# WDCJCS SUBDIVISION

55 HIGH STREET
WINDHAM, ME 04062

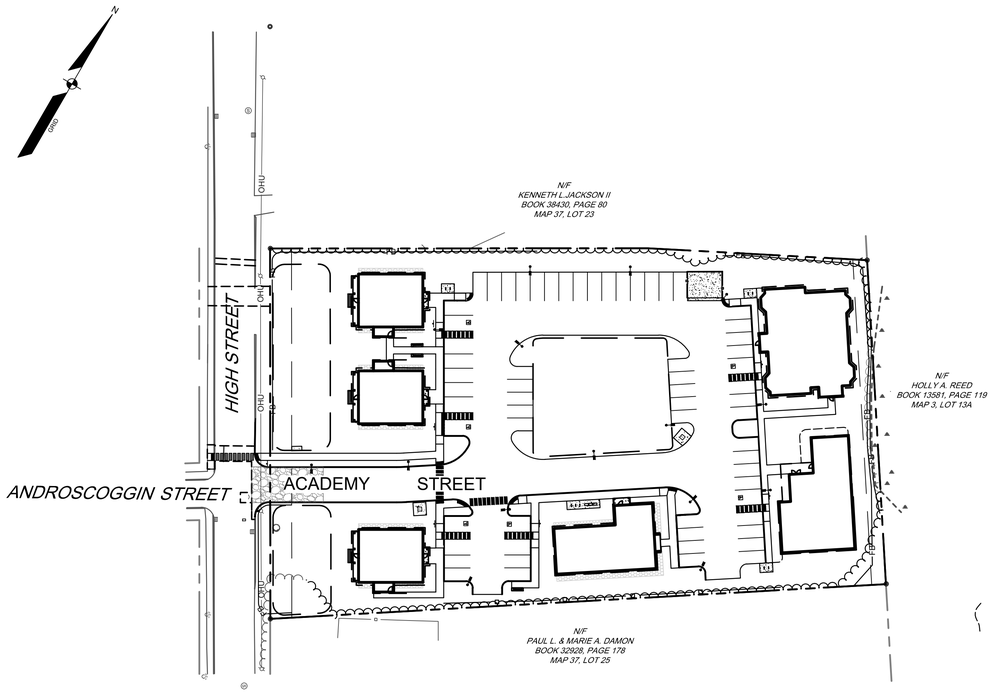

APPLICANTS:
GREAT FALLS CONSTRUCTION
20 MECHANIC STREET
GORHAM, ME 04038

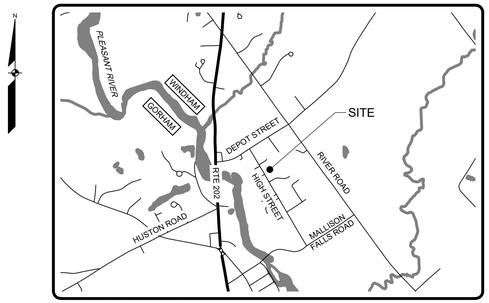
WESTBROOK DEVELOPMENT CORPORATION
30 LIZA HARMON DRIVE
WESTBROOK, ME 04092

ENGINEER/SURVEYOR/ LANDSCAPE ARCHITECT:

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

SURVEYOR:
MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
69 MAIN STREET
LIVERMORE FALLS, ME 04254


LOCATION MAP NTS

## SHEET INDEX



AMY BELL SEGAL, RLA 2265
LICENSED LANDSCAPE ARCHITECT Amy Bell Segal No. 2265 REGISTERED 8/18/2025

PAUL D OSTROWSKI, PE 11175
STATE OF MAINE PAUL D. OSTROWSKI No. 11175 REGISTERED PROFESSIONAL ENGINEER 08/18/2025

| REV | BY | DATE: | STATUS |
|---|---|---|---|
| A | KEW | 2-18-25 | SUBMISSION TO MDEP FOR STORM WATER MANAGEMENT LAW |
| B | KEW | 03-03-25 | SITE PLAN AND SUBDIVISION TOWN REVIEW |
| C | MRB | 08-18-25 | FINAL SITE PLAN AND SUBDIVISION TOWN REVIEW |




SEBAGO TECHNICS
SEBAGOTECHNICS.COM
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South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Bath


COVER
OF:
WDCJCS SUBDIVISION
55 HIGH STREET
WINDHAM, ME 04062
FOR:
GREAT FALLS CONSTRUCTION & WESTBROOK DEVELOPMENT CORPORATION
20 MECHANIC STREET GORHAM, ME 04038

| | |
|---|---|
| DESIGNED | MRB/KEW |
| DRAWN | MRS |
| CHECKED | ABS |
| DATE | 08-26-2024 |
| SCALE | 1" = 50' |
| PROJECT | 240577 |

SHEET G-001

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240577 C.dwg, TAB:COVER

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | PROPERTY LINE/R.O.W. | |
| | ABUTTER LINE/R.O.W. | |
| | DEED LINE/R.O.W. | |
| | TIE LINE | |
| | SETBACK | |
| | EASEMENT | |
| | BUFFER | |
| | FLOODPLAIN | |
| | FLOODWAY | |
| | CENTERLINE | |
| ⊡ | MONUMENT | ■ |
| ◎ | IRON PIPE/ROD | ● |
| ◎ | DRILL HOLE | ◉ |
| C1/L1 | DEED CALL | |
| C1/L1 | CURVE/LINE NO. | C1/L1 |
| | SOILS | |
| | ZONE LINE | |
| | ZONE LINE ON PL | |
| BENCHMARK DESCRIPTION WITH ELEVATION | BENCHMARK | |
| △ | SURVEY CONTROL | |
| TP-1 | TEST PIT | |
| MW-1 | MONITORING WELL | |
| B-1 | BORING | |
| | BUILDING | |
| | DECK/STEPS/ OVERHANG | |
| | EDGE WETLAND | |
| | WETLANDS | |
| | UPLANDS | |
| | STREAM | |
| | LEDGE | |
| | EDGE PAVEMENT | |
| | PAVEMENT SAWCUT | |
| | EDGE CONCRETE | |
| | PAVEMENT PAINT | |
| | EDGE GRAVEL | |
| | CURB LINE | |
| | EDGE OF WATER | |
| | TREELINE | |
| 120 118 | CONTOURS | 120 |
| ×120.00 | SPOT GRADE | +120.00 |
| | CHAIN LINK FENCE | |
| X | BARB WIRE FENCE | X |
| | STOCKADE FENCE | |
| | GUARD RAIL | |
| | STONE WALL | |
| | RETAINING WALL | |
| | DECIDUOUS TREE | X |
| | CONIFEROUS TREE | X |
| | MULCH LINE | |
| ○ | BOLLARD | ● |
| | SIGN | |
| | RAILROAD | |
| G | GAS | G |
| | GAS GATE VALVE | |
| G | GAS METER | |
| Ⓖ | GAS MANHOLE | |
| W | WATER | W |
| | WATER GATE VALVE | |
| | WATER SHUT OFF | |
| | HYDRANT | |
| Ⓦ | WATER MANHOLE | |
| Ⓦ | WELL | Ⓦ |
| S | SANITARY SEWER | S |
| FM | FORCE MAIN | FM |
| Ⓢ | SANITARY MANHOLE | ● |
| SD | STORM DRAIN | SD |
| UD | UNDER DRAIN | UD |
| Ⓓ | DRAINAGE MANHOLE | ● |
| ▤ | CATCH BASIN | ■ |
| OHU | OVERHEAD UTILITY | OHU |
| UGU | UNDERGROUND UTILITY | UGU |
| T | TRANSFORMER PAD | T |
| Ⓔ | ELECTRICAL MANHOLE | Ⓔ |
| EM | ELECTRIC METER | |
| H | HVAC UNIT | |
| Ⓣ | TELEPHONE MANHOLE | |
| | LIGHT POLE | |
| | UTILITY POLE | |
| | GUY WIRE | |
| | DRAINAGE DITCH | |
| | EROSION CONTROL BLANKET | |
| | FILTER BARRIER | FB |
| | RIPRAP | |
| | CHECK DAM | |
| | INLET PROTECTION | |
| | BOULDER | |

## GENERAL NOTES

1. THE RECORD OWNER OF THE PARCEL IS THE TOWN OF WINDHAM, ET AL. BY DEED DATED SEPTEMBER 18, 2023 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 40367, PAGE 18.

2. THE PROPERTY IS SHOWN AS LOT 24 ON THE TOWN OF WINDHAM TAX MAP 37 AND IS LOCATED IN THE (VC) VILLAGE COMMERCIAL DISTRICT.

3. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON PLAN REFERENCE 4A AND FIELD VERIFIED. INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN SEPTEMBER OF 2024.

4. PLAN REFERENCES:
   A. " PLAN SHOWING A STANDARD BOUNDARY SURVEY OF LAND OF RSU #14" MADE FOR WINDHAM ECONOMIC DEVELOPMENT CORPORATION DATED APRIL 20, 2023 BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC.

5. BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, GEOID18 IN INTERNATIONAL FEET. ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GNSS OBSERVATIONS.

6. BENCHMARK:
   BM-1 SPIKE IN UTILITY POLE (NO NUMBER) ELEVATION: 170.71 (NAVD88)

7. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CI/ASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION. PROMARK UTILITY LOCATING, INC. MARKED THE UNDERGROUND UTILITIES SHOWN HEREON IN AUGUST OF 2024, AND THEY WERE FIELD LOCATED BY SEBAGO TECHNICS, INC.

8. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WINDHAM, MAINE, CUMBERLAND COUNTY, PANEL NUMBER 23005C0656F, HAVING AN EFFECTIVE DATE OF JUNE 20, 2024.

9. SPACE AND BULK CRITERIA FOR THE VILLAGE COMMERCIAL (VC) ZONING DISTRICT ARE AS FOLLOWS*:

| | REQUIRED | PROVIDED |
|---|---|---|
| MINIMUM LOT SIZE WITH PUBLIC WATER & SEWER: | 5,000 SQUARE FEET | 2.39 ACRES |
| MINIMUM STREET FRONTAGE: | 50 FEET | 258.86 FEET |
| MINIMUM FRONT YARD: | NO MINIMUM | 56.8 FEET |
| MINIMUM SIDE YARD: | NO MINIMUM | 12.5 FEET |
| MINIMUM REAR YARD: | 10 FEET | 11.8 FEET |
| MAXIMUM BUILDING HEIGHT: | 42 FT | 32.7 FT |
| MAXIMUM BUILDING COVERAGE: | NO LIMIT | N/A |

* BONUSES ARE GIVEN FOR AFFORDABLE HOUSING DEVELOPMENT. SEE *CHAPTER 120 SECTION 501.1 AFFORDABLE HOUSING DEVELOPMENT* FOR MORE PARTICULAR INFORMATION. INCREASE OF 20% IN BUILDING HEIGHT

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

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

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

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

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

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

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

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

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

19. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.

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

21. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.

22. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.

23. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.

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

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

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

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

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

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

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

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

32. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING FLOW THROUGH THE EXISTING CLOSED STORM DRAINAGE SYSTEM DURING CONSTRUCTION AND SHALL SUBMIT A WORK PLAN FOR APPROVAL BY THE DESIGN ENGINEER.

## UTILITY DEMOLITION NOTES

1. PROTECT EXISTING BOUNDARY LINE MONUMENTATION. IF DISTURBED, EXISTING MONUMENTATION TO BE RESET BY A PROFESSIONAL LAND SURVEYOR.

2. DEMOLITION OF UTILITIES REQUIRING TREE REMOVAL SHALL BE COORDINATED WITH THE OWNER AND IN ACCORDANCE WITH PROJECT PLANS.

3. UTILITY DEMOLITION SHALL BE COMPLETED IN COORDINATION WITH NEW INFRASTRUCTURE. CONTRACTOR SHALL ENSURE EXISTING SURFACE DRAINAGE IS MAINTAINED DURING CONSTRUCTION.

4. EXISTING SEWER AND STORM DRAINAGE INFRASTRUCTURE TO REMAIN ACTIVE DURING CONSTRUCTION AND UPON COMPLETION OF PROJECT. DEMOLITION/CONSTRUCTION ACTIVITIES SHALL NOT INTERFERE OR IMPEDE EXISTING FLOWS. CONTRACTOR SHALL PROVIDE BYPASS PUMPING AS REQUIRED DURING SEWER AND STORM DEMOLITION AND NEW CONSTRUCTION. DAMAGE TO EXISTING SEWER INFRASTRUCTURE SHALL BE REPAIRED BY CONTRACTOR AT THEIR EXPENSE.

5. DEMOLITION SHOWN IS FOR MAJOR SITE ELEMENTS TO BE DEMOLISHED. OTHER MINOR DEMOLITION MAY BE REQUIRED AS PART OF CONSTRUCTION AND SHALL BE CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION. COORDINATE ALL DEMOLITION WORK WITH SITE AND BUILDING DRAWINGS.

6. PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL SUBMIT A SEQUENCE OF DEMOLITION PLANS TO THE OWNER. THIS PLAN SHALL DEPICT LOCATIONS OF PROPOSED TERMINATIONS AND ANY TEMPORARY SERVICES THAT WILL BE NEEDED.

7. CONTRACTOR REQUIRED TO CONFIRM/MAINTAIN BENCHMARKS. IF IMPACTED CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION/RELOCATION AND COORDINATION WITH PROJECT TEAM.

## GRADING & EROSION NOTES

1. SIDESLOPES SHALL NOT BE STEEPER THAN 3:1 (H:V) EXCEPT AS OTHERWISE IDENTIFIED ON THIS PLAN. ALL SIDESLOPES STEEPER THAN 3:1 (H: V) SHALL BE LINED WITH EROSION CONTROL BLANKET, OR ADDITIONAL MEASURES AS INDICATED.

2. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENT CONTROL BMPS" MANUAL PUBLISHED BY BUREAU OF LAND AND WATER QUALITY MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.

3. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE LOAM AND SEED PER DETAIL.

4. SEE UTILITY DRAWINGS FOR PIPE AND STRUCTURE DATA TABLES.

## CONSTRUCTION PLAN

1. PROVIDE EROSION CONTROL MEASURES PRIOR TO SITE DISTURBANCE.

2. GRADING AND CLEARING LIMITS SHALL NOT ENCROACH ON ADJACENT PROPERTIES UNLESS NOTED OTHERWISE ON THE PLANS.

3. OPEN AREAS SHALL BE LIMITED TO AREAS BEING WORKED IN. THE AREA STRIPPED OF EXISTING VEGETATION AT ANY GIVEN TIME SHALL BE MINIMIZED AND BE PHASED WHERE PRACTICAL SO THAT AREAS ARE REVEGETATED AND PERMANENTLY STABILIZED BEFORE ADDITIONAL AREAS ARE STRIPPED OF EXISTING VEGETATION. STABILIZE CONSTRUCTION AREAS BY USE OF RIPRAP, SEED, MULCH, OR OTHER GROUND COVER WITHIN ONE WEEK FROM THE TIME IT WAS ACTIVELY WORKED. SURFACES SHALL BE STABILIZED PRIOR TO DIRECTING STORMWATER RUNOFF TOWARD STORMWATER BMPS. PLEASE REFER TO DRAINAGE PLANS FOR WATERSHED AREAS.

4. ALL PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, U.S.DOT, LATEST EDITION AND MAINE DOT'S STANDARD SPECIFICATIONS, LATEST EDITION AND AS AMENDED.

## UTILITY NOTES

1. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION. PROTECT EXISTING ONSITE SEWER PIPE AND ADJUST MANHOLE RIMS TO GRADE WHERE APPLICABLE.

2. ALL GRAVITY CONDUIT PIPES SHALL BE INSTALLED USING A PIPE LASER AND TARGET SYSTEM THROUGH THE PIPE. ON PIPE RUNS 50 FEET OR LESS, THE CONTRACTOR SHALL REQUEST ENGINEER'S APPROVAL TO USE OR NOT USE A GROUND LASER.

3. MAINTAIN MINIMUM 5'-6" OF COVER ABOVE TOP OF WATER SERVICE PIPE.

4. MAINTAIN MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER SERVICES AND OTHER UTILITIES. MAINTAIN MINIMUM 18 INCHES VERTICAL SEPARATION BETWEEN WATER SERVICES AND OTHER UTILITIES.

5. LOWER OR RAISE WATER SERVICES AS REQUIRED TO MAINTAIN MINIMUM 12 INCH VERTICAL SEPARATION FROM OTHER UTILITIES. WATER SERVICES CROSSING SEWERS SHALL BE PROVIDE 12 INCH MINIMUM SEPARATION BETWEEN THE BOTTOM OF WATER LINE AND TOP OF SEWER UNLESS NOTED OTHERWISE ON THE PLANS.

6. PIPE:
   - SEWER PIPE SHALL BE SDR 35 PVC OR APPROVED EQUAL.
   - FORCEMAIN PIPE SHALL BE DR-11 HDPE OR APPROVED EQUAL.
   - STORMDRAIN SHALL BE ADS N-12 DUAL WALL HDPE PIPE WITH SMOOTH-WALLED INTERIOR OR APPROVED EQUAL UNLESS NOTED OTHERWISE ON THE UTILITY PLANS.
   - WATER PIPE AND FITTINGS SHALL CONFORM TO PORTLAND WATER DISTRICT WATER PIPING SPECIFICATIONS. MAIN WATER SERVICE PIPE SHALL BE DUCTILE IRON, CLASS 52 PUSH-ON PIPE MEETING THE REQUIREMENTS OF AWWA/ANSI C-111/A21.11 (LATEST REVISION). PIPE SHALL BE CEMENT-LINED AWWA/ANSI C104/A21.4 WITH LINING TWICE THE THICKNESS SPECIFIED, AND COATED TWICE WITH A BITUMINOUS SEAL COATING. PROVIDE THRUST BLOCKS AT ALL WATER SERVICE BENDS.

7. COORDINATE FOUNDATION UNDERDRAIN LOCATIONS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

8. COORDINATE UTILITY INVERTS AT BUILDING WITH ARCHITECTURAL, STRUCTURAL AND PLUMBING DRAWINGS.

9. COORDINATE LOCATION OF SEWER, WATER, GAS, FOUNDATION DRAINS AND ROOF DRAIN INVERTS AT THE BUILDING WITH ARCHITECTURAL DRAWINGS.

10. WATER SERVICE ENTRANCE DESIGNS TO INCLUDE METERS AND BACKFLOW PREVENTERS TO MEET ALL STANDARDS AND REQUIREMENTS OF THE PORTLAND WATER DISTRICT.

11. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY GRADE CHANGES THAT WILL IMPACT STORM DRAINAGE INFRASTRUCTURE OR OTHER UTILITIES.

12. UTILITIES WITHIN 5 FEET FROM FACE OF BUILDING ARE COORDINATED ON RELEVANT M.E.P. DRAWINGS. CONTRACTOR SHALL COORDINATE INVERTS, CONNECTIONS AND MATERIALS WITH ALL DRAWINGS.

13. CONTRACTOR SHALL FURNISH AND INSTALL TRENCHING, MATERIALS AND BACKFILL FOR ALL UTILITIES. ELECTRICAL AND TELECOM/DATA PROVIDERS WILL PULL PRIMARY SERVICE TO TRANSFORMER AND PANEL. CONTRACTOR RESPONSIBLE FOR TIMING AND COORDINATION WITH UTILITIES AND DRAWINGS. COORDINATE WITH ELECTRICAL DRAWINGS FOR CONDUIT SCHEDULE, TYPE AND SIZES.

14. COORDINATE ALL WATER RELATED WORK WITH PORTLAND WATER DISTRICT.

15. UTILITY CONTACTS:
    ELECTRIC:
    CENTRAL MAINE POWER (CMP)
    CRAIG BUTE, DISTRIBUTION CONSTRUCTION MANAGER
    207-578-2062
    JOB # TBD
    ACCOUNT # TBD
    WATER/SEWER:
    PORTLAND WATER DISTRICT
    JOSEPH PARENT, UTILITY ASSET COORDINATOR
    207-523-5261
    MAINE NATURAL GAS:
    JOSEPH GAUTHIER, SUPERVISOR GAS ENGINEER
    207-729-0420

## ABBREVIATIONS

| | |
|---|---|
| AC | ACRE |
| AFG | ABOVE FINISH GRADE |
| APPROX. | APPROXIMATELY |
| BC | BOTTOM OF CURB |
| BCC | BITUMINOUS CONCRETE CURB |
| BIT | BITUMINOUS |
| BLDG | BUILDING |
| BW | BOTTOM OF WALL |
| CB | CATCH BASIN |
| CONC | CONCRETE |
| CONT | CONTINUOUS |
| DI | DUCTILE IRON |
| DIA | DIAMETER |
| DMH | DRAIN MANHOLE |
| E.W. | EACH WAY |
| EL | ELEVATION |
| ELEV | ELEVATION |
| FFE | FINISH FLOOR ELEVATION |
| FIN. GR. | FINISH GRADE |
| FTG | FOOTING |
| HDPE | HIGH DENSITY POLYETHYLENE |
| HGT | HEIGHT |
| HMA | HOT MIX ASPHALT |
| INV | INVERT |
| LF | LINEAR FEET |
| OC | ON CENTER |
| PVC | POLYVINYL CHLORIDE |
| PWD | PORTLAND WATER DISTRICT |
| R | RADIUS |
| R.O.W. | RIGHT OF WAY |
| S.F. | SQUARE FEET |
| SCH | SCHEDULE |
| SCSC | SLIPFORM CONCRETE SLOPED CURB |
| SCVC | SLIPFORM CONCRETE VERTICAL CURB |
| SD | STORM DRAIN |
| SGC | SLOPED GRANITE CURB |
| SMH | SEWER MANHOLE |
| SPECS | SPECIFICATIONS |
| SS | SANITARY SEWER |
| SSGC | SALVAGED SLOPED GRANITE CURB |
| SVGC | SALVAGED VERTICAL GRANITE CURB |
| TC | TOP OF CURB |
| TW | TOP OF WALL |
| TYP | TYPICAL |
| VGC | VERTICAL GRANITE CURB |
| VIF | VERIFY IN FIELD |

AMY BELL SEGAL, RLA 2265

8/18/2025

PAUL D OSTROWSKI, PE 11175

08/18/2025

| REV. | BY | DATE: | STATUS: |
|---|---|---|---|
| A | KEW | 2-18-25 | SUBMISSION TO MDEP FOR STORM WATER MANAGEMENT LAW |
| B | KEW | 03-03-25 | SITE PLAN AND SUBDIVISION TOWN REVIEW |
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SHEET G-002

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240577 NL.dwg, TAB:36 X 24

## NOTES:

CONTRACTOR SHALL MONITOR THE CONDITION OF HIGH STREET FOR MATERIAL TRACK OFF AND SWEEP ACCUMULATED SEDIMENT TRACK OFF.

1. ALL UTILITY DEMOLITION SHALL BE COORDINATED WITH UTILITY PROVIDER.
2. BUILDING SEWER LINE WAS NOT FOUND DURING UTILITY LOCATION. FIELD LOCATE AND COORDINATE WITH PORTLAND WATER DISTRICT (PWD).

N

GRID

HIGH STREET

ANDROSCOGGIN STREET

CMP 5

SMH 1003
RIM=166.10

CB 1007
RIM=165.91

CB 1005
RIM=166.32

5/8" IRON ROD FOUND
8" ABOVE GRADE
BENT

N/F
KENNETH L JACKSON II
BOOK 38430, PAGE 80
MAP 37, LOT 23

N 59°48'35" E 263.96'

COORDINATE WITH ABUTTER TO REMOVE PORTION OF ENCROACHING FENCE

N 62°57'55" E 153.46'

5/8" REBAR FOUND
6" ABOVE GRADE
CAPPED "ILLEGIBLE"

PROPOSED TREE CANOPY LINE

EXISTING TREE CANOPY LINE

INSTALL FILTER BARRIER, TYP.

DEMOLISH EXISTING GASLINE,
COORDINATE WITH MAINE NATURAL GAS

PER PWD RECORDS, SERVICE WAS NOT RENEWED AS PART OF MAIN RENEWAL PROJECT IN 2023.

N 30°11'11" W 258.86'

PAINTED BLUE QUESTION MARK

BM-1

UP

20"

10"

CONCRETE WALK

DEMOLISH CONCRETE WALK AND STAIRS

REMOVE ALL EXISTING PAVEMENT

DEMOLISH EXISTING WATERLINE,
COORDINATE WITH PWD

WATERLINE IS INDICATED AS BEING RETIRED

15"

24"

DEMOLISH ALL EXISTING PAVEMENT

FFE=186.96

EXISTING BUILDING TO BE DEMOLISHED

INSTALL STABILIZED CONSTRUCTION ENTRANCE/EXIT

SMH 1052
RIM=172.65

FFE=186.94

FFE=186.80

UP CMP8.1

CMP 8

PROTECT TREE,
SEE TREE PROTECTION DETAIL

24"

CB 1056
RIM=170.18

CB 1054
RIM=173.44

PROTECT EXISTING UTILITY POLE IN PLACE

DEMOLISH EXISTING OVERHEAD UTILITIES,
SEE UTILITY PLAN FOR MORE DETAIL

DEMOLISH EXISTING SANITARY SEWER LINE.
LOCATION IS APPROXIMATE

EXISTING TREE TO BE REMOVED, TYPICAL (TYP.)

DOUBLE FILTER BARRIER
UP HILL OF WETLANDS

N/F
HOLLY A. REED
BOOK 13581, PAGE 119
MAP 3, LOT 13A

S 57°39'58" E 262.77'

WOOD POST BENCH

WOOD POST (TYP.)

DEMOLISH WOODEN POSTS +
FENCING, DISPOSE

DEMOLISH EXISTING WIRE FENCE AND DISPOSE

S 56°36'52" W 430.89'

2" IRON PIPE FOUND
16" ABOVE GRADE

5/8" REBAR FOUND
AT GRADE
"OWEN HASKELL PLS 1088"

CMP 9

SMH 1067
RIM=176.87

N/F
PAUL L. & MARIE A. DAMON
BOOK 32928, PAGE 178
MAP 37, LOT 25

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

AMY BELL SEGAL, RLA 2265

LICENSED LANDSCAPE ARCHITECT
Amy Bell Segal
No. 2265
STATE OF MAINE
8/18/2025

PAUL D OSTROWSKI, PE 11175

STATE OF MAINE
PAUL D. OSTROWSKI
No. 11175
LICENSED PROFESSIONAL ENGINEER
08/18/2025

| REV. | BY | DATE: | STATUS |
|---|---|---|---|
| A | KEW | 2-18-25 | SUBMISSION TO MDEP FOR STORM WATER MANAGEMENT LAW |
| B | KEW | 03-03-25 | SITE PLAN AND SUBDIVISION TOWN REVIEW |
| C | MRB | 08-18-25 | FINAL SITE PLAN AND SUBDIVISION TOWN REVIEW |



SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Road, Suite A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Bath

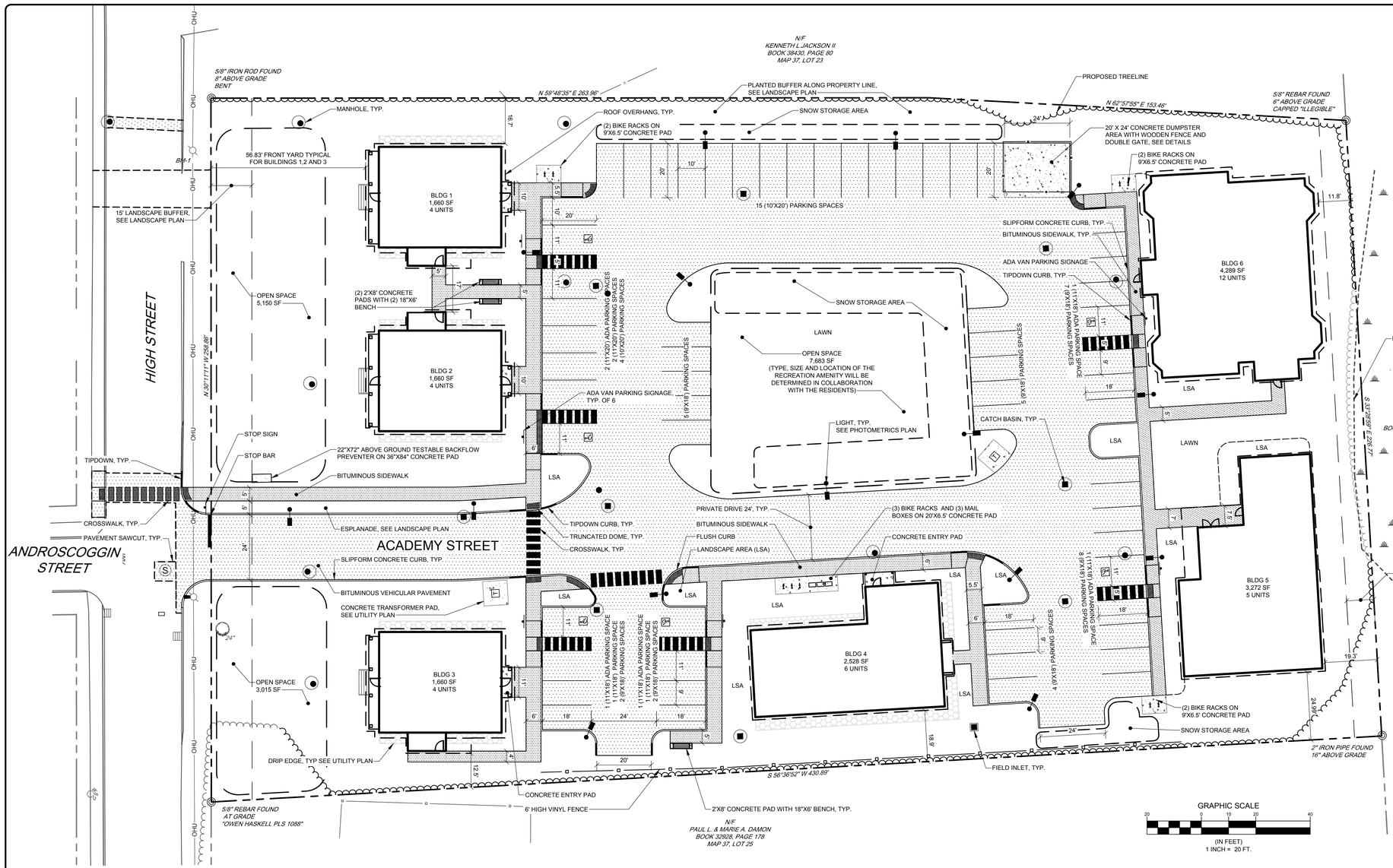
DEMO PLAN
OF:
WDCJCS SUBDIVISION
55 HIGH STREET
WINDHAM, ME 04062
FOR:
GREAT FALLS CONSTRUCTION &
WESTBROOK DEVELOPMENT CORPORATION
20 MECHANIC STREET GORHAM, ME 04038

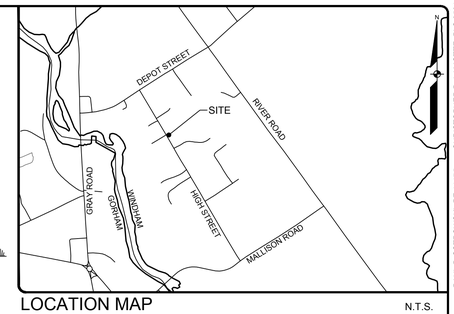
| | |
|---|---|
| DESIGNED | MRB/KEW |
| DRAWN | MRS |
| CHECKED | ABS |
| DATE | 08-26-2024 |
| SCALE | 1" = 20' |
| PROJECT | 240577 |

SHEET C-001

f:\Projects\240000\240577\DWG\Design\240577 DEMO.dwg 8/19/2025 12:19 PM MARGO BARAJAS

240577 DEMO.dwg, TAB:DEMO




LOCATION MAP N.T.S.

## NET RESIDENTIAL DENSITY

| | |
|---|---|
| TOTAL PARCEL SIZE = | 2.39 ACRES (104,108 SF) |
| NET RESIDENTIAL DEDUCTIONS | |
| PUBLIC OR PRIVATE R.O.W.: | N/A |
| SLOPES OVER 25%: | 4,287 SF |
| 100-YEAR FLOOD PLAIN: | N/A |
| RESOURCE PROTECTION DISTRICT: | N/A |
| WATER TABLE AT OR NEAR SURFACE: | 305 SF (WETLAND) |
| VERY POORLY DRAINED SOILS: | N/A |
| SURFACE WATER BODIES: | N/A |
| SIGNIFICANT WILDLIFE HABITAT: | N/A |
| ENDANGERED BOTANICAL RESOURCES: | N/A |
| NET RESIDENTIAL ACREAGE: | 2.28 ACRES (99,516 SF) |
| NET RESIDENTIAL DENSITY (1 UNIT/2500 SF): | 39 UNITS |
| NET RESIDENTIAL ACREAGE (WITH 2.5X AFFORDABLE HOUSING BONUS): | 5.71 ACRES (248,791 SF) |
| NET RESIDENTIAL DENSITY (WITH 2.5X AFFORDABLE HOUSING BONUS): | 99 UNITS |
| **TOTAL UNITS CURRENTLY PROPOSED:** | **35 UNITS** |

## OPEN SPACE REQUIREMENT

A MINIMUM OF 15% OF THE TOTAL LOT AREA SHALL BE DESIGNATED AND PERMANENTLY RESERVED AS USABLE COMMON OPEN SPACE.*(PER 120-814.B.4 SITE DESIGN - RECREATION & OPEN SPACE)*
TOTAL LOT SIZE IS 2.39 ACRES OR 104,108 SQUARE FEET

| | REQUIRED | PROVIDED |
|---|---|---|
| OPEN SPACE: | 15,616 SQUARE FEET | 15,848 SQARE FEET |

## PARKING TABLE

1.5 PARKING SPACES ARE REQUIRED PER UNIT AND 35 UNITS ARE PROPOSED.

| | REQUIRED | PROVIDED |
|---|---|---|
| PARKING SPACES: | 53 | 57* |

*OF THE 57 TOTAL SPACES, 30% ARE REQUIRED TO BE OVERSIZED AT 10'X20'. THE PLAN SHOWS THE REQUIRED 21 OVERSIZED SPACES.

THE PARCEL IS WITHIN THE TOWN OF WINDHAM'S GROWTH ZONE AS DEPICTED IN THE 2024 COMPREHENSIVE PLAN. AS SUCH, UNDER HOUSING LEGISLATION LD2003, THE PARKING REQUIREMENTS FOR SITES PROVIDING 51% OR MORE OF THE UNITS AS AFFORDABLE ONLY ARE REQUIRED TO MAINTAIN A PARKING RATIO 0.66.

## GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS THE TOWN OF WINDHAM, ET AL. BY DEED DATED SEPTEMBER 18, 2023 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 40367, PAGE 18.
2. THE PROPERTY IS SHOWN AS LOT 24 ON THE TOWN OF WINDHAM TAX MAP 37 AND IS LOCATED IN THE (VC) VILLAGE COMMERCIAL DISTRICT.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON PLAN REFERENCE 4A AND FIELD VERIFIED. INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN SEPTEMBER OF 2024.
4. PLAN REFERENCES:
   A. " PLAN SHOWING A STANDARD BOUNDARY SURVEY OF LAND OF RSU #14" MADE FOR WINDHAM ECONOMIC DEVELOPMENT CORPORATION DATED APRIL 20, 2023 BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
5. BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, GEOID18 IN INTERNATIONAL FEET, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GNSS OBSERVATIONS.
6. BENCHMARK:
   BM-1 SPIKE IN UTILITY POLE (NO NUMBER) ELEVATION: 170.71 (NAVD88)
7. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CI/ASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION. PROMARK UTILITY LOCATING, INC. MARKED THE UNDERGROUND UTILITIES SHOWN HEREON IN AUGUST OF 2024, AND THEY WERE FIELD LOCATED BY SEBAGO TECHNICS, INC.
8. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WINDHAM, MAINE, CUMBERLAND COUNTY, PANEL NUMBER 23005C0656F, HAVING AN EFFECTIVE DATE OF JUNE 20, 2024.
9. SPACE AND BULK CRITERIA FOR THE VILLAGE COMMERCIAL (VC) ZONING DISTRICT ARE AS FOLLOWS*:

| | REQUIRED | PROVIDED |
|---|---|---|
| MINIMUM LOT SIZE WITH PUBLIC WATER & SEWER: | 5,000 SQUARE FEET | 2.39 ACRES |
| MINIMUM STREET FRONTAGE: | 50 FEET | 258.86 FEET |
| MINIMUM FRONT YARD: | NO MINIMUM | 56.8 FEET |
| MINIMUM SIDE YARD: | NO MINIMUM | 12.5 FEET |
| MINIMUM REAR YARD: | 10 FEET | 11.8 FEET |
| MAXIMUM BUILDING HEIGHT: | 42 FT | 32.7 FT |
| MAXIMUM BUILDING COVERAGE: | NO LIMIT | N/A |

* BONUSES ARE GIVEN FOR AFFORDABLE HOUSING DEVELOPMENT. SEE *CHAPTER 120 SECTION 501.1 AFFORDABLE HOUSING DEVELOPMENT* FOR MORE PARTICULAR INFORMATION. INCREASE OF 20% IN BUILDING HEIGHT.

10. ALL ROADS IN THIS SUBDIVISION SHALL REMAIN PRIVATE ROADS TO BE MAINTAINED BY THE DEVELOPER, LOT OWNERS OR ROAD ASSOCIATION, AND SHALL NOT BE OFFERED FOR ACCEPTANCE, OR MAINTAINED, BY THE TOWN OF WINDHAM UNTIL THEY MEET ALL MUNICIPAL STREET DESIGN AND CONSTRUCTION STANDARDS.
11. CLEARING OF TREES IS PROHIBITED IN AREAS WHERE TREE COVER IS DEPICTED ON THE PLAN FOR A PERIOD OF AT LEAST FIVE YEARS FROM THE DATE OF PLANNING BOARD APPROVAL. MANDATORY BUFFERS FOR STORMWATER OR OTHER REASONS DEPICTED ON THE PLAN SHALL NOT BE CLEARED OF VEGETATION UNLESS THE PLANNING BOARD GRANTS AN AMENDMENT TO THE SUBDIVISION OR FOR MAINTENANCE THAT DOES NOT ALTER THE PURPOSE FOR WHICH THE BUFFER WAS REQUIRED.
12. THE FOUR BUILDINGS SHOWN ON THE PLAN, A TOTAL OF 18 UNITS, ARE TO BE CONSIDERED AFFORDABLE HOUSING IN CONFORMANCE WITH 120-501.1 AFFORDABLE HOUSING DEVELOPMENT.

## WAIVERS

THE FOLLOWING WAIVERS HAVE BEEN APPROVED BY THE WINDHAM PLANNING DIRECTOR IN ACCORDANCE WITH SECTION 120-910C(3)(A):

1. THE PLANNING DIRECTOR WAIVED THE REQUIREMENT TO SUBMIT A HIGH-INTENSITY SOIL SURVEY BY A CERTIFIED SOIL SCIENTIST, PER SECTION 120-910C(3)(A), FOR A MEDIUM-INTENSITY SOIL SURVEY.
2. THE PLANNING DIRECTOR WAIVED THE SUBMISSION OF A HYDROGEOLOGIC ASSESSMENT BECAUSE THE SITE IS CONNECTED TO PUBLIC WATER.

## CONDITIONS OF APPROVAL

1. APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED OCTOBER 10, 2024 AS AMENDED OCTOBER 28, 2024 AND AUGUST 18, 2025, AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD. ANY VARIATION FROM SUCH PLANS, PROPOSALS, SUPPORTING DOCUMENTS, AND REPRESENTATIONS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH §120-912 OR §120-815 OF THE LAND USE ORDINANCE.
2. PER §120-912G, NO SUBDIVISION PLAN SHALL BE RELEASED FOR RECORDING AT THE REGISTRY OF DEEDS UNTIL THE REQUIRED PERFORMANCE GUARANTEE HAS BEEN POSTED. IF AN APPROVED PLAN IS NOT RECORDED IN THE REGISTRY OF DEEDS WITHIN THREE YEARS OF THE ORIGINAL APPROVAL, IT SHALL BECOME NULL AND VOID.
3. IN ACCORDANCE WITH §120-815C(1)(B) AND §120-914B(5) THE LAND USE ORDINANCE, THE CONSTRUCTION OF IMPROVEMENTS COVERED BY ANY SITE PLAN APPROVAL AND ANY SUBDIVISION PLAN 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.
4. APPROVAL IS SUBJECT TO THE REQUIREMENTS OF THE POST-CONSTRUCTION STORMWATER ORDINANCE, CHAPTER 201. ANY PERSON OWNING, OPERATING, LEASING, OR HAVING CONTROL OVER STORMWATER MANAGEMENT FACILITIES REQUIRED BY THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN MUST ANNUALLY ENGAGE THE SERVICES OF A QUALIFIED THIRD-PARTY INSPECTOR WHO MUST CERTIFY COMPLIANCE WITH THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN ON OR BY JUNE 1ST OF EACH YEAR.
5. RECREATION IMPACT FEE ($600 X 6 BLDGS = $3,600), OPEN SPACE IMPACT FEE ($450 X 35 UNITS = $15,750), PUBLIC SAFETY IMPACT FEE ($1,008 X 6 BLDGS = $6,048); AND MUNICIPAL OFFICE IMPACT FEE ($333 X 6 BLDGS = $1,998). ALL FEES ($3,600 + $15,750 + $6,048 + $1,998 = $27,396) WILL BE DETERMINED AND COLLECTED FOR ANY BUILDING, OR ANY OTHER PERMITS NECESSARY FOR THE DEVELOPMENT, §120-1201C (MASTER FEE SCHEDULE).
6. THE APPLICANT SHALL PROVIDE TO THE DIRECTOR OF PLANNING THE DIRECTOR OF PUBLIC WORKS APPROVAL TO CONNECT TO THE WINDHAM'S MS4 SYSTEM AND OFFER TO TOWN COUNCIL ANY THE STORMWATER PIPES AND MANHOLES LOCATED IN THE HIGH STREET.
7. PRIOR TO RECEIVING AUTHORIZATION TO CONNECT THE PRIVATE STORMWATER MANAGEMENT SYSTEM WITH THE TOWN'S STORMWATER COLLECTION SYSTEM, THE APPLICANT SHALL PROVIDE A WRITTEN APPROVAL FROM THE TOWN ENGINEER TO THE TOWN PLANNER.

APPROVED-
TOWN OF WINDHAM
PLANNING BOARD

_____ DATE

_____ CHAIRPERSON

STATE OF MAINE, CUMBERLAND
COUNTY SS, REGISTRY OF DEEDS

RECEIVED _____, 20____
AT ____H ____M _____M AND
RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST: _____ REGISTER

| | | | |
|---|---|---|---|
| | | | |
| C | MRB | 08-18-25 | FINAL SITE PLAN AND SUBDIVISION TOWN REVIEW |
| B | KEW | 03-03-25 | SITE PLAN AND SUBDIVISION TOWN REVIEW |
| A | KEW | 2-18-25 | SUBMISSION TO MDEP FOR STORM WATER MANAGEMENT LAW |
| REV. | BY | DATE: | STATUS: |

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

CHRISTOPHER D. LAMOTTE PLS 2391

PAUL D OSTROWSKI, PE 11175

STATE OF MAINE — PAUL D. OSTROWSKI No. 11175 — REGISTERED PROFESSIONAL ENGINEER — 09/18/2025


SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 JOHN ROBERTS ROAD, SUITE A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Bath


SITE PLAN & SUBDIVISION PLAN
OF:
WDC/JCS SUBDIVISION
55 HIGH STREET
WINDHAM, ME 04062
FOR:
GREAT FALLS CONSTRUCTION &
WESTBROOK DEVELOPMENT CORPORATION
20 MECHANIC STREET GORHAM, ME 04038

| | |
|---|---|
| DESIGNED | MRB/KEW |
| DRAWN | MRS |
| CHECKED | ABS |
| DATE | 08-26-2024 |
| SCALE | 1" = 20' |
| PROJECT | 240577 |

SHEET C-101

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240577 S.dwg - TAB:SITE PLAN & SUBDIVISION PLAN

N

GRID

SMH 1003
RIM=166.10

J7
165.91

CB 1005
RIM=166.32

DMH-3
RIM: 168.75

5/8" IRON ROD FOUND
8" ABOVE GRADE
BENT

DMH-2
RIM: 174.00

DMH-1
RIM: 179.00

INSTALL EROSION CONTROL BLANKET
ON SLOPES STEEPER THAN 3:1

INSTALL EROSION CONTROL BLANKET
ON SLOPES STEEPER THAN 3:1

5/8" REBAR FOUND
6" ABOVE GRADE
CAPPED "ILLEGIBLE"

HIGH STREET

ACADEMY STREET

ANDROSCOGGIN
STREET

STAIRS
(2) 6" RISERS

BLDG 1
FFE= 181.75

BLDG 2
FFE= 181.00

BLDG 3
FFE= 180.80

BLDG 4
FFE= 182.2

BLDG 5
FFE=181.76

BLDG 6
FEE=182.60

FEE=178.15

SMH-4
RIM: 179.00

SMH-2
RIM: 174.25

SMH 1052
RIM=172.65

CB 1058
RIM=173.18

CB 1054
RIM=173.44

SMH 1067
RIM=176.87

CMP 8

CMP 9

PROTECT EXISTING TREE,
SEE DETAIL

MATCH EXISTING
GRADE

CB-1
RIM: 177.15

CB-2
RIM: 178.70

CB-3
RIM: 180.25

CB-4
RIM: 179.95

CB-5
RIM: 179.33

CB-6
RIM: 181.10

CB-7
RIM: 180.63

CB-8
RIM: 180.80

CB-9
RIM: 181.00

OCS-1
RIM: 180.70

SMH-1
RIM: 181.50

SMH-5
RIM: 180.78

SMH-6
RIM: 181.94

FI-1
RIM: 181.10

CATCH BASIN INLET
PROTECTION, TYP.

SUBSURFACE CHAMBER SYSTEM FOOTPRINT,
SEE UTILITY PLAN

5/8" REBAR FOUND
AT GRADE
"OWEN HASKELL PLS 1088"

2" IRON PIPE FOUND
16" ABOVE GRADE

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

| REV. | BY | DATE: | STATUS |
|---|---|---|---|
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AMY BELL SEGAL, RLA 2265

Amy Bell Segal
No. 2265
LICENSED LANDSCAPE ARCHITECT
8/18/2025

PAUL D OSTROWSKI, PE 11175

PAUL D. OSTROWSKI
No. 11175
STATE OF MAINE
REGISTERED PROFESSIONAL ENGINEER
08/18/2025


SEBAGO TECHNICS
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75 John Roberts Road, Suite 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Bath


GRADING PLAN
OF:
WDCJCS SUBDIVISION
55 HIGH STREET
WINDHAM, ME 04062
FOR:
GREAT FALLS CONSTRUCTION &
WESTBROOK DEVELOPMENT CORPORATION
20 MECHANIC STREET GORHAM, ME 04038

| | |
|---|---|
| DESIGNED | MRB/KEW |
| DRAWN | MRS |
| CHECKED | ABS |
| DATE | 08-26-2024 |
| SCALE | 1" = 20' |
| PROJECT | 240577 |

SHEET C-102

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240577 G.dwg, TAB:C-102 GRADING PLAN

## SANITARY SEWER STRUCTURE DATA

| STRUCTURE | RIM | INV. IN | INV. OUT: | DIAM. |
|---|---|---|---|---|
| SMH-1 | 181.50 | 174.15 (SS-1)<br>174.25 (SS-9) | 174.05 (SS-2) | 48" |
| SMH-2 | 174.25 | 168.02 (SS-2)<br>169.25 (SS-4)<br>168.02 (SS-5) | 167.92 (SS-3) | 48" |
| SMH-3 | 179.10 | 174.10 (SS-4A) | 170.73 (SS-4) | 48" |
| SMH-4 | 179.00 | 172.36 (SS-6)<br>173.40 (SS-7) | 171.90 (SS-5) | 48" |
| SMH-5 | 180.78 | 176.15 (SS-8)<br>176.15 (SS-9A) | 176.05 (SS-9) | 48" |
| SMH-6 | 181.94 | 178.19 (SS-8A) | 178.09 (SS-8) | 48" |

## SANITARY SEWER PIPE DATA

| NAME | SIZE | LENGTH | SLOPE |
|---|---|---|---|
| SS-1 | 6" | 11' | 3.15% |
| SS-2 | 8" | 203' | 2.97% |
| SS-3 | 8" | 49' | 2.32% |
| SS-4 | 6" | 37' | 4.00% |
| SS-4A | 6" | 23' | 3.93% |
| SS-5 | 6" | 65' | 5.95% |
| SS-6 | 6" | 64' | 4.79% |
| SS-6A | 6" | 3' | 5.10% |
| SS-6B | 6" | 23' | 5.10% |
| SS-7 | 6" | 23' | 3.87% |
| SS-8 | 8" | 96' | 2.02% |
| SS-8A | 6" | 8' | 1.81% |
| SS-9 | 8" | 89' | 2.03% |
| SS-9A | 6" | 25' | 1.98% |

## STORM DRAIN STRUCTURE DATA

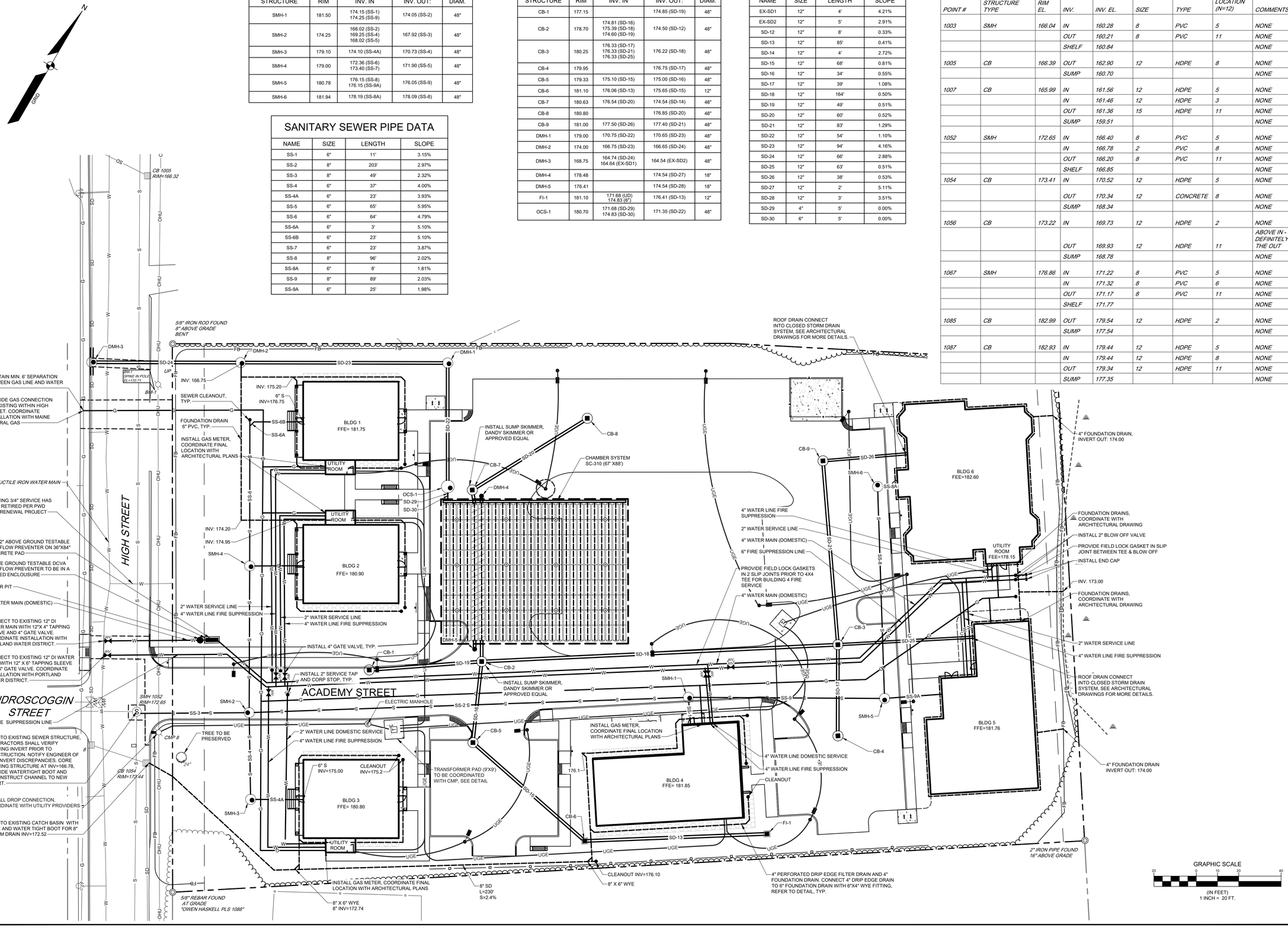
| STRUCTURE | RIM | INV. IN | INV. OUT: | DIAM. |
|---|---|---|---|---|
| CB-1 | 177.15 | | 174.85 (SD-19) | 48" |
| CB-2 | 178.70 | 174.81 (SD-16)<br>175.39 (SD-18)<br>174.60 (SD-19) | 174.50 (SD-12) | 48" |
| CB-3 | 180.25 | 176.33 (SD-17)<br>176.33 (SD-21)<br>176.33 (SD-25) | 176.22 (SD-18) | 48" |
| CB-4 | 179.95 | | 176.75 (SD-17) | 48" |
| CB-5 | 179.33 | 175.10 (SD-15) | 175.00 (SD-16) | 48" |
| CB-6 | 181.10 | 176.06 (SD-13) | 175.65 (SD-15) | 12" |
| CB-7 | 180.63 | 176.54 (SD-20) | 174.54 (SD-14) | 48" |
| CB-8 | 180.80 | | 176.85 (SD-20) | 48" |
| CB-9 | 181.00 | 177.50 (SD-26) | 177.40 (SD-21) | 48" |
| DMH-1 | 179.00 | 170.75 (SD-22) | 170.65 (SD-23) | 48" |
| DMH-2 | 174.00 | 166.75 (SD-23) | 166.65 (SD-24) | 48" |
| DMH-3 | 168.75 | 164.74 (SD-24)<br>164.64 (EX-SD1) | 164.54 (EX-SD2) | 48" |
| DMH-4 | 178.48 | | 174.54 (SD-27) | 18" |
| DMH-5 | 176.41 | | 174.54 (SD-28) | 18" |
| FI-1 | 181.10 | 171.68 (UD)<br>174.83 (6") | 176.41 (SD-13) | 12" |
| OCS-1 | 180.70 | 171.68 (SD-29)<br>174.83 (SD-30) | 171.35 (SD-22) | 48" |

## STORM DRAIN PIPE DATA

| NAME | SIZE | LENGTH | SLOPE |
|---|---|---|---|
| EX-SD1 | 12" | 4' | 4.21% |
| EX-SD2 | 12" | 5' | 2.91% |
| SD-12 | 12" | 8' | 0.33% |
| SD-13 | 12" | 85' | 0.41% |
| SD-14 | 12" | 4' | 2.72% |
| SD-15 | 12" | 68' | 0.81% |
| SD-16 | 12" | 34' | 0.55% |
| SD-17 | 12" | 39' | 1.08% |
| SD-18 | 12" | 164' | 0.50% |
| SD-19 | 12" | 49' | 0.51% |
| SD-20 | 12" | 60' | 0.52% |
| SD-21 | 12" | 83' | 1.29% |
| SD-22 | 12" | 54' | 1.10% |
| SD-23 | 12" | 94' | 4.16% |
| SD-24 | 12" | 66' | 2.88% |
| SD-25 | 12" | 63' | 0.51% |
| SD-26 | 12" | 38' | 0.53% |
| SD-27 | 12" | 2' | 5.11% |
| SD-28 | 12" | 3' | 3.51% |
| SD-29 | 4" | 5' | 0.00% |
| SD-30 | 6" | 5' | 0.00% |

## *EXISTING STRUCTURE DATA*

| *POINT #* | *STRUCTURE TYPE* | *RIM EL.* | *INV.* | *INV. EL.* | *SIZE* | *TYPE* | *LOCATION (N=12)* | *COMMENTS* |
|---|---|---|---|---|---|---|---|---|
| *1003* | *SMH* | *166.04* | *IN* | *160.28* | *8* | *PVC* | *5* | *NONE* |
| | | | *OUT* | *160.21* | *8* | *PVC* | *11* | *NONE* |
| | | | *SHELF* | *160.84* | | | | *NONE* |
| *1005* | *CB* | *166.39* | *OUT* | *162.90* | *12* | *HDPE* | *8* | *NONE* |
| | | | *SUMP* | *160.70* | | | | *NONE* |
| *1007* | *CB* | *165.99* | *IN* | *161.56* | *12* | *HDPE* | *5* | *NONE* |
| | | | *IN* | *161.46* | *12* | *HDPE* | *3* | *NONE* |
| | | | *OUT* | *161.36* | *15* | *HDPE* | *11* | *NONE* |
| | | | *SUMP* | *159.51* | | | | *NONE* |
| *1052* | *SMH* | *172.65* | *IN* | *166.40* | *8* | *PVC* | *5* | *NONE* |
| | | | *IN* | *166.78* | *2* | *PVC* | *8* | *NONE* |
| | | | *OUT* | *166.20* | *8* | *PVC* | *11* | *NONE* |
| | | | *SHELF* | *166.85* | | | | *NONE* |
| *1054* | *CB* | *173.41* | *IN* | *170.52* | *12* | *HDPE* | *5* | *NONE* |
| | | | *OUT* | *170.34* | *12* | *CONCRETE* | *8* | *NONE* |
| | | | *SUMP* | *168.34* | | | | *NONE* |
| *1056* | *CB* | *173.22* | *IN* | *169.73* | *12* | *HDPE* | *2* | *NONE* |
| | | | *OUT* | *169.93* | *12* | *HDPE* | *11* | *ABOVE IN - DEFINITELY THE OUT* |
| | | | *SUMP* | *168.78* | | | | *NONE* |
| *1067* | *SMH* | *176.86* | *IN* | *171.22* | *8* | *PVC* | *5* | *NONE* |
| | | | *IN* | *171.32* | *8* | *PVC* | *6* | *NONE* |
| | | | *OUT* | *171.17* | *8* | *PVC* | *11* | *NONE* |
| | | | *SHELF* | *171.77* | | | | *NONE* |
| *1085* | *CB* | *182.99* | *OUT* | *179.54* | *12* | *HDPE* | *2* | *NONE* |
| | | | *SUMP* | *177.54* | | | | *NONE* |
| *1087* | *CB* | *182.93* | *IN* | *179.44* | *12* | *HDPE* | *5* | *NONE* |
| | | | *IN* | *179.44* | *12* | *HDPE* | *8* | *NONE* |
| | | | *OUT* | *179.34* | *12* | *HDPE* | *11* | *NONE* |
| | | | *SUMP* | *177.35* | | | | *NONE* |




| REV | DATE | STATUS |
|---|---|---|
| A | 2-18-25 | SUBMISSION TO MDEP FOR STORM WATER MANAGEMENT LAW |
| B | 03-03-25 | SITE PLAN AND SUBDIVISION TOWN REVIEW |
| C | 03-06-25 | REVISIONS PER PWD AND SITE PLAN AND SUBDIVISION TOWN REVIEW |
| D | 08-26-25 | REVISIONS PER PWD AND SITE PLAN AND SUBDIVISION TOWN REVIEW |

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PAUL D OSTROWSKI, PE 11175
AMY BELL SEGAL, RLA 2305

STATE OF MAINE — PAUL D. OSTROWSKI — No. 11175 — REGISTERED PROFESSIONAL ENGINEER — 09/18/2025

SEBAGO TECHNICS

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South Portland, Bridgton, Sanford and Bath

UTILITY PLAN
OF:
WDC.JCS SUBDIVISION
55 HIGH STREET
WINDHAM, ME 04062
FOR:
GREAT FALLS CONSTRUCTION & WESTBROOK DEVELOPMENT CORPORATION
20 MECHANIC STREET GORHAM, ME 04038

| | |
|---|---|
| DESIGNED | MRB/KEW |
| DRAWN | MRS |
| CHECKED | ABS |
| DATE | 08-26-2024 |
| SCALE | 1" = 20' |
| PROJECT | 240577 |

SHEET C-103

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# PLANT SCHEDULE

| CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | ORIGIN |
|---|---|---|---|---|---|
| **DECIDUOUS TREES** | | | | | |
| AB | 1 | ACER SACCHARUM 'BAILSTA' | FALL FIESTA SUGAR MAPLE | 2" CAL. | NATIVE |
| AF | 3 | ACER X FREEMANII 'SIENNA' | SIENNA GLEN® MAPLE | 2" CAL. | NON-NATIVE |
| AR | 4 | ACER RUBRUM 'NORTHWOOD' | NORTHWOOD RED MAPLE | 2" CAL. | NATIVE |
| BN | 5 | BETULA NIGRA | RIVER BIRCH MULTI-TRUNK | #15 | NATIVE |
| QC | 4 | QUERCUS COCCINEA | SCARLET OAK | 2" CAL. | NATIVE |
| TA | 7 | TILIA AMERICANA 'REDMOND' | REDMOND AMERICAN LINDEN | 2" CAL. | NATIVE |
| UA | 3 | ULMUS AMERICANA `PRINCETON` | PRINCETON AMERICAN ELM | 2" CAL. | NATIVE |
| **EVERGREEN TREES** | | | | | |
| PG | 5 | PICEA GLAUCA | WHITE SPRUCE | 6-7' HT. | NATIVE |
| PG2 | 5 | PICEA GLAUCA | WHITE SPRUCE | #10 | NATIVE |
| PO | 4 | PICEA OMORIKA | SERBIAN SPRUCE | 6-7' HT. | NON-NATIVE |
| PS | 2 | PINUS STROBUS | WHITE PINE | 5`-6' HT. | NATIVE |
| TG | 22 | THUJA X 'GREEN GIANT' | GREEN GIANT CEDAR | #15 | NON-NATIVE |
| **UNDERSTORY TREES** | | | | | |
| AL | 10 | AMELANCHIER LAEVIS | SERVICEBERRY, MULTI-TRUNK | 6-7' HT. CLUMP | NATIVE |
| AO | 2 | AMELANCHIER ALNIFOLIA 'OBELISK' | STANDING OVATION SERVICEBERRY | #5 | NATIVE |
| CM | 6 | CORNUS MAS `GOLDEN GLORY` | GOLDEN GLORY DOGWOOD | #15 | NON-NATIVE |
| ML | 5 | MAGNOLIA LILIIFLORA X 'JANE' | JANE MAGNOLIA | #15 | NON-NATIVE |
| **SHRUBS** | | | | | |
| BX | 18 | BUXUS X 'NEWGEN FREEDOM' | NEWGEN FREEDOM BOXWOOD | #5 | NON-NATIVE |
| CA | 19 | CLETHRA ALNIFOLIA 'COMPACTA' | COMPACT SUMMERSWEET | #3 | NATIVE |
| CS | 13 | CORNUS SERICEA 'ARCTIC FIRE' | ARCTIC FIRE RED TWIG DOGWOOD | #3 | NATIVE |
| HP | 24 | HYDRANGEA 'LITTLE QUICK FIRE' | LITTLE QUICKFIRE | #5 | NON-NATIVE |
| IG | 28 | ILEX GLABRA 'SHAMROCK' | SHAMROCK INKBERRY HOLLY | #5 | NATIVE |
| IW | 4 | ILEX VERTICILLATA 'WINTER RED' | WINTER RED WINTERBERRY | #3 | NATIVE |
| JC | 26 | JUNIPERUS COMMUNIS `AMIDAK` | BLUEBERRY DELIGHT JUNIPER | #3 | NON-NATIVE |
| JV | 20 | JUNIPERUS VIRGINIANA 'GREY OWL' | GREY OWL EASTERN REDCEDAR | #3 | NATIVE |
| MP | 8 | MYRICA PENSYLVANICA | NORTHERN BAYBERRY | #3 | NATIVE |
| RA | 37 | RHUS AROMATICA 'GRO-LOW' | GRO-LOW FRAGRANT SUMAC | #2 | NATIVE |
| RB | 23 | RHODODENDRON X 'BOULE DE NEIGE' | BOULE DE NEIGE RHODODENDRON | #5 | NON-NATIVE |
| VC | 25 | VIBURNUM CARLESII 'SPICE BABY' | KOREANSPICE VIBURNUM | #5 | NON-NATIVE |
| **GRASSES & PERENNIALS** | | | | | |
| AM | 22 | ALLIUM X 'MILLENIUM' | MILLENIUM ORNAMENTAL ONION | #1 | NON-NATIVE |
| CP | 47 | CAREX PENSYLVANICA | PENNSYLVANIA SEDGE | #1 | NATIVE |
| CX | 88 | CALAMAGROSTIS X 'KARL FOERSTER' | FEATHER REED GRASS | #1 | NON-NATIVE |
| MS | 9 | MISCANTHUS SINENSIS 'ADAGIO' | ADAGIO GRASS | #2 | NON-NATIVE |
| NF | 38 | NEPETA X FAASSENII 'WALKER'S LOW' | WALKER'S LOW CATMINT | #1 | NON-NATIVE |
| PV | 70 | PANICUM VIRGATUM 'RUBY RIBBONS' | SWITCH GRASS | #1 | NATIVE |
| SH | 114 | SPOROBOLUS HETEROLEPIS | PRAIRIE DROPSEED | #1 | NATIVE |

## SEED MIXES

CONSERVATION SEED MIX: NEW ENGLAND WETLAND PLANTS - NEW ENGLAND CONSERVATION AND WILDLIFE MIX. FOR SEEDING ON ALL SLOPES 3:1 AND GREATER. NOT TO BE MOWED.

LAWN: LOAM AND SEED ALL OTHER DISTURBED AREAS NOT CALLED OUT W/ MDOT SEED MIX #1 (PARK MIX).

ALL SEED SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT.

# LANDSCAPE NOTES

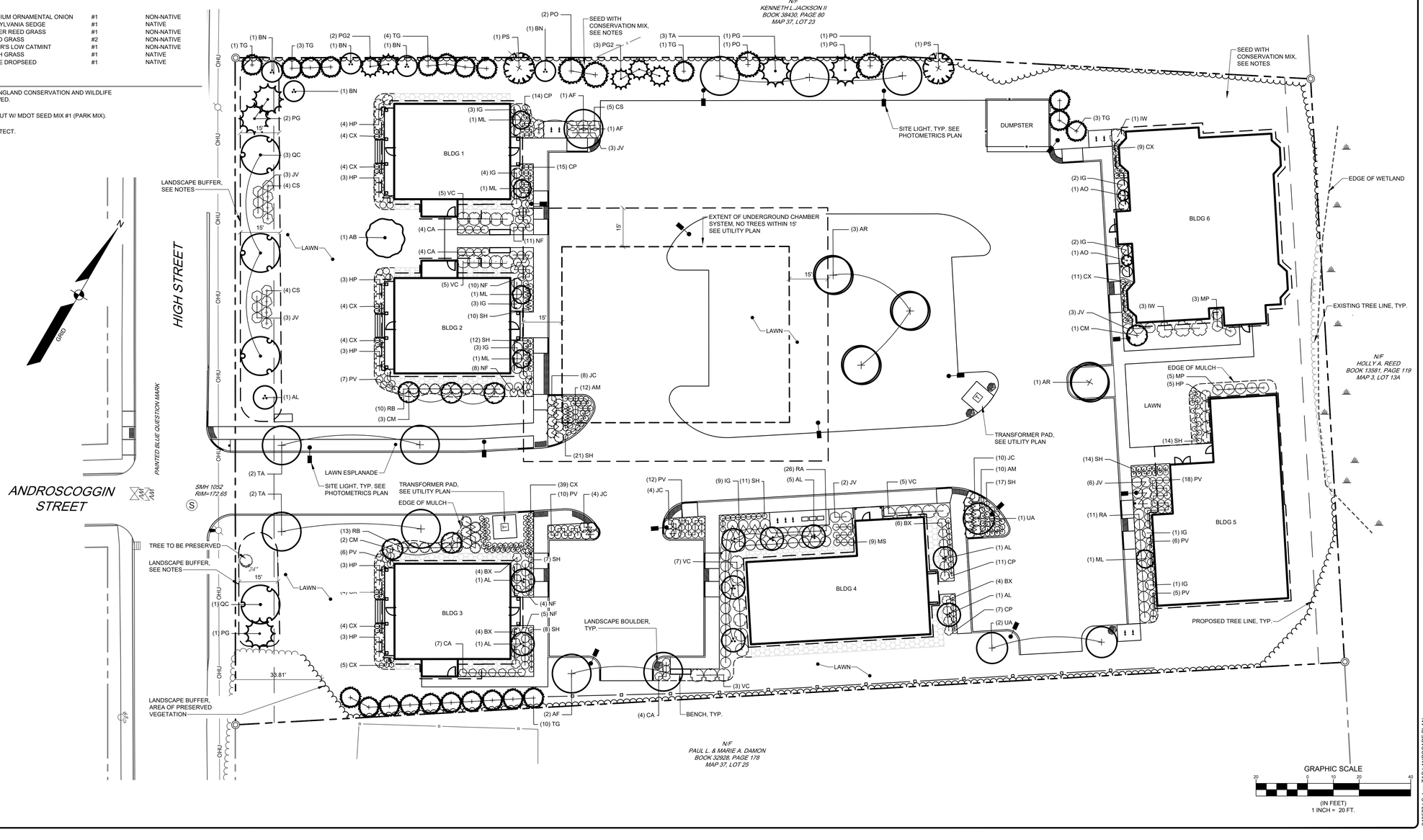
1. PLANT QUANTITIES SHOWN ON PLANT LISTS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
2. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "U.S.A. STANDARD FOR NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
3. ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
5. PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM DATE OF INSTALLATION. DURING THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
6. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
7. EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
8. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
9. ALL LANDSCAPE BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK BARK MULCH.
10. THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SODDED OR SEEDED. PLANTING AREAS SHALL RECEIVE 12" ROLLED THICKNESS OF LOAM. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
11. ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
12. WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
13. DURING CLEANING OF SITE AND PRIOR TO TREE AND SHRUB INSTALLATION, CONTRACTOR SHALL REMOVE INVASIVE PLANTS. AREAS WHERE INVASIVE PLANTS ARE REMOVED, AND NO OTHER PLANTING IS PROPOSED, SHALL BE LOAM AND SEEDED.

# LANDSCAPE BUFFER REQUIREMENTS

PROJECT IS LOCATED IN THE VILLAGE COMMERCIAL (VC) DISTRICT. BUFFER YARD 'G' ALONG PUBLIC STREET FRONTAGES IS REQUIRED. BUFFER YARD 'G' REQUIRES 1.2 CANOPY TREES, 4 UNDERSTORY TREES, AND 4 SHRUBS EVERY 100' LINEAR FEET. HALF OF PROPOSED TREES AND SHRUBS ARE TO BE EVERGREEN.

REQUIREMENTS FOR 260.58' OF STREET FRONTAGE ARE AS FOLLOWS:

| | | REQUIRED | PROPOSED |
|---|---|---|---|
| CANOPY TREES | : | 2.6 | 9 TOTAL (5 DECIDUOUS, 4 EVERGREEN) |
| UNDERSTORY TREES | : | 1.04 | 1 (DECIDUOUS) |
| SHRUBS | : | 10 | 14 TOTAL (8 DECIDUOUS, 6 EVERGREEN) |




AMY BELL SEGAL, RLA 2265

LICENSED LANDSCAPE ARCHITECT
Amy Bell Segal
No. 2265
STATE OF MAINE
8/18/2025

PAUL D OSTROVSKI, PE 11175

| REV | DY | DATE | STATUS |
|---|---|---|---|
| A | KEW | 2-18-25 | SUBMISSION TO MDEP FOR STORM WATER MANAGEMENT LAW |
| B | KEW | 03-03-25 | SITE PLAN AND SUBDIVISION TOWN REVIEW |
| C | MRB | 08-18-25 | FINAL SITE PLAN AND SUBDIVISION TOWN REVIEW |

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South Portland, Bridgton, Sanford and Bath

LANDSCAPE PLAN
OF:
WDC.JCS SUBDIVISION
55 HIGH STREET
WINDHAM, ME 04062
FOR:
GREAT FALLS CONSTRUCTION & WESTBROOK DEVELOPMENT CORPORATION
20 MECHANIC STREET GORHAM, ME 04038

| | |
|---|---|
| DESIGNED | MRB/KEW |
| DRAWN | MRS |
| CHECKED | ABS |
| DATE | 08-26-2024 |
| SCALE | 1" = 20' |
| PROJECT | 240577 |

SHEET L-201

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# EROSION CONTROL MEASURES

PRE-CONSTRUCTION PHASE

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS (SILT FENCE) WILL BE STAKED/INSTALLED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. THE PLACEMENT OF SEDIMENT BARRIERS SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THIS EROSION CONTROL PLAN AND DETAILS IN THIS PLAN SET. THIS NETWORK IS TO BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED AT THE INTERSECTION OF THE PROPOSED ENTRANCES AND EXISTING ROADWAY TO AVOID TRACKING OF MUD, DUST AND DEBRIS FROM THE SITE.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A DETAILED SCHEDULE AND MARKED UP PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF DISTURBANCE AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPAL STAFF. THREE COPIES OF THE SCHEDULE AND MARKED UP PLAN SHALL BE PROVIDED TO THE MUNICIPALITY THREE DAYS PRIOR TO THE SCHEDULED PRE-CONSTRUCTION MEETING. SPECIAL ATTENTION SHALL BE GIVEN TO THE 14 DAY LIMIT OF DISTURBANCE IN THE SCHEDULE ADDRESSING TEMPORARY AND PERMANENT VEGETATION MEASURES.

CONSTRUCTION AND POST-CONSTRUCTION PHASE

AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT AMOUNT OF MINERAL SOIL NECESSARY FOR PROGRESSIVE AND EFFICIENT CONSTRUCTION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD. SUCH AS ACTIVE EXCAVATION AND ACTIVE GRADING. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS ACTIVELY OCCURRING OR CAN BE MULCHED IN THE SAME DAY. OPEN AREAS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL AS SHOWN ON THE DESIGN PLANS AND AS DESCRIBED WITHIN THIS EROSION CONTROL PLAN WITHIN SEVEN (7) DAYS OF DISTURBANCE. AREAS LOCATED WITHIN 100 FEET OF STREAMS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL WITHIN SEVEN (7) DAYS. REFER TO WINTER EROSION CONTROL NOTES FOR THE TREATMENT OF OPEN AREAS AFTER OCTOBER 1ST OF THE CONSTRUCTION YEAR.

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

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

1. TEMPORARY MULCHING:

ALL DISTURBED AREAS SHALL BE MULCHED WITH MATERIALS SPECIFIED BELOW PRIOR TO ANY STORM EVENT. ALL DISTURBED AREAS NOT FINAL GRADED WITHIN 14 DAYS SHALL BE MULCHED. DISTURBED AREAS ADJACENT TO NATURAL RESOURCES THAT ARE NOT GRADED WITHIN SEVEN (7) DAYS SHALL BE MULCHED. ALSO, AREAS, WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED, SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING. EROSION CONTROL BLANKETS ARE RECOMMENDED TO BE USED AT THE BASE OF GRASSED WATERWAYS AND ON SLOPES GREATER THAN 33%. MULCH ANCHORING SHOULD BE USED ON SLOPES GREATER THAN 5% AFTER SEPTEMBER 15TH OF THE CONSTRUCTION YEAR (SEE WINTER EROSION CONTROL NOTES).
TYPES OF MULCH:

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

EROSION CONTROL MIX: SHALL BE PLACED EVENLY AND MUST PROVIDE 100% SOIL COVERAGE. EROSION CONTROL MIX SHALL BE APPLIED SUCH THAT THE THICKNESS ON SLOPES 3:1 OR LESS IS 2 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET. THE THICKNESS ON SLOPES BETWEEN 3:1 AND 2:1 SHALL BE 4 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET. THIS SHALL NOT BE USED ON SLOPES GREATER THAN 2:1.

EROSION CONTROL BLANKET: SHALL BE INSTALLED SUCH THAT CONTINUOUS CONTACT BETWEEN THE MAT AND THE SOIL IS OBTAINED. INSTALL BLANKETS AND STAPLE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

2. SOIL STOCKPILES:

STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED WITH HAY OR STRAW AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE EROSION CONTROL MIX. THIS MULCH SHALL BE PLACED WITHIN 100 FEET OF STREAMS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL WITHIN SEVEN (7) DAYS. REFER TO WINTER EROSION CONTROL NOTES FOR THE TREATMENT OF OPEN AREAS AFTER OCTOBER 1ST OF THE CONSTRUCTION YEAR. (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES. SEDIMENT BARRIERS SHALL BE INSTALLED DOWNGRADIENT OF STOCKPILES, AND STORMWATER SHALL BE PREVENTED FROM RUNNING ONTO THE STOCKPILE.

3. NATURAL RESOURCES PROTECTION:

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES SHALL BE MULCHED USING TEMPORARY MULCHING (AS DESCRIBED IN PART 1 OF THIS SECTION) WITHIN 7 DAYS OF EXPOSURE OR PRIOR TO ANY STORM EVENT. SEDIMENT BARRIERS (AS DESCRIBED IN PART 4 OF THIS SECTION) SHALL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE.

4. SEDIMENT BARRIERS:

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS SHALL BE STAKED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. SEDIMENT BARRIERS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION.

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

HAY BALES: SHALL NOT BE INSTALLED ADJACENT TO WETLAND. INSTALL PER THE DETAIL ON THE PLANS. BALES SHALL BE WIRE-BOUND OR STRING-TIED AND THESE BINDINGS MUST REMAIN PARALLEL WITH THE GROUND SURFACE DURING INSTALLATION TO PREVENT DETERIORATION OF THE BINDINGS. BALES SHALL BE INSTALLED WITHIN A MINIMUM 4 INCH DEEP TRENCH LINE WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.

EROSION CONTROL MIX: SHALL NOT BE USED ADJACENT TO WETLANDS. INSTALL PER THE DETAIL ON THE PLANS. THE MIX SHALL CONSIST PRIMARILY OF ORGANIC MATERIAL AND CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4 INCHES IN DIAMETER. THE MIX COMPOSITION SHALL MEET THE STANDARDS DESCRIBED WITHIN THE MDEP BEST MANAGEMENT PRACTICES. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER. EROSION CONTROL MIX BERMS SHALL NOT BE USED AT THE BOTTOM OF STEEP SLOPES (>8%) OR SLOPES WITH FLOWING WATER.

CONTINUOUS CONTAINED BERM: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THIS SEDIMENT BARRIER IS EROSION CONTROL MIX PLACED WITHIN A SYNTHETIC TUBULAR NETTING AND PERFORMS AS A STURDY SEDIMENT BARRIER THAT WORKS WELL ON HARD GROUND SUCH AS FROZEN CONDITIONS, TRAVELED AREAS OR PAVEMENT. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER.

5. TEMPORARY CHECK DAMS:

SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. CHECK DAMS ARE TO BE PLACED WITHIN DITCHES/ SWALES AS SPECIFIED ON THE DESIGN PLANS IMMEDIATELY AFTER FINAL GRADING. CHECK DAMS SHALL BE 2 FEET HIGH. TEMPORARY CHECK DAMS MAY BE REMOVED ONLY AFTER THE ROADWAYS ARE PAVED AND THE VEGETATED SWALE ARE ESTABLISHED WITH AT LEAST 90% OF VIGOROUS PERENNIAL GROWTH. THE AREA BENEATH THE CHECK DAM MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER REMOVAL OF THE CHECK DAM.

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

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

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

6. STORMDRAIN INLET PROTECTION:

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

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

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

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

7. STABILIZED CONSTRUCTION ENTRANCE/EXIT:

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

DUST CONTROL:

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

TEMPORARY VEGETATION:

TEMPORARY VEGETATION SHALL BE APPLIED TO DISTURBED AREAS THAT WILL NOT RECEIVE FINAL GRADING FOR PERIODS UP TO 12 MONTHS. THIS PROCEDURE SHOULD BE USED EXTENSIVELY IN AREAS ADJACENT TO NATURAL RESOURCES. SEEDBED PREPARATION AND APPLICATION OF SEED SHALL BE CONDUCTED AS INDICATED IN THE PERMANENT VEGETATION SECTION OF THIS NARRATIVE. SPECIFIC SEEDS (FAST GROWING AND SHORT LIVING) SHALL BE SELECTED FROM THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUALS FOR CONTRACTORS AND ENGINEERS, LATEST REVISION. ALTERNATIVE EROSION CONTROL MEASURES SHOULD BE USED IF SEEDING CAN NOT BE DONE BEFORE SEPTEMBER 15TH OF THE CONSTRUCTION YEAR.

PERMANENT VEGETATION:

REVEGETATION MEASURES SHALL COMMENCE IMMEDIATELY UPON COMPLETION OF FINAL GRADING OF AREAS TO BE LOAMED AND SEEDED. THE APPLICATION OF SEED SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR, PLEASE REFER TO THE WINTER EROSION CONTROL NOTES FOR MORE DETAIL. REVEGETATION MEASURES SHALL CONSIST OF THE FOLLOWING:

SEEDBED PREPARATION:

A. FOUR (4) INCHES OF LOAM SHALL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE. LOAM SHALL BE FREE OF SUBSOIL, CLAY LUMPS, STONES AND OTHER OBJECTS OVER 2 INCHES OR LARGER IN ANY DIMENSION, AND WITHOUT WEEDS, ROOTS OR OTHER OBJECTIONABLE MATERIAL.

B. SOILS TESTS SHALL BE TAKEN AT THE TIME OF SOIL STRIPPING TO DETERMINE FERTILIZATION REQUIREMENTS. SOILS TESTS SHALL BE TAKEN PROMPTLY AS TO NOT INTERFERE WITH THE 14-DAY LIMIT ON SOIL EXPOSURE. BASED UPON TEST RESULTS, SOIL AMENDMENTS SHALL BE INCORPORATED INTO THE SOIL PRIOR TO FINAL SEEDING. IN LIEU OF SOIL TESTS, SOIL AMENDMENTS MAY BE APPLIED AS FOLLOWS:

| ITEM | APPLICATION RATE |
|---|---|
| 10-20-20 FERTILIZER (N-P2O5-K20 OR EQUAL) | 18.4 LBS./1,000 S.F. |
| GROUND LIMESTONE (50% CALCIUM & MAGNESIUM OXIDE) | 138 LBS./1,000 S.F. |

C. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH PROPER EQUIPMENT. ROLL THE AREA TO FIRM THE SEEDBED EXCEPT ON CLAY OR SILTY SOILS OR COARSE SAND.

APPLICATION OF SEED:

A. SEEDING: SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR. GENERALLY A SEED MIXTURE MAY BE APPLIED AS FOLLOWS:
(PARK MIX)

| SEED TYPE | APPLICATION RATE |
|---|---|
| FESCUE, CREEPING RED | 45% ± 4% |
| KENTUCKY BLUEGRASS | 25% ± 4% |
| FESCUE, CHEWINGS | 15% ± 4% |
| PERENNIAL RYEGRASS | 10% ± 2% |
| ANNUAL RYEGRASS | 5% ± 2% |

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

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

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

SODDING:
FOLLOWING SEEDBED PREPARATION, SOD CAN BE APPLIED IN LIEU OF SEEDING IN AREAS WHERE IMMEDIATE VEGETATION IS MOST BENEFICIAL SUCH AS DITCHES, AROUND STORMWATER DROP INLETS AND AREAS OF AESTHETIC VALUE. SOD SHOULD BE LAID AT RIGHT ANGLES TO THE DIRECTION OF FLOW, STARTING AT THE LOWEST ELEVATION. SOD SHOULD BE ROLLED OR TAMPED DOWN TO EVEN OUT THE JOINTS ONCE LAID DOWN. WHERE FLOW IS PREVALENT THE SOD MUST BE PROPERLY ANCHORED DOWN. IRRIGATE THE SOD IMMEDIATELY AFTER INSTALLATION. IN MOST CASES, SOD CAN BE ESTABLISHED BETWEEN APRIL 1ST AND NOVEMBER 15TH OF THE CONSTRUCTION YEAR, HOWEVER, REFER TO THE WINTER EROSION CONTROL NOTES FOR ANY ACTIVITIES AFTER OCTOBER 1ST.

STANDARDS FOR TIMELY STABILIZATION:

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES -- THE CONTRACTOR WILL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE CONTRACTOR WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE MDEP WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% (6.67H:1V) TO BE A SLOPE. IF THE CONTRACTOR FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 1, THEN THE CONTRACTOR WILL COVER THE SLOPE WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM 2(C.) OF THIS STANDARD OR WITH STONE RIPRAP AS DESCRIBED IN ITEM 2(D.) OF THIS STANDARD.
B. STABILIZE THE SLOPE WITH SOD -- THE CONTRACTOR WILL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE CONTRACTOR WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V).
C. STABILIZE THE SLOPE WITH WOOD WASTE COMPOST -- THE CONTRACTOR WILL PLACE A SIX-INCH LAYER OF WOOD WASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOOD WASTE COMPOST, THE CONTRACTOR WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE CONTRACTOR WILL NOT USE WOOD WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
D. STABILIZE THE SLOPE WITH STONE RIPRAP -- THE CONTRACTOR WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE CONTRACTOR WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS -- BY SEPTEMBER 15 THE CONTRACTOR WILL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE CONTRACTOR FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.

A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 15, THEN THE CONTRACTOR WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM 3(C.) OF THIS STANDARD.
B. STABILIZE THE SOIL WITH SOD -- THE CONTRACTOR WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
C. STABILIZE THE SOIL WITH MULCH -- BY NOVEMBER 15 THE CONTRACTOR WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE CONTRACTOR WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH, THE CONTRACTOR WILL ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

1. MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, AND AT LEAST EVERY SEVEN (7) DAYS, THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PERFORM REPAIRS NO LATER THAN THE END OF THE NEXT WORKDAY, TO ALLOW CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL MEASURE. THE CONTRACTOR SHALL PROVIDE THE NECESSARY REGULATING AGENCIES WITH WRITTEN DOCUMENTATION DESCRIBING DATES OF INSPECTIONS AND NECESSARY FOLLOW-UP WORK TO MAINTAIN EROSION CONTROL MEASURES MEETING THE REQUIREMENTS OF THIS PLAN WITHIN SEVEN (7) DAYS.

2. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMIMONTHLY UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH. RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

HOUSEKEEPING:

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.

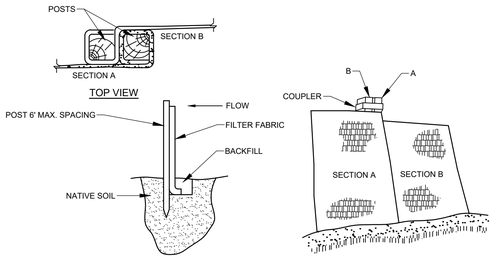
2. GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, 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 OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.

3. FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL. BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEPT 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.

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.

5. EXCAVATION DE-WATERING. EXCAVATION DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.

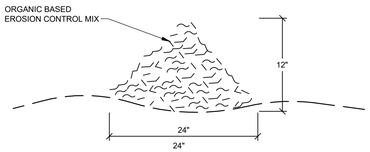
6. AUTHORIZED NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) 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;
E. ROUTINE EXTERNAL BUILDING WASHDOWN, N




INSTALLATION:

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

## FILTER BARRIER
NOT TO SCALE




COMPOSITION:

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

INSTALLATION:

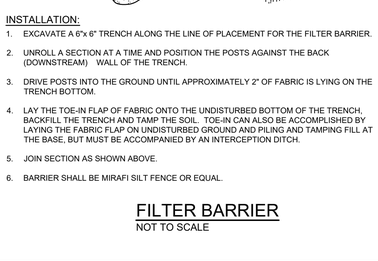
1. THE BARRIER MUST BE PLACED ACROSS THE SLOPE, ALONG THE CONTOUR.

2. EXISTING GROUND SHALL BE PREPARED SUCH THAT THE BARRIER MAY LIE NEARLY FLAT ALONG THE GROUND TO AVOID THE CREATION OF VOIDS AND BRIDGES IN ORDER TO MINIMIZE THE POTENTIAL OF WASH OUTS UNDER THE BARRIER

3. THE BARRIER SHALL BE A MINIMUM OF 1 FOOT HIGH (AS MEASURED ON THE UPHILL SIDE) AND 2 FEET WIDE FOR SLOPES LESS THAN 5% IN GRADE AND SHALL BE WIDER TO ACCOMMODATE THE ADDITIONAL RUNOFF.

4. EROSION CONTROL MIX CAN BE INSTALLED WHERE SILT FENCE IS ILLUSTRATED ON THE DESIGN PLANS IN AREAS EXCEPT IN, BUT NOT LIMITED TO, THE FOLLOWING AREAS: WETLAND AREAS, AT POINTS OF CONCENTRATED FLOW, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS AND CLOSED STORM SYSTEMS AND AT THE BOTTOM OF STEEP SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM.

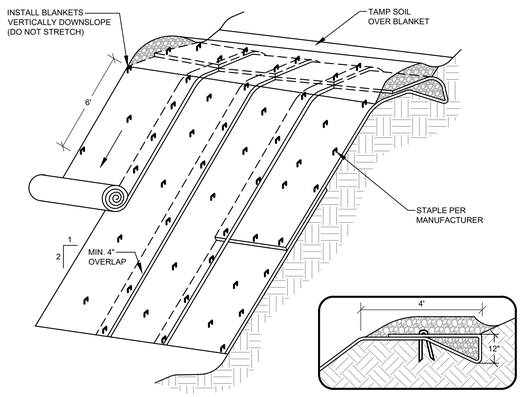
## EROSION CONTROL MIX BERM
NOT TO SCALE




NOTES:

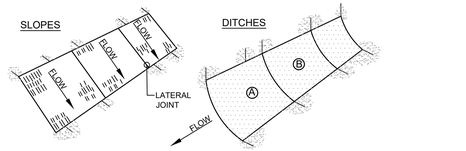
1. STONE SIZE- AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE.
2. LENGTH- AS SHOWN ON PLANS, MIN. 50 FEET.
3. THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
5. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN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

## STABILIZED CONSTRUCTION EXIT
NOT TO SCALE




CONSTRUCTION SPECIFICATIONS

1. THE SOIL SURFACE SHOULD BE FINELY GRADED AND SMOOTH FOR THE BLANKET TO HAVE DIRECT CONTACT WITH THE SOIL AND TO PREVENT UNDERMINING. EROSION CONTROL BLANKETS PERFORM BEST ON LOAMY SOILS AND SHOULD NOT BE USED ON ROCKY SITES OR SHALLOW SOILS.
2. SEED SHOULD BE SOWN BEFORE INSTALLING THE EROSION CONTROL BLANKET.
3. ALWAYS UNROLL THE BLANKET DOWNHILL WITHOUT STRETCHING AND ANCHOR THE UPSLOPE EDGE IN A 12 INCH DEEP TRENCH THAT IS BACKFILLED AND TAMPED.
4. OVERLAP SHINGLE STYLE A MINIMUM OF 12 INCHES AT THE TOP OF EACH ROW AND 4 INCHES AT THE EDGES OF PARALLEL ROWS. ANCHOR ALONG THE OVERLAP WITH A MAXIMUM SPACING OF 3 FEET OR AS REQUIRED BY THE MANUFACTURER.




NOTES:

1. BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.
2. FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED. OVERLAP B OVER A.
3. LATERAL JOINTS TO HAVE 4" OVERLAP OF STRIPS. STAPLE 18" ON CENTER.
4. STAPLE OUTSIDE LATERAL EDGE 2" ON CENTER.
5. WIRE STAPLES TO BE MIN OF #11 WIRE 6" LONG AND 1-1/2" WIDE.
6. USE NORTH AMERICAN GREEN DS 150 OR APPROVED EQUAL.

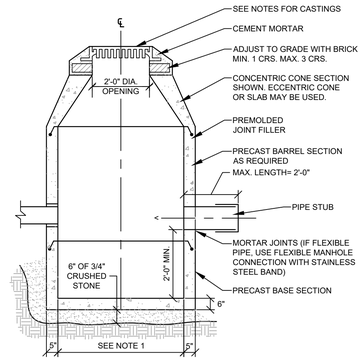
## EROSION CONTROL BLANKET
NOT TO SCALE




NOTES:

PRIOR TO FINAL GRADING AND PAVING OPERATIONS BEGIN A CATCH BASIN INSERT (SUCH AS A SILT SACK OR A DANDY BAG II) MUST BE INSTALLED IN EACH BASIN PER MANUFACTURES INSTRUCTIONS. HAY BALES SHOULD BE REMOVED ONCE INSERTS ARE INSTALLED.

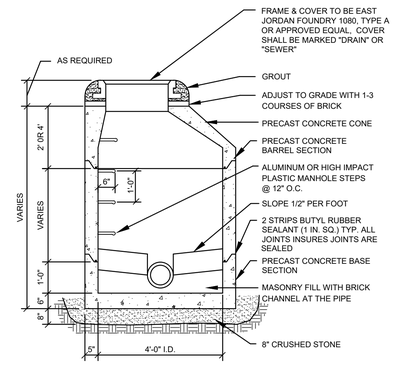
## CATCH BASIN PROTECTION DETAIL
NOT TO SCALE




NOTES:

1. 4'-0" I.D. TYPICAL. SOME STRUCTURES MAY REQUIRE LARGER I.D. PROVIDE SHOP DRAWINGS.
2. DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.
3. PIPE SIZES AND INVERTS AS NOTED ON PLANS.
4. CATCH BASIN FRAME AND GRATE TO BE EJ 5520M5, OR APPROVED EQUAL.

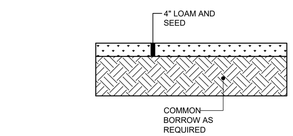
## CATCH BASIN
NOTES TO SCALE



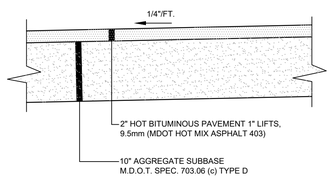

NOTE:

1. PIPE CONNECTIONS SHALL BE WATERTIGHT FLEXIBLE BOOT CONNECTORS PROVIDES LEAKPROOF CONNECTION.
2. PRECAST SEWER MANHOLE SHALL RECEIVE WATERPROOF COATING.

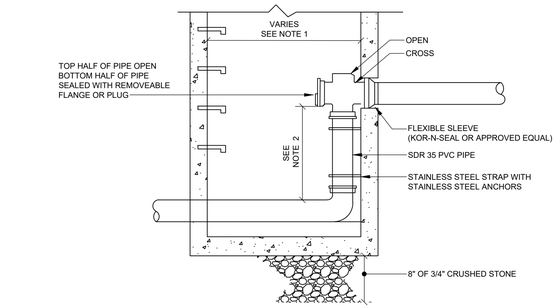
## PRECAST MANHOLE
NOT TO SCALE



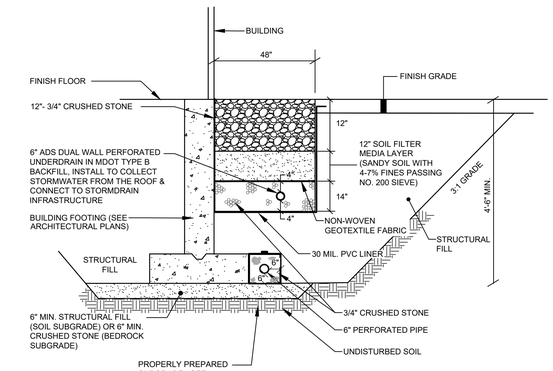

## LOAM & SEED SECTION
NOT TO SCALE




## BITUMINOUS SIDEWALK
NOT TO SCALE




## PRECAST DROP MANHOLE
NOT TO SCALE




ROOF DRIP EDGE FILTER MATERIAL NOTES:

1. THE SOIL FILTER MEDIA LAYER SHALL BE TESTED IN ACCORDANCE WITH THE TESTING AND SUBMITTALS NOTES ABOVE.
2. UNDERDRAIN STONE BEDDING MATERIAL MUST CONFORM TO THE MDOT SPECIFICATION 703.22 UNDERDRAIN TYPE B FOR UNDERDRAIN BACKFILL MATERIAL. THE BEDDING MATERIAL MUST HAVE NO MORE THAN 5% PASSING THE 200 SIEVE.
3. MATERIAL LAYERS ABOVE THE UNDERDRAIN BACKFILL LAYER SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS, OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. NO OTHER MATERIALS OR SUBSTANCES THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS CAN BE MIXED WITHIN THE FILTER. DURING CONSTRUCTION, CARE SHOULD BE TAKEN TO AVOID COMPACTION OF BOTH THE GRAVEL AND SOIL FILTER.
4. OVER COMPACTION OF UNDERDRAIN MATERIAL SHALL BE AVOIDED. VEHICLES AND HEAVY EQUIPMENT ARE PROHIBITED FROM DRIVING ON THE ROOF DRIP EDGE FILTER SURFACE.
5. SNOW STORAGE IS PROHIBITED OVER THE ROOF DRIP EDGE FILTER.

ROOF DRIP EDGE FILTER CONSTRUCTION OVERSIGHT NOTES:

THE APPLICANT WILL RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER TO INSPECT THE CONSTRUCTION AND STABILIZATION OF THE ROOF DRIP EDGE FILTER. IF NECESSARY, THE INSPECTING ENGINEER WILL INTERPRET THE ROOF DRIP EDGE FILTER'S CONSTRUCTION PLAN FOR THE CONTRACTOR. ONCE ALL STORMWATER MANAGEMENT STRUCTURES ARE CONSTRUCTED AND STABILIZED, THE INSPECTING ENGINEER WILL NOTIFY THE DEPARTMENT IN WRITING WITHIN 30 DAYS TO STATE THAT THE FILTER HAS BEEN COMPLETED. ACCOMPANYING THE ENGINEER'S NOTIFICATION MUST BE A LOG OF THE ENGINEER'S INSPECTIONS GIVING THE DATE OF EACH INSPECTION, THE TIME OF EACH INSPECTION, AND THE ITEMS INSPECTED ON EACH VISIT, AND INCLUDE ANY TESTING DATA OR SIEVE ANALYSIS DATA OF EVERY MINERAL SOIL AND SOIL MEDIA SPECIFIED IN THE PLANS AND USED ON SITE.

1. CONSTRUCTION SEQUENCE: THE ROOF DRIP EDGE FILTER MUST NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE ROOF DRIP EDGE 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.
2. COMPACTION OF UNDERDRAIN: UNDERDRAIN BEDDING MATERIAL MUST BE COMPACTED TO BETWEEN 90% AND 92% STANDARD PROCTOR. THE BED SHOULD BE INSTALLED IN AT LEAST 2 LIFTS OF 9 INCHES TO PREVENT POCKETS OF LOOSE MEDIA.
3. CONSTRUCTION OVERSIGHT: INSPECTION BY A PROFESSIONAL ENGINEER WILL OCCUR AT A MINIMUM:
   A. FOR FIRST ROOF DRIP EDGE FILTER CONSTRUCTED, AFTER UNDERDRAIN PIPE IS INSTALLED AT GRADE AND BUT NOT BACKFILLED. AFTER THE UNDERDRAIN PIPE IS COMPLETELY BACKFILLED AND BEFORE PLACEMENT OF SOIL FILTERMEDIA LAYER.
   B. AFTER THE SOIL FILTER MEDIA HAS BEEN INSTALLED.
   C. AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS.
   D. ALL MATERIAL USED FOR THE CONSTRUCTION OF THE ROOF DRIP EDGE FILTER MUST BE CONFIRMED AS SUITABLE BY THE DESIGN ENGINEER. TESTING MUST BE DONE BY A CERTIFIED LABORATORY.

TESTING AND SUBMITTALS

1. THE ROOF DRIP EDGE FILTER SHALL CONSIST OF THE TOP THREE LAYERS IDENTIFIED AS CRUSHED STONE, SOIL FILTER MEDIA AND PIPE BEDDING. THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE FOR EACH COMPONENT OF THE ROOF DRIP EDGE FILTER AND SUBMIT GRADATIONS FOR THE ROOF DRIP EDGE FILTER MATERIALS TO THE ENGINEER FOR APPROVAL. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PIT FACE. SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY.

## ROOF DRIP EDGE FILTER & FOUNDATION DRAIN DETAIL
NOT TO SCALE

PAUL D OSTROWSKI, PE 11175
AMY BELL SEGAL, RLA 2305

STATE OF MAINE — PAUL D. OSTROWSKI — No. 11175 — REGISTERED PROFESSIONAL ENGINEER — 09/18/2025

| REV | DATE | STATUS |
|---|---|---|
| A | 2-18-25 | SUBMISSION TO MDEP FOR STORM WATER MANAGEMENT LAW |
| B | 03-03-25 | SITE PLAN AND SUBDIVISION TOWN REVIEW |
| C | 08-18-25 | FINAL SITE PLAN AND SUBDIVISION TOWN REVIEW |

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75 John Roberts Road, Suite 4A
South Portland, ME 04106
207-200-2100

South Portland, Bridgton, Sanford and Bath

DETAILS
OF:
WDCJCS SUBDIVISION
55 HIGH STREET,
WINDHAM, ME 04062
FOR:
GREAT FALLS CONSTRUCTION &
WESTBROOK DEVELOPMENT CORPORATION
20 MECHANIC STREET, GORHAM, ME 04038

| | |
|---|---|
| DESIGNED | MRB/KEW |
| DRAWN | MRS |
| CHECKED | ABS |
| DATE | 08-26-2024 |
| SCALE | AS NOTED |
| PROJECT | 240577 |

SHEET C-501

240577 D.dwg T&B C-501 DETAILS

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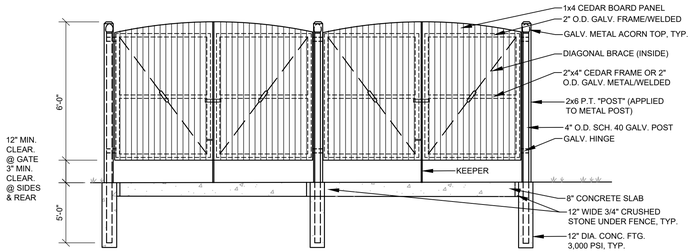
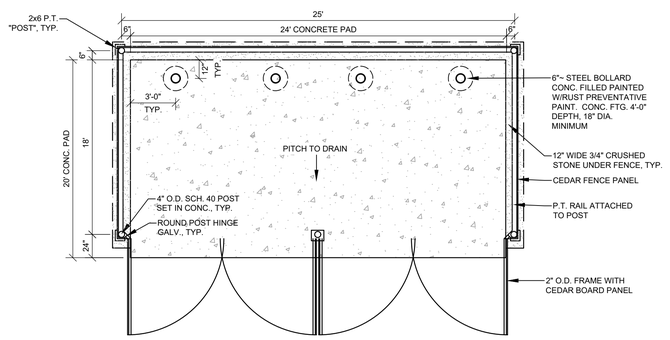
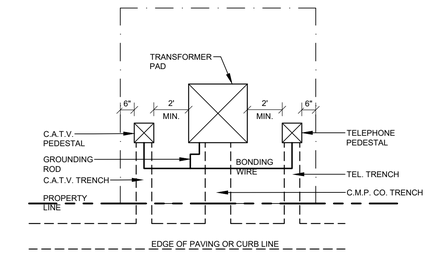



## DUMPSTER ENCLOSURE - SINGLE

NOT TO SCALE

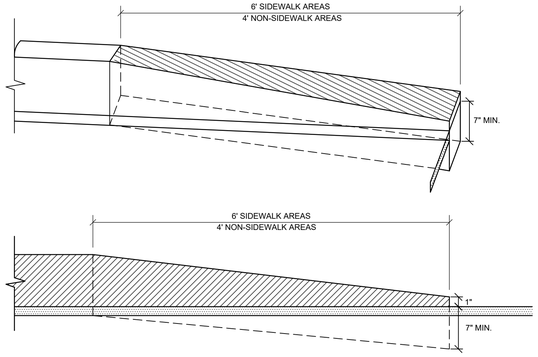



NOTES:

1. TRANSFORMER PAD AND COVER TO BE FIBERGLASS MEETING CENTRAL MAINE POWER SPECIFICATIONS.
2. EASEMENTS TO BE GRANTED TO CMD FOR ACCESS TO TRANSFORMERS.

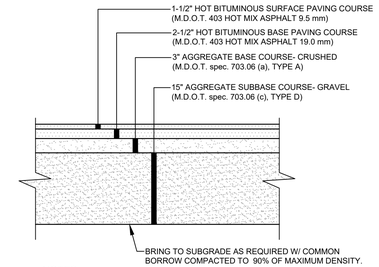
## TRANSFORMER CMP

NOT TO SCALE




## SLIPFORM CONCRETE CURB TIPDOWN, TYPICAL

NOT TO SCALE

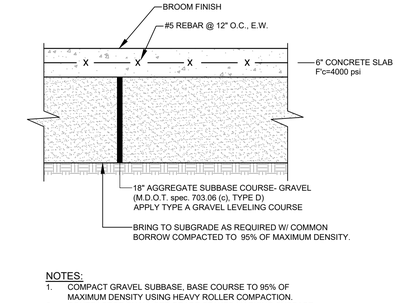



NOTES:

1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

## PAVED PARKING LOT SECTION

NOT TO SCALE

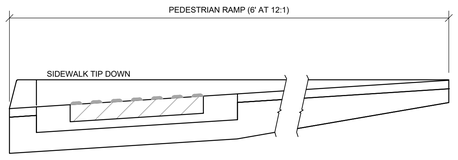



NOTES:

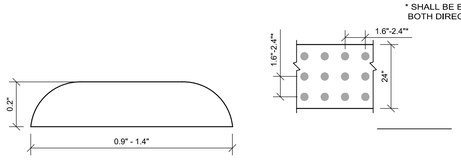
1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.
3. PROOF ROLL SUBGRADE PER GEOTECHNICAL REPORT.

## CONCRETE SLAB

NOT TO SCALE



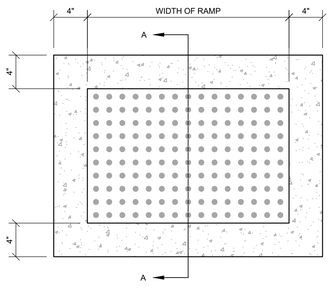

SIDE SECTION VIEW OF
DETECTABLE WARNING, WELL, CURB AND GUTTER



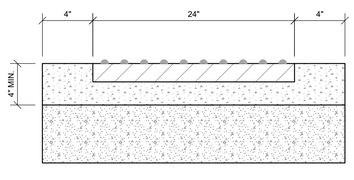

ELEVATION VIEW PLAN VIEW

DOME AND DETECTABLE WARNING DETAILS

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



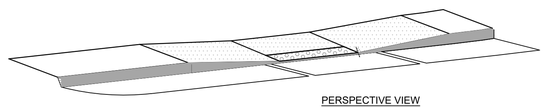

PLAN VIEW OF DETECTABLE WARNING AND WELL



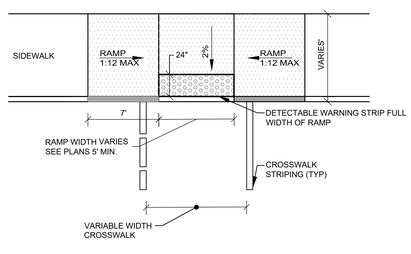

SECTION A-A

## TRUNCATED DOME PAVING

NOT TO SCALE

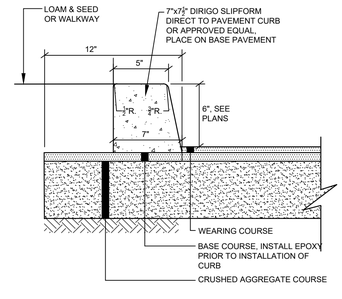


PERSPECTIVE VIEW




## PEDESTRIAN RAMP

NOT TO SCALE




NOTES:

1. SEE TYPICAL ACCESS DRIVE SECTION FOR ROADWAY MATERIAL SPECIFICATIONS AND DEPTHS.
2. 6' TIPDOWNS SHALL BE PROVIDED AS SHOWN ON PLANS.

## SLIPFORM CURB SECTION

NOT TO SCALE

AMY BELL SEGAL, RLA 2265

Amy Bell Segal No. 2265 LICENSED LANDSCAPE ARCHITECT STATE OF MAINE 8/18/2025

PAUL D OSTROWSKI, PE 11175

PAUL D. OSTROWSKI No. 11175 LICENSED PROFESSIONAL ENGINEER STATE OF MAINE 08/18/2025

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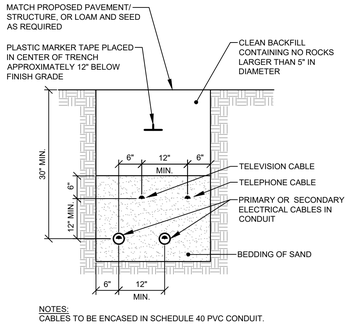
| DESIGNED | MRB/KEW |
| DRAWN | MRS |
| CHECKED | ABS |
| DATE | 08-26-2024 |
| SCALE | AS NOTED |
| PROJECT | 240577 |

SHEET C-502

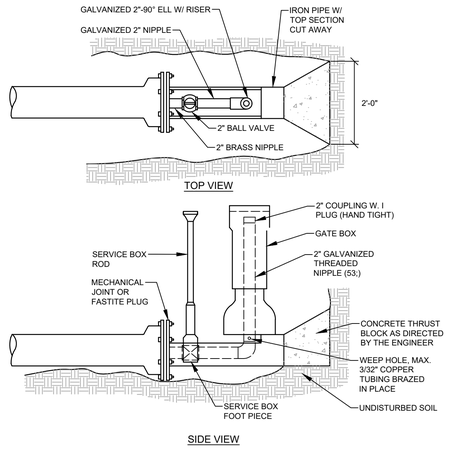
I:\Projects\240600\240577\DWG\Design\240577 D.dwg - 8/19/2025 12:22 PM - MARGO BARAJAS

240577 D.dwg, T AB.C-502 DETAILS

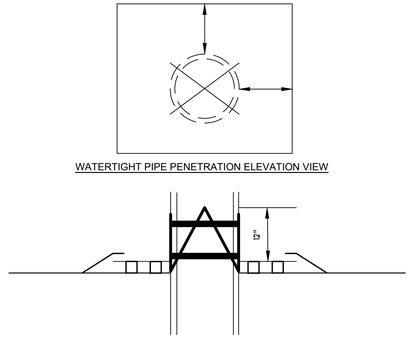



NOTES:
CABLES TO BE ENCASED IN SCHEDULE 40 PVC CONDUIT.

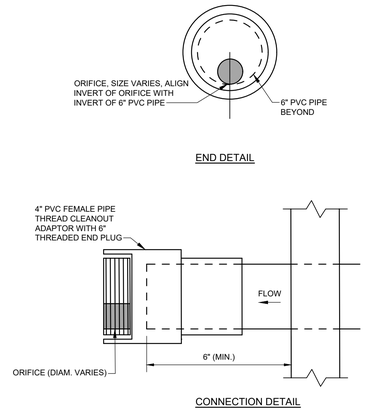
## UNDERGROUND CABLE INSTALLATION
NOT TO SCALE




## STANDARD 2" BLOW-OFF
NOT TO SCALE




## WATERTIGHT PIPE PENETRATION
NOT TO SCALE




## FLANGE ADAPTOR (ORIFICE) DETAIL
NOT TO SCALE

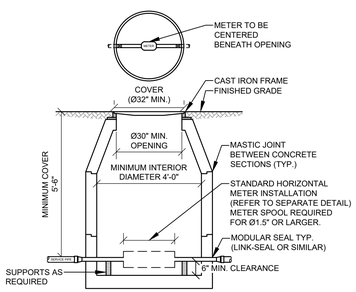



NOTES:
1. INSTALL BASIN IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
2. INSTALL DOME GRATE IN PLANT BED AREAS.

## TYP. NYLOPLAST FIELD INLET
NOT TO SCALE



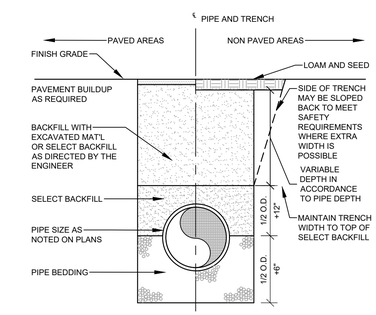

## LIGHT BASE
NOT TO SCALE




## METER PIT AND COVER
SPECIAL APPROVAL BY PWD IS REQUIRED, PRIOR TO CONSTRUCTION, FOR ALL PROPOSED METER PIT INSTALLATIONS.
1. TESTABLE BACKFLOW PREVENTION DEVICES MAY NOT BE INSTALLED WITHIN SMALL METER PITS.
2. METER PIT SHALL BE LOCATED ON PRIVATE PROPERTY BETWEEN 10' AND 20' FROM THE PROPERTY LINE UNLESS OTHERWISE APPROVED BY PWD.
3. THE METER PIT SHALL BE MADE OF PRECAST CONCRETE OF SUFFICIENT SIZE TO PROVIDE 5.5' MINIMUM GROUND COVER FROM FINISHED GRADE TO THE TOP OF THE SERVICE PIPE.
4. ALL SEAMS BETWEEN CONCRETE SECTIONS SHALL BE SEALED WITH MASTIC JOINT. ALL OPENINGS IN THE CONCRETE FOR SERVICE PIPING SHALL BE SEALED WITH A MODULAR SEAL (LINK-SEAL OR SIMILAR).
5. METER PIT INTERIOR MUST BE AT LEAST 48" IN DIAMETER. THE OPENING MUST BE AT LEAST 30" IN DIAMETER, WITH A CAST IRON FRAME. THE COVER SHALL BE CAST IRON OR STEEL, 32" MINIMUM IN DIAMETER, AND BE EITHER PERMANENTLY LABELED "WATER" OR HAVE NO LABEL. STEEL PLATE MATERIAL SHALL BE COATED WITH A RUST INHIBITOR PAINT.
6. WALL-MOUNTED LADDER RUNGS ARE NOT TO BE INSTALLED WITHIN METER PIT.
7. ALL PIPING INSIDE AND EXTENDING THROUGH THE METER PIT WILL BE MADE OF COPPER, WITH A MINIMUM OF 6" CLEARANCE FROM THE METER PIT FLOOR. USE BLOCKING AS NEEDED TO SUPPORT THE PIPE.
8. CUSTOMER SHALL ENSURE THE METER PIT AND COVER ARE PROPERLY RATED FOR TRAFFIC FLOW, IF APPLICABLE.

## METER INSTALLATION
9. ONLY PWD PERSONNEL ARE AUTHORIZED TO INSTALL WATER METERS. PWD PERSONNEL ARE ADDITIONALLY AUTHORIZED TO OPERATE METER VALVES AS NEEDED FOR INSTALLATION AND MAINTENANCE.
10. PWD WILL SUPPLY THE WATER METER. ALL OTHER FITTINGS, INCLUDING A METER RESETTER FOR 1" OR SMALLER METERS, SHALL BE SUPPLIED AND INSTALLED BY CUSTOMER.
11. FOR 1.5" AND 2" METERS, CUSTOMER WILL INSTALL A FLANGED METER SPOOL PIECE, SUPPLIED BY PWD AT NO ADDITIONAL CHARGE, PRIOR TO METER SET. THE METER SPOOL WILL BE MADE AVAILABLE FOR CUSTOMER PICKUP AT PWD CUSTOMER SERVICE, 225 DOUGLASS STREET, PORTLAND DURING NORMAL BUSINESS HOURS.
12. CUSTOMER WILL INSTALL TWO BALL VALVES AT LEAST 24" APART FOR METER INSTALLATION, ALLOWING FOR THE WATER METER TO BE CENTERED UNDER THE METER PIT OPENING. THE BALL VALVES SHALL BE SOLDERED IN PLACE.

## METER PIT (5/8" TO 2" METERS)
NOT TO SCALE




### TRENCH BACKFILL SCHEDULE

| PIPE TYPE | PIPE BEDDING MATERIAL | SELECT BACKFILL |
|---|---|---|
| CORRUGATED METAL<br>DUCTILE IRON<br>REINFORCED CONCRETE | MDOT 703.22<br>TYPE B<br>UD BACKFILL | MDOT 703.22<br>TYPE B<br>UD BACKFILL |
| PVC-SDR 35<br>HDPE | MDOT 703.13<br>3/4" CRUSHED STONE | MDOT 703.22<br>TYPE B<br>UD BACKFILL, OR<br>MDOT 703.13<br>3/4" CRUSHED STONE |
| PERFORATED<br>PVC-SDR<br>35 HDPE | MDOT 703.13<br>3/4" CRUSHED STONE | MDOT 703.22<br>TYPE B<br>UD BACKFILL, OR<br>MDOT 703.13<br>3/4" CRUSHED STONE |

NOTE:
ALL BRACING AND SHEETING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL MEET ALL STATE AND O.S.H.A. SAFETY STANDARDS.

## TRENCH SECTION
NOT TO SCALE




## SEWER CLEANOUT IN GRASS/LANDSCAPE AREAS
NOT TO SCALE




## WATER SERVICE CONNECTION
NOT TO SCALE



| REV. | BY | DATE | STATUS |
|---|---|---|---|
| A | KEW | 2-18-25 | SUBMISSION TO MDEP FOR STORM WATER MANAGEMENT LAW |
| B | KEW | 03-03-25 | SITE PLAN AND SUBDIVISION TOWN REVIEW |
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PAUL D OSTROWSKI, PE 11175
AMY BELL SEGAL, RLA 2265

STATE OF MAINE — PAUL D. OSTROWSKI No. 11175 — REGISTERED PROFESSIONAL ENGINEER — 09/18/2025

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South Portland, ME 04106
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| PROJECT | 240577 |

SHEET C-503

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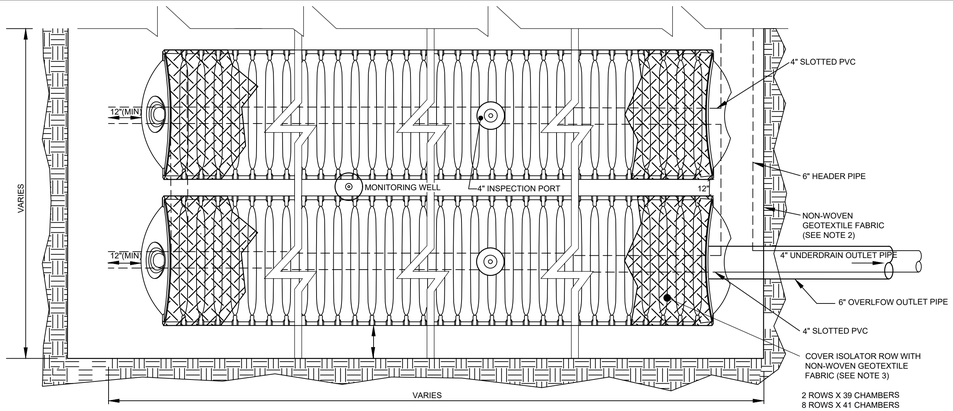
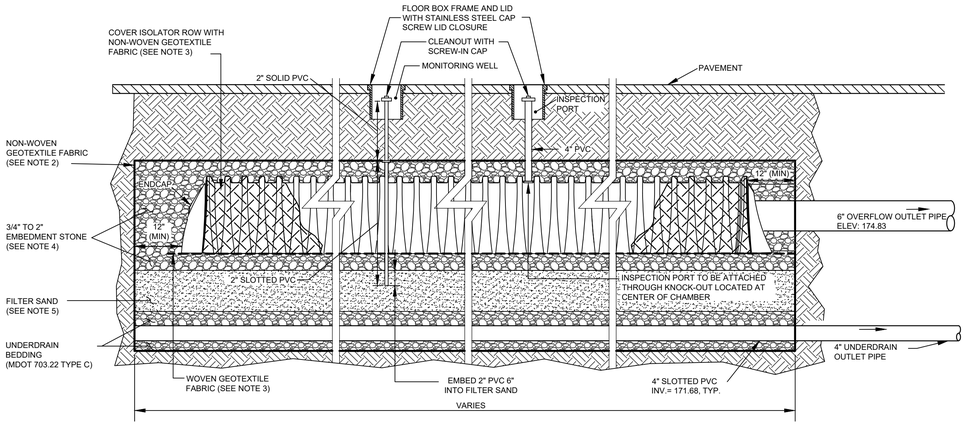
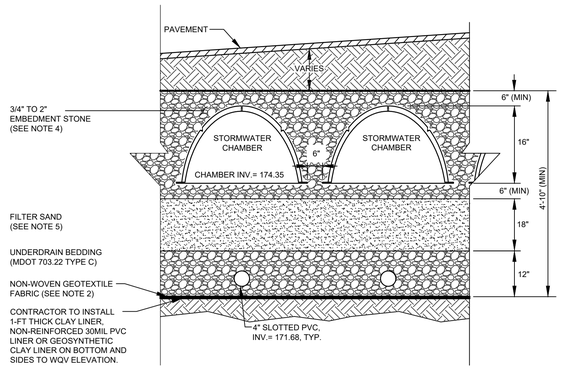
240577 D.dwg, TAB:C-503 DETAILS



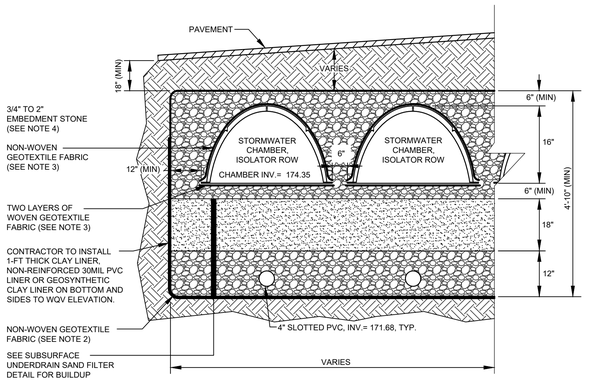

SUBSURFACE SAND FILTER PLAN VIEW




SUBSURFACE SAND FILTER ELEVATION VIEW




SUBSURFACE SAND FILTER SECTION




SUBSURFACE UNDERDRAINED SAND FILTER ISOLATOR ROW
NOT TO SCALE

## SUBSURFACE SAND FILTER

NOT TO SCALE

SUBSURFACE SAND FILTER NOTES:

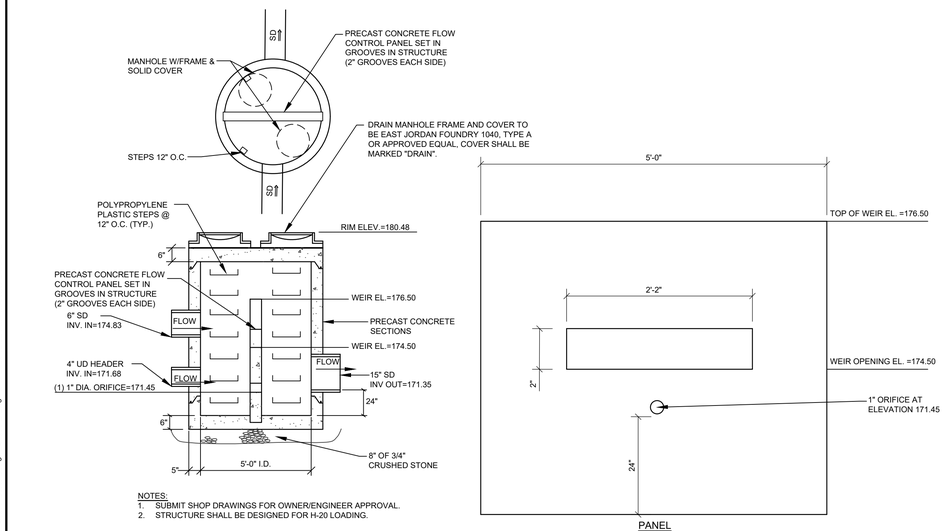
1. THE STORMWATER CHAMBER SHALL BE A STORMTECH SC-310 OR EQUIVALENT SUBSURFACE STORAGE CHAMBER APPROVED BY THE ENGINEER.
2. THE ENTIRE SUBSURFACE SYSTEM, INCLUDING THE CRUSHED STONE STORAGE VOLUME, THE FILTER MEDIA, AND UNDERDRAIN MATERIALS, SHALL BE WRAPPED IN A NON-WOVEN GEOTEXTILE FABRIC (MIRAFI 160N OR EQUIVALENT).
3. TWO STRIPS OF WOVEN GEOTEXTILE (MIRAFI FW 404) SHALL BE INSTALLED BETWEEN THE BOTTOM OF THE ISOLATOR ROW CHAMBER AND ITS STONE FOUNDATION. THIS FABRIC TRAPS SEDIMENTS AND PROTECTS THE UNDERLYING CRUSHED STONE. A SECOND STRIP OF NON-WOVEN AASHTO M288 CLASS 2 GEOTEXTILE (MIRAFI 160N OR EQUIVALENT) SHALL BE DRAPED OVER THE ENTIRE LENGTH OF THE CHAMBERS. THIS FABRIC WILL ALSO TRAP SEDIMENTS AND PROVIDE SEPARATION BETWEEN THE CHAMBERS AND SURROUNDING STONE.
4. THE EMBEDMENT STONE SURROUNDING THE CHAMBERS SHALL BE A WASHED, ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN 3/4 INCH AND 2 INCH. THE BOTTOM 6 INCH LAYER OF STONE THAT ACTS AS THE FOUNDATION BELOW THE CHAMBERS SHALL BE COMPACTED TO ACHIEVE A 95% STANDARD PROCTOR DENSITY.
5. THE SAND FILTER MATERIAL SHALL BE A UNIFORM MIX, FREE OF STONES LARGER THAN 2 INCHES, STUMPS, ROOTS, OR OTHER SIMILAR OBJECTS. THE MATERIAL SHALL MEET THE SPECIFICATIONS FOR MDOT AGGREGATE SAND (MDOT #703.01). HOWEVER, THIS AGGREGATE SAND SHALL BE MIXED WITH LOAM TO ACHIEVE A MATERIAL WITH BETWEEN 8% AND 10% PASSING THE #200 SIEVE. THE LOAM USED IN THIS MIXTURE SHALL HAVE LESS THAN 2% CLAY CONTENT. THIS 18 INCH LAYER OF SAND FILTRATION MEDIA SHALL BE PLACED TO ACHIEVE A LEVEL OF COMPACTION BETWEEN 92% AND 95% STANDARD PROCTOR DENSITY.
6. THE CONTRACTOR SHALL PERFORM PERMEABILITY TESTS FOR THE SAND FILTER MATERIAL TO ENSURE A STORMWATER RELEASE TIME RANGING BETWEEN 24 AND 48 HOURS.
7. REFER TO OCS-1 DETAIL FOR WEIR PANEL CONFIGURATION

CONSTRUCTION OVERSIGHT NOTES FOR SUBSURFACE SAND FILER:

1. INSPECTIONS SHALL CONSIST OF AN APPROPRIATE NUMBER OF VISITS TO THE SITE TO INSPECT THE INSTALLATION OF THE SUBGRADE, FILTER BED MATERIAL PLACEMENT, INSTALLATION OF EMBEDMENT STONE, ISOLATOR ROW AND CHAMBER, SURROUNDING STONE, FABRIC PLACEMENT AND STORMWATER OVERFLOW BYPASS CONSTRUCTION FROM INITIAL GROUND DISTURBANCE TO BACKFILL OVER CHAMBERS.
2. CONTRACTOR TO ENSURE THE ISOLATOR ROWS ARE INSTALLED UNDER THE SUPERVISION OF THE MANUFACTURER'S REPRESENTATIVE.

SUBSURFACE SAND FILTER TABLE

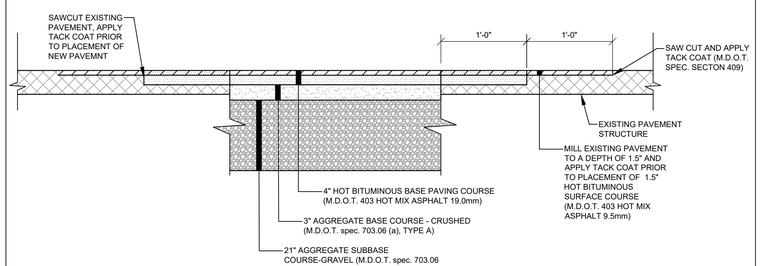
| | SUBSURFACE SAND FILTER (SSF-1) |
|---|---|
| CHAMBER INV. | 174.35 |
| CHAMBER OUTLET PIPE INV. | 174.83 |
| UNDERDRAIN INV. | 171.68 |
| WQV. ELEV. | 174.80 |




NOTES:
1. SUBMIT SHOP DRAWINGS FOR OWNER/ENGINEER APPROVAL.
2. STRUCTURE SHALL BE DESIGNED FOR H-20 LOADING.

## OUTLET CONTROL STRUCTURE (OCS-1)

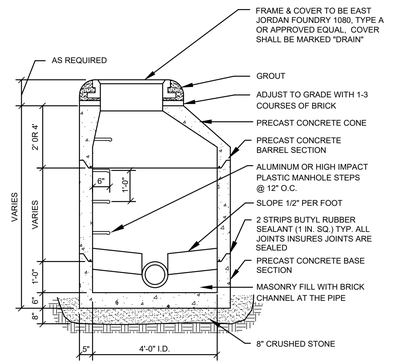
NOT TO SCALE




NOTES:
1. TEMPORARY PAVEMENT REPAIR SHALL CONSIST OF 4" OF BINDER PAVEMENT, EXTENDING A MINIMUM OF 1 FOOT BEYOND PAVEMENT REMOVED FOR TRENCHING.
2. A MINIMUM OF 9-MONTHS FOLLOWING PLACEMENT OF 4" OF BINDER PAVEMENT FOR TEMPORARY PAVEMENT REPAIR, PAVEMENT SHALL BE MILLED TO A DEPTH OF 1.5-INCHES AND 1 FOOT BEYOND LIMIT OF TEMPORARY PAVEMENT REPAIR. MILLED SURFACE SHALL RECEIVE TACK COAT AND THEN 1.5-INCHES OF SURFACE PAVEMENT (M.D.O.T. 403 HOT MIX ASPHALT 9.5mm)

## PAVEMENT RESTORATION WITHIN HIGH STREET

NOT TO SCALE




NOTE:
1. PIPE CONNECTIONS SHALL BE WATERTIGHT FLEXIBLE BOOT CONNECTORS PROVIDING LEAKPROOF CONNECTION.
2. PRECAST DRAIN MANHOLE WITHIN HIGH STREET SHALL RECEIVE WATERPROOF COATING.
3. ANY PIPE JOINT NOT CONSISTING OF A FACTORY BELL AND SPIGOT SHALL BE MADE WITH AN APPROPRIATELY SIZE FLEXIBLE COUPLING (FERNCO OR APPROVED EQUAL) AND A CONCRETE (3,500 MIN PSI) COLLAR SHALL BE POURED AROUND THE FLEXIBLE COUPLING AND ALLOWED TO SET PRIOR TO BACKFILLING.

## PRECAST MANHOLE - HIGH STREET

NOT TO SCALE

PAUL D OSTROWSKI, PE 11175
AMY BELL SEGAL, RLA 2305

STATE OF MAINE — PAUL D. OSTROWSKI — No. 11175 — REGISTERED PROFESSIONAL ENGINEER — 09/18/2025

| REV | BY | DATE: | STATUS |
|---|---|---|---|
| A. | KEW | 2-18-25 | SUBMISSION TO MDEP FOR STORM WATER MANAGEMENT LAW |
| B. | KEW | 03-03-25 | SITE PLAN AND SUBDIVISION TOWN REVIEW |
| C. | KEW | 08-19-25 | RESUBMISSION FOR SITE PLAN AND SUBDIVISION TOWN REVIEW |
| D. | KEW | 07-08-25 | REVISED PLANS TO MDEP |

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED BY OTHERS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS INC.

SEBAGO TECHNICS
T E C H N I C S
SEBAGOTECHNICS.COM
75 John Roberts Road, Suite 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Bath

DETAILS
OF:
WDCJCS SUBDIVISION
55 HIGH STREET
WINDHAM, ME 04062
FOR:
GREAT FALLS CONSTRUCTION &
WESTBROOK DEVELOPMENT CORPORATION
20 MECHANIC STREET, GORHAM, ME 04038

| | |
|---|---|
| DESIGNED | MRB/KEW |
| DRAWN | MRS |
| CHECKED | ABS |
| DATE | 08-26-2024 |
| SCALE | AS NOTED |
| PROJECT | 240577 |

SHEET C-504

240577 D.dwg T-ABD C-504 DETAILS

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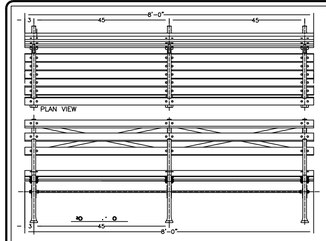
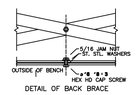
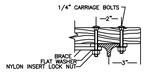


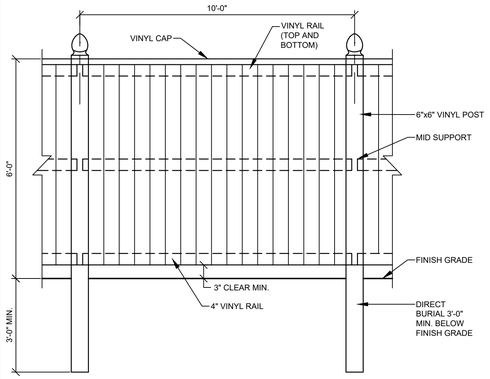

DETAIL OF BACK BRACE

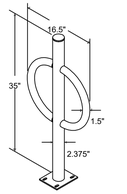

**MATERIALS:**
X-BRACING: 3/16" X 1 1/4" HOT ROLLED STEEL
BENCH LEGS: CAST DUCTILE IRON
WOOD SLATS: CUMARU (DIPTERYX ODORATA)
SMALL FASTENERS (CARRIAGE BOLTS, NUTS AND WASHERS) STAINLESS STEEL.
TIE ROD: 5/8" DIA HOT ROLLED STEEL WITH 5/8 - 11 CUT THREADS & GALVANIZED STEEL HEX NUTS

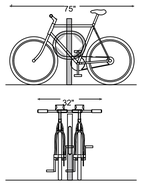
KENNETH LYNCH & SONS
114 WILLENBROCK RD.
OXFORD, CT 06478
PH: 203-264-3931
INFO@KLYNCHANDSONS.COM

| 6737 WORLDS FAIR BENCH | |
|---|---|
| Made For: | Date: 5/1/2024 Drawn: V.D. |
| NATURAL CUMARU | 8' LONG |
| 3 LEGS | CONTRACT # |
| 6737-8-CU-2024 | |




## VINYL SCREEN FENCE
NOT TO SCALE

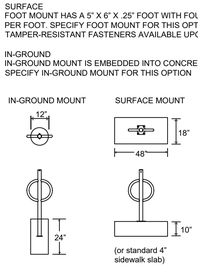


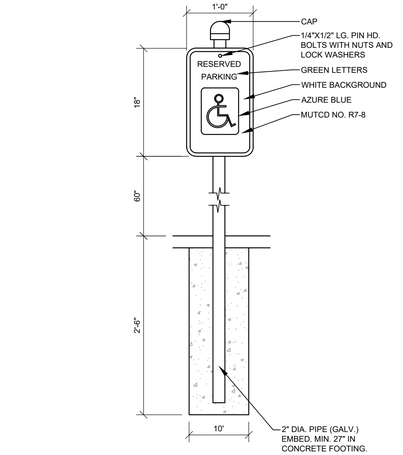

| | |
|---|---|
| CAPACITY | 2 BIKES |
| MATERIALS | CENTERBEAM: 2" SCHEDULE 40 PIPE (2.375" OD)<br>RING: 1.5" OD 11 GAUGE TUBE |

FINISHES
- ☐ GALVANIZED
  AN AFTER FABRICATION HOT DIPPED GALVANIZED FINISH IS OUR STANDARD OPTION.
- ■ POWDER COAT
  OUR POWDER COAT FINISH ASSURES A HIGH LEVEL OF ADHESION AND DURABILITY BY FOLLOWING THESE STEPS:
  1. WASH WITH CAL CLEAN 947 PREMIUM ALKALINE CLEANER/ DEGREASER AND TREAT WITH ADVANTECH P610A ZIRCONIUM FOR CORROSION REDUCTION AND PAINT ADHESION
  2. EPOXY PRIMER ELECTROSTATICALLY APPLIED
  3. FINAL THICK TGIC POLYESTER POWDER COAT
- ☐ STAINLESS
  STAINLESS STEEL: 304 GRADE STAINLESS STEEL MATERIAL IN A SATIN FINISH, HIGH POLISHED SHINE, OR POWDER COAT OVER UNPOLISHED STAINLESS.
  - ☐ SATIN FINISH (#4) - BRUSHED (OUR STANDARD)
  - ☐ ELECTROPOLISHED - HIGH POLISHED SHINE
  - ☐ POWDER COAT OVER UNPOLISHED STAINLESS

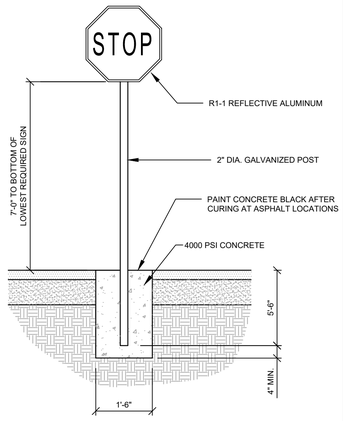
MOUNT OPTIONS
- ■ SURFACE
  FOOT MOUNT HAS A 5" X 6" X .25" FOOT WITH FOUR ANCHORS PER FOOT. SPECIFY FOOT MOUNT FOR THIS OPTION. TAMPER-RESISTANT FASTENERS AVAILABLE UPON REQUEST
- ☐ IN-GROUND
  IN-GROUND MOUNT IS EMBEDDED INTO CONCRETE BASE. SPECIFY IN-GROUND MOUNT FOR THIS OPTION



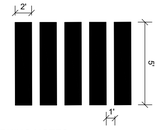

## BIKE RACK
NOT TO SCALE




## RESERVED PARKING SIGN-POST
NOT TO SCALE

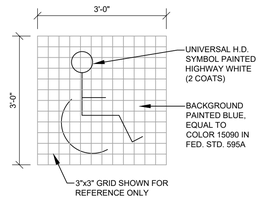



## STOP SIGN
NOT TO SCALE

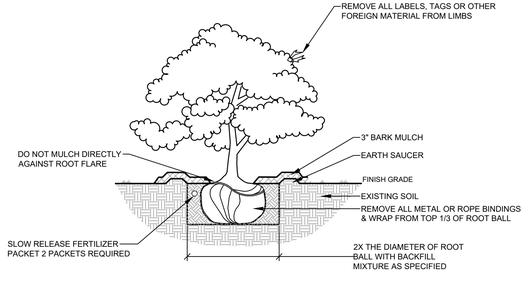



**PAVEMENT MARKING NOTES**
1. ALL PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, U.S. DOT, FHWA, LATEST EDITION.
2. ALL PAVEMENT MARKING LINES SHALL BE PAINT AND 4" WIDE, EXCEPT FOR:
   SWSL-12"
   SYCL-12"
   CROSSWALK BARS - 24"
3. PAVEMENT WORD AND SYMBOL MARKINGS SHALL BE WHITE PAINT.
4. SOLID WHITE STOP LINE SHALL BE A MINIMUM OF 4' BEHIND THE EDGE OF CROSSWALK.

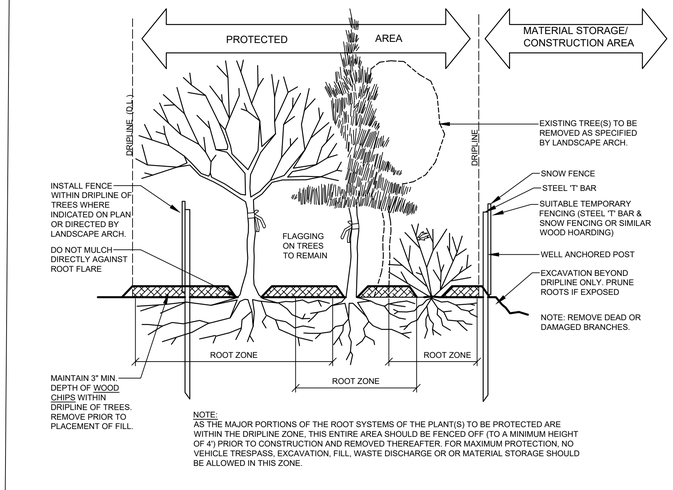
## CROSSWALK DETAIL
NOT TO SCALE




## RESERVED PARKING
NOT TO SCALE

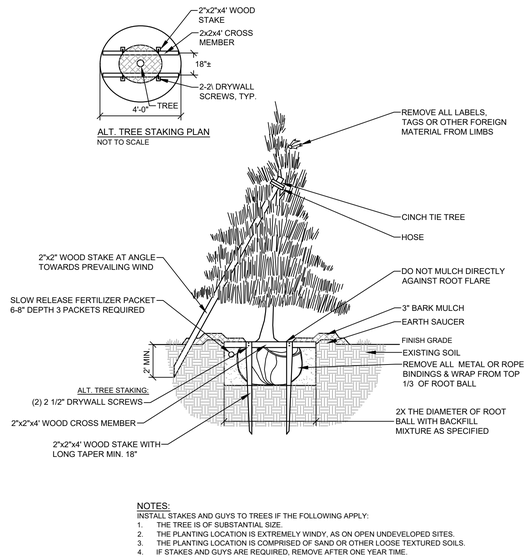



## DECIDUOUS & EVERGREEN SHRUB
NOT TO SCALE




NOTE:
AS THE MAJOR PORTIONS OF THE ROOT SYSTEMS OF THE PLANT(S) TO BE PROTECTED ARE WITHIN THE DRIPLINE ZONE, THIS ENTIRE AREA SHOULD BE FENCED OFF (TO A MINIMUM HEIGHT OF 4') PRIOR TO CONSTRUCTION AND REMOVED THEREAFTER. FOR MAXIMUM PROTECTION, NO VEHICLE TRESPASS, EXCAVATION, FILL, WASTE DISCHARGE OR OR MATERIAL STORAGE SHOULD BE ALLOWED IN THIS ZONE.

## TREE PROTECTION DETAIL
NOT TO SCALE CROSS-SECTION OF TYPICAL PLANT GROUPING

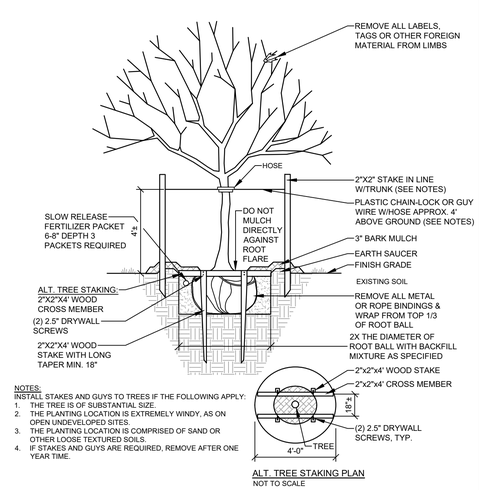



ALT. TREE STAKING PLAN
NOT TO SCALE

NOTES:
INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:
1. THE TREE IS OF SUBSTANTIAL SIZE.
2. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
3. THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.
4. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

## EVERGREEN TREES
NOT TO SCALE



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4. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

ALT. TREE STAKING PLAN
NOT TO SCALE

## DECIDUOUS TREES
NOT TO SCALE

AMY BELL SEGAL, RLA 2305
LICENSED LANDSCAPE ARCHITECT — Amy Bell Segal — No. 2305 — STATE OF MAINE
8/18/2025

PAUL D OSTROWSKI, PE 11175
STATE OF MAINE — PAUL D. OSTROWSKI — No. 11175 — REGISTERED PROFESSIONAL ENGINEER
09/18/2025

| REV | BY | DATE | STATUS |
|---|---|---|---|
| A | KEW | 2-18-25 | SUBMISSION TO MDEP FOR STORM WATER MANAGEMENT LAW |
| B | KEW | 03-03-25 | SITE PLAN AND SUBDIVISION TOWN REVIEW |
| C | MRB | 08-18-25 | FINAL SITE PLAN AND SUBDIVISION TOWN REVIEW |

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SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Road, Suite A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Bath

DETAILS
OF:
WDCJCS SUBDIVISION
55 HIGH STREET
WINDHAM, ME 04062
FOR:
GREAT FALLS CONSTRUCTION & DEVELOPMENT CORPORATION
20 MECHANIC STREET GORHAM, ME 04038

| | |
|---|---|
| DESIGNED | MRB/KEW |
| DRAWN | MRS |
| CHECKED | ABS |
| DATE | 08-26-2024 |
| SCALE | AS NOTED |
| PROJECT | 240577 |

SHEET C-505

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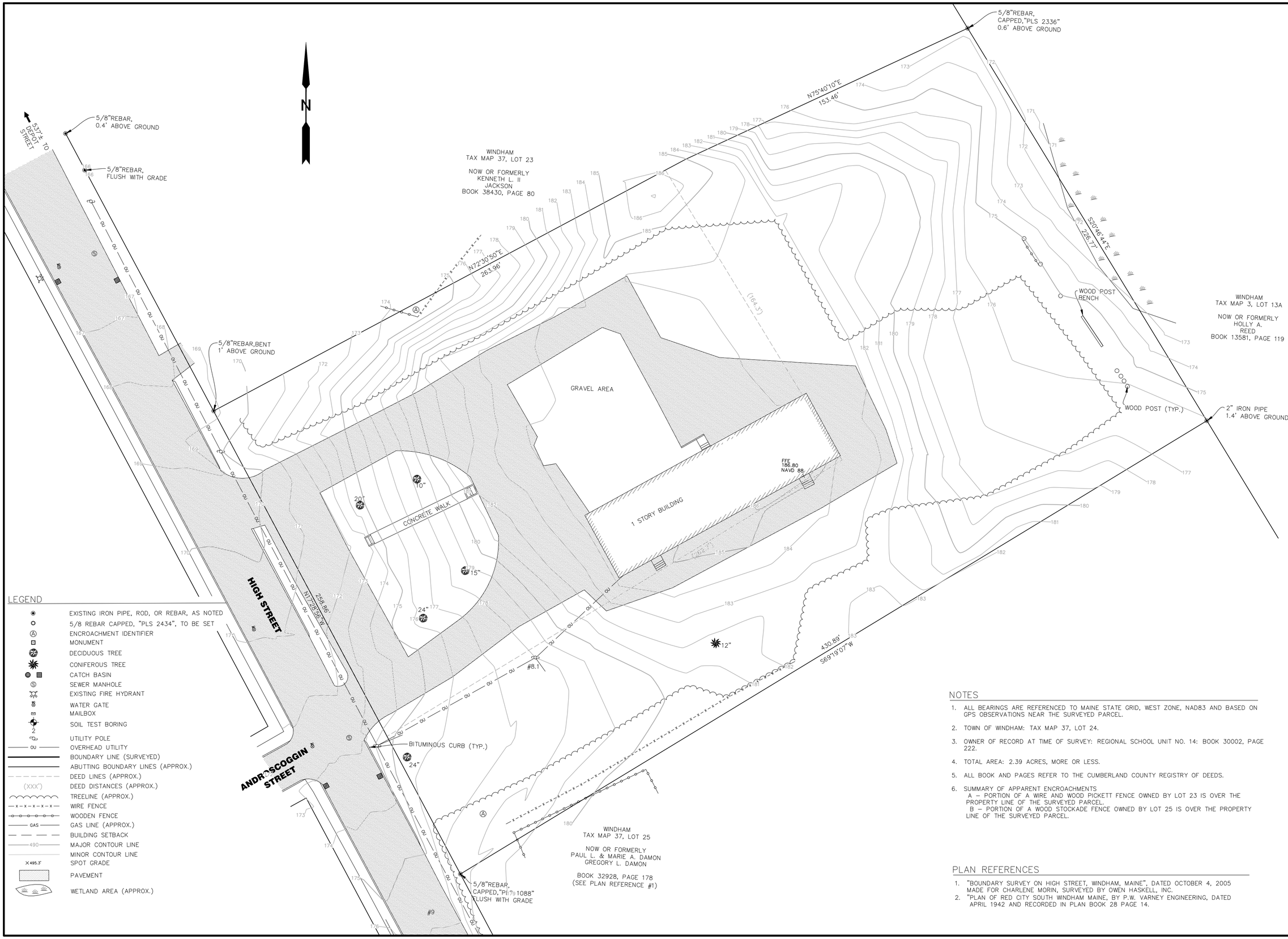
240577 D.dwg, TAB:C-505 DETAILS




## LEGEND

- EXISTING IRON PIPE, ROD, OR REBAR, AS NOTED
- 5/8 REBAR CAPPED, "PLS 2434", TO BE SET
- Ⓐ ENCROACHMENT IDENTIFIER
- MONUMENT
- DECIDUOUS TREE
- CONIFEROUS TREE
- CATCH BASIN
- SEWER MANHOLE
- EXISTING FIRE HYDRANT
- WATER GATE
- MAILBOX
- SOIL TEST BORING
- UTILITY POLE
- OU — OVERHEAD UTILITY
- BOUNDARY LINE (SURVEYED)
- ABUTTING BOUNDARY LINES (APPROX.)
- DEED LINES (APPROX.)
- (XXX') DEED DISTANCES (APPROX.)
- TREELINE (APPROX.)
- WIRE FENCE
- WOODEN FENCE
- GAS — GAS LINE (APPROX.)
- BUILDING SETBACK
- 490 — MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- ×495.3' SPOT GRADE
- PAVEMENT
- WETLAND AREA (APPROX.)

## NOTES

1. ALL BEARINGS ARE REFERENCED TO MAINE STATE GRID, WEST ZONE, NAD83 AND BASED ON GPS OBSERVATIONS NEAR THE SURVEYED PARCEL.
2. TOWN OF WINDHAM: TAX MAP 37, LOT 24.
3. OWNER OF RECORD AT TIME OF SURVEY: REGIONAL SCHOOL UNIT NO. 14: BOOK 30002, PAGE 222.
4. TOTAL AREA: 2.39 ACRES, MORE OR LESS.
5. ALL BOOK AND PAGES REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
6. SUMMARY OF APPARENT ENCROACHMENTS
   A – PORTION OF A WIRE AND WOOD PICKETT FENCE OWNED BY LOT 23 IS OVER THE PROPERTY LINE OF THE SURVEYED PARCEL.
   B – PORTION OF A WOOD STOCKADE FENCE OWNED BY LOT 25 IS OVER THE PROPERTY LINE OF THE SURVEYED PARCEL.

## PLAN REFERENCES

1. "BOUNDARY SURVEY ON HIGH STREET, WINDHAM, MAINE", DATED OCTOBER 4, 2005 MADE FOR CHARLENE MORIN, SURVEYED BY OWEN HASKELL, INC.
2. "PLAN OF RED CITY SOUTH WINDHAM MAINE, BY P.W. VARNEY ENGINEERING, DATED APRIL 1942 AND RECORDED IN PLAN BOOK 28 PAGE 14.


Boundary Points
A DIVISION OF

H:\MLDC LOGOS\other\CAD Temp Logo.jpg

MAIN-LAND
DEVELOPMENT CONSULTANTS, INC.
69 MAIN ST. LIVERMORE FALLS, MAINE
367 US ROUTE 1 FALMOUTH, MAINE
PH: (207) 897-6752 FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM


PLAN SHOWING A
STANDARD BOUNDARY SURVEY

**LAND OF RSU #14**

55 HIGH STREET
WINDHAM, MAINE 04062

OWNER OF RECORD

**RSU #14**

228 WINDHAM CENTER ROAD
WINDHAM, MAINE 04062

MADE FOR

**WINDHAM ECONOMIC DEVELOPEMENT CORPORATION**
8 SCHOOL ROAD
WINDHAM, MAINE 04062

DRAWING SCALE:

20 0 10 20
( IN FEET )
1 INCH = 20 FT

REVISION NOTES:

| | |
|---|---|
| PROJ. MGR: | DB |
| DRAWN BY: | KC |
| CHECKED BY: | DB |
| REVISION NO. | N/A |
| SURVEY DATE: | 2023-04-20 |
| SUBMISSION DATE: | 2023-05-01 |
| SUBMITTED FOR: | FINAL |

# STANDARD BOUNDARY SURVEY

SEAL:

STATE OF MAINE
DAVID BOUFFARD
2282
PROFESSIONAL LAND SURVEYOR

DAVID BOUFFARD PLS 2282

DRAWING NO.

**S1.1**

MLDC NO. 22-404 1 OF 1