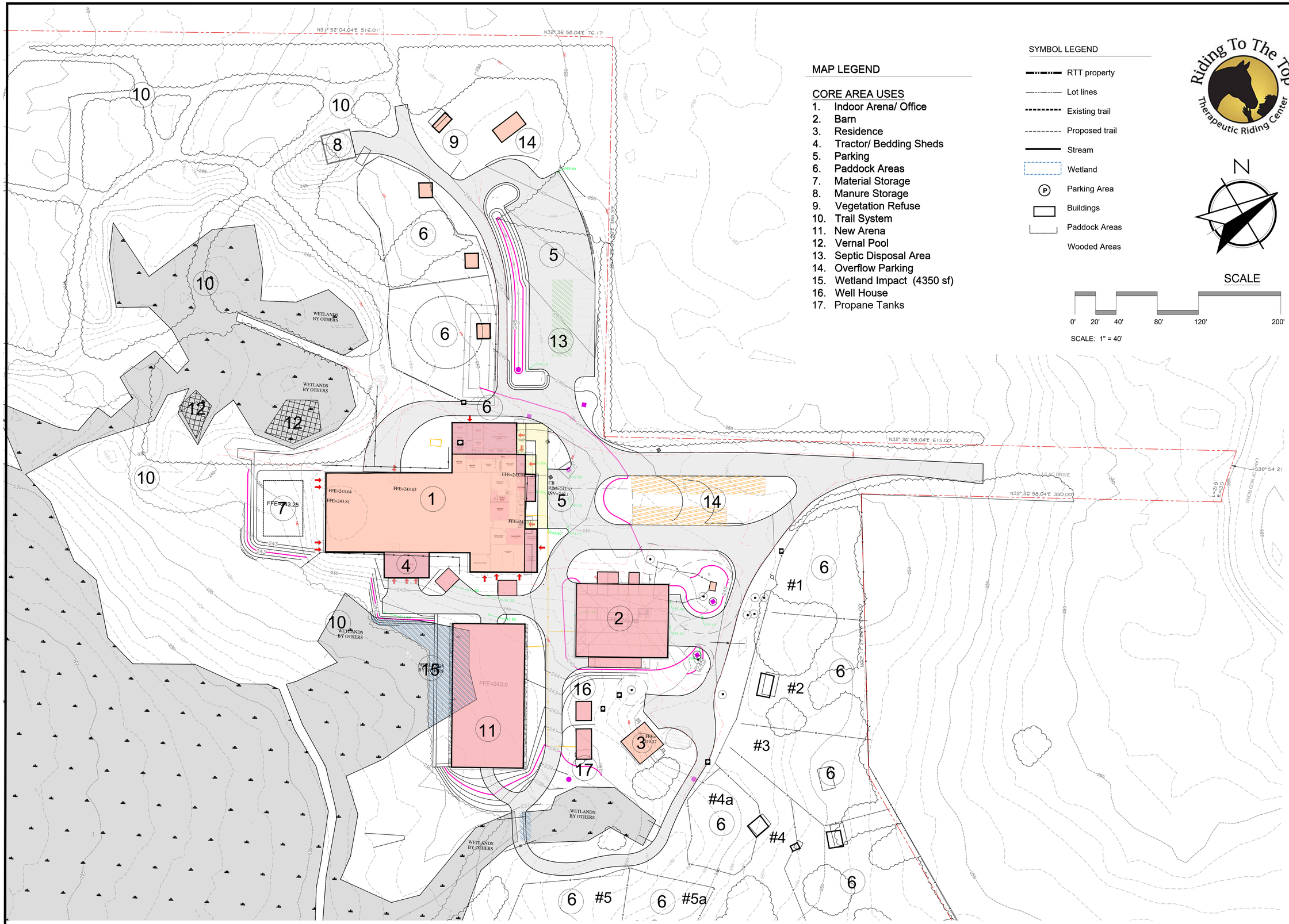


OWNER:
NORTH RIVER COMPANY

Project:
RIDING TO THE TOP

Revisions	Date	Description
1	03/15/26	SUBMIT FOR SKETCH PLAN

Scale:

Approved By: PC

Drawn By: MAP

SITE LAYOUT AND MATERIALS PLAN

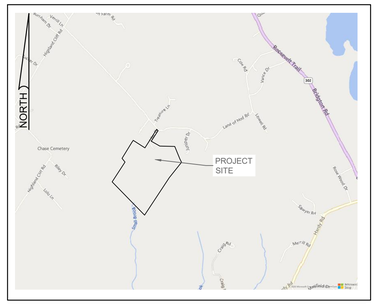
Phase:
PERMITTING

CARROLL ASSOCIATES
LANDSCAPE ARCHITECTS
217 COMMERCIAL STREET, STE 204
PORTLAND, MAINE 04101
207.772.1552 V. C. 207.329.8976

Date:
MARCH, 2026

Sheet No:
C-101

03.15.26 NOT FOR CONSTRUCTION



LOCATION MAP

SCALE: 1" = 2000'

LEGEND

EXISTING	DESCRIPTION
	BOUNDARY LINE/R.O.W.
	ABUTTER LINE/R.O.W.
	SETBACK
	EASEMENT
	IRON PIPE/ROD
C1/L1	CURVE/LINE NO.
	BUILDING
	WETLANDS
	EDGE WETLAND
	SIGN
	EDGE PAVEMENT
	EDGE CONCRETE
	PAVEMENT PAINT
	GRAVEL ROAD
	CURBLINE
	TREELINE
--122-- --120--	CONTOURS
×30.20	SPOT GRADE
	CHAIN LINK FENCE
x	WIRE FENCE
o	STOCKADE FENCE
	RETAINING WALL
	DECIDUOUS TREE
	CONIFEROUS TREE
	MULCH LINE
	GUARDRAIL
G	GAS
W	POTABLE WELL
S	SEWER
	CULVERT
OHU	OVERHEAD UTILITY
	UTILITY POLE
	GUY

PLAN NOTES

1. EXISTING PARCEL PROPERTY LINES DIGITIZED FROM PLAN ENTITLED , 2ND AMENDED FINAL PLAN, TWIN MEADOWS SUBDIVISION BY BH2M DATED SPETEMBER 2019. OFFSITE PARCEL LINES ARE FROM GIS DATA

WETLAND NOTES

1. VERNAL POOL SURVEY, WETLAND DELINEATION, AND STREAM LOCATION WERE PERFORMED BY SEBAGO TECHNICS, INC. ON APRIL 22, MAY 31, & JUNE 4 OF 2024.

PLAN REFERENCES AND GENERAL NOTES

1. EXISTING PROPERTY LINES DIGITIZED FROM PLAN ENTITLED 2ND AMENDED FINAL PLAN, TWIN MEADOWS SUDIVISION, BY BH2M DATED SEPTEMBER 2019.
2. AERIAL IMAGERY TAKEN FROM MAINE GEOLIBRARY PUBLISHED IMPAGES (2022).
3. TOPOGRAPHIC DATA FROM PUBLISHED NOAA LIDAR DATA.
4. ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED FROM HISTORICAL FIELD SURVEY INFORMATION AND RECORD PLANS. THE ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER DOES NOT WARRANT THAT THE UTILITIES ARE IN THE EXACT LOCATIONS SHOWN, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE AVAILABLE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND TAKE SUCH MEASURES CONSIDERED PRUDENT TO PROTECT SUCH UTILITIES DURING AND AFTER CONSTRUCTION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, OR RESTORING ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION. CALL 1-888-DIGSAFE.
5. THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL ALL REQUIRED LOCAL, AND STATE APPROVALS HAVE BEEN OBTAINED.
6. USE OF SITE - THE CONTRACTOR SHALL LIMIT USE OF THE SITE TO THOSE AREAS WITHIN THE LIMIT OF WORK. THE CONTRACTOR SHALL ENSURE THAT ACCESS IS MAINTAINED TO DRIVEWAYS, PARKING AREAS (EXCEPT THOSE UNDER CONSTRUCTION), AND ENTRANCES SERVING PREMISES TO THE OWNER, OWNER EMPLOYEES AND EMERGENCY SERVICES. OTHER AREAS OF THE SITE SHALL NOT BE USED FOR CONTRACTOR PARKING, OR STORAGE OF MATERIALS EXCEPT BY PRIOR ARRANGEMENT WITH THE OWNER.
7. THE CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR UNDERTAKING THE WORK IN A SAFE AND EFFICIENT MANNER, IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. ALL WORK AREAS SHALL BE CLEARLY DELINEATED AND FENCED APPROPRIATELY TO PREVENT UNAUTHORIZED ACCESS. OPERATION OF CONSTRUCTION EQUIPMENT OUTSIDE FENCED AREAS SHALL BE MINIMIZED TO THE EXTENT PRACTICAL. ALL EQUIPMENT OPERATION OUTSIDE OF CONSTRUCTION AREAS SHALL BE ACCOMPANIED BY APPROPRIATE PEDESTRIAN AND VEHICULAR TRAFFIC CONTROL. THE SITE SHALL BE LEFT SECURE AND IN A SAFE AND ORDERLY MANNER AT THE END OF EACH WORK DAY.
8. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND PERFORM ALL WORK NECESSARY TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE SITE DURING CONSTRUCTION.

SCALE

0 50 100 200

SCALE in FEET
1"=100'

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

s:\25-36465 riding to the top master plan\drawings\25-36465 base.dwg 3/18/2026 1:43 PM

verdantas
541 US ROUTE ONE, SUITE 21
FREEPORT MAINE 04032
207-869-9050

No.	REVISION	CHK'D BY DATE
A	SUBMITTED FOR SKETCH PLAN REVIEW	3-19-2026

DESIGNED BY TP
DRAWN BY TP
CHECKED BY AJ
PROJECT NO. 25-36465

14 LILAC DRIVE, WINDHAM, MAINE

RIDING TO THE TOP THERAPEUTIC RIDING CENTER

EXISTING CONDITIONS PLAN

APPLICATION NO.

02/09/2026

1"=40'

C-100