

FRANKLIN DRIVE SOLAR PARCEL

FRANKLIN DRIVE
WINDHAM, ME

APPLICANT:

NEW GEN ESTATES, LLC

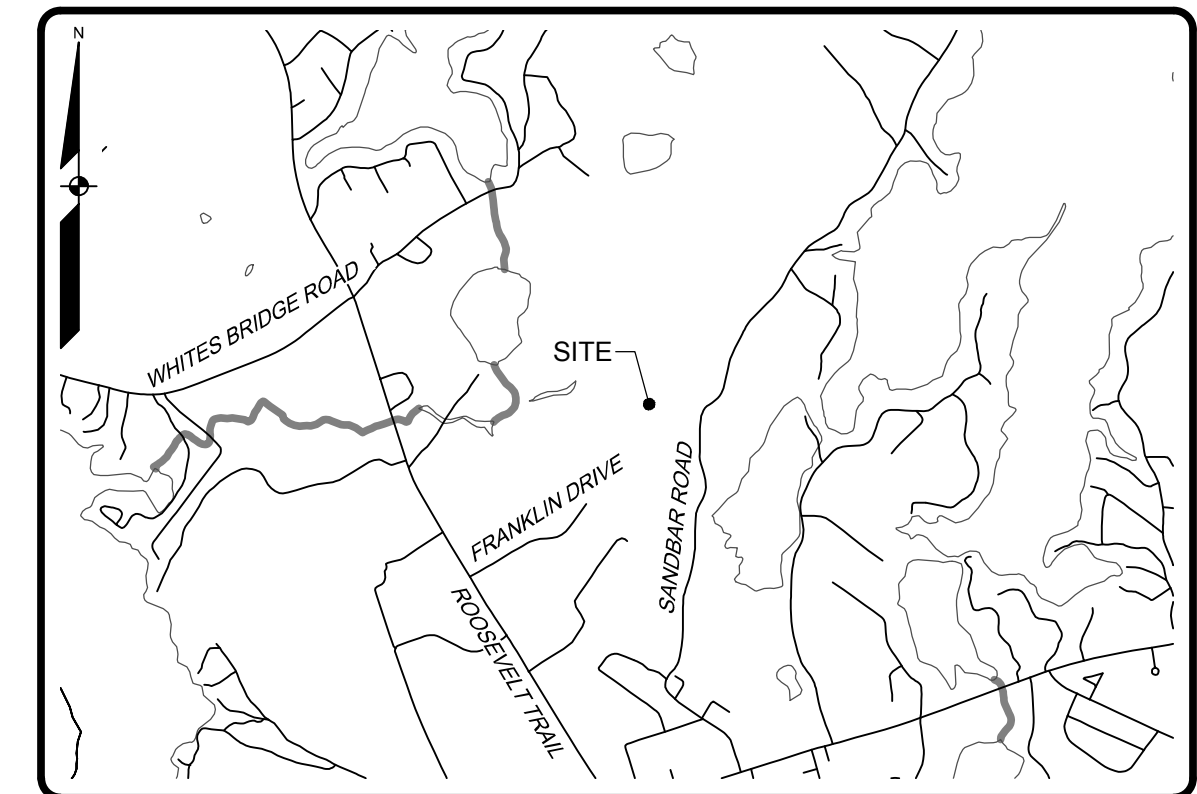
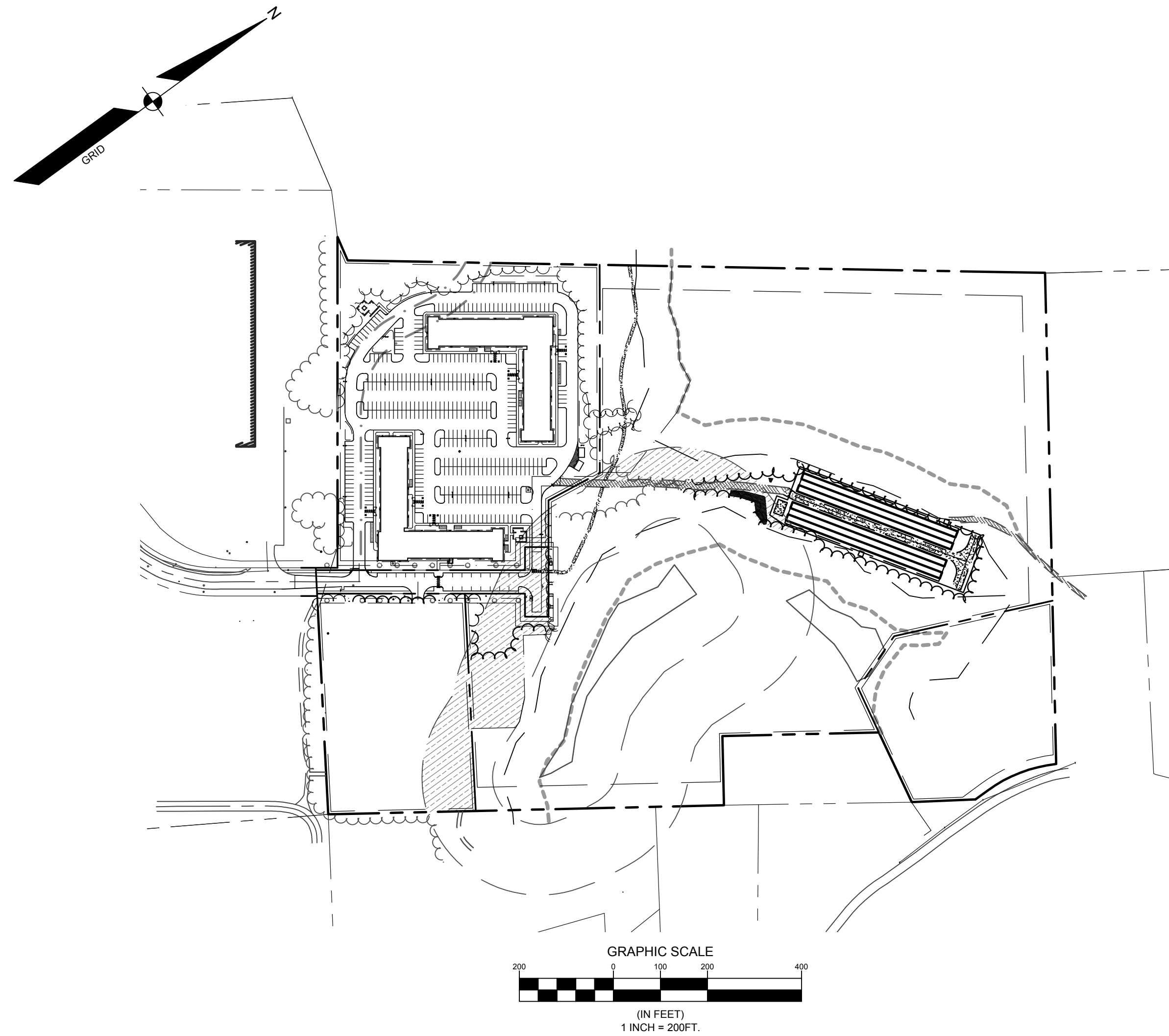
50 MAINE MALL ROAD
SOUTH PORTLAND, ME 04106

ENGINEER/SURVEYOR/
LANDSCAPE ARCHITECT:



WWW.SEBAGOTECHNICS.COM

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



LOCATION MAP

NTS

Sheet List Table

SHEET TITLE

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G-002 NOTES & LEGEND

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C-500 EROSION CONTROL NOTES

C-501 DETAILS

C-502 DETAILS

C-503 DETAILS

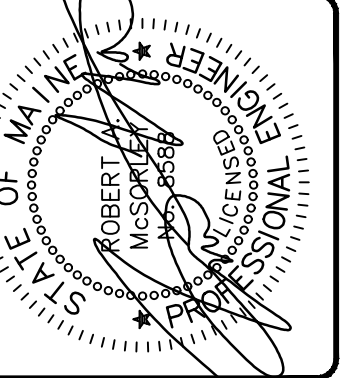
DESIGNED	KMK
DRAWN	STI
CHECKED	RAM
DATE	01/16/2025
SCALE	1" = 200'
PROJECT	230411-02

SHEET G-001

COVER SHEET
OF:
FRANKLIN DRIVE SOLAR PARCEL
FRANKLIN DRIVE
WINDHAM, ME

FOR:
NEW GEN ESTATES, LLC
50 MAINE MALL ROAD
SOUTH PORTLAND, ME 04106

PROGRESS
PRINT



C	06/02/2025	SUBMISSION FOR FINAL SITE PLAN REVIEW
B	06/23/2025	LOCAL SUBMISSION TO TOWN OF WINDHAM
A	03/28/2025	TOWN SUBMISSION
REV:	BY:	DATE:

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.



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

South Portland, Bridgton, Sanford and Bath

EXISTING		PROPOSED
—	PROPERTY LINE/R.O.W.	—
—	ABUTTER LINE/R.O.W.	—
—	DEED LINE/R.O.W.	—
—	TIE LINE	—
—	SETBACK	—
—	EASEMENT	—
—	BUFFER	—
—	FLOODPLAIN	—
—	FLOODWAY	—
—	CENTERLINE	—
■	MONUMENT	■
●	IRON PIPE/ROD	●
●	DRILL HOLE	●
C1/L1	DEED CALL	C1/L1
C1/L1	CURVE/LINE NO.	C1/L1
—	SOILS	—
—	ZONE LINE	—
—	ZONE LINE ON PL	—
▲	SURVEY CONTROL	—
⊕	TEST PIT	—
⊙	MONITORING WELL	—
⊙	BORING	—
—	BUILDING	—
—	DECK/STEPS/ OVERHANG	—
—	EDGE WETLAND	—
—	WETLANDS	—
—	UPLANDS	—
—	STREAM	—
—	LEDGE	—
—	EDGE PAVEMENT	—
—	PAVEMENT SAWCUT	—
—	EDGE CONCRETE	—
—	PAVEMENT PAINT	—
—	EDGE GRAVEL	—
—	CURB LINE	—
—	EDGE OF WATER	—
—	TREELINE	—
—120— —118—	CONTOURS	—120—
×120.00	SPOT GRADE	+120.00
—	CHAIN LINK FENCE	—
×	BARB WIRE FENCE	×
□	STOCKADE FENCE	□
—	GUARD RAIL	—
—	STONE WALL	—
—	RETAINING WALL	—
○	DECIDUOUS TREE	○
○	CONIFEROUS TREE	○
—	MULCH LINE	—
○	BOLLARD	●
—	SIGN	—
—	RAILROAD	—
G	GAS	G
⊕	GAS GATE VALVE	⊕
⊕	GAS METER	⊕
⊕	GAS MANHOLE	⊕
W	WATER	W
⊕	WATER GATE VALVE	⊕
⊕	WATER SHUT OFF	⊕
⊕	HYDRANT	⊕
⊕	WATER MANHOLE	⊕
⊕	WELL	⊕
S	SANITARY SEWER	S
FM	FORCE MAIN	FM
⊕	SANITARY MANHOLE	⊕
SD	STORM DRAIN	SD
UD	UNDER DRAIN	UD
⊕	DRAINAGE MANHOLE	⊕
⊕	CATCH BASIN	⊕
OHU	OVERHEAD UTILITY	OHU
UGU	UNDERGROUND UTILITY	UGU
T	TRANSFORMER PAD	T
E	ELECTRICAL MANHOLE	E
⊕	ELECTRIC METER	⊕
H	HVAC UNIT	—
T	TELEPHONE MANHOLE	—
☆	LIGHT POLE	☆
⊕	UTILITY POLE	⊕
—	GUY WIRE	—
—	DRAINAGE DITCH	—
—	EROSION CONTROL BLANKET	—
—	FILTER BARRIER	—
—	RIPRAP	—
—	CHECK DAM	—
—	INLET PROTECTION	—
—	BOULDER	—

RECORDED AT THE CUMBERLAND COUNTY CLERK'S OFFICE (CCO) IN BOOK 40556, PAGE 273.

2. THE PROPERTY IS SHOWN AS BLOCK 26, LOT 3, UNIT A-03 ON THE TOWN OF WINDHAM TAX MAP 18 AND IS LOCATED IN THE COMMERCIAL 1 (C-1) DISTRICT.

3. TOTAL AREA OF PARCEL IS APPROXIMATELY 23.94 ACRES PER PLAN REFERENCE 5A.

4. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON PLAN REFERENCE 5A. FIELD WORK WAS PERFORMED BY SEBAGO TECHINCS, INC. IN NOVEMBER OF 2024 TO VERIFY THE BOUNDARY AND TOPOGRAPHIC INFORMATION.

5. PLAN REFERENCES:

A. "EXISTING CONDITIONS LAND OF JLB WINDHAM LLC" DATED NOVEMBER 2022 SURVEYED BY BHMZ AND PLAN IS UNRECORDED.

B. "AMENDED SUBDIVISION PLAN THE WINDHAM MALL" DATED APRIL 6, 2006 BY SURVEY, INC. AND RECORDED AT THE CCRD IN PLAN BOOK 205, PAGE 254.

6. BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, GEOIDS 18 IN INTERNATIONAL FEET, PLAN REFERENCE 5A.

7. BENCHMARK:

BM-1 X-CHISELED IN HYDRANT, BONNET BOLT ELEVATION: 317.34 (NAVD88)

BM-2 BOX CUT IN CONCRETE LIGHT POLE NORHERLY CORNER ELEVATION: 315.17 (NAVD88)

8. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL 1, PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CHASE 38-02. UTILITIES CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

9. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS Delineated ON THE FLOOD INSURANCE RATE MAP FOR WINDHAM, MAINE, CUMBERLAND COUNTY, PANEL NUMBERS 23005C0477F, 23005C0479F, 23005C0481F, AND 23005C0483F, HAVING AN EFFECTIVE DATE OF JUNE 30, 2024. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, ADVERSE INUNDATION.

11. SPACE AND BULK CRITERIA FOR THE COMMERCIAL DISTRICT 1 (C-1) ARE AS FOLLOWS:

	REQUIRED	PROPOSED
MINIMUM LOT SIZE:	N/A	N/A
NET RESIDENTIAL DENSITY:	N/A	N/A
MINIMUM STREET FRONTAGE:	100 FEET	374.01 FEET
FRONT SETBACK:	0 FEET TO 20 FEET	475.27 FEET
MINIMUM SIDE SETBACK:	6 FEET	58.42 FEET
MINIMUM REAR SETBACK:	6 FEET	146.27 FEET
MINIMUM RESIDENTIAL BUFFER:	50 FEET	146.27 FEET
MAXIMUM BUILDING HEIGHT:	75 FEET	8 FEET

* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

11. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.

12. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

13. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.

14. PROVIDE ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

15. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO OBSERVATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.

16. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.

17. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.

18. SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.

19. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENT CONTROL BMPs" PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, OCTOBER 2016 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A

20. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON INFORMATION PROVIDED BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (811) AT LEAST THIRTEEN (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL LOCATION OF ALL UTILITIES.

21. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER OR ACCESS TO SOCIAL UTILITIES, AS WELL AS USE PUBLIC WORKS SYSTEMS.

22. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRS.A 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING STRUCTURE WHICH IS IN CONNECTION WITH THE CONTRACT WORK. THE IMPROVEMENTS SHOWN ON THESE PLANS, IF UTILITY CONFLICT APPEARS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.

23. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.

24. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.

25. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.

26. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.

27. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND EQUIPMENT WHICH IS DAMAGED OR DESTROYED DURING CONSTRUCTION. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

28. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER APPLICABLE LOCAL, STATE OR FEDERAL REGULATIONS AND ORDINANCES.

29. WHERE THE TERMS "APPROVED EQUAL," "OTHER APPROVED," "EQUAL TO," "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGEMENT OF SEBAGO TECHINCS, INC.

30. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.

31. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.

32. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.

33. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN ANY MODIFICATION TO SITE FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.

34. BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.

35. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING FLOW THROUGH THE EXISTING CLOSED SEWER DURING CONSTRUCTION AND SHALL SUBMIT A WORK PLAN FOR APPROVAL BY THE DESIGN ENGINEER.

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

1. SIDESLOPES SHALL NOT BE STEEPER THAN 3:1 (H/V) EXCEPT AS OTHERWISE IDENTIFIED ON THIS PLAN. ALL SIDESLOPES STEEPER THAN 3:1 (H: V) SHALL BE LINED WITH EROSION CONTROL BLANKET, OR ADDITIONAL MEASURES AS INDICATED.
2. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAJOR EROSION AND SEDIMENT CONTROL BMPs" MANUAL, PUBLISHED BY BUREAU OF LAND AND WATER, U.S. DEPARTMENT OF ENVIRONMENTAL PROTECTION LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
3. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE LOAM AND SEED PER DETAIL.
4. SEE UTILITY DRAWINGS FOR PIPE AND STRUCTURE DATA TABLES.

1. PROVIDE EROSION CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
2. WETLANDS, ASSOCIATED SETBACKS AND STREAM SETBACKS TO BE STAKED BY OWNER PRIOR TO SITE DISTURBANCE.
3. BEFORE TREE CLEARING, REFER TO DESIGN PLANS FOR LIMIT OF TREE CLEARING. TREES SHALL NOT BE REMOVED FROM OUTSIDE THE CLEARING LIMIT LINE.
4. GRADING AND CLEARING LIMITS SHALL NOT ENCRATCH ON ADJACENT PROPERTIES UNLESS NOTED OTHERWISE ON THE PLANS.
5. OPEN AREAS SHALL BE LIMITED TO AREAS BEING WORKED IN. THE AREA STRIPPED OF EXISTING VEGETATION AT ANY GIVEN TIME SHALL BE MINIMIZED AND BE PHASED WHERE PRACTICAL, SO THAT AREAS ARE REVEGETATED AND PERMANENTLY STABILIZED BEFORE ADDITIONAL AREAS ARE STRIPPED OF EXISTING VEGETATION. STABILIZE CONSTRUCTION AREAS BY USE OF RIPRAP, SEED, MULCH, OR OTHER GROUND COVER WITHIN ONE WEEK FROM THE TIME IT WAS ACTIVELY WORKED. MULCH SHALL BE STABILIZED PRIOR TO RECEIVING STORMWATER RUNOFF TOWARD STORMWATER BUMPS. PLEASE REFER TO DRAINAGE PLANS FOR WATERSHED AREAS.

1. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION. PROTECT EXISTING ONSITE SEWER PIPE AND ADJUST MANHOLE RIMS TO GRADE WHERE APPLICABLE.
2. ALL GRAVITY CONDUIT PIPES SHALL BE INSTALLED USING A PIPE LASER AND TARGET SYSTEM THROUGH THE PIPE. ON PIPE RUNS 50 FEET OR LESS, THE CONTRACTOR SHALL REQUEST ENGINEER'S APPROVAL TO USE OR NOT USE A GROUND LASER.
3. MAINTAIN MINIMUM 5'-6" OF COVER ABOVE TOP OF WATER SERVICE PIPE.
4. MAINTAIN MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER SERVICES AND OTHER UTILITIES. MAINTAIN MINIMUM 18 INCHES VERTICAL SEPARATION BETWEEN WATER SERVICES AND OTHER UTILITIES.
5. LOWER OR RAISE WATER SERVICES AS REQUIRED TO MAINTAIN MINIMUM 12 INCH VERTICAL SEPARATION FROM OTHER UTILITIES. WATER SERVICES CROSSING SEWERS SHALL BE PROVIDED 12 INCH MINIMUM SEPARATION BETWEEN THE BOTTOM OF WATER LINE AND TOP OF SEWER UNLESS NOTED OTHERWISE ON THE PLANS.
6. PIPE:
 - SEWER PIPE SHALL BE SDR 35 PVC OR APPROVED EQUAL.
 - FORCEMAIN PIPE SHALL BE DR-11 HIPS OR APPROVED EQUAL.
 - STORMDRAIN SHALL BE ADS N-12 DUAL WALL HDPE PIPE WITH SMOOTH-WALLED INTERIOR OR APPROVED EQUAL UNLESS NOTED OTHERWISE ON THE UTILITY PLANS.
 - WATER PIPE AND FITTINGS SHALL CONFORM TO XXXXX WATER DISTRICT WATER PIPING SPECIFICATIONS. MAIN WATER SERVICE PIPE SHALL BE DUCTILE IRON, CLASS 52 PUSH-ON PIPE MEETING THE REQUIREMENTS OF AWWA/C11/A241.1 (LATEST REVISION). PIPE SHALL BE CEMENT-LINER AWWA/C104/A241.4 WITH LINING THICKNESS THE THICKNESS SPECIFIED, AND COATED TWICE WITH A BITUMINOUS SEAL COATING. PROVIDE THROST BLOCKS AT ALL WATER SERVICE BENDS.
7. WATER SERVICE ENTRANCE DESIGNS TO INCLUDE METERS AND BACKFLOW PREVENTERS TO MEET ALL STANDARDS AND REQUIREMENTS OF THE PORTLAND WATER DISTRICT.
8. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY GRADE CHANGES THAT WILL IMPACT STORM DRAINAGE INFRASTRUCTURE OR OTHER UTILITIES.
9. CONTRACTOR SHALL FURNISH AND INSTALL TRENCHING, MATERIALS AND BACKFILL FOR ALL UTILITIES. ELECTRICAL AND TELECOM/DATA PROVIDERS WILL PULL PRIMARY SERVICE TO TRANSFORMER AND PANEL. CONTRACTOR RESPONSIBLE FOR TIMING AND COORDINATION WITH UTILITIES AND DRAWINGS. COORDINATE WITH ELECTRICAL DRAWINGS FOR CONDUIT SCHEDULE, TYPE AND SIZES.
10. COORDINATE ALL WATER RELATED WORK WITH PORTLAND WATER DISTRICT.
11. UTILITY CONTACTS:
ELECTRIC:
 - CENTRAL MAINE POWER (CMP)
 - CRAIG BATE, DISTRIBUTION CONSTRUCTION MANAGER
 - 207-578-2062
 - JOB # _____
 - ACCOUNT # _____WATER:
 - PORTLAND WATER DISTRICT
 - JOSEPH PARENT, UTILITY ASSET COORDINATOR
 - 207-523-5261FAIRPOINT:
 - MAINE NATURAL GAS
 - JOSEPH GAUTHIER, SUPERVISOR - GAS ENGINEERINGDEPARTMENT OF PUBLIC WORKS:
 - BRIAN MORIN, PUBLIC WORKS DIRECTOR
 - 207-892-1909
12. WELL TO BE DRILLED BY OTHERS. ELECTRICAL CONNECTION, PUMP SIZING, GROUNDWATER TESTING AND OTHER RELATED SERVICES TO BE COORDINATED BY WELL DRILLER WITH DESIGNER/ENGINEER, MECHANICAL ENGINEER AND ELECTRICAL ENGINEER.

AC	ACRE
AFG	ABOVE FINISH GRADE
APPROX.	APPROXIMATELY
BC	BOTTOM OF CURB
BLDG	BUILDING
BWC	BOTTOM OF WALL
CB	CATCH BASIN
CONC	CONCRETE
CONT	CONTINUOUS
DI	DUCTILE IRON
DIA	DIAMETER
DMH	DRAIN MANHOLE
E.W.	EACH WAY
ELEV	ELEVATION
FFE	FINISH FLOOR ELEVATION
FIN. GR.	FINISH GRADE
FOOTING	FOOTING
HDPE	HIGH DENSITY POLYETHYLENE
HGT	HEIGHT
HMA	HOT MIX ASPHALT
INV	INVERT
LN	LINEAR FEET
OC	ON CENTER
PVC	POLYVINYL CHLORIDE
PWD	PORTLAND WATER DISTRICT
R	RADIUS
R.W.	RIGHT OF WAY
S.F.	SQUARE FEET
SCH	SCHEDULE
SCVC	SUPPLEMENTAL CONCRETE SLOPED CURB
SCV	SUPPLEMENTAL CONCRETE VERTICAL CURB
SD	STORM DRAIN
SMC	SLOPED GRANITE CURB
SMH	SEWER MANHOLE
SPMS	SPECIFICATIONS
SS	SEWER SEWER
SSC	SALVAGED SLOPED GRANITE CURB
SV	SALVAGED VERTICAL GRANITE CURB
TC	TOP OF CURB
TW	TOP OF WALL
TYF	TYPICAL
UVG	VERTICAL GRANITE CURB
VIF	VERIFY IN FIELD

230411-02 NL.dwg, TAB:Notes & Legend

NOTES & LEGEND
OF:
FRANKLIN DRIVE SOLAR PARCEL
FRANKLIN DRIVE
WINDHAM, ME

FOR:
NEW GEN ESTATES, LLC
50 MAINE MALL ROAD
SOUTH PORTLAND, ME 04106

SEBAGO
TECHNICS
OFFICE@SEBAGO.COM

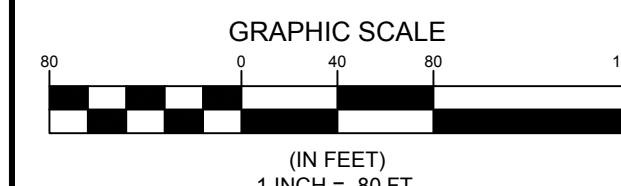
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South Portland, Bridgton, Sanford and Bath

C	RAM	09/02/2025	SUBMISSION FOR FINAL SITE PLAN REVIEW
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REV:		BY:	DATE:
STATUS:			
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PROGRESS
PRINT



1. APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED MAY 19, 2025 AS AMENDED 1BD AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD. ANY VARIATION FROM THE SUBMITTED PROPOSALS AND SUPPORTING DOCUMENTS, AND REPRESENTATIONS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH §20-8150F OF THE LAKE TOWN ORDINANCE.
2. IN ACCORDANCE WITH §20-8150C(1)(B) OF THE LAKE TOWN ORDINANCE, THE CONSTRUCTION OF IMPROVEMENTS COVERED BY ANY SITE PLAN APPROVAL SHALL BE COMPLETED WITHIN TWO YEARS OF THE DATE UPON WHICH THE PERFORMANCE GUARANTEE IS ACCEPTED BY THE TOWN MANAGER. IF CONSTRUCTION HAS NOT BEEN COMPLETED WITHIN THE SPECIFIED PERIOD, THE TOWN SHALL, AT THE TOWN MANAGER'S DISCRETION, USE THE PERFORMANCE GUARANTEE TO EITHER RECLAIM AND STABILIZE THE SITE OR TO COMPLETE THE IMPROVEMENTS AS SHOWN ON THE APPROVED PLANS.
3. ABANDONMENT OR DECOMMISSIONING
 - a) REMOVAL REQUIREMENTS: AT SUCH TIME THAT THE GROUND-MOUNTED SOLAR ENERGY SYSTEM DESCRIBED IN THE APPROVAL HAS REACHED THE END OF ITS USEFUL LIFE OR HAS BEEN ABANDONED CONSISTENT WITH THE ABANDONMENT DESCRIPTION WITHIN THIS CONDITION OF APPROVAL, IT SHALL BE REMOVED. THE OWNER OR OPERATOR SHALL PHYSICALLY REMOVE THE INSTALLATION NO MORE THAN FORTY-FIVE (45) DAYS AFTER THE DATE OF DISCONTINUED OPERATIONS. THE OWNER OR OPERATOR SHALL NOTIFY THE PLANNING BOARD BY CERTIFIED MAIL OF THE PROPOSED DATE OF DISCONTINUED OPERATIONS AND PLANS FOR REMOVAL. DECOMMISSIONING SHALL CONSIST OF:
 - i. PHYSICAL REMOVAL OF ALL SOLAR ENERGY SYSTEMS, STRUCTURES, EQUIPMENT, SECURITY BARRIERS AND TRANSMISSION LINES FROM THE SITE.
 - ii. DISPOSAL OF ALL SOLID AND HAZARDOUS WASTE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL WASTE MANAGEMENT REGULATIONS.
 - iii. STABILIZATION OR RE-VEGETATION OF THE SITE AS NECESSARY TO MINIMIZE EROSION. THE SITE PLAN REVIEW AUTHORITY MAY ALLOW THE OWNER OR OPERATOR TO LEAVE LANDSCAPING OR DESIGNATED BELOW-GRADE FOUNDATIONS IN ORDER TO MINIMIZE EROSION AND DISRUPTION TO VEGETATION.
 - b) ABANDONMENT: ABSENT NOTICE OF A PROPOSED DATE OF DECOMMISSIONING OR WRITTEN NOTICE OF EXTENUATING CIRCUMSTANCES, THE LARGE-SCALE GROUND-MOUNTED SOLAR ENERGY SYSTEM SHALL BE DEEMED TO BE ABANDONED WHEN IT FAILS TO OPERATE FOR MORE THAN ONE YEAR WITHOUT THE WRITTEN CONSENT OF THE SITE PLAN REVIEW AUTHORITY. IF THE OWNER OR OPERATOR OF THE SOLAR ENERGY SYSTEM FAILS TO REMOVE THE INSTALLATION IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SECTION WITHIN 150 DAYS OF ABANDONMENT OR THE PROPOSED DATE OF DECOMMISSIONING, THE TOWN RETAINS THE RIGHT, AFTER THE RECEIPT OF AN APPROPRIATE COURT ORDER, TO ENTER AND REMOVE AN ABANDONED, HAZARDOUS, OR OTHERWISE INCOMPATIBLE INSTALLATION. IF THE GROUND-MOUNTED SOLAR ENERGY SYSTEM AS A CONDITION OF SITE PLAN APPROVAL, THE APPLICANT AND LANDOWNER SHALL AGREE TO ALLOW ENTRY TO REMOVE AN ABANDONED OR DECOMMISSIONED INSTALLATION.
4. SURETY: THE APPLICANT WILL PROVIDE FINANCIAL ASSURANCE FOR THE DECOMMISSIONING COSTS OF THE SOLAR ENERGY SYSTEM IN THE FORM OF A PERFORMANCE BOND, SURETY BOND, EVERGREEN LETTER OF CREDIT, OR OTHER MEANS ACCEPTABLE TO THE TOWN, FOR THE TOTAL COST OF DECOMMISSIONING. THE TOWN MAY, AT ITS DISCRETION, REQUIRE THE APPLICANT TO MECHANISM IN PLACE PRIOR TO CONSTRUCTION AND WILL RE-EVALUATE THE DECOMMISSIONING COST AND FINANCIAL ASSURANCE AT THE END OF YEARS, FIVE, TEN, AND FIFTEEN. EVERY FIVE YEARS, AND FOR THE REMAINDER OF THE TERM OF THE PERFORMANCE BOND OR ACCEPTABLE FINANCIAL ASSURANCE MUST BE SUBMITTED TO THE TOWN FOR REVIEW.

1. RECORDED AT THE CUMBERLAND COUNTY REGISTERY OF DEEDS (CCRD) IN BOOK 40566, PAGE 273
2. THE PROPERTY IS SHOWN AS BLOCK 26, LOT 3, UNIT A-03 ON THE TOWN OF WINDHAM TAX MAP 18 AND IS LOCATED IN THE COMMERCIAL (1-C-1) DISTRICT.
3. TOTAL AREA OF PARCEL IS APPROXIMATELY 23.94 ACRES PER PLAN REFERENCE 5A.
4. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON PLAN REFERENCE 5A. FIELD WORK WAS PERFORMED BY SEBAGO TECHNICS, INC. IN NOVEMBER OF 2024 TO VERIFY THE BOUNDARY AND TOPOGRAPHIC INFORMATION.
5. PLAN REFERENCES:
 - A. "EXISTING CONDITIONS LAND OF JLB WINDHAM LLC" DATED NOVEMBER 2022 SURVEYED BY BIRM AND PLAN IS UNRECORDED.
 - B. "AMENDED SUBDIVISION PLAN THE WINDHAM MALL" DATED APRIL 6, 2005 BY SURVEY, INC. AND RECORDED AT THE CCRD IN PLAN BOOK 205, PAGE 254.
6. BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, GEOID18 IN INTERNATIONAL FEET, PLAN REFERENCE 5A.
7. BENCHMARK:
 - BM-1 X-CHEISSELED IN HYDRANT, BOLT NEST ELEVATION: 317.34 (NAV08)
 - BM-2 BOX CUT IN CONCRETE LIGHT POLE NORTHERLY CORNER ELEVATION: 315.17 (NAV08)
8. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D, PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD C/ASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
9. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WINDHAM, MAINE, CUMBERLAND COUNTY, PANEL NUMBERS 2300S0477F, 2300S0479F, 2300S0481F, AND 2300S0483F, HAVING AN EFFECTIVE DATE OF JUNE 30, 2024. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS OF MINIMAL FLOODING.
11. SPACE AND BULK CRITERIA FOR THE COMMERCIAL DISTRICT (1-C-1) ARE AS FOLLOWS:

	<u>REQUIRED</u>	<u>PROPOSED</u>
MINIMUM LOT SIZE:	N/A	N/A
NET RESIDENTIAL DENSITY:	N/A	N/A
MINIMUM STREET FRONTAGE:	100 FEET	374.01 FEET
FRONT SETBACK:	0 FEET TO 20 FEET	475.27 FEET
MINIMUM SIDE SETBACK:	6 FEET	58.42 FEET
MINIMUM REAR SETBACK:	6 FEET	146.27 FEET
MINIMUM RESIDENTIAL BUFFER:	50 FEET	146.27 FEET
MAXIMUM BUILDING HEIGHT:	75 FEET	8 FEET

* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

1. WAIVER OF §20-8121: TO ALLOW THE CONSTRUCTION OF ABOVE GROUND UTILITIES AS REQUIRED BY CENTRAL MAINE POWER.

DATE _____

CHAIRPERSON

STATE OF MAINE, CUMBERLAND
COUNTY SS, REGISTRY OF DEEDS

RECEIVED _____, 20____

AT _____ H _____ M _____ M AND
RECORDED IN _____

PLAN BOOK _____ PAGE _____

ATTEST: _____

REGISTER

C	RAM	19/02/2025	SUBMISSION FOR FINAL SITE PLAN REVIEW
B	RAM	05/23/2025	LOCAL SUBMISSION TO TOWN OF WINDHAM
A	KAK	03/28/2025	TOWN SUBMISSION
REV. BY:		DATE:	STATUS:

SEBAGO
TECHNICS

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

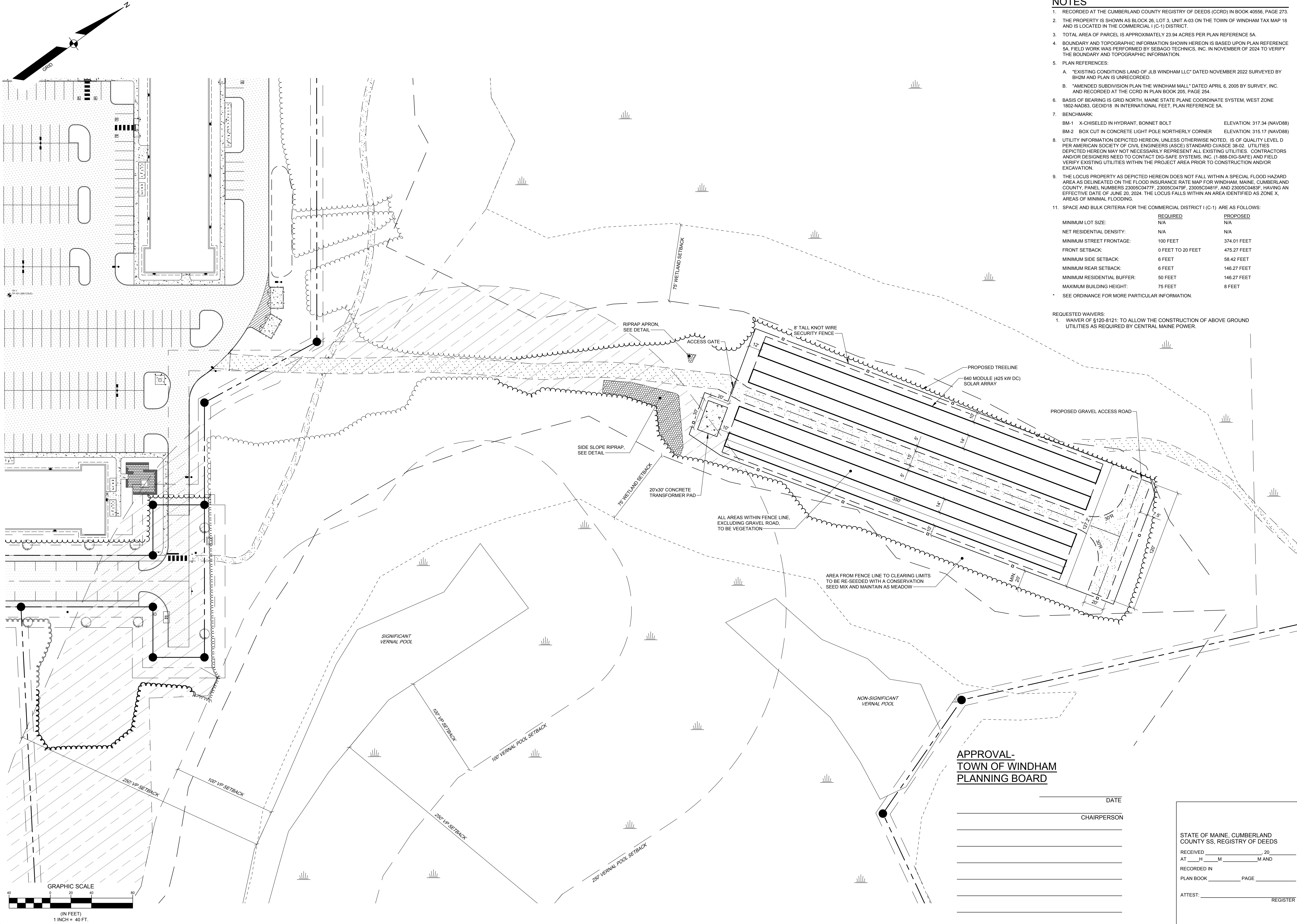
South Portland, Bridgton, Sanford and Bath

OVERALL SITE PLAN
OF:
FRANKLIN DRIVE SOLAR PARCEL
FRANKLIN DRIVE
WINDHAM, ME
FOR:
NEW GEN ESTATES, LLC
50 MAINE MALL ROAD
SOUTH PORTLAND, ME 04106

DESIGNED	KMK
DRAWN	STI
CHECKED	RAM
DATE	01/16/2025
SCALE	1" = 80'
PROJECT	230411-02

SHEET C-100

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NOTES

- RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 40556, PAGE 273.
- THE PROPERTY IS SHOWN AS BLOCK 26, LOT 3, UNIT A-03 ON THE TOWN OF WINDHAM TAX MAP 18 AND IS LOCATED IN THE COMMERCIAL I (C-1) DISTRICT.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 23.94 ACRES PER PLAN REFERENCE 5A.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON PLAN REFERENCE 5A. FIELD WORK WAS PERFORMED BY SEBAGO TECHINCS, INC. IN NOVEMBER OF 2024 TO VERIFY THE BOUNDARY AND TOPOGRAPHIC INFORMATION.
- PLAN REFERENCES:
 - "EXISTING CONDITIONS LAND OF JLB WINDHAM LLC" DATED NOVEMBER 2022 SURVEYED BY BH2M AND PLAN IS UNRECORDED.
 - "AMENDED SUBDIVISION PLAN THE WINDHAM MALL" DATED APRIL 6, 2005 BY SURVEY, INC. AND RECORDED AT THE CCRD IN PLAN BOOK 205, PAGE 254.
- BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, GEOID18 IN INTERNATIONAL FEET, PLAN REFERENCE 5A.
- BENCHMARK:
 - BM-1 X-CHISELED IN HYDRANT, BONNET BOLT ELEVATION: 317.34 (NAVD88)
 - BM-2 BOX CUT IN CONCRETE LIGHT POLE NORTHERLY CORNER ELEVATION: 315.17 (NAVD88)
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD C1ASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WINDHAM, MAINE, CUMBERLAND COUNTY, PANEL NUMBERS 23005C0477F, 23005C0478F, 23005C0481F, AND 23005C0483F, HAVING AN EFFECTIVE DATE OF JUNE 20, 2024. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS OF MINIMAL FLOODING.
- SPACE AND BULK CRITERIA FOR THE COMMERCIAL DISTRICT I (C-1) ARE AS FOLLOWS:

	REQUIRED	PROPOSED
MINIMUM LOT SIZE:	N/A	N/A
NET RESIDENTIAL DENSITY:	N/A	N/A
MINIMUM STREET FRONTAGE:	100 FEET	374.01 FEET
FRONT SETBACK:	0 FEET TO 20 FEET	475.27 FEET
MINIMUM SIDE SETBACK:	6 FEET	58.42 FEET
MINIMUM REAR SETBACK:	6 FEET	146.27 FEET
MINIMUM RESIDENTIAL BUFFER:	50 FEET	146.27 FEET
MAXIMUM BUILDING HEIGHT:	75 FEET	8 FEET

* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

REQUESTED WAIVERS:
1. WAIVER OF §120-8121: TO ALLOW THE CONSTRUCTION OF ABOVE GROUND UTILITIES AS REQUIRED BY CENTRAL MAINE POWER.

APPROVAL-
TOWN OF WINDHAM
PLANNING BOARD

DATE
CHAIRPERSON

STATE OF MAINE, CUMBERLAND
COUNTY SS, REGISTRY OF DEEDS
RECEIVED _____ 20____
AT _____ H _____ M _____ AND _____
RECORDED IN _____
PLAN BOOK _____ PAGE _____
ATTEST: _____ REGISTER

PROGRESS
PRINT

STATE OF MAINE
REGISTERED PROFESSIONAL ENGINEER
ROBERT A. MCSORLEY
ME 000554

ROBERT A. MCSORLEY, P.E. 6588

REV	BY	DATE	STATUS
C	RAM	09/02/2025	SUBMISSION FOR FINAL SITE PLAN REVIEW
B	RAM	06/23/2025	LOCAL SUBMISSION TO TOWN OF WINDHAM
A	KMK	03/28/2025	TOWN SUBMISSION

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHINCS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHINCS, INC.

SEBAGO
TECHINCS
SERBAGOTECHNICS.COM
75 John Roberts Rd, Suite 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Bath

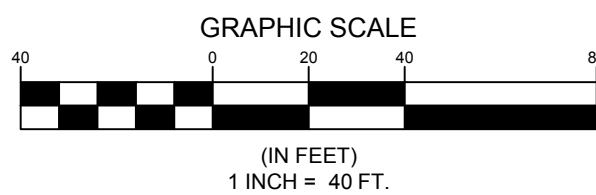
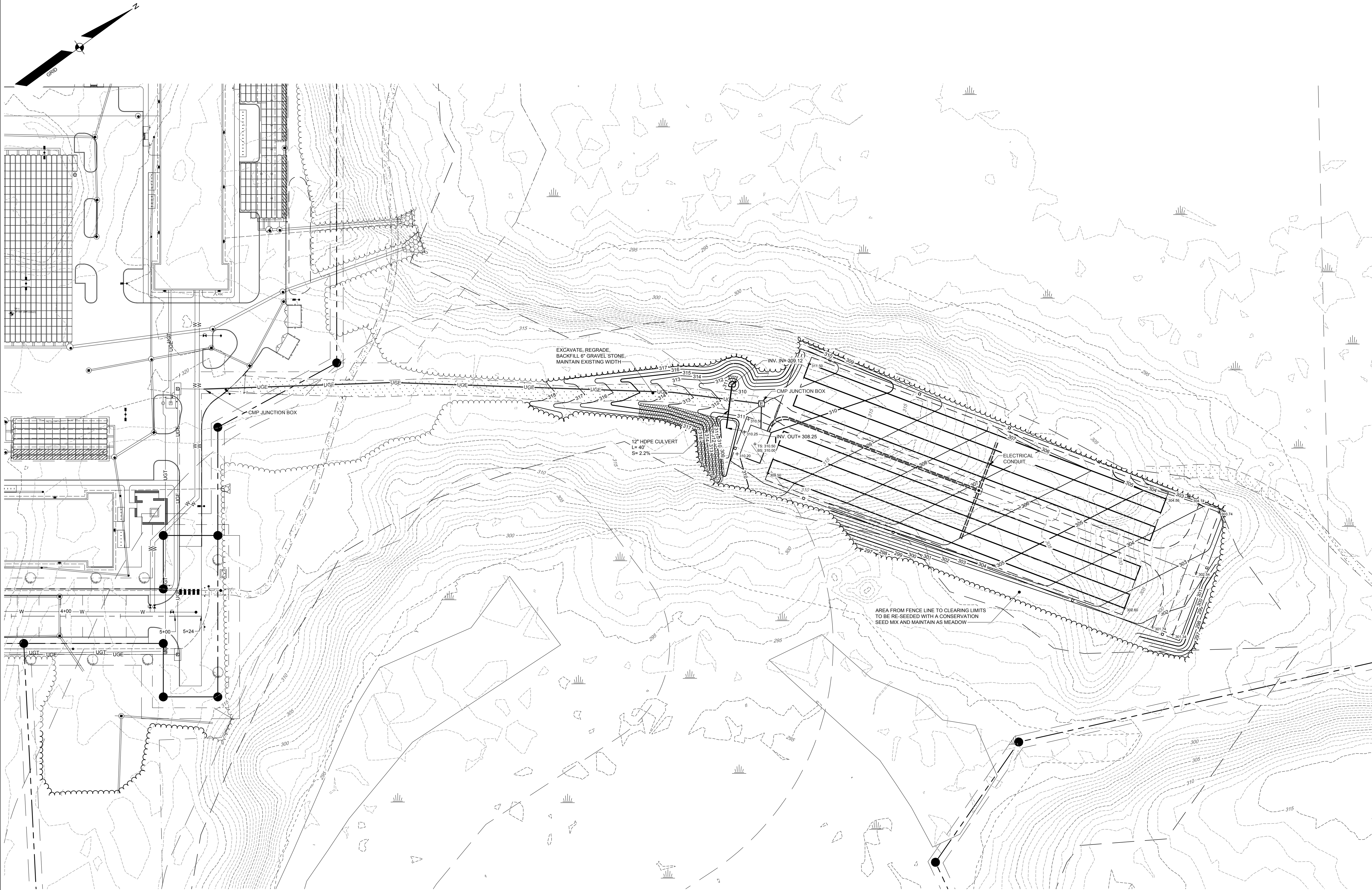
SITE PLAN
OF:
FRANKLIN DRIVE
WINDHAM, ME
FOR:
NEW GEN ESTATES, LLC
50 MAINE MALL ROAD
SOUTH PORTLAND, ME 04106

DESIGNED	KMK
DRAWN	STI
CHECKED	RAM
DATE	01/16/2025
SCALE	1" = 40'
PROJECT	230411-02

SHEET C-101

230411-02 S.dwg, TAB Site

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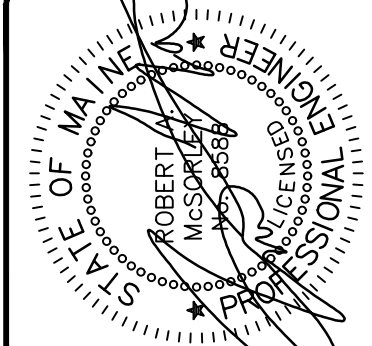
DESIGNED	KMK
DRAWN	STI
CHECKED	RAM
DATE	01/16/2025
SCALE	1" = 40'
PROJECT	230411-02

SHEET C-201

GRADING & UTILITY PLAN
OF:
FRANKLIN DRIVE SOLAR PARCEL
FRANKLIN DRIVE
WINDHAM, ME
FOR:
NEW GEN ESTATES, LLC
50 MAINE MALL ROAD
SOUTH PORTLAND, ME 04106

SEBAGO
TECHNICS
SERAGOTECHNICS.COM
75 John Roberts Rd, Suite 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Bath

C	RAM	09/02/2025	SUBMISSION FOR FINAL SITE PLAN REVIEW
B	RAM	06/23/2025	LOCAL SUBMISSION TO TOWN OF WINDHAM
A	KMK	03/28/2025	TOWN SUBMISSION
REV	BY	DATE	STATUS
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SERAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SERAGO TECHNICS, INC.			



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ROBERT A. INCORLEY, PE 6588

EROSION CONTROL MEASURES

PRE-CONSTRUCTION PHASE

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

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

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

CONSTRUCTION AND POST-CONSTRUCTION PHASE

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

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

EROSION CONTROL APPLICATIONS & MEASURES

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

1. TEMPORARY MULCHING:

ALL DISTURBED AREAS SHALL BE MULCHED WITH MATERIALS SPECIFIED BELOW PRIOR TO ANY STORM EVENT. ALL DISTURBED AREAS NOT FINAL GRADED WITHIN 14 DAYS SHALL BE MULCHED. DISTURBED AREAS ADJACENT TO NATURAL RESOURCES THAT ARE NOT GRADED WITHIN SEVEN (7) DAYS SHALL BE MULCHED. ALSO, AREAS, WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED, SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING. EROSION CONTROL BLANKETS ARE RECOMMENDED TO BE USED AT THE BASE OF GRASSY WATERWAYS AND ON SLOPES GREATER THAN 3%. MULCH ANCHORING SHOULD BE USED ON SLOPES GREATER THAN 5% AFTER SEPTEMBER 15TH OF THE CONSTRUCTION YEAR. (SEE WINTER EROSION CONTROL NOTES).

SLOPES OF MULCH:

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

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

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

2. SOIL STOCKPILES:

STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED WITH HAY OR STRAW AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES. SEDIMENT BARRIERS SHALL BE INSTALLED DOWNGRADIENT OF STOCKPILES, AND STORMWATER SHALL BE PREVENTED FROM RUNNING ONTO THE STOCKPILE.

3. NATURAL RESOURCES PROTECTION:

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

4. SEDIMENT BARRIERS:

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

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

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

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

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

5. TEMPORARY CHECK DAMS:

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

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

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

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

6. STORMDRAIN INLET PROTECTION:

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

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

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

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

7. STABILIZED CONSTRUCTION ENTRANCE/EXIT:

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

DUST CONTROL:

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

TEMPORARY VEGETATION:

TEMPORARY VEGETATION SHALL BE APPLIED TO DISTURBED AREAS THAT WILL NOT RECEIVE FINAL GRADING FOR PERIODS UP TO 12 MONTHS. THIS PROCEDURE SHOULD BE USED EXTENSIVELY IN AREAS ADJACENT TO NATURAL RESOURCES. SEEDED PREPARATION AND APPLICATION OF SEED SHALL BE CONDUCTED AS INDICATED IN THE PERMANENT VEGETATION SECTION OF THIS NARRATIVE. SPECIFIC SEEDS (FAST GROWING AND SHORT LIVING) SHALL BE SELECTED FROM THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUALS FOR CONTRACTORS AND ENGINEERS, 2016 OR LATEST REVISION. ALTERNATIVE EROSION CONTROL MEASURES SHOULD BE USED IF SEEDING CAN NOT BE DONE BEFORE SEPTEMBER 15TH OF THE CONSTRUCTION YEAR.

PERMANENT VEGETATION:

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

SEEDED PREPARATION:

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

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

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

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

APPLICATION OF SEED:

A. SEEDING: SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR. GENERALLY A SEED MIXTURE MAY BE APPLIED AS FOLLOWS: (CONSERVATION/POLLINATOR SEED MIX (ERNST SEED - NATIVE STEEP SLOPE MIX W/ANNUAL RYEGRASS OR EQUIVALENT)

SEED TYPE	APPLICATION RATE
INDIANGRASS, 'TOMAHAWK'	0.428 LBS/1,000 S.F. (18.7 LBS/ACRE)
ANNUAL RYEGRASS	0.275 LBS/1,000 S.F. (12.0 LBS/ACRE)
BIG BLUESTEM, 'NAGARA'	0.183 LBS/1,000 S.F. (8.40 LBS/ACRE)
VIRGINIA WILDRYE, 'MADISON'	0.138 LBS/1,000 S.F. (6.00 LBS/ACRE)
CANADA WILDRYE	0.096 LBS/1,000 S.F. (4.20 LBS/ACRE)
AUTUMN BENTGRASS, ALBANY PINE BUSH-NY ECOTYPE	0.055 LBS/1,000 S.F. (2.40 LBS/ACRE)
SWITCHGRASS, 'SHAWNEE'	0.055 LBS/1,000 S.F. (2.40 LBS/ACRE)
DEERTONGUE, TIOPA	0.041 LBS/1,000 S.F. (1.80 LBS/ACRE)
PURPLE CONIFERFLOWER	0.021 LBS/1,000 S.F. (0.90 LBS/ACRE)
PARTRIDGE PEA, PA ECOTYPE	0.019 LBS/1,000 S.F. (0.78 LBS/ACRE)
KEYWE SUNFLOWER, PA ECOTYPE	0.017 LBS/1,000 S.F. (0.72 LBS/ACRE)
LANCELEAF COREOPSIS	0.014 LBS/1,000 S.F. (0.60 LBS/ACRE)
BLACKWEED SUSAN, COASTAL PLAIN NC ECOTYPE	0.014 LBS/1,000 S.F. (0.60 LBS/ACRE)
WILD BERGAMOT, FORT INDIANTOWN GAP-PA ECOTYPE	0.004 LBS/1,000 S.F. (0.18 LBS/ACRE)
COMMON MILKWEED	0.003 LBS/1,000 S.F. (0.12 LBS/ACRE)
SMOOTH BLUE ASTER	0.001 LBS/1,000 S.F. (0.06 LBS/ACRE)
NEW ENGLAND ASTER, PA ECOTYPE	0.001 LBS/1,000 S.F. (0.06 LBS/ACRE)
EARLY GOLDENROD, PA ECOTYPE	0.001 LBS/1,000 S.F. (0.06 LBS/ACRE)
GRAY GOLDENROD, PA ECOTYPE	0.001 LBS/1,000 S.F. (0.06 LBS/ACRE)
TOTAL:	1.5 LBS/1,000 S.F. (60 LBS/ACRE)

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

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

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

SODDING:

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

STANDARDS FOR TIMELY STABILIZATION:

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES -- BY OCTOBER 15 THE CONTRACTOR WILL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE CONTRACTOR WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE MDEP WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% (10H:1V) TO BE A SLOPE. IF THE CONTRACTOR FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

- STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 1, THEN THE APPLICANT WILL COVER THE SLOPE WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM 2(C) OF THIS STANDARD OR WITH STONE RIPRAP AS DESCRIBED IN ITEM 2(D) OF THIS STANDARD.
- STABILIZE THE SLOPE WITH SOD -- THE CONTRACTOR WILL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE APPLICANT WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V).
- STABILIZE THE SLOPE WITH WOOD WASTE COMPOST -- THE CONTRACTOR WILL PLACE A SIX-INCH LAYER OF WOOD WASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOOD WASTE COMPOST, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE APPLICANT WILL NOT USE WOOD WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
- STABILIZE THE SLOPE WITH STONE RIPRAP -- THE CONTRACTOR WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE APPLICANT WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

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

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

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

HOUSEKEEPING:

- SPILL PREVENTION: CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER. THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.
- GROUNDWATER PROTECTION: DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.
- FUGITIVE SEDIMENT AND DUST: ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEP IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.
- DEBRIS AND OTHER MATERIALS: MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
- EXCAVATION DE-WATERING: EXCAVATION DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SATED AND HINDERS CORRECT AND SAFE CONSTRUCTION. TO PREVENT DUST AND SOIL LOSS FROM THE EXCAVATION AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.
- AUTHORIZED NON-STORMWATER DISCHARGES: IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:
 - DISCHARGES FROM FIRE FIGHTING ACTIVITY;
 - FIRE HYDRANT FLUSHINGS;
 - VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
 - DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS;
 - EXTERNAL OUTSIDE BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
 - PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
 - UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
 - UNCONTAMINATED GROUNDWATER OR SPRING WATER;
 - FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
 - UNCONTAMINATED EXCAVATION DEWATERING;
 - POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
 - LANDSCAPE IRRIGATION.
- UNAUTHORIZED NON-STORMWATER DISCHARGES: THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:
 - WASTEWATER FROM THE WASH-OUT OR CLEAN-OUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
 - FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
 - SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
 - TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.

WINTER EROSION CONTROL MEASURES

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

1. SOIL STOCKPILES

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

2. NATURAL RESOURCES PROTECTION

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 75% MATURE VEGETATION CATCH, SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH EROSION CONTROL MATS. DURING WINTER CONSTRUCTION, A DOUBLE LINE OF SEDIMENT BARRIERS (I.E. SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) WILL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA.

PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.

3. SEDIMENT BARRIERS

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

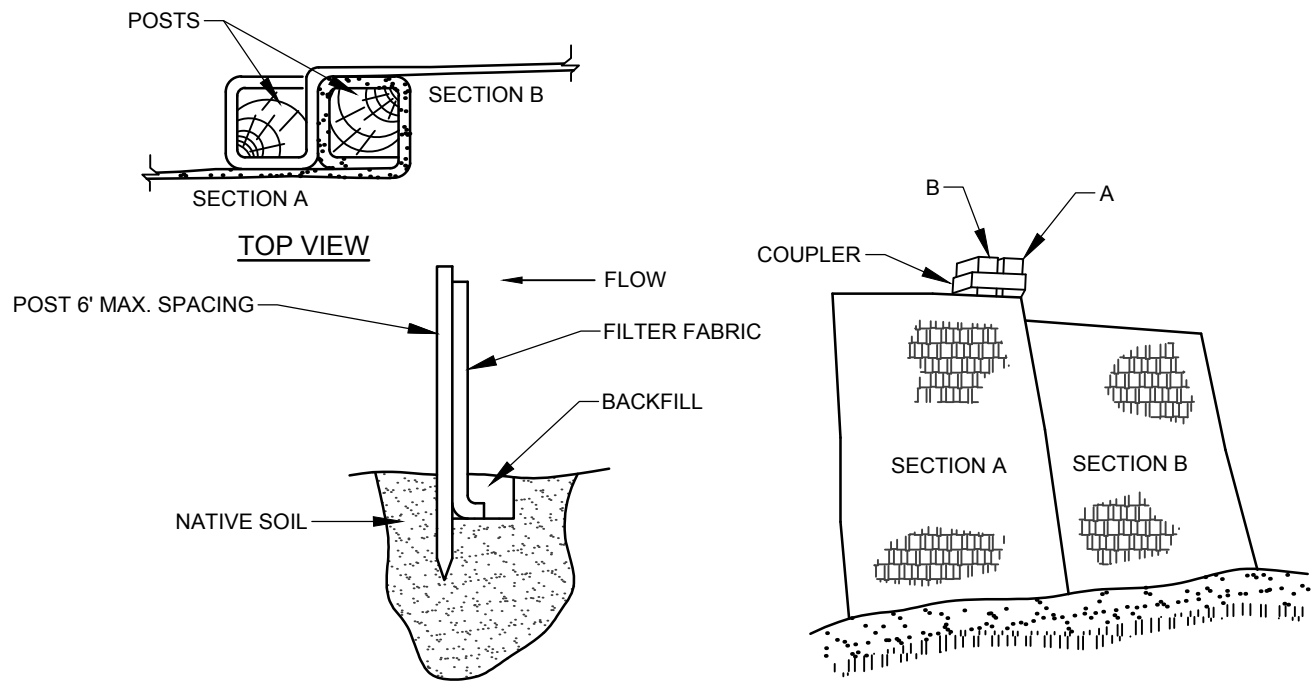
4. MULCHING

ALL AREA SHALL BE CONSIDERED TO BE DENUDED UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOADED, SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1,000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75-LBS/1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW WILL BE REMOVED DOWN TO A ONE-INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA WILL BE PROPERLY STABILIZED WITH EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1,000 SQUARE FEET (3 TONS/ACRE) AND ADEQUATELY ANCHORED THAT GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH.

BETWEEN THE DATES OF SEPTEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRACK OR WOOD CELLULOSE FIBER. WHEN GROUND SURFACE IS NOT VISIBLE THOUGH THE MULCH THEN COVER IS SUFFICIENT. AFTER NOVEMBER 1ST, MULCH AND ANCHORING OF ALL BARE SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORK DAY.

5. MULCHING ON SLOPES AND DITCHES

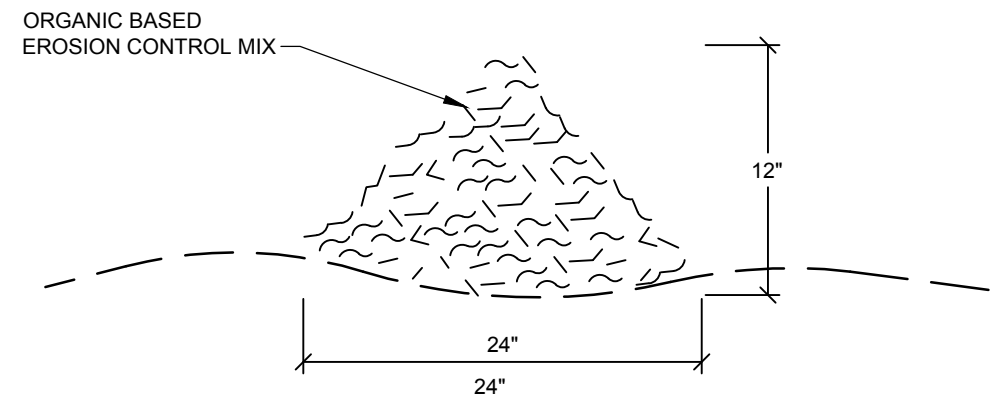
SLOPES SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH PEG AND NETTING OR WITH EROSION CONTROL BLANKETS



INSTALLATION:

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

FILTER BARRIER NOT TO SCALE



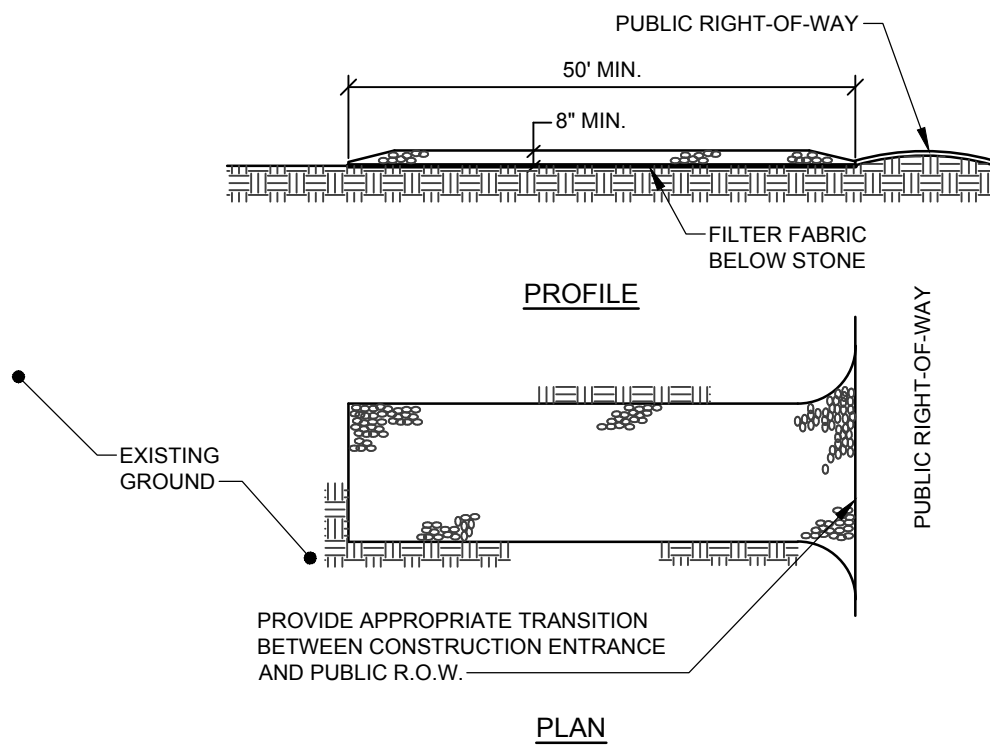
COMPOSITION:

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

INSTALLATION:

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

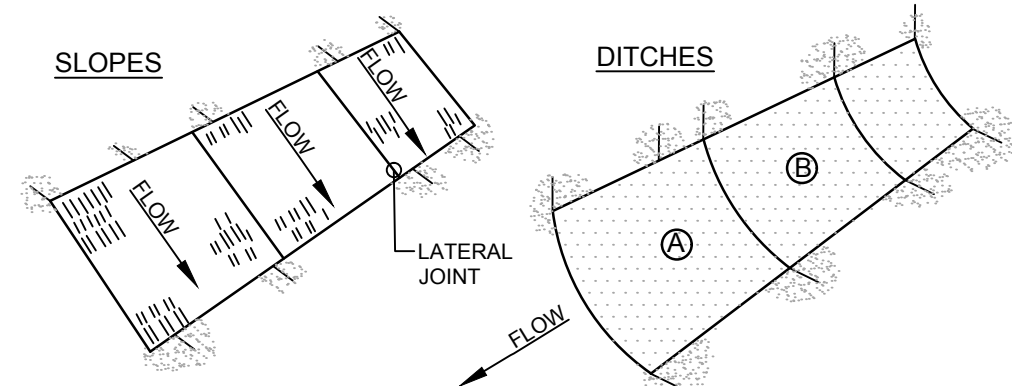
EROSION CONTROL MIX BERM NOT TO SCALE



NOTES:

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

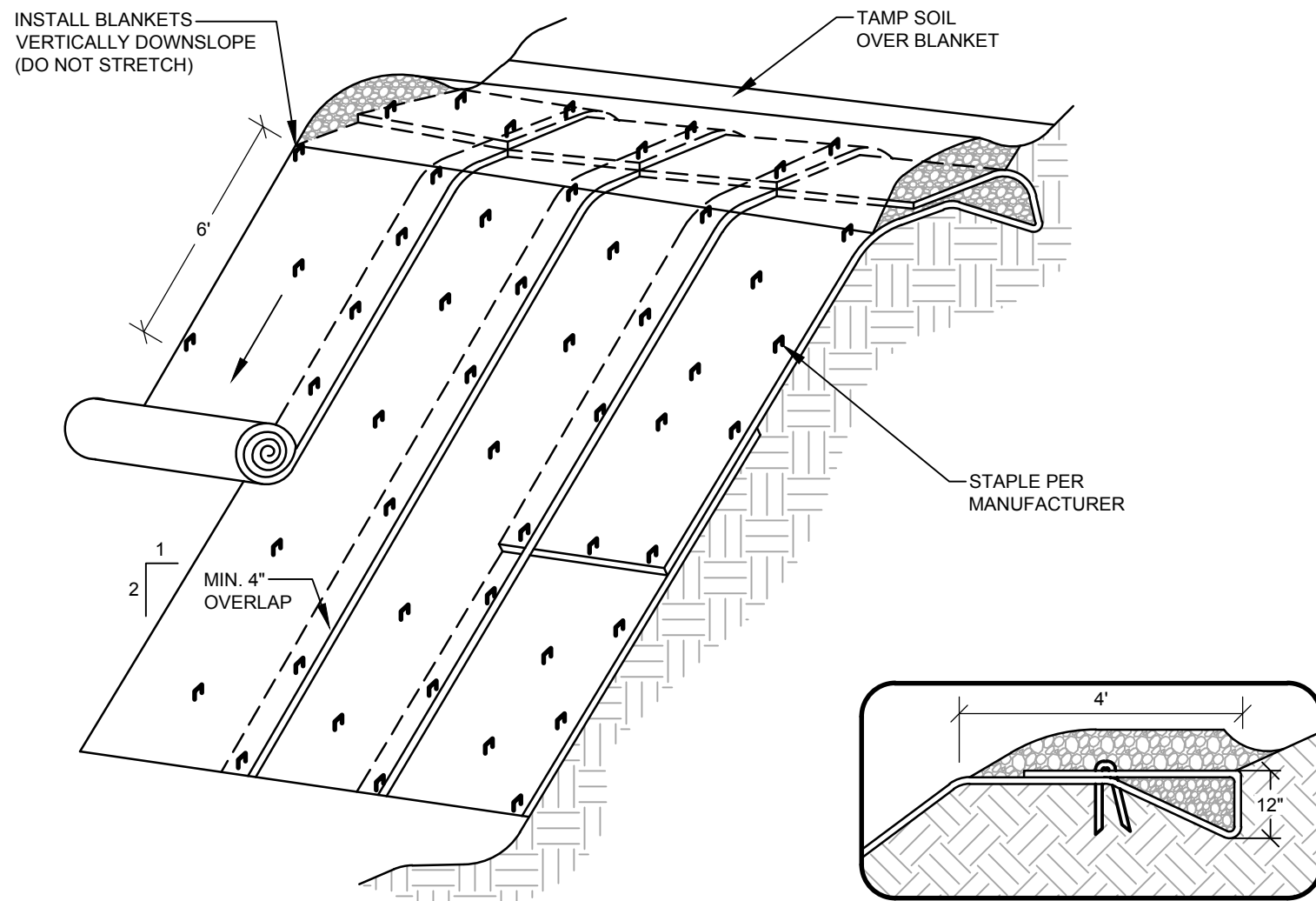
STABILIZED CONSTRUCTION ENTRANCE NOT TO SCALE



NOTES:

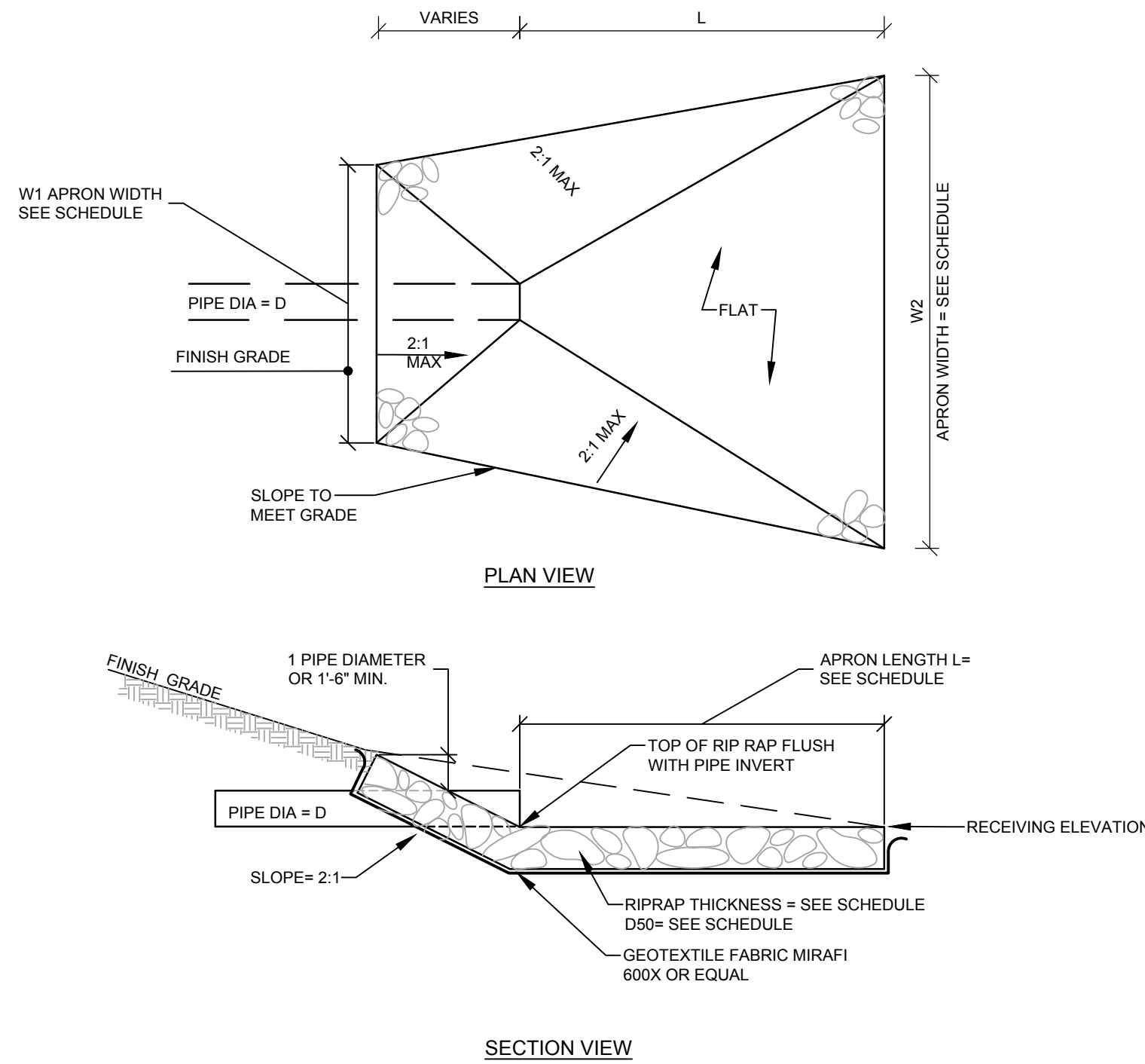
1. BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.
2. FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED. OVERLAP B OVER A.
3. LATERAL JOINTS TO 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 AND 1-1/2" WIDE.
6. USE NORTH AMERICAN GREEN DS 150 OR APPROVED EQUAL.

EROSION CONTROL BLANKET NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

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



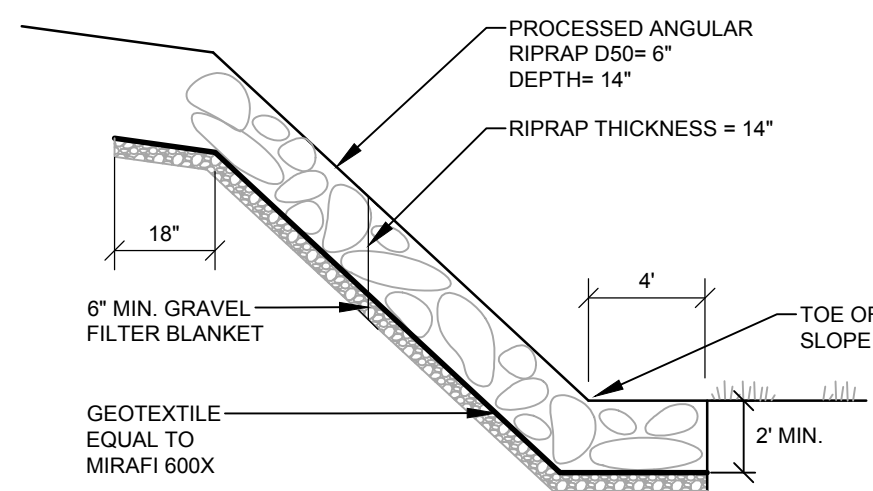
NOTES:

1. RIPRAP TO BE PROCESSED ANGULAR ROCK
2. RIPRAP GRADATION SHALL BE A WELL GRADED MIX FROM ABOUT 1.5 TIMES D SIZE TO 25 PERCENT OF THE D SIZE
3. THE RIPRAP STONES SHALL BE CAREFULLY PLACED FROM THE TOE OF THE SLOPE UPWARD
4. STONES SHALL BE LOWERED TO THE SLOPE AND NOT BE ALLOWED TO DROP MORE THAN 12" ONTO THE GEOTEXTILE
5. THE FINISHED SURFACE SHALL BE A RELATIVELY SMOOTH, UNIFORMLY SLOPED SURFACE

TYPICAL RIPRAP APRON SCHEDULE

CULVERT DIAMETER - D (IN.)	APRON LENGTH - L (FT.)	WIDTH -W1 (FT)	WIDTH -W2 (FT)	RIPRAP D50 (IN.)	RIPRAP THICKNESS (IN.)
12	8	3	9	6	14

RIPRAP APRON NOT TO SCALE



SIDE SLOPE RIPRAP NOT TO SCALE

PROGRESS
PRINT



C	RAM	09/02/2025	SUBMISSION FOR FINAL SITE PLAN REVIEW
B	RAM	06/23/2025	LOCAL SUBMISSION TO TOWN OF WINDHAM
A	KMK	03/28/2025	TOWN SUBMISSION
REV	BY	DATE	STATUS
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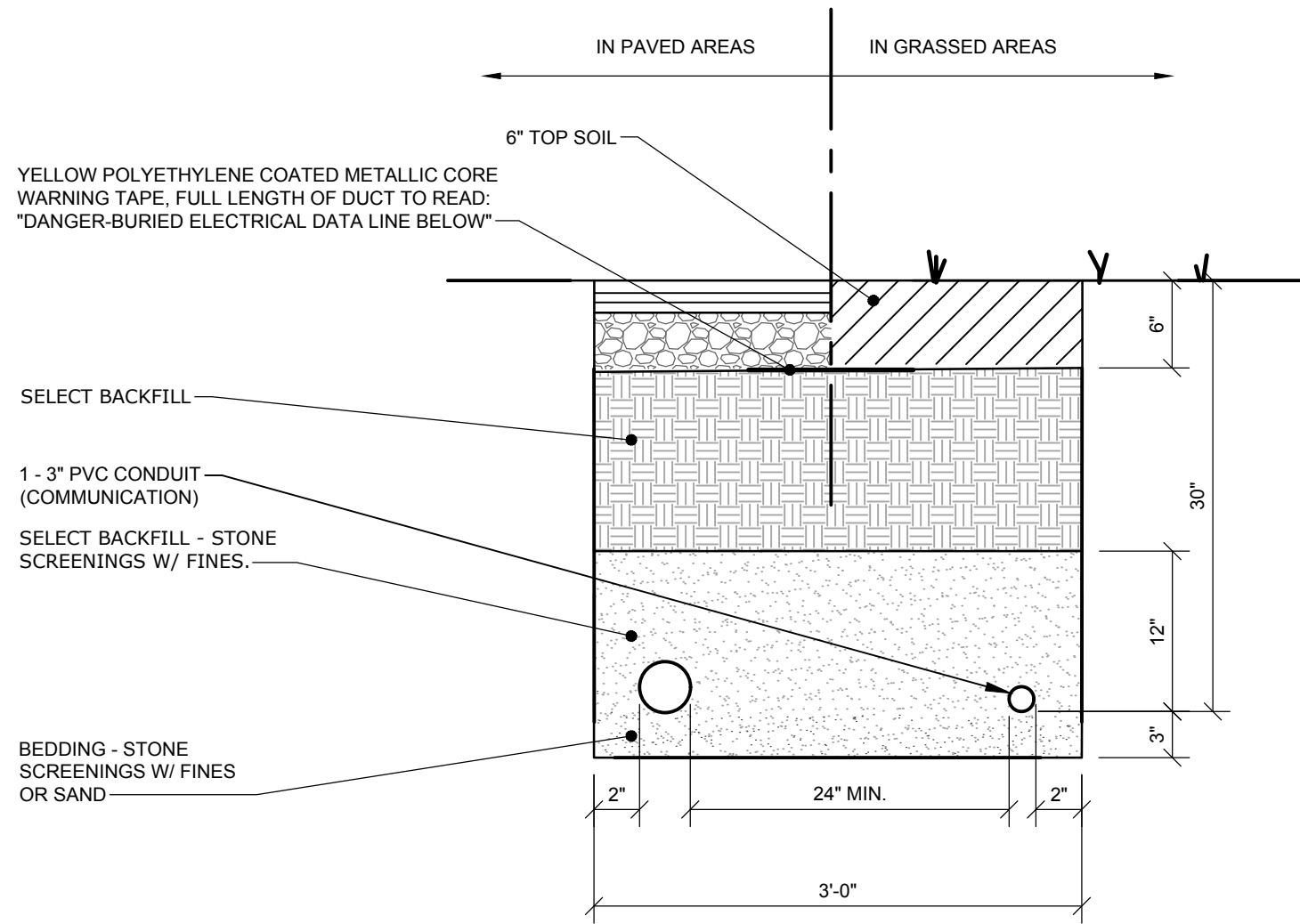


DETAILS
OF: FRANKLIN DRIVE SOLAR PARCEL
FRANKLIN DRIVE
WINDHAM, ME
FOR: NEW GEN ESTATES, LLC
50 MAINE MALL ROAD
SOUTH PORTLAND, ME 04106

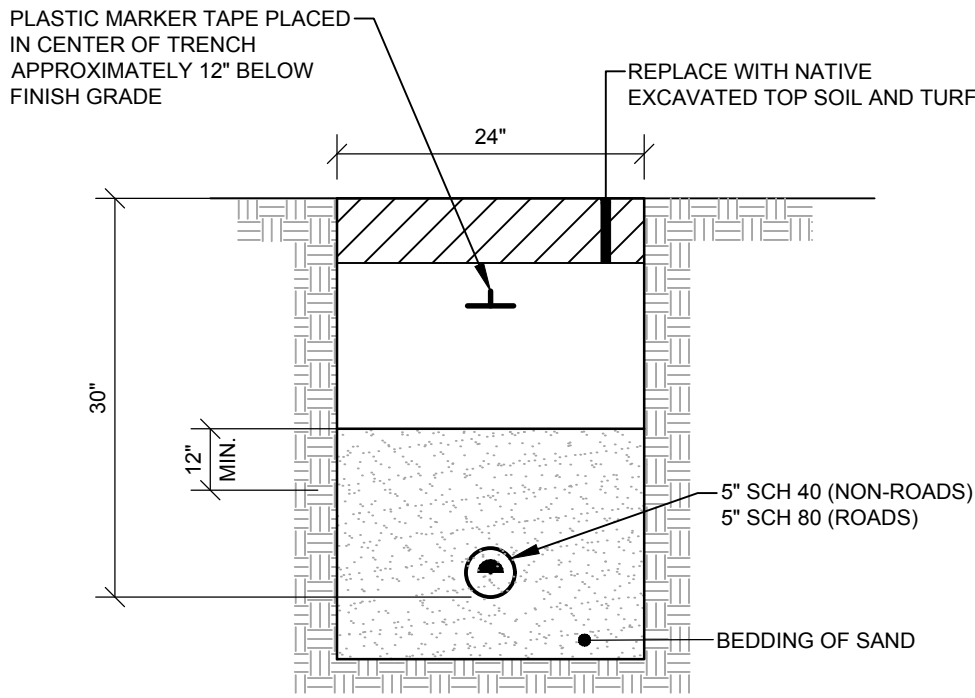
DESIGNED	KMK
DRAWN	STI
CHECKED	RAM
DATE	01/16/2025
SCALE	N/A
PROJECT	230411-02

SHEET C-501

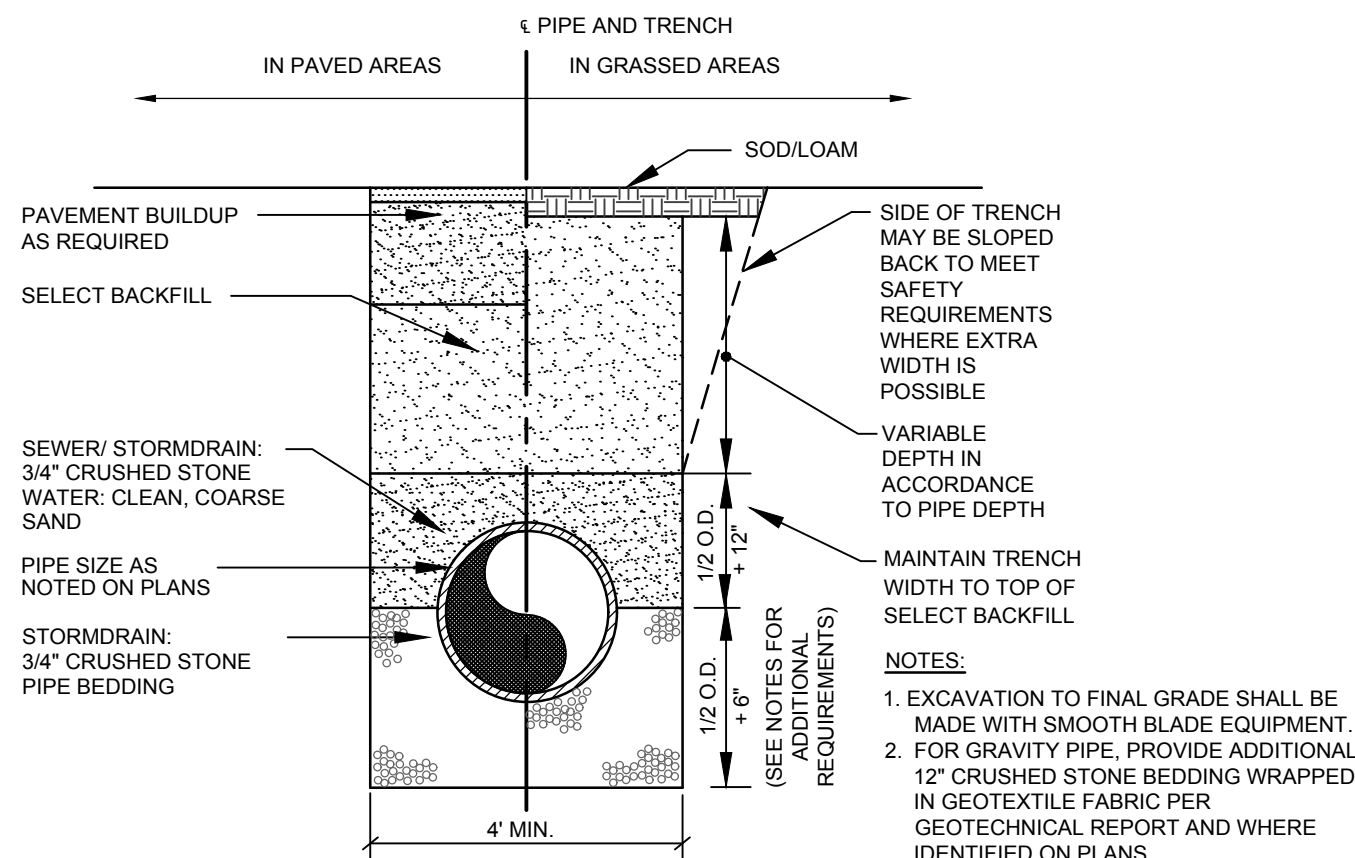
F:\Projects\230411-02\DWG\Design\230411-02 D.dwg - 8/29/2025 9:10 AM - EBEN RODRIGUAZ



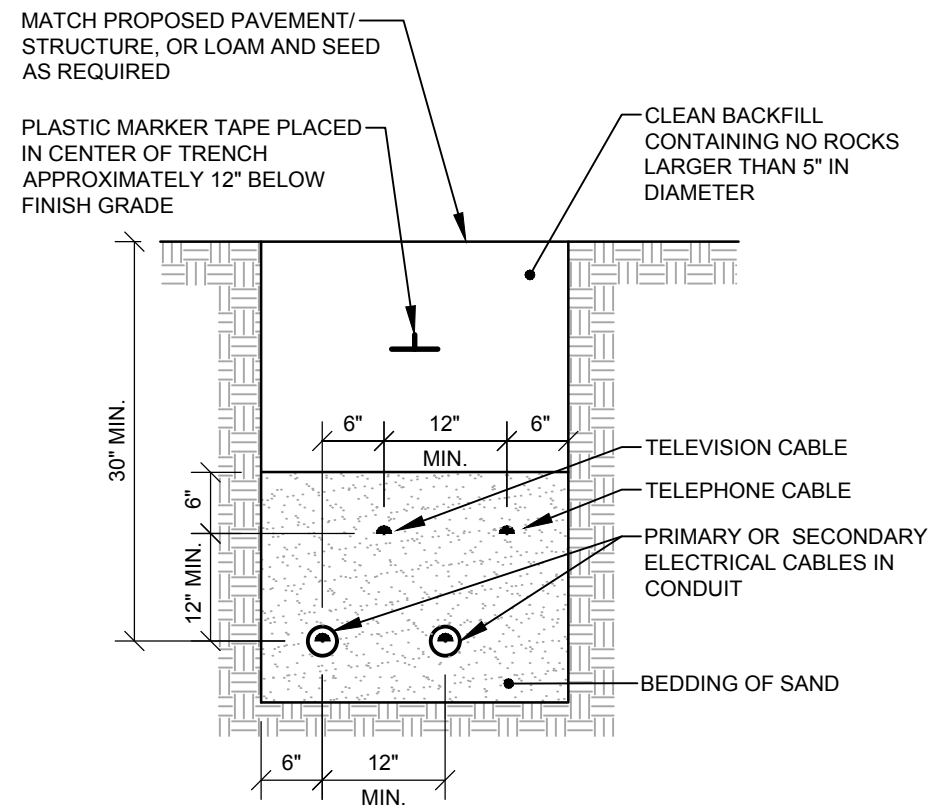
MAIN SERVICE TRENCH DETAIL
NOT TO SCALE



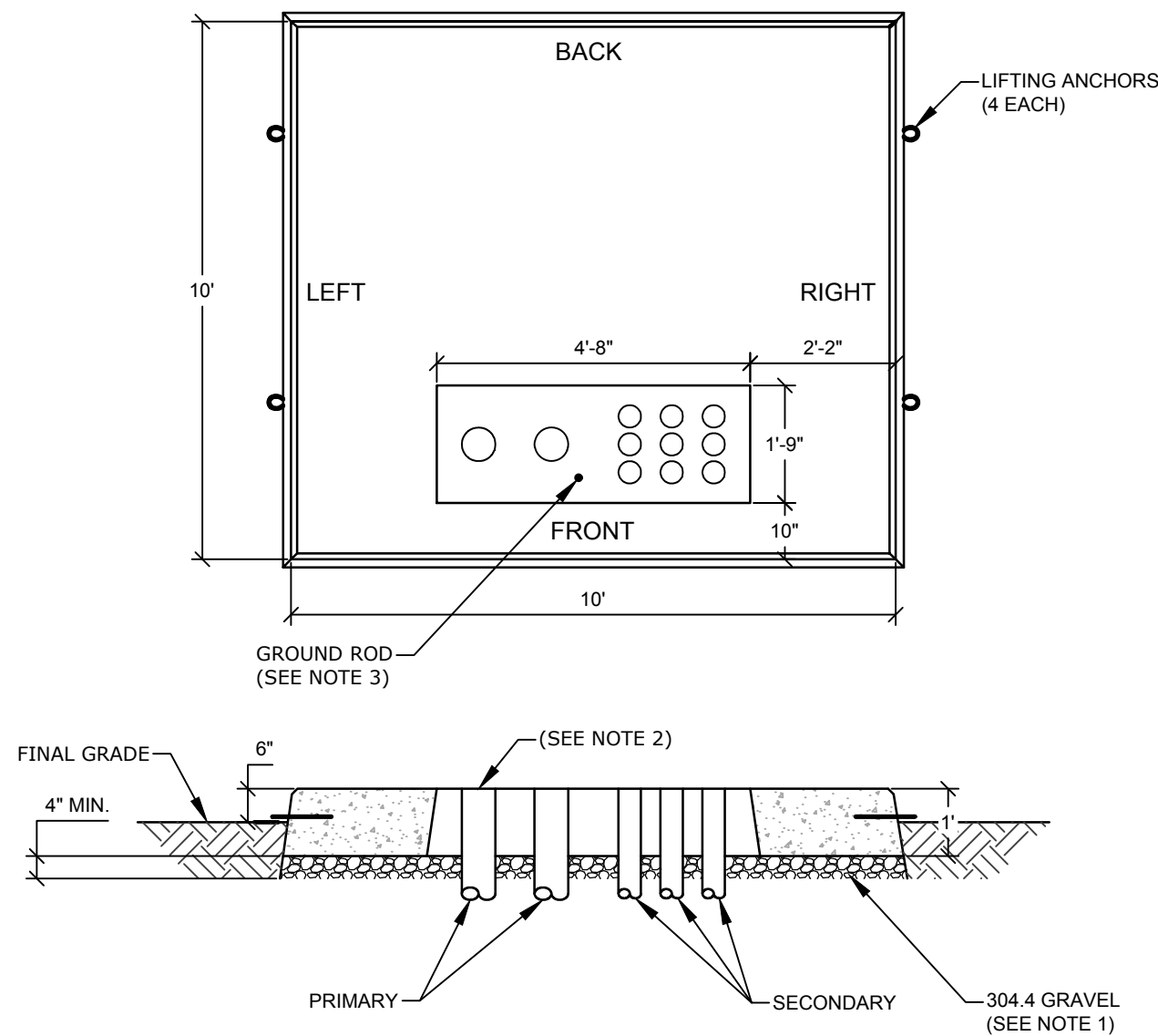
UNDERGROUND CABLE INSTALLATION
NOT TO SCALE



TYPICAL TRENCH SECTION
NOT TO SCALE

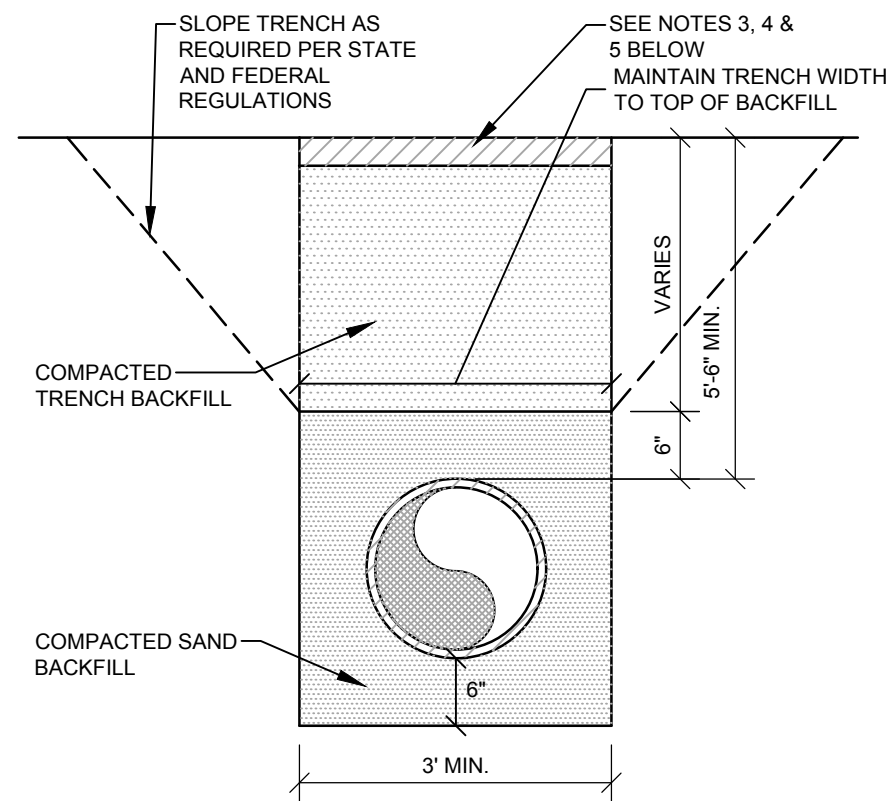


UNDERGROUND CABLE INSTALLATION
NOT TO SCALE



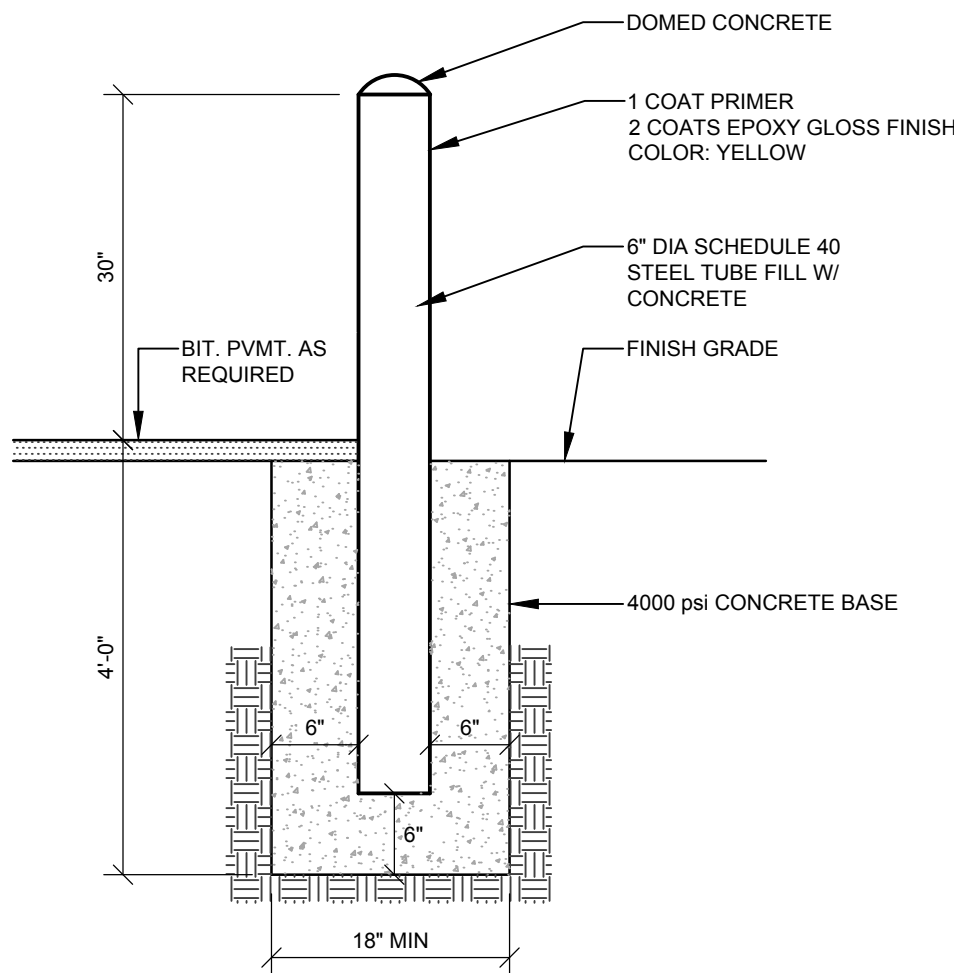
- NOTES:
1. ANY DISTURBED EARTH OR FILL SHALL BE COMPACTED PRIOR TO INSTALLING PAD. A 4" BASE OF 304.4 COMPACTED GRAVEL IS REQUIRED.
 2. ALL CONDUIT SHALL BE CUT OFF FLUSH WITH THE TOP OF THE CONCRETE PAD.
 3. INSTALL A 1/2" X 8" COPPERCLAD GROUND ROD AND GROUND ROD CONNECTOR APPROXIMATELY WHERE SHOWN. THE GROUND ROD SHALL BE DRIVEN TO WITHIN 6" OF GROUND LEVEL, AND INSTALLED ON THE PRIMARY SIDE OF THE OPENING, WITH 3" OF RADIAL CLEARANCE FOR ACCESSIBILITY.
 4. BOLLARDS SHALL BE INSTALLED IN TRAFFIC AREAS. REFER TO ID-BL AND ID-B FOR INSTALLATION.
 5. ANY DEVIATION FROM THIS DETAIL MUST BE APPROVED BY THE ENGINEER.

CONCRETE PAD FOR 3 PHASE TRANSFORMER DETAIL
NOT TO SCALE



- NOTES:
1. PLACE TRENCH BACKFILL MATERIAL IN 12" LIFTS.
 2. COMPACT EACH LIFT TO 92% OF MAXIMUM.

PRESSURE SEWER TRENCH
NOT TO SCALE



METAL DOMED CONCRETE BOLLARD
NOT TO SCALE

230411-02 D.dwg - TAB Details 2

DETAILS

OF: FRANKLIN DRIVE SOLAR PARCEL
FRANKLIN DRIVE
WINDHAM, ME

FOR: NEW GEN ESTATES, LLC
50 MAINE MALL ROAD
SOUTH PORTLAND, ME 04106

DESIGNED	KMK
DRAWN	STI
CHECKED	RAM
DATE	01/16/2025
SCALE	N/A
PROJECT	230411-02

SHEET C-502

SEBAGO
TECHNICS
SERAGOTECHNICS.COM
75 John Roberts Rd, Suite 4A
South Portland, ME 04106
207-200-2100

South Portland, Bridgton, Sanford and Bath

C	RAM	09/02/2025	SUBMISSION FOR FINAL SITE PLAN REVIEW
B	RAM	06/23/2025	LOCAL SUBMISSION TO TOWN OF WINDHAM
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