

LEGEND

Table with columns for EXISTING and PROPOSED symbols and descriptions. Includes items like PROPERTY LINE, DEED LINE, TIE LINE, SETBACK, EASEMENT, BUFFER, FLOODPLAIN, FLOODWAY, CENTERLINE, MONUMENT, IRON PIPE/ROD, DRILL HOLE, C1/L1, DEED CALL, CURVE/LINE NO., SOILS, ZONE LINE, BENCHMARK, SURVEY CONTROL, TEST PIT, MONITORING WELL, BORING, BUILDING, DECK/STEPS/OVERHANG, EDGE WETLAND, WETLANDS, UPLANDS, STREAM, LEDGE, EDGE PAVEMENT, PAVEMENT SAWCUT, EDGE CONCRETE, PAVEMENT PAINT, EDGE GRAVEL, CURB LINE, EDGE OF WATER, TREELINE, CONTOURS, SPOT GRADE, CHAIN LINK FENCE, BARB WIRE FENCE, STOCKADE FENCE, GUARD RAIL, STONE WALL, RETAINING WALL, DECIDUOUS TREE, CONIFEROUS TREE, MULCH LINE, BOLLARD, SIGN, RAILROAD, GAS, GAS GATE VALVE, GAS METER, GAS MANHOLE, WATER, WATER GATE VALVE, WATER SHUT OFF, HYDRANT, WATER MANHOLE, WELL, SANITARY SEWER, FORCE MAIN, SANITARY MANHOLE, STORM DRAIN, UNDER DRAIN, DRAINAGE MANHOLE, CATCH BASIN, OVERHEAD UTILITY, UNDERGROUND UTILITY, TRANSFORMER PAD, ELECTRICAL MANHOLE, ELECTRIC METER, HVAC UNIT, TELEPHONE MANHOLE, LIGHT POLE, UTILITY POLE, GUY WIRE, DRAINAGE DITCH, EROSION CONTROL BLANKET, FILTER BARRIER, RIPRAP, CHECK DAM, INLET PROTECTION, BOULDER.

GENERAL NOTES

- 1. THE RECORD OWNER OF THE PARCEL IS THE TOWN OF WINDHAM, ET AL. BY DEED DATED SEPTEMBER 18, 2023 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 40367, PAGE 18.
2. THE PROPERTY IS SHOWN AS LOT 24 ON THE TOWN OF WINDHAM TAX MAP 37 AND IS LOCATED IN THE (VC) VILLAGE COMMERCIAL DISTRICT.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON PLAN REFERENCE 4A AND FIELD VERIFIED. INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHINCS, INC. IN SEPTEMBER OF 2024.
4. PLAN REFERENCES:
A. * PLAN SHOWING A STANDARD BOUNDARY SURVEY OF LAND OF RSU #14 MADE FOR WINDHAM ECONOMIC DEVELOPMENT CORPORATION DATED APRIL 20, 2023 BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
5. BASIS OF BEARING IS GRID NORTH. MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-ND83, GEOID18 IN INTERNATIONAL FEET. ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL FREQUENCY GNSS OBSERVATIONS.
6. BENCHMARK:
BM-1 SPIKE IN UTILITY POLE (NO NUMBER) ELEVATION: 170.71 (NAVD88)
7. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CPASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION. FROMARK UTILITY LOCALITY, INC. MARKED THE UNDERGROUND UTILITIES SHOWN HEREON IN AUGUST OF 2024, AND THEY WERE FIELD LOCATED BY SEBAGO TECHINCS, INC.
8. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WINDHAM, MAINE, CUMBERLAND COUNTY, PANEL NUMBER 23005C0856F, HAVING AN EFFECTIVE DATE OF JUNE 20, 2024.
9. SPACE AND BULK CRITERIA FOR THE VILLAGE COMMERCIAL (VC) ZONING DISTRICT ARE AS FOLLOWS:
MINIMUM LOT SIZE WITH PUBLIC WATER & SEWER: 5,000 SQUARE FEET 2.39 ACRES
MINIMUM STREET FRONTAGE: 50 FEET 258.86 FEET
MINIMUM FRONT YARD: NO MINIMUM 56.8 FEET
MINIMUM SIDE YARD: NO MINIMUM 12.5 FEET
MINIMUM REAR YARD: 20 FEET 158.6 FEET
MAXIMUM BUILDING HEIGHT: 35 FT 32.7 FT
MAXIMUM BUILDING COVERAGE: NO LIMIT N/A
* BONUSES ARE GIVEN FOR AFFORDABLE HOUSING DEVELOPMENT. SEE CHAPTER 120 SECTION 501.1 AFFORDABLE HOUSING DEVELOPMENT FOR MORE PARTICULAR INFORMATION.
10. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
11. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDINGS WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
12. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS 'EXISTING' WHICH ARE NOT FOUND IN THE FIELD.
13. PROVIDE ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
14. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
15. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
16. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
17. SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
18. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (871) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
19. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS 'MEMBER' UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.
20. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
21. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
22. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
23. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.
24. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
25. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
26. WHERE THE TERMS "APPROVED EQUAL," "OTHER APPROVED," "EQUAL TO," "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGEMENT OF SEBAGO TECHINCS, INC.
27. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.
28. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
29. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
30. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.
31. BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION. CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HISHER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.

UTILITY DEMOLITION NOTES

- 1. PROTECT EXISTING BOUNDARY LINE MONUMENTATION. IF DISTURBED, EXISTING MONUMENTATION TO BE RESET BY A PROFESSIONAL LAND SURVEYOR.
2. DEMOLITION OF UTILITIES REQUIRING TREE REMOVAL SHALL BE COORDINATED WITH THE OWNER AND IN ACCORDANCE WITH PROJECT PLANS.
3. UTILITY DEMOLITION SHALL BE COMPLETED IN COORDINATION WITH NEW INFRASTRUCTURE. CONTRACTOR SHALL ENSURE EXISTING SURFACE DRAINAGE IS MAINTAINED DURING CONSTRUCTION.
4. EXISTING SEWER AND STORM DRAINAGE INFRASTRUCTURE TO REMAIN ACTIVE DURING CONSTRUCTION AND UPON COMPLETION OF PROJECT. DEMOLITION/CONSTRUCTION ACTIVITIES SHALL NOT INTERFERE OR IMPEDE EXISTING FLOWS. CONTRACTOR SHALL PROVIDE BYPASS PUMPING AS REQUIRED DURING SEWER AND STORM DEMOLITION AND NEW CONSTRUCTION. DAMAGE TO EXISTING SEWER INFRASTRUCTURE SHALL BE REPAIRED BY CONTRACTOR AT THEIR EXPENSE.
5. DEMOLITION SHOWN IS FOR MAJOR SITE ELEMENTS TO BE DEMOLISHED. OTHER MINOR DEMOLITION MAY BE REQUIRED AS PART OF CONSTRUCTION AND SHALL BE CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION. COORDINATE ALL DEMOLITION WORK WITH SITE AND BUILDING DRAWINGS.
6. PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL SUBMIT A SEQUENCE OF DEMOLITION PLANS TO THE OWNER. THIS PLAN SHALL DEPICT LOCATIONS OF PROPOSED TERMINATIONS AND ANY TEMPORARY SERVICES THAT WILL BE NEEDED.
7. CONTRACTOR REQUIRED TO CONFIRM/MAINTAIN BENCHMARKS. IF IMPACTED CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION/RELOCATION AND COORDINATION WITH PROJECT TEAM.

GRADING & EROSION NOTES

- 1. SIDESLOPES SHALL NOT BE STEEPER THAN 3:1 (H:V) EXCEPT AS OTHERWISE IDENTIFIED ON THIS PLAN. ALL SIDESLOPES STEEPER THAN 3:1 (H:V) SHALL BE LINED WITH EROSION CONTROL BLANKET, OR ADDITIONAL MEASURES AS INDICATED.
2. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH 'MAINE EROSION AND SEDIMENT CONTROL BMPs' MANUAL PUBLISHED BY BUREAU OF LAND AND WATER QUALITY MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
3. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE LOAM AND SEED PER DETAIL.
4. SEE UTILITY DRAWINGS FOR PIPE AND STRUCTURE DATA TABLES.
5. OPEN AREAS SHALL BE LIMITED TO AREAS BEING WORKED IN. THE AREA STRIPPED OF EXISTING VEGETATION AT ANY GIVEN TIME SHALL BE MINIMIZED AND BE PHASED WHERE PRACTICAL. SO THAT AREAS ARE REVEGETATED AND PERMANENTLY STABILIZED BEFORE ADDITIONAL AREAS ARE STRIPPED OF EXISTING VEGETATION. STABILIZE CONSTRUCTION AREAS BY USE OF RIPRAP, SEED, MULCH, OR OTHER GROUND COVER WITHIN ONE WEEK FROM THE TIME IT WAS ACTIVELY WORKED. SURFACES SHALL BE STABILIZED PRIOR TO DIRECTING STORMWATER RUNOFF TOWARD STORMWATER BMPs. PLEASE REFER TO DRAINAGE PLANS FOR WATERSHED AREAS.
6. ALL PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, U.S.DOT, LATEST EDITION AND MAINE DOT'S STANDARD SPECIFICATIONS, LATEST EDITION AND AS AMENDED.

CONSTRUCTION PLAN

- 1. PROVIDE EROSION CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
2. GRADING AND CLEARING LIMITS SHALL NOT ENCRoACH ON ADJACENT PROPERTIES UNLESS NOTED OTHERWISE ON THE PLANS.
3. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.

UTILITY NOTES

- 1. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION. PROTECT EXISTING ON-SITE SEWER PIPE AND ADJUST MANHOLE RIMS TO GRADE WHERE APPLICABLE.
2. ALL GRAVITY CONDUIT PIPES SHALL BE INSTALLED USING A PIPE LASER AND TARGET SYSTEM THROUGH THE PIPE. ON PIPE RUNS 50 FEET OR LESS, THE CONTRACTOR SHALL REQUEST ENGINEER'S APPROVAL TO USE OR NOT USE A GROUND LASER.
3. MAINTAIN MINIMUM 5'-6" OF COVER ABOVE TOP OF WATER SERVICE PIPE.
4. MAINTAIN MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER SERVICES AND OTHER UTILITIES. MAINTAIN MINIMUM 18 INCHES VERTICAL SEPARATION BETWEEN WATER SERVICES AND OTHER UTILITIES.
5. LOWER OR RAISE WATER SERVICES AS REQUIRED TO MAINTAIN MINIMUM 12 INCH VERTICAL SEPARATION FROM OTHER UTILITIES. WATER SERVICES CROSSING SEWERS SHALL BE PROVIDED 12 INCH MINIMUM SEPARATION BETWEEN THE BOTTOM OF WATER LINE AND TOP OF SEWER UNLESS NOTED OTHERWISE ON THE PLANS.
6. PIPE:
• SEWER PIPE SHALL BE SDR 35 PVC OR APPROVED EQUAL.
• FORCEMAIN PIPE SHALL BE DR-11 HDPE OR APPROVED EQUAL.
• STORM DRAIN SHALL BE ADS-N-12 DUAL WALL HDPE PIPE WITH SMOOTH-WALLED INTERIOR OR APPROVED EQUAL UNLESS NOTED OTHERWISE ON THE UTILITY PLANS.
• WATER PIPE AND FITTINGS SHALL CONFORM TO PORTLAND WATER DISTRICT WATER PIPING SPECIFICATIONS. MAIN WATER SERVICE PIPE SHALL BE DUCTILE IRON, CLASS 52 PUSH-ON PIPE MEETING THE REQUIREMENTS OF AWWA/ANSI C-111/A21.11 (LATEST REVISION). PIPE SHALL BE CEMENT-LINED AWWA/ANSI C104/A21.4 WITH LINING TWICE THE THICKNESS SPECIFIED, AND COATED TWICE WITH A BITUMINOUS SEAL COATING. PROVIDE THRUST BLOCKS AT ALL WATER SERVICE BENDS.
7. COORDINATE FOUNDATION UNDERDRAIN LOCATIONS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
8. COORDINATE UTILITY INVERTS AT BUILDING WITH ARCHITECTURAL, STRUCTURAL AND PLUMBING DRAWINGS.
9. COORDINATE LOCATION OF SEWER, WATER, GAS, FOUNDATION DRAINS AND ROOF DRAIN INVERTS AT THE BUILDING WITH ARCHITECTURAL DRAWINGS.
10. WATER SERVICE ENTRANCE DESIGNS TO INCLUDE METERS AND BACKFLOW PREVENTERS TO MEET ALL STANDARDS AND REQUIREMENTS OF THE PORTLAND WATER DISTRICT.
11. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY GRADE CHANGES THAT WILL IMPACT STORM DRAINAGE INFRASTRUCTURE OR OTHER UTILITIES.
12. UTILITIES WITHIN 5 FEET FROM FACE OF BUILDING ARE COORDINATED ON RELEVANT M.E.P. DRAWINGS. CONTRACTOR SHALL COORDINATE INVERTS, CONNECTIONS AND MATERIALS WITH ALL DRAWINGS.
13. CONTRACTOR SHALL FURNISH AND INSTALL TRENCHING, MATERIALS AND BACKFILL FOR ALL UTILITIES. ELECTRICAL AND TELECOM/DATA PROVIDERS WILL PULL PRIMARY SERVICE TO TRANSFORMER AND PANEL. CONTRACTOR RESPONSIBLE FOR TIMING AND COORDINATION WITH UTILITIES AND DRAWINGS. COORDINATE WITH ELECTRICAL DRAWINGS FOR CONDUIT SCHEDULE, TYPE AND SIZES.
14. COORDINATE ALL WATER RELATED WORK WITH PORTLAND WATER DISTRICT.
15. UTILITY CONTACTS:
ELECTRIC:
CENTRAL MAINE POWER (CMP)
CRAIG BUTE, DISTRIBUTION CONSTRUCTION MANAGER
207-578-2062
JOB # TBD
ACCOUNT # TBD
WATER/SEWER:
PORTLAND WATER DISTRICT
JOSEPH PARENT, UTILITY ASSET COORDINATOR
207-523-5261
MAINE NATURAL GAS:
JOSEPH GAUTHIER, SUPERVISOR GAS ENGINEER
207-728-0420

ABBREVIATIONS

Table listing abbreviations and their full names. Includes: ACR (Above Finish Grade), AFG (Approximately), APPROX (Approximately), BC (Bottom of Curb), BCC (Bituminous Concrete Curb), BIT (Bituminous), BLDG (Bottom of Wall), BW (Catch Basin), CB (Concrete), CONC (Concrete), CONT (Continuous), DI (Ductile Iron), DIA (Diameter), DMH (Drain Manhole), E.W. (Each Way), EL (Elevation), ELEV (Elevation), FFE (Finish Floor Elevation), FIN.GR. (Finish Grade), FTG (Footing), HDPE (High Density Polyethylene), HGT (Height), HMA (Hot Mix Asphalt), INV (Invert), LF (Linear Feet), ON CENTER, OC (On Center), PVC (Polyvinyl Chloride), PWD (Portland Water District), SCH (Schedule), R (Radius), R.O.W. (Right of Way), S.F. (Square Feet), SCD (Schedule), S (Sewer Manhole), SD (Sloped Granite Curb), SCVC (Slipform Concrete Vertical Curb), SCSC (Storm Drain), SGC (Sloped Granite Curb), SMH (Sewer Manhole), SPECS (Specifications), SS (Sanitary Sewer), SSGC (Salvaged Sloped Granite Curb), SVGC (Salvaged Vertical Granite Curb), TC (Top of Curb), TW (Top of Wall), TYP (Typical), VGC (Vertical Granite Curb), VIF (Verify in Field).

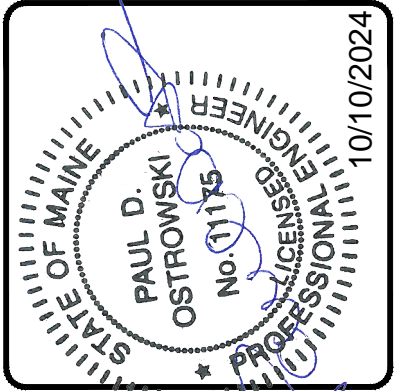


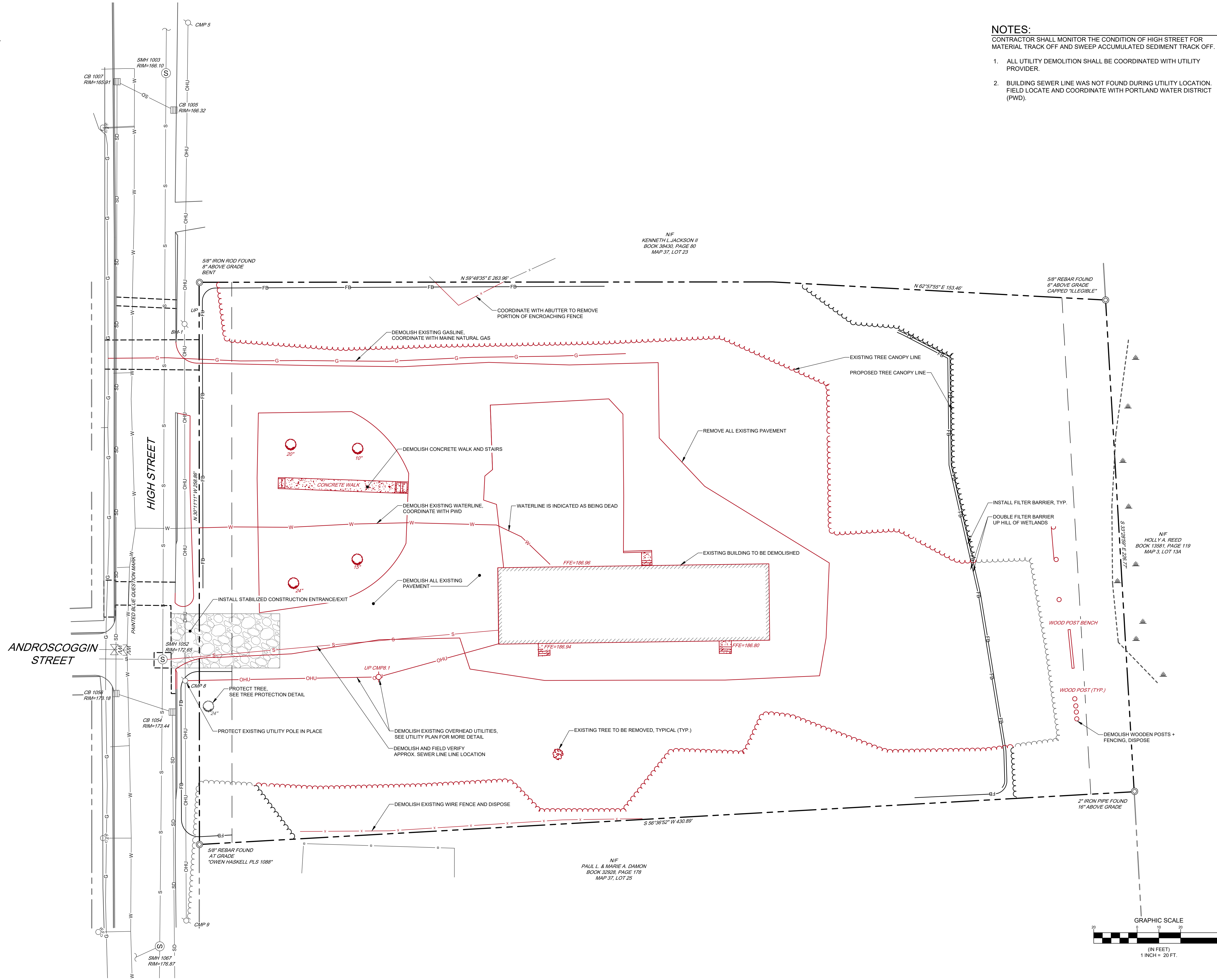
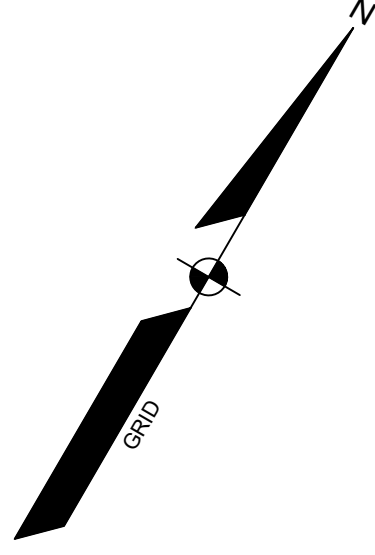
Table with columns for revision (REV.), date, and description. Includes: B KEW 10-10-24 SUBMISSION TO TOWN FOR FINAL SITE/SUBDIVISION, A KEW 9-18-24 SUBMISSION TO TOWN FOR PRELIMINARY SITE/SUBDIVISION.

SEBAGO TECHNICALS logo and contact information: SERAGOTECHNICALS.COM, 75 John Roberts Rd, Suite 4A, South Portland, ME 04106, 207-260-2100. Location: South Portland, Bridgton, Sanford and Bath.

NOTES AND LEGEND FOR: WDCJCS SUBDIVISION, 55 HIGH STREET, WINDHAM, ME 04092. FOR: GREAT FALLS CONSTRUCTION & WESTBROOK DEVELOPMENT CORPORATION, 20 MECHANIC STREET-CORHAM, ME 04038.

Table with columns for DESIGNED, DRAWN, CHECKED, DATE, SCALE, PROJECT and corresponding values: MRB/KEW, MRS, ABS, 08-26-2024, AS NOTED, 240577.

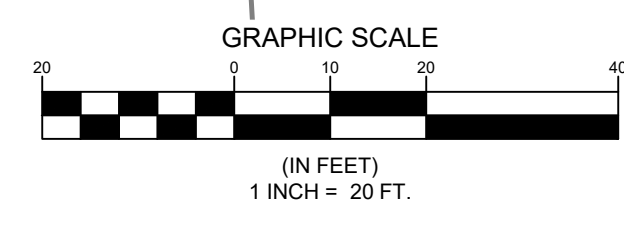
SHEET G-002



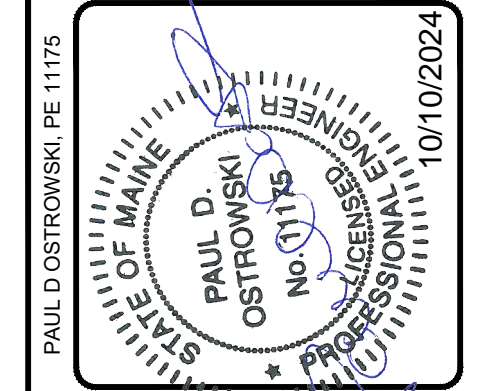
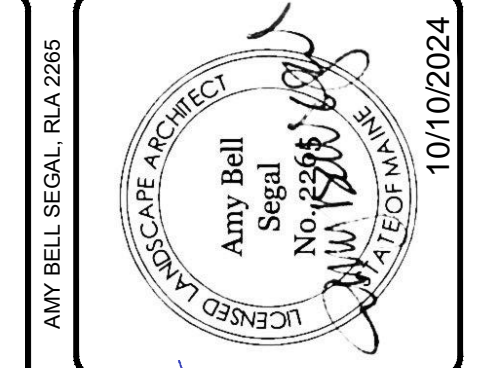
- NOTES:**
 CONTRACTOR SHALL MONITOR THE CONDITION OF HIGH STREET FOR MATERIAL TRACK OFF AND SWEEP ACCUMULATED SEDIMENT TRACK OFF.
1. ALL UTILITY DEMOLITION SHALL BE COORDINATED WITH UTILITY PROVIDER.
 2. BUILDING SEWER LINE WAS NOT FOUND DURING UTILITY LOCATION. FIELD LOCATE AND COORDINATE WITH PORTLAND WATER DISTRICT (PWD).

ANDROSCOGGIN STREET

HIGH STREET



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REV.	BY	DATE	STATUS
B	KEW	10-10-24	SUBMISSION TO TOWN FOR FINAL SITE/SUBDIVISION
A	KEW	9-18-24	SUBMISSION TO TOWN FOR PRELIMINARY SITE/SUBDIVISION

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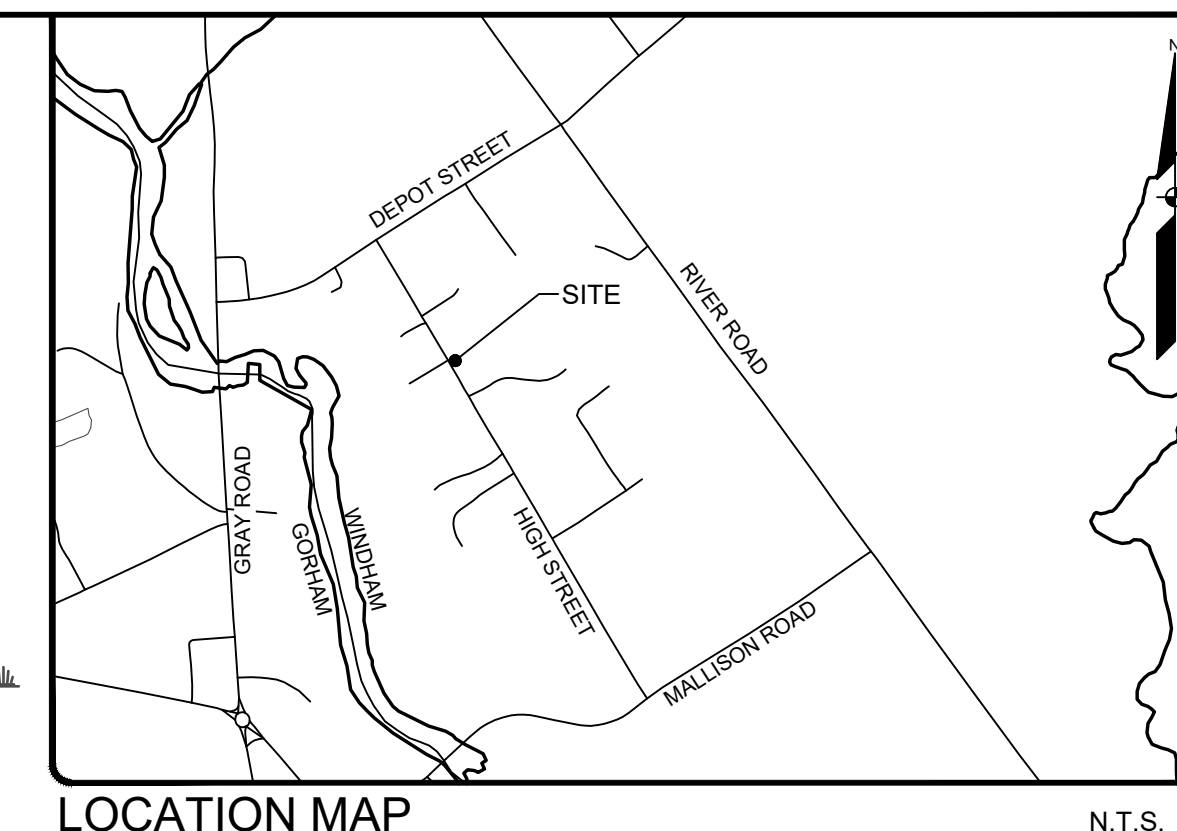
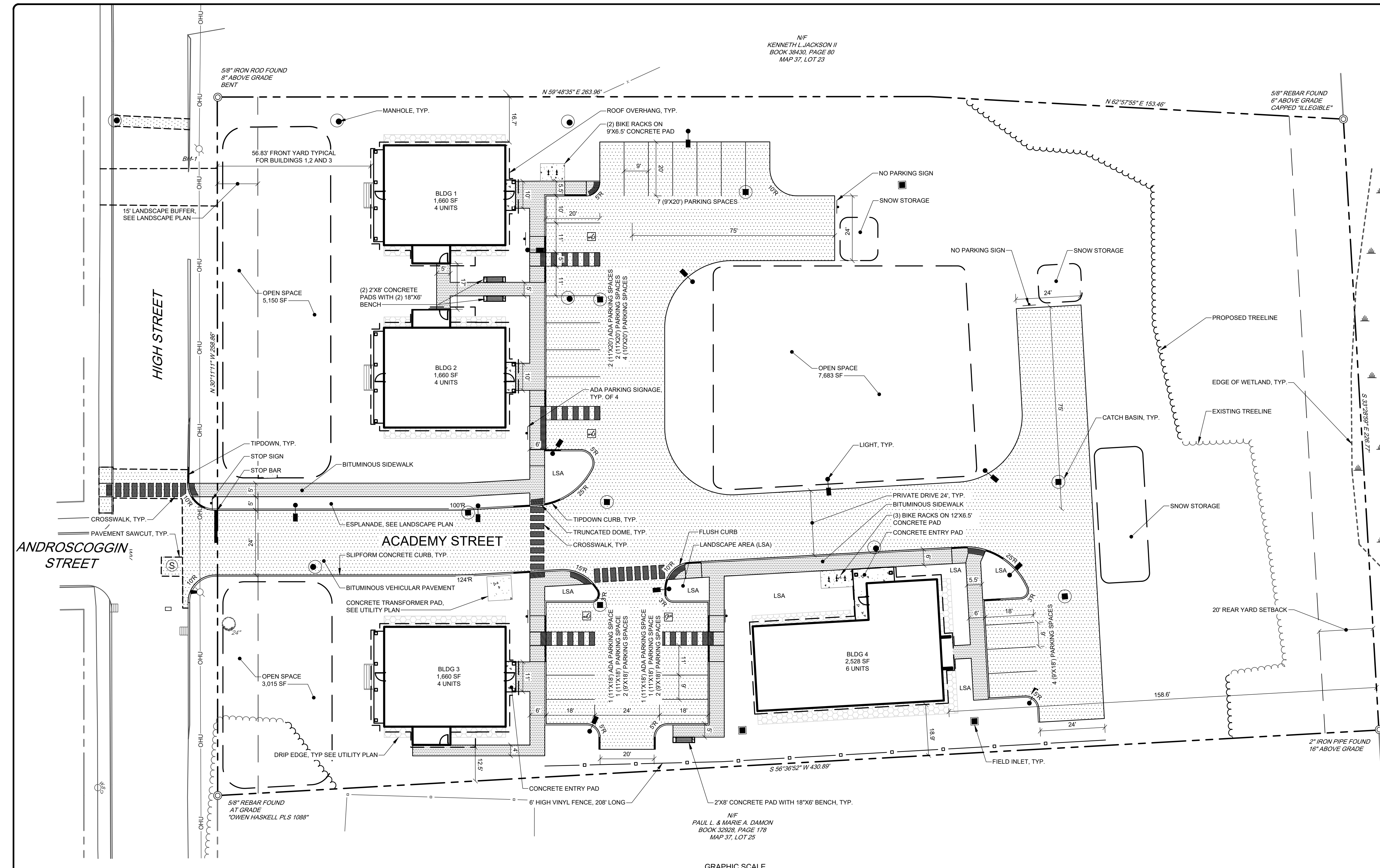
SEBAGO
 TECHNICS
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 75 John Roberts Rd, Suite 4A
 South Portland, ME 04106
 207-260-2100
 South Portland, Bridgton, Sanford and Bath

DEMO PLAN
 OF:
 WDCJCS SUBDIVISION
 55 HIGH STREET
 WINDHAM, ME 04092
 FOR:
GREAT FALLS CONSTRUCTION & WESTBROOK DEVELOPMENT CORPORATION
 20 MECHANIC STREET GORHAM, ME 04038

DESIGNED	MRB/KEW
DRAWN	MRS
CHECKED	ABS
DATE	08-26-2024
SCALE	1" = 20'
PROJECT	240577

SHEET C-001

PAUL D OSTROWSKI, PE 11175
 AMY BELL SEGAL, RLA 2265
 10/10/2024



STATE OF MAINE PROFESSIONAL ENGINEER
 PAUL D. OSTROWSKI, PE 11175
 10/10/2024

REV	DATE	STATUS
B	10-10-24	SUBMISSION TO TOWN FOR FINAL SITE/SUBDIVISION
A	9-18-24	SUBMISSION TO TOWN FOR PRELIMINARY SITE/SUBDIVISION

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 TECHNICS
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 75 John Roberts Rd, Suite 4A
 South Portland, ME 04106
 207-260-2100
 South Portland, Bridgton, Sanford and Bath

NET RESIDENTIAL DENSITY

TOTAL PARCEL SIZE	2.39 ACRES (104,108 SF)
NET RESIDENTIAL DEDUCTIONS	N/A
PUBLIC OR PRIVATE R.O.W.	4,287 SF
SLOPES OVER 25%:	N/A
100-YEAR FLOOD PLAIN:	N/A
RESOURCE PROTECTION DISTRICT:	N/A
WATER TABLE AT OR NEAR SURFACE:	305 SF (WETLAND)
VERY POORLY DRAINED SOILS:	N/A
SURFACE WATER BODIES:	N/A
SIGNIFICANT WILDLIFE HABITAT:	N/A
ENDANGERED BOTANICAL RESOURCES:	N/A
NET RESIDENTIAL ACREAGE:	2.28 ACRES (99,516 SF)
NET RESIDENTIAL DENSITY (1 UNIT/2500 SF):	39 UNITS
NET RESIDENTIAL ACREAGE (WITH 2.5X AFFORDABLE HOUSING BONUS):	5.71 ACRES (248,791 SF)
NET RESIDENTIAL DENSITY (WITH 2.5X AFFORDABLE HOUSING BONUS):	99 UNITS
TOTAL UNITS CURRENTLY PROPOSED:	18 UNITS

OPEN SPACE REQUIREMENT

REQUIRED	PROVIDED
15,616 SQUARE FEET	15,848 SQUARE FEET

PARKING TABLE

REQUIRED	PROVIDED
27	27

*OF THE 27 TOTAL SPACES, 30% ARE REQUIRED TO BE OVERSIZED AT 10'X20'. THE PLAN SHOWS THE REQUIRED & OVERSIZED SPACES.

- GENERAL NOTES:**
- THE RECORD OWNER OF THE PARCEL IS THE TOWN OF WINDHAM, ET AL. BY DEED DATED SEPTEMBER 18, 2023 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 40367, PAGE 18.
 - THE PROPERTY IS SHOWN AS LOT 24 ON THE TOWN OF WINDHAM TAX MAP 37 AND IS LOCATED IN THE (VC) VILLAGE COMMERCIAL DISTRICT.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON PLAN REFERENCE 4A AND FIELD VERIFIED. INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN SEPTEMBER OF 2024.
 - PLAN REFERENCES:
 - * PLAN SHOWING A STANDARD BOUNDARY SURVEY OF LAND OF RSU #14 MADE FOR WINDHAM ECONOMIC DEVELOPMENT CORPORATION DATED APRIL 20, 2023 BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
 - BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, GEOID18 IN INTERNATIONAL FEET. ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GNSS OBSERVATIONS.
 - BENCHMARK:
 - BM-1 SPIKE IN UTILITY POLE (NO NUMBER) ELEVATION: 170.71 (NAVD88)
 - UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASSE) STANDARD CHASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION. PROMARK UTILITY LOCATING, INC. MARKED THE UNDERGROUND UTILITIES SHOWN HEREON IN AUGUST OF 2024, AND THEY WERE FIELD LOCATED BY SEBAGO TECHNICS, INC.
 - THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WINDHAM, MAINE, CUMBERLAND COUNTY, PANEL NUMBER 23005C0656F, HAVING AN EFFECTIVE DATE OF JUNE 20, 2024.
 - SPACE AND BULK CRITERIA FOR THE VILLAGE COMMERCIAL (VC) ZONING DISTRICT ARE AS FOLLOWS:

	REQUIRED	PROVIDED
MINIMUM LOT SIZE WITH PUBLIC WATER & SEWER:	5,000 SQUARE FEET	2.39 ACRES
MINIMUM STREET FRONTAGE:	50 FEET	258.86 FEET
MINIMUM FRONT YARD:	NO MINIMUM	56.8 FEET
MINIMUM SIDE YARD:	NO MINIMUM	12.5 FEET
MINIMUM REAR YARD:	20 FEET	158.6 FEET
MAXIMUM BUILDING HEIGHT:	35 FT	32.7 FT
MAXIMUM BUILDING COVERAGE:	NO LIMIT	N/A
 - BONUSES ARE GIVEN FOR AFFORDABLE HOUSING DEVELOPMENT. SEE CHAPTER 120 SECTION 501.1 AFFORDABLE HOUSING DEVELOPMENT FOR MORE PARTICULAR INFORMATION.
 - ALL ROADS IN THIS SUBDIVISION SHALL REMAIN PRIVATE ROADS TO BE MAINTAINED BY THE DEVELOPER, LOT OWNERS OR ROAD ASSOCIATION, AND SHALL NOT BE OFFERED FOR ACCEPTANCE, OR MAINTAINED, BY THE TOWN OF WINDHAM UNTIL THEY MEET ALL MUNICIPAL STREET DESIGN AND CONSTRUCTION STANDARDS.
 - CLEARING OF TREES IS PROHIBITED IN AREAS WHERE TREE COVER IS DEPICTED ON THE PLAN FOR A PERIOD OF AT LEAST FIVE YEARS FROM THE DATE OF PLANNING BOARD APPROVAL. MANDATORY BUFFERS FOR STORMWATER OR OTHER REASONS DEPICTED ON THE PLAN SHALL NOT BE CLEARED OF VEGETATION UNLESS THE PLANNING BOARD GRANTS AN AMENDMENT TO THE SUBDIVISION OR FOR MAINTENANCE THAT DOES NOT ALTER THE PURPOSE FOR WHICH THE BUFFER WAS REQUIRED.
 - THE FOUR BUILDINGS SHOWN ON THE PLAN, A TOTAL OF 18 UNITS, ARE TO BE CONSIDERED AFFORDABLE HOUSING IN CONFORMANCE WITH 120-501.1 AFFORDABLE HOUSING DEVELOPMENT.



- CONDITIONS OF APPROVAL**
- APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED SEPTEMBER 18, 2024 AS AMENDED OCTOBER 28, 2024, AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD. ANY VARIATION FROM SUCH PLANS, PROPOSALS, SUPPORTING DOCUMENTS, AND REPRESENTATIONS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH §120-912 OR §120-815 OF THE LAND USE ORDINANCE.
 - PER §120-912G, NO SUBDIVISION PLAN SHALL BE RELEASED FOR RECORDING AT THE REGISTRY OF DEEDS UNTIL THE REQUIRED PERFORMANCE GUARANTEE HAS BEEN POSTED. IF AN APPROVED PLAN IS NOT RECORDED IN THE REGISTRY OF DEEDS WITHIN THREE YEARS OF THE ORIGINAL APPROVAL, IT SHALL BECOME NULL AND VOID.
 - IN ACCORDANCE WITH §120-815C(1)(B) AND §120-914B(5) OF THE LAND USE ORDINANCE, THE CONSTRUCTION OF IMPROVEMENTS COVERED BY ANY SITE PLAN APPROVAL AND ANY SUBDIVISION PLAN SHALL BE COMPLETED WITHIN TWO YEARS OF THE DATE UPON WHICH THE PERFORMANCE GUARANTEE IS ACCEPTED BY THE TOWN MANAGER. IF CONSTRUCTION HAS NOT BEEN COMPLETED WITHIN THE SPECIFIED PERIOD, THE TOWN SHALL, AT THE TOWN MANAGER'S DISCRETION, USE THE PERFORMANCE GUARANTEE TO EITHER RECLAIM AND STABILIZE THE SITE OR TO COMPLETE THE IMPROVEMENTS AS SHOWN ON THE APPROVED PLAN.
 - APPROVAL IS SUBJECT TO THE REQUIREMENTS OF THE POST-CONSTRUCTION STORMWATER ORDINANCE, CHAPTER 201. ANY PERSON OWNING, OPERATING, LEASING, OR HAVING CONTROL OVER STORMWATER MANAGEMENT FACILITIES REQUIRED BY THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN MUST ANNUALLY ENGAGE THE SERVICES OF A QUALIFIED THIRD-PARTY INSPECTOR WHO MUST CERTIFY COMPLIANCE WITH THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN ON OR BY JUNE 1ST OF EACH YEAR.
 - RECREATION IMPACT FEE (\$900 X 4 = \$2,400), OPEN SPACE IMPACT FEE (\$450 X 18 = \$8,100), PUBLIC SAFETY IMPACT FEE (\$1,008 X 4 = \$4,032), AND MUNICIPAL OFFICE IMPACT FEE (\$533 X 4 = \$1,332). ALL FEES (\$2,400 + \$8,100 + \$4,032 + \$1,332 = \$15,864) WILL BE DETERMINED AND COLLECTED FOR ANY BUILDING, OR ANY OTHER PERMITS NECESSARY FOR THE DEVELOPMENT, §120-1201C (MASTER FEE SCHEDULE).
 - THE APPLICANT SHALL PROVIDE TO THE DIRECTOR OF PLANNING THE DIRECTOR OF PUBLIC WORKS APPROVAL TO CONNECT TO THE WINDHAM'S MS4 SYSTEM AND OFFER TO TOWN COUNCIL ANY THE STORMWATER PIPES AND MANHOLES LOCATED IN THE HIGH STREET.

APPROVED- TOWN OF WINDHAM PLANNING BOARD

DATE: _____

CHAIRPERSON: _____

STATE OF MAINE, CUMBERLAND COUNTY SS, REGISTRY OF DEEDS

RECEIVED _____ 20____

AT _____ M _____ AND _____ M _____

RECORDED IN _____ PAGE _____

PLAN BOOK _____

ATTEST: _____ REGISTER

SITE PLAN & SUBDIVISION PLAN

OR: **WDCJCS SUBDIVISION**
 55 HIGH STREET
 WINDHAM, ME 04092

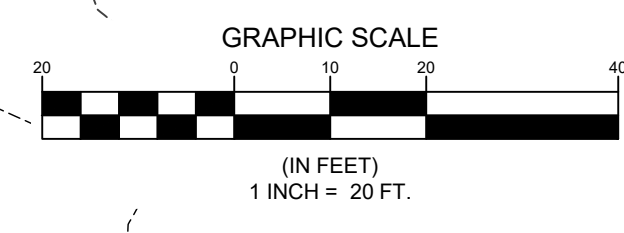
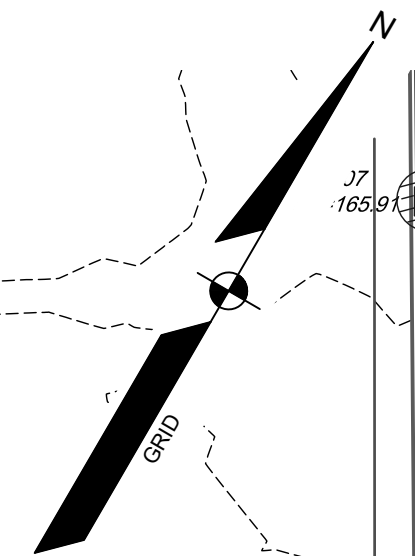
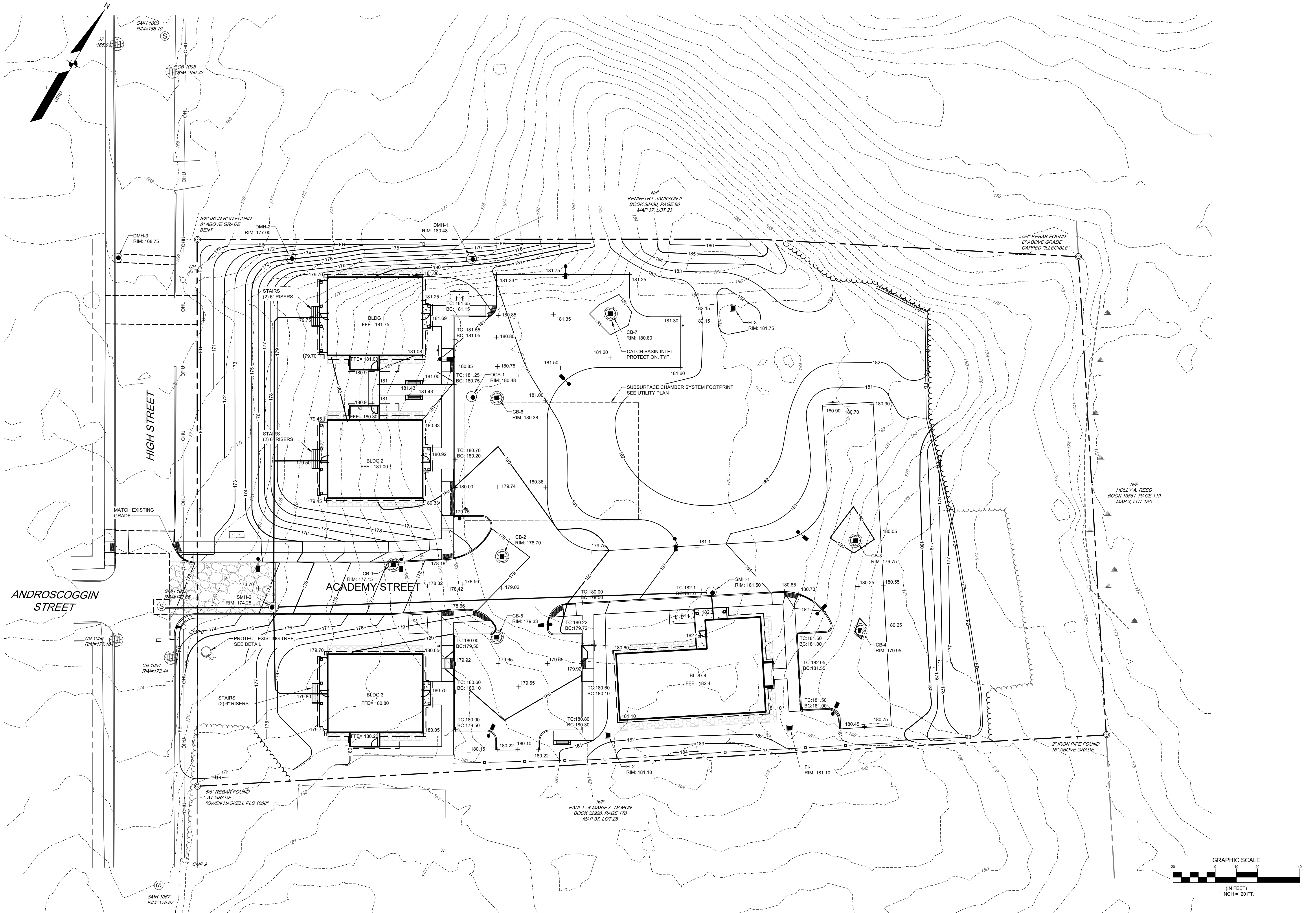
FOR: **GREAT FALLS CONSTRUCTION & WESTBROOK DEVELOPMENT CORPORATION**
 20 MECHANIC STREET, GORHAM, ME 04038

DESIGNED	MRB/KEW
DRAWN	MRS
CHECKED	ABS
DATE	08-26-2024
SCALE	1" = 20'
PROJECT	240577

SHEET C-101

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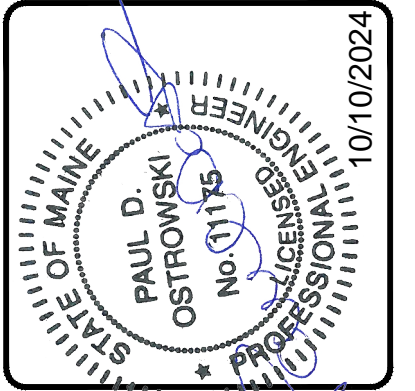
DESIGNED	MRB/KEW
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DATE	08-26-2024
SCALE	1" = 20'
PROJECT	240577

GRADING PLAN
 OF:
WDCJCS SUBDIVISION
 55 HIGH STREET
 WINDHAM, ME 04092
 FOR:
GREAT FALLS CONSTRUCTION & WESTBROOK DEVELOPMENT CORPORATION
 20 MECHANIC STREET GORHAM, ME 04038

SEBAGO
 T E C H N I C S
 SERAGOTECHNICS.COM
 75 John Roberts Rd, Suite 4A
 South Portland, ME 04106
 207-260-2100
 South Portland, Bridgton, Sanford and Bath

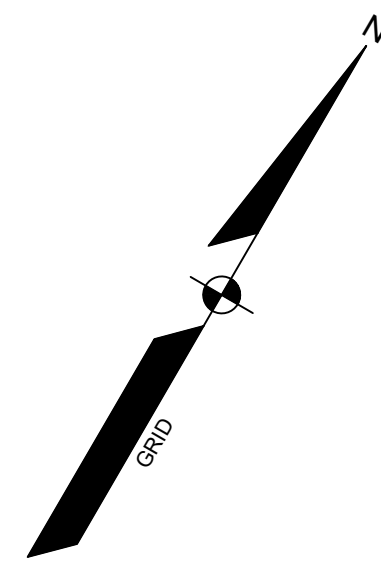
B	KEW	10-10-24	SUBMISSION TO TOWN FOR FINAL SITE/SUBDIVISION
A	KEW	9-18-24	SUBMISSION TO TOWN FOR PRELIMINARY SITE/SUBDIVISION
REV	BY	DATE	STATUS

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PAUL D OSTROWSKI, PE 11175

AMY BELL SEGAL, RLA 2265



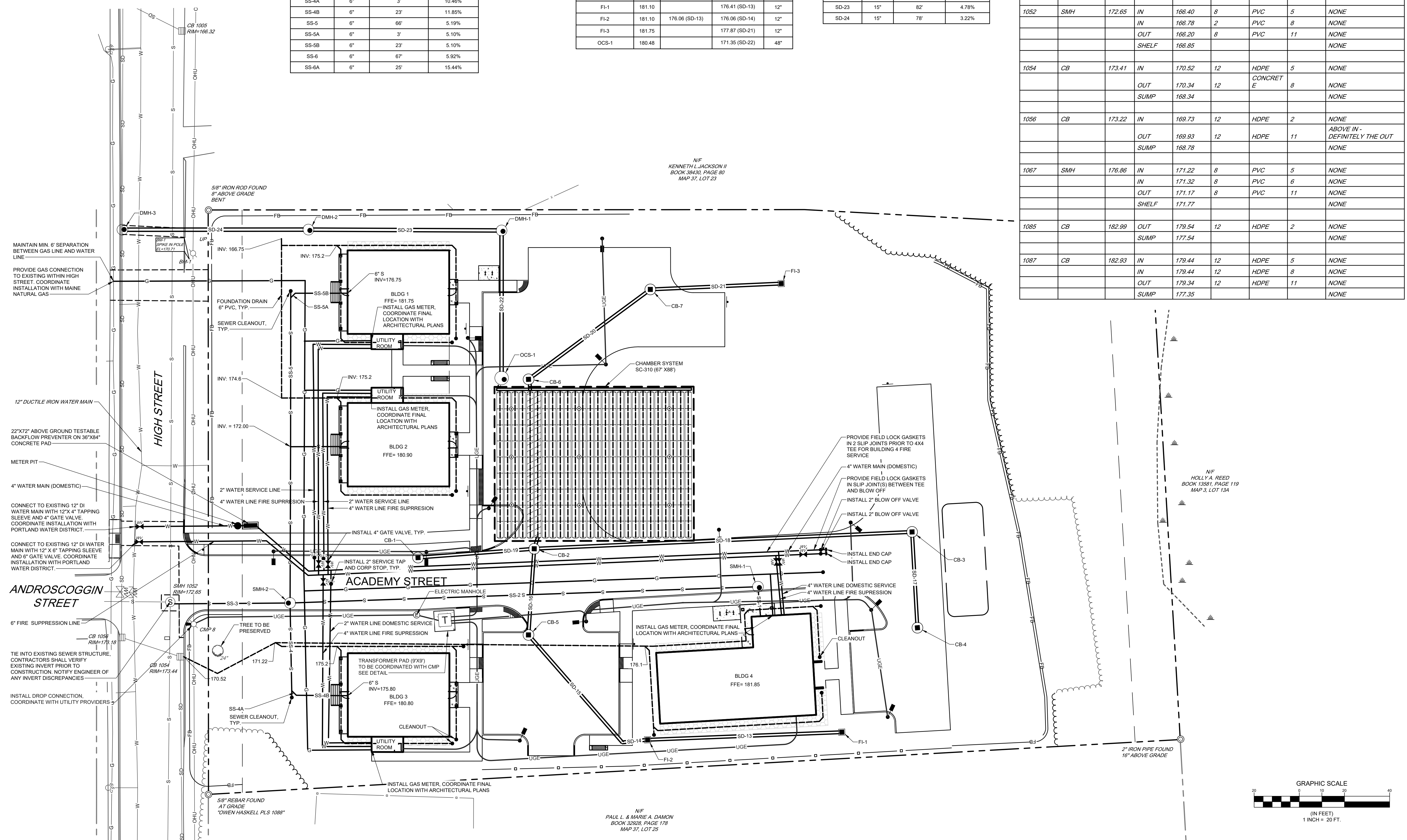
SANITARY SEWER STRUCTURE DATA				
STRUCTURE	RIM	INV. IN	INV. OUT	DIAM.
SMH-1	181.50	174.15 (SS-1)	174.05 (SS-2)	48"
SMH-2	174.25	168.02 (SS-2) 168.02 (SS-4) 168.02 (SS-6)	167.92 (SS-3)	48"

SANITARY SEWER PIPE DATA			
NAME	SIZE	LENGTH	SLOPE
SS-1	6"	11'	3.15%
SS-2	8"	203'	2.97%
SS-3	8"	49'	2.32%
SS-4	6"	37'	12.96%
SS-4A	6"	3'	10.46%
SS-4B	6"	23'	11.85%
SS-5	6"	66'	5.19%
SS-5A	6"	3'	5.10%
SS-5B	6"	23'	5.10%
SS-6	6"	67'	5.92%
SS-6A	6"	25'	15.44%

STORM DRAIN STRUCTURE DATA				
STRUCTURE	RIM	INV. IN	INV. OUT	DIAM.
CB-1	177.15		174.85 (SD-19)	48"
CB-2	178.70	174.81 (SD-16) 175.39 (SD-18) 174.60 (SD-19)	174.50 (SD-4)	48"
CB-3	179.75	176.33 (SD-17)	176.22 (SD-18)	48"
CB-4	179.95		176.75 (SD-17)	48"
CB-5	179.33	175.10 (SD-15)	175.00 (SD-16)	48"
CB-6	180.38	176.57 (SD-20)	176.47 (SD-3)	48"
CB-7	180.80	177.30 (SD-21)	177.20 (SD-20)	48"
DMH-1	180.48	170.75 (SD-22)	170.65 (SD-23)	48"
DMH-2	177.00	166.75 (SD-23)	166.65 (SD-24)	48"
DMH-3	168.75	164.13 (SD-24)		48"
FI-1	181.10		178.41 (SD-13)	12"
FI-2	181.10	176.06 (SD-13)	176.06 (SD-14)	12"
FI-3	181.75		177.87 (SD-21)	12"
OCS-1	180.48		171.35 (SD-22)	48"

STORM DRAIN PIPE DATA			
NAME	SIZE	LENGTH	SLOPE
SD-3	12"	3'	0.85%
SD-4	12"	3'	0.80%
SD-13	12"	85'	0.41%
SD-14	12"	11'	3.81%
SD-15	12"	61'	0.90%
SD-16	12"	34'	0.56%
SD-17	12"	39'	1.09%
SD-18	12"	163'	0.51%
SD-19	12"	48'	0.53%
SD-20	12"	63'	1.00%
SD-21	12"	56'	1.03%
SD-22	15"	61'	0.98%
SD-23	15"	82'	4.78%
SD-24	15"	78'	3.22%

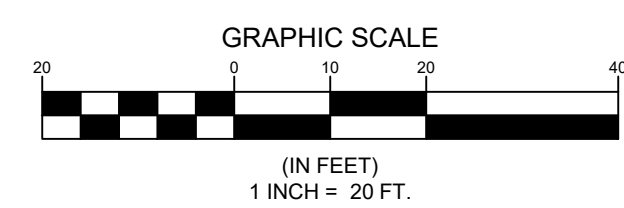
EXISTING STORM DRAIN PIPE STRUCTURES								
POINT #	STRUCTURE TYPE	RIM EL.	INV.	INV. EL.	SIZE	TYPE	LOCATION (N=12)	COMMENTS
1003	SMH	166.04	IN	160.28	8	PVC	5	NONE
			OUT	160.21	8	PVC	11	NONE
			SHELF	160.84				NONE
1005	CB	166.39	OUT	162.90	12	HDPE	8	NONE
			SUMP	160.70				NONE
1007	CB	165.99	IN	161.56	12	HDPE	5	NONE
			IN	161.46	12	HDPE	3	NONE
			OUT	161.36	15	HDPE	11	NONE
			SUMP	159.51				NONE
1052	SMH	172.65	IN	166.40	8	PVC	5	NONE
			IN	166.78	2	PVC	8	NONE
			OUT	166.20	8	PVC	11	NONE
			SHELF	166.85				NONE
1054	CB	173.41	IN	170.52	12	HDPE	5	NONE
			OUT	170.34	12	CONCRETE	8	NONE
			SUMP	168.34				NONE
1056	CB	173.22	IN	169.73	12	HDPE	2	NONE
			OUT	169.93	12	HDPE	11	ABOVE IN - DEFINITELY THE OUT
			SUMP	168.78				NONE
1067	SMH	176.86	IN	171.22	8	PVC	5	NONE
			IN	171.32	8	PVC	6	NONE
			OUT	171.17	8	PVC	11	NONE
			SHELF	171.77				NONE
1085	CB	182.99	OUT	179.54	12	HDPE	2	NONE
			SUMP	177.54				NONE
1087	CB	182.93	IN	179.44	12	HDPE	5	NONE
			IN	179.44	12	HDPE	8	NONE
			OUT	179.34	12	HDPE	11	NONE
			SUMP	177.35				NONE



NF
KENNETH LACKSON II
BOOK 38430, PAGE 80
MAP 37, LOT 23

NF
HOLLY A. REED
BOOK 13381, PAGE 119
MAP 3, LOT 13A

NF
PAUL L. & MARIE A. DAMON
BOOK 32828, PAGE 178
MAP 37, LOT 25



B	KEW	10-10-24	SUBMISSION TO TOWN FOR FINAL SITE/SUBDIVISION
A	KEW	9-18-24	SUBMISSION TO TOWN FOR PRELIMINARY SITE/SUBDIVISION
REV	BY	DATE	STATUS

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SEBAGO
TECHNICS
SERAGOTECHNICS.COM
75 John Roberts Rd., Suite 4A
South Portland, ME 04106
207-202-2100
South Portland, Bridgton, Sanford and Bath

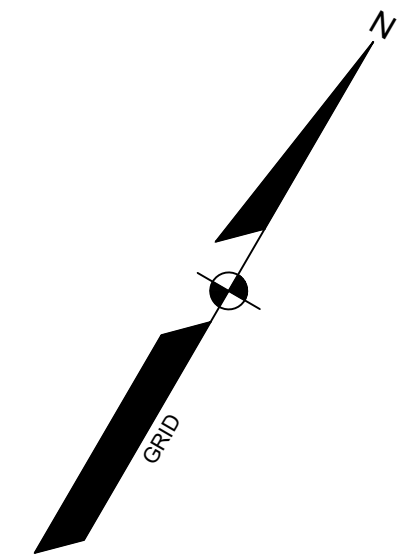
UTILITY PLAN
OF:
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FOR:
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DESIGNED	MRB/KEW
DRAWN	MRS
CHECKED	ABS
DATE	08-26-2024
SCALE	1" = 20'
PROJECT	240577

SHEET C-103

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240577_U.dwg - TABILITY PLAN



LANDSCAPE NOTES

- PLANT QUANTITIES SHOWN ON PLANT LISTS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "U.S.A. STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
- PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM DATE OF INSTALLATION. DURING THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
- EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
- ALL LANDSCAPE BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK BARK MULCH.
- THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SODDED OR SEEDED. PLANTING AREAS SHALL RECEIVE 12" ROLLED THICKNESS OF LOAM. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
- ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
- WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
- DURING CLEANING OF SITE AND PRIOR TO TREE AND SHRUB INSTALLATION, CONTRACTOR SHALL REMOVE INVASIVE PLANTS. AREAS WHERE INVASIVE PLANTS ARE REMOVED, AND NO OTHER PLANTING IS PROPOSED, SHALL BE LOAM AND SEEDED.

LANDSCAPE BUFFER REQUIREMENTS

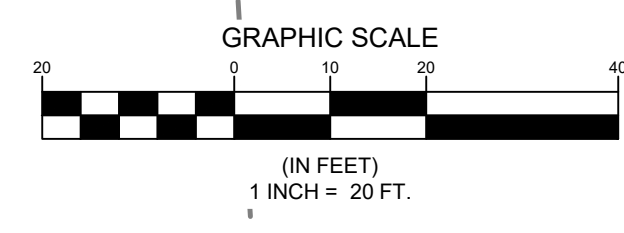
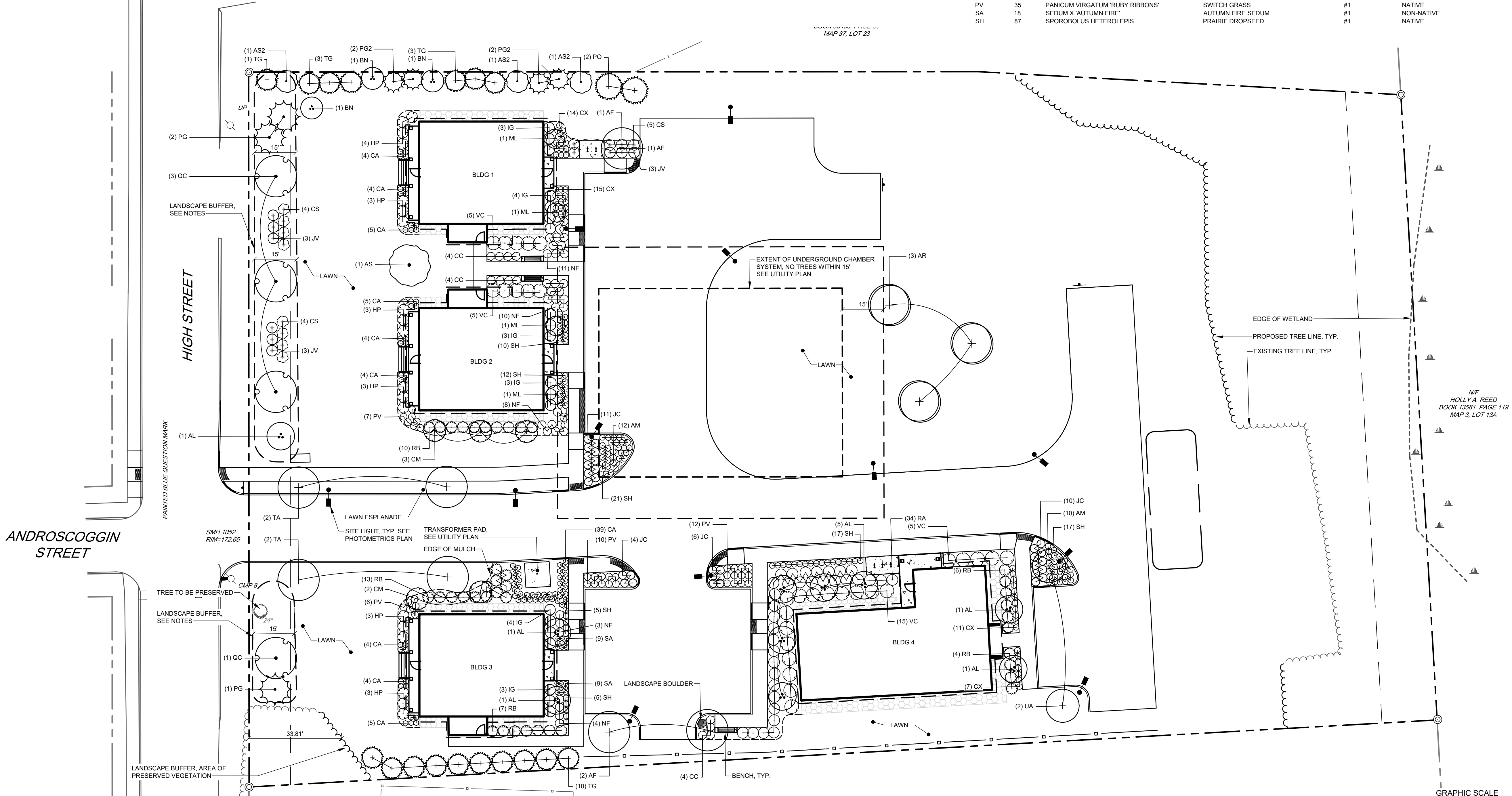
PROJECT IS LOCATED IN THE VILLAGE COMMERCIAL (VC) DISTRICT. BUFFER YARD 'G' ALONG PUBLIC STREET FRONTAGES IS REQUIRED. BUFFER YARD 'G' REQUIRES 12 CANOPY TREES, 4 UNDERSTORY TREES, AND 4 SHRUBS EVERY 100' LINEAR FEET. HALF OF PROPOSED TREES AND SHRUBS ARE TO BE EVERGREEN.

REQUIREMENTS FOR 260.58' OF STREET FRONTAGE ARE AS FOLLOWS:

	REQUIRED	PROPOSED
CANOPY TREES	26	9 TOTAL (5 DECIDUOUS, 4 EVERGREEN)
UNDERSTORY TREES	1.04	1 (DECIDUOUS)
SHRUBS	10	14 TOTAL (8 DECIDUOUS, 6 EVERGREEN)

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ORIGIN
DECIDUOUS TREES					
AF	3	ACER X FREEMANII 'SIENNA'	SIENNA GLEN® MAPLE	2" CAL	NON-NATIVE
AR	3	ACER RUBRUM 'NORTHWOOD'	NORTHWOOD RED MAPLE	2" CAL	NATIVE
AS	1	ACER SACCHARUM 'BAILSTA'	FALL FIESTA SUGAR MAPLE	2" CAL	NATIVE
ASZ	3	ACER SACCHARUM	SUGAR MAPLE	#10	NATIVE
BN	3	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	#15	NATIVE
QC	4	QUERCUS COCCINEA	SCARLET OAK	2" CAL	NATIVE
TA	4	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	2" CAL	NATIVE
UA	2	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	2" CAL	NATIVE
EVERGREEN TREES					
PG	3	PICEA GLAUCA	WHITE SPRUCE	6-7 HT.	NATIVE
PG2	4	PICEA GLAUCA	WHITE SPRUCE	#10	NATIVE
PO	2	PICEA OMORIKA	SERBIAN SPRUCE	6-7 HT.	NON-NATIVE
TG	17	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	#15	NON-NATIVE
UNDERSTORY TREES					
AL	10	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY, MULTI-TRUNK	6-7 HT. CLUMP	NATIVE
CM	5	CORNUS MAS 'GOLDEN GLORY'	GOLDEN GLORY DOGWOOD	#15	NON-NATIVE
ML	4	MAGNOLIA LILIFLORA X 'JANE'	JANE MAGNOLIA	#15	NON-NATIVE
SHRUBS					
CC	12	CLETHRA ALNIFOLIA 'COMPACTA'	COMPACT SUMMERSWEET	#5	NATIVE
CS	13	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE RED TWIG DOGWOOD	#3	NATIVE
HP	19	HYDRANGEA PANICULATA 'LITTLE QUICK FIRE'	LITTLE QUICKFIRE	#5	NON-NATIVE
IG	20	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKERRY HOLLY	#5	NATIVE
JC	31	JUNIPERUS COMMUNIS 'BLUEBERRY DELIGHT'	BLUEBERRY DELIGHT® JUNIPER	#3	NON-NATIVE
JV	9	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL EASTERN REDCEDAR	#3	NATIVE
RA	34	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#2	NATIVE
RB	40	RHOODENDRON X 'BOULE DE NEIGE'	BOULE DE NEIGE RHOODENDRON	#5	NON-NATIVE
VC	30	VIBURNUM CARLESII 'SPICE BABY'	KOREANSPICE VIBURNUM	#5	NON-NATIVE
GRASSES & PERENNIALS					
AM	22	ALLIUM X 'MILLENIUM'	MILLENIUM ORNAMENTAL ONION	#1	NON-NATIVE
CA	78	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1	NON-NATIVE
CX	47	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	#1	NATIVE
NF	36	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	#1	NON-NATIVE
PV	35	PANICUM VIRGATUM 'RUBY RIBBONS'	SWITCH GRASS	#1	NATIVE
SA	18	SEDUM X 'AUTUMN FIRE'	AUTUMN FIRE SEDUM	#1	NON-NATIVE
SH	87	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1	NATIVE



REV	DATE	STATUS
B	10-10-24	SUBMISSION TO TOWN FOR FINAL SITE/SUBDIVISION
A	9-18-24	SUBMISSION TO TOWN FOR PRELIMINARY SITE/SUBDIVISION

SEBAGO TECHNICALS
 75 John Roberts Rd., Suite 4A
 South Portland, ME 04106
 207-206-2100
 South Portland, Bridgton, Sanford and Bath

SEBAGO
 TECHNICALS

LANDSCAPE PLAN
 OF:
 WDCJCS SUBDIVISION
 55 HIGH STREET
 WINDHAM, ME 04082
 FOR:
 GREAT FALLS CONSTRUCTION &
 WESTBROOK DEVELOPMENT CORPORATION
 20 MECHANIC STREET, GORHAM, ME 04038

DESIGNED	MRB/KEW
DRAWN	MRS
CHECKED	ABS
DATE	08-26-2024
SCALE	1" = 20'
PROJECT	240577

SHEET L-101

EROSION CONTROL MEASURES

PRE-CONSTRUCTION PHASE

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS (SILT FENCE) WILL BE STAKED/INSTALLED ACROSS THE SLOPE(S). ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. THE PLACEMENT OF SEDIMENT BARRIERS SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THIS EROSION CONTROL PLAN AND DETAILS IN THIS PLAN SET. THIS NETWORK IS TO BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED AT THE INTERSECTION OF THE PROPOSED ENTRANCES AND EXISTING ROADWAY TO AVOID TRACKING OF MUD, DUST AND DEBRIS FROM THE SITE.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A DETAILED SCHEDULE AND MARKED UP PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF DISTURBANCE AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPAL STAFF. THREE COPIES OF THE SCHEDULE AND MARKED UP PLAN SHALL BE PROVIDED TO THE MUNICIPALITY THREE DAYS PRIOR TO THE SCHEDULED PRE-CONSTRUCTION MEETING. SPECIAL ATTENTION SHALL BE GIVEN TO THE 14 DAY LIMIT OF DISTURBANCE IN THE SCHEDULE ADDRESSING TEMPORARY AND PERMANENT VEGETATION MEASURES.

CONSTRUCTION AND POST-CONSTRUCTION PHASE

AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT AMOUNT OF MINERAL SOIL NECESSARY FOR PROGRESSIVE AND EFFICIENT CONSTRUCTION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD, SUCH AS ACTIVE EXCAVATION AND ACTIVE GRADING. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS ACTIVELY OCCURRING OR CAN BE MULCHED IN THE SAME DAY. OPEN AREAS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL AS SHOWN ON THE DESIGN PLANS AND AS DESCRIBED WITHIN THIS EROSION CONTROL PLAN WITHIN SEVEN (7) DAYS OF DISTURBANCE. AREAS LOCATED WITHIN 100 FEET OF STREAMS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL WITHIN SEVEN (7) DAYS. REFER TO WINTER EROSION CONTROL NOTES FOR THE TREATMENT OF OPEN AREAS AFTER OCTOBER 1ST OF THE CONSTRUCTION YEAR.

THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE REQUIRED TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

EROSION CONTROL APPLICATIONS & MEASURES
THE PLACEMENT OF EROSION CONTROL MEASURES SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND DETAILS IN THE PLAN SET.

1. TEMPORARY MULCHING:

ALL DISTURBED AREAS SHALL BE MULCHED WITH MATERIALS SPECIFIED BELOW PRIOR TO ANY STORM EVENT. ALL DISTURBED AREAS NOT FINAL GRADED WITHIN 14 DAYS SHALL BE MULCHED. DISTURBED AREAS ADJACENT TO NATURAL RESOURCES THAT ARE NOT GRADED WITHIN SEVEN (7) DAYS SHALL BE MULCHED. ALSO, AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED, SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING. EROSION CONTROL BLANKETS ARE RECOMMENDED TO BE USED AT THE BASE OF GRASSED WATERWAYS AND ON SLOPES GREATER THAN 33%. MULCH ANCHORING SHOULD BE USED ON SLOPES GREATER THAN 5% AFTER SEPTEMBER 15TH OF THE CONSTRUCTION YEAR (SEE WINTER EROSION CONTROL NOTES). TYPES OF MULCH:

HAY OR STRAW: SHALL BE APPLIED AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE).

EROSION CONTROL MIX: SHALL BE PLACED EVENLY AND MUST PROVIDE 100% SOIL COVERAGE. EROSION CONTROL MIX SHALL BE APPLIED SUCH THAT THE THICKNESS ON SLOPES 3:1 OR LESS IS 2 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET. THE THICKNESS ON SLOPES BETWEEN 3:1 AND 2:1 SHALL BE 4 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET. THIS SHALL NOT BE USED ON SLOPES GREATER THAN 2:1.

EROSION CONTROL BLANKET: SHALL BE INSTALLED SUCH THAT CONTINUOUS CONTACT BETWEEN THE MAT AND THE SOIL IS OBTAINED. INSTALL BLANKETS AND STAPLE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

2. SOIL STOCKPILES:

STACKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED WITH HAY OR STRAW AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE. HAY OR STRAW SHALL BE APPLIED PRIOR TO ANY RAINFALL. ANY SOIL STOCKPILE THAT IS NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES. SEDIMENT BARRIERS SHALL BE INSTALLED DOWNGRADIENT OF STOCKPILES, AND STORMWATER SHALL BE PREVENTED FROM RUNNING ONTO THE STOCKPILE.

3. NATURAL RESOURCES PROTECTION:

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES SHALL BE MULCHED USING TEMPORARY MULCHING (AS DESCRIBED IN PART 1 OF THIS SECTION) WITHIN 7 DAYS OF EXPOSURE OR PRIOR TO ANY STORM EVENT. SEDIMENT BARRIERS (AS DESCRIBED IN PART 4 OF THIS SECTION) SHALL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE.

4. SEDIMENT BARRIERS:

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS SHALL BE STAKED ACROSS THE SLOPE(S). ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. SEDIMENT BARRIERS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION.

SILT FENCE: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE EFFECTIVE HEIGHT OF THE FENCE SHALL NOT EXCEED 36 INCHES. IT IS RECOMMENDED THAT SILT FENCE BE REMOVED BY CUTTING THE FENCE MATERIALS AT GROUND LEVEL SO AS TO AVOID ADDITIONAL SOIL DISTURBANCE.

HAY BALES: SHALL NOT BE INSTALLED ADJACENT TO WETLAND. INSTALL PER THE DETAIL ON THE PLANS. BALES SHALL BE WIRE-BOUND OR STRING-TIED AND THESE BINDINGS MUST REMAIN PARALLEL WITH THE GROUND SURFACE DURING INSTALLATION TO PREVENT DETRIORATION OF THE BINDINGS. BALES SHALL BE INSTALLED WITHIN A MINIMUM 4 INCH DEEP TRENCH LINE WITH ENDS OF ADJACENT BALES TIGHTLY ADJUTING ONE ANOTHER.

EROSION CONTROL MIX: SHALL NOT BE USED ADJACENT TO WETLANDS. INSTALL PER THE DETAIL ON THE PLANS. THE MIX SHALL CONSIST PRIMARILY OF ORGANIC MATERIAL AND CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4 INCHES IN DIAMETER. THE MIX COMPOSITION SHALL MEET THE STANDARDS DESCRIBED WITHIN THE MDEP BEST MANAGEMENT PRACTICES. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER. EROSION CONTROL MIX BERMS SHALL NOT BE USED AT THE BOTTOM OF STEEP SLOPES (>8%) OR SLOPES WITH FLOWING WATER.

CONTINUOUS CONTAINED BERM: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THIS SEDIMENT BARRIER IS EROSION CONTROL MIX PLACED WITH A SYNTHETIC TUBULAR NETTING AND PERFORMS AS A STURDY SEDIMENT BARRIER THAT WORKS WELL ON HARD GROUND SUCH AS FROZEN CONDITIONS, TRAVELED AREAS OR PAVEMENT. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER.

5. TEMPORARY CHECK DAMS:

SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. CHECK DAMS ARE TO BE PLACED WITHIN DITCHES/SWALES AS SPECIFIED ON THE DESIGN PLANS IMMEDIATELY AFTER FINAL GRADING. CHECK DAMS SHALL BE 2 FEET HIGH. TEMPORARY CHECK DAMS MAY BE REMOVED ONLY AFTER THE ROADWAYS ARE PAVED AND THE VEGETATED SWALE ARE ESTABLISHED WITH AT LEAST 90% OF VIGOROUS PERENNIAL GROWTH. THE AREA BENEATH THE CHECK DAM MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER REMOVAL OF THE CHECK DAM.

STONE CHECK DAMS: STONE DAMS SHOULD BE CONSTRUCTED OF 2 TO 3 INCH STONE AND PLACED SUCH THAT COMPLETE COVERAGE OF THE SWALE IS OBTAINED AND THAT THE CENTER OF THE DAM IS 6 INCHES LOWER THAT THE OUTER EDGES.

HAY BALE CHECK DAMS: BALES SHALL BE WIRE-BOUND OR STRING-TIED. BALES SHALL BE INSTALLED WITHIN A MINIMUM 4 INCH DEEP TRENCH LINE WITH ENDS OF ADJACENT BALES TIGHTLY ADJUTING ONE ANOTHER. HAY BALES SHALL BE PLACED SUCH THAT COMPLETE COVERAGE OF THE SWALE IS OBTAINED AND THAT THE CENTER OF THE DAM IS 6 INCHES LOWER THAT THE OUTER EDGES.

MANUFACTURED CHECK DAMS: MANUFACTURED CHECK DAMS, AS SPECIFIED IN THE DETAIL ON THE PLANS, MAY BE USED IF AUTHORIZED BY THE PROPER LOCAL, STATE OR FEDERAL REGULATING AGENCIES. THESE UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

6. STORMDRAIN INLET PROTECTION:

INLET PROTECTION SHALL BE PLACED AROUND A STORMDRAIN DROP INLET OR CURB INLET PRIOR TO PERMANENT STABILIZATION OF THE IMMEDIATE AND UPSTREAM DISTURBED AREAS. THEY SHALL BE CONSTRUCTED IN A MANNER THAT WILL CAUSE CLEAN-OUT AND DISPOSAL OF TRAPPED SEDIMENTS AND MINIMIZE INTERFERENCE WITH CONSTRUCTION ACTIVITIES. ANY RESULTANT PONDING OF WATER FROM THE PROTECTION METHOD MUST NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.

HAY BALE DROP INLET PROTECTION: WE DO NOT RECOMMEND THE USE OF HAY BALES AS INLET PROTECTION.

CONCRETE BLOCK AND STONE INLET SEDIMENT FILTER (DROP OR CURB INLET): SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE HEIGHT OF THE CONCRETE BLOCK BARRIER CAN VARY BUT MUST BE BETWEEN 12 AND 24 INCHES TALL. A MINIMUM OF 1 INCH CRUSHED STONE SHALL BE USED.

MANUFACTURED SEDIMENT BARRIERS AND FILTER (DROP OR CURB INLET): MANUFACTURED FILTERS, AS SPECIFIED IN THE DETAIL ON THE PLANS, MAY BE USED IF INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

7. STABILIZED CONSTRUCTION ENTRANCE/EXIT:

PRIOR TO CLEARING AND/OR GRUBBING THE SITE A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED WHEREVER TRAFFIC WILL EXIT THE CONSTRUCTION SITE ONTO A PAVED ROADWAY IN ORDER TO MINIMIZE THE TRACKING OF SEDIMENT AND DEBRIS FROM THE CONSTRUCTION SITE ONTO PUBLIC ROADWAYS. THE ENTRANCES AND ADJACENT ROADWAY AREAS SHALL BE PERIODICALLY SWEEP TO FURTHER MINIMIZE THE TRACKING OF MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA. THE TERM "SWEEP" IS UNDERSTOOD TO MEAN REMOVAL AND RECOVERY OF TRACKED SEDIMENT WITH A STREET SWEEPER, NOT BRUSHING THE MATERIAL INTO SWALES OR STRUCTURES WITH A MECHANICAL BROOM. STABILIZED CONSTRUCTION EXITS SHALL BE CONSTRUCTED IN AREAS SPECIFIED ON THE PLANS AND AS DETAILED ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN THE STABILIZED CONSTRUCTION ENTRANCE UNTIL ALL DISTURBED AREAS ARE STABILIZED.

DUST CONTROL:

DUST CONTROL DURING CONSTRUCTION SHALL BE ACHIEVED BY THE USE OF A WATERING TRUCK TO PERIODICALLY SPRINKLE THE EXPOSED ROADWAY AREAS AS NECESSARY TO REDUCE DUST DURING THE DRY MONTHS. APPLYING OTHER DUST CONTROL PRODUCTS SUCH AS CALCIUM CHLORIDE OR OTHER MANUFACTURED PRODUCTS ARE ALLOWED IF AUTHORIZED BY THE PROPER LOCAL, STATE AND/OR FEDERAL REGULATING AGENCIES. HOWEVER, IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO MITIGATE DUST AND SOIL LOSS FROM THE SITE. IF OFFSITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEP IMMEDIATELY AND NOT LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS.

TEMPORARY VEGETATION:

TEMPORARY VEGETATION SHALL BE APPLIED TO DISTURBED AREAS THAT WILL NOT RECEIVE FINAL GRADING FOR PERIODS UP TO 12 MONTHS. THIS PROCEDURE SHOULD BE USED EXTENSIVELY IN AREAS ADJACENT TO NATURAL RESOURCES. SEEDBED PREPARATION AND APPLICATION OF SEED SHALL BE CONDUCTED AS INDICATED IN THE PERMANENT VEGETATION SECTION OF THIS NARRATIVE. SPECIFIC SEEDS (FAST GROWING AND SHORT LIVING) SHALL BE SELECTED FROM THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUALS FOR CONTRACTORS AND ENGINEERS, LATEST REVISION. ALTERNATIVE EROSION CONTROL MEASURES SHOULD BE USED IF SEEDING CAN NOT BE DONE BEFORE SEPTEMBER 15TH OF THE CONSTRUCTION YEAR.

PERMANENT VEGETATION:

REVEGETATION MEASURES SHALL COMMENCE IMMEDIATELY UPON COMPLETION OF FINAL GRADING OF AREAS TO BE LOAMED AND SEEDED. THE APPLICATION OF SEED SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR. PLEASE REFER TO THE WINTER EROSION CONTROL NOTES FOR MORE DETAIL. REVEGETATION MEASURES SHALL CONSIST OF THE FOLLOWING:

SEEDBED PREPARATION:

A. FOUR (4) INCHES OF LOAM SHALL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE. LOAM SHALL BE FREE OF SUBSOIL, CLAY LUMPS, STONES AND OTHER OBJECTS OVER 2 INCHES OR LARGER IN ANY DIMENSION, AND WITHOUT WEEDS, ROOTS OR OTHER OBJECTIONABLE MATERIAL.

B. SOILS TESTS SHALL BE TAKEN AT THE TIME OF SOIL STRIPPING TO DETERMINE FERTILIZATION REQUIREMENTS. SOILS TESTS SHALL BE TAKEN PROMPTLY AS TO NOT INTERFERE WITH THE 14-DAY LIMIT ON SOIL EXPOSURE. BASED UPON TEST RESULTS, SOIL AMENDMENTS SHALL BE INCORPORATED INTO THE SOIL PRIOR TO FINAL SEEDING. IN LIEU OF SOIL TESTS, SOIL AMENDMENTS MAY BE APPLIED AS FOLLOWS:

ITEM	APPLICATION RATE
10-20-20 FERTILIZER (N-P205-K20 OR EQVAL)	18.4 LBS./1,000 S.F.
GROUND LIMESTONE (50% CALCIUM & MAGNESIUM OXIDE)	138 LBS./1,000 S.F.

C. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH PROPER EQUIPMENT. ROLL THE AREA TO FIRM THE SEEDBED EXCEPT ON CLAY OR SILTY SOILS OR COARSE SAND.

APPLICATION OF SEED:

A. SEEDING: SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR. GENERALLY A SEED MIXTURE MAY BE APPLIED AS FOLLOWS: (PARK MIX)

SEED TYPE	APPLICATION RATE
FESCUE, CREEPING RESS	45% ± 4%
KENTUCKY BLUEGRASS	25% ± 4%
FESCUE, CHEWINGS	15% ± 4%
PERENNIAL RYEGRASS	10% ± 2%
ANNUAL RYEGRASS	5% ± 2%

NOTE: A SPECIFIC SEED MIXTURE SHOULD BE CHOSEN TO MATCH THE SOILS CONDITION OF THE SITE. VARIOUS AGENCIES CAN RECOMMEND SEED MIXTURES. MDEP RECOMMENDED SEED MIXTURES ARE IN THE EROSION AND SEDIMENT CONTROL BMP MANUAL DATED 2016 OR LATEST REVISION.

B. HYDROSEEDING: SHALL BE CONDUCTED ON PREPARED AREAS WITH SLOPES LESS THAN 2:1. LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. RECOMMENDED SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.

C. MULCHING: SHALL COMMENCE IMMEDIATELY AFTER SEED IS APPLIED. REFER TO THE TEMPORARY MULCHING SECTION OF THIS NARRATIVE FOR DETAILS.

SODDING:
FOLLOWING SEEDBED PREPARATION, SOD CAN BE APPLIED IN LIEU OF SEEDING IN AREAS WHERE IMMEDIATE VEGETATION IS MOST BENEFICIAL, SUCH AS DITCHES, AROUND STORMWATER DROP INLETS AND AREAS OF AESTHETIC VALUE. SOD SHOULD BE LAID AT RIGHT ANGLES TO THE DIRECTION OF FLOW, STARTING AT THE LOWEST ELEVATION. SOD SHOULD BE ROLLED OR TAMPED DOWN TO EVEN OUT THE JOINTS ONCE LAID DOWN. WHERE FLOW IS PREVALENT THE SOD MUST BE PROPERLY ANCHORED DOWN. IRRIGATE THE SOD IMMEDIATELY AFTER INSTALLATION. IN MOST CASES, SOD CAN BE ESTABLISHED BETWEEN APRIL 1ST AND NOVEMBER 15TH OF THE CONSTRUCTION YEAR, HOWEVER, REFER TO THE WINTER EROSION CONTROL NOTES FOR ANY ACTIVITIES AFTER OCTOBER 1ST.

STANDARDS FOR TIMELY STABILIZATION:

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES -- THE CONTRACTOR WILL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE CONTRACTOR WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE MDEP WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% (6.67H:1V) TO BE A SLOPE. IF THE CONTRACTOR FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

- STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 1, THEN THE CONTRACTOR WILL COVER THE SLOPE WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM 2(C) OF THIS STANDARD OR WITH STONE RIPRAP AS DESCRIBED IN ITEM 2(D) OF THIS STANDARD.
- STABILIZE THE SLOPE WITH SOD -- THE CONTRACTOR WILL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE CONTRACTOR WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V).
- STABILIZE THE SLOPE WITH WOOD WASTE COMPOST -- THE CONTRACTOR WILL PLACE A SIX-INCH LAYER OF WOOD WASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOOD WASTE COMPOST, THE CONTRACTOR WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE CONTRACTOR WILL NOT USE WOOD WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
- STABILIZE THE SLOPE WITH STONE RIPRAP -- THE CONTRACTOR WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE CONTRACTOR WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS -- BY SEPTEMBER 15 THE CONTRACTOR WILL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE CONTRACTOR FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.

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

- MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, AND AT LEAST EVERY SEVEN (7) DAYS, THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PERFORM REPAIRS NO LATER THAN THE END OF THE NEXT WORKDAY. TO ALLOW CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL MEASURE, THE CONTRACTOR SHALL PROVIDE THE NECESSARY REGULATING AGENCIES WITH WRITTEN DOCUMENTATION DESCRIBING DATES OF INSPECTIONS AND NECESSARY FOLLOW-UP WORK TO MAINTAIN EROSION CONTROL MEASURES MEETING THE REQUIREMENTS OF THIS PLAN WITHIN SEVEN (7) DAYS.
- FOLLOWING THE TEMPORARY AND/OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMI-MONTHLY UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH. RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

HOUSEKEEPING:

- SPILL PREVENTION, CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER. THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.
- 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 DRINKING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOIL TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL, DIKES, BERMS, SLUMPS, 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. ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE TO GROUNDWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.
- FUGITIVE SEDIMENT AND DUST: ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EMISSIONS OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEP IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.
- DEBRIS AND OTHER MATERIALS: MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
- EXCAVATION DE-WATERING: EXCAVATION 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 SITED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOOD 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.
- 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 COMPONENTS OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:
 - DISCHARGES FROM FIREFIGHTING ACTIVITY;
 - FIRE HYDRANT FLUSHINGS;
 - VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
 - DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS;
 - ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
 - PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
 - UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
 - UNCONTAMINATED GROUNDWATER OR SPRING WATER;
 - FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
 - UNCONTAMINATED EXCAVATION DEWATERING;
 - POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
 - LANDSCAPE IRRIGATION.
- UNAUTHORIZED NON-STORMWATER DISCHARGES: THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:
 - WASTEWATER FROM THE WASHOUT OR CLEAN OUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
 - FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
 - SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
 - TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.

WINTER EROSION CONTROL MEASURES

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 1 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD. LIMIT THE EXPOSED AREA TO THOSE AREAS WHICH WORK IS EXPECTED TO BE UNDER TAKEN DURING THE PROCEEDING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. ALL AREAS SHALL BE CONSIDERED TO BE DENUDE UNTIL THE SUBBASE GRAVEL IS INSTALLED IN ROADWAY AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOADED, SEEDED AND MULCHED. HAY AND STRAW MULCH RATE SHALL BE A MINIMUM OF 150 LBS./1,000 S.F. (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

1. SOIL STOCKPILES

STACKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR AT 150 LBS/1,000 S.F. (3 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE EROSION CONTROL MATS. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES.

2. NATURAL RESOURCES PROTECTION

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 75% MATURE VEGETATION CATCH, SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH EROSION CONTROL MATS. DURING WINTER CONSTRUCTION, A DOUBLE LINE 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 SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.

3. SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS SHALL CONSIST OF WOOD WASTE FILTER BERMS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.

4. MULCHING

ALL AREA SHALL BE CONSIDERED TO BE DENUDE UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE PROPERLY ANCHORED. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW WILL BE REMOVED DOWN TO A ONE-INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA WILL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH HAY OR STRAW OR HAY AT A RATE OF 150 LB. PER 1,000 SQUARE FEET (3 TONS/ACRE) AND ADEQUATELY ANCHORED THAT GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH.

BETWEEN THE DATES OF SEPTEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRACK OR WOOD CELLULOSE. MULCHING SHALL BE COMPLETED BY SEPTEMBER 15. THE MDEP WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% (6.67H:1V) TO BE A SLOPE. IF THE CONTRACTOR FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

5. MULCHING ON SLOPES AND DITCHES

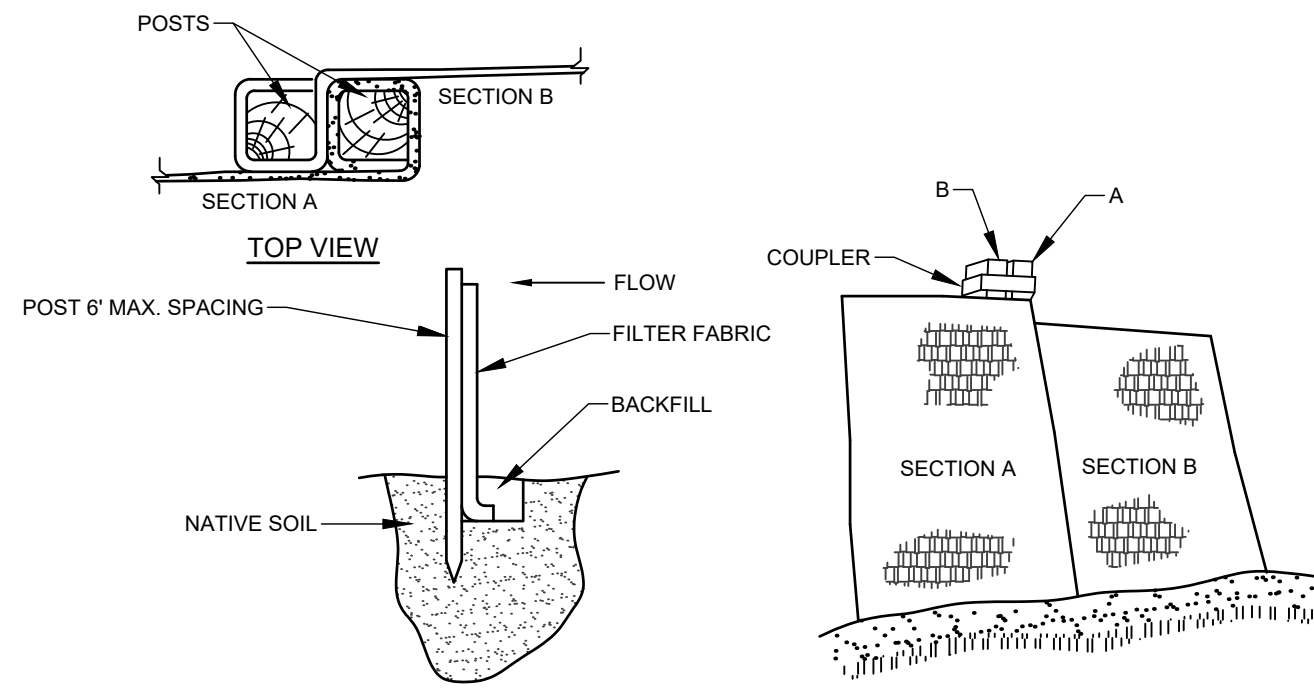
SLOPES SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH PEG AND NETTING OR WITH EROSION CONTROL BLANKETS. MULCHING SHALL BE APPLIED AT A RATE OF 230 LBS/1,000 S.F. ON ALL SLOPES GREATER THAN 8%. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 5%. EROSION CONTROL BLANKETS SHALL BE USED IN LIEU OF MULCH IN ALL DRAINAGE WAYS WITH SLOPES 8%. EROSION CONTROL MIX CAN BE USED TO SUBSTITUTE EROSION CONTROL BLANKETS ON ALL SLOPES EXCEPT DITCHES.

6. SEEDING

BETWEEN THE DATES OF OCTOBER 15 AND APRIL 15, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINAL GRADED AND EITHER PROTECTED WITH MULCH OR SEEDED AND ANCHORED WITH MULCH. THE FINAL TREATMENT CAN BE APPLIED BY THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED WITH A UNIFORM SURFACE. THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. DORMANT SEEDING MAY BE SELECTED TO BE PLACED PRIOR TO THE PLACEMENT OF MULCH AND FABRIC NETTING ANCHORED WITH STAPLES. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4 OF LOAM AND SEED AT AN APPLICATION RATE OF 6LBS/1000 S.F. ALL AREAS SEEDED DURING THE WINTER WILL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS SUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING. SEED TYPE SHALL BE WINTER RYE.

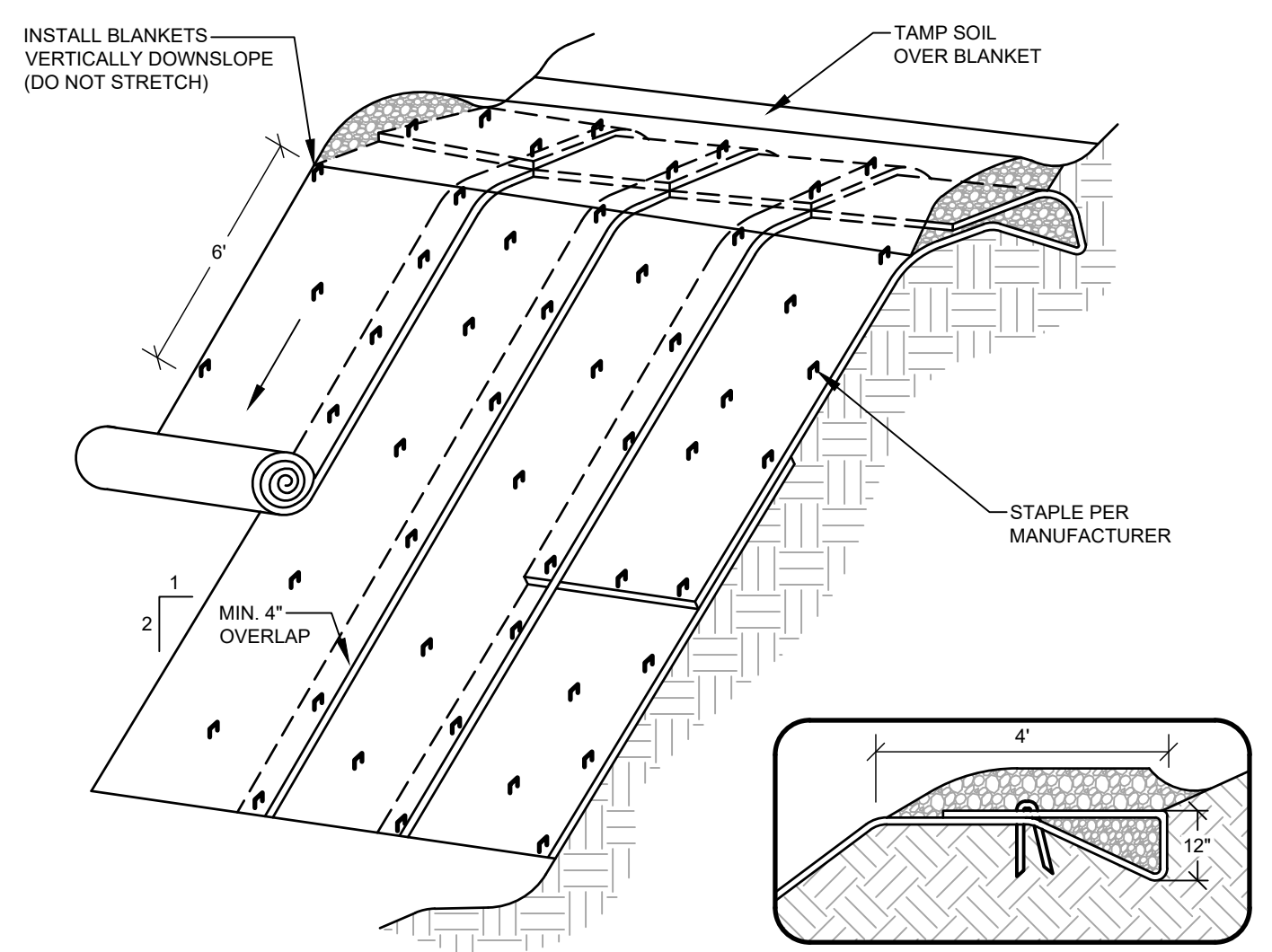
7. INSPECTION AND MONITORING

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AT A MINIMUM, AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. FOLLOWING THE TEMPORARY AND OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL IN THE SPRING INSPECT AND REPAIR ANY DAMAGES AND/OR UNEST

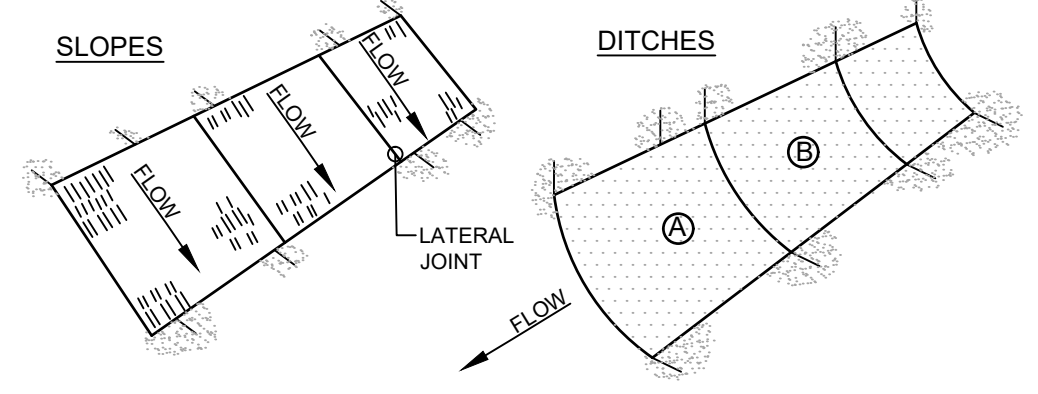


- INSTALLATION:**
1. EXCAVATE A 6" x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
 2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
 3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
 4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
 5. JOIN SECTION AS SHOWN ABOVE.
 6. BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL.

FILTER BARRIER
NOT TO SCALE

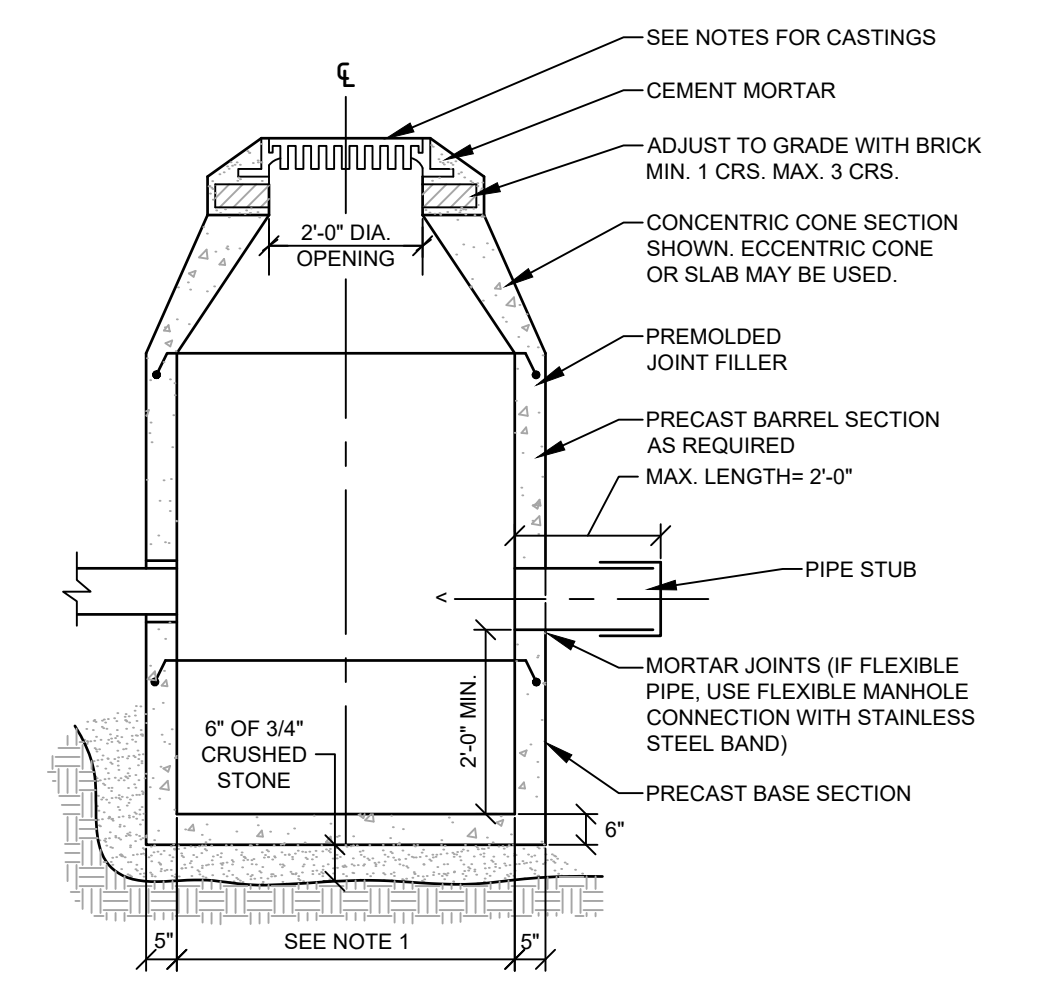


- CONSTRUCTION SPECIFICATIONS**
1. THE SOIL SURFACE SHOULD BE FINELY GRADED AND SMOOTH FOR THE BLANKET TO HAVE DIRECT CONTACT WITH THE SOIL AND TO PREVENT UNDERMINING. EROSION CONTROL BLANKETS PERFORM BEST ON LOAMY SOILS AND SHOULD NOT BE USED ON ROCKY SITES OR SHALLOW SOILS.
 2. SEED SHOULD BE SOWN BEFORE INSTALLING THE EROSION CONTROL BLANKET.
 3. ALWAYS UNROLL THE BLANKET DOWNHILL WITHOUT STRETCHING AND ANCHOR THE UPSLOPE EDGE IN A 12 INCH DEEP TRENCH THAT IS BACKFILLED AND TAMPED.
 4. OVERLAP SHINGLE STYLE A MINIMUM OF 12 INCHES AT THE TOP OF EACH ROW AND 4 INCHES AT THE EDGES OF PARALLEL ROWS. ANCHOR ALONG THE OVERLAP WITH A MAXIMUM SPACING OF 3 FEET OR AS REQUIRED BY THE MANUFACTURER.



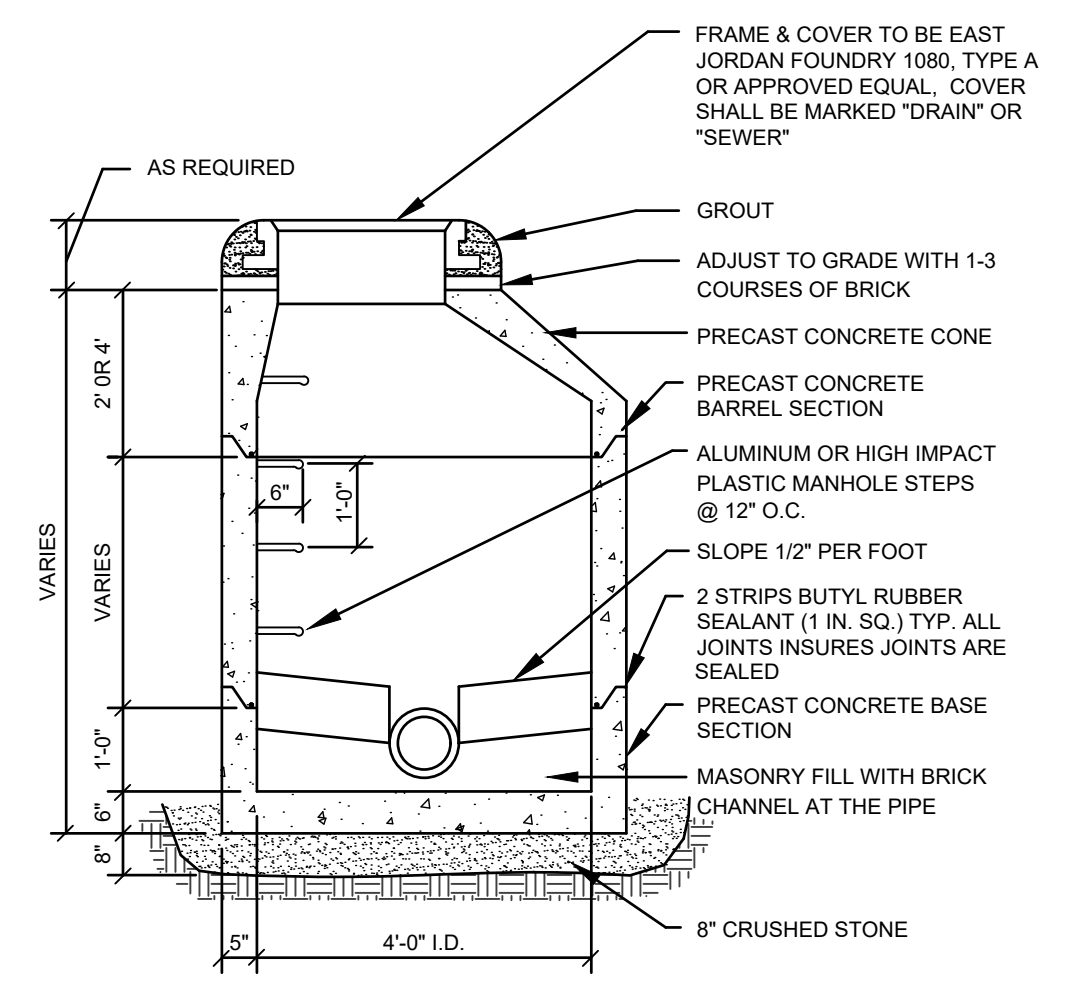
- NOTES:**
1. BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.
 2. FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED. OVERLAP B OVER A.
 3. LATERAL JOINTS TO HAVE 4" OVERLAP OF STRIPS. STAPLE 18" ON CENTER.
 4. STAPLE OUTSIDE LATERAL EDGE 2" ON CENTER.
 5. WIRE STAPLES TO BE MIN OF #11 WIRE 6" LONG AND 1-1/2" WIDE.
 6. USE NORTH AMERICAN GREEN DS 150 OR APPROVED EQUAL.

EROSION CONTROL BLANKET
NOT TO SCALE



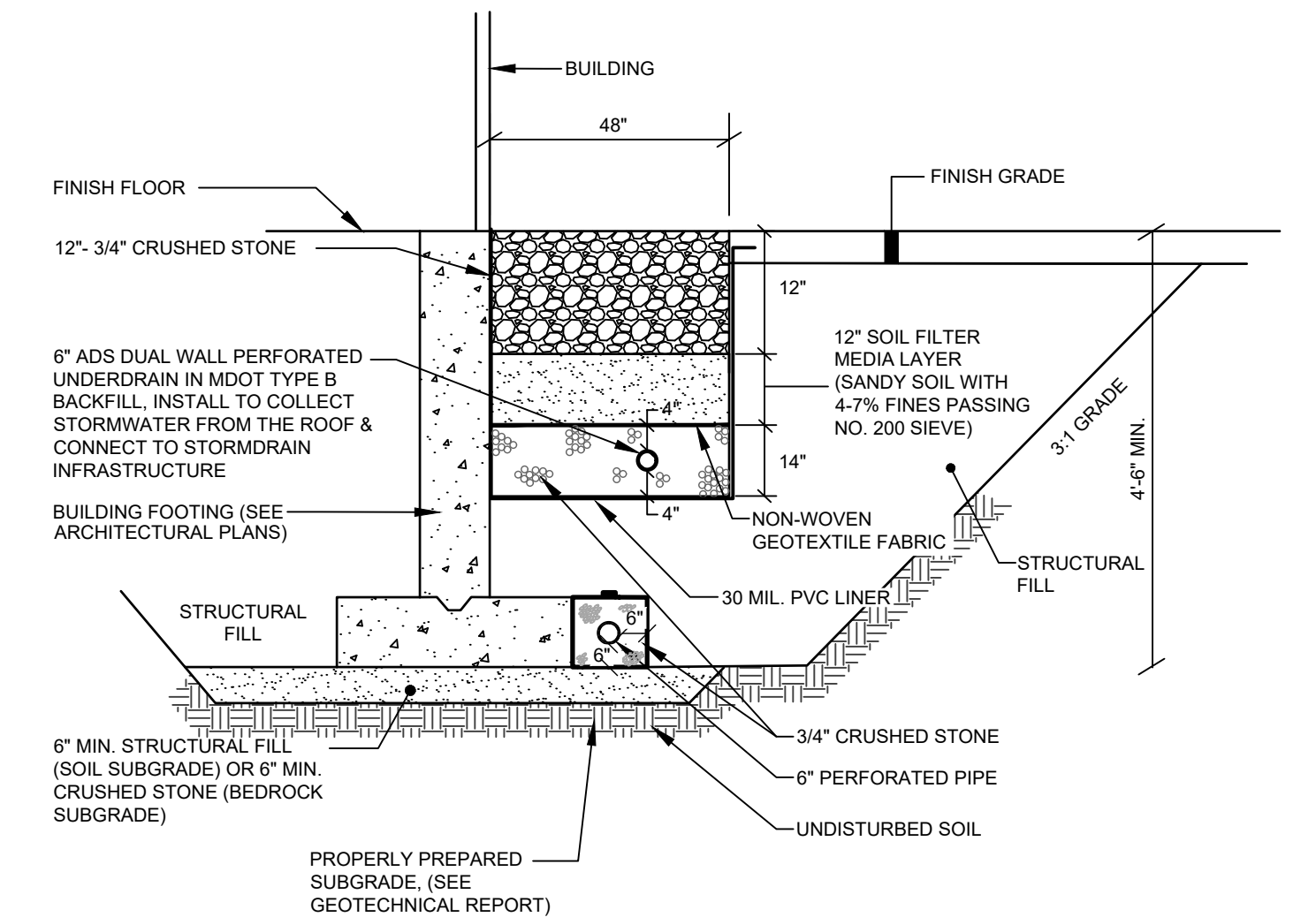
- NOTES:**
1. 4'-0" I.D. TYPICAL. SOME STRUCTURES MAY REQUIRE LARGER I.D. PROVIDE SHOP DRAWINGS.
 2. DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.
 3. PIPE SIZES AND INVERTS AS NOTED ON PLANS.
 4. CATCH BASIN FRAME AND GRATE TO BE EJ 520MS, OR APPROVED EQUAL.

CATCH BASIN
NOT TO SCALE



- NOTE:**
1. PIPE CONNECTIONS SHALL BE WATERTIGHT. FLEXIBLE BOOT CONNECTORS PROVIDES LEAKPROOF CONNECTION.
 2. PRECAST SEWER MANHOLE SHALL RECEIVE WATERPROOF COATING PER BRUNSWICK SEWER DISTRICT SPECIFICATIONS.

PRECAST MANHOLE
NOT TO SCALE



ROOF DRIP EDGE FILTER MATERIAL NOTES:

1. THE SOIL FILTER MEDIA LAYER SHALL BE TESTED IN ACCORDANCE WITH THE TESTING AND SUBMITTALS NOTES ABOVE.
2. UNDERDRAIN STONE BEDDING MATERIAL MUST CONFORM TO THE MDOT SPECIFICATION 703.22 UNDERDRAIN TYPE B FOR UNDERDRAIN BACKFILL MATERIAL. THE BEDDING MATERIAL MUST HAVE NO MORE THAN 5% PASSING THE 200 SIEVE.
3. MATERIAL LAYERS ABOVE THE UNDERDRAIN BACKFILL LAYER SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS, OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. NO OTHER MATERIALS OR SUBSTANCES THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVIDE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS CAN BE MIXED WITHIN THE FILTER. DURING CONSTRUCTION, CARE SHOULD BE TAKEN TO AVOID COMPACTION OF BOTH THE GRAVEL AND SOIL FILTER.
4. OVER COMPACTION OF UNDERDRAIN MATERIAL SHALL BE AVOIDED. VEHICLES AND HEAVY EQUIPMENT ARE PROHIBITED FROM DRIVING ON THE ROOF DRIP EDGE FILTER SURFACE.
5. SNOW STORAGE IS PROHIBITED OVER THE ROOF DRIP EDGE FILTER.

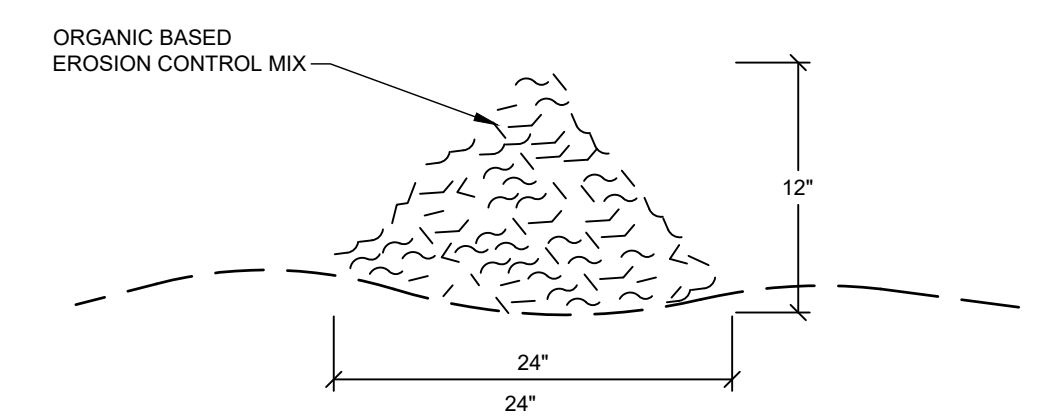
ROOF DRIP EDGE FILTER CONSTRUCTION OVERSIGHT NOTES:

- THE APPLICANT WILL RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER TO INSPECT THE CONSTRUCTION AND STABILIZATION OF THE ROOF DRIP EDGE FILTER. IF NECESSARY, THE INSPECTING ENGINEER WILL INTERPRET THE ROOF DRIP EDGE FILTER'S CONSTRUCTION PLAN FOR THE CONTRACTOR. ONCE ALL STORMWATER MANAGEMENT STRUCTURES ARE CONSTRUCTED AND STABILIZED, THE INSPECTING ENGINEER WILL NOTIFY THE DEPARTMENT IN WRITING WITHIN 30 DAYS TO STATE THAT THE FILTER HAS BEEN COMPLETED. ACCOMPANYING THE ENGINEER'S NOTIFICATION MUST BE A LOG OF THE ENGINEER'S INSPECTIONS GIVING THE DATE OF EACH INSPECTION, THE TIME OF EACH INSPECTION, AND THE ITEMS INSPECTED ON EACH VISIT, AND INCLUDE ANY TESTING DATA OR SIEVE ANALYSIS DATA OF EVERY MINERAL SOIL AND SOIL MEDIA SPECIFIED IN THE PLANS AND USED ON SITE.
1. **CONSTRUCTION SEQUENCE:** THE ROOF DRIP EDGE FILTER MUST NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE ROOF DRIP EDGE FILTER HAS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURE. 90% VEGETATION COVER OR OTHER PERMANENT STABILIZATION UNLESS THE RUNOFF FROM THE CONTRIBUTING DRAINAGE AREA IS DIVERTED AROUND THE FILTER UNTIL STABILIZATION IS COMPLETED.
 2. **COMPACTION OF UNDERDRAIN:** UNDERDRAIN BEDDING MATERIAL MUST BE COMPACTED TO BETWEEN 90% AND 92% STANDARD PROCTOR. THE BED SHOULD BE INSTALLED IN AT LEAST 2 LIFTS OF 9 INCHES TO PREVENT POCKETS OF LOOSE MEDIA.
 3. **CONSTRUCTION OVERSIGHT:** INSPECTION BY A PROFESSIONAL ENGINEER WILL OCCUR AT A MINIMUM:
 - A. FOR FIRST ROOF DRIP EDGE FILTER CONSTRUCTED, AFTER UNDERDRAIN PIPE IS INSTALLED AT GRADE AND BUT NOT BACKFILLED. AFTER THE UNDERDRAIN PIPE IS COMPLETELY BACKFILLED AND BEFORE PLACEMENT OF SOIL FILTER MEDIA LAYER.
 - B. AFTER THE SOIL FILTER MEDIA HAS BEEN INSTALLED.
 - C. AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS.
 4. ALL MATERIAL USED FOR THE CONSTRUCTION OF THE ROOF DRIP EDGE FILTER MUST BE CONFIRMED AS SUITABLE BY THE DESIGN ENGINEER. TESTING MUST BE DONE BY A CERTIFIED LABORATORY.

TESTING AND SUBMITTALS

1. THE ROOF DRIP EDGE FILTER SHALL CONSIST OF THE TOP THREE LAYERS IDENTIFIED AS CRUSHED STONE, SOIL FILTER MEDIA AND PIPE BEDDING. THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE FOR EACH COMPONENT OF THE ROOF DRIP EDGE FILTER AND SUBMIT GRADATIONS FOR THE ROOF DRIP EDGE FILTER MATERIALS TO THE ENGINEER FOR APPROVAL. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PIT FACE. SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY.

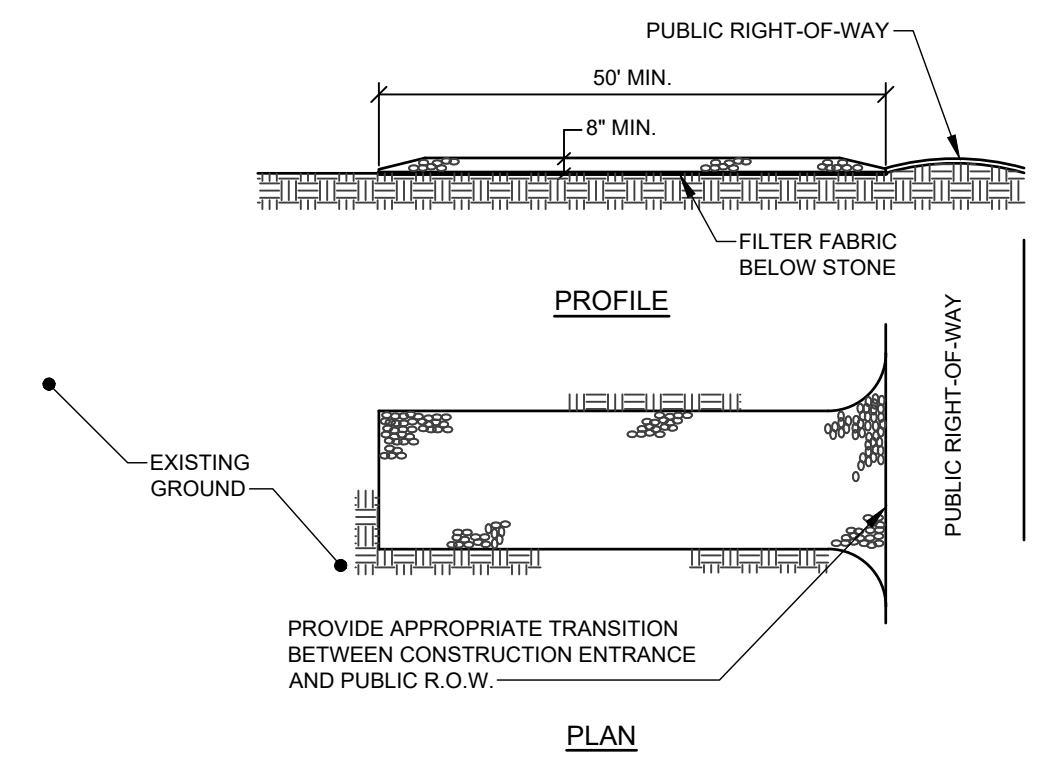
ROOF DRIP EDGE FILTER & FOUNDATION DRAIN DETAIL
NOT TO SCALE



COMPOSITION:
EROSION CONTROL MIX SHALL BE MANUFACTURED ON OR OFF THE PROJECT SITE SUCH THAT ITS COMPOSITION IS IN ACCORDANCE WITH THE MDEP MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL, LAST REVISED 3/2003 OR LATER. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS, WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.

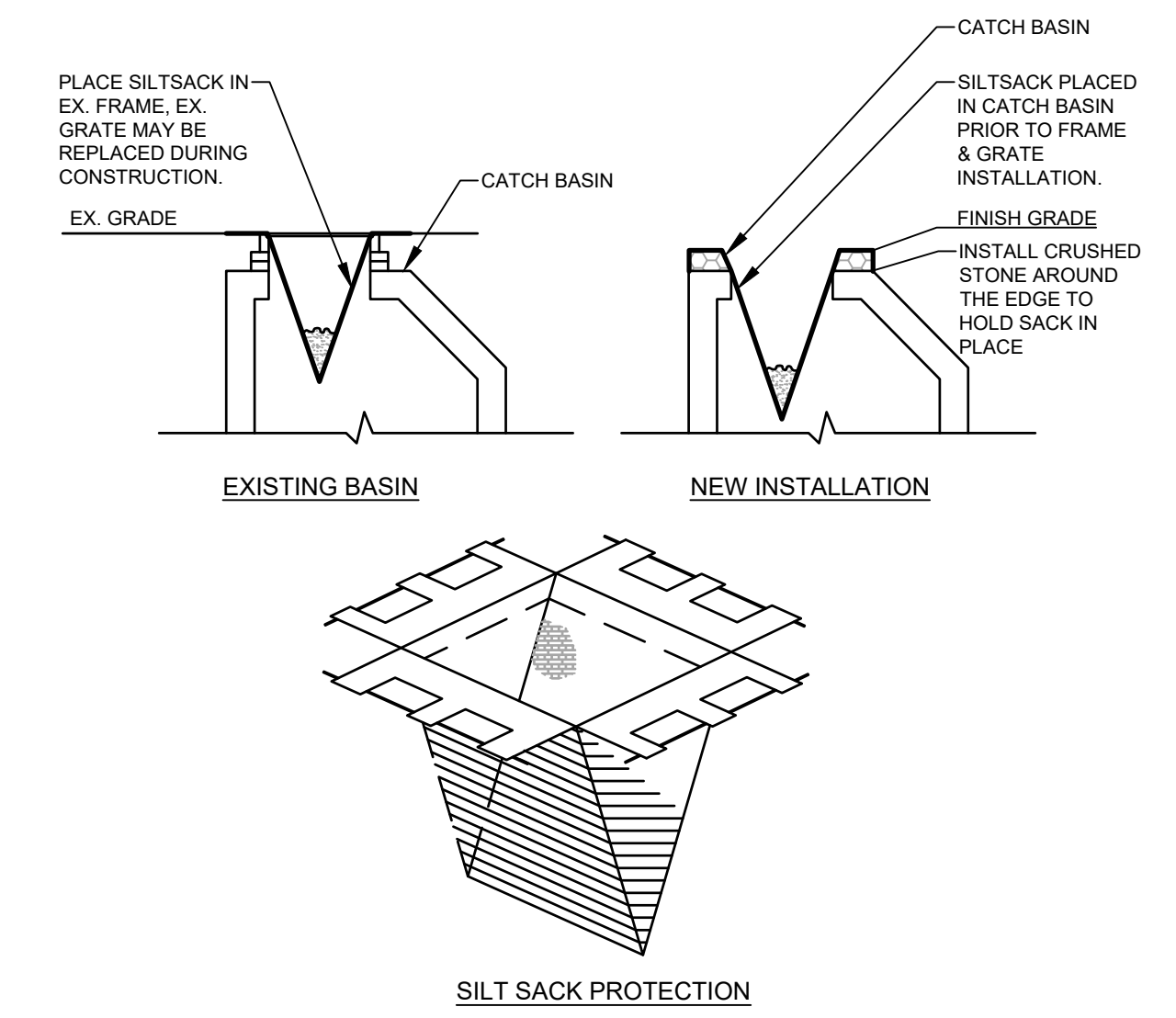
- INSTALLATION:**
1. THE BARRIER MUST BE PLACED ACROSS THE SLOPE, ALONG THE CONTOUR.
 2. EXISTING GROUND SHALL BE PREPARED SUCH THAT THE BARRIER MAY LIE NEARLY FLAT ALONG THE GROUND TO AVOID THE CREATION OF VOIDS AND BRIDGES IN ORDER TO MINIMIZE THE POTENTIAL OF WASH OUTS UNDER THE BARRIER.
 3. THE BARRIER SHALL BE A MINIMUM OF 1 FOOT HIGH (AS MEASURED ON THE UPHILL SIDE) AND 2 FEET WIDE FOR SLOPES LESS THAN 5% IN GRADE AND SHALL BE WIDER TO ACCOMMODATE THE ADDITIONAL RUNOFF.
 4. EROSION CONTROL MIX CAN BE INSTALLED WHERE SILT FENCE IS ILLUSTRATED ON THE DESIGN PLANS IN AREAS EXCEPT IN, BUT NOT LIMITED TO, THE FOLLOWING AREAS: WETLAND AREAS, AT POINTS OF CONCENTRATED FLOW, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS AND CLOSED STORM SYSTEMS AND AT THE BOTTOM OF STEEP SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM.

EROSION CONTROL MIX BERM
NOT TO SCALE



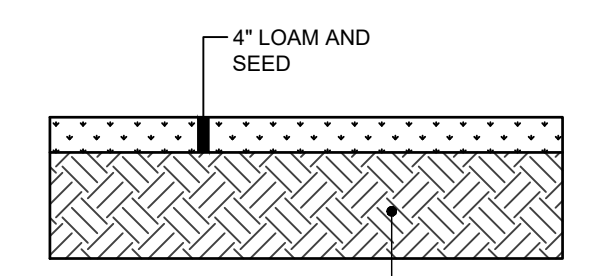
- NOTES:**
1. STONE SIZE- AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE.
 2. LENGTH- AS SHOWN ON PLANS, MIN. 50 FEET.
 3. THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
 4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
 5. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION EXIT
NOT TO SCALE

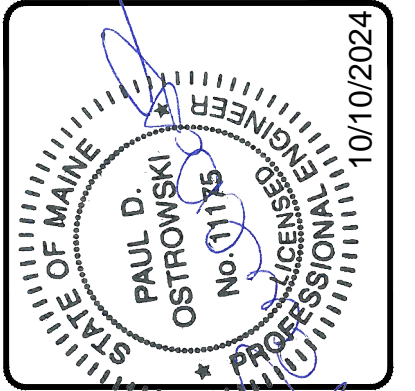


- NOTES:**
- PRIOR TO FINAL GRADING AND PAVING OPERATIONS BEGIN A CATCH BASIN INSERT (SUCH AS A SILT SACK OR A DANDY BAG II) MUST BE INSTALLED IN EACH BASIN PER MANUFACTURERS INSTRUCTIONS. HAY BALES SHOULD BE REMOVED ONCE INSERTS ARE INSTALLED.

CATCH BASIN PROTECTION DETAIL
NOT TO SCALE



LOAM & SEED SECTION
NOT TO SCALE



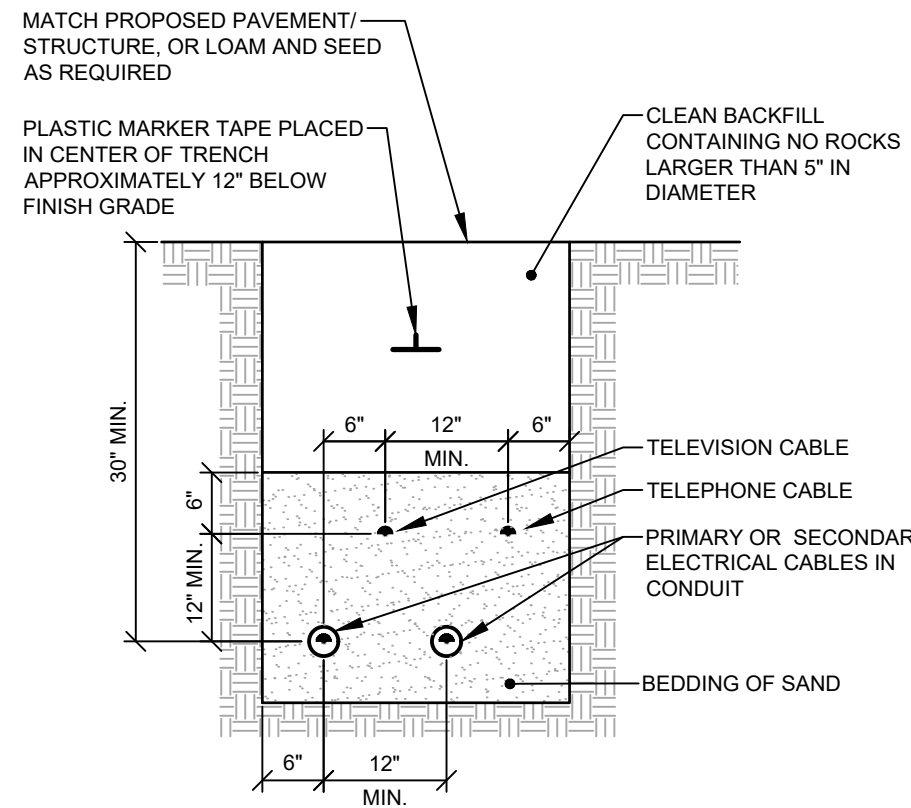
DATE	DESCRIPTION
10/10/2024	PROFESSIONAL ENGINEER
9-18-24	STATUS: SUBMISSION TO TOWN FOR PRELIMINARY SITE/SUBDIVISION
10-10-24	STATUS: SUBMISSION TO TOWN FOR FINAL SITE/SUBDIVISION

SEBAGO TECHNICALS
SERAGOTECHNICALS.COM
75 John Roberts Rd, Suite 4A
South Portland, ME 04106
207-206-2100
South Portland, Bridgton, Sanford and Bath

DETAILS
OF:
WDCJCS SUBDIVISION
55 HIGH STREET
WINDHAM, ME 04092
FOR:
GREAT FALLS CONSTRUCTION & WESTBROOK DEVELOPMENT CORPORATION
20 MECHANIC STREET GORHAM, ME 04038

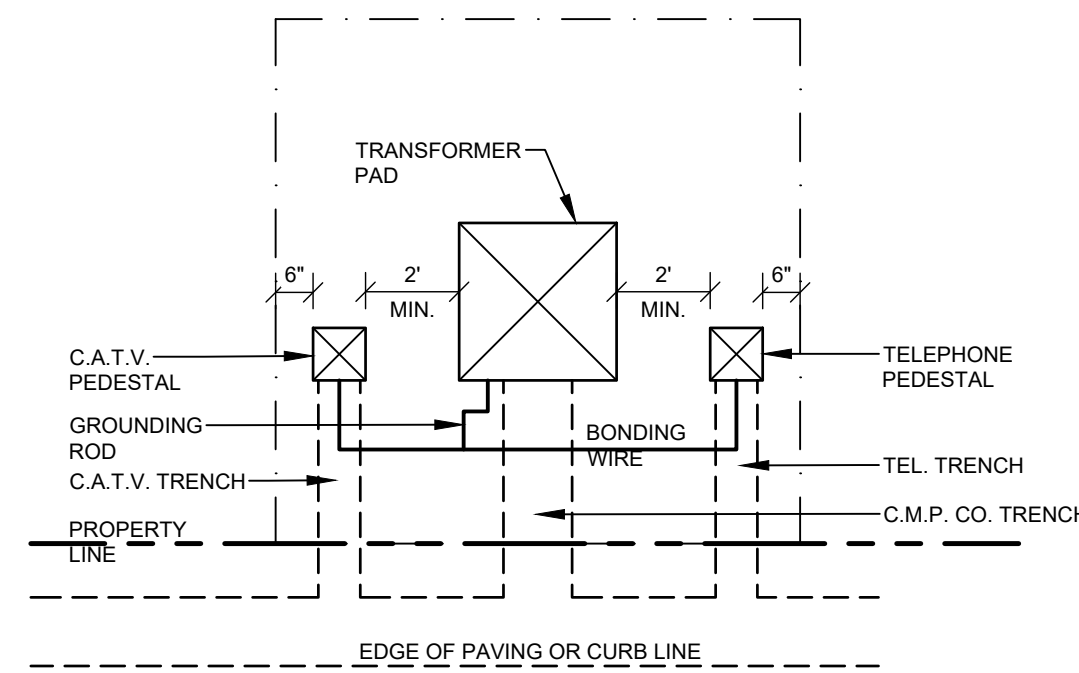
DESIGNED	MRB/KEW
DRAWN	MRS
CHECKED	ABS
DATE	08-26-2024
SCALE	AS NOTED
PROJECT	240577

SHEET C-501



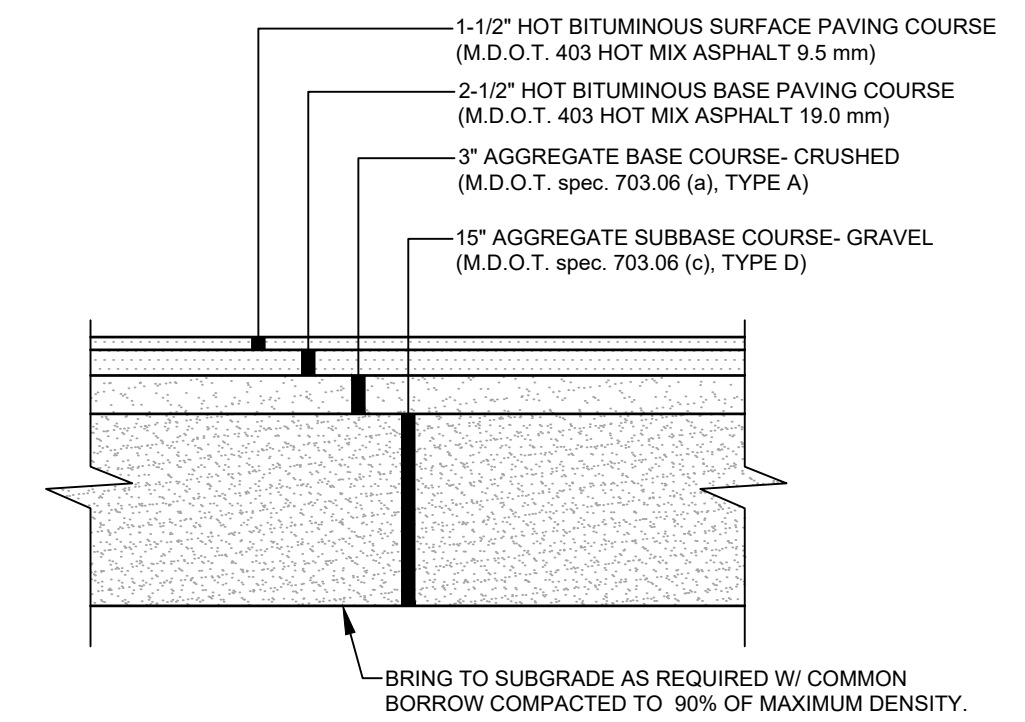
NOTES:
CABLES TO BE ENCASED IN SCHEDULE 40 PVC CONDUIT.

UNDERGROUND CABLE INSTALLATION
NOT TO SCALE



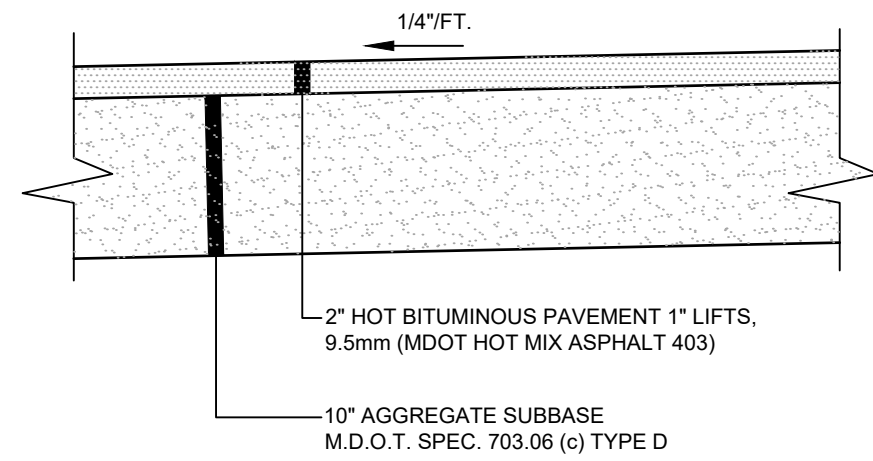
NOTES:
1. TRANSFORMER PAD AND COVER TO BE FIBERGLASS MEETING CENTRAL MAINE POWER SPECIFICATIONS.
2. EASEMENTS TO BE GRANTED TO CMD FOR ACCESS TO TRANSFORMERS.

TRANSFORMER CMP
NOT TO SCALE

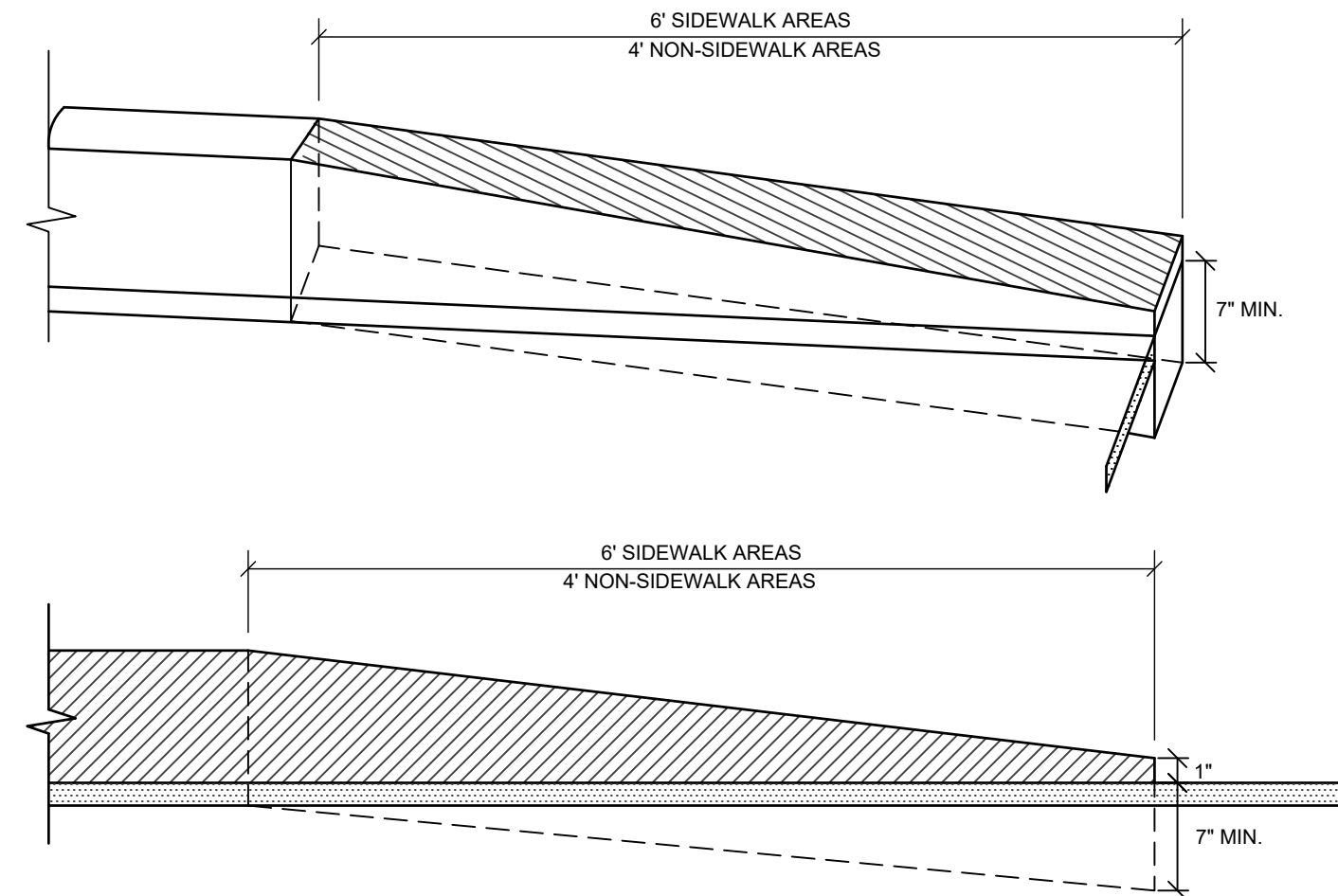


NOTES:
1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

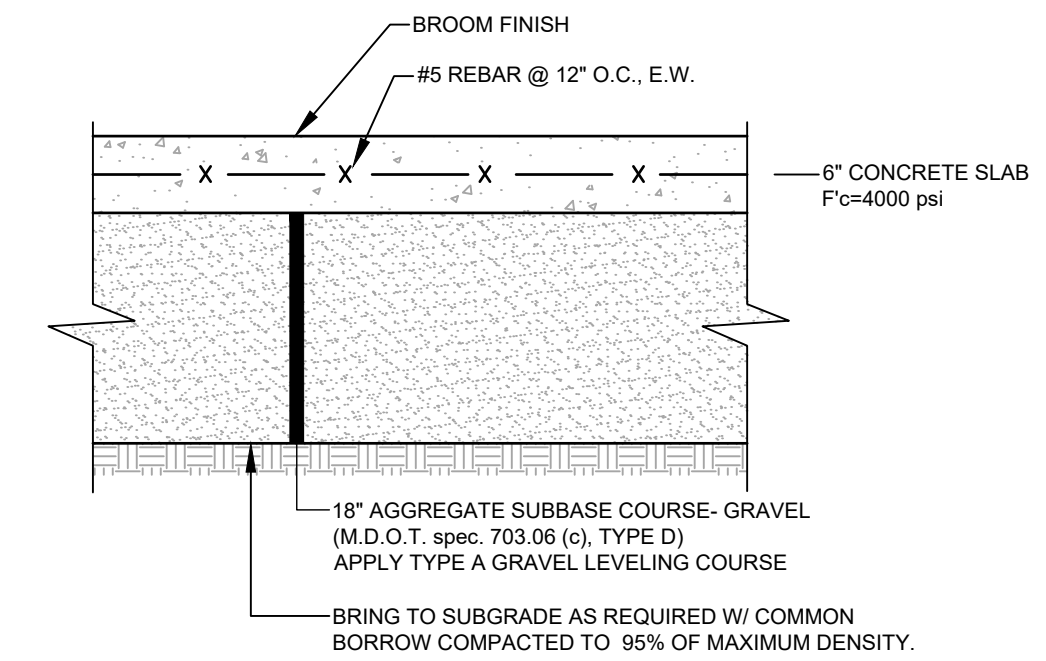
PAVED PARKING LOT SECTION
NOT TO SCALE



BITUMINOUS SIDEWALK
NOT TO SCALE

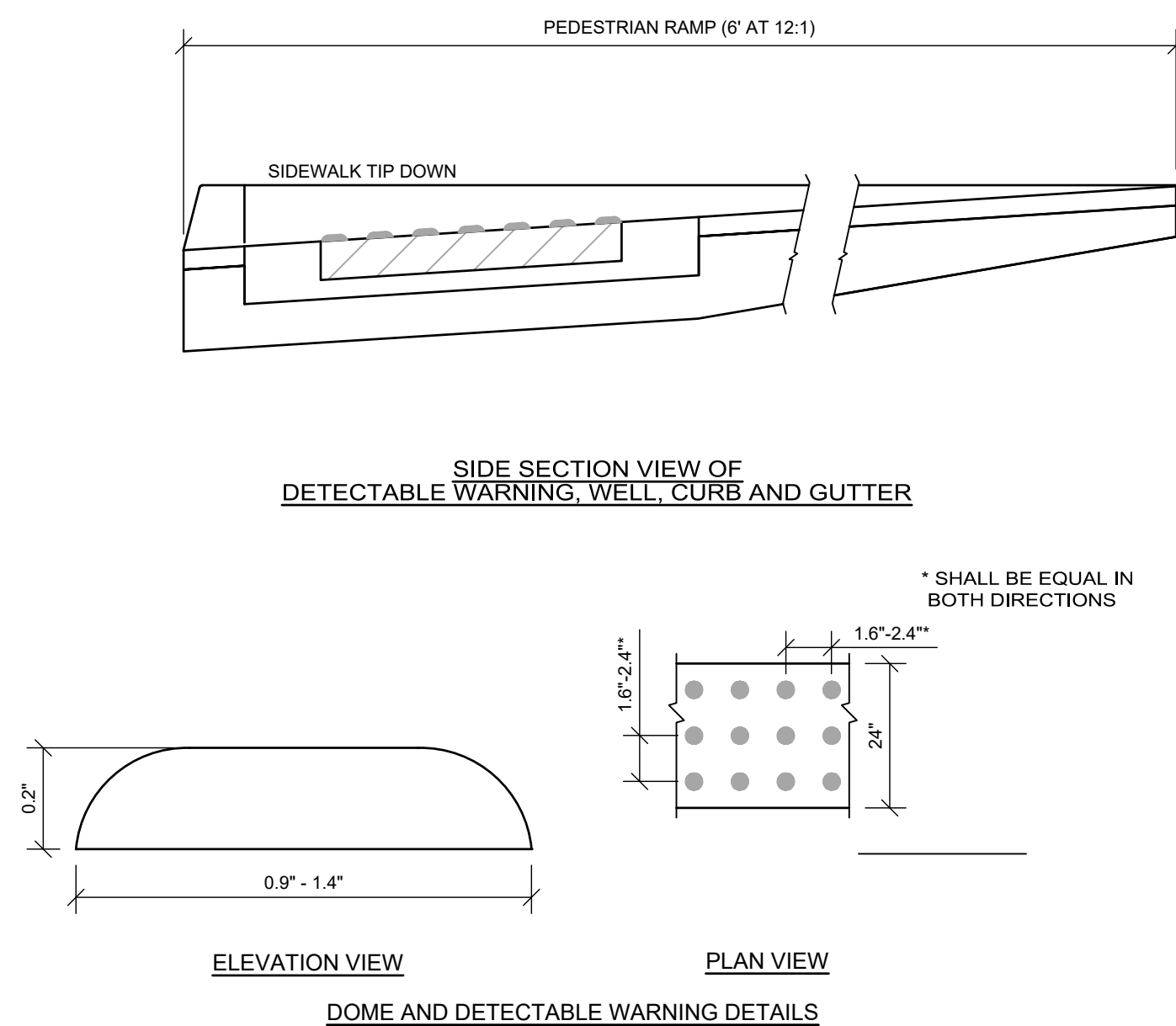


SLIPFORM CONCRETE CURB TIPDOWN, TYPICAL
NOT TO SCALE



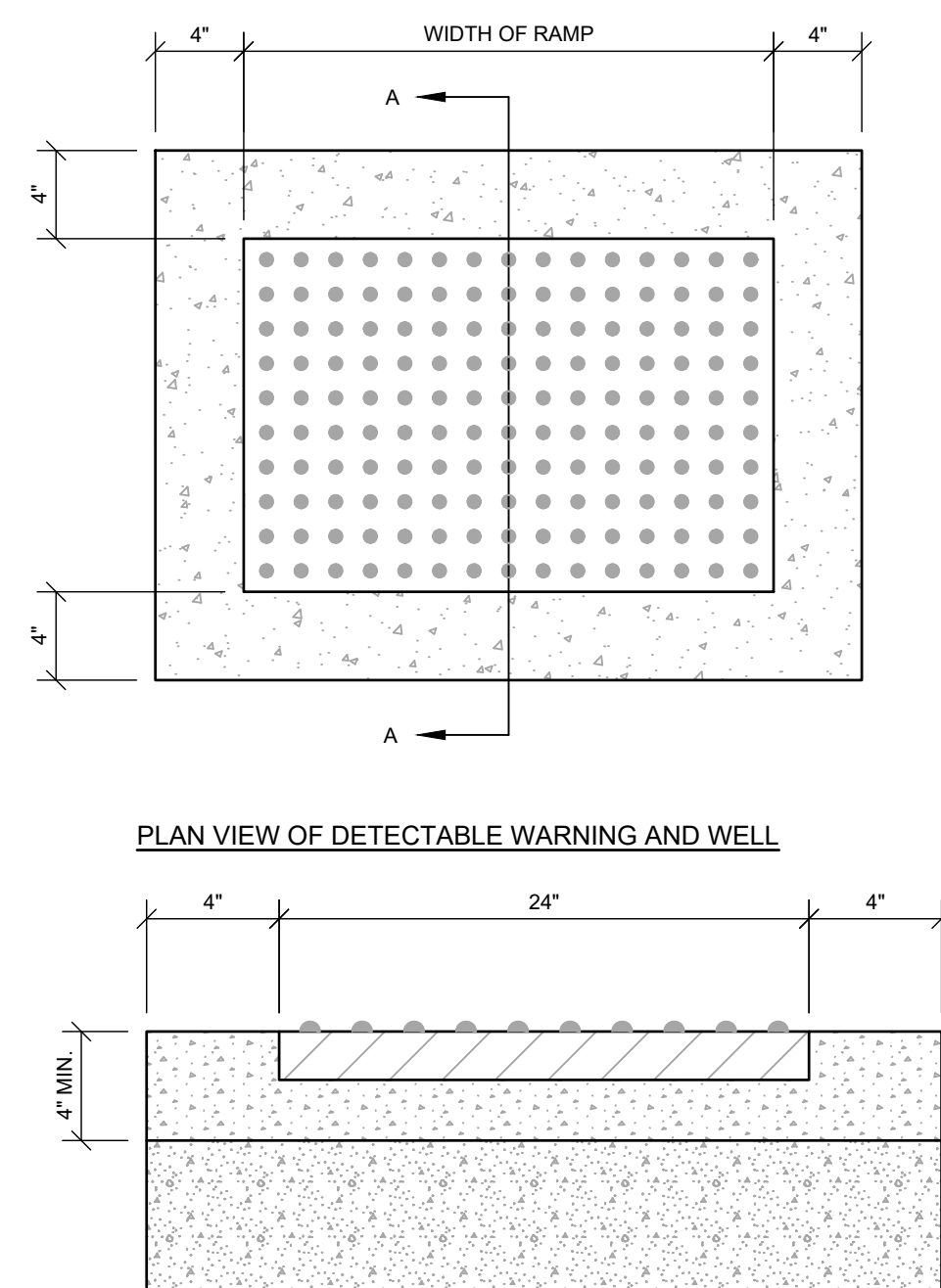
NOTES:
1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.
3. PROOF ROLL SUBGRADE PER GEOTECHNICAL REPORT.

CONCRETE SLAB
NOT TO SCALE

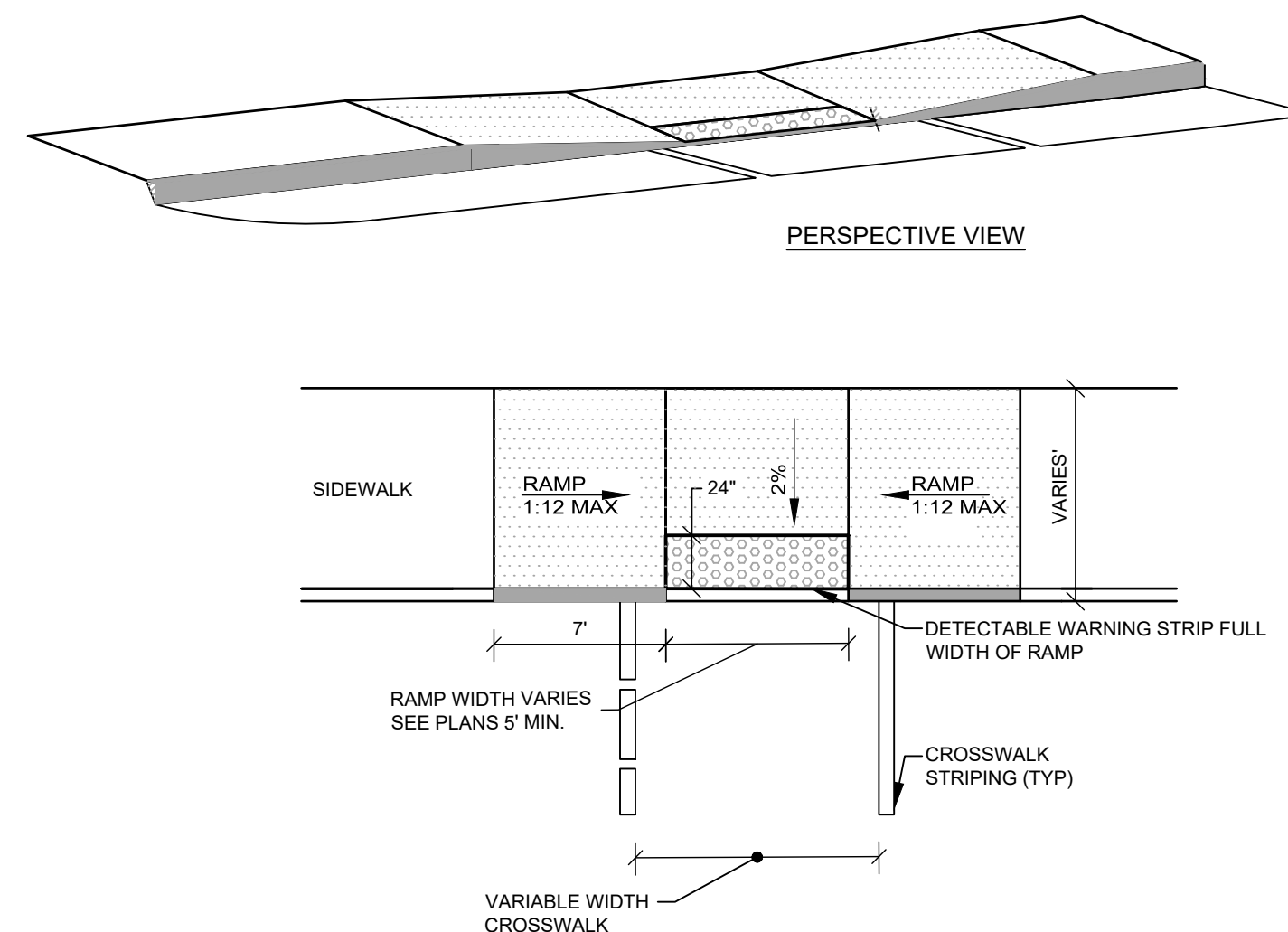


NOTE: ALL DETECTABLE WARNING AREAS SHALL START 6\"/>

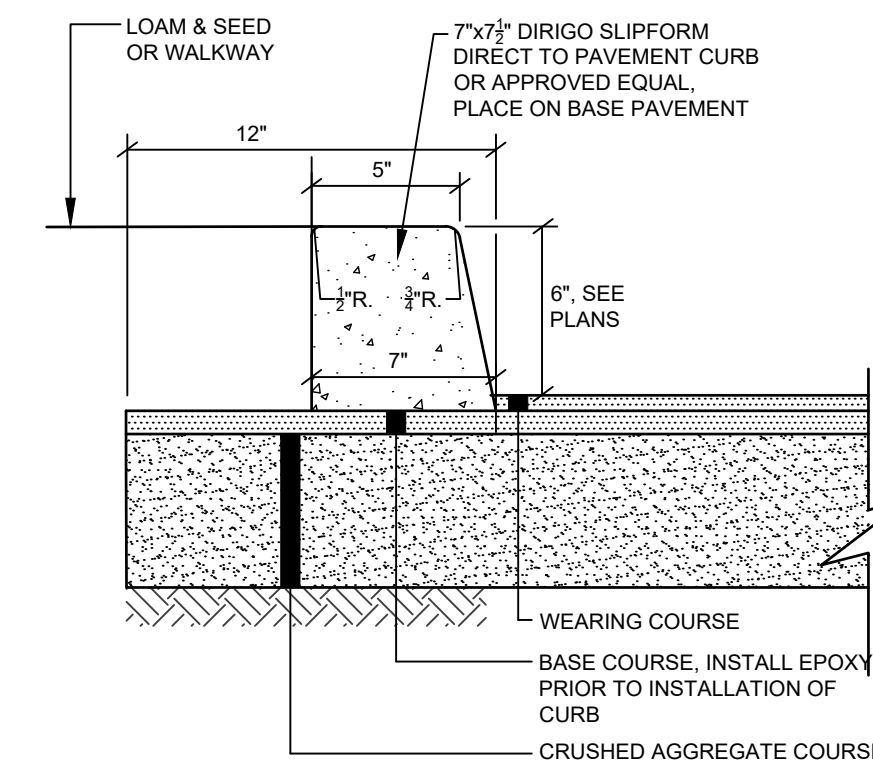
TRUNCATED DOME PAVING
NOT TO SCALE



SECTION A-A

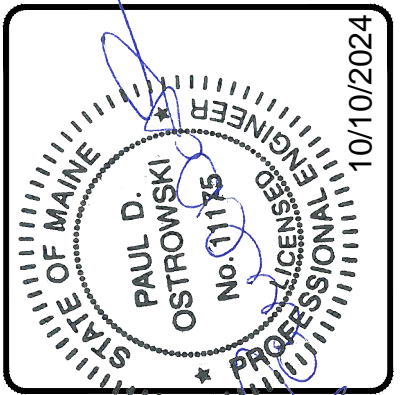


PEDESTRIAN RAMP
NOT TO SCALE



NOTES:
1. SEE TYPICAL ACCESS DRIVE SECTION FOR ROADWAY MATERIAL SPECIFICATIONS AND DEPTHS.
2. 6\"/>

SLIPFORM CURB SECTION
NOT TO SCALE

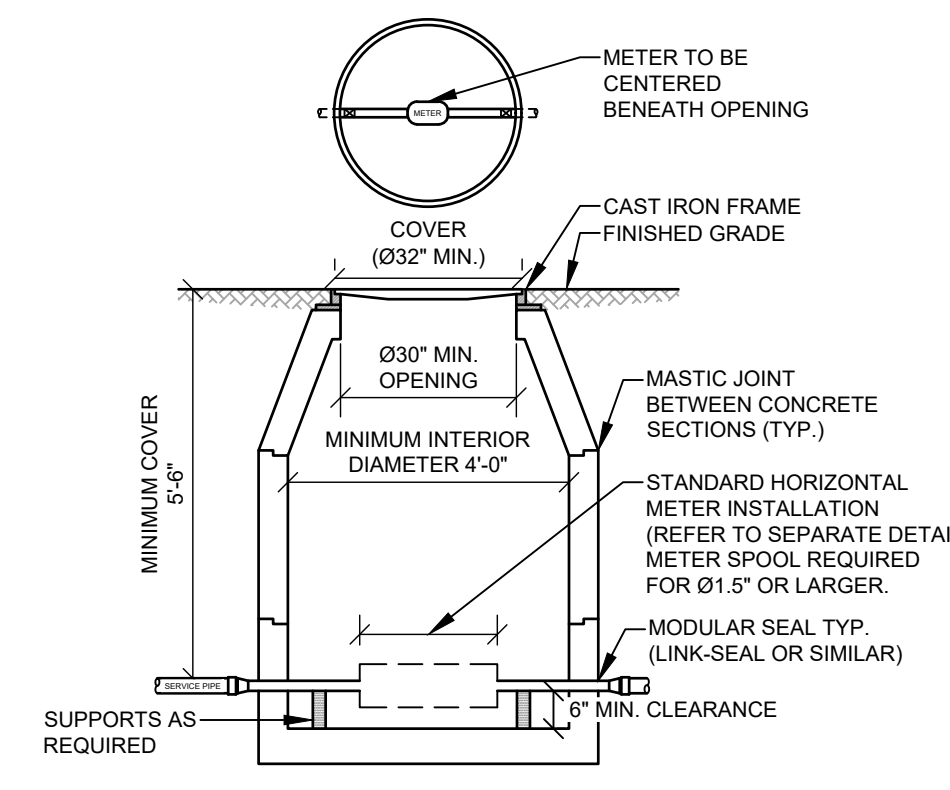
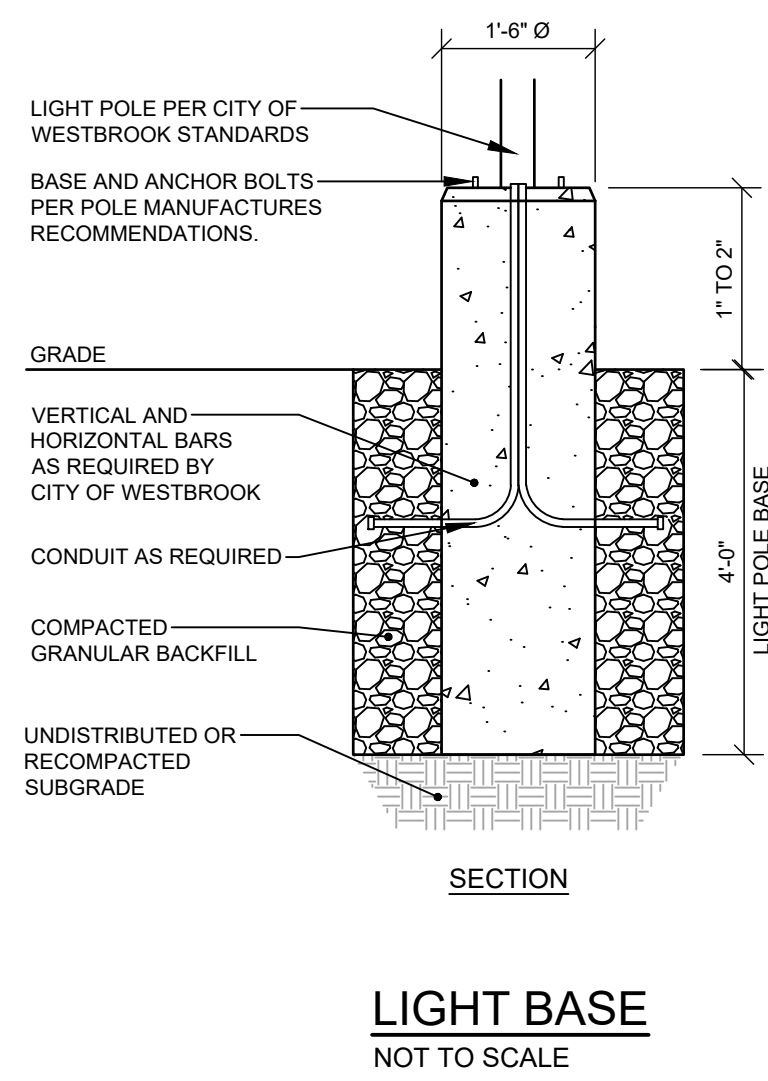
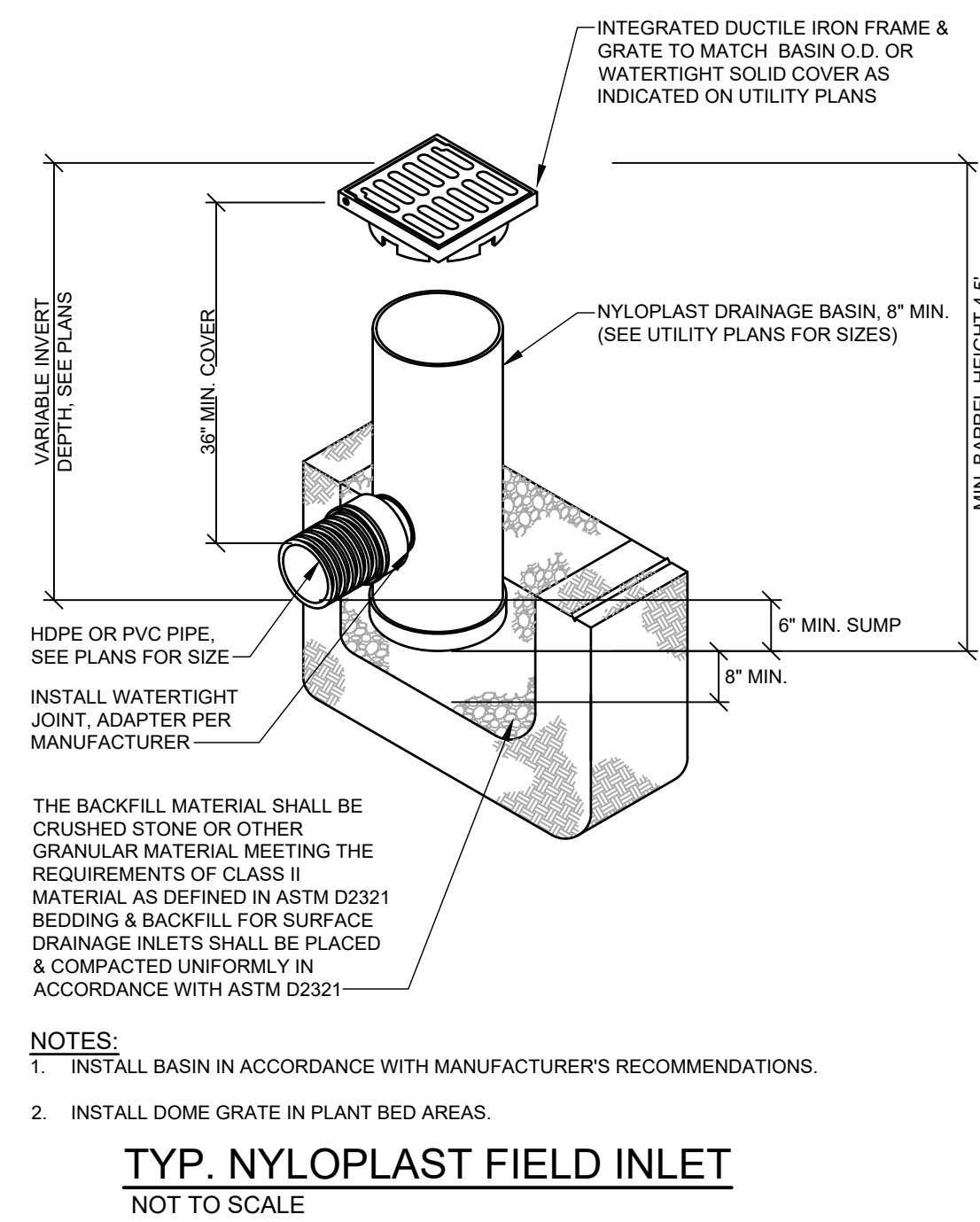
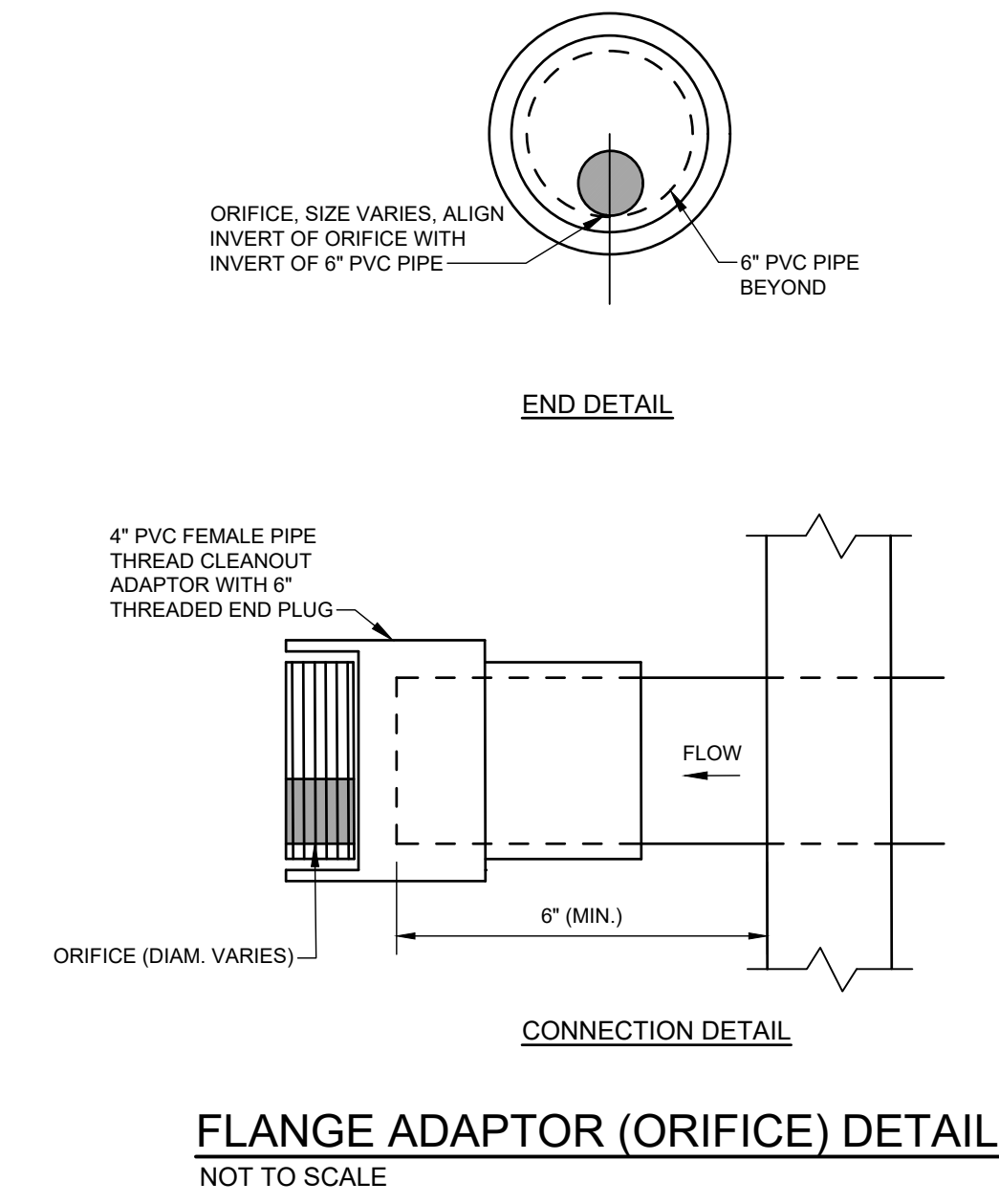
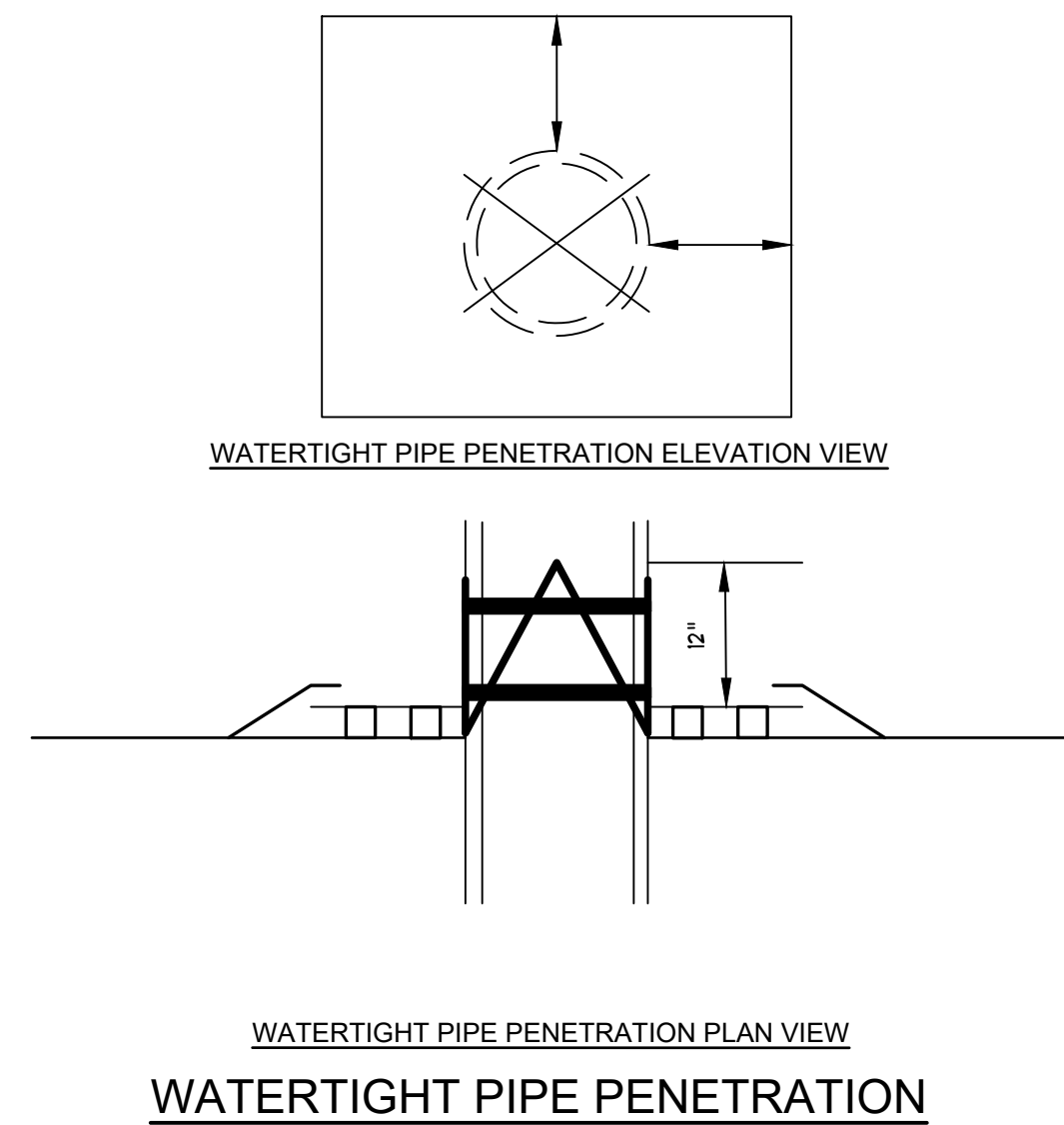
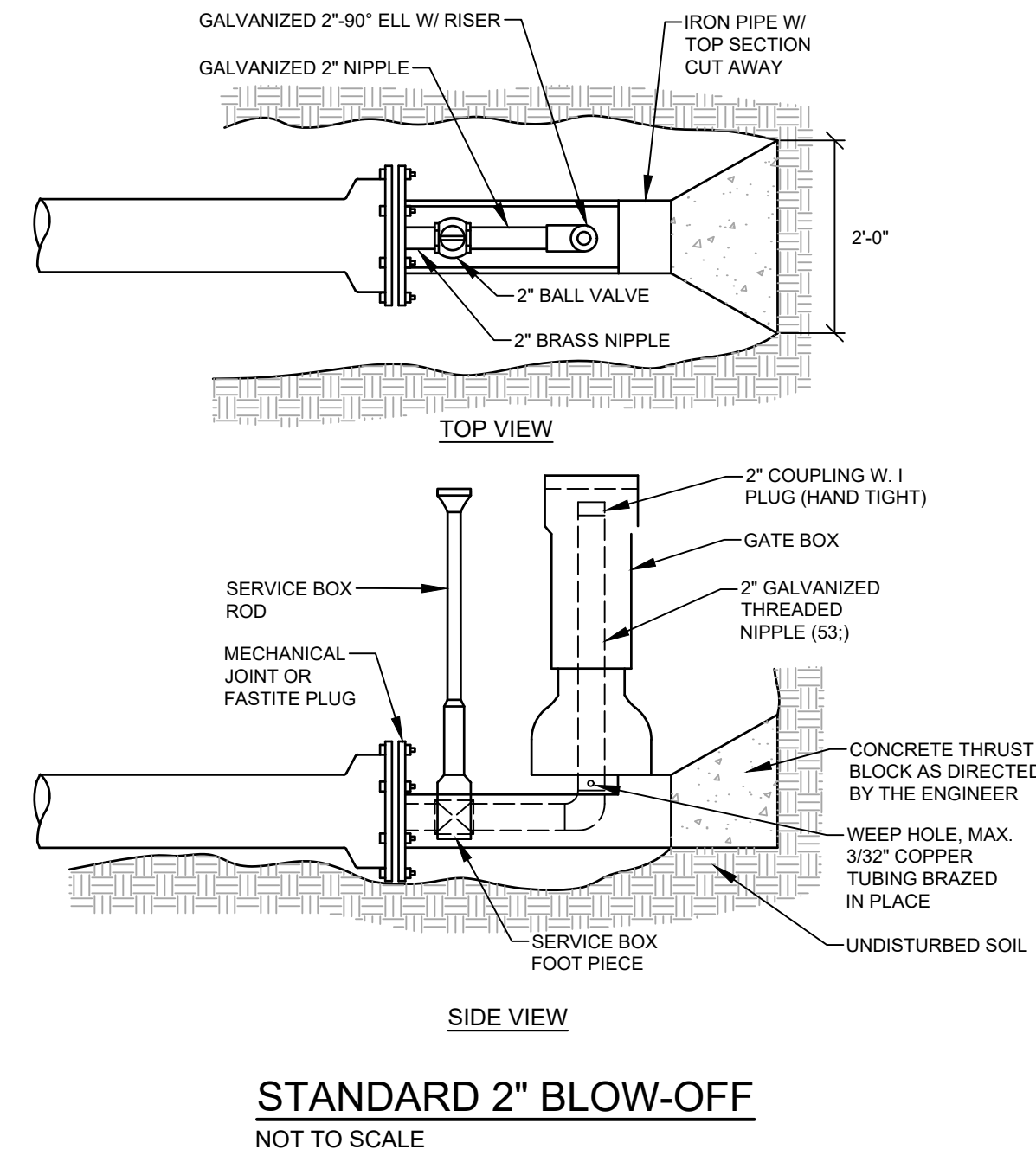


REV.	BY	DATE	STATUS
B	KEW	10-10-24	SUBMISSION TO TOWN FOR FINAL SITE/SUBDIVISION
A	KEW	9-18-24	SUBMISSION TO TOWN FOR PRELIMINARY SITE/SUBDIVISION

SEBAGO TECHNICALS
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75 John Roberts Rd, Suite 4A
South Portland, ME 04106
207-260-2100
South Portland, Bridgton, Sanford and Bath

DETAILS
OF:
WDCJCS SUBDIVISION
55 HIGH STREET
WINDHAM, ME 04092
FOR:
GREAT FALLS CONSTRUCTION & WESTBROOK DEVELOPMENT CORPORATION
20 MECHANIC STREET GORHAM, ME 04038

DESIGNED	MRB/KEW
DRAWN	MRS
CHECKED	ABS
DATE	08-26-2024
SCALE	AS NOTED
PROJECT	240577

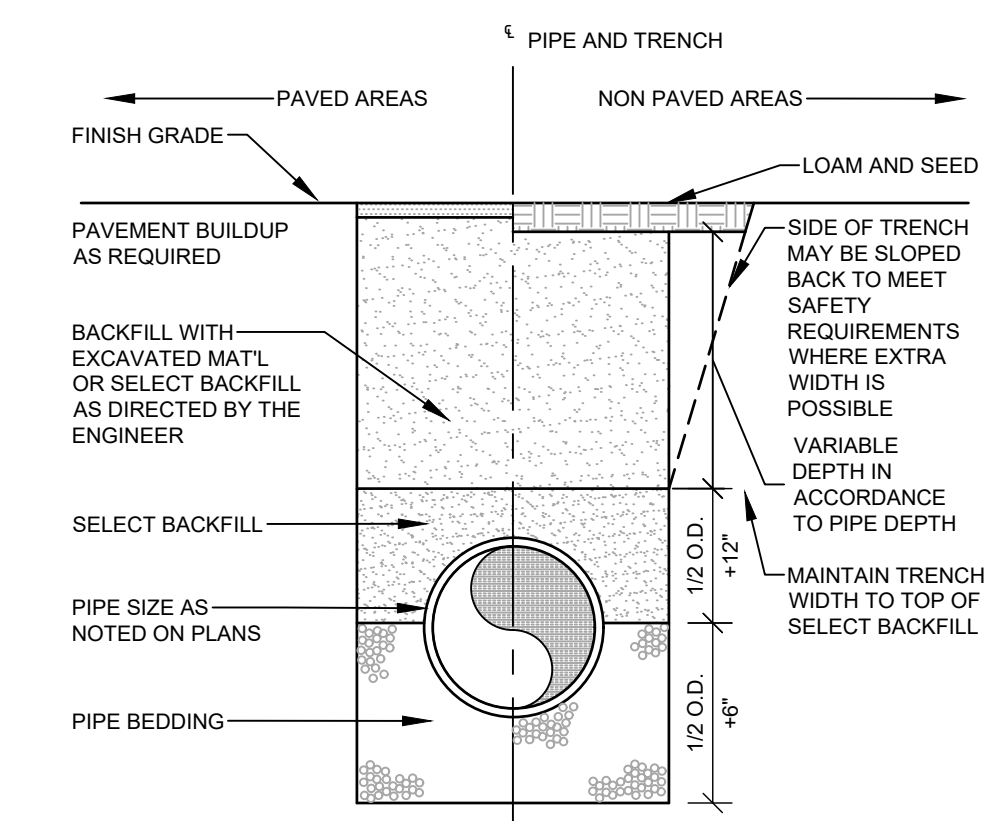


METER PIT AND COVER

- SPECIAL APPROVAL BY PWD IS REQUIRED, PRIOR TO CONSTRUCTION, FOR ALL PROPOSED METER PIT INSTALLATIONS.
- TESTABLE BACKFLOW PREVENTION DEVICES MAY NOT BE INSTALLED WITHIN SMALL METER PITS.
 - METER PIT SHALL BE LOCATED ON PRIVATE PROPERTY BETWEEN 10' AND 20' FROM THE PROPERTY LINE UNLESS OTHERWISE APPROVED BY PWD.
 - THE METER PIT SHALL BE MADE OF PRECAST CONCRETE OF SUFFICIENT SIZE TO PROVIDE 5.5' MINIMUM GROUND COVER FROM FINISHED GRADE TO THE TOP OF THE SERVICE PIPE.
 - ALL SEAMS BETWEEN CONCRETE SECTIONS SHALL BE SEALED WITH MASTIC JOINT. ALL OPENINGS IN THE CONCRETE FOR SERVICE PIPING SHALL BE SEALED WITH A MODULAR SEAL (LINK-SEAL OR SIMILAR).
 - METER PIT INTERIOR MUST BE AT LEAST 48" IN DIAMETER. THE OPENING MUST BE AT LEAST 30" IN DIAMETER, WITH A CAST IRON FRAME. THE COVER SHALL BE CAST IRON OR STEEL, 3/2" MINIMUM IN DIAMETER, AND BE EITHER PERMANENTLY LABELED "WATER" OR HAVE NO LABEL. STEEL PLATE MATERIAL SHALL BE COATED WITH A RUST INHIBITOR PAINT.
 - WALL-MOUNTED LADDER RUNGS ARE NOT TO BE INSTALLED WITHIN METER PIT.
 - ALL PIPING INSIDE AND EXTENDING THROUGH THE METER PIT WILL BE MADE OF COPPER, WITH A MINIMUM OF 6" CLEARANCE FROM THE METER PIT FLOOR. USE BLOCKING AS NEEDED TO SUPPORT THE PIPE.
 - CUSTOMER SHALL ENSURE THE METER PIT AND COVER ARE PROPERLY RATED FOR TRAFFIC FLOW, IF APPLICABLE.

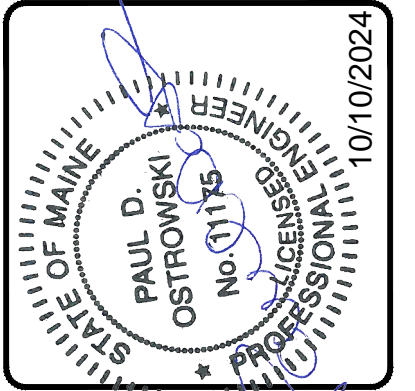
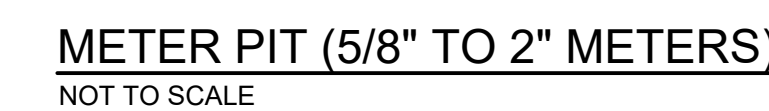
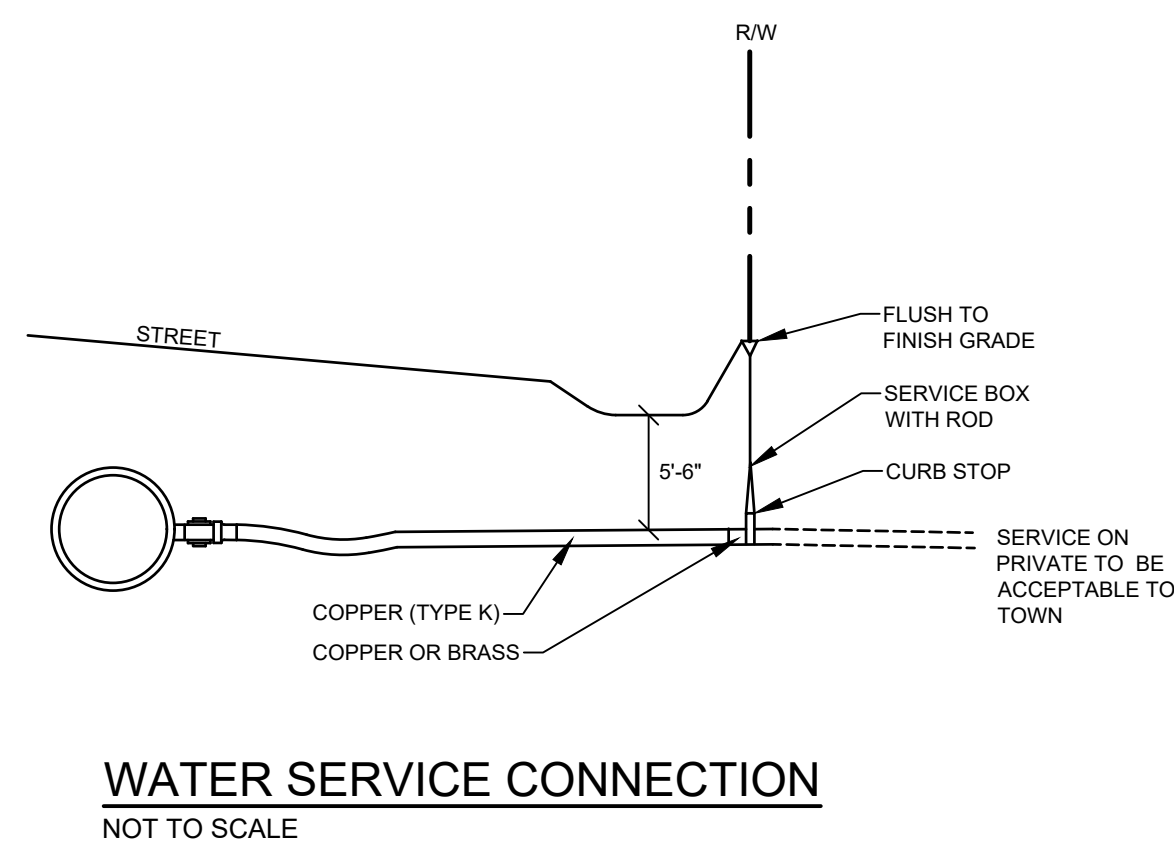
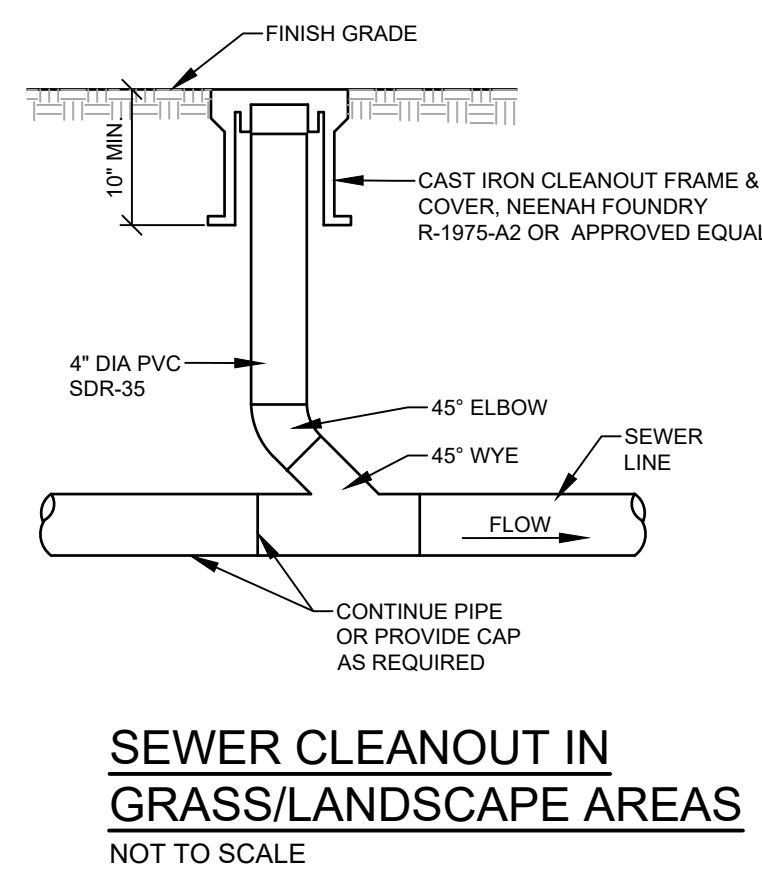
METER INSTALLATION

- ONLY PWD PERSONNEL ARE AUTHORIZED TO INSTALL WATER METERS. PWD PERSONNEL ARE ADDITIONALLY AUTHORIZED TO OPERATE METER VALVES AS NEEDED FOR INSTALLATION AND MAINTENANCE.
- PWD WILL SUPPLY THE WATER METER. ALL OTHER FITTINGS, INCLUDING A METER RESETTER FOR 1" OR SMALLER METERS, SHALL BE SUPPLIED AND INSTALLED BY CUSTOMER.
- FOR 1.5" AND 2" METERS, CUSTOMER WILL INSTALL A FLANGED METER SPOOL PIECE, SUPPLIED BY PWD AT NO ADDITIONAL CHARGE, PRIOR TO METER SET. THE METER SPOOL WILL BE MADE AVAILABLE FOR CUSTOMER PICKUP AT PWD CUSTOMER SERVICE, 225 DOUGLASS STREET, PORTLAND DURING NORMAL BUSINESS HOURS. CUSTOMER WILL INSTALL TWO BALL VALVES AT LEAST 24" APART FOR METER INSTALLATION, ALLOWING FOR THE WATER METER TO BE CENTERED UNDER THE METER PIT OPENING. THE BALL VALVES SHALL BE SOLDERED IN PLACE.



PIPE TYPE	PIPE BEDDING MATERIAL	SELECT BACKFILL
CORRUGATED METAL DUCTILE IRON REINFORCED CONCRETE	MDOT 703.22 TYPE B UD BACKFILL	MDOT 703.22 TYPE B UD BACKFILL
PVC-SDR 35 HDPE	MDOT 703.13 3/4" CRUSHED STONE	MDOT 703.22 TYPE B UD BACKFILL, OR MDOT 703.13 3/4" CRUSHED STONE
PERFORATED PVC-SDR 35 HDPE	MDOT 703.13 3/4" CRUSHED STONE	MDOT 703.22 TYPE B UD BACKFILL, OR MDOT 703.13 3/4" CRUSHED STONE

NOTE: ALL BRACING AND SHEETING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL MEET ALL STATE AND O.S.H.A. SAFETY STANDARDS.



REVISION	DATE	STATUS	DESCRIPTION
B	10-10-24	SUBMISSION TO TOWN FOR FINAL SITE/SUBDIVISION	
A	9-18-24	SUBMISSION TO TOWN FOR PRELIMINARY SITE/SUBDIVISION	
REV. BY:	DATE:	STATUS:	

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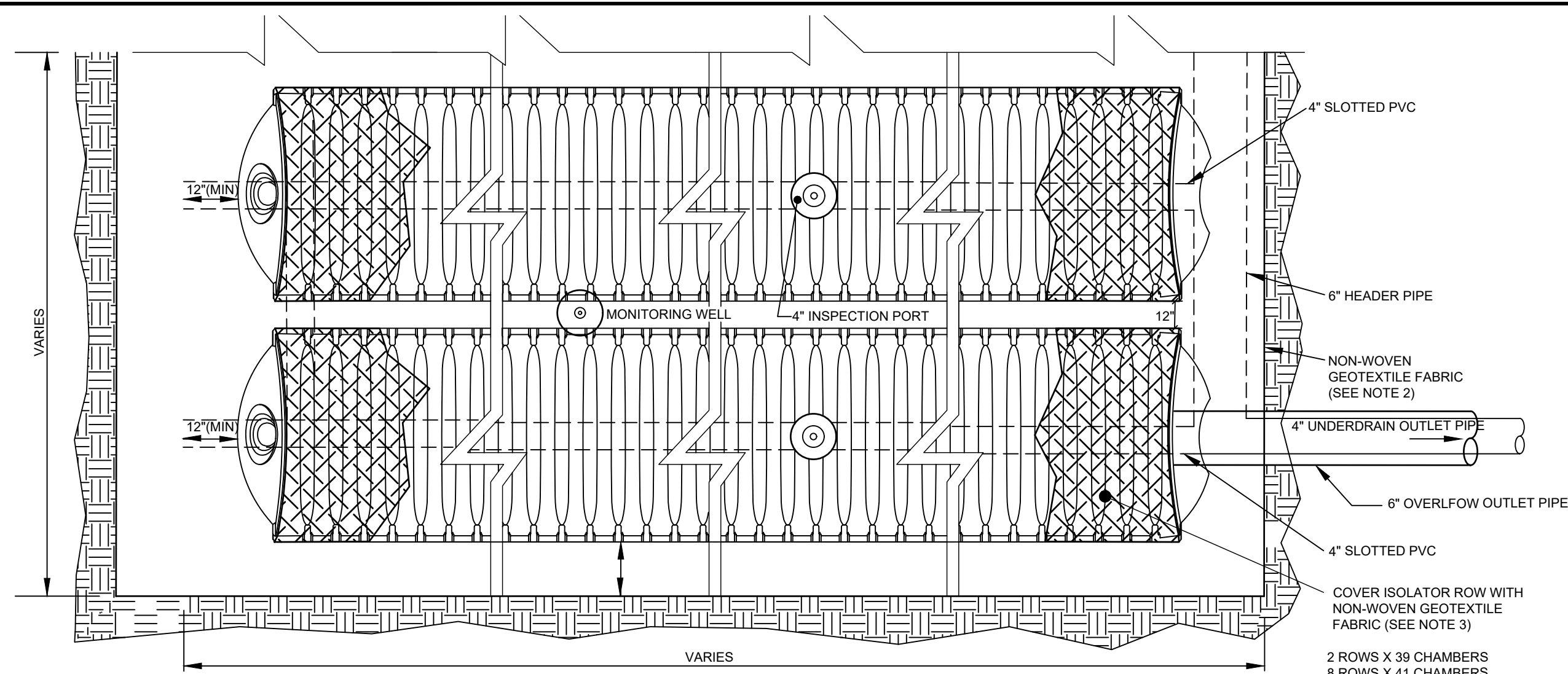
SEBAGO TECHNICS
75 John Roberts Rd, Suite 4A
South Portland, ME 04106
207-262-2100

DETAILS
OF:
WDCJCS SUBDIVISION
55 HIGH STREET
WINDHAM, ME 04092

FOR:
GREAT FALLS CONSTRUCTION & WESTBROOK DEVELOPMENT CORPORATION
20 MECHANIC STREET GORHAM, ME 04038

DESIGNED	MRB/KEW
DRAWN	MRS
CHECKED	ABS
DATE	08-26-2024
SCALE	AS NOTED
PROJECT	240577

SHEET C-503



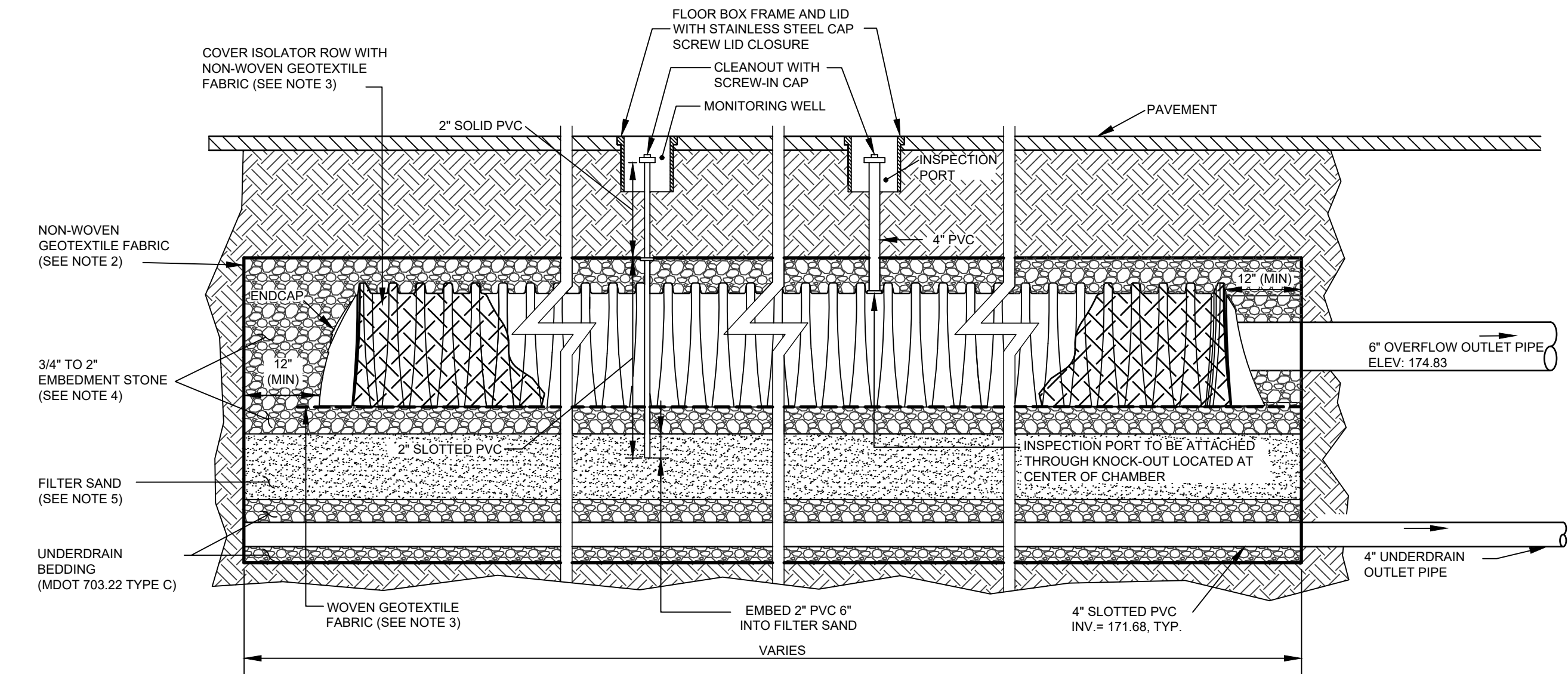
SUBSURFACE SAND FILTER PLAN VIEW

- SUBSURFACE SAND FILTER NOTES:**
1. THE STORMWATER CHAMBER SHALL BE A STORMTECH SC-310 OR EQUIVALENT SUBSURFACE STORAGE CHAMBER APPROVED BY THE ENGINEER.
 2. THE ENTIRE SUBSURFACE SYSTEM, INCLUDING THE CRUSHED STONE STORAGE VOLUME, THE FILTER MEDIA AND UNDERDRAIN MATERIALS, SHALL BE WRAPPED IN A NON-WOVEN GEOTEXTILE FABRIC (MIRAFI 160N OR EQUIVALENT).
 3. TWO STRIPS OF WOVEN GEOTEXTILE (MIRAFI FW 404) SHALL BE INSTALLED BETWEEN THE BOTTOM OF THE ISOLATOR ROW CHAMBER AND ITS STONE FOUNDATION. THIS FABRIC TRAPS SEDIMENTS AND PROTECTS THE UNDERLYING CRUSHED STONE. A SECOND STRIP OF NON-WOVEN AASHTO M288 CLASS 2 GEOTEXTILE (MIRAFI 160N OR EQUIVALENT) SHALL BE DRAPED OVER THE ENTIRE LENGTH OF THE CHAMBERS. THIS FABRIC WILL ALSO TRAP SEDIMENTS AND PROVIDE SEPARATION BETWEEN THE CHAMBERS AND SURROUNDING STONE.
 4. THE EMBEDMENT STONE SURROUNDING THE CHAMBERS SHALL BE A WASHED, ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN 3/4 INCH AND 2 INCH. THE BOTTOM 6 INCH LAYER OF STONE THAT ACTS AS THE FOUNDATION BELOW THE CHAMBERS SHALL BE COMPACTED TO ACHIEVE A 95% STANDARD PROCTOR DENSITY.
 5. THE SAND FILTER MATERIAL SHALL BE A UNIFORM MIX, FREE OF STONES LARGER THAN 2 INCHES, STUMPS, ROOTS, OR OTHER SIMILAR OBJECTS. THE MATERIAL SHALL MEET THE SPECIFICATIONS FOR MDOT AGGREGATE SAND (MDOT #703.01). HOWEVER, THIS AGGREGATE SAND SHALL BE MIXED WITH LOAM TO ACHIEVE A MATERIAL WITH BETWEEN 8% AND 10% PASSING THE #200 SIEVE. THE LOAM USED IN THIS MIXTURE SHALL HAVE LESS THAN 2% CLAY CONTENT. THIS 18 INCH LAYER OF SAND FILTRATION MEDIA SHALL BE PLACED TO ACHIEVE A LEVEL OF COMPACTION BETWEEN 92% AND 95% STANDARD PROCTOR DENSITY.
 6. THE CONTRACTOR SHALL PERFORM PERMEABILITY TESTS FOR THE SAND FILTER MATERIAL TO ENSURE A STORMWATER RELEASE TIME RANGING BETWEEN 24 AND 48 HOURS.
 7. REFER TO OCS-1 DETAIL FOR WEIR PANEL CONFIGURATION

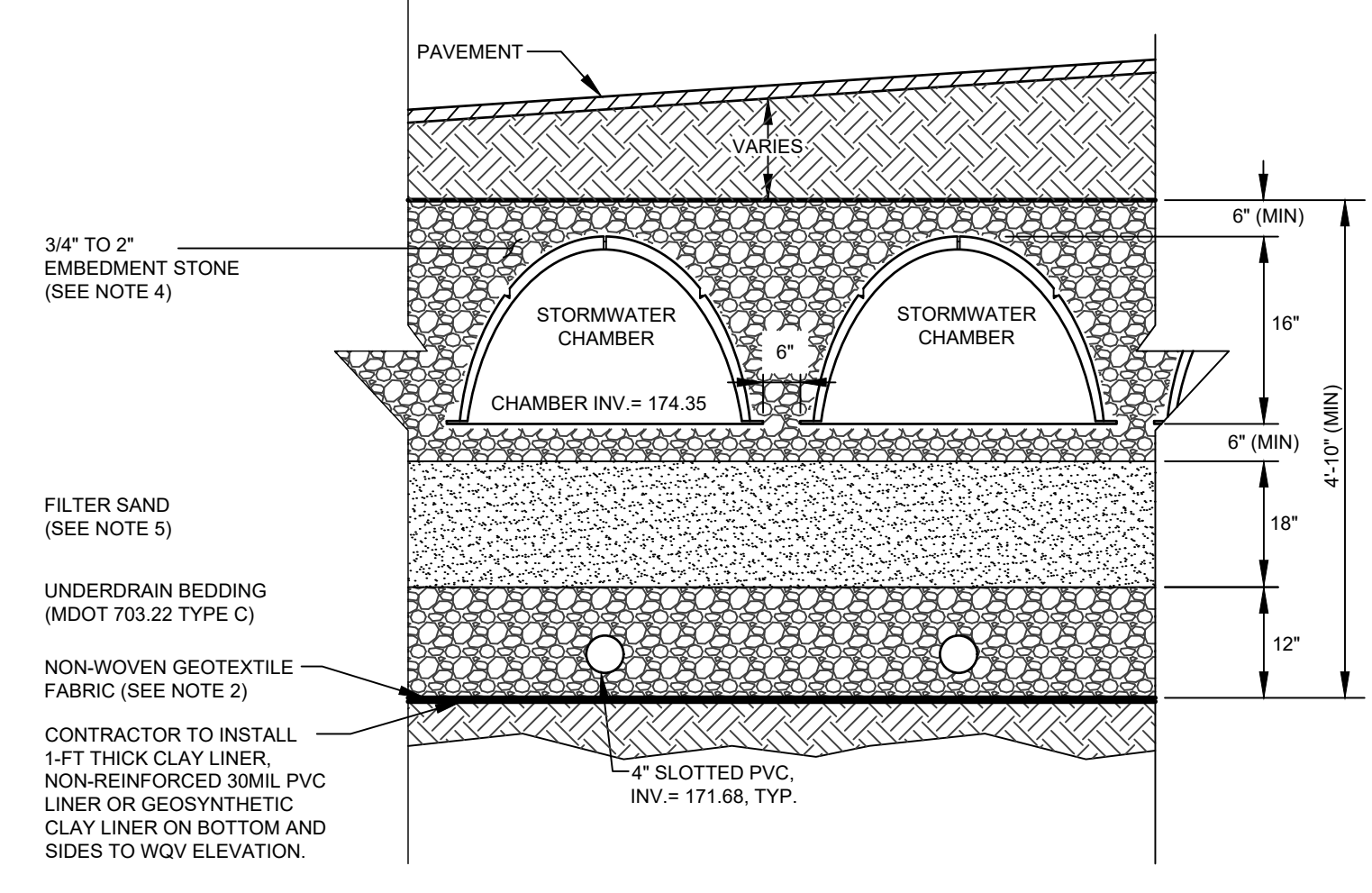
- CONSTRUCTION OVERSIGHT NOTES FOR SUBSURFACE SAND FILTER:**
1. INSPECTIONS BY A PROFESSIONAL ENGINEER SHALL CONSIST OF WEEKLY VISITS TO THE SITE TO INSPECT THE CONSTRUCTION AND STABILIZATION OF THE PROPOSED SUBSURFACE CHAMBERS AND ITS FILTER COURSE MATERIAL TO BE BUILT ON THE SITE. INSPECTIONS SHALL CONSIST OF AN APPROPRIATE NUMBER OF VISITS TO THE SITE TO INSPECT THE INSTALLATION OF THE SUBGRADE, FILTER BED MATERIAL, PLACEMENT, INSTALLATION OF EMBEDMENT STONE, ISOLATOR ROW AND CHAMBER, SURROUNDING STONE, FABRIC PLACEMENT AND STORMWATER OVERFLOW BYPASS CONSTRUCTION FROM INITIAL GROUND DISTURBANCE TO BACKFILL OVER CHAMBERS.
 2. CONTRACTOR TO ENSURE THE ISOLATOR ROWS ARE INSTALLED UNDER THE SUPERVISION OF THE MANUFACTURER'S REPRESENTATIVE.

SUBSURFACE SAND FILTER TABLE

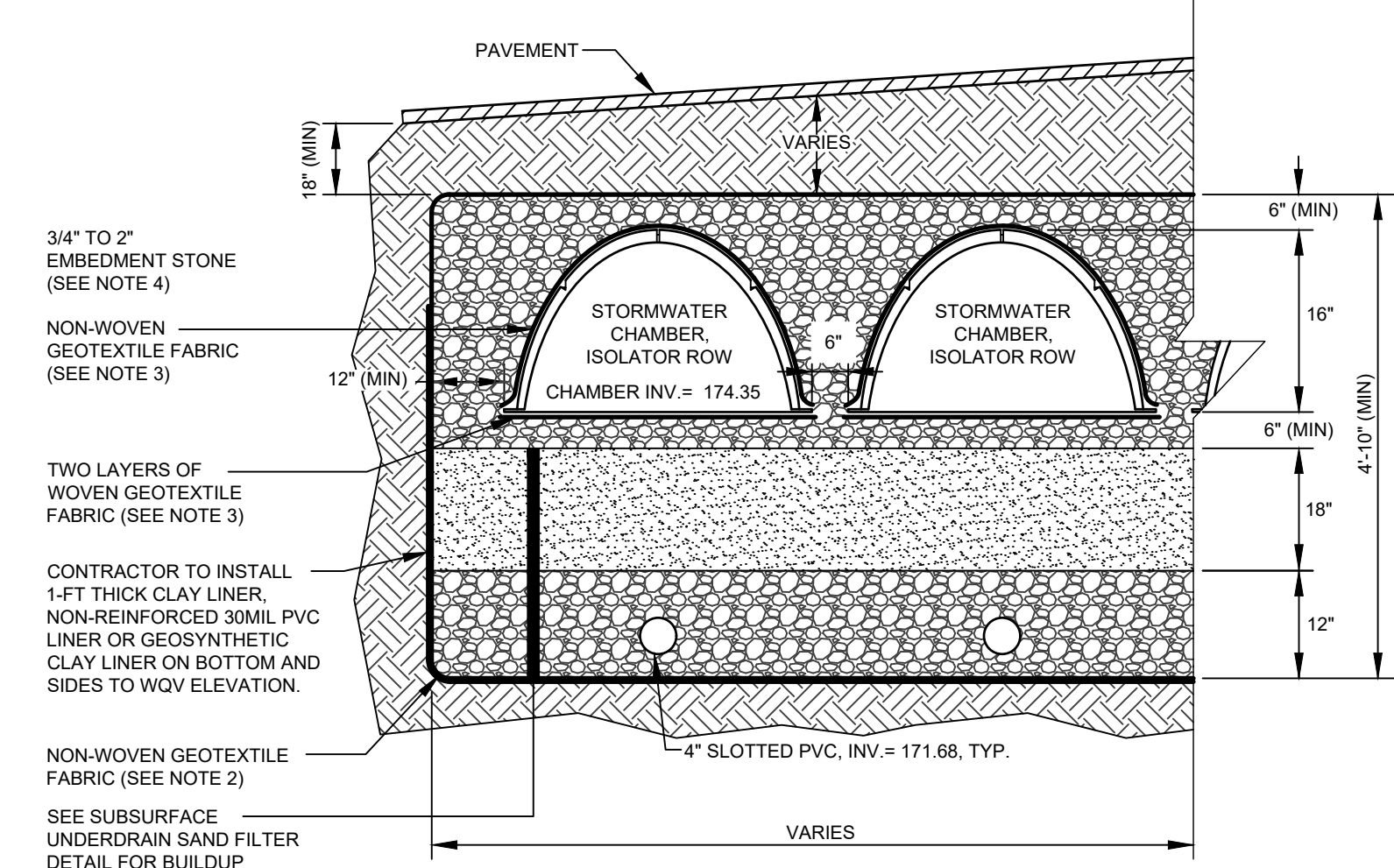
	SUBSURFACE SAND FILTER (SSF-1)
CHAMBER INV.	174.35
CHAMBER OUTLET PIPE INV.	174.83
UNDERDRAIN INV.	171.68
WQV ELEV.	174.80



SUBSURFACE SAND FILTER ELEVATION VIEW

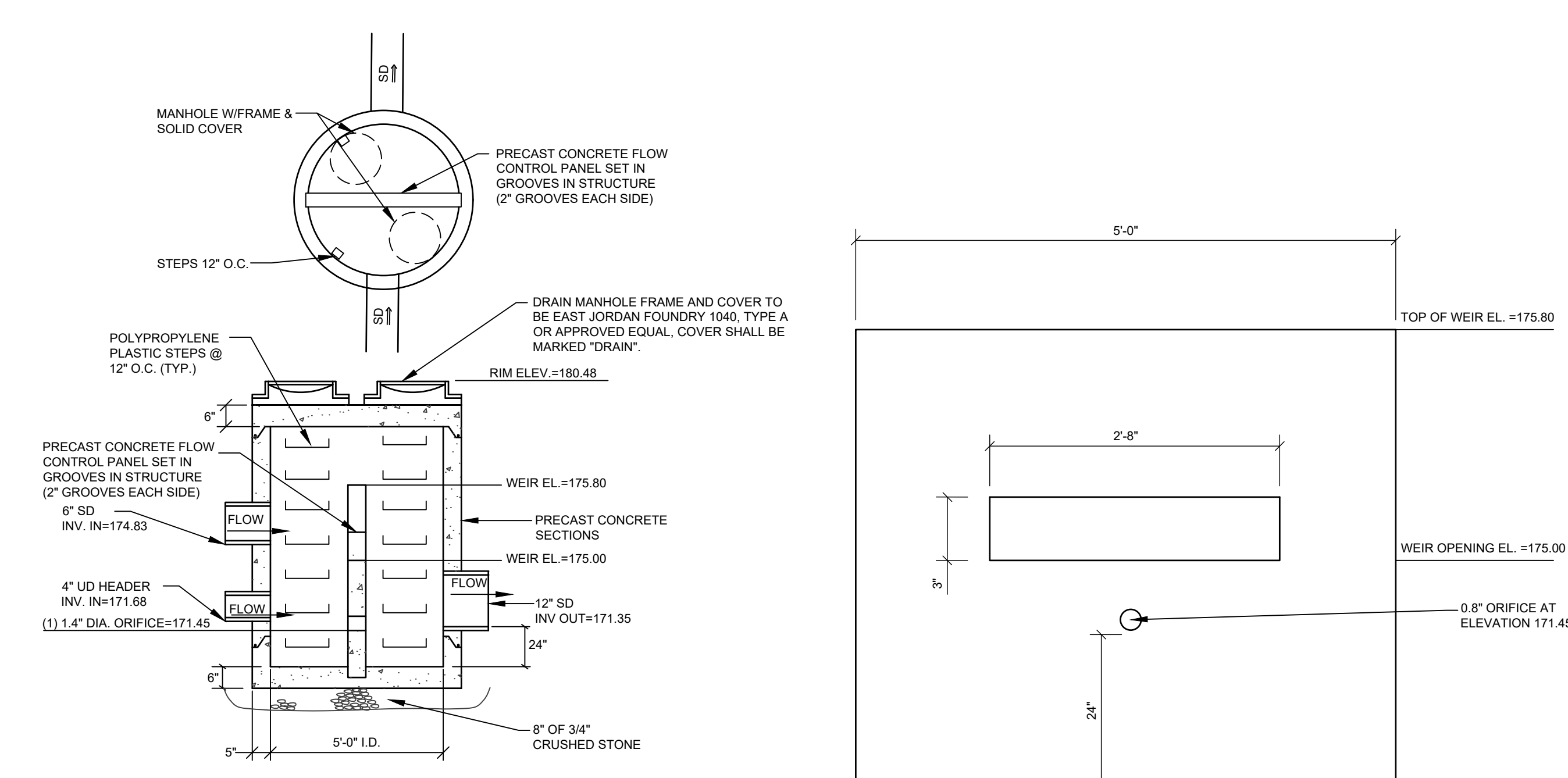


SUBSURFACE SAND FILTER SECTION

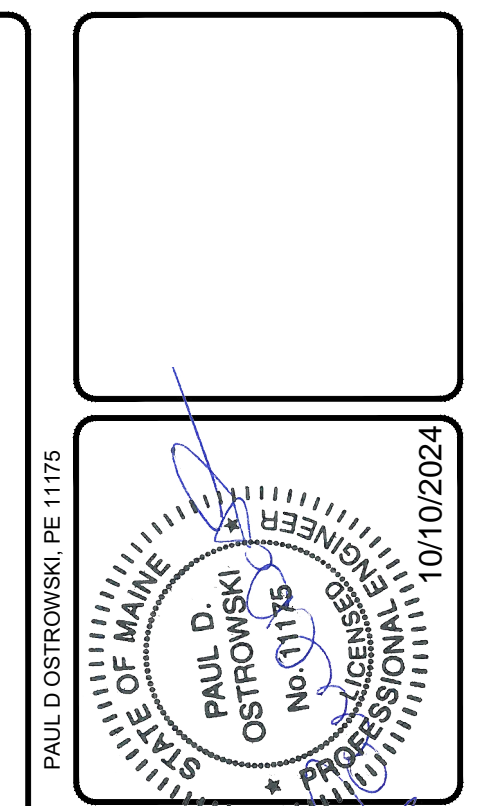


SUBSURFACE UNDERDRAINED SAND FILTER ISOLATOR ROW NOT TO SCALE

SUBSURFACE SAND FILTER NOT TO SCALE



OUTLET CONTROL STRUCTURE (OCS-1) NOT TO SCALE



DATE	10-10-24	SUBMISSION TO TOWN FOR FINAL SITE/SUBDIVISION
REV. BY	9-18-24	SUBMISSION TO TOWN FOR PRELIMINARY SITE/SUBDIVISION
DATE		STATUS

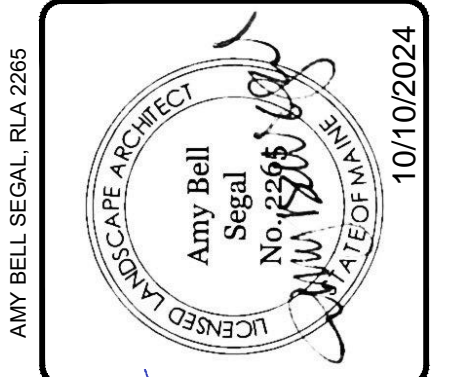
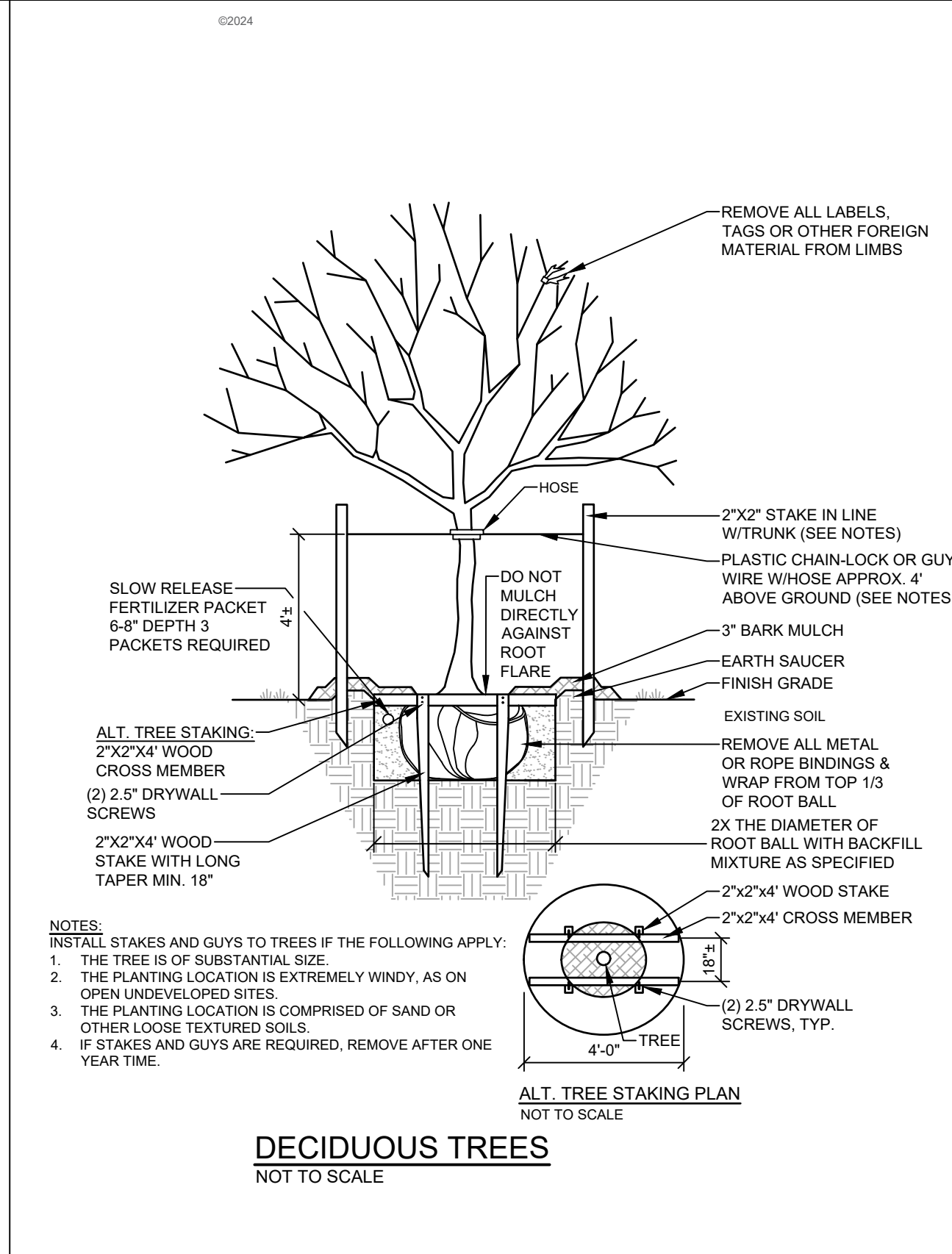
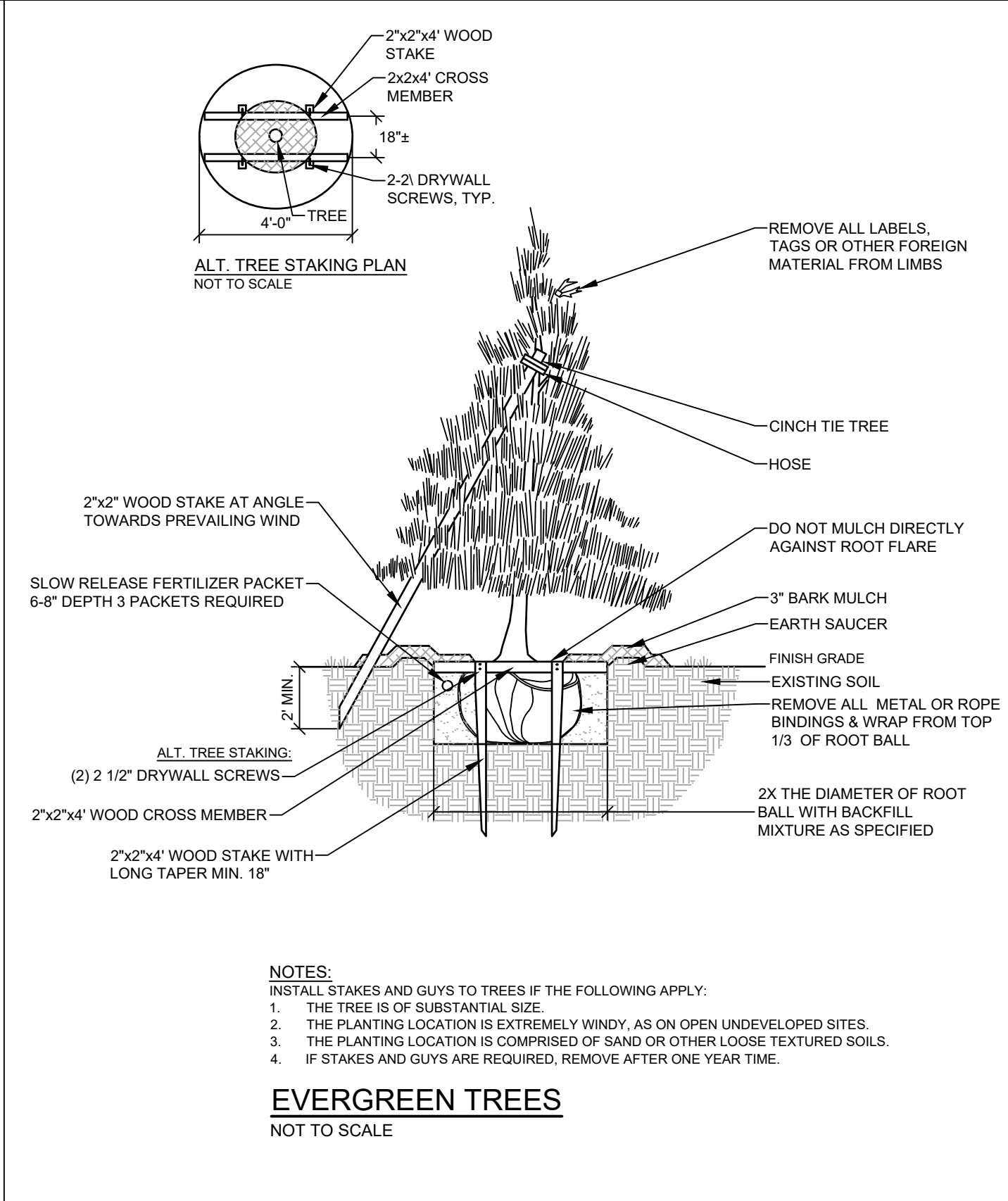
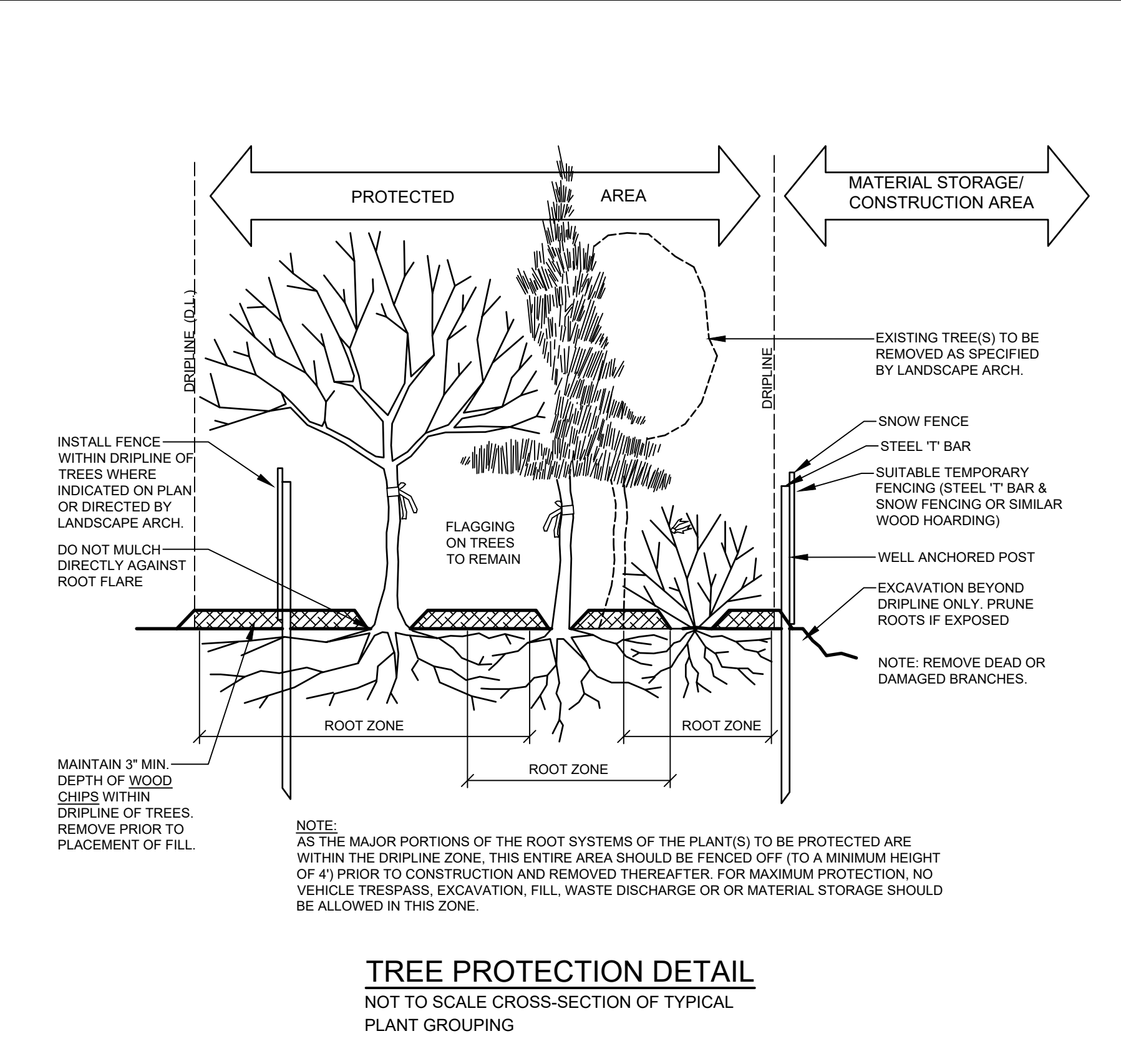
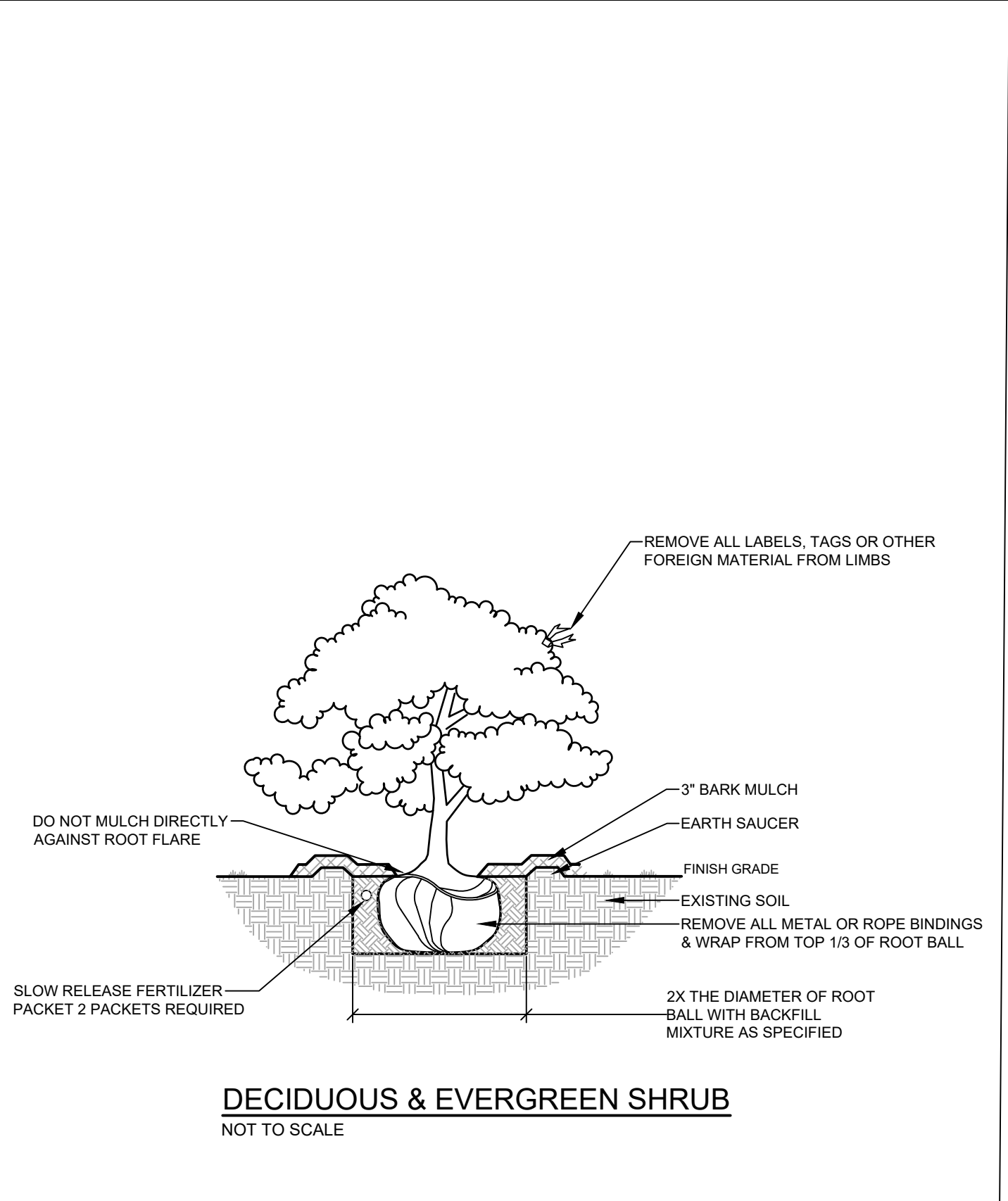
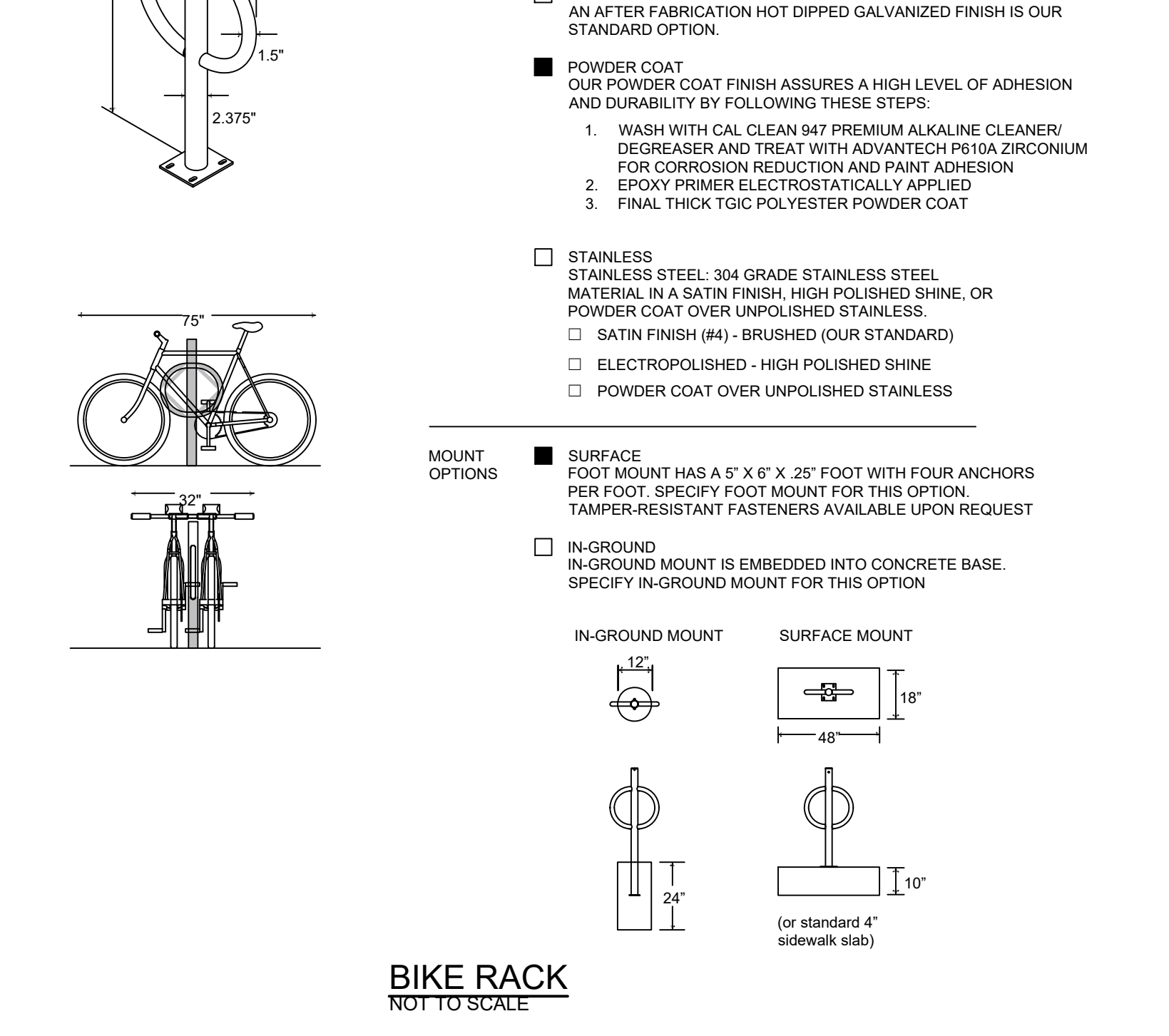
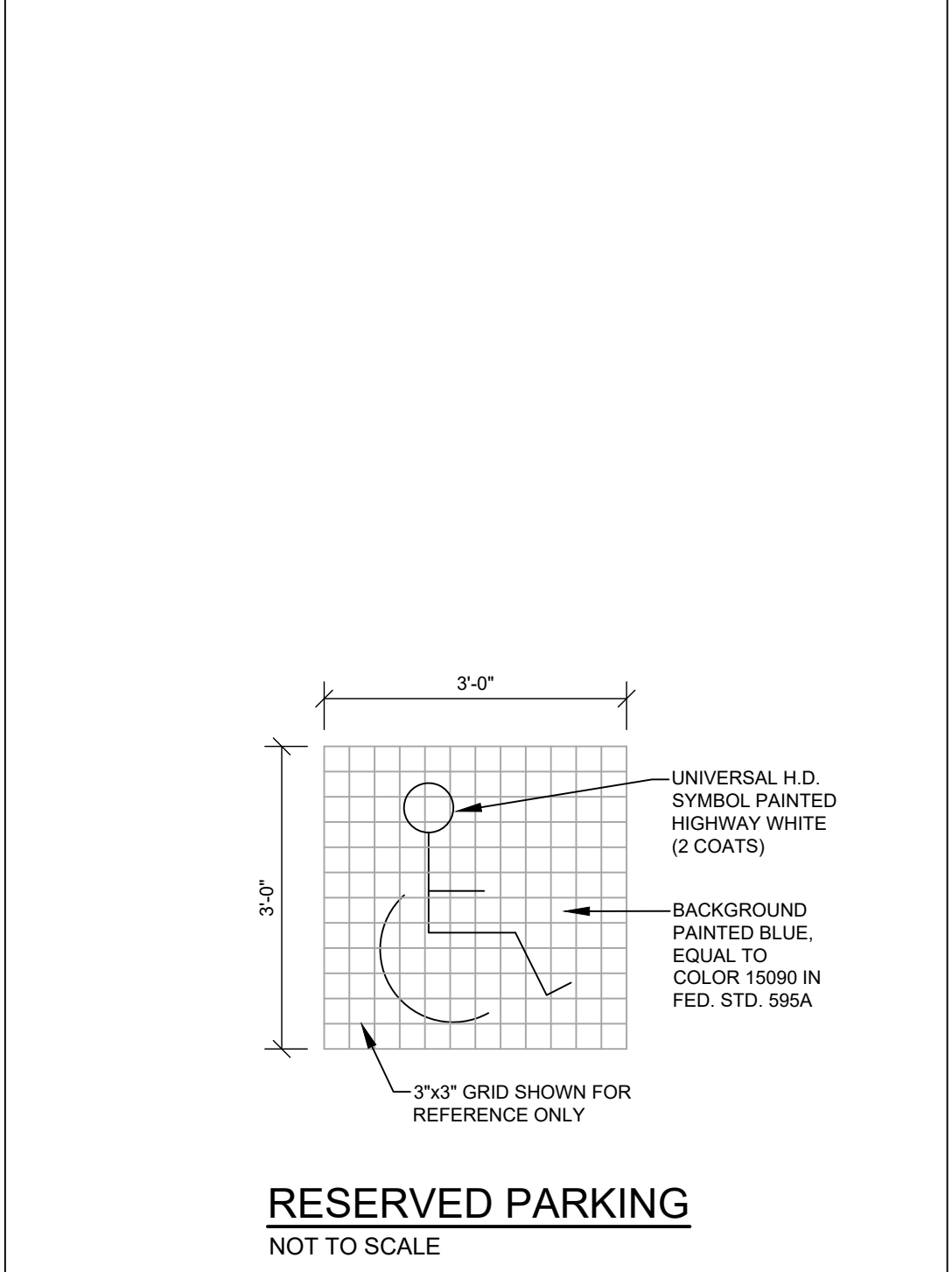
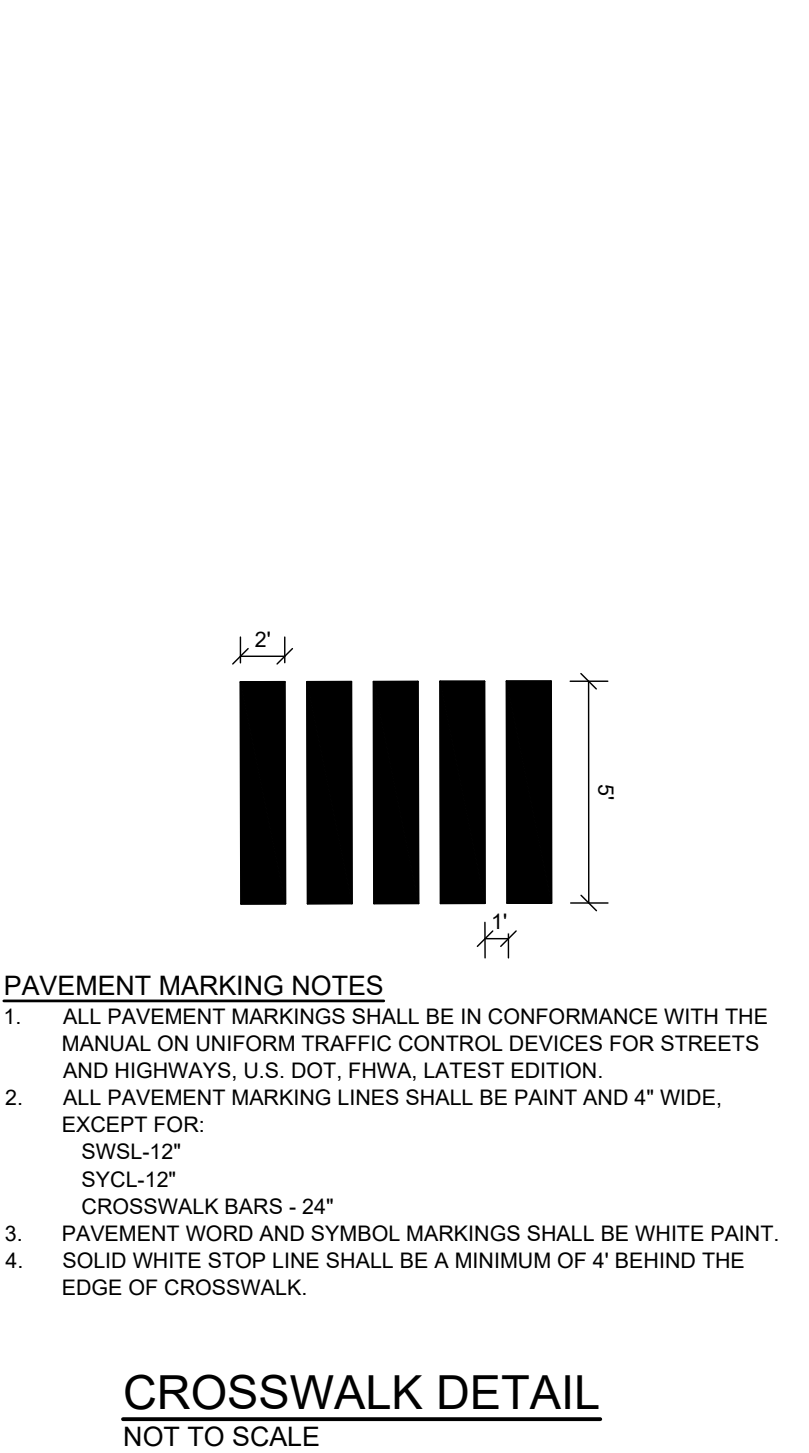
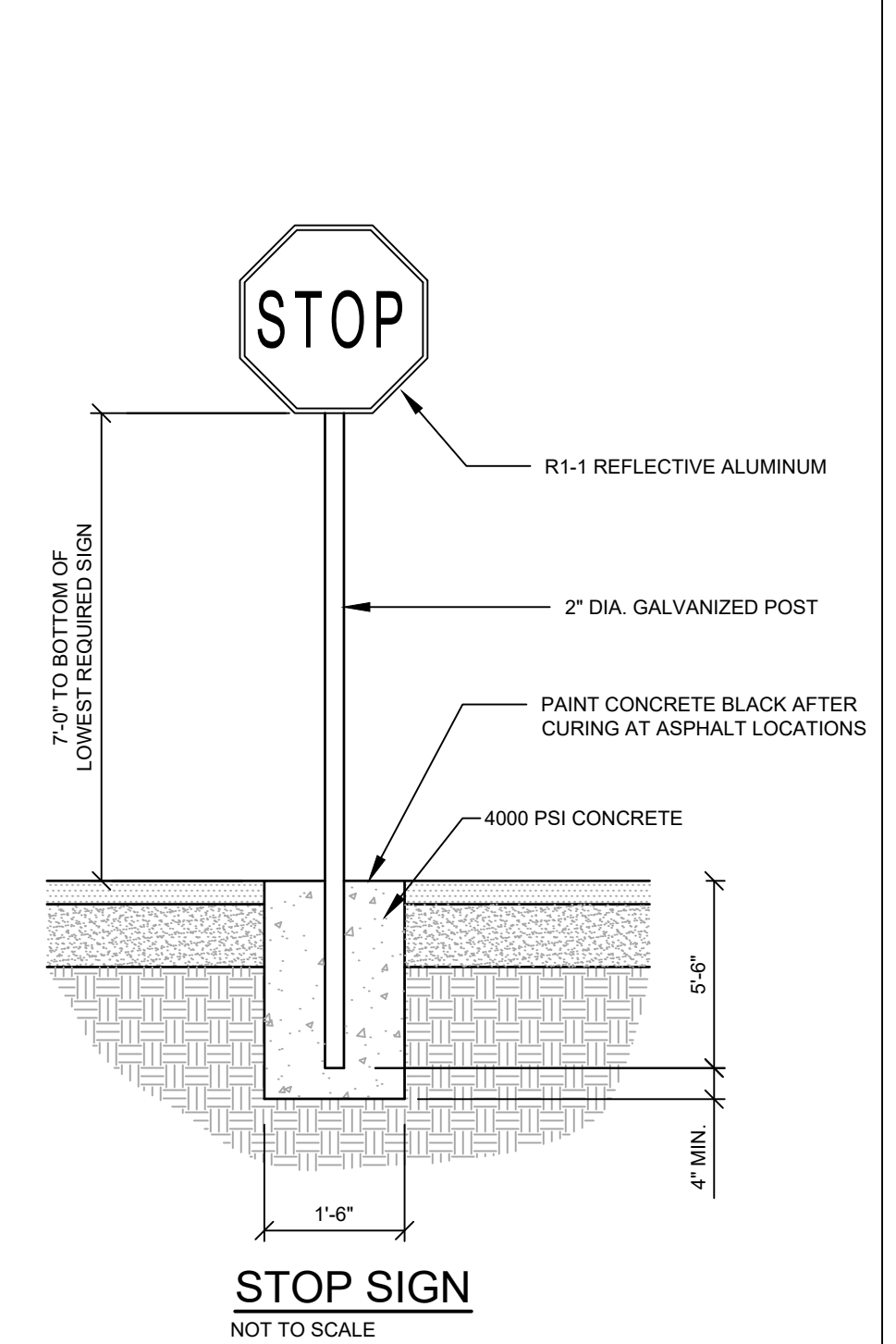
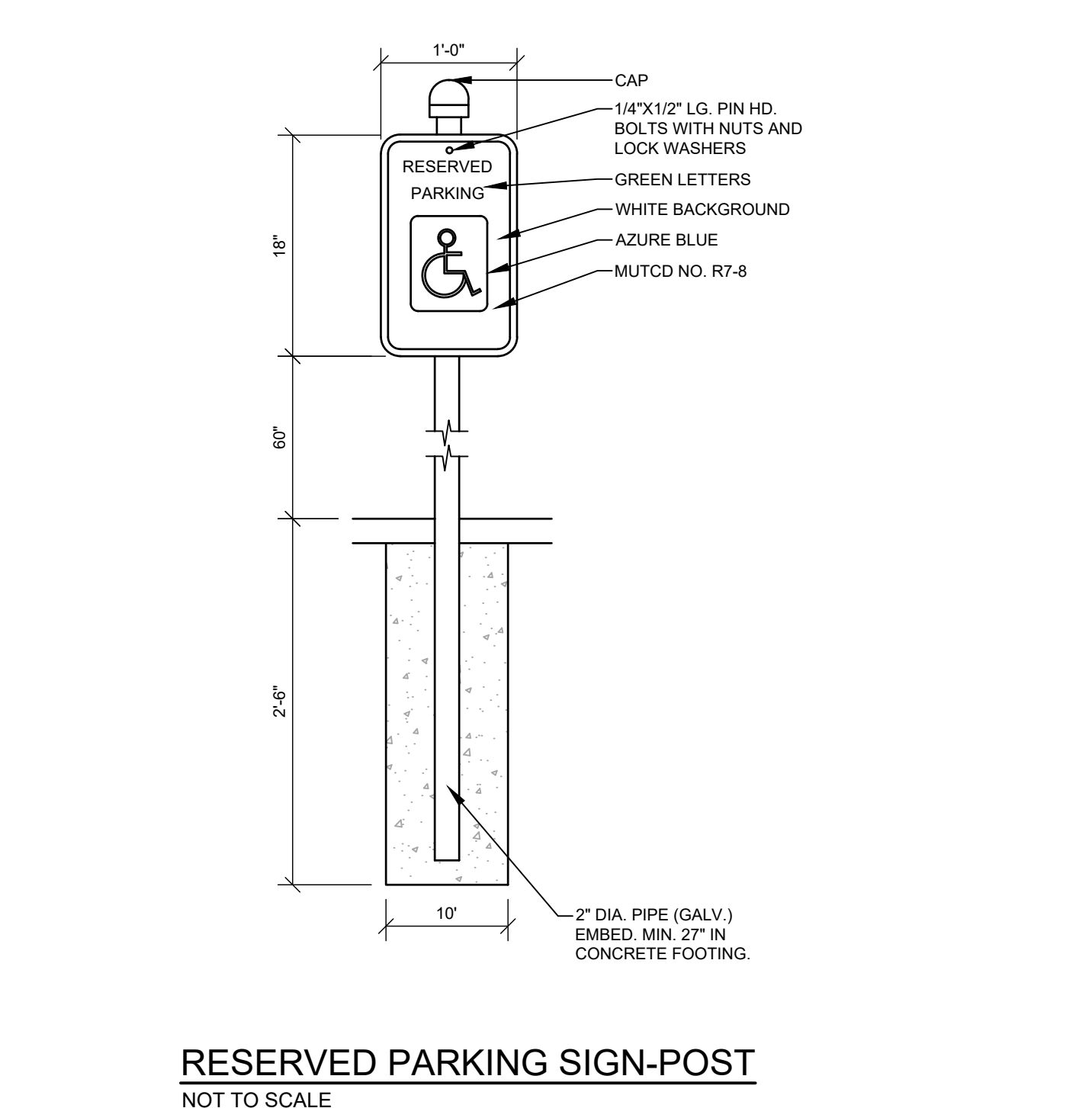
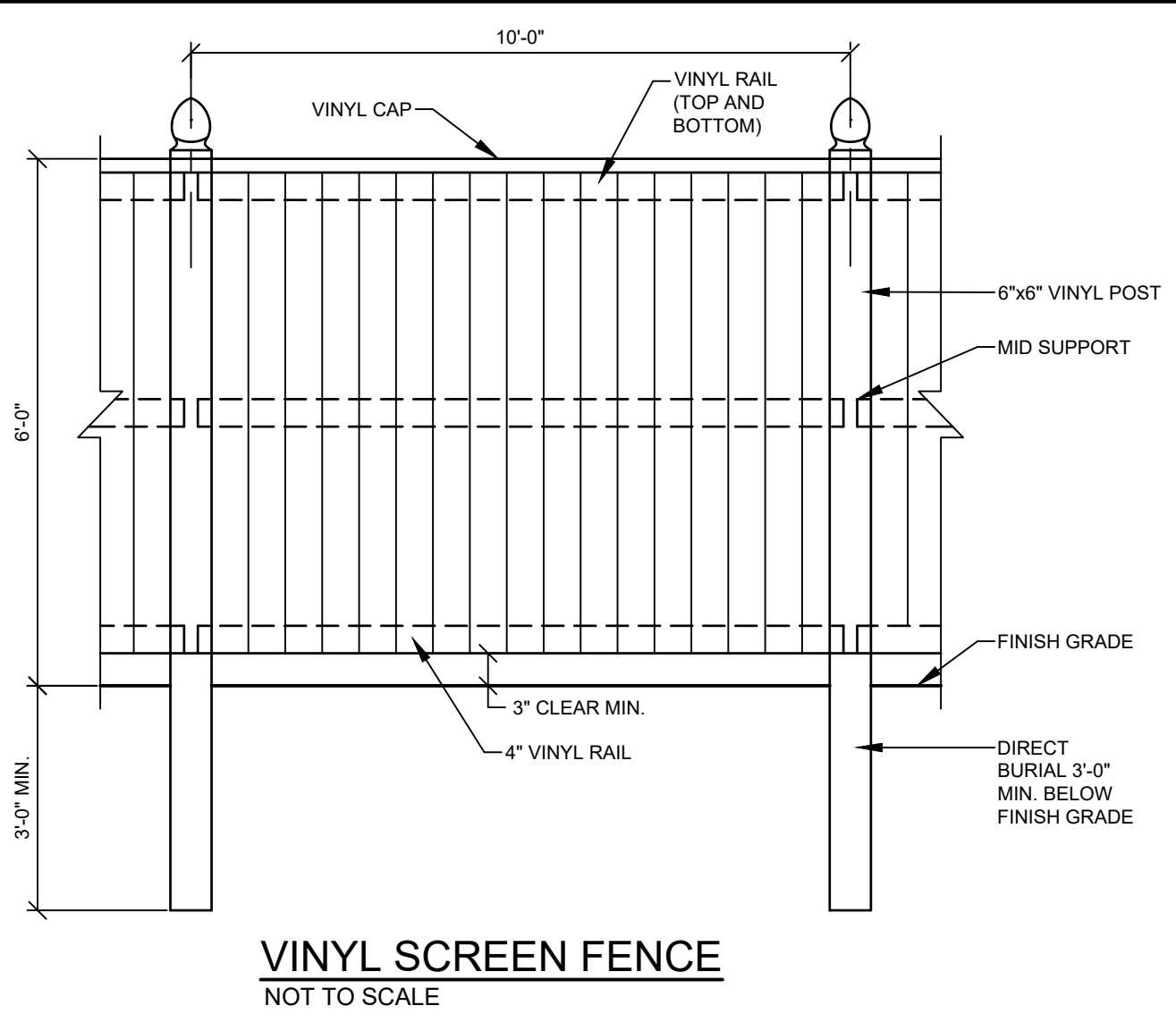
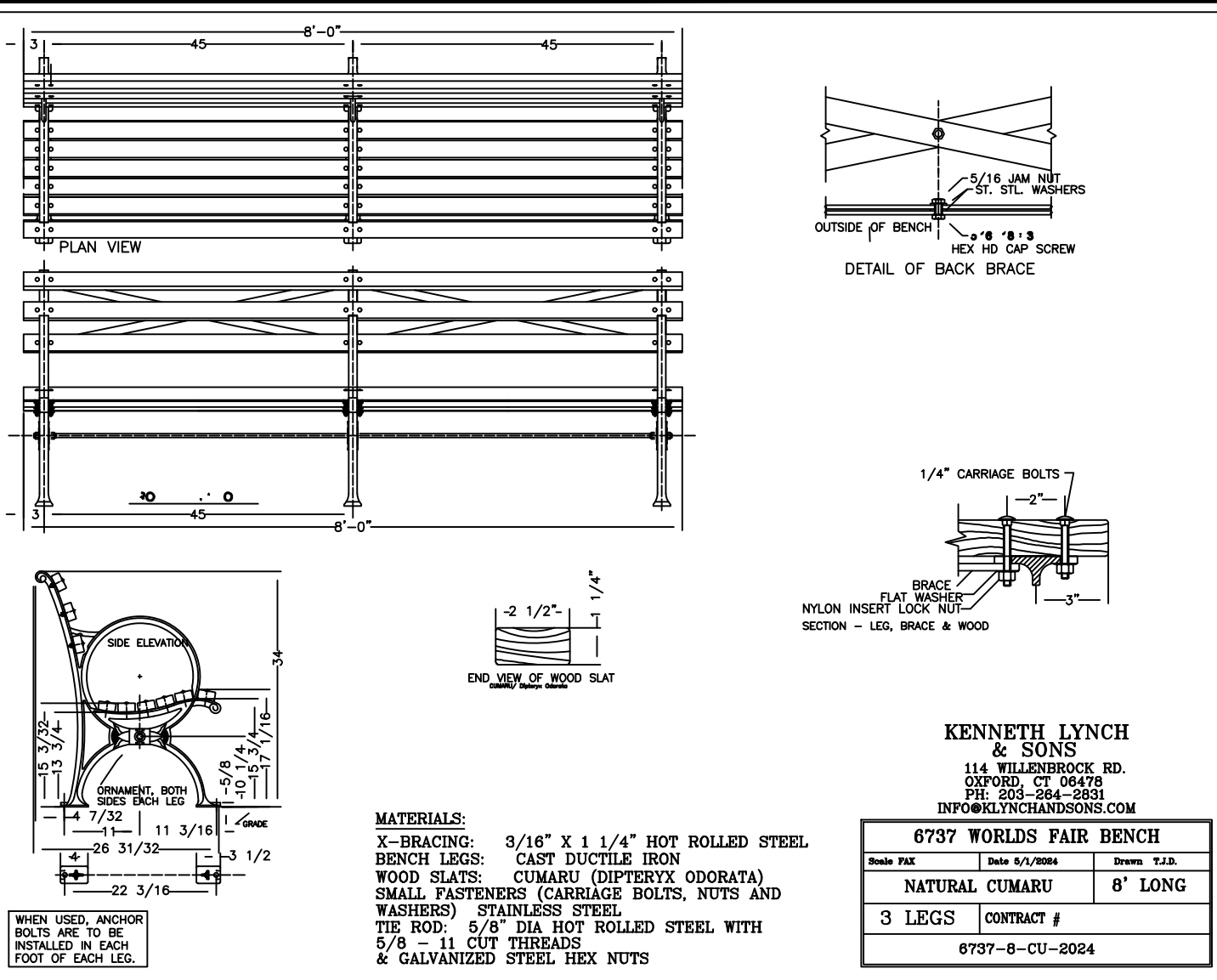
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CHECKED	ABS
DATE	08-26-2024
SCALE	AS NOTED
PROJECT	240577

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DATE	10-10-24	DESCRIPTION	SUBMISSION TO TOWN FOR FINAL SITE/SUBDIVISION
REV. BY	KEW	DATE	9-18-24
REV. BY	KEW	DATE	9-18-24
REV. BY	KEW	DATE	9-18-24

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 SERAGOTECHNIQS.COM
 75 John Roberts Rd, Suite 4A
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