AMENDED MAJOR SUBDIVISION

CANADA HILL SUBDIVISION

WINDHAM, MAINE

PREPARED BY:

CIVIL ENGINEER/SURVEYOR:
TERRADYN CONSULTANTS, LLC
41 CAMPUS DR. SUITE 101
NEW GLOUCESTER, MAINE 04260
(207) 926-5111

HIGH INTENSITY SOIL SURVEY:
RESULTS FROM PLAN TITLED: "CLASS "A" HIGH INTENSITY SOIL SURVEY, CANADA HILL SUBDIVISION"
BY SEBAGO TECHNICS, SOUTH PORTLAND, MAINE

WETLANDS DELINEATION:
SURVEY BY SEBAGO TECHNICS

APPLICANT:

BLESSED BY FOUR, LLC.
P.O. BOX 897
WESTBROOK, MAINE 04098

OWNER:

CHASE CUSTOM HOLMES & FINANCE
P.O. BOX 897
WESTBROOK, MAINE 04098

PROJECT PARCEL SITE

TOWN OF WINDHAM TAX ASSESSOR'S MAP & LOT NUMBERS

MAP	LOTS
4	9, 9-14

LOCATION MAP
SCALE: 1" = 200'

ZONING:

TOWN OF WINDHAM - FARM ZONE

SHEET INDEX

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	LOCUS PROPERTY LINE	
	PROPERTY LINE	
	INTERIOR PROPERTY LINE	
	BUFFER LINE	
	SETBACK LINE	
	EASEMENT LINE	
	CENTER LINE	
	ZONE LINE	
	MONUMENT	
	IRON ROD	
	STREET / SITE SIGN	
	BUILDING	
	BUILDING OVERHANG	
	BITUMINOUS PAVEMENT	
	CURBING	
	GRAVEL	
	CHAIN LINK FENCE	
	STOCKADE FENCE	
	STONE WALL	
	METAL GUARD RAIL	
	WOOD GUARD RAIL	
	TREE LINE	
	WETLAND AREA	
	ROCK OUTCROP	
TP-A	TEST PIT	TP-A
MW-8	MONITORING WELL	MW-8
B-9	BORING	B-9
W	WELL	W
124	MINOR CONTOUR LINE	124
130	MAJOR CONTOUR LINE	130
+ 30.20	SPOT GRADE	30.20
SD	STORM DRAIN	SD
UD	UNDER DRAIN	UD
OHU	OVERHEAD UTILITY	OHU
	OVERHEAD ELECTRIC	OHE
UGU	UNDERGROUND UTILITY	UGU
UGE	UNDERGROUND ELECT.	UGE
UGT	UNDERGROUND TEL.	UGT
T	TRANSFORMER	T
	UTILITY POLE	
	GUY WIRE	
	SILT FENCE	SF
	FILTER BARRIER	FB
	MULCH BERM	MB
	SILT BARRIER	SB
	RIPRAP	
	EASEMENT	
	LIMITED DISTURBANCE BUFFER	

STATE OF MAINE — JEFFREY D. JAMES — 10167 — LICENSED PROFESSIONAL ENGINEER

DATE: 10/10/2024
P.E.: 10167

NO.	DATE	REVISIONS	APP'D BY
1	10/10/2024	AMENDED MAJOR SUBDIVISION - FINAL PLAN SUBMISSION	

565 CONGRESS STREET
SUITE 201
PORTLAND, ME 04102

41 CAMPUS DRIVE
SUITE 301
NEW GLOUCESTER, ME 04260

OFFICE: (207) 926-5111 FAX: (207) 221-1317
www.terradynconsultants.com

TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting

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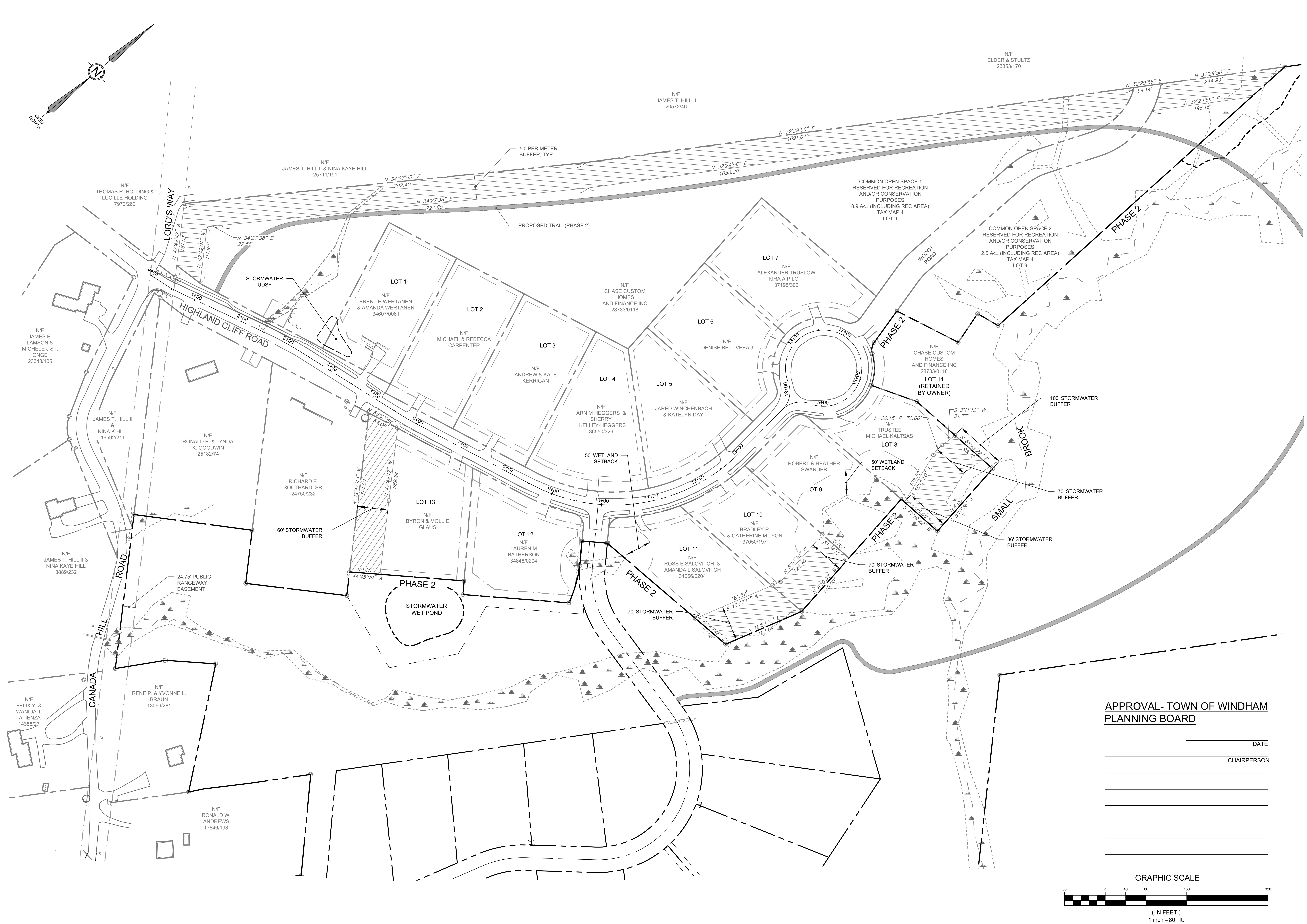
PROJECT:
AMENDED MAJOR SUBDIVISION
CANADA HILL SUBDIVISION

SHEET TITLE:
COVER SHEET & LOCATION MAP

CLIENT:
BLESSED BY FOUR, LLC
P.O. BOX 897
WESTBROOK, MAINE 04098

DATE:	10/10/2024
SCALE:	AS NOTED
DESIGNED:	
JOB NO:	2065
FILE:	2065 C
SHEET	C-0.0


GRID NORTH
N
N/F
ELDER & STULTZ
23353/170
N/F
JAMES T. HILL II
20572/46
N/F
JAMES T. HILL II & NINA KAYE HILL
25711/191
N/F
THOMAS R. HOLDING &
LUCILLE HOLDING
7972/262
50' PERIMETER BUFFER, TYP.
PROPOSED TRAIL (PHASE 2)
N 34°27'53" E
792.40'
N 34°27'38" E
724.85'
N 32°29'56" E
1091.04'
N 32°29'56" E
1053.28'
N 32°29'56" E
54.14'
N 32°29'56" E
244.93'
N 32°29'56" E
196.16'
N 34°27'38" E
27.56'
N 42°49'42" W
151.93'
N 42°49'01" W
111.90'
LORD'S WAY
HIGHLAND CLIFF ROAD
STORMWATER UDSF
COMMON OPEN SPACE 1
RESERVED FOR RECREATION
AND/OR CONSERVATION
PURPOSES
8.9 Ac± (INCLUDING REC AREA)
TAX MAP 4
LOT 9
COMMON OPEN SPACE 2
RESERVED FOR RECREATION
AND/OR CONSERVATION
PURPOSES
2.5 Ac± (INCLUDING REC AREA)
TAX MAP 4
LOT 9
WOODS ROAD
PHASE 2
LOT 1
N/F
BRENT P WERTANEN
& AMANDA WERTANEN
34607/0061
LOT 2
N/F
MICHAEL & REBECCA
CARPENTER
LOT 3
N/F
ANDREW & KATE
KERRIGAN
N/F
CHASE CUSTOM
HOMES
AND FINANCE INC
28733/0118
LOT 4
N/F
ARN M HEGGERS &
SHERRY
LKELLEY-HEGGERS
36550/326
LOT 5
N/F
JARED WINCHENBACH
& KATELYN DAY
LOT 6
N/F
DENISE BELLIVEEAU
LOT 7
N/F
ALEXANDER TRUSLOW
KIRA A PILOT
37195/302
N/F
CHASE CUSTOM
HOMES
AND FINANCE INC
28733/0118
LOT 14
(RETAINED
BY OWNER)
100' STORMWATER BUFFER
S 3°11'12" W
31.77'
L=26.15' R=70.00'
N/F
TRUSTEE
MICHAEL KALTSAS
LOT 8
N/F
ROBERT & HEATHER
SWANDER
LOT 9
50' WETLAND SETBACK
70' STORMWATER BUFFER
SMALL BROOK
86' STORMWATER BUFFER
LOT 10
N/F
BRADLEY R
& CATHERINE M LYON
37050/197
LOT 11
N/F
ROSS E SALOVITCH &
AMANDA L SALOVITCH
34066/0204
70' STORMWATER BUFFER
70' STORMWATER BUFFER
181.82'
S 16°57'11" W
LOT 12
N/F
LAUREN M
BATHERSON
34848/0204
50' WETLAND SETBACK
LOT 13
N/F
BYRON & MOLLIE
GLAUS
60' STORMWATER BUFFER
N 68°03'49" E
64.06'
N 42°42'43" W
314.60'
N 42°49'17" W
289.24'
60.05'
S 44°45'09" W
PHASE 2
STORMWATER WET POND
N/F
RICHARD E.
SOUTHARD, SR.
24750/232
N/F
RONALD E. & LYNDA
K. GOODWIN
25182/74
N/F
JAMES T. HILL II
&
NINA K HILL
16592/211
N/F
JAMES E.
LAMSON &
MICHELE J ST.
ONGE
23348/105
N/F
JAMES T. HILL II &
NINA KAYE HILL
3889/232
24.75' PUBLIC RANGEWAY EASEMENT
CANADA HILL ROAD
N/F
RENE P. & YVONNE L.
BRAUN
13069/281
N/F
FELIX Y. &
WANIDA T.
ATIENZA
14358/27
N/F
RONALD W.
ANDREWS
17846/193
APPROVAL- TOWN OF WINDHAM PLANNING BOARD
DATE
CHAIRPERSON
GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch =80 ft.

STATE OF MAINE
JEFFREY D. AMOS
No. 10167
LICENSED
PROFESSIONAL ENGINEER

DATE: 10/10/2024
P.E.: 10167

NO.	DATE	REVISIONS	APP'D BY
1	10/10/2024	AMENDED MAJOR SUBDIVISION - FINAL PLAN SUBMISSION	

TERRADYN CONSULTANTS, LLC
41 CAMPUS DRIVE
SUITE 301
NEW GLOUCESTER, ME 04260
565 CONGRESS STREET
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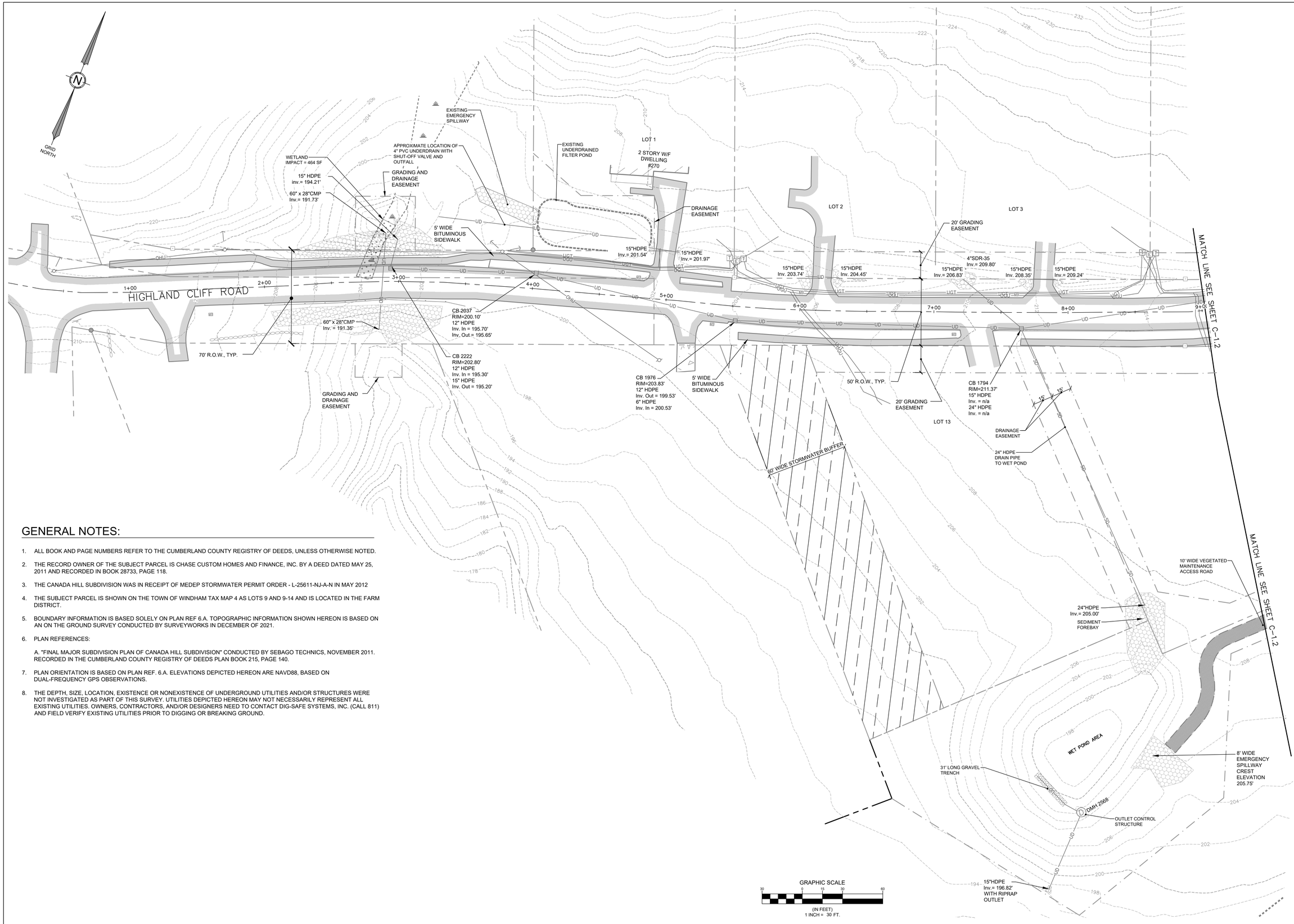
PROJECT:
AMENDED MAJOR SUBDIVISION
CANADA HILL SUBDIVISION

SHEET TITLE:
OVERALL PLAN

CLIENT:
BLESSED BY FOUR, LLC
P.O. BOX 897
WESTBROOK, MAINE 04098

DATE:	10/10/2024
SCALE:	1"= 80'
DESIGNED:	
JOB NO:	2065
FILE:	2065 G
SHEET	C-1.0



GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 INCH = 30 FT.

GENERAL NOTES:

1. ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS, UNLESS OTHERWISE NOTED.
2. THE RECORD OWNER OF THE SUBJECT PARCEL IS CHASE CUSTOM HOMES AND FINANCE, INC. BY A DEED DATED MAY 25, 2011 AND RECORDED IN BOOK 28733, PAGE 118.
3. THE CANADA HILL SUBDIVISION WAS IN RECEIPT OF MEDEP STORMWATER PERMIT ORDER - L-25611-NJ-A-N IN MAY 2012
4. THE SUBJECT PARCEL IS SHOWN ON THE TOWN OF WINDHAM TAX MAP 4 AS LOTS 9 AND 9-14 AND IS LOCATED IN THE FARM DISTRICT.
5. BOUNDARY INFORMATION IS BASED SOLELY ON PLAN REF 6.A. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN ON THE GROUND SURVEY CONDUCTED BY SURVEYWORKS IN DECEMBER OF 2021.
6. PLAN REFERENCES:

   A. "FINAL MAJOR SUBDIVISION PLAN OF CANADA HILL SUBDIVISION" CONDUCTED BY SEBAGO TECHNICS, NOVEMBER 2011. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 215, PAGE 140.
7. PLAN ORIENTATION IS BASED ON PLAN REF. 6.A. ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL-FREQUENCY GPS OBSERVATIONS.
8. THE DEPTH, SIZE, LOCATION, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES WERE NOT INVESTIGATED AS PART OF THIS SURVEY. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. OWNERS, CONTRACTORS, AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (CALL 811) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO DIGGING OR BREAKING GROUND.

STATE OF MAINE
JEFFREY S. MOSS
10167
LICENSED PROFESSIONAL ENGINEER

DATE: 10/10/2024
P.E.: 10167

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1	10/10/2024	AMENDED MAJOR SUBDIVISION - FINAL PLAN SUBMISSION	

555 CONGRESS STREET
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PROJECT:
AMENDED MAJOR SUBDIVISION
CANADA HILL SUBDIVISION

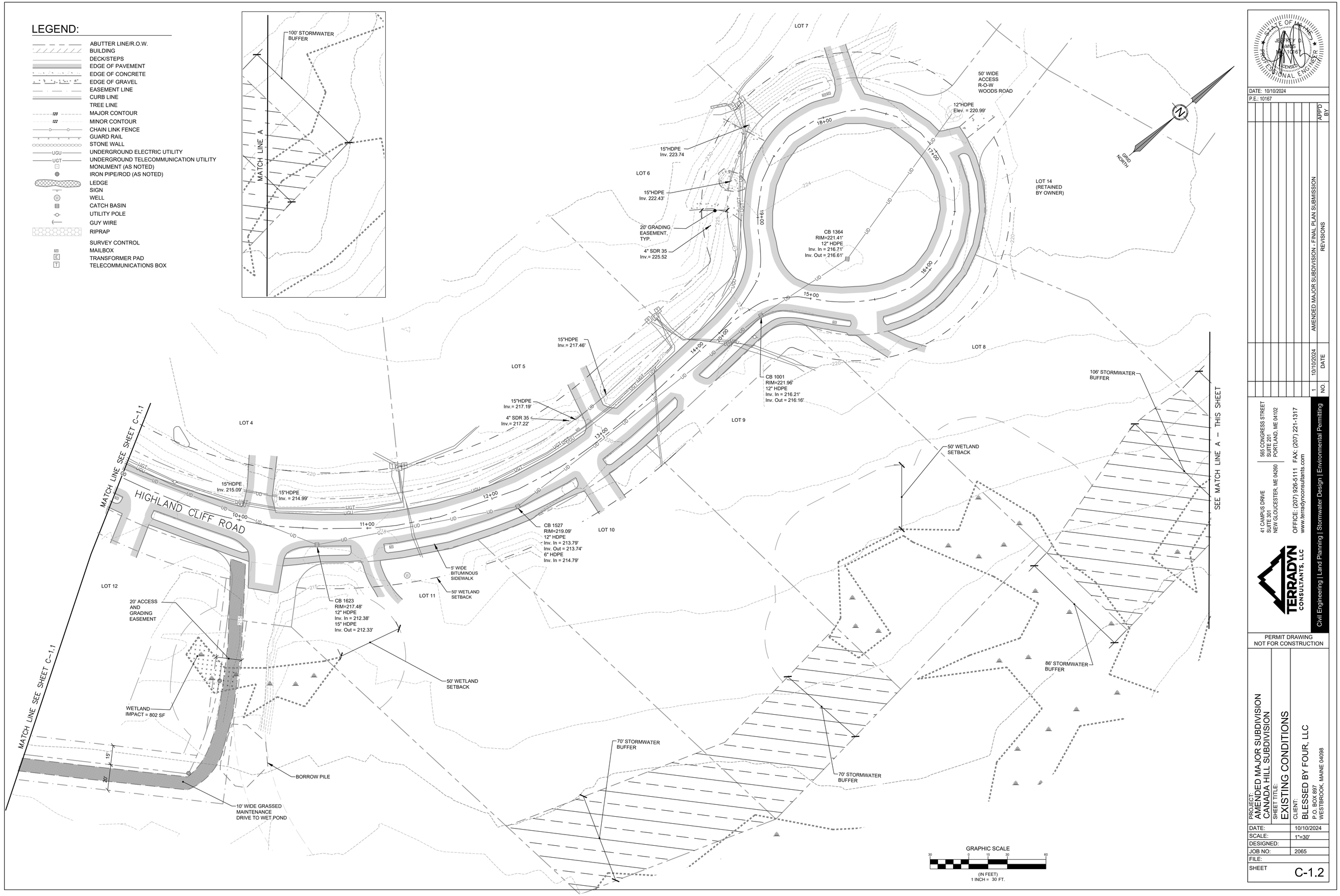
SHEET TITLE:
EXISTING CONDITIONS

CLIENT:
BLESSED BY FOUR, LLC
P.O. BOX 897
WESTBROOK, MAINE 04098

DATE:	10/10/2024
SCALE:	1"=30'
DESIGNED:	
JOB NO:	2065
FILE:	
SHEET	C-1.1

LEGEND:

- ABUTTER LINE/R.O.W.
- BUILDING
- DECK/STEPS
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- EDGE OF GRAVEL
- EASEMENT LINE
- CURB LINE
- TREE LINE
- 120 MAJOR CONTOUR
- 122 MINOR CONTOUR
- CHAIN LINK FENCE
- GUARD RAIL
- STONE WALL
- UGU UNDERGROUND ELECTRIC UTILITY
- UGT UNDERGROUND TELECOMMUNICATION UTILITY
- MONUMENT (AS NOTED)
- IRON PIPE/ROD (AS NOTED)
- LEDGE
- SIGN
- W WELL
- CATCH BASIN
- UTILITY POLE
- GUY WIRE
- RIPRAP
- SURVEY CONTROL
- MAILBOX
- E TRANSFORMER PAD
- T TELECOMMUNICATIONS BOX



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CANADA HILL SUBDIVISION

SHEET TITLE: EXISTING CONDITIONS

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P.O. BOX 897
WESTBROOK, MAINE 04098

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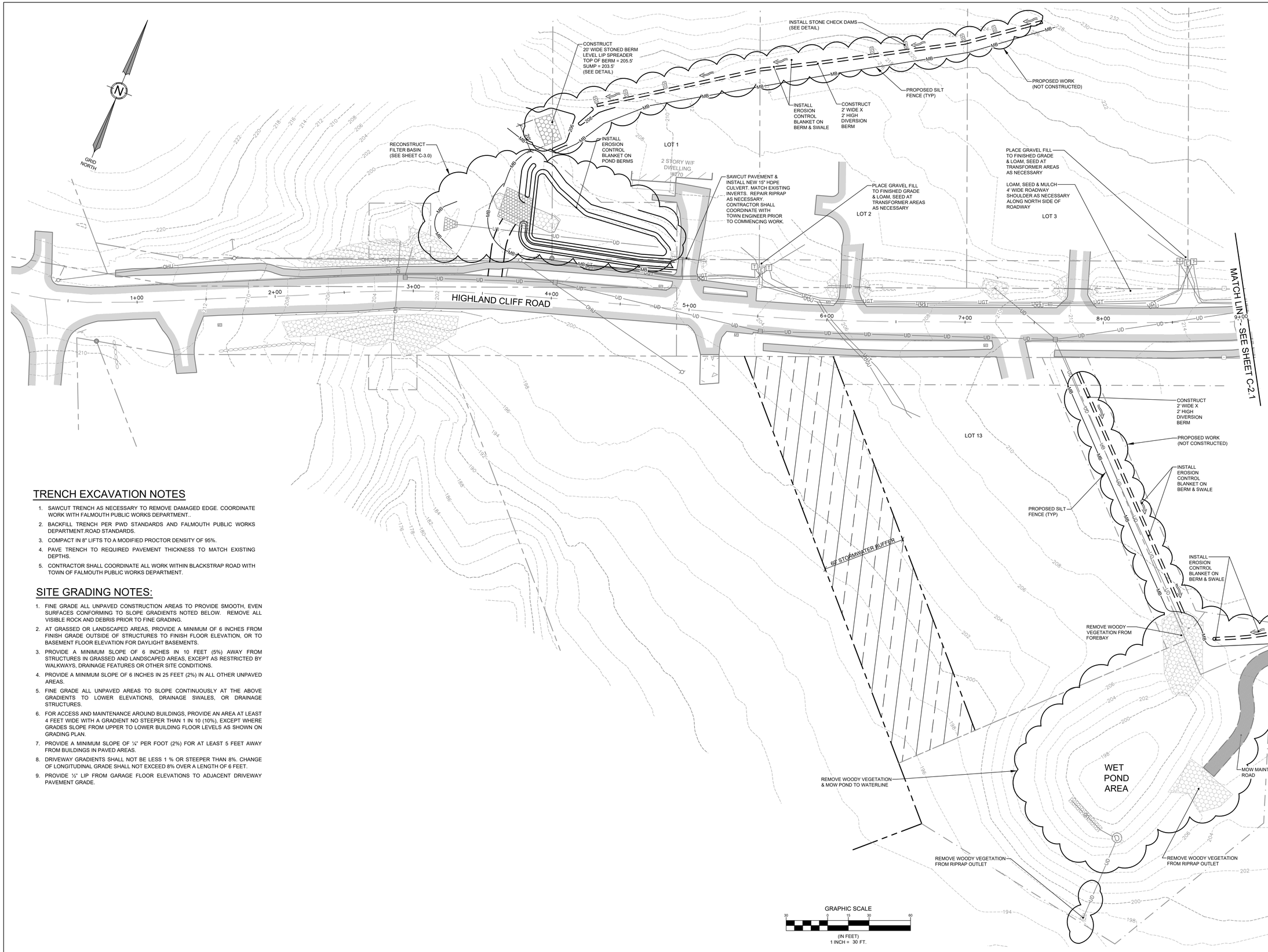
SHEET	C-1.2



TRENCH EXCAVATION NOTES

1. SAWCUT TRENCH AS NECESSARY TO REMOVE DAMAGED EDGE. COORDINATE WORK WITH FALMOUTH PUBLIC WORKS DEPARTMENT..
2. BACKFILL TRENCH PER PWD STANDARDS AND FALMOUTH PUBLIC WORKS DEPARTMENT.ROAD STANDARDS.
3. COMPACT IN 8" LIFTS TO A MODIFIED PROCTOR DENSITY OF 95%.
4. PAVE TRENCH TO REQUIRED PAVEMENT THICKNESS TO MATCH EXISTING DEPTHS.
5. CONTRACTOR SHALL COORDINATE ALL WORK WITHIN BLACKSTRAP ROAD WITH TOWN OF FALMOUTH PUBLIC WORKS DEPARTMENT.

SITE GRADING NOTES:

1. FINE GRADE ALL UNPAVED CONSTRUCTION AREAS TO PROVIDE SMOOTH, EVEN SURFACES CONFORMING TO SLOPE GRADIENTS NOTED BELOW. REMOVE ALL VISIBLE ROCK AND DEBRIS PRIOR TO FINE GRADING.
2. AT GRASSED OR LANDSCAPED AREAS, PROVIDE A MINIMUM OF 6 INCHES FROM FINISH GRADE OUTSIDE OF STRUCTURES TO FINISH FLOOR ELEVATION, OR TO BASEMENT FLOOR ELEVATION FOR DAYLIGHT BASEMENTS.
3. PROVIDE A MINIMUM SLOPE OF 6 INCHES IN 10 FEET (5%) AWAY FROM STRUCTURES IN GRASSED AND LANDSCAPED AREAS, EXCEPT AS RESTRICTED BY WALKWAYS, DRAINAGE FEATURES OR OTHER SITE CONDITIONS.
4. PROVIDE A MINIMUM SLOPE OF 6 INCHES IN 25 FEET (2%) IN ALL OTHER UNPAVED AREAS.
5. FINE GRADE ALL UNPAVED AREAS TO SLOPE CONTINUOUSLY AT THE ABOVE GRADIENTS TO LOWER ELEVATIONS, DRAINAGE SWALES, OR DRAINAGE STRUCTURES.
6. FOR ACCESS AND MAINTENANCE AROUND BUILDINGS, PROVIDE AN AREA AT LEAST 4 FEET WIDE WITH A GRADIENT NO STEEPER THAN 1 IN 10 (10%), EXCEPT WHERE GRADES SLOPE FROM UPPER TO LOWER BUILDING FLOOR LEVELS AS SHOWN ON GRADING PLAN.
7. PROVIDE A MINIMUM SLOPE OF ¼" PER FOOT (2%) FOR AT LEAST 5 FEET AWAY FROM BUILDINGS IN PAVED AREAS.
8. DRIVEWAY GRADIENTS SHALL NOT BE LESS 1 % OR STEEPER THAN 8%. CHANGE OF LONGITUDINAL GRADE SHALL NOT EXCEED 8% OVER A LENGTH OF 6 FEET.
9. PROVIDE ½" LIP FROM GARAGE FLOOR ELEVATIONS TO ADJACENT DRIVEWAY PAVEMENT GRADE.

STATE OF MAINE
JEFFREY D. MOSS
No. 10167
LICENSED PROFESSIONAL ENGINEER

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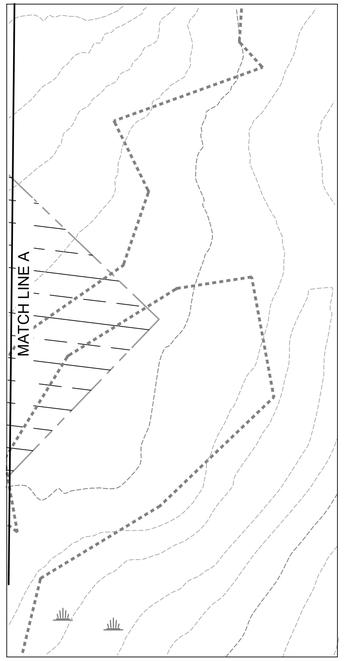
PROJECT: AMENDED MAJOR SUBDIVISION
CANADA HILL SUBDIVISION

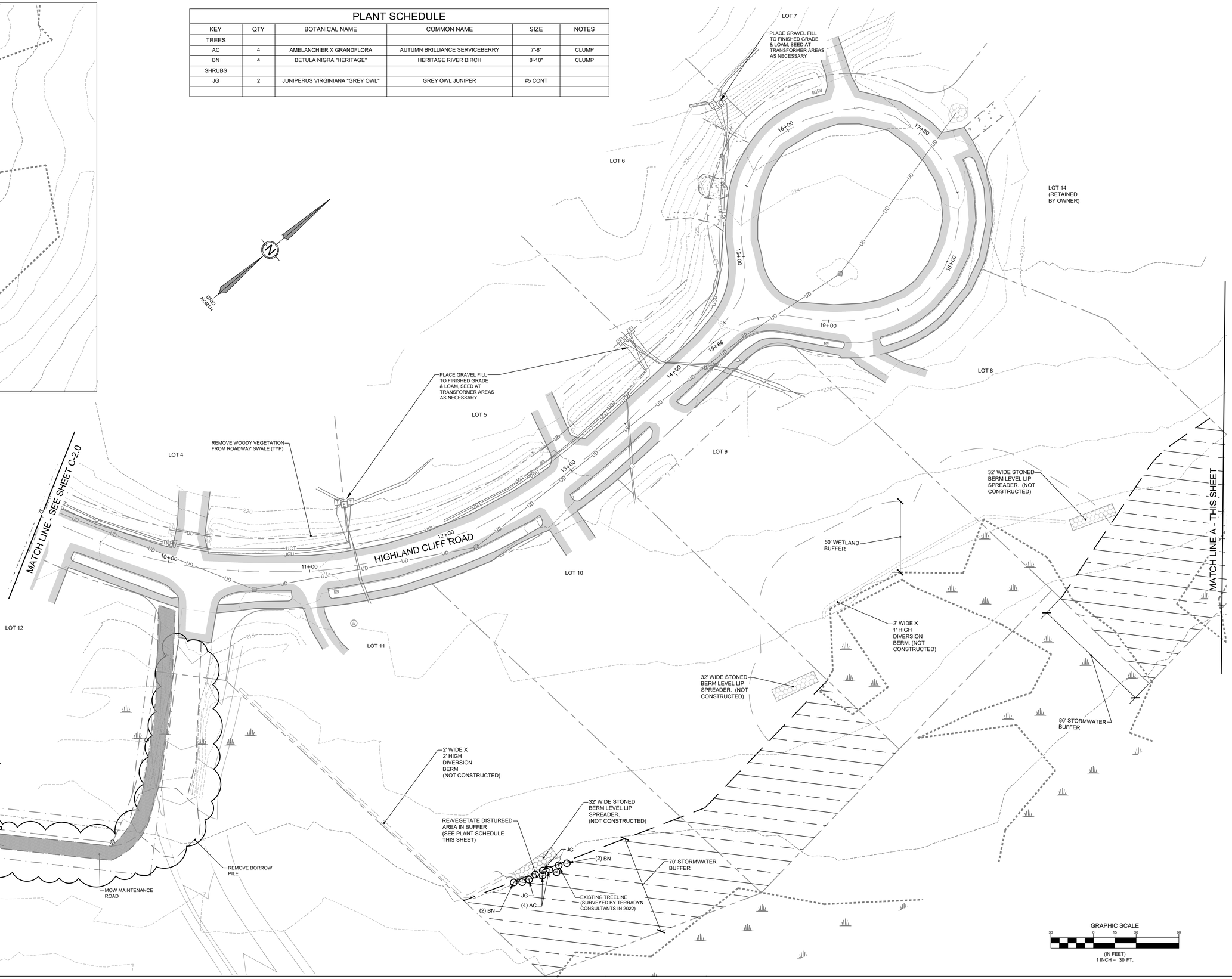
SHEET TITLE: SITE PLAN

CLIENT: BLESSED BY FOUR, LLC
P.O. BOX 897
WESTBROOK, MAINE 04098

DATE:	10/10/2024
SCALE:	1"=30'
DESIGNED:	
JOB NO:	2065
FILE:	
SHEET	C-2.0

PLANT SCHEDULE					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
AC	4	AMELANCHIER X GRANDFLORA	AUTUMN BRILLIANCE SERVICEBERRY	7'-8"	CLUMP
BN	4	BETULA NIGRA "HERITAGE"	HERITAGE RIVER BIRCH	8'-10"	CLUMP
SHRUBS					
JG	2	JUNIPERUS VIRGINIANA "GREY OWL"	GREY OWL JUNIPER	#5 CONT	





GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

STATE OF MAINE
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CANADA HILL SUBDIVISION
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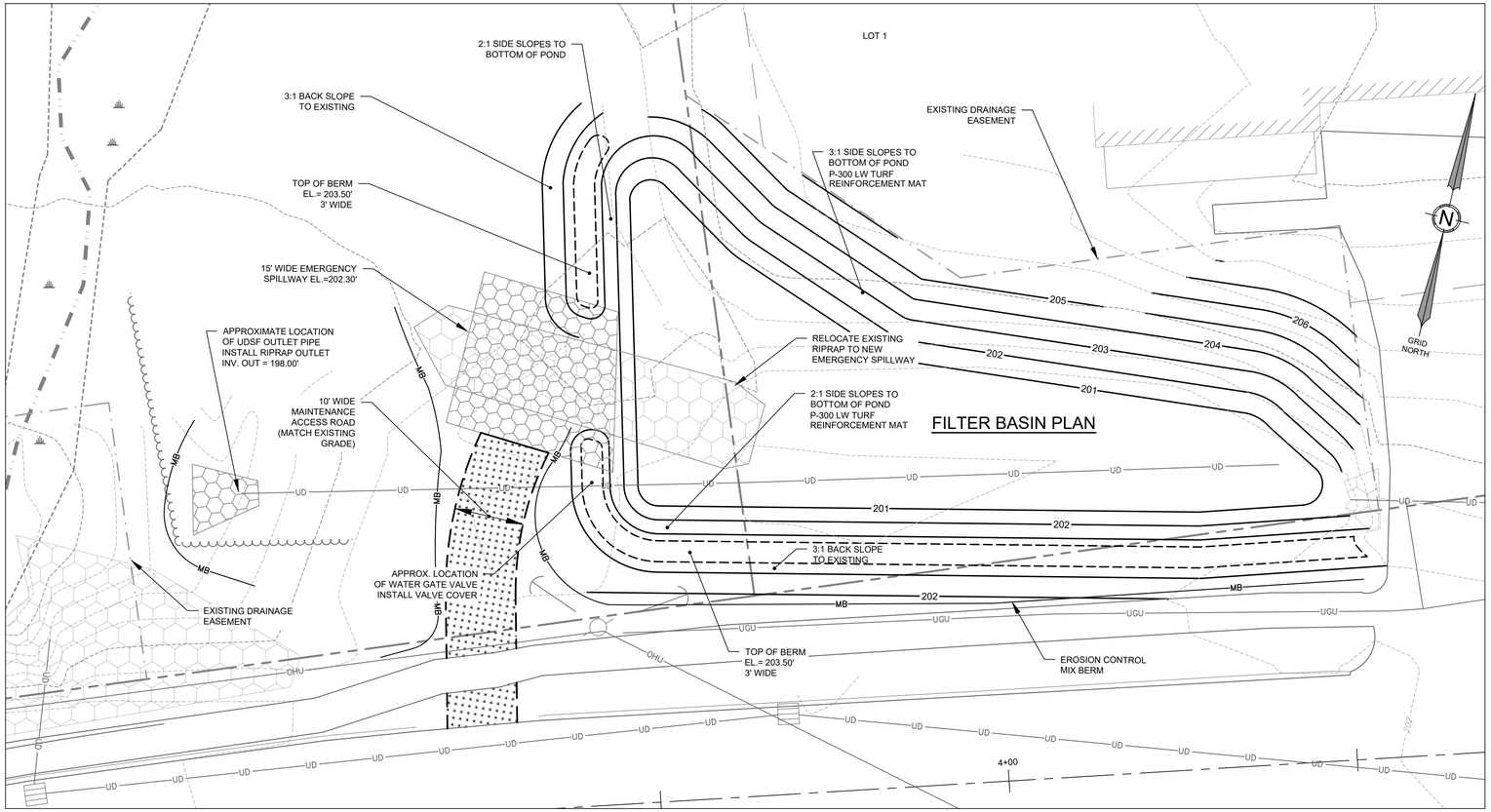
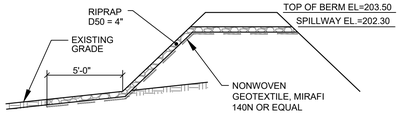


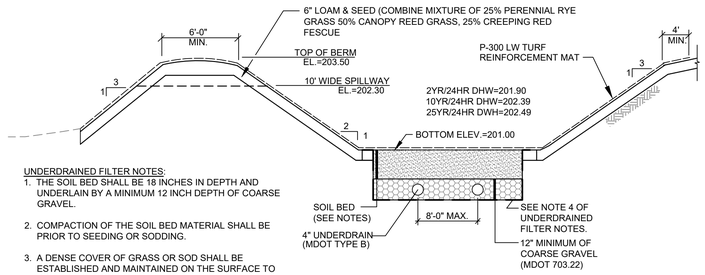


EMBANKMENT CONSTRUCTION

1. CONSTRUCTION OF COMMON BORROW MATERIAL MEETING M.D.O.T. SPECIFICATION 703.
2. PLACE BORROW MATERIAL IN 12" LIFTS COMPACTED TO 95% OF MAXIMUM DRY DENSITY.
3. INSTALL RIPRAP AND EROSION CONTROL MESH WHERE SPECIFIED ON PLANS
4. LOAM, SEED, AND STABILIZE IN ACCORDANCE WITH SEDIMENTATION AND EROSION CONTROL PLAN.

SPILLWAY SECTION - FILTER BASIN

NOT TO SCALE

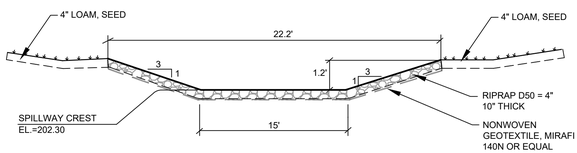


UNDERDRAINED FILTER NOTES:

1. THE SOIL BED SHALL BE 18 INCHES IN DEPTH AND UNDERLAIN BY A MINIMUM 12 INCH DEPTH OF COARSE GRAVEL.
2. COMPACTION OF THE SOIL BED MATERIAL SHALL BE PRIOR TO SEEDING OR SODDING.
3. A DENSE COVER OF GRASS OR SOD SHALL BE ESTABLISHED AND MAINTAINED ON THE SURFACE TO PREVENT CLOGGING.
4. PLACE NON WOVEN GEOTEXTILE FABRIC (MIRIFI S600 OR APPROVED EQUAL) ON ALL SIDES AND BOTTOM OF SOIL & GRAVEL FILTER AREA.
5. SOIL FILTER BED SHALL MEET THE SPECIFICATIONS SHOWN IN SOIL FILTER MEDIA TABLE.

FILTER BASIN

NOT TO SCALE



SPILLWAY CROSS-SECTION - FILTER BASIN

NOT TO SCALE

SOIL FILTER MEDIA TABLE		
FILTER MEDIA	MIXTURE BY VOLUME	SPECIFICATION
SAND	50%-55%	MEDOT SPEC. 703.01 FINE AGGREGATE FOR CONCRETE
TOPSOIL	20%-30%	LOAMY SAND TOPSOIL WITH MINIMAL CLAY CONTENT AND BETWEEN 15-25% FINES PASSING THE #200 SIEVE.
MULCH	20%-30%	MODERATELY FINE, SHREDDED BARK OR WOOD FIBER MULCH WITH LESS THAN 5% PASSING THE #200 SIEVE

FILTER BASIN DETAILS

NOT TO SCALE

CONSTRUCTION PHASE NOTES:

CONSTRUCTION SEQUENCE: THE SOIL FILTER MEDIA AND VEGETATION MUST NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE FILTER HAS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURE, 90% VEGETATION COVER, OR OTHER PERMANENT STABILIZATION UNLESS THE RUNOFF FROM THE CONTRIBUTING DRAINAGE AREA IS DIVERTED AROUND THE FILTER UNTIL STABILIZATION IS COMPLETED.
COMPACTION OF SOIL FILTER: FILTER SOIL MEDIA AND UNDERDRAIN BEDDING MATERIAL MUST BE COMPACTED TO BETWEEN 90% AND 92% STANDARD PROCTOR. THE BED SHOULD BE INSTALLED IN AT LEAST 2 LIFTS OF 9 INCHES TO PREVENT POCKETS OF LOOSE MEDIA.
CONSTRUCTION OVERSIGHT: INSPECTION BY A PROFESSIONAL ENGINEER WILL OCCUR AT A MINIMUM:

- AFTER THE PRELIMINARY CONSTRUCTION OF THE FILTER GRADES AND ONCE THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED,
- AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE FILTER MEDIA,
- AFTER THE FILTER MEDIA HAS BEEN INSTALLED AND SEEDED. BIO-RETENTION CELLS MUST BE STABILIZED PER THE PROVIDED PLANTING SCHEME AND DENSITY FOR THE CANOPY COVERAGE OF 30 AND 50%.
- AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS, AND
- ALL THE MATERIAL USED FOR THE CONSTRUCTION OF THE FILTER BASIN MUST BE CONFIRMED AS SUITABLE BY THE DESIGN ENGINEER. TESTING MUST BE DONE BY A CERTIFIED LABORATORY TO SHOW THAT THEY ARE PASSING DEP SPECIFICATIONS.

TESTING AND SUBMITTALS: THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE OF EACH COMPONENT OF THE FILTER MEDIA. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION. THE CONTRACTOR SHALL:

- SELECT SAMPLES FOR SAMPLING OF EACH TYPE OF MATERIAL TO BE BLENDED FOR THE MIXED FILTER MEDIA AND SAMPLES OF THE UNDERDRAIN BEDDING MATERIAL. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PIT FACE. SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY.
- PERFORM A SIEVE ANALYSIS CONFORMING TO STM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COURSE AGGREGATES 1996A) ON EACH TYPE OF THE SAMPLE MATERIAL. THE RESULTING SOIL FILTER MEDIA MIXTURE MUST HAVE 8% TO 12% BY WEIGHT PASSING THE #200 SIEVE, A CLAY CONTENT OF LESS THAN 2% (DETERMINED HYDROMETER GRAIN SIZE ANALYSIS) AND HAVE 10% DRY WEIGHT OF ORGANIC MATTER.
- PERFORM A PERMEABILITY TEST ON THE SOIL FILTER MEDIA MIXTURE CONFORMING TO ASTM D2434 WITH THE MIXTURE COMPACTED TO 90-92% OF MAXIMUM DRY DENSITY BASED ON ASTM D698.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

STATE OF MAINE
JEFFREY S. MOSS
10167
LICENSED PROFESSIONAL ENGINEER

DATE: 10/10/2024
P.E.: 10167

NO.	DATE	REVISIONS	APP'D BY
1	10/10/2024	AMENDED MAJOR SUBDIVISION - FINAL PLAN SUBMISSION	

565 CONGRESS STREET
SUITE 201
PORTLAND, ME 04102

41 CAMPUS DRIVE
SUITE 301
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OFFICE: (207) 926-5111 FAX: (207) 221-1317
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TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT:
AMENDED MAJOR SUBDIVISION
CANADA HILL SUBDIVISION

SHEET TITLE:
FILTER BASIN RE-DESIGN PLAN & DETAILS

CLIENT:
BLESSED BY FOUR, LLC
P.O. BOX 697
WESTBROOK, MAINE 04098

DATE:	10/10/2024
SCALE:	1"= 10'
DESIGNED:	
JOB NO:	2065
FILE:	
SHEET	C-3.0

EROSION AND SEDIMENT CONTROL PLAN

Pre-Construction Phase
A person who conducts, or causes to be conducted, an activity that involves filling, displacing or exposing soil or other earthen materials shall take measures to prevent unreasonable erosion of soil or sediment beyond the project site or into a protected natural resource as defined in 38 mrsa § 480-b. Erosion control measures must be in place before the activity begins. Measures must remain in place and functional until the site is permanently stabilized. Adequate and timely temporary and permanent stabilization measures must be taken. The site must be maintained to prevent unreasonable erosion and sedimentation. Minimize disturbed areas and protect natural downgradient buffer areas to the extent practicable.

BMP Construction Phase
A. Sediment barriers. Prior to the beginning of any construction, properly install sediment barriers at the edge of any downgradient disturbed area and adjacent to any drainage channels within the proposed disturbed area. Maintain the sediment barriers until the disturbed area is permanently stabilized.

B. Construction entrance: Prior to any clearing or grubbing, a construction entrance shall be constructed at the intersection with the proposed access drive and the existing roadway to avoid tracking of mud, dust and debris from the site.

C. Riprap: Since riprap is used where erosion potential is high, construction must be sequenced so that the riprap is put in place with the minimum delay. Disturbance of areas where riprap is to be placed should be undertaken only when final preparation and placement of the riprap can follow immediately behind the initial disturbance. Where riprap is used for outlet protection, the riprap should be placed before or in conjunction with the construction of the pipe or channel so that it is in place when the pipe or channel begins to operate. Maintain temporary riprap, such as temporary check dams until the disturbed area is permanently stabilized.

D. Temporary stabilization. Stabilize with temporary seeding, mulch, or other non-erodable cover any exposed soils that will remain unworked for more than 14 days except, stabilize areas within 100 feet of a wetland or waterbody within 7 days or prior to a predicted storm event, whichever comes first. If hay or straw mulch is used, the application rate must be 2 bales (70-90 pounds) per 1000 sf or 1.5 to 2 tons (90-100 bales) per acre to cover 75 to 90% of the ground surface. Hay mulch must be kept moist or anchored to prevent wind blowing. An erosion control blanket or mat shall be used at the base of grassed waterways, steep slopes (15% or greater) and on any disturbed soil within 100 feet of lakes, streams and wetlands. Grading shall be planned so as to minimize the length of time between initial soil exposure and final grading. On large projects this should be accomplished by phasing the operation and completing the first phase up to final grading and seeding before starting the second phase, and so on.

E. Vegetated waterway. Upon final grading, the disturbed areas shall be immediately seeded to permanent vegetation and mulched and will not be used as outlets until a dense, vigorous vegetative cover has been obtained. Once soil is exposed for waterway construction, it should be immediately shaped, graded and stabilized. Vegetated waterways need to be stabilized early during the growing season (prior to september 15). If final seeding of waterways is delayed past september 15, emergency provisions such as sod or riprap may be required to stabilize the channel. Waterways should be fully stabilized prior to directing runoff to them.

Permanent stabilization defined
A. Seeded areas. For seeded areas, permanent stabilization means an 90% cover of the disturbed area with mature, healthy plants with no evidence of washing or rilling of the topsoil.

B. Sodded areas. For sodded areas, permanent stabilization means the complete binding of the sod roots into the underlying soil with no slumping of the sod or die-off.

C. Permanent mulch. For mulched areas, permanent mulching means total coverage of the exposed area with an approved mulch material. Erosion control mix may be used as mulch for permanent stabilization according to the approved application rates and limitations.

D. Riprap. For areas stabilized with riprap, permanent stabilization means that slopes stabilized with riprap have an appropriate backing of a well-graded gravel or approved geotextile to prevent soil movement from behind the riprap. Stone must be sized appropriately. It is recommended that angular stone be used.

E. Agricultural use. For construction projects on land used for agricultural purposes (e.G., pipelines across crop land), permanent stabilization may be accomplished by returning the disturbed land to agricultural use.

F. Paved areas. For paved areas, permanent stabilization means the placement of the compacted gravel subbase is completed.

G. Ditches, channels, and swales. For open channels, permanent stabilization means the channel is stabilized with mature vegetation at least three inches in height, with well-graded riprap, or with another non-erosive lining capable of withstanding the anticipated flow velocities and flow depths without reliance on check dams to slow flow. There must be no evidence of slumping of the lining, undercutting of the banks, or down-cutting of the channel.

General Construction Phase
The following erosion control measures shall be followed by the contractor throughout construction of this project:

A. All topsoil shall be collected, stockpiled, seeded with rye at 3 pounds/1,000 sf and mulched, and reused as required. Silt fencing shall be placed down gradient from the stockpiled loam. Stockpile to be located by designation of the owner and inspecting engineer.

B. The inspecting engineer at his/her discretion, may require additional erosion control measures and/or supplemental vegetative provisions to maintain stability of earthworks and finish graded areas. The contractor shall be responsible for providing and installing any supplemental measures as directed by the inspecting engineer. Failure to comply with the engineer's directions will result in discontinuation of construction activities.

C. Erosion control mesh shall be applied in accordance with the plans over all finish seeded areas as specified on the design plans.

D. All graded or disturbed areas including slopes shall be protected during clearing and construction in accordance with the approved erosion and sediment control plan until they are adequately stabilized.

E. All erosion, and sediment control practices and measures shall be constructed, applied and maintained in accordance with the approved erosion and sediment control plan.

F. Areas to be filled shall be cleared, grubbed and stripped of topsoil to remove trees, vegetation, roots or other objectionable materials.

G. Areas shall be scarified to a minimum depth of 3 inches prior to placement of topsoil.

H. All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems. Fill intended to support buildings, structures and conduits, etc., shall be compacted in accordance with local requirements or codes.

I. All fills shall be placed and compacted in layers not to exceed 8 inches in thickness.

J. Except for approved landfills or non-structural fills, fill material shall be free of brush, rubbish, rocks, logs, stumps, building debris and other objectionable materials that would interfere with or prevent construction of satisfactory lifts.

K. Frozen material or soft, mucky or highly compressible materials shall not be incorporated into fill slopes or structural fills.

L. Fill shall not be placed on a frozen foundation.

M. Seeps or springs encountered during construction shall be handled appropriately.

N. All graded areas shall be permanently stabilized immediately following finished grading.

O. Remove any temporary control measures, such as silt fence, within 30 days after permanent stabilization is attained. Remove any accumulated sediments and stabilize.

Permanent vegetation
Permanent vegetative cover should be established on disturbed areas where permanent, long lived vegetative cover is needed to stabilize the soil, to reduce damages from sediment and runoff, and to enhance the environment.

Seedbed preparation
A. Grade as feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application and anchoring, and maintenance.

B. Apply limestone and fertilizer according to soil tests such as those offered by the university of maine soil testing laboratory. Soil sample mailers are available from the local cooperative extension service office. If soil testing is not feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 800 pounds per acre or 18.4 pounds per 1,000 square feet using 10-20-20 (n-p2o5-k2o) or equivalent. Apply ground limestone (equivalent to 50% calcium plus magnesium oxide) at
a rate of 3 tons per acre (138 lb. Per 1,000 sq. Ft).

C. Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc, spring tooth harrow or other suitable equipment. The final harrowing operation should be on the general contour. Continue tillage until a reasonably uniform, fine seedbed is prepared. All but clay or silty soils and coarse sands should be rolled to firm the seedbed wherever feasible.D. Remove from the surface all stones 2 inches or larger in any dimension. Remove all other debris, such as wire, cable, tree roots, concrete, clods, lumps or other unsuitable material.

E. Inspect seedbed just before seeding. If traffic has left the soil compacted; the area must be tilled and firmed as above.

F. Permanent seeding should be made 45 days prior to the first killing frost or as a dormant seeding with mulch after the first killing frost and before snowfall. When crown vetch is seeded in later summer, at least 35% of the seed should be hard seed (unscarified). If seeding cannot be done within the seeding dates, mulch according to the temporary mulching bmp and overwinter stabilization and construction to protect the site and delay seeding until the next recommended seeding period.

G. Following seed bed prepartation, swale areas, fill areas and back slopes shall be seeded at a rate of 3 lbs./1,000 s.F. With a mixture of 35% creeping red h. Fescue, 6% red top, 24% kentucky bluegrass, 10% perennial ryegrass, 20% annual ryegrass and 5% white dutch clover.

I. Areas which have been temporarily or permanently seeded shall be mulched immediately following seeding.

J. Areas which cannot be seeded within the growing season shall be mulched for over-winter protection and the area should be seeded at the beginning of the growing season.

Winter construction phase
If an area is not stabilized with temporary or permanent measures by november 15, then the site must be protected with additional stabilization measures.

A. Permanent stabilization consists of at least 90% vegetation, pavement/gravel base or riprap.

B. Do not expose slopes or leave slopes exposed over the winter or for any other extended time of work suspension unless fully protected with mulch.

C. Apply hay mulch at twice the standard rate (150 lbs. Per 1,000 sf). The mulch must be thick enough such that the ground surface will not be visible and must be anchored.

D. Use mulch and mulch netting or an erosion control mulch blanket or all slopes greater than 8 % or other areas exposed to direct wind.

E. Install an erosion control blanket in all drainageways (bottom and sides) with a slope greater than 3 %.

F. See the vegetation measures for more information on seeding dates and types.

G. Winter excavation and earthwork shall be completed so that no more than 1 acre of the site is without stabilization at any one time.

H. An area within 100 feet of a protected natural resource must be protected with a double row of sediment barrier.

I. Temporary mulch must be applied within 7 days of soil exposure or prior to any storm event, but after every workday in areas within 100 feet from a protected natural resource.

J. Areas that have been brought to final grade must be permanently mulched that same day.

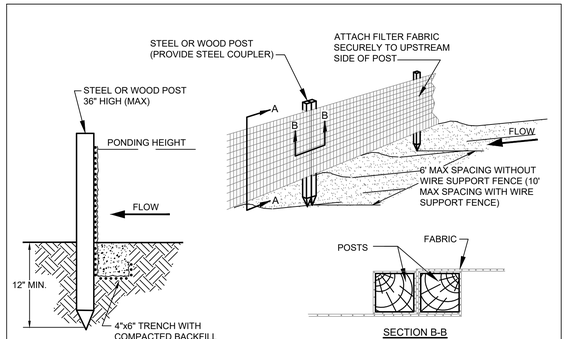
K. If snowfall is greater than 1 inch (fresh or cumulative), the snow shall be removed from the areas due to be seeded and mulched.

L. Loam shall be free of frozen clumps before it is applied.

M. All vegetated ditch lines that have not been stabilized by november 1, or will be worked during the winter construction period, must be stabilized with an appropriate stone lining backed by an appropriate gravel bed or geotextile unless specifically released from this standard by the department.

Maintenance and inspection phase
A. Contractor shall inspect disturbed and impervious areas, and erosion and stormwater control measures, areas used for storage that are exposed to precipitation, and locations where vehicles enter or exit the parcel at least once a week and before and after a storm event, prior to completion of permanent stabilization. A person with knowledge of erosion and stormwater must conduct the inspection. This person must be identified in the inspection log. If best management practices (bmps) need to be modified or if additional bmps are necessary, implementation must be completed within 7 calendar days and prior to any storm event (rainfall). All measures must be maintained in effective operating condition until areas are permanently stabilized.

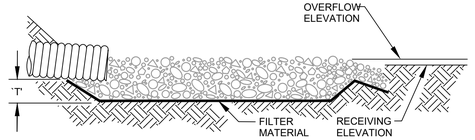
B. A log (report) must be kept summarizing the scope of the inspection, name(s) and qualifications of the personnel making the inspection, the date(s) of the inspection, and major observations relating to operation of erosion and sedimentation controls and pollution prevention measures. Major observations must include: bmps that need to be maintained; location(s) of bmps that failed to operate as designed or proved inadequate for a particular location; and location(s) where additional bmps are needed that did not exist at the time of inspection. Follow-up to correct deficiencies or enhance controls must also be indicated in the log and dated, including what action was taken and when.



SECTION A-A

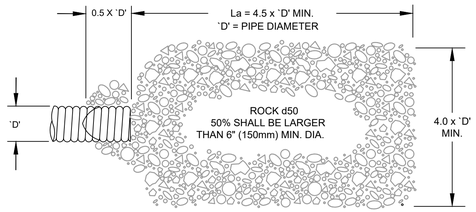
SECTION B-B

SILT FENCE
NOT TO SCALE



THICKNESS (`T') = 2.25 x D50 RIPRAP SIZING - 6" (150mm) MIN.

SECTION



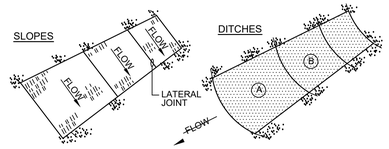
PLAN

PIPE OUTLET PROTECTION SIZING TABLE

PIPE SIZE (IN)	RIP RAP SIZING (D50)	LENGTH (FT)	WIDTH (FT)
6	3	2.5	2.0
12	5	5.0	4.0
15	6	6.25	5.0
18	8	7.5	6.0
24	10	10.0	8.0
30	12	13.0	10.0
36	14	15.0	12.0

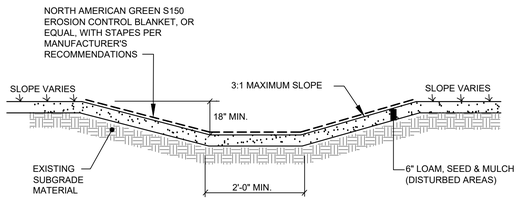
NOTES:
1. `La' = LENGTH OF APRON. DISTANCE `La' SHALL BE OF SUFFICIENT LENGTH TO DISSIPATE ENERGY.
2. APRON SHALL BE SET AT A ZERO GRADE AND ALIGNED STRAIGHT.
3. FILTER MATERIAL SHALL BE FILTER FABRIC (MIRAFI 600X OR APPROVED EQUAL) OR 6" (150mm) THICK MINIMUM GRADED GRAVEL LAYER.

PIPE OUTLET PROTECTION
NOT TO SCALE



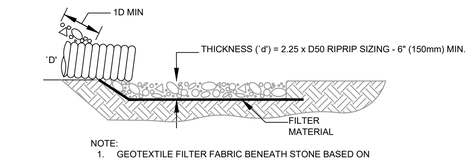
NOTES:
1. BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.
2. FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED. OVERLAP B OVER A.
3. LATERAL JOINTS TO HAVE 4" OVERLAP OF STRIPS. STAPLE 18" ON CENTER.
4. STAPLE OUTSIDE LATERAL EDGE 2' ON CENTER.
5. WIRE STAPLES TO BE MIN. OF #11 WIRE, 6" LONG & 1-1/2" WIDE.
6. USE NORTH AMERICAN GREEN DS 150 (OR APPROVED EQUAL) ON SLOPES BETWEEN 4:1-2:1. USE NORTH AMERICAN GREEN VMAX SC250 PERMANENT TURF REINFORCEMENT MAT (OR APPROVED EQUAL) ON SLOPES 2:1 AND STEEPER..

EROSION CONTROL BLANKET
NOT TO SCALE



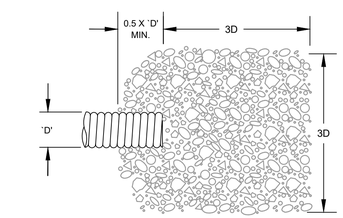
NOTE: REFER TO GRADING PLAN FOR DITCH WEDTH AND SIDE SLOPES

GRASSED SWALE
NOT TO SCALE



NOTE:
1. GEOTEXTILE FILTER FABRIC BENEATH STONE BASED ON UNDISTURBED SOILS, OR 6" OF 4" MINUS BAN RUN GRAVEL FREE OF FINES, CLAYS, SILTS.
2. GEOTEXTILE TO BE MIRAFI 600X OR APPROVED EQUAL.

SECTION



HARD ANGULAR ROCK
D50 SELECTION PER
CHART

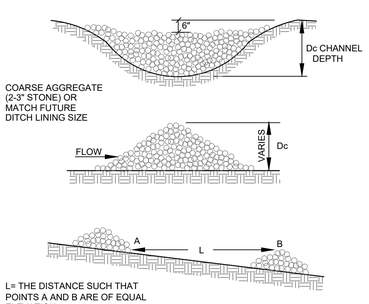
PLAN

PIPE INLET PROTECTION SIZING TABLE

PIPE SIZE (IN)	RIRAP SIZING (D50)	LENGTH (FT)	WIDTH (FT)
6	3	2.0	1.5
12	5	3.5	3.0
15	6	4.5	3.75
18	8	5.25	4.5
24	10	7.0	6.0
30	12	8.75	7.5
36	14	10.5	9.0

NOTES:
1. IN DEFINED CHANNELS, APRON SHALL EXTEND FULL WIDTH OF BOTTOM AND ONE FOOT ABOVE MAX. HEADWATER OR UP TO BANK FULL, WHICHEVER IS LESS.

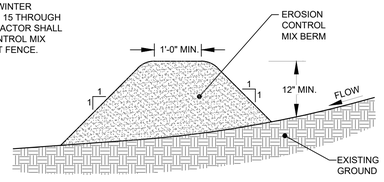
PIPE INLET PROTECTION
NOT TO SCALE



L= THE DISTANCE SUCH THAT
POINTS A AND B ARE OF EQUAL
ELEVATION

STONE CHECK DAM
NOT TO SCALE

NOTE:
DURING PERIODS OF WINTER CONSTRUCTION (NOV. 15 THROUGH APRIL 15), THE CONTRACTOR SHALL INSTALL EROSION CONTROL MIX BERMS IN LIEU OF SILT FENCE.



EROSION CONTROL MIX:
EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES & MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH. THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:
- THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 80% - 100% DRY WEIGHT BASIS
- PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MINIMUM OF 70%, MAXIMUM OF 85% PASSING A 0.75" SCREEN
- THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
- LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
- SOLUBLE SALTS CONTENT SHALL BE < 4.0 mmhos/cm.
- ph SHALL FALL BETWEEN 5.0 - 8.0.

EROSION CONTROL MIX BERM
NOT TO SCALE

41 CAMPUS DRIVE
SUITE 305
NEW GLOUCESTER, ME 04260

565 CONGRESS STREET
SUITE 201
PORTLAND, ME 04102

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TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting

STATE OF MAINE
JEFFREY S. AMOS
10167
LICENSED
PROFESSIONAL ENGINEER

DATE: 10/10/2024
P.E.: 10167

NO.	DATE	REVISIONS	APP'D BY
1	10/10/2024	AMENDED MAJOR SUBDIVISION - FINAL PLAN SUBMISSION	

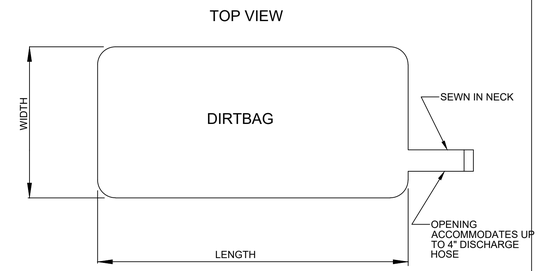
PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT:
AMENDED MAJOR SUBDIVISION
CANADA HILL SUBDIVISION

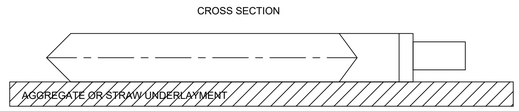
SHEET TITLE:
EROSION CONTROL DETAILS & NOTES

CLIENT:
BLESSED BY FOUR, LLC
P.O. BOX 607
WESTBROOK, MAINE 04098

DATE:	10/10/2024
SCALE:	NTS
DESIGNED:	
JOB NO:	2065
FILE:	2065 D
SHEET	C-4.0



NOTES:
1) DIRTBAG TO BE PLACED ON AGGREGATE OR STRAW
2) SEAMS MUST BE HIGH STRENGTH DOUBLE STITCHED "J" SEAMS
3) SEAM MUST BE TESTED UNDER ASTM D-4884. ACF TEST RESULTS AVAILABLE UPON REQUEST

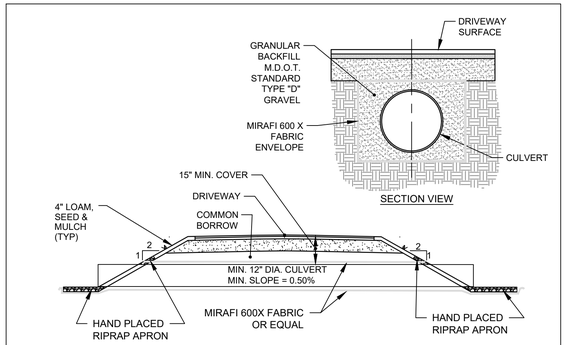


DB55 FABRIC PROPERTIES		
PROPERTY	TEST METHOD	MARV
TENSILE STRENGTH	ASTM D-4632	205 LBS
ELONGATION	ASTM D-4632	50%
CBR PUNCTURE	ASTM D-6241	525 LBS
UV RESISTANCE	ASTM D-4355	70%
AOS	ASTM D-4751	80 US SIEVE
PERMEABILITY	ASTM D-4491	1.4 SEC-1
FLOW RATE	ASTM D-4491	90 GPM/SF

ACF ENVIRONMENTAL
LET'S GET IT DONE

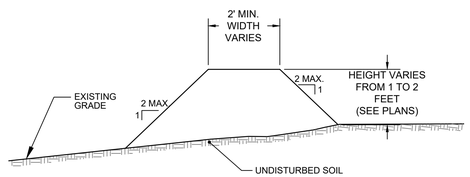
ACF DB55 DIRTBAG

FOR ADDITIONAL INFORMATION PLEASE CONTACT ACF ENVIRONMENTAL
PH: 800-448-3636 / WWW.ACFENVIRONMENTAL.COM



DRIVEWAY CULVERT CROSSING SECTION

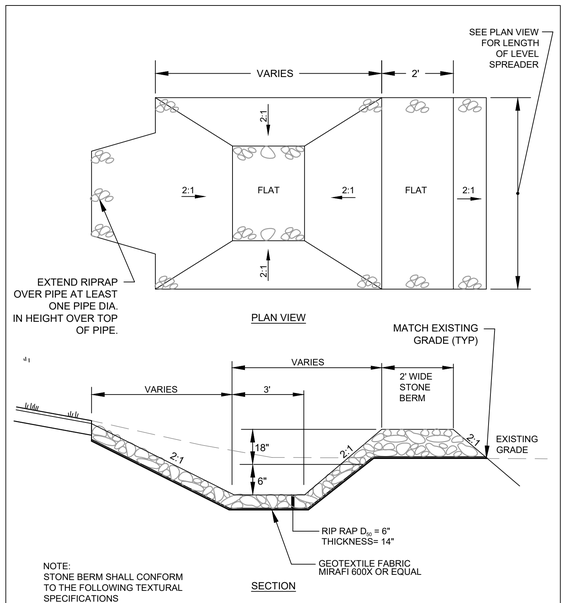
NOT TO SCALE



EMBANKMENT CONSTRUCTION:
1. CONSTRUCTION MATERIAL SHALL MEET M.D.O.T. SPECIFICATION 703.18.
2. PLACE BORROW MATERIAL IN 12" LIFTS COMPACTED TO 90% OF MAX. DENSITY.
3. LOAM, SEED, AND STABILIZE IN ACCORDANCE WITH SEDIMENTATION AND EROSION CONTROL PLAN.
4. REMOVE ORGANICS FROM BELOW DIVERSION BERM.

DIVERSION BERM DETAIL

NOT TO SCALE



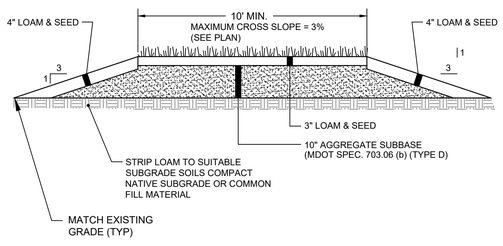
NOTE:
STONE BERM SHALL CONFORM TO THE FOLLOWING TEXTURAL SPECIFICATIONS

SECTION

BERM STONE SIZE	
SIEVE DESIGNATION	% BY WEIGHT PASSING SQUARE MESH SIEVES
12"	100
6"	84-100
3"	68-83
1"	42-55
#4	8-12

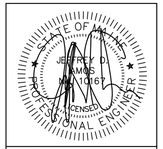
STONE BERMED LEVEL LIP SPREADER

NOT TO SCALE



UNPAVED MAINTENANCE ACCESS DRIVE SECTION

NOT TO SCALE



DATE: 10/10/2024
P.E.: 10167

NO.	DATE	REVISIONS	APP'D BY
1	10/10/2024	AMENDED MAJOR SUBDIVISION - FINAL PLAN SUBMISSION	

TERRADYN CONSULTANTS, LLC
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Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT:
AMENDED MAJOR SUBDIVISION
CANADA HILL SUBDIVISION

SHEET TITLE:
SITE DETAILS

CLIENT:
BLESSED BY FOUR, LLC
P.O. BOX 897
WESTBROOK, MAINE 04098

DATE:	10/10/2024
SCALE:	NTS
DESIGNED:	
JOB NO:	2065
FILE:	
SHEET	C-4.1