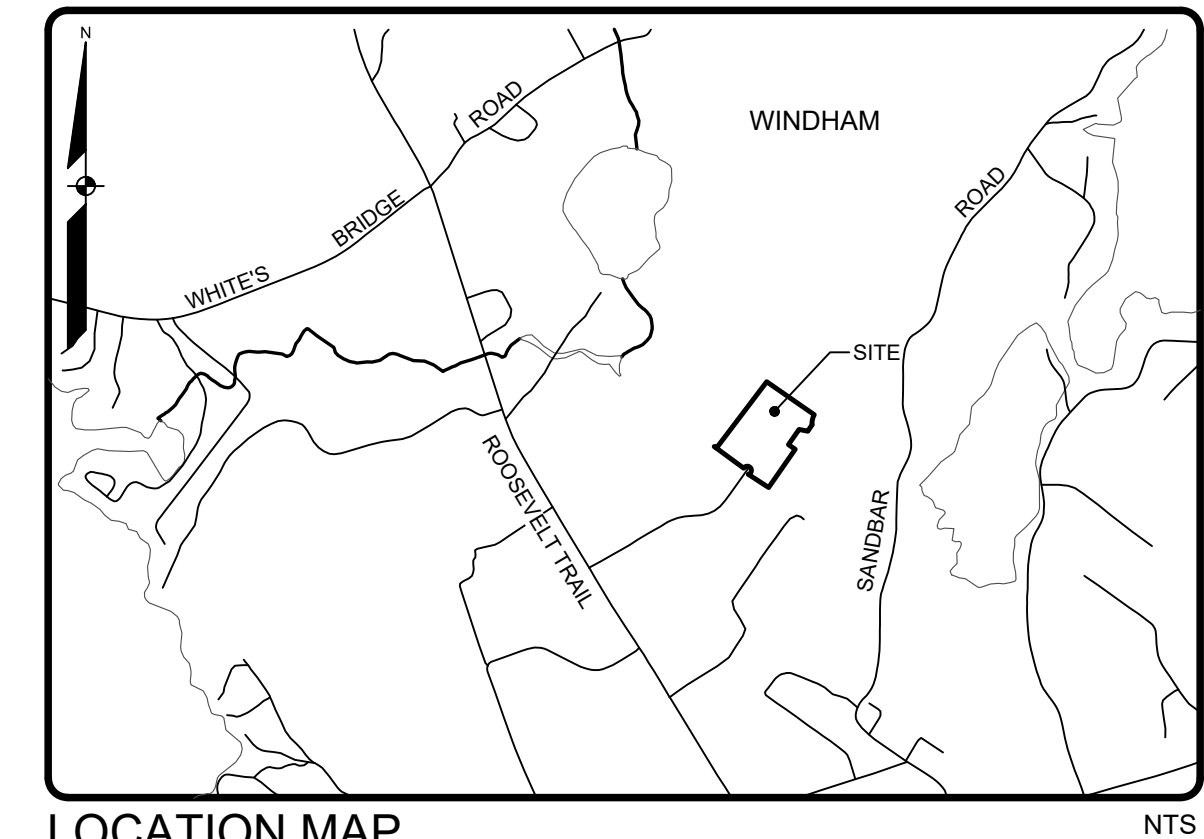
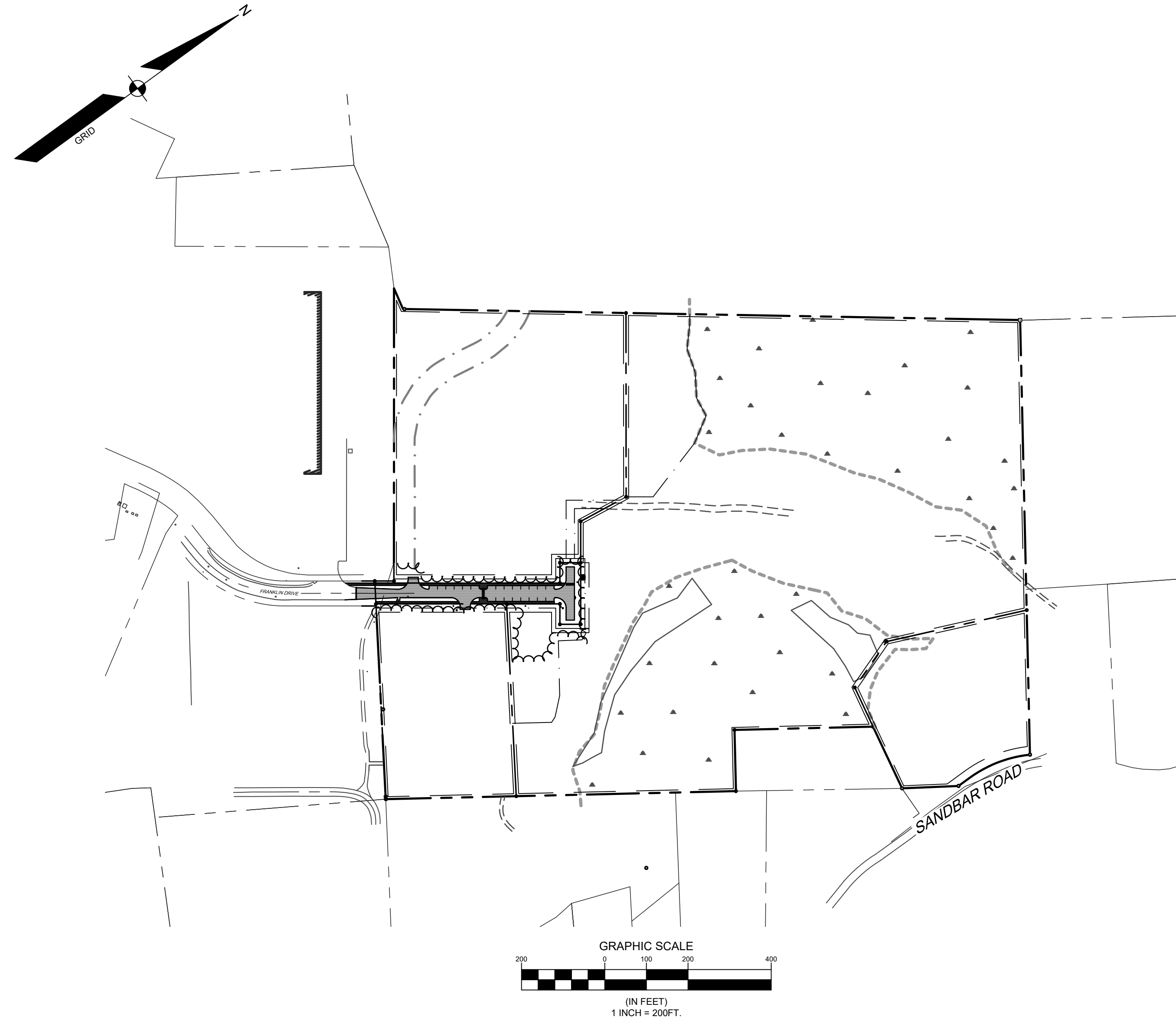


# FRANKLIN DRIVE SUBDIVISION

20 FRANKLIN DRIVE  
WINDHAM, ME 04062

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

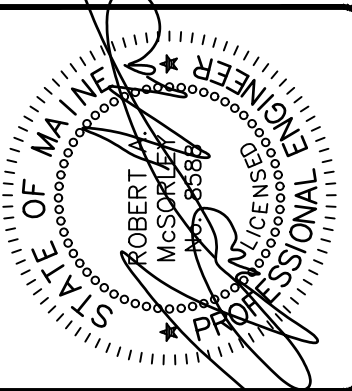
ENGINEER/SURVEYOR/  
LANDSCAPE ARCHITECT:



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2 OF 2	PROPOSED CONDITIONS STORMWATER PLAN

NOT FOR  
CONSTRUCTION



	B	RAM	06/05/2025	REVISED PER TOWN STAFF COMMENTS
	A	RAM	05/19/2025	SUBMITTED FOR TOWN REVIEW
	REV:	BY:	DATE:	STATUS:
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEABOARD TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEABOARD TECHNICS, INC.				



COVER SHEET

OF:

**FRANKLIN DRIVE SUBDIVISION**

20 FRANKLIN DRIVE  
WINDHAM, ME 04092

FOR:

**NEW GEN ESTATES, LLC**

50 MAINE WALL ROAD  
SOUTH PORTLAND, ME 04106

RECORD OWNER:  
NEW GEN ESTATES, LLC  
50 MAINE WALL ROAD  
SOUTH PORTLAND, ME 04106

DESIGNED	KPW
DRAWN	MRS
CHECKED	RAM
DATE	03/25/2025
SCALE	1" = 200'
PROJECT	230411

SHEET G-001

EXISTING	PROPOSED

RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 40556, PAGE 273.

2. THE PROPERTY IS SHOWN AS LOT 26-B ON THE TOWN OF WINDHAM TAX MAP 18 AND IS LOCATED IN THE COMMERCIAL 1 (C-1) DISTRICT.

3. TOTAL AREA OF PARCEL IS APPROXIMATELY 38.59 ACRES PER PLAN REFERENCE 5A.

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

5. PLAN REFERENCES:

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

B. "AMENDED SUBDIVISION PLAN WINDHAM HALL" DATED APRIL 8, 2005 BY SURVEY, INC. AND RECORDED AT THE CCRD IN BOOK 205, PAGE 254.

6. BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1602-NAD83, GEOID18 IN INTERNATIONAL FEET, PLAN REFERENCE 5A.

7. BENCHMARK:

BM-1 X-CHISELED IN HYDRANT, BONNET BOLT ELEVATION: 317.34 (NAV/D88)

BM-2 BOX OUT IN CONCRETE FOOTER NORTHERLY CORNER ELEVATION: 315.17 (NAV/D88)

8. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER THE STANDARD SPECIFICATIONS (ASSE) STANDARD CHANCE 38-62. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.

9. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE 2005 FLOOD INSURANCE RATE MAP FOR WINDHAM, MAINE, CUMBERLAND COUNTY. PANEL NUMBERS 23005C0477F, 23005C0479F, 23005C0481F, AND 23005C0483F, HAVING AN EFFECTIVE DATE OF JUNE 20, 2024. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS OF MINIMAL FLOODING.

10. SPACE AND BULK CRITERIA FOR THE C-1 DISTRICT ARE AS FOLLOWS:

NET RESIDENTIAL DENSITY: N/A

MINIMUM LOT SIZE: N/A

MINIMUM STREET FRONTAGE: 100 FEET

MINIMUM FRONT YARD: 0 FEET TO 20 FEET

MINIMUM SIDE YARD: 6 FEET

MINIMUM REAR YARD: 6 FEET

MAXIMUM BUILDING HEIGHT: 75 FEET

MAXIMUM BUILDING COVERAGE: %

\* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

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

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

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

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

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

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

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

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

19. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENT CONTROL BMP'S" PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, OCTOBER 2016 EDITION. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

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

21. CONTRACTOR SHALL BE AWARE THAT DIG-SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG-SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES. CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS FROM THESE PLANS. IF UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.

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

23. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MAINE DEPARTMENT OF TRANSPORTATION'S (DOT) DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND REIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

25. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL BE SUBJECT TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL AGENCIES, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.

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

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

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

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

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

31. BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS. REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION. CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS OPERATIONS, AND/OR MATERIALS, PRIOR TO ANY WORK.

32. 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 FLOWING 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 ACTIVITIES TO THE OWNER. THIS PLAN SHALL DETECT LOCATIONS OF PROPOSED TERMINATIONS AND ANY TEMPORARY SERVICES THAT WILL BE NEEDED.
7. CONTRACTOR REQUIRED TO CONFIRM/MAINTAIN BENCHMARKS. IF IMPACTED CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION/RELOCATION AND COORDINATION WITH PROJECT TEAM.

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

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

1. ALL PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, U.S.DOT, LATEST EDITION AND MAINT DOTS STANDARD SPECIFICATIONS, REVISION DECEMBER 2002, WITH LATEST UPDATES.
2. SWEL, SWYL, DYCL, BWL, BWBL AND SYEL SHALL BE 4" WIDE PAINT.
3. SWSL AND PIANO KEY CROSSWALK BARS SHALL BE 24" WIDE PAINT.
4. PAVEMENT WORD AND SYMBOL MARKINGS SHALL BE PAINT.
5. STROKE WIDTH AND LINE WIDTH VARIANCE SHALL BE NO MORE THAN +/- 1/4" FROM DIMENSIONS SHOWN.
6. CROSSWALK BARS SHALL BE PAID FOR UNDER ITEM 627.75

SWLL	SOLID WHITE LANE LINE
SWEL	SOLID WHITE EDGE LINE
SWSL	SOLID WHITE STOP LINE
BWL	BROKEN WHITE LINE
BWBL	BROKEN WHITE BIKE LANE
DYCL	DOUBLE YELLOW CENTER LINE
SYEL	SOLID YELLOW EDGE LINE

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 THE CITY OF SEASIDE TO OBTAIN ADDITIONAL INFORMATION ON CONSTRUCTION AND/OR EXCAVATION. PROTECT EXISTING ONSITE SEWER PIPE AND ADJUST MANHOLE RISERS TO GRADE WHERE APPLICABLE.
2. ALL GRAVITY CONDUIT PIPES SHALL BE INSTALLED USING A PIPE LASER AND TARGET SYSTEM THROUGH THE PIPE. ON PIPE RUNS 50 FEET OR LESS, THE CONTRACTOR SHALL REQUEST ENGINEER'S APPROVAL TO USE OR NOT USE A GROUND LASER.
3. MAINTAIN MINIMUM 5'-6" OF COVER ABOVE TOP OF WATER SERVICE PIPE.
4. MAINTAIN MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER SERVICES AND OTHER UTILITIES. MAINTAIN MINIMUM 18 INCHES VERTICAL SEPARATION BETWEEN WATER SERVICES AND OTHER UTILITIES.
5. LOWER OR RAISE WATER SERVICES AS REQUIRED TO MAINTAIN MINIMUM 12 INCH VERTICAL SEPARATION FROM OTHER UTILITIES. WATER SERVICES CROSSING SEWERS SHALL BE PROVIDED 12 INCH MINIMUM SEPARATION BETWEEN THE BOTTOM OF WATER LINE AND TOP OF SEWER UNLESS NOTED OTHERWISE ON THE PLANS.
6. PIPE:
  - SEWER PIPE SHALL BE SDR 35 PVC OR APPROVED EQUAL.
  - STORMDRAIN SHALL BE ADS N-12 DUAL WALL HDPE PIPE WITH SMOOTH-WALLED INTERIOR OR APPROVED EQUAL UNLESS NOTED OTHERWISE ON THE UTILITY PLANS.
  - WATER PIPE AND FITTINGS SHALL CONFORM TO PORTLAND WATER DISTRICT WATER PIPING SPECIFICATIONS. MAIN WATER SERVICE PIPE SHALL BE DUCTILE IRON, CLASS 52 PUSH-ON PIPE MEETING THE REQUIREMENTS OF AWWA/NASD C-11/IN12-11 (LATEST REVISION). PIPE SHALL BE CEMENT-UNITED AWWA/NASD C104/421.4 WITH LINING TWICE THE THICKNESS SPECIFIED AND COATED TWICE WITH A BITUMINOUS SEAL COATING. PROVIDE THRUST BLOCKS AT ALL WATER SERVICE BENDS.
7. WATER SERVICE ENTRANCE DESIGNS TO INCLUDE METERS AND BACKFLOW PREVENTERS TO MEET ALL STANDARDS AND REQUIREMENTS OF THE PORTLAND WATER DISTRICT.
8. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY GRADE CHANGES THAT WILL IMPACT STORM DRAINAGE INFRASTRUCTURE OR OTHER UTILITIES.
9. CONTRACTOR SHALL FURNISH AND INSTALL TRENCHING, MATERIALS AND BACKFILL FOR ALL UTILITIES. ELECTRICAL AND TELECOM/DATA PROVIDERS WILL PUT PRIMARY SERVICE TO TRANSFER AND PANEL. CONTRACTOR RESPONSIBLE FOR TIMING AND COORDINATION WITH UTILITIES AND DRAWINGS. COORDINATE WITH ELECTRICAL DRAWINGS FOR CONDUIT SCHEDULE, TYPE AND SIZES.
10. COORDINATE ALL WATER RELATED WORK WITH PORTLAND WATER DISTRICT.

ELECTRIC:

CENTRAL MAINE POWER (CMP)  
CRAIG BATE, DISTRIBUTION CONSTRUCTION MANAGER  
(207) 578-2062  
JOB #  
ACCOUNT #

WATER:

PORTLAND WATER DISTRICT  
JOSEPH PARENT, UTILITY ASSET COORDINATOR  
(207) 525-5261

FAIRPOINT:

MAINE NATURAL GAS  
JOSEPH GAUTHIER, SUPERVISOR- GAS ENGINEERING  
(207) 725-0420

DEPARTMENT OF PUBLIC WORKS:

BRIAN MORIN, PUBLIC WORKS DIRECTOR  
(207) 892-1909

1. PLANT QUANTITIES SHOWN ON PLANS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.

2. SIZE OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "U.S.A. STANDARD FOR NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.

3. ALL PLANTING SHALL BE FREE OF ALL DISEASE.

4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING OF TREES, SHRUBS AND ANNUALS, INCLUDING BUT NOT LIMITED TO GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.

5. PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION. PLANT MATERIAL SHALL BE REPLACED BY THE OWNER FROM DATE OF INSTALLATION, DURING THE ONE YEAR GUARANTEE PERIOD. DEAD PLANT MATERIAL SHALL BE REPLACED AT THE END OF THE GUARANTEE PERIOD. PLANT MATERIAL REPLACED BY THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM THE SITE.

6. EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

7. PRIOR TO CONSTRUCTION THE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PAVING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.

8. ALL DRAINAGE DITCHES SHALL BE MULCHED WITH 3" CLEAN SHEDDED BROWN BARK MULCH.

9. THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SOIL CONDITIONED. PLANTING AREAS SHALL RECEIVE 12" ROLLED SOIL CONDITIONER. THE CONTRACTOR SHALL PROVIDE 12" TOPSOIL THICKNESS OF LOAM, THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.

10. ANY FERTILIZER TO BE USED ON ANY PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT AND NO SPECIAL AUTHORITY, (IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.

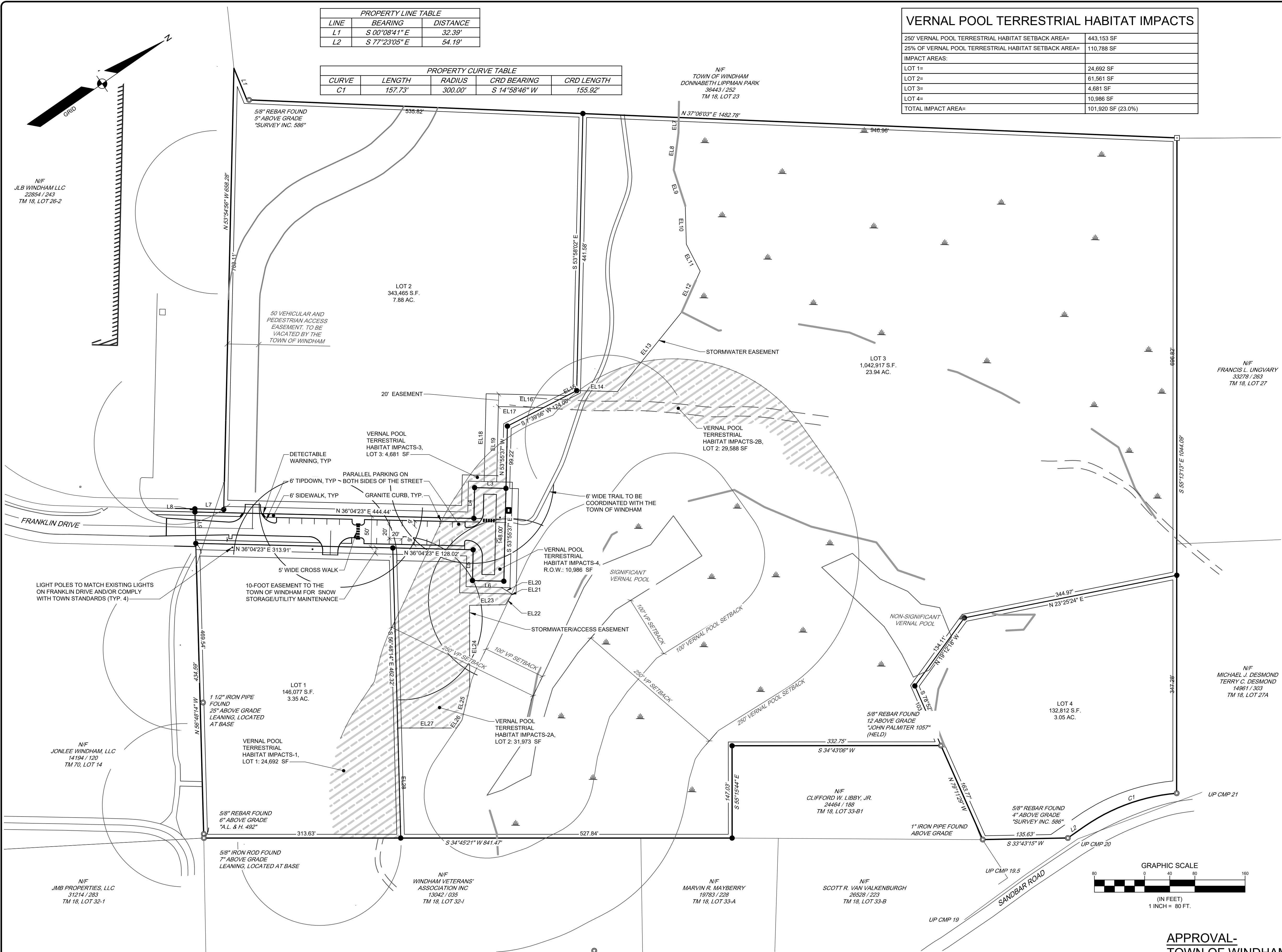
11. WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL, FLOWER BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, PARTS PARTS PARTS PARTS PARTS PARTS PARTS PARTS HORTICULTURAL PELLETS BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROOTED OR DEHYDRATED MANURE OR COMPOSTED BARK. FERTILIZER SHALL BE APPLIED TO THE SOIL DURING CLEANING OF SITE AND PRIOR TO TREE AND SHRUB INSTALLATION. CONTRACTOR SHALL REMOVE INVASIVE PLANTS. AREAS TO BE REMOVED SHALL BE REVEALED TO THE OWNER. NO OTHER PLANTING SHALL BE DONE IN THESE AREAS.

12. PROPOSED SHALL BE LOAMED AND SEEDED.

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		
D	DUCTILE IRON		
DIA	DIAMETER		
DMH	DRAIN MANHOLE		
EW	EACH WAY		
EL	ELEVATION		
ELEV	ELEVATION		
FFE	FINISH FLOOR ELEVATION		
FIN. GR.	FINISH GRADE		
FOOTING	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		
SCSC	SUPPFORM CONCRETE SLOPED CURB		
SOVC	SUPPFORM CONCRETE SLOPED CURB		
SD	STORM DRAIN		
SGC	SLOPED GRANITE CURB		
SMH	SEWER MANHOLE		
SPEC	SPECIFICATIONS		
SS	SANITARY SEWER		
SSGC	SALVAGED SLOPED GRANITE CURB		
SVGC	SALVAGED VERTICAL GRANITE CURB		
TC	TOP OF CURB		
TW	TOP OF WALL		
TYP	TYPICAL		
VGVC	VERTICAL GRANITE CURB		
VIF	VERIFY IN FIELD		

<p><b>NOTES AND LEGEND</b></p> <p>OF: <b>FRANKLIN DRIVE SUBDIVISION</b>          20 FRANKLIN DRIVE          WINDHAM, ME 04082</p> <p>FOR: <b>NEW GEN ESTATES, LLC</b>          NEW GEN ESTATES, LLC          50 MAINE MALL ROAD          SOUTH PORTLAND, ME 04106</p>	
DESIGNED	KPW
DRAWN	MRS
CHECKED	RAM
DATE	03/25/2025
SCALE	NTS
PROJECT	230411

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PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°08'41" E	32.39'
L2	S 77°23'05" E	54.19'

PROPERTY CURVE TABLE			
CURVE	LENGTH	RADIUS	CRD BEARING
C1	157.73'	300.00'	S 14°58'46" W
			CRD LENGTH 155.92'

VERNAL POOL TERRESTRIAL HABITAT IMPACTS	
250' VERNAL POOL TERRESTRIAL HABITAT SETBACK AREA=	443,153 SF
25% OF VERNAL POOL TERRESTRIAL HABITAT SETBACK AREA=	110,788 SF
IMPACT AREAS:	
LOT 1=	24,692 SF
LOT 2=	61,561 SF
LOT 3=	4,681 SF
LOT 4=	10,986 SF
TOTAL IMPACT AREA=	101,920 SF (23.0%)



## LOCATION MAP GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS NEW GEN ESTATES BY DEED DATED JANUARY 2, 2024 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 40556, PAGE 273.
- THE PROPERTY IS SHOWN AS LOT 26-2-A ON THE TOWN OF WINDHAM TAX MAP 18 AND IS LOCATED IN THE COMMERCIAL 1 (C-1) DISTRICT.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 38.59 ACRES PER PLAN REFERENCE 5A.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON PLAN REFERENCE 5A. FIELD WORK WAS PERFORMED BY SEBAGO TECHINCS, INC. IN NOVEMBER OF 2024 TO VERIFY THE BOUNDARY AND TOPOGRAPHIC INFORMATION.
- PLAN REFERENCES:
  - "EXISTING CONDITIONS LAND OF JLB WINDHAM LLC" DATED NOVEMBER 2022 SURVEYED BY BH2M AND PLAN IS UNRECORDED.
  - "AMENDED SUBDIVISION PLAN THE WINDHAM MALL" DATED APRIL 6, 2005 BY SURVEY, INC. AND RECORDED AT THE CCRD IN PLAN BOOK 205, PAGE 254.
- BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, GEOID18 IN INTERNATIONAL FEET, PLAN REFERENCE 5A.
- BENCHMARK:
  - X-CHEISEL IN HYDRANT, BONNET BOLT ELEVATION: 317.34 (NAVD88)
  - BOX CUT IN CONCRETE FOOTER NORTHERLY CORNER ELEVATION: 315.17 (NAVD88)
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD C1ASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WINDHAM, MAINE, CUMBERLAND COUNTY, PANEL NUMBERS 23005C0477F, 23005C0479F, 23005C0481F, AND 23005C0483F, HAVING AN EFFECTIVE DATE OF JUNE 20, 2024. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS OF MINIMAL FLOODING.
- WETLAND AREAS SHOWN HEREON WERE DELINEATED BY MARK HAMPTON IN ACCORDANCE WITH THE 1987 ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND FIELD LOCATED BY MARK HAMPTON USING CONVENTIONAL SURVEY EQUIPMENT. VERNAL POOLS SHOWN HEREON WERE DELINEATED AND ASSESSED BY FLYCATCHER, LLC.
- SPACE AND BULK CRITERIA FOR THE C-1 DISTRICT ARE AS FOLLOWS:

NET RESIDENTIAL DENSITY:	N/A
MINIMUM LOT SIZE:	N/A
MINIMUM STREET FRONTAGE:	100 FEET
MINIMUM FRONT YARD:	0 FEET TO 20 FEET
MINIMUM SIDE YARD:	6 FEET
MINIMUM REAR YARD:	6 FEET
MAXIMUM BUILDING HEIGHT:	75 FEET
MAXIMUM LOT COVERAGE:	80%

\* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL NUMBER OF PARALLEL PARKING SPACES PROPOSED: 22 (9' X 20') SPACES

## CONDITIONS OF APPROVAL:

- APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED SEPTEMBER 30, 2024, DECEMBER 23, 2024, AS AMENDED JANUARY 13, 2025 AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD. ANY VARIATION FROM SUCH PLANS, PROPOSALS, SUPPORTING DOCUMENTS, AND REPRESENTATIONS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH §120-912 OF THE LAND USE ORDINANCE.
- IN ACCORDANCE WITH §120-914B(5) OF THE LAND USE ORDINANCE, THE CONSTRUCTION OF IMPROVEMENTS COVERED BY ANY SUBDIVISION PLAN APPROVAL SHALL BE COMPLETED WITHIN TWO YEARS OF THE DATE UPON WHICH THE PERFORMANCE GUARANTEE IS ACCEPTED BY THE TOWN MANAGER. THE DEVELOPER MAY REQUEST A ONE-YEAR EXTENSION OF THE CONSTRUCTION COMPLETION DEADLINE PRIOR TO THE EXPIRATION OF THE PERIOD. SUCH REQUEST SHALL BE IN WRITING AND SHALL BE MADE TO THE PLANNER. THE TOWN MANAGER MAY REQUIRE AN UPDATE TO THE SCHEDULE OF VALUES AND THE AMOUNT OF THE GUARANTEE WHEN ACCEPTING AN EXTENSION OF THE CONSTRUCTION PERIOD. IF CONSTRUCTION HAS NOT BEEN COMPLETED WITHIN THE SPECIFIED PERIOD, THE TOWN SHALL, AT THE TOWN MANAGER'S DISCRETION, USE THE PERFORMANCE GUARANTEE TO EITHER RECLAIM AND STABILIZE OR TO COMPLETE THE IMPROVEMENTS AS SHOWN ON THE APPROVED PLAN.
- APPROVAL IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 201 ARTICLE II POST-CONSTRUCTION STORMWATER ORDINANCE. ANY PERSON OWNING, OPERATING, LEASING, OR HAVING CONTROL OVER STORMWATER MANAGEMENT FACILITIES REQUIRED BY THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN MUST ANNUALLY ENGAGE THE SERVICES OF A QUALIFIED THIRD-PARTY INSPECTOR WHO MUST CERTIFY COMPLIANCE WITH THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN ON OR BY JUNE 1ST OF EACH YEAR.
- PRIOR TO ANY LAND USE ACTIVITIES ON LOTS 1, 2, 3, AND 4, SUBDIVISION AND SITE PLAN PLANNING BOARD OR STAFF REVIEW COMMITTEE APPROVALS ARE REQUIRED.

## REQUESTED WAIVERS:

- WAIVER OF §120-911M(5)(b)(5)(b) TO ALLOW THE CONSTRUCTION OF THE T-TURNAROUND AT THE END OF THE FRANKLIN DRIVE PUBLIC WAY.
- WAIVER OF §120-911M(5)(b)(8) TO ALLOW THE CONSTRUCTION OF THE PROPOSED COMMERCIAL STREET SECTION THAT INCLUDES 9 FOOT WIDE PARALLEL PARKING SPACES, 6 WIDE SIDEWALKS AND STREET LANDSCAPING WITHIN EASEMENTS ADJACENT TO THE FRANKLIN DRIVE RIGHT-OF-WAY.

## APPROVAL- TOWN OF WINDHAM PLANNING BOARD

DATE	_____
CHAIRPERSON	_____
RECEIVED	_____ 20____
AT _____ H _____ M AND _____ M	
RECORDED IN	_____
PLAN BOOK _____	PAGE _____
ATTEST: _____	REGISTER

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

PROPERTY LINE TABLE		
LINE	DIRECTION	DISTANCE
L3	N 36°04'23" E	50.00'
L4	N 53°55'37" W	49.00'
L5	N 53°55'37" W	49.00'
L6	S 36°04'23" W	50.00'
L7	S 36°04'23" W	46.02'
L8	S 56°48'14" E	5.01'
L9	S 56°48'14" E	50.06'

PARCEL AREA TABLE		
PARCEL	AREA (S.F.)	AREA (AC.)
LOT 1	146,077 S.F.	3.35 AC.
LOT 2	343,465 S.F.	7.88 AC.
LOT 3	1,042,917 S.F.	23.94 AC.
LOT 4	132,812 S.F.	3.05 AC.

EASEMENT LINE TABLE		
LINE	DIRECTION	DISTANCE
EL7	N 52°56'36" W	24.64'
EL8	N 47°52'35" W	59.35'
EL9	N 73°09'47" W	59.54'
EL10	N 56°56'12" W	61.92'
EL11	N 82°20'27" W	48.08'
EL12	N 31°03'20" W	71.38'
EL13	N 16°16'40" W	162.96'
EL14	N 36°01'58" E	64.86'
EL15	N 7°39'56" E	17.04'
EL16	S 36°01'58" W	129.18'
EL17	S 36°01'58" W	72.14'

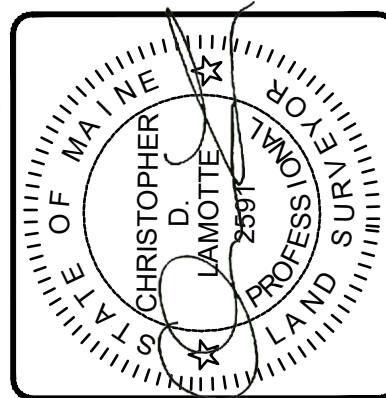
EASEMENT LINE TABLE		
LINE	DIRECTION	DISTANCE
EL18	N 53°58'02" W	140.00'
EL19	N 53°58'02" W	120.02'
EL20	S 66°23'08" W	19.32'
EL21	S 30°22'20" E	4.62'
EL22	N 23°36'52" W	15.41'
EL23	N 33°50'06" E	57.12'
EL24	S 55°17'20" E	131.81'
EL25	N 41°50'03" W	52.42'
EL26	N 21°15'20" W	15.29'
EL27	N 34°42'40" E	93.82'
EL28	S 56°48'14" E	175.31'

## AMENDMENT NOTE:

THIS FIRST AMENDED SUBDIVISION PLAN AMENDS THE PREVIOUSLY APPROVED SUBDIVISION PLAN OF FRANKLIN DRIVE SUBDIVISION, BY SEBAGO TECHINCS, INC., AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 225, PAGE 170. THIS PLAN MAKES MODIFICATIONS TO THE FRANKLIN DRIVE RIGHT-OF-WAY AND ADJACENT PROPERTY LINES.

202411\_SB.dwg TABC-C-101 FIRST AMENDED SUBDIVISION PLAN

NOT FOR  
CONSTRUCTION



REV.	BY	DATE	STATUS	REVISIONS
1	RAM	05/19/2025	SUBMITTED FOR TOWN REVIEW	
2	RAM	06/05/2025	REVISED PER TOWN STAFF COMMENTS	

**SEBAGO TECHINCS**  
75 John Roberts Rd. Suite 4A  
South Portland, ME 04106  
207-266-2100  
South Portland, Bridgton, Sanford and Bath

**FIRST AMENDED SUBDIVISION PLAN**  
OF:  
**FRANKLIN DRIVE SUBDIVISION**  
20 FRANKLIN DRIVE  
WINDHAM, ME 04092  
FOR:  
**NEW GEN ESTATES, LLC**  
50 MAINE MALL ROAD  
SOUTH PORTLAND, ME 04106

DESIGNED	KPW
DRAWN	MRS
CHECKED	RAM
DATE	03/25/2025
SCALE	1" = 80'
PROJECT	230411

**SHEET C-101**

STORM DRAIN PIPE DATA			
NAME	SIZE	LENGTH	SLOPE
SD-1	12"	74'	0.59%
SD-2	12"	20'	0.61%
SD-3	12"	142'	0.60%
SD-4	12"	32'	1.00%
SD-5	12"	142'	0.60%
SD-6	15"	37'	0.59%
SD-7	12"	82'	0.52%
SD-8	4"	4'	0.00%
SD-9	12"	69'	0.49%
SD-10	12"	96'	1.00%

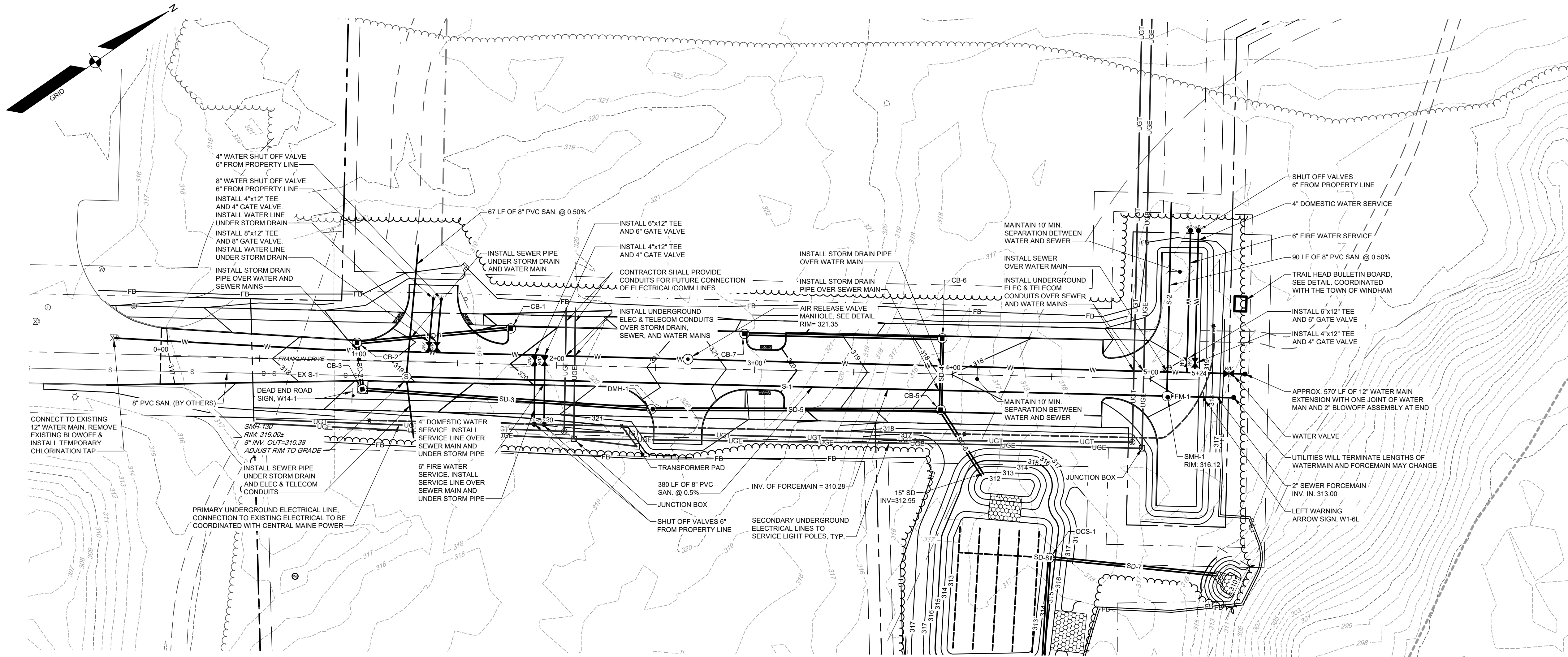
**SEBAGO**  
TECHNICS

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

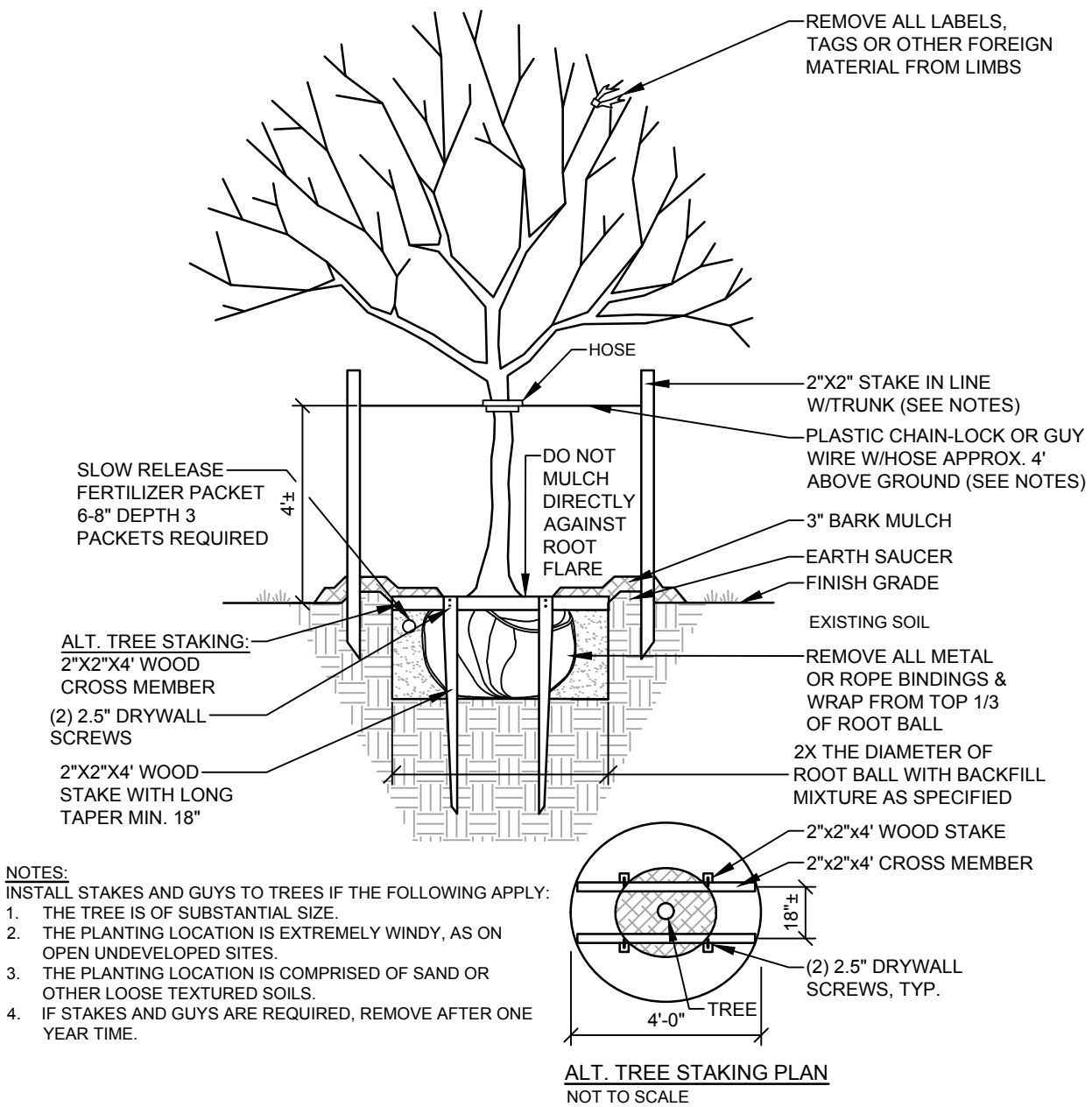
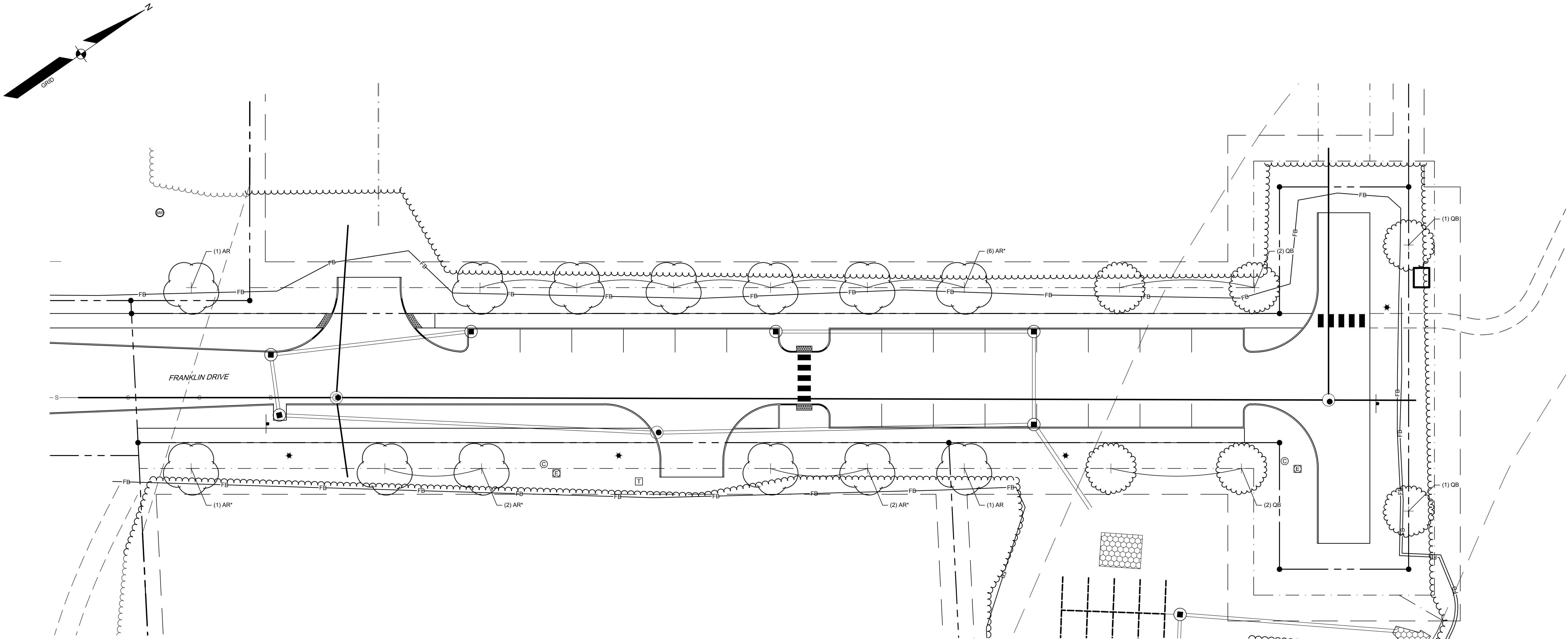
South Portland, Bridgton, Sanford and Bath

DESIGNED	KPW
DRAWN	MRS
CHECKED	RAM
DATE	03/25/2025
SCALE	1" = 30'
PROJECT	230411

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F:\Projects\230411 LS.dwg - 05/20/2025 8:08 AM - THARYN S. NEINLARGE

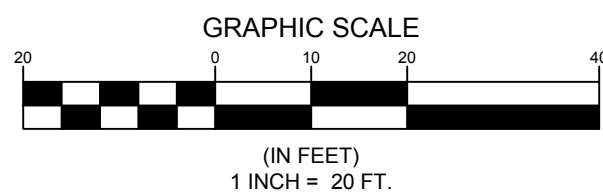


DECIDUOUS TREES  
NOT TO SCALE

### PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AR	13	ACER RUBRUM 'FRANKSRED'	RED SUNSET® MAPLE	2"-2.5" CAL.
QB	6	QUERCUS BICOLOR	SWAMP WHITE OAK	2"-2.5" CAL.

NOTE:  
TREES MARKED WITH A "\*" ARE TO BE INSTALLED IN A SUBSEQUENT PHASE, AND ARE SHOWN FOR REFERENCE



230411 LS.dwg TAB L-100 LANDSCAPE PLAN

LANDSCAPE PLAN  
OF:  
FRANKLIN DRIVE SUBDIVISION  
20 FRANKLIN DRIVE  
WINDHAM, ME 04062

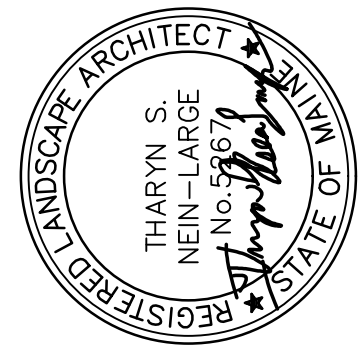
FOR:  
NEW GEN ESTATES, LLC  
50 MAINE MALL ROAD  
SOUTH PORTLAND, ME 04106

RECORD OWNER:  
NEW GEN ESTATES, LLC

DESIGNED	KPW
DRAWN	MRS
CHECKED	RAM
DATE	03/25/2025
SCALE	1" = 20'
PROJECT	230411

SHEET L-100

THARYN S. NEINLARGE, RLA #5287



	B	RAM	06/05/2025	REVISED PER TOWN STAFF COMMENTS
	A	RAM	05/19/2025	SUBMITTED FOR TOWN REVIEW
REV.	BY:	DATE:	STATUS:	

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**  
T E C H N I C S  
SEBAGOTECHNIQS.COM  
75 John Roberts Rd. Suite 4A  
South Portland, ME 04106  
207-206-2100

South Portland, Bridgton, Sanford and Bath

NOT FOR  
CONSTRUCTION

## EROSION CONTROL MEASURES

### PRE-CONSTRUCTION PHASE

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS (SILT FENCE) WILL BE STAKED/INSTALLED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. THE PLACEMENT OF SEDIMENT BARRIERS SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH 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. OPEN AREAS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL, AS SHOWN ON THE DESIGN PLANS AND AS DESCRIBED WITHIN THIS EROSION CONTROL PLAN WITHIN SEVEN (7) DAYS OF DISTURBANCE. AREAS LOCATED WITHIN 100 FEET OF STREAMS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL WITHIN SEVEN (7) DAYS. REFER TO WINTER EROSION CONTROL NOTES FOR THE TREATMENT OF OPEN AREAS AFTER OCTOBER 1ST OF THE CONSTRUCTION YEAR.

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

### EROSION CONTROL APPLICATIONS & MEASURES

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

#### 1. TEMPORARY MULCHING:

ALL DISTURBED AREAS SHALL BE MULCHED WITH MATERIALS SPECIFIED BELOW PRIOR TO ANY STORM EVENT. ALL DISTURBED AREAS NOT FINAL GRADED WITHIN 14 DAYS SHALL BE MULCHED. DISTURBED AREAS ADJACENT TO NATURAL RESOURCES THAT ARE NOT GRADED WITHIN SEVEN (7) DAYS SHALL BE MULCHED. ALSO, AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED, SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING. EROSION CONTROL BLANKETS ARE RECOMMENDED TO BE USED AT THE BASE OF GRADED 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 MULCH:

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

EROSION CONTROL MIX: SHALL BE PLACED EVENLY AND MUST PROVIDE 100% SOIL COVERAGE. EROSION CONTROL MIX SHALL BE APPLIED SUCH THAT THE THICKNESS ON SLOPES AT 1:1 LESS THAN 1:2 INCH PER 40 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 EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES. SEDIMENT BARRIERS SHALL BE INSTALLED 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 ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. SEDIMENT BARRIERS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION.

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

HAY BALES: SHALL NOT BE INSTALLED ADJACENT TO WETLAND. INSTALL PER THE DETAIL ON THE PLANS. BALES SHALL BE WIRE-BOUND OR STRING-TIED AND THESE BINDINGS MUST REMAIN PARALLEL WITH THE GROUND SURFACE DURING INSTALLATION TO PREVENT 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 MAY BE REMOVED ONLY AFTER THE ROADWAYS ARE PAVED AND THE VEGETATED SWALE ARE ESTABLISHED WITH AT LEAST 90% OF VIGOROUS PERENNIAL GROWTH. THE AREA BENEATH THE CHECK DAM MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER REMOVAL OF THE CHECK DAM.

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

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

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

#### 6. STORMDRAIN INLET PROTECTION:

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

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

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

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

#### 7. STABILIZED CONSTRUCTION ENTRANCE/EXIT:

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

#### DUST CONTROL:

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

#### TEMPORARY VEGETATION:

TEMPORARY VEGETATION SHALL BE APPLIED TO DISTURBED AREAS THAT WILL NOT RECEIVE FINAL GRADING FOR PERIODS UP TO 12 MONTHS. THIS PROCEDURE SHOULD BE USED EXTENSIVELY IN AREAS ADJACENT TO NATURAL RESOURCES. 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 EQUAL)	18.4 LBS./1,000 S.F.
GROUND LESTONE (50% CALCIUM & MAGNESIUM OXIDE)	138 LBS./1,000 S.F.
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: (CONSERVATION MIX)

SEED TYPE	APPLICATION RATE
FESCUE, FAWN	0.34 LBS/1,000 S.F. (15 LBS/ACRE)
BIRD'S FOOT TREFOIL, VARIETY NOT STATED	0.28 LBS/1,000 S.F. (12 LBS/ACRE)
ANNUAL RYEGRASS	0.18 LBS/1,000 S.F. (8 LBS/ACRE)
TIMOTHY, CLUMAX	0.18 LBS/1,000 S.F. (8 LBS/ACRE)
ALSIKE CLOVER	0.11 LBS/1,000 S.F. (5 LBS/ACRE)
REDTOP	0.05 LBS/1,000 S.F. (2 LBS/ACRE)
TOTAL	1.14 LBS/1,000 S.F. (50 LBS/ACRE)

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

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

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

#### SODDING:

FOLLOWING SEEDBED PREPARATION, SOD CAN BE APPLIED IN LIEU OF SEEDING IN AREAS WHERE IMMEDIATE VEGETATION IS MOST BENEFICIAL SUCH AS DITCHES, AROUND STORMWATER DRAIN 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. THE MDEP WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% (1:6.7H:1V) TO BE A SLOPE. IF THE CONTRACTOR FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

- STABILIZE THE SOIL WITH TEMPORARY VEGETATION -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 1, THEN THE 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. LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. 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. LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND 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 FUNCTIONINGS OF THE EROSION CONTROL MEASURE. THE CONTRACTOR SHALL PROVIDE THE NECESSARY REGULATING AGENCIES WITH WRITTEN DOCUMENTATION DESCRIBING DATES OF INSPECTIONS AND NECESSARY FOLLOW-UP WORK TO MAINTAIN EROSION CONTROL MEASURES MEETING THE REQUIREMENTS OF THIS PLAN WITHIN SEVEN (7) DAYS.
- FOLLOWING THE TEMPORARY AND/OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMIMONTHLY UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH. RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

#### HOUSEKEEPING:

- SPILL PREVENTION: CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER. THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.
- GROUNDWATER PROTECTION: DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL, DIKES, BERMS, BUMPS, AND OTHER FORMS OF 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 WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE. LIKE A COFFERDAM SEDIMENTATION BASIN, AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.
- AUTHORIZED NON-STORMWATER DISCHARGES: IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES, WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST. THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:
  - DISCHARGES FROM 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 DENIED 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 PER ACRE) AND SHALL BE PROPERLY ANCHORED. THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

#### 1. SOIL STOCKPILES

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

#### 2. NATURAL RESOURCES PROTECTION

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

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

#### 3. SEDIMENT BARRIERS

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

#### 4. MULCHING

ALL AREA SHALL BE CONSIDERED TO BE DENIED 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 DATE 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 STRAW OR HAY AT A RATE OF 150 LB. PER 1,000 SQUARE FEET (3 TONS/ACRE) AND ADEQUATELY ANCHORED THAT GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH.

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

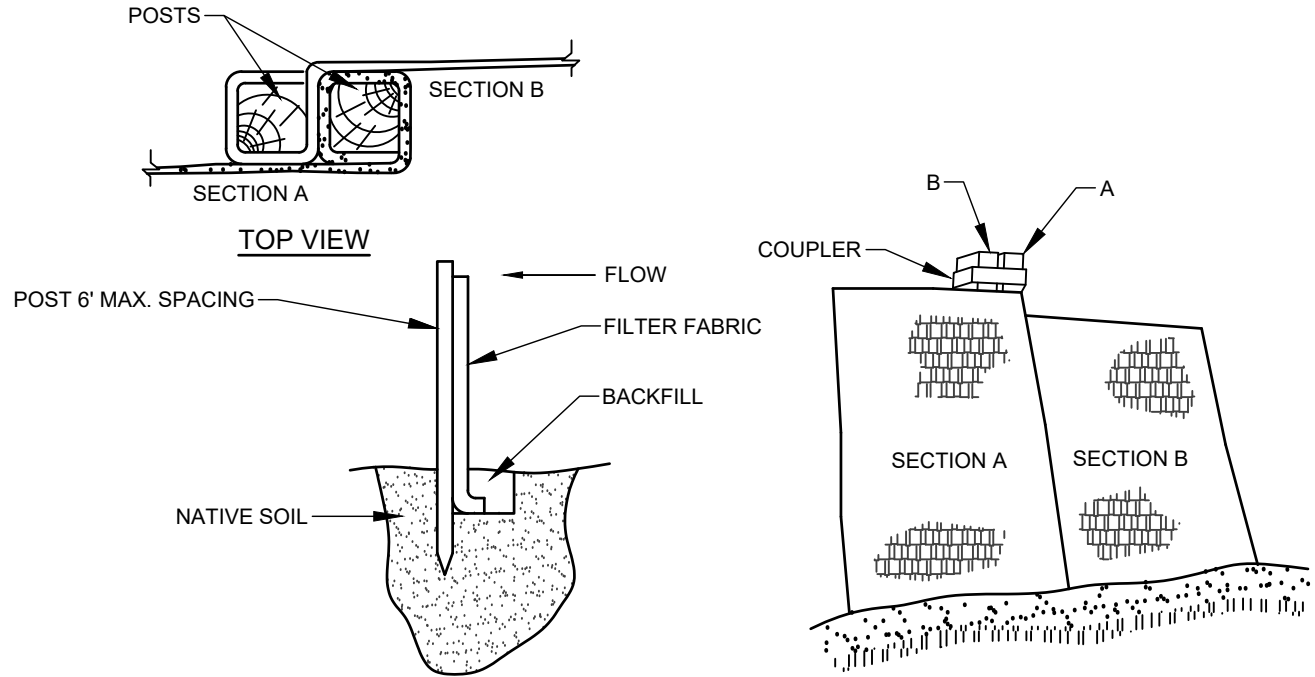
#### 5. MULCHING ON SLOPES AND DITCHES

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

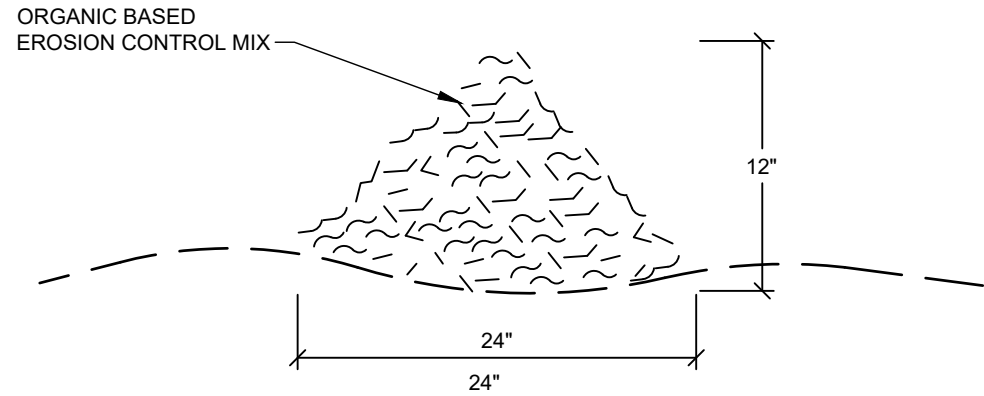
BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADING 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 5 LBS/1000 S.F. ALL AREAS SEEDED DURING THE WINTER WILL 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



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

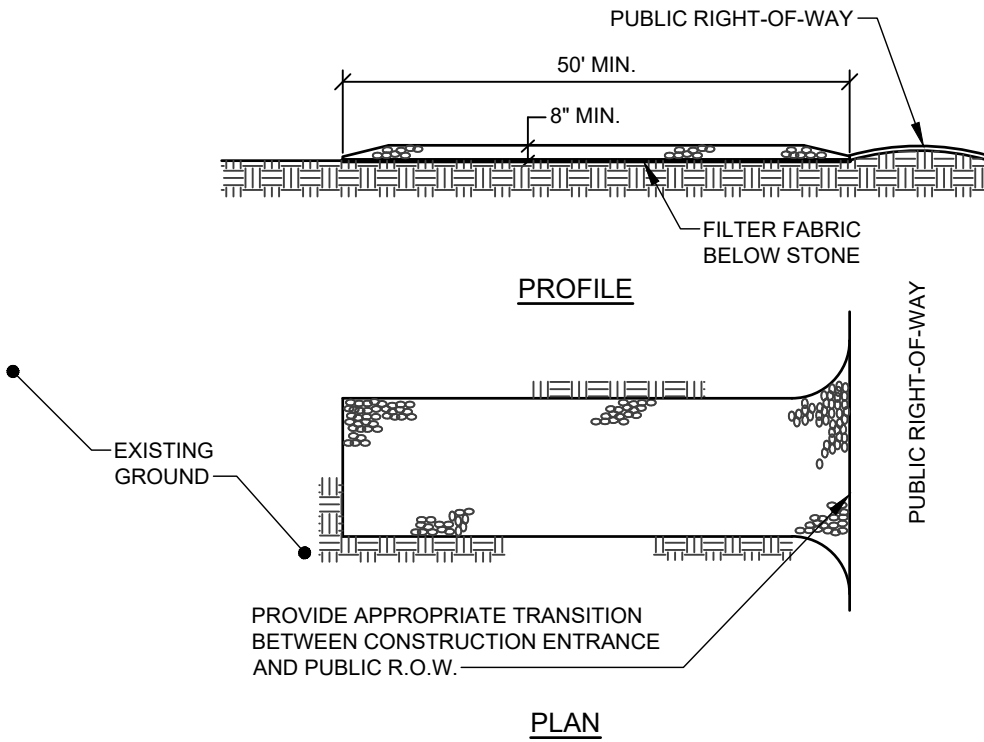
**FILTER BARRIER**  
NOT TO SCALE



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

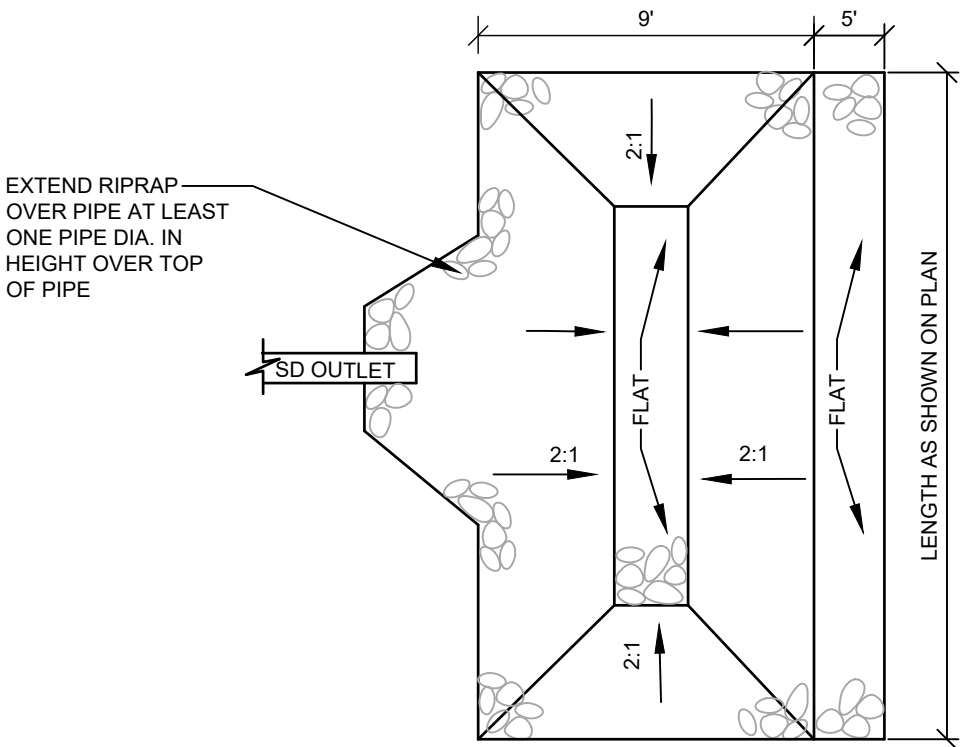
- INSTALLATION:**
1. THE BARRIER MUST BE PLACED ACROSS THE SLOPE, ALONG THE CONTOUR.
  2. EXISTING GROUND SHALL BE PREPARED SUCH THAT THE BARRIER MAY LIE NEARLY FLAT ALONG THE GROUND TO AVOID THE CREATION OF VOIDS AND BRIDGES IN ORDER TO MINIMIZE THE POTENTIAL OF WASH OUTS UNDER THE BARRIER
  3. THE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

**EROSION CONTROL MIX BERM**  
NOT TO SCALE

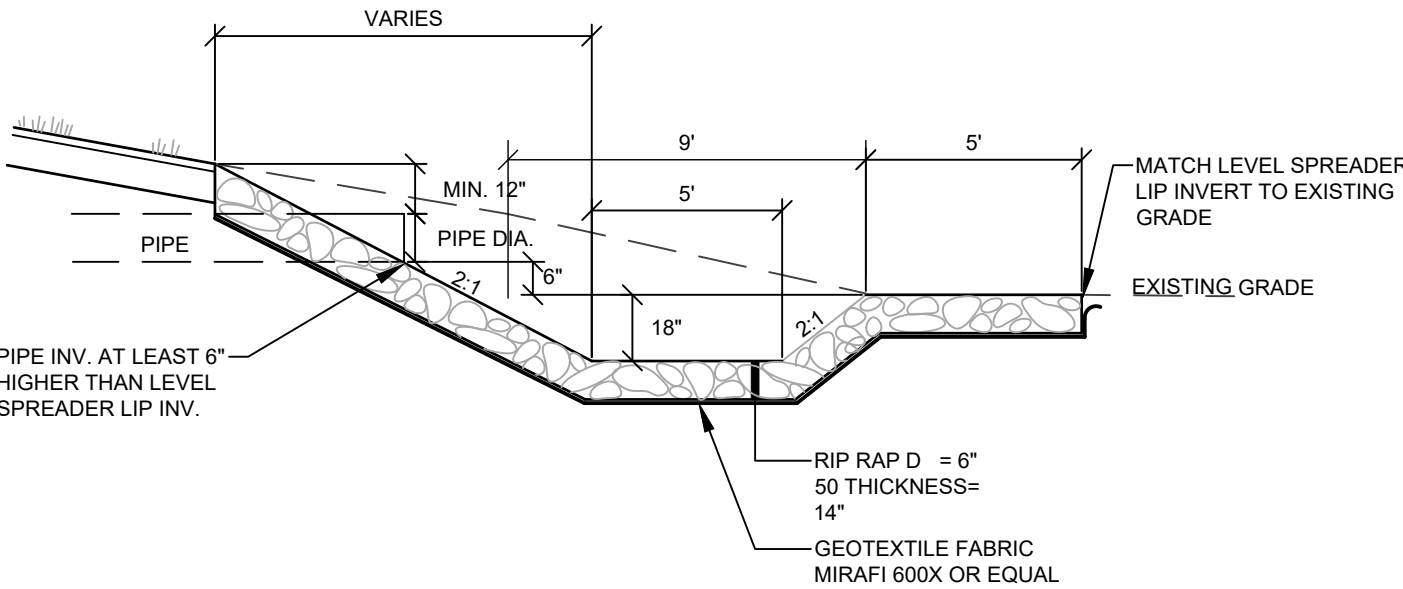


- NOTES:**
1. STONE SIZE- AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE.
  2. LENGTH- AS SHOWN ON PLANS, MIN. 50 FEET.
  3. THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
  4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
  5. MAINTENANCE- THE ENTRANCE SHALL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

**STABILIZED CONSTRUCTION ENTRANCE**  
NOT TO SCALE

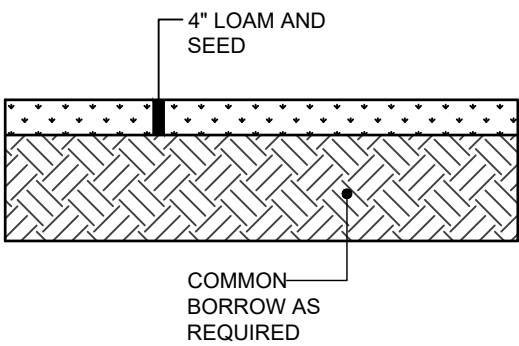


PLAN VIEW

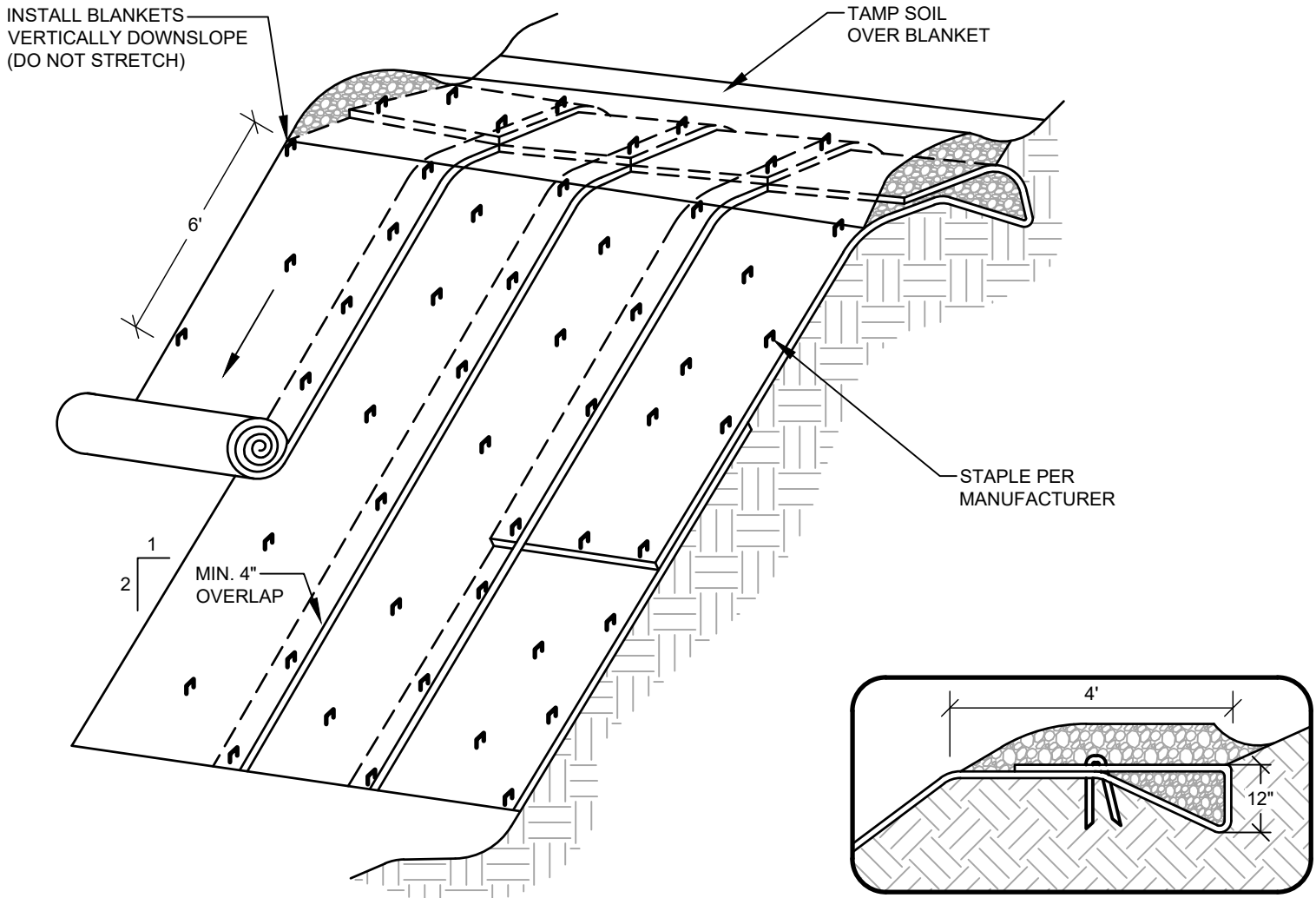


SECTION

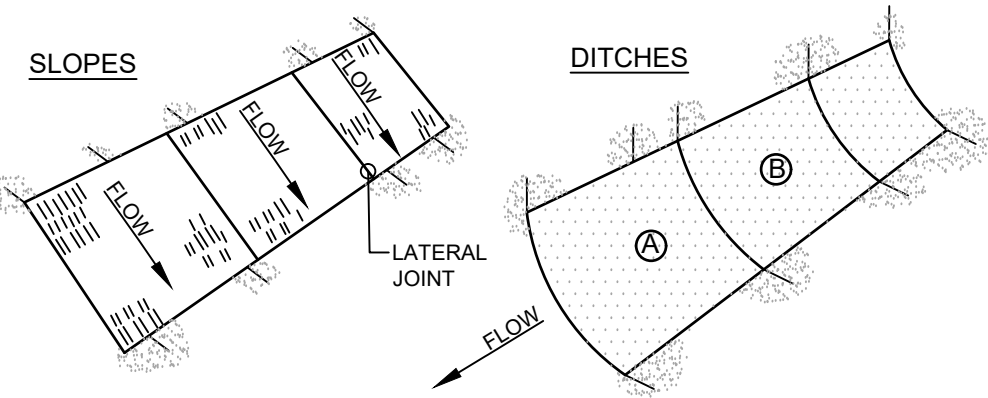
**RIPRAP LEVEL SPREADER OUTLET**  
NOT TO SCALE



**LOAM & SEED SECTION**  
NOT TO SCALE

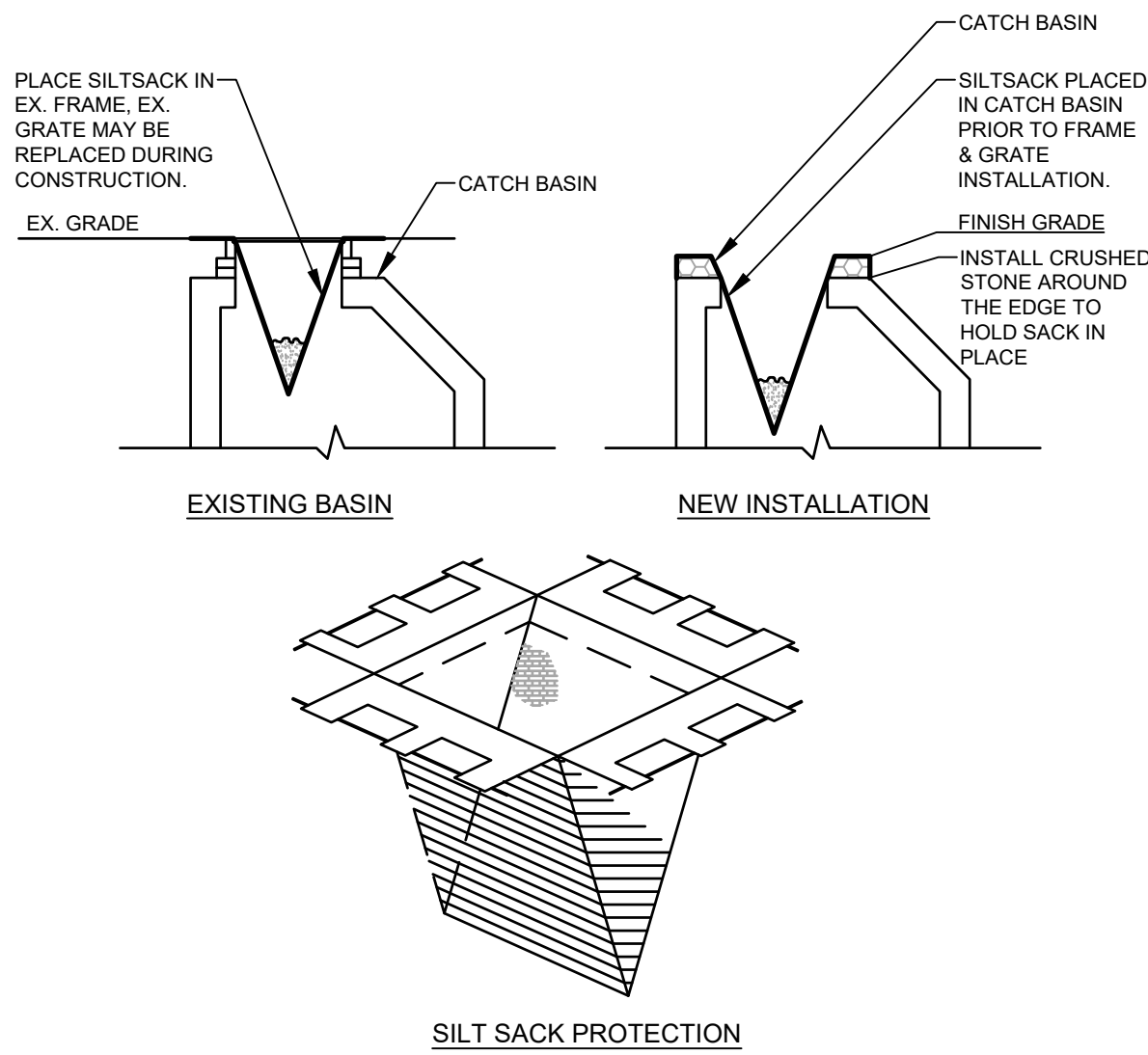


- CONSTRUCTION SPECIFICATIONS**
1. THE SOIL SURFACE SHOULD BE FINELY GRADED AND SMOOTH FOR THE BLANKET TO HAVE DIRECT CONTACT WITH THE SOIL AND TO PREVENT UNDERMINING. EROSION CONTROL BLANKETS PERFORM BEST ON LOAMY SOILS AND SHOULD NOT BE USED ON ROCKY SITES OR SHALLOW SOILS.
  2. SEED SHOULD BE SOWN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



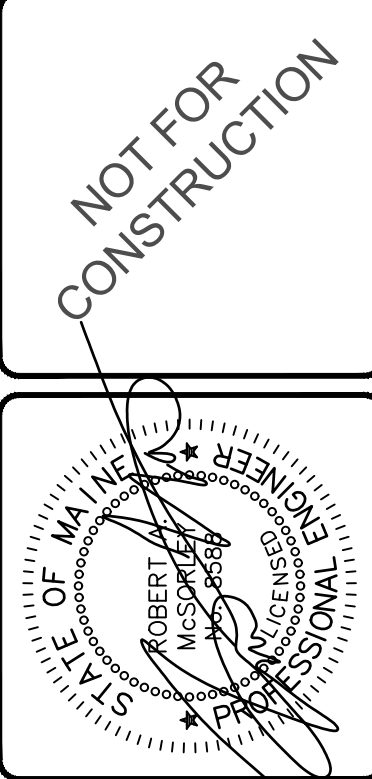
- NOTES:**
1. BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.
  2. FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED. OVERLAP B OVER A.
  3. LATERAL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



REV.	BY	DATE	STATUS	REVISIONS
B	RAM	06/05/2025	REVISED PER TOWN STAFF COMMENTS	
A	RAM	05/19/2025	SUBMITTED FOR TOWN REVIEW	

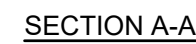
**SEBAGO TECHNICS**  
SEBAGOTECHNICS.COM  
75 John Roberts Rd. Suite 4A  
South Portland, ME 04106  
207-266-2100  
South Portland, Bridgton, Sanford and Bath

**DETAILS**  
OF: FRANKLIN DRIVE SUBDIVISION  
20 FRANKLIN DRIVE  
WINDHAM, ME 04092  
FOR: NEW GEN ESTATES, LLC  
50 MAINE MALL ROAD  
SOUTH PORTLAND, ME 04106  
RECORD OWNER:  
NEW GEN ESTATES, LLC  
50 MAINE MALL ROAD  
SOUTH PORTLAND, ME 04106

DESIGNED	KPW
DRAWN	MRS
CHECKED	RAM
DATE	03/25/2025
SCALE	NTS
PROJECT	230411

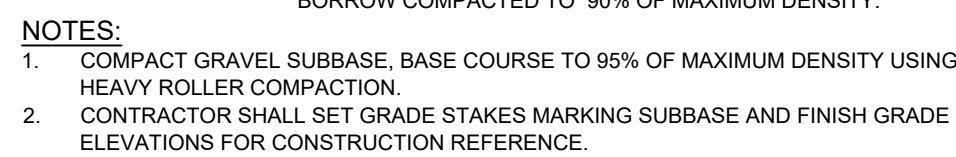


NOTE: ALL DETECTABLE WARNING AREAS SHALL START 6" - 10" FROM THE FLOW LINE OF THE CURB, BE 24" IN DEPTH, AND COVER THE COMPLETE WIDTH OF THE RAMP AREA ONLY.

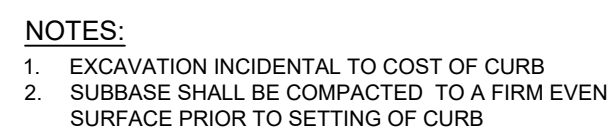


### TRUNCATED DOME PAVING

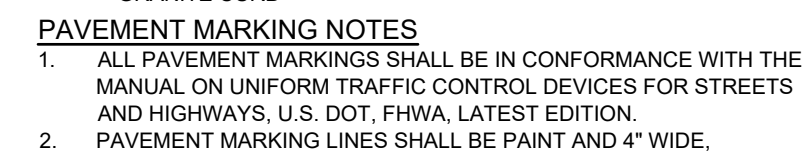
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PAVEMENT SECTION  
NOT TO SCALE

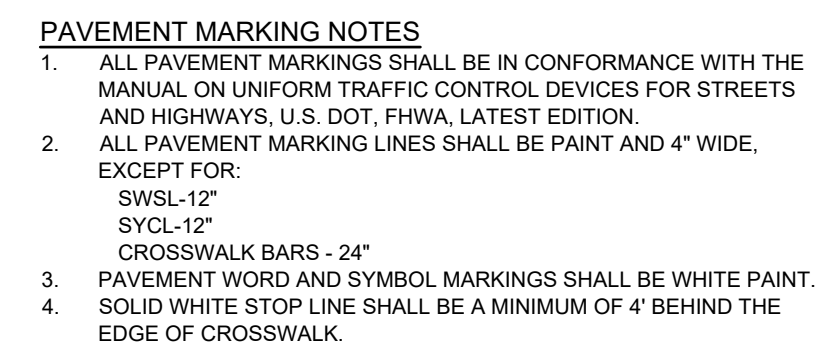


**VERTICAL GRANITE CURB**  
NOT TO SCALE



## PARKING STRIPING DETAIL

NOT TO SCALE



### CROSSWALK DETAIL

NOT TO SCALE

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207-200-2100

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**DETAILS**  
OF: **FRANKLIN DRIVE SUBDIVISION**  
20 FRANKLIN DRIVE  
WINDHAM, ME 04062

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

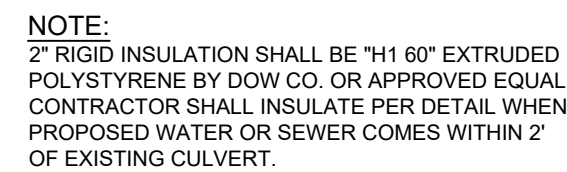
RECORD OWNER:  
NEW GEN ESTATES, LLC  
50 MAINE MALL ROAD  
SOUTH PORTLAND, ME 04106

DESIGNED	KPW
DRAWN	MRS
CHECKED	RAM
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SCALE	NTS
PROJECT	230411

SHEET C-502

230411 U.dwg, IAB:C-30Z DETAILS

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**NOTE:**  
2" RIGID INSULATION SHALL BE "H1 60" EXTRUDED POLYSTYRENE BY DOW CO. OR APPROVED EQUAL. CONTRACTOR SHALL INSULATE PER DETAIL WHEN PROPOSED WATER OR SEWER COMES WITHIN 2' OF EXISTING CULVERT.

2" RESILIENT SEAT GATE VALVE

SLIP JOINT END WITH PUSH ON PLUG OR PLAIN END PIECE WITH MJ CAP AND RETAINER GLAND

BACKFILL WITH 3/4" STONE TO TAPER OF GATE BOX BOTTOM SECTIONS

2" x 12" BRASS NIPPLE

2" BRASS 90° ELBOW WITH 1/8" WEEP HOLE

2" x 12" BRASS NIPPLE

IRON PIPE W/ TOP SECTION CUT AWAY

TOP VIEW

Diagram illustrating the side view of a valve assembly, showing the following components and dimensions:

- 2" GALV. COUPLING W/ P.V.C. OR GAL. PLUG (HAND TIGHT)
- 2" MIN. - 6" MAX.
- 2" GALVANIZED THREADED NIPPLE
- D.I. PIPE W/ SECTION CUT OUT FOR BRACING/TROUGH
- CONCRETE THRUST BLOCK AS DIRECTED BY THE ENGINEER
- UNDISTURBED SOIL
- 1/8" NOMINAL DIAMETER WEEP HOLE LOCATED ON SIDE OF ELBOW BELOW IRON PIPE THREADS
- 48" MAX.
- UNDISTURBED SOIL
- VALVE BOXES (TOP AND BOTTOM SECTIONS)
- 2" RESILIENT SEATED GATE VALVE

**SIDE VIEW**

CHANEL MATCHES PIPE DIMENSION

AS SPECIFIED

NOTE: JOINTS SHALL BE STAGGERED FOR EACH COURSE

1/4" TO 1/2" JOINTS

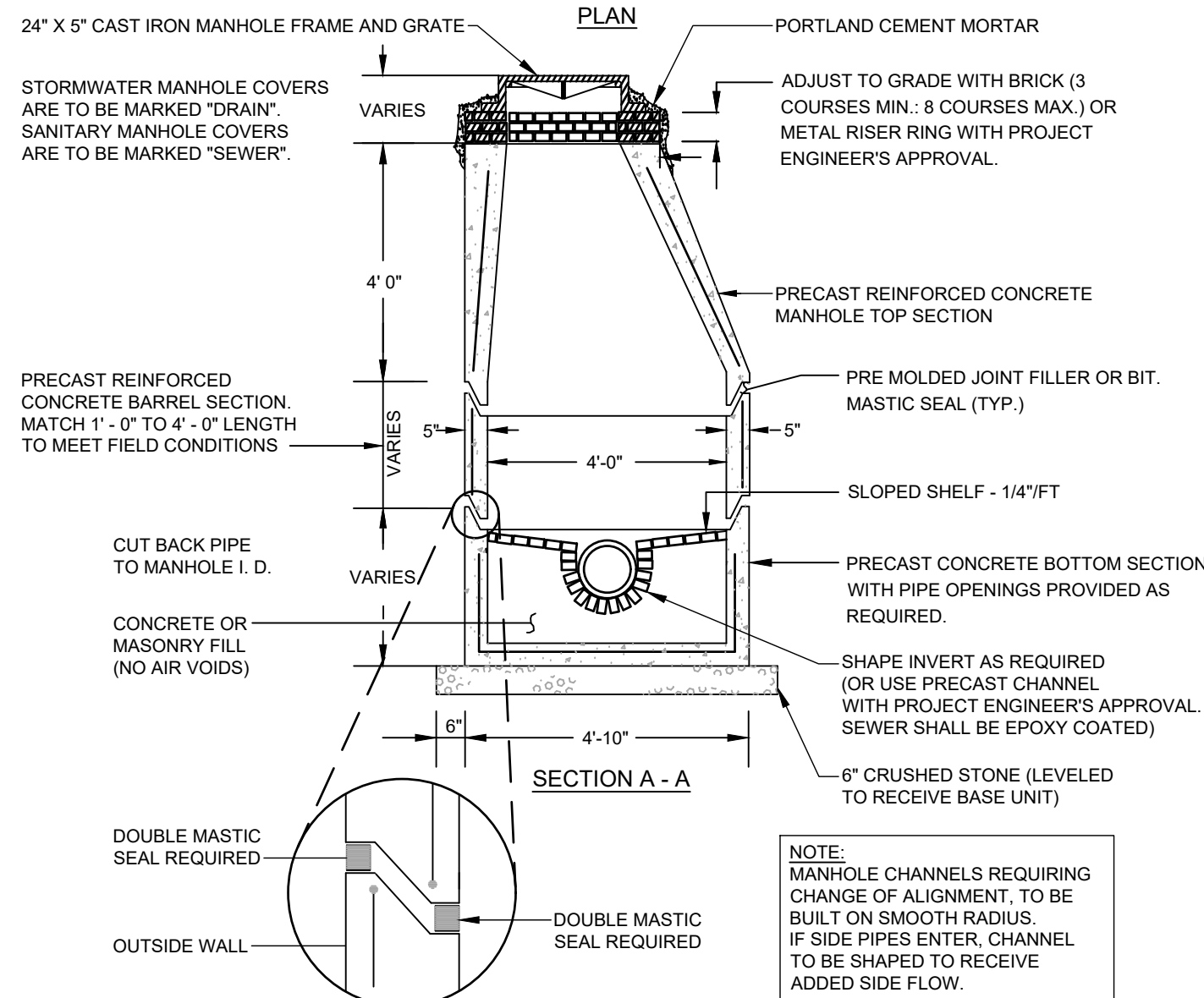
JOINTS SHALL BE COMPLETELY FILLED WITH MORTAR

SHELF DETAIL

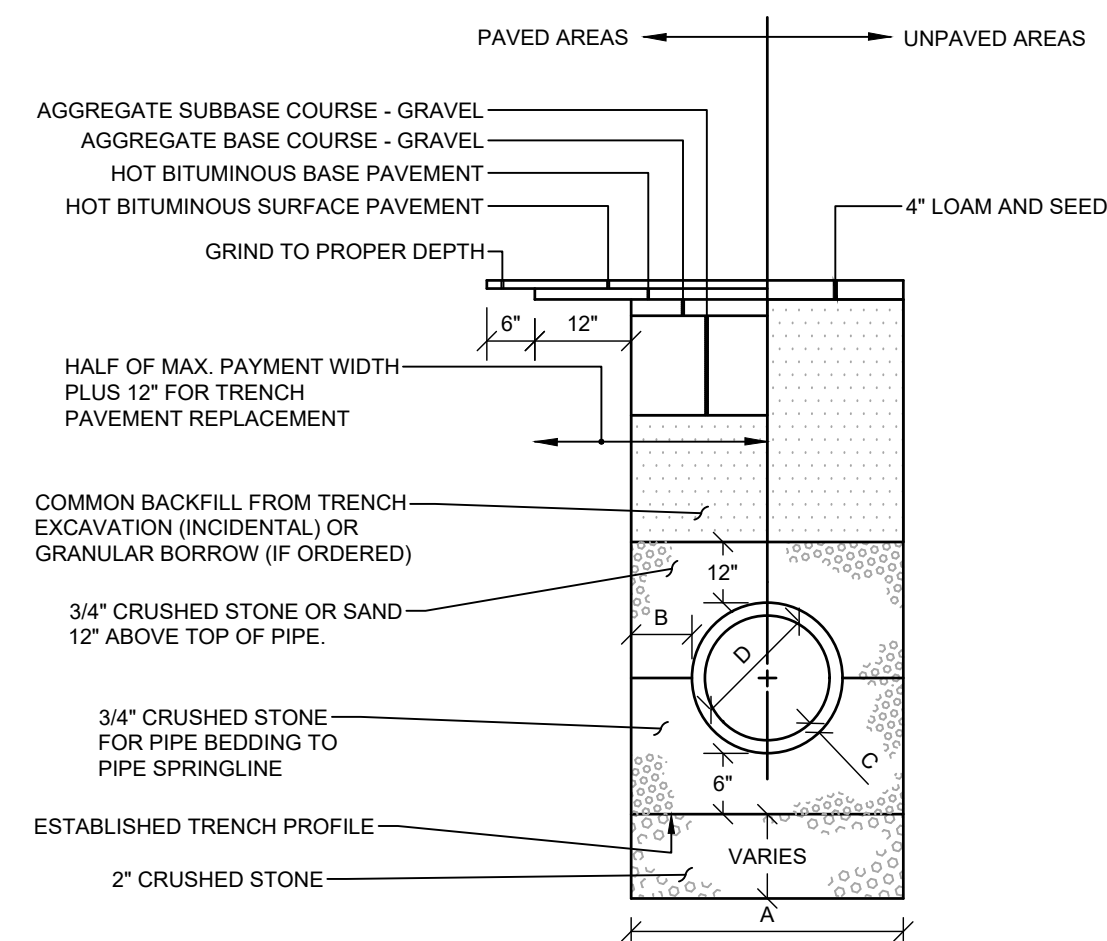
CAST IRON MANHOLE FRAME AND COVER

ECCENTRIC CONE AND BARREL

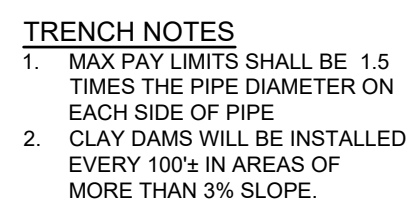
BRICK JOINT DETAIL



NOTES:  
DEPTH OF BITUMINOUS PAVEMENT AND AGGREGATE COURSES SHALL BE DETERMINED BY STREET CLASSIFICATION.  
  
ANY ALTERNATE TRENCHING OR PAYMENT METHODS SHALL BE APPROVED IN ADVANCE BY THE CITY OF PORTLAND,  
DEPARTMENT OF PUBLIC SERVICES.



NOTES		PIPE DIAMETER, D (INCHES)	MAX. TRENCH WIDTH, A (FEET)
1.	ALTERNATIVE CONSTRUCTION METHODS OR PAYMENT METHODS SHALL BE APPROVED IN ADVANCE BY THE CITY.		
2.	IN PAVED AREAS, DEPTHS OF GRAVEL AND HOT MIX ASPHALT PAVEMENT SHALL MATCH THE GREATER OF EXISTING CONDITIONS OR THE REQUIREMENTS FOR THE CORRESPONDING STREET CLASSIFICATION.	4 6 8 10	4.0 4.0 4.0 4.0
3.	DIMENSION B SHALL BE SUFFICIENT TO ALLOW CRUSHED STONE BEDDING TO BE PLACED AND COMPACTED UNDER THE HAUNCHES OF THE PIPE; BUT IN ALL CASES DIMENSION B SHALL BE AT LEAST 9".	12 15 18 21	5.0 5.0 5.0 5.0
4.	DIMENSION A IS THE MAXIMUM WIDTH ALLOWED FOR CALCULATING PAY QUANTITIES UNDER GRANULAR BORROW, CRUSHED STONE, STRUCTURAL EARTH EXCAVATION, AND STRUCTURAL ROCK EXCAVATION. DIMENSION A SHALL BE BASED ON PIPE DIAMETER D, AS SET FORTH IN THE FOLLOWING TABLE.	24 27 30 36 42 48	6.0 6.0 6.0 7.0 7.0 7.0



SEE NOTES FOR CASTINGS

CEMENT MORTAR

ADJUST TO GRADE WITH BRICK MIN. 1 CRS. MAX. 3 CRS.

2'-0" DIA. OPENING

CONCENTRIC CONE SECTION SHOWN. ECCENTRIC CONE OR SLAB MAY BE USED.

PREMOLDED JOINT FILLER

PRECAST BARREL SECTION AS REQUIRED

MAX. LENGTH= 2'-0"

PIPE STUB

MORTAR JOINTS (IF FLEXIBLE PIPE, USE FLEXIBLE MANHOLE CONNECTION WITH STAINLESS STEEL BAND)

PRECAST BASE SECTION

6" OF 3/4" CRUSHED STONE

2'-0" MIN.

6"

5" SEE NOTE 1 5"

**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 5520M5, OR APPROVED EQUAL.

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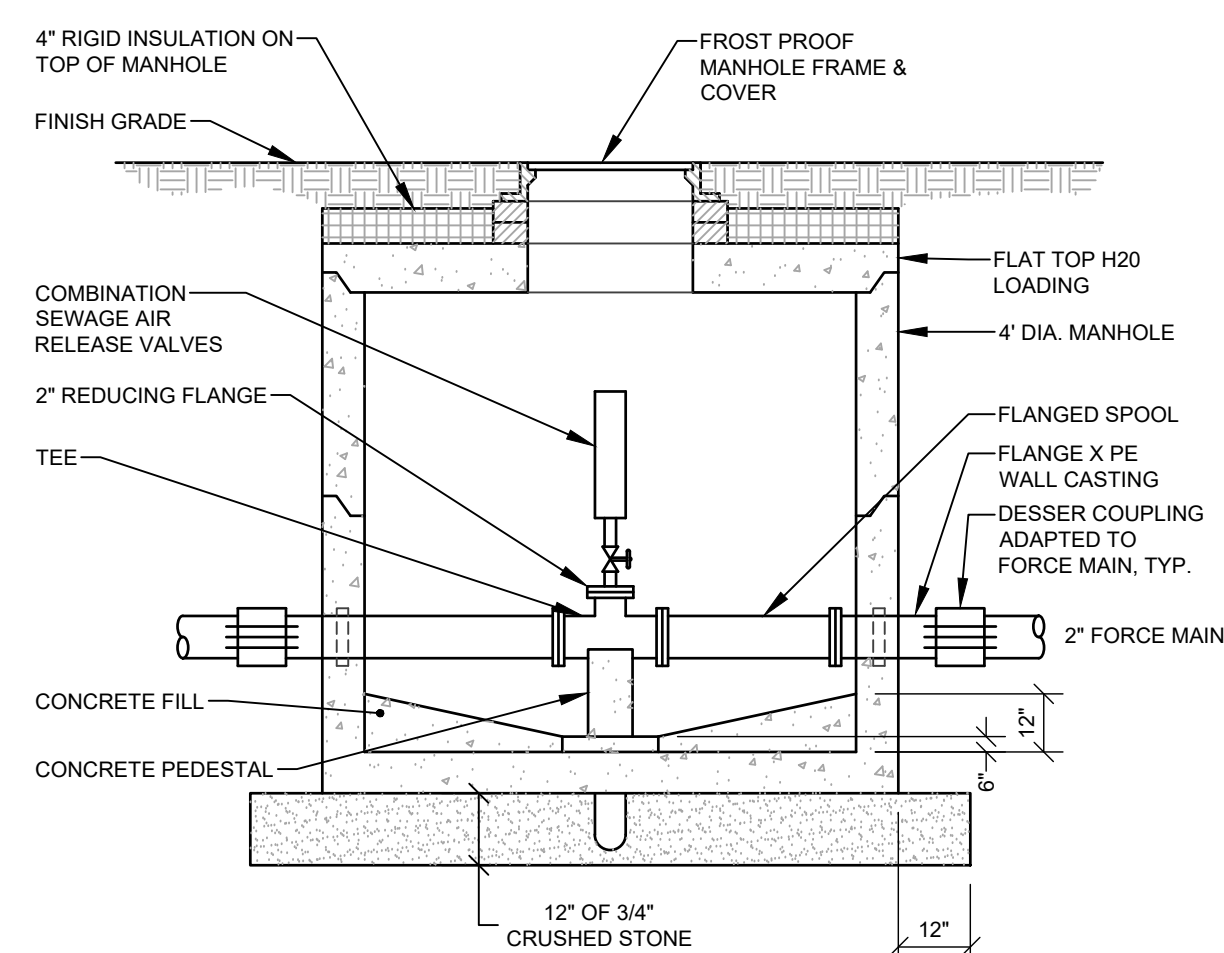
NOTES:

1. DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.
2. PIPE SIZES AND INVERTS AS NOTED ON PLANS.
3. PIPE CONNECTIONS SHALL BE WATERTIGHT FLEXIBLE BOOT CONNECTORS.

Diagram illustrating the components of a stormwater catch basin:

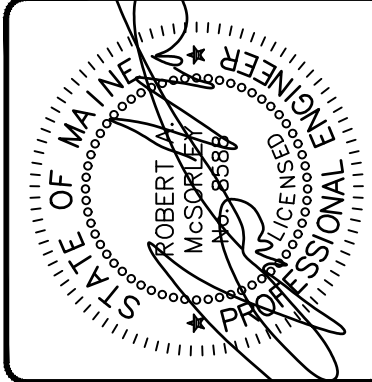
- PAVEMENT BUILDUP (SEE ROAD SECTION)
- CLEAN COARSE SAND AS APPROVED BY TOWN ENGINEER
- GEOTEXTILE FABRIC MIRAFIX 140N OR APPROVED EQUAL
- 3/4" CRUSHED STONE
- PERFORATED PIPE
- UNDISTURBED SOIL

PLAN VIEW



ELEVATION VIEW

NOT FOR  
CONSTRUCTION



B	RAM	06/05/2025	REVISED PER TOWN STAFF COMMENTS	
A	RAM	05/19/2025	SUBMITTED FOR TOWN REVIEW	
REV:	BY:	DATE:	STATUS:	

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



South Portland. Bridgton. Sanford and Bath

**DETAILS**  
OF: **FRANKLIN DRIVE SUBDIVISION**  
20 FRANKLIN DRIVE  
WINDHAM, ME 04062

FOR: **NEW GEN ESTATES, LLC**  
50 MAINE MALL ROAD  
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DESIGNED	KPW
DRAWN	MRS
CHECKED	RAM
DATE	03/25/2025
SCALE	NTS
PROJECT	230411

SHEET C-503

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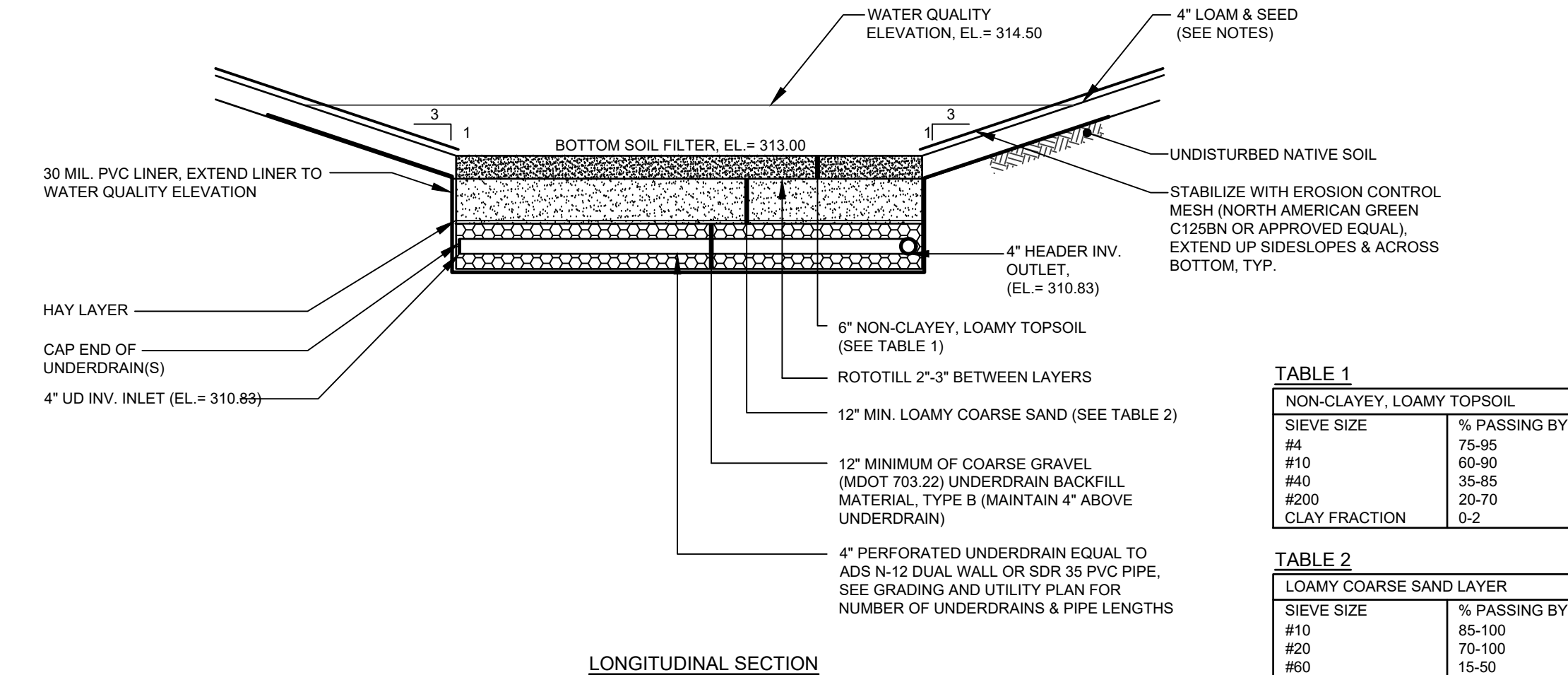


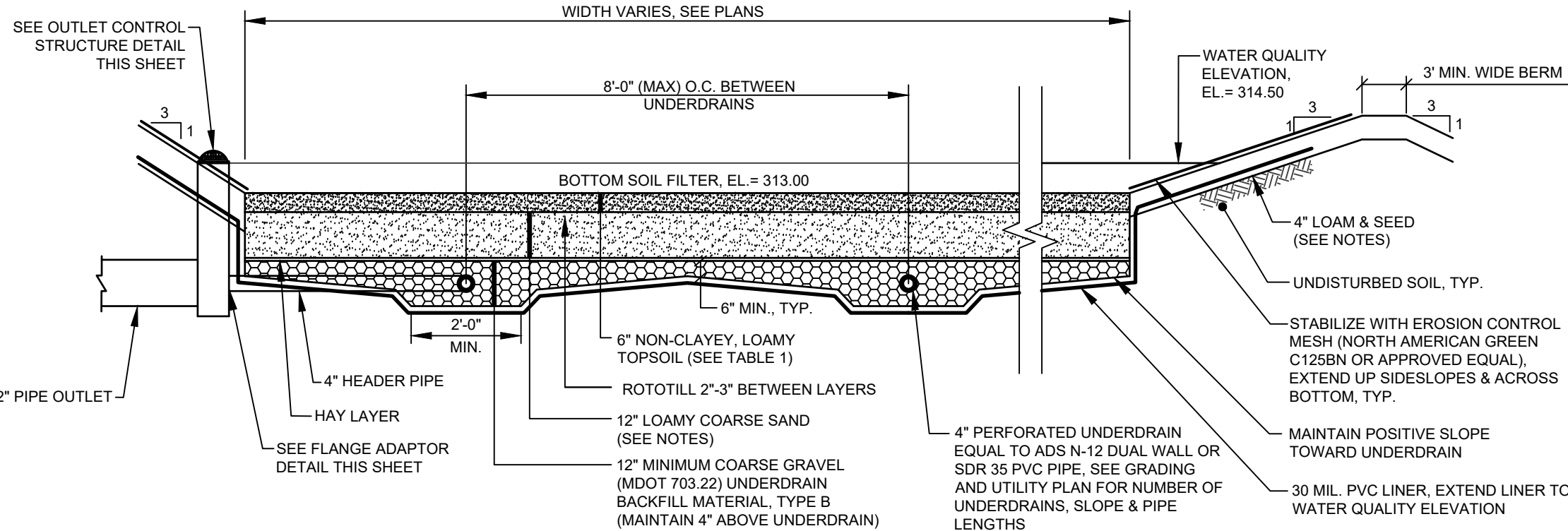
TABLE 1

NON-CLAYEY, LOAMY TOPSOIL	
SIEVE SIZE	% PASSING BY WEIGHT
#4	75-95
#10	60-90
#40	35-85
#200	20-70
CLAY FRACTION	0-2

TABLE 2

LOAMY COARSE SAND LAYER	
SIEVE SIZE	% PASSING BY WEIGHT
#10	85-100
#20	70-100
#60	15-50
#200	8-15
CLAY FRACTION	0-2

NOTE: SUPERHUMUS OR EQUIVALENT.



NOTES:

- MULTIPLE ROWS OF UNDERDRAIN SHALL CONNECT INTO A 4" HEADER LAID LEVEL PIPE UNLESS OTHERWISE SPECIFIED ON THE PLANS.

UNDERDRAINED SOIL FILTER CONSTRUCTION OVERSIGHT NOTES:

THE APPLICANT WILL RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER TO INSPECT THE CONSTRUCTION AND STABILIZATION OF THE UNDERDRAIN. IF NECESSARY, THE INSPECTING ENGINEER WILL INTERPRET THE UNDERDRAIN'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 POND HAS BEEN COMPLETED. ACCOMPANYING THE ENGINEER'S NOTIFICATION MUST BE A LOG OF THE ENGINEER'S 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.

- CONSTRUCTION SEQUENCE:** THE UNDERDRAIN AND VEGETATION MUST NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE UNDERDRAIN HAS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURE, 90% VEGETATION COVER, OR OTHER PERMANENT STABILIZATION UNLESS THE RUNOFF FROM THE CONTRIBUTING DRAINAGE AREA IS DIVERTED AROUND THE FILTER UNTIL STABILIZATION IS COMPLETED.
- COMPACTION OF 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.
- CONSTRUCTION OVERSIGHT:** INSPECTION BY A PROFESSIONAL ENGINEER WILL OCCUR AT A MINIMUM:
  - FOR FIRST UNDERDRAIN CONSTRUCTED, AFTER UNDERDRAIN PIPE IS INSTALLED AT GRADE AND BUT NOT BACKFILLED. AFTER THE UNDERDRAIN PIPE IS COMPLETELY BACKFILLED AND BEFORE PLACEMENT OF LOAMY COARSE SAND LAYER.
  - AFTER THE LOAMY COARSE SAND LAYER AND SOD/ LOAM HAS BEEN INSTALLED.
  - AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS.
  - ALL MATERIAL USED FOR THE CONSTRUCTION OF THE UNDERDRAIN MUST BE CONFIRMED AS SUITABLE BY THE DESIGN ENGINEER. TESTING MUST BE DONE BY A CERTIFIED LABORATORY.

TESTING AND SUBMITTALS

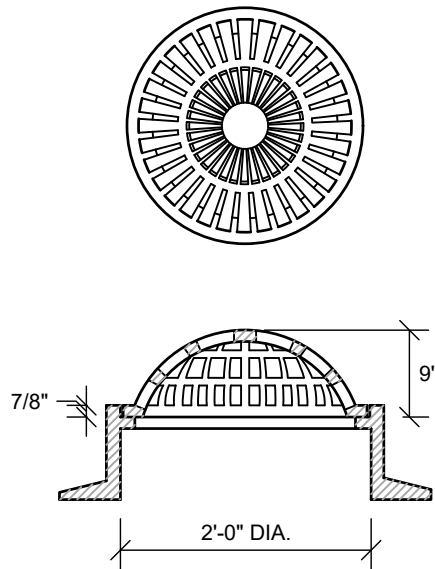
- THE UNDERDRAIN SHALL CONSIST OF THE TOP THREE LAYERS IDENTIFIED AS LOAMY TOPSOIL, 2" TRANSITION AND 12" LOAMY COARSE SAND. THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE FOR EACH COMPONENT OF THE UNDERDRAIN AND SUBMIT GRADATIONS FOR THE UNDERDRAIN MATERIALS TO THE ENGINEER FOR APPROVAL. SAMPLES 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.

UNDERDRAIN SOIL FILTER MATERIAL NOTES:

- ON-SITE LOAM SHALL BE SCREENED FOR STONES LARGER THAN 1 INCH AND BE TESTED TO VERIFY THERE IS LESS THAN 2% CLAY CONTENT AND 5-8% ORGANIC MATTER. IF ON-SITE LOAM DOES NOT MEET REQUIREMENTS, THEN LOAM FROM OFFSITE SHALL BE A NON-CLAYEY, LOAMY TOPSOIL SUCH AS A USDA SANDY LOAM TOPSOIL WITH 5-8% HUMIFIED ORGANIC MATTER.
- THE TOPSOIL SHALL BE GENTLY MIXED WITHIN THE FILTER LAYER TO PROVIDE CONTINUITY FOR DEEP ROOT PENETRATION. THE TEETH OF A BACKHOE, A HAND RAKE, A SHOVEL OR ROTOTILLING 2-3 INCHES MAY BE USED TO CREATE A LOOSENED TRANSITION.
- THE LOAMY COARSE SAND LAYER SHALL BE TESTED IN ACCORDANCE WITH THE TESTING AND SUBMITTALS NOTES ABOVE.
- A LAYER OF HAY SHALL BE PLACED BETWEEN 12" LOAMY COARSE LAYER AND UNDERDRAIN STONE BEDDING TO PREVENT SUBSIDENCE OR PLUGGING OF THE SAND/GRAVEL/STONE LAYER AND/OR PIPE.
- 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.
- 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 PROVE 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.
- OVER COMPACTION OF UNDERDRAIN MATERIAL SHALL BE AVOIDED. VEHICLES AND HEAVY EQUIPMENT ARE PROHIBITED FROM DRIVING ON THE UNDERDRAINED SOIL FILTER SURFACE. IF OVER COMPACTION OCCURS, ROTOTILL AGAIN PRIOR TO SEEDING OR SODDING.
- SNOW STORAGE IS PROHIBITED OVER THE UNDERDRAINED SOIL FILTER.

UNDERDRAINED SOIL FILTER DETAIL

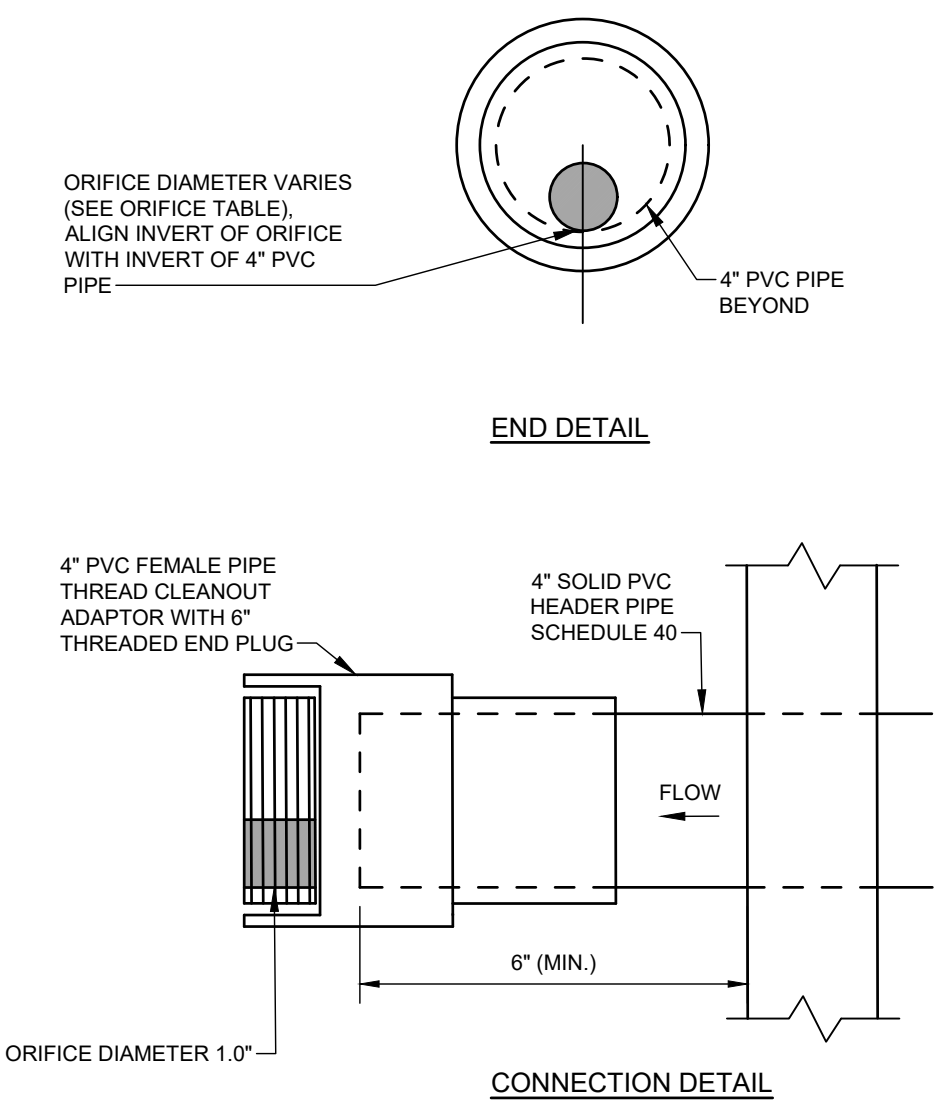
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NOTES:  
NEENAH FOUNDRY #R-4353  
OR APPROVED EQUAL

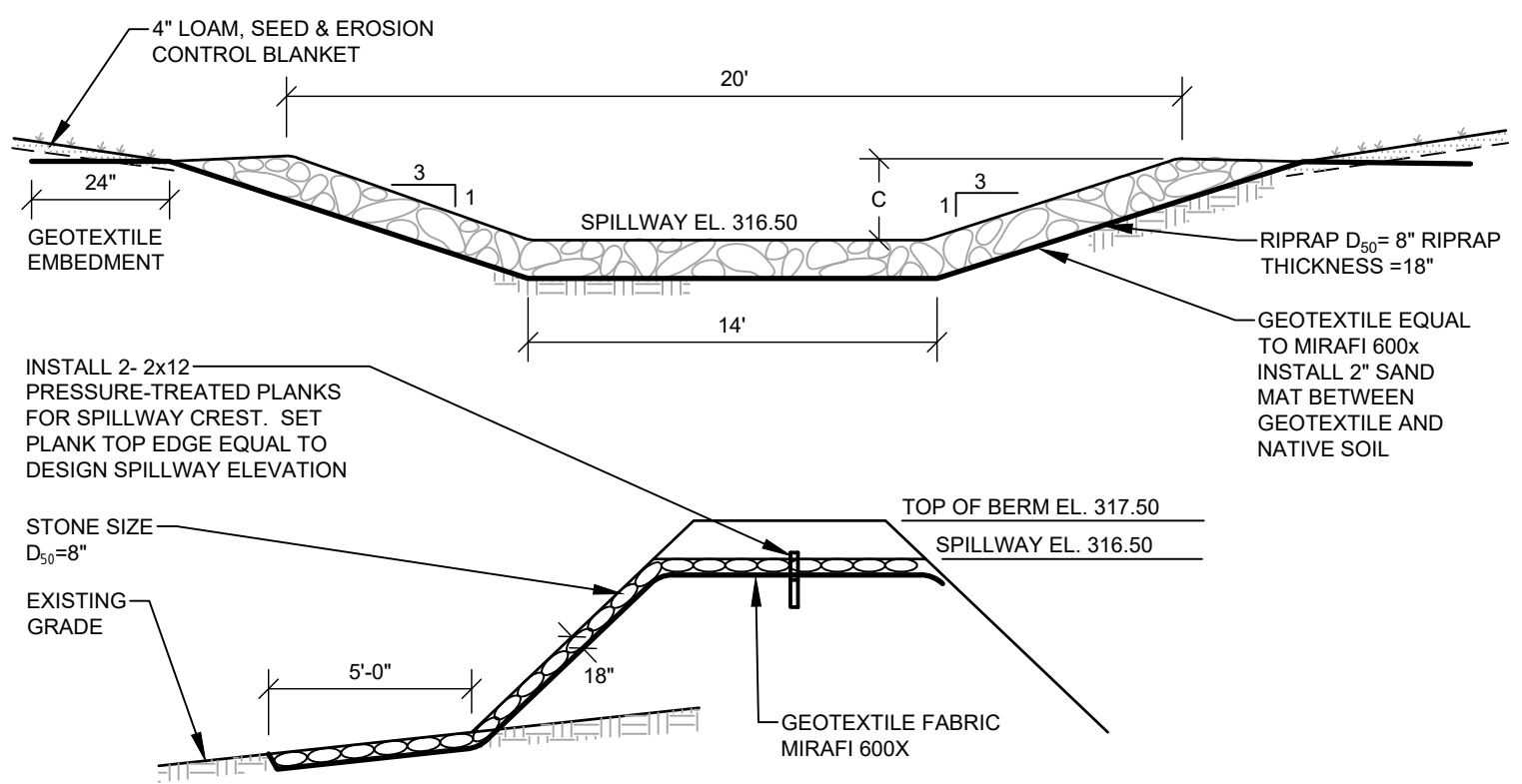
BEEHIVE GRATE

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FLANGE ADAPTOR (ORIFICE) DETAIL

NOT TO SCALE

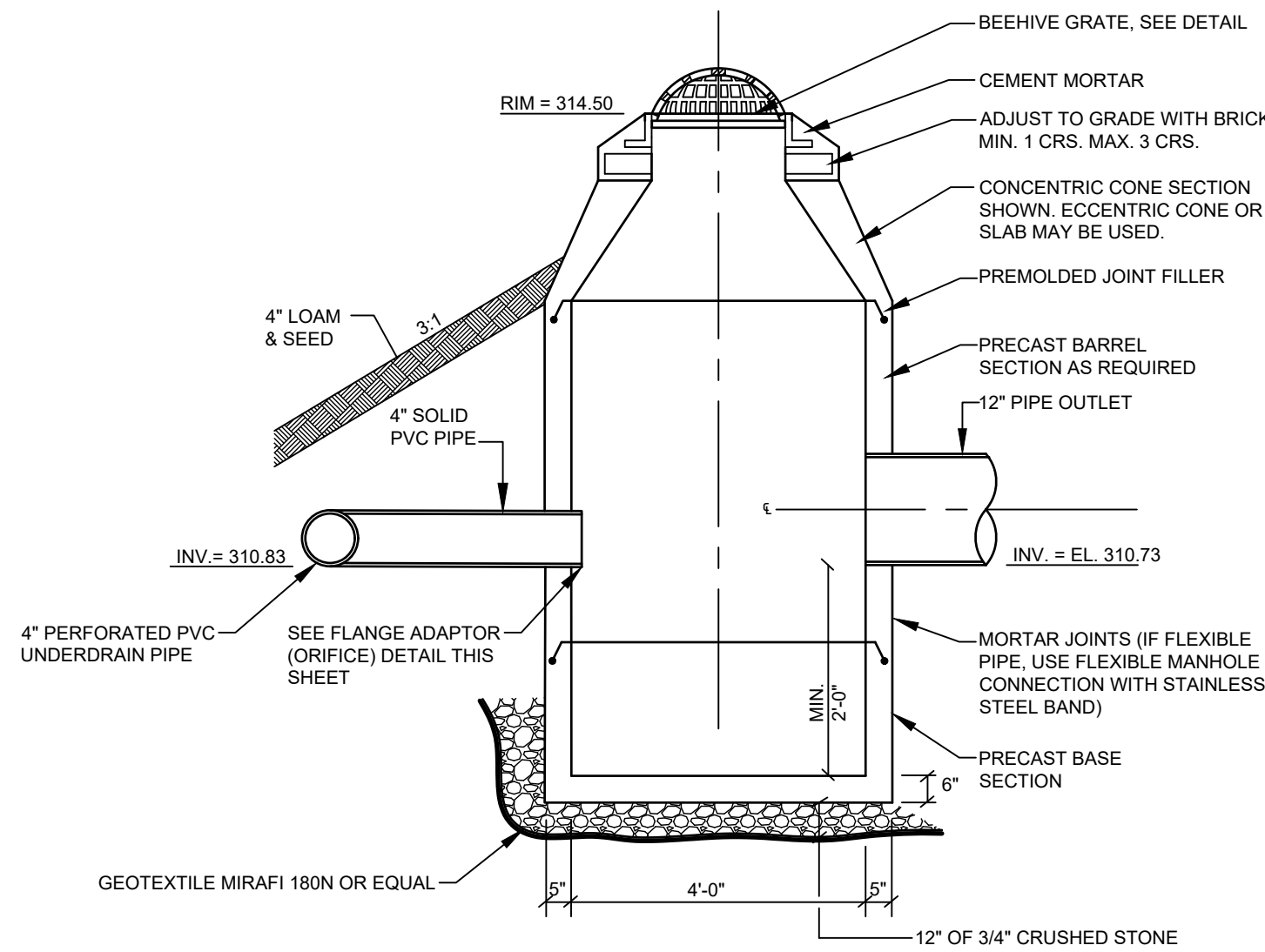


EMBANKMENT CONSTRUCTION

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

EMERGENCY SPILLWAY CROSS-SECTION

NOT TO SCALE



OUTLET CONTROL STRUCTURE (OCS) DETAIL

NOT TO SCALE

230411 Dwg - TAB-C-504 DETAILS

DESIGNED	KPW
DRAWN	MRS
CHECKED	RAM
DATE	03/25/2025
SCALE	NTS
PROJECT	230411

SHEET C-504

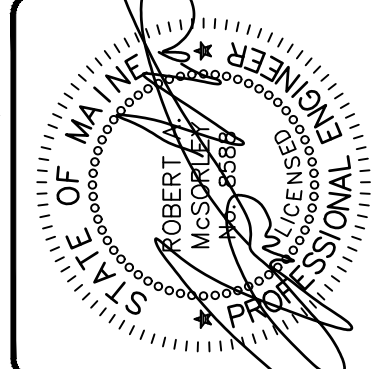
DETAILS  
OF:  
**FRANKLIN DRIVE SUBDIVISION**  
20 FRANKLIN DRIVE  
WINDHAM, ME 04062  
FOR:  
**NEW GEN ESTATES, LLC**  
50 MAINE MALL ROAD  
SOUTH PORTLAND, ME 04106

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

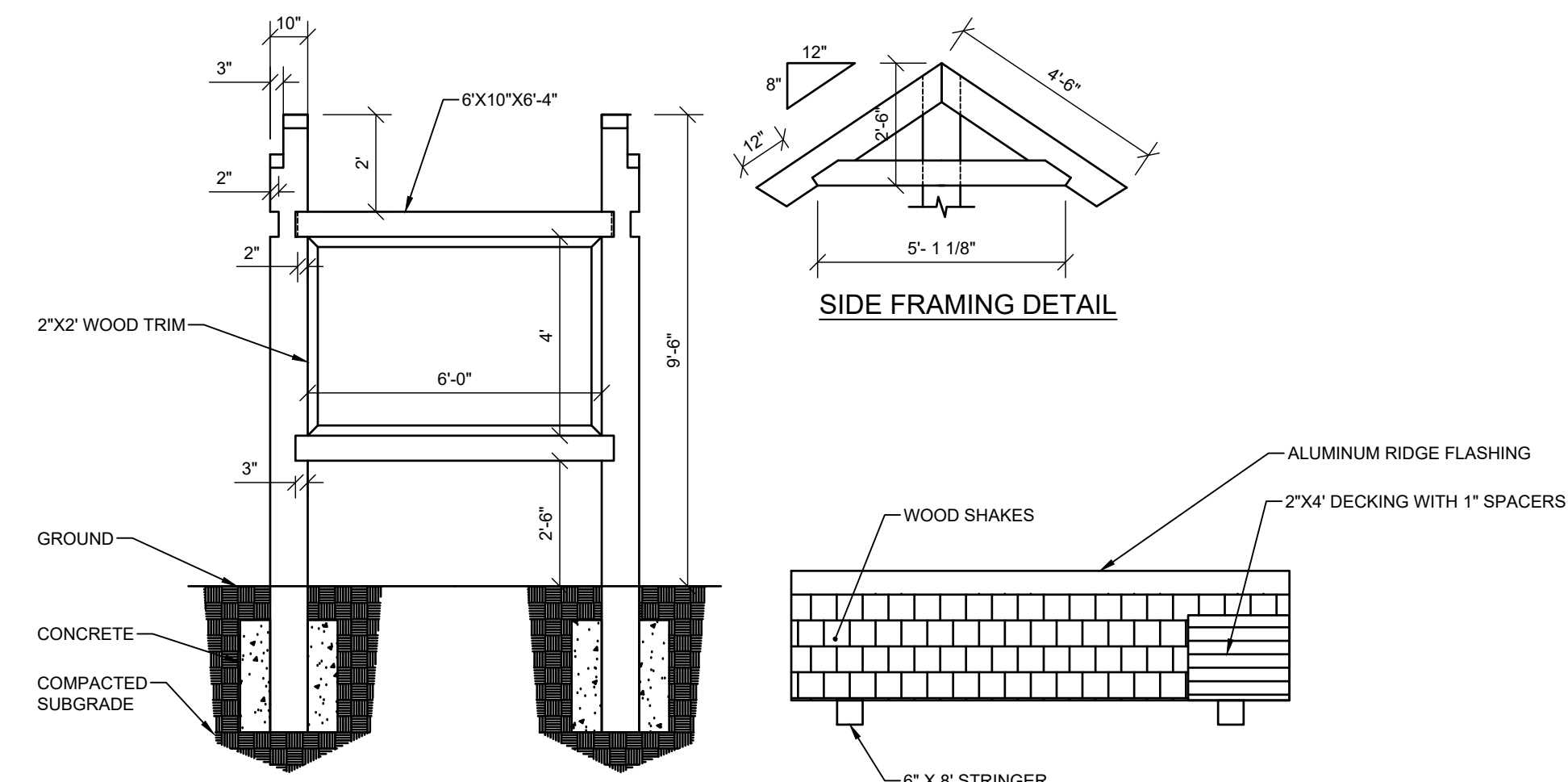
**SEBAGO**  
TECHNICS  
SEBAGOTECHNICS.COM  
75 John Roberts Rd. Suite 4A  
South Portland, ME 04106  
207-266-2100

South Portland, Bridgton, Sanford and Bath

	B	RAM	06/05/2025	REVISED PER TOWN STAFF COMMENTS
	A	RAM	05/19/2025	SUBMITTED FOR TOWN REVIEW
	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.				



NOT FOR  
CONSTRUCTION



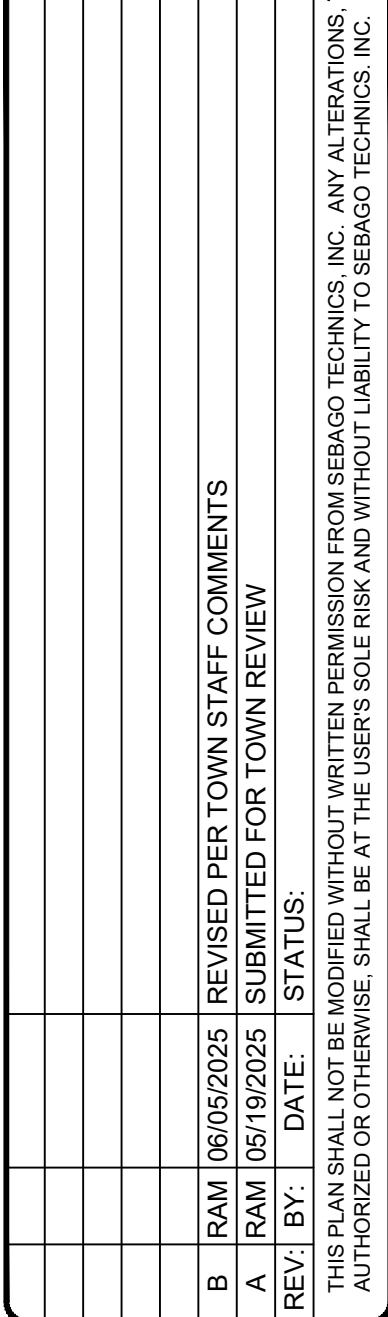
NOT TO SCALE

- NOTES:
1. ALL WOOD SHOULD BE PRESSURE TREATED.
  2. ALL HARDWARE AND NAILS SHALL BE GALVANIZED.
  3. CEDAR WOOD SHAKES SHOULD BE APPROXIMATELY 18" X 1/2" HANDSPLIT WITH A 5 1/2" EXPOSURE.
  4. FINISH SHOULD BE NATURAL.
  5. STANDARD SLAT SIGN SHOULD HAVE APPROXIMATELY 2" LETTERS
  6. EASE ALL OUTSIDED EDGE.
  7. EXAM COVER FOR PLAYGROUND IS OPTIONAL. ATTACH 2X2" WOOD TRIM TO TOP OF EXPOSED EDGE O LAXANWITH 1/4" LAG SCREWS. ATTACH LEAD TO PANEL AT TOP WITH 3" X 3".
  8. OPTIONAL: 5/8" REBAR MAY BE ATTACHED TO BACK OF 10" X 1" POSTS TO SUPPORT POSTS TO DETER VANDALS.
  9. ALL FOUNDATION LOCATIONS, SINK SUPPORT POSTS TO A MINIMUM DEPTH OF 4'.
  10. IF CONCRETE WILL NOT BE USED AROUND SUPPORT POSTS (FOOTERS), INCREASE DEPTH AN ADDITIONAL 1-FOOT.
  11. ALL EXPOSED WOOD COULD BE LEAVING EXPOSED 1" ON EITHER SIDE FROM UNDER SHAKE CAP. (COPPER WASH OR RUST INHIBIT PREVENT MOLD AND MILDEW).

SHEET C-505

207-200-2100

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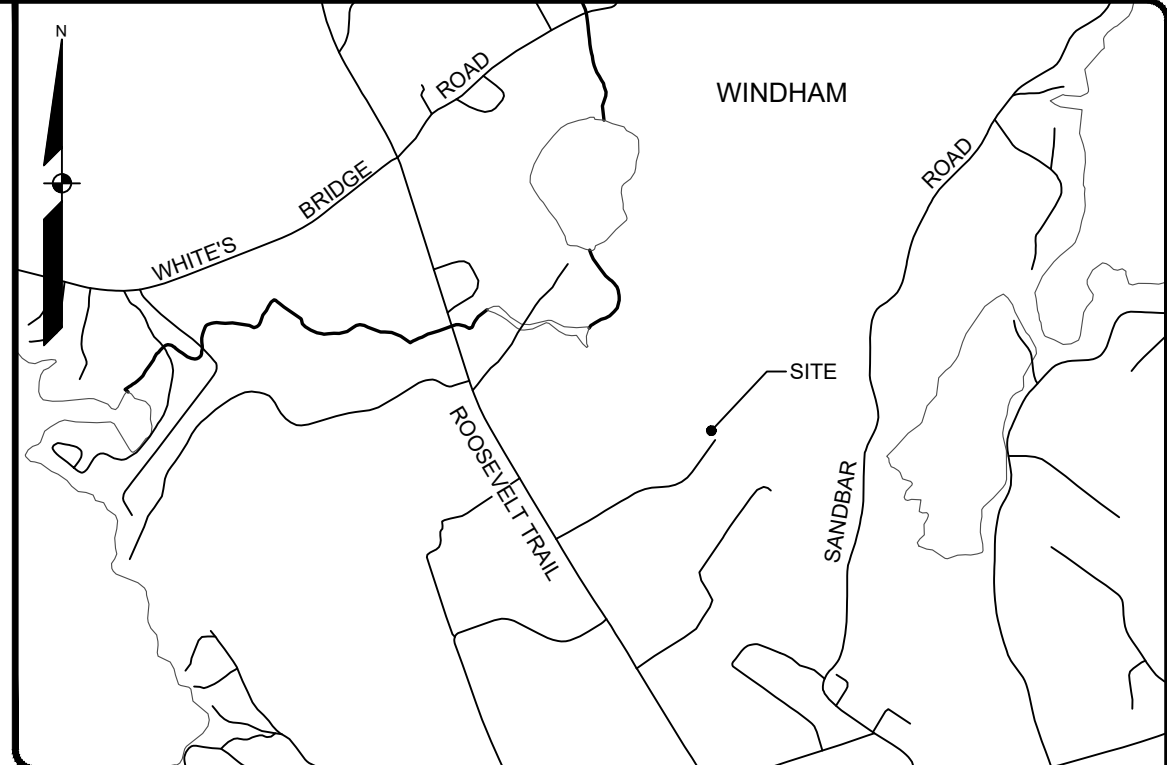
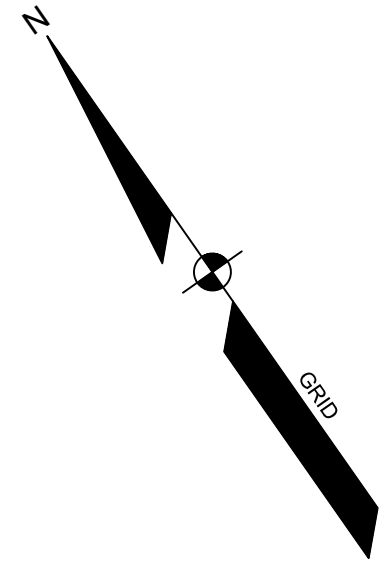
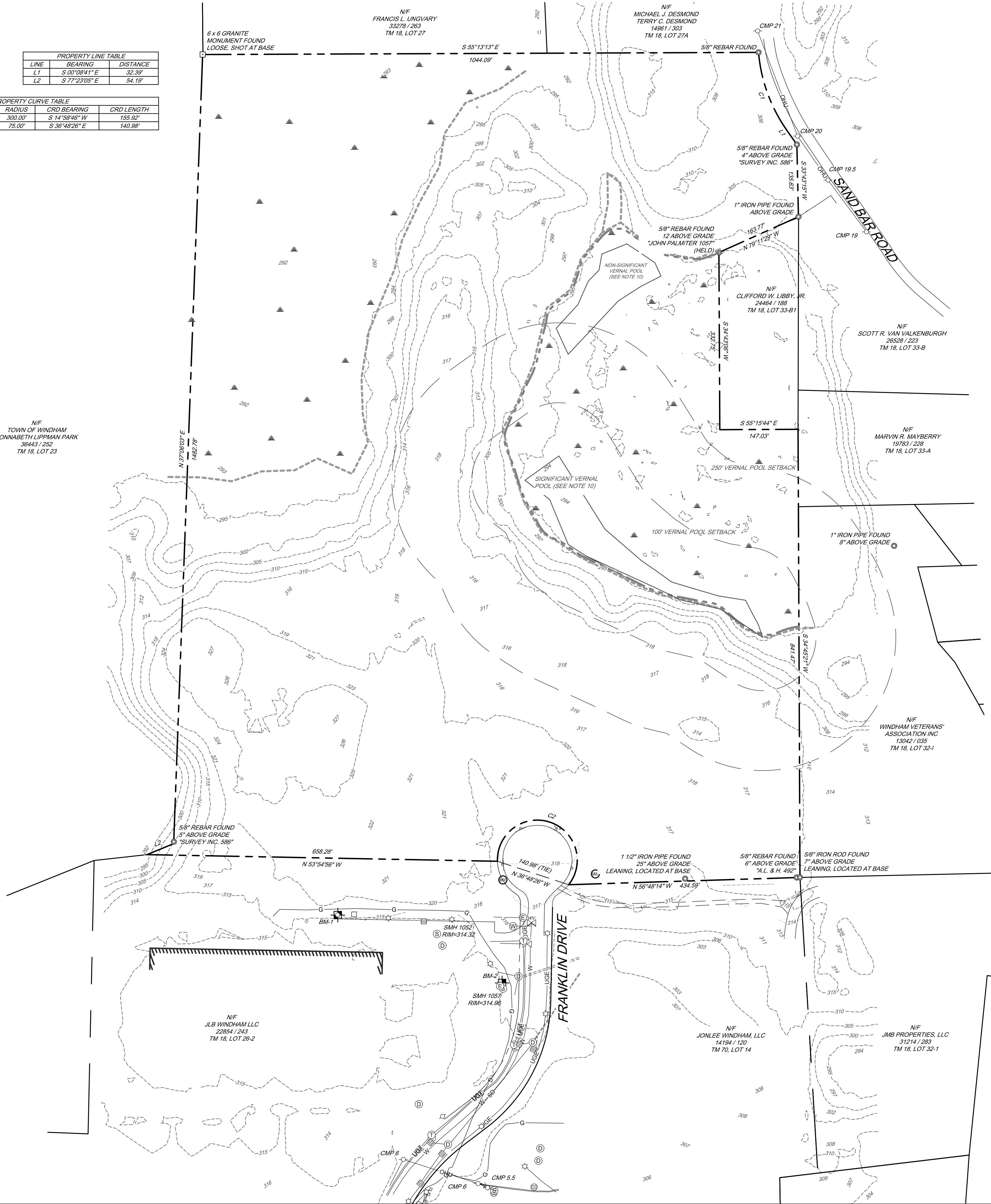


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CONSTRUCTION

PROPERTY LINE TABLE				
LINE	BEARING	DISTANCE		
L1	S 00°08'41" E	32.39'		
L2	S 77°23'05" E	54.19'		

PROPERTY CURVE TABLE				
CURVE	LENGTH	RADIUS	CRD BEARING	CRD LENGTH
C1	187.73'	300.00'	S 14°58'48" W	155.92'
C2	287.90'	75.00'	S 36°48'26" E	140.98'

N/F  
TOWN OF WINDHAM  
DONNABETH LIPPMAN PARK  
36443 / 252  
TM 18, LOT 23



LOCATION MAP

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS NEW GEN ESTATES BY DEED DATED JANUARY 2, 2024 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 40556, PAGE 273.
- THE PROPERTY IS SHOWN AS BLOCK 26, LOT 2, UNIT A ON THE TOWN OF WINDHAM TAX MAP 18 AND IS LOCATED IN THE COMMERCIAL 1 (C-1) DISTRICT.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 38.59 ACRES PER PLAN REFERENCE 5A.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON PLAN REFERENCE 5A. FIELD WORK WAS PERFORMED BY SEBAGO TECHNICS, INC. IN NOVEMBER OF 2024 TO VERIFY THE BOUNDARY AND TOPOGRAPHIC INFORMATION.
- PLAN REFERENCES:
  - "EXISTING CONDITIONS LAND OF JLB WINDHAM LLC" DATED NOVEMBER 2022 SURVEYED BY BH2M AND PLAN IS UNRECORDED.
  - "AMENDED SUBDIVISION PLAN THE WINDHAM MALL" DATED APRIL 6, 2005 BY SURVEY, INC. AND RECORDED AT THE CCRD IN PLAN BOOK 205, PAGE 254.
- BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, GEOID18 IN INTERNATIONAL FEET, PLAN REFERENCE 5A.
- BENCHMARK:

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

BM-2 BOX CUT IN CONCRETE FOOTER NORTHERLY CORNER ELEVATION: 315.17 (NAVD88)
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CIASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WINDHAM, MAINE, CUMBERLAND COUNTY, PANEL NUMBERS 23005CD477F, 23005CD479F, 23005CD481F, and 23005CD483F, HAVING AN EFFECTIVE DATE OF JUNE 20, 2024. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS OF MINIMAL FLOODING.
- WETLAND AREAS SHOWN HEREON WERE DELINEATED BY MARK HAMPTON IN ACCORDANCE WITH THE 1987 ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND FIELD LOCATED BY MARK HAMPTON USING CONVENTIONAL SURVEY EQUIPMENT. VERNAL POOLS SHOWN HEREON WERE DELINEATED AND ASSESSED BY FLYCATCHER, LLC.
- SPACE AND BULK CRITERIA FOR THE C-1 DISTRICT ARE AS FOLLOWS:

NET RESIDENTIAL DENSITY: N/A

MINIMUM LOT SIZE: N/A

MINIMUM STREET FRONTAGE: 100 FEET

MINIMUM FRONT YARD: 0 FEET TO 20 FEET

MINIMUM SIDE YARD: 6 FEET

MINIMUM REAR YARD: 6 FEET

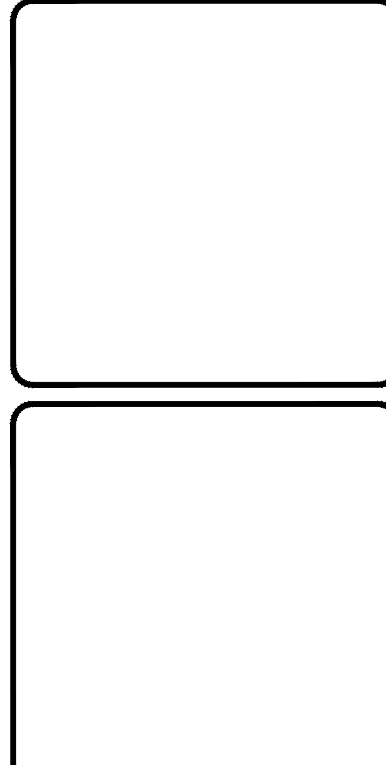
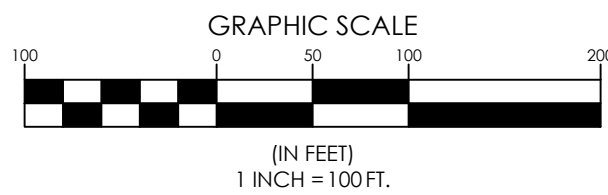
MAXIMUM BUILDING HEIGHT: 75 FEET

MAXIMUM BUILDING COVERAGE: %

\* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

LEGEND

EXISTING	DESCRIPTION
---	PROPERTY LINE/R.O.W.
---	ABUTTER LINE/R.O.W.
---	DEED LINE/R.O.W.
---	VERNAL POOL SETBACK
---	WET LANDS
---	STREAM
---	SIGNIFICANT VERNAL POOL
---	EASEMENT
---	MONUMENT
---	IRON PIPE/ROD
---	NOW OR FORMERLY
BM-1	BENCHMARK
---	CONTOURS
---	EDGE OF PAVEMENT
---	EDGE GRAVEL
G	GAS
W	WATER
W	WATER GATE VALVE
W	HYDRANT
S	SANITARY MANHOLE
SD	STORM DRAIN
---	CULVERT
D	DRAINAGE MANHOLE
---	CATCH BASIN
OHU	OVERHEAD UTILITY
---	TRANSFORMER PAD
E	ELECTRICAL MANHOLE
---	LIGHT POLE
---	UTILITY POLE
---	GUY WIRE
---	MONITORING WELL
---	WATER MANHOLE



REV.	BY	DATE	STATUS
A	CDL	12/20/2024	ISSUED TO CLIENT

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**SEBAGO**  
T E C H N I C S

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

South Portland, Bridgton, Sanford and Bath

EXISTING CONDITIONS PLAN

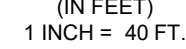
OF:  
**FRANKLIN DRIVE**  
TM 18, BLOCK 26 LOT 2 UNIT A  
WINDHAM, ME

FOR THE RECORDED OWNER:  
**NEW GEN HOSPITALITY MANAGEMENT LLC**  
675 MAIN STREET  
SOUTH PORTLAND, ME 04106

DESIGNED	-
DRAWN	SRM / ERC
CHECKED	CDL
DATE	10/18/24
SCALE	1" = 100'
PROJECT	230411

TC PATH TABLE:

## SOIL LEGEND



230411 Pre SWP.dwg, TAB:EXISTING CONDITIONS STORMWATER PLAN

## EXISTING CONDITIONS STORMWATER PLAN

20 FRANKLIN DRIVE  
WINDHAM, ME 04062

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

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

**RECORD OWNER:**  
NEW GEN ESTATES, LLC  
50 MAINE MALL ROAD  
SOUTH PORTLAND, ME 04106

**SEBAGO**  
T E C H N I C S

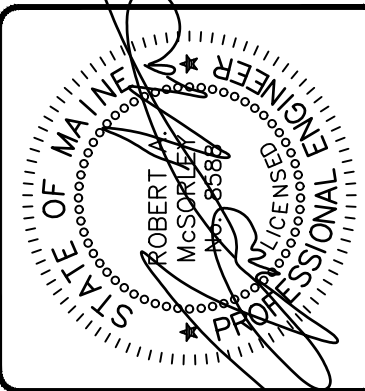
SEBAGOTECHNICS.COM  
75 John Roberts Rd. Suite 4A  
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207-200-2100

South Portland. Bridgton. Sanford and Bath

	B	RAM	06/05/2025	REVISED PER TOWN STAFF COMMENTS
	A	RAM	05/19/2025	SUBMITTED FOR TOWN REVIEW
	REV:	BY:	DATE:	STATUS:
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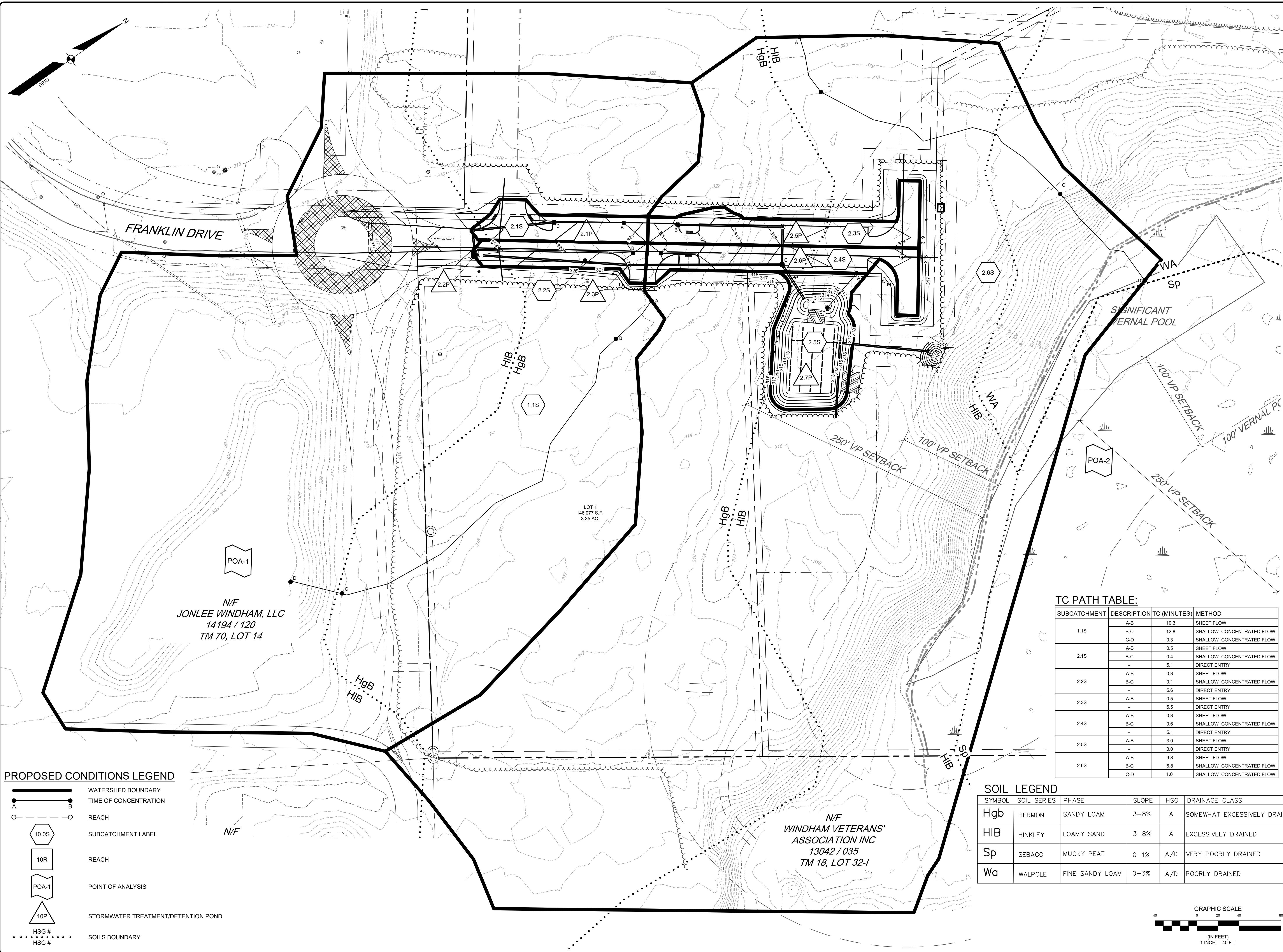
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ROBERT A. MCSORLEY, PE #8588



NOT FOR  
CONSTRUCTION

F:\Projects\1300023041\1\DWG\Design\230411 Post SWP.dwg - 6/4/2025 5:36 PM - SHELLY STACEY



PROPOSED CONDITIONS LEGEND

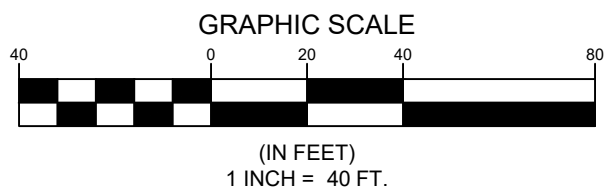
- WATERSHED BOUNDARY
- TIME OF CONCENTRATION
- REACH
- SUBCATCHMENT LABEL
- REACH
- POINT OF ANALYSIS
- STORMWATER TREATMENT/DETENTION POND
- SOILS BOUNDARY

TC PATH TABLE:

SUBCATCHMENT	DESCRIPTION	TC (MINUTES)	METHOD
1.1S	A-B	10.3	SHEET FLOW
	B-C	12.8	SHALLOW CONCENTRATED FLOW
	C-D	0.3	SHALLOW CONCENTRATED FLOW
2.1S	A-B	0.5	SHEET FLOW
	B-C	0.4	SHALLOW CONCENTRATED FLOW
	-	5.1	DIRECT ENTRY
2.2S	A-B	0.3	SHEET FLOW
	B-C	0.1	SHALLOW CONCENTRATED FLOW
	-	5.6	DIRECT ENTRY
2.3S	A-B	0.5	SHEET FLOW
	-	5.5	DIRECT ENTRY
2.4S	A-B	0.3	SHEET FLOW
	B-C	0.6	SHALLOW CONCENTRATED FLOW
	-	5.1	DIRECT ENTRY
2.5S	A-B	3.0	SHEET FLOW
	-	3.0	DIRECT ENTRY
2.6S	A-B	9.8	SHEET FLOW
	B-C	6.8	SHALLOW CONCENTRATED FLOW
	C-D	1.0	SHALLOW CONCENTRATED FLOW

SOIL LEGEND

SYMBOL	SOIL SERIES	PHASE	SLOPE	HSG	DRAINAGE CLASS
Hgb	HERMON	SANDY LOAM	3-8%	A	SOMEWHAT EXCESSIVELY DRAINED
HIB	HINKLEY	LOAMY SAND	3-8%	A	EXCESSIVELY DRAINED
Sp	SEBAGO	MUCKY PEAT	0-1%	A/D	VERY POORLY DRAINED
Wa	WALPOLE	FINE SANDY LOAM	0-3%	A/D	POORLY DRAINED



NOT FOR CONSTRUCTION

ENGINEER

ROBERT M. STACEY

PROFESSIONAL

REVISED PER TOWN STAFF COMMENTS

06/05/2025

B

RAM

STATUS

DATE

BY

REV

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TECHNIICS

SEBAGOTECHNIICS.COM

75 John Roberts Rd. Suite 4A

South Portland, ME 04106

207-266-2100

South Portland, Bridgton, Sanford and Bath

PROPOSED CONDITIONS STORMWATER PLAN

OF:

FRANKLIN DRIVE SUBDIVISION

20 FRANKLIN DRIVE

WINDHAM, ME 04092

FOR:

NEW GEN ESTATES, LLC

50 MAINE MALL ROAD

SOUTH PORTLAND, ME 04106

RECORD OWNER:

NEW GEN ESTATES, LLC

50 MAINE MALL ROAD

SOUTH PORTLAND, ME 04106

DESIGNED

KRW

DRAWN

MRS

CHECKED

RAM

DATE

03/25/2025

SCALE

1"=40'

PROJECT

230411

SHEET 2 OF 2

230411 Post SWP.dwg T:\B\PROPOSED CONDITIONS STORMWATER PLAN