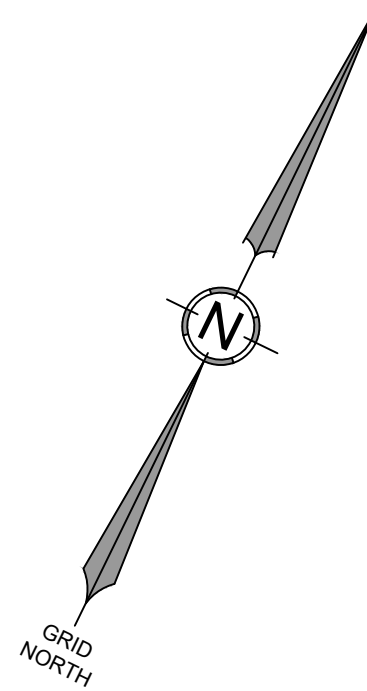


ANGLERS ROAD HOUSING

ANGLERS ROAD WINDHAM, MAINE

APPLICANT
DEVELOPERS COLLABORATIVE
PREDEVELOPMENT LLC / DC
ANGLERS LP
631 STEVENS AVENUE, SUITE 203
PORTLAND, MAINE 04103

OWNER
THE ROMAN CATHOLIC CHURCH
919 ROOSEVELT TRAIL
WINDHAM, MAINE 04062



PROJECT PARCEL SITE
TOWN OF WINDHAM TAX ASSESSOR'S MAP & LOT NUMBERS
MAP 80 LOT 58

PREPARED BY:

CIVIL ENGINEER:
TERRADYN CONSULTANTS, LLC
565 CONGRESS STREET, SUITE 201
PORTLAND, MAINE 04101
(207) 926-5111

SURVEYORS:
TERRADYN CONSULTANTS, LLC
95 MAIN STREET, 2ND FLOOR
AUBURN, MAINE 04210
(207) 926-5111

ARCHITECT:
ARCHTYPE ARCHITECTS
48 UNION WHARF
PORTLAND, MAINE 04101
(207) 772-6022

LANDSCAPE ARCHITECT:
ANTHONY MUENCH RLA
94 COMMERCIAL STREET
PORTLAND, MAINE 04101
(207) 761-6621

SOIL SCIENTIST:
LONGVIEW PARTNERS, LLC
6 SECOND STREET
BUXTON, MAINE 04093
(207) 807-1739

GEOLOGIST:
MARK CENCI GEOLOGIC, INC.
93 MILL ROAD
NORTH YARMOUTH, MAINE 04097
(207) 329-3524

SHEET INDEX

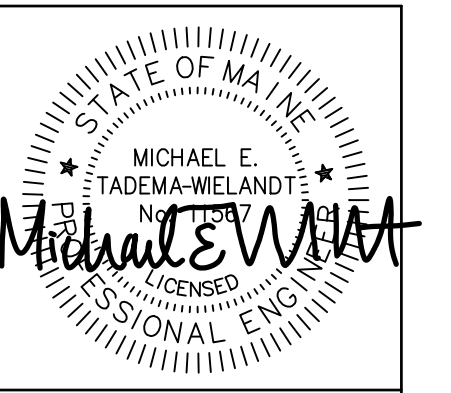
SHEET NO.	SHEET NAME
C-0.0	COVER SHEET AND LOCATION MAP
1 of 1	TOPOGRAPHIC SURVEY PLAN
C-1.0	SITE PLAN
C-2.0	GRADING AND DRAINAGE PLAN
C-2.1	ANGLERS ROAD GRADING AND DRAINAGE PLAN
C-3.0	UTILITY PLAN
C-4.0	LANDSCAPE PLAN & DETAILS
C-5.0	EROSION CONTROL NOTES AND DETAILS
C-5.1	SITE DETAILS
C-5.2	DRAINAGE AND UTILITY DETAILS
C-5.3	UTILITY & SITE DETAILS
C-5.4	TURNING TEMPLATE
C-6.0	PHOTOMETRIC PLAN



LOCATION MAP
SCALE: 1" = 100'

LEGEND (TYPICAL, ALL SHEETS)

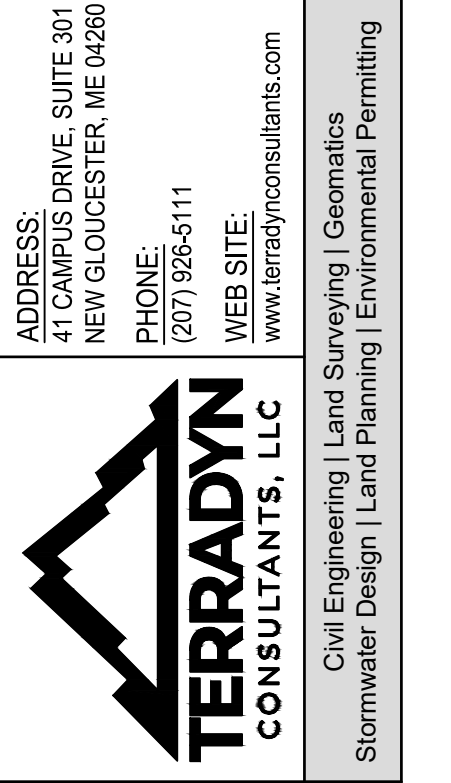
---	EXISTING PROPERTY LINE
- - - -	PROPOSED PROPERTY LINE
- - - -	PROPOSED INTERIOR PROPERTY LINE
---	PROPOSED SETBACK LINE
---	EXISTING SETBACK LINE
- - - -	EXISTING EASEMENT
- - - -	PROPOSED EASEMENT
---	ROAD CENTERLINE
- - - -	EXISTING MINOR CONTOUR
- - - -	EXISTING MAJOR CONTOUR
-124-	PROPOSED CONTOUR
SD	EXISTING STORMDRAIN
SD	PROPOSED STORMDRAIN
S	EXISTING SANITARY SEWER
S	PROPOSED SANITARY SEWER
W	EXISTING WATER LINE
W	PROPOSED WATER LINE
G	EXISTING GAS LINE
G	PROPOSED GAS LINE
UD	EXISTING UNDERDRAIN
UD	PROPOSED UNDERDRAIN
FM	EXISTING FORCEMAIN
FM	PROPOSED FORCEMAIN
OHE	EXISTING OVERHEAD ELECTRIC & TELEPHONE
OHE	PROPOSED OVERHEAD ELECTRIC & TELEPHONE
UGE	EXISTING UNDERGROUND ELECTRIC & TELEPHONE
UGE	PROPOSED UNDERGROUND ELECTRIC & TELEPHONE
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED EDGE OF PAVEMENT
---	EXISTING EDGE OF GRAVEL
---	PROPOSED EDGE OF GRAVEL
---	EXISTING CURB
---	PROPOSED CURB
---	EDGE OF WATER
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	CHAIN LINK FENCE
---	BARB WIRE FENCE
---	STOCKADE FENCE
---	PROPOSED FENCE
---	STONE WALL
---	MATCH LINE
---	ZONE LINE
---	STREAM
---	SOIL BOUNDARY
---	RAILROAD
---	EXISTING GUARDRAIL
---	PROPOSED GUARDRAIL
---	SILT PIT
SF	TEST PIT
TP-A	EXISTING VALVE
TP-A	PROPOSED VALVE
TP-A	EXISTING HYDRANT
TP-A	PROPOSED HYDRANT
TP-A	EXISTING TRANSFORMER
TP-A	PROPOSED TRANSFORMER
TP-A	EXISTING LIGHT POLE
TP-A	PROPOSED LIGHT POLE
TP-A	EXISTING UTILITY POLE
TP-A	PROPOSED UTILITY POLE
TP-A	EXISTING CATCH BASIN
TP-A	PROPOSED CATCH BASIN
TP-A	EXISTING DRAIN MANHOLE
TP-A	PROPOSED DRAIN MANHOLE
TP-A	EXISTING SEWER MANHOLE
TP-A	PROPOSED SEWER MANHOLE
TP-A	EXISTING WELL
TP-A	PROPOSED WELL
TP-A	PROPOSED SPOT GRADE
TP-A	EXISTING SIGN
TP-A	PROPOSED SIGN
TP-A	EXISTING BUILDING
TP-A	PROPOSED BUILDING
TP-A	EXISTING CONCRETE PAD
TP-A	PROPOSED CONCRETE PAD
TP-A	WETLAND AREA
TP-A	ROCK OUTCROP
TP-A	PROPOSED PAVEMENT
TP-A	PROPOSED GRAVEL
TP-A	TURF REINFORCEMENT BLANKET
TP-A	RIPRAP
TP-A	PROPOSED FORESTED BUFFER



DATE: 5/7/2024

NO.	DATE	REVISIONS
1	04-02-2024	REVISED BASED ON STAFF COMMENTS
2	04-22-2024	SUBMITTED TO TOWN OF WINDHAM FOR SITE PLAN APPLICATION
3	05-03-2024	SUBMITTED TO MDEP FOR STORMWATER PERMIT
4	05-07-2024	REVISED IN RESPONSE TO STAFF COMMENTS

ADDRESS: 41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting



PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: AFFORDABLE HOUSING ANGLERS ROAD, WINDHAM, ME	RECORD OWNER: THE ROMAN CATHOLIC BISHOP OF PORTLAND 510 OCEAN AVENUE PORTLAND, MAINE 04104
SHEET TITLE: COVER SHEET AND LOCATION MAP	PREPARED FOR: DEVELOPERS COLLABORATIVE PREDEVELOPMENT, LLC 631 STEVENS AVENUE PORTLAND, MAINE 04103
DATE: 02-15-2023	SCALE: AS NOTED
JOB NO: 22-179	SHEET: C-0.0

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GENERAL NOTES

- THE PROJECT SITE IS COMPRISED OF A PORTION OF THE FOLLOWING LOT:

RECORD OWNER	BOOK/PAGE	MAP/LOT
ROMAN CATHOLIC BISHOP OF PORTLAND	4429 / 186	80/58
- WINDHAM ZONING DISTRICTS: FARM (F) ZONING DISTRICT & B AQUIFER PROTECTION (APB) OVERLAY DISTRICT & RETIREMENT COMMUNITY AND CARE FACILITY OVERLAY (RCFO) DISTRICT. TOTAL AREA OF PARCEL: 7.89 AC
- SPACE AND BULK INFORMATION FOR FARM (F) DISTRICT:

MIN. LOT AREA:	FARM	RCFO	PROPOSED
80,000 S.F.	343,904 S.F.	200,000 S.F.	343,904 S.F.
MIN. LOT WIDTH:	200 FT.	-	615 FT.
MIN. FRONT SETBACK:	40 FT.	150 FT. (1)	45 FT.
MIN. SIDE SETBACK:	10 FT.	150 FT. (1)	221 FT.
MIN. REAR SETBACK:	10 FT.	150 FT. (1)	183 FT.
MAX. BUILDING COVERAGE:	25%	-	4%
MAX. BUILDING HEIGHT:	35 FT.	-	35 FT.

(1) FOR MULTIFAMILY BUILDINGS 31 FT. TO 35 FT. IN HEIGHT IN THE RCFO WHERE THE UNDERLYING ZONING DISTRICT IS FARM, A 150 FT. SETBACK IS REQUIRED FROM THE EXTERNAL PERIMETER OF THE OVERALL SITE.
- THE BOUNDARY INFORMATION SHOWN ON THIS PLAN IS BASED ON A PLAN ENTITLED "BOUNDARY RETRACEMENT & EXISTING CONDITIONS TOPOGRAPHIC SURVEY" PREPARED BY TERRADYN CONSULTANTS LLC, ON MARCH 27, 2023.
- LONGVIEW PARTNERS, LLC EXAMINED THE PARCEL FOR WETLANDS IN FEBRUARY 2023. NO WETLANDS WERE LOCATED ON THE PROJECT SITE.
- ALL INTERNAL ACCESS ROADS AND DRIVEWAYS SHALL REMAIN PRIVATE AND SHALL BE MAINTAINED BY THE DEVELOPER, LOT OWNERS, HOMEOWNERS/CONDOMINIUM ASSOCIATION, OR ROAD 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.

CONDITIONS OF APPROVAL

- APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED MARCH 4, 2024 AS AMENDED MAY 13, 2024 AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD. ANY VARIATION FROM SUCH PLANS, PROPOSALS, SUPPORTING DOCUMENTS, AND REPRESENTATIONS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH OR §120-815 OF THE LAND USE ORDINANCE.
- APPROVAL IS SUBJECT TO THE REQUIREMENTS OF THE POST-CONSTRUCTION STORMWATER ORDINANCE, CHAPTER 201 ARTICLE II, 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 §120-815C(1)(B) OF THE LAND USE ORDINANCE, THE CONSTRUCTION OF IMPROVEMENTS COVERED BY ANY SITE PLAN APPROVAL SHALL BE COMPLETED WITHIN TWO YEARS OF THE DATE UPON WHICH THE PERFORMANCE GUARANTEE IS ACCEPTED BY THE TOWN MANAGER. IF CONSTRUCTION HAS NOT BEEN COMPLETED WITHIN THE SPECIFIED 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 A BUILDING: NORTH ROUTE 302 ROAD IMPROVEMENTS IMPACT FEE OF \$6,122.40 (\$30.65/PM PEAK HOURS TRIP 16 TRIPS), SAFETY IMPACT FEE, MUNICIPAL OFFICE IMPACT FEE, AND OPEN SPACE AND RECREATION IMPACT FEES.
- THE APPLICANT SHALL RECORD THE CONDOMINIUM ASSOCIATION BY-LAWS AND DECLARATION IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) AND THE RECORDED COPY OF THE DOCUMENTATION PRIOR TO SCHEDULING A PRE-CONSTRUCTION MEETING.
- PRIOR TO RELEASE OF THE SIGNED RECORDING PLAN AND BEFORE ANY LAND USE ACTIVITY, SUCH AS TIMBER HARVESTING OR TREE CLEARING, THE APPLICANT SHALL PROVIDE TO THE PLANNING DIRECTOR THEIR MEDEP STORMWATER PERMIT AND DHS WASTEWATER APPROVAL.

WAIVERS

- §120-911 M(7) SUBDIVISION PERFORMANCE & DESIGN STANDARDS: SUBDIVISIONS WITH 31 OR MORE UNITS SHALL HAVE A MINIMUM OF TWO CONNECTIONS WITH AN EXISTING PUBLIC STREET.
- §120-812 E(1) SUBDIVISION PERFORMANCE STANDARDS & APPROVAL CRITERIA: STORMWATER MANAGEMENT SYSTEMS FOR MINOR AND MAJOR SITE PLANS SHALL DETAIN, RETAIN, OR RESULT IN THE INFILTRATION OF STORMWATER FROM THE TWENTY-FOUR-HOUR STORMS OF THE TWO-YEAR, TEN-YEAR, AND TWENTY-FIVE-YEAR FREQUENCIES SUCH THAT THE PEAK FLOWS OF STORMWATER FROM THE PROJECT SITE DO NOT EXCEED THE PEAK FLOWS OF THE STORMWATER PRIOR TO UNDERTAKING THE PROJECT

PARKING SUMMARY

STANDARD PARKING LAYOUT:
 TOTAL # PARKING SPACES: 83
 TOTAL # ADA SPACES: 6

ALTERNATE PARKING LAYOUT:
 TOTAL # PARKING SPACES: 48
 TOTAL # ADA SPACES: 18

LEGEND

- EXISTING PROPERTY LINE
- PROJECT BOUNDARY
- PROPOSED SETBACK LINE
- ZONE BOUNDARY
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- PROPOSED CURBING
- EXISTING CURBING
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- STONE DUST SURFACE
- EXISTING UTILITY POLE
- EXISTING MONUMENT
- EXISTING IRON PIPE/SURVEY PIN
- SEPTIC FIELD
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- EXISTING WELL
- EXISTING TEST PIT

N/F
 Kelli L. Morrill
 20 Summer Ave
 Map 80 Lot 51
 Bk 28033, Pg 326

N/F
 Matthew & Amanda Thiem
 23 Summer Ave
 Map 80 Lot 47
 Bk 38961, Pg 208

N/F
 David J. & Cynthia M. Hoor
 55 Shore Road
 Map 80 Lot 36
 Bk 11955, Pg 297

N/F
 Jon A. & Debra A. Green
 57 Shore Road
 Map 80 Lot 35
 Bk 23138, Pg 173

N/F
 Edward J. Hollett
 61 Shore Road
 Map 80 Lot 34
 Bk 29976, Pg 134

N/F
 Sarah L. Adams
 65 Shore Road
 Map 80 Lot 33-B
 Bk 35178, Pg 238

N/F
 Henry A. & Vickie L. Brien
 28 Anglers Road
 Map 80 Lot 33
 Bk 25274, Pg 331

N/F
 Nathan G. Korthy
 26 Howard Ave
 Map 80 Lot 43
 Bk 32250, Pg 246

N/F
 Jon E. & Deanna D. Tarbox
 23 Howard Ave
 Map 80 Lot 40-A
 Bk 27916, Pg 153

N/F
 The Roman Catholic Church
 919 Roosevelt Trail
 Map 80 Lot 58
 Bk 4429, Pg 186
 Bk 4429, Pg 188
 Bk 3098, Pg 150

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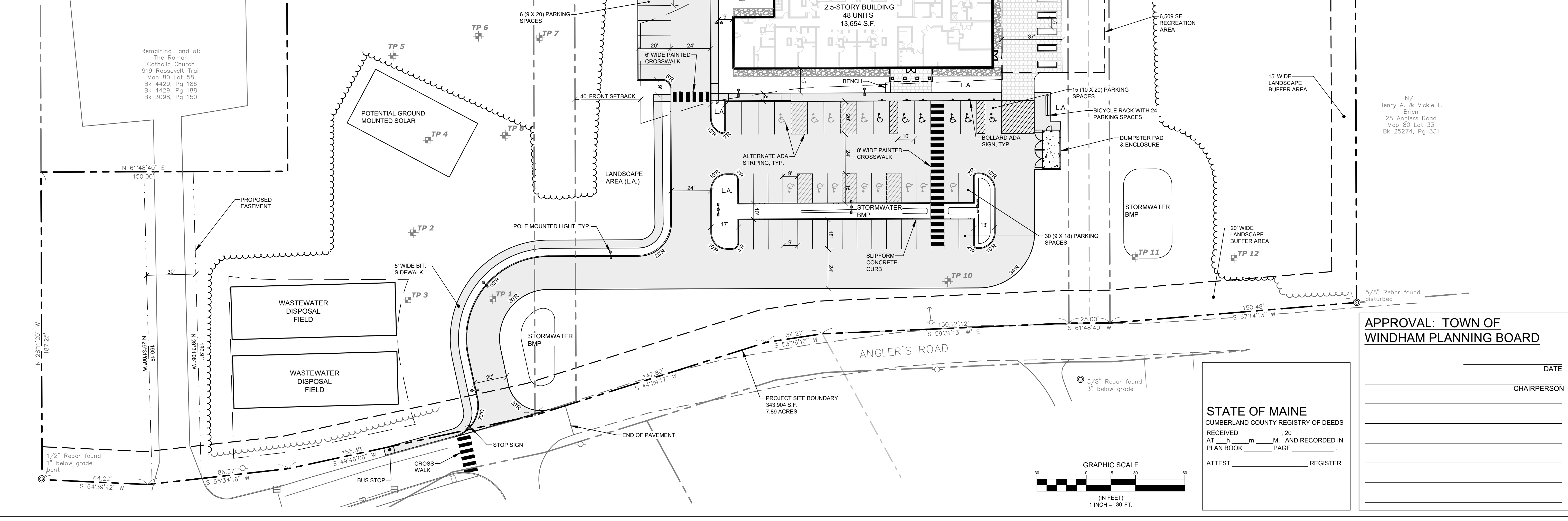
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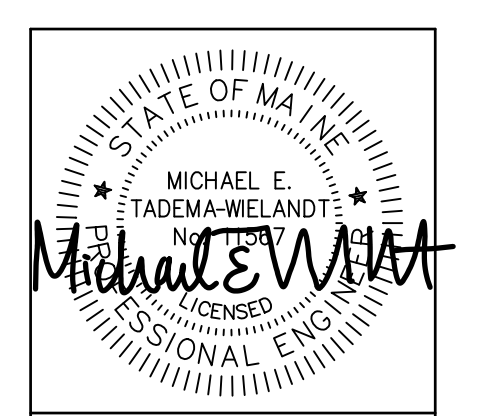
APPROVAL: TOWN OF WINDHAM PLANNING BOARD

DATE _____

CHAIRPERSON _____

STATE OF MAINE
 CUMBERLAND COUNTY REGISTRY OF DEEDS
 RECEIVED _____ 20____
 AT _____ h _____ m _____ AND RECORDED IN
 PLAN BOOK _____ PAGE _____

ATTEST _____ REGISTER



DATE: 5/7/2024

NO	DATE	REVISIONS
1	04-02-2024	REVISED BASED ON STAFF COMMENTS
2	04-22-2024	REVISED TO TOWN OF WINDHAM FOR SITE PLAN APPLICATION
3	05-03-2024	SUBMITTED TO MEDEP FOR STORMWATER PERMIT
4	05-07-2024	REVISED IN RESPONSE TO STAFF COMMENTS

ADDRESS: 41 CAMPUS DRIVE, SUITE 301
 NEW GLOUCESTER, ME 04260

PHONE: (207) 926-5111

WEB SITE: www.terradynconsultants.com

TERRADYN CONSULTANTS, LLC
 Civil Engineering | Land Surveying | Geomatics
 Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
 NOT FOR CONSTRUCTION

PROJECT: AFFORDABLE HOUSING
 ANGLERS ROAD, WINDHAM, ME

SHEET TITLE: SITE PLAN

RECORD OWNER: THE ROMAN CATHOLIC BISHOP OF PORTLAND
 DEVELOPERS COLLABORATIVE DEVELOPMENT, LLC
 631 STEVENS AVENUE
 PORTLAND, MAINE 04104

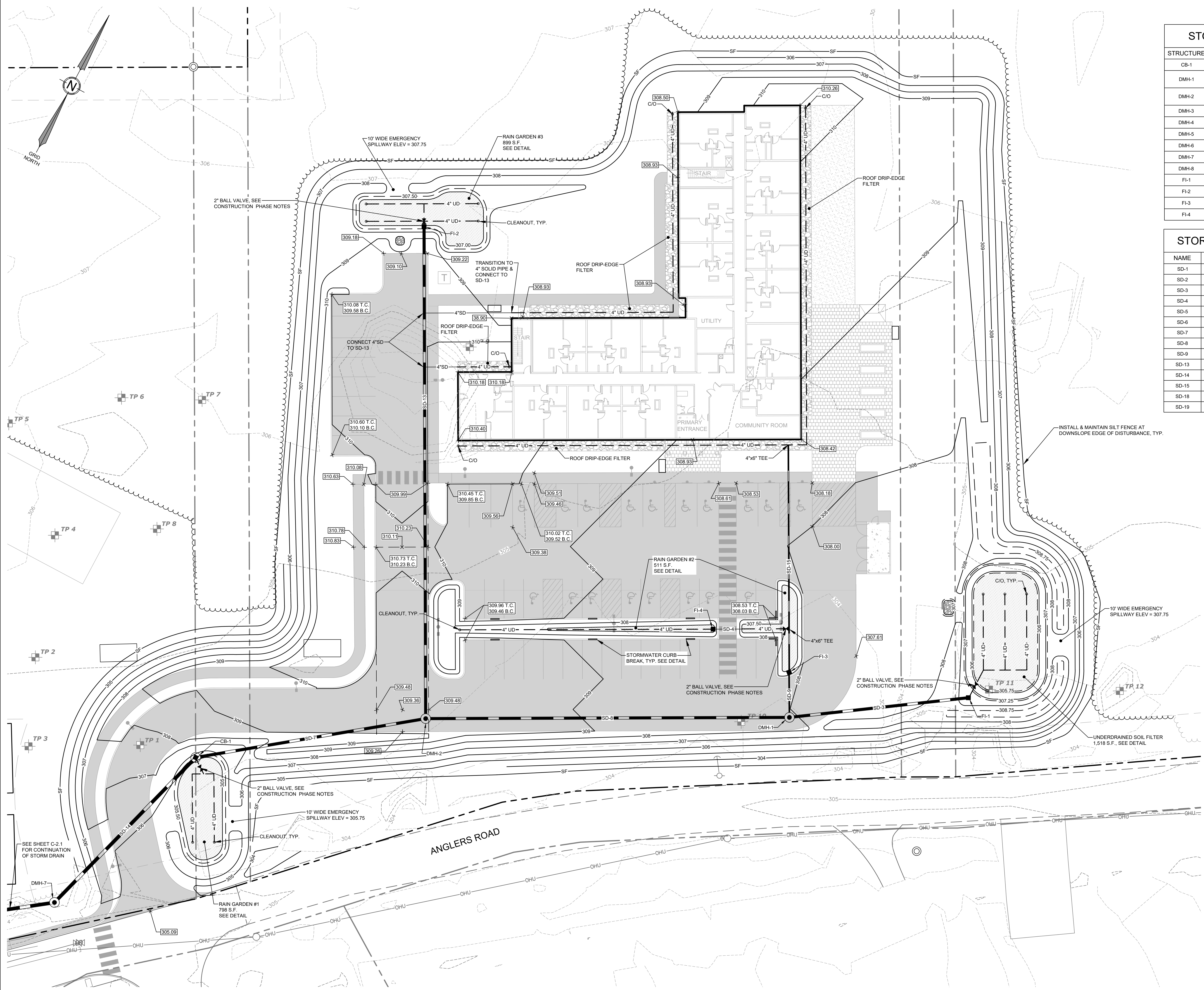
DATE: 02-15-2023

SCALE: 1" = 30'

JOB NO: 22-179

SHEET: C-1.0

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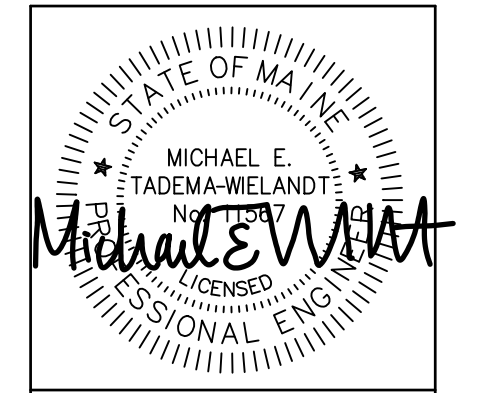


STORM DRAIN STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT.	TYPE
CB-1	305.50	302.00 (SD-7)	302.00 (SD-14)	48" CATCH BASIN
DMH-1	304.94	303.00 (SD-3) 303.00 (SD-9)	303.00 (SD-8)	48" MANHOLE
DMH-2	304.44	302.50 (SD-8) 302.50 (SD-13)	302.50 (SD-7)	48" MANHOLE
DMH-3	306.98	299.04 (SD-18)	299.04 (SD-5)	48" MANHOLE
DMH-4	299.59	300.50 (SD-1)	300.50 (SD-2)	48" MANHOLE
DMH-5	305.61	298.04 (SD-5)	298.04 (SD-6)	48" MANHOLE
DMH-6	305.19	300.01 (SD-2)	300.01 (SD-19)	48" MANHOLE
DMH-7	303.79	301.72 (SD-14)	301.72 (SD-1)	48" MANHOLE
DMH-8	306.45	299.54 (SD-19)	299.54 (SD-18)	48" MANHOLE
FI-1	307.25		303.25 (SD-3)	30" NYLOPLAST CATCH BASIN
FI-2	307.50		304.00 (SD-13)	30" NYLOPLAST CATCH BASIN
FI-3	308.00	303.50 (SD-15)	303.50 (SD-9)	30" NYLOPLAST CATCH BASIN
FI-4	308.00		304.17 (SD-4)	24" NYLOPLAST CATCH BASIN

STORM DRAIN PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SD-1	15"	205'	0.59%
SD-2	15"	39'	1.27%
SD-3	12"	80'	0.31%
SD-4	6"	12'	0.82%
SD-5	15"	195'	0.51%
SD-6	15"	126'	0.51%
SD-7	12"	103'	0.48%
SD-8	12"	164'	0.31%
SD-9	6"	18'	2.82%
SD-13	12"	224'	0.67%
SD-14	15"	89'	0.31%
SD-15	6"	104'	0.48%
SD-18	15"	96'	0.52%
SD-19	15"	90'	0.52%



DATE: 5/7/2024

NO.	DATE	REVISIONS
1	05-07-2024	REVISED IN RESPONSE TO STAFF COMMENTS
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REVISIONS

ADDRESS: 41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04280

PHONE: (207) 926-5111

WEB SITE: www.terradynconsultants.com

Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: AFFORDABLE HOUSING
ANGLERS ROAD, WINDHAM, ME

SHEET TITLE: GRADING AND DRAINAGE

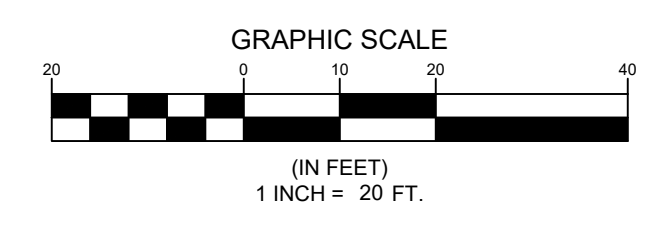
RECORD OWNER: THE ROMAN CATHOLIC BISHOP OF PORTLAND
PREDEVELOPMENT, LLC
631 STEVENS AVENUE
PORTLAND, MAINE 04103

DATE: 02-15-2023

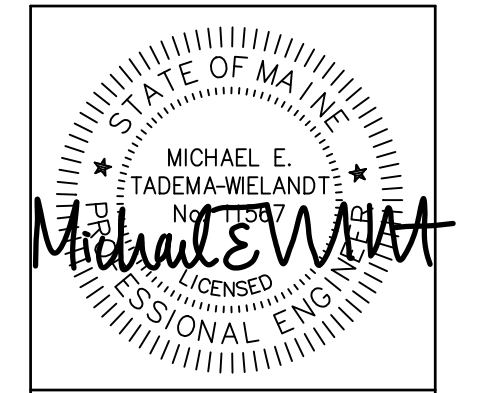
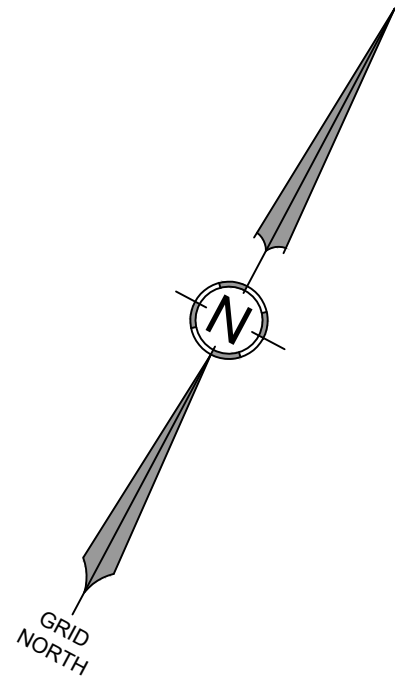
SCALE: 1" = 20'

JOB NO.: 22-179

SHEET: C-2.0



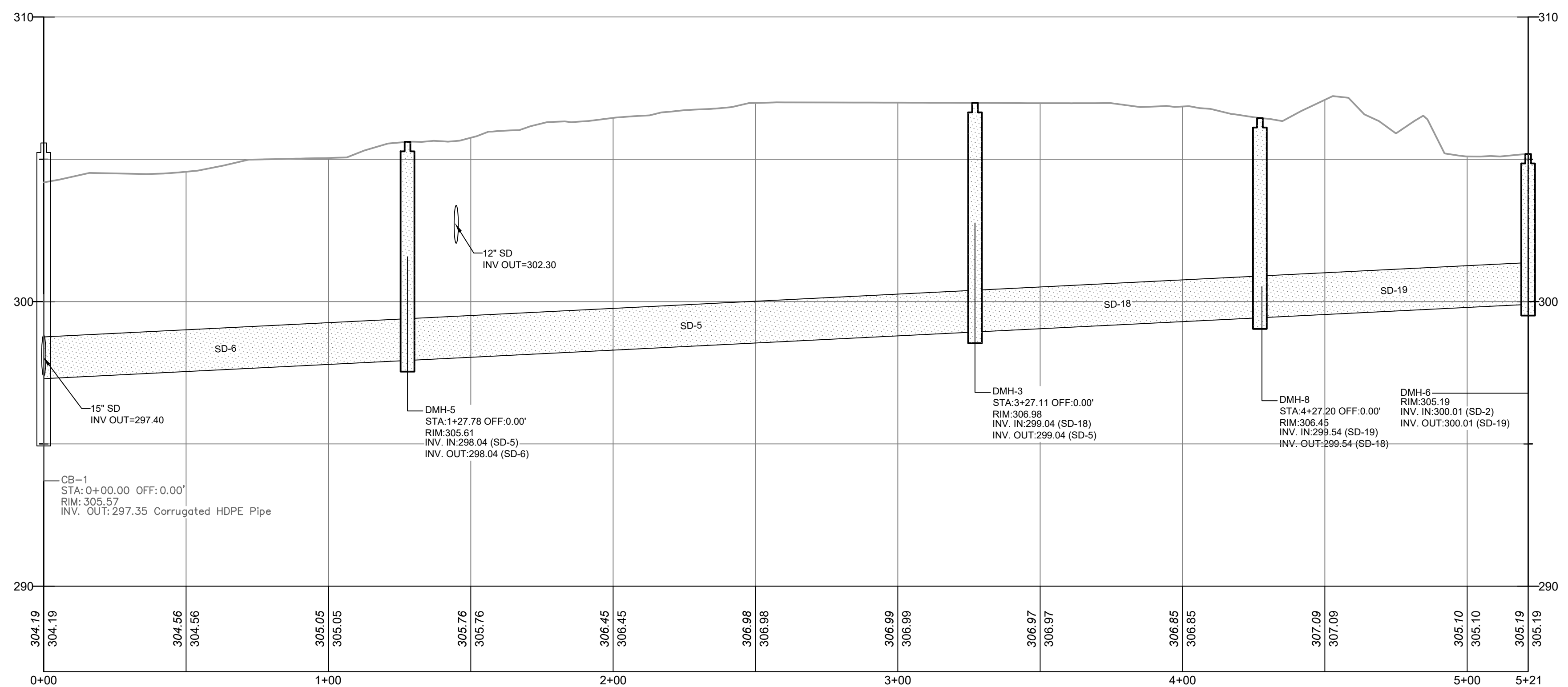
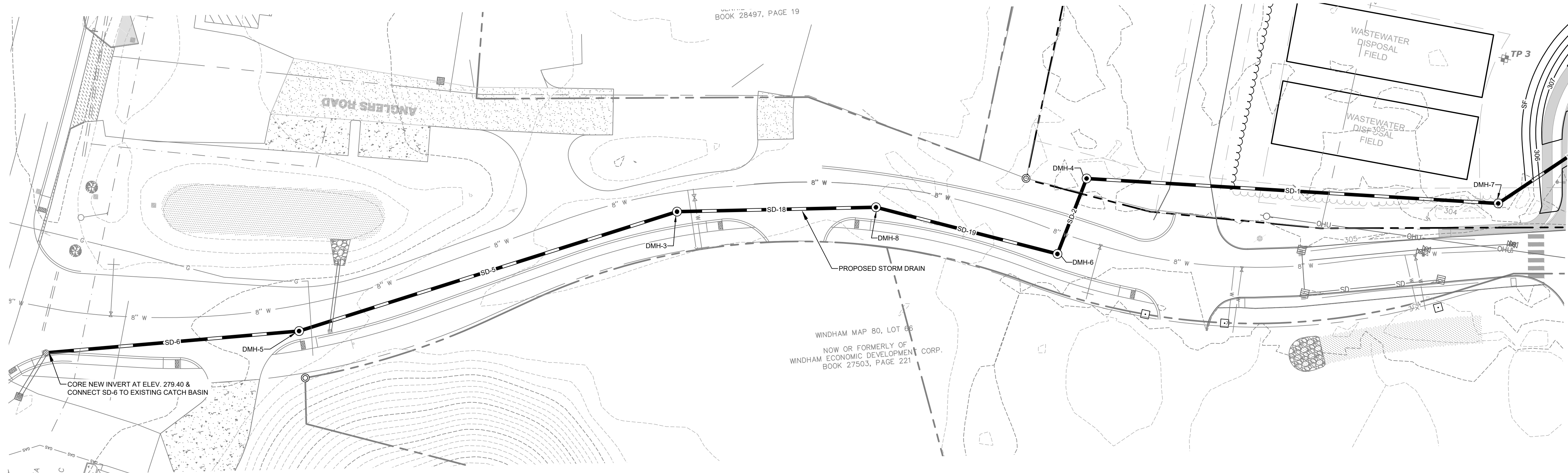
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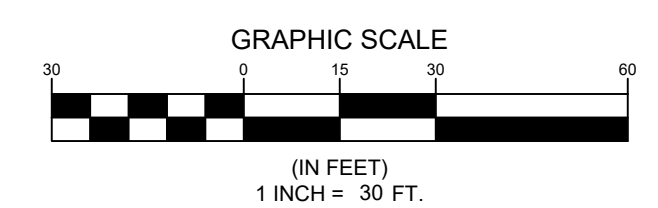
DATE: 5/7/2024

STORM DRAIN STRUCTURE DATA				
STRUCTURE	RIM	INV. IN	INV. OUT	TYPE
CB-1	305.50	302.00 (SD-7)	302.00 (SD-14)	48" CATCH BASIN
DMH-1	304.94	303.00 (SD-3) 303.00 (SD-9)	303.00 (SD-8)	48" MANHOLE
DMH-2	304.44	302.50 (SD-8) 302.50 (SD-13)	302.50 (SD-7)	48" MANHOLE
DMH-3	306.98	299.04 (SD-18)	299.04 (SD-5)	48" MANHOLE
DMH-4	299.59	300.50 (SD-1)	300.50 (SD-2)	48" MANHOLE
DMH-5	305.61	298.04 (SD-5)	298.04 (SD-6)	48" MANHOLE
DMH-6	305.19	300.01 (SD-2)	300.01 (SD-19)	48" MANHOLE
DMH-7	303.79	301.72 (SD-14)	301.72 (SD-1)	48" MANHOLE
DMH-8	306.45	299.54 (SD-19)	299.54 (SD-18)	48" MANHOLE
FI-1	307.25		303.25 (SD-3)	30" NYLOPLAST CATCH BASIN
FI-2	307.50		304.00 (SD-13)	30" NYLOPLAST CATCH BASIN
FI-3	308.00	303.50 (SD-15)	303.50 (SD-9)	30" NYLOPLAST CATCH BASIN
FI-4	308.00		304.17 (SD-4)	24" NYLOPLAST CATCH BASIN

STORM DRAIN PIPE DATA			
NAME	SIZE	LENGTH	SLOPE
SD-1	15"	205'	0.59%
SD-2	15"	39'	1.27%
SD-3	12"	80'	0.31%
SD-4	6"	12'	0.82%
SD-5	15"	195'	0.51%
SD-6	15"	126'	0.51%
SD-7	12"	103'	0.48%
SD-8	12"	164'	0.31%
SD-9	6"	18'	2.82%
SD-13	12"	224'	0.67%
SD-14	15"	89'	0.31%
SD-15	6"	104'	0.48%
SD-18	15"	96'	0.52%
SD-19	15"	90'	0.52%



PROFILE OF ANGLERS ROAD PROPOSED STORM DRAIN
 1" = 30' HORIZ.
 1" = 3' VERT



NO.	DATE	REVISIONS
1	04-02-2024	REVISSED BASED ON STAFF COMMENTS
2	04-22-2024	SUBMITTED TO TOWN OF WINDHAM FOR SITE PLAN APPLICATION
3	05-03-2024	SUBMITTED TO MDEP FOR STORMWATER PERMIT
4	05-07-2024	REVISSED IN RESPONSE TO STAFF COMMENTS

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TERRADYN CONSULTANTS, LLC
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 Stormwater Design | Land Planning | Environmental Permitting

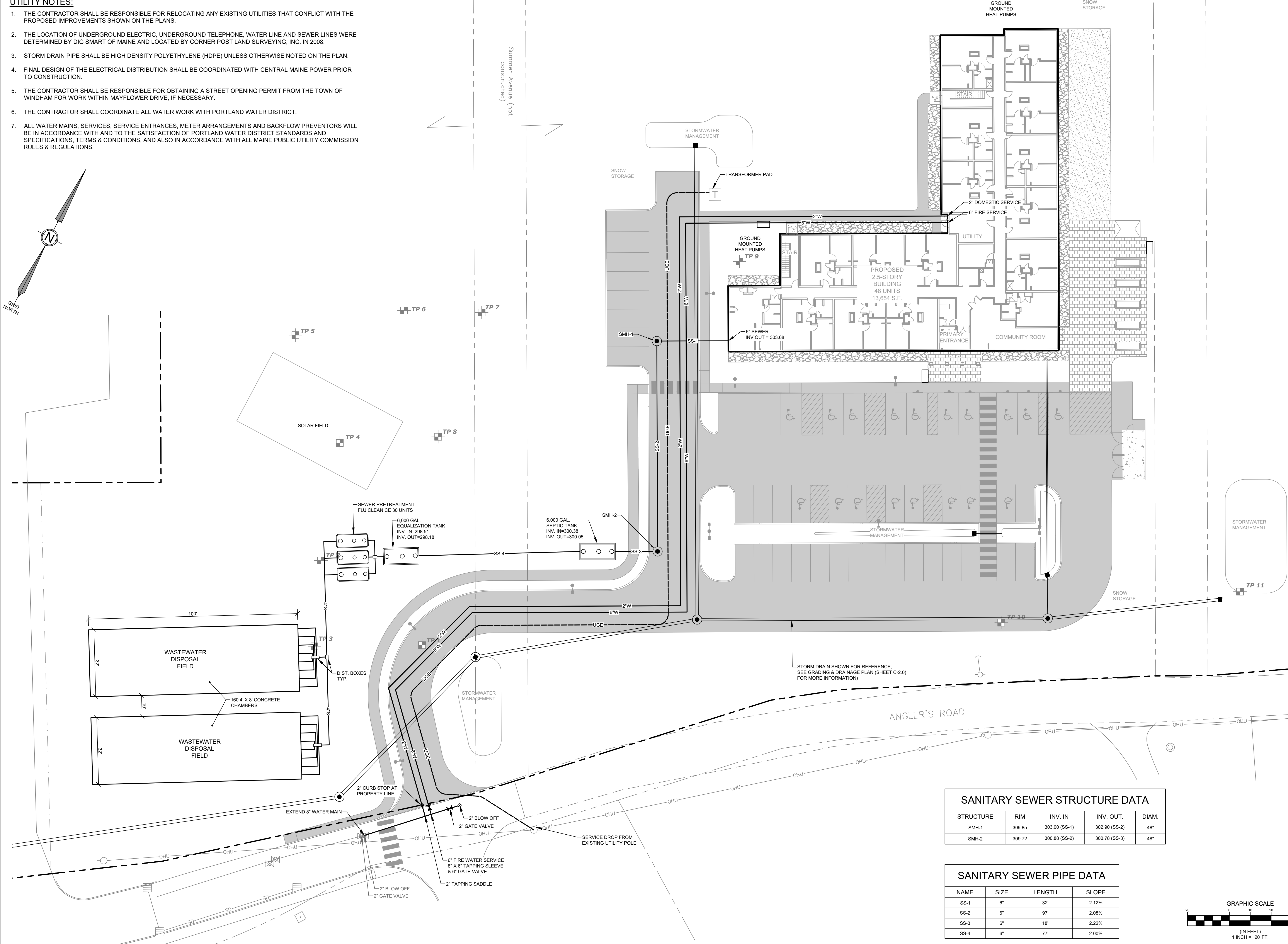
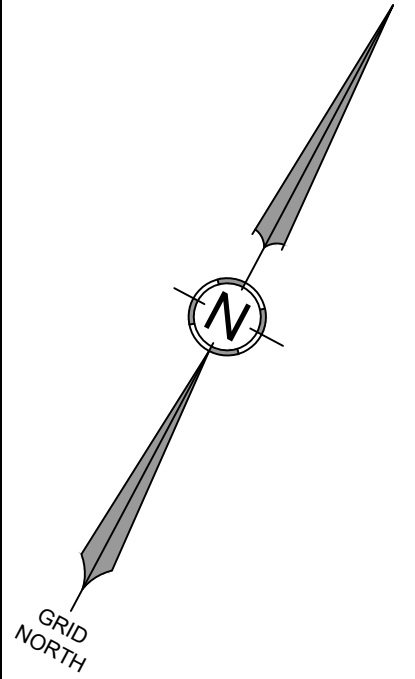
PERMIT DRAWING
 NOT FOR CONSTRUCTION

PROJECT: AFFORDABLE HOUSING
 ANGLERS ROAD, WINDHAM, ME
 SHEET TITLE: GRADING AND DRAINAGE
 RECORD OWNER: THE ROMAN CATHOLIC BISHOP OF PORTLAND
 PREPARED FOR: DEVELOPERS COLLABORATIVE PREDEVELOPMENT, LLC
 631 STEVENS AVENUE
 PORTLAND, MAINE 04103
 DATE: 02-15-2023
 SCALE: 1" = 30'
 JOB NO.: 22-179
 SHEET: **C-2.1**

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UTILITY NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING ANY EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. THE LOCATION OF UNDERGROUND ELECTRIC, UNDERGROUND TELEPHONE, WATER LINE AND SEWER LINES WERE DETERMINED BY DIG SMART OF MAINE AND LOCATED BY CORNER POST LAND SURVEYING, INC. IN 2008.
3. STORM DRAIN PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) UNLESS OTHERWISE NOTED ON THE PLAN.
4. FINAL DESIGN OF THE ELECTRICAL DISTRIBUTION SHALL BE COORDINATED WITH CENTRAL MAINE POWER PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A STREET OPENING PERMIT FROM THE TOWN OF WINDHAM FOR WORK WITHIN MAYFLOWER DRIVE, IF NECESSARY.
6. THE CONTRACTOR SHALL COORDINATE ALL WATER WORK WITH PORTLAND WATER DISTRICT.
7. ALL WATER MAINS, SERVICES, SERVICE ENTRANCES, METER ARRANGEMENTS AND BACKFLOW PREVENTORS WILL BE IN ACCORDANCE WITH AND TO THE SATISFACTION OF PORTLAND WATER DISTRICT STANDARDS AND SPECIFICATIONS, TERMS & CONDITIONS, AND ALSO IN ACCORDANCE WITH ALL MAINE PUBLIC UTILITY COMMISSION RULES & REGULATIONS.

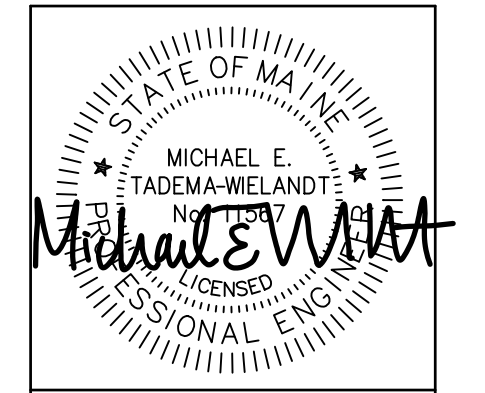
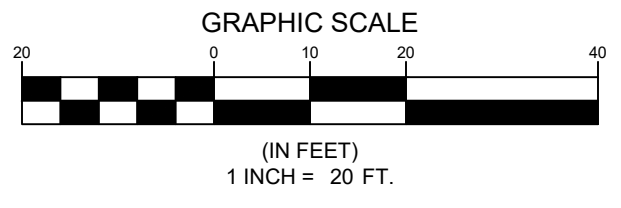


SANITARY SEWER STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT.	DIAM.
SMH-1	309.85	303.00 (SS-1)	302.90 (SS-2)	48"
SMH-2	309.72	300.88 (SS-2)	300.78 (SS-3)	48"

SANITARY SEWER PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SS-1	6"	32'	2.12%
SS-2	6"	97'	2.08%
SS-3	6"	18'	2.22%
SS-4	6"	77'	2.00%



DATE: 5/7/2024

NO.	DATE	REVISIONS
1	04-02-2024	REVISED BASED ON STAFF COMMENTS
2	04-22-2024	SUBMITTED TO TOWN OF WINDHAM FOR SITE PLAN APPLICATION
3	05-03-2024	SUBMITTED TO MDEP FOR STORMWATER PERMIT
4	05-07-2024	REVISED IN RESPONSE TO STAFF COMMENTS

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Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

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PROJECT: AFFORDABLE HOUSING
ANGLER'S ROAD, WINDHAM, ME
SHEET TITLE: UTILITY PLAN
RECORD OWNER: THE ROMAN CATHOLIC BISHOP OF PORTLAND
DEVELOPERS COLLABORATIVE PREDEVELOPMENT, LLC
631 STEVENS AVENUE
PORTLAND, MAINE 04103
DATE: 02-15-2023
SCALE: 1" = 20'
JOB NO.: 22-179
SHEET: C-3.0

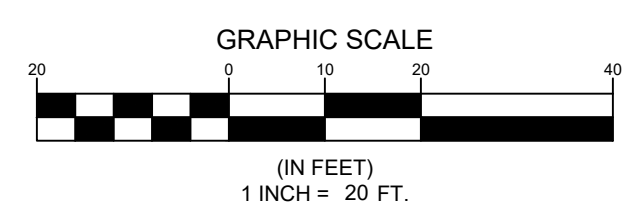
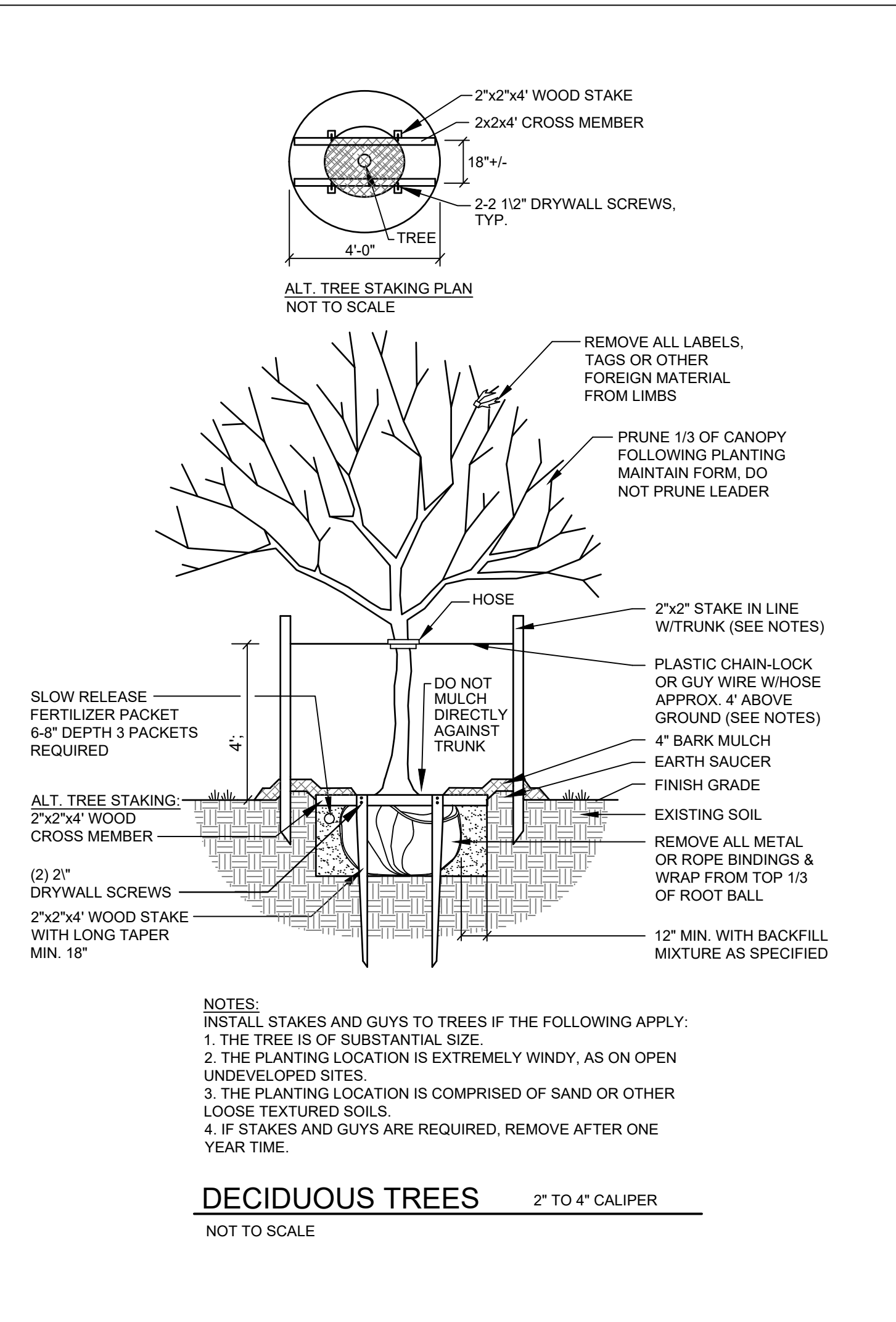
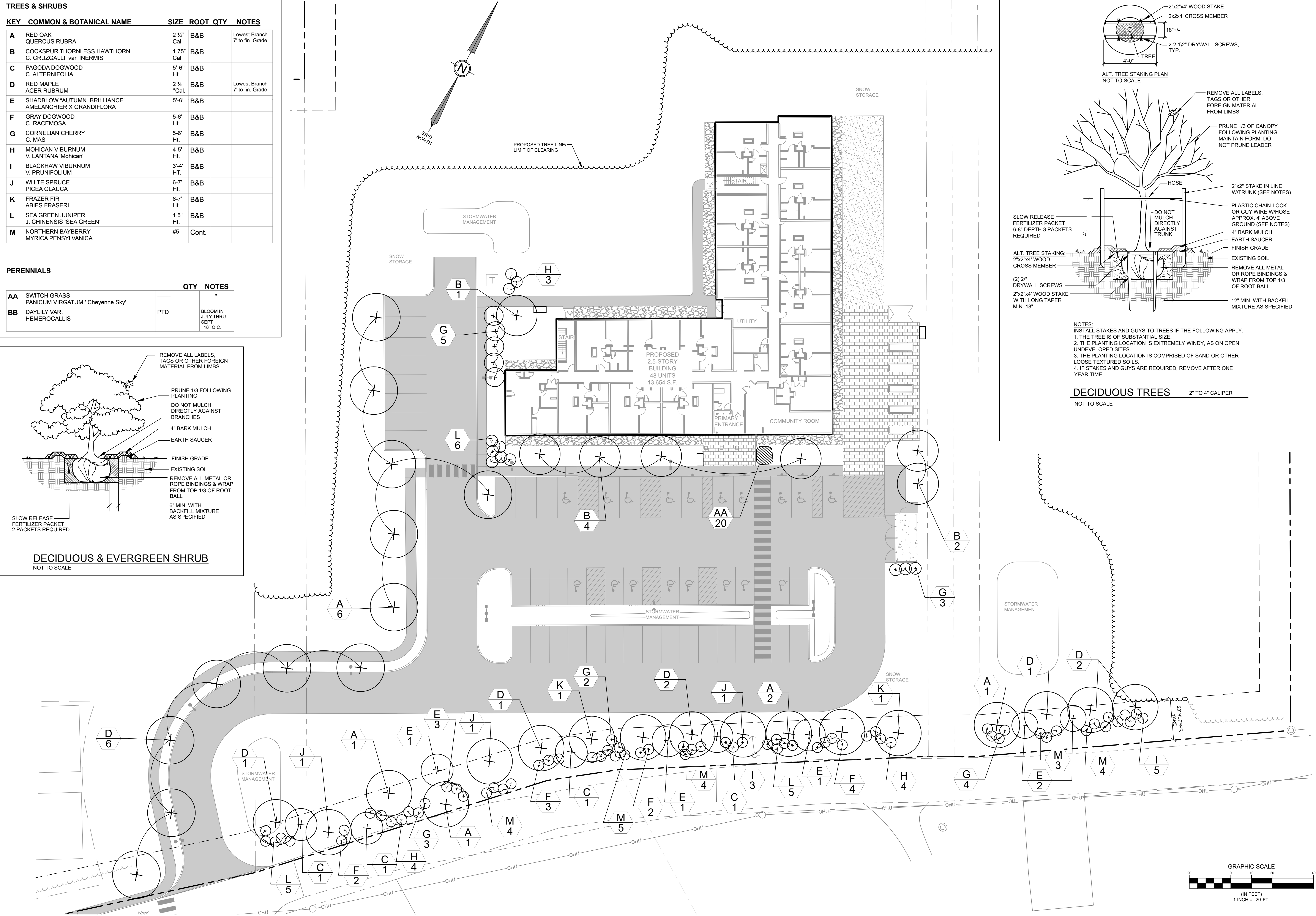
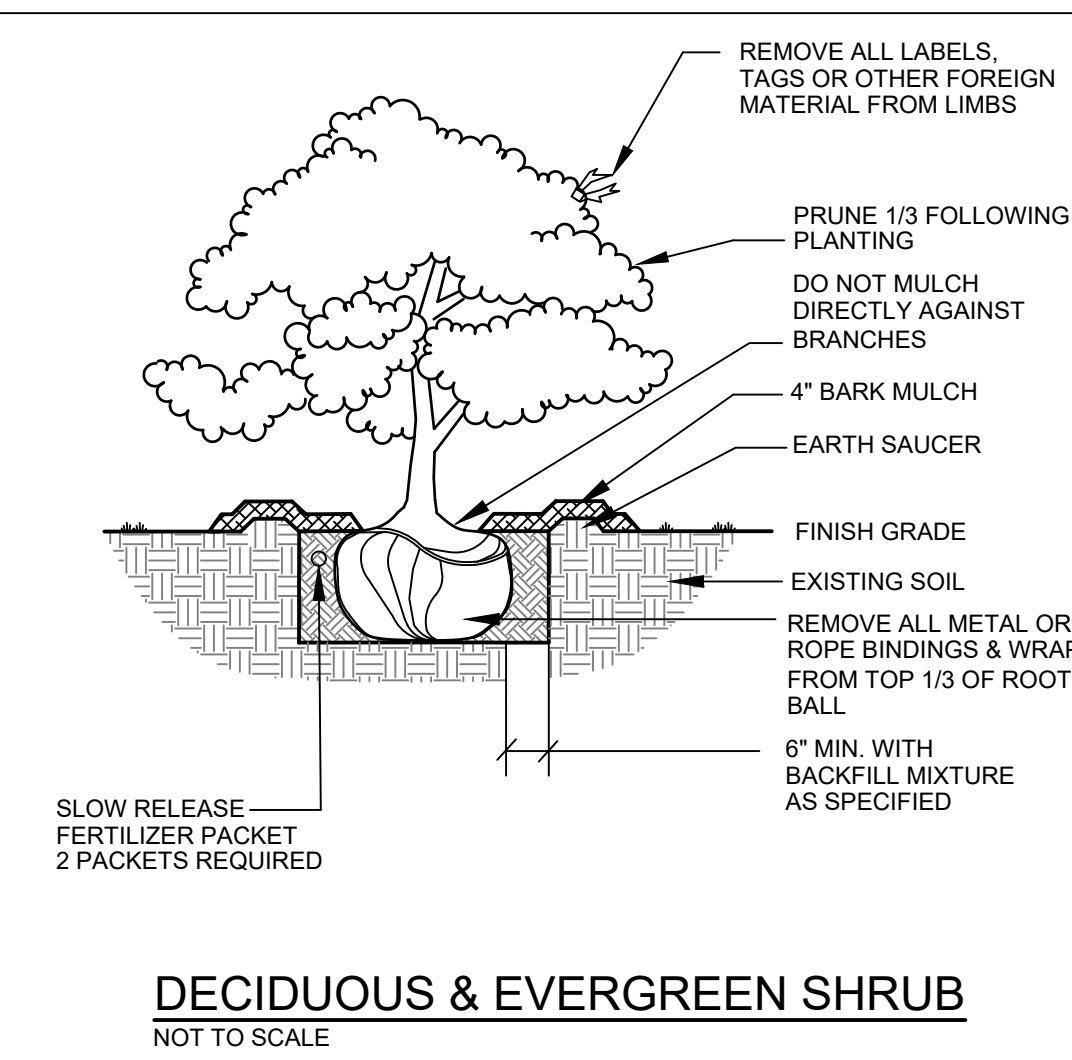
PLANT LIST

TREES & SHRUBS

KEY	COMMON & BOTANICAL NAME	SIZE	ROOT	QTY	NOTES
A	RED OAK QUERCUS RUBRA	2 1/2" Cal.	B&B		Lowest Branch 7' to fin. Grade
B	COCKSPUR THORNLESS HAWTHORN C. CRUZGALLI var. INERMIS	1.75" Cal.	B&B		
C	PAGODA DOGWOOD C. ALTERNIFOLIA	5'-6" Ht.	B&B		
D	RED MAPLE ACER RUBRUM	2 1/2" Cal.	B&B		Lowest Branch 7' to fin. Grade
E	SHADBLow "AUTUMN BRILLIANCE" AMELANCHIER X GRANDIFLORA	5'-6" Ht.	B&B		
F	GRAY DOGWOOD C. RACEMOSA	5'-6" Ht.	B&B		
G	CORNELIAN CHERRY C. MAS	5'-6" Ht.	B&B		
H	MOHICAN VIBURNUM V. LANTANA 'Mohican'	4'-5" Ht.	B&B		
I	BLACKHAW VIBURNUM V. PRUNIFOLIUM	3'-4" HT.	B&B		
J	WHITE SPRUCE PICEA GLAUCA	6'-7" Ht.	B&B		
K	FRAZER FIR ABIES FRASERI	6'-7" Ht.	B&B		
L	SEA GREEN JUNIPER J. CHINENSIS 'SEA GREEN'	1.5" Ht.	B&B		
M	NORTHERN BAYBERRY MYRICA PENNSYLVANICA	#5	Cont.		

PERENNIALS

KEY	COMMON & BOTANICAL NAME	SIZE	QTY	NOTES
AA	SWITCH GRASS PANICUM VIRGATUM 'Cheyenne Sky'	PTD		BLOOM IN JULY THRU SEPT 18" O.C.
BB	DAYLILY VAR. HEMEROCALLIS	PTD		BLOOM IN JULY THRU SEPT 18" O.C.



DATE: 4/22/2024

NO.	DATE	REVISIONS
1	04-02-2024	REVISIONS
2	04-22-2024	REVISIONS
3	05-03-2024	REVISIONS
4	05-07-2024	REVISIONS

REVISIONS IN RESPONSE TO STAFF COMMENTS
 SUBMITTED TO MDEP FOR STORMWATER PERMIT
 SUBMITTED TO TOWN OF WINDHAM FOR SITE PLAN APPLICATION
 REVISED BASED ON STAFF COMMENTS

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 Civil Engineering | Land Surveying | Geomatics
 Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
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PROJECT: AFFORDABLE HOUSING
 ANGLERS ROAD, WINDHAM, ME

SHEET TITLE: LANDSCAPING PLAN

RECORD OWNER: THE ROMAN CATHOLIC BISHOP OF PORTLAND
 DEVELOPERS COLLABORATIVE PREDEVELOPMENT, LLC
 631 STEVENS AVENUE
 PORTLAND, MAINE 04103

DATE: 02-15-2023
 SCALE: SCALE
 JOB NO: 22-179
 SHEET: C-4.0

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EROSION AND SEDIMENT CONTROL PLAN

PRE-CONSTRUCTION PHASE
 A PERSON WHO CONDUCTS, OR CAUSES TO BE CONDUCTED, AN ACTIVITY THAT INVOLVES FILLING, DISPLACING OR EXPOSING SOIL OR OTHER EARTHEN MATERIALS SHALL TAKE MEASURES TO PREVENT UNREASONABLE EROSION OF SOIL OR SEDIMENT BEYOND THE PROJECT SITE OR TO A PROTECTED NATURAL RESOURCE AS DEFINED IN 38 M.R.S.A. § 480-B. EROSION CONTROL MEASURES MUST BE IN PLACE BEFORE THE ACTIVITY BEGINS. MEASURES MUST REMAIN IN PLACE AND FUNCTIONAL UNTIL THE SITE IS PERMANENTLY STABILIZED. ADEQUATE AND TIMELY TEMPORARY AND PERMANENT STABILIZATION MEASURES MUST BE TAKEN. THE SITE MUST BE MAINTAINED TO PREVENT UNREASONABLE EROSION AND SEDIMENTATION. MINIMIZE DISTURBED AREAS AND PROTECT NATURAL DOWNGRADE BUFFER AREAS TO THE EXTENT PRACTICABLE.

BMP CONSTRUCTION PHASE
A. SEDIMENT BARRIERS. PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, PROPERLY INSTALL SEDIMENT BARRIERS AT THE EDGE OF ANY DOWNGRADE DISTURBED AREA AND ADJACENT TO ANY DRAINAGE CHANNELS WITHIN THE PROPOSED DISTURBED AREA. MAINTAIN THE SEDIMENT BARRIERS UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.

B. CONSTRUCTION ENTRANCE: PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT THE INTERSECTION WITH THE PROPOSED ACCESS DRIVE AND THE EXISTING ROADWAY TO AVOID TRACKING OF MUD, DUST AND DEBRIS FROM THE SITE. TRACKED MUD OR SEDIMENT SHALL BE REMOVED PRIOR TO A STORM EVENT BY VACUUM SWEEPING.

C. RIPRAP: SINCE RIPRAP IS USED WHERE EROSION POTENTIAL IS HIGH, CONSTRUCTION MUST BE SEQUENCED SO THAT THE RIPRAP IS PUT IN PLACE WITH THE MINIMUM DELAY. DISTURBANCE OF AREAS WHERE RIPRAP IS TO BE PLACED SHOULD BE UNDERTAKEN ONLY WHEN FINAL PREPARATION AND PLACEMENT OF THE RIPRAP CAN FOLLOW IMMEDIATELY BEHIND THE INITIAL DISTURBANCE. WHERE RIPRAP IS USED FOR OUTLET PROTECTION, THE RIPRAP SHOULD BE PLACED BEFORE OR IN CONJUNCTION WITH THE CONSTRUCTION OF THE PIPE OR CHANNEL, SO THAT IT IS IN PLACE WHEN THE PIPE OR CHANNEL BEGINS TO OPERATE. MAINTAIN TEMPORARY RIPRAP, SUCH AS TEMPORARY CHECK DAMS UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.

D. TEMPORARY STABILIZATION. STABILIZE WITH TEMPORARY SEEDING, MULCH, OR OTHER NON-ERODABLE COVER ANY EXPOSED SOILS THAT WILL REMAIN UNWORKED FOR MORE THAN 14 DAYS EXCEPT, STABILIZE AREAS WITHIN 100 FEET OF A WETLAND OR WATERBODY WITHIN 7 DAYS OR PRIOR TO A PREDICTED STORM EVENT, WHICHEVER COMES FIRST. IF HAY OR STRAW MULCH IS USED, THE APPLICATION RATE MUST BE 2 BALES (70-90 POUNDS) PER 1000 SF OR 1.5 TO 2 TONS (90-100 BALES) PER ACRE TO COVER 75 TO 90% OF THE GROUND SURFACE. HAY MULCH MUST BE KEPT MOIST OR ANCHORED TO PREVENT WIND BLOWING. AN EROSION CONTROL BLANKET OR MAT SHALL BE USED AT THE BASE OF GRASSED WATERWAYS, STEEP SLOPES (15% OR GREATER) AND ON ANY DISTURBED SOIL WITHIN 100 FEET OF LAKES, STREAMS AND WETLANDS. 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 SECOND PHASE, AND SO ON.

E. EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX SHOULD BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH SUCH AS FLY ASH OR YARD SCRAPING. LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX. THE MIX COMPOSITION SHOULD MEET THE FOLLOWING STANDARDS:

- THE ORGANIC MATTER CONTENT SHOULD BE BETWEEN 80% AND 100%, DRY WEIGHT BASIS.
- PARTICLE SIZE BY WEIGHT SHOULD BE 100% PASSING A 6" SCREEN AND 70% TO 85% PASSING A 0.75" SCREEN
- THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
- SOLUBLE SALTS CONTENT SHALL BE <4.0 MHMOS/CM
- THE pH SHALL BE BETWEEN 5.0 AND 8.0

F. VEGETATED WATERWAY. UPON FINAL GRADING, THE DISTURBED AREAS SHALL BE IMMEDIATELY SEEDED TO PERMANENT VEGETATION AND MULCHED AND WILL NOT BE USED AS OUTLETS UNTIL A DENSE, VIGOROUS VEGETATIVE COVER HAS BEEN OBTAINED. ONCE SOIL IS EXPOSED FOR WATERWAY CONSTRUCTION IT SHOULD BE IMMEDIATELY STABILIZED. VEGETATED WATERWAYS NEED TO BE STABILIZED EARLY DURING THE GROWING SEASON (PRIOR TO SEPTEMBER 15). IF FINAL SEEDING OF WATERWAYS IS DELAYED PAST SEPTEMBER 15, EMERGENCY PROVISIONS SUCH AS SOD OR RIPRAP MAY BE REQUIRED TO STABILIZE THE CHANNEL. WATERWAYS SHOULD BE FULLY STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.

PERMANENT STABILIZATION DEFINED
A. SEEDED AREAS. FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS AN 80% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.

B. SODDED AREAS. FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.

C. PERMANENT MULCH. FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL. EROSION CONTROL MIX MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.

D. RIPRAP. FOR AREAS STABILIZED WITH RIPRAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIPRAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIPRAP. STONE MUST BE SIZED APPROPRIATELY. IT IS RECOMMENDED THAT ANGULAR STONE BE USED.

E. AGRICULTURAL USE. FOR CONSTRUCTION PROJECTS ON LAND USED FOR AGRICULTURAL PURPOSES (E.G., PIPELINES ACROSS CROP LAND), PERMANENT STABILIZATION MAY BE ACCOMPLISHED BY RETURNING THE DISTURBED LAND TO AGRICULTURAL USE.

F. PAVED AREAS. FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE COMPACTED GRAVEL SUBBASE IS COMPLETED.

G. DITCHES, CHANNELS, AND SWALES. FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH WELL-GRADED RIPRAP, OR WITH ANOTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE LINING, UNDERCUTTING OF THE BANKS, OR DOWN-CUTTINGS OF THE CHANNEL.

GENERAL CONSTRUCTION PHASE
 THE FOLLOWING EROSION CONTROL MEASURES SHALL BE FOLLOWED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION OF THIS PROJECT:

A. ALL TOPSOIL SHALL BE COLLECTED, STOCKPILED, SEEDED WITH RYE AT 3 POUNDS/1,000 SF AND MULCHED, AND REUSED AS REQUIRED. SILT FENCING SHALL BE PLACED DOWN GRADIENT FROM THE STOCKPILED LOAM. STOCKPILE TO BE LOCATED BY DESIGNATION OF THE OWNER AND INSPECTING ENGINEER.

B. THE INSPECTING ENGINEER AT HIS/HER DISCRETION, MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AND/OR SUPPLEMENTAL VEGETATIVE PROVISIONS TO MAINTAIN STABILITY OF EARTHWORKS AND FINISH GRADED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY SUPPLEMENTAL MEASURES AS DIRECTED BY THE INSPECTING ENGINEER. FAILURE TO COMPLY WITH THE ENGINEER'S DIRECTIONS WILL RESULT IN DISCONTINUATION OF CONSTRUCTION ACTIVITIES.

C. EROSION CONTROL MESH SHALL BE APPLIED IN ACCORDANCE WITH THE PLANS OVER ALL FINISH SEEDED AREAS AS SPECIFIED ON THE DESIGN PLANS.

D. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN UNTIL THEY ARE ADEQUATELY STABILIZED.

E. ALL EROSION AND SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

F. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIALS.

G. AREAS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 INCHES PRIOR TO PLACEMENT OF TOPSOIL.

H. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDING TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC., SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.

I. ALL FILLS SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS.

J. EXCEPT FOR APPROVED LANDFILLS OR NON-STRUCTURAL FILLS, FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.

K. FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILL SLOPES OR STRUCTURAL FILLS.

L. FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.

M. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED APPROPRIATELY.

N. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.

O. REMOVE ANY TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE, WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED. REMOVE ANY ACCUMULATED SEDIMENTS AND STABILIZE.

PERMANENT VEGETATION
 PERMANENT VEGETATIVE COVER SHOULD BE ESTABLISHED ON DISTURBED AREAS WHERE PERMANENT, LONG LIVED VEGETATIVE COVER IS NEEDED TO STABILIZE THE SOIL, TO REDUCE DAMAGES FROM SEDIMENT AND RUNOFF, AND TO ENHANCE THE ENVIRONMENT.

SEEDBED PREPARATION
A. GRADE AS FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE.

B. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS SUCH AS THOSE OFFERED BY THE UNIVERSITY OF MAINE SOIL TESTING LABORATORY. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL COOPERATIVE EXTENSION SERVICE OFFICE. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 600 POUNDS PER ACRE OR 14 POUNDS PER 1,000 SQUARE FEET USING 10-20-20 (N-P205-K20) OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQ. FT.).

C. WORK LIMES AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OPERATION SHOULD BE ON THE GENERAL OUTCROP, CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE. D. REMOVE FROM THE SURFACE ALL STONES 2 INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, CONCRETE, CLOUDS, LUMPS OR OTHER UNSUITABLE MATERIAL.

E. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE TILLED AND FIRMED AS ABOVE.

F. PERMANENT SEEDING SHOULD BE MADE 45 DAYS PRIOR TO THE FIRST KILLING FROST OR AS A DORMANT SEEDING WITH MULCH AFTER THE FIRST KILLING FROST AND BEFORE SNOWFALL. WHEN CROWN NETCH IS SEEDING IN LATER SUMMER, AT LEAST 35% OF THE SEED SHOULD BE HARD SEED (UNSCARIFIED). IF SEEDING CANNOT BE DONE WITHIN THE SEEDING DATES, MULCH ACCORDING TO THE TEMPORARY MULCHING BMP AND OVERWINTER STABILIZATION AND CONSTRUCTION TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.

G. FOLLOWING SEED BED PREPARATION, SWALE AREAS, FILL AREAS AND BACK SLOPES SHALL BE SEEDED AT A RATE OF 3 LBS./1,000 S.F. WITH A MIXTURE OF 35% PERENNIAL RYEGRASS, 45% ANNUAL RYEGRASS, 10% PERENNIAL KYRGRASS, 20% ANNUAL RYEGRASS AND 5% WHITE DUTCH CLOVER.

I. AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING.

J. AREAS WHICH CANNOT BE SEEDED WITHIN THE GROWING SEASON SHALL BE MULCHED FOR OVER-WINTER PROTECTION AND THE AREA SHOULD BE SEEDED AT THE BEGINNING OF THE GROWING SEASON.

WINTER CONSTRUCTION PHASE
 IF AN AREA IS NOT STABILIZED WITH TEMPORARY OR PERMANENT MEASURES BY NOVEMBER 15, THEN THE SITE MUST BE PROTECTED WITH ADDITIONAL STABILIZATION MEASURES.

A. PERMANENT STABILIZATION CONSISTS OF AT LEAST 90% VEGETATION, PAVEMENT/GRAVEL BASE OR RIPRAP.

B. DO NOT EXPOSE SLOPES OR LEAVE SLOPES EXPOSED OVER THE WINTER OR FOR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY PROTECTED WITH MULCH.

C. APPLY HAY MULCH AT TWICE THE STANDARD RATE (150 LBS. PER 1,000 SF). THE MULCH MUST BE THICK ENOUGH SUCH THAT THE GROUND SURFACE WILL NOT BE VISIBLE AND MUST BE ANCHORED.

D. USE MULCH AND MULCH NETTING OR AN EROSION CONTROL MULCH BLANKET OR ALL SLOPES GREATER THAN 8% OR OTHER AREAS EXPOSED TO DIRECT WIND.

E. INSTALL AN EROSION CONTROL BLANKET IN ALL DRAINAGEWAYS (BOTTOM AND SIDES) WITH A SLOPE GREATER THAN 3%.

F. SEE THE VEGETATION MEASURES FOR MORE INFORMATION ON SEEDING DATES AND TYPES.

G. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SO THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.

H. AN AREA WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIER.

I. TEMPORARY MULCH MUST BE APPLIED WITHIN 7 DAYS OF SOIL EXPOSURE OR PRIOR TO ANY STORM EVENT, BUT AFTER EVERY WORKDAY IN AREAS WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE.

J. AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE PERMANENTLY MULCHED THAT SAME DAY.

K. IF SNOWFALL IS GREATER THAN 1 INCH (FRESH OR CUMULATIVE), THE SNOW SHALL BE REMOVED FROM THE AREAS DUE TO BE SEEDED AND MULCHED.

L. LOAM SHALL BE FREE OF FROZEN CLUMPS BEFORE IT IS APPLIED.

M. ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MUST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE DEPARTMENT.

N. EROSION CONTROL MUST BE INSPECTED AFTER EACH RAINFALL, SNOW STORM, OR THAWING EVENT AND AT LEAST ONCE A WEEK BETWEEN NOVEMBER 15 AND APRIL 15.

MAINTENANCE AND INSPECTION PHASE
A. MINIMUM EROSION CONTROL MEASURES WILL NEED TO BE IMPLEMENTED AND THE APPLICANT WILL BE RESPONSIBLE TO MAINTAIN ALL COMPONENTS OF THE EROSION CONTROL PLAN UNTIL THE SITE IS FULLY STABILIZED, HOWEVER, BASED ON SITE AND WEATHER CONDITIONS DURING CONSTRUCTION, ADDITIONAL EROSION CONTROL MEASURES MAY NEED TO BE IMPLEMENTED. ALL AREAS OF INSTABILITY AND EROSION MUST BE REPAIRED IMMEDIATELY DURING CONSTRUCTION AND NEED TO BE MAINTAINED UNTIL THE SITE IS FULLY STABILIZED OR VEGETATION IS ESTABLISHED. A CONSTRUCTION LOG MUST BE MAINTAINED FOR THE EROSION AND SEDIMENTATION CONTROL INSPECTIONS AND MAINTENANCE

B. A LOG (REPORT) MUST BE KEPT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROL. MAJOR OBSERVATIONS MUST INCLUDE: BMPs THAT NEED TO BE MAINTAINED, LOCATION(S) OF BMPs THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATION(S) WHERE ADDITIONAL BMPs ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION. FOLLOW-UP TO CORRECT DEFICIENCIES OR ENHANCE CONTROLS MUST ALSO BE INDICATED IN THE LOG AND DATED, INCLUDING WHAT ACTION WAS TAKEN AND WHEN.

DEWATERING
 A DEWATERING PLAN IS NEEDED TO ADDRESS EXCAVATION DE-WATERING FOLLOWING HEAVY RAINFALL EVENTS OR WHERE THE EXCAVATION MAY INTERCEPT THE GROUNDWATER TABLE DURING CONSTRUCTION. THE COLLECTED WATER NEEDS TREATMENT AND A DISCHARGE POINT THAT WILL NOT CAUSE DOWNGRADE EROSION AND OFFSITE SEDIMENTATION OR WITHIN A RESOURCE.

GOOD HOUSEKEEPING NOTES:
1. SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER, THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.

2. GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOIL, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL, DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.

SEE MAINE DEP CHAPTER 500 APPENDIX D FOR LICENSE BY RULE STANDARDS FOR INFILTRATION OF STORMWATER.

NOTE: LACK OF APPROPRIATE POLLUTANT REMOVAL BEST MANAGEMENT PRACTICES (BMPs) MAY RESULT IN VIOLATIONS OF THE GROUNDWATER QUALITY STANDARD ESTABLISHED BY 38 M.R.S.A. §465-C(1).

3. FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST DURING CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEP IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.

NOTE: DEWATERING A STREAM WITHOUT A PERMIT FROM THE DEPARTMENT MAY VIOLATE STATE WATER QUALITY STANDARDS AND THE NATURAL RESOURCES PROTECTION ACT.

4. DEBRIS AND OTHER MATERIALS. MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.

NOTE: TO PREVENT THESE MATERIALS FROM BECOMING A SOURCE OF POLLUTANTS, CONSTRUCTION AND POST-CONSTRUCTION ACTIVITIES RELATED TO A PROJECT MAY BE REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF RULES RELATED TO SOLID, UNIVERSAL, AND HAZARDOUS WASTE, INCLUDING, BUT NOT LIMITED TO, THE MAINE SOLID WASTE AND HAZARDOUS WASTE MANAGEMENT RULES; MAINE HAZARDOUS WASTE MANAGEMENT RULES; MAINE OIL CONVEYANCE AND STORAGE RULES; AND MAINE PESTICIDE REQUIREMENTS.

NOTE: DEWATERING CONTROLS ARE DISCUSSED IN THE "MAINE EROSION AND SEDIMENT CONTROL BMPs, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION."

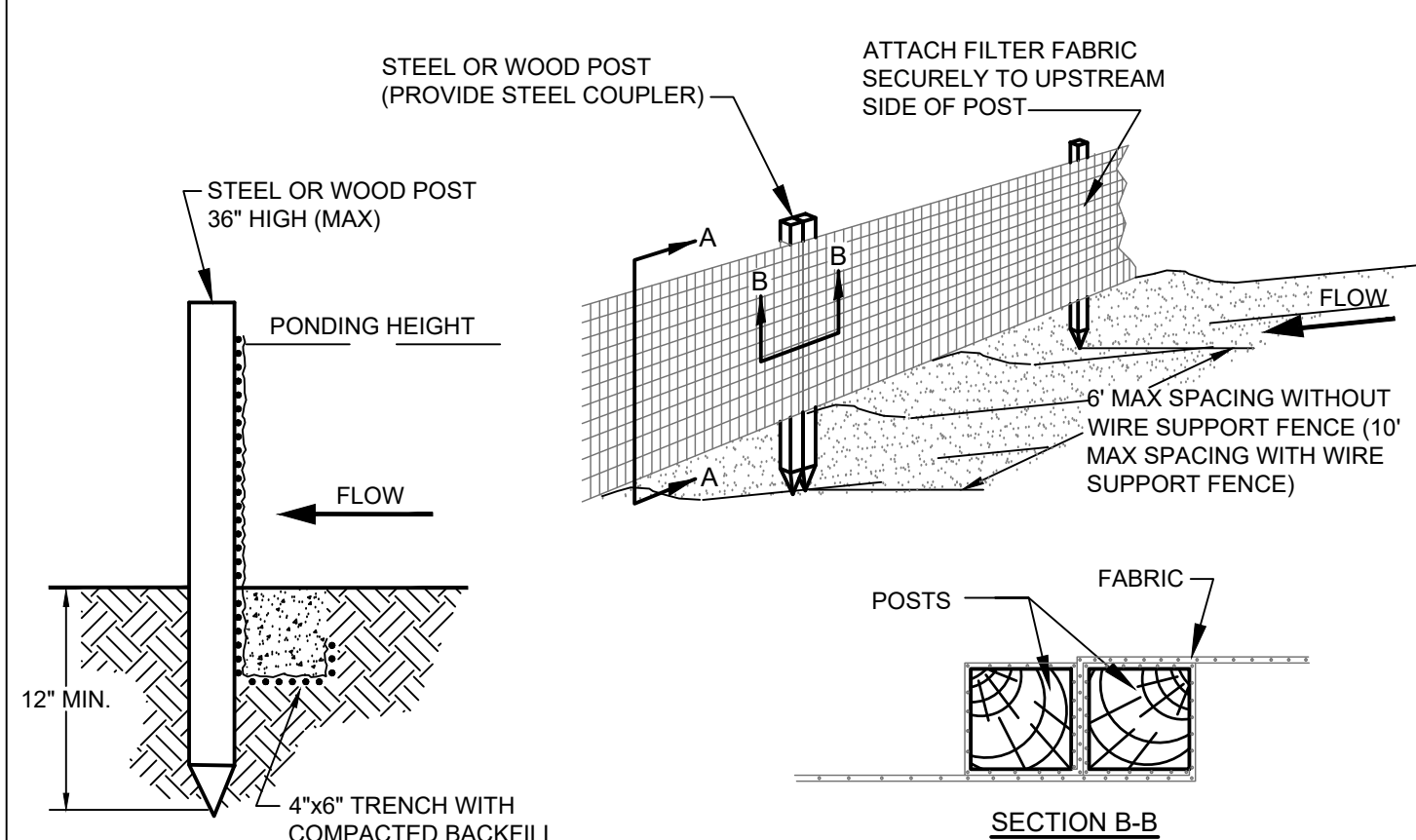
6. AUTHORIZED NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:

- (a) DISCHARGES FROM FIREFIGHTING ACTIVITY;
- (b) FIRE HYDRANT FLUSHINGS;
- (c) VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
- (d) DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX C(3);
- (e) ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL THAT DOES NOT INVOLVE DETERGENTS;
- (f) PAVEMENT WASHWATER WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAS BEEN REMOVED IF DETERGENTS ARE USED;
- (g) UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
- (h) UNCONTAMINATED GROUNDWATER OR SPRING WATER;
- (i) FOUNDATION OR POTTER DRAIN WATER WHERE FLOWS ARE NOT CONTAMINATED;
- (j) UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C(5));
- (k) POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
- (l) LANDSCAPE IRRIGATION.

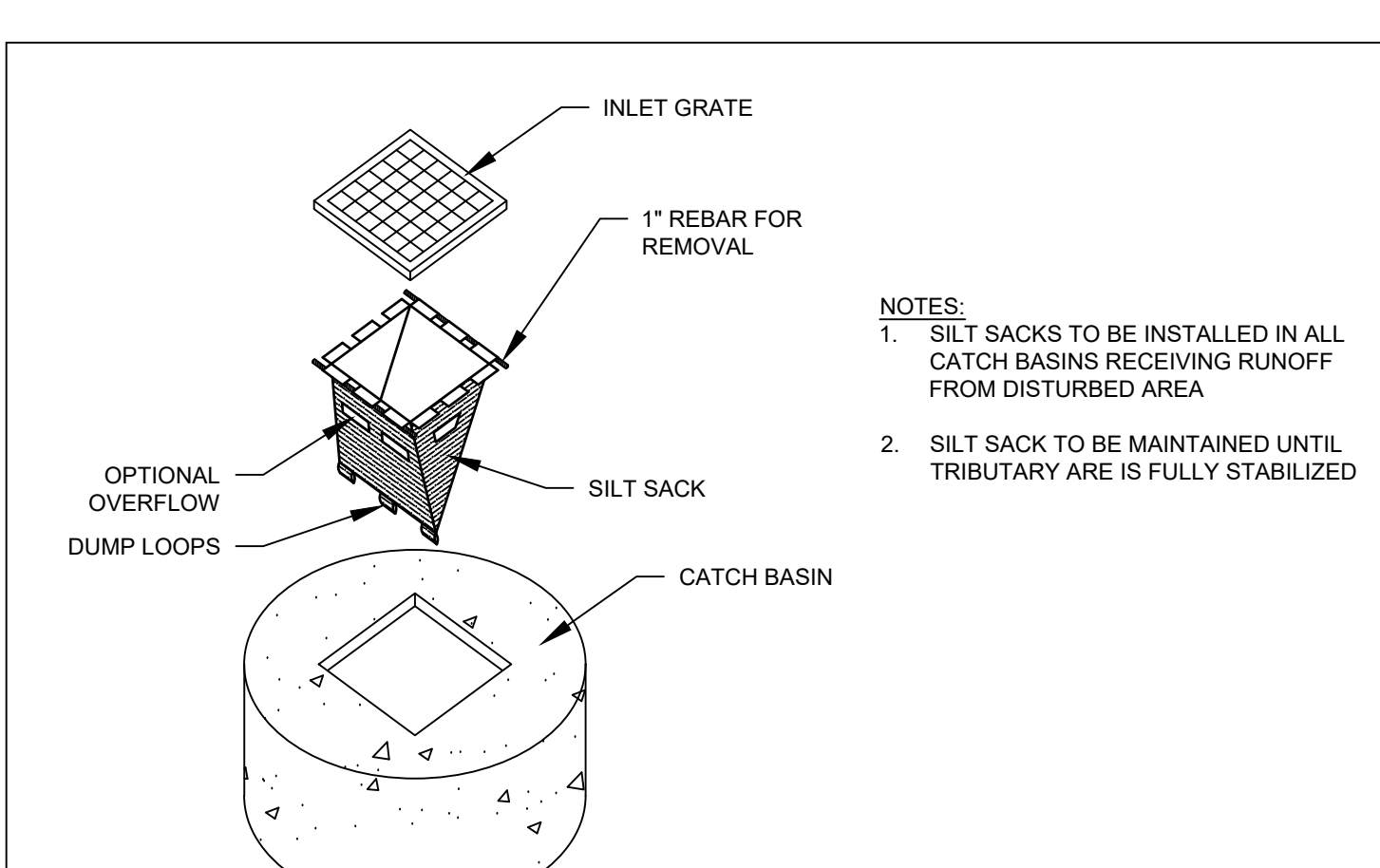
7. UNAUTHORIZED NON-STORMWATER DISCHARGES. THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C (6), SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:

- (a) WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
- (b) FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
- (c) SOAPS, SOLVENTS, OR DETERGENTS USED IN WASHING AND EQUIPMENT WASHING; AND
- (d) TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.

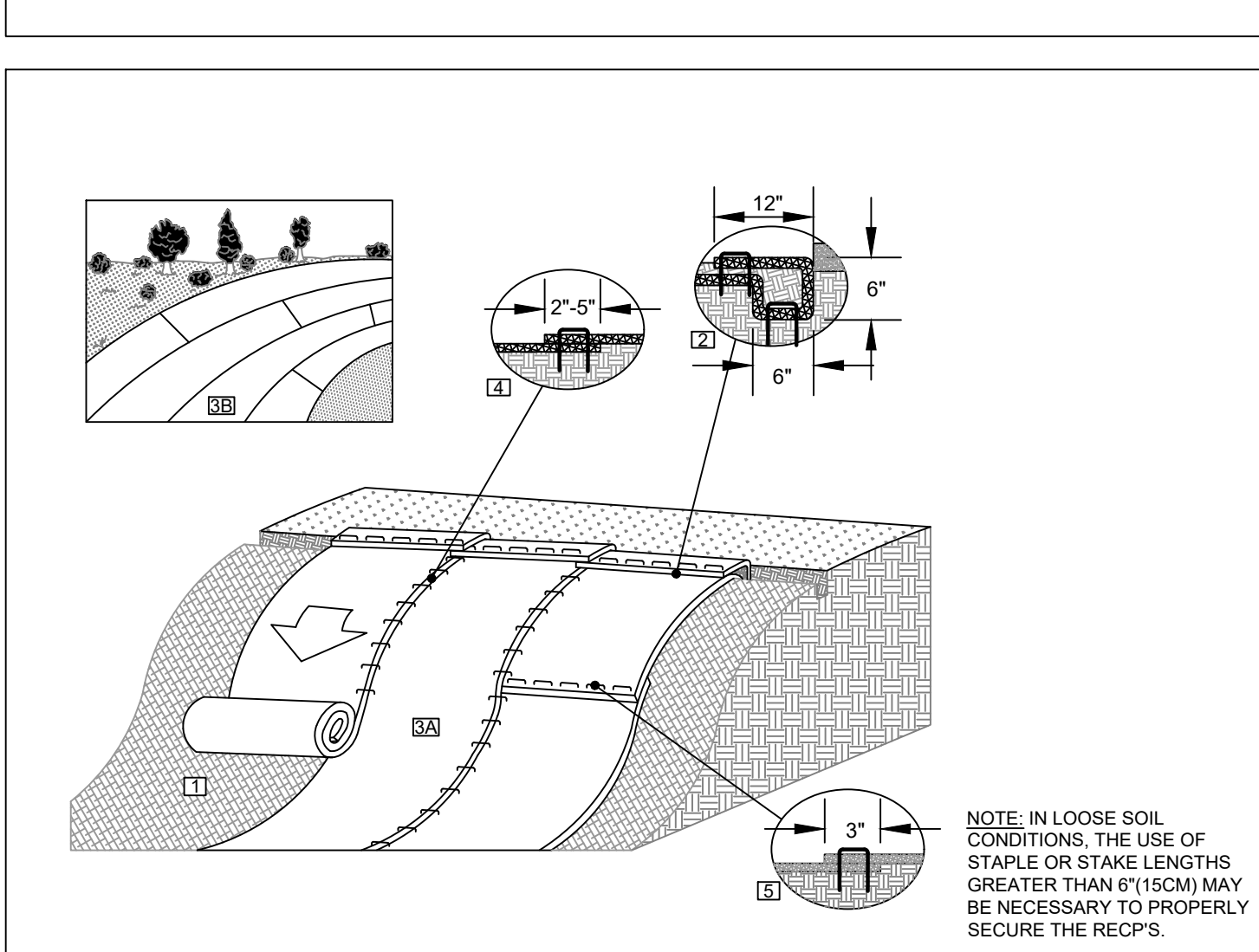
8. ADDITIONAL REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.



SILT FENCE
 NOT TO SCALE



SILT SACK DETAIL
 NOT TO SCALE

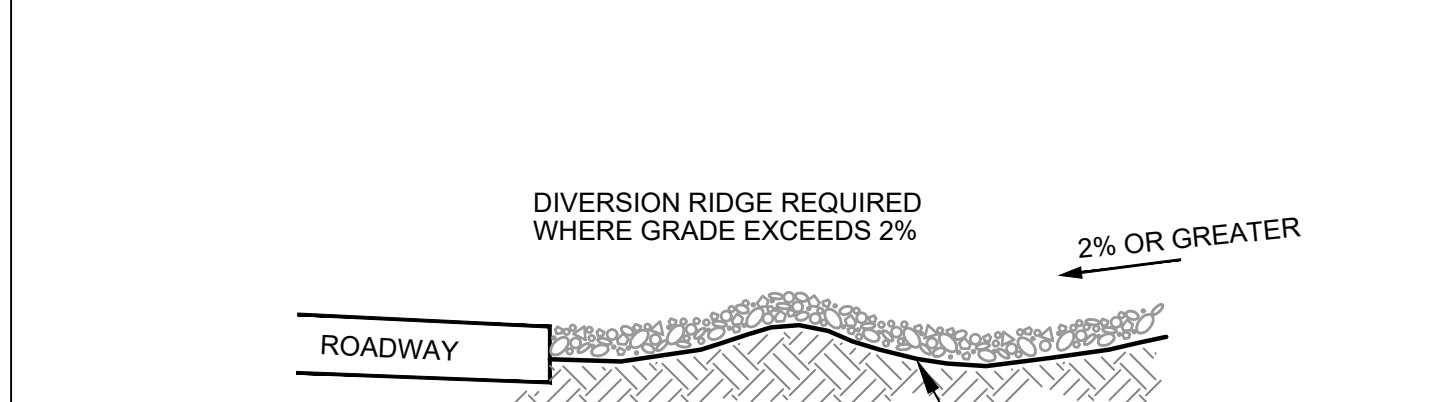


PHOTODEGRADABLE EROSION CONTROL BLANKET SELECTION

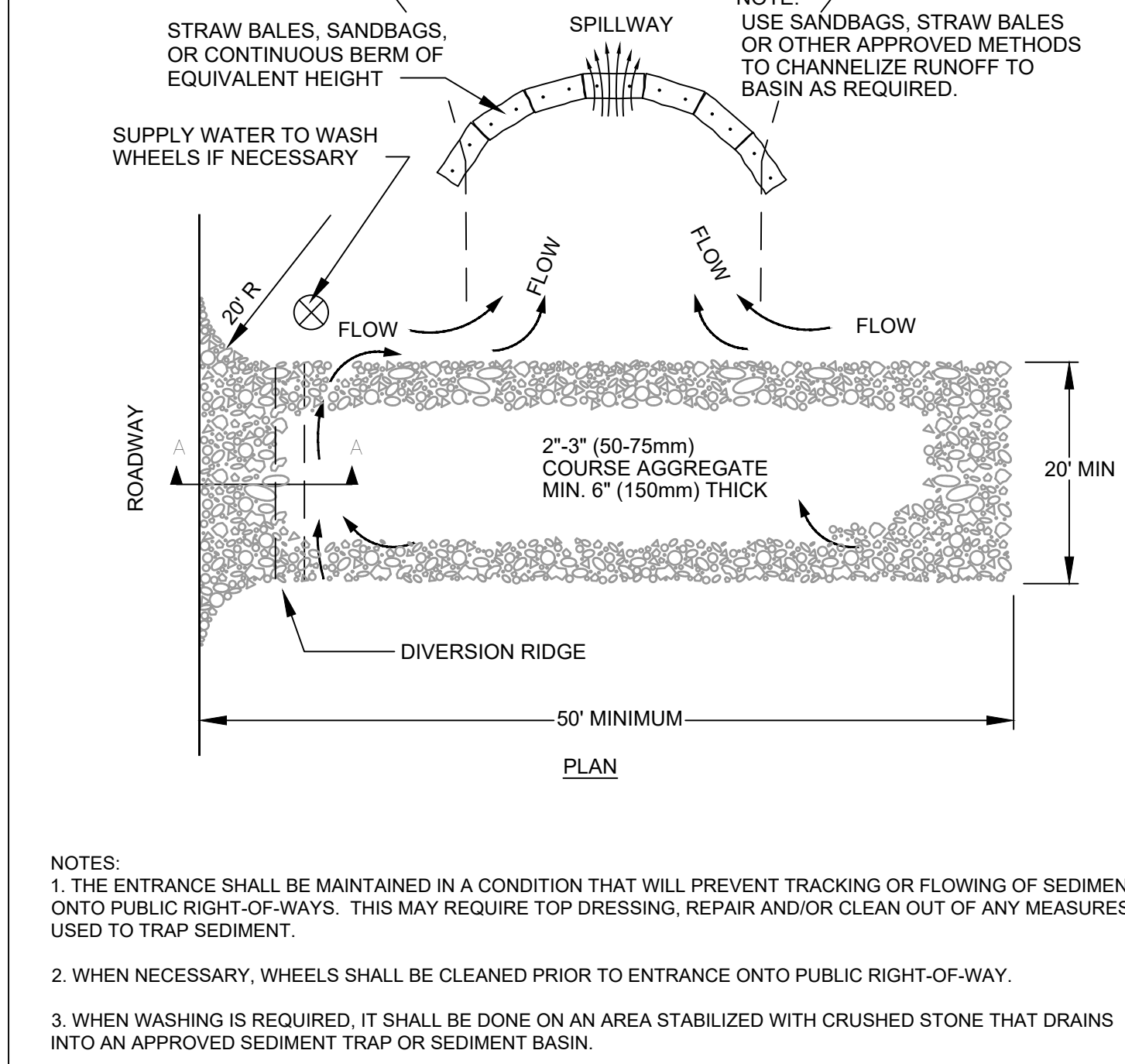
PERMANENT TURF REINFORCEMENT
 IF THE PLAN CALLS FOR PERMANENT TURF REINFORCEMENT, USE NORTH AMERICAN GREEN VMAX SC250

- NOTES:**
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPS), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
 2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPS IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECPS EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPS WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL AND FOLD THE REMAINING 12" PORTION OF RECPS BACK OVER THE SEED AND COMPACTED SOIL. SECURE RECPS OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECPS.
 3. ROLL THE RECPS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECPS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
 4. THE EDGES OF PARALLEL RECPS MUST BE STAPLED WITH APPROXIMATELY 2" - 5" OVERLAP DEPENDING ON THE RECPS TYPE.
 5. CONSECUTIVE RECPS SPLICED DOWN THE SLOPE MUST BE END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECPS WIDTH.

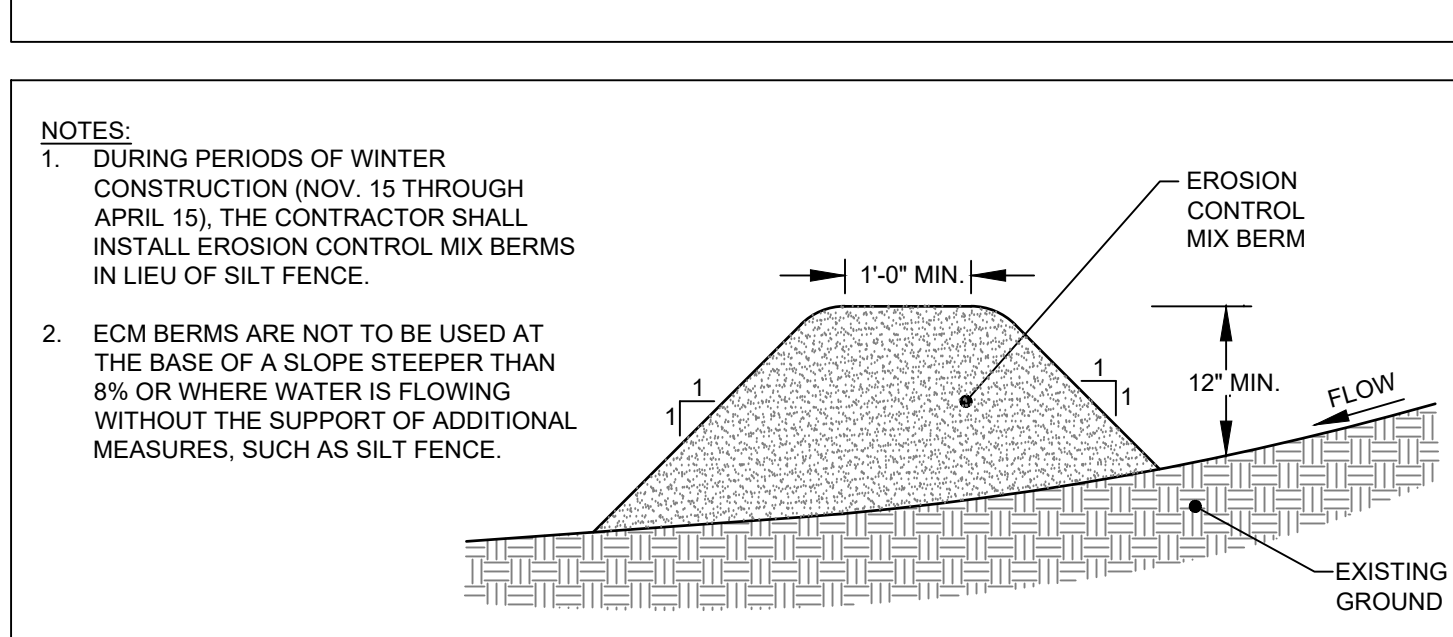
EROSION CONTROL FABRIC SLOPE INSTALLATION
 NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE
 NOT TO SCALE



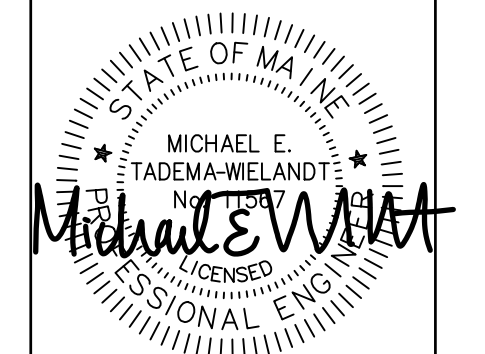
STABILIZED CONSTRUCTION ENTRANCE
 NOT TO SCALE



EROSION CONTROL MIX
 EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES & MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH. THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:

- THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 80% - 100% DRY WEIGHT BASIS
- PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MINIMUM OF 70%, MAXIMUM OF 85% PASSING A 0.75" SCREEN
- THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
- LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
- SOLUBLE SALTS CONTENT SHALL BE < 4.0 mhmos/cm.
- pH SHALL FALL BETWEEN 5.0 - 8.0.

EROSION CONTROL MIX BERM
 NOT TO SCALE



DATE: 5/7/2024

NO	DATE	REVISIONS
1	04-02-2024	REVISED BASED ON STAFF COMMENTS
2	04-22-2024	REVISED TO TOWN OF WINDHAM FOR SITE PLAN APPLICATION
3	05-03-2024	SUBMITTED TO MDEP FOR STORMWATER PERMIT
4	05-07-2024	REVISED IN RESPONSE TO STAFF COMMENTS

ADDRESS: 41 CAMPUS DRIVE, SUITE 301
 NEW GLOUCESTER, ME 04260
 PHONE: (207) 926-5111
 WEB SITE: www.terradyn.com
 Civil Engineering | Land Surveying | Geomatics
 Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
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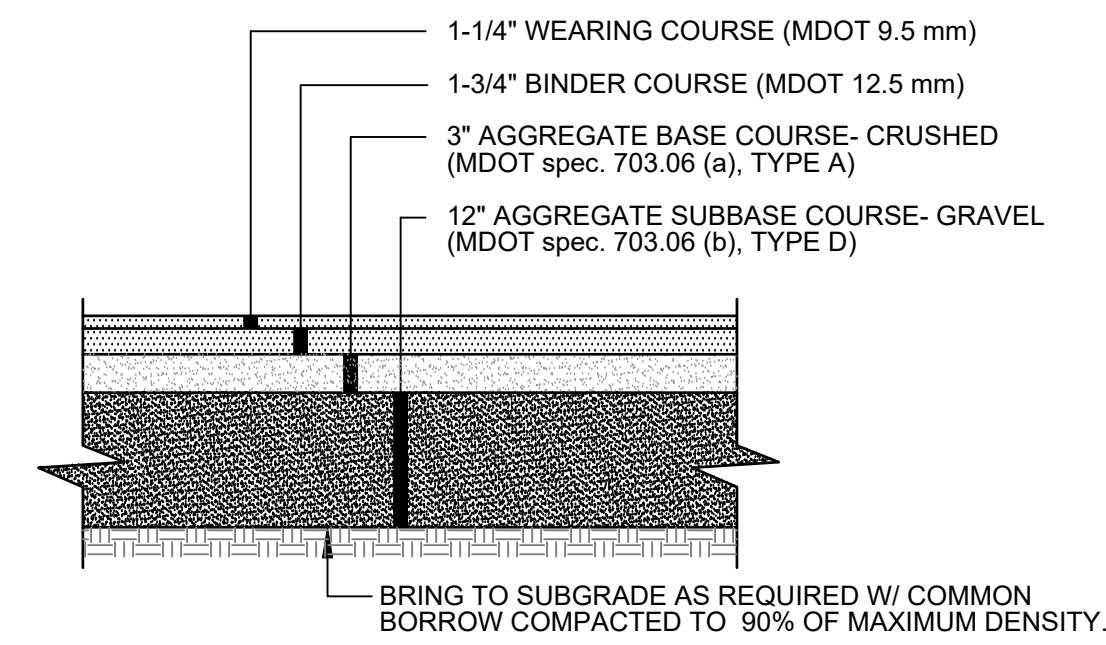
PROJECT: AFFORDABLE HOUSING
 ANGLERS ROAD, WINDHAM, ME

SHEET TITLE: EROSION CONTROL NOTES AND DETAILS

RECORD OWNER: THE ROMAN CATHOLIC BISHOP OF PORTLAND
 510 OCEAN AVENUE
 PORTLAND, MAINE 04104

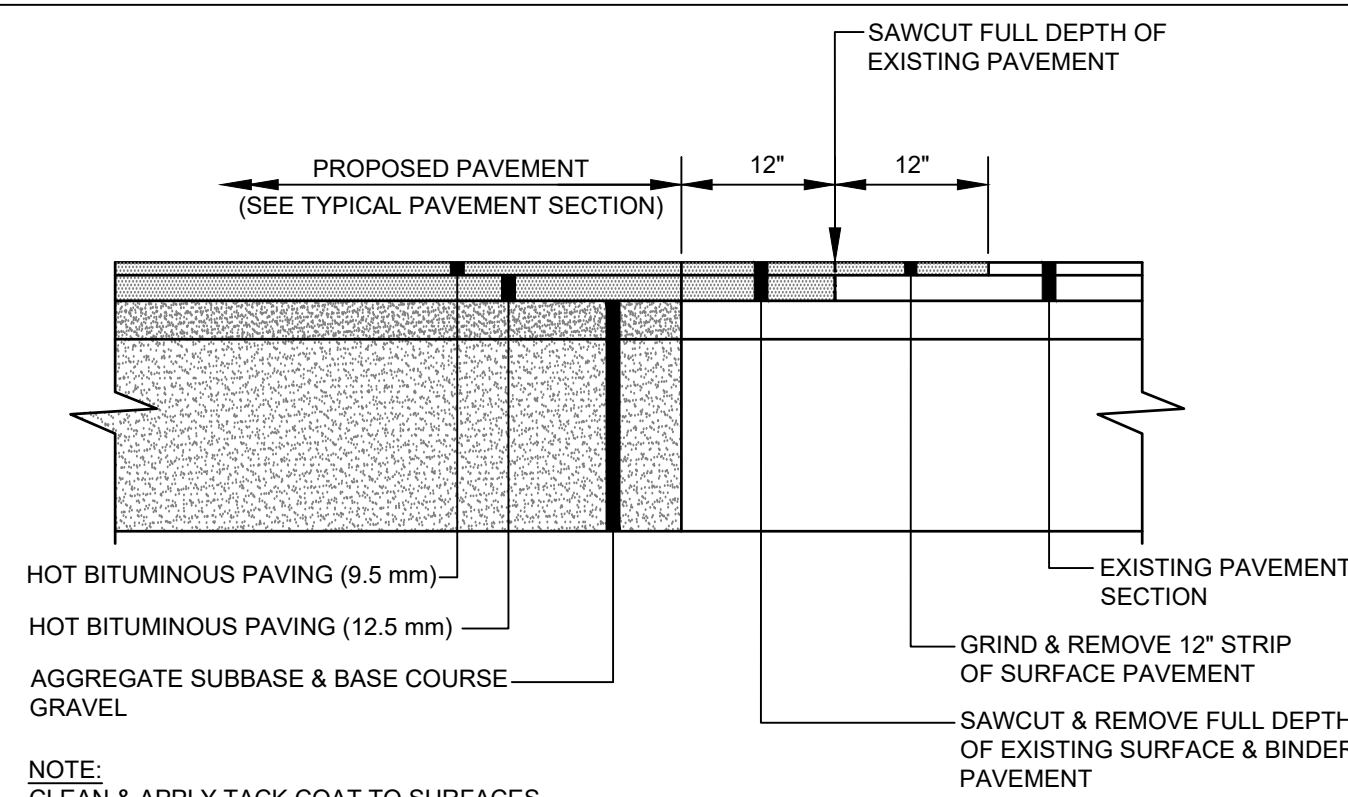
PREPARED FOR: DEVELOPERS COLLABORATIVE DEVELOPMENT, LLC
 631 STEVENS AVENUE
 PORTLAND, MAINE 04103

DATE: 02-15-2023
 SCALE: AS NOTED
 JOB NO: 22-179
 SHEET: C-5.0



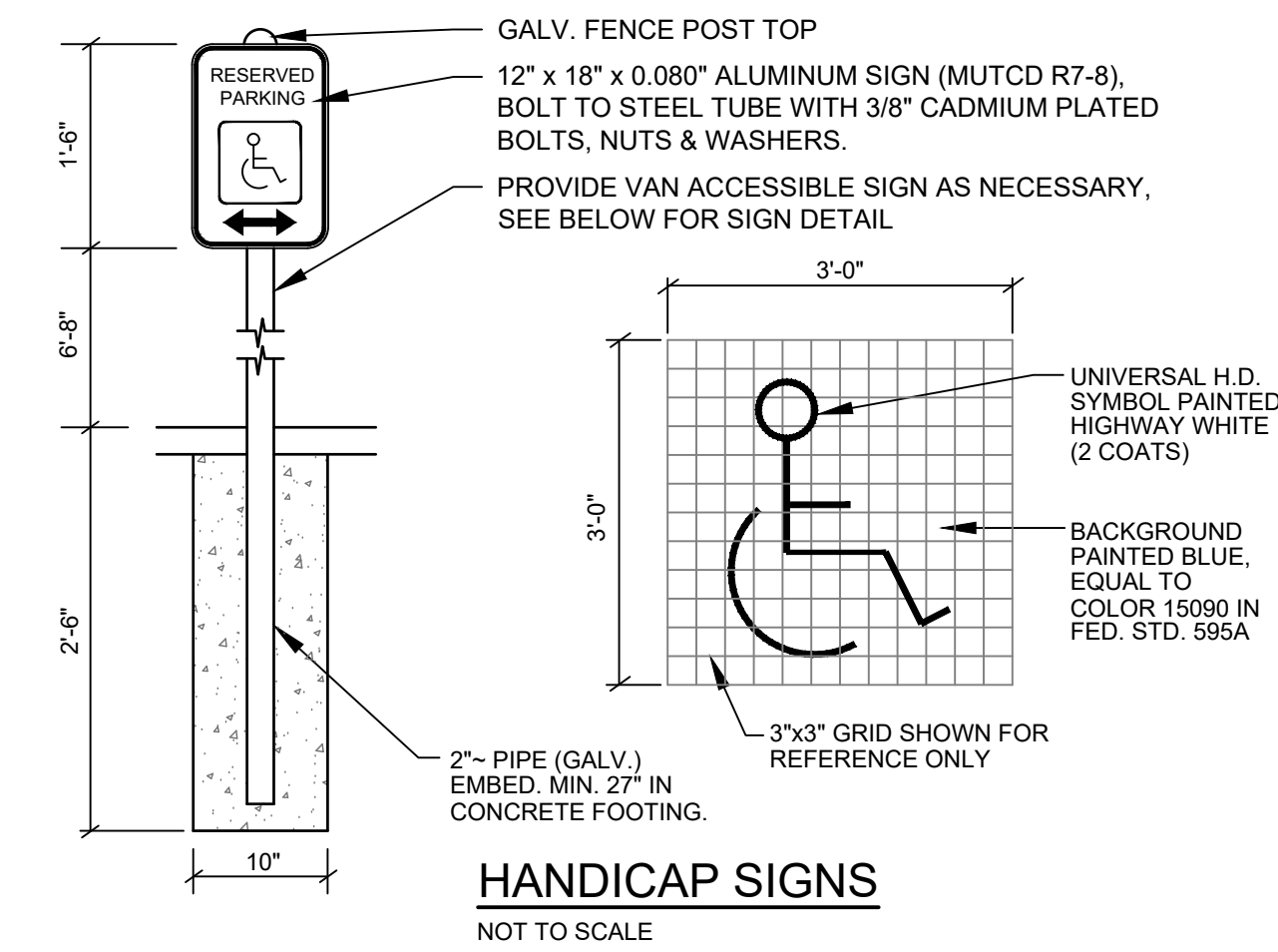
NOTES:
1. MDOT TYPE D AGGREGATE GRADATION SHALL BE MODIFIED FOR A MAXIMUM 4\"/>

TYP. DRIVEWAY PAVEMENT SECTION
NOT TO SCALE

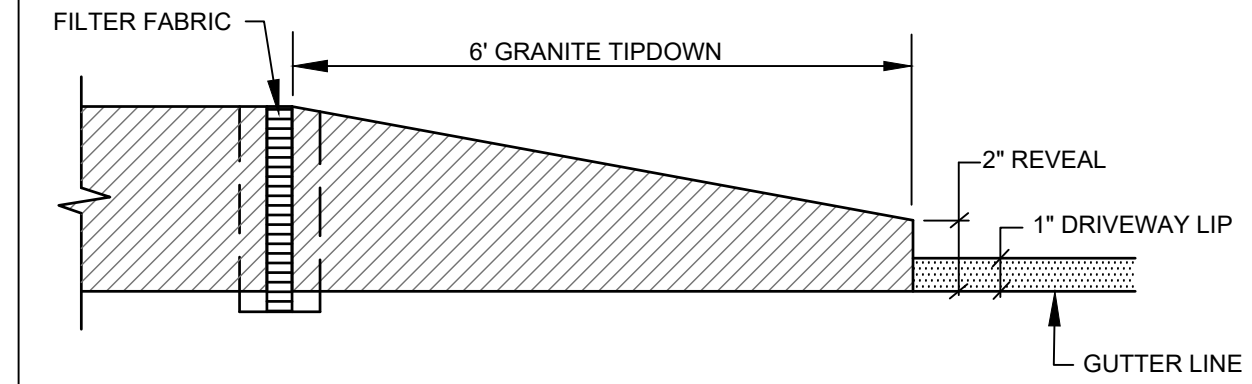


NOTE:
CLEAN & APPLY TACK COAT TO SURFACES WHERE NEW BIT. PAVEMENT IS INSTALLED

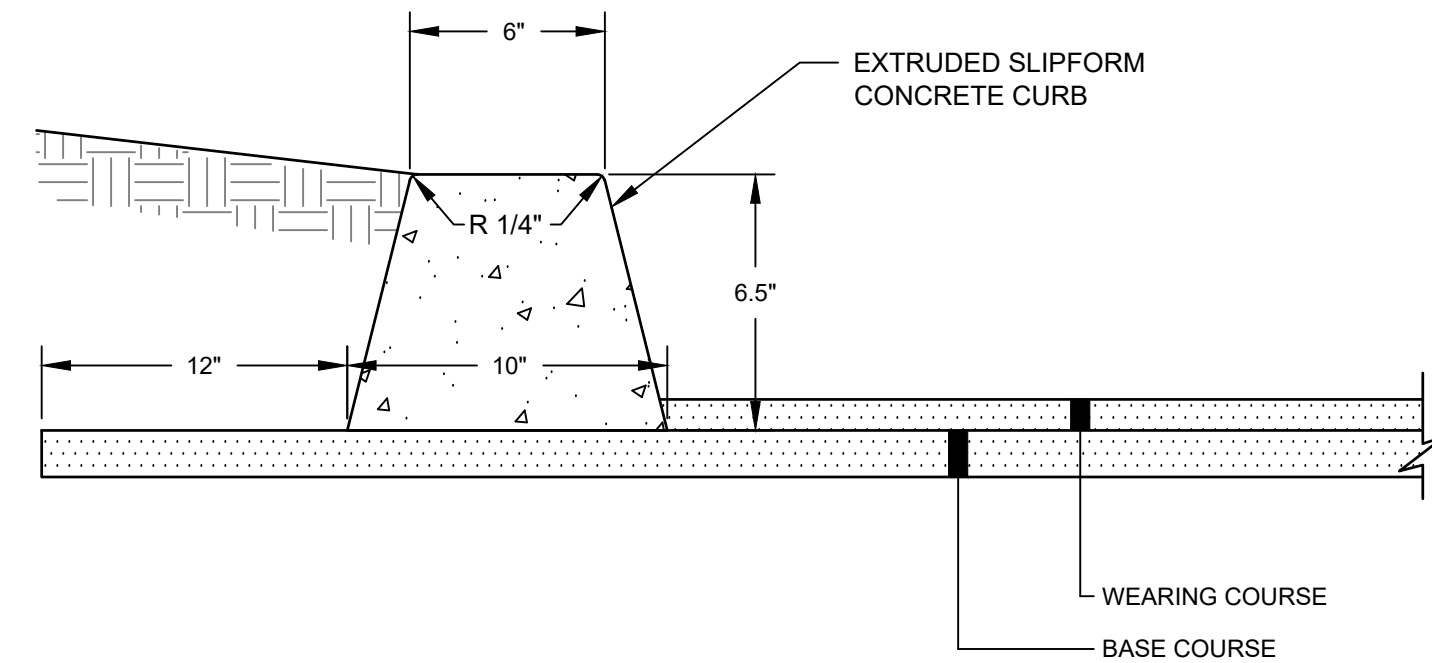
TYPICAL PAVEMENT JOINT
NOT TO SCALE



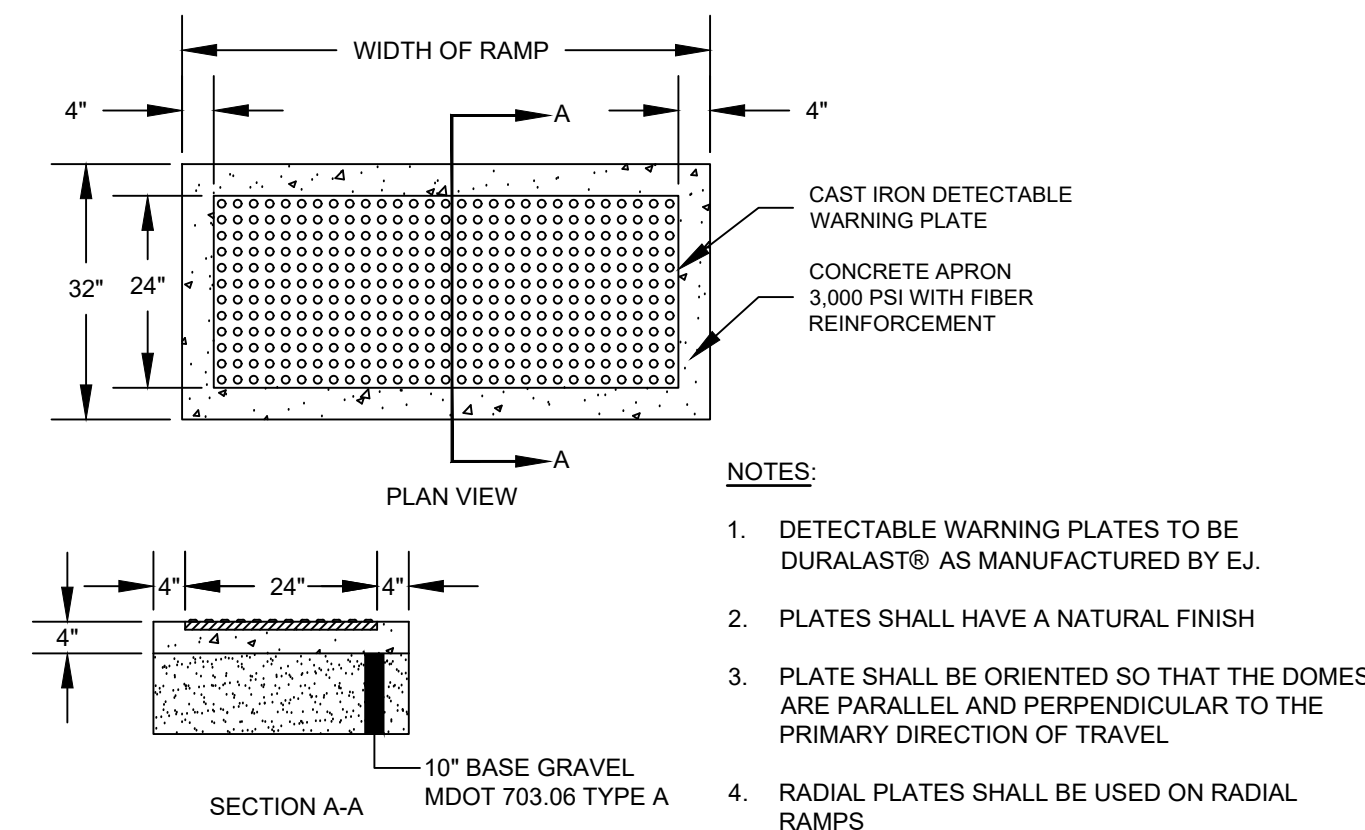
HANDICAP SIGNS
NOT TO SCALE



TYPICAL TIPDOWN CURB INSTALLATION
NOT TO SCALE

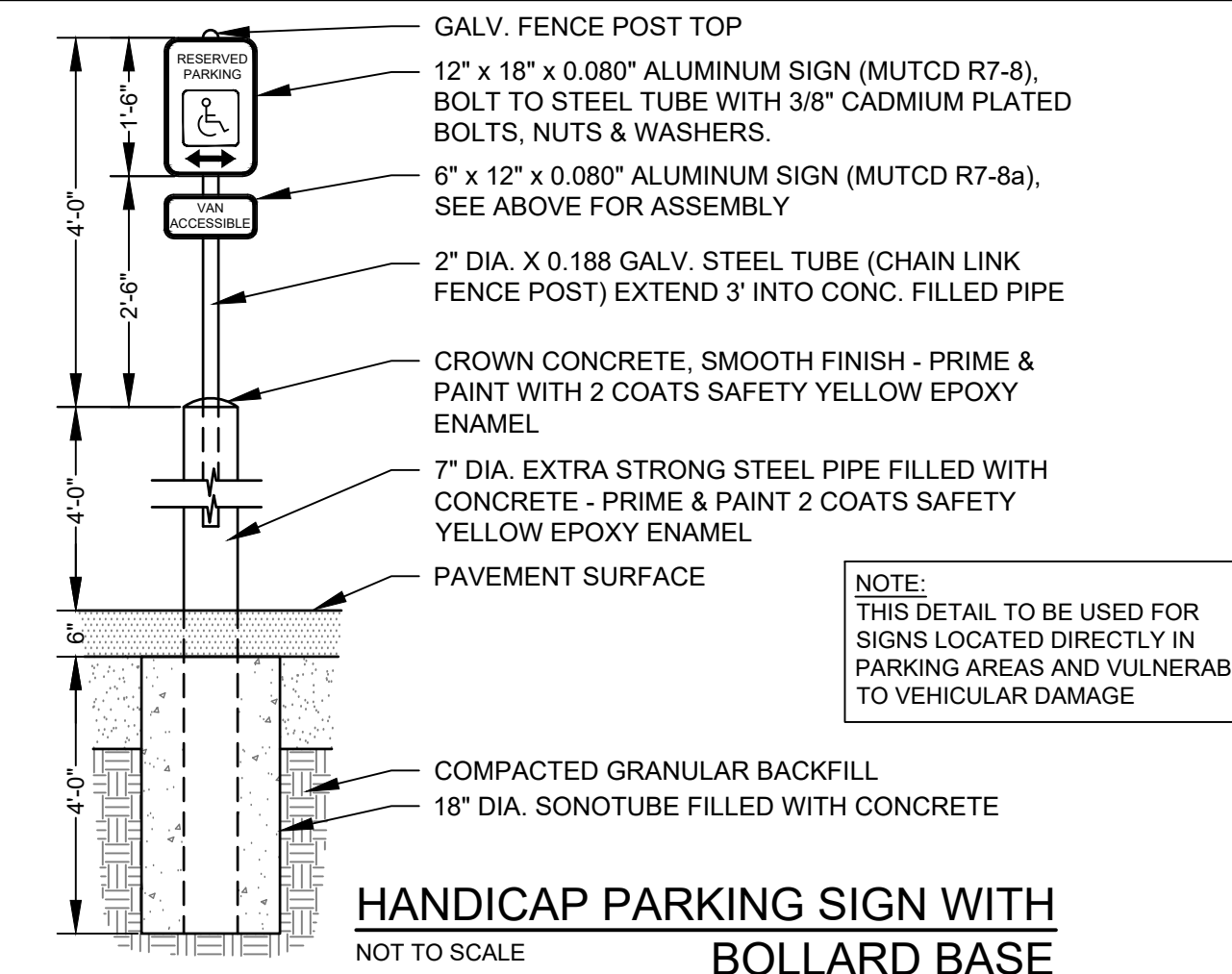


VERTICAL SLIPFORM CONCRETE CURB DETAIL
NOT TO SCALE

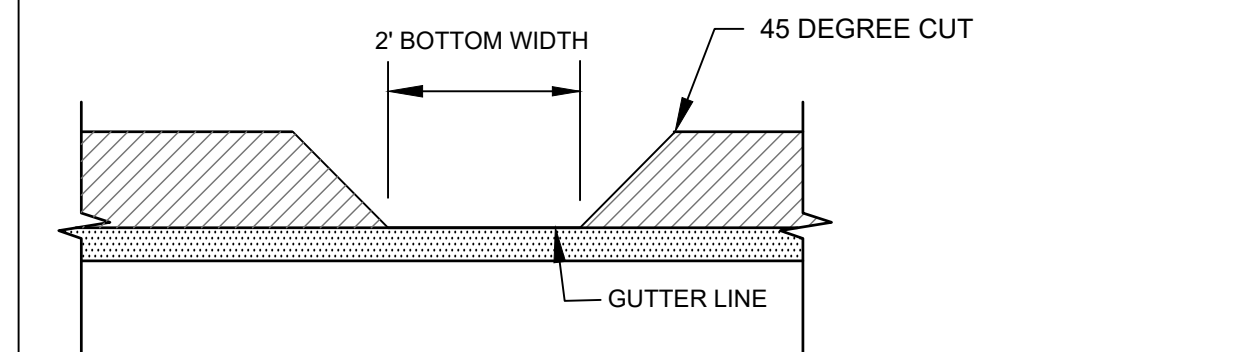


NOTES:
1. DETECTABLE WARNING PLATES TO BE DURALAST® AS MANUFACTURED BY E.J.
2. PLATES SHALL HAVE A NATURAL FINISH
3. PLATE SHALL BE ORIENTED SO THAT THE DOMES ARE PARALLEL AND PERPENDICULAR TO THE PRIMARY DIRECTION OF TRAVEL
4. RADIAL PLATES SHALL BE USED ON RADIAL RAMPS

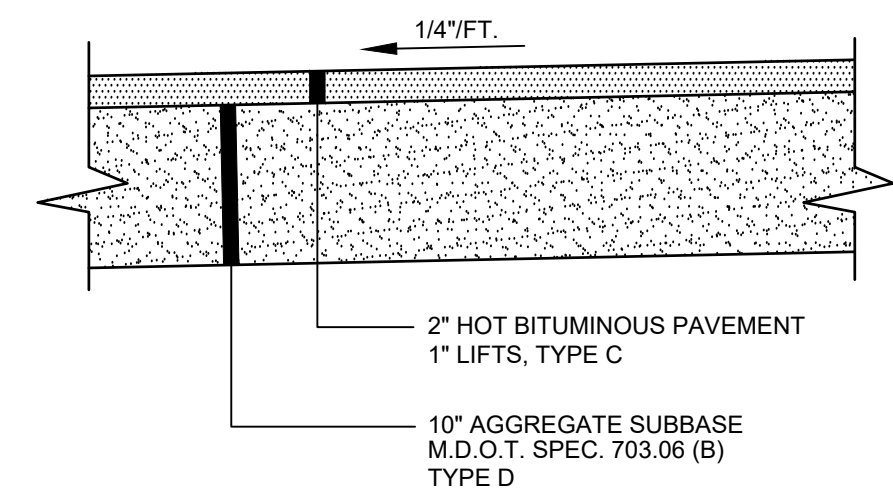
DETECTABLE WARNING PLATE DETAIL
NOT TO SCALE



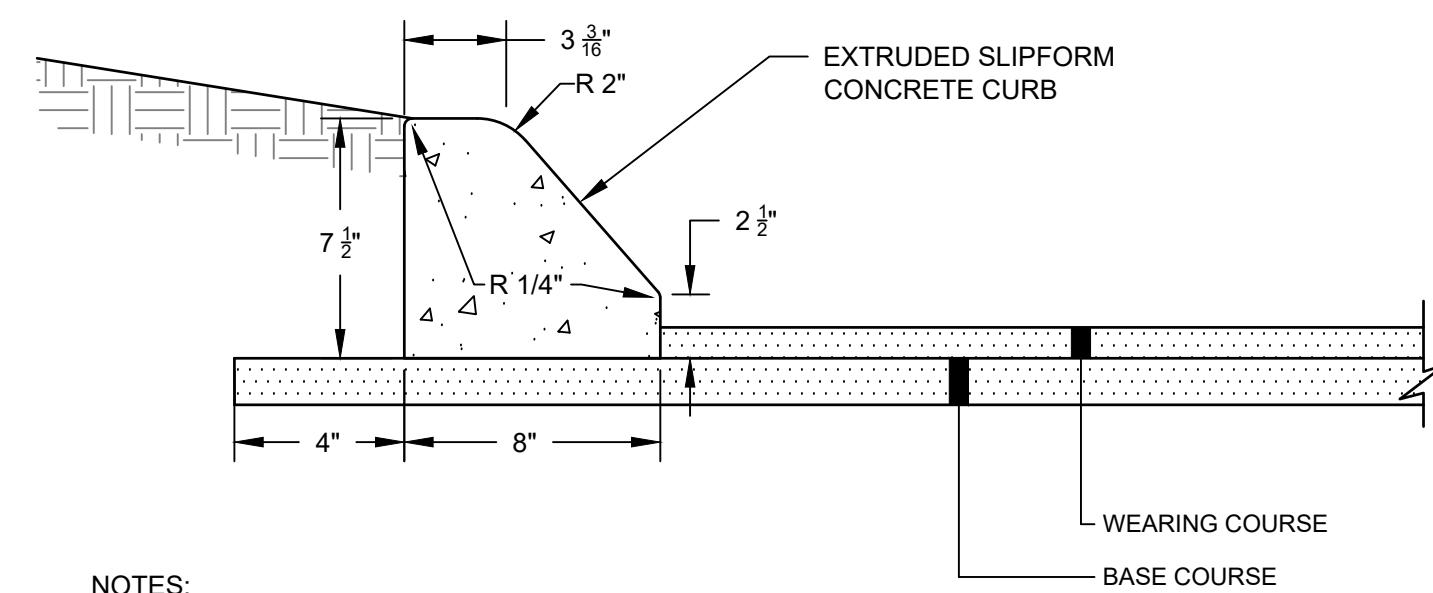
HANDICAP PARKING SIGN WITH BOLLARD BASE
NOT TO SCALE



TYPICAL STORMWATER CURB CUT
NOT TO SCALE

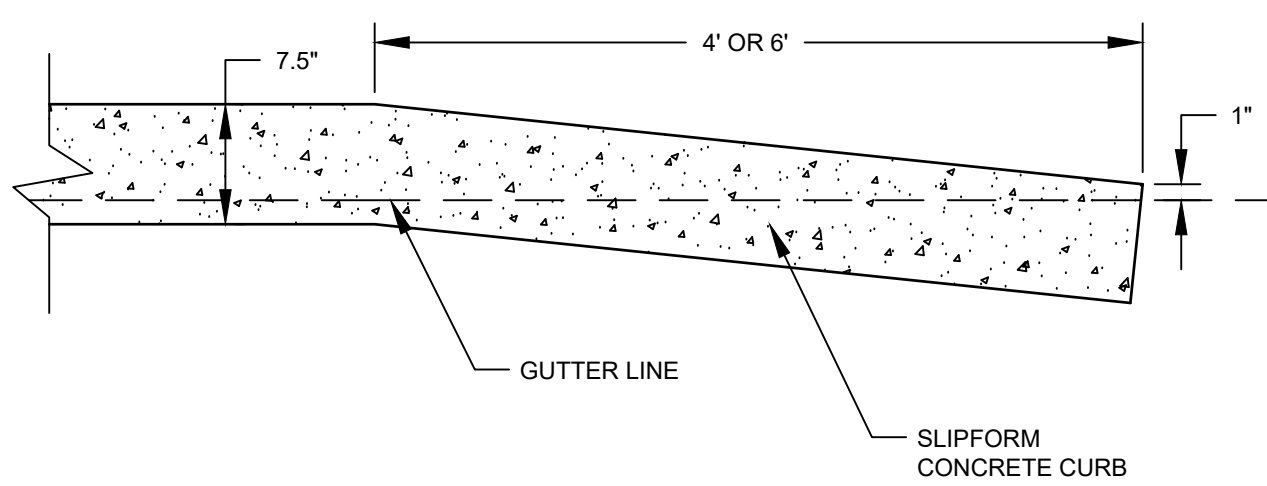


BITUMINOUS SIDEWALK
NOT TO SCALE

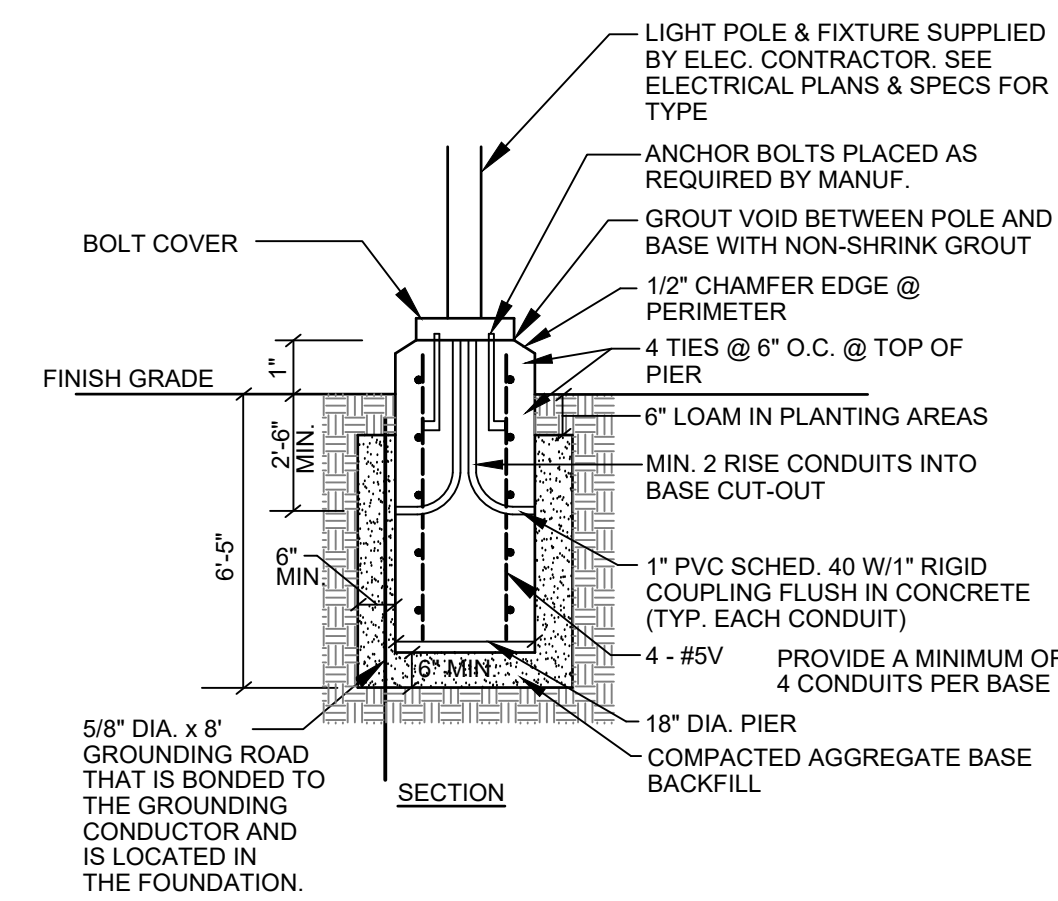


NOTES:
1. APPLY EPOXY BETWEEN BINDER PAVEMENT AND CURB
2. 1\"/>

SLOPED SLIPFORM CONCRETE CURB DETAIL
NOT TO SCALE

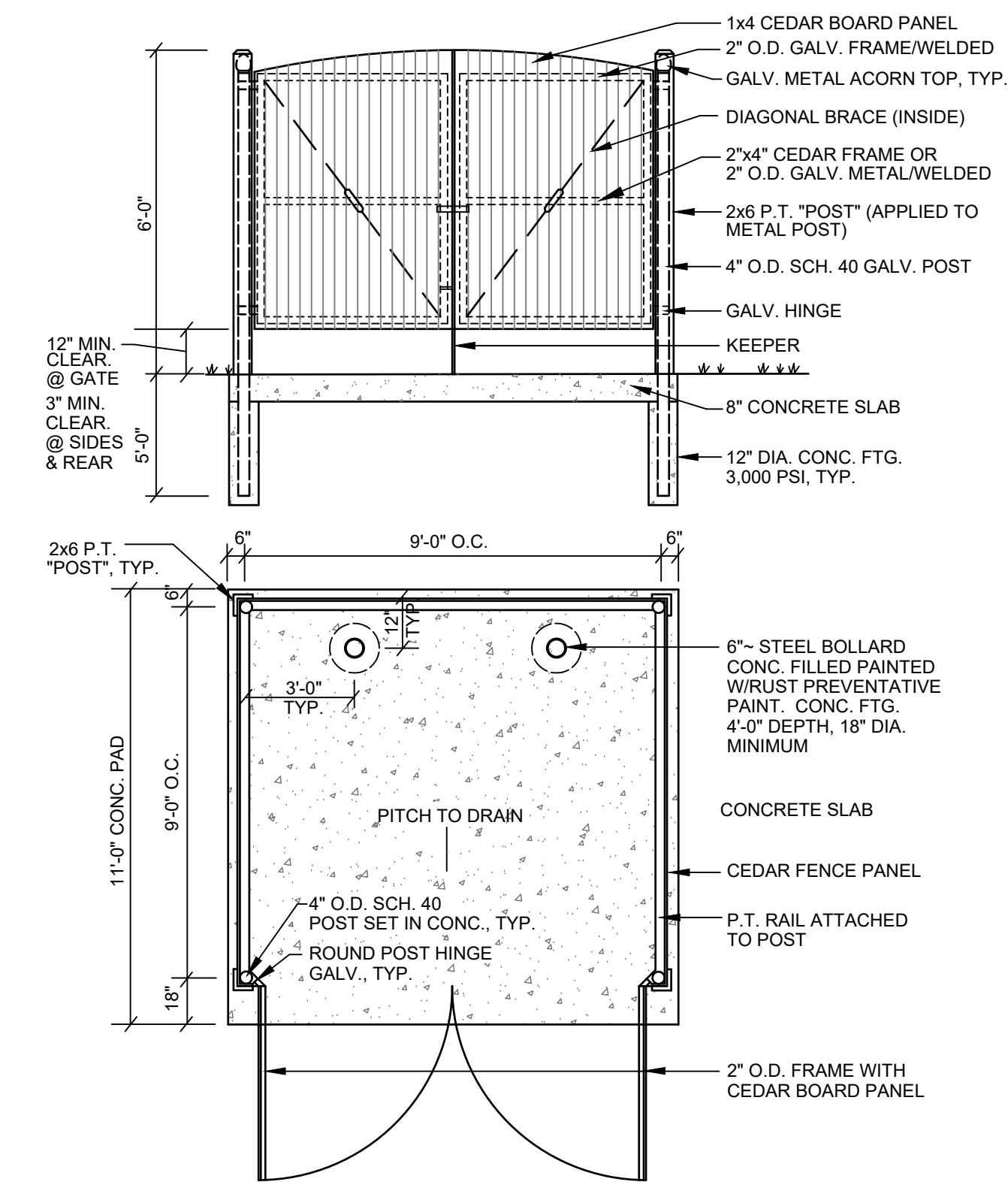


SLIPFORM CURB TIPDOWN DETAIL
NOT TO SCALE

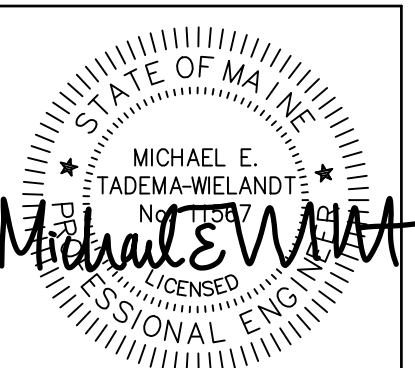


NOTES:
1. CONCRETE f'c=5,000 PSI @ 28 DAYS.
2. REINF. STEEL GRADE 60 NEW BARS.
3. CONCRETE 3/4\"/>

LIGHT POLE BASE
NOT TO SCALE



TYPICAL DUMPSTER ENCLOSURE
NOT TO SCALE



DATE: 5/7/2024

NO.	DATE	REVISIONS
1	04-02-2024	REVISED BASED ON STAFF COMMENTS
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NEW GLOUCESTER, ME 04260

PHONE: (207) 926-5111

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TERRADYN CONSULTANTS, LLC

Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

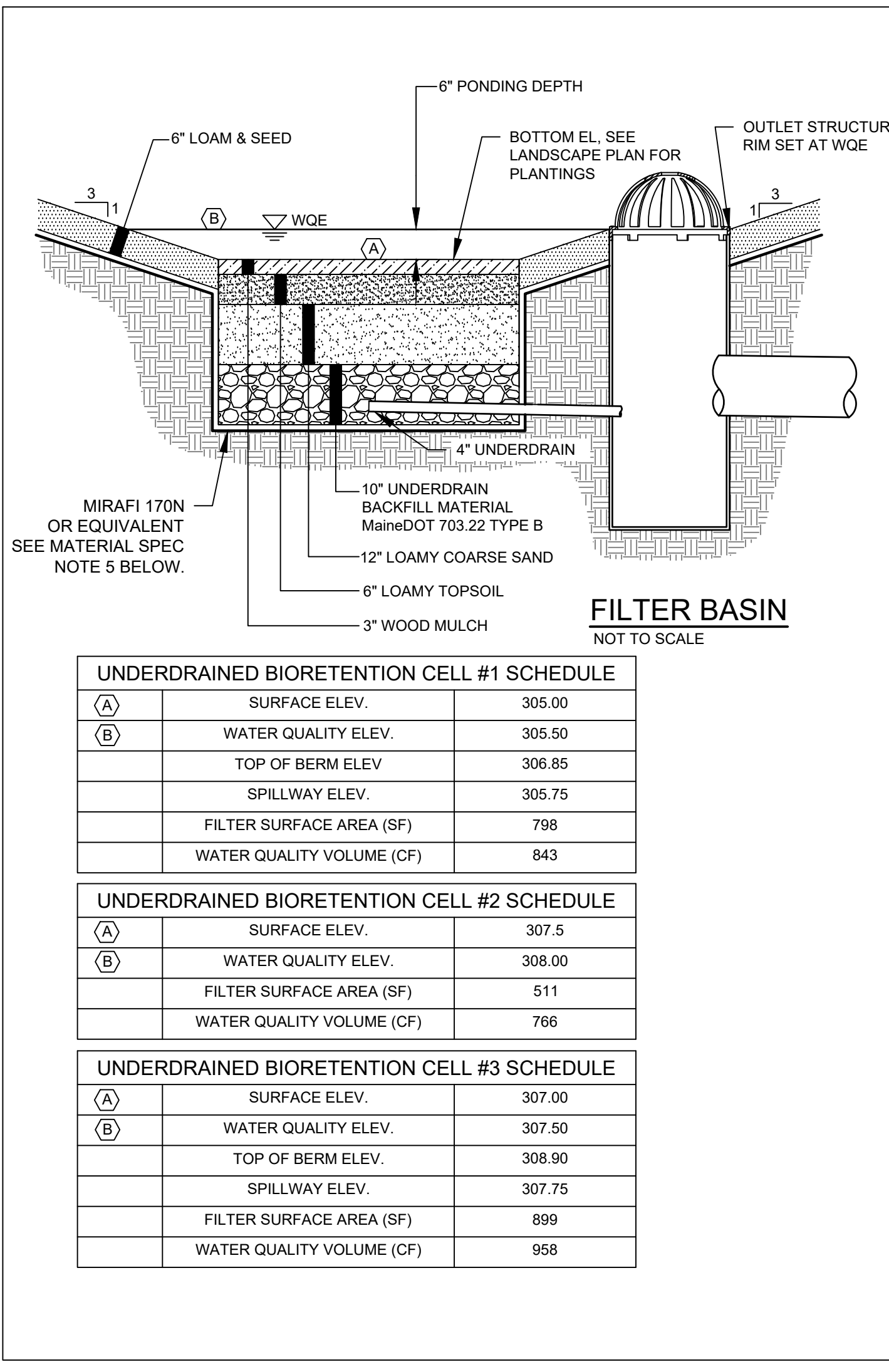
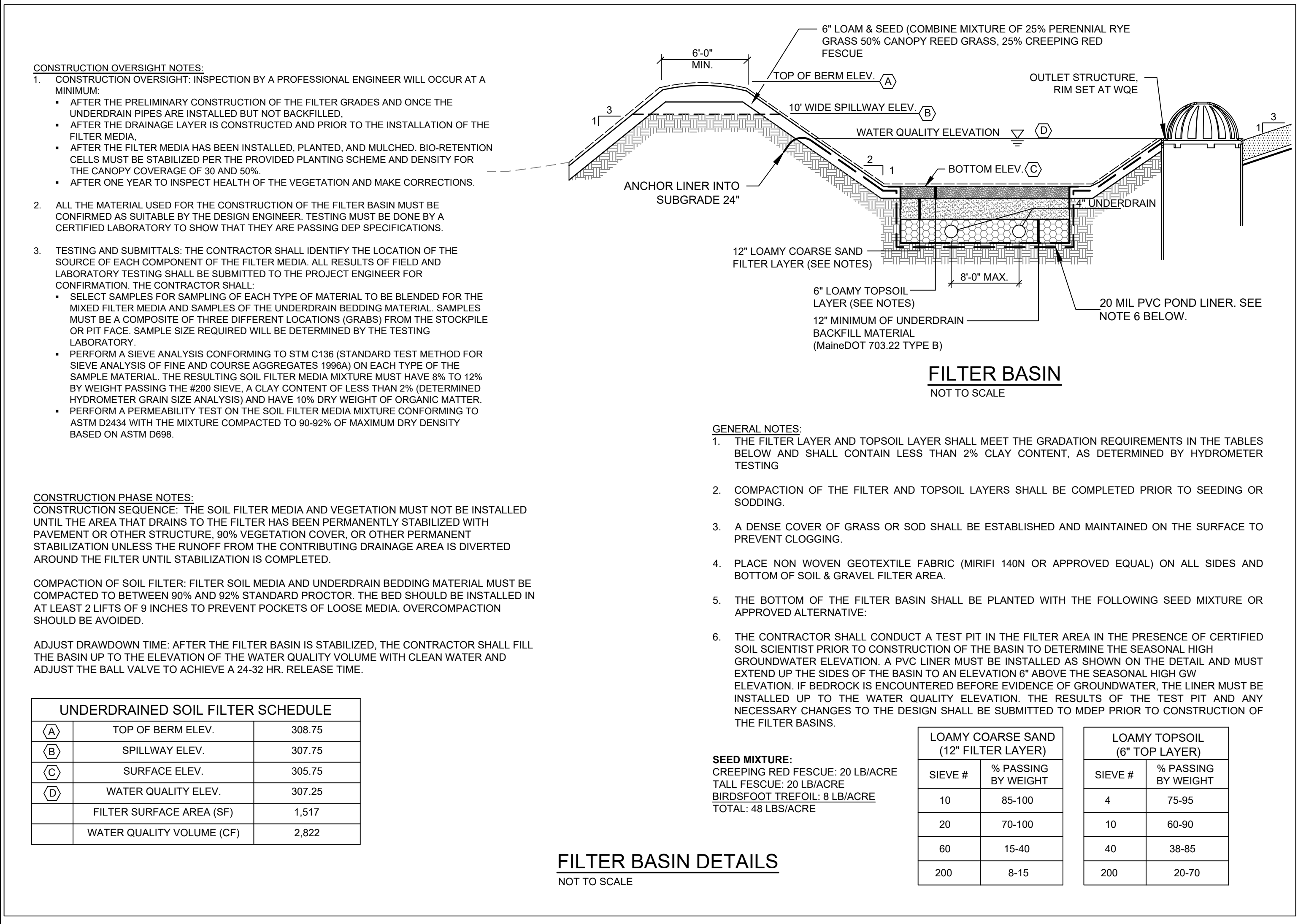
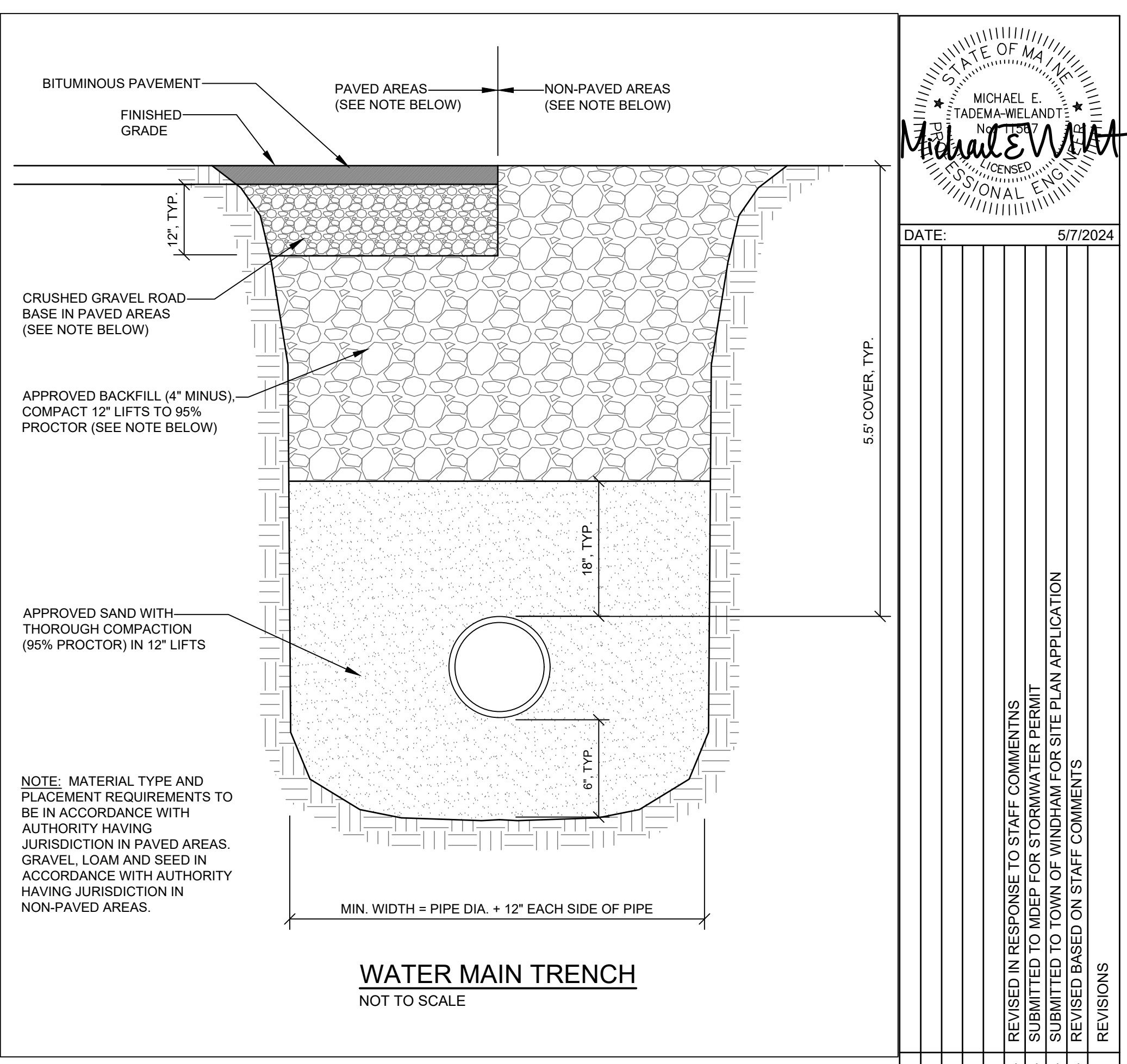
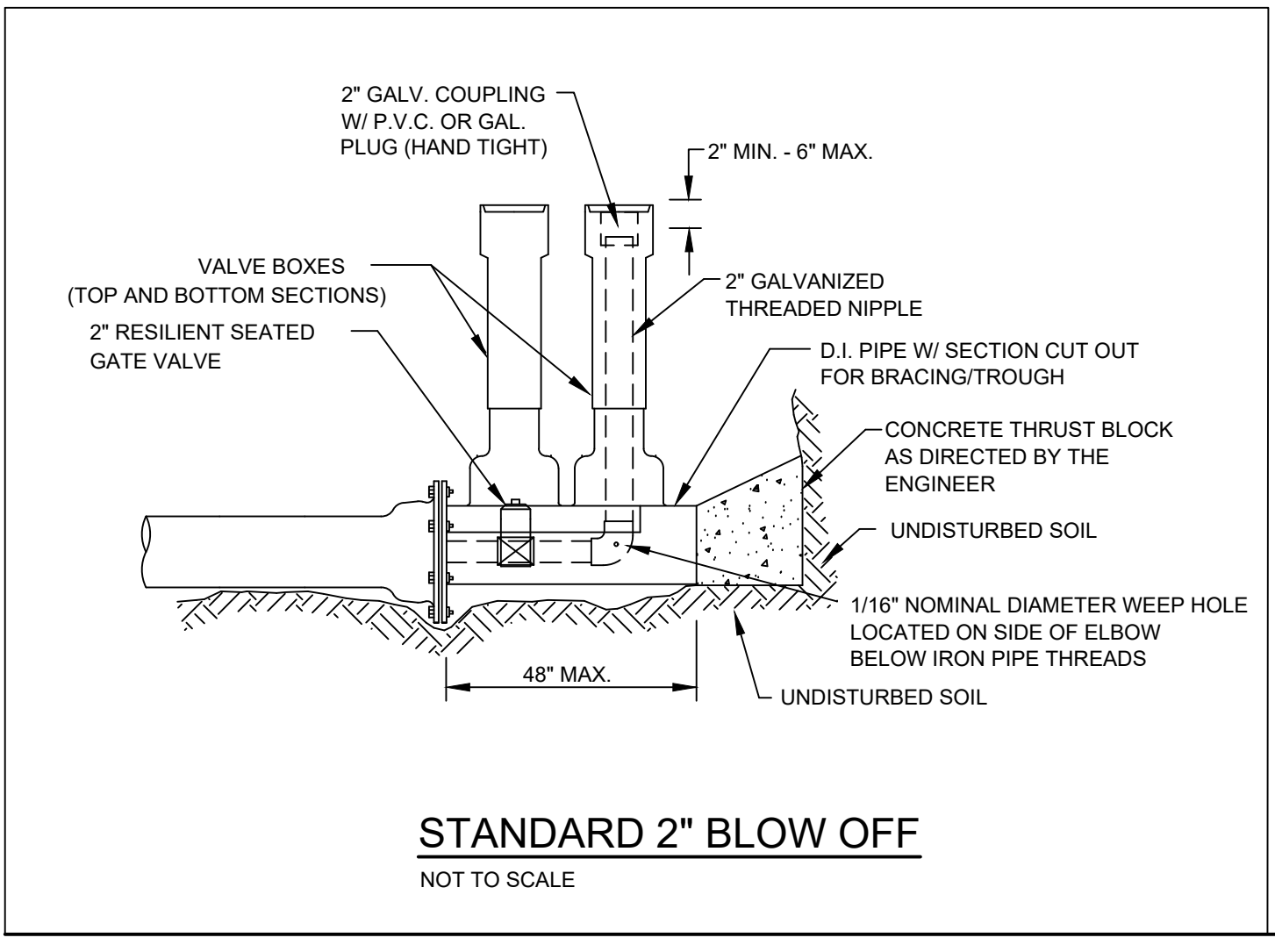
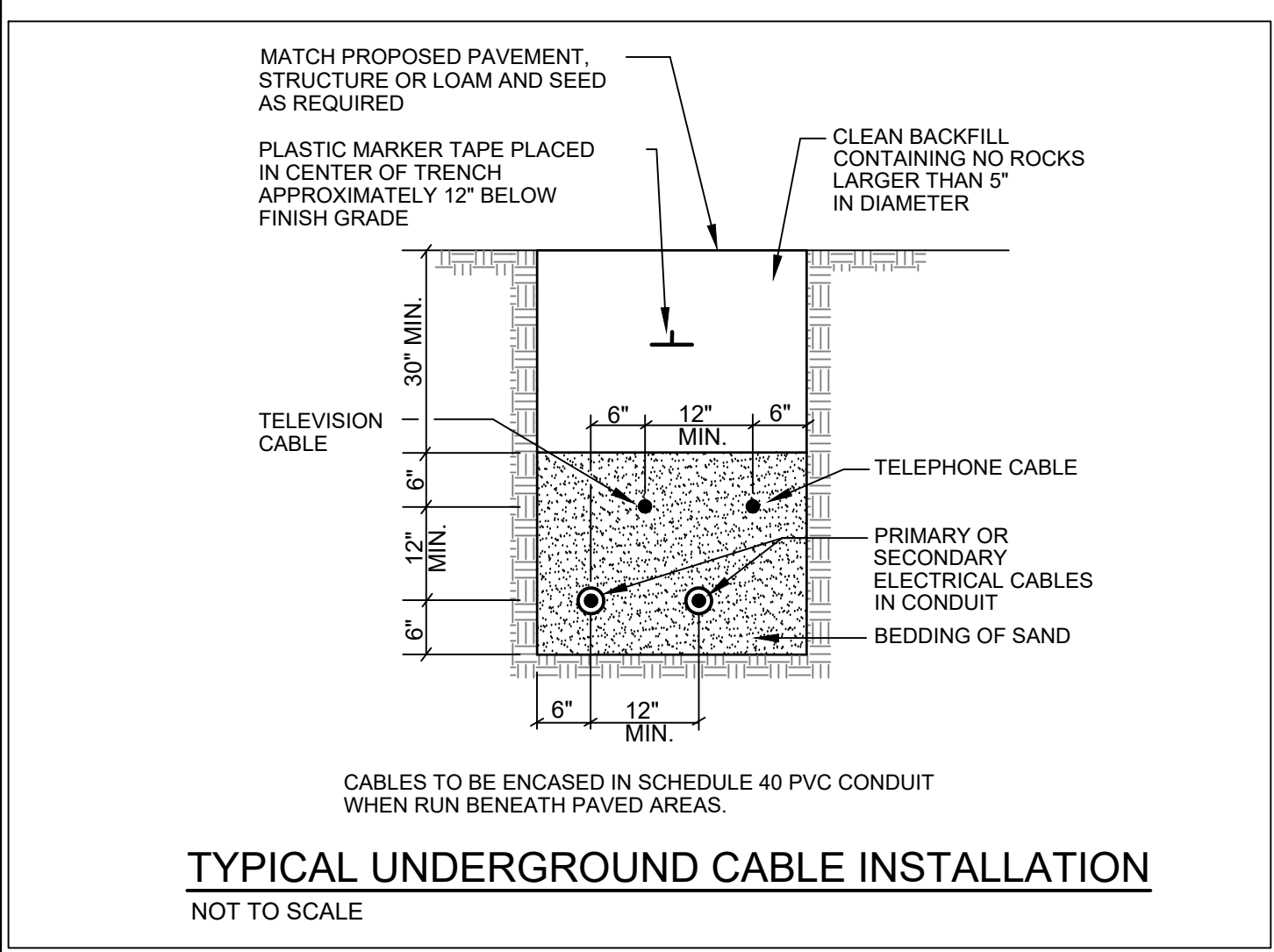
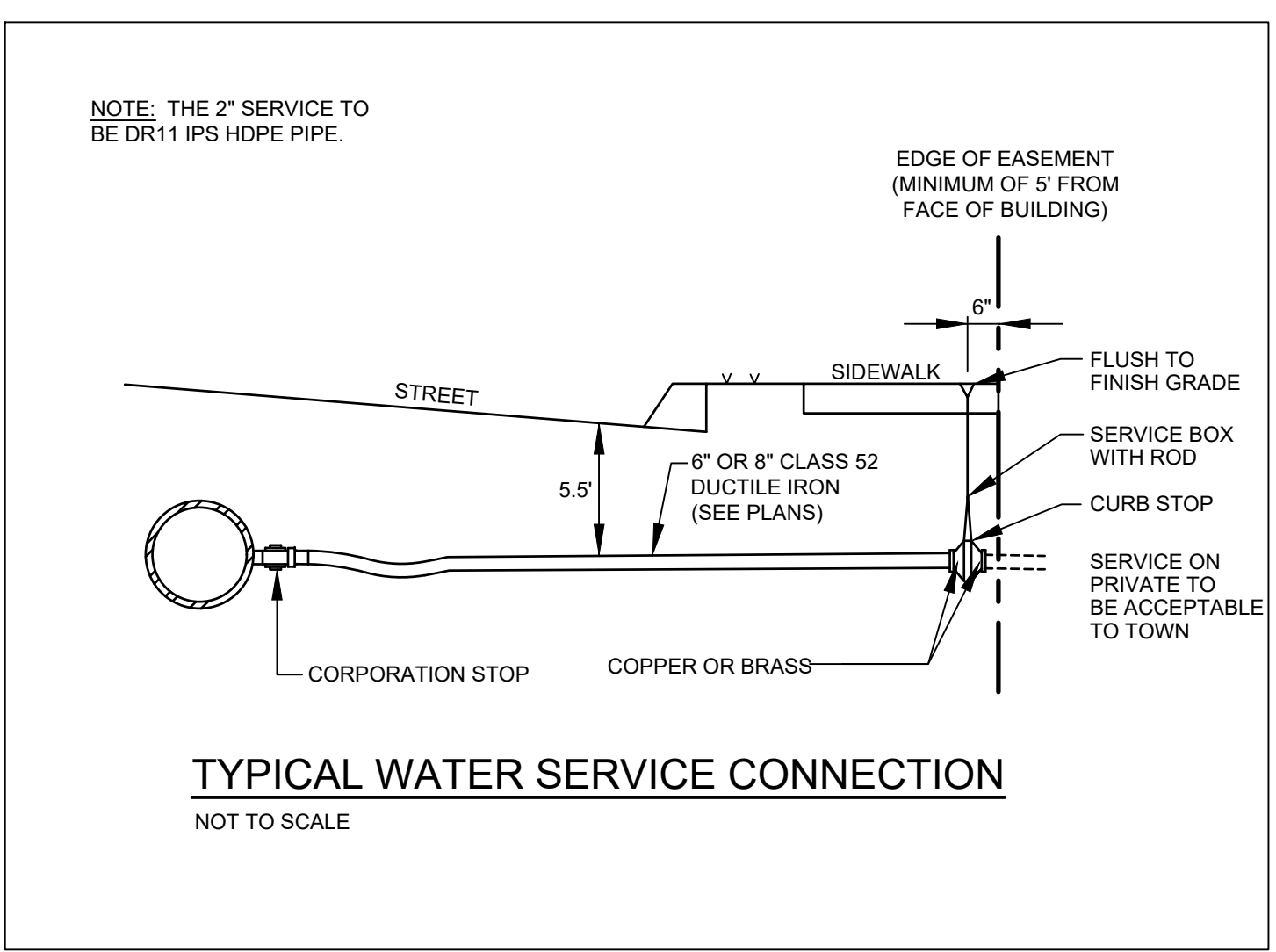
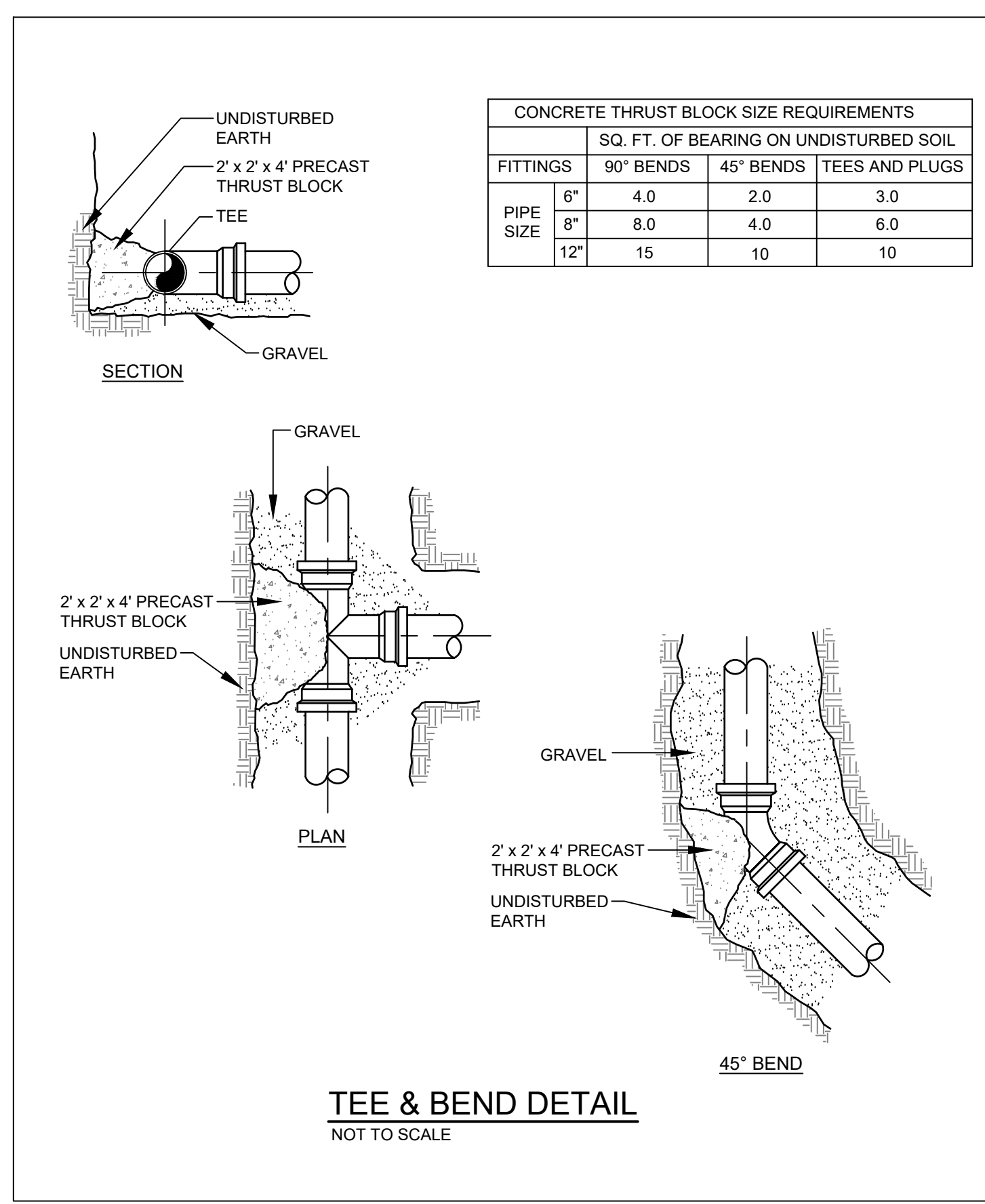
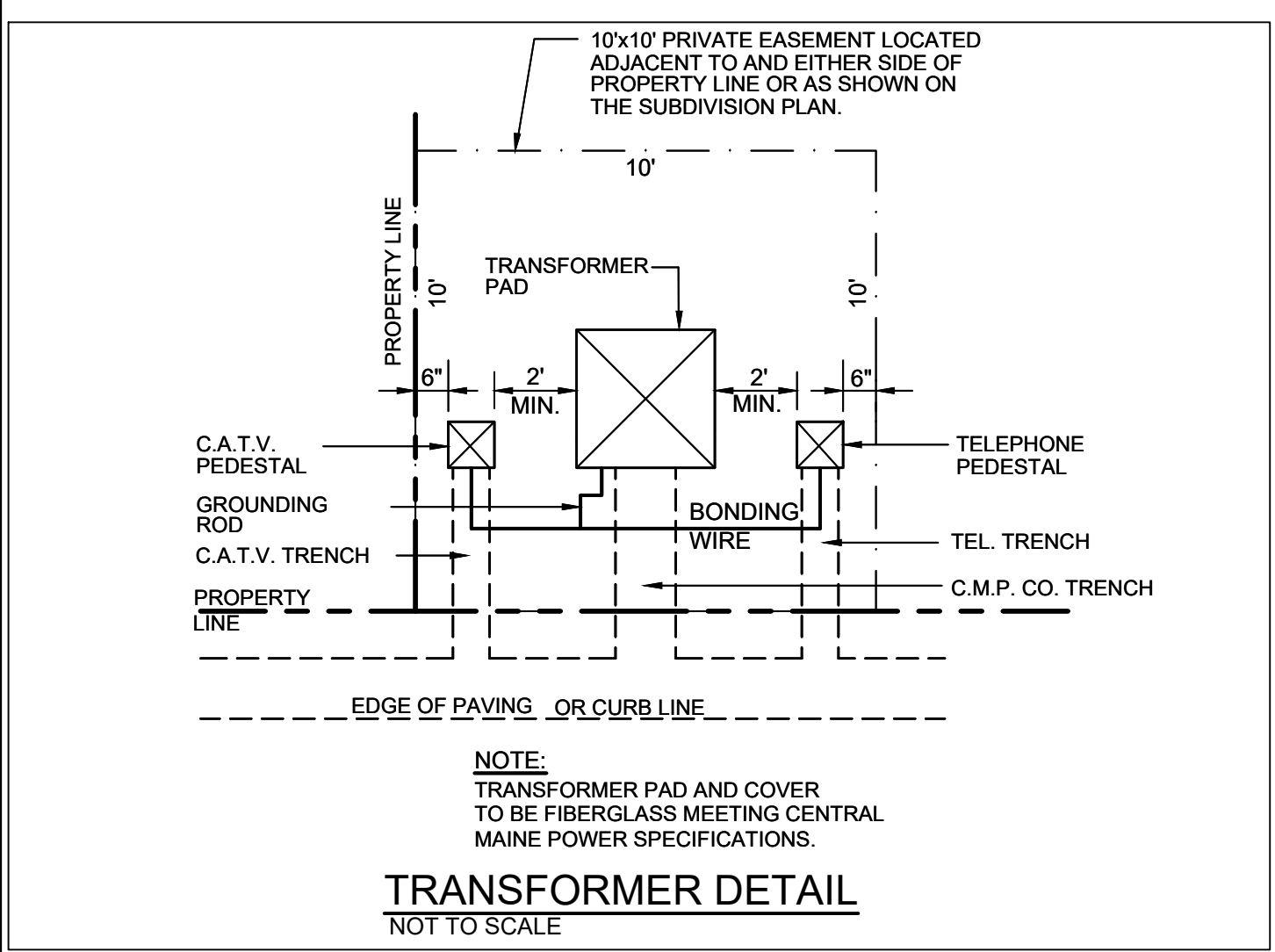
PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: AFFORDABLE HOUSING
ANGLERS ROAD, WINDHAM, ME

SHEET TITLE: SITE DETAILS

RECORD OWNER: THE ROMAN CATHOLIC BISHOP OF PORTLAND
DEVELOPERS COLLABORATIVE PREDEVELOPMENT, LLC
631 STEVENS AVENUE
PORTLAND, MAINE 04103

DATE: 02-15-2023
SCALE: AS NOTED
JOB NO.: 22-179
SHEET: C-5.1



CONSTRUCTION PHASE NOTES:

- CONSTRUCTION SEQUENCE: THE SOIL FILTER MEDIA AND VEGETATION MUST NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE FILTER HAS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURE, 90% VEGETATION COVER, OR OTHER PERMANENT STABILIZATION UNLESS THE RUNOFF FROM THE CONTRIBUTING DRAINAGE AREA IS DIVERTED AROUND THE FILTER UNTIL STABILIZATION IS COMPLETED.
- COMPACTION OF SOIL FILTER: FILTER SOIL MEDIA AND UNDERDRAIN BEDDING MATERIAL MUST BE COMPACTED TO BETWEEN 90% AND 92% STANDARD PROCTOR. THE BED SHOULD BE INSTALLED IN AT LEAST 2 LIFTS OF 9 INCHES TO PREVENT POCKETS OF LOOSE MEDIA.
- CONSTRUCTION OVERSIGHT: INSPECTION BY A PROFESSIONAL ENGINEER WILL OCCUR AT A MINIMUM:
 - 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, PLANTED, AND MULCHED. BIO-RETENTION CELLS MUST BE STABILIZED PER THE PROVIDED PLANTING SCHEME AND DENSITY FOR THE CANOPY COVERAGE OF 30 AND 50%.
 - AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS.
- ALL 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 DEP SPECIFICATIONS.
- ADJUST DRAWDOWN TIME: AFTER THE FILTER BASIN IS STABILIZED, THE CONTRACTOR SHALL FILL THE BASIN UP TO THE ELEVATION OF THE WATER QUALITY VOLUME WITH CLEAN WATER AND ADJUST THE BALL VALVE TO ACHIEVE A 24-32 HR. RELEASE TIME.
- 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 COURSE 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 HYDROMETER GRAIN SIZE ANALYSIS) AND HAVE 10% DRY WEIGHT OF ORGANIC MATTER.
 - PERFORM A PERMEABILITY 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.

MATERIAL SPECIFICATION NOTES:

- LOAMY TOPSOIL LAYER SHALL BE A NON-CLAYEY (<2% CLAY CONTENT), LOAMY TOPSOIL SUCH AS USDA LOAMY SAND TOPSOIL WITH 5-8% HUMIFIED ORGANIC MATTER. TOPSOIL FROM THE SITE MAY BE APPROPRIATE BUT MUST BE TESTED FOR ORGANIC CONTENT AND CLAY CONTENT (HYDROMETER TEST). THE SOIL MUST BE SCREENED, LOOSE, FRAGILE, AND SHALL BE FREE FROM ADMIXTURES OF SUBSOIL, REFUSE, STONES (GREATER THAN 2 INCHES IN DIAMETER), CLOGS, ROOT AND OTHER UNDESIRABLE FOREIGN MATTER.
- TOPSOIL SHALL BE GENTLY MIXED WITH THE LOAMY COARSE SAND LAYER TO A DEPTH OF 2"-3".
- LOAMY COARSE SAND SHALL MEET THE GRADATION REQUIREMENTS OF MaineDOT 703.01.
- WOOD MULCH SHALL BE A MODERATELY FINE, SHREDDED BARK MULCH WITH LESS THAN 5% PASSING THE #200 SIEVE.
- UNDERDRAINED BIORETENTION FILTERS 1&2 SHALL USE MIRAFI 170N OR EQUIVALENT AS SPECIFIED. BIORETENTION CELL 3 SHALL USE A 20 MIL PVC LINER.

UNDERDRAINED BIORETENTION CELL DETAILS AND NOTES
NOT TO SCALE

PROJECT: AFFORDABLE HOUSING
ANGLERS ROAD, WINDHAM, ME

SHEET TITLE: UTILITY & SITE DETAILS

RECORD OWNER: THE ROMAN CATHOLIC BISHOP OF PORTLAND
DEVELOPERS COLLABORATIVE
PREDEVELOPMENT, LLC
631 STEVENS AVENUE
PORTLAND, MAINE 04104

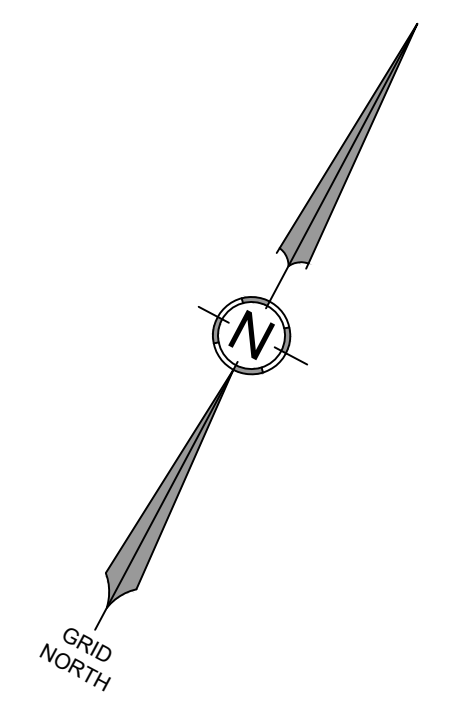
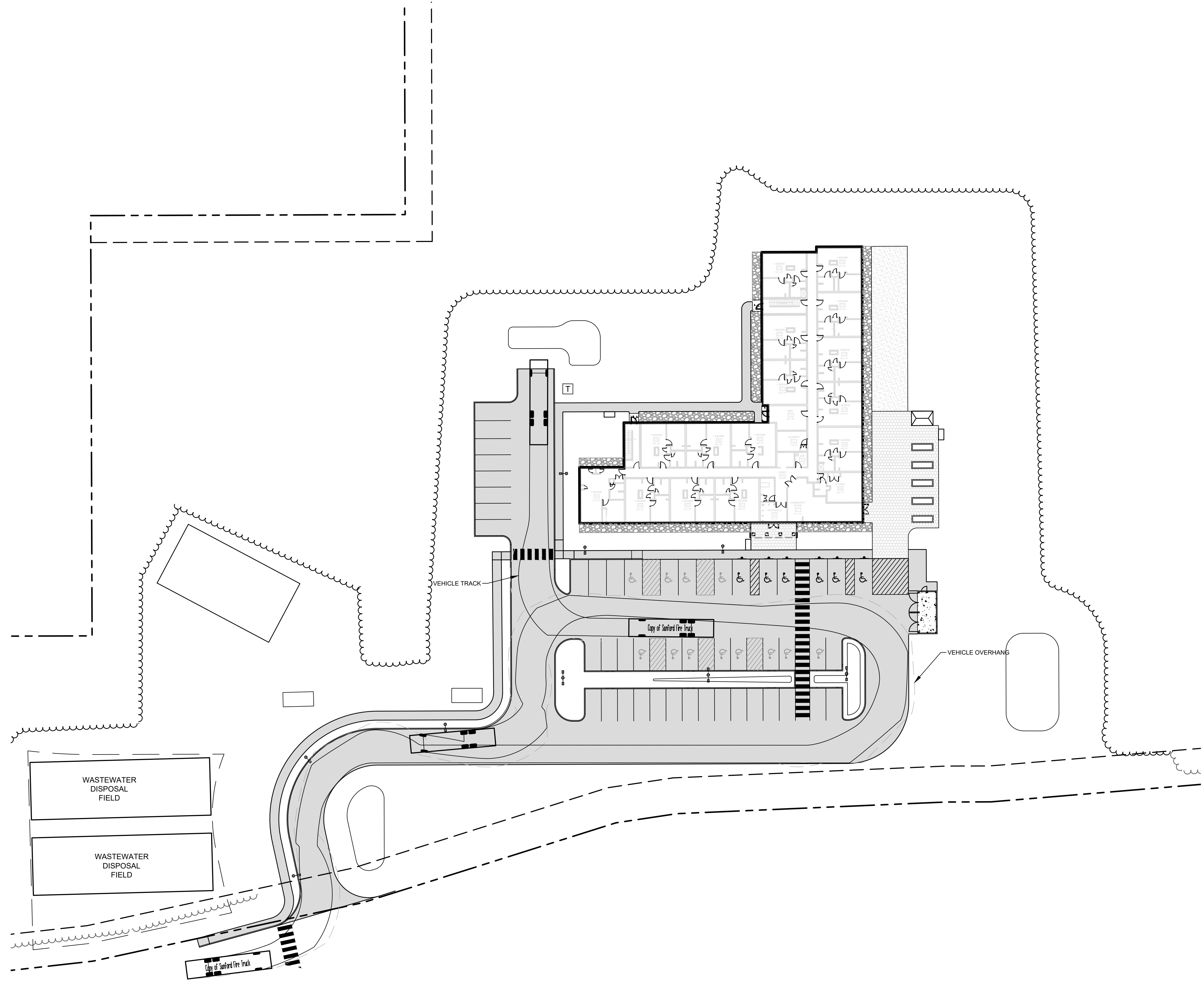
DATE: 02-15-2023
SCALE: AS NOTED
JOB NO.: 22-179
SHEET: C-5.3

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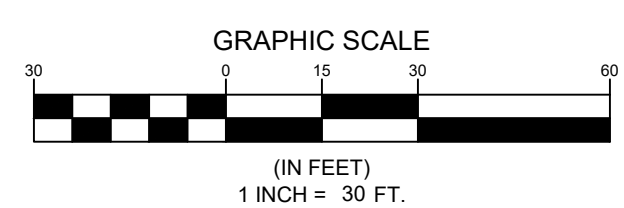
DATE: 5/7/2024
REVISIONS:

NO.	DATE	REVISIONS
1	04-02-2024	REVISIONS BASED ON STAFF COMMENTS
2	04-22-2024	SUBMITTED TO TOWN OF WINDHAM FOR SITE PLAN APPLICATION
3	05-03-2024	REVISIONS TO MDEP FOR STORMWATER PERMIT
4	05-07-2024	REVISIONS IN RESPONSE TO STAFF COMMENTS

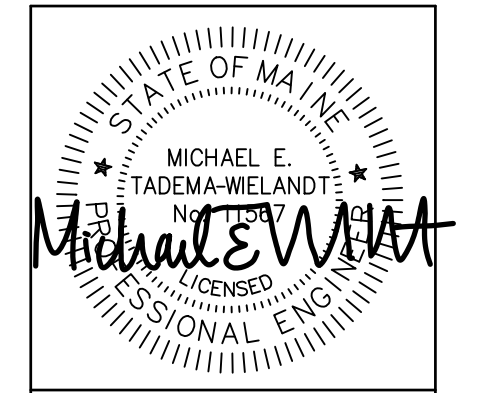


VEHICLE MOVEMENT NOTES:

1. VEHICLE MOVEMENTS SHOW HOW A VEHICLE MAY ENTER OR EXIT SITE.
2. VEHICLE PATHS DEVELOPED USING AUTODESK VEHICLE SWEEP PATH ANALYSIS SOFTWARE.
3. VEHICLE PARAMETERS:
 95' LADDER TRUCK
 TOTAL LENGTH: 47.21'
 TOTAL WIDTH: 9.83'
 WHEEL BASE: 22.88'
 TRACK: 9.83'
 FRONT OVERHANG: 7.33'
 REAR OVERHANG: 17'
 STEERING LOCK ANGLE: 40°



LADDER FIRE TRUCK TURNING THROUGH SITE
 SCALE: 1" = 30'



DATE: 5/7/2024

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PROJECT: AFFORDABLE HOUSING
 ANGLERS ROAD, WINDHAM, ME

SHEET TITLE: TURNING TEMPLATES

RECORD OWNER: THE ROMAN CATHOLIC BISHOP OF PORTLAND
 DEVELOPERS COLLABORATIVE PREDEVELOPMENT, LLC
 631 STEVENS AVENUE
 PORTLAND, MAINE 04103

DATE: 02-15-2023
 SCALE: 1" = 30'
 JOB NO.: 22-179
 SHEET: C-5.4

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BEACON
design performance technology

VIPER Area/Site
VIPER LUMINAIRE

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics which provide the best distribution patterns for retrofits or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls[®], LightGRID[®] and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may arise
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

CONTROL TECHNOLOGY

SERVICE PROGRAMS

CERTIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (60, 320, 480, or 720 LED counts) maximize uniformity and provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (56, 72, 108, or 182 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate lens to mirror the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control blinds and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASDU) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm filter option available for 2-3/8" OD tenon
- For products with ERA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

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BEA_VIPER_PSD_R08

BEACON
design performance technology

RATIO Wall
RWL/RWL2 LED WALLPACK

FEATURES

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial applications
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Control options including photo control, occupancy sensing, NX Distributed Intelligence[®], Wiscapac and 7-Pin with networked controls
- Battery Backup options available for emergency code compliance
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada

CONTROL TECHNOLOGY

SERVICE PROGRAM

CERTIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 48 or 160 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI/80 CRI) CCT
- Zero uplight distributions
- LED optics provide IES type II, III and IV distributions. Type II only available in RWL2 configurations

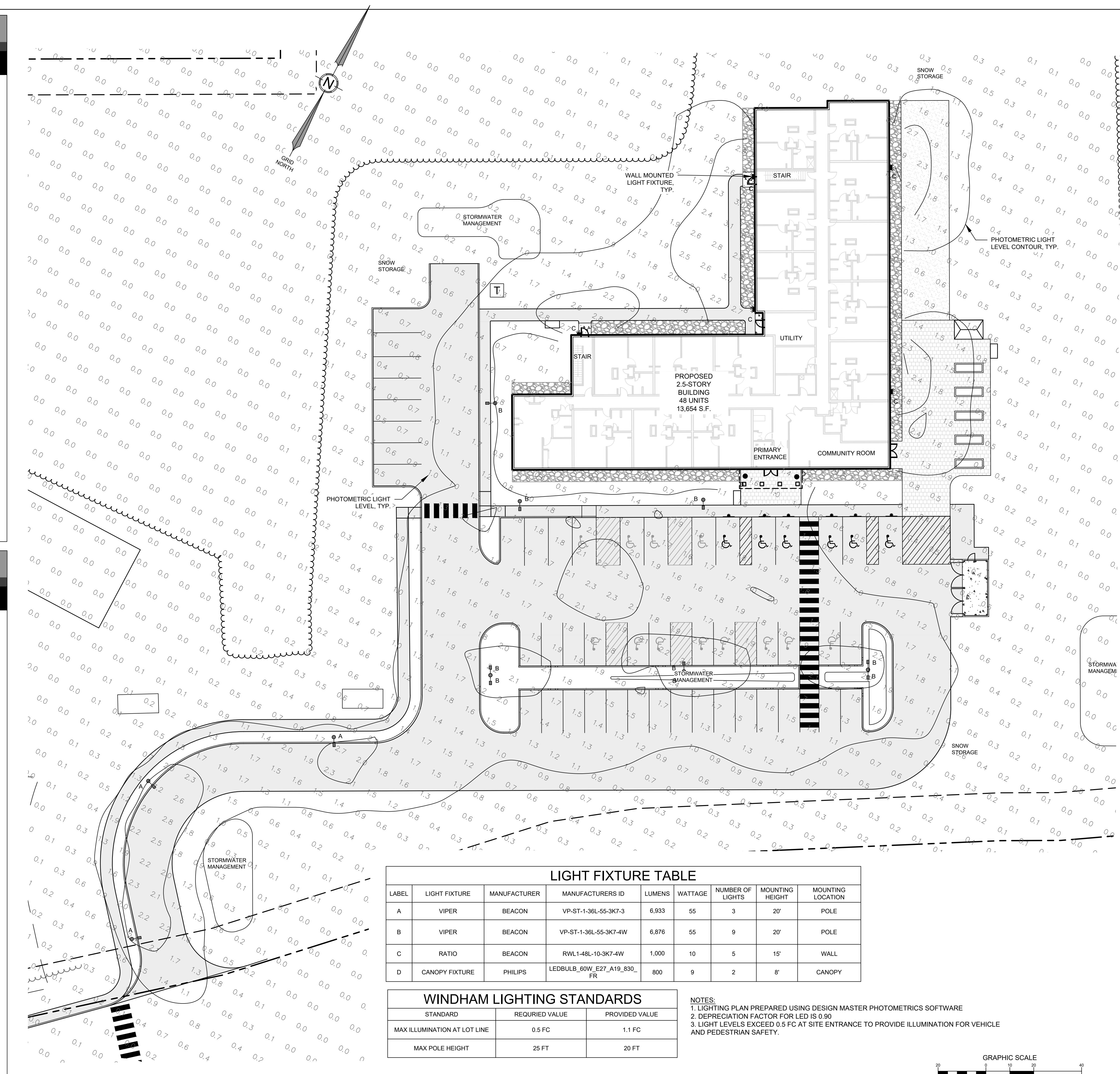
INSTALLATION

- Quick-mount adapter provides easy installation to wall or recessed junction boxes (4" square junction box)
- Designed for direct j-box mount
- Integral back box contains 1/2" conduit hubs
- Integral back box standard with Dual Driver, Dual Power Feed, NX, Wiscapac and battery versions (battery versions for RWL1 only)

ELECTRICAL

- 120V/277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option for all wattages above 35W
- Ambient operating temperature -40°C to 40°C
- Driver ReHS and IP66

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Ratio_Wall_Spec_Sheet_R04



LIGHT FIXTURE TABLE

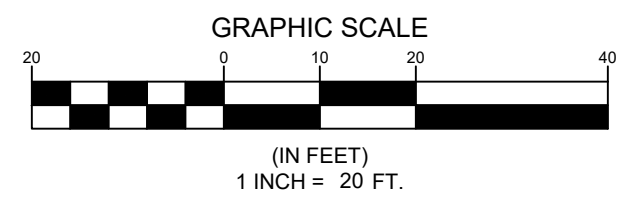
LABEL	LIGHT FIXTURE	MANUFACTURER	MANUFACTURERS ID	LUMENS	WATTAGE	NUMBER OF LIGHTS	MOUNTING HEIGHT	MOUNTING LOCATION
A	VIPER	BEACON	VP-ST-1-36L-55-3K7-3	6,933	55	3	20'	POLE
B	VIPER	BEACON	VP-ST-1-36L-55-3K7-4W	6,876	55	9	20'	POLE
C	RATIO	BEACON	RWL1-48L-10-3K7-4W	1,000	10	5	15'	WALL
D	CANOPY FIXTURE	PHILIPS	LEDBULB_60W_E27_A19_830_FR	800	9	2	8'	CANOPY

WINDHAM LIGHTING STANDARDS

STANDARD	REQUIRED VALUE	PROVIDED VALUE
MAX ILLUMINATION AT LOT LINE	0.5 FC	1.1 FC
MAX POLE HEIGHT	25 FT	20 FT

NOTES:

- LIGHTING PLAN PREPARED USING DESIGN MASTER PHOTOMETRICS SOFTWARE
- DEPRECIATION FACTOR FOR LED IS 0.90
- LIGHT LEVELS EXCEEDED 0.5 FC AT SITE ENTRANCE TO PROVIDE ILLUMINATION FOR VEHICLE AND PEDESTRIAN SAFETY.



STATE OF MAINE
MICHAEL E. TARRADYN
REGISTERED PROFESSIONAL ENGINEER

DATE: 5/7/2024

PROJECT: AFFORDABLE HOUSING
SHEET TITLE: PHOTOMETRIC PLAN

RECORD OWNER: THE ROMAN CATHOLIC BISHOP OF PORTLAND
PREPARED FOR: DEVELOPERS COLLABORATIVE DEVELOPMENT, LLC
631 STEVENS AVENUE
PORTLAND, MAINE 04103

DATE: 02-15-2023
SCALE: 1" = 20'
JOB NO: 22-179
SHEET: C-6.0

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REVISIONS

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