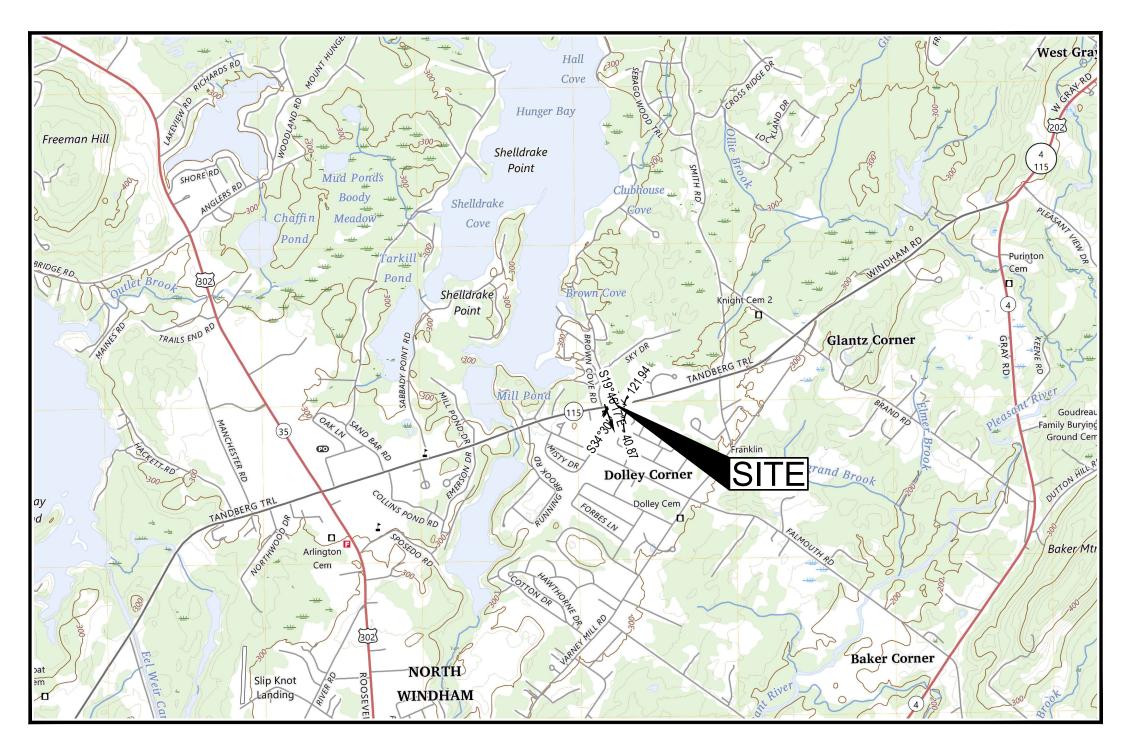
# MULTI-FAMILY DWELLING UNITS 209/211 TANDBERG TRAIL, WINDHAM MAINE **JUNE 2025**



# **DRAWING LIST**

C001	COVER SHEET
C100	EXISTING CONDITIONS AND DEMOLITION
C101	PROPOSED SITE PLAN
C200	SITE DETAILS
C300	EROSION CONTROL DETAILS

LOCUS MAP NOT TO SCALE

OWNER:

MOON APARTMENTS, LLC TYLER MONAHAN 9 SCOTT ST. PORTLAND, ME 04102

CONSULTANTS:

189 MAIN STREET YARMOUTH, ME 04096

P.O. BOX 1276 PORTLAND, ME 04104

SOUTH PORTLAND, ME

PLAN

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200/211 TANDRERG TRAII		MULTI-FAMILY DWELLING UNITS					VVINUMAIN, MAINE
	DATE	6/30/2025					
	BΥ	ED					
ISSUED	DESCRIPTION	SKETCH PLAN SUBMISSION					
ISSUED		A SKETCH PLAN SUBMISSION					

PROJECT NUMBER:

C00

23-305

COWLES STUDIO LANDSCAPE ARCHITECTURE

CALENDAR + DELANEY ARCHITECTS

TRILLIUM ENGINEERING GROUP



GENERAL NOTES

1. LOCATIONS OF UTILITIES ARE APPROXIMATE

- 2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE THEIR INDIVIDUAL SERVICES PRIOR TO THE START OF CONSTRUCTION.
- PRIOR TO THE BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SECURE A STREET OPENING PERMIT FROM TOWN OF WINDHAM PUBLIC WORKS DEPARTMENT, NO FEE WILL BE CHARGED FOR THIS PERMIT.
- 4. ALL THE UTILITY WORK SHALL BE DONE BY OTHERS.
- PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AND SHALL NOT BE DISTURBED. IF DISTURBED, THEY SHALL BE REPLACED BY A LICENSED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
   ALL EXISTING CATCH BASINS, MANHOLES, CONNECTIONS, AND OUTLET PIPING SHALL BE CLEANED AND LEFT IN
- SATISFACTORY OPERATING CONDITION AFTER CONSTRUCTION HAS BEEN COMPLETED. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
- 7. ALL LAWN AREAS, WALKWAYS, AND DRIVEWAYS OUTSIDE THE WORK AREA, DAMAGED BY THE CONTRACTOR, SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE TOWN.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL TREES AND SHRUBS ON THE PROJECT WHICH ARE NOT REMOVED.
- 9. EXISTING DRAINAGE STRUCTURES SHALL NOT BE DISTURBED UNLESS OTHERWISE NOTED.
  10. NO ADDITIONAL PAYMENT WILL BE MADE FOR GRADING SIDE SLOPES OF DRIVEWAYS.
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY TRENCH PAVEMENT THAT HAS EXPERIENCED EXCESSIVE SETTLEMENT, CRACKING, OR OPENING OF JOINTS, REPAIRS MAY INCLUDE OVERLAY, REMOVAL OF UNACCEPTABLE MATERIALS, COMPLETE REPLACEMENT, JOINT SEALING, OR REBUTTING PAVEMENT AS REQUIRED. THIS WORK MAY BE NECESSARY <u>AFTER THE FINAL ACCEPTANCE</u> OF WORK OR PRIOR TO THE END OF THE ONE YEAR GUARANTEE. THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

DEVELOPABLE LOT AREA	AREA
PUBLIC/PRIVATE RIGHT OF WAY =	0 S.F.
SLOPES OVER 25% =	0 S.F.
100 YEAR FLOODPLANE =	0 S.F.
RESOURCE PROTECTION DISTRICT =	0 S.F.
POOR SOILS =	0 S.F.
WATER BODIES =	0 S.F.
SIGNIFICANT WILDLIFE =	0 S.F. (NEED TO VERIFY WITH STATE)
ENDANGERED BOTANICAL RESOURCES =	0 S.F. (NEED TO VERIFY WITH STATE)
TOTAL LOT DEDUCTIONS =	0 S.F.
LOT DEVELOPABLE AREA	
LOT AREA =	70,958 S.F.
LOT DEDUCTIONS =	0 S.F.
TOTAL DEVELOPABLE LOT AREA =	70,958 S.F.
RESIDENTIAL DENSITY:	ALLOWED
DEVELOPABLE LOT AREA / 5000 S.F. PER UNIT	
70,958 SF / 5,000 SF PER UNIT =	14.2 UNITS

TOWN OF WINDHAM ZONING SUMMARY ZONE C-4: COMMERCIAL 4 TAX MAP: 19C, LOTS 50C AND 50D				
	REQUIRED/ALLOWED			
MIN. LOT AREA	40,000 S.F.			
STREET FRONTAGE	150'			
MIN. FRONT SEBACK	40'			
MIN. LANDSCAPE BUFFER	20'			
MIN. REAR SETBACK	10'			
MIN. SIDE SETBACK	10'			
MAX. BUILDING HEIGHT	45'			
NET RESIDENTIAL AREA	5,000 S.F. / UNIT			
NET RESIDENTIAL DENSITY	14.2			
MAX. IMPERVIOUS	50%			

	LEGEND	
EXISTING	DESCRIPTION	PROPOSED
	GRANITE MONUMENT - 3' OFFSET	
O IPF	IRON PIN FOUND/SET	O IPS
O IRF	IRON ROD FOUND	
lpha cirf	CAPPED IRON ROD FOUND	
• DHF	DRILL HOLE FOUND	
MON	GRANITE MONUMENT FOUND	
	STREET LINE	
	LOT SETBACKS	
	PROPERTY LINE	
	ABUTTER LINE	
	EDGE OF ROAD/TRAVELED WAY	
420	CONTOUR	420
∽ <sup>UP</sup> Ø <sup>UP</sup>	UTILITY POLE	പ
OHU	OVERHEAD UTILTIES	ОНU
ę	FIRE HYDRANT	•
W	WATER LINE	W
WG WG	WATER GATE	
	BIRCH	
$\bigcirc$	MAPLE	
	TREE LINE	

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200/211 TANDRFRG TRAII		MULTI-FAMILY DWELLING UNITS			DRFRG TRAII	
209/21		MULTI-FAN			209 & 211 TAN	
200/21	DATE COC	6/30/2025 MULTI-FAN			209 & 211 TAN	
- 10/02		0/2025			209 & 211 TAN	
ISSUED 200/21	DATE	6/30/2025			209 & 211 TAN	
	BY DATE	ED 6/30/2025			209 & 211 TAN	

DESIGNED BY:

PROJECT NUMBER:

C100

DRAWN BY:

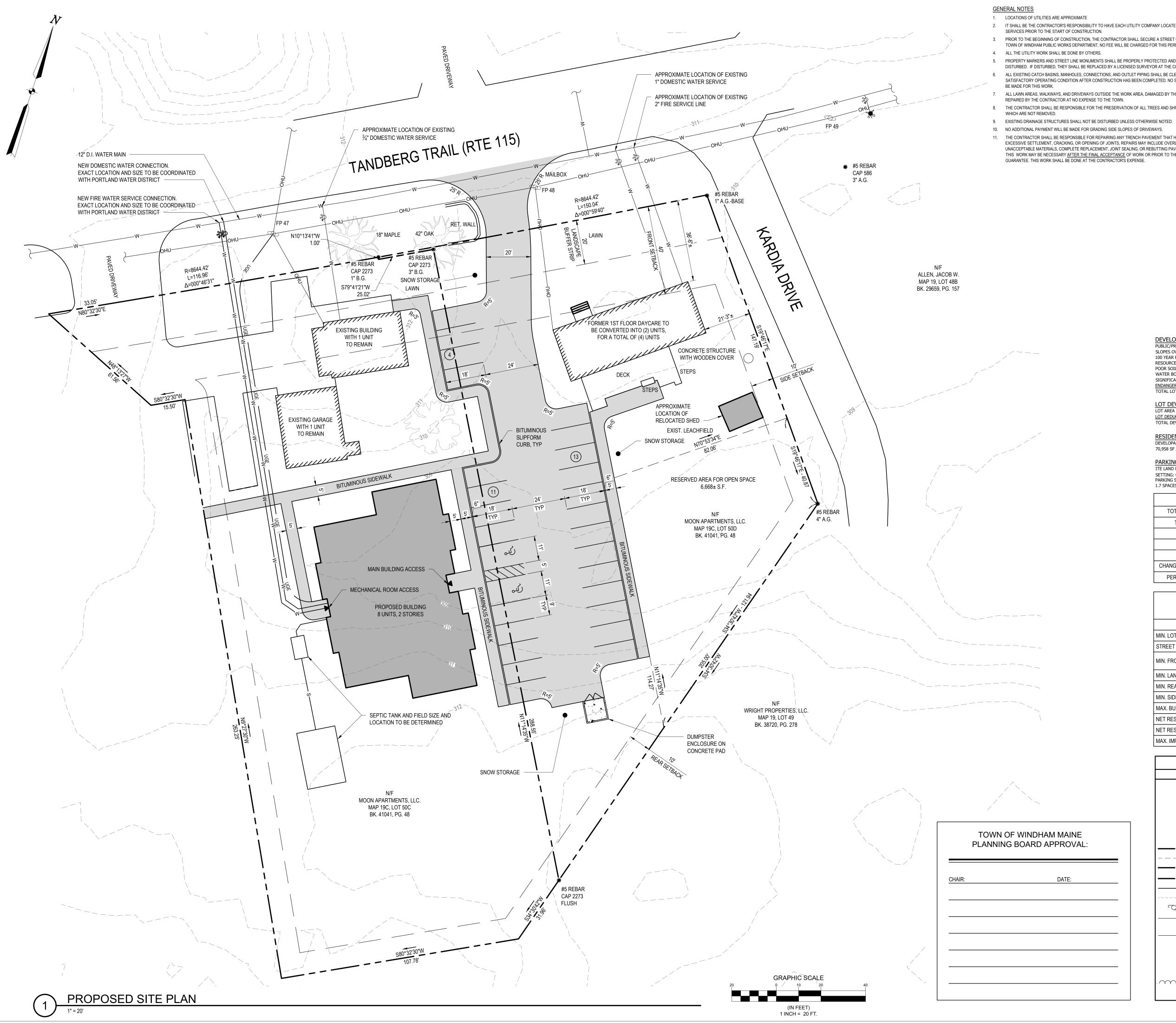
DATE:

BVD

BVD

6/16/2025

23-305



2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE THEIR INDIVIDUAL

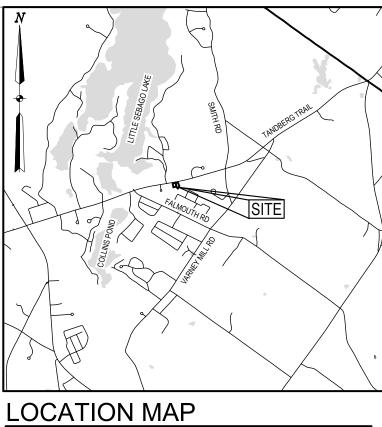
PRIOR TO THE BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SECURE A STREET OPENING PERMIT FROM TOWN OF WINDHAM PUBLIC WORKS DEPARTMENT, NO FEE WILL BE CHARGED FOR THIS PERMIT.

5. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AND SHALL NOT BE DISTURBED. IF DISTURBED, THEY SHALL BE REPLACED BY A LICENSED SURVEYOR AT THE CONTRACTOR'S EXPENSE. ALL EXISTING CATCH BASINS, MANHOLES, CONNECTIONS, AND OUTLET PIPING SHALL BE CLEANED AND LEFT IN SATISFACTORY OPERATING CONDITION AFTER CONSTRUCTION HAS BEEN COMPLETED. NO SEPARATE PAYMENT WILL

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NOT TO SCALE



MOON APARTMENTS, LLC

9 SCOTT ST, PORTLAND, ME 04102

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PRELIMINARY NOT FOR CONSTRUCTION

DEVELOPABLE LOT AREA	AREA
PUBLIC/PRIVATE RIGHT OF WAY =	0 S.F.
SLOPES OVER 25% =	0 S.F.
100 YEAR FLOODPLANE =	0 S.F.
RESOURCE PROTECTION DISTRICT =	0 S.F.
POOR SOILS =	0 S.F.
WATER BODIES =	0 S.F.
SIGNIFICANT WILDLIFE =	0 S.F. (NEED TO VERIFY WITH STATE)
ENDANGERED BOTANICAL RESOURCES =	0 S.F. (NEED TO VERIFY WITH STATE)
TOTAL LOT DEDUCTIONS =	0 S.F.
LOT DEVELOPABLE AREA	
LOT AREA =	70,958 S.F.
LOT DEDUCTIONS =	0 S.F.
	70.059.5 5

TOTAL DEVELOPABLE LOT AREA = 70,958 S.F. RESIDENTIAL DENSITY: DEVELOPABLE LOT AREA / 5000 S.F. PER UNIT ALLOWED PROPOSED 70,958 SF / 5,000 SF PER UNIT = 14.2 UNITS 14 UNITS

PARKING SUMMARY: R ITE LAND USE: 220 MULTIFAMILY HOUSING (LOW-RISE) REQUIRED PROPOSED Setting: General Urban/Suburban Not Within  $\frac{1}{2}$  Mile of Rail Transit PARKING SUPPLY RATIO = 1.7 SPACES PER DWELLING UNIT

23.8 SPACES 28 SPACES 1.7 SPACES PER D.U. X 14 UNITS

IMPERVIOUS AREA TABLE					
TOTAL LOT AREA (S.F.)	70,958				
TYPE OF COVER	EXISTING IMP. AREA (S.F.)	PROPOSED IMP. AREA (S.F.)			
BUILDING	4,469	9,363			
PAVEMENT	11,559	17,528			
TOTAL	16,028	26,891			
CHANGE FROM EXISTING (+/-)	-	10,863			
PERCENT IMPERVIOUS	22.6%	37.9%			

TOWN OF WINDHAM ZONING SUMMARY						
ZONE C-4: COMMERCIAL 4						
TAX MAP: 19C, LOTS 50C AND 50D						
REQUIRED/ALLOWED	PROVIDED					
40,000 S.F.	70,958 S.F.					
150'	300'					
40'	25'± (EX, NON-CONFORMING)					
20'	20'					
10'	80'± (PROP)					
10'	21'± (EX)					
45'	> 45'					
5,000 S.F. / UNIT	-					
14.2	14					
50%	37.2%					
	NE C-4: COMMERCIAL 4 P: 19C, LOTS 50C AND 50 REQUIRED/ALLOWED 40,000 S.F. 150' 40' 20' 10' 10' 45' 5,000 S.F. / UNIT 14.2					

	LEGEND	
EXISTING	DESCRIPTION	PROPOSED
	GRANITE MONUMENT - 3' OFFSET	
	IRON PIN FOUND/SET	O IPS
IRF	IRON ROD FOUND	
lpha cirf	CAPPED IRON ROD FOUND	
O DHF	DRILL HOLE FOUND	
MON	GRANITE MONUMENT FOUND	
	STREET LINE	
	LOT SETBACKS	
	PROPERTY LINE	
	ABUTTER LINE	
	EDGE OF ROAD/TRAVELED WAY	
420	CONTOUR	420
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ОНU	OVERHEAD UTILTIES	OHU
ւ=	FIRE HYDRANT	
W	WATER LINE	W
W WG	WATER GATE	
	BIRCH	
$\bigcirc$	MAPLE	
	TREE LINE	

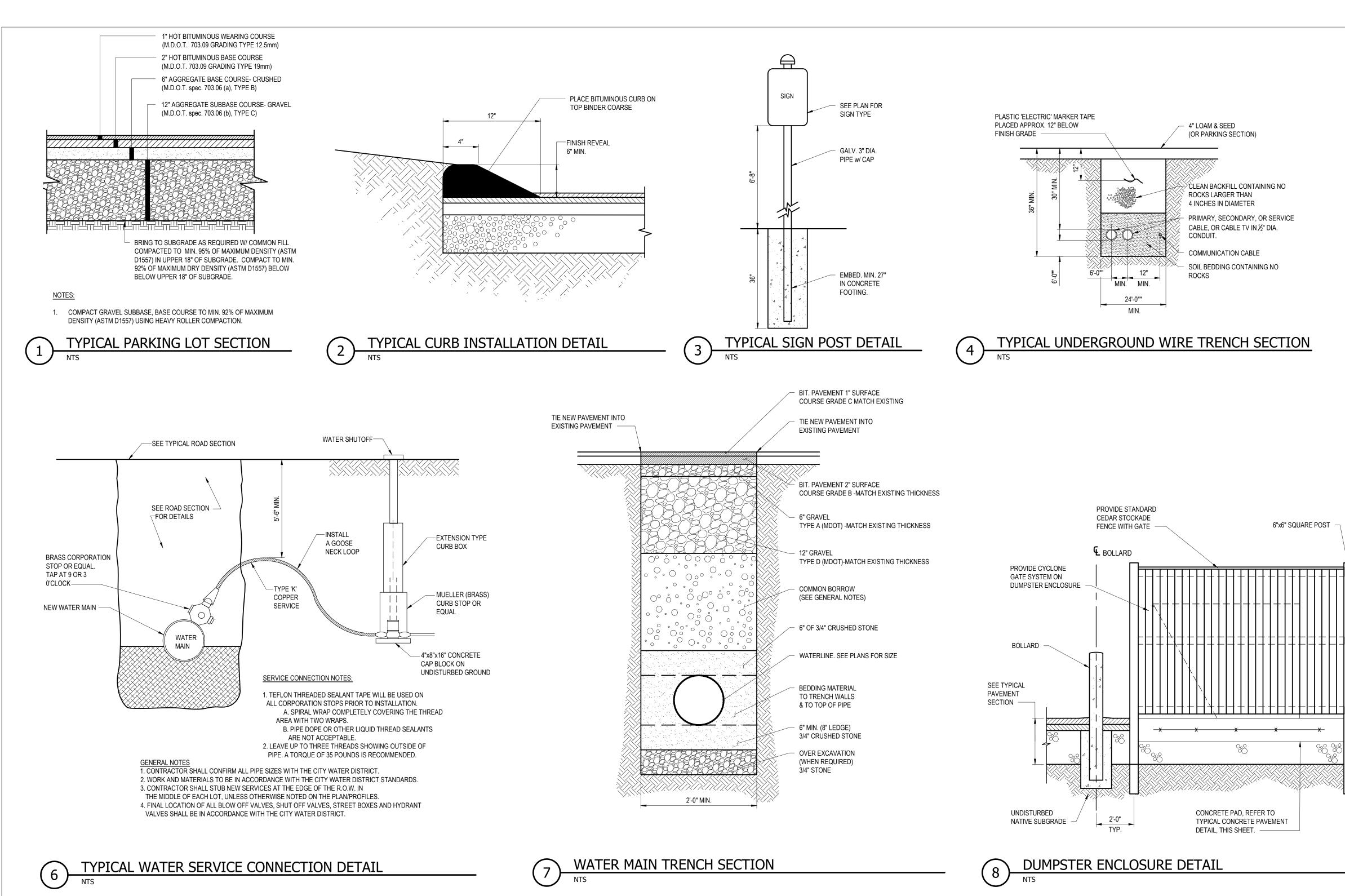
209/211 TANDRERG TE		MULTI-FAMILY DWELLING UNITS		209 & 211 TANDBFRG TRAII	
	DATE	6/30/2025			
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ISSUED	DESCRIPTION	SKETCH PLAN SUBMISSION			
	NUMBER	A			

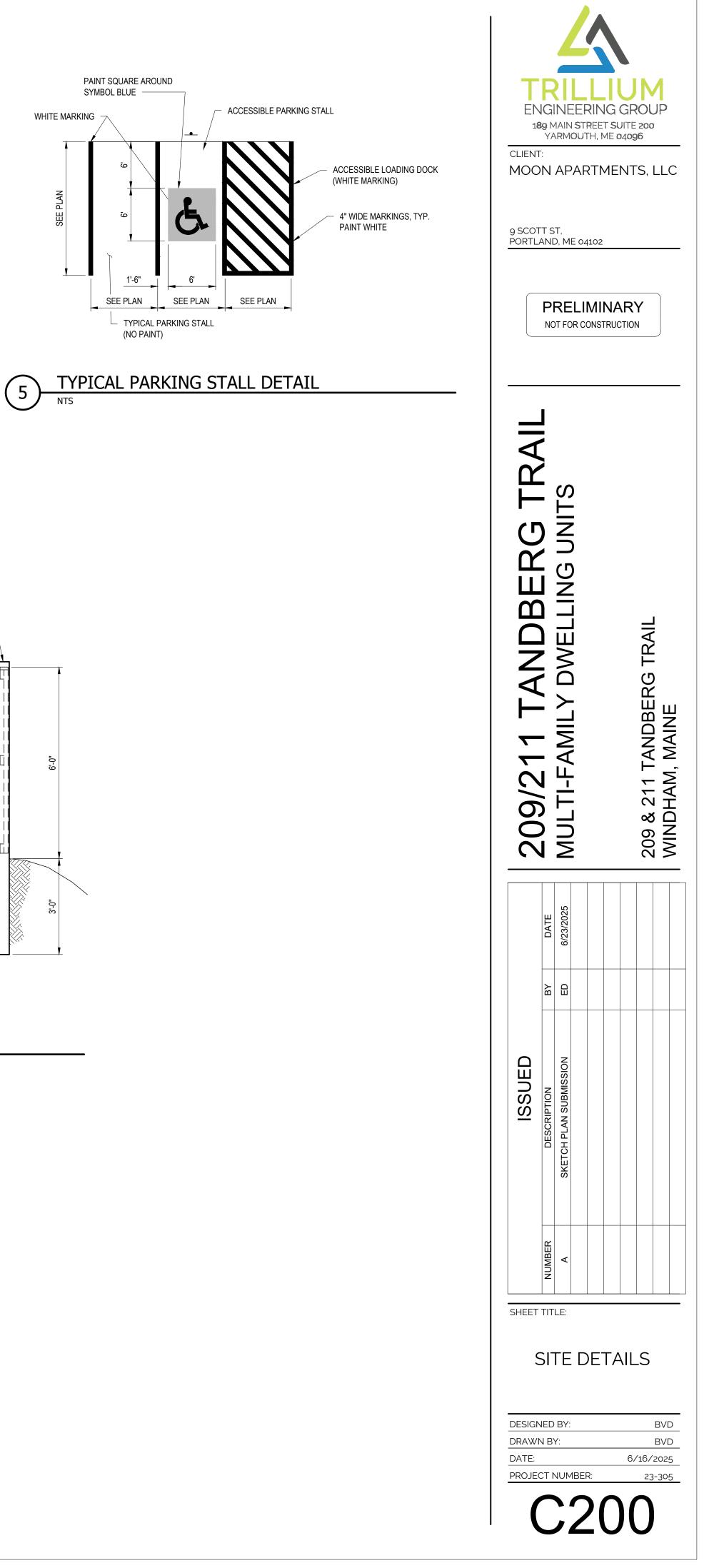
SHEET TITLE:

### PROPOSED SITE PLAN

DESIGNED BY:	BVD
DRAWN BY:	BVD
DATE:	6/16/2025
PROJECT NUMBER:	23-305

C101





### **EROSION AND SEDIMENTATION NOTES**

1. THIS PLAN HAS BEEN DEVELOPED TO PROVIDE A STRATEGY FOR DEALING WITH SOIL EROSION AND SEDIMENTATION DURING AND AFTER PROJECT CONSTRUCTION. THIS PLAN IS BASED ON THE STANDARD AND SPECIFICATIONS FOR EROSION PREVENTION AS CONTAINED IN THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: "MAINE EROSION AND SEDIMENT CONTROL BMPs" PUBLISHED BY THE MAINE DEP, LATEST EDITION

### GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES

- 1. EROSION/SEDIMENT CONTROL DEVICES THE FOLLOWING EROSION SEDIMENTATION CONTROL DEVICES ARE PROPOSED FOR CONSTRUCTION ON THIS PROJECT. INSTALL THESE DEVICES AS INDICATED ON THE PLANS.
- 1.1. SILT FENCE: SILT FENCE WILL BE INSTALLED ALONG THE DOWN GRADING EDGES OF DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL THE SITE IS STABILIZED. IN AREAS WHERE STORMWATER DISCHARGES THE SILT FENCE WILL BE REINFORCED WITH HAY BALES TO HELP MAINTAIN THE INTEGRITY OF THE SILT FENCE AND TO PROVIDE ADDITIONAL TREATMENT.
- HAY BALES TO BE PLACED IN LOW FLOW DRAINAGE SWALES AND PATHS TO TRAP SEDIMENTS AND REDUCE RUNOFF VELOCITIES. DO NOT PLACE HAY BALES IN FLOWING WATER OR STREAMS.
- RIPRAP: PROVIDE RIPRAP IN AREAS WHERE CULVERTS DISCHARGE OR AS SHOWN ON THE PLANS
- 1.4. LOAM, SEED, & MULCH: ALL DISTURBED AREAS, WHICH ARE NOT OTHERWISE TREATED, SHALL RECEIVE PERMANENT SEEDING AND MULCH TO STABILIZE THE DISTURBED AREAS. THE DISTURBED AREAS WILL BE REVEGETATED WITHIN 5 DAYS OF FINAL GRADING. SEEDING REQUIREMENTS ARE PROVIDED AT THE END OF THIS SPECIFICATION.
- STRAW AND HAY MULCH; USED TO COVER DENUDED AREAS UNTIL PERMANENT SEED OR EROSION CONTROL MEASURES ARE IN PLACE. MULCH BY ITSELF CAN BE USED ON SLOPES LESS THAN 15% IN SUMMER AND 8% IN WINTER. ALL OTHER SLOPES MUST BE COVERED WITH JUTE MESH OVER MULCH, OR CURLEX II OR EXCELSIOR MAY BE USED IN PLACE OF JUTE MESH AND MULCH OVER LOAM AND SEED.
- MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER 1.6. THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%. VEGETATED DRAINAGE SWALES SHALL BE LINED WITH EXCELSIOR OR CURLEX.

2. TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES PROVIDE THE FOLLOWING TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION OF THE DEVELOPMENT:

- SILTATION FENCE ALONG THE DOWNGRADIENT SIDE OF THE PARKING AREAS AND OF ALL FILL SECTIONS. 2.1. THE SILTATION FENCE WILL REMAIN IN PLACE UNTIL THE SITE IS 85% REVEGETATED.
- HAY BALES PLACED AT KEY LOCATIONS TO SUPPLEMENT THE SILT FENCE. 2.2. 2.3. PROTECT TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION AS FOLLOWS:
  - A. SOIL STOCKPILE SIDE SLOPES SHALL NOT EXCEED 2:1. B. AVOID PLACING TEMPORARY STOCKPILES IN AREAS WITH SLOPES OVER 10 PERCENT, OR NEAR
  - DRAINAGE SWALES. SEE ITEM 3 IN CONSTRUCTION PHASE NOTES BELOW. C. STABILIZE STOCKPILES WITHIN 15 DAYS BY TEMPORARILY SEEDING WITH A HYDROSEED METHOD CONTAINING AN EMULSIFIED MULCH TACKIFIER OR BY COVERING THE STOCKPILE WITH MULCH.
  - D. SURROUND STOCKPILE SOIL WITH SILTATION FENCE AT BASE OF PILE.
- ALL DENUDED AREAS WHICH HAVE BEEN ROUGH GRADED AND ARE NOT LOCATED WITHIN THE BUILDING PAD, OR PARKING AND DRIVEWAY SUBBASE AREA SHALL RECEIVE MULCH WITHIN 30 DAYS OF INITIAL DISTURBANCE OF SOIL OR WITHIN 15 DAYS AFTER COMPLETING THE ROUGH GRADING OPERATIONS. IN THE EVENT THE CONTRACTOR COMPLETES FINAL GRADING AND INSTALLATION OF LOAM AND SOD WITHIN THE TIME PERIODS PRESENTED ABOVE, INSTALLATION OF MULCH AND NETTING, WHERE APPLICABLE, IS NOT REQUIRED.
- IF WORK IS CONDUCTED BETWEEN OCTOBER 15 AND APRIL 15, ALL DENUDED AREAS ARE TO BE COVERED WITH HAY MULCH, APPLIED AT TWICE THE NORMAL APPLICATION RATE, AND ANCHORED WITH FABRIC NETTING. THE PERIOD BETWEEN FINAL GRADING AND MULCHING SHALL BE REDUCED TO A 15 DAY MAXIMUM.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE HAS BEEN STABILIZED 2.3. OR IN AREAS WHERE PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED. PERMANENT EROSION CONTROL MEASURES
- THE FOLLOWING PERMANENT CONTROL MEASURES ARE REQUIRED BY THIS EROSION/SEDIMENTATION CONTROL PLAN:
- 3.1. ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (PAVING, RIPRAP, ETC.), WILL BE LOAMED, LIMED, FERTILIZED AND SEEDED. NATIVE TOPSOIL SHALL BE STOCKPILED AND REUSED FOR FINAL RESTORATION WHEN IT IS OF SUFFICIENT QUALITY.
- 3.2. SLOPES GREATER THAN 2:1 WILL RECEIVE RIPRAP.

### CONSTRUCTION PHASE

THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION DURING CONSTRUCTION OF THIS PROJECT

- 1. ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION WILL BE CLEARED AND LEFT IN AN UNTREATED OR UNVEGETATED CONDITION. IF FINAL GRADING, LOAMING AND SEEDING WILL NOT OCCUR WITHIN 15 DAYS, SEE ITEM NO. 4
- 2. PRIOR TO THE START OF CONSTRUCTION IN A SPECIFIC AREA. SILT FENCING AND/OR HAY BALES WILL BE INSTALLED AT THE TOE OF SLOPE AND IN AREAS AS LOCATED ON THE PLANS TO PROTECT AGAINST ANY CONSTRUCTION RELATED EROSION. IMMEDIATELY FOLLOWING CONSTRUCTION OF CULVERTS AND SWALES. RIP RAP APRONS SHALL BE INSTALLED, AS SHOWN ON THE PLANS.
- TOPSOIL WILL BE STOCKPILED WHEN NECESSARY IN AREAS WHICH HAVE MINIMUM POTENTIAL FOR EROSION AND WILL BE KEPT AS FAR AS POSSIBLE FROM THE EXISTING DRAINAGE COURSE. NO STOCKPILE SHALL BE CLOSER THEN 100' OF A RESOURCE INCLUDING, BUT NOT LIMITED TO, WETLANDS, STREAMS, AND OPEN WATER BODIES. ALL STOCKPILES SHALL HAVE A SILTATION FENCE BELOW THEM REGARDLESS OF TIME OF PRESENCE. ALL STOCKPILES EXPECTED TO REMAIN LONGER THAN 15 DAYS SHALL BE:
  - A. TREATED WITH ANCHORED MULCH (WITHIN 5 DAYS OF THE LAST DEPOSIT OF STOCKPILED SOIL). B. SEEDED WITH CONSERVATION MIX AND MULCHED IMMEDIATELY.
  - C. INSTALL SILT FENCE AROUND STOCKPILE AT BASE OF PILE.
- STOCKPILES TO HAVE SILT FENCE INSTALLED AT TIME OF ESTABLISHMENT AT BASE OF PILE.
- 4. ALL DISTURBED AREAS EXPECTED TO REMAIN LONGER THAN 30 DAYS SHALL BE EITHER:
  - A. TREATED WITH ANCHORED MULCH IMMEDIATELY, OR
  - B. SEEDED WITH CONSERVATION MIX OF ANNUAL RYE GRASS (0.9 LBS/1000 SQ. FT) AND MULCHED IMMEDIATELY
- ALL GRADING WILL BE HELD TO A MAXIMUM 2:1 SLOPE WHERE PRACTICAL. ALL SLOPES WILL BE STABILIZED WITH PERMANENT SEEDING, OR WITH STONE, WITHIN 5 DAYS AFTER FINAL GRADING IS COMPLETE. (SEE
- POST-CONSTRUCTION REVEGETATION FOR SEEDING SPECIFICATION.) 6. ALL CULVERTS WILL BE PROTECTED WITH STONE RIPRAP (D50 = 6" UNLESS OTHERWISE SPECIFIED) AT INLETS AND OUTLETS.

POST-CONSTRUCTION REVEGETATION

- THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION AS SOON AS AN AREA IS READY TO UNDERGO FINAL GRADING.
- I. A MINIMUM OF 4" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND NATURAL APPEARANCE, OR STONE WILL BE PLACED ON SLOPES TO STABILIZE SURFACES.
- 2. IF FINAL GRADING IS REACHED DURING THE NORMAL GROWING SEASON (4/15 TO 9/15), PERMANENT SEEDING WILL BE DONE AS SPECIFIED BELOW. PRIOR TO SEEDING, LIMESTONE SHALL BE APPLIED AT A RATE OF 138 LBS/1000 SQ. FT. AND 10:20:20 FERTILIZER AT A RATE OF 18.4 LBS/1000 SQ. FT WILL BE APPLIED. BROADCAST SEEDING AT THE FOLLOWING RATES:

LAWNS KENTUCKY BLUEGRASS 0.46 LBS/1000 SF. CREEPING RED FESCUE 0.46 LBS/1000 SF.

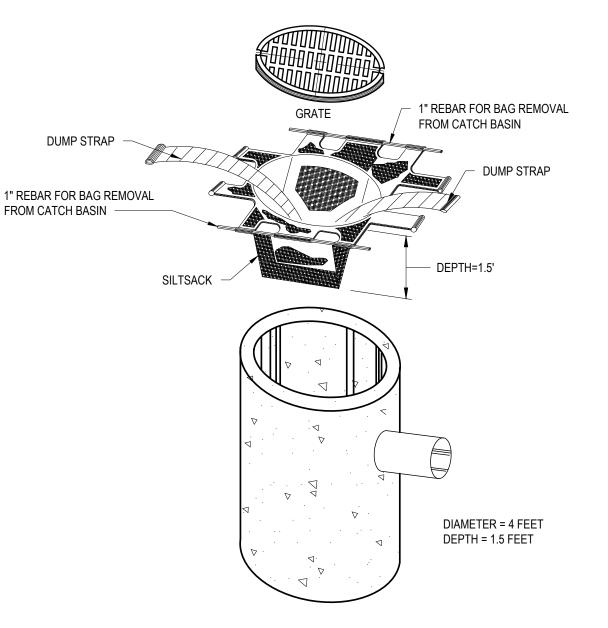
<u>SWALES</u> TALL FESCUE 0.46 LBS/1000 SF.

- PERENNIAL RYE GRASS 0.11 LB/1000 SF. 3. AN AREA SHALL BE MULCHED IMMEDIATELY AFTER IS HAS BEEN SEEDED. MULCHING SHALL CONSIST OF HAY MULCH, HYDRO-MULCH, JUTE NET OVER MULCH, PRE-MANUFACTURED EROSION MATS OR ANY SUITABLE SUBSTITUTE DEEMED ACCEPTABLE BY THE DESIGNER.
  - A. HAY MULCH SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. HAY MULCH SHALL BE SECURED BY EITHER: (NOTE: SOIL SHALL NOT BE VISIBLE)
  - BEING DRIVEN OVER BY TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS. II. BLANKETED BY TACKED PHOTODEGRADABLE/BIODEGRADABLE NETTING, OR WITH SPRAY, ON GRADES
  - GREATER THAN 5%. III. SEE NOTE 6, GENERAL NOTES, AND NOTE 8, WINTER CONSTRUCTION. B. HYDRO-MULCH SHALL CONSIST OF A MIXTURE OF EITHER ASPHALT, WOOD FIBER OR PAPER FIBER AND WATER SPRAYED OVER A SEEDED AREA. HYDRO-MULCH SHALL NOT BE USED BETWEEN 9/15 AND
  - 4/15.
- 4. CONSTRUCTION SHALL BE PLANNED TO ELIMINATE THE NEED FOR SEEDING BETWEEN SEPTEMBER 15 AND APRIL 15. SHOULD SEEDING BE NECESSARY BETWEEN SEPTEMBER 15 AND APRIL 15 THE FOLLOWING PROCEDURE SHALL BE FOLLOWED. ALSO REFER TO NOTE 9 OF WINTER CONSTRUCTION.
  - A. ONLY UNFROZEN LOAM SHALL BE USED.
  - IT MUST BE REMOVED PRIOR TO PLACEMENT OF SEED. C. WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS/1000 SQ.FT) SHALL BE
  - ADDED TO THE PREVIOUSLY NOTED AREAS.
  - D. WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.6 LBS/1000 SQ. FT.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE. E. FERTILIZING, SEEDING AND MULCHING SHALL BE APPLIED TO LOAM THE DAY THE LOAM IS SPREAD BY
  - MACHINERY F. ALTERNATIVE HAY MULCH SHALL BE SECURED WITH PHOTODEGRADABLE/BIODEGRADABLE NETTING.
  - TRACKING BY MACHINERY ALONE WILL NOT SUFFICE.
- 5. FOLLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL 85% COVER HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT BY THE CONTRACTOR WITHIN 10 DAYS OF NOTIFICATION BY THE ENGINEER THAT THE EXISTING CATCH IS INADEQUATE.

### MONITORING SCHEDULI

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MONITORING, MAINTAINING, REPAIRING, REPLACING AND REMOVING ALL OF THE EROSION AND SEDIMENTATION CONTROLS OR APPOINTING A QUALIFIED SUBCONTRACTOR TO DO SO. MAINTENANCE MEASURES WILL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, A VISUAL INSPECTION WILL BE MADE OF ALL EROSION AND SEDIMENTATION CONTROLS AS FOLLOWS:

- 1. HAY BALE BARRIERS, SILT FENCE, AND STONE CHECK DAMS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK OR IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREAS UNDERGOING FINAL GRADING. SHOULD THE HAY BALE BARRIERS PROVE TO BE INEFFECTIVE, THE CONTRACTOR SHALL INSTALL SILT FENCE BEHIND THE HAY BALES.
- 2. VISUALLY INSPECT RIPRAP ONCE A WEEK OR AFTER EACH SIGNIFICANT RAINFALL AND REPAIR AS NEEDED. REMOVE SEDIMENT TRAPPED BEHIND THESE DEVICES ONCE IT ATTAINS A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE DAM OR RISER. DISTRIBUTE REMOVED SEDIMENT OFF-SITE OR TO AN AREA UNDERGOING FINAL GRADING.
- 3. REVEGETATION OF DISTURBED AREAS WITHIN 25' OF DRAINAGE-COURSE/STREAM WILL BE SEEDED WITH THE "MEADOW AREA MIX" AND INSPECTED ON A WEEKLY BASIS OR AFTER EACH SIGNIFICANT RAINFALL AND RESEEDED AS NEEDED. EXPOSED AREAS WILL BE RESEEDED AS NEEDED UNTIL THE AREA HAS OBTAINED 100% GROWTH RATE. PROVIDE PERMANENT RIPRAP FOR SLOPES IN EXCESS OF 3:1 AND WITHIN 25' OF DRAINAGE COURSE.



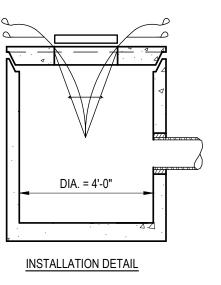
- "SILTSACK" INSTALLATION INSTRUCTION
- - ORIGINAL SHAPE AND PLACED BACK IN THE BASIN
  - DIRECT SUNLIGHT UNTIL ITS NEXT USE.

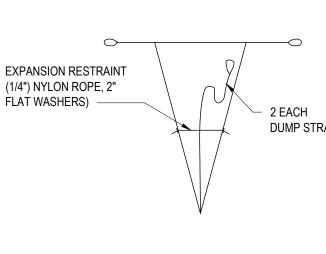
RED TOP 0.05 LBS/1000 SF.

- B. LOAMING. SEEDING AND MULCHING WILL NOT BE DONE OVER SNOW OR ICE COVER. IF SNOW EXISTS,

## **EROSION CONTROL DURING WINTER CONSTRUCTION**

- 1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
- 2. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- 3. EXPOSED AREA SHALL BE LIMITED TO THOSE AREAS TO BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT AT THE END OF EACH WORK WEEK NO AREAS MAY BE LEFT UNSTABILIZED OVER THE WEEKEND.
- 4. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
- 5. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1000 S.F. (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ANCHORED SUCH THAT SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH. NOTE: AN AREA IS ALSO CONSIDERED STABLE IF SODDED, COVERED WITH GRAVEL (PARKING LOTS) OR STRUCTURAL SAND.
- BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1 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. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW, DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF HAY, SILT FENCE OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS SHOWN ON THE DESIGN DRAWINGS. NOTE: DORMANT SEEDING SHOULD NOT BE ATTEMPTED UNLESS SOIL TEMPERATURE REMAINS BELOW 50 DEGREES AND DAY TIME TEMPERATURES REMAIN IN THE 30'S.
- 7. 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 8%. VEGETATED DRAINAGE SWALES SHALL BE LINED WITH EXCELSIOR OR CURLEX
- 8. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1 THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- 9. BETWEEN THE DATES OF OCTOBER 15 TO NOVEMBER 1, WINTER RYE IS RECOMMENDED FOR STABILIZATION. AFTER NOVEMBER 1, WINTER RYE IS NOT EFFECTIVE. AROUND NOVEMBER 15 OR LATER, ONCE TEMPERATURES OF THE AIR AND SOIL PERMIT, DORMANT SEEDING IS EFFECTIVE.
- 10. IN THE EVENT OF SNOWFALL (FRESH OR CUMULATIVE) GREATER THAN 1 INCH DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM THE AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
- SITE INSPECTION AND MAINTENANCE WEEKLY INSPECTIONS, AS WELL AS ROUTINE INSPECTIONS FOLLOWING RAIN FALLS, SHALL BE CONDUCTED BY THE GENERAL CONTRACTOR OF ALL TEMPORARY AND PERMANENT EROSION CONTROL DEVICES UNTIL FINAL ACCEPTANCE OF THE PROJECT (85% GRASS CATCH). NECESSARY REPAIRS SHALL BE MADE TO CORRECT UNDERMINING OR DETERIORATION. FINAL ACCEPTANCE SHALL INCLUDE A SITE INSPECTION TO VERIFY THE STABILITY OF ALL DISTURBED AREAS AND SLOPES. UNTIL FINAL INSPECTION, ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL IMMEDIATELY BE CLEANED, AND REPAIRED BY THE GENERAL CONTRACTOR AS REQUIRED. DISPOSAL OF ALL TEMPORARY EROSION AND CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- IT IS RECOMMENDED THAT THE OWNER HIRE THE SERVICES OF THE DESIGN ENGINEER TO PROVIDE COMPLIANCE INSPECTIONS (DURING ACTIVE CONSTRUCTION) RELATIVE TO IMPLEMENTATION OF THE STORMWATER AND EROSION CONTROL PLANS. SUCH INSPECTIONS SHOULD BE LIMITED TO ONCE A WEEK OR AS NECESSARY AND BE REPORTABLE TO THE OWNER, TOWN AND DEP.
- 2. SHORT-TERM SEDIMENTATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAN OUT ALL SWALES AND STRUCTURES PRIOR TO TURNING PROJECT OVER TO THE CITY. MAINTENANCE AFTER CONSTRUCTION
- 1. LONG-TERM PROVISIONS FOR PERMANENT MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL FACILITIES AFTER ACCEPTANCE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE OWNER OR THEIR
- DESIGNEE. SUCH RESPONSIBILITIES INCLUDE BUT ARE NOT LIMITED TO THOSE DETAILED AS FOLLOWS: A. PARKING LOT SHALL BE MECHANICALLY SWEPT TWICE PER YEAR. THE FIRST SHALL TAKE PLACE IN THE MID WINTER (JANUARY THAW) TO REMOVE ACCUMULATED SANDS FROM WINTER SANDING TO THIS POINT THE SECOND SWEEPING SHALL TAKE PLACE AFTER WINTER SANDING OPERATIONS TERMINATE BUT PRIOR TO MAY 1
- B. INSPECTION OF STORMWATER OUTLET STRUCTURE SHOULD BE CONDUCTED TWICE PER YEAR. ACCESS TO THE STRUCTURE IS THROUGH THE TOP. THE OIL/WATER SEPARATOR UNIT SHALL BE PUMPED DOWN AND THE SEDIMENT AND TRASH SHALL BE REMOVED AT THE TIME OF THE INSPECTION. THE REMOVAL OF ALL SEDIMENT AND TRASH WILL HELP MINIMIZE VOLUME LOSS.
- 2. THE OWNER SHALL FILE A YEARLY MAINTENANCE REPORT TO THE CITY DOCUMENTING THE REQUIRED MAINTENANCE FOR THE STORMWATER SYSTEM.



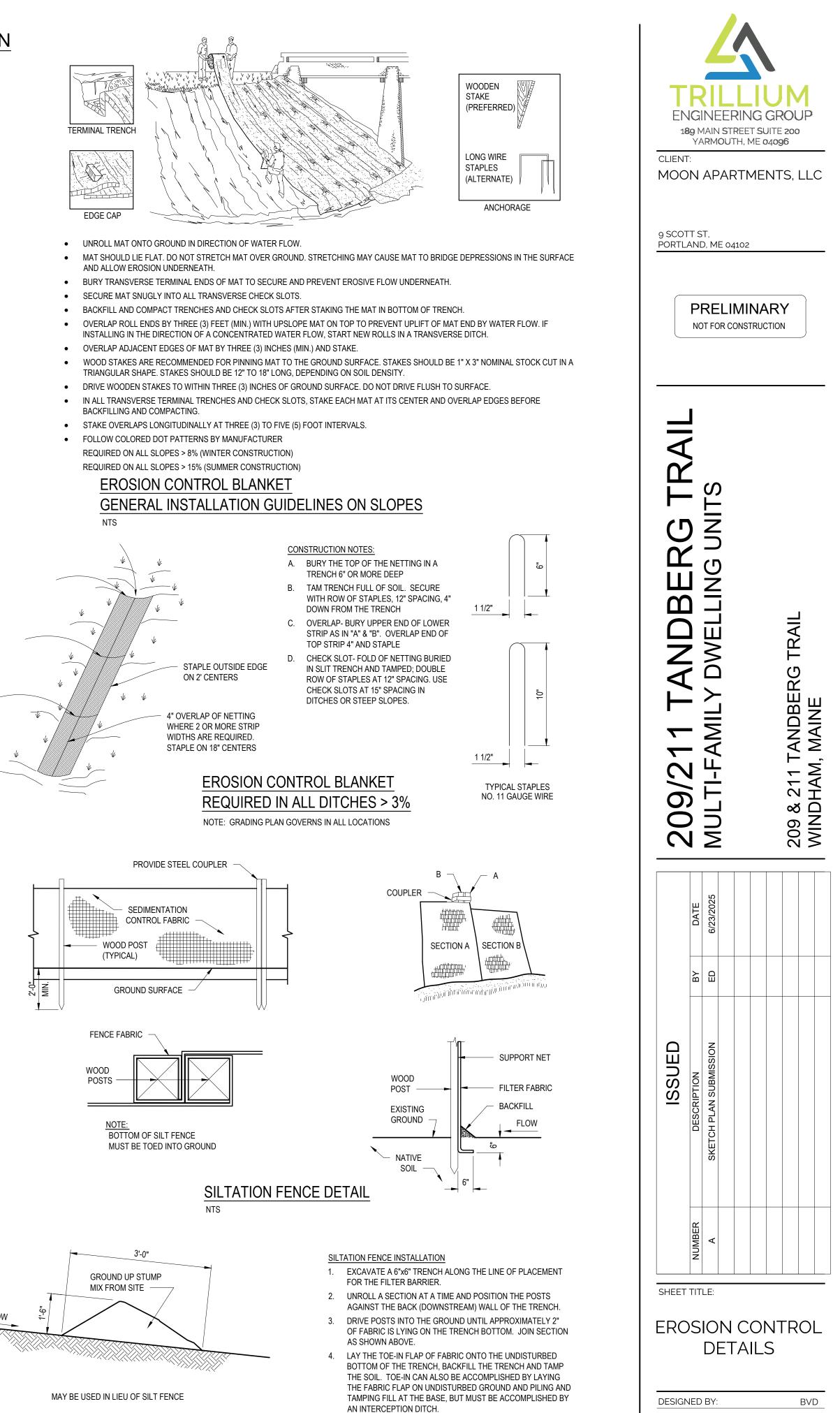


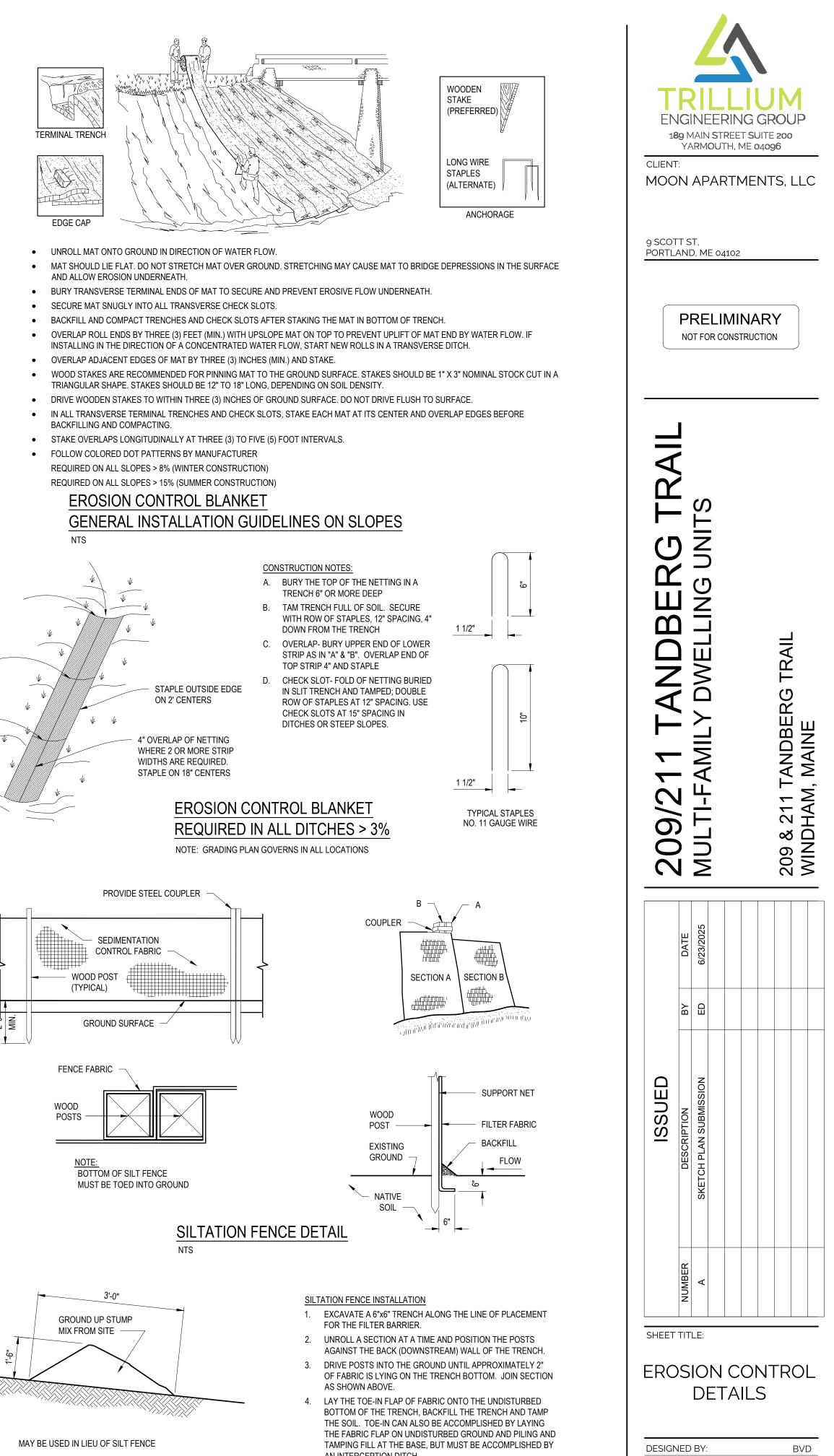
REMOVE THE CATCH BASIN GRATE AND PLACE THE SACK INTO THE OPENING. HOLD OUT APPROXIMATELY SIX (6) INCHES OF THE SACK BEYOND THE BASIN FRAME TO ALLOW ACCESS TO THE "SILTSACK" LIFTING STRAPS. REPLACING THE GRATE BACK INSIDE OF ITS FRAME WILL HOLD THE SACK IN PLACE. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING AND MAINTAINING THIS SEDIMENT CONTROL DEVICE. THE SACK IS CONSIDERED FULL AND READY TO EMPTY WHEN THE THE "RESTRAINT CORD" IS NO LONGER VISIBLE.

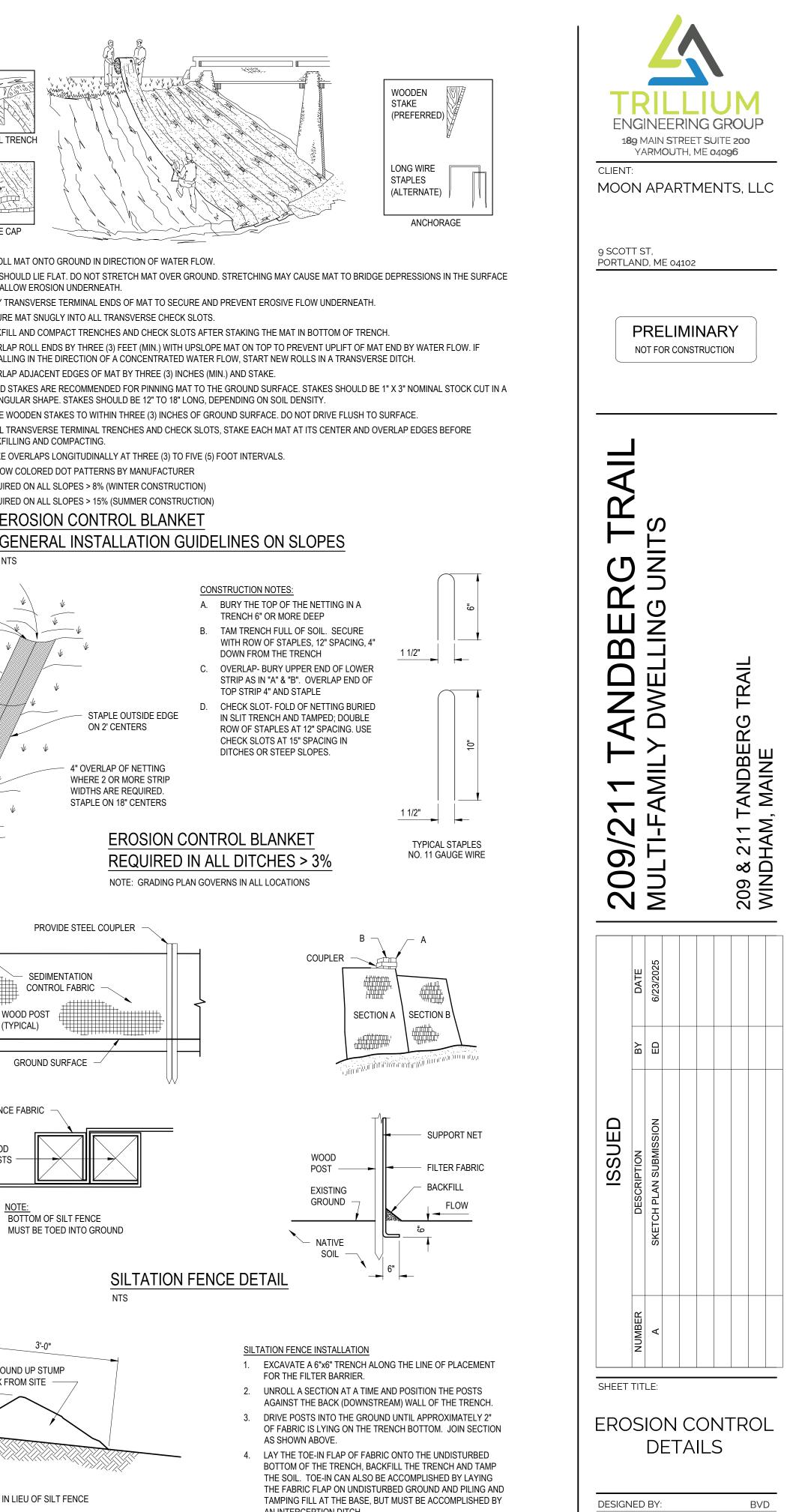
3. THE "SILTSACK" IS REMOVED BY PLACING TWO (2) PIECES IF 1 INCH DIAMETER REBAR THROUGH THE LIFTING LOOPS LOCATED ON EACH SIDE OF THE SACK AND LIFTING WITH AN APPROPRIATE PIECE OF CONSTRUCTION EQUIPMENT. THE LIFTING STRAPS ARE CONNECTED TO THE BOTTOM OF THE SACK AND THE LIFTING ACTION WILL CAUSE THE SACK TO TURN INSIDE OUT, AND EMPTYING THE CONTENTS. THE SACK SHOULD THEN BE CLEANED, RINSED AND RETURNED TO ITS

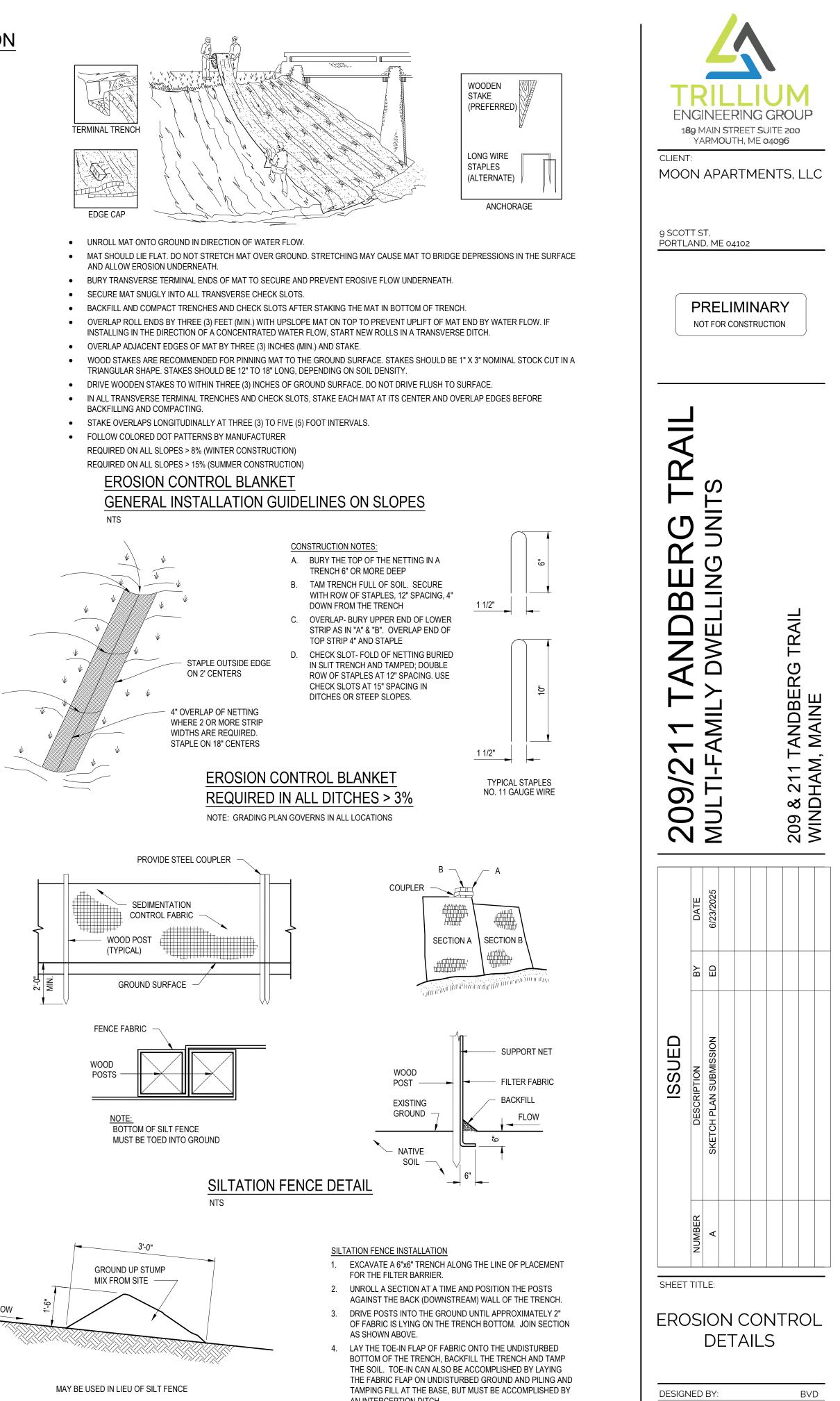
4. THE "SILTSACK" IS REUSABLE, THEREFORE, ONCE THE CONSTRUCTION CYCLE IS COMPLETE, REMOVE THE SACK FROM THE BASIN, CLEAN AND STORE OUT OF

5. THE "SILTSACK" SEDIMENT CONTROL DEVICE IS MANUFACTURED BY: ACF ENVIRONMENTAL

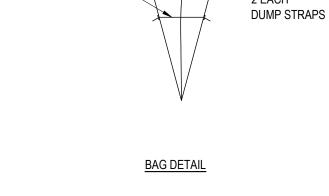








**EROSION CONTROL MIX DETAIL** N.T.S.



5. BARRIER SHALL BE MIRAFI SILT FENCE OR APPROVED EQUAL.

BVD

6/16/2025

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DRAWN BY:

PROJECT NUMBER:

DATE:







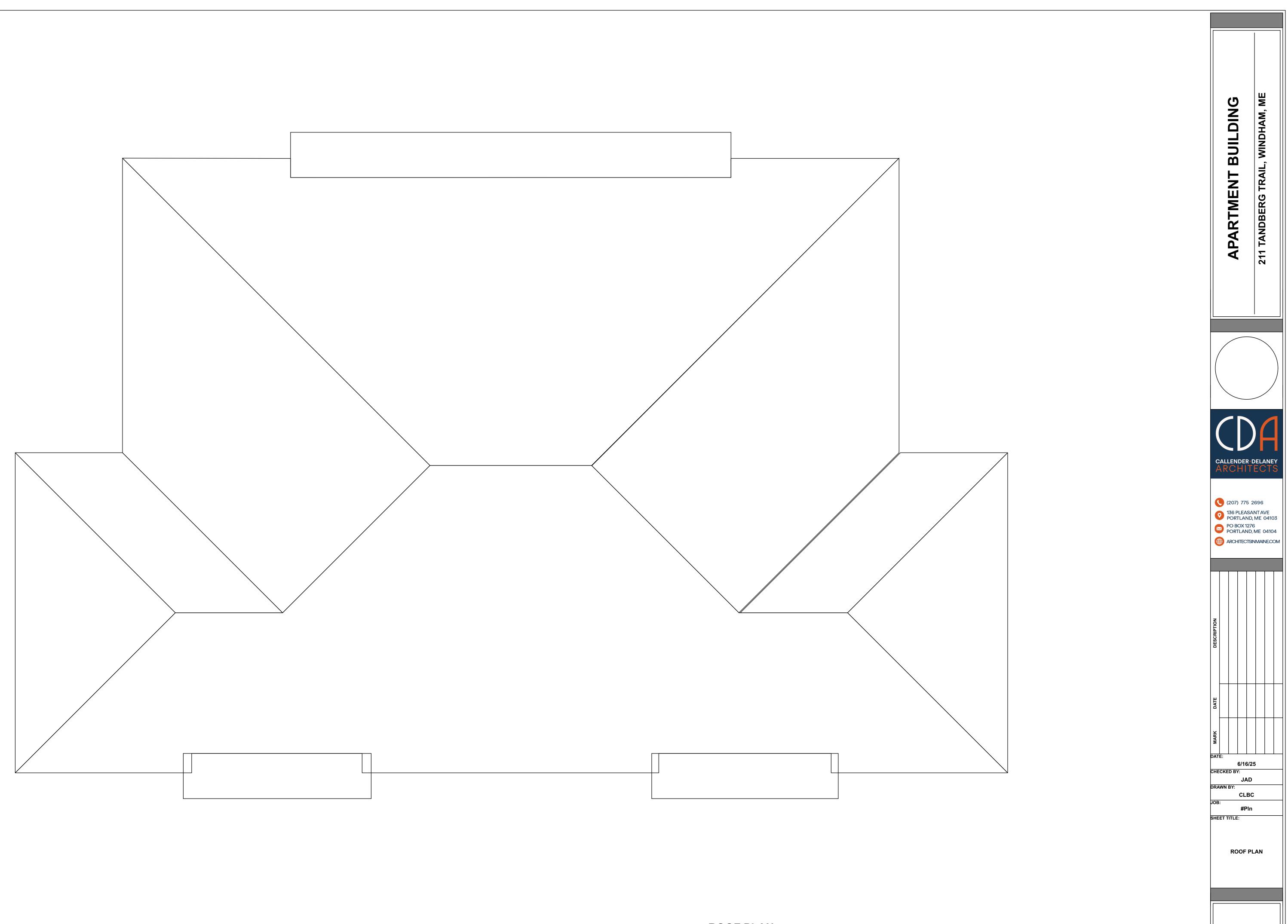
1 A2.1

A3.1

A1.2 SECOND FLOOR PLAN : Plotted on 6/16/25 at 11:19 AM by Catherine Callender. File Path: //olumes/WCA Share/ WCA Projects/2025 Projects/TAN 211 Tandberg, Windham/TAN ArchiCAD Models/TAN Model 05 30 25 v27.pln









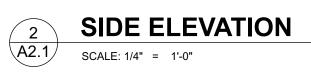
A1.3 ROOF PLAN : Plotted on 6/16/25 at 11:19 AM by Catherine Callender. File Path: /Volumes/WCA Share/ WCA Projects/2025 Projects/TAN 211 Tandberg, Windham/TAN ArchiCAD Models/TAN Model 05 30 25 v27.pln

A1.3









A2.1 ELEVATIONS : Plotted on 6/16/25 at 11:19 AM by Catherine Callender. File Path: /Volumes/WCA Share/ WCA Projects/2025 Projects/TAN 211 Tandberg, Windham/TAN ArchiCAD Models/TAN Model 05 30 25 v27.pln

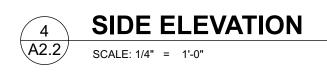
**A2.1** 





A2.2 ELEVATIONS : Plotted on 6/16/25 at 11:19 AM by Catherine Callender. File Path: /Volumes/WCA Share/ WCA Projects/2025 Projects/TAN 211 Tandberg, Windham/TAN ArchiCAD Models/TAN Model 05 30 25 v27.pln





# A2.2