

The map shows the Project Site, a large, irregularly shaped area shaded in light gray, located in the center-left. The site is divided into several smaller, rectangular lots by dashed lines. Surrounding the site are several roads: LORD'S WAY to the west, HIGHLAND CLIFF ROAD to the south, and CANADA HILL ROAD to the south. The area to the east of the site is labeled PHASE 2. The map also shows a north arrow pointing upwards and a scale bar indicating 1" = 200'. The zoning is identified as TOWN OF WINDHAM - FARM ZONE.

PROJECT SITE

PHASE 2

LORD'S WAY

HIGHLAND CLIFF ROAD

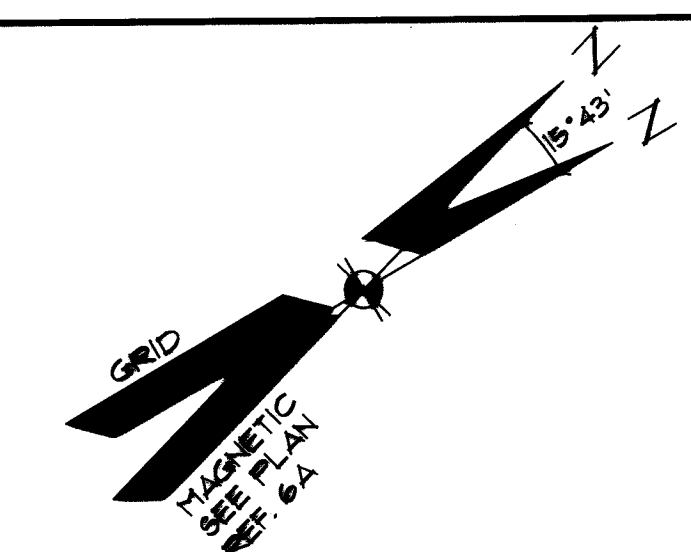
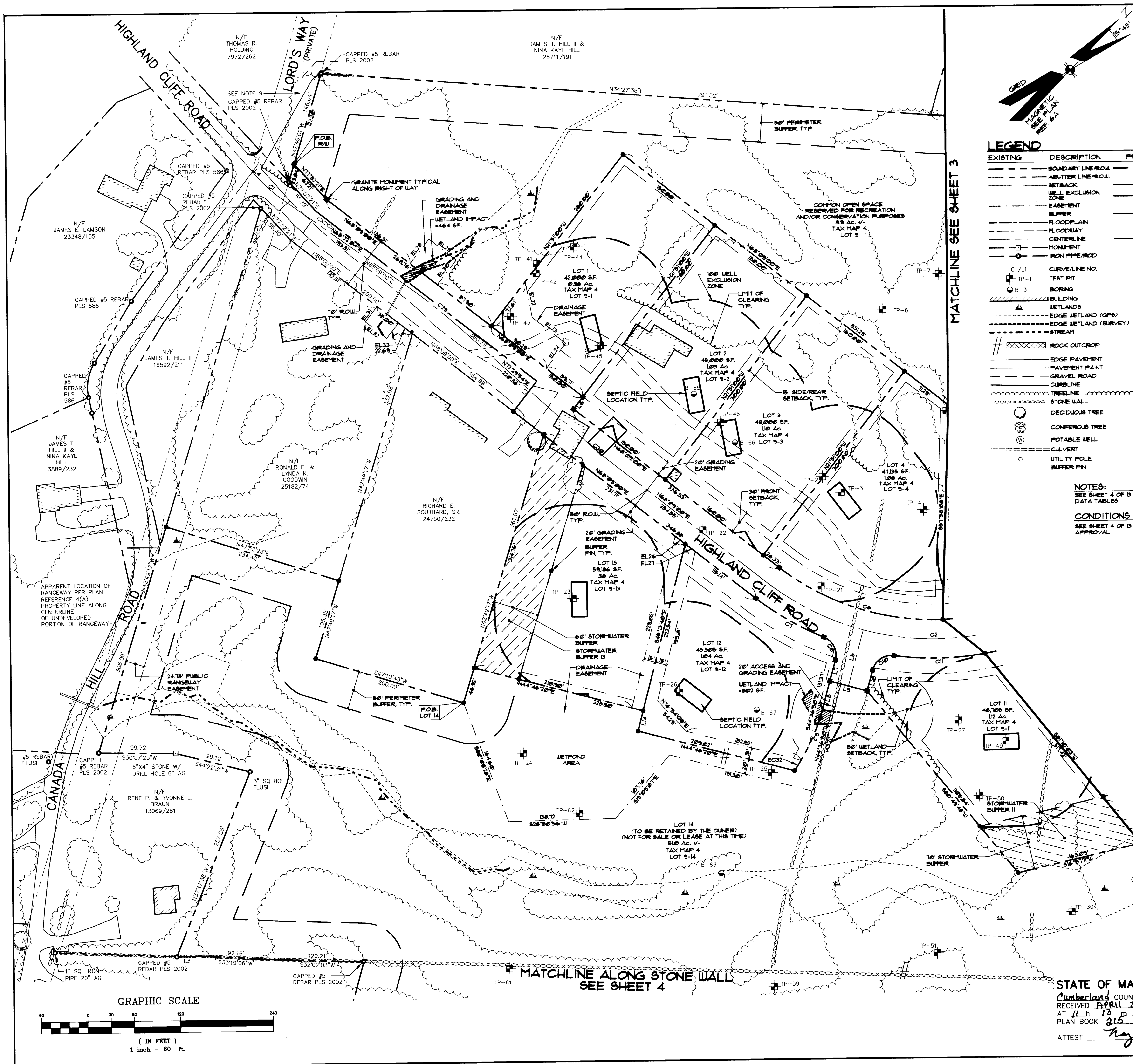
CANADA HILL ROAD

ZONING:
TOWN OF WINDHAM - FARM ZONE

LOCATION MAP

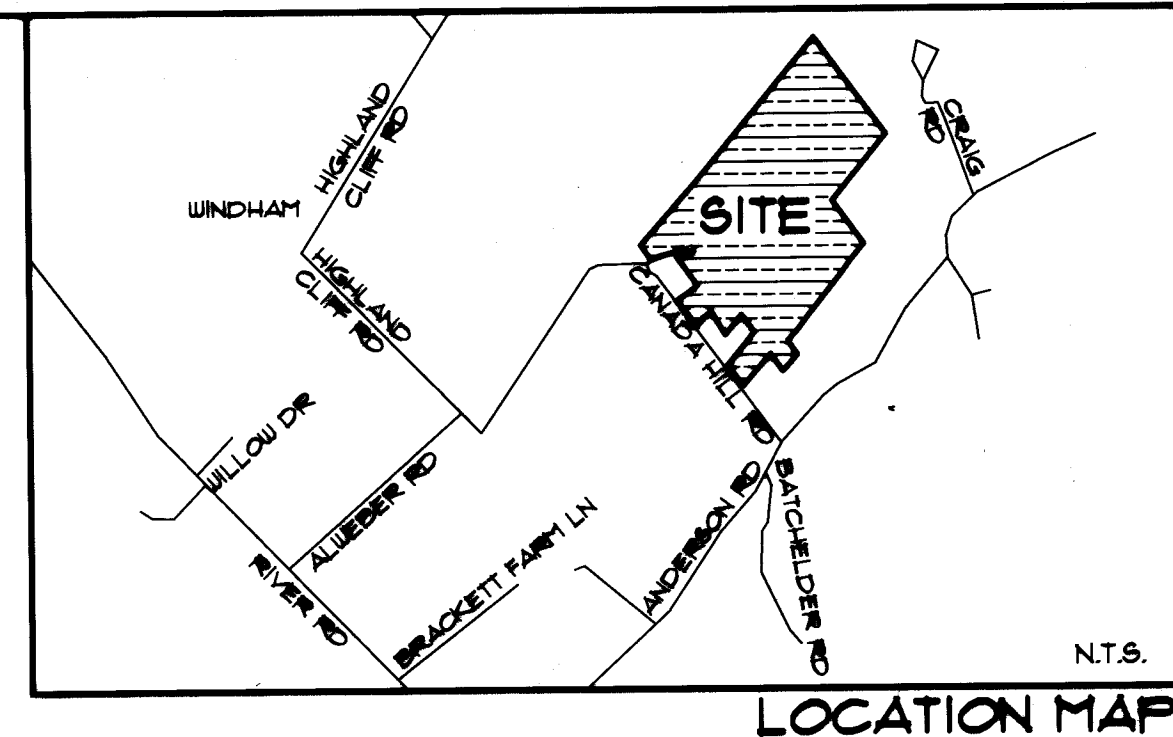
SCALE: 1" = 200'

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LEGEND		
EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ABUTTER LINE/ROW	---
---	SETBACK	---
---	WELL EXCLUSION ZONE	---
---	EASEMENT	---
---	BUFFER	---
---	FLOODPLAIN	---
---	FLOODWAY	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	CURVE LINE NO.	---
---	TEST PIT	---
---	BORING	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND (GPS)	---
---	EDGE WETLAND (SURVEY)	---
---	STREAM	---
---	ROCK OUTCROP	---
---	EDGE PAVEMENT	---
---	PAVEMENT PAINT	---
---	GRAVEL ROAD	---
---	CURBLINE	---
---	TREELINE	---
---	STONE WALL	---
---	DECIDUOUS TREE	---
---	CONIFEROUS TREE	---
---	POTABLE WELL	---
---	CULVERT	---
---	UTILITY POLE	---
---	BUFFER PIN	---

NOTES:
SEE SHEET 4 OF 13 FOR LINE AND CURVE DATA TABLES
CONDITIONS OF APPROVAL
SEE SHEET 4 OF 13 FOR CONDITIONS OF APPROVAL



- GENERAL NOTES:**
- THE RECORD OWNER OF THE PARCEL IS CHASE CUSTOM HOMES AND FINANCE, INC. BY DEED DATED MAY 25, 2011 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 28133 PAGE 18.
 - THE PROPERTY IS SHOWN AS LOT 9 ON THE TOWN OF WINDHAM TAX MAP 4 AND IS LOCATED IN THE FARM ZONE.
 - SPACE AND BULK CRITERIA FOR THE FARM ZONE:
MIN. LOT SIZE: 40,000 SF. 100,000 SF. 200,000 SF.
MIN. STREET FRONTAGE: 200 FT. 150 FT. 100 FT.
MIN. FRONT YARD: 40 FT. 30 FT. 20 FT.
MIN. SIDE YARD: 15 FT. 10 FT. 5 FT.
MIN. REAR YARD: 40 FT. 30 FT. 15 FT.
MAX. BUILDING HEIGHT: 35 FT.
MAX. BUILDING COVERAGE: 25%.
 - TOTAL AREA OF PARCEL: 15.01 ACRES.
 - BOUNDARY INFORMATION SHOWN HEREON IS BASED SOLELY UPON THE SURVEY REFERENCED IN NOTE 6A. THE SURVEYOR'S SEAL HEREON IS TO INDICATE THAT THE LOT COMPUTATIONS AND PLANS WERE PREPARED BY SEBAGO TECHNIQS, INC.
 - PLAN REFERENCES:
A. STANDARD BOUNDARY SURVEY OF LAND OF RICHARD E. SOUTHWARD, SR. ET AL. BY LAND SERVICES, INC. PROJECT NO. 00083, NOVEMBER 2002.
B. PLAN OF PROPOSED CONVEYANCE TO JAMES T. HILL, ET AL. BY SURVEY, INC. DATED JUNE 2004 PROJECT NO. 04-010.
C. PLAN OF LAND FOR ATLANTIC ANTIBODIES, BY OWEN HASKELL, INC. DATED JULY 23, 1914 AND RECORDED IN CORD PLAN BOOK 101, PAGE 40.
D. PROPRIETORS MAP-TOWN OF WINDHAM AS REPRODUCED BY GEORGE SWASEY HALEY, DATED 12-0935 AND RECORDED IN CORD PLAN BOOK 24, PAGE 13.
E. STANDARD BOUNDARY SURVEY FOR MAJOR AND GRATA ORSETON, BY ROBERT J. ROY, DATED FEBRUARY 28, 1986 AND RECORDED IN CORD PLAN BOOK 181, PAGE 96.
F. BOUNDARY SURVEY FOR WEEKS FARM BY SEBAGO TECHNIQS, INC. PROJECT NO. 04231, DATED AUGUST 8, 2004.
 - WETLAND DELINEATION SHOWN HEREON WAS PERFORMED BY SEBAGO TECHNIQS, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL, AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. WETLAND FLAGS WITHIN THE DEVELOPED AREA WERE SURVEY LOCATED.
 - THE BEARINGS SHOWN HEREON ARE BASED UPON THE MAINE STATE PLANE COORDINATE GRID, WEST ZONE 1802 ON NAD83.
 - PROPERTY LINE INDICATED ALONG THE NORTHEASTERLY SIDE OF LORD'S WAY IS AS PER DEED BOOK 10949, PAGE 92 CORRD. DEED SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 - ACCESS/EASEMENT RIGHTS MAY EXIST OVER THE WOODS ROADS SHOWN ON THIS PLAN. SEE SHEET 3 OF 13.
 - EACH LOT WITHIN CANADA HILL SUBDIVISION SHALL BE SERVICED BY SUBSURFACE WASTEWATER DISPOSAL SYSTEMS. UNDERGROUND ELECTRIC, TELEPHONE AND CABLE WATER SHALL BE PROVIDED BY PRIVATE INDIVIDUAL WELLS FOR EACH LOT.
 - EACH RESIDENTIAL STRUCTURE SHALL HAVE A SPRINKLER SYSTEM INSTALLED. THE SPRINKLER SYSTEM SHALL MEET THE REQUIREMENTS OF THE TOWN OF WINDHAM FIRE CHIEF.
 - OPEN SPACE REQUIRED = 10.16 AC +/-
OPEN SPACE PROVIDED = 13.93 AC +/-
 - CURB CUTS IN NON-CURBED SECTIONS OF THE ROAD SHALL BE DEFINED AND REVIEWED WITH THE TOWN OF WINDHAM PRIOR TO THE CONSTRUCTION OF BASE COURSE PAVING AND CURB CUTS WHERE THERE ARE CURB AND SIDEWALKS SHALL BE DEFINED AND REVIEWED WITH THE TOWN OF WINDHAM PRIOR TO THE CONSTRUCTION OF THE CURBS AND SIDEWALKS.
 - BLESSED BY FOUR, LLC SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL STORMWATER MANAGEMENT AND TREATMENT BMP'S UNTIL SUCH TIME AS THESE RESPONSIBILITIES ARE TRANSFERRED TO THE CANADA HILL SUBDIVISION HOMEOWNERS ASSOCIATION. THE TOWN OF WINDHAM WILL NOT ACCEPT RESPONSIBILITY FOR MAINTENANCE OF STORMWATER MANAGEMENT BMP'S.
 - PER MDEP PERMITTING REQUIREMENTS THIS PROJECT INCLUDES 15 LOTS ON 29.02 ACRES. THIRTEEN DEVELOPABLE LOTS AND TWO OPEN SPACES LOTS. LOT 14, AS INDICATED ON THE PLANS, IS TO BE RETAINED BY THE OWNER AND IS NOT INTENDED FOR SALE OR LEASE AT THIS TIME. THE WETLAND EASEMENT AREA LOCATED ON LOT 14, ENCOMPASSES 0.36 ACRES. THIS AREA IS INCLUDED IN THE 29.02 ACRE TOTAL.
- GENERAL NOTES CONTINUED ON SHEET 4 OF 13---

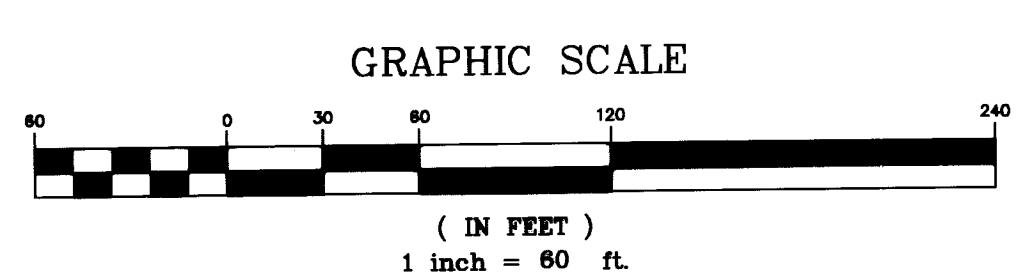
NET RESIDENTIAL AREA CALCULATION

TOTAL AREA OF PARCEL	15.01 AC.
TOTAL AREA USED FOR RIGHT-OF-WAY	3.02 AC.
PORTIONS OF PARCEL WITH SLOPES > 25%	6.59 AC.
PORTIONS OF PARCEL WITHIN 100-YR. FLOODPLAIN (NOT INCLUDING SLOPES > 25%)	9.31 AC.
PORTIONS OF PARCEL WITHIN RESOURCE PROTECTION DISTRICT (NOT INCLUDING WETLANDS AND SLOPES > 25%)	1.33 AC.
PORTIONS OF PARCEL UNSUITABLE FOR DEVELOPMENT DUE TO DRAINAGE OR SUBSOIL CONDITIONS	0 AC.
PORTIONS OF PARCEL WITH WATER TABLE AT OR NEAR SURFACE (WETLANDS OUTSIDE 100-YR. FLOODPLAIN AND OUTSIDE SLOPES > 25%)	2.81 AC.
PORTIONS OF PARCEL WITH SOILS CONTAINING SEBAGO MUCKY FEAT.	0 AC.
PORTIONS OF THE PARCEL COVERED BY SURFACE WATER BODIES	0 AC.
NET RESIDENTIAL AREA (NRA)	55.41 AC.
TOTAL NUMBER OF ALL-QUADABLE LOTS = NRA / (55.41 AC. / 100,000 SF. LOT = 30.11 (30 LOTS ALLOWED)	

APPROVAL - TOWN OF WINDHAM PLANNING BOARD

June 25, 2012 DATE
CHAIRPERSON
RECORD OWNER:
SEE NOTE 1
BLESSED BY FOUR, LLC
ONE PERCY HAWKS ROAD
WINDHAM MAINE 04092

STATE OF MAINE
Cumberland COUNTY SS REGISTRY OF DEEDS
RECEIVED APRIL 30, 2015
AT 11:13 AM AND RECORDED IN
PLAN BOOK 315 PAGE 140
ATTEST REGISTRAR



Sebago Technics
ENGINEERING EXPERTISE YOU CAN BUILD ON
One Chatham Street
Westbrook, ME 04092-1399
Tel: (207) 659-0277
Fax: (207) 710-5066
WWW.SEBAGOTECHNIQS.COM

PROJECT NO: FIELD BOOK 05304
DRAWN: CHD
CHECKED: JRH/APP
DATE: 05/30/12

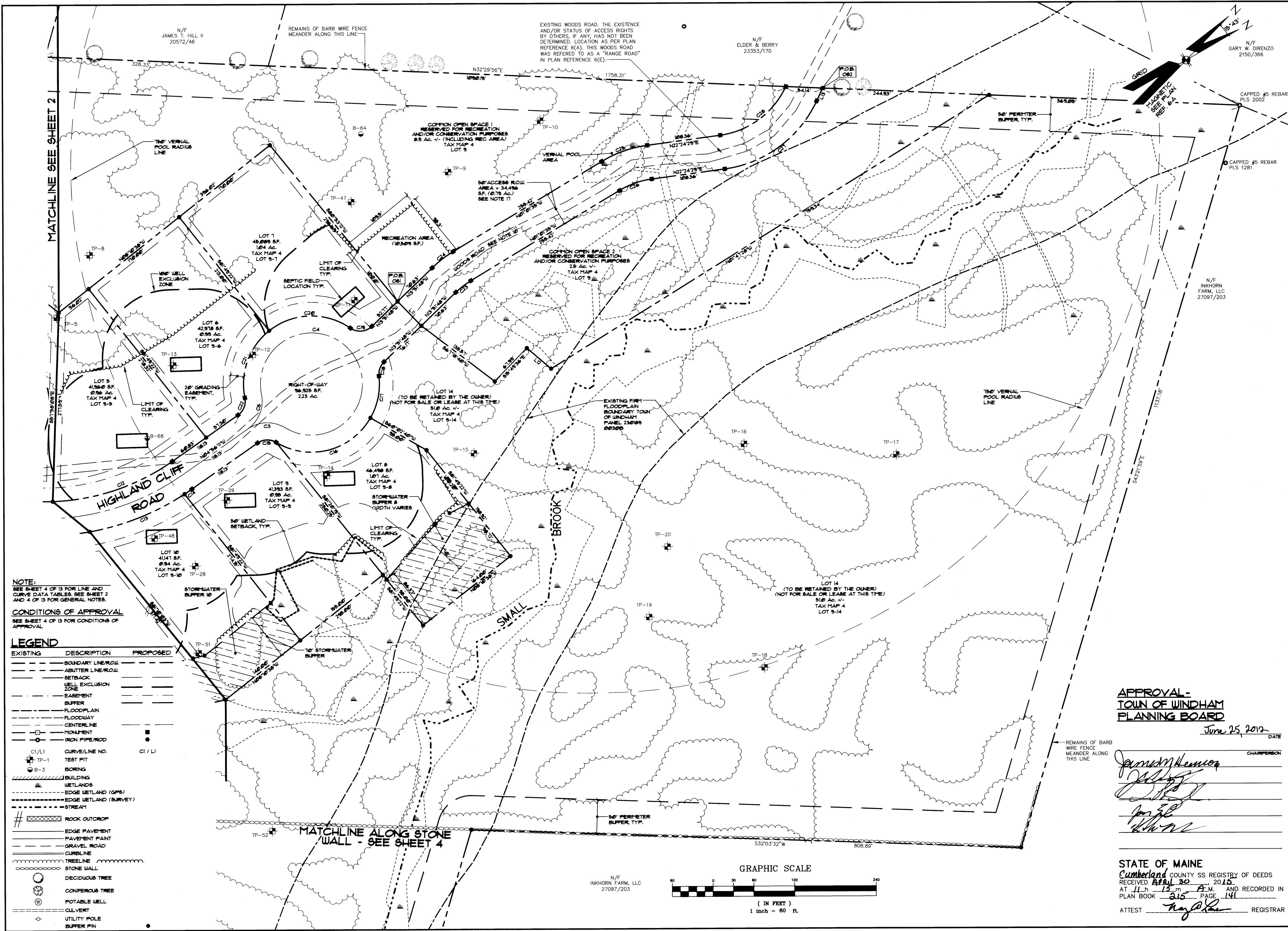
RECORD OWNER:
SEE NOTE 1
BLESSED BY FOUR, LLC
ONE PERCY HAWKS ROAD
WINDHAM MAINE 04092

FINAL MAJOR SUBDIVISION PLAN
OF:
CANADA HILL SUBDIVISION
CANADA HILL ROAD / HIGHLAND CLIFF ROAD
WINDHAM, MAINE

DATE: 11-14-11
SCALE: 1"=60'

SHEET 2 OF 13

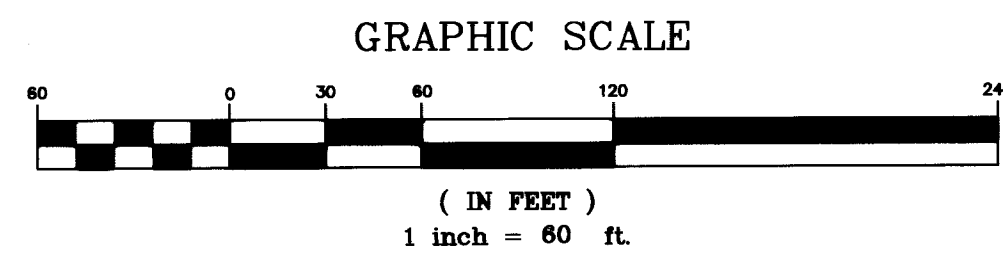
05304SB.dwg, TAB: SB1



NOTE:
SEE SHEET 4 OF 13 FOR LINE AND
CURVE DATA TABLES. SEE SHEET 2
AND 4 OF 13 FOR GENERAL NOTES.

CONDITIONS OF APPROVAL
SEE SHEET 4 OF 13 FOR CONDITIONS OF
APPROVAL

LEGEND	
EXISTING	PROPOSED
--- BOUNDARY LINE/ROW	--- BOUNDARY LINE/ROW
--- ABUTTER LINE/ROW	--- ABUTTER LINE/ROW
--- SETBACK	--- SETBACK
--- WELL EXCLUSION ZONE	--- WELL EXCLUSION ZONE
--- EASEMENT	--- EASEMENT
--- BUFFER	--- BUFFER
--- FLOODPLAIN	--- FLOODPLAIN
--- FLOODWAY	--- FLOODWAY
--- CENTERLINE	--- CENTERLINE
--- MONUMENT	--- MONUMENT
--- IRON PIPE/ROD	--- IRON PIPE/ROD
--- C1/L1	--- C1/L1
--- TP-1	--- TP-1
--- B-3	--- B-3
--- BUILDING	--- BUILDING
--- WETLANDS	--- WETLANDS
--- EDGE WETLAND (GPS)	--- EDGE WETLAND (GPS)
--- EDGE WETLAND (SURVEY)	--- EDGE WETLAND (SURVEY)
--- STREET	--- STREET
--- ROCK OUTCROP	--- ROCK OUTCROP
--- EDGE PAVEMENT	--- EDGE PAVEMENT
--- PAVEMENT PAINT	--- PAVEMENT PAINT
--- GRAVEL ROAD	--- GRAVEL ROAD
--- CURBLINE	--- CURBLINE
--- TREELINE	--- TREELINE
--- STONE WALL	--- STONE WALL
--- DECIDUOUS TREE	--- DECIDUOUS TREE
--- CONIFEROUS TREE	--- CONIFEROUS TREE
--- POTABLE WELL	--- POTABLE WELL
--- CULVERT	--- CULVERT
--- UTILITY POLE	--- UTILITY POLE
--- BUFFER PIN	--- BUFFER PIN



APPROVAL-
TOWN OF WINDHAM
PLANNING BOARD
June 25, 2012 DATE

James M. Kenney
Chairman

STATE OF MAINE
Cumberland County SS Registry of Deeds
RECEIVED July 30 2012
AT 11 h 15 m A.M. AND RECORDED IN
PLAN BOOK 315 PAGE 141
ATTEST May 12 REGISTRAR

Sebago Technics
Engineering Expertise. You Can Build On.
One Oakleaf Road, Suite B
Windham, ME 04098-1339
Tel (207) 856-0277
www.sebagotechnics.com

PROJECT NO. 05304
DESIGN CHKD
JRH/APP APP/CLB JRM/LAL
DRAWN

RECORD OWNER:
SEE NOTE 1 ON
SHEET 2 OF 13

FOR:
BLESSED BY FOUR, LLC
ONE PERCY HAWKS ROAD
WINDHAM MAINE 04062

DATE 11-14-11
SCALE 1"=60'

SHEET 3 OF 13

FINAL MAJOR SUBDIVISION PLAN
OF
CANADA HILL SUBDIVISION
CANADA HILL ROAD / HIGHLAND CLIFF ROAD
WINDHAM, MAINE

DATE 11-14-11
SCALE 1"=60'

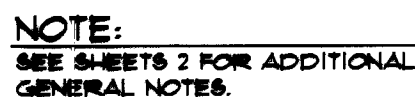
SHEET 3 OF 13

RECEIVED PER FINAL SUBDIVISION PLAN REVIEW
RECEIVED PER MDEP REVIEW COMMENTS
RECEIVED PER MDEP STORMWATER PERMIT REVIEW
RECEIVED PER PEER REVIEW COMMENTS
DATE: 06-26-12
BY: APP
H G F E D C B
REV: 05-23-12
04-11-12
04-06-12
02-16-12
01-24-11
12-27-11

REVISED PER CONDITIONS OF APPROVAL
SUBMITTED FOR FINAL SUBDIVISION PLAN REVIEW
RECEIVED PER MDEP REVIEW COMMENTS
RECEIVED PER MDEP STORMWATER PERMIT REVIEW
RECEIVED PER PEER REVIEW COMMENTS
DATE: 06-26-12
BY: APP
H G F E D C B
REV: 05-23-12
04-11-12
04-06-12
02-16-12
01-24-11
12-27-11

ANTHONY P. PANICCO JR., P.E.
LICENSED PROFESSIONAL ENGINEER
NO. 1041
STATE OF MAINE

CHARLES L. BROWN JR., P.L.S.
LICENSED PROFESSIONAL LAND SURVEYOR
NO. 1281
STATE OF MAINE



PROPERTY LINE DATA		
LINE	DIRECTION	DISTANCE
L1	N21°51'00"W	49.50'
L2	S68°09'00"W	49.20'
L3	S28°30'40"W	30.07'

CENTERLINE DATA		
LINE	DIRECTION	DISTANCE
L4	N70°56'10"E	7.30'
L5	N44°36'50"W	75.00'

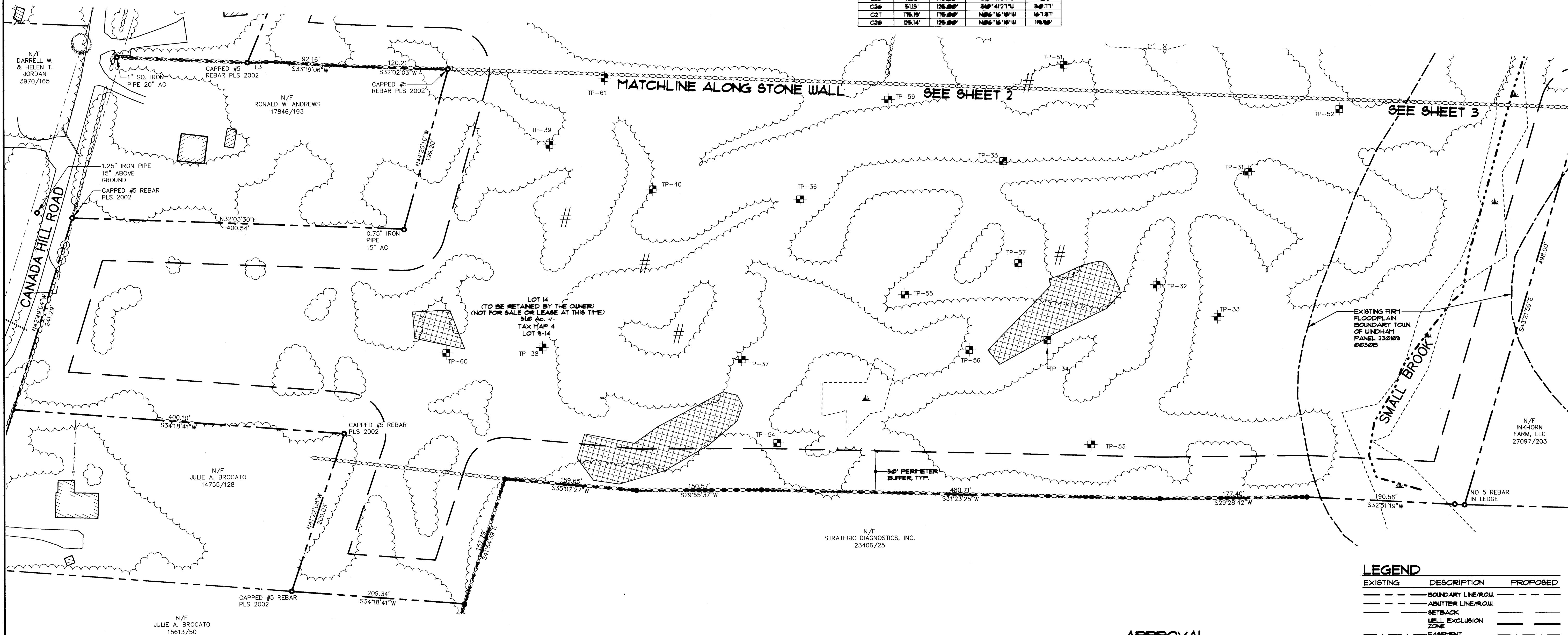
PROPERTY LINE CURVE DATA				
CURVE	LENGTH	RADIUS	CURVE BEARING	CURVE DIB
C6	226.40'	328.00'	N46°11'0" E	221.82'
C7	101.09'	378.00'	N46°07'33" E	101.63'
C8	36.14'	79.00'	N46°07'4" E	35.871'
C9	36.14'	79.00'	N33°23'33" E	35.871'
C10	36.14'	79.00'	S63°57'13" E	35.871'
C11	106.93'	378.00'	N19°03'39" E	106.40'
C12	106.09'	328.00'	N1°36'31" E	105.48'
C13	102.02'	378.00'	N1°36'31" E	100.90'
C14	128.38'	378.00'	N56°56'49" E	128.05'
C15	26.38'	79.00'	S21°26'18" E	21.35'
C16	106.93'	100.00'	N18°45'4" E	143.15'
C17	63.57'	100.00'	N48°17'42" W	67.24'
C18	22.14'	64.00'	S44°06'13" E	22.14'
C19	34.43'	26.00'	N28°38'44" E	31.43'
C20	12.19'	100.00'	S28°23'38" W	16.19'
C21	106.09'	100.00'	S39°44'38" E	104.62'
C22	26.38'	79.00'	N0°00'00" W	21.35'
C23	36.14'	79.00'	S21°26'18" E	21.35'
C24	34.21'	79.00'	S61°26'42" E	39.13'
C25	71.86'	79.00'	S46°42'12" W	71.86'
C26	51.15'	79.00'	S46°42'12" W	50.71'
C27	79.18'	79.00'	S46°42'12" W	50.71'
C28	79.18'	79.00'	N66°56'13" E	97.78'

EASEMENT LINE DATA		
LINE	DIRECTION	DISTANCE
EL22	N70°21'21"W	47.20'
EL23	N66°03'00"E	54.82'
EL24	S21°51'00"E	41.15'
EL26	N66°03'00"E	16.34'
EL27	N66°03'00"E	16.34'
EL28	S21°51'00"E	40.00'
EL29	S66°03'00"W	44.55'
EL30	N21°51'00"W	40.00'
EL31	N21°51'00"W	25.00'
EL32	S66°03'00"W	35.00'
EL33	S21°51'00"E	25.00'

EASEMENT LINE CURVE DATA				
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD DIS
EC32	15.77'	275.00'	N27°14'37"W	15.77'

PROPERTY LINE DATA		
LINE	DIRECTION	DISTANCE
L6	N21°31'00"W	20.00'
L7	N44°36'30"W	20.14'
L8	N44°36'30"W	43.02'
L9	N45°13'00"E	50.00'
L10	N44°36'30"W	20.14'
L11	S76°00'12"W	50.00'
L12	N70°31'31"E	46.84'
L13	S34°37'00"E	20.16'
L14	S46°13'40"E	21.00'

CENTERLINE CURVE DATA				
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD DIST
C1	41.4'S	200.0'	N72°10'11"E	41.38'
C2	446.46'	350.0'	N31°36'24"E	416.80'
C3	51.36'	500.0'	S28°16'28"W	54.71'
C4	409.51'	75.00'	S88°03'49"W	60.00'
C5	51.36'	500.0'	N38°00'51"W	54.71'
C6	93.34'	75.00'	S44°36'58"W	93.28'
C30	31.98'	500.0'	N10°19'21"E	15.71'



GENERAL NOTES:

17. BY ACCEPTANCE OF THIS SUBDIVISION PLAN AN ACCESS EASEMENT APPURTENANT IS PROVIDED BEGINNING AT THE TERMINUS OF THE PUBLIC ROAD NAMED HIGHLAND CLIFF, RUNNING ALONG THE ENTIRE LENGTH OF THE SUBDIVISION ROAD, ALSO NAMED HIGHLAND CLIFF, AND EXTENDING THEREFROM TO THE 540' ACCESS RIGHT OF WAY TO THE NORTHERN LIMIT OF THE SUBDIVISION, THE SERVIENT TENEMENT AND ITS ASSOCIATED ACCESS ROAD, CUL-DE-SAC, AND 540' ACCESS RIGHT OF WAY ARE DEPICTED ON THE SUBDIVISION PLANS. THE SERVIENT TENEMENT, THE ENTIRETY OF THE NORTHERN ACCESS ROAD, HIGHLAND CLIFF ROAD, AND THE 540' ACCESS RIGHT OF WAY OF THE SUBDIVISION (CANADA HILL SUBDIVISION) AND TERMINATES AT THE NORTHERN PROPERTY BOUNDARY OF THE SUBDIVISION (CANADA HILL SUBDIVISION). THE EASEMENT IS NOT LIMITED TO ALLOWING INGRESS AND EGRESS TO "CANADA HILL," IS SPECIFIED LAND OWNERS, AND INCLUDES BUT IS NOT LIMITED TO ACCESS FOR PURPOSES OF LOGGING BY OR ON BEHALF OF SPECIFIED LAND OWNERS, AS NEEDED TO PRESERVE THE TAX STATUS OF LAND, AND TO PROVIDE ACCESS TO THE EASEMENT. THE EASEMENT CONVEYS A RIGHT OF WAY FOR PASSAGE BY FOOT, ANIMAL, BICYCLE, OR MOTOR VEHICLE FOR ACCESS TO "CANADA HILL." THE EASEMENT IS APPURTENANT TO THE BELOW NAMED PARTIES AND TO THEIR SUCCESSORS IN INTEREST. THE EASEMENT IS NOT EXCLUSIVE TO THE BELOW NAMED PARTIES AND TO THEIR SUCCESSORS IN INTEREST.

OWNER	TAX MAP	LOT
JAMES T. HILL II		4
NINA KATIE HILL		4
JOHN PHINNEY	4	5
ANNE ELDER BERRY	4	6
ANDREA ELDER STULTZ	4	6
THOMAS J. FORTIER	4	7
DOUGLAS R. FORTIER		8
GARY W. DIRENZO		1
ANN MARIE DIRENZO		1
INCHON PART, LLC	4	28
JAMES T. HILL II	4	28
RONALD WINSHIP SR.	7	43
LINDA WINSHIP		
GARY E. BARBERA WINSHIP		

GENERAL NOTES:

18. APPROVAL BY THE PLANNING BOARD OF THIS SUBDIVISION PLAN SHALL NOT BE DEEMED TO CONSTITUTE OR BE EVIDENCE OF ANY ACCEPTANCE BY THE TOWN OF UNDITCH OF ANY STREET, EASEMENT, OPEN SPACE, PARKS, PLAYGROUNDS, OR OTHER RECREATION AREAS SHOWN ON THIS PLAN.
19. ALL ROADS IN THIS SUBDIVISION SHALL REMAIN PRIVATE ROADS TO BE MAINTAINED BY THE RESIDENTS OF THE SUBDIVISION OR ROAD ASSOCIATION. UNTIL SUCH TIME AS THE ROADS MAY BE OFFERED FOR ACCEPTANCE BY THE TOWN COUNCIL AS TOWN STREETS AFTER A DETERMINATION BY THE TOWN THAT ALL APPLICABLE STREET CONSTRUCTION STANDARDS HAVE BEEN MET.
20. CLEARING OF TREES IN AREAS WHERE TREE COVER IS DEPICTED ON THE PLAN IS PROHIBITED FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF PLANNING BOARD APPROVAL.
21. MANDATORY BUFFER FOR STORMWATER OR OTHER REASONS DEPICTED ON THE PLAN SHALL BE CLEAR 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.
22. FUTURE DIVISIONS OF THE LOTS SHALL CONSTITUTE A REVISION TO THE PLAN AND SHALL REQUIRE APPROVAL FROM THE PLANNING BOARD, SUBJECT TO THE CRITERIA OF ANY SUBDIVISIONS, PERMIT, OR THE TOWN ORDINANCES, AND CONDITIONS PLACED ON THE ORIGINAL APPROVAL.
23. THE PROJECT SHALL BE DEVELOPED IN ACCORDANCE WITH THE APPROVED HDBF STORMWATER PERMIT 17-25811-JU-A-N, DATED MAY 17, 2012.
24. COMMON LAND OR OPEN SPACE SHALL NOT BE DIVIDED INTO LOTS AND NO DUELLING LOTS SHALL BE ALLOWED IN THESE LOTS. NO CONSTRUCTION AND IMPROVEMENTS IN THIS AREA SHALL BE LIMITED TO STRUCTURES AND BUILDINGS ACCESSORY TO NON-COMMERCIAL RECREATIONAL OR CONSERVATION USES AND THE INSTALLATION OF UNDERGROUND UTILITIES.
25. A VERNAL POOL WAS HAPPIED BY SENGBO TECHNIC INC. IN THE SPRING OF 2012. THE VERNAL POOL WAS IDENTIFIED ON SHEET 3. THE TOTAL DEVELOPED AREA WITHIN THE 750' RADIUS IS 8.52%.

CONDITIONS OF APPROVAL

1. APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED JULY 20/01 AS AMENDED, AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD AND ANY AGENCIES AND AGENCIES' PLANS, PROPOSALS AND SUPPORTING DOCUMENTS AND REPRESENTATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH SECTION 913 OF THE SUBDIVISION ORDINANCE.
2. THE CONTRACTOR MUST PROVIDE EVIDENCE OF FLOW RATES (GALLONS/MINUTE) AND THE RESULTS OF A WATER QUALITY TEST PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH HOUSE IN THE SUBDIVISION.
3. PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR LOTS 8, 10, 11, AND 13, THE APPLICANT MUST SUBMIT AND RECORD FOR STORED WATER BURNER DANGER RESTRICTIONS, INCLUDING THE FLOOD PLANS.

APPROVAL-
TOWN OF WINDHAM
PLANNING BOARD

June 25, 2012





famagynologum

STATE OF MAINE

Cumberland COUNTY SS REGISTRY OF DEEDS
RECEIVED April 30, 20 15
AT 11 h 15 m A.M. AND RECORDED
PLAN BOOK 215 PAGE 142

ATTEST Ray A. Lee REGISTRAR

LEGEND

EXISTING	DESCRIPTION	PROPOSED
_____	BOUNDARY LINE/ROW	_____
_____	ADJUTER LINE/ROW	_____
_____	SETBACK	_____
_____	WELL EXCLUSION ZONE	_____
_____	EASEMENT	_____
_____	BUFFER	_____
_____	FLOODPLAIN	_____
_____	FLOODWAY	_____
_____	CENTERLINE	_____
_____	MONUMENT	■
_____	IRON PIPE/ROD	●
C1/L1	CURVE/LINE NO.	C1 / L1
TP-1	TEST PIT	
B-3	BORING	
	BUILDING	
	WETLANDS	
-----	EDGE WETLAND (GPS)	
-----	EDGE WETLAND (SURVEY)	
-----	STREAM	
#	ROCK OUTCROP	
=====	EDGE PAVEMENT	
=====	PAVEMENT PAINT	
=====	GRAVEL ROAD	
=====	CURBLINE	
=====	TREELINE	
=====	STONE WALL	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
(W)	POTABLE WELL	
=====	CULVERT	
○	UTILITY POLE	

FINAL MAJOR SUBDIVISION PLAN

WILL SUBDIVISION
D / HIGHLAND CLIFF ROAD

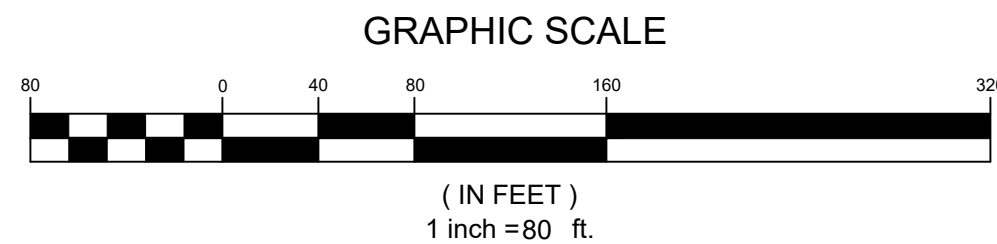
BY FOUR, LLC
S ROAD

DATE	SCALE
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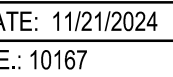
SHEET 4 OF 13

TOTAL AREA OF PARCEL.....	79.07 AC
TOTAL AREA USED FOR RIGHT-OF-WAY.....	-3.02 AC
PORTIONS OF PARCEL WITH SLOPES > 25%.....	-6.99 AC
PORTIONS OF PARCEL WITHIN 100 YEAR FLOOD PLAIN (NOT INCLUDING SLOPES > 25%).....	-9.51 AC
PORTIONS OF PARCEL WITHIN RESOURCE PROTECTION DISTRICT (NOT INCLUDING WETLANDS AND SLOPES > 25%).....	-1.33 AC
PORTIONS OF PARCEL UNSUITABLE TO DEVELOPMENT DUE TO DRAINAGE OR SUBSOIL CONDITIONS.....	-0 AC
PORTIONS OF WATER TABLE WITH WATER TABLE AT OR NEAR SURFACE (WETLANDS OUTSIDE 100-YR FLOODPLAIN AND OUTSIDE SLOPES > 25%.....	-2.81 AC
PORTIONS OF PARCEL WITH SOILS CONTAINING SEBAGO MUCKY PEAT.....	-0 AC
PORTIONS OF PARCEL COVERED BY SURFACE WATER BODIES (NET RESIDENTIAL AREA (N.R.A.).....	-0 AC 55.41 AC
TOTAL NUMBER OF ALLOWABLE LOTS = N.R.A. (55.41 AC) / 80.00 S.F. LOT = 55.41 AC x 43560 S.F. / AC / 80,000 S.F. LOT = 30.17 (30 LOTS ALLOWED)	

TOTAL AREA OF PARCEL.....	79.07 AC
TOTAL AREA USED FOR RIGHT-OF-WAY.....	3.02 AC
PORTIONS OF PARCEL WITH SLOPES > 25%.....	8.00 AC
PORTIONS OF PARCEL WITHIN 100 YEAR FLOOD PLAIN (NOT INCLUDING SLOPES > 25%).....	2.68 AC
PORTIONS OF PARCEL WITHIN RESOURCE PROTECTION DISTRICT (NOT INCLUDING WETLANDS AND SLOPES > 25%).....	1.33 AC
PORTIONS OF PARCEL UNSUITABLE TO DEVELOPMENT DUE TO DRAINAGE OR SUBSOIL CONDITIONS.....	0 AC
PORTIONS OF WATER TABLE WITH WATER TABLE AT OR NEAR SURFACE (WETLANDS OUTSIDE 100-YR FLOODPLAIN AND OUTSIDE SLOPES > 25%.....	3.81 AC
PORTIONS OF PARCEL WITH SOILS CONTAINING SEBAGO MUCKY PEAT.....	0 AC
PORTIONS OF PARCEL COVERED BY SURFACE WATER BODIES.....	0 AC
NET RESIDENTIAL AREA (N.R.A.).....	60.23 AC
TOTAL NUMBER OF ALLOWABLE LOTS = N.R.A. (61.24 AC) / 80,000 S.F. LOT = 60.23 AC x 43560 S.F. / AC / 80,000 S.F. LOT = 32.79 (32 LOTS ALLOWED)	

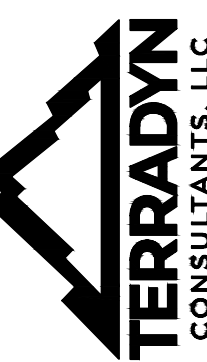


1. APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED OCTOBER 30, 2024 AS AMENDED TBD AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND REPRESENTATIONS, IF ANY, IMPOSED BY THE PLANNING BOARD. ANY VARIATION 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- 914 OF THE LAND USE ORDINANCE.
2. IN ACCORDANCE WITH §120-914(B)5 OF THE LAND USE ORDINANCE, THE CONSTRUCTION OF IMPROVEMENTS COVERED BY ANY SUBDIVISION PLAN APPROVAL SHALL BE COMPLETED WITHIN TWO YEARS OF THE DATE UPON WHICH THE PERFORMANCE GUARANTEE IS ACCEPTED BY THE TOWN MANAGER. IF THE TOWN MANAGER REQUEST A ONE-YEAR EXTENSION OF THE CONSTRUCTION COMPLETION DEADLINE PRIOR TO THE EXPIRATION OF THE PERIOD, SUCH REQUEST SHALL BE IN WRITING AND SHALL BE MADE TO THE PLANNER. THE TOWN MANAGER MAY REQUIRE AN UPDATE TO THE FUNDING OF VARIATION OF THE CONSTRUCTION PERIOD. IF THE TOWN ACCEPTS AN EXTENSION OF THE CONSTRUCTION PERIOD, IF CONSTRUCTION HAS NOT BEEN COMPLETED WITHIN THE SPECIFIED PERIOD, THE TOWN SHALL, AT THE TOWN MANAGER'S DISCRETION, USE THE PERFORMANCE GUARANTEE TO EITHER RECLAIM AND SCHEDULE OR TO COMPLETE THE IMPROVEMENTS AS SHOWN ON THE APPROVED PLAN.
3. PRIOR TO PRE-CONSTRUCTION MEETING WITH TOWN STAFF, THE APPLICANT SHALL OBTAIN SOIL AND EROSION CONTROL PERMITS FOR SUCH PROPERTY WITHIN THE DESIGNATED CONSTRUCTION PERIOD. THE TOWN MANAGER SHALL REVIEW THE PERMITS WITH THE TOWN ENGINEER, TOWN OWNER, FROM THE TOWN OF WINDHAM, CODE ENFORCEMENT OFFICE AND PROVIDE THE PERMITS TO THE DIRECTOR OF PLANNING.

[illegible]

NO.	DATE	REVISIONS	APP'D BY
2	11/21/2024	AMENDED MAJOR SUBDIVISION - FINAL PLAN RESUBMISSION	
1	10/10/2024	AMENDED MAJOR SUBDIVISION - FINAL PLAN SUBMISSION	

41 CAMPUS DRIVE
SUITE 301
NEW GLOUCESTER, ME 04260



Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting

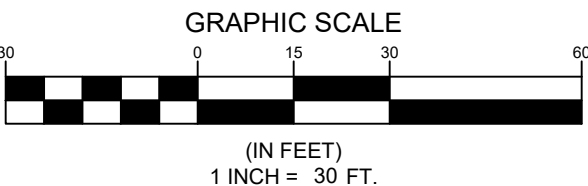
PERMIT DRAWING
NOT FOR CONSTRUCTION

AMENDED MAJOR SUBDIVISION
CANADA HILL SUBDIVISION

SHEET TITLE:
OVERALL PLAN

DATE:	11/21/2024
SCALE:	1" = 80'
DESIGNED:	
DB NO:	2065
FILE:	2065 G
SHEET	C 10

C-1.0



1. ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS, UNLESS OTHERWISE NOTED.
2. THE RECORD OWNER OF THE SUBJECT PARCEL IS CHASE CUSTOM HOMES AND FINANCE, INC. BY A DEED DATED MAY 25, 2011 AND RECORDED IN BOOK 28733, PAGE 118.
3. THE CANADA HILL SUBDIVISION WAS IN RECEIPT OF MEDEP STORMWATER PERMIT ORDER - L-25611-NJ-A-N IN MAY 2012
4. THE SUBJECT PARCEL IS SHOWN ON THE TOWN OF WINDHAM TAX MAP 4 AS LOTS 9 AND 9-14 AND IS LOCATED IN THE FARM DISTRICT.
5. BOUNDARY INFORMATION IS BASED SOLELY ON PLAN REF 6.A. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON PLAN ON THE GROUND SURVEY CONDUCTED BY SURVEYWORKS IN DECEMBER OF 2021.
6. PLAN REFERENCES:

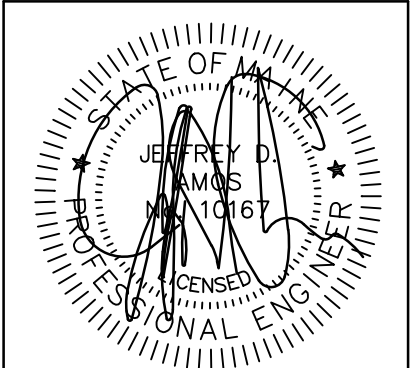
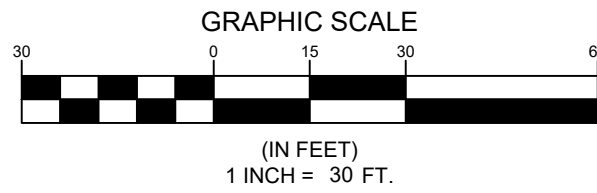
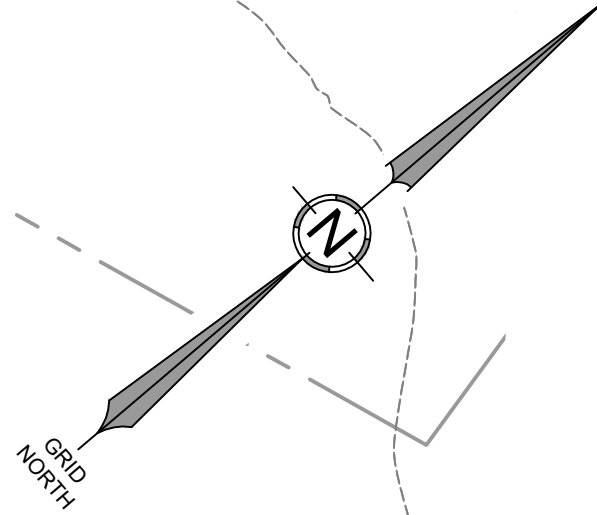
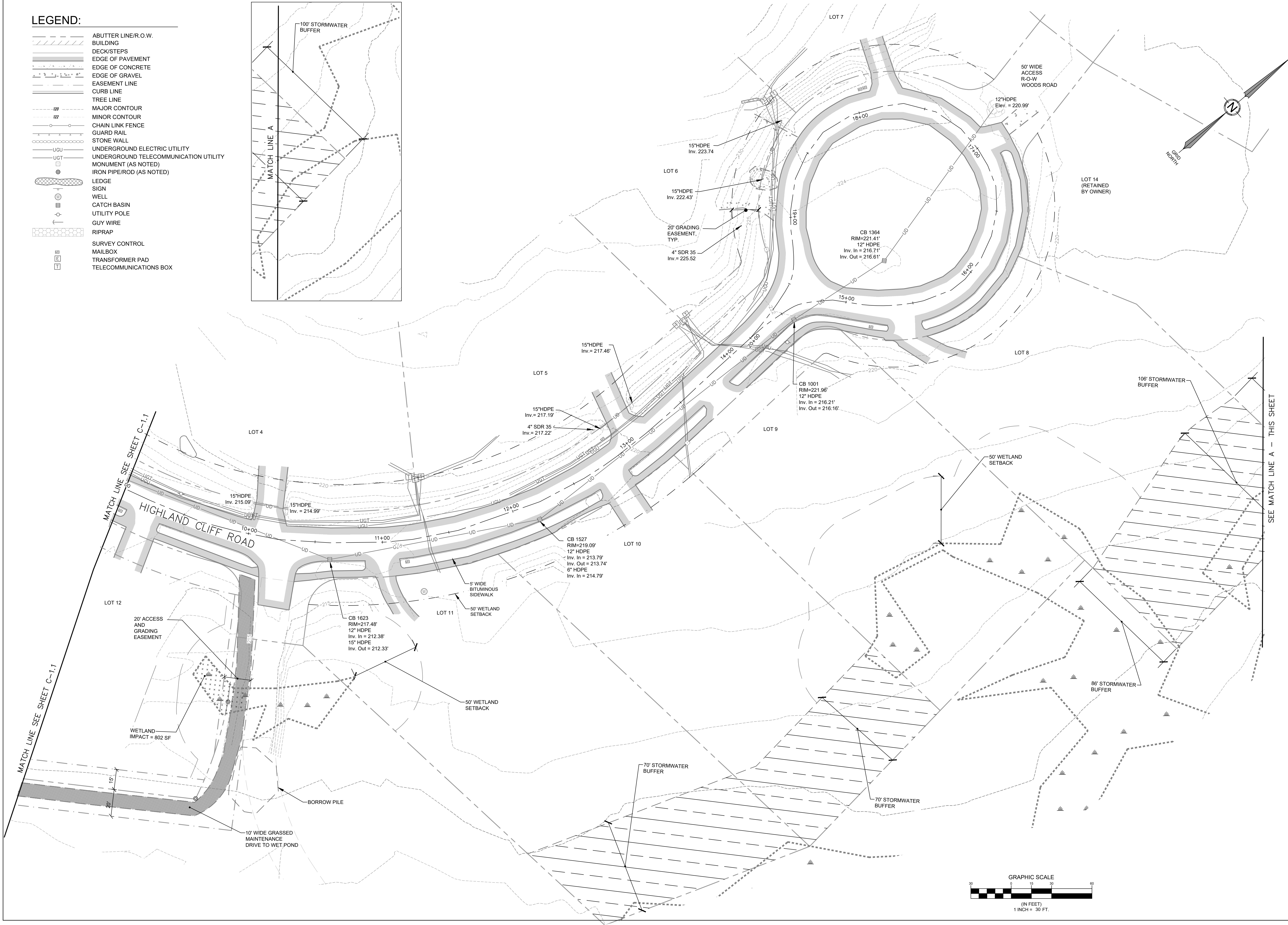
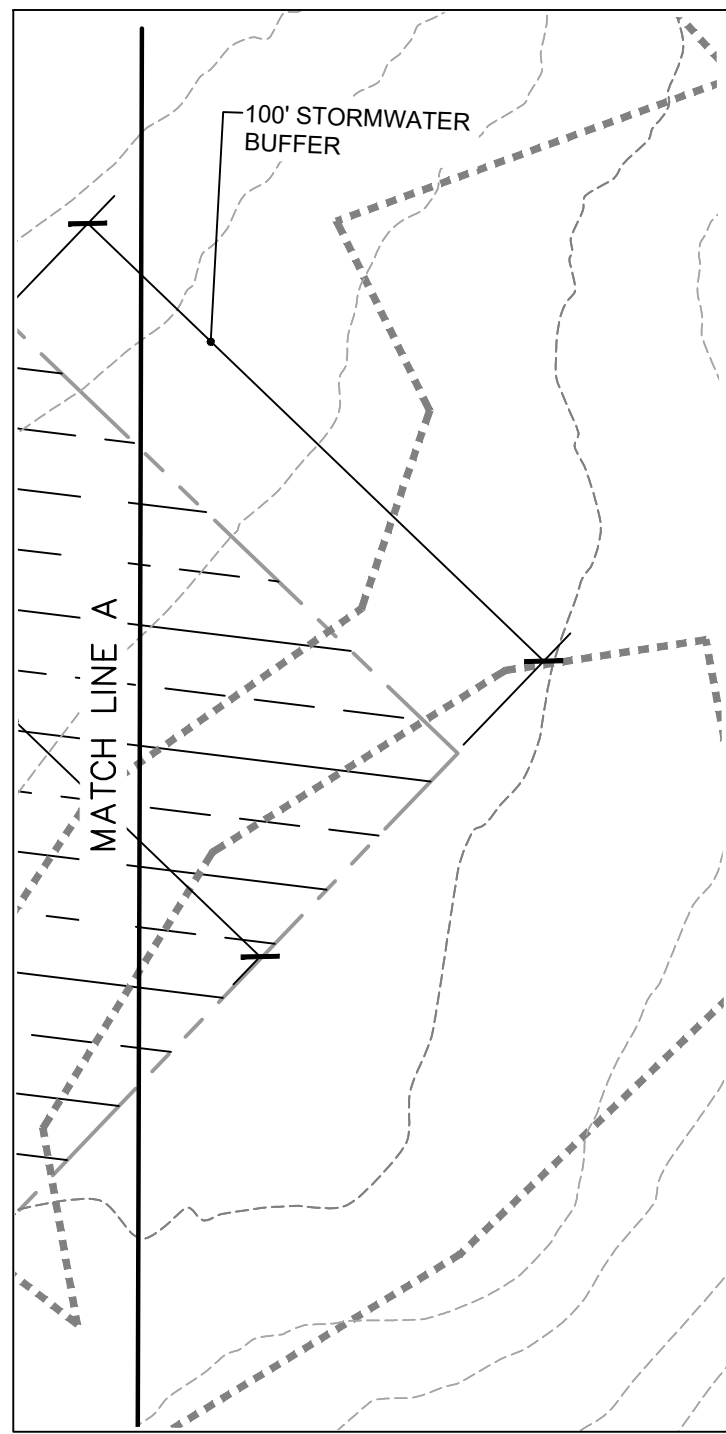
A. "FINAL MAJOR SUBDIVISION PLAN OF CANADA HILL SUBDIVISION" CONDUCTED BY SEBAGO TECHNICS, NOVEMBER 2011.
RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 215, PAGE 140.
7. PLAN ORIENTATION IS BASED ON PLAN REF. 6.A. ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL-FREQUENCY GPS OBSERVATIONS.
8. THE DEPTH, SIZE, LOCATION, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES WERE NOT INVESTIGATED AS PART OF THIS SURVEY. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. OWNERS, CONTRACTORS, AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (CALL 811) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO DIGGING OR BREAKING GROUND.

PROJECT:	AMENDED MAJOR SUBDIVISION CANADA HILL SUBDIVISION
SHEET TITLE:	EXISTING CONDITIONS
CLIENT:	CIARRA CHASE P.O. BOX 897 WESTBROOK, IANE 04098
DATE:	11/21/2024
SCALE:	1"=30'
DESIGNED:	
JOB NO:	2065
FILE:	
SHEET	C-1.1

C-1.1

LEGEND:

- ABUTTER LINE/R.O.W.
- BUILDING
- DECK/STEPS
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- EDGE OF GRAVEL
- EASEMENT LINE
- CURB LINE
- TREE LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- CHAIN LINK FENCE
- GUARD RAIL
- STONE WALL
- UNDERGROUND ELECTRIC UTILITY
- UNDERGROUND TELECOMMUNICATION UTILITY
- MONUMENT (AS NOTED)
- IRON PIPE/ROD (AS NOTED)
- LEDGE
- SIGN
- WELL
- CATCH BASIN
- UTILITY POLE
- GUY WIRE
- RIPRAP
- SURVEY CONTROL
- MAILBOX
- TRANSFORMER PAD
- TELECOMMUNICATIONS BOX



DATE: 11/21/2024
P.E.: 10167

NO.	DATE	REVISIONS	BY	APPD
2	11/21/2024	AMENDED MAJOR SUBDIVISION - FINAL PLAN RESUBMISSION		
1	10/10/2024	AMENDED MAJOR SUBDIVISION - FINAL PLAN SUBMISSION		

41 CAMPUS DRIVE
SUITE 301
NEW GLOUCESTER, ME 04260
OFFICE: (207) 926-5111 FAX: (207) 221-1317
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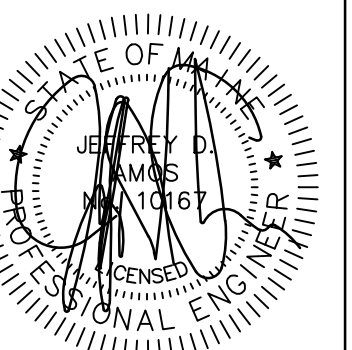
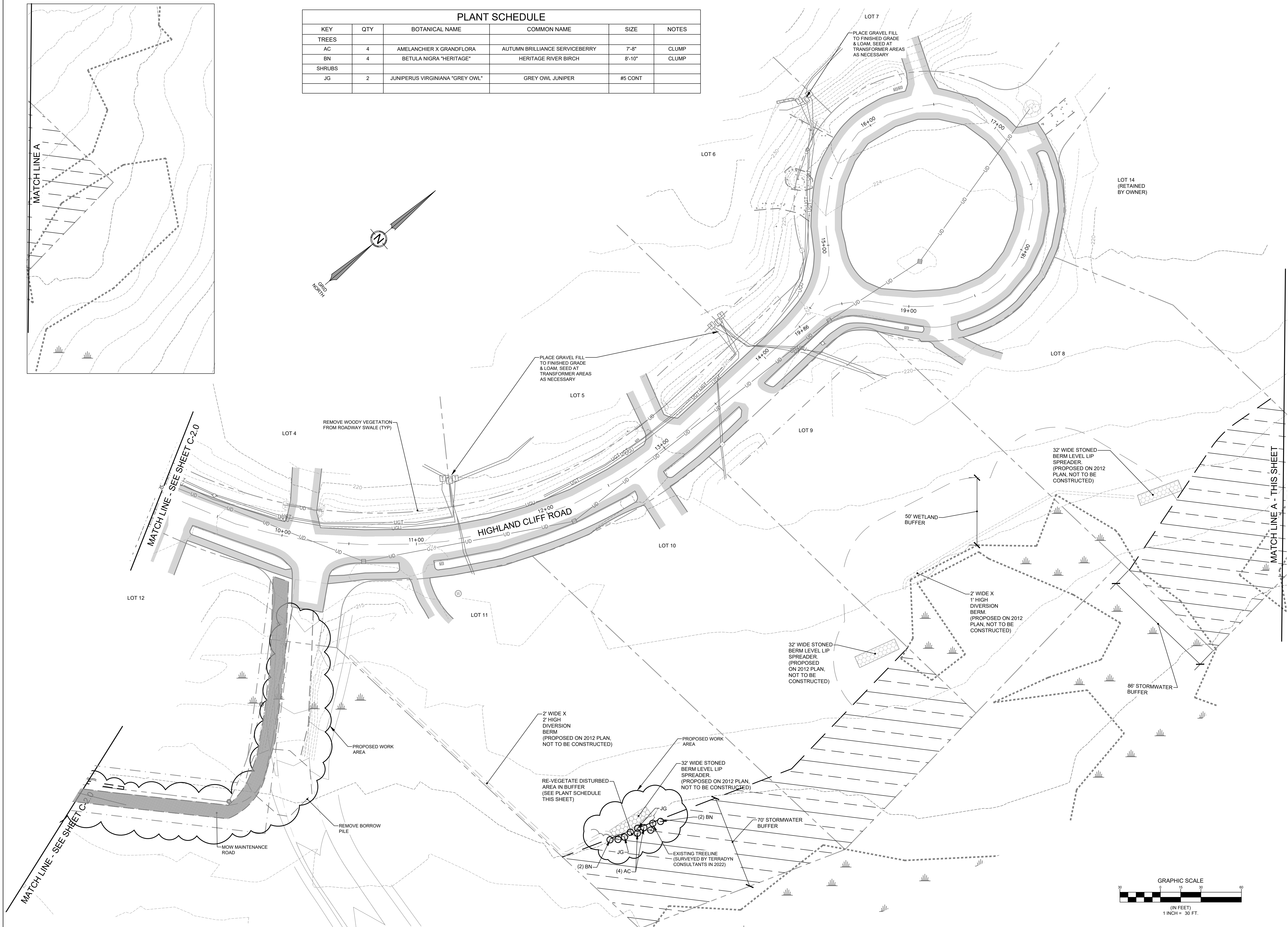
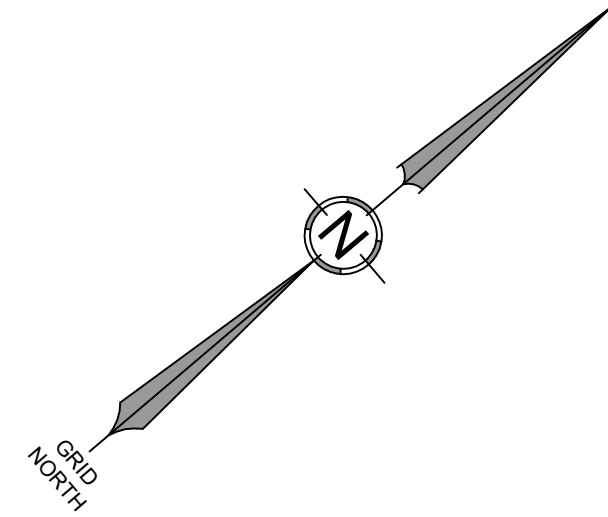
565 CONGRESS STREET
SUITE 201
PORTLAND, ME 04102



PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: AMENDED MAJOR SUBDIVISION CANADA HILL SUBDIVISION SHEET TITLE: EXISTING CONDITIONS	CLIENT: CIARRA CHASE P.O. BOX 897 WESTBROOK, MAINE 04098
DATE:	11/21/2024
SCALE:	1"=30'
DESIGNED:	
JOB NO.:	2065
FILE:	
SHEET	C-1.2

PLANT SCHEDULE					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
AC	4	AMELANCHIER X GRANDFLORA	AUTUMN BRILLIANCE SERVICEBERRY	7-9"	CLUMP
BN	4	BETULA NIGRA "HERITAGE"	HERITAGE RIVER BIRCH	8-10"	CLUMP
SHRUBS					
JG	2	JUNIPERUS VIRGINIANA "GREY OWL"	GREY OWL JUNIPER	#5 CONT	



DATE: 11/21/2024

E.: 10167

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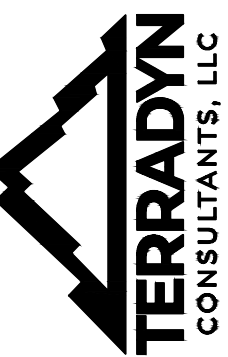
41 CAMPUS DRIVE
SUITE 301
NEW GLOUCESTER, ME 04260

565 CONGRESS STREET
SUITE 201
PORTLAND, ME 04102

41 CAMPUS DRIVE
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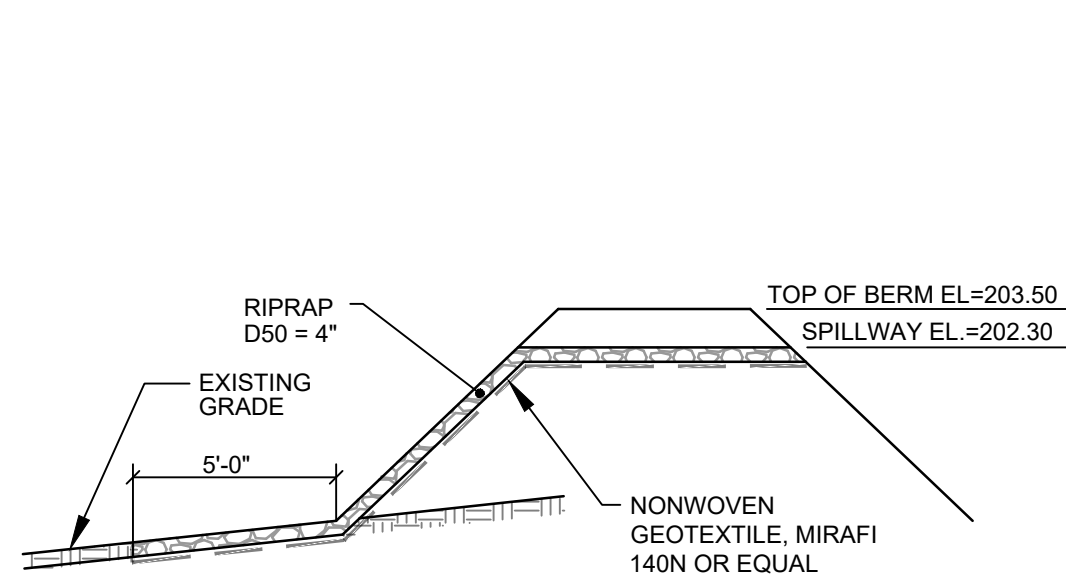
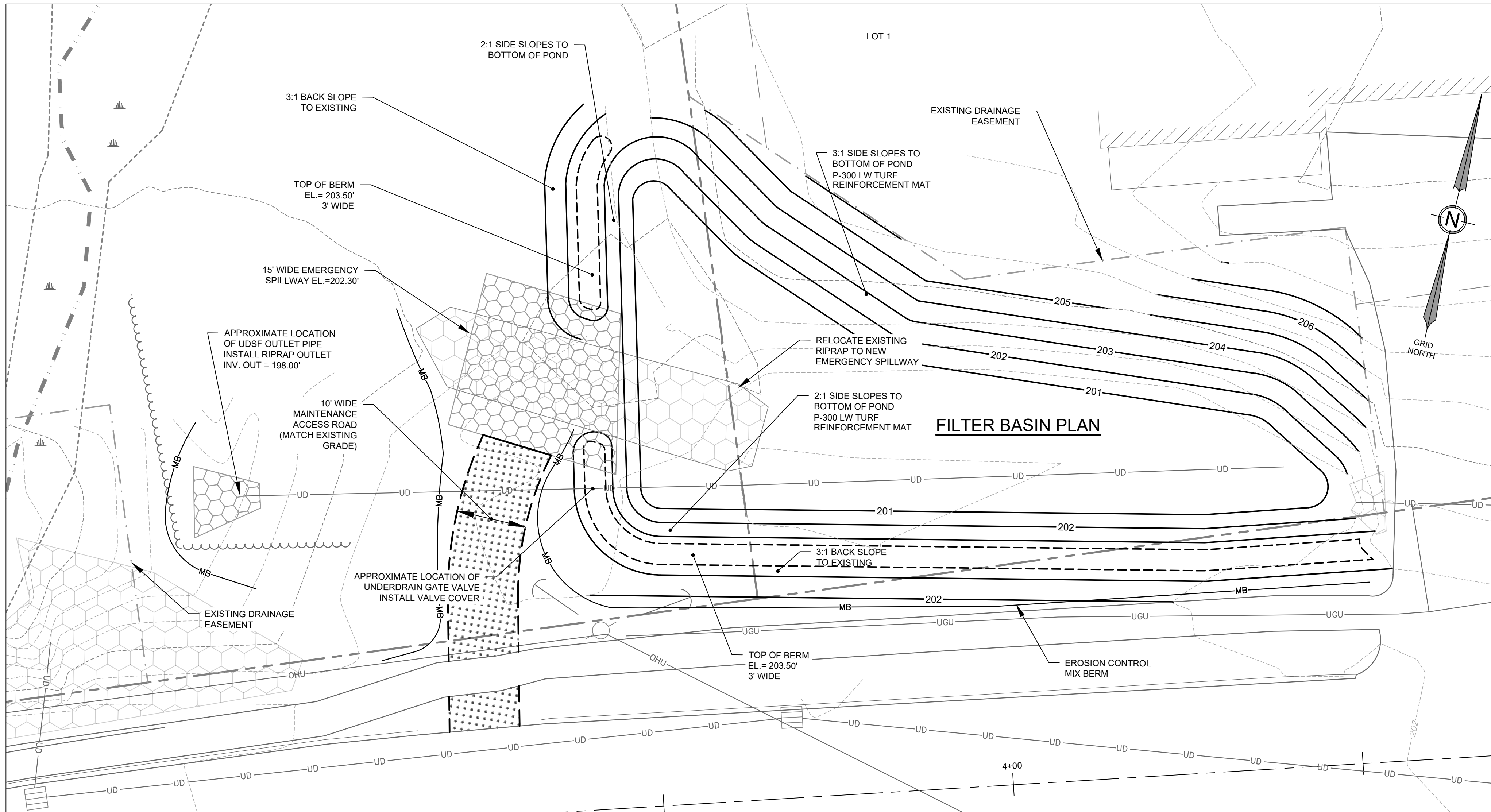
SHEET TITLE:
AMENDED MAJOR SUBDIVISION
CANADA HILL SUBDIVISION

SITE PLAN

CLIENT:
CIARRA CHASE
P.O. BOX 897
WESTBROOK, MAINE 041

DATE:	11/21/2024
SCALE:	1"=30'
DESIGNED:	
JOB NO:	2065
FILE:	
SHEET	C 31

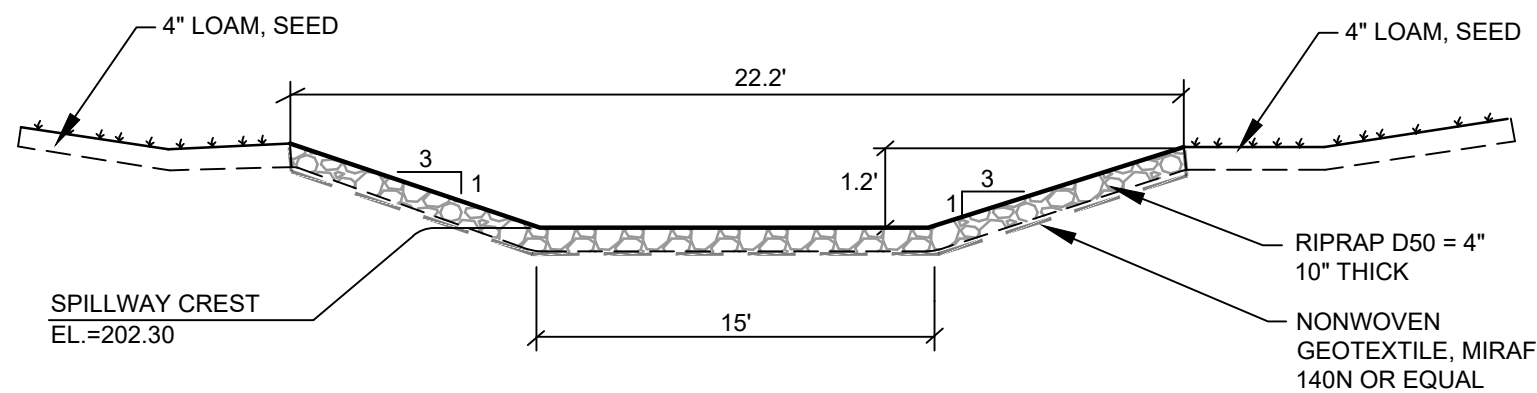
C-2.1



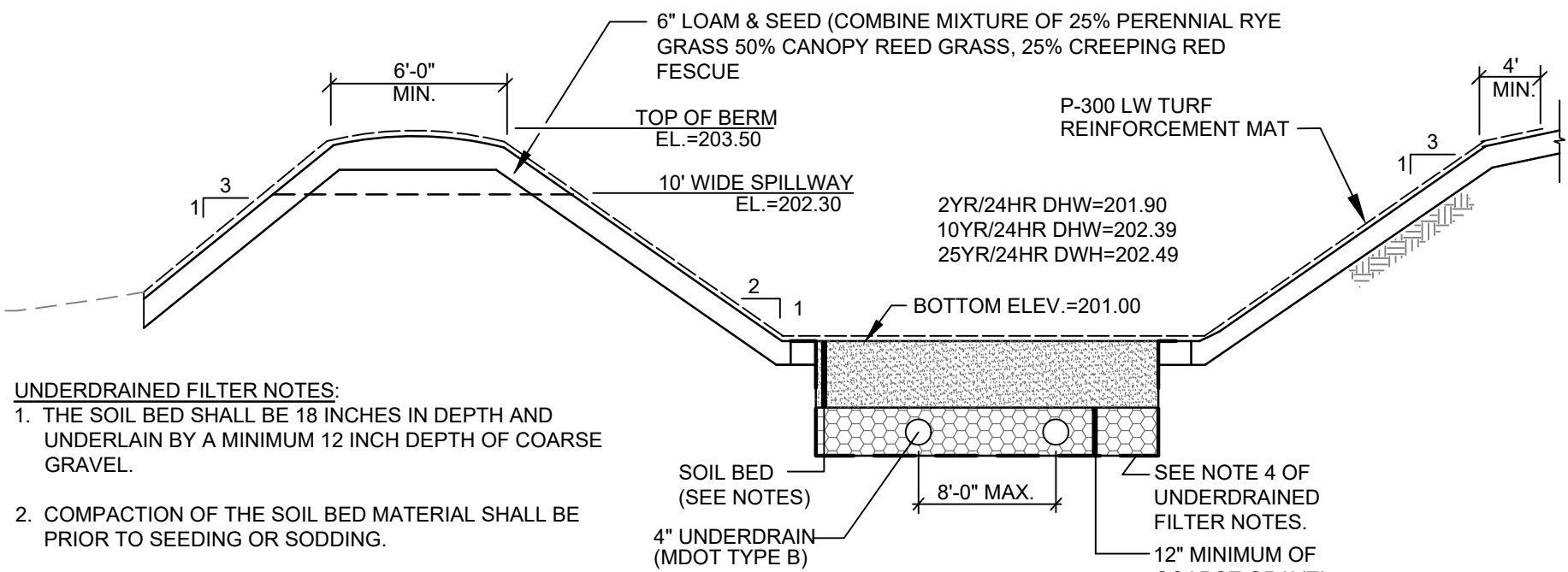
EMBANKMENT CONSTRUCTION

1. CONSTRUCTION OF COMMON BORROW MATERIAL MEETING M.D.O.T. SPECIFICATION 703.
2. PLACE BORROW MATERIAL IN 12" LIFTS COMPACTED TO 95% OF MAXIMUM DRY DENSITY.
3. INSTALL RIPRAP AND EROSION CONTROL MESH WHERE SPECIFIED ON PLANS
4. LOAM, SEED, AND STABILIZE IN ACCORDANCE WITH SEDIMENTATION AND EROSION CONTROL PLAN.

SPILLWAY SECTION - FILTER BASIN
NOT TO SCALE



SPILLWAY CROSS-SECTION - FILTER BASIN
NOT TO SCALE



UNDERDRAINED FILTER NOTES:

1. THE SOIL BED SHALL BE 18 INCHES IN DEPTH AND UNDERLAIN BY A MINIMUM 12 INCH DEPTH OF COARSE GRAVEL.
2. COMPACTION OF THE SOIL BED MATERIAL SHALL BE PRIOR TO SEEDING OR SODDING.
3. A DENSE COVER OF GRASS OR SOD SHALL BE ESTABLISHED AND MAINTAINED ON THE SURFACE TO PREVENT CLOGGING.
4. PLACE NON WOVEN GEOTEXTILE FABRIC (MIRAFI S600 OR APPROVED EQUAL) ON ALL SIDES AND BOTTOM OF SOIL & GRAVEL FILTER AREA.
5. SOIL FILTER BED SHALL MEET THE SPECIFICATIONS SHOWN IN SOIL FILTER MEDIA TABLE.

FILTER BASIN
NOT TO SCALE

SOIL FILTER MEDIA TABLE		
FILTER MEDIA	MIXTURE BY VOLUME	SPECIFICATION
SAND	50%-55%	MEDOT SPEC. 703.01 FINE AGGREGATE FOR CONCRETE
TOPSOIL	20%-30%	LOAMY SAND TOPSOIL WITH MINIMAL CLAY CONTENT AND BETWEEN 15-25% FINES PASSING THE #200 SIEVE.
MULCH	20%-30%	MODERATELY FINE, SHREDDED BARK OR WOOD FIBER MULCH WITH LESS THAN 5% PASSING THE #200 SIEVE

CONSTRUCTION PHASE NOTES:

CONSTRUCTION SEQUENCE: THE SOIL FILTER MEDIA AND VEGETATION MUST NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE FILTER HAS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURE, 90% VEGETATION COVER, OR OTHER PERMANENT STABILIZATION UNLESS THE RUNOFF FROM THE CONTRIBUTING DRAINAGE AREA IS DIVERTED AROUND THE FILTER UNTIL STABILIZATION IS COMPLETED.

COMPACTION OF SOIL FILTER: FILTER SOIL MEDIA AND UNDERDRAIN BEDDING MATERIAL MUST BE COMPACTED TO BETWEEN 90% AND 92% STANDARD PROCTOR. THE BED SHOULD BE INSTALLED IN AT LEAST 2 LIFTS OF 9 INCHES TO PREVENT POCKETS OF LOOSE MEDIA.

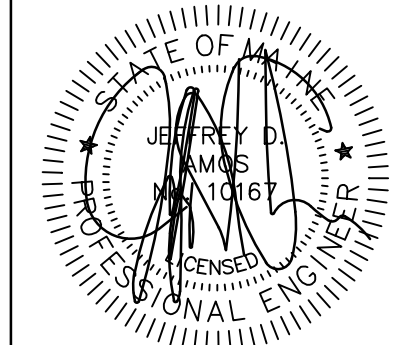
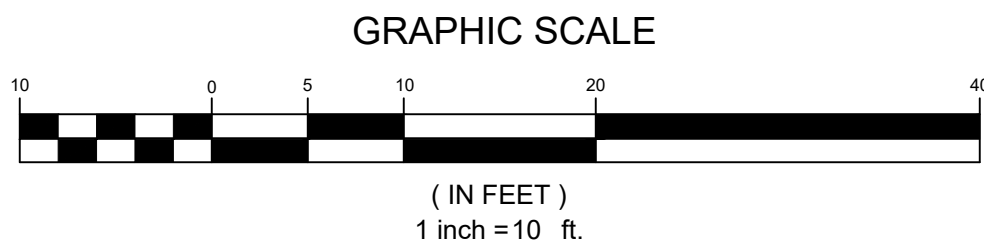
CONSTRUCTION OVERSIGHT: INSPECTION BY A PROFESSIONAL ENGINEER WILL OCCUR AT A MINIMUM:

- AFTER THE PRELIMINARY CONSTRUCTION OF THE FILTER GRADES AND ONCE THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED.
- AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE FILTER MEDIA.
- AFTER THE FILTER MEDIA HAS BEEN INSTALLED AND SEEDED. BIO-RETENTION CELLS MUST BE STABILIZED PER THE PROVIDED PLANTING SCHEME AND DENSITY FOR THE CANOPY COVERAGE OF 30 AND 50%.
- AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS, AND
- ALL THE MATERIAL USED FOR THE CONSTRUCTION OF THE FILTER BASIN MUST BE CONFIRMED AS SUITABLE BY THE DESIGN ENGINEER. TESTING MUST BE DONE BY A CERTIFIED LABORATORY TO SHOW THAT THEY ARE PASSING DEP SPECIFICATIONS.

TESTING AND SUBMITTALS: THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE OF EACH COMPONENT OF THE FILTER MEDIA. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION. THE CONTRACTOR SHALL:

- SELECT SAMPLES FOR SAMPLING OF EACH TYPE OF MATERIAL TO BE BLENDED FOR THE MIXED FILTER MEDIA AND SAMPLES OF THE UNDERDRAIN BEDDING MATERIAL. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PIT FACE. SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY.
- PERFORM A SIEVE ANALYSIS CONFORMING TO STM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES 1996A) ON EACH TYPE OF THE SAMPLE MATERIAL. THE RESULTING SOIL FILTER MEDIA MIXTURE MUST HAVE 8% TO 12% BY WEIGHT PASSING THE #200 SIEVE, A CLAY CONTENT OF LESS THAN 2% (DETERMINED HYDROMETER GRAIN SIZE ANALYSIS) AND HAVE 10% DRY WEIGHT OF ORGANIC MATTER.
- PERFORM A PERMEABILITY TEST ON THE SOIL FILTER MEDIA MIXTURE CONFORMING TO ASTM D2434 WITH THE MIXTURE COMPACTED TO 90-92% OF MAXIMUM DRY DENSITY BASED ON ASTM D698.

FILTER BASIN DETAILS
NOT TO SCALE



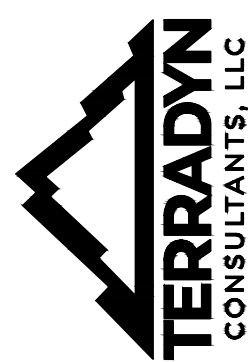
DATE: 11/21/2024
P.E.: 10167

NO.	DATE	REVISIONS	APPD BY
2	11/21/2024	AMENDED MAJOR SUBDIVISION - FINAL PLAN RESUBMISSION	
1	10/10/2024	AMENDED MAJOR SUBDIVISION - FINAL PLAN SUBMISSION	

565 CONGRESS STREET
SUITE 201
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PROJECT: AMENDED MAJOR SUBDIVISION
CANADA HILL SUBDIVISION
SHEET TITLE: FILTER BASIN RE-DESIGN PLAN & DETAILS

CLIENT: CIARRA CHASE
P.O. BOX 897
WESTBROOK, MAINE 04098

DATE: 11/21/2024
SCALE: 1"= 10'
DESIGNED:
JOB NO.: 2065
FILE:
SHEET

C-3.0

Pre-Construction Phase

A person who conducts, or causes to be conducted, an activity that involves filling, displacing or exposing soil or other earthen materials shall take measures to prevent unreasonable erosion of soil or sediment beyond the project site or into a protected natural resource as defined in 38 mrsa § 480-b. Erosion control measures must be in place before the activity begins. Measures must remain in place and functional until the site is permanently stabilized. Adequate and timely temporary and permanent stabilization measures must be taken. The site must be maintained to prevent unreasonable erosion and sedimentation. Minimize disturbed areas and protect natural downgradient buffer areas to the extent practicable.

BMP Construction Phase

A. Sediment barriers. Prior to the beginning of any construction, properly install sediment barriers at the edge of any downgradient disturbed area and adjacent to any drainage channels within the proposed disturbed area. Maintain the sediment barriers until the disturbed area is permanently stabilized.

B. Construction entrance. Prior to any clearing or grubbing, a construction entrance shall be constructed at the intersection with the proposed access drive and the existing roadway to avoid tracking of mud, dust and debris from the site.

C. Riprap. Since riprap is used where erosion potential is high, construction must be sequenced so that the riprap is put in place with the minimum delay. Disturbance of areas where riprap is to be placed should be undertaken only when final preparation and placement of the riprap can follow immediately behind the initial disturbance. Where riprap is used for outlet protection, the riprap should be placed before or in conjunction with the construction of the pipe or channel so that it is in place when the pipe or channel begins to operate. Maintain temporary riprap, such as temporary check dams until the disturbed area is permanently stabilized.

D. Temporary stabilization. Stabilize with temporary seeding, mulch, or other non-erodible cover any exposed soils that will remain unworked for more than 14 days except, stabilize areas within 100 feet of a wetland or waterbody within 7 days or prior to a predicted storm event, whichever comes first. If hay or straw mulch is used, the application rate must be 2 bales (10-50 pounds) of 1000 sf or 1.5 to 2 tons (90-100 bales) per acre to cover 75 to 90% of the ground surface. Hay mulch must be kept moist or anchored to prevent wind blowing. An erosion control blanket or mat shall be used at the base of grassed waterways, steep slopes (15% or greater) and on any disturbed soil within 100 feet of lakes, streams and wetlands. Grading shall be planned so as to minimize the length of time between initial soil exposure and final grading. On large projects this should be accomplished by phasing the operation and completing the first phase up to final grading and seeding before starting the second phase, and so on.

E. Vegetated waterway. Upon final grading, the disturbed areas shall be immediately seeded to permanent vegetation and mulched and will not be used as outlets until a dense, vigorous vegetative cover has been obtained. Once soil is exposed for waterway construction, it should be immediately shaped, graded and stabilized. Vegetated waterways need to be stabilized early during the growing season (prior to september 15). If final seeding of waterways is delayed past september 15, emergency provisions such as sod or riprap may be required to stabilize the channel. Waterways should be fully stabilized prior to directing runoff to them.

Permanent stabilization defined

A. Seeded areas. For seeded areas, permanent stabilization means an 90% cover of the disturbed area with mature, healthy plants with no evidence of washing or rilling of the topsoil.

B. Sodded areas. For sodded areas, permanent stabilization means the complete binding of the sod roots into the underlying soil with no slumping of the sod or die-off.

C. Permanent mulch. For mulched areas, permanent mulching means total coverage of the exposed area with an approved mulch material. Erosion control mix may be used as mulch for permanent stabilization according to the approved application rates and limitations.

D. Riprap. For areas stabilized with riprap, permanent stabilization means that slopes stabilized with riprap have an appropriate backing of a well-graded gravel or approved geotextile to prevent soil movement from behind the riprap. Stone must be sized appropriately. It is recommended that angular stone be used.

E. Agricultural use. For construction projects on land used for agricultural purposes (e.g., pipelines across crop land), permanent stabilization may be accomplished by returning the disturbed land to agricultural use.

F. Paved areas. For paved areas, permanent stabilization means the placement of the compacted gravel subbase is completed.

G. Ditches, channels, and swales. For open channels, permanent stabilization means the channel is stabilized with mature vegetation at least three inches in height, with well-graded riprap, or with another non-erosive lining capable of withstanding the anticipated flow velocities and flow depths without reliance on check dams to slow flow. There must be no evidence of slumping of the lining, undercutting of the banks, or down-cutting of the channel.

General Construction Phase

The following erosion control measures shall be followed by the contractor throughout construction of this project:

G. Following seed bed preparation, swale areas, fill areas and back slopes shall be seeded at a rate of 3 lbs./1,000 s.f. With a mixture of 35% creeping red f. Fescue, 6% red top, 24% kentucky bluegrass, 10% perennial ryegrass, 20% annual ryegrass and 5% white dutch clover.

I. Areas which have been temporarily or permanently seeded shall be mulched immediately following seeding.

J. Areas which cannot be seeded within the growing season shall be mulched for over-winter protection and the area should be seeded at the beginning of the growing season.

Winter construction phase

If an area is not stabilized with temporary or permanent measures by november 15, then the site must be protected with additional stabilization measures.

A. Permanent stabilization consists of at least 90% vegetation, pavement/gravel base or riprap.

B. Do not expose slopes or leave slopes exposed over the winter or for any other extended time of work suspension unless fully protected with mulch.

C. Apply hay mulch at twice the standard rate (150 lbs. Per 1,000 sf). The mulch must be thick enough such that the ground surface will not be visible and must be anchored.

D. Use mulch and mulch netting on an erosion control mulch blanket or all slopes greater than 8 % or other areas exposed to direct wind.

E. Install an erosion control blanket in all drainageways (bottom and sides) with a slope greater than 3 %.

F. See the vegetation measures for more information on seeding dates and types.

G. Winter excavation and earthwork shall be completed so that no more than 1 acre of the site is without stabilization at any one time.

H. An area within 100 feet of a protected natural resource must be protected with a double row of sediment barrier.

I. Any temporary mulch must be applied within 7 days of soil exposure or prior to any storm event, but after every workday in areas within 100 feet from a protected natural resource.

J. Areas that have been brought to final grade must be permanently mulched that same day.

K. If snowfall is greater than 1 inch (fresh or cumulative), the snow shall be removed from the areas due to be seeded and mulched.

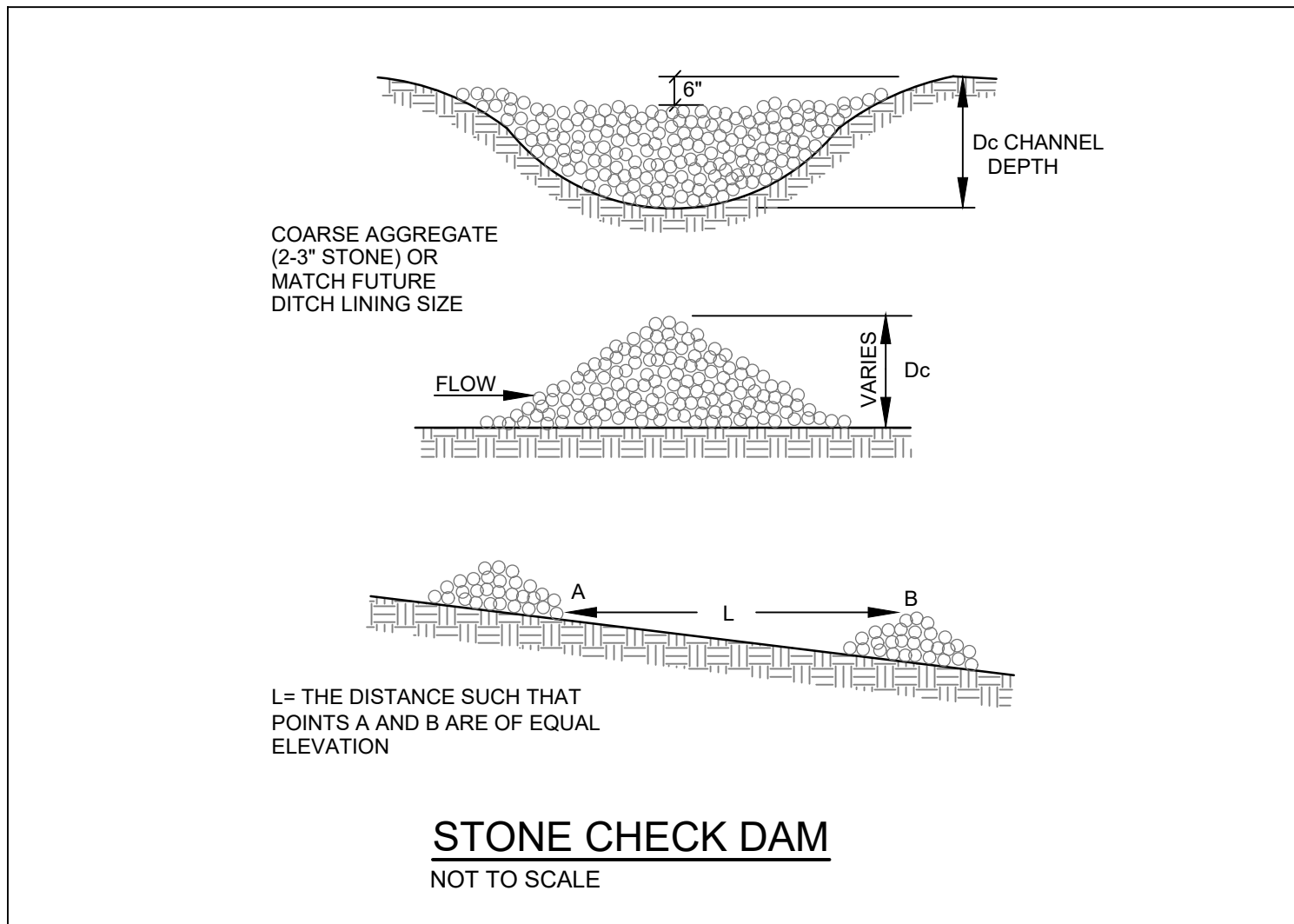
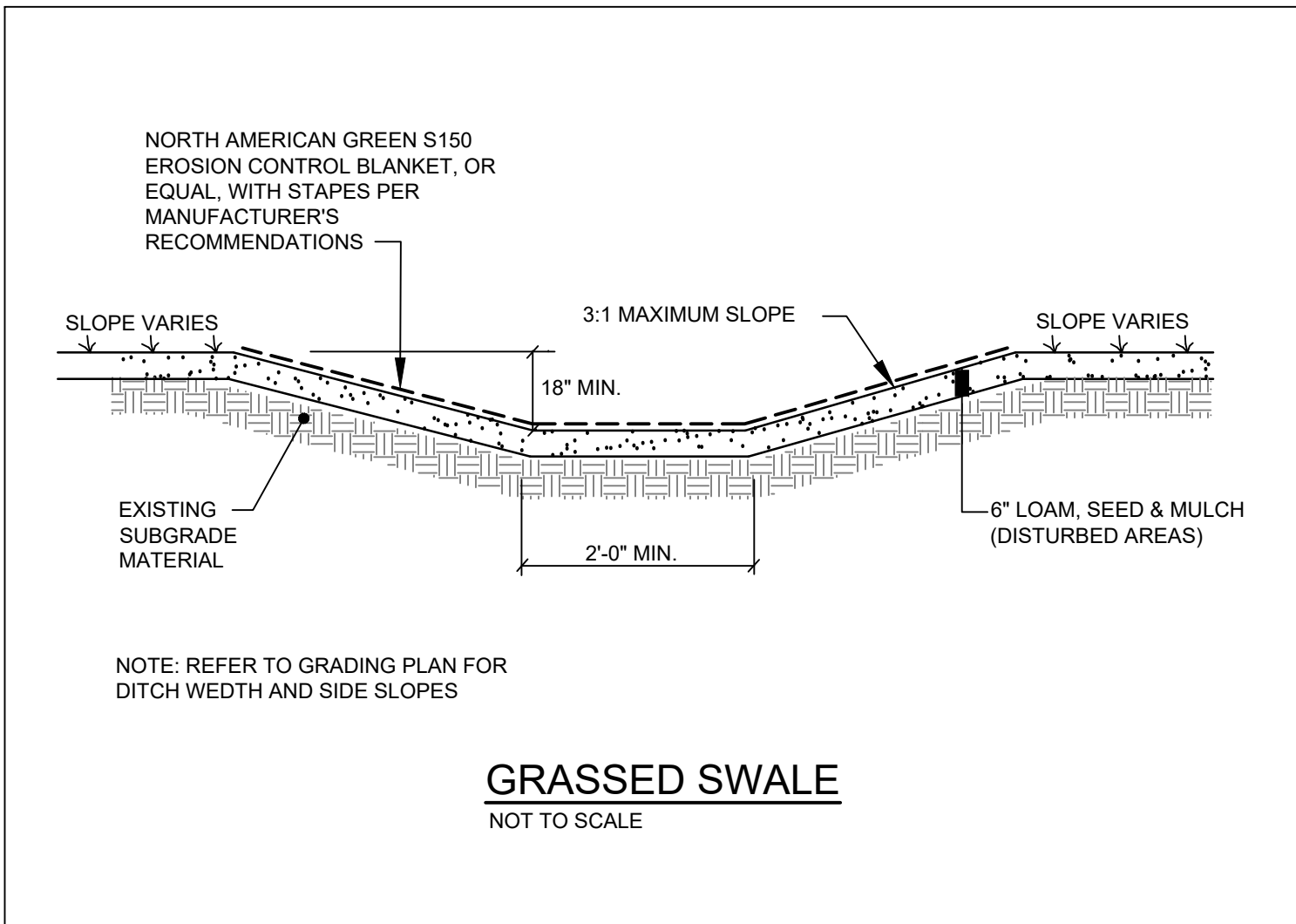
L. Loam shall be free of frozen clumps before it is applied.

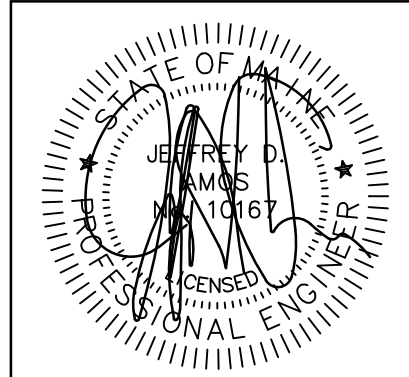
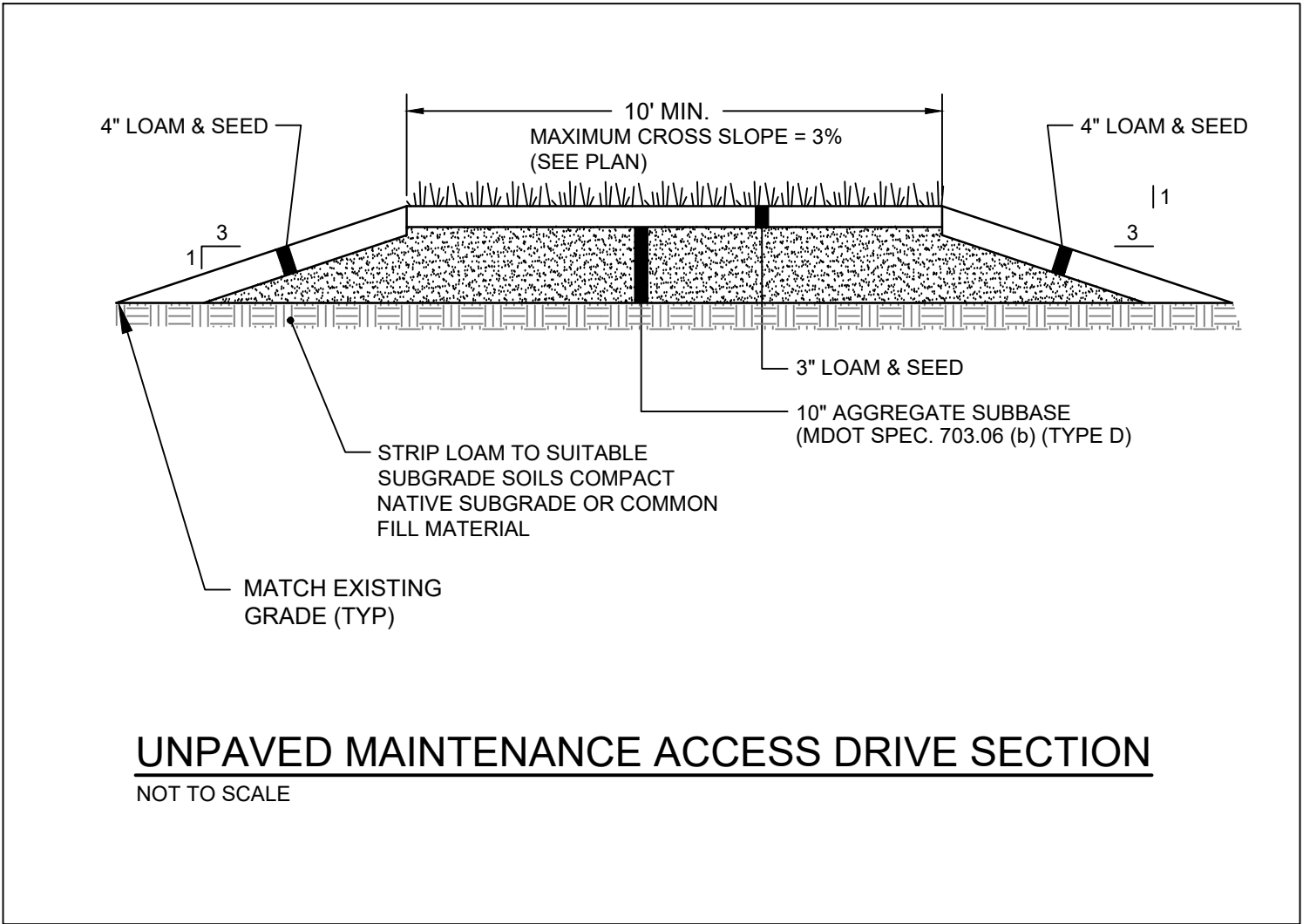
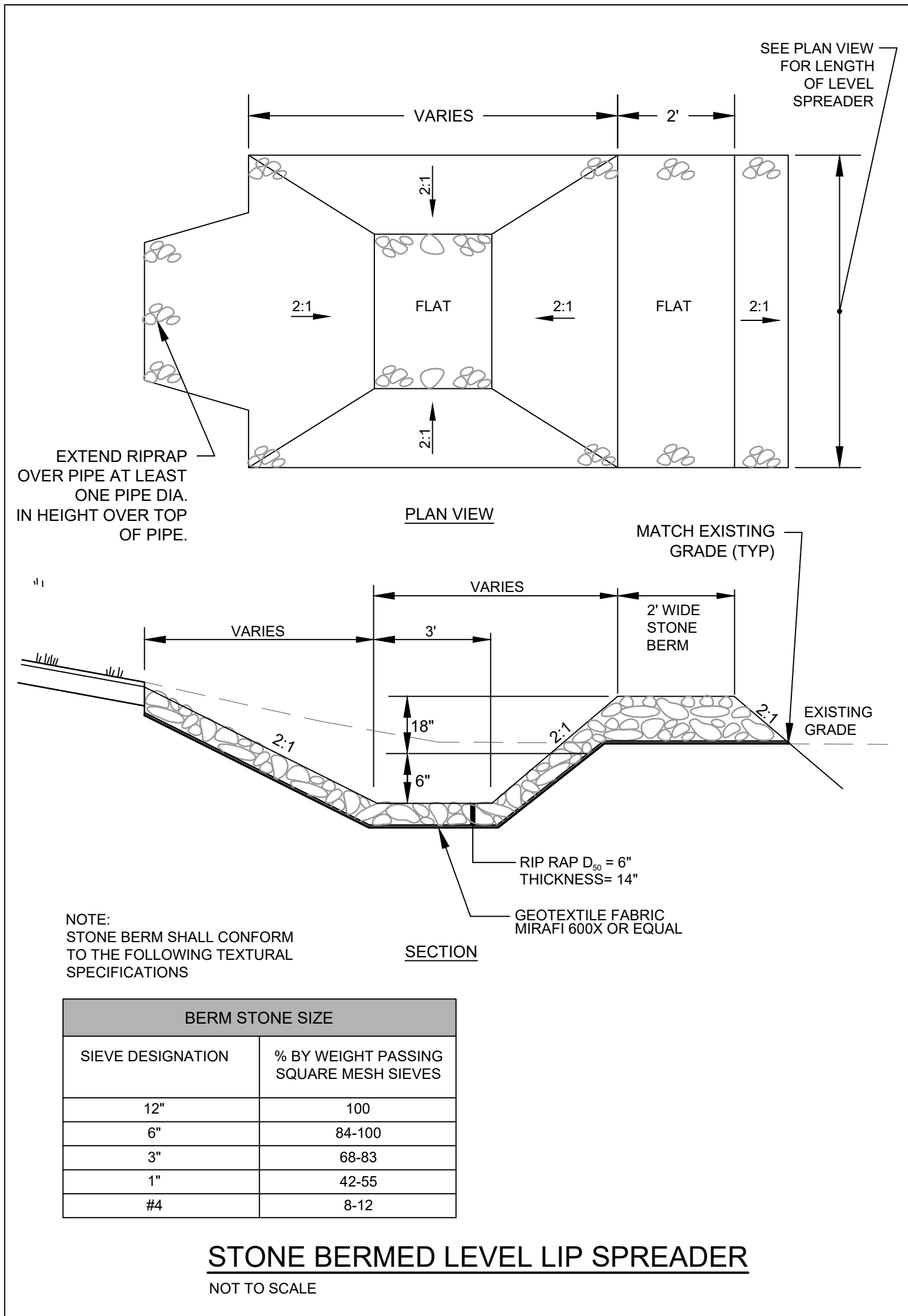
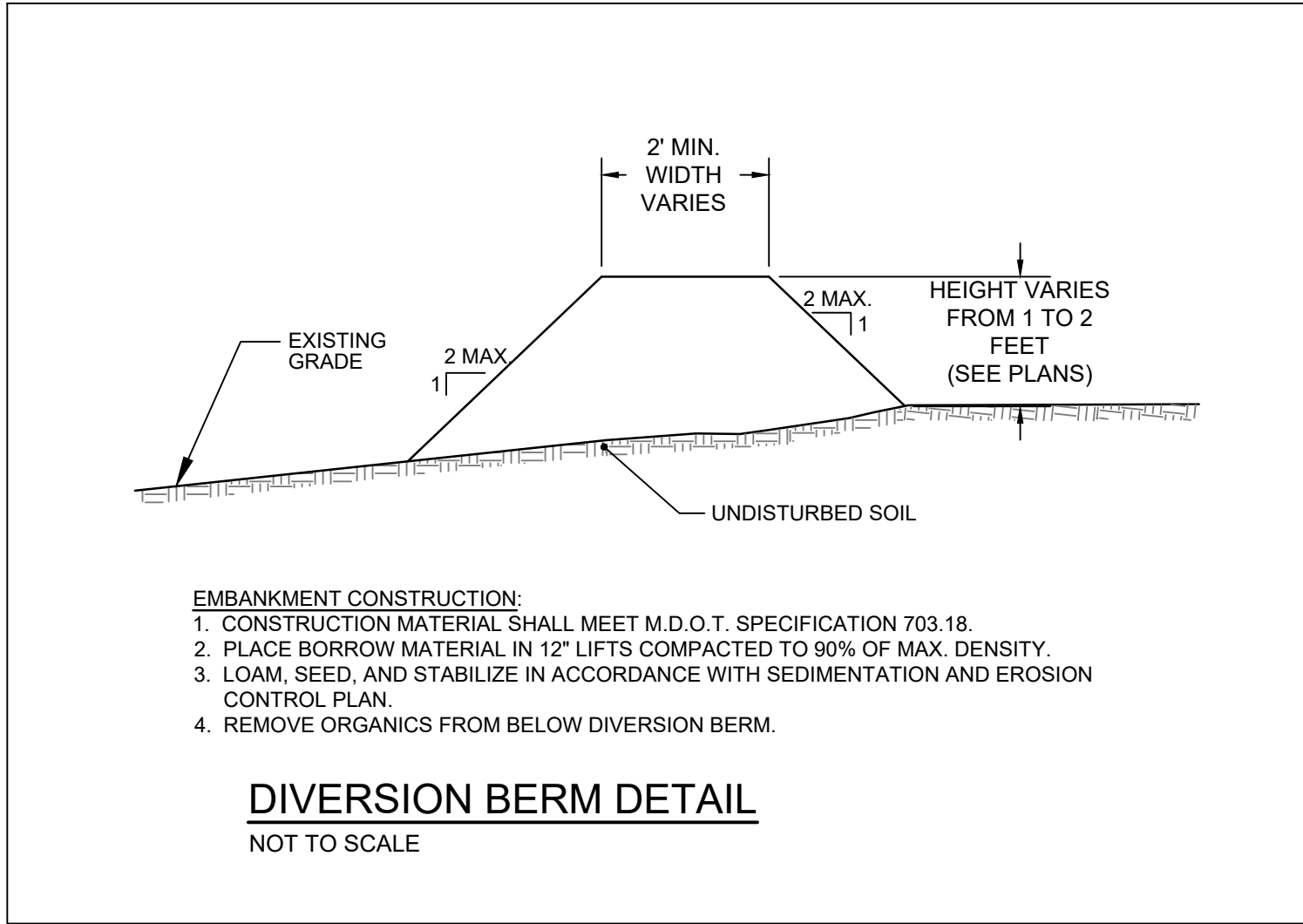
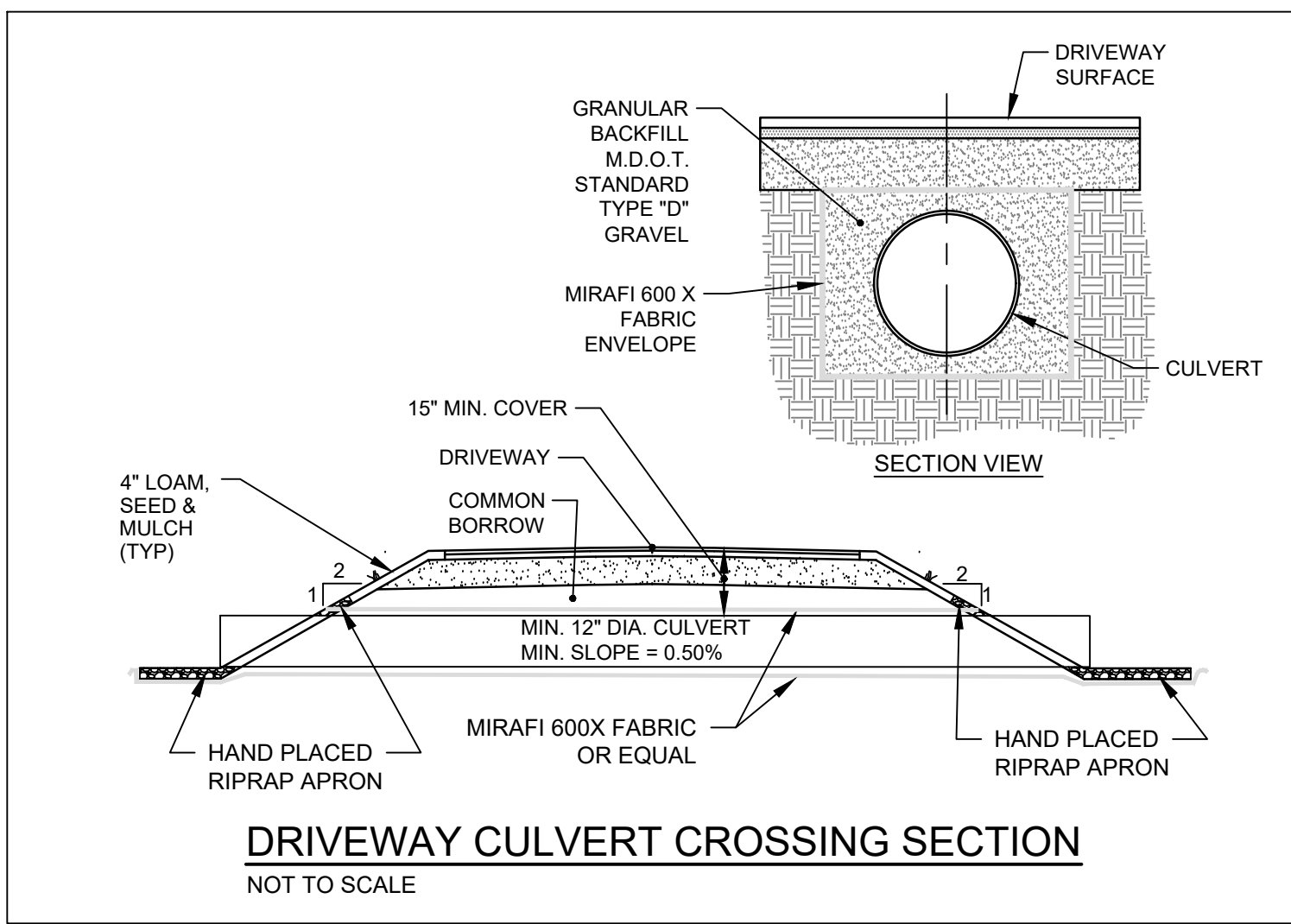
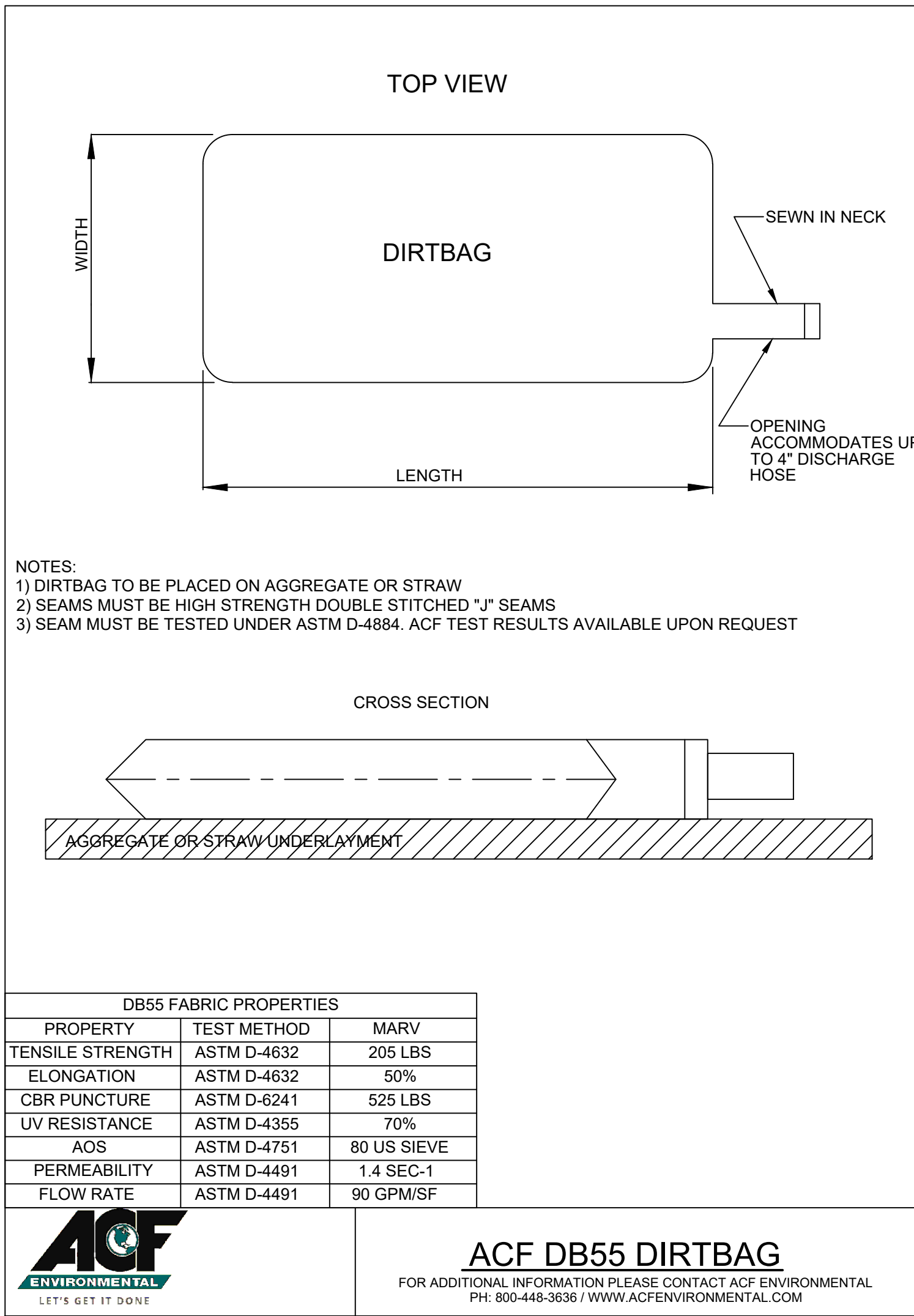
M. All vegetated ditch lines that have not been stabilized by november 1, or will be worked during the winter construction period, must be stabilized with an appropriate stone lining backed by an appropriate gravel bed or geotextile unless specifically released from this standard by the department.

Maintenance and inspection phase

A. Contractor shall inspect disturbed and impervious areas, and erosion and stormwater control measures, areas used for storage that are exposed to precipitation, and locations where vehicles enter or exit the parcel at least once a week and before and after a storm event, prior to completion of permanent stabilization. A person with knowledge of erosion and stormwater must conduct the inspection. This person must be identified in the inspection log. If best management practices (bmps) need to be modified or if additional bmps are necessary, implementation must be completed within 7 calendar days and prior to any storm event (rainfall). All measures must be maintained in effective operating condition until areas are permanently stabilized.

B. A log (report) must be kept summarizing the scope of the inspection, name(s) and qualifications of the personnel making the inspection, the date(s) of the inspection, and major observations relating to operation of erosion and sedimentation controls and pollution prevention measures. Major observations must include: bmps that need to be maintained; location(s) of bmps that failed to operate as designed or proved inadequate for a particular location; and location(s) where additional bmps are needed that did not exist at the time of inspection. Follow-up to correct deficiencies or enhance controls must also be indicated in the log and dated, including what action was taken and when.





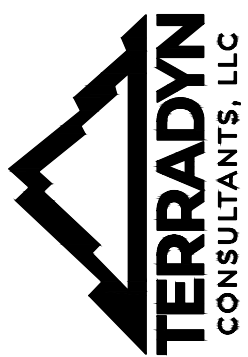
DATE: 11/21/2024
P.E.: 10167

NO.	REVISIONS	DATE
2	AMENDED MAJOR SUBDIVISION - FINAL PLAN RESUBMISSION	11/21/2024
1	AMENDED MAJOR SUBDIVISION - FINAL PLAN SUBMISSION	10/10/2024
NO.		

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PROJECT: AMENDED MAJOR SUBDIVISION CANADA HILL SUBDIVISION	CLIENT: CIARRA CHASE P.O. BOX 897 WESTBROOK, MAINE 04098
SHEET TITLE: SITE DETAILS	
DATE:	11/21/2024
SCALE:	NTS
DESIGNED:	
JOB NO.:	2065
FILE:	
SHEET	

C-4.1