

AMENDED MAJOR SUBDIVISION

CANADA HILL SUBDIVISION

WINDHAM, MAINE

PREPARED BY:

CIVIL ENGINEER/SURVEYOR:
TERRADYN CONSULTANTS, LLC
41 CAMPUS DR. SUITE 101
NEW GLOUCESTER, MAINE 04260
(207) 926-5111

HIGH INTENSITY SOIL SURVEY:
RESULTS FROM PLAN TITLED: "CLASS "A" HIGH
INTENSITY SOIL SURVEY, CANADA HILL SUBDIVISION"
BY SEBAGO TECHNICS, SOUTH PORTLAND, MAINE

WETLANDS DELINEATION:
SURVEY BY SEBAGO TECHNICS,
SOUTH PORTLAND, MAINE 04106

APPLICANT/OWNER:

CIARRA CHASE
P.O. BOX 897
WESTBROOK, MAINE 04098
207-892-2700

PROJECT PARCEL SITE

TOWN OF WINDHAM TAX ASSESSOR'S MAP & LOT NUMBERS
MAP 4 LOTS 9, 9-14

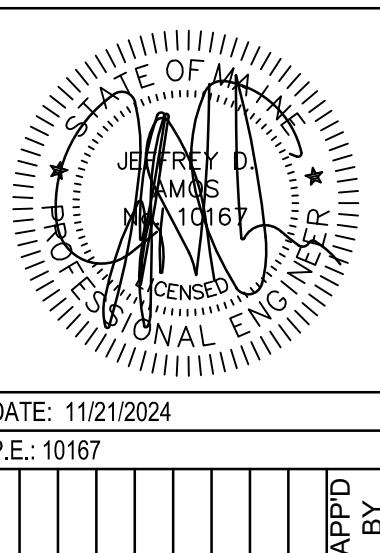


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C-4.0	EROSION CONTROL DETAILS & NOTES
C-4.1	SITE DETAILS

LEGEND

EXISTING	DESCRIPTION	PROPOSED
—	LOCUS PROPERTY LINE	—
—	PROPERTY LINE	—
—	INTERIOR PROPERTY LINE	—
—	BUFFER LINE	—
—	SETBACK LINE	—
—	EASEMENT LINE	—
—	CENTER LINE	—
—	ZONE LINE	—
□	MONUMENT	□
◎	IRON ROD	◎
—	STREET / SITE SIGN	—
—	BUILDING	—
—	BUILDING OVERHANG	—
—	BITUMINOUS PAVEMENT	—
—	CURBING	—
—	GRAVEL	—
—	CHAIN LINK FENCE	—
—	STOCKADE FENCE	—
—	STONE WALL	—
—	METAL GUARD RAIL	—
—	WOOD GUARD RAIL	—
—	TREE LINE	—
—	WETLAND AREA	—
—	ROCK OUTCROP	—
TP-A	TEST PIT	TP-A
MW-8	MONITORING WELL	MW-8
B-9	BORING	B-9
W	WELL	W
—	MINOR CONTOUR LINE	—
—	MAJOR CONTOUR LINE	—
124	124	124
130	130	130
+ 30.20	+ 30.20	+ 30.20
—	SPOT GRADE	—
—	STORM DRAIN	—
—	UNDER DRAIN	—
—	OVERHEAD UTILITY	—
—	OVERHEAD ELECTRIC	—
—	UNDERGROUND UTILITY	—
—	UNDERGROUND ELECT.	—
—	UNDERGROUND TEL.	—
—	TRANSFORMER	—
—	UTILITY POLE	—
—	GUY WIRE	—
—	SILT FENCE	—
—	FILTER BARRIER	—
—	MULCH BERM	—
—	SILT BARRIER	—
—	RIPRAP	—
—	EASEMENT	—
—	LIMITED DISTURBANCE	—
—	BUFFER	—
—	2024 FEMA ZONE A LINE	—

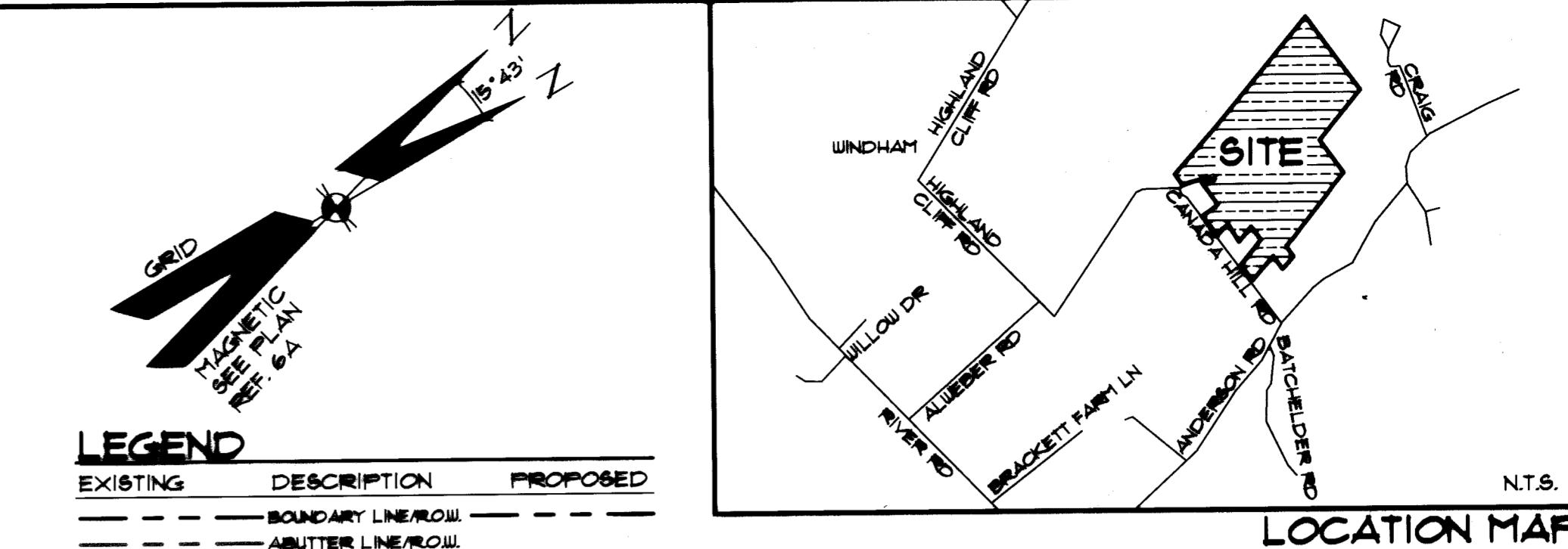
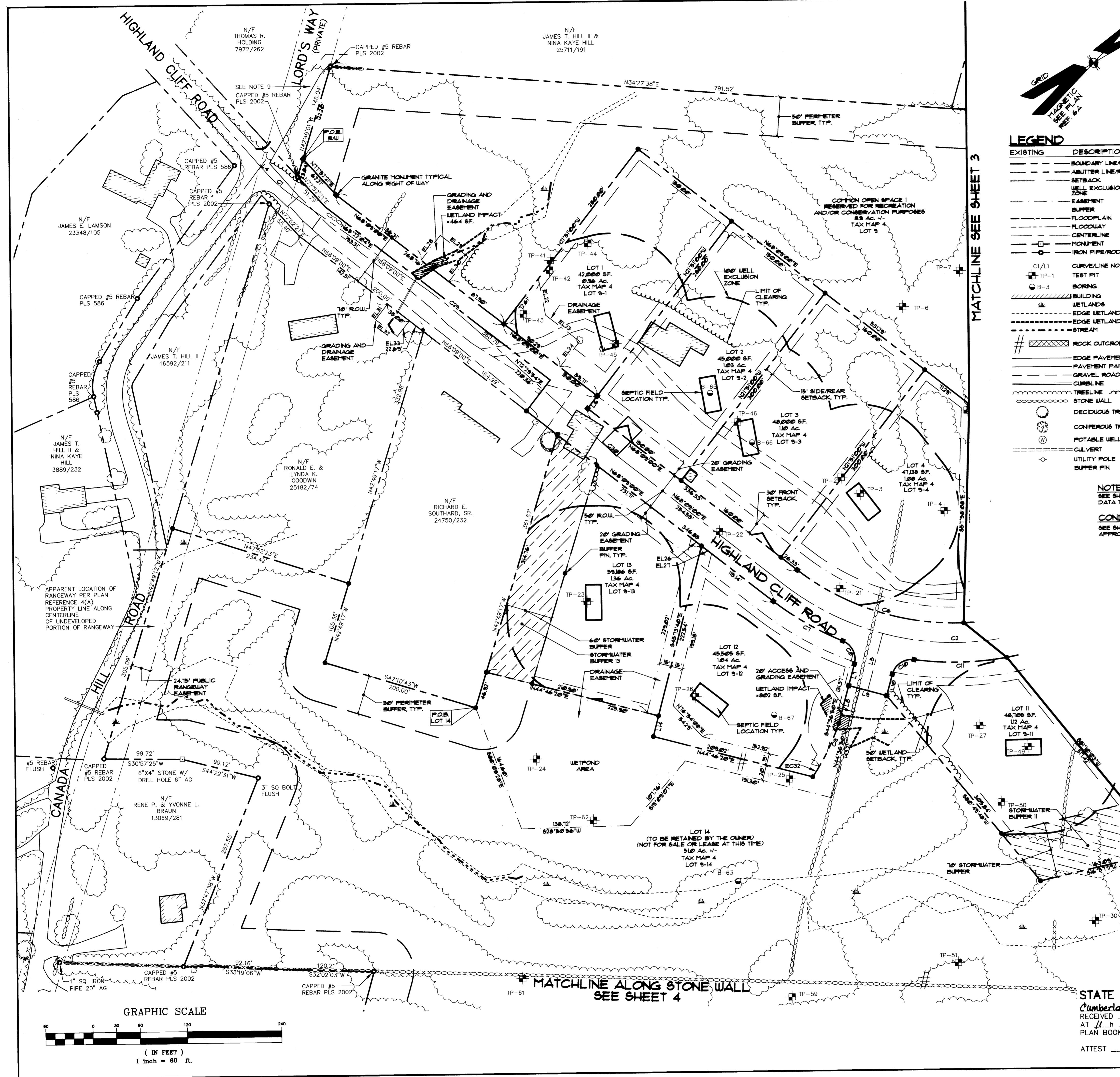


PROJECT: AMENDED MAJOR SUBDIVISION	CANADA HILL SUBDIVISION
SHEET TITLE: COVER SHEET & LOCATION MAP	
CLIENT: CIARRA CHASE	
DATE: 11/21/2024	
SCALE: AS NOTED	
DESIGNED: 10/10/2024	
JOB NO: 2065	
FILE: 2065 C	
SHEET: C-0.0	



Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting

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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	●
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	~~~~~
oooooo	STONE WALL	
○	DECIDUOUS TREE	
●	CONIFEROUS TREE	
(W)	POTABLE WELL	
— - - - -	CULVERT	
—○—	UTILITY POLE	
	BUFFER PIN	●

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

CONDITIONS OF APPROVAL 10.

**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 118.

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:

<u>CLUSTER SUBDIVISION</u>	
MIN. LOT SIZE:	80,000 SF. . . . 40,000-50,000 SF.
MIN. STREET FRONTAGE:	200 FT. . . . 150 FT.
MIN. FRONT YARD:	40 FT. . . . 30 FT.
MIN. SIDE YARD:	15 FT. . . . 15 FT.
MIN. REAR YARD:	40 FT. . . . 15 FT.
MAX. BUILDING HEIGHT:	35 FT.
MAX. BUILDING COVERAGE:	25%

TOTAL AREA OF PARCEL: . . . . . 19.07 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 TECHNICS, INC.

PLAN REFERENCES:

- A. STANDARD BOUNDARY SURVEY OF LAND OF RICHARD E. SOUTHARD, SR, ET AL BY LAND SERVICES, INC. PROJECT NO. 00153, NOVEMBER, 2000.
- B. PLAN OF PROPOSED CONVEYANCE TO JAMES T. HILL, ET AL BY SURVEY, INC. DATED JUNE, 2004 PROJECT NO 04-070.
- C. PLAN OF LAND FOR ATLANTIC ANTIBODIES, BY OWEN HASKELL, INC, DATED JULY 23, 1974 AND RECORDED IN CCRD PLAN BOOK 101, PAGE 40.
- D. PROPRIETORS MAP-TOWN OF WINDHAM AS REPRODUCED BY GEORGE SWASEY HALEY, DATED 12-0935 AND RECORDED IN CCRD PLAN BOOK 24, PAGE 13.
- E. STANDARD BOUNDARY SURVEY FOR MAURICE AND GRATA ORBETON, BY ROBERT J. ROY, DATED FEBRUARY 28, 1986 AND RECORDED IN CCRD PLAN BOOK 157, PAGE 56.
- F. BOUNDARY SURVEY FOR WEEKS FARM BY SEBAGO TECHNICS, INC. PROJECT NO. 04231, DATED AUGUST 8, 2004

WETLAND DELINEATION SHOWN HEREON WAS PERFORMED BY SEBAGO TECHNICS, 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 18949, PAGE 92 CCRD. 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 = 11.39 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 HOMEOWNER'S 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 WETPOND EASEMENT AREA, LOCATED ON LOT 14, ENCOMPASSES 0.96 ACRES. THIS AREA IS INCLUDED IN THE 29.02 ACRE TOTAL.

### NET RESIDENTIAL AREA CALCULATION

NET RESIDENTIAL AREA CALCULATION	
TOTAL AREA OF PARCEL	79.01 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-YR FLOODPLAIN (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 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 PEAT	0 Ac.
PORTIONS OF THE PARCEL COVERED BY SURFACE WATER BODIES	0 Ac.
NET RESIDENTIAL AREA (N.R.A.)	55.41 Ac.
TOTAL NUMBER OF ALLOWABLE LOTS = N.R.A. (55.41 Ac.)/80,000 SF/LOT	
55.41 Ac. x 1250 SF/lot / 80,000 SF/lot = 3.017 (30 lots allowed)	

APPROVAL -  
TOWN OF WINDHAM  
PLANNING BOARD

June 25, 2012

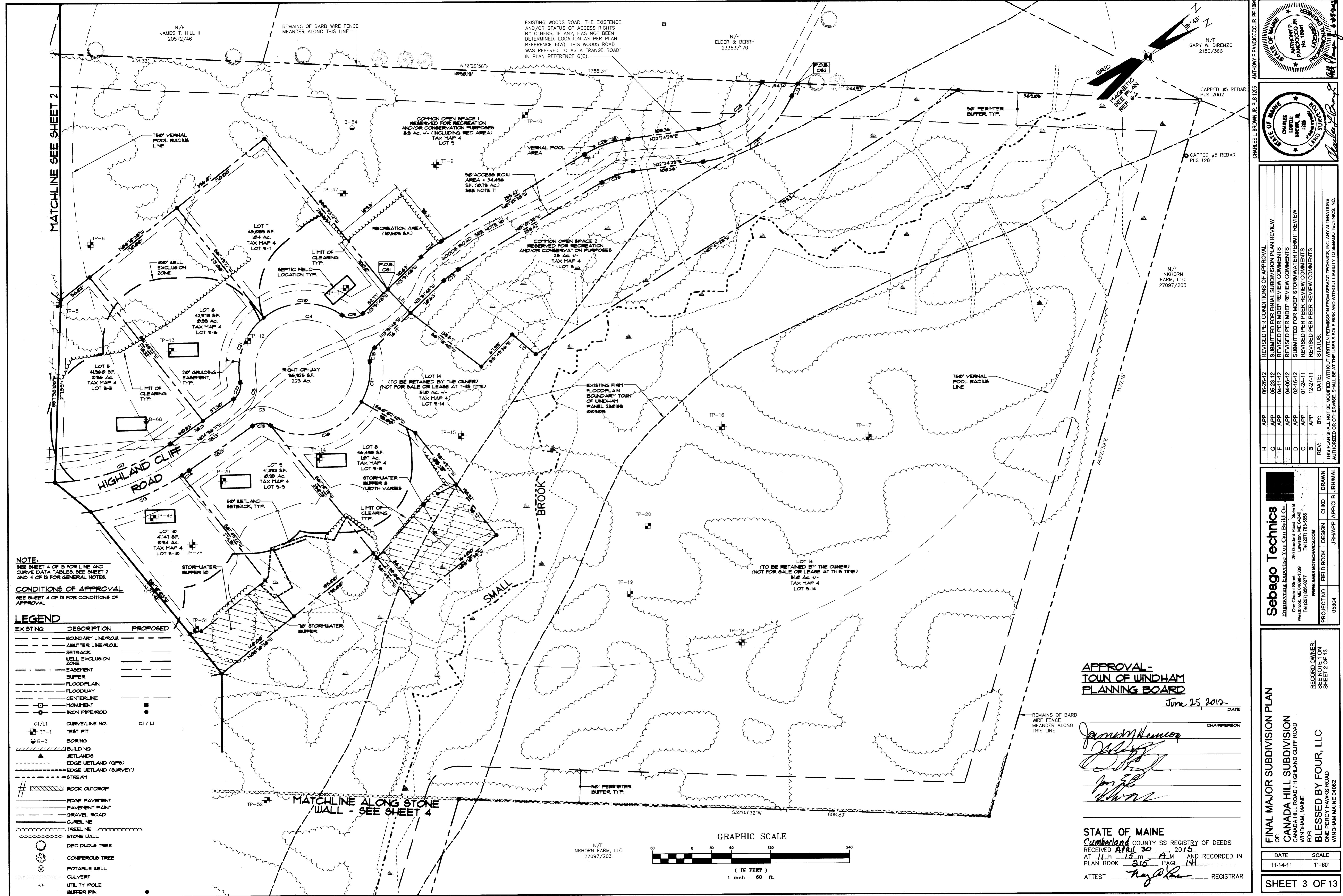
<b>Sebago</b> <b>Technics</b>	<u>Engineering Expertise You Can Build On</u>			
One Chabot Street Litchfield, ME 04098-1339 Tel (207) 856-0277	250 Goddard Road - Suite B Lewiston, ME 04240 Tel (207) 783-5656			
<b><a href="http://WWW.SEBAGOTECHNICS.COM">WWW.SEBAGOTECHNICS.COM</a></b>				
PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
05304	-	JRH/APP	APP/CLB	JRH/MA

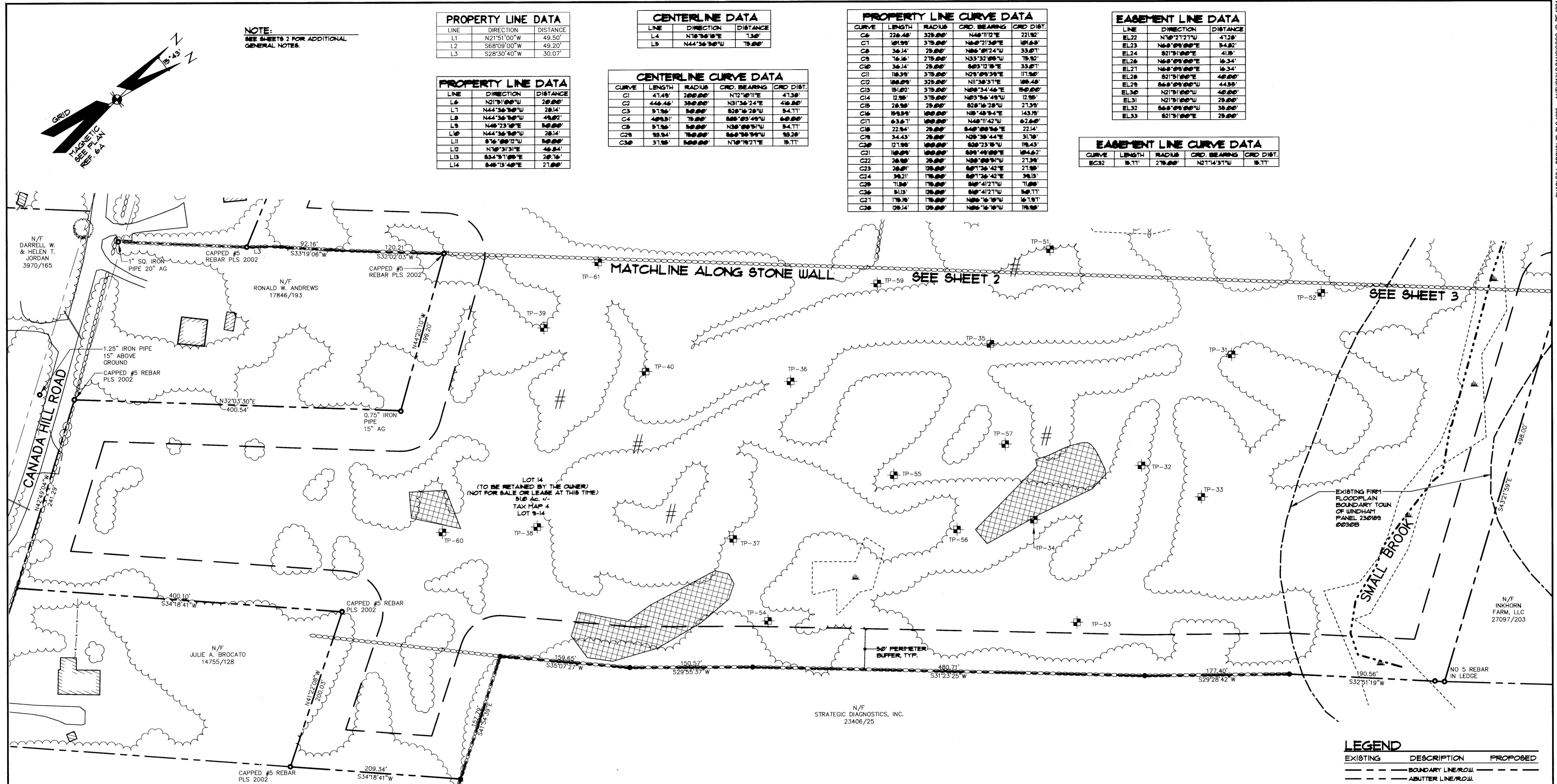
CORD OWNER: _____  
NOTE 1

**FOUR, LLC**  
CLIFF ROAD  
HIGHLAND SUBDIVISION  
SUBDIVISION

FINAL MAJOR OF:		CANADA HILL CANADA HILL ROAD / H WINDHAM, MAINE	BLESSED BY ONE PERCY HAWKS RO WINDHAM MAINE 04062
DATE	SCALE		
11-14-11	1"=60'		

SHEET 2 OF 13





## GENERAL NOTES.

17. BY ACCEPTANCE OF THIS SUBDIVISION PLAN AN ACCESS EASEMENT APPURTEGANAT 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 ROAD, AND EXTENDING THROUGH THE 50' ACCESS RIGHT OF WAY TO THE NORTHERN LIMIT OF THE SUBDIVISION. THE SERVIENT TENEMENT AND ITS ASSOCIATED ACCESS ROAD, CUL-DE-SAC, AND 50' ACCESS RIGHT OF WAY ARE DEPICTED ON THE SUBDIVISION PLANS. THE SERVIENT TENEMENT CONSIST OF THE ENTIRETY OF THE NON-PUBLIC ACCESS ROAD ( HIGHLAND CLIFF ROAD) AND THE 50' 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 FOR THE PURPOSE OF ALLOWING INGRESS AND EGRESS TO "CANADA HILL" BY 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 ENROLLED IN THE MAINE TREE GROWTH TAX LAW PROGRAM. THE EASEMENT CONVEYS A RIGHT OF WAY FOR PASSAGE BY FOOT, ANIMAL, BICYCLE, OR MOTOR VEHICLE FOR ACCESS TO "CANADA HILL." THE EASEMENT IS APPURTEGANAT TO THE BELOW NAMED PARTIES AND TO THEIR SUCCESSORS IN INTEREST. THE EASEMENT IS EXCLUSIVE TO THE BELOW NAMED PARTIES AND TO THEIR SUCCESSORS IN INTEREST.

OWNER	TAX MAP	LOT
JAMES T. HILL II	4	4
NINA KAYE HILL		
JOHN PHINNEY	4	5
ANNE ELDER BERRY	4	6
ANDREA ELDER STULTZ		
THOMAS J. FORTIER	4	7
DOUGLAS R. FORTIER		
GARY W. DIRENZO	4	8
ANN MARIE DIRENZO		
INKHORN FARM LLC	4	28
JAMES T. HILL II	4	30
RONALD WINSHIP SR	1	43
LINDA WINSHIP		
GARY E & BARBARA 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 WINDHAM 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 DEVELOPER, LOT OWNERS, HOME ASSOCIATION, 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 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.
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 THE SUBDIVISION STATUTE, THE STANDARDS OF THE TOWN ORDINANCES, AND CONDITIONS PLACED ON THE ORIGINAL APPROVAL.
23. THE PROJECT SHALL BE DEVELOPED IN ACCORDANCE WITH THE APPROVED MDEP STORMWATER PERMIT #L-25611-NJ-A-N, DATED MAY 17, 2012.
24. COMMON LAND OR OPEN SPACE SHALL NOT BE DIVIDED INTO LOTS AND NO DWELLING UNITS SHALL BE ALLOWED IN THESE AREAS. 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 MAPPED BY SEBAGO TECHNICS, INC. IN THE SPRING OF 2012 THE 750' VERNAL POOL RADIUS IS IDENTIFIED ON SHEET 3. THE TOTAL DEVELOPED AREA WITHIN THE 750' RADIUS IS 8.2%.

## CONDITIONS OF APPROVAL

1. APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED JULY 2011, 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 VARIATION FROM SUCH PLANS, PROPOSALS AND SUPPORTING DOCUMENTS AND REPRESENTATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH SECTION 913 OF THE SUBDIVISION ORDINANCE.
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 A COPY OF THE RECORDED STORMWATER BUFFER DEED RESTRICTIONS, INCLUDING THE PLOT PLANS.

PROVAL -  
UN OF WINDHAM  
ANNING BOARD

25.1972

## GRAPHIC SCALE

( IN FEET )  
1 inch = 60 ft.

STATE OF MAINE  
Cumberland COUNTY SS REGISTRY OF DEEDS  
RECEIVED APRIL 30, 2015  
AT 11 h 15 m A.M. AND RECORDED IN  
PLAN BOOK 215 PAGE 142

N/F  
INKHORN  
FARM, LLC  
27097/203

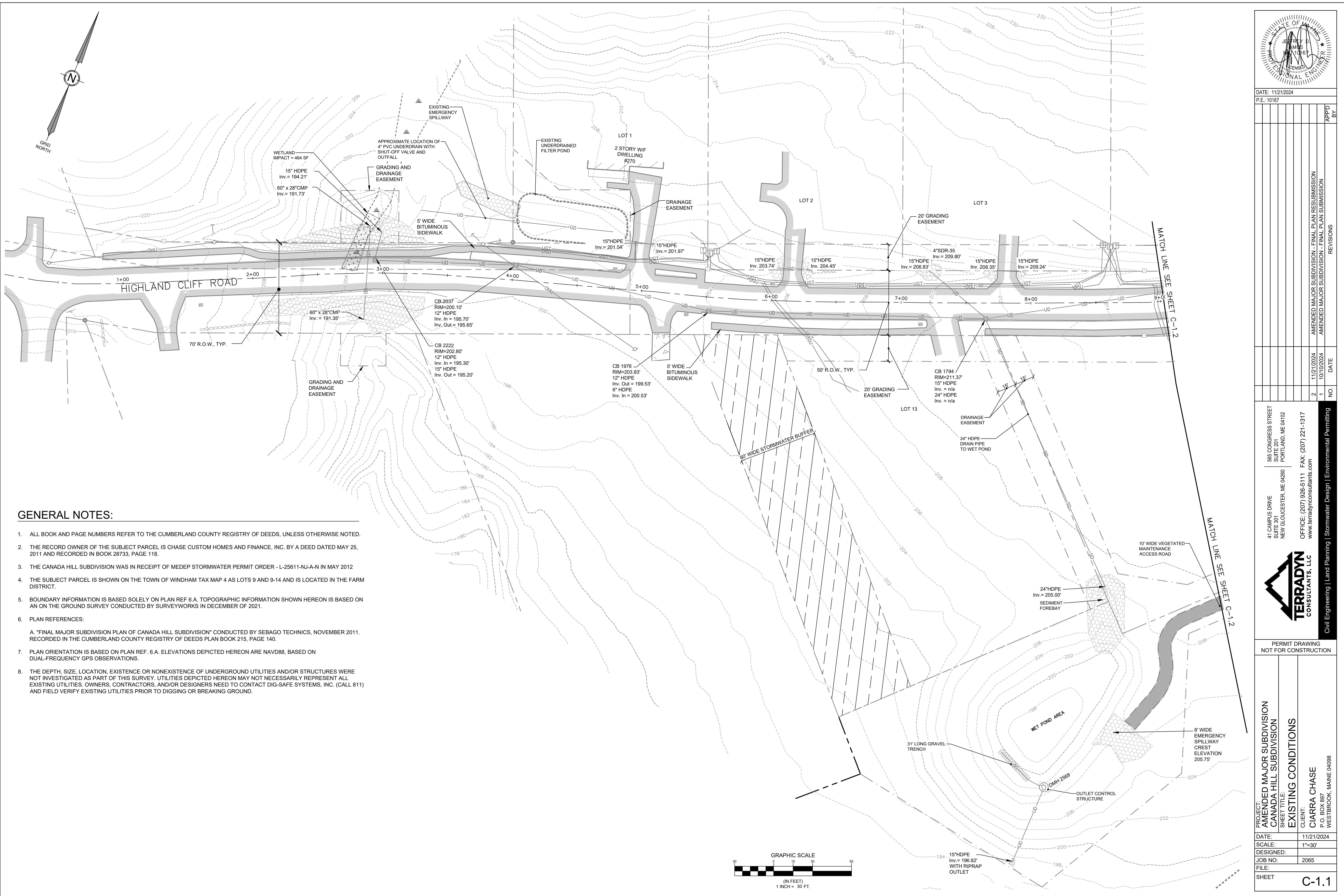
**FINAL MAJOR SUBDIVISION PLAN**  
OF: **CANADA HILL SUBDIVISION**  
CANADA HILL ROAD / HIGHLAND CLIFF ROAD  
WINDHAM, MAINE  
FOR: **BLESSED BY FOUR, LLC**  
ONE PERCY HAWKS ROAD  
WINDHAM MAINE 04062

**RECORD OWNER:**  
SEE NOTE 1 ON  
SHEET 2 OF 13

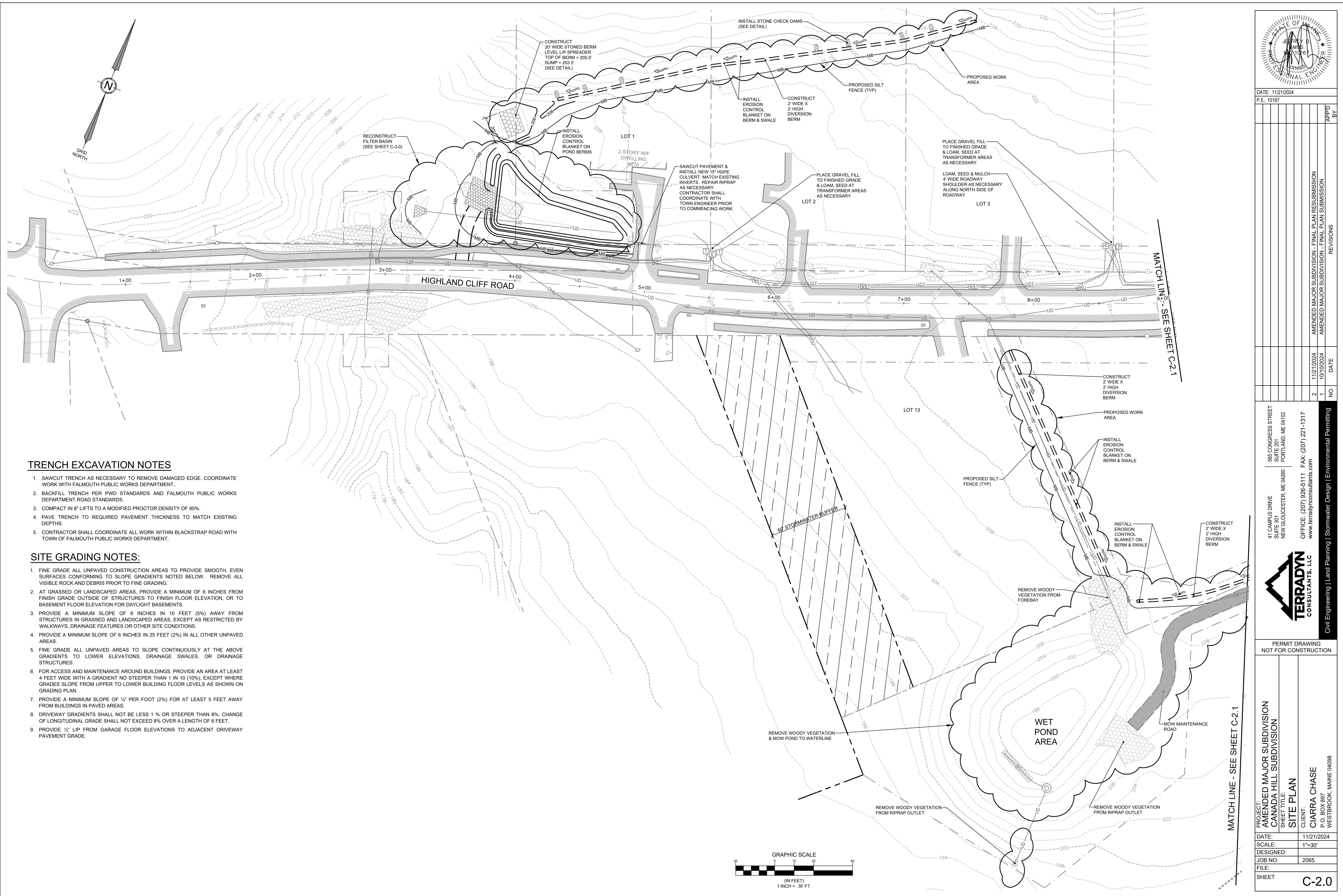
Sebago Technic8 Engineering Expertise You Can Build On					
One Chatbot Street Westbrook, ME 04098-1139 Tel (207) 856-0277	250 Goddard Road - Suite B Lewiston, ME 04240 Tel (207) 783-5656	<a href="http://WWW.SEBAGOTECHNICS.COM">WWW.SEBAGOTECHNICS.COM</a>	REV:	BY:	DATE:
PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN	STATUS:
05304	-	JRH/APP	APP/CLB	JRH/MAL	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.
SUBMITTED FOR FINIAL SUBDIVISION PLAN REVIEW					
REVISED PER MDEP REVIEW COMMENTS					
REVISED PER MDEP REVIEW COMMENTS					
SUBMITTED FOR MDEP STORMWATER PERMIT REVIEW					
REVISED PER PEER REVIEW COMMENTS					
REVISED PER PEER REVIEW COMMENTS					

<b>FINAL MAJOR SUBDIVISION PLAN</b>	
OF:	<b>CANADA HILL SUBDIVISION</b>
	CANADA HILL ROAD / HIGHLAND CLIFF ROAD
	WINDHAM, MAINE
FOR:	<b>BLESSED BY FOUR, LLC</b>
	ONE PERCY HAWKS ROAD
	WINDHAM MAINE 04062
<b>DATE</b>	<b>SCALE</b>
11-14-11	1"=60'
<b>SHEET 4 OF 13</b>	

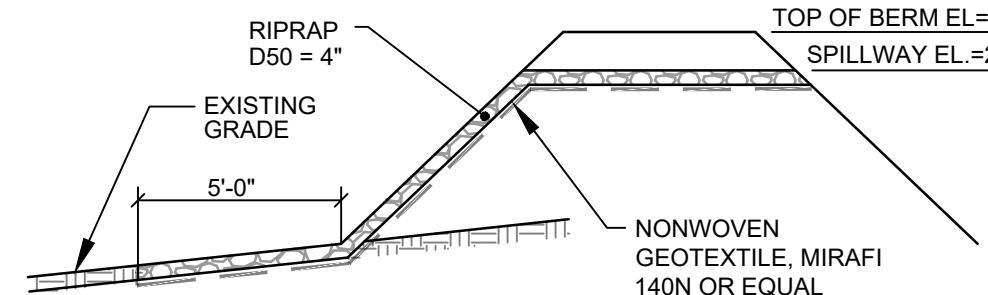
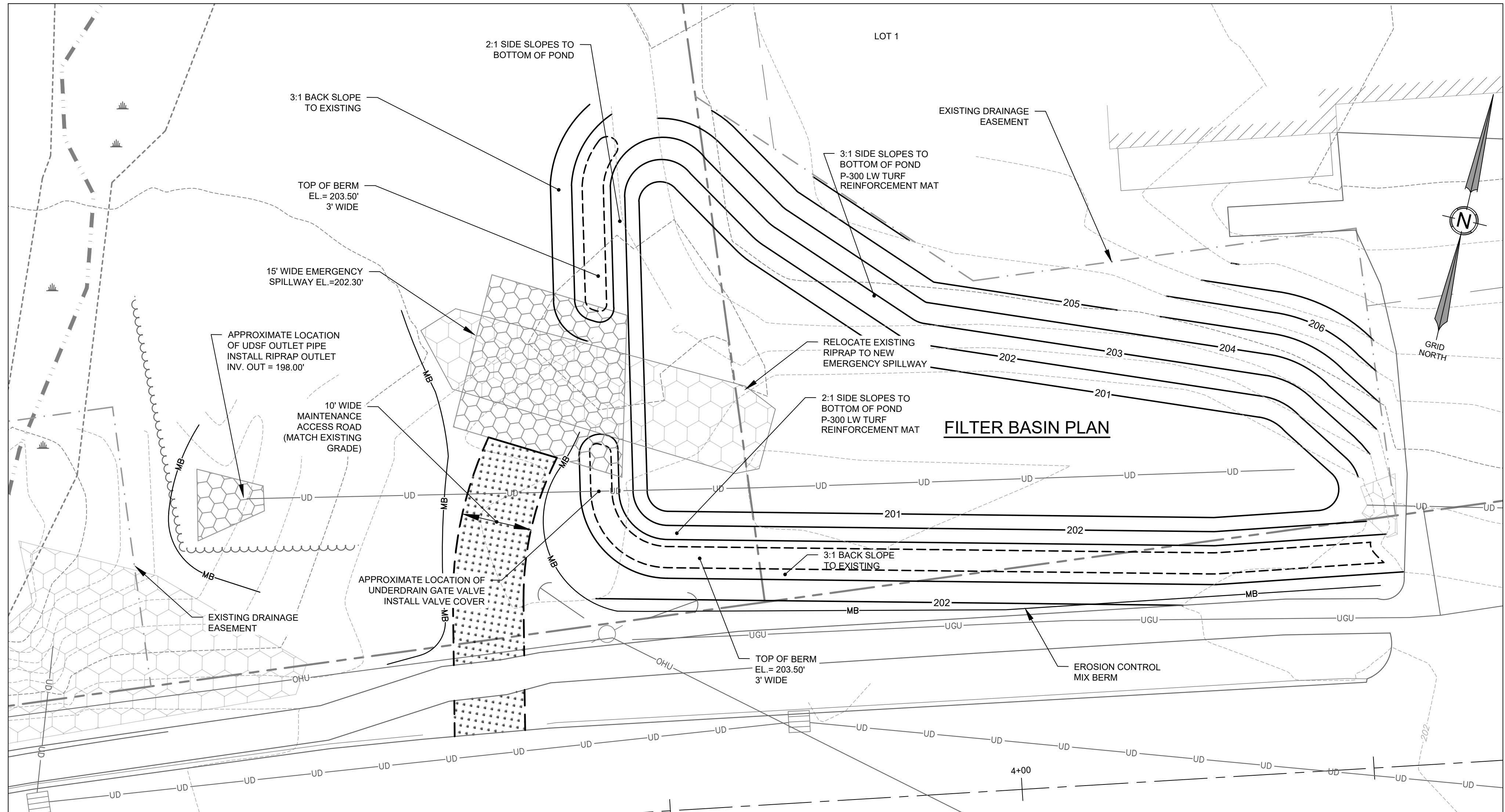












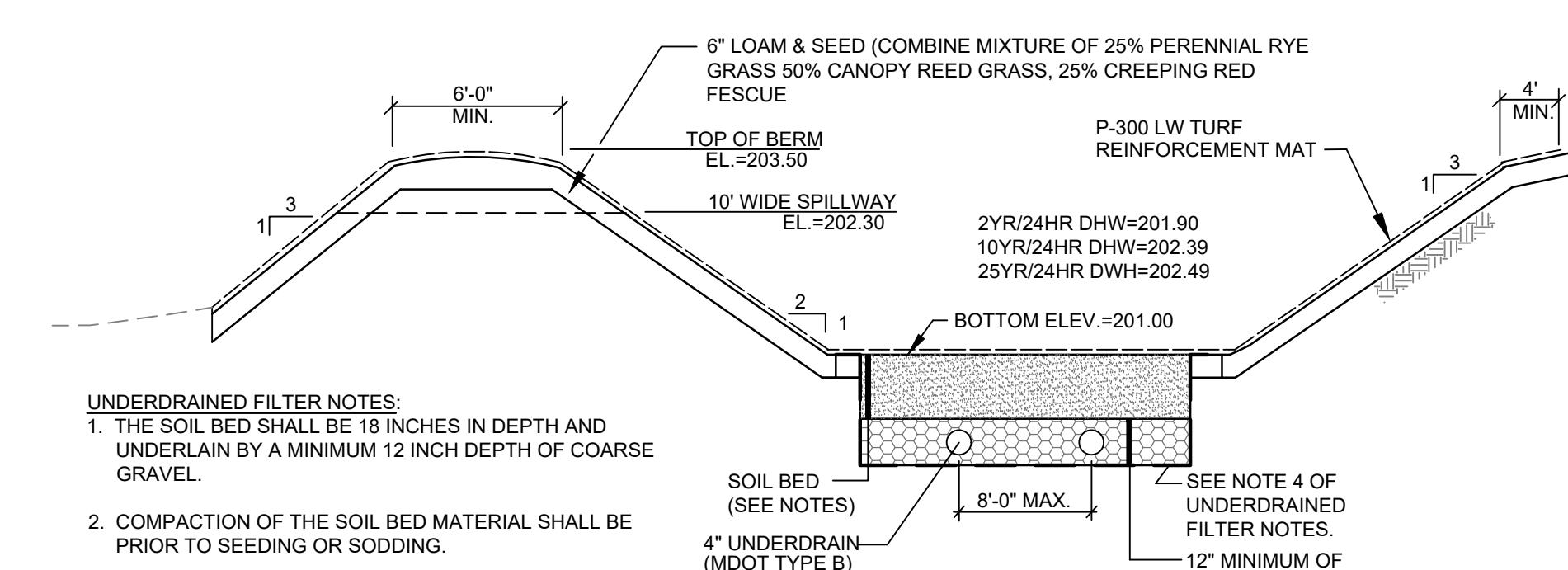
**EMBANKMENT CONSTRUCTION**

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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

## SPILL WAY SECTION - ELLIPSE BASIN

**NOT TO SCALE**



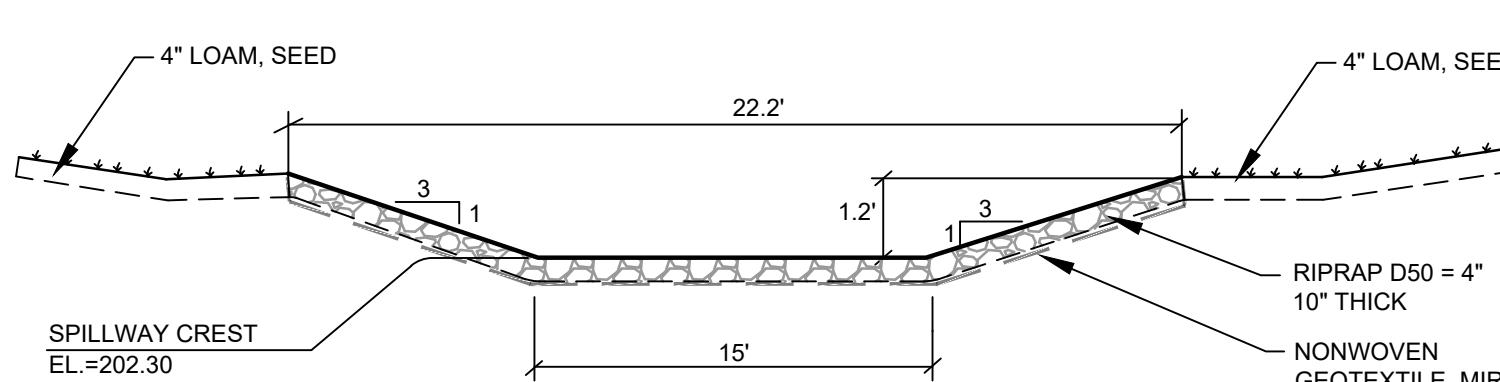
**UNDERDRAINED FILTER NOTES:**

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 (MIRIFI S600 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



SPII | WAY CROSS-SECTION - 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

## FILTER BASIN DETAILS

**NOT TO SCALE**

## CONSTRUCTION PHASE NOTES:

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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.

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 3 LAYERS OF 3 INCHES TO PREVENT POKETS OF LOOSE MEDIA.

AT LEAST 2 LIFTS OF 9 INCHES TO PREVENT POCKETS OF LOOSE MEDIA.  
CONSTRUCTION OVERSIGHT: INSPECTION BY A PROFESSIONAL ENGINEER WILL OCCUR AT A

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

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:

SHALL:

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

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 10 ft.

## EROSION AND SEDIMENT CONTROL PLAN

### Pre-Construction Phase

A person who conducts, or causes to be conducted, an activity that involves filling, displacing or exposing soil or other earthen materials shall take measures to prevent unreasonable erosion of soil or sediment beyond the project site or 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 (70-90 pounds) per 1000 sf or 1.5 to 2 tons (90-100 bales) per acre to cover 75 to 90% of the ground surface. Hay mulch must be kept moist or anchored to prevent wind blowing. An erosion control blanket or mat shall be used at the base of grassed waterways, steep slopes (15% or greater) and on any disturbed soil within 100 feet of lakes, streams and wetlands. Grading shall be planned so as to minimize the length of time between initial soil exposure and final grading. On large projects this should be accomplished by phasing the operation and completing the first phase up to final grading and seeding before starting the second phase, and so on.

E. 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-erodic 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:

A. All topsoil shall be collected, stockpiled, seeded with rye at 3 pounds/1,000 sf and mulched, and reused as required. Silt fencing shall be placed down gradient from the stockpiled loam. Stockpile to be located by designation of the owner and inspecting engineer.

B. The inspecting engineer at his/her discretion, may require additional erosion control measures and/or supplemental vegetative provisions to maintain stability of earthworks and finish graded areas. The contractor shall be responsible for providing and installing any supplemental measures as directed by the inspecting engineer. Failure to comply with the engineer's directions will result in discontinuation of construction activities.

C. Erosion control mesh shall be applied in accordance with the plans over all finished seeded areas as specified on the design plans.

D. All graded or disturbed areas including slopes shall be protected during clearing and construction in accordance with the approved erosion and sediment control plan until they are adequately stabilized.

E. All erosion, and sediment control practices and measures shall be constructed, applied and maintained in accordance with the approved erosion and sediment control plan.

F. Areas to be filled shall be cleared, grubbed and stripped of topsoil to remove trees, vegetation, roots or other objectionable materials.

G. Areas shall be scarified to a minimum depth of 3 inches prior to placement of topsoil.

H. All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems. Fill intended to support buildings, structures and conduits, etc., shall be compacted in accordance with local requirements or codes.

I. All fills shall be placed and compacted in layers not to exceed 8 inches in thickness.

J. Except for approved landfills or non-structural fills, fill material shall be free of brush, rubbish, rocks, logs, stumps, building debris and other objectionable materials that would interfere with or prevent construction of satisfactory lifts.

K. Frozen material or soft, mucky or highly compressible materials shall not be incorporated into fill slopes or structural fills.

L. Fill shall not be placed on a frozen foundation.

M. Seeps or springs encountered during construction shall be handled appropriately.

N. All graded areas shall be permanently stabilized immediately following finished grading.

O. Remove any temporary control measures, such as silt fence, within 30 days after permanent stabilization is attained. Remove any accumulated sediments and stabilize.

Permanent vegetation: Permanent vegetative cover should be established on disturbed areas where permanent, long lived vegetative cover is needed to stabilize the soil, to reduce damages from sediment and runoff, and to enhance the environment.

Seeded preparation: Grade as feasible to permit the use of conventional equipment for seeded preparation, seeding, mulch application and anchoring, and maintenance.

B. Apply limestone and fertilizer according to soil tests such as those offered by the university of maine soil testing laboratory. Soil sample mailers are available from the local cooperative extension service office. If soil testing is not feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 800 pounds per acre or 18.4 pounds per 1,000 square feet using 10-20-20 (n-p2o5-k2o) or equivalent. Apply ground limestone (equivalent to 50% calcium plus magnesium oxide) at a rate of 3 tons per acre (138 lb. per 1,000 sq. ft).

C. Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc, spring tooth harrow or other suitable equipment. The final harrowing operation should be on the general contour. Continue tillage until a reasonably uniform, fine seedbed is prepared. All clay or silty soils and coarse sands should be rolled to firm the seedbed wherever feasible. Remove from the surface all stones 2 inches or larger in any dimension. Remove all other debris, such as wire, cable, tree roots, concrete, clods, lumps or other unsuitable material.

E. Inspect seedbed just before seeding. If traffic has left the soil compacted; the area must be tilled and firmed as above.

F. Permanent seeding should be made 45 days prior to the first killing frost or as a dormant seeding with mulch after the first killing frost and before snowfall. When crown vetch is seeded in later summer, at least 35% of the seed should be hard seed (uncrossed). If seeding cannot be done within the seeding dates, mulch according to the temporary mulching BMP and overwinter stabilization and construction to protect the site and delay seeding until the next recommended seeding period.

G. Following seed bed preparation, swale areas, fill areas and back slopes shall be seeded at a rate of 3 lbs./1,000 s.f. With a mixture of 35% creeping red 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 or an erosion control mulch blanket or all slopes greater than 8% or other areas exposed to direct wind.

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

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

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

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

I. Temporary mulch must be applied within 7 days of soil exposure or prior to any storm event, but after every workday in areas within 100 feet 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.

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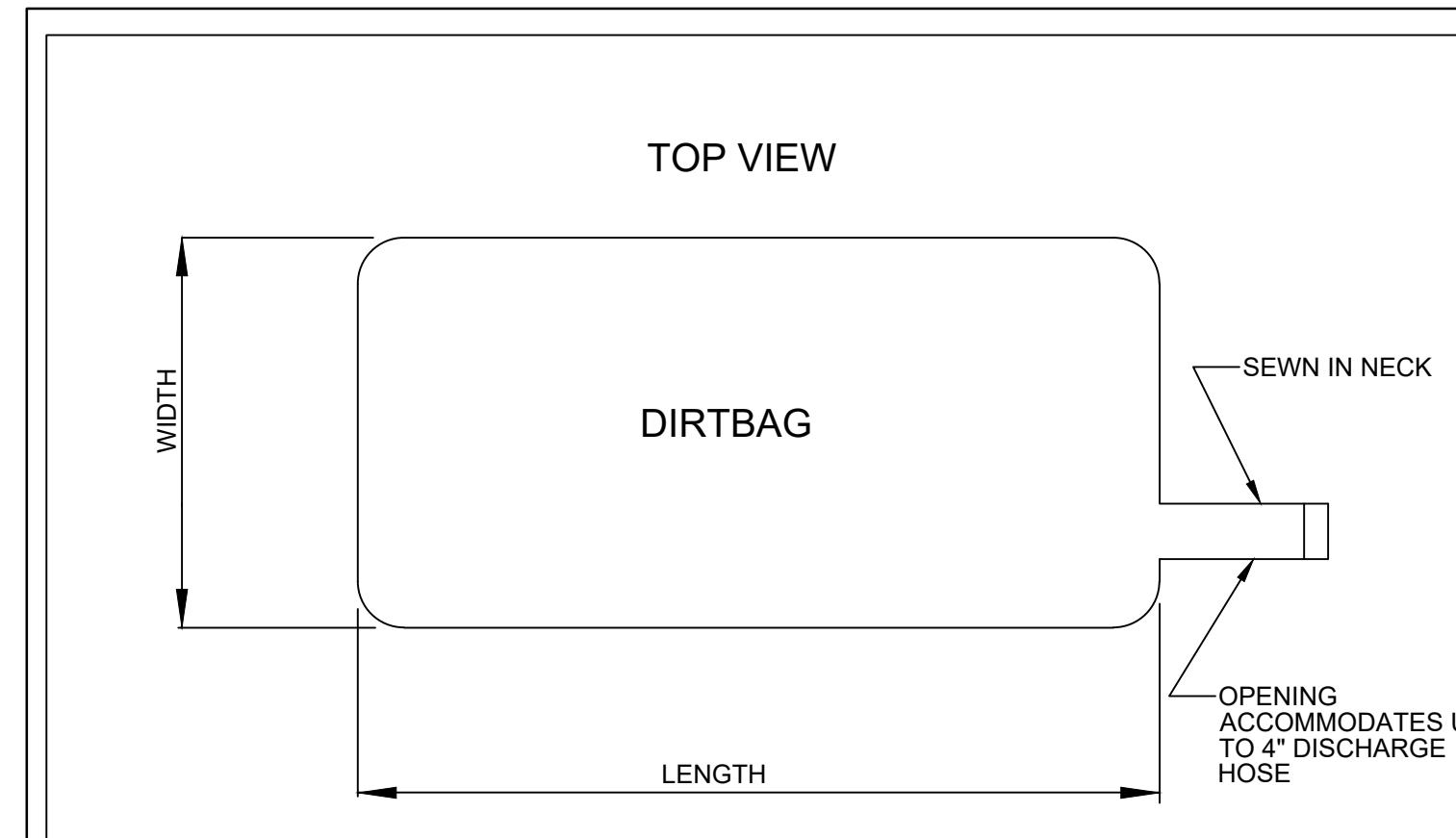
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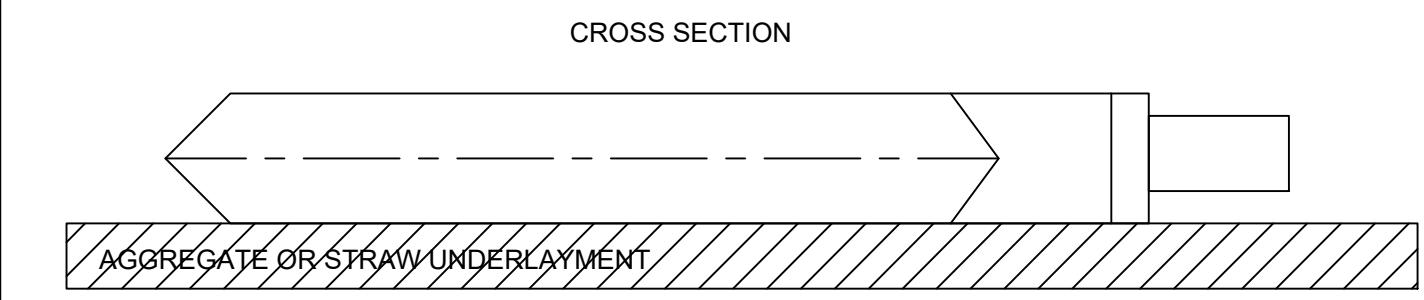
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NOTES:  
 1) DIRTBAG TO BE PLACED ON AGGREGATE OR STRAW  
 2) SEAMS MUST BE HIGH STRENGTH DOUBLE STITCHED "J" SEAMS  
 3) SEAM MUST BE TESTED UNDER ASTM D-4884. ACF TEST RESULTS AVAILABLE UPON REQUEST

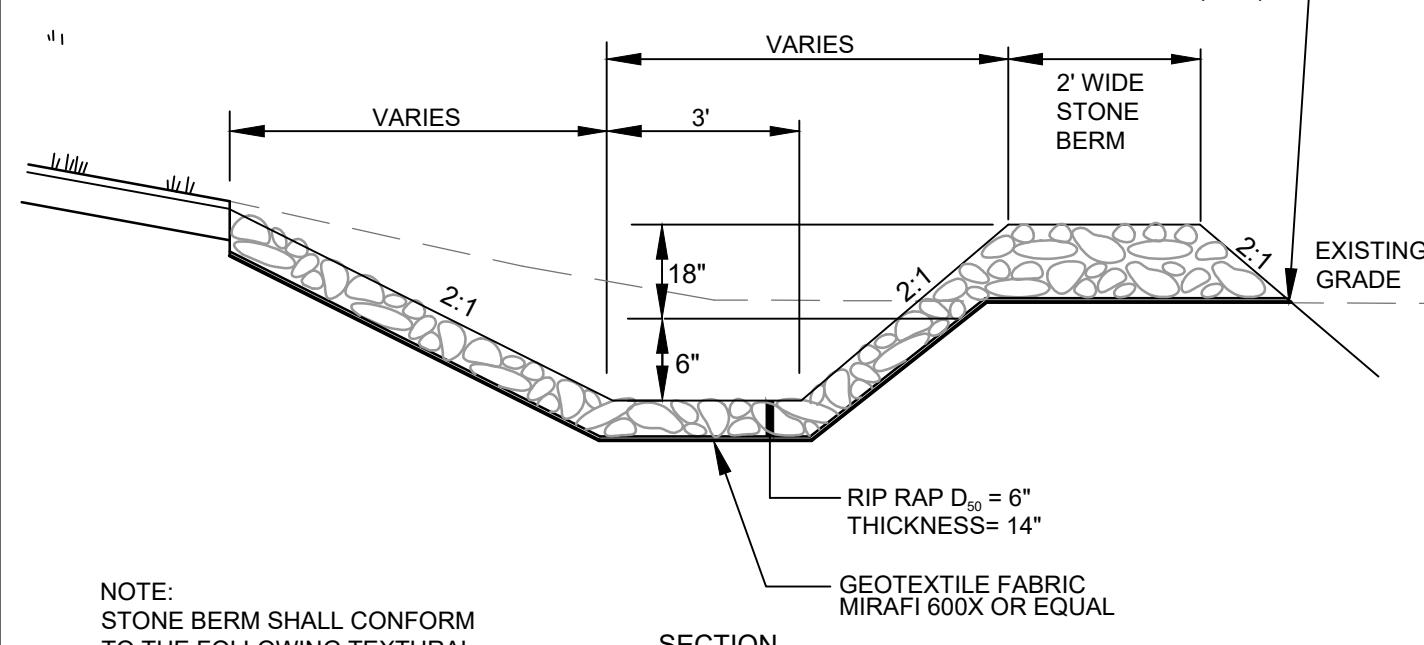
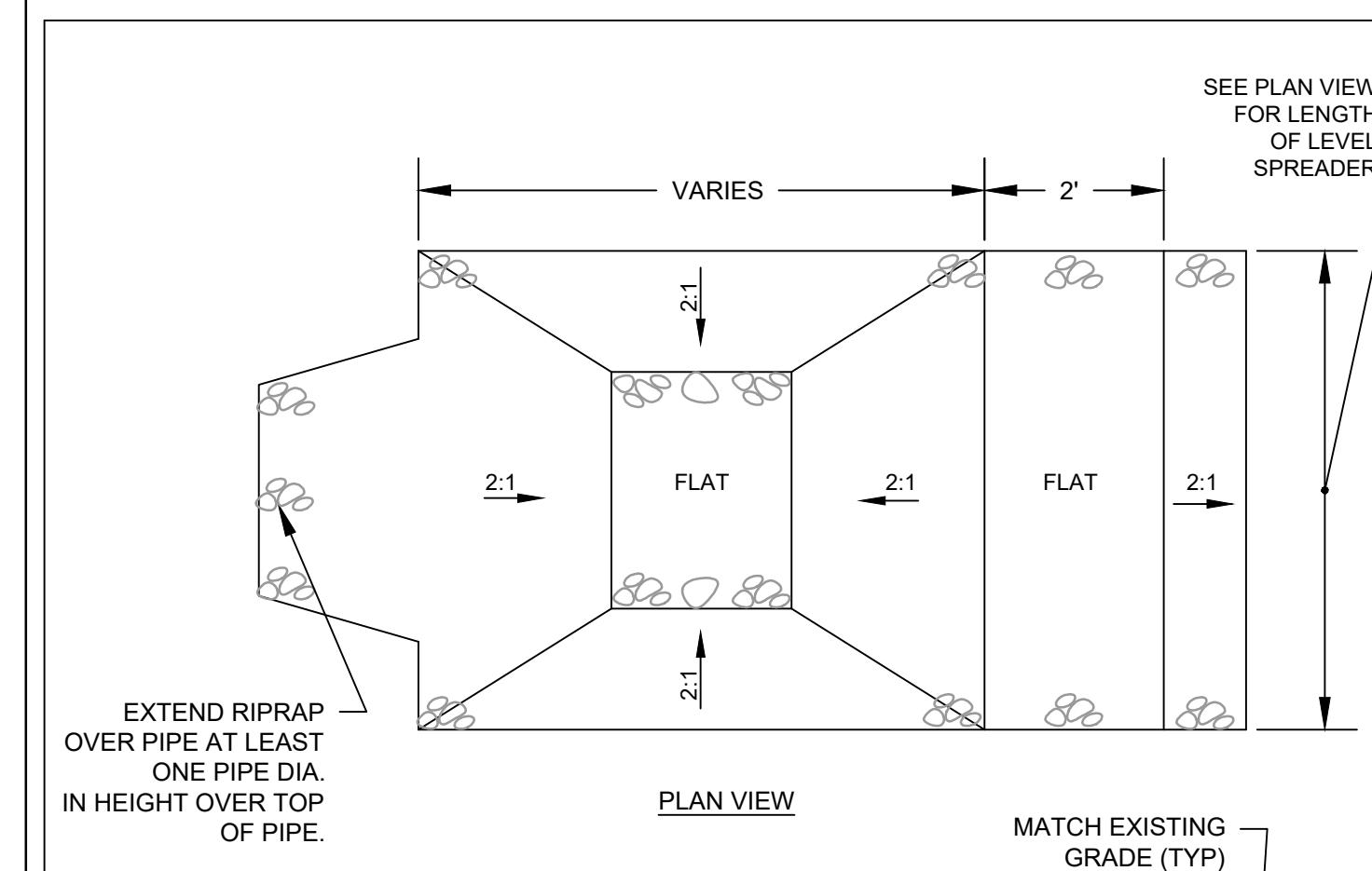


DB55 FABRIC PROPERTIES		
PROPERTY	TEST METHOD	MARV
TENSILE STRENGTH	ASTM D-4632	205 LBS
ELONGATION	ASTM D-4632	50%
CBR PUNCTURE	ASTM D-6241	525 LBS
UV RESISTANCE	ASTM D-4355	70%
AOS	ASTM D-4751	80 US SIEVE
PERMEABILITY	ASTM D-4491	1.4 SEC-1
FLOW RATE	ASTM D-4491	90 GPM/SF



**ACF DB55 DIRTBAG**

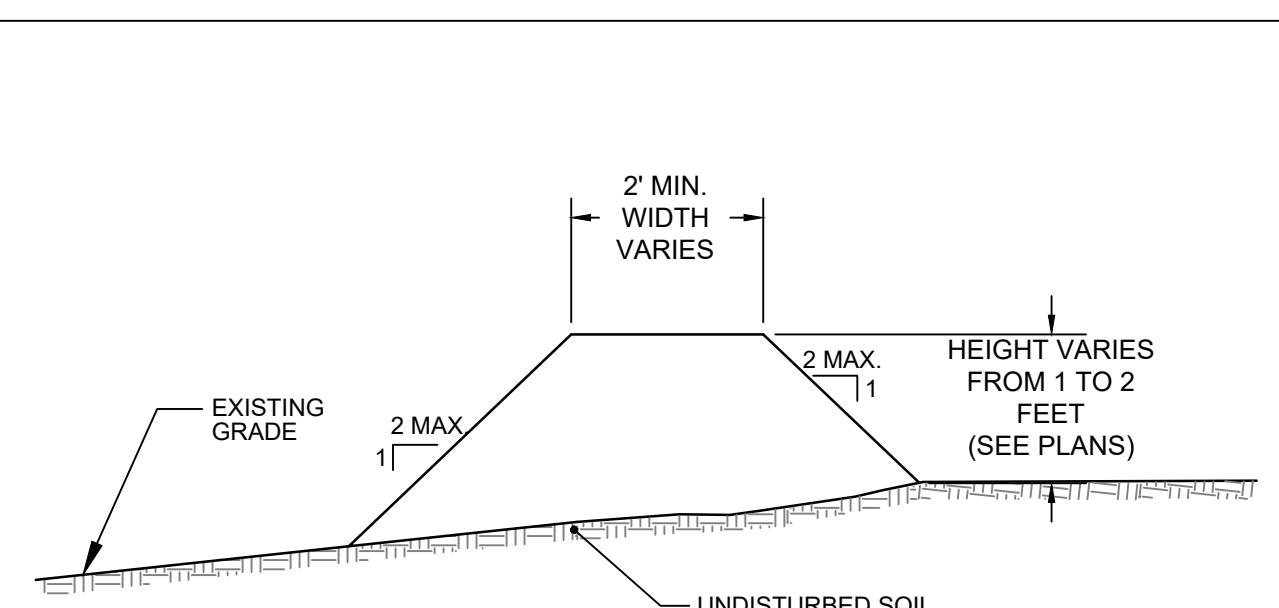
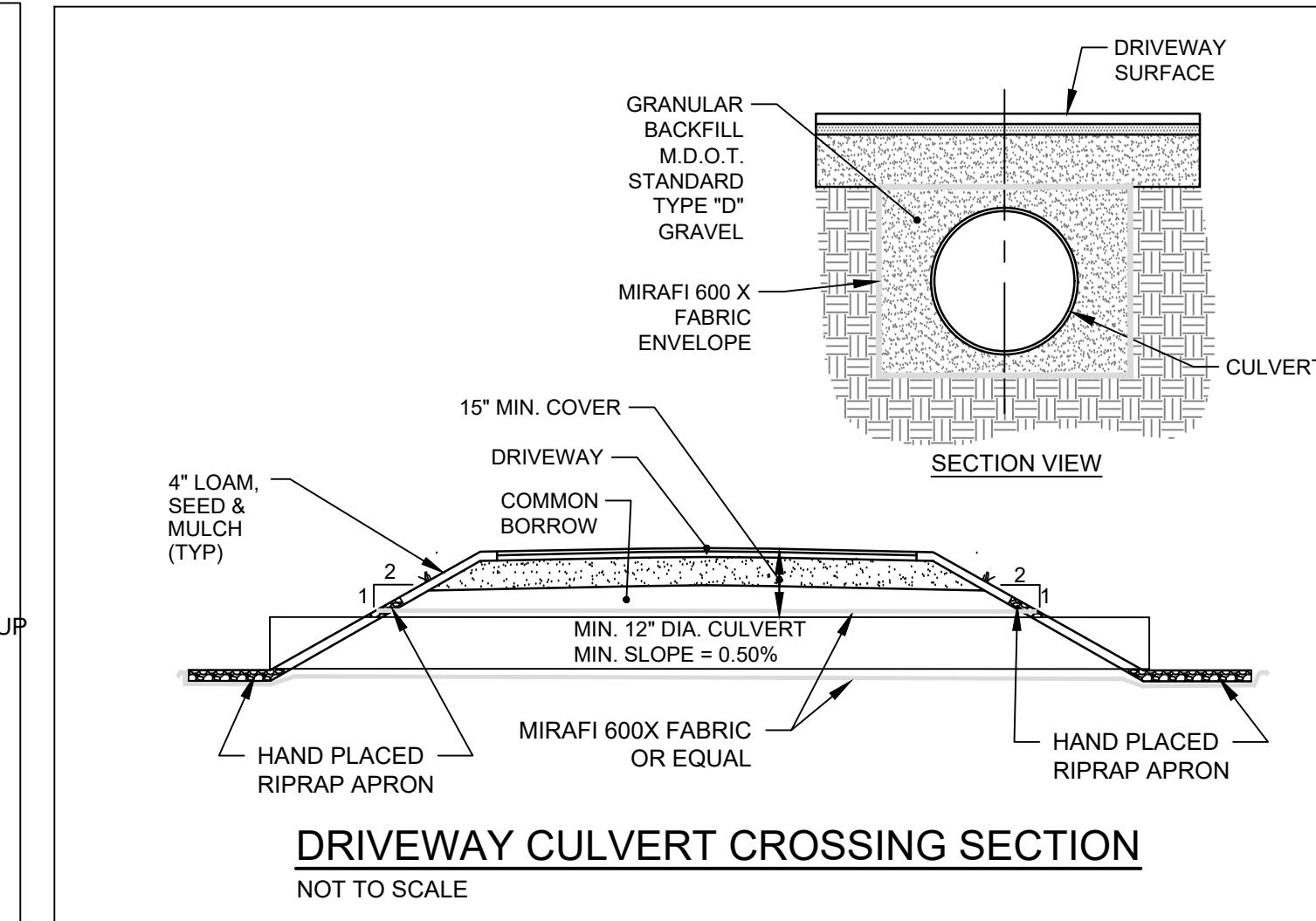
FOR ADDITIONAL INFORMATION PLEASE CONTACT ACF ENVIRONMENTAL  
 PH: 800-448-3636 / WWW.ACFENVIRONMENTAL.COM



BERM STONE SIZE	
SIEVE DESIGNATION	% BY WEIGHT PASSING SQUARE MESH SIEVES
12"	100
6"	84-100
3"	68-83
1"	42-55
#4	8-12

**STONE BERMED LEVEL LIP SPREADER**

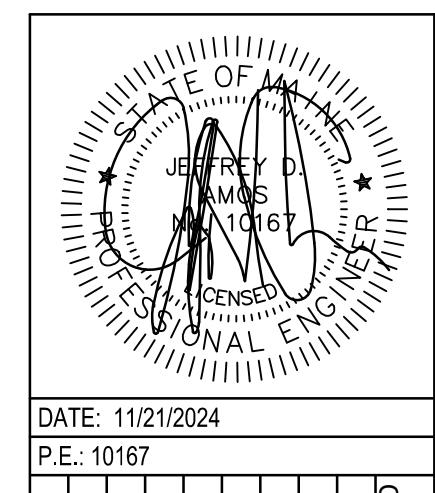
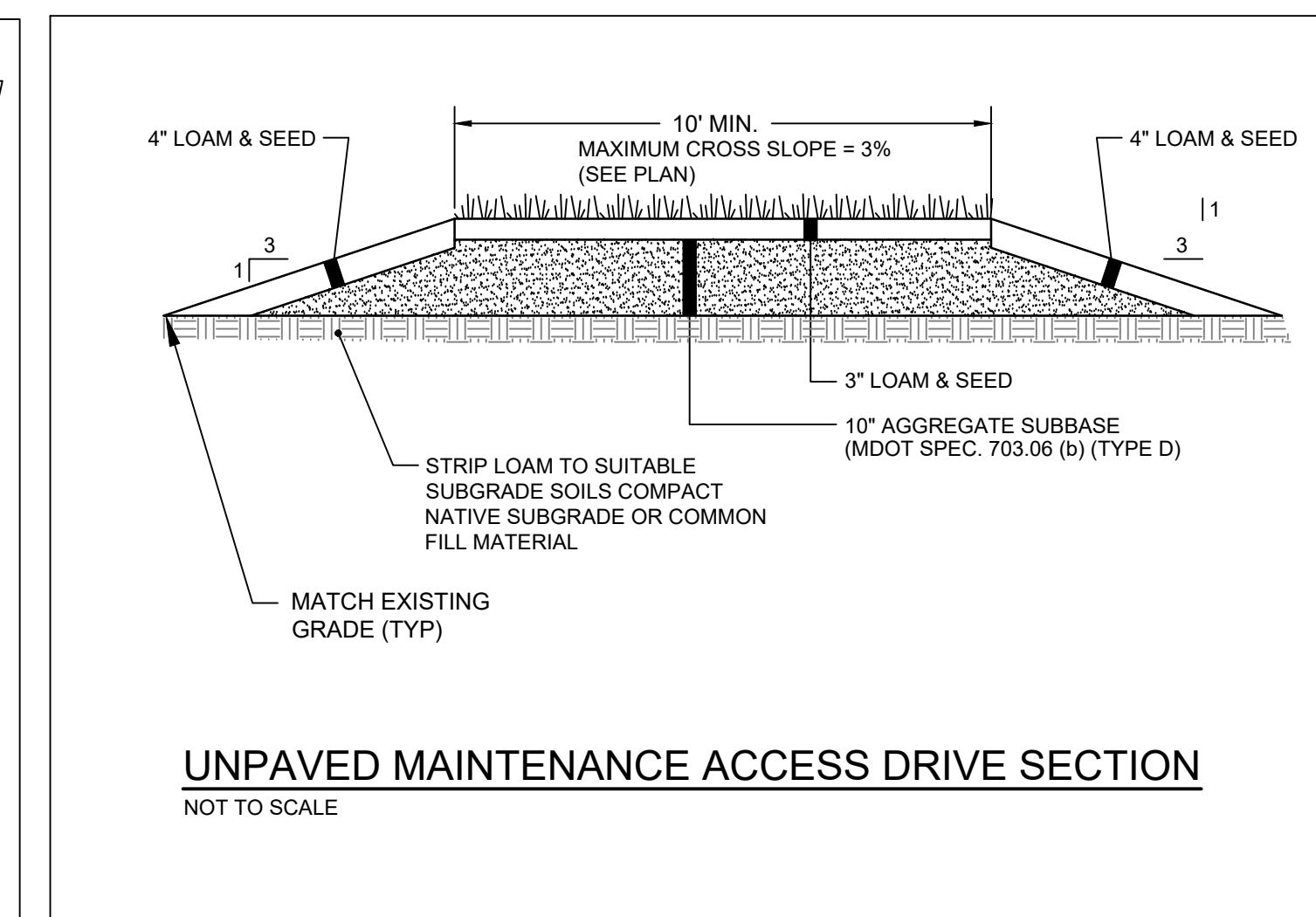
NOT TO SCALE



EMBANKMENT CONSTRUCTION:  
 1. CONSTRUCTION MATERIAL SHALL MEET M.D.O.T. SPECIFICATION 703.18.  
 2. PLACE BORROW MATERIAL IN 12" LIFTS COMPACTED TO 90% OF MAX. DENSITY.  
 3. LOAM, SEED, AND STABILIZE IN ACCORDANCE WITH SEDIMENTATION AND EROSION CONTROL PLAN.  
 4. REMOVE ORGANICS FROM BELOW DIVERSION BERM.

**DIVERSION BERM DETAIL**

NOT TO SCALE



PROJECT: AMENDED MAJOR SUBDIVISION CANADA HILL SUBDIVISION	SHEET TITLE: SITE DETAILS	CLIENT: CLARRA CHASE P.O. BOX 397 WESTBROOK, MAINE 04098
DATE: 11/21/2024	SCALE: NTS	DESIGNED: 11/21/2024
DESIGNED: 11/21/2024	FILE: 2065	JOB NO: 2065
FILE: C-4.1	SHEET: C-4.1	