19-119

Conditional Use Application
Town of Falmouth Board of Zoning Appeals
19-119 & 19-123 Conditional Uses - Other

Name of Applicant: The Woodlands Club **Phone #** 207-781-3104

Address of Property 39 Woods Road, Falmouth, ME 04105

Map/Lot U67/096 **Tax Sheet** 220 **Zone** Farm and Forest

Mailing Address (if different) Same as above

Property Owner (if not applicant) Same as above

Email Address: jenna.berry@smemaine.com

Public hearings on applications are held on the 4th Tuesday of the month at 6:30p.m. This application and all documentation must be filed with the Code Enforcement Office 28 days prior to any hearing date. A three hundred- and seventy-five-dollar ($375) fee is due at submission. Staff will not accept new or supplemental information after the deadline.

The undersigned requests that the Board of Appeals consider the following conditional use request:
(Describe the general nature of the request.)
New construction of a stand-alone golf cart barn and main Clubhouse renovations as described in the attached project description.

To the Applicant:

- The *Conditional Use Criteria* form must be filled out explaining how the request will comply with each of the criteria listed.
- Photos, blueprints, surveys and other documents are often very helpful in explaining the request.
- Failure to provide adequate documentation of the request may delay the hearing until adequate information is provided.

I certify that the information contained in this application and its supplement is true and correct.

Date 8/20/26 Signed

Please contact the Code office prior to submission of this application
(207)699-5310

The following checklist is provided to assist applicants in submitting a complete and informative application package for consideration by the Board of Zoning Appeals (the "Board"). Applications deemed incomplete by the Code Enforcement Officer (the "CEO") will not be placed on the agenda. If the applicant believes that a required item is not applicable to a specific proposal, a written statement addressing the reason shall be provided. All applicants are strongly encouraged to schedule a meeting with staff prior to applying to the Board.

- Unless approved by the CEO or Board, no information may be added to an application after the submission deadline has passed.
- Unless approved by majority vote of the Board, no information is to be submitted to staff or Board members the evening of a hearing.
- If information is submitted late and deemed to be material to an application or appeal, and concerned abutters have been deprived of an opportunity to review the information due to late submission, the new information may not be accepted and the application may be tabled until the next scheduled meeting.

Application packages shall include a complete set of the following:

☑ 1. A completed request for hearing and application form.

☑ 2. Proof that the applicant has sufficient right, title or interest in the subject property to submit the application to the Board. This may include a copy of the deed, purchase and sales agreement, or lease agreement. If the applicant is someone other than the property owner, owner must submit written permission for applicant to submit on their behalf.

☑ 3. Payment of the appropriate application fee.

☑ 4. A scaled plot plan or boundary survey to include the following:

- ☑ 4.1 title, date, revision dates, prepared by;
- ☑ 4.2 property address, tax ID, property owner;
- ☑ 4.3 scale;
- ☑ 4.5 property boundaries;
- ☐ 4.6 structure footprints (existing and proposed);
- ☑ 4.7 setbacks to boundary lines;
- ☑ 4.8 improvements such as parking and driveways (existing and proposed).

☑ 5. Scaled building elevations with dimensions. For properties in the Water View Overlay District, if an improvement or modification would obscure, either in whole or in part, any views of the water from adjacent or nearby properties or public rights of way the elevation drawings shall be submitted in the form of overlay drawings where existing building elevations are overlaid by the proposed building elevations.

☑ 6. Plan of general interior layout.

☑ 7. Structure and lot coverage calculations for existing and proposed structures and uses.

☐ 8. Photographs of subject and/or nearby properties to illustrate conditions as necessary.

Refer to the specific section(s) of the Code that your application/appeal is filed under for other specified material information that may be required. Please note that this checklist covers the minimum information required by the Board to review an application, depending on the nature of the proposed project the Board may request additional information not listed here. A signed copy of this document must be included with the application submittal package.

Applicant(s)/Authorized Representative (Print Name(s) & Signature) Date:

MICHAEL MAJOR 8/20/26

Property Owner (Print Name(s) & Signature) Date:

MICHAEL MAJOR 8/20/26

Received by: Date/Time: _____

ADDRESS 39 Woods Road **MAP/LOT** U67/096 **NAME** The Woodlands

CONDITIONAL USE CRITERIA – as required under 19-119

Please fully explain in the space provided or on a separate sheet how your request will meet the Ordinance criteria below.

a. will meet the definition and specific requirements set forth in this Ordinance for such particular use:

Maintance/accessory construction to support an existing, approved conditional use

b. will be compatible with the general character of the neighborhood with regard to design, scale, and bulk of proposed structures;

Maintance/accessory construction to support an existing, approved conditional use

c. will not have a significant detrimental effect on the use and peaceful enjoyment of abutting property as a result of noise, vibrations, fumes, odor, dust, light or glare.

Maintance/accessory construction to support an existing, approved conditional use

d. will not have a significant adverse effect on adjacent or nearby property values;

Maintance/accessory construction to support an existing, approved conditional use

e. will not have a significant adverse impact on water views from adjacent and nearby properties and public right of ways; [Adopted 7/24/06]

Maintance/accessory construction to support an existing, approved conditional use

f. will not result in significant hazards to pedestrian or vehicular traffic or significant traffic congestion;

Maintance/accessory construction to support an existing, approved conditional use

g. will not result in significant fire danger;

Maintance/accessory construction to support an existing, approved conditional use

h. will not result in significant flood hazards or flood damage, drainage problems, ground or surface water contamination, or soil erosion;

Maintance/accessory construction to support an existing, approved conditional use

i. will be served adequately by, but will not overburden, existing public services and facilities, including fire protection services, sanitary sewers, roads, water and storm drainage systems.

Maintance/accessory construction to support an existing, approved conditional use

j. upon a showing that a proposed use is a conditional use in the district where it is to be located, a conditional use permit shall be granted unless the Board determines that the proposed use will not meet one of the standards set forth in paragraphs a. through i. of this subsection, or paragraphs a. through g. of subsection 19-123, due to unique or distinctive characteristics or effects associated with the proposed use or its location which differ substantially from the characteristics or effects which would normally occur from such a use in that district. [Adopted, 4/27/87.]

19-123 Conditions

In hearing appeals under this Div.II-19-1-8, the Board shall determine whether the appellant's proposal will satisfy the following criteria, and in granting any appeal it may impose such conditions as it deems necessary to assure compliance with the applicable requirements set forth in subsection 19-119 and 19-120 and with the following criteria:

a. The proposal must include any special screening, fencing, or other buffer necessary to set off the subject property from abutting uses or to assure the continued enjoyment of abutting uses;

b. The proposal must adequately provide for drainage through and for preservation of existing topography within its location, particularly in minimizing any cut, fill, or paving intended;

c. The proposal must not create or increase any fire hazard or any hazards to safe, convenient pedestrian or vehicular flow;

d. The proposal must prevent or avoid the creation of any nuisance affecting adjacent properties;

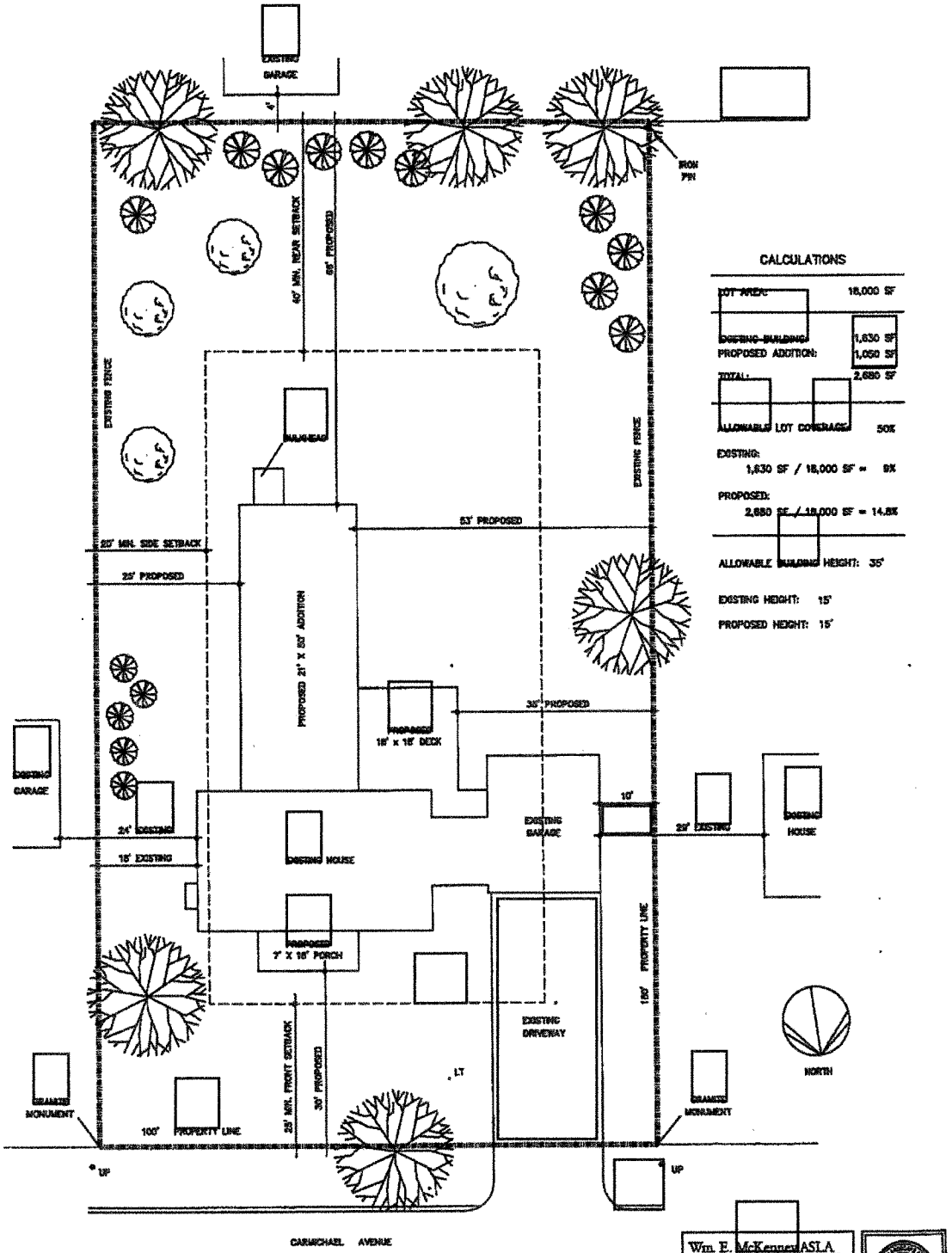
e. The proposal must include provision for adequate, lawful sewage disposal and healthful domestic water supplies;

f. The proposal should not have a significantly adverse effect on adjacent or nearby property values.

g. The appellant must be found to have adequate financial and technical capacity to satisfy the foregoing criteria and to develop and thereafter maintain the proposed project or use in accordance with all applicable requirements.

Sample plot plan

REQUIRED INFORMATION FOR BOARD of APPEALS APPLICATIONS



Wm. E. McKennen ASLA
Landscape Architecture
16 Carmichael Ave.
Falmouth, Maine 04105-1404
(207) 671-1058

Plan provided as a courtesy by:

Town of Falmouth Board of Zoning Appeals
REQUEST FOR HEARING

Name of Applicant: The Woodlands Club **Phone#** 207-781-3104

Address of property under appeal: 39 Woods Road, Falmouth, ME 04105

Map/Lot U67/096 **Tax Sheet** 220 **Zone** Farm and Forest

Mailing Address (if different): Same as above

Property Owner (if other): Same as above

Email Address: jenna.berry@smemaine.com

The undersigned requests that the Board of Appeals consider An Administrative Appeal:

Relief from the decision, or lack of decision, of the Code Enforcement Officer regarding an application for a permit. The undersigned believes that (check all that apply):

_____ An error was made in the denial of the permit.

_____ The denial of the permit was based on a misinterpretation of the ordinance.

_____ There has been a failure to approve or deny the permit within a reasonable period.

_____ Other _____

Please explain in detail the facts surrounding this appeal on a separate piece of paper. Section 19-124 requires "the aggrieved person shall specifically set forth on the forms the grounds for appeal."

I certify that the information contained in this application and its supplement is true and correct.

Date 8/20/26 Signed _____

Per requirements of Sec. 19-124 Appeal Procedures, this application must be filed with the Town Clerk. A three hundred- and seventy-five-dollar ($375) fee is due at submission.

ATTACHMENT A

SME
SEVEE & MAHER
ENGINEERS

TOWN OF FALMOUTH BZA CONDITIONAL USE APPLICATION
CART BARN AND CLUBHOUSE RENOVATIONS AND EXPANSION
THE WOODLANDS CLUB

PROJECT DESCRIPTION

The Woodlands Club (Woodlands or Club) is a private, member-owned, Country Club located in Falmouth, Maine. The Woodlands, for 38 years, has offered members an 18-hole golf course and social activities, including formal and casual dining, tennis, and swimming. The location of the golf course and country club is outlined in Figure 1 – Site Location Map.

The Woodlands Club is located off Woods Road on three parcels that are currently developed with a golf course, tennis courts, a swimming pool, club buildings, and parking lot. The balance of the property is a mix of wooded areas, ponds, and surrounding residential areas. The 17.7-acre subject parcel is identified as Lot 96 on Town of Falmouth (Town) Tax Map U67 and located in the Farm and Forest (F) District.

The Woodlands proposes a new 32-foot by 48-foot (1,536 square feet) standalone Golf Cart Barn building near the existing Clubhouse. The building will provide uninsulated storage for 20 golf carts when not in use on Club grounds. Two (2) overhead doors and two (2) personnel doors are included for employees to access the building and drive carts in and out of storage. Members of the Club and public will not have access to the Cart Barn. A wash area is provided for golf cart rinsing with a gardening hose.

The proposed Clubhouse building improvements involve the renovation and addition of new program space at the Woodlands Clubhouse. Anticipated scope will include, but is not limited to, demolition at the existing Clubhouse, earthwork, site utilities and site improvements, paving, and landscaping. Work will be phased, with Owner occupancy throughout the duration of the project. This project will include a new addition for the Adult Dining Room and Bar on the existing outdoor terrace footprint, as well as interior renovations including: a renovated Family Dining Room, a renovated and reconfigured kitchen space with new and reused equipment, new Pro Shop location in renovated and expanded footprint, renovated and reconfigured Fitness Center, renovated and expanded Golf Simulator Room, upgraded push cart and golf cart storage in the lower level, and new child day room in existing footprint of the current squash and racquetball courts. Updates to finishes in select locations will include the main corridor, meeting room, and office space, which will include new paint and replacement carpet.

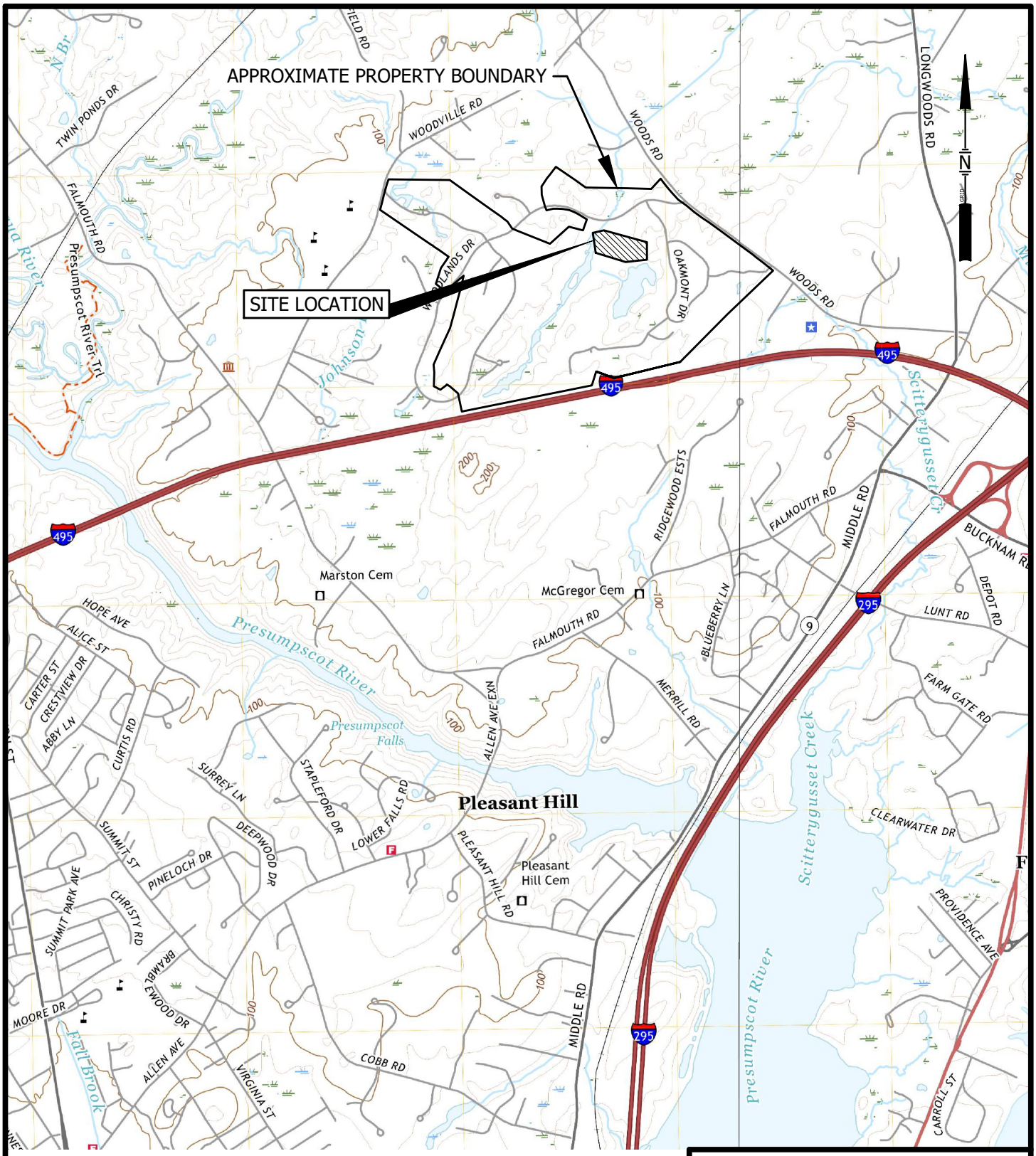
New construction of the Adult Dining Room and Bar will be on the existing outdoor terrace above the existing fitness room. The expanded building will include 3,660 square feet of floor area. Clubhouse improvements are outlined in the Site Plan Figure A100 and Scope Plan Diagram Figure G200.

The maximum building coverage in the F District is 15 percent and the proposed building coverage is 10.70 percent. The table below includes existing and proposed building coverage calculations for reference.

Building Coverage		
	Approximate Building Area (SF)	**Lot Coverage**
Existing	77,281	10.02%
Proposed	82,477	10.70%

As a private club, the Woodlands currently operates as a conditional use in the F District. The Woodlands Club is seeking approval with this conditional use application to complete the proposed changes as maintenance/accessory construction to support an existing, approved conditional use prior to initiating the Site Plan Application process with the Town of Falmouth.

Draft plans of the proposed improvements are included in this conditional use application package.



BASEMAP ADAPTED FROM 7.5 MIN USGS TOPO QUADS
PORTLAND-EAST, ME - 2021
PORTLAND-WEST, ME - 2021

1000 0 2000 FEET

FIGURE 1
SITE LOCATION MAP
THE WOODLANDS CLUB
FALMOUTH, MAINE

SME
SEVEE & MAHER
ENGINEERS

DWG: SITELOC LMN: NONE CTB: SME-STD.CTB JOB#: 220816.02 REV: 8/7/2026

C:\Users\bwb\OneDrive - SME_SharePoint\Civil-ME - Clients\Woodlands\Woodlands Master Plan Permitting\Acad\Figures\SITELOC.dwg, A_FIG 1, 8/7/2026 1:50:06 PM, bwb

38794

MAINE REAL ESTATE TAX PAID

QUITCLAIM DEED WITH COVENANT
(Maine Statutory Short Form)

KNOW ALL MEN BY THESE PRESENTS, that CHIRICAHUA ENTERPRISES, INC., a Maine corporation with a principal place of business at Portland, Maine, for consideration paid, GRANTS TO THE WOODLANDS CLUB, a Maine non-profit corporation with its principal place of business and mailing address at 39 Woods Road, Falmouth, Maine 04105, with QUITCLAIM COVENANT, the premises situated in the Town of Falmouth, County of Cumberland and State of Maine, described on EXHIBIT A, attached hereto and made a part hereof.

In addition Grantor hereby releases to Grantee:

(a) The right to use all roads, paths and rights-of-way as depicted on the Final Subdivision Plan of The Woodlands, recorded at Plan Book 164, Page 54 ("Plan"), including, without limitation, Woodlands Drive, Oakmont Drive, Old Oak Way, Spruce Lane, Maplewoods Circle, Hemlock Lane, Birchwood Circle, Pinehurst Lane, Pinewood Lane and the Emergency Access Roads, all as shown on the Plan, such right to include the right to cross and re-cross, and the right of ingress, egress and access, by foot or by vehicle, over and across such roads, paths and rights-of-way, to and from the Premises conveyed herein, or any portion thereof, and for any other purpose relating to the use and enjoyment by Grantee, its successors or assigns, of the Premises conveyed herein, or any portion thereof.

(b) The right to use all water lines, gas lines, sanitary sewer lines and other utility lines serving the Premises conveyed herein, located in all roads or rights-of-way as shown on the Plan or otherwise situated in the Subdivision.

(c) All easements appurtenant to the Premises conveyed herein, as shown on the Plan or otherwise existing, including without limitation all drainage, easements and storm sewer easements, and detention basins, and the easements described in Article III, Section 4, Paragraph C of the Original Declaration, as identified below.

(d) All rights arising pursuant to Article VII, Section 1, Paragraph A of the original Declaration (relating to modification of lots) and Article VII, Section 2 of the Original Declaration (relating to appointment or removal of officers or directors of The Woodlands Homeowners Association, and to the right to veto any action by the Association). Neither by acceptance of this deed nor otherwise does Grantee assume any obligations as Declarant under the Original Declaration.

The rights, interests and easements described at sub-sections (a) through (d) above are conveyed subject to the rights of others in common with the Grantee, including the rights of The Woodlands Corporation (formerly known as The Woodlands) to the extent and as described in a deed from The Woodlands Corporation to The Woodlands Homeowners Association dated May 25, 1993, and recorded in the Cumberland County Registry of Deeds at Book 10771, Page 192, and also a Declaration of Covenants and Restrictions dated May 25, 1993, made by The Woodlands Corporation and recorded in said Registry of Deeds at Book 10771, Page 163 ("New Declaration").

The above described premises are conveyed:

1. Subject to Real Estate Taxes.

2. Subject to the "Declaration of Common Easements, Restrictions, Covenants and Reservation of Rights Affecting the Subdivision called the Woodlands, in the Town of Falmouth, County of Cumberland and State of Maine", dated November 4, 1987 and recorded at Book 8053, Page 90 of said Registry of Deeds, and such appended exhibits and subsequent modifications of said Declaration as may appear of record in said Registry, including without limitation the First Amendment thereto dated August 10, 1989, recorded in said Registry of Deeds in Book 8879, Page 324, and to the easements, reservations and other matters created thereby or referenced therein (collectively the "Original Declaration").

3. Subject to terms and conditions of the following State of Maine Department of Environmental Protection Site Location Orders; (1) Order dated April 22, 1987, recorded in said Registry of Deeds in Book 7752, Page 304; (2) Order dated June 15, 1987, recorded in said Registry of Deeds in Book 7839, Page 184; (3) Order dated June 15, 1987, recorded in said Registry of Deeds in Book 7887, Page 164; (4) Order dated June 26, 1987, recorded in said Registry of Deeds in Book 7887, Page 175; and (5) Order dated May 2, 1988, recorded in said Registry of Deeds in Book 8280, Page 134.

4. Subject to the state of facts as shown on an Existing Condition Plan (Standard Boundary Survey) prepared for The Woodlands by E. C. Jordan Company dated August 25, 1987, and certification dated August 27, 1987.

5. Subject to such state of facts as shown or described on the Plan.

6. Subject to and/or with the benefit of an easement deed from Peter L. Lawson to Central Maine Power Company for the purposes of erecting and maintaining electrical transmission and communication lines and poles, dated February 17, 1949 and recorded in said Registry of Deeds in Book 1946, Page 383.

7. Subject to and/or with the benefit of an easement deed from Henry H. Brink to Central Maine Power Company dated January 18, 1949 and recorded in said Registry of Deeds in Book 1946, Page 87.

8. Subject to and/or with the benefit of an easement deed from Ada L. Winslow and Eugene B. Parker to Central Maine Power Company dated February 21, 1949 and recorded in said Registry of Deeds in Book 1946, Page 391.

9. Subject to an easement from The Woodlands to John W. Fenderson and Shirley A. Fenderson recorded June 29, 1987 and recorded in said Registry of Deeds in Book 7846, Page 337.

10. Subject to and/or with the benefit of an easement agreement from The Woodlands to Robert E. Axelsen and Arlene E. Axelsen dated June 22, 1987 and recorded in said Registry of Deeds in Book 7838, Page 214.

11. Subject to an easement agreement from The Woodlands to Peter Colesworthy dated September 30, 1987 and recorded in said Registry of Deeds in Book 8006, Page 69.

12. Subject to and/or with the benefit of an easement from Peter L. Lawson to the State of Maine dated April 5, 1949, recorded with said Registry of Deeds in Book 1946, Page 445.

13. Subject to and/or with the benefit of Multiple Services Agreement between The Woodlands and Portland Water District dated July 20, 1987, recorded with said Registry of Deeds in Book 8080, Page 222.

14. Subject to and/or with the benefit of an easement to Portland Water District dated July 20, 1987 and recorded with said Registry of Deeds in Book 8089, Page 176.

15. Subject to rights and easements granted to Central Maine Power Company and New England Telephone & Telegraph Company recorded June 29, 1988 with said Registry of Deeds in Book 8352, Page 255.

16. Subject to and/or with the benefit of a (Development Contract) Residential Service Contract dated June 22, 1988, between Central Maine Power Company and The Woodlands Corporation, recorded with said Registry of Deeds in Book 8443, Page 82.

17. Subject to and/or with the benefit of a fifteen year Underground Area Light Contract between Central Maine Power Co. and The Woodlands Homeowners Association dated June 17, 1988, and recorded in said Registry of Deeds in Book 8579, Page 339.

Being the same premises conveyed to the Grantor herein by deed of The Woodlands Corporation dated May 25, 1993 and recorded in the Cumberland County Registry of Deeds at Book 10771, Page 213.

IN WITNESS WHEREOF, CHIRICAHUA ENTERPRISES, INC. has caused this instrument to be signed and sealed on June 30, 1993 by Richard J. Vail, its President thereunto duly authorized.

CHIRICAHUA ENTERPRISES, INC.

Witness

By: Richard J. Vail
Richard J. Vail, its President

State of Maine
Cumberland, ss.

June 30, 1993

Then personally appeared the above-named Richard J. Vail as President of Chiricahua Enterprises, Inc. and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Chiricahua Enterprises, Inc.

Before me,
~~Notary Public~~
Attorney-at-Law
Print Name: Marilyn E. Misketta

4039U
06/21/93

EXHIBIT A

Parcel 1 - "The Maintenance Area"

A certain lot or parcel of land, with any and all improvements situated thereon, located in the Town of Falmouth, County of Cumberland and State of Maine, more particularly described as follows:

Beginning at a rebar set in the ground at land now or formerly of Eugene B. Parker and Albertine L. Parker as described in the deed recorded in the Cumberland County Registry of Deeds in Book 4722, Page 114; also being the northeasterly corner of the premises conveyed to The Woodlands by deed of Robert L. Adam dated December 17, 1986 and recorded in said Registry of Deeds in Book 7564, Page 305, as said rebar is depicted and shown on the Subdivision Plan; thence

SOUTH 41° 49′ 15" WEST by land of said Parker a distance of Two Hundred Ten and 47/100 (210.47) feet to a 5/8" rebar set in the ground; thence

NORTH 89° 19′ 35" WEST along the southerly sideline of a 100′ wide right of way conveyed to Central Maine Power in an instrument recorded in said Registry of Deeds in Book 1946, Page 391, a distance of Three Hundred Eighty-three and 71/100 (383.71) feet to a point, said point being the Northeasterly corner of the premises shown and depicted on the Subdivision Plan as "The Driving Range"; thence

SOUTH 9° 02′ 41" EAST along the easterly sideline of said Driving Range a distance of Three Hundred Five and 56/100 (305.56) feet to a point on the northerly side of Woodlands Drive; thence

NORTH 55° 50′ 29" EAST a distance of One Hundred Forty-One and 73/100 (141.73) feet along said Woodlands Drive to a monument set, to the beginning of a curve concave to the south having a radius of 375.00 feet, and continuing easterly and southeasterly along said curve a distance of Three Hundred Forty-Six and 88/100 (346.88) feet along said curve through a central angle of 53° 20′ 32" to a rebar set; thence

SOUTH 76° 26′ 10" EAST a distance of One Hundred Sixty-Three and 08/100 (163.08) feet along said Woodlands Drive to a monument set at the beginning of a curve concave to the North having a radius of One Hundred Eighty-five (185) feet northeasterly a distance of One Hundred Forty and 81/100 (140.81) feet and continuing along said curve through a central angle of 43° 36′ 29" to a point on the sideline of Woodlands Drive; thence

By a curve to the North having a radius of 20', a distance of Thirty-Seven and 39/100 (37.39) feet along the sideline of Woodlands Drive to a point of tangency on the Southwesterly side of Woods Road in said Town of Falmouth to a monument set; thence

NORTH 41° 52' 10" WEST a distance of One Hundred Seventy-Nine and 03/100 (179.03) feet along said Woods Road to a monument set in the ground; thence

NORTH 38° 26' 25" WEST a distance of Two Hundred Fifty and 54/100 (250.54) feet, to the point of beginning.

Being 3.744 acres, more or less, shown and depicted as "Maintenance Area" on the Final Subdivision Plan of The Woodlands recorded at the Cumberland County Registry of Deeds in Plan Book 164, Page 54 .

Parcel 2 - "Clubhouse Area"

A certain lot or parcel of land with any improvements thereon, situated in the Town of Falmouth, County of Cumberland and State of Maine, and being more particularly described as follows:

Beginning at a monument set on the Southerly side of Woodlands Drive, at the Northeasterly corner of Lot 29 as shown on the Subdivision Plan; thence

SOUTHEASTERLY and **NORTHEASTERLY** along a curve concave to the north having a radius of Six Hundred Thirty (630) feet a distance of Six Hundred Sixty-two and 70/100 (662.70) feet along said southerly sideline of Woodlands Drive, as shown on the Subdivision Plan, and along said curve through a central angle of **60° 16' 03"** to a rebar set; thence

NORTH 55° 50' 29" EAST continuing along the southerly sideline of Woodlands Drive, as shown on the Subdivision Plan, a distance of Two Hundred Four and 60/100 (204.60) feet to a point; thence

SOUTH 34° 43' 04" EAST a distance of Fifty-Nine and 38/100 (59.38) feet to a point; thence

SOUTH 11° 17' 13" WEST a distance of Four Hundred Seventy-Five and 73/100 (475.73) feet to a point; thence

SOUTH 26° 04' 38" EAST a distance of Three Hundred Sixty and 30/100 (360.30) feet to a point; thence

SOUTH 69° 40' 59" WEST a distance of Three Hundred Three and 39/100 (303.39) feet to a point; thence

NORTH 67° 15′ 22" WEST a distance of Ninety-Nine and 98/100 (99.98) feet to a point; thence

SOUTH 59° 59′ 27" WEST a distance of Ninety-Nine and 44/100 (99.44) feet to a point; thence

NORTH 74° 27′ 05" WEST a distance of Two Hundred Twenty-Six and 12/100 (226.12) feet to a point; thence

NORTH 3° 19′ 15" WEST a distance of Eighty-Eight and 44/100 (88.44) feet to a point; thence

NORTH 60° 56′ 51" WEST a distance of Two Hundred Seventy-Eight and 67/100 (278.67) feet to a point; thence

NORTH 28° 14′ 08" EAST a distance of Two Hundred Forty-Two and 78/100 (242.78) feet to a point; thence

NORTH 9° 00′ 43" WEST a distance of Fifty-Two and 04/100 (52.04) feet to a point; thence

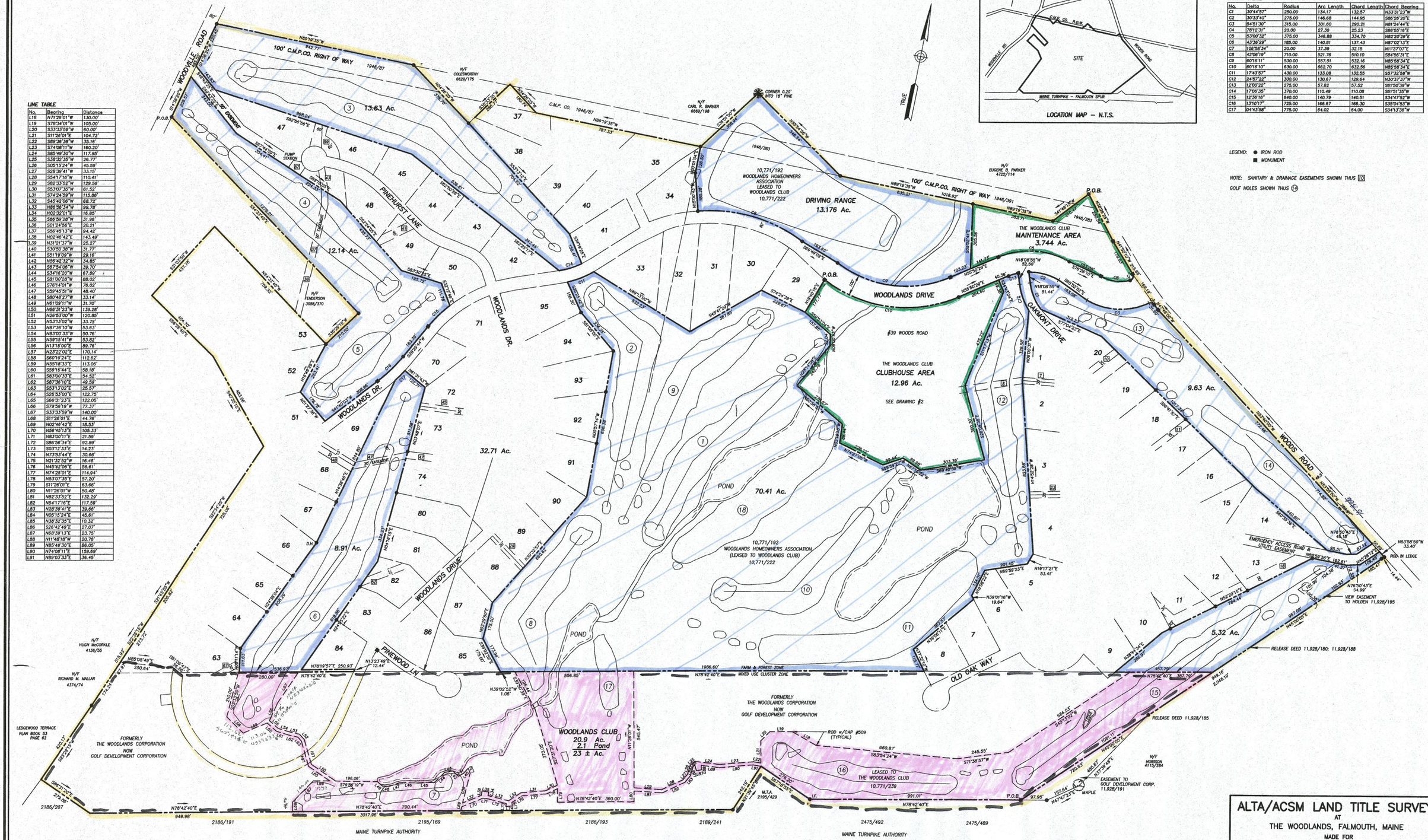
NORTH 59° 53′ 04" WEST a distance of One Hundred Fifty-Seven and 85/100 (157.85) feet to a point on the Easterly side of said Lot 29; thence

NORTH 19° 40′ 18" EAST along the easterly sideline of Lot 29 a distance of One Hundred Seventy-Seven and 77/100 (177.77) feet to the Southerly sideline of Woodlands Drive and the point of beginning.

BEING 12.963 acres, more or less, shown and depicted as the "Clubhouse Area" on the Final Subdivision Plan of The Woodlands recorded at the Cumberland County Registry of Deeds in Plan Book 164, Page 54 .

4200.1/3T
39020/11
05/20/93

Recorded
Cumberland County
Registry of Deeds
07/01/93 12:06:30PM
John B. O'Brien
Register


WOODVILLE ROAD
100' C.M.P.CO. RIGHT OF WAY 1946/87
N/F COLESWORTHY 6629/175
C.M.P. CO. 1946/87
N/F CARL R. BARKER 6666/198
CORNER 0.20' INTO 18" PINE
10,771/192 WOODLANDS HOMEOWNERS ASSOCIATION LEASED TO WOODLANDS CLUB 10,771/222
DRIVING RANGE 13.176 Ac.
N/F EUGENE B. PARKER 4722/114
100' C.M.P.CO. RIGHT OF WAY 1946/391
THE WOODLANDS CLUB MAINTENANCE AREA 3.744 Ac.
WOODLANDS DRIVE
#39 WOODS ROAD
THE WOODLANDS CLUB CLUBHOUSE AREA 12.96 Ac.
SEE DRAWING #2
OAKMONT DRIVE
WOODS ROAD
9.63 Ac.
13.63 Ac.
12.14 Ac.
PINEHURST LANE
WOODLANDS DR.
32.71 Ac.
8.91 Ac.
WOODLANDS DRIVE
70.41 Ac.
POND
10,771/192 WOODLANDS HOMEOWNERS ASSOCIATION (LEASED TO WOODLANDS CLUB) 10,771/222
PINEWOOD LN
5.32 Ac.
OLD OAK WAY
WOODLANDS CLUB 20.9 Ac. 2.1 Pond 23 ± Ac.
FORMERLY THE WOODLANDS CORPORATION NOW GOLF DEVELOPMENT CORPORATION
LEASED TO THE WOODLANDS CLUB 10,771/239
EASEMENT TO GOLF DEVELOPMENT CORP. 11,928/191
RELEASE DEED 11,928/185
RELEASE DEED 11,928/180; 11,928/188
EMERGENCY ACCESS ROAD & UTILITY EASEMENT
VIEW EASEMENT TO HOLDEN 11,928/195
N/F HUGH McCORKLE 4136/56
N/F RICHARD M. MALLAR 4374/74
N/F FENDERSON 3058/370
LEDGEWOOD TERRACE PLAN BOOK 53 PAGE 62
2186/207
2186/191
2195/169
2186/193
2189/241
2475/492
2475/489
MAINE TURNPIKE AUTHORITY
MTA 2195/429
N/F HOBSON 4115/284
FARM & FOREST ZONE MIXED USE CLUSTER ZONE
P.O.B.
P.O.B.
P.O.B.

ATTACHMENT B

SME
SEVEE & MAHER
ENGINEERS

GOLF CART BARN
THE WOODLANDS CLUB
39 WOODS ROAD
FALMOUTH, MAINE

TITLE	DWG NO
COVER SHEET	
GENERAL NOTES, LEGEND, AND ABBREVIATIONS	C-100
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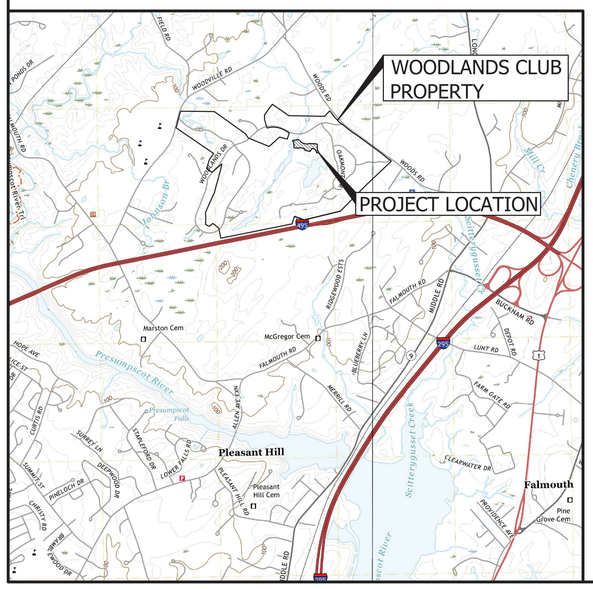
LANDSCAPE PLAN	L100

LOCATION MAP



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STATE OF MAINE
DANIEL P. DIFFIN
11841
LICENSED PROFESSIONAL ENGINEER

C:\Users\jen\OneDrive - SME\SHARED\PW\Woodlands Master Plan Permitting - Scope 4.1 and #2\Plans\Cart Barn\COVER-BARN.dwg, C-000, 8/20/2026 2:23:54 PM, ejm

GENERAL SITE NOTES:

1. EXISTING SITE FEATURES AND TOPOGRAPHY FROM GPS SURVEY PERFORMED BY SEVEE & MAHER ENGINEERS, INC, CUMBERLAND, MAINE DURING THE MONTH OF NOVEMBER, 2025 USING TOPCON HIPER VR GNSS RECEIVERS. ADDITIONAL TOPOGRAPHY OUTSIDE OF SURVEY LIMITS IS LIDAR FROM MAINE GIS DATA CATALOG. HORIZONTAL DATUM: ME WEST STATE PLANE COORDINATE SYSTEM NAD 1983. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988.
2. HORIZONTAL AND VERTICAL DATUMS ADJUSTED USING OPUS (ONLINE POSITIONING USER SERVICE) SOLUTION.
3. STREAM LOCATION INFORMATION FROM NATIONAL WETLAND INVENTORY ONLINE DATA.
4. STANDARD PRACTICE DICTATES THAT PLANS COMPILED IN THIS MANNER SHOULD BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO ENGINEER. THE ACCURACY AND COMPLETENESS OF SUBSURFACE INFORMATION IS NOT GUARANTEED. VERIFY SITE CONDITIONS INCLUDING TEST PITS FOR LOCATIONS AND INVERTS OF UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK.
5. AERIAL IMAGE FROM GOOGLE EARTH DATED 10/10/2025.
6. EXCAVATE AND STOCKPILE ON-SITE TOPSOIL. TOPSOIL IS TO REMAIN ON THE PROPERTY OF THE OWNER DURING CONSTRUCTION, AND SHALL NOT BE REMOVED FROM THE SITE.
7. PAVEMENT EDGES SHALL BE TRUE TO LINE. SAWCUT EXISTING PAVEMENT IN SMOOTH STRAIGHT LINE WHERE NEW PAVEMENT JOINS, PROVIDE TACK COAT LAYER AS SPECIFIED.
8. THE PROPERTY IS LOCATED OUTSIDE OF THE 100-YEAR FLOOD ZONE.

ZONING NOTES:

OWNER/DEVELOPER: THE WOODLANDS CLUB
39 WOODS ROAD
FALMOUTH, ME 04105
207-781-3104

PROJECT: WOODLANDS COUNTRY CLUB CART BARN

1. ZONING DISTRICT: FARM AND FOREST
2. ZONE STANDARDS:

	REQUIRED	PROVIDED
MINIMUM LOT SIZE	3 AC	17.7 AC (EXISTING)
SETBACKS		
FRONT	50 FEET	>50 FEET
SIDE	50 FEET	>50 FEET
REAR	50 FEET	>50 FEET
MAX BUILDING HEIGHT	N/A	19.2 FEET
MAX LOT COVERAGE	15%	10.2%

3. PARCEL ID: MAP U67, LOT 096
4. PROPOSED USE: GOLF CART STORAGE
5. THE PROJECT AREA IS NOT WITHIN THE 100 YEAR FLOODPLAIN AS REFERENCED ON FEMA COMMUNITY PANEL NO. 23005C0682F, DATED JUNE 20, 2024.

DIG SAFE NOTES:

PRIOR TO EXCAVATION, VERIFY THE UNDERGROUND UTILITIES, PIPES, STRUCTURES AND FACILITIES. PROVIDE THE FOLLOWING MINIMUM MEASURES:

1. PRE-MARK THE BOUNDARIES OF YOUR PLANNED EXCAVATION WITH WHITE PAINT, FLAGS OR STAKES, SO UTILITY CREWS KNOW WHERE TO MARK THEIR LINES.
2. CALL DIG SAFE, AT 811, AT LEAST THREE BUSINESS DAYS - BUT NO MORE THAN 30 CALENDAR DAYS - BEFORE STARTING WORK. DO NOT ASSUME SOMEONE ELSE WILL MAKE THE CALL.
3. IF BLASTING, NOTIFY DIG SAFE AT LEAST ONE BUSINESS DAY IN ADVANCE.
4. WAIT THREE BUSINESS DAYS FOR LINES TO BE LOCATED AND MARKED WITH COLOR-CODED PAINT, FLAGS OR STAKES. NOTE THE COLOR OF THE MARKS AND THE TYPE OF UTILITIES THEY INDICATE. TRANSFER THESE MARKS TO THE AS-BUILT DRAWINGS.
5. CONTACT THE LANDOWNER AND OTHER "NON-MEMBER" UTILITIES (WATER, SEWER, GAS, ETC.). FOR THEM TO MARK THE LOCATIONS OF THEIR UNDERGROUND FACILITIES. TRANSFER THESE MARKS TO THE AS-BUILT DRAWINGS.
6. RE-NOTIFY DIG SAFE AND THE NON-MEMBER UTILITIES IF THE DIGGING, DRILLING OR BLASTING DOES NOT OCCUR WITHIN 30 CALENDAR DAYS, OR IF THE MARKS ARE LOST DUE TO WEATHER CONDITIONS, SITE WORK ACTIVITY OR ANY OTHER REASON.
7. HAND DIG WITHIN 18 INCHES IN ANY DIRECTION OF ANY UNDERGROUND LINE UNTIL THE LINE IS EXPOSED. MECHANICAL METHODS MAY BE USED FOR INITIAL SITE PENETRATION, SUCH AS REMOVAL OF PAVEMENT OR ROCK.
8. DIG SAFE REQUIREMENTS ARE IN ADDITION TO TOWN, CITY AND/OR STATE DOT STREET OPENING PERMIT REQUIREMENTS.
9. FOR COMPLETE DIG SAFE REQUIREMENTS, CALL THE PUBLIC UTILITIES COMMISSION (PUC) AT 1-800-452-4699 OR VISIT WWW.STATE.ME.US/MPUC
10. IF YOU DAMAGE, DISLOCATE OR DISTURB ANY UNDERGROUND UTILITY LINE, IMMEDIATELY NOTIFY THE AFFECTED UTILITY. IF DAMAGE CREATES SAFETY CONCERNS, CALL THE FIRE DEPARTMENT AND TAKE IMMEDIATE STEPS TO SAFEGUARD HEALTH AND PROPERTY.
11. ANY TIME AN UNDERGROUND LINE IS DAMAGED OR DISTURBED OR IF LINES ARE IMPROPERLY MARKED, YOU MUST FILE AN INCIDENT REPORT WITH THE PUC FOR AN INCIDENT REPORT FORM VISIT WWW.STATE.ME.US/MPUC OR CALL THE PUC AT 1-800-452-4699.

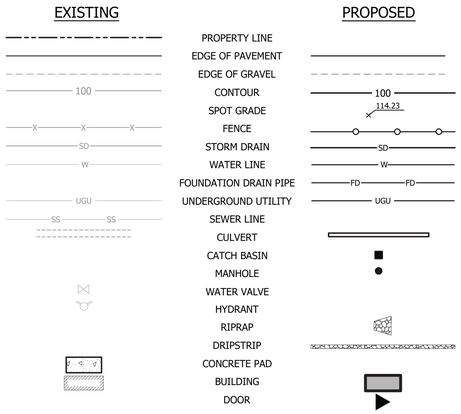
GRADING NOTES:

1. ADD 6" LOAM, SEED AND MULCH TO DISTURBED AREAS UNLESS OTHERWISE NOTED. PROVIDE EROSION CONTROL MESH ON ALL SLOPES 3:1 OR STEEPER, AND ALONG DITCH CHANNELS.
2. MAINTAIN TEMPORARY EROSION CONTROL MEASURES FOR THE FULL DURATION OF CONSTRUCTION. INSPECT WEEKLY AND AFTER EACH STORM AND REPAIR AS NEEDED. PLACE IN AREA OF LOW EROSION POTENTIAL, AND STABILIZE WITH SEED AND MULCH.
3. PLACE TEMPORARY SOIL STABILIZATION WITHIN 14 DAYS OF INITIAL DISTURBANCE. PLACE PERMANENT SOIL STABILIZATION WITHIN 7 DAYS OF FINAL GRADING.

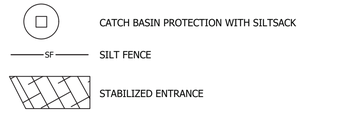
UTILITY NOTES:

1. THE ACCURACY AND COMPLETENESS OF SUBSURFACE INFORMATION IS NOT GUARANTEED. VERIFY SITE CONDITIONS INCLUDING TEST PITS FOR LOCATIONS AND INVERTS OF UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK.
2. COORDINATE WORK ON UTILITY LINES OR WITHIN ROAD RIGHT-OF-WAY WITH THE UTILITY COMPANIES AND TOWN ROAD DEPARTMENT AND MAINE DOT.
3. ALL PIPING AND DRAINAGE STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF FALMOUTH MUNICIPAL STANDARDS.

LEGEND



EROSION CONTROL LEGEND



TYPICAL ABBREVIATIONS:

ACCMP	ASPHALT COATED CMP	EA	EACH	NITC	NOT IN THIS CONTRACT
ACP	ASBESTOS CEMENT PIPE	EG	EXISTING GROUND OR GRADE	NTS	NOT TO SCALE
AC	ACRE	ELEC	ELECTRIC	N/F	NOW OR FORMERLY
AGG	AGGREGATE	EL	ELEVATION	NO OR #	NUMBER
ALUM	ALUMINUM	ELB	ELBOW		
APPD	APPROVED	EOP	EDGE OF PAVEMENT	OC	ON CENTER
APPROX	APPROXIMATE	EQUIP	EQUIPMENT	OD	OUTSIDE DIAMETER
ARMH	AIR RELEASE MANHOLE	EST	ESTIMATED		
ASB	ASBESTOS	EXC	EXCAVATE	PC	POINT OF CURVE
ASP	ASPHALT	EXIST	EXISTING	PD	PERIMETER DRAIN
AUTO	AUTOMATIC			PI	POINT OF INTERSECTION
AUX	AUXILIARY	FI	FIELD INLET	PIV	POST INDICATOR VALVE
AVE	AVENUE	FG	FINISH GRADE	PJ	PACK JOINT
AZ	AZIMUTH	FBRGL	FIBERGLASS	PT	POINT OF TANGENT
		FDN	FOUNDATION	PERF	PERFORATED
BCCMP	BITUMINOUS COATED CMP	FLEX	FLEXIBLE	PP	POWER POLE
BM	BENCH MARK	FLG	FLANGE	PSI	POUNDS PER SQUARE INCH
BIT	BITUMINOUS	FLR	FLOOR	PVC	POLYVINYL CHLORIDE
BLDG	BUILDING	FPS	FEET PER SECOND	PVMT	PAVEMENT
BOT	BOTTOM	FT OR '	FEET		
BRG	BEARING	FTG	FOOTING	QTY	QUANTITY
BV	BALL VALVE				
		GA	GAUGE	RCP	REINFORCED CONCRETE PIPE
CB	CATCH BASIN	GAL	GALLON	ROW	RIGHT OF WAY
CEN	CENTER	GALV	GALVANIZED	RAD	RADIUS
CEM LIN	CEMENT LINED	GPD	GALLONS PER DAY	REQD	REQUIRED
CMP	CORRUGATED METAL PIPE	GPM	GALLONS PER MINUTE	RT	RIGHT
CO	CLEAN OUT			RTE	ROUTE
CF	CUBIC FEET	HDPE	HIGH DENSITY POLYETHYLENE		
CFS	CUBIC FEET PER SECOND	HORIZ	HORIZONTAL	S	SLOPE
CI	CAST IRON	HP	HORSEPOWER	SCH	SCHEDULE
CL	CLASS	HYD	HYDRANT	SF	SQUARE FEET
CONC	CONCRETE			SHT	SHEET
CONST	CONSTRUCTION	ID	INSIDE DIAMETER	SMH	SANITARY MANHOLE
CONTR	CONTRACTOR	IN OR "	INCHES	ST	STREET
CS	CURB STOP	INV	INVERT	STA	STATION
CTR	CENTER	INV EL	INVERT ELEVATION	SY	SQUARE YARD
CTS	COPPER TUBING SIZE				
CU	COPPER	LB	POUND	TAN	TANGENT
CY	CUBIC YARD	LC	LEACHATE COLLECTION	TDH	TOTAL DYNAMIC HEAD
		LD	LEAK DETECTION	TEMP	TEMPORARY
D	DEGREE OF CURVE	LF	LINEAR FEET	TYP	TYPICAL
DBL	DOUBLE	LOC	LOCATION		
DEG OR °	DEGREE	LT	LEACHATE TRANSPORT	UD	UNDERDRAIN
DEPT	DEPARTMENT				
DI	DUCTILE IRON	MH	MANHOLE	V	VOLTS
DIA OR Ø	DIAMETER	MJ	MECHANICAL JOINT	VA TEE	VALVE ANCHORING TEE
DIM	DIMENSION	MATL	MATERIAL	VERT	VERTICAL
DIST	DISTANCE	MAX	MAXIMUM		
DN	DOWN	MFR	MANUFACTURE	WG	WATER GATE
DR	DRAIN	MIN	MINIMUM	W/	WITH
DWG	DRAWING	MIP	MALE IRON PIPE	W/O	WITHOUT
		MISC	MISCELLANEOUS		
		MON	MONUMENT	YD	YARD

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	DPD	8/2026	ISSUED FOR TOWN REVIEW

STATE OF MAINE
DANIEL P. DIFFIN
11841
LICENSED PROFESSIONAL ENGINEER

GOLF CART BARN
THE WOODLANDS CLUB
39 WOODS ROAD
FALMOUTH, MAINE

GENERAL NOTE, LEGEND, AND ABBREVIATIONS

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DATE:	8/20/2026
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LMN:	NONE
CTB:	SME-STD.CTB

JOB NO. 251298.02B DWG FILE GEN-NOTES-BARN

C-100

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EXISTING SEWER PUMP STATION
EXISTING UTILITY PAD (TYP)
EXISTING PAVED ACCESS TO PUMP STATION
SME GROUND SURVEY LIMIT
SMH RIM 139.7
SMH RIM 138.0
SMH RIM 138.1
NWI STREAM
REMOVE EXISTING TREE (TYP OF 9)
25' STREAM SETBACK
75' STREAM SETBACK
SAWCUT AND REMOVE □ ±128 SF OF PAVEMENT FOR STORM DRAIN INSTALLATION SEE DWG C-103 AND C-301
APPROXIMATE 8" DUCTILE IRON WATER LINE
EXISTING WATER VALVE
EXISTING HYDRANT
REMOVE EXISTING LIGHT POLE
REMOVE ±17 LF CURB
SAWCUT AND REMOVE ±789 SF OF PAVEMENT FOR UTILITY INSTALLATION SEE DWG C-103 AND C-301
NWI POND
EXISTING CURB
EXISTING CART PATH
EXISTING PAVEMENT
EXISTING LANDSCAPE AREA
EXISTING STAIRS
WEST ENTRANCE
EXISTING STAIRS
N
5 0 10 20 FEET

NOTE:
1. SEE DRAWING C-100 FOR GENERAL SITE NOTES AND PLAN REFERENCES.

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GOLF CART BARN
THE WOODLANDS CLUB
39 WOODS ROAD
FALMOUTH, MAINE

EXISTING CONDITIONS PLAN

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CTB:	SME-STD.CTB

JOB NO. 251298.02A DWG FILE BASE-BARN

C-101

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NOTE:
1. SEE DRAWING C-100 FOR GENERAL SITE NOTES AND PLAN REFERENCES.

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2026

GOLF CART BARN
THE WOODLANDS CLUB
39 WOODS ROAD
FALMOUTH, MAINE

SITE OVERVIEW PLAN

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LMN:	OVER
CTB:	SME-STD.CTB

JOB NO. 251298.02A DWG FILE BASE-BARN

C-102

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EXISTING SEWER PUMP STATION
EXISTING UTILITY PAD (TYP)
SNOW STORAGE AREA (TYP)
CATCH BASIN
RIM 139.9
12" INV IN 135.3
12" INV OUT 135.1
SMH
RIM 139.7
SMH
RIM 138.0
SMH
RIM 138.1
8'-LONG 6'-TALL WOOD FENCE
SEE LANDSCAPE DRAWINGS
WATER SERVICE CONNECTION TO RINSE CARTS WITH HOSE
EXISTING PAVED ACCESS TO PUMP STATION
NWI STREAM
VERTICAL CONCRETE CURB
SEE DWG C-301
12" DIA HDPE
INV OUT 134.9
RIPRAP OUTLET
PROTECTION (TYP)
SEE DWG C-300
TC 141.1
BC 140.6
140.7
140.3
DRAIN MANHOLE
RIM 139.8
12" INV IN 135.4
12" INV OUT 135.5
SNOW STORAGE AREA (TYP)
FIELD INLET
RIM 139.7
12" INV OUT 135.6
CATCH BASIN PROTECTION (TYP)
SEE DWG C-300
PROVIDE 3/4" TYPE K COPPER WATER SERVICE
EXISTING HYDRANT
EXISTING WATER VALVE
4" DIA SDR 35 FOUNDATION DRAIN
INV OUT 136.1
25' STREAM SETBACK
75' STREAM SETBACK
SILT FENCE OR EROSION
CONTROL MIX BERM (TYP)
SEE DWG C-300
4" DIA SDR 35 PERF
FOUNDATION DRAIN
SEE DWG C-301
INV 136.2
1,536 SF
FFE 140.7
STONE DRIP STRIP (TYP)
SEE DWG C-301
32'x48' CART BARN
SEE ARCHITECTURAL DRAWINGS
VERTICAL GRANITE CURB (TYP)
SEE DWG C-301
APPROXIMATE 8" DUCTILE
IRON WATER LINE
PROVIDE CORPORATION STOP
TO TAP INTO 8" WATER MAIN
SEE DWG C-301
UNDERGROUND UTILITIES
TO CART BARN
SEE DWG C-301
R3' (TYP)
TIE-IN UNDERGROUND UTILITIES
TO ELECTRICAL PANEL INSIDE OF
CART BARN
REMOVE AND REPLACE
CURB FOR INSTALLATION
OF WATER LINE
4'-WIDE PAVEMENT REPAIR (TYP)
SEE DWG C-301
UNDERGROUND UTILITIES
TIE-IN TO MAIN BUILDING
NWI POND
EXISTING CURB
EXISTING CART PATH
EXISTING PAVEMENT

NOTE:
1. SEE DRAWING C-100 FOR GENERAL SITE NOTES AND PLAN REFERENCES.

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THE WOODLANDS CLUB
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FALMOUTH, MAINE

SITE PLAN

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LMN:	SITE
CTB:	SME-STD.CTB

JOB NO. 251298.02A DWG FILE BASE-BARN

C-103

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EROSION CONTROL NOTES:

A. GENERAL

1. All soil erosion and sediment control will be done in accordance with: (1) the Maine Erosion and Sediment Control Handbook: Best Management Practices, Maine Department of Environmental Protection (MEDEP), October 2016.

2. The site Contractor (to be determined) will be responsible for the inspection and repair/replacement/maintenance of all erosion control measures, disturbed areas, material storage areas, and vehicle access points until all disturbed areas are stabilized.

3. Disturbed areas will be permanently stabilized within 7 days of final grading. Disturbed areas not to be worked upon within 14 days of disturbance will be temporarily stabilized within 7 days of the disturbance.

4. In all areas, removal of trees, bushes and other vegetation, as well as disturbance of topsoil will be kept to a minimum while allowing proper site operations.

5. Any suitable topsoil will be stripped and stockpiled for reuse as directed by the Owner. Topsoil will be stockpiled in a manner such that natural drainage is not obstructed and no off-site sediment damage will result. In any event, stockpiles will not be located within 100 feet of wetlands and will be at least 50 feet upgradient of the stockpile's perimeter silt fence. The sideslopes of the topsoil stockpile will not exceed 2:1. Silt fence will be installed around the perimeter of all topsoil stockpiles. Topsoil stockpiles will be surrounded with siltation fencing and will be temporarily seeded with Aroostook rye, annual or perennial ryegrass within 7 days of formation, or temporarily mulched.

6. Winter excavation and earthwork will be completed so as to minimize exposed areas while satisfactorily completing the project. Limit exposed areas to those areas in which work is to occur during the following 15 days and that can be mulched in one day. All areas will be considered denuded until the subbase gravel is installed in roadway areas or the areas of future loam and seed have been loamed, seeded, and mulched.

   Install any added measures necessary to control erosion/sedimentation. The particular measure used will be dependent upon site conditions, the size of the area to be protected, and weather conditions.

   To minimize areas without erosion control protection, continuation of earthwork operations on additional areas will not begin until the exposed soil surface on the area being worked has been stabilized.

B. TEMPORARY MEASURES

1. STABILIZED CONSTRUCTION ENTRANCE/EXIT

   A crushed stone stabilized construction entrance/exit will be placed at any point of vehicular access to the site, in accordance with the detail shown on this sheet.

2. SILT FENCE

   a. Silt fence will be installed prior to all construction activity, where soil disturbance may result in erosion. Silt fence will be erected at locations shown on the plans and/or downgradient of all construction activity.

   b. Silt fences will be removed when they have served their useful purpose, but not before the upgradient areas have been permanently stabilized.

   c. Silt fences will be inspected immediately after each rainfall and at least daily during prolonged rainfall. They will be inspected if there are any signs of erosion or sedimentation below them. Any required repairs will be made immediately. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water behind them, they will be replaced with a temporary crushed stone check dam.

   d. Sediment deposits will be removed after each storm event if significant build-up has occurred or if deposits exceed half the height of the barrier.

3. STONE CHECK DAMS

   Stone check dams should be installed before runoff is directed to the swale. Stone check dams will be installed in grass-lined swales and ditches during construction. Remove stone check dams when they have served their useful purpose, but not before upgradient areas have been permanently stabilized.

4. EROSION CONTROL MIX SEDIMENT BARRIER

   a. It may be necessary to cut, pack down, or remove tall grasses, brush, or woody vegetation to avoid voids and bridges that allow the washing away of fine soil particles.

   b. Where approved, erosion control mix sediment barriers may be used as a substitute for silt fence. See the details in this drawing set for specifications.

   b. Rock Filter Berms: To provide more filtering capacity or to act as a velocity check dam, a berm's center can be composed of clean crushed rock ranging in size from the french drain stone to riprap.

5. TEMPORARY SEEDING

   Stabilize disturbed areas that will not be brought to final grade and reduce problems associated with mud and dust production from exposed soil surface during construction with temporary vegetation.

6. TEMPORARY MULCHING

   Use temporary mulch in the following locations and/or circumstances:

   - In sensitive areas (within 100 feet of streams, wetlands and in lake watersheds) temporary mulch will be applied within 7 days of exposing spill or prior to any storm event.
   - Apply temporary mulch within 14 days of disturbance or prior to any storm event in all other areas.
   - Areas which have been temporarily or permanently seeded will be mulched immediately following seeding.
   - Areas which cannot be seeded within the growing season will be mulched for over-winter protection and the area will be seeded at the beginning of the growing season.
   - Mulch can be used in conjunction with tree, shrub, vine, and ground cover plantings.
   - Mulch anchoring will be used on slopes greater than 5 percent in late fall (past October 15), and over-winter (October 15 - April 15).

   The following materials may be used for temporary mulch:

   a. Hay or Straw material shall be air-dried, free of seeds and coarse material. Apply 2 bales/1,000 sf or 1.5 to 2 tons/acre to cover 90% of ground surface.

   b. Erosion Control Mix: It can be used as a stand-alone reinforcement:
      - 2-inches thick for slopes flatter than 3H:1V;
      - 4-inches thick for slopes greater than 3H:1V;
      - on slopes 2 horizontal to 1 vertical or less;
      - on frozen ground or forested areas; and
      - at the edge of gravel parking areas and areas under construction.

   c. Erosion control mix alone is not suitable:
      - on slopes with groundwater seepage;
      - at low points with concentrated flows and in gullies;
      - at the bottom of steep perimeter slopes exceeding 100 feet in length;
      - below culvert outlet aprons; and around catch basins and closed storm systems.

   d. Chemical Mulches and Soil Binders: Wide ranges of synthetic spray-on materials are marketed to protect the soil surface. These are emulsions that are mixed with water and applied to the soil. They may be used alone, but most often are used to hold wood fiber, hydro-mulches or straw to the soil surface.

   e. Erosion Control Blankets and Mats: Mats are manufactured combinations of mulch and netting designed to retain soil moisture and modify soil temperature. During the growing season (April 15th to November 1st) use mats indicated on drawings or North American Green (NAG) S75 (or mulch and netting) on:
      - the base of grassed waterways;
      - steep slopes (15 percent or greater); and
      - any disturbed soil within 100 feet of lakes, streams, or wetlands.

   During the late fall and winter (November 1st to April 15th) use heavy grade mats indicated on drawings for NAG SC250 on all areas noted above plus use lighter grade mats NAG S75 (or mulch and netting) on:
      - sideslopes of grassed waterways; and moderate slopes (between 8 and 15 percent).

C. TEMPORARY DUST CONTROL

To prevent the blowing and movement of dust from exposed soil surfaces, and reduce the presence of dust, use water or calcium chloride to control dusting by preserving the moisture level in the road surface materials.

D. CONSTRUCTION DE-WATERING

1. Water from construction de-watering operations shall be cleaned of sediment before reaching wetlands, water bodies, streams or site boundaries. Utilize temporary sediment basins, erosion control soil filter berms backed by staked hay bales, A Dirt Bag 55" sediment filter bag by ACF Environmental, or other approved Best Management Practices (BMP's).

2. In sensitive areas near streams or ponds, discharge the water from the de-watering operation into a temporary sediment basin created by a surrounding filter berm of uncompacted erosion control mix immediately backed by staked hay bales (see the site details). Locate the temporary sediment basin at lease 100 feet from the nearest water body, such that the filtered water will flow through undisturbed vegetated soil areas prior to reaching the water body or property line.

E. PERMANENT MEASURES

1. Riprapped Aprons: All storm drain pipe outlets and the inlet and outlet of culverts will have riprap aprons to protect against scour and deterioration.

2. Topsoil, Seed, and Mulch: All areas disturbed during construction, but not subject to other restoration (paving, riprap, etc.) will be loamed, limed, fertilized, seeded, and mulched.

   Seeded Preparation: Use stockpiled materials spread to the depths shown on the plans, if available. Approved topsoil substitutes may be used. Grade the site as needed.

   a. Seeding will be completed by August 15 of each year. Late season seeding may be done between August 15 and October 15. Areas not seeded or which do not obtain satisfactory growth by October 15, will be seeded with Aroostook Rye or mulched. After November 1, or the first killing frost, disturbed areas will be seeded at double the specified application rates, mulched, and anchored.

PERMANENT SEEDING SPECIFICATIONS

Mixture:	Roadside (lbs/acre)	Lawn (lbs/acre)
Kentucky Bluegrass	20	55
White Clover	5	0
Creeping Red Fescue	20	55
Perennial Ryegrass	5	15

   b. Mulch in accordance with specifications for temporary mulching.

   c. If permanent vegetated stabilization cannot be established due to the season of the year, all exposed and disturbed areas not to undergo further disturbance are to have dormant seeding applied and be temporarily mulched to protect the site.

3. Ditches and Channels: All ditches on-site will be lined with North American Green S75 erosion control mesh (or an approved equal) upon installation of loam and seed.

F. WINTER CONSTRUCTION AND STABILIZATION

1. Natural Resource Protection: During winter construction, a double-row of sediment barriers (i.e., silt fence backed with hay bales or erosion control mix) will be placed between any natural resource and the disturbed area. Projects crossing the natural resource will be protected a minimum distance of 100 feet on either side from the resource.

2. Sediment Barriers: During frozen conditions, sediment barriers may consist of erosion control mix berms or any other recognized sediment barriers as frozen soil prevents the proper installation of hay bales or silt fences.

3. Mulching:

   - All areas will be considered to be denuded until seeded and mulched. Hay and straw mulch will be applied at a rate of twice the normal accepted rate.
   - Mulch will not be spread on top of snow.
   - After each day of final grading, the area will be properly stabilized with anchored hay or straw or erosion control matting.
   - Between the dates of November 1 and April 15, all mulch will be anchored by either mulch netting, emulsion chemical, tracking or wood cellulose fiber.

5. Soil Stockpiling: Stockpiles of soil or subsoil will be mulched for over-winter protection with hay or straw at twice the normal rate or with a 4-inch layer of erosion control mix. This will be done within 24 hours of stocking and re-established prior to any rainfall or snowfall. Any soil stockpiles shall not be placed (even covered with mulch) within 100 feet from any natural resources. Sediment barriers should be installed downgradient of stockpiles. Stormwater shall be directed away from stockpiles.

6. Seeding: Dormant seeding may be placed prior to the placement of mulch or erosion control blankets. If dormant seeding is used for the site, all disturbed areas will receive 4 inches of loam and seed at an application rate of three times the rate for permanent seeding. All areas seeded during the winter will be inspected in the spring for adequate catch. All areas insufficiently vegetated (less than 75 percent catch) will be revegetated by replacing loam, seed, and mulch.

   If dormant seeding is not used for the site, all disturbed areas will be revegetated in the spring.

7. Maintenance: Maintenance measures will be applied as needed during the entire construction season. After each rainfall, snow storm, or period of thawing and runoff, and at least once a week, the site Contractor will perform a visual inspection of all installed erosion control measures and perform repairs as needed to ensure their continuous function.

8. Identified repairs will be started no later than the end of the net work day and be completed within seven (7) calendar days.

   Following the temporary and/or final seeding and mulching, the Contractor will, in the spring, inspect and repair any damages and/or bare spots. An established vegetative cover means a minimum of 85 to 90 percent of areas vegetated with vigorous growth.

G. OVER-WINTER CONSTRUCTION EROSION CONTROL MEASURES

1. Stabilization of Disturbed Soil: By October 15, all disturbed soils on areas having a slope less than 15 percent will be seeded and mulched. If the Contractor fails to stabilize these soils by this date, then the Contractor shall stabilize the soil for late fall and winter, by using either temporary seeding or mulching.

2. Stabilization of Disturbed Slopes: All slopes to be vegetated will be completed by October 15. The Owner will consider any area having a grade greater than 15 percent (6.5H:1V) to be a slope. Slopes not vegetated by October 15 will receive one of the following actions to stabilize the slope for late fall and winter:

   a. Stabilize the soil with temporary vegetation and erosion control mesh.
   b. Stabilize the slope with erosion control mix.
   c. Stabilize the slope with stone riprap.
   d. Slopes steeper than 1.5:1 are prohibited.

3. Stabilization of Ditches and Channels: All stone-lined ditches and channels to be used to convey runoff through the winter will be constructed and stabilized by November 15. Grass-lined ditches and channels will be complete by September 15. Grass-lined ditches not stabilized by September 15 shall be lined with either sod or riprap.

H. MAINTENANCE PLAN

1. Routine Maintenance: Inspection will be performed as outlined in the project's Erosion Control Plan. Inspection will be by a qualified person during wet weather to ensure that the facility performs as intended. Inspection priorities will include checking erosion controls for accumulation of sediments.

I. Housekeeping

1. Spill prevention. Controls must be used to prevent pollutants from being discharged from materials on site, including storage practices to minimize exposure of the materials to stormwater, and appropriate spill prevention, containment, and response planning and implementation.

2. Groundwater protection. During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that by design or as a result of soils, topography and other relevant factors accumulates runoff that infiltrates into the soil. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials.

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. If off-site tracking occurs roadways should be swept immediately and no loss once a week and prior to significant storm events.

4. Debris and other materials. Litter, construction debris, and chemicals exposed to stormwater must be prevented from becoming a pollutant source.

5. Trench or foundation de-watering. Trench de-watering is the removal of water from trenches, foundations, coffer dams, ponds, and other areas within the construction area that retain water after excavation. In most cases the collected water is heavily silted and hinders correct and safe construction practices. The collected water must be removed from the ponded area, either through gravity or pumping, and 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.

6. Authorized Non-stormwater discharges. Identify and prevent contamination by non-stormwater discharges. Where allowed non-stormwater discharges exist, they must be identified and steps should be taken to ensure the implementation of appropriate pollution prevention measures for the non-stormwater component(s) of the discharge. Authorized non-stormwater discharges are:

   (a) Discharges from firefighting activity;

   (b) Fire hydrant flushings;

   (c) Vehicle washwater if detergents are not used and washing is limited to the exterior of vehicles (engine, undercarriage and transmission washing is prohibited);

   (d) Dust control runoff in accordance with permit conditions and section I3;

   (e) Routine external building washdown, not including surface paint removal, that does not involve detergents;

   (f) Pavement washwater (where spills/leaks of toxic or hazardous materials have not occurred, unless all spilled material had been removed) if detergents are not used;

   (g) Uncontaminated air conditioning or compressor condensate;

   (h) Uncontaminated groundwater or spring water;

   (i) Foundation or footer drain-water where flows are not contaminated;

   (j) Uncontaminated excavation dewatering (see requirements in section I5);

   (k) Potable water sources including waterline flushings; and

   (l) 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 section I6. Specifically, the Department's approval does not authorize discharges of the following:

   (a) Wastewater from the washout or cleanout of concrete, stucco, paint, form release oils, curing compounds or other construction materials;

   (b) Fuels, oils or other pollutants used in vehicle and equipment operation and maintenance;

   (c) Soaps, solvents, or detergents used in vehicle and equipment washing; and

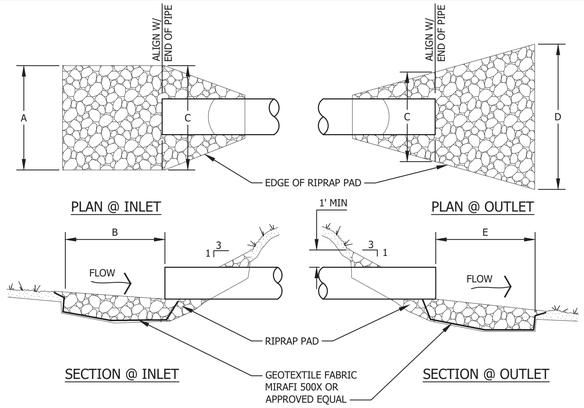
   (d) Toxic or hazardous substances from a spill or other release.

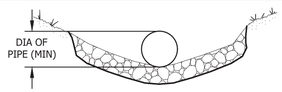
8. Additional requirements. Additional requirements may be applied on a site-specific basis.

J. CONSTRUCTION SEQUENCE

In general, the expected sequence of construction for each phase is provided below. Construction is proposed to start in Fall 2026 and end in 2027.

- Mobilization
- Install temporary erosion control measures
- Clearing and grubbing
- Site Grading
- Install site utilities
- Construct foundation and building
- Site stabilization, loam and seed, and landscaping





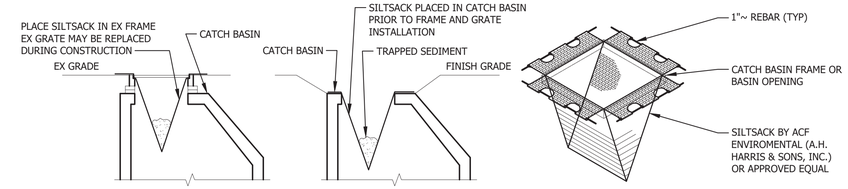
CROSS SECTION

RIPRAP PAD MUST BE INSTALLED WITHIN 48 HOURS OF INSTALLING NEW PIPE OR CULVERT.

PIPE	A	B	C	D	E	PAD DEPTH	D_{50}
≤12"	3 FT	2 FT	3 FT	4 FT	6 FT	10"	5"
15"	3.75 FT	2.5 FT	3.75 FT	5 FT	8 FT	16"	8"
18"	4.5 FT	3 FT	4.5 FT	8 FT	10 FT	16"	8"
24"	6 FT	4 FT	6 FT	10 FT	12 FT	20"	10"

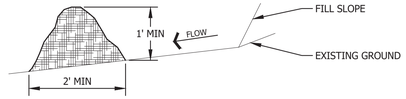
PIPE INLET/OUTLET DETAILS

NTS



CATCH BASIN PROTECTION

NTS



EROSION CONTROL MIX SEDIMENT BARRIER

NOTES:

1. EROSION CONTROL MIX CAN BE MANUFACTURED ON OR OFF THE SITE. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR FLUME GRIT AND FRAGMENTED WOOD GENERATED FROM WATER-FLUME LOG HANDLING SYSTEMS. WOOD CHIPS, GROUND CONSTRUCTION DEBRIS, REPROCESSED WOOD PRODUCTS OR BARK CHIPS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX. EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH.

   THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:
   A. ORGANIC MATERIAL: BETWEEN 20% - 100% (DRY WEIGHT BASIS)
   B. PARTICLE SIZE: BY WEIGHT, 100% PASSING 6" SCREEN, 70-85% PASSING 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 LESS THAN 4.0 MMHOS/CM.
   F. PH: 5.0 - 8.0

2. ON SLOPES LESS THAN 5% OR AT THE BOTTOM OF SLOPES 2:1 OR LESS UP TO 20 FEET LONG, THE BARRIER MUST CONFORM TO THE ABOVE DIMENSIONS. ON THE LONGER OR STEEPER SLOPES, THE BARRIER SHOULD BE WIDER TO ACCOMMODATE THE ADDITIONAL FLOW.

3. THE BARRIER MUST BE PLACED ALONG A RELATIVELY LEVEL ELEVATION. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES THAT WOULD ENABLE FINES TO WASH UNDER THE BARRIER THROUGH THE GRASS BLADES OR PLANT STEMS.

4. LOCATIONS WHERE OTHER BMP'S SHOULD BE USED:
   A. AT LOW POINTS OF CONCENTRATED FLOW
   B. BELOW CULVERT OUTLET APRONS
   C. WHERE A PREVIOUS STAND-ALONE EROSION CONTROL MIX APPLICATION HAS FAILED
   D. AT THE BOTTOM OF STEEP PERIMETER SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM (LARGE UPGRADIENT WATERSHED)
   E. AROUND CATCH BASINS AND CLOSED STORM DRAIN SYSTEMS.

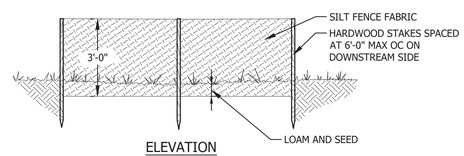
5. THE EROSION CONTROL MIX BARRIERS SHOULD BE INSPECTED REGULARLY AND AFTER EACH LARGE RAINFALL. REPAIR ALL DAMAGED SECTIONS OF BERM IMMEDIATELY BY REPLACING OR ADDING ADDITIONAL MATERIAL PLACED ON THE BERM TO THE DESIRED HEIGHT AND WIDTH.

6. IT MAY BE NECESSARY TO REINFORCE THE BARRIER WITH SILT FENCE OR STONE CHECK DAMS IF THERE ARE SIGNS OF UNDERCUTTING OR THE IMPOUNDMENT OF LARGE VOLUMES OF WATER.

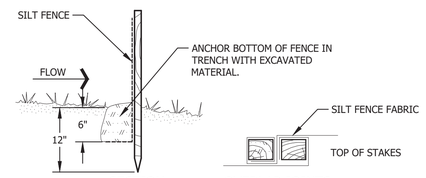
7. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

8. REPLACE SECTIONS OF BERM THAT DECOMPOSE, BECOME CLOGGED WITH SEDIMENT OR OTHERWISE BECOME INEFFECTIVE. THE BARRIER SHOULD BE RESHAPED AS NEEDED.

9. EROSION CONTROL MIX BARRIERS CAN BE LEFT IN PLACE AFTER CONSTRUCTION. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER BARRIER IS NO LONGER REQUIRED SHOULD BE SPREAD TO CONFORM TO THE EXISTING GRADE AND BE SEEDED AND MULCHED. WOODY VEGETATION CAN BE PLANTED INTO THE BARRIERS, OR THEY CAN BE OVER-SEEDED WITH LEGUMES. IF THE BARRIER NEEDS TO BE REMOVED, IT CAN BE SPREAD OUT INTO THE LANDSCAPE.



ELEVATION



SECTION OVERLAP JOINTS

SILT FENCE

NOTE:
CONTRACTORS OPTION TO USE SEDIMENT BARRIER OR SILT FENCE FOR SLOPE PROTECTION.

SURFACE DRAINAGE SEDIMENT CONTROL

NTS

REV.	BY	DATE	STATUS
	DPD	8/2026	ISSUED FOR TOWN REVIEW

STATE OF MAINE
DANIEL P V DIFFIN
11841
LICENSED PROFESSIONAL ENGINEER

GOLF CART BARN
THE WOODLANDS CLUB
39 WOODS ROAD
FALMOUTH, MAINE

EROSION CONTROL NOTES AND DETAILS

SME
SEVEE & MAHER ENGINEERS
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021
Phone 207.829.5016 • Fax 207.829.5692 • smemaine.com

DESIGN BY:	JRB
DRAWN BY:	ZCF
DATE:	8/20/2026
CHECKED BY:	DPD
LMN:	NONE
CTB:	SME-STD.CTB

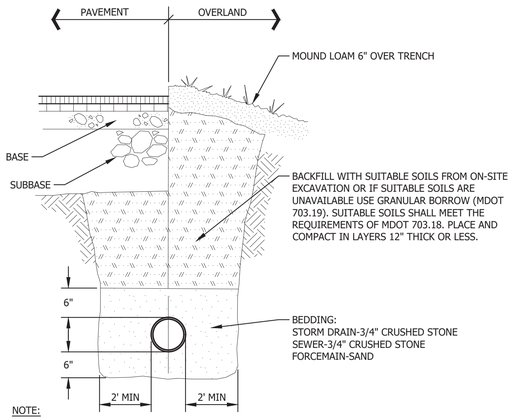
JOB NO. 251298.02B DWG FILE DETAILS-BARN

C-300

C:\Users\jen\OneDrive - SME\SHARED\PDWT\Woodlands Master Plan Permitting - Scope #1 and #2\Plan\Cart Barn\DETAILS-BARN.dwg, C-300, 8/20/2026 2:06:33 PM, ljen

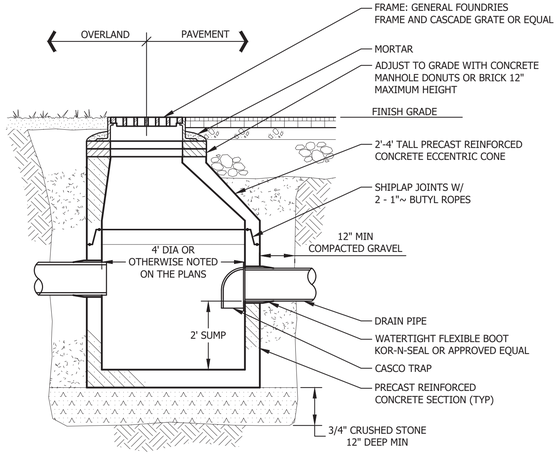
CONSTRUCTION	USE
1 1/4" HMA MDOT 9.5mm 2 1/4" HMA MDOT 19.0mm 4" COMPACTED AGGREGATE BASE, MDOT 703.06(a) TYPE A 15" COMPACTED AGGREGATE SUBBASE, MDOT 703.06(b) TYPE D COMPACTED SUBGRADE	BITUMINOUS ACCESS ROAD
6" TOPSOIL, NO STONES OVER 3/4" DIA. GRANULAR MATERIAL IN FILL AREAS COMPACTED SUBGRADE	GRASS ALL DISTURBED AREAS

SCHEDULE OF SURFACE FINISHES
NTS



NOTE:
1. IF MINIMUM 3 FEET OF COVER ABOVE STORM DRAIN AND MINIMUM 5 FEET OF COVER ABOVE WATER LINE CANNOT BE ACHIEVED, INSTALL 2" RIGID FOAM INSULATION OVER PIPE TO WIDTH OF TRENCH.

TYPICAL TRENCH SECTION
NTS



TYPICAL CATCH BASIN SECTION
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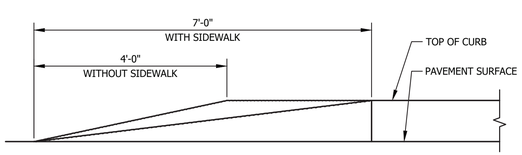
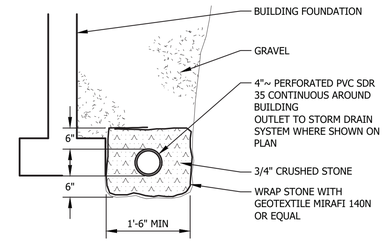
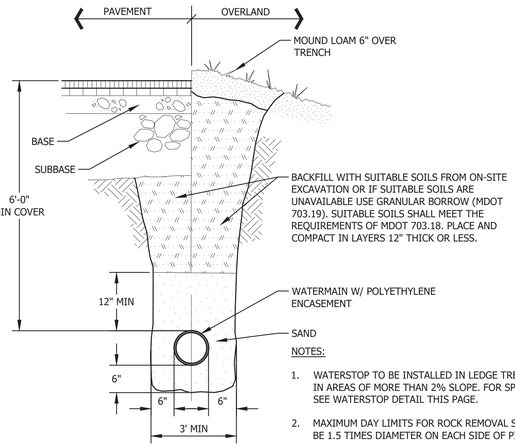


SLIPFORM AND GRANITE TERMINAL END
NTS

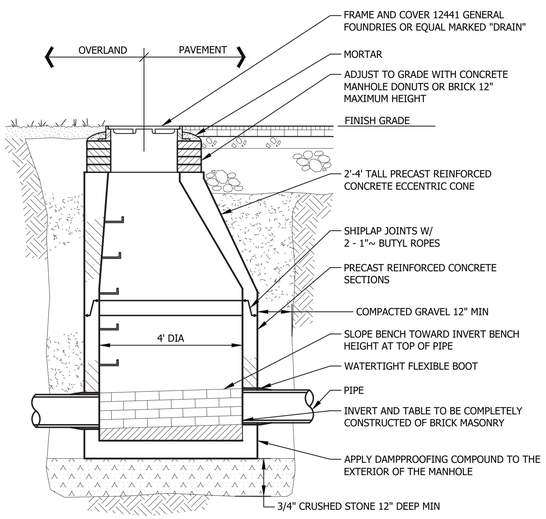


FOUNDATION DRAIN @ BUILDING SECTION
NTS



NOTES:
1. WATERSTOP TO BE INSTALLED IN LEDGE TRENCHES, IN AREAS OF MORE THAN 2% SLOPE. FOR SPACING, SEE WATERSTOP DETAIL THIS PAGE.
2. MAXIMUM DAY LIMITS FOR ROCK REMOVAL SHALL BE 1.5 TIMES DIAMETER ON EACH SIDE OF PIPE

TYPICAL WATER MAIN SECTION
NTS



CONCRETE MANHOLE SECTION
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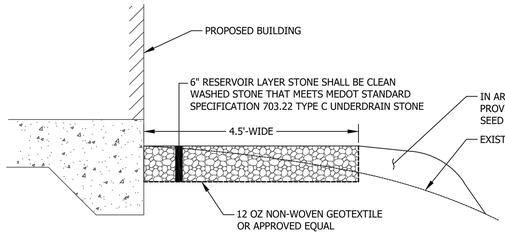
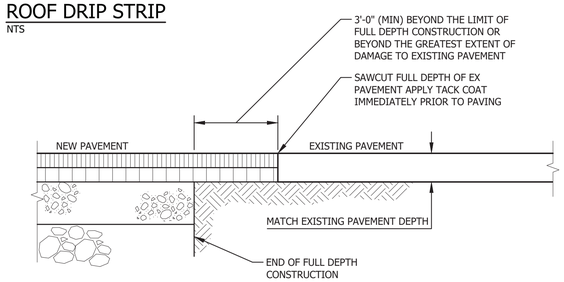
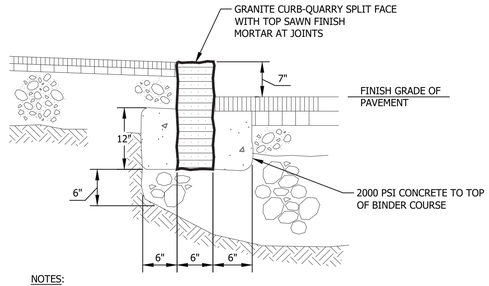


ROOF DRIP STRIP
NTS

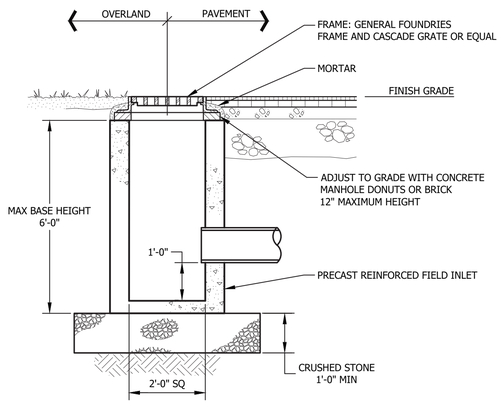


PAVEMENT CUTTING AND MATCHING SECTION
NTS

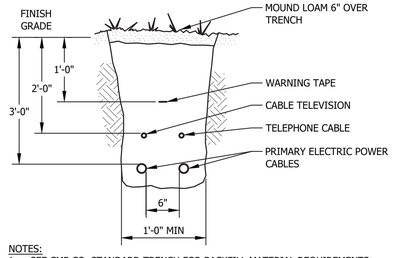


NOTES:
1. MINIMUM LENGTH OF THE CURB SECTIONS SHALL BE 3'-0"
2. FOR ALL CURBS WITH RADIUS LESS THAN 15' INSTALL STONES CUT TO THE RADIUS REQUIRED (NOT STRAIGHT SECTIONS)

VERTICAL GRANITE CURB SECTION
NTS



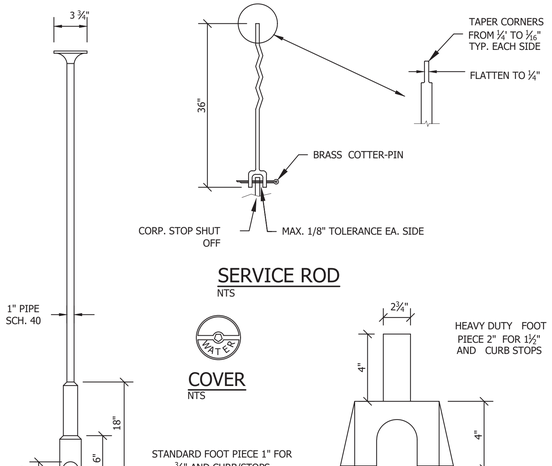
FIELD INLET DETAIL
NTS



NOTES:
1. SEE CMP CO. STANDARD TRENCH FOR BACKFILL MATERIAL REQUIREMENTS.
2. DIRECT BURY CABLES EXCEPT UNDER PAVED AREAS. PROVIDE SCH. 40 PVC CONDUIT UNDER PAVED AREAS, EXTEND CONDUIT 5' BEYOND EDGE OF PAVEMENT.

* SHOWN FOR INFORMATION ONLY. SEE ELECTRICAL PLANS FOR DETAILS ON CONDUITS AND BURIAL.

UNDERGROUND UTILITY TRENCH SECTION
NTS



SERVICE ROD
NTS

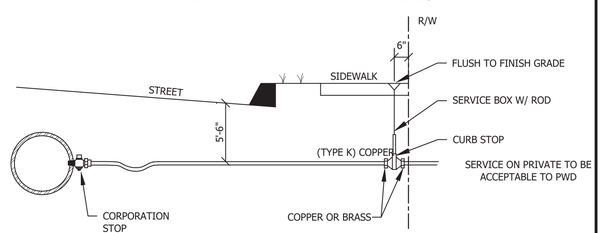
COVER
NTS

STANDARD FOOT PIECE 1" FOR ¾" AND CURB/STOPS

SERVICE BOX
NTS

FOOT PIECE
NTS

NOTE: ANY EXTENSION OF SERVICE BOX REQUIRES:
1. 1" FEMALE IRON PIPE COUPLING
2. 1" THREADED PIPE (THIS IS TO BE A NON-WELDED, TWO PIECE ARRANGEMENT. SLIP ON ADAPTERS ARE NOT PERMISSIBLE.)



TYPICAL SERVICE CONNECTION
NTS

REV.	BY	DATE	STATUS
	DPD	8/2026	ISSUED FOR TOWN REVIEW

STATE OF MAINE
DANIEL P. V. DIFFIN
11841
LICENSED PROFESSIONAL ENGINEER

GOLF CART BARN
THE WOODLANDS CLUB
39 WOODS ROAD
FALMOUTH, MAINE

SECTIONS AND DETAILS

SME
SEVEE & MAHER ENGINEERS
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021
Phone 207.829.5016 • Fax 207.829.5692 • smemaine.com

DESIGN BY:	JRB
DRAWN BY:	ZCF
DATE:	8/20/2026
CHECKED BY:	DPD
LMN:	NONE
CTB:	SME-STD.CTB

JOB NO. 251298.02B DWG FILE DETAILS-BARN

C-301

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PLANT LIST

Symbol	Botanical Name	Common Name	Qty.	Size	Spacing	Notes
PG	Picea glauca 'Big Berta'	Dwarf Alberta Spruce	4	#6	per plan	12 feet at maturity, native
IG	Ilex glabra 'Compacta'	Inkberry	12	#5	per plan	4 feet at maturity, native
KL	Kalmia Latifolia	Mountain Laurel	15	3-4'	per plan	8 feet at maturity, native, white flowers
RC	Rhododendron canadensis	Canadian Rhodora	40	#1	per plan	3 feet at maturity, a hardy native plant, rose flowers
CP	Comptonia Peregrina	Sweet Fern	11	#5	per plan	


INKBERRY


INKBERRY

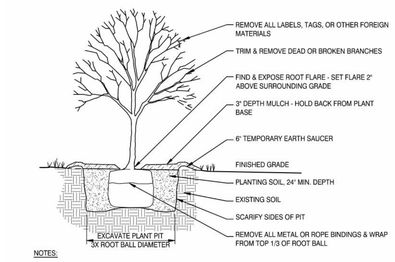

MOUNTAIN LAUREL


MOUNTAIN LAUREL


DWARF ALBERTA SPRUCE


SWEET FERN

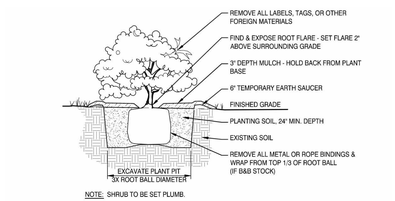

CANADIAN RHODORA



NOTES:

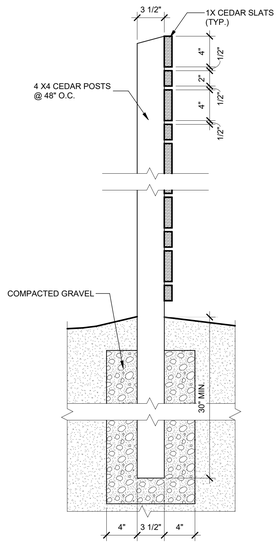
1. TREE TO BE SET PLUMB.
2. SECURE TREE AS MAY BE REQUIRED ACCORDING TO TREE SIZE, LOCATION, & WIND/WEATHER CONDITIONS.
3. IF USING ROOTBALL STABILIZATION, FOLLOW MANUFACTURER'S RECOMMENDATIONS.

A4 STANDARD TREE PLANTING
NOT TO SCALE

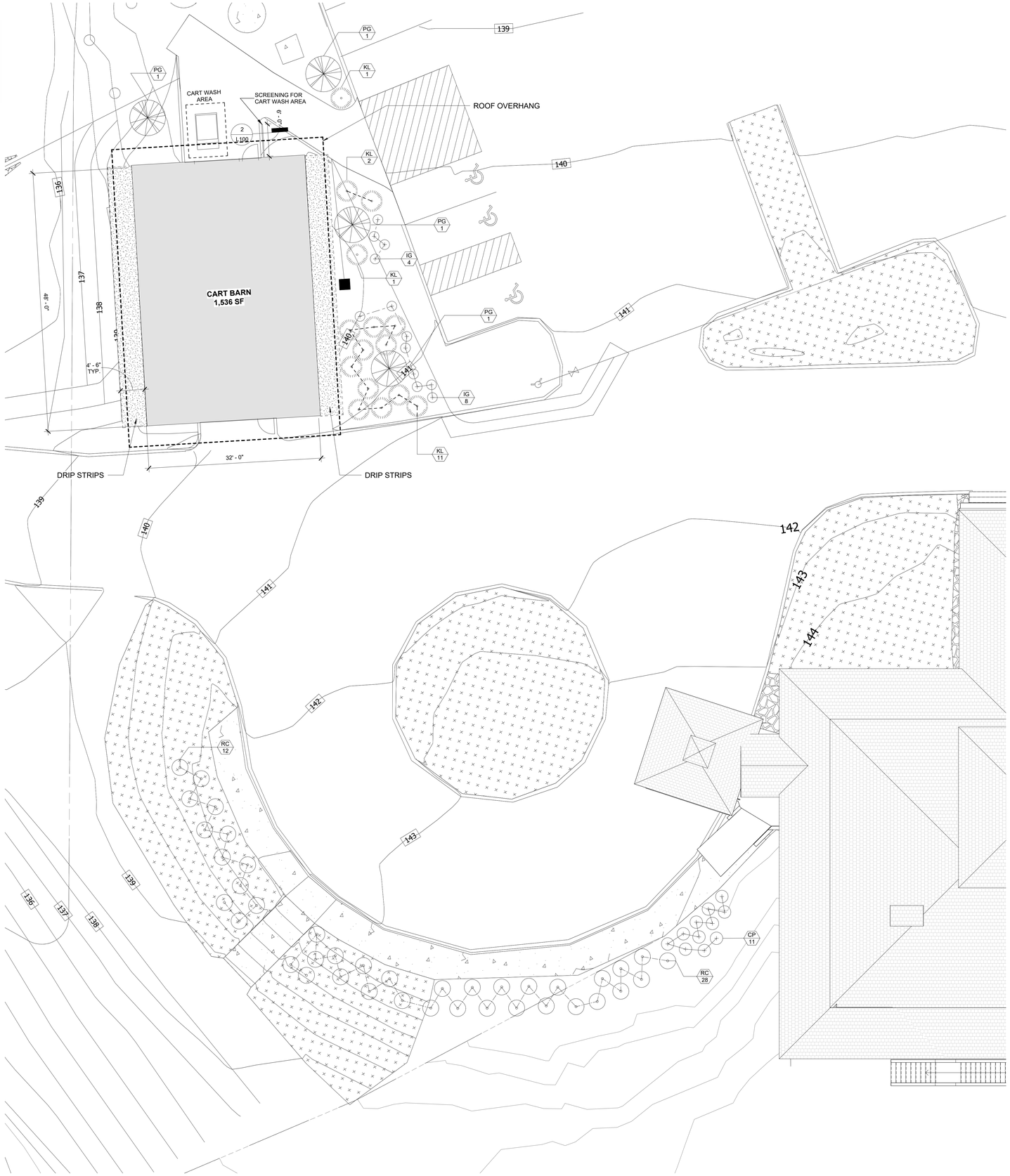


NOTE: SHRUB TO BE SET PLUMB.

H4 STANDARD SHRUB PLANTING
NOT TO SCALE



2 CART BARN WD FENCE DETAIL
1 1/2" = 1'-0"



1 SITE PLAN LANDSCAPE PLAN
1/8" = 1'-0"

0' 4' 8' 16' 32'

TRUE

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THE WOODLANDS CLUB

PROJECT NAME:

WOODLANDS CLUBHOUSE

39 Woods Road
Falmouth, ME 04105

SEAL:

LICENSED LANDSCAPE ARCHITECT
AUSTIN K. SMITH
No. 3029
STATE OF MAINE

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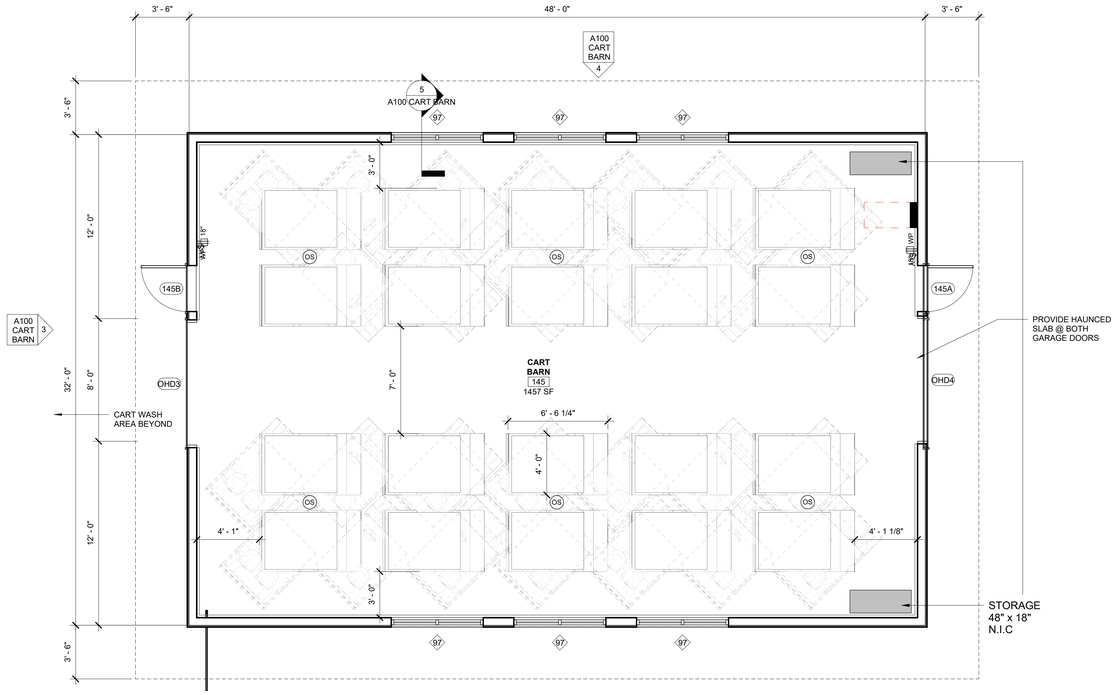
LANDSCAPE PLAN

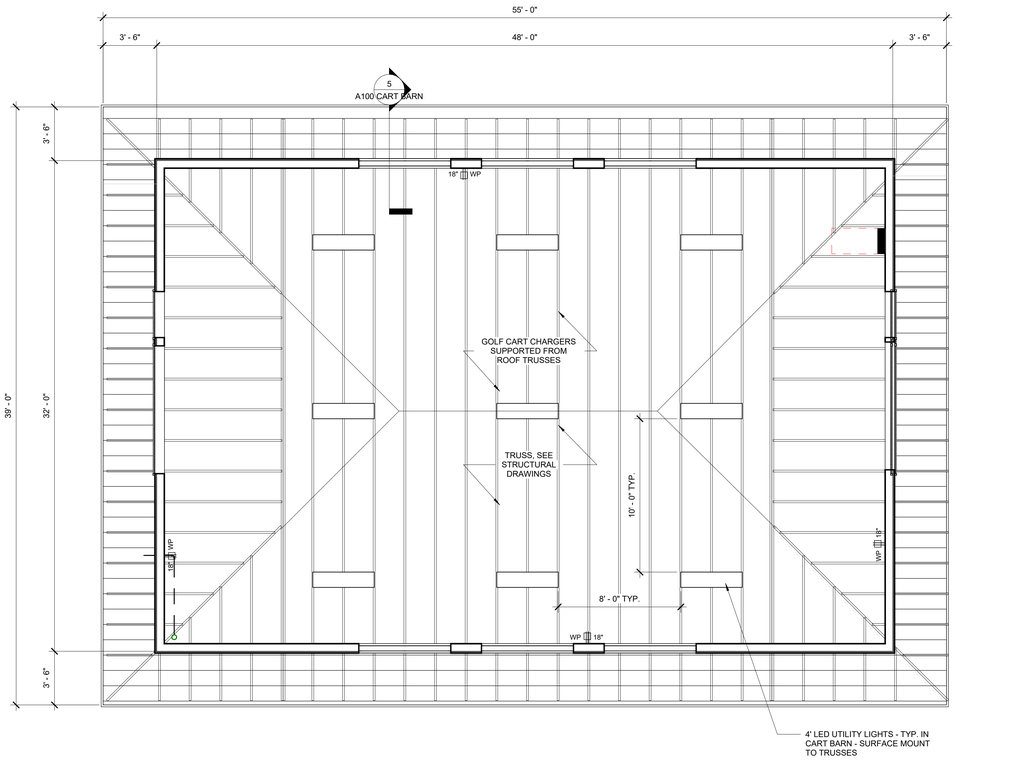
L100

ATTACHMENT C

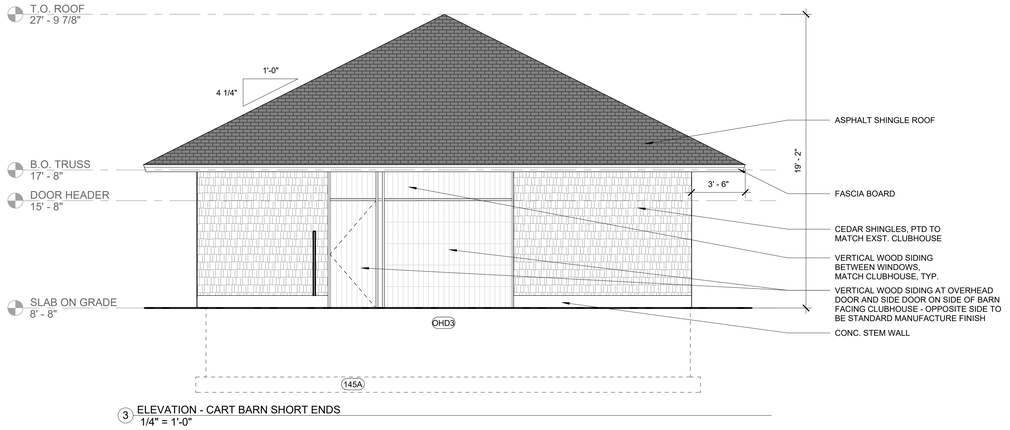
SME
SEVEE & MAHER
ENGINEERS



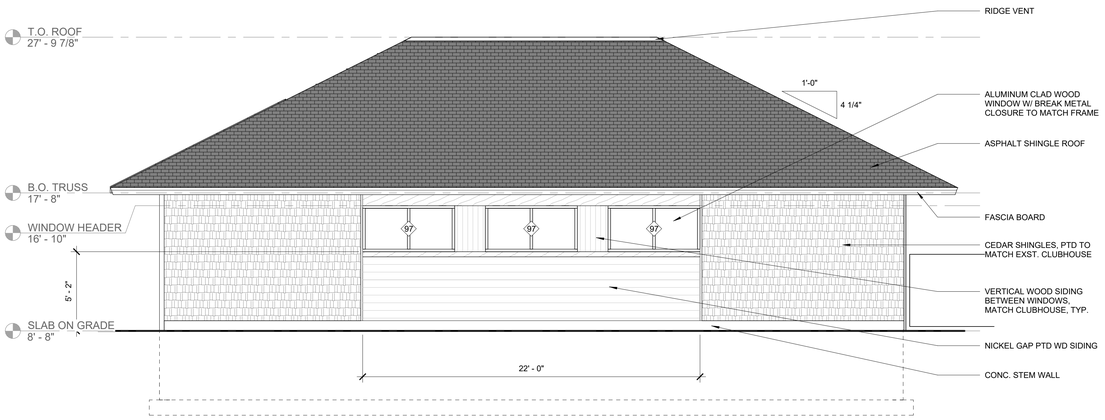
1 CONSTRUCTION PLAN - CART BARN PLAN
1/4" = 1'-0"



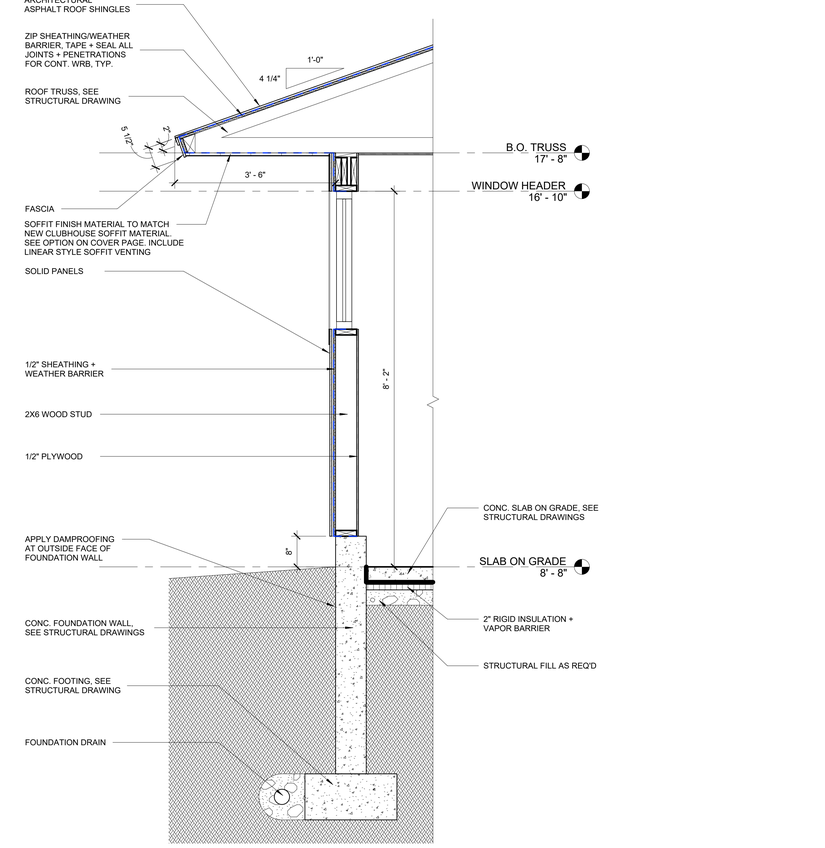
2 REFLECTED CEILING PLAN -CART BARN
1/4" = 1'-0"



3 ELEVATION - CART BARN SHORT ENDS
1/4" = 1'-0"



4 ELEVATION - CART BARN LONG ENDS
1/4" = 1'-0"



5 TYPICAL CART BARN WALL SECTION
3/4" = 1'-0"

0' 2' 4' 8' 16'

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THE WOODLANDS CLUB

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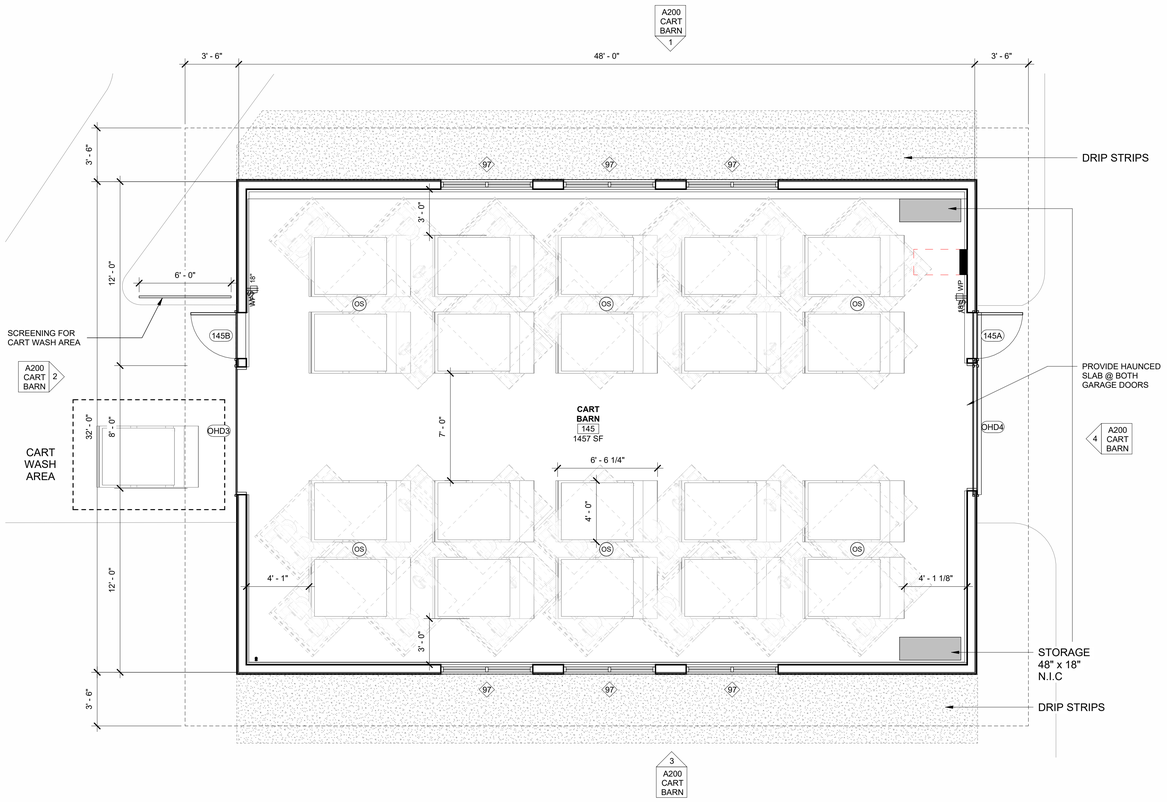
CART BARN PLAN & RCP - ADD ALT

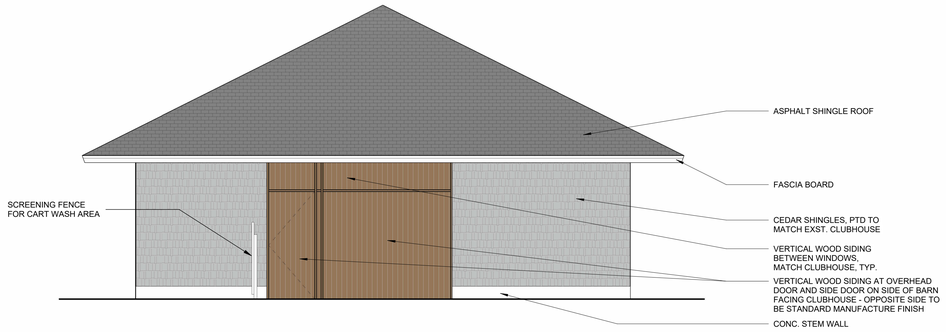
A100 CART BARN



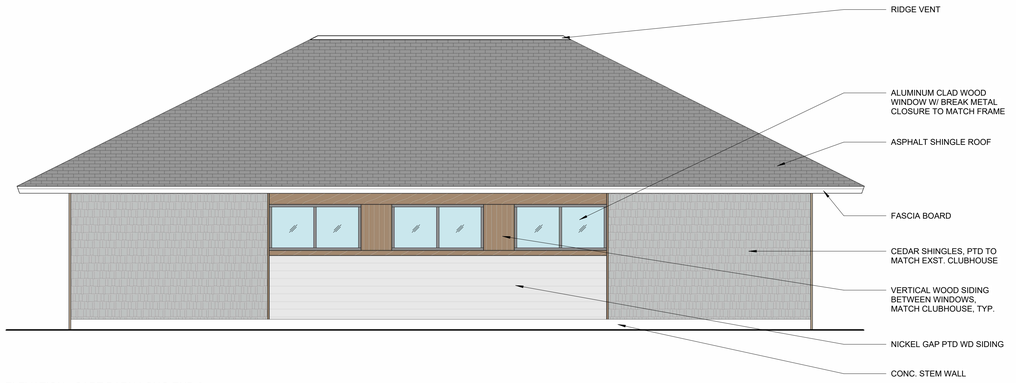
A CONSTRUCTION PLAN - CART BARN PLAN
1/4" = 1'-0"



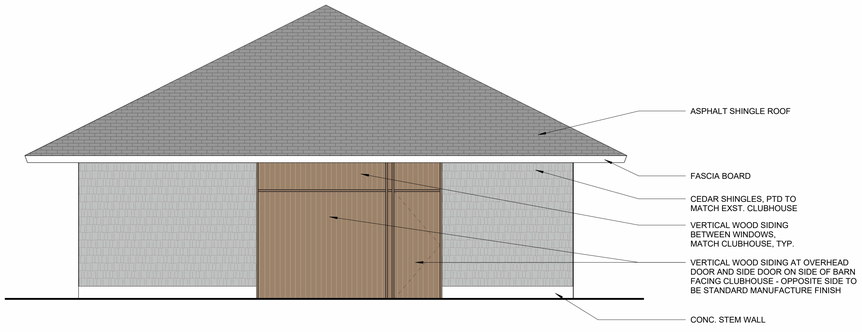
1 ELEVATION - CART BARN LONG END 1
1/4" = 1'-0"



2 ELEVATION - CART BARN SHORT END 1
1/4" = 1'-0"



3 ELEVATION - CART BARN LONG END 2
1/4" = 1'-0"



4 ELEVATION - CART BARN SHORT END 2
1/4" = 1'-0"

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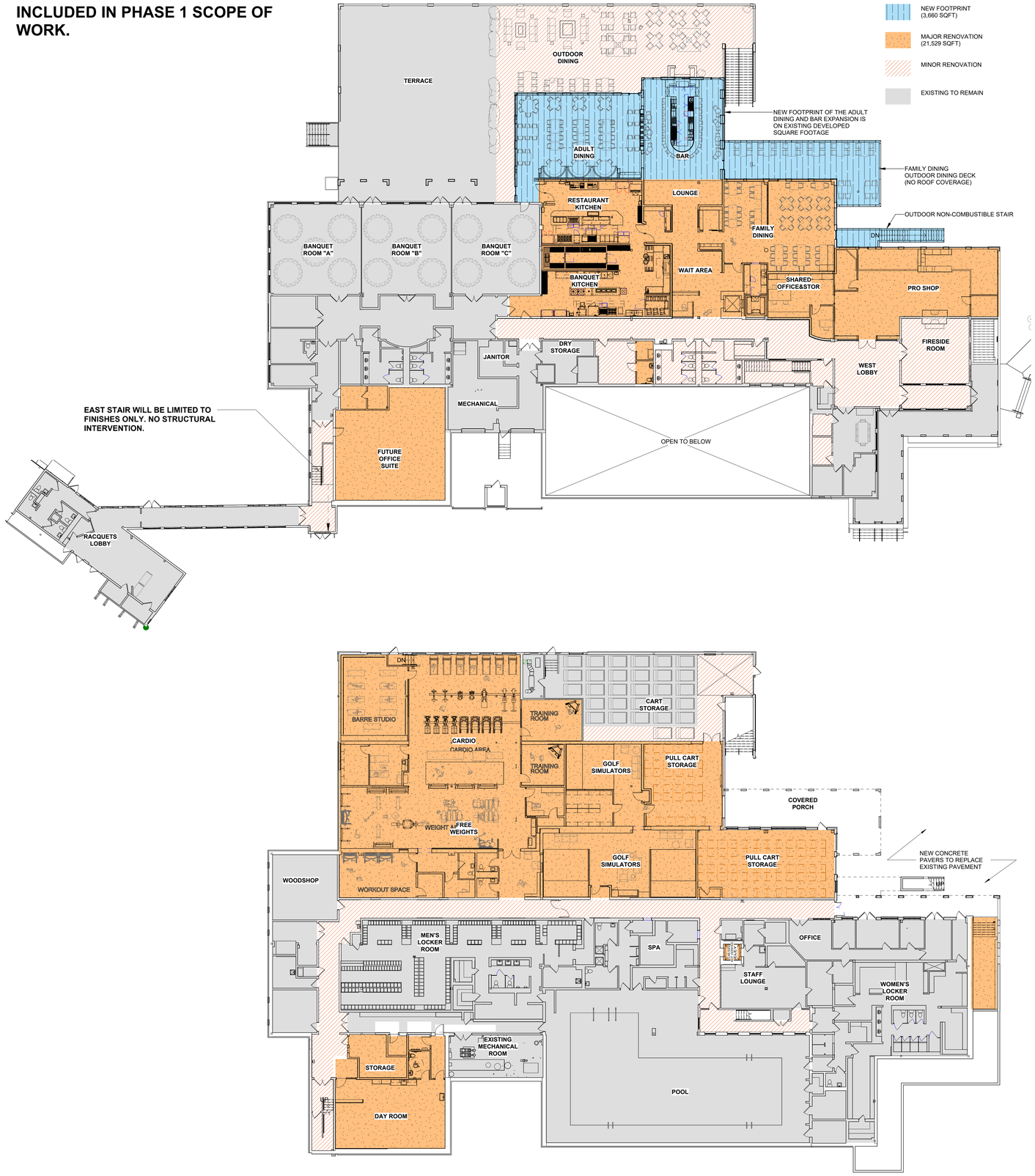
EXTERIOR ELEVATIONS - CART BARN

A200 CART BARN

NOTE: CART BARN WILL ALSO BE INCLUDED IN PHASE 1 SCOPE OF WORK.



EXTENT OF WORK

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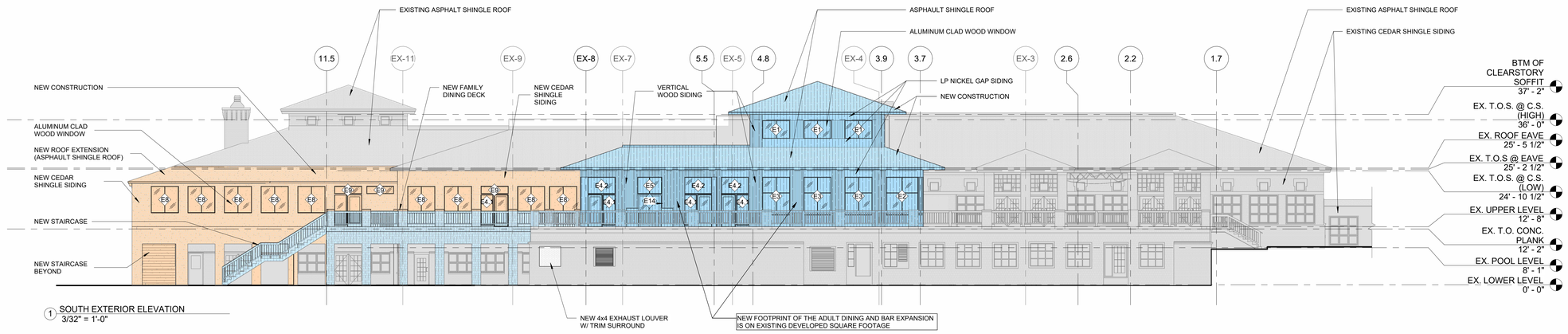
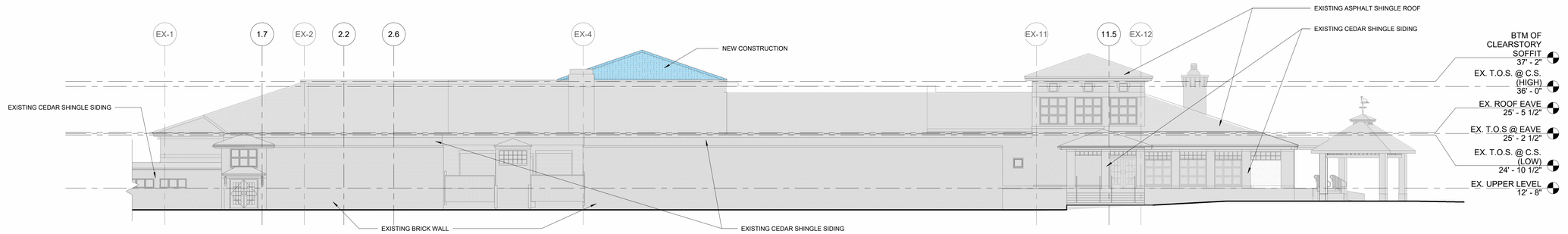
SCOPE PLAN DIAGRAM

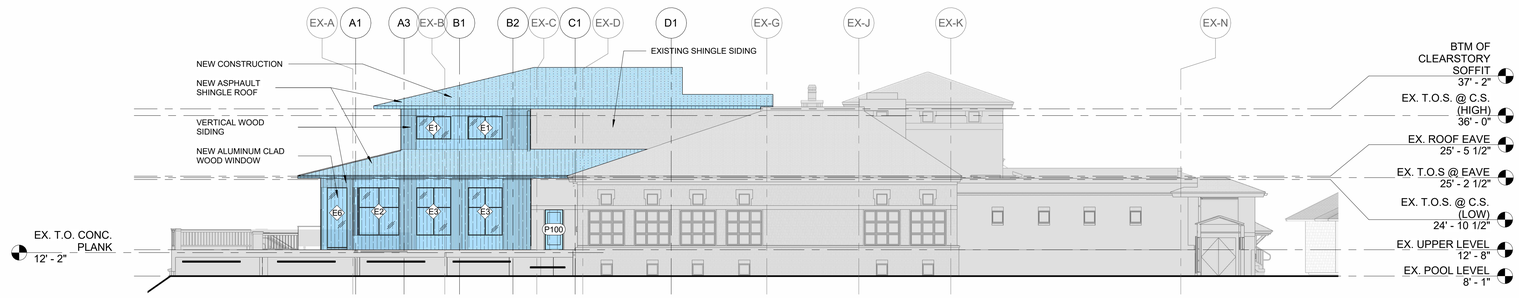
G200



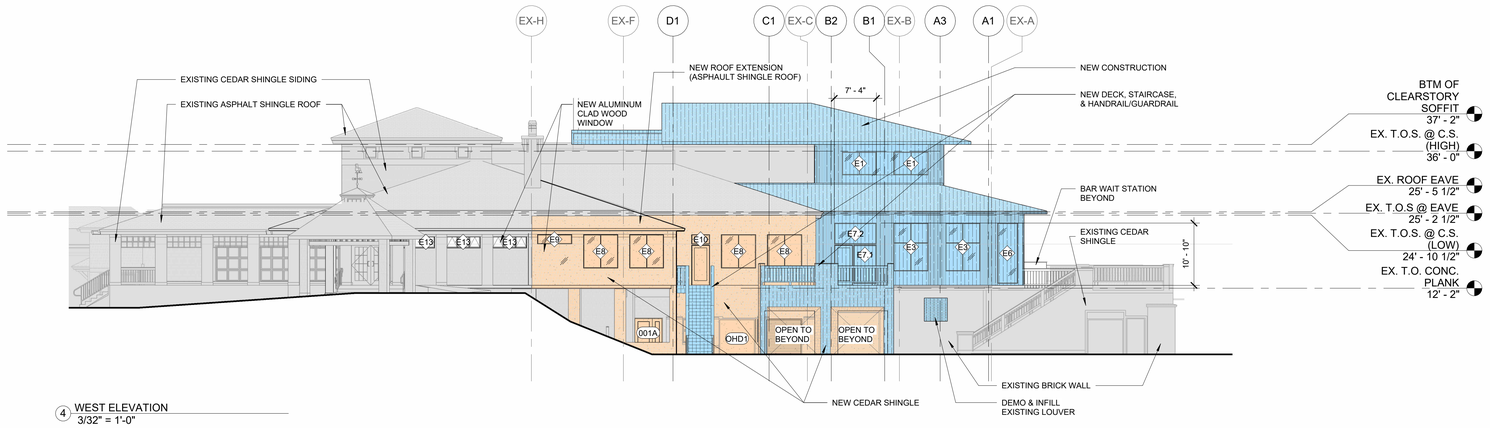
1 SOUTH EXTERIOR ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION
3/32" = 1'-0"



3 EAST ELEVATION
3/32" = 1'-0"



4 WEST ELEVATION
3/32" = 1'-0"

LEGEND:

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- NEW FOOTPRINT
- MAJOR RENOVATION

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EXTERIOR ELEVATIONS - OVERALL

A201



3 SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION - ADDITION
1/4" = 1'-0"

2 WEST ELEVATION
1/4" = 1'-0"

0' 2' 4' 8' 16'

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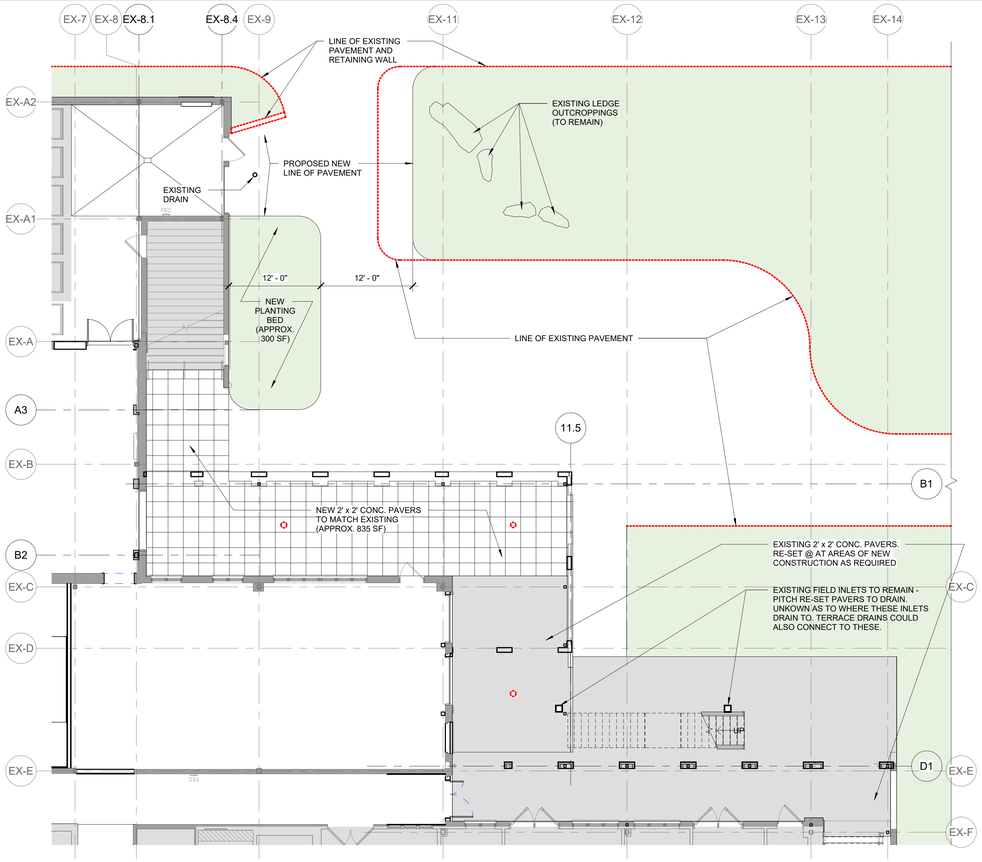
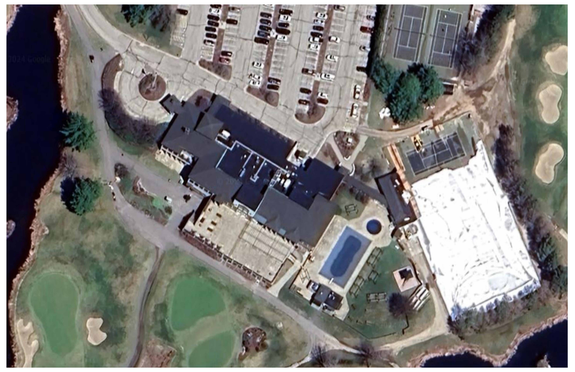
EXTERIOR ELEVATIONS

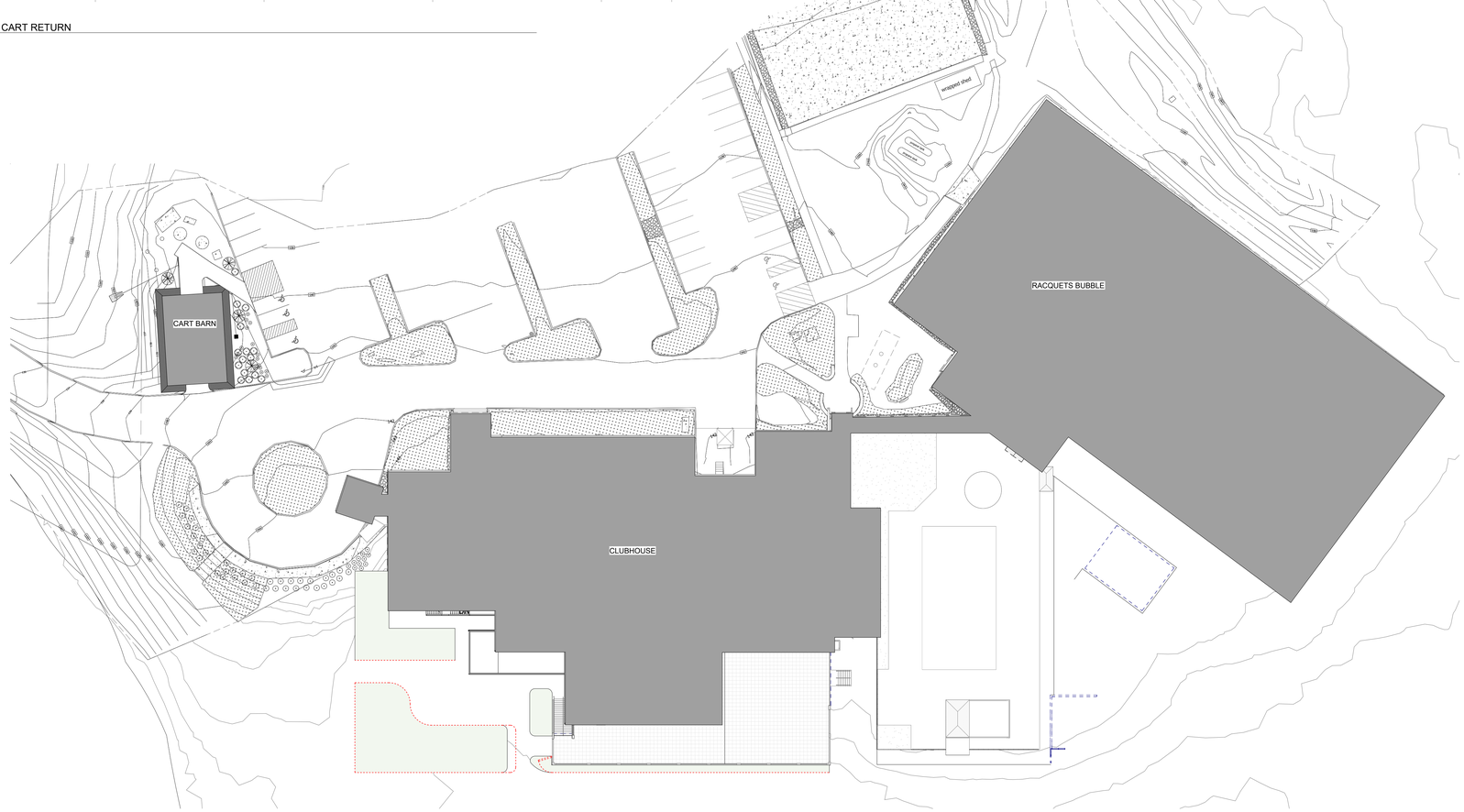
A202



3 SITE PLAN AT LOWER CART RETURN
1/8" = 1'-0"



EXISTING SITE AERIAL VIEW



1 SITE PLAN









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SITE PLAN

A100