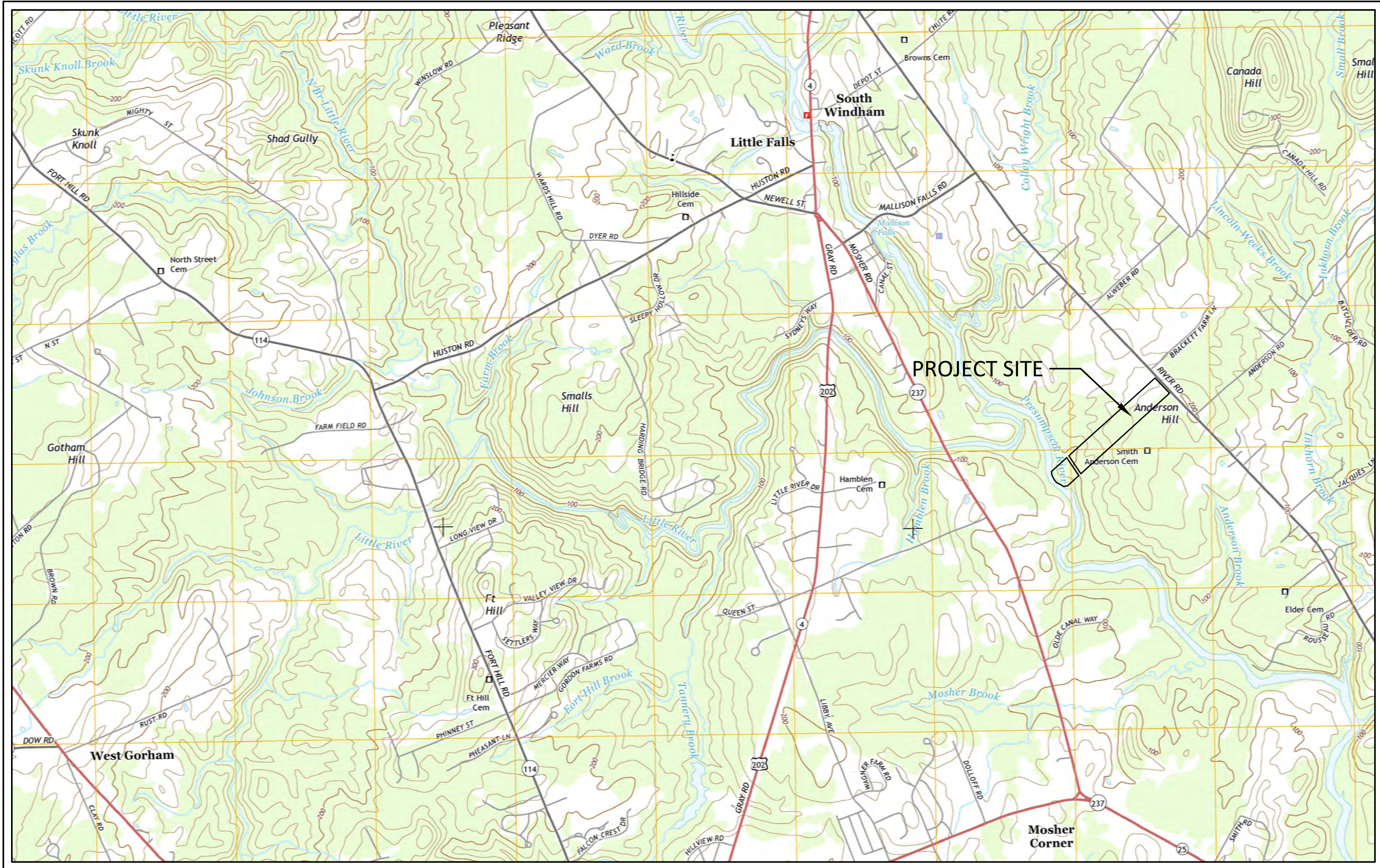


# EVENTIDE SUBDIVISION

RIVER ROAD  
WINDHAM, MAINE

CONSULTANTS	
CIVIL ENGINEER	DM ROMA CONSULTING ENGINEERS
LAND SURVEYOR	SURVEY, INC
SITE EVALUATOR	MAINELY SOILS LLC
WETLAND SCIENTIST	MAINELY SOILS LLC
SOIL SCIENTIST	MARK HAMPTON ASSOCIATES
GEOLOGIST	MAIN-LAND DEVELOPMENT CONSULTANTS



PROJECT VICINITY MAP

ISSUED FOR PERMIT REVIEW - NOT FOR CONSTRUCTION  
JUNE 1, 2026

PREPARED BY:  
**DM ROMA**  
CONSULTING ENGINEERS  
P.O. BOX 1116  
WINDHAM, ME 04062  
(207) 591-5055

APPLICANT:  
ROW EVEN, LLC  
17 BUCKET LANE  
YARMOUTH, ME 04096

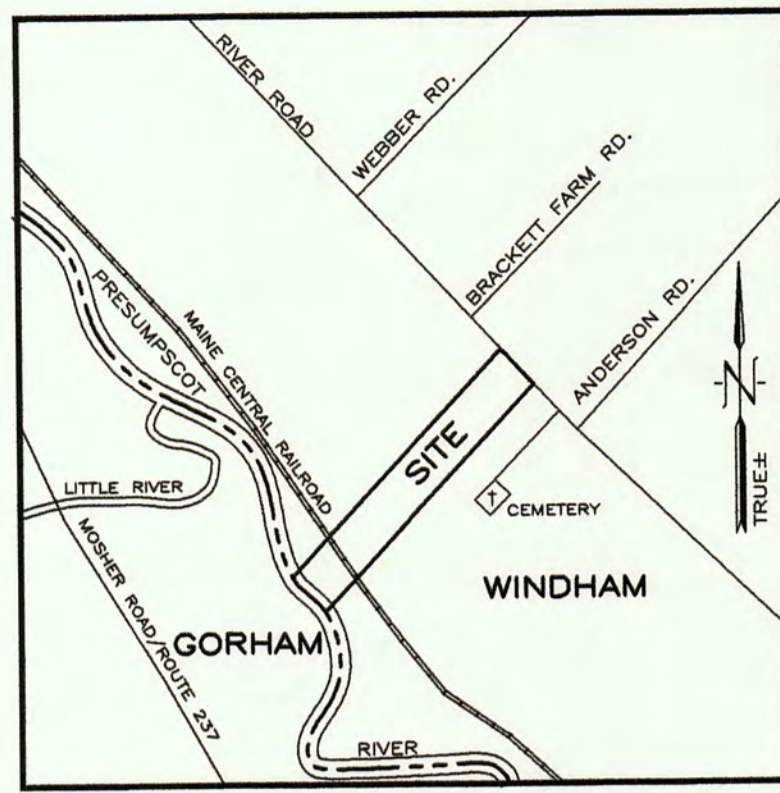
EVENTIDE SUBDIVISION

DRAWING SHEET INDEX

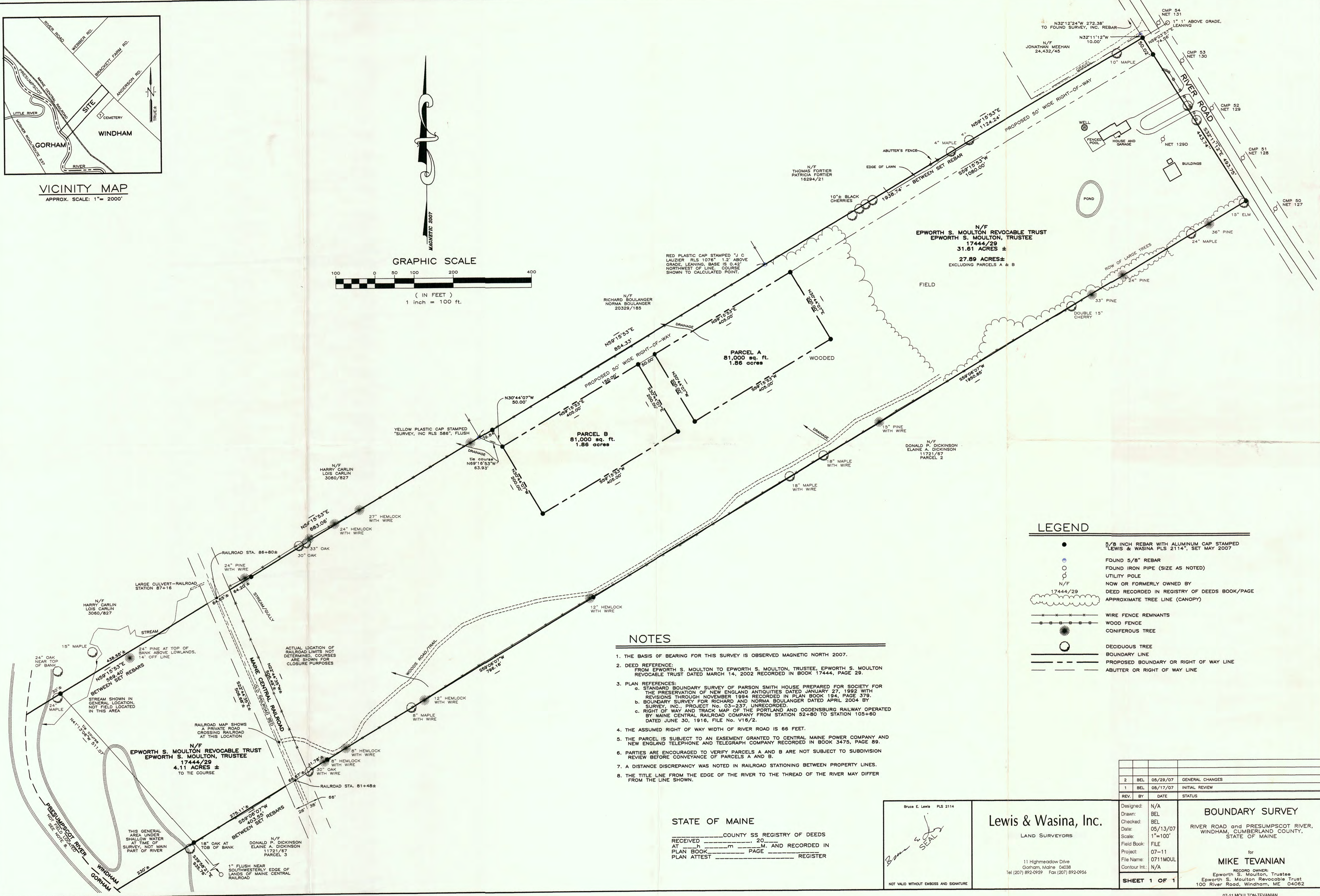
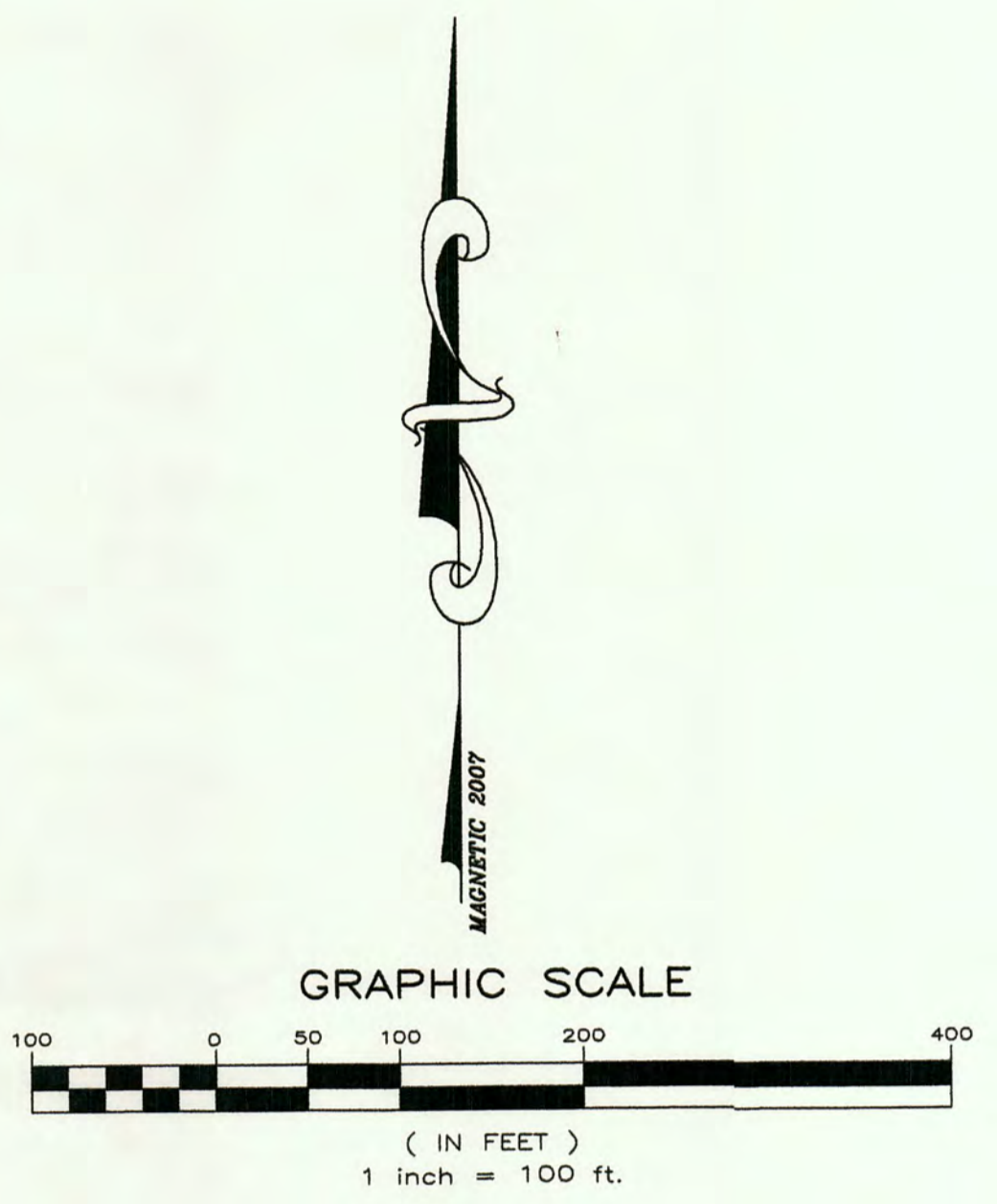
PAGE NO.	DESCRIPTION
1	TITLE SHEET
2	BOUNDARY SURVEY
3	SUBDIVISION PLAN
4	ROADWAY PLAN AND PROFILE
5	ROADWAY PLAN AND PROFILE
6	DETAILS
7	DETAILS
8	DETAILS
9	DETAILS

PERMITTING PLAN ATTACHMENTS

- CLASS A - HIGH INTENSITY SOILS SURVEY
- WATERSHED MAP - EXISTING CONDITIONS
- WATERSHED MAP - DEVELOPED CONDITIONS



VICINITY MAP  
APPROX. SCALE: 1" = 2000'



**NOTES**

1. THE BASIS OF BEARING FOR THIS SURVEY IS OBSERVED MAGNETIC NORTH 2007.
2. DEED REFERENCE:  
FROM EPWORTH S. MOULTON TO EPWORTH S. MOULTON, TRUSTEE, EPWORTH S. MOULTON REVOCABLE TRUST DATED MARCH 14, 2002 RECORDED IN BOOK 17444, PAGE 29.
3. PLAN REFERENCES:  
a. STANDARD BOUNDARY SURVEY OF PARSON SMITH HOUSE PREPARED FOR SOCIETY FOR THE PRESERVATION OF NEW ENGLAND ANTIQUITIES DATED JANUARY 27, 1992 WITH REVISIONS THROUGH NOVEMBER 1994 RECORDED IN PLAN BOOK 194, PAGE 378.  
b. BOUNDARY SURVEY FOR RICHARD AND NORMA BOULANGER DATED APRIL 2004 BY SURVEY, INC., PROJECT No. 03-237, UNRECORDED.  
c. RIGHT OF WAY AND TRACK MAP OF THE PORTLAND AND OGDENSBURG RAILWAY OPERATED BY MAINE CENTRAL RAILROAD COMPANY FROM STATION 52+80 TO STATION 105+60 DATED JUNE 30, 1916, FILE No. V16/2.
4. THE ASSUMED RIGHT OF WAY WIDTH OF RIVER ROAD IS 66 FEET.
5. THE PARCEL IS SUBJECT TO AN EASEMENT GRANTED TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 3475, PAGE 89.
6. PARTIES ARE ENCOURAGED TO VERIFY PARCELS A AND B ARE NOT SUBJECT TO SUBDIVISION REVIEW BEFORE CONVEYANCE OF PARCELS A AND B.
7. A DISTANCE DISCREPANCY WAS NOTED IN RAILROAD STATIONING BETWEEN PROPERTY LINES.
8. THE TITLE LINE FROM THE EDGE OF THE RIVER TO THE THREAD OF THE RIVER MAY DIFFER FROM THE LINE SHOWN.

**LEGEND**

- 5/8 INCH REBAR WITH ALUMINUM CAP STAMPED "LEWIS & WASINA PLS 2114", SET MAY 2007
- FOUND 5/8" REBAR
- FOUND IRON PIPE (SIZE AS NOTED)
- UTILITY POLE
- N/F NOW OR FORMERLY OWNED BY DEED RECORDED IN REGISTRY OF DEEDS BOOK/PAGE APPROXIMATE TREE LINE (CANOPY)
- WIRE FENCE REMNANTS
- WOOD FENCE
- CONIFEROUS TREE
- DECIDUOUS TREE
- BOUNDARY LINE
- PROPOSED BOUNDARY OR RIGHT OF WAY LINE
- ABUTTER OR RIGHT OF WAY LINE

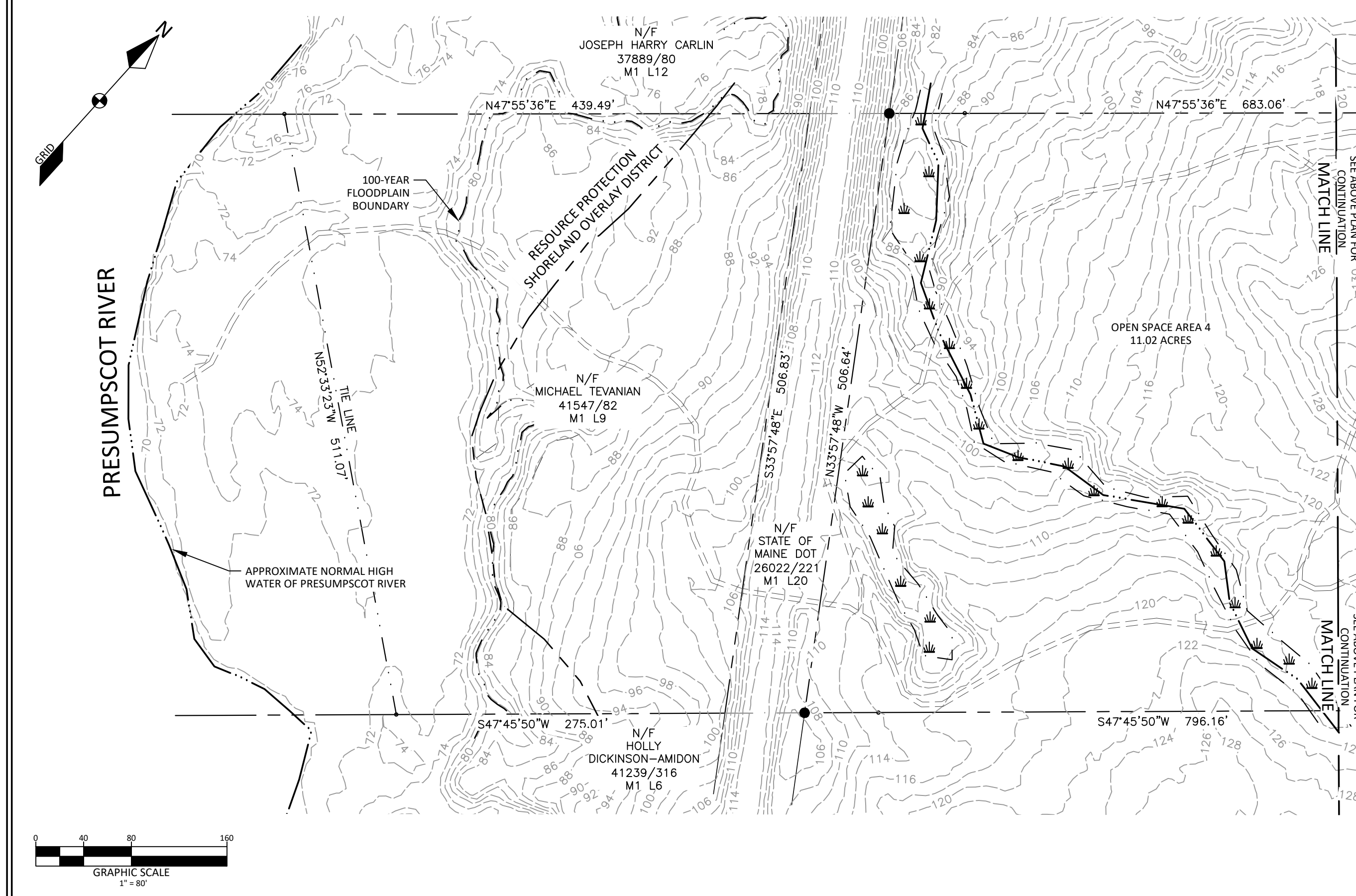
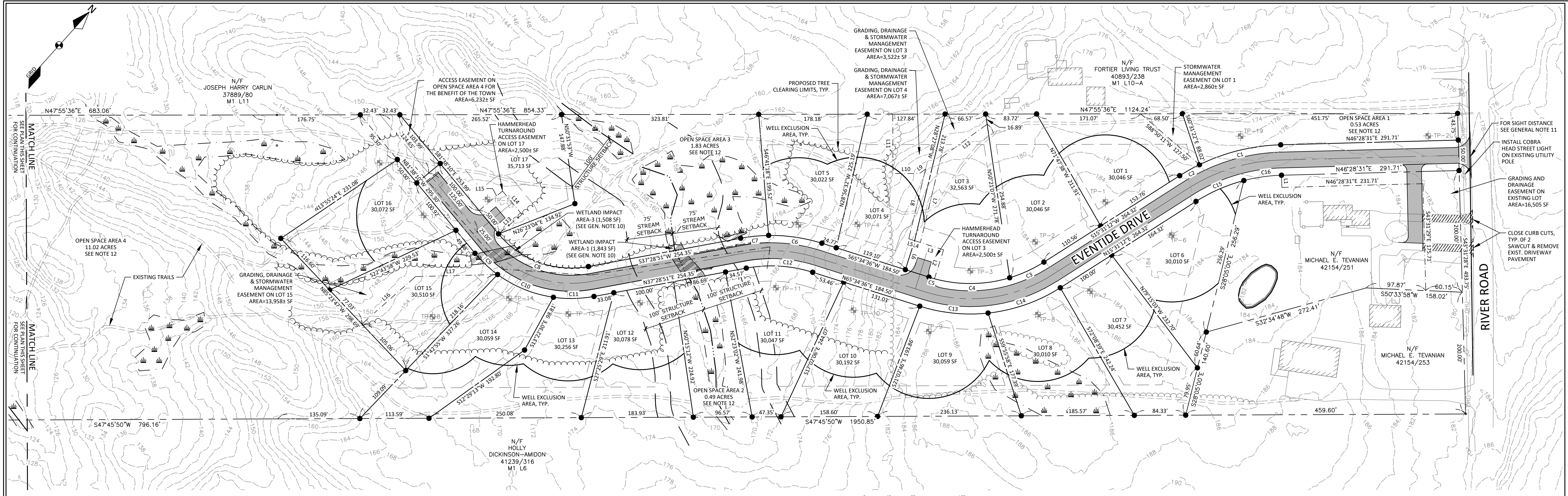
REV.	BY	DATE	STATUS
2	BEL	06/29/07	GENERAL CHANGES
1	BEL	06/17/07	INITIAL REVIEW

STATE OF MAINE  
RECEIVED \_\_\_\_\_ COUNTY SS REGISTRY OF DEEDS  
AT \_\_\_\_\_ h \_\_\_\_\_ m \_\_\_\_\_ .M. AND RECORDED IN  
PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ REGISTER  
PLAN ATTEST \_\_\_\_\_

Bruce E. Lewis PLS 2114  
*Bruce E. Lewis*  
SEAL

**Lewis & Wasina, Inc.**  
LAND SURVEYORS  
11 Highmeadow Drive  
Gorham, Maine 04038  
Tel (207) 892-0959 Fax (207) 892-0956

**BOUNDARY SURVEY**  
RIVER ROAD AND PRESUMPSCOT COUNTY,  
WINDHAM, CUMBERLAND COUNTY,  
STATE OF MAINE  
for  
**MIKE TEVANIAN**  
RECORD OWNER:  
Epworth S. Moulton, Trustee  
Epworth S. Moulton Revocable Trust  
100 River Road, Windham, ME 04062



**SUMMARY OF LOTS AND DEVELOPMENT ALLOWANCES:**

LOT #	TAX MAP & LOT	NON-ROOF IMPERVIOUS AREA	DEVELOPED AREA
1	MAP 1, LOT	1,030 SF	30,000 SF
2	MAP 1, LOT	1,030 SF	30,000 SF
3	MAP 1, LOT	1,030 SF	32,000 SF
4	MAP 1, LOT	1,030 SF	32,000 SF
5	MAP 1, LOT	2,000 SF	15,000 SF
6	MAP 1, LOT	1,030 SF	30,000 SF
7	MAP 1, LOT	1,030 SF	25,000 SF
8	MAP 1, LOT	1,030 SF	15,000 SF
9	MAP 1, LOT	1,030 SF	16,000 SF
10	MAP 1, LOT	1,030 SF	15,000 SF
11	MAP 1, LOT	1,030 SF	15,000 SF
12	MAP 1, LOT	1,030 SF	12,000 SF
13	MAP 1, LOT	1,030 SF	12,000 SF
14	MAP 1, LOT	1,030 SF	15,000 SF
15	MAP 1, LOT	1,800 SF	24,000 SF
16	MAP 1, LOT	1,030 SF	24,000 SF
17	MAP 1, LOT	1,030 SF	18,000 SF

- GENERAL NOTES:**
- THE OWNER OF RECORD OF THE PROPERTY IS MICHAEL E. TEVANIAN BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 42154 PAGE 255.
  - TOTAL AREA OF THE PARCEL IS APPROXIMATELY 27.92 ACRES.
  - PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 1, LOTS 8 (PORTION), 8-1, & 8-2.
  - PLAN REFERENCES:
    - A) BOUNDARY SURVEY, RIVER ROAD AND PRESUMPSCOT RIVER, WINDHAM, MAINE FOR MIKE TEVANIAN, PREPARED BY LEWIS & WASHNA, INC. AND RECORDED IN CCRD PLAN BOOK 207 PAGE 448.
    - B) BOUNDARY SURVEY, 100 RIVER ROAD, WINDHAM, MAINE FOR DM ROMA CONSULTING ENGINEERS, PREPARED BY SURVEY, INC. DATED SEPTEMBER 2025.
  - HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
  - VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)
  - BOUNDARY SHOWN HEREON IS BASED ON PLAN REFERENCE 4B.
  - TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON 2-FOOT LIDAR OBTAINED FROM THE MAINE OFFICE OF GIS.
  - THE PROPERTY IS LOCATED IN THE FARM DISTRICT WITH THE FOLLOWING DIMENSIONAL STANDARDS FOR LOTS WITHIN A CONSERVATION SUBDIVISION:
 

MIN LOT SIZE:	30,000 SF
MIN STREET FRONTAGE:	100 FT
MIN FRONT YARD:	25 FT
MIN SIDE/REAR YARD:	10 FT
  - WETLAND DELINEATION PERFORMED BY MAINELY SOILS LLC IN SEPTEMBER 2025. THIS DEVELOPMENT WILL IMPACT APPROXIMATELY 3,563 SF OF AREA DELINEATED AS WETLANDS.
  - VEHICLE SIGHT DISTANCE AT THE PROPOSED STREET INTERSECTION WAS MEASURED TO BE IN EXCESS OF 1,120 FEET LOOKING RIGHT (SOUTH) AND 1,580 FEET LOOKING LEFT (NORTH).
  - DESIGNATED OPEN SPACE AREAS ARE RESERVED FOR RECREATION, AGRICULTURAL AND/OR CONSERVATION PURPOSES. AREAS DESIGNATED AS OPEN SPACE ON THIS PLAN SHALL NOT BE USED FOR FUTURE BUILDING LOTS UNLESS A SUBDIVISION AMENDMENT IS APPROVED BY THE WINDHAM PLANNING BOARD.
  - ALL ROADS IN THIS SUBDIVISION SHALL REMAIN PRIVATE ROADS TO BE MAINTAINED BY THE DEVELOPER. LOT OWNERS OR ROAD ASSOCIATION, AND SHALL NOT BE OFFERED FOR ACCEPTANCE, OR MAINTAINED, BY THE TOWN OF WINDHAM UNTIL THEY MEET ALL MUNICIPAL STREET DESIGN AND CONSTRUCTION STANDARDS.
  - THE LIMITS OF TREE CLEARING SHOWN ON THIS PLAN SHALL BE MAINTAINED FOR A PERIOD OF AT LEAST 5 YEARS FOLLOWING THE DATE OF PLANNING BOARD APPROVAL.
  - ALL NEW DWELLINGS ON LOTS WITHIN THE SUBDIVISION SHALL REQUIRE THE INSTALLATION OF A SPRINKLER SYSTEM.

**WAIVERS REQUESTED:**

- SECTION 911.1.K.6.b - MINIMUM OPEN SPACE FOR CONSERVATION SUBDIVISION, PERFORMANCE STANDARD
- SECTION 911.M.2.A - MINIMUM ACCESS SPACING FOR STREETS
- SECTION 911.M.5.A.1 - MINIMUM ACCESS SPACING FOR STREETS

**NET RESIDENTIAL DENSITY CALCULATIONS:**

GROSS LAND AREA:	1,216,303 S.F. (27.92 ACRES)
DEDUCTIONS:	
1. RIGHT-OF-WAY	91,960 S.F.
2. STEEP SLOPES (OVER 25%)	5,455 S.F.
3. 100-YEAR FLOOD PLAIN	0 S.F.
4. RESOURCE PROTECTION DISTRICT	0 S.F.
5. VERY POORLY DRAINED SOILS	98,260 S.F. (EXCLUDING #1)
6. SURFACE WATERBODIES	0 S.F.
7. SIGNIFICANT WILDLIFE HABITAT	0 S.F.
8. ENDANGERED BOTANICAL RESOURCES	0 S.F.
TOTAL NET AREA:	1,020,628 S.F. (23.43 ACRES)
REQUIRED NET AREA PER DWELLING:	60,000 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	17
NUMBER OF LOTS PROPOSED:	17

**OPEN SPACE CALCULATIONS FOR CONSERVATION SUBDIVISION IN FARM RESIDENTIAL ZONE:**

TOTAL NET RESIDENTIAL AREA DEDUCTIONS:	4.49 AC.
50% NET RESIDENTIAL AREA :	11.72 AC.
TOTAL OPEN SPACE REQUIRED:	16.21 AC.
OPEN SPACE PROVIDED (OPEN SPACE AREA 1-4):	13.87 AC.
(SEE WAIVERS)	

**LINE TABLE**

LINE #	LENGTH	BEARING
L1	20.00'	S43°31'29"E
L2	49.80'	N24°25'24"W
L3	39.98'	S65°34'36"W
L4	10.02'	S65°34'36"W
L5	10.02'	S65°34'36"W
L6	50.00'	S24°25'24"E
L7	142.72'	N28°27'08"W
L8	117.78'	N28°27'08"W
L9	12.25'	S11°54'38"W
L10	43.78'	S47°55'36"W
L11	97.47'	N42°04'24"W
L12	94.19'	S11°54'38"W
L13	50.00'	S8°21'50"W
L14	50.00'	S81°38'10"E
L15	50.00'	N8°21'50"E
L16	117.80'	N6°32'52"E
L17	134.63'	N46°35'46"E

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD LENGTH
C1	138.30'	325.00'	24°22'56"	S34°17'02"W	137.26'
C2	37.28'	325.00'	6°34'22"	S18°48'23"W	37.26'
C3	62.07'	225.00'	15°48'24"	N23°25'24"E	61.88'
C4	125.12'	225.00'	31°51'43"	N47°15'27"E	123.52'
C5	9.38'	225.00'	2°23'17"	N64°22'57"E	9.38'
C6	88.70'	275.00'	18°28'46"	S56°20'13"W	88.31'
C7	46.15'	275.00'	9°36'58"	S42°17'21"W	46.10'
C8	164.70'	155.00'	60°52'59"	N67°55'21"E	157.06'
C9	50.92'	205.00'	14°13'52"	S88°45'06"E	50.79'
C10	100.00'	205.00'	27°56'57"	N70°09'30"E	99.01'
C11	66.92'	205.00'	18°42'10"	N46°49'56"E	66.62'
C12	110.33'	225.00'	28°05'45"	S51°31'44"W	109.23'
C13	113.55'	275.00'	23°39'27"	N53°44'52"E	112.74'
C14	126.71'	275.00'	26°23'57"	N28°43'10"E	125.59'
C15	85.93'	275.00'	17°54'11"	S24°28'17"W	85.58'
C16	62.65'	275.00'	13°03'08"	S39°56'57"W	62.51'

**LEGEND**

EXISTING	PROPOSED	
---	---	PROPERTY LINE/R.O.W.
---	---	ABUTTER PROPERTY LINE
---	---	SETBACK
---	---	EASEMENT LINE
---	---	LIMITED COMMON ELEMENT
---	---	GRANITE MONUMENT
---	---	IRON PIN/DRILL HOLE
---	---	CENTERLINE
---	---	BUILDING
---	---	EDGE OF PAVEMENT/CURB
---	---	EDGE OF GRAVEL
---	---	CONTOUR LINE
---	---	TREELINE
---	---	EDGE OF WETLANDS
---	---	CENTERLINE OF STREAM
---	---	CULVERT/STORMDRAIN
---	---	UTILITY POLE
---	---	OVERHEAD UTILITIES
---	---	TEST PIT

- CONDITIONS OF SUBDIVISION APPROVAL**
- APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED MARCH 19, 2025 AS AMENDED XXXXXX XX, 2025 AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD, AND ANY VARIATION FROM SUCH PLANS, PROPOSALS, AND SUPPORTING DOCUMENTS AND REPRESENTATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH SECTION 913 OF THE SUBDIVISION ORDINANCE.
  - PRIOR TO THE PRE-CONSTRUCTION MEETING, A HOMEOWNERS ASSOCIATION BYLAWS, COVENANTS, AND DOCUMENTATION FOR THE CARE AND MAINTENANCE OF THE PRIVATE ROAD AND OPEN SPACE AREAS SHALL BE RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS AND A COPY OF THE RECORDED DOCUMENTATION SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR VERIFICATION.
  - PRIOR TO THE CONVEYANCE OF ANY LAND IN THE SUBDIVISION, THE APPLICANTS SHALL RECORD THE APPROVED PLAN IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS AND THE STREET ON WHICH THE LOT FRONTS ARE COMPLETE IN ACCORDANCE WITH THESE REGULATIONS UP TO AND INCLUDING THE ENTIRE FRONTAGE, PER SECTION 916.B.1&2.
  - APPROVAL IS SUBJECT TO THE REQUIREMENTS OF THE POST-CONSTRUCTION STORMWATER ORDINANCE, CHAPTER 144. 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 MAY 1ST OF EACH YEAR.
  - IN ACCORDANCE WITH § 120-914(B)(5) AND § 120-815(C)(1)(B) OF THE LAND USE ORDINANCE, THE CONSTRUCTION OF IMPROVEMENTS COVERED BY ANY SUBDIVISION PLAN APPROVAL SHALL BE COMPLETED WITHIN TWO YEARS OF THE DATE UPON WHICH THE PERFORMANCE GUARANTEE IS ACCEPTED BY THE TOWN MANAGER. THE DEVELOPER MAY REQUEST A ONE-YEAR EXTENSION OF THE CONSTRUCTION COMPLETION DEADLINE PRIOR TO THE EXPIRATION OF THE PERIOD. SUCH REQUEST SHALL BE IN WRITING AND SHALL BE MADE TO THE TOWN MANAGER. 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 THE SITE, OR TO COMPLETE THE IMPROVEMENTS AS SHOWN ON THE APPROVED PLAN.
  - THE DEVELOPMENT IS SUBJECT TO THE FOLLOWING ARTICLE 12 IMPACT FEES, TO BE PAID WITH THE ISSUANCE OF NEW BUILDING PERMITS FOR THE EXPANDED USES: RECREATION IMPACT FEE; OPEN SPACE IMPACT FEE; PUBLIC SAFETY IMPACT FEE; AND MUNICIPAL OFFICE IMPACT FEE. ALL FEES WILL BE DETERMINED AND COLLECTED FOR ANY BUILDING, OR ANY OTHER PERMIT FOR THE DEVELOPMENT & § 120-1201C.

**APPROVED - WINDHAM PLANNING BOARD:**

CHAIRPERSON	DATE

STATE OF MAINE  
COUNTY SS. REGISTRY OF DEEDS

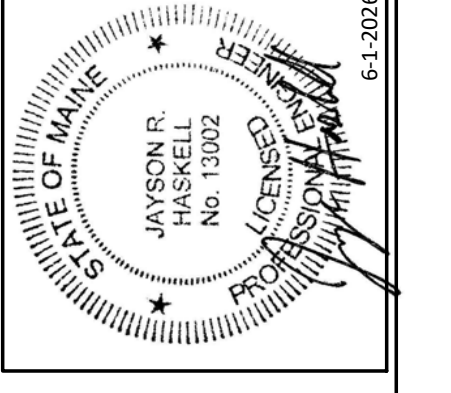
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AT \_\_\_\_\_ h \_\_\_\_\_ m \_\_\_\_\_ P AND RECORDED IN \_\_\_\_\_

PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

ATTEST: \_\_\_\_\_ REGISTER

**NOT FOR CONSTRUCTION**



**DM ROMA**  
CONSULTING ENGINEERS  
P.O. BOX 1115  
WINDHAM, ME 04092  
(207) 591-5055

REV.	DATE	BY	DESCRIPTION
A	4-2-26	DMR	ISSUED FOR PERMIT REVIEW
B	6-1-26	DMR	REVISED PER REVIEW COMMENTS

RECORD OWNER:  
**MICHAEL E. TEVANIAN**  
125 WINDHAM STREET  
WESTBROOK, ME 04095

**SUBDIVISION PLAN**  
EVENTIDE SUBDIVISION  
RIVER ROAD & EVENTIDE DRIVE  
WINDHAM, MAINE

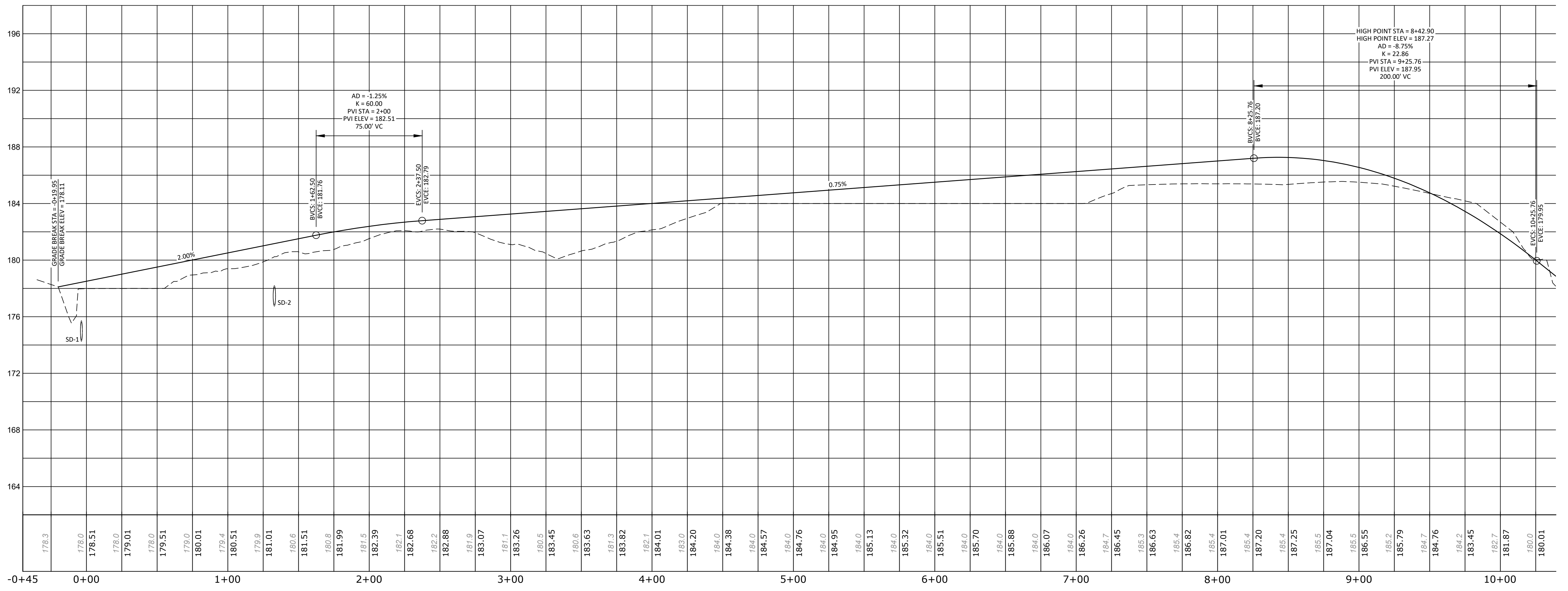
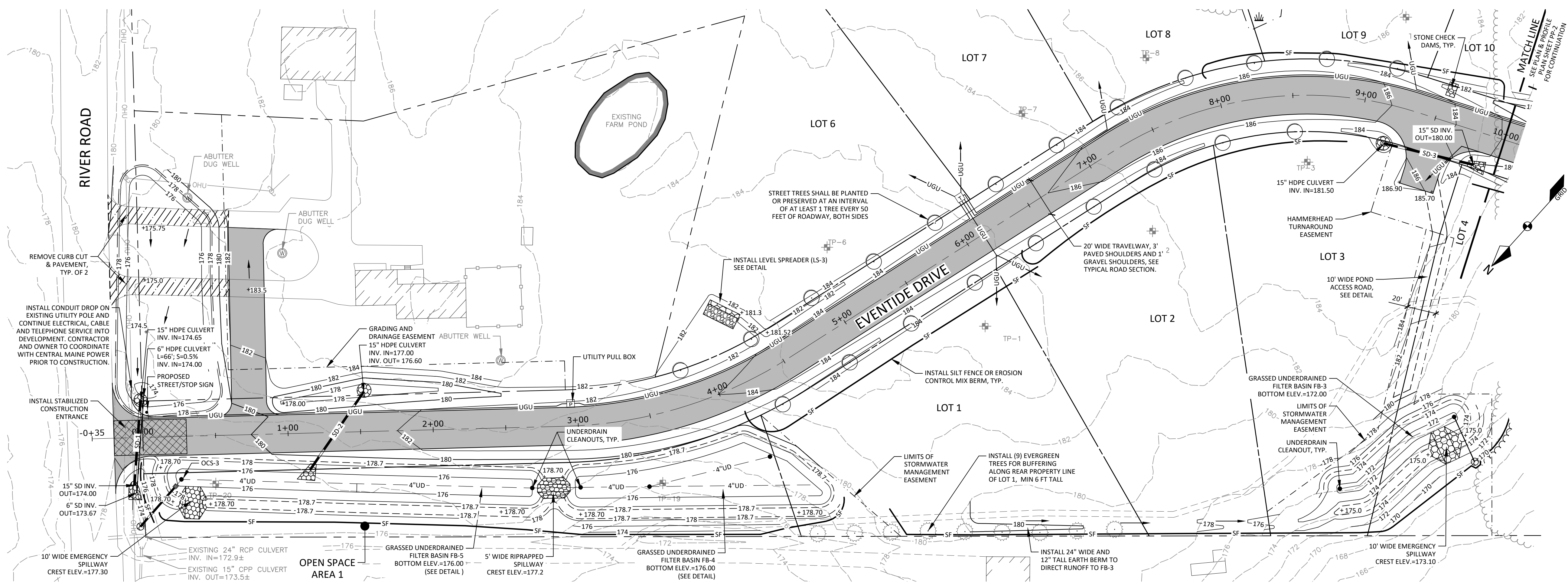
FOR:  
**ROW EVEN, LLC**  
17 BUCKET LANE  
YARMOUTH, ME 04095

23056  
JOB NUMBER:  
1" = 80'  
SCALE:  
6-1-2026  
DATE:  
SHEET 3 OF 9  
SB-1

LEGEND	
EXISTING	PROPOSED
	PROPERTY LINE/R.O.W.
	ABUTTER PROPERTY LINE
	EASEMENT LINE
	CENTERLINE
	BUILDING
	EDGE OF PAVEMENT/CURB
	EDGE OF GRAVEL
	SIGN
	EDGE OF WETLANDS
	EDGE OF WATER
	CENTERLINE OF STREAM
	CONTOUR LINE
	TREELINE
	STONE WALL
	RETAINING WALL
	TEST PIT
	CATCHBASIN
	DRAINAGE MANHOLE
	CULVERT/STORMDRAIN UNDERDRAIN
	WELL
	UTILITY POLE
	OVERHEAD UTILITIES
	UNDERGROUND UTILITIES
	TRANSFORMER PAD
	RIPRAP
	SILT FENCE

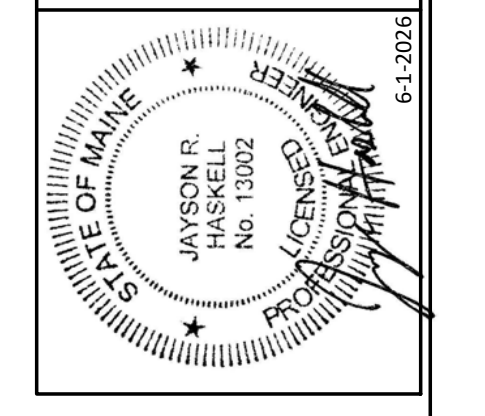
STRUCTURE	RIM	INV. IN	INV. OUT
CB-1	169.65	164.90 (SD-4) 164.90 (SD-6)	164.80 (SD-5)
CB-2	166.63	162.55 (SD-5) 162.10 (SD-8)	162.20 (SD-7)
CB-3	166.63		162.30 (SD-8)
CB-4	165.65	160.75 (SD-7)	154.70 (SD-9)

NAME	SIZE	LENGTH	SLOPE
SD-1	15"	59'	1.11%
SD-2	15"	66'	0.61%
SD-3	15"	64'	2.36%
SD-4	15"	23'	0.86%
SD-5	15"	295'	0.76%
SD-6	15"	41'	0.73%
SD-7	15"	138'	1.05%
SD-8	15"	20'	1.00%
SD-9	18"	222'	0.77%
SD-10	48"	65'	2.48%
SD-11	15"	74'	7.00%



ROAD PROFILE  
SCALE: HORIZ.: 1"=40'  
VERT.: 1"=4'

NOT FOR CONSTRUCTION



**DM ROMA**  
CONSULTING ENGINEERS  
P.O. BOX 1116  
WINDHAM, ME 04092  
(207) 591-5055

REV	DATE	BY	DESCRIPTION
A	4-6-26	DMR	ISSUED FOR PERMIT REVIEW
B	6-1-26	DMR	REVISED PER REVIEW COMMENTS

RECORD OWNER:  
**MICHAEL E. TEVANIEN**  
155 WINDHAM STREET  
WINDHAM, ME 04092

**ROADWAY PLAN AND PROFILE**  
EVENTIDE SUBDIVISION  
RIVER ROAD & EVENTIDE DRIVE  
WINDHAM, MAINE  
FOR:  
**ROW EVEN, LLC**  
17 BUCKET LANE  
YARMOUTH, ME 04096

23056  
JOB NUMBER:  
1" = 40'  
SCALE:  
6-1-2026  
DATE:  
SHEET 4 OF 9  
PP-1

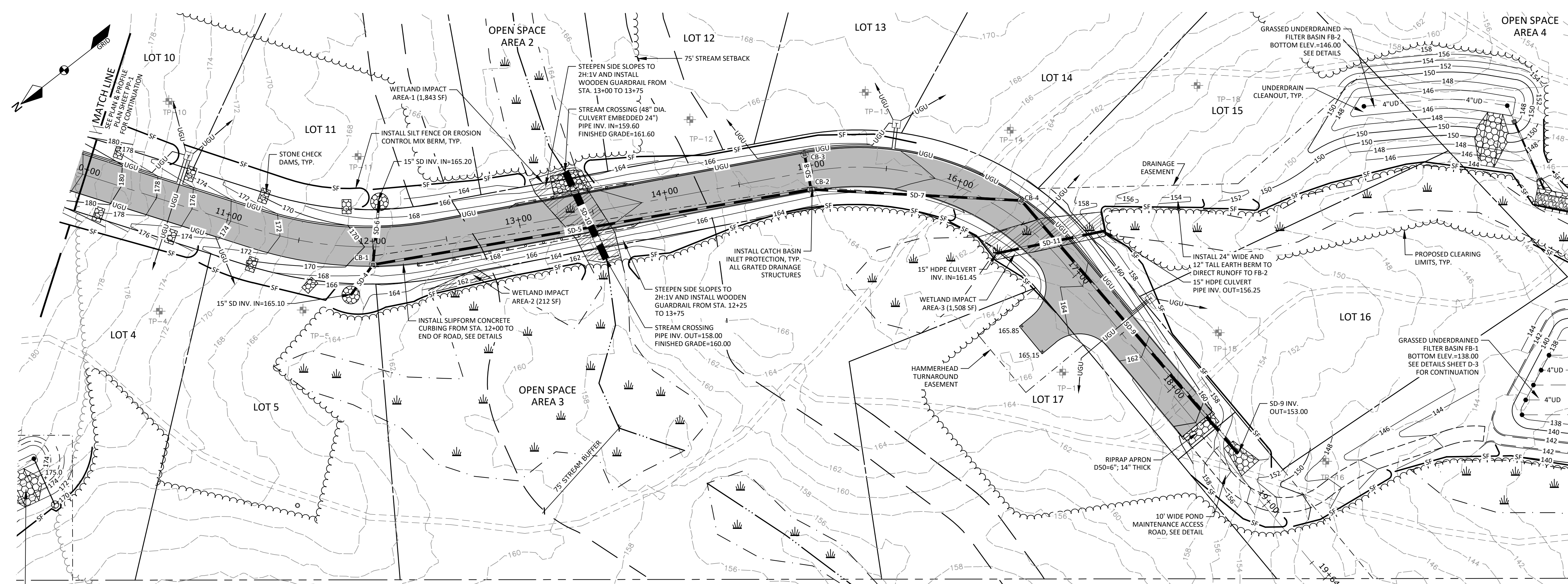
EXISTING		PROPOSED	
	PROPERTY LINE/R.O.W.		ABUTTER PROPERTY LINE
	EASEMENT LINE		CENTERLINE
	BUILDING		EDGE OF PAVEMENT/CURB
	EDGE OF GRAVEL SIGN		EDGE OF WETLANDS
	EDGE OF WATER		CENTERLINE OF STREAM
	CONTOUR LINE		TREELINE
	STONE WALL		RETAINING WALL
	TEST PIT		CATCHBASIN
	DRAINAGE MANHOLE		CULVERT/STORM DRAIN UNDERDRAIN
	WELL		UTILITY POLE
	OVERHEAD UTILITIES		UNDERGROUND UTILITIES
	TRANSFORMER PAD		RIPRAP
	SILTY FENCE		

STORM DRAIN STRUCTURE TABLE

STRUCTURE	RIM	INV. IN	INV. OUT
CB-1	169.65	164.90 (SD-4) 164.90 (SD-6)	164.80 (SD-5)
CB-2	166.63	162.55 (SD-5) 162.10 (SD-8)	162.20 (SD-7)
CB-3	166.63		162.30 (SD-8)
CB-4	165.65	160.75 (SD-7)	154.70 (SD-9)

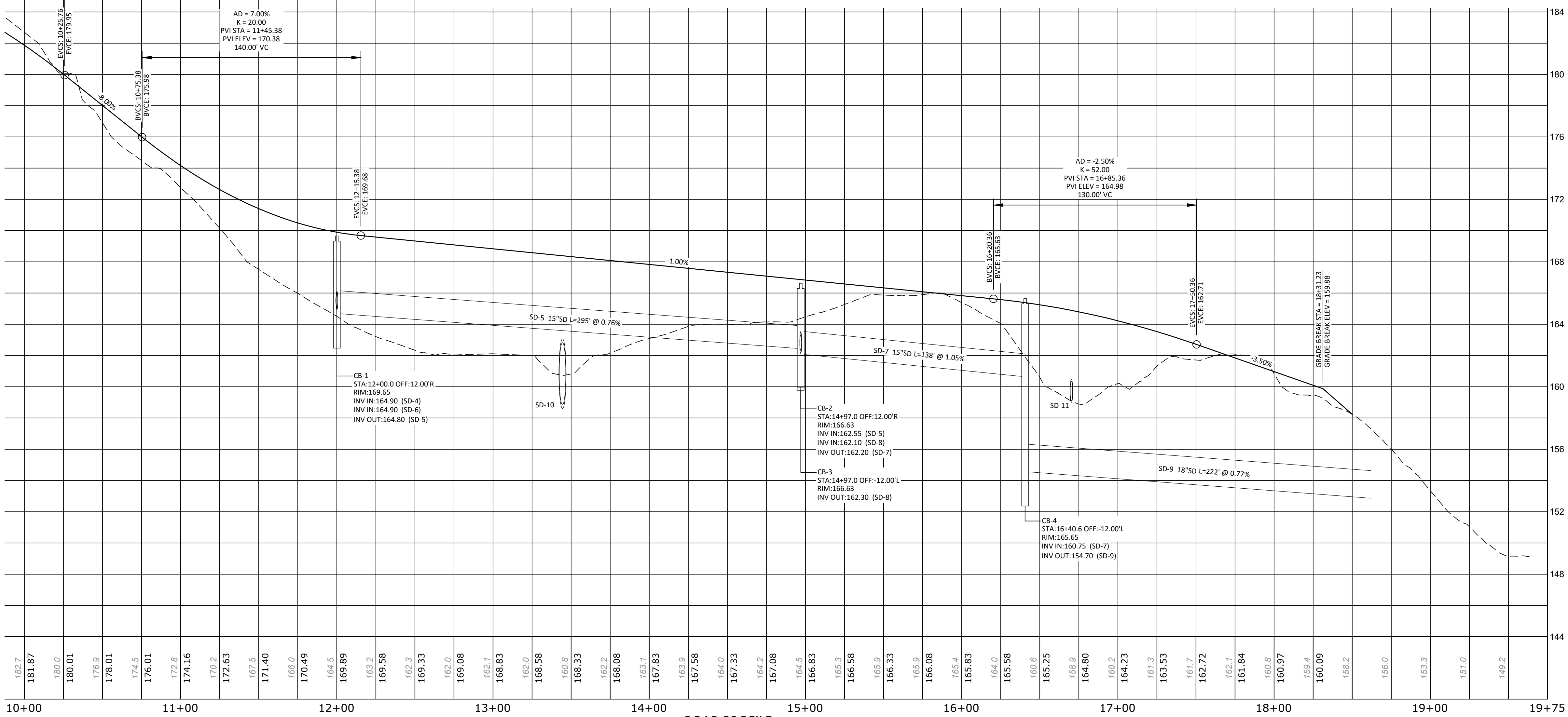
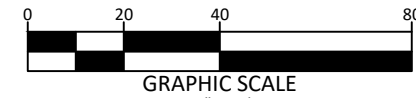
STORM DRAIN PIPE TABLE

NAME	SIZE	LENGTH	SLOPE
SD-1	15"	59'	1.11%
SD-2	15"	66'	0.61%
SD-3	15"	64'	2.36%
SD-4	15"	23'	0.86%
SD-5	15"	295'	0.76%
SD-6	15"	41'	0.73%
SD-7	15"	138'	1.05%
SD-8	15"	20'	1.00%
SD-9	18"	222'	0.77%
SD-10	48"	65'	2.48%
SD-11	15"	74'	7.00%



ROAD PLAN VIEW

SCALE: 1"=30'

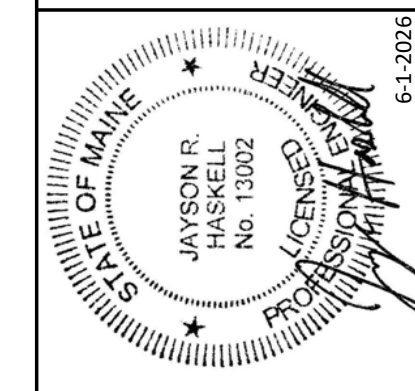


ROAD PROFILE

SCALE: HORIZ.: 1"=30'

VERT.: 1"=3'

NOT FOR CONSTRUCTION



**DM ROMA**  
CONSULTING ENGINEERS  
P.O. BOX 1116  
WINDHAM, ME 04092  
(207) 591-5055

REV	DATE	BY	DESCRIPTION
A	4-2-26	DMR	ISSUED FOR PERMIT REVIEW
B	6-1-26	DMR	REVISED PER REVIEW COMMENTS

RECORD OWNER:  
**MICHAEL E. TEVANIEN**  
125 WINDHAM STREET  
WINDHAM, ME 04092

FOR:  
**ROW EVEN, LLC**  
17 BUCKET LANE  
YARMOUTH, ME 04096

ROADWAY PLAN AND PROFILE

23056  
JOB NUMBER:  
1" = 40'  
SCALE:  
6-1-2026  
DATE:  
SHEET 5 OF 9  
PP-2

## EROSION AND SEDIMENTATION CONTROL NOTES:

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

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

### 1. POLLUTION PREVENTION

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

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

### 2. TEMPORARY SOIL STABILIZATION BMPs

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

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

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

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

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

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

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

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

TEMPORARY VEGETATION SHALL BE ESTABLISHED ON SOILS THAT WILL NOT BE BROUGHT TO FINAL GRADE FOR A PERIOD OF MORE THAN 30 DAYS. IF TEMPORARY VEGETATION SHALL BE ESTABLISHED PRIOR TO OCTOBER 15, TEMPORARY MULCH SHALL BE APPLIED THROUGH THE WINTER AND TEMPORARY VEGETATION SHALL BE PLANTED AT THE BEGINNING OF THE GROWING SEASON OF THE FOLLOWING. TO PREPARE THE SEEDBED, THE CONTRACTOR SHALL APPLY FERTILIZER AT A RATE OF 600 POUNDS PER ACRE OF 10-10-10 (N-P205-K20) OR EQUIVALENT AND LIMESTONE AT A RATE OF 3 TONS PER ACRE, IF NECESSARY. LOOSEN SOIL TO A DEPTH OF 2 INCHES IN AREAS THAT HAVE BEEN COMPACTED BY CONSTRUCTION ACTIVITIES. GRASS SEED SHALL BE SELECTED BASED UPON THE TIME OF YEAR THE PLANTING WILL TAKE PLACE AS SUMMARIZED IN THE FOLLOWING TABLE:

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

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

### 3. SEDIMENT BARRIER BMPs

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

FILTER BARRIER FENCE, ALSO CALLED SILT FENCE, SHALL BE INSTALLED WHERE SHOWN ON THE PLANS AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. THE FILTER FABRIC SHALL BE A PERVIOUS SHEET OF PROPYLENE, NYLON, POLYESTER OR ETHYLENE YARN AND SHALL PROVIDE A MINIMUM OF 6 MONTHS USABLE CONSTRUCTION LIFE INCLUDING PROTECTION AGAINST ULTRA-VIOLET LIGHT. THE HEIGHT OF THE FENCE SHALL NOT EXCEED 36 INCHES INSTALLED AND POST SPACING SHALL NOT EXCEED 6 FEET. JOINTS IN THE FENCE SHALL BE AVOIDED TO THE EXTENT POSSIBLE. IF JOINTS ARE NECESSARY, THEY SHALL BE SPLICED TOGETHER AT A SUPPORT POST WITH A MINIMUM 6 INCH OVERLAP. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 6 INCHES WIDE AND 6 INCHES DEEP, AND THE BOTTOM 6-8 INCHES OF FABRIC SHALL BE "TOED-IN" TO THE TRENCH AND COMPACTED. THE TRENCH SHOULD BE UPHILL OF THE FABRIC PRIOR TO BURIAL.

EROSION CONTROL MIX BERMS ARE LINEAR BARRIERS COMPOSED OF EROSION CONTROL MIX AS SPECIFIED ABOVE. THE BERM MUST BE A MINIMUM OF 12 INCHES TALL AND 24 INCHES WIDE AT THE BASE IF UPHILL SLOPES ARE LESS THAN 5%. STEEPER SLOPES OR SLOPES GREATER THAN 2 FEET LONG MAY REQUIRE A LARGER WIDTH BERM. EROSION CONTROL MIX BERMS SHALL BE PROHIBITED AT THE BASE OF A LONG OR STEEP SLOPE (8% OR GREATER) WITHOUT THE ADDITIONAL SUPPORT OF A FILTER FENCE INSTALLED ON THE DOWNHILL SIDE OF THE BERM.

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

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

### 4. STORM DRAIN INLET PROTECTION

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

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

### 5. STABILIZED CONSTRUCTION ENTRANCE/EXIT

TO REDUCE THE TRACKING OF SEDIMENT ONTO ROADWAYS, A STABILIZED CONSTRUCTION EXIT SHALL BE INSTALLED AT ALL POINTS OF EGRESS WHERE VEHICLES MAY TRAVEL FROM THE PROJECT SITE TO A PUBLIC ROAD OR OTHER PAVED AREA. THE STONE PAD SHALL CONSIST OF A MINIMUM 3-4 INCH CRUSHED STONE, AND SHALL BE PLACED OVER A GEOTEXTILE FABRIC. THE PAD SHALL BE AT LEAST 50 FEET LONG AND 50 FEET WIDE INTO THE PROJECT SITE AND BE A MINIMUM OF 10 FEET WIDE. THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, AND THE CONTRACTOR SHALL SWEEP PAVEMENT AT EXITS THAT HAVE EXPERIENCED ANY MUD-TRACKING PRIOR TO THE NEXT STORM EVENT. MAINTAIN THE PAD UNTIL ALL DISTURBED AREAS ARE STABILIZED.

### 6. DUST CONTROL

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

### 7. LAND GRADING AND SLOPE PREPARATION

GRADING SHALL BE PLANNED SO AS TO MINIMIZE THE LENGTH OF TIME BETWEEN INITIAL SOIL EXPOSURE AND FINAL GRADING. ON LARGE PROJECTS THIS SHOULD BE ACCOMPLISHED BY PHASING THE OPERATION AND COMPLETING THE FIRST PHASE UP TO FINAL GRADING AND SEEDING BEFORE STARTING THE NEXT PHASE. ANY EXPOSED AREA THAT WILL NOT BE FINISH GRADED WITHIN 7 DAYS SHALL BE TREATED WITH MULCH OR PLANTED WITH TEMPORARY VEGETATION. PROVISIONS SHALL BE MADE TO SAFELY CONVEY SURFACE RUNOFF TO STORM DRAINS, PROTECTED OUTLETS OR TO STABLE WATER COURSES TO ENSURE THAT SURFACE RUNOFF WILL NOT DAMAGE SLOPES OR OTHER GRADED AREAS. CUT AND FILL SLOPES THAT ARE TO BE STABILIZED WITH GRASS SHALL NOT BE STEEPER THAN 2:1. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIALS. AREAS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 INCHES PRIOR TO PLACEMENT OF TOPSOIL. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES. ALL FILLS SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS. FILL MATERIAL SHALL BE FREE OF STUMPS, BUILDING DEBRIS AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SUCH STRUCTURES. FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILL SLOPES OR STRUCTURAL FILLS. FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED APPROPRIATELY. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.

### 8. TOPSOIL

IF POSSIBLE, TOPSOIL SHALL BE STOCKPILED ON THE PROJECT SITE AND REUSED. HIGH QUALITY TOPSOIL SHALL BE FRIABLE AND LOAMY (LOAM, SANDY LOAM, SILT LOAM, SANDY CLAY LOAM, CLAY LOAM), AND SHALL BE FREE OF DEBRIS, TRASH, STUMPS, ROCKS, ROOTS AND NOXIOUS WEEDS. AFTER THE AREAS TO BE TOPSOILED HAVE BEEN BROUGHT TO GRADE, AND IMMEDIATELY PRIOR TO SPREADING THE TOPSOIL, THE SUBGRADE SHALL BE LOOSENED BY SCARIFYING TO A DEPTH OF AT LEAST 2 INCHES TO ENSURE BONDING WITH SUBSOIL. THE TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED TO A MINIMUM OF 4 INCHES COMPACTED DEPTH OF 4 INCHES. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS. IT IS NECESSARY TO COMPACT THE TOPSOIL ENOUGH TO ENSURE GOOD CONTACT WITH THE UNDERLYING SOIL, BUT UNDUE COMPACTON IS TO BE AVOIDED.

### 9. PERMANENT SOIL STABILIZATION

IF THE AREA WILL NOT BE WORKED FOR MORE THAN ONE YEAR OR HAS BEEN BROUGHT TO FINAL GRADE, THEN PERMANENTLY STABILIZE THE AREA WITHIN 7 DAYS BY PLANTING VEGETATION, SEEDING, SOD, OR THROUGH THE USE OF PERMANENT MULCH, OR RIPRAP, OR ROAD SUB-BASE. IF USING VEGETATION FOR STABILIZATION, SELECT THE PROPER VEGETATION FOR THE LIGHT, MOISTURE, AND SOIL CONDITIONS; AVOID AREAS OF DISTURBED SUBSOILS WITH TOPSOIL, COMPOST, OR FERTILIZERS; PROTECT SEEDED AREAS WITH MULCH OR, IF NECESSARY, EROSION CONTROL BLANKETS; AND SCHEDULE SODDING, PLANTING, AND SEEDING SO TO AVOID DIE-OFF FROM SUMMER DROUGHT AND FALL FROSTS. NEWLY SEEDED OR SODDED AREAS MUST BE PROTECTED FROM VEHICLE TRAFFIC, EXCESSIVE PEDESTRIAN TRAFFIC, AND CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL-ESTABLISHED WITH 90% COVER BY HEALTHY VEGETATION. IF NECESSARY, AREAS MUST BE REWORKED AND RESEEDING IF GERMINATION IS SPARSE, PLANT COVERAGE IS SPOTTY, OR TOPSOIL EROSION IS EVIDENT. ONE OR MORE OF THE FOLLOWING MAY APPLY TO A PARTICULAR SITE.

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

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

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

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

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

DITCHES, CHANNELS AND SWALES ARE CONSIDERED PERMANENTLY STABILIZED WHEN THE CHANNEL HAS 90% COVER OF HEALTHY VEGETATION WITH A WELL-GRADED RIPRAP LINING, EROSION CONTROL BLANKET, OR WITH ANOTHER NON-EROSIVE LINING SUCH AS CONCRETE OR ASPHALT PAVEMENT. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE CHANNEL LINING, UNDERCUTTING OF THE BANKS, OR DOWNCUTTING OF THE CHANNEL.

### 10. STORMWATER CHANNELS

EACH CHANNEL SHOULD BE CONSTRUCTED IN SECTIONS SO THAT THE SECTION'S GRADING, SHAPING, AND INSTALLATION OF THE PERMANENT LINING CAN BE COMPLETED THE SAME DAY. IF A CHANNEL'S FINAL GRADING OR LINING INSTALLATION MUST BE DELAYED, THEN DIVERSION BERMS MUST BE USED TO DIVERT STORMWATER AWAY FROM THE CHANNEL. PROPERLY SPACED CHECK DAMS MUST BE INSTALLED IN THE CHANNEL TO SLOW THE WATER VELOCITY, AND A TEMPORARY LINING INSTALLED ALONG THE CHANNEL TO PREVENT SCOURING.

## INSPECTION & MAINTENANCE NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE ALL CONSTRUCTION OPERATIONS COMPLY WITH THE INSPECTION AND MAINTENANCE PROCEDURES FOR THE PROJECT, INCLUDING, BUT NOT LIMITED TO THOSE INCLUDED IN THIS PLAN SET, THE "INSPECTION, AND MAINTENANCE PLAN", AND THE "EROSION AND SEDIMENTATION CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS". INSPECTION SHALL OCCUR ON ALL DISTURBED AND IMPERVIOUS AREAS, EROSION CONTROL MEASURES, MATERIAL STORAGE AREAS THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. THESE AREAS SHALL BE INSPECTED AT LEAST ONCE A WEEK AS WELL AS 24 HOURS BEFORE AND AFTER A STORM EVENT GENERATING MORE THAN 0.5 INCH OF RAINFALL OVER A 24-HOUR PERIOD AND PRIOR TO COMPLETING PERMANENT STABILIZATION MEASURES. A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT, SHALL CONDUCT THE INSPECTIONS.

2. EROSION CONTROLS SHALL BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED. IF BEST MANAGEMENT PRACTICES (BMPs) NEED TO BE REPAIRED, THE REPAIR WORK SHOULD BE INITIATED UPON DISCOVERY OF THE PROBLEM BUT NO LATER THAN THE END OF THE NEXT WORKDAY. IF BMPs NEED TO BE MAINTAINED OR MODIFIED, ADDITIONAL BMPs ARE NECESSARY, OR OTHER CORRECTIVE ACTION IS NEEDED, IMPLEMENTATION MUST BE COMPLETED WITHIN SEVEN CALENDAR DAYS AND PRIOR TO ANY RAINFALL EVENT.

3. A REPORT SUMMARIZING THE INSPECTIONS AND ANY CORRECTIVE ACTION TAKEN MUST BE MAINTAINED ON SITE. THE LOG MUST INCLUDE THE NAMES AND QUALIFICATIONS OF THE PERSON MAKING THE INSPECTIONS, THE DATES OF THE INSPECTIONS, AND THE MAJOR OBSERVATIONS ABOUT THE OPERATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS, MATERIALS STORAGE AREAS, AND VEHICLE ACCESS POINTS TO THE PARCEL. MAJOR OBSERVATIONS MUST INCLUDE BMPs THAT NEED MAINTENANCE, BMPs THAT FAILED TO OPERATE AS DESIGNED OR PROVIDED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATIONS WHERE ADDITIONAL BMPs ARE NEEDED. FOR EACH BMR REQUIRING MAINTENANCE, BMR REPLACEMENT, AND LOCATION REPAIRS, THE LOG MUST INCLUDE THE LOG THE LOG THE CORRECTIVE ACTION TAKEN AND WHEN IT WAS TAKEN. THE LOG MUST BE MADE ACCESSIBLE TO MDP AND TOWN STAFF, AND A COPY MUST BE PROVIDED UPON REQUEST. THE OWNER SHALL RETAIN A COPY OF THE LOG FOR A PERIOD OF AT LEAST THREE YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION.

## WINTER EROSION AND SEDIMENTATION CONTROL NOTES:

THE WINTER CONSTRUCTION PERIOD TYPICALLY BEGINS IN EARLY NOVEMBER AND ENDS IN MID APRIL. IF A CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE OR RIPRAP BY NOVEMBER 15 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS TO OCCUR DURING THE FOLLOWING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. AN AREA SHALL BE CONSIDERED FENCED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN THE ROADWAY AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOADED, SEEDED AND MULCHED. A COVER OF EROSION CONTROL MIX IS THE PREFERRED TEMPORARY MULCH DURING WINTER CONDITIONS.

### 1. NATURAL RESOURCE PROTECTION

ANY AREAS WITHIN 75 FEET FROM ANY REGULATED NATURAL RESOURCES SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH AN EROSION CONTROL COVER. DURING WINTER CONSTRUCTION, A DOUBLE ROW OF SEDIMENT BARRIERS (FOR EXAMPLE, SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) WILL BE PLACED BETWEEN ANY REGULATED NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE REGULATED 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.

### 2. SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS MAY CONSIST OF EROSION CONTROL MIX BERMS OR ANY OTHER RECOGNIZED SEDIMENT BARRIERS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES OR SILT FENCES.

### 3. MULCHING

ALL AREAS SHALL BE CONSIDERED TO BE DENuded UNTIL SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 3 TONS PER ACRE (TWICE THE NORMAL APPLICATION RATE) AND SHALL BE PROPERLY ANCHORED. EROSION CONTROL MIX MUST BE APPLIED WITH A MINIMUM 4 INCHES THICKNESS. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. SNOW MUST BE REMOVED DOWN TO A ONE-INCH DEPTH PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA WILL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATS. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED OR ADEQUATELY ANCHORED SO THAT GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH. BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER MULCH NETTING, TRACKING OR WOOD CELLULOSE FIBER. THE COVER WILL BE CONSIDERED SUFFICIENT WITH THE GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH. AFTER NOVEMBER 1ST, MULCH AND ANCHORING OF ALL EXPOSED SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORKDAY.

### 4. SOIL STOCKPIILING

STOCKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE FOR WITH A FOUR-INCH LAYER OF EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STACKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED WITHIN 100 FEET FROM ANY REGULATED NATURAL RESOURCE.

### 5. SEEDING

BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1 AND IF THE EXPOSED AREA HAS BEEN LOOEMD, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF DORMANT SEEDING IS USED, ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF LOAM AND SEED AT AN APPLICATION RATE OF 5 LBS PER 1,000 S.F. ALL AREAS INSUFFICIENTLY VEGETATED (LESS THAN 75%) IN THE SPRING SHALL BE REVEGETATED.

### 6. OVER-WINTER STABILIZATION OF DITCHES AND CHANNELS

ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED BY NOVEMBER 1. ALL GRASS-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. IF A GRASS-LINED DITCH OR CHANNEL IS STABILIZED BY SEPTEMBER 1, THEN EITHER A SOD LINING SHALL BE INSTALLED PRIOR TO OCTOBER 1 OR THE DITCH MUST BE LINED WITH STONE RIPRAP BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE PRIOR TO NOVEMBER 1.

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

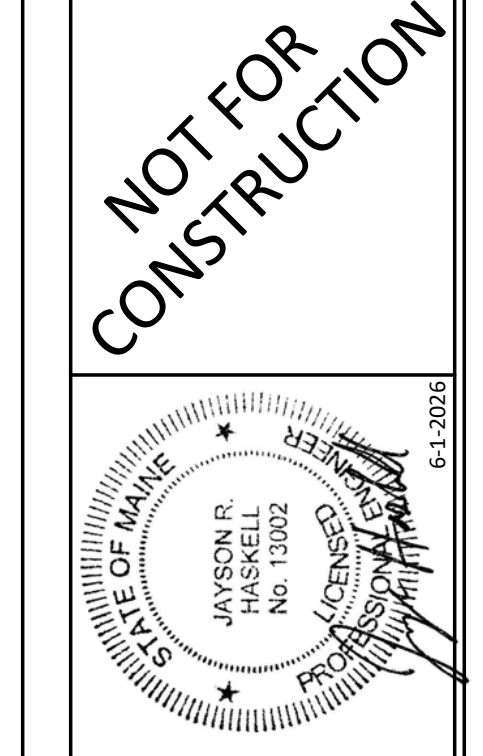
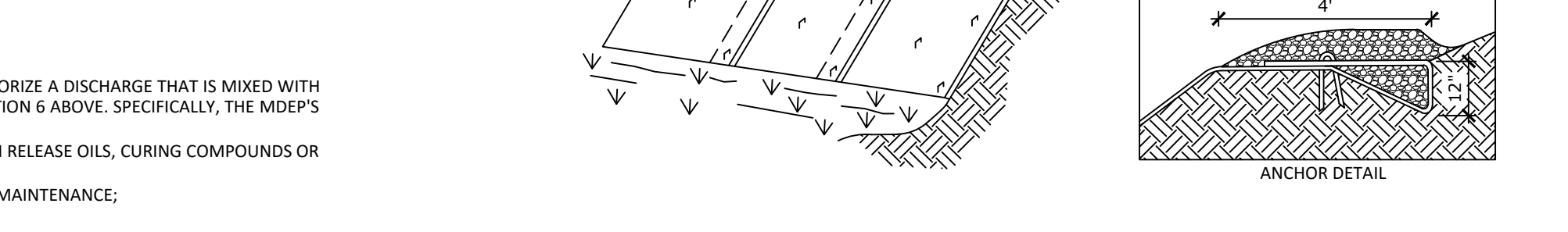
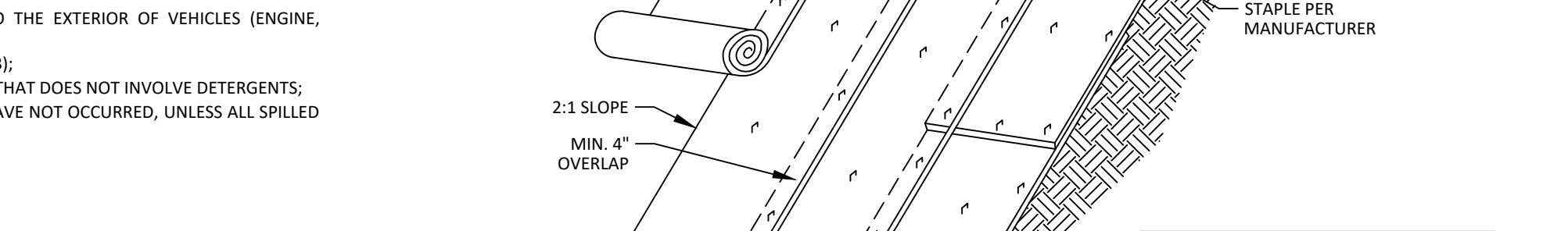
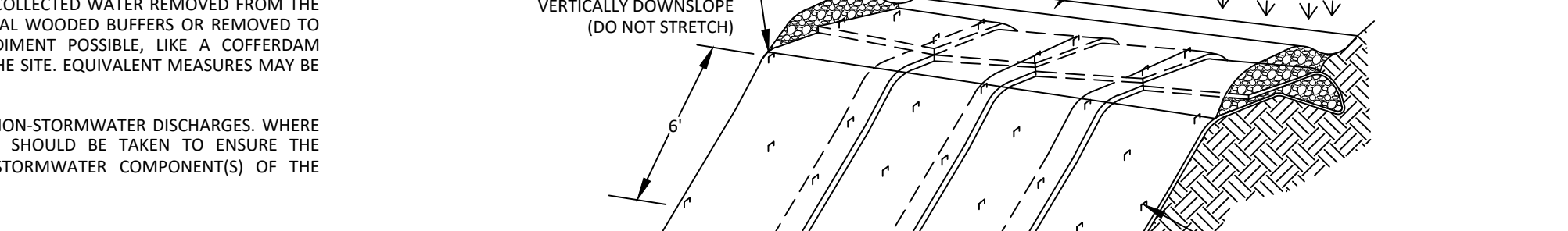
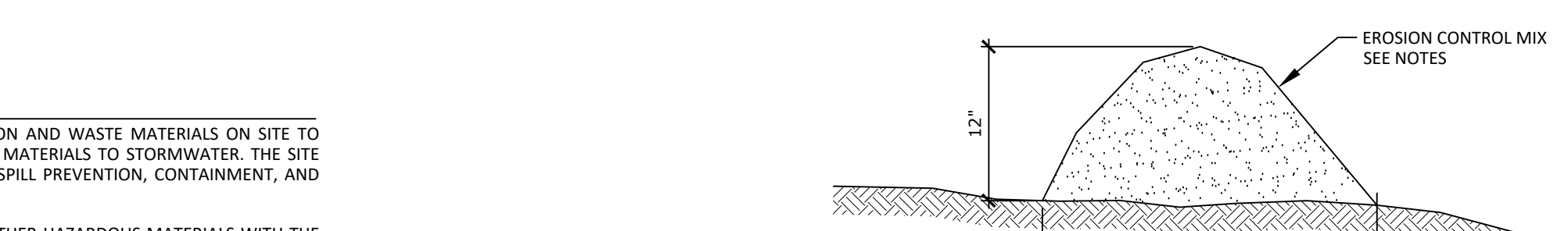
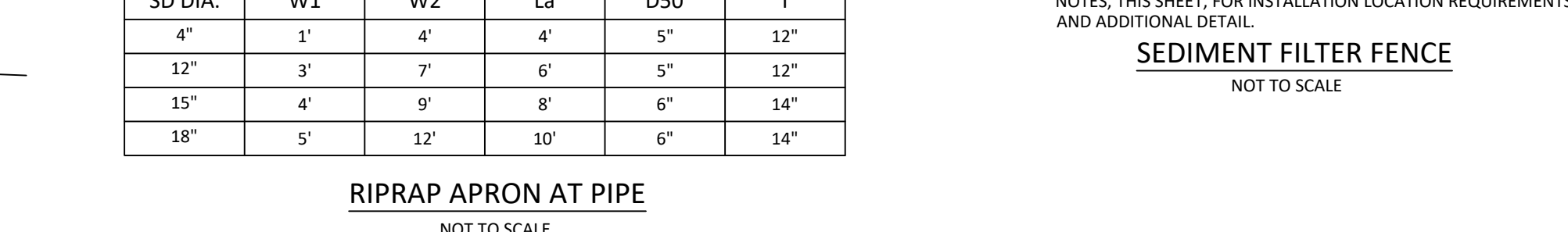
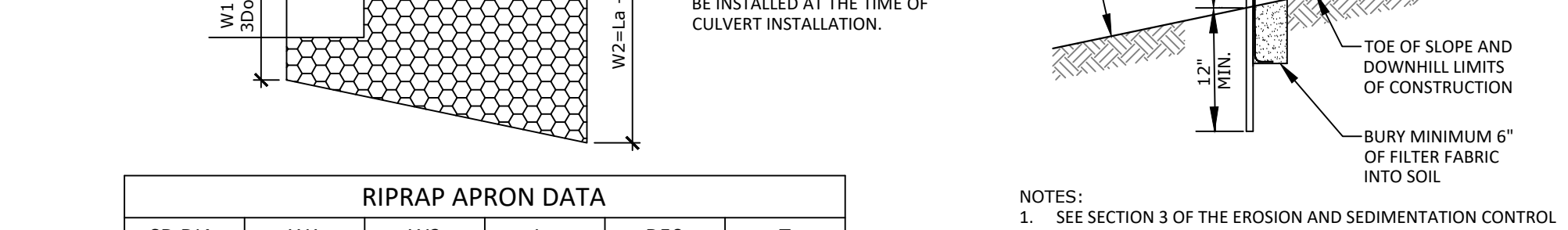
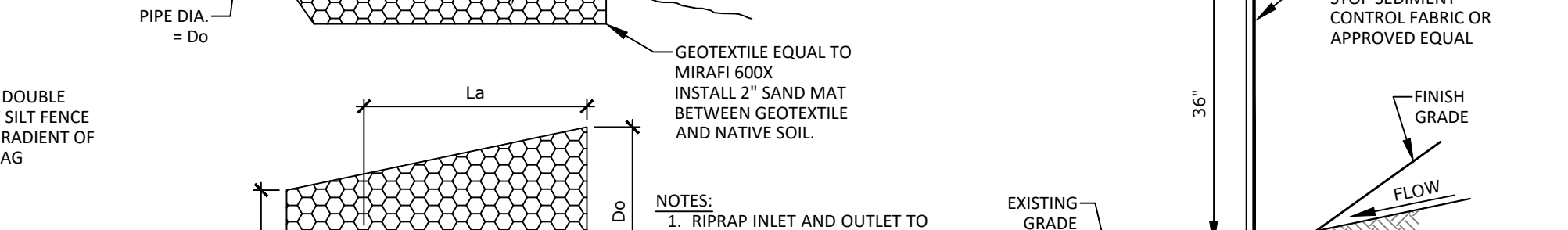
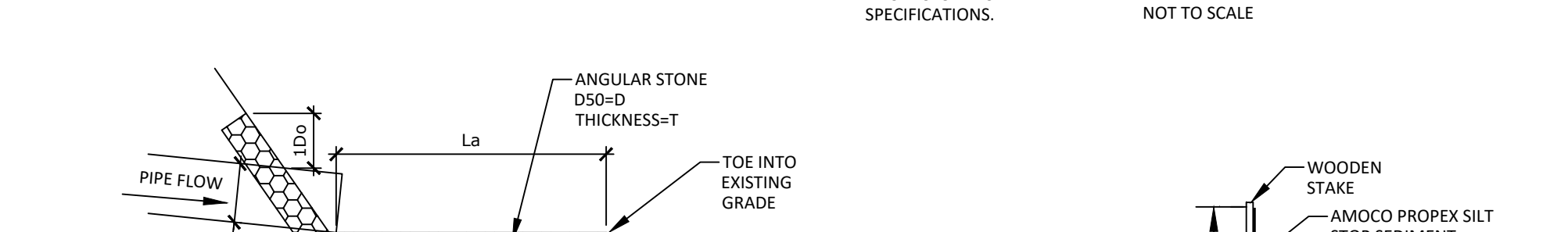
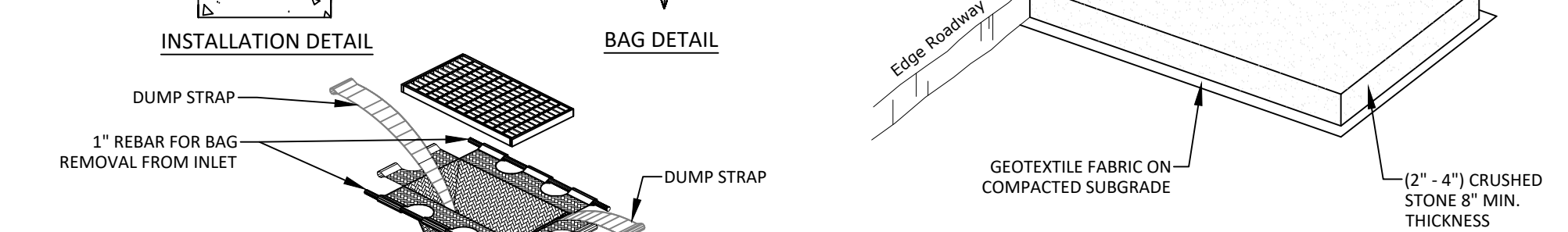
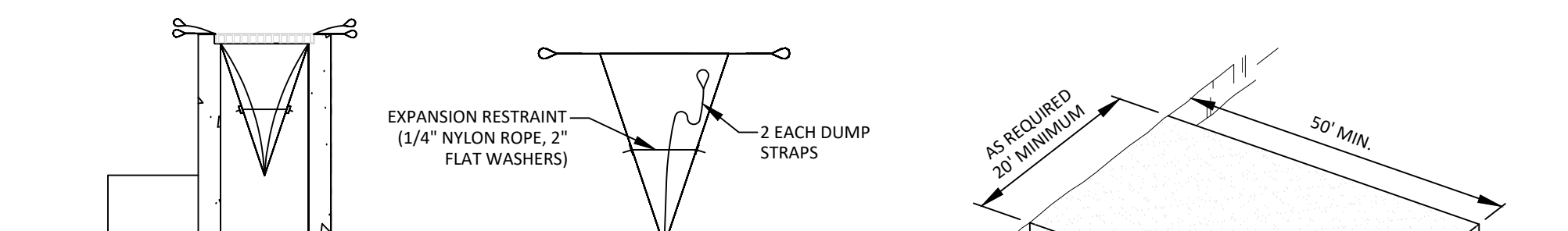
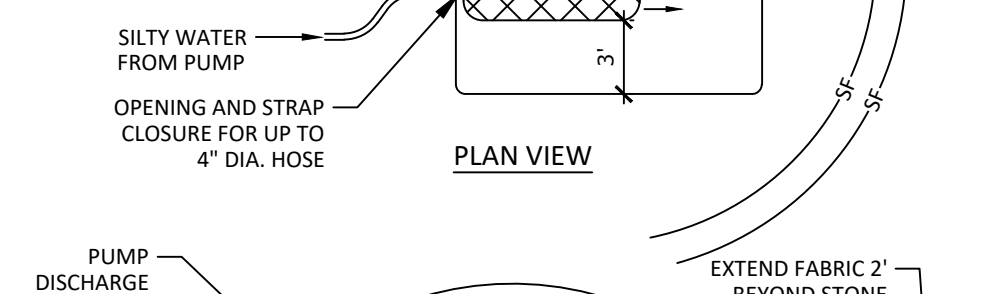
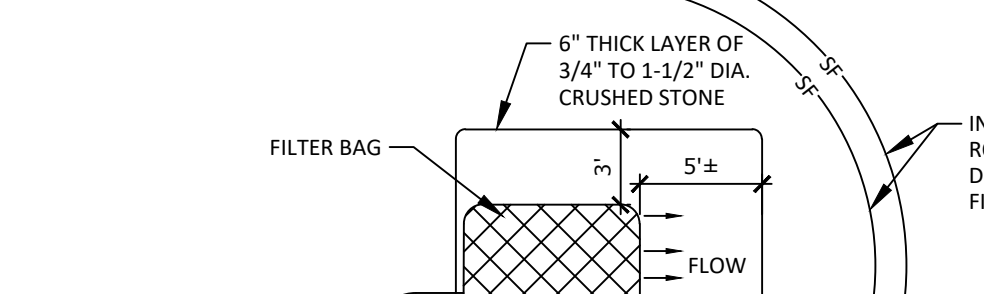
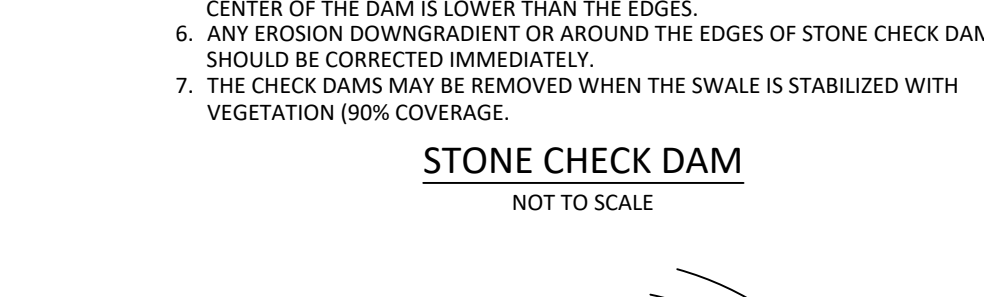
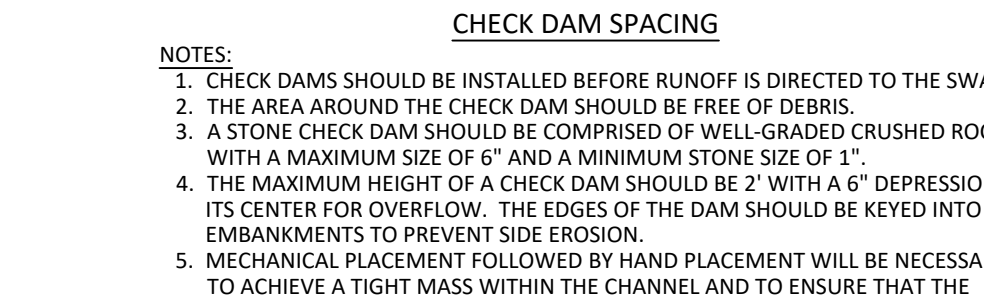
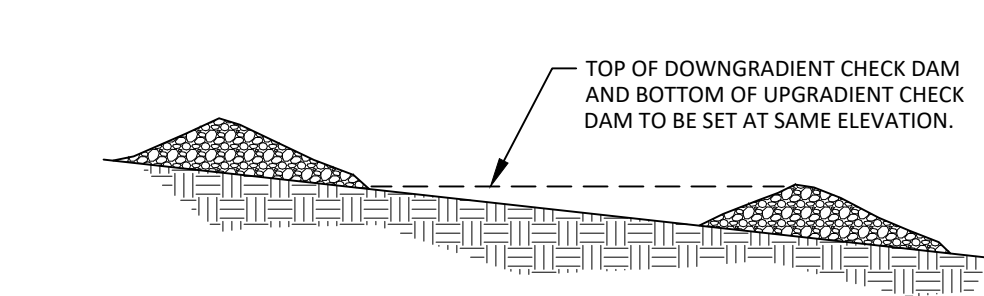
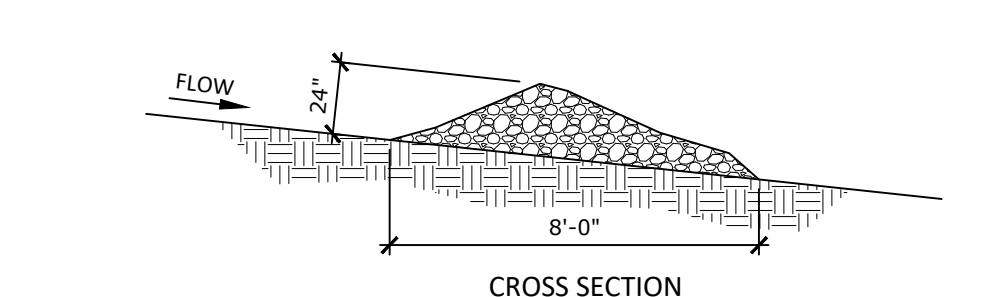
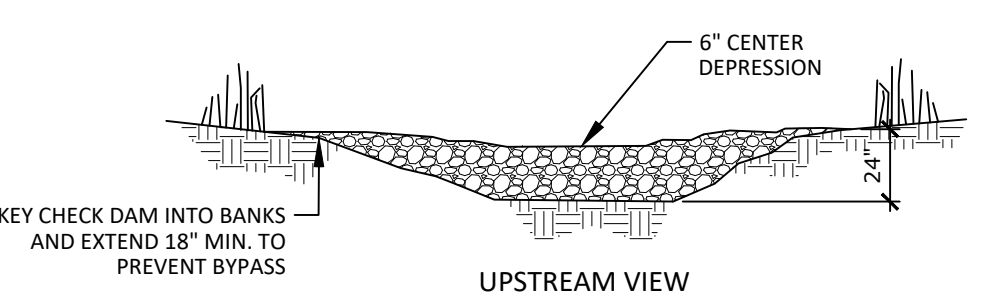
ALL STONE-COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL SLOPES TO BE VEGETATED MUST BE SEEDED AND MULCHED BY SEPTEMBER 1. ALL AREAS HAVING A GRADE STEEPER THAN 8% SHALL BE CONSIDERED A SLOPE. IF A SLOPE TO BE VEGETATED IS NOT STABILIZED BY SEPTEMBER 1, THEN THE SLOPE SHALL EITHER BE STABILIZED WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS BY OCTOBER 1, SOD BY OCTOBER 1, EROSION CONTROL MIX BY NOVEMBER 1 OR STONE RIPRAP BY NOVEMBER 15. SEE APPLICABLE SECTIONS UNDER EROSION AND SEDIMENTATION CONTROL NOTES FOR PROPER INSTALLATION METHODS.

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

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

### 9. MAINTENANCE

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AFTER EACH RAINFALL, SNOW STORM, PERIOD OF THAWING AND RUNOFF AND AT LAST ONCE A WEEK, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. FOLLOWING THE WINTER AND/OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL, IN THE SPRING, INSPECT AND REPAIR ANY DAMAGES AND/OR BARE SPOTS. AN ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

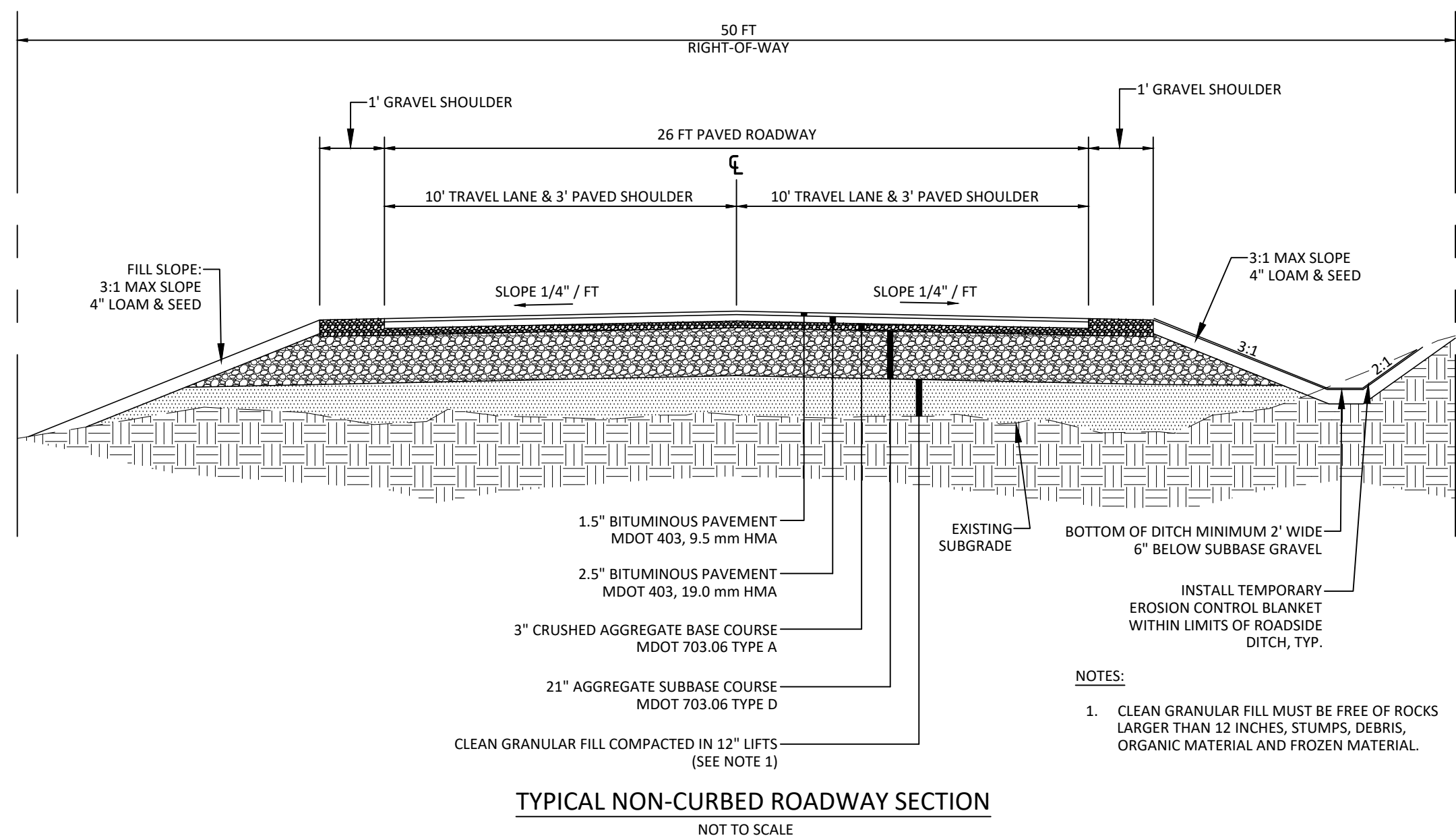


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B	6-1-26	DMR	REVISED PER REVIEW COMMENTS

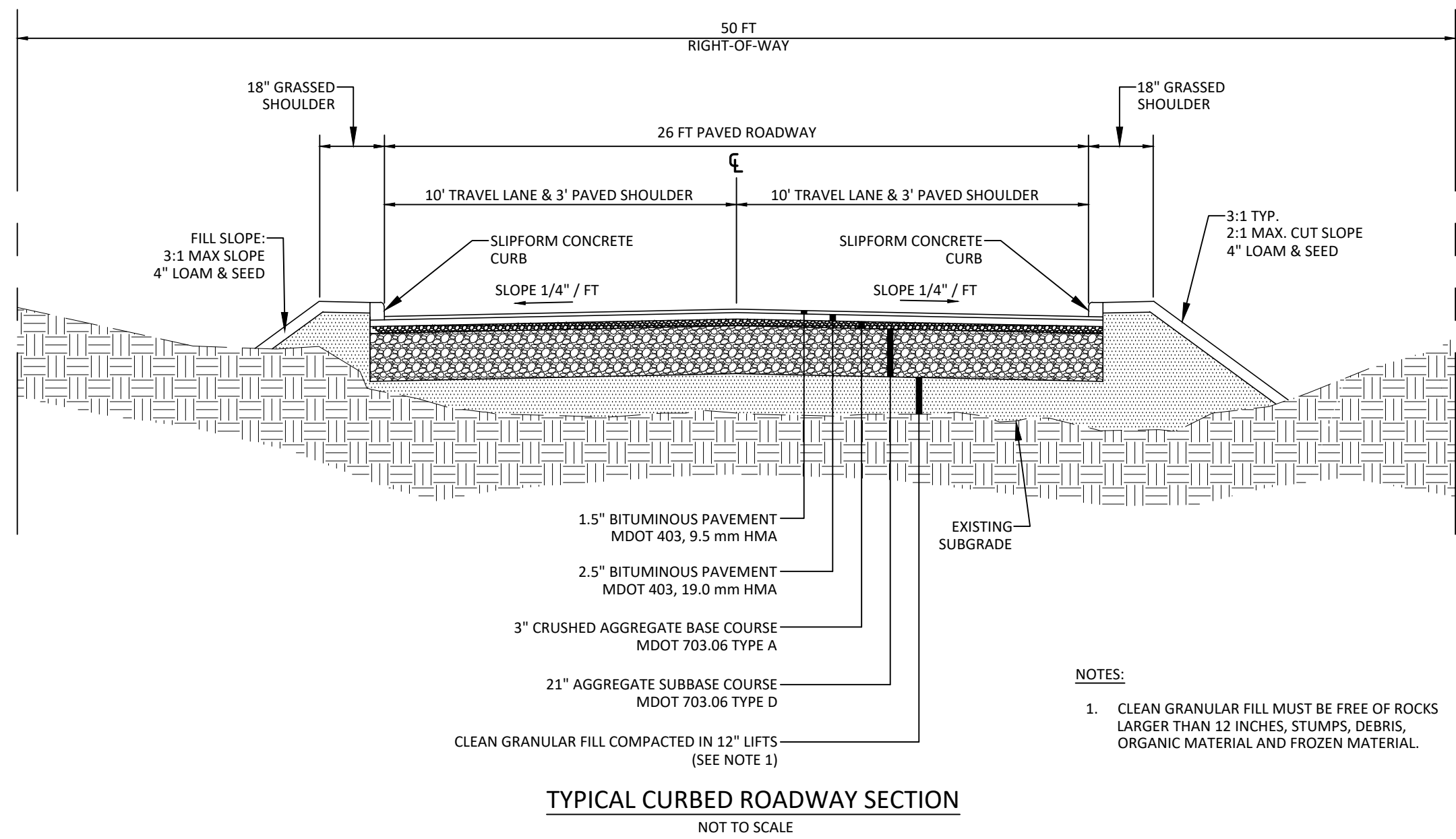
RECORD OWNER:  
**MICHAEL TEVANIEN**  
 155 WINDHAM STREET  
 WINDHAM, ME 04062

FOR:  
**ROW EVEN, LLC**  
 17 BRACKET LANE  
 WINDHAM, ME 04062

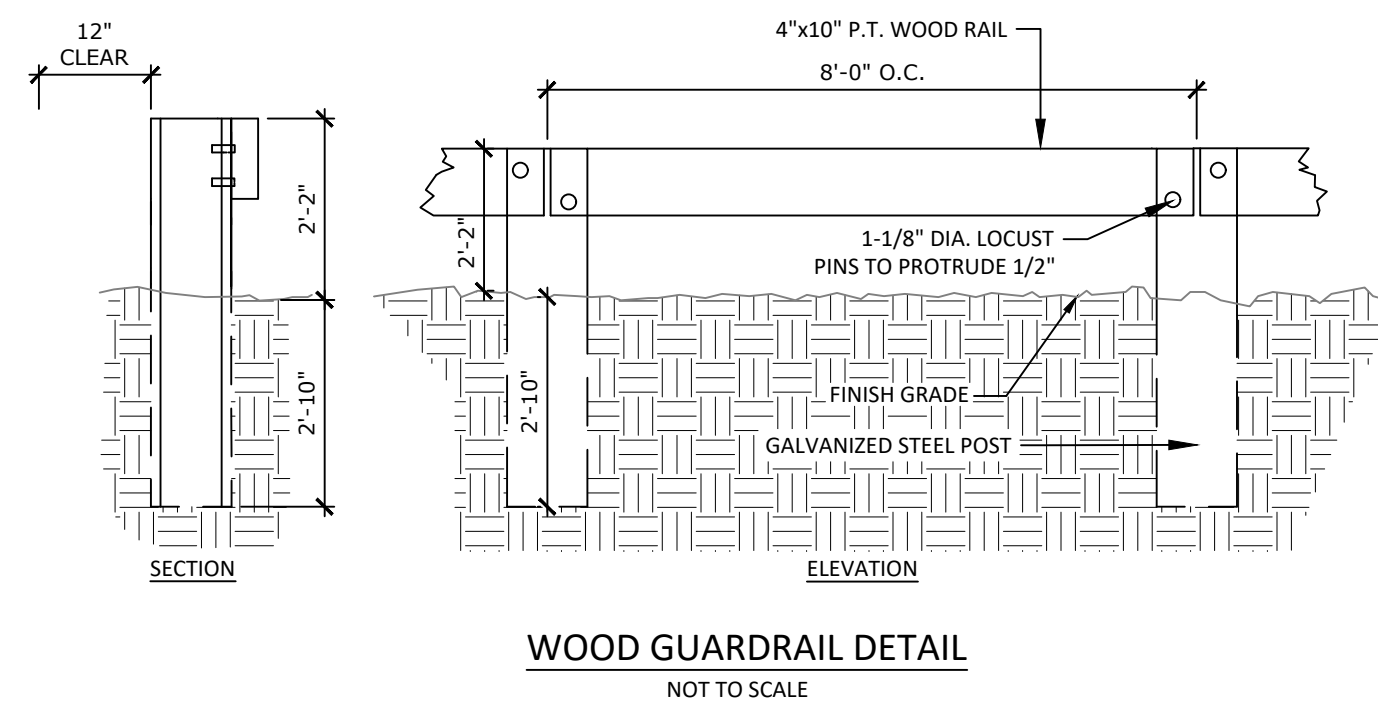
**DETAILS**  
 EVENTIDE SUBDIVISION  
 100 RIVER ROAD  
 WIND



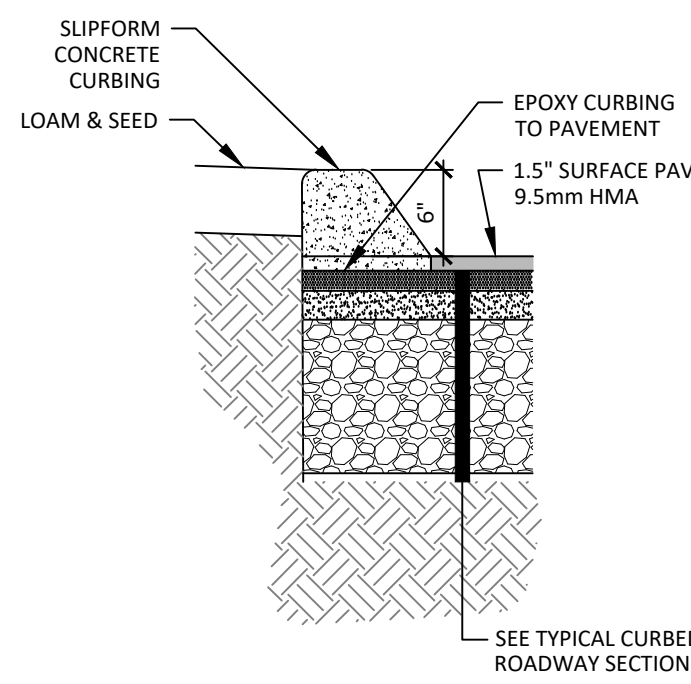
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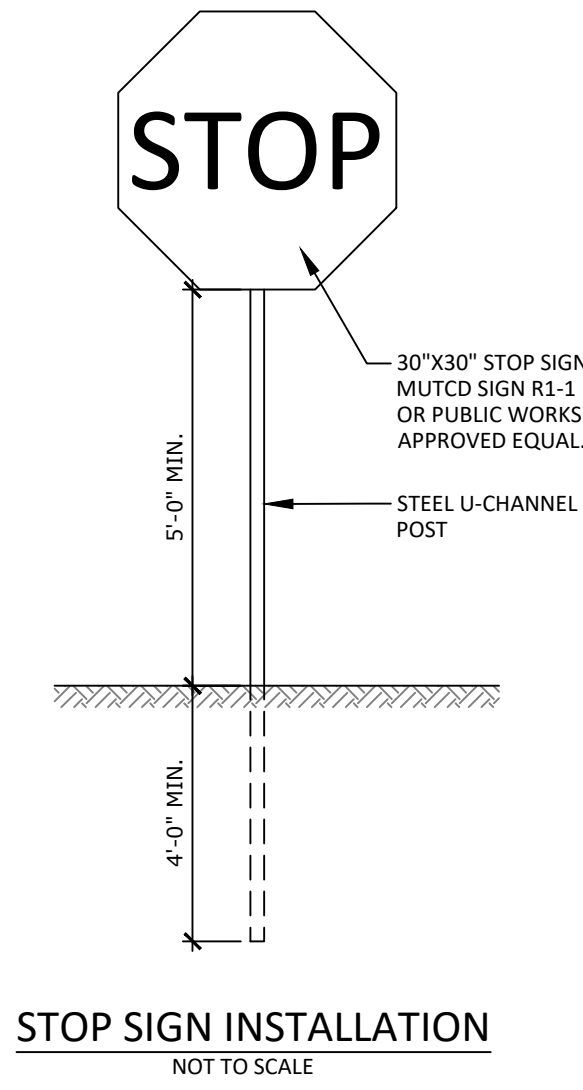
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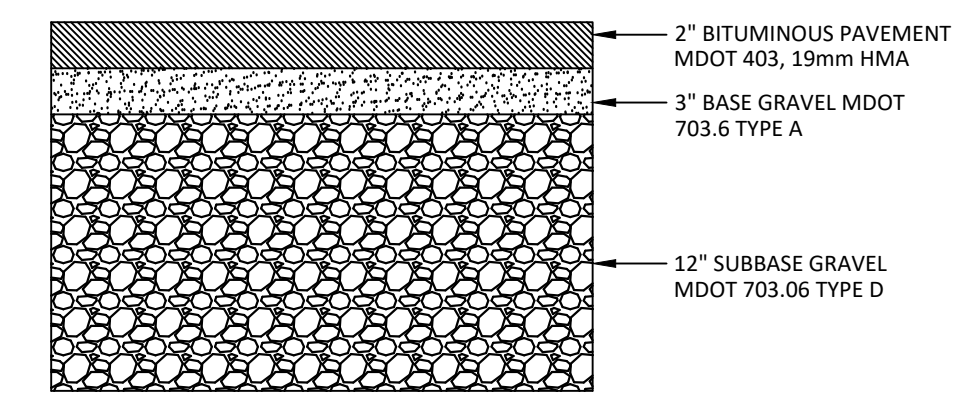
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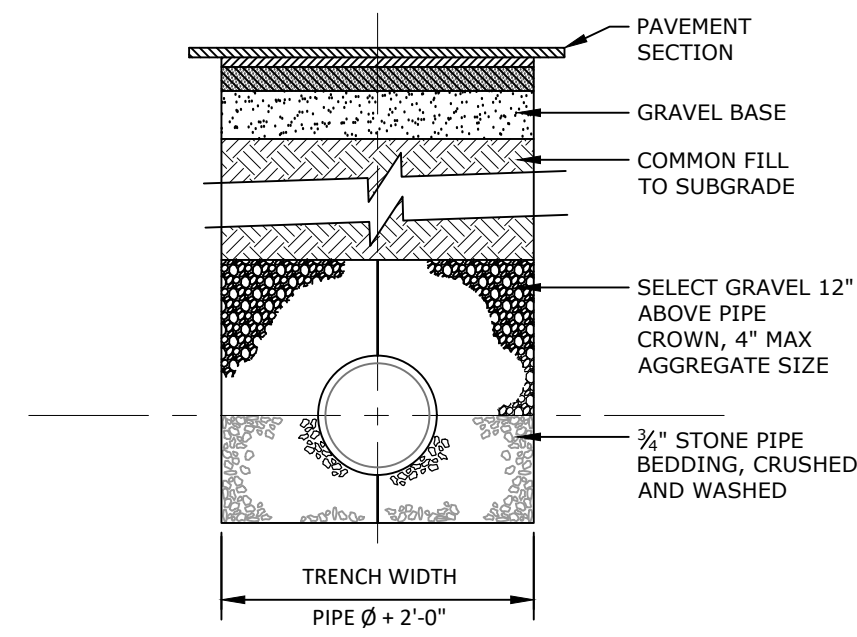
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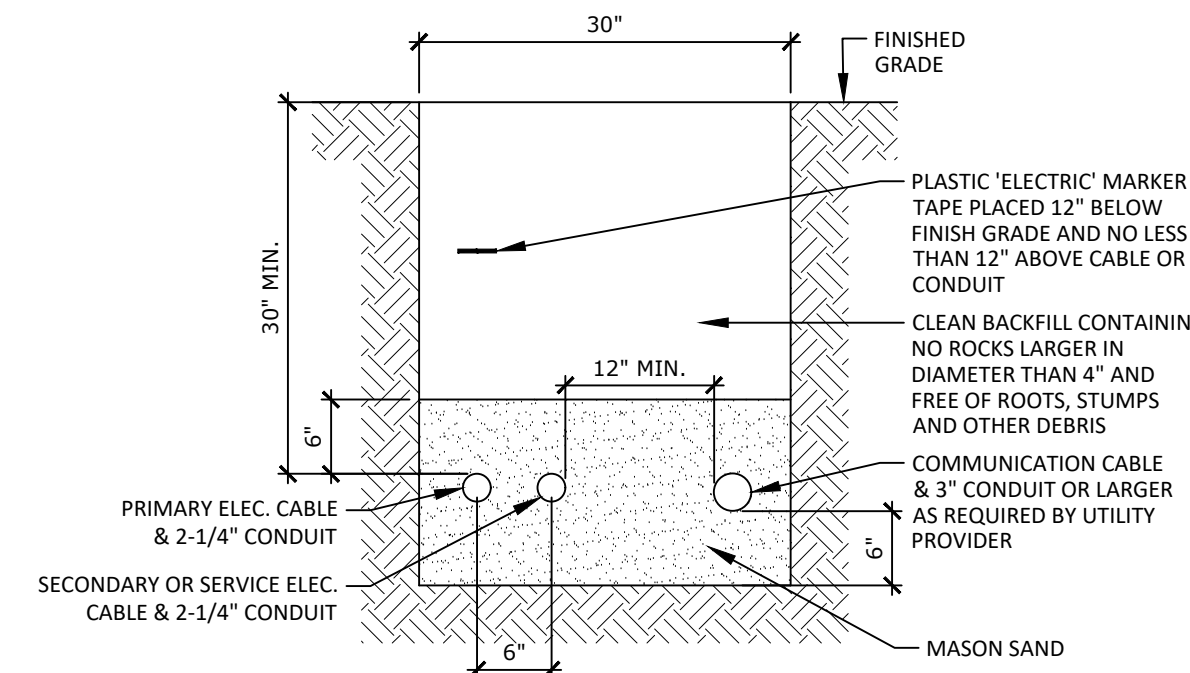
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TYPICAL DRIVEWAY SECTION  
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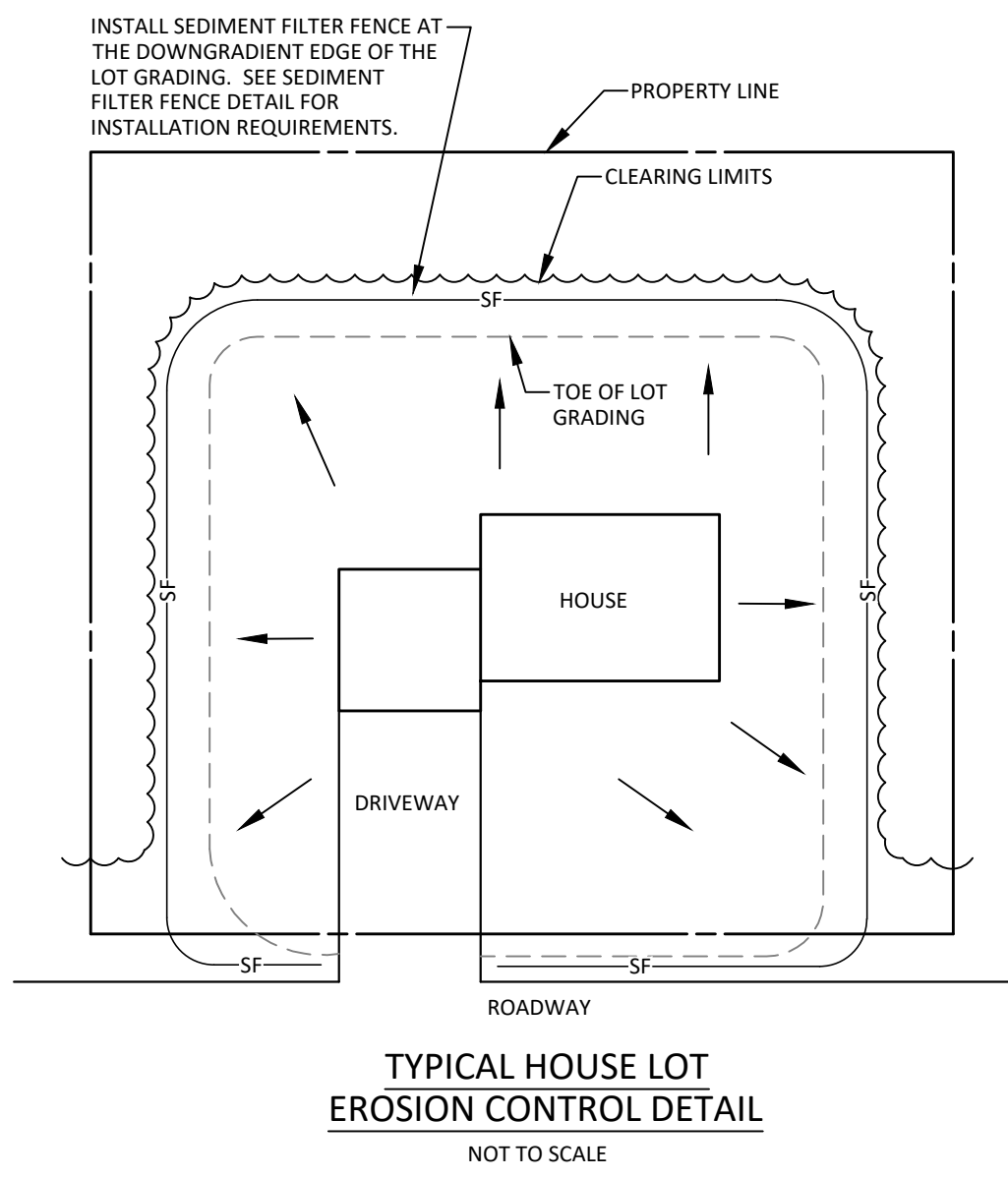


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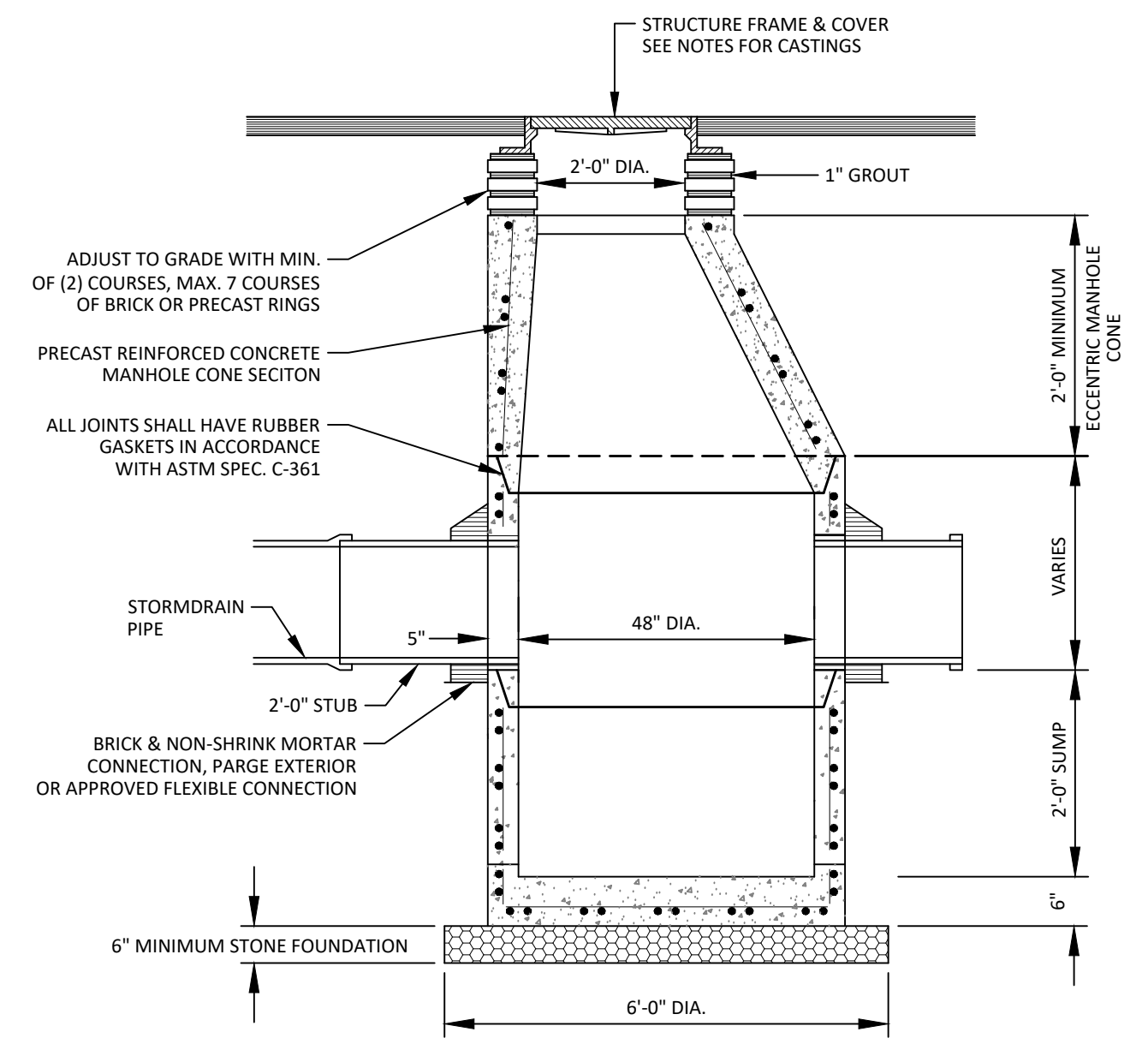


- NOTES:
- CONDUIT SIZE AND MATERIAL AS SPECIFIED BY THE UTILITY PROVIDER.
  - INSTALLATION SHOULD NOT ALLOW THE INTER-TWINGING OF CABLES.
  - BEDDING AND BACKFILL SHALL BE FREE OF ROOTS, STUMPS AND OTHER DEBRIS.
  - COMMUNICATION CABLE AND POWER CABLE SHALL HAVE NO LESS THAN 12 INCHES OF RADIAL SEPARATION.

UTILITY TRENCH DETAIL  
NOT TO SCALE

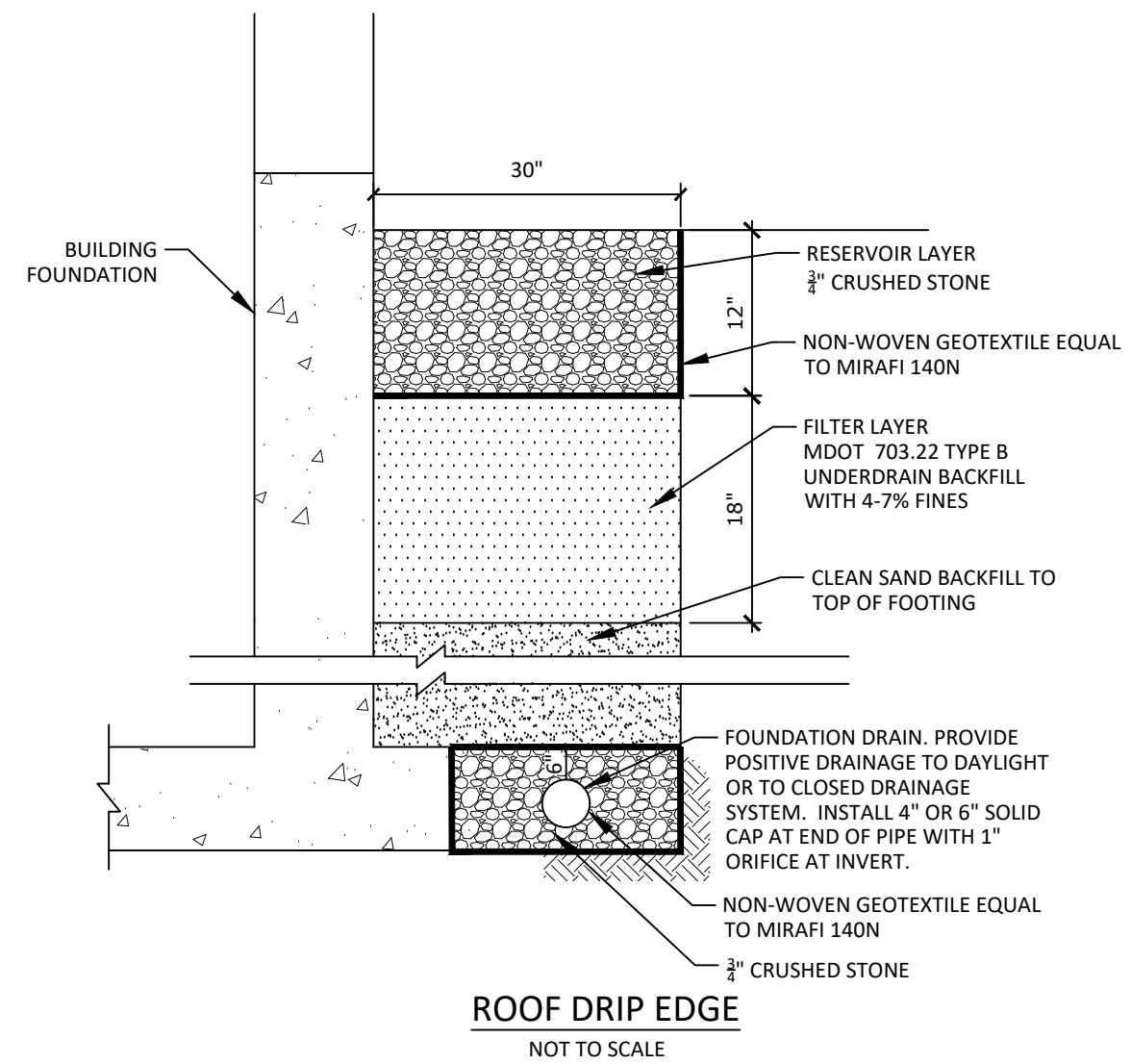


TYPICAL HOUSE LOT EROSION CONTROL DETAIL  
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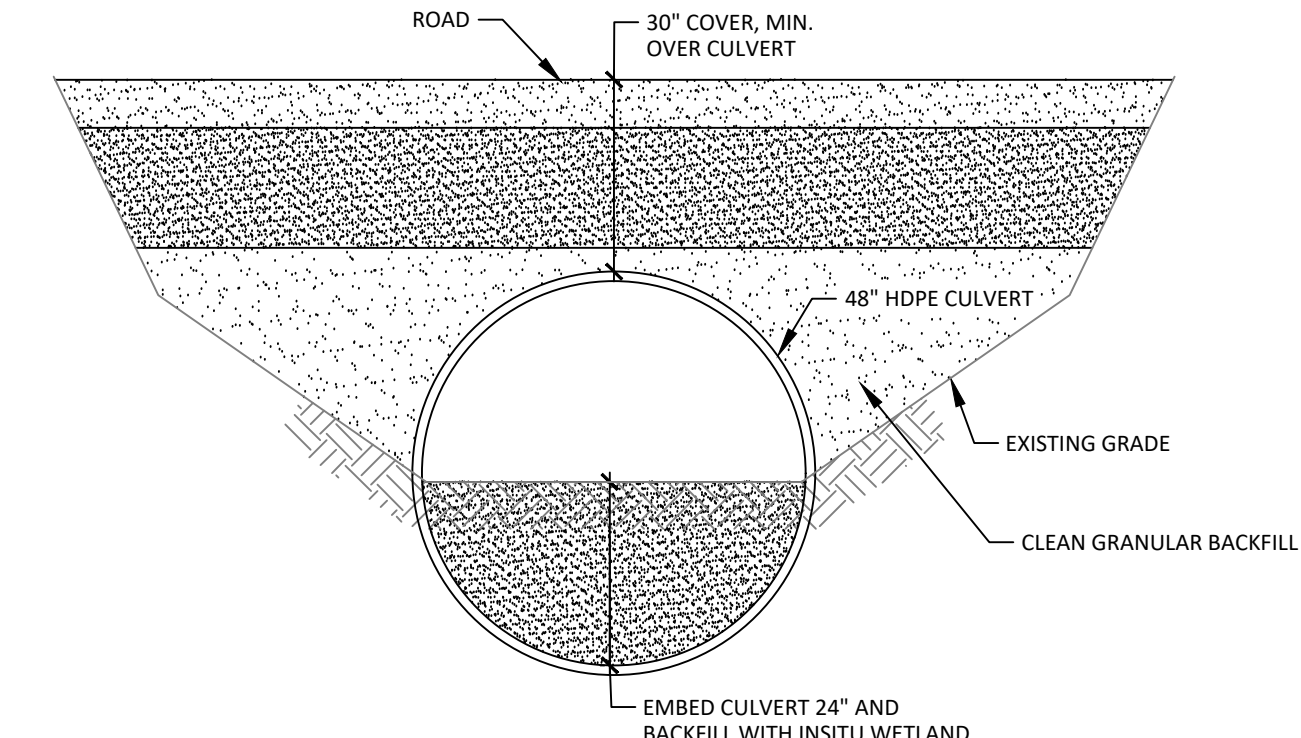


- NOTES:
- LARGER DIAMETER STRUCTURES MAY BE REQUIRED DUE TO SIZE OR GEOMETRY OF PIPE CONNECTIONS AT MANHOLE. WALL THICKNESS TO INCREASE BY 1\"/>
  - DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.
  - FRAME AND COVER CASTINGS  
CATCH BASIN: NEENAH FOUNDRY PRODUCT NO. R-3405, GUTTER INLET FRAME, GRATE  
DRAIN MANHOLE: NEENAH FOUNDRY PRODUCT NO. R-1568, MANHOLE FRAME 'DRAIN'  
\*OR ENGINEER APPROVED EQUAL. SUBMIT CATALOG SHEETS TO ENGINEER FOR APPROVAL.

PRECAST CONCRETE DRAINAGE STRUCTURE  
NOT TO SCALE

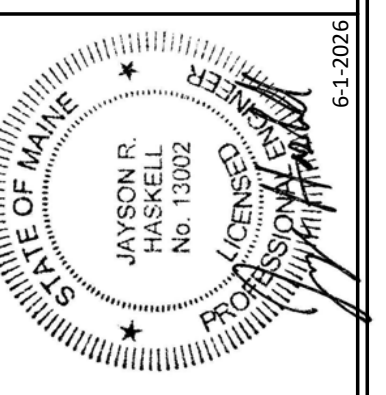


ROOF DRIP EDGE  
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STREAM CROSSING SECTION  
NOT TO SCALE

NOT FOR CONSTRUCTION



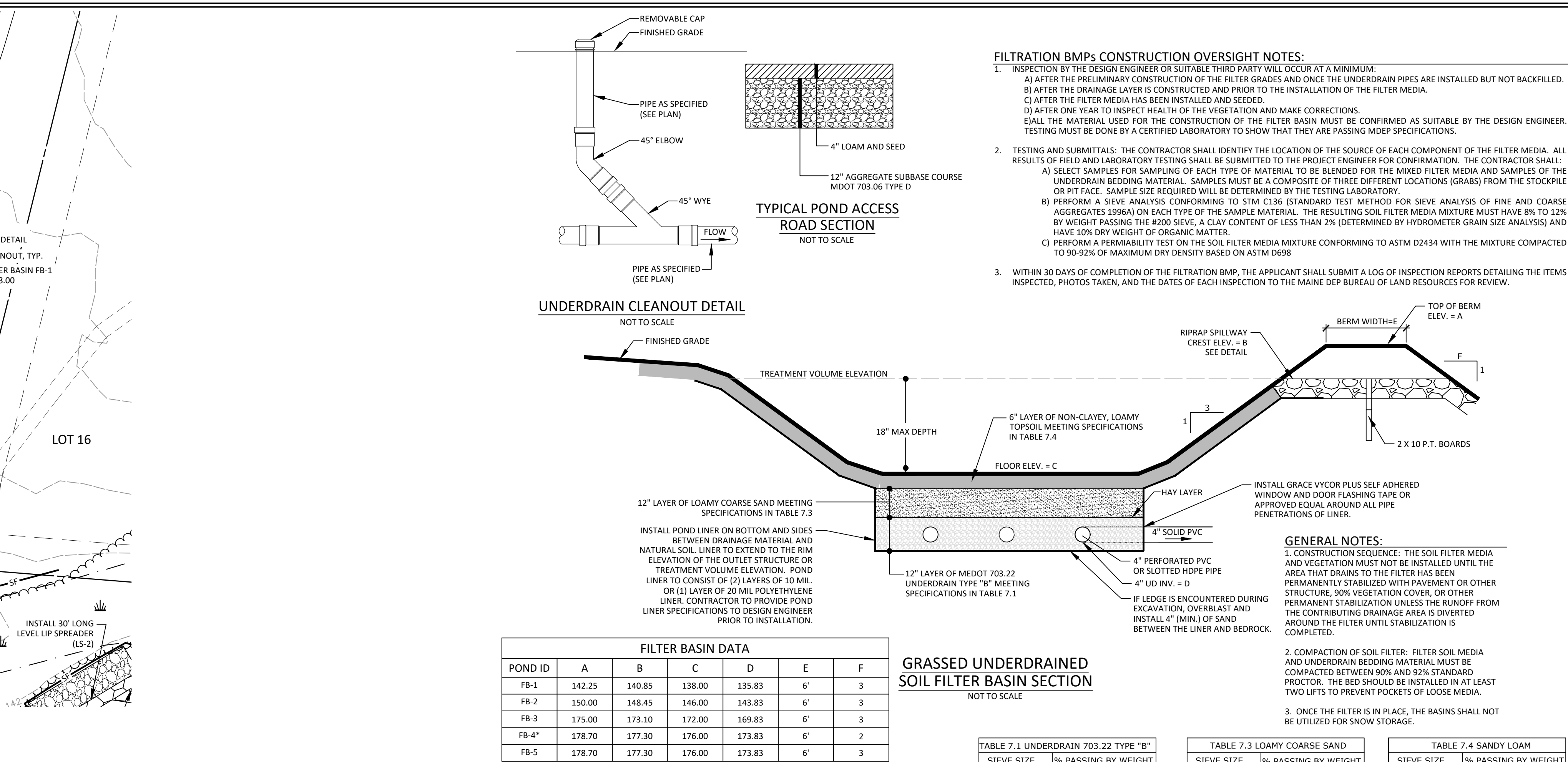
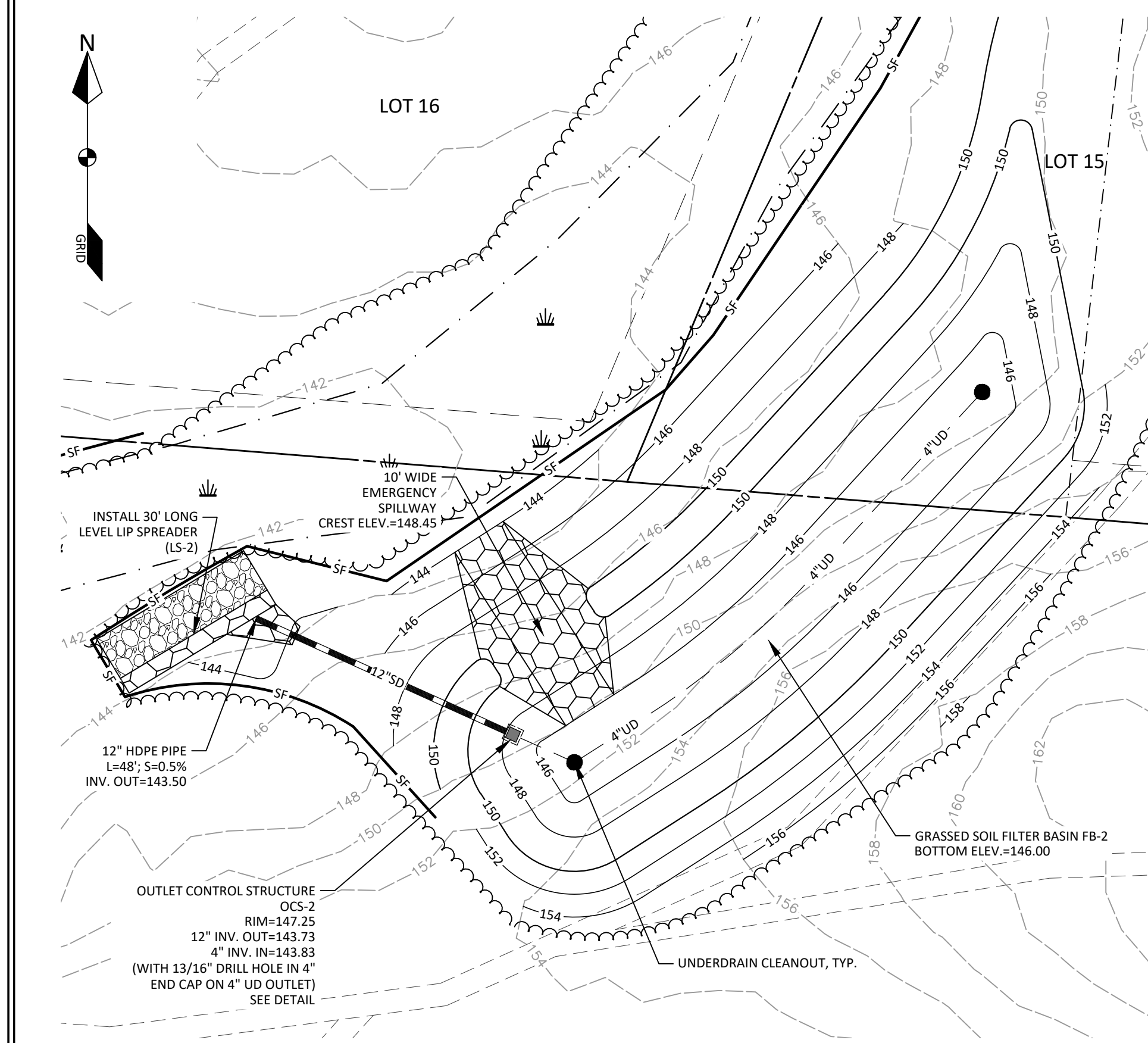
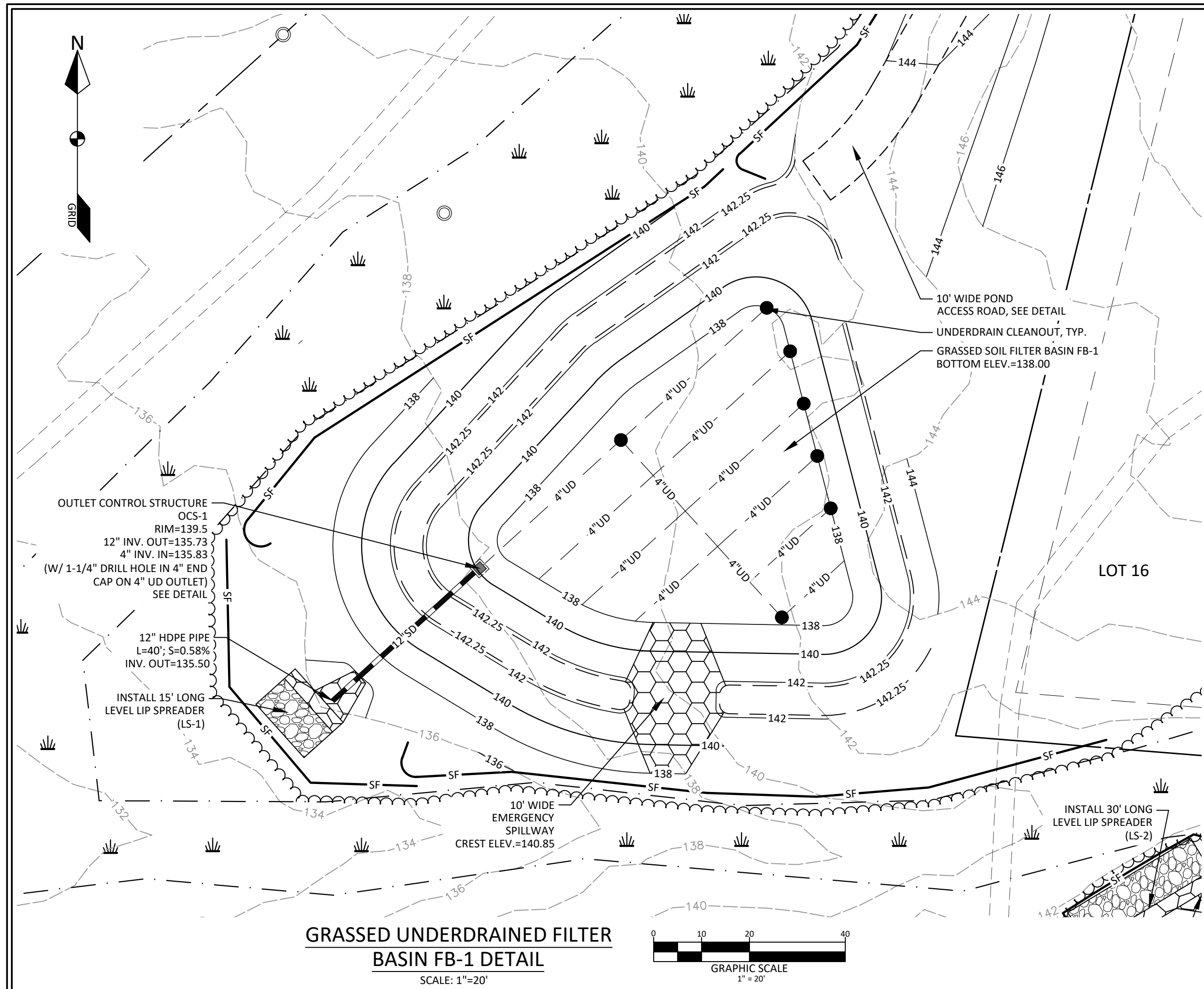
**DM ROMA**  
CONSULTING ENGINEERS  
P.O. BOX 1116  
WINDHAM, ME 04962  
(207) 591-5055

REV	DATE	BY	DESCRIPTION
A	4-2-26	DMR	ISSUED FOR PERMIT REVIEW
B	6-1-26	DMR	REVISED PER REVIEW COMMENTS

RECORD OWNER:  
**MICHAEL E. TEVANI**  
125 WINDHAM STREET  
WESTBROOK, ME 04092

**DETAILS**  
EVENTIDE SUBDIVISION  
RIVER ROAD & EVENTIDE DRIVE  
WINDHAM, MAINE  
FOR: **ROW EVEN, LLC**  
17 BUCKET LANE  
YARMOUTH, ME 04096

23056  
JOB NUMBER:  
AS NOTED  
SCALE:  
6-1-2026  
DATE:  
SHEET 7 OF 9  
D-2



**FILTER BASIN DATA**

POND ID	A	B	C	D	E	F
FB-1	142.25	140.85	138.00	135.83	6'	3
FB-2	150.00	148.45	146.00	143.83	6'	3
FB-3	175.00	173.10	172.00	169.83	6'	3
FB-4*	178.70	177.30	176.00	173.83	6'	2
FB-5	178.70	177.30	176.00	173.83	6'	3

\*FB-4 TO BE INSTALLED WITH 5' WIDE SPILLWAY INTO FB-5; FB-5'S SPILLWAY AND OUTLET CONTROL STRUCTURE (OCS-3) ARE UTILIZED AS THE OUTLET TO FB-4.

**TABLE 7.1 UNDERDRAIN 703.22 TYPE "B"**

SIEVE SIZE	% PASSING BY WEIGHT
1"	90-100
1/2"	75-100
#4	50-100
#20	15-80
#50	0-15
#200	0-5

**TABLE 7.3 LOAMY COARSE SAND**

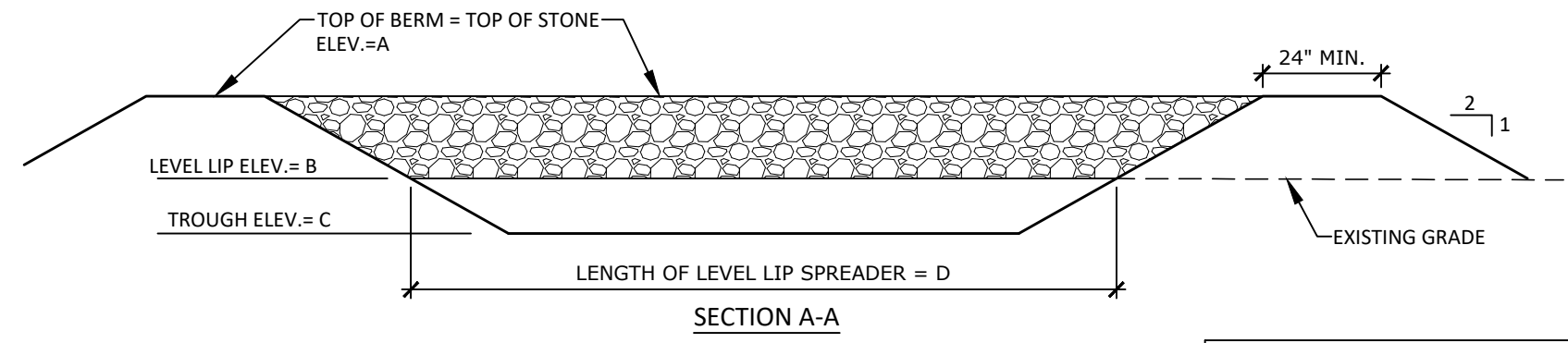
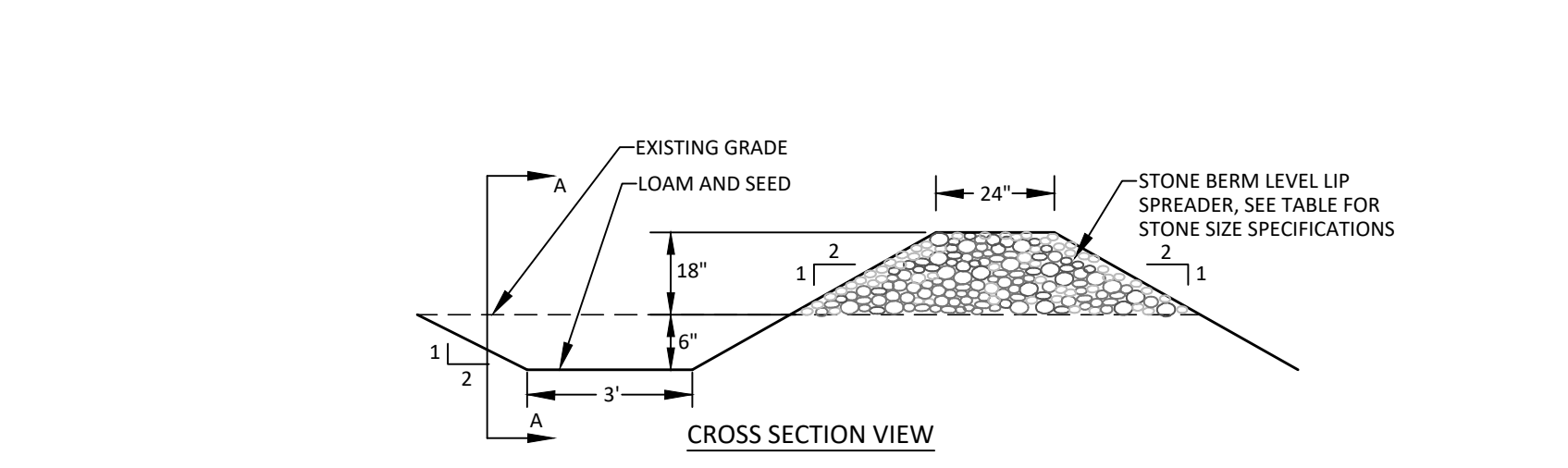
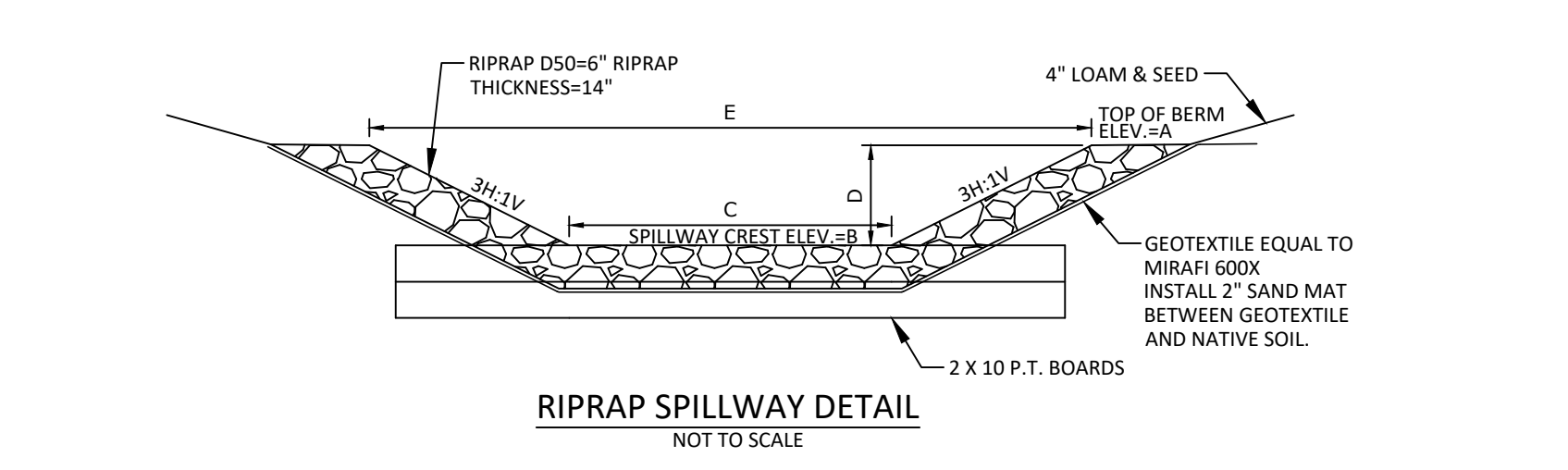
SIEVE SIZE	% PASSING BY WEIGHT
#10	85-100
#20	70-100
#60	15-40
#200	8-15
200 CLAY	<2.0

**TABLE 7.4 SANDY LOAM**

SIEVE SIZE	% PASSING BY WEIGHT
#4	75-95
#10	60-90
#40	35-85
#200	20-70
200 CLAY	<2.0

**SPILLWAY DATA**

POND ID	A	B	C	D	E
FB-1	142.25	140.85	10'	1.55'	19.3'
FB-2	150.00	148.45	10'	2.00'	22.0'
FB-3	175.00	173.10	10'	1.30'	17.8'
FB-4	178.70	177.20	5'	1.50'	14.0'
FB-5	178.70	177.30	10'	1.40'	18.4'



**LEVEL SPREADER DATA**

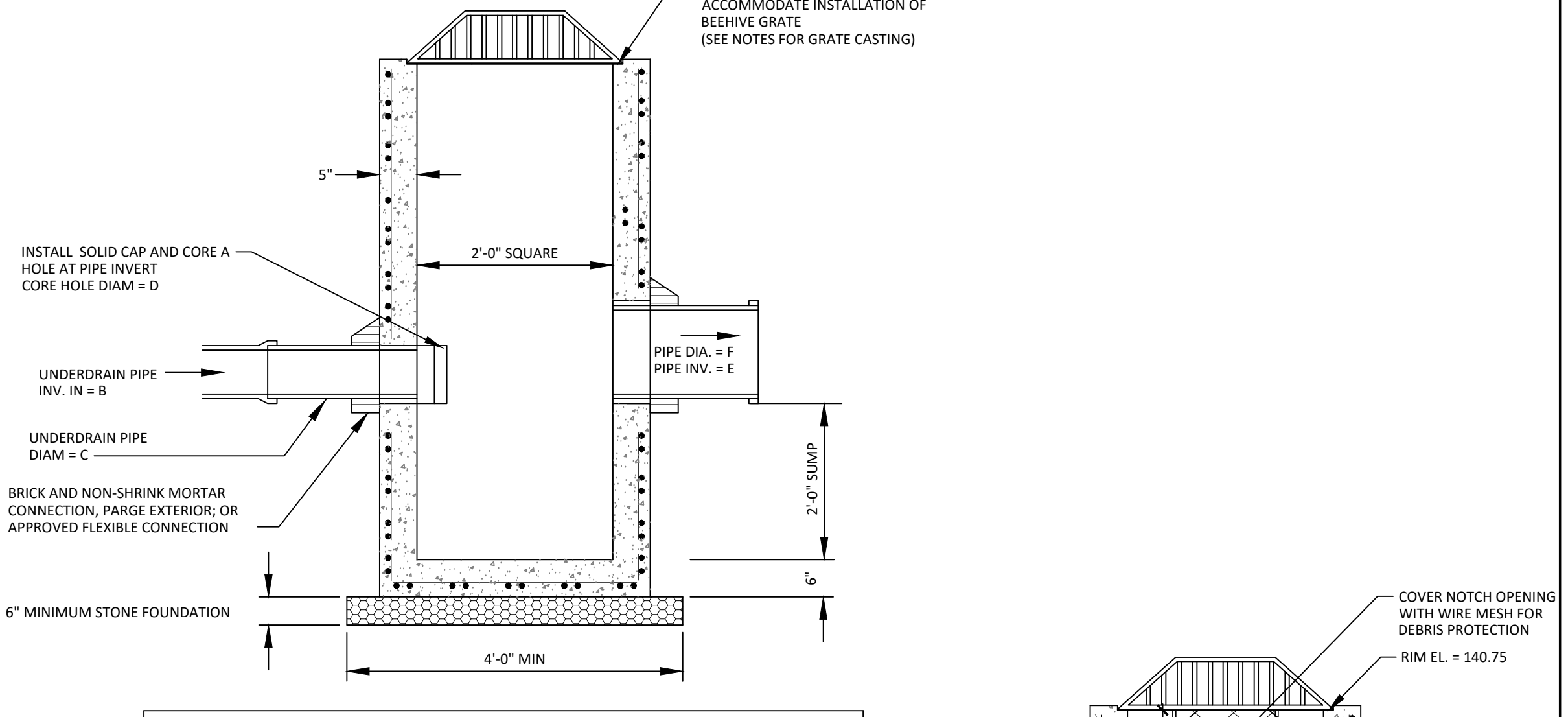
ID	A	B	C	D
LS-1	136.50	135.00	134.50	15'
LS-2	143.50	142.00	141.50	30'
LS-3	183.30	181.50	181.30	27'

**BERM STONE SIZE**

SIEVE SIZE	% PASSING BY WEIGHT
12"	100%
6"	84-100%
3"	68-83%
1"	42-55%
NO. 4	8-12%

**LEVEL SPREADER NOTES:**

- STORMWATER LEVEL LIP SPREADERS ARE NOT TO BE UTILIZED FOR SNOW STORAGE.



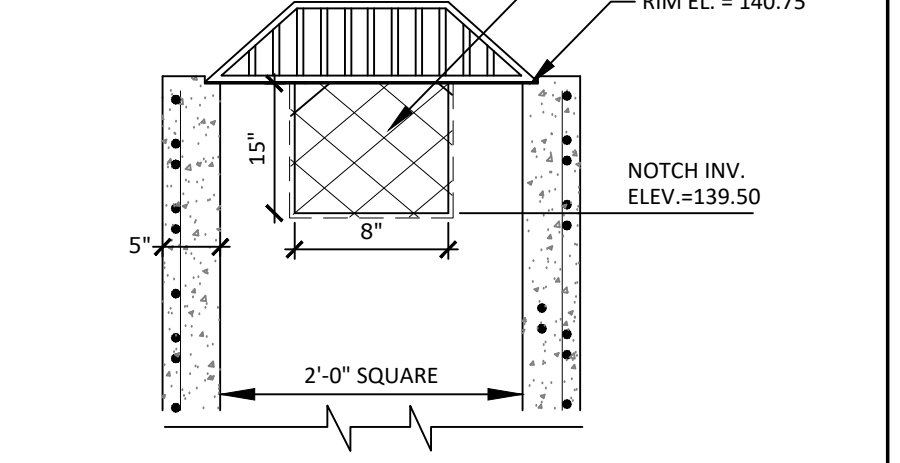
**STRUCTURE DATA**

STRUCTURE ID	A	B	C	D	E	F
OCS-1*	139.50	135.83	4"	1-1/4"	135.73	12"
OCS-2	147.25	143.83	4"	13/16"	143.73	12"
OCS-3	177.20	173.83	4"	1-3/4"	173.73	15"

\*OCS-1 TO BE INSTALLED WITH A NOTCH ON THE SIDE OF THE STRUCTURE, SEE DETAIL.

**NOTES:**

- OUTLET CONTROL STRUCTURE SHALL BE CONSTRUCTED UTILIZING A PRECAST CATCH BASIN (24" X 24" - TYPE F).
- CAST IRON GRATE SHALL BE EQUAL TO NEENAH FOUNDRY, PRODUCT NO. R-4345, BEEHIVE LIGHT DUTY GRATE, OR APPROVED EQUIVALENT.
- SUBMIT SHOP DRAWINGS AND CASTING SPECIFICATIONS TO ENGINEER FOR APPROVAL.



**FILTRATION BMPs CONSTRUCTION OVERSIGHT NOTES:**

- INSPECTION BY THE DESIGN ENGINEER OR SUITABLE THIRD PARTY WILL OCCUR AT A MINIMUM:
  - AFTER THE PRELIMINARY CONSTRUCTION OF THE FILTER GRADES AND ONCE THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED.
  - AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE FILTER MEDIA.
  - AFTER THE FILTER MEDIA HAS BEEN INSTALLED AND SEEDED.
  - AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS.
 EALL THE MATERIAL USED FOR THE CONSTRUCTION OF THE FILTER BASIN MUST BE CONFIRMED AS SUITABLE BY THE DESIGN ENGINEER. TESTING MUST BE DONE BY A CERTIFIED LABORATORY TO SHOW THAT THEY ARE PASSING MDEP SPECIFICATIONS.
- TESTING AND SUBMITTALS: THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE OF EACH COMPONENT OF THE FILTER MEDIA. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION. THE CONTRACTOR SHALL:
  - SELECT SAMPLES FOR SAMPLING OF EACH TYPE OF MATERIAL TO BE BLENDED FOR THE MIXED FILTER MEDIA AND SAMPLES OF THE UNDERDRAIN BEDDING MATERIAL. 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.
  - PERFORM A SIEVE ANALYSIS CONFORMING TO STM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES 1996A) ON EACH TYPE OF THE SAMPLE MATERIAL. THE RESULTING SOIL FILTER MEDIA MIXTURE MUST HAVE 8% TO 12% BY WEIGHT PASSING THE #200 SIEVE, A CLAY CONTENT OF LESS THAN 2% (DETERMINED BY HYDROMETER GRAIN SIZE ANALYSIS) AND HAVE 10% DRY WEIGHT OF ORGANIC MATTER.
  - PERFORM A PERMIABILITY TEST ON THE SOIL FILTER MEDIA MIXTURE CONFORMING TO ASTM D2434 WITH THE MIXTURE COMPACTED TO 90-92% OF MAXIMUM DRY DENSITY BASED ON ASTM D698
- WITHIN 30 DAYS OF COMPLETION OF THE FILTRATION BMP, THE APPLICANT SHALL SUBMIT A LOG OF INSPECTION REPORTS DETAILING THE ITEMS INSPECTED, PHOTOS TAKEN, AND THE DATES OF EACH INSPECTION TO THE MAINE DEP BUREAU OF LAND RESOURCES FOR REVIEW.

**NOT FOR CONSTRUCTION**

STATE OF MAINE  
PROFESSIONAL ENGINEER  
JANSON R. HASKELL  
No. 13002  
6-1-2026

**DM ROMA**  
CONSULTING ENGINEERS  
P.O. BOX 1116  
WINDHAM, ME 04092  
(207) 591-5055

REV.	DATE	BY	DESCRIPTION
A	4-6-26	DMR	ISSUED FOR PERMIT REVIEW
B	6-1-26	DMR	REVISED PER REVIEW COMMENTS

**RECORD OWNER:**  
MICHAEL TEVANIA  
155 WINDHAM STREET  
WINDHAM, ME 04092

**EVENTIDE SUBDIVISION**  
100 RIVER ROAD  
WINDHAM, MAINE

**FOR:**  
ROW EVEN, LLC  
17 BUCKET LANE  
YARMOUTH, ME 04095

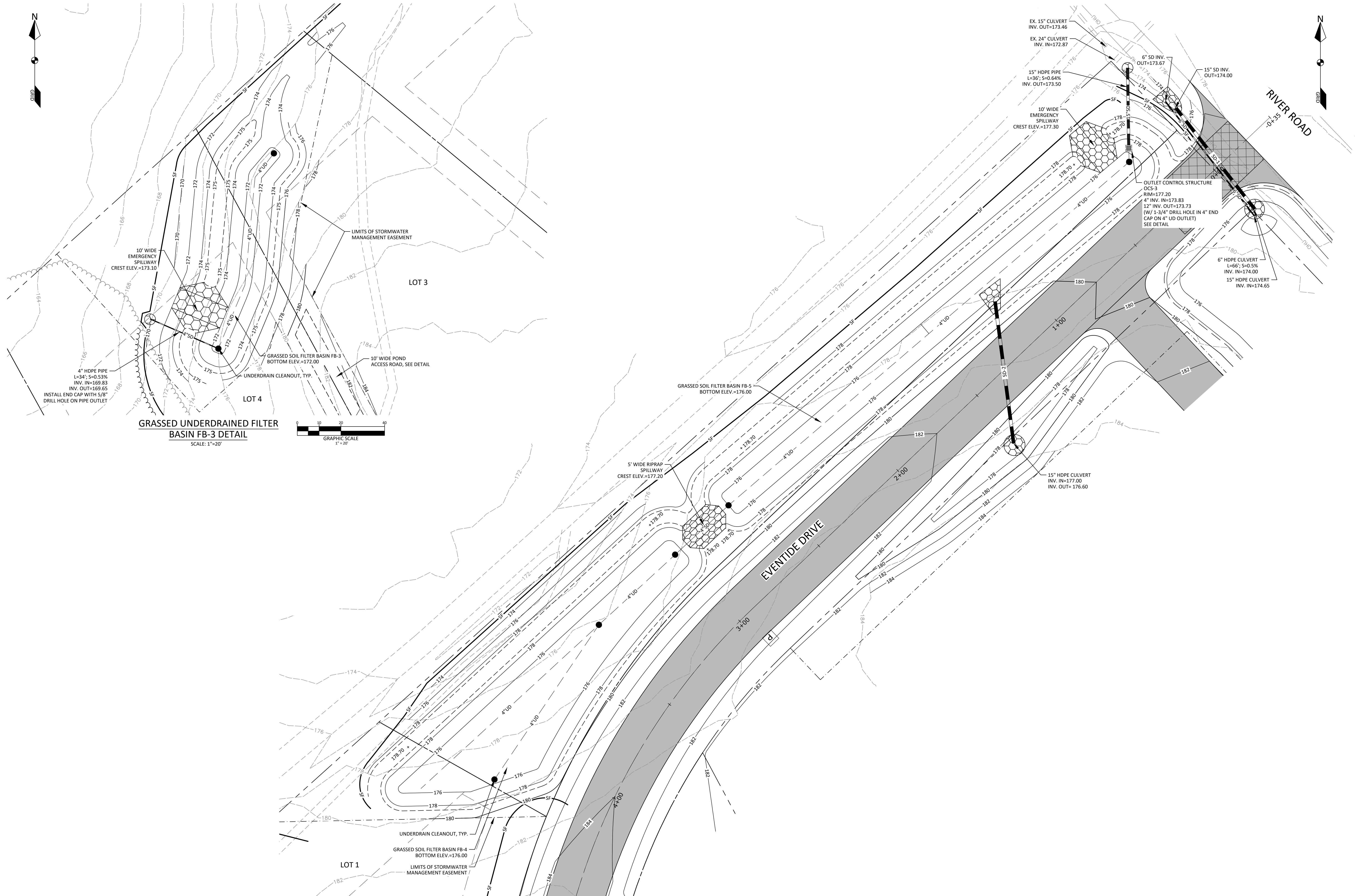
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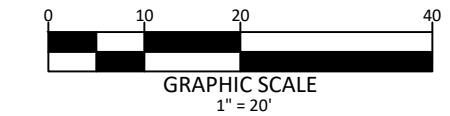
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DATE:

SHEET 8 OF 9

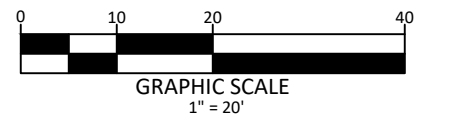
D-3



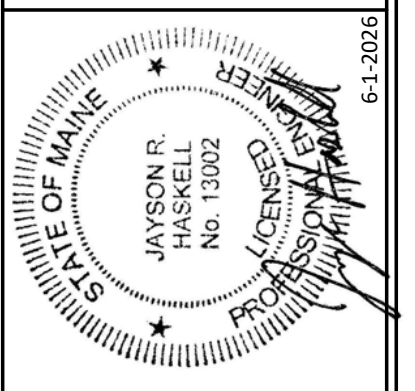
**GRASSED UNDERDRAINED FILTER BASIN FB-3 DETAIL**  
SCALE: 1"=20'



**GRASSED UNDERDRAINED FILTER BASIN FB-4 & FB-5 DETAIL**  
SCALE: 1"=20'



**NOT FOR CONSTRUCTION**



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

REV	DATE	BY	DESCRIPTION
A	4-2-26	DMR	ISSUED FOR PERMIT REVIEW
B	6-1-26	DMR	REVISED PER REVIEW COMMENTS

**DETAILS**  
EVENTIDE SUBDIVISION  
100 RIVER ROAD  
WINDHAM, MAINE  
FOR: **ROW EVEN, LLC**  
17 BUCKET LANE  
YARMOUTH, ME 04096

RECORD OWNER:  
**MICHAEL E. TEVANIAN**  
125 WINDHURST DRIVE  
WESTBROOK, ME 04092

23056  
JOB NUMBER:  
AS NOTED  
SCALE:  
6-1-2026  
DATE:  
SHEET 9 OF 9  
D-4