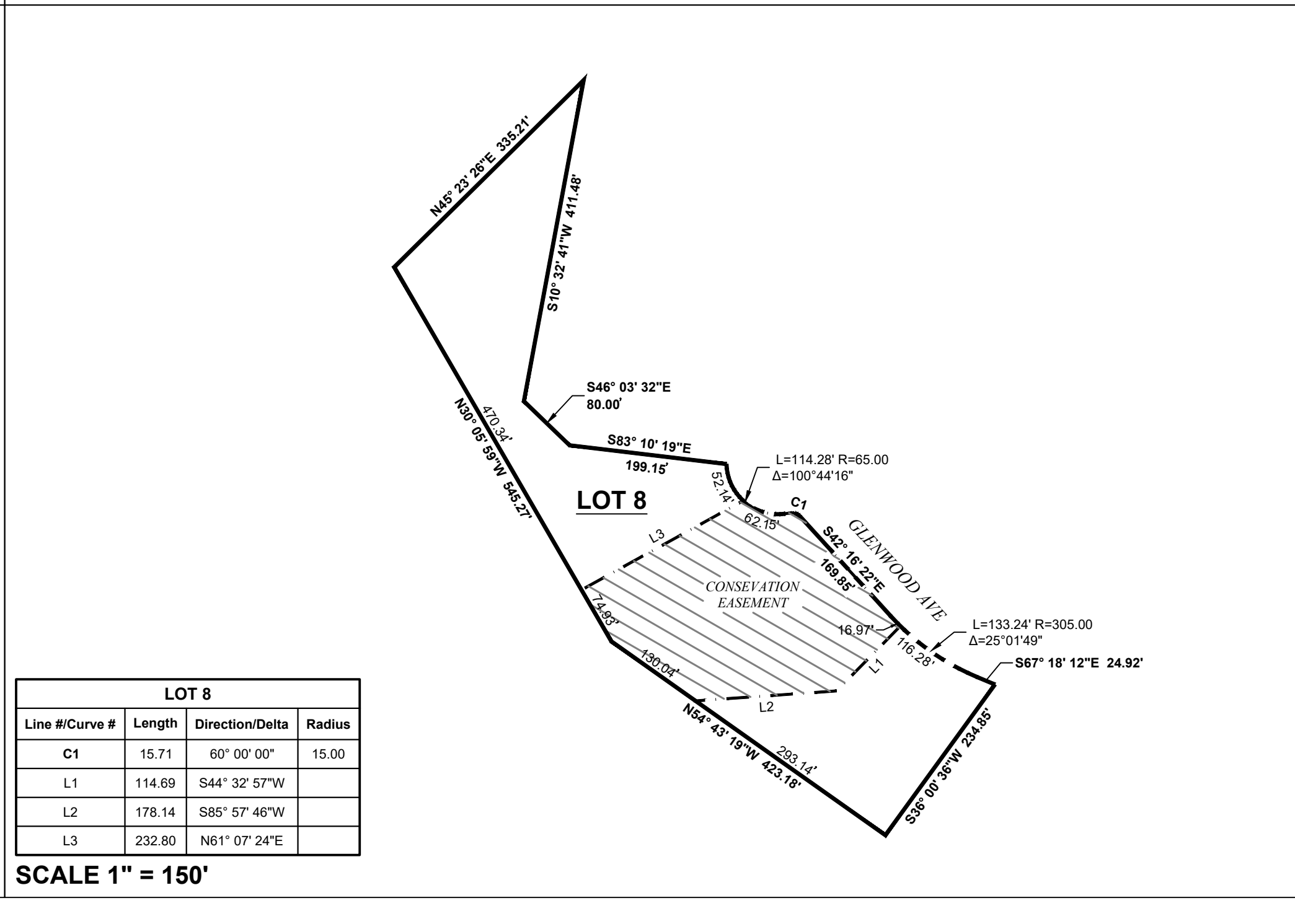
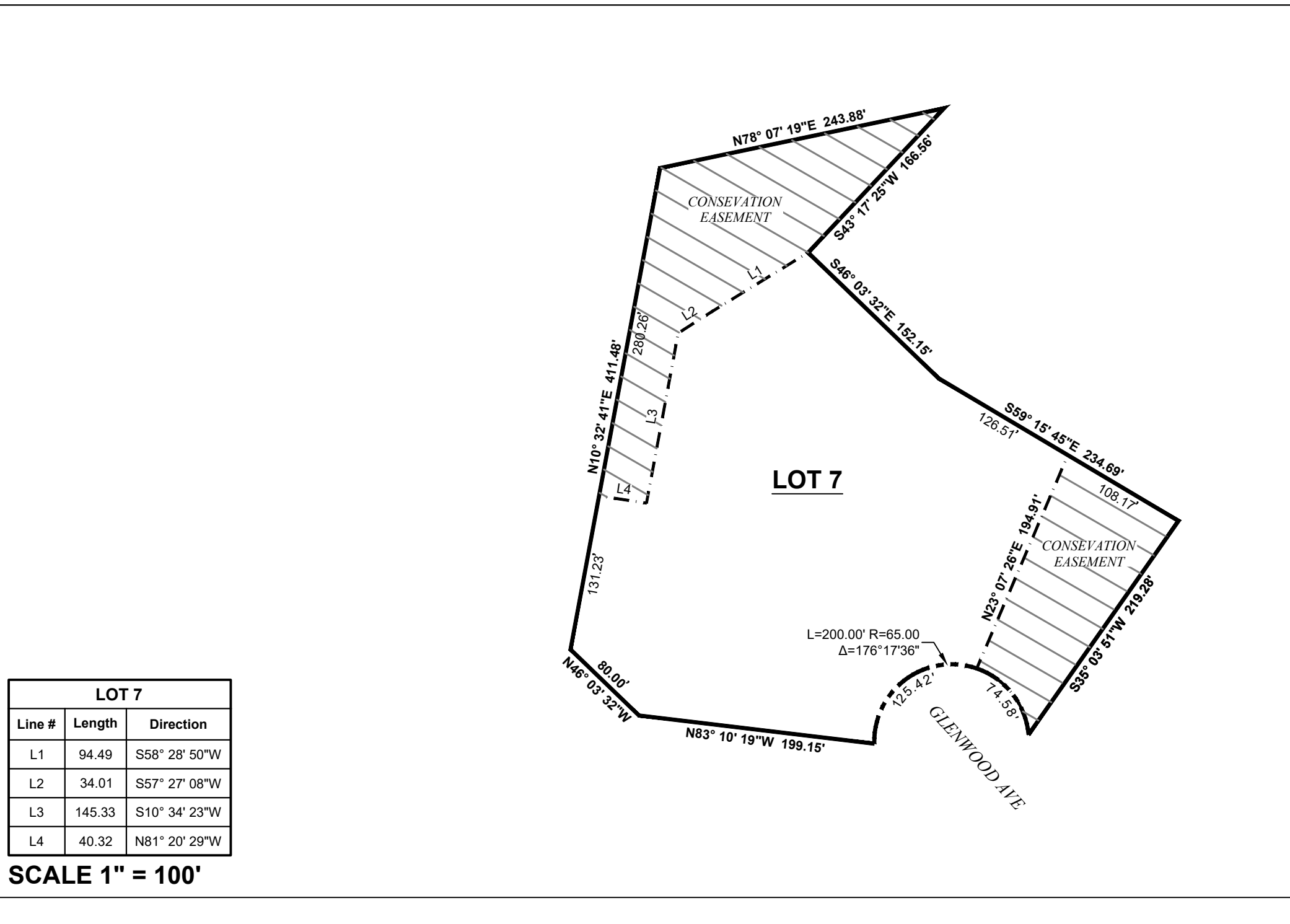
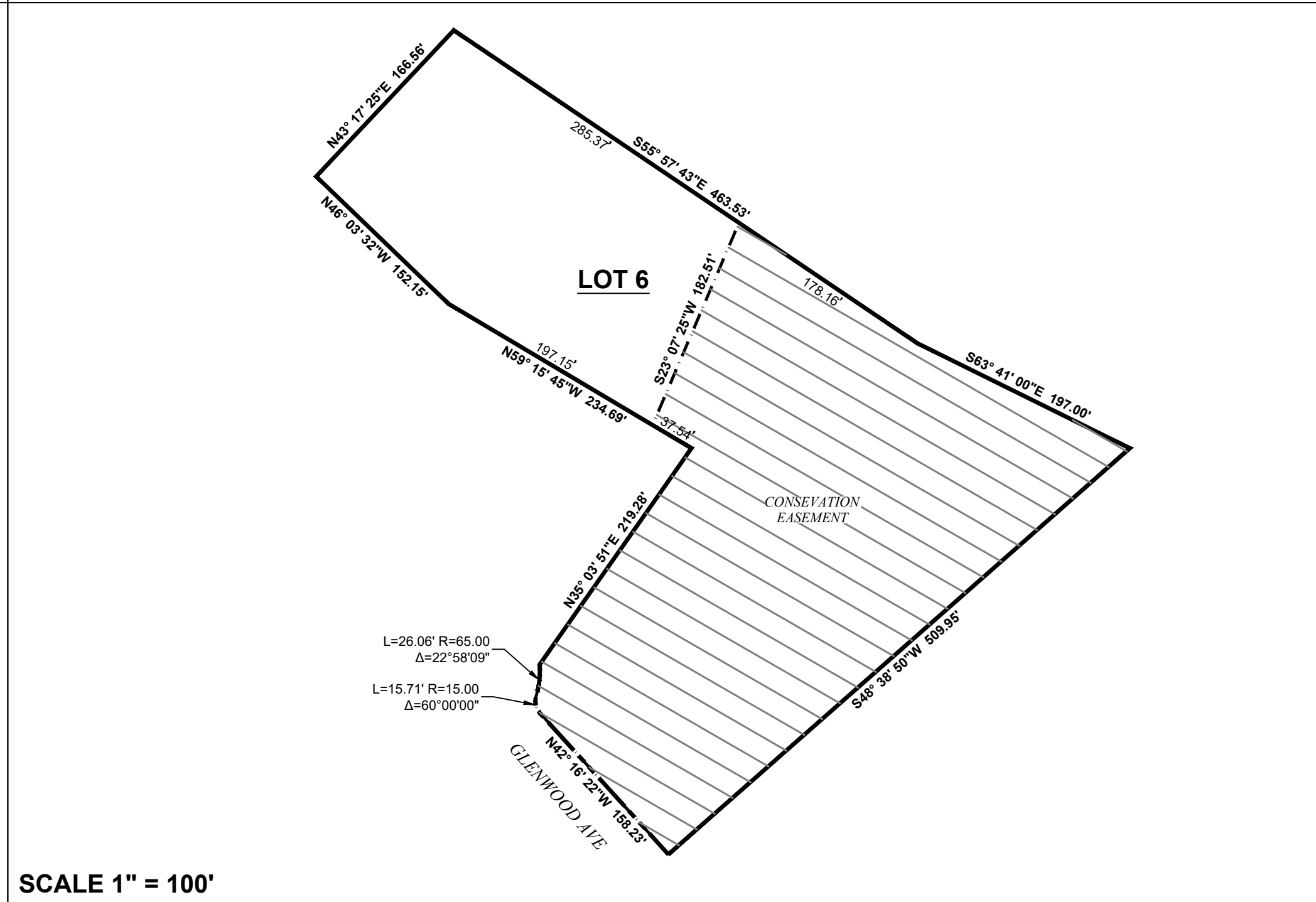
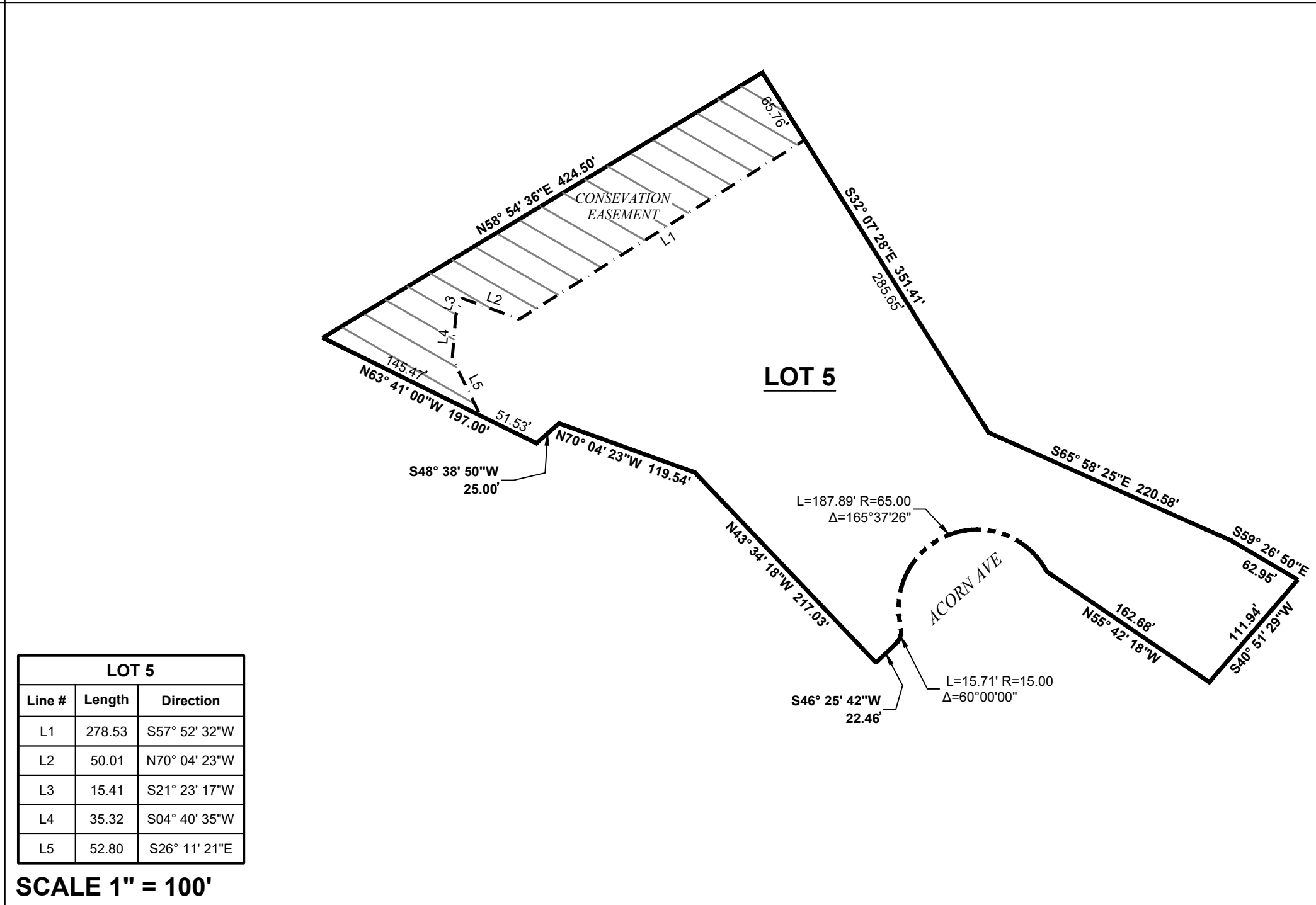
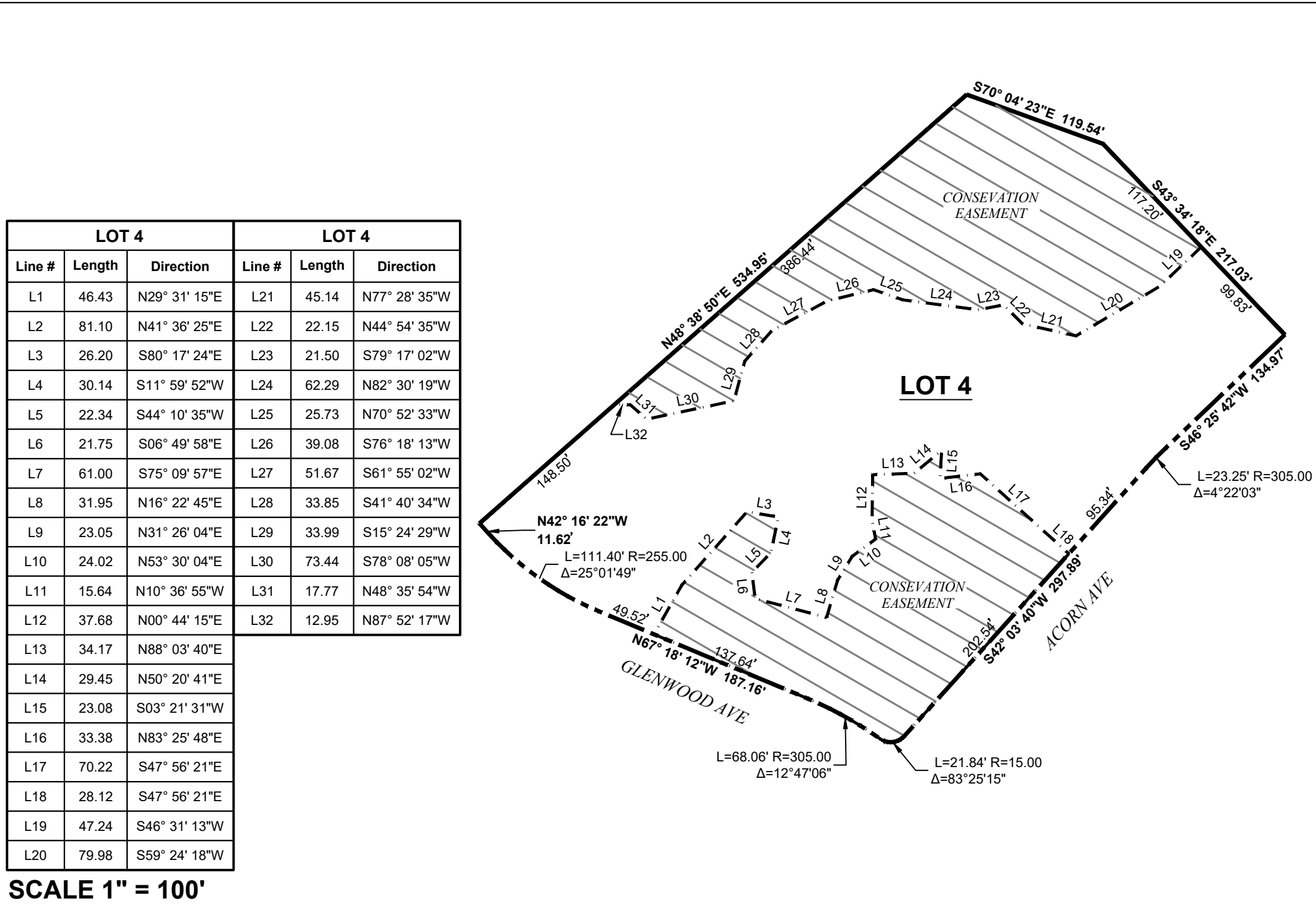
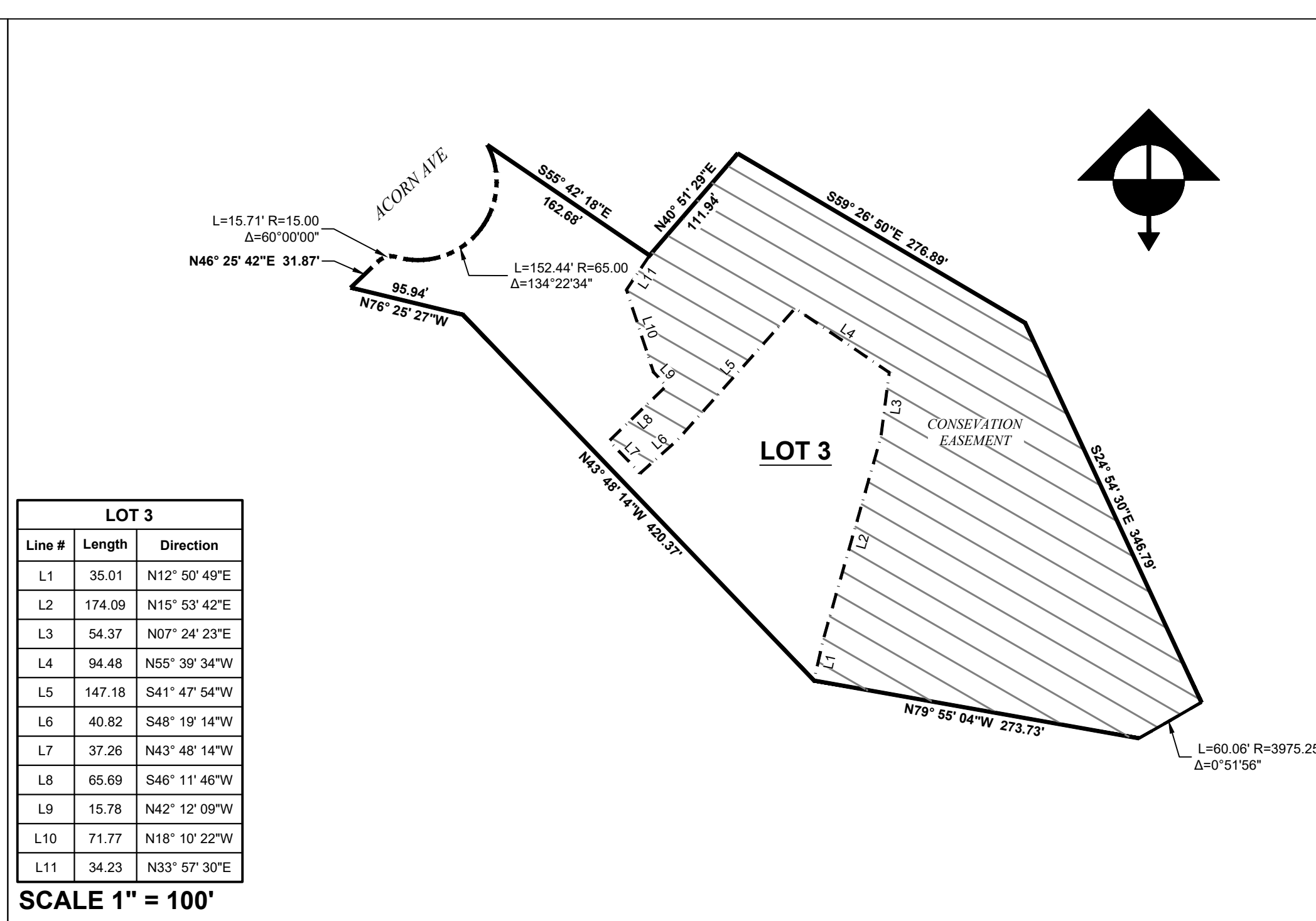
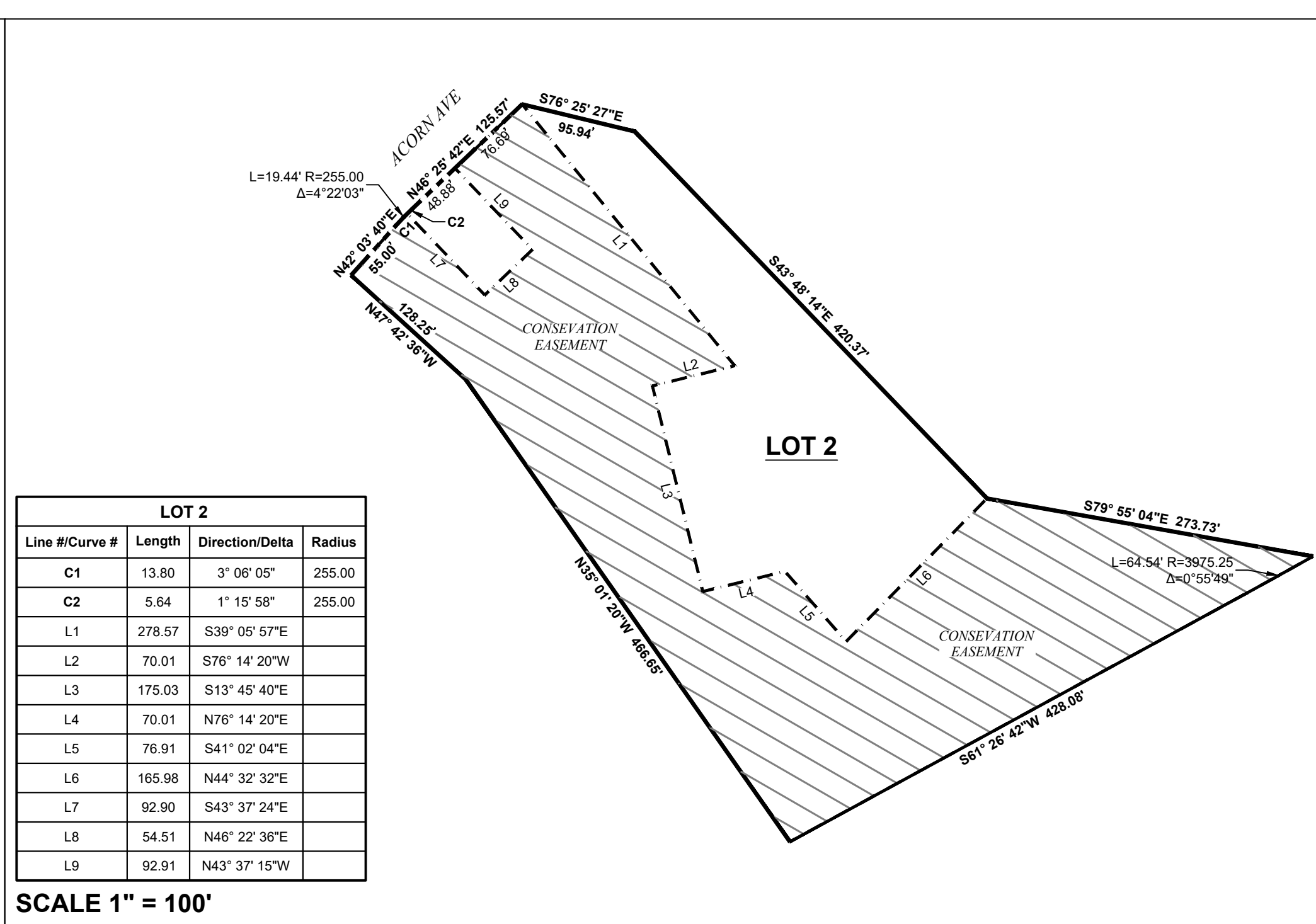
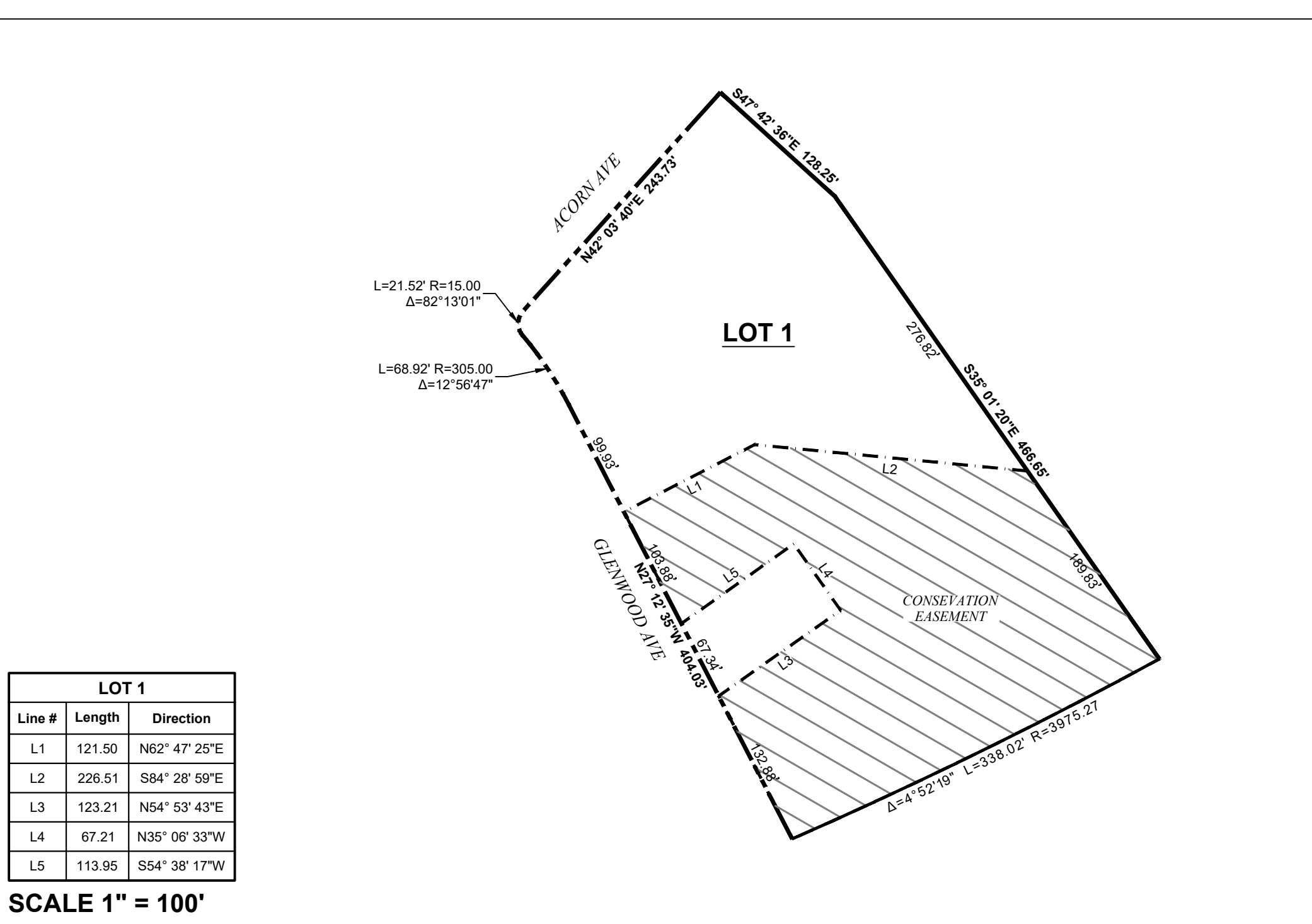
1" = 100'

CAD FILE:

2021-113 SUBDIVISION  
PLAN R3.dwg

SHEET  
S1





APPROVED BY  
THE TOWN OF KENNEBUNKPORT  
PLANNING BOARD

CHAIRPERSON _____ DATE _____

YORK ss REGISTRY OF DEEDS  
RECEIVED _____ 20 ____  
AT _____ H _____ M _____, AND  
RECORDED IN BOOK _____ PAGE _____  
ATTEST: _____  
REGISTER

REVISION  
DESCRIPTION  
BY  
DATE  
NO.

JPS  
PROFESSIONAL SERVICES  
KENNEBUNK, ME

Owner Of Record:  
KJ TRUDO PROPERTIES, LLC  
20 Apple Blossom Lane  
Kennebunkport, ME 04046

GOOSE ROCKS SUBDIVISION  
CONSERVATION EASEMENTS  
PLAN

GOOSE ROCKS ROAD  
KENNEBUNKPORT, YORK COUNTY, MAINE

DATE:  
JANUARY 5, 2024

PROJECT NO.  
2023-001

CAD FILE:  
2023-001 Conservation  
Easements ME83-WF.dwg

SCALE:  
AS NOTED

SHEET  
S2





## LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/R.O.W.	---
---	ABUTTER LINE/R.O.W.	---
---	DEED LINE/ROW	---
---	TIE LINE	---
---	SETBACK	---
---	EASEMENT	---
---	BUFFER	---
---	FLOODPLAIN	---
---	FLOODWAY	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	DRILLHOLE	---
---	BUFFER PIN	---
---	TEST PIT	---
---	SOIL BOUNDARY	---
---	BUILDING	---
---	WETLANDS	---
---	UPLAND	---
---	EDGE WETLAND	---
---	SIGN	---
---	STREAM	---
---	EDGE PAVEMENT	---
---	TREELINE	---
---	CONTOURS	---
---	POTABLE WELL	---
---	SD - STORM DRAIN	---
---	UD - UNDERDRAIN	---
---	CULVERT	---
---	OVERHEAD UTILITY	---
---	UGU - UNDERGROUND UTILITY	---
---	TRANSFORMER PAD	---
---	UTILITY POLE	---
---	GUY	---
---	EC - BLANKET	---
---	FILTER BARRIER	---
---	RIPRAP	---
---	CHECK DAM	---
---	INLET PROTECTION	---

FEMA FLOOD ZONE A (PRELIMINARY)  
FEMA FLOOD ZONE B (CURRENT)

INDIVIDUAL LOT BUFFERS

LOT AREA TABLE				
LOT #	GROSS AREA SF.	WETLANDS SF.	EASEMENTS SF.	NET AREA SF.
LOT 1	161,838.54	20,548.93	10,580.67	130,708.94
LOT 2	186,723.19	45,998.68	9,987.94	130,736.57
LOT 3	164,543.61	33,242.89	0.00	131,300.72
LOT 4	180,693.91	46,555.42	3,400.00	130,738.49
LOT 5	141,743.26	4,807.98	4,563.01	132,372.27
LOT 6	175,687.92	37,089.42	5,584.64	133,013.86
LOT 7	153,415.38	11,974.05	10,212.62	131,228.71
LOT 8	187,428.56	46,108.54	10,630.90	130,689.12
LOT 9	140,939.54	10,256.74	0.00	130,682.80
OPEN SPACE	284,443.10	52,850.04		231,593.06
15.0% OPEN SPACE				
81.4% UPLANDS				
MOOSE ROCKS	12,501.06			
ROADWAY	105,651.22			
TOTAL AREA	1,895,609.3	256,582.7	54,959.8	1,181,471.5

Net Density Calculations: Town of Kennebunkport				
Item	Total Area (sf)	Reduction (%)	Total Reduction	Notes
Total Lot Area (43,517 Acres) -	1895600.52	0	0	
a - 15% for Roads and Parking	284340	100%	284340	
b - land unavailable for building	0	100%	0	
c - land within the 100 year Flood Zone	0	100%	0	
d.1 - other areas unsuitable - surface water	0	100%	0	
d.2 - other areas unsuitable - unstable soils	0	100%	0	
d.3 - other areas unsuitable - wetlands	315857	100%	315857	
e - lands within Rights of Way or easements	12501	100%	12501	Moose Rocks Road
f - land in Resource Protection	0	100%	0	
g - wetland areas that have been filled previously	0	100%	0	
Total Reductions			612698 sf	
Total Remaining Net Density Land Available (sf)			1282902 sf	
Net Density Unit Size (sf)			130680 Per Lot	
Total Units Available (lots)			9.82 Lots	
*see High Intensity Soil Survey prepared by Longview Partners, LLC				

## SCALE

0 50 100 200  
SCALE in FEET  
1"=100'

## PLAN NOTES:

- THE BASIS OF BEARING FOR THIS PLAN IS MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD83, U.S. SURVEY FEET (ME83-WF).
- CONTOURS AND ELEVATIONS SHOWN REFER TO NAVD88 DATUM.
- THIS PROPERTY SHOWN HEREON IS LOCATED IN FEMA FLOOD ZONE "C", AREA OF MINIMAL FLOODING, AS WELL AS ZONE "B", AREA BETWEEN 100-YEAR FLOOD AND 500-YEAR FLOOD, AS SHOWN ON FEMA FIRM 230 170 0001 B, EFFECTIVE DATE: APRIL 18, 1983.
- THIS PLAN IS A COMPOSITE OF PROPERTY BOUNDARY INFORMATION PER A SURVEY WORKSHEET PREPARED BY ANDREW BRADFORD, PLS. MAINE OFFICE OF GIS AERIAL PHOTOGRAPH & 2 TOPOGRAPHIC CONTOURS AND SUBMETER GPS LOCATION OF WETLAND BOUNDARIES & OTHER SITE FEATURES AS DEPICTED BY LONGVIEW PARTNERS, LLC.
- WETLAND DELINEATION PERFORMED BY: LONGVIEW PARTNERS LLC, BUXTON, MAINE.

## ZONING SUMMARY

CURRENT USE: UNDEVELOPED LAND  
PROPOSED USE: SINGLE FAMILY DWELLING (DETACHED)  
ZONE - FARM AND FOREST W/ SHORELAND ZONE OVERLAY (250' BUFFER)

APPLICABLE SPACE AND BULK REGULATIONS	MINIMUM	PROVIDED
LOT SIZE	130,680 S.F.	> 130,680 S.F.
STREET FRONTAGE	N/A	N/A
PRONTAGE (CU-DE-SAC)	N/A	N/A
LOT WIDTH	200'	> 200'
PRINCIPAL STRUCTURE:		
FRONT SETBACK	20 FT.	20 FT.
SIDE SETBACK	15 FT.	15 FT.
REAR SETBACK	15 FT.	15 FT.
	MAXIMUM	PROVIDED
BUILDING HEIGHT	35 F.T.	35'

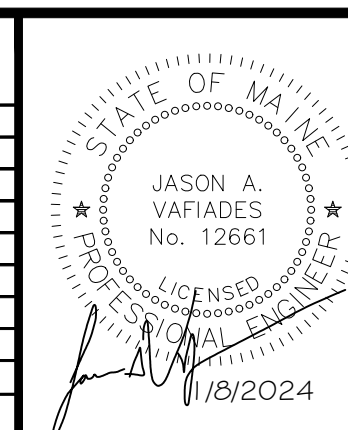
## FEMA MAPPING AND BASE FLOOD PLANE NOTES:

- CURRENT FLOOD ZONES SHOWN DERIVED FROM EFFECTIVE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 230170 0001 B, DATED APRIL 18, 1983.
- PRELIMINARY FLOOD ZONE MAP DEPICTS PORTIONS OF THE PARCEL IN FLOOD ZONE DESIGNATION A, WITHOUT PROVIDED BASE FLOOD ELEVATION - SEE PANEL 2301C0461G.
- BASE FLOOD ELEVATION FOR AFFECTED PROPOSED LOTS HAS BEEN DERIVED FROM CROSS SECTIONS AT 75' INTERVALS FROM LIMITS OF FLOOD ZONE A AND LIDAR TOPOGRAPHY.
- WETLAND DELINEATION PERFORMED BY: LONGVIEW PARTNERS LLC, BUXTON, MAINE.

## PLAN NOTES:

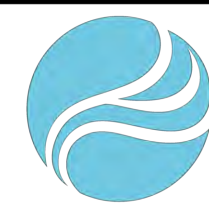
- THE BASIS OF BEARING FOR THIS PLAN IS MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD83, U.S. SURVEY FEET (ME83-WF).
- CONTOURS AND ELEVATIONS SHOWN REFER TO NAVD88 DATUM.
- THIS PROPERTY SHOWN HEREON IS LOCATED IN FEMA FLOOD ZONE "C", AREA OF MINIMAL FLOODING, AS WELL AS ZONE "B", AREA BETWEEN 100-YEAR FLOOD AND 500-YEAR FLOOD, AS SHOWN ON FEMA FIRM 230 170 0001 B, EFFECTIVE DATE: APRIL 18, 1983.
- THIS PLAN IS A COMPOSITE OF PROPERTY BOUNDARY INFORMATION PER A SURVEY WORKSHEET PREPARED BY ANDREW BRADFORD, PLS. MAINE OFFICE OF GIS AERIAL PHOTOGRAPH & 2 TOPOGRAPHIC CONTOURS AND SUBMETER GPS LOCATION OF WETLAND BOUNDARIES & OTHER SITE FEATURES AS DEPICTED BY LONGVIEW PARTNERS, LLC.
- WETLAND DELINEATION PERFORMED BY: LONGVIEW PARTNERS LLC, BUXTON, MAINE.
- ALL HOUSES SHALL BE REQUIRED TO HAVE SPRINKLER SYSTEMS PER NFPA, CONFIRM WITH CODE ENFORCEMENT.

REV	DATE	DESCRIPTION
H	1/8/2024	ISSUED FOR FINAL SUBDIVISION REVIEW
G	10/27/2023	REVISED PER ARMY CORPS
F	07/14/2023	REVISED FOR MDEP
E	04/19/2023	REVISED PER COMMENT
D	2/20/2023	ISSUED FOR PUBLIC HEARING
C	2/8/2023	REVISED PER MDEP AND TOWN OF KENNEBUNKPORT COMMENT
B	10/26/2022	ISSUED FOR PRELIMINARY SUBDIVISION REVIEW
A	9/10/2022	ISSUED TO FOR MDEP STORMWATER PERMIT
REV	DATE	DESCRIPTION
REVISIONS		



THE GLEN AT  
GOOSE ROCKS  
OVERALL  
DEVELOPMENT PLAN

KJ TRUDO PROPERTIES, LLC  
20 APPLE BLOSSOM LANE  
KENNEBUNKPORT, MAINE 04046

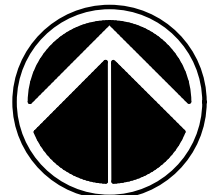


Atlantic Resource Consultants  
541 US Route One  
Freeport, ME 04032  
Tel: 207.869.9050

DRAWN: ZWG  
DESIGNED: JAV  
CHECKED: JAV  
FILE NAME:  
SHEET: C-101

DATE: OCTOBER 2023  
SCALE: 1"=100'  
JOB NO. 21-059





NORTH

#### FEMA MAPPING AND BASE FLOOD PLANE NOTES:

- CURRENT FLOOD ZONES SHOWN DERIVED FROM EFFECTIVE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 230170 0001 & DATED APRIL 18, 1983.
- PRELIMINARY FLOOD ZONE MAP DEPICTS PORTIONS OF THE PARCEL IN FLOOD ZONE DESIGNATION A, WITHOUT PROVIDED BASE FLOOD ELEVATION - SEE PANEL 23031C0461G.
- BASE FLOOD ELEVATION FOR AFFECTED PROPOSED LOTS HAS BEEN DERIVED FROM CROSS SECTIONS AT 75' INTERVALS FROM LIMITS OF FLOOD ZONE A AND LIDAR TOPOGRAPHY.
- WETLAND DELINEATION PERFORMED BY: LONGVIEW PARTNERS LLC, BUXTON, MAINE.

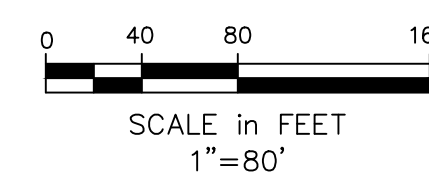
#### ZONING SUMMARY

CURRENT USE: UNDEVELOPED LAND PROPOSED USE: SINGLE FAMILY DWELLING (DETACHED)		
ZONE - FARM AND FOREST W/ SHORELAND ZONE OVERLAY (250' BUFFER)		
APPLICABLE SPACE AND BULK REGULATIONS	MINIMUM	PROVIDED
LOT SIZE	130,600 S.F.	> 130,600 S.F.
STREET FRONTAGE	N/A	N/A
FRONTAGE (CUL-DE-SAC)	N/A	N/A
LOT WIDTH	200'	> 200'
PRINCIPAL STRUCTURE:		
FRONT SETBACK	20 FT.	20 FT.
SIDE SETBACK	15 FT.	15 FT.
REAR SETBACK	15 FT.	15 FT.
	MAXIMUM	PROVIDED
BUILDING HEIGHT	35 F.T.	35'

LOT AREA TABLE				
LOT #	GROSS AREA SF.	WETLANDS SF.	EASEMENTS SF.	NET AREA SF.
LOT 1	161,838.54	20,548.93	10,580.67	130,708.94
LOT 2	186,723.19	45,998.68	9,987.94	130,736.57
LOT 3	164,543.61	33,242.89	0.00	131,300.72
LOT 4	180,693.91	46,555.42	3,400.00	130,738.49
LOT 5	141,743.26	4,807.98	4,563.01	132,372.27
LOT 6	175,687.92	37,089.42	5,584.64	133,013.86
LOT 7	153,415.38	11,974.05	10,212.62	131,228.71
LOT 8	187,428.56	46,108.54	10,630.90	130,689.12
LOT 9	140,939.54	10,256.74	0.00	130,682.80
OPEN SPACE	284,443.10	52,850.04		231,593.06
	15.0% OPEN SPACE			
	81.4% UPLANDS			
MOOSE ROCKS ROADWAY	12,501.06			
ROADWAY	105,651.22			
TOTAL AREA	1,895,609.3	256,582.7	54,959.8	1,181,471.5

Net Density Calculations: Town of Kennebunkport				
Item	Total Area (sf)	Reduction (%)	Total Reduction	Notes
Total Lot Area (43.517 Acres) -	1895600.52	0	0	
a - 15% for Roads and Parking	284340	100%	284340	
b - land unavailable for building	0	100%	0	
c - land within the 100 year Flood Zone	0	100%	0	
d.1 - other areas unsuitable - surface water	0	100%	0	
d.2 - other areas unsuitable - unstable soils	0	100%	0	
d.3 - other areas unsuitable - wetlands	315857	100%	315857	
e - lands within Rights of Way or easements	12501	100%	12501	Moose Rocks Road
f - land in Resource Protection	0	100%	0	
g - wetland areas that have been filled previously	0	100%	0	
Total Reductions			612698 sf	
Total Remaining Net Density Land Available (sf)			1282902 sf	
Net Density Unit Size (sf)			130680 Per Lot	
Total Units Available (lots)			9.82 Lots	
* see High Intensity Soil Survey prepared by Longview Partners, LLC				

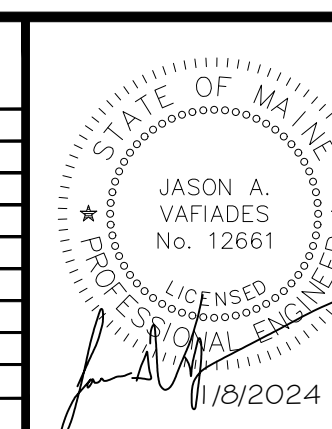
#### SCALE



#### PLAN NOTES:

- THE BASIS OF BEARING FOR THIS PLAN IS MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD83, U.S. SURVEY FEET (ME83-WF).
- CONTOURS AND ELEVATIONS SHOWN REFER TO NAVD88 DATUM.
- THIS PROPERTY SHOWN HEREON IS LOCATED IN FEMA FLOOD ZONE "C", AREA OF MINIMAL FLOODING, AS WELL AS ZONE "B", AREA BETWEEN 100-YEAR FLOOD AND 500-YEAR FLOOD, AS SHOWN ON FEMA FIRM 230 170 0001 B, EFFECTIVE DATE: APRIL 18, 1983.
- THIS PLAN IS A COMPOSITE OF PROPERTY BOUNDARY INFORMATION PER A SURVEY WORKSHEET PREPARED BY ANDREW BRADFORD, PLS, MAINE OFFICE OF GIS AERIAL PHOTOGRAPH & 2" TOPOGRAPHIC CONTOURS AND SUBMETER GPS LOCATION OF WETLAND BOUNDARIES & OTHER SITE FEATURES AS DEPICTED BY LONGVIEW PARTNERS, LLC.
- WETLAND DELINEATION PERFORMED BY: LONGVIEW PARTNERS LLC, BUXTON, MAINE.

REV	DATE	DESCRIPTION
H	1/8/2024	ISSUED FOR FINAL SUBDIVISION REVIEW
G	10/27/2023	REVISED PER ARMY CORPS
F	07/14/2023	REVISED FOR MDEP
E	04/19/2023	REVISED PER COMMENT
D	2/20/2023	ISSUED FOR PUBLIC HEARING
C	2/8/2023	REVISED PER MDEP AND TOWN OF KENNEBUNKPORT COMMENT
B	10/26/2022	ISSUED FOR PRELIMINARY SUBDIVISION REVIEW
A	9/10/2022	ISSUED TO FOR MDEP STORMWATER PERMIT
REV	DATE	DESCRIPTION



**THE GLEN AT  
GOOSE ROCKS**  
**SITE INFRASTRUCTURE &  
EROSION CONTROL PLAN**  
  
KJ TRUDO PROPERTIES, LLC  
20 APPLE BLOSSOM LANE  
KENNEBUNKPORT, MAINE 04046

**Atlantic Resource Consultants**  
541 US Route One  
Freeport, ME 04032  
Tel: 207.869.9050

DRAWN: JAV	DATE: OCTOBER 2023
DESIGNED: JAV	SCALE: 1"=80'
CHECKED: JAV	JOB NO. 21-059
FILE NAME:	
SHEET: C-101 A	





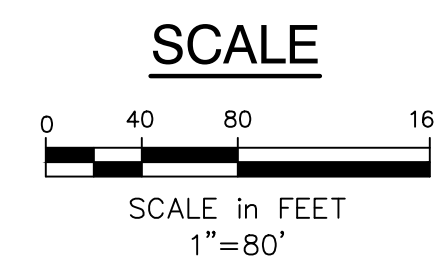
## ZONING SUMMARY

CURRENT USE: UNDEVELOPED LAND  
PROPOSED USE: SINGLE FAMILY DWELLING (DETACHED)  
ZONE - FARM AND FOREST W/ SHORELAND ZONE OVERLAY (250' BUFFER)

APPLICABLE SPACE AND BULK REGULATIONS	MINIMUM	PROVIDED
LOT SIZE	130,680 S.F.	> 130,680 S.F.
STREET FRONTAGE	N/A	N/A
PRONTAGE (CUL-DE-SAC)	N/A	N/A
LOT WIDTH	200'	> 200'
PRINCIPAL STRUCTURE:		
FRONT SETBACK	20 FT.	20 FT.
SIDE SETBACK	15 FT.	15 FT.
REAR SETBACK	15 FT.	15 FT.
	MAXIMUM	PROVIDED
BUILDING HEIGHT	35 F.T.	35'

LOT AREA TABLE				
LOT #	GROSS AREA SF.	WETLANDS SF.	EASEMENTS SF.	NET AREA SF.
LOT 1	161,838.54	20,548.93	10,580.67	130,708.94
LOT 2	186,723.19	45,998.68	9,987.94	130,736.57
LOT 3	164,543.61	33,242.89	0.00	131,300.72
LOT 4	180,693.91	46,555.42	3,400.00	130,738.49
LOT 5	141,743.26	4,807.98	4,563.01	132,372.27
LOT 6	175,687.92	37,089.42	5,584.64	133,013.86
LOT 7	153,415.38	11,974.05	10,212.62	131,228.71
LOT 8	187,428.56	46,108.54	10,630.90	130,689.12
LOT 9	140,939.54	10,256.74	0.00	130,682.80
OPEN SPACE	284,443.10	52,850.04		231,593.06
	15.0% OPEN SPACE			
	81.4% UPLANDS			
MOOSE ROCKS	12,501.06			
ROADWAY	105,651.22			
TOTAL AREA	1,895,609.3	256,582.7	54,959.8	1,181,471.5

Net Density Calculations: Town of Kennebunkport				
Item	Total Area (sf)	Reduction (%)	Total Reduction	Notes
Total Lot Area (43.517 Acres) -	1895600.52	0	0	
a - 15% for Roads and Parking	284340	100%	284340	
b - land unavailable for building	0	100%	0	
c - land within the 100 year Flood Zone	0	100%	0	
d.1 - other areas unsuitable - surface water	0	100%	0	
d.2 - other areas unsuitable - unstable soils	0	100%	0	
d.3 - other areas unsuitable - wetlands	315857	100%	315857	
e - lands within Rights of Way or easements	12501	100%	12501	Moose Rocks Road
f - land in Resource Protection	0	100%	0	
g - wetland areas that have been filled previously	0	100%	0	
Total Reductions			612698 sf	
Total Remaining Net Density Land Available (sf)			1282902 sf	
Net Density Unit Size (sf)			130680 Per Lot	
Total Units Available (lots)			9.82 Lots	
* see High Intensity Soil Survey prepared by Longview Partners, LLC				



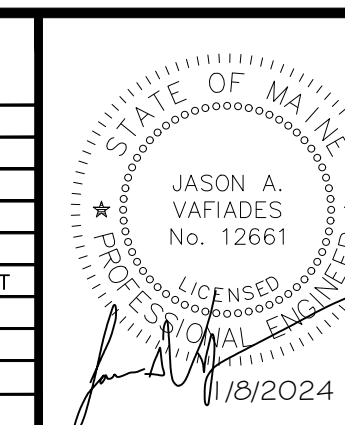
### FEMA MAPPING AND BASE FLOOD PLANE NOTES:

- CURRENT FLOOD ZONES SHOWN DERIVED FROM EFFECTIVE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 230170.0001 B, DATED APRIL 18, 1993.
- PRELIMINARY FLOOD ZONE MAP DEPICTS PORTIONS OF THE PARCEL IN FLOOD ZONE DESIGNATION A, WITHOUT PROVIDED BASE FLOOD ELEVATION - SEE PANEL 23031C0461G.
- BASE FLOOD ELEVATION FOR AFFECTED PROPOSED LOTS HAS BEEN DERIVED FROM CROSS SECTIONS AT 75' INTERVALS FROM LIMITS OF FLOOD ZONE A AND LIDAR TOPOGRAPHY.
- WETLAND DELINEATION PERFORMED BY: LONGVIEW PARTNERS LLC, BUXTON, MAINE.

### PLAN NOTES:

- THE BASIS OF BEARING FOR THIS PLAN IS MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD83, U.S. SURVEY FEET (ME83-WF).
- CONTOURS AND ELEVATIONS SHOWN REFER TO NAVD88 DATUM.
- THIS PROPERTY SHOWN HEREON IS LOCATED IN FEMA FLOOD ZONE "C", AREA OF MINIMAL FLOODING, AS WELL AS ZONE "B", AREA BETWEEN 100-YEAR FLOOD AND 500-YEAR FLOOD, AS SHOWN ON FEMA FIRM 230 170 0001 B, EFFECTIVE DATE: APRIL 18, 1993.
- THIS PLAN IS A COMPOSITE OF PROPERTY BOUNDARY INFORMATION PER A SURVEY WORKSHEET PREPARED BY ANDREW BRADFORD, PLS, MAINE OFFICE OF GIS AERIAL PHOTOGRAPH & 2' TOPOGRAPHIC CONTOURS AND SUBMETER GPS LOCATION OF WETLAND BOUNDARIES & OTHER SITE FEATURES AS DEPICTED BY LONGVIEW PARTNERS, LLC.
- WETLAND DELINEATION PERFORMED BY: LONGVIEW PARTNERS LLC, BUXTON, MAINE.

REV	DATE	DESCRIPTION
H	1/8/2024	ISSUED FOR FINAL SUBDIVISION REVIEW
G	10/27/2023	REVISED PER ARMY CORPS
F	07/14/2023	REVISED FOR MDEP
E	04/19/2023	REVISED PER COMMENT
D	2/20/2023	ISSUED FOR PUBLIC HEARING
C	2/8/2023	REVISED PER MDEP AND TOWN OF KENNEBUNKPORT COMMENT
B	10/26/2022	ISSUED FOR PRELIMINARY SUBDIVISION REVIEW
A	9/10/2022	ISSUED TO FOR MDEP STORMWATER PERMIT
REV	DATE	DESCRIPTION



THE GLEN AT  
GOOSE ROCKS  
LOT DEVELOPMENT  
PLAN

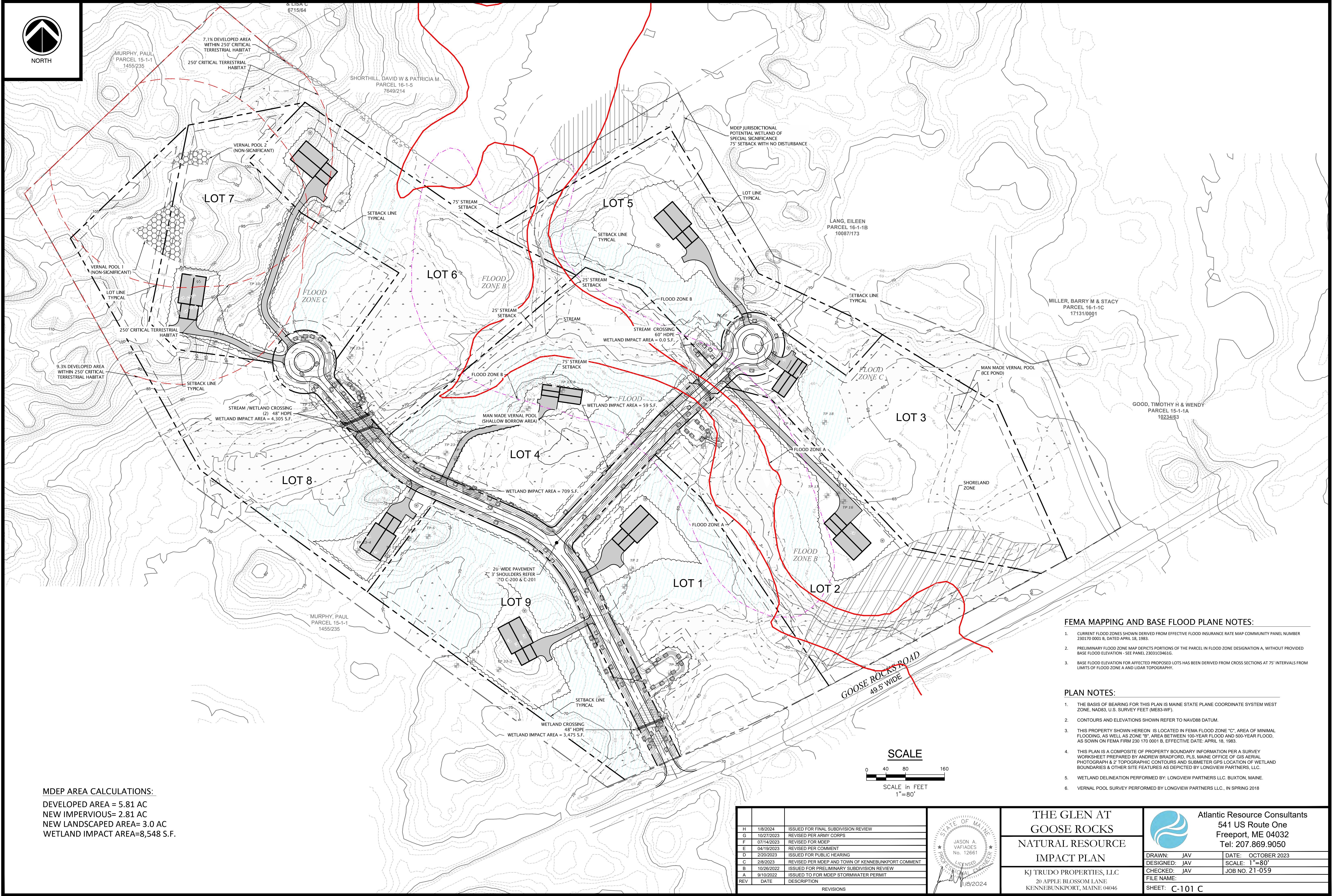
KJ TRUDO PROPERTIES, LLC  
20 APPLE BLOSSOM LANE  
KENNEBUNKPORT, MAINE 04046

Atlantic Resource Consultants  
541 US Route One  
Freeport, ME 04032  
Tel: 207.869.9050

DRAWN: JAV  
DESIGNED: JAV  
CHECKED: JAV  
FILE NAME:  
SHEET: C-101 B

DATE: OCTOBER 2023  
SCALE: 1"=80'  
JOB NO. 21-059





NORTH

**MDEP AREA CALCULATIONS:**

DEVELOPED AREA = 5.81 AC  
NEW IMPERVIOUS= 2.81 AC  
NEW LANDSCAPED AREA= 3.0 AC  
WETLAND IMPACT AREA=8,548 S.F.

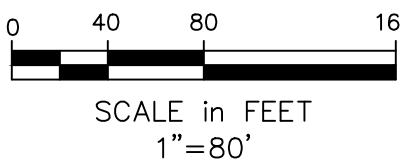
**FEMA MAPPING AND BASE FLOOD PLANE NOTES:**

1. CURRENT FLOOD ZONES SHOWN DERIVED FROM EFFECTIVE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 230170 0001 B, DATED APRIL 18, 1983.
2. PRELIMINARY FLOOD ZONE MAP DEPICTS PORTIONS OF THE PARCEL IN FLOOD ZONE DESIGNATION A, WITHOUT PROVIDED BASE FLOOD ELEVATION - SEE PANEL 23031C0461G.
3. BASE FLOOD ELEVATION FOR AFFECTED PROPOSED LOTS HAS BEEN DERIVED FROM CROSS SECTIONS AT 75' INTERVALS FROM LIMITS OF FLOOD ZONE A AND LIDAR TOPOGRAPHY.

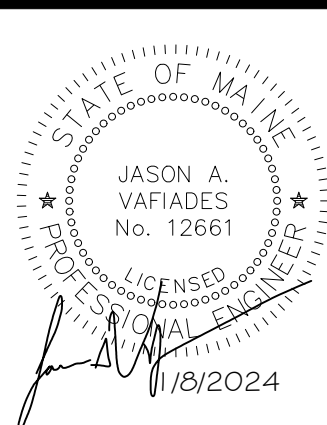
**PLAN NOTES:**

1. THE BASIS OF BEARING FOR THIS PLAN IS MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD83, U.S. SURVEY FEET (ME83-WF).
2. CONTOURS AND ELEVATIONS SHOWN REFER TO NAVD88 DATUM.
3. THIS PROPERTY SHOWN HEREON IS LOCATED IN FEMA FLOOD ZONE "C", AREA OF MINIMAL FLOODING, AS WELL AS ZONE "B", AREA BETWEEN 100-YEAR FLOOD AND 500-YEAR FLOOD, AS SHOWN ON FEMA FIRM 230 170 0001 B, EFFECTIVE DATE: APRIL 18, 1983.
4. THIS PLAN IS A COMPOSITE OF PROPERTY BOUNDARY INFORMATION PER A SURVEY WORKSHEET PREPARED BY ANDREW BRADFORD, PLS, MAINE OFFICE OF GIS AERIAL PHOTOGRAPH & 2" TOPOGRAPHIC CONTOURS AND SUBMETER GPS LOCATION OF WETLAND BOUNDARIES & OTHER SITE FEATURES AS DEPICTED BY LONGVIEW PARTNERS, LLC.
5. WETLAND DELINEATION PERFORMED BY: LONGVIEW PARTNERS LLC, BUXTON, MAINE.
6. VERNAL POOL SURVEY PERFORMED BY LONGVIEW PARTNERS LLC, IN SPRING 2018

**SCALE**



REV	DATE	DESCRIPTION
H	1/8/2024	ISSUED FOR FINAL SUBDIVISION REVIEW
G	10/27/2023	REVISED PER ARMY CORPS
F	07/14/2023	REVISED FOR MDEP
E	04/19/2023	REVISED PER COMMENT
D	2/20/2023	ISSUED FOR PUBLIC HEARING
C	2/8/2023	REVISED PER MDEP AND TOWN OF KENNEBUNKPORT COMMENT
B	10/26/2022	ISSUED FOR PRELIMINARY SUBDIVISION REVIEW
A	9/10/2022	ISSUED TO FOR MDEP STORMWATER PERMIT
REV	DATE	DESCRIPTION



THE GLEN AT  
GOOSE ROCKS  
NATURAL RESOURCE  
IMPACT PLAN

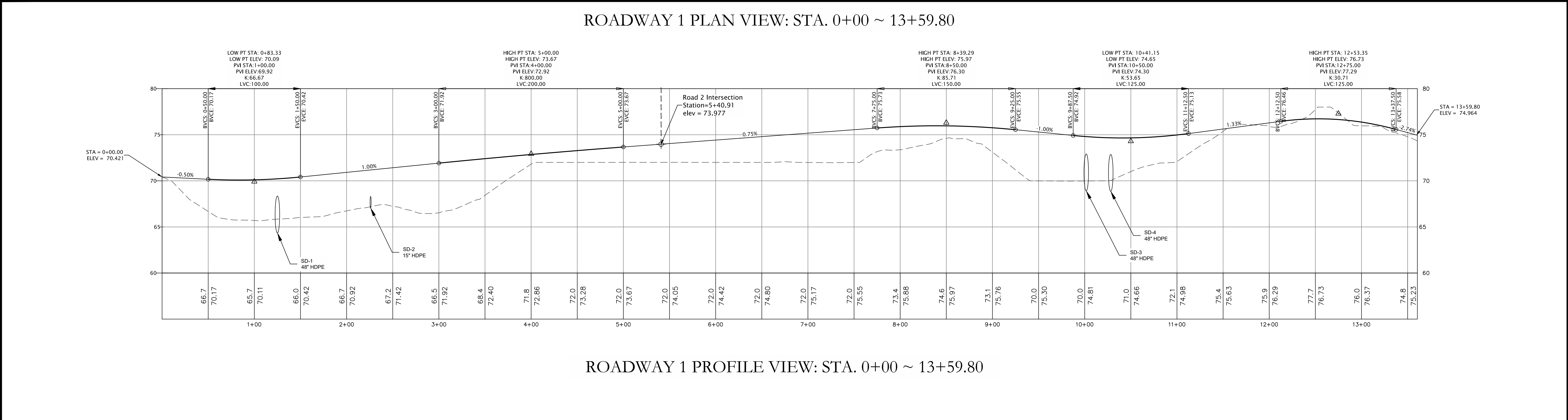
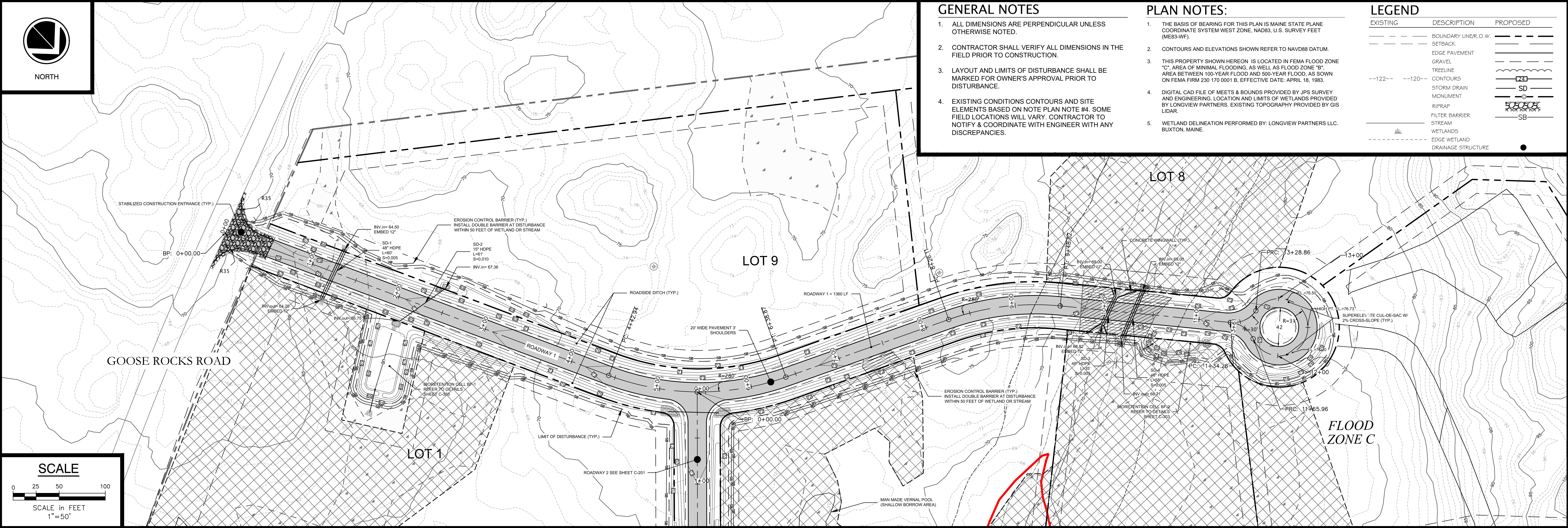
KJ TRUDO PROPERTIES, LLC  
20 APPLE BLOSSOM LANE  
KENNEBUNKPORT, MAINE 04046



Atlantic Resource Consultants  
541 US Route One  
Freeport, ME 04032  
Tel: 207.869.9050

DRAWN: JAV DATE: OCTOBER 2023  
DESIGNED: JAV SCALE: 1"=80'  
CHECKED: JAV JOB NO. 21-059  
FILE NAME:  
SHEET: C-101 C





**SCALE**  
HORIZONTAL: 1"=50'  
VERTICAL: 1"=5'

REV	DATE	DESCRIPTION
H	1/8/2024	ISSUED FOR FINAL SUBDIVISION REVIEW
G	10/27/2023	REVISED PER ARMY CORPS
F	07/14/2023	REVISED FOR MDEP
E	04/19/2023	REVISED PER COMMENT
D	2/20/2023	ISSUED FOR PUBLIC HEARING
C	2/8/2023	REVISED PER MDEP AND TOWN OF KENNEBUNKPORT COMMENT
B	10/26/2022	ISSUED FOR PRELIMINARY SUBDIVISION REVIEW
A	9/10/2022	ISSUED FOR MDEP STORMWATER PERMIT

**THE GLEN AT GOOSE ROCKS**  
PLAN & PROFILE  
ROADWAY 1  
KJ TRUDO PROPERTIES, LLC  
20 APPLE BLOSSOM LANE  
KENNEBUNKPORT, MAINE 04046

**Atlantic Resource Consultants**  
541 US Route One  
Freeport, ME 04032  
Tel: 207.869.9050

DRAWN: ZWG  
DESIGNED: JAV  
CHECKED: JAV  
FILE NAME:  
SHEET: C-200





## LOT 9

LOT 4

143° 04' 42"  
143° 05' 50"

5/8" IR FINE  
ON LINE

SCALE

SCALE in FEET  
1"=30'

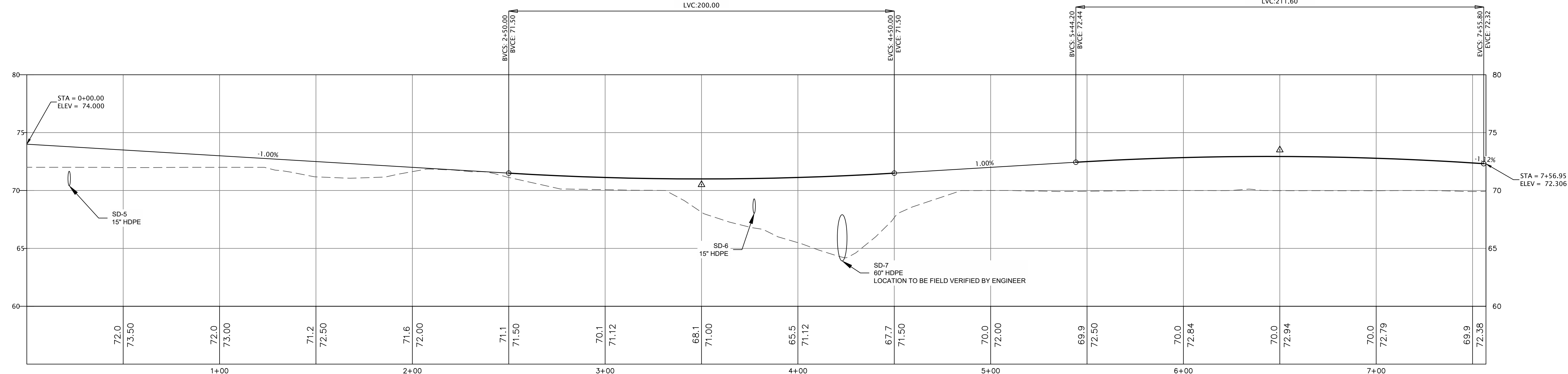
ROADWAY 2 PLAN VIEW: STA. 0+00 ~ 7+56.95

## LEGEND

EXISTING	DESCRIPTION	PROPOSED
— — — — —	BOUNDARY LINE R.O.W.	— — — — —
— — — — —	SETBACK	— — — — —
— — — — —	EDGE PAVEMENT	— — — — —
— — — — —	GRAVEL	— — — — —
— — — — —	TREELINE	— — — — —
--122-- --120--	CONTOURS	
— — — — —	CULVERT	
— — — — —	MONUMENT	
— — — — —	RIPRAP	
— — — — —	FILTER BARRIER	
	STREAM	SB
— — — — —	WETLANDS	— — — — —
— — — — —	EDGE WETLAND	— — — — —
— — — — —	DRAINAGE STRUCTURE	

HIGH PT STA: 2+  
HIGH PT ELEV: 7  
PVI STA: 3+50.0  
PVI ELEV: 70.50  
K: 100.00  
LVC: 200.00

HIGH PT STA: 6+44.20  
HIGH PT ELEV: 72.94  
PVI STA: 6+50.00  
PVI ELEV: 73.50  
K: 100.00  
LVC: 211.60



ROADWAY 2 PROFILE VIEW: STA. 0+00 ~ 7+56.95

SCALE  
HORIZONTAL: 1"=30'  
VERTICAL: 1"=5'

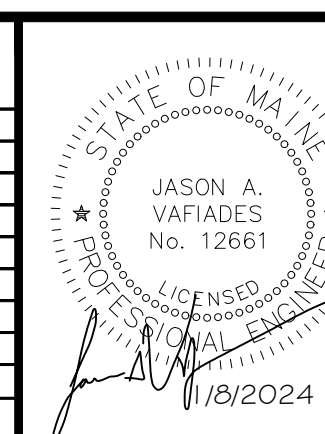
## GENERAL NOTES

1. ALL DIMENSIONS ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION.
3. LAYOUT AND LIMITS OF DISTURBANCE SHALL BE MARKED FOR OWNER'S APPROVAL PRIOR TO DISTURBANCE.
4. EXISTING CONDITIONS CONTOURS AND SITE ELEMENTS BASED ON NOTE PLAN NOTE #4. SOME FIELD LOCATIONS WILL VARY. CONTRACTOR TO NOTIFY & COORDINATE WITH ENGINEER WITH ANY DISCREPANCIES.

PLAN NOTES:

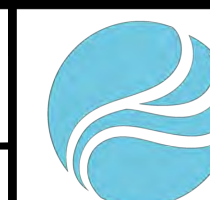
1. THE BASIS OF BEARING FOR THIS PLAN IS MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD83, U.S. SURVEY FEET (ME83-WF).
2. CONTOURS AND ELEVATIONS SHOWN REFER TO NAVD83 DATUM.
3. THIS PROPERTY SHOWN HEREON IS LOCATED IN FEMA FLOOD ZONE "C", AREA OF MINIMAL FLOOD AS WELL AS FLOOD ZONE "A" AREA BETWEEN 100-FLOOD FLOOD AND 500-FLOOD, AS SHOWN ON FEMA FIRM 230 170016 B, EFFECTIVE DATE: APRIL 18, 1983.
4. DIGITAL CAD FILE OF METS & BOUNDS PROVIDED BY JPS SURVEY AND ENGINEERING. LOCATION AND LIMITS OF WETLANDS PROVIDED BY LONGVIEW PARTNERS. EXISTING TOPOGRAPHY PROVIDED BY GIS LIDAR.
5. WETLAND DELINEATION PERFORMED BY: LONGVIEW PARTNERS LLC, BUXTON, MAINE.

H	1/8/2024	ISSUED FOR FINAL SUBDIVISION REVIEW
G	10/27/2023	REVISED PER ARMY CORPS
F	07/14/2023	REVISED FOR MDEP
E	04/19/2023	REVISED PER COMMENT
D	2/20/2023	ISSUED FOR PUBLIC HEARING
C	2/8/2023	REVISED PER MDEP AND TOWN OF KENNEBUNKPORT COMMENT
B	10/26/2022	ISSUED FOR PRELIMINARY SUBDIVISION REVIEW
A	9/10/2022	ISSUED FOR MDEP STORMWATER PERMIT
REV	DATE	DESCRIPTION
REVISIONS		



THE GLEN AT  
GOOSE ROCKS  
PLAN & PROFILE  
ROADWAY 2

KJ TRUDO PROPERTIES  
20 APPLE BLOSSOM LANE  
KENNEBUNKPORT, MAINE 04046



Atlantic Resource Consultants  
541 US Route One  
Freeport, ME 04032  
Tel: 207.869.9050

DRAWN: ZWG	DATE: OCTOBER 20
DESIGNED: JAV	SCALE: AS SHOWN
CHECKED: JAV	JOB NO. 21-059
FILE NAME:	
SHEET: C-201	



A. SOIL EROSION AND SEDIMENT CONTROL NOTES

TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDE THE USE OF STABILIZED CONSTRUCTION ENTRANCES, SILTATION FENCE, EROSION CONTROL MIX, STONE CHECK DAMS, HAY BALE BARRIERS, CATCH BASIN SEDIMENT COLLECTION BAGS, EROSION CONTROL BLANKET, AND TEMPORARY SEEDING AND MULCHING AS REQUIRED. PERMANENT DEVICES INCLUDE THE USE OF RIP RAP AT EXPOSED STORM DRAIN AND CULVERT INLETS AND OUTLETS, AND PERMANENT VEGETATION.

GENERAL

- IT IS ANTICIPATED THAT CONSTRUCTION MAY BEGIN AS SOON AS POSSIBLE FOLLOWING RECEIPT OF NECESSARY PERMITS.
- ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION & SEDIMENT CONTROL BMPs - MANUAL FOR DESIGNERS AND ENGINEERS (2010), OR AS CURRENTLY REVISED OR U.S. ENVIRONMENTAL PROTECTION AGENCY PUBLICATION 832/R-92-005 (SEPTEMBER, 1992) STORM WATER MANAGEMENT FOR CONSTRUCTION, CHAPTER 3, WHICHEVER IS MORE STRINGENT.
- ANY ADDITIONAL EROSION AND SEDIMENTATION CONTROL DEEMED NECESSARY BY THE OWNER'S REPRESENTATIVE, DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) PERSONNEL AND/OR MUNICIPAL OFFICIALS SHALL BE INSTALLED BY THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES RESULTING FROM EROSION OR SEDIMENTATION FROM THE SITE TO SURROUNDING PROPERTIES, WATER BODIES, OR WETLANDS AS A RESULT OF THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR/ REPLACEMENT/ MAINTENANCE OF ALL EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED TO THE SATISFACTION OF THE ABOVE PERSONNEL. DESCRIPTIONS OF ACCEPTABLE PERMANENT STABILIZATION FOR VARIOUS COVER TYPES FOLLOWS:
  - FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS A 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.
  - FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.
  - FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL. EROSION CONTROL MIX MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.
  - FOR AREAS STABILIZED WITH RIP RAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIP RAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIP RAP. STONE MUST BE SIZED APPROPRIATELY.
  - PAVED AREAS: FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE COMPACTED GRAVEL SUBBASE IS COMPLETED.
  - FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH WELL-GRADED RIP RAP, OR WITH ANOTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE LINING, UNDERCUTTING OF THE BANKS, OR DOWN CUTTING OF THE CHANNEL.

B. EROSION AND SEDIMENTATION CONTROL MEASURES

- PRIOR TO THE BEGINNING OF CONSTRUCTION, THE TEMPORARY SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE, OR ENGINEER. SILT FENCE SHALL BE INSTALLED ALONG THE DOWNGRADIENT SIDE OF CONSTRUCTION WORK AREAS, WITH LOCATIONS BEING ADJUSTED ALONG WITH THE CONSTRUCTION PHASING AREAS. THE CONTRACTOR MAY USE EROSION MIX IN PLACE OF SINGLE SILT FENCE BARRIER. IN AREAS WHERE THE GRADE IS STEEPER THAN 8% SILT FENCE AND EROSION CONTROL MIX SHOULD BE USED.
- THE SILT FENCE SHALL BE INSTALLED PER THE DETAIL PROVIDED IN THE PLAN SET AND INSPECTED IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST WEEKLY IN THE ABSENCE OF SIGNIFICANT RAINFALL. ANY REQUIRED REPAIRS WILL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE SILT BARRIERS. THIS SEDIMENT WILL BE SPREAD AND STABILIZED IN AREAS OF THE SITE NOT SUBJECT TO EROSION. THE CONTRACTOR SHALL MAKE REPAIRS IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THE FENCE LINE. IF SUCH EROSION IS OBSERVED, THE CONTRACTOR SHALL TAKE PROACTIVE ACTION TO IDENTIFY THE CAUSE OF THE EROSION AND TAKE ACTION TO AVOID ITS REOCCURRENCE. PROPER PLACEMENT OF STAKES AND KEYING THE BOTTOM OF THE FABRIC INTO THE GROUND IS CRITICAL TO THE FENCE'S EFFECTIVENESS. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THE FENCE, THE BARRIER SHALL BE REPLACED WITH A STONE CHECK DAM AND MEASURES TAKEN TO AVOID THE CONCENTRATION OF FLOWS NOT INTENDED TO BE DIRECTED TO THE SILT FENCE. SILT FENCE SHALL BE REPLACED AS NECESSARY TO PROVIDE PROPER FILTERING ACTION.
- TEMPORARY SEDIMENT SUMPS WILL PROVIDE SEDIMENTATION CONTROL FOR STORMWATER RUNOFF FROM DISTURBED AREAS DURING CONSTRUCTION UNTIL STABILIZATION HAS BEEN ACHIEVED.
- A CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED AT ALL ACCESS POINTS ONTO THE SITE TO PREVENT TRACKING OF SOIL ONTO ADJACENT LOCAL ROADS AND STREETS.
- SILT LOGS MAY BE INSTALLED IN LIEU OF STONE CHECK DAMS PROVIDED THE DEVICES ARE WELL ANCHORED, AND IF PRIOR APPROVAL IS RECEIVED FROM THE PROJECT ENGINEER.
- SILTSACKS™ WILL BE UTILIZED IN CATCH BASINS IN OR NEAR WORK AREAS AT RISK FROM RECEIVING TRANSPORTED SEDIMENT.
- ALL CATCH BASINS AND FIELD INLETS, NEW OR EXISTING, THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS MUST BE PROTECTED DURING CONSTRUCTION.
- REMOVAL OF SOD, TREES, BUSHES AND OTHER VEGETATION AND SOIL DISTURBANCE WILL BE KEPT TO A MINIMUM WHILE ALLOWING PROPER SITE DEVELOPMENT.
- GRUBBINGS AND ANY UNUSABLE TOPSOIL SHALL BE STRIPPED AND REMOVED FROM THE PROJECT SITE AND DISPOSED OF IN AN APPROVED MANNER.
- ANY SUITABLE TOPSOIL WILL BE STRIPPED AND STOCKPILED FOR REUSE IN FINAL GRADING. TOPSOIL WILL BE STOCKPILED IN A MANNER SUCH THAT NATURAL DRAINAGE IS NOT OBSTRUCTED AND NO OFF-SITE SEDIMENT DAMAGE WILL RESULT. IF A STOCKPILE IS NECESSARY, THE SIDE SLOPES OF THE TOPSOIL STOCKPILE WILL NOT EXCEED 2:1. TOPSOIL STOCKPILES WILL BE TEMPORARILY SEEDED WITH AROOSTOOK RYE, ANNUAL OR PERENNIAL RYE GRASS WITHIN 7 DAYS OF FORMATION, OR TEMPORARILY MULCHED IF SEEDING CANNOT BE DONE WITHIN THE RECOMMENDED SEEDING DATES.
- TEMPORARY DIVERSION BERMS AND DRAINAGE SWALES SHALL BE CONSTRUCTED AS NECESSARY TO PREVENT OFF-SITE DRAINAGE FROM ENTERING THE WORK AREA.
- TEMPORARY STABILIZATION SHALL BE CONSTRUCTED WITHIN 7 DAYS OF INITIAL DISTURBANCE OF SOILS, PRIOR TO ANY RAIN EVENT, AND PRIOR TO ANY WORK SHUT DOWN LASTING MORE THAN ONE DAY. TEMPORARY STABILIZATION INCLUDES SEED, MULCH, OR OTHER NON-ERODABLE COVER.
- TEMPORARY SEEDING SPECIFICATIONS, WHERE SEEDED HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME, AND SEED. APPLY LIMESTONE AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET) AND 10-10-10 (N-P205-K20) FERTILIZER AT A RATE OF 600 LBS PER ACRE (13.8 LB. PER 1,000 SQUARE FEET), UNIFORMLY APPLY SEED AT THE RECOMMENDED SEEDING RATES AND DATES, APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRES, AND ANCHOR AS NECESSARY. RECOMMENDED TEMPORARY SEEDING DATES AND APPLICATION RATES ARE AS FOLLOWS:

- AROOSTOOK RYE: RECOMMENDED SEEDING DATES: 8/15 -10/1
- APPLICATION RATE: 112 LBS/ACRE
- ANNUAL RYE GRASS: RECOMMENDED SEEDING DATES: 4/1 - 7/1
- APPLICATION RATE: 40 LBS/ACRE
- PERENNIAL RYE GRASS: RECOMMENDED SEEDING DATES: 8/15 - 9/15
- APPLICATION RATE: 40 LBS/ACRE
- PERMANENT SEEDING SPECIFICATION. IF A LANDSCAPE PLAN HAS BEEN PREPARED FOR THE PROJECT, SOIL PREPARATION AND SEED SPECIFICATIONS OF THAT PLAN SHALL SUPERSEDE THESE GENERAL PERMANENT SEEDING REQUIREMENTS. IT IS RECOMMENDED THAT PERMANENT SEEDING BE COMPLETED BETWEEN APRIL 1 AND JUNE 15 OF EACH YEAR. LATE SEASON SEEDING MAY BE DONE BETWEEN AUGUST 15 AND SEPTEMBER 15. AREAS NOT SEEDED OR WHICH DO NOT OBTAIN A SATISFACTORY GROWTH BY OCTOBER 1 SHALL BE SEEDED WITH AROOSTOOK RYE OR MULCHED AT RATES PREVIOUSLY SPECIFIED. SEE WINTER CONDITIONS NOTES FOR SEEDING STABILIZATION AFTER NOVEMBER 1.
    - APPLY TOPSOIL TO A MINIMUM DEPTH OF 4 INCHES. MIX TOPSOIL WITH THE SUBSOIL TO A MINIMUM DEPTH OF 6 INCHES.
    - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS. IN LIEU OF SOIL TESTS, APPLY GROUND LIMESTONE AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET) AND GRANULAR, COMMERCIAL-GRADE, 10-10-10 (N-P205-K20) FERTILIZER AT A RATE OF 800 LBS PER ACRE (18.4 LBS PER 1,000 SQUARE FEET).
    - UNIFORMLY APPLY SEED MIXTURE AT THE RECOMMENDED SEEDING RATES AND DATES, APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRES, AND ANCHOR AS NECESSARY.
    - THE SEED MIXTURE FOR LAWN AND FILTRATION BASIN AREAS SHALL CONSIST OF SEEDS PROPORTIONED BY WEIGHT AS FOLLOWS:

30% CREEPING RED FESCUE

50% KENTUCKY BLUEGRASS

20% ITALIAN/PERENNIAL RYE GRASS

NOTE: SEED MIXTURE SHALL CONSIST OF AT LEAST TWO VARIETIES OF EACH TYPE OF GRASS. WHEN USED IN A FILTER BASIN, STORMWATER SHALL NOT BE DIRECTED TO THE BASIN UNTIL THE GRASS IS ESTABLISHED.
  - MULCH ALL AREAS SEEDED SO THAT SOIL IS NOT VISIBLE THROUGH THE MULCH REGARDLESS OF THE APPLICATION RATE.

- DITCH LININGS, STONE CHECK DAMS, AND RIP RAP INLET AND OUTLET PROTECTION SHALL BE INSTALLED WITHIN 48 HOURS OF COMPLETING THE GRADING OF THAT SECTION OF DITCH OR INSTALLATION OF CULVERT.
- RIP RAP REQUIRED AT CULVERTS AND STORM DRAIN INLETS AND OUTLETS SHALL CONSIST OF FIELD STONE OR ROUGH UNHEWN QUARRY STONE OF APPROXIMATELY RECTANGULAR SHAPE.
- EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL PERMANENT SLOPES STEEPER THAN 15%, IN THE BASE OF DITCHES NOT OTHERWISE PROTECTED, AND ANY DISTURBED AREAS WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE (E.G. WETLANDS AND WATER BODIES). EROSION CONTROL BLANKET SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE, SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

C. SPECIAL MEASURES FOR SUMMER CONSTRUCTION

- DURING DRY SUMMER CONDITIONS, THE CONTRACTOR SHALL:
- IMPLEMENT A PROGRAM TO APPLY DUST CONTROL MEASURES ON A DAILY BASIS EXCEPT THOSE DAYS WHERE PRECIPITATION IS SUFFICIENT TO SUPPRESS DUST FORMATION. THIS PROGRAM SHALL EXTEND TO AND INCLUDE SWEEPING OF ADJACENT STREETS.
  - SPRAY ANY MULCHES WITH WATER AFTER ANCHORING TO DAMPEN THE SOIL AND ENCOURAGE EARLY GROWTH. SPRAYING MAY BE REQUIRED SEVERAL TIMES. TEMPORARY SEED MAY BE REQUIRED UNTIL THE LATE SUMMER SEEDING SEASON.
  - COVER STOCKPILES OF FINE-GRAINED MATERIALS, OR EXCAVATED SOILS WHICH ARE SUSCEPTIBLE TO EROSION TO PROTECT FROM THE INTENSE, SHORT-DURATION STORMS WHICH ARE MORE PREVALENT IN THE SUMMER MONTHS.
  - TAKE ADDITIONAL STEPS NEEDED, INCLUDING WATERING, OR COVERING EXCAVATED MATERIALS TO CONTROL FUGITIVE DUST EMISSIONS TO MINIMIZE REDUCTIONS IN VISIBILITY AND THE AIRBORNE DISBURSEMENT OF FINE-GRAINED SOILS. THIS IS PARTICULARLY IMPORTANT GIVEN THE POTENTIAL PRESENCE OF SOIL CONTAMINANTS, AND THEIR PROXIMITY ALONG THE ADJACENT STREETS AND PROPERTIES.
  - THESE MEASURES MAY ALSO BE REQUIRED IN THE SPRING AND FALL DURING THE DRIER PERIODS OF THESE SEASONS.

D. WINTER CONDITIONS

- "WINTER CONSTRUCTION" IS CONSTRUCTION ACTIVITY PERFORMED DURING THE PERIOD FROM NOVEMBER 1ST THROUGH APRIL 15TH. IF AREAS WITHIN THE CONSTRUCTION ACTIVITY ARE NOT STABILIZED WITH TEMPORARY OR PERMANENT MEASURES OUTLINED ABOVE BY NOVEMBER 15TH, THEN THE SITE MUST BE PROTECTED WITH ADDITIONAL STABILIZATION MEASURES THAT ARE SPECIFIC TO WINTER CONDITIONS. NO MORE THAN ONE ACRE OF THE SITE MAY BE WITHOUT STABILIZATION AT ONE TIME.
- SILT FENCE: IN LIEU OF PROVIDING THE 4" X 4" TRENCH, FOR FROZEN GROUND, STONY SOIL, THE PRESENCE OF LARGE ROOTS, OR OTHER PROHIBITIVE CONDITIONS, THE BOTTOM 8" TO 12" OF THE FABRIC MAY BE LAID ON EXISTING GRADE AND BACK FILLED WITH STONE ANCHORING MATERIAL, AS SHOWN ON THE DRAWINGS.
- HAY MULCH SHALL BE APPLIED AT TWICE THE STANDARD TEMPORARY STABILIZATION RATE. AT THE END OF EACH CONSTRUCTION DAY, AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE STABILIZED. MULCH MAY NOT BE SPREAD ON TOP OF SNOW.
- AFTER NOVEMBER 1ST OR THE FIRST KILLING FROST FOR THE REGION AND BEFORE SNOW FALL, ALL EXPOSED AND DISTURBED AREAS NOT TO UNDERGO FURTHER DISTURBANCE ARE TO HAVE DORMANT SEEDING. THE DORMANT SEEDING METHOD: PREPARE THE SEEDBED, LIME AND FERTILIZE, APPLY THE SELECTED PERMANENT SEED MIXTURE AT DOUBLE THE REGULAR SEEDING RATE, AND MULCH AND ANCHOR. DORMANT SEEDINGS NEED TO BE ANCHORED EXTREMELY WELL ON SLOPES, DITCH BASINS AND AREAS OF CONCENTRATED FLOWS. DORMANT SEEDING REQUIRES INSPECTION AND RESEEDING AS NEEDED IN THE SPRING. ALL AREAS WHERE COVER IS INADEQUATE MUST BE IMMEDIATELY RESEEDED AND MULCHED AS SOON AS POSSIBLE.
- ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1ST, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MUST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- MULCH NETTING MUST BE USED TO ANCHOR MULCH ON ALL SLOPES GREATER THAN 8% UNLESS EROSION CONTROL BLANKETS OR EROSION CONTROL MIX IS BEING USED ON THESE SLOPES.

E. HOUSEKEEPING

- SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON-SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORM WATER, AND APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION.
- GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS, ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS.
- FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL.
- DEBRIS AND OTHER MATERIAL. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER, MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
- COMPLY WITH ALL LOCAL AND STATE REGULATIONS FOR THE REMOVAL AND DISPOSAL OF CONSTRUCTION DEBRIS AND WASTE.
- TRENCH OR FOUNDATION DE-WATERING. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED AREAS THAT ARE SPECIFICALLY DESIGNATED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFER DAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE.
- 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.

F. INSPECTION AND MAINTENANCE

- INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION AND STORM WATER CONTROL MEASURES, AREAS USED FOR STORAGE THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE A WEEK AND BEFORE AND AFTER A STORM EVENT. PRIOR TO COMPLETION OF PERMANENT STABILIZATION, A PERSON WITH KNOWLEDGE OF EROSION AND STORM WATER CONTROLS, INCLUDING THE STANDARDS IN THE MAINE CONSTRUCTION GENERAL PERMIT AND ANY DEP OR MUNICIPAL COMPANION DOCUMENTS, MUST CONDUCT THE INSPECTION. THIS PERSON MUST BE IDENTIFIED IN THE INSPECTION LOG. IF BEST MANAGEMENT PRACTICES (BMPs) NEED TO BE MODIFIED IF ADDITIONAL BMPs ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (RAINFALL). ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.
- AN INSPECTION AND MAINTENANCE LOG MUST BE KEPT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME AND QUALIFICATIONS OF THE PERSON PERFORMING THE INSPECTION, DATE, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES.
- INSPECTION OF THE PROJECT WORK SITE SHALL INCLUDE:
  - IDENTIFICATION OF PROPER EROSION CONTROL MEASURE INSTALLATION IN ACCORDANCE WITH THE EROSION CONTROL DETAIL SHEET.
  - DETERMINE WHETHER EACH EROSION CONTROL MEASURE IS PROPERLY OPERATING. IF NOT, IDENTIFY DAMAGE TO THE CONTROL DEVICE AND DETERMINE REMEDIAL MEASURES.
  - IDENTIFY AREAS WHICH APPEAR VULNERABLE TO EROSION AND DETERMINE ADDITIONAL EROSION CONTROL MEASURES WHICH SHOULD BE USED TO IMPROVE CONDITIONS.
  - INSPECT AREAS OF RECENT SEEDING TO DETERMINE PERCENT CATCH OF GRASS. A MINIMUM CATCH OF 90 PERCENT IS REQUIRED PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.
- IF INSPECTION OF THE SITE INDICATES A CHANGE SHOULD BE MADE TO THE EROSION CONTROL PLAN, TO EITHER IMPROVE EFFECTIVENESS OR CORRECT A SITE-SPECIFIC DEFICIENCY, THE INSPECTOR SHALL IMMEDIATELY IMPLEMENT THE CORRECTIVE MEASURE AND NOTIFY THE OWNER OF THE CHANGE.
- ALL CERTIFICATIONS, INSPECTION FORMS, AND WRITTEN REPORTS PREPARED BY THE INSPECTOR(S) SHALL BE FILED WITH THE OWNER, AND THE PERMIT FILE CONTAINED ON THE PROJECT SITE. ALL WRITTEN CERTIFICATIONS, INSPECTION FORMS, AND WRITTEN REPORTS MUST BE FILED WITHIN ONE (1) WEEK OF THE INSPECTION DATE.
- THE PERMITTEE SHALL RETAIN COPIES OF THE ESC PLAN AND ANY FORMS, SUBMISSIONS, REPORTS, OR OTHER MATERIALS REQUIRED BY THE GENERAL PERMIT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION.
- THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR COMPLYING WITH THE EROSION/SEDIMENT CONTROL REPORT, INCLUDING CONTROL OF FUGITIVE DUST, AND SHALL BE RESPONSIBLE FOR ANY MONETARY PENALTIES RESULTING FROM FAILURE TO COMPLY WITH THESE STANDARDS.

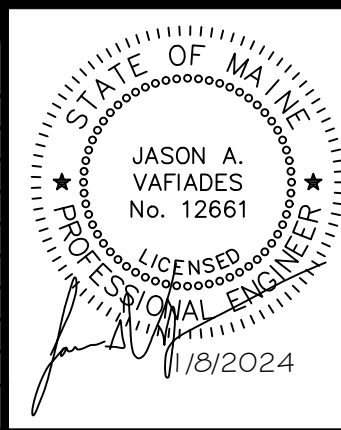
C. CONSTRUCTION SCHEDULE & SEQUENCE

(TIMELINES ARE APPROXIMATE AND WILL BE DEPENDENT ON WEATHER AND SITE CONDITIONS).


- PRE-CONSTRUCTION CONFERENCE:** PRIOR TO ANY CONSTRUCTION AT THE SITE, REPRESENTATIVES OF THE CONTRACTOR, THE ARCHITECT, THE OWNER, AND THE SITE DESIGN ENGINEER SHALL MEET TO DISCUSS THE SCHEDULING OF THE SITE CONSTRUCTION AND THE DESIGNATION OF THE RESPONSIBLE PARTIES FOR IMPLEMENTING THE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING THE MEETING. PRIOR TO THE MEETING, THE CONTRACTOR WILL PREPARE A DETAILED SCHEDULE AND A MARKED-UP SITE PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF DISTURBANCE AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL CONDUCT A MEETING WITH EMPLOYEES AND SUB-CONTRACTORS TO REVIEW THE EROSION CONTROL PLAN, THE CONSTRUCTION TECHNIQUES WHICH WILL BE EMPLOYED TO IMPLEMENT THE PLAN AND PROVIDE A LIST OF ATTENDEES AND ITEMS DISCUSSED AT THE MEETING TO THE OWNER. THREE COPIES OF THE SCHEDULE, THE CONTRACTOR'S MEETING MINUTES, AND MARKED-UP SITE PLAN SHALL BE PROVIDED TO THE OWNER.
- THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE REQUIRED TO INSURE THE EFFECTIVENESS OF THE EROSION AND SEDIMENTATION CONTROL MEASURES IS OPTIMIZED.
  - INSTALL SAFETY AND CONSTRUCTION FENCE TO SECURE THE SITE FOR DEMOLITION.
  - INSTALL ALL PERIMETER SILTATION FENCE AND EROSION CONTROL BARRIERS. PARTICULAR ATTENTION SHALL BE PAID TO AREAS UPSTREAM OF PROTECTED NATURAL RESOURCES. SIGNS SHALL BE ERECTED PERIODICALLY ALONG THESE PERIMETER BARRIERS INDICATING THAT THE DOWNSTREAM AREAS ARE OFF LIMITS TO ALL CONSTRUCTION ACTIVITIES.
  - INSTALL CONSTRUCTION ENTRANCES.
  - MAINTAIN EXISTING PAVED AREAS FOR LAYDOWN AND ACCESS DURING INITIAL CONSTRUCTION ACTIVITIES.
  - CONSTRUCT ACTIVITIES ON THE SITE TO OPTIMIZE THE HANDLING OF MATERIALS AND RESTRICT THE DENUDED AREAS TO THE TIME STIPULATED.
  - CONSTRUCT STABILIZED PADS FOR FOUNDATION AND BUILDING CONSTRUCTION.
  - MAINTAIN STABILIZED SITE ACCESS AND WORKING AREAS DURING BUILDING CONSTRUCTION.
  - INSTALL STORWATER BMP'S
  - REMOVE EXISTING PAVEMENT AND INSTALL NEW PAVEMENT BASE GRAVEL MATERIALS TO RAISE THE SITE TO THE DESIGN SUBGRADE ELEVATION.
  - INSTALL BINDER PAVEMENT.
  - LANDSCAPE (LOAM AND SEED).
  - INSTALL SURFACE PAVEMENTS.
  - INSTALL STRIPING, SIGNAGE, AND MISCELLANEOUS SITE IMPROVEMENTS.
  - REVIEW AND PUNCH THE SITE.
  - REMOVE ANY TEMPORARY EROSION CONTROL MEASURES.
- THE CONTRACTOR MUST MAINTAIN AN ACCURATE SET OF RECORD DRAWINGS INDICATING THE DATE WHEN AN AREA IS FIRST DENUDED, THE DATE OF TEMPORARY STABILIZATION, AND THE DATE OF FINAL STABILIZATION. ON OCTOBER 1 OF ANY CALENDAR YEAR, THE CONTRACTOR SHALL SUBMIT A DETAILED PLAN FOR STABILIZING THE SITE FOR THE WINTER AND A DESCRIPTION OF WHAT ACTIVITIES ARE PLANNED DURING THE WINTER.

FOR PERMITTING ONLY  
NOT FOR CONSTRUCTION


REV	DATE	DESCRIPTION
H	1/8/2024	ISSUED FOR FINAL SUBDIVISION REVIEW
G	10/27/2023	REVISED PER ARMY CORPS
F	07/14/2023	REVISED FOR MDEP
E	04/19/2023	REVISED PER COMMENT
D	2/20/2023	ISSUED FOR PUBLIC HEARING
C	2/8/2023	REVISED PER MDEP AND TOWN OF KENNEBUNKPORT COMMENT
B	10/26/2022	ISSUED FOR PRELIMINARY SUBDIVISION REVIEW
A	9/10/2022	ISSUED TO FOR MDEP STORMWATER PERMIT
REV	DATE	DESCRIPTION
REVISIONS		



THE GLEN AT GOOSE ROCKS
EROSION & SEDIMENTATION CONTROL NOTES
KJ TRUDO PROPERTIES, LLC 20 APPLE BLOSSOM LANE KENNEBUNKPORT, MAINE 04046

 <b>Atlantic Resource Consultants</b> 541 US Route One Freeport, ME 04032 Tel: 207.869.9050	
DRAWN: ZWG	DATE: OCTOBER 2023
DESIGNED: JAV	SCALE: NA
CHECKED: JAV	JOB NO. 22-008
FILE NAME:	
SHEET: C-300	

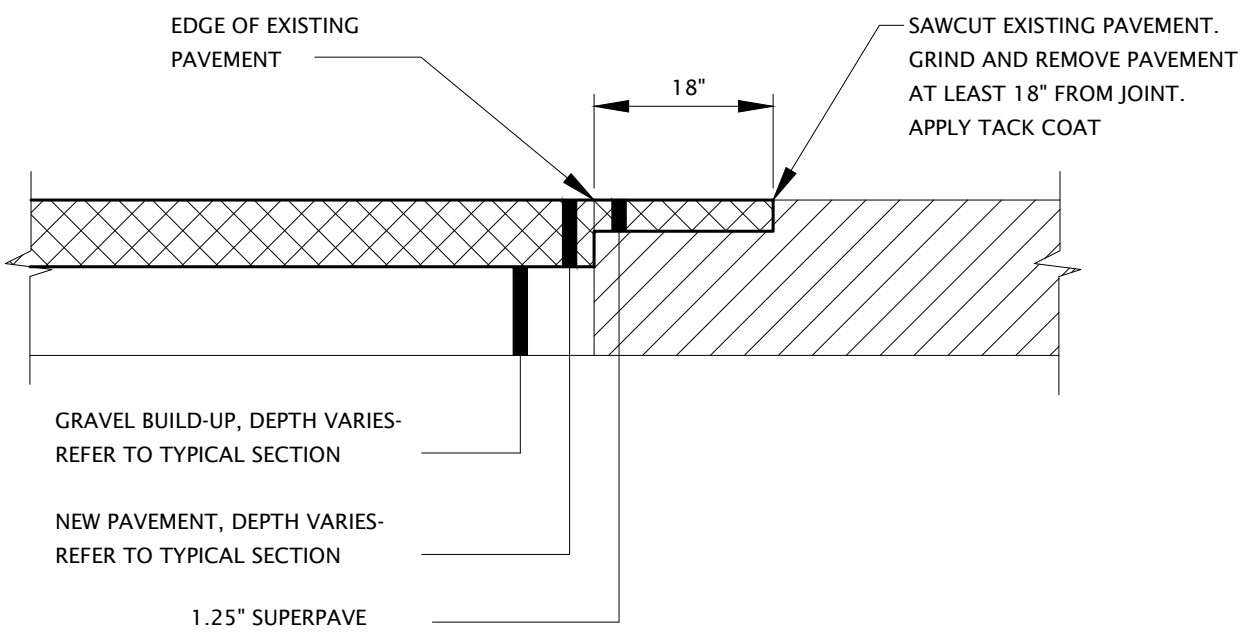




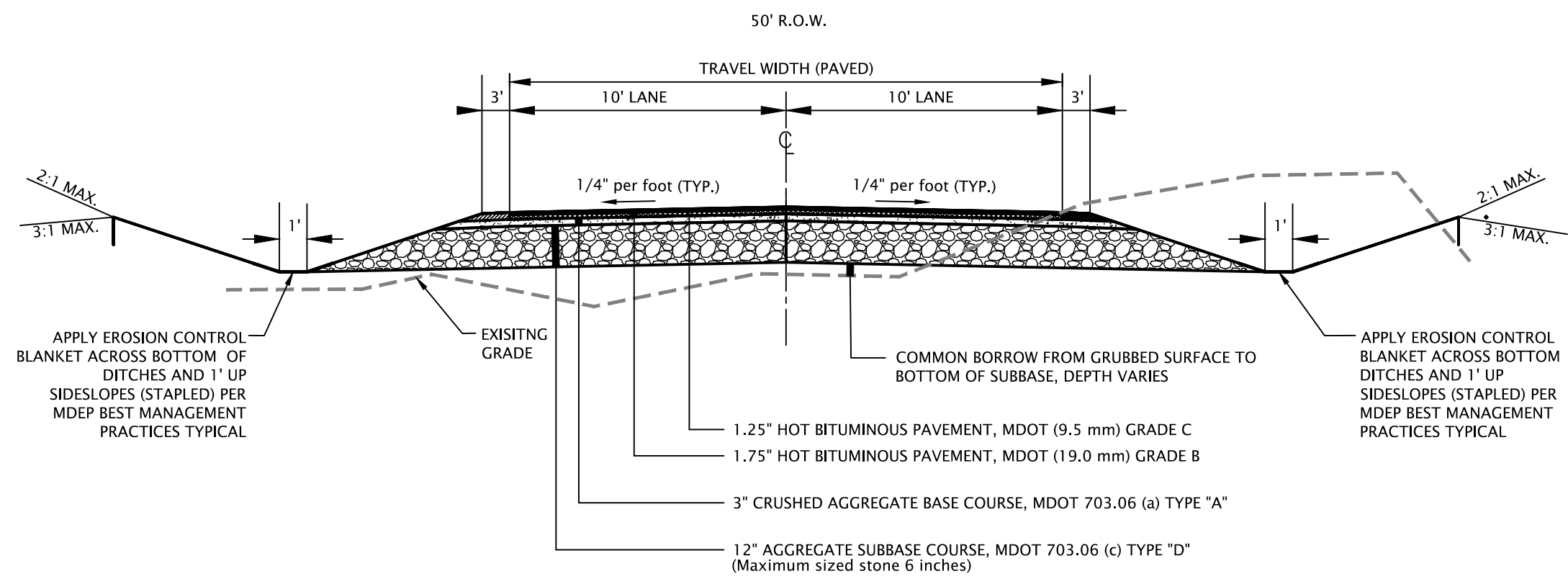
## EROSION & SEDIMENTATION CONTROL DETAILS

DRAWN: ZWG		DATE: OCTOBER 2023
------------	--	--------------------



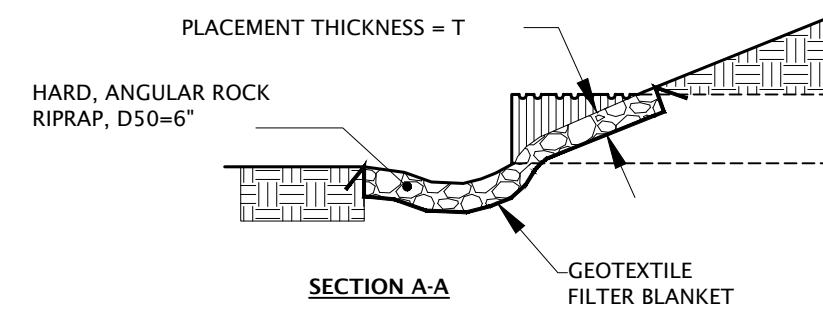
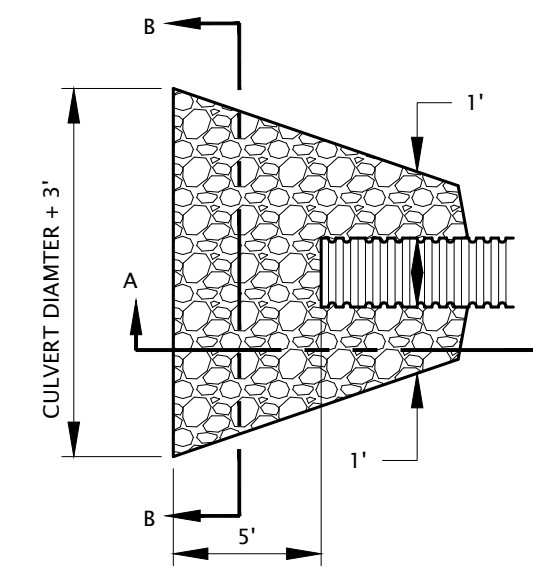
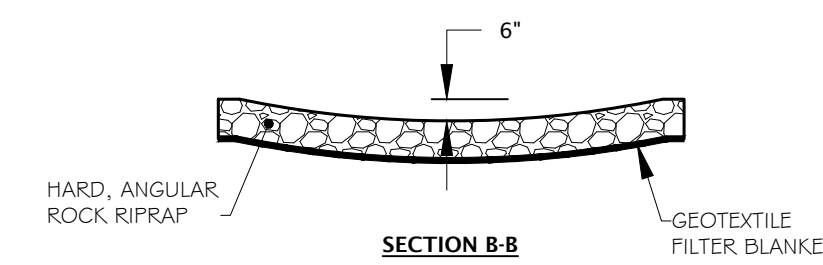


**(A) PAVEMENT BUTT-JOINT DETAIL**  
N.T.S.



1. THIS DETAIL REFLECTS MINIMUM REQUIREMENTS, INSITU SOIL CONDITIONS MAY REQUIRE ADDITIONAL MATERIALS AS DIRECTED BY PUBLIC WORKS DIRECTOR OR ENGINEER.
2. CLEARING AND GRUBBING SHALL BE 6"-12" DEEP DEPENDING ON SOIL CONDITIONS AND EXTEND A MINIMUM OF THE ENTIRE WIDTH OF THE RIGHT OF WAY.
3. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS RELATIVE TO THE APPLICABLE MDOT STANDARD SPECIFICATION FOR MATERIALS, PLACEMENT AND TESTING.

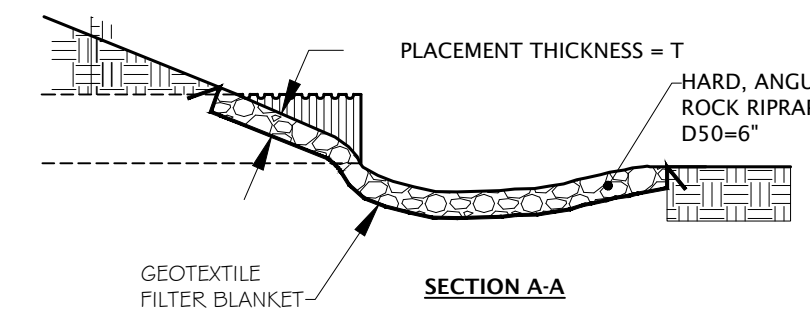
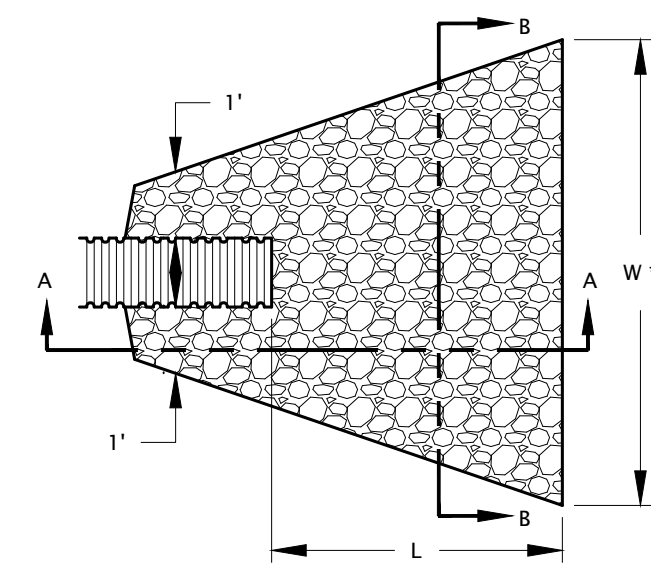
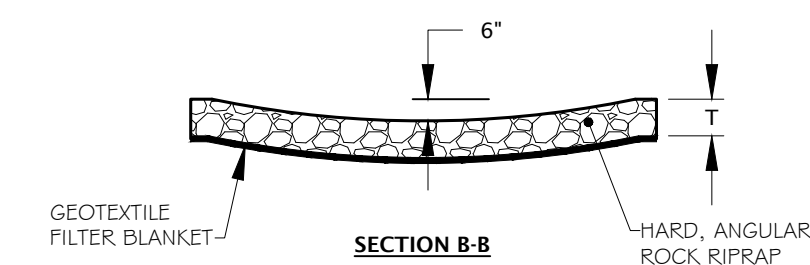
**(D) TYPICAL ROADWAY SECTION DETAIL**  
N.T.S.



**CULVERT INLET DETAIL**  
NOT TO SCALE

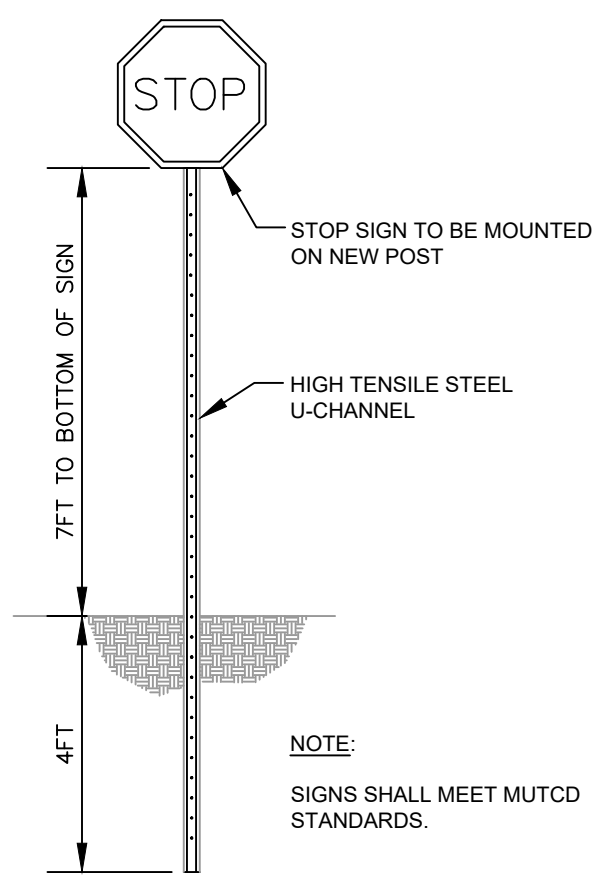
RIP RAP DIMENSION TABLE				
CULVERT DIAMETER	L	W	D ₅₀	T
12"	8'	9' "	4"	9"
15"	10'	11' "	4"	9"
18"	10'	12' "	4"	9"
30"	30'	38' "	10"	23"

* NOTE:  
IN DEFINED CHANNELS, APRON SHALL EXTEND FULL WIDTH OF BOTTOM AND ONE FOOT ABOVE MAX. TAILWATER OR UP TO BANK FULL, WHICHEVER IS LESS.

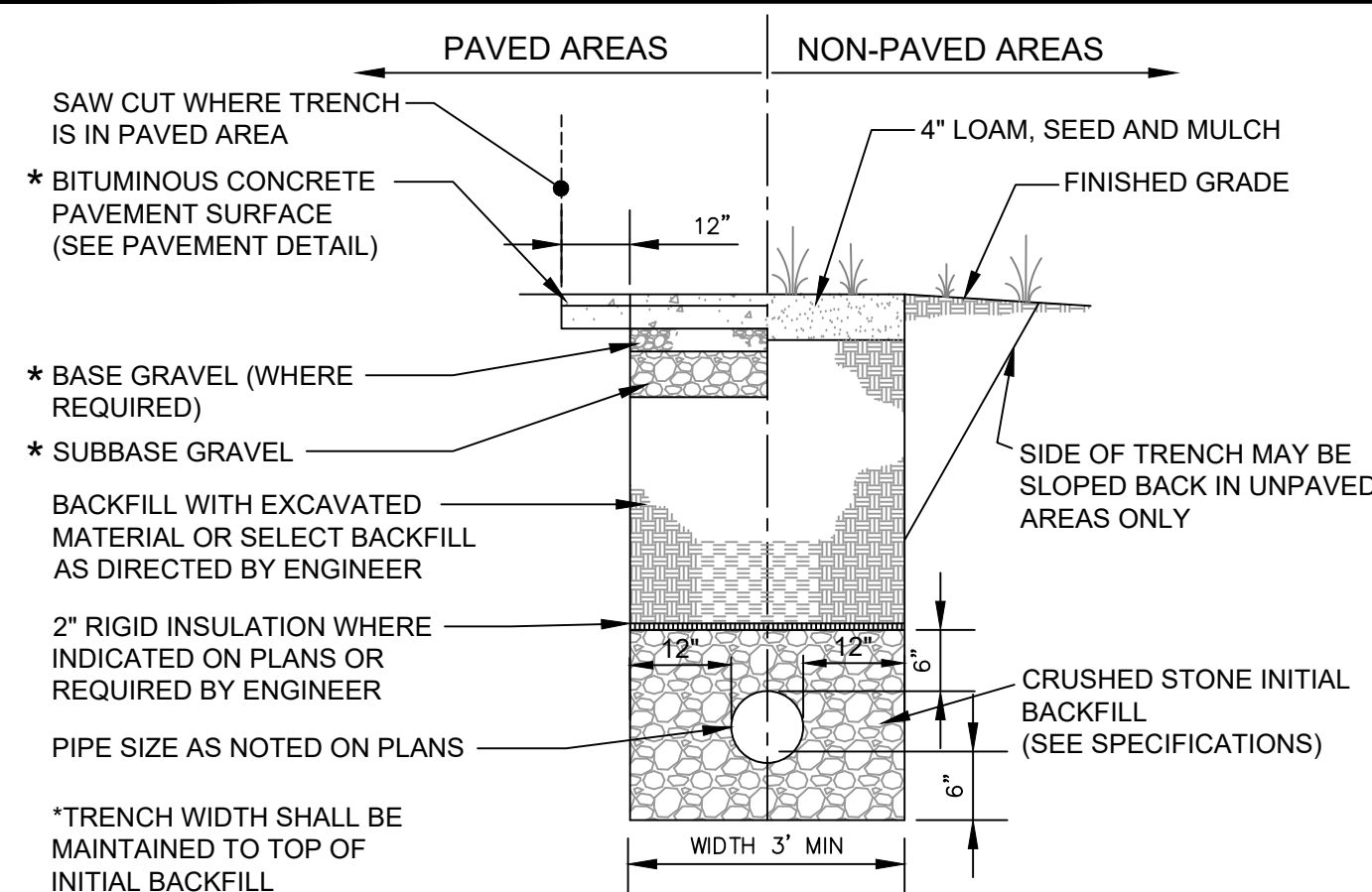


**CULVERT OUTLET DETAIL**  
NOT TO SCALE

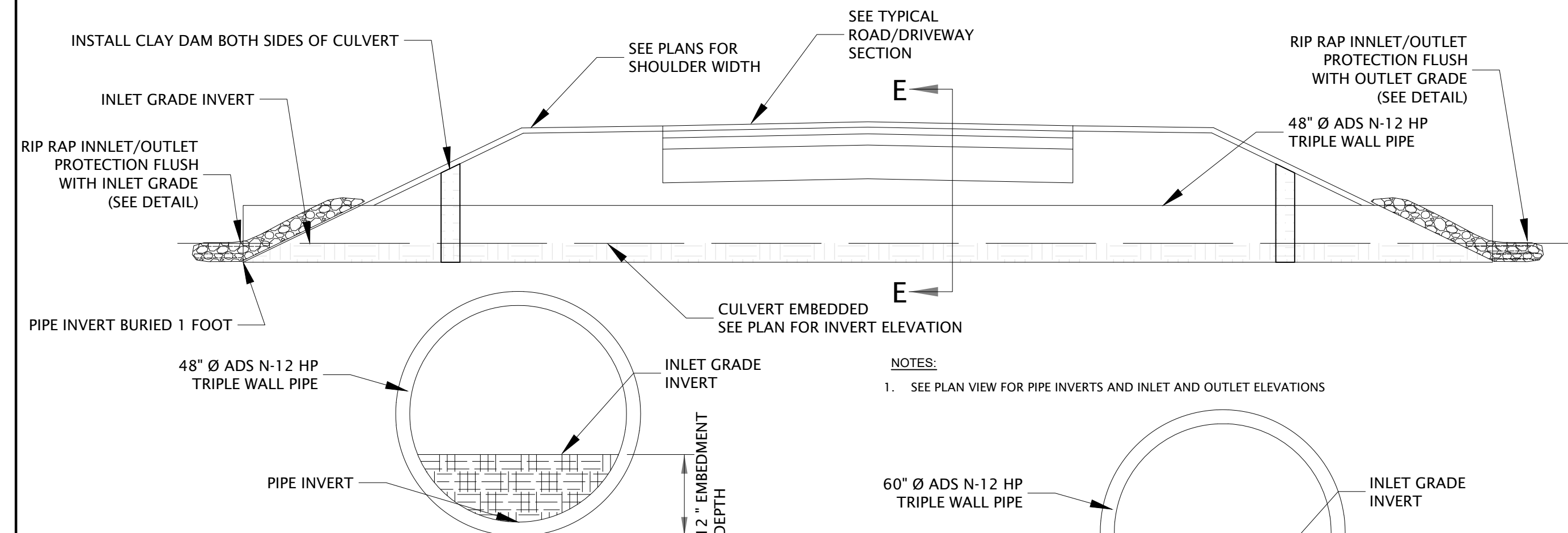
**(G) CULVERT RIP-RAP APRON DETAILS**  
N.T.S.



**(B) STOP SIGN DETAIL**  
N.T.S.



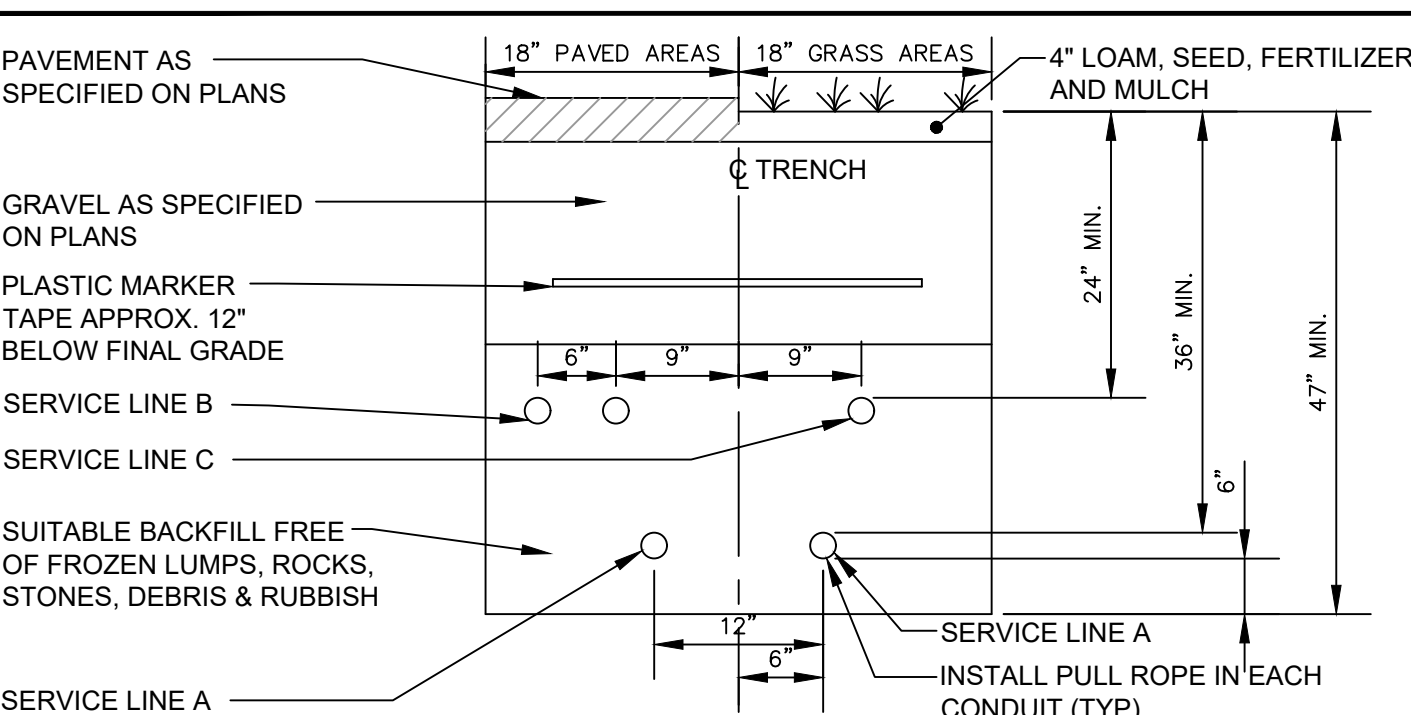
**(E) TYPICAL STORM DRAIN TRENCH DETAIL**  
N.T.S.



**(H) WETLAND/STREAM CROSSING CULVERT DETAIL**  
N.T.S.



**(C) STOP BAR DETAIL**  
N.T.S.



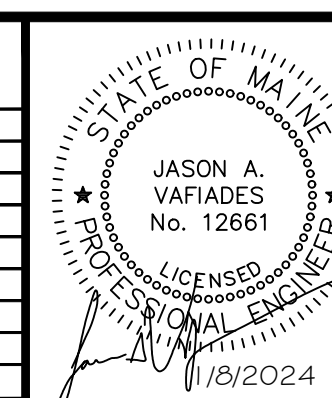
**(F) COMBINED UTILTY TRENCH DETAIL**  
N.T.S.

		CONDUIT TYPE		UTILITY	REMARKS
SERVICE	CONDUIT SIZE	GRASS AREAS	PAVED AREAS		
A	5"	SCHEDULE 40 PVC ELECTRICAL GRADE	RIGID GALVANIZED STEEL, ASTM A120	POWER	SEE NOTE 1
B	4"	SCHEDULE 40 PVC	RIGID GALVANIZED STEEL, ASTM A120	TELEPHONE	SEE NOTE 1
C	2"	SCHEDULE 40 PVC	RIGID GALVANIZED STEEL, ASTM A120	COMMUNICATION	

- NOTES:
1. ONE CONDUIT CAPPED FOR SPARE. PROVIDE GALVANIZED STEEL LONG SWEEP AT RISER POLE AND EXTEND GALVANIZED CONDUIT TO 10' ABOVE GRADE AT POLE WITH STAND-OFF BRACKETS.
  2. SEE SITE ELECTRICAL PLAN FOR LOCATION AND NUMBER OF CONDUITS.

**FOR PERMITTING ONLY  
NOT FOR CONSTRUCTION**

REV	DATE	DESCRIPTION
H	1/8/2024	ISSUED FOR FINAL SUBDIVISION REVIEW
G	10/27/2023	REVISED PER ARMY CORPS
F	07/14/2023	REVISED FOR MDEP
E	04/19/2023	REVISED PER COMMENT
D	2/20/2023	ISSUED FOR PUBLIC HEARING
C	2/8/2023	REVISED PER MDEP AND TOWN OF KENNEBUNKPORT COMMENT
B	10/26/2022	ISSUED FOR PRELIMINARY SUBDIVISION REVIEW
A	9/10/2022	ISSUED TO FOR MDEP STORMWATER PERMIT
REV	DATE	DESCRIPTION



THE GLEN AT  
GOOSE ROCKS

SITE CIVIL  
DETAILS

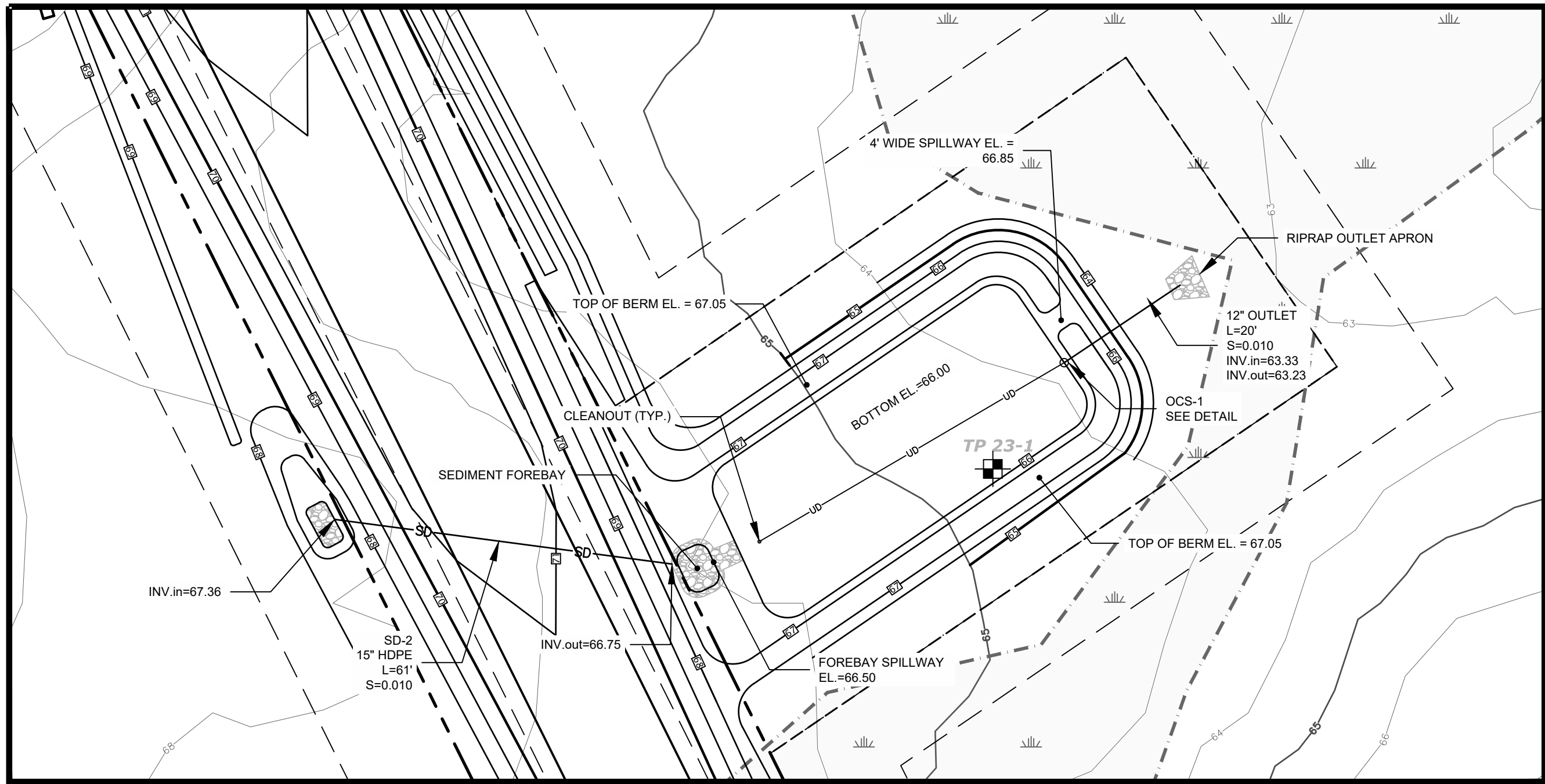
K.J. TRUDO PROPERTIES, LLC  
20 APPLE BLOSSOM LANE  
KENNEBUNKPORT, MAINE 04046



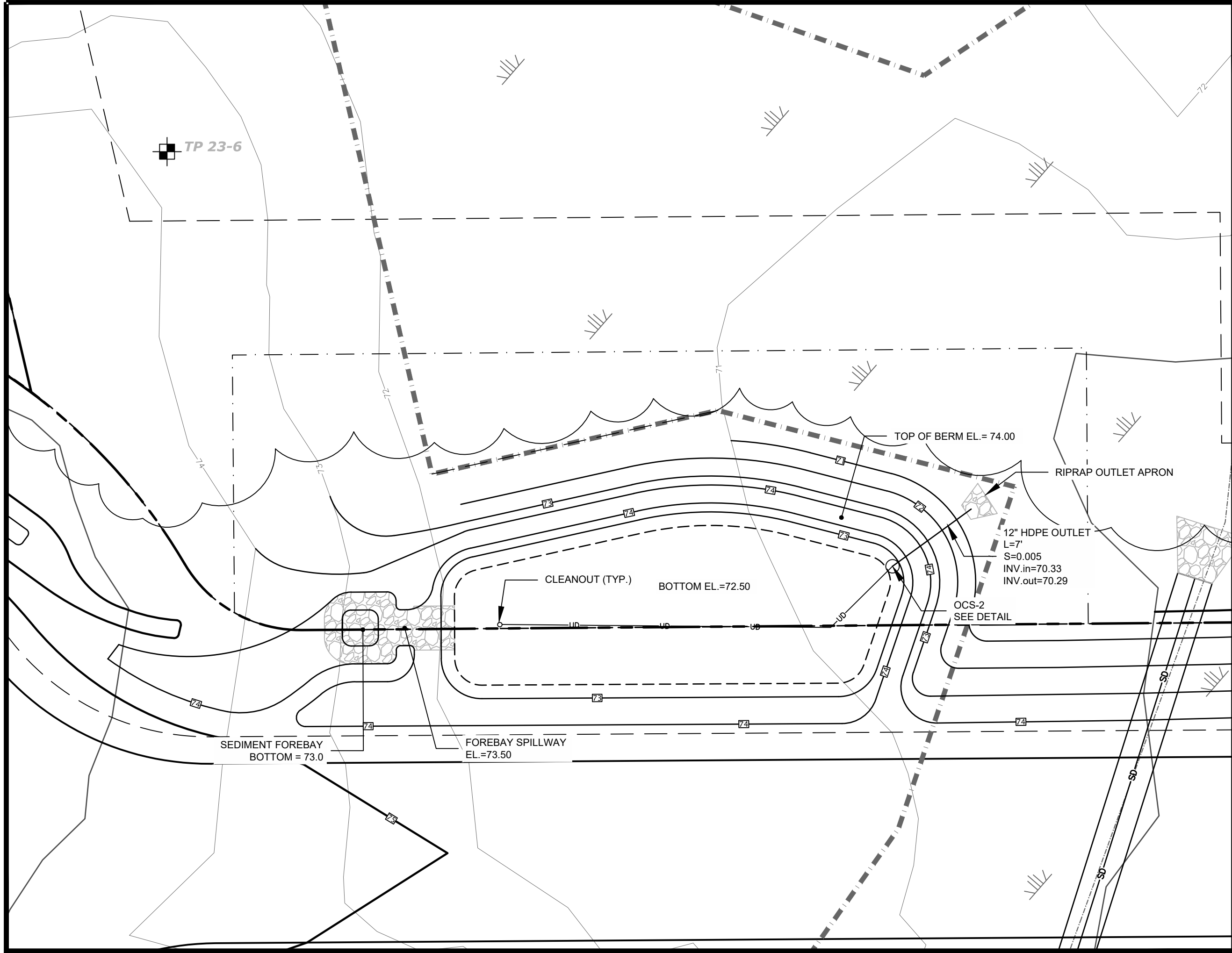
Atlantic Resource Consultants  
541 US Route One  
Freeport, ME 04032  
Tel: 207.869.9050

DRAWN: ZWG	DATE: OCTOBER 2023
DESIGNED: JAV	SCALE: N.T.S.
CHECKED: JAV	JOB NO. 22-008
FILE NAME:	
SHEET: C-302	





PLAN VIEW  
BIORETENTION CELL - BF-1  
1" = 20'



PLAN VIEW  
BIORETENTION CELL - BF-2  
1" = 10'

Table 7.1.2 - Sandy Loam to Fine Sandy Loam Specifications	
Seive #	% Passing by Weight
No. 4	75-95
No. 10	60-90
No. 40	35-85
No. 200	20-70
200 (clay size)	<2.0

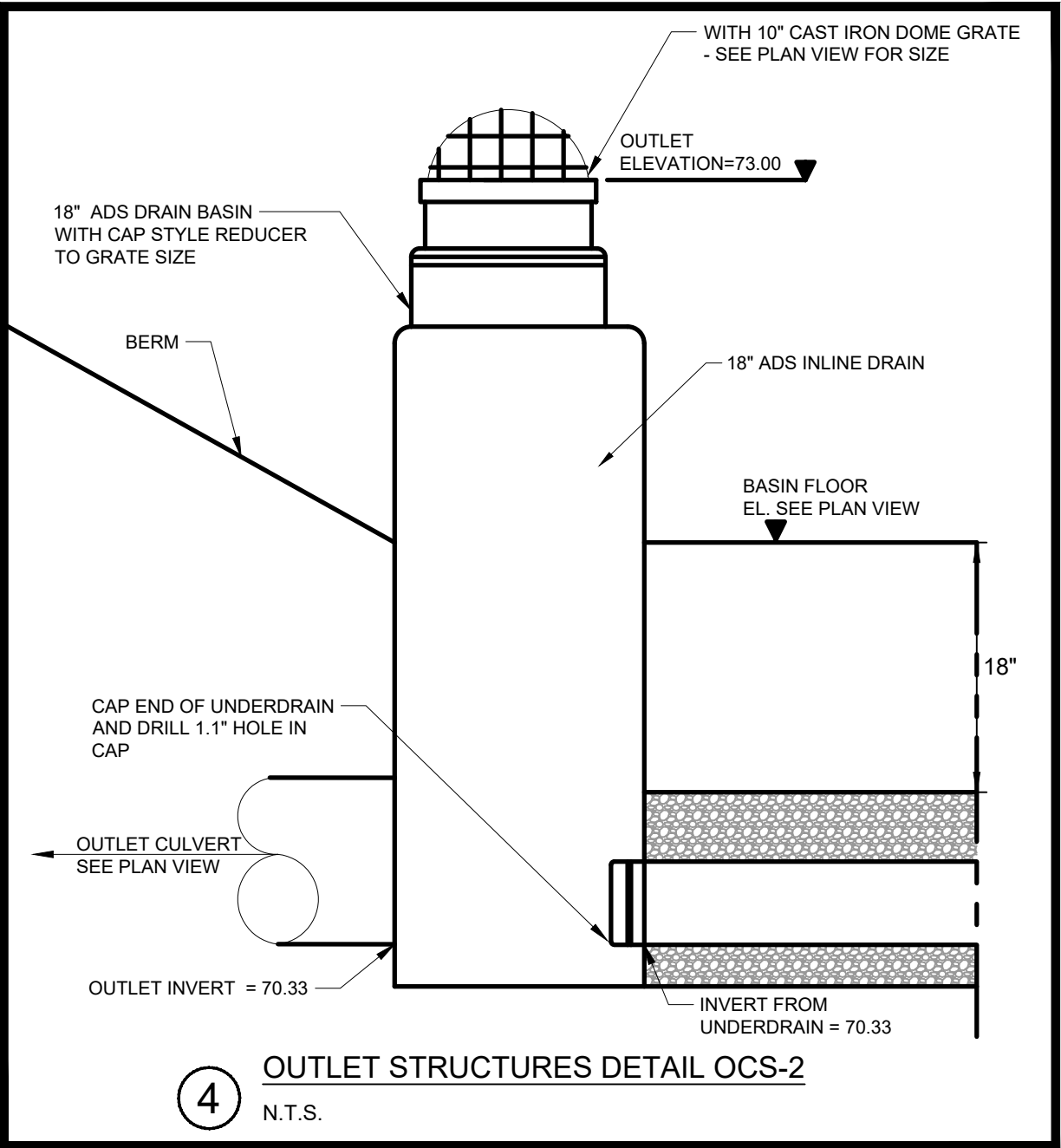
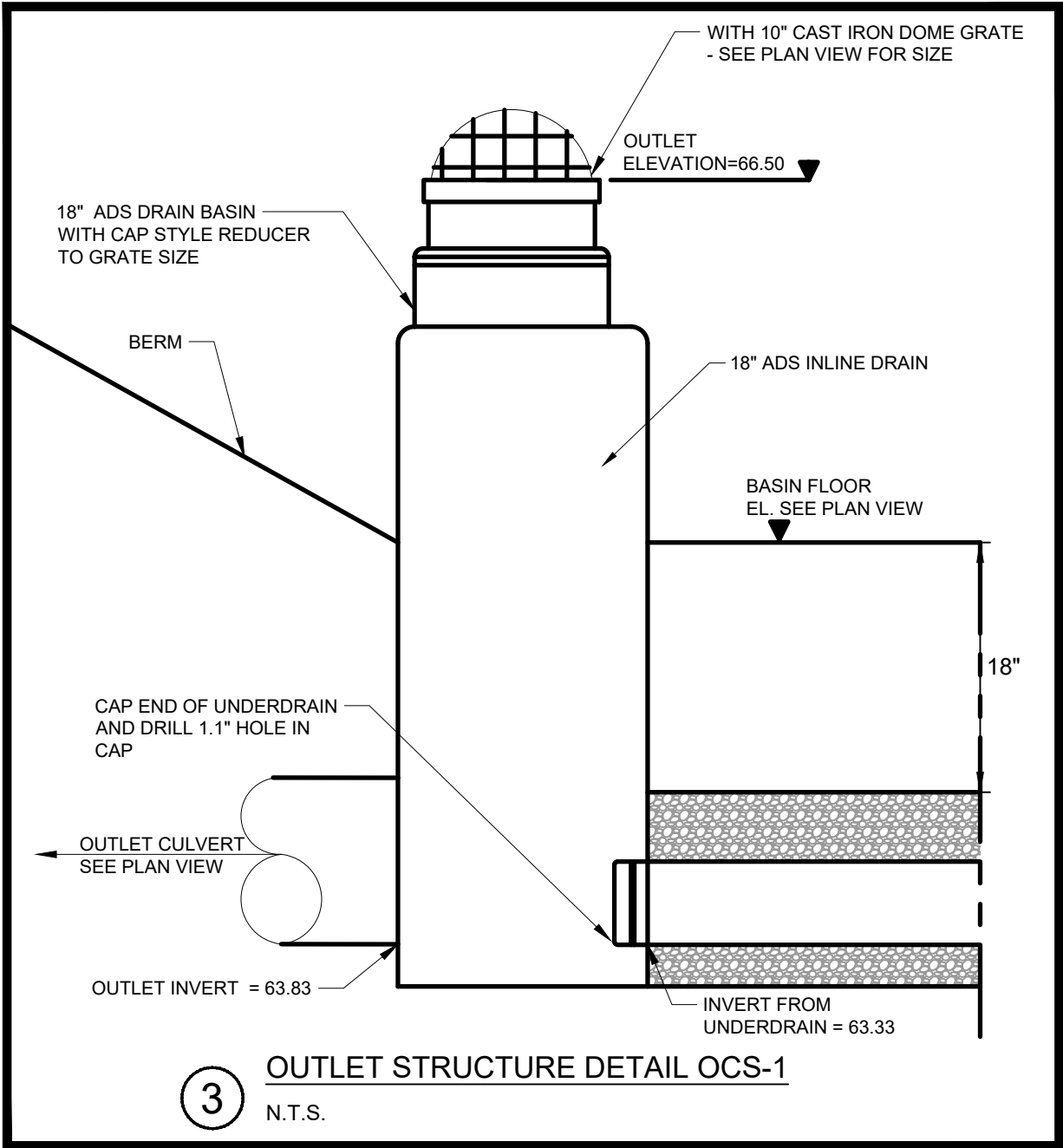
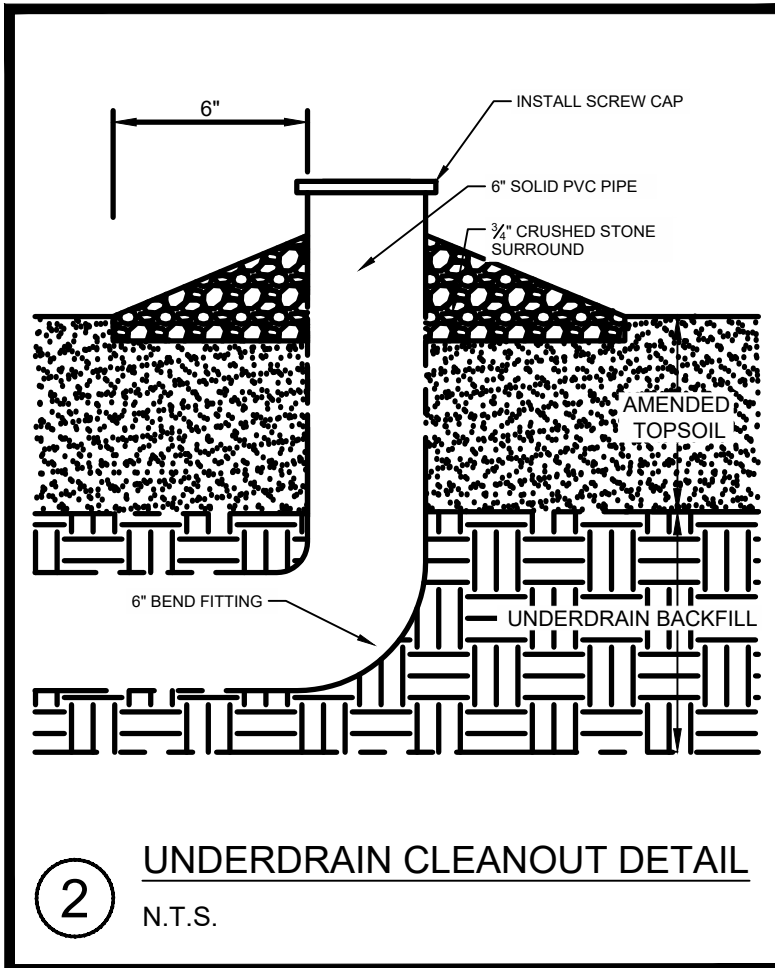
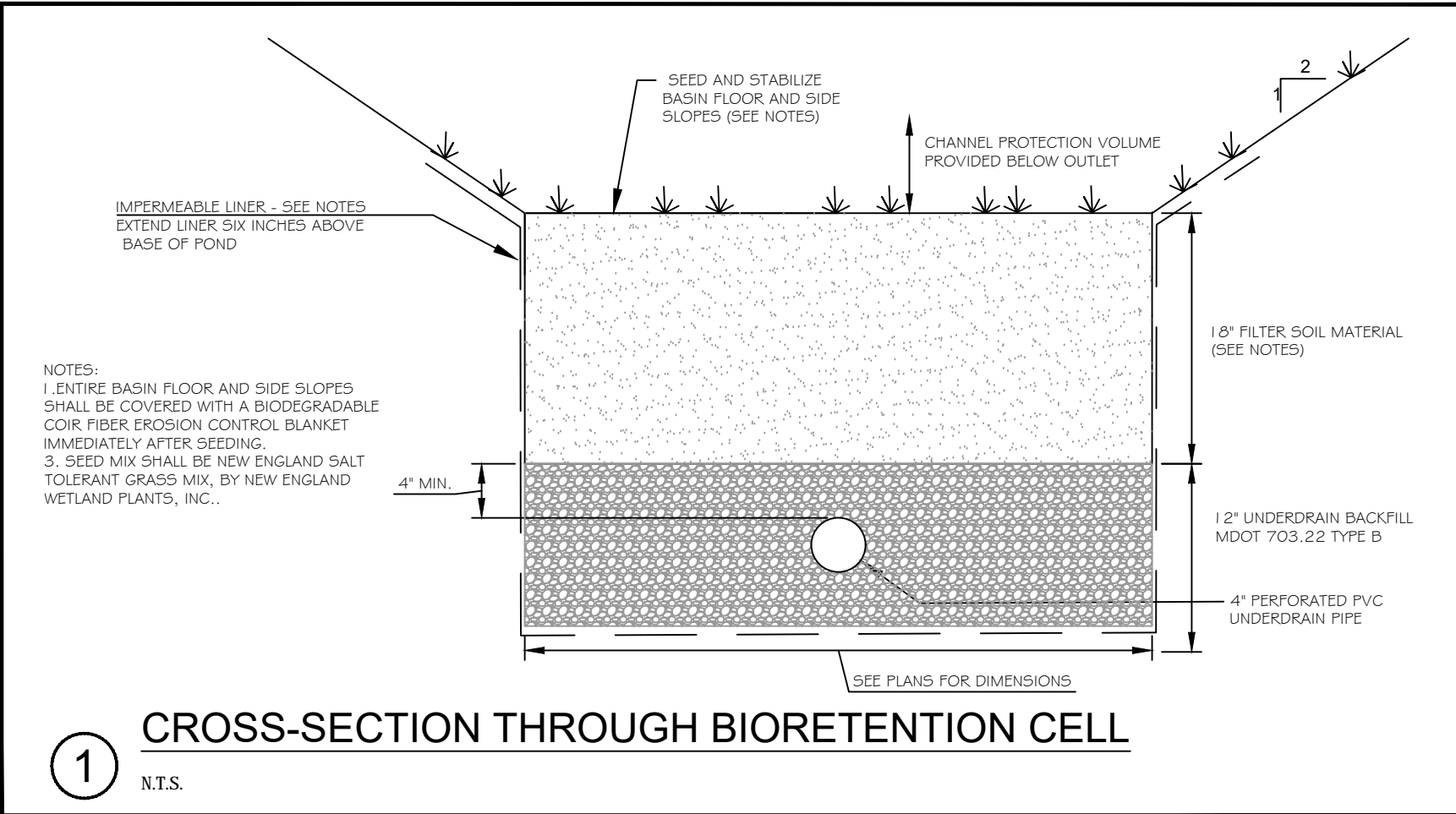
Table 7.1.3 - Loamy Coarse Sand Specifications	
Seive #	% Passing by Weight
No. 10	85-100
No. 200	70-100
No. 60	15-40
No. 200	8-15
200 (clay size)	<2.0

BIORETENTION AND UNDERDRAINED FILTER CONSTRUCTION NOTES

- FILTER SOIL MATERIAL FOR UNDERDRAINED SOIL FILTERS AND BIORETENTION AREAS SHALL COMPRISE A SILTY SAND OR SOIL MIXTURE COMBINED WITH AN ORGANIC SOIL AMENDMENT MATERIAL TO 20%-25% BY VOLUME. THE RESULTING MIXTURE SHALL HAVE BETWEEN 8% AND 12% PASSING THE #200 SIEVE, AND A CLAY CONTENT OF LESS THAN 2%.
- FILTER SOIL MATERIAL SHALL BE PLACED IN 12-INCH LIFTS USING L&P EQUIPMENT OR BY HAND. L&P EQUIPMENT SHALL EXERT A GROUND PRESSURE OF LESS THAN 5 PSI, AS STATED IN THE EQUIPMENT SPECIFICATION FROM THE MANUFACTURER. MATERIAL SHALL BE GRADED TO PROVIDE AN EVEN SURFACE, SEEDED AND COVERED WITH EROSION CONTROL BLANKET.
- UNDERDRAIN GRAVELS SHALL MEET THE SPECIFICATION REQUIREMENTS GIVE IN MDOT SPECIFICATION 703.22.
- SOIL FILTER MEDIA SHALL NOT BE INSTALLED UNTIL ALL UPSTREAM CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- IMPERMEABLE LINERS FOR BIORETENTION CELLS, AND UNDERDRAINED FILTERS SHALL BE A 30 MIL IMPERMEABLE LINER.

BIORETENTION CELL, UNDERDRAINED FILTER CONSTRUCTION NOTES

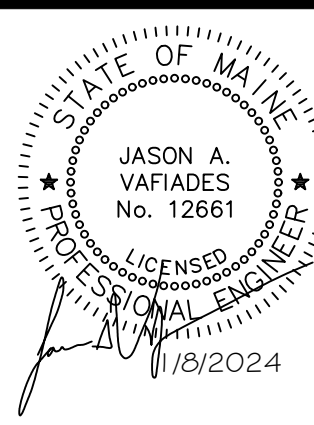
- CONSTRUCTION OVERSIGHT**  
THE APPLICANT WILL RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER TO INSPECT THE CONSTRUCTION AND STABILIZATION OF ALL STORMWATER MANAGEMENT STRUCTURES. IF NECESSARY, THE INSPECTING ENGINEER WILL INTERPRET THE CONSTRUCTION PLANS FOR THE CONTRACTOR. ONCE ALL STORMWATER MANAGEMENT STRUCTURES ARE CONSTRUCTED AND STABILIZED, THE INSPECTING ENGINEER WILL NOTIFY THE DEPARTMENT IN WRITING WITHIN 30 DAYS TO STATE THAT THE BMP HAS BEEN COMPLETED. ACCOMPANYING THE ENGINEER'S NOTIFICATION MUST BE A LOG OF THE ENGINEER'S INSPECTIONS GIVING THE DATE OF EACH INSPECTION, THE TIME OF EACH INSPECTION, AND THE ITEMS INSPECTED ON EACH VISIT, AND INCLUDE ANY TESTING DATA OR SIEVE ANALYSIS DATA OF EVERY MINERAL SOIL AND SOIL MEDIA SPECIFIED IN THE PLANS AND USED ON SITE.
- BASIC STANDARDS - EROSION CONTROL MEASURES**  
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



THE APPLICANT WILL RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER TO INSPECT THE CONSTRUCTION AND STABILIZATION OF ALL STORMWATER MANAGEMENT STRUCTURES. IF NECESSARY, THE INSPECTING ENGINEER WILL INTERPRET THE POND'S CONSTRUCTION PLAN FOR THE CONTRACTOR. ONCE ALL STORMWATER MANAGEMENT STRUCTURES ARE CONSTRUCTED AND STABILIZED, THE INSPECTING ENGINEER WILL NOTIFY BOTH THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION AS WELL AS THE TOWN OF OLD ORCHARD BEACH IN WRITING WITHIN 30 DAYS TO STATE THAT THE POND HAS BEEN COMPLETED. ACCOMPANYING THE ENGINEER'S NOTIFICATION MUST BE A LOG OF THE ENGINEER'S INSPECTIONS GIVING THE DATE OF EACH INSPECTION, THE TIME OF EACH INSPECTION, AND THE ITEMS INSPECTED ON EACH VISIT, AND INCLUDE ANY TESTING DATA OR SIEVE ANALYSIS DATA OF EVERY MINERAL SOIL AND SOIL MEDIA SPECIFIED IN THE PLANS AND USED ON SITE.

FOR PERMITTING ONLY  
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
H	1/8/2024	ISSUED FOR FINAL SUBDIVISION REVIEW
G	10/27/2023	REVISED PER ARMY CORPS
F	07/14/2023	REVISED FOR MDEP
E	04/19/2023	REVISED PER COMMENT
D	2/20/2023	ISSUED FOR PUBLIC HEARING
C	2/8/2023	REVISED PER MDEP AND TOWN OF KENNEBUNKPORT COMMENT
B	10/26/2022	ISSUED FOR PRELIMINARY SUBDIVISION REVIEW
A	9/10/2022	ISSUED TO FOR MDEP STORMWATER PERMIT
REV	DATE	DESCRIPTION



THE GLEN AT  
GOOSE ROCKS  
  
STORMWATER BMP  
DETAILS I

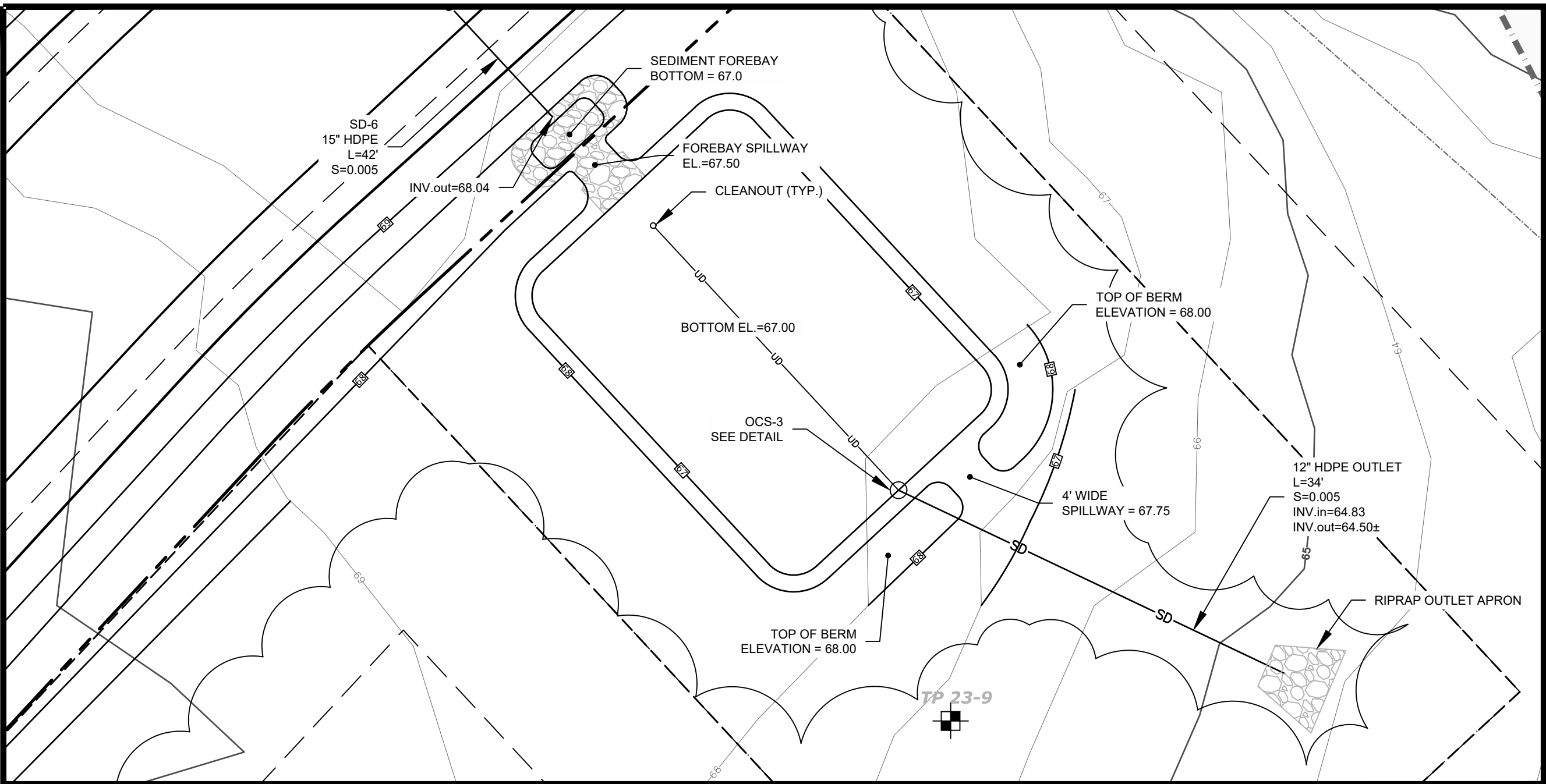
K.J. TRUDO PROPERTIES, LLC  
20 APPLE BLOSSOM LANE  
KENNEBUNKPORT, MAINE 04046



Atlantic Resource Consultants  
541 US Route One  
Freeport, ME 04032  
Tel: 207.869.9050

DRAWN: ZWG	DATE: OCTOBER 2023
DESIGNED: JAV	SCALE: AS SHOWN
CHECKED: JAV	JOB NO. 22-008
FILE NAME:	
SHEET: C-303	





PLAN VIEW  
BIORETENTION CELL - BF-3  
1" = 10'

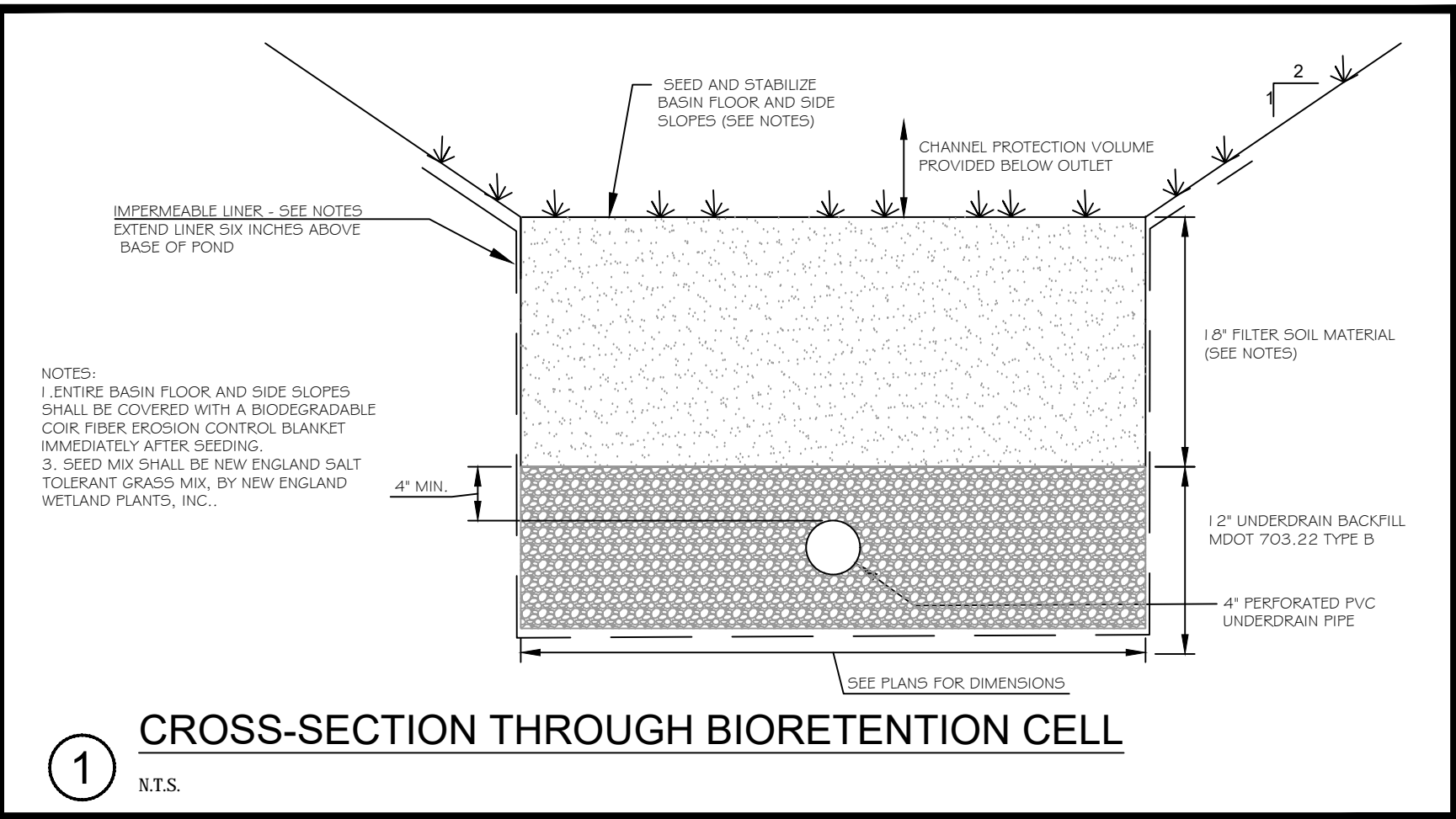


Table 7.1.2 - Sandy Loam to Fine Sandy Loam Specifications			Table 7.1.3 - Loamy Coarse Sand Specifications		
Seive #	% Passing by Weight		Seive #	% Passing by Weight	
No. 4	75-95		No. 10	85-100	
No. 10	60-90		No. 200	70-100	
No. 40	35-85		No. 60	15-40	
No. 200	20-70		No. 200	8-15	
200 (clay size)	<2.0		200 (clay size)	<2.0	

**BIORETENTION CELL, UNDERDRAINED FILTER CONSTRUCTION NOTES**

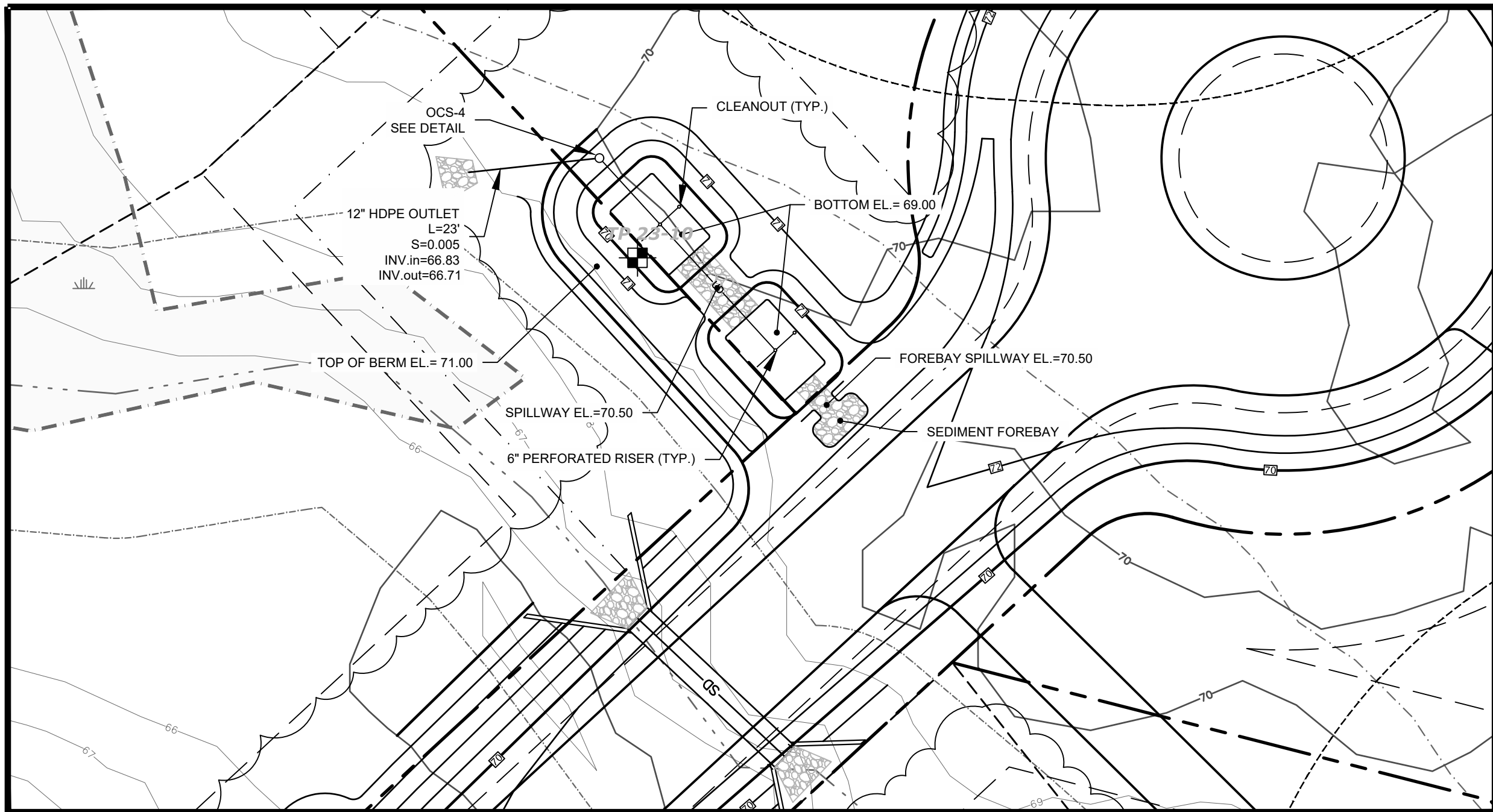
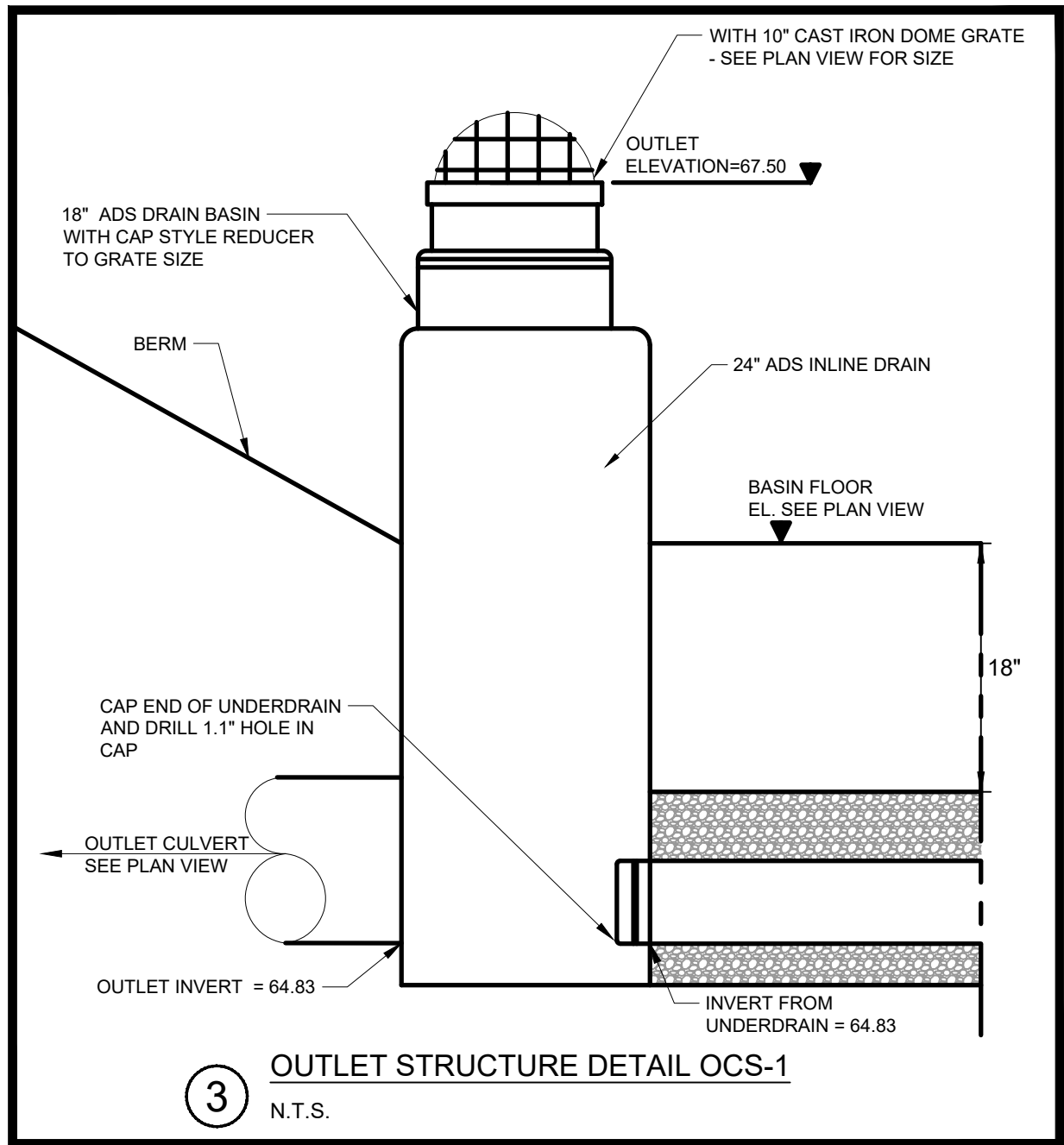
**CONSTRUCTION OVERSIGHT**  
THE APPLICANT WILL RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER TO INSPECT THE CONSTRUCTION AND STABILIZATION OF ALL STORMWATER MANAGEMENT STRUCTURES. IF NECESSARY, THE INSPECTING ENGINEER WILL INTERPRET THE CONSTRUCTION PLANS FOR THE CONTRACTOR. ONCE ALL STORMWATER MANAGEMENT STRUCTURES ARE CONSTRUCTED AND STABILIZED, THE INSPECTING ENGINEER WILL NOTIFY THE DEPARTMENT IN WRITING WITHIN 30 DAYS TO STATE THAT THE BMP HAS BEEN COMPLETED. ACCOMPANYING THE ENGINEER'S NOTIFICATION MUST BE A LOG OF THE ENGINEER'S INSPECTIONS GIVING THE DATE OF EACH INSPECTION, THE TIME OF EACH INSPECTION, AND THE ITEMS INSPECTED ON EACH VISIT, AND INCLUDE ANY TESTING DATA OR SIEVE ANALYSIS DATA OF EVERY MINERAL SOIL AND SOIL MEDIA SPECIFIED IN THE PLANS AND USED ON SITE.

**BASIC STANDARDS - EROSION CONTROL MEASURES**  
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.

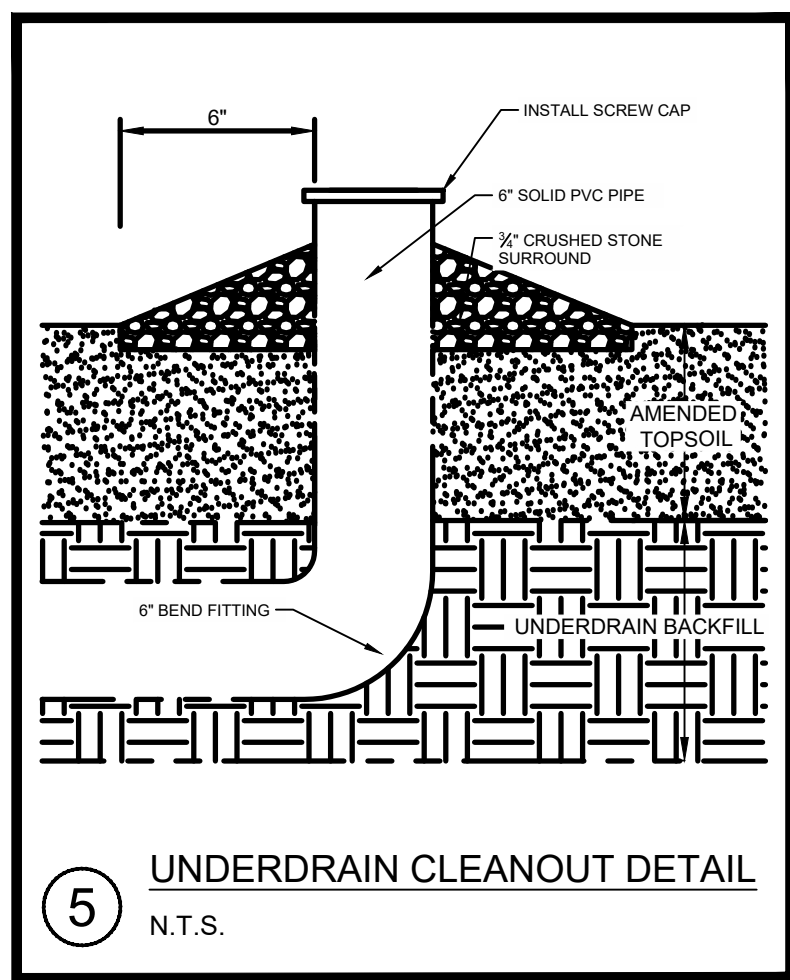
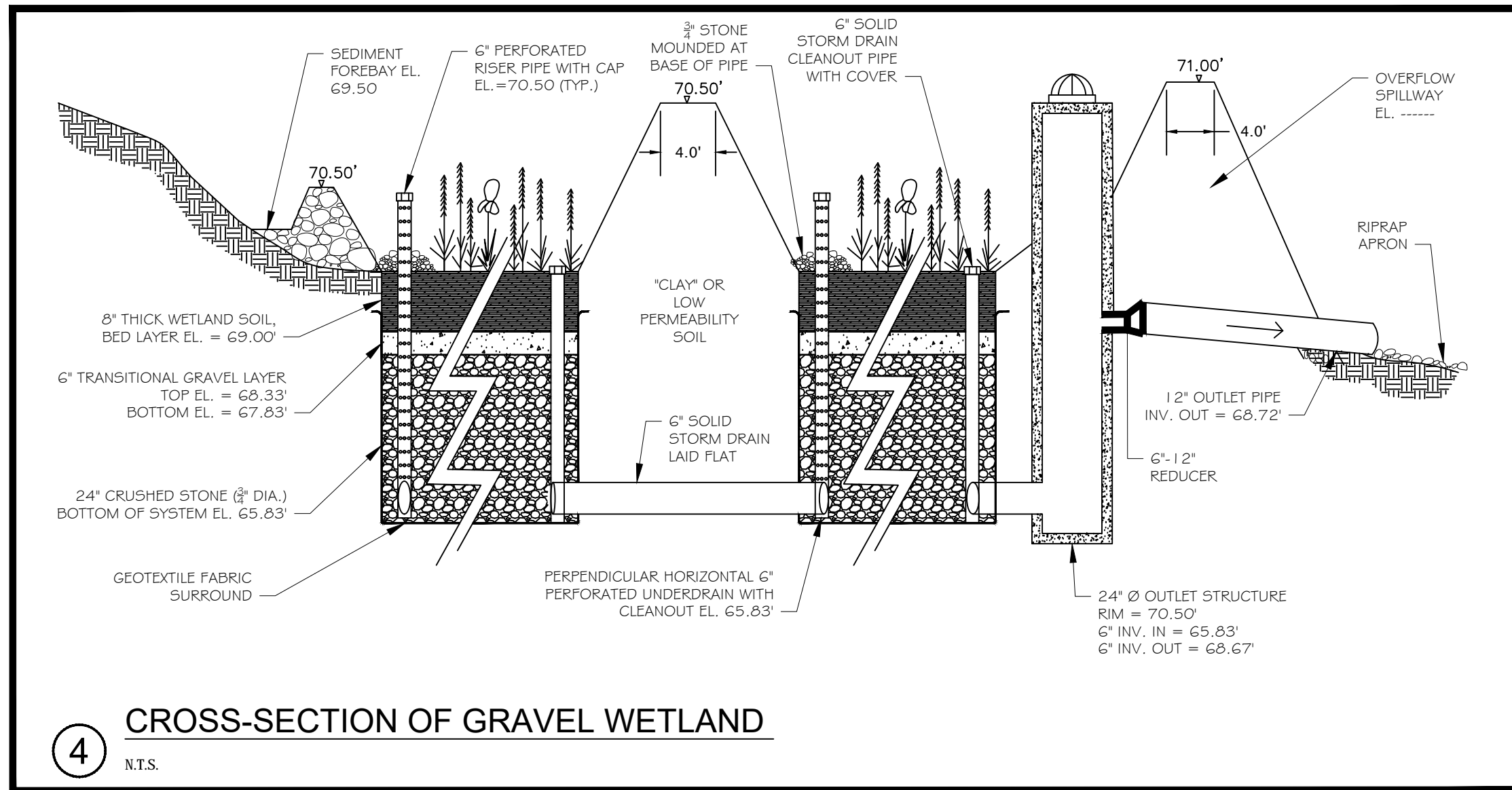
**GRAVEL WETLAND NOTES**

- WETLAND SOIL: THE WETLAND SOIL SHALL HAVE A THICKNESS OF 8 INCHES MINIMUM AND SHOULD HAVE A LOW HYDRAULIC CONDUCTIVITY (0.1-0.01 FT/DAY). THIS SOIL CAN BE MANUFACTURED, USING COMPOST, SAND AND FINE SOILS, INTO A BLEND WITH MORE THAN 15% ORGANIC MATTER. IT SHOULD CONTAIN MORE THAN 15% SILT (PASSING THE #200 SIEVE), BUT WITH A CLAY SIZE PORTION THAT IS LESS THAN 2%.
- CONSTRUCTION: THE SUBAREA DRAINING TO A CREATED WETLAND MUST BE COMPLETELY STABLE BEFORE RUNOFF IS DIRECTED TO THE BASIN TO PREVENT SEDIMENTATION OF THE DRAINAGE LAYER; OR ALL RUNOFF SHOULD BE RE-DIRECTED UNTIL CONSTRUCTION IS FINALIZED. THE VEGETATION WITHIN THE STRUCTURE IS EQUALLY IMPORTANT AND MUST BE WELL ESTABLISHED BEFORE IT CAN ACCEPT ANY RUNOFF. CONSTRUCTION SHOULD BE STARTED NO LATER THAN SEPTEMBER 1 OR EARLIER THAN JUNE 1, AND IF VEGETATION CANNOT BE ESTABLISHED BY THE END OF THE GROWING SEASON, CONSTRUCTION SHOULD BE DELAYED TO THE FOLLOWING YEAR. SEEDING OR STABILIZATION MUST OCCUR BY SEPTEMBER 15 IN PREPARATION FOR THE WINTER SEASON. OVERSITE: A GRAVEL WETLAND SHOULD ONLY BE CONSTRUCTED UNDER THE SUPERVISION FROM THE DESIGN ENGINEER.
- PLANT GRAVEL WETLAND WITH WETLAND PLANTS INCLUDING REEDS(JUNCUS EFFUSUS), CATTAILS (TYPHA LATIFOLIA), AND BULRUSH (SCIRPUS) ALSO SEE LANDSCAPING PLAN FOR ADDITIONAL BASIN PLANTING REQUIREMENTS.

THE APPLICANT WILL RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER TO INSPECT THE CONSTRUCTION AND STABILIZATION OF ALL STORMWATER MANAGEMENT STRUCTURES. IF NECESSARY, THE INSPECTING ENGINEER WILL INTERPRET THE POND'S CONSTRUCTION PLAN FOR THE CONTRACTOR. ONCE ALL STORMWATER MANAGEMENT STRUCTURES ARE CONSTRUCTED AND STABILIZED, THE INSPECTING ENGINEER WILL NOTIFY BOTH THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION AS WELL AS THE TOWN OF OLD ORCHARD BEACH IN WRITING WITHIN 30 DAYS TO STATE THAT THE POND HAS BEEN COMPLETED. ACCOMPANYING THE ENGINEER'S NOTIFICATION MUST BE A LOG OF THE ENGINEER'S INSPECTIONS GIVING THE DATE OF EACH INSPECTION, THE TIME OF EACH INSPECTION, AND THE ITEMS INSPECTED ON EACH VISIT, AND INCLUDE ANY TESTING DATA OR SIEVE ANALYSIS DATA OF EVERY MINERAL SOIL AND SOIL MEDIA SPECIFIED IN THE PLANS AND USED ON SITE.

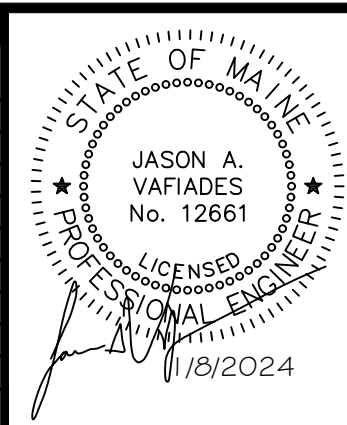


PLAN VIEW  
GRAVEL WETLAND- GW-1  
1" = 20'



FOR PERMITTING ONLY  
NOT FOR CONSTRUCTION

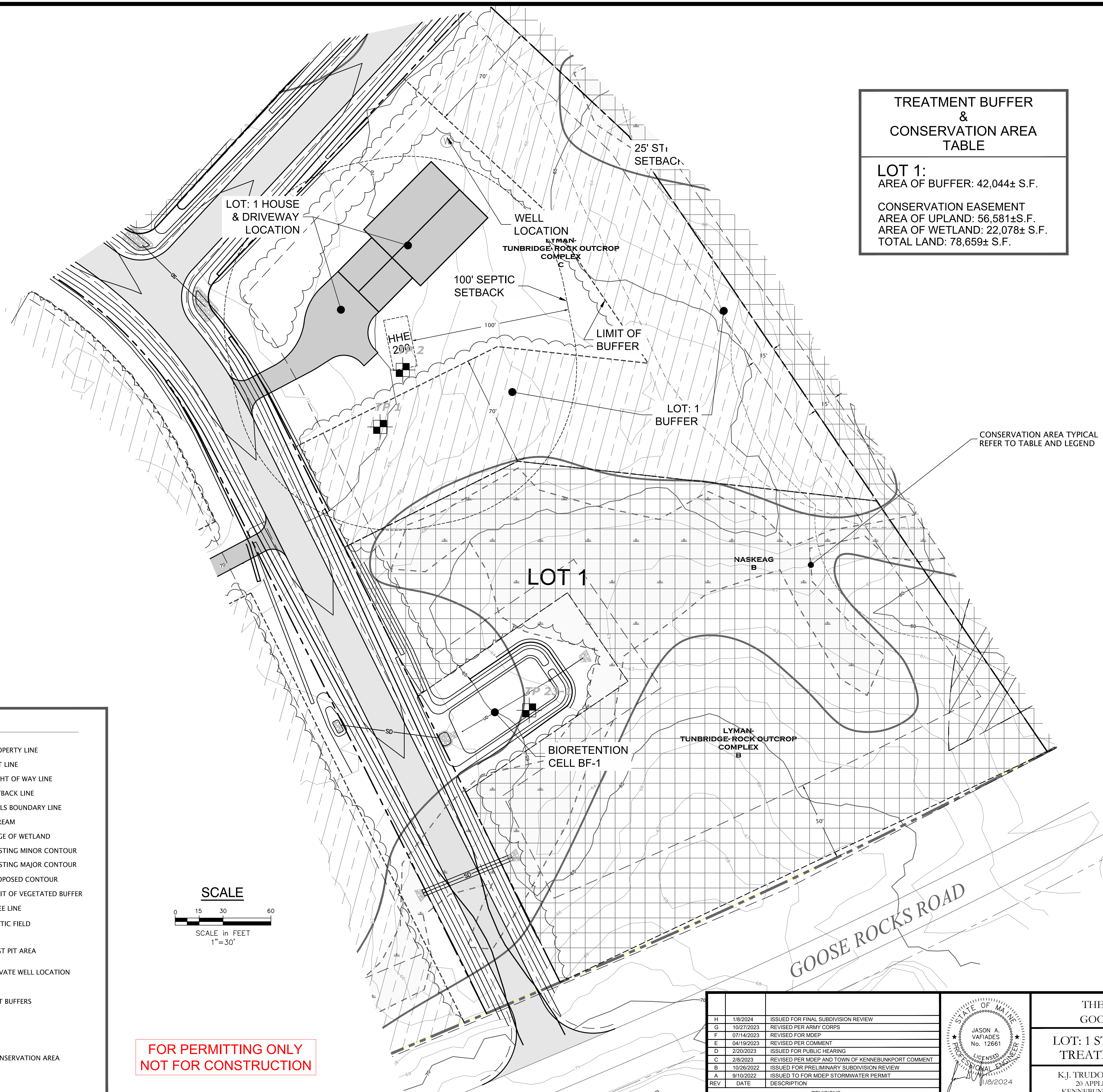
REV	DATE	DESCRIPTION
H	1/8/2024	ISSUED FOR FINAL SUBDIVISION REVIEW
G	10/27/2023	REVISED PER ARMY CORPS
F	07/14/2023	REVISED FOR MDEP
E	04/19/2023	REVISED PER COMMENT
D	2/20/2023	ISSUED FOR PUBLIC HEARING
C	2/8/2023	REVISED PER MDEP AND TOWN OF KENNEBUNKPORT COMMENT
B	10/26/2022	ISSUED FOR PRELIMINARY SUBDIVISION REVIEW
A	9/10/2022	ISSUED TO FOR MDEP STORMWATER PERMIT



THE GLEN AT GOOSE ROCKS
STORMWATER BMP DETAILS II
K.J. TRUDO PROPERTIES, LLC 20 APPLE BLOSSOM LANE KENNEBUNKPORT, MAINE 04046

Atlantic Resource Consultants 541 US Route One Freeport, ME 04032 Tel: 207.869.9050
DRAWN: ZWG DESIGNED: JAV CHECKED: JAV FILE NAME: SHEET: C-304
DATE: OCTOBER 2023 SCALE: AS SHOWN JOB NO. 22-008





### TREATMENT BUFFER & CONSERVATION AREA TABLE

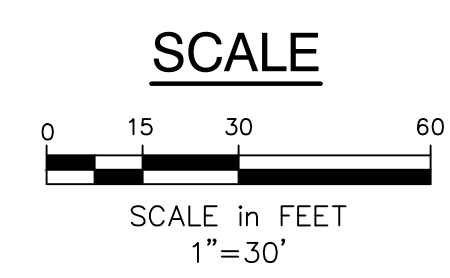
**LOT 1:**  
AREA OF BUFFER: 42,044± S.F.

**CONSERVATION EASEMENT**  
AREA OF UPLAND: 56,581±S.F.  
AREA OF WETLAND: 22,078± S.F.  
TOTAL LAND: 78,659± S.F.

CONSERVATION AREA TYPICAL  
REFER TO TABLE AND LEGEND

### LEGEND:

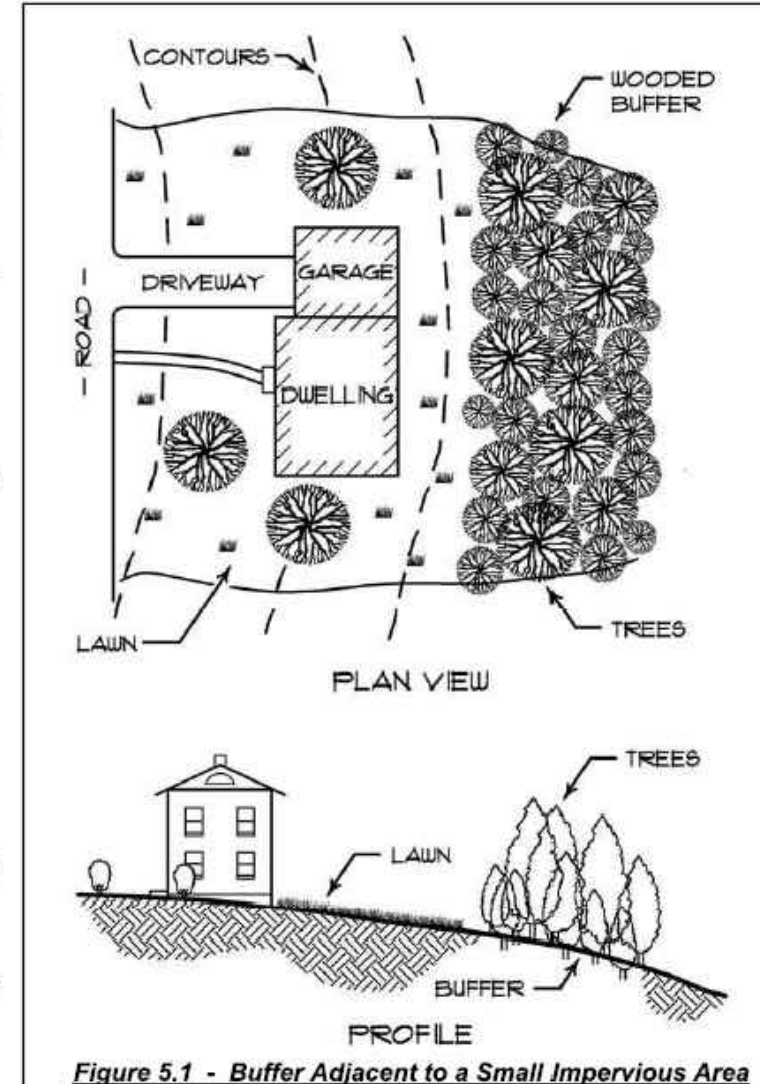
- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- SOILS BOUNDARY LINE
- STREAM
- EDGE OF WETLAND
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED CONTOUR
- LIMIT OF VEGETATED BUFFER
- TREE LINE
- SEPTIC FIELD
- TEST PIT AREA
- PRIVATE WELL LOCATION
- LOT BUFFERS
- CONSERVATION AREA



### 5.1- Buffer Adjacent to Residential, Largely Pervious or Small Impervious Areas

This buffer type is used for small developments where runoff enters the buffer as sheet flow without the aid of a level spreader. It may only be used when it is located immediately downhill of the developed area and runoff enters as sheet flow. This design is not appropriate for treating large impervious areas because, even if pavement is graded evenly, it is likely that some concentration of runoff will occur as the stormwater travels across large areas of pavement. Only runoff from the following areas may be treated using this type of buffer:

- A developed area with less than 10% imperviousness where the flow path over the portion of the developed area for which treatment is being used does not exceed 150 feet; or
- An impervious area of less than one acre, where the flow path across the impervious area does not exceed 100 feet.



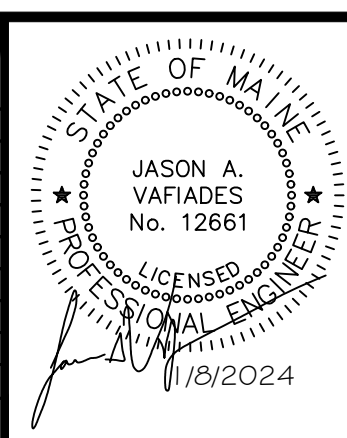
REFER TO HIGH INTENSITY  
SOIL SURVEY FOR SOILS  
CLASSIFICATIONS.

### BASE FLOOD ELEVATIONS PER LOT:

BASED FLOOD ELEVATION DERIVED FROM 100' INTERVAL CROSS SECTIONS OF EVALUATING THE FLOOD ELEVATION ACROSS THE PROPOSED FLOOD LINES. ALL STRUCTURES ON LOTS WITH BASE FLOOD ELEVATIONS MUST BE BUILT WITH FINISH FLOOR ELEVATION AT LEAST 1.0' HIGHER.

- LOT 1 - 63.0'
- LOT 2 - 63.0'
- LOT 3 - NONE
- LOT 4 - 70.0'
- LOT 5 - 70.5'
- LOT 6 - 70.5'
- LOT 7 - NONE
- LOT 8 - NONE
- LOT 9 - NONE

REV	DATE	DESCRIPTION
H	1/8/2024	ISSUED FOR FINAL SUBDIVISION REVIEW
G	10/27/2023	REVISED PER ARMY CORPS
F	07/14/2023	REVISED FOR MDEP
E	04/19/2023	REVISED PER COMMENT
D	2/20/2023	ISSUED FOR PUBLIC HEARING
C	2/8/2023	REVISED PER MDEP AND TOWN OF KENNEBUNKPORT COMMENT
B	10/26/2022	ISSUED FOR PRELIMINARY SUBDIVISION REVIEW
A	9/10/2022	ISSUED TO FOR MDEP STORMWATER PERMIT



THE GLEN AT  
GOOSE ROCKS

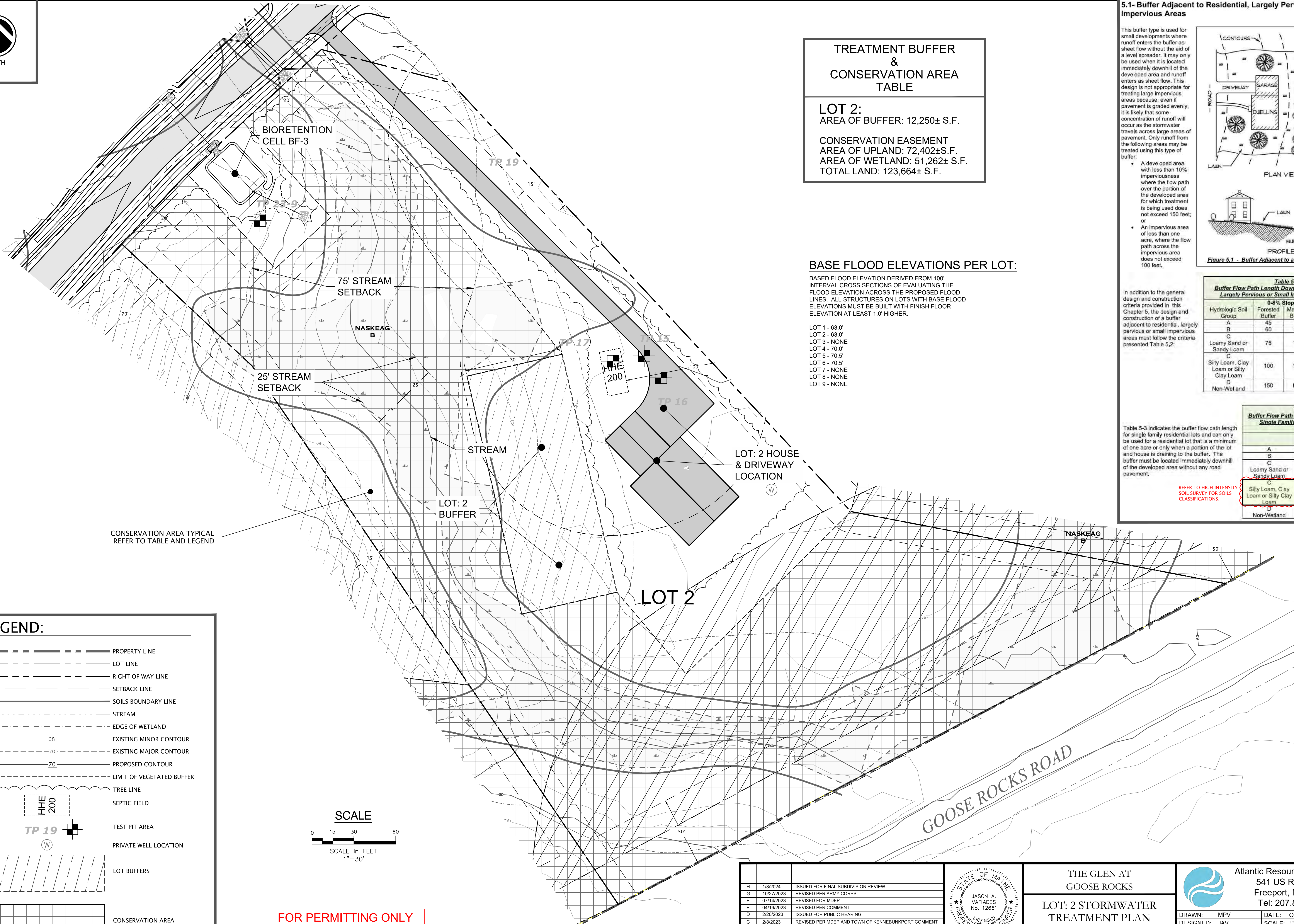
**LOT: 1 STORMWATER  
TREATMENT PLAN**

K.J. TRUDO PROPERTIES, LLC  
20 APPLE BLOSSOM LANE  
KENNEBUNKPORT, MAINE 04046

Atlantic Resource Consultants  
541 US Route One  
Freeport, ME 04032  
Tel: 207.869.9050

DRAWN: MPV DATE: OCTOBER 2023  
DESIGNED: JAV SCALE: 1" = 30'  
CHECKED: JAV JOB NO. 22-008  
FILE NAME:  
SHEET: C-305





TREATMENT BUFFER  
&  
CONSERVATION AREA  
TABLE

LOT 2:  
AREA OF BUFFER: 12,250± S.F.

CONSERVATION EASEMENT  
AREA OF UPLAND: 72,402±S.F.  
AREA OF WETLAND: 51,262± S.F.  
TOTAL LAND: 123,664± S.F.

BASE FLOOD ELEVATIONS PER LOT:

BASED FLOOD ELEVATION DERIVED FROM 100' INTERVAL CROSS SECTIONS OF EVALUATING THE FLOOD ELEVATION ACROSS THE PROPOSED FLOOD LINES. ALL STRUCTURES ON LOTS WITH BASE FLOOD ELEVATIONS MUST BE BUILT WITH FINISH FLOOR ELEVATION AT LEAST 1.0' HIGHER.

LOT 1 - 63.0'  
LOT 2 - 63.0'  
LOT 3 - NONE  
LOT 4 - 70.0'  
LOT 5 - 70.5'  
LOT 6 - 70.5'  
LOT 7 - NONE  
LOT 8 - NONE  
LOT 9 - NONE

5.1- Buffer Adjacent to Residential, Largely Pervious or Small Impervious Areas

This buffer type is used for small developments where runoff enters the buffer as sheet flow without the aid of a level spreader. It may only be used when it is located immediately downhill of the developed area and runoff enters as sheet flow. This design is not appropriate for treating large impervious areas because, even if pavement is graded evenly, it is likely that some concentration of runoff will occur as the stormwater travels across large areas of pavement. Only runoff from the following areas may be treated using this type of buffer:

- A developed area with less than 10% imperviousness where the flow path over the portion of the developed area for which treatment is being used does not exceed 150 feet; or
- An impervious area of less than one acre, where the flow path across the impervious area does not exceed 100 feet.

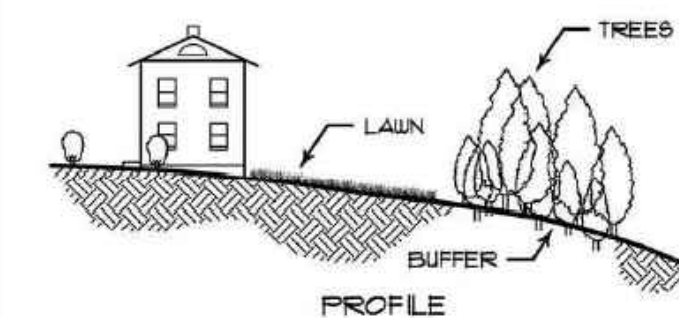
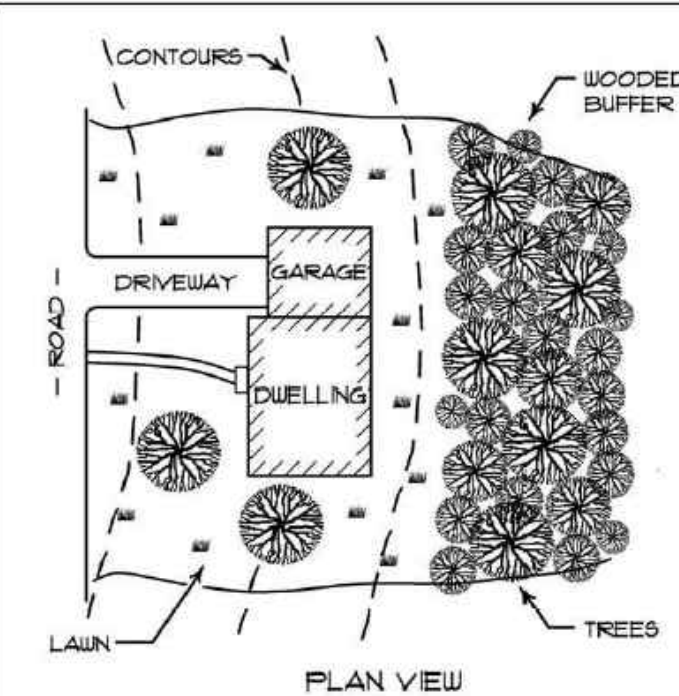


Figure 5.1 - Buffer Adjacent to a Small Impervious Area

Table 5.2  
Buffer Flow Path Length Downgradient of Residential, Largely Pervious or Small Impervious Areas (feet)

Hydrologic Soil Group	0-8% Slope		9-15% Slope	
	Forested Buffer	Meadow Buffer	Forested Buffer	Meadow Buffer
A	45	75	54	90
B	60	85	72	102
C				
Loamy Sand or Sandy Loam	75	100	90	120
Silty Loam, Clay Loam or Silty Clay Loam	100	150	120	180
D				
Non-Wetland	150	N/A	180	N/A

In addition to the general design and construction criteria provided in this Chapter 5, the design and construction of a buffer adjacent to residential, largely pervious or small impervious areas must follow the criteria presented Table 5.2.

Table 5.3  
Buffer Flow Path Length Downgradient of a Single Family Residential Lot (feet)

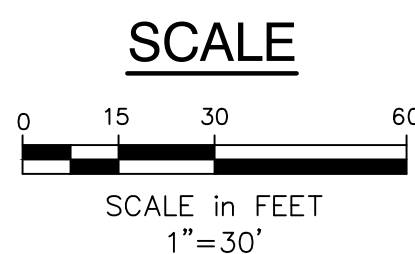
	0-15% Slope	
	Forested Buffer	Meadow Buffer
A	35	50
B	45	60
C		
Loamy Sand or Sandy Loam	50	70
Silty Loam, Clay Loam or Silty Clay Loam	70	100
D		
Non-Wetland	100	N/A

Table 5-3 indicates the buffer flow path length for single family residential lots and can only be used for a residential lot that is a minimum of one acre or only when a portion of the lot and house is draining to the buffer. The buffer must be located immediately downhill of the developed area without any road pavement.

REFER TO HIGH INTENSITY SOIL SURVEY FOR SOILS CLASSIFICATIONS.

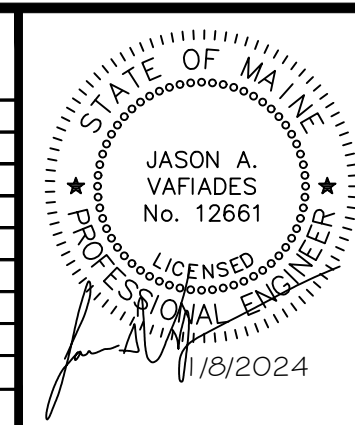
LEGEND:

	PROPERTY LINE
	LOT LINE
	RIGHT OF WAY LINE
	SETBACK LINE
	SOILS BOUNDARY LINE
	STREAM
	EDGE OF WETLAND
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED CONTOUR
	LIMIT OF VEGETATED BUFFER
	TREE LINE
	SEPTIC FIELD
	TEST PIT AREA
	PRIVATE WELL LOCATION
	LOT BUFFERS
	CONSERVATION AREA



FOR PERMITTING ONLY  
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
H	1/8/2024	ISSUED FOR FINAL SUBDIVISION REVIEW
G	10/27/2023	REVISED PER ARMY CORPS
F	07/14/2023	REVISED FOR MDEP
E	04/19/2023	REVISED PER COMMENT
D	2/20/2023	ISSUED FOR PUBLIC HEARING
C	2/8/2023	REVISED PER MDEP AND TOWN OF KENNEBUNKPORT COMMENT
B	10/26/2022	ISSUED FOR PRELIMINARY SUBDIVISION REVIEW
A	9/10/2022	ISSUED TO FOR MDEP STORMWATER PERMIT
REV	DATE	DESCRIPTION



THE GLEN AT  
GOOSE ROCKS

LOT: 2 STORMWATER  
TREATMENT PLAN

K.J. TRUDO PROPERTIES, LLC  
20 APPLE BLOSSOM LANE  
KENNEBUNKPORT, MAINE 04046

Atlantic Resource Consultants  
541 US Route One  
Freeport, ME 04032  
Tel: 207.869.9050

DRAWN: MPV  
DESIGNED: JAV  
CHECKED: JAV  
FILE NAME:  
SHEET: C-306

DATE: OCTOBER 2023  
SCALE: 1" = 30'  
JOB NO. 22-008





### BASE FLOOD ELEVATIONS PER LOT:

BASED FLOOD ELEVATION DERIVED FROM 100' INTERVAL CROSS SECTIONS OF EVALUATING THE FLOOD ELEVATION ACROSS THE PROPOSED FLOOD LINES. ALL STRUCTURES ON LOTS WITH BASE FLOOD ELEVATIONS MUST BE BUILT WITH FINISH FLOOR ELEVATION AT LEAST 1.0' HIGHER.

LOT 1 - 63.0'  
LOT 2 - 63.0'  
LOT 3 - NONE  
LOT 4 - 70.0'  
LOT 5 - 70.5'  
LOT 6 - 70.5'  
LOT 7 - NONE  
LOT 8 - NONE  
LOT 9 - NONE

### 5.1- Buffer Adjacent to Residential, Largely Pervious or Small Impervious Areas

This buffer type is used for small developments where runoff enters the buffer as sheet flow without the aid of a level spreader. It may only be used when it is located immediately downhill of the developed area and runoff enters as sheet flow. This design is not appropriate for treating large impervious areas because, even if pavement is graded evenly, it is likely that some concentration of runoff will occur as the stormwater travels across large areas of pavement. Only runoff from the following areas may be treated using this type of buffer:

- A developed area with less than 10% imperviousness where the flow path over the portion of the developed area for which treatment is being used does not exceed 150 feet; or
- An impervious area of less than one acre, where the flow path across the impervious area does not exceed 100 feet.

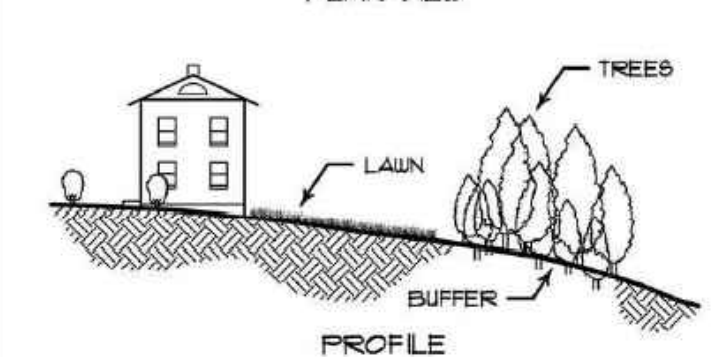
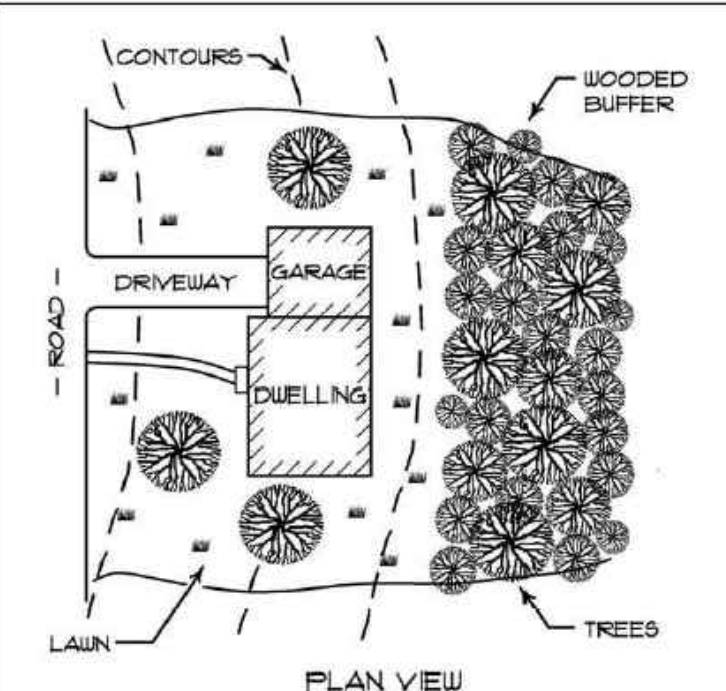


Figure 5.1 - Buffer Adjacent to a Small Impervious Area

Table 5.2  
Buffer Flow Path Length Downgradient of Residential, Largely Pervious or Small Impervious Areas (feet)

Hydrologic Soil Group	0-8% Slope		9-15% Slope	
	Forested Buffer	Meadow Buffer	Forested Buffer	Meadow Buffer
A	45	75	54	90
B	60	85	72	102
C	75	100	90	120
Loamy Sand or Sandy Loam				
C	100	150	120	180
Silty Loam, Clay Loam or Silty Clay Loam				
D	150	N/A	180	N/A
Non-Wetland				

Table 5.3  
Buffer Flow Path Length Downgradient of a Single Family Residential Lot (feet)

	0-15% Slope	
	Forested Buffer	Meadow Buffer
A	35	50
B	45	60
C	50	70
Loamy Sand or Sandy Loam		
C	70	100
Silty Loam, Clay Loam or Silty Clay Loam		
D	100	N/A
Non-Wetland		

Table 5-3 indicates the buffer flow path length for single family residential lots and can only be used for a residential lot that is a minimum of one acre or only when a portion of the lot and house is draining to the buffer. The buffer must be located immediately downhill of the developed area without any road pavement.

REFER TO HIGH INTENSITY SOIL SURVEY FOR SOILS CLASSIFICATIONS.

CONSERVATION AREA TYPICAL REFER TO TABLE AND LEGEND

RAVEL LAND 1

LOT: 3 HOUSE & DRIVEWAY LOCATION

WELL LOCATION

LOT: 3 BUFFER

LOT 3

OPEN SPACE

LYMAN-TUNBRIDGE COMPLEX B

100' SEPTIC SETBACK

WELL LOCATION

LYMAN-TUNBRIDGE ROCK OUTCROP COMPLEX B

OPEN SPACE AN-TUNBRIDGE COMPLEX B

NASKEAG B

GOOSE ROCKS ROAD

### TREATMENT BUFFER & CONSERVATION AREA TABLE

LOT 3:  
AREA OF BUFFER: 12,079± S.F.

CONSERVATION EASEMENT  
AREA OF UPLAND: 69,335± S.F.  
AREA OF WETLAND: 33,345± S.F.  
TOTAL LAND: 102,680± S.F.

### LEGEND:

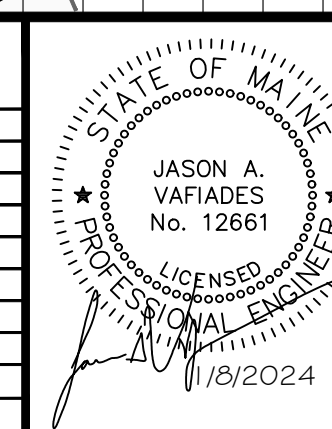
	PROPERTY LINE
	LOT LINE
	RIGHT OF WAY LINE
	SETBACK LINE
	SOILS BOUNDARY LINE
	STREAM
	EDGE OF WETLAND
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED CONTOUR
	LIMIT OF VEGETATED BUFFER
	TREE LINE
	SEPTIC FIELD
	TEST PIT AREA
	PRIVATE WELL LOCATION
	LOT BUFFERS
	CONSERVATION AREA

### SCALE

0 15 30 60  
SCALE in FEET  
1" = 30'

FOR PERMITTING ONLY  
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
H	1/8/2024	ISSUED FOR FINAL SUBDIVISION REVIEW
G	10/27/2023	REVISED PER ARMY CORPS
F	07/14/2023	REVISED FOR MDEP
E	04/19/2023	REVISED PER COMMENT
D	2/20/2023	ISSUED FOR PUBLIC HEARING
C	2/8/2023	REVISED PER MDEP AND TOWN OF KENNEBUNKPORT COMMENT
B	10/26/2022	ISSUED FOR PRELIMINARY SUBDIVISION REVIEW
A	9/10/2022	ISSUED TO FOR MDEP STORMWATER PERMIT
REV	DATE	DESCRIPTION

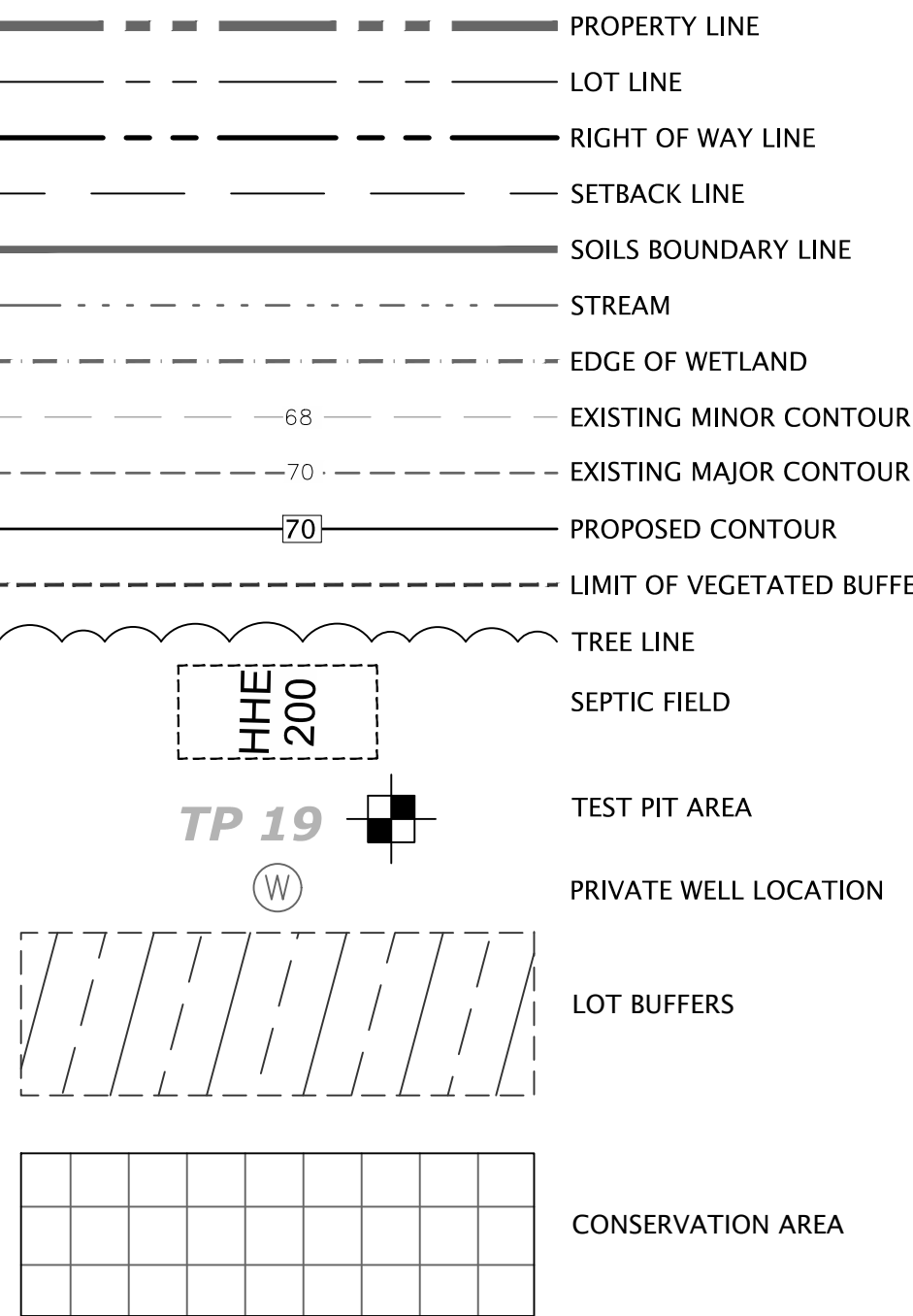


THE GLEN AT  
GOOSE ROCKS  
LOT: 3 STORMWATER  
TREATMENT PLAN  
K.J. TRUDO PROPERTIES, LLC  
20 APPLE BLOSSOM LANE  
KENNEBUNKPORT, MAINE 04046

Atlantic Resource Consultants  
541 US Route One  
Freeport, ME 04032  
Tel: 207.869.9050  
DRAWN: MPV  
DESIGNED: JAV  
CHECKED: JAV  
FILE NAME:  
SHEET: C-307  
DATE: OCTOBER 2023  
SCALE: 1" = 30'  
JOB NO. 22-008



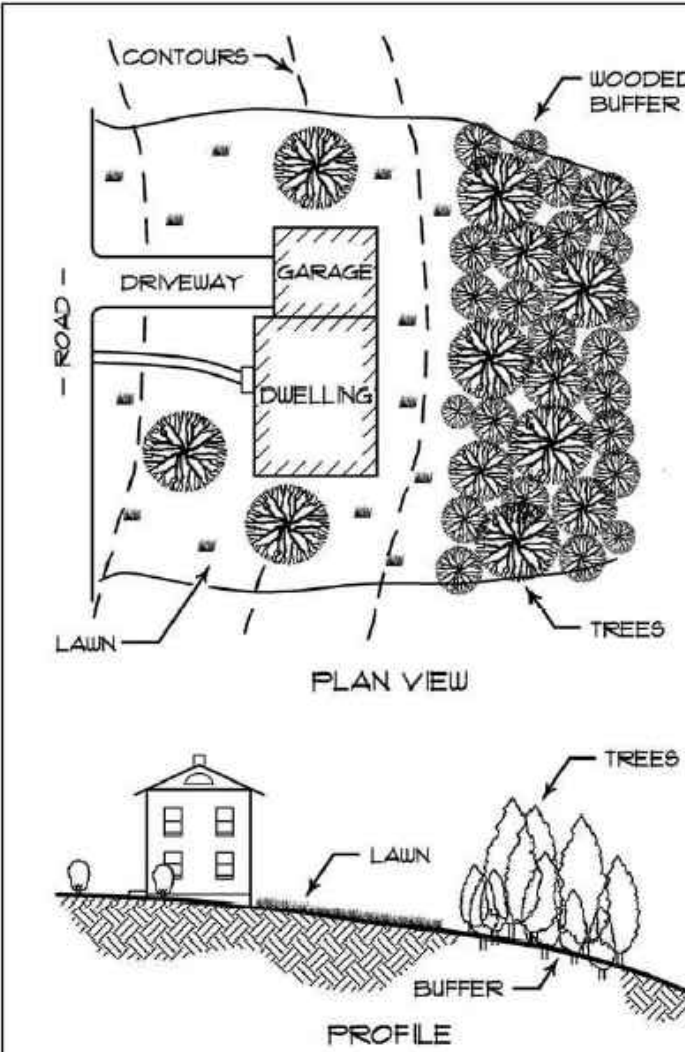
LEGEND:



5.1- Buffer Adjacent to Residential, Largely Pervious or Small Impervious Areas

This buffer type is used for small developments where runoff enters the buffer as sheet flow without the aid of a level spreader. It may only be used when it is located immediately downhill of the developed area and runoff enters as sheet flow. This design is not appropriate for treating large impervious areas because, even if pavement is graded evenly, it is likely that some concentration of runoff will occur as the stormwater travels across large areas of pavement. Only runoff from the following areas may be treated using this type of buffer:

- A developed area with less than 10% imperviousness where the flow path over the portion of the developed area for which treatment is being used does not exceed 150 feet; or
- An impervious area of less than one acre, where the flow path across the impervious area does not exceed 100 feet.



In addition to the general design and construction criteria provided in this Chapter 5, the design and construction of a buffer adjacent to residential, largely pervious or small impervious areas must follow the criteria presented Table 5.2:

Table 5.2  
Buffer Flow Path Length Downgradient of Residential, Largely Pervious or Small Impervious Areas (feet)

Hydrologic Soil Group	0-8% Slope		9-15% Slope	
	Forested Buffer	Meadow Buffer	Forested Buffer	Meadow Buffer
A	45	75	54	90
B	60	85	72	102
C	75	100	90	120
Loamy Sand or Sandy Loam				
C				
Silty Loam, Clay Loam or Silty Clay Loam	100	150	120	180
D				
Non-Wetland	150	N/A	180	N/A

Table 5-3 indicates the buffer flow path length for single family residential lots and can only be used for a residential lot that is a minimum of one acre or only when a portion of the lot and house is draining to the buffer. The buffer must be located immediately downhill of the developed area without any road pavement.

Table 5.3  
Buffer Flow Path Length Downgradient of a Single Family Residential Lot (feet)

Hydrologic Soil Group	0-15% Slope	
	Forested Buffer	Meadow Buffer
A	35	50
B	45	60
C	50	70
Loamy Sand or Sandy Loam		
C		
Silty Loam, Clay Loam or Silty Clay Loam	70	100
D		
Non-Wetland	100	N/A

REFER TO HIGH INTENSITY SOIL SURVEY FOR SOILS CLASSIFICATIONS.

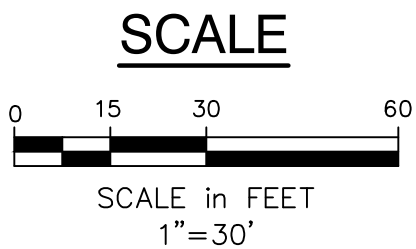
BASE FLOOD ELEVATIONS PER LOT:

BASED FLOOD ELEVATION DERIVED FROM 100' INTERVAL CROSS SECTIONS OF EVALUATING THE FLOOD ELEVATION ACROSS THE PROPOSED FLOOD LINES. ALL STRUCTURES ON LOTS WITH BASE FLOOD ELEVATIONS MUST BE BUILT WITH FINISH FLOOR ELEVATION AT LEAST 1.0' HIGHER.

- LOT 1 - 63.0'
- LOT 2 - 63.0'
- LOT 3 - NONE
- LOT 4 - 70.0'
- LOT 5 - 70.5'
- LOT 6 - 70.5'
- LOT 7 - NONE
- LOT 8 - NONE
- LOT 9 - NONE

TREATMENT BUFFER & CONSERVATION AREA TABLE

LOT 4:  
AREA OF BUFFER: 50,927± S.F.  
CONSERVATION EASEMENT  
AREA OF UPLAND: 41,425± S.F.  
AREA OF WETLAND: 44,598± S.F.  
TOTAL LAND: 86,023± S.F.



FOR PERMITTING ONLY  
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
H	1/8/2024	ISSUED FOR FINAL SUBDIVISION REVIEW
G	10/27/2023	REVISED PER ARMY CORPS
F	07/14/2023	REVISED FOR MDEP
E	04/19/2023	REVISED PER COMMENT
D	2/20/2023	ISSUED FOR PUBLIC HEARING
C	2/8/2023	REVISED PER MDEP AND TOWN OF KENNEBUNKPORT COMMENT
B	10/26/2022	ISSUED FOR PRELIMINARY SUBDIVISION REVIEW
A	9/10/2022	ISSUED TO FOR MDEP STORMWATER PERMIT
REV	DATE	DESCRIPTION



THE GLEN AT  
GOOSE ROCKS  
LOT: 4 STORMWATER  
TREATMENT PLAN  
K.J. TRUDO PROPERTIES, LLC  
20 APPLE BLOSSOM LANE  
KENNEBUNKPORT, MAINE 04046

Atlantic Resource Consultants  
541 US Route One  
Freeport, ME 04032  
Tel: 207.869.9050  
DRAWN: MPV  
DESIGNED: JAV  
CHECKED: JAV  
FILE NAME:  
SHEET: C-308  
DATE: OCTOBER 2023  
SCALE: 1" = 30'  
JOB NO. 22-008





CONSERVATION AREA TYPICAL  
REFER TO TABLE AND LEGEND

### BASE FLOOD ELEVATIONS PER LOT:

BASED FLOOD ELEVATION DERIVED FROM 100' INTERVAL CROSS SECTIONS OF EVALUATING THE FLOOD ELEVATION ACROSS THE PROPOSED FLOOD LINES. ALL STRUCTURES ON LOTS WITH BASE FLOOD ELEVATIONS MUST BE BUILT WITH FINISH FLOOR ELEVATION AT LEAST 1.0' HIGHER.

LOT 1 - 63.0'  
LOT 2 - 63.0'  
LOT 3 - NONE  
LOT 4 - 70.0'  
LOT 5 - 70.5'  
LOT 6 - 70.5'  
LOT 7 - NONE  
LOT 8 - NONE  
LOT 9 - NONE

### 5.1- Buffer Adjacent to Residential, Largely Pervious or Small Impervious Areas

This buffer type is used for small developments where runoff enters the buffer as sheet flow without the aid of a level spreader. It may only be used when it is located immediately downhill of the developed area and runoff enters as sheet flow. This design is not appropriate for treating large impervious areas because, even if pavement is graded evenly, it is likely that some concentration of runoff will occur as the stormwater travels across large areas of pavement. Only runoff from the following areas may be treated using this type of buffer:

- A developed area with less than 10% imperviousness where the flow path over the portion of the developed area for which treatment is being used does not exceed 150 feet; or
- An impervious area of less than one acre, where the flow path across the impervious area does not exceed 100 feet.

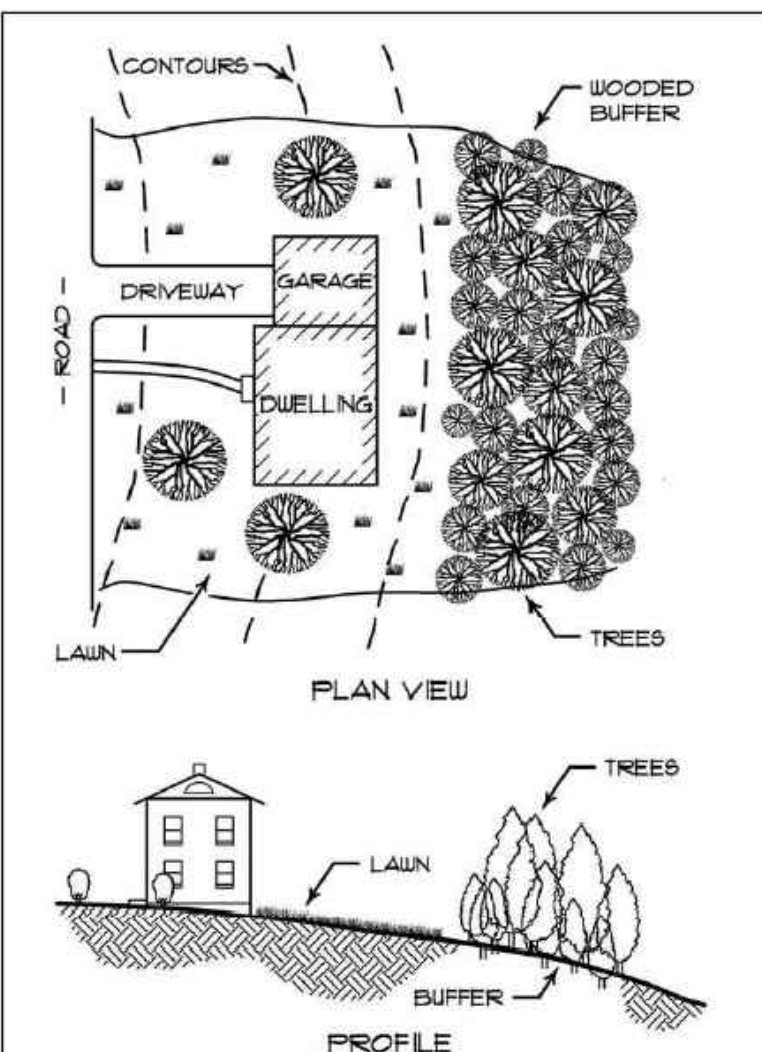


Figure 5.1 - Buffer Adjacent to a Small Impervious Area

Table 5.2  
Buffer Flow Path Length Downgradient of Residential, Largely Pervious or Small Impervious Areas (feet)

Hydrologic Soil Group	0-8% Slope		9-15% Slope	
	Forested Buffer	Meadow Buffer	Forested Buffer	Meadow Buffer
A	45	75	54	90
B	60	85	72	102
C	75	100	90	120
Loamy Sand or Sandy Loam				
C				
Silty Loam, Clay Loam or Silty Clay Loam	100	150	120	180
D				
Non-Wetland	150	N/A	180	N/A

Table 5.3  
Buffer Flow Path Length Downgradient of a Single Family Residential Lot (feet)

	0-15% Slope	
	Forested Buffer	Meadow Buffer
A	35	50
B	45	60
C	50	70
Loamy Sand or Sandy Loam		
C		
Silty Loam, Clay Loam or Silty Clay Loam	70	100
D		
Non-Wetland	100	N/A

Table 5-3 indicates the buffer flow path length for single family residential lots and can only be used for a residential lot that is a minimum of one acre or only when a portion of the lot and house is draining to the buffer. The buffer must be located immediately downhill of the developed area without any road pavement.

REFER TO HIGH INTENSITY SOIL SURVEY FOR SOILS CLASSIFICATIONS.

### LEGEND:

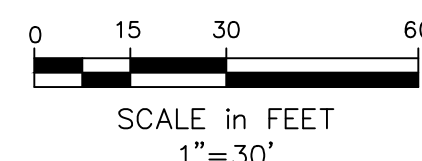
	PROPERTY LINE
	LOT LINE
	RIGHT OF WAY LINE
	SETBACK LINE
	SOILS BOUNDARY LINE
	STREAM
	EDGE OF WETLAND
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED CONTOUR
	LIMIT OF VEGETATED BUFFER
	TREE LINE
	SEPTIC FIELD
	TEST PIT AREA
	PRIVATE WELL LOCATION
	LOT BUFFERS
	CONSERVATION AREA

### TREATMENT BUFFER & CONSERVATION AREA TABLE

LOT 5:  
AREA OF BUFFER: 33,548± S.F.

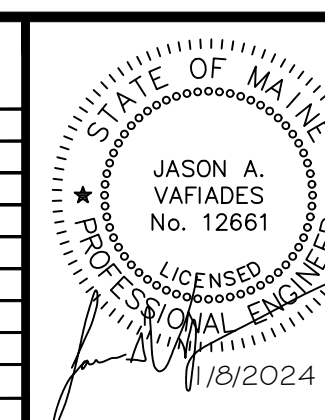
CONSERVATION EASEMENT  
AREA OF UPLAND: 23,921± S.F.  
AREA OF WETLAND: 3,314± S.F.  
TOTAL LAND: 27,334± S.F.

### SCALE



FOR PERMITTING ONLY  
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
H	1/8/2024	ISSUED FOR FINAL SUBDIVISION REVIEW
G	10/27/2023	REVISED PER ARMY CORPS
F	07/14/2023	REVISED FOR MDEP
E	04/19/2023	REVISED PER COMMENT
D	2/20/2023	ISSUED FOR PUBLIC HEARING
C	2/8/2023	REVISED PER MDEP AND TOWN OF KENNEBUNKPORT COMMENT
B	10/26/2022	ISSUED FOR PRELIMINARY SUBDIVISION REVIEW
A	9/10/2022	ISSUED TO FOR MDEP STORMWATER PERMIT
REV	DATE	DESCRIPTION



THE GLEN AT  
GOOSE ROCKS  
  
LOT: 5 STORMWATER  
TREATMENT PLAN  
  
K.J. TRUDO PROPERTIES, LLC  
20 APPLE BLOSSOM LANE  
KENNEBUNKPORT, MAINE 04046

Atlantic Resource Consultants 541 US Route One Freeport, ME 04032 Tel: 207.869.9050	
DRAWN: MPV	DATE: OCTOBER 2023
DESIGNED: JAV	SCALE: 1" = 30'
CHECKED: JAV	JOB NO. 22-008
FILE NAME:	
SHEET: C-309	



5.1- Buffer Adjacent to Residential, Largely Pervious or Small Impervious Areas

This buffer type is used for small developments where runoff enters the buffer as sheet flow without the aid of a level spreader. It may only be used when it is located immediately downhill of the developed area and runoff enters as sheet flow. This design is not appropriate for treating large impervious areas because, even if pavement is graded evenly, it is likely that some concentration of runoff will occur as the stormwater travels across large areas of pavement. Only runoff from the following areas may be treated using this type of buffer:

- A developed area with less than 10% imperviousness where the flow path over the portion of the developed area for which treatment is being used does not exceed 150 feet; or
- An impervious area of less than one acre, where the flow path across the impervious area does not exceed 100 feet.

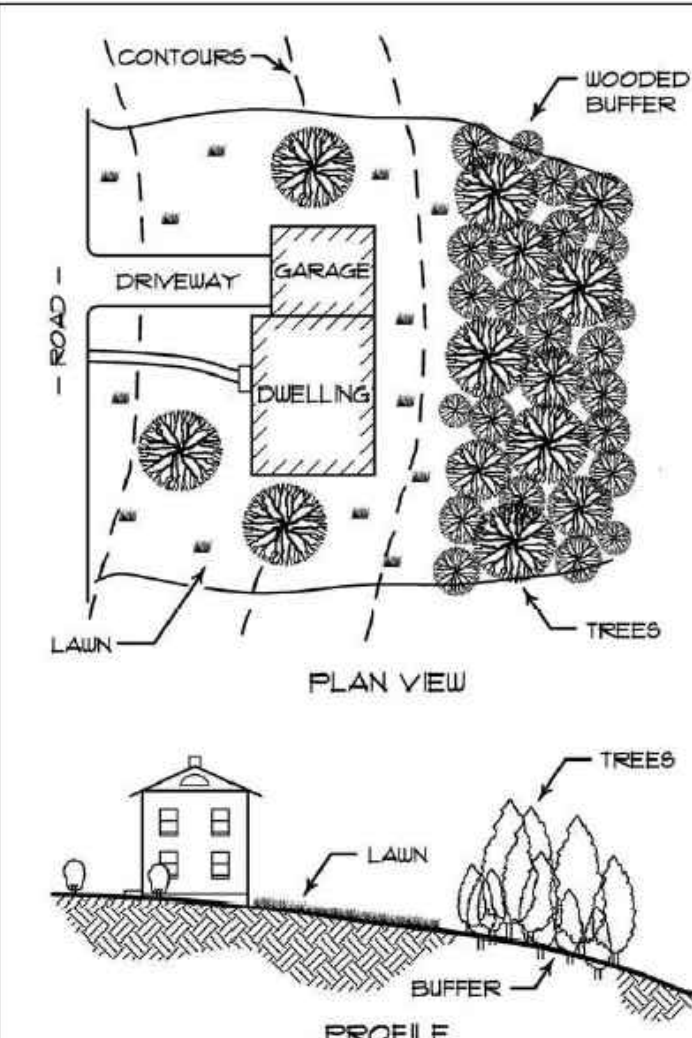


Figure 5.1 - Buffer Adjacent to a Small Impervious Area

Table 5.2 Buffer Flow Path Length Downgradient of Residential, Largely Pervious or Small Impervious Areas (feet)				
Hydrologic Soil Group	0-8% Slope		9-15% Slope	
	Forested Buffer	Meadow Buffer	Forested Buffer	Meadow Buffer
A	45	75	54	90
B	60	85	72	102
C	75	100	90	120
Loamy Sand or Sandy Loam C				
Silty Loam, Clay Loam or Silty Clay Loam	100	150	120	180
D	150	N/A	180	N/A
Non-Wetland				

Table 5.3 Buffer Flow Path Length Downgradient of a Single Family Residential Lot (feet)		
	0-15% Slope	
	Forested Buffer	Meadow Buffer
A	35	50
B	45	60
C	50	70
Loamy Sand or Sandy Loam C		
Silty Loam, Clay Loam or Silty Clay Loam	70	100
D	100	N/A
Non-Wetland		

Table 5-3 indicates the buffer flow path length for single family residential lots and can only be used for a residential lot that is a minimum of one acre or only when a portion of the lot and house is draining to the buffer. The buffer must be located immediately downhill of the developed area without any road pavement.

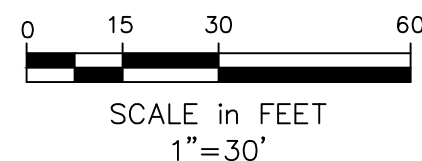
REFER TO HIGH INTENSITY SOIL SURVEY FOR SOILS CLASSIFICATIONS.

LEGEND:

- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- SOILS BOUNDARY LINE
- STREAM
- EDGE OF WETLAND
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED CONTOUR
- LIMIT OF VEGETATED BUFFER
- TREE LINE
- SEPTIC FIELD
- TEST PIT AREA
- PRIVATE WELL LOCATION
- LOT BUFFERS
- CONSERVATION AREA

FOR PERMITTING ONLY  
NOT FOR CONSTRUCTION

SCALE



TREATMENT BUFFER  
&  
CONSERVATION AREA  
TABLE

LOT 6:  
AREA OF BUFFER: 12,919± S.F.

CONSERVATION EASEMENT  
AREA OF UPLAND: 77,788± S.F.  
AREA OF WETLAND: 40,198± S.F.  
TOTAL LAND: 117,986± S.F.

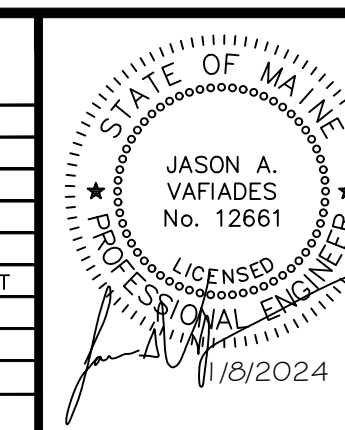
CONSERVATION AREA TYPICAL  
REFER TO TABLE AND LEGEND

BASE FLOOD ELEVATIONS PER LOT:

BASED FLOOD ELEVATION DERIVED FROM 100' INTERVAL CROSS SECTIONS OF EVALUATING THE FLOOD ELEVATION ACROSS THE PROPOSED FLOOD LINES. ALL STRUCTURES ON LOTS WITH BASE FLOOD ELEVATIONS MUST BE BUILT WITH FINISH FLOOR ELEVATION AT LEAST 1.0' HIGHER.

- LOT 1 - 63.0'
- LOT 2 - 63.0'
- LOT 3 - NONE
- LOT 4 - 70.0'
- LOT 5 - 70.5'
- LOT 6 - 70.5'
- LOT 7 - NONE
- LOT 8 - NONE
- LOT 9 - NONE

REV	DATE	DESCRIPTION
H	1/8/2024	ISSUED FOR FINAL SUBDIVISION REVIEW
G	10/27/2023	REVISED PER ARMY CORPS
F	07/14/2023	REVISED FOR MDEP
E	04/19/2023	REVISED PER COMMENT
D	2/20/2023	ISSUED FOR PUBLIC HEARING
C	2/8/2023	REVISED PER MDEP AND TOWN OF KENNEBUNKPORT COMMENT
B	10/26/2022	ISSUED FOR PRELIMINARY SUBDIVISION REVIEW
A	9/10/2022	ISSUED TO FOR MDEP STORMWATER PERMIT
REV	DATE	DESCRIPTION



THE GLEN AT GOOSE ROCKS
LOT: 6 STORMWATER TREATMENT PLAN
K.J. TRUDO PROPERTIES, LLC 20 APPLE BLOSSOM LANE KENNEBUNKPORT, MAINE 04046

Atlantic Resource Consultants 541 US Route One Freeport, ME 04032 Tel: 207.869.9050
DRAWN: MPV DESIGNED: JAV FILE NAME: SHEET: C-310
DATE: OCTOBER 2023 SCALE: 1" = 30' JOB NO. 22-008





CONSERVATION AREA TYPICAL  
REFER TO TABLE AND LEGEND

### TREATMENT BUFFER & CONSERVATION AREA TABLE

**LOT 7:**  
AREA OF BUFFER: 14,722± S.F.  
  
CONSERVATION EASEMENT  
AREA OF UPLAND: 33,419± S.F.  
AREA OF WETLAND: 12,154± S.F.  
TOTAL LAND: 45,573± S.F.

### BASE FLOOD ELEVATIONS PER LOT:

BASED FLOOD ELEVATION DERIVED FROM 100'  
INTERVAL CROSS SECTIONS OF EVALUATING THE  
FLOOD ELEVATION ACROSS THE PROPOSED FLOOD  
LINES. ALL STRUCTURES ON LOTS WITH BASE FLOOD  
ELEVATIONS MUST BE BUILT WITH FINISH FLOOR  
ELEVATION AT LEAST 1.0' HIGHER.

LOT 1 - 63.0'  
LOT 2 - 63.0'  
LOT 3 - NONE  
LOT 4 - 70.0'  
LOT 5 - 70.5'  
LOT 6 - 70.5'  
LOT 7 - NONE  
LOT 8 - NONE  
LOT 9 - NONE

### 5.1- Buffer Adjacent to Residential, Largely Pervious or Small Impervious Areas

This buffer type is used for small developments where runoff enters the buffer as sheet flow without the aid of a level spreader. It may only be used when it is located immediately downhill of the developed area and runoff enters as sheet flow. This design is not appropriate for treating large impervious areas because, even if pavement is graded evenly, it is likely that some concentration of runoff will occur as the stormwater travels across large areas of pavement. Only runoff from the following areas may be treated using this type of buffer:

- A developed area with less than 10% imperviousness where the flow path over the portion of the developed area for which treatment is being used does not exceed 150 feet; or
- An impervious area of less than one acre, where the flow path across the impervious area does not exceed 100 feet.

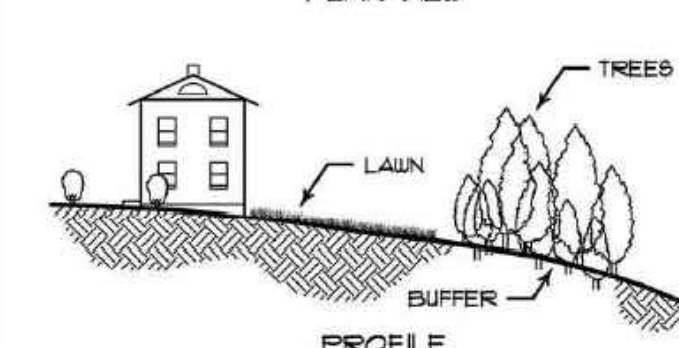
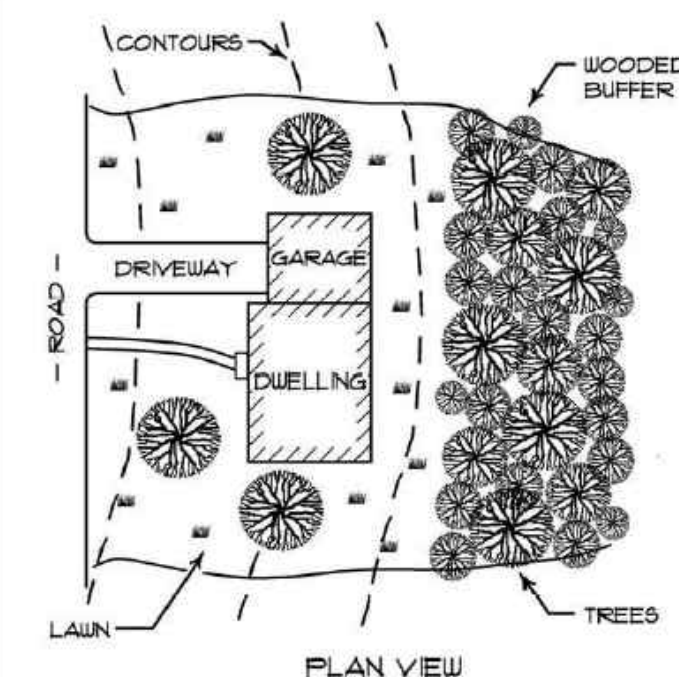


Figure 5.1 - Buffer Adjacent to a Small Impervious Area

Table 5.2  
Buffer Flow Path Length Downgradient of Residential, Largely Pervious or Small Impervious Areas (feet)

Hydrologic Soil Group	0-8% Slope		9-15% Slope	
	Forested Buffer	Meadow Buffer	Forested Buffer	Meadow Buffer
A	45	75	54	90
B	60	85	72	102
C	75	100	90	120
Loamy Sand or Sandy Loam				
C	100	150	120	180
Silty Loam, Clay Loam or Silty Clay Loam				
D	150	N/A	180	N/A
Non-Wetland				

Table 5.3  
Buffer Flow Path Length Downgradient of a Single Family Residential Lot (feet)

Hydrologic Soil Group	0-15% Slope	
	Forested Buffer	Meadow Buffer
A	35	50
B	45	60
C	50	70
Loamy Sand or Sandy Loam		
C	70	100
Silty Loam, Clay Loam or Silty Clay Loam		
D	100	N/A
Non-Wetland		

Table 5-3 indicates the buffer flow path length for single family residential lots and can only be used for a residential lot that is a minimum of one acre or only when a portion of the lot and house is draining to the buffer. The buffer must be located immediately downhill of the developed area without any road pavement.

REFER TO HIGH INTENSITY  
SOIL SURVEY FOR SOILS  
CLASSIFICATIONS.

### LEGEND:

	PROPERTY LINE
	LOT LINE
	RIGHT OF WAY LINE
	SETBACK LINE
	SOILS BOUNDARY LINE
	STREAM
	EDGE OF WETLAND
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED CONTOUR
	LIMIT OF VEGETATED BUFFER
	TREE LINE
	SEPTIC FIELD
	TEST PIT AREA
	PRIVATE WELL LOCATION
	LOT BUFFERS
	CONSERVATION AREA

100' SEPTIC  
SETBACK

LOT: 7 HOUSE  
& DRIVEWAY  
LOCATION

WELL  
LOCATION

LOT 7

LYMAN-  
TUNBRIDGE ROCK OUTCROP  
COMPLEX

TP 10

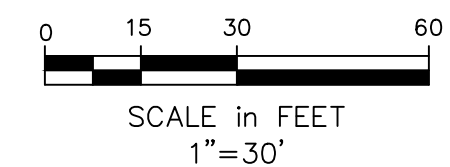
NASKEAG

LOT: 7  
BUFFER

LOT 6:

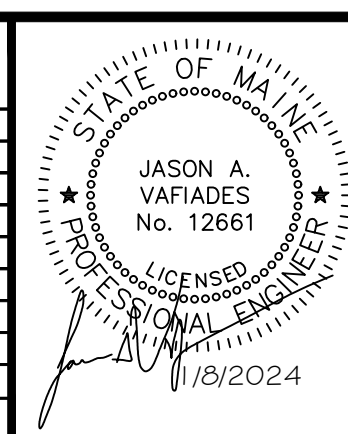
LOT 6 CONSERVATION AREA  
REFER TO C-310 PLAN

### SCALE



FOR PERMITTING ONLY  
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
H	1/8/2024	ISSUED FOR FINAL SUBDIVISION REVIEW
G	10/27/2023	REVISED PER ARMY CORPS
F	07/14/2023	REVISED FOR MDEP
E	04/19/2023	REVISED PER COMMENT
D	2/20/2023	ISSUED FOR PUBLIC HEARING
C	2/8/2023	REVISED PER MDEP AND TOWN OF KENNEBUNKPORT COMMENT
B	10/26/2022	ISSUED FOR PRELIMINARY SUBDIVISION REVIEW
A	9/10/2022	ISSUED TO FOR MDEP STORMWATER PERMIT
REV	DATE	DESCRIPTION
REVISIONS		



THE GLEN AT  
GOOSE ROCKS

LOT: 7 STORMWATER  
TREATMENT PLAN

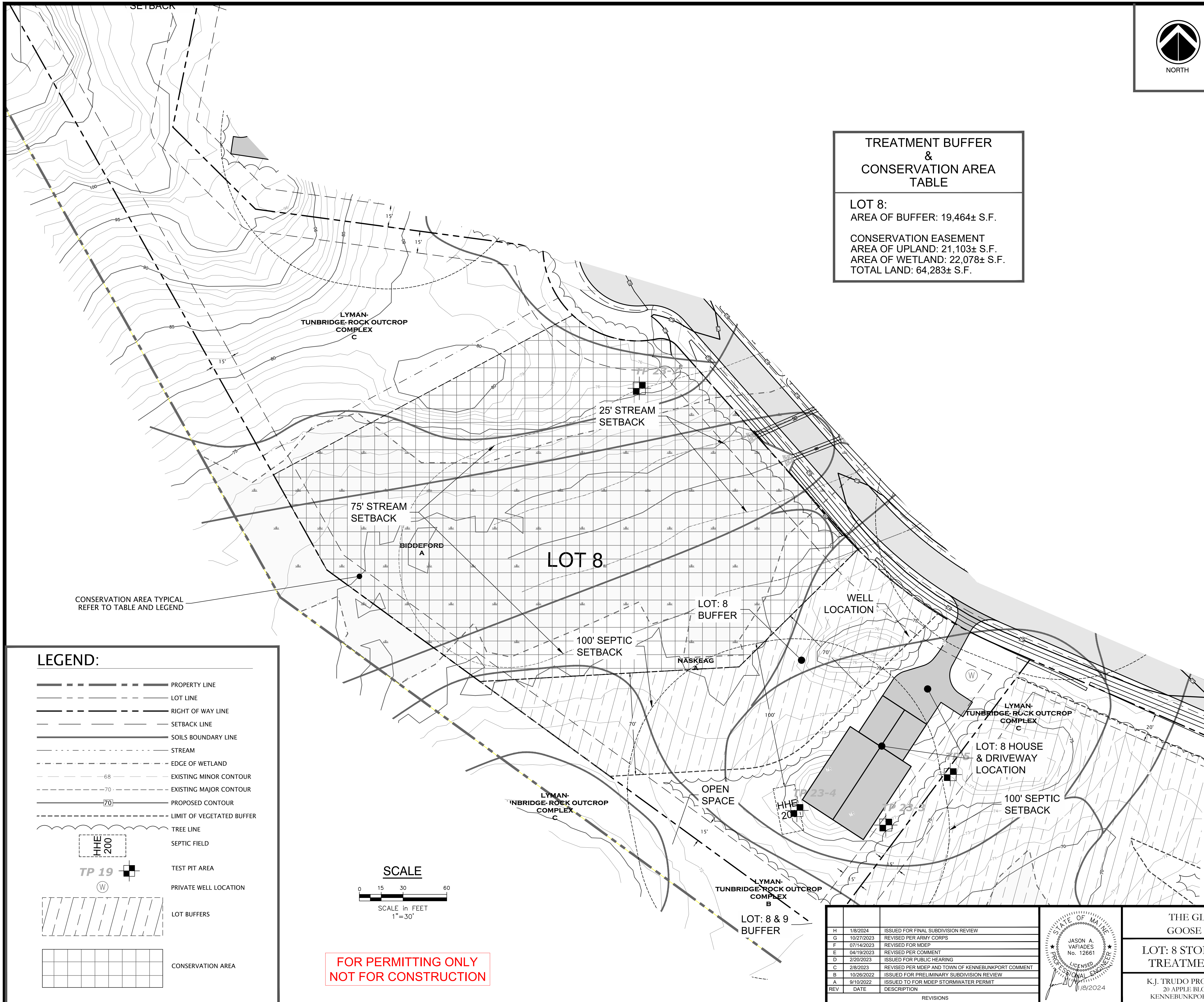
K.J. TRUDO PROPERTIES, LLC  
20 APPLE BLOSSOM LANE  
KENNEBUNKPORT, MAINE 04046

Atlantic Resource Consultants  
541 US Route One  
Freeport, ME 04032  
Tel: 207.869.9050

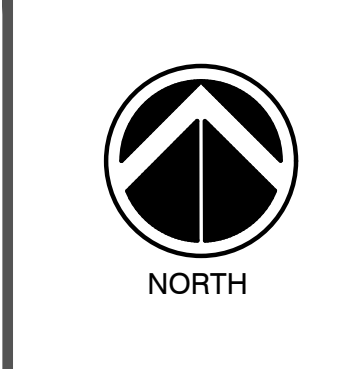
DRAWN: MPV  
DESIGNED: JAV  
CHECKED: JAV  
FILE NAME:  
SHEET: C-311

DATE: OCTOBER 2023  
SCALE: 1" = 30'  
JOB NO. 22-008





TREATMENT BUFFER & CONSERVATION AREA TABLE
LOT 8: AREA OF BUFFER: 19,464± S.F.
CONSERVATION EASEMENT AREA OF UPLAND: 21,103± S.F. AREA OF WETLAND: 22,078± S.F. TOTAL LAND: 64,283± S.F.



### 5.1- Buffer Adjacent to Residential, Largely Pervious or Small Impervious Areas

This buffer type is used for small developments where runoff enters the buffer as sheet flow without the aid of a level spreader. It may only be used when it is located immediately downhill of the developed area and runoff enters as sheet flow. This design is not appropriate for treating large impervious areas because, even if pavement is graded evenly, it is likely that some concentration of runoff will occur as the stormwater travels across large areas of pavement. Only runoff from the following areas may be treated using this type of buffer:

- A developed area with less than 10% imperviousness where the flow path over the portion of the developed area for which treatment is being used does not exceed 150 feet; or
- An impervious area of less than one acre, where the flow path across the impervious area does not exceed 100 feet.

Figure 5.1 - Buffer Adjacent to a Small Impervious Area

#### Table 5.2 Buffer Flow Path Length Downgradient of Residential, Largely Pervious or Small Impervious Areas (feet)

Hydrologic Soil Group	0-8% Slope		9-15% Slope	
	Forested Buffer	Meadow Buffer	Forested Buffer	Meadow Buffer
A	45	75	54	90
B	60	85	72	102
C	75	100	90	120
Loamy Sand or Sandy Loam				
C				
Silty Loam, Clay Loam or Silty Clay Loam	100	150	120	180
D				
Non-Wetland	150	N/A	180	N/A

In addition to the general design and construction criteria provided in this Chapter 5, the design and construction of a buffer adjacent to residential, largely pervious or small impervious areas must follow the criteria presented Table 5.2.

#### Table 5.3 Buffer Flow Path Length Downgradient of a Single Family Residential Lot (feet)

Hydrologic Soil Group	0-15% Slope	
	Forested Buffer	Meadow Buffer
A	35	50
B	45	60
C	50	70
Loamy Sand or Sandy Loam		
C		
Silty Loam, Clay Loam or Silty Clay Loam	70	100
D		
Non-Wetland	100	N/A

Table 5-3 indicates the buffer flow path length for single family residential lots and can only be used for a residential lot that is a minimum of one acre or only when a portion of the lot and house is draining to the buffer. The buffer must be located immediately downhill of the developed area without any road pavement.

REFER TO HIGH INTENSITY SOIL SURVEY FOR SOILS CLASSIFICATIONS.

### LEGEND:

- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- SOILS BOUNDARY LINE
- STREAM
- EDGE OF WETLAND
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED CONTOUR
- LIMIT OF VEGETATED BUFFER
- TREE LINE
- SEPTIC FIELD
- TEST PIT AREA
- PRIVATE WELL LOCATION
- LOT BUFFERS
- CONSERVATION AREA

FOR PERMITTING ONLY  
NOT FOR CONSTRUCTION

### BASE FLOOD ELEVATIONS PER LOT:

BASED FLOOD ELEVATION DERIVED FROM 100' INTERVAL CROSS SECTIONS OF EVALUATING THE FLOOD ELEVATION ACROSS THE PROPOSED FLOOD LINES. ALL STRUCTURES ON LOTS WITH BASE FLOOD ELEVATIONS MUST BE BUILT WITH FINISH FLOOR ELEVATION AT LEAST 1.0' HIGHER.

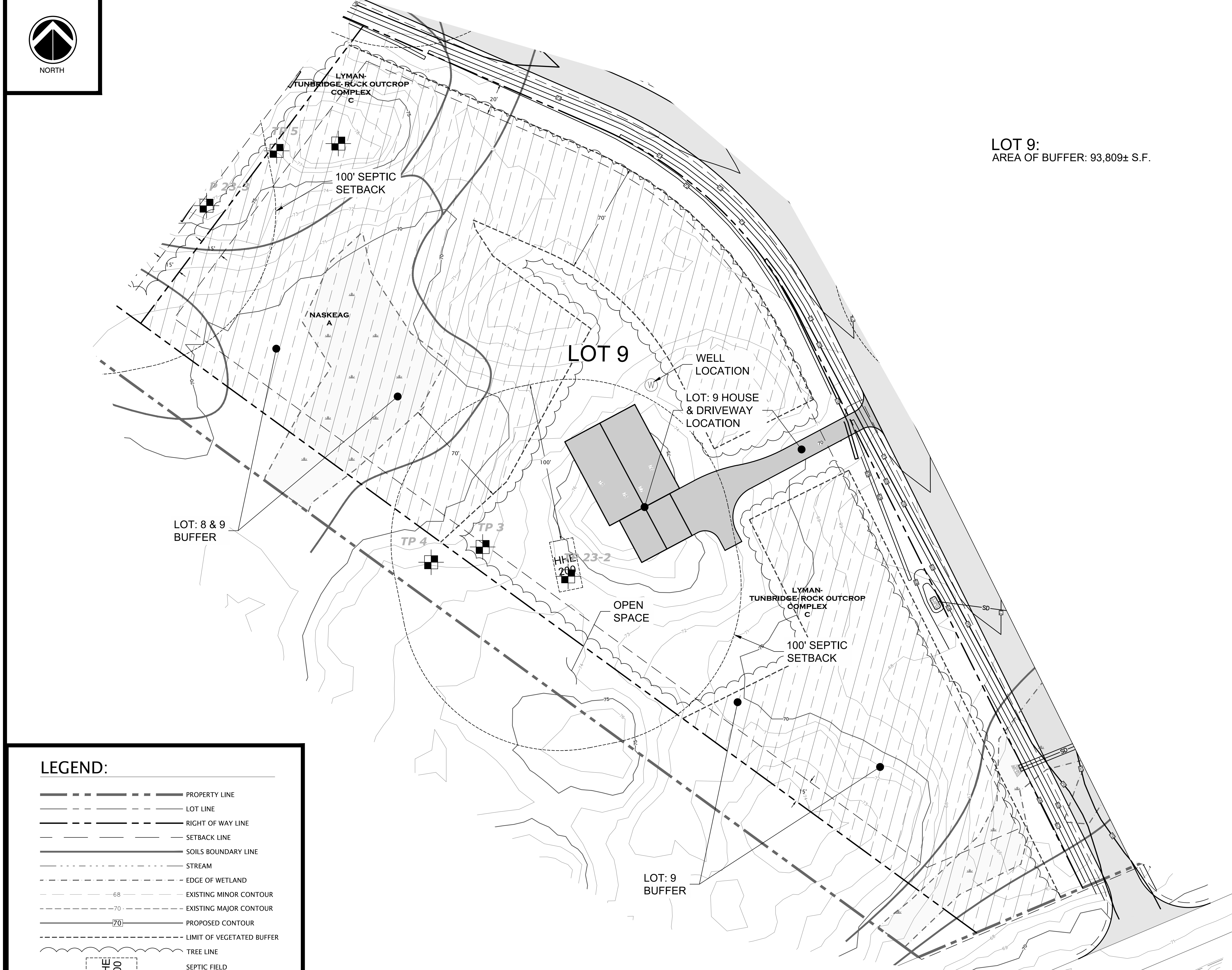
LOT 1 - 63.0'  
LOT 2 - 63.0'  
LOT 3 - NONE  
LOT 4 - 70.0'  
LOT 5 - 70.5'  
LOT 6 - 70.5'  
LOT 7 - NONE  
LOT 8 - NONE  
LOT 9 - NONE

H	1/8/2024	ISSUED FOR FINAL SUBDIVISION REVIEW
G	10/27/2023	REVISED PER ARMY CORPS
F	07/14/2023	REVISED FOR MDEP
E	04/19/2023	REVISED PER COMMENT
D	2/20/2023	ISSUED FOR PUBLIC HEARING
C	2/8/2023	REVISED PER MDEP AND TOWN OF KENNEBUNKPORT COMMENT
B	10/26/2022	ISSUED FOR PRELIMINARY SUBDIVISION REVIEW
A	9/10/2022	ISSUED FOR MDEP STORMWATER PERMIT
REV	DATE	DESCRIPTION

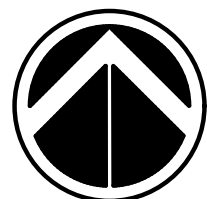
  | THE GLEN AT GOOSE ROCKS  LOT: 8 STORMWATER TREATMENT PLAN  K.J. TRUDO PROPERTIES, LLC 20 APPLE BLOSSOM LANE KENNEBUNKPORT, MAINE 04046 | Atlantic Resource Consultants 541 US Route One Freeport, ME 04032 Tel: 207.869.9050  DRAWN: MPV DESIGNED: JAV CHECKED: JAV FILE NAME: SHEET: C-312  DATE: OCTOBER 2023 SCALE: 1" = 30' JOB NO. 22-008 |

S:\21-059 Trudo Kennebunkport Subdivision\Drawings\21-059 DETAILS.dwg









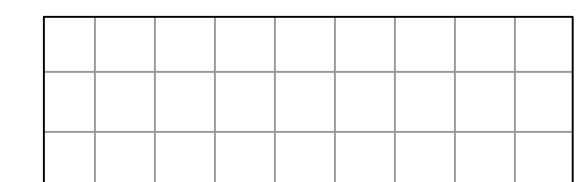
NORTH

## LEGEND:

- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- SOILS BOUNDARY LINE
- STREAM
- EDGE OF WETLAND
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED CONTOUR
- LIMIT OF VEGETATED BUFFER
- TREE LINE
- SEPTIC FIELD
- TEST PIT AREA
- PRIVATE WELL LOCATION
- LOT BUFFERS
- CONSERVATION AREA

HHE  
200

TP 19  
W

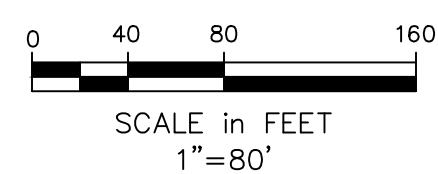


TOTAL AREA OF BUFFERS:  
291,762 S.F.  
3.70± Acres

LAND AREA FOR CONSERVATION:  
UPLAND: 399,795 S.F.  
WETLANDS: 246,406 S.F.

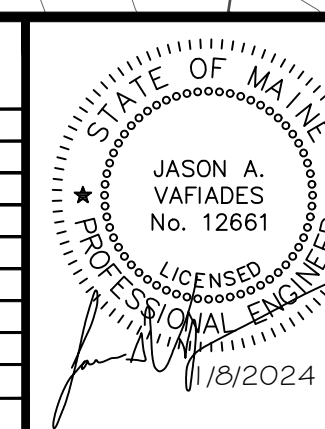
TOTAL: 646,201 S.F. - 14.84± Acres

### SCALE



FOR PERMITTING ONLY  
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
H	1/8/2024	ISSUED FOR FINAL SUBDIVISION REVIEW
G	10/27/2023	REVISED PER ARMY CORPS
F	07/14/2023	REVISED FOR MDEP
E	04/19/2023	REVISED PER COMMENT
D	2/20/2023	ISSUED FOR PUBLIC HEARING
C	2/8/2023	REVISED PER MDEP AND TOWN OF KENNEBUNKPORT COMMENT
B	10/26/2022	ISSUED FOR PRELIMINARY SUBDIVISION REVIEW
A	9/10/2022	ISSUED TO FOR MDEP STORMWATER PERMIT



THE GLEN AT  
GOOSE ROCKS

CONSERVATION LAND  
OVERVIEW PLAN

K.J. TRUDO PROPERTIES, LLC  
20 APPLE BLOSSOM LANE  
KENNEBUNKPORT, MAINE 04046

Atlantic Resource Consultants  
541 US Route One  
Freeport, ME 04032  
Tel: 207.869.9050

DRAWN: MPV  
DESIGNED: JAV  
CHECKED: JAV  
FILE NAME:  
SHEET: C-400

DATE: OCTOBER 2023  
SCALE: 1" = 80'  
JOB NO. 22-008