

RIDING TO THE TOP

TOWN OF WINDHAM

MAJOR SITE PLAN REVIEW APPLICATION

Original Issue: June 2026
Revision 1 – July 2026

PREPARED FOR:
RIDING TO THE TOP THERAPEUTIC RIDING CENTER
14 LILAC DRIVE
WINDHAM, ME 04062



PREPARED BY:
VERDANTAS, LLC
541 US ROUTE ONE, SUITE 21
FREEPORT, ME 04032



TABLE OF CONTENTS

APPLICATION FORM

AGENT AUTHORIZATION LETTER

WAIVER REQUESTS – Revised July 2026

SECTION 1	PROJECT NARRATIVE – <u>Revised July 2026</u>
SECTION 2	NAME, ADDRESS & PHONE NUMBER OF RECORD OWNER AND APPLICANT IF DIFFERENT
SECTION 3	NAME AND ADDRESS OF ALL ABUTTING PROPERTY OWNERS
SECTION 4	DOCUMENTATION OF TITLE, RIGHT OR INTEREST IN THE PROPERTY
SECTION 5	COPIES OF EXISTING PROPOSED COVENANTS OR DEED RESTRICTIONS
SECTION 6	COPIES OF EXISTING OR PROPOSED EASEMENTS ON THE PROPERTY
SECTION 7	NAME, REGISTRATION NUMBER AND SEAL OF LICENSED PROFESSIONALS
SECTION 8	EVIDENCE OF APPLICANTS TECHNICAL ABILITY
SECTION 9	ASSESSMENT OF THE ADEQUACY OF EXISTING UTILITY SERVICES
SECTION 10	ESTIMATES DEMANDS FOR WATER AND SEWAGE DISPOSAL
SECTION 11	PROVISIONS FOR HANDING SOLID WASTES
SECTION 12	DETAIL SHEETS OF PROPOSED LIGHT FIXTURES
SECTION 13	LISTING OF PROPOSED TREES OR SHRUBS USED FOR LANDSCAPING
SECTION 14	ESITMATE OF PEAK HOUR AND DAILY TRAFFIC GENERATION
SECTION 15	DESCRIPTION OF IMPORTANT NATURAL FEATURES
SECTION 16	STOMRWATER CALCULATIONS
SECTION 17	PUBLIC WATER OR SEWERAGE CAPACITY LETTERS
SECTION 18	EVIDENCE OF FINANACIAL CAPACITY

**Town of Windham**

Planning Department:
 8 School Road
 Windham, Maine 04062
 Tel: (207) 894-5960 ext. 2
 Fax: (207) 892-1916 -
www.windhammaine.us

MAJOR SITE PLAN REVIEW APPLICATION

FEES FOR MAJOR SITE PLAN REVIEW		APPLICATION FEE: (No Bldg.) (W/Bldg.: \$25/1,000 SF up to 5,000 SF)		☐ \$1,3000.00 ☐ \$ _____	TOTAL AMOUNT PAID: \$ _____ DATE: _____		Office Use: Office Stamp:		
		REVIEW ESCROW: (GFA) 2,000 SF - 5,000 SF = \$2,000 5,000 SF - 15,000 SF = \$3,000 15,000 SF - 35,000 SF = \$4,000 Over 35,000 SF = \$5,000 No Building = \$2,000		☐ \$ _____ ☐ \$ _____ ☐ \$ _____ ☐ \$ _____ ☐ \$ _____ ☐ \$ _____					
☐ Amended Site Plan – (Each Revision)		AMENDED APPLICATION FEE: AMENDED REVIEW ESCROW:		☐ \$350.00 ☐ \$250.00					
PROPERTY DESCRIPTION	Parcel Information:	Map(s):		Lot(s):		Zoning District(s):		Size of the Parcel in SF:	
	Total Disturbance. >1Ac		☐ Y ☐ N	Estimated Building SF:		IF NO BUILDING; Estimated SF of Total Development:			
	Physical Address:					Watershed:			
PROPERTY OWNER'S INFORMATION	Name:					Name of the Business:			
	Phone:					Mailing Address:			
	Fax or Cell:								
	Email:								
APPLICANT'S INFORMATION (IF DIFFERENT FROM OWNER)	Name:					Name of Business:			
	Phone:					Mailing Address:			
	Fax or Cell:								
	Email:								
APPLICANT'S AGENT INFORMATION	Name:					Name of Business:			
	Phone:					Mailing Address:			
	Fax or Cell:								
	Email:								
PROJECT INFORMATION	Existing Land Use (Use extra paper, if necessary):								
	Provide a narrative description of the Proposed Project (Use extra paper, if necessary):								
	Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non-conformance, etc.):								



MAJOR SITE PLAN REVIEW APPLICATION REQUIREMENTS

Section 120-811 of the Land Use Ordinance

The submission shall contain five (5) copies of the following information, including full plan sets. Along with one (1) electronic version of the entire submission, unless waiver of a submission requirement is granted, and one (1) complete plan set.

The Major Plan document/map: A) Plan size: 24" X 36" B) Plan Scale: No greater 1":100' C) Title block: Applicant's name, project name, and address • Name of the preparer of plans with professional information • Parcel's tax map identification (map and lot) and street address, if available	• Complete application submission deadline: three (3) weeks (21-days) before the desired Planning Board meeting. - Five copies of the application and plans - Application Payment and Review Escrow • A pre-submission meeting with the Town staff is required. • Contact information: Windham Planning Department (207) 894-5960, ext. 2 Steve Puleo, Town Planner sipuleo@windhammaine.us Amanda Lessard, Planning Director allessard@windhammaine.us
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APPLICANT/PLANNER'S CHECKLIST FOR MAJOR SITE PLAN REVIEW

<u>SUBMITTALS THAT THE TOWN PLANNER DEEMS SUFFICIENTLY LACKING IN CONTENT WILL NOT BE SCHEDULED FOR PLANNING BOARD REVIEW.</u> <i>The following checklist includes items generally required for development by the Town of Windham's LAND USE ORDINANCE, Sections 120-811, 120-812, 120-813 & 120-814. Due to projects specifics, the applicant is required to provide a complete and accurate set of plans, reports, and supporting documentation (as listed in the checklist below).</i>	<u>IT IS THE RESPONSIBILITY OF THE APPLICANT TO PRESENT A CLEAR UNDERSTANDING OF THE PROJECT.</u>
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Column #1.			Column #2.		
1. Final Plan -Major Site Plan: Submission Requirements	Applicant	Staff	Plan Requirements – Existing Conditions (Continued):	Applicant	Staff
A. Completed Major Site Plan Application form	☐	☐	vii. Zoning classification(s), including overlay and/or subdistricts, of the property and the location of zoning district boundaries if the property is located in 2 or more districts or abuts a different district	☐	☐
B. Evidence of Payment of application & escrow fees	☐	☐	viii. Bearings and lengths of all property lines of the property to be developed, and the stamp of the surveyor that performed the survey	☐	☐
C. Written information – submitted in a bounded and tabbed report			ix. Existing topography of the site at 2-foot contour intervals.	☐	☐
1. A narrative describing the proposed use or activity.	☐	☐	x. Location and size of any existing sewer and water mains, culverts and drains, on-site sewage disposal systems, wells, underground tanks or installations, and power and telephone lines and poles on the property and on abutting streets or land that may serve the development.	☐	☐
2. Name, address, & phone number of record owner, and applicant if different (see Agent Autorotation form).	☐	☐	xi. Location, names, and present widths of existing public and/or private streets and rights-of-way within or adjacent to the proposed development.	☐	☐
3. Names and addresses of all abutting property owners	☐	☐	xii. Location, dimensions, and ground floor elevation of all existing buildings.	☐	☐
4. Documentation demonstrating right, title, or interest in the property	☐	☐	xiii. Location and dimensions of existing driveways, parking and loading areas, walkways, and sidewalks on or adjacent to the site.	☐	☐
5. Copies of existing proposed covenants or deed restrictions.	☐	☐	xiv. Location of intersecting roads or driveways within 200 feet of the site.	☐	☐
6. Copies of existing or proposed easements on the property.	☐	☐	xv. Location of the following		
7. Name, registration number, and seal of the licensed professional who prepared the plan, if applicable.	☐	☐	a. Open drainage courses	☐	☐
8. Evidence of applicant's technical capability to carry out the project.	☐	☐	b. Wetlands	☐	☐
			c. Stone walls	☐	☐
9. Assessment of the adequacy of any existing sewer and water mains, culverts and drains, on-site sewage disposal systems, wells, underground tanks or installations, and power and telephone lines and poles on the property.	☐	☐	d. Graveyards	☐	☐



Continued from Column #1. (Page 2)			Continued from Column #2. (Page 2)		
10. Estimated demands for water and sewage disposal.	☐	☐	e. Fences	☐	☐
			f. Stands of trees or treeline, and	☐	☐
			g. Other important or unique natural areas and site features, including but not limited to, floodplains, deer wintering areas, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers, and historic and/or archaeological resources.	☐	☐
11. Provisions for handling all solid wastes, including hazardous and special wastes.	☐	☐	xvi. Direction of existing surface water drainage across the site	☐	☐
12. Detail sheets of proposed light fixtures.	☐	☐	xvii. Location, front view, dimensions, & lighting of existing signs.	☐	☐
13. Listing of proposed trees or shrubs to be used for landscaping	☐	☐			
14. Estimate weekday AM and PM and Saturday peak hours and daily traffic to be generated by the project.	☐	☐	xviii. Location & dimensions of existing easements that encumber or benefit the site.	☐	☐
15. Description of important or unique natural areas and site features, including floodplains, deer wintering areas, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and	☐	☐	xix. Location of the nearest fire hydrant, dry hydrant, or other water supply.	☐	☐
16. If the project requires a stormwater permit from MaineDEP or if the Planning Board or if the Staff Review Committee determines that such information is required, submit the following.			E. Plan Requirements - Proposed Development Activity		
			i. Location and dimensions of all provisions for water supply and wastewater disposal, and evidence of their adequacy for the proposed use, including soils test pit data if on-site sewage disposal is proposed	☐	☐
a. stormwater calculations.	☐	☐	ii. Grading plan showing the proposed topography of the site at 2-foot contour intervals	☐	☐
b. erosion and sedimentation control measures.	☐	☐	iii. The direction of proposed surface water drainage across the site and from the site, with an assessment of impacts on downstream properties.	☐	☐
c. water quality and/or phosphorous export management provisions.	☐	☐	iv. Location and proposed screening of any on-site collection or storage facilities	☐	☐
17. If public water or sewerage will be utilized, provide a statement from the utility district regarding the adequacy of water supply in terms of quantity and pressure for both domestic and fire flows, and the capacity of the sewer system to accommodate additional wastewater.	☐	☐	v. Location, dimensions, and materials to be used in the construction of proposed driveways, parking, and loading areas, and walkways, and any changes in traffic flow onto or off-site	☐	☐
18. Financial Capacity			vi. Proposed landscaping and buffering	☐	☐
i. Estimated costs of development and itemize estimated major expenses.	☐	☐	vii. Location, dimensions, and ground floor elevation of all buildings or expansions	☐	☐
ii. Financing (submit one of the following)			viii. Location, front view, materials, and dimensions of proposed signs together with a method for securing sign	☐	☐
a. Letter of commitment to fund	☐	☐	ix. Location and type of exterior lighting. Photometric plan to demonstrate the coverage area of all lighting may be required by the Planning Board.	☐	☐
b. Self-financing	☐	☐	x. Location of all utilities, including fire protection systems	☐	☐
1. Annual corporate report	☐	☐	xi. Approval block: Provide space on the plan drawing for the following words, "Approved: Town of Windham Planning Board" along with space for signatures and date	☐	☐
2. Bank Statement	☐	☐	2. Major Final Site Plan Requirements as Exhibits to the Application		
c. Other			a. Narrative and/or plan describing how the proposed development plan relates to the sketch plan.	☐	☐
1. Cash equity commitment of 20% of the total cost of development	☐	☐	b. Stormwater drainage and erosion control program shows:		
2. Financial plan for remaining financing.	☐	☐	1. The existing and proposed method of handling stormwater runoff	☐	☐



Continued from Column #1. (Page 3)			Continued from Column #2. (Page 3)		
3. Letter from institution indicating intent to finance.	☐	☐	2. The direction of the flow of the runoff, through the use of arrows and a description of the type of flow (e.g., sheet flow, concentrated flow, etc.)	☐	☐
iii. If a registered corporation a Certificate of Good Standing from:			3. Location, elevation, and size of all catch basins, dry wells, drainage ditches, swales, retention basins, and storm sewers	☐	☐
- Secretary of State, or	☐	☐	4. Engineering calculations were used to determine drainage requirements based on the 25-year, 24-hour storm frequency.	☐	☐
- the statement signed by a corporate officer	☐	☐	5. Methods of minimizing erosion and controlling sedimentation during and after construction.	☐	☐
19. Technical Capacity (address both).			c. A groundwater impact analysis prepared by a groundwater hydrologist for projects involving on-site water supply or sewage disposal facilities with a capacity of 2,000 gallons or more per day	☐	☐
i. Prior experience relating to developments in the Town.	☐	☐	d. Name, registration number, and seal of the Maine Licensed Professional Architect, Engineer, Surveyor, Landscape Architect, and/or similar professional who prepared the plan.	☐	☐
ii. Personnel resumes or documents showing experience and qualification of development designers	☐	☐	e. A utility plan showing, in addition to provisions for water supply and wastewater disposal, the location and nature of electrical, telephone, cable TV, and any other utility services to be installed on the site.	☐	☐
D. Plan Requirements – Existing Conditions			f. A planting schedule keyed to the site plan indicating the general varieties and sizes of trees, shrubs, and other vegetation to be planted on the site, as well as information of provisions that will be made to retain and protect existing trees, shrubs, and other vegetation.	☐	☐
i. Location Map adequate to locate project within the municipality	☐	☐	g. Digital transfer of any site plan data to the town (GIS format)	☐	☐
ii. Vicinity Plan. Drawn to a scale of not over 400 feet to the inch, and showing area within 250 feet of the property line, and shall show the following:	☐	☐			
a. Approximate location of all property lines and acreage of the parcel(s).	☐	☐			
b. Locations, widths, and names of existing, filed, or proposed streets, easements, or building footprints.	☐	☐			
c. Location and designations of any public spaces.	☐	☐			
d. Outline of the proposed site plan, together with its street system and an indication of the future probable street system of the remaining portion of the tract.	☐	☐			
iii. North Arrow identifying Grid North; Magnetic North with the declination between Grid and Magnetic; and whether Magnetic or Grid bearings were used.	☐	☐			
iv. Location of all required building setbacks, yards, and buffers.	☐	☐			
v. Boundaries of all contiguous property under the total or partial control of the owner or applicant.	☐	☐	PDF\Electronic Submission.	☐	☐
vi. Tax map and lot number of the parcel(s) on which the project is located	☐	☐			

The undersigned hereby makes an application to the Town of Windham for approval of the proposed project and declares the foregoing to be true and accurate to the best of his/her knowledge.

APPLICANT OR AGENT'S SIGNATURE

DATE

PLEASE TYPE OR PRINT NAME



Town of Windham

Planning Department:

8 School Road

Windham, Maine 04062

Tel: (207) 894-5960 ext. 2

Fax: (207) 892-1916 -

www.windhammaine.us

AGENT AUTHORIZATION

APPLICANT/ OWNER	Name			
PROPERTY DESCRIPTION	Physical Address		Map	
			Lot	
APPLICANT'S AGENT INFORMATION	Name			
	Phone		Business Name & Mailing Address	
	Fax/Cell			
	Email			

Said agent(s) may represent me/us before Windham Town officers and the Windham Planning Board to expedite and complete the approval of the proposed development for this parcel.

APPLICANT SIGNATURE

DATE

PLEASE TYPE OR PRINT NAME HERE

CO-APPLICANT SIGNATURE

DATE

PLEASE TYPE OR PRINT NAME HERE

APPLICANT'S AGENT SIGNATURE

DATE

PLEASE TYPE OR PRINT NAME HERE

SECTION 1

PROJECT NARRATIVE

INTRODUCTION

Riding to the Top Therapeutic Riding Center in Windham, Maine is proposing expansion of the existing facilities at their 52-acre property to better serve its community and enhance program capacity. Building on the organization's recently completed Master Plan, the project will advance the design and permitting of several major site improvements essential to improve services at the facility. Verdantas LLC, serving as the site/civil engineering consultant, in conjunction with Carroll Associates, the landscape architect and Stephen Blatt Architects, the project Architect will lead the technical development of the site improvements.

The Master Plan identified a series of upgrades and new structures needed to support program delivery, including a new barn, an outdoor riding arena, a tractor shed, improvements and expansion of the existing indoor area/office building, a new residence for staff/interns, reconfigured paddocks, reconfigured parking areas and access circulation, updated utility infrastructure and stormwater management best management practices. This project moves those concepts into detailed site/civil design and through the required local and state permitting processes. Overall, the project represents a critical step toward expanding Riding to the Top's facilities and improving its ability to deliver therapeutic riding services to the region.

The overall project will involve approximately 2.79 acres of land disturbance and the creation of roughly 0.99 acres of new impervious area. Total impervious area at the site will total 2.66 acres and includes existing and proposed impervious areas. The project will result in a total of approximately 7.35 acres of developed area at the site. Stormwater management for the proposed improvements will focus on maintaining existing drainage patterns while providing appropriate water-quality treatment for new impervious and landscaped areas. As part of the master plan implementation, the project will include the construction of three new bioretention basins and roof drip edge filters along portions of buildings to treat and manage runoff from new structures and site features. The proposed stormwater BMPs meet applicable Basic and General Standards and it is shown that the project will not increase peak runoff rates or adversely impact downstream receiving waters.

BACKGROUND AND PROJECT AIMS AND OBJECTIVES

Riding To The Top Therapeutic Riding Center (RTT) was founded in 1993 as a non-profit dedicated to serving children and adults with disabilities through equine-assisted services. In our 33 years, RTT has grown to be recognized not only locally, but regionally and nationally, as a leader in the equine-assisted services industry. We are a PATH Intl. (Professional Association of Therapeutic Horsemanship) Premier Accredited Center, having held this distinction since 2000. Presently, we are Maine's only PATH Intl. Premier Accredited Center solely dedicated to serving children and adults with disabilities.

The organization has been located in Windham since 1998, when we purchased our property at 14 Lilac Dr., which had been operated as a Boarding and Riding Stable with a single family house and a 10 stall barn as existing structures. In the early 2000's RTT began a Capital Campaign to build an indoor arena with attached program space so that programming could operate year-round. The project was phased with the indoor arena being completed in 2005 and the remaining office program space being completed in 2008. Annually, RTT now serves over 250 individuals through equine assisted services, which include mounted therapeutic riding lessons, carriage driving and unmounted lessons. Clients are diverse in age (3 to 90+

years old) and have a wide range of abilities, with diagnoses that include, but are not limited to: autism spectrum disorder, stroke, brain injury, cerebral palsy, MS, Parkinson's, learning and/or intellectual disabilities, and a wide range of mental health diagnoses (anxiety, depression, PTS, bipolar, etc). The organization has a small core staff of seven paid staff, nine additional part-time instructors and barn staff, and over 200 volunteers who contribute more than 14,000 hours of time annually assisting with all aspects of the organization.

RTT is now in need of additional and updated facilities to meet the demand for our services and the Board of Riding To The Top has been working with a team from Stephen Blatt Architects, to develop a comprehensive Master Site Plan. Our plan includes the following site and physical plant improvements:

- Relocating and covering our outdoor riding area for improved 3-season use
- Replacing our aging barn with a new, more functional barn
- Adding on to our main building for improved program and office spaces
- Adding a tiny house to the property to accommodate short term stays for interns, clinicians, etc.
- Improving property infrastructure including roadway surfaces and grades, a new septic system and a centralized "pump house" for water treatment and distribution to all areas at the farm

The above-mentioned improvements will:

- Significantly reduce the number of people and the amount of time spent on RTT's Wait List (Demand for our services continues to outpace our current capacity, despite moving 50 or more clients off the Wait List each year);
- Improve overall delivery of services, by converting our outdoor riding space into a 3-season outdoor arena along with adding new program spaces in our main building;
- Improve living areas for our horses (new barn, automatic waterers, additional paddocks/pastures);
- Enhance safety for everyone at the farm by separating most of the vehicular traffic from human/horse traffic; and
- Reduce environmental impact on our natural resources through erosion control, energy and water conservation and an improved nutrient management plan.

SITE DEVELOPMENT HISTORY

The project parcel has a long history of farm-related use dating back to at least 1956, the earliest aerial imagery available. At that time, the northern portion of the property functioned as open fields, while the southern portion remained in a naturally wooded condition. The wooded southern half includes areas that are now mapped as wetlands and appear to have been forested and undisturbed through the mid-20th century.

By 1987, the property remained largely consistent with its historic agricultural character. In 1998, the property was acquired by Riding the Top and developed for use as a Riding Stables. The indoor arena was completed in 2005, as described above.

This development was initiated prior to the July 2005 amendment to Maine's Stormwater Management rules, which expanded jurisdiction to include one acre or more of disturbed area. The indoor arena footprint is approximately 16,000 square feet; however, a portion of this structure was built over previously existing gravel and other compacted surfaces. As a result, the total new impervious area and total land disturbance associated with the 2004–2006 construction did not exceed the one-acre regulatory thresholds in effect at that time. For these reasons, the development should be considered legally existing and grandfathered with respect to Maine's stormwater management requirements.

The proposed master plan expansion maintains total impervious area below the three-acre limit for regulation under Site Location of Development Act, but does require a stormwater permit through the Town of Windham.

In summary, the existing Riding Stables, including the residence, driveway, outdoor arena, and indoor arena, was constructed prior to the applicability of modern stormwater permitting requirements and is considered grandfathered. The proposed expansion respects the Site Law impervious area threshold and applies stormwater treatment to the new developed area being proposed under the master plan.

PROJECT DESCRIPTION

Riding to the Top Therapeutic Riding Center in Windham, Maine is proposing expansion of the existing facilities at their 52-acre property at 14 Lilac Drive (Map 7, Lot 27B) to better serve its community and enhance program capacity. Building on the organization's recently completed Master Plan, the project will advance the design and permitting of several major site improvements essential to the long-term growth of the facility. The project technical team is led by Stephen Blatt Architects, with Carroll Associates (Landscape Architect) and Verdantas LLC (site/civil engineering, providing site design and permitting support).

TITLE, RIGHT OR INTEREST

The applicant is the landowner of the 52-acre parcel. The property contains an easement to Portland Pipeline Corporation. The copy of the warranty deed is included in **Section 4** of this application

FINANCIAL CAPACITY

This project will be funded through contributions to Riding to the Top. A cost estimate for the improvements is included in **Section 18** of this application.

TECHNICAL CAPACITY

The applicant has assembled a capable team of design and permitting professionals to undertake the proposed project. Verdantas LLC is the permitting consultant for this project and has assembled the materials in this application. Key consultants and contact information are listed in the table below:

Firm	Services
Stephen Blatt Architects PO Box 583 Portland, ME 04112	Architecture
Carroll Associates 217 Commercial Street, #204 Portland, Maine 04101	Landscape Architecture and Permitting
Verdantas LLC 541 US Route One Freeport, ME 04032	Site Design and Engineering, Permitting
Survey, Inc. 936 Roosevelt Trail, #5 Windham, ME 04062	Survey
Sebago Technics 75 John Roberts Rd, Suite 4A South Portland, ME 04106	Wetland and Natural Resources

The technical team working on this project have worked together on numerous projects throughout the State of Maine over the past ten years. These include major public school developments with extensive design and permitting scopes. The most recent of these are the new Margaret Chase Smith School in Skowhegan (completed in 2025) and the new Elementary School and Campus improvements at the Greely School site in Cumberland (in construction).

While Riding To The Top Therapeutic Riding Center is not a traditional developer, its extensive experience managing a large property, coordinating with municipal processes, maintaining accredited facilities, and contributing to community well-being, provides a strong foundation of relevant technical capacity. RTT's long-standing presence in Windham and its history of responsible land stewardship make it a reliable and knowledgeable partner for initiatives involving town development considerations. Further information on the technical ability of the project team is provided in **Section 8** of this application.

ZONING AND DIMENSIONAL STANDARDS

The project is located in the Farm District and the current use of the property meets the ordinance definition of Riding Stables. This is an allowed use in the zone. The following dimensional standards apply in the Farm District:

Standard	Required	Provided
Min Lot Size	80,000sf	2,282,500sf+/-
Min Frontage	200ft	289ft*
Front Setback	40ft	105.65ft
Side and Rear Setbacks	10ft	60ft
Maximum Building Coverage	25%	1.75%
Maximum Building Height	35ft	30ft

During sketch plan review of the project it was noted that the existing lot appears to be non-conforming with respect to frontage. An amended subdivision plan has been produced that will provide sufficient frontage to meet the ordinance requirements.

ACCESS AND SITE CIRCULATION

The Riding to the Top facility is served by an existing 22ft entrance driveway that has served the facility for at least two decades. The entrance to the site will remain in its current configuration. Vehicular circulation improvements are planned to separate the varied traffic streams at the facility. The main parking area will be re-located to the west side of the main building, keeping the east side of the facility open for horse and pedestrian traffic. A new paved ADA parking area will be provided immediately in front of the building, providing compliant barrier free access to the building. The geometry of the driveways has been designed to accommodate emergency service vehicles and delivery vehicles around the facility in an efficient manner, allowing for deliveries of feed and materials for the facility operations.

TRAFFIC

The existing facility is not a high peak hour traffic generator. There is not a standard category for Riding Stables as a use in the Institution of Traffic Engineers (ITE) Trip Generation Manual. However, based on the staff, volunteer and visitor numbers provided by Riding To The Top for the busiest average day, we estimate a maximum of approximately one hundred and ten trips on a weekday day (55 trips in and 55 trips out). This is based on 10 staff, 20 volunteers (3 hours per day each), and 25 visitor vehicles (total of 50 visitors). The trips are heavily skewed towards the center of the day and we estimate the maximum peak hour trip generation to be between **15 and 20 trips**. Weekend trips will be significantly lower and we estimate a maximum of **10-12** peak hour trips on a weekend day. This project will not result in any significant increase in traffic at the facility. No traffic issues have been identified in the vicinity of the site due to current operations.

PARKING

Current parking provisions are adequate for the current use. However, the location is problematic as it creates conflicts between horse, pedestrian and vehicular traffic. The parking lot will be re-located to the

west of the main building, allowing re-vegetation of the area in front of the current entrance. This area will be laid to grass and will accommodate seasonal overflow parking for large events. All parking stalls are 10'x20' with a 24' wide aisle. Re-location of the parking area allows incorporation a vegetated stormwater management BMP to treat runoff from this area.

UTILITIES

Water Supply and Sewage Disposal

There are two wells located on the project site, approximately 650ft southeast of the main arena and administrative building. The well that is currently connected is 500 feet deep, with 20ft of casing and has a reported yield of 12gpm. This equates to 17,280 gpd. The second well (reserve supply) is 300ft deep, has 26 ft of casing and a yield of 47gpm. This equates to 67,680gpd. Based on this, the facility has more than adequate water to supply the needs of the facility.

There are currently two subsurface wastewater disposal systems at the site. One serves the existing caretaker's residence. This was sized for a three-bedroom dwelling and continues to function. No changes are proposed to this system. The second system serves the riding stables facility and consists of a septic tank, pump station, and leach field located immediately to the west of the main arena building. This system was sized for 375gpd, which we consider low for the function of the facility. The HHE-200 form for the existing system is included in **Section 9** of this application. This system will be abandoned and replaced with a new system designed to accommodate the predicted flow from the upgraded facility. Water demand and sewage flow estimates and details of the new septic field design are included in **Section 10** of this application.

The existing arena and administrative building is fully sprinklered, with **5,000 gallons** of water storage provided in the mechanical space. We understand that the fire department has suggested that an external cistern could be of value to the facility in providing an additional source of water for fire protection for the accessory buildings. RTT does not plan on adding a cistern at this time, but will investigate potential funding sources with a view to adding this in the future.

Electrical Power

The existing overhead power service to the site will remain. This will continue to drop underground from the existing pole north of the parking area. A waiver request to continue use of the overhead power service is included at the end of this narrative.

Propane Gas

The site currently uses propane gas for heating and hot water. This will continue to be the case. The propane storage will be re-located adjacent to the new well house, to the east of the new barn. This is a safer and less visible location, but still proximate to the main load areas.

SITE LIGHTING

New lighting will consist of low-level bollard lights and pole lights in the parking areas to provide safe lighting levels within the property. The locations of light fixtures are shown on the Landscape and Lighting Plan included with this submission. Fixture cut sheets and a photometric plan are included in this section.

LANDSCAPING

New landscaping is provided to enhance the aesthetics of the site in front of the main arena building. Additional plantings are provided towards the west end of the new parking area to enhance the existing wooded buffer between the site and the adjacent residential property. New landscaping is shown on the Landscape and Lighting Plan included with this submission. A listing of plantings is included in **Section 13**.

SOLID WASTE

Trash Removal:

RTT utilizes Scott's Waste Removal, a Windham business, for our regular trash removal. Recycling is a high priority and the town's containers are utilized for curbside pick-up of recyclables on a weekly basis. A new dumpster pad location is shown on the site plan, on the east side of the main arena building.

Manure Management.

In 2022, RTT initiated an application with USDA NRCS for assistance with a Comprehensive Nutrient Management Plan. An initial assessment was completed by Northern Tilth in 2024 as part of this application with USDA. Riding To The Top currently has an EQIP Loan application pending with USDA's NRCS for completion of the Comprehensive Nutrient Management Plan components recommended by engineers and soil scientists involved in this process. This is an ongoing process and involves ranking of projects by priority.

In the meantime, RTT has partnered with another Windham business, Garbage to Gardens for regular removal of our solid waste generated by our horses. Garbage to Gardens is pleased to have such a rich and plentiful resource only 2 miles from their main operation in Windham.

STORMWATER

There is currently no provision for stormwater capture or treatment at the site, as the development occurred prior to implementation of the current State of Maine Stormwater Law in 2005. A new stormwater management system has been designed to capture and treat the new impervious areas proposed at the facility. The new system ensures that peak runoff rates will remain at or below existing conditions at the site and all new impervious areas are treated in accordance with current regulations. A full description of the stormwater system is provided in the Stormwater Report that is included under separate cover with this application. An abbreviated version of the report, summarizing the findings is included in **Section 16** of this application.

EROSION AND SEDIMENT CONTROL

An extensive erosion control plan has been developed for this project. The erosion control narrative is included in **Section 16** of this application. Erosion control measures and details are included on the plan set that accompanies this application.

PERMITTING

At the local level, the improvements will undergo Major Site Plan review with the Town of Windham, including staff meetings and Planning Board presentations. The existing facility is considered a Riding Stable, which is an allowed use within the Farm District. There are no performance standards or criteria for riding stables outlined in the Town's ordinance. The proposed expansion project has been designed to meet the Town of Windham's Site Plan Review performance standards and approval criteria and the dimensional standards of the Farm District. Because the project exceeds stormwater thresholds, stormwater permitting will also be completed through the town under its municipal review authority.

The proposed project includes approximately 4,000 square feet of direct impact to freshwater wetlands. Because the amount to be impacted is below 4,300 square feet and is not associated with any other protected resource, it would qualify for the Minor Alteration of Freshwater Wetlands exemption, further outlined in MRS 480-Q (17). Therefore, no wetland permitting is required from the MDEP.

A Section 404 permit from the U.S. Army Corps of Engineers may be required due to anticipated wetland impacts.

CONSTRUCTION SCHEDULE

The applicant expects to start construction in the summer of 2026. The target schedule for the start of is outlined below:

- | | |
|-----------------------------|-----------------|
| ➤ Permit Submissions | March 2026 |
| ➤ Permit Approvals | July 2026 |
| ➤ Construction Commencement | July 2026 |
| ➤ Construction Completion | September 2028* |

*This will be a phased project based on funding availability

TOWN OF WINDHAM

SITE PLAN APPLICATION

Performance Standards Waiver Request Form (Section 808 – Site Plan Review, Waivers)

For each waiver request from the Submission Requirements found in Section 811 and Performance Standards detailed in Section 812 of the Town of Windham Land Use Ordinance, please submit a separate copy of this form for all waivers.

Project Name:

Tax Map:

Lot(s):

**Waivers are requested from the following Performance and Design Standards
(Add forms as necessary):**

Ordinance Section	Standard	Mark which waiver this form is for
		☐
		☐
		☐
		☐
		☐

- a. Describe how a waiver from the standard indicated above will improve the ability of the project to take the property's pre-development natural features into consideration. Natural features include, but are not limited to, topography, location of water bodies, location of unique or valuable natural resources, relation to abutting properties or land uses. Attach a separate sheet if necessary.

The current service runs on four poles, approximately 500 feet into the site before terminating at a pole mounted transformer and drop. Placing this primary electrical service underground would require full replacement of the service and transformer. We estimate the cost of trenching, conduit installation and reconstruction of the driveway would be in excess of \$60,000. This cost is disproportionate to any potential benefit and would divert limited project resources away from essential facility and program improvements. Maintaining the existing overhead service is the only feasible option for the project. All new electrical improvement at the site will be installed underground

(continues next page)

Ordinance Section: _____

b. Will the waiver have an impact on any of the following criteria?

	Yes	No
Water or air pollution	☐	☐
Light pollution or glare	☐	☐
Water supply	☐	☐
Soil erosion	☐	☐
Traffic congestion or safety	☐	☐
Pedestrian safety or access	☐	☐
Supply of parking	☐	☐
Sewage disposal capacity	☐	☐
Solid waste disposal capacity	☐	☐
Scenic or natural beauty, aesthetics, historic sites, or rare or irreplaceable natural areas	☐	☐
Flooding or drainage issues on abutting properties	☐	☐
The Town's ability to provide the subdivision with public safety services (if subdivision)	☐	☐

If granting the waiver will result in an impact on any of the criteria above, please provide more detail below.

TOWN OF WINDHAM

SITE PLAN APPLICATION

Performance Standards Waiver Request Form (Section 808 – Site Plan Review, Waivers)

For each waiver request from the Submission Requirements found in Section 811 and Performance Standards detailed in Section 812 of the Town of Windham Land Use Ordinance, please submit a separate copy of this form for all waivers.

Project Name:

Tax Map:

Lot(s):

**Waivers are requested from the following Performance and Design Standards
(Add forms as necessary):**

Ordinance Section	Standard	Mark which waiver this form is for
		☐
		☐
		☐
		☐
		☐

- a. Describe how a waiver from the standard indicated above will improve the ability of the project to take the property's pre-development natural features into consideration. Natural features include, but are not limited to, topography, location of water bodies, location of unique or valuable natural resources, relation to abutting properties or land uses. Attach a separate sheet if necessary.

The applicant is requesting a waiver from the private road construction standards of § 120 555 (Appendix B, Table 3 and diagram).

This waiver will not result in any adverse impacts to the review criteria listed above. Maintaining the existing entrance road into the site will reduce the limits of disturbance and the duration of the project. The existing access is 22 feet wide, and although the exact build up of the road and base materials is not known, it has served the site for over two decades and is proven sufficient to handle the loads associated with all types of traffic that use the site.

Granting this waiver will reduce the amount of disturbance at the site, and hence reduce the duration of construction associated with the site improvements. This will benefit the abutting properties and reduce the potential for adverse impacts to adjacent natural resources.

We estimate the cost to re-construct the entire driveway to private road standards would be around \$300/lf for a total of approximately \$120K. This cost would divert significant funds from the main objective of the project, with no tangible benefit to the site.

(continues next page)

Ordinance Section: _____

b. Will the waiver have an impact on any of the following criteria?

	Yes	No
Water or air pollution	☐	☐
Light pollution or glare	☐	☐
Water supply	☐	☐
Soil erosion	☐	☐
Traffic congestion or safety	☐	☐
Pedestrian safety or access	☐	☐
Supply of parking	☐	☐
Sewage disposal capacity	☐	☐
Solid waste disposal capacity	☐	☐
Scenic or natural beauty, aesthetics, historic sites, or rare or irreplaceable natural areas	☐	☐
Flooding or drainage issues on abutting properties	☐	☐
The Town's ability to provide the subdivision with public safety services (if subdivision)	☐	☐

If granting the waiver will result in an impact on any of the criteria above, please provide more detail below.

TOWN OF WINDHAM SITE PLAN APPLICATION

Performance Standards Waiver Request Form (Section 808 – Site Plan Review, Waivers)

For each waiver request from the Submission Requirements found in Section 811 and Performance Standards detailed in Section 812 of the Town of Windham Land Use Ordinance, please submit a separate copy of this form for all waivers.

Project Name:

Tax Map:

Lot(s):

**Waivers are requested from the following Performance and Design Standards
(Add forms as necessary):**

Ordinance Section	Standard	Mark which waiver this form is for
		☐
		☐
		☐
		☐
		☐

- a. Describe how a waiver from the standard indicated above will improve the ability of the project to take the property's pre-development natural features into consideration. Natural features include, but are not limited to, topography, location of water bodies, location of unique or valuable natural resources, relation to abutting properties or land uses. Attach a separate sheet if necessary.

The applicant is requesting a waiver from the private road hammerhead turnaround standards on the basis that a turnaround on the right hand side of the road is not possible due to site constraints. In addition, the Fire Department has reviewed the proposed layout and has no objection to having driveways extend off the end of the turnaround. There is sufficient space on the site for fire trucks to circulate without a designated hammerhead turnaround.

Granting this waiver will reduce the amount of disturbance at the site, and hence reduce the duration of construction associated with the site improvements. This will benefit the abutting properties and reduce the potential for adverse impacts to adjacent natural resources.

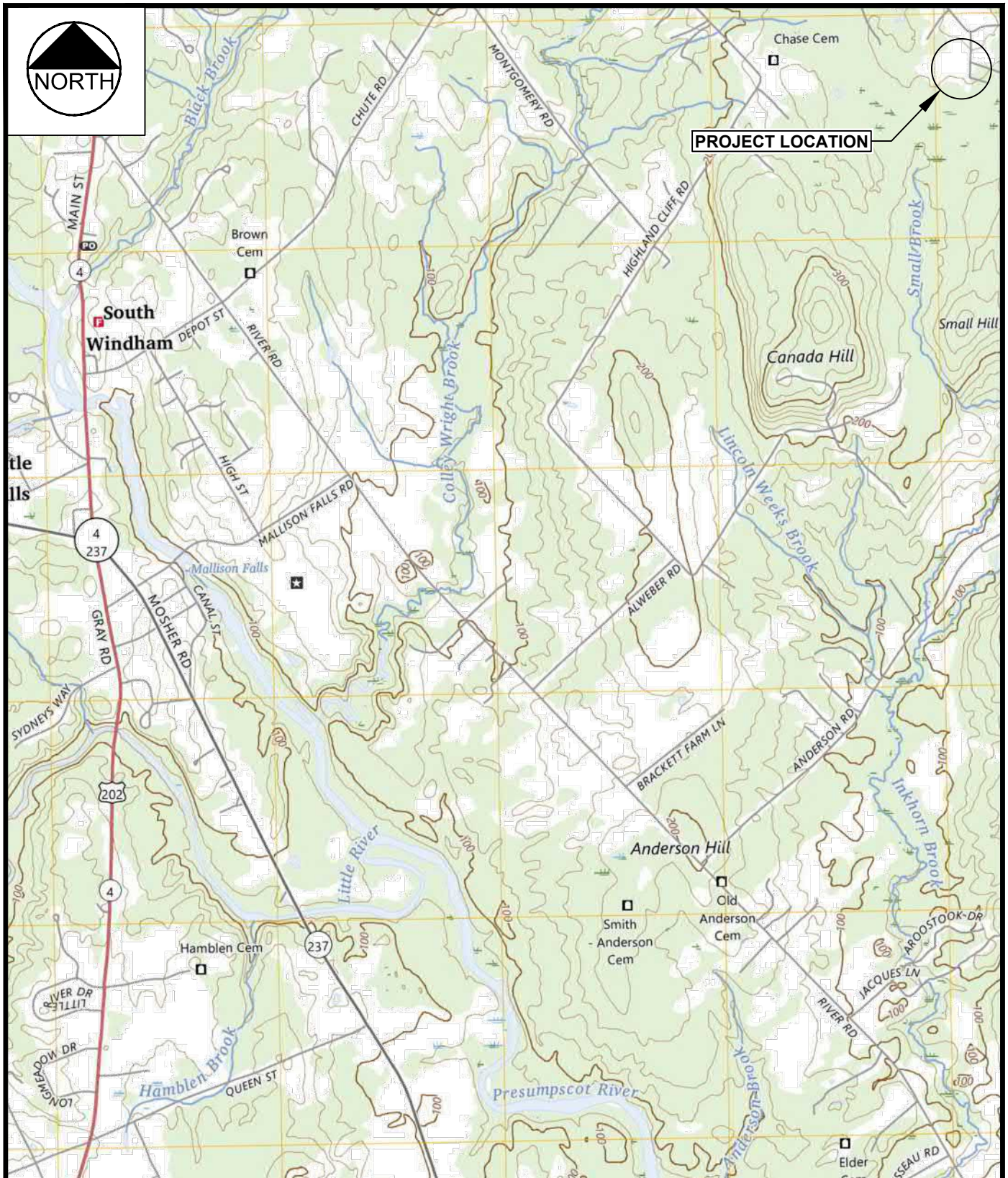
(continues next page)

Ordinance Section: _____

b. Will the waiver have an impact on any of the following criteria?

	Yes	No
Water or air pollution	☐	☐
Light pollution or glare	☐	☐
Water supply	☐	☐
Soil erosion	☐	☐
Traffic congestion or safety	☐	☐
Pedestrian safety or access	☐	☐
Supply of parking	☐	☐
Sewage disposal capacity	☐	☐
Solid waste disposal capacity	☐	☐
Scenic or natural beauty, aesthetics, historic sites, or rare or irreplaceable natural areas	☐	☐
Flooding or drainage issues on abutting properties	☐	☐
The Town's ability to provide the subdivision with public safety services (if subdivision)	☐	☐

If granting the waiver will result in an impact on any of the criteria above, please provide more detail below.



REFERENCE: USGS TOPOGRAPHIC SURVEY GORHAM QUADRANGLE

RIDING TO THE TOP
WINDHAM, MAINE

USGS LOCATION MAP

verdantas

DRAWN: ADJ	DATE: JUNE 2026
DESIGNED: ADJ	SCALE: NTS
CHECKED: ADJ	JOB NO. 25-39094
FILE NAME: FIGURES	

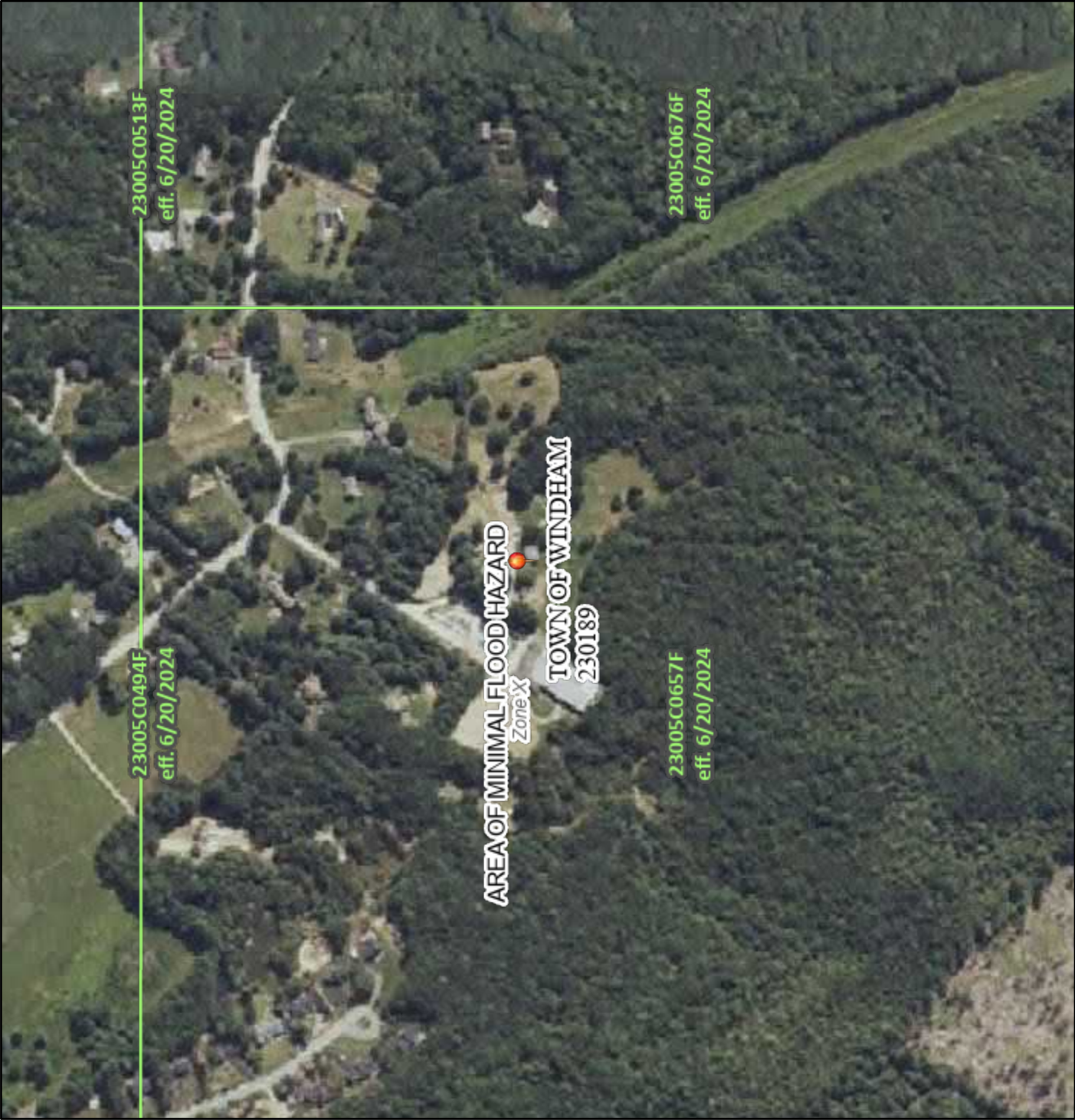
FIGURE

1

National Flood Hazard Layer FIRMMette



70°22'57"W 43°45'3"N



70°22'20"W 43°44'37"N



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, AE, AH, VE, AR
- With BFE or Depth
Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Zone X
- Future Conditions 1% Annual Chance Flood Hazard
Zone X
- Area with Reduced Flood Risk due to Levee. See Notes.
Zone X
- Area with Flood Risk due to Levee
Zone D

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard
Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard
Zone D
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

GENERAL STRUCTURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS



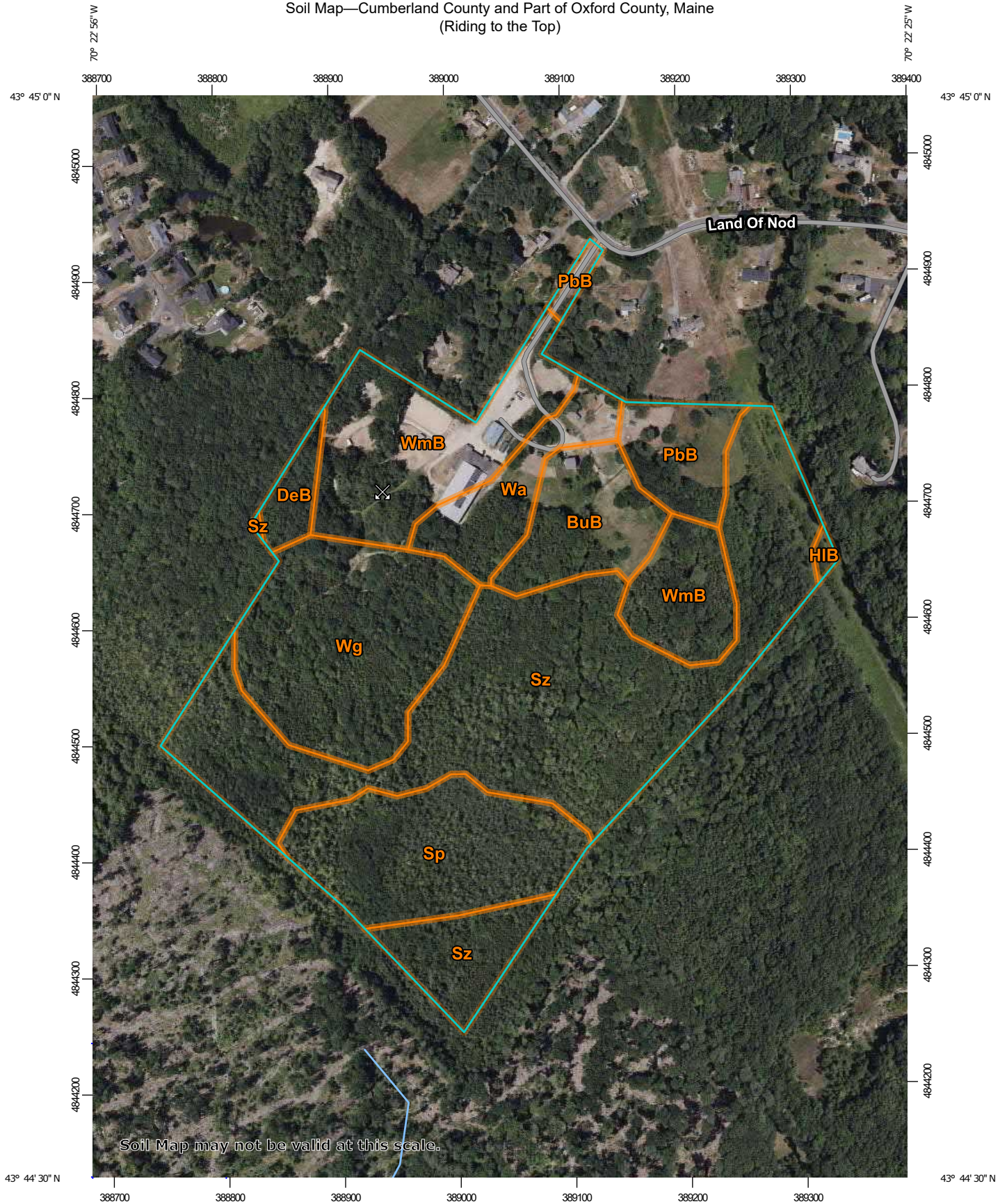
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

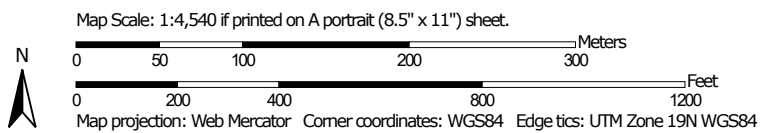
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **2/9/2026 at 5:48 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Soil Map—Cumberland County and Part of Oxford County, Maine
(Riding to the Top)



Soil Map may not be valid at this scale.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

2/9/2026
Page 1 of 3

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BuB	Lamoine silt loam, 3 to 8 percent slopes	3.0	6.2%
DeB	Deerfield loamy fine sand, 3 to 8 percent slopes	0.8	1.7%
HIB	Hinckley loamy sand, 3 to 8 percent slopes	0.1	0.3%
PbB	Paxton fine sandy loam, 3 to 8 percent slopes	2.3	4.8%
Sp	Sebago mucky peat	5.9	12.3%
Sz	Swanton fine sandy loam	18.3	37.9%
Wa	Walpole fine sandy loam	2.5	5.2%
Wg	Whately fine sandy loam	7.3	15.1%
WmB	Windsor loamy sand, 0 to 8 percent slopes	7.9	16.4%
Totals for Area of Interest		48.4	100.0%

SECTION 2

NAME, ADDRESS & PHONE NUMBER OF RECORD OWNER AND APPLICANT IF DIFFERENT

This section not applicable

SECTION 3

NAME AND ADDRESS OF ALL ABUTTING PROPERTY OWNERS

A list of abutters is provided on the following sheet.

Parcel Number	Property Address	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner State	Owner Zip
004-008-000-000	HIGHLAND CLIFF REAR	DIRENZO GARY W		35 ALLEN AVENUE	BUXTON	ME	04093
004-028-000-000	20 CRAIG RD	INKHORN FARM LLC		564 BUTTERFIELD ROAD	BRATTLEBOR	VT	05301
004-029-000-000	28 CRAIG RD	TILTON NANCY N		28 CRAIG ROAD	WINDHAM	ME	04062
007-014-001-000	85 LAND OF NOD RD	HASKELL AMY W		85 LAND OF NOD RD	WINDHAM	ME	04062
007-014-007-000	9 TREASURE LN	BUTT MICHAEL J &	BUTT BONNIE L	9 TREASURE LANE	WINDHAM	ME	04062
007-014-A00-000	95 LAND OF NOD RD	FARLEY JASON R	LUNT-FARLEY JULIE L	95 LAND OF NOD RD	WINDHAM	ME	04062
007-014-B00-000	93 LAND OF NOD RD	MILSOP EDWARD N		93 LAND OF NOD RD	WINDHAM	ME	04062
007-014-C00-000	77 LAND OF NOD RD	LESSARD MICHAEL M &	LESSARD LINDA	77 LAND OF NOD ROAD	WINDHAM	ME	04062
007-014-E00-000	91 LAND OF NOD RD	O'BRIEN THEODORE P &	O'BRIEN CYNTHIA R	91 LAND OF NOD ROAD	WINDHAM	ME	04062
007-025-000-000	62 LAND OF NOD RD	GAGNE JOHN-PAUL ADAM &	GAGNE LEAH C	62 LAND OF NOD RD	WINDHAM	ME	04062
007-026-000-000	64 LAND OF NOD RD	KRAMER MATTHEW &	BUSH TAYLOR	64 LAND OF NOD RD	WINDHAM	ME	04062
007-026-A00-000	6 MARZILLI WAY	MARZILLI LARRY J &	MARZILLI DEBRA J	6 MARZILLI WAY	WINDHAM	ME	04062
007-027-A00-000	88 LAND OF NOD RD	LYNCH MARTIN R		88 LAND OF NOD RD	WINDHAM	ME	04062
007-027-A01-000	12 COBB FARM RD	CAMPBELL GERALD V		12 COBB FARM RD	WINDHAM	ME	04062
007-027-A02-000	8 COBB FARM RD	WEIGOLD GEORGE J IV &	WEIGOLD CAROLYN R	8 COBB FARM RD	WINDHAM	ME	04062
007-027-C00-000	82 LAND OF NOD RD	JUENEMANN M THOMAS		82 LAND OF NOD RD	WINDHAM	ME	04062
007-027-D00-000	78 LAND OF NOD RD	HOLSTON TROY T	HOLSTON STACY L	78 LAND OF NOD RD	WINDHAM	ME	04062
007-027-E00-000	76 LAND OF NOD RD	STONE SCOTT T &	STONE NANCY K	76 LAND OF NOD RD	WINDHAM	ME	04062
007-027-F00-000	1 JUNIPER DR	KING BRET J &	KING DIANE K	1 JUNIPER DRIVE	WINDHAM	ME	04062
007-027-G00-000	4 JUNIPER DR	GRENIER RANDALL J &	GRENIER ANN-MARIE	4 JUNIPER DRIVE	WINDHAM	ME	04062
007-027-H00-000	5 JUNIPER DR	COTTERELL KERRY L &	COTTERELL ELLEN M	5 JUNIPER DR	WINDHAM	ME	04062
007-028-000-000	92 LAND OF NOD RD	VALENTE STEVEN		92 LAND OF NOD ROAD	WINDHAM	ME	04062
007-029-000-000	LEONARDS WY	GRONDIN CORPORATION		PO BOX 2230	WINDHAM	ME	04062
007-029-017-000	41 LEONARDS WY	ROY COLBY	ROY CHELSEA C	41 LEONARDS WY	WINDHAM	ME	04062
007-029-018-000	42 LEONARDS WY	BJORKLUND LAURIE MARGRET	KENDALL JEREMY JAMES	42 LEONARDS WY	WINDHAM	ME	04062
007-029-019-000	40 LEONARDS WY	DOWNES RICHARD E II	DOWNES AMY L	40 LEONARDS WY	WINDHAM	ME	04062
007-029-020-000	38 LEONARDS WY	38 LLC		PO BOX 2131	WINDHAM	ME	04062
007-029-B00-000	96 LAND OF NOD RD	TETRAULT JANICE S		96 LAND OF NOD RD	WINDHAM	ME	04062
007-041-000-000	8 RILEY DR	RILEY FRANCIS L &	RILEY DOROTHY J	8 RILEY DRIVE	WINDHAM	ME	04062
007-043-000-000	HIGHLAND CLIFF REAR	WINSHIP RONALD H SR - LIFE ESTATE &	WINSHIP GARY E & BARBARA	115 RIVER ROAD	WINDHAM	ME	04062

SECTION 4

DOCUMENTATION OF TITLE, RIGHT OR INTEREST IN THE PROPERTY

The property deed is included in this section.

024307

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That I, Jerry W. Toomey f/k/a Jerry W. Pasenen, of Windham, County of Cumberland and State of Maine, for consideration paid, grant to **Riding To The Top**, a nonprofit Corporation organized and existing under the laws of the State of Maine with a place of business, in Windham, County of Cumberland and State of Maine, whose mailing address is P.O. Box 1928, Windham, Maine 04062, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said **Riding To The Top**, its successors and assigns forever, with **WARRANTY COVENANTS**, a certain lot or parcel of land, with any buildings thereon, situated in the Town of Windham, County of Cumberland and State of Maine, more particularly described as follows:

A certain lot or parcel of land, with the buildings thereon, situated on the southerly side of land of Nod Road, so called, in the Town of Windham, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at a 5/8" diameter iron rod found with a cap marked "BH2M PLS 2002" on the assumed southerly sideline of land of Nod Road, so called, at the easterly corner of land now or formerly of Green One Development Corporation (Book 9718, Page 234);

Thence S 26° 16' 41" E along the assumed southerly sideline of said Land of Nod Road 30.00 feet to a point;

Thence in a general southeasterly direction along the assumed southerly sideline of said land of Nod Road and along a circular curve to the left tangent to the last described line being circumscribed by a radius of 130.00 feet an arc distance of 21.94 feet to a point and remaining land now or formerly of Ronald P. Beaulieu, et al;

Thence S 46° 14' 39" W by remaining land now or formerly of Ronald P. Beaulieu, et al. 350.00 feet to a point;

Thence S 46° 39' 47" E by remaining land now or formerly of Ronald P. Beaulieu, et al. 275.00 feet to a point;

Thence S 74° 55' 55" E by remaining land now or formerly of Ronald P. Beaulieu 417.43 feet to a point and the approximate centerline of a 24 inch diameter underground pipeline belonging to Portland Pipeline Corporation;

Thence S 08° 34' 34" E by remaining land now or formerly of Ronald P. Beaulieu and along the approximate centerline of a 24 inch diameter pipeline;

Thence S 13° 32' 50" E by remaining land now or formerly of Ronald P. Beaulieu, et al. and along the approximate centerline of said 24 inch diameter pipeline 106.17 feet to a point in a stonewall and land now or formerly of Janet L. David (Book 6509 Page 38 Cumberland County Registry of Deeds);

Thence S 53° 10' 31" E along said stonewall and land of said David 46.99 feet to a 5/8 diameter iron rod found and the remains of a stonewall;

Thence S 52° 22' 56" W along said stonewall and land of said David 503.96 feet to a point at or near the end of said stonewall;

Thence S 46° 58' 00" W along land of said David and land now or formerly of Greta Orbeton (Book 4147, Page 16 Cumberland County Registry of Deeds) and partially by the remains of a barbed wire fence 1251.92 feet to a point and land now or formerly of Harry Winship (Book 1815 Page 326 Cumberland County Registry of Deeds);

MAINE REAL ESTATE TAX PAID

Thence N 30° 37' 28" W along land of said Winship 1296.81 feet to a point and land now or formerly of Francis L. Riley (Book 4672, Page 90 Cumberland County Registry of Deeds);

Thence N 46° 35' 19" E along remains of a barbed wire fence and along land of said Riley 659.23 feet to a point;

Thence N 25° 34' 01" W along remains of a barbed wire fence and along land of said Riley 133.95 feet to a point and land now or formerly of Charles W. Sanborn (Book 4617, Page 205 Cumberland County Registry of Deeds);

Thence N 45° 29' 45" E partially along remains of a barbed wire fence and along land of said Sanborn 516.01 feet to a point;

Thence N 46° 14' 39" E along said remains of a wire fence and land of said Sanborn 76.17 feet to a found 5/8" diameter iron rod with a cap marked "BH2M PLS 2002" and land now or formerly of Green One Development Corporation;

Thence S 43° 45' 21" E along land of said Green One Development Corporation 388.39 feet to a found 5/8" diameter iron rod with a cap marked "BH2M PLS 2002";

Thence N 46° 14' 39" E along land of said Green One Development Corporation 615.00 feet to the point of beginning.

The above described premises contains 52.07 acres.

The above mentioned bearings refer to magnetic north as observed in 1985.

The above described premises subject to a pipeline easement granted to Portland Pipeline Corporation by Viola D. Dyer, dated May 22, 1984 recorded at Cumberland County Registry of Deeds.

Meaning and intending to convey the same premises conveyed to Grantor Jerry W. Toomey, formerly Jerry W. Pasenen, by Deed of Wayne S. Pasenen dated December 18, 1992 recorded in the Cumberland County Registry of Deeds at Book 10505, Page 8, as corrected by Corrective Deed of Ronald P. Beaulieu, et al. to Jerry W. Pasenen, et al. dated February 17, 1993 recorded in the Cumberland County Registry of Deeds at Book 10595, Page 198.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereof, to the said **Riding To The Top**, its successors and assigns forever.

AND I do covenant with the said Grantee, its successors and assigns, that I will **warrant and forever defend** the premises to it, the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under me.

IN WITNESS WHEREOF, I, the said Jerry W. Toomey, f/k/a Jerry W. Pasenen have hereunto set my hand and seal this 25th day of April, 1998.

Witness

Jerry W. Toomey

STATE OF MAINE
CUMBERLAND, ss.

DATE: 4/28, 1998

Then personally appeared the above named Jerry W. Toomey and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public / Attorney-at-Law

Printed Name / Seal: E. ANNE CARTON

RECEIVED
RECORDED REGISTRY OF DEEDS

1998 APR 28 PM 12: 03

CUMBERLAND COUNTY

John B. O'Brien

SECTION 5

COPIES OF EXISTING PROPOSED COVENANTS OR DEED RESTRICTIONS

There are no known current deed restrictions or covenants on the property.

SECTION 6

COPIES OF EXISTING OR PROPOSED EASEMENTS ON THE PROPERTY

The property is subject to an easement in favor of the Portland Pipeline Company. This is shown on the recorded subdivision plan included in the plan set and referenced in the property deed in **Section 4**.

An application has been filed to amend the Existing Subdivision Plan to create a right-of-way and private road over Lilac Drive in order to create legal frontage on the parcel

SECTION 7

NAME, REGISTRATION NUMBER AND SEAL OF LICENSED PROFESSIONALS

PROJECT ARCHITECT

STEPHEN BLATT

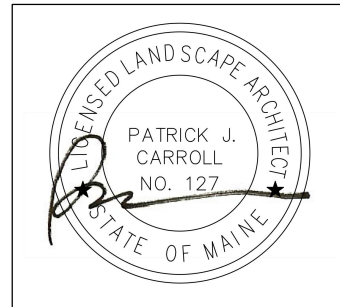
REGISTRATION NUMBER: AR 858



PROJECT LANDSCAPE ARCHITECT

PAT CARROLL

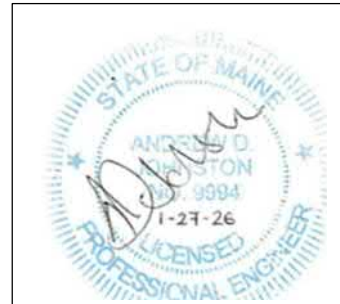
REGISTRATION NUMBER: 127



PROJECT CIVIL ENGINEER

ANDREW JOHNSTON

REGISTRATION NUMBER: 9994



SECTION 8

EVIDENCE OF APPLICANTS TECHNICAL ABILITY

The applicant has assembled a capable team of design and permitting professionals to undertake the proposed project. Verdantas LLC is the permitting consultant for this project and has assembled the materials in this application. Key consultants and contact information are listed in the table below:

Firm	Services
Stephen Blatt Architects PO Box 583 Portland, ME 04112	Architecture
Carroll Associates 217 Commercial Street, #204 Portland, Maine 04101	Landscape Architecture and Permitting
Verdantas LLC 541 US Route One Freeport, ME 04032	Site Design and Engineering, Permitting
Survey, Inc. 936 Roosevelt Trail, #5 Windham, ME 04062	Survey
Sebago Technics 75 John Roberts Rd, Suite 4A South Portland, ME 04106	Wetland and Natural Resources

The technical team working on this project have worked together on numerous projects throughout the State of Maine over the past ten years. These include major public school developments with extensive design and permitting scopes. The most recent of these are the new Margaret Chase Smith School in Skowhegan (completed in 2025) and the new Elementary School and Campus improvements at the Greely School site in Cumberland (in construction). Resumes of key team members are included in this section.

While Riding To The Top Therapeutic Riding Center is not a traditional developer, its extensive experience managing a large property, coordinating with municipal processes, maintaining accredited facilities, and contributing to community well-being, provides a strong foundation of relevant technical capacity. RTT's long-standing presence in Windham and its history of responsible land stewardship make it a reliable and knowledgeable partner for initiatives involving town development considerations.

STEPHEN J. BLATT, AIA

President/Principal

Stephen Blatt Architects
5 South Street
Portland, Maine 04101
(207) 761-5911

Stephen Blatt founded his firm in 1976, in his hometown of Auburn/Lewiston. The firm's recent work focuses on educational facilities, but includes residential and other unique building types. The firm is committed to architecture which both works well and fits well, and the distilling of design to the essential form and function which is appropriate.

Education/Registration

Bachelor of Arts, Yale College, 1968
Master of Architecture, Yale School of Architecture, 1972

Registered Architect: Maine, New Hampshire, Vermont, Massachusetts, Pennsylvania
National Council of Architecture Registration Boards Certification
Maine Chapter, American Institute of Architects (Since 1985)

Miscellaneous

Trustee, Kents Hill School (1995 - 2004)
Campus Planner & Architect (2004 – present)

Commissioner, Maine Arts Commission (1995 - 2000)

Member, Portland Public Arts Committee (1998 - 2000)

Board of Directors, Coastal Maine Botanical Gardens (2000 - present)

Board of Directors, Islands Community Medical Services (Vinalhaven) (1998 – present)



Andy has over 25 years' experience in site analysis, master planning, civil engineering design, permitting, and project management in the United States and the United Kingdom. He is adept at managing all stages of projects from concept to implementation. He has a proven record of accomplishment, both forming and managing teams of in-house staff and external consultants to ensure successful delivery of public and private projects across a wide range of market sectors. Recent work includes design, permitting and construction oversight for municipal infrastructure, commercial, institutional, healthcare and athletic projects throughout New England.

EDUCATION

M.S., Coastal Zone Management, University of Ulster, Coleraine, N. Ireland, 2013

B.S., Civil Engineering, Brighton Polytechnic University, Brighton, England, 1991

REGISTRATIONS

Professional Engineer Registrations:

- State of Connecticut
- Commonwealth of Massachusetts
- State of Maine
- State of New Hampshire
- State of New York
- State of Rhode Island
- Chartered Engineer, United Kingdom Engineering Council
- Chartered Water and Environmental Manager, United Kingdom Chartered Institution of Water and Environmental Management
- Chartered Environmentalist, United Kingdom Society for the Environment
- LEED Accredited Professional, USGBC

MEMBERSHIPS

Member, Water Environment Federation
Member Chartered Institution of Water and Environmental Management

PUBLICATIONS

Johnston, A, Slovinsky, P, Yates, K., Assessing the vulnerability of coastal infrastructure to sea level rise using multi-criteria analysis in Scarborough, ME. Ocean and Coastal Management 95, 176-188, 2014.

RECENT PROJECT EXPERIENCE

MSAD #51 New Elementary School, Cumberland, Maine

Site/civil, design and permitting for new elementary school.

MSAD #54 New Elementary School, Skowhegan, Maine

Site selection, analysis, design and permitting for new elementary school.

MSAD #49 Consolidated Elementary School, Benton, Maine

Site selection, analysis, permitting review and Dept of Education Site Application for new elementary school.

Concord Gully Brook Watershed Management Plan Phase 2, Freeport, Maine

Design of stormwater BMPs, culvert replacement to improve water quality and morphology in an impaired urban stream

PHA Riverton Park

Site/civil design, permitting and construction oversight for major refurbishment of affordable housing community.

Gorham Road Phase 2 Design, Scarborough, Maine

Design of road re-construction, section upgrades, utility coordination and stormwater treatment for 3,800ft of municipal roadway.

Mitchell Hill Road, Scarborough, Maine

Design of road re-construction, section upgrades, 6,000ft of municipal roadway.

Clippership Memory Care Facility, Damariscotta

Site/civil, design and permitting for new memory care facility in mid-coast, Maine.

Kate Furbish Elementary School, Brunswick, Maine

Site/civil design and permitting for a new 90,000sf elementary school at the site of the former Jordan Acres Elementary.

PATRICK J. CARROLL

Principal Landscape Architect

**Professional Registration:**

Maine, New Jersey, New Hampshire, CLARB

Education:

Utah State University

Bachelor of Landscape Architecture, 1978

Prior Experience

Carroll Associates, Portland ME 1993-

Moore Weinrich Architects, ME 1989- 2003

Environmental Planning and Design, ME
1988

Design Workshop, CO 1982- 1988

Land Design, UT 1989- 1988

As founder of Carroll Associates, Pat brings 40 years of landscape Architectural experience on a wide variety of projects throughout Maine, New England, and the Western United States. His successful project experience on large scale master planning and urban design provides a strong basis for solving complex design issues and managing important design and permitting challenges. His sensitivity and understanding of environmental constraints, regulatory issues, and cultural values provides for successful projects that are fitting and appropriate to each setting.

SECTION 9

ASSESSMENT OF THE ADEQUACY OF EXISTING UTILITY SERVICES

Water Supply and Sewage Disposal

There are two wells located on the project site, approximately 650ft southeast of the main arena and administrative building. The well that is currently connected is 500 feet deep, with 20ft of casing and has a reported yield of 12gpm. This equates to 17,280 gpd. The second well (reserve supply) is 300ft deep, has 26 ft of casing and a yield of 47gpm. This equates to 67,680gpd. Based on this, the facility has more than adequate water to supply the needs of the facility.

There are currently two subsurface wastewater disposal systems at the site. One serves the existing caretaker's residence. This was sized for a three-bedroom dwelling and continues to function. No changes are proposed to this system. The second system serves the riding stables facility and consists of a septic tank, pump station, and leach field located immediately to the west of the main arena building. This system was sized for 375gpd, which we consider low for the function of the facility. The HHE-200 form for the existing system is included in this section. A new septic system has been designed to replace the existing system. Details are provided in **Section 10** of this application.

The existing arena and administrative building is fully sprinklered, with 5,000 gallons of water storage provided in the mechanical space. We understand that the fire department has suggested that an external cistern could be of value to the facility in providing an additional source of water for fire protection for the accessory buildings. RTT does not plan on adding a cistern at this time, but will investigate potential funding sources with a view to adding this in the future.

Electrical Power

The existing overhead power service is adequate to serve the site and will remain, pending CMP review. The service will continue to drop underground from the existing pole north of the parking area. A waiver request to continue use of the overhead power service is included in this application.

Propane Gas

The site currently uses propane gas for heating and hot water. This will continue to be the case. The propane storage will be re-located adjacent to the new well house, to the east of the new barn. This is a safer and less visible location, but still proximate to the main load areas.

SECTION 10

ESTIMATES DEMANDS FOR WATER AND SEWAGE DISPOSAL

Water Supply and Sewage Disposal

The following table summarizes the water demand and sewage flow estimates for the Riding to the Top facility.

Riding to the Top Facility Improvements - Water Demand Estimate

Use	Demand Criteria	Flow/Unit	Units	Average Daily Flow
Residence	180gpd (2 bed or less)	180	1	180
Riding Stables	Staff (FTE)	12	10	120
Riding Stables	Volunteers (FTE)	12	10	120
Visitors	5gpd/visitor	5	50	250
Laundry	14g/load, max 2 loads/day	14	2	28
Horse Waterers	12gp/horse	12	20	240
Total Estimated Average Daily Demand (gpd)				938

Riding to the Top Facility Improvements - Sewer Flow Estimate

Use	Demand Criteria	Flow/Unit	Units	Average Daily Flow
Residence	180gpd (2 bed or less)	180	1	180
Riding Stables	Staff (FTE)	12	10	120
Riding Stables	Volunteers (FTE)	12	10	120
Visitors	5gpd/visitor	5	50	250
Laundry	14g/load, max 2 loads/day	14	2	28
Horse Waterers	12gp/horse	0	20	0
Total Estimated Average Daily Demand (gpd)				698

A new septic system has been designed to serve the facility, based on these predicted flows. A copy of the HHE-200 form is included in this section.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept Health & Human Services
Div of Environmental Health, 11 SHS
(207) 287-5672 Fax: (207) 287-4172

PROPERTY LOCATION		>> CAUTION: LPI APPROVAL REQUIRED <<	
City, Town, or Plantation	WINDHAM	Town/City	Permit #
Street or Road	14 LILIAC DRIVE	Date Permit Issued	Fee: \$ [] Double Fee Charged
Subdivision, Lot #		Local Plumbing Inspector Signature	L.P.I. # [] Owner [] Town [] State
OWNER/APPLICANT INFORMATION		The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.	
Name (last, first, MI)			
RIDING TO THE TOP THERAPEUTIC RIDING CENTER			
Mailing Address of Owner/Applicant 14 LILAC DRIVE WINDHAM, ME 04062			
Daytime Tel. #		Municipal Tax Map # 7 Lot # 27B	
OWNER OR APPLICANT STATEMENT I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.		CAUTION: INSPECTION REQUIRED I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.	
Signature of Owner or Applicant _____ Date _____		Local Plumbing Inspector Signature _____ (1st) date approved _____	
		Local Plumbing Inspector Signature _____ (2nd) date approved _____	

PERMIT INFORMATION

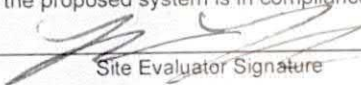
TYPE OF APPLICATION ☐ 1. First Time System ☐ 2. Replacement System Type replaced: _____ Year installed: _____ ☐ 3. Expanded System ☐ a. <25% Expansion ☐ b. 25% Expansion ☐ 4. Experimental System ☐ 5. Seasonal Conversion	THIS APPLICATION REQUIRES ☐ 1. No Rule Variance ☐ 2. First Time System Variance ☐ a. Local Plumbing Inspector Approval ☐ b. State & Local Plumbing Inspector Approval ☐ 3. Replacement System Variance ☐ a. Local Plumbing Inspector Approval ☐ b. State & Local Plumbing Inspector Approval ☐ 4. Minimum Lot Size Variance ☐ 5. Seasonal Conversion Permit	DISPOSAL SYSTEM COMPONENTS ☐ 1. Complete Non-engineered System ☐ 2. Primitive System (graywater & alt. toilet) ☐ 3. Alternative Toilet, specify: _____ ☐ 4. Non-engineered Treatment Tank (only) ☐ 5. Holding Tank, _____ gallons ☐ 6. Non-engineered Disposal Field (only) ☐ 7. Separated Laundry System ☐ 8. Complete Engineered System (2000 gpd or more) ☐ 9. Engineered Treatment Tank (only) ☐ 10. Engineered Disposal Field (only) ☐ 11. Pre-treatment, specify: _____ ☐ 12. Miscellaneous Components
SIZE OF PROPERTY 52 +/- ☐ SQ. FT. ☐ ACRES	DISPOSAL SYSTEM TO SERVE ☐ 1. Single Family Dwelling Unit, No. of Bedrooms: _____ ☐ 2. Multiple Family Dwelling, No. of Units: _____ ☐ 3. Other: RIDING CENTER + MORE (specify) Current Use ☐ Seasonal ☐ Year Round ☐ Undeveloped	
SHORELAND ZONING Yes ☐ No ☐	TYPE OF WATER SUPPLY ☐ 1. Drilled Well ☐ 2. Dug Well ☐ 3. Private ☐ 4. Public ☐ 5. Other	

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANKS ☐ 1. Concrete ☐ a. Regular ☐ b. Low Profile ☐ 2. Plastic ☐ 3. Other CAPACITY: 1500 (1) GAL 750 (2)	DISPOSAL FIELD TYPE & SIZE ☐ 1. Stone Bed ☐ 2. Stone Trench ☐ 3. Proprietary Device ☐ a. cluster array ☐ c. Linear ☐ b. regular load ☐ d. H-20 load ☐ 4. Other: SIZE: 1,920 ☐ sq. ft. ☐ lin. ft. (40 ELJEN GSF UNITS)	GARBAGE DISPOSAL UNIT ☐ 1. No ☐ 2. Yes ☐ 3. Maybe If Yes or Maybe, specify one below: ☐ a. multi-compartment tank ☐ b. _____ tanks in series ☐ c. increase in tank capacity ☐ d. Filter on Tank Outlet	DESIGN FLOW 700 gallons per day BASED ON: ☐ 1. Table 4A (dwelling unit(s)) ☐ 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities -SEE PROJECT SEWER FLOW DEMAND ON ATTACHED PAGE- ☐ 3. Section 4G (meter readings) ATTACH WATER METER DATA LATITUDE AND LONGITUDE at center of disposal area Lat. 43 d 44 m 52.1 s Lon. 70 d 22 m 46.9 s if g p s, state margin of error _____
SOIL DATA & DESIGN CLASS PROFILE CONDITION 5 / C at Observation Hole # TP 1 Depth 30 " of Most Limiting Soil Factor	DISPOSAL FIELD SIZING ☐ 1. Medium---2.6 sq. ft. / gpd ☐ 2. Medium---Large 3.3 sq. ft. / gpd ☐ 3. Large---4.1 sq. ft. / gpd ☐ 4. Extra Large---5.0 sq. ft. / gpd		EFFLUENT/EJECTOR PUMP ☐ 1. Not Required ☐ 2. May Be Required ☐ 3. Required Specify only for engineered systems: DOSE: _____ gallons SEE NOTE PAGE 3

SITE EVALUATOR STATEMENT

I certify that on **6/10/26** (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

 Site Evaluator Signature	437 SE #	6-15-26 Date	
Lucien Langlois Site Evaluator Name Printed	207-860-0570 Telephone Number	LLANGLOIS@BH2M.com E-mail Address	

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation
WINDHAM

Street, Road, Subdivision
14 LILAC DRIVE

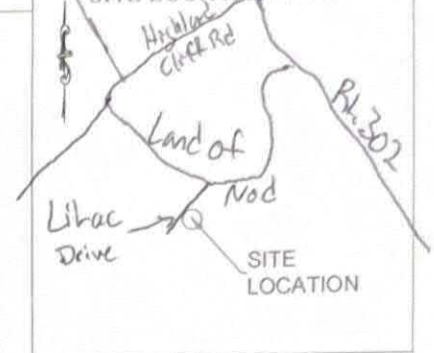
Owner's Name
RIDING TO THE TOP

SITE PLAN

Scale 1" = _____ ft. or as shown

SEE UTILITY PLAN C-101B

SITE LOCATION PLAN



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole **TP 1** ■ Test Pit □ Boring
1" " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
LOAMY SAND		DARK BROWN	
		DARK YELLOWISH BROWN	
GRAVELLY LOAMY SAND	FRIABLE		NONE
GRAVELLY MEDIUM & COARSE SAND		YELLOWISH BROWN	
FINE & MEDIUM SAND	LOOSE	LIGHT OLIVE BROWN	
GRAVELLY MEDIUM & COARSE SAND	SOMEWHAT FIRM		FEW & FAINT

Soil Classification	Slope	Limiting Factor	[X] Ground Water [] Restrictive Layer [] Bedrock [] Pit Depth
5 Profile	C Condition	0-1 %	30 "

Observation Hole **TP 2** ■ Test Pit □ Boring
<1" " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
LOAMY SAND		MIXED DARK BROWN	NONE
GRAVELLY MEDIUM & COARSE SAND	FRIABLE	LIGHT OLIVE BROWN	
LOAMY FINE SAND	FIRM	DARK GRAYISH BROWN	FEW & FAINT

Soil Classification	Slope	Limiting Factor	[X] Ground Water [] Restrictive Layer [] Bedrock [] Pit Depth
5/7 Profile	C Condition	0-3 %	15 "

Site Evaluator Signature

SE #

Date

Riding to the Top Facility Improvements - Water Demand Estimate

Use	Demand Criteria	Flow/Unit	Units	Average Daily Flow
Residence	180gpd (2 bed or less)	180	1	180
Riding Stables	Staff (FTE)	12	12	144
Admin Office	Staff (FTE)	4	12	48
Visitors	5gpd/visitor	5	40	200
Laundry	25gpd	25	1	25
Horse Waterers	5gp/horse	5	20	100
Total Estimated Average Daily Demand (gpd)				697

Reference: State of Maine Subsurface Wastewater Disposal Rules (2015)

Riding to the Top Facility Improvements - Sewer Flow Estimate

Use	Demand Criteria	Flow/Unit	Units	Average Daily Flow
Residence	180gpd (2 bed or less)	180	1	180
Riding Stables	Staff (FTE)	12	12	144
Admin Office	Staff (FTE)	4	12	48
Visitors	5gpd/visitor	5	40	200
Laundry	25gpd	25	1	25
Horse Waterers	5gp/horse	0	20	0
Total Estimated Average Daily Demand (gpd)				597

Reference: State of Maine Subsurface Wastewater Disposal Rules (2015)

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

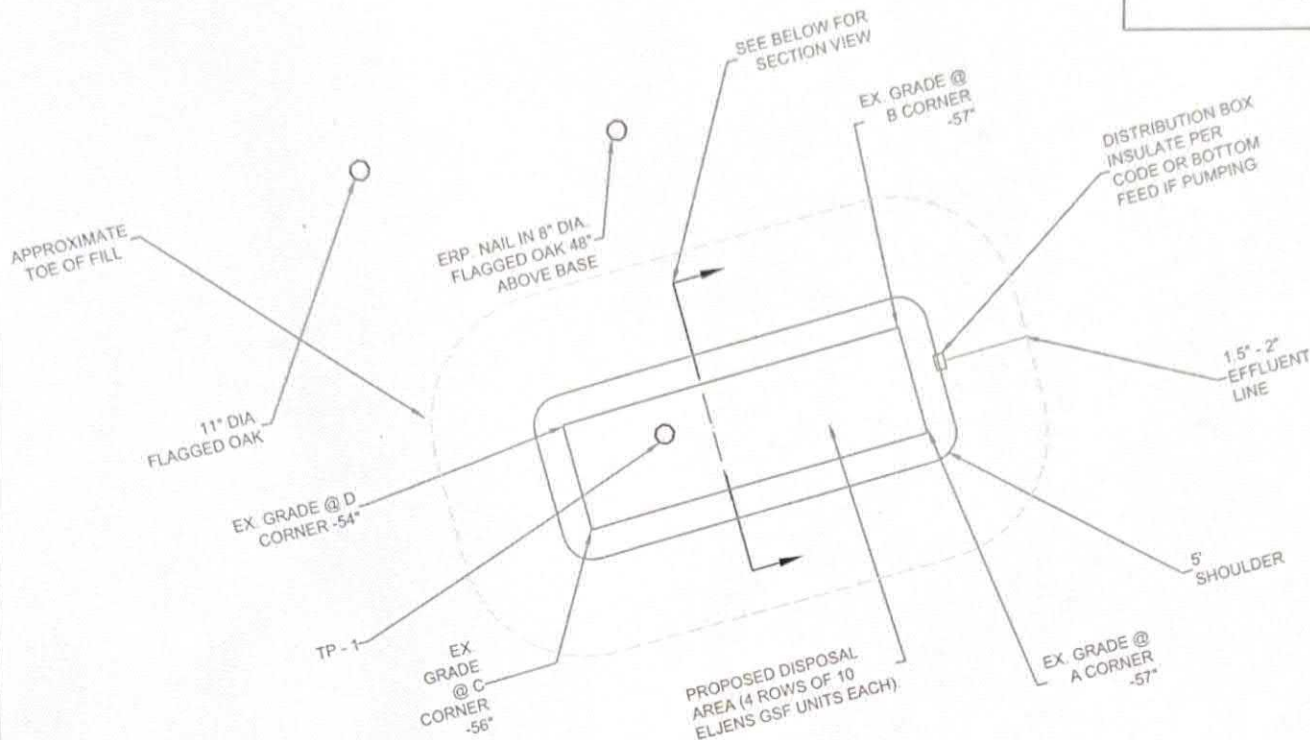
WINDHAM

14 LILAC DRIVE

RIDING TO THE TOP

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE: 1" = **20** FT.



FILL REQUIREMENTS

Depth of Fill (Upslope) **17"-19"**

Depth of Fill (Downslope) **18"-21"**

CONSTRUCTION ELEVATIONS

Finished Grade Elevation
Top of Distribution Pipe or Proprietary Device
Bottom of Disposal Area

SEE
DETAIL
BELOW

ELEVATION REFERENCE POINT

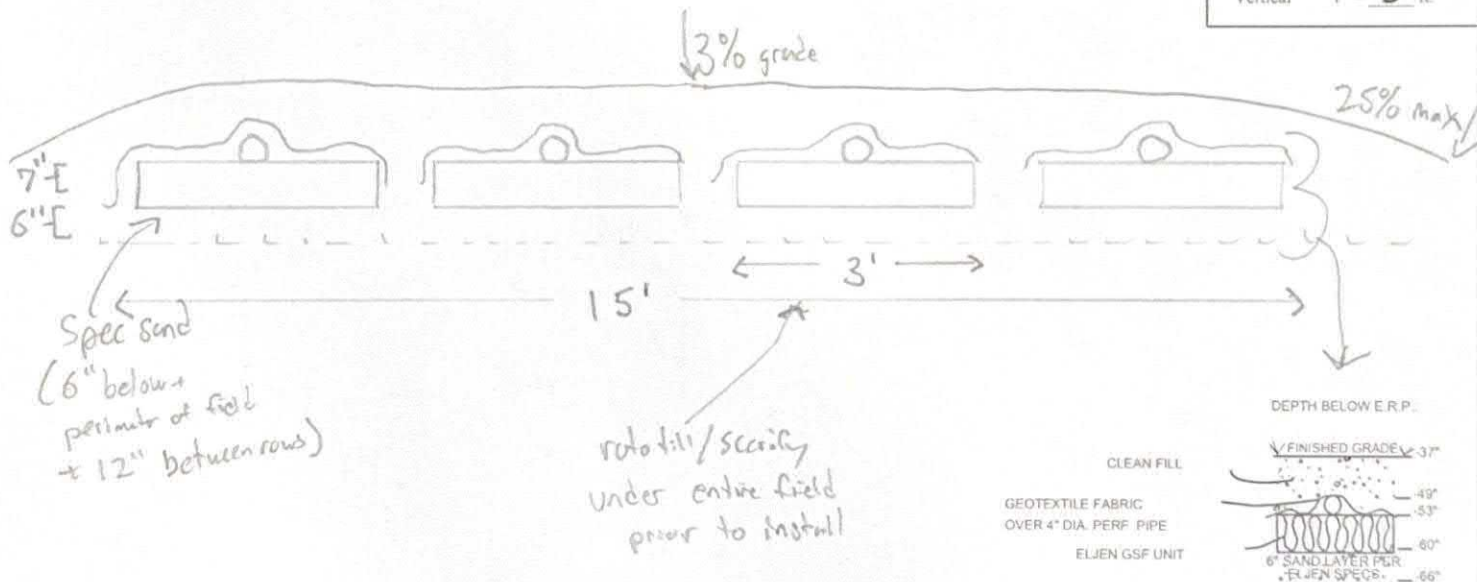
Location & Description:
NAIL 48" ABOVE GRADE AT ERP TREE
Reference Elevation: **00"**

DISPOSAL AREA CROSS SECTION

Scale

Horizontal 1" = **10** ft.

Vertical 1" = **5** ft.



[Signature]
Site Evaluator Signature

437

SE #

6-15-26

Date

SECTION 11

PROVISIONS FOR HANDING SOLID WASTES

Trash Removal:

RTT utilizes Scott's Waste Removal, a Windham business, for our regular trash removal. Recycling is a high priority and the town's containers are utilized for curbside pick-up of recyclables on a weekly basis. A new dumpster pad location is shown on the site plan, on the east side of the main arena building.

Manure Management.

In 2022, RTT initiated an application with USDA NRCS for assistance with a Comprehensive Nutrient Management Plan. An initial assessment was completed by Northern Tilt in 2024 as part of this application with USDA. Riding To The Top currently has an EQIP Loan application pending with USDA's NRCS for completion of the Comprehensive Nutrient Management Plan components recommended by engineers and soil scientists involved in this process. This is an ongoing process and involves ranking of projects by priority.

In the meantime, RTT has partnered with another Windham business, Garbage to Gardens for regular removal of our solid waste generated by our horses. Garbage to Gardens is pleased to have such a rich and plentiful resource only 2 miles from their main operation in Windham.

SECTION 12

DETAIL SHEETS OF PROPOSED LIGHT FIXTURES

New lighting will consists of low-level bollard lights and pole lights in the parking areas to provide safe lighting levels within the property. The locations of light fixtures are shown on the Landscape and Lighting Plan included with this submission. Fixture cut sheets and a photometric plan are included in this section.

LED POST TOP LUMINAIRES



Fitter section
slips over 3"
or 2 1/4" pole
or tenon

LEX with C1 Capital, PA
Lens, A1 Cage, T3 Spinning and No Finial



LEX Open with C1 Capital,
A1 Cage, T3 Spinning, No
Finial & No Secondary Lens



LEX with RCA Globe,
C9 Capital, No Cage, No
Spinning, No Finial

Specifications and Features:

Radiant™ LED

- Conformal Coating LED light engine
- CCT: Standard-3000K, 4000K, & 5000K
- 2700K, Amber, LPS (1800K) Offered for Some Wattages - Consult Factory
- Static Colors Available - Consult Factory

Distribution

- Types I* II, III, IV, V (Type I Available in 70w & Higher Only)
- Full Cutoff

Electrical

- Electronic Driver, 120-277V, 50/60Hz or 347/480V, 50/60Hz
- 0-10V Dimmable Driver
- Standard Surge Protection Included (6kV Line-Line; 10kV Line-Earth)

Controls (Optional)

- Button Eye Photo Control (PC)
- 7-Pin Twist-Lock Receptacle (PCR7, C8, C10 & C12 Capitals Only)
- 3-Pin Twist-Lock Receptacle (PCR3, C8, C10 & C12 Capitals Only)

Housing

- Choice of Multiple Cast Decorative Housings with 3" Slip Fit.

Finish

- Super Durable Polyester Powder Coat Finish. Custom Finishes Available, Including Patinas and All RAL Colors.

Listings & Ratings

- ETL Listed to UL 1598 Standard for Wet Location.

Warranty

- 5 Year Limited Warranty



EPA: 2.2
Weight: 32 lbs (Max.)

Order Information Example:

LEXNLC560W4KU3A1T1PCFBK

Model	Globe/Lens	Capital	Wattage	CCT	Voltage	Optics	Bands & Cages	Spinning	Options	Finial	Finish
LEX=Lexington Radiant™ Post Top	NL=No Secondary Lens* RCA=Ribbed Clear Acrylic RFA=Ribbed Frosted Acrylic PA=Prismatic Acrylic** SA=Stippled Acrylic** SP=Stippled Polycarbonate** *Must only be ordered with Top Spinning and Cage **Must only be ordered with Top Spinning	C1=PLC1 C2=PLC2 C3=PLC3 C4=PLC4 C5=PLC5 C6=PLC6 C7=PLC7 C8=PLC8 C9=PLC9 C10=PLC10 C11=PLC11 C12=PLC12	10W=10w 15W=15w 20W=20w 30W=30w 40W=40w 50W=50w 60W=60w 70W=70w 80W=80w 90W=90w 105W=105w 120W=120w 135W=135w 155W=155w	3K=3000K 4K=4000K 5K=5000K	U=120-277V H=347/480V	1=Type I* 2=Type II 3=Type III 4=Type IV 5=Type V *70W & Above Only	A1=DECA1 A2=DECA2* A3=DECA3 A6=Perforated Band w/Cage A7=Flat Band w/Cage N=None *Not available with NL Globe	T1=T101 T2=T102 T3=T103 T4=T104 N=None *C8, C10, & C12 Capitals Only ♦Photo Cell Not Included	PC=Button Eye Photo Control PCR3=3 Pin Twist Lock Receptacle*♦ PCR7=7 Pin Twist Lock Receptacle*♦ N=None *C8, C10, & C12 Capitals Only ♦Photo Cell Not Included	E=GF5* B=GF2 C=GF3 D=GF4 F=GF6 H=GF8 I=GF9 J=GF10 K=GF12 O=GF17 P=GF18 V=GF24 N=None *Standard Finial	BK=Black BZ=Bronze DBZ=Dark Bronze TBZ=Textured Flat Bronze WH=White GR=Green SM=Silver Metallic GY=Light Gray TBK=Textured Black QBK=Textured Flat Black CC=Custom Color (Consult Factory)

LED POST TOP LUMINAIRES

Photometric Data | **For Full Globe, No Spinning**



13" Radiant™



12" Radiant™



8" Radiant™



6" Radiant™

RADIANT™ LED LIGHT ENGINE SPECIFICATIONS:

Lumen Output for Lexington with Full Globe - No Spinning															
Wattage (Catalog Logic)		10W (10W)	15W (15W)	20W (20W)	30W (30W)	40w (40W)	50w (50W)	60w (60W)	70w (70W)	80w (80W)	90w (90W)	105w (105W)	120w (120W)	135w (135W)	155w (155W)
Radiant Size (DIA.)		6"	6"	6"	6"	8"	8"	8"	12"	12"	12"	13"	13"	13"	13"
Input Watts		10.2	14.6	20.4	30.6	40.8	51.0	56.6	67.9	77.6	87.3	101.9	116.5	131.0	152.9
Optic	CCT	Delivered Lumens													
1 = Type I Clear, Frosted, or Ribbed Lens	3K	NOT AVAILABLE							8,830	10,091	11,353	13,239	15,137	17,029	19,552
	4K								9,013	10,301	11,588	13,519	15,451	17,382	19,957
	5K								9,150	10,457	11,765	13,725	15,686	17,647	20,261
	BUG Rating								B3-U3-G2	B3-U3-G2	B3-U3-G3	B3-U3-G3	B3-U3-G3	B3-U3-G3	B3-U3-G3
2 = Type II Clear, Frosted, or Ribbed Lens	3K	1,454	1,907	2,543	3,815	5,086	6,357	7,629	8,900	10,171	11,443	13,344	15,257	17,164	19,707
	4K	1,483	1,947	2,596	3,894	5,191	6,489	7,787	9,085	10,382	11,680	13,627	15,573	17,520	20,115
	5K	1,506	1,976	2,635	3,953	5,270	6,588	7,905	9,223	10,540	11,858	13,834	15,811	17,787	20,422
	BUG Rating	B1-U2-G1	B1-U2-G1	B1-U2-G1	B1-U2-G1	B1-U3-G1	B1-U3-G1	B2-U3-G2	B2-U3-G2	B2-U3-G2	B2-U3-G2	B3-U3-G3	B3-U3-G3	B3-U3-G3	B3-U3-G3
3 = Type III Clear, Frosted, or Ribbed Lens	3K	1,451	1,904	2,539	3,808	5,077	6,346	7,617	8,886	10,155	11,424	13,322	15,232	17,136	19,675
	4K	1,481	1,944	2,592	3,887	5,183	6,478	7,774	9,070	10,365	11,661	13,604	15,548	17,491	20,082
	5K	1,504	1,973	2,631	3,946	5,262	6,577	7,892	9,208	10,523	11,838	13,812	15,785	17,758	20,388
	BUG Rating	B1-U2-G1	B1-U2-G1	B1-U2-G1	B1-U2-G1	B2-U3-G2	B2-U3-G2	B2-U3-G2	B3-U3-G3	B3-U3-G3	B3-U3-G3	B3-U3-G3	B3-U3-G3	B3-U3-G3	B3-U3-G3
4 = Type IV Clear, Frosted, or Ribbed Lens	3K	1,419	1,861	2,483	3,724	4,965	6,206	7,448	8,689	9,930	11,171	13,027	14,895	16,756	19,239
	4K	1,448	1,901	2,534	3,801	5,068	6,335	7,602	8,869	10,136	11,402	13,303	15,204	17,104	19,638
	5K	1,470	1,929	2,573	3,859	5,145	6,431	7,718	9,004	10,290	11,576	13,506	15,435	17,365	19,937
	BUG Rating	B1-U2-G1	B1-U2-G1	B1-U2-G1	B1-U3-G1	B1-U3-G1	B2-U3-G2	B2-U3-G2	B2-U3-G3	B2-U3-G3	B3-U3-G3	B3-U3-G3	B3-U3-G3	B3-U3-G3	B3-U3-G4
5 = Type V Clear, Frosted, or Ribbed Lens	3K	1,485	1,948	2,598	3,897	5,195	6,494	7,793	9,092	10,390	11,689	13,631	15,585	17,533	20,131
	4K	1,515	1,989	2,652	3,977	5,303	6,628	7,955	9,280	10,606	11,931	13,920	15,908	17,897	20,548
	5K	1,539	2,019	2,692	4,038	5,384	6,729	8,075	9,421	10,767	12,113	14,132	16,151	18,170	20,861
	BUG Rating	B1-U2-G1	B2-U2-G1	B2-U2-G1	B2-U2-G1	B3-U3-G1	B3-U3-G2	B3-U3-G2	B3-U3-G2	B4-U3-G2	B4-U3-G2	B4-U3-G2	B4-U3-G3	B4-U3-G3	B5-U3-G3

Please refer to the fixture's IES file for detailed information. Subject to change.

LED POST TOP LUMINAIRES

Photometric Data | **For Lensed Fixtures - Globe With Top Spinning**



13" Radiant™



12" Radiant™



8" Radiant™



6" Radiant™

RADIANT™ LED LIGHT ENGINE SPECIFICATIONS:

Lumen Output for Lexington With Clear, Frosted or Ribbed Lens															
Wattage (Catalog Logic)		10W (10W)	15W (15W)	20W (20W)	30W (30W)	40w (40W)	50w (50W)	60w (60W)	70w (70W)	80w (80W)	90w (90W)	105w (105W)	120w (120W)	135w (135W)	155w (155W)
Radiant Size (DIA.)		6"	6"	6"	6"	8"	8"	8"	12"	12"	12"	13"	13"	13"	13"
Input Watts		10.2	14.6	20.4	30.6	40.8	51.0	56.6	67.9	77.6	87.3	101.9	116.5	131.0	152.9
Optic	CCT	Delivered Lumens													
1 = Type I Clear, Frosted, or Ribbed Lens	3K	NOT AVAILABLE							8,165	9,331	10,498	12,248	13,997	15,747	18,080
	4K								8,335	9,525	10,716	12,502	14,287	16,073	18,454
	5K								8,461	9,670	10,879	12,692	14,506	16,318	18,736
	BUG Rating								B3-U3-G2	B3-U3-G2	B3-U3-G2	B3-U3-G3	B3-U3-G3	B3-U3-G3	B3-U3-G3
2 = Type II Clear, Frosted, or Ribbed Lens	3K	1,344	1,763	2,352	3,527	4,703	5,878	7,055	8,230	9,405	10,582	12,345	14,108	15,872	18,223
	4K	1,371	1,800	2,400	3,600	4,800	6,001	7,200	8,401	9,600	10,801	12,601	14,400	16,200	18,601
	5K	1,392	1,828	2,437	3,655	4,874	6,091	7,310	8,528	9,747	10,965	12,793	14,621	16,447	18,884
	BUG Rating	B0-U2-G1	B1-U2-G1	B1-U2-G1	B1-U2-G1	B1-U3-G1	B1-U3-G1	B2-U3-G2	B2-U3-G2	B3-U3-G2	B2-U3-G2	B2-U3-G2	B3-U3-G3	B3-U3-G3	B3-U3-G3
3 = Type III Clear, Frosted, or Ribbed Lens	3K	1,342	1,760	2,348	3,521	4,695	5,869	7,043	8,217	9,390	10,564	12,325	14,085	15,846	18,193
	4K	1,369	1,797	2,396	3,595	4,792	5,991	7,188	8,387	9,584	10,783	12,580	14,377	16,174	18,570
	5K	1,390	1,825	2,433	3,649	4,866	6,081	7,298	8,514	9,731	10,947	12,772	14,597	16,420	18,853
	BUG Rating	B1-U2-G1	B1-U2-G1	B1-U2-G1	B1-U2-G1	B2-U3-G2	B2-U3-G2	B2-U3-G2	B2-U3-G2	B3-U3-G3	B3-U3-G3	B3-U3-G3	B3-U3-G3	B3-U3-G3	B3-U3-G3
4 = Type IV Clear, Frosted, or Ribbed Lens	3K	1,312	1,721	2,296	3,443	4,591	5,739	6,887	8,034	9,182	10,330	12,052	13,773	15,495	17,791
	4K	1,339	1,758	2,343	3,515	4,686	5,858	7,029	8,201	9,372	10,544	12,302	14,058	15,816	18,159
	5K	1,359	1,784	2,379	3,569	4,758	5,947	7,136	8,326	9,515	10,705	12,489	14,274	16,057	18,436
	BUG Rating	B1-U2-G1	B1-U2-G1	B1-U2-G1	B1-U2-G1	B1-U3-G2	B2-U3-G2	B2-U3-G2	B2-U3-G2	B2-U3-G3	B3-U3-G3	B3-U3-G3	B3-U3-G3	B3-U3-G3	B3-U3-G3
5 = Type V Clear, Frosted, or Ribbed Lens	3K	1,373	1,801	2,402	3,603	4,804	6,005	7,207	8,407	9,608	10,809	12,610	14,412	16,213	18,615
	4K	1,401	1,839	2,452	3,678	4,903	6,130	7,355	8,582	9,807	11,033	12,872	14,710	16,549	19,001
	5K	1,423	1,867	2,489	3,734	4,979	6,222	7,467	8,712	9,956	11,201	13,068	14,935	16,801	19,291
	BUG Rating	B1-U2-G1	B1-U2-G1	B2-U2-G1	B2-U2-G1	B3-U3-G1	B3-U3-G1	B3-U3-G2	B3-U3-G2	B3-U3-G2	B4-U3-G2	B4-U3-G2	B4-U3-G3	B4-U3-G3	B4-U3-G3

Please refer to the fixture's IES file for detailed information. Subject to change.

LED POST TOP LUMINAIRES

Photometric Data

No Secondary Lens - For Open Full Cutoff Fixtures



13" Radiant™



12" Radiant™



8" Radiant™



6" Radiant™

RADIANT™ LED LIGHT ENGINE SPECIFICATIONS:

Lumen Output for Lexington with No Secondary Lens														
Wattage (Catalog Logic)	10W (10W)	15W (15W)	20W (20W)	30W (30W)	40w (40W)	50w (50W)	60w (60W)	70w (70W)	80w (80W)	90w (90W)	105w (105W)	120w (120W)	135w (135W)	155w (155W)
Radiant Size (DIA.)	6"	6"	6"	6"	8"	8"	8"	12"	12"	12"	13"	13"	13"	13"
Input Watts	10.2	14.6	20.4	30.6	40.8	51.0	56.6	67.9	77.6	87.3	101.9	116.5	131.0	152.9
Optic	CCT	Delivered Lumens												
1 = Type I Clear PC Lens	3K	NOT AVAILABLE						7,291	8,332	9,374	10,545	10,936	14,060	16,143
	4K							7,442	8,505	9,568	10,764	11,163	14,352	16,478
	5K							7,555	8,634	9,714	10,928	11,333	14,570	16,729
	BUG Rating							B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
2 = Type II Clear PC Lens	3K	1,109	1,634	2,179	3,268	4,358	5,447	6,537	7,626	8,716	9,805	11,440	13,074	14,708
	4K	1,112	1,668	2,224	3,36	4,448	5,560	6,672	7,785	8,896	10,008	1,677	13,344	15,013
	5K	1,129	1,634	2,258	3,387	4,516	5,644	6,774	7,903	9,032	10,161	11,854	13,548	15,241
	BUG Rating	B0-U0-G0	B1-U0-G0	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
3 = Type III Clear PC Lens	3K	1,142	1,713	2,284	3,427	4,569	5,711	6,853	7,996	9,138	10,280	11,564	11,992	15,419
	4K	1,165	1,749	2,332	3,497	4,664	5,829	6,996	8,161	9,327	10,493	11,804	12,242	15,739
	5K	1,183	1,776	2,367	3,550	4,734	5,919	7,102	8,285	9,469	10,652	11,984	12,428	15,979
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
4 = Type IV Clear PC Lens	3K	1,140	1,711	2,281	3,422	4,562	5,703	6,843	7,985	9,125	10,265	11,548	11,976	15,398
	4K	1,164	1,747	2,329	3,492	4,657	5,821	6,986	8,150	9,314	10,478	11,788	12,225	15,717
	5K	1,182	1,773	2,364	3,546	4,728	5,910	7,092	8,274	9,456	10,638	11,967	12,411	15,956
	BUG Rating	B0-U0-G0	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4
5 = Type V Clear PC Lens	3K	1,210	1,815	2,420	3,632	4,842	6,052	7,262	8,473	9,683	10,983	12,255	12,709	16,340
	4K	1,235	1,854	2,471	3,706	4,942	6,177	7,413	8,648	9,884	11,119	12,509	12,973	16,679
	5K	1,254	1,882	2,508	3,762	5,017	6,272	7,526	8,780	10,034	11,289	12,700	13,171	16,933
	BUG Rating	B1-U0-G0	B1-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G3
5 = Type V with LumaLens	3K	NOT AVAILABLE									8,562	9,785	11,008	12,639
	4K										8,740	9,988	11,236	12,900
	5K										8,872	10,140	11,407	13,097
	BUG Rating										B2-U3-G2	B2-U3-G3	B3-U3-G3	B3-U3-G3

Please refer to the fixture's IES file for detailed information. Subject to change.

LED POST TOP LUMINAIRES

Accessories & Replacement Parts:

Accessories (Order Separately, Field Installed)

SSBS Stainless Steel Bird Spikes

Capitals



PLC1 - 8 3/4" High



PLC2 - 10 13/16" High



PLC3 - 6 7/8" High



PLC4 - 7 13/16" High



PLC5 - 9 15/16" High



PLC6 - 8 1/16" High



PLC7 - 8 3/8" High



PLC8 - 11 3/8" High



PLC9 - 14 1/4" High



PLC10 - 10 1/4" High



PLC11 - 15" High



PLC12 - 12 3/4" High

LED POST TOP LUMINAIRES

Bands & Cages

**A1 - Cast Aluminum
Perforated Cage**



No Secondary Lens

With Secondary Lens

A2 - Cast Aluminum Band



With Secondary Lens

A3 - Cast Aluminum Cage



No Secondary Lens

With Secondary Lens

**A6 - Cast Aluminum Cage
w/ Perforated Band**



No Secondary Lens

With Secondary Lens

**A6M - Cage with
Medallions***



No Secondary Lens

With Secondary Lens

**A7 - Cast Aluminum Cage
w/ Flat Band**



With Secondary Lens

With Secondary Lens

***A1, A6, and A7 are available with Medallions. Add M to the end of the part number.**

LED POST TOP LUMINAIRES

Spinnings



T1 - T101 Top Spinning



T2 - T102 Top Spinning



T3 - T103 Top Spinning



T4 - T104 Top Spinning

Fixture Finials



GF2 - 6"



GF3 - 6"



GF4 - 6"



GF5 (Plastic)
GF6 (Cast) - 4"



GF8 - 4"



GF9 - 4.25"



GF10 - 3.5"



GF12 - 2.75"



GF17 - 4"



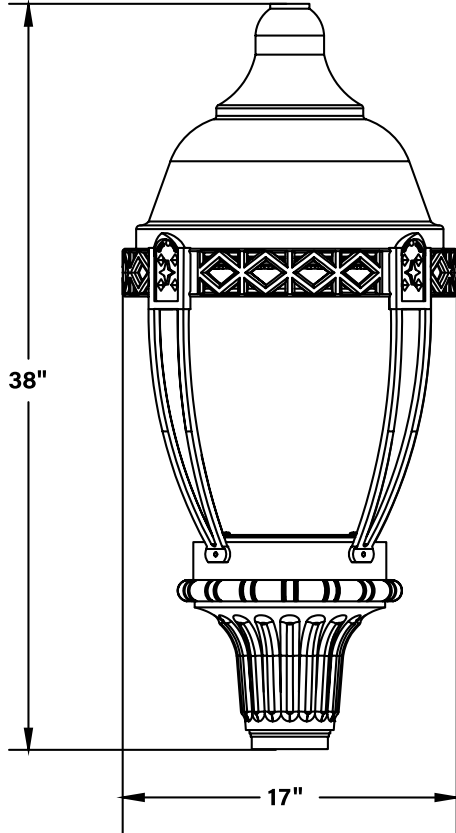
GF18 - 2.75"



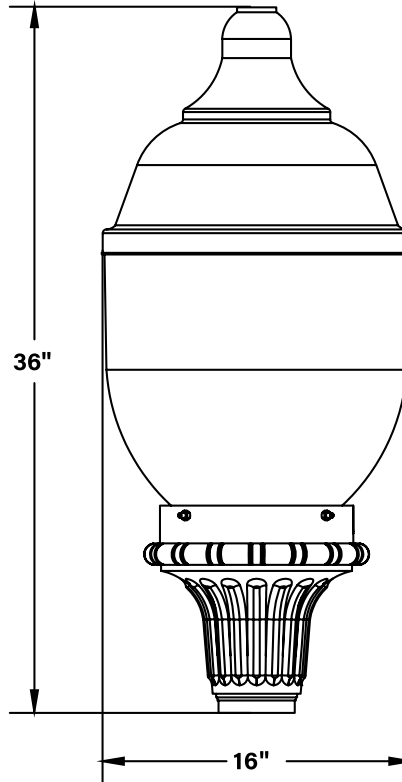
GF24 - 4.75"

LED POST TOP LUMINAIRES

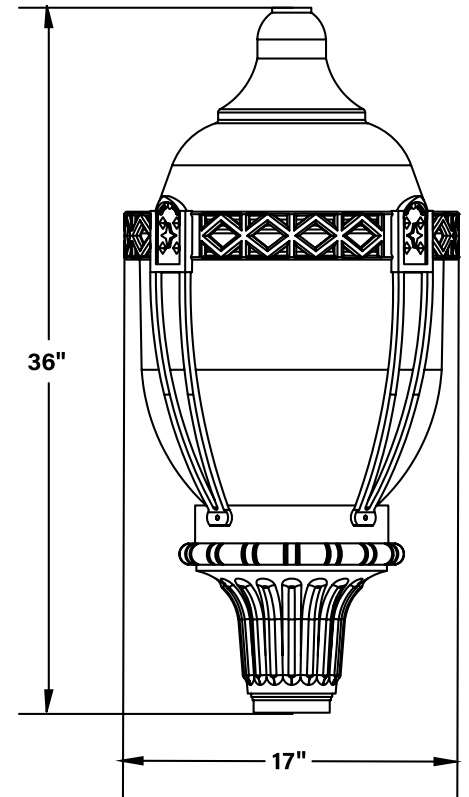
Dimensions



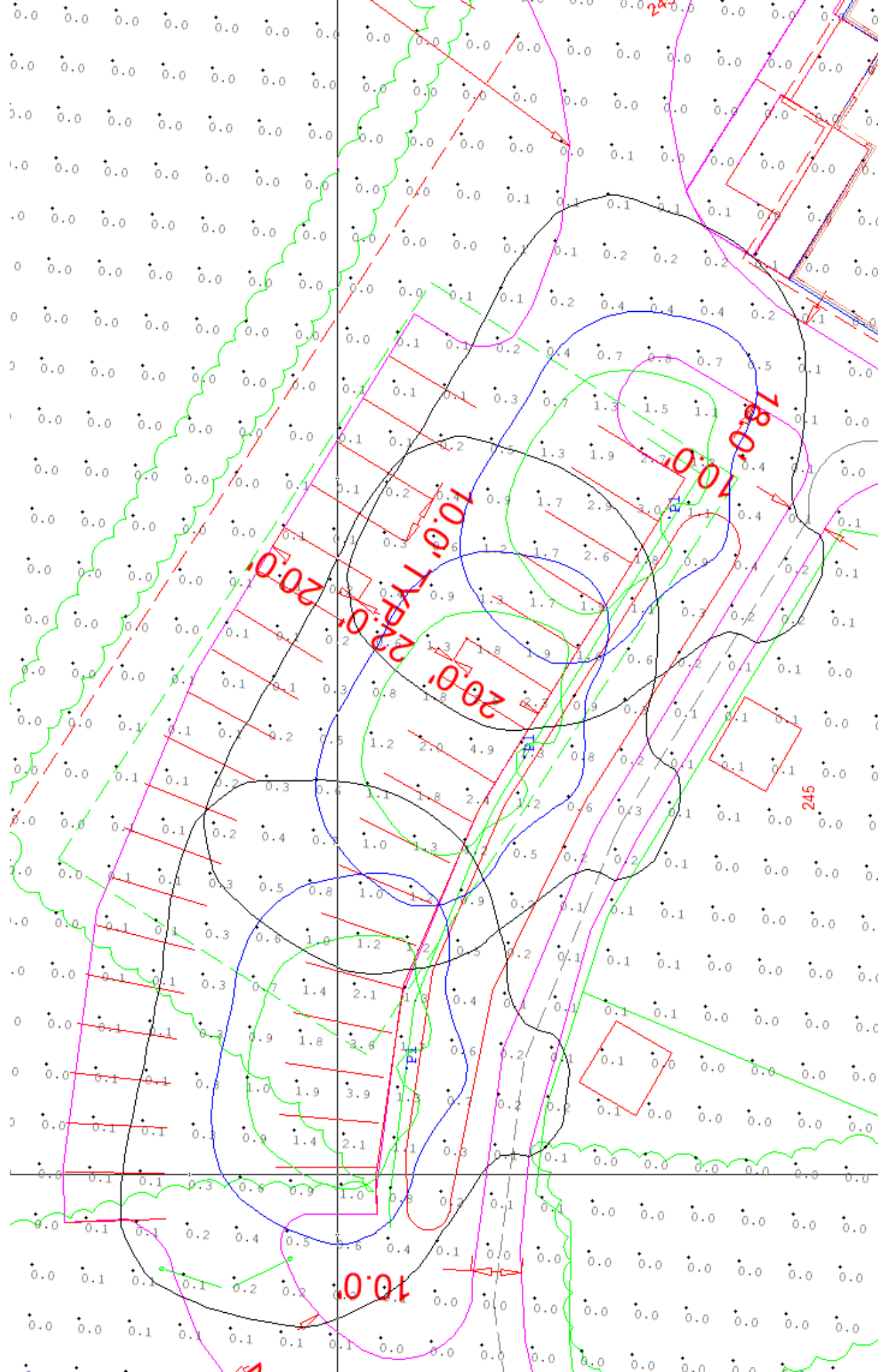
Full Cutoff, Spinning,
Cage and No Secondary
Lens



Full Globe, No Cage



Globe With Cage and
Spinning

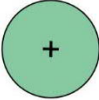


SECTION 13

LISTING OF PROPOSED TREES OR SHRUBS USED FOR LANDSCAPING

The table below summarizes the trees and shrubs that will be used in landscaping for the site. These are shown on the Landscape Plan included with this submission.

PLANT LIST - TREES

SYM	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	NATIVE
	DECIDUOUS TREES				
	<i>Acer saccharum</i>	Sugar Maple	2-2.5" CAL.	B&B	Y
	<i>Gledit/Betula n. Heritage</i>	Heritage Birch	10-12' HGT	B&B	Y
	<i>Quercus rubrum</i>	Red Oak	2-2.5" CAL.	B&B	Y
	ORNAMENTAL/ FLOWERING TREES				
	<i>Amelanchier canadensis</i>	Shadbush	5-6' CLUMP	B&B	Y
	<i>Crataegus c. "Inermis"</i>	Cockspur Hawthorn	2-2.5" CAL.	B&B	Y
	<i>Prunus accolade</i>	Accolade Cherry	2-2.5" CAL.	B&B	N
	EVERGREEN TREES				
	<i>Picea glauca</i>	White Spruce	5-6' HGT.	B&B	Y
	<i>Pinus strobus</i>	Eastern White Pine	5-6' HGT.	B&B	Y
	DECIDUOUS SHRUBS				
	<i>Cornus sericea "Arctic Fire"</i>	Dwarf Red Twig Dogwood	18-24" / #5	cont.	Y
	<i>Hamamelis vernalis</i>	Vernal Witchhazel	18-24" / #5	cont.	Y
	<i>Myrica pensylvanica 'Bobee'</i>	Northern Bayberry	2.5-3' / #7	cont.	Y
	<i>Rhus aromatica 'Gro-Low'</i>	Fragrant Sumac	18-24" / #3	cont.	Y
	EVERGREEN SHRUBS				
	<i>Juniperus h. Bar Harbor</i>	Bar Harbor Juniper	2.5-3' / #7	cont.	Y
	<i>Juniperus h. 'Andorra'</i>	Andorra Juniper	2.5-3' / #7	cont.	Y
	<i>Microbiota decussata</i>	Siberian Carpet Cypress	18-24"	b+b	N
	<i>Rhododendron carolinianum</i>	Carolina Rhododendron	18-24"	b+b	N
	GROUND COVERS/ PERENNIALS				
	<i>Nepita f. Jr Walker</i>	Junior Walker Catnip	1 GAL	cont.	N
	<i>Panicum V. Shenendoah</i>	Shenendoah Switchgrass	2 GAL	cont.	Y

12'

SECTION 14

ESTIMATE OF PEAK HOUR AND DAILY TRAFFIC GENERATION

The existing facility is not a high peak hour traffic generator. There is not a standard category for Riding Stables as a use in the Institution of Traffic Engineers (ITE) Trip Generation Manual. However, based on the staff, volunteer and visitor numbers provided by Riding To The Top for the busiest average day, we estimate a maximum of approximately one hundred and ten trips on a weekday day (55 trips in and 55 trips out). This is based on 10 staff, 20 volunteers (3 hours per day each), and 25 visitor vehicles (total of 50 visitors). The trips are heavily skewed towards the center of the day and we estimate the maximum peak hour trip generation to be between **15 and 20 trips**. Weekend trips will be significantly lower and we estimate a maximum of **10-12** peak hour trips on a weekend day. This project will not result in any significant increase in traffic at the facility. No traffic issues have been identified in the vicinity of the site due to current operations.

SECTION 15

DESCRIPTION OF IMPORTANT NATURAL FEATURES

A wetland delineation including vernal pool surveys were completed by Sebago Technics throughout April, May and June of 2024. Jurisdictional natural resources are shown on the accompanying site plans. The vernal pools were studied and found to be non-significant. The mapping report, and confirmation of non-significance from Maine DEP are included in this section.

Project review letters from natural resource agencies and MHPC are also included in this section.



Vernal Pool Summary

To: Sarah Bronson, Executive Director

From: Gary Fullerton, LSS, LSE

A handwritten signature in black ink, appearing to read "Gary Fullerton", is placed to the right of the "From:" line.

Date: February 18, 2026

Project: #03130-01 – Riding To The Top Therapeutic Riding Center, Windham, Maine

I performed a vernal pool survey at the Riding To The Top Therapeutic Riding Center at 14 Lilac Drive on April 22nd and May 6th, 2024. This was done at your request for potential future development of the property. This survey was completed following the protocol in Chapter 335 – Significant Wildlife Habitat of the Natural Resources Protection Act. The Maine DEP has a jurisdiction of 250 feet around Significant Vernal Pools. This recommends that at least 75% of the area on the property be left undisturbed with forest canopy. Army Corps of Engineers requires a permit when wetlands or vernal pools are directly impacted.

I found three non-significant vernal pools as shown on the attached plan. Attached are a few photos taken on April 22nd showing the vernal pools found as well as the Maine State Vernal Pool Assessment Forms for each pool. Maine DEP will most likely not require a buffer around these vernal pools because they are considered non-significant. VP-1 and VP-2 were created in a borrow pit. Please let me know if you need any additional information.



Photo 1: View of VP-1



Photo 2: Photo of wood frog egg masses in VP-1



Photo 3: Photo of spotted salamander egg masses in VP-1



Photo 4: View of VP-2



Photo 5: Photo of wood frog egg mass in VP-2



Photo 6: Photo of spotted salamander egg masses in VP-2



Photo 7: Photo of spotted salamander egg masses in VP-3



Photo 8: Photo of wood frog egg mass in VP-3



Photo 9: Photo of spotted salamander egg masses in VP-3



Maine State Vernal Pool Assessment Form



INSTRUCTIONS:

- Complete all 3 pages of form thoroughly. Most fields are required for pool registration.
- Clear photographs of a) the pool AND b) the indicators (one example of each species egg mass) are required for all observers.

Observer's Pool ID: VP-1

MDIFW Pool ID: _____

1. PRIMARY OBSERVER INFORMATION

- a. Observer name: Gary M. Fullerton
- b. Contact and credentials previously provided? ☐ No (submit Addendum 1) ☒ Yes

2. PROJECT CONTACT INFORMATION

- a. Contact name: ☒ same as observer ☐ other _____
- b. Contact and credentials previously provided? ☐ No (submit Addendum 1) ☐ Yes
- c. Project Name: Riding To The Top Therapeutic Riding Center

3. LANDOWNER CONTACT INFORMATION

- a. Are you the landowner? ☐ Yes ☒ No If no, was landowner permission obtained for survey? ☒ Yes ☐ No
- b. Landowner's contact information (required)
- Name: Sarah Bronson Phone: 207-892-2813 x12 E-mail: sbronson@ridingtothetop.org
- Street Address: 14 Lilac Drive City: Windham State: ME Zip: 04062
- c. ☐ Large Projects: check if separate project landowner data file submitted

The Maine Department of Environmental Protection will e-mail official status letters to the project contact and landowner. Please check these data for completeness and accuracy to prevent delay in mailings. E-mail is the preferred method of notification; please provide e-mail addresses for the project contact and the landowner when available.

4. VERNAL POOL LOCATION INFORMATION

a. Location Township: Windham

Brief site directions to the pool (using mapped landmarks):

Follow Route 302 West from Portland. Take a left onto Land of Nod Road in Windham. Lilac Drive is approximately 1 mile on the left. Site is at end of Lilac Drive.

b. Mapping Requirements

- i. USGS topographic map OR aerial photograph with pool clearly marked.
- ii. **GPS location of vernal pool (use Datum NAD83 / WGS84)**
- Longitude/Easting: 70.3790119°W Latitude/Northing: 43.7470294°N
- Coordinate system: WGS84
- Check one: ☒ GIS shapefile (Best)
- send to VernalPool.MDIFW@maine.gov; observer has reviewed shape accuracy
 - ☐ The pool perimeter is delineated by multiple GPS points. (Excellent)
 - Include map or spreadsheet with coordinates.
 - ☐ The above GPS point is at the center of the pool. (Good)



Maine State Vernal Pool Assessment Form



5. VERNAL POOL HABITAT INFORMATION

a. Habitat survey date (only if different from indicator survey dates on page 3): 4/22/24

b. Wetland habitat characterization

■ Choose the best descriptor for the landscape setting:

- ☐ Isolated depression ☒ Pool associated with larger wetland complex
☐ Floodplain depression ☐ Other: _____

■ Check all wetland types that best apply to this pool:

- | | | | |
|---|---|--|--|
| ☐ Forested swamp | ☐ Wet meadow | ☐ Slow stream | ☒ Dug pond or borrow pit |
| ☒ Shrub swamp | ☐ Lake or pond cove | ☐ Floodplain | |
| ☐ Peatland (fen or bog) | ☐ Abandoned beaver flowage | ☐ Mostly unvegetated pool | ☐ Roadside ditch |
| ☐ Emergent marsh | ☐ Active beaver flowage | ☐ ATV or skidder rut | ☐ Other: _____ |

c. Vernal pool status under the Natural Resources Protection Act (NRPA)

i. Pool Origin: ☐ Natural ☐ Natural-Modified ☒ Unnatural ☐ Unknown

If modified, unnatural or unknown, describe any modern or historic human impacts to the pool (**required**):

Pool is within limits of borrow pit

ii. Pool Hydrology

■ Select the pool's estimated hydroperiod AND provide rationale in box (**required**):

- ☐ Permanent ☐ Semi-permanent (drying partially in all years and completely in drought years) ☒ Ephemeral (drying out completely in most years) ☐ Unknown

Explain:

Soils are sandy, pool is shallow

■ Maximum depth at survey: ☒ 0-12" (0-1 ft.) ☐ 12-36" (1-3 ft.) ☐ 36-60" (3-5 ft.) ☐ >60" (>5 ft.)

■ Approximate size of pool (at spring highwater): Width: 40 ☐ m ☒ ft Length: 50 ☐ m ☒ ft

■ Predominate substrate in order of increasing hydroperiod:

- ☒ Mineral soil (bare, leaf-litter bottom, or upland mosses present) ☐ Organic matter (peat/muck) shallow or restricted to deepest portion
☐ Mineral soil (sphagnum moss present) ☐ Organic matter (peat/muck) deep and widespread

■ Pool vegetation indicators in order of increasing hydroperiod (check all that apply):

- | | |
|---|--|
| ☐ Terrestrial nonvascular spp. (e.g. haircap moss, lycopodium spp.) | ☐ Wet site ferns (e.g. royal fern, marsh fern) |
| ☐ Dry site ferns (e.g. spinulose wood fern, lady fern, bracken fern) | ☐ Wet site shrubs (e.g. highbush blueberry, maleberry, winterberry, mountain holly) |
| ☐ Moist site ferns (e.g. sensitive fern, cinnamon fern, interrupted fern, New York fern) | ☒ Wet site graminoids (e.g. blue-joint grass, tussock sedge, cattail, bulrushes) |
| ☐ Moist site vasculars (e.g. skunk cabbage, jewelweed, blue flag iris, swamp candle) | ☐ Aquatic vascular spp. (e.g. pickerelweed, arrowhead) |
| ☐ Sphagnum moss (anchored or suspended) | ☐ Floating or submerged aquatics (e.g. water lily, water shield, pond weed, bladderwort) |
| | ☐ No vegetation in pool |

■ Faunal indicators (check all that apply):

- ☐ Fish ☐ Bullfrog or Green Frog tadpoles ☐ Other: _____

iii. Inlet/Outlet Flow Permanency

Type of inlet or outlet (a seasonal or permanent channel providing water flowing into or out of the pool):

- ☒ No inlet or outlet ☐ Permanent inlet or outlet (channel with well-defined banks and permanent flow)
☐ Intermittent inlet or outlet ☐ Other or Unknown (explain): _____



Maine State Vernal Pool Assessment Form



6. VERNAL POOL INDICATOR INFORMATION

a. Indicator survey dates: 4/22/24, 5/6/24

b. Indicator abundance criteria and pool survey effort

- Is pool depression bisected by 2 ownerships (straddler pool)? ☐ Yes ☒ No
- Was the entire pool surveyed for egg masses? ☒ Yes ☐ No; what % of entire pool surveyed? _____
- For each indicator species, indicate the exact number of egg masses, confidence level for species determination, and egg mass maturity. Separate cells are provided for separate survey dates.

INDICATOR SPECIES	Egg Masses (or adult Fairy Shrimp)									Tadpoles/Larvae ⁴					
	Visit #1	Visit #2	Visit #3	Confidence Level ¹			Egg Mass Maturity ²			Observed			Confidence Level ¹		
Wood Frog	18	14		3	3		A	H							
Spotted Salamander	17	15		3	3		M	A							
Blue-spotted Salamander	0	0		3	3										
Fairy Shrimp ³	0	0		3	3										

1-Confidence level: 1 = <60%, 2 = 60-95%, 3 = >95%

2-Egg mass maturity: F= Fresh (<24 hrs), M= Mature (round embryos), A= Advanced (loose matrix, curved embryos), H= Hatched or Hatching

3-Fairy shrimp: X = present

4-Tadpoles/larvae: X = present

c. Rarity criteria

- Note any rare species associated with vernal pools. Observations should be accompanied by photographs.

SPECIES	Method of Verification*			CL**	SPECIES	Method of Verification*			CL**
	P	H	S			P	H	S	
Blanding's Turtle	☐	☐	☐		Wood Turtle	☐	☐	☐	
Spotted Turtle	☐	☐	☐		Ribbon Snake	☐	☐	☐	
Ringed Boghaunter	☐	☐	☐		Other:	☐	☐	☐	

*Method of verification: P = Photographed, H = Handled, S = Seen

**CL - Confidence level in species determination: 1= <60%, 2= 60-95%, 3= >95%

d. Optional observer recommendation:

☐ SVP ☐ Potential SVP ☒ Non Significant VP ☐ Indicator Breeding Area

e. General vernal pool comments and/or observations of other wildlife:

Pool is part of a borrow pit.

Send completed form and supporting documentation to: VernalPool.MDIFW@maine.gov

NOTE: Digital submissions are preferred but if not possible, please mail to: Maine Department of Inland Fisheries and Wildlife
Attn: Vernal Pools
106 Hogan Road, Suite 1
Bangor, ME 04401

For MDIFW use only

Reviewed by MDIFW Date: _____ Initials: _____

This pool is: ☐ Significant ☐ Potentially Significant but lacking critical data ☐ Not Significant due to: ☐ does not meet biological criteria.
☐ does not meet MDEP vernal pool criteria.

Comments:



Maine State Vernal Pool Assessment Form



INSTRUCTIONS:

- Complete all 3 pages of form thoroughly. Most fields are required for pool registration.
- Clear photographs of a) the pool AND b) the indicators (one example of each species egg mass) are required for all observers.

Observer's Pool ID: VP-2

MDIFW Pool ID: _____

1. PRIMARY OBSERVER INFORMATION

- a. Observer name: Gary M. Fullerton
- b. Contact and credentials previously provided? ☐ No (submit Addendum 1) ☒ Yes

2. PROJECT CONTACT INFORMATION

- a. Contact name: ☒ same as observer ☐ other _____
- b. Contact and credentials previously provided? ☐ No (submit Addendum 1) ☒ Yes
- c. Project Name: Riding To The Top Therapeutic Riding Center

3. LANDOWNER CONTACT INFORMATION

- a. Are you the landowner? ☐ Yes ☒ No If no, was landowner permission obtained for survey? ☒ Yes ☐ No
- b. Landowner's contact information (required)

Name: Sarah Bronson Phone: 207-892-2813 x12 E-mail: 207-892-2813 x12

Street Address: 14 Lilac Drive City: Windham State: ME Zip: 04062

- c. ☐ Large Projects: check if separate project landowner data file submitted

The Maine Department of Environmental Protection will e-mail official status letters to the project contact and landowner. Please check these data for completeness and accuracy to prevent delay in mailings. E-mail is the preferred method of notification; please provide e-mail addresses for the project contact and the landowner when available.

4. VERNAL POOL LOCATION INFORMATION

- a. Location Township: Windham

Brief site directions to the pool (using mapped landmarks):

Follow Route 302 West from Portland. Take a left onto Land of Nod Road in Windham. Lilac Drive is approximately 1 mile on the left. Site is at end of Lilac Drive.

b. Mapping Requirements

- i. USGS topographic map OR aerial photograph with pool clearly marked.

ii. GPS location of vernal pool (use Datum NAD83 / WGS84)

Longitude/Easting: 70.3792555°W Latitude/Northing: 43.7468114°N

Coordinate system: WGS84

Check one: ☒ GIS shapefile

- send to VernalPool.MDIFW@maine.gov; observer has reviewed shape accuracy

☐ (Best) The pool perimeter is delineated by multiple GPS points. (Excellent)

- Include map or spreadsheet with coordinates.

☐ The above GPS point is at the center of the pool. (Good)



Maine State Vernal Pool Assessment Form



5. VERNAL POOL HABITAT INFORMATION

a. Habitat survey date (only if different from indicator survey dates on page 3): 4/22/24

b. Wetland habitat characterization

■ Choose the best descriptor for the landscape setting:

- ☐ Isolated depression ☒ Pool associated with larger wetland complex
☐ Floodplain depression ☐ Other: _____

■ Check all wetland types that best apply to this pool:

- | | | | |
|---|---|--|--|
| ☐ Forested swamp | ☐ Wet meadow | ☐ Slow stream | ☒ Dug pond or borrow pit |
| ☒ Shrub swamp | ☐ Lake or pond cove | ☐ Floodplain | |
| ☐ Peatland (fen or bog) | ☐ Abandoned beaver flowage | ☐ Mostly unvegetated pool | ☐ Roadside ditch |
| ☐ Emergent marsh | ☐ Active beaver flowage | ☐ ATV or skidder rut | ☐ Other: _____ |

c. Vernal pool status under the Natural Resources Protection Act (NRPA)

i. Pool Origin: ☐ Natural ☐ Natural-Modified ☒ Unnatural ☐ Unknown

If modified, unnatural or unknown, describe any modern or historic human impacts to the pool (**required**):

Pool is within limits of borrow pit.

ii. Pool Hydrology

■ Select the pool's estimated hydroperiod AND provide rationale in box (**required**):

- ☐ Permanent ☐ Semi-permanent (drying partially in all years and completely in drought years) ☒ Ephemeral (drying out completely in most years) ☐ Unknown

Explain:

Soils are sandy, pool is shallow.

■ Maximum depth at survey: ☒ 0-12" (0-1 ft.) ☐ 12-36" (1-3 ft.) ☐ 36-60" (3-5 ft.) ☐ >60" (>5 ft.)

■ Approximate size of pool (at spring highwater): Width: 25 ☐ m ☒ ft Length: 25 ☐ m ☒ ft

■ Predominate substrate in order of increasing hydroperiod:

- ☒ Mineral soil (bare, leaf-litter bottom, or upland mosses present) ☐ Organic matter (peat/muck) shallow or restricted to deepest portion
☐ Mineral soil (sphagnum moss present) ☐ Organic matter (peat/muck) deep and widespread

■ Pool vegetation indicators in order of increasing hydroperiod (check all that apply):

- | | |
|---|--|
| ☐ Terrestrial nonvascular spp. (e.g. haircap moss, lycopodium spp.) | ☐ Wet site ferns (e.g. royal fern, marsh fern) |
| ☐ Dry site ferns (e.g. spinulose wood fern, lady fern, bracken fern) | ☐ Wet site shrubs (e.g. highbush blueberry, maleberry, winterberry, mountain holly) |
| ☐ Moist site ferns (e.g. sensitive fern, cinnamon fern, interrupted fern, New York fern) | ☒ Wet site graminoids (e.g. blue-joint grass, tussock sedge, cattail, bulrushes) |
| ☐ Moist site vasculars (e.g. skunk cabbage, jewelweed, blue flag iris, swamp candle) | ☐ Aquatic vascular spp. (e.g. pickerelweed, arrowhead) |
| ☐ Sphagnum moss (anchored or suspended) | ☐ Floating or submerged aquatics (e.g. water lily, water shield, pond weed, bladderwort) |
| | ☐ No vegetation in pool |

■ Faunal indicators (check all that apply):

- ☐ Fish ☐ Bullfrog or Green Frog tadpoles ☐ Other: _____

iii. Inlet/Outlet Flow Permanency

Type of inlet or outlet (a seasonal or permanent channel providing water flowing into or out of the pool):

- ☒ No inlet or outlet ☐ Permanent inlet or outlet (channel with well-defined banks and permanent flow)
☐ Intermittent inlet or outlet ☐ Other or Unknown (explain): _____



Maine State Vernal Pool Assessment Form



6. VERNAL POOL INDICATOR INFORMATION

a. Indicator survey dates: 4/22/24, 5/6/24

b. Indicator abundance criteria and pool survey effort

- Is pool depression bisected by 2 ownerships (straddler pool)? ☐ Yes ☒ No
- Was the entire pool surveyed for egg masses? ☒ Yes ☐ No; what % of entire pool surveyed? _____
- For each indicator species, indicate the exact number of egg masses, confidence level for species determination, and egg mass maturity. Separate cells are provided for separate survey dates.

INDICATOR SPECIES	Egg Masses (or adult Fairy Shrimp)									Tadpoles/Larvae ⁴					
	Visit #1	Visit #2	Visit #3	Confidence Level ¹			Egg Mass Maturity ²			Observed			Confidence Level ¹		
Wood Frog	6	6		3	3		A	H							
Spotted Salamander	16	16		3	3		M	A							
Blue-spotted Salamander	0	0		3	3										
Fairy Shrimp ³	0	0		3	3										

1-Confidence level: 1 = <60%, 2 = 60-95%, 3 = >95%

2-Egg mass maturity: F= Fresh (<24 hrs), M= Mature (round embryos), A= Advanced (loose matrix, curved embryos), H= Hatched or Hatching

3-Fairy shrimp: X = present

4-Tadpoles/larvae: X = present

c. Rarity criteria

- Note any rare species associated with vernal pools. Observations should be accompanied by photographs.

SPECIES	Method of Verification*			CL**	SPECIES	Method of Verification*			CL**
	P	H	S			P	H	S	
Blanding's Turtle	☐	☐	☐		Wood Turtle	☐	☐	☐	
Spotted Turtle	☐	☐	☐		Ribbon Snake	☐	☐	☐	
Ringed Boghaunter	☐	☐	☐		Other:	☐	☐	☐	

*Method of verification: P = Photographed, H = Handled, S = Seen

**CL - Confidence level in species determination: 1= <60%, 2= 60-95%, 3= >95%

d. Optional observer recommendation:

☐ SVP ☐ Potential SVP ☒ Non Significant VP ☐ Indicator Breeding Area

e. General vernal pool comments and/or observations of other wildlife:

Pool is part of a borrow pit.

Send completed form and supporting documentation to: VernalPool.MDIFW@maine.gov

NOTE: Digital submissions are preferred but if not possible, please mail to: Maine Department of Inland Fisheries and Wildlife
Attn: Vernal Pools
106 Hogan Road, Suite 1
Bangor, ME 04401

For MDIFW use only

Reviewed by MDIFW Date: _____ Initials: _____

This pool is: ☐ Significant ☐ Potentially Significant but lacking critical data ☐ Not Significant due to: ☐ does not meet biological criteria.
☐ does not meet MDEP vernal pool criteria.

Comments:



Maine State Vernal Pool Assessment Form



INSTRUCTIONS:

- Complete all 3 pages of form thoroughly. Most fields are required for pool registration.
- Clear photographs of a) the pool AND b) the indicators (one example of each species egg mass) are required for all observers.

Observer's Pool ID: VP-3

MDIFW Pool ID: _____

1. PRIMARY OBSERVER INFORMATION

- a. Observer name: Gary M. Fullerton
- b. Contact and credentials previously provided? ☐ No (submit Addendum 1) ☒ Yes

2. PROJECT CONTACT INFORMATION

- a. Contact name: ☒ same as observer ☐ other _____
- b. Contact and credentials previously provided? ☐ No (submit Addendum 1) ☒ Yes
- c. Project Name: Riding To The Top Therapeutic Riding Center

3. LANDOWNER CONTACT INFORMATION

- a. Are you the landowner? ☐ Yes ☒ No If no, was landowner permission obtained for survey? ☒ Yes ☐ No
- b. Landowner's contact information (required)
- Name: Sarah Bronson Phone: 207-892-2813 x12 E-mail: sbronson@ridingtothetop.org
- Street Address: 14 Lilac Drive City: Windham State: ME Zip: 04062
- c. ☐ Large Projects: check if separate project landowner data file submitted

The Maine Department of Environmental Protection will e-mail official status letters to the project contact and landowner. Please check these data for completeness and accuracy to prevent delay in mailings. E-mail is the preferred method of notification; please provide e-mail addresses for the project contact and the landowner when available.

4. VERNAL POOL LOCATION INFORMATION

a. Location Township: Windham

Brief site directions to the pool (using mapped landmarks):

Follow Route 302 West from Portland. Take a left onto Land of Nod Road in Windham. Lilac Drive is approximately 1 mile on the left. Site is at end of Lilac Drive.

b. Mapping Requirements

- i. USGS topographic map OR aerial photograph with pool clearly marked.
- ii. **GPS location of vernal pool (use Datum NAD83 / WGS84)**
- Longitude/Easting: 70.3756105°W Latitude/Northing: 43.7462986°N
- Coordinate system: WGS84
- Check one: ☒ GIS shapefile
- send to VernalPool.MDIFW@maine.gov; observer has reviewed shape accuracy
 - ☐ (Best) The pool perimeter is delineated by multiple GPS points. (Excellent)
 - Include map or spreadsheet with coordinates.
 - ☐ The above GPS point is at the center of the pool. (Good)



Maine State Vernal Pool Assessment Form



5. VERNAL POOL HABITAT INFORMATION

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b. Wetland habitat characterization

■ Choose the best descriptor for the landscape setting:

- ☐ Isolated depression
 ☒ Pool associated with larger wetland complex
☐ Floodplain depression
 ☐ Other: _____

■ Check all wetland types that best apply to this pool:

- | | | | |
|--|---|--|---|
| ☒ Forested swamp | ☐ Wet meadow | ☐ Slow stream | ☐ Dug pond or borrow pit |
| ☐ Shrub swamp | ☐ Lake or pond cove | ☐ Floodplain | |
| ☐ Peatland (fen or bog) | ☐ Abandoned beaver flowage | ☐ Mostly unvegetated pool | ☐ Roadside ditch |
| ☐ Emergent marsh | ☐ Active beaver flowage | ☐ ATV or skidder rut | ☐ Other: _____ |

c. Vernal pool status under the Natural Resources Protection Act (NRPA)

i. Pool Origin: ☒ Natural ☐ Natural-Modified ☐ Unnatural ☐ Unknown

If modified, unnatural or unknown, describe any modern or historic human impacts to the pool (**required**):

ii. Pool Hydrology

■ Select the pool's estimated hydroperiod AND provide rationale in box (**required**):

- ☐ Permanent
 ☐ Semi-permanent (drying partially in all years and completely in drought years)
 ☒ Ephemeral (drying out completely in most years)
 ☐ Unknown

Explain:

Shallow pool

■ Maximum depth at survey: ☒ 0-12" (0-1 ft.) ☐ 12-36" (1-3 ft.) ☐ 36-60" (3-5 ft.) ☐ >60" (>5 ft.)

■ Approximate size of pool (at spring highwater): Width: _____ ☐ m ☐ ft Length: _____ ☐ m ☐ ft

■ Predominate substrate in order of increasing hydroperiod:

- ☒ Mineral soil (bare, leaf-litter bottom, or upland mosses present)
 ☐ Organic matter (peat/muck) shallow or restricted to deepest portion
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 ☐ Organic matter (peat/muck) deep and widespread

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|--|--|
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| ☒ Sphagnum moss (anchored or suspended) | ☐ Floating or submerged aquatics (e.g. water lily, water shield, pond weed, bladderwort) |
| | ☐ No vegetation in pool |

■ Faunal indicators (check all that apply):

- ☐ Fish
 ☐ Bullfrog or Green Frog tadpoles
 ☐ Other: _____

iii. Inlet/Outlet Flow Permanency

Type of inlet or outlet (a seasonal or permanent channel providing water flowing into or out of the pool):

- ☒ No inlet or outlet
 ☐ Permanent inlet or outlet (channel with well-defined banks and permanent flow)
☐ Intermittent inlet or outlet
 ☐ Other or Unknown (explain): _____



Maine State Vernal Pool Assessment Form



6. VERNAL POOL INDICATOR INFORMATION

a. Indicator survey dates: 4/22/24, 5/6/24

b. Indicator abundance criteria and pool survey effort

- Is pool depression bisected by 2 ownerships (straddler pool)? ☒ Yes ☐ No
- Was the entire pool surveyed for egg masses? ☐ Yes ☒ No; what % of entire pool surveyed? _____
- For each indicator species, indicate the exact number of egg masses, confidence level for species determination, and egg mass maturity. Separate cells are provided for separate survey dates.

INDICATOR SPECIES	Egg Masses (or adult Fairy Shrimp)									Tadpoles/Larvae ⁴					
	Visit #1	Visit #2	Visit #3	Confidence Level ¹			Egg Mass Maturity ²			Observed			Confidence Level ¹		
Wood Frog	4	3		3	2		A	H							
Spotted Salamander	6	7		3	3		M	A							
Blue-spotted Salamander	0	0		3	3										
Fairy Shrimp ³	0	0		3	3										

1-Confidence level: 1 = <60%, 2 = 60-95%, 3 = >95%

2-Egg mass maturity: F= Fresh (<24 hrs), M= Mature (round embryos), A= Advanced (loose matrix, curved embryos), H= Hatched or Hatching

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SPECIES	Method of Verification*			CL**	SPECIES	Method of Verification*			CL**
	P	H	S			P	H	S	
Blanding's Turtle	☐	☐	☐		Wood Turtle	☐	☐	☐	
Spotted Turtle	☐	☐	☐		Ribbon Snake	☐	☐	☐	
Ringed Boghaunter	☐	☐	☐		Other:	☐	☐	☐	

*Method of verification: P = Photographed, H = Handled, S = Seen

**CL - Confidence level in species determination: 1= <60%, 2= 60-95%, 3= >95%

d. Optional observer recommendation:

☐ SVP ☐ Potential SVP ☒ Non Significant VP ☐ Indicator Breeding Area

e. General vernal pool comments and/or observations of other wildlife:

Send completed form and supporting documentation to: VernalPool.MDIFW@maine.gov

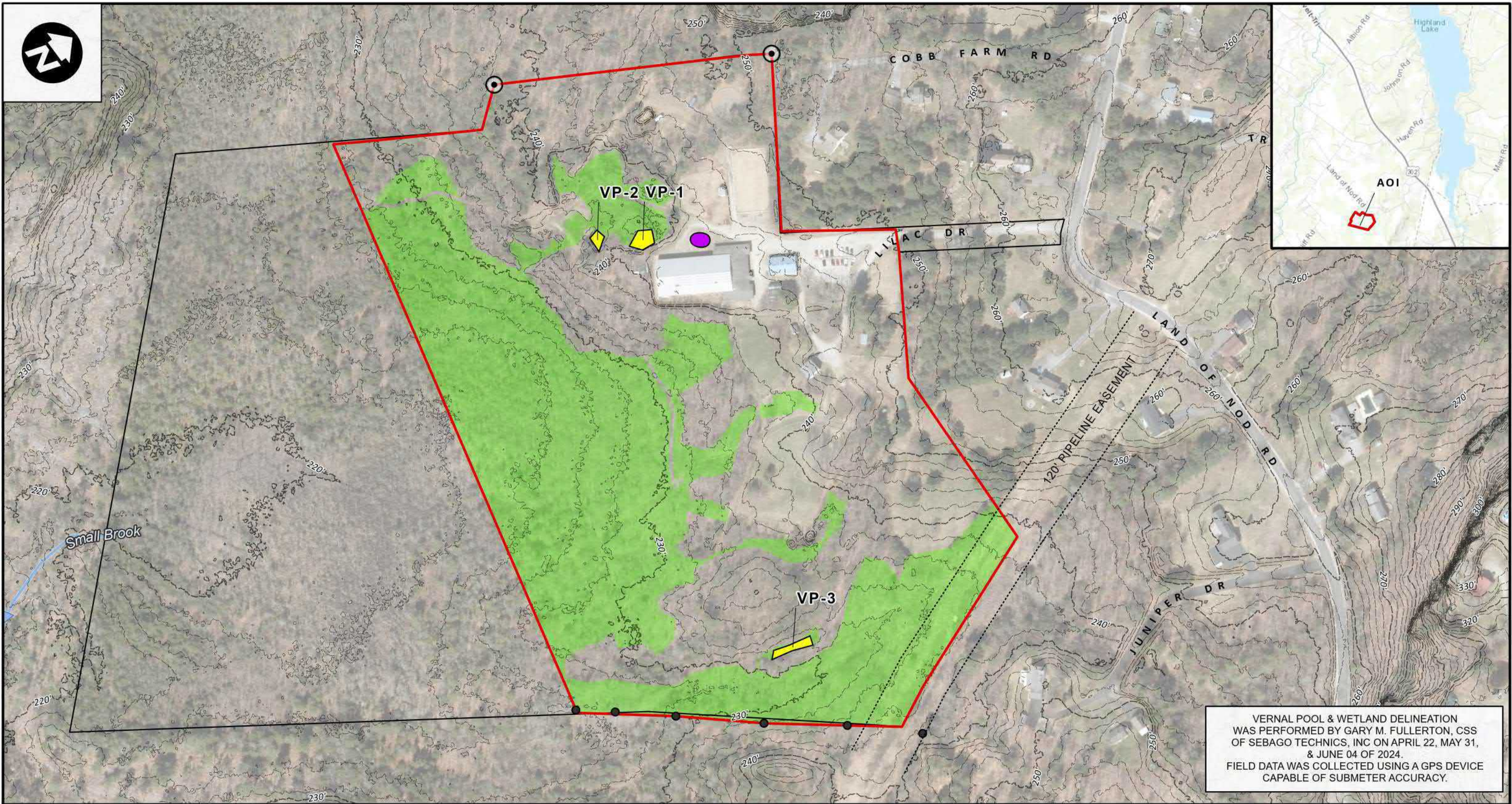
NOTE: Digital submissions are preferred but if not possible, please mail to: Maine Department of Inland Fisheries and Wildlife
Attn: Vernal Pools
106 Hogan Road, Suite 1
Bangor, ME 04401

For MDIFW use only

Reviewed by MDIFW Date: _____ Initials: _____

This pool is: ☐ Significant ☐ Potentially Significant but lacking critical data ☐ Not Significant due to: ☐ does not meet biological criteria.
☐ does not meet MDEP vernal pool criteria.

Comments:

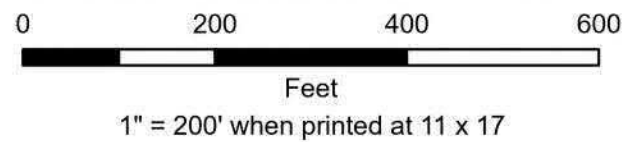


VERNAL POOL & WETLAND DELINEATION
WAS PERFORMED BY GARY M. FULLERTON, CSS
OF SEBAGO TECHNICS, INC ON APRIL 22, MAY 31,
& JUNE 04 OF 2024.
FIELD DATA WAS COLLECTED USING A GPS DEVICE
CAPABLE OF SUBMETER ACCURACY.



WWW.SEBAGOTECHNICS.COM

75 John Roberts Rd. - Suite 4A
South Portland, ME 04106
Tel. 207-200-2100



MAINE GEOLIBRARY
INFORMATION: 2022 USGS LIDAR TOPOGRAPHY
2022 WINDHAM ORTHOREGIONAL IMAGERY

BOUNDARY AS DEPICTED ON
'FINAL PLAN OF TWIN MEADOWS SUBDIVISION'
BY BH2M ENGINEERS, DATED JUNE 1992
THIS IS NOT A BOUNDARY SURVEY.

FIGURE 1: NATURAL RESOURCES MAP
TAX MAP 7, LOT 27B

LOCATION:

14 LILAC DRIVE
WINDHAM, MAINE

DATE:

2/18/2026

PROJECT NUMBER:

03130-01

03130-01.aprx

- Area of Investigation (AOI)
- Project Site
- Pipeline Easement

- Found Property Monument
- Fence
- NHD Perennial Stream

- 2' contour
- 10' contour
- Delineated Wetlands

- Septic Field
- Non-Significant Vernal Pool



JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



MELANIE LOYZIM
COMMISSIONER

April 3, 2026

Sarah Bronson
14 Lilac Drive
Windham, ME 04062

Re: Vernal Pool Significance Determination, Pool ID #s 5791, 5789, 5790–Windham

Dear Sarah Bronson:

Vernal pools are temporary to semi-permanent wetlands occurring in shallow depressions that typically fill during the spring and dry during the summer or in drought years. They provide important breeding and foraging habitat for a wide variety of specialized wildlife species including several rare, threatened, and endangered species.

After conducting a field survey at your request, it has been determined that the vernal pools identified above on your property are NOT SIGNIFICANT because either: 1. the features do not meet the definition of a vernal pool under the Significant Wildlife Habitat rules, 06-096 CMR 335(9) or 2. the vernal pools do not meet the biological standards for exceptional wildlife use of the Significant Wildlife Habitat rules, 06-096 CMR 335(9)(B). Therefore, activities within 250 feet of the pools are not regulated under the Natural Resources Protection Act (NRPA) unless there are other protected natural resources nearby such as streams or freshwater wetlands. I have attached a copy of the database printout that verifies the State's findings with respect to your survey.

I want to also advise you that the pool areas on your property can be considered freshwater wetlands and therefore direct pool alterations may require permitting under the NRPA.

If you have any questions or need further clarification, please contact Mark Stebbins at 207-592-4810 or email at: Mark.N.Stebbins@maine.gov

Sincerely,

Robert Wood
Director, Bureau of Land Resources

cc. town file

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688 FAX: (207) 287-7826

BANGOR
106 HOGAN ROAD, SUITE 6
BANGOR, MAINE 04401
207-941-4570 FAX: (207) 941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04769
(207) 764-0477 FAX: (207) 760-3143

IFW Recommendations for Significant Vernal Pool Determinations

The following is a list of pools and IFW's recommendations for whether or not they qualify as Significant Vernal Pools, one of Maine's Significant Wildlife Habitats.

Data current as of: Friday, April 3, 2026

IFW's Pool ID: 5789	Twp: Windham	UTM Coordinates of Pool Center: 388970 E, 4844700 N
Observer's ID: VP-1		ProjectType: Riding To The Top Therapeutic Riding Center
Landowner: Sarah Bronson	Contact: Gary Fullerton - Sebago Technics, Inc	
14 Lilac Drive	75 John Roberts Road, Suite 1A	
Windham, ME 04062	South Portland, ME 04106	
(207) 892-2813 sbronson@ridingtothetop.org	(207) 200-2100 gfullerton@sebagotechnics.com	

Survey Date: 4/22/2024 Additional Survey Dates: 05/06/2024

IFW's Recommendation: RED: NOT SIGNIFICANT, does not meet the vernal pool definition

IFW Comments: Pool provides some habitat for wood frog and spotted salamander but does not meet the MDEP vernal pool definition (man-made borrow pit).

IFW's Pool ID: 5790	Twp: Windham	UTM Coordinates of Pool Center: 388951 E, 4844676 N
Observer's ID: VP-2		ProjectType: Riding To The Top Therapeutic Riding Center
Landowner: Sarah Bronson	Contact: Gary Fullerton - Sebago Technics, Inc	
14 Lilac Drive	75 John Roberts Road, Suite 1A	
Windham, ME 04062	South Portland, ME 04106	
(207) 892-2813 sbronson@ridingtothetop.org	(207) 200-2100 gfullerton@sebagotechnics.com	

Survey Date: 4/22/2024 Additional Survey Dates: 05/06/2024

IFW's Recommendation: RED: NOT SIGNIFICANT, does not meet the vernal pool definition

IFW Comments: Pool provides some habitat for wood frog and spotted salamander but does not meet the MDEP vernal pool definition (man-made borrow pit).

IFW's Pool ID: 5791	Twp: Windham	UTM Coordinates of Pool Center: 389242 E, 4844615 N
Observer's ID: VP-3		ProjectType: Riding To The Top Therapeutic Riding Center
Landowner: Sarah Bronson	Contact: Gary Fullerton - Sebago Technics, Inc	
14 Lilac Drive	75 John Roberts Road, Suite 1A	
Windham, ME 04062	South Portland, ME 04106	
(207) 892-2813 sbronson@ridingtothetop.org	(207) 200-2100 gfullerton@sebagotechnics.com	

Survey Date: 4/22/2024 Additional Survey Dates: 05/06/2024

IFW's Recommendation: RED: NOT SIGNIFICANT, does not meet the biological criteria

IFW Comments: Pool provides some habitat for wood frog and spotted salamander but does not meet the biological criteria for significance.



STATE OF MAINE
DEPARTMENT OF
INLAND FISHERIES & WILDLIFE
353 WATER STREET
41 STATE HOUSE STATION
AUGUSTA ME 04333-0041



February 24, 2026

Kayla Gray
Atlantic Resource Consultants
541 US Route One, Suite 21
Freeport, ME 04032

RE: Information Request - Lilac Drive, Expansion, Windham Project ID 9865-11468

Dear Kayla:

Per your request received on **February 10, 2026**, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information sources for known locations of Endangered, Threatened, and Special Concern (Rare) species; designated Essential and Significant Wildlife Habitats; inland fisheries and aquatic habitats; and other protected natural resource concerns within the vicinity of the ***Lilac Drive, Expansion, Windham*** project, pursuant to MDIFW's authority. It is understood the project proposes an expansion to the current business as shown in the plan set (dated 9/5/2025) provided to MDIFW and will require tree clearing as shown in the plan. Additionally, the applicant provided vernal pool survey findings (Vernal Pool Summary, Sebago Technics, 2/18/2026). Given this scope, we have tailored our review accordingly. Please note our comments should be considered preliminary.

Our Department has not mapped any Essential Habitats that would be affected by this project.

ENDANGERED, THREATENED, AND SPECIAL CONCERN SPECIES

Bat Species

Of the eight species of bats that occur in Maine, four species are afforded protection under the Maine Endangered Species Act (MESA, 12 M.R.S 12801 et. seq.): little brown bat (State Endangered), northern long-eared bat (State Endangered), eastern small-footed bat (State Threatened), and tri-colored bat (State Threatened). The four remaining bat species are designated as Species of Special Concern: big brown bat, red bat, hoary bat, and silver-haired bat. While a comprehensive statewide inventory for bats has not been completed, based on historical evidence it is likely that several of these species occur within the project area during spring/fall migration, the summer breeding season, and/or for overwintering. However, our Department does not anticipate significant impacts to any of the bat species as a result of project activities.

SIGNIFICANT WILDLIFE HABITAT

Significant Vernal Pools

At this time MDIFW Significant Wildlife Habitat maps indicate no known presence of Significant Vernal Pools (SVPs) in the project search area. Our Department recommends that any potential Significant Vernal Pool depressions be avoided as well as the 250-foot surrounding the pool, which is the associated Critical Terrestrial Habitat.

February 24, 2026

Letter to Kayla Gray, Atlantic Resource Consultants

Comments RE: Lilac Drive, Expansion, Windham

It is understood the applicant has already completed a vernal pool survey and submitted those results to our Department for review. Should these pools be determined non-significant, no recommendations relating to vernal pools would apply.

AQUATIC RESOURCES

Fish Habitat

We recommend that 100-foot undisturbed vegetated buffers be maintained along any streams. Buffers should be measured from the edge of stream or associated fringe and floodplain wetlands. Maintaining and enhancing buffers along streams is critical to the protection of water temperatures, water quality, natural inputs of coarse woody debris, and various forms of aquatic life necessary to support conditions required by many fish species.

Stream crossings should be avoided, but if a stream crossing is necessary, or an existing crossing needs to be modified, it should be designed to provide full fish passage. Small streams, including intermittent streams, can provide crucial rearing habitat, cold water for thermal refugia, and abundant food for juvenile salmonids on a seasonal basis and undersized crossings may inhibit these functions. Generally, MDIFW recommends that all new, modified, and replacement stream crossings be sized to span at least 1.2 times the bankfull width of the stream. In addition, we generally recommend that stream crossings be open bottomed (i.e., natural bottom), although embedded structures which are backfilled with representative streambed material have been shown to be effective in not only providing habitat connectivity for fish but also for other aquatic organisms. In addition, we recommend that any necessary instream work occur between July 15 and October 1.

Construction Best Management Practices should be closely followed to avoid erosion, sedimentation, alteration of stream flow, and other impacts as eroding soils from construction activities can travel significant distances as well as transport other pollutants resulting in direct impacts to fisheries and aquatic habitat.

This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance, we recommend additional consultation with the municipality, and other state resource and regulatory agencies including the Maine Natural Areas Program and Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance. For information on federally listed species, contact the U.S. Fish and Wildlife Service's Maine Field Office (207-469-7300, mainefieldoffice@fws.gov).

Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

Best regards,



Laura Hatmaker
Natural Resource Biologist



STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
177 STATE HOUSE STATION
AUGUSTA, MAINE 04333

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

February 13, 2026

Kayla Gray
Verdantas
541 US Route One, Suite 21
Freeport, ME 04032

Via email: kgray@verdantas.com

Re: Rare and exemplary botanical features in proximity to: #25-36465, New Barn, Outdoor Riding Arena, Shed, Parking, Therapeutic Riding Center, Windham, Maine.

Dear Kayla Gray:

I have searched the Maine Natural Areas Program's Biological and Conservation Data System files in response to your request received February 10, 2026 for information on the presence of rare or unique botanical features documented from the vicinity of the project in Windham, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

Our official response covers only botanical features. For authoritative information and official response for zoological features you must make a similar request to the Maine Department of Inland Fisheries and Wildlife, 284 State Street, Augusta, Maine 04333.

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. This lack of data may indicate minimal survey efforts rather than confirm the absence of rare botanical features. You may want to have the site inventoried by a qualified field biologist to ensure that no undocumented rare features are inadvertently harmed.

If a field survey of the project area is conducted, please refer to the enclosed supplemental information regarding rare and exemplary botanical features documented to occur in the vicinity of the project site. The list may include information on features that have been known to occur historically in the area as well as recently field-verified information. While historic records have not been documented in several years, they may persist in the area if suitable habitat exists. The enclosed list identifies features with potential to occur in the area, and it should be considered if you choose to conduct field surveys.

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

MOLLY DOCHERTY, DIRECTOR
MAINE NATURAL AREAS PROGRAM
90 BLOSSOM LANE, DEERING BUILDING



PHONE: (207) 287-8044
WWW.MAINE.GOV/DACF/MNAP

The Maine Natural Areas Program (MNAP) is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. MNAP welcomes coordination with individuals or organizations proposing environmental alteration or conducting environmental assessments. If, however, data provided by MNAP are to be published in any form, the Program should be informed at the outset and credited as the source.

The Maine Natural Areas Program has instituted a fee structure of \$75.00 an hour to recover the actual cost of processing your request for information. You will receive an invoice for \$150.00 for two hours of our services.

Thank you for using MNAP in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,

Abby Stepanauskas

Abby Stepanauskas | Ecologist | Maine Natural Areas Program
207-287-8048 | abby.stepanauskas@maine.gov

Rare and Exemplary Botanical Features within 4 miles of

Project: #25-36465, New Barn, Outdoor Riding Arena, Shed, Parking, Therapeutic Riding Center, Windham, Maine.

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
Allegheny Vine						
E	S1	G4		1860-10	9	Rocky summits and outcrops (non-forested, upland),Dry barrens (partly forested, upland)
American Sea-blite						
T	S2	G5		1932-09-12	5	Tidal wetland (non-forested, wetland)
Broad Beech Fern						
SC	S2	G5		2016-09-04	28	Hardwood to mixed forest (forest, upland)
SC	S2	G5		1872-08	15	Hardwood to mixed forest (forest, upland)
Clothed Sedge						
E	S1	G4		2000-06-06	5	Dry barrens (partly forested, upland)
Columbian Watermeal						
SC	S2	G5		2016-09-12	11	Open water (non-forested, wetland)
Ebony Spleenwort						
SC	S2	G5		1910-06-06	10	Rocky summits and outcrops (non-forested, upland),Hardwood to mixed forest (forest, upland)
Engelmann's Spikerush						

Engelmann's Spikerush					
PE	SH	G5	1916-08-31	2	Open wetland, not coastal nor rivershore (non-forested, wetland)
Enriched Northern Hardwoods Forest					
	S3	GNR	2001-08-28	34	
Fern-leaved False Foxglove					
SC	S3	G5	1902-09-02	13	Dry barrens (partly forested, upland),Hardwood to mixed forest (forest, upland)
Great Blue Lobelia					
PE	SX	G5	1905-09	3	Forested wetland,Non-tidal rivershore (non-forested, seasonally wet)
Hollow Joe-pye Weed					
SC	S2	G5	2014-06-18	24	Open wetland, not coastal nor rivershore (non-forested, wetland),Old field/roadside (non-forested, wetland or upland)
Horned Pondweed					
SC	S2	G5	1913-09-13	9	Tidal wetland (non-forested, wetland)
Marsh Milkwort					
PE	SH	G4	1903-08-18	1	Dry barrens (partly forested, upland),Open wetland, not coastal nor rivershore (non-forested, wetland)
Missouri Rockcress					
T	S1	G5	1905-06-11	5	Rocky summits and outcrops (non-forested, upland),Hardwood to mixed forest (forest, upland)

Mountain Honeysuckle					
E	S2	G5	2007-10-05	11	Dry barrens (partly forested, upland), Hardwood to mixed forest (forest, upland)
Pitch Pine Woodland					
	S3	G2	2005-12-08	28	
Screwstem					
T	S1	G5T3T5	2020-09-17	4	
Small Reed Grass					
SC	S3	G5	2011-08-28	18	Old field/roadside (non-forested, wetland or upland)
Southern Bog-clubmoss					
E	S1	G5	2011-08-31	1	Open wetland, not coastal nor rivershore (non-forested, wetland), Non-tidal rivershore (non-forested, seasonally wet)
Spotted Pondweed					
T	S1	G5	2016-06-22	3	Open water (non-forested, wetland)
Vasey's Pondweed					
SC	S2	G5	1901-08-04	7	Open water (non-forested, wetland)

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Conservation Status Ranks

State and Global Ranks: This ranking system facilitates a quick assessment of a species' or habitat type's rarity and is the primary tool used to develop conservation, protection, and restoration priorities for individual species and natural habitat types. Each species or habitat is assigned both a state (S) and global (G) rank on a scale of critically imperiled (1) to secure (5). Factors such as range extent, the number of occurrences, intensity of threats, etc., contribute to the assignment of state and global ranks. The definitions for state and global ranks are comparable but applied at different geographic scales; something that is state imperiled may be globally secure.

The information supporting these ranks is developed and maintained by the Maine Natural Areas Program (state ranks) and NatureServe (global ranks).

Rank	Definition
S1 G1	Critically Imperiled – At very high risk of extinction or elimination due to very restricted range, very few populations or occurrences, very steep declines, very severe threats, or other factors.
S2 G2	Imperiled – At high risk of extinction or elimination due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors.
S3 G3	Vulnerable – At moderate risk of extinction or elimination due to a fairly restricted range, relatively few populations or occurrences, recent and widespread declines, threats, or other factors.
S4 G4	Apparently Secure – At fairly low risk of extinction or elimination due to an extensive range and/or many populations or occurrences, but with possible cause for some concern as a result of local recent declines, threats, or other factors.
S5 G5	Secure – At very low risk of extinction or elimination due to a very extensive range, abundant populations or occurrences, and little to no concern from declines or threats.
SX GX	Presumed Extinct – Not located despite intensive searches and virtually no likelihood of rediscovery.
SH GH	Possibly Extinct – Known from only historical occurrences but still some hope of rediscovery.
S#S# G#G#	Range Rank – A numeric range rank (e.g., S2S3 or S1S3) is used to indicate any range of uncertainty about the status of the species or ecosystem.
SU GU	Unrankable – Currently unrankable due to lack of information or due to substantially conflicting information about status or trends.
GNR SNR	Unranked – Global or subnational conservation status not yet assessed.
SNA GNA	Not Applicable – A conservation status rank is not applicable because the species or ecosystem is not a suitable target for conservation activities (e.g., non-native species or ecosystems).
Qualifier	Definition
S#? G#?	Inexact Numeric Rank – Denotes inexact numeric rank.
Q	Questionable taxonomy that may reduce conservation priority – Distinctiveness of this entity as a taxon or ecosystem type at the current level is questionable. The “Q” modifier is only used at a global level.
T#	Intraspecific Taxon (trinomial) – The status of intraspecific taxa (subspecies or varieties) are indicated by a "T-rank" following the species' global rank.

State Status: Endangered and Threatened are legal status designations authorized by statute. Please refer to MRSA Title 12, §544 and §544-B.

Status	Definition
E	Endangered – Any native plant species in danger of extinction throughout all or a significant portion of its range within the State or Federally listed as Endangered.
T	Threatened – Any native plant species likely to become endangered within the foreseeable future throughout all or a significant portion of its range in the State or Federally listed as Threatened.
SC	Special Concern – A native plant species that is rare in the State, but not rare enough to be considered Threatened or Endangered.
PE	Potentially Extirpated – A native plant species that has not been documented in the State in over 20 years, or loss of the last known occurrence.

Element Occurrence (EO) Ranks: Quality assessments that designate viability of a population or integrity of habitat. These ranks are based on size, condition, and landscape context. Range ranks (e.g., AB, BC) and uncertainty ranks (e.g., B?) are allowed. The Maine Natural Areas Program tracks all occurrences of rare plants and natural communities/ecosystems (S1-S3) as well as exemplary common natural community types (S4-S5 with EO ranks A/B).

Rank	Definition
A	Excellent – Excellent estimated viability/ecological integrity.
B	Good – Good estimated viability/ecological integrity.
C	Fair – Fair estimated viability/ecological integrity.
D	Poor – Poor estimated viability/ecological integrity.
E	Extant – Verified extant, but viability/ecological integrity not assessed.
H	Historical – Lack of field information within past 20 years verifying continued existence of the occurrence, but not enough to document extirpation.
X	Extirpated – Documented loss of population/destruction of habitat.
U	Unrankable – Occurrence unable to be ranked due to lack of sufficient information (e.g., possible mistaken identification).
NR	Not Ranked – An occurrence rank has not been assigned.

Visit the Maine Natural Areas Program website for more information
<http://www.maine.gov/dacf/mnap>





JANET T. MILLS
GOVERNOR

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

KIRK F. MOHNEY
DIRECTOR

March 9, 2026

Kayla Gray
Verdantas
541 US Route One
Suite 21
Freeport, ME 04032

Project: MHPC #0232-26 Riding to the Top Center; 14 Lilac Drive
Facility Expansion
Town: Windham, ME

Dear Ms. Gray,

In response to your recent request, I have reviewed the information received March 2, 2026 to continue consultation on the above referenced project in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA).

Based on the information submitted, I have determined that the proposed undertaking will have **no effect upon historic properties (architectural or archaeological)**, as defined by Section 106.

Please contact Megan Rideout at (207) 287-2992 or megan.m.rideout@maine.gov if we can be of further assistance in this matter.

Sincerely,

Kirk F. Mohney
State Historic Preservation Officer

SECTION 16

STORMWATER CALCULATIONS

RIDING TO THE TOP
SITE IMPROVEMENTS
WINDHAM, MAINE

STORMWATER MANAGEMENT REPORT

THIS IS AN ABBREVIATED VERSION
OF THE REPORT WITH SUMMARY
SECTIONS ONLY - FOR FIGURES AND
ATTACHMENTS PLEASE REFER TO
THE FULL REPORT

May 2026

Prepared for:
Riding to the Top
14 Lilac Drive
Windham, Maine 04062

Prepared by:

verdantas



TABLE OF CONTENTS	
INTRODUCTION AND BACKGROUND	2
Site History	2
Stormwater Management	2
EXISTING CONDITIONS	2
Receiving Waters	3
Historical Flooding	3
Alterations to Natural Drainageways	3
PROJECT DESCRIPTION	3
Stormwater Management	3
METHODOLOGY AND MODELING ASSUMPTIONS	3
PROPOSED BMPS	4
STORMWATER QUANTITY ANALYSIS	5
Pre-development Conditions	5
Post-Development Conditions	5
Water Quantity Analysis Summary	5
STORMWATER QUALITY ANALYSIS	5
SOIL EROSION AND SEDIMENT CONTROL	6
STORMWATER MAINTENANCE PLAN	6
CONCLUSIONS	6
Limitations	6
FIGURES	0
ATTACHMENT A -STORMWATER QUALITY CALCULATIONS.....	1
ATTACHMENT B -HYDROCAD RUNOFF AND ROUTING CALCULATIONS.....	2
ATTACHMENT B (i) -PRE-DEVELOPMENT MODEL RESULTS	3
ATTACHMENT B (ii) -POST-DEVELOPMENT MODEL RESULTS	4
ATTACHMENT C - STORMWATER MAINTENANCE MANUAL	5

INTRODUCTION AND BACKGROUND

Verdantas has prepared the following stormwater management analysis for the expansion of the Riding to the Top facility in Windham, Maine. The property is described as Tax Map 7, Lot 27B on the town assessor's database and has a total land area of approximately 52 acres. Access to the site is provided off Land of Nod Road, via a private Drive, Lilac Drive.

Recent Master Plan work produced a schematic layout of new facilities at the site including a new barn, a new outdoor riding arena, new tractor shed, improvements to the existing building, re-configured parking, and updated utility infrastructure at the site.

Site History

The project parcel has a long history of farm-related use dating back to at least 1956, the earliest aerial imagery available. At that time, the northern portion of the property functioned as open fields, while the southern portion remained in a naturally wooded condition. The wooded southern half includes areas that are now mapped as wetlands and appear to have been forested and undisturbed through the mid-20th century. Since the 1990's it has served as a therapeutic riding center with various paddocks, buildings, and gravel parking areas. Based on the amount of re-development on the site it is anticipated that the project will require a Stormwater Permit from the MDEP.

Stormwater Management

Stormwater runoff from the project site generally drains in a southerly direction to a large wetland area located in the southern portion of the site. The wetland areas are tributary to Small Brook, then Inkhorn Brook and ultimately tributary to the Presumscot River. There are currently no stormwater quality or quantity control BMPs on the project site.

New stormwater Best Management Practices BMPs have been designed to capture and treat runoff from the new improvements associated with this project. These include roof drip line filters, and bioretention basins. The new BMP's will provide water quantity and water quality treatment for runoff from new impervious and developed areas associated with new development.

The new stormwater management system will maintain the existing drainage patterns at the site, while protecting water quality and ensuring that there is no increase in peak runoff from the property during design storm conditions. This stormwater management analysis has been prepared in accordance with the Maine Department of Environmental Protection (MDEP) Chapter 500 Regulations for Basic, General and Flooding Standards to ensure that the development will not result in a degradation of water quality or any other significant impacts to locations downstream of the development site because of stormwater runoff.

EXISTING CONDITIONS

Currently a substantial portion of the site is developed with buildings, gravel areas, and lawn areas. The southern portion of the site is wooded and contains a large wetland area. The project site consists of 1.67 acres of existing impervious surface area and 7.06 acres of existing developed area. There are currently no MDEP permits associated with the existing site.

Receiving Waters

Runoff from site drains Southery to a large wetland area. The wetland area is tributary to Small Brook, Inkhorn Brook, and the Presumpscot River. Neither Small Brook nor Inkhorn Brook are identified as Urban Impaired Stream watershed by the MDEP.

Historical Flooding

The site is not within Flood Zone as identified on the FIRM map for the Town of Windham, Community Panel Number 230055 C065 7F, dated June 20, 2024.

Alterations to Natural Drainageways

The project will not result in any alteration of natural drainageways.

PROJECT DESCRIPTION

The proposed redevelopment will include the construction of a new horse barn, gravel parking areas and additions to existing buildings and associated landscaping, utilities, and stormwater management facilities. The proposed project will utilize existing re-located propane tanks, and electric utilities. The existing onsite well will be permitted as a community well through the Department of Health and Human Services.

The site improvements will result in approximately 1.0 acres of new impervious surface area and 0.36 acres of new developed area.

Stormwater Management

The stormwater BMPs proposed to capture and treat runoff from the new developed areas of the site include roof drip line filters and bio-retention basins. These BMP's have been sized and designed in accordance with current State of Maine Chapter 500 Stormwater Law. The stormwater BMPs are designed to capture, treat, and detain runoff from impervious and developed areas of the site and will discharge to existing receiving waters via riprap aprons designed to dissipate runoff velocities.

METHODOLOGY AND MODELING ASSUMPTIONS

Runoff and routing calculations have been performed for the watershed areas affected by the proposed development under pre-development and post-development conditions scenarios. Time of concentration and runoff curve number calculations have been performed using the method described in Natural Resource Conservation Service (NRCS) Technical Release 55 (TR-55) – Urban Hydrology for Small Watersheds. The TR-20 based HydroCAD modeling software has been utilized to perform the more complex runoff and routing calculations, some of which are beyond the scope of the TR-55 method. Time of concentration calculations have been amended where the value given by the TR-55 method is less than six minutes (0.1hr). In these cases, a standard minimum value of six minutes has been used to keep this parameter within the acceptable working range of the model and prevent computational errors.

Design rainfall events have been modeled using the SCS Type III Hydrograph for 24-hour duration storms. The rainfall depth for each return period is taken from Maine Department of Environmental Protection Chapter 500 Stormwater Management, Appendix H (Cumberland County). The rainfall depth values for standard design storm frequencies are shown in the table below.

TABLE 1 - 24-Hr Rainfall Depths for Cumberland County at Design Storm Frequencies				
Maine Chapter 500: Stormwater Management, Appendix H				
Frequency	2-Year	10-Year	25-Year	100-Year
Rainfall Depth	3.1 in	4.6 in	5.8 in	8.1 in

Soil types around the site have been identified using the Natural Resource Conservation Service (NRCS) Web Soil Survey. The existing topography of the site was determined by field survey, and utilizing lidar contours. The existing vegetative cover was identified by site inspection, survey, and aerial photography. Soil types are identified on the attached pre and post development watershed plans.

Under pre-development conditions the site is represented by six subcatchments that drain to one Point of Analysis, Study Point SP-1. This study point represents the large wetland area in the southern portion of the site.

Under the post-development conditions scenario, the site is divided into 13 smaller subcatchment areas to model the impact of localized storage within the system. The overall routing configuration remains similar to pre-developed conditions. In this way, a direct comparison can be made of pre-development and post-development runoff values at the Design Points.

PROPOSED BMPS

New Stormwater Best Management Practices (BMPs) have been designed to effectively capture, detain, and treat runoff from the new and existing impervious areas associated with the new development at the site, before allowing it to discharge in a non-erosive manner to downstream areas.

The new BMP proposed for this project is as follows:

- **Filtering Drip Strips** – Filtering drip edges at the exterior pitched roof segments, collect runoff from the building's roof. A stone layer is provided to store the water quality volume from the roofs. The sand filter media provides treatment for this runoff. Once through the soil media, the runoff is collected in a perforated underdrain pipe system and discharged downstream. The filter structure provides for the slow release of smaller storm events, minimizing stream channel erosion, and cooling of the discharge.
- **Bioretention Basins** - The bioretention cells consist of shallow depressions filled with filter soil media and planted with a variety of grasses and shrubs. Runoff directed to the BMPs is detained temporarily and passes slowly through the soil media and the root zone of the planted material before draining into an underdrain system that discharges to an outlet culvert. The soil media and root zone activity provides water quality treatment for the runoff by removing suspended particles, and through uptake and binding of dissolved pollutants and nutrients.

STORMWATER QUANTITY ANALYSIS

Pre-development Conditions

The overall model for the site is represented by six subcatchment areas tributary to one point of analysis, SP-1. Full details of the pre-development subcatchment areas, cover conditions and time of concentration flow paths are described in detail in the supporting HydroCAD documentation included in this report. A Predevelopment Conditions Watershed Plan is included in this report.

Post-Development Conditions

In the post-development condition, the overall site is divided into 13 watershed areas and the same point of analysis, SP-1. Full details of the post-development subcatchment areas, cover conditions and time of concentration flow paths are described in detail in the supporting HydroCAD documentation included in this report. A Post-Development Conditions Watershed Plan is included as part of this report.

Water Quantity Analysis Summary

The table below summarizes the peak runoff values for predevelopment and post-development conditions during each of the design storm events analyzed.

Peak Rates of Runoff												
POA	Total Watershed Area		Avg. Weighted Curve No.		2-Year		10-Year		25-Year		100-Year	
	Pre	Post	Pre	Post	Pre	Post	Pre	Post	Pre	Post	Pre	Post
SP-1	28.59	28.59	63	64	4.6	4.6	14.9	14.6	25.9	24.7	49.9	47.4

As indicated in the table above the post development peak rates of runoff are maintained at or below the pre-development peak rates of runoff for all storm events at Study Points SP-1.

STORMWATER QUALITY ANALYSIS

Water Quality Treatment Measures

The project has been designed in accordance with the current Stormwater Law (Chapter 500) standards. As indicated in the stormwater calculations, the project will provide treatment for over 95% of the new impervious area.

The project will result in approximately 1.0 acres of new impervious surface area.

Water quality treatment will be provided by three bioretention basins and numerous roof drip line filtering drip strips designed in accordance with the latest version of the Maine Department of Environmental Protection BMPs Technical Design Manual, to achieve the required stormwater quality treatment percentages.

SOIL EROSION AND SEDIMENT CONTROL

A comprehensive Soil Erosion and Sediment Control (SESC) narrative has been prepared that includes Best Management Practices (BMPs) associated with the proposed construction activities. The location of SESC BMPs is shown on the accompanying plans. These are further described on the details and notes sheets in the accompanying plan set.

The Erosion and Sediment Control plan and details outline the required construction measures and techniques that will reduce potential degradation of the water quality at downstream locations. Temporary erosion control measures will be incorporated during construction, and long-term surface stabilization practices have been designed as part of the site development, thus minimizing the potential for erosion and sediment transport. These measures include the constructed BMPs for filtration of runoff from smaller storm events, riprap, permanent seeding, and other vegetative stabilization measures. Detailed information on the specific erosion and sedimentation control practices that are to be used on the site are provided on the following plan sheet, which will be included as part of the construction documents for the project.

STORMWATER MAINTENANCE PLAN

A Stormwater Management Inspection and Maintenance Manual has been prepared specifically for the project and is included in this report.

CONCLUSIONS

The stormwater management system designed for this project will mitigate impacts of development on stormwater runoff peak discharge rates and provide treatment of non-point source pollutants in the runoff in accordance with Maine's Stormwater Management Act and Regulations. Based on the analysis described herein, it is expected that runoff from the proposed development will not cause adverse impacts to downstream properties.

Limitations

This analysis is based on the information available to the engineer on site conditions and has been conducted using standard industry software designed to analyze comparative changes in land cover conditions. The accuracy of the runoff and routing calculations is limited by the methodology used in the software and the results should be viewed as suitable for comparative studies only.

FIGURES AND ATTACHMENTS

- | | |
|------------------|--|
| 1. Figure 1 | USGS Map |
| 2. Figure 2 | FEMA Flood Map |
| 3. Figure 3 | USDA SCS Web Soil Survey Map |
| 4. D-100 & D-101 | Watershed Plans |
| 5. Attachment A | Stormwater Quality Calculations |
| 6. Attachment B | TR-20 Computations (HydroCAD) |
| | i. Pre-development Model |
| | ii. Post-development Model |
| 7. Attachment C | Stormwater Operations and Maintenance Manual |

SOIL EROSION AND SEDIMENTATION CONTROL

INTRODUCTION

Verdantas, LLC (Verdantas) has prepared the following Soil Erosion and Sediment Control Plan for the proposed improvements to the Riding to the Top facility on Lilac Drive in the town of Windham, Maine. The aim of the current project is to expand the program space and update the current facilities to better meet the needs of the organization. The project includes new barn, outdoor riding arena, and utility buildings, an addition to the existing administrative building, reconfigured parking walkways and utility infrastructure. There are also associated stormwater improvements that will be constructed to capture and treat runoff in accordance with the Maine Department of Environmental Protection's (MDEP) Stormwater Management Law. Location maps and background information can be found in the narrative section of the application.

SITE HISTORY AND EXISTING SITE CONDITIONS

The project parcel has a long history of farm-related use dating back to at least 1956, the earliest aerial imagery available. At that time, the northern portion of the property functioned as open fields, while the southern portion remained in a naturally wooded condition. The wooded southern half includes areas that are now mapped as wetlands and appear to have been forested and undisturbed through the mid-20th century.

By 1987, the property remained largely consistent with its historic agricultural character. In 1998, aerial imagery shows that the parcel underwent a timber harvest, including within areas that are now classified as wetlands. Between 1998 and 2001, the site transitioned from general agricultural use to a more defined equestrian facility. The 2001 imagery shows a gravel driveway, a residence, an outdoor riding arena, and associated farm/riding-stable impervious surfaces.

The next available imagery, dated 2006, captures the construction of the indoor riding arena. Supporting documentation, including building permits and septic system designs issued in 2004, indicates that this development was initiated prior to the July 2005 amendment to Maine's Stormwater Management rules, which expanded jurisdiction to include one acre or more of disturbed area. The indoor arena footprint is approximately 16,000 square feet; however, a portion of this structure was built over previously existing gravel and other compacted surfaces. As a result, the total new impervious area and total land disturbance associated with the 2004–2006 construction did not exceed the one-acre regulatory thresholds in effect at that time. For these reasons, the development should be considered legally existing and grandfathered with respect to Maine's stormwater management requirements.

Although much of the project site predates stormwater regulation, it is subject to the Maine Site Location of Development Act (SLODA), which became effective January 1, 1970. For purposes of determining existing impervious area under Site Law, the commonly applied baseline year is 1975. At that time, the parcel contained no impervious surfaces, as it remained an agricultural field and woodland. Therefore, all impervious area currently on the site is counted toward the Site Law threshold. The applicable SLODA review threshold for this project is three acres of impervious area. The proposed master plan expansion maintains total impervious area below this three-acre limit.

EXISTING EROSION PROBLEMS

There are no existing erosion problems evident at the site.

CRITICAL AREAS

The critical areas in the proximity of the proposed new work at the site include the large forested wetland area located to the south of the existing development.

SOIL EROSION AND SEDIMENTATION CONTROL PLAN AIMS AND OBJECTIVES

The primary goals of the Erosion and Sediment Control Plan for the project are to minimize exposure of native soil materials during construction, in order to prevent soil erosion and sediment transport to downstream areas, receiving waters and natural resources. Measures will also be taken to ensure sediment is not tracked onto adjacent streets and that stockpiles of imported construction materials are protected from potential contamination with fine-grained materials that could impact their structural performance and resistance to frost action. The susceptibility of soils to erosion is indicated on a relative “K” scale of values over a range of 0.02 to 0.69. The “K” value is frequently used with the universal soil loss equation. The higher values are indicative of the more erodible soils. The project area is all within previously developed areas of the site, with a variety of current cover conditions including pavement, planted landscaped areas and open lawn. As such, it is anticipated that varying amounts of imported fill material will be encountered, overlying disturbed native soils. NRCS Web Soil Survey mapping for the site identifies predominant soil types in developed portions the site as Windsor loamy sands and Walpole series fine sandy loams. The relative K values of the disturbed native soils likely to be encountered during construction are listed below:

Soil Name	Soil Description	K Value
Walpole Series	Fine sandy loam	0.28
Windsor Series	Loamy sand	0.15

Based on a review of the K values, the mapped onsite soils in the area exhibit low susceptibility to erosion after the cover material is stripped. However, it is possible that during excavation for the new stormwater BMPs, subsurface soils of a siltier nature will be uncovered. These soils will present a greater challenge from a soil erosion perspective, as once mobilized, it is extremely difficult to remove fine suspended soil particles from runoff exiting disturbed areas of the site. Therefore, proactive measures to limit exposure of these finer subsurface soils are paramount to limiting potential impacts to downstream receiving waters.

The primary emphasis of the Erosion and Sedimentation Control Plan to be implemented for this project is as follows:

- Construction Schedule – The earth moving tasks will be phased to limit the amount of area open at any given time.
- Temporary Measures – Temporary erosion control measures will be used to minimize surface and groundwater flow towards areas of the site where development is planned. A robust dewatering plan will be implemented to divert clean water away from excavations and limit potential contamination with fine soils. The plan includes measures to intercept and convey runoff to temporary sediment control devices as the construction of the project occurs.
- Stabilization of drainage paths to avoid rill and gully erosion.
- The use of on-site measures to capture sediment (hay bales/silt fence, erosion berms, etc.) before it is conveyed to sediment sumps.

DESCRIPTION AND LOCATION OF LIMITS OF ALL PROPOSED EARTH MOVEMENTS

The proposed project will require moderate earth moving throughout the area of new development. The changes in the elevations and grading of the site are largely minor in nature, but there will be some filling towards and into the adjacent forested wetland to accommodate the new outdoor riding arena. There will be limited tree removal to accommodate the new buildings. The majority of the improvements comprise work within existing developed areas of the site. No major clearing or grubbing will be required.

SOIL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES

Construction Schedule

The primary and most proactive best management practice for soil erosion and sediment control at the site is careful planning and phasing of construction tasks. The major earthwork activities will be broken into manageable phases in order to efficiently accomplish the necessary work while minimizing the risks associated with exposure of native soils. The installation of Best Management Practices is integrated into the individual phases to ensure that effective diversion, cover and perimeter control measures are in place to protect the work area, limit soil exposure times and prevent transport of sediment to downstream areas. It is anticipated that sitework will begin in the summer of 2026. This will enable the preparation for new building foundations to be constructed prior to the fall. Where these cannot be completed in the summer of 2026, they will likely be deferred to the late spring and summer of 2027. Summer construction will minimize the potential risk of inclement weather and erosive conditions.

Temporary Erosion/Sediment Control Measures

As part of the site development, the Contractor will be obligated to implement the following erosion and sediment control best management practices. These shall be installed as indicated on the plans or as described within this report. For further reference on these devices, see the Maine Erosion and Sediment Control Best Management Practices (BMPs) Manual for Designers and Engineers, Maine DEP, October 2016.

The following are planned as temporary erosion/sedimentation control measures during construction:

1. Crushed stone stabilized construction entrances will be placed at any construction access points at interior locations shown on the phasing plans. Construction entrances shall be located so as not to interfere with access to parking areas. The location of the construction entrances shown on the drawings should be considered illustrative and will need to be adjusted as appropriate and located at any area where there is the potential for tracking of mud and debris onto existing roads or streets or parking areas. Stone stabilized construction entrances will require the stone to be removed and replaced as it becomes covered or filled with mud and material tracked by vehicles exiting the site.
2. Silt fence shall be installed down slope of any disturbed areas to trap runoff borne sediments. The silt fence shall be installed per the detail provided in the plan set and inspected immediately after each rainfall, and at least weekly in the absence of significant rainfall. The Contractor shall make repairs immediately if there are any signs of erosion or sedimentation below the fence line. If such erosion is observed, the Contractor shall take proactive action to identify the cause of the erosion and take action to avoid its recurrence. Proper placement of stakes and keying the bottom of the fabric into the ground is critical to the fence's effectiveness. If there are signs of undercutting at the center or the edges or impounding of large volumes of water behind the fence, the barrier shall be replaced with a stone check dam and measures taken to avoid the concentration of flows not intended to be directed to the silt fence. Wood chips from clearing can be used in front of the silt fence to provide an extra margin of safety and security for the silt

fence. This practice is encouraged, provided the chips are removed when the fence is removed. Silt fencing with a maximum stake spacing of 6 feet should be used, unless the fence is supported by wire fence reinforcement of minimum 14 gauge and with a maximum mesh spacing of 6 inches, in which case stakes may be spaced a maximum of 10 feet apart. The bottom of the fence should be properly anchored a minimum of 6" per the plan detail and backfilled. Silt fence shall be installed along the downgradient side of construction work areas, with locations being adjusted along with the construction phasing areas. The Contractor may use erosion mix in place of single row silt fence barrier.

3. Erosion Control Mix - Erosion control mix is a dense, processed mixture of intertwining shredded wood fragments and grit that will stabilize a site immediately without vegetation. This product may be used in place of silt fence to protect downstream areas not adjacent to natural resources. Erosion control mix consists primarily of organic material and may include: shredded bark, stump grindings, or partially composted wood products and shall be placed to form berms in accordance with the detail on the plan set. Care shall be taken to ensure berms are level and provide an even depth of protection throughout the length of the berm. The Contractor shall make repairs immediately if there are any signs of erosion or breaches in the berm, and supplement berms with additional material if settlement is observed.
4. Stone check dams, silt logs, or hay bale barriers will be installed at any evident concentrated flow discharge points during construction and earthwork operations.
5. All slopes steeper than 5:1 shall receive erosion control blankets, or temporary riprap stabilization. Where temporary riprap is used, slopes shall be stabilized with loam, seed and erosion control blanket, or sod when the riprap is removed for final stabilization. Slope stabilization fabric shall be a fully biodegradable double net, coir fiber blanket, anchored in accordance with manufacturers recommendations.
6. Temporary sediment sumps and sediment basins will provide sedimentation control for stormwater runoff from disturbed areas during construction until stabilization has been achieved. The sides and floors of sediment basins shall be stabilized with geotextile fabric laid over prepared subgrade materials. Outlets shall be as shown on the construction drawings and shall include sand filters around all risers and outlet pipes.
7. Dirtbags™ will be required to be on site and available for construction dewatering. The Contractor will be required to provide four Dirtbags™ with one prepared for operation prior to commencing any trenching operations.
8. Silt logs may be used in areas where sheet flow drains off impervious surfaces to spread and filter the flow. Silt logs should be anchored in accordance with manufacturer recommendations.

Special Measures for Summer Construction

The summer period is generally optimum for construction in Maine, but it is also the period when intense short duration storms are most common, making denuded areas very susceptible to erosion, when dust control needs to be the most stringent, and when the potential to establish vegetation is often restricted by moisture deficit. During these periods, the Contractor must:

1. Implement a program to apply dust control measures on a daily basis except those days where precipitation is sufficient to suppress dust formation. This program shall extend to and include adjacent streets.
2. Spray any mulches with water after anchoring to dampen the soil and encourage early growth. Spraying may be required several times. Temporary seed may be required until the late summer seeding season.
3. Cover stockpiles of fine-grained materials, or excavated soils which are susceptible to erosion. To protect from the intense, short-duration storms which are more prevalent in the summer months.
4. Take additional steps needed, including watering, or covering excavated materials to control

fugitive dust emissions to minimize reductions in visibility and the airborne disbursement of fine-grained soils.

5. These measures may also be required in the spring and fall during the drier periods of these seasons.

Special Measures for Winter Construction

The winter construction season runs from November 1st through April 15th, however little or no vegetation growth can be anticipated after October 15th. This project does not propose significant earthwork during the winter construction period. However, some work on the new building addition will be ongoing during this time. Additional stabilization measures should be provided in the Fall (by November 15th) in preparation for winter conditions and permanent seeding should occur at least 45 days before the first killing frost. More frequent site inspections and BMP maintenance should be scheduled at the site towards the end of winter in preparation for the Spring thaw. The following additional winter measures should be taken:

- **Overwinter Hay Mulch** should be applied at double the normal rate (150 pounds per 1000 square feet or 3 tons/acre) and should be anchored with netting (peg and twine) or a tackifier to prevent mulch displacement before freezing conditions. No soil should be visible through the mulch. Hay mulch cannot be applied over snow.
- **Dormant Seeding and Mulch** should be applied at 3 times the specified amount after the first killing frost. All dormant seeding beds should be covered with overwinter mulch or an anchored erosion control blanket.
- **Temporary vegetation** should be applied by October 1st (to prepare for winter conditions) with winter rye at 3 pounds per 1000 square feet and mulched with anchored hay at 75 pounds per 1000 square feet or with erosion control blanket. If the rye fails to grow at least three inches and have 75% coverage by November 1st, the area should be stabilized for overwinter protection.
- **Erosion control mix** is the best overwinter cover but is not recommended for slopes steeper than 1:1 or in areas with flowing water.
- **Erosion Control Blankets** should be used on slopes where hay would be disturbed by wind or water. The matting should be installed, anchored and stapled in accordance with the manufacturer's recommendations. Full contact between the blanket and the soil is critical for an effective erosion control cover.
- **Riprap** should be properly sized and installed to ensure long-term stability. In the winter, newly constructed ditches and channels should be stabilized with riprap. Widening of the channel may be required to accommodate placement of stones. Angular riprap is preferred to round stone.
- **Sod** may be used for late-season stabilization (after October 1st), but it is not recommended for slopes steeper than 3:1 or in areas with groundwater seeps. Follow the supplier's instructions.

A brief Winter Construction Risk Analysis is included below:

Overwinter Construction Risk Analysis		
Subject	Risk	Mitigation
Increased precipitation with no vegetation uptake or evaporation	More surface runoff that can be directed to erosion control measures	Observation and frequent maintenance of BMPs, temporary dewatering deployment
Frozen Grounds	The soil loses its capacity to retain water and cause more surface runoff and potential erosion	Prompt cover and stabilization of exposed soils, maintenance of fill embankments and high traffic areas
Vegetative Ground Cover	Cannot be established outside of growing season.	Seed areas at least 45 days between first frost

Runoff Diversion	Snow or icing may clog diversion structures.	Observation, maintenance and clearing of snow from BMPs where practical
Sedimentation Basins	Can be overwhelmed by spring flows.	Install before ground is frozen, stabilize upstream areas prior to Spring thaw
Silt Fence	Difficult to install on frozen ground. Often fails during spring melt	Use erosion control mix berms if required during winter conditions
Erosion Control Blankets	Cannot be anchored on frozen ground	Install prior to frost, or replace with temporary riprap stabilization over winter
Hydro-seeding	Stabilizers are ineffective in cold temperatures	Install prior to winter
Vegetated Swales	Cannot be established outside of growing season	Establish and seed 45 days prior to first frost, stabilize with temporary riprap
Impervious Stabilization	Base gravel on driving/parking areas. Pavement cannot be installed in winter.	Install sacrificial surface where necessary, frequent winter maintenance of gravel surfaces
'Mud' Season	Spring thaw	Frequent preventative maintenance of BMPs, focus on stabilization prior to onset of thaw

Permanent Erosion Control Measures

The following permanent erosion control measures have been designed as part of the Erosion/Sedimentation Control Plan:

1. The drainage conveyance systems have been designed to intercept and convey the 25-year storm.
2. All areas disturbed during construction, but not subject to other restoration (paving, gravel riprap, etc.), will be loamed, limed, fertilized, mulched, and seeded. Biodegradable erosion control blanket, anchored with staples, shall be placed over the mulch in areas where the finish grade slope is greater than 20 percent. Native topsoil shall be stockpiled and temporarily stabilized with seed and mulch and reused for final restoration when it is of sufficient quality.
3. Catch basins shall be provided with sediment sumps for all outlet pipes that are 12" in diameter or greater or where winter sand use is contemplated. A sediment collection bag shall be installed in all basins.

Timing and Sequence of Erosion/Sedimentation Control Measures

The following construction sequence shall be required to ensure the effectiveness of the erosion and sedimentation control measures is optimized.

The following construction sequence is required:

1. Install construction entrances.
2. Install safety and construction fences to secure the site in preparation for construction.
3. Install all perimeter siltation fence and erosion control barriers. Particular attention shall be paid to areas upstream of protected natural resources.
4. Conduct site clearing and grubbing activities in accordance with project drawings and specifications.
5. Construct activities on the site to optimize the handling of materials and restrict the denuded areas to the time stipulated.
6. Stormwater BMPs may be excavated while construction is ongoing provided that no underdrain

sand, filter soil material, or permanent outlet is installed. The excavations may be used as temporary sediment basins as long as protected, temporary outlets are installed per the project drawings

7. Construct and maintain stabilized pads for foundation and building and road construction. Do not allow subbase, or base gravels to be contaminated with fine material, silt, or construction debris
8. Maintain stabilized site access and working areas during building construction.
9. Install binder pavement and stabilized surface materials as soon as practical.
10. Grade, topsoil, seed and stabilize perimeter slopes as soon as possible after major earth moving activities are complete.
11. Maintain access roads, laydown pads and entrances while building work is completed.
12. Landscape (loam and seed) exterior areas of the site.
13. Install curbing and surface pavement materials.
14. Install underdrain sand and filter soil materials and permanent outlet structures in stormwater BMPs as soon as all upstream contributing areas are stabilized.
15. Install striping, signage, and miscellaneous site improvements.
16. Review and punch the site.
17. Remove any temporary erosion control measures.

It is anticipated that site construction on the project will be completed before the fall of 2027.

PERMIT REQUIREMENTS

This project will require review and approval by State and Local Regulatory Authorities. Permit approvals from these bodies may include specific conditions related to soil erosion and sediment control in addition to the standards described below. The Owner and Contractor will be responsible for review of, and adherence to any and all specific permit conditions applicable to the project, and these will become part of the Contract Documents for the project.

The scale and nature of the project will require coverage under the Maine Pollutant Discharge Elimination System (MPDES) General Permit - Construction Activity. The following procedures will be required to meet the minimum regulatory standards associated with this permit:

Preconstruction Conference

Prior to any construction at the site, representatives of the Contractor, the Project Engineer, the Owner, Regulatory Agency Representatives and the Town of Windham shall meet to discuss the scheduling of the site construction and the designation of the responsible parties for implementing the plan. The Contractor shall be responsible for scheduling the meeting. Prior to the meeting, the Contractor will prepare a detailed schedule and a marked-up site plan indicating areas and components of the work and key dates showing date of disturbance and completion of the work. The Contractor shall conduct a meeting with employees and sub-contractors to review the erosion control plan, the construction techniques which will be employed to implement the plan and provide a list of attendees and items discussed at the meeting to the Owner. Three copies of the schedule, the Contractor's meeting minutes, and marked-up site plan shall be provided to the Owner.

Inspection of Soil Erosion and Sediment Control Measures

The Contractor shall prepare a list and designate by name, address and telephone number all individuals who will be responsible for implementation, inspection, and maintenance of all erosion control measures identified within this section and as contained in the Erosion and Sedimentation Control Plan of the contract drawings. Specific responsibilities of the inspector(s) will include:

- Identification and recording of the parties responsible for erosion control measures on the site. This should be included with the project records kept on the site and should be available for inspection, if requested at any time by representatives of regulatory agencies.

- A weekly certification stating compliance, any deviations, and corrective measures necessary to comply with the erosion control requirements of this section shall be prepared and signed by the inspector(s).

Inspection of the project work site shall include:

1. Identification of proper erosion control measure installation in accordance with the erosion control detail sheet or as specified in this section.
2. Determine whether each erosion control measure is properly operating. If not, identify damage to the control device and determine remedial measures.
3. Identify areas which appear vulnerable to erosion and determine additional erosion control measures which should be used to improve conditions.
4. Inspect areas of recent seeding to determine percent catch of grass. A minimum catch of 90 percent is required prior to removal of erosion control measures.
5. All erosion controls shall be removed within 30 days of permanent stabilization except for mulch and netting not detrimental to the project. Removals shall include but not be limited to all silt fence, hay bales, inlet protection, and stone check dams.
6. Accumulated silt/sediment should be removed when the depth of sediment reaches 50 percent of the barrier height. Accumulated silt/sediment should be removed from behind silt fencing when the depth of the sediment reaches 6 inches.
7. Silt sacks should be removed and replaced at least every three months and at any time where the weekly inspection reveals that siltation has significantly retarded the rate of flow through the silt sack.
8. If inspection of the site indicates a change should be made to the erosion control plan, to either improve effectiveness or correct a site-specific deficiency, the inspector shall immediately implement the corrective measure and notify the Owner of the change.

A summary of standard Erosion Control Inspections is given in the table below. It is anticipated that inspection and maintenance tasks will be adapted throughout the project to reflect field conditions and construction progress:

EROSION AND SEDIMENT CONTROL MEASURES AND ACTIVITY	INSPECTION FREQUENCY		
	Weekly	Before & After a Storm	After Construction
SEDIMENT BARRIERS			
Sediment barriers are installed prior to soil disturbances	X	X	
Silt fences are keyed in and tight	X	X	
Barriers are repaired and replaced as necessary	X	X	
Barriers are removed when the site is stabilized - Silt fence should be cut at the ground surface			X
TEMPORARY STABILIZATION			
Areas are stabilized if idle for 14 days or more	X	X	
Daily stabilization within 100 ft of a natural resource	X	X	
MULCH			
Seed and mulch within 7 days of final grading. Ground is not visible	X	X	
Erosion control mix is 4-6 inch thick	X	X	
Erosion control blankets or hay mulch are anchored	X	X	
VEGETATION			
Vegetation provides 90% soil cover	X		X

EROSION AND SEDIMENT CONTROL MEASURES AND ACTIVITY	INSPECTION FREQUENCY		
	Weekly	Before & After a Storm	After Construction
Loam or soil amendment were provided	X		X
New seeded areas are mulched and protected from vehicle, foot traffic and runoff	X	X	X
Areas that will remain unworked for more than 1 year are vegetated with grass	X		
SLOPES AND EMBANKMENTS			
Final graded slopes and embankments are stabilized	X	X	X
Diversions are provided for areas with rill erosion	X	X	X
Areas steeper than 2:1 are rippapped	X		
Stones are angular, durable and various in size	X		
Riprap is underlain with a gravel layer or filter fabric	X		
STORMWATER CHANNELS AND CULVERTS			
Ditches and swales are permanently stabilized– channels that will be rippapped have been over-excavated	X	X	X
Ditches are clear of obstructions, accumulated sediments or debris	X	X	X
Ditch lining/bottoms are free of erosion	X	X	X
Check dams are spaced correctly to slow flow velocity	X		
Underlying filter fabric or gravel is not visible	X	X	X
Culvert aprons and plunge pools are sized for expected flows volume and velocity	X		
Stones are angular, durable and various in size	X		
Culverts are sized to avoid upgradient flooding	X	X	
Culvert protection extends to the maximum flow elevation within the ditch	X	X	X
Culvert is embedded, not hanging	X	X	X
CATCH BASIN SYSTEMS			
Catch basins are built properly	X		
Accumulated sediments and debris are removed from sump, grate and collection area		X	X
Floating debris and floating oils are removed from trap			X
ROADWAYS AND PARKING SURFACES			
The gravel pad at the construction entrance is clear from sediments	X	X	
Roads are crowned		X	X
Cross drainage (culvert) is provided	X		
False ditches (from winter sand) are graded		X	X
BUFFERS			
Buffers are free of erosion or concentrated flows		X	X
The downgradient of spreaders and turnouts is stable		X	X
Level spreaders are on the contour			X
The number of spreaders and ditch turnouts is adequate for flow distribution		X	X
Any sediment accumulation is removed from within spreader or turnouts		X	X
STORMWATER BASINS AND TRAPS			
Embankments are free of settlement, slope erosion, internal piping, and downstream swamping		X	X

EROSION AND SEDIMENT CONTROL MEASURES AND ACTIVITY	INSPECTION FREQUENCY		
	Weekly	Before & After a Storm	After Construction
All flow control structure or orifices are operational and clear of debris or sediments		X	X
Any pre-treatment structure that collects sediment or hydrocarbons is clean or maintained		X	X
Vegetated filters and infiltration basins have adequate grass growth			X
Any impoundment or forebay is free of sediment		X	X
WINTER CONSTRUCTION (November 1st-April15th)			
Final graded areas are mulched daily at twice the normal rate with hay, and anchor (not on snow)	Daily		
A double row of sediment barrier is provided for all areas within 100 ft of a sensitive resource (use erosion control mix on frozen ground)	Daily		
Newly constructed ditches are riprapped	Daily		
Slopes greater than 8% are covered with an erosion control blanket or a 4-inch layer of erosion control mix	Daily		
HOUSEKEEPING PUNCH LIST			
All disturbed areas are permanently stabilized, and plantings are established (grass seeds have germinated with 90% vegetative cover)			X
All trash, sediments, debris or any solid waste have been removed from stormwater channels, catch basins, detention structures, discharge points, etc.			X
All ESC devices have been removed: (silt fence and posts, diversions and sediment structures, etc.)			X
All deliverables (certifications, survey information, as-built plans, reports, notice of termination (NOT), etc.) in accordance with all permit requirements have been submitted to town, Maine DEP, association, owner, etc.			X

Maintenance of Soil Erosion and Sediment Control Measures

The following general maintenance requirements shall apply to the installed erosion control BMPs. Additional maintenance may be required based on field conditions, or at the recommendation of the Project Engineer, Third Party Inspector, Owners Representative, or regulatory authorities:

1. Stabilized Construction Entrances - Stone stabilized construction entrances will require the stone to be removed and replaced, as it becomes covered or filled with mud and material tracked by vehicles exiting the site.
2. The surface of any Runoff Diversion Trench shall be inspected on a weekly basis and cleared of any accumulating surface debris that could reduce the capacity of the BMP to divert surface water. The outlets should be inspected to ensure that groundwater flows are being adequately conveyed around the construction area.
3. The upgradient (diversion) silt fence barrier shall be repaired or replaced immediately if any breaches are found, or there are signs of undercutting. Sediment and debris shall be removed from the upstream side of the barrier periodically. The downstream ends of the barrier should be checked for any erosion caused by concentrated flows running along the barrier. These areas should be repaired immediately with stone check dams to prevent further damage.
4. Inlets and outlets of bypass culverts shall be cleared of accumulating debris and any signs of erosion shall be repaired immediately with riprap.
5. Riprap plunge pool outlets shall be cleared of debris and monitored for sediment accumulation. If sediment reaches a depth of six inches, it shall be removed, and the plunge pool repaired or reconstructed.
6. Silt Fence Barriers - The Contractor shall make repairs immediately if there are any signs of erosion or sedimentation below the fence line. If such erosion is observed, the Contractor shall take proactive action to identify the cause of the erosion and take action to avoid its recurrence. If there are signs of undercutting at the center or the edges or impounding of large volumes of water behind the fence, the barrier shall be replaced with a stone check dam and measures taken to avoid the concentration of flows not intended to be directed to the silt fence.
7. Silt Fence Haybale Barriers – The Contractor shall maintain the silt fence as described above. Should the central haybale barrier deteriorate or show signs of contamination, the material shall be removed and replaced.
8. Erosion Control Mix – The Contractor shall maintain erosion control berms to ensure they remain level and continue to provide an even depth of protection throughout the length of the berm. The Contractor shall make repairs immediately if there are any signs of erosion or breaches in the berm, and supplement berms with additional material if settlement is observed.
9. Stone check dams, silt logs, or hay bale barriers installed at concentrated flow discharge points shall be inspected and cleared of accumulated debris periodically. If sediment accumulation is observed, this shall be removed when it reaches a depth of not more than six inches.
10. Slopes stabilized with erosion control blankets, or temporary riprap stabilization shall be inspected and repaired if any signs of rill erosion or stone displacement are observed. Sloughing of slopes or evidence of slip, rotational or base failure shall be reported immediately to the project engineer for design of remedial actions.
11. Any open graded areas of visible erosion and the temporary sediment sumps shall be stabilized with crushed stone. The size of the stone shall be determined by the contractor's designated representative in consultation with the Owner.
12. Temporary sediment sumps and sediment basins shall be inspected on a weekly basis. Routine maintenance shall include the removal of debris around inlets and outlets, repair of any uneven areas on basin berms, repair of any observed rill erosion in embankments and replacement of bench and outlet control filter material when slow drainage is observed.
13. Anchoring of silt logs shall be checked on a weekly basis. These shall be removed and replaced when clogged with sediment.

14. Mulched areas shall be repaired when ground is visible through the mulch layer. Anchoring of erosion control blankets and hay mulch shall be repaired if any evidence of separation is observed.
15. Vegetated areas shall be over-seeded and stabilized where 90% cover is not achieved.

Reporting Requirements

In addition to the weekly certifications, the inspector(s) shall maintain written reports recording construction activities on site which include:

1. Dates when major grading activities occur in a particular area of the site.
2. Dates when major construction activities cease in a particular area, either temporarily or permanently.
3. Dates when an area is stabilized.
4. Inspection of the project work site on a weekly basis and after each significant rainfall event (0.25 inch or more within any consecutive 24-hour period) during construction until permanent erosion control measures have been properly installed and the site has been stabilized.
5. A log (report) must be kept summarizing the scope of the inspection, name(s) and qualifications of the personnel making the inspection, the date(s) of the inspection, and major observations relating to operation of erosion and sedimentation controls and pollution prevention measures. 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 needing replacement, and location needing additional BMPs, note in the log the corrective action taken and when it was taken.

Record Keeping

1. All certifications, inspection forms, and written reports prepared by the inspector(s) shall be filed with the Owner, and the Permit File contained on the project site, and available for inspection and review upon request. All written certifications, inspection forms, and written reports must be filed within one (1) week of the inspection date.
2. Inspections Reports and Logs must be made accessible to regulatory agency staff and a copy must be provided upon request.
3. Copies of all reports must be kept on file and available upon request for a period of at least three years from the completion of permanent stabilization.

CONSTRUCTION PROCUREMENT AND ADMINISTRATION

The project will be constructed by a Contractor under contract to the Owner/Applicant. The Construction Manager will submit a detailed schedule for the completion of the work, broken into specific tasks, with anticipated milestones and completion dates, at the start of construction. The project schedule will be reviewed at regular bi-weekly project meetings, with updates and amendments to be recorded in the project file.

The work will be conducted in sections which will limit the amount of exposed area to those areas in which work is expected to be undertaken during the next 30 days. Exposed areas will be covered and stabilized as rapidly as practical. All areas will be permanently stabilized within 7 days of final grading and temporarily stabilized within 7 days of initial disturbance or before a predicted storm event of over ½" of rain. The area of denuded, non-stabilized construction shall be limited to the minimum area practicable. An area shall be considered to be denuded until the subbase gravel is installed in parking areas, or the areas of future loam and seed have been loamed, seeded, and mulched, or stabilized with erosion control blanket.

The Contractor must maintain an accurate set of record drawings indicating the date when an area is first denuded, the date of temporary stabilization, and the date of final stabilization. On October 1 of any

calendar year, the Contractor shall submit a detailed plan for stabilizing the site for the winter and a description of what activities are planned during the winter.

The Contractor must install any added measures which may be necessary to control erosion/sedimentation and fugitive dust emissions from the site, with adjustments made dependent upon forecasted and actual site and weather conditions.

The Contractor has sole responsibility for complying with the erosion/sediment control report, including control of fugitive dust, and shall be responsible for any monetary penalties resulting from failure to comply with these standards.

Once construction has been completed, long-term maintenance of the stormwater management system will be the responsibility of the applicant. Operations & Maintenance items with a list of maintenance requirements and frequency are listed at the end of Section 12 of the Maine DEP Permit Application.

Attachments

Attachment A – Sample Erosion Control Compliance Certification and Inspection Forms

ATTACHMENT A

Sample Erosion Control Compliance Certification and Inspection Forms

Soil Erosion and Sedimentation Control

WEEKLY INSPECTION REPORT

Sheet ____ of ____

Project Name: _____

File No. _____

Inspection Date: _____ Time: _____ Inspected by: _____

STAGE OF CONSTRUCTION

____ Pre-Construction Conference ____ Rough Grading ____ Finish Grading
____ Clearing and Grubbing ____ Building Construction ____ Final Stabilization

INSPECTION CHECKLIST

Yes No NA

- | | | | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Have Soil Erosion and Sediment Control BMPs been installed in accordance with the plans and/or specifications? |
| ☐ | ☐ | ☐ | Are SESC measures operating effectively? |
| ☐ | ☐ | ☐ | Have all SESC control repairs and sediment removal been performed? |
| ☐ | ☐ | ☐ | Are properties and waterways downstream from development adequately protected from erosion and sediment deposition |
| ☐ | ☐ | ☐ | Are soil and mud kept off public roadways at intersections with site access roads? |
| ☐ | ☐ | ☐ | Have all exposed areas requiring temporary or permanent stabilization been stabilized? |
| ☐ | ☐ | ☐ | Are soil stock piles adequately stabilized with seeding and/or sediment trapping measures? |
| ☐ | ☐ | ☐ | Is there evidence of scouring velocities in runoff from construction areas? |
| ☐ | ☐ | ☐ | Are sediment basins installed and operating where needed? |
| ☐ | ☐ | ☐ | Are finished cut and fill slopes adequately stabilized? |
| ☐ | ☐ | ☐ | Are on-site channels, inlets and outlets adequately stabilized? |
| ☐ | ☐ | ☐ | Do all operational storm sewer inlets have adequate inlet protection? |
| ☐ | ☐ | ☐ | Are storm water conveyance channels adequately stabilized with channel lining and/or outlet protection? |
| ☐ | ☐ | ☐ | Are utility trenches stabilized properly? |
| ☐ | ☐ | ☐ | Is there evidence of siltation, or sediment transport in receiving waterways? |
| ☐ | ☐ | ☐ | Have all temporary control structures that are no longer needed been removed? |

Report Date _____

Sheet ____ of ____

Comments: _____

Verbal/Written notification given to:

Name	Organisation	Email Address	Sent

Report by: _____ Date: _____

POST-RAINFALL INSPECTION REPORT

Sheet ____ of ____

Project Name: _____

File No. _____

Inspection Date: _____ Time: _____ Inspected by: _____

Total Rainfall Received: _____ Duration Of Storm Event: _____

STAGE OF CONSTRUCTION

____ Pre-Construction Conference ____ Rough Grading ____ Finish Grading
____ Clearing and Grubbing ____ Building Construction ____ Final Stabilization

INSPECTION CHECKLIST

Yes No NA

- | | | | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Have Soil Erosion and Sediment Control BMPs been installed in accordance with the plans and/or specifications? |
| ☐ | ☐ | ☐ | Are SESC measures operating effectively? |
| ☐ | ☐ | ☐ | Have all SESC control repairs and sediment removal been performed? |
| ☐ | ☐ | ☐ | Are properties and waterways downstream from development adequately protected from erosion and sediment deposition |
| ☐ | ☐ | ☐ | Are soil and mud kept off public roadways at intersections with site access roads? |
| ☐ | ☐ | ☐ | Have all exposed areas requiring temporary or permanent stabilization been stabilized? |
| ☐ | ☐ | ☐ | Are soil stock piles adequately stabilized with seeding and/or sediment trapping measures? |
| ☐ | ☐ | ☐ | Is there evidence of scouring velocities in runoff from construction areas? |
| ☐ | ☐ | ☐ | Are sediment basins installed and operating where needed? |
| ☐ | ☐ | ☐ | Are finished cut and fill slopes adequately stabilized? |
| ☐ | ☐ | ☐ | Are on-site channels, inlets and outlets adequately stabilized? |
| ☐ | ☐ | ☐ | Do all operational storm sewer inlets have adequate inlet protection? |
| ☐ | ☐ | ☐ | Are storm water conveyance channels adequately stabilized with channel lining and/or outlet protection? |
| ☐ | ☐ | ☐ | Are utility trenches stabilized properly? |
| ☐ | ☐ | ☐ | Is there evidence of siltation, or sediment transport in receiving waterways? |
| ☐ | ☐ | ☐ | Have all temporary control structures that are no longer needed been removed? |

Report Date _____

Sheet ____ of ____

Comments: _____

Verbal/Written notification given to:

Name	Organization	Email Address	Sent

Report by: _____ Date: _____

SECTION 17

PUBLIC WATER OR SEWERAGE CAPACITY LETTERS

This section is not applicable

SECTION 18

EVIDENCE OF FINANCIAL CAPACITY

This project will be funded through contributions to Riding to the Top. Cost estimates for the improvements is included in this section. It should be noted that these were produced for budgetary purposes, are preliminary, and include significant estimating contingencies. Final cost estimates will be produced prior to the start of construction and are anticipated to be lower than those presented in this section.

Redacted bank statements showing current RTT holdings are also included in this section. Also included is a Certificate of Good Standing from the State of Maine.

Preliminary Engineer's Opinion of Probable Construction Cost Riding to the Top Master Plan Windham, Maine

0% Inflation to 2026

1.000 Escalation Factor

A	General Conditions					
	Mobilization and Insurances (5.2% of Construction Cost)					\$35,517.96
	Bonds and Insurances (0.8% of Construction Cost)					\$5,464.31
	TOTAL					\$40,982.27
1	Site Preparation	QUANTITY	UNIT	UNIT PRICE	ESCALATED UNIT PRICE	TOTAL COST
	Site Preparation	2.86	AC	\$5,000.00	\$5,000.00	\$14,300.00
	Erosion Control	1	LS	\$8,000.00	\$8,000.00	\$8,000.00
	SUBTOTAL					\$22,300.00
2	Earthwork/ Site Improvements	QUANTITY	UNIT	UNIT PRICE	ESCALATED UNIT PRICE	TOTAL COST
	Mass Excavation and Grading (assumes 2ft over disturbed area)	9,228	CY	\$12.00	\$12.00	\$110,739.20
	Large Block Retaining Wall	930	SF	\$65.00	\$65.00	\$60,450.00
	Railing on Wall	160	LF	\$45.00	\$45.00	\$7,200.00
	SUBTOTAL					\$178,389.20
3	Drainage	QUANTITY	UNIT	UNIT PRICE	ESCALATED UNIT PRICE	TOTAL COST
	6" Perforated Underdrain in Stone Trench-Drip Strip	810	LF	\$50.00	\$50.00	\$40,500.00
	8" Diameter Storm Drain Pipe	220	LF	\$45.00	\$45.00	\$9,900.00
	12" Diameter Storm Drain Pipe	338	LF	\$60.00	\$60.00	\$20,280.00
	18" Storm Drain Pipe	500	LF	\$75.00	\$75.00	\$37,500.00
	2' Type F Catch Basin Structure	2	EACH	\$2,200.00	\$2,200.00	\$4,400.00
	4' Diameter Catch Basin Structure	2	EACH	\$3,000.00	\$3,000.00	\$6,000.00
	4' Diameter Drain Manhole	2	EACH	\$4,200.00	\$4,200.00	\$8,400.00
	Riprap Aprons D50 = 6"	2	EACH	\$600.00	\$600.00	\$1,200.00
	Bioretention Cells	2,851	SF	\$10.00	\$10.00	\$28,510.00
	SUBTOTAL					\$156,690.00
4	Utilities	QUANTITY	UNIT	UNIT PRICE	ESCALATED UNIT PRICE	TOTAL COST
	Trenching and Conduit for Electrical and Communications	1,200	LF	\$ 25.00	\$25.00	\$ 30,000.00
	Trenching and Conduit for Site Lighting	600	LF	\$ 20.00	\$20.00	\$ 12,000.00
	2" Domestic Water Service to new building	141	LF	\$ 55.00	\$55.00	\$ 7,755.00
	1.5" Water Services	1460	LF	\$ 50.00	\$50.00	\$ 73,000.00
	1" Domestic Water Services	110	LF	\$ 40.00	\$40.00	\$ 4,400.00
	4" SDR35 PVC Sewer Service	384	LF	\$ 45.00	\$45.00	\$ 17,280.00
	Sewer Manholes	1	EACH	\$ 3,500.00	\$3,500.00	\$ 3,500.00
	Residential Pump Station	1	EACH	\$ 10,000.00	\$10,000.00	\$ 10,000.00
	1.5" Sewer Force Main	340	LF	\$ 50.00	\$50.00	\$ 17,000.00
	1,500 Gallon Septic Tank	1	EACH	\$ 4,200.00	\$4,200.00	\$ 4,200.00
	750 Gallon Septic Tank	2	EACH	\$ 3,600.00	\$3,600.00	\$ 7,200.00
	Leach Field	1500	SF	\$ 18.00	\$18.00	\$ 27,000.00
	SUBTOTAL					\$213,335.00

5	Curbing Paving and Surfaces	QUANTITY	UNIT	UNIT PRICE	ESCALATED UNIT PRICE	TOTAL COST
	Curbing and Concrete					
	Gravel Pad for Propane Tanks (tanks by supplier)	1	EACH	\$5,000.00	\$5,000.00	\$5,000.00
	Fencing around propane tanks	96	LF	\$45.00	\$45.00	\$4,320.00
	Guradrail at Propane Tanks	40	LF	\$50.00	\$50.00	\$2,000.00
	Dumpster Pad	1	EACH	\$6,000.00	\$6,000.00	\$6,000.00
	Light Duty Pavement Areas					
	Bituminous Surface Pavement (MDOT 9.5 mm)	25	TON	\$110.00	\$110.00	\$2,750.00
	Bituminous Binder Pavement (MDOT 19 mm)	45	TON	\$100.00	\$100.00	\$4,500.00
	Base Gravel (MDOT Type A)	59	CY	\$42.00	\$42.00	\$2,488.89
	Subbase Gravel (MDOT Type D)	178	CY	\$36.00	\$36.00	\$6,400.00
	Gravel Pavement Areas					
	Surface Gravel	774	CY	\$36.00	\$36.00	\$27,848.89
	Subbase Gravel (MDOT Type a)	1,160	CY	\$42.00	\$42.00	\$48,735.56
	Loam and seed/restoration					
	Re-spread 6" Screened Loam	400	CY	\$10.00	\$10.00	\$4,000.00
	Seeding	20	1,000SF	\$30.00	\$30.00	\$600.00
	Mulch	20	1,000SF	\$15.00	\$15.00	\$300.00
	SUBTOTAL					\$97,623.33
6	Miscellaneous Site Furnishings	QUANTITY	UNIT	UNIT PRICE	ESCALATED UNIT PRICE	TOTAL COST
	Pavement Striping	1	EACH	\$ 1,500.00	\$1,500.00	\$1,500.00
	Signs	4	EACH	\$ 300.00	\$300.00	\$1,200.00
	Landscaping (Allowance)	1	EACH	\$12,000.00	\$12,000.00	\$12,000.00
	SUBTOTAL					\$14,700.00

SUBTOTAL BASE PROJECT EXCLUDING GENERAL CONDITIONS	\$ 683,037.53
TOTAL BASE PROJECT INCLUDING GENERAL CONDITIONS	\$ 724,019.80
CONTINGENCY (10%)	\$ 72,401.98
TOTAL OPINION OF COST	\$ 796,421.78

References:

Permitting Site Plan

2. Unit Prices for this Engineer's Opinion of Cost are based on other similar projects completed by ARC staff.

Notes:

In providing this Engineer's Opinion of Probable Construction Costs, the Client understands that ARC has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing , and that the Engineer's Opinion of Probable Construction Costs are made on the basis of ARC's professional judgment and experience. ARC makes no warranty, express or implied, that the bids or the negotiated cost of the work will not vary from the Engineer's Opinion of Probable Construction Costs.

1. The pavement quantities are based on the following pavement section buildup and areas:

	Heavy Duty	Light Duty	Sidewalk/Hard Play	Concrete Sidewalk	Gravel Pavement
	<u>Thickness (In)</u>	<u>Thickness (In)</u>	<u>Thickness (In)</u>	<u>Thickness (In)</u>	<u>Thickness (In)</u>
Bituminous Surface Pavement MDOT 9.5mm	1.5	1.25	2	5	0
Bituminous Binder Pavement MDOT 12.5mm	2.5	2.25	0	0	0
Base Gravel MDOT Type "A"	6	6	6	6	4
Subbase Gravel MDOT Type "D"	18	18	18	15	6
Area (sf)	0	3,200	0	0	62,660

6. This Opinion of Cost does not include costs associated with the following project elements:

- A. Hazardous waste disposal
- B. Building pad preparation, underslab piping and utilities, foundation excavation and backfill, drip strips
- C. Project Soft Costs
- D. Off-site improvements, utility fees or charges
- E. Buildings, including sheds or accessory structures
- F. Paddock fencing and gate re-location

RTT: Sizes of proposed new structures (enclosed)

1) Main Bldg additions	4058 s.f.
2) New Barn	4320 s.f. *
3) Outdoor Arena	0 (not enclosed)
4) Tiny House	480 s.f.
5) Ancillary (propane, water)	720 s.f. (unoccupied, to include?)

TOTAL 9578 S.F.

* Existing Barn 2160 s.f. to be demolished;

New Barn 6480 s.f. less Existing Barn 2160 s.f = 4320 net new footage

RTT: Projected Construction Costs of Structures

(to be updated at completion of Design Development Phase)

1) Main Bldg additions/renovations	\$1,223,150
2) New Barn	710,980
3) New Arena	550,600
4) Tiny House	125,000
5) Ancillary	40,000
TOTAL	\$2,649,730



MAINE

Department of the Secretary of State
Bureau of Corporations, Elections and Commissions

Corporate Name Search

Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: Mon Feb 09 2026 07:19:10. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
RIDING TO THE TOP THERAPEUTIC RIDING CENTER	19940013ND	NON-PROFIT CORPORATION (UNDER TITLE 13-B)	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
07/14/1993	N/A	MAINE

Other Names (A=Assumed ; F=Former)

RIDING TO THE TOP	F
-------------------	---

Principal Home Office Address

Physical

RIDING TO THE TOP THERAPEUTIC
RIDING CENTER
14 LILAC DR.
WINDHAM, ME 04062

Mailing

RIDING TO THE TOP
THERAPEUTIC RIDING CENTER
14 LILAC DR.
WINDHAM, ME 04062

Clerk/Registered Agent

Physical

SARAH E. BRONSON
14 LILAC DR.
WINDHAM, ME 04062

Mailing

SARAH E. BRONSON
14 LILAC DR.
WINDHAM, ME 04062

New Search

Click on a link to obtain additional information.

List of Filings

[View list of filings](#)

Obtain additional information:



PO Box 347
Norway, ME 04268

ADDRESS SERVICE REQUESTED

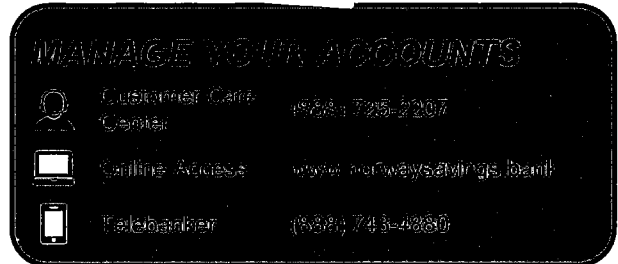
RIDING TO THE TOP
THERAPEUTIC RIDING CENTER
14 LILAC DR
WINDHAM ME 04062-4063

Statement Ending 05/29/2026

RIDING TO THE TOP

Page 1 of 6

Account Number:



2026 Marks NSB's 160th Anniversary!



From an initial \$5 deposit in 1866 to the growth and advancements of today, our customers and communities have supported us every step of the way.

NSB is grateful for your loyalty, and we look forward to sharing in success with you for generations to come!

Summary of Accounts

Account Type	Account Number	Ending Balance
inBUSINESS CHOICE CHECKING	XXXXXX7924	\$43,231.94
BASIC STATEMENT SAVINGS	XXXXXX5241	\$206,065.42
Total Current Value		\$249,297.36

inBUSINESS CHOICE CHECKING - XXXXXX7924

Account Summary

Date	Description	Amount
05/01/2026	Beginning Balance	\$53,391.41
	30 Credit(s) This Period	\$115,488.50
	38 Debit(s) This Period	\$125,647.97
05/29/2026	Ending Balance	\$43,231.94

Deposits

Date	Description	Amount
05/06/2026	REMOTE DEPOSIT	\$762.95
05/06/2026	REMOTE DEPOSIT	\$784.89



Good Morning, TO RIDING

6 MONTH 7339ⁱ

Last Updated: May 4, 2026 10:16 AM

\$127,483.55

Current Balance

Transactions Details & Settings

 Search transactions

Date	Description	Amount	
APR 30 2026	Auto Interest	+ \$355.26 \$127,483.55	⋮
MAR 31 2026	Auto Interest	+ \$366.05 \$127,128.29	⋮
FEB 28 2026	Auto Interest	+ \$329.76 \$126,762.24	⋮
JAN 31 2026	Auto Interest	+ \$369.38 \$126,432.48	⋮
DEC 31 2025	Auto Interest	+ \$368.30 \$126,063.10	⋮
NOV 30 2025	Auto Interest	+ \$355.41 \$125,694.80	⋮



E STATEMENT OF ACCOUNT

RIDING TO THE TOP
14 LILAC DR
WINDHAM ME 04062-4063

Page: 1 of 2
Statement Period: May 01 2026-May 31 2026
Cust Ref #:
Primary Account #:

TD Business Convenience Plus

RIDING TO THE TOP

Account # 02-9186196

ACCOUNT SUMMARY

Beginning Balance	23,080.54	Average Collected Balance	23,145.33
Electronic Deposits	97.50	Interest Earned This Period	0.00
		Interest Paid Year-to-Date	0.00
Ending Balance	23,178.04	Annual Percentage Yield Earned	0.00%
		Days in Period	31

	Total for this cycle	Total Year to Date
Grace Period OD/NSF Refund	\$0.00	\$0.00

If you would like written communication in an alternative accessible format, please contact us at 1-866-610-8501 Ext 2030 or dial 711 for TTY, Mon-Fri 9-6 EST. We offer Large Print, Accessible PDF, Braille (uncontracted or contracted) or Audio CD.

DAILY ACCOUNT ACTIVITY

Electronic Deposits

POSTING DATE	DESCRIPTION	AMOUNT
05/05	CCD DEPOSIT, CYBERGRANTS-CAFA CYBERGRANT ACH_11935259	58.50
05/21	CCD DEPOSIT, CYBERGRANTS-CAFA CYBERGRANT ACH_12025859	39.00
	Subtotal:	97.50

DAILY BALANCE SUMMARY

DATE	BALANCE	DATE	BALANCE
04/30	23,080.54	05/21	23,178.04
05/05	23,139.04		

Call 1-888-751-9000 for 24-hour Bank-by-Phone services or connect to www.tdbank.com

Bank Deposits FDIC Insured | TD Bank, N.A. | Equal Housing Lender



Advisory Services offered through Steward Partners Investment Advisory,
LLCA Registered Investment Advisor. Securities offered through Steward
Partners Investment Solutions, LLC Member FINRA/SIPC

April 30 to May 29, 2026

Freedom Passive Conservat

GOODNYLUND WEALTH MANAGEMENT
STEWARD PARTNERS INV SOL LLC
16 Middle St Ste 501B
Portland, ME 04101-5166 | (207) 517-7756
ralph.good@stewardpartners.com



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THERAPEUTIC RIDING CENTER
14 LILAC DR
WINDHAM ME 04062-4063140

Raymond James Client Services
800-647-SERV (7378)
Monday - Friday 8 a.m. to 9 p.m. ET

Online Account Access
raymondjames.com/clientaccess

Riding to the Top - Freedom Account Summary - #481CU484

		This Statement	Year to Date
Value This Statement			
\$524,125.41			
Beginning Balance		\$514,508.18	\$302,890.47
Deposits		\$0.00	\$200,000.00
Income		\$929.07	\$4,169.51
Withdrawals		\$0.00	\$0.00
Expenses		\$0.00	\$(1,177.74)
Change in Value		\$8,688.16	\$18,243.17
Ending Balance		\$524,125.41	\$524,125.41
Last Statement			
\$514,508.18			
Prior Year-End			
\$302,890.47			
Time-Weighted Performance*			
YTD		4.73%	
2025		1.40%	

Performance Inception: 10/07/2025

Your Portfolio

For more information,
visit raymondjames.com/clientaccess

	Quantity	Price	Value	Gain or (Loss) ^o	Estimated Annual Income
Cash & Cash Alternatives					
Raymond James Bank			\$13,183.12		\$1.31
Deposit Program #					
0.01% - Selected Sweep					
Option					
Raymond James Bank			\$11,596.85		





Advisory Services offered through Steward Partners Investment Advisory,
LLC A Registered Investment Advisor. Securities offered through Steward
Partners Investment Solutions, LLC Member FINRA/SIPC

April 30 to May 29, 2026

GOODNYLUND WEALTH MANAGEMENT
STEWARD PARTNERS INV SOL LLC
16 Middle St Ste 501B
Portland, ME 04101-5166 | (207) 517-7756
ralph.good@stewardpartners.com



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THERAPEUTIC RIDING CENTER
14 LILAC DR
WINDHAM ME 04062-4063140

Raymond James Client Services
800-647-SERV (7378)
Monday - Friday 8 a.m. to 9 p.m. ET

Online Account Access
raymondjames.com/clientaccess

Riding to the Top Account Summary - #256H6284

		This Statement	Year to Date
Value This Statement			
\$809,786.30			
Beginning Balance		\$807,601.63	\$998,532.52
Deposits		\$0.00	\$0.00
Income		\$1,830.43	\$10,783.03
Withdrawals		\$0.00	\$(200,000.00)
Expenses		\$0.00	\$0.00
Change in Value		\$354.24	\$470.75
Ending Balance		\$809,786.30	\$809,786.30
Dollar-Weighted Performance*			
YTD	1.68%		
2025	4.81%		

Performance Inception: 02/12/2019





Maine
Community Foundation

RTTT-Riding to the Top

RTTT

Statement of Activity Period: 01/01/2026 to 03/31/2026

Fund Established:
02/02/2004

Fund Type:
Agency

Fund Restriction:
Board Designated Restricted

Fund Activity	1st Quarter	Calendar YTD
Beginning Asset Balance	\$28,392.85	\$28,392.85
Contributions (Fund Additions)	\$0.00	\$0.00
Transfers into Fund	\$0.00	\$0.00
Other Revenues and Refunds	\$0.00	\$0.00
Total Receipts	\$0.00	\$0.00
Interest and Dividends	\$56.97	\$56.97
Realized Gains (Losses)	\$268.82	\$268.82
Unrealized Gains (Losses)	(\$903.75)	(\$903.75)
Investment Manager Fees	(\$34.51)	(\$34.51)
Total Investment Activity	(\$612.47)	(\$612.47)
Distributions Paid	\$0.00	\$0.00
Transfers out of Fund	\$0.00	\$0.00
Other Expenses	\$0.00	\$0.00
MaineCF Administrative Fees	(\$60.00)	(\$60.00)
Total Disbursements	(\$60.00)	(\$60.00)
Ending Asset Balance on 03/31/2026:	\$27,720.38	\$27,720.38

Ending Asset Balance Details	
Available for Distribution	\$0.00
Historic Gift Value	\$7,002.00
Accumulated Earnings	\$20,718.38
Commitments <i>(amounts to be paid in the future)</i>	\$0.00
Ending Asset Balance on 03/31/2026	\$27,720.38



RTTT-Riding to the Top John Locke Scholarship Fund

RTT2

Statement of Activity Period: 01/01/2026 to 03/31/2026

Fund Established:
02/20/2025

Fund Type:
Agency

Fund Restriction:
Donor Designated Restricted

Fund Activity	1st Quarter	Calendar YTD
Beginning Asset Balance	\$192,424.26	\$192,424.26
Contributions (Fund Additions)	\$0.00	\$0.00
Transfers into Fund	\$0.00	\$0.00
Other Revenues and Refunds	\$0.00	\$0.00
Total Receipts	\$0.00	\$0.00
Interest and Dividends	\$382.81	\$382.81
Realized Gains (Losses)	\$1,806.47	\$1,806.47
Unrealized Gains (Losses)	(\$6,073.15)	(\$6,073.15)
Investment Manager Fees	(\$231.88)	(\$231.88)
Total Investment Activity	(\$4,115.75)	(\$4,115.75)
Distributions Paid	(\$5,220.00)	(\$5,220.00)
Transfers out of Fund	\$0.00	\$0.00
Other Expenses	\$0.00	\$0.00
MaineCF Administrative Fees	(\$409.00)	(\$409.00)
Total Disbursements	(\$5,629.00)	(\$5,629.00)
Ending Asset Balance on 03/31/2026:	\$182,679.51	\$182,679.51

Ending Asset Balance Details	
Available for Distribution	\$0.00
Historic Gift Value	\$175,000.00
Accumulated Earnings	\$7,679.51
Commitments (amounts to be paid in the future)	\$0.00
Ending Asset Balance on 03/31/2026	\$182,679.51



RTTT-Board Designated Memorial Gifts Fund

RTT1

Statement of Activity Period: 01/01/2026 to 03/31/2026

Fund Established:
11/22/2005

Fund Type:
Agency

Fund Restriction:
Board Designated Restricted

Fund Activity	1st Quarter	Calendar YTD
Beginning Asset Balance	\$18,136.50	\$18,136.50
Contributions (Fund Additions)	\$0.00	\$0.00
Transfers into Fund	\$0.00	\$0.00
Other Revenues and Refunds	\$0.00	\$0.00
Total Receipts	\$0.00	\$0.00
Interest and Dividends	\$36.39	\$36.39
Realized Gains (Losses)	\$171.71	\$171.71
Unrealized Gains (Losses)	(\$577.28)	(\$577.28)
Investment Manager Fees	(\$22.04)	(\$22.04)
Total Investment Activity	(\$391.22)	(\$391.22)
Distributions Paid	\$0.00	\$0.00
Transfers out of Fund	\$0.00	\$0.00
Other Expenses	\$0.00	\$0.00
MaineCF Administrative Fees	(\$39.00)	(\$39.00)
Total Disbursements	(\$39.00)	(\$39.00)
Ending Asset Balance on 03/31/2026:	\$17,706.28	\$17,706.28

Ending Asset Balance Details	
Available for Distribution	\$0.00
Historic Gift Value	\$5,049.50
Accumulated Earnings	\$12,656.78
Commitments (amounts to be paid in the future)	\$0.00
Ending Asset Balance on 03/31/2026	\$17,706.28

SECTION 19

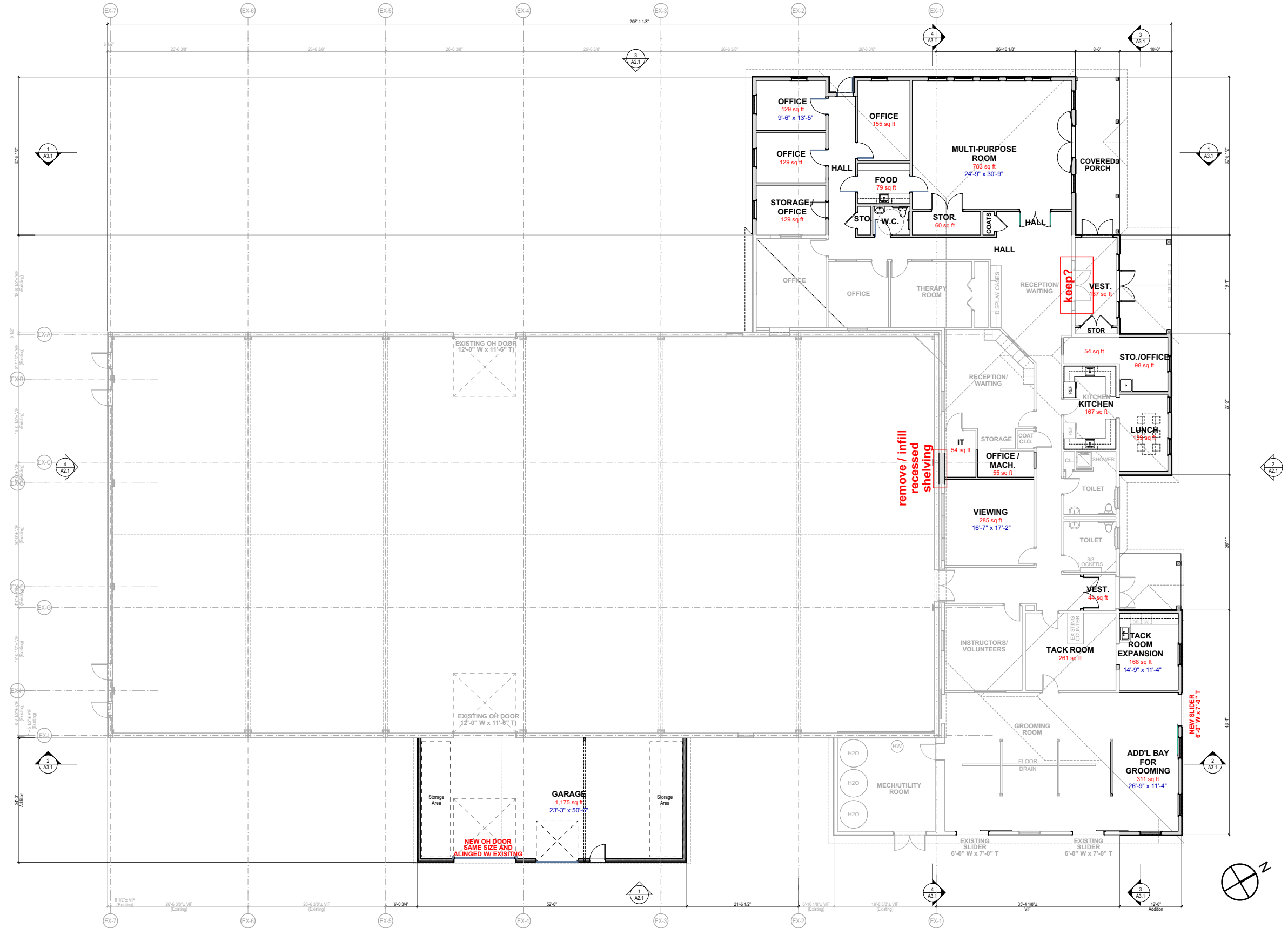
BUILDING PLANS

Building floor plans and elevations are included in this section.

KEY:

NEW ADDITION

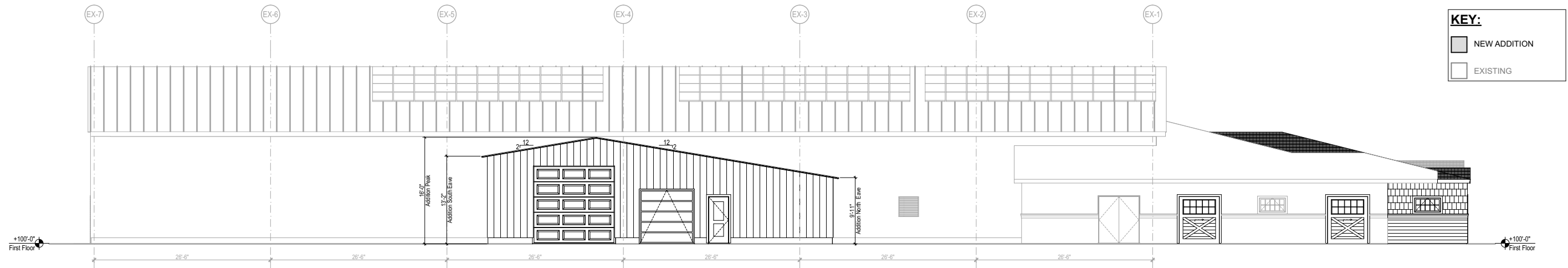
EXISTING



Main Building Floor Plan

SCALE: 1" = 20'

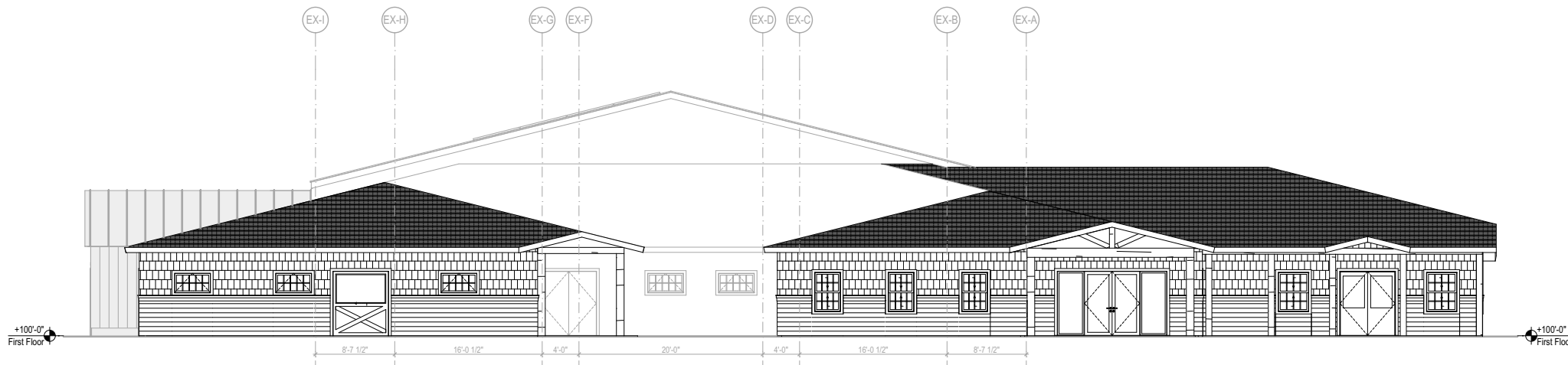
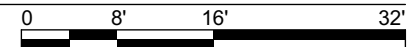




1
M-A2

Main Building Southeast Exterior Elevation

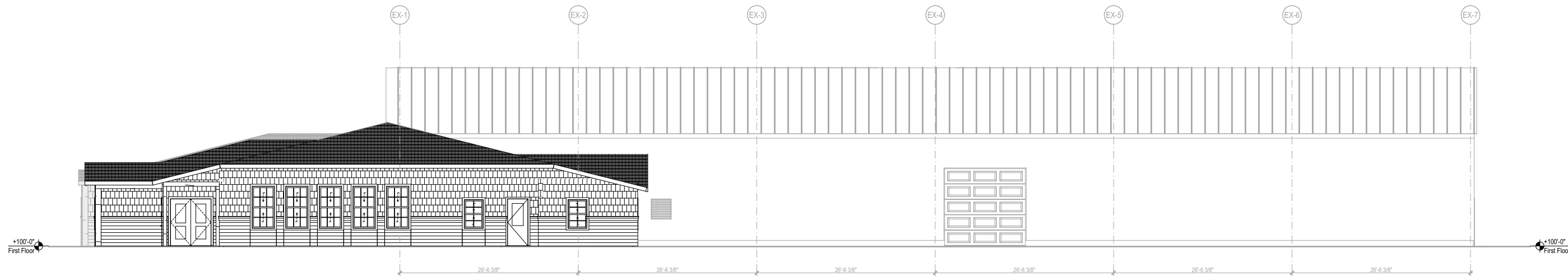
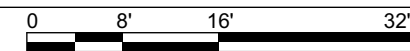
SCALE: 1/16" = 1'-0"



2
M-A2

Main Building Northeast Exterior Elevation

SCALE: 1/16" = 1'-0"

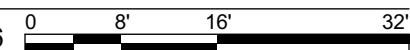


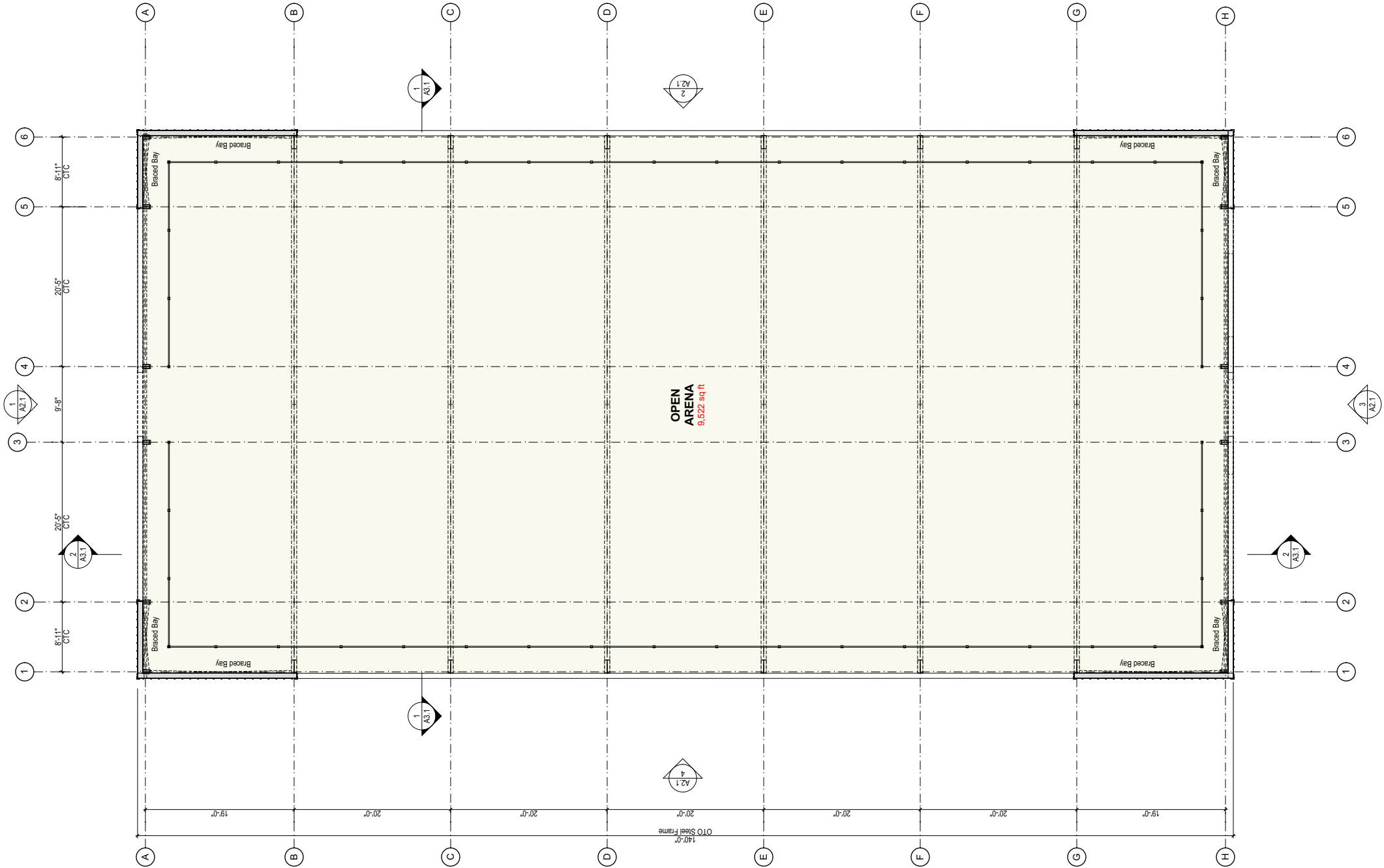
3
M-A2

Main Building Northwest Exterior Elevation

SCALE: 1/16" = 1'-0"

June 10, 2026



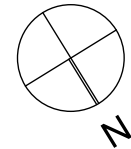


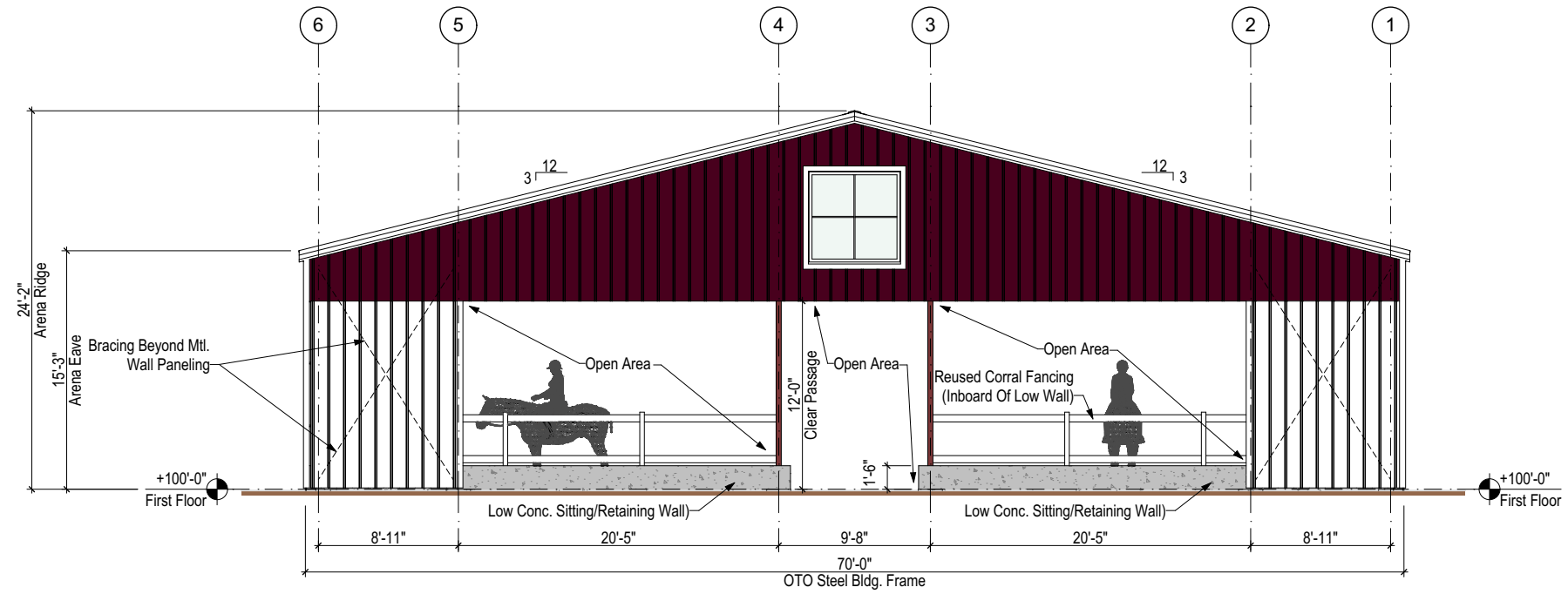
1
A-A1

Arena Floor Plan

SCALE: 1/16" = 1'-0"

June 10, 2026, spr 0 8' 16' 32'

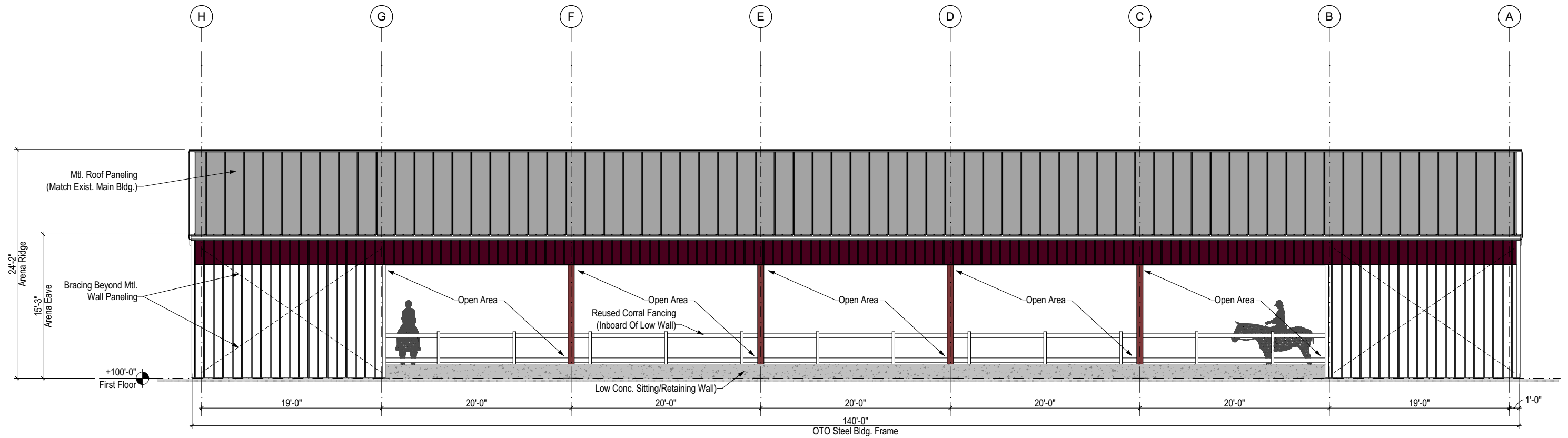
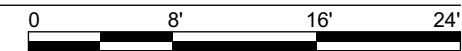




1
A-A2

Arena Southeast Exterior Elevation

SCALE: 3/32" = 1'-0"



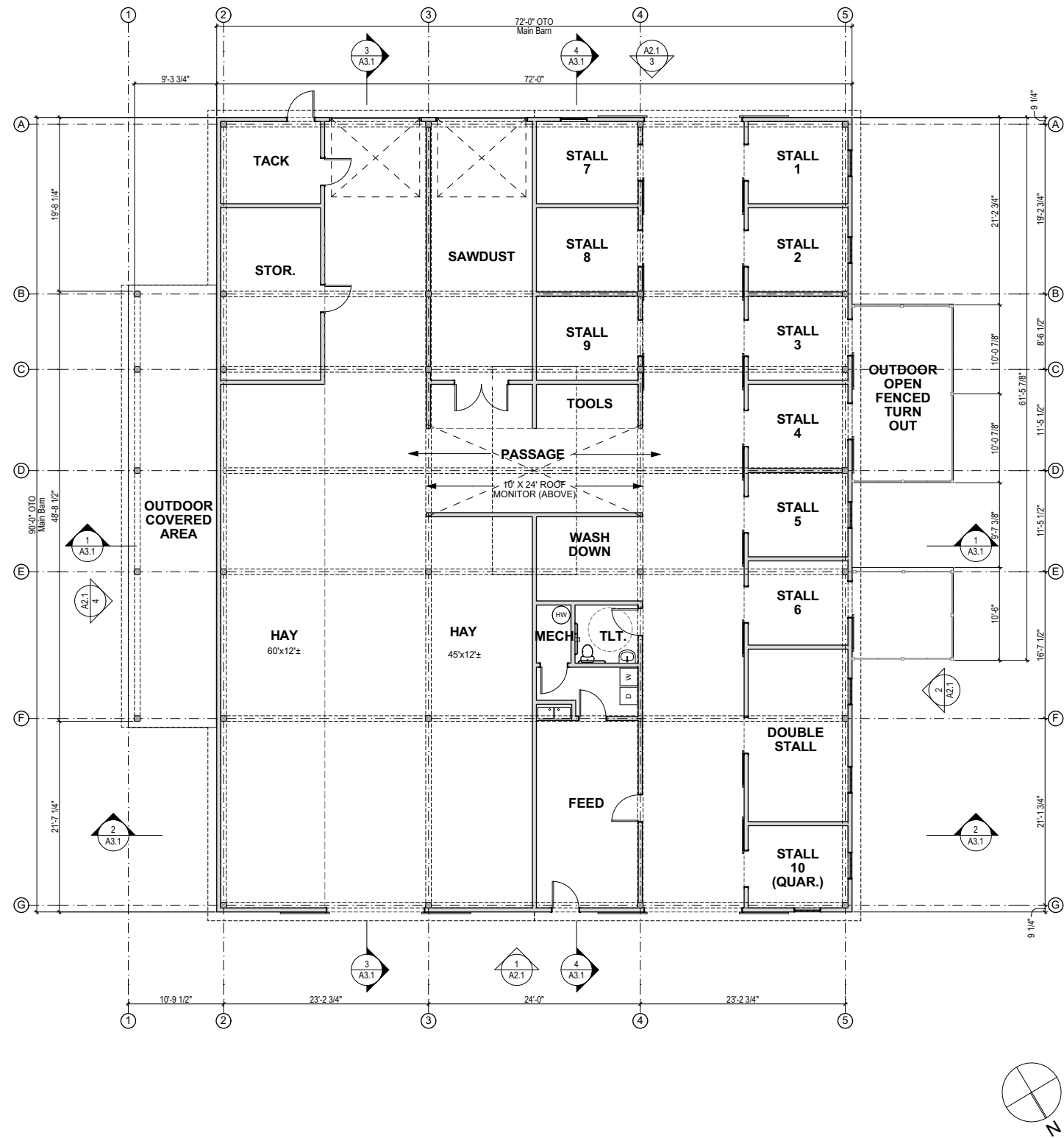
2
A-A2

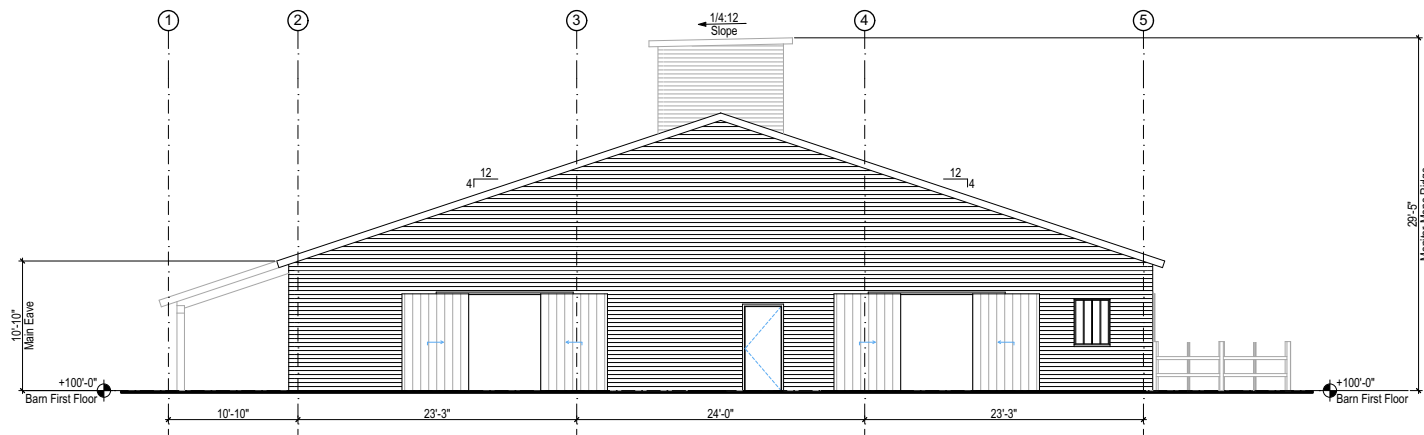
Arena Southwest Exterior Elevation

SCALE: 3/32" = 1'-0"

June 10, 2026, spr



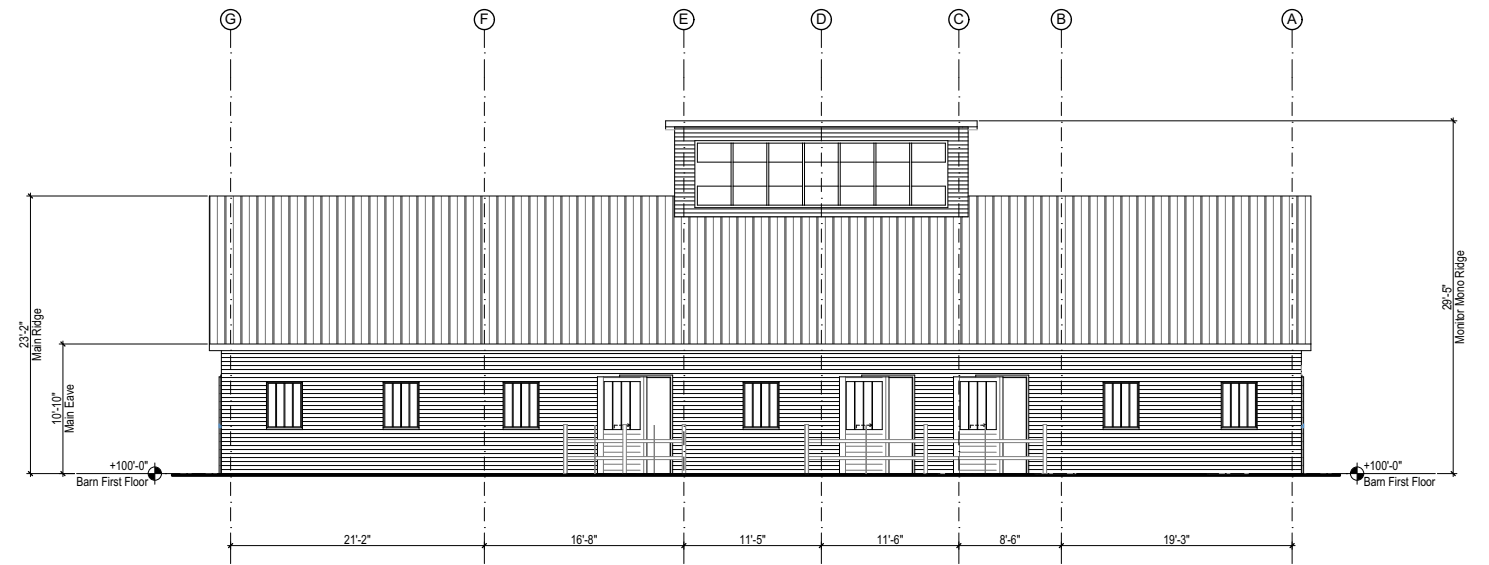
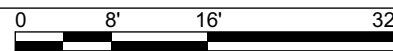




1
BA-2

Barn Northeast Exterior Elevation

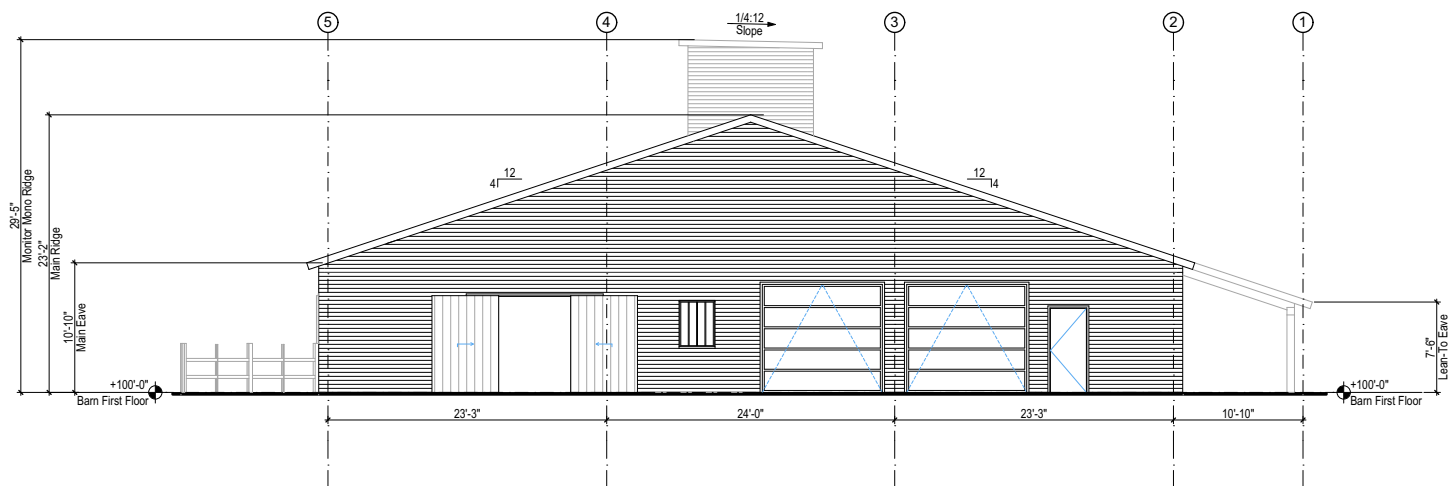
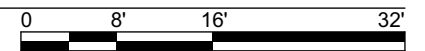
SCALE: 1/16" = 1'-0"



2
BA-2

Barn Northwest Exterior Elevation

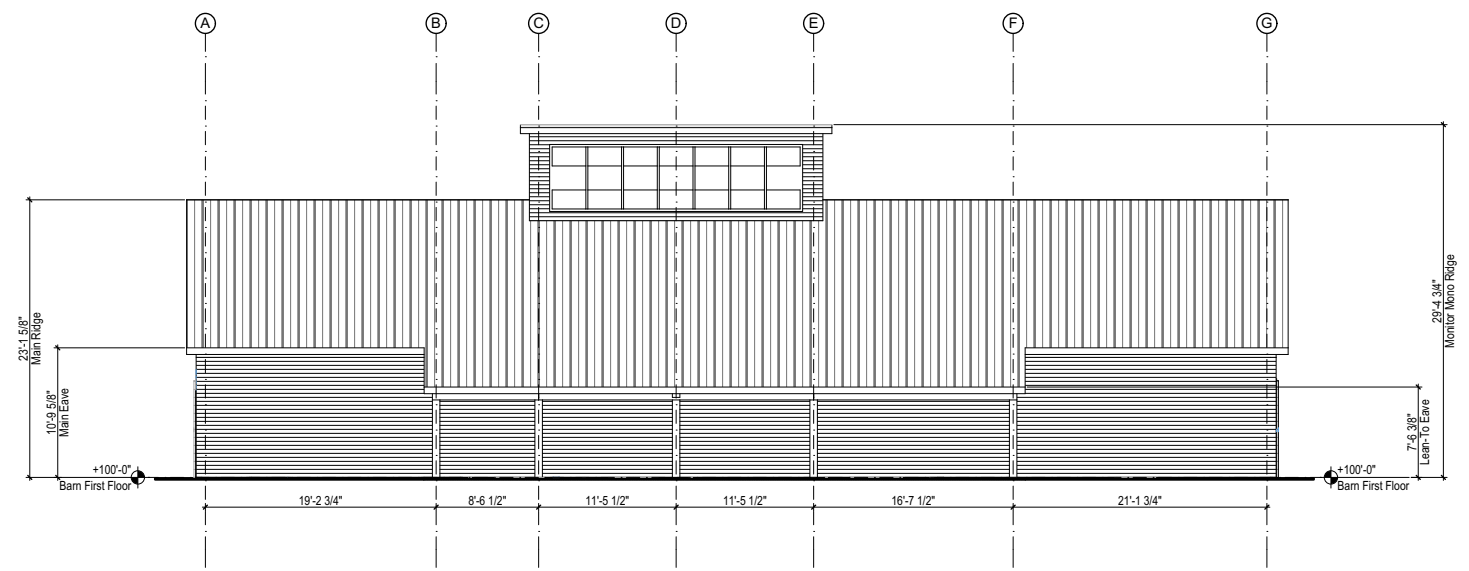
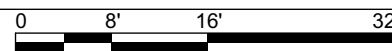
SCALE: 1/16" = 1'-0"



3
BA-2

Barn Southwest Exterior Elevation

SCALE: 1/16" = 1'-0"



4
BA-2

Barn Southeast Exterior Elevation

SCALE: 1/16" = 1'-0"

