GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

NOT FOR CONSTRUCTION

APPROXIMATE LOCATION OF SNOWMAKING PUMP STATION TO REMAIN
WETLAND DATA TO BE OBTAINED
WETLAND DATA TO BE OBTAINED
PROPOSED PARK AREA WITH SELECTIVE TREE THINNING TO MEET LUPC STANDARDS (TYP.)
STONE BERMED LEVEL LIP SPREADER (BL3) (SEE DETAIL)
EXPAND EXISTING ABANDONED TREATMENT LAGOON AS SHOWN TO CREATE SCULPTED POND.
RESORT WELCOME SIGN
DELINEATED WETLAND (TYP.)
100' SETBACK (TYP.)
75' SETBACK (TYP.)
25' SETBACK (TYP.)
DELINEATED STREAMS (TYP.)
UNDISTURBED VEGETATED BUFFER (RB 3)
STONE BERMED LEVEL LIP SPREADER AND BUFFER (BL2) (SEE DETAIL)
PROPOSED NEW 18' WIDE ACCESS LOOP
INSTALL STOP SIGN (SEE DETAIL)
EXISTING OPERATIONAL BASE LODGE TO REMAIN
STONE BERMED LEVEL LIP SPREADER AND BUFFER (BL4) (SEE DETAIL)
EXISTING ABANDONED SEWER TREATMENT BUILDING TO BE DEMOLISHED
STONE BERMED LEVEL LIP SPREADER AND BUFFER (BL1) SEE DETAIL
RESORT WELCOME SIGN
PROPOSED PAVED ACCESS DRIVE AND PARKING AREAS. MILL AND RESURFACE EXISTING PAVED AREAS AS SHOWN. IN AREAS NOT CURRENTLY PAVED, PROVIDE FULL-DEPTH CONSTRUCTION AND PAVEMENT.
MAINTENANCE BUILDING
MAINTENANCE BUILDING TO REMAIN
UNDISTURBED VEGETATED BUFFER (RB 2)
UNDISTURBED VEGETATED BUFFER (BA1)
PROPOSED NEW 18' WIDE ACCESS LOOP
UNDISTURBED VEGETATED BUFFER (RB 1)
UNDERDRAIN SOIL FILTER. (TYP) SEE DETAIL
TAP HOUSE
BASE LODGE
HOTEL
EVENT VENUE AND POOL
PROPOSED BASE VILLAGE AREA, SEE SHEET C-1.02
PROPOSED T-BAR LIFT ALIGNMENT, OPERATION BUILDINGS, AND BULLWHEELS
PROPOSED PARK AREA WITH SELECTIVE TREE THINNING TO MEET LUPC STANDARDS (TYP.)
RESOURCE DELINEATION BOUNDARY
PROPOSED CHAIRLIFT
PROPOSED PARK AREA WITH SELECTIVE TREE THINNING TO MEET LUPC STANDARDS (TYP.)
PROPOSED ZIP LINE STATIONS AND ALIGNMENTS
PROPOSED SNOWMAKING BOOSTER PUMP HOUSE
PROPOSED CLEARING LIMITS (TYP.)

LEGEND

PROPOSED		EXISTING
	PROPERTY LINE	
	EASEMENT	
	CENTERLINE	
	EDGE OF PAVEMENT	
	EDGE OF GRAVEL	
	BUILDING	
126	CONTOUR	126
X 126.3	SPOT GRADE	X 126.3
X	FENCE	X
	STREAM	
	WETLAND BOUNDARY	
	WETLAND DATA TO BE OBTAINED	
	TREELINE	
	UTILITY POLE	UP
OHE	OVERHEAD ELECTRIC/WIRES	OHE
UGE	UNDERGROUND ELECTRIC	UGE
OHW	OVERHEAD WIRES	OHW
W	WATERLINE	W
S	SEWER	S
SM	SNOWMAKING LINE	SM
SD	STORM DRAIN	SD
	CULVERT	
	25' RESOURCE SETBACK	
	75' RESOURCE SETBACK	
	100' RESOURCE SETBACK	
SF	SILT FENCE	
BMB	BARK MULCH BERM	
SCD	STONE CHECK DAM	
HBB	HAYBALE BARRIER	
HHC	USDA SOIL CLASSIFICATION/ BOUNDARY	

HATCH LEGEND

RIPRAP/STONE
GRAVEL
PAVEMENT
DELINEATED WETLAND
PROPOSED PARK AREA
PATIO/WALKWAY AREA
VEGETATED BUFFER

Big Moose Resort - Impervious area calculations

Structure/feature	New impervious area (SF)	New impervious area (Ac.)
Hotel	9690	0.22
Hotel Deck	1387	0.03
Tap House	4200	0.10
Base Lodge	13402	0.31
"Beachfront" patio & village plaza	19335	0.44
Event Center	3300	0.08
Pool	1500	0.03
Event patio	2380	0.05
Roads and parking (new pavement)	50379	1.16
Welcome Center	2000	0.05
Welcome Center patio/walkway	1000	0.02
Snowmaking booster pump house	2100	0.05
Zip Line stations	3642	0.08
T-Bar foundations & lift operator buildings	395	0.01
Maintenance Bldg	4400	0.10
Wellhouses	600	0.01
Chairlift (replacement)	n/a	n/a
Total	**119710**	**2.75**

North American Datum 1983
Maine State Plane (East Zone)

PLAN REFERENCE:

1. THIS PLAN IS BASED UPON TOPOGRAPHIC SURVEY DATA AND EXISTING SITE INFORMATION COLLECTED BY JAMES SEWALL COMPANY OF OLD TOWN, ME. TOPOGRAPHIC DATA SHOWN WAS DERIVED FROM LIDAR DATA OBTAINED THROUGH THE STATE OF MAINE OFFICE OF GIS AND WAS SPOT CHECKED BY JAMES SEWALL COMPANY DURING THEIR SITE SURVEY.
2. WETLANDS AND STREAMS SHOWN WERE DELINEATED BY BURMAN LAND & TREE CO. OF ORRINGTON, ME IN DECEMBER 2020 & JANUARY 2021 AND BY ECO-ANALYSTS, INC IN OCTOBER 2019.
3. SOILS MAP AND CLASSIFICATIONS WERE DERIVED FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE'S NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY ON MARCH 31, 2020.

SITE PLAN NOTES:

1. GRUBBING ACTIVITIES SHALL START UPHILL AND BE STABILIZED AS WORK CONTINUES.
2. ALL AREAS DISTURBED FROM CONSTRUCTION SHALL BE LOAMED, SEEDED, AND MULCHED.

Rev. #	Dwg. By	Description	Date
1	JAO	REVISED PER DEP STORMWATER COMMENTS	04/28/2021

Designed By: FABU/AO
Drawn By: FABU/AO
Checked
Date: 10/27/2021
Scale: AS SHOWN
Approved

BIG LAKE DEVELOPMENT, LLC
BIG MOOSE RESORT
SKI RESORT RD.
Project Location: BIG MOOSE TOWNSHIP, MAINE
Drawing Description: **OVERALL SITE PLAN**

Seal

Project No.: 85716E
Engineer

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Phase: PERMIT

Sheet No.: C-1.01