

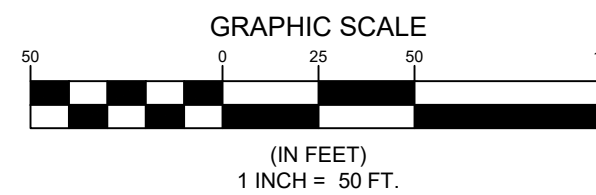
55 HIGH STREET
WINDHAM, ME 04062

20 MECHANIC STREET
GORHAM, ME 04038

30 LIZA HARMON DRIVE
WESTBROOK, ME 04092

SEBAGO
T E C H N I C S
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

SURVEYOR:
MAIN-LAND



SHEET NUMBER	SHEET TITLE
G-001	COVER
G-002	NOTES AND LEGEND
C-001	DEMO PLAN
C-101	SITE PLAN & SUBDIVISION PLAN
C-102	GRADING PLAN
C-103	UTILITY PLAN
L-201	LANDSCAPE PLAN
C-500	EROSION CONTROL NOTES
C-501	DETAILS
C-502	DETAILS
C-503	DETAILS
C-504	DETAILS
C-505	DETAILS
1 OF 1	EXISTING CONDITIONS PLAN AND MAIN-LAND SURVEY

B	KEW	03-03-25	SITE PLAN AND SUBDIVISION TOWN REVIEW	
A	NEW	2-18-25	SUBMISSION TO MDOP FOR STORM WATER MANAGEMENT LAW	
REV:	BY:	DATE:	STATUS:	
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNIKS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNIKS, INC.				

SEBAGO
TECHNICS

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

South Portland, Bridgton, Sanford and Bath

COVER
OF: WDJCS SUBDIVISION
55 HIGH STREET
WINDHAM, ME 04062
FOR: GREAT FALLS CONSTRUCTION &
WESTBROOK DEVELOPMENT CORPORATION
20 MECHANIC STREET GORHAM, ME 04038

DESIGNED	MRB/KEW
DRAWN	MRS
CHECKED	ABS
DATE	08-26-2024
SCALE	1" = 50'
PROJECT	240577

SHEET G-001

EXISTING		PROPOSED
PROPERTY LINE/R.O.W.		PROPERTY LINE/R.O.W.
ABUTTER LINE/R.O.W.		ABUTTER LINE/R.O.W.
DEED LINE/R.O.W.		DEED LINE/R.O.W.
TIE LINE		TIE LINE
SETBACK		SETBACK
EASEMENT		EASEMENT
BUFFER		BUFFER
FLOODPLAIN		FLOODPLAIN
FLOODWAY		FLOODWAY
CENTERLINE		CENTERLINE
□	MONUMENT	■
⊙	IRON PIPE/ROD	●
	DRILL HOLE	⊗
C1/L1	DEED CALL	
C1/L1	CURVE/LINE NO.	C1/L1
SOILS		SOILS
ZONE LINE		ZONE LINE
ZONE LINE ON PL.		ZONE LINE ON PL.
BENCHMARK DESCRIPTION WITH ELEVATION		BENCHMARK
△	SURVEY CONTROL	△
⊙	TP-1 TEST PIT	⊙
⊙	MW-1 MONITORING WELL	⊙
⊙	B-1 BORING	⊙
BUILDING		BUILDING
DECK/STEPS/ OVERHANG		DECK/STEPS/ OVERHANG
EDGE WETLAND		EDGE WETLAND
WETLANDS		WETLANDS
UPLANDS		UPLANDS
STREAM		STREAM
LEDGE		LEDGE
EDGE PAVEMENT		EDGE PAVEMENT
PAVEMENT SAWCUT		PAVEMENT SAWCUT
EDGE CONCRETE		EDGE CONCRETE
PAVEMENT PAINT		PAVEMENT PAINT
EDGE GRAVEL		EDGE GRAVEL
CURB LINE		CURB LINE
EDGE OF WATER		EDGE OF WATER
TREE LINE		TREE LINE
---120--- --118---	CONTOURS	---120---
X 120.00	SPOT GRADE	+120.00
○	CHAIN LINK FENCE	○
X	BARB WIRE FENCE	X
□	STOCKADE FENCE	□
GUARD RAIL		GUARD RAIL
STONE WALL		STONE WALL
RETAINING WALL		RETAINING WALL
DECIDUOUS TREE		⊗
CONIFEROUS TREE		⊗
MULCH LINE		MULCH LINE
BOLLARD		●
SIGN		■
RAILROAD		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	ELECTRIC MANHOLE	E
M	ELECTRIC METER	M
H	HVAC UNIT	H
T	TELEPHONE MANHOLE	T
★	LIGHT POLE	★
○	UTILITY POLE	○
—	GUY WIRE	—
DRAINAGE DITCH		DRAINAGE DITCH
EROSION CONTROL BLANKET		EROSION CONTROL BLANKET
FILTER BARRIER		FB
RIPRAP		RIPRAP
CHECK DAM		CD
INLET PROTECTION		IP
BOULDER		B

THE RECORD OWNER OF THE PARCEL IS THE TOWN OF WINDHAM, ET AL BY DEED DATED SEPTEMBER 18, 2023 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CUMBERLAND IN BOOK 40367, PAGE 18).

2. THE PROPERTY IS SHOWN AS LOT 24 ON THE TOWN OF WINDHAM TAX MAP 37 AND IS LOCATED IN THE (VC) VILLAGE COMMERCIAL DISTRICT.

3. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON PLAN REFERENCE 4A AND FIELD VERIFIED. INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHINCS, INC. IN SEPTEMBER OF 2024.

4. PLAN REFERENCES:
A. "PLAN SHOWING A STANDARD BOUNDARY SURVEY OF LAND OF RSU #14" MADE FOR WINDHAM ECONOMIC DEVELOPMENT CORPORATION DATED APRIL 20, 2023 BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC.

5. BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 18020003, GEOTID IN INTERNATIONAL FEET, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GNSS OBSERVATIONS.

6. BENCHMARK:
BM-1 SPIKE IN UTILITY POLE (NO NUMBER) ELEVATION: 170.71 (NAVD88)

7. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD G106-02, FIELD 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 VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION. PROMARK UTILITY LOCATING, INC. MARKED THE UNDERGROUND UTILITIES SHOWN HEREON IN AUGUST OF 2024, AND THEY WERE FIELD LOCATED BY SEBAGO TECHINCS, INC.

8. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE 2005 FLOOD INSURANCE RATE MAP FOR WINDHAM, MAINE, CUMBERLAND COUNTY, PANEL NUMBER 2300SC0865F, HAVING AN EFFECTIVE DATE OF JUNE 20, 2024.

9. SPACE AND BULK CRITERIA FOR THE VILLAGE COMMERCIAL (VC) ZONING DISTRICT ARE AS FOLLOWS:

	REQUIRED	PROVIDED
MINIMUM LOT SIZE WITH PUBLIC WATER & SEWER:	5,000 SQUARE FEET	2.39 ACRES
MINIMUM STREET FRONTAGE:	50 FEET	258.86 FEET
MINIMUM FRONT YARD:	NO MINIMUM	56.8 FEET
MINIMUM SIDE YARD:	NO MINIMUM	12.5 FEET
MINIMUM REAR YARD:	10 FEET	11.8 FEET
MAXIMUM BUILDING HEIGHT:	42 FT	32.7 FT
MAXIMUM BUILDING COVERAGE:	NO LIMIT	N/A

* BONUSES ARE GIVEN FOR AFFORDABLE HOUSING DEVELOPMENT. SEE CHAPTER 120 SECTION 501.1 AFFORDABLE HOUSING DEVELOPMENT FOR MORE PARTICULAR INFORMATION. INCREASE OF 20% IN BUILDING HEIGHT

CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING FLOW THROUGH THE EXISTING CLOSED STORM DRAINAGE SYSTEM 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 FLOW 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 DRAWINGS.
6. PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL SUBMIT A SEQUENCE OF DEMOLITION AND CONSTRUCTION ACTIVITIES TO THE OWNER AND CITY ENGINEER FOR REVIEW AND APPROVAL. 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 "MAINE EROSION AND SEDIMENT CONTROL BMPs" MANUAL PUBLISHED BY BUREAU OF LAND AND WATER, 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 IMPEVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE LOAM AND SEED PER DETAIL.
4. SEE UTILITY DRAWINGS FOR PIPE AND STRUCTURE DATA TABLES.

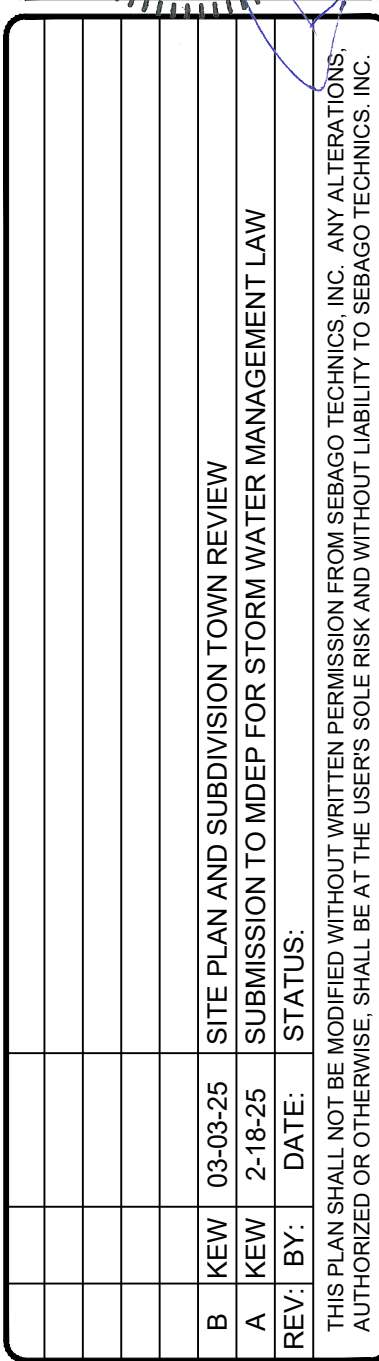
1. PROVIDE EROSION CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
2. GRADING AND CLEARING LIMITS SHALL NOT ENCROACH ON ADJACENT PROPERTIES UNLESS NOT OTHERWISE ON THE PLANS.
3. OPEN AREAS SHALL BE LIMITED TO AREAS BEING WORKED IN. THE AREA STRIPPED OF EXISTING VEGETATION AT ANY GIVEN TIME SHALL BE MINIMIZED AND BE PHASED WHERE PRACTICAL SO THAT AREAS NOT BEING VEGETATED 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. SURFACES SHALL BE STABILIZED PRIOR TO DIRECTING STORMWATER RUNOFF TOWARD STORMWATER BMPs. PLEASE REFER TO DRAINAGE PLANS FOR WATERSHED AREAS.
4. ALL PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION AND THE MANUAL ON STANDARD SPECIFICATIONS AND MAINTENANCE OF HIGHWAYS, LATEST EDITION AND AS AMENDED.

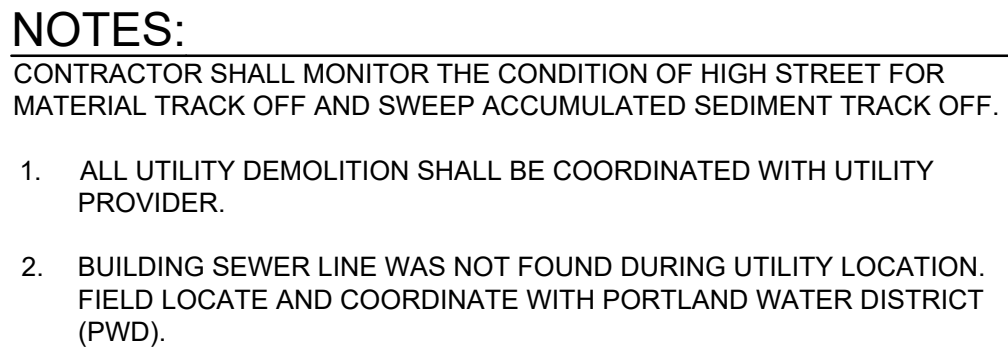
1. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION. PROTECT EXISTING ON-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 12" DIA. OR LARGER, 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 PROVIDE 12 INCH MINIMUM SEPARATION BETWEEN THE BOTTOM OF WATER LINE AND TOP OF SEWER UNLESS NOTED OTHERWISE ON THE PLANS.
6. PIPE:
 - a. SEWER PIPE SHALL BE SDR 35 PVC OR APPROVED EQUAL.
 - b. FORCEMAIN PIPE SHALL BE DR-11 HDPE OR APPROVED EQUAL.
 - c. STORMDRAIN SHALL BE RUNS 12" DIA. WALL HOPE PIPE WITH SMOOTH-WALLED INTERIOR OR APPROVED EQUAL UNLESS NOTED OTHERWISE ON THE UTILITY PLANS.
 - d. WATER PIPE AND FITTINGS SHALL CONFORM TO PORTLAND WATER DISTRICT WATER PIPING SPECIFICATIONS. MAIN CONTRACTOR SHALL BE DUCTILE IRON, CLASS 52 PUSH-IN PIPE MEETING THE REQUIREMENTS OF AWWA/C100.1 CLASS 11/12/11.1 (LATEST REVISION). PIPE SHALL BE CEMENT-LINED AWWA/C100.1 CLASS 12/11 WITH A LING THINNESS THE THICKNESS SPECIFIED, AND COATED TWICE WITH A BITUMINOUS SEAL COATING. PROVIDE THRUST BLOCKS AT ALL WATER SERVICE BENDS.
7. COORDINATE FOUNDATION UNDERDRAIN LOCATIONS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
8. COORDINATE UTILITY INVERTS AT BUILDING WITH ARCHITECTURAL, STRUCTURAL AND PLUMBING DRAWINGS.
9. COORDINATE LOCATION OF SEWER, WATER, GAS, FOUNDATION DRAINS AND ROOF DRAIN INVERTS AT THE BUILDING WITH ARCHITECTURAL DRAWINGS.
10. WATER SERVICE ENTRANCE DESIGNS TO INCLUDE METERS AND BACKFLOW PREVENTERS TO MEET ALL STANDARDS AND REQUIREMENTS OF THE PORTLAND WATER DISTRICT.
11. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY GRADE CHANGES THAT WILL IMPACT STORM DRAIN INFRASTRUCTURE OR OTHER UTILITIES.
12. UTILITIES WITHIN 5 FEET FROM FACE OF BUILDING ARE COORDINATED ON RELEVANT M.E.P. DRAWINGS. CONTRACTOR SHALL COORDINATE INVERTS, CONNECTIONS AND MATERIALS WITH ALL DRAWINGS.
13. CONTRACTOR SHALL FURNISH AND INSTALL TRENCHING, MATERIALS AND BACKFILL FOR ALL UTILITIES. ELECTRICAL AND TELECOM/DATA PROVIDERS WILL PULL PRIMARY SERVICE TO TRANSFORMER AND MAIN CONTRACTOR RESPONSIBLE FOR TIME AND COORDINATION WITH UTILITIES AND DRAWINGS. COORDINATE WITH ELECTRICAL DRAWINGS FOR CONDUIT SCHEDULE, TYPE AND SIZES.
14. COORDINATE ALL WATER RELATED WORK WITH PORTLAND WATER DISTRICT.

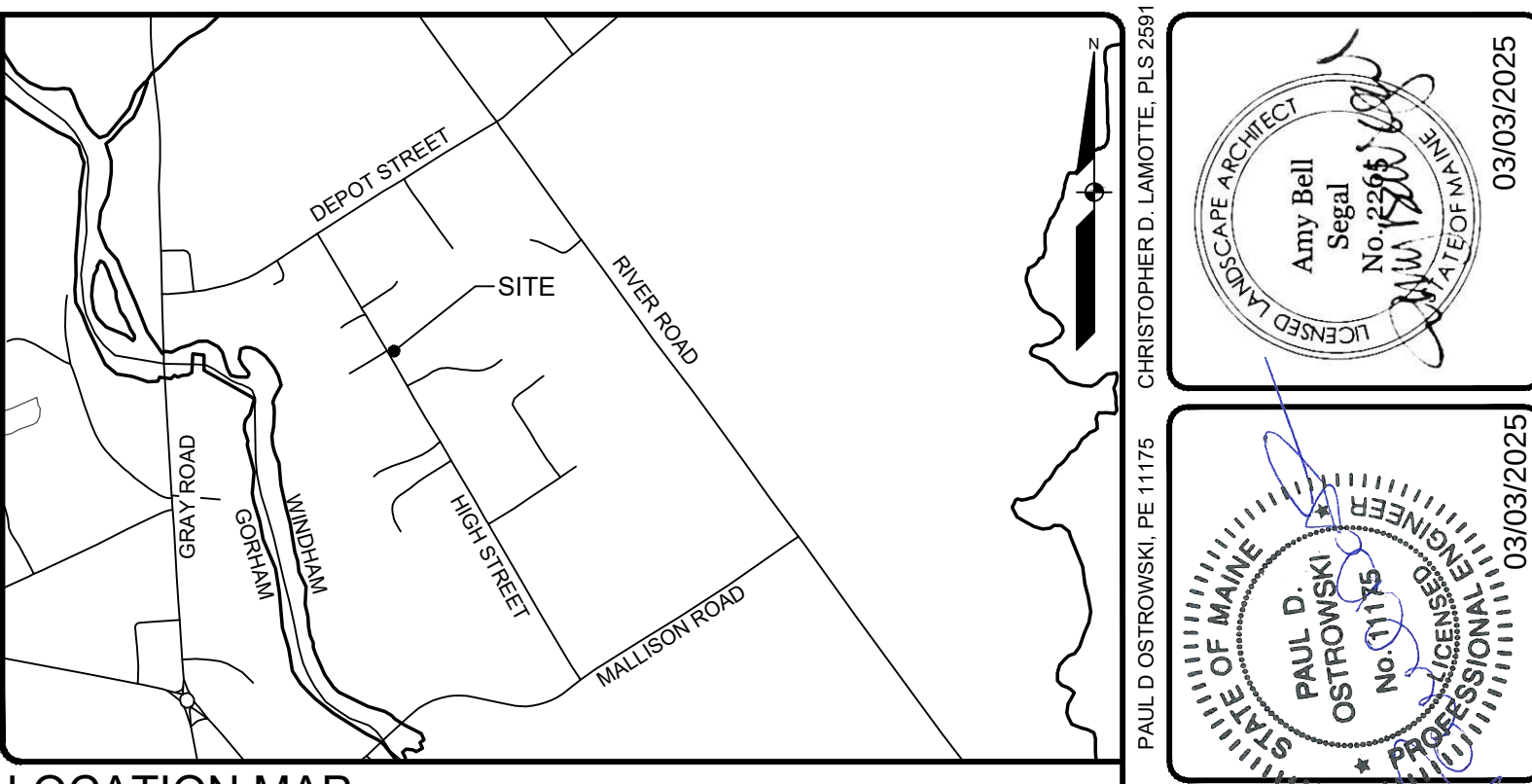
AC	ACRE
AFG	ABOVE FINISH GRADE
APPROX.	APPROXIMATELY
BC	BOTTOM OF CURB
BCC	BITUMINOUS CONCRETE CURB
BIT	BITUMINOUS
BLDG	BUILDING
BW	BOTTOM OF WALL
CB	CATCH BASIN
CONC	CONCRETE
CONT	CONTINUOUS
DI	DUCTILE IRON
DIA	DIAMETER
DWH	DRAIN MANHOLE
EW	EACH WAY
EL	ELEVATION
ELEV	ELEVATION
FFE	FINISH FLOOR ELEVATION
FIN. GR.	FINISH GRADE
FTG	FOOTING
HDPE	HIGH DENSITY POLYETHYLENE
HGT	HEIGHT
HMA	HOT MIX ASPHALT
INV	INVERT
LF	LINEAR FEET
OC	ON CENTER
PVC	POLYVINYL CHLORIDE
PWD	PORTLAND WATER DISTRICT
R	RADIUS
R.O.W.	RIGHT OF WAY
S.F	SQUARE FEET
SCH	SCHEDULE
SDC	SLOPFORM CONCRETE SLOPED CURB
SG	SLOPED GRANITE CURB
SGC	SLOPED GRANITE CURB
STM	STORM DRAIN
SGH	SLOPED GRANITE CURB
SGH	SEWER MANHOLE
SPECS	SPECIFICATIONS
SS	SANITARY SEWER
SSGC	SALVAGED SLOPED GRANITE CURB
SVGC	SALVAGED VERTICAL GRANITE CURB
TOP	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL
VGC	VERTICAL GRANITE CURB
VIE	VIEWED IN FIELD

South Portland, Bridgton, Sanford and Bath

SHEET G-002







TOTAL PARCEL SIZE	=	2.38 ACRES (104,108 SF)
<u>NET RESIDENTIAL DEDUCTIONS</u>		
PUBLIC OR PRIVATE R.O.W.:		N/A
SLOPES OVER 25%:		4,287 SF
100-YEAR FLOOD PLAIN:		N/A
RESOURCE PROTECTION DISTRICT:		N/A
WATER TABLE AT OR NEAR SURFACE:		305 SF (WETLAND)
VERY POORLY DRAINED SOILS:		N/A
SURFACE WATER BODIES:		N/A
SIGNIFICANT WILDLIFE HABITAT:		N/A
ENDANGERED BOTANICAL RESOURCES:		N/A
NET RESIDENTIAL ACREAGE:		5.28 ACRES (99,516 SF)
NET RESIDENTIAL DENSITY (1 UNIT/2500 SF):		38 UNITS
NET RESIDENTIAL ACREAGE		
(WITH 2.5X AFFORDABLE HOUSING BONUS):		5.71 ACRES (248,791 SF)
NET RESIDENTIAL DENSITY		
(WITH 2.5X AFFORDABLE HOUSING BONUS):		99 UNITS
TOTAL UNITS CURRENTLY PROPOSED:		
		35 UNITS

A MINIMUM OF 15% OF THE TOTAL LOT AREA SHALL BE DESIGNATED AND PERMANENTLY RESERVED AS USABLE COMMON OPEN SPACE. (PER 120-814.B.4 SITE DESIGN - RECREATION & OPEN SPACE)
TOTAL LOT SIZE IS 2.39 ACRES OR 104,108 SQUARE FEET

	<u>REQUIRED</u>	<u>PROVIDED</u>
OPEN SPACE:	15,616 SQUARE FEET	15,848 SQUARE FEET

1.5 PARKING SPACES ARE REQUIRED PER UNIT AND 35 UNITS ARE PROPOSED

	<u>REQUIRED</u>	<u>PROVIDED</u>
PARKING SPACES:	53	57*

*OF THE 57 TOTAL SPACES, 30% ARE REQUIRED TO BE OVERSIZED AT 10'X20'. THE PLAN SHOWS THE REQUIRED 21 OVERSIZED SPACES.

THE PARCEL IS WITHIN THE TOWN OF WINDHAM'S GROWTH ZONE AS DEPICTED IN THE 2024 COMPREHENSIVE PLAN. AS SUCH, UNDER HOUSING LEGISLATION LD2003, THE PARKING REQUIREMENTS FOR SITES PROVIDING 51% OR MORE OF THE UNITS AS AFFORDABLE ONLY ARE REQUIRED TO MAINTAIN A PARKING RATIO 0.66.

1. THE RECORD OWNER OF THE PARCEL IS THE TOWN OF WINDHAM, ET AL. BY DEED DATED SEPTEMBER 18, 2023 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 40367, PAGE 18.
2. THE PROPERTY IS SHOWN AS LOT 24 ON THE TOWN OF WINDHAM TAX MAP 37 AND IS LOCATED IN THE (VC) VILLAGE COMMERCIAL DISTRICT.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON PLAN REFERENCE 4A. AND FIELD VERIFIED. INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN SEPTEMBER OF 2024.
4. PLAN REFERENCES:
 - A. * PLAN SHOWING A STANDARD BOUNDARY SURVEY OF LAND OF RSJ #14" MADE FOR WINDHAM ECONOMIC DEVELOPMENT CORPORATION DATED APRIL 20, 2023 BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
5. BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, GEOID19. IN INTERNATIONAL FEET, ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL FREQUENCY GNSS OBSERVATIONS.
6. BENCHMARK:
 - BM-1 SPIKE IN UTILITY POLE (NO NUMBER) ELEVATION: 170.71 (NAVD83)
7. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CHASE 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. PROMARK UTILITY LOCATING, INC. MARKED THE UNDERGROUND UTILITIES SHOWN HEREON IN AUGUST OF 2024, AND THEY WERE FIELD LOCATED BY SEBAGO TECHNICS, INC.
8. 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 NUMBER 23005050656F, HAVING AN EFFECTIVE DATE OF JUNE 20, 2024.

- | SPACE AND BULK CRITERIA FOR THE VILLAGE COMMERCIAL (CQ) ZONING DISTRICT ARE AS FOLLOWS: | | |
|---|-------------------|-------------|
| | REQUIRED | PROVIDED |
| MINIMUM LOT SIZE WITH PUBLIC WATER & SEWER: | 5,000 SQUARE FEET | 2.39 ACRES |
| MINIMUM STREET FRONTAGE: | 50 FEET | 258.86 FEET |
| MINIMUM FRONT YARD: | NO MINIMUM | 56.8 FEET |
| MINIMUM SIDE YARD: | NO MINIMUM | 12.5 FEET |
| MINIMUM REAR YARD: | 10 FEET | 11.8 FEET |
| MAXIMUM BUILDING HEIGHT: | 42 FT | 32.7 FT |
| MAXIMUM BUILDING COVERAGE: | NO LIMIT | N/A |
- * BONUSES ARE GIVEN FOR AFFORDABLE HOUSING DEVELOPMENT. SEE CHAPTER 120 SECTION 501.1 AFFORDABLE HOUSING DEVELOPMENT FOR MORE PARTICULAR INFORMATION. INCREASE OF 20% IN BUILDING HEIGHT.
- ALL ROADS IN THIS SUBDIVISION SHALL REMAIN PRIVATE ROADS TO BE MAINTAINED BY THE DEVELOPER. LOT OWNERS OR ROAD ASSOCIATION, AND SHALL NOT BE OFFERED FOR ACCEPTANCE, OR MAINTAINED, BY THE TOWN OF WINDHAM UNTIL THEY MEET ALL MUNICIPAL STREET DESIGN AND CONSTRUCTION STANDARDS.
11. CLEARING OF TREES IS PROHIBITED IN AREAS WHERE TREE COVER IS DEPICTED ON THE PLAN FOR A PERIOD OF AT LEAST FIVE YEARS FROM THE DATE OF PLANNING BOARD APPROVAL. MANDATORY BUFFERS FOR STORMWATER OR OTHER REASONS DEPICTED ON THE PLAN SHALL NOT BE CONSIDERED FOR VEGETATION UNLESS THE PLANNING BOARD GRANTS AN AMENDMENT TO THE SUBDIVISION OR FOR MAINTENANCE THAT DOES NOT ALTER THE PURPOSE FOR WHICH THE BUFFER WAS REQUIRED.
12. THE FOUR BUILDINGS SHOWN ON THE PLAN, A TOTAL OF 18 UNITS, ARE TO BE CONSIDERED AFFORDABLE HOUSING IN CONFORMANCE WITH 120-501.1 AFFORDABLE HOUSING DEVELOPMENT.

	<u>REQUIRED</u>	<u>PROVIDED</u>
MINIMUM LOT SIZE WITH PUBLIC WATER & SEWER:	5,000 SQUARE FEET	2.39 ACRES
MINIMUM STREET FRONTAGE:	50 FEET	258.86 FEET
MINIMUM FRONT YARD:	NO MINIMUM	56.8 FEET
MINIMUM SIDE YARD:	NO MINIMUM	12.5 FEET
MINIMUM REAR YARD:	10 FEET	11.8 FEET
MAXIMUM BUILDING HEIGHT:	42 FT	32.7 FT
MAXIMUM BUILDING COVERAGE:	NO LIMIT	N/A

- APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED OCTOBER 10, 2024 AS AMENDED OCTOBER 28, 2024, AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND NOT BE BINDING ON ANY PARTY EXCEPTED BY THE TOWN ENGINEER FROM SUCH PLANS, PROPOSALS, SUPPORTING DOCUMENTS, AND REPRESENTATIONS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD AND THE TOWN PLANNER IN ACCORDANCE WITH §120-912 OR §120-915 OF THE LAND USE ORDINANCE.
- PER §120-912G, NO SUBDIVISION PLAN SHALL BE RELEASED FOR RECORDING AT THE REGISTRY OF DEEDS UNTIL THE REQUIRED PERFORMANCE GUARANTEE HAS BEEN POSTED. IF AN APPROVED CONSTRUCTION PLAN IS NOT IN THE REGISTRY DEEDS WITHIN THREE YEARS OF THE ORIGINAL APPLICATION, IT SHALL BECOME NULL AND VOID.
- IN ACCORDANCE WITH §120-915C(1)(b) AND §120-914B(5) THE LAND USE ORDINANCE, THE CONSTRUCTION OF IMPROVEMENTS COVERED BY ANY SITE PLAN APPROVAL AND ANY SUBDIVISION PLAN SHALL BE COMPLETED WITHIN TWO YEARS OF THE DATE UPON WHICH THE PERFORMANCE GUARANTEE IS ACCEPTED BY THE TOWN MANAGER. IF CONSTRUCTION HAS NOT COMPLETED AND VOIDED IN THE SPECIAL ANNUALLY ENGAGE THE SERVICES OF A QUALIFIED DISCRETION, USE THE PERFORMANCE GUARANTEE TO EITHER RECLAIM AND STABILIZE THE SITE OR TO COMPLETE THE IMPROVEMENTS AS SHOWN ON THE APPROVED PLAN.
- APPROVAL IS SUBJECT TO THE REQUIREMENTS OF THE POST-CONSTRUCTION STORMWATER ORDINANCE, CHAPTER 201. ANY PERSON OWNING, OPERATING, LEASING, OR HAVING CONTROL OVER STORMWATER MANAGEMENT FACILITIES REQUIRED BY THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN MANAGED BY THE TOWN ENGINEER, THE TOWN MANAGER'S DISCRETION, USE THE PERFORMANCE GUARANTEE TO EITHER RECLAIM AND STABILIZE THE SITE OR TO COMPLETE THE IMPROVEMENTS AS SHOWN ON THE APPROVED PLAN.
- APPROVAL IS SUBJECT TO THE REQUIREMENTS OF THE POST-CONSTRUCTION STORMWATER ORDINANCE, CHAPTER 201. ANY PERSON OWNING, OPERATING, LEASING, OR HAVING CONTROL OVER STORMWATER MANAGEMENT FACILITIES REQUIRED BY THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN MANAGED BY THE TOWN ENGINEER, THE TOWN MANAGER'S DISCRETION, USE THE PERFORMANCE GUARANTEE TO EITHER RECLAIM AND STABILIZE THE SITE OR TO COMPLETE THE IMPROVEMENTS AS SHOWN ON THE APPROVED PLAN.
- THIRD-PARTY INSPECTOR WHO MUST CERTIFY COMPLIANCE WITH THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN ON OR BY JUNE 1ST OF EACH YEAR.
- RECREATION IMPACT FEE (\$600.00 X 4.00), OPEN SPACE IMPACT FEE (\$450.00 X 18.00), PUBLIC SAFETY IMPACT FEE (\$1,008.00 X 4.00), AND MUNICIPAL OFFICE IMPACT FEE (\$333.00 X 1.332). ALL FEES (\$2400 + \$8,100.00 + \$4,032.00 + \$1,332.00 = \$15,864.00) WILL BE DETERMINED AND COLLECTED FOR ANY BUILDINGS, OR OTHER OTHER PERMITS NECESSARY FOR THE DEVELOPMENT, §120-1201C (MASTER FEE SCHEDULE)
- THE APPLICANT SHALL PROVIDE TO THE DIRECTOR OF PLANNING THE DIRECTOR OF PUBLIC SAFETY, THE TOWN ENGINEER, AND TO THE WINDHAM WASH SYSTEM AND OFF TO THE TOWN COUNCIL. ALL THE STORMWATER PIPES AND MANHOLES LOCATED IN THE HIGH STREET.
- PRIOR TO RECEIVING AUTHORIZATION TO CONNECT THE PRIVATE STORMWATER MANAGEMENT SYSTEM TO THE TOWN ENGINEER'S STORMWATER COLLECTION SYSTEM, THE APPLICANT SHALL PROVIDE WRITTEN APPROVAL FROM THE TOWN ENGINEER TO THE TOWN PLANNER.

APPROVED- TOWN OF WINDHAM PLANNING BOARD	
DATE _____	
CHAIRPERSON _____	

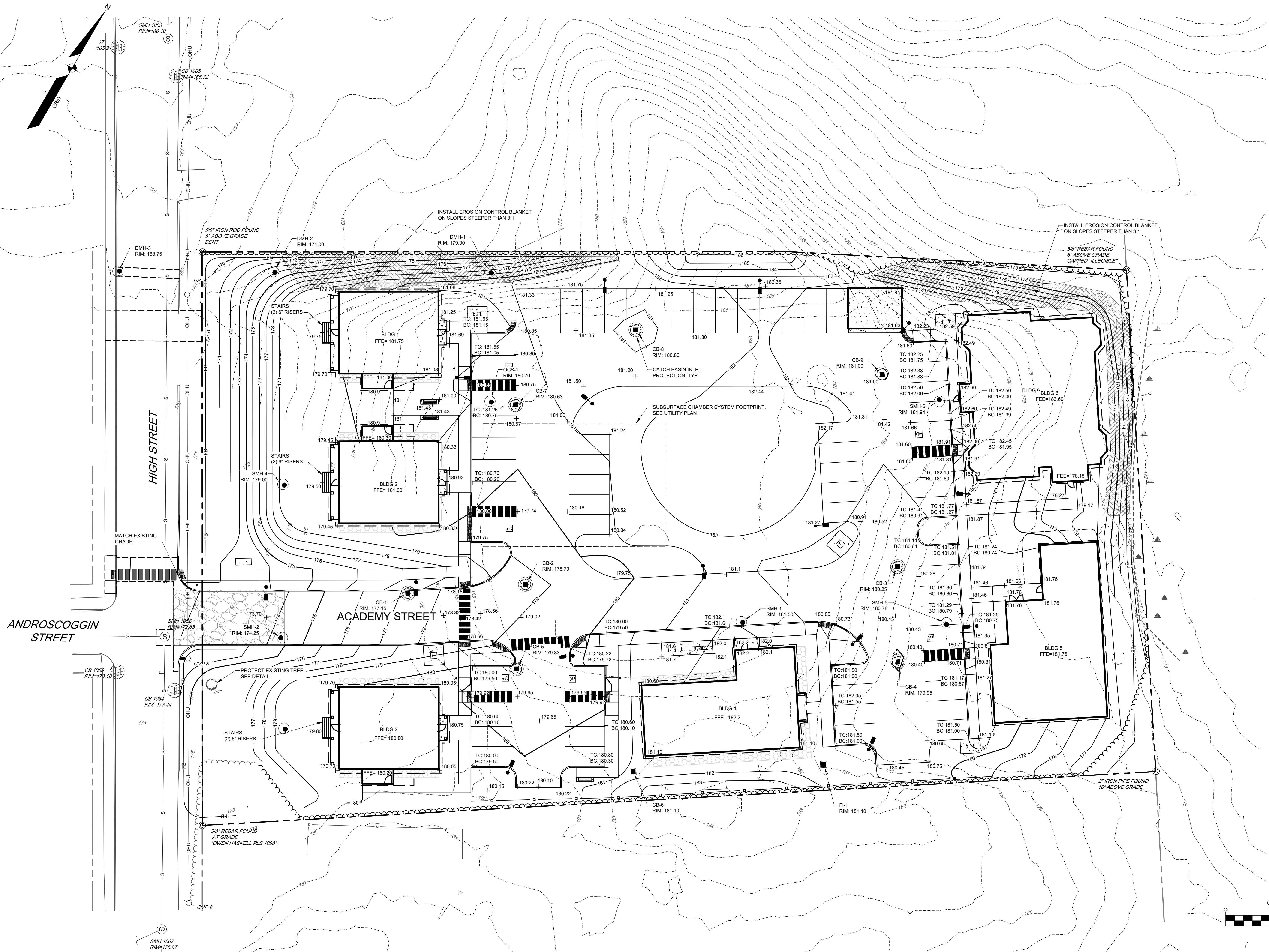
STATE OF MAINE, CUMBERLAND COUNTY SS, REGISTRY OF DEEDS	
RECEIVED _____, 20____	
AT _____ H _____ M _____ AND _____	
RECORDED IN _____	
PLAN BOOK _____ PAGE _____	
ATTTEST: _____	
REGISTER	

SITE PLAN & SUBDIVISION PLAN
OF:
WDCJCS SUBDIVISION
55 HIGH STREET
WINDHAM, ME 04062
FOR:
GREAT FALLS CONSTRUCTION &
WESTBROOK DEVELOPMENT CORPORATION
20 MECHANIC STREET GORHAM, ME 04038.

DESIGNED	MRB/KEW
DRAWN	MRS
CHECKED	ABS
DATE	08-26-2024
SCALE	1" = 20'
PROJECT	240577

SHEET C-101

I:\Projects\240024657\DWG\Design\240577 G.dwg - 3/3/2025 12:01 PM - MARGO BARAJAS



240577 G.dwg - TAB-C-102 GRADING PLAN

DESIGNED	MRB/KEW
DRAWN	MRS
CHECKED	ABS
DATE	08-26-2024
SCALE	1" = 20'
PROJECT	240577

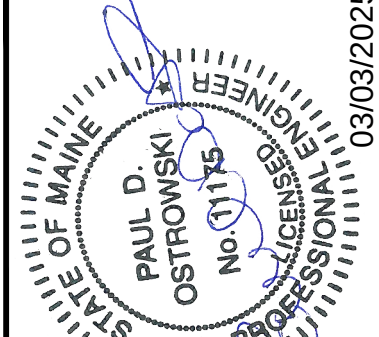
SHEET C-102

GRADING PLAN
OF:
WDCJS SUBDIVISION
55 HIGH STREET
WINDHAM, ME 04092
FOR:
GREAT FALLS CONSTRUCTION &
WESTBROOK DEVELOPMENT CORPORATION
20 MECHANIC STREET GORHAM, ME 04038

SEBAGO
TECHNICS
SERAGOTECHNICS.COM
75 John Roberts Rd, Suite 4A
South Portland, ME 04106
207-260-2100
South Portland, Bridgton, Sanford and Bath

B	KEW	03-03-25	SITE PLAN AND SUBDIVISION TOWN REVIEW
A	KEW	2-18-25	SUBMISSION TO MDEP FOR STORM WATER MANAGEMENT LAW
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.			

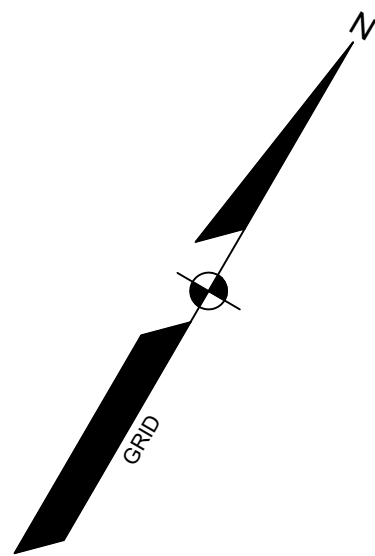
PAUL D OSTROWSKI PE 11175



AMY BELL SEGAL RLA 2285



03/03/2025



SANITARY SEWER STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT	DIAM.
SMH-1	181.50	174.15 (SS-1) 174.25 (SS-9)	174.05 (SS-2)	48"
SMH-2	174.25	168.02 (SS-2) 169.25 (SS-4) 168.02 (SS-5)	167.92 (SS-3)	48"
SMH-3	179.10	174.10 (SS-4A)	170.73 (SS-4)	48"
SMH-4	179.00	172.36 (SS-6) 173.40 (SS-7)	171.90 (SS-5)	48"
SMH-5	180.78	176.15 (SS-8) 176.15 (SS-9A)	176.05 (SS-9)	48"
SMH-6	181.94	178.19 (SS-8A)	178.09 (SS-8)	48"

SANITARY SEWER PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SS-1	6"	11'	3.15%
SS-2	8"	203'	2.97%
SS-3	8"	49'	2.32%
SS-4	6"	37'	4.00%
SS-4A	6"	23'	3.93%
SS-5	6"	65'	5.95%
SS-6	6"	64'	4.79%
SS-6A	6"	3'	5.10%
SS-6B	6"	23'	5.10%
SS-7	6"	23'	3.87%
SS-8	8"	96'	2.02%
SS-8A	6"	8'	1.81%
SS-9	8"	89'	2.03%
SS-9A	6"	25'	1.98%

STORM DRAIN STRUCTURE DATA

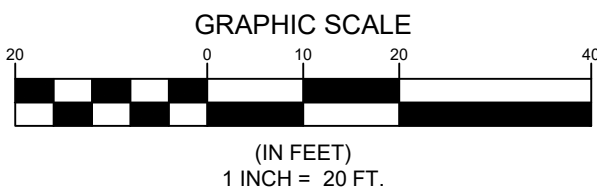
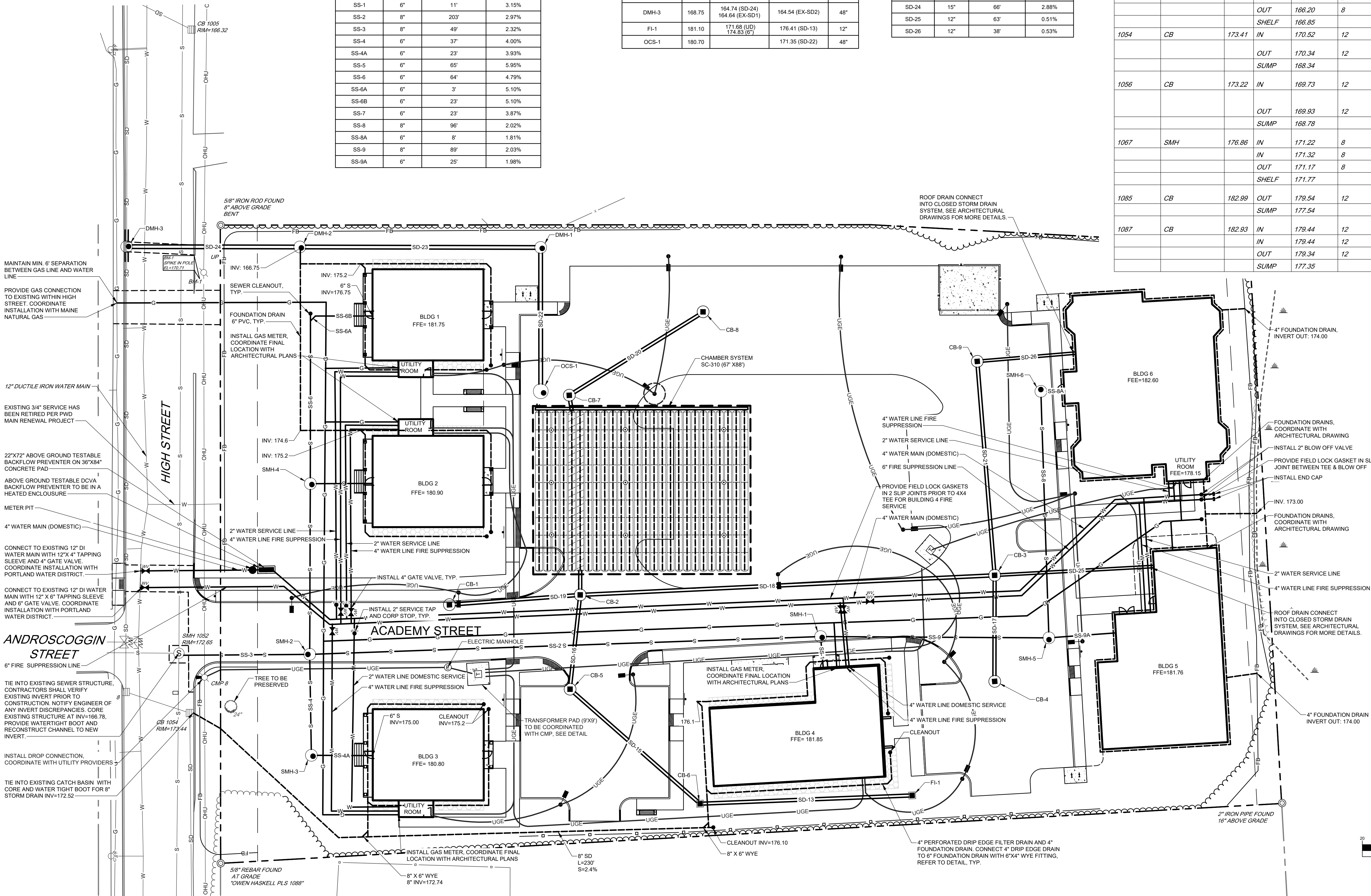
STRUCTURE	RIM	INV. IN	INV. OUT	DIAM.
CB-1	177.15		174.85 (SD-19)	48"
CB-2	178.70	174.81 (SD-16) 175.39 (SD-18) 174.60 (SD-19)	174.50 (SD-12)	48"
CB-3	180.25	176.33 (SD-17) 176.33 (SD-21) 176.33 (SD-25)	176.22 (SD-18)	48"
CB-4	179.95		176.75 (SD-17)	48"
CB-5	179.33	175.10 (SD-15)	175.00 (SD-16)	48"
CB-6	181.10	176.06 (SD-13)	175.65 (SD-15)	12"
CB-7	180.63	176.57 (SD-20)	176.47 (SD-14)	48"
CB-8	180.80		176.85 (SD-20)	48"
CB-9	181.00	177.50 (SD-26)	177.40 (SD-21)	48"
DMH-1	179.00	170.75 (SD-22)	170.65 (SD-23)	48"
DMH-2	174.00	166.75 (SD-23)	166.65 (SD-24)	48"
DMH-3	168.75	164.74 (SD-24) 164.64 (EX-SD1)	164.54 (EX-SD2)	48"
FI-1	181.10	171.88 (UD) 174.83 (6")	176.41 (SD-13)	12"
OCS-1	180.70		171.35 (SD-22)	48"

STORM DRAIN PIPE DATA

NAME	SIZE	LENGTH	SLOPE
EX-SD1	12"	4'	4.21%
EX-SD2	12"	5'	2.91%
SD-12	12"	6'	0.33%
SD-13	12"	85'	0.41%
SD-14	12"	4'	0.58%
SD-15	12"	68'	0.81%
SD-16	12"	34'	0.55%
SD-17	12"	39'	1.08%
SD-18	12"	164'	0.50%
SD-19	12"	49'	0.51%
SD-20	12"	60'	0.47%
SD-21	12"	83'	1.29%
SD-22	15"	54'	1.10%
SD-23	15"	94'	4.16%
SD-24	15"	66'	2.88%
SD-25	12"	63'	0.51%
SD-26	12"	38'	0.53%

EXISTING STRUCTURE DATA

POINT #	STRUCTURE TYPE	RIM EL.	INV.	INV. EL.	SIZE	TYPE	LOCATION (N=12)	COMMENTS
1003	SMH	166.04	IN	160.28	8	PVC	5	NONE
			OUT	160.21	8	PVC	11	NONE
			SHELF	160.84				NONE
1005	CB	166.39	OUT	162.90	12	HDPE	8	NONE
			SUMP	160.70				NONE
1007	CB	165.99	IN	161.56	12	HDPE	5	NONE
			IN	161.46	12	HDPE	3	NONE
			OUT	161.36	15	HDPE	11	NONE
			SUMP	159.51				NONE
1052	SMH	172.65	IN	166.40	8	PVC	5	NONE
			IN	166.78	2	PVC	8	NONE
			OUT	166.20	8	PVC	11	NONE
			SHELF	166.85				NONE
1054	CB	173.41	IN	170.52	12	HDPE	5	NONE
			OUT	170.34	12	CONCRETE	8	NONE
			SUMP	168.34				NONE
1056	CB	173.22	IN	169.73	12	HDPE	2	NONE
			OUT	169.93	12	HDPE	11	ABOVE IN - DEFINITELY THE OUT
			SUMP	168.78				NONE
1067	SMH	176.86	IN	171.22	8	PVC	5	NONE
			IN	171.32	8	PVC	6	NONE
			OUT	171.17	8	PVC	11	NONE
			SHELF	171.77				NONE
1085	CB	182.99	OUT	179.54	12	HDPE	2	NONE
			SUMP	177.54				NONE
1087	CB	182.93	IN	179.44	12	HDPE	5	NONE
			IN	179.44	12	HDPE	8	NONE
			OUT	179.34	12	HDPE	11	NONE
			SUMP	177.35				NONE



PAUL D OSTROWSKI PE 11175
ANY BELL SEGAL RLA 2265

STATE OF MAINE
PAUL D. OSTROWSKI
No. 11175
Professional Engineer
03/03/2025

REVISIONS

B	KEW	03-03-25	SITE PLAN AND SUBDIVISION TOWN REVIEW
A	KEW	2-18-25	SUBMISSION TO MDEP FOR STORM WATER MANAGEMENT LAW
REV	BY	DATE	STATUS

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

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

South Portland, Bridgton, Sanford and Bath

UTILITY PLAN
OF: WDCJS SUBDIVISION
55 HIGH STREET
WINDHAM, ME 04092
FOR: GREAT FALLS CONSTRUCTION &
WESTBROOK DEVELOPMENT CORPORATION
20 MECHANIC STREET GORHAM, ME 04038

DESIGNED	MRB/KEW
DRAWN	MRS
CHECKED	ABS
DATE	08-26-2024
SCALE	1" = 20'
PROJECT	240577

SHEET C-103

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ORIGIN
DECIDUOUS TREES					
AB	1	ACER SACCHARUM 'BAILEST'	FALL FIESTA SUGAR MAPLE	2" CAL.	NATIVE
AF	1	ACER X FREDMANII 'SIENNA'	SIENNA GLEND MAPLE	2" CAL.	NON-NATIVE
AR	4	ACER RUBRUM 'NORTHWOOD'	NORTHWOOD RED MAPLE	2" CAL.	NATIVE
BN	5	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	#15	NATIVE
CO	1	QUERCUS COCAONIA	SCARLET OAK	2" CAL.	NATIVE
TA	7	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	2" CAL.	NATIVE
UA	3	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	2" CAL.	NATIVE

PG	7	PICEA GLAUCA	WHITE SPRUCE	6-7' HT.	NATIVE
PG2	7	PICEA GLAUCA	WHITE SPRUCE	#10	NATIVE
PO	4	PICEA OMORIKA	SERBIAN SPRUCE	6-7' HT.	NON-NATIVE
PS	4	PINUS STROBUS	WHITE PINE	5'-6' HT.	NATIVE
TG	22	THUJA X 'GREEN GIANT'	GREEN GIANT CEDAR	#15	NON-NATIVE

AL	10	AMELANCHIER LAEVIS	SERVICEBERRY, MULTI-TRUNK	6-7' HT. CLUMP	NATIVE
AO	2	AMELANCHIER ALNIFOLIA 'OBELISK'	STANDING OVATION SERVICEBERRY	#5	NATIVE
CM	6	CORNUS MAS 'GOLDEN GLORY'	GOLDEN GLORY DOGWOOD	#15	NON-NATIVE
ML	5	MAGNOLIA LILIFLORA X 'JANE'	JANE MAGNOLIA	#15	NON-NATIVE

EX	18	BUXUS x NEWGEN FREEDOM	NEWGEN SUMMERBOX BOXWOOD	#5	NON-NATIVE
CA	1	CLETHRA ALFALFA 'CONFLICTA'	COMPACT SUMMERSWEET	#5	NON-NATIVE
CS	13	WIRNUS SERICEA 'ARCTIC FIRE'	WIRNUS RED TWIG DOGWOOD	#5	NON-NATIVE
HP	4	HYDRANGEA 'LITTLE QUICK FIRE'	LITTLE QUICKFIRE	#5	NON-NATIVE
CS	1	GLAXBARA 'SHAMROCK'	SHAMROCK RED YEW	#5	NON-NATIVE
JP	4	ILEX VERTICILLATA 'WINTER RED'	WINTER RED WINTERBERRY	#3	NATIVE
JP	6	JUNIPERUS COMMUNIS 'AMIDAK'	BLUEBERRY DELIGHT JUNIPER	#3	NON-NATIVE
JP	1	UNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL EASTERN RED CEDAR	#3	NON-NATIVE
MC	8	MYRICIA PENNSYLVANIA	NORTHERN BAYBERRY	#3	NATIVE
VC	3	RHUS AROMATICA 'CAROL'S SPICE'	GR-O-LOW FRAGRANT SUMAC	#2	NATIVE
CA	1	DOODENHEDRON x BOULE DE NEIGE	BOULE DE NEIGE DOODENHEDRON	#2	NON-NATIVE
RA	25	VIBURNUM CARLESI 'SLOW BURN'	KOREANSPICE VIBURNUM	#5	NON-NATIVE

AM	22	ALLIUM X 'MILLENIUM'	MILLENIUM ORNAMENTAL ONION	#1	NON-NATIVE
CP	47	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	#1	NATIVE
CX	88	CALAMAGROSTIS X 'KARL FOERSTER'	FATHER REED GRASS	#1	NON-NATIVE
CS	9	MISCANTHUS SINENSIS 'ADAGIO'	ADA GRASS	#2	NON-NATIVE
NF	38	NEPETA X 'FAASSENTI' 'WALKER'S LOW'	WALKER'S LOW CATMINT	#1	NON-NATIVE
PV	70	PANICUM VIRGATUM 'RUBY RIBBONS'	SWITCH GRASS	#1	NATIVE
SH	114	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSIDE	#1	NATIVE

CONSERVATION SEED MIX: NEW ENGLAND WETLAND PLANTS - NEW ENGLAND CONSERVATION AND WILDLIFE MIX. FOR SEEDING ON ALL SLOPES 3:1 AND GREATER. NOT TO BE MOWED.

LAWN: LOAM AND SEED ALL OTHER DISTURBED AREAS NOT CALLED OUT W/ MDOT SEED MIX #1 (PARK MIX).

ALL SEED SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT

3. ALL PLANT MATERIAL, THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS. 10
4. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "U.S.A. STANDARD FOR NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC. 11
5. ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE. 12
6. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER. 13
7. PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM THE DATE OF INSTALLATION. DURING THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER. 14
8. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING. 15
9. EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. 16

ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.

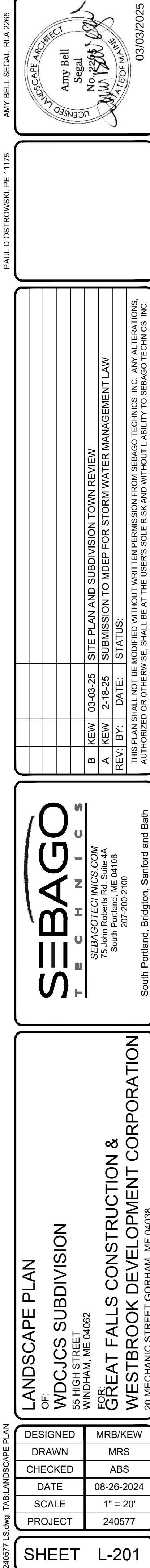
WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES

DURING CLEANING OF SITE AND PRIOR TO TREE AND SHRUB INSTALLATION, CONTRACTOR SHALL REMOVE INVASIVE PLANTS. AREAS WHERE INVASIVE PLANTS ARE REMOVED, AND NO OTHER PLANTING IS PROPOSED, SHALL BE LOAM AND SEEDDED.

PROJECT IS LOCATED IN THE VILLAGE COMMERCIAL (VC) DISTRICT. BUFFER YARD 'G' ALONG PUBLIC STREET FRONTAGES IS REQUIRED. BUFFER YARD 'G' REQUIRES 1.2 CANOPY TREES, 4 UNDERSTORY TREES, AND 4 SHRUBS EVERY 100' LINEAR FEET. HALF OF PROPOSED TREES AND SHRUBS ARE TO BE EVERGREEN.

REQUIREMENTS FOR 260.58' OF STREET FRONTAGE ARE AS FOLLOWS.

	<u>REQUIRED</u>	<u>PROPOSED</u>
CANOPY TREES :	2.6	9 TOTAL (5 DECIDUOUS, 4 EVERGREEN)
UNDERSTORY TREES :	1.04	1 (DECIDUOUS)
SHRUBS :	10	14 TOTAL (8 DECIDUOUS, 6 EVERGREEN)



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 AN ADJACENT PROPERTY LINE OR WATER COURSE 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 THIS 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. 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 DEPENDANT 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 GRASSED WATERWAYS AND ON SLOPES GREATER THAN 33%. MULCH ANCHORING SHOULD BE USED ON SLOPES GREATER THAN 5% AFTER SEPTEMBER 15TH OF THE CONSTRUCTION YEAR (SEE WINTER EROSION CONTROL NOTES). TYPES OF MULCHING:

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 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. STOCKPILES SHALL BE PROTECTED FROM 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 DOWNGRADEMENT 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 AN ADJACENT PROPERTY LINE OR WATER COURSE 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 DETERIORATION 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 MDEP 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 WITH 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. CHECK DAMS SHALL BE 2 FEET HIGH. TEMPORARY CHECK DAMS 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 THAT 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 THAT 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 MANUFACTURER'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 SWEEPED 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 OFFSITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEPED 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. SEEDBED 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, 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:

SEEDBED 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 EQUIV.)	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 SEEDBED 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: (PARK MIX)

SEED TYPE	APPLICATION RATE
FESCUE, CREEPING REED	25% ± 4%
KENTUCKY BLUEGRASS	25% ± 4%
FESCUE, CHEWINGS	15% ± 4%
PERENNIAL RYEGRASS	10% ± 2%
ANNUAL RYEGRASS	5% ± 2%

NOTE: A SPECIFIC SEED MIXTURE SHOULD BE CHOSEN TO MATCH THE SOILS COMPOSITION 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 SEEDBED 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 -- 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. 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 SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 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 CONTRACTOR 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 CONTRACTOR PINNING THE SOD ONTO THE SLOPE 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 CONTRACTOR 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 CONTRACTOR WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE CONTRACTOR 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 CONTRACTOR 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 SOILS -- BY SEPTEMBER 15 THE CONTRACTOR WILL SEED AND MULCH ALL DISTURBED SOILS 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 ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, 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 SOIL BEFORE NOVEMBER 15, THEN THE CONTRACTOR WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM 3(C.) OF THIS STANDARD.
- STABILIZE THE SOIL WITH SOD -- THE CONTRACTOR WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR 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 CONTRACTOR 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 CONTRACTOR WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH, THE CONTRACTOR 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 MONTHLY 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 SiltED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOOD 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 OR WASTEWATER DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:
 - DISCHARGES FROM FIREFIGHTING 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;
 - ROUTINE EXTERNAL 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 WASHOUT 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 DENUEDED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN ROADWAY AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, 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 DEPENDANT 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 DENUEDED UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, 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 ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH HAY OR 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 GRASS MULCH, WHEN GRASS MULCH THEN COVER THE MULCH. 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. MULCHING SHALL BE APPLIED AT A RATE OF 230 LBS/1,000 S.F. ON ALL SLOPES GREATER THAN 8%. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 5%. EROSION CONTROL BLANKETS SHALL BE USED IN LIEU OF MULCH IN ALL DRAINAGE WAYS WITH SLOPES 8%. EROSION CONTROL MIX CAN BE USED TO SUBSTITUTE EROSION CONTROL BLANKETS ON ALL SLOPES EXCEPT DITCHES.

6. SEEDING

BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND PROPERLY PROTECTED WITH MULCH. TEMPORARILY SEEDED AND MULCHED UNTIL THE END OF THE CONSTRUCTION YEAR. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT. SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. DORMANT SEEDING MAY BE SELECTED TO BE PLACED PRIOR TO THE PLACEMENT OF MULCH AND FABRIC NETTING ANCHORED WITH STAPLES. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4 OF LOAM AND SEED AT AN APPLICATION RATE OF 6 LBS/1000 S.F. ALL AREAS SEEDED DURING THE WINTER SHALL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS SUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING. SEED TYPE SHALL BE WINTER RYE.

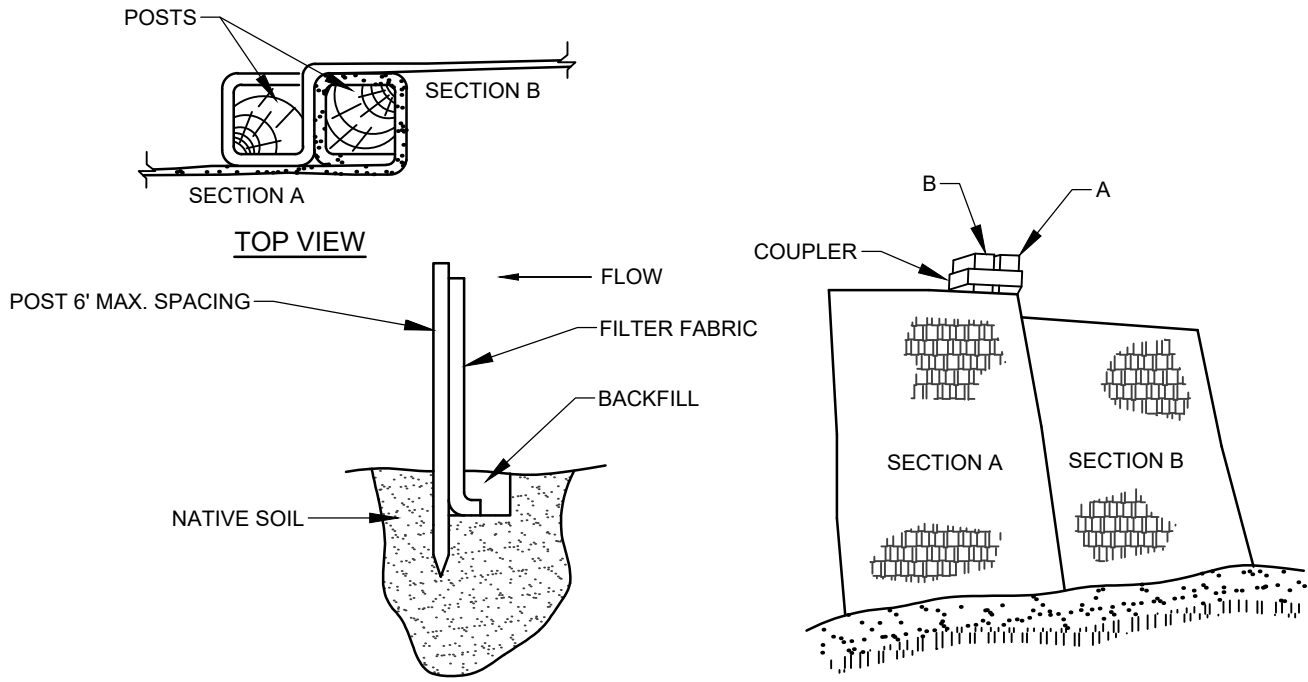
7. INSPECTION AND MONITORING

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

STANDARDS FOR TIMELY STABILIZATION OF CONSTRUCTION SITES DURING WINTER

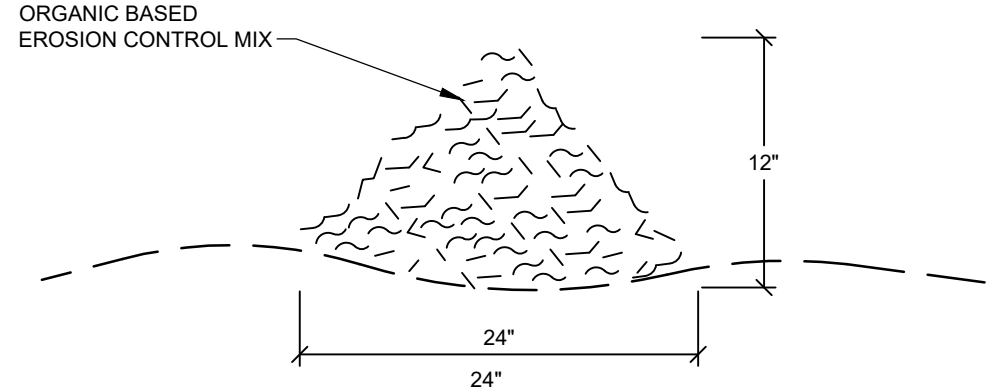
- STANDARD FOR THE TIMELY STABILIZATION OF DITCHES AND CHANNELS -- THE APPLICANT WILL CONSTRUCT AND STABILIZE ALL STONE-LINED DITCHES AND CHANNELS ON THE SITE BY NOVEMBER 15. THE APPLICANT WILL CONSTRUCT AND STABILIZE ALL GRASS-LINED DITCHES AND CHANNELS ON THE SITE BY SEPTEMBER 15. IF THE APPLICANT FAILS TO STABILIZE A DITCH OR CHANNEL TO BE GRASS-LINED BY SEPTEMBER 15, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE DITCH FOR LATE FALL AND WINTER.

INSTALL A SOD LINING IN THE DITCH -- THE AP



- 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.

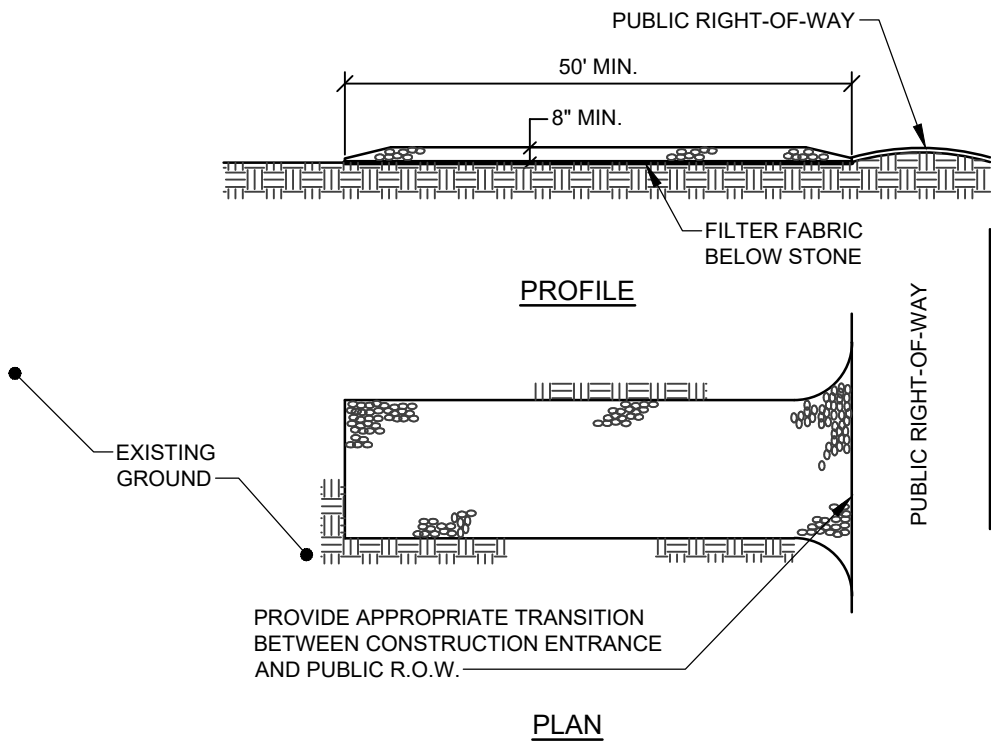
FILTER BARRIER
NOT TO SCALE



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.

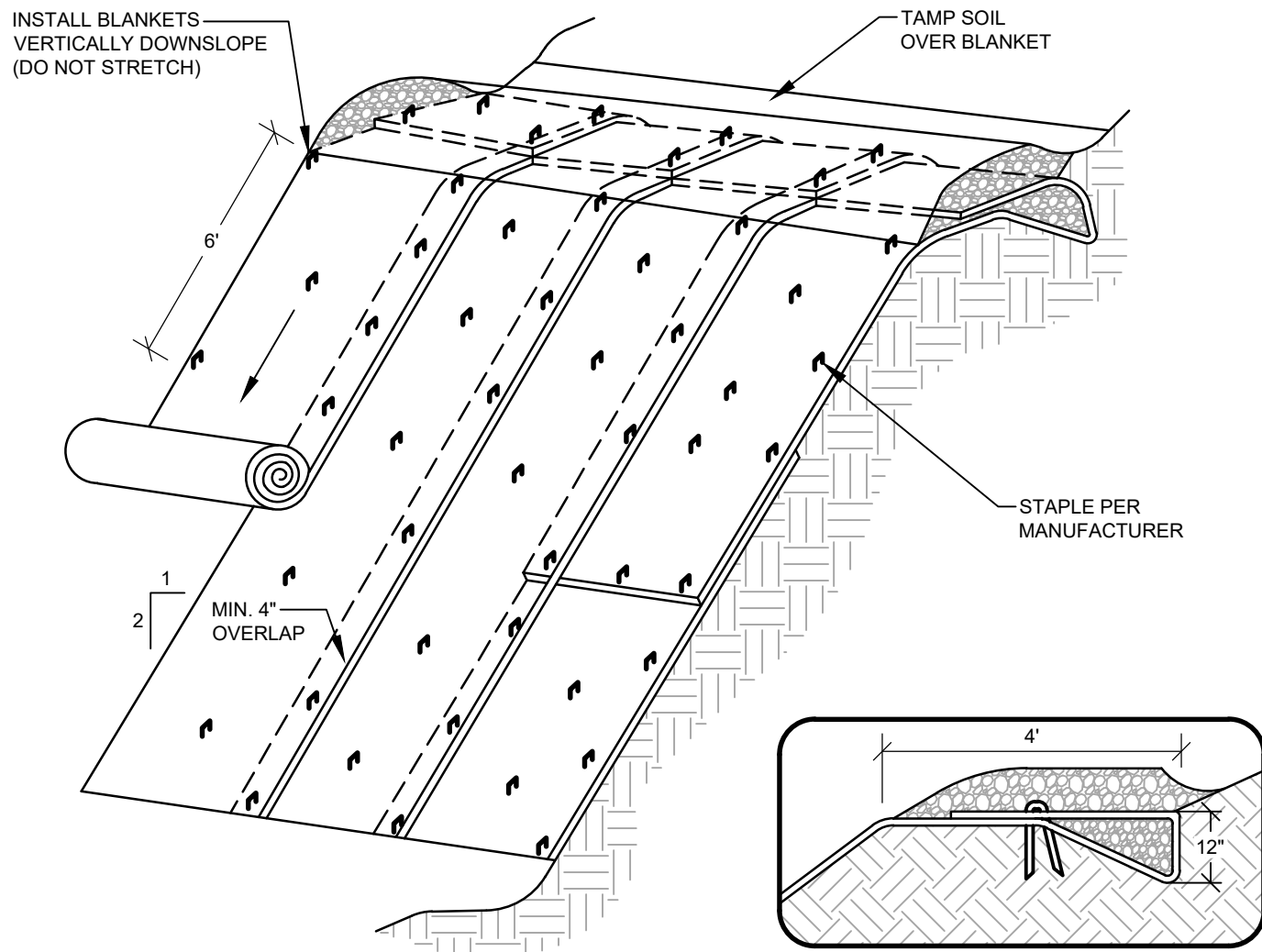
- INSTALLATION:**
1. THE BARRIER MUST BE PLACED ACROSS THE SLOPE, ALONG THE CONTOUR.
 2. EXISTING GROUND SHALL BE PREPARED SUCH THAT THE BARRIER MAY LIE NEARLY FLAT ALONG THE GROUND TO AVOID THE CREATION OF VOIDS AND BRIDGES IN ORDER TO MINIMIZE THE POTENTIAL OF WASH OUTS UNDER THE BARRIER
 3. THE BARRIER 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

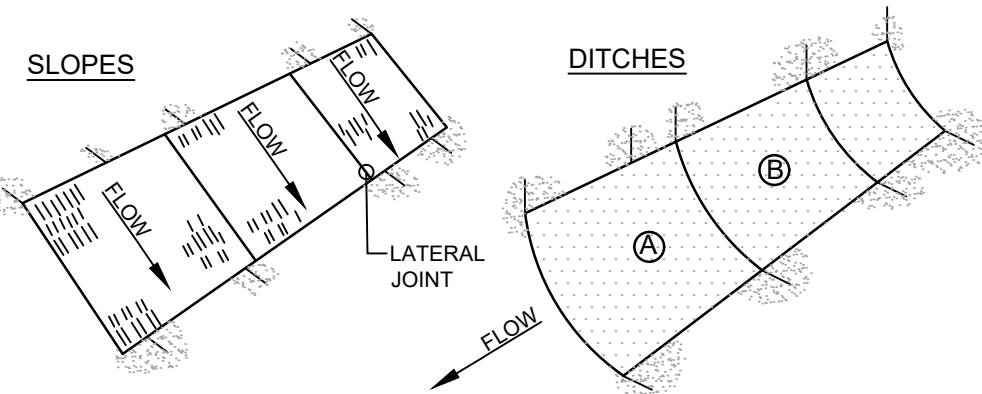


- NOTES:**
1. STONE SIZE- AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2\"/>

STABILIZED CONSTRUCTION EXIT
NOT TO SCALE

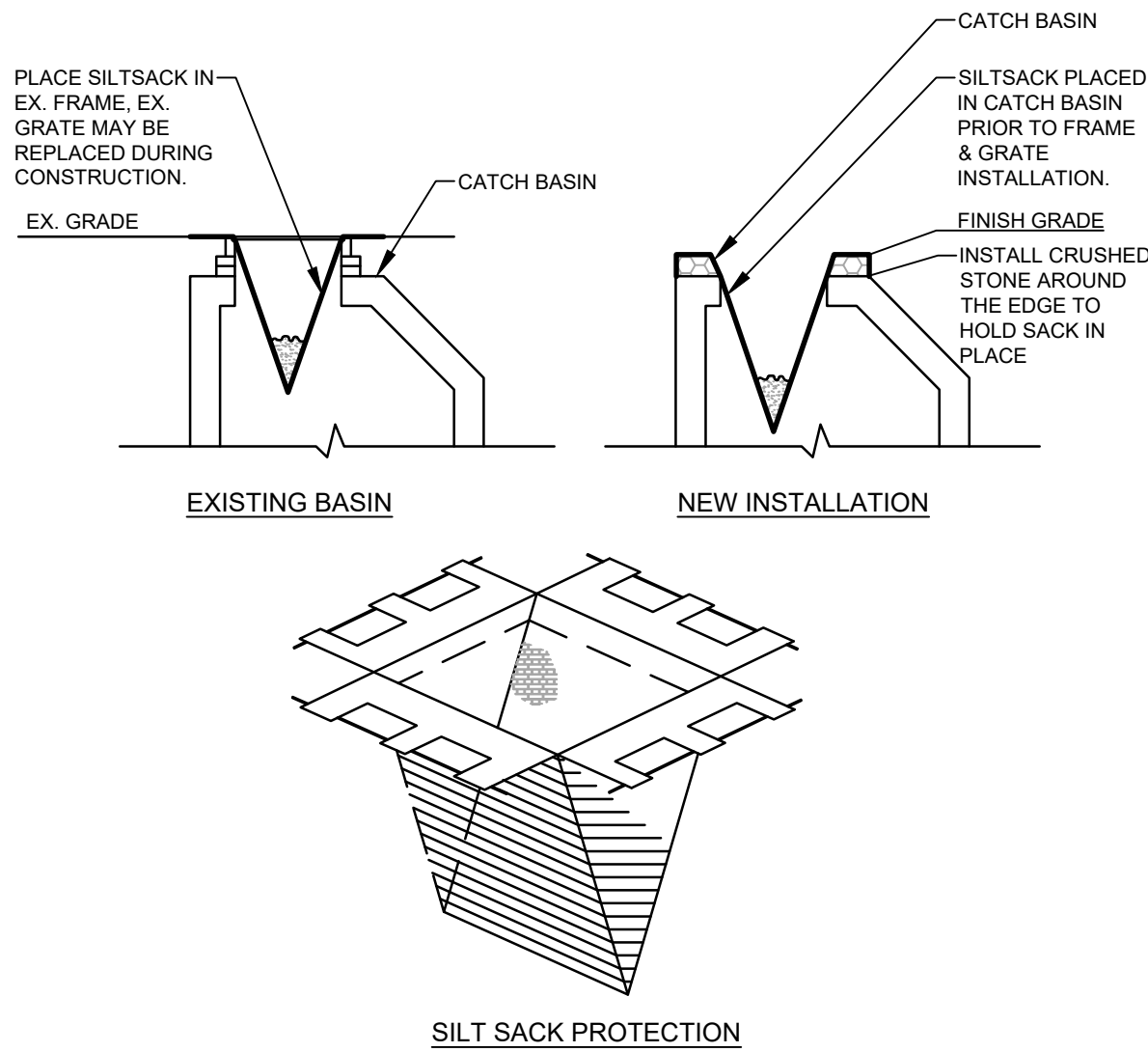


- CONSTRUCTION SPECIFICATIONS**
1. THE SOIL SURFACE SHOULD BE FINELY GRADED AND SMOOTH FOR THE BLANKET TO HAVE DIRECT CONTACT WITH THE SOIL AND TO PREVENT UNDERMINING. EROSION CONTROL BLANKETS PERFORM BEST ON LOAMY SOILS AND SHOULD NOT BE USED ON ROCKY SITES OR SHALLOW SOILS.
 2. SEED SHOULD BE SOWN 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.



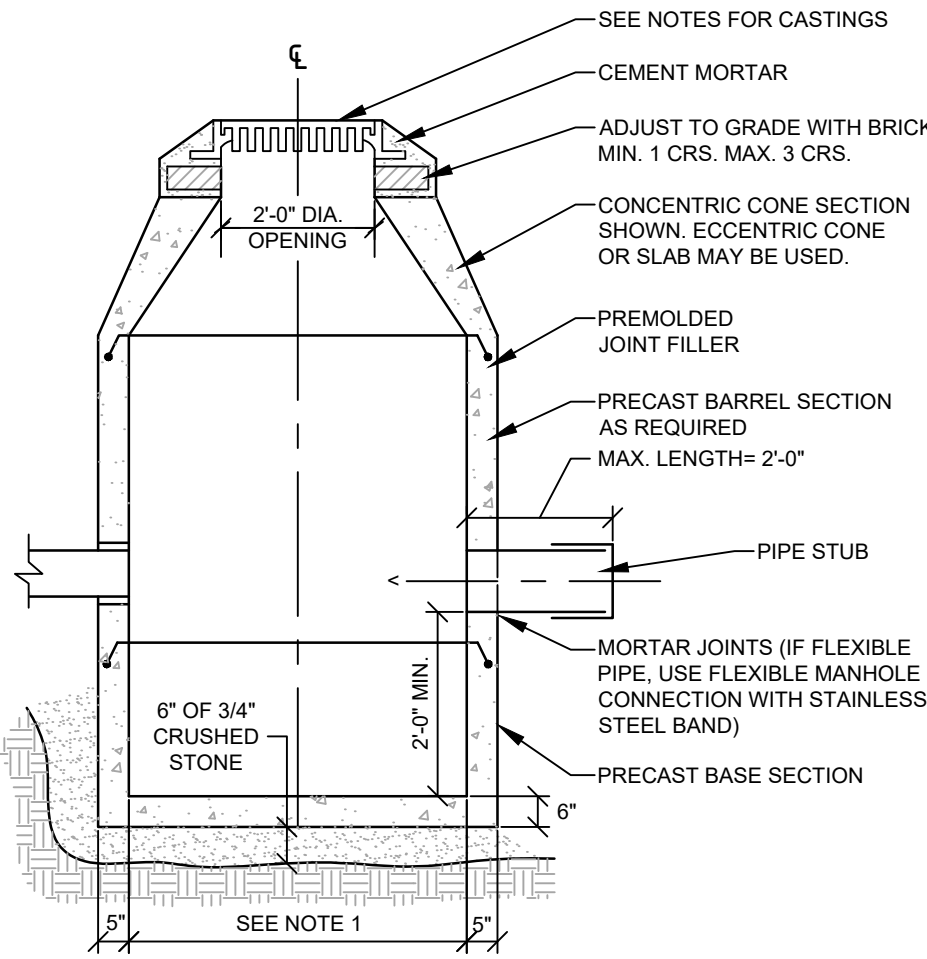
- NOTES:**
1. BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP. TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.
 2. FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED. OVERLAP B OVER A.
 3. LATERAL 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



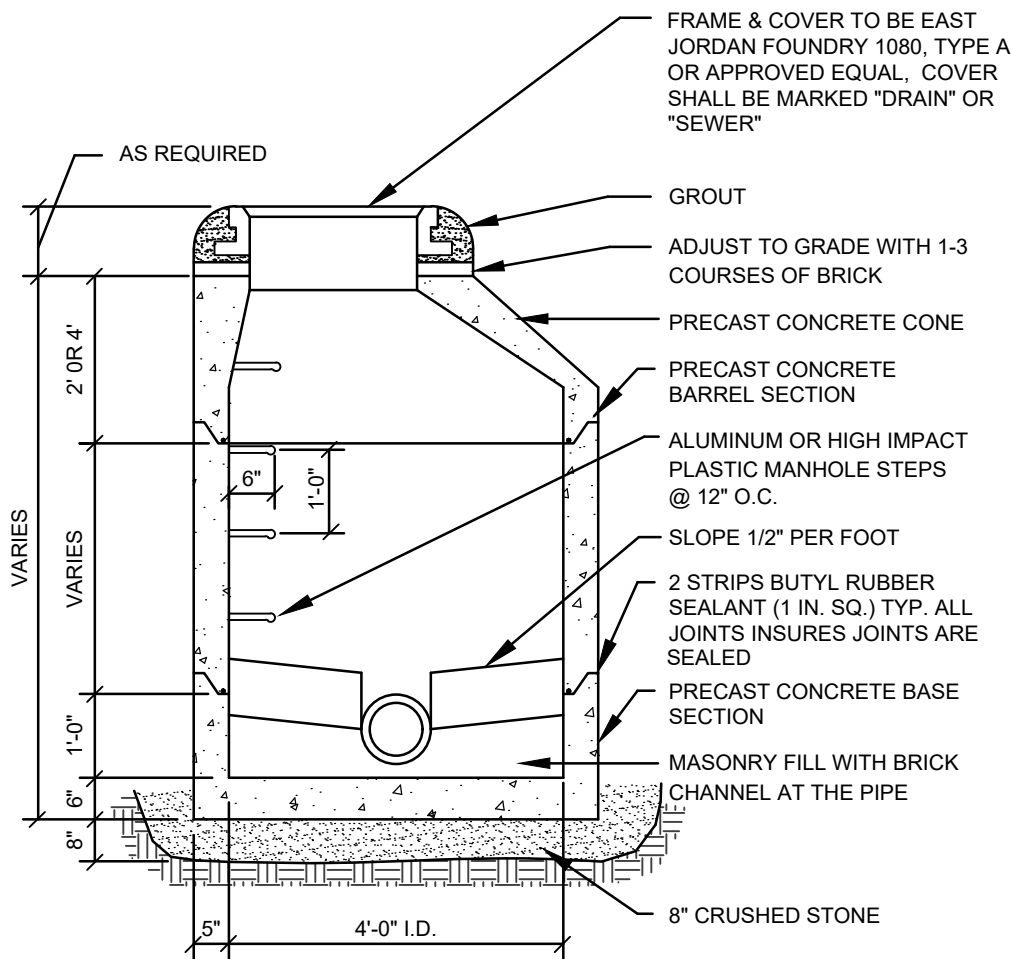
- NOTES:**
- PRIOR TO FINAL GRADING AND PAVING OPERATIONS BEGIN A CATCH BASIN INSERT (SUCH AS A SILT SACK OR A DANDY BAG II) MUST BE INSTALLED IN EACH BASIN PER MANUFACTURES INSTRUCTIONS. HAY BALES SHOULD BE REMOVED ONCE INSERTS ARE INSTALLED.

CATCH BASIN PROTECTION DETAIL
NOT TO SCALE



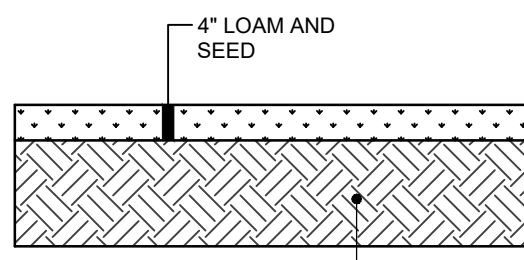
- NOTES:**
1. 4'-0" I.D. TYPICAL. SOME STRUCTURES MAY REQUIRE LARGER I.D. PROVIDE SHOP DRAWINGS.
 2. DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.
 3. PIPE SIZES AND INVERTS AS NOTED ON PLANS.
 4. CATCH BASIN FRAME AND GRATE TO BE EJ 520MS, OR APPROVED EQUAL.

CATCH BASIN
NOT TO SCALE

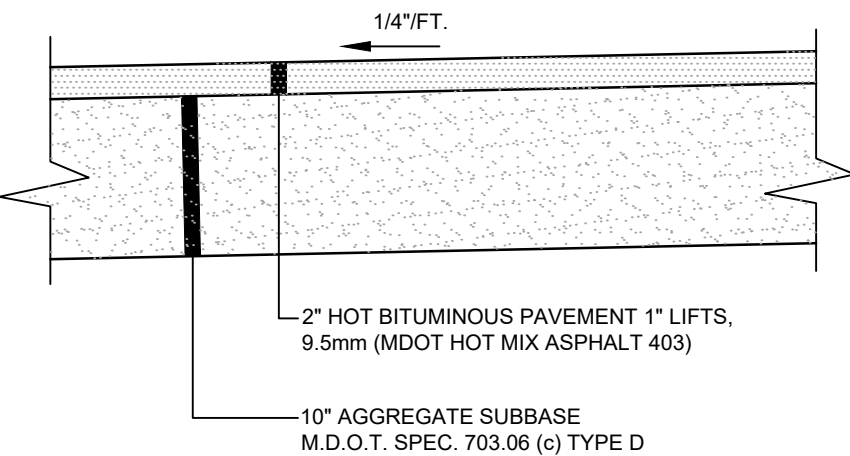


- NOTE:**
1. PIPE CONNECTIONS SHALL BE WATERTIGHT. FLEXIBLE BOOT CONNECTORS PROVIDES LEAKPROOF CONNECTION.
 2. PRECAST SEWER MANHOLE SHALL RECEIVE WATERPROOF COATING.

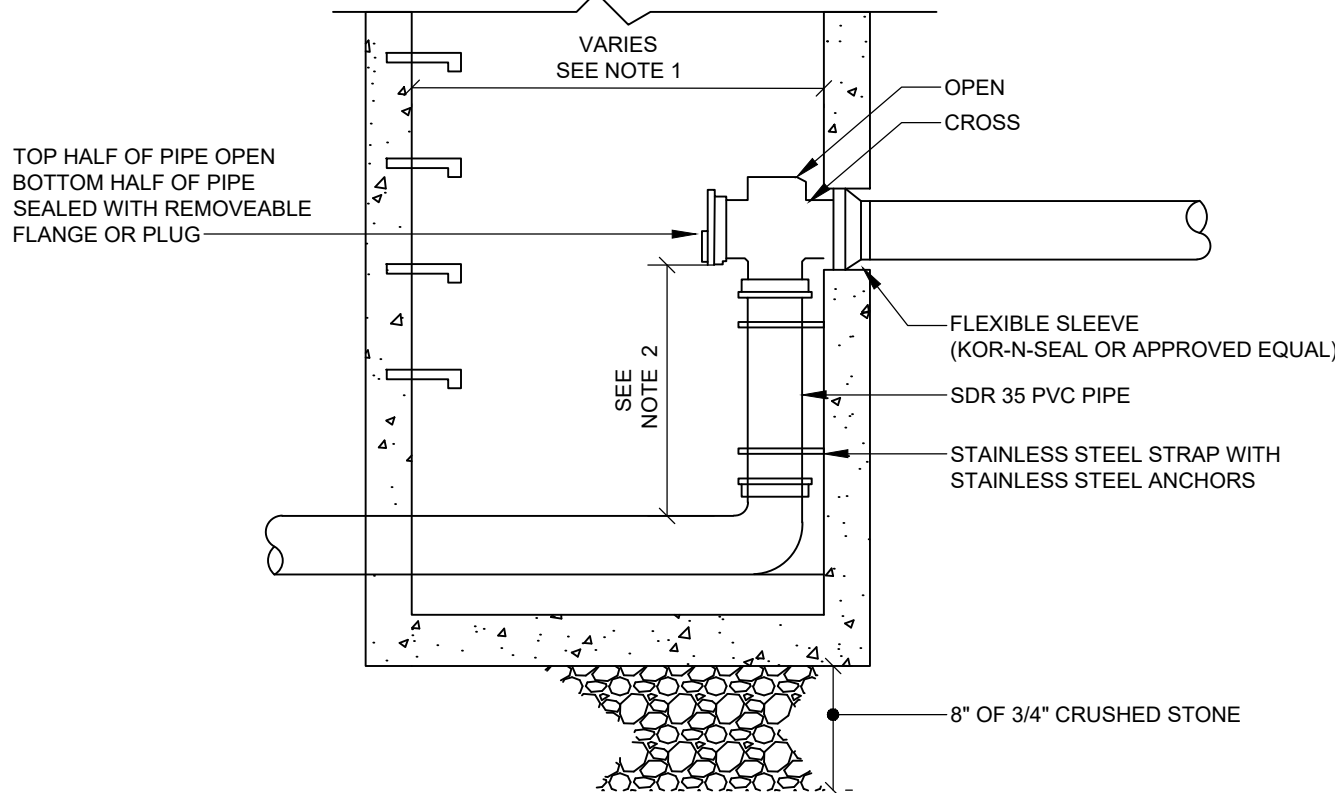
PRECAST MANHOLE
NOT TO SCALE



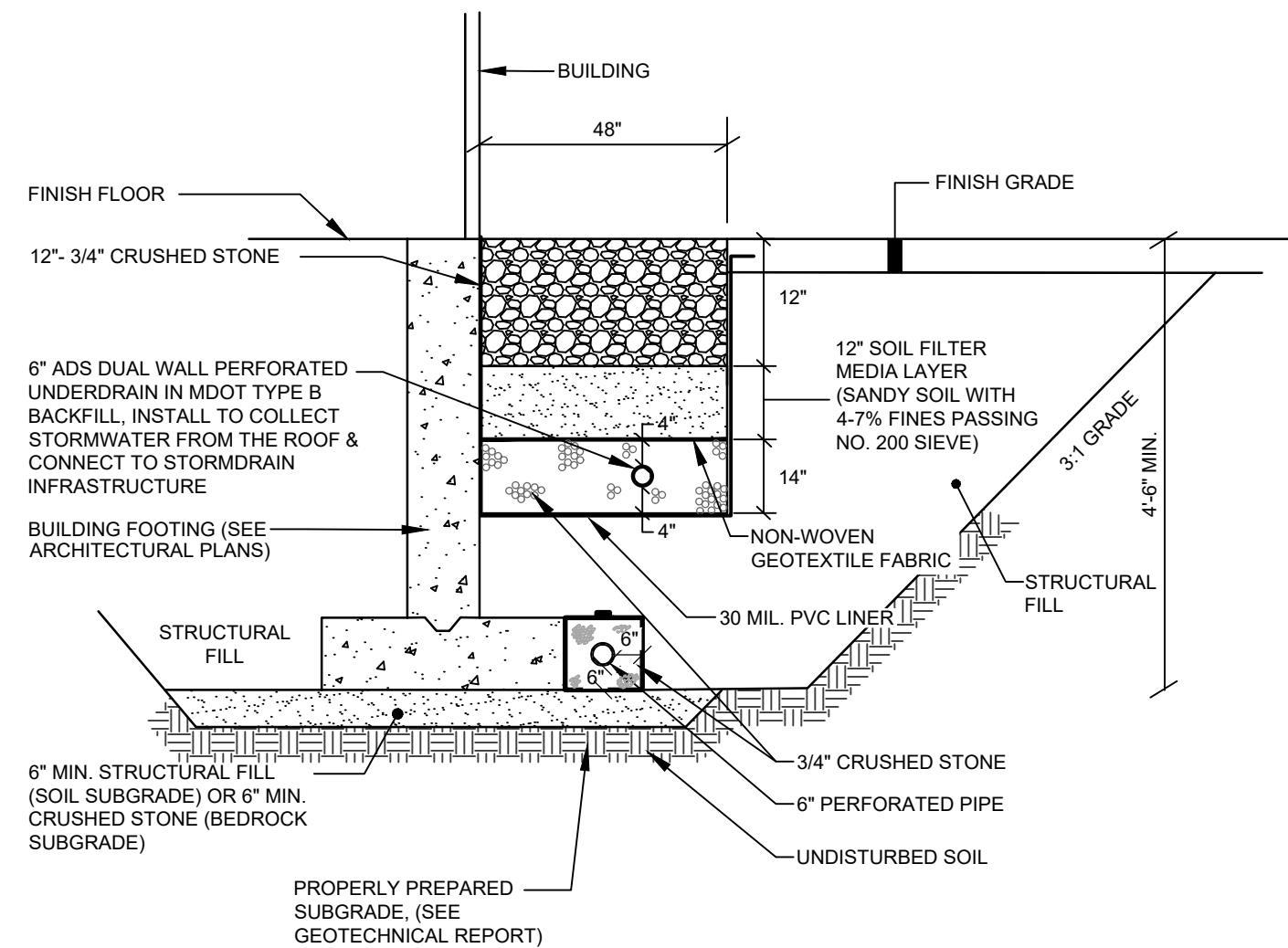
LOAM & SEED SECTION
NOT TO SCALE



BITUMINOUS SIDEWALK
NOT TO SCALE



PRECAST DROP MANHOLE
NOT TO SCALE



ROOF DRIP EDGE FILTER MATERIAL NOTES:

1. THE SOIL FILTER MEDIA LAYER SHALL BE TESTED IN ACCORDANCE WITH THE TESTING AND SUBMITTALS NOTES ABOVE.
2. UNDERDRAIN STONE BEDDING MATERIAL MUST CONFORM TO THE MDOT SPECIFICATION 703.22 UNDERDRAIN TYPE B FOR UNDERDRAIN BACKFILL MATERIAL. THE BEDDING MATERIAL MUST HAVE NO MORE THAN 5% PASSING THE 200 SIEVE.
3. MATERIAL LAYERS ABOVE THE UNDERDRAIN BACKFILL LAYER SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS, OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. NO OTHER MATERIALS OR SUBSTANCES THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVIDE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS CAN BE MIXED WITHIN THE FILTER. DURING CONSTRUCTION, CARE SHOULD BE TAKEN TO AVOID COMPACTION OF BOTH THE GRAVEL AND SOIL FILTER.
4. OVER COMPACTION OF UNDERDRAIN MATERIAL SHALL BE AVOIDED. VEHICLES AND HEAVY EQUIPMENT ARE PROHIBITED FROM DRIVING ON THE ROOF DRIP EDGE FILTER SURFACE.
5. SNOW STORAGE IS PROHIBITED OVER THE ROOF DRIP EDGE FILTER.

ROOF DRIP EDGE FILTER CONSTRUCTION OVERSIGHT NOTES:
THE APPLICANT WILL RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER TO INSPECT THE CONSTRUCTION AND STABILIZATION OF THE ROOF DRIP EDGE FILTER. IF NECESSARY, THE INSPECTING ENGINEER WILL INTERPRET THE ROOF DRIP EDGE FILTER'S CONSTRUCTION PLAN FOR THE CONTRACTOR. ONCE ALL STORMWATER MANAGEMENT STRUCTURES ARE CONSTRUCTED AND STABILIZED, THE INSPECTING ENGINEER WILL NOTIFY THE DEPARTMENT IN WRITING WITHIN 30 DAYS TO STATE THAT THE FILTER HAS BEEN COMPLETED. ACCOMPANYING THE ENGINEERS NOTIFICATION MUST BE A LOG OF THE ENGINEERS INSPECTIONS GIVING THE DATE OF EACH INSPECTION, THE TIME OF EACH INSPECTION, AND THE ITEMS INSPECTED ON EACH VISIT, AND INCLUDE ANY TESTING DATA OR SIEVE ANALYSIS DATA OF EVERY MINERAL SOIL AND SOIL MEDIA SPECIFIED IN THE PLANS AND USED ON SITE.

1. **CONSTRUCTION SEQUENCE:** THE ROOF DRIP EDGE FILTER MUST NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE ROOF DRIP EDGE FILTER HAS BEEN PERMANENTLY STABILIZED. PAVEMENT OR OTHER PERMANENT STABILIZATION UNLESS THE RUNOFF FROM THE CONTRIBUTING DRAINAGE AREA IS DIVERTED AROUND THE FILTER UNTIL STABILIZATION IS COMPLETED.
2. **COMPACTION OF UNDERDRAIN:** UNDERDRAIN BEDDING MATERIAL MUST BE COMPACTED TO BETWEEN 90% AND 92% STANDARD PROCTOR. THE BED SHOULD BE INSTALLED IN AT LEAST 2 LIFTS OF 9 INCHES TO PREVENT POCKETS OF LOOSE MEDIA.
3. **CONSTRUCTION OVERSIGHT:** INSPECTION BY A PROFESSIONAL ENGINEER WILL OCCUR AT A MINIMUM:
 - A. FOR FIRST ROOF DRIP EDGE FILTER CONSTRUCTED, AFTER UNDERDRAIN PIPE IS INSTALLED AT GRADE AND BUT NOT BACKFILLED, AFTER THE UNDERDRAIN PIPE IS COMPLETELY BACKFILLED AND BEFORE PLACEMENT OF SOIL FILTER MEDIA LAYER.
 - B. AFTER THE SOIL FILTER MEDIA HAS BEEN INSTALLED.
 - C. AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS.
4. ALL MATERIAL USED FOR THE CONSTRUCTION OF THE ROOF DRIP EDGE FILTER MUST BE CONFIRMED AS SUITABLE BY THE DESIGN ENGINEER. TESTING MUST BE DONE BY A CERTIFIED LABORATORY.

TESTING AND SUBMITTALS

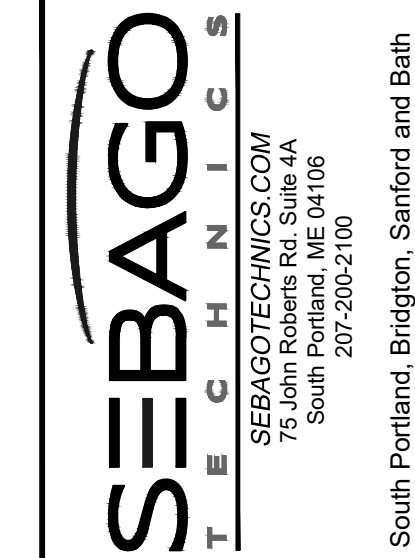
1. THE ROOF DRIP EDGE FILTER SHALL CONSIST OF THE TOP THREE LAYERS IDENTIFIED AS CRUSHED STONE, SOIL FILTER MEDIA AND PIPE BEDDING. THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE FOR EACH COMPONENT OF THE ROOF DRIP EDGE FILTER AND SUBMIT GRADATIONS FOR THE ROOF DRIP EDGE FILTER MATERIALS TO THE ENGINEER FOR APPROVAL. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PIT FACE. SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY.

ROOF DRIP EDGE FILTER & FOUNDATION DRAIN DETAIL
NOT TO SCALE

PAUL D OSTROWSKI PE 11175
AMY BELL SEGAL RLX 2265



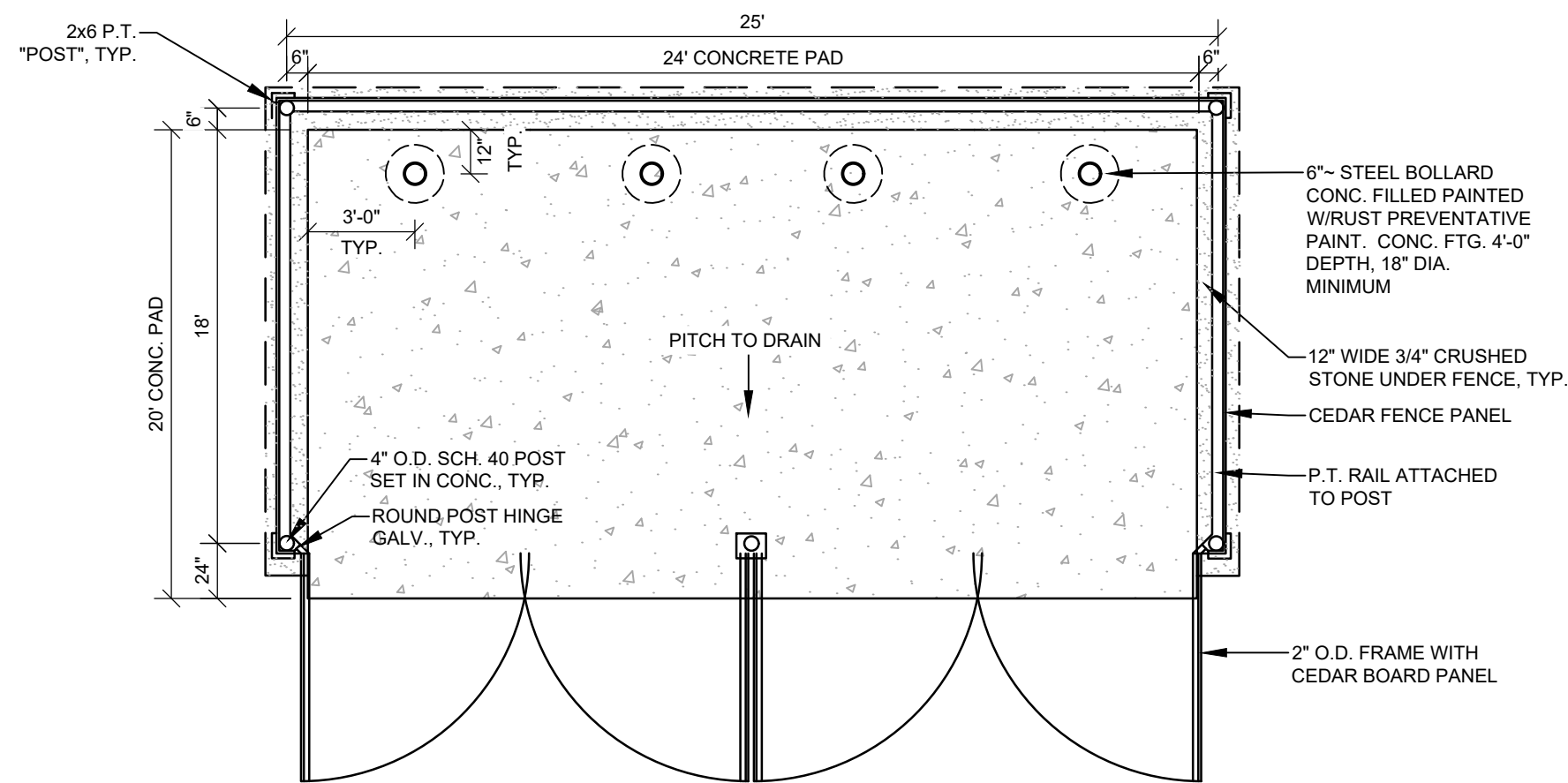
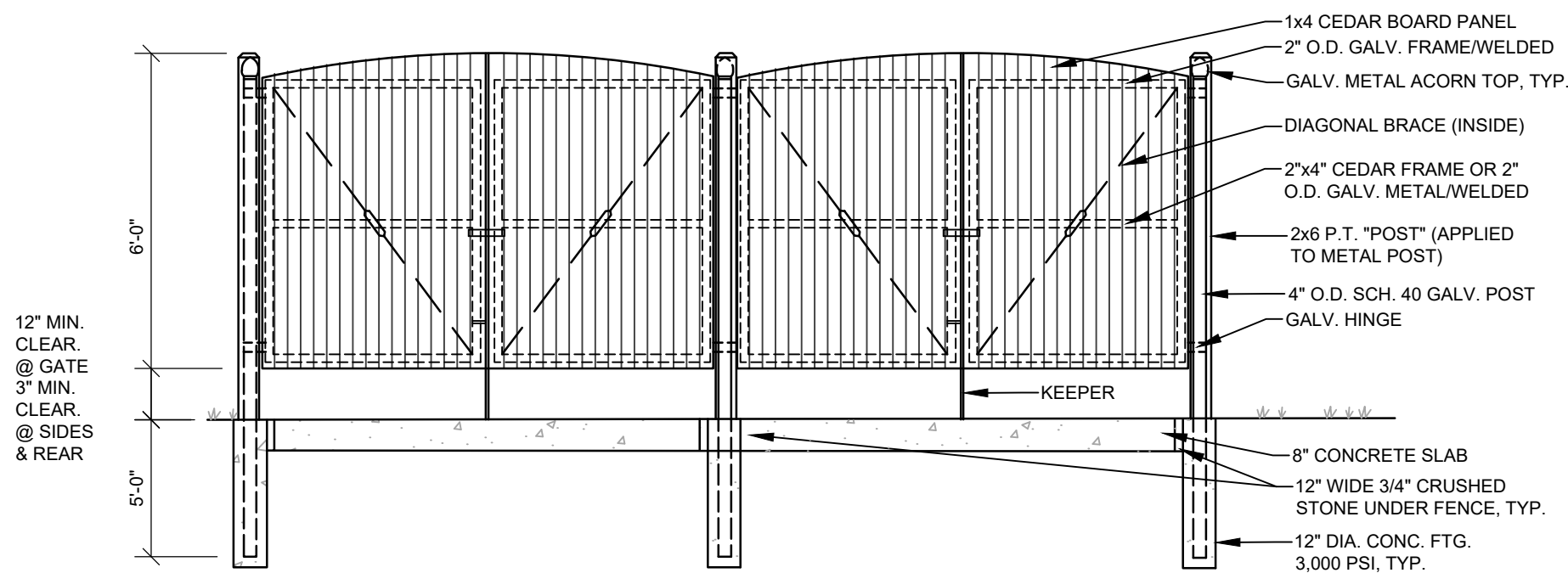
SITE PLAN AND SUBDIVISION TOWN REVIEW		SUBMISSION TO MDEP FOR STORM WATER MANAGEMENT LAW	
B	KEW	03-03-25	STATUS:
A	KEW	2-18-25	DATE:
REV	BY	DATE	STATUS
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.			



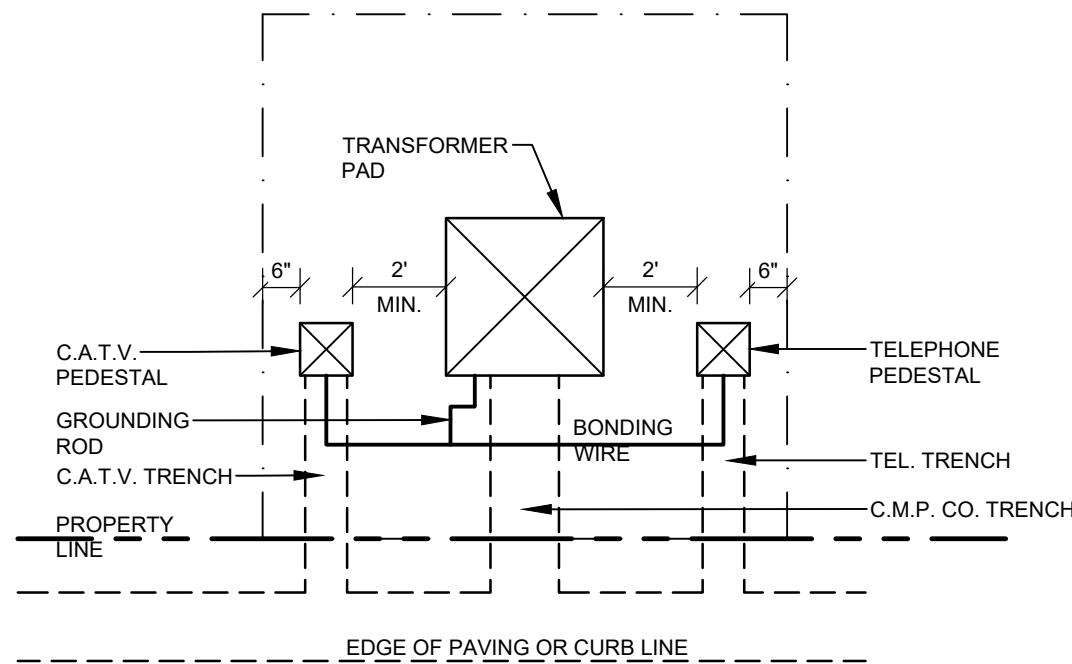
DETAILS		FOR GREAT FALLS CONSTRUCTION & WESTBROOK DEVELOPMENT CORPORATION	
OF: WDCJS SUBDIVISION		20 MECHANIC STREET GORHAM, ME 04038	
55 HIGH STREET WINDHAM, ME 04092			
DESIGNED		MRB/KEW	
DRAWN		MRS	
CHECKED		ABS	
DATE		08-26-2024	
SCALE		AS NOTED	
PROJECT		240577	

DESIGNED	MRB/KEW
DRAWN	MRS
CHECKED	ABS
DATE	08-26-2024
SCALE	AS NOTED
PROJECT	240577

SHEET C-501

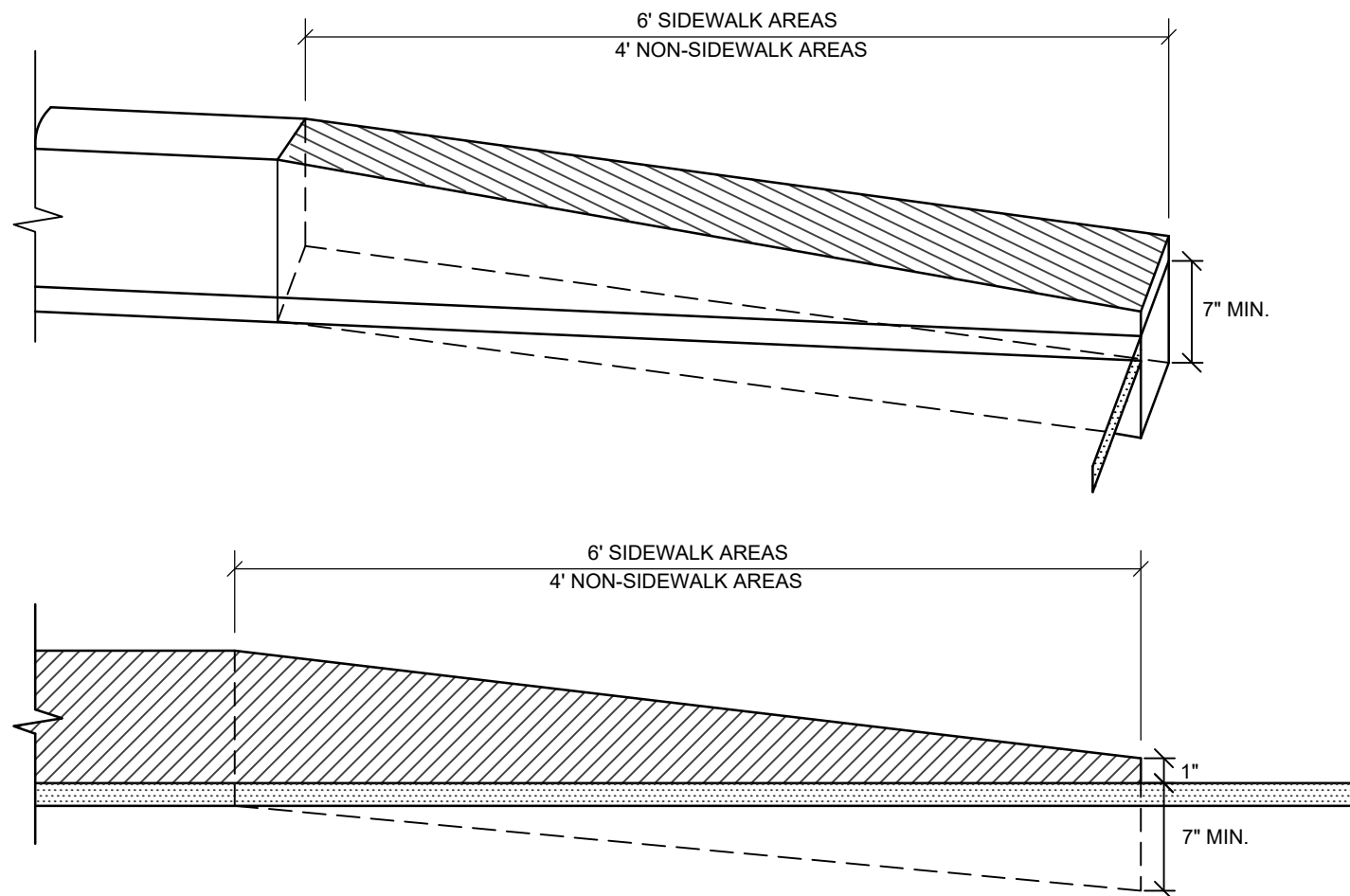


DUMPSTER ENCLOSURE - SINGLE
NOT TO SCALE

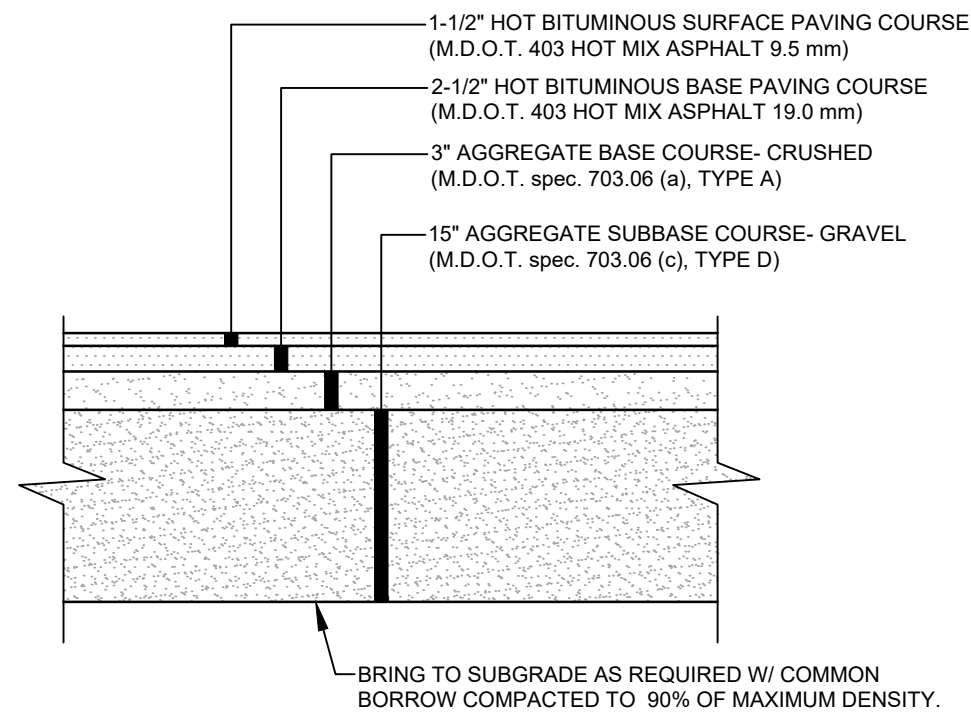


- NOTES:
1. TRANSFORMER PAD AND COVER TO BE FIBERGLASS MEETING CENTRAL MAINE POWER SPECIFICATIONS.
 2. EASEMENTS TO BE GRANTED TO CMD FOR ACCESS TO TRANSFORMERS.

TRANSFORMER CMP
NOT TO SCALE

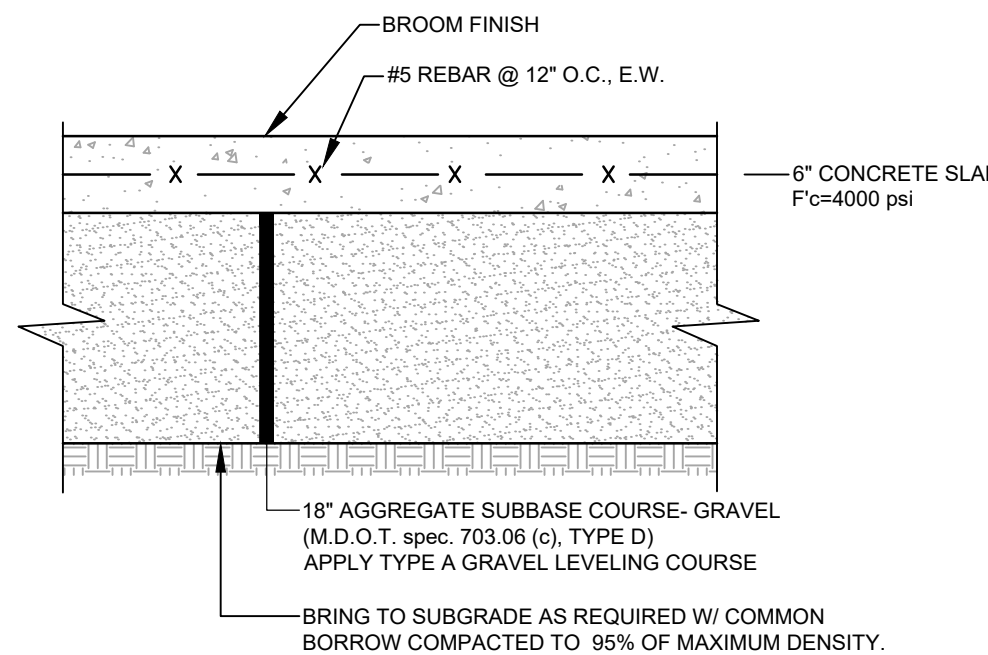


SLIPFORM CONCRETE CURB TIPDOWN, TYPICAL
NOT TO SCALE



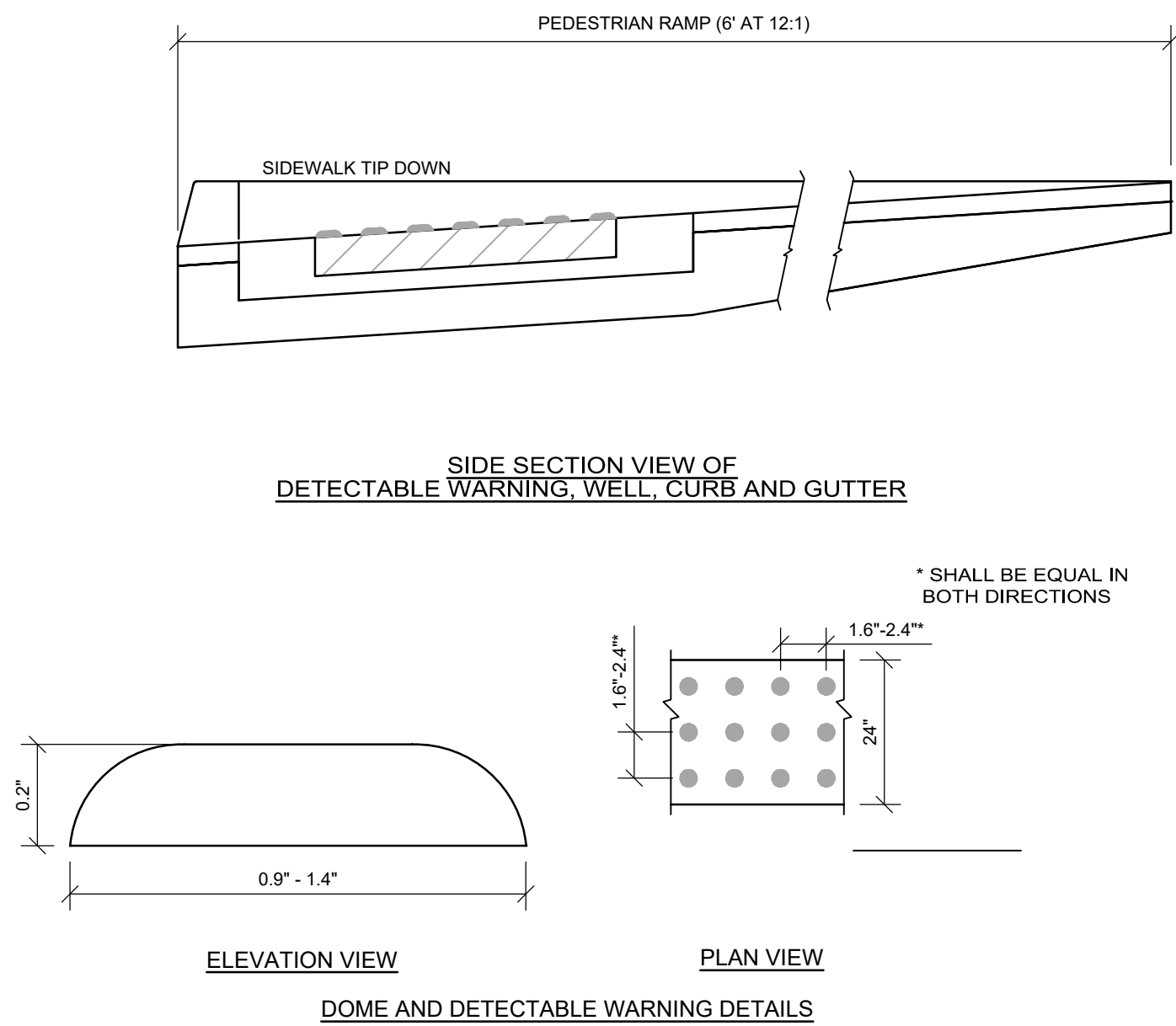
- NOTES:
1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
 2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

PAVED PARKING LOT SECTION
NOT TO SCALE



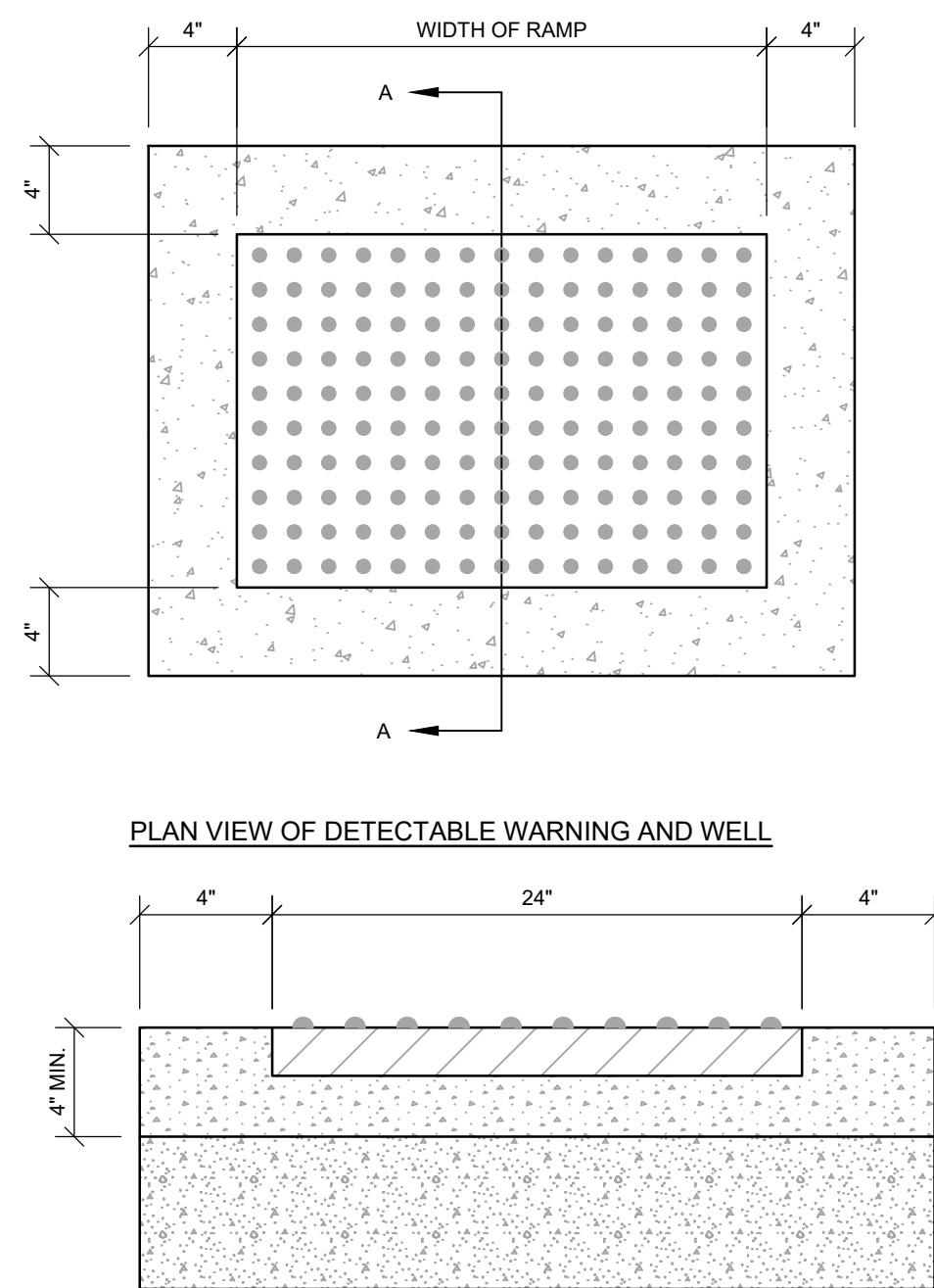
- NOTES:
1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
 2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.
 3. PROOF ROLL SUBGRADE PER GEOTECHNICAL REPORT.

CONCRETE SLAB
NOT TO SCALE

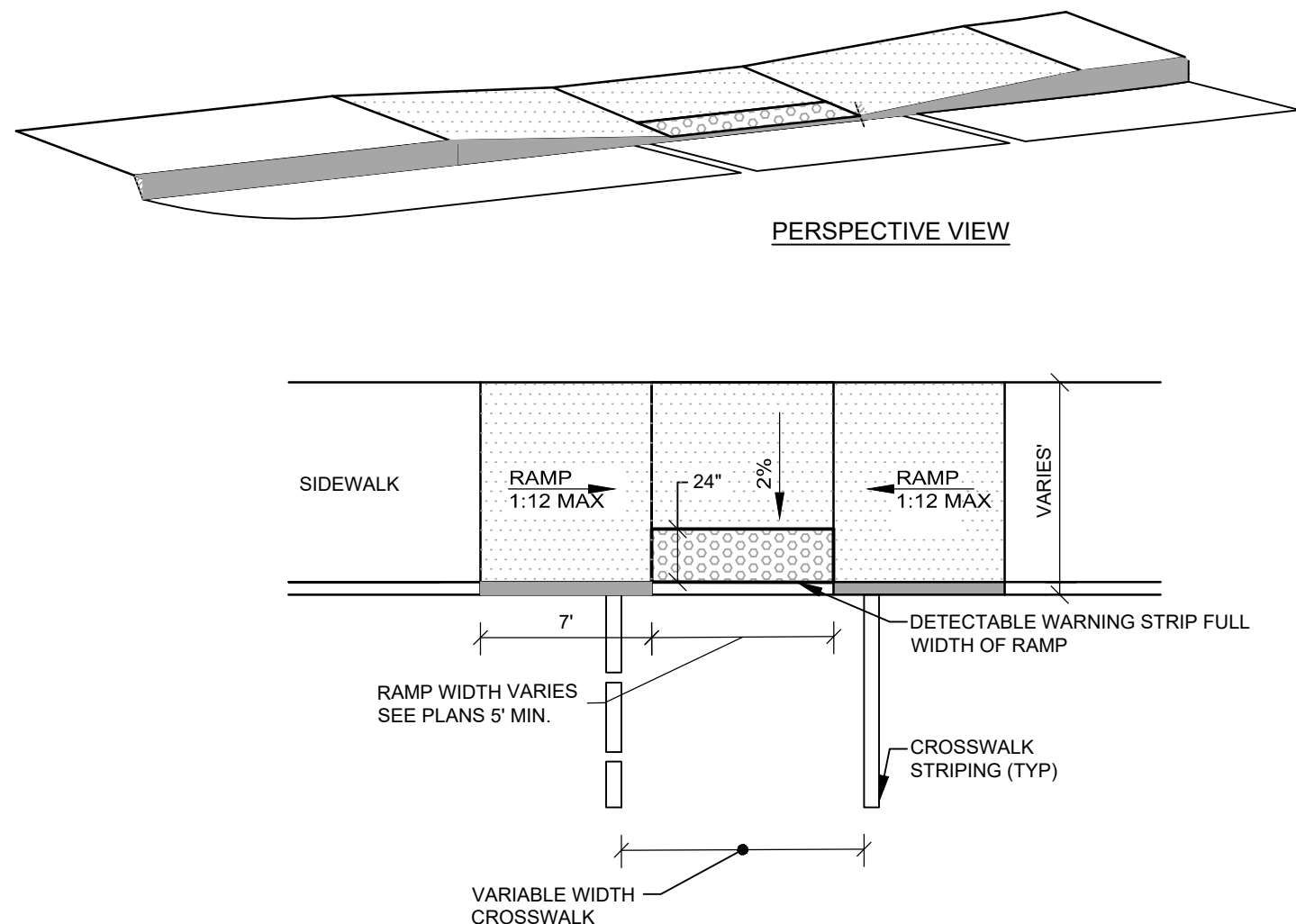


NOTE: ALL DETECTABLE WARNING AREAS SHALL START 6" - 10" FROM THE FLOW LINE OF THE CURB, BE 24" IN DEPTH, AND COVER THE COMPLETE WIDTH OF THE RAMP AREA ONLY.

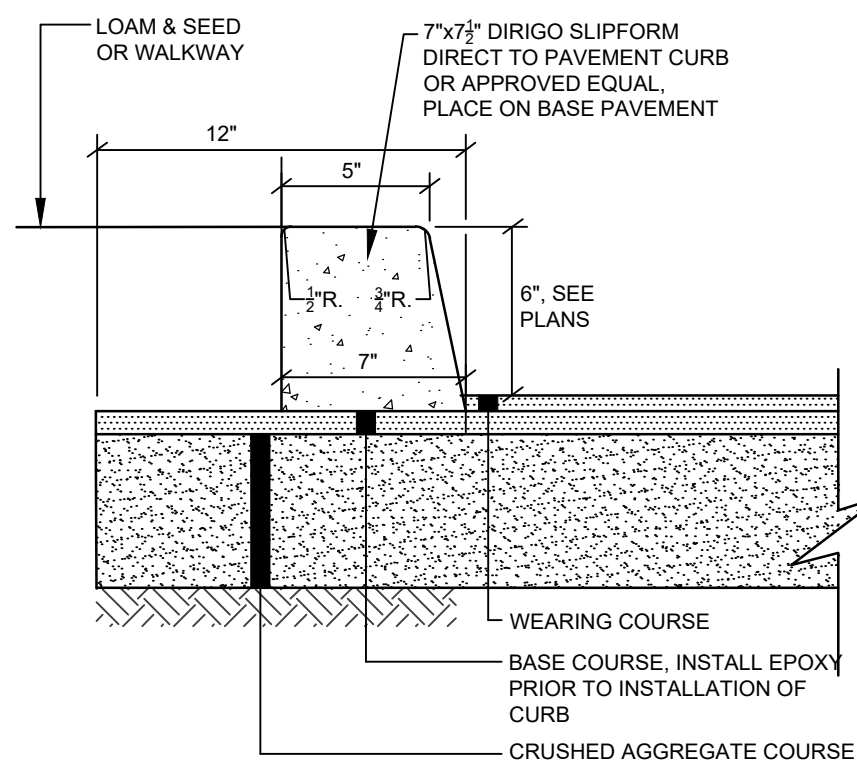
TRUNCATED DOME PAVING
NOT TO SCALE



SECTION A-A



PEDESTRIAN RAMP
NOT TO SCALE



- NOTES:
1. SEE TYPICAL ACCESS DRIVE SECTION FOR ROADWAY MATERIAL SPECIFICATIONS AND DEPTHS.
 2. 6" TIPDOWNS SHALL BE PROVIDED AS SHOWN ON PLANS.

SLIPFORM CURB SECTION
NOT TO SCALE

ANY BELL SEGAL RLA 2265

PAUL D OSTROWSKI PE 11175

ANY BELL SEGAL RLA 2265

PAUL D OSTROWSKI PE 11175

03/03/2025

03/03/2025

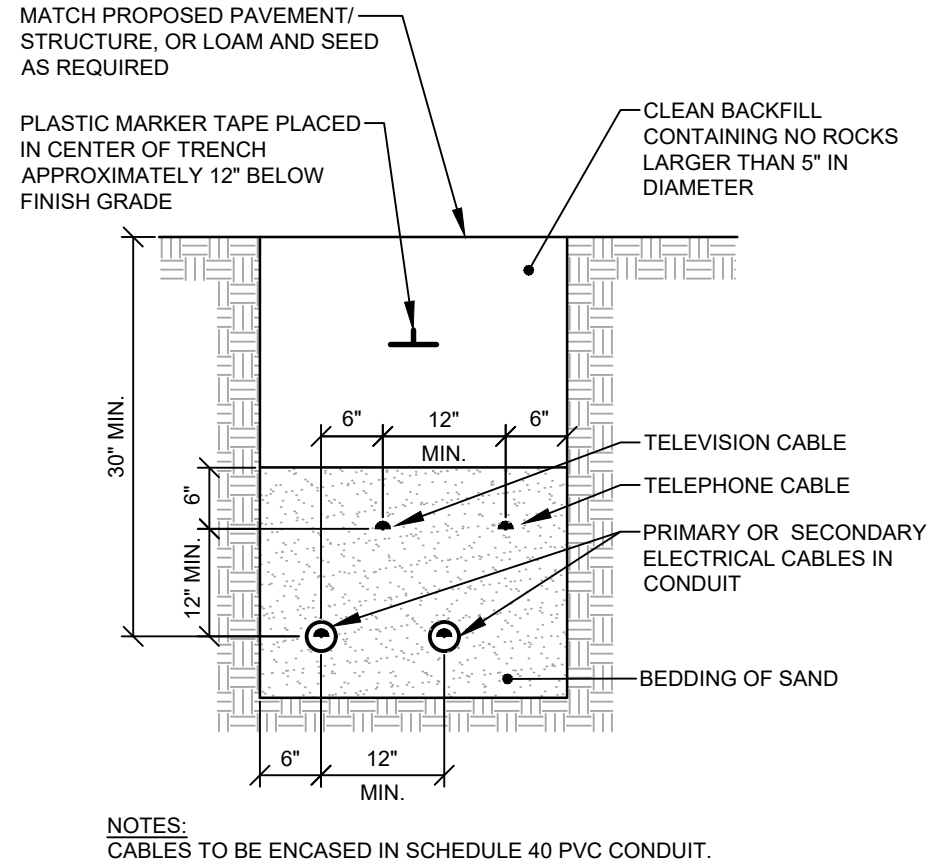
DESIGNED	MRB/KEW
DRAWN	MRS
CHECKED	ABS
DATE	08-26-2024
SCALE	AS NOTED
PROJECT	240577

SHEET C-502

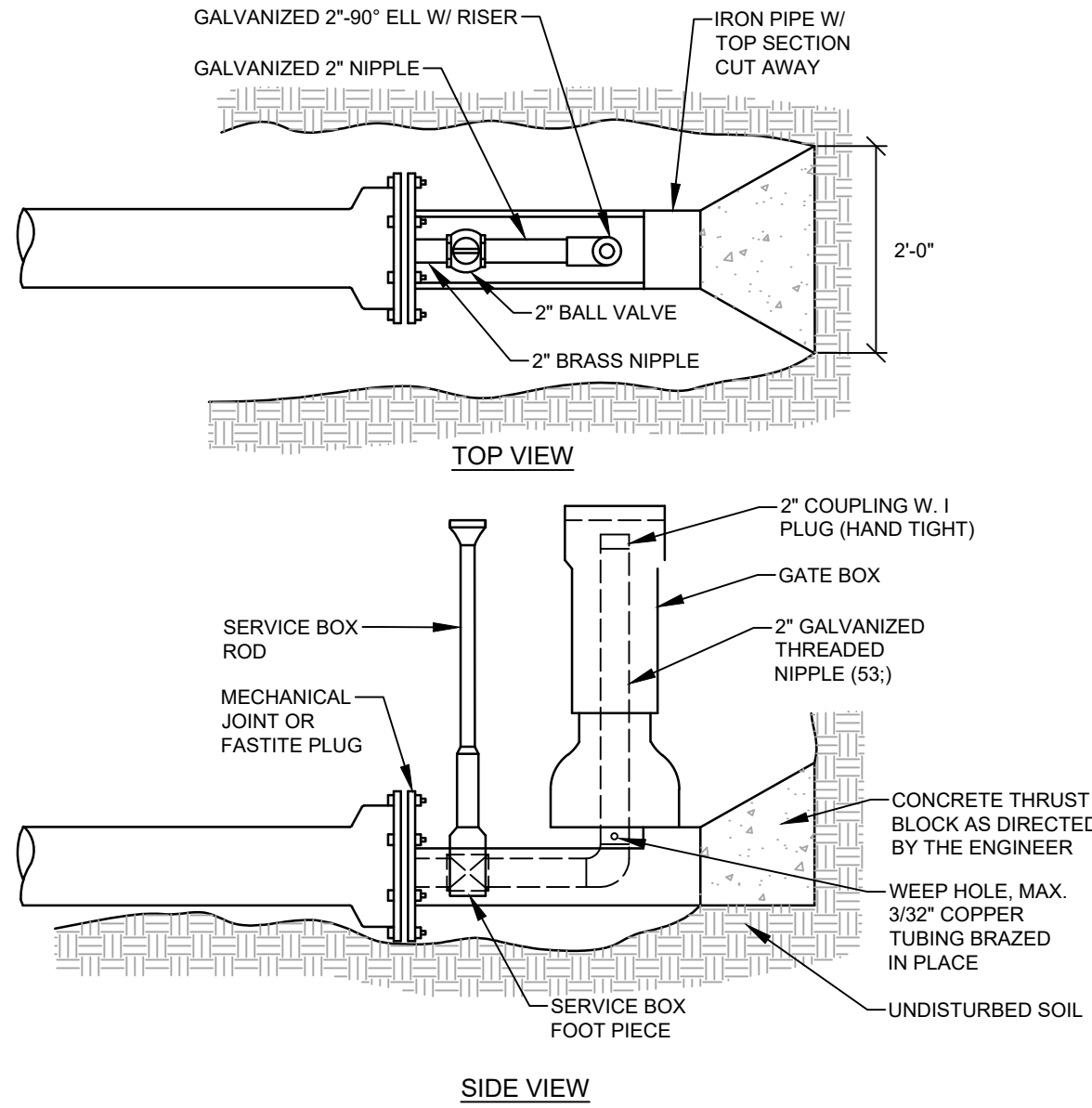
OF: WDCJS SUBDIVISION
55 HIGH STREET
WINDHAM, ME 04062

FOR: GREAT FALLS CONSTRUCTION & WESTBROOK DEVELOPMENT CORPORATION
20 MECHANIC STREET GORHAM, ME 04038

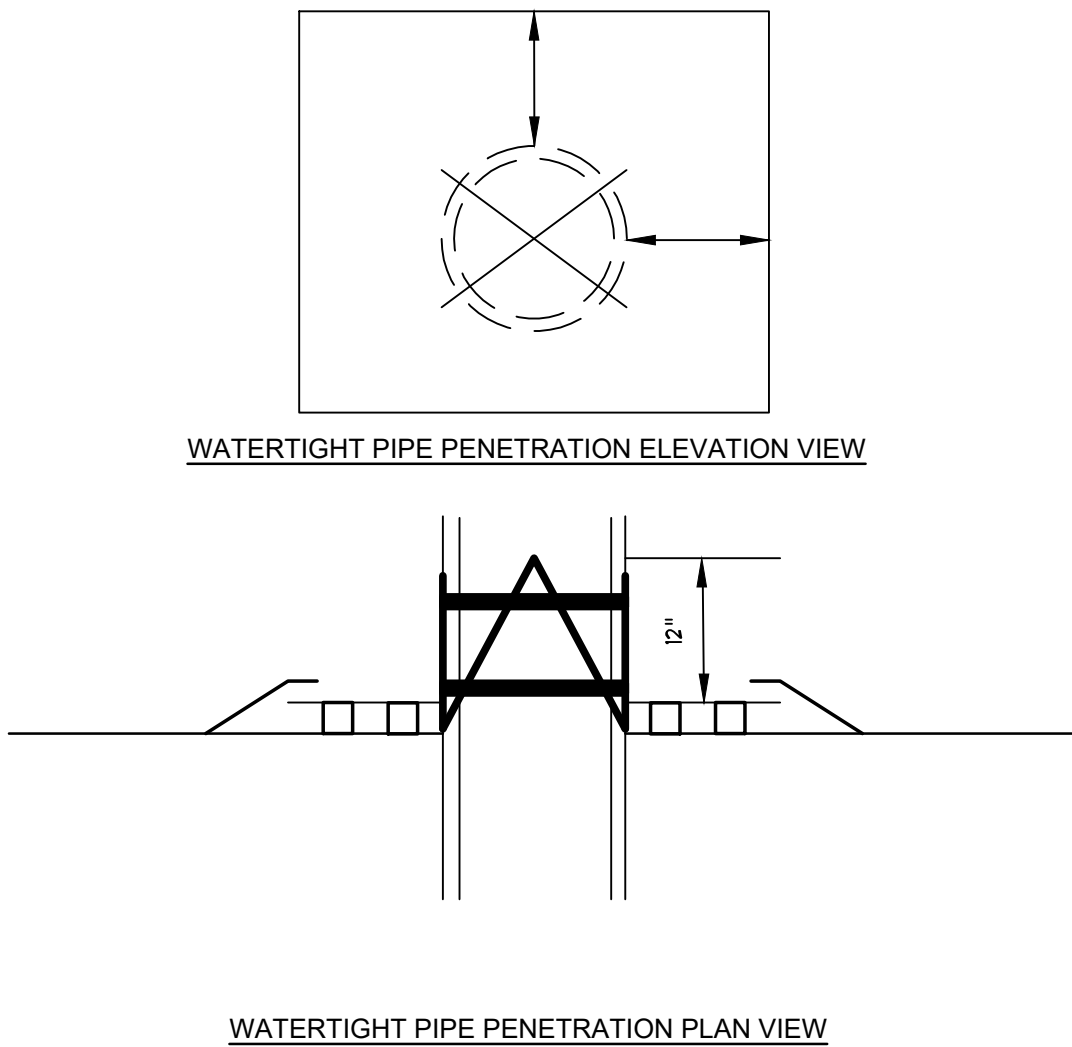
F:\Projects\24002\240577\DWG\Design\240577 D.dwg - 3/29/2025 12:03 PM - MARGO BARAJAS



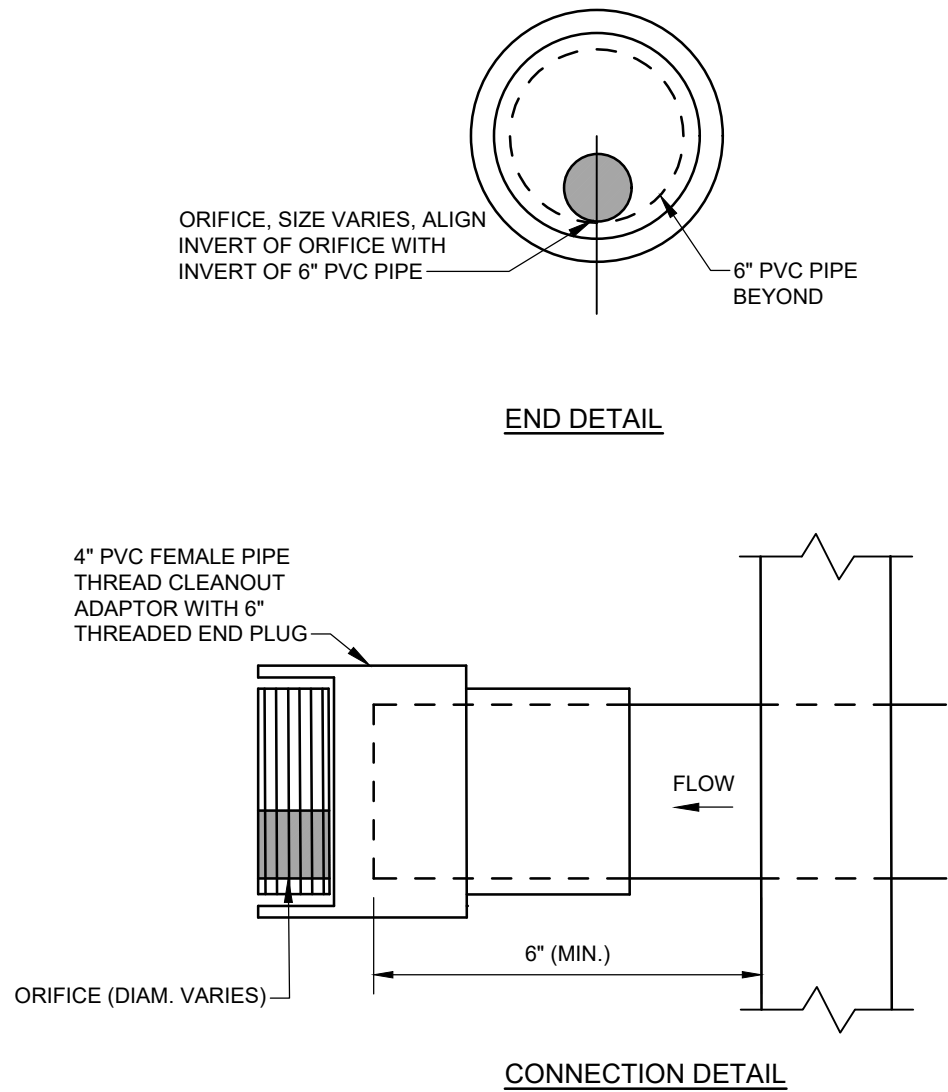
**UNDERGROUND CABLE
INSTALLATION**
NOT TO SCALE



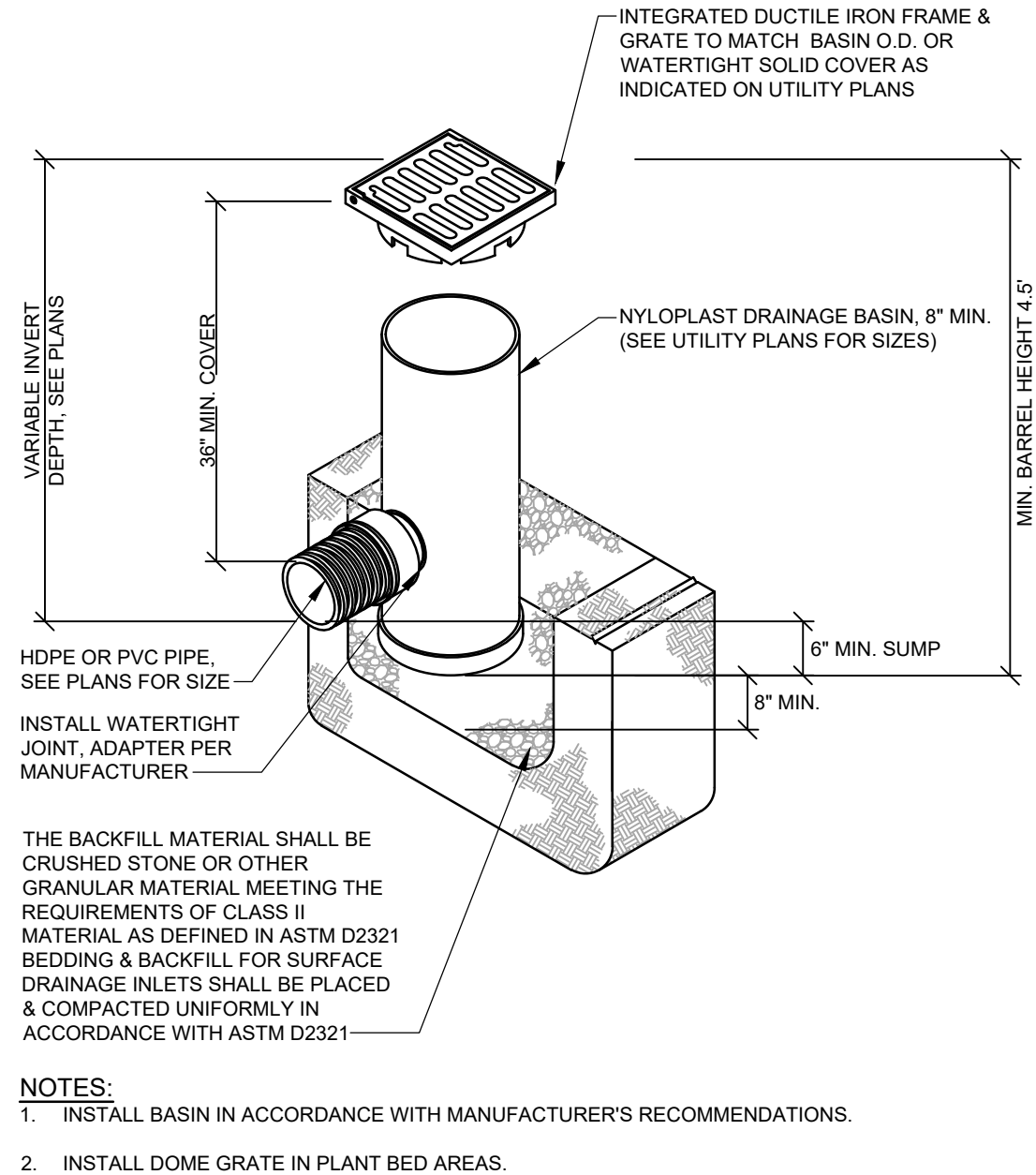
STANDARD 2" BLOW-OFF
NOT TO SCALE



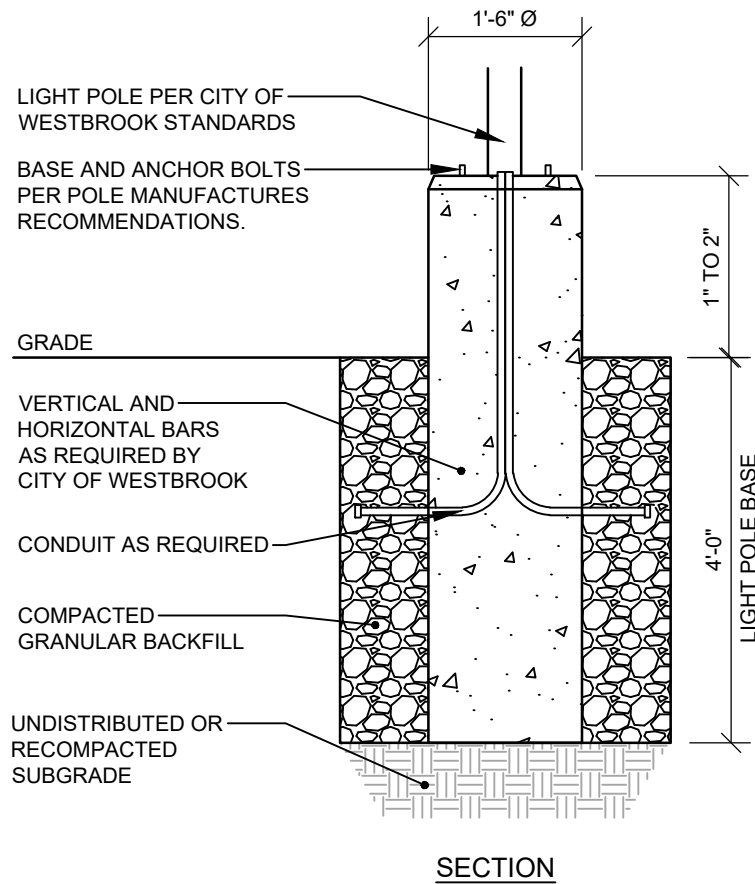
WATERTIGHT PIPE PENETRATION



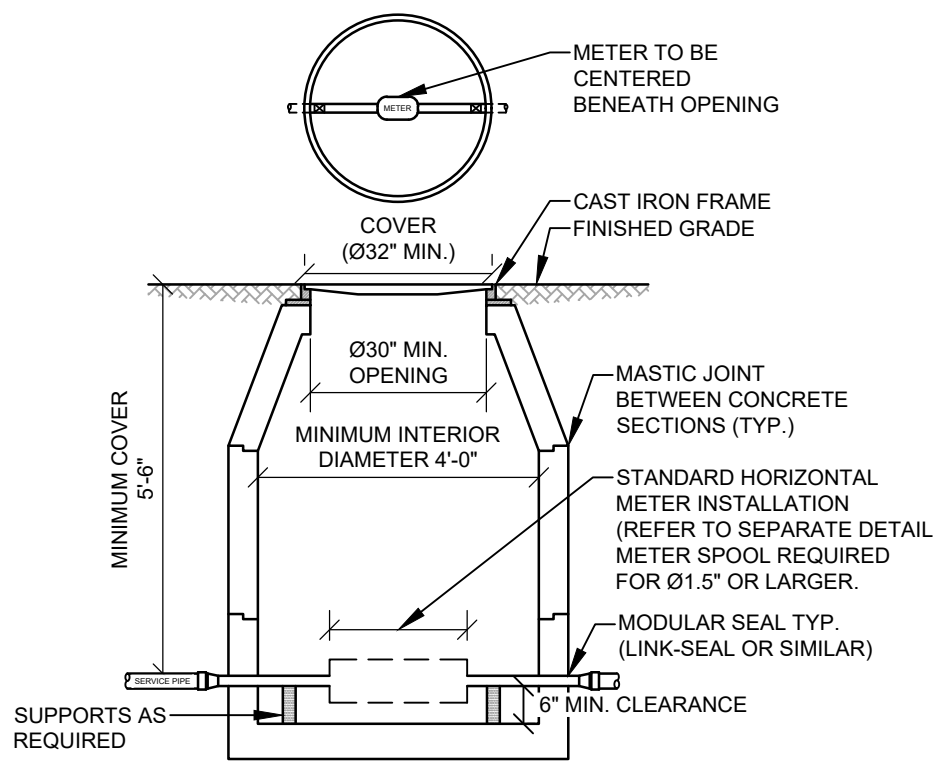
FLANGE ADAPTOR (ORIFICE) DETAIL
NOT TO SCALE



TYP. NYLOPLAST FIELD INLET
NOT TO SCALE



LIGHT BASE
NOT TO SCALE



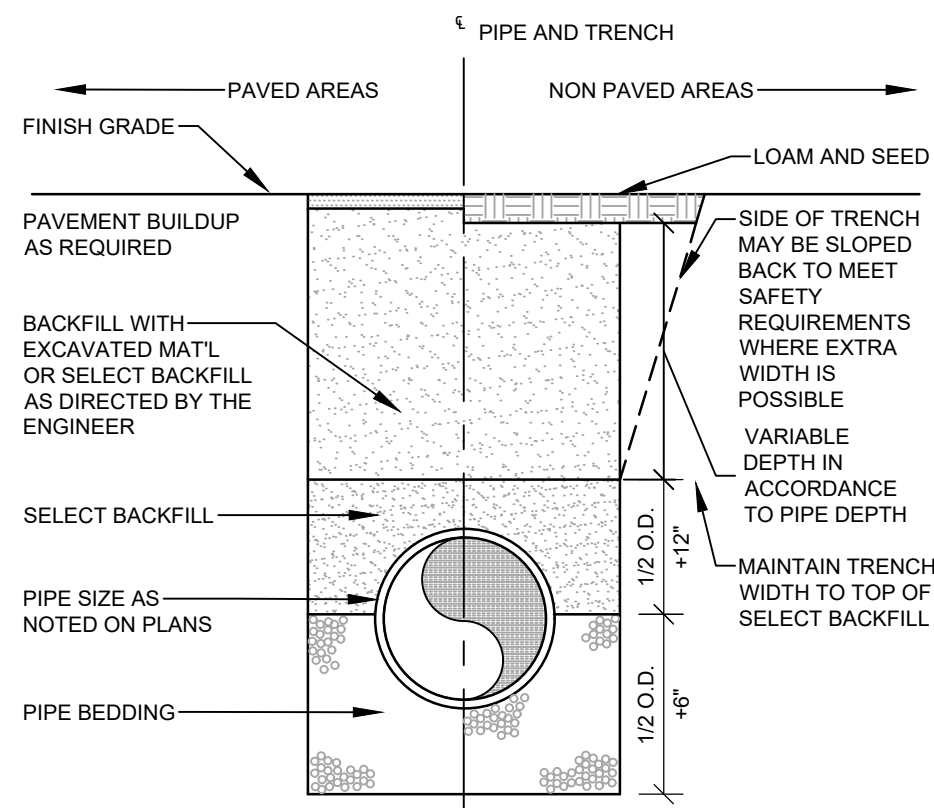
METER PIT AND COVER

- SPECIAL APPROVAL BY PWD IS REQUIRED, PRIOR TO CONSTRUCTION, FOR ALL PROPOSED METER PIT INSTALLATIONS.
1. TESTABLE BACKFLOW PREVENTION DEVICES MAY NOT BE INSTALLED WITHIN SMALL METER PITS.
 2. METER PIT SHALL BE LOCATED ON PRIVATE PROPERTY BETWEEN 10' AND 20' FROM THE PROPERTY LINE UNLESS OTHERWISE APPROVED BY PWD.
 3. THE METER PIT SHALL BE MADE OF PRECAST CONCRETE OF SUFFICIENT SIZE TO PROVIDE 5.5' MINIMUM GROUND COVER FROM FINISHED GRADE TO THE TOP OF THE SERVICE PIPE.
 4. ALL SEAMS BETWEEN CONCRETE SECTIONS SHALL BE SEALED WITH MASTIC JOINT. ALL OPENINGS IN THE CONCRETE FOR SERVICE PIPING SHALL BE SEALED WITH A MODULAR SEAL (LINK-SEAL OR SIMILAR).
 5. METER PIT INTERIOR MUST BE AT LEAST 48" IN DIAMETER. THE OPENING MUST BE AT LEAST 30" IN DIAMETER, WITH A CAST IRON FRAME. THE COVER SHALL BE CAST IRON OR STEEL, 32" MINIMUM IN DIAMETER, AND BE EITHER PERMANENTLY LABELED "WATER" OR HAVE NO LABEL. STEEL PLATE MATERIAL SHALL BE COATED WITH A RUST INHIBITOR PAINT.
 6. WALL-MOUNTED LADDER RUNGS ARE NOT TO BE INSTALLED WITHIN METER PIT.
 7. ALL PIPING INSIDE AND EXTENDING THROUGH THE METER PIT WILL BE MADE OF COPPER, WITH A MINIMUM OF 6" CLEARANCE FROM THE METER PIT FLOOR. USE BLOCKING AS NEEDED TO SUPPORT THE PIPE.
 8. CUSTOMER SHALL ENSURE THE METER PIT AND COVER ARE PROPERLY RATED FOR TRAFFIC FLOW, IF APPLICABLE.

METER INSTALLATION

9. ONLY PWD PERSONNEL ARE AUTHORIZED TO INSTALL WATER METERS. PWD PERSONNEL ARE ADDITIONALLY AUTHORIZED TO OPERATE METER VALVES AS NEEDED FOR INSTALLATION AND MAINTENANCE.
10. PWD WILL SUPPLY THE WATER METER. ALL OTHER FITTINGS, INCLUDING A METER RESETTER FOR 1" OR SMALLER METERS, SHALL BE SUPPLIED AND INSTALLED BY CUSTOMER.
11. FOR 1.5" AND 2" METERS, CUSTOMER WILL INSTALL A FLANGED METER SPOOL PIECE, SUPPLIED BY PWD AT NO ADDITIONAL CHARGE, PRIOR TO METER SET. THE METER SPOOL WILL BE MADE AVAILABLE FOR CUSTOMER PICKUP AT PWD CUSTOMER SERVICE, 225 DOUGLASS STREET, PORTLAND DURING NORMAL BUSINESS HOURS.
12. CUSTOMER WILL INSTALL TWO BALL VALVES AT LEAST 24" APART FOR METER INSTALLATION, ALLOWING FOR THE WATER METER TO BE CENTERED UNDER THE METER PIT OPENING. THE BALL VALVES SHALL BE SOLDERED IN PLACE.

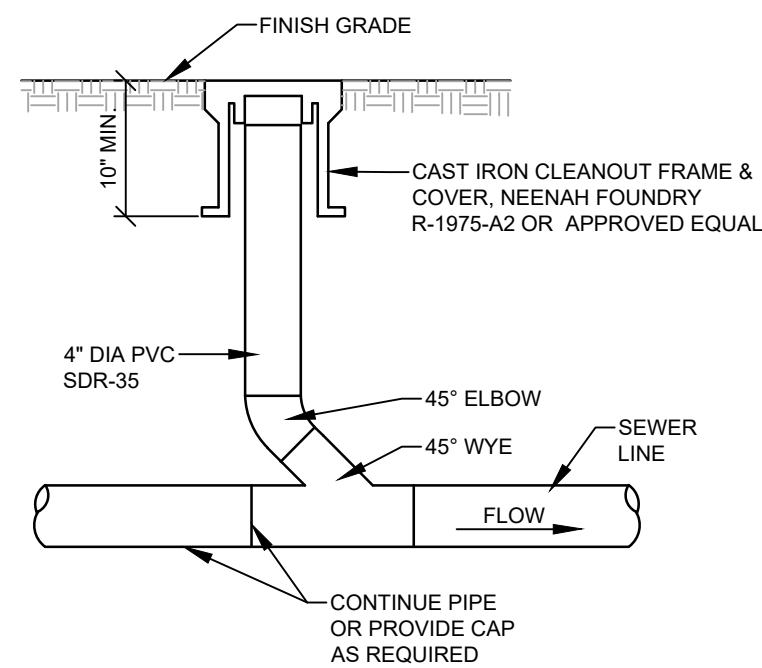
METER PIT (5/8" TO 2" METERS)
NOT TO SCALE



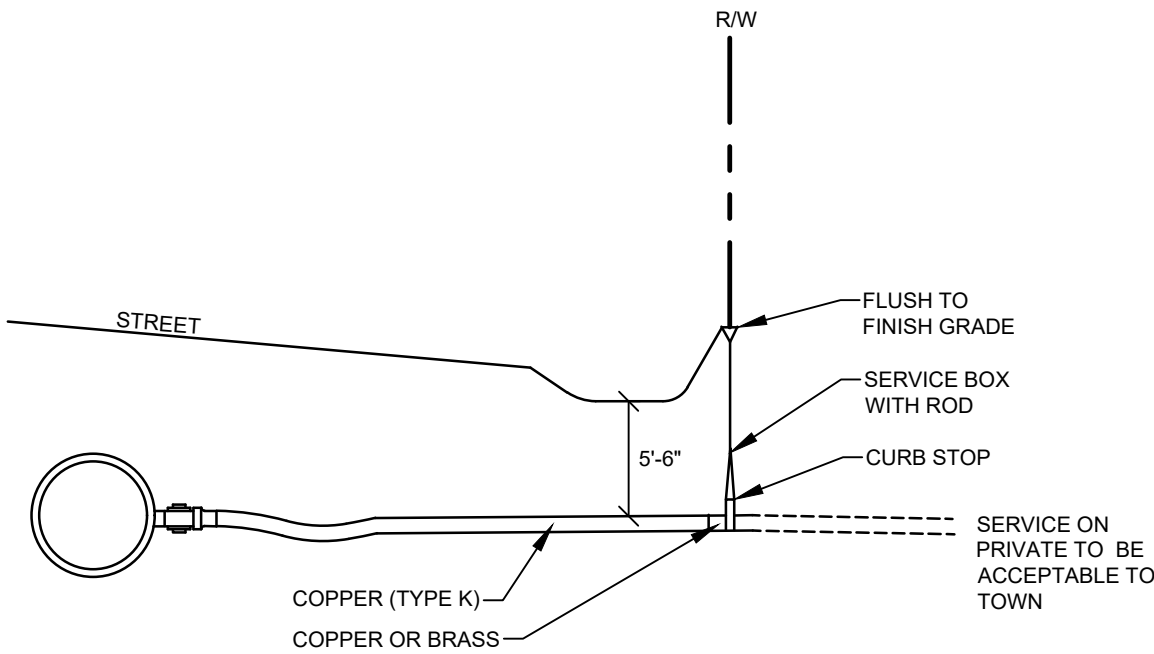
TRENCH BACKFILL SCHEDULE		
PIPE TYPE	PIPE BEDDING MATERIAL	SELECT BACKFILL
CORRUGATED METAL DUCTILE IRON REINFORCED CONCRETE	MDOT 703.22 TYPE B UD BACKFILL	MDOT 703.22 TYPE B UD BACKFILL
PVC-SDR 35 HDPE	MDOT 703.13 3/4" CRUSHED STONE	MDOT 703.22 TYPE B UD BACKFILL, OR MDOT 703.13 3/4" CRUSHED STONE
PERFORATED PVC-SDR 35 HDPE	MDOT 703.13 3/4" CRUSHED STONE	MDOT 703.22 TYPE B UD BACKFILL, OR MDOT 703.13 3/4" CRUSHED STONE

NOTE:
ALL BRACING AND SHEETING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL MEET ALL STATE AND O.S.H.A. SAFETY STANDARDS.

TRENCH SECTION
NOT TO SCALE

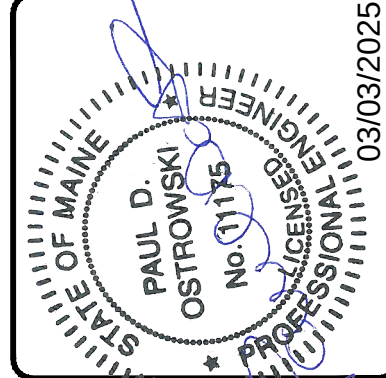


**SEWER CLEANOUT IN
GRASS/LANDSCAPE AREAS**
NOT TO SCALE



WATER SERVICE CONNECTION
NOT TO SCALE

PAUL D OSTROWSKI PE 11175
AMY BELL SEGAL RLA 2285



SITE PLAN AND SUBDIVISION TOWN REVIEW		SUBMISSION TO MDEP FOR STORM WATER MANAGEMENT LAW	
B	KEW	03-03-25	STATUS:
A	REV	2-18-25	DATE:
BY	DATE	DATE	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.



DETAILS		FOR GREAT FALLS CONSTRUCTION & WESTBROOK DEVELOPMENT CORPORATION	
OR: WDCJS SUBDIVISION		20 MECHANIC STREET GORHAM, ME 04038	
55 HIGH STREET WINDHAM, ME 04092			

DESIGNED	MRB/KEW
DRAWN	MRS
CHECKED	ABS
DATE	08-26-2024
SCALE	AS NOTED
PROJECT	240577

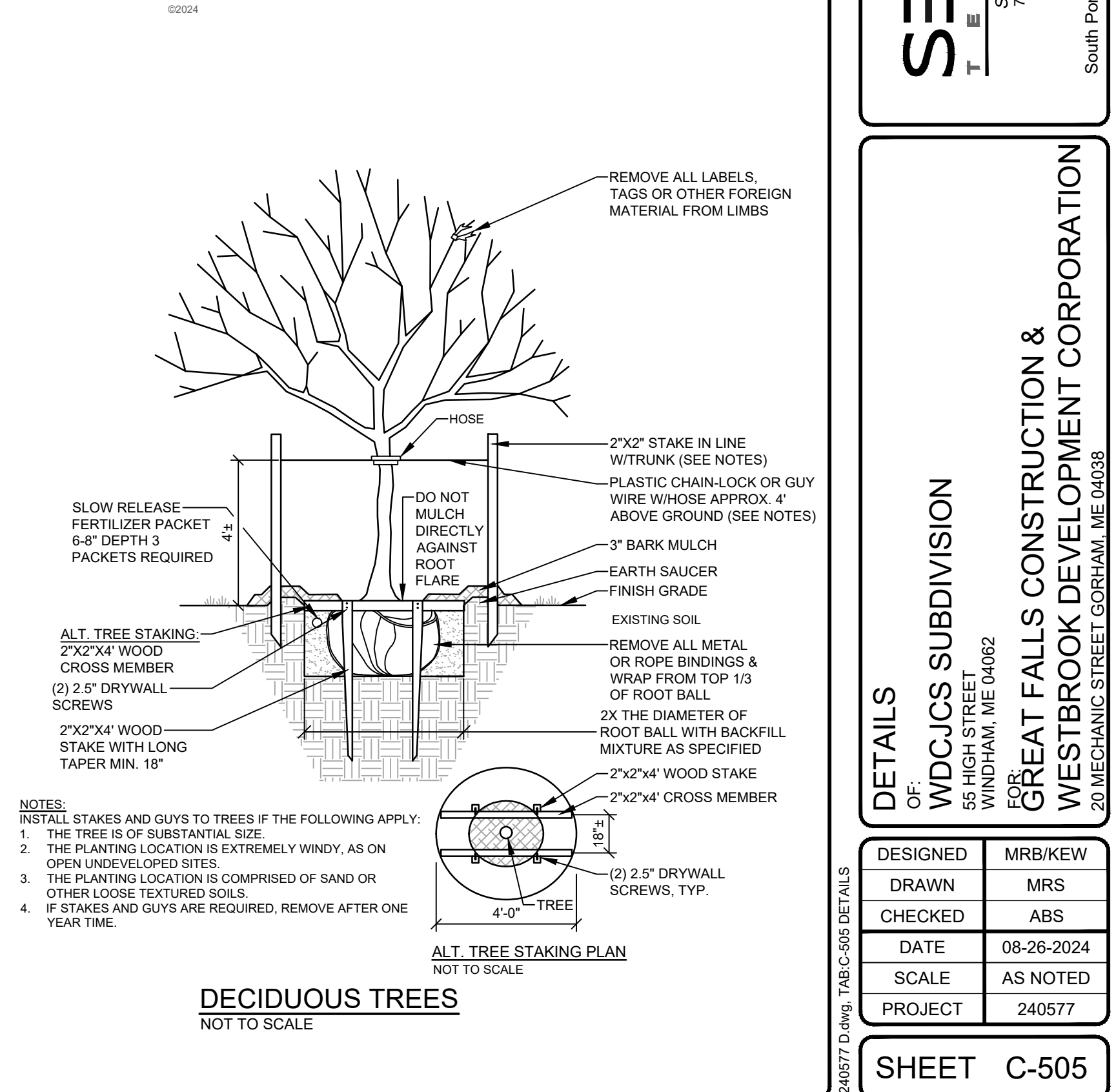
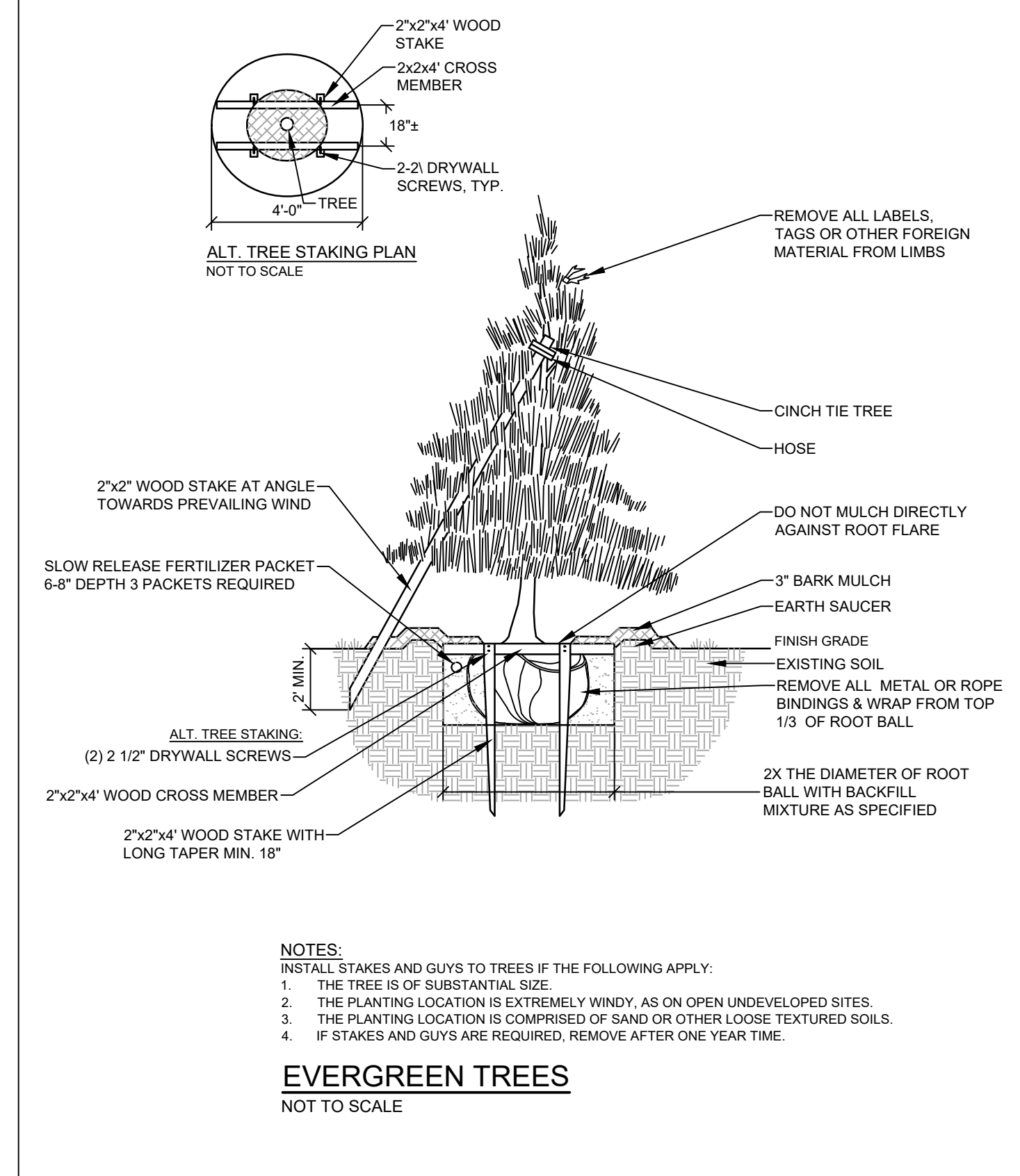
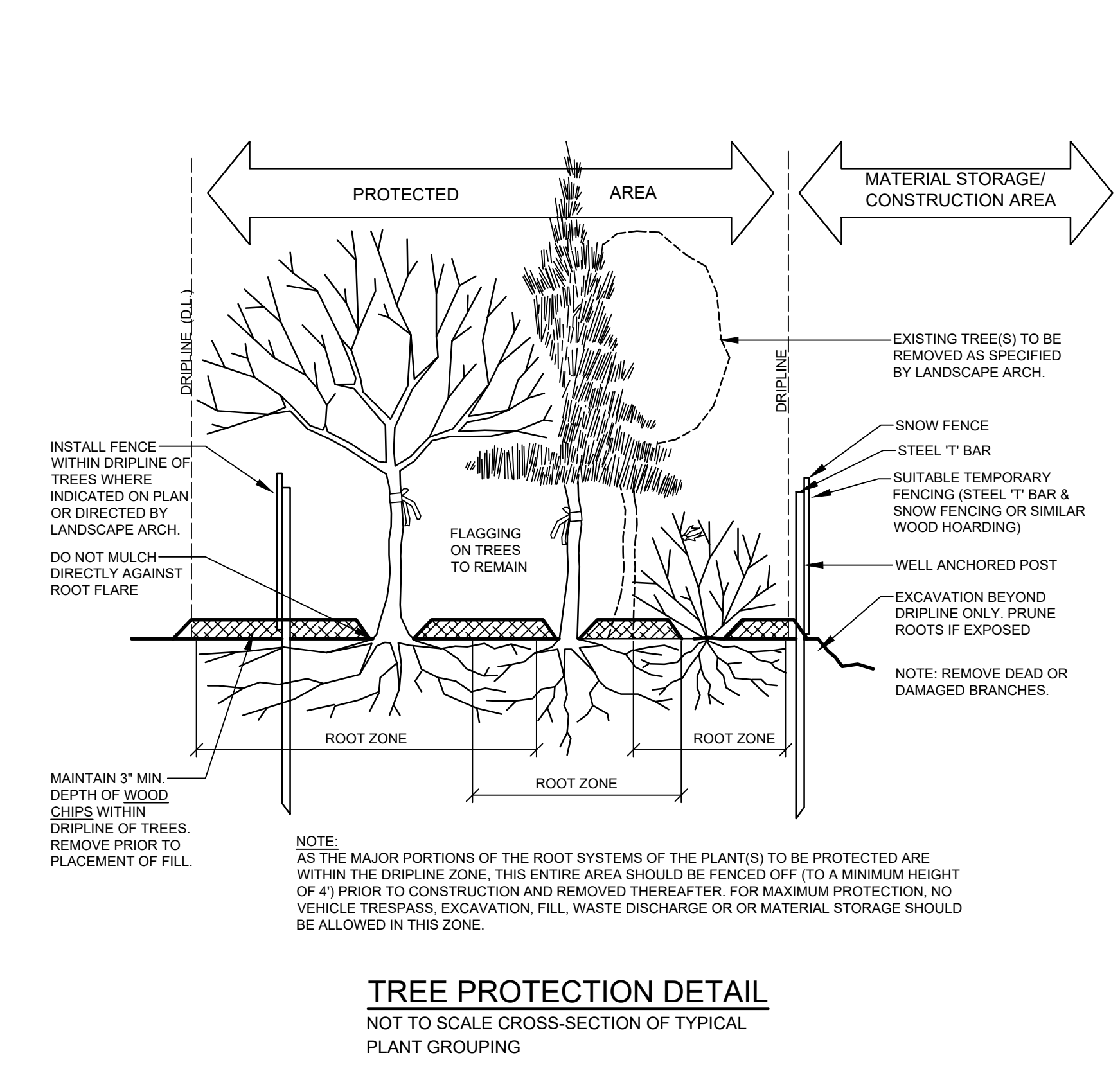
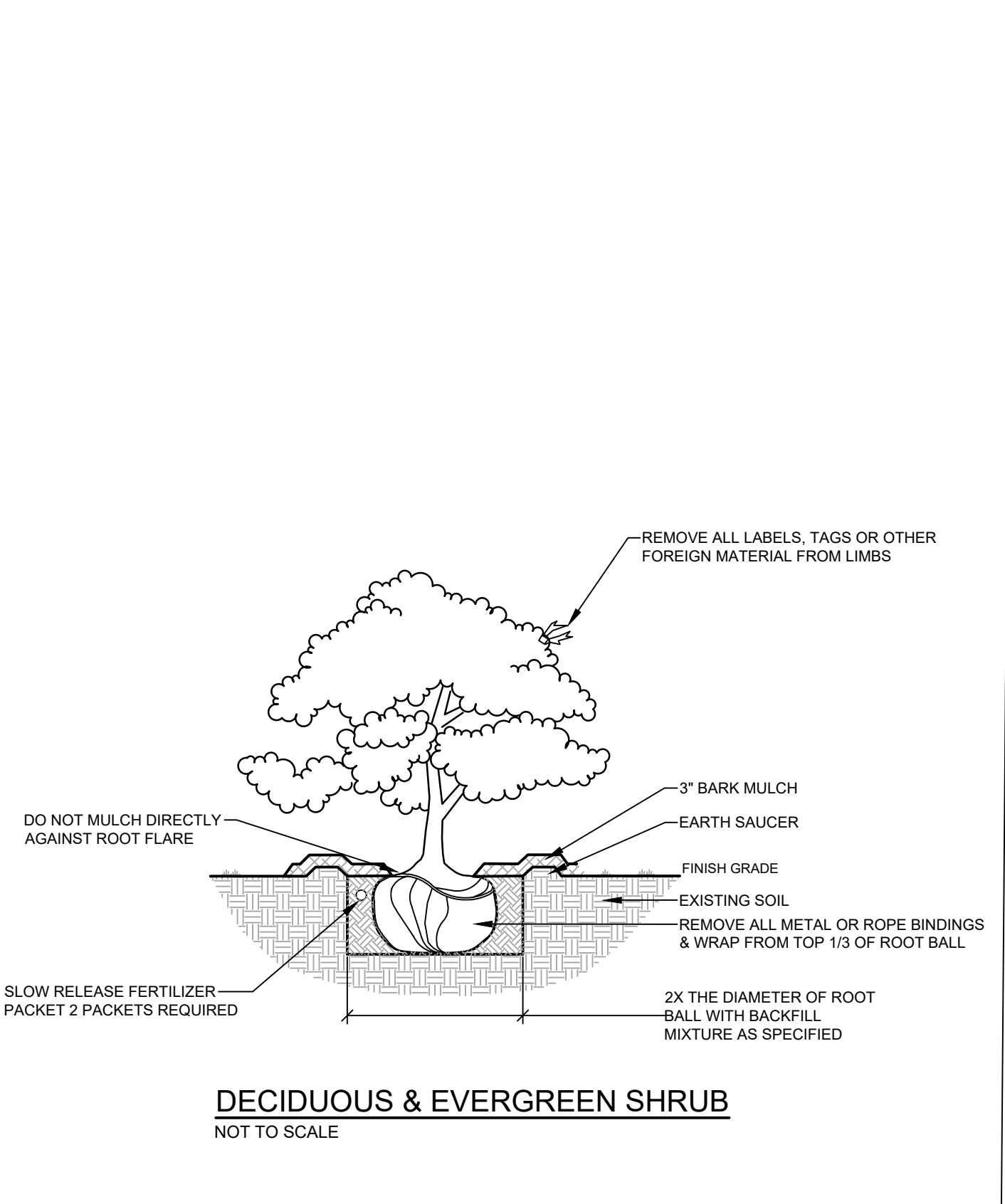
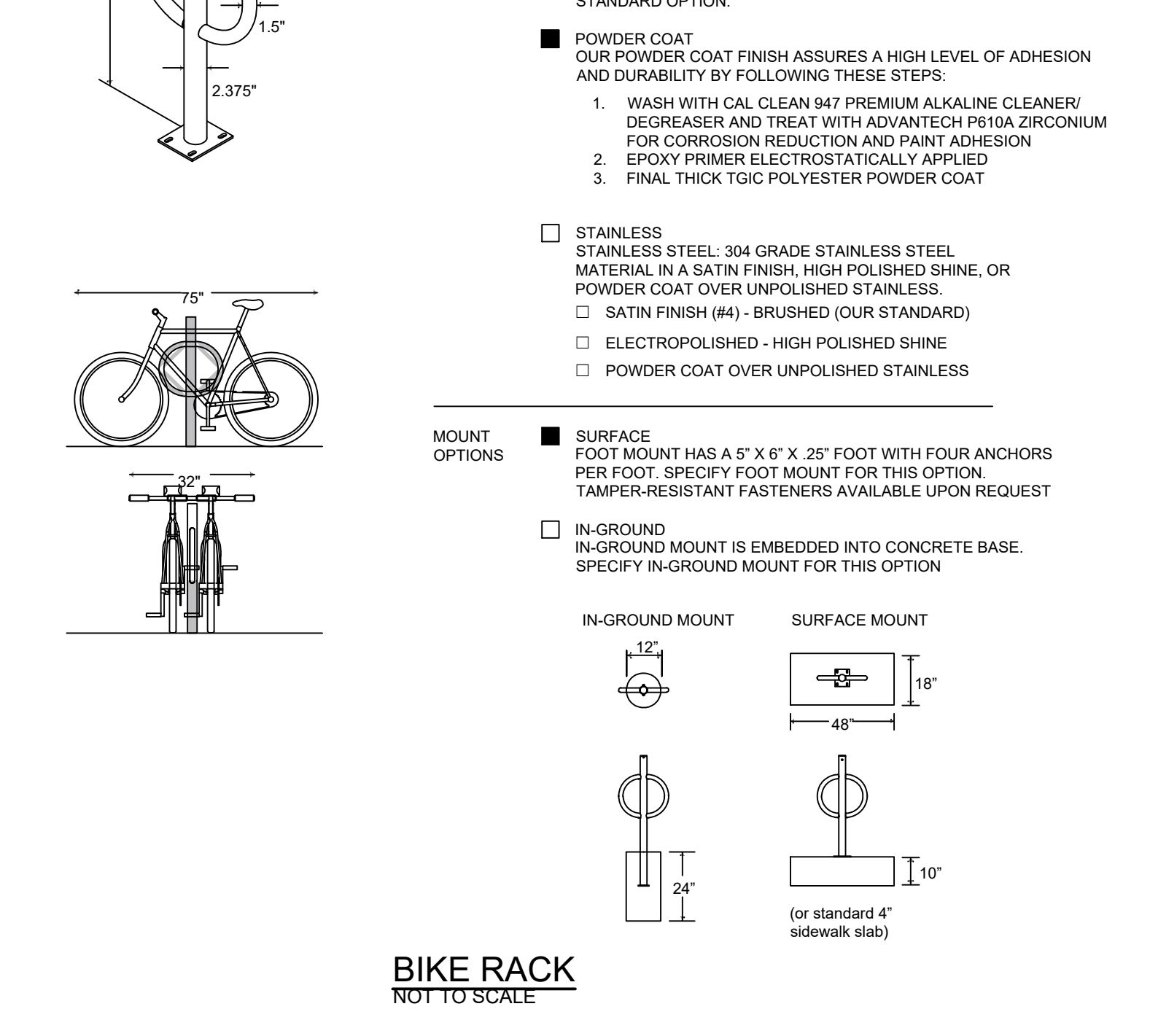
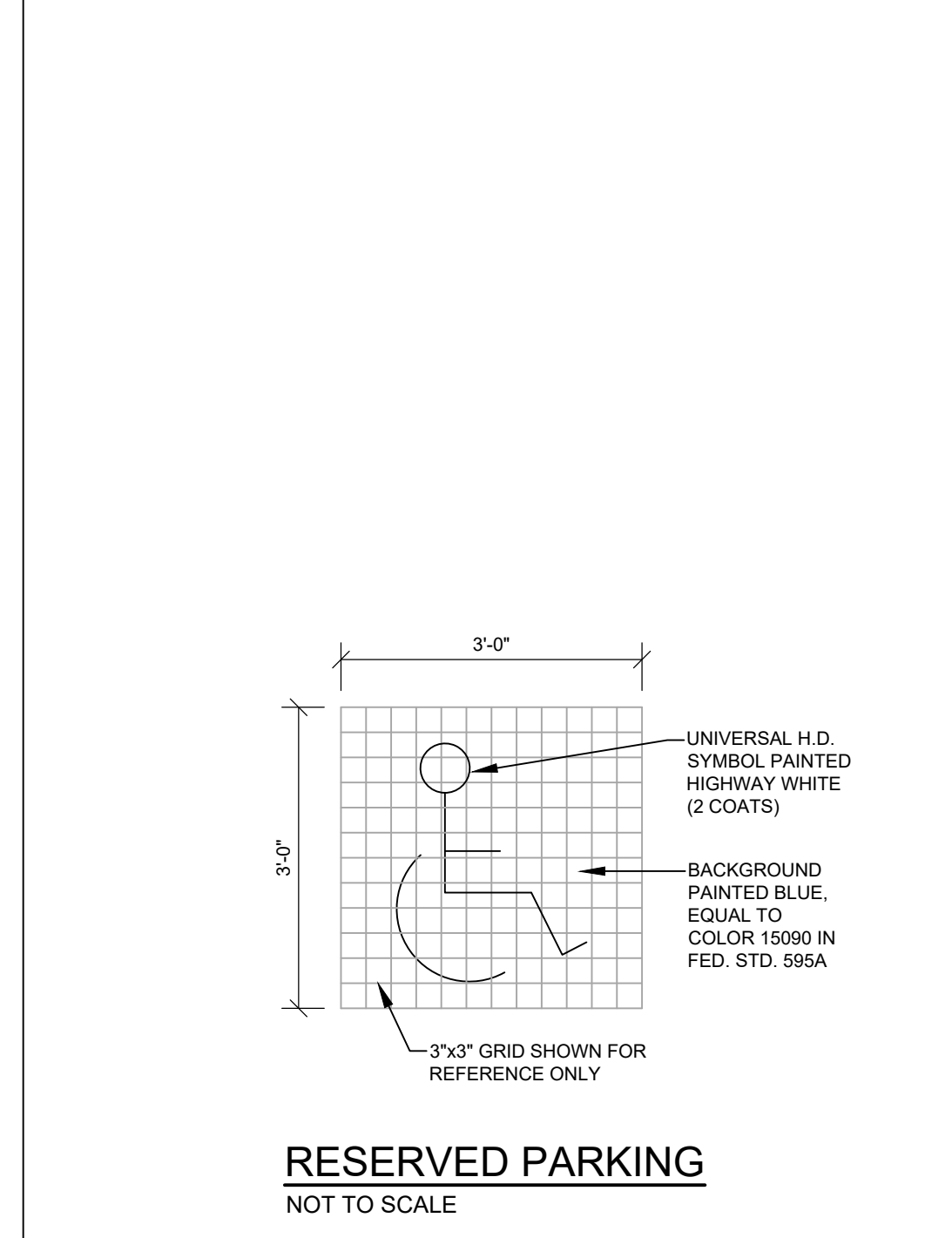
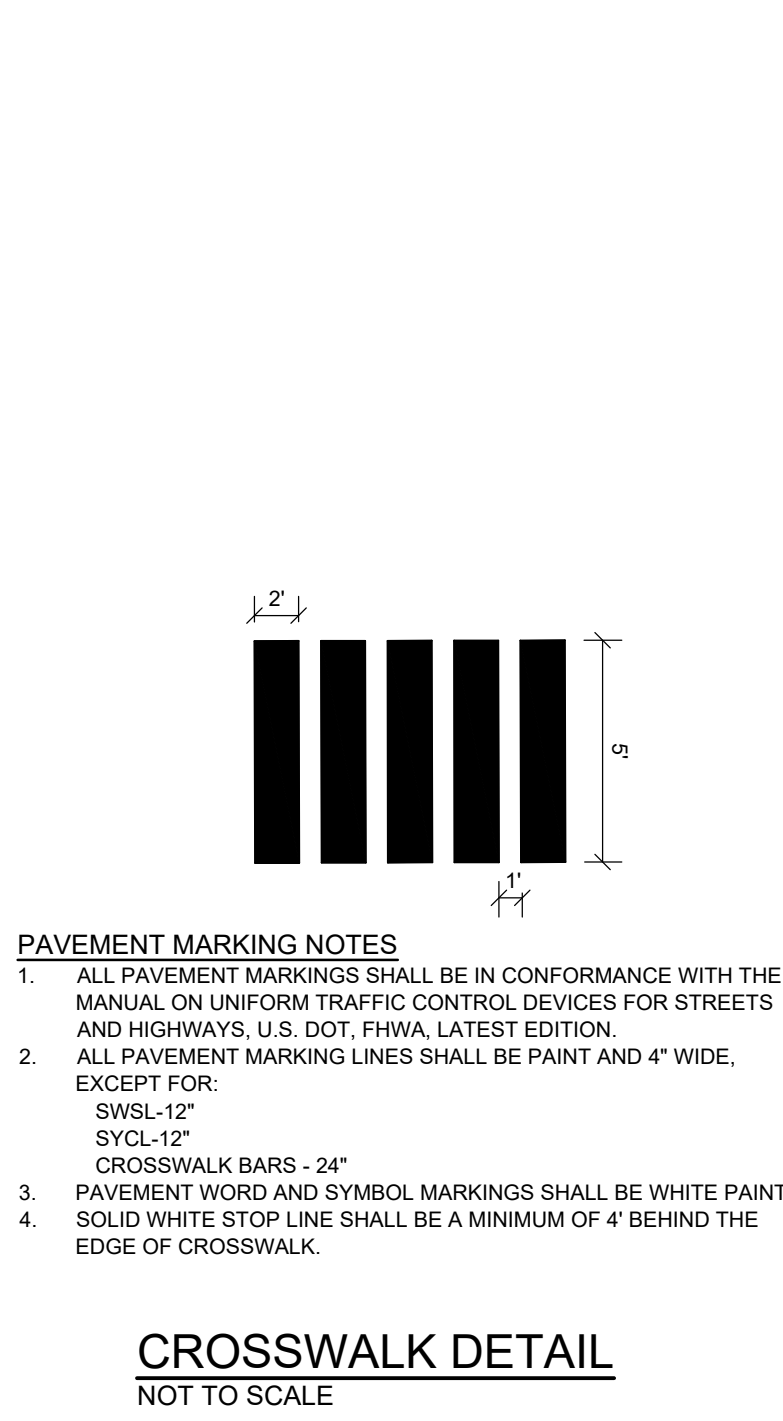
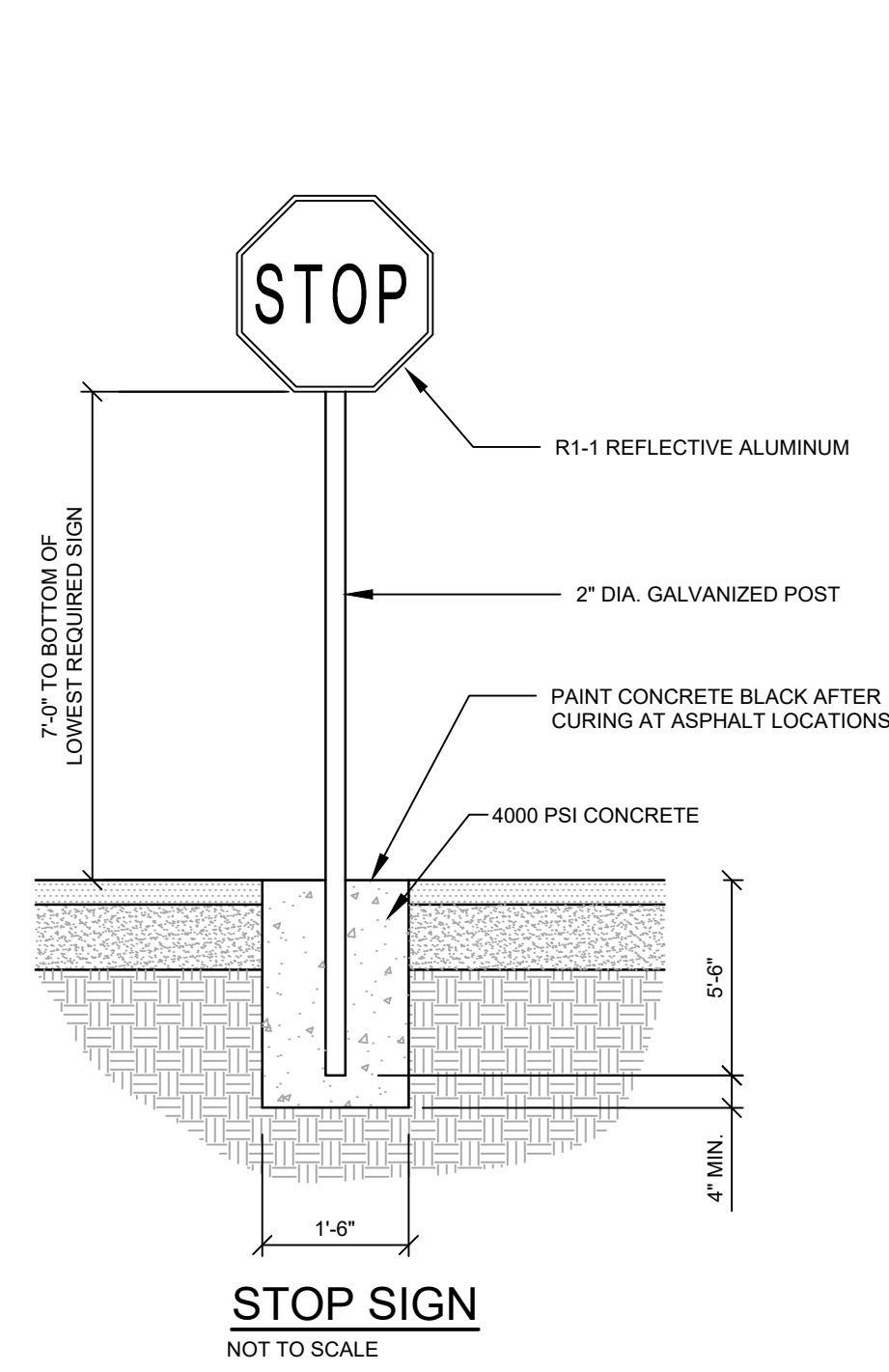
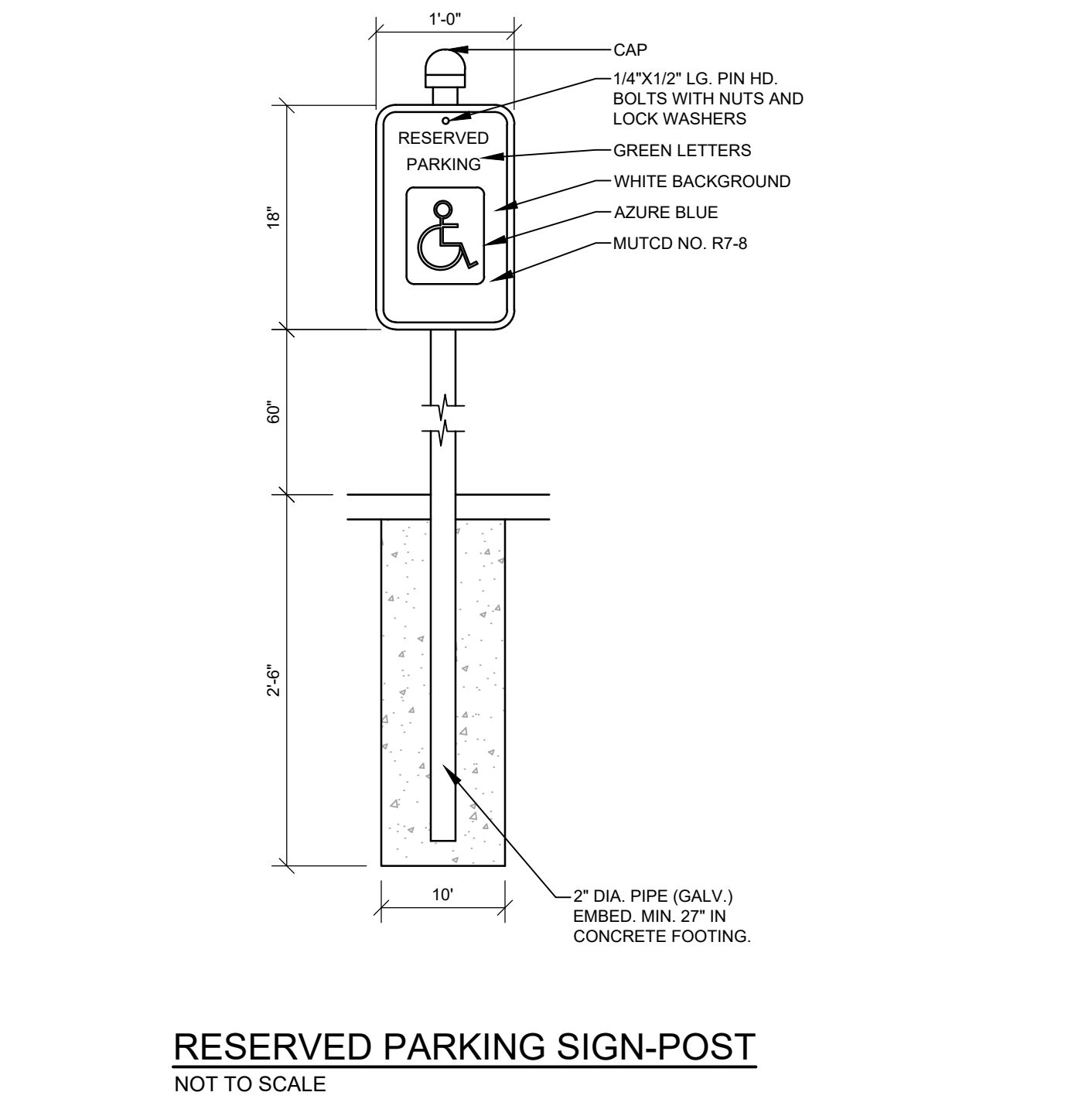
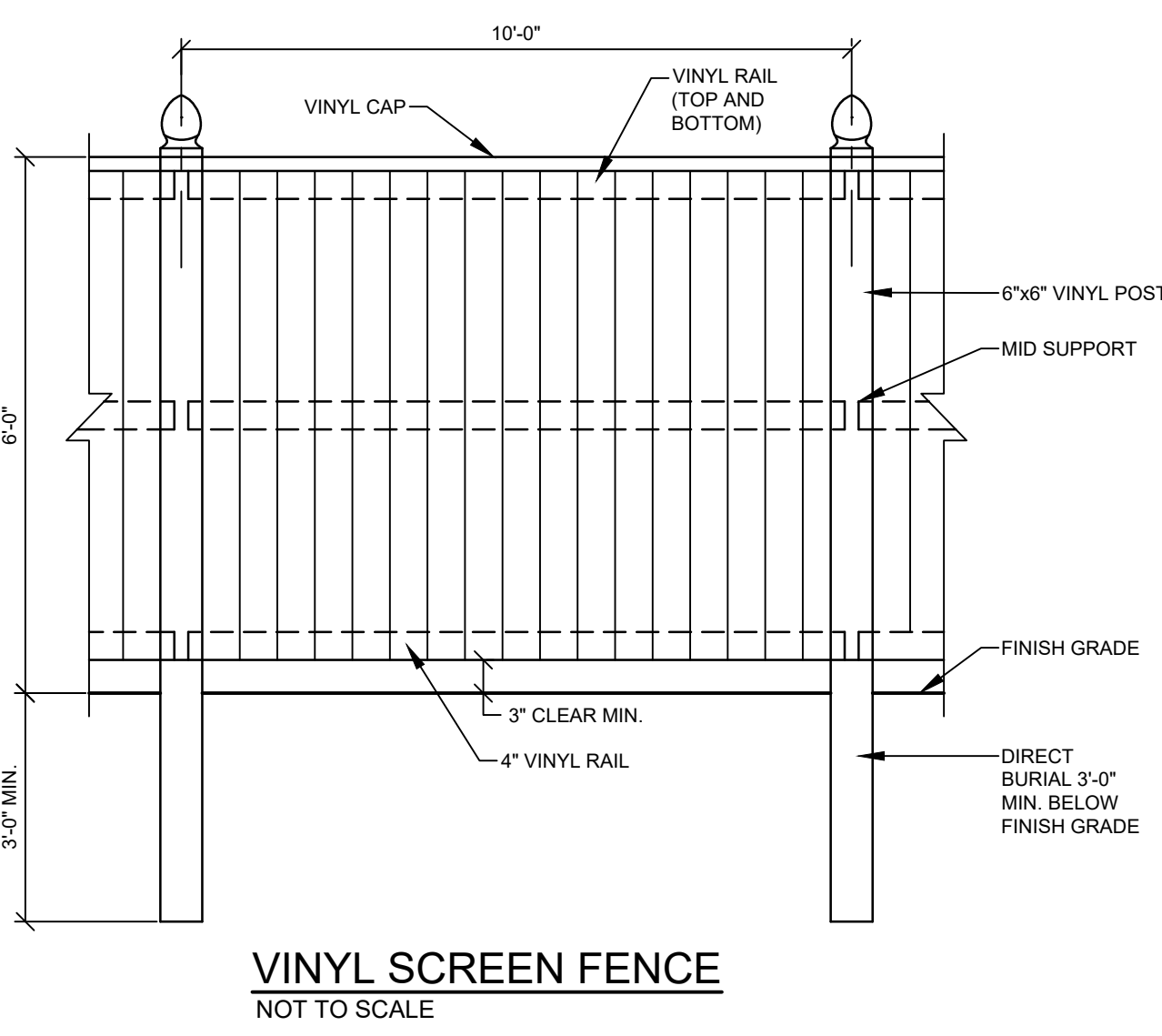
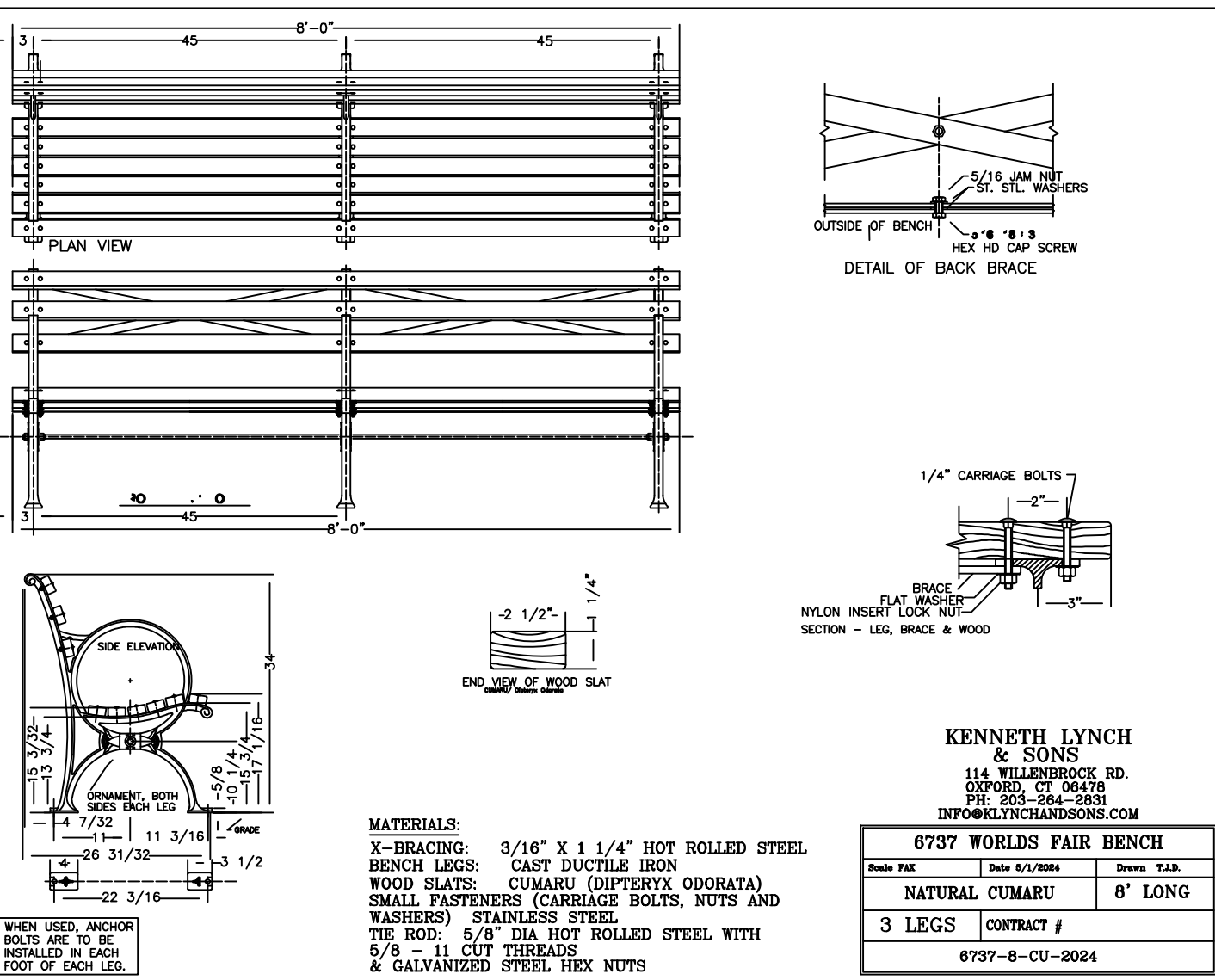


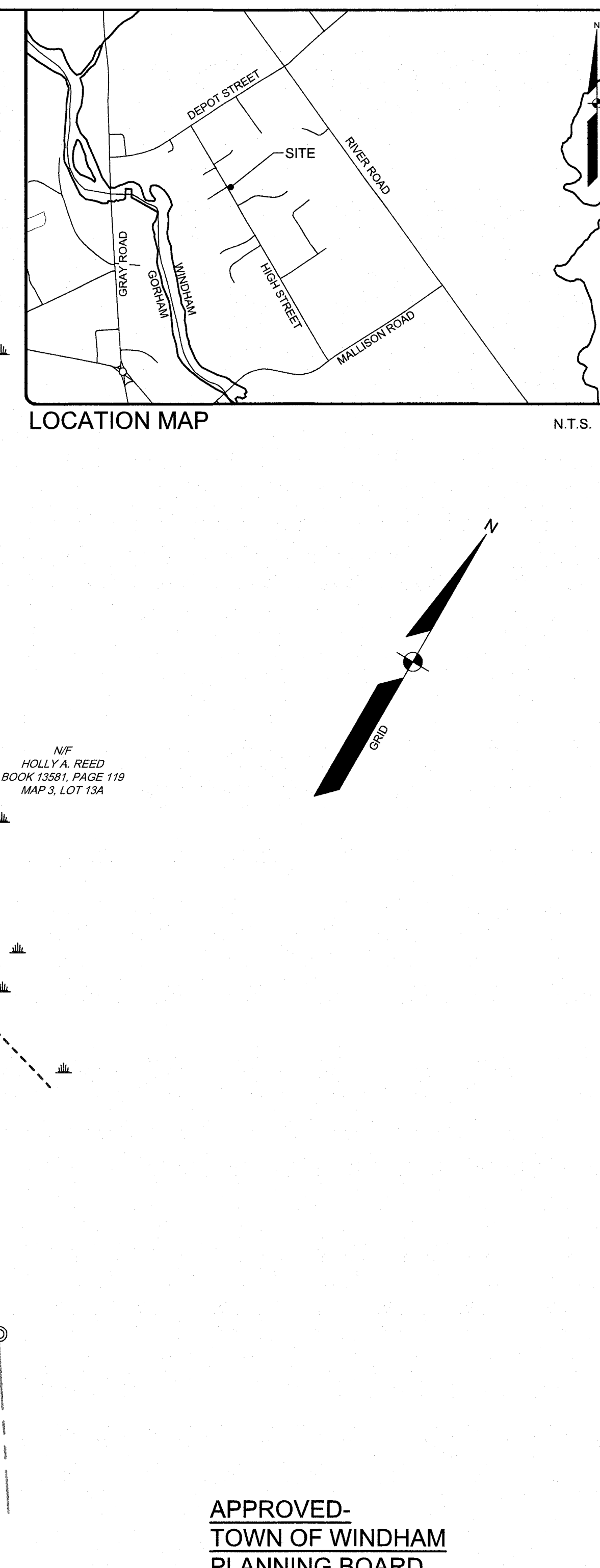
SUBSURFACE SAND FILTER SECTION

SUBSURFACE SAND FILTER TABLE

	SUBSURFACE SAND FILTER (SSF-1)
CHAMBER INV.	174.35
CHAMBER OUTLET PIPE INV.	174.83
UNDERDRAIN INV.	171.68
WQV. ELEV.	174.80







TOTAL PARCEL SIZE =	2.39 ACRES (104,108 SF)
NET RESIDENTIAL DEDUCTIONS	
PUBLIC OR PRIVATE R.O.W.:	N/A
STREETS OVER 25%:	4,287 SF
10-YEAR FLOOD ZONE:	N/A
RESOURCE PROTECTION DISTRICT:	N/A
WATER TABLE AT OR NEAR SURFACE:	306 SF (WETLAND)
VERY POORLY DRAINIED SOILS:	N/A
SURFACE WATER BODIES:	N/A
SIGNIFICANT WILDLIFE HABITAT:	N/A
ENDANGERED BOTANICAL RESOURCES:	N/A
NET RESIDENTIAL ACREAGE:	2.28 ACRES (99,516 SF)
NET RESIDENTIAL DENSITY (1 UNIT/2500 SF):	39 UNITS
NET RESIDENTIAL ACREAGE	
(WITH 2.5X AFFORDABLE HOUSING BONUS):	5.71 ACRES (248,791 SF)
NET RESIDENTIAL DENSITY	
(WITH 2.5X AFFORDABLE HOUSING BONUS):	99 UNITS
TOTAL UNITS CURRENTLY PROPOSED:	18 UNITS

A MINIMUM OF 15% OF THE TOTAL LOT AREA SHALL BE DESIGNATED AND PERMANENTLY RESERVED AS USABLE COMMON OPEN SPACE. (PER 120-814.B.4 SITE DESIGN - RECREATION & OPEN SPACE)
TOTAL LOT SIZE IS 2.39 ACRES OR 104,108 SQUARE FEET

	<u>REQUIRED</u>	<u>PROVIDED</u>
OPEN SPACE:	15,616 SQUARE FEET	15,848 SQUARE FEET

1.5 PARKING SPACES ARE REQUIRED PER UNIT AND 18 UNITS ARE PROPOSED		
	<u>REQUIRED</u>	<u>PROVIDED</u>
PARKING SPACES:	27	27*

*OF THE 27 TOTAL SPACES, 30% ARE REQUIRED TO BE OVERSIZED AT 10'X20'. THE PLAN SHOWS THE REQUIRED 8 OVERSIZED SPACES.

THE PARCEL IS WITHIN THE TOWN OF WINDHAM'S GROWTH ZONE AS DEPICTED IN THE 2024 COMPREHENSIVE PLAN. AS SUCH, UNDER HOUSING LEGISLATION LD2003, THE PARKING REQUIREMENTS FOR SITES PROVIDING 51% OR MORE OF THE UNITS AS AFFORDABLE ONLY ARE REQUIRED TO MAINTAIN A PARKING RATIO 0.66.

1. THE RECORD OWNER OF THE PARCEL IS THE TOWN OF WINDHAM, ET AL. BY DEED DATED SEPTEMBER 18, 2023 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 40367, PAGE 18.
2. THE PARCEL IS SHOWN AS LOT 24 ON THE TOWN OF WINDHAM TAX MAP 37 AND IS LOCATED IN THE (VC) VILLAGE COMMERCIAL DISTRICT.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON PLANNING DEPARTMENT 4A AND FIELD VERIFIED. INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN SEPTEMBER OF 2024.
4. PLAN REFERENCES:
 - A. "PLAN SHOWING A STANDARD BOUNDARY SURVEY OF LAND OF RSU #14" MADE FOR WINDHAM ECONOMIC DEVELOPMENT CORPORATION DATED APRIL 20, 2023, BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
5. BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, GEOID18 IN INTERNATIONAL FEET. ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL FREQUENCY GNSS OBSERVATIONS.
6. BENCHMARK:
 - BM-1 SPIKE IN UTILITY POLE (NO NUMBER) ELEVATION: 170.71 (NAVD83)
7. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD C418-02. 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 AS DISTINGUISH UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION. PROMARK UTILITY LOCATING, INC. MARKED THE UNDERGROUND UTILITIES SHOWN HEREON IN AUGUST OF 2024, AND THEY WERE FIELD LOCATED BY SEBAGO TECHNICS, INC.
8. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED ON A FLOOD INSURANCE RATE MAP FOR WINDHAM, MAINE, CUMBERLAND COUNTY, PANEL NUMBER 23005C06658, HAVING AN EFFECTIVE DATE OF JUNE 20, 2024.

- | SPACE AND BULK CRITERIA FOR THE VILLAGE COMMERCIAL (VC) ZONING DISTRICT ARE AS FOLLOWS: | | |
|--|-------------------|-----------------|
| | <u>REQUIRED</u> | <u>PROVIDED</u> |
| MINIMUM LOT SIZE WITH PUBLIC WATER & SEWER: | 5,000 SQUARE FEET | 2.39 ACRES |
| MINIMUM STREET FRONTAGE: | 50 FEET | 258.86 FEET |
| MINIMUM FRONT YARD: | NO MINIMUM | 56.8 FEET |
| MINIMUM SIDE YARD: | NO MINIMUM | 12.5 FEET |
| MINIMUM REAR YARD: | 20 FEET | 158.6 FEET |
| MAXIMUM BUILDING HEIGHT: | 35 FT | 32.7 FT |
| MAXIMUM BUILDING COVERAGE: | NO LIMIT | N/A |
| <p>* BONUSES ARE GIVEN FOR AFFORDABLE HOUSING DEVELOPMENT. SEE CHAPTER 120 SECTION 501.1 AFFORDABLE HOUSING DEVELOPMENT FOR MORE PARTICULAR INFORMATION.</p> | | |
| <p>10. ALL ROADS IN THIS SUBDIVISION SHALL REMAIN PRIVATE ROADS TO BE MAINTAINED BY THE DEVELOPER, LOT OWNERS OR ROAD ASSOCIATION, AND SHALL NOT BE OFFERED FOR ACCEPTANCE, OR MAINTAINED, BY THE TOWN OF WINDHAM UNTIL THEY MEET ALL MUNICIPAL STREET DESIGN AND CONSTRUCTION STANDARDS.</p> | | |
| <p>11. CLEARING OF TREES IS PROHIBITED IN AREAS WHERE TREE COVER IS DEPICTED ON THE PLAN, A PERIOD OF AT LEAST FIVE YEARS FROM THE DATE OF PLANNING BOARD APPROVAL. MANDATORY STORMWATER OR OTHER REASONS DEPICTED ON THE PLAN SHALL NOT BE CLEARED OF VEGETATION UNLESS THE PLANNING BOARD GRANTS AN AMENDMENT TO THE SUBDIVISION OR FOR MAINTENANCE THAT DOES NOT ALTER THE PURPOSE FOR WHICH THE BUFFER WAS REQUIRED.</p> | | |
| <p>12. THE FOUR BUILDINGS SHOWN ON THE PLAN, A TOTAL OF 18 UNITS, ARE TO BE CONSIDERED AFFORDABLE HOUSING IN CONFORMANCE WITH 120-501.1, AFFORDABLE HOUSING DEVELOPMENT</p> | | |

3. APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED OCTOBER 10, 2024 AS AMENDED OCTOBER 28, 2024, AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND IF AFFIRMED BY THE TOWN ENGINEER. THE TOWN ENGINEER'S REVIEW OF SUCH PLANS, PROPOSALS, SUPPORTING DOCUMENTS, AND REPRESENTATIONS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH §120-912 OR §120-815 OF THE LAND USE ORDINANCE.
4. PER §120-912G, NO SUBDIVISION PLAN SHALL BE RELEASED FOR RECORDING AT THE REGISTRY OF DEEDS UNTIL THE REQUIRED PERFORMANCE GUARANTEE HAS BEEN POSTED. IF AN APPROVED SUBDIVISION PLAN IS NOT RELEASED FOR RECORDING WITHIN THREE YEARS OF THE ORIGINAL APPROVAL, IT SHALL BECOME NULL AND VOID.
5. IN ACCORDANCE WITH §120-815C(1)(B) AND §120-814B(5), THE LAND USE ORDINANCE, THE CONSTRUCTION OF IMPROVEMENTS COVERED BY ANY SITE PLAN APPROVAL AND ANY SUBDIVISION PLAN 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 ANNUAL PERIOD, THE TOWN SHALL, AT THE TOWN MANAGER'S DISCRETION, USE THE PERFORMANCE GUARANTEE TO EITHER RECLAIM AND STABILIZE THE SITE OR TO COMPLETE THE IMPROVEMENTS AS SHOWN ON THE APPROVED PLAN.
6. APPROVAL IS SUBJECT TO THE REQUIREMENTS OF THE POST-CONSTRUCTION STORMWATER ORDINANCE, CHAPTER 201. ANY PERSON OWNING, OPERATING, LEASING, OR HAVING CONTROL OVER STORMWATER MANAGEMENT FACILITIES REQUIRED BY THE POST-CONSTRUCTION STORMWATER MANAGEMENT ORDINANCE SHALL BE RESPONSIBLE FOR ENGAGING THE SERVICES OF A QUALIFIED STORMWATER INSPECTOR WHO MUST CERTIFY COMPLIANCE WITH THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN ON OR BY JUNE 1ST OF EACH YEAR.
7. RECREATION IMPACT FEE (\$800 / X = \$2,400), OPEN SPACE IMPACT FEE (\$450 / X = \$8,100), PUBLIC SAFETY IMPACT FEE (\$1,008 / X = \$4,536), AND MUNICIPAL OFFICE IMPACT FEE (\$333 / X = \$1,332). ALL FEES (\$2,400 + \$8,100 + \$4,532 + \$1,332 = \$15,864) WILL BE DETERMINED AND COLLECTED FOR ANY BUILDING, OR ANY OTHER PERMIT NECESSARY FOR THE DEVELOPMENT, §120-1201 (MASTER FEE SCHEDULE)
8. THE APPLICANT SHALL PROVIDE TO THE DIRECTOR OF PLANNING THE DIRECTOR OF PUBLIC WORKS APPROVAL TO CONNECT TO THE WINDHAM'S MS4 SYSTEM AND OFFER TO TOWN COUNCIL ANY THE STORMWATER PIPES AND MANHOLES LOCATED IN THE HIGH STREET.
9. PRIOR TO RECEIVING AUTHORIZATION TO CONNECT THE PRIVATE STORMWATER MANAGEMENT SYSTEM TO THE WINDHAM'S MS4 SYSTEM, THE APPLICANT SHALL PROVIDE A WRITTEN APPROVAL FROM THE TOWN ENGINEER TO THE TOWN PLANNER.

October 26, 2024

DATE

Monica J. Davis

CHAIRPERSON

Carol Ann

P. L. Davis

Latisha Davis

April

STATE OF MAINE, CUMBERLAND
COUNTY SS, REGISTRY OF DEEDS

RECEIVED October 29, 20 24
AT 3 H 25 M. P. M AND

RECORDED IN

PLAN BOOK 224 PAGE 431

ATTEST: Veronica Spaulding REGISTERED

WINDHAM, ME 04062
FOR:
GREAT FALLS CONSTRUCTION &
WESTBROOK DEVELOPMENT CORPORATION

DESIGNED	MRB/KEW
DRAWN	MRS
CHECKED	ABS
DATE	08-26-2024
SCALE	1" = 20'
PROJECT	240577

SHEET C-101



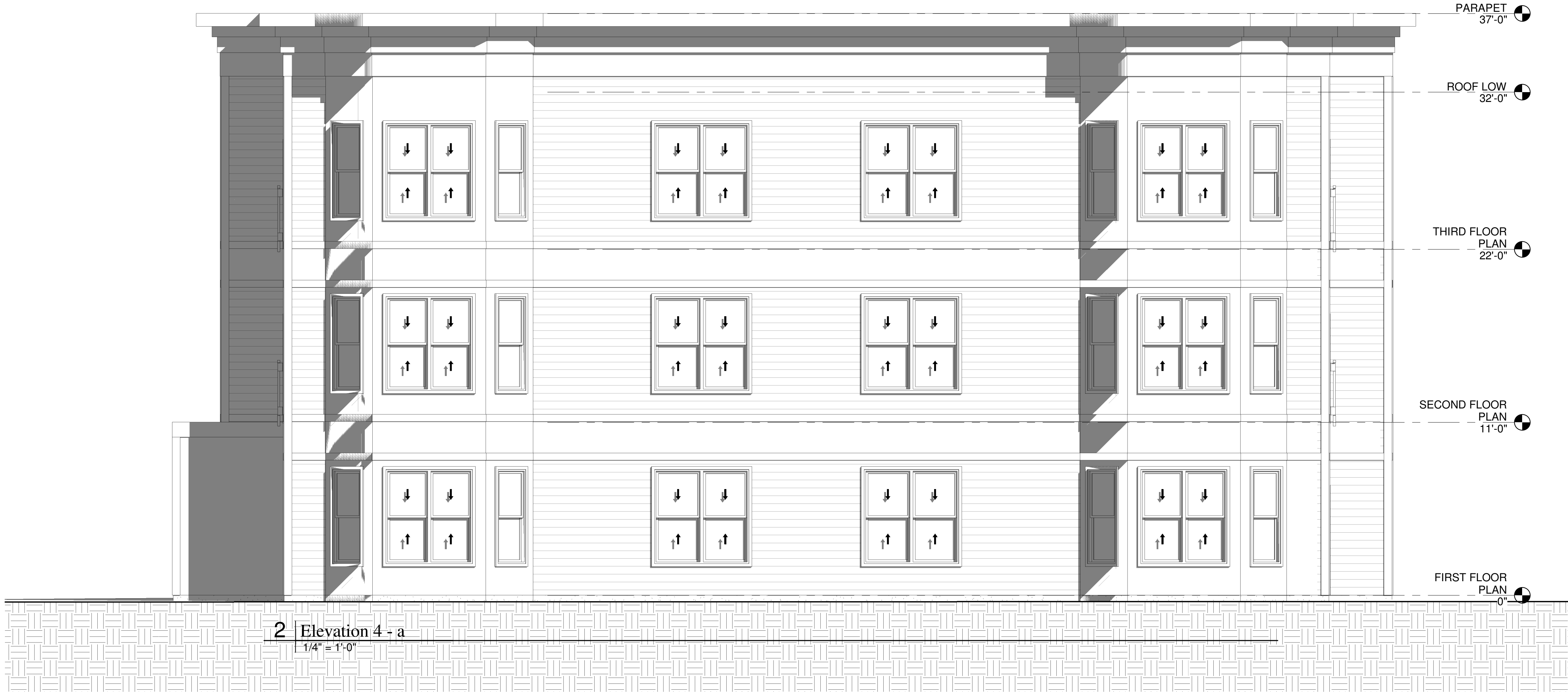
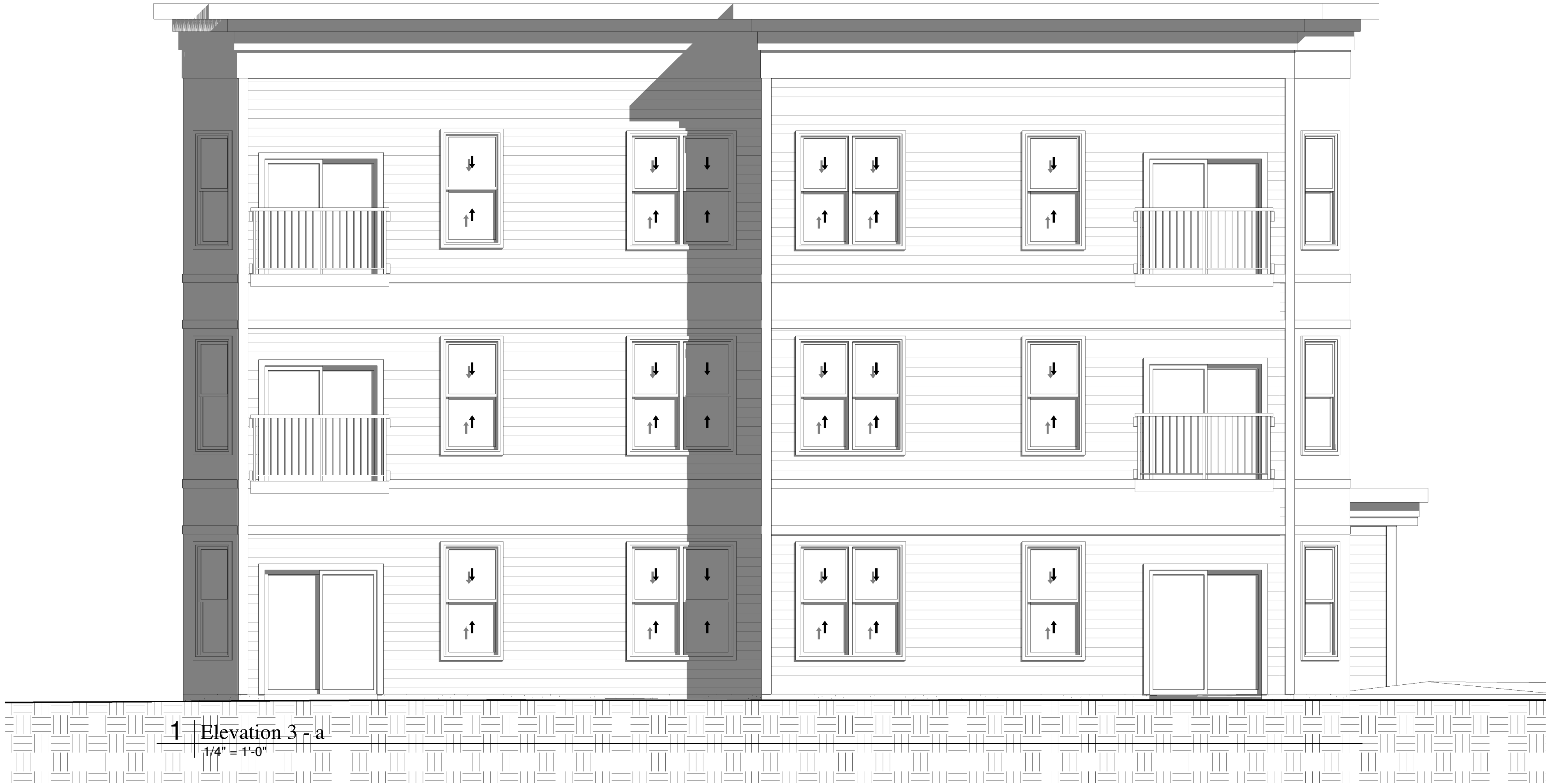


1 | Elevation 1 - a
1/4" = 1'-0"



2 | Elevation 2 - a
1/4" = 1'-0"

Prepared For:		Owner	
		Address City, State	
Consultant:		ARCHETYPE ARCHITECTS 48 Union Wharf Portland, Maine 04101 archetype@archetypepa.com	
Architect:		Project: ANDREW'S SCHOOL	
Date: 12 MAY 2022		Revisions:	
Scale: 1/4" = 1'-0"		WINDHAM, MAINE	
BUILDING ELEVATIONS		A2.01	



Prepared For: Owner

Address
City, State

Consultant:

Architect: **ARCHETYPE ARCHITECTS**
48 Union Wharf Portland, Maine 04101
207.772.6022 archetype@archetypepa.com

Project: **ANDREWS SCHOOL**
WINDHAM, MAINE

Revisions:

Date: 12 MAY 2022 Scale: 1/4" = 1'-0"
BUILDING ELEVATIONS

A2.02



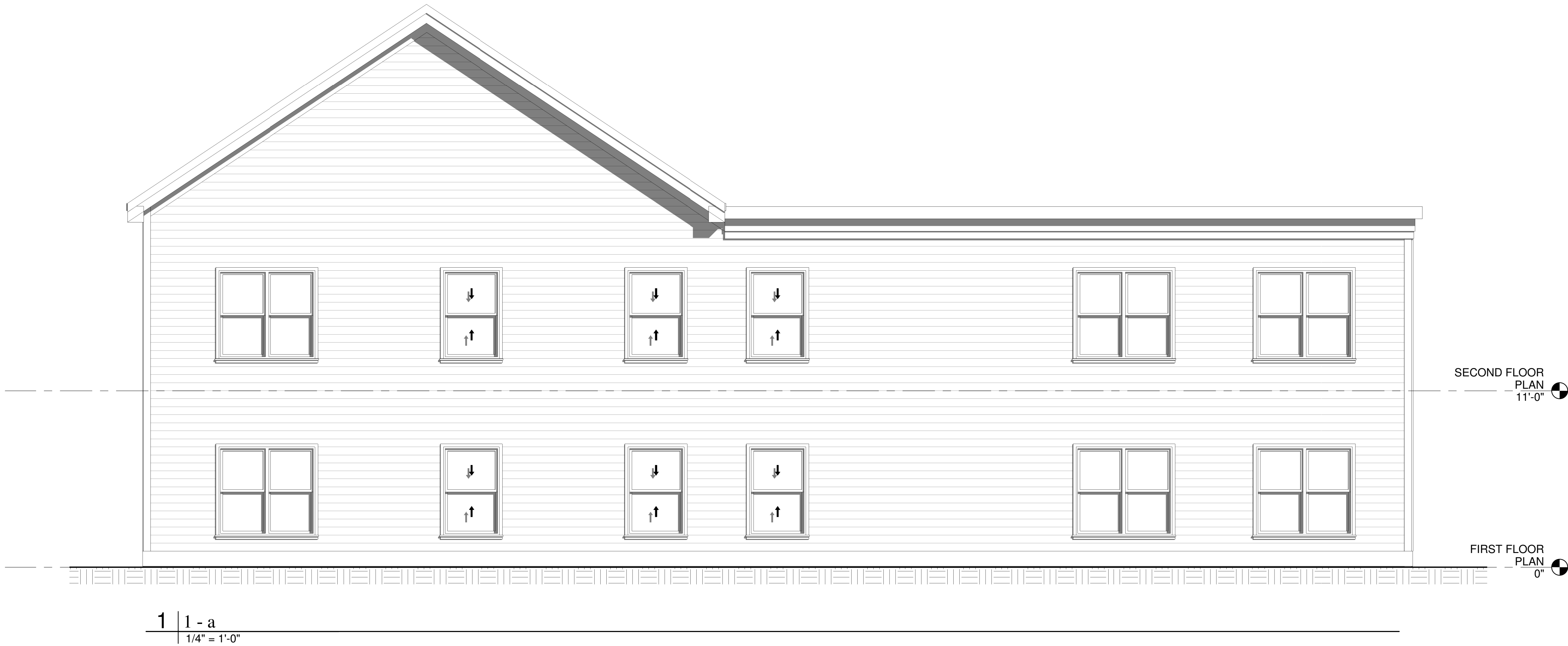
Owner

Architect:
ARCHETYPE
architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project:
108 WAHINGTON
AVE
WINDHAM, MAINE

Date:
2-25-2025
Scale:
1/4" = 1'-0"
BUILDING
ELEVATIONS -
CONCEPT A

A2.02



Owner

Architect:
ARCHETYPE
architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project:
108 WAHINGTON
AVE
WINDHAM, MAINE

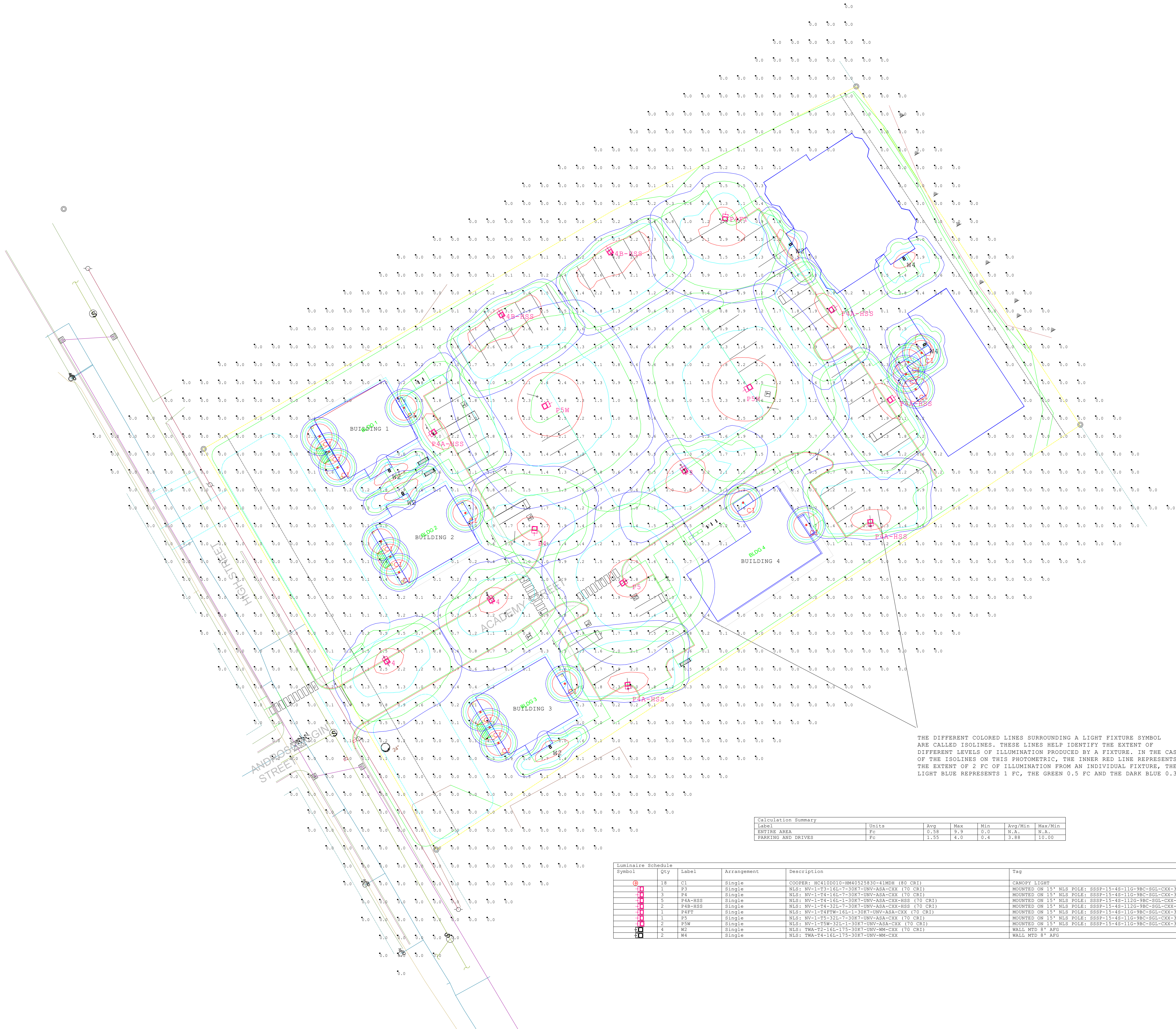
Date:
2-25-2025

Scale:
1/4" = 1'-0"

Revisions:

BUILDING
ELEVATIONS -
CONCEPT A

A2.03



THE DIFFERENT COLORED LINES SURROUNDING A LIGHT FIXTURE SYMBOL ARE CALLED ISOLINES. THESE LINES HELP IDENTIFY THE EXTENT OF DIFFERENT LEVELS OF ILLUMINATION PRODUCED BY A FIXTURE. IN THE CASE OF THE ISOLINES ON THIS PHOTOMETRIC, THE INNER RED LINE REPRESENTS THE EXTENT OF 2 FC OF ILLUMINATION FROM AN INDIVIDUAL FIXTURE, THE LIGHT BLUE REPRESENTS 1 FC, THE GREEN 0.5 FC AND THE DARK BLUE 0.3 FC.

Calculation Summary					
Label	Units	Avg	Max	Min	Avg/Min
ENTIRE AREA	Fc	0.58	9.9	0.0	N.A.
PARKING AND DRIVES	Fc	1.55	4.0	0.4	3.88

Luminaire Schedule					Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
Symbol	Qty	Label	Arrangement	Description					
⊕	18	C1	Single	COOPER: RC410D010-HM40525830-41MDR (80 CRI)	CANOPY LIGHT	0.900	1041	9.9	178.2
⊕	1	P3	Single	NLS: NV-1-73-161-7-30K7-UNV-ASA-CXX (70 CRI)	MOUNTED ON 15' NLS POLE: SSSP-15-48-110-98C-SGL-CXX-3430	0.900	3960	38	36
⊕	3	P4	Single	NLS: NV-1-74-161-7-30K7-UNV-ASA-CXX (70 CRI)	MOUNTED ON 15' NLS POLE: SSSP-15-48-110-98C-SGL-CXX-3430	0.900	3973	36.57	109.71
⊕	5	P4A-HSS	Single	NLS: NV-1-74-161-1-30K7-UNV-ASA-CXX-HSS (70 CRI)	MOUNTED ON 15' NLS POLE: SSSP-15-48-112G-98C-SGL-CXX-3430	0.900	3812	56	280
⊕	2	P4B-HSS	Single	NLS: NV-1-74-321-7-30K7-UNV-ASA-CXX-HSS (70 CRI)	MOUNTED ON 15' NLS POLE: SSSP-15-48-112G-98C-SGL-CXX-3430	0.900	5083	71	142
⊕	1	P4F2	Single	NLS: NV-1-74F7W-161-1-30K7-UNV-ASA-CXX (70 CRI)	MOUNTED ON 15' NLS POLE: SSSP-15-48-110-98C-SGL-CXX-3430	0.900	5886	56	56
⊕	1	P5	Single	NLS: NV-1-75-321-7-30K7-UNV-ASA-CXX (70 CRI)	MOUNTED ON 15' NLS POLE: SSSP-15-48-110-98C-SGL-CXX-3430	0.900	7881	71	71
⊕	2	P5W	Single	NLS: NV-1-75W-321-1-30K7-UNV-ASA-CXX (70 CRI)	MOUNTED ON 15' NLS POLE: SSSP-15-48-110-98C-SGL-CXX-3430	0.900	12751	106	212
⊕	4	W2	Single	NLS: TWA-72-161-175-30K7-UNV-WM-CXX (70 CRI)	WALL MTD 8' AFG	0.900	1206	10	40
⊕	2	W4	Single	NLS: TWA-74-161-175-30K7-UNV-WM-CXX	WALL MTD 8' AFG	0.900	1212	10	20

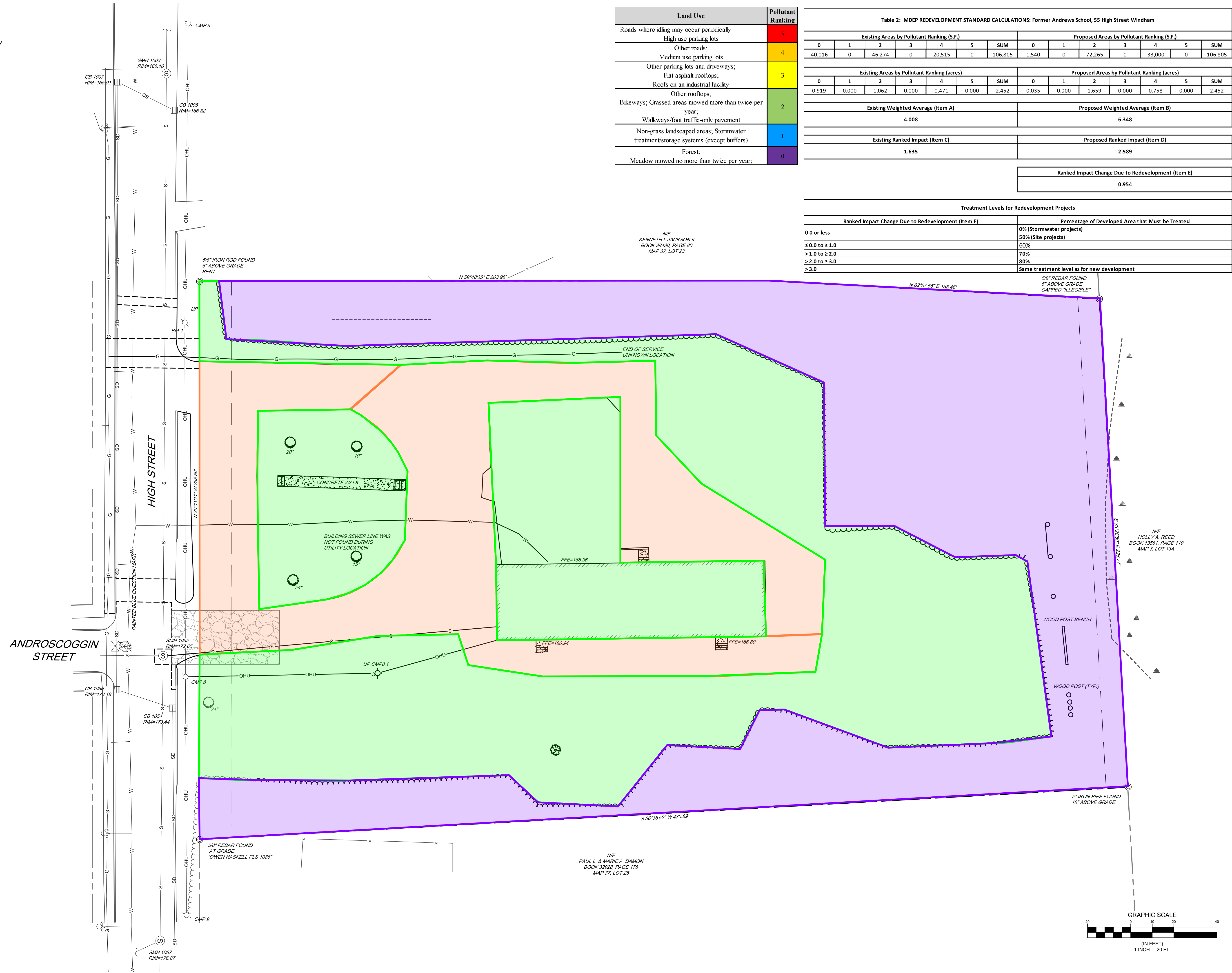


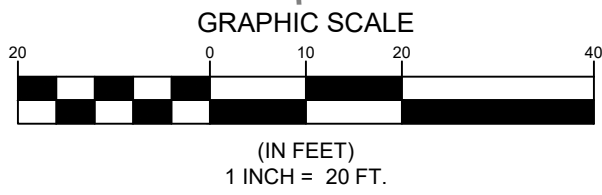
Revisions				
#	Date	Comments		

Drawn By: Michael O'Brien	Checked By:
Date: 2/27/2025	Contact: mobrien@charroninc.com
Scale: NTS	

ANDREWS SCHOOL
HOUSING DEVELOPMENT

HIGH STREET
WINDHAM, ME

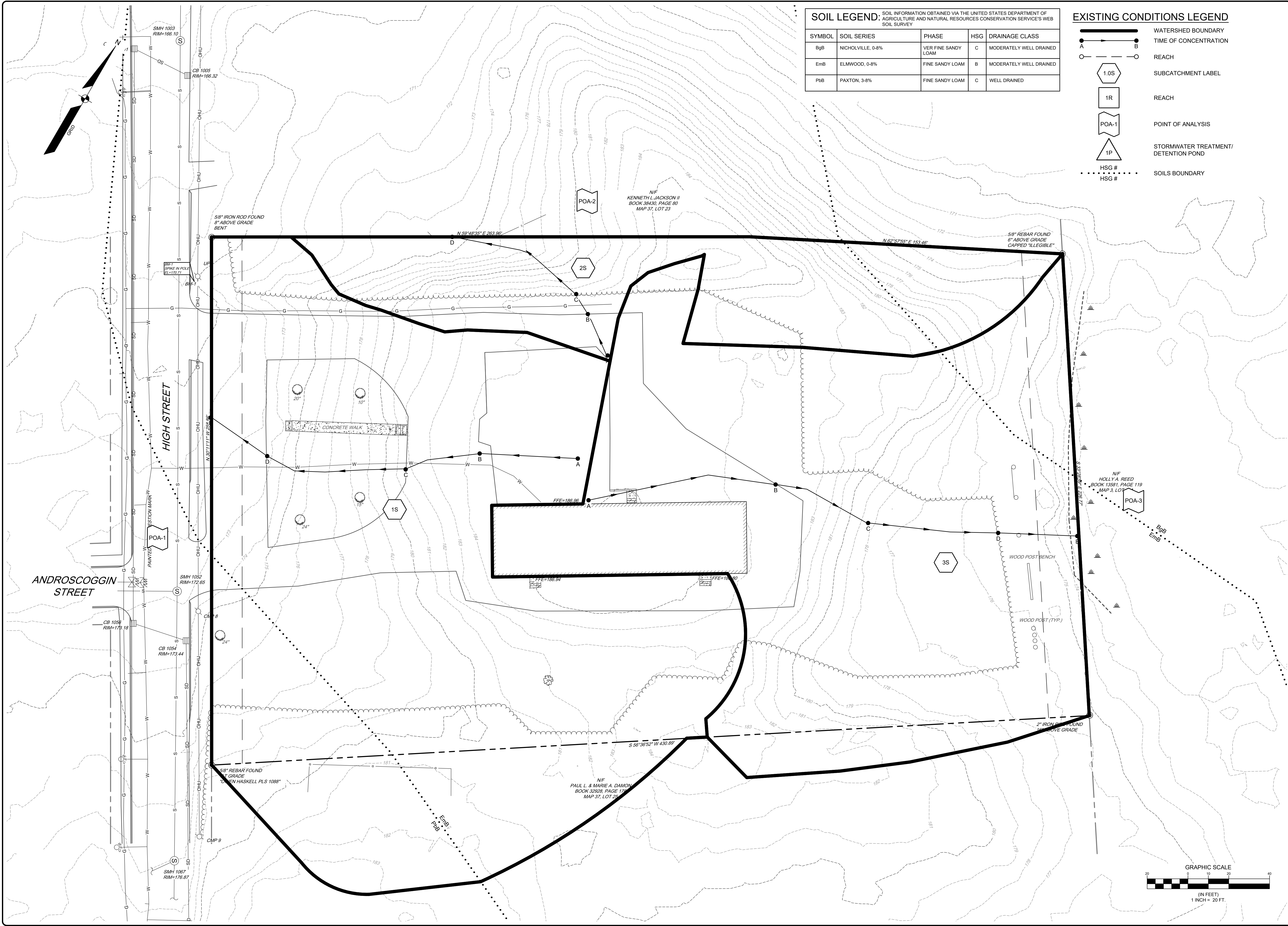




Treatment Levels for Redevelopment Projects	
Ranked Impact Change Due to Redevelopment (Item E)	Percentage of Developed Area that Must be Treated
0.0 or less	0% (Stormwater projects) 50% (Site projects)
≤ 0.0 to ≥ 1.0	60%
> 1.0 to ≥ 2.0	70%
> 2.0 to ≥ 3.0	80%
> 3.0	Same treatment level as for new development

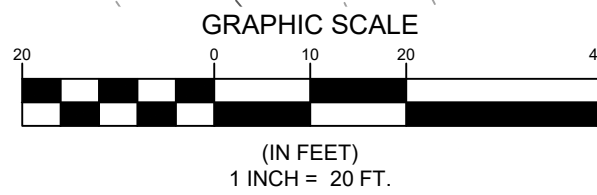
SITE PLAN & SUBDIVISION PLAN OF: WDCJCS SUBDIVISION 55 HIGH STREET WINDHAM, ME 04062 FOR: GREAT FALLS CONSTRUCTION & WESTBROOK DEVELOPMENT CORPORATION 20 MECHANIC STREET GORHAM, ME 04038	
DESIGNED	MRB/KEW
DRAWN	MRS
CHECKED	ABS
DATE	08-26-2024
SCALE	1" = 20'
PROJECT	240577
SHEET C-101	

F:\Projects\140002040577\DWG\Design\240577 SW PRE.dwg - 10/10/2024 1:05 PM - PAUL OSTROWSKI



SOIL LEGEND				
SOIL INFORMATION OBTAINED VIA THE UNITED STATES DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES CONSERVATION SERVICE'S WEB SOIL SURVEY				
SYMBOL	SOIL SERIES	PHASE	HSG	DRAINAGE CLASS
BgB	NICHOLVILLE, 0-8%	VER FINE SANDY LOAM	C	MODERATELY WELL DRAINED
EmB	ELMWOOD, 0-8%	FINE SANDY LOAM	B	MODERATELY WELL DRAINED
PbB	PAXTON, 3-8%	FINE SANDY LOAM	C	WELL DRAINED

EXISTING CONDITIONS LEGEND	
	WATERSHED BOUNDARY
	TIME OF CONCENTRATION
	REACH
	SUBCATCHMENT LABEL
	REACH
	POINT OF ANALYSIS
	STORMWATER TREATMENT/ DETENTION POND
	HSG #
	SOILS BOUNDARY



PAUL D OSTROWSKI PE 11175

STATE OF MAINE
PAUL D. OSTROWSKI
No. 11175
PROFESSIONAL ENGINEER
10/10/2024

REV.	BY	DATE	STATUS
B	KEW	10-10-24	SUBMISSION TO TOWN FOR FINAL SITESUBDIVISION
A	KEW	9-18-24	SUBMISSION TO TOWN FOR PRELIMINARY SITESUBDIVISION

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

SEBAGO
TECHNIQS

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

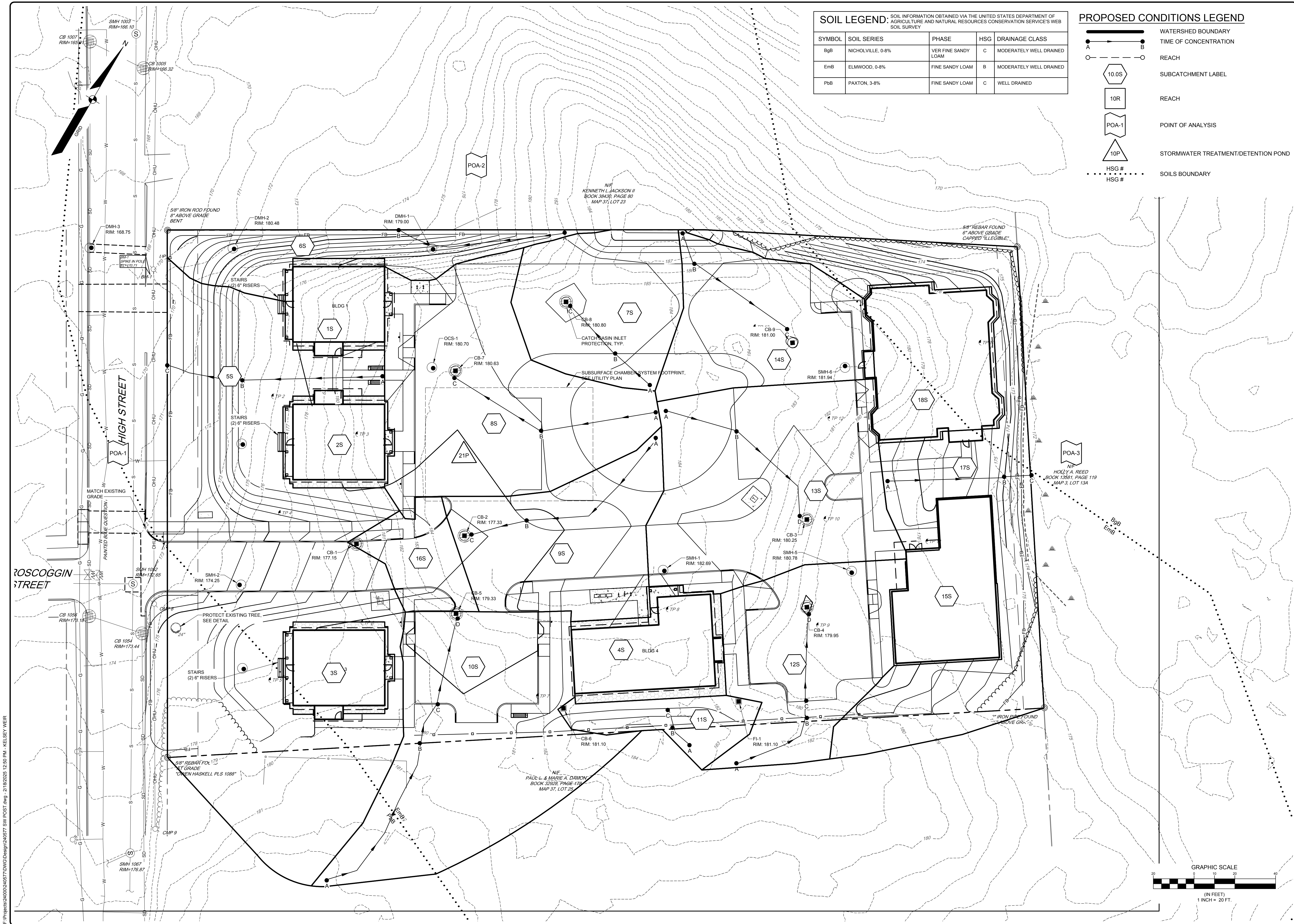
South Portland, Bridgton, Sanford and Bath

EXISTING CONDITIONS STORMWATER PLAN
OF:
WDCJCS SUBDIVISION
55 HIGH STREET
WINDHAM, ME 04062
FOR:
GREAT FALLS CONSTRUCTION & WESTBROOK
DEVELOPMENT CORPORATION
20 MECHANIC STREET GORHAM, ME 04038

DESIGNED	MRB/KEW
DRAWN	MRS
CHECKED	ABS
DATE	08-26-2024
SCALE	1" = 20'
PROJECT	240577

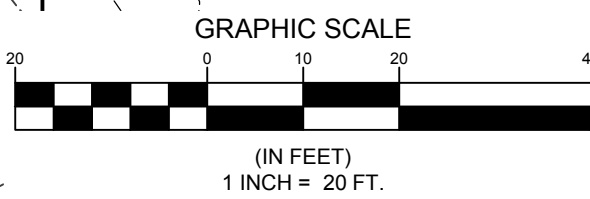
SHEET 1 OF 2

F:\Projects\240577\DWG\Design\240577 SW POST.dwg - 2/18/2025 12:50 PM - KELSEY WEIR



SOIL LEGEND: SOIL INFORMATION OBTAINED VIA THE UNITED STATES DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES CONSERVATION SERVICE'S WEB SOIL SURVEY				
SYMBOL	SOIL SERIES	PHASE	HSG	DRAINAGE CLASS
BgB	NICHOLVILLE, 0-8%	VER FINE SANDY LOAM	C	MODERATELY WELL DRAINED
EmB	ELMWOOD, 0-8%	FINE SANDY LOAM	B	MODERATELY WELL DRAINED
PbB	PAXTON, 3-8%	FINE SANDY LOAM	C	WELL DRAINED

PROPOSED CONDITIONS LEGEND	
	WATERSHED BOUNDARY
	TIME OF CONCENTRATION
	REACH
	SUBCATCHMENT LABEL
	REACH
	POINT OF ANALYSIS
	STORMWATER TREATMENT/DETENTION POND
	SOILS BOUNDARY



240577 SW POST.dwg TAB:PROPOSED CONDITIONS STORMWATER PLAN

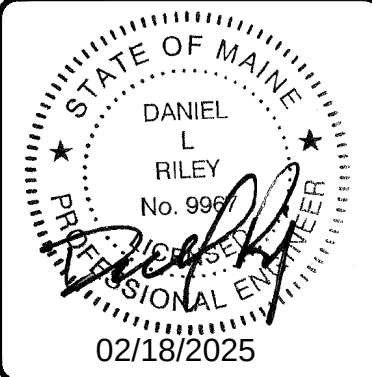
DESIGNED		MRB/KEW
DRAWN		MRS
CHECKED		ABS
DATE		08-26-2024
SCALE		1" = 20'
PROJECT		240577

PROPOSED CONDITIONS STORMWATER PLAN
OF:
WDCJCS SUBDIVISION
55 HIGH STREET
WINDHAM, ME 04062
FOR:
GREAT FALLS CONSTRUCTION & WESTBROOK
DEVELOPMENT CORPORATION
20 MECHANIC STREET GORHAM, ME 04038

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

REV	BY	DATE	STATUS	DESCRIPTION
A	KEW	2-18-25	SUBMISSION TO MDEP FOR STORM WATER MANAGEMENT LAW	

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.



ANY BELL SEGAL, RLA 2285