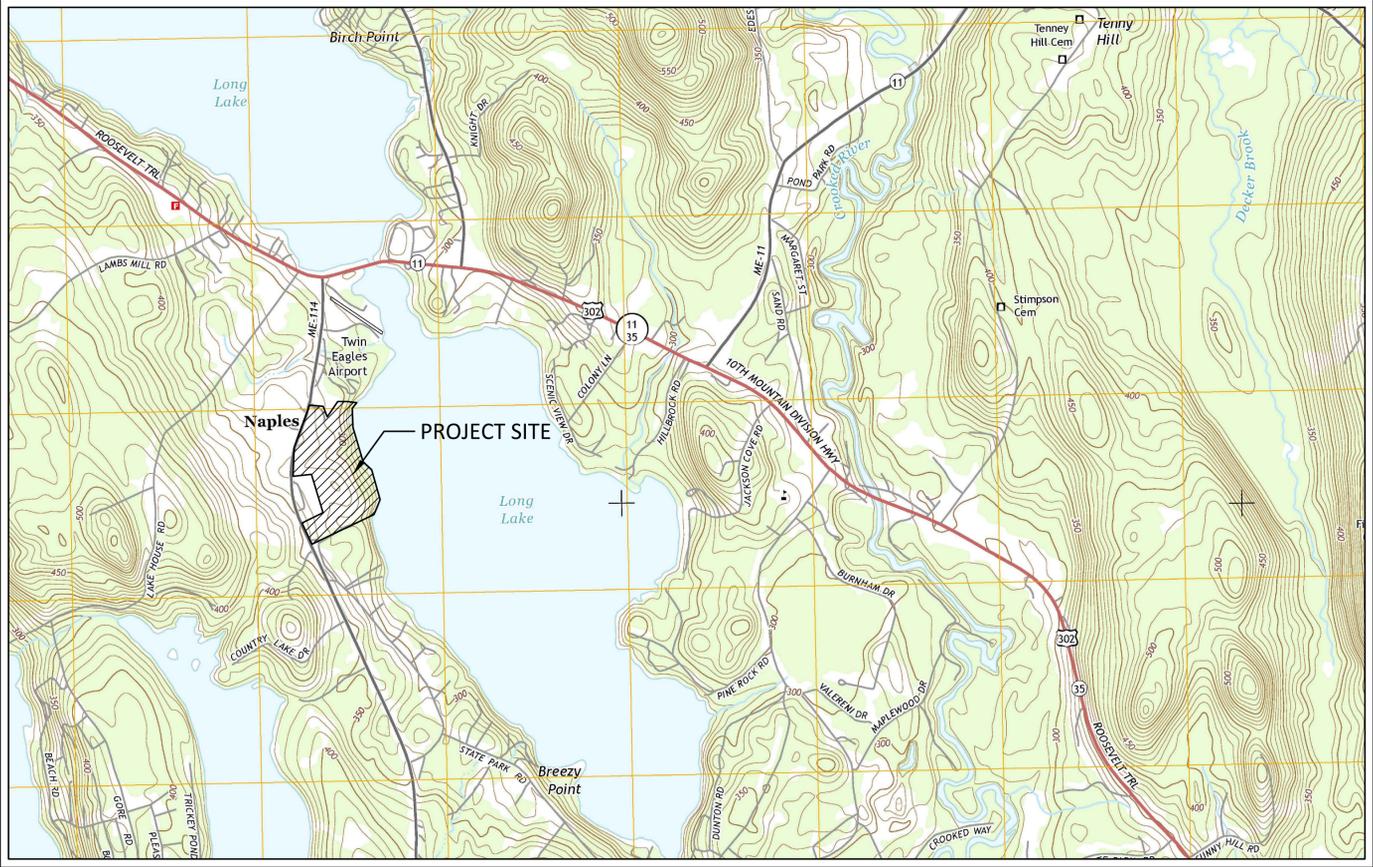


BRANDY CROSSING SUBDIVISION

SEBAGO ROAD
NAPLES, MAINE

CONSULTANTS	
CIVIL ENGINEER	DM ROMA CONSULTING ENGINEERS
LAND SURVEYOR	SAWYER ENGINEERING & SURVEYING, INC.
SITE EVALUATOR	SAWYER ENGINEERING & SURVEYING, INC.



PROJECT VICINITY MAP

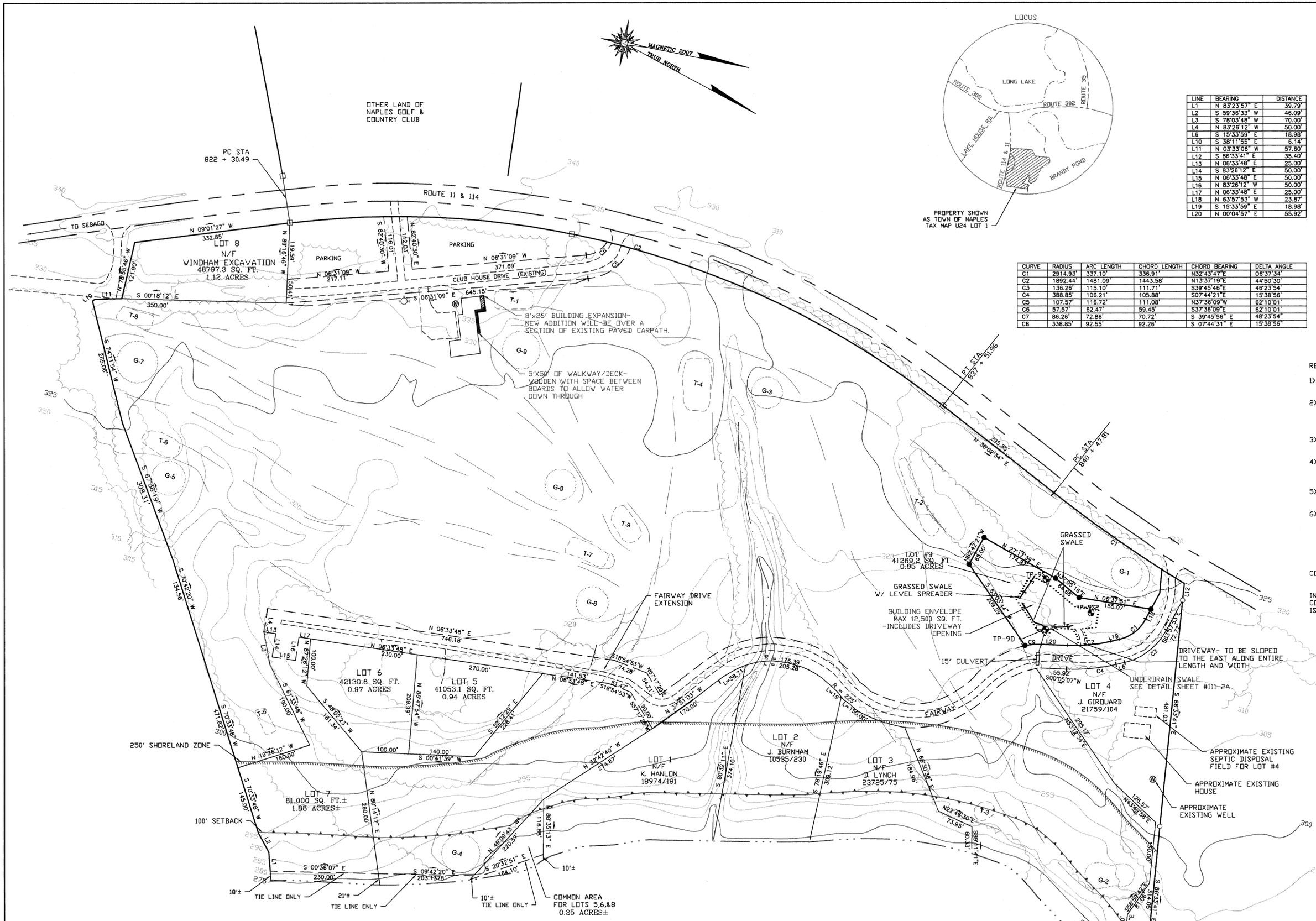
ISSUED TO TOWN FOR PRELIMINARY REVIEW - NOT FOR CONSTRUCTION
JULY 31, 2018

PREPARED BY:
DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 310 - 0506

APPLICANT:
FRONT NINE HOMES, LLC
28 WEARE ROAD
SEABROOK, NH 03874

BRANDY CROSSING SUBDIVISION
DRAWING SHEET INDEX

PAGE NO.	DESCRIPTION
1	TITLE SHEET
2	SUBDIVISION PLAN-LOT #9 (EXISTING BOUNDARY PLAN)
3	SUBDIVISION PLAN
4	PLAN & PROFILE
5	PLAN & PROFILE
6	PLAN & PROFILE
7	STORMWATER POND PLAN
8	DOCK SITE PLAN
9	DETAILS
10	DETAILS



LEGEND

- IRON PIN FOUND
- 5/8 REBAR WITH CAP RLS 1229 SET
- ⊙ WELL
- STONE POST FOUND
- UTILITY POLE
- ⊙ TEST PIT
- SHORELINE
- EDGE OF TRAVELED WAY
- TREELINE
- 100' SHORELINE SETBACK
- 250' SHORELINE SETBACK
- LIMIT OF CLEARED AREA-BUILDING ENVELOPE
- GRASSED SWALE

LINE	BEARING	DISTANCE
L1	N 83°23'57" E	39.79'
L2	S 59°36'33" W	46.09'
L3	S 78°03'48" W	70.00'
L4	N 83°26'12" W	50.00'
L6	S 15°33'59" E	18.98'
L10	S 38°11'55" E	6.14'
L11	N 03°33'06" W	57.60'
L12	S 86°33'41" E	35.40'
L13	N 06°33'48" E	25.00'
L14	S 83°26'12" E	50.00'
L15	N 08°33'48" E	50.00'
L18	N 83°26'12" W	50.00'
L17	N 06°33'48" E	25.00'
L18	N 63°57'53" W	23.87'
L19	S 15°33'59" E	18.98'
L20	N 00°04'57" E	55.92'

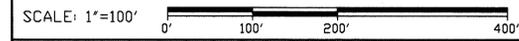
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2914.93'	337.10'	336.91'	N32°43'47"E	06°37'34"
C2	1892.44'	1481.09'	1443.58'	N13°37'19"E	44°50'30"
C3	136.26'	115.10'	111.71'	S39°45'46"E	46°23'54"
C4	388.85'	106.21'	105.88'	S07°44'21"E	15°38'56"
C5	107.57'	116.72'	111.08'	N37°36'09"W	82°10'01"
C6	57.57'	82.47'	59.45'	S37°36'09"E	82°10'01"
C7	86.26'	72.86'	70.72'	S 39°45'58" E	46°23'54"
C8	338.85'	92.55'	92.26'	S 07°44'31" E	15°38'56"

- REFERENCE IS MADE TO THE FOLLOWING:
- DEED FROM LEWIS P. KNIGHT TO NAPLES GOLF & COUNTRY CLUB RECORDED IN C.C.R.D. BOOK 1246 PAGE 371.
 - 'PLAN OF LAND RTE 11 & 114 NAPLES, MAINE' MADE FOR NAPLES GOLF & COUNTRY CLUB BY SAWYER ENGINEERING & SURVEYING, INC., PLAN NO. 103-43 APPROVED BY NAPLES PLANNING BOARD 3/16/04 AND RECORDED IN C.C.R.D. PLAN BOOK 204 PAGE 243.
 - 'PLAN OF EXISTING COURSE NAPLES GOLF & COUNTRY CLUB NAPLES, MAINE' BY SAWYER ENGINEERING & SURVEYING, INC. PLAN NO. 194-10B.
 - 'AMENDED SUBDIVISION PLAN FAIRWAYS AT NAPLES, MAINE' BY SURVEY, INC. APPROVED BY NAPLES PLANNING BOARD 12/24/93 RECORDED IN C.C.R.D. PLAN BOOK 194 PAGE 3.
 - 'MAINE STATE HIGHWAY COMMISSION RIGHT-OF-WAY MAPS STATE HIGHWAY 126' NAPLES, MAINE. S.H.C. FILE NO. 3-164 SHEETS 3 & 4 OF 5.
 - 'REVISED SUBDIVISION PLAN 4 LOT EXPANSION NAPLES, MAINE' PREPARED BY SAWYER ENGINEERING AND SURVEYING INC. DATED 5-29-2009 PLAN NO. 107-28R RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 209 PAGE 296.

CONDITION OF APPROVAL:
 UNTIL THE DEP APPROVED STORMWATER MANAGEMENT CONTROLS ARE INSTALLED AND INSPECTED BY A QUALIFIED ENGINEER, AND WRITTEN CONFIRMATION THAT INSTALLED CONTROLS MEET THE DESIGN STANDARDS IS GIVEN TO THE CED, NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED.

APPROVED
 TOWN OF NAPLES
 PLANNING BOARD
[Signature]
 DATE 7/4/11

REVISED 7-12-2011
 REVISED 5-23-2011
 REVISED 4-5-2011
 REVISED 3-10-2011
 REVISED 3-7-2011



SUBDIVISION PLAN
LOT #9
NAPLES, MAINE

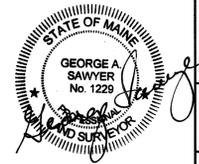
RECORD OWNER:
NAPLES GOLF & COUNTRY CLUB
 P.O. BOX 98 NAPLES, MAINE 04055

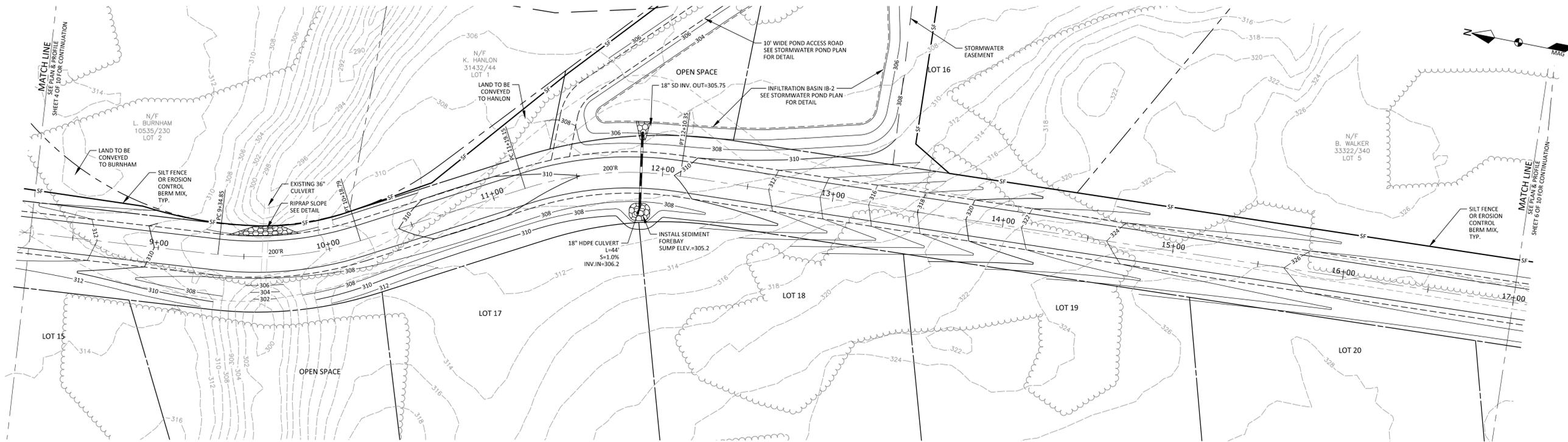
SAWYER ENGINEERING & SURVEYING, INC.
 2 ELM STREET
 BRIDGTON, MAINE 04009

SURVEY BY	DATE	DRAFTSMAN	SCALE	PLAN NO.
J.WIESEMANN	2-7-2011	J.WIESEMANN	1"=100'	111-2

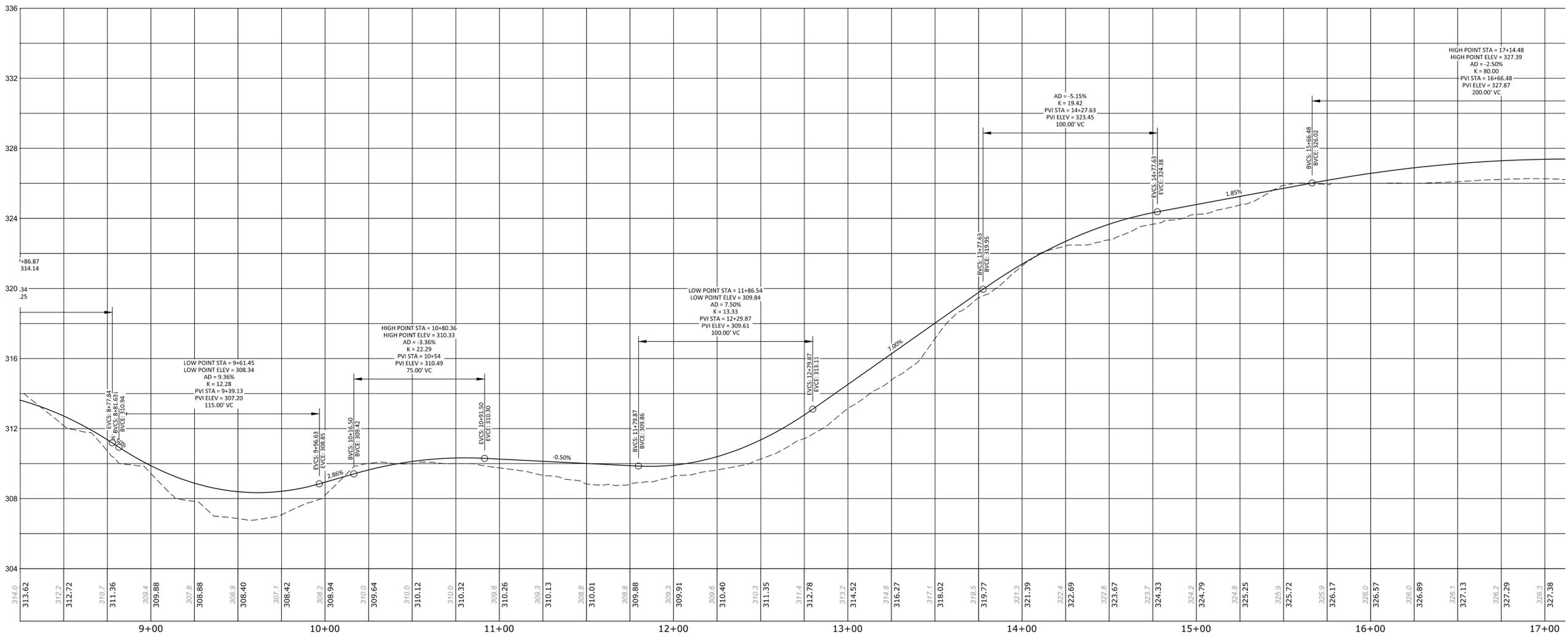
- NOTE:**
- REMAINING LAND OF NAPLES GOLF & COUNTRY CLUB 44 ACRES±, AREA INCLUDES FAIRWAY DRIVE, CLUB HOUSE DRIVE, BIRDIE LANE.
 - CONTOUR INTERVAL 5'. ELEVATION APPROXIMATES MEAN SEA LEVEL. CONTOURS DEVELOPED BY JAMES SEWALL CO. THROUGH AERIAL PHOTOGRAPHY.
 - FAIRWAY DRIVE & FAIRWAY DRIVE EXTENSION ARE, AND SHALL REMAIN PRIVATE ROADS MAINTAINED BY THE OWNERS OF LOTS 5,6,7,8, 9.
 - SEPTIC DISPOSAL SYSTEM SHALL BE LOCATED IN AREAS OF TEST PITS. WELLS SHALL BE LOCATED AS SHOWN.
 - LOTS WITHIN SHORELAND ZONE SHALL HAVE MINIMUM 60,000 SF. AREA, 200 FEET SHORE FRONTAGE & 100 FEET ROAD FRONTAGE.
 - LOTS OUTSIDE SHORELAND ZONE (LOT 9) SHALL HAVE 40,000 SF. AREA, & 100 FEET ROAD FRONTAGE.
 - NO PORTION OF DEVELOPMENT AREA IS SHOWN ON FEMA MAPS AS BEING WITHIN THE 100 YEAR FLOOD ZONE.
 - PORTION OF LOT 9 OUTSIDE THE BUILDING ENVELOPE SHOWN SHALL REMAIN IN THE CURRENT STATE AS TO GROUND COVER. WOODED AREAS MUST REMAIN DISTURBED, THAT INCLUDES TREES, UNDERGROWTH, AND FOREST DUFF. LARGE DEAD OR DISEASED TREES THAT COULD CAUSE HARM TO THE BUILDINGS MAY BE REMOVED. EXISTING GRASSED AREAS SHALL REMAIN GRASSED OR MAY BE ALLOWED TO REVERT TO WOODED VEGETATION.

State of Maine, Cumberland SS.
 Registry of Deeds
 Received August 2, 2011
 at 2:08 p.m. P M and recorded in
 Plan Book 211 Page 495
 Attest: *[Signature]*
 Register

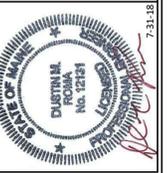




PLAN VIEW
SCALE: 1"=30'
GRAPHIC SCALE



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

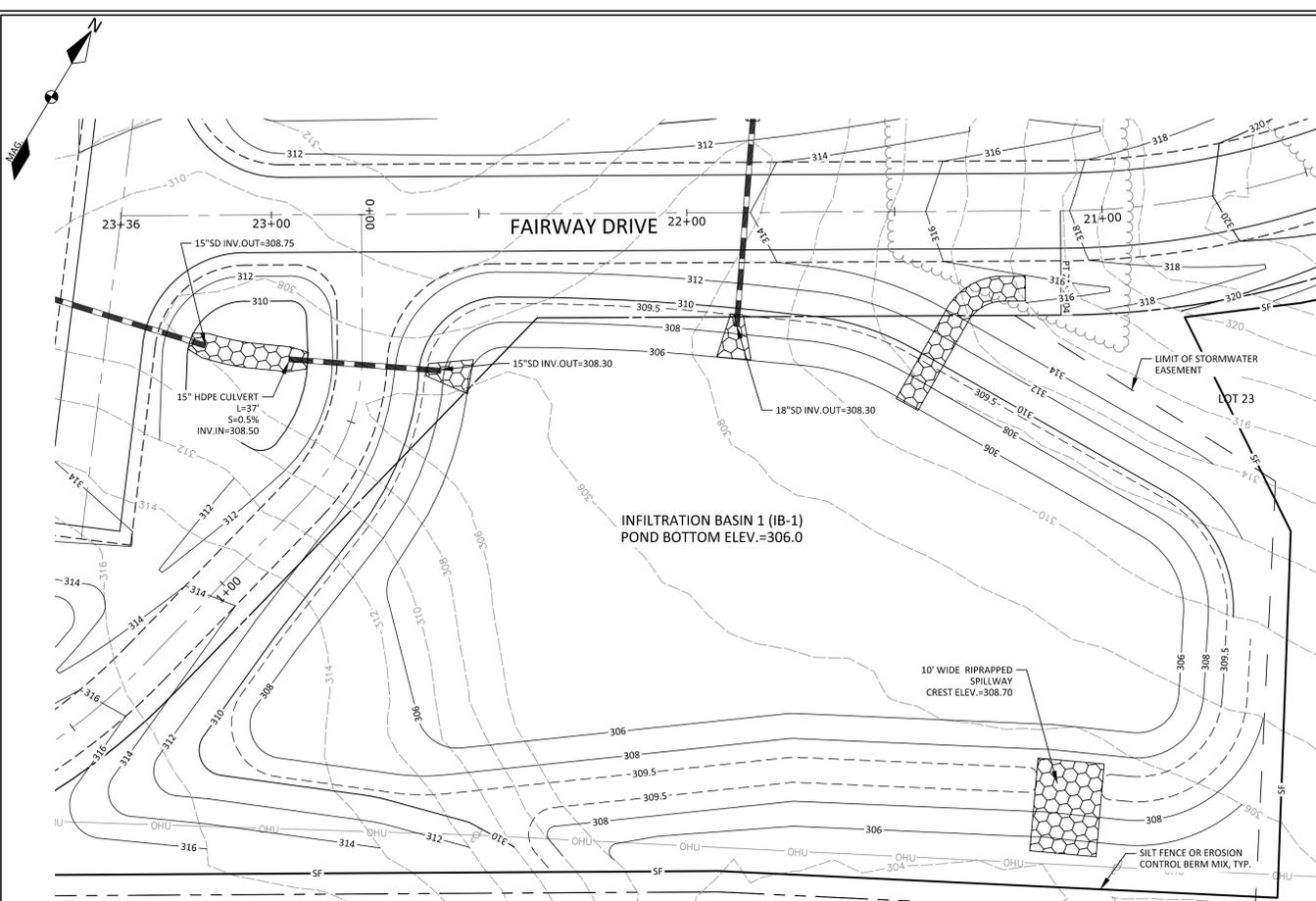


DM ROMA
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WINDHAM, ME 04062
(207) 310-0506

REV	DATE	BY	DESCRIPTION
A	7-31-18	DMR	ISSUED TO TOWN FOR PRELIMINARY REVIEW

ROAD PLAN & PROFILE
BRANDY CROSSING SUBDIVISION
NAPLES, MAINE
FOR:
FRONT NINE HOMES, LLC
28 WEBER ROAD
SPRINGBORO, NY 02874

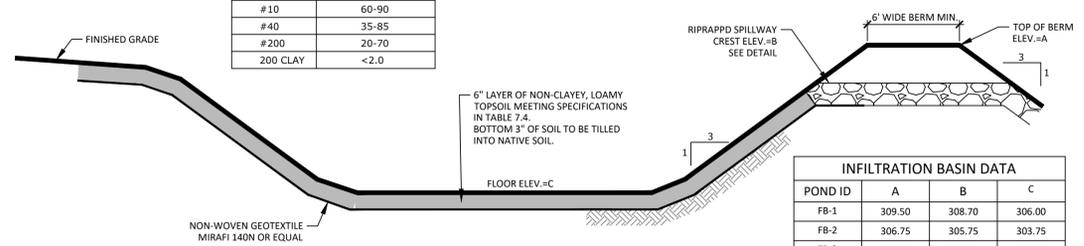
18001 JOB NUMBER:
AS NOTED SCALE:
7-31-2018 DATE:
SHEET 5 OF 10
PP-2



INFILTRATION BASIN 1 (IB-1)



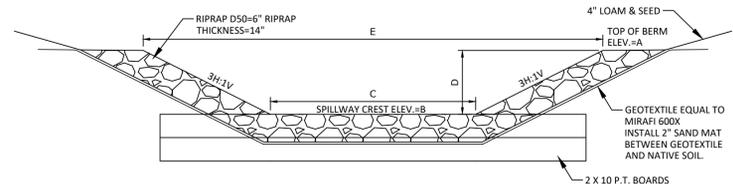
TABLE 7.4 SANDY LOAM	
SIEVE SIZE	% PASSING BY WEIGHT
#4	75-95
#10	60-90
#40	35-85
#200	20-70
200 CLAY	<2.0



INFILTRATION BASIN DATA			
POND ID	A	B	C
FB-1	309.50	308.70	306.00
FB-2	306.75	305.75	303.75
FB-3	308.25	307.25	305.00

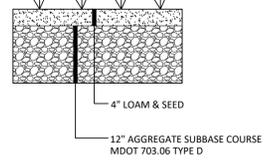
CONSTRUCTION OVERSIGHT NOTES:
 1. INSPECTIONS BY A PROFESSIONAL ENGINEER WILL CONSIST OF WEEKLY VISITS TO THE SITE TO INSPECT THE PROPOSED SOIL LINER MATERIAL, TOPSOIL CAP, FROM INITIAL GROUND DISTURBANCE TO FINAL STABILIZATION OF THE INFILTRATION BASIN

INFILTRATION BASIN SECTION
NOT TO SCALE

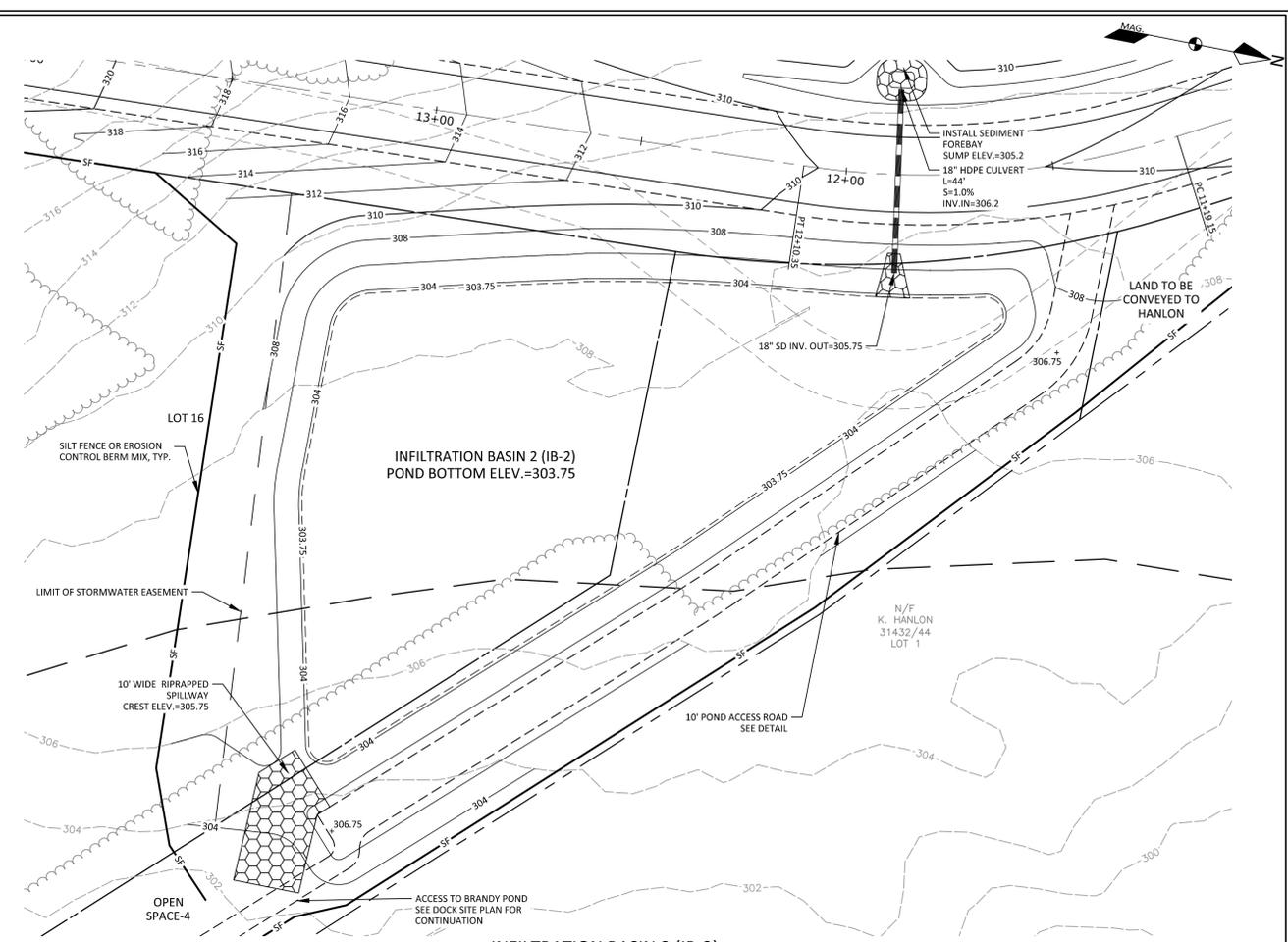


SPILLWAY DATA					
POND ID	A	B	C	D	E
FB-1	309.50	308.70	10'	0.80'	14.8'
FB-2	306.75	305.75	10'	1.00'	16.0'
FB-3	308.25	307.25	10'	1.00'	16.0'

RIPRAPPED SPILLWAY CROSS-SECTION
NOT TO SCALE

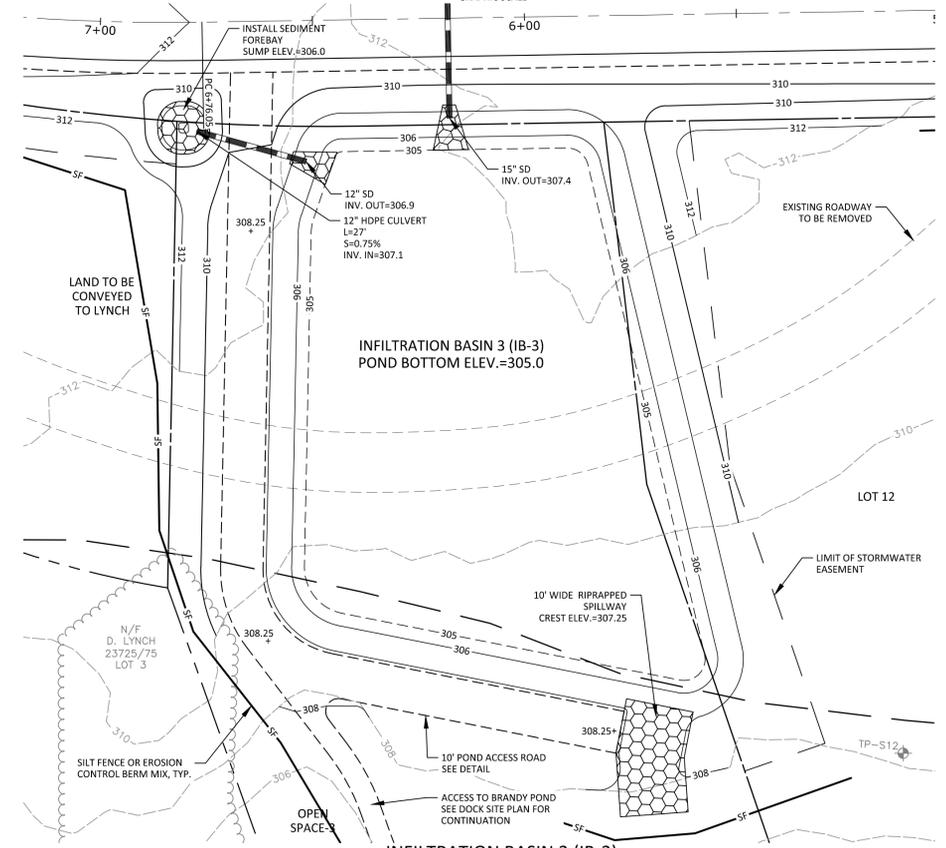


TYPICAL POND ACCESS ROAD SECTION
NOT TO SCALE



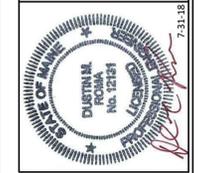
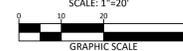
INFILTRATION BASIN 2 (IB-2)
POND BOTTOM ELEV.=303.75

INFILTRATION BASIN 2 (IB-2)



INFILTRATION BASIN 3 (IB-3)
POND BOTTOM ELEV.=305.0

INFILTRATION BASIN 3 (IB-3)

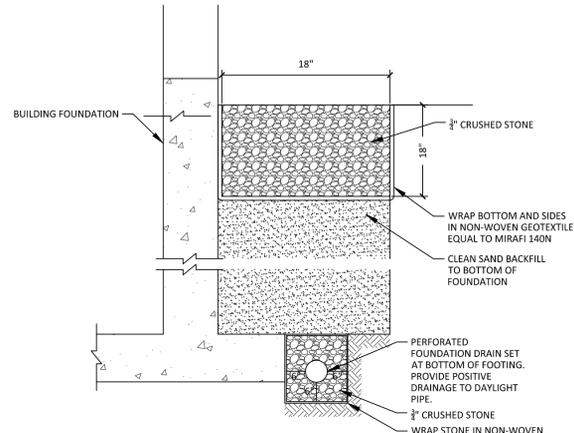


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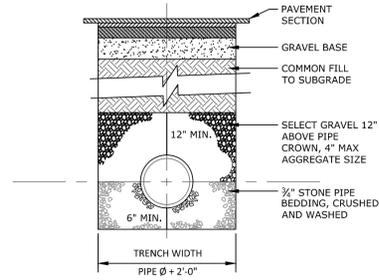
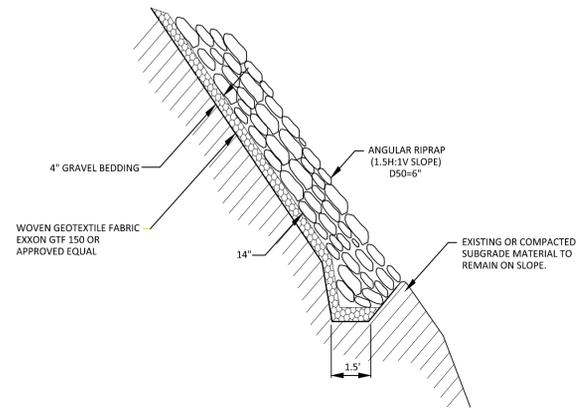
STORMWATER POND PLAN
 BRANDY CROSSING SUBDIVISION
 NAPLES, MAINE
 FOR: FRONT NINE HOMES, LLC
 28 WEBER ROAD
 BRANDY CROSSING, ME 04987A

18001
JOB NUMBER:
AS NOTED
SCALE:
7-31-2018
DATE:
SHEET 7 OF 10
SP-1

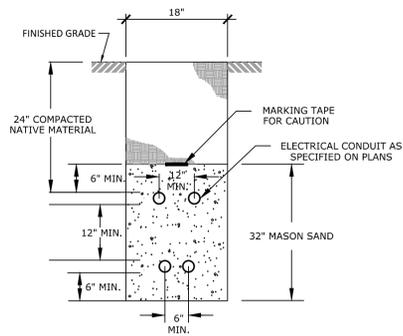


NOTES:
1. ALL NEW BUILDINGS REQUIRE ROOF DRIP EDGES

ROOF DRIP EDGE
NOT TO SCALE

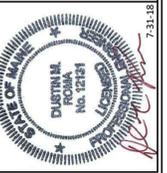


TYPICAL TRENCH SECTION
NOT TO SCALE



TRENCH DETAIL - ELECTRICAL CONDUIT
NOT TO SCALE

- NOTES:
1. ALL CONDUITS SHALL BE 4" DIA. PVC SCH 40 EXCEPT FOR ROAD CROSSINGS SHALL BE PVC SCH 80
 2. INSTALLATION SHOULD NOT ALLOW THE INTER-TWINING OF CABLES.
 3. BEDDING AND BACKFILL SHALL BE FREE OF ROOTS, STUMPS AND OTHER DEBRIS.
 4. COMMUNICATION CABLE AND POWER CABLE SHALL HAVE NO LESS THAN 12 INCHES OF RADIAL SEPARATION.



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DETAILS
BRANDY CROSSING SUBDIVISION
NAPLES, MAINE
FOR:
FRONT NINE HOMES, LLC
28 WEBER ROAD
SPRINGBORO, VT 05874

18001
JOB NUMBER:
AS NOTED
SCALE:
7-31-2018
DATE:
SHEET 10 OF 10
D-2

