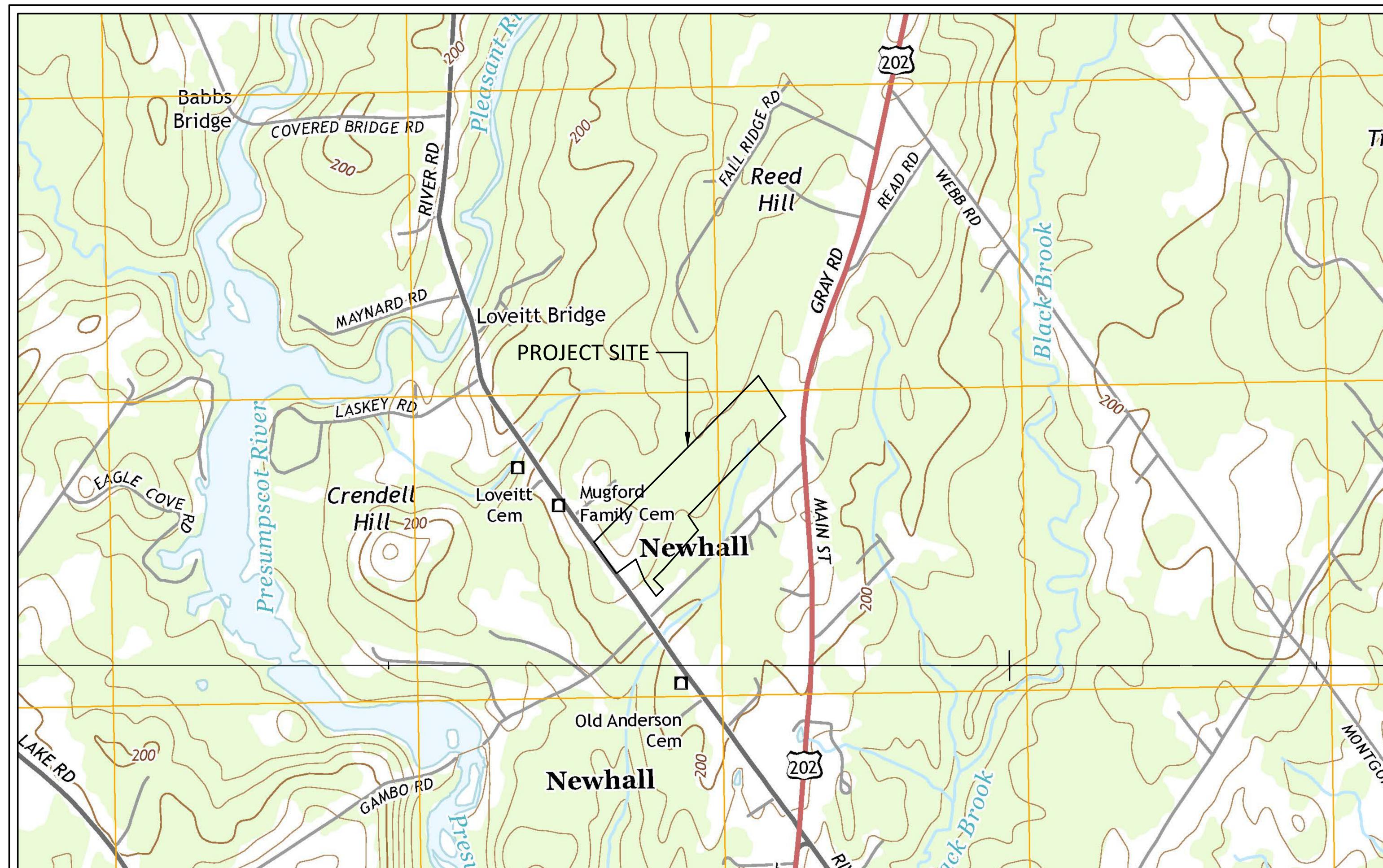


DOLLEY FARM SUBDIVISION

RIVER ROAD
WINDHAM, MAINE

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



PROJECT VICINITY MAP

SUBMITTED FOR TOWN REVIEW - NOT FOR CONSTRUCTION
APRIL 21, 2025

PREPARED BY:

DM ROMA

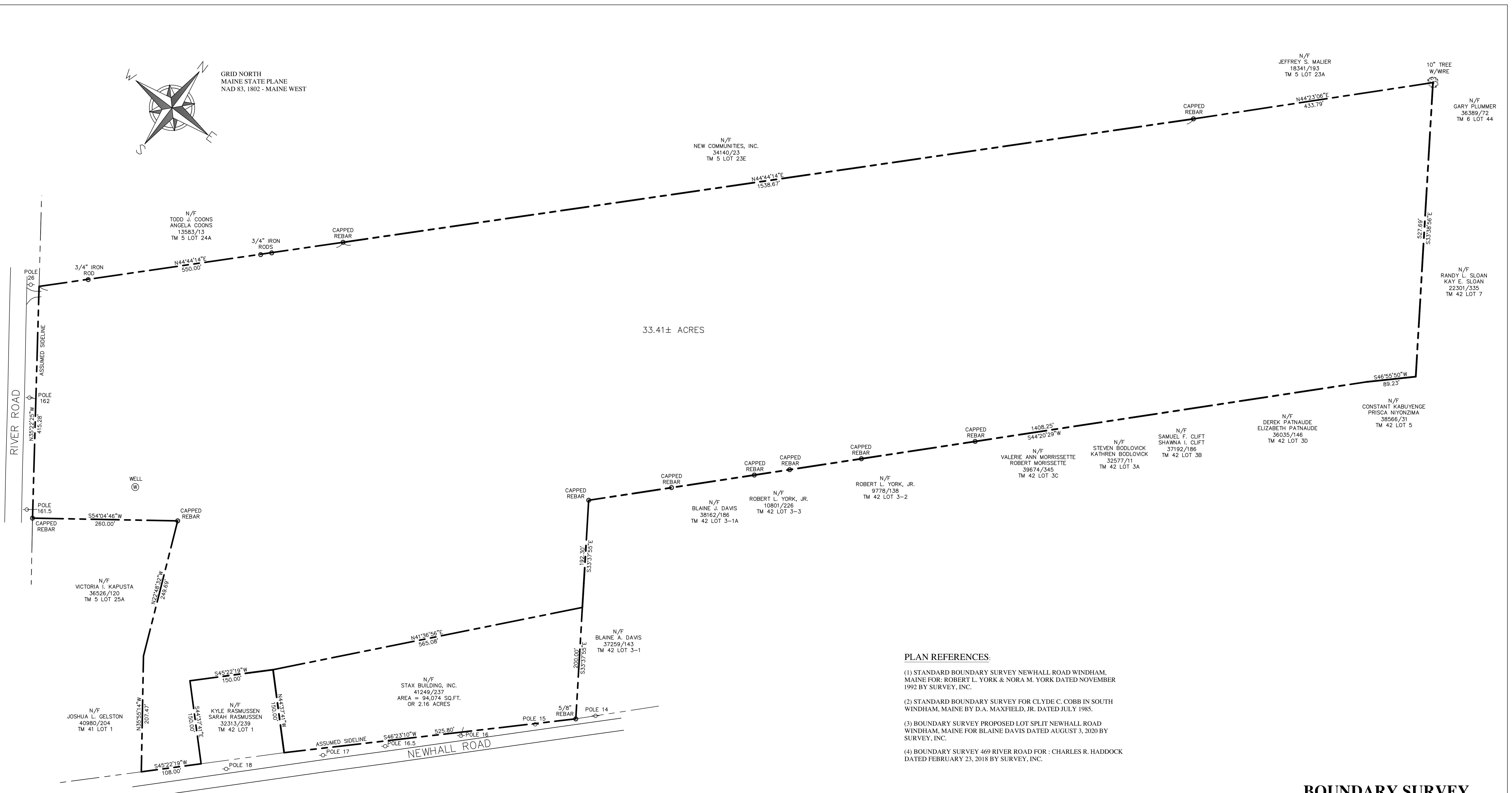
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 591-5055

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

DOLLEY FARM SUBDIVISION
DRAWING SHEET INDEX

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

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



BOUNDARY SURVEY

RIVER ROAD & NEWHALL ROAD

WINDHAM, ME

SURVEY NOTES

(1) OWNER OF RECORD IS 25 RIVER ROAD LLC AS RECORDED IN DEED BOOK 41151, PAGE 335 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

(2) TAX MAP REFERENCE:
TOWN OF WINDHAM TAX MAP 5, LOT

(3) NORTH REFERENCE: MAINE STATE PLANE 1802 WEST ZON

A horizontal scale bar with numerical markings at 80, 0, 40, 80, and 160. The scale is labeled "GRAPHIC SCALE" below the 0 mark.

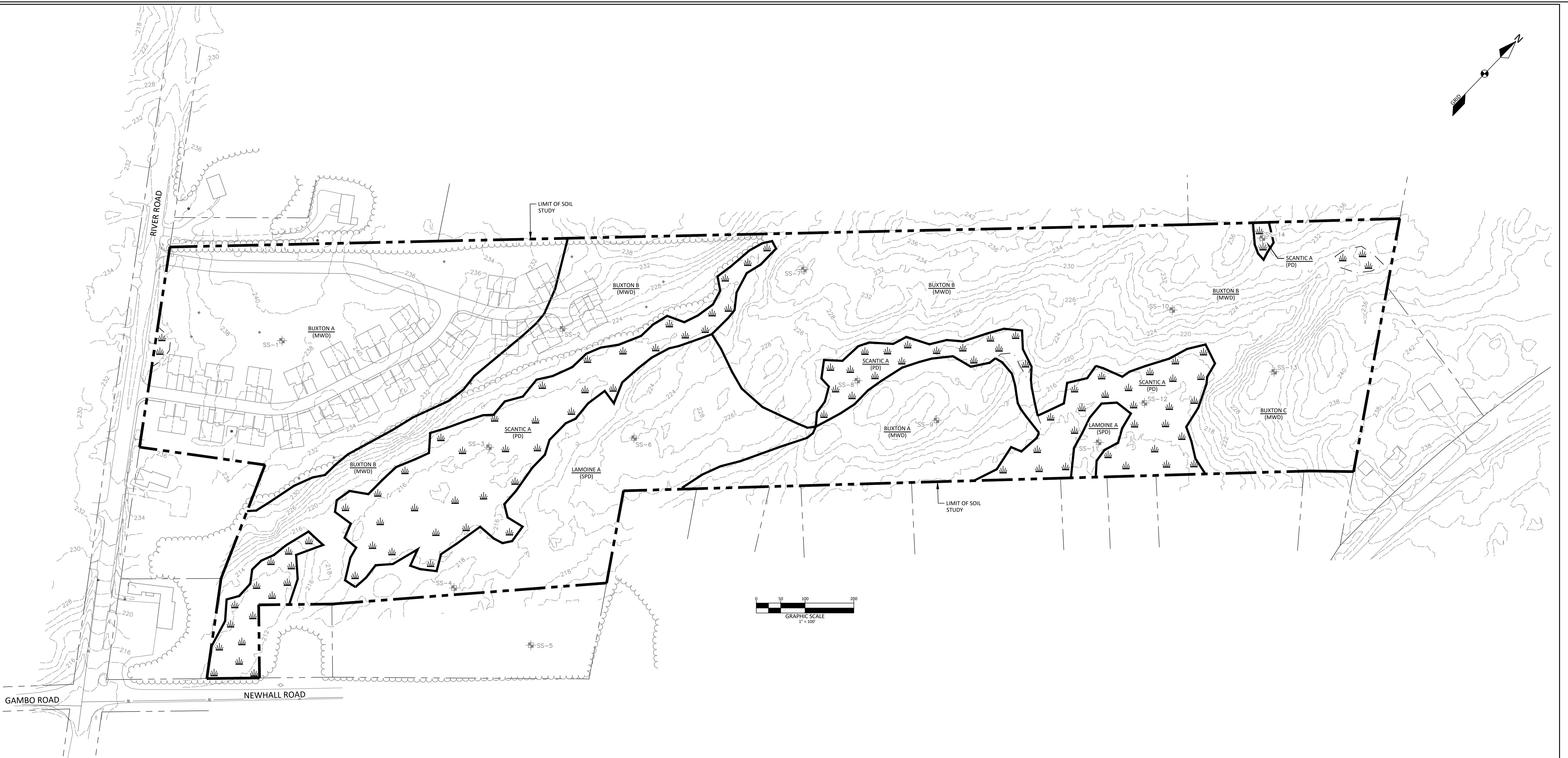
CERTIFICATION

I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

WILLIAM C. SHIPPEN P.L.S. 2118

**FOR: DM ROMA CONSULTING
ENGINEERS**

SURVEY BY: **SURVEY, INC.**
P.O. BOX 210
WINDHAM, ME 04062
(207) 892-2556
INFO@SURVEYINCORPORATED.COM



LEGEND

- PROPERTY LINE/R.O.W.
- ABUTTER PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- EDGE OF PAVEMENT/CURB
- EDGE OF GRAVEL
- EDGE OF WETLANDS
- CONTOUR LINE
- TREELINE
- CULVERT/STORMDRAIN
- WATER MAIN
- UTILITY POLE
- OVERHEAD UTILITIES
- SOIL SAMPLE
- MARK HAMPTON ASSOC.
- LIMIT OF SOIL PROFILE
- LIMIT OF SOIL STUDY

SLOPE DESIGNATIONS:

0-3%	A
3-8%	B
8-15%	C
15-25%	D
>25%	E

DRAINAGE CLASS:

EXCESSIVELY WELL DRAINED	EWD
WELL DRAINED	WD
MODERATELY WELL DRAINED	MWD
SOMEWHAT POORLY DRAINED	SPD
Poorly Drained	PD
Very Poorly Drained	VPD

PLAN NOTES:

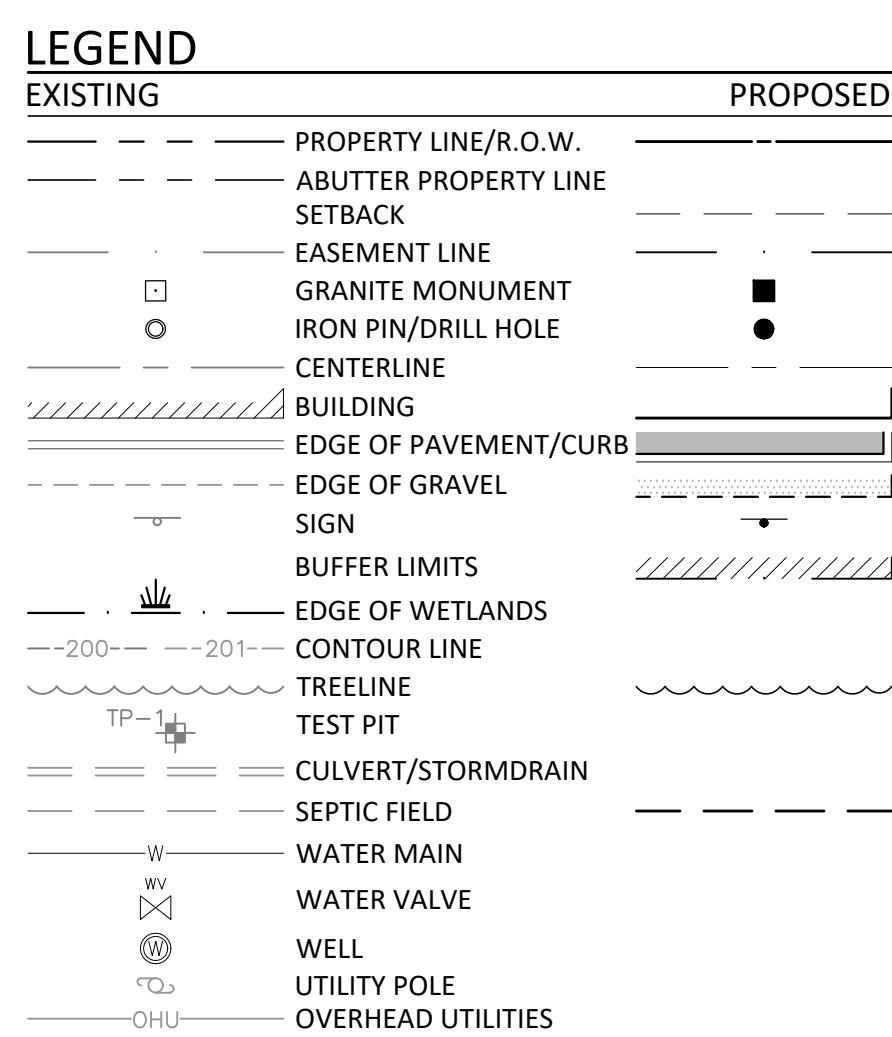
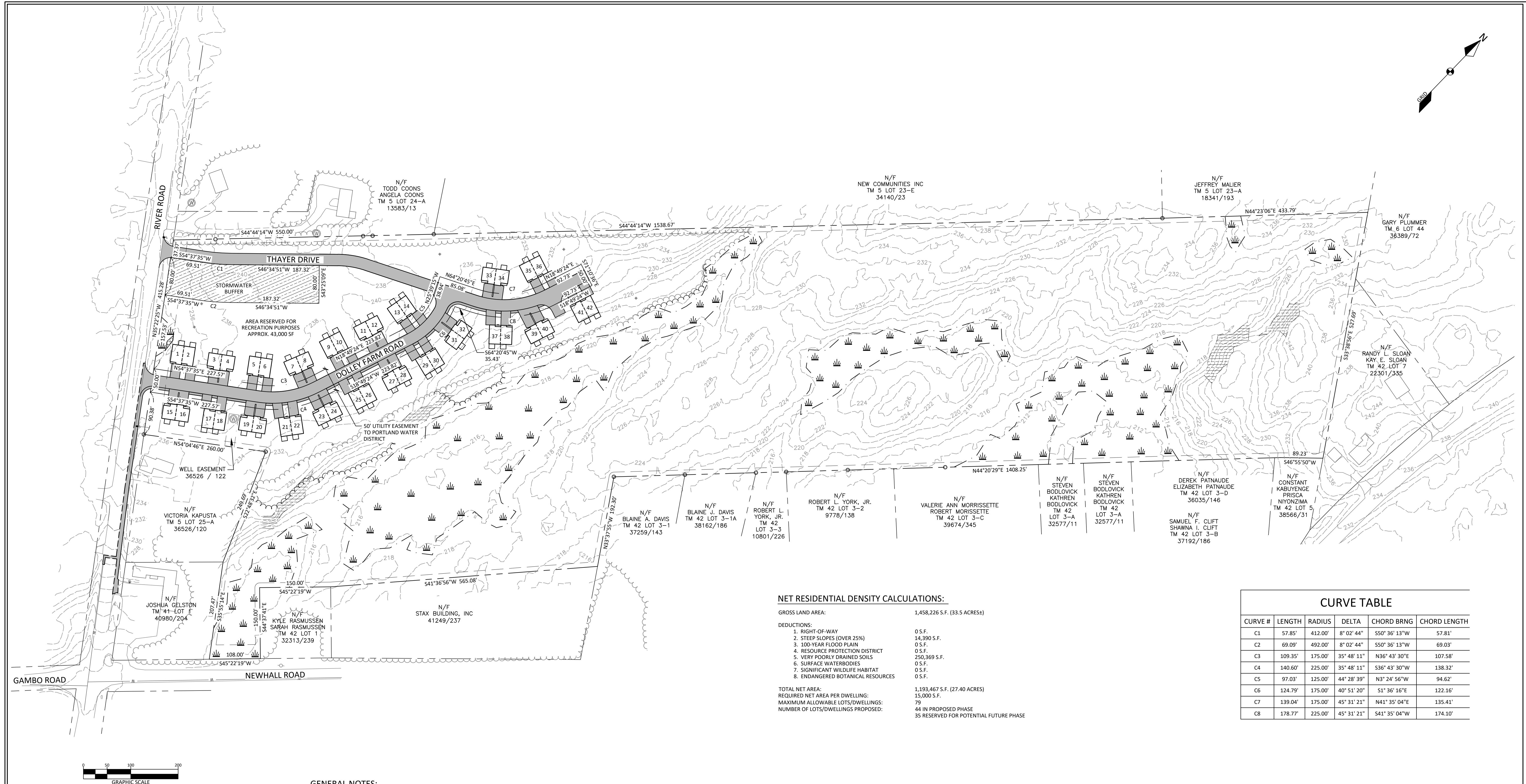
1. BASE PLAN PREPARED BY DM ROMA CONSULTING ENGINEERS.
2. SOIL PROFILES AND SOIL SAMPLES (SS#) SHOWN HEREON ARE AS INDICATED IN REPORT TITLED "SOIL NARRATIVE REPORT OF RIVER ROAD/NEWHALL ROAD, WINDHAM, MAINE" PREPARED BY MARK HAMPTON ASSOCIATES, INC. SIGNED ON DECEMBER 2, 2024.
3. HIGH INTENSITY SOIL SURVEY HAS BEEN PREPARED BY MARK HAMPTON ASSOCIATES, INC. IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE MAINE ASSOCIATION OF PROFESSIONAL SOIL SCIENTISTS AND THE MAINE BOARD OF CERTIFICATION OF GEOLOGISTS AND SOIL SCIENTISTS.
4. THIS SOIL SURVEY WAS PREPARED FOR A RESIDENTIAL DEVELOPMENT UTILIZING SUBSURFACE WASTEWATER DISPOSAL SYSTEMS.

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

CLASS A - HIGH INTENSITY SOILS SURVEY

DOLLEY FARM SUBDIVISION
RIVER ROAD
WINDHAM, MAINE
FOR
25 RIVER ROAD LLC
PO BOX 557
WINDHAM, ME 04062

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



GENERAL NOTES:

- THE OWNER OF RECORD OF THE PROPERTY IS 25 RIVER ROAD, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 41151 PAGE 335.
- TOTAL AREA OF THE PARCEL IS APPROXIMATELY 33.5 ACRES.
- PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 5, LOT 25.
- PLAN REFERENCES:
 - A1 BOUNDARY SURVEY OF RIVER ROAD & NEWHALL ROAD, WINDHAM, MAINE MADE FOR DM ROMA CONSULTING ENGINEERS, PREPARED BY SURVEY INC.
 - HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
 - VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
 - BOUNDARY SHOWN HEREON IS BASED ON PLAN REFERENCE 4A.
 - TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON 2-FOOT LIDAR OBTAINED FROM THE MAINE OFFICE OF GIS.
 - THE PROPERTY IS LOCATED IN THE MEDIUM DENSITY RESIDENTIAL (RM) DISTRICT WITH THE FOLLOWING DIMENSIONAL STANDARDS:
- MIN LOT SIZE: 20,000 SF
MIN STREET FRONTAGE: 100 FT
MIN FRONT YARD: 30 FT
MIN SIDE/REAR YARD: 10 FT
MAX BUILDING COVERAGE: 20%
- WETLAND DELINEATION PERFORMED BY ALEX FINAMORE WITH MAINELY SOILS, LLC IN NOVEMBER 2024.
- DOLLEY FARM ROAD AND THAYER DRIVE ARE CONSIDERED CONDOMINIUM ACCESS DRIVES AND SHALL REMAIN PRIVATE AND SHALL BE MAINTAINED BY THE DEVELOPER OR CONDOMINIUM ASSOCIATION AND SHALL NOT BE OFFERED FOR ACCEPTANCE, OR MAINTAINED, BY THE TOWN OF WINDHAM UNLESS THEY MEET ALL MUNICIPAL STREET DESIGN AND CONSTRUCTION STANDARDS AT THE TIME OF OFFERING.

NET RESIDENTIAL DENSITY CALCULATIONS:

GROSS LAND AREA: 1,458,226 S.F. (33.5 ACRES*)

DEDUCTIONS:

- RIGHT-OF-WAY 0 S.F.
- STEEP SLOPES (OVER 25%) 14,390 S.F.
- 100-YEAR FLOODPLAIN 0 S.F.
- WILDLIFE PROTECTION DISTRICT 0 S.F.
- VERY POORLY DRAINED SOILS 250,369 S.F.
- SURFACE WATERBODIES 0 S.F.
- SIGNIFICANT WILDLIFE HABITAT 0 S.F.
- ENDANGERED BOTANICAL RESOURCES 0 S.F.

TOTAL NET AREA: 1,193,467 S.F. (27.40 ACRES)
REQUIRED NET AREA PER DWELLING: 15,000 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS: 79
NUMBER OF LOTS/DWELLINGS PROPOSED: 44 IN PROPOSED PHASE
35 RESERVED FOR POTENTIAL FUTURE PHASE

CURVE TABLE

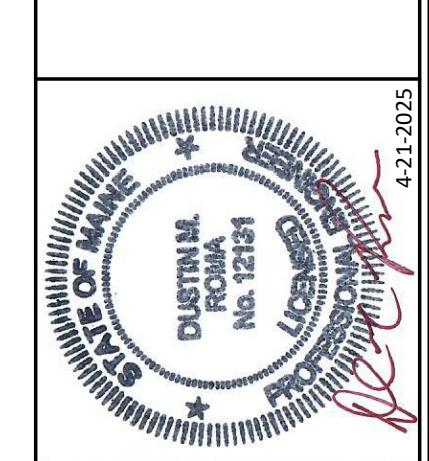
CURVE #	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD LENGTH
C1	57.85'	412.00'	8° 02' 44"	N50° 36' 13" W	57.81'
C2	69.09'	492.00'	8° 02' 44"	N50° 36' 13" W	69.03'
C3	109.35'	175.00'	35° 48' 11"	N36° 43' 30" E	107.58'
C4	140.60'	225.00'	35° 48' 11"	S36° 43' 30" W	138.32'
C5	97.03'	125.00'	44° 28' 39"	N37° 24' 56" W	94.62'
C6	124.79'	175.00'	40° 51' 20"	S1° 36' 16" E	122.16'
C7	139.04'	175.00'	45° 31' 21"	N41° 35' 04" E	135.41'
C8	178.77'	225.00'	45° 31' 21"	S41° 35' 04" W	174.10'

APPROVED - WINDHAM PLANNING BOARD:

CHAIRPERSON	DATE

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

24047
JOB NUMBER:
1" = 100'
SCALE:
4-21-2025
DATE:
SHEET 4 OF 14
SB-1

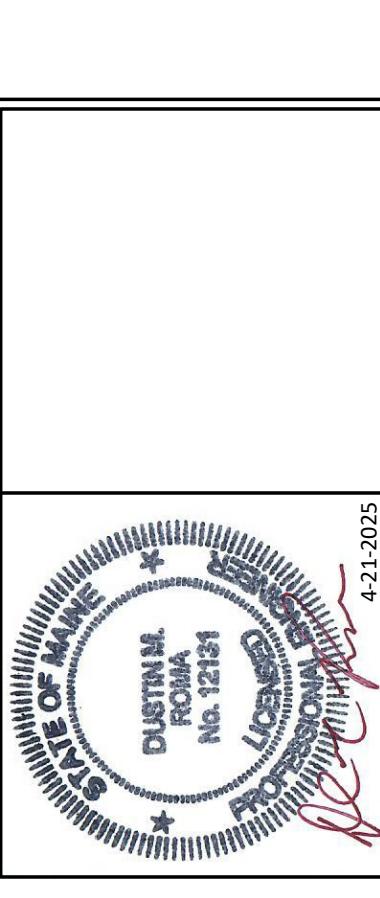


DM ROMA
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WINDHAM, ME 04062
(207) 591-5055

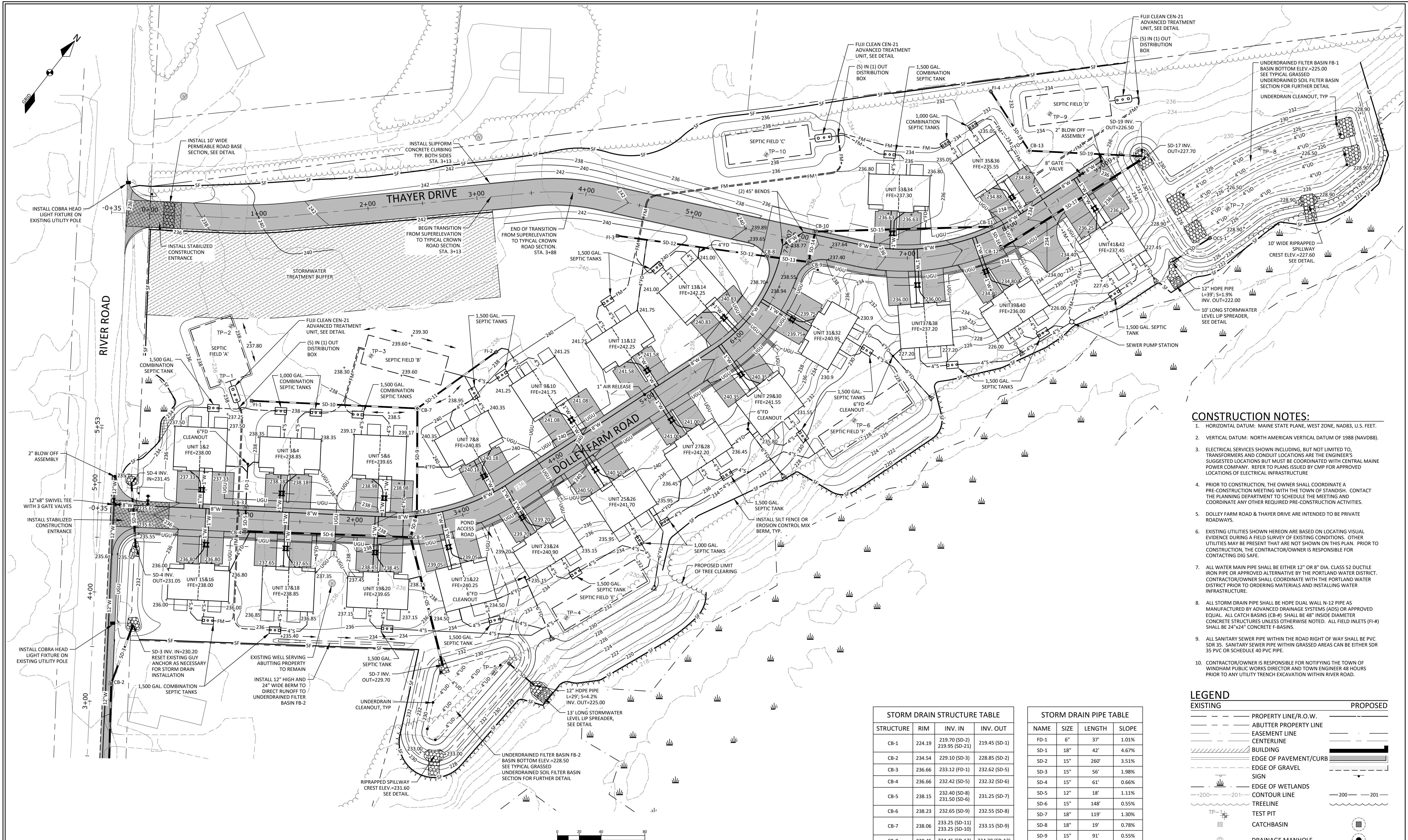


SITE & LANDSCAPING PLAN
DOLLEY FARM SUBDIVISION
RIVER ROAD
WINDHAM, MAINE
FOR
25 RIVER ROAD LLC
PO BOX 557
WINDHAM, ME 04062

24047
JOB NUMBER:
1" = 40'
SCALE:
4-21-2025
DATE:
SHEET 5 OF 14
S-1



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



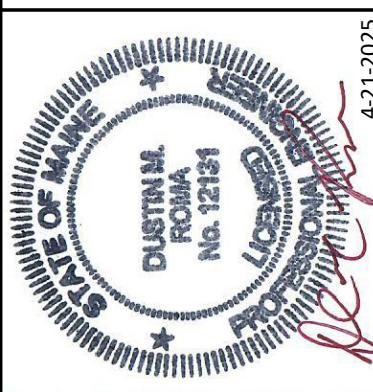
DM ROMA
CONSULTING ENGINEERS

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

GRADING AND UTILITY PLAN

DOLLEY FARM SUBDIVISION
RIVER ROAD
WINDHAM, MAINE
FOR
25 RIVER ROAD LLC
PO BOX 557
WINDHAM, ME 04062

24047
JOB NUMBER:
1" = 40'
SCALE:
4-21-2025
DATE:
SHEET 6 OF 14
GU-1



CONSTRUCTION NOTES:

1. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
2. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. ELECTRICAL SERVICES SHOWN INCLUDING, BUT NOT LIMITED TO, TRANSFORMERS AND CONDUIT LOCATIONS BUT MUST BE COORDINATED WITH CENTRAL MAINE POWER COMPANY. REFER TO PLANS ISSUED BY CMP FOR APPROVED LOCATIONS OF ELECTRICAL INFRASTRUCTURE.
4. PRIOR TO CONSTRUCTION, THE OWNER SHALL COORDINATE A PRE-CONSTRUCTION MEETING WITH THE TOWN OF STANDISH. CONTACT THE PLANNING DEPARTMENT TO SCHEDULE THE MEETING AND COORDINATE ANY OTHER REQUIRED PRE-CONSTRUCTION ACTIVITIES.
5. DOLLEY FARM ROAD & THAYER DRIVE ARE INTENDED TO BE PRIVATE ROADWAYS.
6. EXISTING UTILITIES SHOWN HEREON ARE BASED ON LOCATING VISUAL EVIDENCE DURING A FIELD SURVEY OF EXISTING CONDITIONS. OTHER UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THIS PLAN. PRIOR TO CONSTRUCTION, THE CONTRACTOR/OWNER IS RESPONSIBLE FOR CONTACTING DIG SAFE.
7. ALL WATER MAIN PIPE SHALL BE EITHER 12" OR 8" DIA. CLASS 52 DUCTILE IRON PIPE OR APPROVED ALTERNATIVE BY THE PORTLAND WATER DISTRICT. CONTRACTOR/OWNER SHALL COORDINATE WITH THE PORTLAND WATER DISTRICT PRIOR TO ORDERING MATERIALS AND INSTALLING WATER INFRASTRUCTURE.
8. ALL STORM DRAIN PIPE SHALL BE HDPE DUAL WALL 12" PIPE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS (ADS) OR APPROVED EQUAL. ALL CATCH BASINS (CB#) SHALL BE 48" INSIDE DIAMETER CONCRETE STRUCTURES UNLESS OTHERWISE NOTED. ALL FIELD INLETS (FI#) SHALL BE 24"X24" CONCRETE T-BASINS.
9. ALL SANITARY SEWER PIPE WITHIN THE ROAD RIGHT OF WAY SHALL BE PVC SDR 35. SANITARY SEWER PIPE WITHIN GRASSED AREAS CAN BE EITHER SDR 35 PVC OR SCHEDULE 40 PVC PIPE.
10. CONTRACTOR/OWNER IS RESPONSIBLE FOR NOTIFYING THE TOWN OF WINDHAM PUBLIC WORKS DIRECTOR AND TOWN ENGINEER 48 HOURS PRIOR TO ANY UTILITY TRENCH EXCAVATION WITHIN RIVER ROAD.

LEGEND

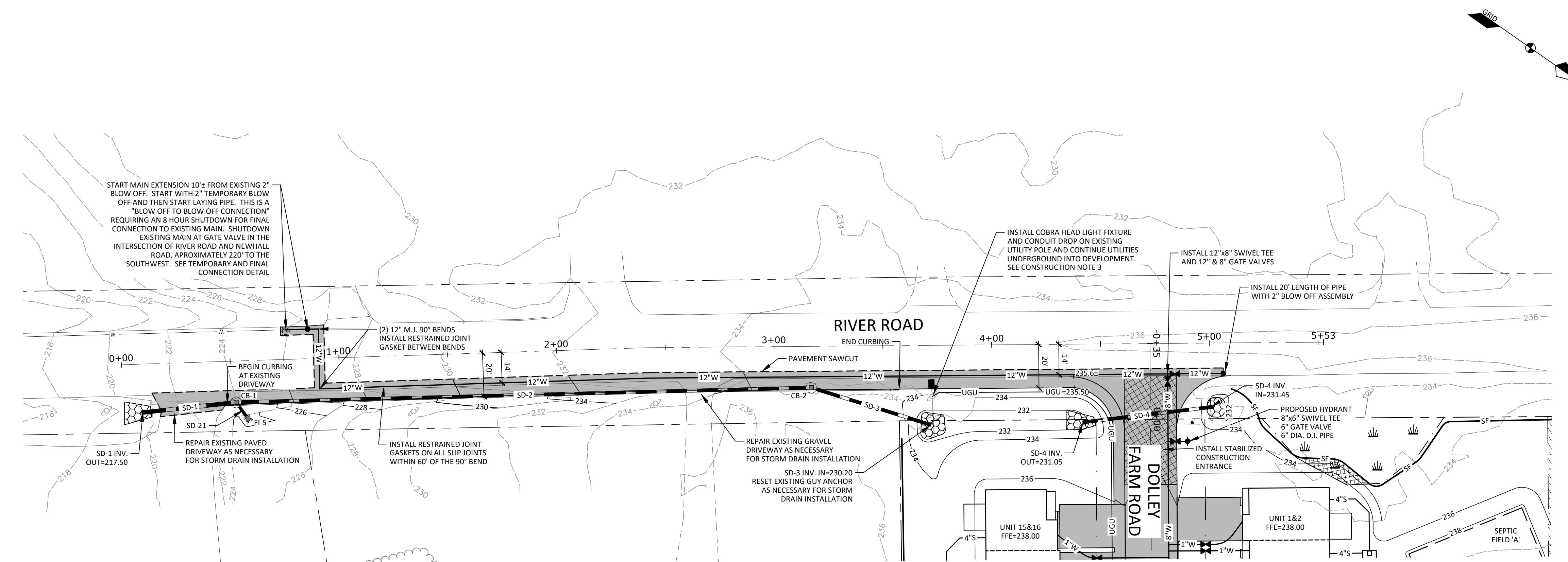
EXISTING	PROPOSED
— PROPERTY LINE/R.O.W.	— ABUTTER PROPERTY LINE
— EASEMENT LINE	— EASEMENT LINE
— BUILDING	— BUILDING
— EDGE OF PAVEMENT/CURB	— EDGE OF PAVEMENT/CURB
— EDGE OF GRAVEL	— EDGE OF GRAVEL
— EDGE OF WETLANDS	— EDGE OF WETLANDS
— CONTOUR LINE	— CONTOUR LINE
— TREELINE	— TREELINE
— TEST PIT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

STORM DRAIN STRUCTURE TABLE

STRUCTURE	RIM	INV. IN	INV. OUT
CB-1	224.19	219.70 (SD-2)	219.45 (SD-1)
CB-2	234.54	229.10 (SD-3)	228.85 (SD-2)
CB-3	236.66	233.12 (FD-1)	232.62 (SD-5)
CB-4	236.66	232.42 (SD-5)	232.32 (SD-6)
CB-5	238.15	232.40 (SD-8)	231.25 (SD-7)
CB-6	238.23	232.65 (SD-9)	232.55 (SD-8)
CB-7	238.06	233.25 (SD-11)	233.15 (SD-9)
CB-8	238.45	234.45 (SD-12)	234.20 (SD-13)
CB-9	238.00	233.75 (SD-13)	233.65 (SD-14)
CB-10	237.97	233.40 (SD-14)	233.30 (SD-15)
CB-11	233.52	229.27 (SD-15)	229.02 (SD-16)
CB-12	233.52	228.82 (SD-16)	228.72 (SD-17)
CB-13	233.20	227.15 (SD-18)	227.05 (SD-19)
FI-1	237.00		234.00 (SD-10)
FI-2	237.80	234.30 (SD-20)	233.80 (SD-11)
FI-3	239.00		236.00 (SD-12)
FI-4	231.00		227.50 (SD-18)
FI-5	223.50		220.15 (SD-21)

STORM DRAIN PIPE TABLE

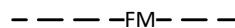
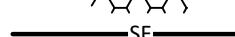
NAME	SIZE	LENGTH	SLOPE
FD-1	6"	37'	1.01%
SD-1	18"	42'	4.67%
SD-2	15"	260'	3.51%
SD-3	15"	56'	1.98%
SD-4	15"	61'	0.66%
SD-5	12"	18'	1.11%
SD-6	12"	148'	0.55%
SD-7	18"	119'	1.30%
SD-8	18"	19'	0.78%
SD-9	15"	91'	0.55%
SD-10	12"	149'	0.50%
SD-11	12"	86'	0.64%
SD-12	12"	136'	1.14%
SD-13	15"	34'	1.34%
SD-14	15"	25'	1.02%
SD-15	15"	157'	2.56%
SD-16	18"	18'	1.11%
SD-17	18"	148'	0.69%
SD-18	12"	62'	0.57%
SD-19	12"	101'	0.54%
SD-20	6"	5'	9.87%
SD-21	12"	6'	3.11%

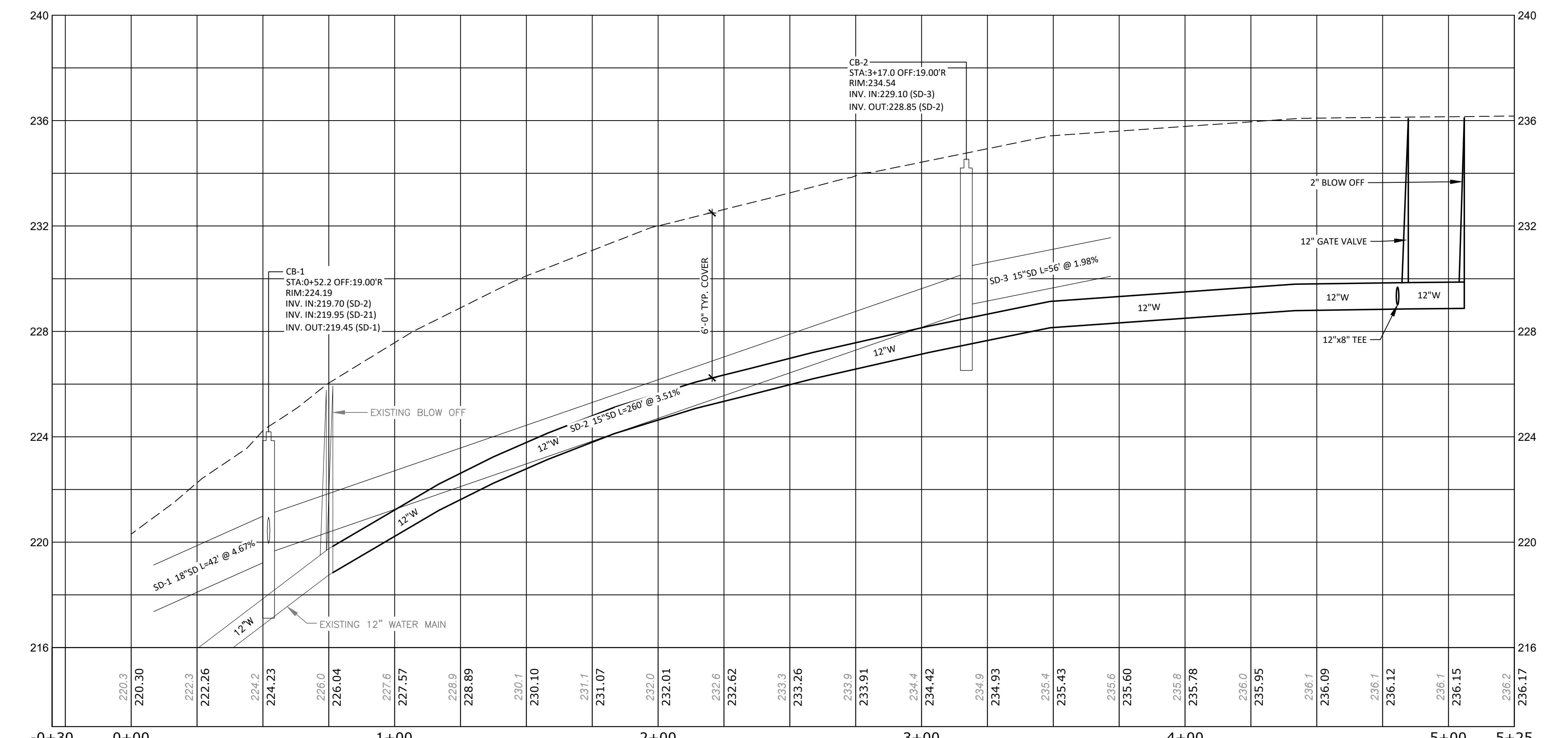


CONSTRUCTION NOTES:

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4. PRIOR TO CONSTRUCTION, THE OWNER SHALL COORDINATE A PRE-CONSTRUCTION MEETING WITH THE TOWN OF STANDISH. CONTACT THE PLANNING DEPARTMENT TO SCHEDULE THE MEETING AND COORDINATE ANY OTHER REQUIRED PRE-CONSTRUCTION ACTIVITIES.
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8. ALL STORM DRAIN PIPE SHALL BE HDPE DUAL WALL N-12 PIPE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS (ADS) OR APPROVED EQUAL. ALL CATCH BASINS (CB-#) SHALL BE 48" INSIDE DIAMETER CONCRETE STRUCTURES UNLESS OTHERWISE NOTED. ALL FIELD INLETS (FI-#) SHALL BE 24"x24" CONCRETE F-BASINS.
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LEGEND

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



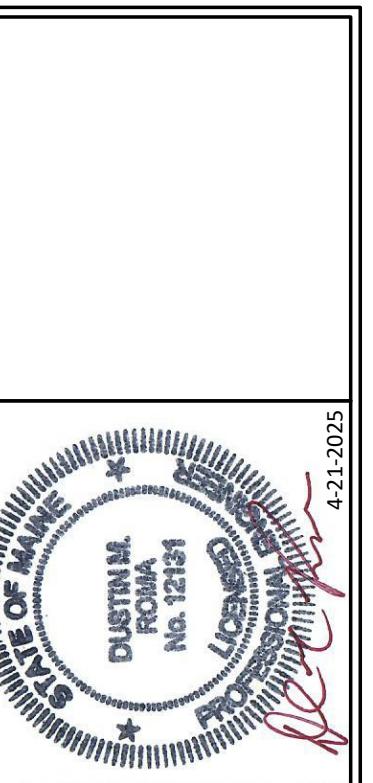
ROAD PROFILE

SCALE: HORIZ.: 1" =
VERT.: 1" =

ROADWAY PLAN & PROFILE: RIVER ROAD

DOLLEY FARM SUBDIVISION
RIVER ROAD
WINDHAM, MAINE
OR:

1" = 30'
SCALE:
-21-2025
DATE:
EET 7 OF 14
PP-1



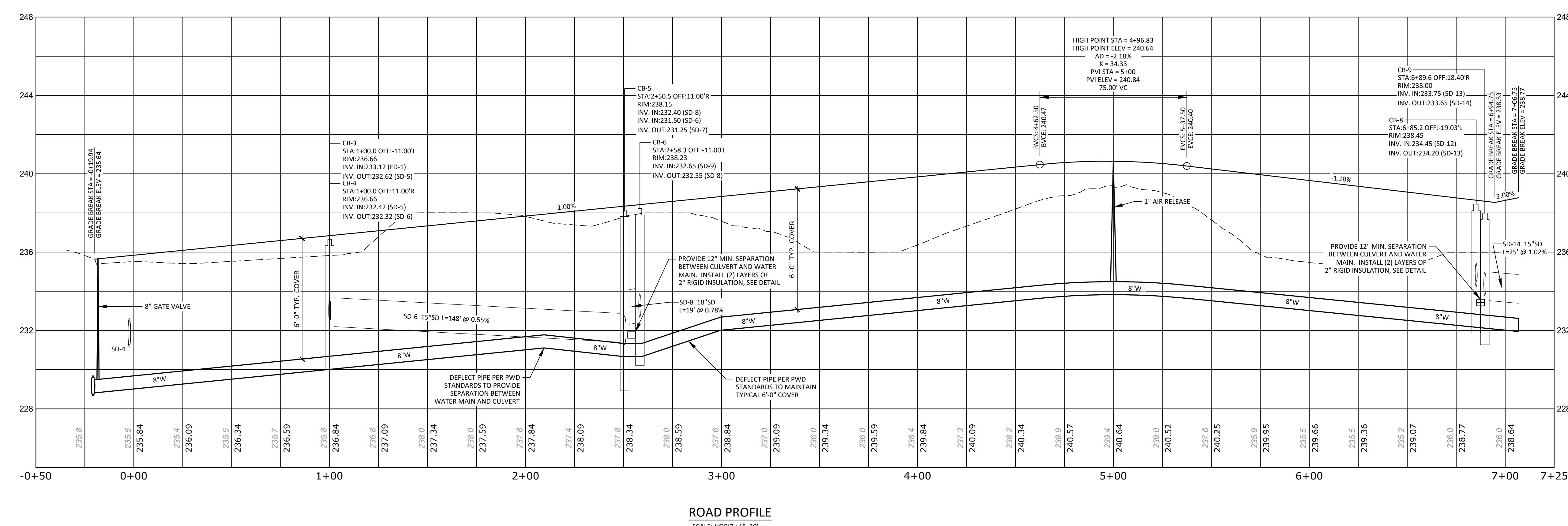
DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 591-5055

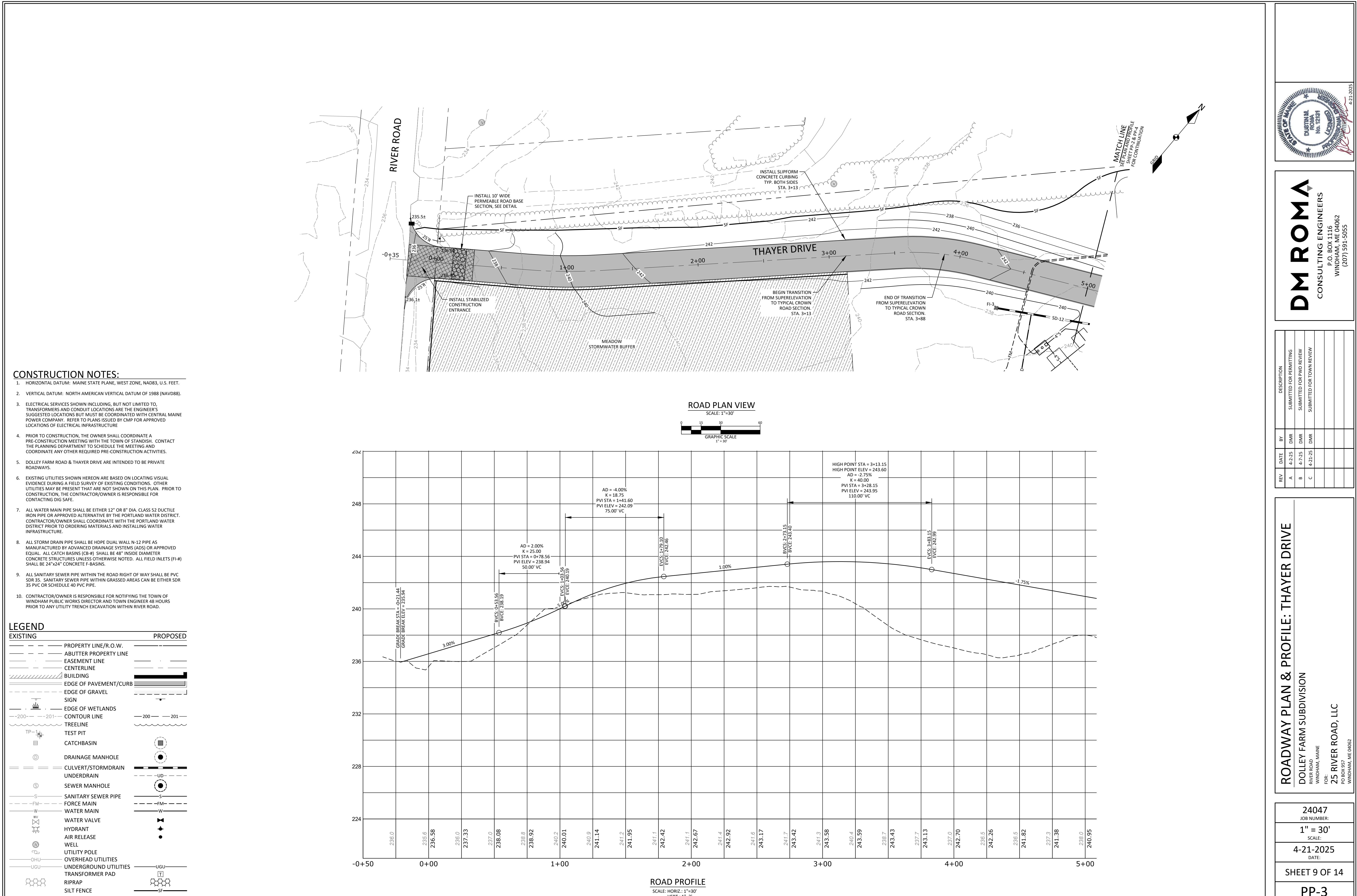
REV	DATE	BY	DESCRIPTION
A	4-2-25	DNR	SUBMITTED FOR PERMITTING
B	4-7-25	DNR	SUBMITTED FOR PWD REVIEW
C	4-21-25	DNR	SUBMITTED FOR TOWN REVIEW

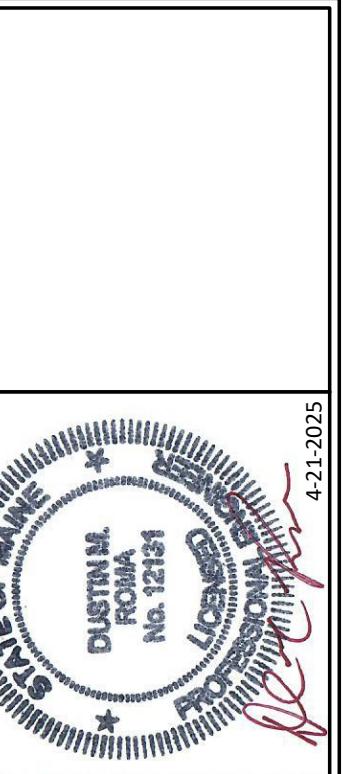
ROADWAY PLAN & PROFILE: DOLLEY FARM ROAD	
DOLLEY FARM ROAD	RIVER ROAD
WINDHAM, MAINE	WINDHAM, MAINE
FOR	25 RIVER ROAD, LLC
PO BOX 557	WINDHAM, ME 04062
24047	JOB NUMBER:
1" = 30'	SCALE:
4-21-2025	DATE:
SHEET 8 OF 14	
PP-2	



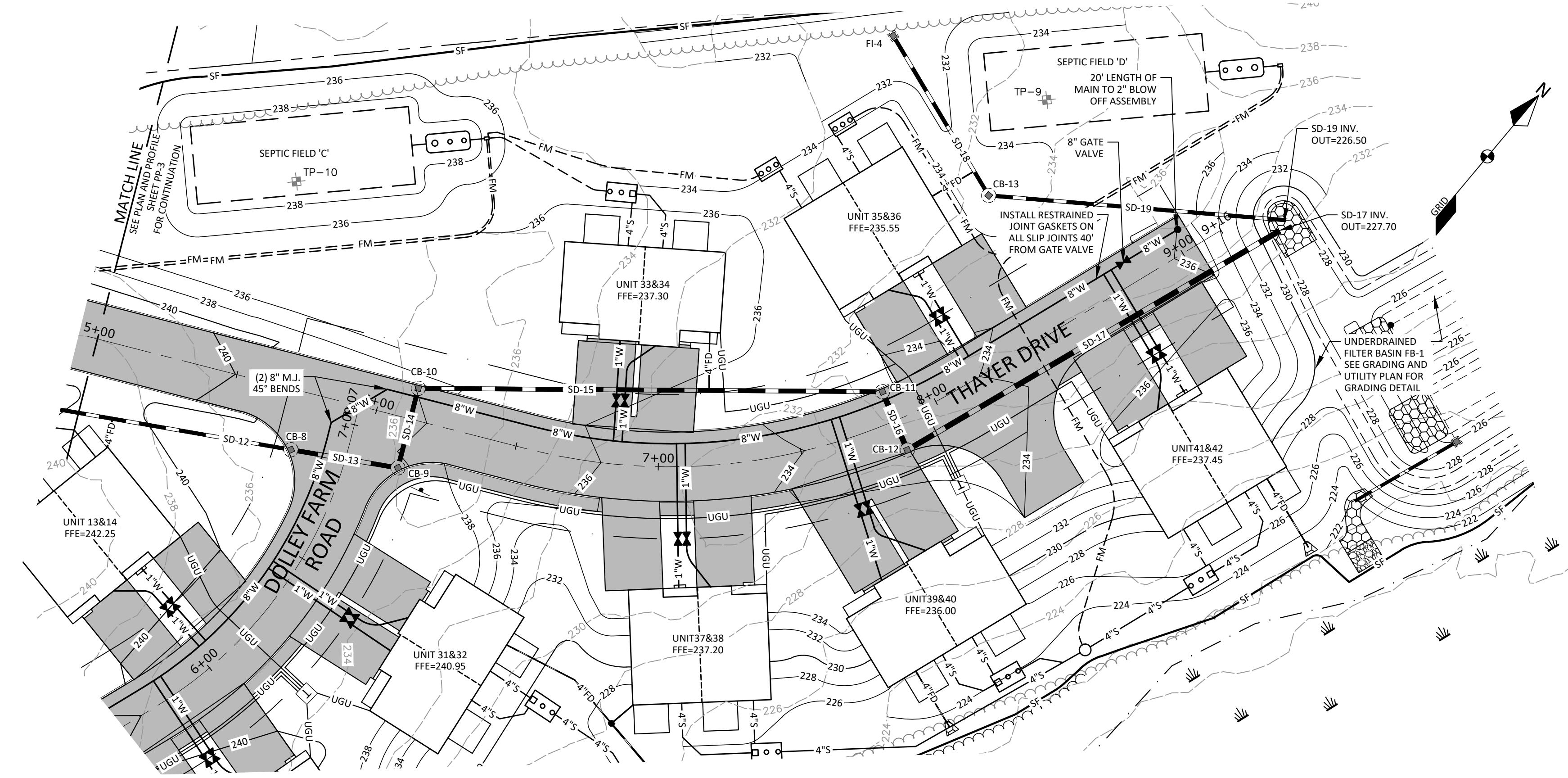
EXISTING	PROPOSED
PROPERTY LINE/R.O.W.	
ABUTTER PROPERTY LINE	
EASEMENT LINE	
CENTERLINE	
BUILDING	
EDGE OF PAVEMENT/CURB	
EDGE OF GRAVEL	
SIGN	
EDGE OF WETLANDS	
CONTOUR LINE	
TREELINE	
TEST PIT	
CATCHBASIN	
DRAINAGE MANHOLE	
CULVERT/STORMDRAIN UNDERDRAIN	
SEWER MANHOLE	
SANITARY SEWER PIPE	
—FM	
WATER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







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

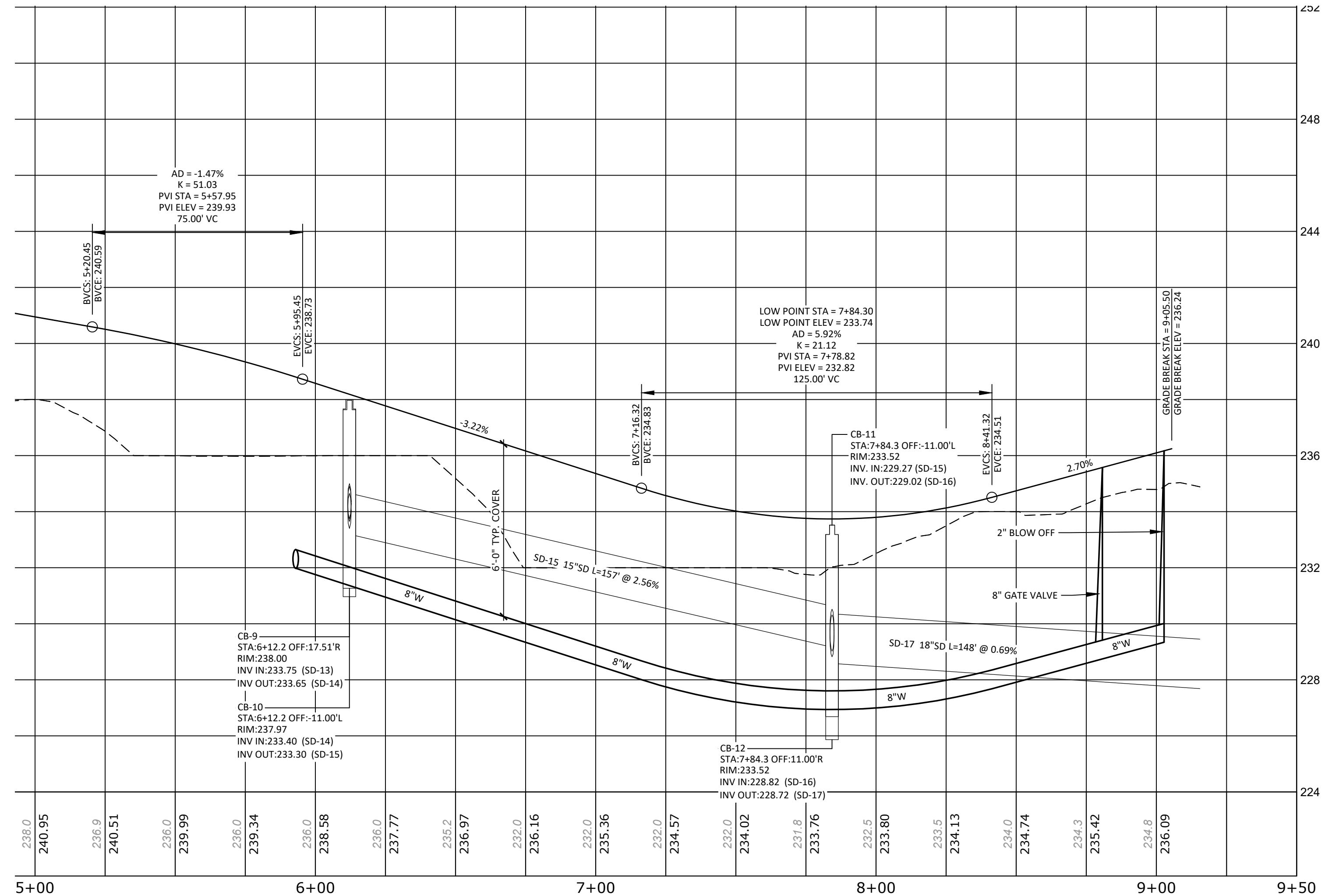


CONSTRUCTION NOTES:

1. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
2. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. ELECTRICAL SERVICES SHOWN INCLUDING, BUT NOT LIMITED TO, TRANSFORMERS AND CONDUIT LOCATIONS ARE THE ENGINEER'S SUGGESTED LOCATIONS BUT MUST BE COORDINATED WITH CENTRAL MAINE POWER COMPANY. REFER TO PLANS ISSUED BY CMP FOR APPROVED LOCATIONS OF ELECTRICAL INFRASTRUCTURE.
4. PRIOR TO CONSTRUCTION, THE OWNER SHALL COORDINATE A PRE-CONSTRUCTION MEETING WITH THE TOWN OF STANDISH. CONTACT THE PLANNING DEPARTMENT TO SCHEDULE THE MEETING AND COORDINATE ANY OTHER REQUIRED PRE-CONSTRUCTION ACTIVITIES.
5. DOLLEY FARM ROAD & THAYER DRIVE ARE INTENDED TO BE PRIVATE ROADWAYS.
6. EXISTING UTILITIES SHOWN HEREON ARE BASED ON LOCATING VISUAL EVIDENCE DURING A FIELD SURVEY OF EXISTING CONDITIONS. OTHER UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THIS PLAN. PRIOR TO CONSTRUCTION, THE CONTRACTOR/OWNER IS RESPONSIBLE FOR CONTACTING DIG SAFE.
7. ALL WATER MAIN PIPE SHALL BE EITHER 12" OR 8" DIA. CLASS 52 DUCTILE IRON PIPE OR APPROVED ALTERNATIVE BY THE PORTLAND WATER DISTRICT. CONTRACTOR/OWNER SHALL COORDINATE WITH THE PORTLAND WATER DISTRICT PRIOR TO ORDERING MATERIALS AND INSTALLING WATER INFRASTRUCTURE.
8. ALL STORM DRAIN PIPE SHALL BE HDPE DUAL WALL N-12 PIPE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS (ADS) OR APPROVED EQUAL. ALL CATCH BASINS (CB-H) SHALL BE 48" INSIDE DIAMETER CONCRETE STRUCTURES UNLESS OTHERWISE NOTED. ALL FIELD INLETS (FI-H) SHALL BE 24"X24" CONCRETE T-BASINS.
9. ALL SANITARY SEWER PIPE WITHIN THE ROAD RIGHT OF WAY SHALL BE PVC SDR 35. SANITARY SEWER PIPE WITHIN GRASSED AREAS CAN BE EITHER SDR 35 PVC OR SCHEDULE 40 PVC PIPE.
10. CONTRACTOR/OWNER IS RESPONSIBLE FOR NOTIFYING THE TOWN OF WINDHAM PUBLIC WORKS DIRECTOR AND TOWN ENGINEER 48 HOURS PRIOR TO ANY UTILITY TRENCH EXCAVATION WITHIN RIVER ROAD.

LEGEND

EXISTING	PROPOSED
PROPERTY LINE/R.O.W.	
ABUTTER PROPERTY LINE	
EASEMENT LINE	
CENTERLINE	
BUILDING	
EDGE OF PAVEMENT/CURB	
EDGE OF GRAVEL	
EDGE OF WETLANDS	
CONTOUR LINE	
TREELINE	
TEST PIT	
CATCHBASIN	
DRAINAGE MANHOLE	
CULVERT/STORMDRAIN	
UNDERDRAIN	
SEWER MANHOLE	
SANITARY SEWER PIPE	
-FM-	FORCE MAIN
-W-	WATER MAIN
WV	WATER VALVE
HYDRANT	
AIR RELEASE	
WELL	
UTILITY POLE	
OVERHEAD UTILITIES	
UNDERGROUND UTILITIES	
TRANSFORMER PAD	
RIPRAP	
SILO	
UGU	
	SF



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, THE DISTURBANCE ACTIVITIES MUST BE DOUBLED. IF DISTURBANCE ACTIVITIES ARE LESS THAN 30 FEET FROM ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERIMETER EROSION CONTROLS MUST BE DOUBLED AND DISTURBED AREAS MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 7 DAYS.

2. TEMPORARY SOIL STABILIZATION BMPs

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

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

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

EROSION CONTROL MIX SHALL MEET THE FOLLOWING SPECIFICATIONS:

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

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

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

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

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

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

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

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

3. SEDIMENT BARRIER BMPs

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

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

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

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

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

4. STORM DRAIN INLET PROTECTION

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

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

5. STABILIZED CONSTRUCTION ENTRANCE/EXIT

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

6. DUST CONTROL

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

7. LAND GRADING AND SLOPE PREPARATION

GRADING SHALL BE PLANNED SO AS TO MINIMIZE THE LENGTH OF TIME BETWEEN INITIAL SOIL EXPOSURE AND FINAL GRADING. ON LARGE PROJECTS THIS SHOULD BE ACCOMPLISHED BY PHASING THE OPERATION AND COMPLETING THE FIRST PHASE UP TO FINAL GRADING AND SEEDING BEFORE STARTING THE NEXT PHASE. ANY EXPOSED AREA THAT WILL NOT BE FINISH GRADED WITHIN 7 DAYS SHALL BE TREATED WITH MULCH OR PLANTED WITH TEMPORARY VEGETATION. PROVISIONS SHALL BE MADE TO SAFELY CONVEY SURFACE RUNOFF TO STORM DRAINS, PROTECTED OUTLETS OR TO STABLE WATER COURSES TO ENSURE THAT SURFACE RUNOFF WILL NOT DAMAGE SLOPES OR OTHER GRADED AREAS. CUT AND FILL AREAS SHALL BE GRADED TO A SLOPE THAT IS STABILIZED BY TEMPORARY VEGETATION AND EROSION CONTROL MATERIALS. AREAS SHALL BE SCARFED TO A MINIMUM DEPTH OF 3 INCHES PRIOR TO PLACEMENT OF TOPSOIL. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES. ALL FILLS SHALL BE PLACED AND COMPACTED IN LAYERS NO THICKER THAN 12 INCHES. GRAVEL, STONE, DIRT, SEDIMENT, ETC. SHALL BE PLACED AND COMPACTED AS REQUIRED TO STABILIZE THE SLOPES. BUILDING DEBRIS AND OTHER RECYCLABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SCAFFOLDING, STOOLS, FROZEN GROUND, SOFT MUCK OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILL SLOPES OR STRUCTURAL FILLS. FILL SHALL NOT BE PLACED ON A FROZEN GROUND, SEEP OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED APPROPRIATELY. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISH GRADING.

8. TOPSOIL

IF POSSIBLE, TOPSOIL SHALL BE STOCKPILED ON THE PROJECT SITE AND REUSED. HIGH QUALITY TOPSOIL SHALL BE FRIBLE 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 TOPSOLED HAVE BEEN BROUGHT TO GRADE, AND IMMEDIATELY PRIOR TO SPREADING THE TOPSOIL, THE SUBGRADE SHALL BE LOOSELY SCARFED TO A DEPTH OF AT LEAST 2 INCHES TO ENSURE BONDING WITH SUBSOIL. THE TOPSOIL SHALL BE UNFINISHED AND ATTRIBUTED TO A MINIMUM DEPTH OF 4 INCHES. ANY DEBRIS, STOOLS, FROZEN GROUND, SOFT MUCK OR HIGHLY COMPRESSIBLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SCAFFOLDING, STOOLS, FROZEN GROUND, SOFT MUCK OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILL SLOPES OR STRUCTURAL FILLS. FILL SHALL NOT BE PLACED ON A FROZEN GROUND, SEEP OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED APPROPRIATELY. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISH GRADING.

9. PERMANENT SOIL STABILIZATION

IF THE AREA WILL NOT BE WORKED FOR MORE THAN ONE YEAR OR HAS BEEN BROUGHT TO FINAL GRADE, THEN PERMANENTLY STABILIZE THE AREA WITHIN 7 DAYS BY PLANTING VEGETATION, SEEDING, SOD, OR THROUGH THE USE OF PERMANENT MULCH, OR RIPRAP, OR ROAD SUB-BASE. IF USING VEGETATION FOR STABILIZATION, SELECT THE PROPER VEGETATION FOR THE LIGHT, MOISTURE, AND SOIL CONDITIONS. AMENDED AREAS OF DISTURBED SUBSOILS WITH TOPSOIL, COMPOST, OR FERTILIZERS; PROTECT SEEDED AREAS WITH MULCH OR, IF NECESSARY, EROSION CONTROL MATTERS. SEEDING, SODDING, AND PLANTING ARE TO AVOID DRYING OUT THE SOIL. EXPOSED PEDESTRIAN TRAFFIC, AND CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL-ESTABLISHED WITH 90% COVER BY HEALTHY VEGETATION. IF NECESSARY, AREAS MUST BE REWORKED AND RESTABILIZED IF GERMINATION IS SPOTTY, OR TOPSOIL EROSION IS EVIDENT. ONE OR MORE OF THE FOLLOWING MAY APPLY TO A PARTICULAR SITE.

SEEDED AREAS: TO PREPARE THE SEEDED, APPLY 10-20-20 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 VISIBLE DEBRIS. SELECT A SEED MIXTURE THAT IS APPROPRIATE FOR THE SOIL TYPE AND MOISTURE CONTENT AS FOUND AT THE SITE, AND FOR THE AMOUNT OF SUN EXPOSURE AND FOR LEVEL OF USE. REFER TO THE USDA SOIL CONSERVATION SERVICE OR THE LOCAL SOIL AND WATER CONSERVATION DISTRICT FOR APPROPRIATE SEED MIXTURES. APPLY SEED UNIFORMLY IN ACCORDANCE WITH SUPPLIER RECOMMENDATIONS AND IMMEDIATELY COVER WITH MULCH AS DESCRIBED IN THE TEMPORARY MULCHING SECTION OF THIS PLAN.

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

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

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

RIPRAP STONE SHALL CONSIST OF SUB-ANGULAR FIELD STONE OR ROUGH UNEVEN QUARRY STONE OF APPROXIMATELY RECTANGULAR SHAPE. THE DEPTH OF STONE SHALL BE A MINIMUM OF 2.2 TIMES THE MAXIMUM STONE DIAMETER. A GRAVEL OR GEOTEXTILE FILTER BLANKET SHALL BE PLACED BETWEEN THE RIPRAP AND UNDERLYING SOIL SURFACE. GRAVEL FILTER BLANKETS SHALL MEET MDOT TYPE-C UNDERDRAIN MATERIAL SPECIFICATIONS AND BE AT LEAST 6 INCHES THICK. GEOTEXTILE FILTER BLANKETS SHALL BE SPECIFIED BASED ON SITE CONDITIONS. RIPRAP SLOPES SHALL BE TIED 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.

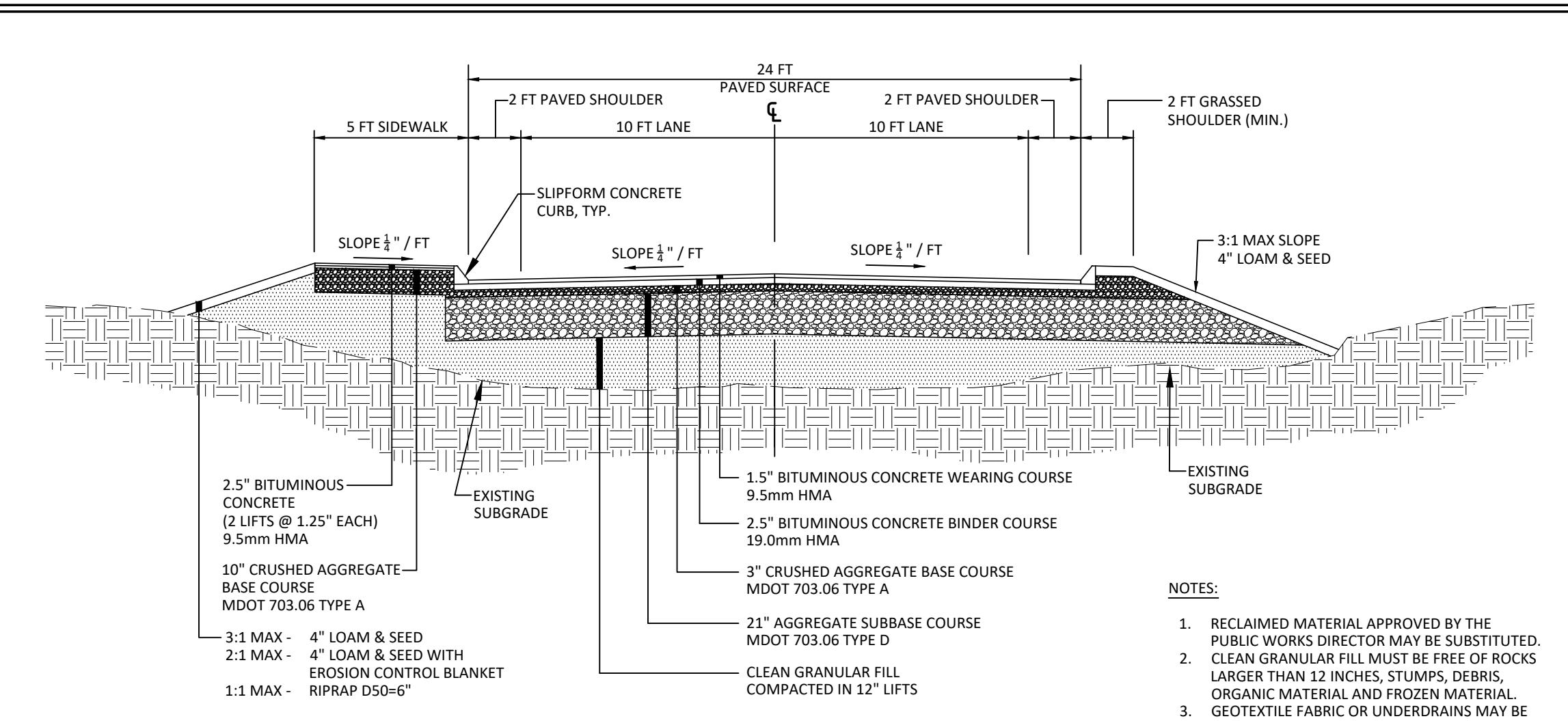
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- PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6 IN. SCREEN AND BETWEEN 70-85% PASSING 0.75 IN. SCREEN
- ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
- LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX

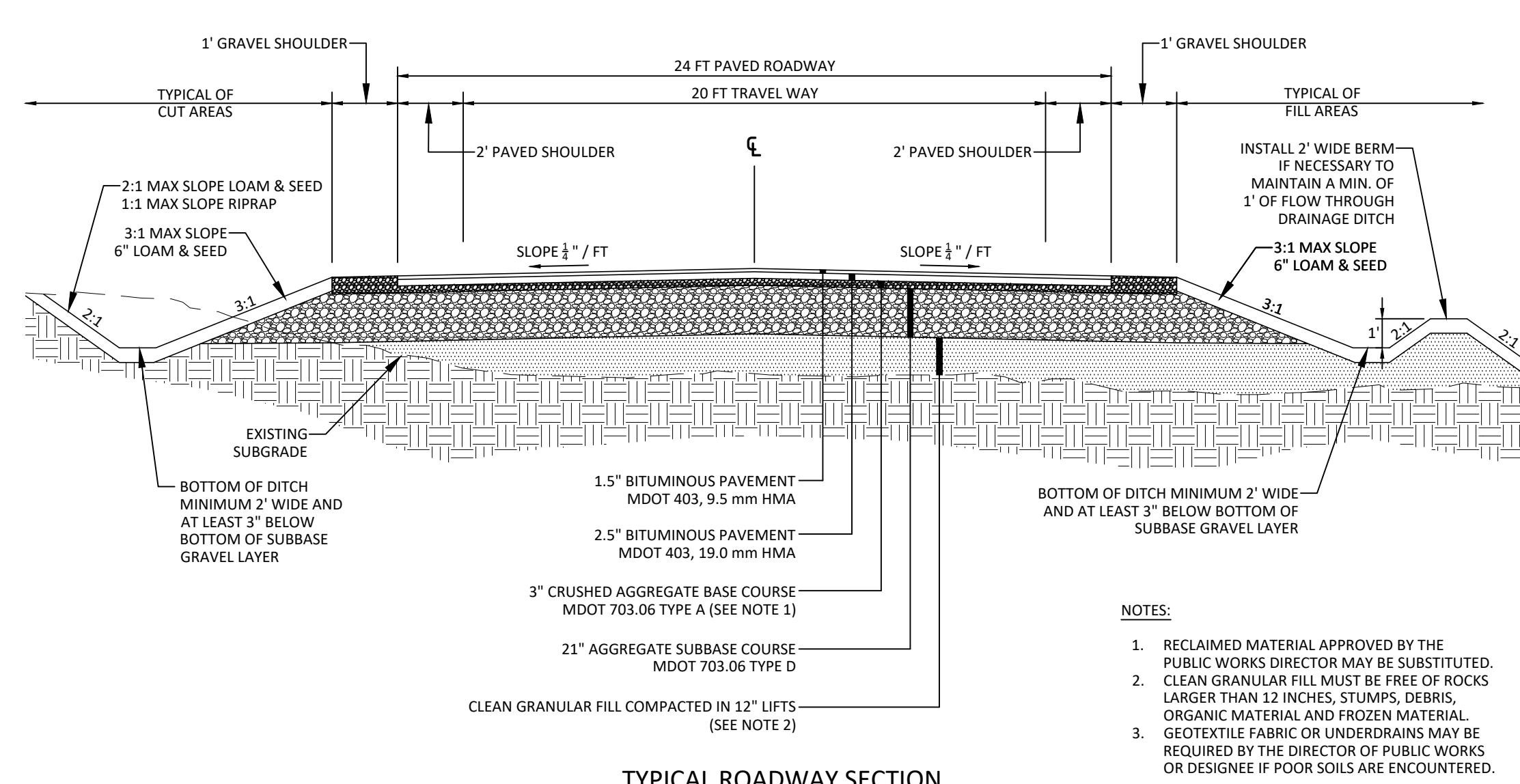
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LENGTH OF SLOPE	3:1 SLOPE OR LESS	BETWEEN 2:1 AND 3:1 SLOPE
LESS THAN 20 FT	2.0 IN.	4.0 IN.
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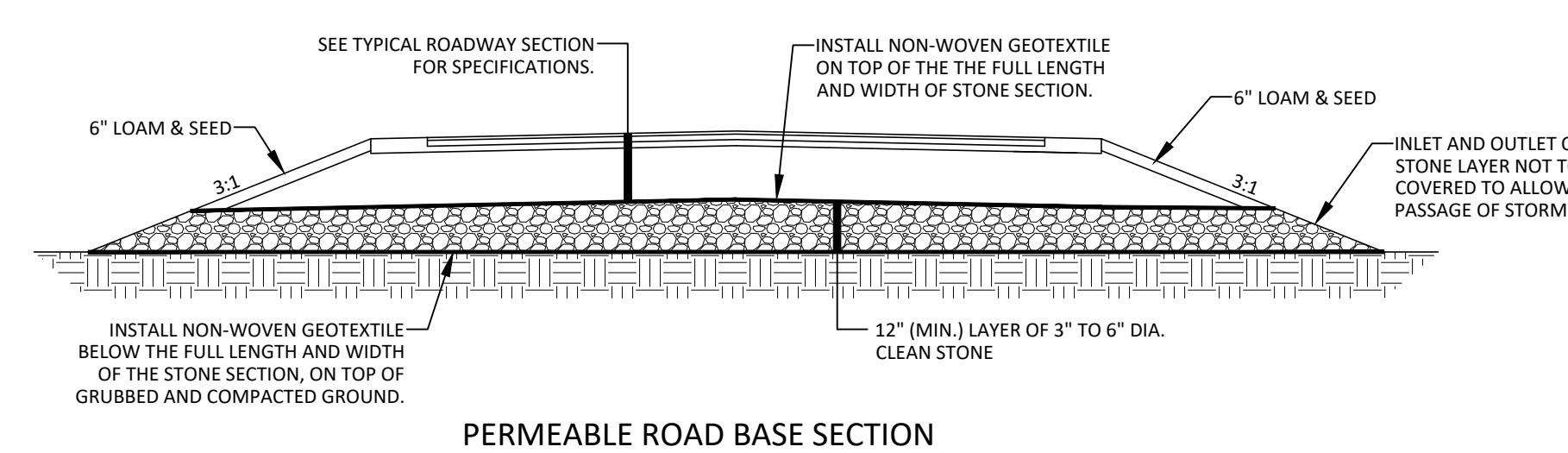
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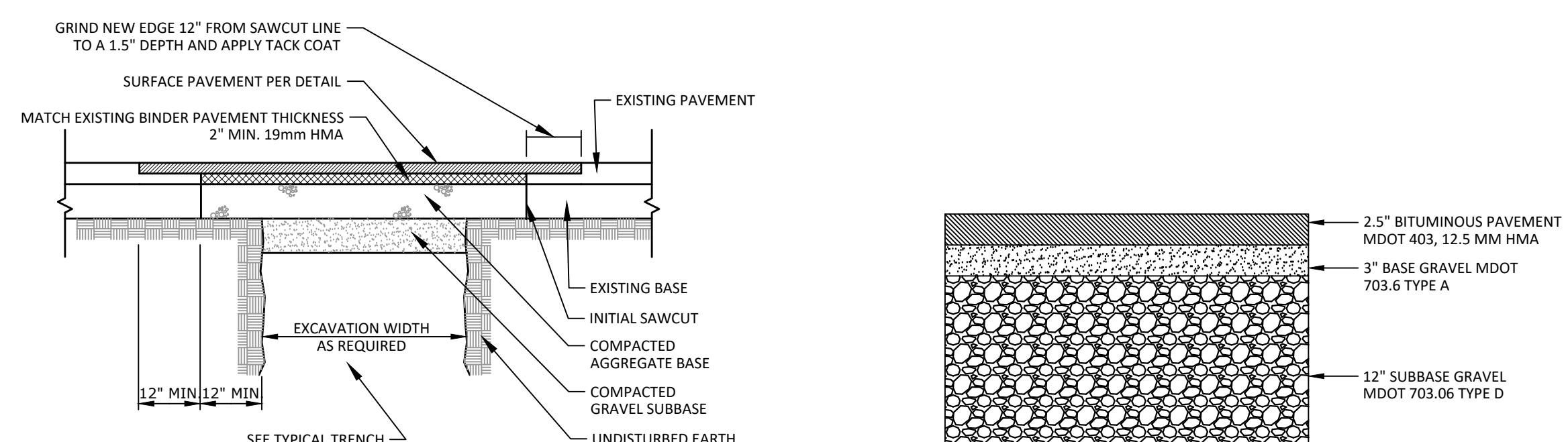
**TYPICAL ROADWAY SECTION
WITH CURBING**
NOT TO SCALE



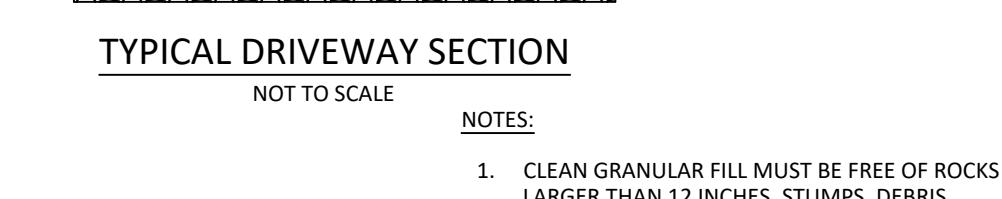
**TYPICAL ROADWAY SECTION
WITHOUT CURBING**
NOT TO SCALE



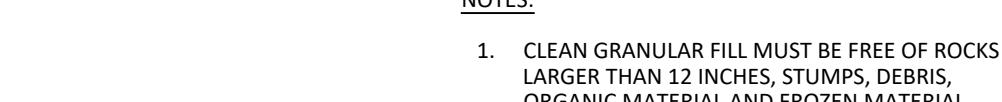
PERMEABLE ROAD BASE SECTION
NOT TO SCALE



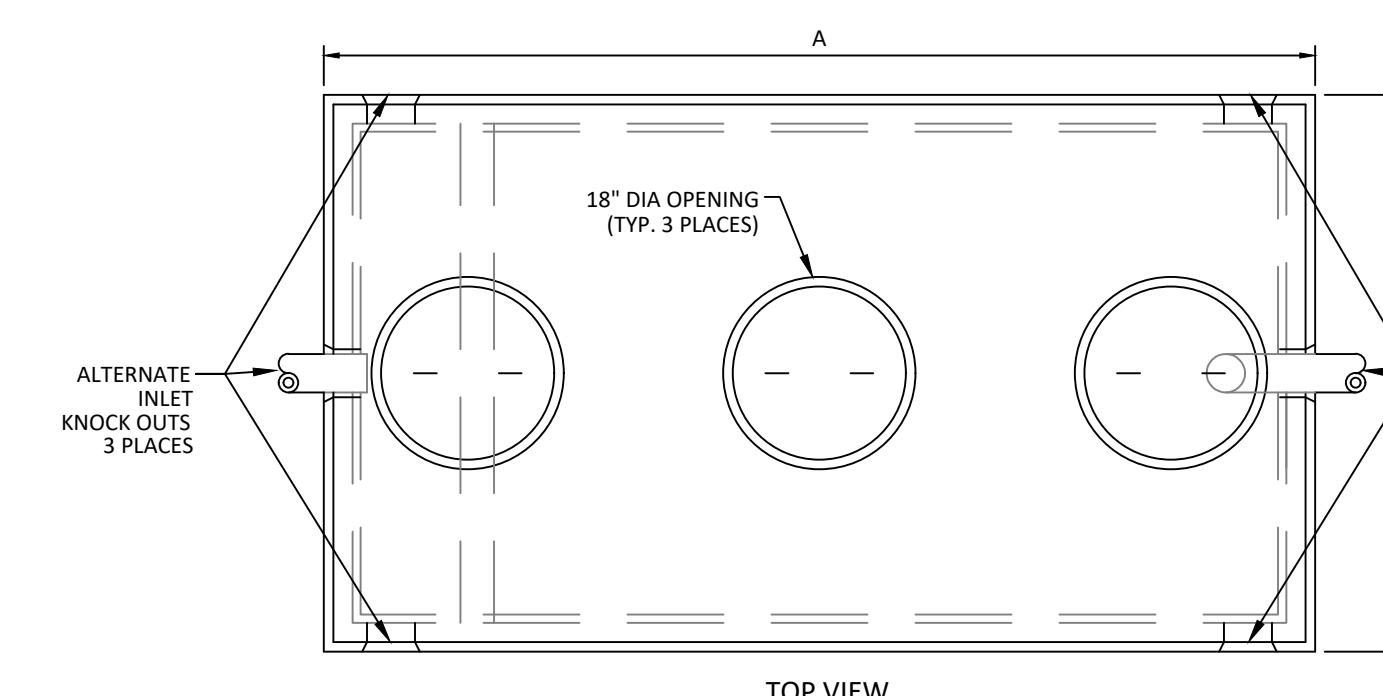
PAVEMENT REPAIR DETAIL
NOT TO SCALE



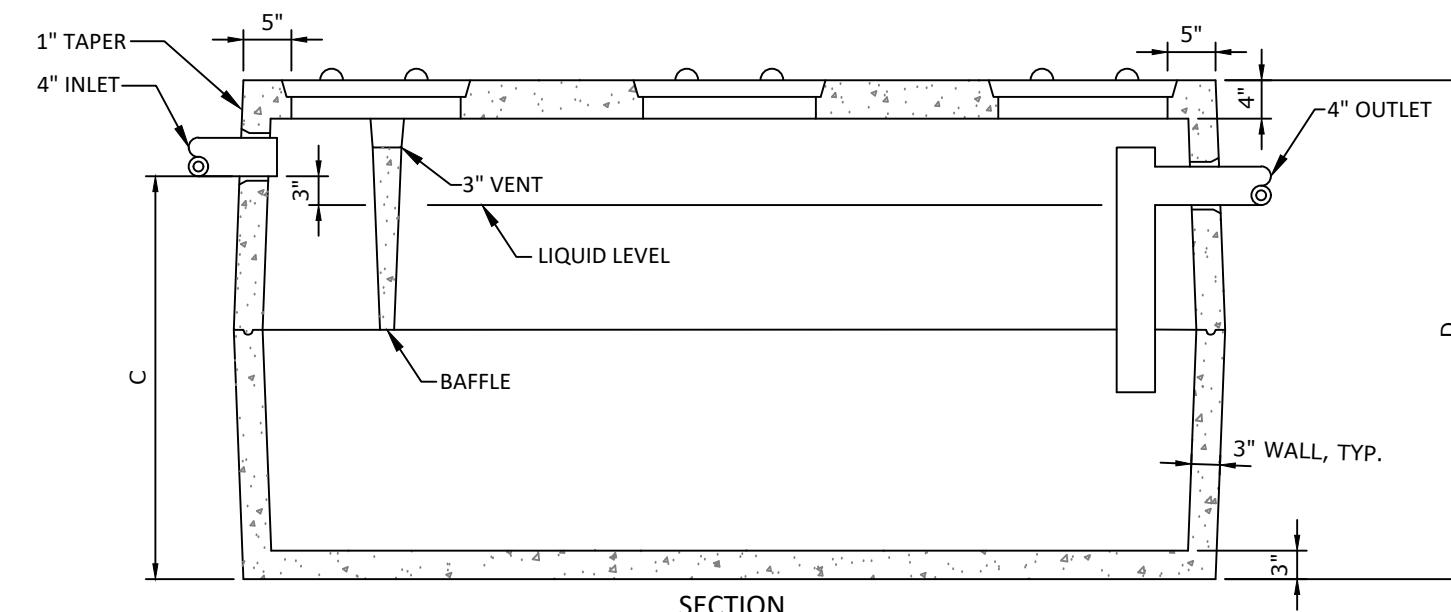
NOTES:
1. SEE TYPICAL ROAD SECTION FOR REQUIRED DEPTHS OF AGGREGATE AND
PAVEMENT COURSES



NOTES:
1. CLEAN GRANULAR FILL MUST BE FREE OF ROCKS
LARGER THAN 12 INCHES, STUMPS, DEBRIS,
ORGANIC MATERIAL AND FROZEN MATERIAL.



TOP VIEW

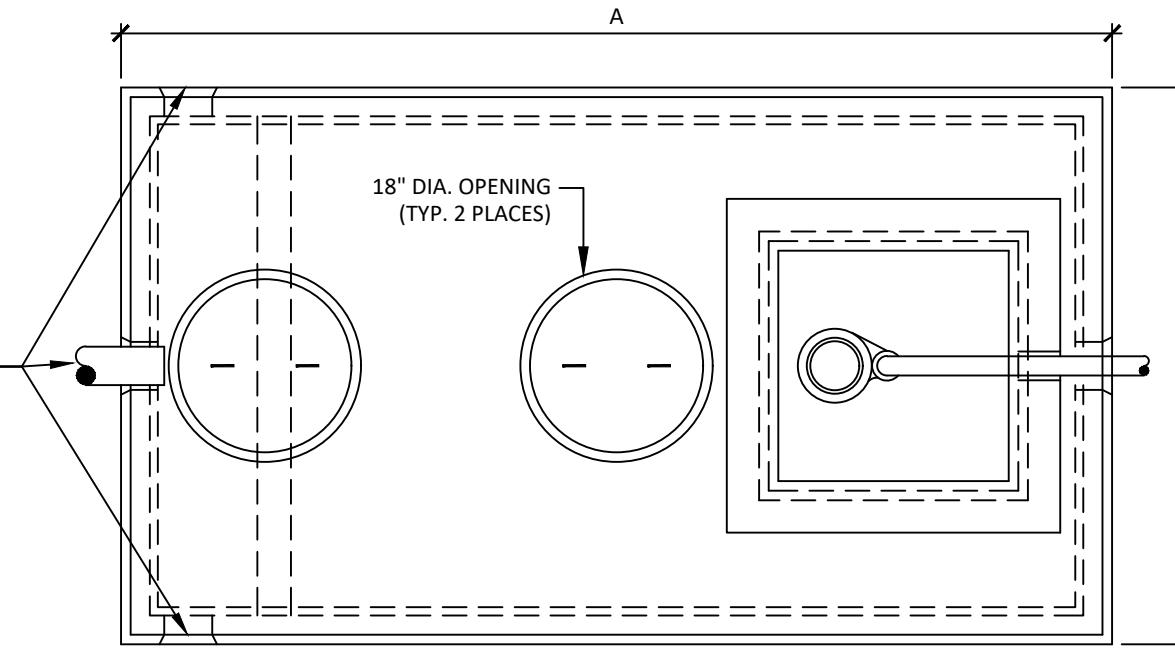


SECTION

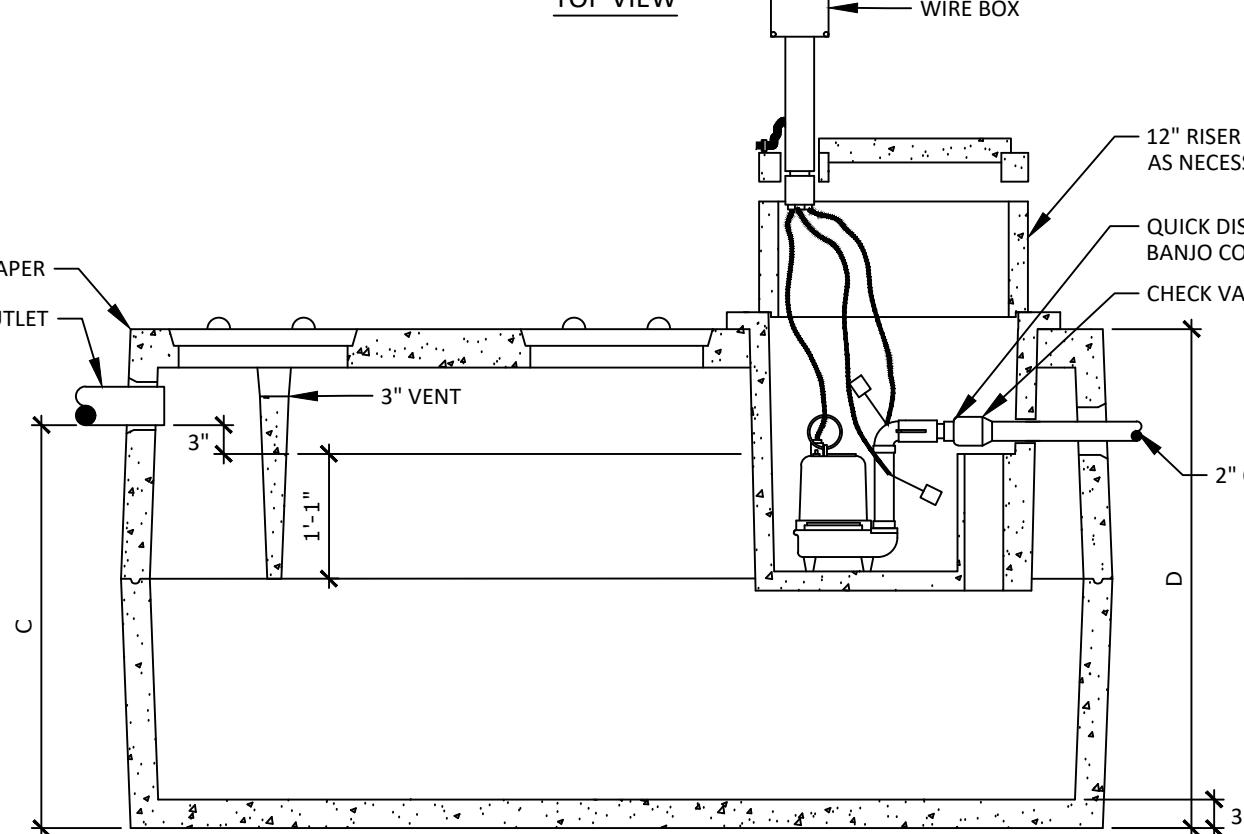
TANK NOTES:
1. CONCRETE TO BE 4,000 PSI AT 28 DAYS.
2. THE INLET BAFFLE IS PRECAST AS ONE UNIT
WITH THE TOP SECTION OF THE SEPTIC TANK.
3. TANKS REINFORCED WITH 6X6X10 G.A. WIRE.
4. KEYED JOINTS SEALED WITH ASPHALT SEALANT.
5. TANKS IN PAVED AREAS TO BE REINFORCED WITH
WITH 1/2" REBAR SPACED 6" O.C.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

PRECAST RESIDENTIAL SEPTIC TANK
NOT TO SCALE

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



TOP VIEW

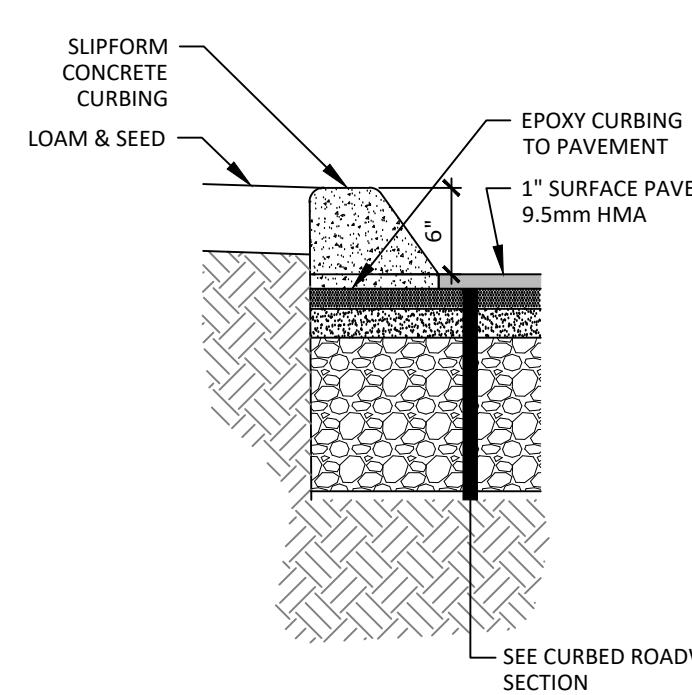


TANK NOTES:
1. CONCRETE TO BE 4,000 PSI AT 28 DAYS.
2. THE INLET BAFFLE IS PRECAST AS ONE UNIT
WITH THE TOP SECTION OF THE SEPTIC TANK.
3. TANKS REINFORCED WITH 6X6X10 G.A. WIRE.
4. KEYED JOINTS SEALED WITH ASPHALT SEALANT.
5. TANK TO BE A RESIDENTIAL COMBINATION TANK AS
MANUFACTURED BY PRECAST CONCRETE PRODUCTS
OF MAINE, INC. OR APPROVED EQUAL.

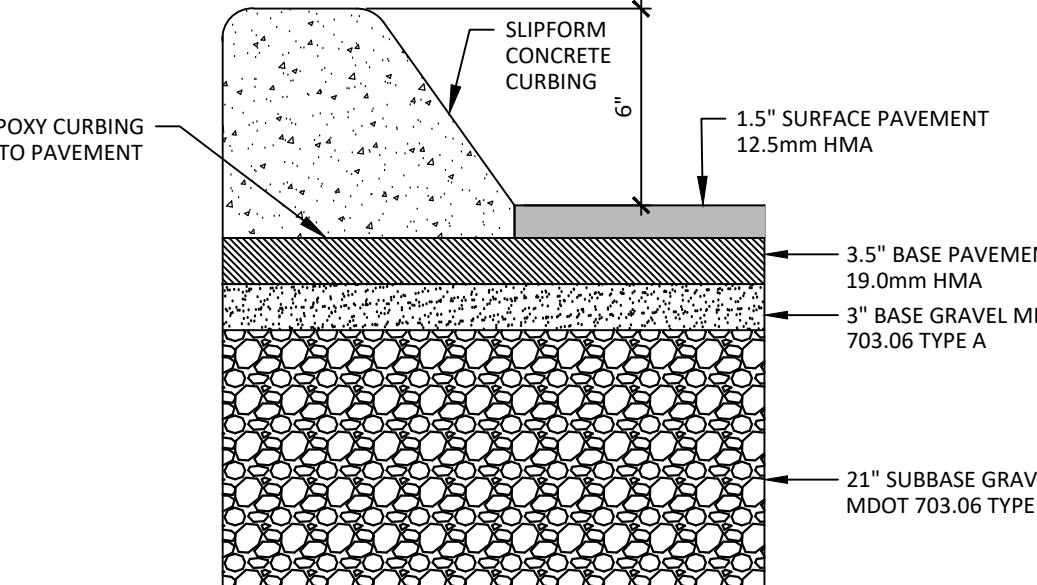
PRECAST COMBINATION SEPTIC TANK
NOT TO SCALE

TANK DATA

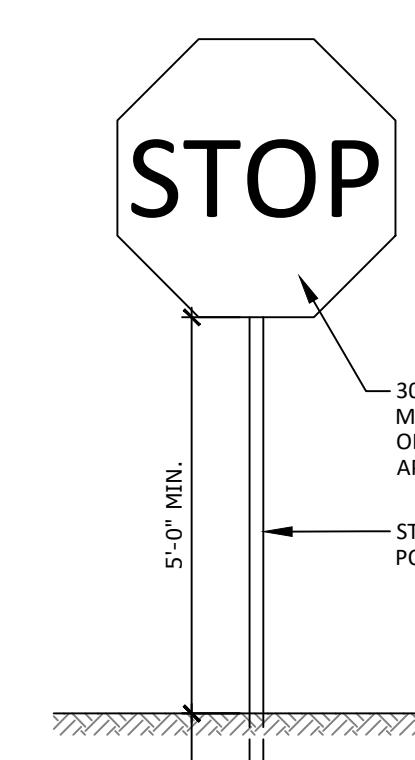
SIZE	A	B	C	D
1,000 GAL	8'-6"	4'-10"	55-1/2"	64"
1,500 GAL	10'-6"	6'-4"	55-1/2"	64"



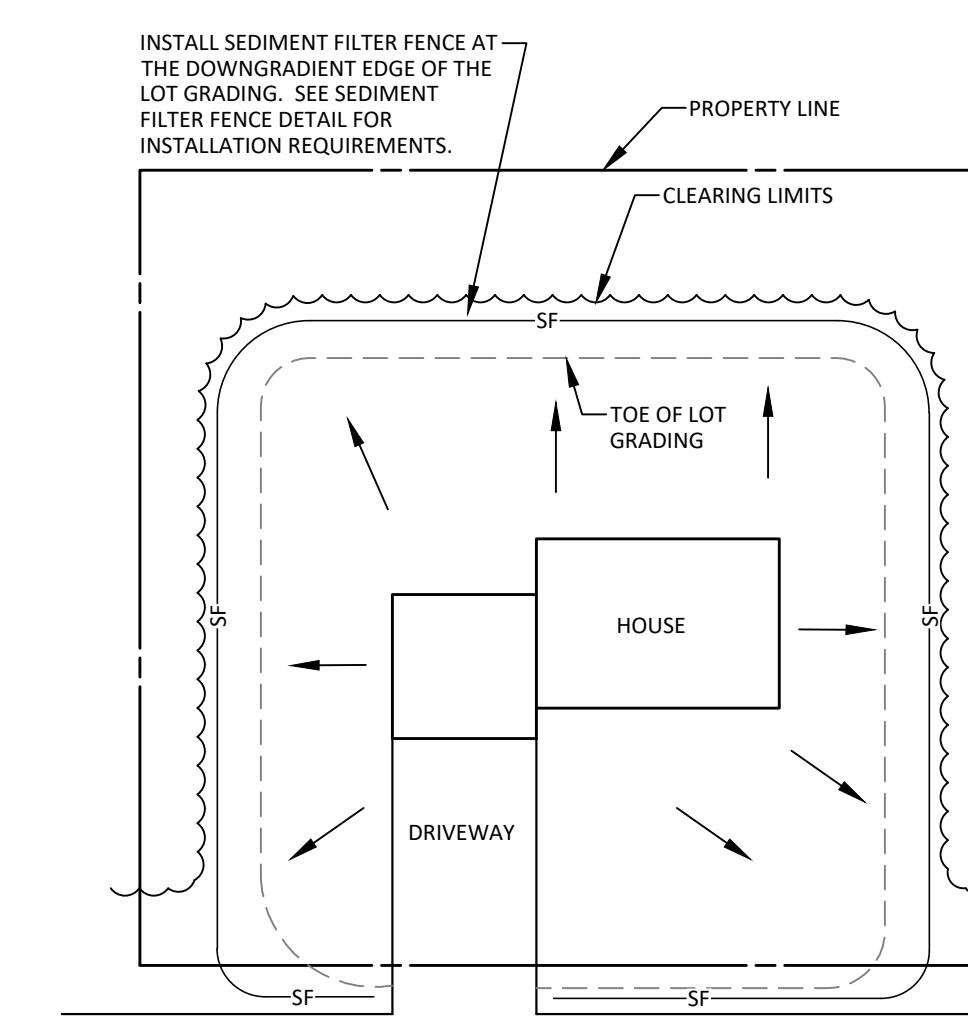
TYPICAL CURB SECTION
NOT TO SCALE



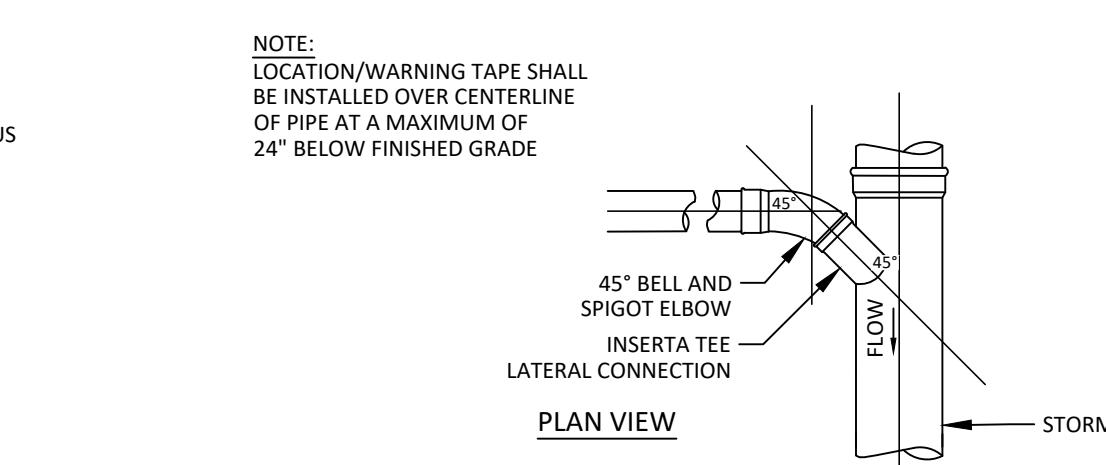
RIVER ROAD PAVEMENT SECTION
NOT TO SCALE



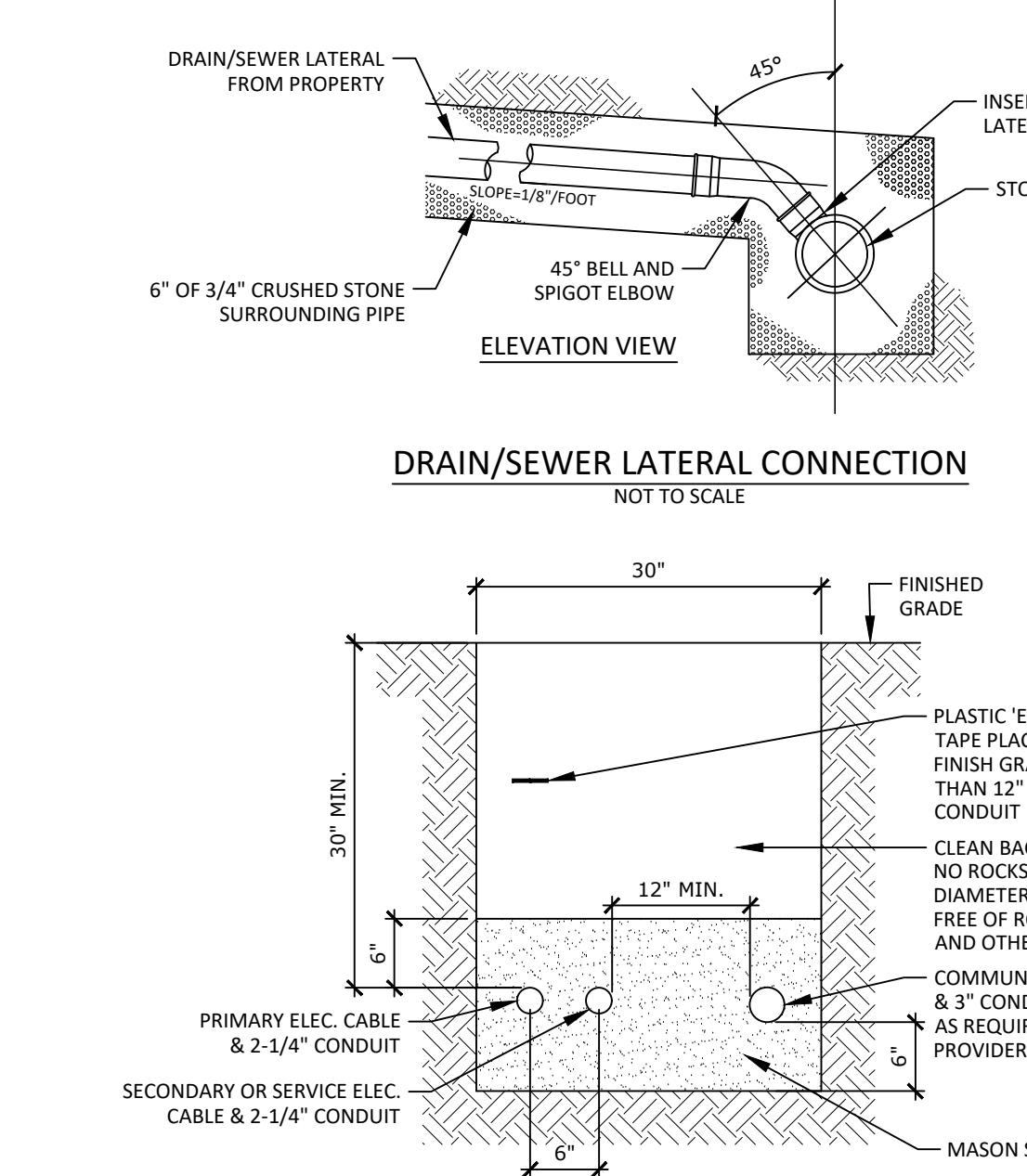
STOP SIGN INSTALLATION
NOT TO SCALE



**TYPICAL HOUSE LOT
EROSION CONTROL DETAIL**
NOT TO SCALE



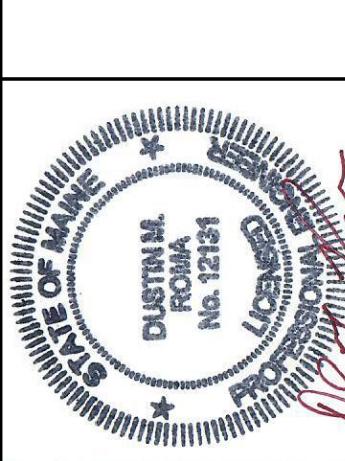
DRAIN/SEWER LATERAL CONNECTION
NOT TO SCALE

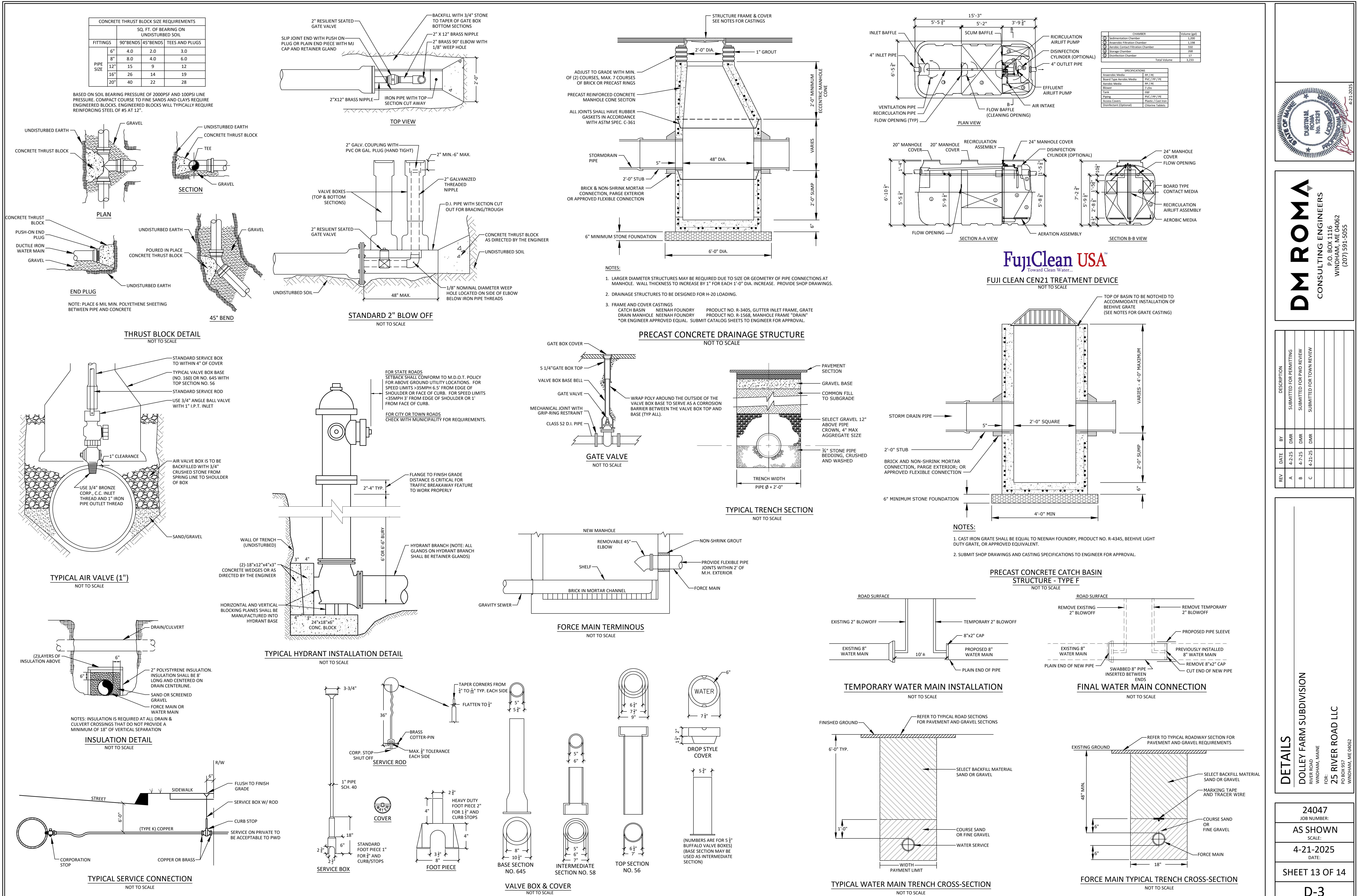


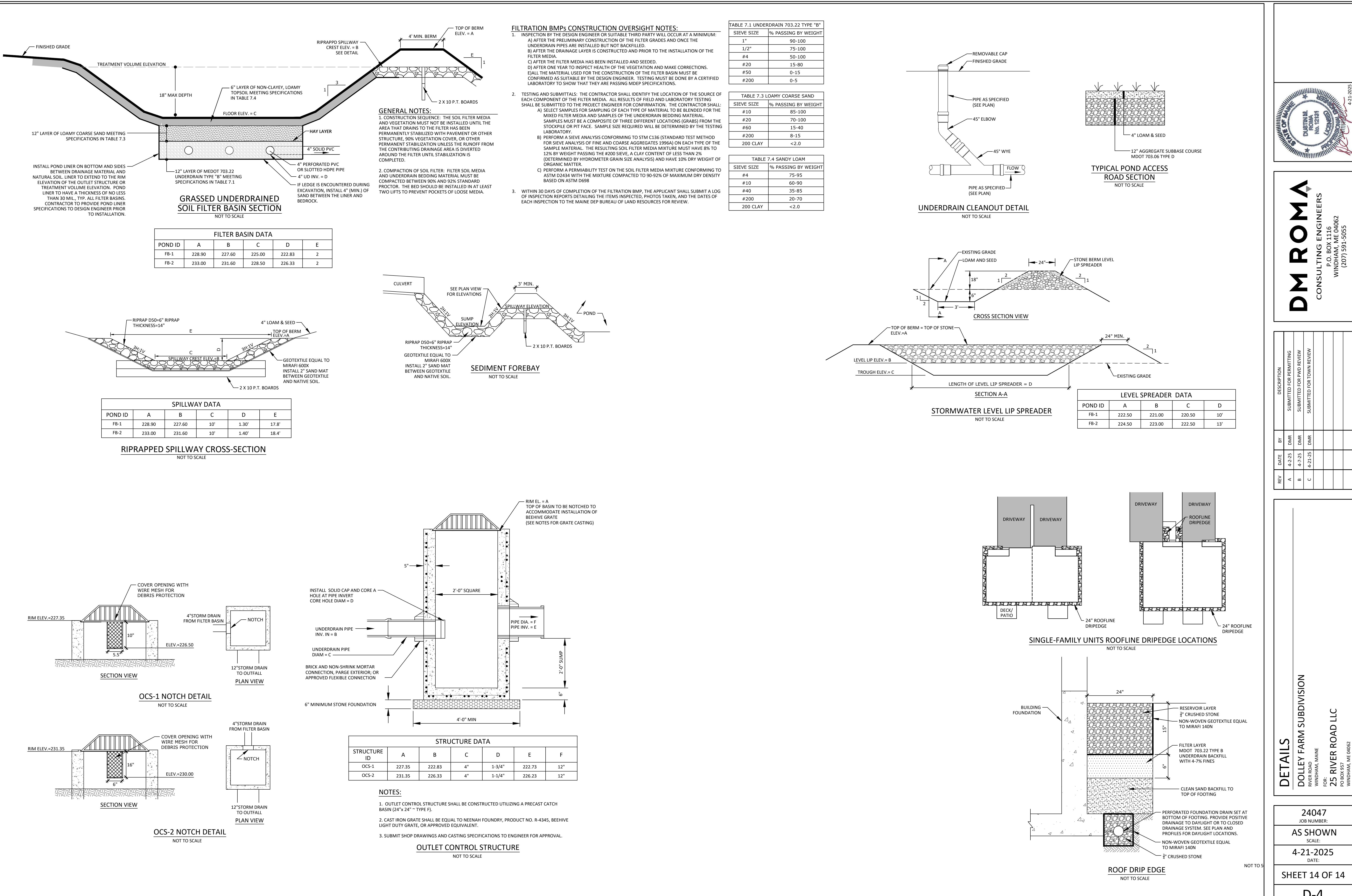
UTILITY TRENCH DETAIL
NOT TO SCALE

DETAILS
RIVER ROAD
WINDHAM, ME
FOR
25 RIVER ROAD LLC
PO BOX 537
WINDHAM, ME 04062

24047
JOB NUMBER:
AS SHOWN
SCALE:
4-21-2025
DATE:
SHEET 12 OF 14
D-2









0 40 80 160
GRAPHIC SCALE
1" = 80'

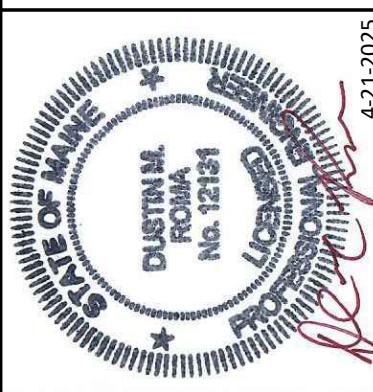
WATERSHED MAP LEGEND

- 1 WATERSHED NO.
- SP1 REACH/STUDY POINT
- P1 POND
- WATERSHED BOUNDARY
- A → B TIME OF CONCENTRATION
- REACH PATH
- SOIL BOUNDARY

PRE-DEVELOPMENT WATERSHED MAP

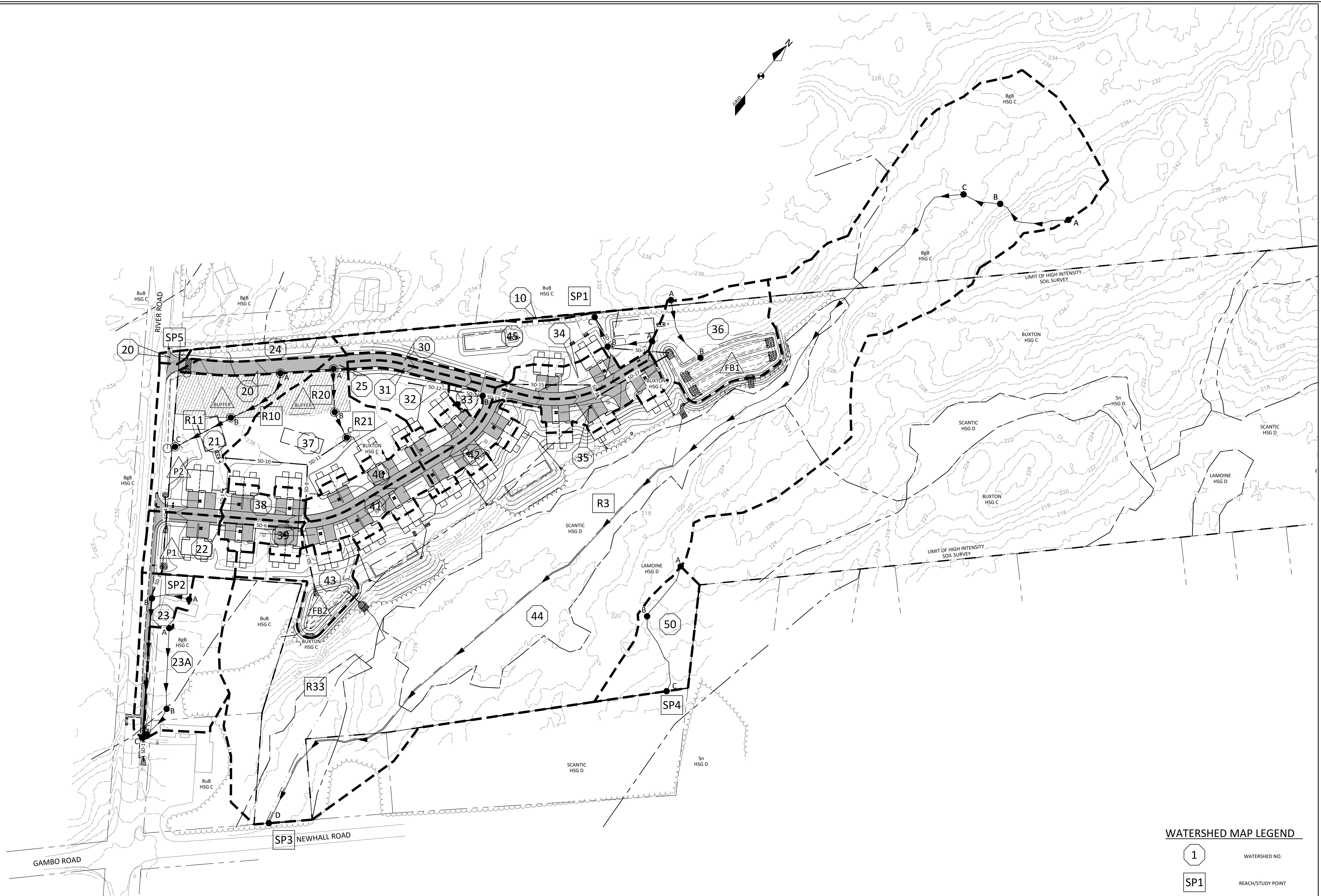
DOLLEY FARM SUBDIVISION
RIVER ROAD
WINDHAM, MAINE
FOR
25 RIVER ROAD LLC
PO BOX 57
WINDHAM, ME 04062
928-2222

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



REV	DATE	BY	DESCRIPTION
A	4-2-25	DNR	SUBMITTED FOR PERMITTING
B	4-21-25	DNR	SUBMITTED FOR TOWN REVIEW

24047
JOB NUMBER:
1" = 80'
SCALE:
4-21-2025
DATE:
SHEET 1 OF 2
WS-1



0 40 80 160
GRAPHIC SCALE
1" = 80'

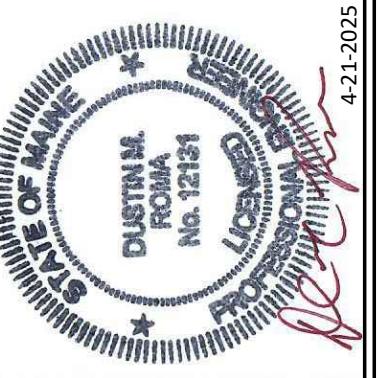
WATERSHED MAP LEGEND

- 1 WATERSHED NO.
- SP1 REACH/STUDY POINT
- P1 POND
- WATERSHED BOUNDARY
- TIME OF CONCENTRATION
- REACH PATH
- SOIL BOUNDARY

POST DEVELOPMENT WATERSHED MAP

DOLLEY FARM SUBDIVISION
RIVER ROAD
WINDHAM, MAINE
FOR
25 RIVER ROAD LLC
PO BOX 557
WINDHAM, ME 04062

24047
JOB NUMBER:
1" = 80'
SCALE:
4-21-2025
DATE:
SHEET 2 OF 2
WS-2



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

REV	DATE	BY	DESCRIPTION
A	4-21-25	DNR	ISSUED FOR PERMITTING
B	4-21-25	DNR	SUBMITTED FOR TOWN REVIEW