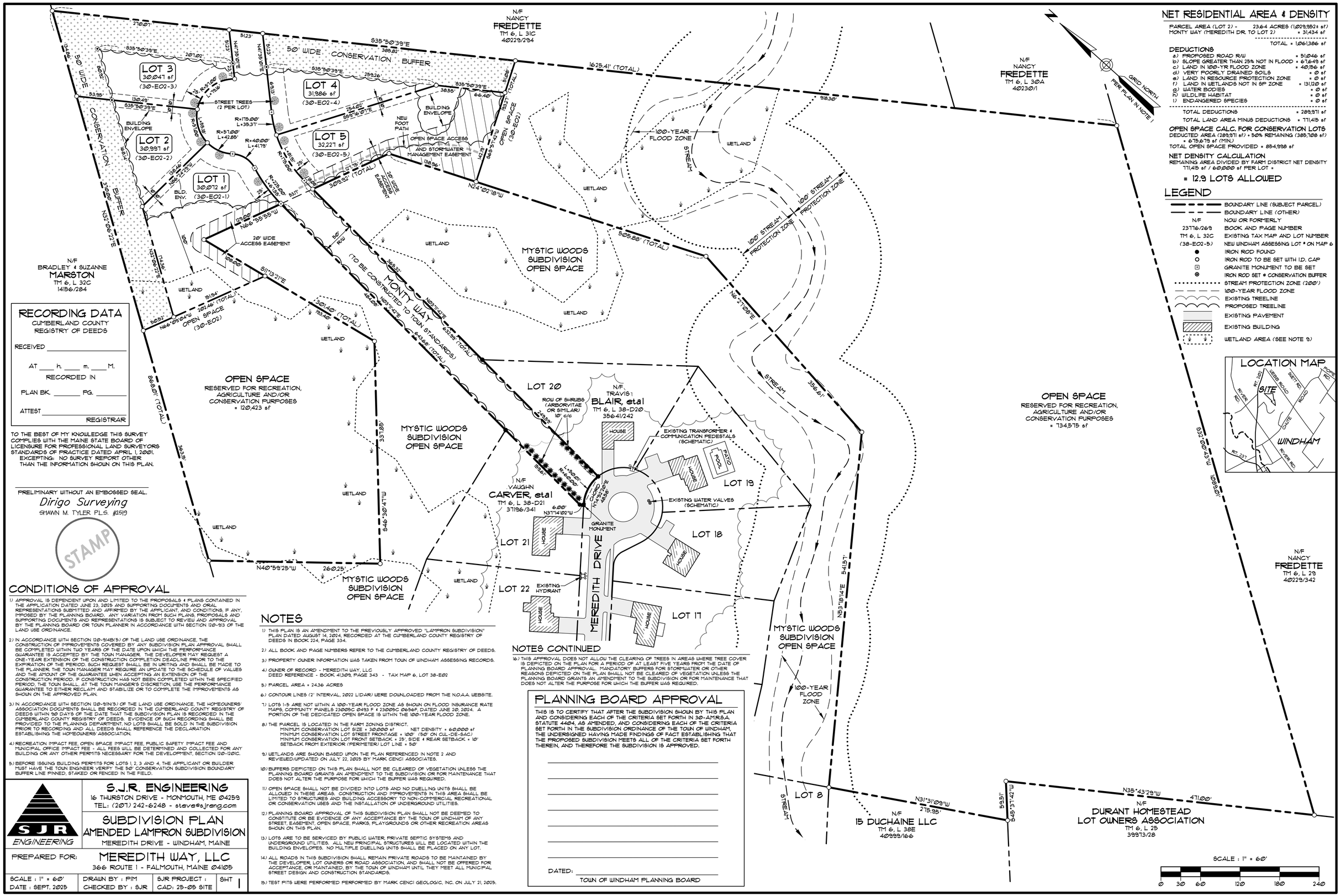


NET RESIDENTIAL AREA & DENSITY

PARCEL AREA (LOT 2) - 23.64 ACRES (1,029,952± sf)
MONTY WAY (MEREDITH DR. TO LOT 2) = 31,434 sf

TOTAL = 1,061,386 sf

DEDUCTIONS

a) PROPOSED ROAD R/W = 51,046 sf
b) SLOPE GREATER THAN 25% NOT IN FLOOD = 67,649 sf
c) LAND IN 100-YR FLOOD ZONE = 40,156 sf
d) VERY POORLY DRAINED SOILS = 0 sf
e) LAND IN RESOURCE PROTECTION ZONE = 0 sf
f) LAND IN WETLANDS NOT IN SP ZONE = 131,120 sf
g) WATER BODIES = 0 sf
h) WILDLIFE HABITAT = 0 sf
i) ENDANGERED SPECIES = 0 sf

TOTAL DEDUCTIONS = 289,971 sf
TOTAL LAND AREA MINUS DEDUCTIONS = 771,415 sf

OPEN SPACE CALC. FOR CONSERVATION LOTS

DEDUCTED AREA (289,971 sf) + 50% REMAINING (385,708 sf) = 675,679 sf (MIN.)
TOTAL OPEN SPACE PROVIDED = 854,938 sf

NET DENSITY CALCULATION

REMAINING AREA DIVIDED BY FARM DISTRICT NET DENSITY
771,415 sf / 60,000 sf PER LOT =

= 12.9 LOTS ALLOWED

LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER)
- N/F — NOW OR FORMERLY
- 23776/269 — BOOK AND PAGE NUMBER
- TM 6, L 32C — EXISTING TAX MAP AND LOT NUMBER
- (38-E02-5) — NEW WINDHAM ASSESSING LOT # ON MAP 6
- IRON ROD FOUND
- IRON ROD TO BE SET WITH I.D. CAP
- GRANITE MONUMENT TO BE SET
- IRON ROD SET @ CONSERVATION BUFFER
- STREAM PROTECTION ZONE (100')
- 100-YEAR FLOOD ZONE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING PAVEMENT
- EXISTING BUILDING
- WETLAND AREA (SEE NOTE 9)

RECORDING DATA

CUMBERLAND COUNTY
REGISTRY OF DEEDS

RECEIVED _____

AT ____ h. ____ m. ____ M.
RECORDED IN

PLAN BK. _____ PG. _____

ATTEST _____
REGISTRAR

TO THE BEST OF MY KNOWLEDGE THIS SURVEY COMPLIES WITH THE MAINE STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE DATED APRIL 1, 2001. EXCEPTING: NO SURVEY REPORT OTHER THAN THE INFORMATION SHOWN ON THIS PLAN.

PRELIMINARY WITHOUT AN EMBOSSED SEAL.

Dirigo Surveying
SHAWN M. TYLER PLS. #2519

STAMP

CONDITIONS OF APPROVAL

1) APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS & PLANS CONTAINED IN THE APPLICATION DATED JUNE 23, 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 AND SUPPORTING DOCUMENTS AND REPRESENTATIONS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR TOWN PLANNER IN ACCORDANCE WITH SECTION 120-913 OF THE LAND USE ORDINANCE.

2) IN ACCORDANCE WITH SECTION 120-934B(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. THE DEVELOPER MAY 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 SCHEDULE OF VALUES AND THE AMOUNT OF THE GUARANTEE WHEN ACCEPTING 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 STABILIZE OR TO COMPLETE THE IMPROVEMENTS AS SHOWN ON THE APPROVED PLAN.

3) IN ACCORDANCE WITH SECTION 120-931N(5) OF THE LAND USE ORDINANCE, THE HOMEOWNERS' ASSOCIATION DOCUMENTS SHALL BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN 30 DAYS OF THE DATE THAT THE SUBDIVISION PLAN IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS. EVIDENCE OF SUCH RECORDING SHALL BE PROVIDED TO THE PLANNING DEPARTMENT. NO LOTS SHALL BE SOLD IN THE SUBDIVISION PRIOR TO RECORDING AND ALL DEEDS SHALL REFERENCE THE DECLARATION ESTABLISHING THE HOMEOWNERS' ASSOCIATION.

4) RECREATION IMPACT FEE, OPEN SPACE IMPACT FEE, PUBLIC SAFETY IMPACT FEE AND MUNICIPAL OFFICE IMPACT FEE - ALL FEES WILL BE DETERMINED AND COLLECTED FOR ANY BUILDING OR ANY OTHER PERMITS NECESSARY FOR THE DEVELOPMENT, SECTION 120-1210C.

5) BEFORE ISSUING BUILDING PERMITS FOR LOTS 1, 2, 3 AND 4, THE APPLICANT OR BUILDER MUST HAVE THE TOWN ENGINEER VERIFY THE 50' CONSERVATION SUBDIVISION BOUNDARY BUFFER LINE PINNED, STAKED OR FENCED IN THE FIELD.

NOTES

1) THIS PLAN IS AN AMENDMENT TO THE PREVIOUSLY APPROVED "LAMPRON SUBDIVISION" PLAN DATED AUGUST 14, 2014, RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 224, PAGE 334.

2) ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

3) PROPERTY OWNER INFORMATION WAS TAKEN FROM TOWN OF WINDHAM ASSESSING RECORDS.

4) OWNER OF RECORD - MEREDITH WAY, LLC
DEED REFERENCE - BOOK 41309, PAGE 343 - TAX MAP 6, LOT 38-E02

5) PARCEL AREA = 24.36 ACRES

6) CONTOUR LINES (2' INTERVAL, 2022 LIDAR) WERE DOWNLOADED FROM THE N.O.A.A. WEBSITE.

7) LOTS 1-5 ARE NOT WITHIN A 100-YEAR FLOOD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAPS, COMMUNITY PANELS 23005C 0493 F & 23005C 0656F, DATED JUNE 20, 2024. A PORTION OF THE DEDICATED OPEN SPACE IS WITHIN THE 100-YEAR FLOOD ZONE.

8) THE PARCEL IS LOCATED IN THE FARM ZONING DISTRICT.
MINIMUM CONSERVATION LOT SIZE = 30,000 sf NET DENSITY = 60,000 sf
MINIMUM CONSERVATION LOT STREET FRONTAGE = 100' (50' ON CUL-DE-SAC)
MINIMUM CONSERVATION LOT FRONT SETBACK = 25', SIDE & REAR SETBACK = 10'
SETBACK FROM EXTERIOR (PERIMETER) LOT LINE = 50'

9) WETLANDS ARE SHOWN BASED UPON THE PLAN REFERENCED IN NOTE 2 AND REVIEWED/UPDATED ON JULY 22, 2025 BY MARK CENCI ASSOCIATES.

10) BUFFERS DEPICTED ON THIS 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.

11) 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 BUILDING ACCESSORY TO NON-COMMERCIAL RECREATIONAL OR CONSERVATION USES AND THE INSTALLATION OF UNDERGROUND UTILITIES.

12) PLANNING BOARD APPROVAL 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.

13) LOTS ARE TO BE SERVICED BY PUBLIC WATER, PRIVATE SEPTIC SYSTEMS AND UNDERGROUND UTILITIES. ALL NEW PRINCIPAL STRUCTURES WILL BE LOCATED WITHIN THE BUILDING ENVELOPES. NO MULTIPLE DWELLING UNITS SHALL BE PLACED ON ANY LOT.

14) 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.

15) TEST PITS WERE PERFORMED PERFORMED BY MARK CENCI GEOLOGIC, INC. ON JULY 21, 2025.

NOTES CONTINUED

16) THIS APPROVAL DOES NOT ALLOW THE CLEARING OF TREES 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.

PLANNING BOARD APPROVAL

THIS IS TO CERTIFY THAT AFTER THE SUBDIVISION SHOWN BY THIS PLAN AND CONSIDERING EACH OF THE CRITERIA SET FORTH IN 30-A,M.R.S.A. STATUTE 4404, AS AMENDED, AND CONSIDERING EACH OF THE CRITERIA SET FORTH IN THE SUBDIVISION ORDINANCE OF THE TOWN OF WINDHAM, THE UNDERSIGNED HAVING MADE FINDINGS OF FACT ESTABLISHING THAT THE PROPOSED SUBDIVISION MEETS ALL OF THE CRITERIA SET FORTH THEREIN, AND THEREFORE THE SUBDIVISION IS APPROVED.

_____

_____

_____

_____

_____

_____

_____

DATED: _____

TOWN OF WINDHAM PLANNING BOARD

SJR ENGINEERING

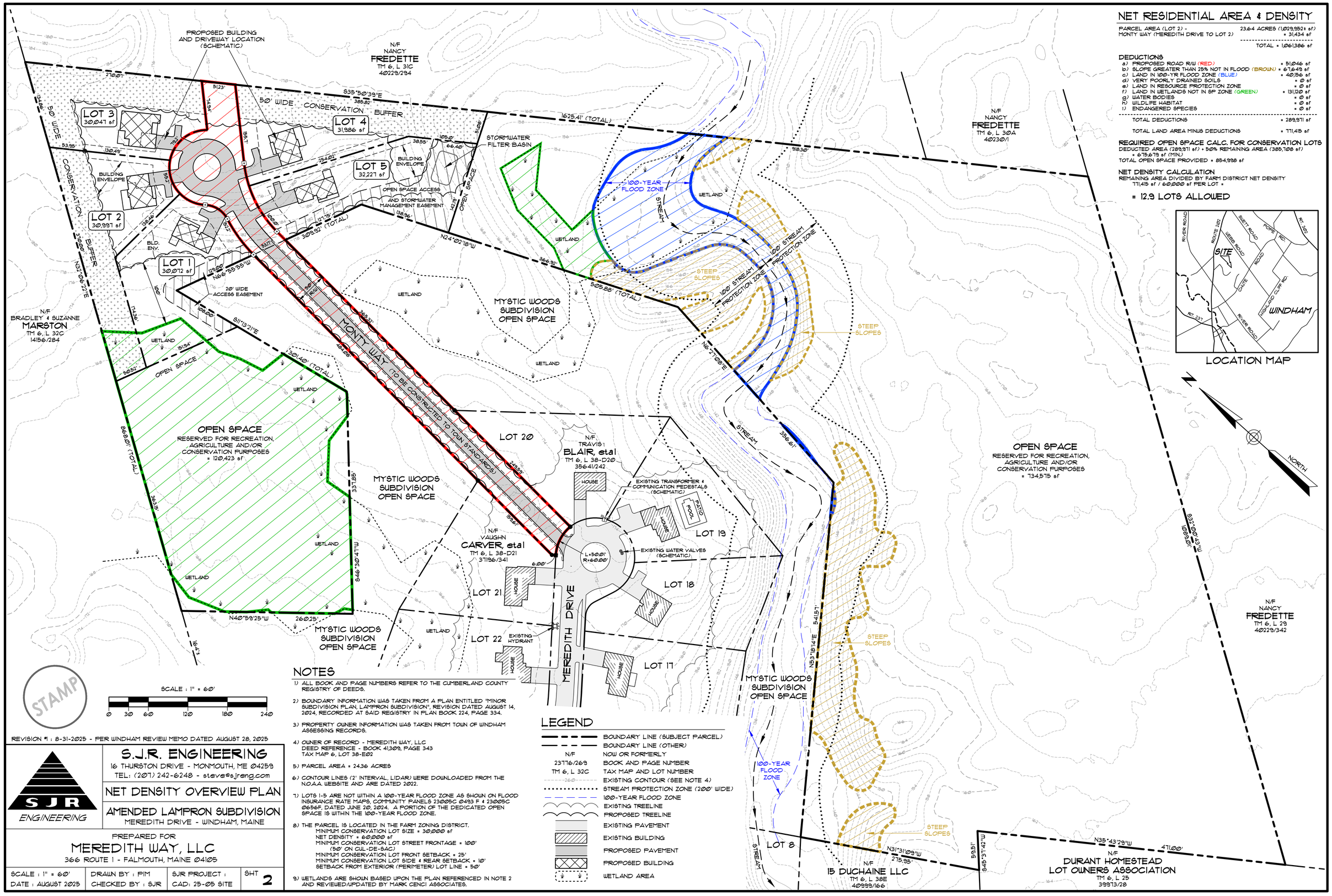
S.J.R. ENGINEERING
16 THURSTON DRIVE - MONMOUTH, ME 04259
TEL: (207) 242-6248 - steve@sjreng.com

SUBDIVISION PLAN
AMENDED LAMPRON SUBDIVISION

MEREDITH DRIVE - WINDHAM, MAINE

PREPARED FOR: **MEREDITH WAY, LLC**
366 ROUTE 1 - FALMOUTH, MAINE 04105

SCALE : 1" = 60'	DRAWN BY : PIM	SJR PROJECT :	SHT
DATE : SEPT. 2025	CHECKED BY : SJR	CAD: 25-05 SITE	1



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TOTAL LAND AREA MINUS DEDUCTIONS	= 771,415 sf

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REMAINING AREA DIVIDED BY FARM DISTRICT NET DENSITY
771,415 sf / 60,000 sf PER LOT =

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2) BOUNDARY INFORMATION WAS TAKEN FROM A PLAN ENTITLED "MINOR SUBDIVISION PLAN, LAMPRON SUBDIVISION", REVISION DATED AUGUST 14, 2024, RECORDED AT SAID REGISTRY IN PLAN BOOK 224, PAGE 334.

3) PROPERTY OWNER INFORMATION WAS TAKEN FROM TOWN OF WINDHAM ASSESSING RECORDS.

4) OWNER OF RECORD - MEREDITH WAY, LLC
DEED REFERENCE - BOOK 41,309, PAGE 343
TAX MAP 6, LOT 38-E02

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LEGEND

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	BOUNDARY LINE (OTHER)
N/F	NOW OR FORMERLY
23776/269	BOOK AND PAGE NUMBER
TM 6, L 32C	TAX MAP AND LOT NUMBER
260	EXISTING CONTOUR (SEE NOTE 4)
	STREAM PROTECTION ZONE (200' WIDE)
	100-YEAR FLOOD ZONE
	EXISTING TREELINE
	PROPOSED TREELINE
	EXISTING PAVEMENT
	EXISTING BUILDING
	PROPOSED PAVEMENT
	PROPOSED BUILDING
	WETLAND AREA

REVISION #1 : 8-31-2025 - PER WINDHAM REVIEW MEMO DATED AUGUST 28, 2025

S.J.R. ENGINEERING
16 THURSTON DRIVE - MONMOUTH, ME 04259
TEL: (207) 242-6248 - steve@sjreng.com

NET DENSITY OVERVIEW PLAN

AMENDED LAMPRON SUBDIVISION

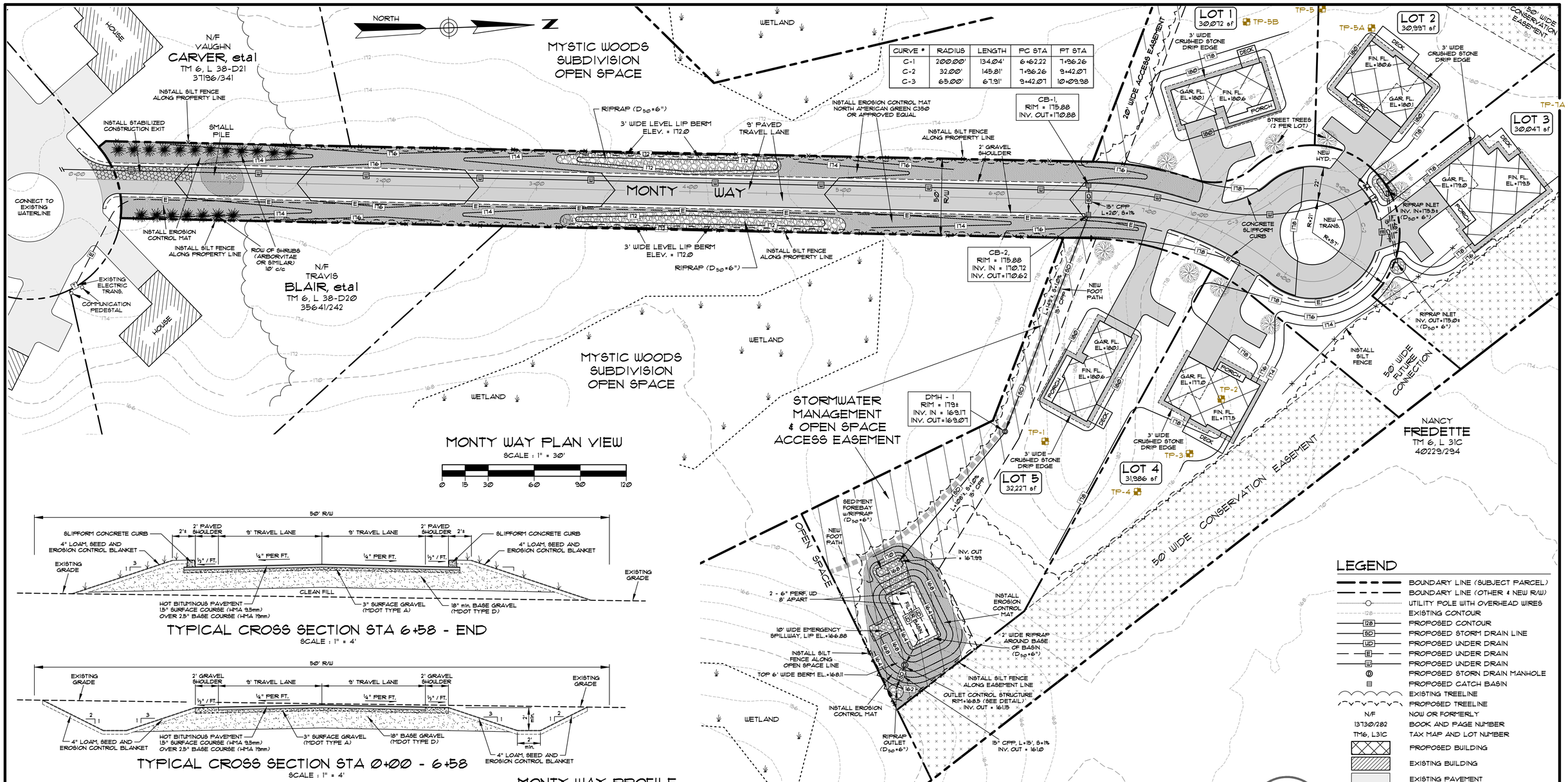
MEREDITH DRIVE - WINDHAM, MAINE

PREPARED FOR

MEREDITH WAY, LLC

366 ROUTE 1 - FALMOUTH, MAINE 04105

SCALE : 1" = 60'	DRAWN BY : PIM	SJR PROJECT :	SHT
DATE : AUGUST 2025	CHECKED BY : SJR	CAD: 25-05 SITE	2



MONTY WAY PLAN VIEW

SCALE : 1" = 30'

0 15 30 60 90 120

TYPICAL CROSS SECTION STA 6+58 - END

SCALE : 1" = 4'

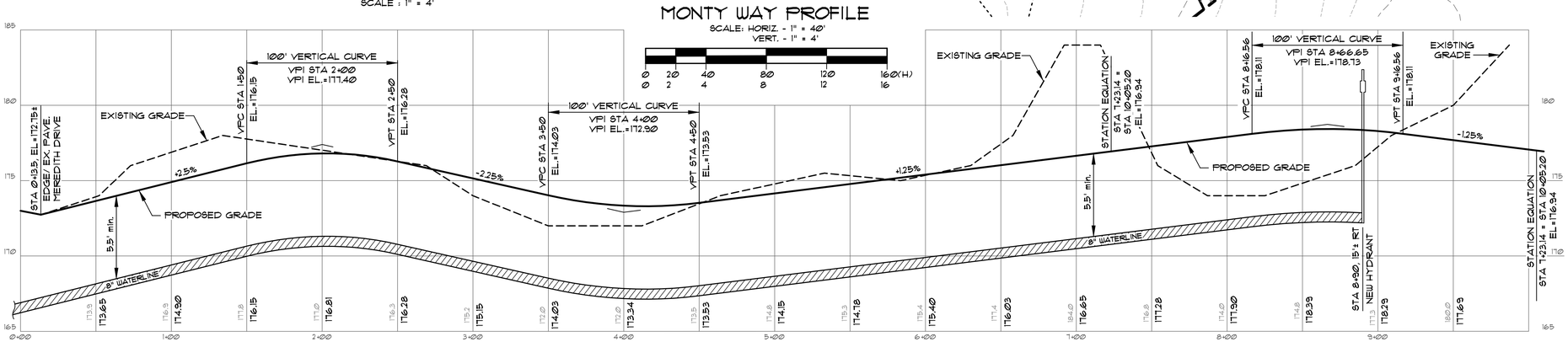
TYPICAL CROSS SECTION STA 0+00 - 6+58

SCALE : 1" = 4'

MONTY WAY PROFILE

SCALE: HORIZ. - 1" = 40'
VERT. - 1" = 4'

0 20 40 80 120 160(H)
0 2 4 8 12 16



LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER & NEW R/W)
- UTILITY POLE WITH OVERHEAD WIRES
- 128 EXISTING CONTOUR
- 128 PROPOSED CONTOUR
- SD PROPOSED STORM DRAIN LINE
- UD PROPOSED UNDER DRAIN
- E PROPOSED UNDER DRAIN
- W PROPOSED UNDER DRAIN
- PROPOSED STORN DRAIN MANHOLE
- PROPOSED CATCH BASIN
- EXISTING TREELINE
- PROPOSED TREELINE
- N/F NOW OR FORMERLY
- 13730/282 BOOK AND PAGE NUMBER
- TM6, L31C TAX MAP AND LOT NUMBER
- PROPOSED BUILDING
- EXISTING BUILDING
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- TP-3 2025 TEST PIT BY MARK CENCI
- INSTALL EROSION CONTROL MAT
- INSTALL SILT FENCE

STAMP

REVISION #1 : 8-31-2025 - PER WINDHAM REVIEW MEMO DATED AUGUST 28, 2025

S.J.R. ENGINEERING
16 THURSTON DRIVE - MONMOUTH, ME 04259
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SJR ENGINEERING

PLAN AND PROFILE
MONTY WAY
AMENDED LAMPRON SUBDIVISION

MEREDITH DRIVE - WINDHAM, MAINE

PREPARED FOR

MEREDITH WAY, LLC

366 ROUTE 1 - FALMOUTH, MAINE 04105

SCALE : AS NOTED	DRAWN BY : PIM	SJR PROJ. :	SHT
DATE : AUG. 2025	CHECKED BY : SJR	CAD: 25-05 SITE	3

STORMWATER CONSTRUCTION OVERSIGHT NOTES

THE CONTRACTOR SHALL RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER TO INSPECT THE CONSTRUCTION AND STABILIZATION OF ALL STORMWATER MANAGEMENT STRUCTURES TO BE BUILT AS PART OF THIS PROJECT. IF NECESSARY, THE INSPECTING ENGINEER WILL INTERPRET THE CONSTRUCTION PLANS FOR THE CONTRACTOR. ONCE ALL STORMWATER MANAGEMENT STRUCTURES ARE CONSTRUCTED AND STABILIZED, THE INSPECTING ENGINEER SHALL NOTIFY THE TOWN OF WINDHAM AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION IN WRITING WITHIN 30 DAYS TO STATE THAT THE STRUCTURES HAVE BEEN COMPLETED. ACCOMPANYING THE ENGINEER'S NOTIFICATION SHALL BE A COPY OF THE TEST RESULTS FOR ANY SOIL FILL, AGGREGATE OR MULCH MATERIALS USED IN THE CONSTRUCTION OF THE STORMWATER MANAGEMENT STRUCTURES AND A LOG OF THE ENGINEER'S INSPECTIONS GIVING THE DATE OF EACH INSPECTION, THE TIME OF EACH INSPECTION AND THE TIME INSPECTED ON EACH VISIT.

VEGETATED UNDERDRAINED SOIL FILTER BASINS

CONSTRUCTION INSPECTIONS - AT A MINIMUM, THE PROFESSIONAL ENGINEER'S INSPECTION SHALL OCCUR AFTER FOUNDATION SOIL PREPARATION BUT PRIOR TO PLACEMENT OF THE EMBANKMENT FILL, AFTER THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED, AFTER THE PIPE BEDDING IS PLACED BUT PRIOR TO THE PLACEMENT OF THE FILTER MEDIA, AND AFTER THE FILTER MEDIA HAS BEEN PLACED AND THE FILTER SURFACE SEEDED.

TESTING AND SUBMITTALS - ALL THE SOIL, MULCH, AND AGGREGATE USED FOR THE CONSTRUCTION OF THE VEGETATED UNDERDRAINED SOIL FILTER BASIN SHALL BE CONFIRMED AS SUITABLE BY TESTING. THE CONTRACTOR SHALL IDENTIFY THE SOURCE OF EACH MATERIAL AND OBTAIN SAMPLES FROM EACH MATERIAL FOR TESTING. ALL TESTING SHALL BE DONE BY A CERTIFIED LABORATORY. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLETION OF THE FOLLOWING SAMPLING AND TESTING BEFORE THE FILL OR AGGREGATE IS PLACED AS PART OF THE VEGETATED UNDERDRAINED SOIL FILTER BASIN'S CONSTRUCTION.

OBTAIN A SAMPLE OF THE FILTER MEDIA CONSISTING OF A BLEND OF SAND, TOPSOIL AND WOOD FIBER MULCH (OR OTHER APPROVED ORGANIC SOURCE). THE SAMPLE MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE. THE SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY. PERFORM ANALYSES OF THE BLENDED FILTER MEDIA SHOWING IT HAS 8% TO 12% BY WEIGHT PASSING THE #200 SIEVE AS DETERMINED BY ASTM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COURSE AGGREGATES 1996A), HAS A CLAY CONTENT OF LESS THAN 2% AND HAS AN ORGANIC MATTER CONTENT OF NO LESS THAN 10% BY DRY WEIGHT.

IF THE UNDERDRAIN PIPES WILL BE BEDDED IN GRAVEL, OBTAIN A SAMPLE OF THE GRAVEL FILL TO BE USED FOR THE PIPE BEDDING. THE SAMPLE MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PIT FACE. THE SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY. PERFORM A SIEVE ANALYSIS CONFORMING TO ASTM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COURSE AGGREGATES 1996A) OF THE GRAVEL TO BE USED FOR THE UNDERDRAIN PIPE BEDDING. THE GRAVEL FILL MUST CONFORM TO MEDOT SPECIFICATION 703.22 UNDERDRAIN TYPE B.

IF THE UNDERDRAIN PIPE WILL BE BEDDED IN CRUSHED STONE, OBTAIN A SAMPLE OF THE CRUSHED STONE TO BE USED FOR THE PIPE BEDDING. THE SAMPLE MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE. THE SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY. PERFORM A SIEVE ANALYSIS CONFORMING TO ASTM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COURSE AGGREGATES 1996A) OF THE CRUSHED STONE TO BE USED FOR THE UNDERDRAIN PIPE BEDDING. THE CRUSHED STONE FILL MUST CONFORM TO MEDOT SPECIFICATION 703.22 UNDERDRAIN TYPE C.

SOIL FILTER NOTES

THE SOIL FILTER IS PART OF A TOWN OF WINDHAM PERMIT. CONSTRUCTION SHALL FOLLOW CURRENT MAINE DEP GUIDELINES WHICH INCLUDE APPROVAL OF MATERIAL PRIOR TO PLACEMENT AND CONSTRUCTION OVERSIGHT BY THE DESIGN ENGINEER.

SUBMIT SAMPLES AND GRADATIONS FOR EACH MATERIAL TO BE USED. PROVIDE EXPECTED DESIGN MIX. PERFORM AND PROVIDE STANDARD PROCTOR ON COMBINED MIXTURE AS WELL AS A PERMEABILITY TEST.

SCARIFY TO LOOSEN EXISTING SOIL AT LEAST 8" PRIOR TO LAYING FIRST LAYER OF THE SOIL FILTER SECTION.

MAXIMUM SPACING OF UNDERDRAIN PIPING IS 10' O.C. END CAPS SHALL BE INSTALLED ON ALL UNDER DRAIN PIPES.

AFTER APPROVAL OF MATERIAL, PLACE FILTER MEDIA IN TWO LIFTS WITH LOW WEIGHT VEHICLES TO 90-92% STANDARD PROCTOR.

PROVIDE 2" OF BARK MULCH OR EROSION CONTROL MIX ON TOP OF THE FILTER BED UNTIL THE SITE HAS PROPOSED HARDSCAPE PLACED AND HAS VEGETATION WELL ESTABLISHED EVERYWHERE ELSE. ONCE THE SITE IS STABILIZED, REMOVE THE MULCH AND ACCUMULATED SEDIMENT FROM THE FILTER AND ESTABLISH VEGETATION PER THE FILTER BED SEEDING PLAN.

PRIOR TO TURNING OVER TO OWNER, REMOVE SEDIMENT AND DEBRIS FROM FILTER SURFACE, OVERFLOW WEIR, INSIDE OVERFLOW STRUCTURE AND DISCHARGE PIPE.

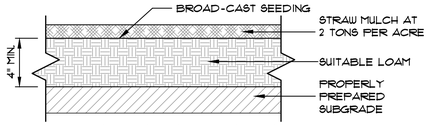
SOIL FILTER MEDIA SPECIFICATIONS *

FILTER MEDIA	SAND	TOPSOIL	MULCH
MIXTURE BY VOL.	50% (±5%)	25% (±5%)	25% (±5%)
SPECIFICATION	MEDOT SPEC. #703.01 FINE AGGREGATE FOR CONCRETE	USDA LOAMY SANDY TOPSOIL	WOODY FIBER & MODERATELY FINE, SHREDDED BARK SUPERHUMUS OR EQUAL, ADJUSTED FOR MINERAL SOIL CONTENT WITH LESS THAN 5% PASSING THE #200 SIEVE
GRADATION			
SIEVE SIZE	% BY WEIGHT	% BY WEIGHT	% BY WEIGHT
3/8"	100	-	-
4	90-100	75-95	-
8	80-100	-	-
10	-	60-90	-
16	50-85	-	-
30	25-60	-	-
40	-	35-85	-
60	10-30	-	-
100	2-10	-	-
200	0-5	15-25	-
200 CLAY	< 2% **	< 2% **	< 2% **

* FOR GRASSED UNDERDRAINED SOIL FILTER BMP, PER THE MAINE DEP VOLUME III : BMP's TECHNICAL DESIGN MANUAL, MAY 2014

** COMBINED MIXTURE CLAY CONTENT SHALL NOT EXCEED 2%

NOTE: THE SOIL FILTER SHALL DRAIN IN NO LESS THAN 24 hrs BUT NOT MORE THAN 48 hrs.

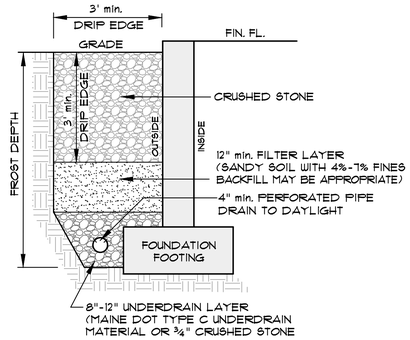


PLACE LOAM & SEED ON ALL DISTURBED AREAS NOT TO BE RIP RAPPED OR GRAVELED

PERMANENT SEED MIX	APPLICATION RATE
	lbs/1000 sf
KENTUCKY BLUEGRASS	.46
CREEPING RED FESCUE	.46
PERENNIAL RYEGRASS	.11
TOTAL SEED RATE	1.03

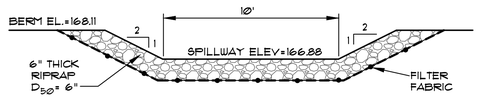
LOAM & SEED DETAIL

NOT TO SCALE



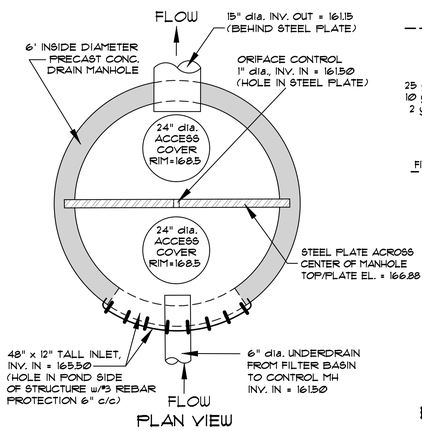
STONE DRIP EDGE DETAIL

NOT TO SCALE

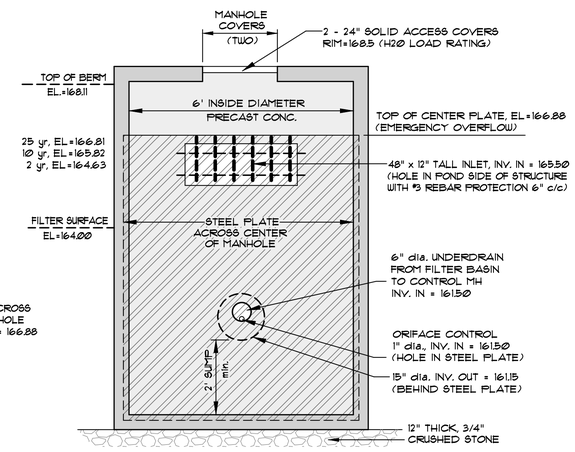


FILTER BASIN EMERGENCY SPILLWAY DETAIL

NOT TO SCALE



PLAN VIEW



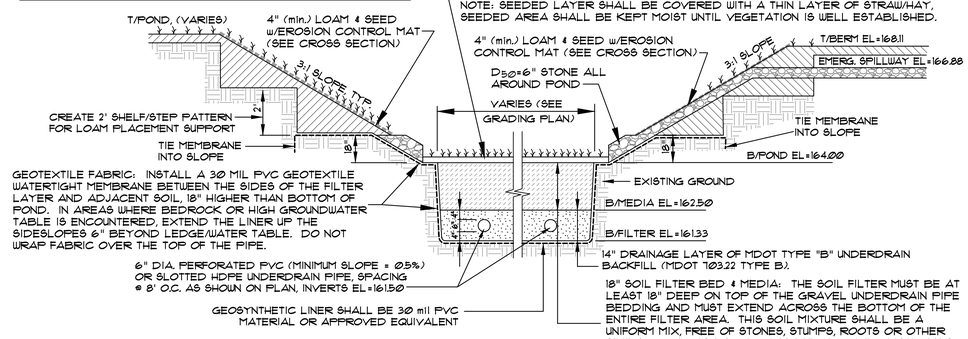
ELEVATION VIEW FROM INLET SIDE OF STRUCTURE

FILTER BASIN OUTLET CONTROL STRUCTURE DETAIL

(NOT TO SCALE)

NOTE:
FILTER POND SOIL FILTER DETAILS DEPICTS ELEVATIONS AT THE BOTTOM PERIMETER OF THE POND AND NOT THE LOW POINT OF THE POND. SEE SITE PLAN GRADING AND SECTION FOR LOW POINT OF ELEVATION (TYPICALLY NEAR THE CONTROL STRUCTURE)

VEGETATION: THE SOIL FILTER SURFACE MUST BE PLANTED WITH 2" SANDY LOAM & SEEDED WITH MIXTURE SHOWN BELOW:
CREEPING RED FESCUE - 15 lbs/ACRE
BIRDSFOOT TREFOIL - 8 lbs/ACRE
REDTOP OR CLOVER - 5 lbs/ACRE
TOTAL - 48 lbs/ACRE
TALL FESCUE - 15 lbs/ACRE
PERENNIAL RYE GRASS - 5 lbs/ACRE
NOTE: SEEDED LAYER SHALL BE COVERED WITH A THIN LAYER OF STRAW/HAY, SEEDED AREA SHALL BE KEPT MOIST UNTIL VEGETATION IS WELL ESTABLISHED.



SOIL FILTER POND DETAIL

NOT TO SCALE

GENERAL NOTES

1) SEE SHEETS 1 & 2 FOR SITE SPECIFIC NOTES.

2) THE CONTRACT WORK TO BE PERFORMED ON THIS PROJECT CONSISTS OF FURNISHING ALL REQUIRED LABOR, MATERIALS, EQUIPMENT, IMPLEMENTS, PARTS AND SUPPLIES NECESSARY FOR OR APPURTENANT TO, THE INSTALLATION OF CONSTRUCTION IMPROVEMENTS IN ACCORDANCE WITH THESE DRAWINGS AND AS FURTHER ELABORATED IN ANY ACCOMPANYING SPECIFICATIONS.

3) THE WORK SHALL BE PERFORMED IN A THOROUGH WORKMANLIKE MANNER. ALL CONTRACTORS TO CONFORM TO ALL APPLICABLE OSHA STANDARDS. ANY REFERENCE TO A SPECIFICATION OR DESIGNATION OF THE AMERICAN SOCIETY FOR TESTING MATERIALS, FEDERAL SPECIFICATIONS, OR OTHER STANDARDS, CODES OR ORDERS, REFERS TO THE MOST RECENT OR LATEST SPECIFICATION OR DESIGNATION.

4) ALL CONSTRUCTION WITHIN THE TOWN OF WINDHAM RIGHT OF WAY SHALL COMPLY WITH TOWN PUBLIC WORKS STANDARDS. ALL UTILITY CONSTRUCTION SHALL CONFORM TO RESPECTIVE UTILITY STANDARDS.

5) THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY THE TOWN OF WINDHAM PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE TOWN OF WINDHAM AND/OR MDOT, REQUIRED TO PERFORM ALL THE WORK (STREET OPENINGS, BUILDING PERMIT, ETC.). THE CONTRACTOR SHALL POST ALL BONDS AS REQUIRED, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.

6) PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR IS TO INFORM ALL AREA UTILITY COMPANIES AND GOVERNMENTAL AGENCIES OF PLANNED CONSTRUCTION. THE SITE CONTRACTOR IS REQUIRED TO CONTACT DIG-SAFE (811) AT LEAST 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION TO VERIFY ALL UNDERGROUND AND OVERHEAD UTILITY LOCATIONS.

7) THE PROJECT DRAWINGS ARE GENERALLY SCHEMATIC AND INDICATE THE POSSIBLE LOCATION OF EXISTING UNDERGROUND UTILITIES. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY MAPS, MUNICIPAL RECORD MAPS, AND FIELD SURVEY. IT IS NOT GUARANTEED TO BE CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SERVICES, WHEN THOSE SERVICES ARE TO BE LEFT IN PLACE. THE CONTRACTOR IS TO PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING THE EXCAVATING AND BACKFILLING OPERATIONS. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED UTILITIES BE FOUND, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.

8) OSHA REGULATIONS MAKE IT UNLAWFUL TO OPERATE CRANES, BOOMS, HOISTS, ETC. WITHIN TEN FEET (10') OF ANY ELECTRIC LINE. IF THE CONTRACTOR MUST OPERATE CLOSER THAN 10', THE CONTRACTOR MUST CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS BEFORE ENCROACHING ON THIS REQUIREMENT.

9) IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLANS, APPROVALS, AND DETAILS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL THE SITE CONDITIONS IN THE FIELD AND CONTACT THE DESIGN ENGINEER IF THERE ARE ANY DISCREPANCIES REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT AN APPROPRIATE REVISION CAN BE MADE PRIOR TO BIDDING.

10) ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED IN WRITING BY THE OWNER, DESIGN ENGINEER, AND APPROPRIATE GOVERNMENTAL AGENCY PRIOR TO INSTALLATION.

11) THE CONTRACTOR SHALL RESTORE ALL UTILITY STRUCTURES, PIPE, UTILITIES, PAVEMENT, CURBS, SIDEWALKS, AND LANDSCAPED AREAS DISTURBED BY CONSTRUCTION TO AS GOOD AS BEFORE BEING DISTURBED AS DETERMINED BY THE TOWN OF WINDHAM CEO. ANY DAMAGES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

12) TRAFFIC CONTROL MEASURES SHALL BE UTILIZED IN ACCORDANCE WITH MAINE DOT STANDARDS. THE CONTRACTOR SHALL PROVIDE, MAINTAIN AND PROTECT TRAFFIC CONTROL DEVICES TO THE EXTENT REQUIRED BY LAW FOR THE PROTECTION OF THE PUBLIC CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, AND UNIFORMED TRAFFIC CONTROL PERSONNEL AS REQUIRED OR ORDERED BY THE DESIGN ENGINEER OR CODE ENFORCEMENT PERSONNEL. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE TOWN . PAVEMENT MARKINGS SHALL BE FAST DRYING TYPE IN ACCORDANCE WITH MDOT SPECIFICATIONS. TWELVE INCH (12") WIDE STOP BAR AND FOUR INCH (4") WIDE STRIPES SHALL BE LOCATED AS SHOWN ON THE PLANS.

13) THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL PRODUCT, MATERIALS AND PLANT SPECIFICATIONS TO THE OWNER AND DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 10 WORKING DAYS FOR REVIEW.

14) THE CONTRACTOR SHALL RETAIN AN INDEPENDENT TESTING LABORATORY FOR SOIL AND PAVEMENT MATERIALS AND COMPACTION TESTING AT NO COST TO THE OWNER. RESULTS OF THE TESTING ARE TO BE SUPPLIED TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH ANY RECONSTRUCTION AND RE-TESTING OF UNSATISFACTORY SOILS.

15) ALL EXCAVATION SHALL BE BACKFILLED TO EXISTING GRADE BEFORE THE END OF THE DAY OR ADEQUATELY PROTECTED FROM DANGER TO HUMANS AND ANIMALS.

16) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE OWNER WILL PROVIDE A BENCH MARK AT THE CONSTRUCTION SITE FROM WHICH TO BEGIN LAYOUT.

17) THE CONTRACTOR SHALL FURNISH ELECTRICAL POWER, WATER, AND SANITARY FACILITIES FOR HIS EXCLUSIVE USE AT THE CONSTRUCTION SITE SHOULD THE CONTRACTOR DEEM THIS ESSENTIAL FOR THE PROPER PERFORMANCE OF THE CONTRACT.

18) WORK MAY PROGRESS MONDAY THROUGH FRIDAY 7:00 AM TO 5:00 PM. WORK AT OTHER TIMES MAY PROCEED UPON WRITTEN APPROVAL BY THE OWNER AND THE TOWN OF WINDHAM. THE CONTRACTOR SHALL BE REQUIRED TO CONFORM WITH ALL RULES AND REGULATIONS SET FORTH IN THE CITY LAND USE ORDINANCE REGULATIONS.

19) THE CONTRACTOR SHALL GUARANTEE THE FAITHFUL REMEDY OF ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP AND GUARANTEES PAYMENT FOR ANY RESULTING DAMAGE WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT.

20) THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.

21) A PRE-CONSTRUCTION CONFERENCE WITH THE OWNER, DESIGNERS, TOWN OFFICIALS AND CONTRACTOR SHALL BE REQUIRED BEFORE ANY CONSTRUCTION OCCURS ON THE PROJECT. DURING CONSTRUCTION, THERE SHALL BE WEEKLY PROGRESS MEETINGS WITH THE OWNER (ON SITE OR TELECONFERENCE) UNTIL PROJECT COMPLETION.

22) PROPER IMPLEMENTATION AND MAINTENANCE OF EROSION CONTROL MEASURES ARE OF PARAMOUNT IMPORTANCE FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ONSITE INSPECTIONS OF THE OWNER, THEIR REPRESENTATIVES, OR STATE/LOCAL/ FEDERAL INSPECTORS AT NO ADDITIONAL COST TO THE OWNER.

23) ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE THEIR OWN MATERIAL SCHEDULES BASED UPON PLAN REVIEW.ALL SCHEDULES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING THE WORK. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MDOT STANDARD SPECIFICATIONS, LATEST REVISION.

LAYOUT NOTES

1) ALL STREET RELATED SIGNS TO BE INSTALLED ARE TO MEET ALL REQUIREMENTS AND STANDARDS OF THE MDOT AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

2) PROPERTY LINE AND RIGHT OF WAY MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTORS EXPENSE BY A MAINE PROFESSIONAL LAND SURVEYOR.

STAMP

REV:	BY:	DATE:	CHANGES:
1	SJR	8-31-2025	PER WINDHAM REVIEW MEMO DATED AUGUST 28, 2025

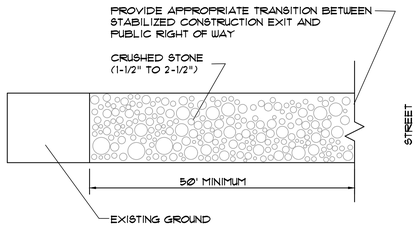
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SJR ENGINEERING, INC.

SJR ENGINEERING, INC.
16 THURSTON DRIVE
MONMOUTH, MAINE 04259
(207) 242-6248 tel
steve@sjreng.com
SJR ENGINEERING

CONSTRUCTION NOTES & DETAILS
AMENDED LAMPRON SUBDIVISION
MEREDITH DRIVE - WINDHAM, MAINE
PREPARED FOR
MEREDITH WAY, LLC
366 ROUTE 1 - FALMOUTH, MAINE 04105

DATE	PROJECT
AUGUST 2025	2024-05
DRAWN BY	SCALE
SJR	N.T.S.

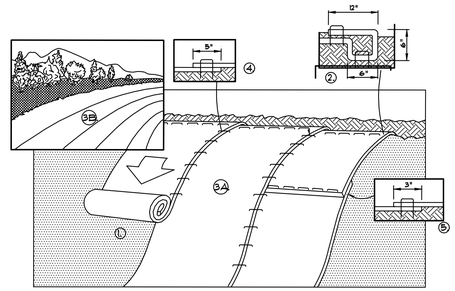
SHEET 4



1. STONE SIZE - AASHTO DESIGNATION M 43, SIZE #2 (2½" - 1½") USE CRUSHED STONE
2. LENGTH - AS EFFECTIVE BUT NOT LESS THAN 50'
3. THICKNESS - NOT LESS THAN 6"
4. WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS
5. WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY, WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS, OR OTHER APPROVED METHODS.
6. MAINTENANCE - THE STABILIZED CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURED USES TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION EXIT DETAIL

NOT TO SCALE

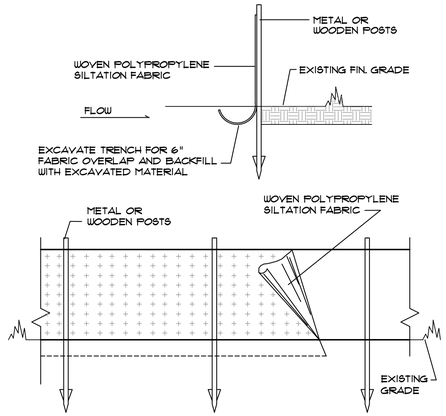


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROX. 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

USE NORTH AMERICAN GREEN C350 EROSION CONTROL BLANKET OR APPROVED EQUAL

EROSION CONTROL BLANKET DETAIL

NOT TO SCALE



NOTES

REFERENCE IS MADE TO THE BEST MANAGEMENT PRACTICE FOR EROSION AND SEDIMENT CONTROL:

SILT FENCE DETAIL

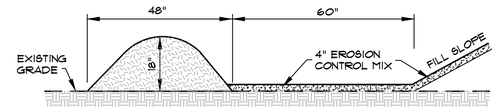
NOT TO SCALE

THE FILTER BERM SHALL CONSIST OF A WOOD WASTE COMPOST/BARK MULCH MIX OR RECYCLED COMPOSTED BARK FLUME GRIT AND FRAGMENTED WOOD GENERATED FROM WATER FLUME LOG HANDLING SYSTEMS. COMPARABLE COMPOSTED MIXES CAN BE USED UPON WRITTEN APPROVAL OF THE ENGINEER.

THE MIX SHALL CONFORM TO THE FOLLOWING: pH BETWEEN 5.0-8.0, PARTICLE SIZE - 100% PASSING THROUGH A 6" SCREEN AND 80% RETAINED ON A ¾" SCREEN, SOLUBLE SALTS CONTENT SHALL BE LESS THAN 4.0 mmhos/cm.

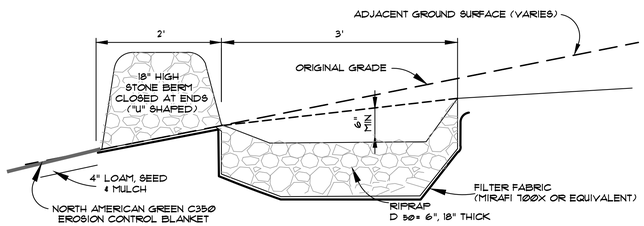
THE COMPOSTED BERM SHALL BE PLACED, UNCOMPACTED, ALONG A RELATIVELY LEVEL CONTOUR.

THE BERM MAY BE USED IN COMBINATION WITH SILT FENCE TO IMPROVE SEDIMENT REMOVAL AND PREVENT CLOGGING OF THE BERM BY LARGER SEDIMENT PARTICLES (SILT FENCE PLACED ON THE UPHILL SIDE OF BERM).



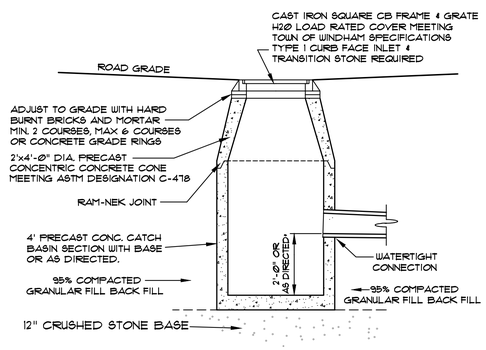
EROSION CONTROL FILTER BERM

NOT TO SCALE



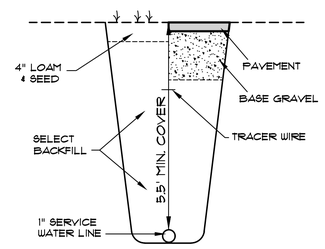
STONE BERM LEVEL SPREADER

NOT TO SCALE



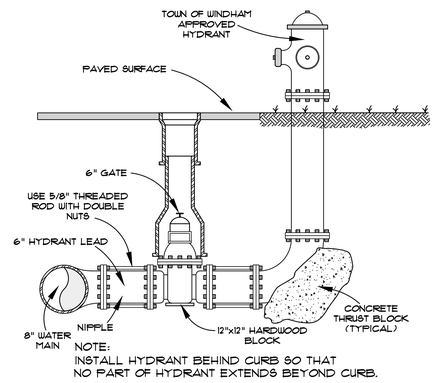
4'-Ø" DIA. CATCH BASIN

NOT TO SCALE



WATER SERVICE TRENCH DETAIL

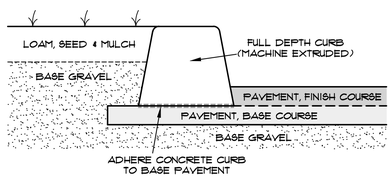
NOT TO SCALE



NOTE:
INSTALL HYDRANT BEHIND CURB SO THAT NO PART OF HYDRANT EXTENDS BEYOND CURB.

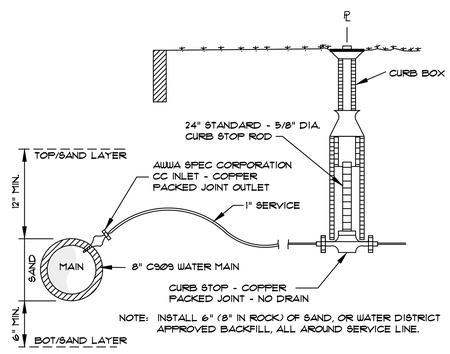
HYDRANT DETAIL

NOT TO SCALE



CONCRETE CURB CROSS SECTION

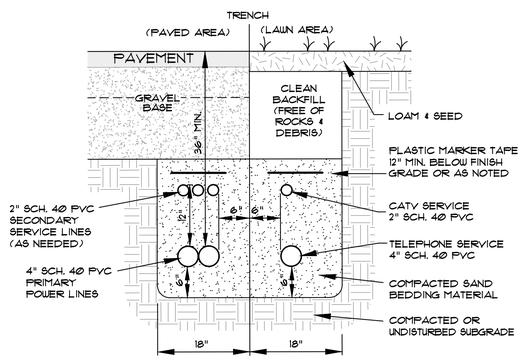
NOT TO SCALE



NOTE: INSTALL 6" (8" IN ROCK) OF SAND, OR WATER DISTRICT APPROVED BACKFILL, ALL AROUND SERVICE LINE.

TYPICAL DOMESTIC WATER SERVICE

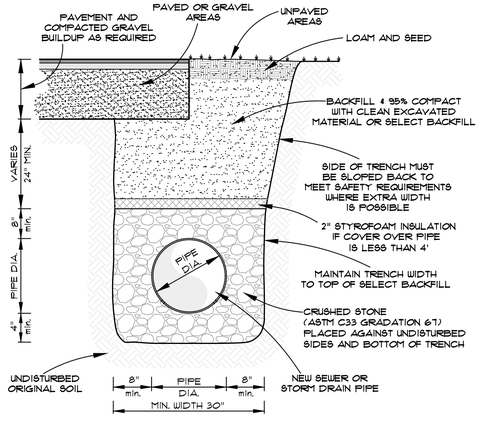
NOT TO SCALE



NOTE: ALL WORK IS TO COMPLY WITH THE RESPECTIVE UTILITY COMPANY STANDARDS

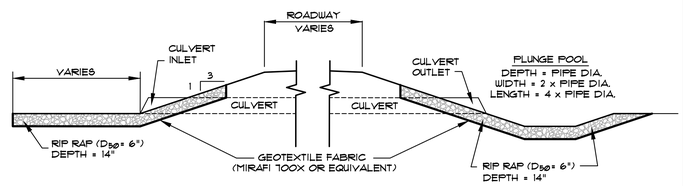
UNDERGROUND UTILITY TRENCH DETAIL

NOT TO SCALE



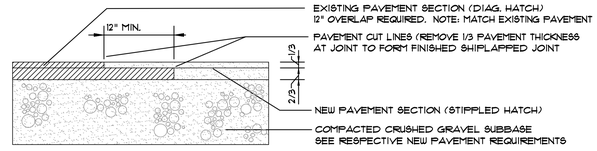
STORM DRAIN TRENCH DETAIL

NOT TO SCALE



TYPICAL CULVERT INLET & OUTLET DETAIL

NOT TO SCALE



PAVEMENT SAWCUT JOINT DETAIL

NOT TO SCALE

STAMP

REV:	BY:	DATE:	CHANGES:
1	SJR	8-31-2025	PER WINDHAM REVIEW MEMO DATED AUGUST 28, 2025

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SJR ENGINEERING, INC.

SJR ENGINEERING, INC.
16 THURSTON DRIVE
MONMOUTH, MAINE 04259
(207) 242-6248 tel
steve@sjreng.com
SJR ENGINEERING

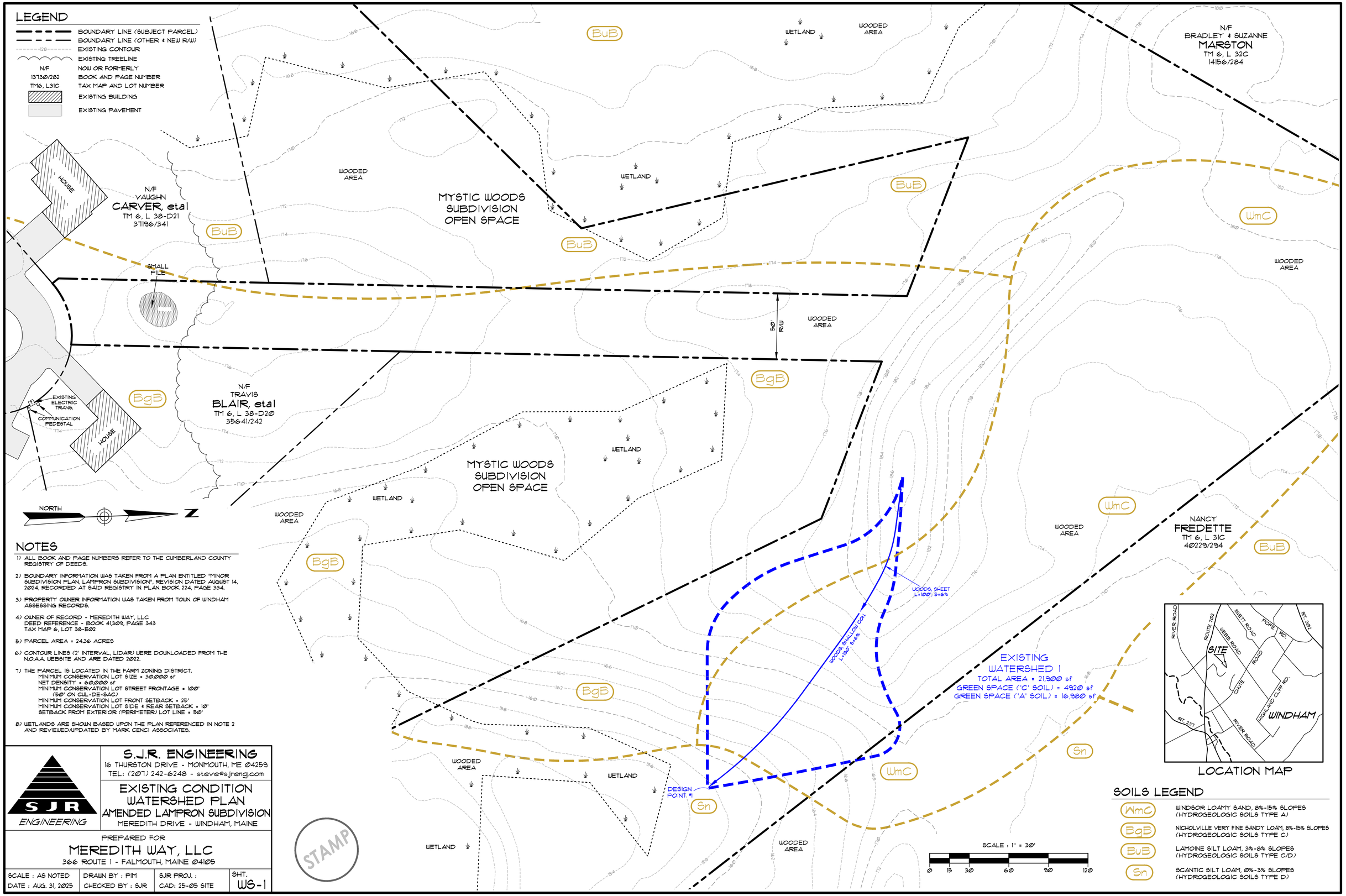
CONSTRUCTION DETAILS
AMENDED LAMPRON SUBDIVISION
MEREDITH DRIVE - WINDHAM, MAINE
PREPARED FOR
MEREDITH WAY, LLC
366 ROUTE 1 - FALMOUTH, MAINE 04105

DATE	PROJECT
AUGUST 2025	2024-05
DRAWN BY	SCALE
SJR	N.T.S.

SHEET 5

LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER & NEW R/W)
- 128 EXISTING CONTOUR
- EXISTING TREELINE
- N/F NOW OR FORMERLY
- 13730/282 BOOK AND PAGE NUMBER
- TM6, L31C TAX MAP AND LOT NUMBER
- EXISTING BUILDING
- EXISTING PAVEMENT



LOCATION MAP

NOTES

1) ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

2) BOUNDARY INFORMATION WAS TAKEN FROM A PLAN ENTITLED "MINOR SUBDIVISION PLAN, LAMPRON SUBDIVISION", REVISION DATED AUGUST 14, 2024, RECORDED AT SAID REGISTRY IN PLAN BOOK 224, PAGE 334.

3) PROPERTY OWNER INFORMATION WAS TAKEN FROM TOWN OF WINDHAM ASSESSING RECORDS.

4) OWNER OF RECORD - MEREDITH WAY, LLC
DEED REFERENCE - BOOK 41309, PAGE 343
TAX MAP 6, LOT 38-E02

5) PARCEL AREA = 24.36 ACRES

6) CONTOUR LINES (2' INTERVAL, LIDAR) WERE DOWNLOADED FROM THE N.O.A.A. WEBSITE AND ARE DATED 2002.

7) THE PARCEL IS LOCATED IN THE FARM ZONING DISTRICT.
MINIMUM CONSERVATION LOT SIZE = 30,000 sf
NET DENSITY = 60,000 sf
MINIMUM CONSERVATION LOT STREET FRONTAGE = 100'
(50' ON CUL-DE-SAC)
MINIMUM CONSERVATION LOT FRONT SETBACK = 25'
MINIMUM CONSERVATION LOT SIDE & REAR SETBACK = 10'
SETBACK FROM EXTERIOR (PERIMETER) LOT LINE = 50'

8) WETLANDS ARE SHOWN BASED UPON THE PLAN REFERENCED IN NOTE 2 AND REVIEWED/UPDATED BY MARK CENCI ASSOCIATES.

SOILS LEGEND

WmC	WINDSOR LOAMY SAND, 8%-15% SLOPES (HYDROGEOLOGIC SOILS TYPE A)
BgB	NICHOLVILLE VERY FINE SANDY LOAM, 8%-15% SLOPES (HYDROGEOLOGIC SOILS TYPE C)
BuB	LAMOINE SILT LOAM, 3%-8% SLOPES (HYDROGEOLOGIC SOILS TYPE C/D)
Sn	SCANTIC SILT LOAM, 0%-3% SLOPES (HYDROGEOLOGIC SOILS TYPE D)

SJR ENGINEERING

S.J.R. ENGINEERING
16 THURSTON DRIVE - MONMOUTH, ME 04259
TEL: (207) 242-6248 - steve@sjreng.com

EXISTING CONDITION WATERSHED PLAN
AMENDED LAMPRON SUBDIVISION
MEREDITH DRIVE - WINDHAM, MAINE

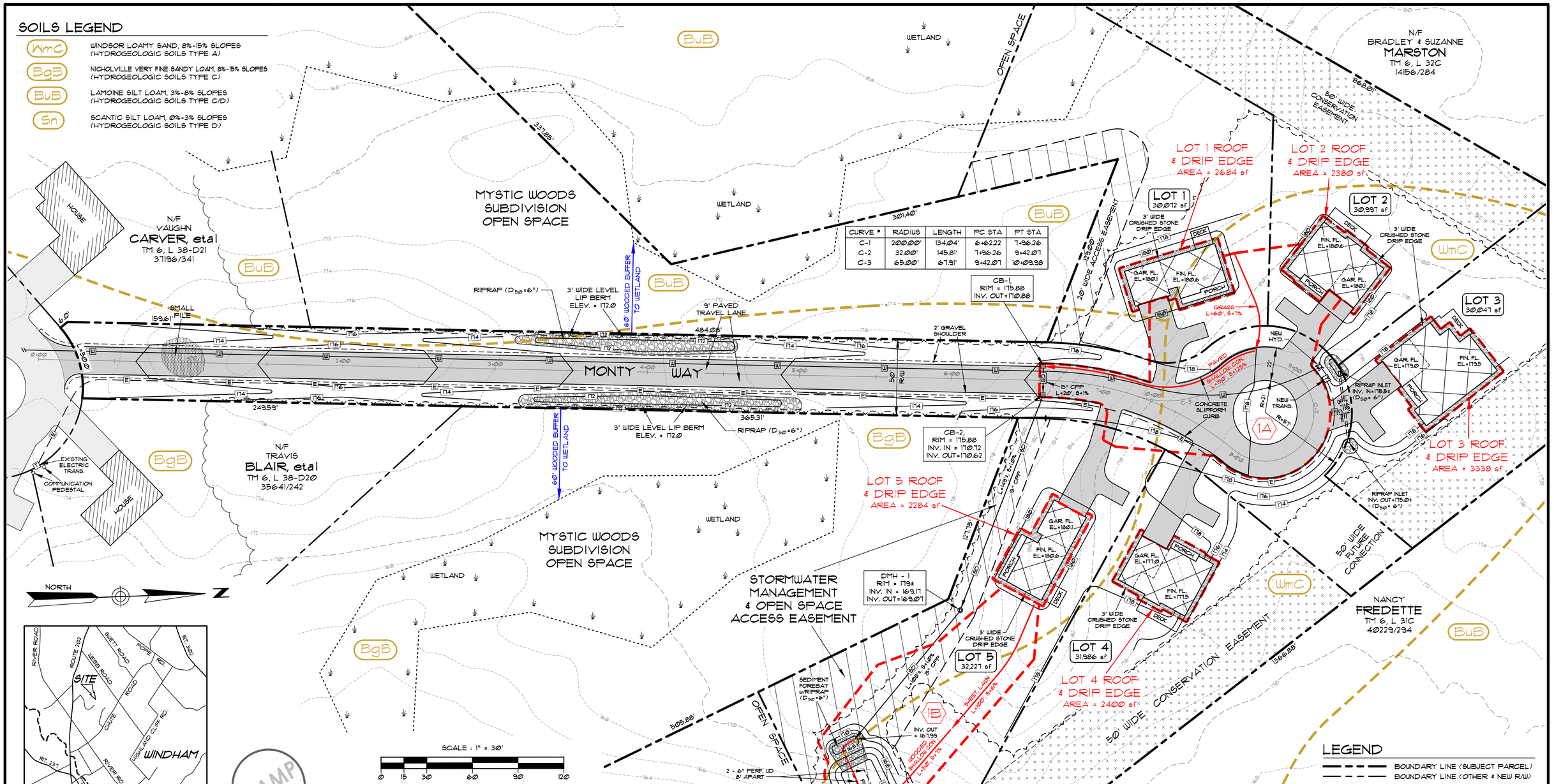
PREPARED FOR
MEREDITH WAY, LLC
366 ROUTE 1 - FALMOUTH, MAINE 04105

SCALE : AS NOTED	DRAWN BY : PJM	SJR PROJ. :	SHT.
DATE : AUG. 31, 2025	CHECKED BY : SJR	CAD: 25-05 SITE	WS-1

STAMP

SOILS LEGEND

- **WmC** — WINDSOR LOAMY SAND, 8%-15% SLOPES (HYDROGEOLOGIC SOILS TYPE A)
- **BgB** — NICHOLVILLE VERY FINE SANDY LOAM, 8%-15% SLOPES (HYDROGEOLOGIC SOILS TYPE C)
- **BuB** — LAMOINE SILT LOAM, 3%-8% SLOPES (HYDROGEOLOGIC SOILS TYPE C/D)
- **Sn** — SCANTIC SILT LOAM, 0%-3% SLOPES (HYDROGEOLOGIC SOILS TYPE D)



NOTES

1) ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

2) BOUNDARY INFORMATION WAS TAKEN FROM A PLAN ENTITLED "MINOR SUBDIVISION PLAN, LAMPRON SUBDIVISION", REVISION DATED AUGUST 14, 2024, RECORDED AT SAID REGISTRY IN PLAN BOOK 224, PAGE 334.

3) PROPERTY OWNER INFORMATION WAS TAKEN FROM TOWN OF WINDHAM ASSESSING RECORDS.

4) OWNER OF RECORD - MEREDITH WAY, LLC
DEED REFERENCE - BOOK 41309, PAGE 343
TAX MAP 6, LOT 38-E02

5) PARCEL AREA = 2.436 ACRES

6) CONTOUR LINES (2' INTERVAL, LIDAR) WERE DOWNLOADED FROM THE N.O.A.A. WEBSITE AND ARE DATED 2022.

7) THE PARCEL IS LOCATED IN THE FARM ZONING DISTRICT.
MINIMUM CONSERVATION LOT SIZE = 30,000 sf
NET DENSITY = 60,000 sf
MINIMUM CONSERVATION LOT STREET FRONTAGE = 100'
(50' ON CUL-DE-SAC)
MINIMUM CONSERVATION LOT FRONT SETBACK = 25'
MINIMUM CONSERVATION LOT SIDE & REAR SETBACK = 10'
SETBACK FROM EXTERIOR (PERIMETER) LOT LINE = 50'

8) WETLANDS ARE SHOWN BASED UPON THE PLAN REFERENCED IN NOTE 2 AND REVIEWED/UPDATED BY MARK CENCI ASSOCIATES.

LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER & NEW R/W)
- UTILITY POLE WITH OVERHEAD WIRES
- EXISTING CONTOUR
- 128 PROPOSED CONTOUR
- SD PROPOSED STORM DRAIN LINE
- UD PROPOSED UNDER DRAIN
- E PROPOSED UNDER DRAIN
- W PROPOSED UNDER DRAIN
- D PROPOSED STORM DRAIN MANHOLE
- PROPOSED CATCH BASIN
- EXISTING TREELINE
- PROPOSED TREELINE
- N/F NOW OR FORMERLY
- 13730/282 BOOK AND PAGE NUMBER
- TM6, L31C TAX MAP AND LOT NUMBER
- PROPOSED BUILDING
- EXISTING BUILDING
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- TP-3 2025 TEST PIT BY MARK CENCI
- INSTALL EROSION CONTROL MAT
- INSTALL SILT FENCE

WATERSHED 1A

TOTAL AREA = 16,075 sf
IMPERVIOUS AREA = 9,565 sf
GREEN SPACE (SOIL TYPE C) = 650 sf
GREEN SPACE (SOIL TYPE A) = 5860 sf

WATERSHED 1B

TOTAL AREA = 11,560 sf
GREEN SPACE (SOIL TYPE A) = 4850 sf
GREEN SPACE (SOIL TYPE C) = 6710 sf

FILTER BASIN SIZING

IMP AREA = 9565 sf x 0.05 = 478 sf
GREEN 18,070 sf x 0.02 = 361 sf
MINIMUM REQUIRED SURFACE AREA = 839 sf
168 (BERM) = 2042 sf
167 = 1713 sf
166 = 1409 sf
165 = 1130 sf
164 (SURFACE) = 877 sf

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PROPOSED CONDITION WATERSHED PLAN
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MEREDITH DRIVE - WINDHAM, MAINE

PREPARED FOR
MEREDITH WAY, LLC
366 ROUTE 1 - FALMOUTH, MAINE 04105

SCALE : AS NOTED	DRAWN BY : PIM	SJR PROJ. :	SHT.
DATE : AUG. 31, 2025	CHECKED BY : SJR	CAD: 25-05 SITE	WS-2