

**RFP for Road Construction Services
Landon Woods Neighborhood Project
Beachwood Avenue, Kennebunkport, ME
Neighborhood Housing Trust, Spring 2025**

Project description

Landon Woods, an affordable home subdivision, will include three duplexes on a 4.83 acre parcel of land on Beachwood Avenue in Kennebunkport, ME. The location is shown as Kennebunkport Map ID 23-1-27-C on the tax map included as Appendix A. Patco Construction has designed the homes and will be the builder. Walsh Engineering Associates has completed the engineering and storm water system design; their complete plan set, including road specifications, is included as Appendix B.

The parcel has been quarried in the past and the neighborhood has been designed to accommodate this history. Proposals should be submitted with the understanding that the site includes ledge and other potentially challenging site conditions. Site visits are encouraged and can be arranged by contacting the executive director, Larissa Crockett, by phone at (207) 432-2541 or by email, lcrockettnht@gmail.com.

The purpose of this RFP is to identify road construction companies who are interested in completing the designed road, specs in Appendix B, for Landon Woods in the spring of 2025. We wish to begin road construction in April 2025 and to have the road complete as soon as safely possible.

All questions regarding this RFP and the Landon Woods project should be sent by email to: lcrockettnht@gmail.com. A published list of questions received and the answers provided will be available on our website, www.nhtmaine.org, up to the closing date of this RFP.

Owner information

The Kennebunkport Heritage Housing Trust, DBA Neighborhood Housing Trust, is a nonprofit organization whose mission is “to sustain Kennebunk, Kennebunkport, and Arundel as year-round communities by providing housing accessible to working families and seniors.” We were formed in 2018 as a 501c3 and 501c4 nonprofit entity at the request of the Town of Kennebunkport to address the steep decline in housing affordable to people looking to live year-round and work and volunteer in the community. We successfully completed our first neighborhood, Heritage Woods in 2022 and are proud to have created home ownership opportunities for six households now living in Kennebunkport. In fall 2024 the Kennebunkport Heritage Housing Trust board voted to expand their work to include the towns of Kennebunk and Arundel and to change their working name to Neighborhood Housing Trust to reflect their broader community focus.

Submission Guidelines

Interested construction firms shall provide, as an electronic submission, to lcrockettnht@gmail.com by 6:00 pm on Tuesday, April 1, 2025, the following:

- Title page showing:
 - Firm’s name

- Address
- Telephone number and email address of a contact person
- Date of the proposal
- Company Profile
- Experience
 - The proposal should include details of experience with projects of similar size and complexity to the project described in this RFP
- Three references, preferably from similar projects
- Proof of insurance
- Net cost of project
 - Total cost of construction
 - Any offset for granite or other materials removed for use by contractor
- Proposed timeline for road construction, date construction can begin and date construction is expected to be complete
- List of exclusions from bid price

Selection criteria

Proposals will be evaluated by members of the NHT board and staff on the following criteria:

1. Net cost of construction (Construction costs - credit for granite if applicable)
2. Reputation of the contractor and experience with similar projects
3. Timeline

Contact Information

Please contact Larissa Crockett, executive director, with any questions regarding this RFP or the proposed project. All questions regarding the RFP should be submitted by email to lcrockettnht@gmail.com so that they can be included in the questions and answers guide referenced above that will be available on the NHT website, nhtmaine.org. Ms. Crockett can also be reached by phone at (207) 432-254.

Appendix A



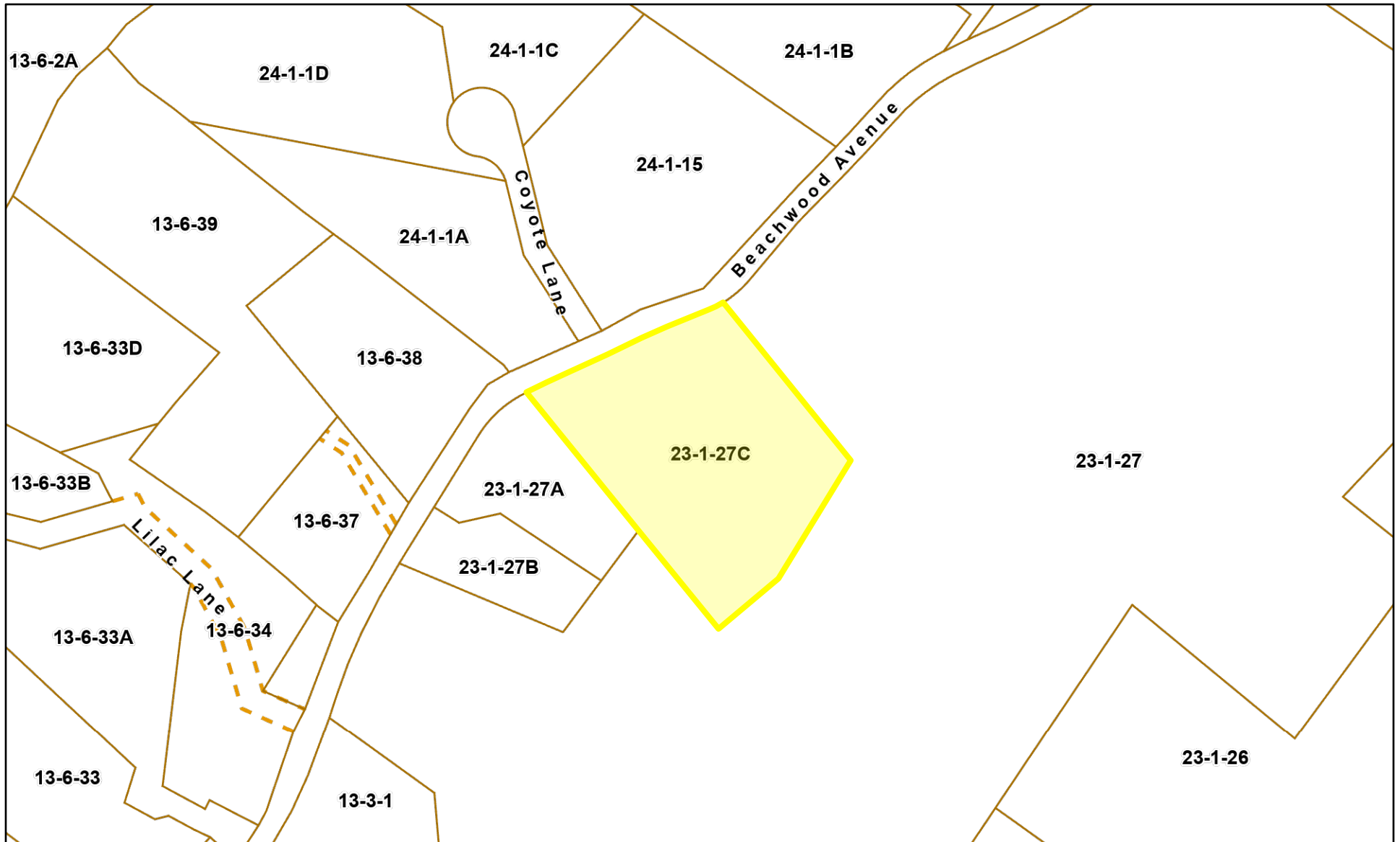
Kennebunkport, ME

1 inch = 273 Feet



December 29, 2023

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Appendix B

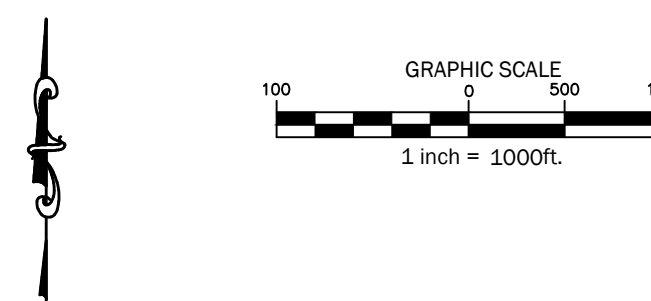
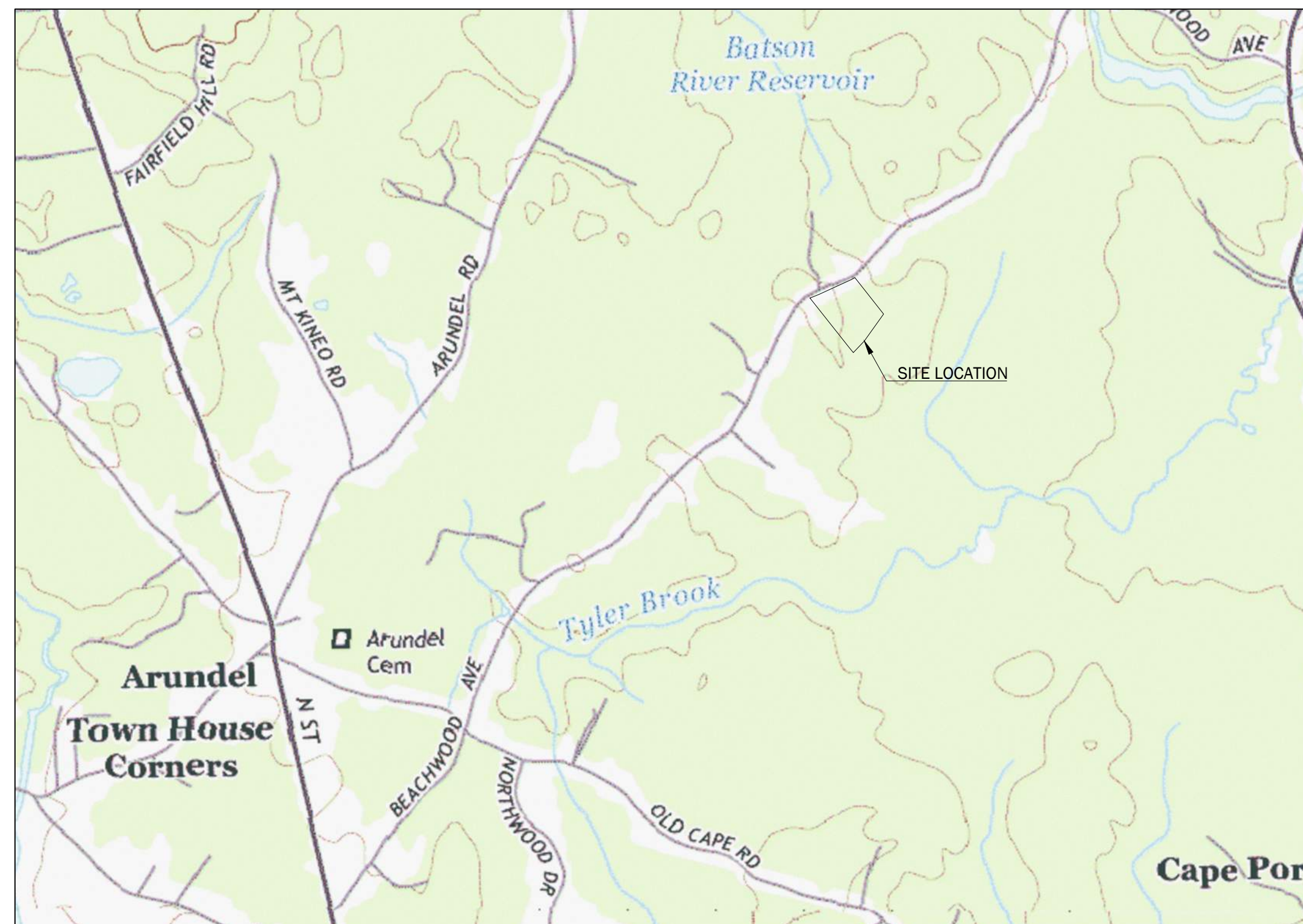
PREPARED FOR:
Kennebunkport Heritage Housing Trust 2
PO Box 333
Kennebunkport, Maine 04046

WETLAND SPECIALIST
LONGVIEW PARTNERS, LLC
6 SECOND STREET
BUXTON, MAINE, 04093
207-693-8799

KENNEBUNKPORT HERITAGE
HOUSING TRUST 2
PO BOX 333
KENNEBUNKPORT, MAINE 04046

MAP 23
LOT 1-27C

One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com



<u>SHEET NO.</u>	<u>SHEET TITLE</u> COVER SHEET	<u>DATE</u> 2/10/2025
C1.0	EXISTING CONDITIONS & REMOVALS	2/10/2025
C2.0	CONDOMINIUM PLAN	2/10/2025
C2.1	GRADING AND UTILITIES PLAN	2/10/2025
C2.2	EROSION CONTROL PLAN	2/10/2025
C3.0	SITE DETAILS	2/10/2025
C3.1	SITE DETAILS	2/10/2025
C3.2	SITE DETAILS	2/10/2025
D1.0	PRE-DEVELOPMENT DRAINAGE PLAN	2/10/2025
D2.0	POST-DEVELOPMENT DRAINAGE PLAN	2/10/2025
TR1.0	FIRE TRUCK TURNING	2/10/2025
TR2.0	TRUCK TURNING - BUILDING 1	2/10/2025
TR2.1	TRUCK TURNING - BUILDING 3	2/10/2025

<u>TYPE</u>	<u>JURISDICTION</u>	<u>DATE</u>	<u>STATUS</u>
PRELIMINARY SUBDIVISION APPLICATION	TOWN OF KENNEBUNKPORT	1/22/2025	APPROVED
FINAL SUBDIVISION APPLICATION	TOWN OF KENNEBUNKPORT		PENDING



GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-7233.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL AND ANY MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
3. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA).
4. ALL WORK SHALL BE IN CONFORMANCE ALL UTILITY COMPANIES STANDARDS.
5. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
6. ALL PAVEMENT/CONCRETE CUTS SHALL BE SAW CUT TO RESULT IN CLEAN EDGES. A TACK COAT SHALL BE APPLIED ALONG THE PAVEMENT CUT EDGES AND THE NEW PAVEMENT BUTTED TO IT, UNLESS OTHERWISE DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
7. ALL WORK SHALL COMPLY WITH THE TOWN OF KENNEBUNKPORT STREET OPENING PERMIT REQUIREMENTS.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING. REFER TO THE WRITTEN EROSION CONTROL PLAN AND DRAWINGS FOR FURTHER EROSION CONTROL GUIDELINES.
9. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.

PARCEL INFORMATION:

1. OWNER OF RECORD: KENNEBUNKPORT HERITAGE HOUSING TRUST
2. STREET ADDRESS: BEACHWOOD AVENUE
3. PARCEL SHOWN HEREON IS TOWN OF KENNEBUNKPORT TAX MAP 23, LOT 1-27C.
4. TOTAL AREA OF PARCEL: 4.8 ACRE
5. CURRENT ZONE: FREE ENTERPRISE

PLAN REFERENCES:

1. PROPERTY BOUNDARY INFORMATION TAKEN FROM:
 - 1.1. A PLANS TITLED "STANDARD BOUNDARY SURVEY OF LAND ON BEACHWOOD AVENUE", PREPARED BY LOWER VILLAGE SURVEY CO. OF 13 WESTERN AVENUE KENNEBUNK MAINE, DATED MAY 7, 2019 REVISED JUNE 12, 2019.
2. WETLAND BOUNDARY INFORMATION TAKEN FROM:
 - 2.1. WETLAND BOUNDARIES DELINEATED WITH FLAGGING BY LONGVIEW LONGVIEW PARTNERS, LLC ON APRIL 24, 2019. WETLAND BOUNDARIES RECONFIRMED WITH UPDATED FLAGGING BY LONGVIEW PARTNERS, LLC ON AUGUST 16, 2024.
 - 2.2. 2024 WETLAND FLAGGING SURVEYED BY WALSH ENGINEERING ASSOCIATES INC. ON AUGUST 16 AND AUGUST 17, 2024. HORIZONTAL LOCATION AND VERTICAL DATUMS WERE ACQUIRED USING A BRX7 BASE AND ROVER GPS SYSTEM.
 - 2.3. VERNAL POOL ASSESSMENT WAS CONDUCTED BY LONGVIEW PARTNERS, LLC ON APRIL 24, 2019 AND MAY 1, 2019.
3. TOPOGRAPHIC INFORMATION TAKEN FROM:
 - 3.1. LIDAR DATED 2020 OBTAINED FROM THE MAINE GEOLIBRARY
 - 3.2. ELEVATIONS SHOWN REFERENCE THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).
4. ON JANUARY 12, 2025 A REPRESENTATIVE OF THE KENNEBUNKPORT HERITAGE HOUSING TRUST 2 VERIFIED THE PRESENCE OF 23 TREES EQUAL TO OR LARGER THAN 21-INCHES WITHIN THE PROPOSED CLEARING AREAS.

ZONING INFORMATION*:

1. CLASSIFICATION: FREE ENTERPRISE ZONE
2. PERMITTED USES: TWO-FAMILY DWELLING
3. MIN. NET LOT AREA: 40,000 SQUARE FEET
4. MIN. LOT WIDTH: 100 FEET
5. FRONT SETBACK: 40 FEET
6. SIDE SETBACK: 20 FEET
7. REAR SETBACK: 20 FEET
8. PARKING REQUIREMENTS: TWO SPACES PER UNIT

*ZONING STANDARDS FROM TOWN OF KENNEBUNKPORT LAND USE ORDINANCE, DATED MARCH 23, 1972, AMENDED AUGUST 5, 2020.

EFFECTIVE FLOOD ZONE INFORMATION:

1. CLASSIFICATION: ZONE X
2. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 2301700460G
3. EFFECTIVE DATE: JULY 17, 2024

LEGEND

ROAD

PROPERTY LINE

RIGHT-OF-WAY LINE

PROPERTY SETBACK

ABUTTER IDENTIFICATION

WETLANDS

NON-SIGNIFICANT VERNAL POOL

BITUMINOUS PAVEMENT

INDEX CONTOUR

INTERMEDIATE CONTOUR

CLEARING AREA

GRAPHIC SCALE

1 inch = 30 ft.

WALSH
ENGINEERING ASSOCIATES, INC.

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ph: 207.553.9898 | www.walsh-eng.com

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STATE OF MAINE
NOTAR
CHAMBERLAIN II
No. 7144
LICENSED
PROFESSIONAL ENGINEER
10/29/2024

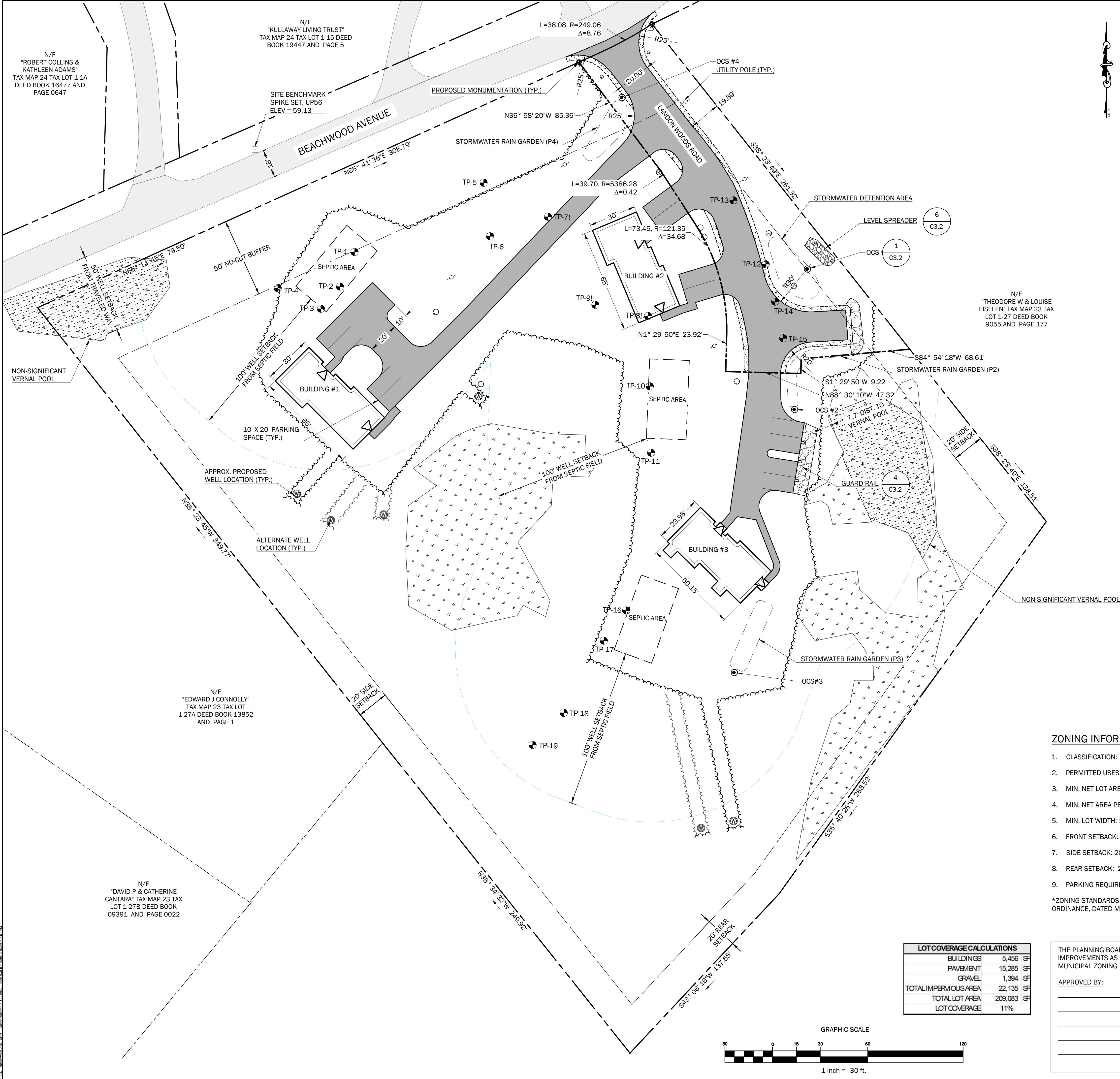
LONDON WOODS
Beachwood Avenue
Kennebunkport, Maine
04046

Prepared For:
Kennebunkport Heritage Housing Trust 2
PO Box 333
Kennebunkport, Maine
04046

Rev.	Date	Description	Drawn	Check
1	10/21/24	Rev To Condo Plan	TEF	NGC
2	11/15/2025	Rev. Per Comments	TEF	NGC
3	21/10/2025	Rev. Per Comments	TEF	NGC

Sheet Title:
EXISTING CONDITIONS & REMOVALS

Job No.:	947	Sheet No.:	C1.0
Date:	10/25/2024		
Scale:	AS SHOWN		
Drawn:	KRM/TEF		
Checked:	NGC		

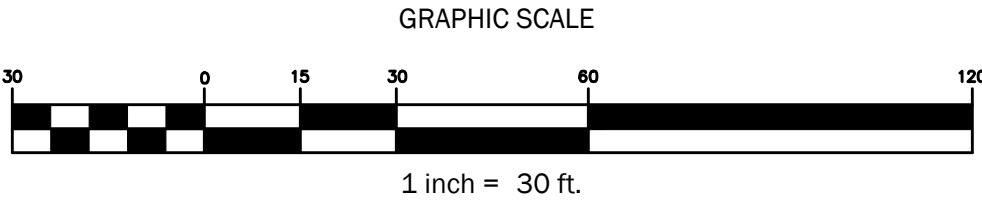


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*ZONING STANDARDS FROM TOWN OF KENNEBUNKPORT LAND USE ORDINANCE, DATED MARCH 23, 1972, AMENDED AUGUST 5, 2020.

LOT COVERAGE CALCULATIONS	
BUILDINGS	5,456 SF
PAVEMENT	15,285 SF
GRAVEL	1,394 SF
TOTAL IMPERVIOUS AREA	22,135 SF
TOTAL LOT AREA	209,083 SF
LOT COVERAGE	11%



- LAYOUT, MATERIALS, AND UTILITY NOTES:**
- REFER TO SHEET C1.0 FOR BOUNDARY AND TOPOGRAPHIC INFORMATION.
 - ALL DIMENSIONS, LOCATIONS AND CONTROLS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
 - DO NOT SCALE THE DRAWINGS FOR REQUIRED DIMENSIONS. ANY DISCREPANCIES IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
 - ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE SHOWN.
 - ALL EDGES OF PAVING SHALL BE STAKED OUT BY THE CONTRACTOR AND REVIEWED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 - PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING.
 - ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL BE LOAMED AND SEEDED.
 - CENTERLINES OF DRIVEWAY AND WALKWAY, PROPOSED PARKING LOTS AND PROPOSED UTILITY LINES SHALL BE LOCATED AND LAID OUT BY PROFESSIONALLY LICENSED SURVEYOR.
 - SEE LANDSCAPING PLAN FOR NON-PAVED AREA SURFACE TREATMENTS AND CONCRETE PAVER PATTERN LAYOUTS.
 - WELLS SHALL NOT BE CONSTRUCTED WITHIN 100 FEET OF THE TRAVELED WAY OF ANY STREET, IF LOCATED DOWNHILL FROM THE STREET, OR WITHIN 50 FEET OF THE TRAVELED WAY OF THE STREET, IF LOCATED UPHILL OF THE STREET.
 - ALL WELL LOCATIONS NOTED ON PLAN ARE HYPOTHETICAL. ACTUAL WELL LOCATIONS TO BE DETERMINED BY WELL DRILLER AND CONSISTENT WILL ALL EXCLUSION AREAS.
 - ALL ROADS IN THIS SUBDIVISION SHALL REMAIN PRIVATE ROADS TO BE MAINTAINED BY THE DEVELOPER OR THE LOT OWNERS.

- GENERAL NOTES:**
- REFER TO SHEET C1.0 FOR PARCEL AND PLAN REFERENCE NOTES.
 - REFER TO SHEET C2.0 FOR LAYOUT, MATERIALS, AND UTILITY NOTES.

LEGEND	
EXISTING	PROPOSED
ROAD	PROPERTY LINE
	RIGHT-OF-WAY LINE
	PROPERTY SETBACK
	ABUTTER IDENTIFICATION
WETLANDS	
NON-SIGNIFICANT VERNAL POOL	
BITUMINOUS PAVEMENT	
INDEX CONTOUR	
INTERMEDIATE CONTOUR	
BUILDING	
PROPERTY DWELLING LINE	
GRAVEL	
WOODED LINE	
TEST PIT	
PARKING STRIPING	
GUARD RAIL	
RIPRAP	
OVERHEAD UTILITY	
UTILITY POLE	
WELL	
WELL SETBACK	

NET RESIDENTIAL AREA CALCULATION			
TOTAL LOT AREA	209,083	SF	
15% ROADS AND PARKING	1,214	SF	
LAND CUTOFF FROM MAIN PARCEL	-	SF	
FLOODWAY OR COASTAL HAZARD AREA	-	SF	
RIGHTS OF WAY EASEMENTS	15,593	SF	
RESOURCE PROTECTION ZONE	-	SF	
WETLAND AREA	25,700	SF	
MIN. OPEN SPACE	31,362	SF	
OTHER AREAS UNSUITABLE FOR DEVELOPMENT	-	SF	
NET RESIDENTIAL AREA	135,213	SF	
TWO-FAMILY DWELLING (NET)	40,000	SF	
MINIMUM LOT AREA PER DWELLING (NET)	20,000	SF	
ALLOWABLE DWELLING UNITS	6.8		
PROPOSED DWELLING UNITS	6.0		

THE PLANNING BOARD ACKNOWLEDGES AND AGREES THAT THE PROPERTY AND IMPROVEMENTS AS DEPICTED ON THIS PLAN ARE IN CONFORMANCE WITH THE MUNICIPAL ZONING REGULATIONS OF THE TOWN OF KENNEBUNKPORT.

APPROVED BY: _____ DATE: _____

State of Maine, York ss.
Registry of Deeds
Received _____, 20____
at ____ h ____ m ____ M, and recorded in
Plan Book _____, Page _____
Attest: _____
Register

WALSH
ENGINEERING ASSOCIATES, INC.
One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com
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LONDON WOODS
Beachwood Avenue
Kennebunkport, Maine 04046

Prepared For:
Kennebunkport Heritage Housing Trust 2
PO Box 333
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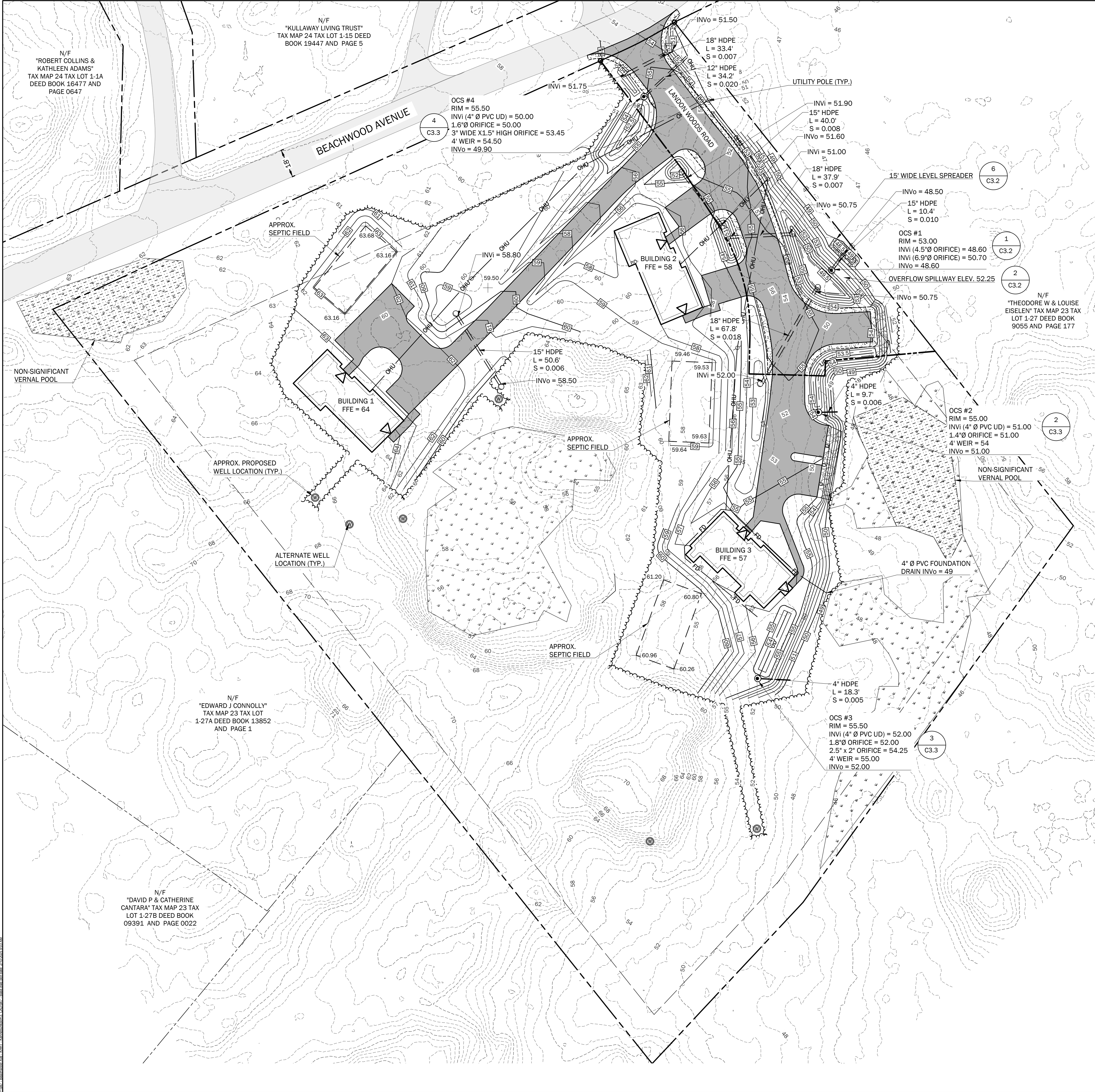
Rev.	Date	Description	Drawn	Check
1	10/21/24	Rev To Condo Plan	TEF	NGC
2	11/15/2025	Rev. Per Comments	TEF	NGC
3	21/10/2025	Rev. Per Comments	TEF	NGC

Sheet Title:
CONDOMINIUM PLAN

Job No.:	947	Sheet No.:	
Date:	10/25/2024		
Scale:	AS SHOWN		
Drawn:	KRM/TEF		
Checked:	NGC		

C2.0

PRELIMINARY - NOT FOR CONSTRUCTION



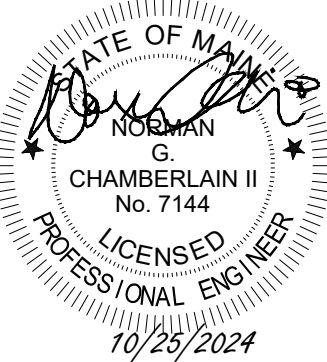
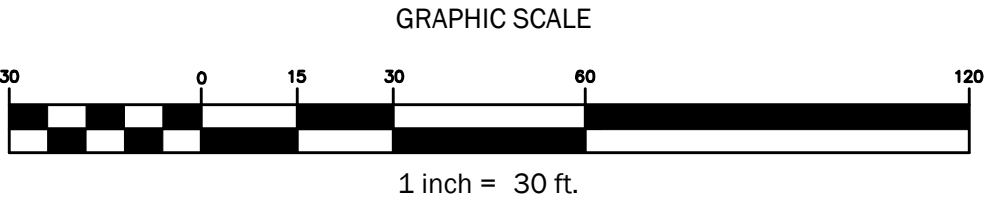
LEGEND		
EXISTING		PROPOSED
ROAD	PROPERTY LINE	ROAD
	RIGHT-OF-WAY LINE	
	PROPERTY SETBACK	
N/F "OWNERS NAME" TAX MAP TAX LOT DEED BOOK AND PAGE	ABUTTER IDENTIFICATION	
	WETLANDS	
	NON-SIGNIFICANT VERNAL POOL	
	BITUMINOUS PAVEMENT	
	GRAVEL	
100	INDEX CONTOUR	100
101	INTERMEDIATE CONTOUR	101
	STORM DRAIN CULVERT	
	UNDERDRAIN	UD
	STORM DRAIN MANHOLE	
	BUILDING	
	GUARD RAIL	
	RIPRAP	
	OVERHEAD UTILITY	OHU
	UTILITY POLE	
	WELL	
	SPOT GRADE	+ 90.00

GRADING, DRAINAGE AND UTILITIES NOTES:

- REFER TO SHEET C1.0 FOR BOUNDARY AND TOPOGRAPHIC INFORMATION.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL VERIFY ALL AFFECTED GRADES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
- ALL AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED. CONTRACTOR SHALL NOT DISTURB THESE AREAS AND PRESERVE EXISTING VEGETATION.
- GRADE ALL NEW WORK FOR POSITIVE DRAINAGE AND NO PUDDLING. MATCH EXISTING GRADES SMOOTHLY AND CONTINUOUSLY.
- DRAINAGE AT TERMINUS OF CURBING SHALL BE RIP-RAPPED UNLESS OTHERWISE SPECIFIED OR NOTED ON THE PLANS, OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
- OWNER AND PROJECT ENGINEER WILL BE CLOSELY MONITORING FINISH GRADING IN THE FIELD. CONTRACTOR SHALL PERFORM FINISH WORK AS DIRECTED BY THE OWNER OR PROJECT ENGINEER TO ACHIEVE THE FINISH GRADE CONDITIONS SHOWN ON THE PLANS.
- ALL SITE IMPROVEMENTS INCLUDING UTILITIES MUST CONFORM TO THE TOWN OF KENNEBUNKPORT'S TECHNICAL GUIDELINES AND STANDARDS.

GENERAL NOTES:

- REFER TO SHEET C1.0 FOR PARCEL AND PLAN REFERENCE NOTES.
- REFER TO SHEET C2.0 FOR LAYOUT, MATERIALS, AND UTILITY NOTES.



LANDON WOODS

Beachwood Avenue
Kennebunkport, Maine
04046

Kennebunkport Heritage Housing Trust 2

Prepared For:

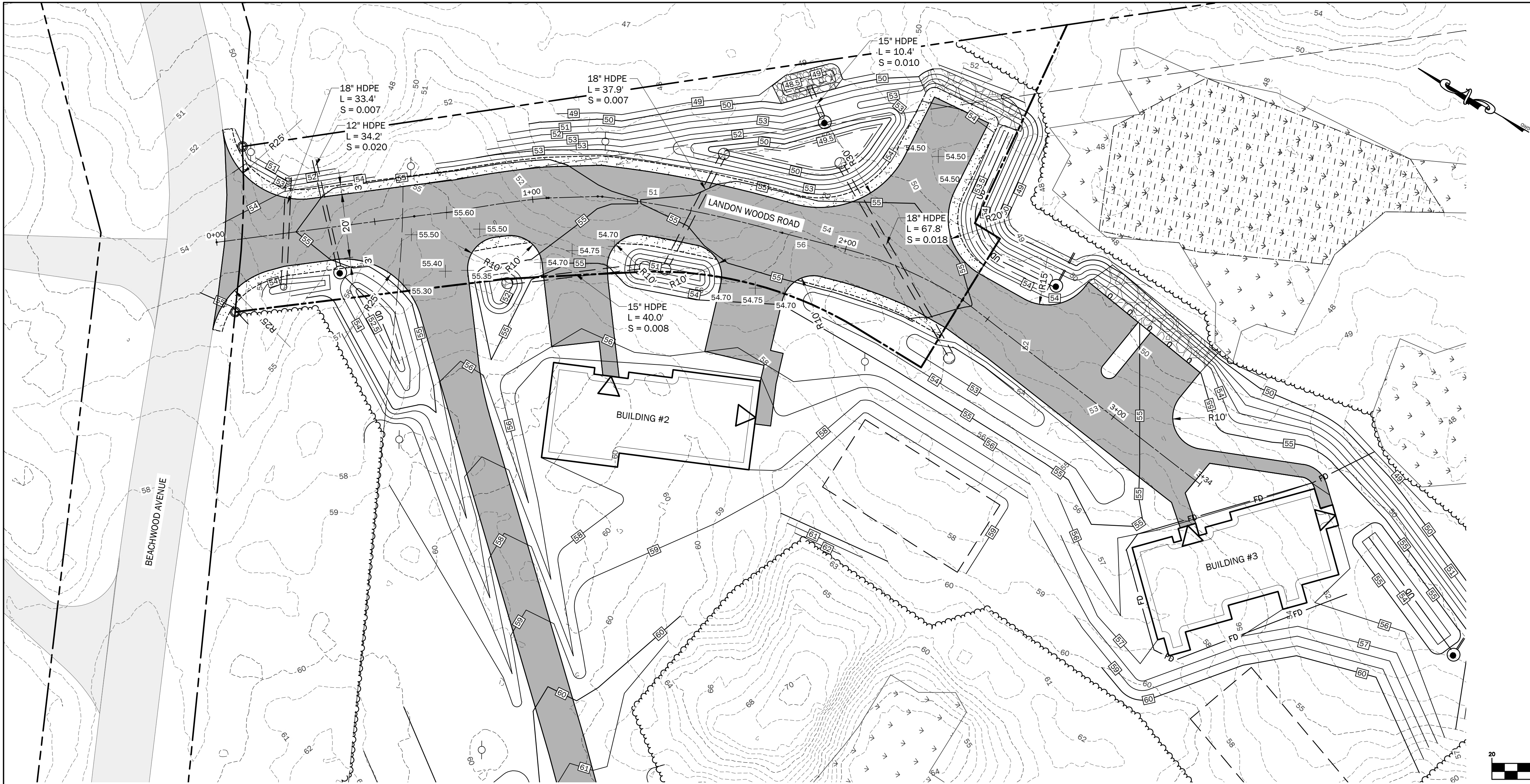
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3	2/15/2026	Rev. Per Comments	TEF	NGC

GRADING AND
UTILITIES PLAN

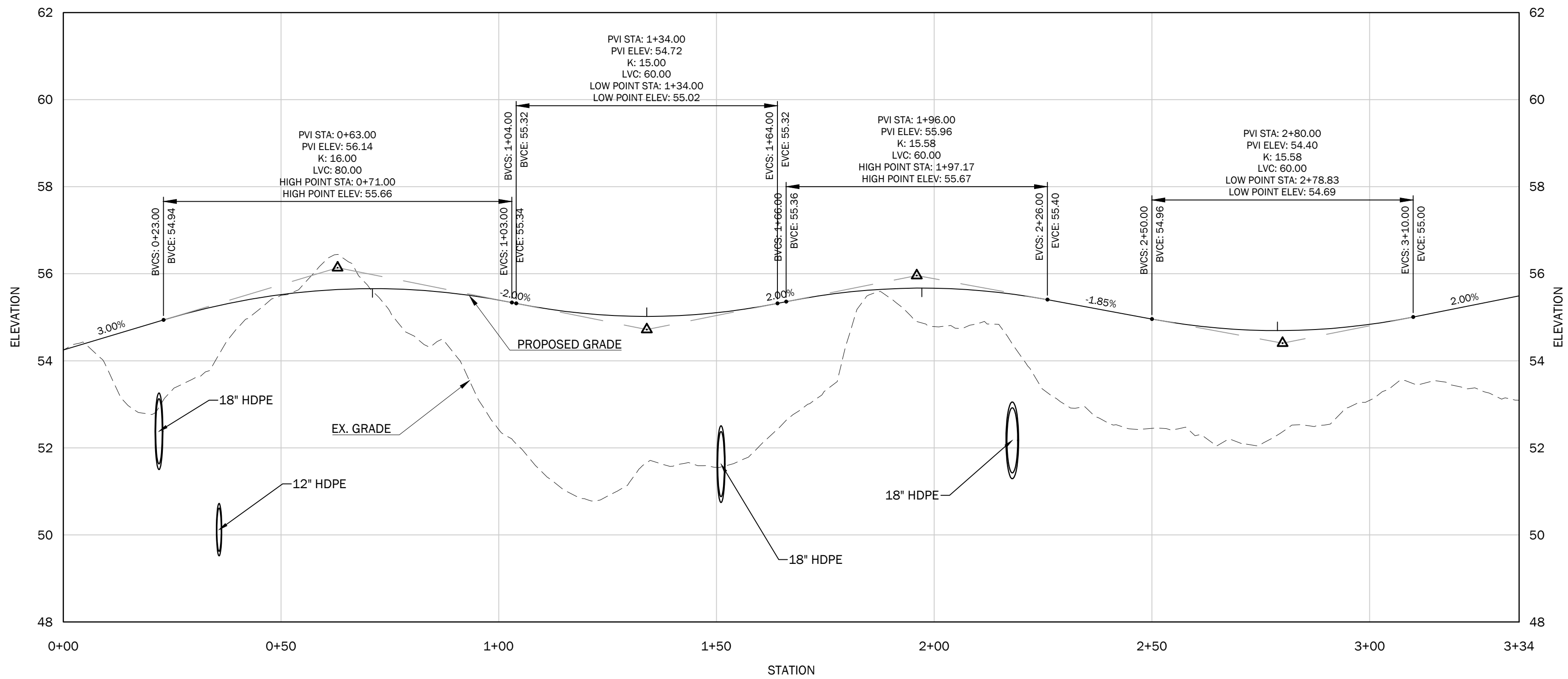
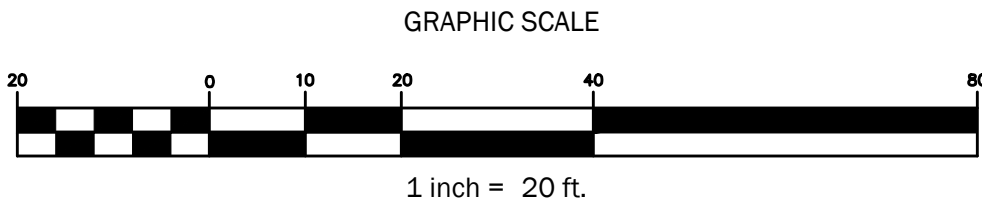
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Date:	10/25/2024	
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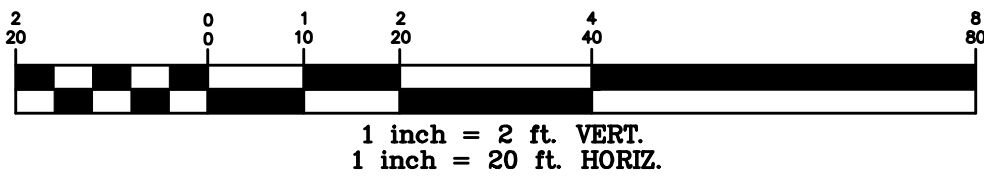


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 - REFER TO SHEET C2.1 FOR GRADING AND DRAINAGE NOTES.

LEGEND	
EXISTING	PROPOSED
ROAD	ROAD
PROPERTY LINE	PROPERTY LINE
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
PROPERTY SETBACK	PROPERTY SETBACK
ABUTTER IDENTIFICATION	ABUTTER IDENTIFICATION
WETLANDS	WETLANDS
NON-SIGNIFICANT VERNAL POOL	NON-SIGNIFICANT VERNAL POOL
BITUMINOUS PAVEMENT	BITUMINOUS PAVEMENT
GRAVEL	GRAVEL
INDEX CONTOUR	INDEX CONTOUR
INTERMEDIATE CONTOUR	INTERMEDIATE CONTOUR
STORM DRAIN CULVERT	STORM DRAIN CULVERT
UNDERDRAIN	UNDERDRAIN
STORM DRAIN MANHOLE	STORM DRAIN MANHOLE
BUILDING	BUILDING
GUARD RAIL	GUARD RAIL
RIPRAP	RIPRAP



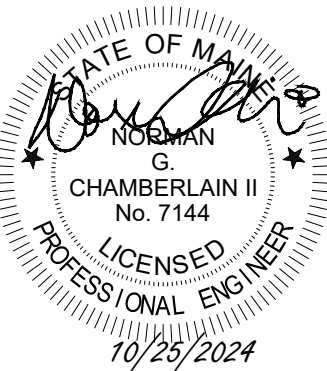
LANDON WOODS ROAD PROFILE



WALSH
ENGINEERING ASSOCIATES, INC.

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LANDON WOODS
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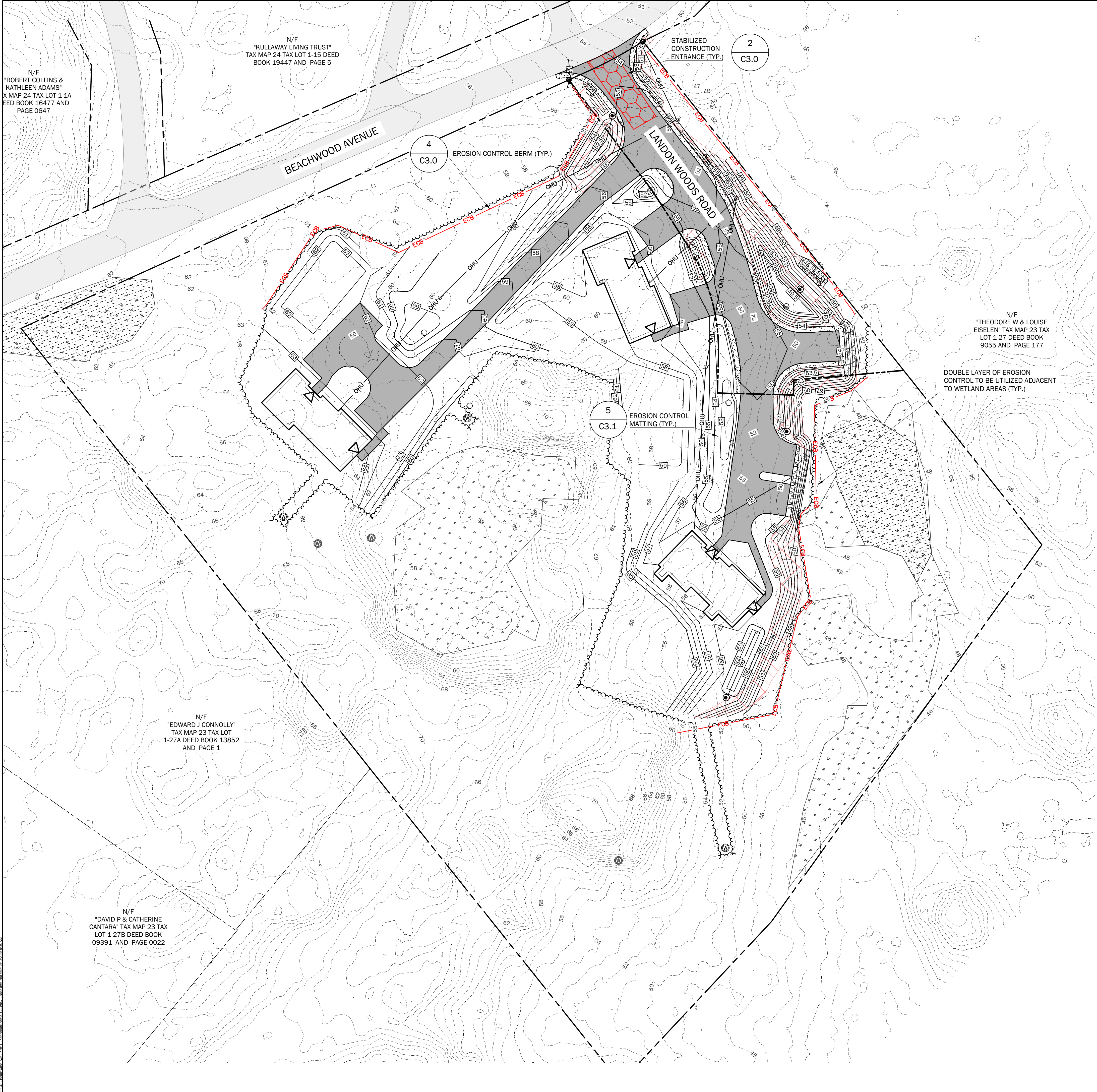
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3	21/03/2025	Rev. Per Comments	TEF	NGC

Sheet Title:
**LANDON WOODS
ROAD PROFILE**

Job No.: 947
Date: 10/25/2024
Scale: AS SHOWN
Drawn: KRM/TEF
Checked: NGC

Sheet No.:
C2.2



EXISTING

ROAD

N/F
"OWNERS NAME" TAX
MAP TAX LOT DEED BOOK
AND PAGE

100

101

LEGEND

PROPERTY LINE

RIGHT-OF-WAY LINE

PROPERTY SETBACK

ABUTTER IDENTIFICATION

WETLANDS

NON-SIGNIFICANT VERNAL POOL

BITUMINOUS PAVEMENT

GRAVEL

INDEX CONTOUR

INTERMEDIATE CONTOUR

STORM DRAIN CULVERT

UNDERDRAIN

STORM DRAIN MANHOLE

BUILDING

GUARD RAIL

RIPRAP

PROPOSED

ROAD

100

101

EROSION CONTROL

EROSION CONTROL BERM

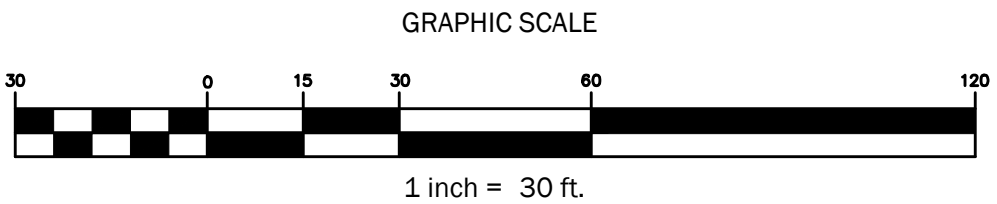
CONSTRUCTION ENTRANCE

TURF REINFORCEMENT MATTING

PROPOSED

ECB

- GENERAL NOTES:
- REFER TO SHEET C1.0 FOR PARCEL AND PLAN REFERENCE NOTES.
 - REFER TO SHEET C2.0 FOR LAYOUT, MATERIALS, AND UTILITY NOTES.
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STATE OF MAINE
NOTARIAL
CHAMBERLAIN II
No. 7144
LICENSED
PROFESSIONAL ENGINEER
10/29/2024

LONDON WOODS

Beachwood Avenue
Kennebunkport, Maine
04046

Prepared For:

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PO Box 333
Kennebunkport, Maine
04046

Rev.	Date	Description	Drawn	Check
1	10/21/24	Rev To Condo Plan	TEF	NGC
2	11/15/2025	Rev. Per Comments	TEF	NGC
3	21/10/2025	Rev. Per Comments	TEF	NGC

Sheet Title:
**EROSION
CONTROL PLAN**

Job No.: 947

Date: 10/25/2024

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C2.3

INTRODUCTION

THE FOLLOWING PLAN FOR CONTROLLING SEDIMENTATION AND EROSION IN THIS PROJECT IS BASED ON CONSERVATION PRACTICES FOUND IN THE MAINE EROSION & SEDIMENT CONTROL BMPs MANUAL, OCTOBER 2016, AND MAINE EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS, REVISED 2014, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE CONTRACTOR WHO IMPLEMENTS THIS PLAN SHALL BE FAMILIAR WITH THESE PUBLICATIONS AND ADHERE TO THEM AND THE PRACTICES PRESENTED HEREIN

REFERENCE IS MADE TO THE GRADING AND DRAINAGE PLANS WITHIN THE PLAN SET, SHOWING THE LOCATIONS AND TYPES OF PROPOSED MEASURES TO BE IMPLEMENTED.

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES

THE FOLLOWING IS A LIST OF GENERAL EROSION CONTROL PRACTICES THAT WILL BE USED TO PREVENT EROSION AND SEDIMENTATION BEFORE, DURING AND AFTER THE CONSTRUCTION OF THIS PROJECT. IN ADDITION, SPECIAL CARE SHALL BE USED AT ALL TIMES TO: LIMIT DISTURBANCE AND, HENCE, EROSION.

- 1) CORRECT ANY EROSION PROBLEMS IMMEDIATELY
- 2) REGULARLY MONITOR THE IMPLEMENTED PRACTICES, ESPECIALLY AFTER EVERY RAINFALL
- 3) REVEGETATE DISTURBED AREAS AS SOON AS POSSIBLE AFTER CONSTRUCTION
- 4) CONFORM TO ALL REQUIREMENTS/STANDARDS OF THE SITE'S MAINE DEP EROSION & SEDIMENT CONTROL BMP MANUAL.

SILT FENCE AND/OR EROSION CONTROL MIX SEDIMENT BARRIERS

SILT FENCE AND/OR EROSION CONTROL MIX SEDIMENT BARRIERS WILL BE INSTALLED ALONG THE DOWN GRADIENT SIDE OF THE PROPOSED GROUND DISTURBANCE AREAS PRIOR TO ANY CONSTRUCTION ACTIVITIES WHERE SLOPES EXCEED 8% OR THERE IS FLOWING WATER BOTH SILT FENCE AND EROSION CONTROL MATTING BERMIS SHALL BE USED.

CATCH BASIN PROTECTION

CATCH BASIN PROTECTION WILL BE INSTALLED AT THE FIRST DOWNGRADE CATCH BASIN IN STREET ADJACENT TO ANY CONSTRUCTION ACTIVITIES AND IN ALL ONSITE CATCH BASINS UNTIL SITE HAS BEEN COMPLETELY STABILIZED.

CONSTRUCTION PHASE

THE FOLLOWING GENERAL PRACTICES WILL BE IMPLEMENTED TO PREVENT EROSION DURING CONSTRUCTION ON THIS PROJECT:

1. EROSION AND SEDIMENTATION CONTROL BMPs SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF EARTHWORK ACTIVITIES.
2. ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION WILL BE CLEARED AND LEFT IN AN UNTREATED OR UNVEGETATED CONDITION, AN AREA NO LARGER THAN WHAT CAN BE MULCHED IN ONE DAY MAY BE OPEN AT ONCE, ONCE CONSTRUCTION OF AN AREA IS COMPLETE, FINAL GRADING, LOAMING AND SEEDING SHALL OCCUR IMMEDIATELY (REFER TO "POST CONSTRUCTION REVEGETATION" SECTION). IF DURING FINAL GRADING, LOAMING AND SEEDING CAN NOT OCCUR IMMEDIATELY, IT SHALL BE DONE PRIOR TO ANY STORM EVENT AND WITHIN 15 DAYS OF COMPLETING CONSTRUCTION IN THE AREA. IF FINAL GRADING, LOAMING AND SEEDING CANNOT OCCUR WITHIN 7 DAYS, OR IF THE AREA IS NOT UNDER ACTIVE CONSTRUCTION FOR A PERIOD LONGER THAN 7 DAYS, SEE ITEM NO. 4 BELOW.
3. PRIOR TO THE START OF CONSTRUCTION IN A SPECIFIC AREA, SILT FENCING SHALL BE INSTALLED ON DOWNGRADE PORTIONS OF THE SITE AS LOCATED ON THE PLANS TO PROTECT AGAINST ANY CONSTRUCTION RELATED EROSION.
4. TOPSOIL WILL BE STOCKPILED WHEN NECESSARY IN AREAS WHICH HAVE MINIMUM POTENTIAL FOR EROSION AND WILL BE KEPT AS FAR AS POSSIBLE FROM EXISTING DRAINAGE AREAS AND WETLANDS. ALL STOCKPILES EXPECTED TO REMAIN LONGER THAN 7 DAYS SHALL BE:
 - A. TREATED WITH ANCHORED MULCH (WITHIN 5 DAYS OF THE LAST DEPOSIT OF STOCKPILED SOIL).
 - B. SEEDED WITH CONSERVATION MIX AND MULCHED IMMEDIATELY.
 - C. STOCKPILES SHALL BE EITHER PLACED UPHILL OF AN EXISTING SEDIMENT BARRIER ON THE SITE OR ENCLOSED BY A HAY BALE OR SILT FENCE BARRIER THE FIRST DAY THAT STOCKPILING COMMENCES.
5. ALL DISTURBED AREAS EXPECTED TO REMAIN LONGER THAN 7 DAYS SHALL BE:
 - A. TREATED WITH STRAW AT A RATE OF 70-90 LBS. PER 1000 SQUARE FEET FROM 4/16 TO 10/1, OR AT A RATE OF 150-200 LBS. PER 1000 SQUARE FEET FROM 10/1 TO 4/15.
 - B. SEEDED WITH CONSERVATION MIX OF PERENNIAL RYE GRASS (1.0 LBS./1000 SQ.FT.) AND MULCHED IMMEDIATELY. FROM 10/1 TO 4/15, FOLLOW THE SEEDING RATES AS OUTLINED BELOW IN SUB-SECTION 4.D. OF THE "POST CONSTRUCTION REVEGETATION" SECTION.
 - C. MONITORED EVERY TWO WEEKS UNTIL SEEDING CAN OCCUR AND REMULCHED AS NEEDED TO PROTECT SLOPES.
6. ALL GRADING WILL BE HELD TO A MAXIMUM 3:1 SLOPE WHERE PRACTICAL. GREATER SLOPES MAY BE USED WHERE THE BANKS ARE PROTECTED WITH SOFT ARMOUR MATTING, EROSION CONTROL MATTING, OR RIPRAP. ALL SLOPES WILL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY AFTER FINAL GRADING IS COMPLETE. (IT IS UNDERSTOOD THAT IMMEDIATELY MEANS WITHIN 5 DAYS OF THE COMPLETION OF WORK. SEE POST-CONSTRUCTION REVEGETATION FOR SEEDING SPECIFICATION).
7. CONSTRUCTION TRAFFIC WILL BE DIRECTED OVER THE EXISTING SITE ENTRANCE. THE ROAD SHALL BE SWEEPED AND VACUUMED DAILY SHOULD SEDIMENT BE TRACKED ONTO IT.
8. ALL AREAS DRAINING TO A STORMWATER FILTER OR BMP SHALL BE STABILIZED PRIOR TO CONSTRUCTION OF FILTER MEDIA TO PREVENT SEDIMENT FROM CLOGGING MEDIA.

DEWATERING

1. ALL DEWATERING DISCHARGE LOCATIONS SHALL BE LOCATED ON RELATIVELY FLAT GROUND AT LEAST 75' FROM STREAMS AND 25' FROM WETLANDS. THE CONTRACTOR SHALL UTILIZE DIRTBAIRS, EROSION CONTROL MIX BERMS, OR SIMILAR METHODS FOR FILTRATION OF DEWATERING AND SHALL CONFORM TO THE MAINE EROSION AND SEDIMENT CONTROL BMPs G-1, G-2, AND G-3.

POST CONSTRUCTION REVEGETATION

THE FOLLOWING GENERAL PRACTICES WILL BE IMPLEMENTED TO PREVENT EROSION AS SOON AS AN AREA IS READY TO UNDERGO FINAL GRADING:

1. A MINIMUM OF 6" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND NATURAL APPEARANCE.
2. LAWN AREAS: "PARK MIX" GRASS SEED BY ALLEN, STERLING & LOTHROP (FALMOUTH, MAINE), OR APPROVED EQUAL.
3. MULCH SHALL BE HAY OR STRAW MULCHES THAT ARE DRY AND FREE FROM UNDESIRABLE SEEDS AND COURSE MATERIALS.
 - A. APPLICATION RATE MUST BE 2 BALES (70-90 LBS.) PER 1,000 SQUARE FEET OR 1.5 TO 2 TONS (90-100 BALES) PER ACRE TO COVER 75 TO 90% OF THE GROUND SURFACE.
 - B. DRIVE OVER WITH TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
 - C. BLANKET WITH TACKED PHOTODEGRADABLE/BIODEGRADABLE NETTING ON GRADES GREATER THAN 5%.
4. HYDRO-MULCH SHALL CONSIST OF A MIXTURE OF ASPHALT, WOOD FIBRE OR PAPER FIBRE AND WATER, WHICH IS SPRAYED OVER A SEEDED AREA. HYDRO-MULCH SHALL NOT BE USED BETWEEN 10/1 AND 4/15.
5. CONSTRUCTION SHALL BE PLANNED TO ELIMINATE THE NEED FOR SEEDING BETWEEN OCTOBER 1ST AND APRIL 15TH. SHOULD SEEDING BE NECESSARY BETWEEN THESE DATES, THE FOLLOWING PROCEDURE SHALL BE FOLLOWED:
 - A. ONLY UNFROZEN LOAM SHALL BE USED.
 - B. LOAMING, SEEDING AND MULCHING WILL NOT BE DONE OVER SNOW OR ICE COVER. IF SNOW EXISTS, IT MUST BE REMOVED PRIOR TO PLACEMENT OF SEED.
 - C. WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS./1000 S.F.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
 - D. WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.5 LBS./1000 S.F.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
 - E. FERTILIZING, SEEDING AND MULCHING SHALL BE DONE ON LOAM THE DAY THE LOAM IS SPREAD.
 - F. HAY MULCH SHALL BE SECURED WITH PHOTODEGRADABLE/BIODEGRADABLE NETTING. TRACKING BY MACHINERY ALONE WILL NOT SUFFICE. WINTER MULCHING RATES, SHALL BE DOUBLE AS SPECIFIED ABOVE IN SUBSECTION 3.A OF THE "POST CONSTRUCTION REVEGETATION" SECTION, SHOULD BE APPLIED DURING THIS PERIOD.
6. FOLLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL 90% COVER HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT BY THE CONTRACTOR WITHIN 10 DAYS OF NOTIFICATION BY THE DESIGN PROFESSIONAL THAT THE EXISTING CATCH IS INADEQUATE.

MONITORING SCHEDULE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING, MONITORING, MAINTAINING, REPAIRING, REPLACING AND REMOVING ALL OF THE EROSION AND SEDIMENTATION CONTROLS OR APPOINTING A QUALIFIED SUBCONTRACTOR TO DO SO. MAINTENANCE MEASURES WILL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL, AND AT LEAST ONCE A WEEK, A VISUAL INSPECTION WILL BE MADE OF ALL EROSION AND SEDIMENTATION CONTROLS AS FOLLOWS:

1. SILT FENCE SHALL BE INSPECTED AND REPAIRED. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREAS UNDERGOING FINAL GRADING.
2. CONSTRUCTION ENTRANCE SHALL BE VISUALLY INSPECTED AND REPAIRED AS NEEDED. ANY AREAS SUBJECT TO RUTTING SHALL BE STABILIZED IMMEDIATELY. IF THE VOIDS OF THE CONSTRUCTION ENTRANCE BECOME FILLED WITH MUD, MORE CRUSHED STONE SHALL BE ADDED AS NEEDED. THE PUBLIC ROADWAY SHALL BE SWEEPED AND VACUUMED SHOULD MUD BE DEPOSITED/TRACKED ONTO THEM.

STANDARDS FOR STABILIZING SITES FOR THE WINTER

THE FOLLOWING STANDARDS AND METHODOLOGIES SHALL BE USED FOR STABILIZING THE SITE DURING THE WINTER CONSTRUCTION PERIOD:

1. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES (ANY AREA HAVING A GRADE GREATER THAN 25%) - THE CONTRACTOR WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15TH. IF THE CONTRACTOR FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15TH, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.
 - A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS: BY OCTOBER 1ST THE CONTRACTOR WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A RATE OF 3 POUNDS PER 1000 SQUARE FEET AND THEN INSTALL EROSION CONTROL MATS OR ANCHORED HAY MULCH OVER THE SEEDING AT TWICE THE RATE AS SPECIFIED ABOVE IN SUBSECTION 3.A OF THE "POST CONSTRUCTION REVEGETATION" SECTION. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS.
 - B. STABILIZE THE SLOPE WITH WOOD-WASTE COMPOST: THE CONTRACTOR WILL PLACE A SIX-INCH LAYER OF WOOD-WASTE COMPOST ON THE SLOPE BY NOVEMBER 15TH. THE CONTRACTOR WILL NOT USE WOOD-WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

- C. STABILIZE THE SLOPE WITH STONE RIPRAP: THE CONTRACTOR WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15TH. THE DEVELOPER'S OWNER WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.
2. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS - BY SEPTEMBER 15TH THE CONTRACTOR WILL SEED AND MULCH ALL DISTURBED SOILS ON THE SITE. IF THE CONTRACTOR FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.

- A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION: BY OCTOBER 1ST THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER, 1, THEN THE CONTRACTOR WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM II OF THIS STANDARD.
- B. STABILIZE THE SOIL WITH SOD: THE CONTRACTOR WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1ST. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
- C. STABILIZE THE SOIL WITH MULCH: BY NOVEMBER 15TH THE CONTRACTOR WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, THE CONTRACTOR WILL ANCHOR THE MULCH WITH NETTING OR OTHER METHOD TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

EROSION CONTROL REMOVAL

AN AREA IS CONSIDERED STABLE IF IT IS PAVED OR IF 90% GROWTH OF PLANTED SEEDS IS ESTABLISHED. ONCE AN AREA IS CONSIDERED STABLE, THE EROSION CONTROL MEASURES CAN BE REMOVED AS FOLLOWS:

1. SILT FENCE: SILT FENCE SHALL BE DISPOSED OF LEGALLY AND PROPERLY OFF-SITE. ALL SEDIMENT TRAPPED BEHIND THESE CONTROLS SHALL BE DISTRIBUTED TO AN AREA UNDERGOING FINAL GRADING OR REMOVED AND RELOCATED OFF-SITE.
2. STABILIZATION CONSTRUCTION ENTRANCE: THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE REMOVED ONCE THE COMPACTED ROADWAY BASE IS IN PLACE. STONE AND SEDIMENT FROM THE CONSTRUCTION ENTRANCE SHALL BE REDISTRIBUTED TO AN AREA UNDERGOING GRADING OR REMOVED AND RELOCATED OFF-SITE.
3. MISCELLANEOUS: ONCE ALL THE TRAPPED SEDIMENTS HAVE BEEN REMOVED FROM THE TEMPORARY SEDIMENTATION DEVICES THE DISTURBED AREA SHALL BE REGRADIED IN AN AESTHETIC MANNER TO CONFORM TO THE SURROUNDING TOPOGRAPHY. ONCE GRADED THESE DISTURBED AREAS MUST BE LOAMED (IF NECESSARY), FERTILIZED, SEEDED AND MULCHED IN ACCORDANCE WITH THE RATES PREVIOUSLY STATED.

THE ABOVE EROSION CONTROLS MUST BE REMOVED WITHIN 30 DAYS OF FINAL STABILIZATION OF THE SITE. CONFORMANCE WITH THIS PLAN AND FOLLOWING THESE PRACTICES WILL RESULT IN A PROJECT THAT COMPLIES WITH THE STATE REGULATIONS AND THE STANDARDS OF THE NATURAL RESOURCES PROTECTION ACT, AND WILL PROTECT WATER QUALITY IN AREAS DOWNSTREAM FROM THE PROJECT.

MAINE CONSTRUCTION GENERAL PERMIT REQUIRED

SUBMISSION OF A MAINE CONSTRUCTION GENERAL PERMIT (MCGP) IS REQUIRED PRIOR TO COMMENCEMENT OF ANY EXCAVATION ACTIVITIES.

INSPECTION AND MAINTENANCE (APPENDIX B)

1. INSPECTION AND MAINTENANCE REQUIREMENTS: INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION AND STORMWATER CONTROL MEASURES, AREAS USED FOR STORAGE THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. INSPECT THESE AREAS AT LEAST ONCE A WEEK AS WELL AS BEFORE AND AFTER A SIGNIFICANT STORM EVENT (0.5 INCHES OF RAINFALL IN A 24-HOUR PERIOD) AND PRIOR TO COMPLETION OF PERMANENT STABILIZATION MEASURES. A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS IN THE MCGP AND ANY DEPARTMENTAL COMPANION DOCUMENT TO THE MCGP, MUST CONDUCT THE INSPECTION. THIS PERSON MUST BE IDENTIFIED IN THE INSPECTION LOG. IF BEST MANAGEMENT PRACTICES (BMPs) NEED TO BE MODIFIED OR IF ADDITIONAL BMPs ARE NECESSARY, IMPLEMENTATION MUST BE STARTED BY THE END OF THE NEXT WORKING DAY, AND 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. DOCUMENTATION OF CORRECTION ACTIONS SHALL BE MAINTAINED WITH THE INSPECTION FORMS.
2. INSPECTION LOG (REPORT): A LOG (REPORT) MUST BE KEPT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES. MAJOR OBSERVATIONS MUST INCLUDE BMPs THAT NEED MAINTENANCE, BMPs THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATION(S) WHERE ADDITIONAL BMPs ARE NEEDED. FOR EACH BMP REQUIRING MAINTENANCE, BMP NEEDING REPLACEMENT, AND LOCATION NEEDING ADDITIONAL BMPs, NOTE IN THE INSPECTION LOG THE CORRECT ACTION TAKEN AND WHEN IT WAS TAKEN. THE LOG MUST BE MADE ACCESSIBLE TO THE DEPARTMENT STAFF AND A COPY MUST BE PROVIDED UPON REQUEST. THE PERMITTEE SHALL RETAIN A COPY OF THE LOG FOR A PERIOD OF AT LEAST THREE YEARS FROM THE COMPLETION OF THE PERMANENT STABILIZATION.

HOUSEKEEPING (APPENDIX C)

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

NOTE: ANY SPILL OR RELEASE OF TOXIC OR HAZARDOUS SUBSTANCES MUST BE REPORTED TO THE DEPARTMENT. FOR OIL SPILLS, CALL 1-800-482-0777 WHICH IS AVAILABLE 24 HOURS A DAY. FOR SPILLS OF TOXIC OR HAZARDOUS MATERIAL, CALL 1-800-452-4664 WHICH IS AVAILABLE 24 HOURS A DAY. FOR MORE INFORMATION, VISIT THE DEPARTMENT'S WEBSITE AT: [HTTP://WWW.MAINE.GOV/DEP/SPILLS/EMERGSPILLSRESP/](http://www.maine.gov/dep/spills/emergspillsresp/)

2. GROUNDWATER PROTECTION: DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SLUMPS, AND OTHER FORMS OF SECONDARY CONTAMINANT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING

INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.

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

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

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

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

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

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

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

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

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

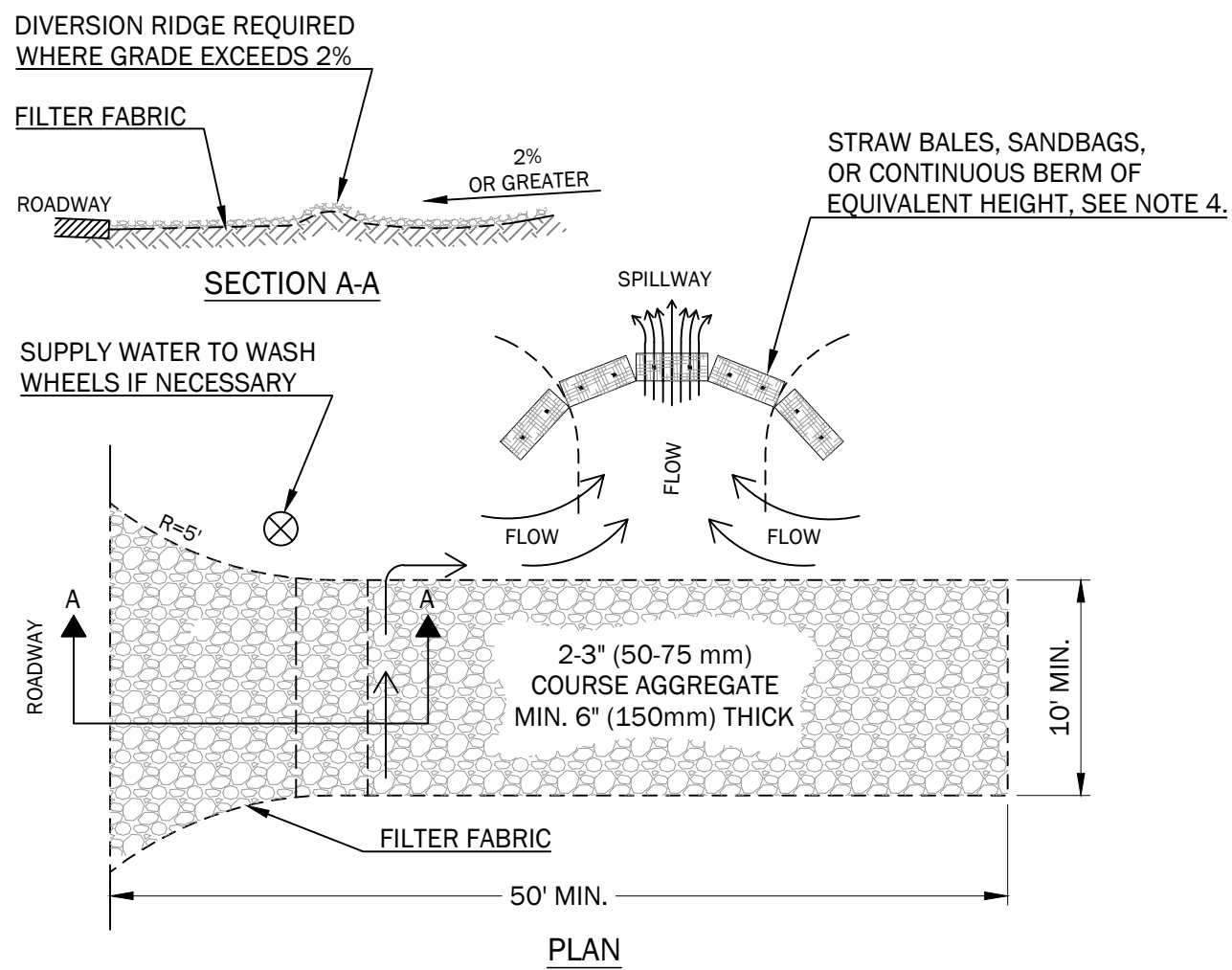
7. UNAUTHORIZED NON-STORMWATER DISCHARGES: THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C (6). SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:

- WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
- FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
- SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
- TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.

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

1 EROSION AND SEDIMENTATION CONTROL NOTES

NOT TO SCALE



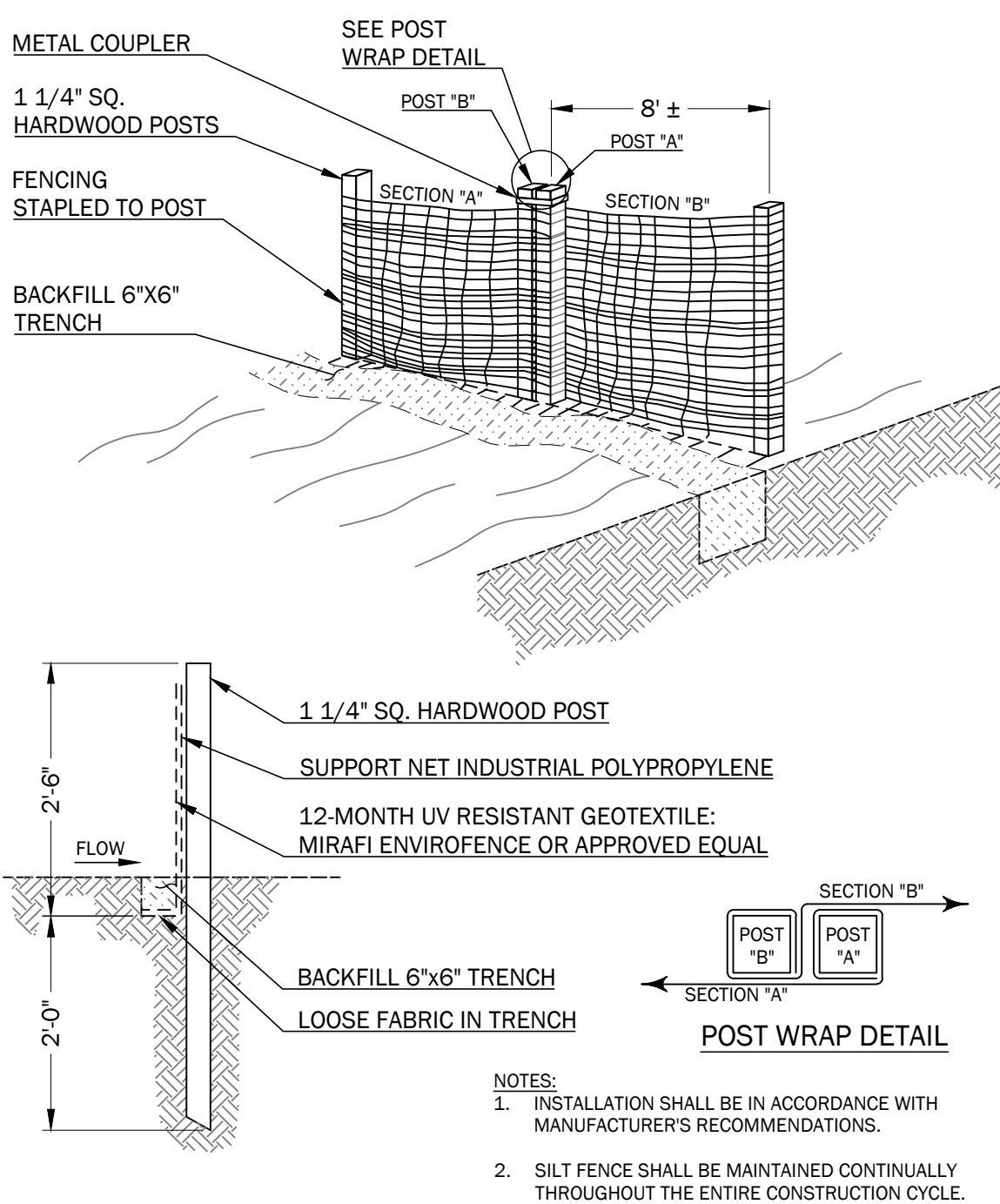
- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS ONTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
 4. USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED

2 STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

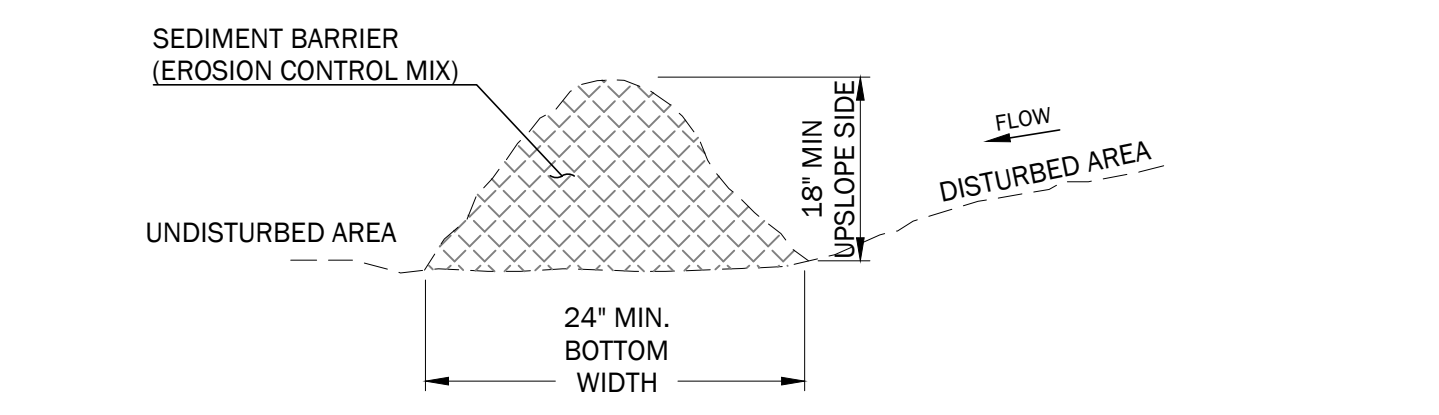
3 PREFABRICATED SILT FENCE

NOT TO SCALE



4 EROSION CONTROL SEDIMENT BARRIER

NOT TO SCALE



NOTES:

1. THE EROSION CONTROL MIX SHALL CONTAIN A WELL GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH.
2. MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS
 - A. THE ORGANIC CONTENT SHALL BE BETWEEN 80 AND 100% DRY WEIGHT BASIS
 - B. PARTICLE SIZE BY WIEGHT SHALL BE 100% PASSING A 6" SCREEN AND A MAXIMUM OF 85% PASSING A 0.75" SCREEN
 - C. THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
 - D. LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX
 - E. SOLUBLE SALTS CONTENT SHALL BE <4.0 MMHOS/CM
 - F. THE PH SHOULD FALL BETWEEN 5.0 AND 8.0
3. PLACE BARRIER ALONG A RELATIVELY FLAT CONTOUR. CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES WHERE FINES CAN WASH UNDER THE BARRIER THROUGH GRASS BLADES AND BRANCHES.
4. PLACEMENT OF BARRIER SHOULD BE:
 - AT TOE OF THE SLOPE.
 - FROZEN GROUND, BEDROCK OR ROOTED FORESTED AREAS.
 - THE EDGE OF GRAVEL AND AREAS UNDER CONSTRUCTION.
5. SEDIMENT BARRIER SHALL NOT BE USED ADJACENT TO WETLANDS
6. REMOVE SEDIMENT DEPOSITS WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
7. WHEN BARRIER IS DECOMPOSED, CLOGGED WITH SEDIMENT, ERODED OR INEFFECTIVE, IT MUST BE REPLACED OR REPAIRED. THE BARRIER SHOULD BE RESHAPED AS NECESSARY.
8. IF ECM BERMS ARE USED AS A SILT BARRIER, THEY ARE PROHIBITED AT THE BASE OF A SLOPE STEEPER THAN 8% OR WHERE THERE IS FLOWING WATER WITHOUT THE SUPPORT OF ADDITIONAL MEASURES, SUCH AS A SILT FENCE.

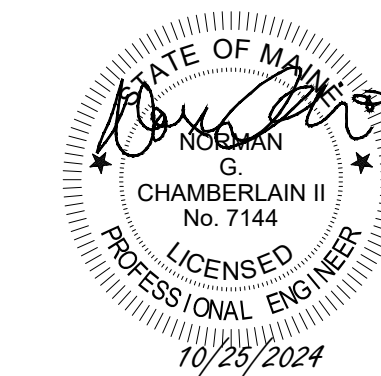
NOTES:

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 - C. THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
 - D. LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX
 - E. SOLUBLE SALTS CONTENT SHALL BE <4.0 MMHOS/CM
 - F. THE PH SHOULD FALL BETWEEN 5.0 AND 8.0
3. PLACE BARRIER ALONG A RELATIVELY FLAT CONTOUR. CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATIN VOIDS AND BRIDGES WHERE FINES CAN WASH UNDER THE BARRIER THROUGH GRASS BLADES AND BRANCHES.
4. PLACEMENT OF BARRIER SHOULD BE:
 - AT TOE OF THE SLOPE.
 - AT THE EDGE OF FROZEN GROUND, BEDROCK OR ROOTED FORESTED AREAS.
 - THE EDGE OF GRAVEL AND AREAS UNDER CONSTRUCTION.
5. SEDIMENT BARRIER SHALL NOT BE USED ADJACENT TO WETLANDS WITHOUT SILTFENCE.
6. REMOVE SEDIMENT DEPOSITS WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
7. WHEN BARRIER IS DECOMPOSED, CLOGGED WITH SEDIMENT, ERODED OR INEFFECTIVE, IT MUST BE REPLACED OR REPAIRED. THE BARRIER SHOULD BE RESHAPED AS NECESSARY.

WALSH
ENGINEERING ASSOCIATES, INC.

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LONDON WOODS

Beachwood Avenue
Kennebunkport, Maine
04046

Prepared For:
Kennebunkport Heritage Housing Trust 2

PO Box 333
Kennebunkport, Maine
04046

Rev.	Date	Description	Drawn	Check
1	10/21/24	Rev To Condo Plan	TEF	NGC
2	11/15/2025	Rev. Per Comments	TEF	NGC
3	2015/05/05	Rev. Per Comments	TEF	NGC

Sheet Title:

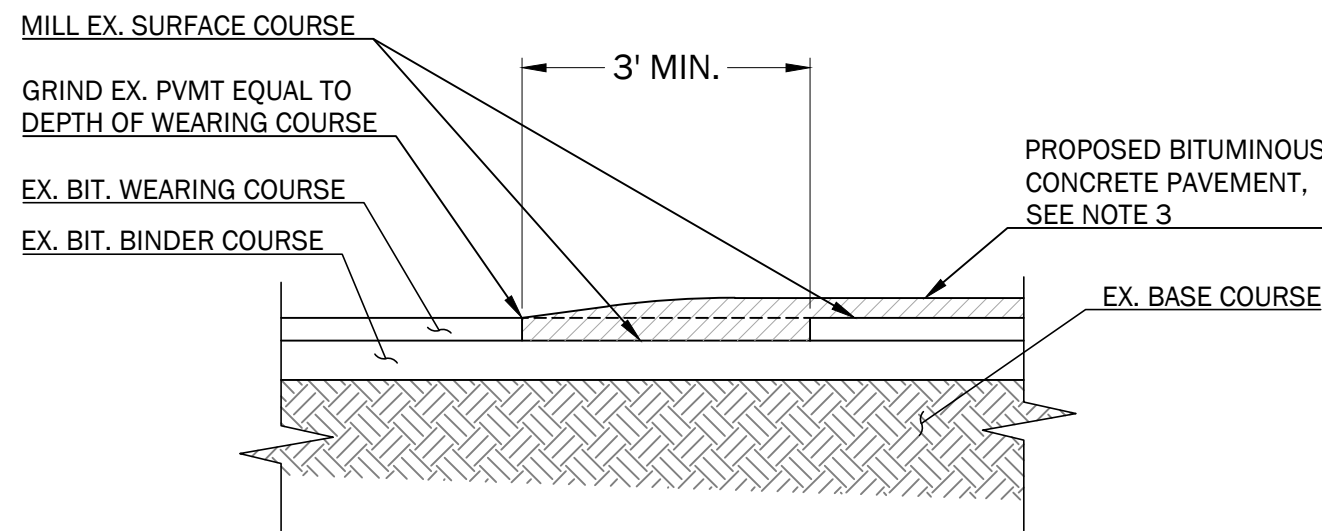
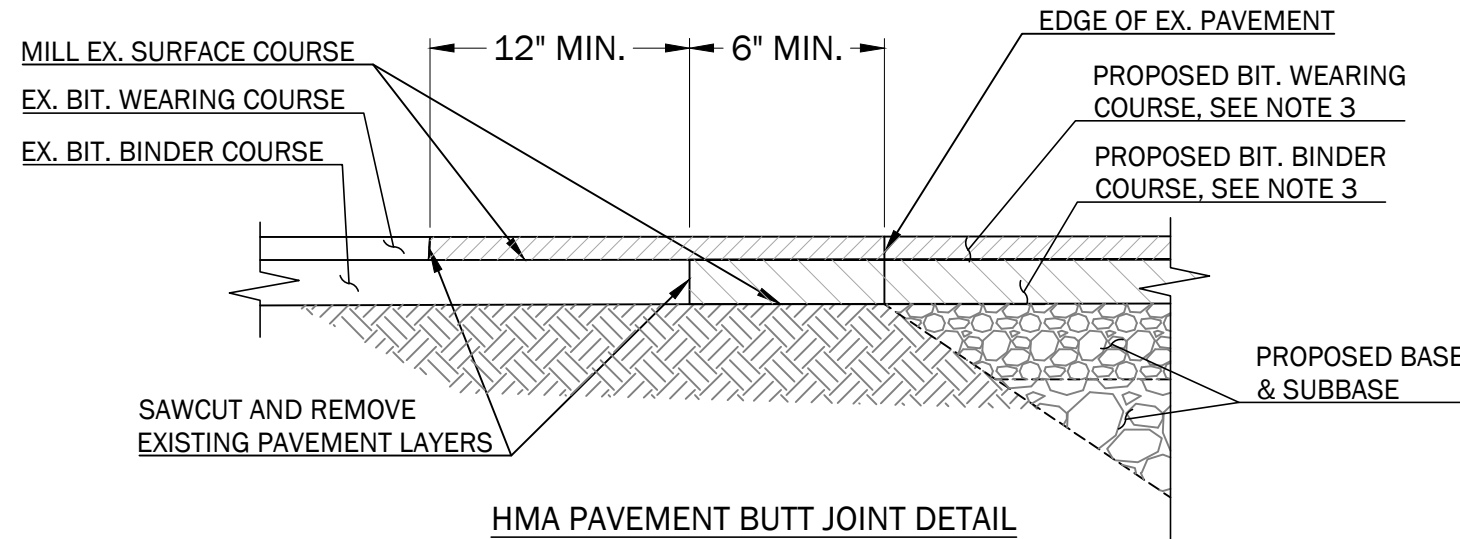
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Job No.: 947
Date: 10/25/2024
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Checked: NGC

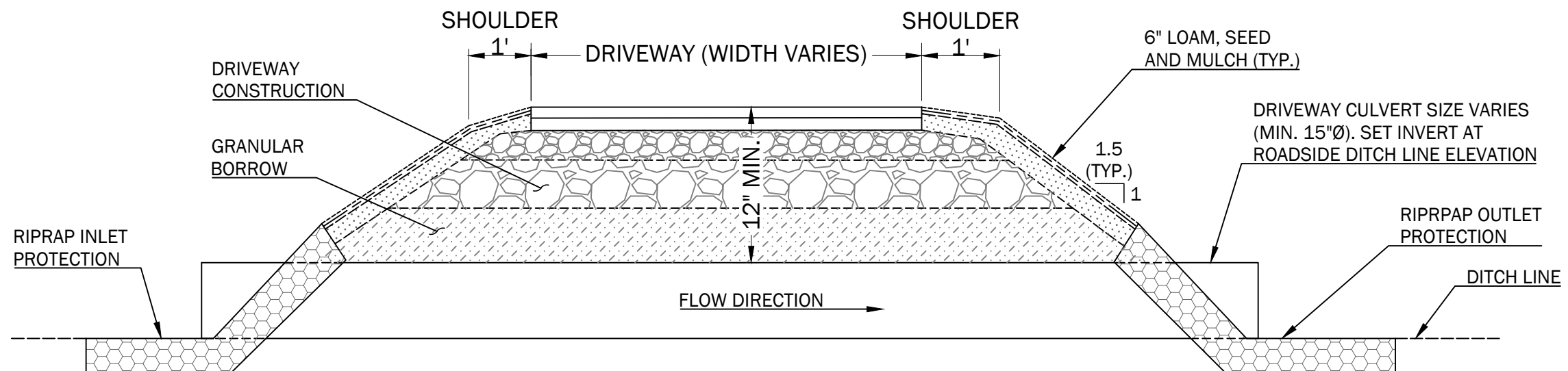
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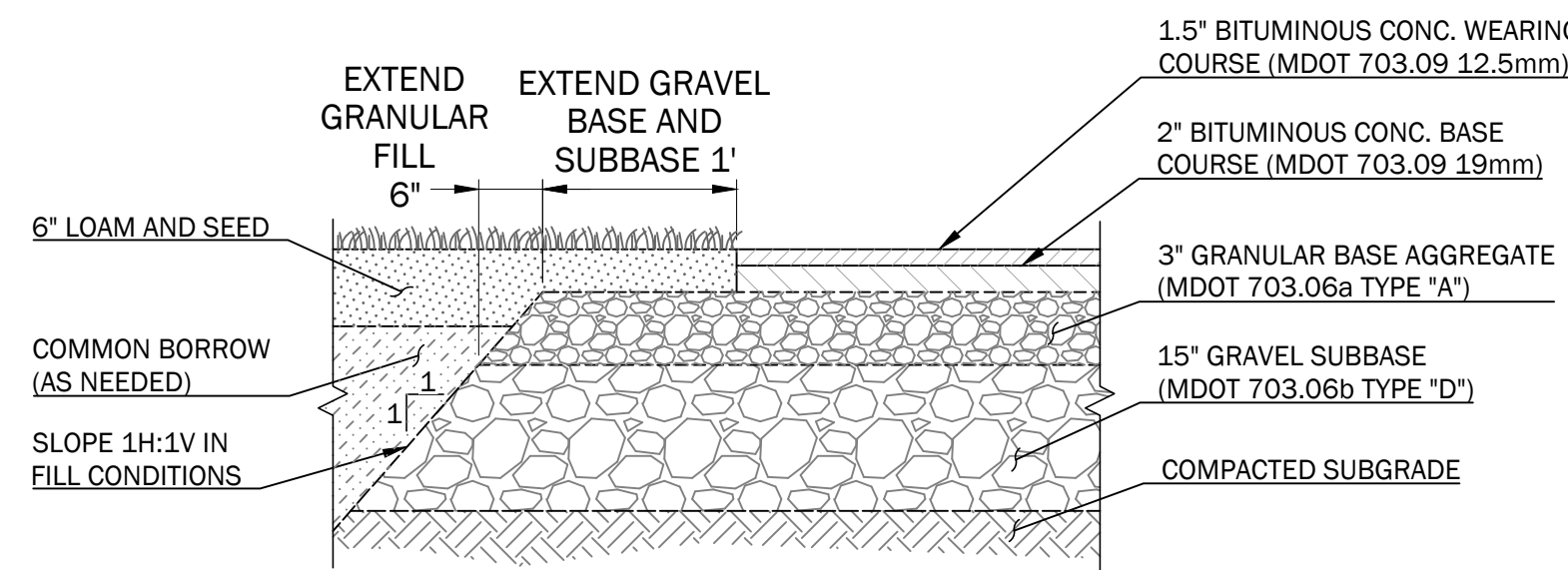
PRELIMINARY - NOT FOR CONSTRUCTION



- NOTES:
- HMA = HOT MIX ASPHALT
 - MILL EXPOSED SURFACE OF EXISTING PAVEMENT.
 - APPLY BITUMINOUS TACK COAT PRIOR TO PLACEMENT OF NEW BITUMINOUS PAVEMENT.



- NOTES:
- LOAM ALL SIDE SLOPES WITH 6\"/>



1 PAVEMENT SAWCUT AND MATCHING DETAILS

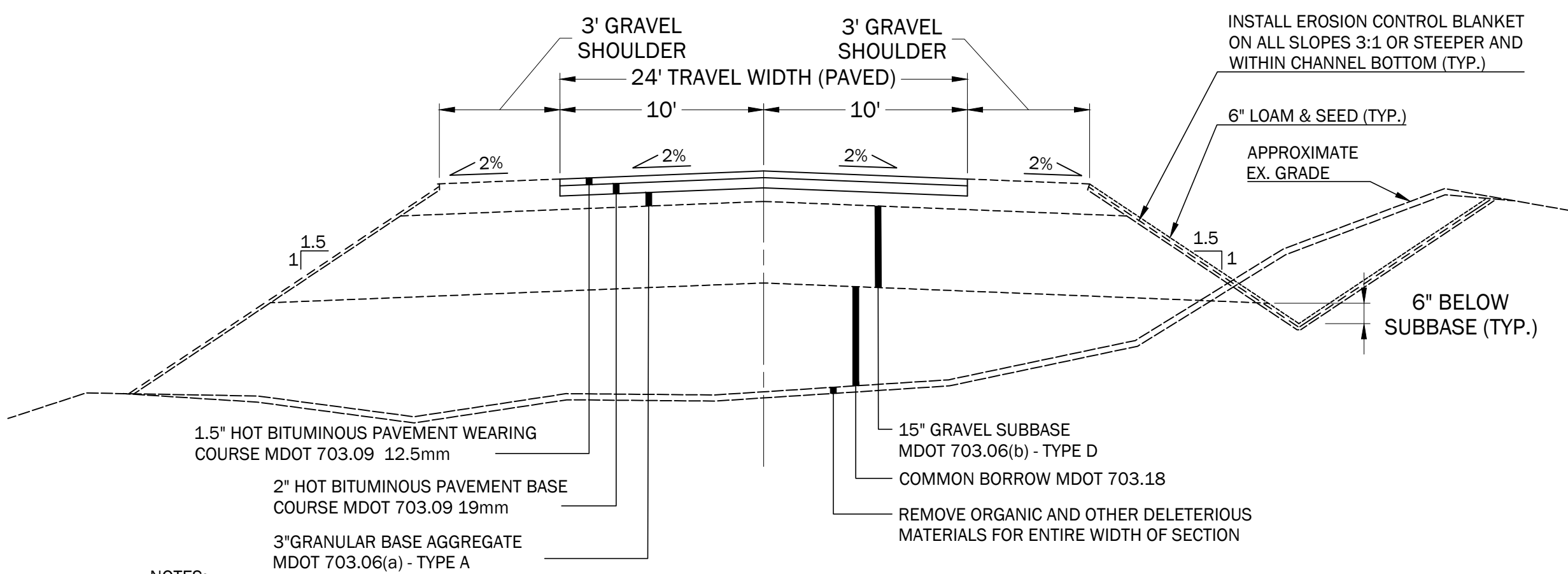
NOT TO SCALE

2 TYPICAL DRIVEWAY CULVERT CROSSING SECTION

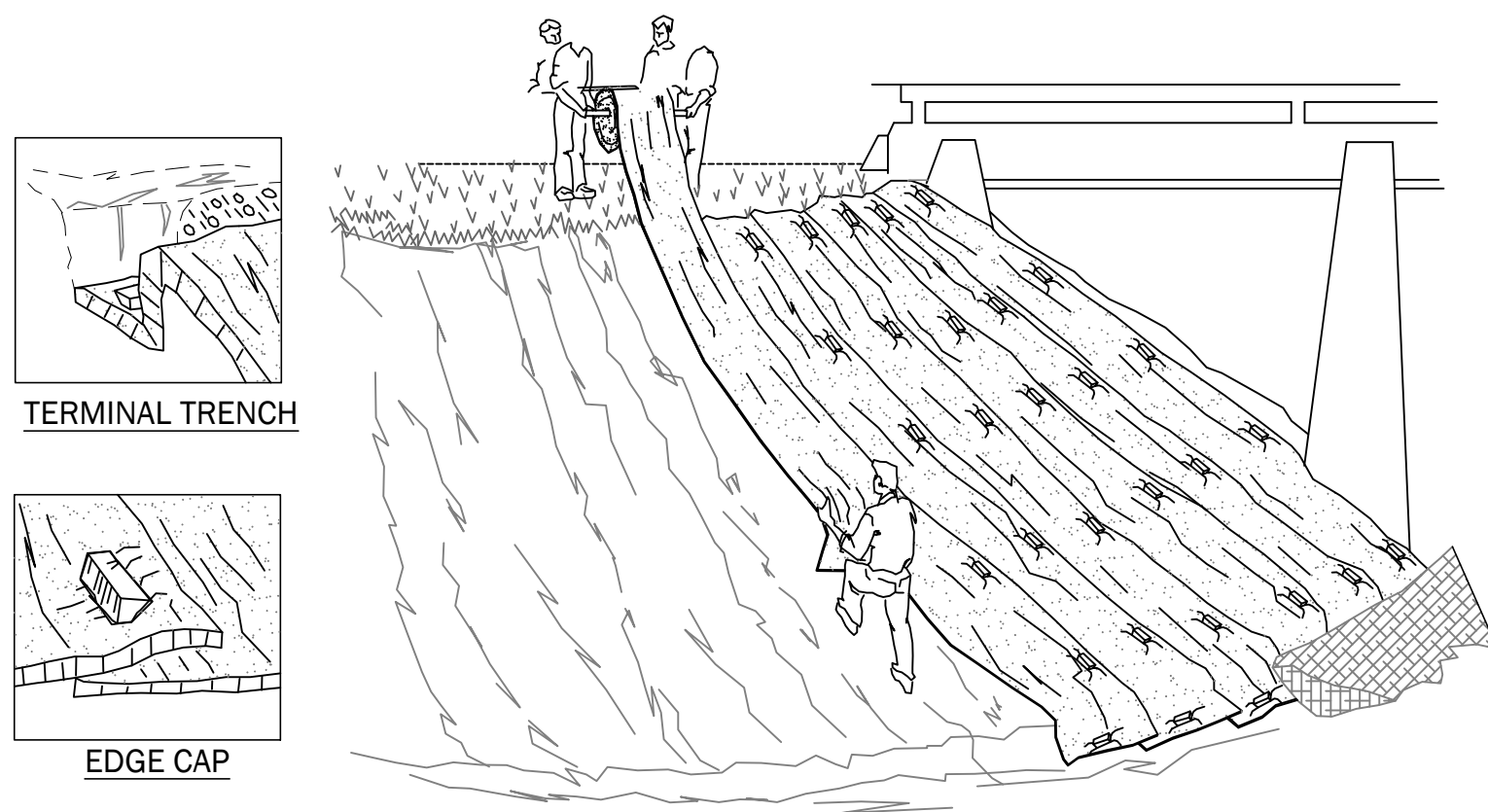
NOT TO SCALE

3 DRIVEWAY PAVEMENT SECTION

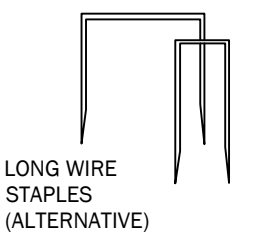
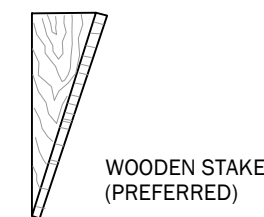
NOT TO SCALE



- NOTES:
- HMA = HOT MIX ASPHALT.
 - LOAM ALL SIDE SLOPES WITH 6\"/>

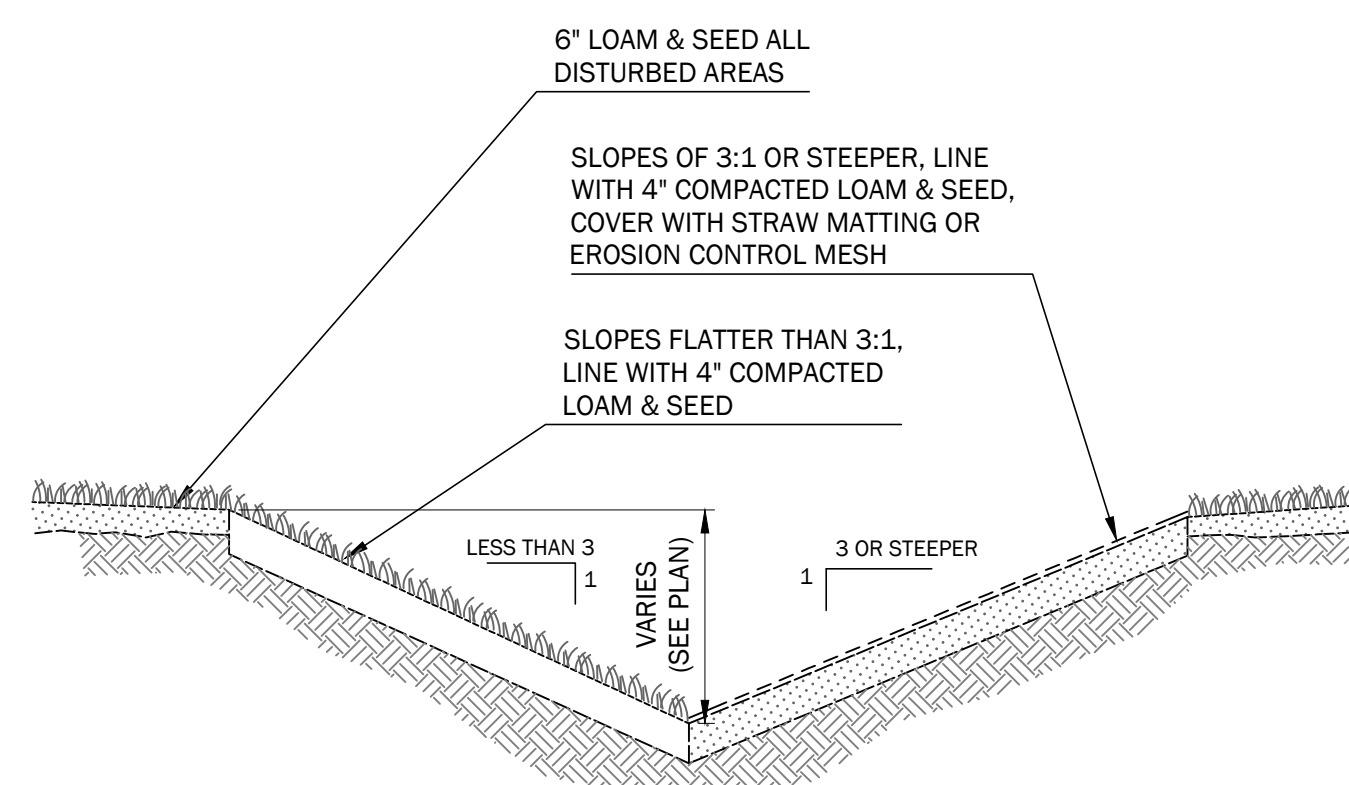


- INSTALLATION INSTRUCTIONS:
- TURF REINFORCEMENT MAT MATERIAL SHALL BE ENKAMAT 7020, OR APPROVED EQUAL.
 - APPLY 3\"/>



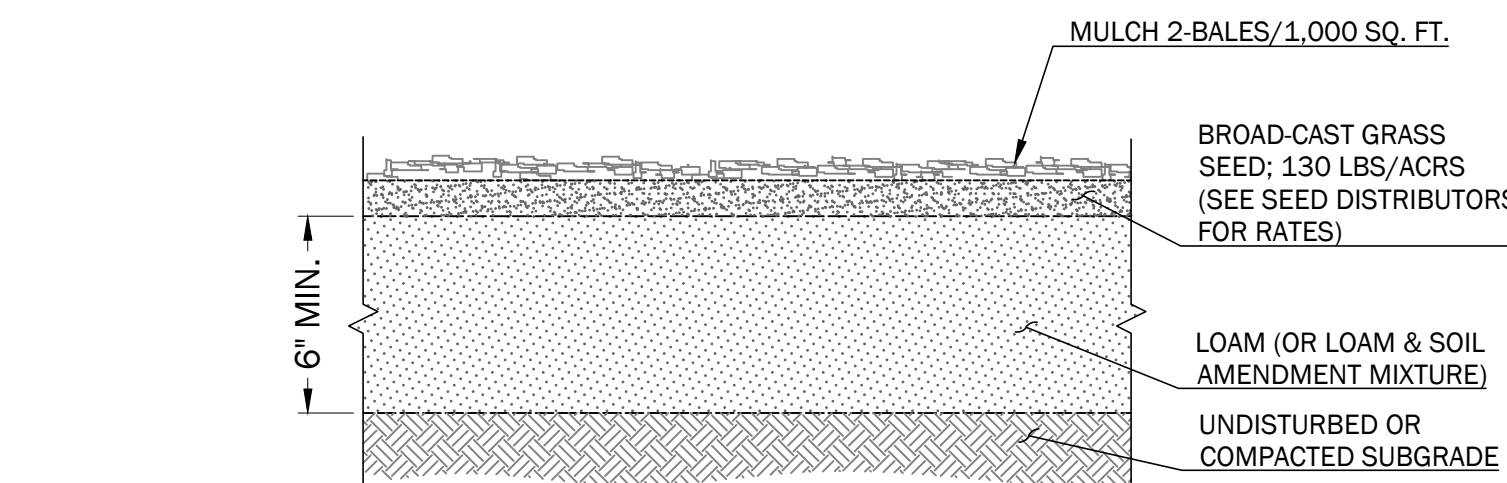
4 TYPICAL ROAD SECTION

NOT TO SCALE



6 TYPICAL GRASS SWALE SECTION - V BOTTOM

NOT TO SCALE

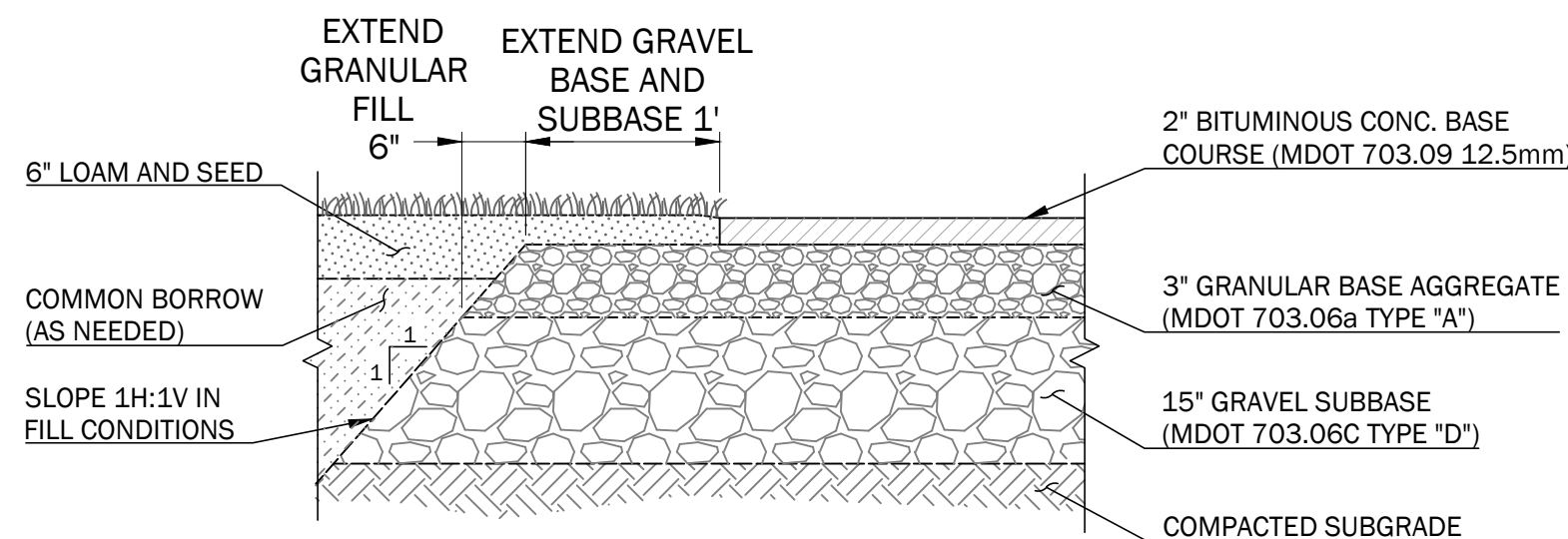


7 LOAM AND SEED SECTION

NOT TO SCALE

5 GENERAL INSTALLATION GUIDELINES FOR TURF REINFORCEMENT MAT

NOT TO SCALE



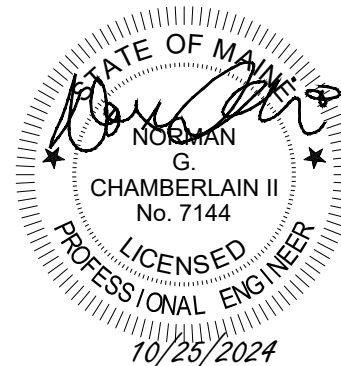
8 PAVED SIDEWALK SECTION

NOT TO SCALE

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LONDON WOODS

Beachwood Avenue
Kennebunkport, Maine
04046

Prepared For:
Kennebunkport Heritage Housing Trust 2

PO Box 333
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3	21/03/2025	Rev. Per Comments	TEF	NGC

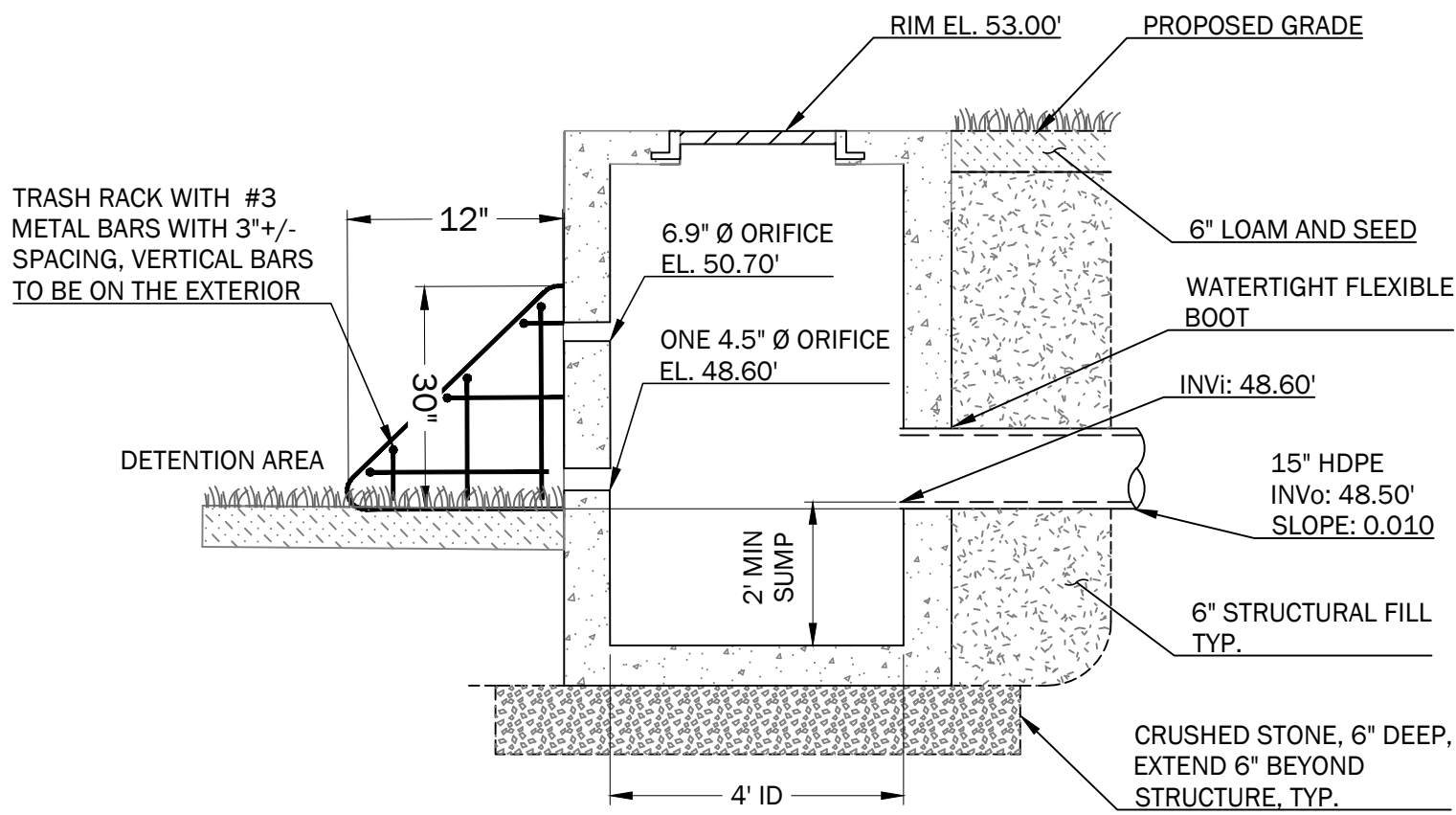
Sheet Title:
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Job No.: 947
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Sheet No.:

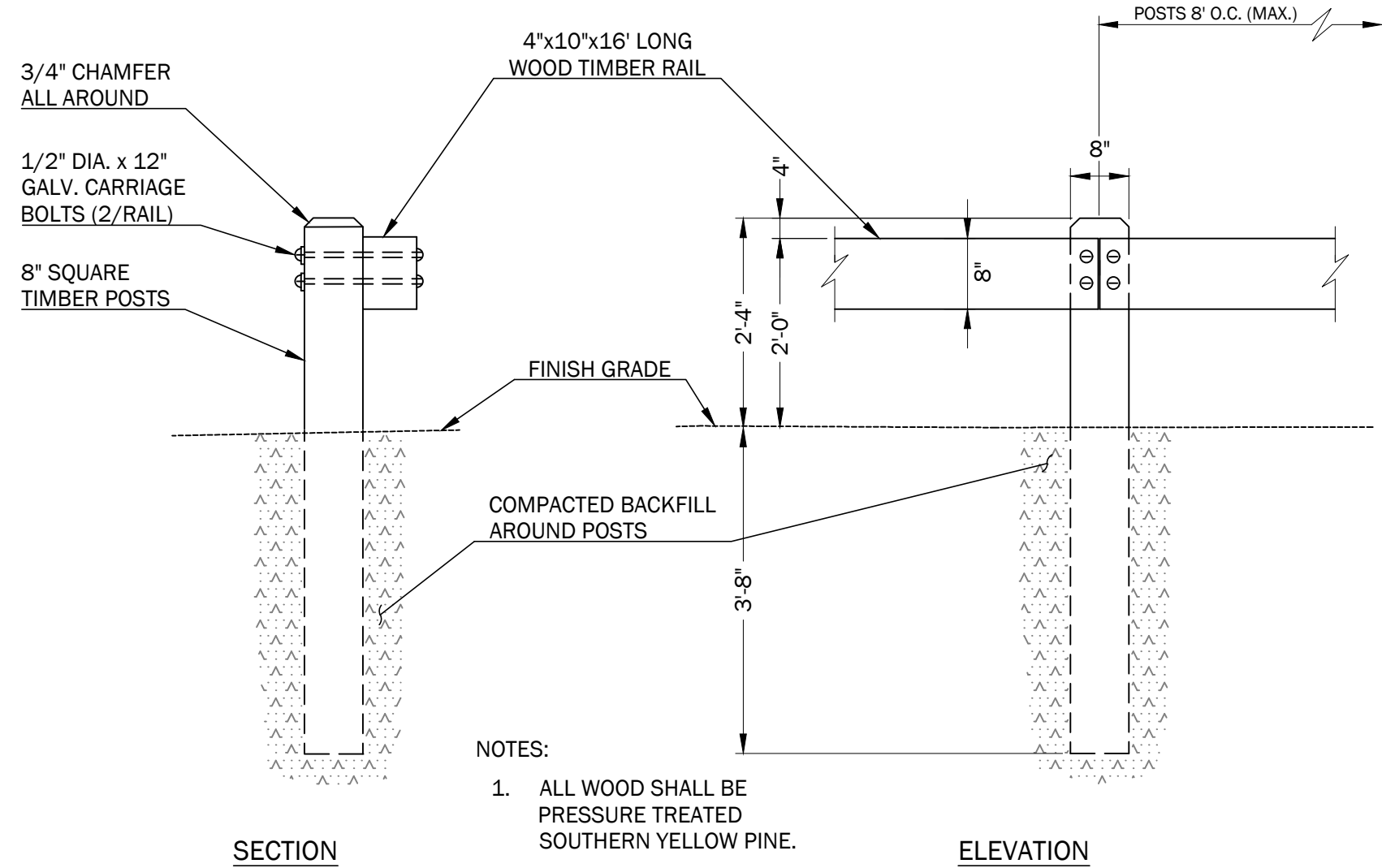
C3.1

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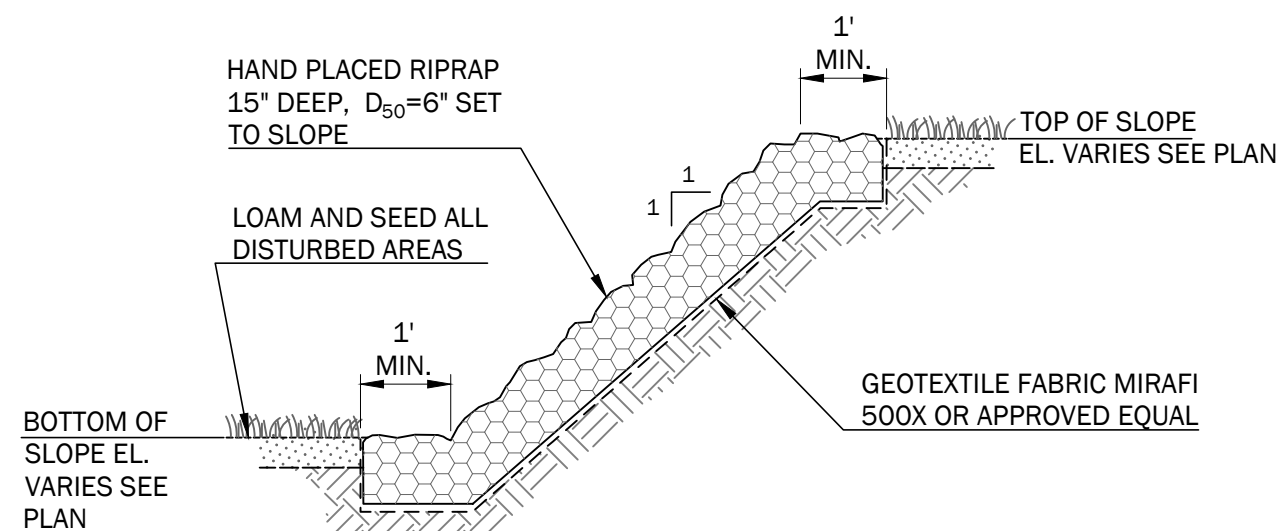
1 OUTLET CONTROL STRUCTURE #1 (OCS #1)

NOT TO SCALE



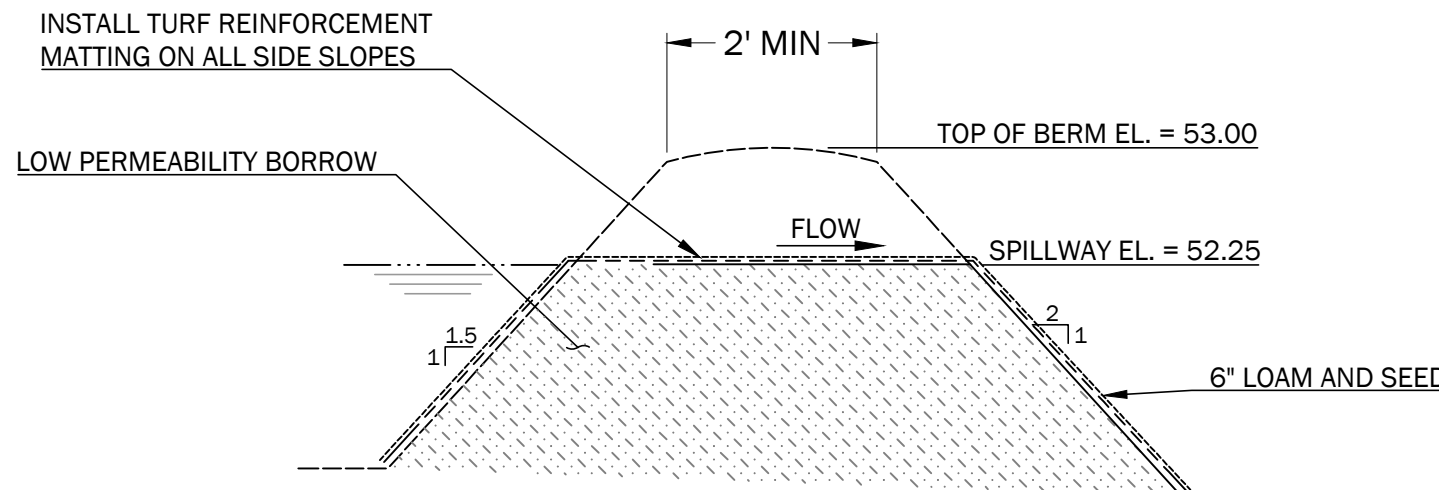
4 WOODEN TIMBER GUARDRAIL DETAILS

NOT TO SCALE



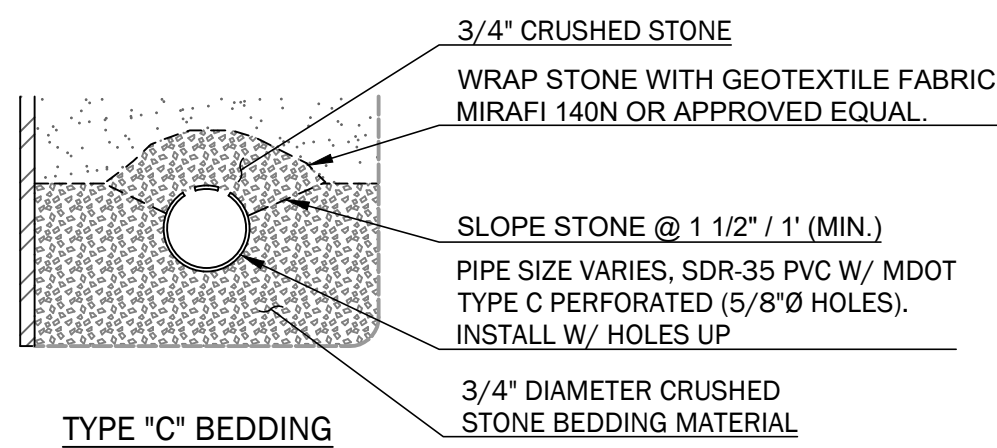
7 RIPRAP SLOPE SECTION

NOT TO SCALE

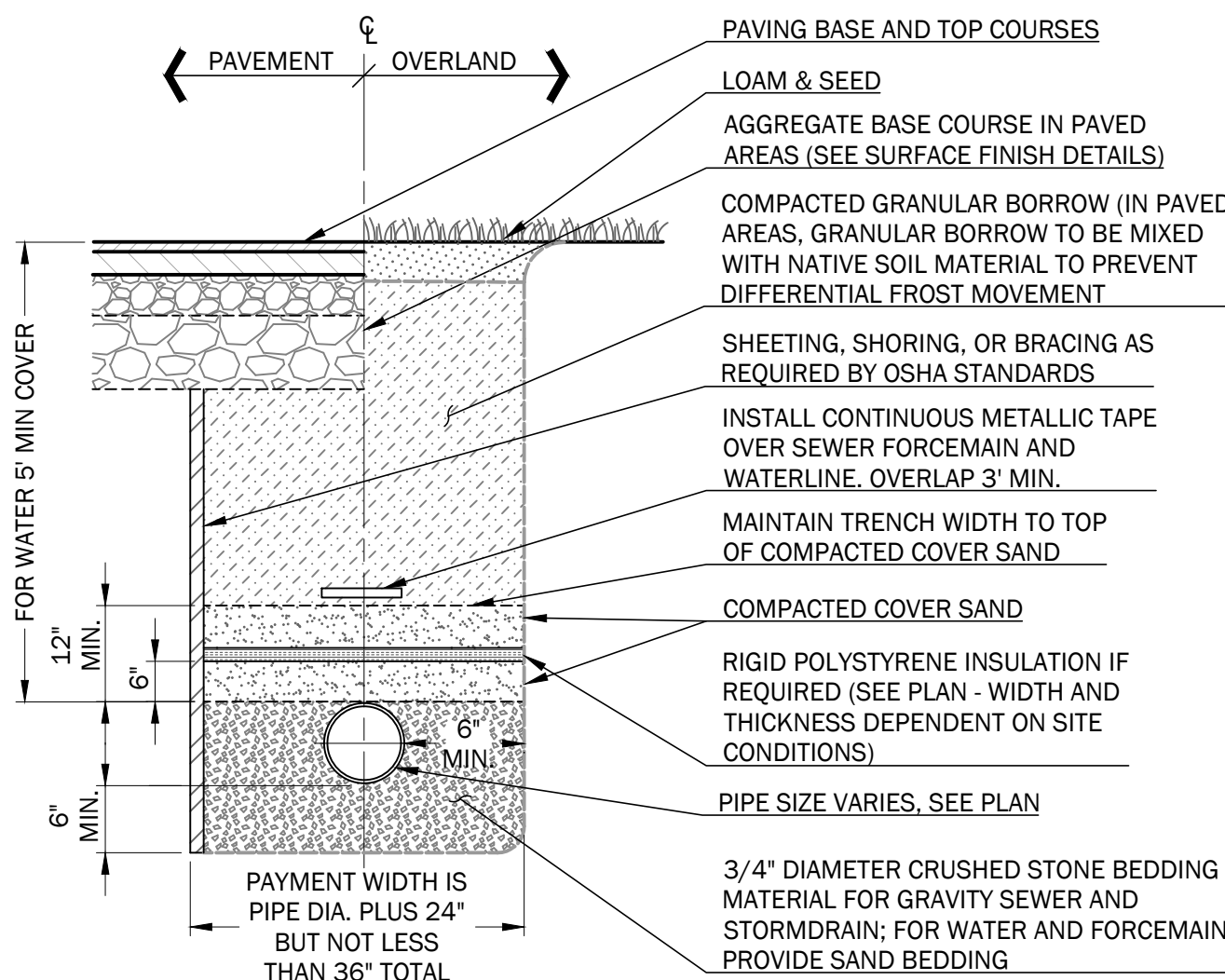


2 EMERGENCY SPILLWAY SECTION

NOT TO SCALE



TYPE "C" BEDDING

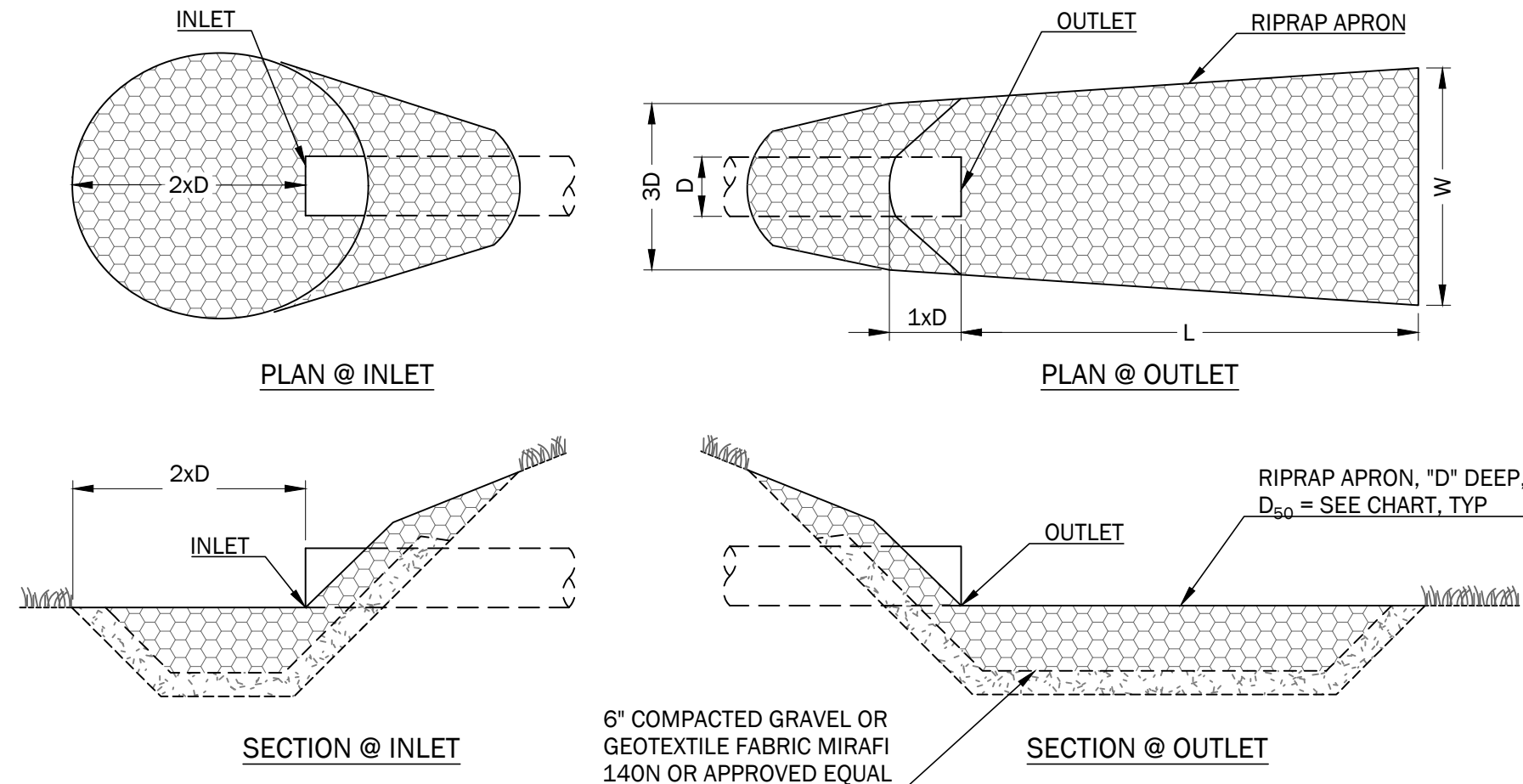


NOTES:

1. DOMESTIC WATER PIPING MATERIAL TO BE DUCTILE IRON, POLYETHYLENE, OR COPPER UNLESS OTHERWISE NOTED.
2. SEPTIC PIPING TO CONFORM WITH APPROVED HHE-200.

5 TYPICAL PIPE TRENCHING DETAIL

NOT TO SCALE



NOTES:

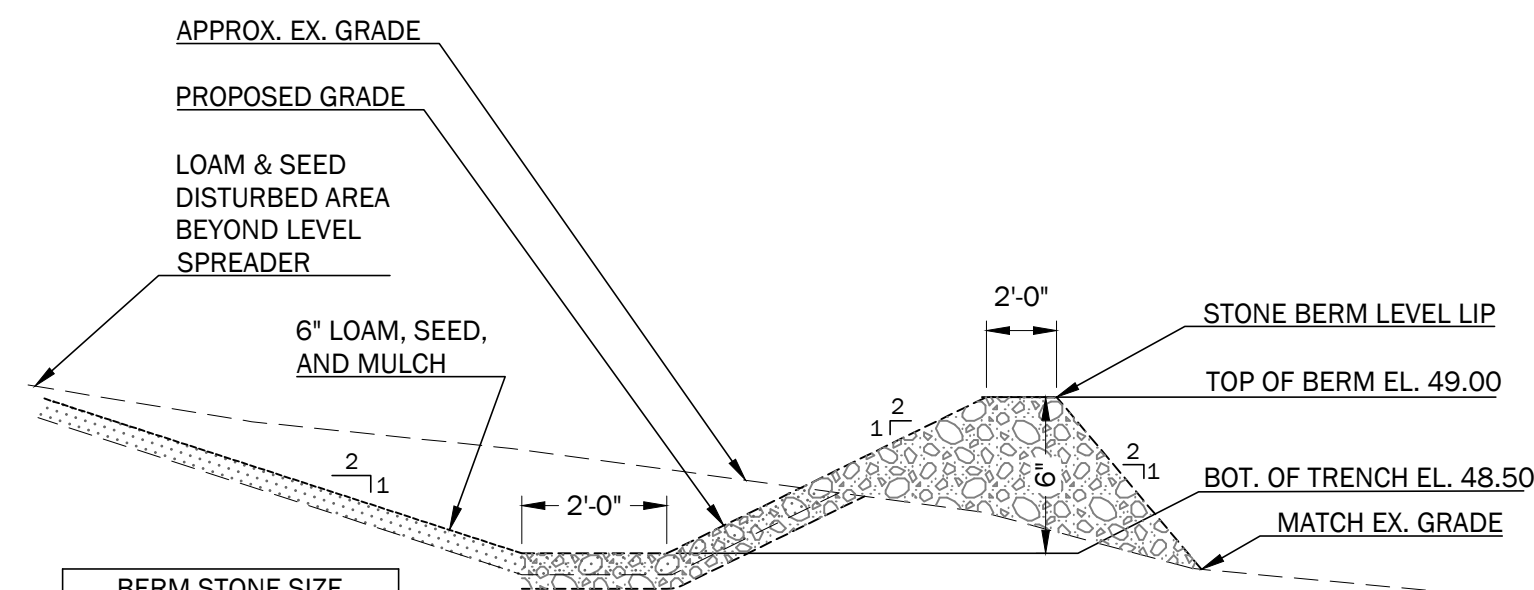
1. USE D₅₀ NOTED ON TABLE UNLESS OTHERWISE SPECIFIED ON PLANS.
2. UNDERLAY RIPRAP WITH 6 inch OF GRAVEL OR GEOTEXTILE
3. USE WIDTHS NOTED ABOVE OR CONFORM TO NATURAL CHANNEL OR TOPOGRAPHY.
4. RIPRAP INLET PROTECTION SHALL BE A CIRCULAR APRON WITH A RADIUS OF 1X THE PIPE DIAMETER.

RIPRAP PAD SIZE CHART				
D	L	W	D ₅₀	
12"	6'	4'	5"	
15"	7'	5'	6"	

APRON DEPTH = 2.25 x D₅₀

3 RIPRAP APRON SECTIONS

NOT TO SCALE



BERM STONE SIZE	
SIEVE	% BY WEIGHT PASSING SIEVE
12 in	100
6 in	84-100
3 in	68-83
1 in	42-55
No. 4	8-12

NOTES:

1. CONSTRUCT LEVEL LIP AND SPREADER ON ZERO PERCENT GRADE.
2. DO NOT CONSTRUCT LEVEL SPREADER ON FILL.
3. STORM RUNOFF CONVERTED TO SHEET FLOW SHALL OUTLET ONTO STABILIZED AREA. WATER SHALL NOT BE CHANNELIZED IMMEDIATELY BELOW POINT OF DISCHARGE.
4. THE LAYOUT AND CONSTRUCTION OF THE STONE BERM LEVEL SPREADER IS CRITICAL TO IT'S SUCCESS. CLEAR THE AREA AND STAKE OUT LEVEL LIP ELEVATION WITH STAKES EVERY 10'. THE ENGINEER WILL INSPECT THE SURVEYED AND STAKED LOCATION OF EACH LEVEL SPREADER BEFORE PLACEMENT OF THE STONE BERM. WORK THE STONE BELOW THE STAKES AND THEN EXCAVATE AND GRADE THE UPHILL SECTION. REMOVE THE STAKES AFTER THE SEEDING IS COMPLETED.

6 STONE BERM LEVEL SPREADER SECTION

NOT TO SCALE

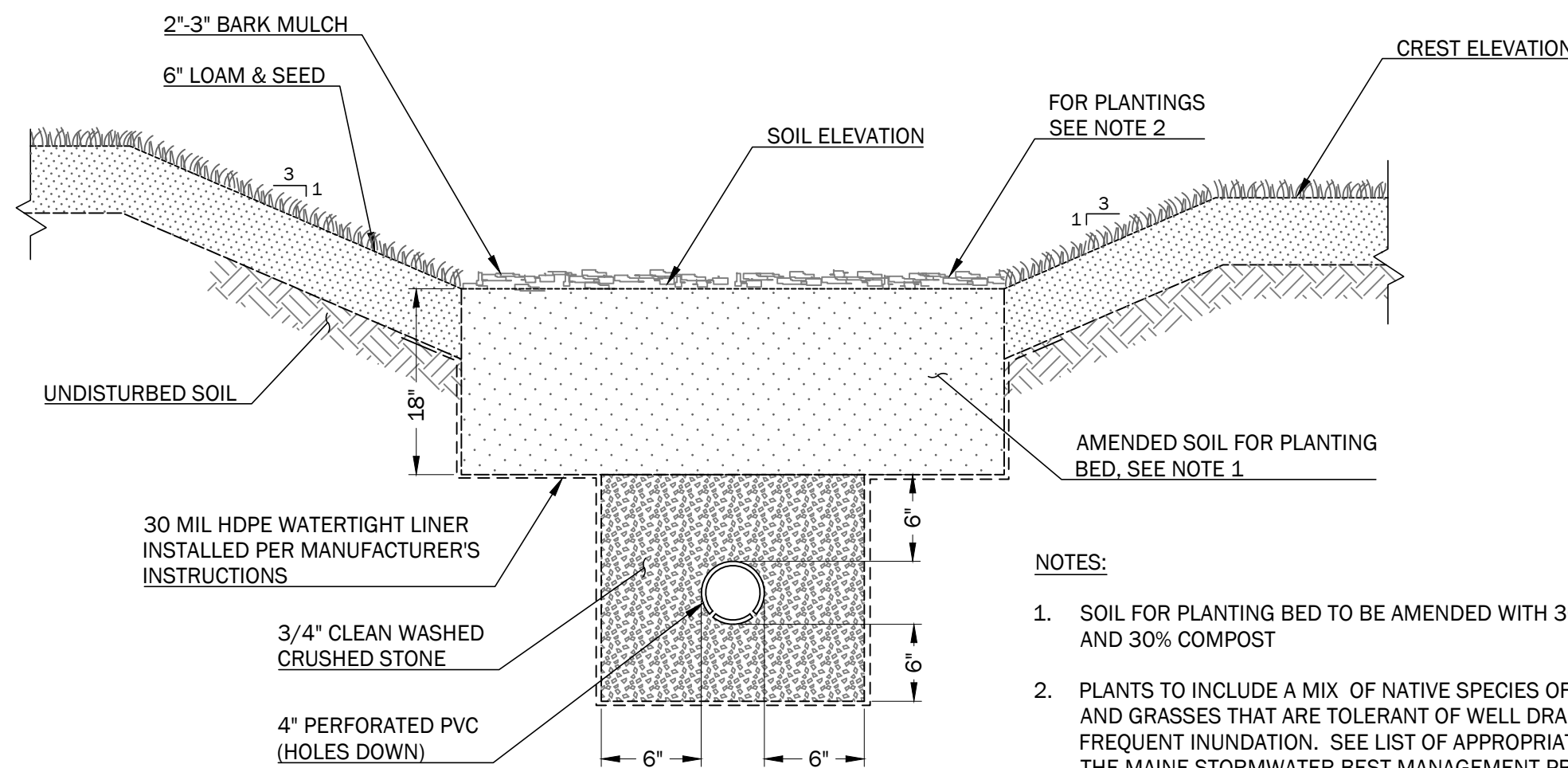
Rev.	Date	Description	Drawn	Check
1	10/21/24	Rev To Condo Plan	TEF	NGC
2	11/15/2025	Rev. Per Comments	TEF	NGC
3	21/10/2025	Rev. Per Comments	TEF	NGC

Sheet Title:
DETAILS

Job No.:	947	Sheet No.:	
Date:	10/25/2024		
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C3.2

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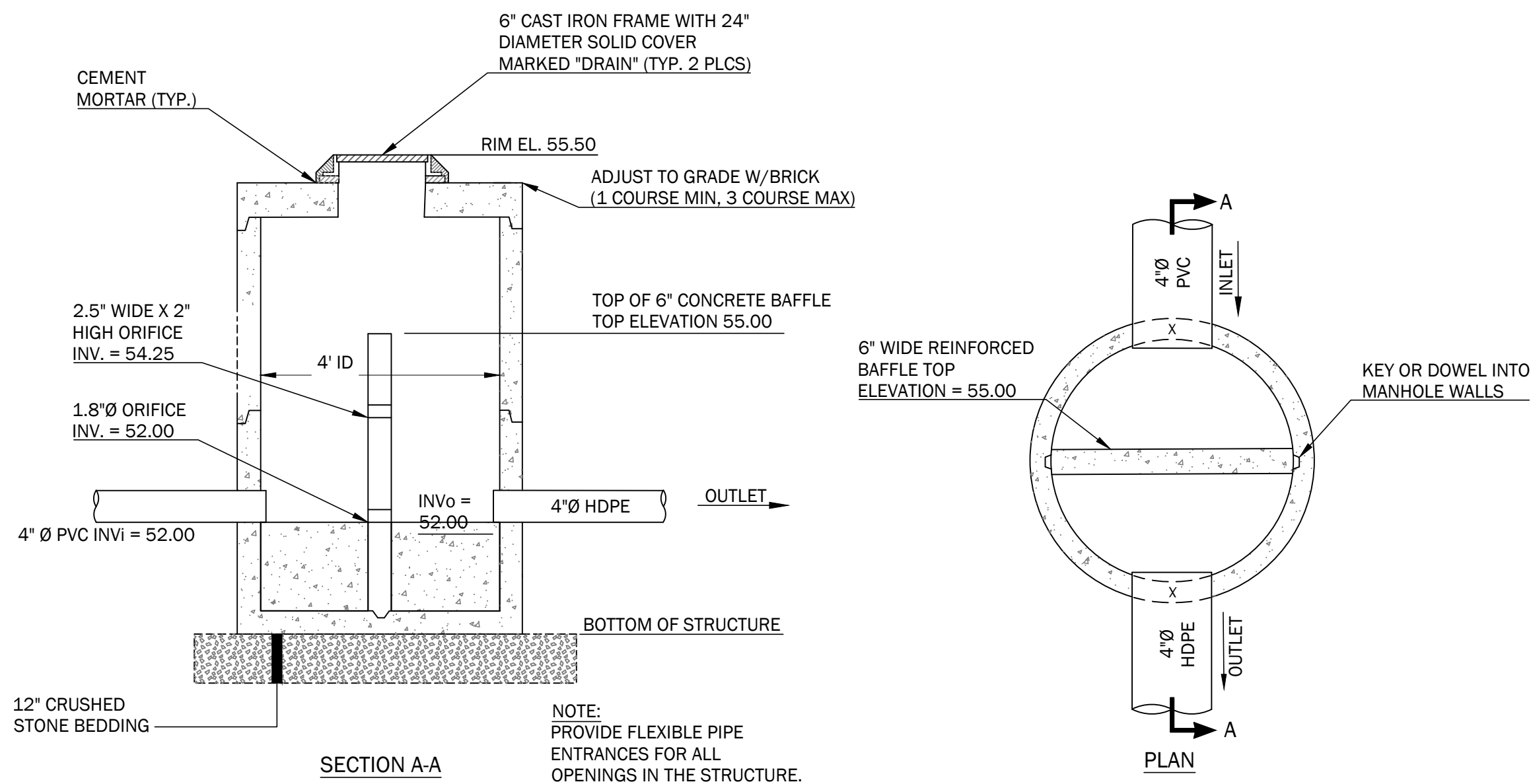
NOTES:

1. SOIL FOR PLANTING BED TO BE AMENDED WITH 30% SANDY LOAM AND 30% COMPOST
2. PLANTS TO INCLUDE A MIX OF NATIVE SPECIES OF TREES, SHRUBS AND GRASSES THAT ARE TOLERANT OF WELL DRAINED SOILS AND FREQUENT INUNDATION. SEE LIST OF APPROPRIATE SPECIES IN THE MAINE STORMWATER BEST MANAGEMENT PRACTICES MANUAL, VOLUME I, APPENDIX B.

RAIN GARDEN SCHEDULE			
RAIN GARDEN FILTER #	CREST ELEVATION	SOIL ELEVATION	UNDERDRAIN INVERT
2P	55.00	54.00	52.00
3P	54.00	53.50	51.00
4P	54.5	52.50	50.00

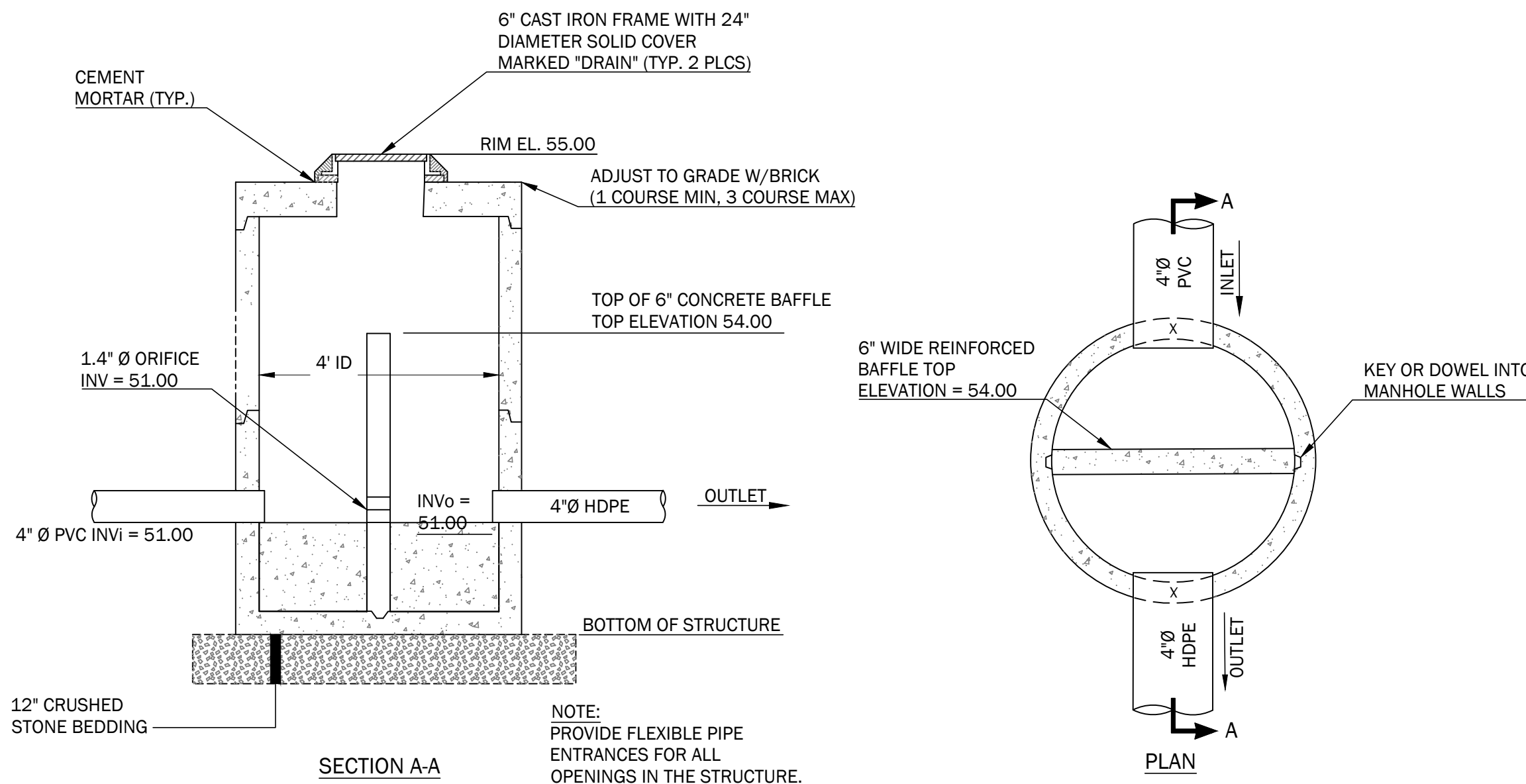
1 STORMWATER RAIN GARDEN

C3.3 NOT TO SCALE



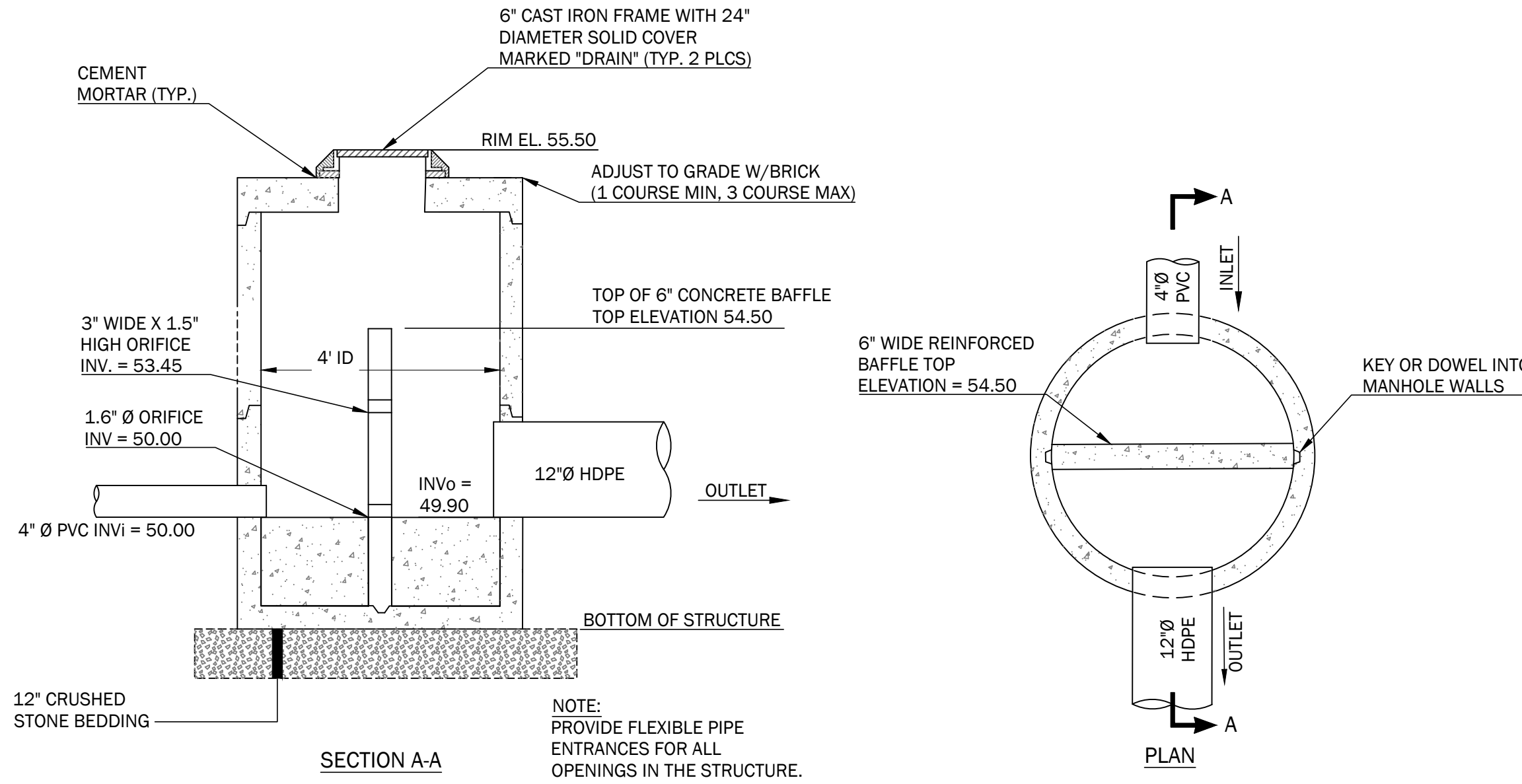
2 OUTLET CONTROL STRUCTURE #3 DETAIL

NOT TO SCALE



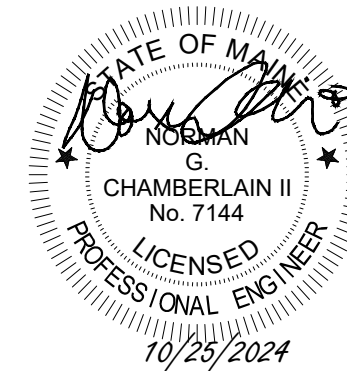
3 OUTLET CONTROL STRUCTURE #2 DETAIL

NOT TO SCALE



4 OUTLET CONTROL STRUCTURE #4 DETAIL

NOT TO SCALE



LONDON WOODS
Beachwood Avenue
Kennebunkport, Maine 04046
Prepared For:
Kennebunkport Heritage Housing Trust 2
PO Box 333
Kennebunkport, Maine 04046

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Job No.: 947
Date: 10/25/2024
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Drawn: KRM/TEF
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Sheet No.:
C3.3

PRELIMINARY - NOT FOR CONSTRUCTION



LEGEND

1

SUBCATCHMENT BOUNDARY

1

SUBCATCHMENT DESIGNATION

A

TIME OF CONCENTRATION FLOW

AP#1

ANALYSIS POINT

1

POND TEXT

POND LINE

PROPERTY LINE

ABUTTERS PROPERTY LINE

WETLANDS

Tc FLOW LINE DATA:

SUBCATCHMENT 1.1S				
SEGMENT	TIME(MIN.)	LENGTH	SLOPE	FLOW TYPE
A-B	13.2	150'	0.630	SHEET FLOW
B-C	2.8	119'	0.020	SHALLOW CONCENTRATED
C-D	1.8	312'	0.037	SHALLOW CONCENTRATED

SUBCATCHMENT 1.2S				
SEGMENT	TIME(MIN.)	LENGTH	SLOPE	FLOW TYPE
A-B	6	N/A	N/A	MINIMUM Tc

SUBCATCHMENT 1.3S				
SEGMENT	TIME(MIN.)	LENGTH	SLOPE	FLOW TYPE
A-B	6	N/A	N/A	MINIMUM Tc

SUBCATCHMENT 2.1S				
SEGMENT	TIME(MIN.)	LENGTH	SLOPE	FLOW TYPE
A-B	36.4	150'	0.050	SHEET FLOW
B-C	2.9	108'	0.060	SHALLOW CONCENTRATED
C-D	1.0	94'	0.050	SHALLOW CONCENTRATED
D-E	0.5	102'	0.050	SHALLOW CONCENTRATED

SUBCATCHMENT 2.2S				
SEGMENT	TIME(MIN.)	LENGTH	SLOPE	FLOW TYPE
A-B	6	N/A	N/A	MINIMUM Tc

SUBCATCHMENT 2.4S				
SEGMENT	TIME(MIN.)	LENGTH	SLOPE	FLOW TYPE
A-B	6	N/A	N/A	MINIMUM Tc

SUBCATCHMENT 2.5S				
SEGMENT	TIME(MIN.)	LENGTH	SLOPE	FLOW TYPE
A-B	6	N/A	N/A	MINIMUM Tc

SUBCATCHMENT 2.6S				
SEGMENT	TIME(MIN.)	LENGTH	SLOPE	FLOW TYPE
A-B	6	N/A	N/A	MINIMUM Tc

SUBCATCHMENT 3.1S				
SEGMENT	TIME(MIN.)	LENGTH	SLOPE	FLOW TYPE
A-B	24.3	150'	0.137	SHEET FLOW
B-C	2.2	114'	0.031	SHALLOW CONCENTRATED

SUBCATCHMENT 3.2S				
SEGMENT	TIME(MIN.)	LENGTH	SLOPE	FLOW TYPE
A-B	9.8	64'	0.240	SHEET FLOW
B-C	1.0	95'	0.100	SHALLOW CONCENTRATED

SUBCATCHMENT 3.3S				
SEGMENT	TIME(MIN.)	LENGTH	SLOPE	FLOW TYPE
A-B	6	N/A	N/A	MINIMUM Tc

SUBCATCHMENT 4S				
SEGMENT	TIME(MIN.)	LENGTH	SLOPE	FLOW TYPE
A-B	15.2	80'	0.125	SHEET FLOW
B-C	3.2	244'	0.066	SHALLOW CONCENTRATED

SUBCATCHMENT 5.1S				
SEGMENT	TIME(MIN.)	LENGTH	SLOPE	FLOW TYPE
A-B	31.6	142'	0.063	SHEET FLOW
B-C	0.5	35'	0.200	SHALLOW CONCENTRATED

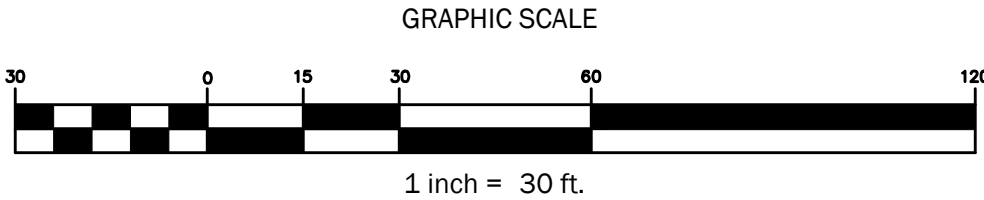
ANALYSIS POINT DATA:

ANALYSIS POINT 1:	
STORM EVENT	PEAK FLOW RATE (CFS)
2-YEAR	1.3
10-YEAR	2.6
25-YEAR	3.6

ANALYSIS POINT 2:	
STORM EVENT	PEAK FLOW RATE (CFS)
2-YEAR	0.8
10-YEAR	1.7
25-YEAR	2.3

ANALYSIS POINT 3:	
STORM EVENT	PEAK FLOW RATE (CFS)
2-YEAR	1.3
10-YEAR	2.7
25-YEAR	4.0

ANALYSIS POINT 4:	
STORM EVENT	PEAK FLOW RATE (CFS)
2-YEAR	1.0
10-YEAR	2.0
25-YEAR	2.9



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STATE OF MAINE

NOTARIAN

CHAMBERLAIN II

No. 7144

LICENSED PROFESSIONAL ENGINEER

10/29/2024

LONDON WOODS

Beachwood Avenue

Kennebunkport, Maine 04046

Prepared For: Kennebunkport Heritage Housing Trust 2

PO Box 333

Kennebunkport, Maine 04046

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Sheet Title:
POST DEVELOPMENT DRAINAGE PLAN

Job No.: 947

Date: 10/25/2024

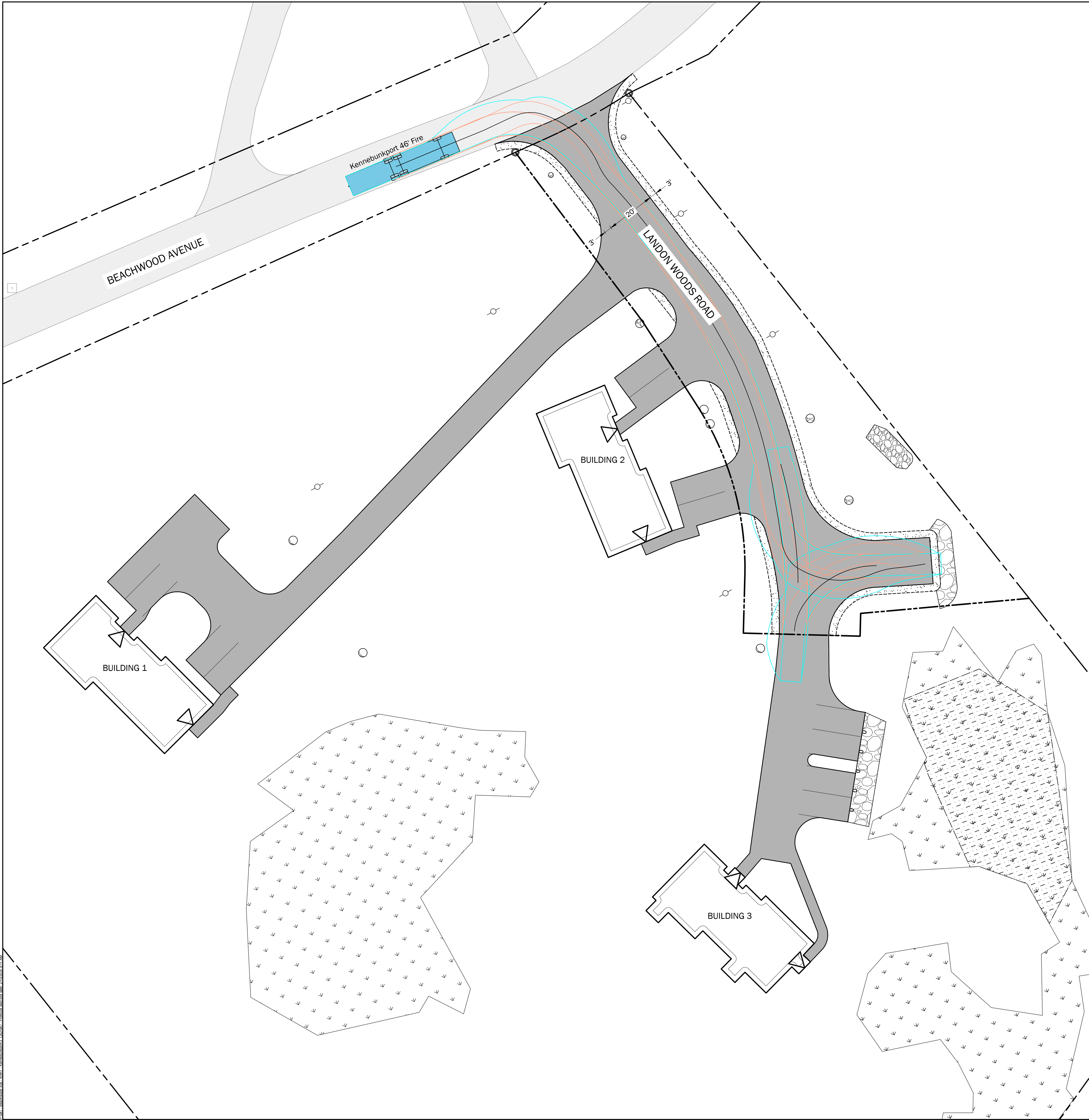
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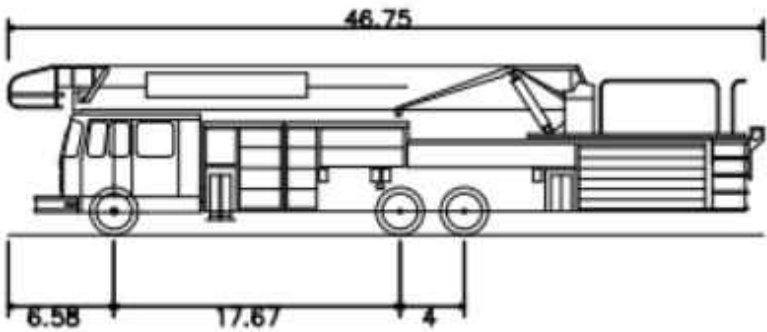
Checked: NGC

Sheet No.:
D2.0

PRELIMINARY - NOT FOR CONSTRUCTION



- GENERAL NOTES:
- REFER TO SHEET C1.0 FOR PARCEL AND PLAN REFERENCE NOTES.
 - REFER TO SHEET C2.0 FOR LAYOUT, MATERIALS, AND UTILITY NOTES.
 - REFER TO SHEET C2.1 FOR GRADING AND DRAINAGE NOTES.

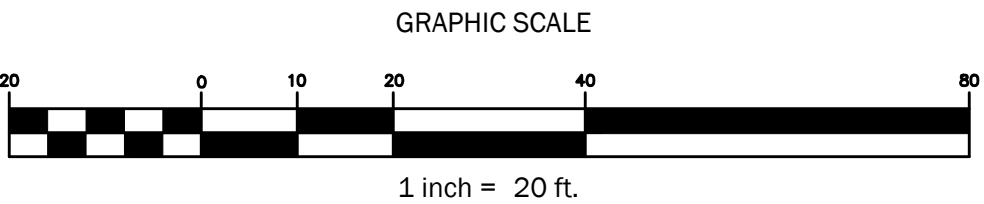


46 Ft Fire
Overall Length 46.750ft
Overall Width 8.500ft
Overall Body Height 10.519ft
Min Body Ground Clearance 0.950ft
Track Width 8.500ft
Lock-to-lock time 4.00s
Max Steering Angle (Virtual) 42.00°

1 KENNEBUNKPORT 46' FIRE TRUCK DETAIL
NOT TO SCALE

LEGEND

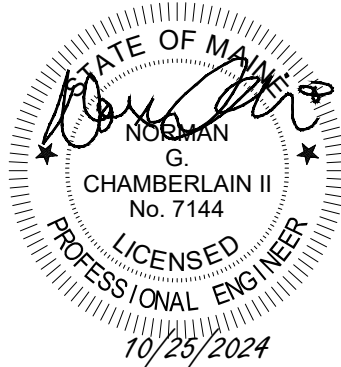
- WHEEL TRAIL
VEHICLE OUTER EDGE
VEHICLE CENTER LINE



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Kennebunkport, Maine 04046

Rev.	Date	Description	Drawn	Check
1	10/21/24	Rev To Condo Plan	TEF	NGC
2	11/15/2025	Rev. Per Comments	TEF	NGC
3	21/03/2025	Rev. Per Comments	TEF	NGC

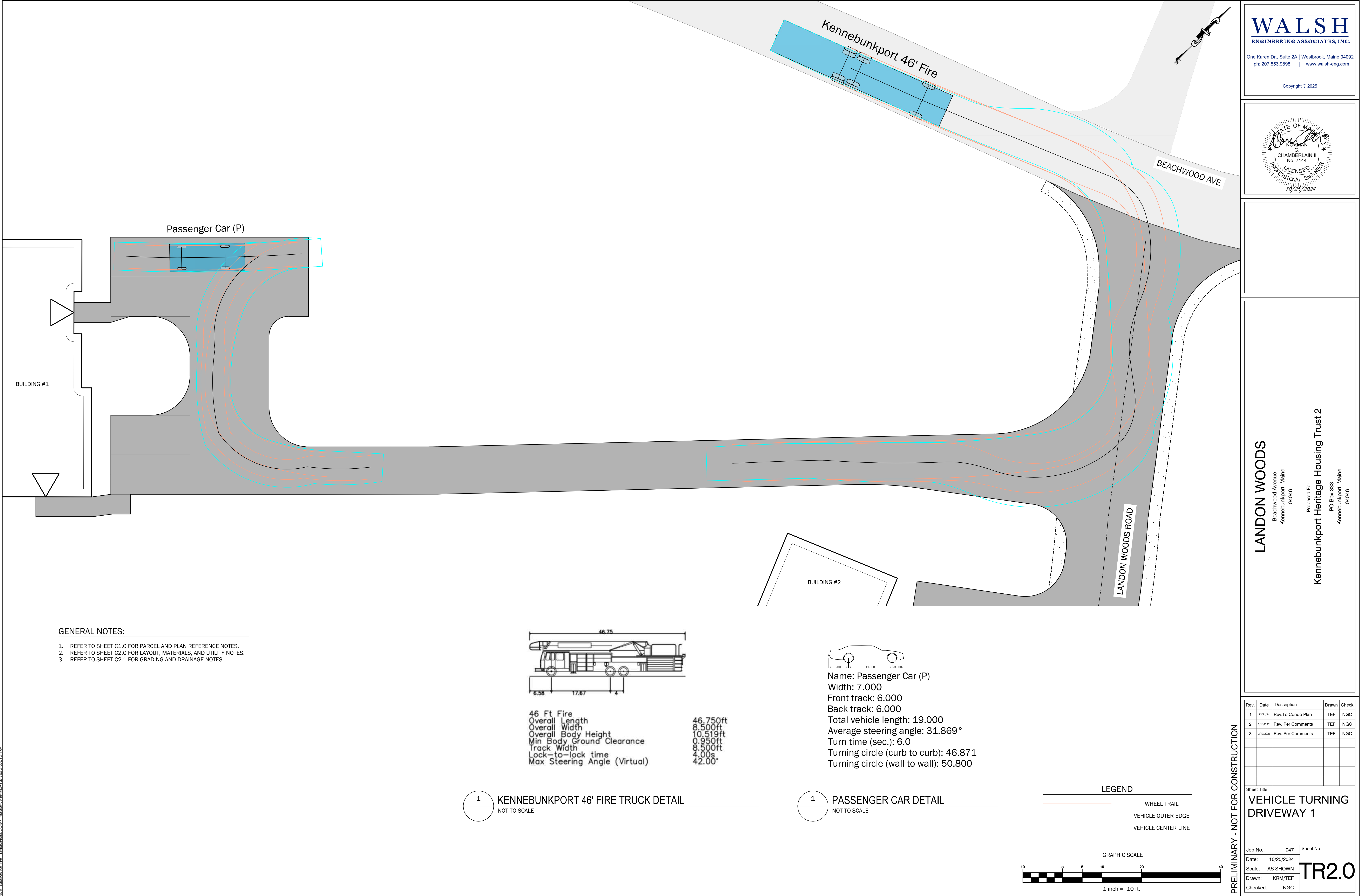
Sheet Title:
FIRE TRUCK TURNING

Job No.: 947
Date: 10/25/2024
Scale: AS SHOWN
Drawn: KRM/TEF
Checked: NGC

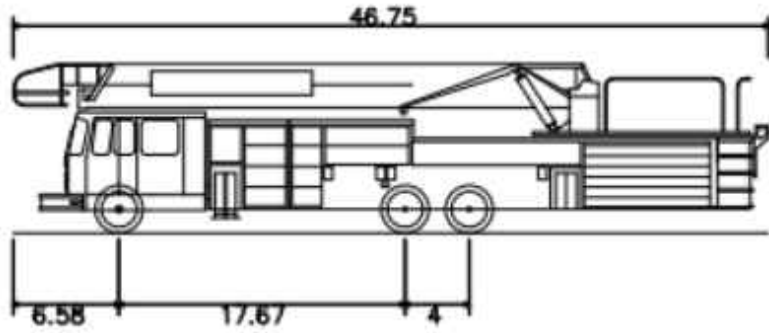
Sheet No.:

TR1.0

PRELIMINARY - NOT FOR CONSTRUCTION

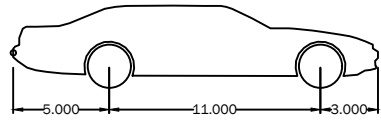


- GENERAL NOTES:
- 1. REFER TO SHEET C1.0 FOR PARCEL AND PLAN REFERENCE NOTES.
 - 2. REFER TO SHEET C2.0 FOR LAYOUT, MATERIALS, AND UTILITY NOTES.
 - 3. REFER TO SHEET C2.1 FOR GRADING AND DRAINAGE NOTES.



46 Ft Fire
Overall Length 46.750ft
Overall Width 8.500ft
Overall Body Height 10.519ft
Min Body Ground Clearance 0.950ft
Track Width 8.500ft
Lock-to-lock time 4.00s
Max Steering Angle (Virtual) 42.00°

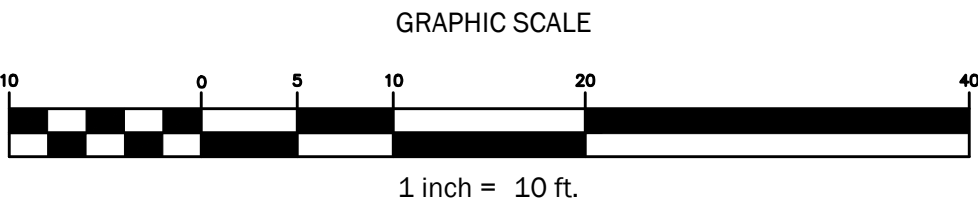
1 KENNEBUNKPORT 46' FIRE TRUCK DETAIL
NOT TO SCALE



Name: Passenger Car (P)
Width: 7.000
Front track: 6.000
Back track: 6.000
Total vehicle length: 19.000
Average steering angle: 31.869°
Turn time (sec.): 6.0
Turning circle (curb to curb): 46.871
Turning circle (wall to wall): 50.800

1 PASSENGER CAR DETAIL
NOT TO SCALE

LEGEND		
	WHEEL TRAIL	
	VEHICLE OUTER EDGE	
	VEHICLE CENTER LINE	



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ENGINEERING ASSOCIATES, INC.
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LANDON WOODS
Beachwood Avenue
Kennebunkport, Maine 04046

Prepared For:
Kennebunkport Heritage Housing Trust 2
PO Box 333
Kennebunkport, Maine 04046

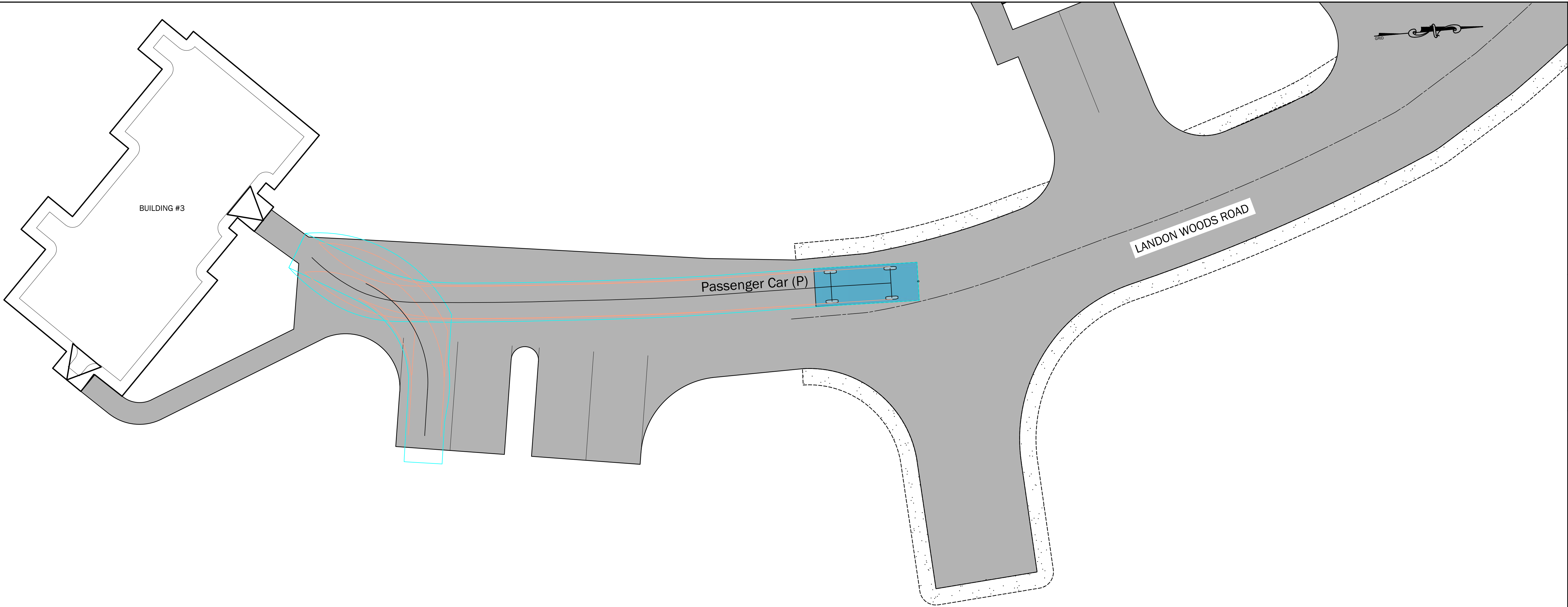
Rev.	Date	Description	Drawn	Check
1	10/21/24	Rev To Condo Plan	TEF	NGC
2	11/15/2025	Rev. Per Comments	TEF	NGC
3	21/10/2025	Rev. Per Comments	TEF	NGC

Sheet Title:
VEHICLE TURNING DRIVEWAY 1

Job No.: 947
Date: 10/25/2024
Scale: AS SHOWN
Drawn: KRM/TEF
Checked: NGC

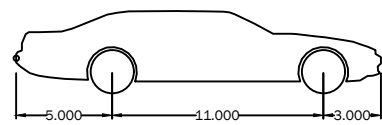
Sheet No.:
TR2.0

PRELIMINARY - NOT FOR CONSTRUCTION



GENERAL NOTES:

1. REFER TO SHEET C1.0 FOR PARCEL AND PLAN REFERENCE NOTES.
2. REFER TO SHEET C2.0 FOR LAYOUT, MATERIALS, AND UTILITY NOTES.
3. REFER TO SHEET C2.1 FOR GRADING AND DRAINAGE NOTES.



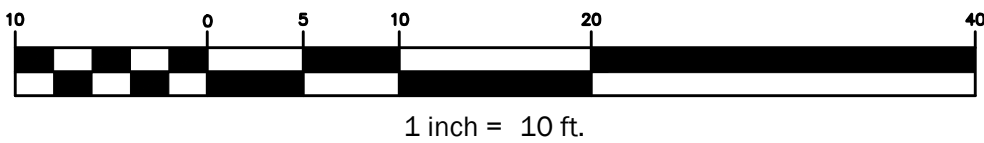
Name: Passenger Car (P)
Width: 7.000
Front track: 6.000
Back track: 6.000
Total vehicle length: 19.000
Average steering angle: 31.869°
Turn time (sec.): 6.0
Turning circle (curb to curb): 46.871
Turning circle (wall to wall): 50.800

1 PASSENGER CAR DETAIL
NOT TO SCALE

LEGEND

- WHEEL TRAIL
- VEHICLE OUTER EDGE
- VEHICLE CENTER LINE

GRAPHIC SCALE



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STATE OF MAINE
NOTARIAL
CHAMBERLAIN II
No. 7144
LICENSED PROFESSIONAL ENGINEER
10/29/2024

LONDON WOODS
Beachwood Avenue
Kennebunkport, Maine
04046

Prepared For:
Kennebunkport Heritage Housing Trust 2
PO Box 333
Kennebunkport, Maine
04046

Rev.	Date	Description	Drawn	Check
1	10/21/24	Rev To Condo Plan	TEF	NGC
2	11/15/2025	Rev. Per Comments	TEF	NGC
3	21/10/2025	Rev. Per Comments	TEF	NGC

Sheet Title:
**PASSENGER
VEHICLE TURNING
DRIVEWAY 3**

Job No.: 947
Date: 10/25/2024
Scale: AS SHOWN
Drawn: KRM/TEF
Checked: NGC

Sheet No.:
TR2.1

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