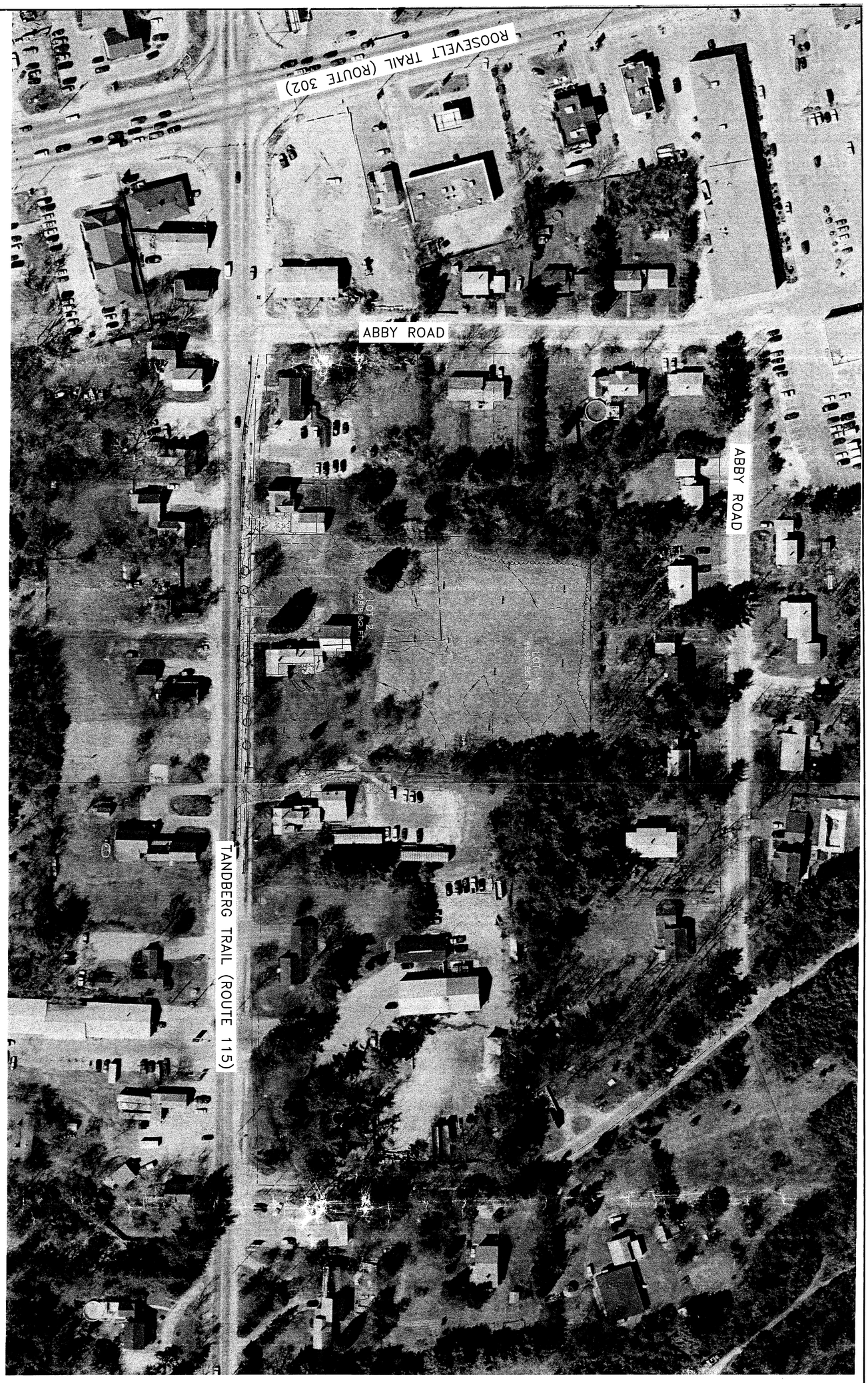

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
60 0 30 60 120 240

MAGNETIC

C1.0

NEIGHBORHOOD PLAN

PROGRESS SET ☐ | CHECK SET ☐ | BID SET ☐ | PERMIT SET ☐ | CONSTRUCTION SET ☐

DRAWN BY:	MTD/JDC
CHECKED:	TSG
SCALE:	AS NOTED
DATE:	12 JUNE 2006
PROJECT NO.:	04211

NORTH WINDHAM VETERINARY HOSPITAL

WINDHAM, ME

Warren Freedenfeld & Associates
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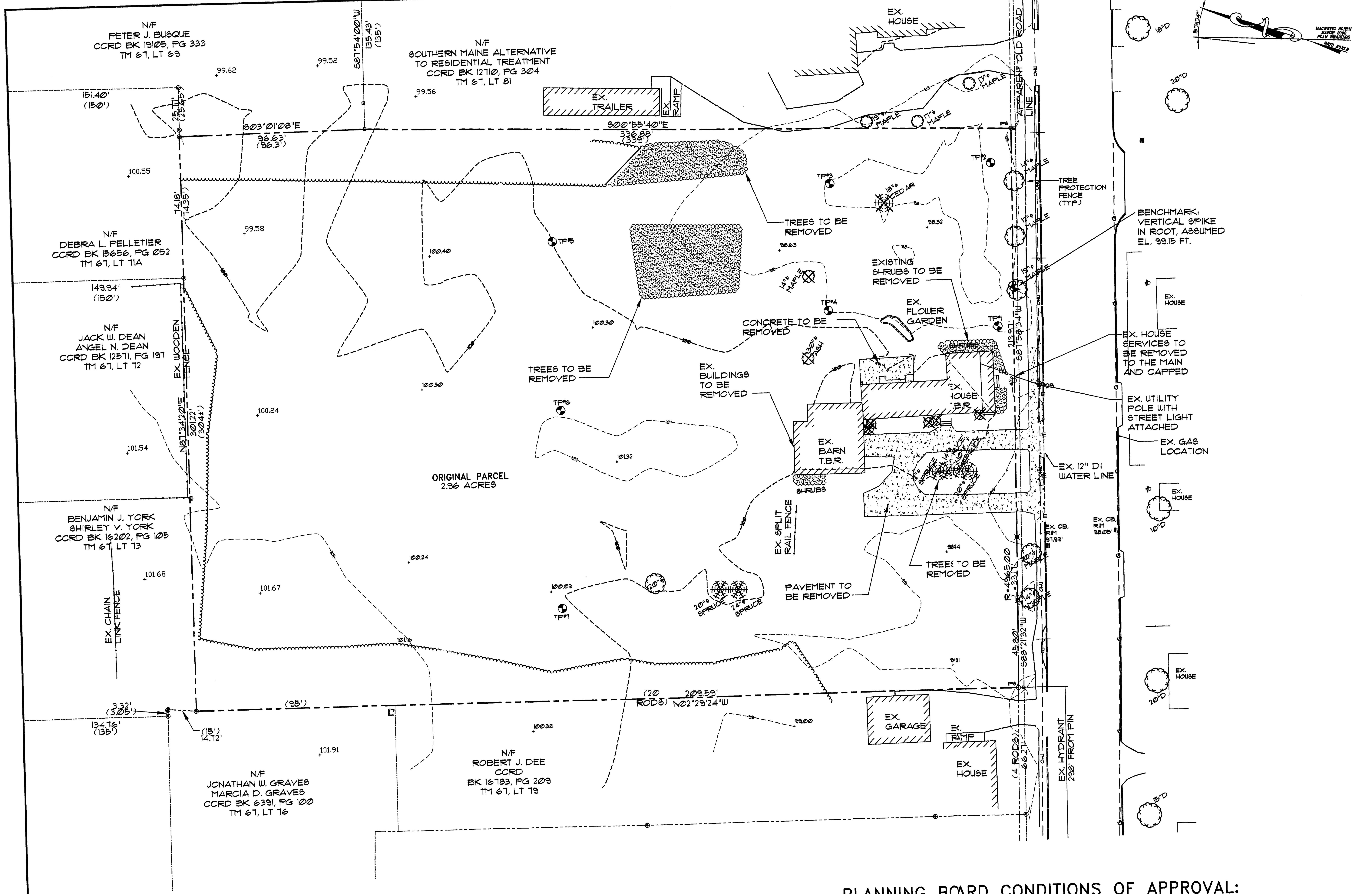
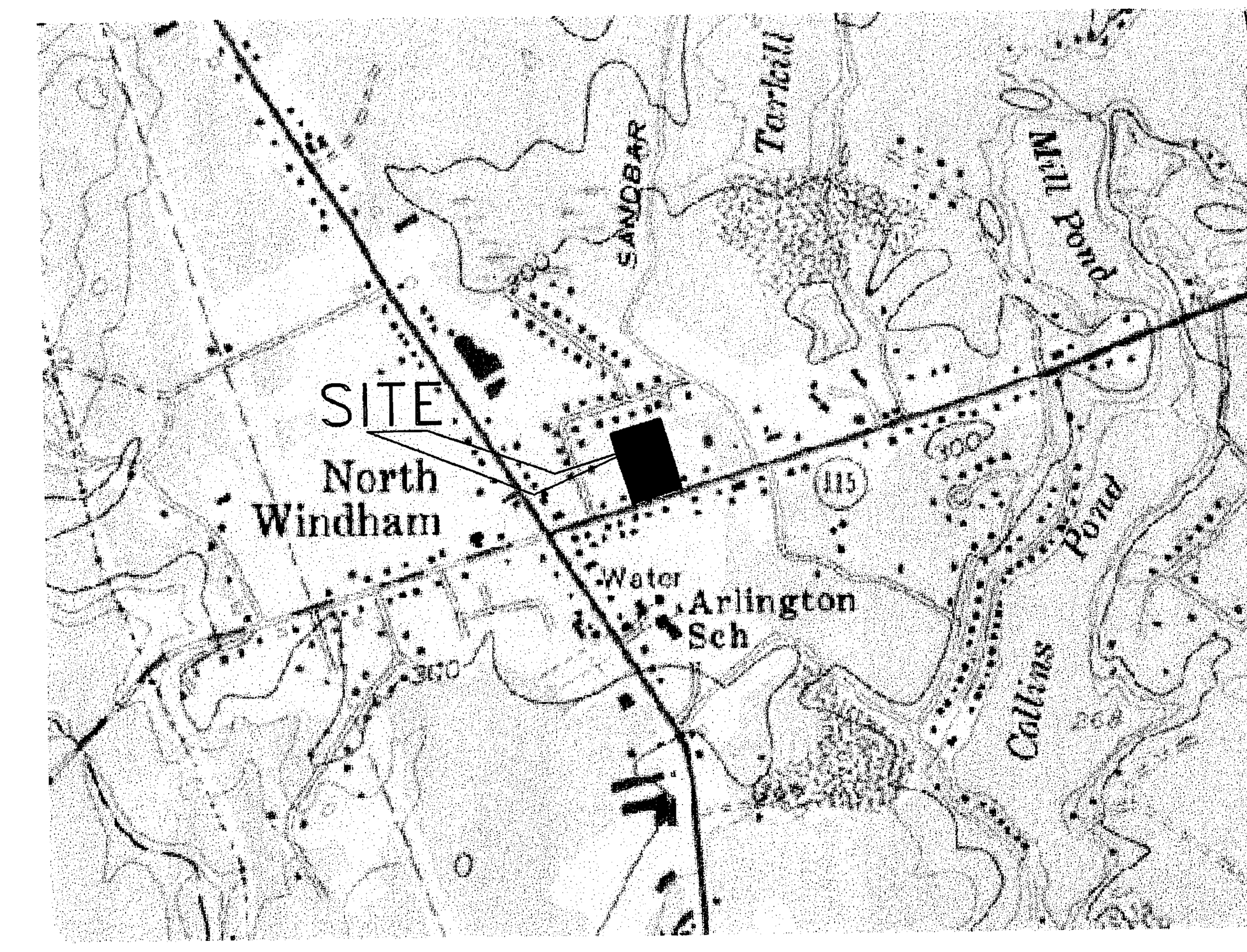
Architecture - Planning - Design

SEAL: STATE OF MAINE — THOMAS S. GREER — 4206 — REGISTERED PROFESSIONAL ENGINEER

REVISIONS





LOCATION PLAN

SCALE: 1"=1000'

GENERAL NOTES

1. OWNER: FRANK W. BAILEY & EDITH M. BAILEY 82 TANDBERG TRAIL, WINDHAM ME. CUMBERLAND COUNTY REGISTRY OF DEEDS BK 2362, PG. 354, 2000.
2. DEVELOPER: JEFF CARR, 104 TANDBERG TRAIL, WINDHAM, ME.
3. ENGINEER: PINKHAM & GREER CONSULTING ENGINEERS, FALMOUTH, MAINE.
4. TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY MAINE SURVEY CONSULTANTS, INC. P.O. BOX 485 HARRISON, MAINE. BENCHMARK VERTICAL SPIKE IN ROOT OF 19" MAPLE, ASSUMED ELEVATION 99.15'.
5. SOILS AND WETLAND MAPPING PROVIDED BY PINKHAM & GREER, FALMOUTH MAINE. ALAN L. BURNELL, LSE/CSS. NO WETLANDS WERE FOUND.
6. ZONE: COMMERCIAL DISTRICT 1. TO PROVIDE GENERAL RETAIL SALES, SERVICES AND BUSINESS SPACE WITHIN THE TOWN OF WINDHAM IN LOCATIONS CAPABLE OF CONVENIENTLY SERVICING COMMUNITY-WIDE AND/OR REGIONAL TRADE AREAS, WITH SAFE, WELL-REGULATED AUTOMOBILE ACCESS AND PEDESTRIAN ACCESS WHERE APPROPRIATE.
7. TAX MAP REFERENCE: MAP 67, LOT 80.
8. TOTAL PARCEL = 2.96 acres
9. WAIVERS: NONE REQUESTED AT THIS TIME.
10. CALL DIG-SAFE PRIOR TO COMMENCING WORK, 1-800-DIG-SAFE.
11. AN EASEMENT FOR POSSIBLE FUTURE RIGHT-OF-WAY IS TO BE MAINTAINED OVER LOTS 1 & 2.
12. LOTS TO BE SERVICED BY INDIVIDUAL SEPTIC SYSTEMS. SEPTIC SYSTEMS MUST BE LOCATED AS SHOWN ON THIS PLAN OR AN ALTERNATE LOCATION APPROVED BY THE TOWN STAFF.
13. POWER, TELEPHONE AND CABLE ARE TO BE UNDERGROUND.
14. THE ENTIRE SITE AND/OR SUBDIVISION SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE AND/OR SUBDIVISION PLAN AND IN ACCORDANCE WITH ALL ACCOMPANYING WRITTEN SUBMITTALS AND IN ACCORDANCE WITH ANY CONDITIONS ATTACHED BY THE PLANNING BOARD. APPROVAL BY THE TOWN PLANNER SHALL BE REQUIRED FOR ANY MINOR ALTERATIONS TO OR DEVIATIONS
15. FROM THE APPROVED SITE AND/OR SUBDIVISION PLAN, INCLUDING, WITHOUT LIMITATION: TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR
16. LAWN AREAS, ACCESS, UTILITIES, SIZE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE BUILDINGS.

    PRIOR TO THE CONSTRUCTION OF A DRIVEWAY SERVING ANY USE, THE OWNER OF THE PROPERTY MUST SECURE, IN WRITING, ALL REQUIRED PERMITS FOR A DRIVEWAY OPENING (i.e. "curb cut") FROM EITHER THE TOWN OF WINDHAM'S DEPARTMENT OF PUBLIC WORKS AND/OR THE STATE OF MAINE DEPARTMENT OF TRANSPORTATION, AS NECESSARY AND SUBMIT A COPY OF SAID PERMITS AS PART OF AN APPLICATION FOR ANY FUTURE BUILDING PERMIT.
17. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMP'S" CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT. DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION.

    IRON RODS TO BE SET AT ALL CORNERS OF LOTS,
18. IN LIEU OF A PERFORMANCE GUARANTEE FOR THE CONSTRUCTION OF THE PROJECT IMPROVEMENTS. NO LOT OR PARCEL OF LAND MAY BE CONVEYED AND NO BUILDING PERMIT FOR ANY BUILDING ON ANY PORTION OF THE DEVELOPMENT SHALL BE ISSUED BY THE BUILDING INSPECTOR UNTIL THE COMPLETION OF ALL STREETS, UTILITIES AND OTHER PUBLIC OR QUASI-PUBLIC IMPROVEMENTS. IF THE APPLICANT WISHES TO CONVEY A LOT PRIOR TO ALL PROJECT IMPROVEMENTS BEING COMPLETED, A PERFORMANCE GUARANTEE EQUAL TO THE COSTS OF THE REMAINING IMPROVEMENTS SHALL BE SUBMITTED TO THE TOWN PLANNER AND APPROVED BY THE TOWN MANAGER AND TOWN ATTORNEY.
19. THIS APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION AND SUPPORTING DOCUMENTS SUBMITTED AND AFFIRMED BY THE APPLICANT AND ANY VARIATION FROM THE PLANS, PROPOSALS AND SUPPORTING DOCUMENTS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD, EXCEPT FOR DE MINIMIS CHANGES WHICH THE COMMUNITY DEVELOPMENT DIRECTOR MAY APPROVE.
20. DRAWINGS INCLUDED IN THIS SUBMITTAL:
    C1.0 NEIGHBORHOOD PLAN
    C1.1 EXISTING CONDITIONS AND DEMOLITION PLAN
    C2.0 SITE PLAN
    C2.1 GRADING AND UTILITIES PLAN
    C3.0 EROSION CONTROL PLAN
    C3.1 EROSION CONTROL DETAILS
    C4.0 DETAILS
    C4.1 DETAILS
    D1.0 DRAINAGE ANALYSIS-DEVELOPED CONDITIONS

LEGEND

EXISTING

PROPERTY LINE
ABUTTERS PROPERTY
EDGE OF PAVEMENT
CONTOURS (200)
BUILDING
CURB
ZONING DISTRICT
OVERHEAD UTILITY (OHU)
WATER LINE (W)
SPOT GRADE (101.32 +)
CATCH BASIN
UTILITY POLE
CONIFEROUS TREE & TRUNK DIA. (12")
DECIDUOUS TREE & TRUNK DIA. (12")
TREELINE
WOOD FENCE
GRANITE MONUMENT FOUND
IRON PIPE
ANGLE POINT, (NO PIN SET)
5/8" IRON ROD W/ CAP #1177 SET (IPS)
WATER SHUTOFF
TEST PIT PASSED (TP #1)
STONE WALL
SIGN
BENCHMARK
LIGHT POLE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DEMOLITION LEGEND

TREES AND SHRUBS TO BE REMOVED
PAVEMENT, CURBS AND CONCRETE TO BE REMOVED
X INDIVIDUAL TREES TO BE REMOVED

PLANNING BOARD CONDITIONS OF APPROVAL:

1. THE PROPOSED SRUCTURE AND SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CONDITIONS APPROVAL IMPOSED BY THE PLANNING BOARD THEIR MEETING OF AUGUST 7, 2006
2. LOT 2 MUST GO TOPLANNING BOARD FOR SITE PLAN REVIEW WHEN DEVELOPED.

ZONE INFORMATION

COMMERCIAL DISTRICT1 (C-1)
PERMITTED USE: GENERAL RETAIL SALES.

SPACE STANDARDS	REQUIRED	PROPOSED
MINIMUM LOT SIZE	20,000 SQ. FT.	98,387 SQ. FT.
MINIMUM REAR YARD	30 FEET	30 FEET.
MINIMUM SIDE YARDS*	10 FEET	23 FEET
MINIMUM FRONT YARD**	30 FEET	155 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	25 FEET

* NOTE: THE WIDTH OF (1) ONE SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THE OTHER IS CORRESPONDINGLY INCREASED IN WIDTH BUT NO SUCH YARD SHALL BE LESS THAN TEN (10) FEET IN WIDTH.

** NOTE: NO FRONT YARD NEED BE DEEPER THAN THE AVERAGE OF THE DEPTH OF FRONT YARDS ON THE LOTS THIRTY (30) FEET DEEP SHALL BE CONSIDERED AS HAVING A FRONT YARD THIRTY (30) FEET DEEP. CORNER LOTS SHALL HAVE A THIRTY-FOOT SETBACK FROM EACH STREET WHICH SUCH LOTS ABUT.

*** NOTE: THESE PROVISIONS SHALL NOT APPLY TO BARNS, SILOS, AND ACCESSORY FARM BUILDINGS.

REVISIONS: 1 ADD CONDITIONS

SEAL: STATE OF MAINE THOMAS S. GREER 4206 REGISTERED PROFESSIONAL ENGINEER 8/11/06

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NORTH WINDHAM VETERINARY HOSPITAL

WINDHAM, ME

DRAWN BY:	MTD/JDC
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EXISTING CONDITIONS AND DEMOLITION PLAN

PROGRESS SET ☐ CHECK SET ☐ BID SET ☐ PERMIT SET ☐ CONSTRUCTION SET ☐

C1.1

GMF 5"X1" 28"H LEANING (LOCATED AT BASE)

FUTURE BLDG EXPANSION

EXERCISE AREA W/6' TALL CHAINLINK FENCE

N81°19'17"E 170.85'

LOT #1
50,991 SQ. FT.
1.17 ACRES

CONC. ENTRANCE SLAB W/ FROST WALLS (TYP.)

5' BIT WALK (TYP.)

2' CURB CUT

12' WIDE ACCESS EASEMENT FROM LOT 1 TO LOT 2

12' WIDE ACCESS EASEMENT FROM LOT 1 TO LOT 2

N02°29'24"W
305.72'

LOT #2
78,033 SQ. FT.
1.79 ACRES

IPF 1/2"ø
3"BG

4"X3" WOOD POST
8'H 3.8' WEST

GMF 5"X5" BURIED 1.9' INTO ROAD LINE

IPS

BENCHMARK:
VERTICAL SPIKE IN ROOT,
ASSUMED EL. 99.15 FT.

BUSINESS SIGN

12' PAINTED STOP LINE

DETECTABLE SURFACE

EX. CB, RIM 97.99'

EX. CB, RIM 98.05'

FC 46+06.18

PT 46+39.58

GMF 5"X5" FLUSH 2.9' INTO ROAD LINE

IPS

MAGNETIC NORTH DECLINATION FROM PLAN BEARINGS 15°00' WEST

SUBDIVISION PLAN, APPROVED BY THE TOWN OF WINDHAM PLANNING BOARD

DATE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

EXISTING

- PROPERTY LINE
- ABUTTERS PROPERTY
- EDGE OF PAVEMENT
- 200 CONTOURS
- BUILDING
- CURB
- ZONING DISTRICT
- OHU OVERHEAD UTILITY
- W WATER LINE
- CATCH BASIN
- UTILITY POLE
- 12" 12" CONIFEROUS TREE ¢ TRUNK DIA.
- DECIDUOUS TREE ¢ TRUNK DIA.
- TREELINE
- WOOD FENCE
- GRANITE MONUMENT FOUND
- IRON PIPE
- ANGLE POINT, (NO PIN SET)
- IPS 5/8" IRON ROD W/ CAP #1177 SET
- WATER SHUTOFF
- TP #1 TEST PIT FAILED
- TP #1 TEST PIT PASSED
- STONE WALL
- SIGN
- BENCHMARK

PROPOSED

- LOT LINE
- EASEMENT
- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- SLOPED GRANITE CURB
- GRADE BREAKS AT SIDEWALK
- 252 CONTOURS
- BUILDING
- BUILDING ENTRY/EGRESS
- S SANITARY SEWER
- UGU UNDERGROUND UTILITY
- W WATER LINE
- CHAINLINK FENCE
- CB CATCH BASIN
- HOUSE SERVICE, WATER
- HOUSE SERVICE, FOUNDATION
- x 291.5 SPOT GRADE
- WATER SHUT OFF
- TEST PIT REQUIRED
- A SIGN
- BUSINESS SIGN
- HANDICAP PARKING
- CRUSHED STONE
- SEPTIC FIELD
- SEPTIC FIELD, ALTERNATE
- BITUMINOUS PAVEMENT
- BUILDING HATCH
- DETECTABLE SURFACE AT RAMP

REVISIONS
1 CHANGED LOT LINES

STATE OF MAINE · THOMAS S. WEBER · 4206 · REGISTERED PROFESSIONAL ENGINEER · SEAL

8/7/06

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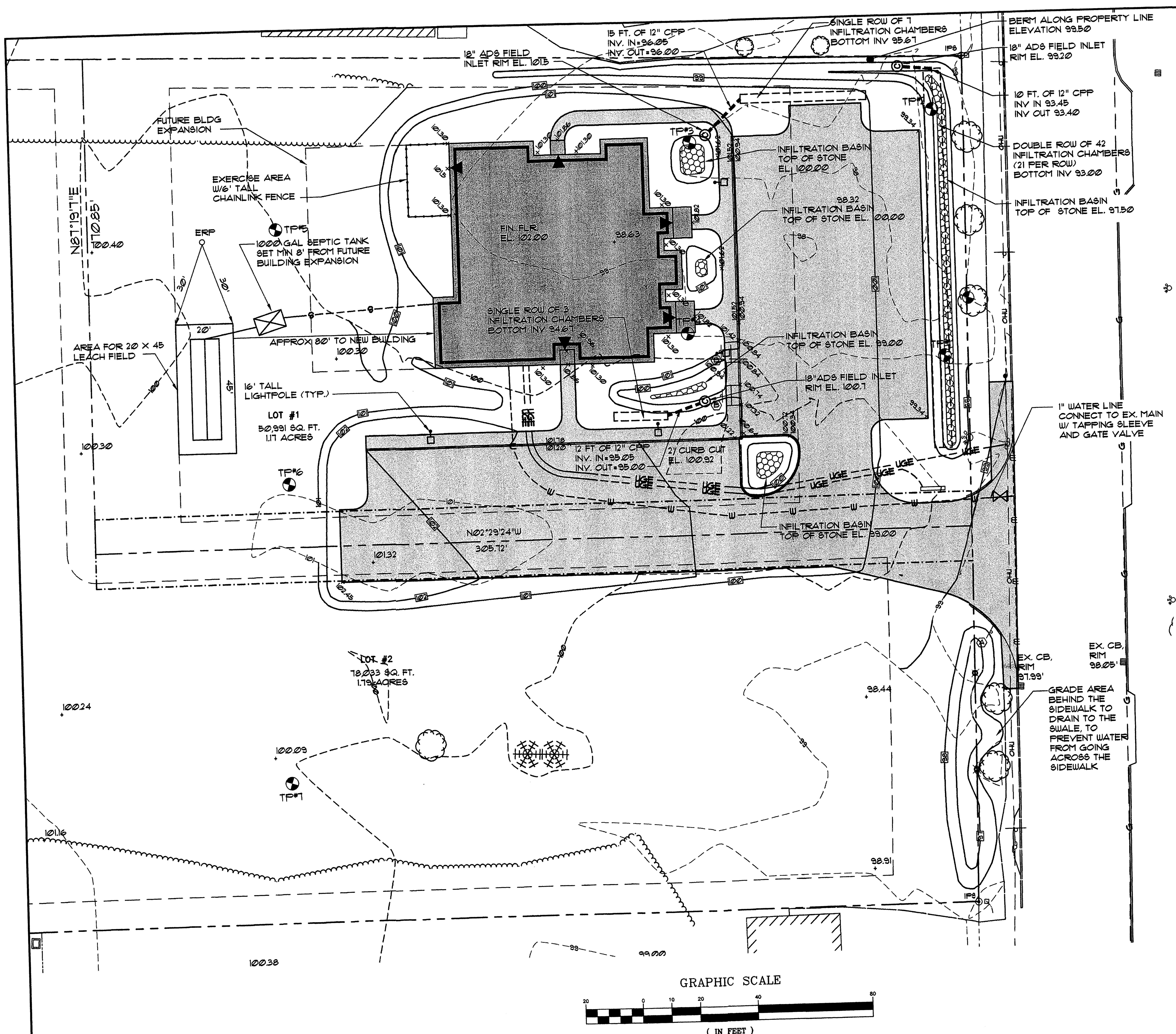
PROGRESS SET ☐ CHECK SET ☐ BID SET ☐ PERMIT SET ☐ CONSTRUCTION SET ☐

SITE PLAN

C2.0



LEGEND

EXISTING

- PROPERTY LINE
- ABUTTERS PROPERTY
- EDGE OF PAVEMENT
- CONTOURS
- BUILDING
- CURB
- ZONING DISTRICT
- OVERHEAD UTILITY
- WATER LINE
- SPOT GRADE
- CATCH BASIN
- UTILITY POLE
- CONIFEROUS TREE & TRUNK DIA.
- DECIDUOUS TREE & TRUNK DIA.
- TREELINE
- GRANITE MONUMENT FOUND
- IRON PIPE
- ANGLE POINT, (NO PIN SET)
- 5/8" IRON ROD W/ CAP #177 SET
- WATER SHUTOFF
- TEST PIT FAILED
- TEST PIT PASSED
- STONE WALL
- SIGN

PROPOSED

- LOT LINE
- EASEMENT
- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- SLOPED GRANITE CURB
- GRADE BREAKS AT SIDEWALK
- CONTOURS
- BUILDING
- BUILDING ENTRY/EGRESS
- SANITARY SEWER
- UNDERGROUND UTILITY
- WATER LINE
- CHAINLINK FENCE
- CATCH BASIN
- HOUSE SERVICE, WATER
- HOUSE SERVICE, FOUNDATION
- SPOT GRADE
- WATER SHUT OFF
- TEST PIT REQUIRED
- HANDICAP PARKING
- CRUSHED STONE
- SEPTIC FIELD
- LIGHTPOLE
- SIGN
- BUSINESS SIGN

REVISIONS
REVISIONS PER PEER REVIEW
REVISIONS PER PLANNING BOARD APPROVAL
REVISIONS PER PEER REVIEW

SEAL: STATE OF MAINE – THOMAS S. GREER – 4266 – LICENSED PROFESSIONAL ENGINEER

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NORTH WINDHAM VETERINARY HOSPITAL
WINDHAM, ME

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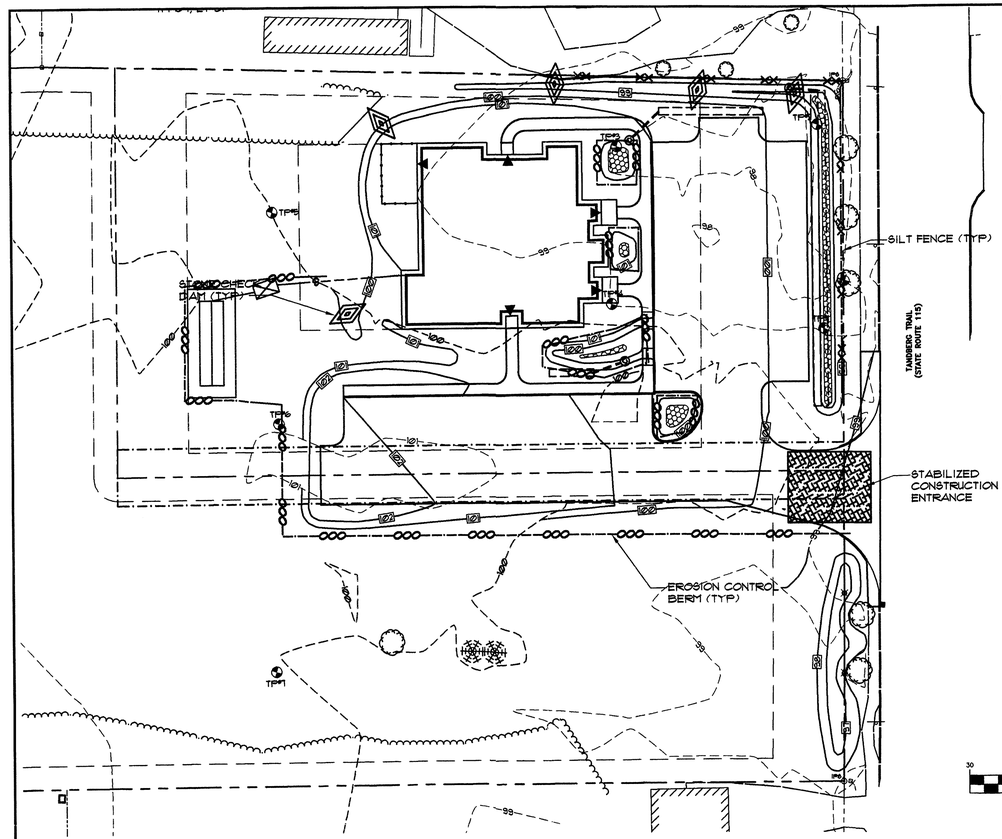
GRADING AND UTILITIES PLAN

PROGRESS SET ☐ CHECK SET ☐ BID SET ☐ PERMIT SET ☐ CONSTRUCTION SET ☐

C2.1



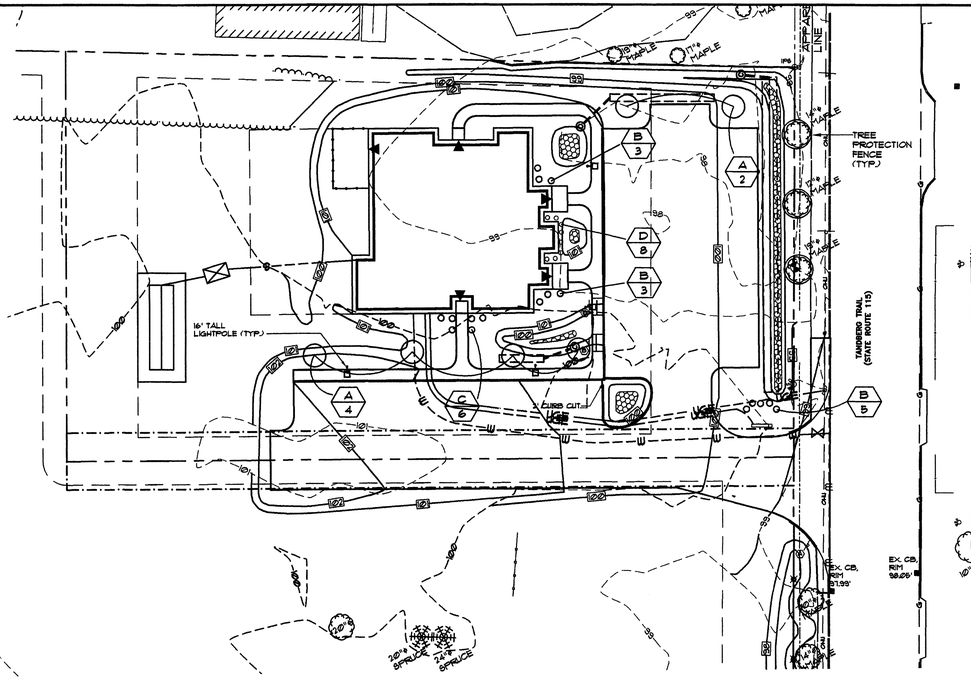
EROSION CONTROL PLAN

SCALE: 1"=30'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



LANDSCAPE PLAN

SCALE: 1"=30'

PLANT LIST

(A 12) SYMBOL QUANTITY

SYMBOL	COMMON NAME/BOTANICAL NAME	SIZE	QUANTITY	ROOT
A	GREEN ASH / fraxinus lancsolata 'Summit'	3" cal.	6	B&B
B	JUNIPER / juniperus hetzii glauca 'Chinensis'	18"-24" tall	11	POTTED
C	DWARF WINGED EUONYMUS / e. alatos compacta	15"-18" tall	6	POTTED
D	BURNING BUSH / euonymus alatus	24"-30" tall	8	POTTED

EROSION CONTROL LEGEND

- EROSION CONTROL BERM
- CHECK DAM
- STABILIZED ENTRANCE
- SILT FENCE

SUGGESTED SEQUENCE OF CONSTRUCTION TO CONTROL EROSION:

THIS SEQUENCE OF CONSTRUCTION IS A GENERAL GUIDE TO THE CONTRACTOR. ACTUAL CONSTRUCTION PRACTICES WILL DICTATE VARIATIONS IN THE ORDER OF MAJOR EVENTS.

1. INSTALL PERIMETER SILT FENCE ALONG ROUTE 115.
2. CLEAR AND GRUB WORK AREAS. TEMPORARILY SEED AREAS NOT TO BE WORKED ON WITHIN 14 DAYS.
3. STRIP AND STOCKPILE ON-SITE TOPSOIL. SEED STOCKPILES WITH TEMPORARY SEED MIX.
4. SUBMIT SAMPLES OF TOPSOIL/LOAM FOR LAB WORK. ADJUST LIME AND FERTILIZER ACCORDINGLY.
5. BEGIN EARTHWORK FOR PARKING AND BUILDING FOUNDATION. INSTALL AND PROTECT INFILTRATION BASINS
6. BEGIN BUILDING CONSTRUCTION.
7. ROUGH GRADE PARKING AREAS AND DRIVEWAY SIDE SLOPES.
8. FINE GRADE PARKING LOTS AND DRIVEWAY SIDE SLOPES AND ROUGH
9. GRADE REMAINDER OF SITE.
10. RESEED OR TEMPORARILY SEED ANY AREA WHICH WILL BE LEFT UNDISTURBED FOR MORE THAN 14 DAYS.
11. CLEAN INFILTRATION BASIN OF CONSTRUCTION SEDIMENTATION.
12. COMPLETE FINE GRADING AND PAVING OF WALKS AND PARKING AREAS.
13. FINE GRADE, LOAM SEED AND FERTILIZE REMAINDER OF SITE. REMOVE TEMPORARY SOIL EROSION MEASURES.

LEGEND

EXISTING

- PROPERTY LINE
- ABUTTERS PROPERTY
- EDGE OF PAVEMENT
- CONTOURS
- BUILDING
- CURB
- ZONING DISTRICT
- OHU — OVERHEAD UTILITY
- W — WATER LINE
- 101.32 + SPOT GRADE
- CATCH BASIN
- UTILITY POLE
- 12" / 12" CONIFEROUS TREE & TRUNK DIA. / DECIDUOUS TREE & TRUNK DIA.
- TREELINE
- GRANITE MONUMENT FOUND
- IRON PIPE
- IP#8 ANGLE POINT, (NO PIN SET)
- 5/8" IRON ROD W/ CAP "1177 SET
- TP #1 WATER SHUTOFF
- TP #1 TEST PIT FAILED
- TP #1 TEST PIT PASSED
- STONE WALL
- SIGN

PROPOSED

- LOT LINE
- EASEMENT
- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- SLOPED GRANITE CURB
- GRADE BREAKS AT SIDEWALK
- CONTOURS
- BUILDING
- BUILDING ENTRY/EGRESS
- SANITARY SEWER
- UGE — UNDERGROUND UTILITY
- W — WATER LINE
- CHAINLINK FENCE
- CATCH BASIN
- HOUSE SERVICE, WATER
- HOUSE SERVICE, FOUNDATION
- × 291.5 SPOT GRADE
- WATER SHUT OFF
- TEST PIT REQUIRED
- HANDICAP PARKING
- CRUSHED STONE
- SEPTIC FIELD
- LIGHTPOLE
- SIGN
- BUSINESS SIGN

REVISIONS
8/15/06 REVISIONS PER PLANNING BOARD APPROVAL
8/23/06 REVISIONS PER PEER REVIEW

STATE OF MAINE * THOMAS S. GREER 3206 * REGISTERED PROFESSIONAL ENGINEER
8/23/06

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EROSION CONTROL AND LANDSCAPE PLAN

PROGRESS SET ☐ CHECK SET ☐ BID SET ☐ PERMIT SET ☐ CONSTRUCTION SET ☐

C3.0

EROSION CONTROL NOTES

GENERAL:

THE DRAWINGS DEPICT THE REQUIRED SOIL EROSION CONTROL MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION SITE IN SUCH A MANNER THAT:

1. SOIL EROSION IS KEPT TO A MINIMUM.
2. NO SEDIMENT LEAVES THE CONSTRUCTION SITE PROPER.
3. ALL POSSIBLE MEASURES ARE EMPLOYED TO PREVENT SEDIMENT FROM ENTERING DRAINAGE COURSES AND WETLANDS EVEN BEYOND THE DETAILS SHOWN ON THIS PLAN IF NECESSARY.

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL BMPS PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION.

2. THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES RESULTING FROM EROSION OR SEDIMENTATION FROM THE SITE TO SURROUNDING PROPERTIES, WATERBODIES, OR WETLAND AS A RESULT OF THIS PROJECT.

3. LOAM AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER DISTURBANCE, BUT NO LONGER THAN 7 DAYS. USE WINTER SEED RATES AND SPECIFICATIONS IF APPROPRIATE.

4. INSPECT SOIL EROSION MEASURES WEEKLY AND AFTER SIGNIFICANT STORM EVENTS. MAKE ALL NECESSARY REPAIRS TO FACILITIES AS SOON AS POSSIBLE, BUT NO LONGER THAN 2 DAYS. CLEAN AND RESET SILT FENCES AND STONE CHECK DAMS WHICH ACCUMULATE SEDIMENT AND DEBRIS.

5. PROTECT AND STABILIZE ALL AREAS NOT SCHEDULED FOR EROSION PREVENTION OR STABILIZATION BUT THAT SHOW SIGNS OF EROSION. NOTIFY OWNER OF ANY SIGNIFICANT EROSION PROBLEM.

6. APPLY MULCH TO BARE SOILS WITHIN 7 DAYS OF INITIAL DISTURBANCE OF SOILS, PRIOR TO ANY RAIN EVENT, OR PRIOR TO ANY WORK SHUTDOWN LASTING MORE THAN ONE DAY.

7. TEMPORARILY SEED WITHIN 7 DAYS ANY AREA WHICH WILL BE LEFT DISTURBED AND UNWORKED FOR MORE THAN 14 DAYS WITH THE TEMPORARY SEED MIX LISTED BELOW. PERMANENTLY SEED ANY AREA WHICH CAN BE LOAMED AS SOON AS POSSIBLE WITH THE PERMANENT SEED MIX LISTED BELOW. DO NOT USE PERMANENT SEED MIX AFTER SEPTEMBER 15.

8. MULCH ALL AREAS SEEDED SO THAT SOIL IS NOT VISIBLE THROUGH THE MULCH REGARDLESS OF THE APPLICATION RATE. DURING THE GROWING SEASON (APRIL 15 - SEPT. 30) USE EROSION CONTROL MESH (OR MULCH AND NETTING) ON:
   -THE BASE OF GRASSED WATERWAYS
   -SLOPES STEEPER THAN 15%
   -WITHIN 100 ft. OF STREAMS AND WETLANDS
   BETWEEN OCT. 1 AND APRIL 14 USE EROSION CONTROL MESH (OR MULCH AND NETTING) ON:
   -SIDE SLOPES OF GRASSED WATERWAYS
   -SLOPES STEEPER THAN 8%

9. INSTALL EROSION CONTROL MESH IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. MESH TO BE EQUAL TO NORTH AMERICAN GREEN PRODUCT C125BN.

10. FOLLOW SILT FENCE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS FOR INSTALLATION OF SILT FENCE. SECURE ENTIRE BOTTOM OF FENCE EITHER BY BURYING BOTTOM OF FENCE IN A TRENCH OR BERMING WITH SOIL OR CHIPPED GRUBBINGS. REFER TO SILT FENCE DETAILS.

11. PLACE AND GRADE LOAM IN A REASONABLY UNIFORM MANNER. WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM SEED BED IS PREPARED. REMOVE FROM SURFACE ALL STONES LARGER THAN 2" AND ALL OTHER UNSUITABLE MATERIAL. LIME AND FERTILIZER SHOULD BE MIXED INTO SOIL PRIOR TO ROLLING EXCEPT IF INCLUDED IN HYDROSEED MIXTURE.

12. ALL CULVERT OR PIPE OUTFALL PROTECTION MUST BE INSTALLED WITHIN 48 HOURS OF INSTALLING NEW PIPE OR CULVERT.

13. DITCHES AND CHANNELS DESIGNATED TO BE LINED WITH RIPRAP AND/OR EROSION CONTROL MESH MUST BE INSTALLED WITHIN 48 HOURS OF COMPLETING THE GRADING OF THAT SECTION OF DITCH OR CHANNEL.

14. ALL CATCH BASINS, NEW OR EXISTING, THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS MUST BE PROTECTED DURING CONSTRUCTION.

TOPSOIL:

1. SUITABLE TOPSOIL SALVAGED FROM SITE OR SCREENED, LOOSE AND FRIABLE SANDY LOAM OR LOAM AS DEFINED BY THE USDA SOIL CONSERVATION SERVICE CLASSIFICATION SYSTEM, FREE FROM ADMIXTURE OF SUBSOIL, REFUSE, LARGE STONES, CLODS, ROOTS, WEEDS, RHIZOMES OR OTHER UNDESIREABLE FOREIGN MATTER AS DETERMINED BY THE INSPECTING AUTHORITY. CONTRACTOR SHALL SUBMIT REPORTS OF LOAM TEST RESULTS PERFORMED BY AN INDEPENDENT TESTING LABORATORY FOR TOPSOIL FROM DIFFERENT SOURCES PRIOR TO PLACING. THE COST OF TESTING SHALL BE INCIDENTAL TO THE COST OF TOPSOIL. TOPSOIL SHALL MEET THE FOLLOWING SPECIFICATIONS:

2. MATERIAL

SAND - 0.08 IN. TO 0.002 IN. DIAMETER (% BY VOLUME)	45 - 75
SILT - 0.002 IN. TO 0.00008 IN. DIAMETER (% BY VOLUME)	20 - 40
CLAY - LESS THAN 0.00008 IN. DIAMETER (% BY VOLUME)	5 - 15
ORGANICS (SHALL MEET THE REQUIREMENTS OF MDOT STANDARD SPECIFICATION 717.09 PEAT HUMUS) (% BY VOLUME)	10 - 20
NUTRIENTS:	
CALCIUM (CA) (% SATURATION)	60 - 80
MAGNESIUM (MG) (% SATURATION)	10 - 25
POTASSIUM (K) (% SATURATION)	2.1 - 3.0
PHOSPHORUS (P) (POUNDS/ACRE)	10 - 40
PH	6.0 - 6.5
PERMEABILITY (INCHES PER HOUR)	3 - 10
MAXIMUM STONE SIZE (INCHES)	3/4

SEEDING:

USE PERMANENT SEED MIXES AND RATES BETWEEN 5/15 AND 9/30. USE TEMPORARY SEED MIXES FOR PERIODS LESS THAN 12 MONTHS. IF USING TEMPORARY SEED MIXES AND RATES BETWEEN 10/1 AND 5/14, RE-SEED WITH PERMANENT SEED MIX AFTER 5/15.

PERMANENT SEED:

MDOT 717.03(a) METHOD NUMBER 3

TEMPORARY SEED:

OATS	80.00 LBS/ACRE	4/01 - 5/14
ANNUAL RYEGRASS	40.00 LBS/ACRE	
SUDANGRASS	40.00 LBS/ACRE	5/15 - 8/14
ANNUAL RYEGRASS	80.00 LBS/ACRE	5/15 - 9/14
WINTER RYE	112.00 LBS/ACRE	9/15 - 9/30
WINTER RYE (W/ MULCH COVER)	112.00 LBS/ACRE	10/01 - 3/31

LIME AND FERTILIZER:

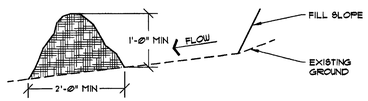
LIMING AND FERTILIZER RATES WILL BE BASED ON FIELD SOIL TESTING OF ON-SITE TOPSOILS BY A CERTIFIED LABORATORY. SUBMIT TEST RESULTS TO THE ENGINEER.

MULCH:

STRAW OR HAY (ANCHORED)	70 - 90 LBS	PROTECTED AREAS
STRAW OR HAY (ANCHORED)	185 - 275 LBS	WINDY AREAS
SHREDDED OR CHOPPED	185 - 275 LBS	
JUTE MESH	AS REQUIRED	MODERATE TO HIGH VELOCITY AREAS & STEEP SLOPES
EXCELSIOR MAT	AS REQUIRED	

MULCH ANCHORING

PEG AND TWINE	LIQUID ASPHALT
MULCH NETTING	WOOD CELLULOSE FIBER
ASPHALT EMULSION	CHEMICAL TACK

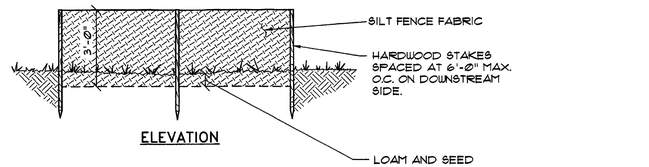


NOTES:
1. EROSION CONTROL MIX CAN BE MANUFACTURED ON OR OFF THE SITE. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR FLUME GRIT AND FRAGMENTED WOOD GENERATED FROM WATER-FLUME LOG HANDLING SYSTEMS.
   WOOD CHIPS, GROUND CONSTRUCTION DEBRIS, REPROCESSED WOOD PRODUCTS OR BARK CHIPS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.
   EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER.
   EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH.
   THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:
   A. ORGANIC MATERIAL: BETWEEN 20% - 100% (DRY WEIGHT BASIS)
   B. PARTICLE SIZE: BY WEIGHT, 100% PASSING 6" SCREEN, 70-85% PASSING Ø.75" SCREEN
   C. THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED.
   D. LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
   E. SOLUBLE SALTS CONTENT SHALL BE LESS THAN 4.0 MMHOS/CM.
   F. PH: 5.0 - 8.0
2. ON SLOPES LESS THAN 5% OR AT THE BOTTOM OF SLOPES 2:1 OR LESS UP TO 20 FEET LONG, THE BARRIER MUST CONFORM TO THE ABOVE DIMENSIONS. ON THE LONGER OR STEEPER SLOPES, THE BARRIER SHOULD BE WIDER TO ACCOMMODATE THE ADDITIONAL FLOW.
3. THE BARRIER MUST BE PLACED ALONG A RELATIVELY LEVEL ELEVATION. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES THAT WOULD ENABLE FINES TO WASH UNDER THE BARRIER THROUGH THE GRASS BLADES OR PLANT STEMS.
4. LOCATIONS WHERE OTHER BMP'S SHOULD BE USED:
   A. AT LOW POINTS OF CONCENTRATED FLOW
   B. BELOW CULVERT OUTLET APRONS
   C. WHERE A PREVIOUS STAND-ALONE EROSION CONTROL MIX APPLICATION HAS FAILED
   D. AT THE BOTTOM OF STEEP PERIMETER SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM (LARGE UPGRADIENT WATERSHED)
   E. AROUND CATCH BASINS AND CLOSED STORM DRAIN SYSTEMS.
5. THE EROSION CONTROL MIX BARRIERS SHOULD BE INSPECTED REGULARLY AND AFTER EACH LARGE RAINFALL. REPAIR ALL DAMAGED SECTIONS OF BERM IMMEDIATELY BY REPLACING OR ADDING ADDITIONAL MATERIAL PLACED ON THE BERM TO THE DESIRED HEIGHT AND WIDTH.
6. IT MAY BE NECESSARY TO REINFORCE THE BARRIER WITH SILT FENCE OR STONE CHECK DAMS IF THERE ARE SIGNS OF UNDERCUTTING OR THE IMPOUNDMENT OF LARGE VOLUMES OF WATER.
7. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
8. REPLACE SECTIONS OF BERM THAT DECOMPOSE, BECOME CLOGGED WITH SEDIMENT OR OTHERWISE BECOME INEFFECTIVE. THE BARRIER SHOULD BE RESHAPED AS NEEDED.
9. EROSION CONTROL MIX BARRIERS CAN BE LEFT IN PLACE AFTER CONSTRUCTION. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER BARRIER IS NO LONGER REQUIRED SHOULD BE SPREAD TO CONFORM TO THE EXISTING GRADE AND BE SEEDED AND MULCHED. WOODY VEGETATION CAN BE PLANTED INTO THE BARRIERS, OR THEY CAN BE OVER-SEEDED WITH LEGUMES. IF THE BARRIER NEEDS TO BE REMOVED, IT CAN BE SPREAD OUT INTO THE LANDSCAPE.

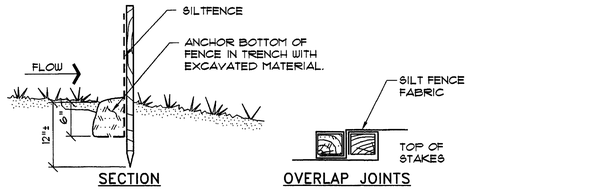
EROSION CONTROL MIX SEDIMENT BARRIER

1 SLOPE PROTECTION

NOT TO SCALE



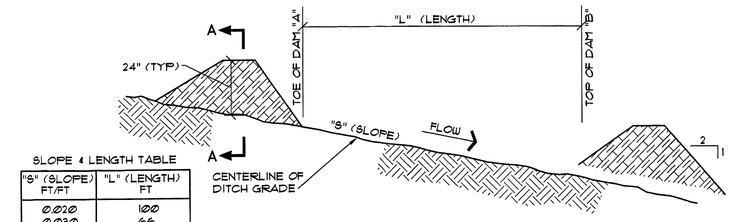
ELEVATION



SECTION OVERLAP JOINTS

SILT FENCE

NOTE:
CONTRACTORS OPTION TO USE SEDIMENT BARRIER OR SILT FENCE FOR SLOPE PROTECTION.

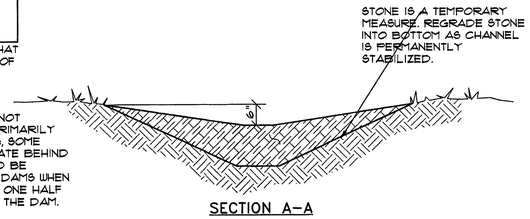


ELEVATION VIEW

SLOPE & LENGTH TABLE

"S" (SLOPE) FT/FT	"L" (LENGTH) FT
0.020	100
0.030	66
0.040	50
0.050	40
0.080	25
0.100	20
0.120	17
0.150	13

L = THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION



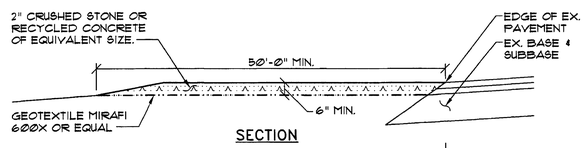
SECTION A-A

NOTES:
WHILE THIS PRACTICE IS NOT INTENDED TO BE USED PRIMARILY FOR SEDIMENT TRAPPING, SOME SEDIMENT WILL ACCUMULATE BEHIND DAMS. SEDIMENT SHOULD BE REMOVED FROM BEHIND DAMS WHEN IT HAS ACCUMULATED TO ONE HALF THE ORIGINAL HEIGHT OF THE DAM.

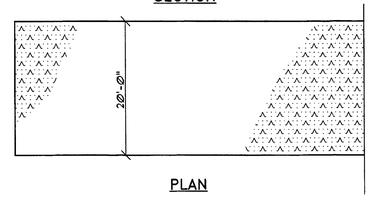
STONE: 2"-3" CRUSHED STONE (MDOT 703.31)

3 STONE CHECK DAM DETAIL

NOT TO SCALE



SECTION



PLAN

NOTES:
1. MAINTAIN ENTRANCE IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. IF WASHING IS REQUIRED PREVENT SEDIMENT FROM ENTERING WATERWAYS, DITCHES OR STORM DRAINS.
2. REMOVE STABILIZED CONSTRUCTION ENTRANCE TO FINISH ROAD CONSTRUCTION & PAVEMENT.

2 STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

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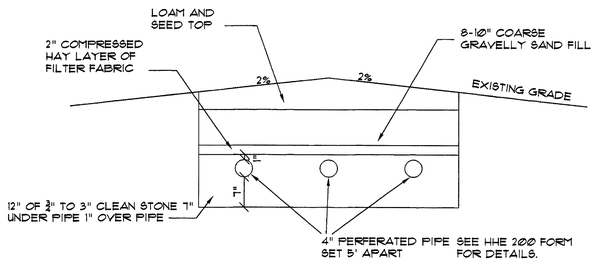
NORTH WINDHAM VETERINARY HOSPITAL
WINDHAM, ME

DRAWN BY:	MTD/JDC	DATE:	12 JUNE 2006
CHECKED:	TSG	PROJECT NO.:	04211
SCALE:	AS NOTED		

PROGRESS SET ☐ CHECK SET ☐ BID SET ☐ PERMIT SET ☐ CONSTRUCTION SET ☐

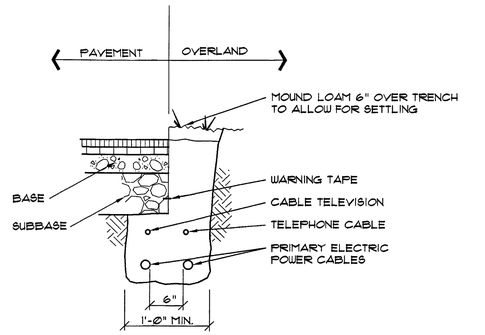
EROSION CONTROL DETAILS

C3.1



7 LEACH FIELD

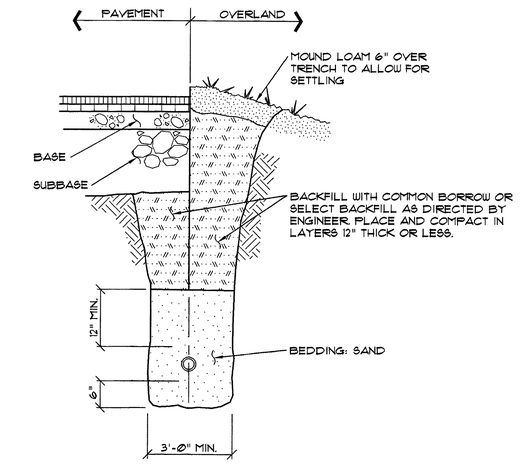
NOT TO SCALE



NOTES:
1. SEE CMP CO. STANDARD TRENCH FOR BACKFILL MATERIAL REQUIREMENTS.
2. DIRECT BURY CABLES EXCEPT UNDER PAVED AREAS. PROVIDE SCH. 40 PVC CONDUIT UNDER PAVED AREAS, EXTEND CONDUIT 5' BEYOND EDGE OF PAVEMENT.

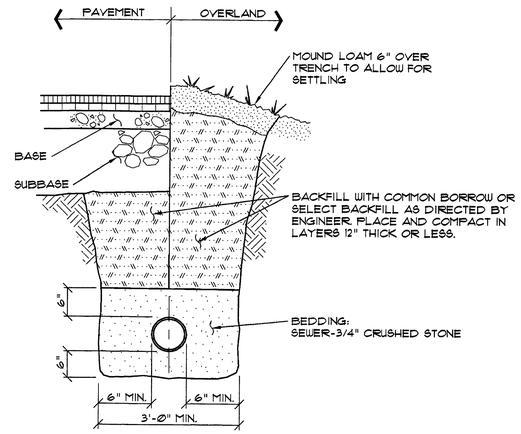
5 CABLE TRENCH SECTION

NOT TO SCALE



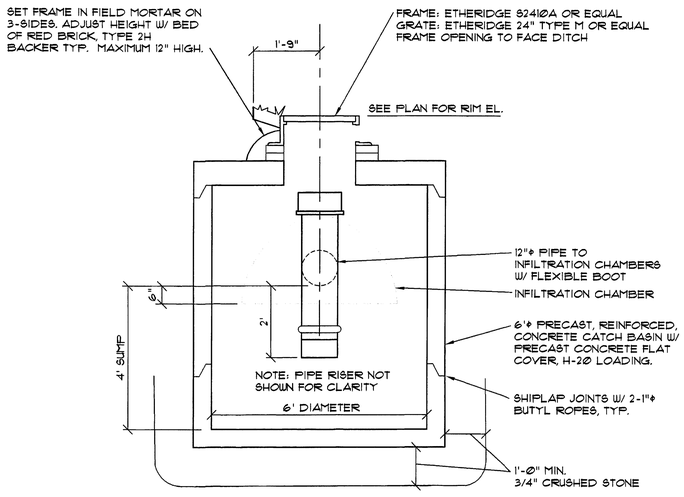
4 TYPICAL WATER MAIN SECTION

NOT TO SCALE



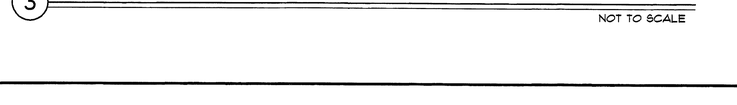
1 TYPICAL TRENCH SECTION

NOT TO SCALE



6 INFILTRATION BASIN SECTION

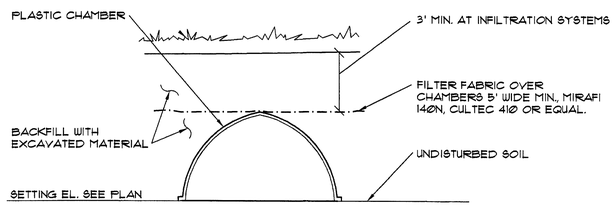
NOT TO SCALE

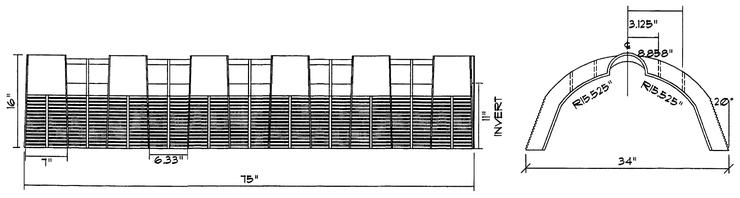


NOTES:
1. EXCAVATE IN AREA IN A MANNER THAT WILL NOT COMPACT THE SUBGRADE. DO NOT OPERATE HEAVY MACHINERY INSIDE THE AREA.
2. STABILIZE THE SITE IN ACCORDANCE WITH THE TEMPORARY MULCHING BEST MANAGEMENT PRACTICE (BMP) WITHIN 7 DAYS. SEE THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND THE MAINE DEP, LATEST EDITION.
3. MAINTENANCE: GRASS SHOULD BE MOWED ON A REGULAR BASIS SO THAT GRASS HEIGHT DOES NOT EXCEED 6 INCHES. REMOVE CLIPPINGS. REMOVE SEDIMENT BUILD-UP WHEN IT HAS ACCUMULATED TO APPROXIMATELY 25% OF BASIN CAPACITY.

2 TYPICAL INFILTRATION AREA

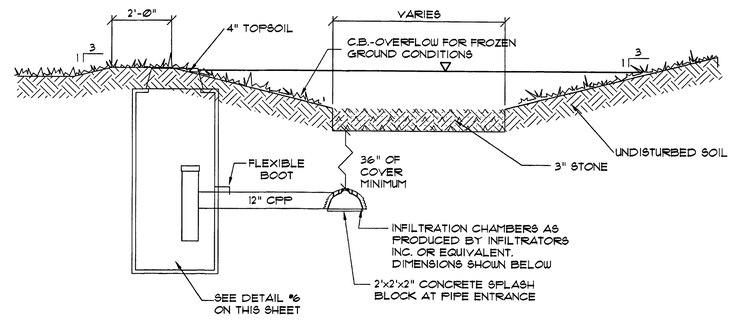
NOT TO SCALE





8 INFILTRATION CHAMBER SECTION

NOT TO SCALE



3 TYPICAL INFILTRATION AREA WITH INFILTRATION CHAMBER

NOT TO SCALE

REVISIONS

STATE OF MAINE ★ THOMAS S. PRESTON ★ 4206 REGISTERED PROFESSIONAL ENGINEER

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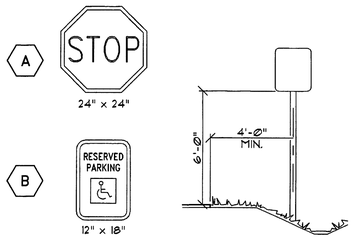
WINDHAM, ME

DRAWN BY: MTD/JDC
CHECKED: TSG
SCALE: AS NOTED
DATE: 12 JUNE 2006
PROJECT NO.: 04211

PROGRESS SET ☐ CHECK SET ☐ BID SET ☐ PERMIT SET ☐ CONSTRUCTION SET ☐

DETAILS

C4.0

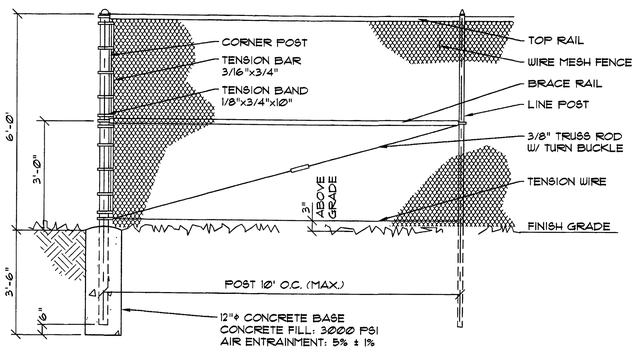


NOTES:

1. SIGNS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH MAINE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, HIGHWAYS AND BRIDGES REVISION OF DECEMBER 2002, SECTION 645.
2. ALL PERMANENT SIGNS ON THIS PROJECT ARE CLASSIFIED UNDER SECTION 645.23(b) TYPE I REGULATORY WARNING AND ROUTE MARKER ASSEMBLY SIGNS.
3. SIGN MATERIAL SHALL BE AS SPECIFIED IN SECTION 719 OF THE MDOT STANDARD SPECIFICATIONS.
4. POSTS SHALL BE METAL CHANNELS AS SPECIFIED IN SECTION 720.08. ALTERNATE POSTS MAY BE 4"x6" WOOD AS SPECIFIED IN SECTION 720.12, AS APPROVED BY ENGINEER.
5. POSTS IN THE PUBLIC RIGHT-OF-WAY TO BE ON BREAKAWAY POSTS AS SPECIFIED IN SECTION 720 OF THE MDOT STANDARD SPECIFICATIONS.

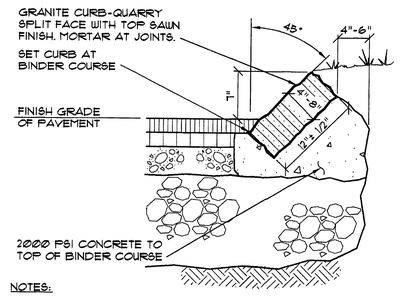
7 ROAD SIGN LEGEND

NOT TO SCALE



4 CHAINLINK FENCE CORNER & STRAIGHT SECTIONS

NOT TO SCALE

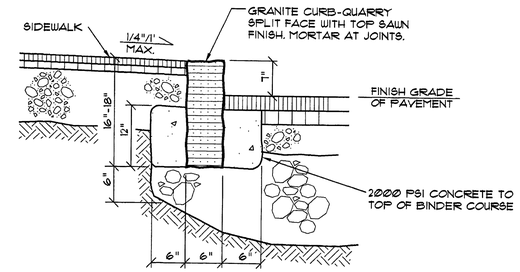


NOTES:

1. MINIMUM LENGTH OF THE CURB SECTIONS SHALL BE 3'-Ø".
2. FOR ALL CURBS WITH RADIUS LESS THAN 15' INSTALL STONES CUT TO THE RADIUS REQUIRED (NOT STRAIGHT SECTIONS).

3 SLOPED GRANITE CURB SECTION

NOT TO SCALE

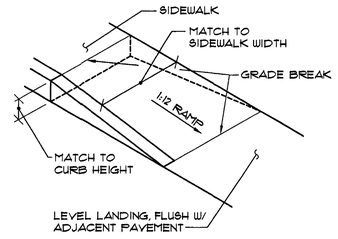


NOTES:

1. MINIMUM LENGTH OF THE CURB SECTIONS SHALL BE 3'-Ø".
2. FOR ALL CURBS WITH RADIUS LESS THAN 15' INSTALL STONES CUT TO THE RADIUS REQUIRED (NOT STRAIGHT SECTIONS).

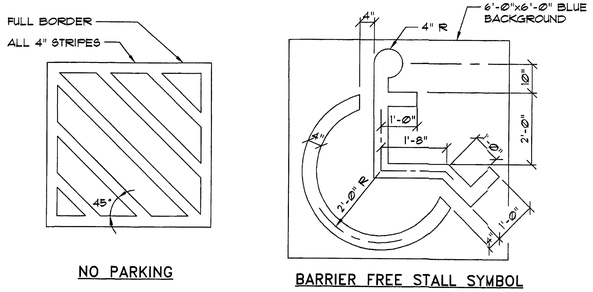
1 VERTICAL GRANITE CURB SECTION

NOT TO SCALE



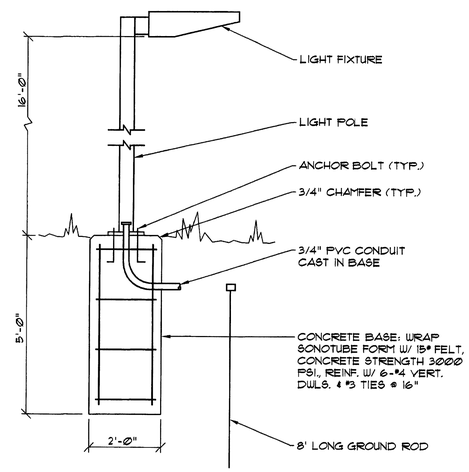
5 SIDEWALK RAMP DETAIL

NOT TO SCALE



8 STRIPING DETAILS

NOT TO SCALE



6 LIGHT POLE DETAIL

NOT TO SCALE

CONSTRUCTION	USE
1 1/4" HMA MDOT 9.5mm 2 1/4" HMA MDOT 19.0mm 4" COMPACTED AGGREGATE BASE, MDOT 703.06(a) TYPE A 15" COMPACTED AGGREGATE SUBBASE, MDOT 703.06(b) TYPE D COMPACTED SUBGRADE	BITUMINOUS PARKING LOT
2 - 1" LAYERS OF HMA MDOT 9.5mm COMPACTED SUBGRADE	BITUMINOUS SIDEWALKS
4" COMPACTED AGGREGATE BASE, MDOT 703.06(a) TYPE A 15" COMPACTED AGGREGATE SUBBASE, MDOT 703.06(b) TYPE D COMPACTED SUBGRADE	GRAVEL DOG PEN
4" TOPSOIL, NO STONES OVER 3/4" DIA. ON-SITE GRANULAR MATERIAL IN FILL AREAS COMPACTED SUBGRADE	GRASS LAWN
3" BARKMULCH PREPARED SUBGRADE	PLANT BED BARKMULCH

NOTES:

1. HMA = HOT MIX ASPHALT.
   MDOT = MAINE DEPARTMENT OF TRANSPORTATION.
2. ALL COURSE THICKNESS AFTER FINAL COMPACTION.

2 SCHEDULE OF SURFACE FINISHES

NOT TO SCALE

REVISIONS

STATE OF MAINE ★ THOMAS S. GREER 4206 ★ REGISTERED PROFESSIONAL ENGINEER

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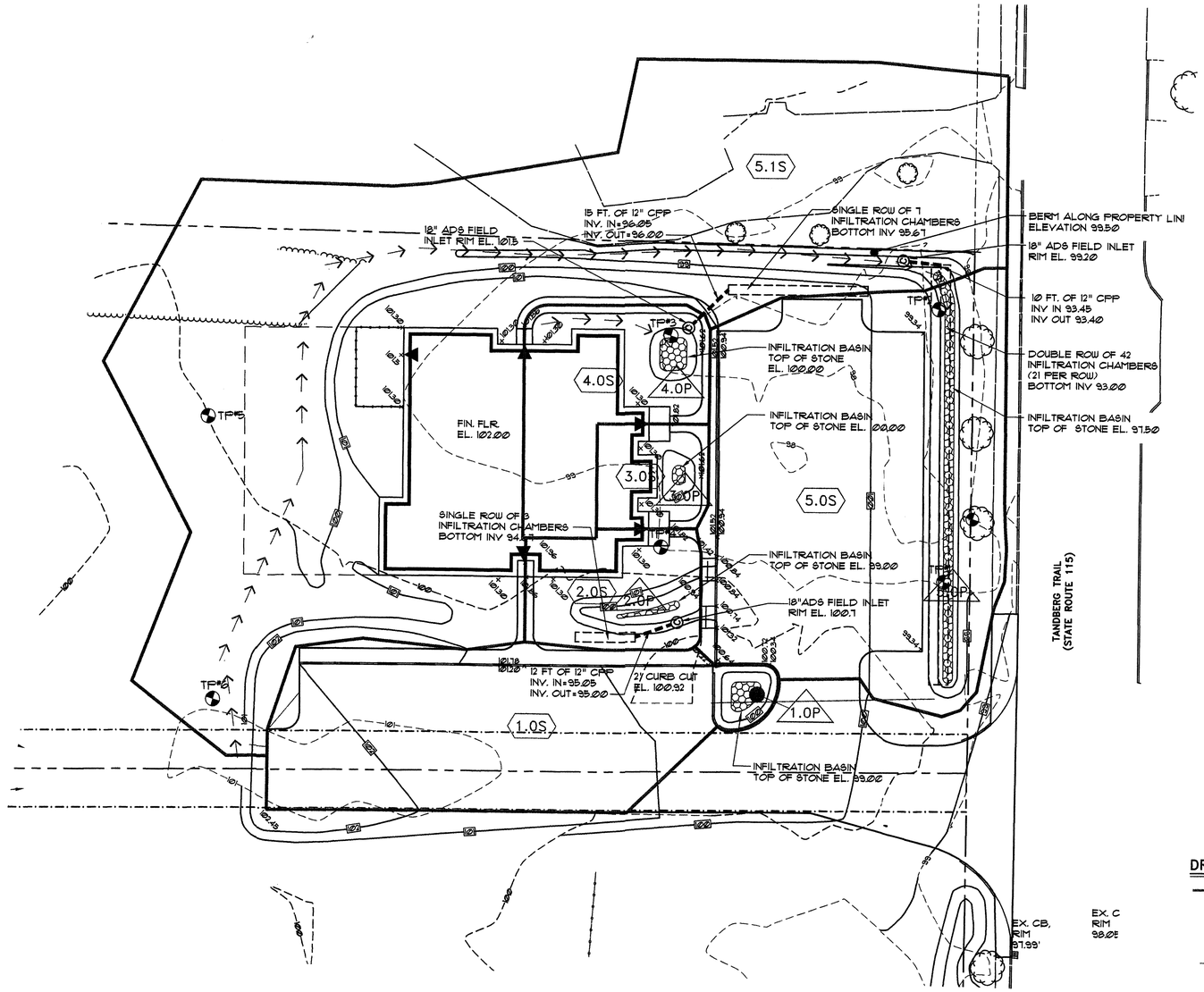
WINDHAM, ME

CHECKED:	TSG		
SCALE:	AS NOTED	DATE:	12 JUNE 2006
		PROJECT NO.:	04211

PROGRESS SET ☐ CHECK SET ☐ BID SET ☐ PERMIT SET ☐ CONSTRUCTION SET ☐

DETAILS

C4.1



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

EXISTING

- PROPERTY LINE
- ABUTTERS PROPERTY
- EDGE OF PAVEMENT
- CONTOURS
- BUILDING
- CURB
- ZONING DISTRICT
- CONIFEROUS TREE ¢ TRUNK DIA.
- DECIDUOUS TREE ¢ TRUNK DIA.
- TREELINE
- TEST PIT FAILED
- TEST PIT PASSED

PROPOSED

- LOT LINE
- EASEMENT
- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- SLOPED GRANITE CURB
- GRADE BREAKS AT SIDEWALK
- CONTOURS
- BUILDING
- BUILDING ENTRY/EGRESS
- CHAINLINK FENCE
- CATCH BASIN
- SPOT GRADE
- CRUSHED STONE
- SEPTIC FIELD
- SEPTIC FIELD, ALTERNATE

DRAINAGE LEGEND

- SUBCATCHMENT PERIMETER
- 10.0S — SUBCATCHMENT NUMBER
- POA #1 — POINT OF ANALYSIS
- TIME OF CONCENTRATION (Tc PATH)
- 10.5R — REACH
- 10.6P — POND

MAGNETIC NORTH 15.312° MAGNETIC DECLINATION FOR 2006 TRUE NORTH

REVISIONS	
8/15/2006	REVISIONS PER PEER REVIEW
8/15/2006	REVISIONS PER PLANNING BOARD APPROVAL
8/23/2006	REVISIONS PER PEER REVIEW

SEAL — STATE OF MAINE — THOMAS S. GREER — 12206 — REGISTERED PROFESSIONAL ENGINEER

9/20/2006

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DRAWN BY: MTD/JDC
CHECKED: TSG
SCALE: AS NOTED
DATE: 12 JUNE 2006
PROJECT NO.: 04211

DRAINAGE ANALYSIS-DEVELOPED CONDITIONS

PROGRESS SET ☐ CHECK SET ☐ BID SET ☐ PERMIT SET ☐ CONSTRUCTION SET ☐

D1.0