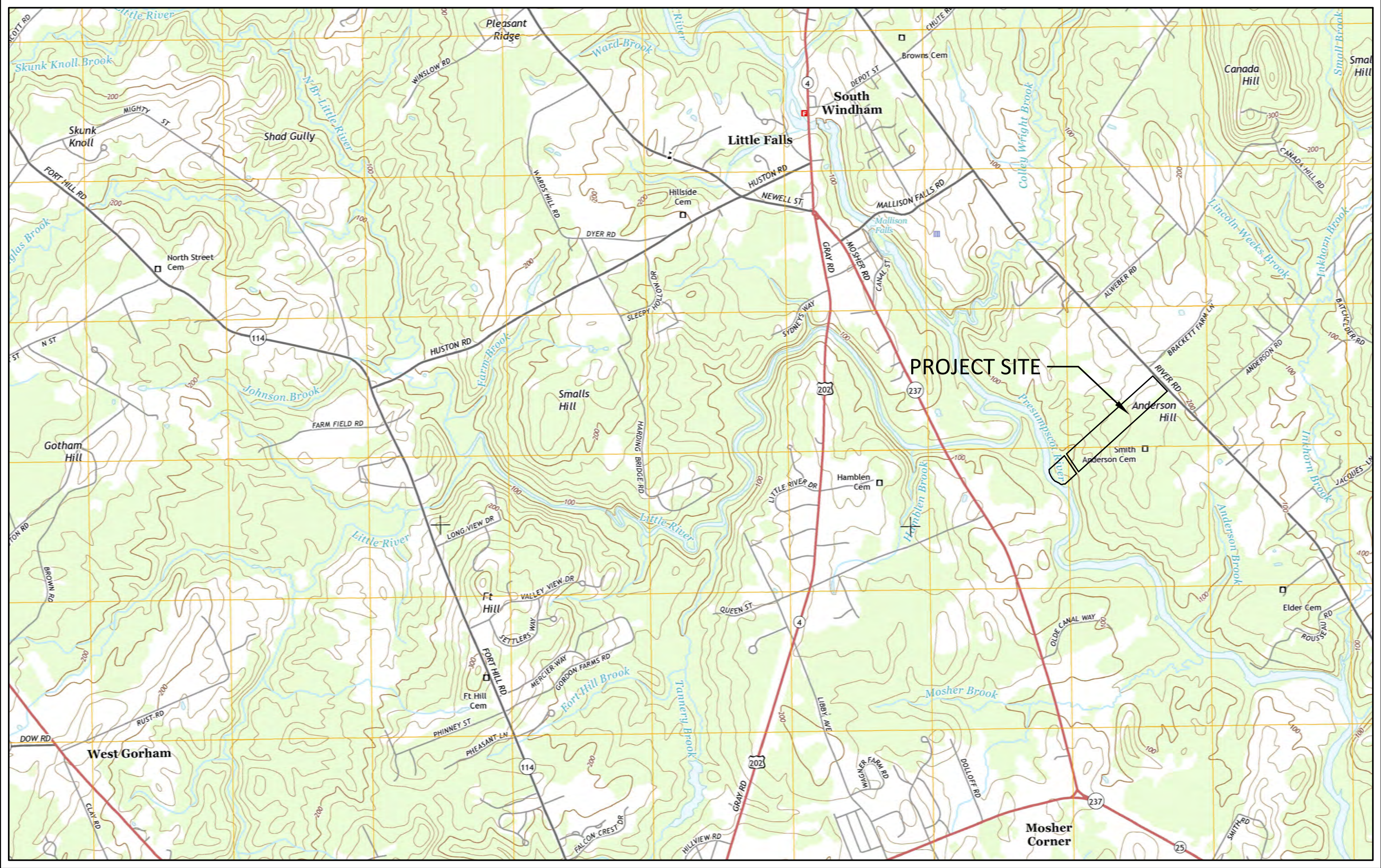


EVENTIDE SUBDIVISION

RIVER ROAD
WINDHAM, MAINE

CONSULTANTS	
CIVIL ENGINEER	DM ROMA CONSULTING ENGINEERS
LAND SURVEYOR	SURVEY, INC
SITE EVALUATOR	MAINELY SOILS LLC
WETLAND SCIENTIST	MAINELY SOILS LLC
SOIL SCIENTIST	MARK HAMPTON ASSOCIATES
GEOLOGIST	MAIN-LAND DEVELOPMENT CONSULTANTS



PROJECT VICINITY MAP

ISSUED FOR PERMIT REVIEW - NOT FOR CONSTRUCTION
APRIL 6, 2026

PREPARED BY:

DM ROMA

CONSULTING ENGINEERS

P.O. BOX 1116
WINDHAM, ME 04062
(207) 591-5055

APPLICANT:
ROW EVEN, LLC
17 BUCKET LANE
YARMOUTH, ME 04096

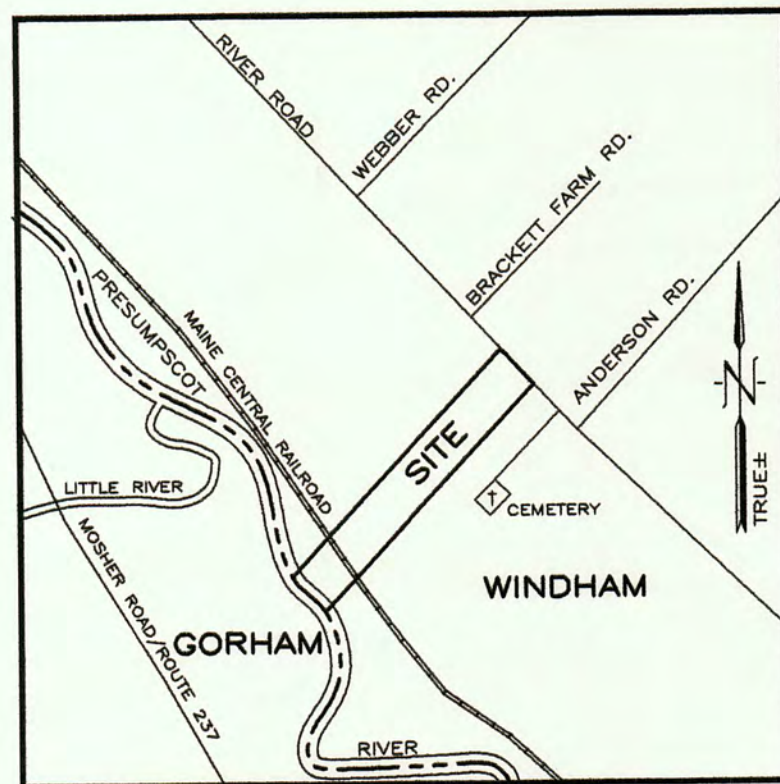
EVENTIDE SUBDIVISION

DRAWING SHEET INDEX

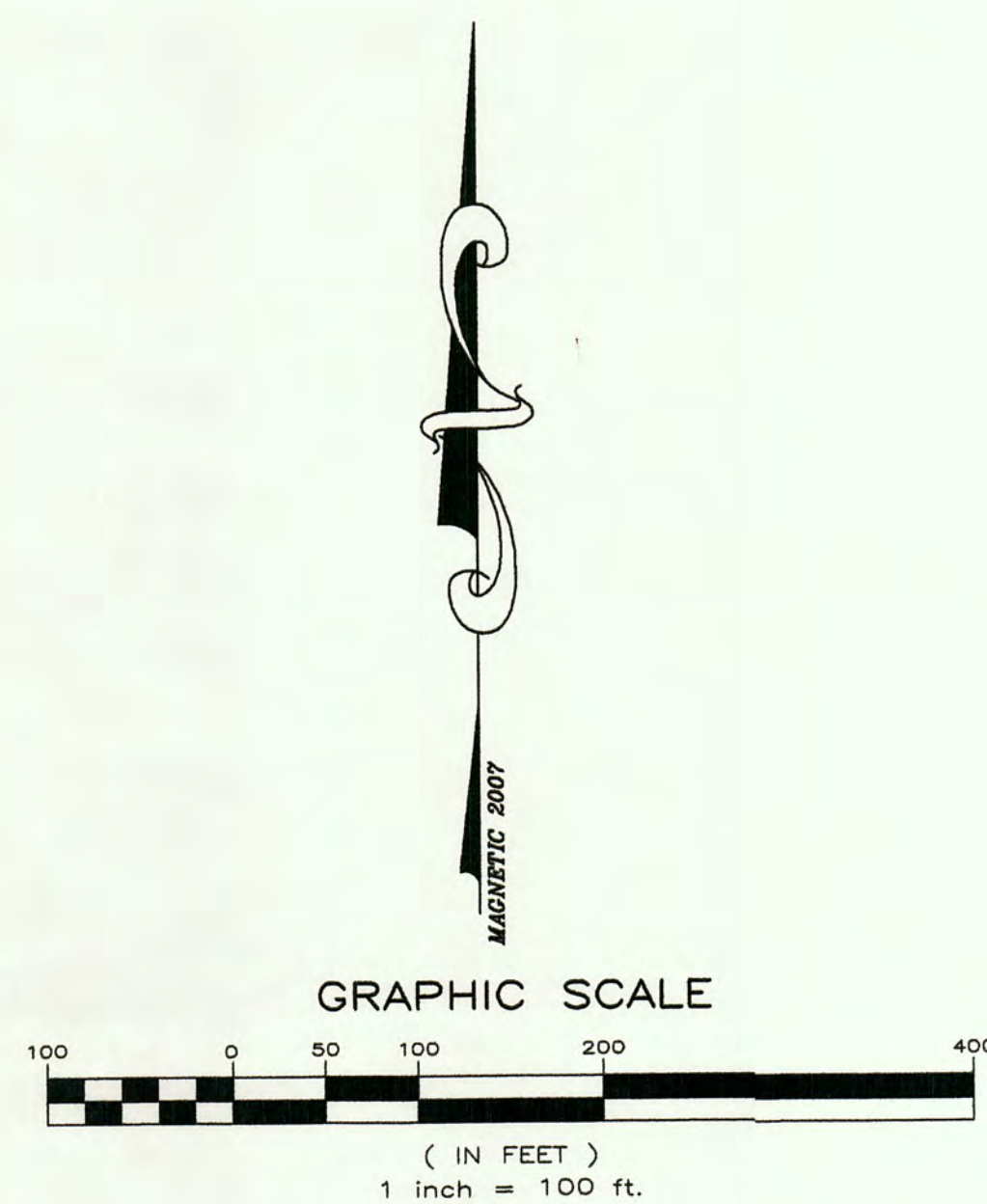
PAGE NO.	DESCRIPTION
1	TITLE SHEET
2	BOUNDARY SURVEY
3	SUBDIVISION PLAN
4	ROADWAY PLAN AND PROFILE
5	ROADWAY PLAN AND PROFILE
6	DETAILS
7	DETAILS
8	DETAILS
9	DETAILS

PERMITTING PLAN ATTACHMENTS

CLASS A - HIGH INTENSITY SOILS SURVEY
WATERSHED MAP - EXISTING CONDITIONS
WATERSHED MAP - DEVELOPED CONDITIONS

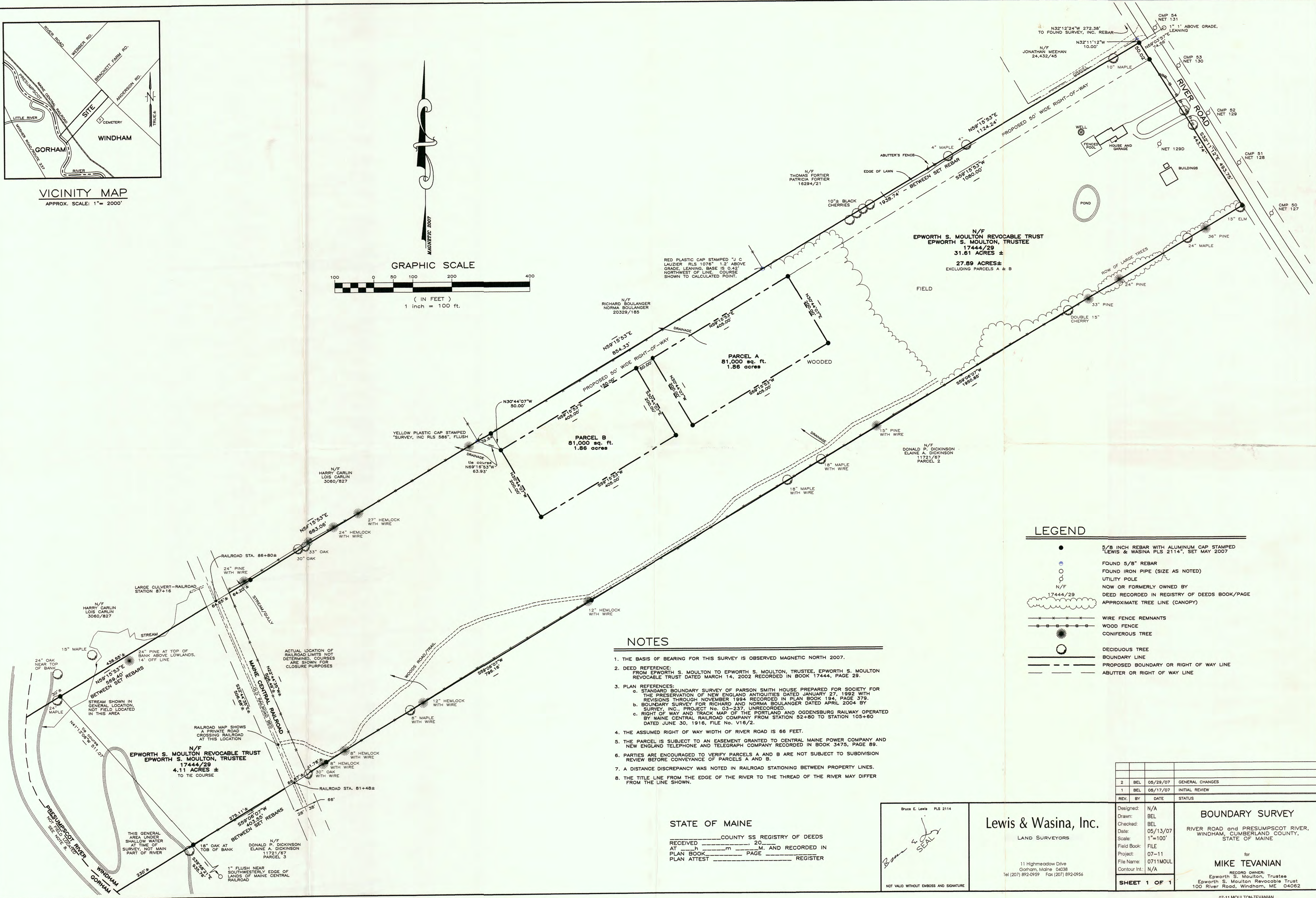


VICINITY MAP
APPROX. SCALE: 1"= 2000'



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.



NOTES

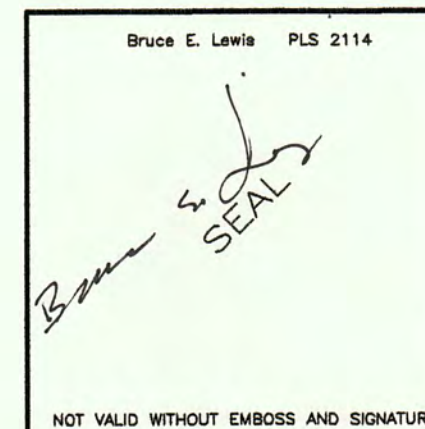
1. THE BASIS OF BEARING FOR THIS SURVEY IS OBSERVED MAGNETIC NORTH 2007.
2. DEED REFERENCE:
FROM EPWORTH S. MOULTON TO EPWORTH S. MOULTON, TRUSTEE, EPWORTH S. MOULTON REVOCABLE TRUST DATED MARCH 14, 2002 RECORDED IN BOOK 17444, PAGE 29.
3. PLAN REFERENCES:
a. STANDARD BOUNDARY SURVEY OF PARSON SMITH HOUSE PREPARED FOR SOCIETY FOR THE PRESERVATION OF NEW ENGLAND ANTIQUITIES DATED JANUARY 27, 1992 WITH REVISIONS THROUGH NOVEMBER 1994 RECORDED IN PLAN BOOK 194, PAGE 379.
b. BOUNDARY SURVEY FOR RICHARD AND NORMA BOULANGER DATED APRIL 2004 BY SURVEY, INC., PROJECT NO. 03-237, UNRECORDED.
c. RIGHT OF WAY AND TRACK MAP OF THE PORTLAND AND OGDENSBURG RAILWAY OPERATED BY MAINE CENTRAL RAILROAD COMPANY FROM STATION 52+80 TO STATION 105+60 DATED JUNE 30, 1916, FILE NO. V16/2.
4. THE ASSUMED RIGHT OF WAY WIDTH OF RIVER ROAD IS 66 FEET.
5. THE PARCEL IS SUBJECT TO AN EASEMENT GRANTED TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 3475, PAGE 89.
6. PARTIES ARE ENCOURAGED TO VERIFY PARCELS A AND B ARE NOT SUBJECT TO SUBDIVISION REVIEW BEFORE CONVEYANCE OF PARCELS A AND B.
7. A DISTANCE DISCREPANCY WAS NOTED IN RAILROAD STATIONING BETWEEN PROPERTY LINES.
8. THE TITLE LINE FROM THE EDGE OF THE RIVER TO THE THREAD OF THE RIVER MAY DIFFER FROM THE LINE SHOWN.

LEGEND

- 5/8 INCH REBAR WITH ALUMINUM CAP STAMPED "LEWIS & WASINA PLS 2114", SET MAY 2007
- FOUND 5/8" REBAR
- FOUND IRON PIPE (SIZE AS NOTED)
- UTILITY POLE
- N/F NOW OR FORMERLY OWNED BY DEED RECORDED IN REGISTRY OF DEEDS BOOK/PAGE APPROXIMATE TREE LINE (CANOPY)
- WIRE FENCE REMNANTS
- WOOD FENCE
- CONIFEROUS TREE
- DECIDUOUS TREE
- BOUNDARY LINE
- PROPOSED BOUNDARY OR RIGHT OF WAY LINE
- ABUTTER OR RIGHT OF WAY LINE

STATE OF MAINE

RECEIVED _____ COUNTY SS REGISTRY OF DEEDS
AT _____ h _____ m _____ M. AND RECORDED IN
PLAN BOOK _____ PAGE _____ REGISTER



Lewis & Wasina, Inc.
LAND SURVEYORS

11 Highmeadow Drive
Gorham, Maine 04038
Tel (207) 892-0959 Fax (207) 892-0956

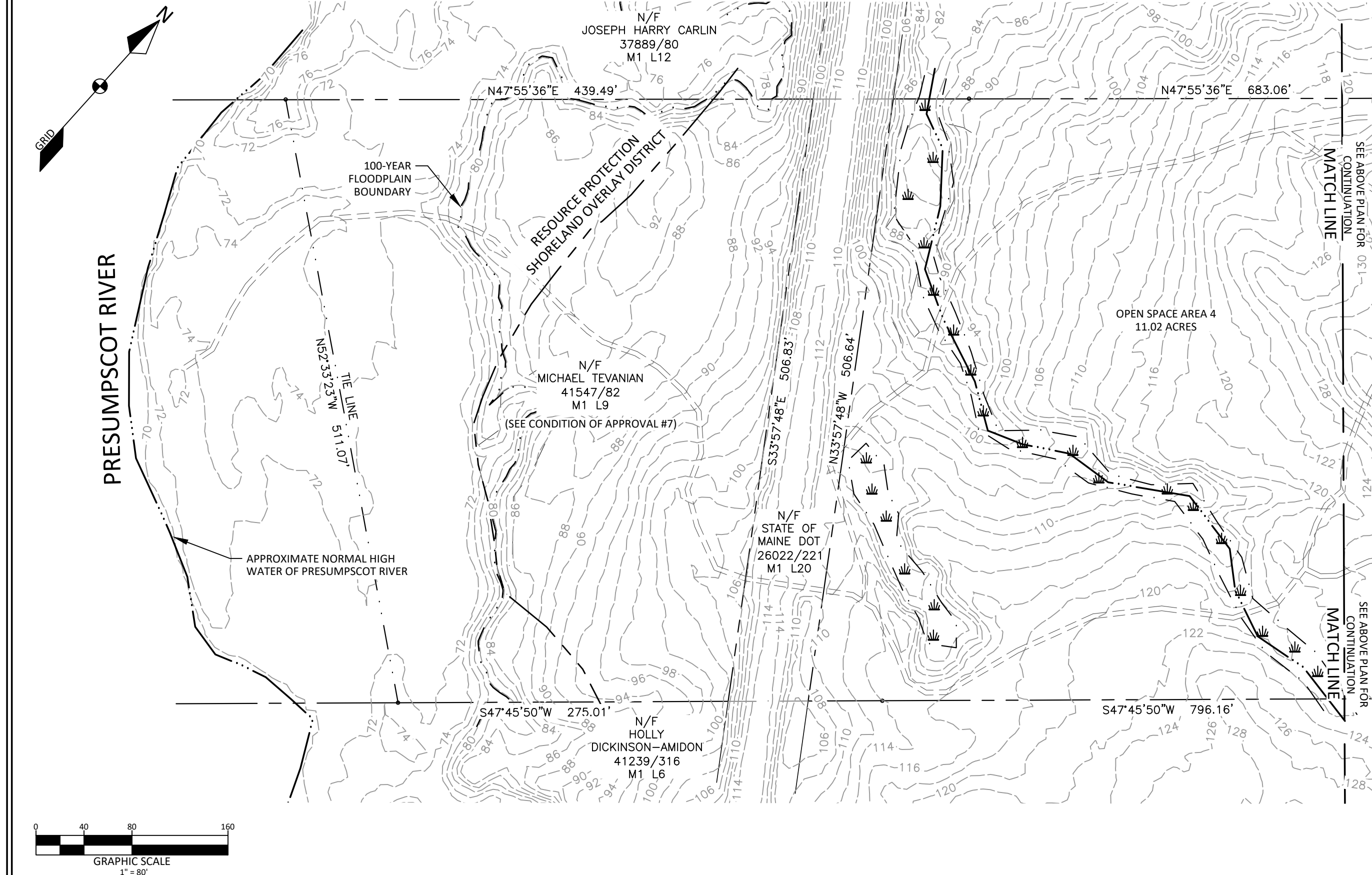
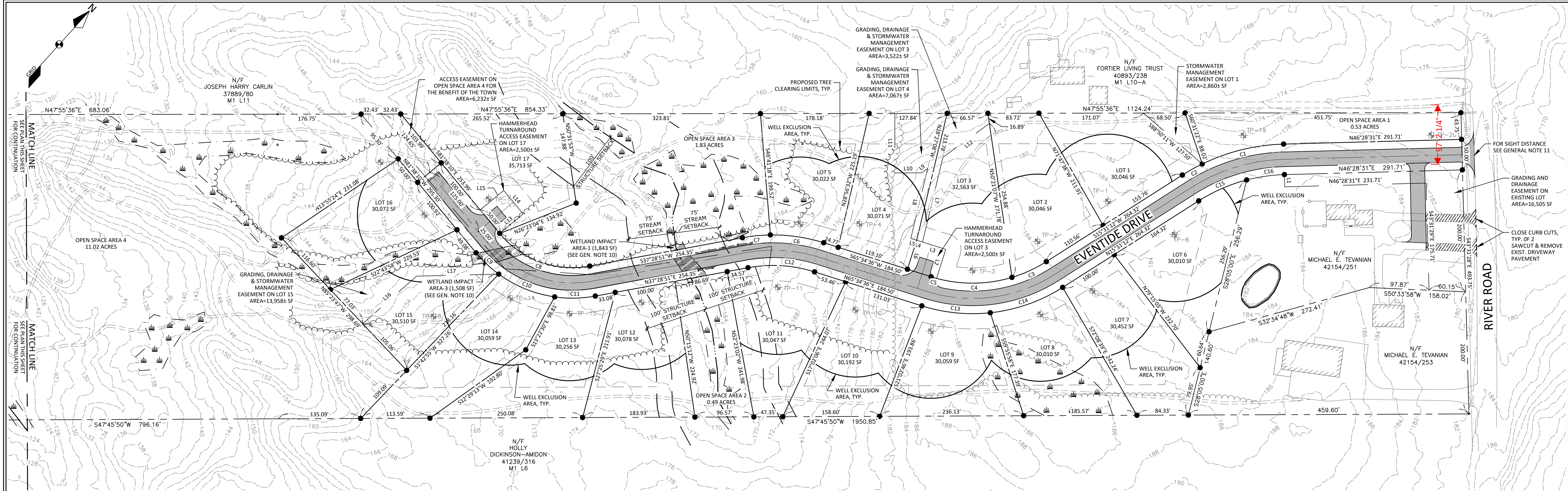
REV.	BY	DATE	STATUS
2	BEL	05/29/07	GENERAL CHANGES
1	BEL	05/17/07	INITIAL REVIEW
DESIGNED:	N/A		
DRAWN:	BEL		
CHECKED:	BEL		
DATE:	05/13/07		
SCALE:	1"=100'		
FIELD BOOK:	FILE		
PROJECT:	07-11		
FILE NAME:	0711MOUL		
CONTOUR INT.:	N/A		
SHEET 1 OF 1			

BOUNDARY SURVEY

RIVER ROAD and PRESUMPSCOT RIVER,
WINDHAM, CUMBERLAND COUNTY,
STATE OF MAINE

for
MIKE TEVANIAN

RECORD OWNER:
Epworth S. Moulton, Trustee
Epworth S. Moulton Revocable Trust
100 River Road, Windham, ME 04062



NET RESIDENTIAL DENSITY CALCULATIONS:

GROSS LAND AREA:	1,216,303 S.F. (27.92 ACRES)
DEDUCTIONS:	
1. RIGHT-OF-WAY	91,960 S.F.
2. STEEP SLOPES (OVER 25%)	5,455 S.F.
3. 100-YEAR FLOOD PLAIN	0 S.F.
4. RESOURCE PROTECTION DISTRICT	0 S.F.
5. VERY POORLY DRAINED SOILS	98,260 S.F. (EXCLUDING #1)
6. SURFACE WATERBODIES	0 S.F.
7. SIGNIFICANT WILDLIFE HABITAT	0 S.F.
8. ENDANGERED BOTANICAL RESOURCES	0 S.F.
TOTAL NET AREA:	1,020,628 S.F. (23.43 ACRES)
REQUIRED NET AREA PER DWELLING:	60,000 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	17
NUMBER OF LOTS PROPOSED:	17

OPEN SPACE CALCULATIONS FOR CONSERVATION SUBDIVISION IN FARM RESIDENTIAL ZONE:

TOTAL NET RESIDENTIAL AREA DEDUCTIONS:	4.49 AC.
50% NET RESIDENTIAL AREA:	11.72 AC.
TOTAL OPEN SPACE REQUIRED:	16.21 AC.
OPEN SPACE PROVIDED (OPEN SPACE AREA 1-4):	13.87 AC.
(SEE WAIVERS AND CONDITIONS OF APPROVAL)	

WAIVERS REQUESTED:

- SECTION 911.K.6.b - MINIMUM OPEN SPACE FOR CONSERVATION SUBDIVISION, PERFORMANCE STANDARD
- SECTION 911.M.2.A - MINIMUM ACCESS SPACING FOR STREETS
- SECTION 911.M.5.A.1 - MINIMUM ACCESS SPACING FOR STREETS

CONDITIONS OF SUBDIVISION APPROVAL

- APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED MARCH 19, 2026 AS AMENDED XXXXXX XX, 2026 AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD, AND ANY VARIATION FROM SUCH PLANS, PROPOSALS, AND SUPPORTING DOCUMENTS AND REPRESENTATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH SECTION 913 OF THE SUBDIVISION ORDINANCE.
- PRIOR TO THE PRE-CONSTRUCTION MEETING, A HOMEOWNERS ASSOCIATION BYLAWS, COVENANTS, AND DOCUMENTATION FOR THE CARE AND MAINTENANCE OF THE PRIVATE ROAD AND OPEN SPACE AREAS SHALL BE RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS AND A COPY OF THE RECORDED DOCUMENTATION SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR VERIFICATION.
- PRIOR TO THE CONVEYANCE OF ANY LAND IN THE SUBDIVISION, THE APPLICANTS SHALL RECORD THE APPROVED PLAN IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS AND THE STREET ON WHICH THE LOT FRONTS ARE COMPLETE IN ACCORDANCE WITH THESE REGULATIONS UP TO AND INCLUDING THE ENTIRE FRONTAGE, PER SECTION 916.B.1&2.
- APPROVAL IS SUBJECT TO THE REQUIREMENTS OF THE POST-CONSTRUCTION STORMWATER ORDINANCE, CHAPTER 144. ANY OWNERS 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 MAY 1ST OF EACH YEAR.
- IN ACCORDANCE WITH § 120-914(B)(5) AND § 120-815(C)(1)(B) OF THE LAND USE ORDINANCE, THE CONSTRUCTION OF IMPROVEMENTS COVERED BY ANY SUBDIVISION PLAN APPROVAL SHALL BE COMPLETED WITHIN TWO YEARS OF THE DATE UPON WHICH THE PERFORMANCE GUARANTEE IS ACCEPTED BY THE TOWN MANAGER. THE DEVELOPER MAY REQUEST A ONE-YEAR EXTENSION OF THE CONSTRUCTION COMPLETION DEADLINE PRIOR TO THE EXPIRATION OF THE PERIOD. SUCH REQUEST SHALL BE IN WRITING AND SHALL BE MADE TO THE TOWN PLANNER. THE TOWN MANAGER MAY REQUIRE AN UPDATE TO THE SCHEDULE OF VALUES AND THE AMOUNT OF THE GUARANTEE WHEN ASCERTAINING AN EXTENSION OF THE CONSTRUCTION PERIOD. 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.
- THE DEVELOPMENT IS SUBJECT TO THE FOLLOWING ARTICLE 12 IMPACT FEES, TO BE PAID WITH THE ISSUANCE OF NEW BUILDING PERMITS FOR THE EXPANDED USES: RECREATION IMPACT FEE; OPEN SPACE IMPACT FEE; PUBLIC SAFETY IMPACT FEE; AND MUNICIPAL OFFICE IMPACT FEE. ALL FEES WILL BE DETERMINED AND COLLECTED FOR ANY BUILDING, OR ANY OTHER PERMIT FOR THE DEVELOPMENT § 120-1201C.
- PRIOR TO THE RELEASE OF THE SIGNED SUBDIVISION PLAN FOR RECORDING, THE PARCEL IDENTIFIED AS LOT 9 ON TAX MAP 1 SHALL BE CONVEYED TO THE TOWN OF WINDHAM BY DEED.

GENERAL NOTES:

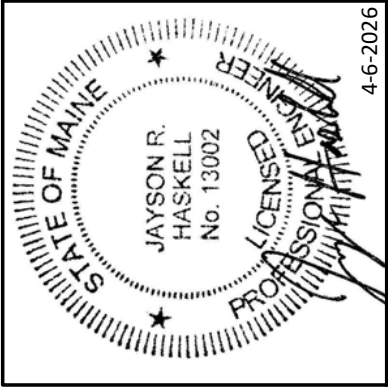
- THE OWNER OF RECORD OF THE PROPERTY IS MICHAEL E. TEVANIAN BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 42154 PAGE 255.
- TOTAL AREA OF THE PARCEL IS APPROXIMATELY 27.92 ACRES.
- PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 1, LOTS 8 (PORTION), 8-1, & 8-2.
- PLAN REFERENCES:
 - A) BOUNDARY SURVEY, RIVER ROAD AND PRESUMPSCOT RIVER, WINDHAM, MAINE FOR MIKE TEVANIAN, PREPARED BY LEWIS & WASINA, INC. AND RECORDED IN CCRD PLAN BOOK 207 PAGE 448.
 - B) BOUNDARY SURVEY, 100 RIVER ROAD, WINDHAM, MAINE FOR DM ROMA CONSULTING ENGINEERS, PREPARED BY SURVEY, INC. DATED SEPTEMBER 2025.
- HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVOD88)
- BOUNDARY SHOWN HEREON IS BASED ON PLAN REFERENCE 4B.
- TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON 2-FOOT LIDAR OBTAINED FROM THE MAINE OFFICE OF GIS.
- THE PROPERTY IS LOCATED IN THE FARM DISTRICT WITH THE FOLLOWING DIMENSIONAL STANDARDS FOR LOTS WITHIN A CONSERVATION SUBDIVISION:
 - MIN LOT SIZE: 30,000 SF
 - MIN STREET FRONTAGE: 100 FT
 - MIN FRONT YARD: 25 FT
 - MIN SIDE/REAR YARD: 10 FT
- WETLAND DELINEATION PERFORMED BY MAINLY SOILS LLC IN SEPTEMBER 2025. THIS DEVELOPMENT WILL IMPACT APPROXIMATELY 3,563 SF OF AREA DELINEATED AS WETLANDS.
- VEHICLE SIGHT DISTANCE AT THE PROPOSED STREET INTERSECTION WAS MEASURED TO BE IN EXCESS OF 1,120 FEET LOOKING RIGHT (SOUTH) AND 1,580 FEET LOOKING LEFT (NORTH).

APPROVED - WINDHAM PLANNING BOARD:

CHAIRPERSON	DATE

STATE OF MAINE
COUNTY SS. REGISTRY OF DEEDS
RECEIVED _____ 20____
AT _____ h _____ m _____ M AND RECORDED IN _____
PLAN BOOK _____ PAGE _____
ATTEST: _____ REGISTER

NOT FOR CONSTRUCTION



DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 591-5055

DESCRIPTION	BY	DATE	REV
ISSUED FOR PERMIT REVIEW	DMR	4-6-26	A

SUBDIVISION PLAN
EVENTIDE SUBDIVISION
RIVER ROAD & EVENTIDE DRIVE
WINDHAM, MAINE
RECORD OWNER:
MICHAEL E. TEVANIAN
125 WILSON STREET
WESTBROOK, ME 04092
FOR:
ROW EVEN, LLC
17 BUCKET LAKE
YARMOUTH, ME 04096

23056
JOB NUMBER:
1" = 60'
SCALE:
4-6-2026
DATE:
SHEET 3 OF 9
SB-1

LEGEND

EXISTING

PROPOSED

PROPERTY LINE/R.O.W.

ABUTTER PROPERTY LINE

EASEMENT LINE

CENTERLINE

BUILDING

EDGE OF PAVEMENT/CURB

EDGE OF GRAVEL

SIGN

EDGE OF WETLANDS

EDGE OF WATER

CENTERLINE OF STREAM

CONTOUR LINE

TREELINE

STONE WALL

RETAINING WALL

TEST PIT

CATCHBASIN

DRAINAGE MANHOLE

CULVERT/STORMDRAIN UNDERDRAIN

WELL

UTILITY POLE

OVERHEAD UTILITIES

UNDERGROUND UTILITIES

TRANSFORMER PAD

RIPRAP

SILT FENCE

UD

OHU

UGU

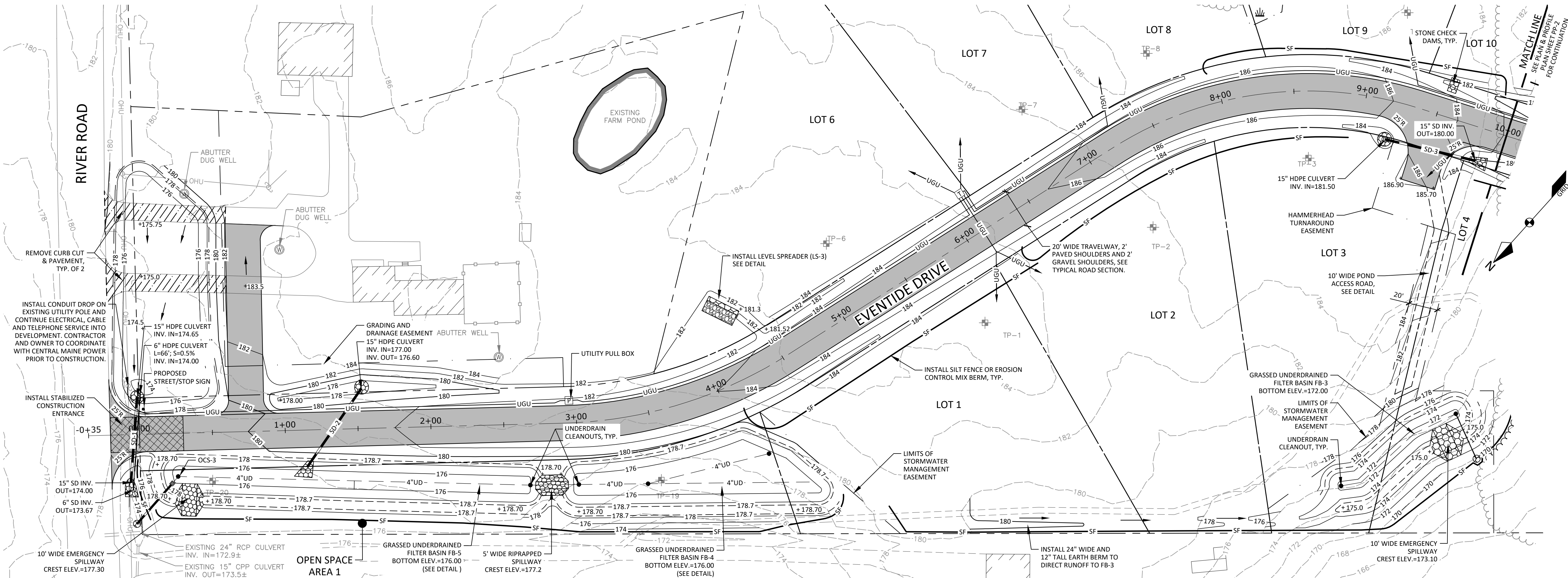
SF

STORM DRAIN STRUCTURE TABLE

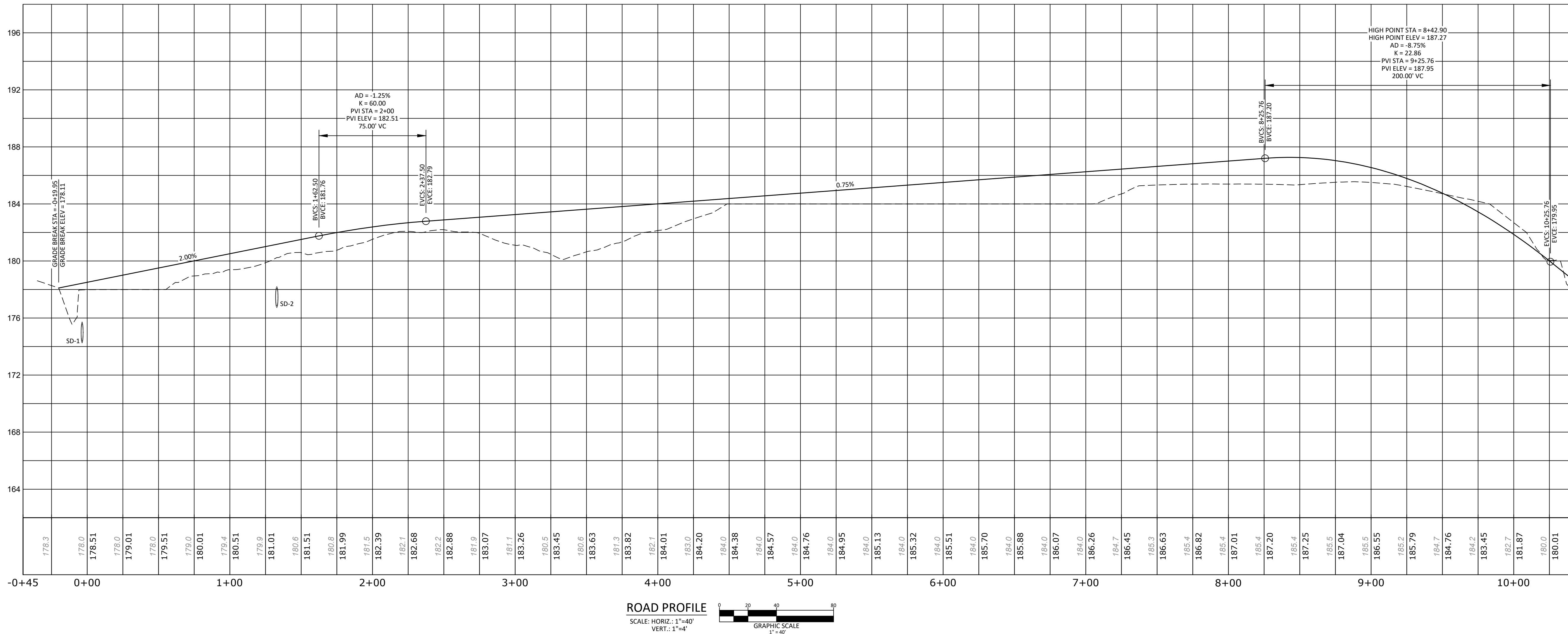
STORM DRAIN PIPE TABLE

STRUCTURE	RIM	INV. IN	INV. OUT
CB-1	169.67	164.90 (SD-4) 164.90 (SD-6)	164.80 (SD-5)
CB-2	166.65	162.55 (SD-5) 162.10 (SD-8)	162.20 (SD-7)
CB-3	166.65		162.30 (SD-8)
CB-4	165.17	160.75 (SD-7)	154.70 (SD-9)

NAME	SIZE	LENGTH	SLOPE
SD-1	15"	59'	1.11%
SD-2	15"	66'	0.61%
SD-3	15"	64'	2.36%
SD-4	15"	24'	0.83%
SD-5	15"	295'	0.76%
SD-6	15"	40'	0.50%
SD-7	15"	137'	1.06%
SD-8	15"	18'	1.11%
SD-9	18"	222'	0.77%
SD-10	48"	65'	2.48%
SD-11	15"	74'	7.00%

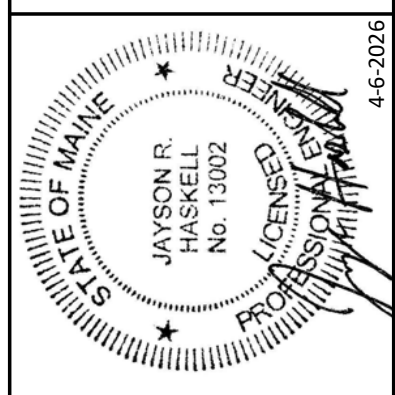


ROAD PLAN VIEW
SCALE: 1"=40'



ROAD PROFILE
SCALE: HORIZ.: 1"=40'
VERT.: 1"=4'
GRAPHIC SCALE
1"=40'

NOT FOR
CONSTRUCTION



DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04092
(207) 591-5055

REV	DATE	BY	DESCRIPTION
A	4-6-26	DNR	ISSUED FOR PERMIT REVIEW

RECORD OWNER:
MICHAEL E. TEVANI
17 BUCKET LANE
WINDHAM, ME 04092

FOR:
ROW EVEN, LLC
17 BUCKET LANE
WINDHAM, ME 04096

ROADWAY PLAN AND PROFILE

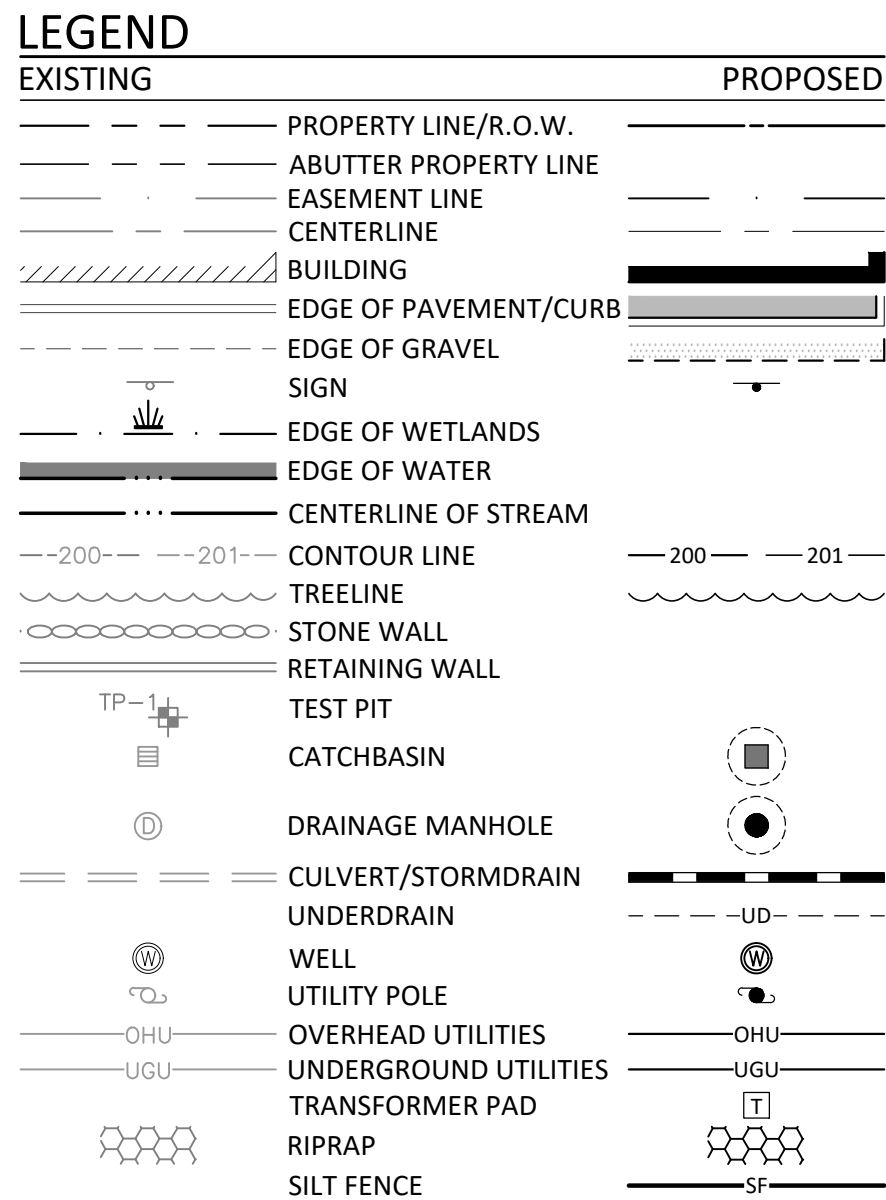
23056
JOB NUMBER:

1" = 40'
SCALE:

4-6-2026
DATE:

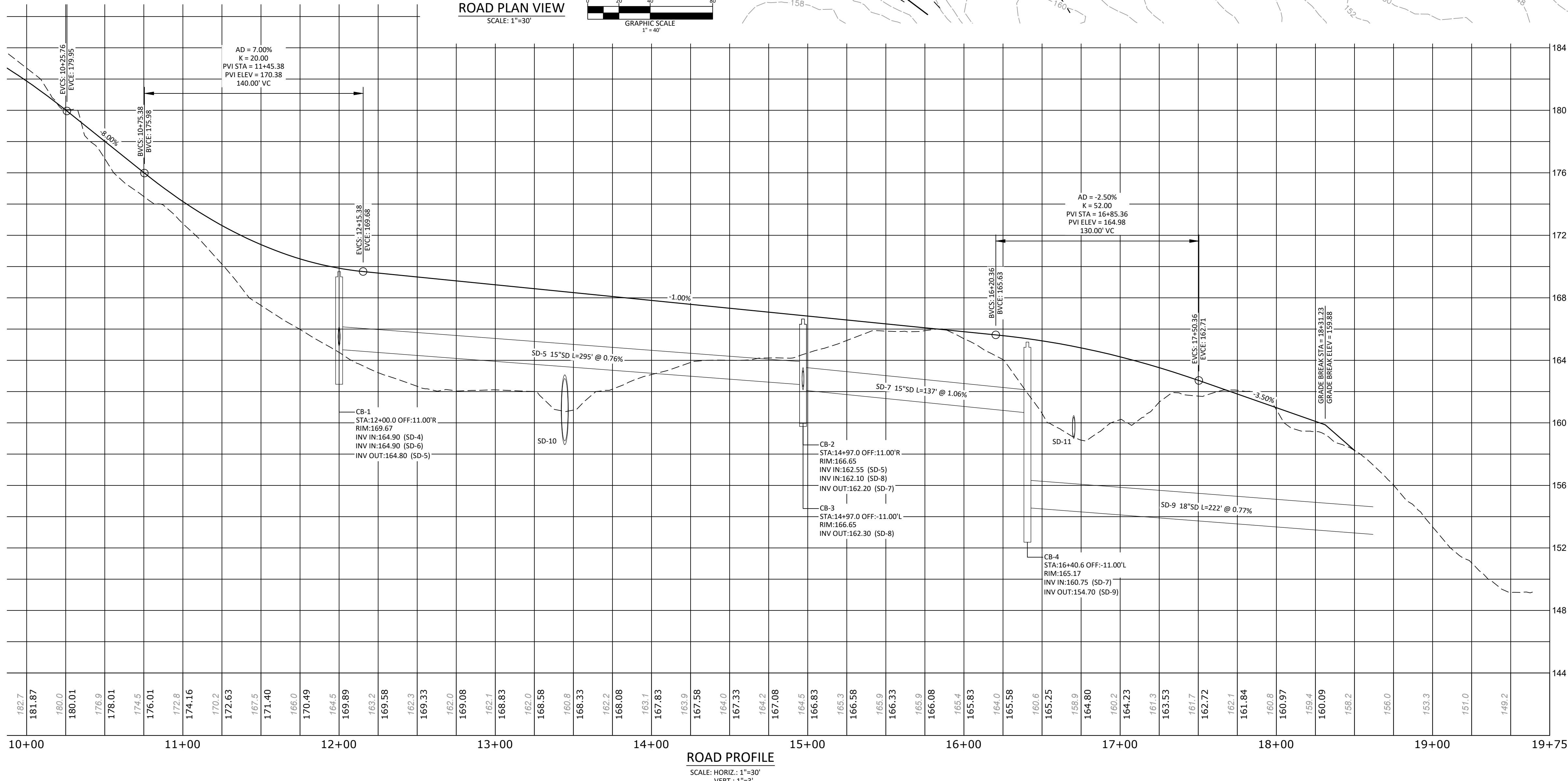
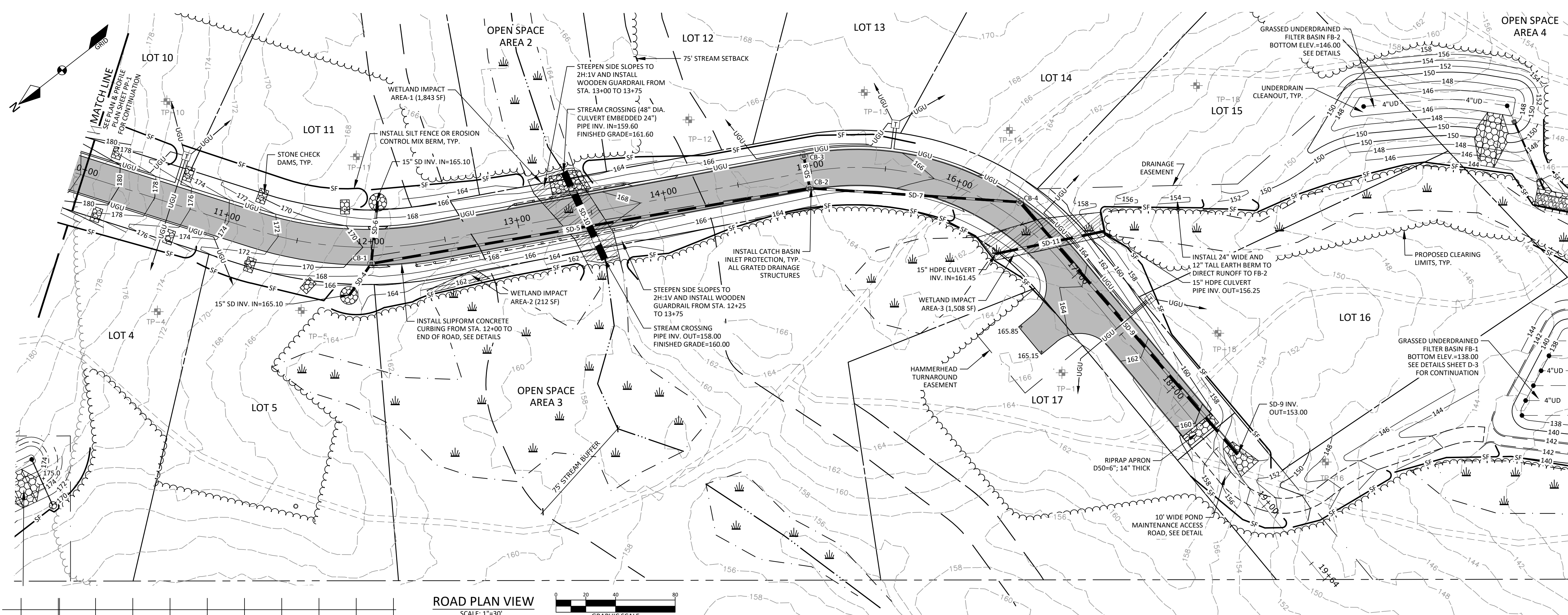
SHEET 4 OF 9

PP-1

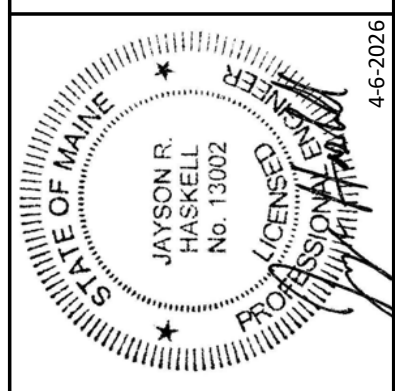


STORM DRAIN STRUCTURE TABLE			
STRUCTURE	RIM	INV. IN	INV. OUT
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STORM DRAIN PIPE TABLE			
NAME	SIZE	LENGTH	SLOPE
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SD-2	15"	66'	0.61%
SD-3	15"	64'	2.36%
SD-4	15"	24'	0.83%
SD-5	15"	295'	0.76%
SD-6	15"	40'	0.50%
SD-7	15"	137'	1.06%
SD-8	15"	18'	1.11%
SD-9	18"	222'	0.77%
SD-10	48"	65'	2.48%
SD-11	15"	74'	7.00%



NOT FOR
CONSTRUCTION



DM ROMA
CONSULTING ENGINEERS

P.O. BOX 1116
WINDHAM, ME 04062
(207) 591-5055

REV	DATE	BY	DESCRIPTION
A	4-6-26	DNR	ISSUED FOR PERMIT REVIEW

RECORD OWNER:
MICHAEL E. TEVANIAN
125 WINDSPRING DRIVE
WESTBROOK, ME 04092

FOR:
ROW EVEN, LLC
17 BUCKET LAKE
YARMOUTH, ME 04096

23056 JOB NUMBER:
1" = 40' SCALE:
4-6-2026 DATE:
SHEET 5 OF 9
PP-2

EROSION AND SEDIMENTATION CONTROL NOTES:

EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS TO OCCUR DURING THE FOLLOWING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY.

IN ORDER TO EFFECTIVELY PREVENT AND CONTROL EROSION RELATED TO SOIL DISTURBANCE, THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPs) SHALL BE EMPLOYED:

1. POLLUTION PREVENTION

MINIMIZE DISTURBED AREAS AND PROTECT NATURAL DOWNGRADIENT BUFFER AREAS TO THE EXTENT PRACTICABLE. CONTROL STORMWATER VOLUME AND VELOCITY WITHIN THE SITE TO MINIMIZE SOIL EROSION. MINIMIZE THE DISTURBANCE OF STEEP SLOPES. CONTROL STORMWATER DISCHARGES, INCLUDING BOTH PEAK FLOW RATES AND VOLUME, TO MINIMIZE EROSION AT OUTLETS. THE DISCHARGE MAY NOT RESULT IN EROSION OF ANY OPEN DRAINAGE CHANNELS, SWALES, STREAM CHANNELS OR STREAM BANKS, UPLAND, OR COASTAL OR FRESHWATER WETLANDS OF THE PROJECT SITE.

WHENEVER PRACTICABLE, NO DISTURBANCE ACTIVITIES SHOULD TAKE PLACE WITHIN 50 FEET OF ANY PROTECTED NATURAL RESOURCE. IF DISTURBANCE ACTIVITIES TAKE PLACE BETWEEN 30 FEET AND 50 FEET OF ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERIMETER EROSION CONTROLS MUST BE DOUBLED. IF DISTURBANCE ACTIVITIES TAKE PLACE LESS THAN 30 FEET FROM ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERIMETER EROSION CONTROLS MUST BE DOUBLED AND DISTURBED AREAS MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 7 DAYS.

2. TEMPORARY SOIL STABILIZATION BMPs

TEMPORARY MULCHING SHALL BE APPLIED IMMEDIATELY TO ANY AREAS THAT HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED. ANY DISTURBED SOIL WITHIN 75° OF A STREAM, WATER BODY OR WETLAND MUST RECEIVE TEMPORARY MULCH WITHIN 48 HOURS FOLLOWING DISTURBANCE AND BEFORE ANY STORM EVENT. ALL OTHER AREAS SHALL RECEIVE TEMPORARY MULCH WITHIN 7 DAYS OF DISTURBANCE. AREAS WHICH CANNOT BE SEEDED DURING THE GROWING SEASON SHALL BE MULCHED FOR OVER-WINTER PROTECTION. THE FOLLOWING ARE ACCEPTABLE TEMPORARY MULCHING METHODS:

HAY OR STRAW MULCHES NEED TO BE AIR-DRYED, FREE OF UNDESIRABLE SEEDS AND COARSE MATERIALS. APPLICATION RATE MUST BE 2 BALES (70-90 POUNDS) PER 1000 SQ FT OR 1.5 TO 2 TONS (90-100 BALES) PER ACRE TO COVER 75-90% OF THE GROUND SURFACE. HAY OR STRAW CAN BE DRIVEN INTO THE GROUND WITH TRACKED EQUIPMENT IF SLOPES ARE LESS THAN 3%, OR CAN BE ANCHORED WITH JUTE, WOOD FIBER OR PLASTIC NETTING ON STEEPER SLOPES.

EROSION CONTROL MIX MUST CONSIST PRIMARILY OF ORGANIC MATERIAL AND WILL INCLUDE ANY OF THE FOLLOWING: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK OR OTHER ACCEPTABLE PRODUCTS BASED ON A SIMILAR RAW SOURCE. WOOD OR BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS ARE NOT ACCEPTABLE. EROSION CONTROL MIX CAN BE USED AS A STAND-ALONE REINFORCEMENT ON SLOPES OF 2 HORIZONTAL TO 1 VERTICAL OR LESS AND DRAINING IN SHEET FLOW. IT CAN BE PLACED WITH A HYDRAULIC BUCKET, WITH A PNEUMATIC BLOWER OR BY HAND, AND MUST PROVIDE 100% SOIL COVERAGE.

EROSION CONTROL MIX SHALL MEET THE FOLLOWING SPECIFICATIONS:
-ORGANIC MATTER CONTENT SHALL BE BETWEEN 80-100%, DRY WEIGHT BASIS.
-PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6 IN. SCREEN AND BETWEEN 70-85% PASSING 0.75 IN. SCREEN
-ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
-LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX

WHEN USED AS MULCH, THE THICKNESS OF THE EROSION CONTROL MIX IS BASED UPON THE FOLLOWING:

LENGTH OF SLOPE	3:1 SLOPE OR LESS	BETWEEN 2:1 AND 3:1 SLOPE
LESS THAN 20 FT	2.0 IN.	4.0 IN.
BETWEEN 20 - 60 FT	3.0 IN.	5.0 IN.
BETWEEN 60 - 100 FT	4.0 IN.	6.0 IN.

CHEMICAL MULCHES AND SOIL BINDERS MAY BE USED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL CONSULT WITH THE MANUFACTURER TO DETERMINE ADEQUATE APPLICATION RATES AND METHODS.

TEMPORARY MULCH SHALL BE INSPECTED FOLLOWING ANY SIGNIFICANT RAINFALL EVENT. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED. EROSION CONTROL MATS AND MULCH ANCHORING MUST BE INSPECTED AFTER RAINFALL EVENTS FOR DISLOCATION OR FAILURE, AND REPAIRED IMMEDIATELY. INSPECTIONS SHALL TAKE PLACE UNTIL 95% OF THE SOIL SURFACE IS COVERED WITH PERMANENT VEGETATION. WHENEVER MULCH IS USED WITH ORNAMENTAL PLANTINGS, INSPECT PERIODICALLY THROUGHOUT THE YEAR TO DETERMINE IF MULCH IS MAINTAINING COVERAGE OF THE SOIL SURFACE, AND REPAIR AS NEEDED.

TEMPORARY VEGETATION SHALL BE ESTABLISHED ON SOILS THAT WILL NOT BE BROUGHT TO FINAL GRADE FOR A PERIOD OF MORE THAN 30 DAYS. IF TEMPORARY VEGETATION IS ESTABLISHED PRIOR TO OCTOBER 15, TEMPORARY MULCH SHALL BE APPLIED THROUGH THE WINTER AND TEMPORARY VEGETATION SHALL BE PLANTED AT THE BEGINNING OF THE GROWING SEASON THE FOLLOWING YEAR. TO PREPARE THE SEEDED AREA, THE CONTRACTOR SHALL APPLY FERTILIZER AT A RATE OF 600 POUNDS PER ACRE OF 10-10-10 (N-P205-K20) OR EQUIVALENT AND LIMESTONE AT A RATE OF 2 TONS PER ACRE, IF NECESSARY. LOOSEN SOIL TO A DEPTH OF 2 INCHES IN AREAS THAT HAVE BEEN COMPACTED BY CONSTRUCTION ACTIVITIES. GRASS SEED SHALL BE SELECTED BASED UPON THE TIME OF YEAR THE PLANTING WILL TAKE PLACE AS SUMMARIZED IN THE FOLLOWING TABLE:

SEED	LB. PER ACRE	RECOMMENDED SEEDING DATES
WINTER RYE	112	8/15 - 10/1
OATS	40	4/1 - 7/1 8/15 - 9/15
ANNUAL REYGRASS	80	4/1 - 7/1

TEMPORARY SEEDING SHALL BE PERIODICALLY INSPECTED TO MAINTAIN AT LEAST 95% VEGETATIVE COVER OF SOIL SURFACE. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES SHALL BE USED IN THE INTERIM SUCH AS TEMPORARY MULCH, FILTER BARRIERS, ETC.

3. SEDIMENT BARRIER BMPs

PRIOR TO CONSTRUCTION TEMPORARY SEDIMENT BARRIERS SHALL BE INSTALLED AT THE DOWNGRADIENT EDGE OF ANY AREA TO BE DISTURBED AND ADJACENT TO ANY DRAINAGE CHANNELS WITHIN THE DISTURBED AREA. SEDIMENT BARRIERS INCLUDE ANY OF THE FOLLOWING:

FILTER BARRIER FENCE, ALSO CALLED SILT FENCE, SHALL BE INSTALLED WHERE SHOWN ON THE PLANS AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. THE FILTER FABRIC SHALL BE A PREVIOUS SHEET OF PROPYLENE, NYLON, POLYESTER OR ETHYLENE YARN AND SHALL PROVIDE A MINIMUM OF 6 MONTHS USABLE CONSTRUCTION LIFE INCLUDING PROTECTION AGAINST ULTRA-VIOLET LIGHT. THE HEIGHT OF THE FENCE SHALL NOT EXCEED 36 INCHES INSTALLED AND TOP SPACING SHALL NOT EXCEED 6 FEET. JOINTS IN THE FENCE SHALL BE AVOIDED TO THE EXTENT POSSIBLE, AND IF NECESSARY SHALL BE SPLICED TOGETHER AT A SUPPORT POST WITH A MINIMUM 6 INCH OVERLAP. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 6 INCHES WIDE AND 6 INCHES DEEP, AND THE BOTTOM 6-8 INCHES OF FABRIC SHALL BE "TIED-IN" TO THE TRENCH AND COMPACTED. THE TRENCH SHOULD BE UPHILL OF THE FABRIC PRIOR TO BURIAL.

EROSION CONTROL MIX BERMS ARE LINEAR BARRIERS COMPOSED OF EROSION CONTROL MIX AS SPECIFIED ABOVE. THE BERM MUST BE A MINIMUM OF 12 INCHES TALL AND 24 INCHES WIDE AT THE BASE IF UPHILL SLOPES ARE LESS THAN 5%. STEEPER SLOPES OR SLOPES GREATER THAN 20 FEET LONG MAY REQUIRE A LARGER WIDTH BERM. EROSION CONTROL MIX BERMS SHALL BE PROHIBITED AT THE BASE OF A LONG OR STEEP SLOPE (8% OR GREATER) WITHOUT THE ADDITIONAL SUPPORT OF A FILTER FENCE INSTALLED ON THE DOWNHILL SIDE OF THE BERM.

SEDIMENT BARRIERS SHOULD BE INSTALLED DOWNGRADIENT OF SOIL OR SEDIMENT STOCKPILES AND STORMWATER PREVENTED RUNNING ONTO THE STOCKPILE. SEDIMENT BARRIERS SHALL BE INSPECTED AFTER ANY SIGNIFICANT RAINFALL EVENT AND REPAIRED IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THE BARRIERS. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR EDGES OF THE BARRIER, OR IF LARGE VOLUMES OF WATER ARE IMPOUNDED BEHIND THE BARRIER, IT WILL BE NECESSARY TO INSTALL A SEDIMENT BASIN UPGRADEMENT OF THE SEDIMENT BARRIER. SEDIMENT SHALL BE REMOVED ONCE IT REACHES HALF THE BARRIER HEIGHT. AFTER THE BARRIER IS REMOVED, ANY REMAINING SILT SHALL EITHER BE REMOVED OR GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

TEMPORARY EROSION CONTROL MEASURES ARE REMOVED ONCE THE SITE IS PERMANENTLY STABILIZED AND CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

4. STORM DRAIN INLET PROTECTION

STORM DRAIN INLETS THAT ARE MADE OPERATIONAL BEFORE THEIR DRAINAGE AREA IS STABILIZED SHALL BE PROTECTED WITH A FILTER UNTIL THE DRAINAGE AREA IS EITHER PAVED OR STABILIZED WITH 95% VEGETATIVE GROWTH. THE FOLLOWING ARE ACCEPTABLE BMPs ASSOCIATED WITH STORM DRAIN INLET PROTECTION:

MANUFACTURED SEDIMENT FILTERS ARE THE PREFERRED METHOD FOR PROTECTING CATCH BASIN INLETS IN PAVED OR GRAVEL ROADWAYS. THE FILTERS TYPICALLY CONSIST OF A FABRIC OR OTHER PERVIOUS MATERIAL THAT IS PLACED ABOVE OR BELOW THE GRATE THAT TRAPS SEDIMENT ON THE SURFACE AND ALLOWS WATER TO FLOW THROUGH THE GRATE. CONSIDERATIONS SUCH AS WEATHER CONDITIONS, SLOPES, TRIBUTARY WATERSHED AREA AND EXPECTED SEDIMENT ACCUMULATION SHOULD BE FACTORED INTO MAKING A DECISION ON ANY PARTICULAR PRODUCT, AND THE MANUFACTURER'S RECOMMENDATIONS ON INSTALLATION AND MAINTENANCE SHALL BE STRICTLY ADHERED TO.

5. STABILIZED CONSTRUCTION ENTRANCE/EXIT

TO REDUCE THE TRACKING OF SEDIMENT ONTO ROADWAYS, A STABILIZED CONSTRUCTION EXIT SHALL BE INSTALLED AT ALL POINTS OF EGRESS WHERE VEHICLES MAY TRAVEL FROM THE PROJECT SITE TO A PUBLIC ROAD OR OTHER PAVED AREA. THE STONE PAD SHALL CONSIST OF A MINIMUM 4-INCH DEPTH OF STONE, AND SHALL BE PLACED ON A GEOTEXTILE FABRIC. THE PAD SHALL EXTEND TO THE PAD SIDE, AND SHALL BE 50 FEET INTO THE PROJECT SITE AND BE A MINIMUM OF 10 FEET WIDE. THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, AND THE CONTRACTOR SHALL SWEEP PAVEMENT AT EXITS THAT HAVE EXPERIENCED ANY MUD-TRACKING PRIOR TO THE NEXT STORM EVENT. MAINTAIN THE PAD UNTIL ALL DISTURBED AREAS ARE STABILIZED.

6. DUST CONTROL

THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST ON THE PROJECT SITE AND ON ADJACENT ROADWAYS. EXPOSED SOIL SURFACES SHALL BE MOISTENED PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST. GRAVEL SURFACES SHALL EITHER BE TREATED WITH AN APPLICATION OF CALCIUM CHLORIDE OR COVERED WITH CRUSHED STONE IF DUST CONTROL BECOMES DIFFICULT WITH NORMAL WATER APPLICATIONS.

7. LAND GRADING AND SLOPE PREPARATION

GRADING SHALL BE PLANNED SO AS TO MINIMIZE THE LENGTH OF TIME BETWEEN INITIAL SOIL EXPOSURE AND FINAL GRADING. ON LARGE PROJECTS THIS SHOULD BE ACCOMPLISHED BY PHASING THE OPERATION AND COMPLETING THE FIRST PHASE UP TO FINAL GRADING AND SEEDING BEFORE STARTING THE NEXT PHASE. ANY EXPOSED AREA THAT WILL NOT BE FINISH GRADED WITHIN 7 DAYS SHALL BE TREATED WITH MULCH OR PLANTED WITH TEMPORARY VEGETATION. PROVISIONS SHALL BE MADE TO SAFELY CONVEY SURFACE RUNOFF TO STORM DRAINS, PROTECTED OUTLETS OR TO STABLE WATER COURSES TO ENSURE THAT SURFACE RUNOFF WILL NOT DAMAGE SLOPES OR OTHER GRADED AREAS. CUT AND FILL SLOPES THAT ARE TO BE STABILIZED WITH GRASS SHALL NOT BE STEEPER THAN 2:1. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIALS. AREAS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 INCHES PRIOR TO PLACEMENT OF TOPSOIL. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLURRING, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES, UTILITIES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES. ALL FILLS SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS. FILL MATERIAL SHALL BE FREE OF STUMPS, BUILDING DEBRIS AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY LIFTS. FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILL SLOPES OR STRUCTURAL FILLS. FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED APPROPRIATELY. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.

8. TOPSOIL

IF POSSIBLE, TOPSOIL SHALL BE STOCKPILED ON THE PROJECT SITE AND REUSED. HIGH QUALITY TOPSOIL SHALL BE FRIABLE AND LOAMY (LOAM, SANDY LOAM, SILT LOAM, SANDY CLAY LOAM, CLAY LOAM), AND SHALL BE FREE OF DEBRIS, TRASH, STUMPS, ROCKS, ROOTS AND NOXIOUS WEEDS. AFTER THE AREAS TO BE TOPSOILED HAVE BEEN BROUGHT TO GRADE, AND IMMEDIATELY PRIOR TO SPREADING THE TOPSOIL, THE SUBGRADE SHALL BE LOOSENED BY SCARIFYING TO A DEPTH OF AT LEAST 2 INCHES TO ENSURE BONDING WITH SUBSOIL. THE TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED TO A MINIMUM COMPACTED DEPTH OF 4 INCHES. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS. IT IS NECESSARY TO COMPACT THE TOPSOIL ENOUGH TO ENSURE GOOD CONTACT WITH THE UNDERLYING SOIL, BUT UNDUE COMPACTION IS TO BE AVOIDED.

9. PERMANENT SOIL STABILIZATION

IF THE AREA WILL NOT BE WORKED FOR MORE THAN ONE YEAR OR HAS BEEN BROUGHT TO FINAL GRADE, THEN PERMANENTLY STABILIZE THE AREA WITHIN 7 DAYS BY PLANTING VEGETATION, SEEDING, SOD, OR THROUGH THE USE OF PERMANENT MULCH, OR RIPRAP, OR ROAD SUB-BASE. IF USING VEGETATION FOR STABILIZATION, SELECT THE PROPER VEGETATION FOR THE LIGHT, MOISTURE, AND SOIL CONDITIONS; AVOID AREAS OF DISTURBED SUBSOILS WITH TOPSOIL, COMPOST, OR FERTILIZERS; PROTECT SEEDED AREAS WITH MULCH OR, IF NECESSARY, EROSION CONTROL BLANKETS; AND SCHEDULE SODDING, PLANTING, AND SEEDING SO TO AVOID DIE-OFF FROM SUMMER DROUGHT AND FALL FROSTS. NEWLY SEEDED OR SODDED AREAS MUST BE PROTECTED FROM VEHICLE TRAFFIC, EXCESSIVE PEDESTRIAN TRAFFIC, AND CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL-ESTABLISHED WITH 90% COVER BY HEALTHY VEGETATION. IF NECESSARY, AREAS MUST BE REWORKED AND RESTABILIZED IF GERMINATION IS SPARSE, PLANT COVERAGE IS SPOTTY, OR TOPSOIL EROSION IS EVIDENT. ONE OR MORE OF THE FOLLOWING MAY APPLY TO A PARTICULAR SITE.

SEEDED AREAS: TO PREPARE THE SEEDED, APPLY 10-20-20 FERTILIZER AT A RATE OF 800 POUNDS PER ACRE AND GROUND LIMESTONE AT A RATE OF 3 TONS PER ACRE. WORK THE FERTILIZER AND LIMESTONE INTO THE TOPSOIL TO A DEPTH OF 4 INCHES AND REMOVE ANY STONES, ROOTS OR OTHER VISIBLE DEBRIS. SELECT A SEED MIXTURE THAT IS APPROPRIATE FOR THE SOIL TYPE AND MOISTURE CONTENT AS FOUND AT THE SITE, AND FOR THE AMOUNT OF SUN EXPOSURE AND FOR LEVEL OF USE. REFER TO THE USDA SOIL CONSERVATION SERVICE OR THE LOCAL SOIL AND WATER CONSERVATION DISTRICT FOR MIXTURES. APPLY SEED UNIFORMLY IN ACCORDANCE WITH SUPPLIER RECOMMENDATIONS AND IMMEDIATELY COVER WITH MULCH AS DESCRIBED IN THE TEMPORARY MULCHING SECTION OF THIS PLAN.

HYDROSEEDING SHALL BE DONE IN ACCORDANCE WITH SUPPLIERS RECOMMENDATIONS. FOR SEEDED AREAS TO BE PERMANENTLY STABILIZED, 90% OF THE DISTURBED SOIL SHALL BE COVERED WITH MATURE HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.

SOD STRIPS SHALL BE LAID AT RIGHT ANGLES TO DIRECTION OF SLOPE OR FLOW OF WATER STARTING AT LOWEST ELEVATION. JOINTS SHALL BE STAGGERED, AND ALL STRIPS SHALL BE ROLLED OR TAMPED INTO PLACE. ON SLOPES, SOD SHALL BE ANCHORED WITH STAPLES, WIRE OR PINS. IRRIGATE SODDED AREA IMMEDIATELY AFTER INSTALLATION. FOR SODDED AREAS TO BE PERMANENTLY STABILIZED, THE ROOTS OF THE SOD MUST BE COMPLETELY DOWN INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.

PERMANENT MULCH IS A LONG TERM COVER THAT PROVIDES A GOOD BUFFER AROUND DISTURBED AREAS. THE EROSION CONTROL MIX SHALL CONSIST PRIMARILY OF ORGANIC MATERIAL AND MAY INCLUDE SHREDDED BARK, STUMP GRINDINGS OR COMPOSTED BARK. WOOD CHIPS, GROUND CONSTRUCTION DEBRIS, REPROCESSED WOOD PRODUCTS OR BARK CHIPS ARE NOT ACCEPTABLE. THE EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4 INCHES IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS AND MATERIAL TOXIC TO PLANT GROWTH.

RIPRAP STONE SHALL CONSIST OF SUB-ANGULAR FIELD STONE OR ROUGH UNEVEN QUARRY STONE OF APPROXIMATELY RECTANGULAR SHAPE. THE DEPTH OF STONE SHALL BE A MINIMUM OF 2.2 TIMES THE MAXIMUM STONE DIAMETER. A GRAVEL OR GEOTEXTILE FILTER BLANKET SHALL BE PLACED BETWEEN THE RIPRAP AND UNDERLYING SOIL SURFACE. GRAVEL FILTER BLANKETS SHALL MEET MUDOT TYPE-C UNDERDRAIN MATERIAL SPECIFICATIONS AND BE AT LEAST 6 INCHES THICK. GEOTEXTILE FILTER BLANKETS SHALL BE SPECIFIED BASED ON SITE CONDITIONS. RIPRAP SLOPES SHALL BE TIED INTO THE BASE OF THE EMBANKMENT BY EXCAVATING A TRENCH AT THE BOTTOM OF THE SLOPE AND INSTALLING A STABLE BASE OF RIPRAP TO GRADE.

DITCHES, CHANNELS AND SWALES ARE CONSIDERED PERMANENTLY STABILIZED WHEN THE CHANNEL HAS 90% COVER OF HEALTHY VEGETATION WITH A WELL-GRADED RIPRAP LININGS, EROSION CONTROL BLANKET, OR WITH ANOTHER NON-EROSIVE LINING SUCH AS CONCRETE OR ASPHALT PAVEMENT. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE CHANNEL LINING, UNDERCUTTING OF THE BANKS, OR DOWNCUTTING OF THE CHANNEL.

10. STORMWATER CHANNELS

EACH CHANNEL SHOULD BE CONSTRUCTED IN SECTIONS SO THAT THE SECTION'S GRADING, SHAPING, AND INSTALLATION OF THE PERMANENT LINING CAN BE COMPLETED THE SAME DAY. IF A CHANNEL'S FINAL GRADING OR FINAL INSTALLATION MUST BE DELAYED, THEN DIVERSION BERMS MUST BE USED TO DIVERT STORMWATER AWAY FROM THE CHANNEL. PROPERLY-SPACED DAMS MUST BE INSTALLED IN THE CHANNEL TO SLOW THE WATER VELOCITY, AND A TEMPORARY LINING INSTALLED ALONG THE CHANNEL TO PREVENT SCOURING.

INSPECTION & MAINTENANCE NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE ALL CONSTRUCTION OPERATIONS COMPLY WITH THE INSPECTION AND MAINTENANCE PROCEDURES FOR THE PROJECT, INCLUDING, BUT NOT LIMITED TO THOSE INCLUDED IN THIS PLAN SET, THE "INSPECTION, MAINTENANCE, AND HOUSEKEEPING PLAN", AND THE "MAINE EROSION AND SEDIMENTATION CONTROL PRACTICE AND FIELD GUIDE FOR CONTRACTORS". INSPECTION SHALL OCCUR ON ALL DISTURBED AND IMPEVIOUS AREAS, EROSION CONTROL MEASURES, MATERIAL STORAGE AREAS THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. THESE AREAS SHALL BE INSPECTED AT LEAST ONCE A WEEK AS WELL AS 24 HOURS BEFORE AND AFTER A STORM EVENT GENERATING MORE THAN 0.5 INCH OF RAINFALL OVER A 24-HOUR PERIOD AND PRIOR TO COMPLETING PERMANENT STABILIZATION MEASURES. A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT, SHALL CONDUCT THE INSPECTIONS.
- EROSION CONTROLS SHALL BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED. IF BEST MANAGEMENT PRACTICES (BMPs) NEED TO BE REPAIRED, THE REPAIR WORK SHOULD BE INITIATED UPON DISCOVERY OF THE PROBLEM BUT NO LATER THAN THE END OF THE NEXT WORKDAY. IF BMPs NEED TO BE MAINTAINED OR MODIFIED, ADDITIONAL BMPs ARE NECESSARY, OR OTHER CORRECTIVE ACTION IS NEEDED, IMPLEMENTATION MUST BE COMPLETED WITHIN SEVEN CALENDAR DAYS AND PRIOR TO ANY RAINFALL EVENT.
- A REPORT SUMMARIZING THE INSPECTIONS AND ANY CORRECTIVE ACTION TAKEN MUST BE MAINTAINED ON SITE. THE LOG MUST INCLUDE THE NAMES AND QUALIFICATIONS OF THE PERSON MAKING THE INSPECTIONS (THE DATES OF THE INSPECTIONS), AND THE MAJOR OBSERVATIONS ABOUT THE OPERATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS, MATERIALS STORAGE AREAS, AND VEHICLE ACCESS POINTS TO THE PARCEL. MAJOR OBSERVATIONS MUST INCLUDE BMPs THAT NEED MAINTENANCE, BMPs THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATION(S) WHERE ADDITIONAL BMPs ARE NEEDED. FOR EACH BMP REQUIRING MAINTENANCE, BMP REPAIR/REPLACEMENT, AND LOCATION NEEDING ADDITIONAL BMPs, NOTE IN THE LOG THE CORRECTIVE ACTION TAKEN AND WHEN IT WAS TAKEN. THE LOG MUST BE MADE ACCESSIBLE TO MDP AND TOWN STAFF, AND A COPY MUST BE PROVIDED UPON REQUEST. THE OWNER SHALL RETAIN A COPY OF THE LOG FOR A PERIOD OF AT LEAST THREE YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION.

WINTER EROSION AND SEDIMENTATION CONTROL NOTES:

THE WINTER CONSTRUCTION PERIOD TYPICALLY BEGINS IN EARLY NOVEMBER AND ENDS IN MID APRIL. IF A CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE OR RIPRAP BY NOVEMBER 15 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS TO OCCUR DURING THE FOLLOWING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. AN AREA SHALL BE CONSIDERED DENIED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN THE ROADWAY AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOADED, SEEDED AND MULCHED. A COVER OF EROSION CONTROL MIX IS THE PREFERRED TEMPORARY MULCH DURING WINTER CONDITIONS.

1. NATURAL RESOURCE PROTECTION

ANY AREAS WITHIN 75 FEET FROM ANY REGULATED NATURAL RESOURCES SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH AN EROSION CONTROL COVER. DURING WINTER CONSTRUCTION, A DOUBLE ROW OF SEDIMENT BARRIERS (FOR EXAMPLE, SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) WILL BE PLACED BETWEEN ANY REGULATED NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE REGULATED 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.

2. SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS MAY CONSIST OF EROSION CONTROL MIX BERMS OR ANY OTHER RECOGNIZED SEDIMENT BARRIERS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES OR SILT FENCES.

3. MULCHING

ALL AREAS SHALL BE CONSIDERED TO BE DENUDED UNTIL SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 3 TONS PER ACRE (TWICE THE NORMAL ACCEPTED RATE) AND SHALL BE PROPERLY ANCHORED. EROSION CONTROL MIX MUST BE APPLIED WITH A MINIMUM 4 INCHES THICKNESS. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. SNOW MUST BE REMOVED DOWN TO A ONE-INCH DEPTH PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA WILL BE PROPERTY 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 OR ADEQUATELY ANCHORED SO THAT GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH. BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER MULCH NETTING, TRACKING OR WOOD CELLULOSE FIBER. THE COVER WILL BE CONSIDERED SUFFICIENT WITH THE GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH. AFTER NOVEMBER 15T, MULCH AND ANCHORING OF ALL EXPOSED SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORKDAY.

4. SOIL STOCKPILING

STOCKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE FOR WITH A FOUR-INCH LAYER OF EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STACKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED WITHIN 100 FEET FROM ANY REGULATED NATURAL RESOURCE.

5. SEEDING

BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1 AND IF THE EXPOSED AREA HAS BEEN LOOSED, FINE 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. IF DORMANT SEEDING IS USED, ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF LOAM AND SEED AT AN APPLICATION RATE OF 5 LBS PER 1,000 S.F. ALL AREAS INSUFFICIENTLY VEGETATED (LESS THAN 75%) IN THE SPRING SHALL BE REVEGETATED.

6. OVER-WINTER STABILIZATION OF DITCHES AND CHANNELS

ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED BY NOVEMBER 1. ALL GRASS-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. IF A GRASS-LINED DITCH OR CHANNEL IS NOT STABILIZED BY SEPTEMBER 1, THEN EITHER A SOD LINING SHALL BE INSTALLED PRIOR TO OCTOBER 1 OR THE DITCH MUST BE LINED WITH STONE RIPRAP BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE PRIOR TO NOVEMBER 1.

7. OVER-WINTER STABILIZATION OF DISTURBED SLOPES

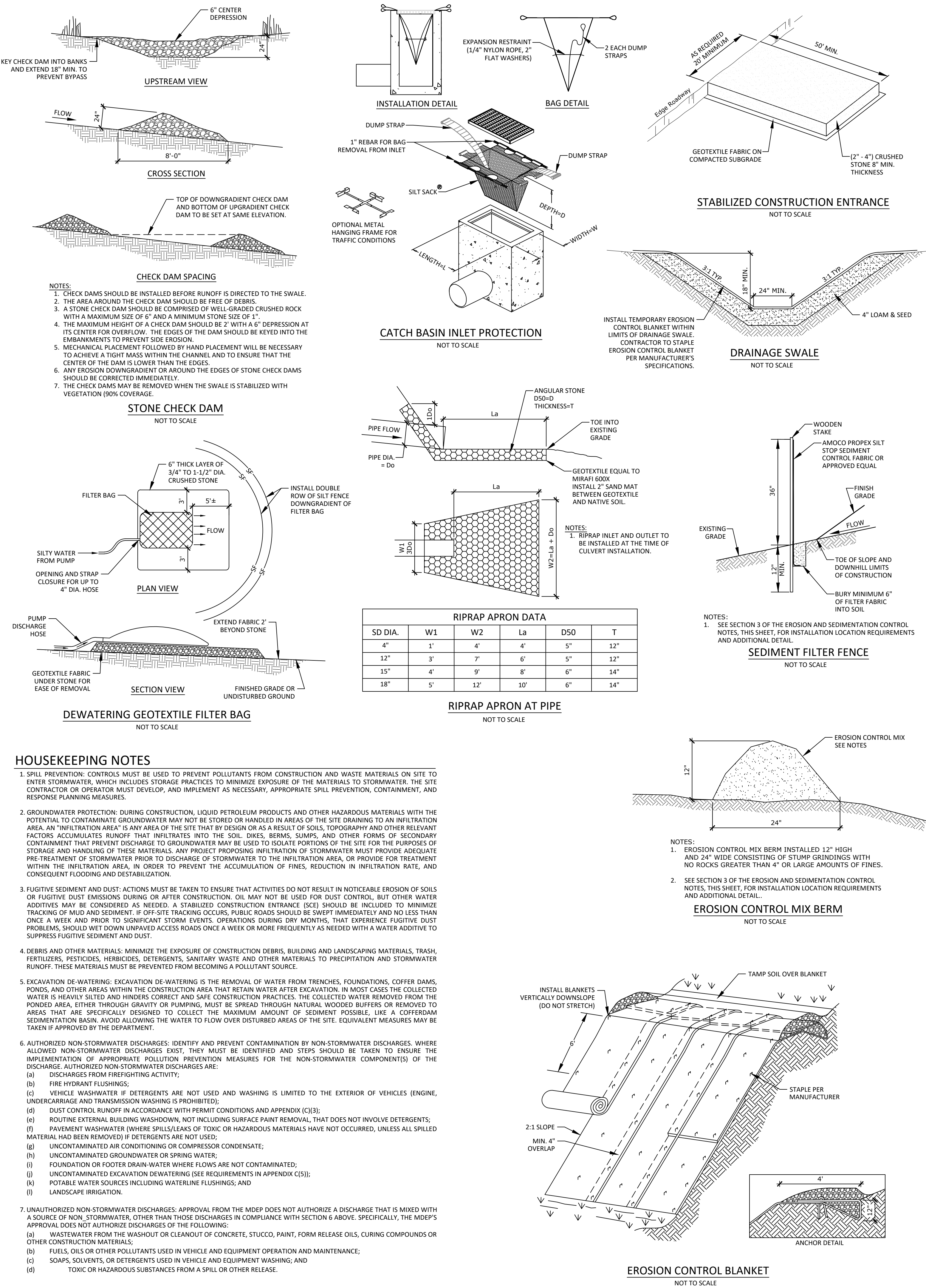
ALL STONE-COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL SLOPES TO BE VEGETATED MUST BE SEEDED AND MULCHED BY SEPTEMBER 1. ALL AREAS HAVING A GRADE STEEPER THAN 8% SHALL BE CONSIDERED A SLOPE. IF A SLOPE TO BE VEGETATED IS NOT STABILIZED BY SEPTEMBER 1, THEN THE SLOPE SHALL EITHER BE STABILIZED WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS BY OCTOBER 1, SOD BY OCTOBER 1, EROSION CONTROL MIX BY NOVEMBER 1 OR STONE RIPRAP BY NOVEMBER 15. SEE APPLICABLE SECTIONS UNDER EROSION AND SEDIMENTATION CONTROL NOTES FOR PROPER INSTALLATION METHODS.

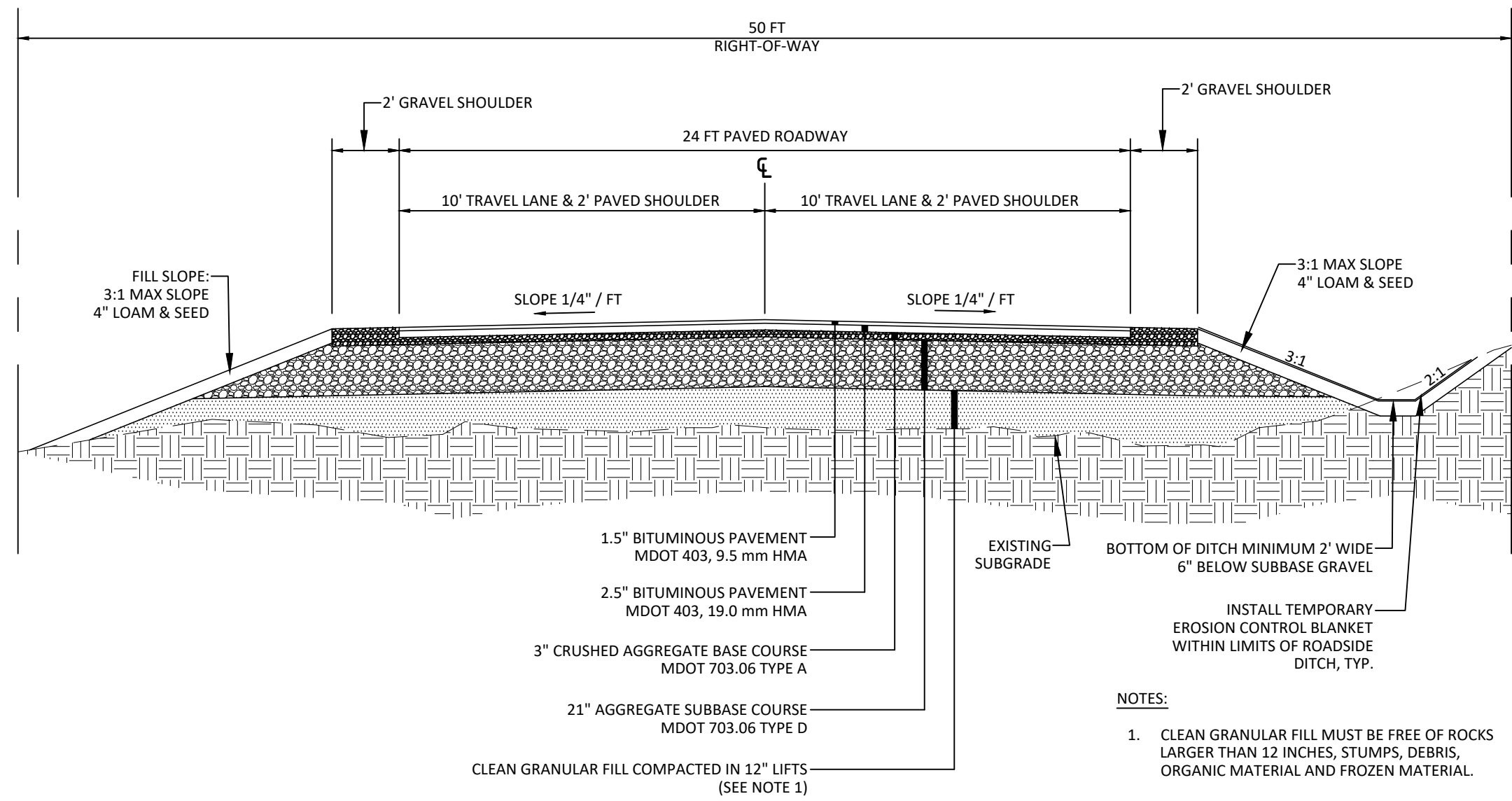
8. OVER-WINTER STABILIZATION OF DISTURBED SLOPS

BY SEPTEMBER 15, ALL DISTURBED SLOPS ON AREAS HAVING A SLOPE LESS THAN 15% MUST BE SEEDED AND MULCHED. IF THE DISTURBED AREAS ARE NOT STABILIZED BY THIS DATE, THEN THE AREA SHALL EITHER BE STABILIZED WITH TEMPORARY VEGETATION BY OCTOBER 1, SOD BY OCTOBER 1, OR MULCH BY NOVEMBER 15. SEE APPLICABLE SECTIONS UNDER EROSION AND SEDIMENTATION CONTROL NOTES FOR PROPER INSTALLATION METHODS.

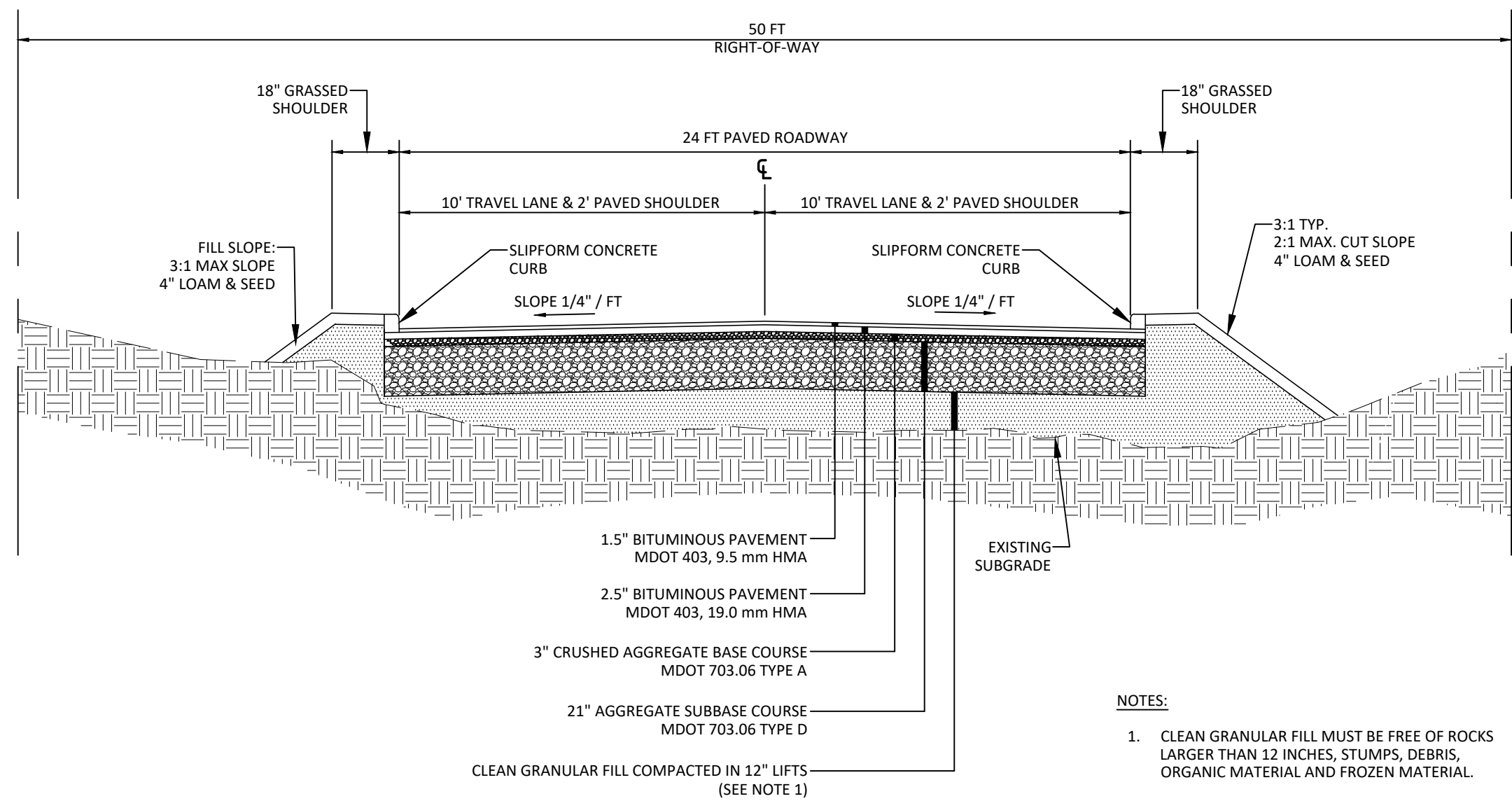
9. MAINTENANCE

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AFTER EACH RAINFALL, SNOW STORM, PERIOD OF THAWING AND RUNOFF AND AT LAST ONCE A WEEK, 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 TREATMENT AND/OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL, IN THE SPRING, INSPECT AND REPAIR ANY DAMAGES AND/OR BARE SPOTS. AN ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

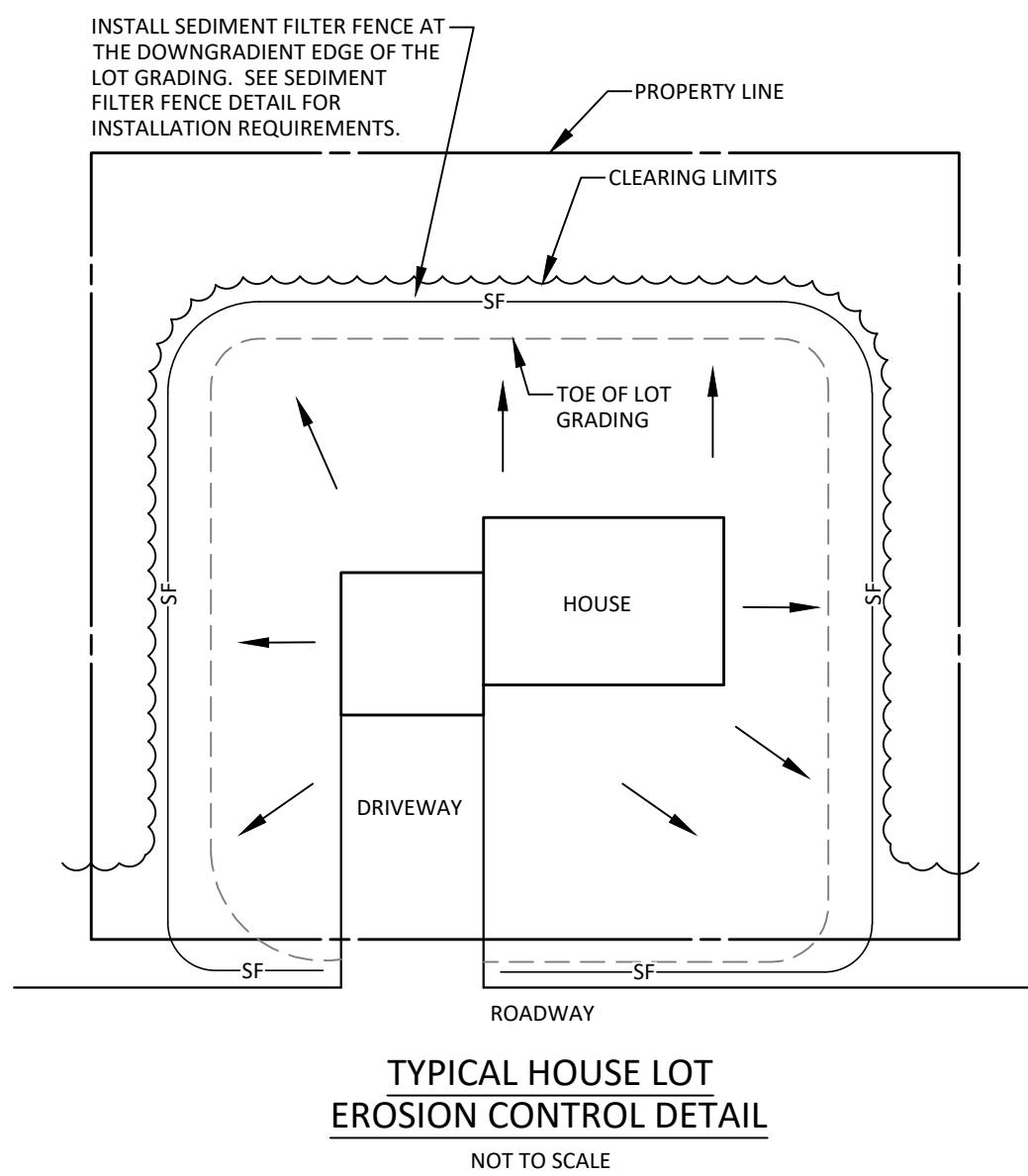




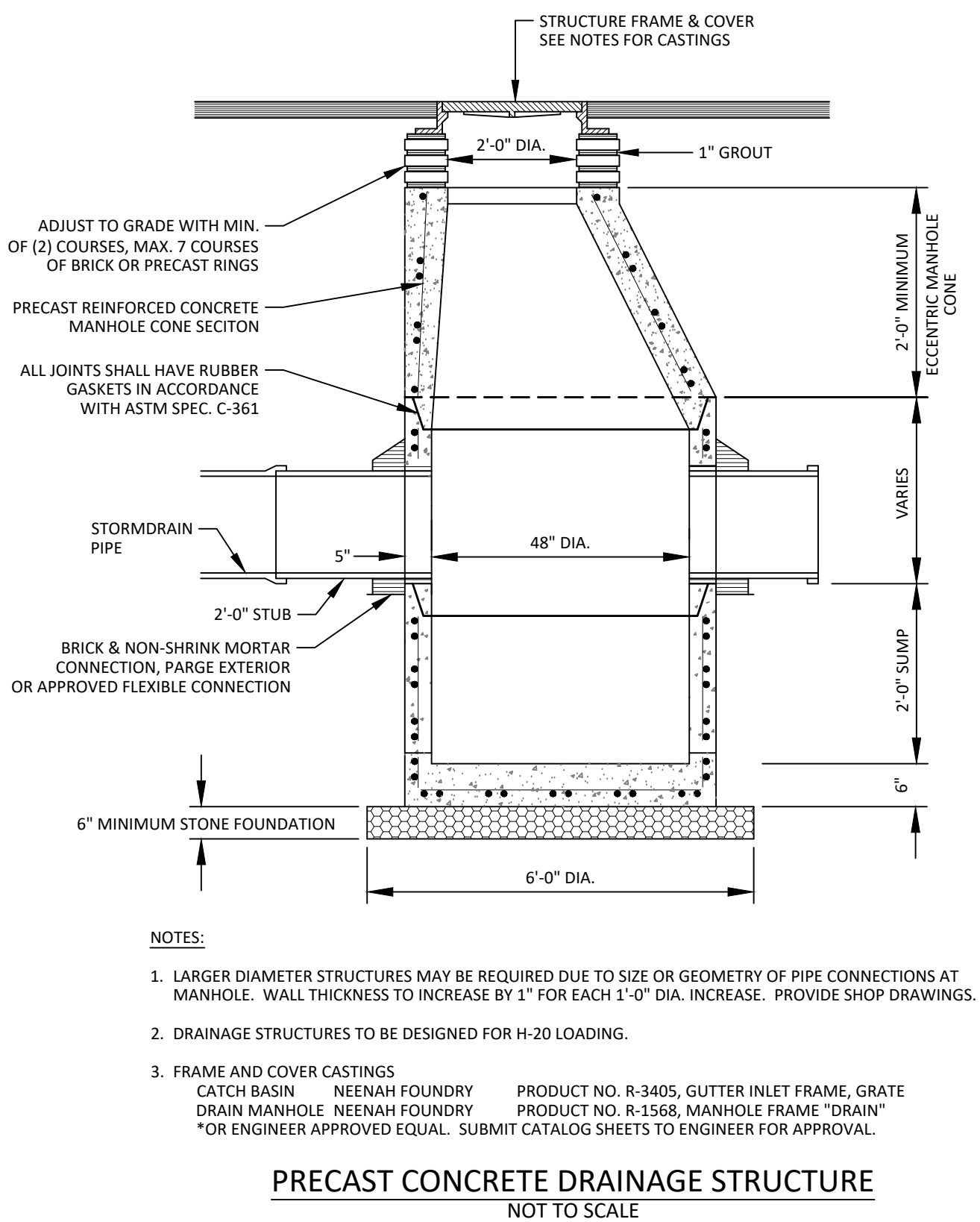
TYPICAL NON-CURBED ROADWAY SECTION
NOT TO SCALE



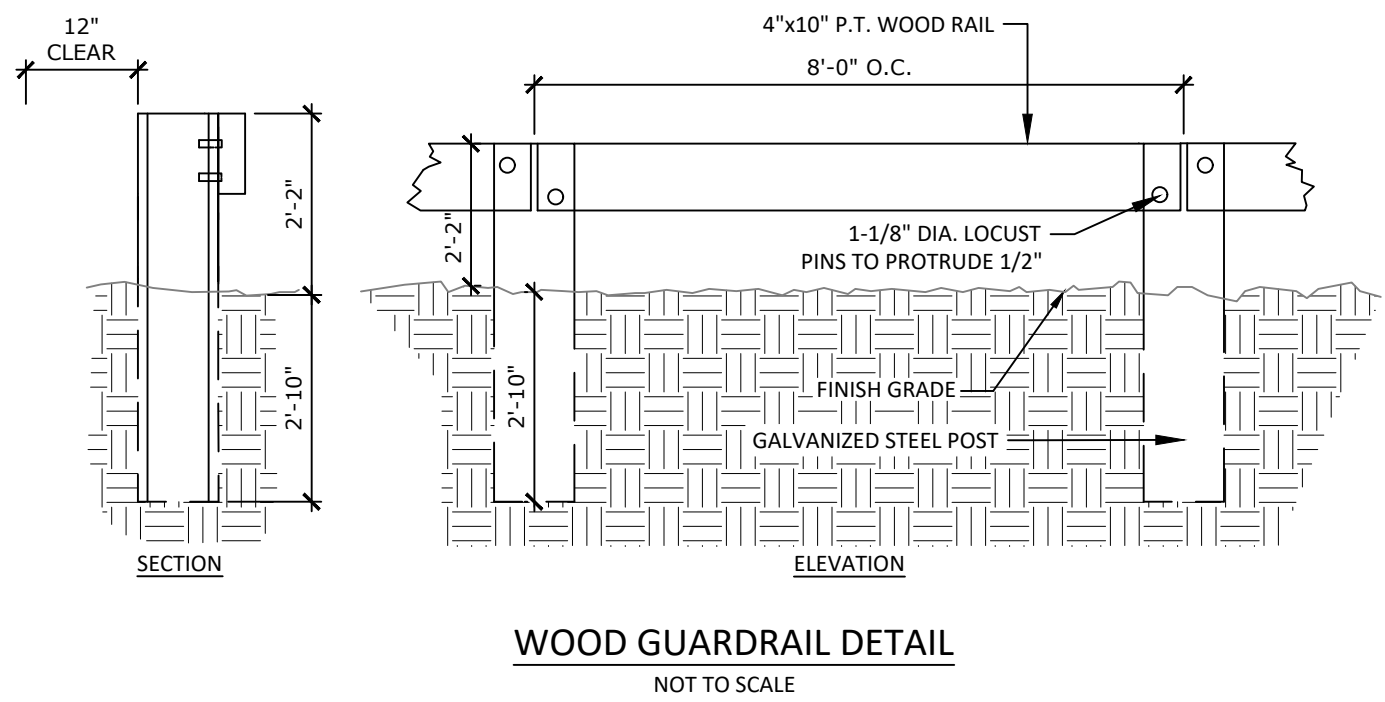
TYPICAL CURBED ROADWAY SECTION
NOT TO SCALE



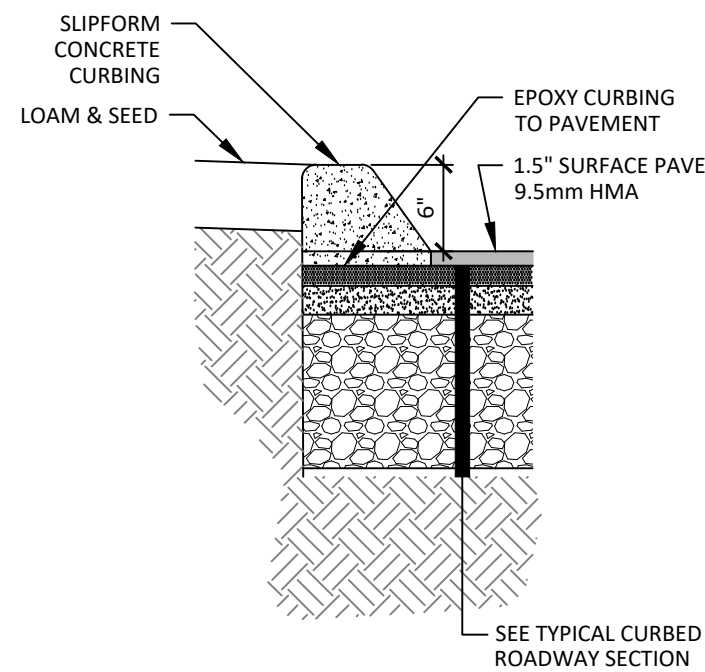
TYPICAL HOUSE LOT
EROSION CONTROL DETAIL
NOT TO SCALE



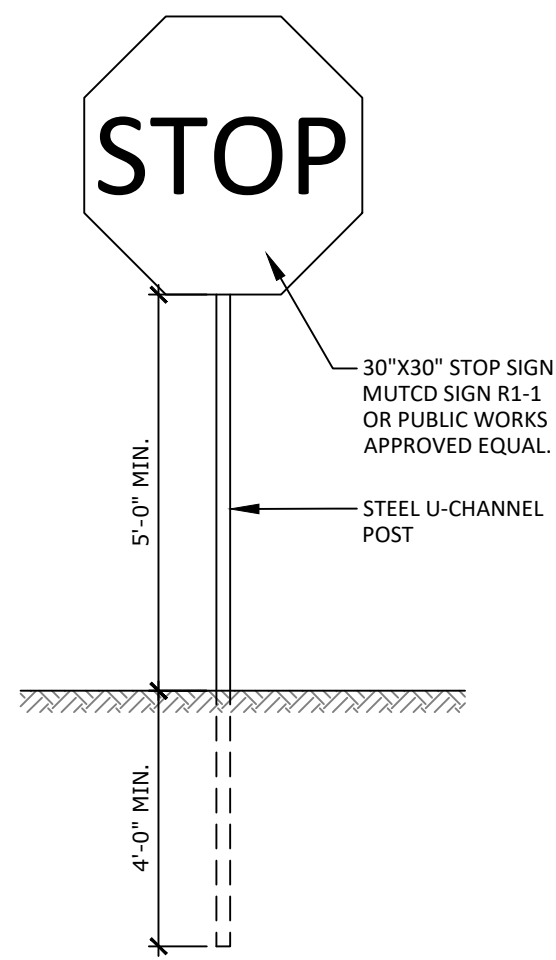
PRECAST CONCRETE DRAINAGE STRUCTURE
NOT TO SCALE



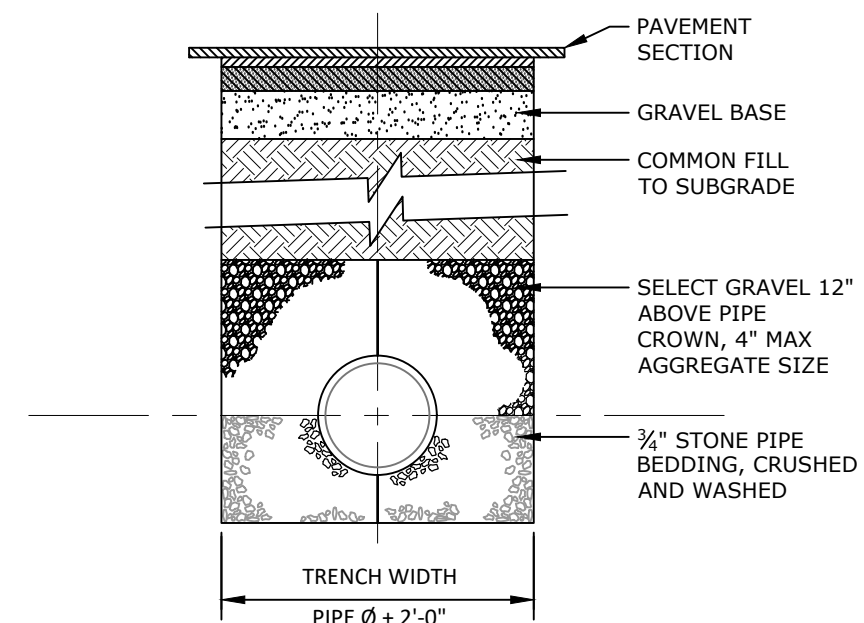
WOOD GUARDRAIL DETAIL
NOT TO SCALE



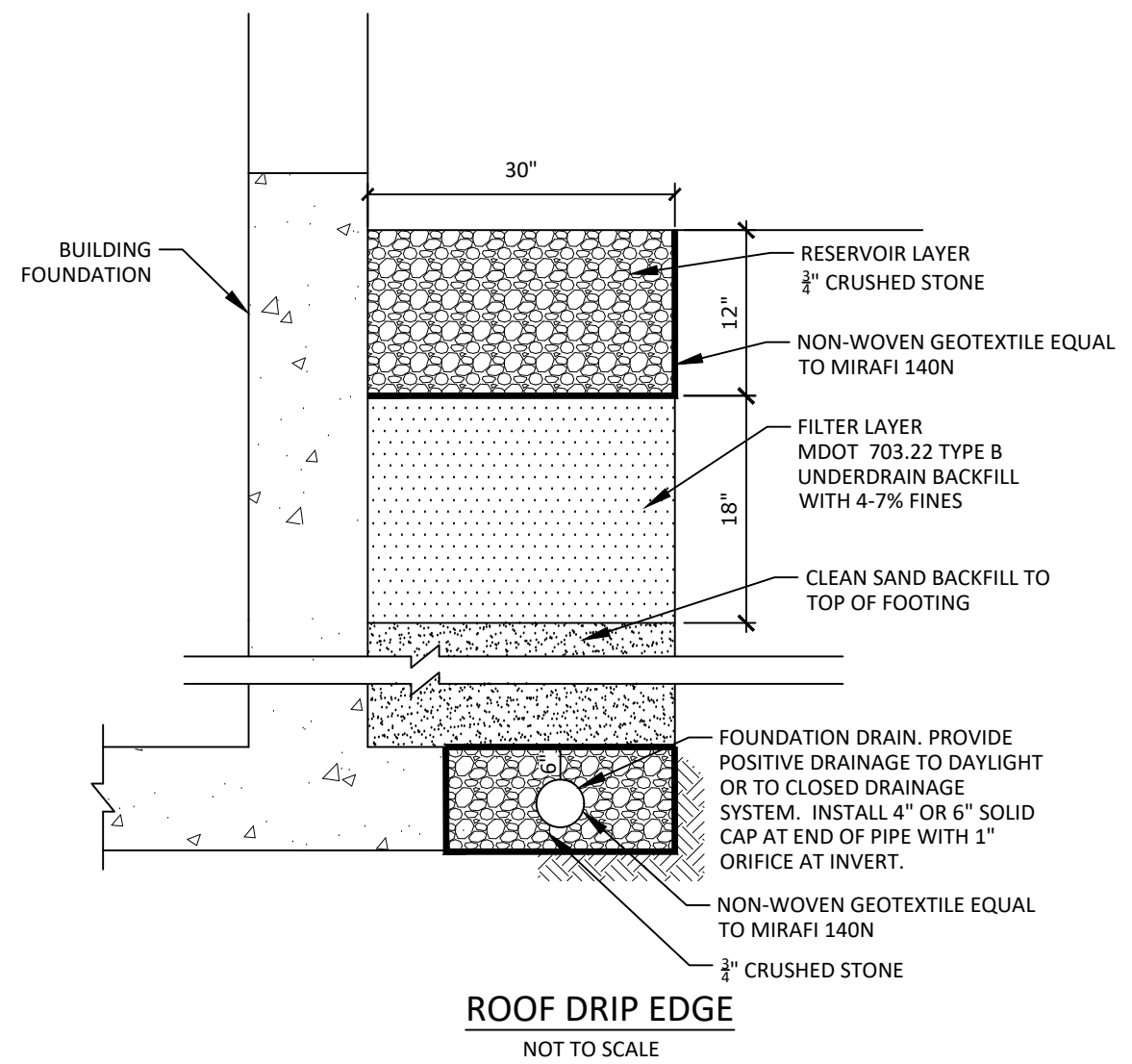
TYPICAL CURB SECTION
NOT TO SCALE



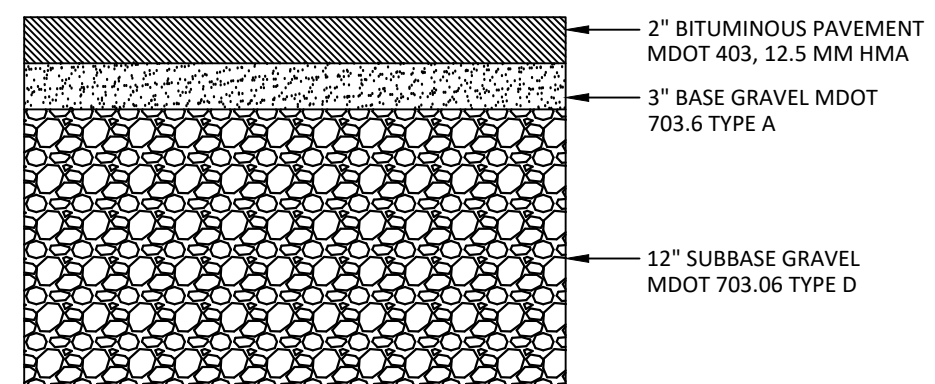
STOP SIGN INSTALLATION
NOT TO SCALE



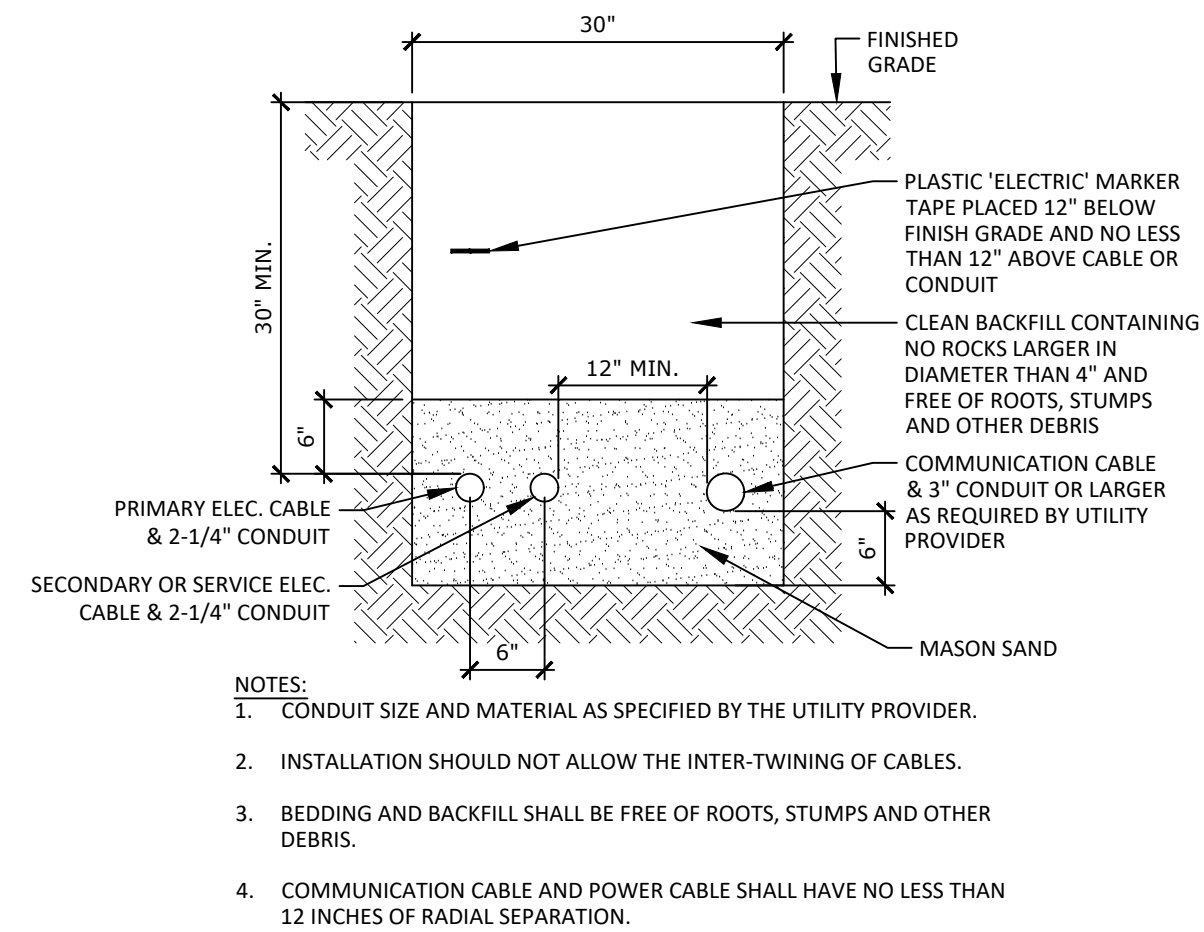
TYPICAL TRENCH SECTION
NOT TO SCALE



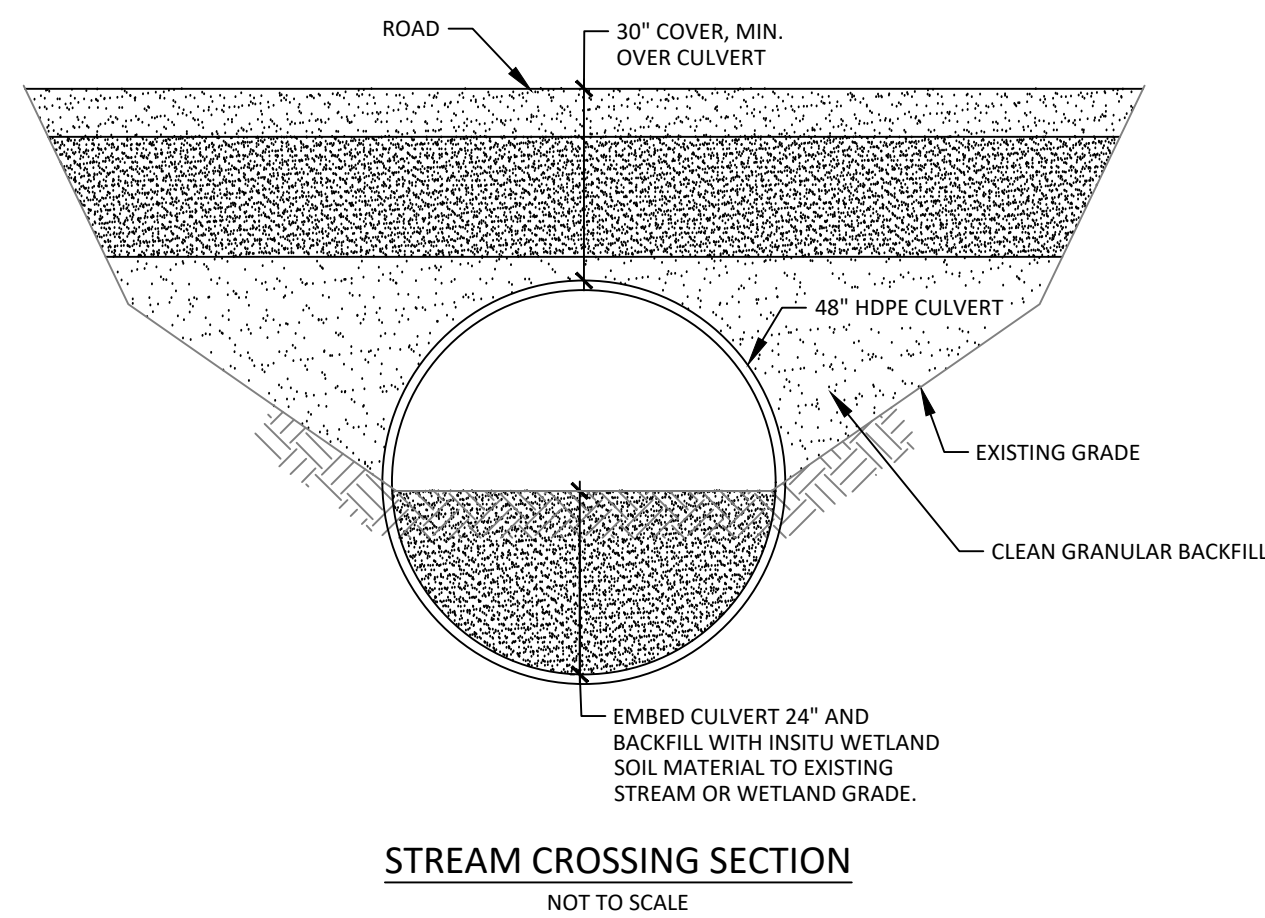
ROOF DRIP EDGE
NOT TO SCALE



TYPICAL DRIVEWAY SECTION
NOT TO SCALE

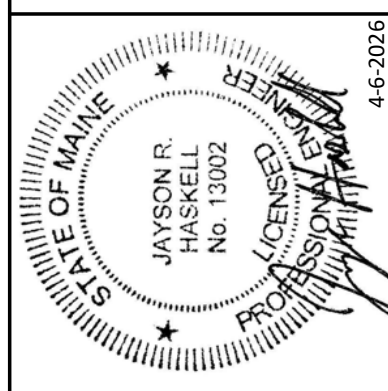


UTILITY TRENCH DETAIL
NOT TO SCALE



STREAM CROSSING SECTION
NOT TO SCALE

NOT FOR
CONSTRUCTION



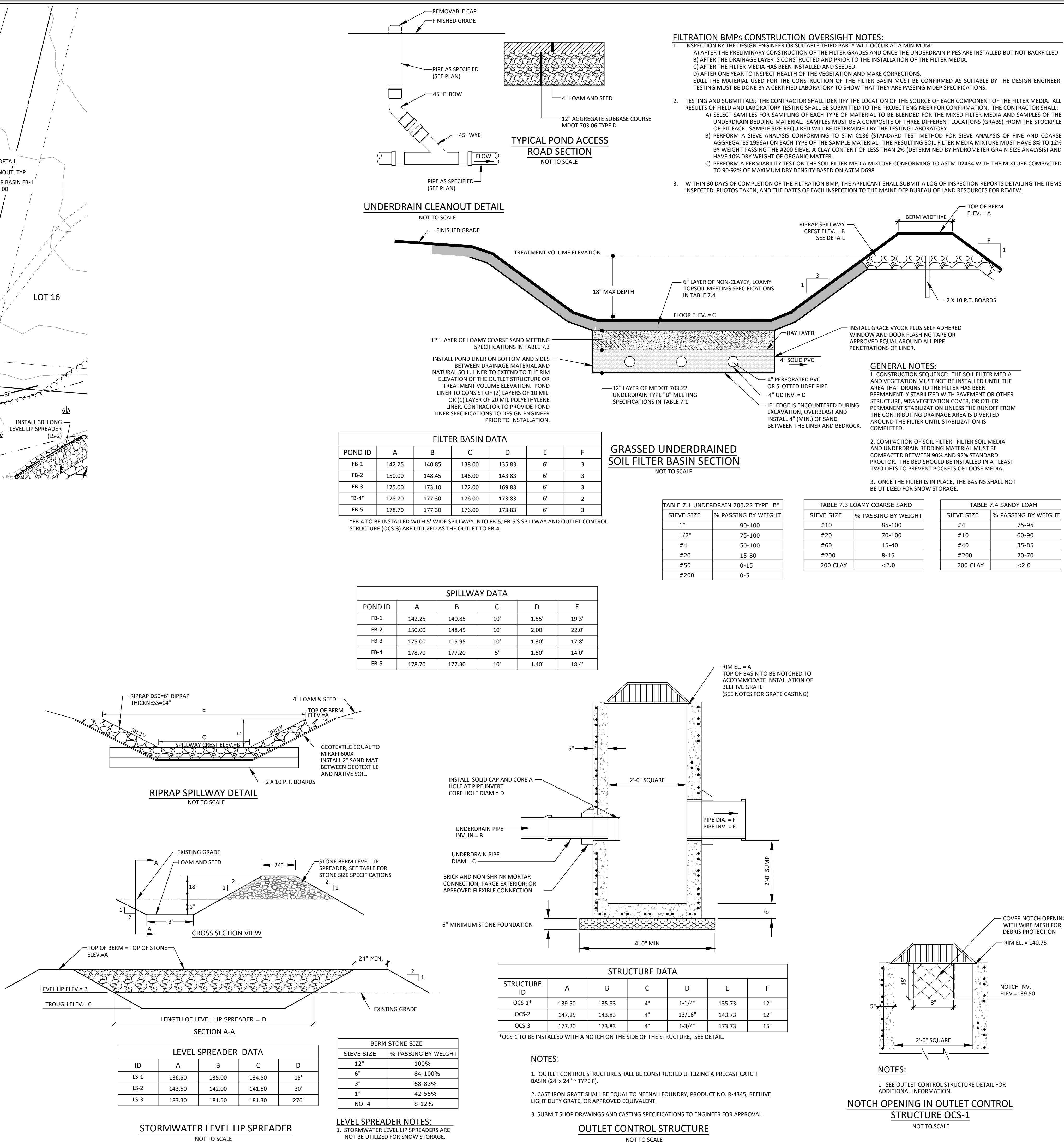
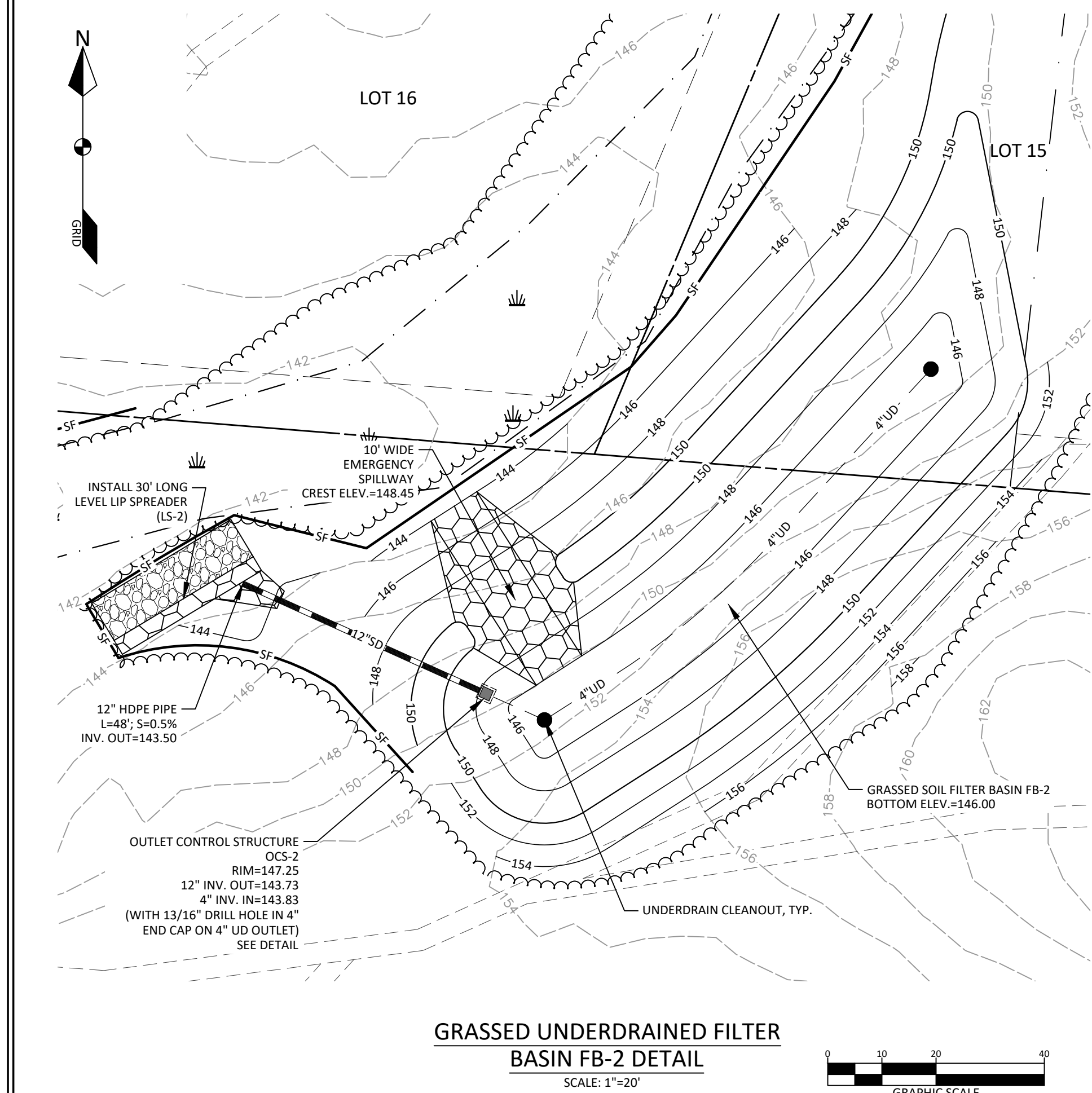
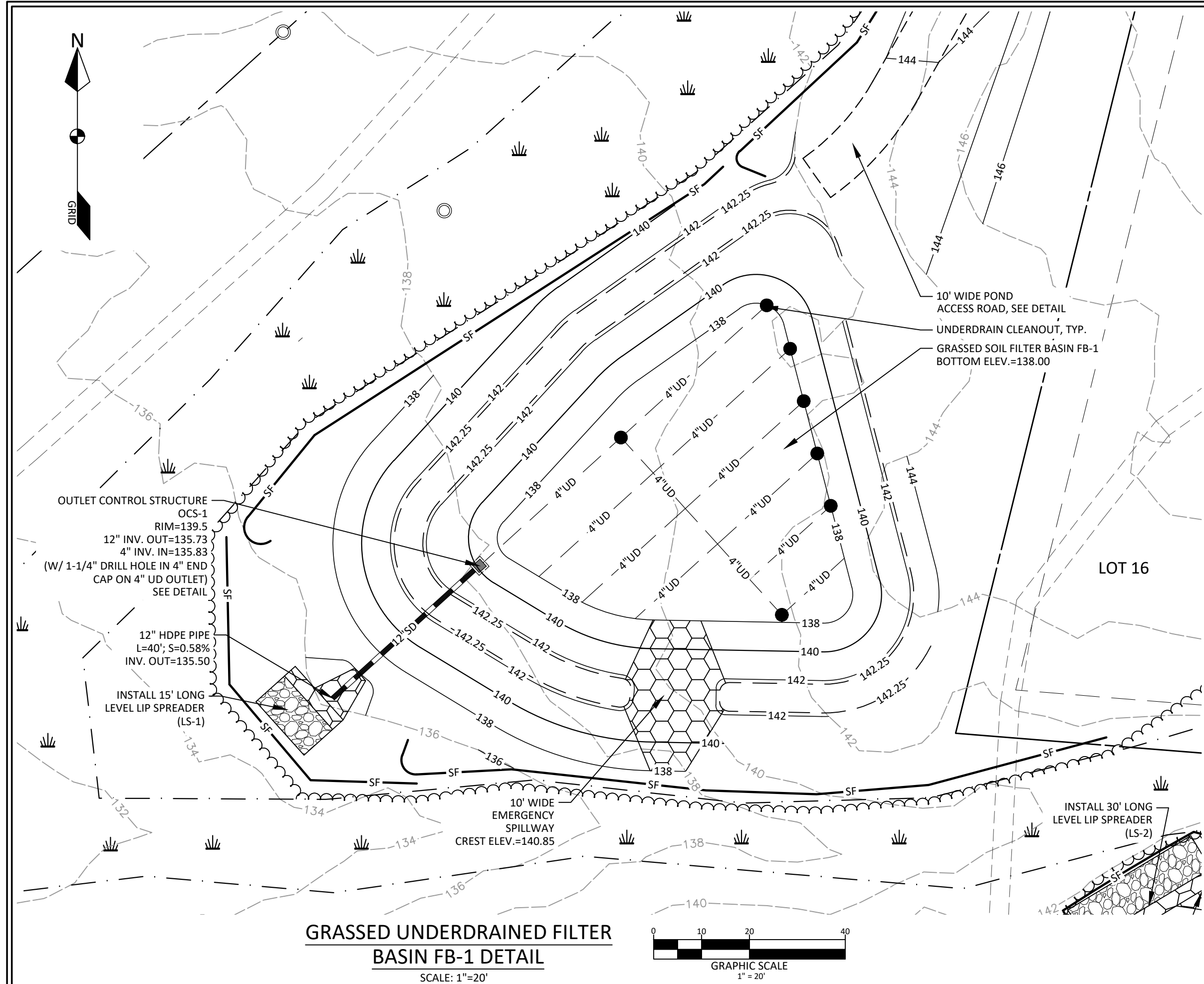
DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 591-5055

REV	DATE	BY	DESCRIPTION
A	4-6-26	DNR	ISSUED FOR PERMIT REVIEW

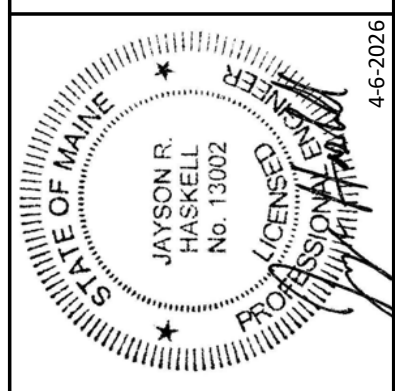
RECORD OWNER:
MICHAEL TEVANIA
155 WINDY STREET
WESTBROOK, ME 04092

DETAILS
EVENTIDE SUBDIVISION
RIVER ROAD & EVENTIDE DRIVE
WINDHAM, MAINE
FOR:
ROW EVEN, LLC
17 BUCKET LAKE
YARMOUTH, ME 04096

23056 JOB NUMBER:
AS NOTED SCALE:
4-6-2026 DATE:
SHEET 7 OF 9
D-2



NOT FOR
CONSTRUCTION



DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04092
(207) 591-5055

REV	DATE	BY	DESCRIPTION
A	4-6-26	DMR	ISSUED FOR PERMIT REVIEW

RECORD OWNER:
MICHAEL TEVANIA
100 RIVER ROAD
WINDHAM, ME 04092

FOR:
ROW EVEN, LLC
17 BUCKET LAKE
YARMOUTH, ME 04096

EVENTIDE SUBDIVISION

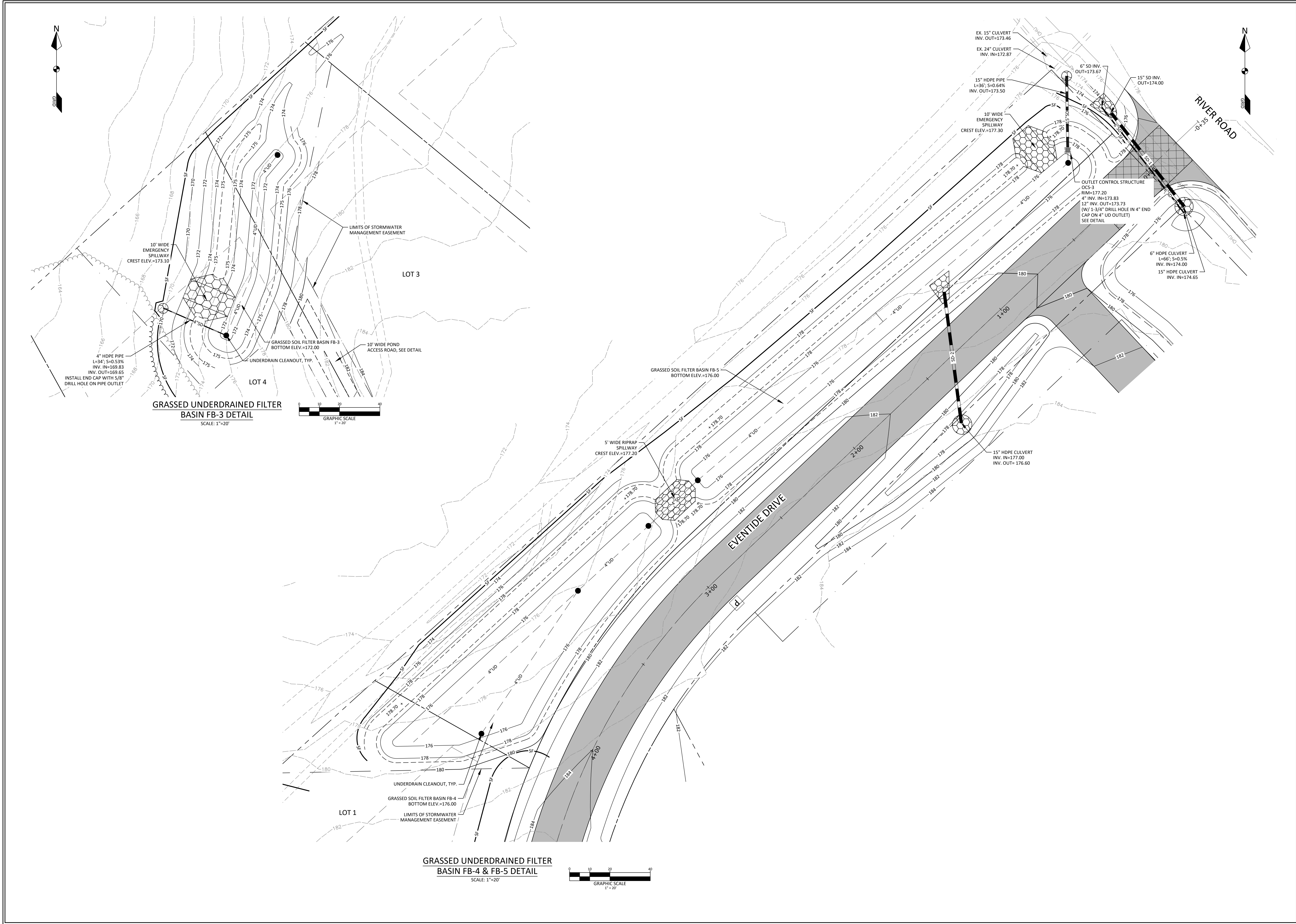
23056
JOB NUMBER:

AS NOTED
SCALE:

4-6-2026
DATE:

SHEET 8 OF 9

D-3



NOT FOR CONSTRUCTION

STATE OF MAINE

JAYSON R. HASKELL

No. 13002

PROFESSIONAL ENGINEER

4-6-2026

DM ROMA

CONSULTING ENGINEERS

P.O. BOX 1116

WINDHAM, ME 04062

(207) 591-5055

DETAILS

RECORD OWNER:

MICHAEL E. TEVANIAN

100 RIVER ROAD

WINDHAM, MAINE

WESTBROOK, ME 04092

FOR:

ROW EVEN, LLC

17 BUCKET LAKE

YARMOUTH, ME 04096

23056

JOB NUMBER:

AS NOTED

SCALE:

4-6-2026

DATE:

SHEET 9 OF 9

D-4

PLAN NOTES:

1. BASE PLAN PREPARED BY DM ROMA CONSULTING ENGINEERS.
2. SOIL PROFILES AND SOIL SAMPLES (SSR) SHOWN HEREON ARE AS INDICATED IN REPORT TITLED "SOIL NARRATIVE REPORT" FOR 100 RIVER ROAD, WINDHAM, MAINE" PREPARED BY MARK HAMPTON ASSOCIATES, INC. SIGNED ON SEPTEMBER 29, 2025.
3. HIGH INTENSITY SOIL SURVEY HAS BEEN PREPARED BY MARK HAMPTON ASSOCIATES, INC. IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE MAINE ASSOCIATION OF PROFESSIONAL SOIL SCIENTISTS AND THE MAINE BOARD OF CERTIFICATION OF GEOLOGISTS AND SOIL SCIENTISTS.
4. THIS SOIL SURVEY WAS PREPARED FOR A RESIDENTIAL DEVELOPMENT UTILIZING SUBSURFACE WASTEWATER DISPOSAL SYSTEMS.

LEGEND

- PROPERTY LINE/R.O.W.
--- ABUTTER PROPERTY LINE
--- SETBACK
--- EASEMENT LINE
--- GRANITE MONUMENT
--- IRON PIN/DRILL HOLE
--- CENTERLINE
--- BUILDING
--- EDGE OF PAVEMENT/CURB
--- EDGE OF GRAVEL
--- SIGN
--- EDGE OF WETLANDS
--- EDGE OF WATER
--- CONTOUR LINE
--- WATER MAIN
--- SOIL SAMPLE
--- MARK HAMPTON ASSOC.
--- LIMIT OF SOIL PROFILE

SLOPE DESIGNATIONS:

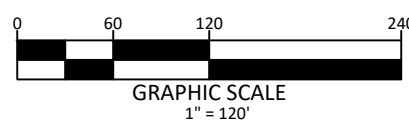
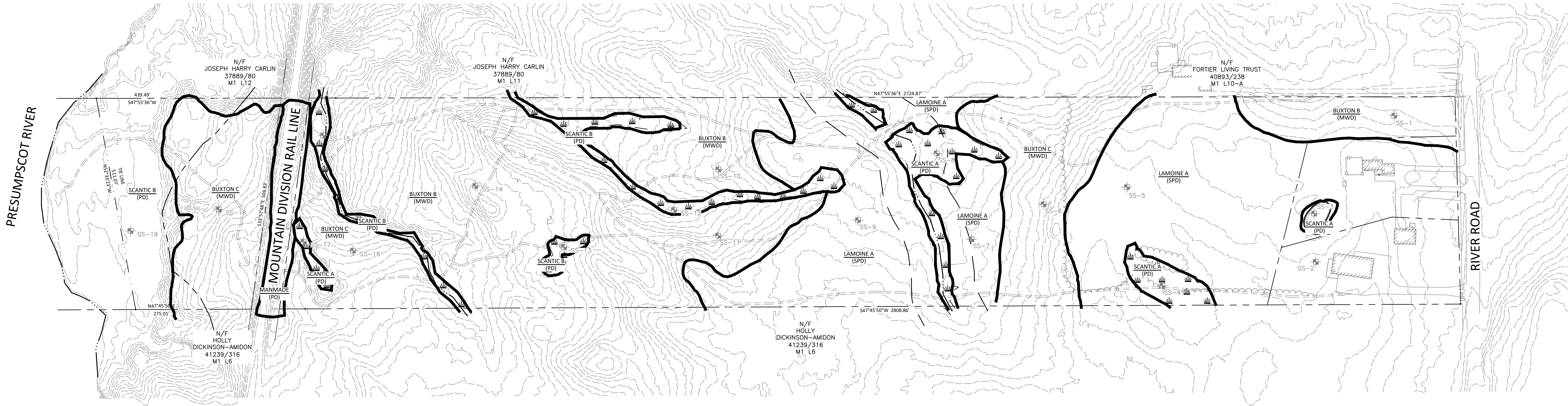
- 0-3% A
3-8% B
8-15% C
15-25% D
>25% E

DRAINAGE CLASS:

- EXCESSIVELY WELL DRAINED EWD
WELL DRAINED WD
MODERATELY WELL DRAINED MWD
SOMEWHAT POORLY DRAINED SPD
POORLY DRAINED PD
VERY POORLY DRAINED VPD

LEGEND

- EXISTING PROPOSED
- PROPERTY LINE/R.O.W.
--- ABUTTER PROPERTY LINE
--- TIE LINE
--- SETBACK
--- EASEMENT LINE
--- GRANITE MONUMENT
--- IRON PIN/DRILL HOLE
--- CENTERLINE
--- BUILDING
--- EDGE OF PAVEMENT/CURB
--- EDGE OF GRAVEL
--- EDGE OF CONCRETE
--- SIGN
--- EDGE OF WETLANDS
--- EDGE OF WATER
--- CENTERLINE OF STREAM
--- FLOODPLAIN
--- CONTOUR LINE
--- TREELINE
--- STONE WALL
--- RETAINING WALL
--- TEST PIT
--- CATCHBASIN
--- DRAINAGE MANHOLE
--- CULVERT/STORMDRAIN
--- UNDERDRAIN
--- WELL
--- UTILITY POLE
--- OVERHEAD UTILITIES



CLASS A - HIGH INTENSITY SOIL SURVEY

EVENTIDE SUBDIVISION

RIVER ROAD & EVENTIDE DRIVE
WINDHAM, MAINE

FOR:

ROW EVEN, LLC
17 BUCKET LAKE
YARMOUTH, ME 04096

23056
JOB NUMBER:

1" = 120'
SCALE:

4-6-2026
DATE:

SHEET 1 OF 1

HISS-1

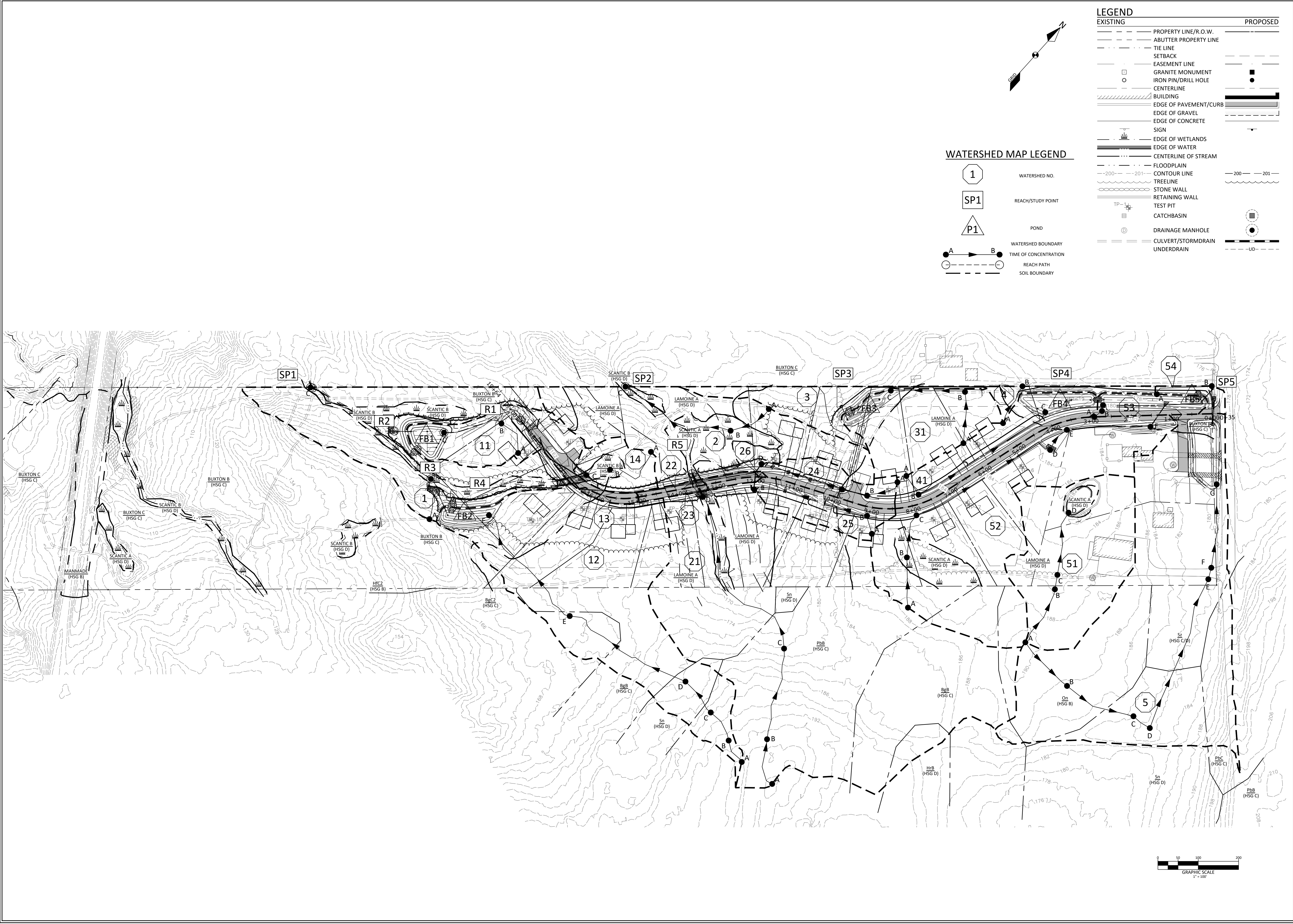


NOT FOR CONSTRUCTION

STATE OF MAINE
JAYSON R. HASKELL
No. 13002
PROFESSIONAL ENGINEER
4-6-2026

DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 591-5055

REV	DATE	BY	DESCRIPTION
A	4-5-20	DMR	ISSUED FOR PERMIT REVIEW



LEGEND

EXISTING	PROPOSED
PROPERTY LINE/R.O.W.	PROPERTY LINE/R.O.W.
ABUTTER PROPERTY LINE	ABUTTER PROPERTY LINE
TIE LINE	TIE LINE
SETBACK	SETBACK
EASEMENT LINE	EASEMENT LINE
GRANITE MONUMENT	GRANITE MONUMENT
IRON PIN/DRILL HOLE	IRON PIN/DRILL HOLE
CENTERLINE	CENTERLINE
BUILDING	BUILDING
EDGE OF PAVEMENT/CURB	EDGE OF PAVEMENT/CURB
EDGE OF GRAVEL	EDGE OF GRAVEL
EDGE OF CONCRETE	EDGE OF CONCRETE
SIGN	SIGN
EDGE OF WETLANDS	EDGE OF WETLANDS
EDGE OF WATER	EDGE OF WATER
CENTERLINE OF STREAM	CENTERLINE OF STREAM
FLOODPLAIN	FLOODPLAIN
CONTOUR LINE	CONTOUR LINE
TREELINE	TREELINE
STONE WALL	STONE WALL
RETAINING WALL	RETAINING WALL
TEST PIT	TEST PIT
CATCHBASIN	CATCHBASIN
DRAINAGE MANHOLE	DRAINAGE MANHOLE
CULVERT/STORMDRAIN UNDERDRAIN	CULVERT/STORMDRAIN UNDERDRAIN

WATERSHED MAP LEGEND

1	WATERSHED NO.
SP1	REACH/STUDY POINT
P1	POND
WATERSHED BOUNDARY	WATERSHED BOUNDARY
TIME OF CONCENTRATION	TIME OF CONCENTRATION
REACH PATH	REACH PATH
SOIL BOUNDARY	SOIL BOUNDARY

NOT FOR CONSTRUCTION

DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 591-5055

DESCRIPTION	
BY	ISSUED FOR PERMIT REVIEW
DATE	4-6-2026
REV	A

WATERSHED MAP: DEVELOPED CONDITIONS

EVENTIDE SUBDIVISION
RIVER ROAD & EVENTIDE DRIVE
WINDHAM, MAINE
FOR: ROW EVEN, LLC
17 BUCKET LANE
YARMOUTH, ME 04096

23056
JOB NUMBER:
1" = 100'
SCALE:
4-6-2026
DATE:
SHEET 2 OF 2
WM-2