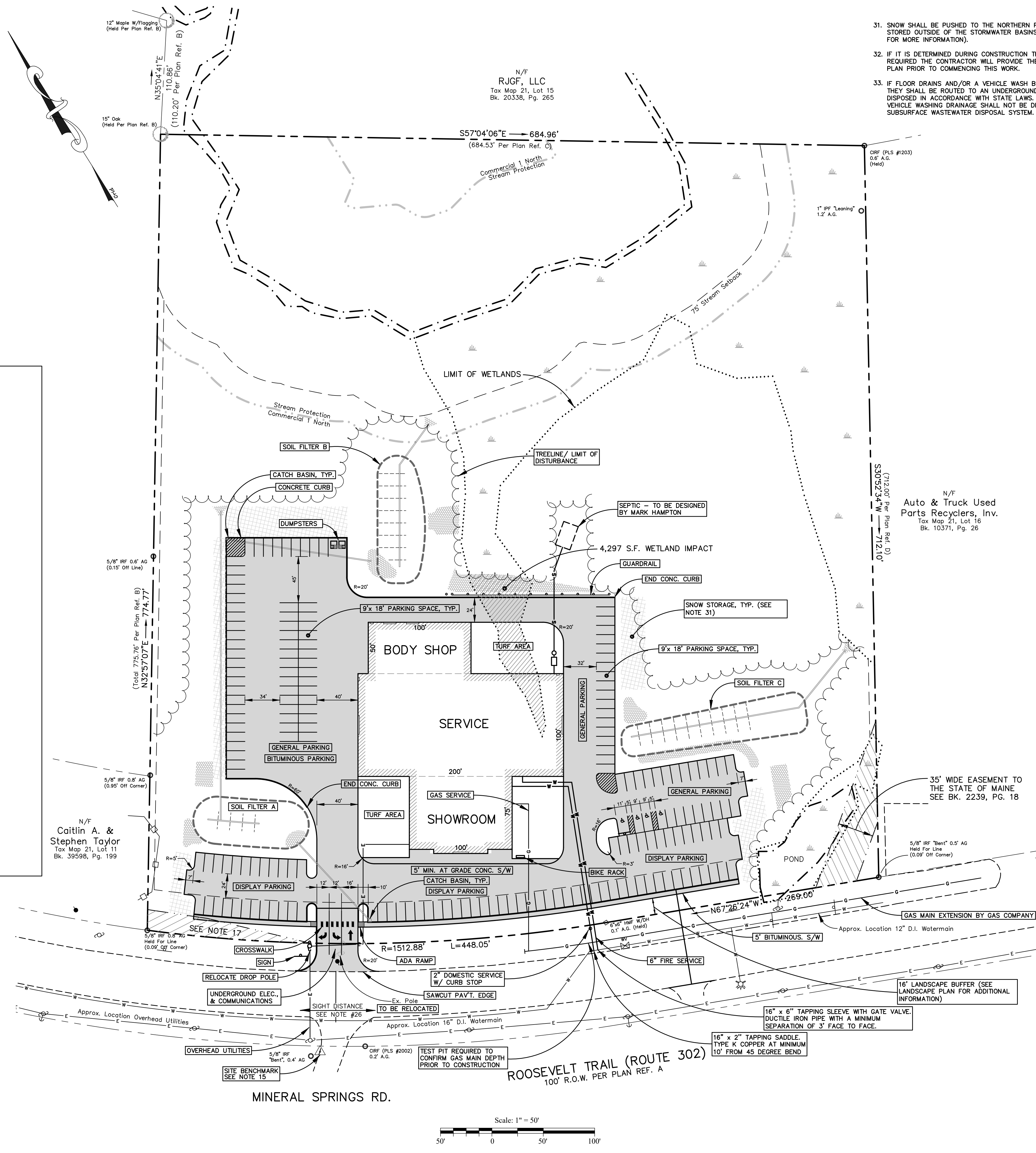


LOCATION MAP
SCALE: 1" = 2000'

CONDITIONS OF APPROVAL:

12" Maple W/Flagging (Held Per Plan Ref. B)
13" Oak (Held Per Plan Ref. B)
N35°04'41"E 110.86' (110.20' Per Plan Ref. B)
S57°04'06"E 684.96' (684.53' Per Plan Ref. C)
CRF (PLS #1203) 0.6' A.G. (Held)
1" IPF "Leaning" 1.2' A.G.
S30°52'34"W 712.10' (712.00' Per Plan Ref. D)
5/8" IRF 0.8' AG (0.15' Off Line)
(Total 715.76' Per Plan Ref. B) N32°57'07"E 774.77'
5/8" IRF 0.8' AG (0.95' Off Corner)
5/8" IRF 0.6' AG (0.09' Off Corner)
N/F Caitlin A. & Stephen Taylor Tax Map 21, Lot 11 Bk. 39598, Pg. 199

SYMBOL	DESCRIPTION
○ IRF/IRF	IRON ROD/PIPE FOUND ABOVE GRADE
---	PROPERTY LINE
---	ABUTTING PROPERTY LINE
---	BUILDING SETBACK
---	EASEMENT
---	LIMIT OF WETLANDS
---	FENCE LINE
---	NOW OR FORMERLY UTILITY POLE
---	UNDERGROUND ELECTRIC
---	GAS MAIN
---	WATER LINE
---	CATCH BASIN
---	EDGE OF PAVEMENT
---	WATER SHUT OFF
---	SEPTIC TEST PIT



31. SNOW SHALL BE PUSHED TO THE NORTHERN PORTION OF THE SITE AND STORED OUTSIDE OF THE STORMWATER BASINS. (SEE HATCH ON PLANS FOR MORE INFORMATION).

32. IF IT IS DETERMINED DURING CONSTRUCTION THAT BLASTING IS REQUIRED THE CONTRACTOR WILL PROVIDE THE TOWN WITH A BLASTING PLAN PRIOR TO COMMENCING THIS WORK.

33. IF FLOOR DRAINS AND/OR A VEHICLE WASH BAYS ARE PROPOSED, THEY SHALL BE ROUTED TO AN UNDERGROUND HOLDING TANK AND DISPOSED IN ACCORDANCE WITH STATE LAWS. THE FLOOR DRAINS AND VEHICLE WASHING DRAINAGE SHALL NOT BE DISCHARGED INTO THE SUBSURFACE WASTEWATER DISPOSAL SYSTEM.

NOTES:

- OWNER/APPLICANT: DOUBLE A PROPERTIES, LLC 968 ROOSEVELT TRAIL WINDHAM, ME 04062
- APPLICANT: APLUS TRUCK SALES, INC. 968 ROOSEVELT TRAIL WINDHAM, ME 04062
- ENGINEER: ANDREW S. MORRELL, PE #13285 BH2M 380B MAIN STREET GORHAM, MAINE
- SURVEYOR: ROBERT C. LIBBY JR., PLS #2190 BH2M
- WETLANDS/SEPTIC: MARK HAMPTON ASSOCIATES PORTLAND, MAINE
- DEED REFERENCE: BK. 41146, PG. 3410
- LOT AREA: 532,847 S.F. (12.232 ACRES)
- TAX MAP REFERENCE: MAP 21, LOT 12
- MINIMUM STANDARDS: MINIMUM LOT AREA - NONE FRONTAGE - NONE SETBACKS - 50' FRONT 30' SIDE AND REAR MAX. LOT COVERAGE - NONE MAX. BUILDING HEIGHT - NONE
- ZONING: COMMERCIAL 1 NORTH (C-1N)
- PROPOSED USE: AUTO SALES, AUTO SERVICE, & BODY SHOP
- SEWER SERVICE: ON SITE SUBSURFACE WASTEWATER DISPOSAL AREA
- WATER SERVICE: PUBLIC
- ELECTRIC/TELEPHONE: UNDERGROUND FROM MAIN STREET
- BENCHMARK: MAGNETIC NAIL SET IN PAVEMENT, ELEV. 317.76, NAVD88
- PARKING: PARKING PROVIDED - 185 SPACES
- APPROXIMATE LOCATION OF SLOPE EASEMENT TO THE STATE OF MAINE, SEE BOOK 2239, PAGE 18 AND PLAN REF. A.
- WETLAND IMPACTS: 4,297 S.F.
- PLAN REFERENCE: A. "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, STATE HIGHWAY 14, DATED JULY 1954, SHEETS 4 AND 5, S.H.C. FILE NO. 3-94." B. "PLAN OF LAND FOR ALLEN LEVENSON LOCATED IN NORTH WINDHAM, MAINE" DATED AUG. 1977 BY WHITMAN & HOWARD INC. AND RECORDED IN THE C.C.R.D. PLAN BOOK 117, PAGE 47 C. "OVERALL SUBDIVISION PLAN OF ENTERPRISE BUSINESS PARK, PHASE 1A, 1A", DATED APRIL 2003 FOR RJ GRONDIS & SONS, BY SEBAGO TECHNICS AND RECORDED IN THE C.C.R.D., PLAN BOOK 203, PAGE 357. D. "SITE PLAN OF AUTO & TRUCK USED PARTS", DATED OCT. 1994 FOR ALBERT BOZEMET, JR. BY SEBAGO TECHNICS PROJECT NUMBER 94475.
- BUILDING SHALL MEET ALL APPLICABLE SECTIONS OF THE NFPA 101 LIFE SAFETY CODE AND THE NFPA FIRE PREVENTION CODE 1. BUILDING SHALL BE PROPERLY NUMBERED IN ACCORDANCE WITH E911 STANDARDS INCLUDING HEIGHT, COLOR AND LOCATION.
- BUILDING SHALL BE SPRINKLED MEETING ALL REQUIREMENTS OF THE TOWN OF WINDHAM'S SPRINKLER ORDINANCE. SPRINKLER PLANS SHALL BE SUBMITTED TO THE STATE FIRE MARSHAL'S OFFICE AND THE WINDHAM FIRE DEPARTMENT FOR REVIEW AND PERMITTING. THE PLANS FOR THE FIRE DEPARTMENT SHALL BE SUBMITTED AT LEAST TWO WEEKS PRIOR TO THE START OF INSTALLATION. SPRINKLER TEST PAPERS SHALL BE PROVIDED TO THE FIRE DEPT. BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED.
- EXISTING UTILITY LOCATIONS SHOWN ON PLANS ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING DIG SAFE AND VERIFYING LOCATIONS PRIOR TO START OF CONSTRUCTION.
- DEVELOPER SHALL PROVIDE A KNOX BOX WHICH SHALL HOUSE ENTRANCE KEYS TO ALL BUILDING ON SITE AT UNIT SALES BUILDING.
- ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENTATION CONTROL BMP'S, LATEST REVISION.
- THIS PROJECT REQUIRES A MAINE CONSTRUCTION GENERAL PERMIT FROM THE MAINE DEP. THIS PERMIT SHALL BE ATTAINED BY THE APPLICANTS' EARTHWORK CONTRACTOR PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
- SEE MEMORANDUM PROVIDED BY VHB DATED JUNE 19, 2026 FOR SIGHT DISTANCES OF PROPOSED ENTRANCE.
- TRAFFIC ENGINEER: VHB
- BUILDING ARCHITECT: CUSTOM CONCEPTS INC.
- SEE LANDSCAPE DESIGN PLANS BY MAINLY OUTDOOR LIVING FOR LANDSCAPE BUFFER AT THE FRONT OF THE SITE.
- CONTRACTOR TO APPLY FOR A STREET OPENING PERMIT PRIOR TO ANY WORK WITHIN THE RTE. 302 RIGHT OF WAY IN ACCORDANCE WITH CHAPTER 204, ARTICLE 1.

Auto & Truck Used Parts Recyclers, Inc. Tax Map 21, Lot 18 Bk. 10371, Pg. 26

35' WIDE EASEMENT TO THE STATE OF MAINE SEE BK. 2239, PG. 18

PLAN REVIEWED AND APPROVED BY THE TOWN OF WINDHAM PLANNING BOARD.

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

- NO SURVEYORS REPORT

CHAIR _____ DATE _____

ROBERT C. LIBBY JR. PLS #2190

NO.	DATE	DESCRIPTION
1	6/29/25	Submitted Site Plan to Town
2	11/12/25	Submitted to DEP
3	1/15/26	Revised per Comments from FWD
4	5/4/26	Revised per Town Comments
5	5/25/26	Revised per Town Comments
6	6/25/26	Revised per Town & ACOE Comments



BH2M
Berry, Huff, McDonald, Milfigan Inc.
Engineers, Surveyors
380B Main Street
Gorham, Maine 04038
Tel: (207) 839-2771
www.bh2m.com

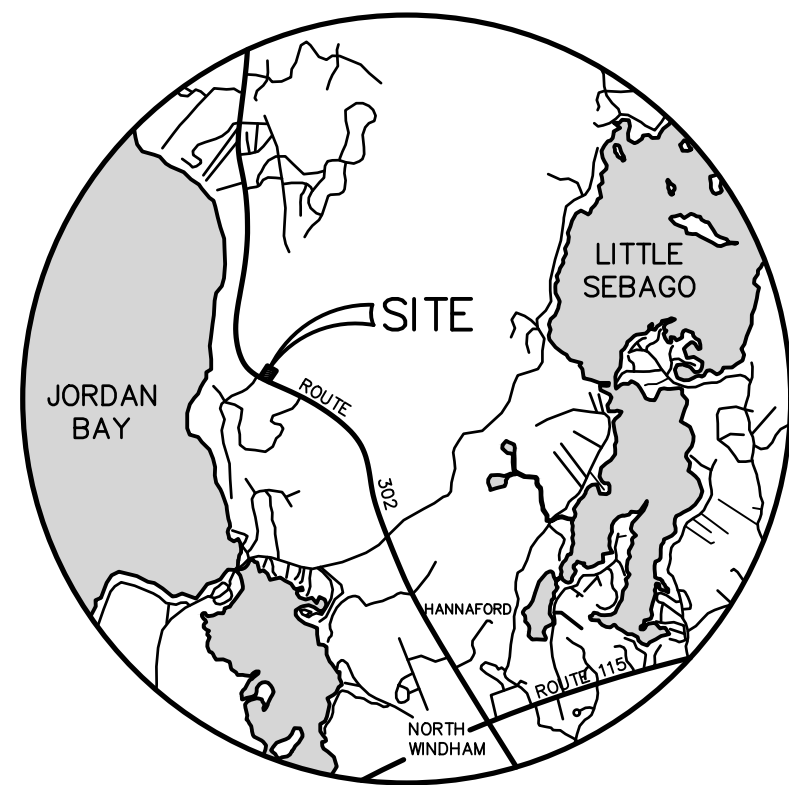
FOR
Double A Properties, LLC
968 Roosevelt Trail
Windham, Maine

SITE PLAN
APLUS AUTO GROUP
1027 ROOSEVELT TRAIL
WINDHAM, MAINE

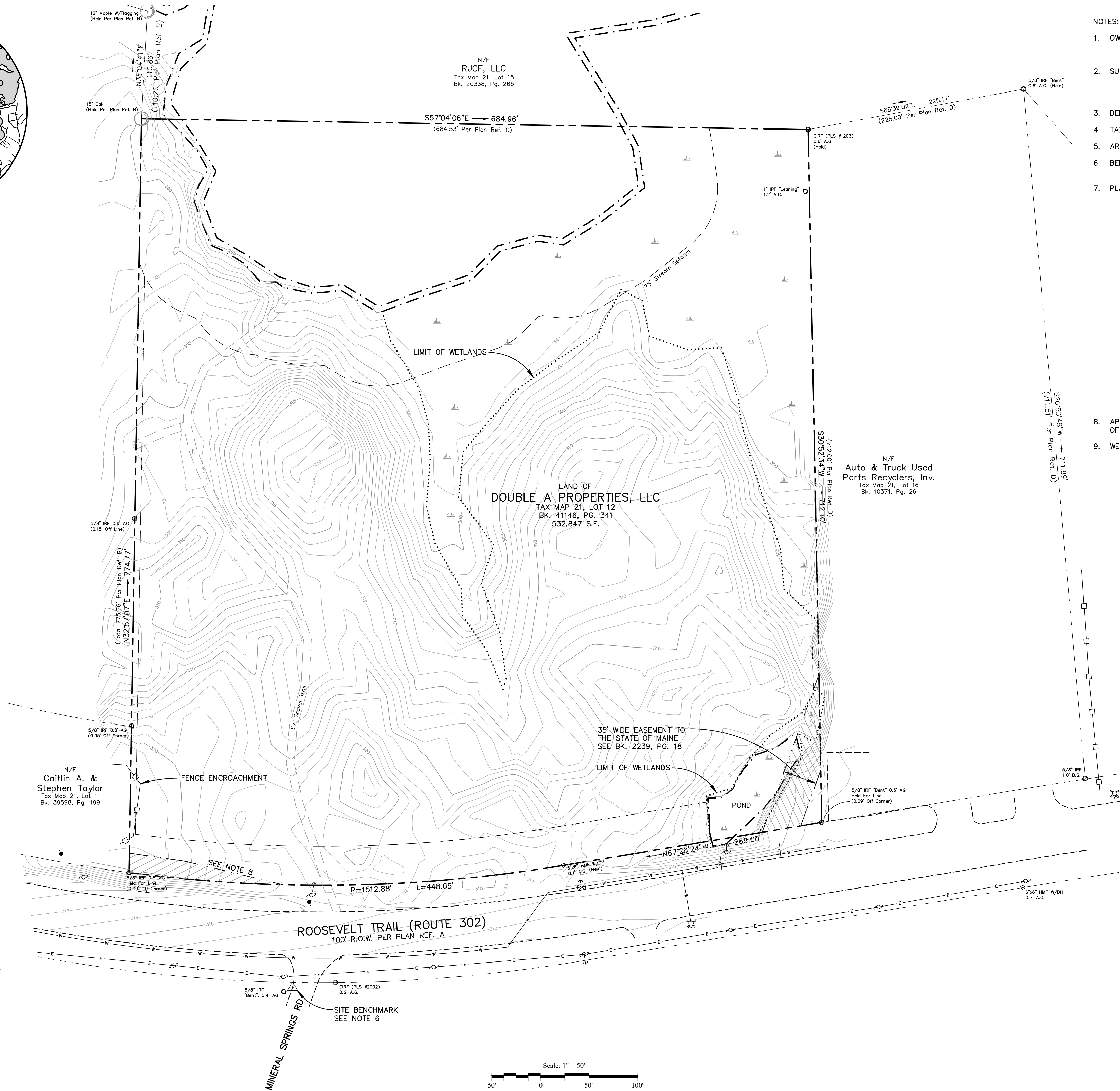
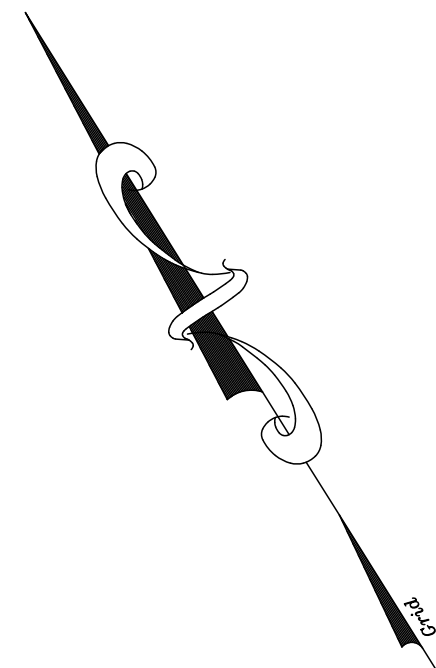
DESIGNED	DATE
W. Pelkey	June 2025
DRAWN	SCALE
W. Pelkey	1" = 50'
CHECKED	JOB. NO.
A. Morrell	25028

SHEET
1

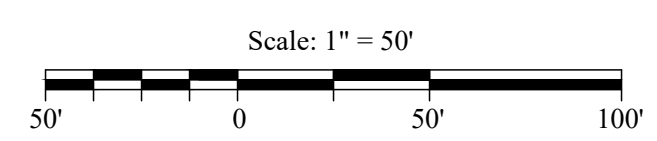
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LOCATION MAP
SCALE: 1" = 2000'



SYMBOL	DESCRIPTION
●	CAPPED IRON ROD TO BE SET
○	GRANITE MONUMENT FOUND
○	IRON ROD/PIPE FOUND
○	CAPPED IRON ROD FOUND
○	ABOVE GRADE/BELOW GRADE
N/F	NOW OR FORMERLY
⊕	HYDRANT
⊕	UTILITY POLE
⊕	SIGN
---	PROPERTY LINE
---	ABUTTER PROPERTY LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING EDGE OF GRAVEL
---	EDGE OF BROOK
---	FENCE LINE



- NOTES:
- OWNER: DOUBLE A PROPERTIES, LLC
968 ROOSEVELT TRAIL
WINDHAM, ME 04062
 - SURVEYOR: ROBERT C. LIBBY JR, PLS #2190
380B MAIN STREET
GORHAM, ME 04038
 - DEED REFERENCE: BK. 41146, PG. 341
 - TAX MAP REFERENCE: MAP 21, LOT 12
 - AREA OF PARCEL: 532,847 S.F.
 - BENCHMARK: MAGNETIC NAIL SET IN PAVEMENT
ELEVATION 317.76, NAVD88
 - PLAN REFERENCES:
 - "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, STATE HIGHWAY 14", DATED JULY 1954, SHEETS 4 AND 5, S.H.C. FILE NO. 3-94.
 - "PLAN OF LAND FOR ALLEN LEVENSON LOCATED IN NORTH WINDHAM, MAINE", DATED AUG. 1977, BY WHITMAN & HOWARD, INC. AND RECORDED IN THE C.C.R.D. PLAN BOOK 117, PAGE 47.
 - "OVERALL SUBDIVISION PLAN OF ENTERPRISE BUSINESS PARK, PHASE 1A", DATED APRIL 2003 FOR RJ GRONDIN & SONS, BY SEBAGO TECHNICS AND RECORDED IN THE C.C.R.D. PLAN BOOK 203, PAGE 357.
 - "SITE PLAN OF AUTO & TRUCK USED PARTS", DATED OCT. 1994 FOR ALBERT J. BOZENET, JR. BY SEBAGO TECHNICS PROJEC NUMBER 94475.
 - APPROXIMATE LOCATION OF SLOPE EASEMENT TO THE STATE OF MAINE, SEE BOOK 2239, PAGE 18 AND PLAN REF. A.
 - WETLANDS: MARK HAMPTON ASSOCIATES
PORTLAND, MAINE

NO.	DATE	DESCRIPTION
1	6/29/25	Submitted Site Plan to Town
2	11/12/25	Submitted to DEP
3	1/15/26	Revised per Comments from FWD
4	5/4/26	Revised per Town Comments
5	5/25/26	Revised per Town Comments
6	6/25/26	Revised per Town & ACEO Comments



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380B Main Street
Gorham, Maine 04038
Tel: (207) 839-2771
www.bh2m.com

FOR
A Plus Auto Group
968 Roosevelt Trail
Windham, Maine

STANDARD BOUNDARY
SURVEY & EXISTING
CONDITIONS PLAN
LAND OF
DOUBLE A PROPERTIES, LLC
1027 ROOSEVELT TRAIL
WINDHAM, MAINE 04062

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

- NO SURVEYORS REPORT

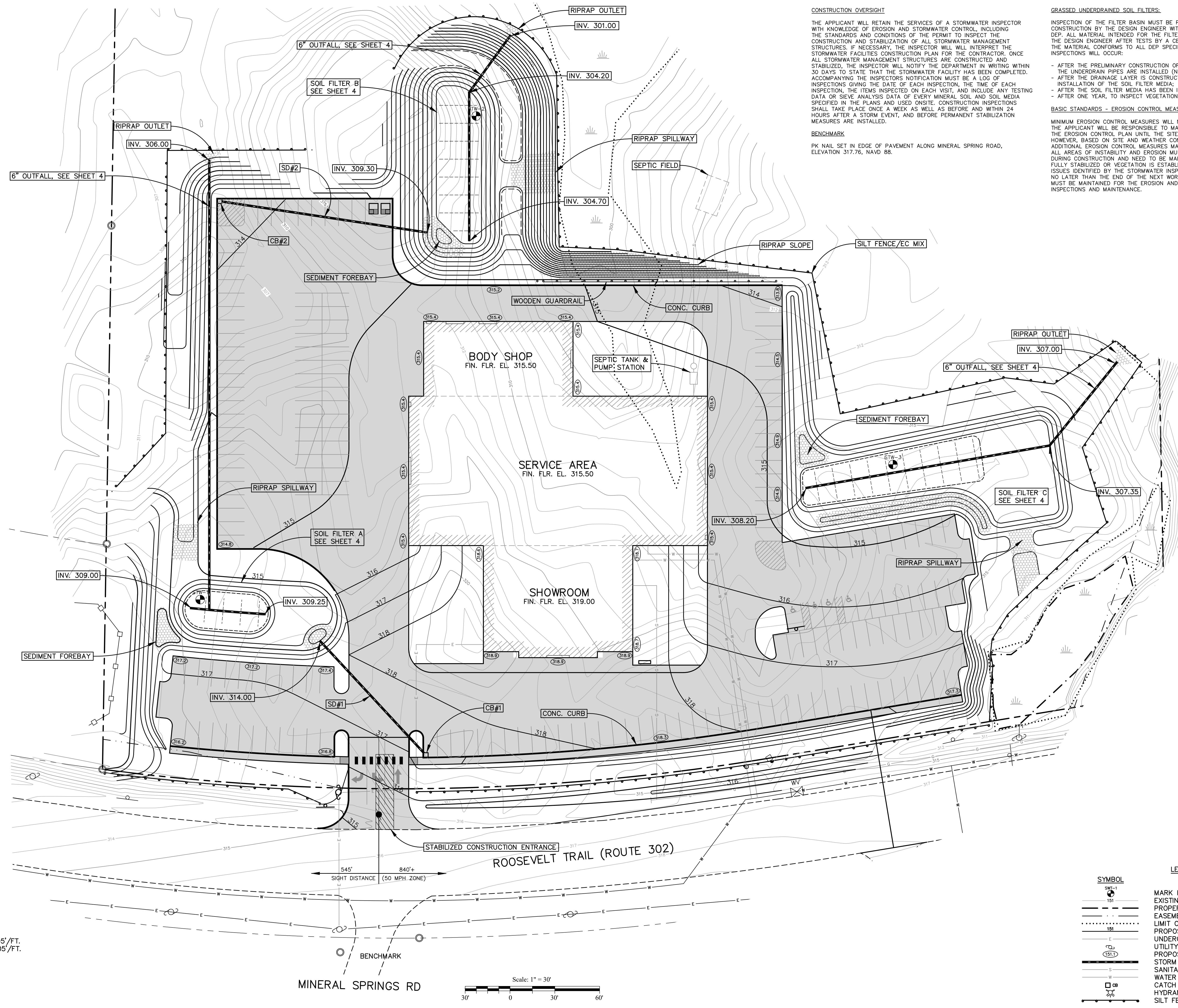
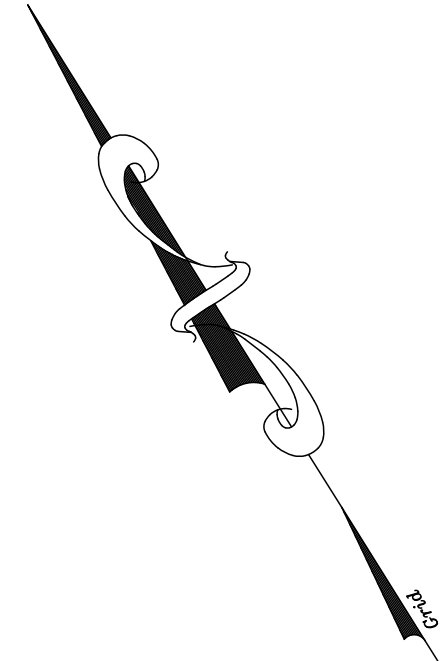


ROBERT C. LIBBY JR. PLS #2190

DESIGNED T. Taggett	DATE June 2025
DRAWN T. Taggett	SCALE 1" = 60'
CHECKED R. Libby, Jr.	JOB. NO. 25028

SHEET
2

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CONSTRUCTION OVERSIGHT
 THE APPLICANT WILL RETAIN THE SERVICES OF A STORMWATER INSPECTOR WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS OF THE PERMIT TO INSPECT THE CONSTRUCTION AND STABILIZATION OF ALL STORMWATER MANAGEMENT STRUCTURES. IF NECESSARY, THE INSPECTOR WILL INTERPRET THE STORMWATER FACILITIES CONSTRUCTION PLAN FOR THE CONTRACTOR. ONCE ALL STORMWATER MANAGEMENT STRUCTURES ARE CONSTRUCTED AND STABILIZED, THE INSPECTOR WILL NOTIFY THE DEPARTMENT IN WRITING WITHIN 30 DAYS TO STATE THAT THE STORMWATER FACILITY HAS BEEN COMPLETED. ACCOMPANYING THE INSPECTOR'S NOTIFICATION MUST BE A LOG OF INSPECTIONS GIVING THE DATE OF EACH INSPECTION, THE TIME OF EACH INSPECTION, THE ITEMS INSPECTED ON EACH VISIT, AND INCLUDE ANY TESTING DATA OR SIEVE ANALYSIS DATA OF EVERY MINERAL SOIL AND SOIL MEDIA SPECIFIED IN THE PLANS AND USED ON-SITE. CONSTRUCTION INSPECTIONS SHALL TAKE PLACE ONCE A WEEK AS WELL AS BEFORE AND WITHIN 24 HOURS AFTER A STORM EVENT, AND BEFORE PERMANENT STABILIZATION MEASURES ARE INSTALLED.

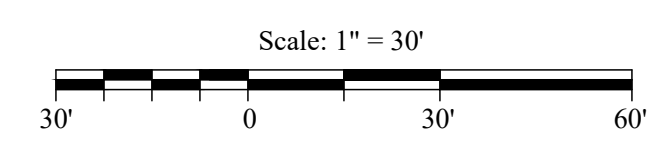
BENCHMARK
 PK NAIL SET IN EDGE OF PAVEMENT ALONG MINERAL SPRING ROAD, ELEVATION 317.76, NAVD 88.

GRASSED UNDERDRAINED SOIL FILTERS:
 INSPECTION OF THE FILTER BASIN MUST BE PROVIDED FOR EACH PHASE OF CONSTRUCTION BY THE DESIGN ENGINEER WITH REQUIRED REPORTING TO THE DEP. ALL MATERIAL INTENDED FOR THE FILTER BASIN MUST BE APPROVED BY THE DESIGN ENGINEER AFTER TESTS BY A CERTIFIED LABORATORY SHOW THAT THE MATERIAL CONFORMS TO ALL DEP SPECIFICATIONS. AT A MINIMUM, INSPECTIONS WILL OCCUR:
 - AFTER THE PRELIMINARY CONSTRUCTION OF THE FILTER GRADES AND ONCE THE UNDERDRAIN PIPES ARE INSTALLED (NOT BACKFILLED);
 - AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE SOIL FILTER MEDIA;
 - AFTER THE SOIL FILTER MEDIA HAS BEEN INSTALLED, SEEDING AND MULCHED; AND
 - AFTER ONE YEAR, TO INSPECT VEGETATION AND MAKE CORRECTIONS.

BASIC STANDARDS - EROSION CONTROL MEASURES
 MINIMUM EROSION CONTROL MEASURES WILL NEED TO BE IMPLEMENTED AND THE APPLICANT WILL BE RESPONSIBLE TO MAINTAIN ALL COMPONENTS OF THE EROSION CONTROL PLAN UNTIL THE SITE IS FULLY STABILIZED. HOWEVER, BASED ON SITE AND WEATHER CONDITIONS DURING CONSTRUCTION, ADDITIONAL EROSION CONTROL MEASURES MAY NEED TO BE IMPLEMENTED. ALL AREAS OF INSTABILITY AND EROSION MUST BE REPAIRED IMMEDIATELY DURING CONSTRUCTION AND NEED TO BE MAINTAINED UNTIL THE SITE IS FULLY STABILIZED OR VEGETATION IS ESTABLISHED. ALL MAINTENANCE ISSUES IDENTIFIED BY THE STORMWATER INSPECTOR NEED TO BE COMPLETED NO LATER THAN THE END OF THE NEXT WORK DAY. A CONSTRUCTION LOG MUST BE MAINTAINED FOR THE EROSION AND SEDIMENTATION CONTROL INSPECTIONS AND MAINTENANCE.

STORMDRAIN PIPES
 SD#1 - 12" S.D., L=102', S=0.005'/FT.
 SD#2 - 15" S.D., L=140', S=0.005'/FT.

STORMDRAIN STRUCTURES
 CB#1 - RIM 317.30
 12" INV. 314.51
 CB#2 - RIM 313.50
 12" INV. 310.00



SYMBOL	DESCRIPTION
50'-1	MARK HAMPTON STORMWATER TEST PIT
151	EXISTING CONTOUR
---	PROPERTY LINE
---	EASEMENT LINE
---	LIMIT OF WETLANDS
---	PROPOSED CONTOUR
---	UNDERGROUND COMMUNICATIONS
U	UTILITY POLE
---	PROPOSED SPOT GRADE
---	STORM DRAIN
---	SANITARY SEWER
---	WATER LINE
CB	CATCH BASIN
---	HYDRANT
---	SILT FENCE

NO.	DATE	REVISION DESCRIPTION
1.	6/19/25	Submitted Site Plan to Town
2.	11/12/25	Submitted to DEP
3.	1/15/26	Revised per Comments from FWD
4.	5/4/26	Revised per Town Comments
5.	5/25/26	Revised per Town Comments
6.	6/25/26	Revised per Town & ACEE Comments



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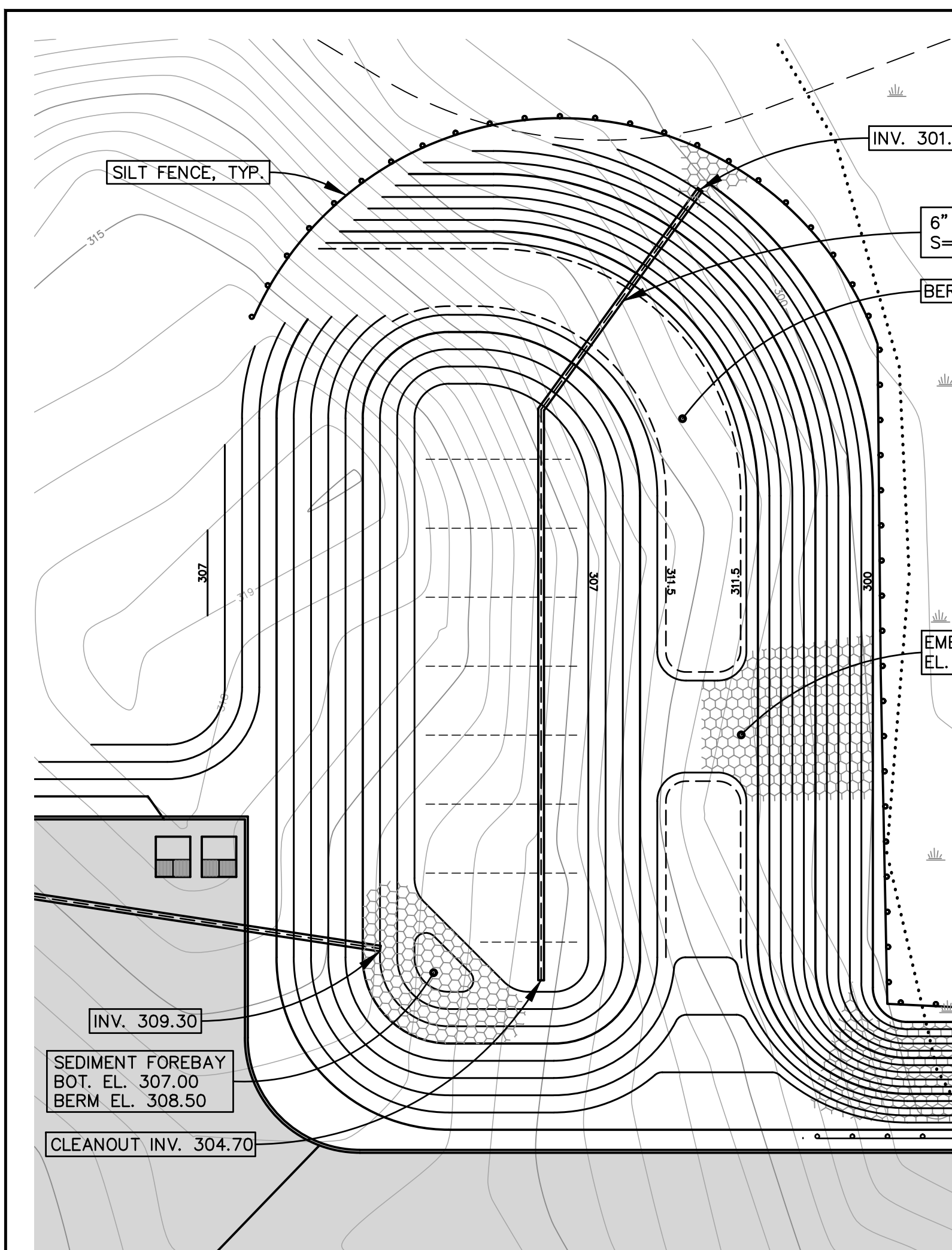
FOR
 Double A Properties, LLC
 968 Roosevelt Trail
 Windham, Maine

SITE GRADING
APLUS AUTO GROUP
 1027 ROOSEVELT TRAIL
 WINDHAM, MAINE

DESIGNED	DATE
W. Pelkey	June 2025
DRAWN	SCALE
W. Pelkey	1" = 30'
CHECKED	JOB. NO.
A. Morrell	24133

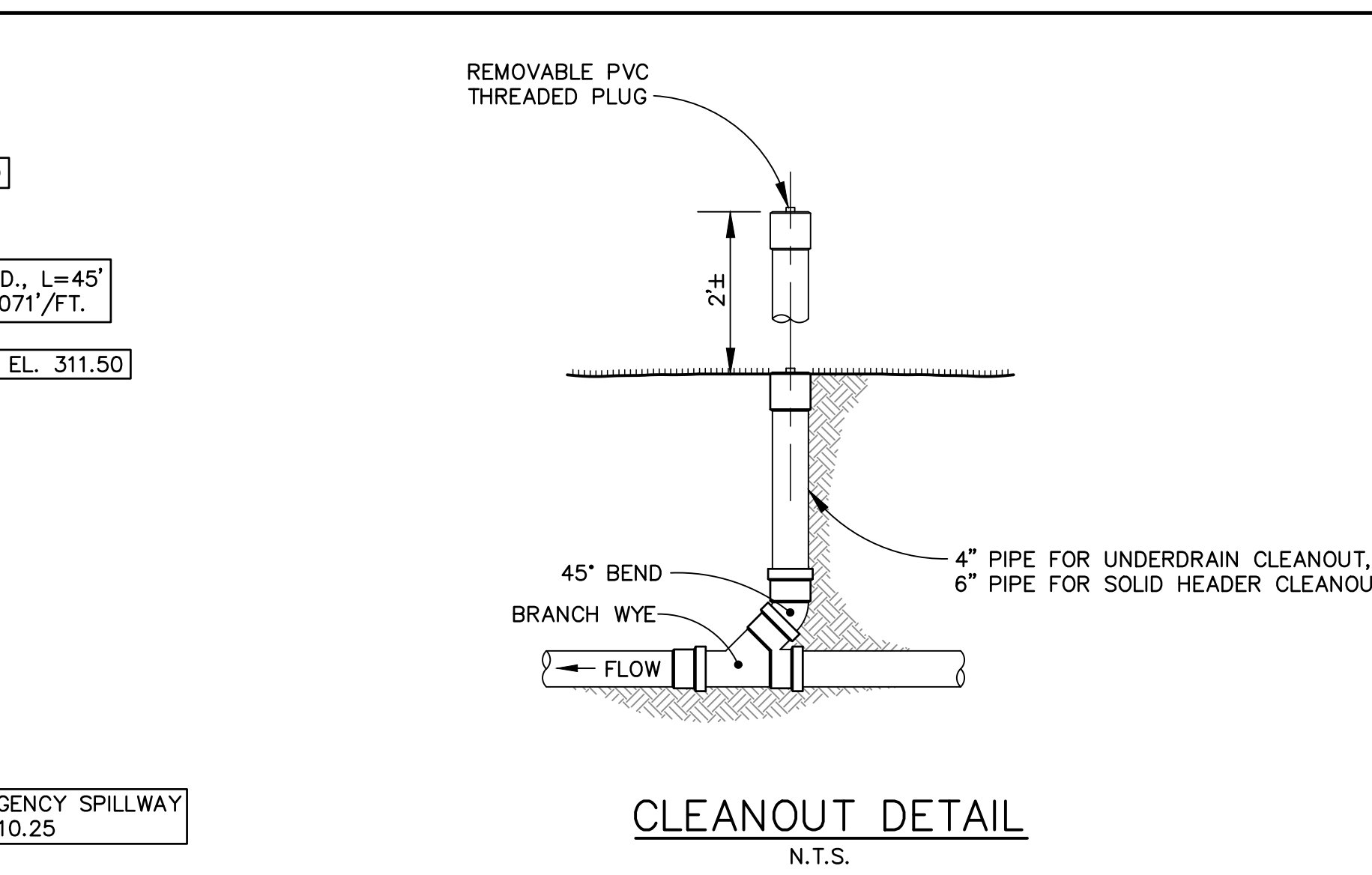
SHEET
3

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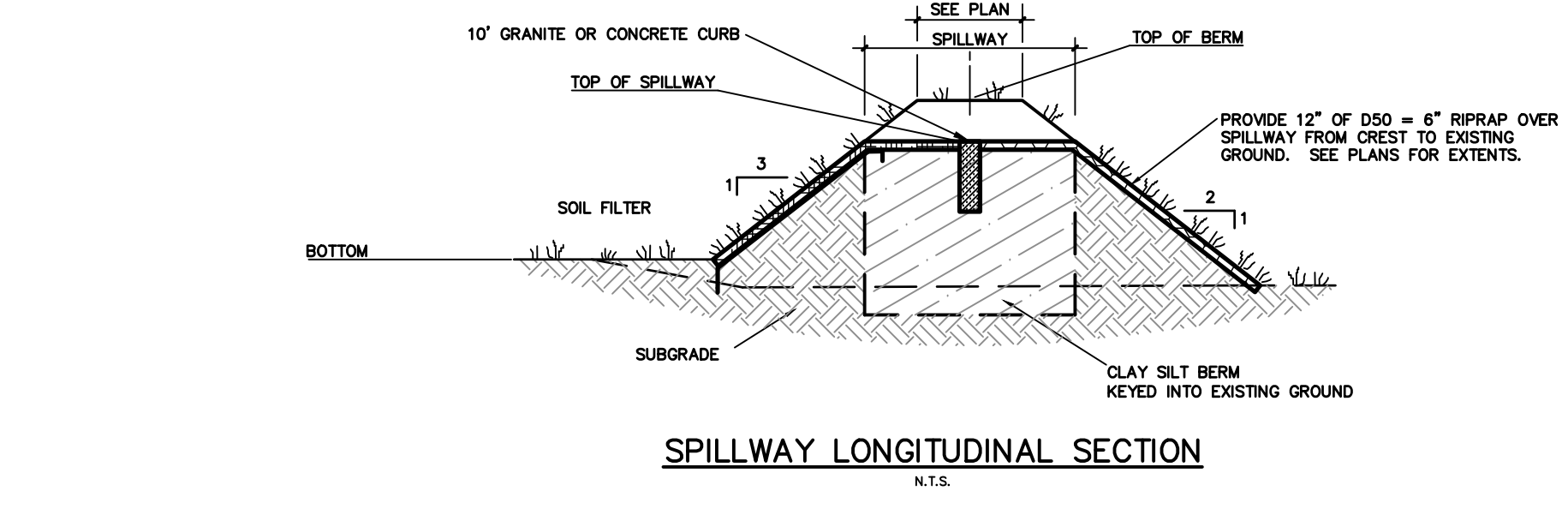


SOIL FILTER C
Scale: 1" = 20'

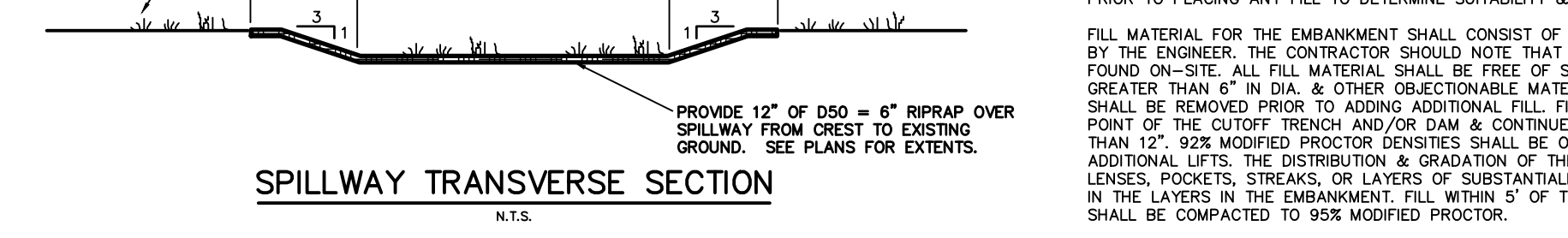
- GRASSED UNDERDRAIN SOIL FILTER NOTES**
- REFERENCES**
- MAINE STORMWATER BEST MANAGEMENT PRACTICES (BMP), VOLUME III BMP TECHNICAL DESIGN MANUAL, CHAPTER 7 FILTRATION BMP'S (LATEST REVISION).
- CONSTRUCTION METHODS**
- THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION MATERIALS, INSTALLATION, MEANS, METHODS, AND SCHEDULING.
 - ALL WORK SHALL BE IN CONFORMANCE WITH THE PROJECT PLANS AND BMP'S REFERENCED ABOVE.
 - THE SOIL FILTER MEDIA AND VEGETATION SHALL NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE FILTER HAS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURES, 90% VEGETATION COVER OR PERMANENT STABILIZATION.
- DE-WATERING PLAN**
- DURING CONSTRUCTION OF THE SITE AND VEGETATED SOIL FILTER, THE CONTRACTOR SHALL BE PREPARED TO IMPLEMENT A DE-WATERING PLAN IN ANTICIPATION OF HEAVY RAIN EVENTS.
 - THE AREA OF THE BASIN MAY BE EXCAVATED IN PREPARATION OF THE INSTALLATION OF THE UNDERDRAIN AND MAY BE USED FOR A SEDIMENT TRAP FOR THE SITE DURING CONSTRUCTION. AFTER EXCAVATION OF THE BASIN, THE OUTLET STRUCTURE AND PIPING SYSTEM SHALL BE INSTALLED AT THE APPROPRIATE ELEVATION AND PROTECTED WITH A SEDIMENT BARRIER. THE BASIN IS TO BE USED AS A SEDIMENT TRAP, THE SIDES OF THE EMBANKMENTS MUST BE MULCHED AND MAINTAINED TO PREVENT EROSION.
- SOIL MEDIA**
- THE SOIL MEDIA SHALL CONSIST OF SILTY SANDY SOIL OR SOIL MIXTURE COMBINED WITH 20% TO 25% BY VOLUME (NO LESS THAN 10% BY DRY WEIGHT) OF MODERATELY SHREDDED BARK OR WOOD FIBER MULCH OR FIBER MULD.
 - THE SOIL FILTER MEDIA SAND SHALL MEET THE GRADATION IN TABLE 7-2 (MDOOT 703.01) WITH ADDITIONAL FINES ADDED IF NECESSARY.
 - THE RESULTING SOIL FILTER MEDIA SHALL HAVE 8% TO 12% BY WEIGHT PASSING THE #200 SIEVE AND SHALL HAVE A CLAY CONTENT OF LESS THAN 2%.
 - THE COARSE GRAVEL MATERIAL SHALL MEET THE GRADATION OF TABLE 7.1 (MDOOT 703.22 UNDERDRAIN, TYPE B).
 - THE FILTER MEDIA SHALL BE LIGHTLY COMPACTED BY SATURATING THE MEDIA IN 6" TO 9" LIFTS AND SHALL HAVE A PERMEABILITY OF 2.4 IN/HR TO 4 IN/HR.
 - THE CLAY CONTENT SHALL BE < 2%.
- CONSTRUCTION**
- SOIL FILTER MEDIA, COARSE GRAVEL, AND UNDERDRAIN BEDDING MATERIAL SHALL BE COMPACTED TO BETWEEN 90% AND 92% STANDARD PROCTOR.
 - PERFORATED UNDERDRAIN PIPE SHALL BE 4" AND 6" SCHEDULE 40 OR SDR 35 PVC PIPE. SPACED 8 FEET AND 4 FEET ON CENTER AS SHOWN ON PLANS.
 - TRIBUTARY AREAS SHALL BE STABILIZED PRIOR TO INSTALLATION OF THE SOIL FILTER MEDIA MIXTURE AND UNDERDRAIN. STABILIZED IS DEFINED AS PAVED IF IN A PARKING AREA OR ROADWAY AND 50% GRASS CATCH IF IN A VEGETATED AREA.
 - OUTFLOW OF THE VEGETATED SOIL FILTER SHALL BE CONTROLLED BY A 2" PLASTIC TYPE 34-6 BALL VALVE WITH THREE 615 BALL VALVE HANDLE EXTENSION (AVAILABLE FROM E.J. PRESCOTT OR EQUIVALENT). A THREE-PIECE VALVE BOX (AVAILABLE FROM E.J. PRESCOTT OR EQUIVALENT) SHALL BE INSTALLED OVER THE VALVE.
 - ALL EQUIPMENT USED WITHIN THE LIMITS OF THE VEGETATED SOIL FILTER SHALL BE LOW GROUND PRESSURE VEHICLES (LESS THAN 2.0 PS) WHEN FULLY LOADED.
 - IF VEGETATION IS NOT ESTABLISHED WITHIN THE FIRST YEAR, THE CONTRACTOR SHALL INSTALL A 2-3 INCH LAYER OF LOAM (WITH LESS THAN 2% CLAY AS TESTED VIA HYDROMETER TEST) ON THE SURFACE OF THE GRASS FILTER AND RE-SEED/MULCH.
 - THE SURFACE OF THE VEGETATED SOIL FILTER SHALL BE PLANTED WITH A GRASS SPECIES THAT IS TOLERANT OF FREQUENT INUNDATION AND WELL-DRAINED SOILS. UPON SEEDING, THE SURFACES SHALL BE MULCHED WITH HAY OR AN EROSION CONTROL BLANKET BUT SHALL NOT BE FERTILIZED. AN APPROPRIATE SEED MIXTURE SHOULD CONTAIN THE FOLLOWING OR BE AN EQUIVALENT CONSERVATION TYPE MIX:
 CREEPING RED FESCUE 20 LBS./ACRE
 TALL FESCUE 20 LBS./ACRE
 BRIDGFOOT TREFLOIL 8 LBS./ACRE
 TOTAL 48 LBS./ACRE
- TESTING AND SUBMITTALS**
- THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE OF EACH COMPONENT OF THE FILTER MEDIA. ALL TESTING RESULTS SHALL BE SUBMITTED TO THE PROJECT ENGINEER.
 - SUBMIT SAMPLES OF EACH TYPE OF MATERIAL TO BE BLENDED FOR THE MIXED FILLER 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 WILL BE DETERMINED BY TESTING LABORATORY.
 - THE CONTRACTOR SHALL PERFORM A SIEVE ANALYSIS CONFORMING TO ASTM C136 (STANDARD TEST METHODS FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES, 1996A) ON EACH TYPE OF SAMPLE MATERIAL INCLUDING A HYDROMETER TEST FOR CLAY CONTENT.
 - THE CONTRACTOR SHALL PERFORM A PERMEABILITY TEST ON THE SOIL MEDIA MIXTURE CONFORMING TO ASTM D2454.
 - THE CONTRACTOR SHALL PERFORM ONE COMPACTION DENSITY TEST ON THE IN-PLACE SOIL FILTER MEDIA FOR EVERY 1,500 S.F. OF BED OR FRACTION THEREOF. THE TEST SHALL CONFORM TO ASTM 2922.
 - UPON COMPLETION OF THE VEGETATED SOIL FILTER MEDIA AND THE ESTABLISHMENT OF 90% CATCH OF GRASS OVER THE FILTER MEDIA, THE CONTRACTOR SHALL FLOOD THE VEGETATED BASIN TO THE SPILLWAY WITH CLEAR WATER AND ADJUST THE OUTFLOW TO OBTAIN A 24-HOUR TO 32-HOUR RELEASE TIME.



CLEANOUT DETAIL
N.T.S.



SPILLWAY LONGITUDINAL SECTION
N.T.S.



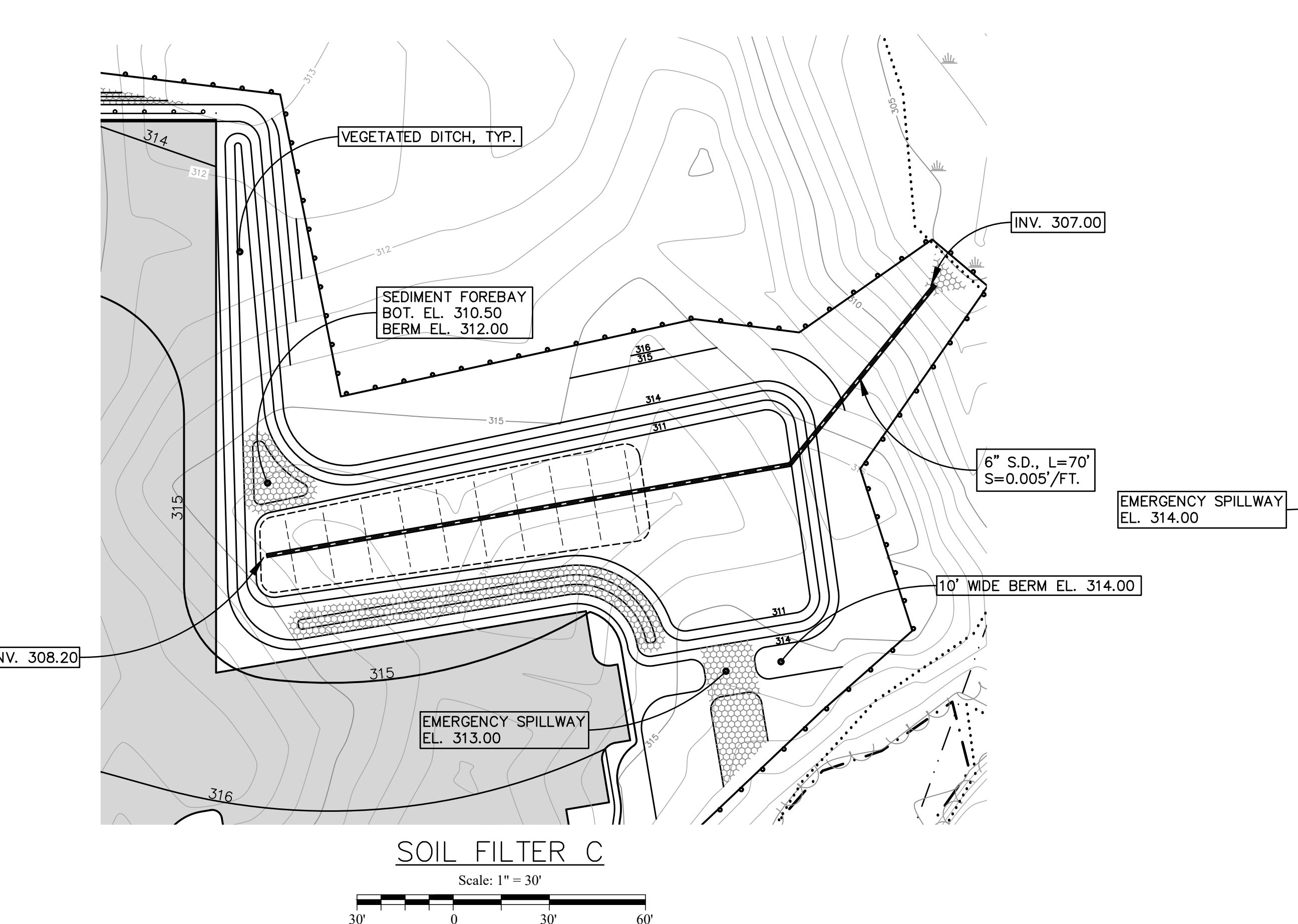
SPILLWAY TRANSVERSE SECTION
N.T.S.

DETENTION POND EMBANKMENT NOTES:

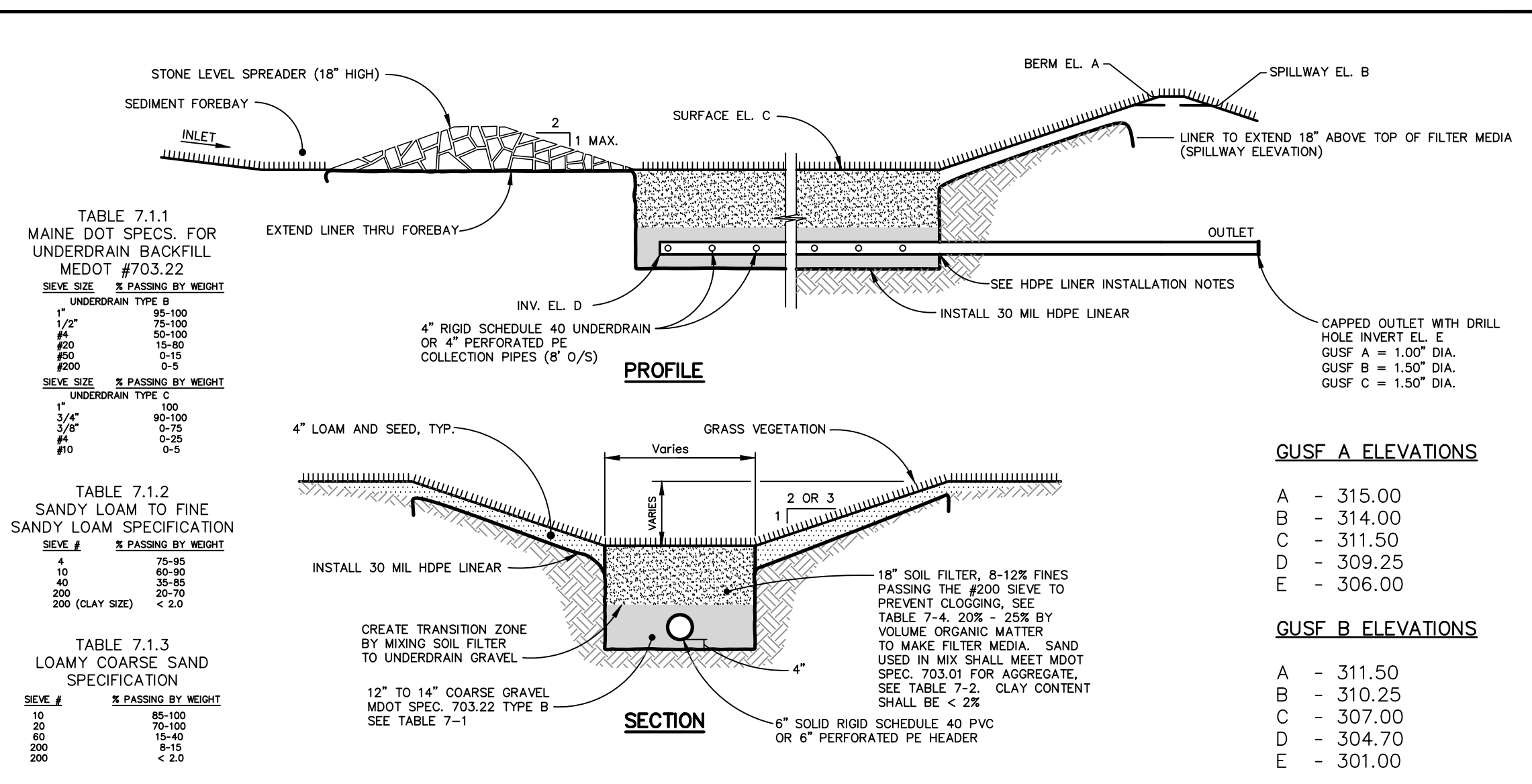
THE FOUNDATION AREA SHALL BE CLEARED OF TREES, LOGS, ROOTS, BRUSH, BOULDERS, SOIL, RUBBISH & TOPSOIL. THE ENGINEER SHALL OBSERVE & APPROVE THE EMBANKMENT SUBGRADE PRIOR TO PLACING ANY FILL TO DETERMINE SUITABILITY & POSSIBLE NEED FOR A CUTOFF TRENCH.

FILL MATERIAL FOR THE EMBANKMENT SHALL CONSIST OF SILT AND/OR CLAY MATERIAL APPROVED BY THE ENGINEER. THE CONTRACTOR SHOULD NOTE THAT ACCEPTABLE MATERIAL MAY NOT BE FOUND ON-SITE. ALL FILL MATERIAL SHALL BE FREE OF SOIL, ROOTS, FROZEN SOIL, STONES GREATER THAN 6" IN DIA. & OTHER OBJECTIONABLE MATERIAL. ALL SNOW, ICE, OR FROZEN FILL SHALL BE REMOVED PRIOR TO ADDING ADDITIONAL FILL. FILLING SHALL COMMENCE IN THE LOWEST POINT OF THE CUTOFF TRENCH AND/OR DAM & CONTINUE IN HORIZONTAL LIFTS NO GREATER THAN 12". 92% MODIFIED PROCTOR DENSITIES SHALL BE OBTAINED IN EACH LIFT PRIOR TO ADDITIONAL LIFTS. THE DISTRIBUTION & GRADATION OF THE FILL SHALL BE SUCH THAT NO LENSES, POCKETS, STREAKS, OR LAYERS OF SUBSTANTIALLY DIFFERENT MATERIALS ARE PLACED IN THE LAYERS IN THE EMBANKMENT. FILL WITHIN 5' OF THE DISCHARGE PIPE & STRUCTURE SHALL BE COMPACTED TO 95% MODIFIED PROCTOR.

EMBANKMENT AND SPILLWAY DETAIL
N.T.S.



SOIL FILTER A
Scale: 1" = 30'



GRASSED UNDERDRAIN SOIL FILTER
N.T.S.

STRUCTURE	PEAK EL. (2-YEAR)	PEAK EL. (10-YEAR)	PEAK EL. (25-YEAR)	PEAK EL. (100-YEAR)
GUSF A	312.40	313.32	313.91	314.08
GUSF B	308.61	309.48	310.16	310.41
GUSF C	311.32	312.09	312.68	313.10

TABLE 7.1.1 MAINE DOT SPECS. FOR UNDERDRAIN BACKFILL MDOOT #703.22

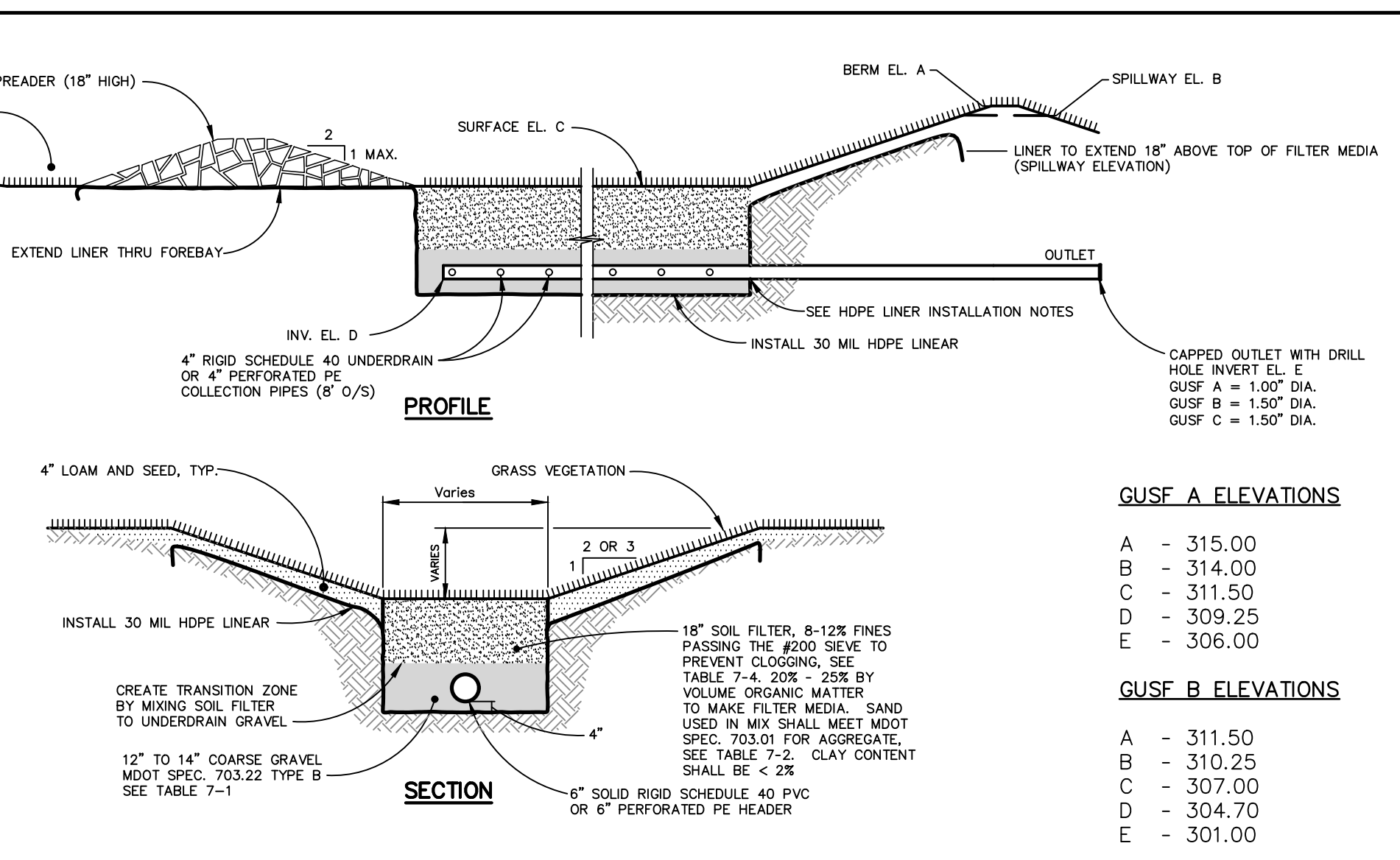
SEIVE SIZE	% PASSING BY WEIGHT
1" UNDERDRAIN TYPE B	100
1/2"	75-100
#4	50-100
#20	15-80
#200	0-5

TABLE 7.1.2 SANDY LOAM TO FINE SANDY LOAM SPECIFICATION

SEIVE #	% PASSING BY WEIGHT
4	75-95
10	65-95
20	15-85
200 (CLAY SIZE)	< 2.0

TABLE 7.1.3 LOAMY COARSE SAND SPECIFICATION

SEIVE #	% PASSING BY WEIGHT
4	75-100
10	65-95
20	15-85
200	0-5



SOIL FILTER A
Scale: 1" = 30'

REVISION

NO.	DATE	DESCRIPTION
1	6/29/25	Submitted Site Plan to Town
2	11/12/25	Submitted to DEP
3	1/15/26	Revised per Comments from FWD
4	5/4/26	Revised per Town Comments
5	5/25/26	Revised per Town Comments
6	6/25/26	Revised per Town & ACOE Comments

GUSF A ELEVATIONS

A - 315.00
B - 314.00
C - 311.50
D - 309.25
E - 306.00

GUSF B ELEVATIONS

A - 311.50
B - 310.25
C - 307.00
D - 304.70
E - 301.00

GUSF C ELEVATIONS

A - 314.00
B - 313.00
C - 310.50
D - 308.20
E - 307.00

STATE OF MAINE
ANDREW S. MORRELL
No. 23828
Professional Seal
Andrew S. Morrell
Professional Engineer
3808 Main Street
Conform, Maine 04038
Tel: (207) 859-2771
www.bh2m.com

BH2M

Berry, Huff, McDonald, Milfigan Inc.
Engineers, Surveyors

3808 Main Street
Conform, Maine 04038
Tel: (207) 859-2771
www.bh2m.com

FOR
Double A Properties, LLC
908 Roosevelt Trail
Windham, Maine

SOIL FILTER DETAILS

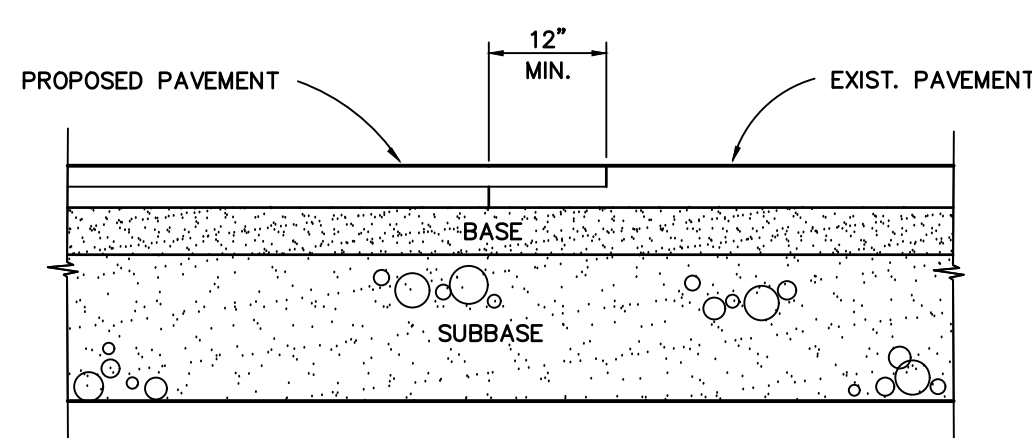
APLUS AUTO GROUP

1027 ROOSEVELT TRAIL
WINDHAM, MAINE

DESIGNED	DATE
W. Pelkey	June 2025
DRAWN	SCALE
W. Pelkey	1" = 50'
CHECKED	JOB. NO.
A. Morrell	24133

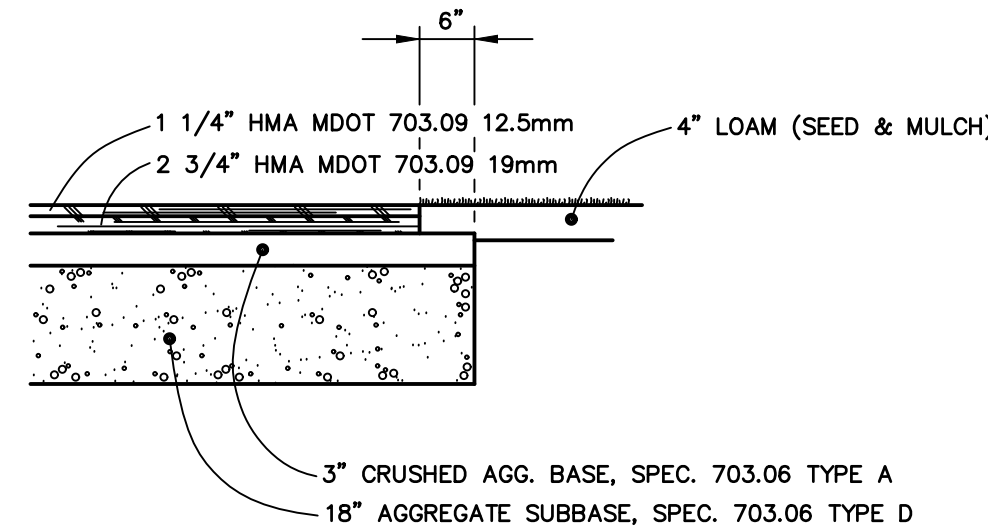
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4

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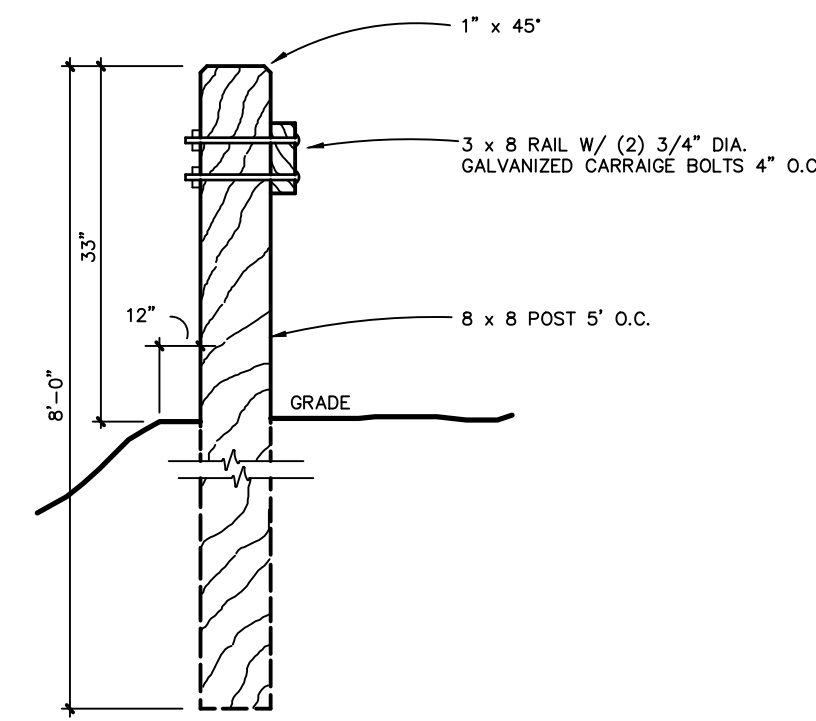


SAWCUT EXIST. PAVEMENT ALONG A SMOOTH LINE TO A NEAT EVEN VERTICAL JOINT. APPLY TACK PRIORITY TO PROPOSED PAVING (AS REQ'D)

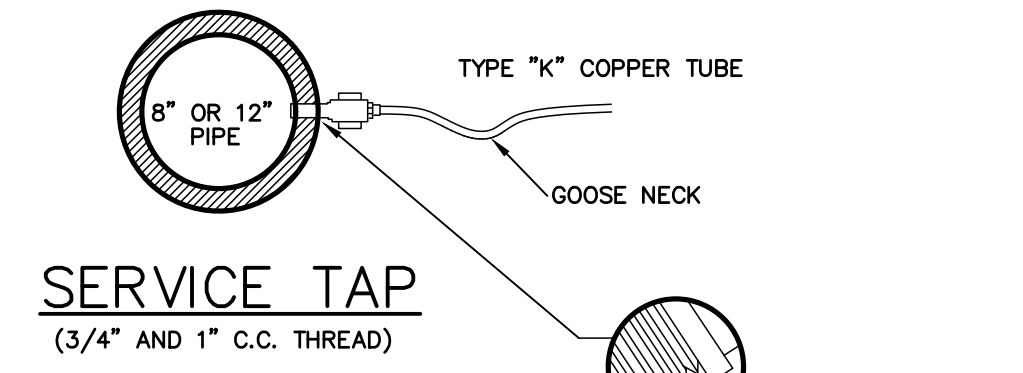
PAVEMENT JOINT DETAIL
N.T.S.



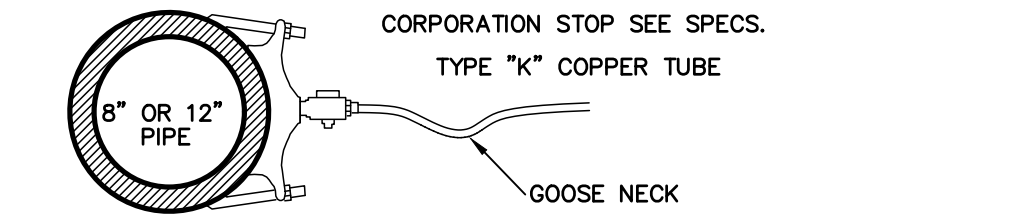
TYP. PAVEMENT DETAIL
NTS



TYPICAL GUARD RAIL
N.T.S.

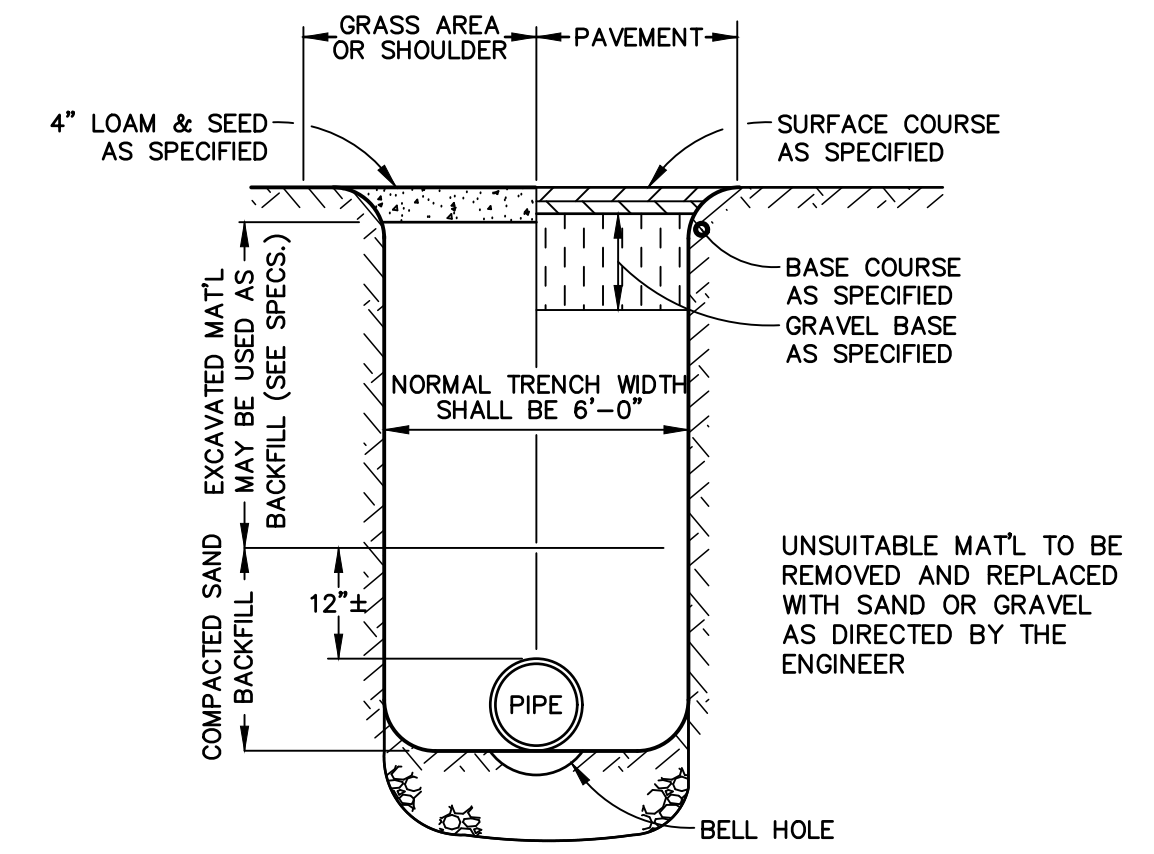


SERVICE TAP
(3/4\"/>

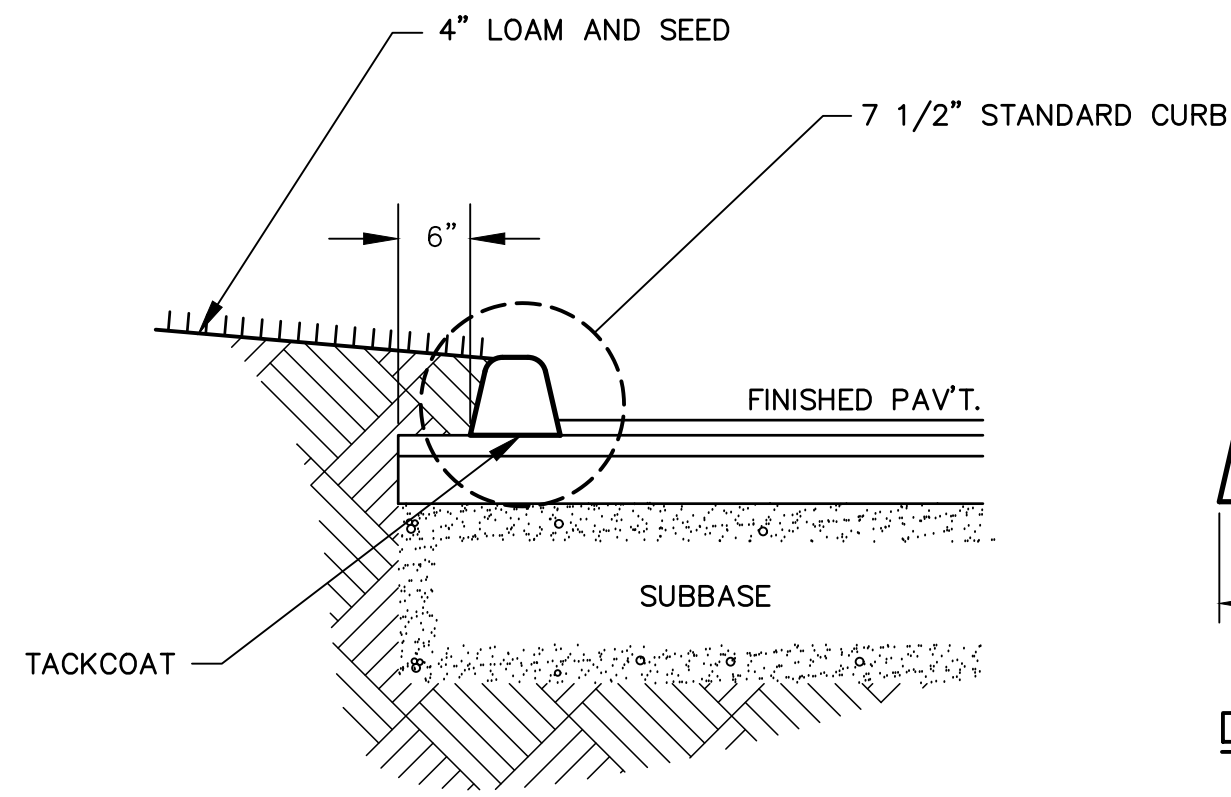


SERVICE SADDLE
(1-1/2\"/>

NOTE: SERVICE CONNECTIONS (DIRECT TAPS AND SERVICE CLAMPS) WILL BE INSTALLED SO THAT THE OUTLET IS AT AN ANGLE OF NOT MORE THAN 45° ABOVE THE HORIZONTAL. ALWAYS PUT A BEND OR "GOOSENECK" IN THE SERVICE LINE PRIOR TO CONNECTING TO PROVIDE FLEXIBILITY AND "GIVE" TO COUNTERACT THE EFFECTS OF A LOAD DUE TO SETTLEMENT OR EXPANSION AND/OR CONTRACTION (SEE DETAILS).



WATER THROUGH EARTH TRENCH
N.T.S.



1 LB. FIBER MESH SHALL BE ADDED TO EVERY CUBIC YARD OF CONCRETE. THE CONCRETE WILL CONTAIN THE MAXIMUM AMOUNT OF WATER TO BE OF A CONSISTENCY THAT THE CONCRETE WILL MAINTAIN THE SHAPE OF THE CURB SECTION WITHOUT SUPPORT. THIS MIX ALSO MEETS THE READY MIX REQUIREMENTS OF ASTM C94 AND WILL MEET OR EXCEED 4,000 PSI IN 28 DAYS.

THE PAVEMENT SHALL BE THOROUGHLY CLEANED TO REMOVE DUST, DIRT AND OIL BEFORE APPROVED ADHESIVE IS APPLIED PER MANUFACTURERS SPECIFICATIONS.

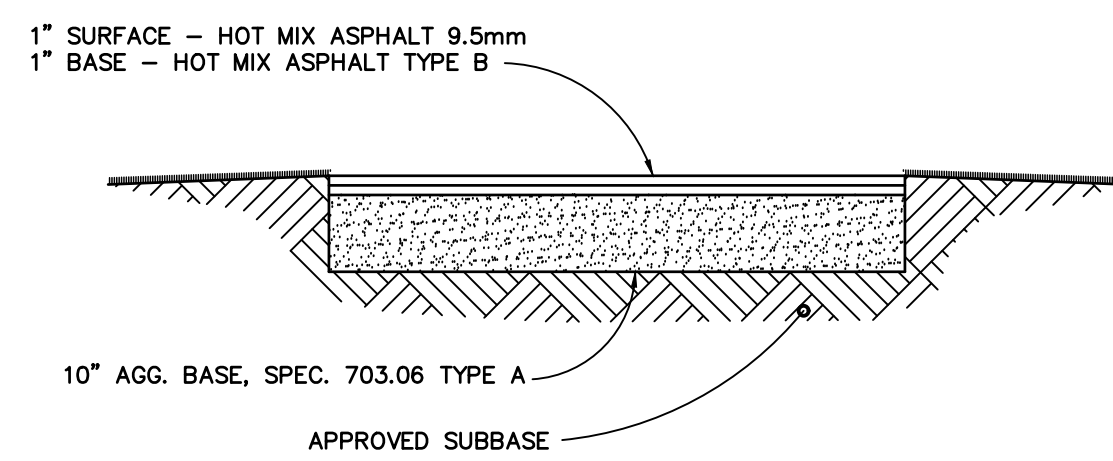
THE FIBER REINFORCED MIX SHALL BE FED INTO THE VIBRATING HOPPER WHERE IT IS COMPACTED INTO THE DESIRED MOLD PROFILE.

FRESHLY EXTRUDED CURB SHALL BE LIGHTLY TOUCHED UP WITH A STEEL HAND TROWEL. CONTROL JOINTS SHALL BE TOOLED AS SOON AS POSSIBLE AT 9' INTERVALS. ADDITIONAL CONTROL JOINTS ADDED ON RADIUS AS NECESSARY.

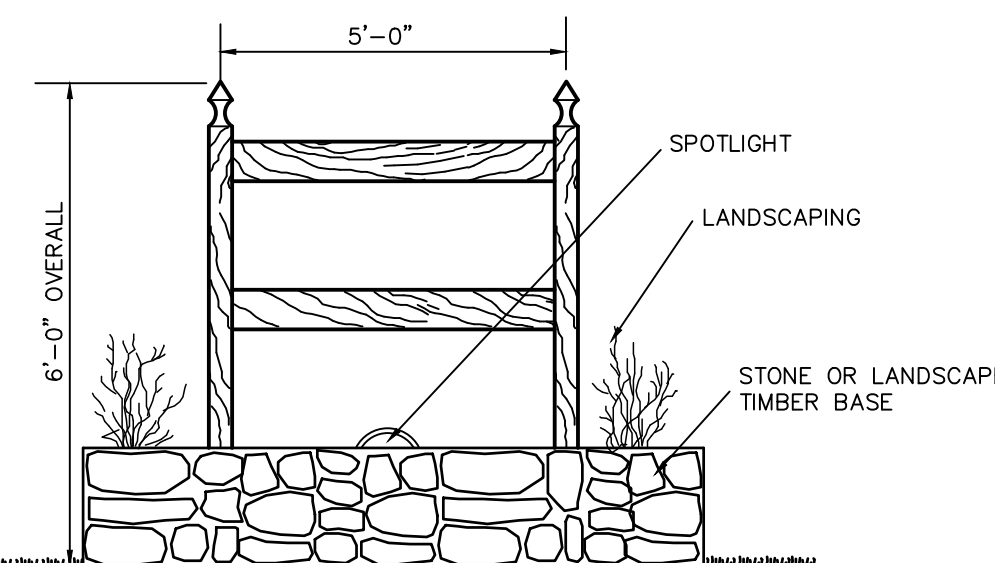
THE FINISHED CURB WILL BE COATED WITH AN APPROVED CURING COMPOUND.

FOLLOW MANUFACTURERS INSTALLATION INSTRUCTIONS AND TEMPERATURE RESTRICTIONS.

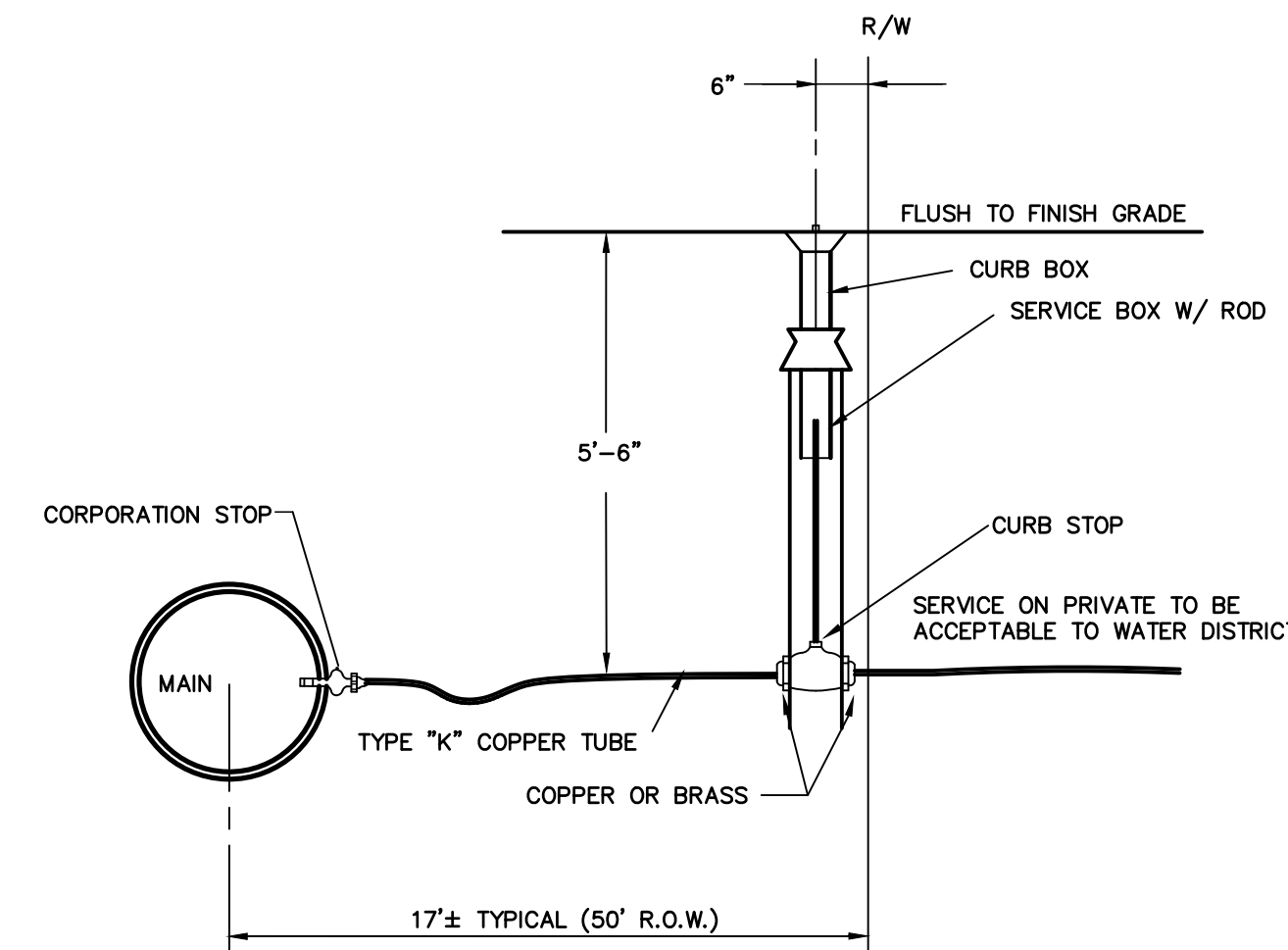
EXTRUDED CONCRETE CURB
NTS



TYPICAL SIDEWALK SECTION
NTS

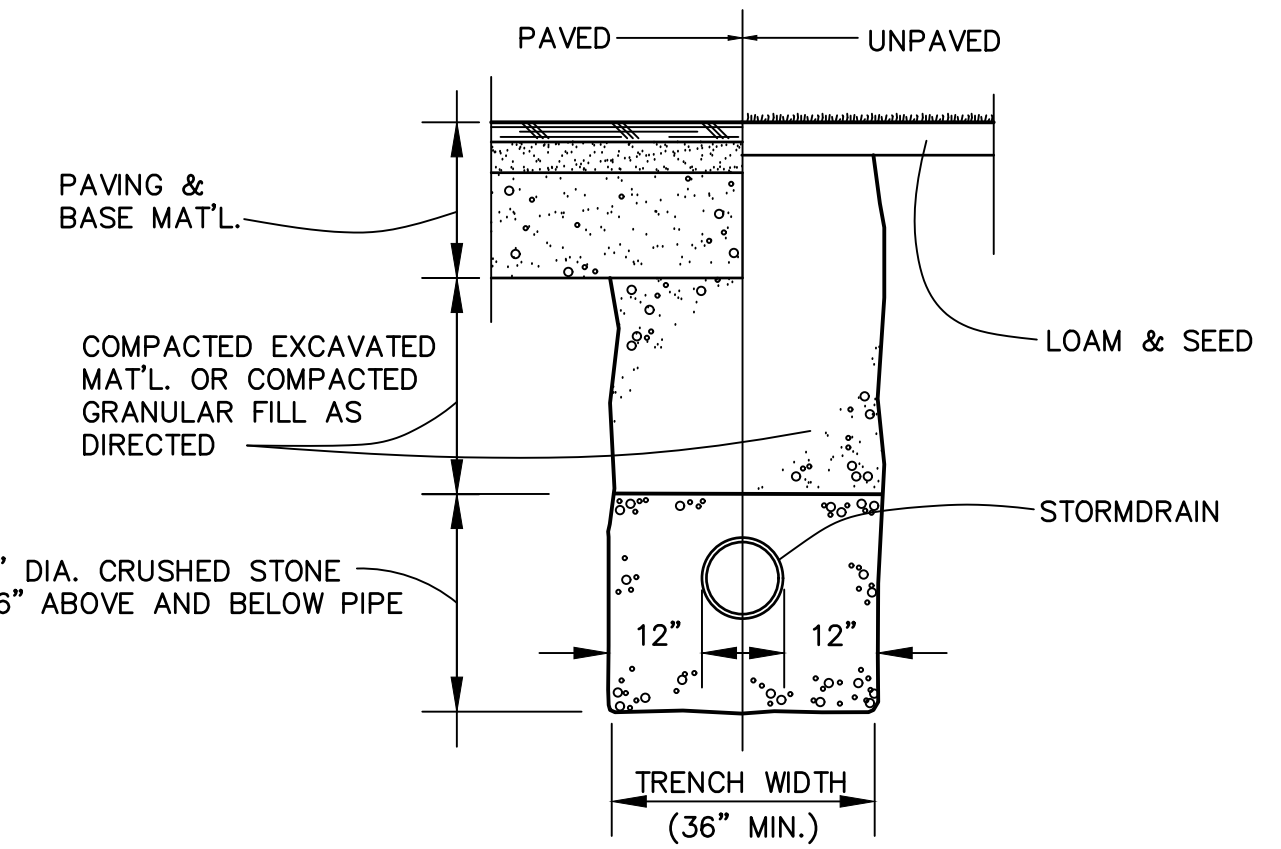


A PLUS AUTO GROUP
N.T.S.



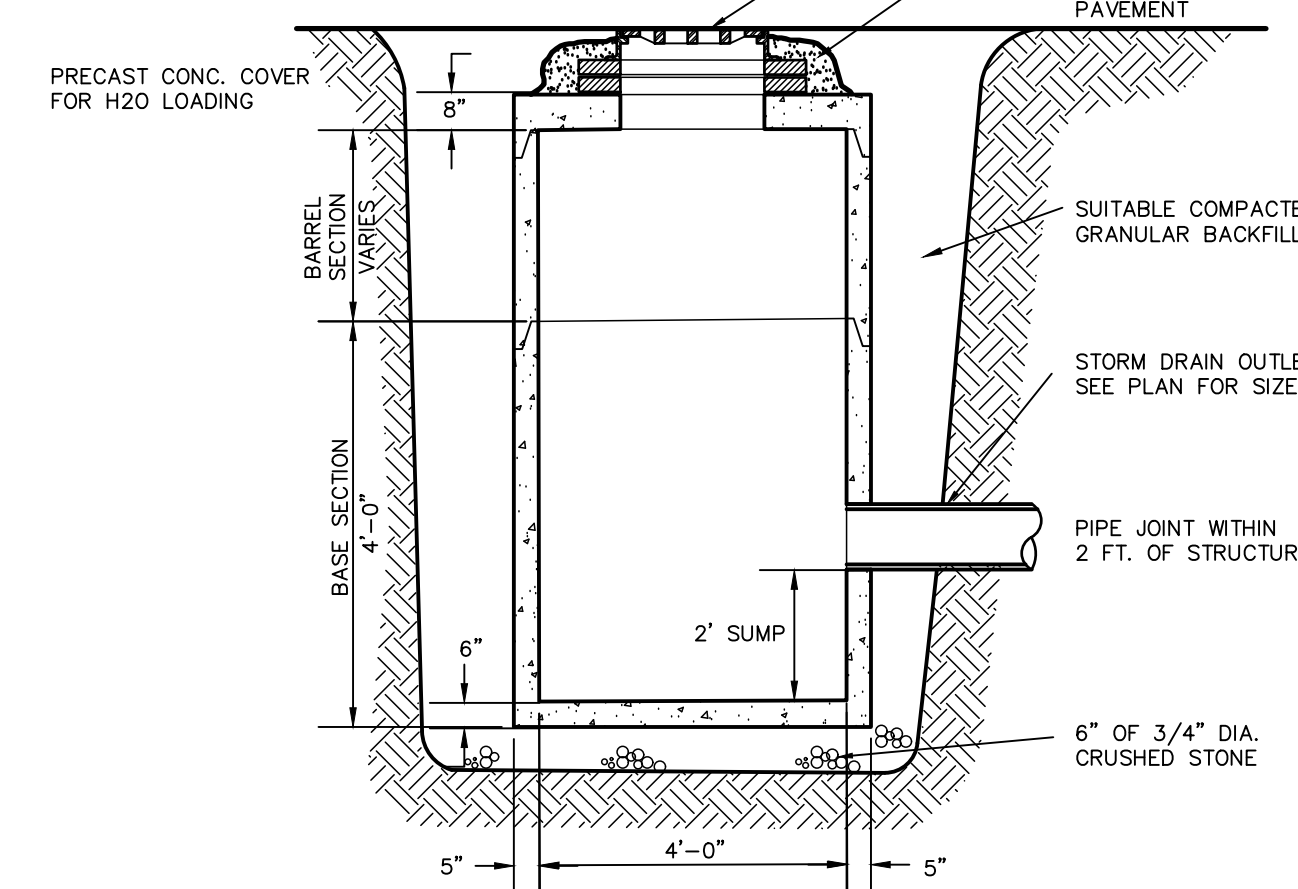
TYPICAL SERVICE CONNECTION
N.T.S.

- NOTES:
- Trench width shown is payment width for rockexcavation & replacement of unsuitable material.
 - Do not mechanically compact directly over flexible pipe (e.g. PVC, Polyethylene)
 - Concrete pipe shall have sand bedding.

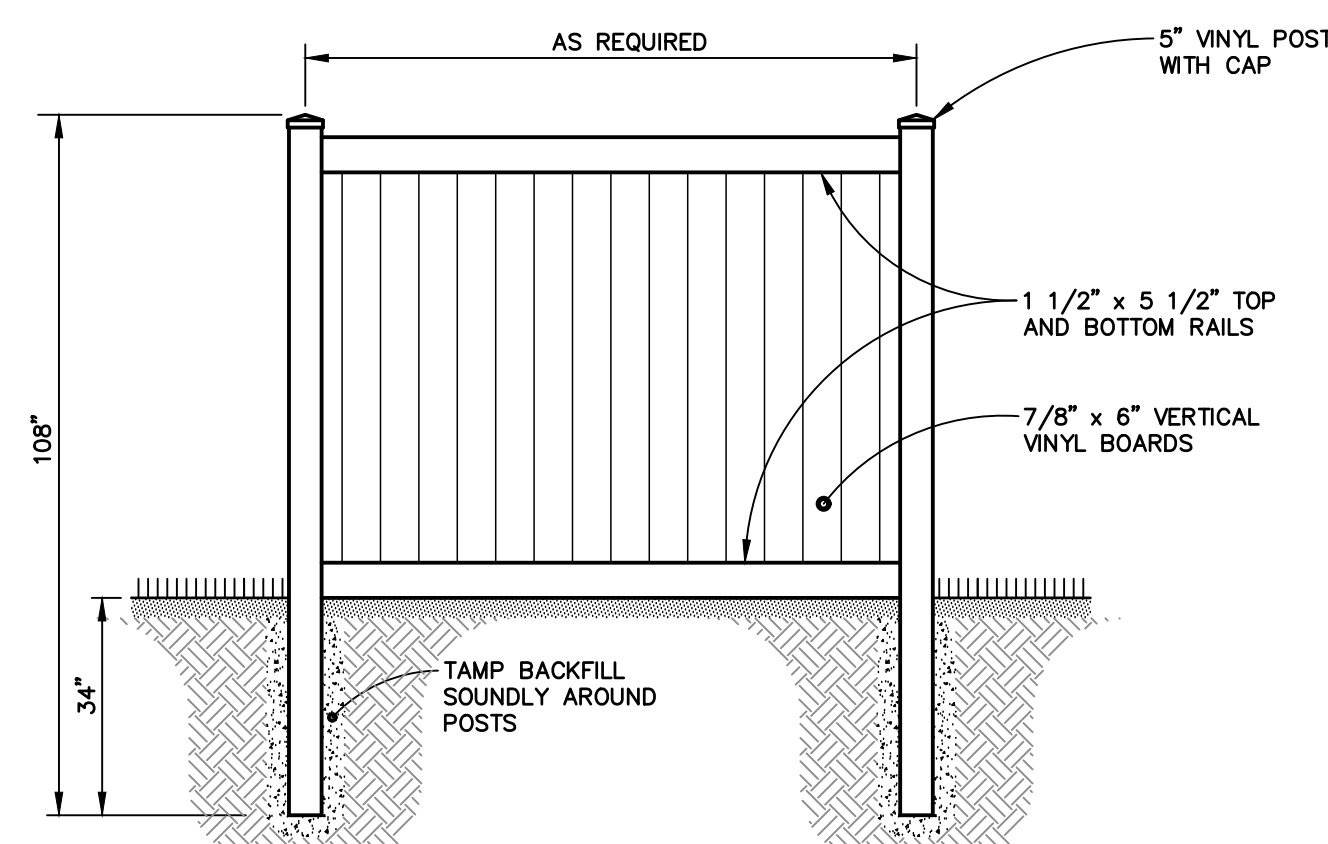


TRENCH DETAIL
NTS

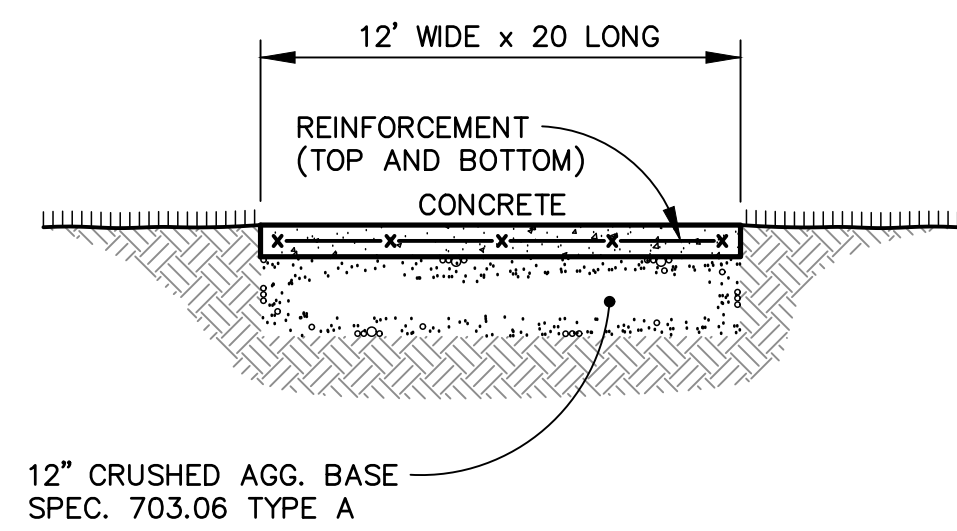
Manhole shall conform to ASTM C478.
Concrete: 4,000 PSI after 28 days.
Reinforcing: #20 loading.
Shiplap joints sealed w/ 1 strip of Butyl Rubber Sealant.
Each casting to have lifting holes cast in.
Plug all holes & pipe penetrations w/ non-shrink grout.
Exterior asphalt coated.
Lock joint flexible pipe sleeves cast in.



PRECAST CONCRETE CATCH BASIN DETAIL
N.T.S.

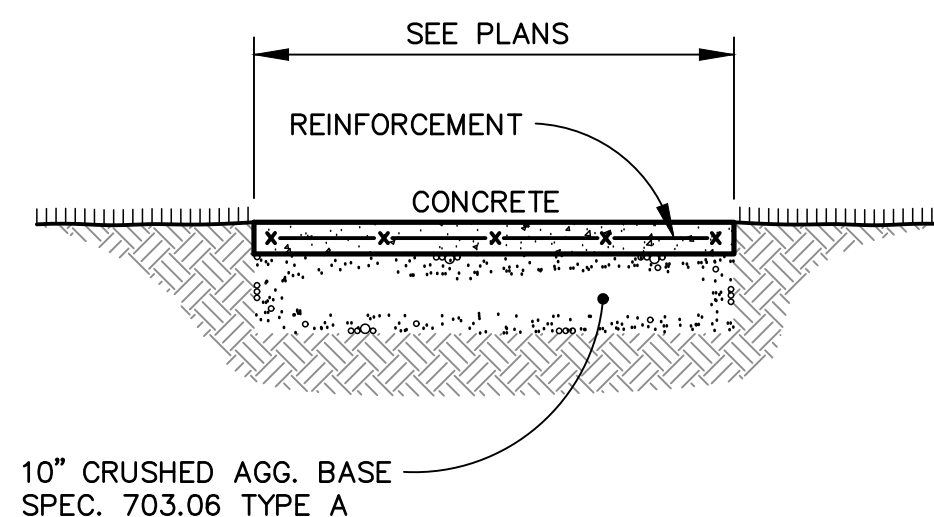


VINYL DUMPSTER FENCE
NTS



- CONCRETE - 8" THICK
4,000 PSI @ 28 DAYS, 3/4" MAX. AGGREGATE, 3-5% AIR ENTRAINMENT, 4" MAX. SLUMP
- REINFORCEMENT - #4 BARS AT 12" O.C. EACH WAY, TOP AND BOTTOM
- FINISH - SCREED AND BULL FLOAT, BROOM FINISH PERPENDICULAR TO TRAVEL DIRECTION
- JOINTS - SAWCUT TO 1/3 DEPTH AT 5'-6" O.C.
- SEALING - APPLY POLY SULFIDE LIQUID SEALANT, GRAY PER MANUFACTURER'S SPEC'S.

DUMPSTER PAD
NTS



- CONCRETE - 4" THICK @ UNIT S/W & 6" THICK AT ROADWAY S/W
4,000 PSI @ 28 DAYS, 3/4" MAX. AGGREGATE, 3-5% AIR ENTRAINMENT, 4" MAX. SLUMP
- REINFORCEMENT - WELDED WIRE MESH, 6x6, 6/8 EPOXY COATED
- FINISH - SCREED AND BULL FLOAT, BROOM FINISH PERPENDICULAR TO TRAVEL DIRECTION
- JOINTS - SAWCUT TO 1/3 DEPTH AT 5' O.C. W/IN 24 HOURS OF PLACEMENT. EXPANSION JOINTS AT FULL DEPTH AT 25' INTERVALS OR APPROPRIATE CONNECTIONS
- SEALING - APPLY POLY SULFIDE LIQUID SEALANT, GRAY PER MANUFACTURER'S SPEC'S.

CONCRETE SIDEWALK SECTION
NTS

NO.	DATE	DESCRIPTION
1	6/29/25	Submitted Site Plan to Town
2	11/12/25	Submitted to DEP
3	1/15/26	Revised per Comments from FWD
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BH2M
Berry, Huff, MacDonald, Milfigan Inc.
Engineers, Surveyors
380B Main Street
Conform, Maine 04038
Tel: (207) 839-2771
www.bh2m.com

FOR
Double A Properties, LLC
968 Roosevelt Trail
Windham, Maine

STANDARD DETAILS
APLUS AUTO GROUP
1027 ROOSEVELT TRAIL
WINDHAM, MAINE

DESIGNED W. Pelkey	DATE June 2025
DRAWN W. Pelkey	SCALE 1" = 50'
CHECKED A. Morrell	JOB. NO. 24133

SHEET
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EROSION AND SEDIMENT CONTROL PLAN

THIS PLAN HAS BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION. THIS PLAN IS BASED ON THE STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION IN DEVELOPING AREAS AS CONTAINED IN THE LATEST REVISION OF THE 2016 MAINE EROSION AND SEDIMENT CONTROL BMP'S MANUAL FOR DESIGNERS AND ENGINEERS, AND THE LATEST REVISION TO THE 2014 MAINE EROSION AND SEDIMENT CONTROL FIELD GUIDE FOR CONTRACTORS. SEE MANUALS FOR ADDITIONAL INFORMATION AND DETAILS.

DURING CONSTRUCTION THE DEVELOPER/APPLICANT OR THEIR REPRESENTATIVES WILL BE RESPONSIBLE FOR IMPLEMENTING THE EROSION AND SEDIMENT CONTROL BMP'S AS WELL ROUTINE INSPECTIONS AND MAINTENANCE OF THE BMP'S.

THE PROPOSED LOCATIONS OF SILTATION AND EROSION CONTROL STRUCTURES ARE SHOWN ON THE SITE PLAN.

- ALL CONSTRUCTION INSPECTIONS SHALL BE CONDUCTED BY SOMEONE WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING STANDARDS AND PERMIT CONDITIONS. CONSTRUCTION INSPECTIONS SHALL BE PERFORMED AT LEAST ONCE A WEEK, AND PRIOR TO AND 24 HOURS AFTER A MET WEATHER EVENT (1 INCH OR MORE IN A 24 HOUR PERIOD). CONSTRUCTION INSPECTION AND CORRECTIVE ACTION DOCUMENTATION RECORDS SHALL BE MAINTAINED FOR A MINIMUM OF 5 YEARS.
- THE SCOPE OF CONSTRUCTION INSPECTIONS INCLUDE THE EROSION AND SEDIMENTATION CONTROL MEASURES AS WELL AS DISTURBED AREAS, MATERIAL STORAGE AREAS, AND LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMP'S", DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST REVISION.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNGRADED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 7 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 75 FEET OF A WETLAND OR WATERBODY, THE AREA SHALL BE STABILIZED WITHIN 2 DAYS OR PRIOR TO ANY STORM EVENT, WHICHEVER COMES FIRST.
- EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY.
- CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO MORE THAN ONE ACRE OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION.
- SEDIMENT BARRIERS (EROSION CONTROL MIX, STONE CHECK DAMS, STABILIZED CONSTRUCTION ENTRANCE, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. THE CONTRACTOR SHALL MAINTAIN THE STABILIZED CONSTRUCTION ENTRANCE UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- ALL SEDIMENT BARRIERS SHOULD BE INSTALLED ALONG THE CONTOUR, WITH THE ENDS TURNED UP SLOPE.
- INSTALL EROSION CONTROL MIX AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE E.C. MIX DETAIL FOR PROPER INSTALLATION. EROSION CONTROL MIX WILL REMAIN IN PLACE PER NOTE #7. THE USE OF AN EROSION CONTROL MIX BERM IS PROHIBITED AT THE BASE OF SLOPE STEEPER THAN 3:1 OR WHERE THERE IS FLOWING WATER.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED, AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY BEFORE AND FOLLOWING ANY SIGNIFICANT RAINFALL (1.0 INCH OR MORE IN A 24-HOUR PERIOD) OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. IF AN INSPECTION DETERMINES THAT A CORRECTIVE ACTION IS REQUIRED, THE ACTION OR REPAIR SHALL BE STARTED BY THE END OF THE NEXT WORKDAY AND COMPLETED WITHIN SEVEN DAYS OR BEFORE THE NEXT STORM EVENT. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN THEY EXCEED THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF. EROSION CONTROL MEASURES SHALL BE MAINTAINED WITHIN 30 DAYS OF PERMANENT STABILIZATION. PERMANENT STABILIZATION IS 90% GRASS CATCH IN VEGETATED AREAS.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN ONE AND ONE HALF TO ONE (1.5 TO 1).
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCHING (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED BY AUG. 15 OR 45 DAYS PRIOR TO THE FIRST KILLING FROST (OCT. 1) TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS. POST SEEDING SEDIMENT, IF ANY WILL BE DISPOSED OF IN AN ACCEPTABLE MANNER.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - FOUR INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. 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-P20S-K20) OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SQ. FT.).
 - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDING TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDING TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1000 SQ. FT. LAWN QUALITY SOD MAY BE SUBSTITUTED FOR SEED. SEED MIX SHALL CONTAIN 10% ANNUAL RYE GRASS.
 - HAY MULCH AT THE RATE OF 70-90 LBS PER 1000 SQUARE FEET FOR 75% COVERAGE. FOR UNPROTECTED OR WINDY AREAS, ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD./BLOCK). HYDRAULIC MULCHES MAY ALSO BE USED, APPLIED AT A RATE OF 5 LBS PER 1000 SQUARE FEET FOR PAPER MULCH OR 40 LBS PER 1000 SQUARE FEET OR AS DIRECTED BY THE MANUFACTURER. ON SLOPES GREATER THAN 3:1 EROSION CONTROL MIX MAY BE USED, SEE EROSION CONTROL MIX NOTES BELOW.
- FOR DISTURBED AREAS TO BE MAINTAINED IN POST-CONSTRUCTION AS A MEADOW BUFFER, APPLY NEW ENGLAND CONSERVATION WILDLIFE MIX BY NEW ENGLAND WETLAND PLANTS, INC., OF AMHERST, MASSACHUSETTS OR APPROVED EQUAL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS ONCE THE SITE IS STABILIZED WITH 90% GRASS CATCH IN VEGETATED AREAS. TEMPORARY EROSION AND SEDIMENT CONTROL BLANKET MAY BE USED IN ALL DITCHES AND SWALES AS SHOWN IN DETAILS.
- WETLANDS WILL BE PROTECTED WITH A DOUBLE ROW OF EROSION CONTROL MIX OR SILT FENCE INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE. ALL AREAS WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED BY DOUBLE ROWS OF EROSION CONTROL MIX DURING WATER CONSTRUCTION.
- ALL STORMWATER WILL BE PREVENTED FROM RUNNING ONTO STOCKPILES. SEDIMENT BARRIERS WILL BE INSTALLED DOWNGRADIENT OF ALL STOCKPILES.
- PERMANENT POST-CONSTRUCTION BMP'S (VEGETATED SWALES, WET PONDS, ETC.) WILL NOT BE USED TO MANAGE FLOWS DURING CONSTRUCTION WITHOUT SPECIAL PROTECTION AND/OR RESTORATION.

ADDITIONAL TEMPORARY SEED MIXTURE (FOR PERIODS LESS THAN 12 MONTHS)

SEASON	SEED	RATE
SUMMER (5/15 - 8/15)	SUDANGRASS	40 LBS/ACRE
LATE SUMMER/EARLY FALL (8/15 - 9/15)	GATS	80 LBS/ACRE
FALL (9/15 - 11/1)	PERENNIAL RYEGRASS	40 LBS/ACRE
WINTER (11/1 - 4/1)	WINTER RYE	112 LBS/ACRE
WINTER (11/1 - 4/1)	MULCH W/ DORMANT SEED	80 LBS/ACRE**
SPRING (4/1 - 7/1)	GATS	80 LBS/ACRE
	ANNUAL RYEGRASS	40 LBS/ACRE

EROSION CONTROL MIX

EROSION CONTROL MIX (ECM) SHALL MEET THE REQUIREMENTS PROVIDED IN THE LATEST REVISION OF MAINE DEP'S EROSION AND SEDIMENTATION CONTROL BMP MANUAL. ECM IS ACCEPTABLE FOR USE ON SLOPES GREATER THAN 3:1 BUT LESS THAN 2:1. ECM SHALL CONSIST OF WELL-DRAINED ORGANIC COMPONENT 50 - 100% OF DRY WEIGHT, AND COMPOSED OF FIBROUS AND ELONGATED FRAGMENTS. ECM SHALL BE FREE FROM REFUSE, MATERIAL TOXIC TO PLANT GROWTH OR CONSTRUCTION DEBRIS. ECM SHALL BE EVENLY DISTRIBUTED AND APPLIED AT A THICKNESS OF 2" ON 3:1 SLOPES, WITH AN ADDITIONAL 1/2" PER 20' OF SLOPE FOR A MAXIMUM OF 100' IN LENGTH. SLOPES GREATER THAN 3:1, ECM SHALL BE APPLIED AT THICKNESS OF 4" OR 5" FOR SLOPES GREATER THAN 60' IN LENGTH.

NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN ONE AND ONE HALF TO ONE (1.5:1). EROSION CONTROL MIX IS AN ACCEPTABLE STABILIZATION MEASURE FOR SLOPES UP TO 3:1, WITH LIMITS THAT ARE COVERED BY NOTES ON THIS SHEET. SLOPES BETWEEN 3:1 AND 2:1 SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS, AND ALL SLOPES GREATER THAN 2:1 SHALL BE STABILIZED WITH RIPRAP. SEE SLOPE STABILIZATION DETAIL FOR ADDITIONAL INFORMATION.

CONSTRUCTION SCHEDULE/SEQUENCE

- PERFORM TREE CLEARING AND STUMP REMOVAL WITHIN THE APPROVED LIMITS OF DISTURBANCE.
- INSTALL ALL REQUIRED EROSION AND SEDIMENTATION CONTROL MEASURES.
- CONSTRUCT THE STABILIZED CONSTRUCTION ENTRANCE.
- STRIP AND STOCKPILE TOPSOIL FOR REUSE.
- PERFORM REQUIRED EARTHWORK, INCLUDING CUT AND FILL OPERATIONS FOR THE PROPOSED ACCESS DRIVE, PARKING AREAS, AND BUILDING PAD.
- CONSTRUCT THE GRAVEL BASE FOR THE ACCESS DRIVE AND PARKING AREAS.
- INSTALL THE PROPOSED STORM DRAINAGE SYSTEM, INCLUDING PIPES, CATCH BASINS, AND DRAINAGE STRUCTURES.
- CONSTRUCT THE THREE (3) PROPOSED GRADED UNDERDRAINED SOIL FILTERS.
- CONSTRUCT THE PROPOSED BUILDING.
- INSTALL ALL PROPOSED UTILITIES, INCLUDING THE SUBSURFACE WASTEWATER DISPOSAL SYSTEM.
- PLACE THE BASE COURSE OF PAVEMENT.
- FINISH GRADE, LOAM, AND PERMANENTLY STABILIZE ALL DISTURBED AREAS WITH SEED OR OTHER APPROVED STABILIZATION MEASURES.
- INSTALL ALL PROPOSED LANDSCAPING.
- PLACE THE FINAL PAVEMENT SURFACE COURSE AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND THE SITE HAS BEEN STABILIZED.
- INSTALL PAVEMENT STRIPING.

EROSION CONTROL DURING CONSTRUCTION

WINTER CONSTRUCTION

- WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15
- OVERWINTER STABILIZATION OF DITCHES AND CHANNELS:
 - ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL GRASS LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. IF A DITCH OR CHANNEL IS NOT GRASS-LINED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE DITCH FOR LATE FALL AND WINTER.
 - INSTALL A SOD LINING IN THE DITCH: A DITCH MUST BE LINED WITH STONE RIPRAP BY OCTOBER 1. PROPER INSTALLATION INCLUDES: PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. AND ANCHORING SOD AT THE BASE OF THE DITCH WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD FROM SLOUGHING DURING FLOW CONDITIONS. SEE THE PERMANENT VEGETATION BMP SECTION.
 - INSTALL A STONE LINING IN THE DITCH: A DITCH MUST BE LINED WITH STONE RIPRAP BY NOVEMBER 15. A REGISTERED PROFESSIONAL ENGINEER MUST BE HIRED TO DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE CONTRACTOR WILL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING SO TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.
- OVERWINTER STABILIZATION OF DISTURBED SLOPES:
 - ALL STONE-COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL SLOPES TO BE VEGETATED MUST BE SEEDED AND MULCHED BY SEPTEMBER 1. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% TO BE A SLOPE. IF A SLOPE TO BE VEGETATED IS NOT STABILIZED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER: STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS. BY OCTOBER 1, THE DISTURBED SLOPE MUST BE SEEDED WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND THEN INSTALL EROSION CONTROL MATS OR ANCHORED MULCH OVER THE SEEDING. THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE SLOPE BY NOVEMBER 1, THEN THE CONTRACTOR WILL COVER THE SLOPE WITH A LAYER OF EROSION CONTROL MIX OR WITH STONE RIPRAP AS DESCRIBED IN THE FOLLOWING STANDARDS.
 - STABILIZE THE SOIL WITH SOD: THE DISTURBED SLOPE MUST BE STABILIZED WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES: PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE CONTRACTOR WILL NOT USE LATE SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
 - STABILIZE THE SOIL WITH EROSION CONTROL MIX: EROSION CONTROL MIX MUST BE PROPERLY INSTALLED BY NOVEMBER 15. THE CONTRACTOR WILL NOT USE EROSION CONTROL MIX TO STABILIZE SLOPES HAVING GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE. SEE THE EROSION CONTROL MIX NOTES FOR ADDITIONAL CRITERIA.
 - STABILIZE THE SOIL WITH STONE RIPRAP: PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE DEVELOPMENTS OWNER WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.
- OVERWINTER STABILIZATION OF DISTURBED SLOPES:
 - IF AN INSPECTION DETERMINES THAT A CORRECTIVE ACTION IS REQUIRED, THE ACTION OR REPAIR SHALL BE STARTED BY THE END WITHIN SEVEN DAYS OR BEFORE THE NEXT STORM EVENT. MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON, ONCE A WEEK AND BEFORE AND AFTER EACH HEAVY RAIN, SNOW STORM, OR OTHER WEATHER EVENT THAT CAUSES EROSION. THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL, IN THE SPRING, INSPECT AND REPAIR ANY DAMAGES AND/OR BARE SPOTS. AN ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85 TO 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

STABILIZATION SCHEDULE BEFORE WINTER:

- SEPTEMBER 15: ALL DISTURBED AREAS MUST BE SEEDING AND MULCHED. ALL SLOPES MUST BE SEEDING AND MULCHED. ALL GRASS LINED DITCHES AND CHANNELS MUST BE STABILIZED WITH MULCH OR AN EROSION CONTROL BLANKET.
- OCTOBER 1: IF THE SLOPE IS STABILIZED WITH AN EROSION CONTROL BLANKET AND SEEDING, ALL DISTURBED AREAS TO BE PROTECTED WITH AN ANNUAL GRASS MUST BE SEEDING AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND MULCHED.
- NOVEMBER 15: ALL STONE LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED. SLOPES THAT ARE COVERED WITH RIPRAP MUST BE CONSTRUCTED BY THAT DATE.

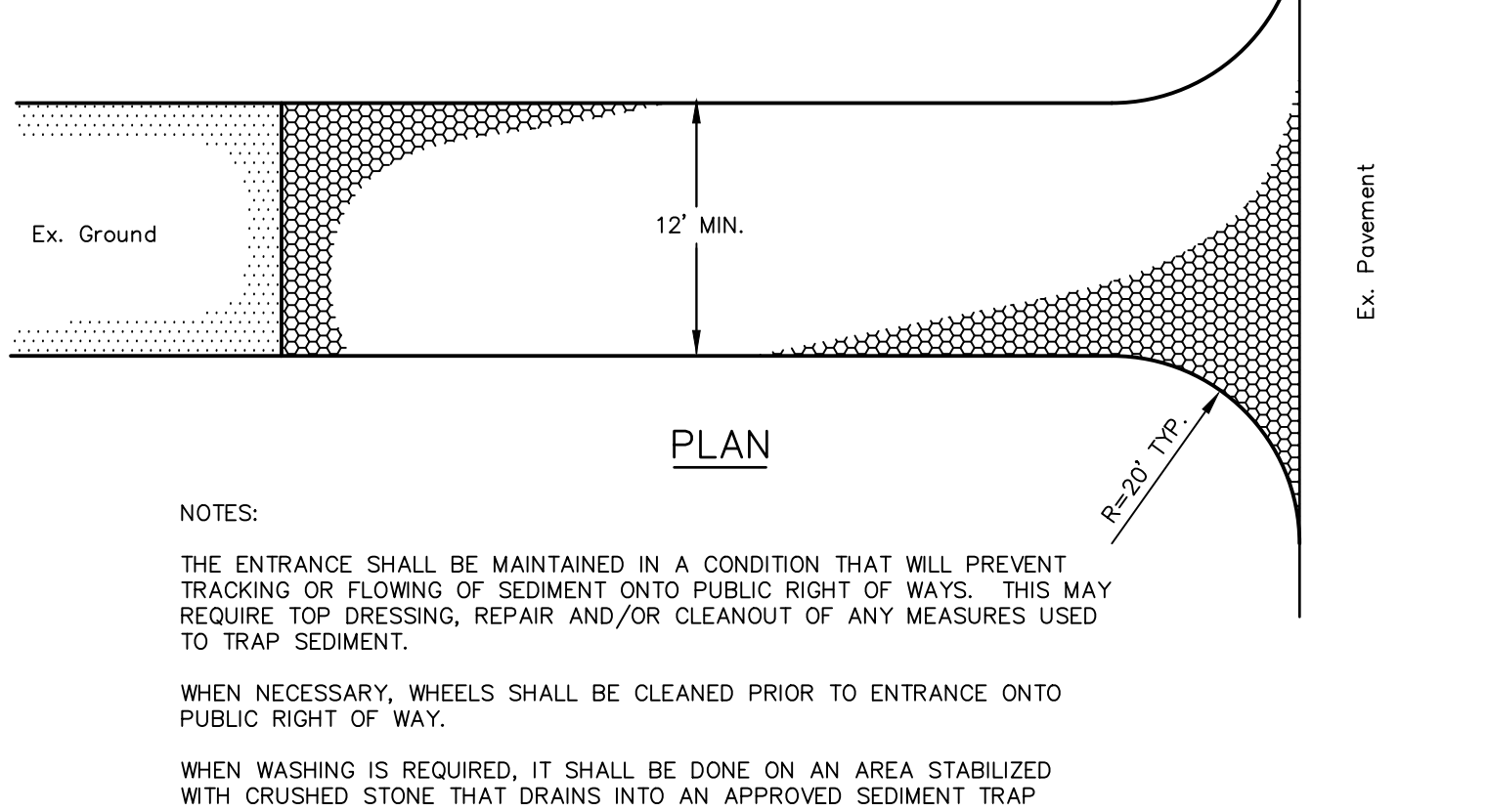
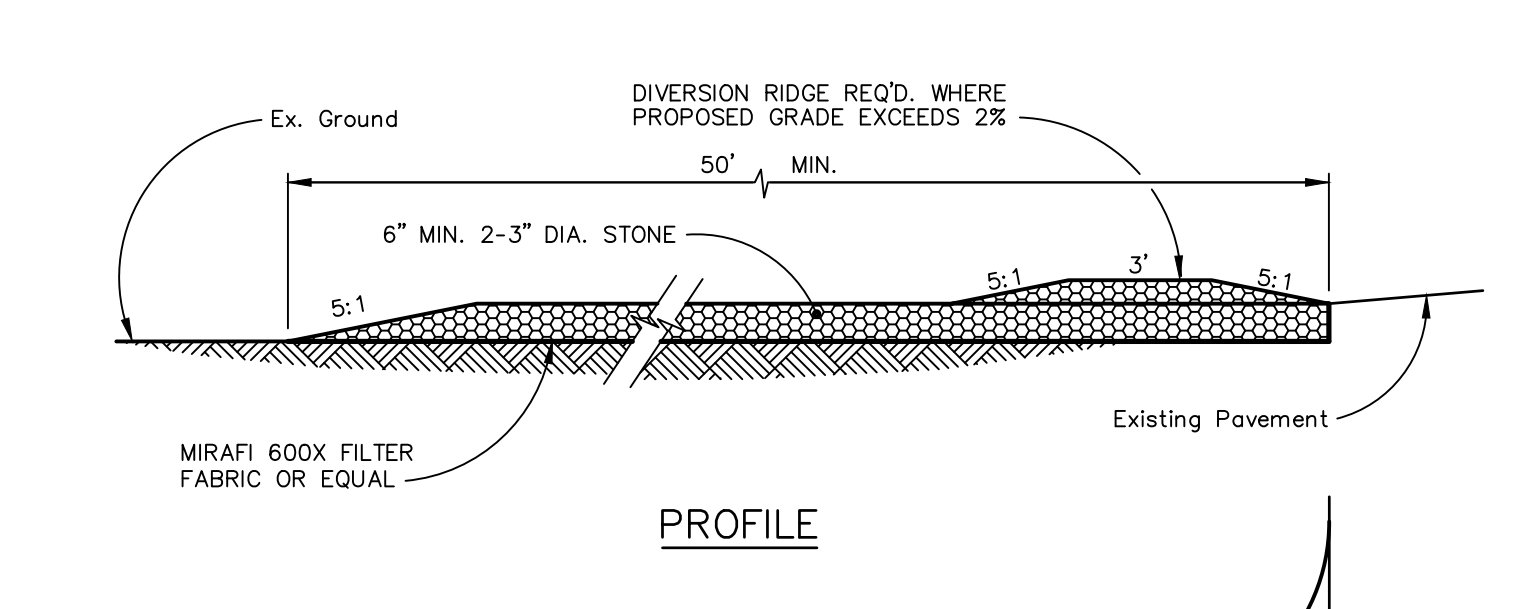
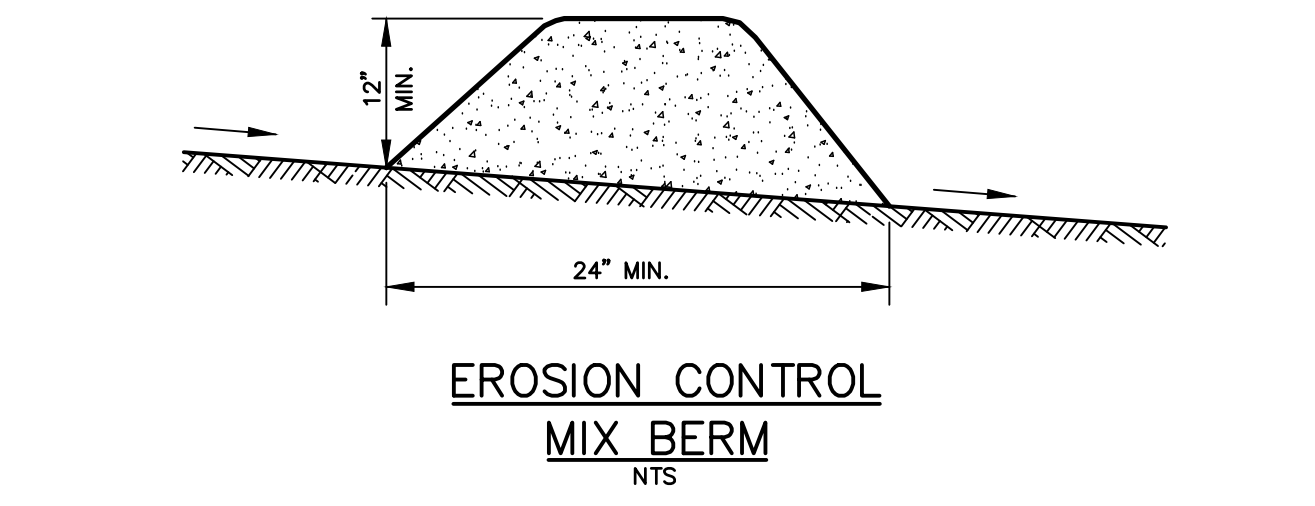
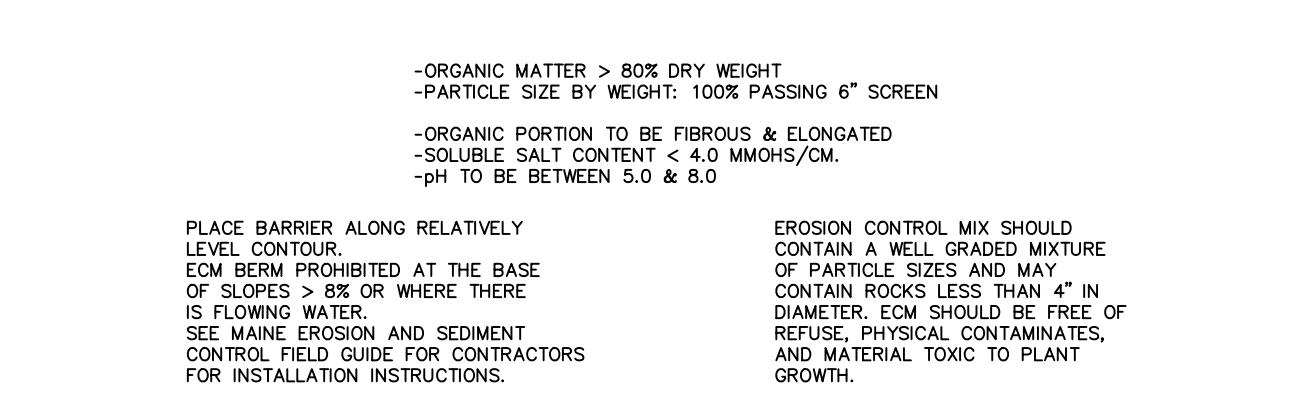
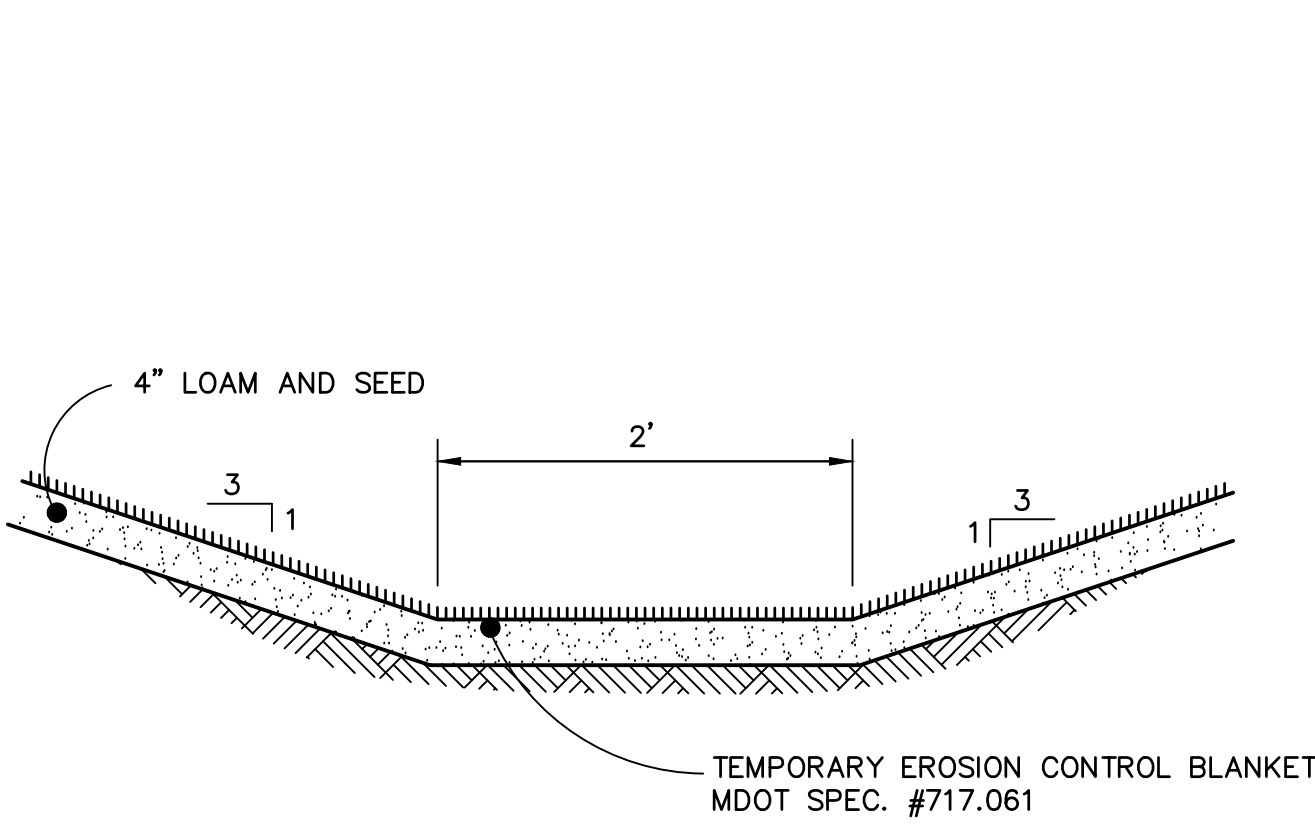
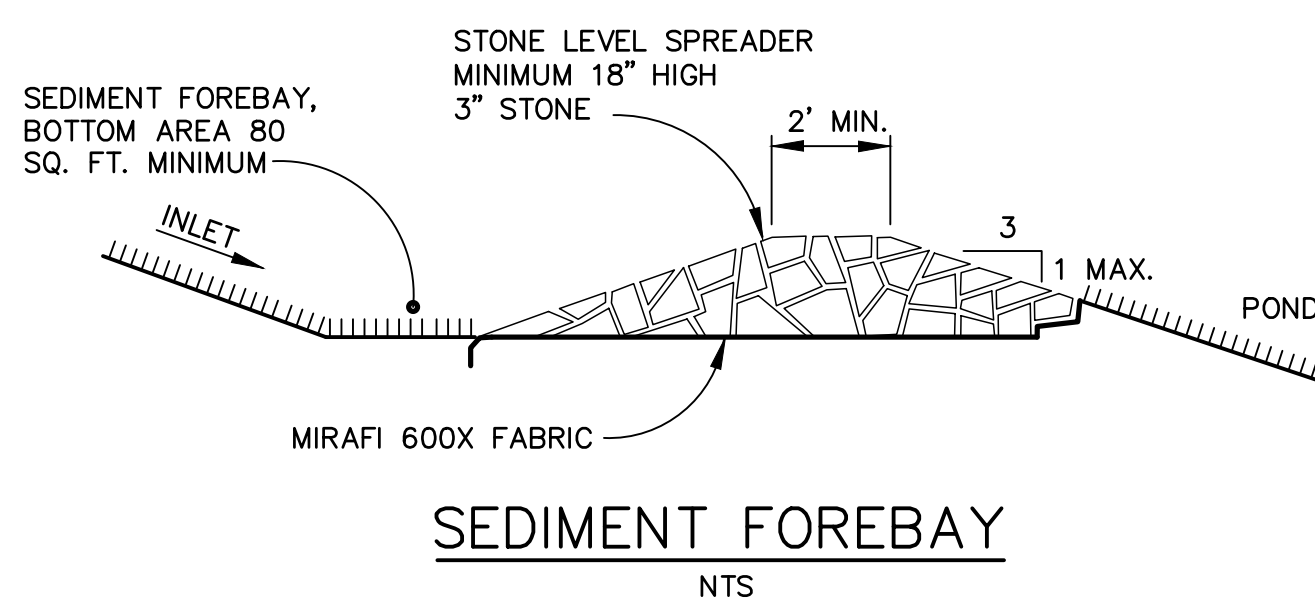
HOUSEKEEPING

- SPILL PREVENTION: CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM BEING DISCHARGED FROM MATERIALS 1. ON SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF MATERIALS TO STORMWATER, AND APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION.
- GROUNDWATER PROTECTION: DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN INFILTRATION AREA IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOIL ACCUMULATION, ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL, DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER. WATER TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS.
- FUGITIVE SEDIMENT AND DUST: ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. I.D.M.Y. NOT BE USED FOR DUST CONTROL. ANY OFFSITE TRACKING OF MUD OR SEDIMENT SHALL BE VACUUMED IMMEDIATELY AND PRIOR TO THE NEXT SIGNIFICANT STORM EVENT.
- DEBRIS AND OTHER MATERIALS: LITTER, CONSTRUCTION DEBRIS, AND CHEMICALS EXPOSED TO STORMWATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
- TRENCH OR FOUNDATION DE-WATERING: TRENCH DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COVER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER MUST BE REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, AND MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.
- NON-STORMWATER DISCHARGES: IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES, WHERE ALLOWED. NON-STORMWATER DISCHARGES EXIST: THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:
 - DISCHARGES FROM FIREFIGHTING ACTIVITY:
 - FIRE HYDRANT FLUSHINGS;
 - VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
 - DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX (C)(3) OF MAINE DEP 06-096 CHAPTER 500;
 - ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
 - PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
 - UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
 - UNCONTAMINATED GROUNDWATER OR SPRING WATER;
 - FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
 - UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX (C)5) MAINE DEP 06-096 CHAPTER 500;
 - POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
 - LANDSCAPE IRRIGATION.

UNAUTHORIZED NON-STORMWATER DISCHARGES: THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX (C)(6) MAINE DEP 06-096 CHAPTER 500. SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:

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

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



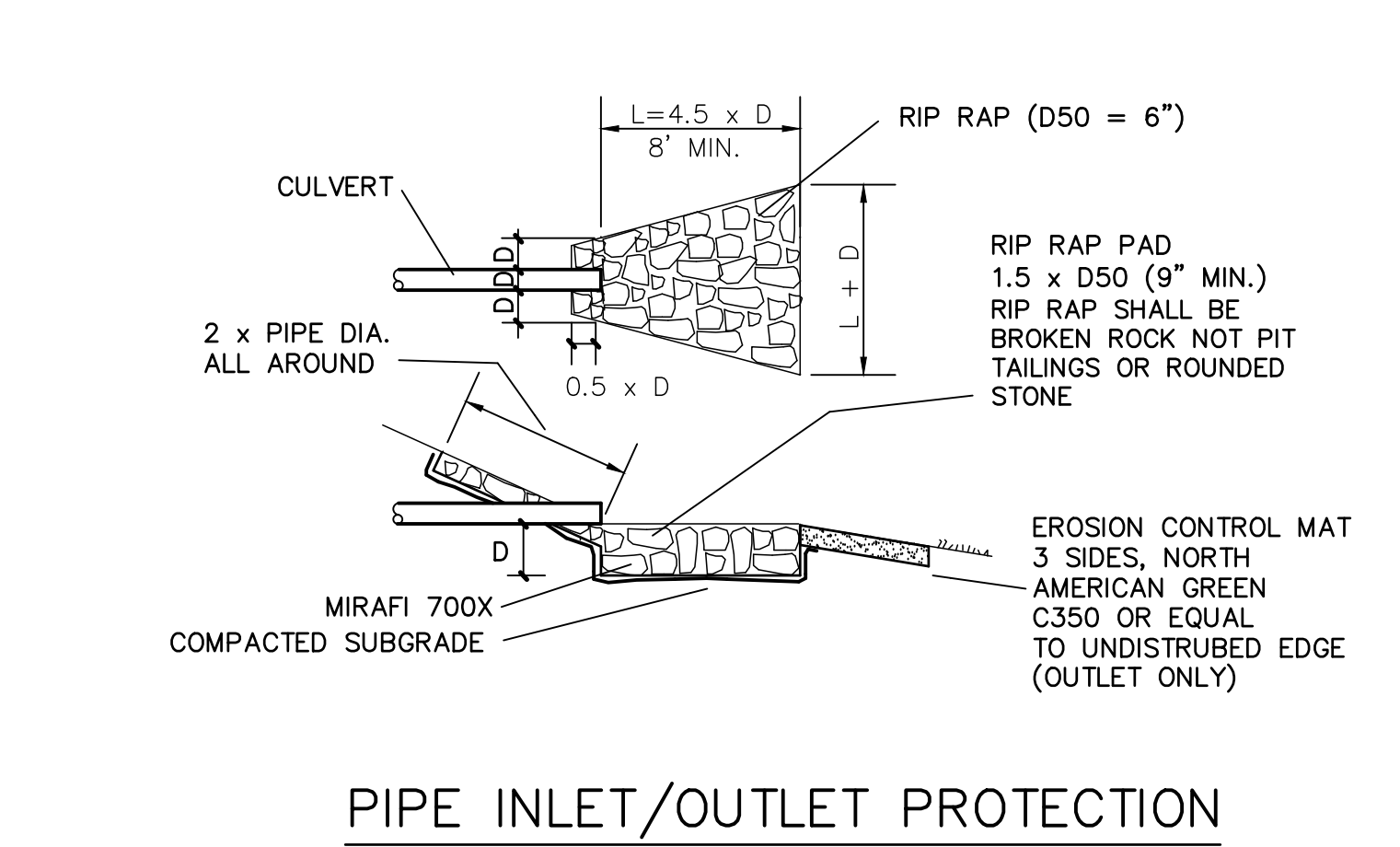
NOTES:

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

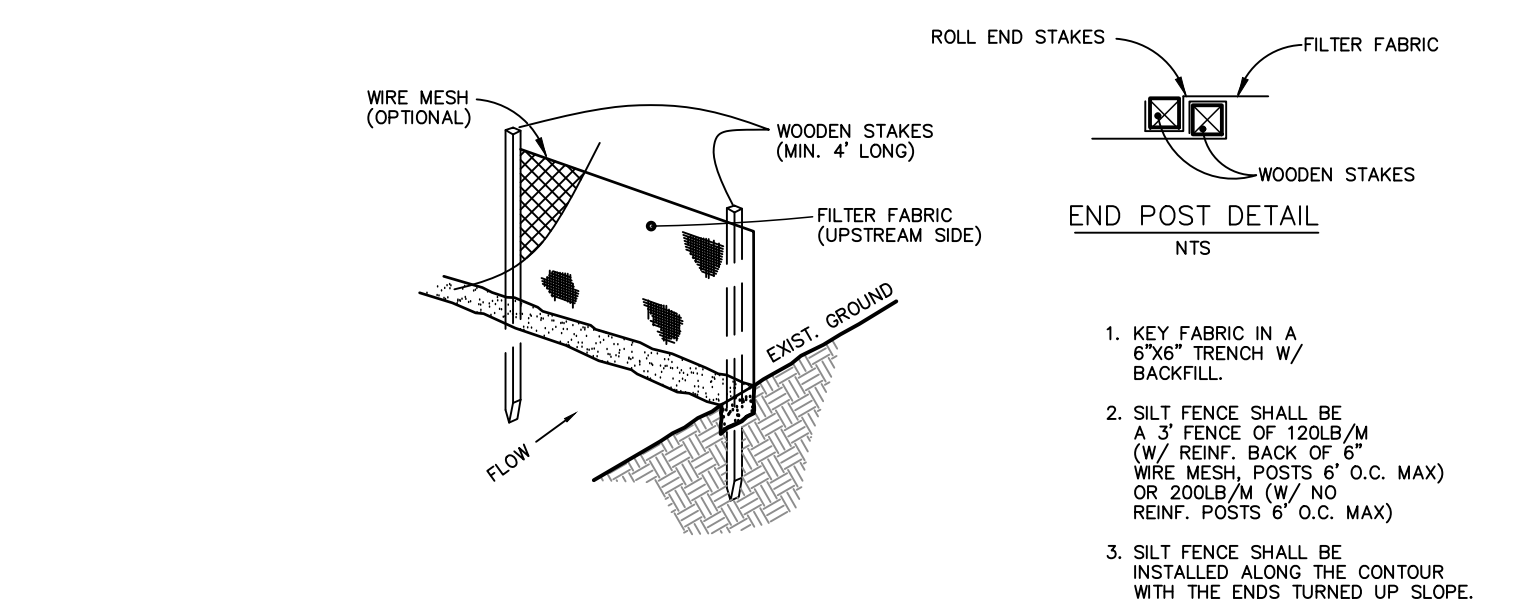
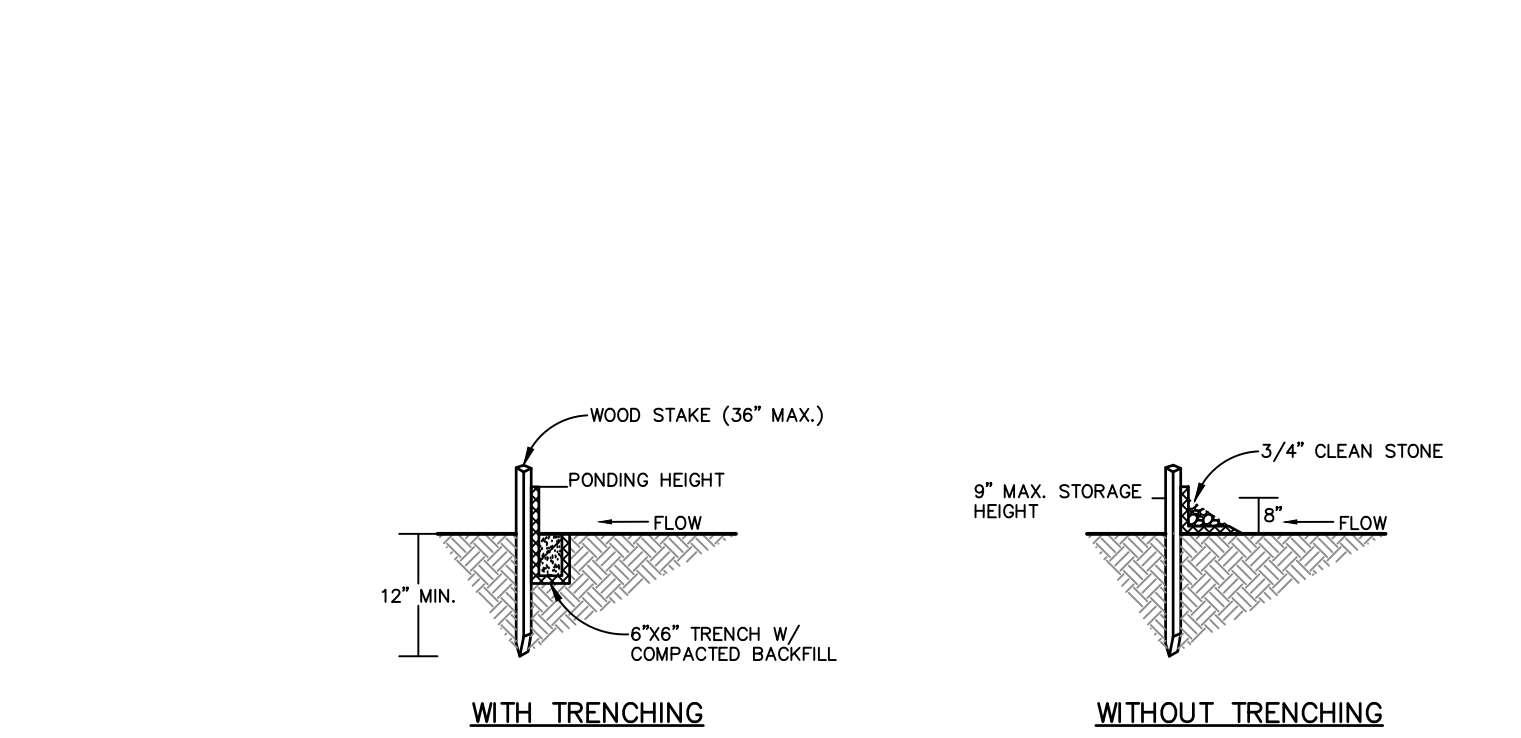
WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY.

WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

STABILIZED CONSTRUCTION ENTRANCE



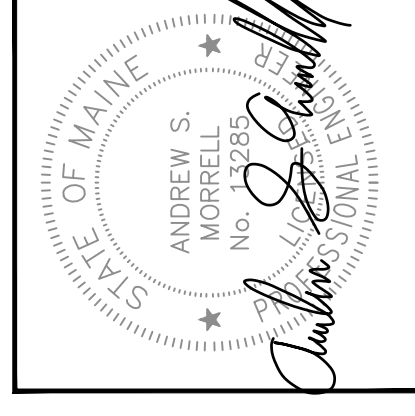
PIPE INLET/OUTLET PROTECTION



SILT FENCE DETAIL

N.T.S.

NO.	DATE	REVISION DESCRIPTION
1.	6/29/25	Submitted Site Plan to Town
2.	11/12/25	Submitted to DEP
3.	1/15/26	Revised per Comments from FWD
4.	5/4/26	Revised per Town Comments
5.	5/25/26	Revised per Town Comments
6.	6/25/26	Revised per Town & ACEE Comments



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FOR
 Double A Properties, LLC
 908 Roosevelt Trail
 Windham, Maine

EROSION CONTROL DETAILS
 APLUS AUTO GROUP
 1027 ROOSEVELT TRAIL
 WINDHAM, MAINE

DESIGNED W. Pelkey	DATE June 2025
DRAWN W. Pelkey	SCALE As Noted
CHECKED A. Morrell	JOB. NO. 24133

SHEET
6

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