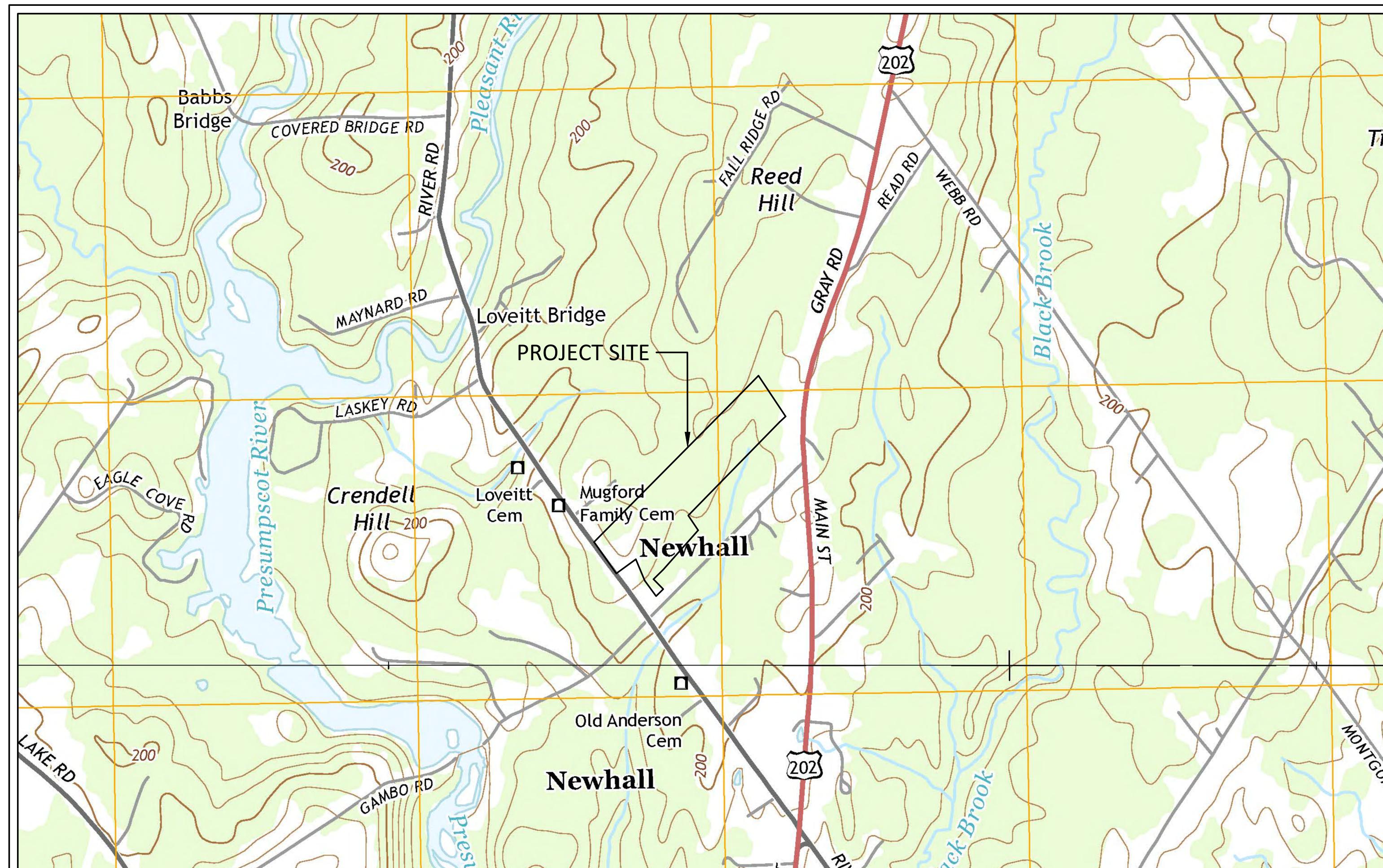


# DOLLEY FARM SUBDIVISION

RIVER ROAD  
WINDHAM, MAINE

CONSULTANTS  
CIVIL ENGINEER DM ROMA CONSULTING ENGINEERS  
LAND SURVEYOR SURVEY INC.  
SITE EVALUATOR MAINELY SOILS, LLC.  
SOIL SCIENTIST MARK HAMPTON ASSOCIATES, INC.



PROJECT VICINITY MAP

PERMITTING REVIEW PLANS - NOT FOR CONSTRUCTION  
SEPTEMBER 16, 2025

PREPARED BY:

**DM ROMA**

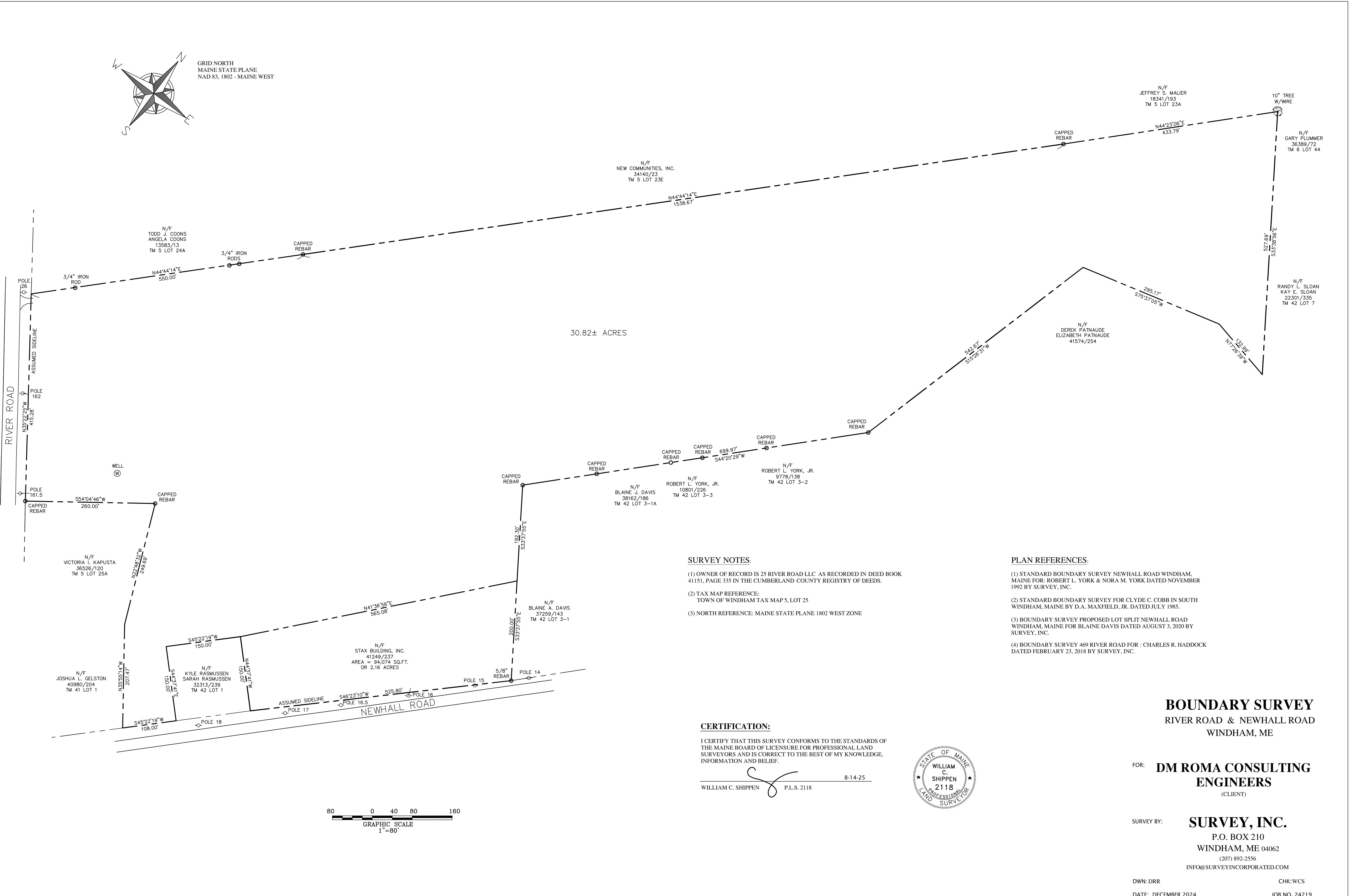
CONSULTING ENGINEERS  
P.O. BOX 1116  
WINDHAM, ME 04062  
(207) 591-5055

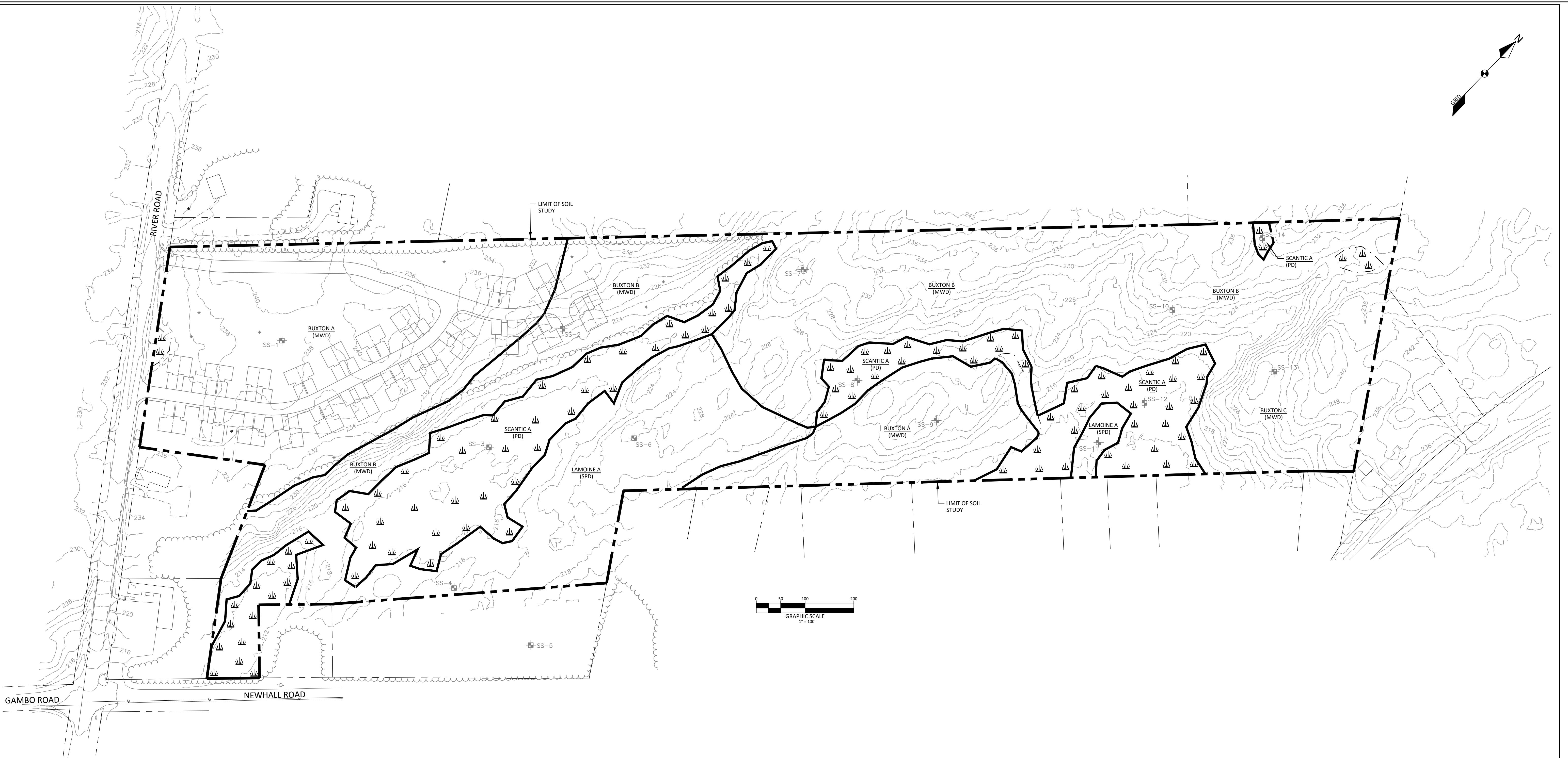
APPLICANT:  
25 RIVER ROAD LLC  
PO BOX 957  
WINDHAM, MAINE 04062

DOLLEY FARM SUBDIVISION  
DRAWING SHEET INDEX

PAGE NO.	DESCRIPTION
1	TITLE SHEET
2	BOUNDARY SURVEY
3	HIGH INTENSITY SOIL SURVEY
4	SUBDIVISION PLAN
5	SITE AND LANDSCAPING PLAN
6	GRADING & UTILITY PLAN
7	ROADWAY PLAN AND PROFILE - RIVER ROAD
8	ROADWAY PLAN AND PROFILE - DOLLEY FARM ROAD
9	ROADWAY PLAN AND PROFILE - THAYER DRIVE 0+00 TO 5+00
10	ROADWAY PLAN AND PROFILE - THAYER DRIVE 5+00 TO END
11	DETAILS
12	DETAILS
13	DETAILS
14	DETAILS

PERMITTING PLAN ATTACHMENTS  
PRE-DEVELOPMENT WATERSHED MAP  
POST DEVELOPMENT WATERSHED MAP





**DM ROMA**  
CONSULTING ENGINEERS  
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WINDHAM, ME 04062  
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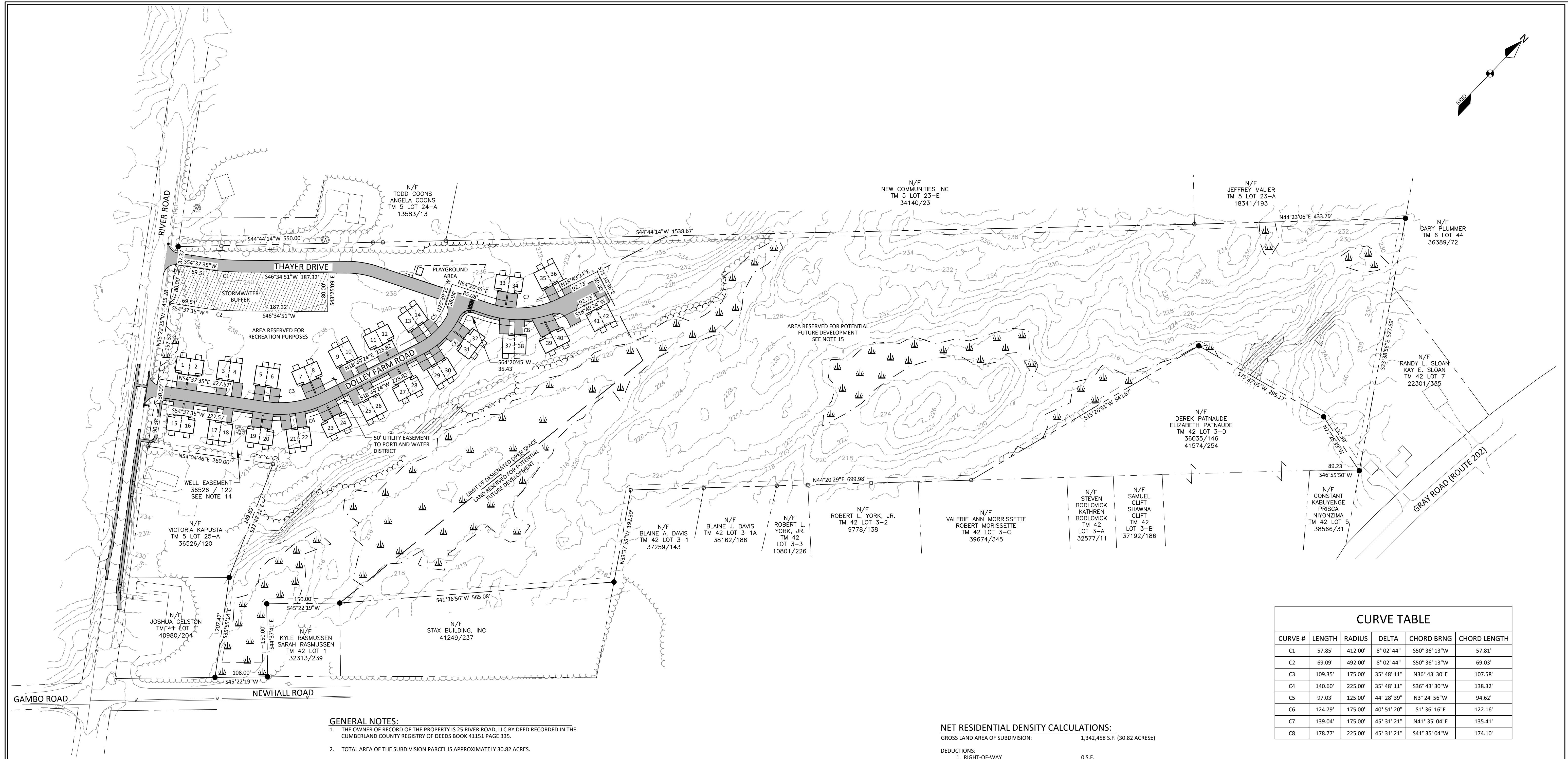
**CLASS A - HIGH INTENSITY SOILS SURVEY**

**DOLLEY FARM SUBDIVISION**

RIVER ROAD  
WINDHAM, MAINE  
FOR  
25 RIVER ROAD LLC  
PO BOX 957  
WINDHAM, ME 04062

24047  
JOB NUMBER:  
1" = 100'  
SCALE:  
4-2-2025  
DATE:  
SHEET 3 OF 14  
HISS-1





#### GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS 25 RIVER ROAD, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 41151 PAGE 335.
2. TOTAL AREA OF THE SUBDIVISION PARCEL IS APPROXIMATELY 30.82 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 5, LOT 25.
4. PLAN REFERENCES:
  - A) BOUNDARY SURVEY OF RIVER ROAD & NEWHALL ROAD, WINDHAM, MAINE MADE FOR DM ROMA CONSULTING ENGINEERS, PREPARED BY SURVEY INC.
  - 5. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
  - 6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
  - 7. BOUNDARY SHOWN HEREON IS BASED ON PLAN REFERENCE A4.
  - 8. TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON 2-FOOT LIDAR OBTAINED FROM THE MAINE OFFICE OF GIS.
  - 9. THE PROPERTY IS LOCATED IN THE MEDIUM DENSITY RESIDENTIAL (RM) DISTRICT WITH THE FOLLOWING DIMENSIONAL STANDARDS:
 

MIN LOT SIZE:	20,000 SF
MIN STREET FRONTAGE:	100 FT
MIN FRONT YARD:	30 FT
MIN SIDE/REAR YARD:	10 FT
MAX BUILDING COVERAGE:	20%
  - 10. WETLAND DELINEATION PERFORMED BY ALEX FINAMORE WITH MAINELY SOILS, LLC IN NOVEMBER 2024.
  - 11. DOLLEY FARM ROAD AND THAYER DRIVE ARE CONSIDERED CONDOMINIUM ACCESS DRIVES AND SHALL REMAIN PRIVATE AND SHALL BE MAINTAINED BY THE DEVELOPER OR CONDOMINIUM ASSOCIATION AND SHALL NOT BE OFFERED FOR ACCEPTANCE, OR MAINTAINED, BY THE TOWN OF WINDHAM UNLESS THEY MEET ALL MUNICIPAL STREET DESIGN AND CONSTRUCTION STANDARDS AT THE TIME OF OFFERING.
  - 12. THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE MAINTAINED FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF PLANNING BOARD APPROVAL, AND IN ACCORDANCE WITH SECTION 91-11A OF THE LAND USE ORDINANCE. THE PLANNING BOARD MAY APPROVE REVISIONS OR EXPANSIONS TO THE CLEARING LIMITS AS A PLAN AMENDMENT BEFORE THE 5 YEAR PERIOD HAS PASSED.
  - 13. THE PROJECT IS SUBJECT TO STORMWATER PERMIT #L-100277-0001 ISSUED FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
  - 14. THE CONDOMINIUM ASSOCIATION AND ANYONE OWNING OR OCCUPYING A DWELLING UNIT IS PROHIBITED FROM USING THE EXISTING WELL ON THE PROPERTY, OR ANY OTHER PRIVATE WATER SOURCE, FOR ANY PURPOSE AS LONG AS THE PROJECT IS CONNECTED TO THE PORTLAND WATER DISTRICT PUBLIC WATER SUPPLY.
  - 15. THE AREA RESERVED FOR POTENTIAL FUTURE DEVELOPMENT AS DEPICTED ON THIS PLAN MAY NOT BE DEVELOPED WITH ADDITIONAL DWELLING UNITS, ROADS OR OTHER IMPROVEMENTS UNLESS A SUBDIVISION AMENDMENT IS APPROVED BY THE WINDHAM PLANNING BOARD. THIS AREA MAY ONLY BE USED FOR PRIVATE RECREATION INCLUDING THE DEVELOPMENT OF WALKING TRAILS UNLESS AN AMENDMENT IS APPROVED BY THE WINDHAM PLANNING BOARD.

EXISTING	PROPOSED
PROPERTY LINE/R.O.W.	
ABUTTER PROPERTY LINE	
SETBACK	
EASEMENT LINE	
GRANITE MONUMENT	
IRON PIN/DRILL HOLE	●
CENTERLINE	
BUILDING	
EDGE OF PAVEMENT/CURB	
EDGE OF GRAVEL	
SIGN	
BUFFER LIMITS	
EDGE OF WETLANDS	
CONTOUR LINE	
TREELINE	
TEST PIT	
CULVERT/STORMDRAIN	
SEPTIC FIELD	
WATER MAIN	
WATER VALVE	
WELL	
UTILITY POLE	
OHU	
OVERHEAD UTILITIES	

#### UNIT IDENTIFICATION:

UNIT #	ASSESSING LOT #	ADDRESS
1	5-25-1	2 DOLLEY FARM ROAD
2	5-25-2	4 DOLLEY FARM ROAD
3	5-25-3	6 DOLLEY FARM ROAD
4	5-25-4	8 DOLLEY FARM ROAD
5	5-25-5	10 DOLLEY FARM ROAD
6	5-25-6	12 DOLLEY FARM ROAD
7	5-25-7	14 DOLLEY FARM ROAD
8	5-25-8	16 DOLLEY FARM ROAD
9	5-25-9	20 DOLLEY FARM ROAD
10	5-25-10	22 DOLLEY FARM ROAD
11	5-25-11	24 DOLLEY FARM ROAD
12	5-25-12	26 DOLLEY FARM ROAD
13	5-25-13	30 DOLLEY FARM ROAD
14	5-25-14	32 DOLLEY FARM ROAD
15	5-25-15	1 DOLLEY FARM ROAD
16	5-25-16	5 DOLLEY FARM ROAD
17	5-25-17	7 DOLLEY FARM ROAD
18	5-25-18	9 DOLLEY FARM ROAD
19	5-25-19	11 DOLLEY FARM ROAD
20	5-25-20	13 DOLLEY FARM ROAD
21	5-25-21	15 DOLLEY FARM ROAD
22	5-25-22	17 DOLLEY FARM ROAD
23	5-25-23	19 DOLLEY FARM ROAD
24	5-25-24	21 DOLLEY FARM ROAD
25	5-25-25	23 DOLLEY FARM ROAD
26	5-25-26	25 DOLLEY FARM ROAD
27	5-25-27	27 DOLLEY FARM ROAD
28	5-25-28	29 DOLLEY FARM ROAD
29	5-25-29	31 DOLLEY FARM ROAD
30	5-25-30	33 DOLLEY FARM ROAD
31	5-25-31	35 DOLLEY FARM ROAD
32	5-25-32	37 DOLLEY FARM ROAD
33	5-25-33	39 DOLLEY FARM ROAD
34	5-25-34	30 THAYER DRIVE
35	5-25-35	36 THAYER DRIVE
36	5-25-36	38 THAYER DRIVE
37	5-25-37	29 THAYER DRIVE
38	5-25-38	31 THAYER DRIVE
39	5-25-39	33 THAYER DRIVE
40	5-25-40	35 THAYER DRIVE
41	5-25-41	39 THAYER DRIVE
42	5-25-42	41 THAYER DRIVE

#### NET RESIDENTIAL DENSITY CALCULATIONS:

GROSS LAND AREA OF SUBDIVISION: 1,342,458 S.F. (30.82 ACRES+)

#### DEDUCTIONS:

1. RIGHT-OF-WAY 0 S.F.
2. STEEP SLOPES (OVER 25%) 13,466 S.F.
3. 100-YEAR FLOOD PLAIN 0 S.F.
4. RESOURCE PROTECTION DISTRICT 0 S.F.
5. VERY POORLY DRAINED SOILS 196,223 S.F.
6. SODDED WILDLIFE HABITAT 0 S.F.
7. SIGNIFICANT WILDLIFE HABITAT 0 S.F.
8. ENDANGERED BOTANICAL RESOURCES 0 S.F.

TOTAL NET AREA OF SUBDIVISION PARCEL: 1,132,769 S.F. (26.00 ACRES)  
REQUIRED NET AREA PER DWELLING: 15,000 S.F.  
MAXIMUM ALLOWABLE LOTS/DWELLINGS: 75  
NUMBER OF LOTS/DWELLINGS PROPOSED: 42

#### CONDITIONS OF APPROVAL:

1. APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DAY. THE APPROVAL IS NOT DEPENDENT UPON ANY SUPPORTING DOCUMENTS OR STATEMENTS, REPRESENTATIONS, OR AFFIRMATIONS MADE BY THE DEVELOPER, OR ANY SUPPORTING DOCUMENTS, OR STATEMENTS, REPRESENTATIONS, OR AFFIRMATIONS MADE BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD. ANY VARIATION FROM SUCH PLANS, PROPOSALS, SUPPORTING DOCUMENTS, AND REPRESENTATIONS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH SECTION 120-912 OR SECTION 120-815 OF THE LAND USE ORDINANCE.
2. IN ACCORDANCE WITH SECTION 120-914(B)(5) OF THE LAND USE ORDINANCE, THE CONSTRUCTION OF IMPROVEMENTS COVERED BY ANY SUBDIVISION PLAN APPROVAL SHALL BE COMPLETED WITHIN TWO YEARS OF THE DATE UPON WHICH THE PERFORMANCE GUARANTEE IS ACCEPTED BY THE TOWN MANAGER. THE DEVELOPER MAY REQUEST A ONE-YEAR EXTENSION OF THE CONSTRUCTION COMPLETION DEADLINE PRIOR TO THE EXPIRATION OF THE PERIOD. SUCH REQUEST SHALL BE IN WRITING AND SHALL BE MADE TO THE TOWN PLANNER. THE TOWN MANAGER MAY REQUIRE AN UPDATE TO THE SCHEDULE OF VALUES AND THE AMOUNT OF THE PERFORMANCE GUARANTEE. IF THE CONSTRUCTION COMPLETION DEADLINE HAS EXPIRED AND THE IMPROVEMENTS HAVE 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 APPROVED ON THE APPROVED PLANS.
3. IN ACCORDANCE WITH SECTION 120-914(B)(5) OF THE LAND USE ORDINANCE, THE CONDOMINIUM ASSOCIATION DOCUMENTS, INCLUDING BUT NOT LIMITED TO THE CONDOMINIUM DECLARATION, BYLAWS, PLAT, AND PLANS, SHALL BE APPROVED AS TO FORM BY THE TOWN ATTORNEY AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN 90 DAYS OF THE DATE THAT THE SUBDIVISION PLAN IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS. EVIDENCE OF SUCH RECORDING SHALL BE PROVIDED TO THE PLANNING DEPARTMENT. NO UNITS SHALL BE SOLD IN THE SUBDIVISION PRIOR TO RECORDING OF SUCH CONDOMINIUM ASSOCIATION DOCUMENTS AND ALL DEEDS SHALL REFER TO THE DECLARATION ESTABLISHING THE CONDOMINIUM ASSOCIATION.
4. THE DEVELOPMENT IS SUBJECT TO THE FOLLOWING ARTICLE 12 IMPACT FEES, TO BE PAID WITH THE ISSUANCE OF NEW BUILDING PERMITS FOR THE EXPANDED USES: RECREATION IMPACT FEE, OPEN SPACE IMPACT FEE, PUBLIC SAFETY IMPACT FEE, AND MUNICIPAL OFFICE IMPACT FEE. ALL FEES WILL BE DETERMINED AND COLLECTED FOR ANY BUILDING, OR ANY OTHER PERMIT FOR THE DEVELOPMENT.

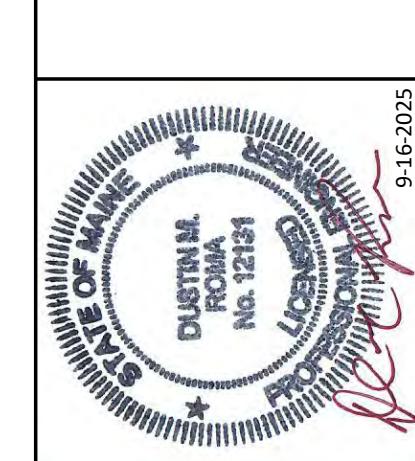
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BRDG	CHORD LENGTH
C1	57.85'	412.00'	8° 02' 44"	S50° 36' 13" W	57.81'
C2	69.09'	492.00'	8° 02' 44"	S50° 36' 13" W	69.03'
C3	109.35'	175.00'	35° 48' 11"	N36° 43' 30" E	107.58'
C4	140.60'	225.00'	35° 48' 11"	S36° 43' 30" W	138.32'
C5	97.03'	125.00'	44° 28' 39"	N37° 24' 56" W	94.62'
C6	124.79'	175.00'	40° 51' 20"	S1° 36' 16" E	122.16'
C7	139.04'	175.00'	45° 31' 21"	N41° 35' 04" E	135.41'
C8	178.77'	225.00'	45° 31' 21"	S41° 35' 04" W	174.10'

#### APPROVED - WINDHAM PLANNING BOARD:

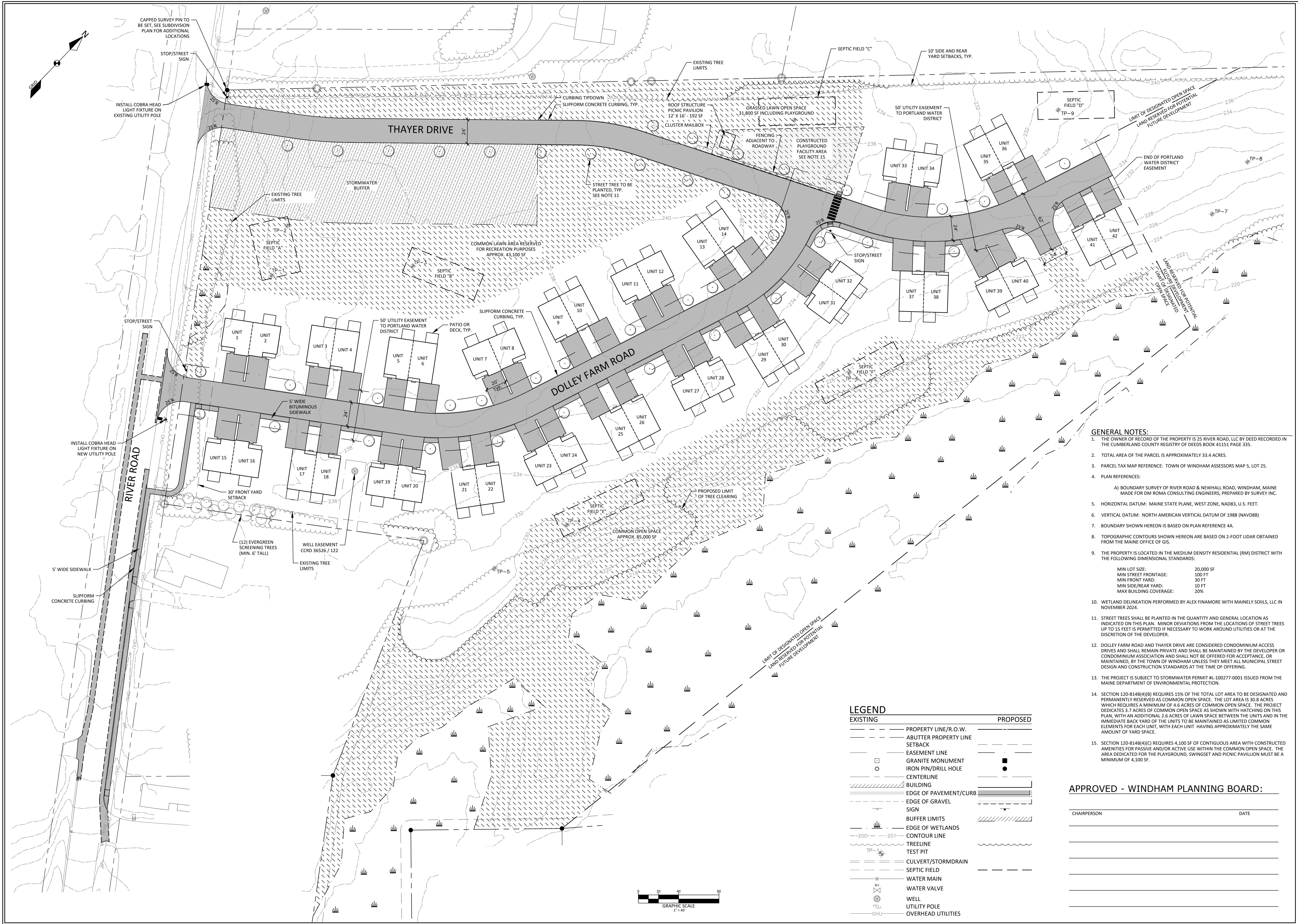
CHAIRPERSON	DATE

SUBDIVISION PLAN	
RIVER ROAD	WINDHAM, MAINE
FOR RECORD OWNER:	25 RIVER ROAD LLC
PO BOX 157	
WINDHAM, ME 04062	

24047	JOB NUMBER:
1" = 100'	SCALE:
9-16-2025	DATE:
SHEET 4 of 14	REGISTER
SB-1	

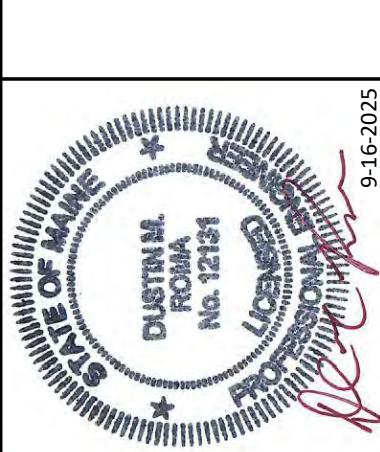


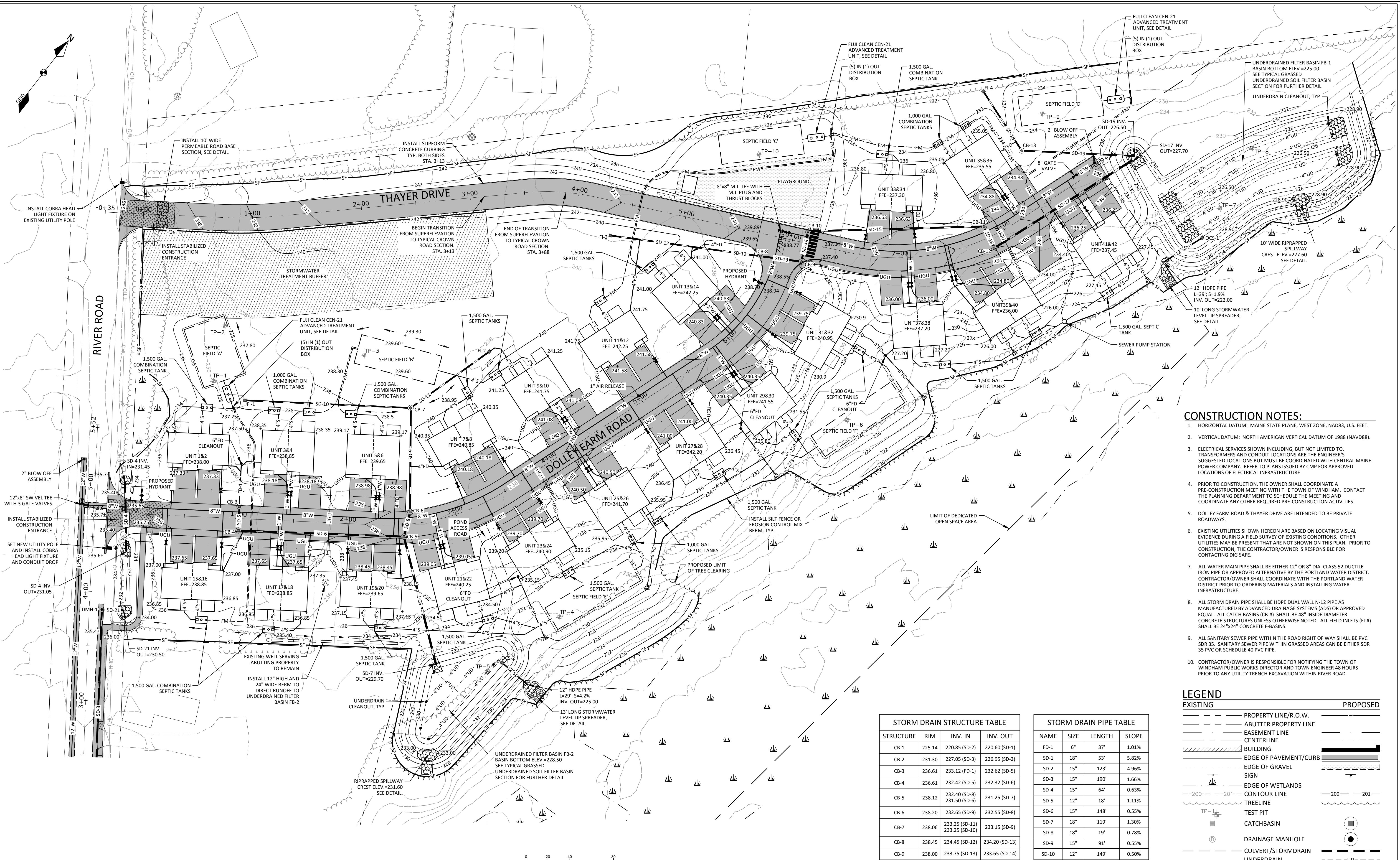
**DM ROMA**  
CONSULTING ENGINEERS  
P.O. BOX 116  
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WINDHAM, ME 04062  
(207) 591-5055

REV	DATE	BY	DESCRIPTION
C	4-21-25	DNR	SUBMITTED FOR TOWN REVIEW
D	5-30-25	DNR	REVISED PER TOWN COMMENTS
E	6-13-25	DNR	REVISED PER TOWN REVIEW
F	7-21-25	DNR	SUBMITTED FOR TOWN REVIEW
G	8-18-25	DNR	REVISED PER TOWN REVIEW COMMENTS
H	9-16-25	DNR	REVISED PER TOWN REVIEW COMMENTS

**LEGEND**

**EXISTING**

**PROPOSED**

PROPERTY LINE/R.O.W.	—
ABUTTER PROPERTY LINE	—
EASEMENT LINE	—
CENTERLINE	—
BUILDING	█
EDGE OF PAVEMENT/CURB	██
EDGE OF GRAVEL	███
SIGN	●
EDGE OF WETLANDS	—
—200—	—201—
CONTOUR LINE	—
TREELINE	—
TEST PIT	□
CATCHBASIN	□
①	○
DRAINAGE MANHOLE	—
—	—
CULVERT/STORMDRAIN	—
UNDERDRAIN	—
UD	—
⑤	○
SEWER MANHOLE	—
SANITARY SEWER PIPE	—
—	—
—FM—	—FM—
FORCE MAIN	—
WATER MAIN	—
WATER VALVE	—
HYDRANT	●
AIR RELEASE	●
WELL	●
UTILITY POLE	—
OVERHEAD UTILITIES	—
UNDERGROUND UTILITIES	—
TRANSFORMER PAD	—
RIPRAP	—
SILT FENCE	—

**STORM DRAIN STRUCTURE TABLE**

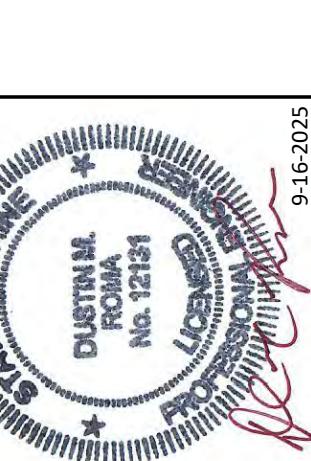
STRUCTURE	RIM	INV. IN	INV. OUT
CB-1	225.14	220.05 (SD-1)	220.60 (SD-1)
CB-2	231.30	227.05 (SD-2)	226.95 (SD-2)
CB-3	236.61	233.12 (SD-1)	232.62 (SD-5)
CB-4	236.61	232.42 (SD-5)	232.32 (SD-6)
CB-5	238.12	232.40 (SD-6)	231.50 (SD-7)
CB-6	238.20	232.65 (SD-9)	232.55 (SD-8)
CB-7	238.06	233.25 (SD-11)	233.25 (SD-10)
CB-8	238.45	234.45 (SD-12)	234.20 (SD-13)
CB-9	238.00	233.75 (SD-13)	233.65 (SD-14)
CB-10	237.97	233.40 (SD-14)	233.30 (SD-15)
CB-11	235.52	229.27 (SD-15)	229.02 (SD-16)
CB-12	235.52	228.82 (SD-16)	228.72 (SD-17)
CB-13	235.20	227.15 (SD-18)	227.05 (SD-19)
DMH-1	235.42	230.30 (SD-21)	230.20 (SD-3)
FI-1	237.00	234.00 (SD-10)	
FI-2	237.80	234.30 (SD-20)	233.80 (SD-11)
FI-3	239.00	236.00 (SD-12)	
FI-4	231.00	227.50 (SD-18)	

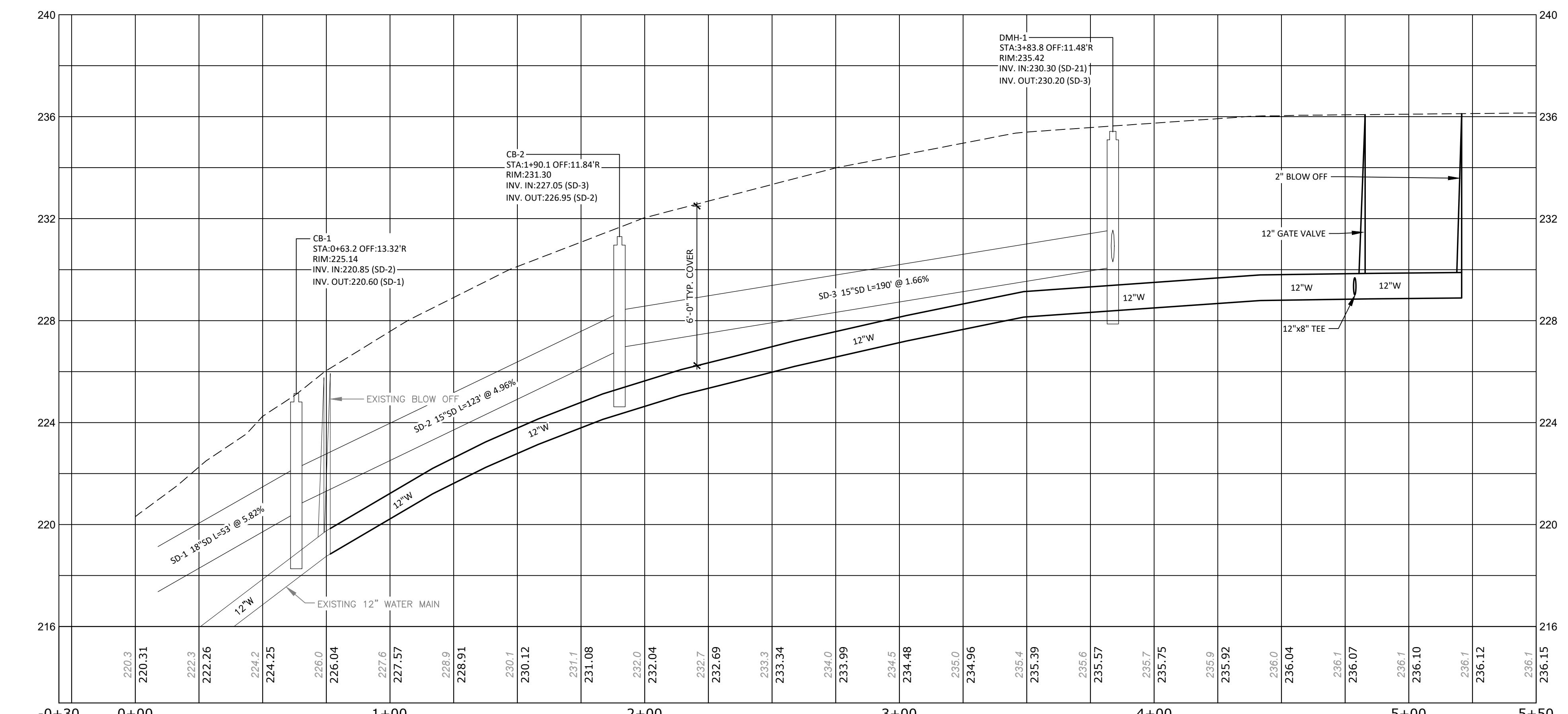
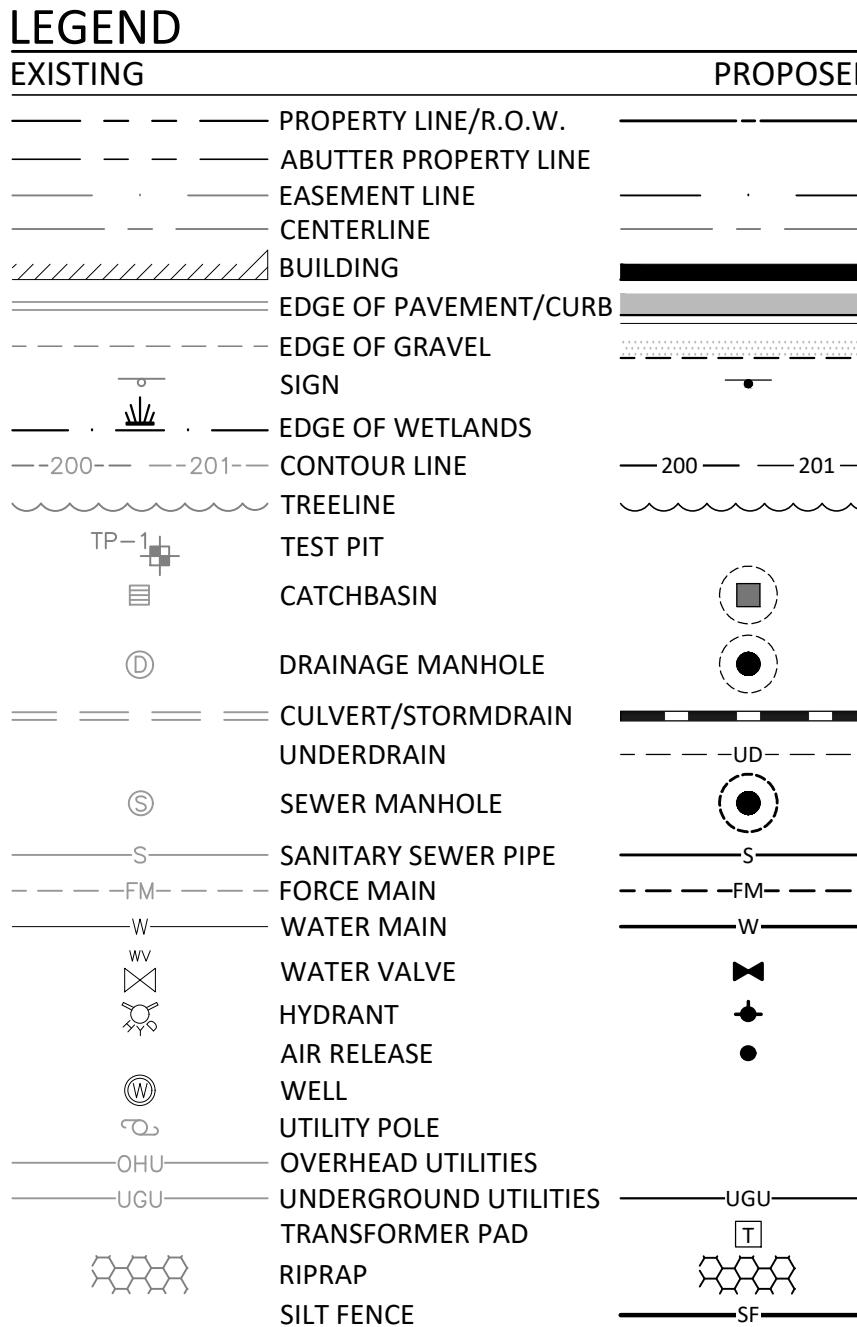
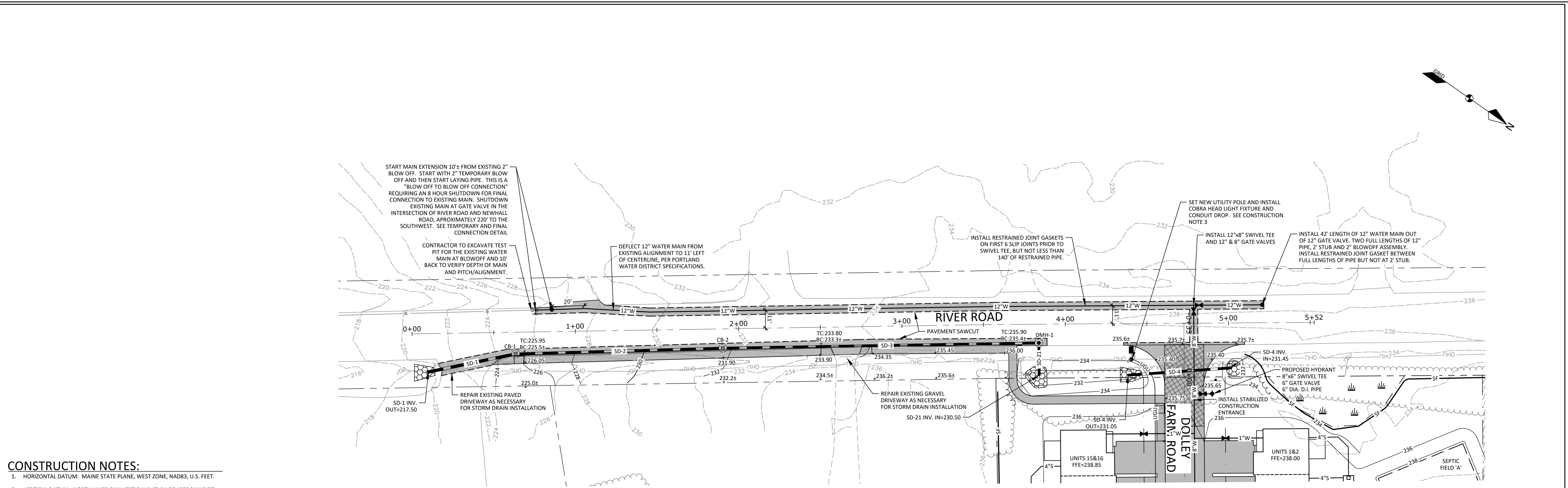
**STORM DRAIN PIPE TABLE**

NAME	SIZE	LENGTH	SLOPE
SD-1	6"	37'	1.01%
SD-2	18"	53'	5.82%
SD-3	15"	123'	4.96%
SD-4	15"	190'	1.66%
SD-5	12"	64'	0.63%
SD-6	15"	148'	0.55%
SD-7	18"	119'	1.30%
SD-8	18"	19'	0.78%
SD-9	15"	91'	0.55%
SD-10	12"	149'	0.50%
SD-11	12"	86'	0.64%
SD-12	12"	136'	1.14%
SD-13	15"	34'	1.34%
SD-14	15"	25'	1.02%
SD-15	15"	157'	2.56%
SD-16	18"	18'	1.11%
SD-17	18"	148'	0.69%
SD-18	12"	62'	0.57%
SD-19	12"	101'	0.54%
SD-20	6"	5'	9.87%
SD-21	15"	18'	1.11%

24047  
JOB NUMBER:  
1" = 40'  
SCALE:  
9-16-2025  
DATE:  
SHEET 6 OF 14  
GU-1

RIVER ROAD  
WINDHAM, MAINE  
FOR  
25 RIVER ROAD LLC  
PO BOX 357  
WINDHAM, ME 04062





**DM ROMA**  
CONSULTING ENGINEERS

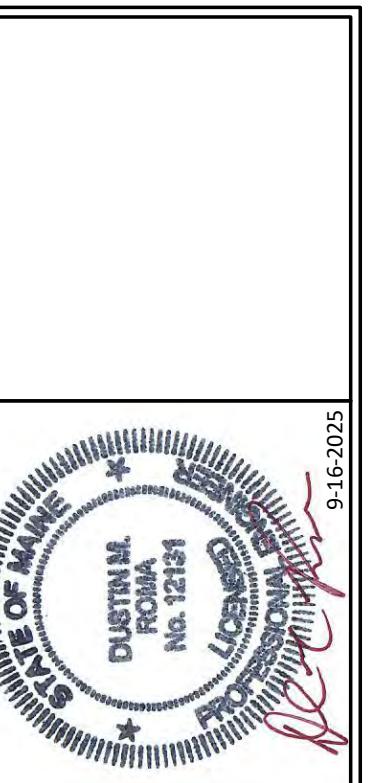
P. O. BOX 116  
WINDHAM, ME 04062  
(207) 591-5055



REV	DATE	BY	DESCRIPTION
D	5-30-25	DNR	REVISED PER PWD COMMENTS
E	6-13-25	DNR	REVISED PER PWD REVIEW
F	6-30-25	DNR	REVISED PER PWD REVIEW
G	7-21-25	DNR	ISSUED FOR TOWN REVIEW
H	8-18-25	DNR	REVISED PER TOWN REVIEW
I	9-16-25	DNR	REVISED PER TOWN REVIEW

**ROADWAY PLAN & PROFILE: RIVER ROAD**  
DOLLEY FARM SUBDIVISION  
RIVER ROAD  
WINDHAM, MAINE  
FOR  
25 RIVER ROAD, LLC  
PO BOX 537  
WINDHAM, ME 04062

24047	JOB NUMBER:
1" = 30'	SCALE:
9-16-2025	DATE:
SHEET 7 OF 14	
PP-1	



**DM ROMA**

CONSULTING ENGINEERS

P.O. BOX 1116

WINDHAM, ME 04062

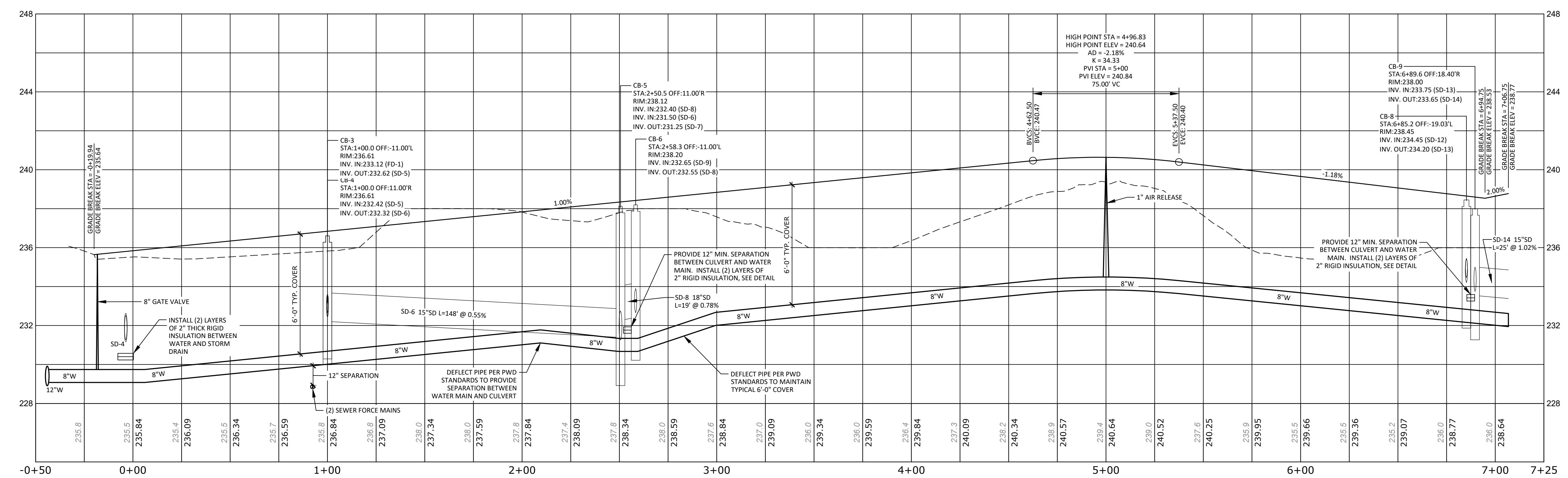
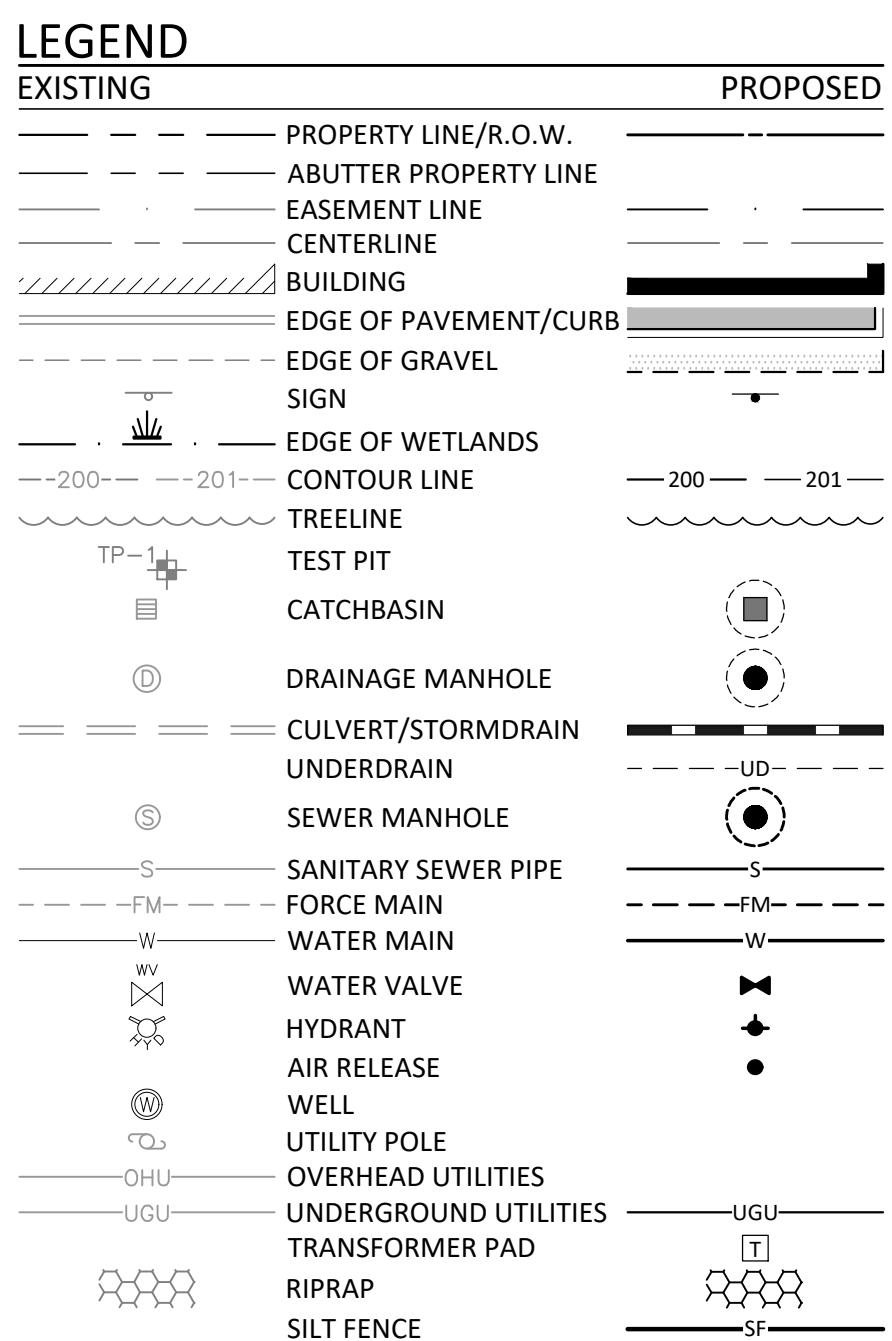
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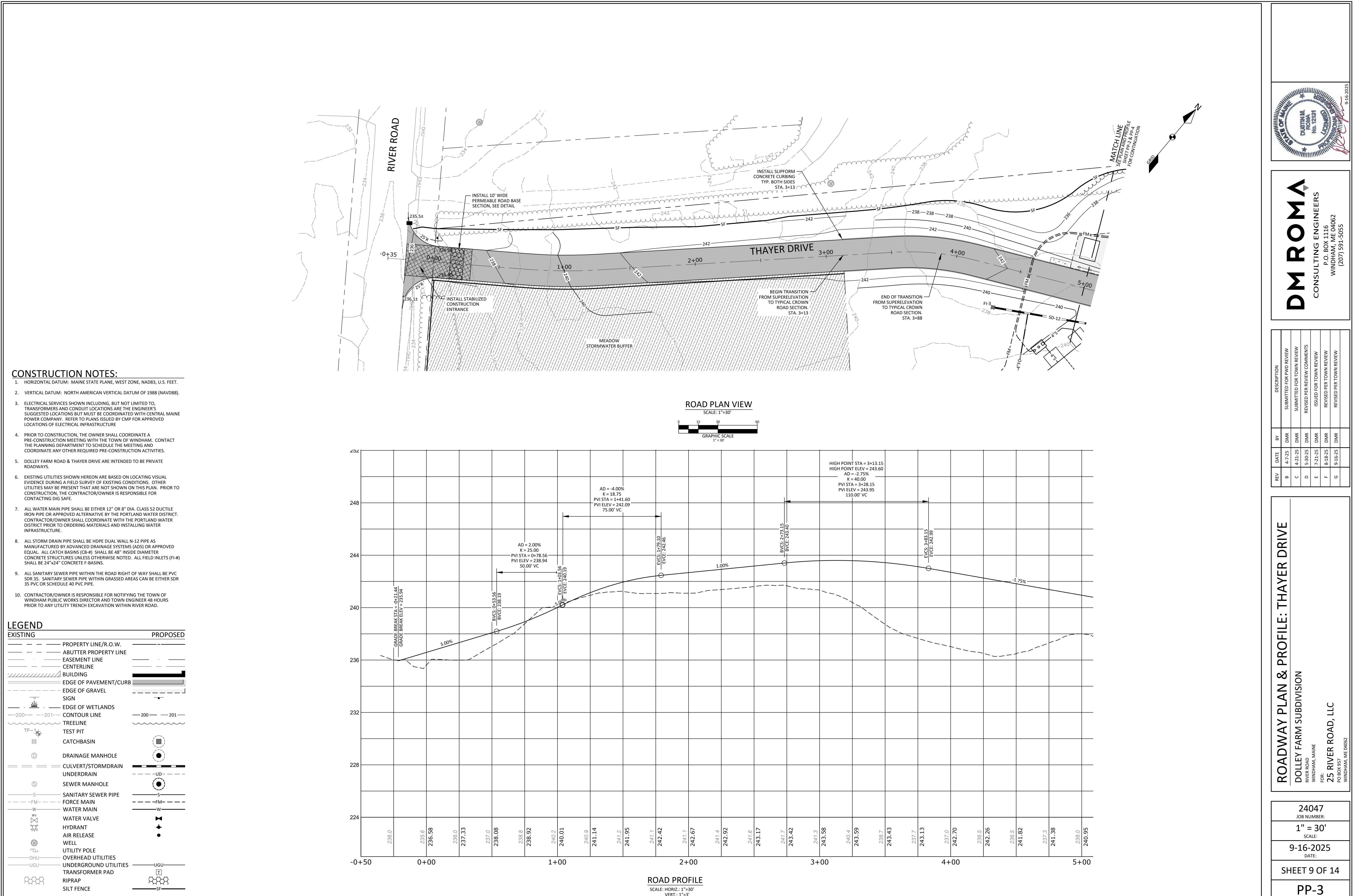
REV	DATE	BY	DESCRIPTION
D	5-30-25	DNR	REVISED PER TOWN REVIEW
E	6-13-25	DNR	REVISED PER PWD REVIEW
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I	9-16-25	DNR	REVISED PER TOWN REVIEW

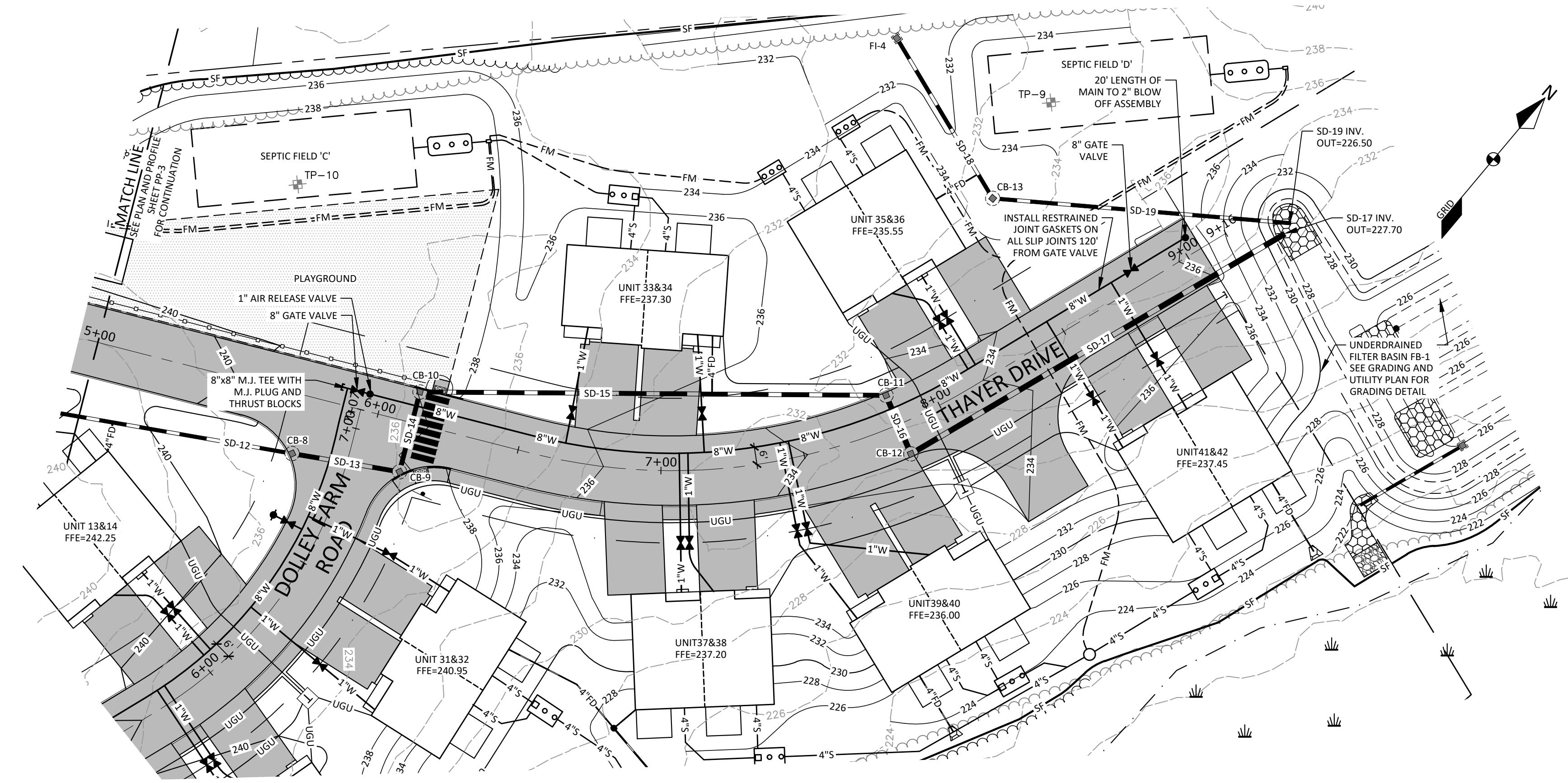
### ROADWAY PLAN & PROFILE: DOLLEY FARM ROAD

DOLLEY FARM SUBDIVISION  
RIVER ROAD  
WINDHAM, MAINE  
FOR  
25 RIVER ROAD, LLC  
PO BOX 537  
WINDHAM, ME 04062

24047	JOB NUMBER:
1" = 30'	SCALE:
9-16-2025	DATE:
SHEET 8 OF 14	
PP-2	



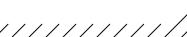
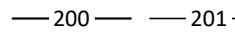
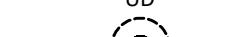
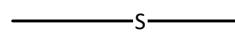
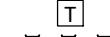
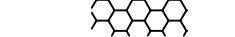


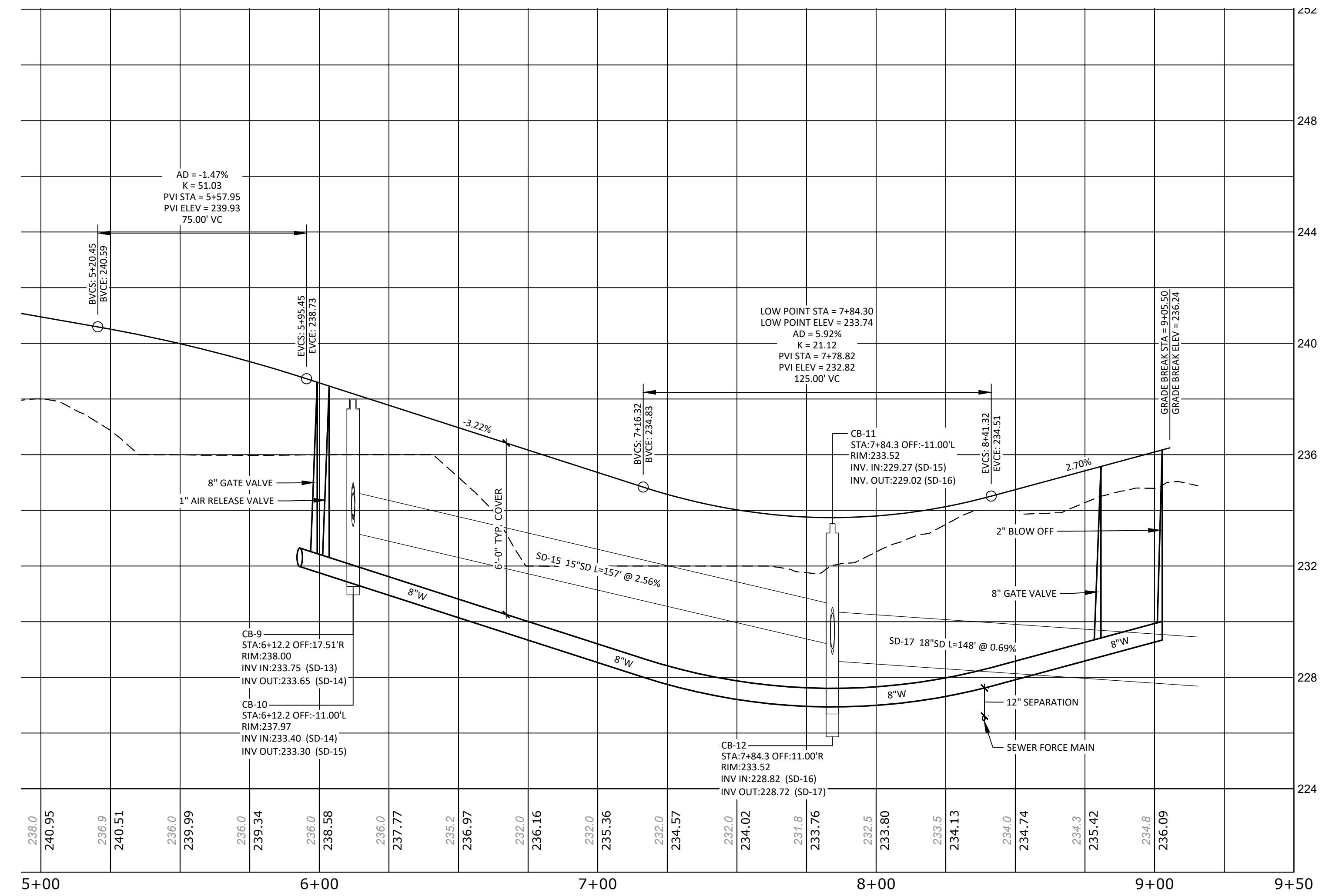


## CONSTRUCTION NOTES:

1. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
2. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. ELECTRICAL SERVICES SHOWN INCLUDING, BUT NOT LIMITED TO, TRANSFORMERS AND CONDUIT LOCATIONS ARE THE ENGINEER'S SUGGESTED LOCATIONS BUT MUST BE COORDINATED WITH CENTRAL MAINE POWER COMPANY. REFER TO PLANS ISSUED BY CMP FOR APPROVED LOCATIONS OF ELECTRICAL INFRASTRUCTURE
4. PRIOR TO CONSTRUCTION, THE OWNER SHALL COORDINATE A PRE-CONSTRUCTION MEETING WITH THE TOWN OF STANDISH. CONTACT THE PLANNING DEPARTMENT TO SCHEDULE THE MEETING AND COORDINATE ANY OTHER REQUIRED PRE-CONSTRUCTION ACTIVITIES.
5. DOLLEY FARM ROAD & THAYER DRIVE ARE INTENDED TO BE PRIVATE ROADWAYS.
6. EXISTING UTILITIES SHOWN HEREON ARE BASED ON LOCATING VISUAL EVIDENCE DURING A FIELD SURVEY OF EXISTING CONDITIONS. OTHER UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THIS PLAN. PRIOR TO CONSTRUCTION, THE CONTRACTOR/OWNER IS RESPONSIBLE FOR CONTACTING DIG SAFE.
7. ALL WATER MAIN PIPE SHALL BE EITHER 12" OR 8" DIA. CLASS 52 DUCTILE IRON PIPE OR APPROVED ALTERNATIVE BY THE PORTLAND WATER DISTRICT. CONTRACTOR/OWNER SHALL COORDINATE WITH THE PORTLAND WATER DISTRICT PRIOR TO ORDERING MATERIALS AND INSTALLING WATER INFRASTRUCTURE.
8. ALL STORM DRAIN PIPE SHALL BE HDPE DUAL WALL N-12 PIPE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS (ADS) OR APPROVED EQUAL. ALL CATCH BASINS (CB-#) SHALL BE 48" INSIDE DIAMETER CONCRETE STRUCTURES UNLESS OTHERWISE NOTED. ALL FIELD INLETS (FI-#) SHALL BE 24"x24" CONCRETE F-BASINS.
9. ALL SANITARY SEWER PIPE WITHIN THE ROAD RIGHT OF WAY SHALL BE PVC SDR 35. SANITARY SEWER PIPE WITHIN GRASSED AREAS CAN BE EITHER SDR 35 PVC OR SCHEDULE 40 PVC PIPE.
10. CONTRACTOR/OWNER IS RESPONSIBLE FOR NOTIFYING THE TOWN OF WINDHAM PUBLIC WORKS DIRECTOR AND TOWN ENGINEER 48 HOURS PRIOR TO ANY UTILITY TRENCH EXCAVATION WITHIN RIVER ROAD.

## LEGEND

EXISTING	PROPOSED
— — — — PROPERTY LINE/R.O.W.	— — — —
— — — — ABUTTER PROPERTY LINE	— — — —
— — — — EASEMENT LINE	— — — —
— — — — CENTERLINE	— — — —
 BUILDING	
 EDGE OF PAVEMENT/CURB	
— — — — EDGE OF GRAVEL	
 SIGN	
 EDGE OF WETLANDS	
— — 200 — — 201 — — CONTOUR LINE	— — 200 — — 201 — —
 TREELINE	
TP-1  TEST PIT	
 CATCHBASIN	
 DRAINAGE MANHOLE	
— — — — CULVERT/STORMDRAIN	
— — — — UNDERDRAIN	
 SEWER MANHOLE	
— — — — S SANITARY SEWER PIPE	
— — — — FM FORCE MAIN	
— — — — W WATER MAIN	
 WATER VALVE	
 HYDRANT	
AIR RELEASE	
 WELL	
 UTILITY POLE	
— — — — OHU OVERHEAD UTILITIES	
— — — — UGU UNDERGROUND UTILITIES	
TRANSFORMER PAD	
 RIPRAP	
SILT FENCE	



## ROAD PROFILE

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SCALE: HORIZ.: 1"=30'  
VERT.: 1"=3'



The logo for DM ROMA Consulting Engineers. The word "DM" is in a large, bold, black, sans-serif font. The letter "M" has a small, light gray downward-pointing triangle graphic to its right. To the right of "DM" is the word "ROMA" in a slightly smaller, bold, black, sans-serif font. Below "ROMA" is the word "CONSULTING" stacked above "ENGINEERS", both in a bold, black, sans-serif font. To the right of the company name is the address: "P.O. BOX 1116" on one line, "WINDHAM, ME 04062" on the next line, and "(207) 591-5055" on the third line.

C	4-21-25	DMR	SUBMITTED FOR TOWN REVIEW
D	5-30-25	DMR	REVISED PER REVIEW COMMENTS
E	6-13-25	DMR	REVISED PER PWD REVIEW
F	7-21-25	DMR	ISSUED FOR TOWN REVIEW
G	8-18-25	DMR	REVISED PER TOWN REVIEW
H	9-16-25	DMR	REVISED PER TOWN REVIEW

ROADWAY PLAN & PROFILE: THAYER DRIVE  
DOOLY FARM SUBDIVISION

THE BUCKLE TANDEM SUBDIVISION  
225 RIVER ROAD  
WINDHAM, MAINE  
OR:  
225 RIVER ROAD, LLC  
OPOV 057

24047  
JOB NUMBER:  
1" = 30'  
SCALE:  
9-16-2025  
DATE:  
SHEET 10 OF 14  
PP-4

## EROSION AND SEDIMENTATION CONTROL NOTES:

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

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

### 1. POLLUTION PREVENTION

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

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

### 2. TEMPORARY SOIL STABILIZATION BMPs

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

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

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

EROSION CONTROL MIX SHALL MEET THE FOLLOWING SPECIFICATIONS:

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

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

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

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

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

TEMPORARY VEGETATION SHALL BE ESTABLISHED ON SOILS THAT WILL NOT BE BROUGHT TO FINAL GRADE FOR A PERIOD OF MORE THAN 30 DAYS. IF TEMPORARY VEGETATION CANNOT BE ESTABLISHED PRIOR TO OCTOBER 15, TEMPORARY MULCH SHALL BE APPLIED THROUGH THE WINTER AND TEMPORARY VEGETATION SHALL BE PLANTED AT THE BEGINNING OF THE GROWING SEASON THE FOLLOWING YEAR. TO PREPARE THE GROWING SEASON, THE EROSION CONTROL MIX SHALL BE APPLIED AT A RATE OF 1.5 TO 2 TONS (90-100 BALES) PER ACRE, OR EQUIVALENT, AND CRUSHED STONE AT A RATE OF 1 TON PER ACRE, IF NECESSARY. LOOSEN SOIL TO A DEPTH OF 6 INCHES IN AREAS THAT HAVE BEEN COMPACTED BY CONSTRUCTION ACTIVITIES. GRASS SEED SHALL BE SELECTED BASED UPON THE TIME OF YEAR THE PLANTING WILL TAKE PLACE AS SUMMARIZED IN THE FOLLOWING TABLE:

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

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

### 3. SEDIMENT BARRIER BMPs

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

FILTER BARRIER FENCE, ALSO CALLED SILT FENCE, SHALL BE INSTALLED WHERE SHOWN ON THE PLANS AND IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS. THE FILTER FABRIC SHALL BE A PERVERSIVE SHEET OF PROPYLENE, NYLON, POLYESTER OR ETHYLENE YARN AND SHALL PROVIDE A MINIMUM OF 6 MONTHS USABLE CONSTRUCTION LIFE INCLUDING PROTECTION AGAINST ULTRA-VIOLET LIGHT. THE HEIGHT OF THE FENCE SHALL NOT EXCEED 36 INCHES INSTALLED AND POST SPACING SHALL NOT EXCEED 6 FEET. JOINTS IN THE FENCE SHALL BE AVOIDED IF POSSIBLE. THE FENCE SHALL BE SUPPORTED BY A SUPPORT STAKE OR A STAKE AND TIE-OFF. THE FENCE SHALL BE APPROXIMATELY 6 INCHES WIDE AND 6 INCHES DEEP, AND THE BOTTOM 6 INCHES OF FABRIC SHALL BE "TOE-IN" TO THE TRENCH AND COMPACTED. THE TRENCH SHOULD BE UPHILL OF THE FABRIC PRIOR TO BURIAL.

EROSION CONTROL MIX BERMAS ARE LINEAR BARRIERS COMPOSED OF EROSION CONTROL MIX AS SPECIFIED ABOVE. THE BERM MUST BE A MINIMUM OF 12 INCHES TALL AND 24 INCHES WIDE AT THE BASE. IF UPHILL SLOPES ARE LESS THAN 3%, STEEPER SLOPES OR SLOPES GREATER THAN 20 FEET LONG MAY REQUIRE A LARGER WIDTH BERM. EROSION CONTROL MIX BERMAS SHALL BE PROHIBITED AT THE BASE OF A LONG OR STEEP SLOPE (8% OR GREATER) WITHOUT THE ADDITIONAL SUPPORT OF A FILTER FENCE INSTALLED ON THE DOWNSHILL SIDE OF THE BERM.

SEDIMENT BARRIERS SHOULD BE INSTALLED DOWNGRADIENT OF SOIL OR SEDIMENT STOCKPILES AND STORMWATER PREVENTED RUNNING ONTO THE STOCKPILE. SEDIMENT BARRIERS SHALL BE PLACED AFTER ANY CONSTRUCTION EVENT AND REPAIRED AS NEEDED. THERE ARE ANY SEDIMENT STOCKPILES OR SEDIMENTATION TRENCHES BELOW THE BARRIER. IF THERE ARE SIGNS OF EROSION SPOTTING AT THE CENTER OR EDGE OF THE BARRIER, OR IF LARGE VOLUMES OF WATER ARE IMPOUNDED BEHIND THE BARRIER, IT MAY BE NECESSARY TO INSTALL A SEDIMENT BASIN UPGRADIENT OF THE SEDIMENT BARRIER. SEDIMENT SHALL BE REMOVED ONCE IT REACHES HALF THE BARRIER HEIGHT. AFTER THE BARRIER IS REMOVED, ANY REMAINING SILT SHALL EITHER BE REMOVED OR GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

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

### 4. STORM DRAIN INLET PROTECTION

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

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

### 5. STABILIZED CONSTRUCTION ENTRANCE/EXIT

TO REDUCE THE TRACKING OF SEDIMENT ONTO ROADWAYS, A STABILIZED CONSTRUCTION EXIT SHALL BE INSTALLED AT ALL POINTS OF EGSS WHERE VEHICLES MAY TRAVEL FROM THE PROJECT SITE TO A PUBLIC ROAD OR OTHER PAVED AREA. THE STONE PAD SHALL CONSIST OF A MINIMUM 6-INCH DEPTH OF 2-INCH CRUSHED STONE, AND SHALL BE PLACED ON A GEOTEXTILE FABRIC. THE PAD SHALL EXTEND AT LEAST 50 FEET INTO THE PROJECT SITE AND BE A MINIMUM OF 10 FEET WIDE. THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, AND THE CONTRACTOR SHALL SWEEP PAVEMENT AT EXITS THAT HAVE EXPERIENCED ANY MUD-TRACKING PRIOR TO THE NEXT STORM EVENT. MAINTAIN THE PAD UNTIL ALL DISTURBED AREAS ARE STABILIZED.

### 6. DUST CONTROL

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

### 7. LAND GRADING AND SLOPE PREPARATION

GRADING SHALL BE PLANNED SO AS TO MINIMIZE THE LENGTH OF TIME BETWEEN INITIAL SOIL EXPOSURE AND FINAL GRADING. ON LARGE PROJECTS THIS SHOULD BE ACCOMPLISHED BY PHASING THE OPERATION AND COMPLETING THE FIRST PHASE UP TO FINAL GRADING AND SEEDING BEFORE STARTING THE NEXT PHASE. ANY EXPOSED AREA THAT WILL NOT BE FINISH GRADED WITHIN 7 DAYS SHALL BE TREATED WITH MULCH OR PLANTED WITH TEMPORARY VEGETATION. PROVISIONS SHALL BE MADE TO SAFELY CONVEY SURFACE RUNOFF TO STORM DRAINS, PROTECTED OUTLETS OR TO STABLE WATER COURSES TO ENSURE THAT SURFACE RUNOFF WILL NOT DAMAGE SLOPES OR OTHER GRADED AREAS. CUT AND FILL AREAS SHALL BE GRADED TO A SLOPE THAT IS STABILIZED AND THAT WILL NOT BEARAD. GRAVEL SURFACES SHALL BE GRADED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS, AND OTHER OBSTRUCTIONAL MATERIALS. AREAS SHALL BE SCARFED TO A MINIMUM DEPTH OF 3 INCHES PRIOR TO PLACEMENT OF TOPSOIL. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPAGE, 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. ALL FILLS SHALL BE PLACED AND COMPACTED IN LAYERS NOT THICKER THAN 12 INCHES. GRAVEL, STONE, DIRT, SEDIMENT, ETC. SHALL BE PLACED AND COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPAGE, 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. ALL FILLS SHALL BE PLACED AND COMPACTED IN LAYERS NOT THICKER THAN 12 INCHES. GRAVEL, STONE, DIRT, SEDIMENT, ETC. SHALL BE PLACED AND COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.

### 8. OVER-WINTER STABILIZATION OF DISTURBED SLOPES

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

### 9. MAINTENANCE

Maintenance measures shall be applied as needed during the entire construction season. After each rainfall, snow storm, period of thawing and runoff and at least once a week, the site contractor shall perform a visual inspection of all installed erosion control measures and perform repairs as needed to insure their continuous function. Following the temporary and/or final seeding and mulching, the contractor shall, in the spring, inspect and repair any damages and/or bare spots. An established vegetative cover means a minimum of 90% of areas vegetated with vigorous growth. Other operations shall be corrected in order to prevent the formation of depressions or water pockets. If it is necessary to compact the topsoil enough to ensure good contact with the underlying soil, but undue compaction is to be avoided.

### 9. PERMANENT SOIL STABILIZATION

IF THE AREA WILL NOT BE WORKED FOR MORE THAN ONE YEAR OR HAS BEEN BROUGHT TO FINAL GRADE, THEN PERMANENTLY STABILIZE THE AREA WITHIN 7 DAYS BY PLANTING VEGETATION, SEEDING, SOD, OR THROUGH THE USE OF PERMANENT MULCH, OR RIPRAP, OR ROAD SUB-BASE. IF USING VEGETATION FOR STABILIZATION, SELECT THE PROPER VEGETATION FOR THE LIGHT, MOISTURE, AND SOIL CONDITIONS. AMENDED AREAS OF DISTURBED SUB-BASES WITH TOPSOIL, COMPOST, OR FERTILIZERS; PROTECT SEEDED AREAS WITH MULCH OR, IF NECESSARY, EROSION CONTROL MATS. SEEDING SHOULD BE PLANTED IN A SODDING, SOD, OR PLANTING MANNER SO AS TO AVOID DE-GERMINATION DUE TO FREEZING. NEWLY SEEDED OR SODDED AREAS WILL BE PROTECTED FROM WINTER EROSION BY HEALTHY VEGETATION. IF THE SOIL IS DRY, CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL-ESTABLISHED WITH 90% COVER BY HEALTHY VEGETATION. IF NECESSARY, AREAS MUST BE REWORKED AND RESTABILIZED IF GERMINATION IS SPOTTY, OR TOPSOIL EROSION IS EVIDENT. ONE OR MORE OF THE FOLLOWING MAY APPLY TO A PARTICULAR SITE.

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

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

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

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

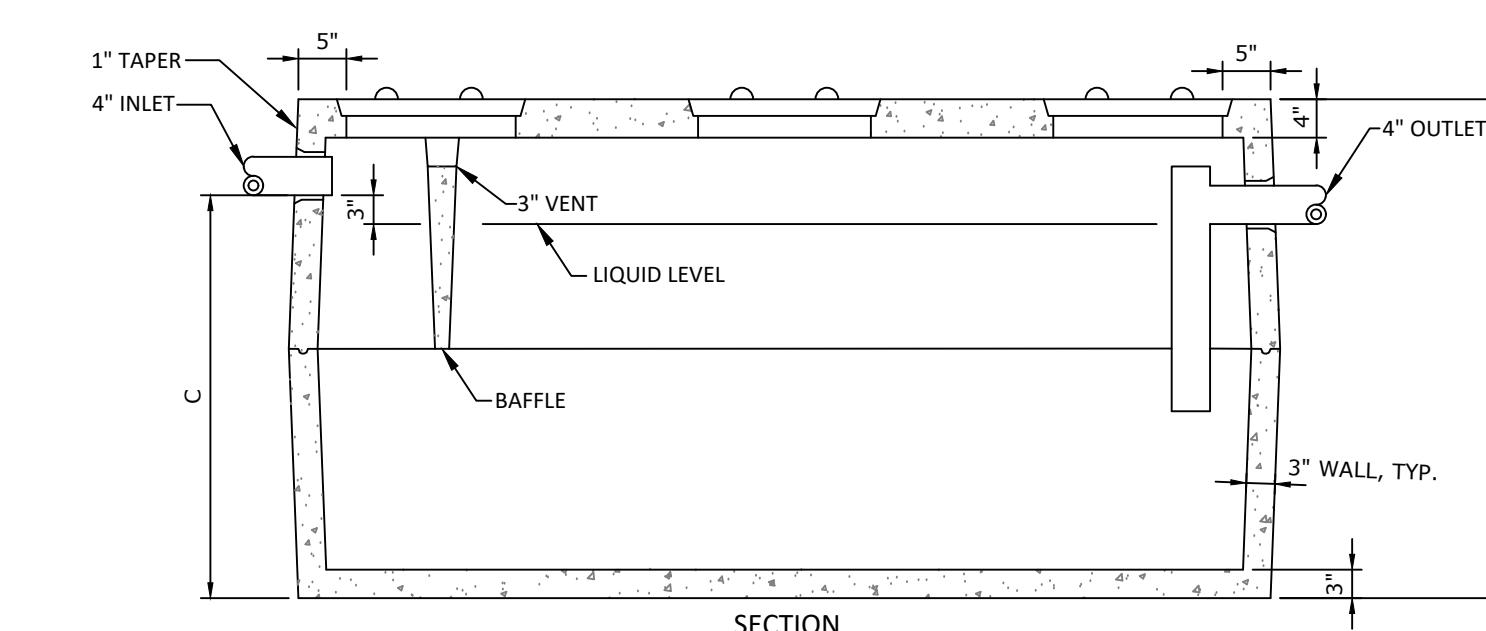
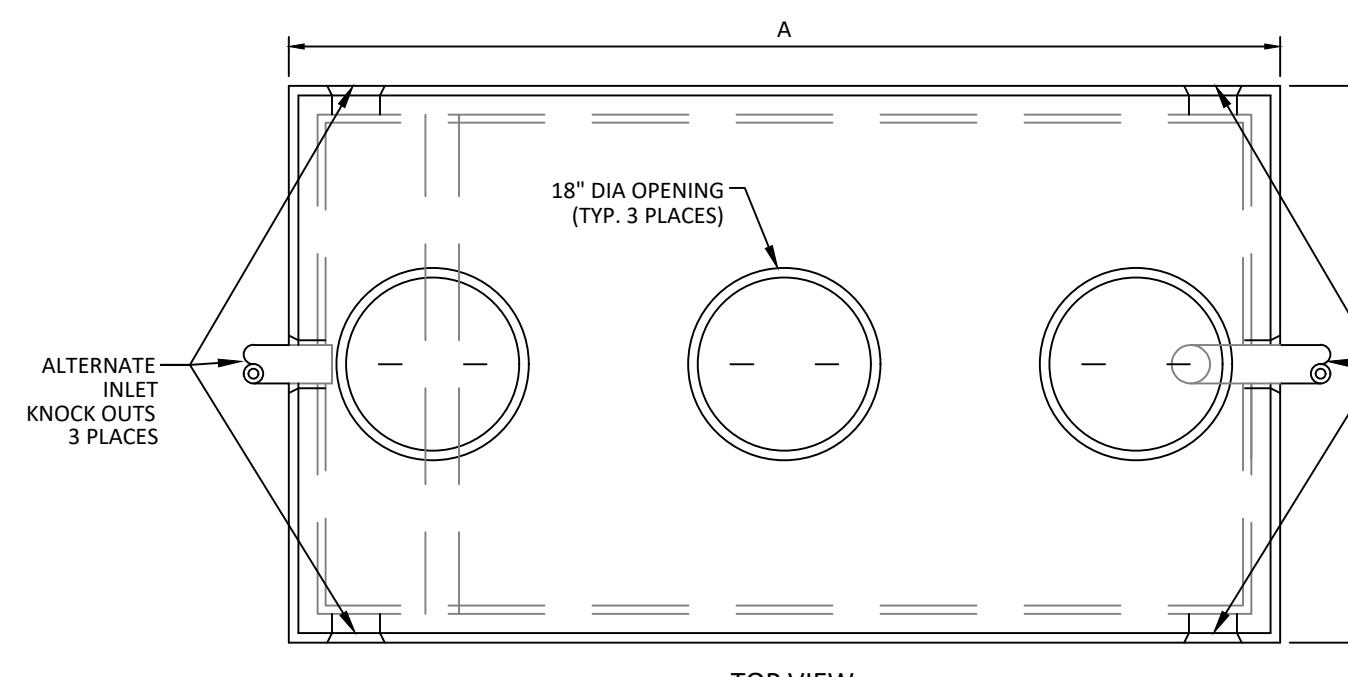
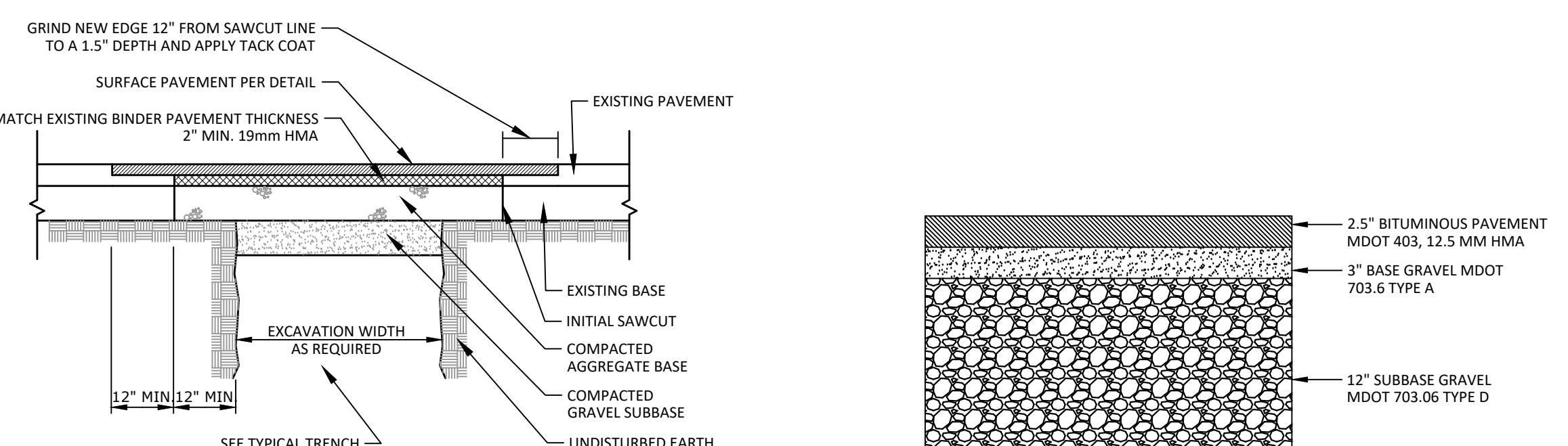
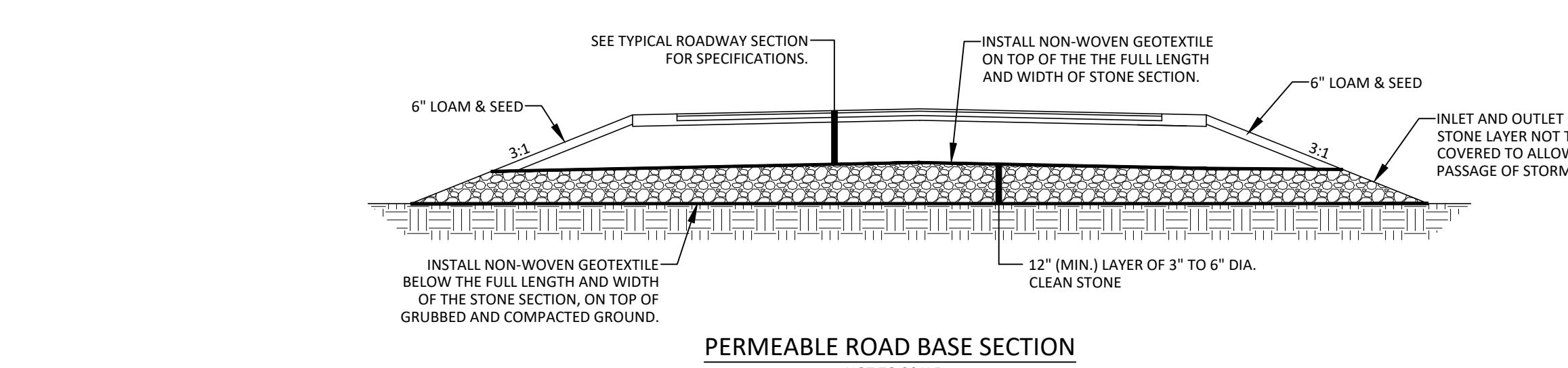
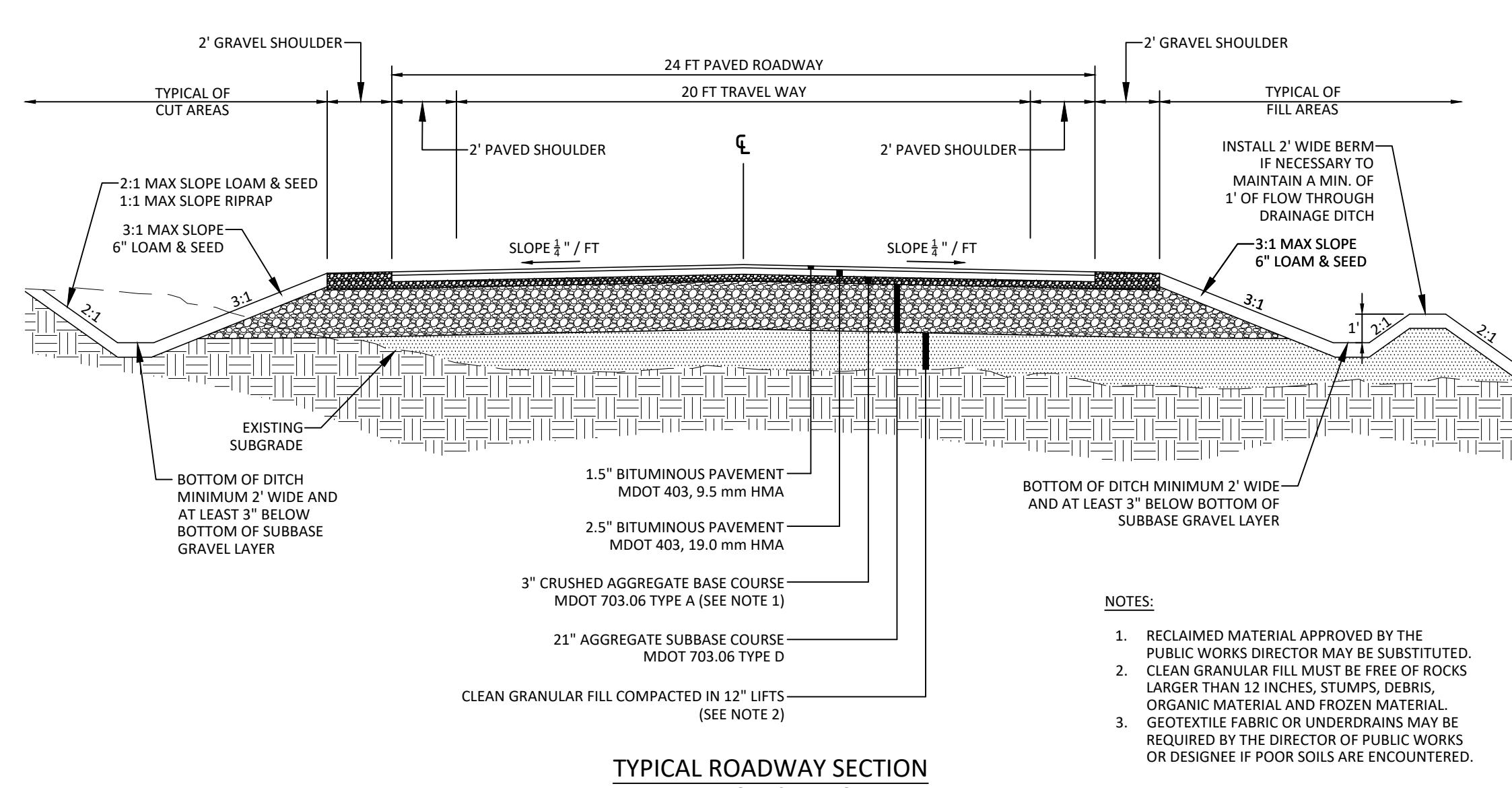
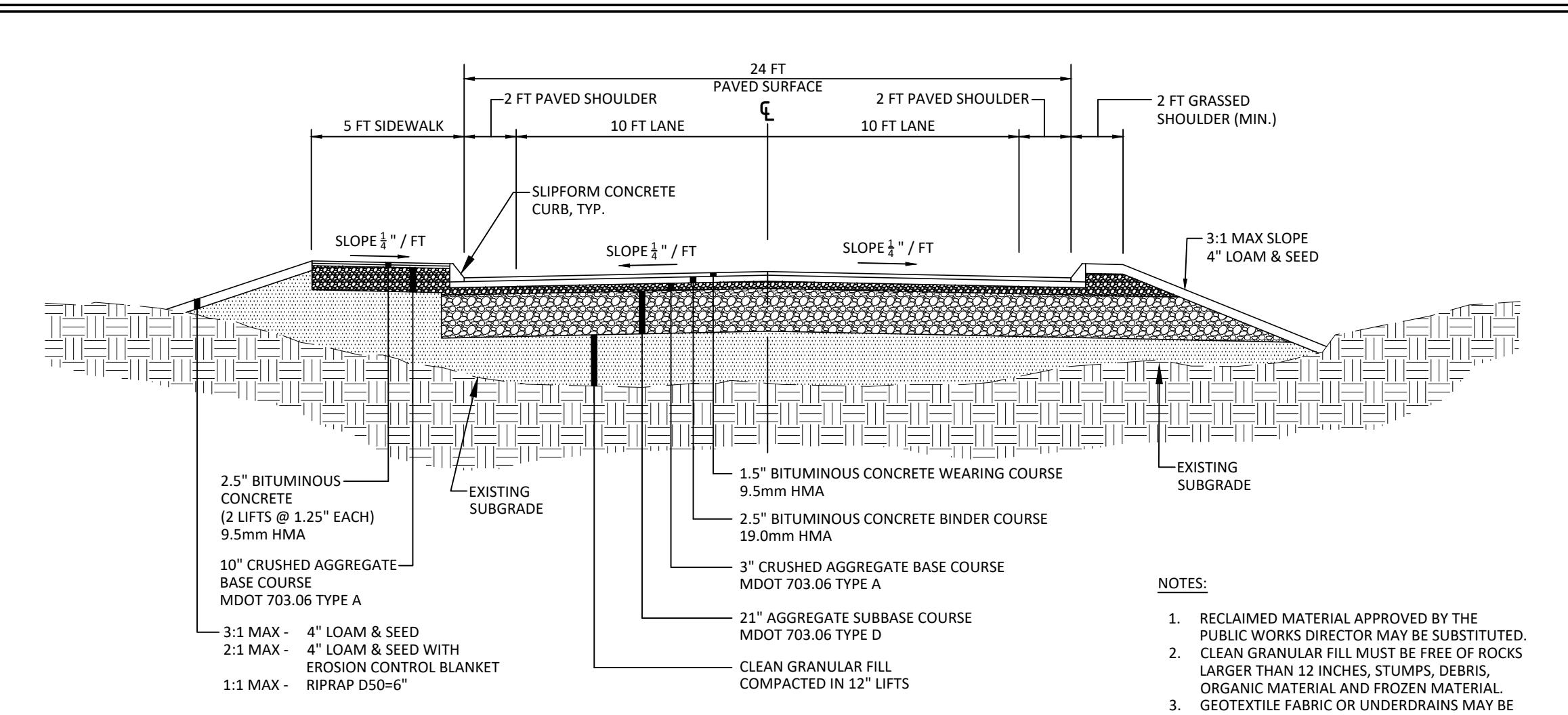
RIPRAP STONE SHALL CONSIST OF SUB-ANGULAR FIELD STONE OR ROUGH UNEVEN QUARRY STONE OF APPROXIMATELY RECTANGULAR SHAPE. THE DEPTH OF STONE SHALL BE A MINIMUM OF 2.2 TIMES THE MAXIMUM STONE DIAMETER. A GRAVEL OR GEOTEXTILE FILTER BLANKET SHALL BE PLACED BETWEEN THE RIPLAP AND UNDERLYING SOIL SURFACE. GRAVEL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

EROSION CONTROL MIX SHALL MEET THE FOLLOWING SPECIFICATIONS:

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

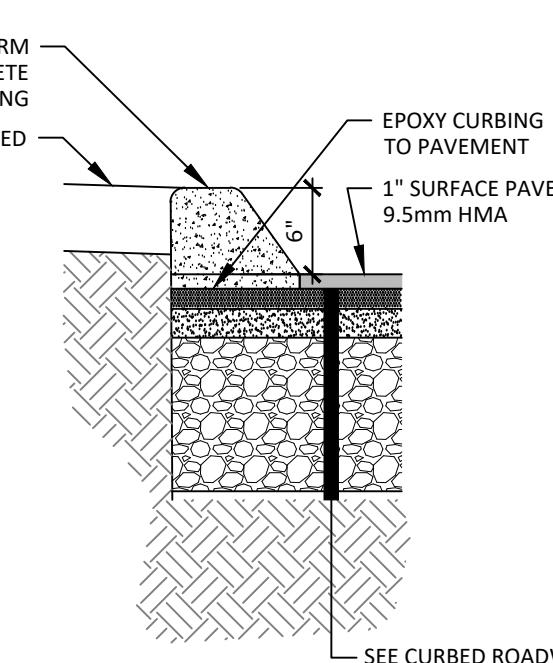
WHEN USED AS MULCH, THE THICKNESS OF THE EROSION CONTROL MIX IS BASED UPON THE FOLLOWING:

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

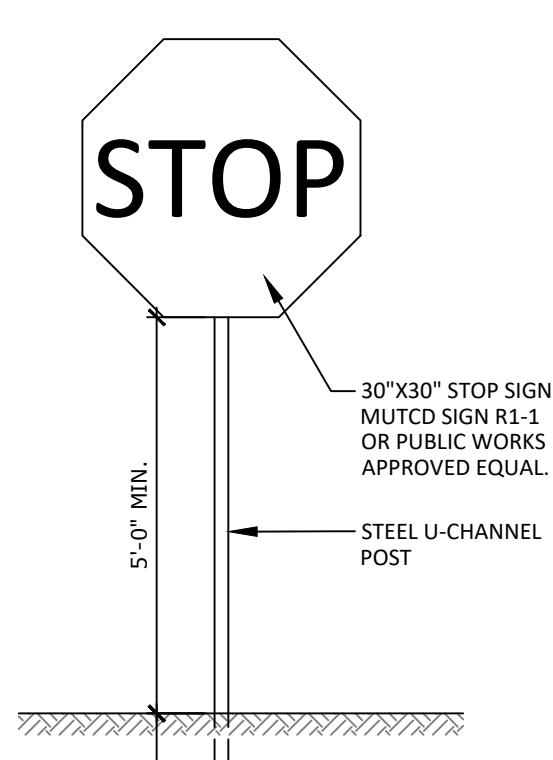


SEPTIC TANK DATA			
SIZE	A	B	C
1,000 GAL	8'-6"	4'-10"	55-1/2"
1,500 GAL	10'-6"	6'-4"	55"
			64"

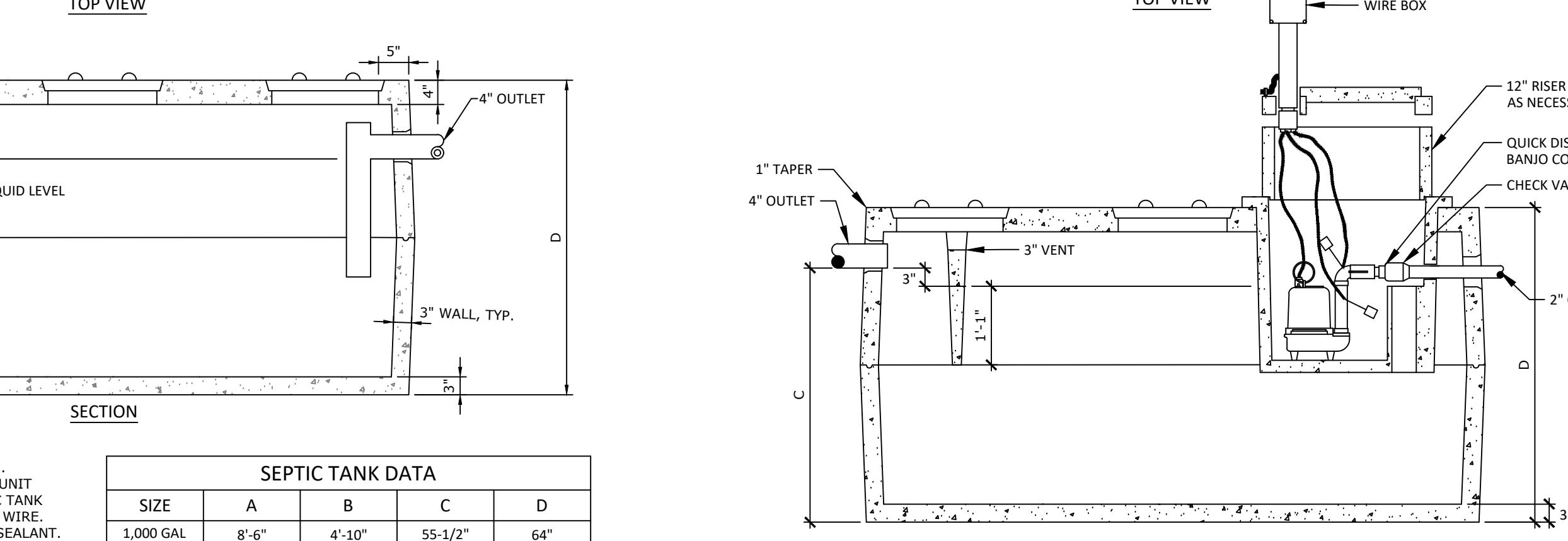
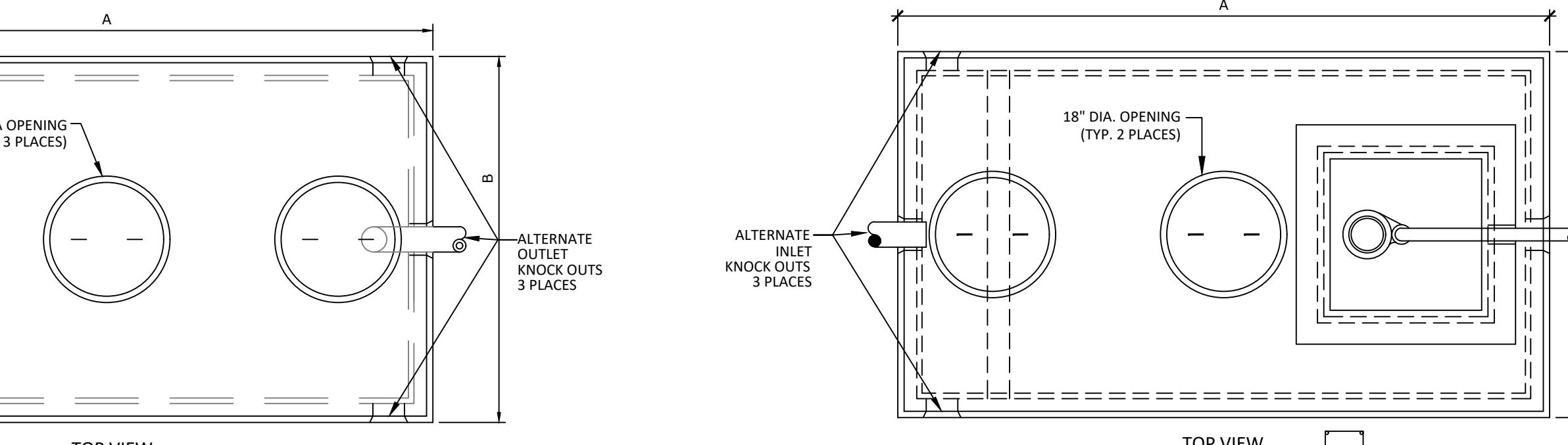
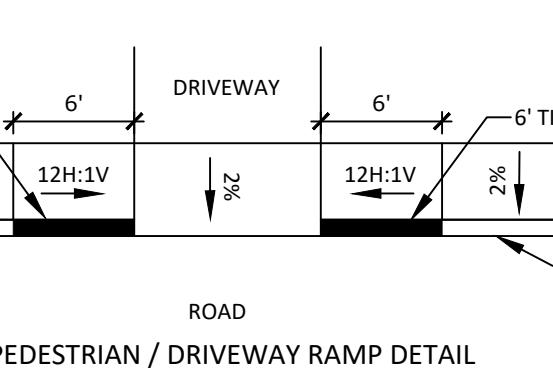
**PRECAST RESIDENTIAL SEPTIC TANK**  
NOT TO SCALE



**TYPICAL CURB SECTION**  
NOT TO SCALE

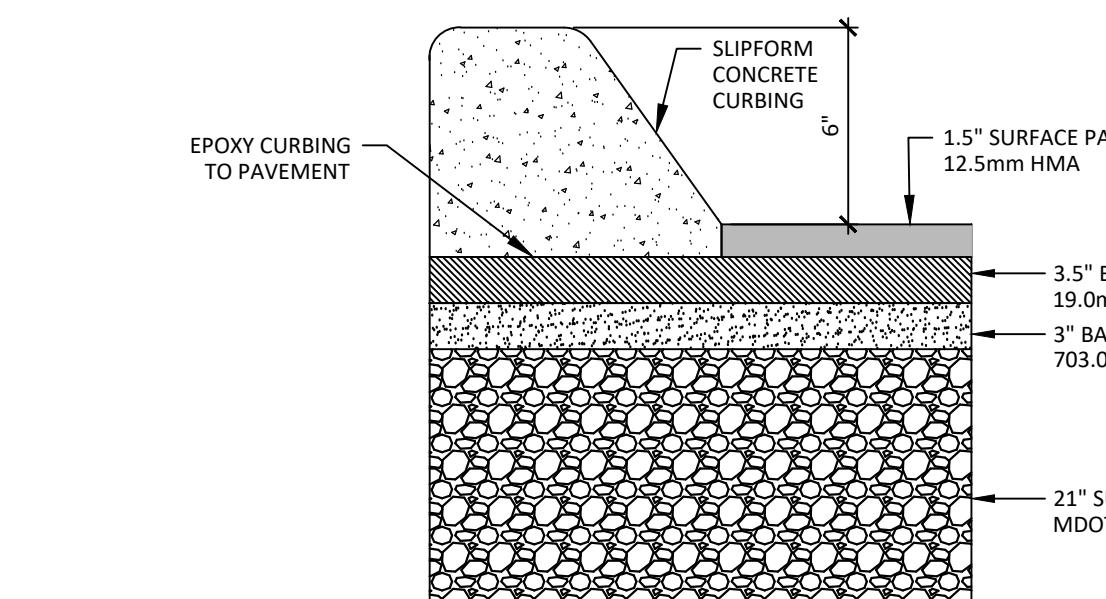


**STOP SIGN INSTALLATION**  
NOT TO SCALE



TANK DATA			
SIZE	A	B	C
1,000 GAL	8'-6"	4'-10"	55-1/2"
1,500 GAL	10'-6"	6'-4"	55-1/2"
			64"

**PRECAST COMBINATION SEPTIC TANK**  
NOT TO SCALE



**RIVER ROAD PAVEMENT SECTION**  
NOT TO SCALE

**TANK NOTES:**

1. CONCRETE TO BE 4,000 PSI AT 28 DAYS.
2. THE INLET BAFFLE IS PRECAST AS ONE UNIT WITH THE TOP SECTION OF THE SEPTIC TANK.
3. TANKS REINFORCED WITH 6X6X10 G.A. WIRE.
4. KEYED JOINTS SEALED WITH ASPHALT SEALANT.
5. TANKS IN PAVED AREAS TO BE REINFORCED WITH 1/2" REBAR SPACED 6" O.C. EACH WAY.
6. TANK TO BE A RESIDENTIAL SEPTIC TANK AS MANUFACTURED BY PRECAST CONCRETE PRODUCTS OF MAINE, INC. OR APPROVED EQUAL.

**TANK NOTES:**

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