

GRAY ROAD, WINDHAM, MAINE

HEET C-0.0

PLAN REFERENCES

1. "Division of Land ~ 3 Lots made for I. Louise Libby, 306 Gray Road, Windham, Maine" by James C. Lauzier dated 1/17/03.

NOTES

1. Owners of record are Wayne J. Libby & Kathryn Austin by deeds recorded in the Cumberland County Registry of Deeds in book 19,824 page 60 and book 15,282 page 321.
2. This parcel is shown as Lot 5 on Town of Windham Tax Map 9.
3. All bearings are referenced to True North as per the plan in reference 1 and calculated from angles of an actual on the ground survey.
4. The boundaries shown on this plan were taken fro the plan in reference 1.
5. Topography is referenced to USGS NAD 83 as per the MEGIS Lidar.
6. The total area of these lots is 12.88 acres.

LEGEND

- Iron Pipe or Pin Found
- Granite Monument Found
- ⊕ Utility Pole
- Ledge
- 297 Elevation Contour Line
- Easement Line
- ▨ Existing Structure
- Wetlands
- (4320/236) CCRD Deed Reference
- N/F Now or Formerly Of



Existing Conditions Plan
Of Property Located On
Cook Road & Gray Road
Windham, Maine
Made For
Jim Cummings
P. O. Box 957 ~ Windham, ME 04062

WAYNE
T
WOOD
1328
PROFESSIONAL
LAND SURVEYOR

WOOD & CO.

Gray, Maine 04039
Drawn By: WtW/KiW
Scale: 1" = 50'
Drwg. No. 1 of 1
Bk.No.

(207)657-3330
Date
August 2018
Job No.
218068

1. THE RECORD OWNER OF THE PARCEL IS CUMMINGS ACQUISITION, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 35,085, PAGE 105.
2. THE PROPERTY IS SHOWN AS LOT 5 ON THE TOWN OF WINDHAM TAX MAP 9 AND IS LOCATED IN THE FARM ZONE AND RETIREMENT COMMUNITY AND CARE FACILITY OVERLAY DISTRICT (RCFFO).
3. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A STANDARD BOUNDARY BY WAYNE WOOD & COMPANY ENTITLED "EXISTING CONDITIONS OF PROPERTY LOCATED ON COOK ROAD & GRAY ROAD, WINDHAM, MAINE - MADE FOR JIM CUMMINGS", DATED AUGUST 2018.
4. TOTAL AREA OF PARCEL = 12.88 AC.
5. SPACE AND BULK CRITERIA:

FARM ZONE WITH RETIREMENT COMMUNITY AND CARE FACILITY OVERLAY DISTRICT			
MIN. LOT SIZE:	-	-	200,000 SF
NET RESIDENTIAL DENSITY:	-	-	5,000 SF/UNIT
MIN. FRONTAGE:	-	-	20'
MIN. FRONT SETBACK:	-	-	40'
MIN. FRONT SETBACK (MULTIFAMILY):	100'	100'	(BUILDING HEIGHT 0'-30')
		150'	(BUILDING HEIGHT 31'-35')
MIN. SIDE SETBACK:	-	-	10'
MIN. REAR SETBACK:	-	-	10'
MAX. BUILDING HEIGHT:	35'	-	-
MAX. BUILDING COVERAGE:	-	-	25%

6. WETLANDS WERE DELINEATED BY STEVE MARCOTTE, C.G., P.G. OF SUMMIT GEOENGINEERING SERVICES IN AUGUST 2018.

7. WATER SERVICE TO THE DEVELOPMENT SHALL BE PROVIDED BY CONNECTION TO THE EXISTING 12" PORTLAND WATER DISTRICT MAIN ON GRAY ROAD. WATER MAIN CONSTRUCTION SHALL CONFORM TO DISTRICT STANDARDS. WATER MAINS AND APPURTENANCES WITHIN THE ROUTE 202 RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED BY PORTLAND WATER DISTRICT. PRIVATE WATER DISTRIBUTION MAINS, SERVICES AND APPURTENANCES WITHIN THE DEVELOPMENT PROPERTY SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

8. RESIDENTIAL UNITS WILL BE SERVED BY PRIVATE ON-SITE SEPTIC SYSTEMS. SEPTIC SYSTEM LOCATIONS SHOWN ON THE PLAN SET REPRESENT LOCATIONS THAT MEET APPLICABLE LOCAL AND STATE STANDARDS. FINAL SUBSURFACE DISPOSAL SYSTEM LOCATIONS MAY BE ADJUSTED PROVIDED THAT THE NEW LOCATIONS ARE REVIEWED AND APPROVED BY THE CODE ENFORCEMENT OFFICER WITH SUPPORTING DOCUMENTATION BY A MAINE CERTIFIED SITE EVALUATOR.

9. ELECTRICAL POWER, CABLE TV AND TELECOMMUNICATIONS FACILITIES SHALL BE UNDERGROUND

10. THE ESTABLISHMENT OF A HOMEOWNERS ASSOCIATION IS REQUIRED BY THE TOWN OF WINDHAM TO THE EXTENT SAID ASSOCIATION IS NECESSARY TO ENSURE PERPETUAL MAINTENANCE OF THE ROADWAYS, PRIVATE WATER DISTRIBUTION SYSTEM, STORMWATER MANAGEMENT SYSTEMS, WASTEWATER TREATMENT AND DISPOSAL SYSTEMS, AND OTHER COMMON INFRASTRUCTURE ELEMENTS. REFER TO THE HOMEOWNERS ASSOCIATION DOCUMENTS FOR SPECIFIC MAINTENANCE RESPONSIBILITIES.

11. CLEARING OF TREES IN AREAS WHERE TREE COVER IS DEPICTED ON THE PLAN IS PROHIBITED FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF PLANNING BOARD APPROVAL. (current note # 8 on C-1.0).

12. ALL ROADS IN THIS SUBDIVISION SHALL REMAIN PRIVATE ROADS AND SHALL BE MAINTAINED BY THE DEVELOPER OR HOMEOWNERS ASSOCIATION. THE ROADS SHALL NOT BE OWNED OR MAINTAINED BY THE TOWN OF WINDHAM.

13. APPROVAL BY THE PLANNING BOARD OF THIS SUBDIVISION PLAN SHALL NOT BE DEEMED TO CONSTITUTE OR BE EVIDENCE OF ANY ACCEPTANCE BY THE TOWN OF WINDHAM OF ANY STREET, EASEMENT OR OPEN SPACE SHOWN ON THIS PLAN.

APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED SEPTEMBER 13, 2018, AS AMENDED NOVEMBER 19, 2018 AND DECEMBER 23, 2019, AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD, AND ANY VARIATION FROM SUCH PLANS, PROPOSALS AND SUPPORTING DOCUMENTS AND REPRESENTATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH SECTION 913 OF THE SUBDIVISION ORDINANCE.

- TOWN OF WINDHAM: SUBDIVISION APPROVAL AND SITE PLAN APPROVAL
- MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION:
 - STORMWATER LAW PERMIT
 - NATURAL RESOURCES PROTECTION ACT PERMIT, TIER 1 WETLAND FILL
 - MAINE CONSTRUCTION GENERAL PERMIT

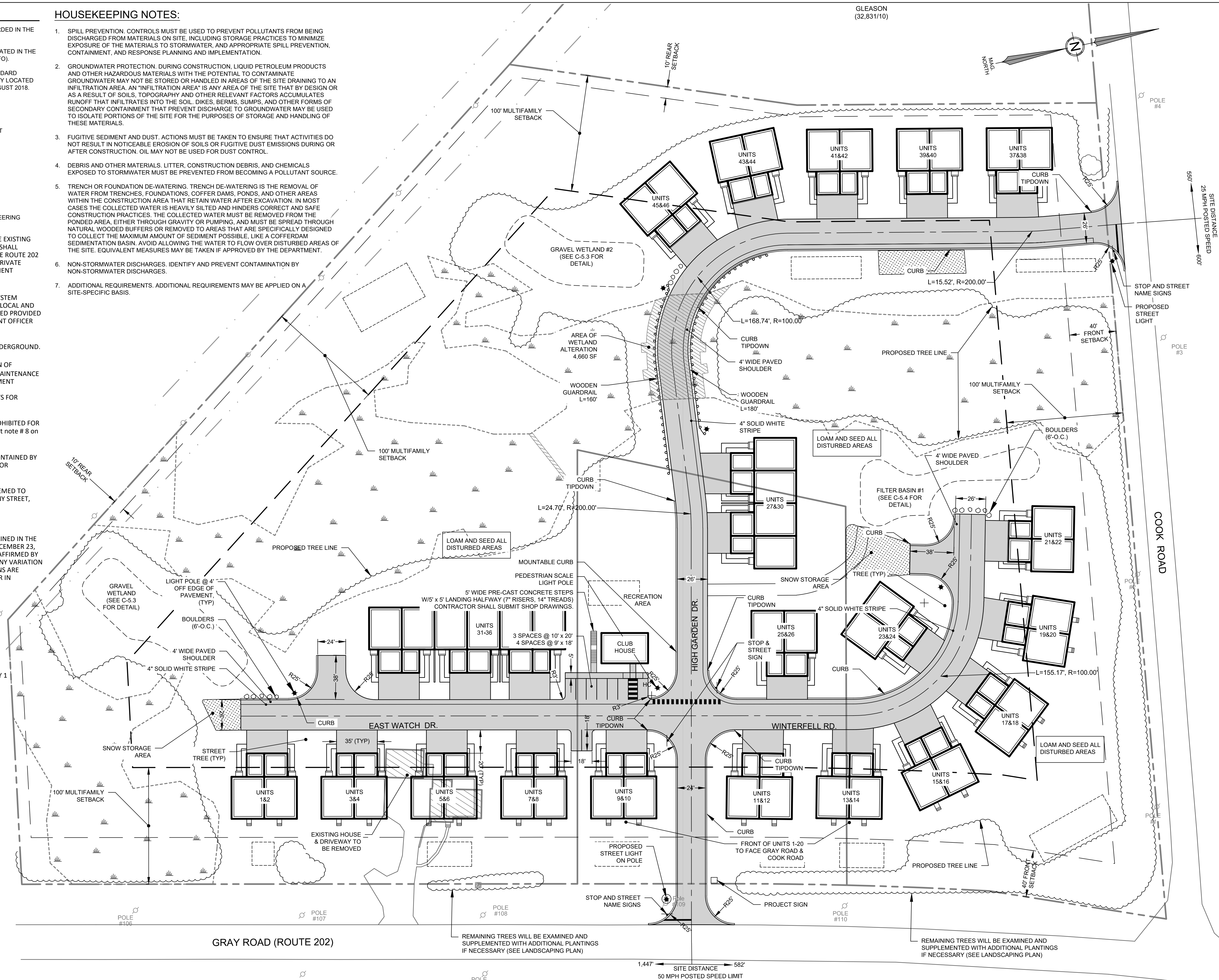
U.S. ARMY CORPS OF ENGINEERS: GENERAL PERMIT FOR STATE OF MAINE, CATEGORY 1 (WETLANDS)

TOTAL PARCEL AREA 561,053 SF (12.88AC)

NET RESIDENTIAL AREA:		
RIGHT OF WAY:		.0 SF
SLOPES > 25% (NOT LOCATED WITHIN STREAM SET BACK :		.0 SF
FLOOD PLAIN:		.0 SF
RESOURCE PROTECTION DISTRICT :		.0 SF
SURFACE WATER:		.0 SF
POORLY DRAINED SOILS/WETLANDS:	120,221 SF	
MIDIF&W SIGNIFICANT HABITAT:		.0 SF

MDOC ENDANGERED SPECIES AREA:	. . . . .	.0 SF
NET RESIDENTIAL AREA (N.R.A):	. . . . .	440,832 SF
MINIMUM N.R.A. PER UNIT :	. . . . .	5,000 SF
TOTAL PERMITTED UNITS:	. . . . .	88
TOTAL PROPOSED UNITS:	. . . . .	46

1. SPILL PREVENTION CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM BEING DISCHARGED FROM MATERIALS ON SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER, AND APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION.
2. 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 SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL, DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS.
3. 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. OIL MAY NOT BE USED FOR DUST CONTROL.
4. DEBRIS AND OTHER MATERIALS. LITTER, CONSTRUCTION DEBRIS, AND CHEMICALS EXPOSED TO STORMWATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
5. TRENCH OR FOUNDATION DE-WATERING. TRENCH DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, OFFER 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 AND 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.
6. NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES.
7. ADDITIONAL REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.

[illegible]

GRAY ROAD (ROUTE 202)

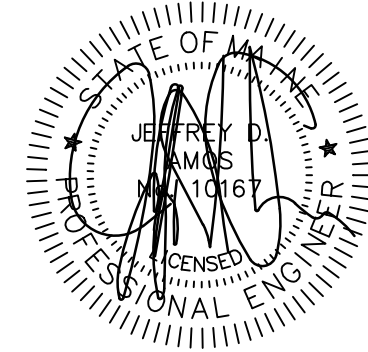
- REMAINING TREES WILL BE EXAMINED AND SUPPLEMENTED WITH ADDITIONAL PLANTINGS IF NECESSARY (SEE LANDSCAPING PLAN)

1,447' ← SITE DISTANCE → 582'

50 MPH POSTED SPEED LIMIT

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



DATE: 9-22-2019


								F.E., JEFFREY D. AMOS
								LRB
								LRB
								LRB
								JDA
								APPD

FINAL PLANNING BOARD REVIEW
REVISED PER MDEP COMMENTS
RESPONSE TO REVIEW COMMENTS
PRELIMINARY SUBDIVISION & SITE PLAN
REVISIONS

[illegible]

41 CAMPUS DRIVE
SUITE 101
NEW GLOUCESTER, ME 04260

565 CONGRESS STREET
SUITE 201
PORTLAND, ME 04102



TERRADYN
CONSULTANTS, LLC

1
2
SHEET DESCRIPTION
COOK ROAD CONDOMINIUMS
306 GRAY ROAD
SITE LAYOUT

DATE:	11/18/2018
SCALE:	
DESIGNED:	LRB
JOB NO:	1841
FILE:	
SHEET	C 10

C-1.0

1. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES

3. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.

5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.

6. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.

7. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.

8. SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION

9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2004 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.

10. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.

11. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.

12. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRS.A 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.

13. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.

14. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.

15. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.

16. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A M.D.O.T. PERMIT AS WELL AS PERMITS FROM THE TOWN AS APPLICABLE.

17. THE PROPOSED LIMITS OF CLEARING SHOWN HEREON ARE APPROXIMATE BASED UPON THE PROPOSED LIMITS OF SITE GRADING. THE APPLICANT RESERVES THE RIGHT TO PERFORM NORMAL FOREST MANAGEMENT ACTIVITIES OUTSIDE OF THE CLEARING LIMIT AS SHOWN. TREE REMOVAL OUTSIDE OF THE LIMITS OF CLEARING MAY BE NECESSARY TO REMOVE DEAD OR DYING TREES OR TREE LIMBS. THIS REMOVAL IS DUE TO POTENTIAL SAFETY HAZARDS AND TO PROMOTE PROPER FOREST GROWTH.

18. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.

1. INSTALL ROOF DRAIN FILTER STRIPS AT UNITS (1-10) (31-36)

1. INSTALL ROOF DRAIN FILTER STRIPS AT UNITS (1-10), (31-36), (23-30) AND CLUB HOUSE.

2. DEWATERING OF THE FOREBAY AND FILTER AREA OF THE POND SHALL BE CONDUCTED SUCH THAT THE POND WILL NOT FILL WITH WATER UNTIL THE FOREBAY & FILTER AREA FLOORS ARE COMPLETED.

3. DEWATERING PROCEDURES SHALL BE CONDUCTED USING MDEP APPROVED TECHNIQUES AND SHALL INCLUDE THE USE OF A DIRT BAG SYSTEM. THE DIRT BAG SHALL BE USED ACCORDING TO MANUFACTURER INSTRUCTIONS.

19. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

20. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.

21. WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF TERRADYN CONSULTANTS, LLC.

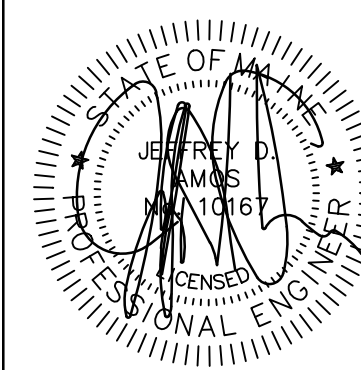
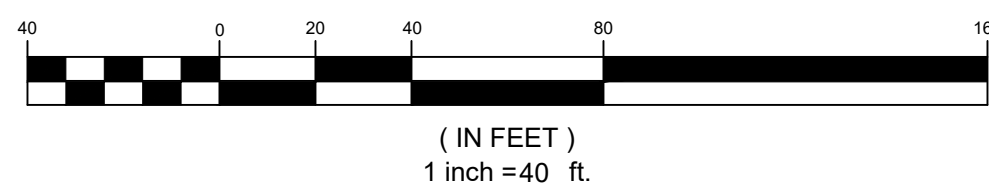
22. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.

23. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.

24. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.

25. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.

26. BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.



DATE: 9-22-2019
P F : JEFFREY D

NO.	DATE	REVISIONS	APPROVED BY
4	12/23/2019	FINAL PLANNING BOARD REVIEW	LRB
3	9/22/2019	REVISED PER MDEP COMMENTS	LRB
2	12/31/2018	RESPONSE TO REVIEW COMMENTS	LRB
1	11/19/2018	PRELIMINARY SUBDIVISION & SITE PLAN	JDA

GRESS STREET
11
ND, ME 04102

565 CO
SUITE:
PORTL

04260

OFFICE: (207) 926-5111 FAX: (207) 926-5112
www.terradyconsultants.com

TERRADYN
CONSULTANTS, LLC

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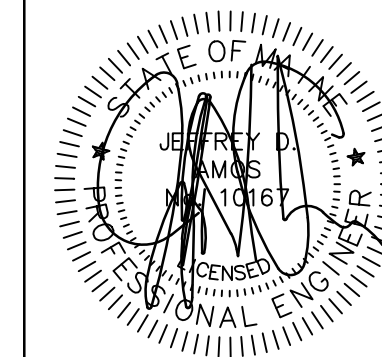
SHEET DESCRIPTION
COOK ROAD CONDOMINIUMS
306 GRAY ROAD
GRADING & EROSION CONTROL PLAN
PREPARED FOR

MR. JAMES CLIMMINGS

P.O. BOX 937
WINDHAM MAINE 04062

DATE:	11/18/2018
SCALE:	
DESIGNED:	LRB
JOB NO:	1841
FILE:	
SHEET	C 30

C-2.0

[illegible]

[illegible]

	4	12/23/2019
	3	9/22/2019
	2	12/31/2018
	1	11/19/2018

565 CONGRESS STREET
SUITE 201
PORTLAND, ME 04102
FAX: (207) 221-1317

41 CAMPUS DRIVE
SUITE 101
NEW GLOUCESTER, ME 04260

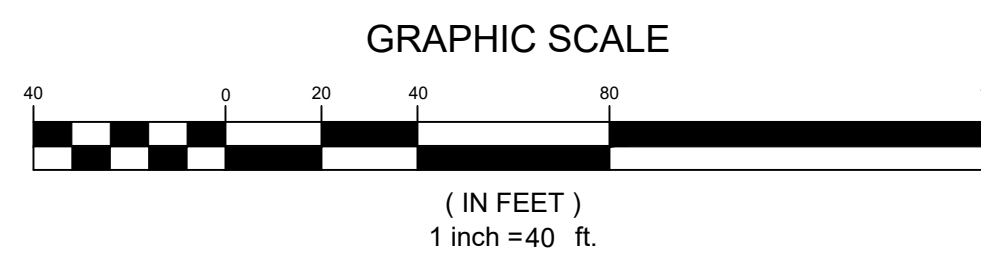
OFFICE: (207) 926-5111 F
www.terradync consultants.com

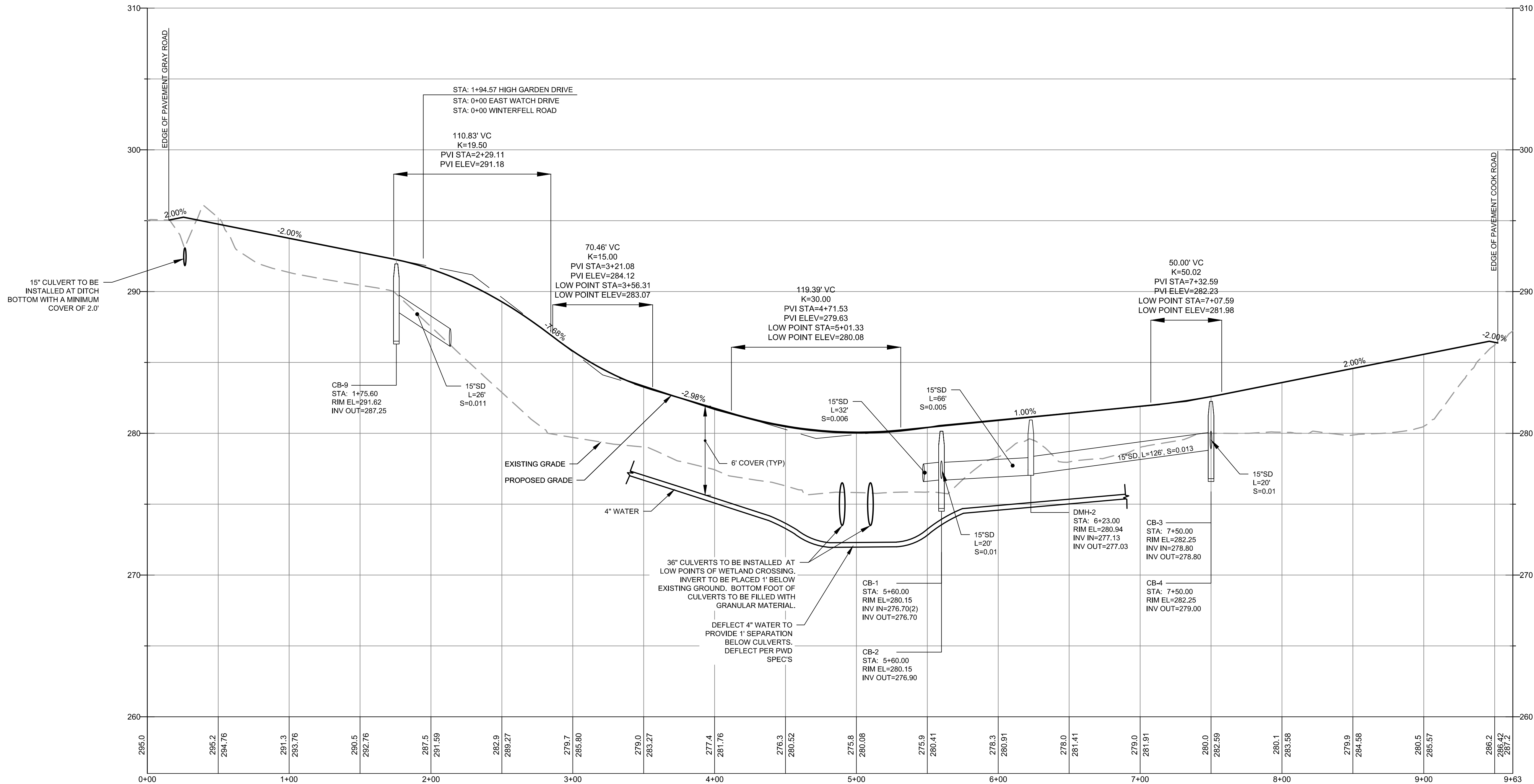
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SHEET DESCRIPTION
COOK ROAD CONDOMINIUMS
306 GRAY ROAD

DATE:	11/18/2018
SCALE:	
DESIGNED:	LRB
JOB NO:	1841
FILE:	
SHEET	C-30

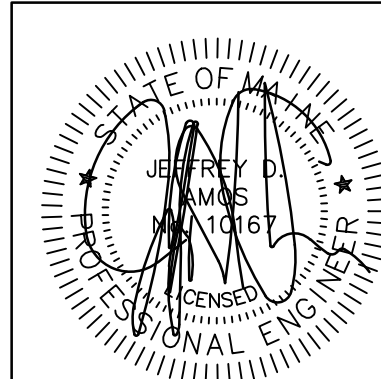
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PROFILE OF HIGH GARDEN DRIVE

SCALE: 1"=40' HORIZONTAL
1"=4' VERTICAL



DATE: 9-22-2019
P.E.: JEFFREY D. AMOS

NO.	DATE	REVISIONS
1	11/19/2018	PRELIMINARY SUBDIVISION & SITE PLAN
2	12/31/2018	RESPONSE TO REVIEW COMMENTS
3	9/22/2019	REVISED PER MDEP COMMENTS
4	12/23/2019	FINAL PLANNING BOARD REVIEW

41 CAMPUS DRIVE SUITE 110 NEW GLOUCESTER, ME 04260	655 CONGRESS STREET SUITE 201 PORTLAND, ME 04102
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OFFICE: (207) 926-5111 FAX: (207) 221-1317
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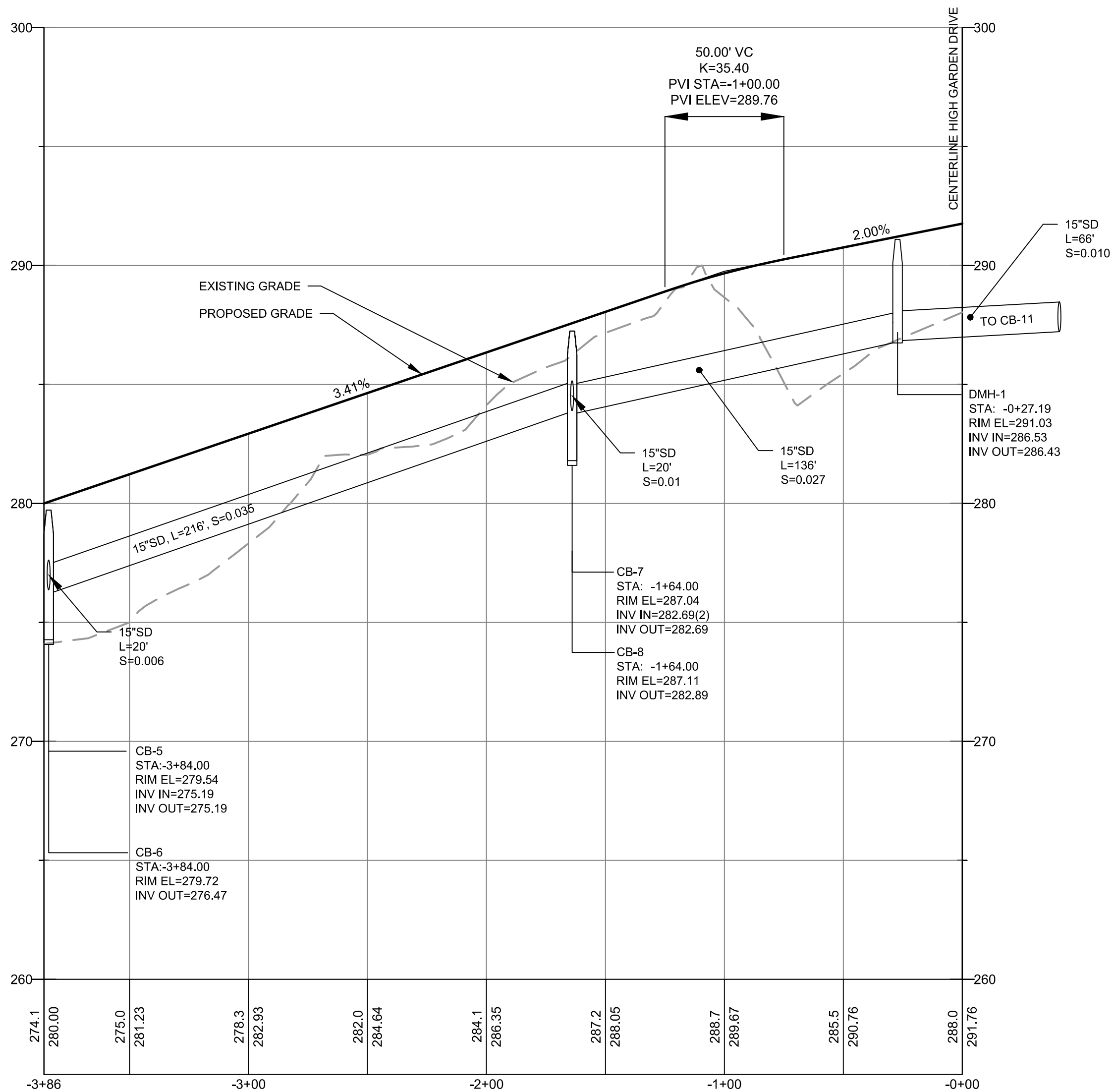


CIVIL ENGINEERING | LAND PLANNING | STORMWATER DESIGN | ENVIRONMENTAL PERMITTING

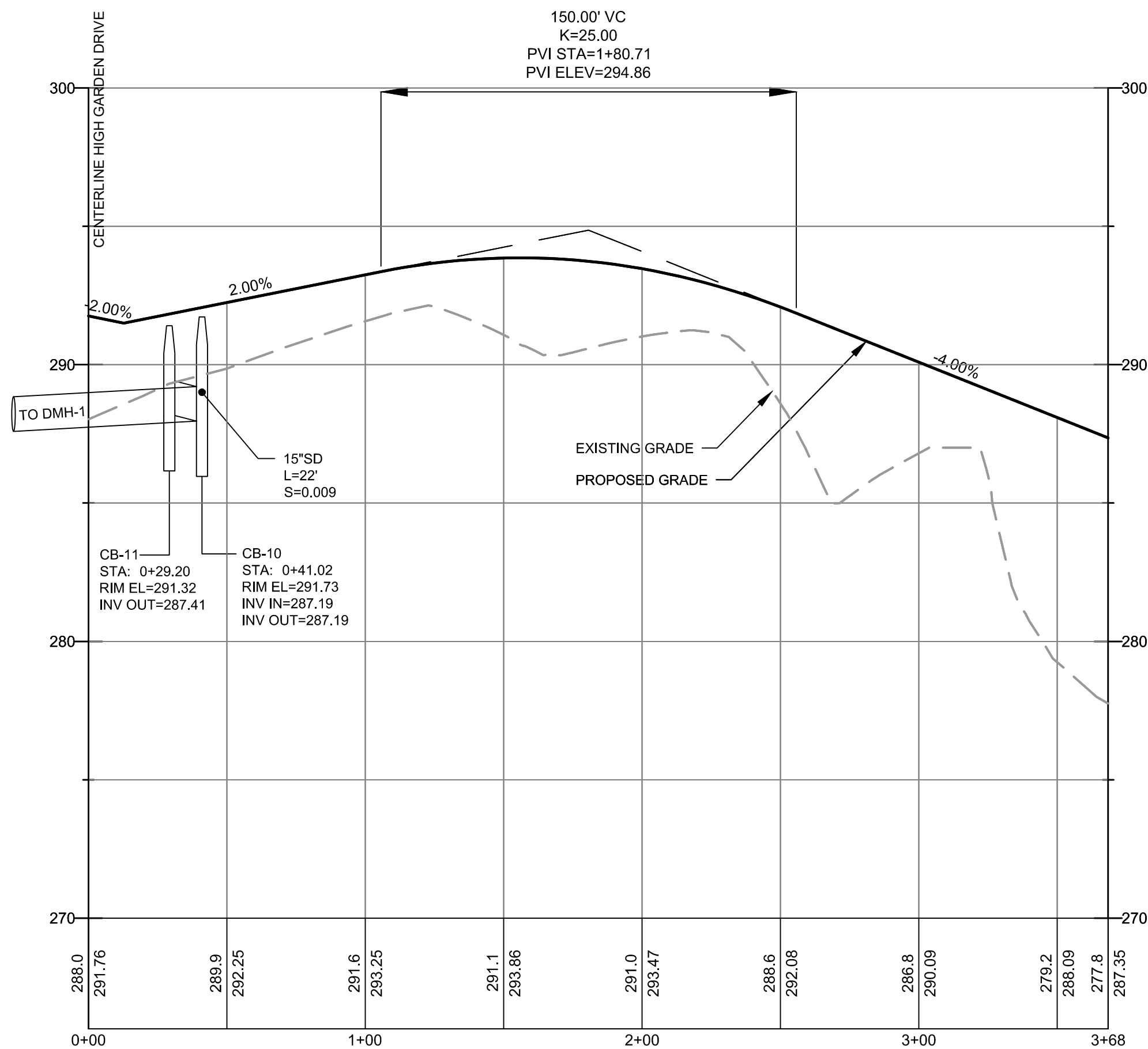
SHEET DESCRIPTION
COOK ROAD CONDOMINIUMS
306 GRAY ROAD
ROADWAY PROFILE
PREPARED FOR
MR. JAMES CUMMINGS
P.O. BOX 957
WINDHAM, MAINE 04062

DATE:	11/18/2018
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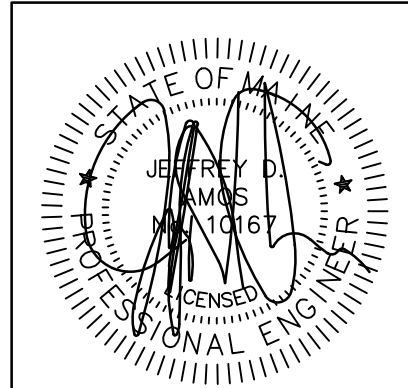
SHEET C-4.0



PROFILE OF EAST WATCH DRIVE
SCALE: 1"=40' HORIZONTAL
1"=4" VERTICAL



PROFILE OF WINTERFELL ROAD
SCALE: 1"=40' HORIZONTAL
1"=4" VERTICAL



DATE: 9-22-2019
P.E.: JEFFREY D. AMOS

NO.	DATE	BY
1	11/19/2018	APPD
2	12/31/2018	LRB
3	9/22/2019	LRB
4	12/23/2019	LRB

655 CONGRESS STREET
SUITE 100
PORTLAND, ME 04102

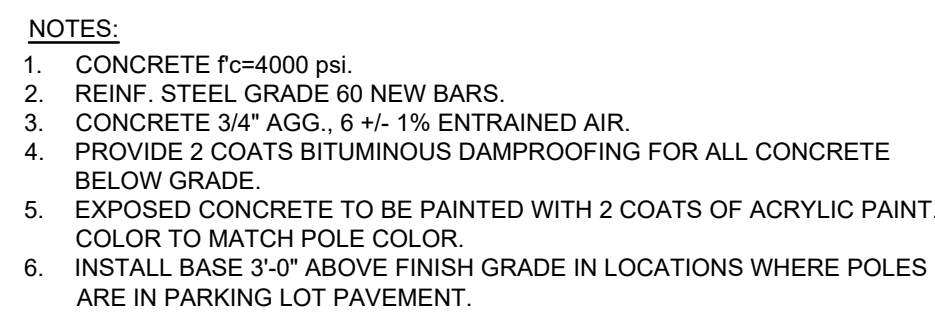
41 CAMPUS DRIVE
SUITE 100
NEW GLOUCESTER, ME 04260

OFFICE: (207) 926-5111 FAX: (207) 221-1317
www.terradyndesign.com

TERRADYN
CONSULTANTS, LLC

CIVIL ENGINEERING | LAND PLANNING | STORMWATER DESIGN | ENVIRONMENTAL PERMITTING

SHEET DESCRIPTION	COOK ROAD CONDOMINIUMS 306 GRAY ROAD ROADWAY PROFILE
PREPARED FOR	MR. JAMES CUMMINGS P.O. BOX 957 WINDHAM, MAINE 04062
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JOB NO:	1841
FILE:	
SHEET	C-4.1



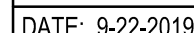
LIGHT POLE BASE

NOT TO SCALE



GUARDRAIL SHOULDER SECTION

NOT TO SCALE



D.F. - JEFFREY D.

NO.	DATE	DESCRIPTION	BY
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	DATE	REVISIONS	APPD

565 CONGRESS STREET
SUITE 201
PORTLAND ME 04102

41 CAMPUS DRIVE
SUITE 101
NEW GLOUCESTER, ME 04260



TERRADYN
CONSULTANTS, LLC

SHEET DESCRIPTION
COOK ROAD CONDOMINIUMS
306 GRAY ROAD
DETAIL S & NOTES

DATE:	11/18/2018
SCALE:	N.T.S.
DESIGNED:	LRB
JOB NO:	1841
FILE:	
SHEET	C-5.0

EROSION AND SEDIMENT CONTROL PLAN

INTRODUCTION
A PERSON WHO CONDUCTS, OR CAUSES TO BE CONDUCTED, AN ACTIVITY THAT INVOLVES FILLING, DISPLACING OR EXPOSING SOIL OR OTHER EARTHEN MATERIALS SHALL TAKE MEASURES TO PREVENT UNREASONABLE EROSION OF SOIL OR SEDIMENT BEYOND THE PROJECT SITE OR INTO A PROTECTED NATURAL RESOURCE AS DEFINED IN 38 MRSA § 480-B. EROSION CONTROL MEASURES MUST BE IN PLACE BEFORE THE ACTIVITY BEGINS. MEASURES MUST REMAIN IN PLACE AND FUNCTIONAL UNTIL THE SITE IS PERMANENTLY STABILIZED. ADEQUATE AND TIMELY TEMPORARY AND PERMANENT STABILIZATION MEASURES MUST BE TAKEN. THE SITE MUST BE MAINTAINED TO PREVENT UNREASONABLE EROSION AND SEDIMENTATION. MINIMIZE DISTURBED AREAS AND PROTECT NATURAL DOWNGRADE BUFFER AREAS TO THE EXTENT PRACTICABLE.

GENERAL REQUIREMENTS

A. POLLUTION PREVENTION: MINIMIZE DISTURBED AREAS AND PROTECT NATURAL DOWNGRADE BUFFER AREAS TO THE EXTENT PRACTICABLE. CONTROL STORMWATER VOLUME AND VELOCITY WITHIN THE SITE TO MINIMIZE SOIL EROSION. MINIMIZE THE DISTURBANCE OF STEEP SLOPES. CONTROL STORMWATER DISCHARGES, INCLUDING BOTH PEAK FLOW RATES AND VOLUME, TO MINIMIZE EROSION AT OUTLETS. THE DISCHARGE MAY NOT RESULT IN EROSION OF ANY OPEN DRAINAGE CHANNELS, SWALES, STREAM CHANNELS OR STREAM BANKS, UPLAND, OR COASTAL OR FRESHWATER WETLANDS OFF THE PROJECT SITE.

WHENEVER PRACTICABLE, NO DISTURBANCE ACTIVITIES SHOULD TAKE PLACE WITHIN 50 FEET OF ANY PROTECTED NATURAL RESOURCE. IF DISTURBANCE ACTIVITIES TAKE PLACE BETWEEN 30 FEET AND 50 FEET OF ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERIMETER EROSION CONTROLS MUST BE DOUBLED. IF DISTURBANCE ACTIVITIES TAKE PLACE LESS THAN 30 FEET FROM ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERIMETER EROSION CONTROLS MUST BE DOUBLED AND DISTURBED AREAS MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 7 DAYS.

TEMPORARY EROSION CONTROL BMPs

A. SEDIMENT BARRIERS. PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, PROPERLY INSTALL SEDIMENT BARRIERS AT THE EDGE OF ANY DOWNGRADE DISTURBED AREA AND ADJACENT TO ANY DRAINAGE CHANNELS WITHIN THE PROPOSED DISTURBED AREA. MAINTAIN THE SEDIMENT BARRIERS UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. INSTALL SEDIMENT BARRIERS ALONG THE CONTOUR WITH THE ENDS TURNED UP SLOPE.

B. CONSTRUCTION ENTRANCE. PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT THE INTERSECTION WITH THE PROPOSED ACCESS DRIVE AND THE EXISTING ROADWAY TO AVOID TRACKING OF MUD, DUST AND DEBRIS FROM THE SITE.

C. INLET PROTECTION. PRIOR TO DISTURBANCE, INSTALL SILT SACK SEDIMENT BARRIERS OR OTHER INLET PROTECTION AT CATCH BASIN INLETS RECEIVING RUNOFF FROM DISTURBED AREAS. INLET PROTECTION SHALL BE INSPECTED WEEKLY AND SEDIMENT SHALL BE REMOVED AND LEGALLY DISPOSED OF WHEN IT REACHES 1/2 OF THE HEIGHT OR DEPTH OF THE BARRIER.

D. RIPRAP. SINCE RIPRAP IS USED WHERE EROSION POTENTIAL IS HIGH, CONSTRUCTION MUST BE SEQUENCED SO THAT THE RIPRAP IS PUT IN PLACE WITH THE MINIMUM DELAY. DISTURBANCE OF AREAS WHERE RIPRAP IS TO BE PLACED SHOULD BE UNDERTAKEN ONLY WHEN FINAL PREPARATION AND PLACEMENT OF THE RIPRAP CAN FOLLOW IMMEDIATELY BEHIND THE INITIAL DISTURBANCE. WHERE RIPRAP IS USED FOR OUTLET PROTECTION, THE RIPRAP SHOULD BE PLACED BEFORE OR IN CONJUNCTION WITH THE CONSTRUCTION OF THE PIPE OR CHANNEL SO THAT IT IS IN PLACE WHEN THE PIPE OR CHANNEL BEGINS TO OPERATE. MAINTAIN TEMPORARY RIPRAP. SUCH AS TEMPORARY CHECK DAMS UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.

E. TEMPORARY STABILIZATION. STABILIZE WITH TEMPORARY SEEDING, MULCH, OR OTHER NON-ERODABLE COVER ANY EXPOSED SOILS THAT WILL REMAIN UNWORKED FOR MORE THAN 7 DAYS EXCEPT. STABILIZE AREAS WITHIN 75 FEET OF A WETLAND OR WATERBODY WITHIN 48 HOURS OR PRIOR TO A PREDICTED STORM EVENT. WHICHEVER COMES FIRST. IF HAY OR STRAW MULCH IS USED, THE APPLICATION RATE MUST BE 2 BALES (700-900 POUNDS) PER 1000 SF OR 1.5 TO 2 TONS (90-100 BALES) PER ACRE TO COVER 75 TO 90% OF THE GROUND SURFACE. HAY MULCH MUST BE KEPT MOIST OR ANCHORED TO PREVENT WIND BLOWING. AN EROSION CONTROL BLANKET OR MAT SHALL BE USED AT THE BASE OF GRASSED WATERWAYS, STEEP SLOPES (15% OR GREATER) AND ON ANY DISTURBED SOIL WITHIN 100 FEET OF LAKES, STREAMS AND WETLANDS. GRADING SHALL BE PLANNED SO AS TO MINIMIZE THE LENGTH OF TIME BETWEEN INITIAL SOIL EXPOSURE AND FINAL GRADING. ON LARGE PROJECTS THIS SHOULD BE ACCOMPLISHED BY PHASING THE OPERATION AND COMPLETING THE FIRST PHASE UP TO FINAL GRADING AND SEEDING BEFORE STARTING THE SECOND PHASE, AND SO ON.

F. TEMPORARY SEDIMENT SUMP. THE PROPOSED GRAVEL WETLAND SHALL BE EXCAVATED TO SUBGRADE DEPTH AND USED AS A SEDIMENT BUMP DURING CONSTRUCTION OF THE ROAD. THE RIPRAP SWALE, INTERNAL BERM AND SPILLWAY, EMBANKMENT, AND RIPRAP EMERGENCY SHALL BE CONSTRUCTED PRIOR TO GRUBBING FOR THE ROADWAY CONSTRUCTION. WHEN THE ROADWAY AND ROADSIDE SWALES ARE STABILIZED, ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE BASIN, AND THE GRAVEL WETLAND SHALL BE COMPLETED IN ACCORDANCE WITH THE DETAILS LOCATED IN THE PLAN SET. IF THE BASIN MUST BE DEWATERED FOR CONSTRUCTION, SEDIMENT LADEN WATER SHALL BE PUMPED THROUGH A DIRTBAG SEDIMENT REMOVAL DEVICE.

PERMANENT STABILIZATION

IF AN AREA WILL NOT BE WORKED FOR MORE THAN ONE YEAR OR HAS BEEN BROUGHT TO FINAL GRADE, THEN PERMANENTLY STABILIZE THE AREA WITHIN 7 DAYS BY PLANTING VEGETATION, SEEDING, SOD, OR THROUGH THE USE OF PERMANENT MULCH, OR RIPRAP, OR ROAD SUB-BASE. PROTECT SEEDED AREAS WITH MULCH OR, IF NECESSARY, EROSION CONTROL BLANKETS, AND SCHEDULE SODDING, PLANTING, AND SEEDING SO TO AVOID DIE-OFF FROM SUMMER DROUGHT AND FALL FROSTS. NEWLY SEED OR SODDED AREAS MUST BE PROTECTED FROM VEHICLE TRAFFIC, EXCESSIVE PEDESTRIAN TRAFFIC, AND CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL ESTABLISHED WITH 90% COVER BY HEALTHY VEGETATION. IF NECESSARY, AREAS MUST BE REWORKED AND REESTABLISHED IF GERMINATION IS SPARSE, PLANT COVERAGE IS SPOTTY, OR TOPSOIL EROSION IS EVIDENT. ONE OR MORE OF THE FOLLOWING MAY APPLY TO A PARTICULAR SITE.

A. SEEDED AREAS. FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS AN 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.

B. SODDED AREAS. FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.

C. PERMANENT MULCH. FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL. EROSION CONTROL MIX MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.

D. RIPRAP. FOR AREAS STABILIZED WITH RIPRAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIPRAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIPRAP. DETAILS ARE PROVIDED IN THE PLAN SET.

E. PAVED AREAS. FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE COMPACTED GRAVEL SUBBASE IS COMPLETED.

F. DITCHES, CHANNELS, AND SWALES. FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH A 90% COVER OF HEALTHY VEGETATION, WITH A WELL-GRADED RIPRAP LINING, TURF REINFORCEMENT MAT, OR WITH ANOTHER NON-EROSIVE LINING SUCH AS CONCRETE OR ASPHALT PAVEMENT. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE CHANNEL LINING, UNDERCUTTING OF THE CHANNEL BANKS, OR DOWN-CUTTING OF THE CHANNEL.

GENERAL CONSTRUCTION REQUIREMENTS

THE FOLLOWING EROSION CONTROL MEASURES SHALL BE FOLLOWED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION OF THIS PROJECT.

A. ALL TOPSOIL SHALL BE COLLECTED, STOCKPILED, SEEDING WITH RYE AT 3 POUNDS/1,000 SF AND MULCHED, AND REUSED AS REQUIRED. SILT FENCING SHALL BE PLACED DOWN GRADIENT FROM THE STOCKPILED LOAM. STOCKPILE TO BE LOCATED BY DESIGNATION OF THE OWNER AND INSPECTING ENGINEER.

B. THE INSPECTING ENGINEER AT HIS/HER DISCRETION, MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AND/OR SUPPLEMENTAL VEGETATIVE PROVISIONS TO MAINTAIN STABILITY OF EARTHWORKS AND FINISH GRADED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY SUPPLEMENTAL MEASURES AS DIRECTED BY THE INSPECTING ENGINEER. FAILURE TO COMPLY WITH THE ENGINEER'S DIRECTIONS WILL RESULT IN DISCONTINUATION OF CONSTRUCTION ACTIVITIES.

C. EROSION CONTROL MESH SHALL BE APPLIED IN ACCORDANCE WITH THE PLANS OVER ALL FINISH SEEDED AREAS AS SPECIFIED ON THE DESIGN PLANS.

D. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN UNTIL THEY ARE ADEQUATELY STABILIZED.

E. ALL EROSION, AND SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE DETAILS PROVIDED ON THE PLANS AND MANUFACTURER'S RECOMMENDATIONS.

F. AREAS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 INCHES PRIOR TO PLACEMENT OF TOPSOIL.

G. REMOVE ANY TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE, WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED. REMOVE ANY ACCUMULATED SEDIMENTS AND STABILIZE.

PERMANENT VEGETATION

PERMANENT VEGETATIVE COVER SHOULD BE ESTABLISHED ON DISTURBED AREAS WHERE PERMANENT, LONG LIVED VEGETATIVE COVER IS NEEDED TO STABILIZE THE SOIL, TO REDUCE DAMAGES FROM SEDIMENT AND RUNOFF, AND TO ENHANCE THE ENVIRONMENT.

PERMANENT LAWN SEED MIXTURE SHALL CONTAIN THE FOLLOWING PERCENTAGES OF SEED TYPES:

- 50% BARON BLUEGRASS
- 35% PENNLAWN FESCUE
- 15% MANHATTAN II PERENNIAL RYE

SEE THE PROJECT SPECIFICATIONS FOR ADDITIONAL SEED REQUIREMENTS.

SEEDBED PREPARATION

A. GRADE AS FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE.

B. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS SUCH AS THOSE OFFERED BY THE UNIVERSITY OF MAINE SOIL TESTING LABORATORY. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL COOPERATIVE EXTENSION SERVICE. 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 (N-P205-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.).

C. WORK LIME AND FERTILIZER INTO THE SOIL, AS NEARLY AS PRACTICAL, TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE. REMOVE FROM THE SURFACE ALL STONES 2 INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, CONCRETE, CLUMPS OR OTHER UNSUITABLE MATERIAL.

D. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE TILLED AND FIRMED AS ABOVE.

E. PERMANENT SEEDING SHOULD BE MADE 45 DAYS PRIOR TO THE FIRST KILLING FROST OR AS A DORMANT SEEDING WITH MULCH AFTER THE FIRST KILLING FROST AND BEFORE SNOWFALL. WHEN CROWN VETCH IS SEEDER IN LATE SUMMER, AT LEAST 35% OF THE SEED SHOULD BE UNDER SEED (UNSCARIFIED). IF SEEDING CANNOT BE DONE WITHIN THE SEEDING DATES, MULCH ACCORDING TO THE TEMPORARY MULCHING BMP AND OVERWINTER STABILIZATION AND CONSTRUCTION TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.

F. FOLLOWING SEED BED PREPARATION, SWALE AREAS, FILL AREAS AND BACK SLOPES SHALL BE SEEDER AT A RATE OF 3 LBS./1,000 S.F. WITH A MIXTURE OF 35% CREEPING RED F. FESCUE, 6% RED TOP, 24% KENTUCKY BLUEGRASS, 10% PERENNIAL RYEGRASS, 20% ANNUAL RYEGRASS AND 5% WHITE DUTCH CLOVER.

G. AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDER SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING.

H. AREAS WHICH CANNOT BE SEEDER WITHIN THE GROWING SEASON SHALL BE MULCHED FOR OVER-WINTER PROTECTION AND THE AREA SHOULD BE SEEDER AT THE BEGINNING OF THE GROWING SEASON.

WINTER CONSTRUCTION

"WINTER CONSTRUCTION" IS CONSTRUCTION ACTIVITY PERFORMED DURING THE PERIOD FROM NOVEMBER 1 THROUGH APRIL 15. IF DISTURBED AREAS ARE NOT STABILIZED WITH PERMANENT MEASURES BY NOVEMBER 1 OR NEW SOIL DISTURBANCE OCCURS AFTER NOVEMBER 1, BUT BEFORE APRIL 15, THEN THESE AREAS MUST BE PROTECTED AND RUNOFF FROM THEM MUST BE CONTROLLED BY ADDITIONAL MEASURES AND RESTRICTIONS.

A. PERMANENT STABILIZATION CONSISTS OF AT LEAST 90% VEGETATION, PAVEMENT/GRAVEL BASE OR RIPRAP.

B. DO NOT EXPOSE SLOPES OR LEAVE SLOPES EXPOSED OVER THE WINTER OR FOR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY PROTECTED WITH MULCH.

C. APPLY HAY MULCH AT TWICE THE STANDARD RATE (150 LBS. PER 1,000 SF), THE MULCH MUST BE THICK ENOUGH SUCH THAT THE GROUND SURFACE WILL NOT BE VISIBLE AND MUST BE ANCHORED.

D. USE MULCH AT MULCH NETTING OR AN EROSION CONTROL MULCH BLANKET OR ALL SLOPES GREATER THAN 8 % OR OTHER AREAS EXPOSED TO DIRECT WIND.

E. INSTALL AN EROSION CONTROL BLANKET IN ALL DRAINAGEWAYS (BOTTOM AND SIDES) WITH A SLOPE GREATER THAN 3 %.

F. SEE THE VEGETATION MEASURES FOR MORE INFORMATION ON SEEDING DATES AND TYPES.

G. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SO THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.

H. AN AREA WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIER.

I. TEMPORARY MULCH MUST BE APPLIED WITHIN 7 DAYS OF SOIL EXPOSURE OR PRIOR TO ANY STORM EVENT, BUT AFTER EVERY WORKDAY IN AREAS WITHIN 100 FEET FROM A PROTECTED NATURAL RESOURCE.

J. AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE PERMANENTLY MULCHED THAT SAME DAY.

K. IF SNOWFALL IS GREATER THAN 1 INCH (FRESH OR CUMULATIVE), THE SNOW SHALL BE REMOVED FROM THE AREAS DUE TO BE SEEDER AND MULCHED.

L. LOAM SHALL BE FREE OF FROZEN CLUMPS BEFORE IT IS APPLIED.

M. ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MUST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE DEPARTMENT.

MAINTENANCE AND INSPECTION

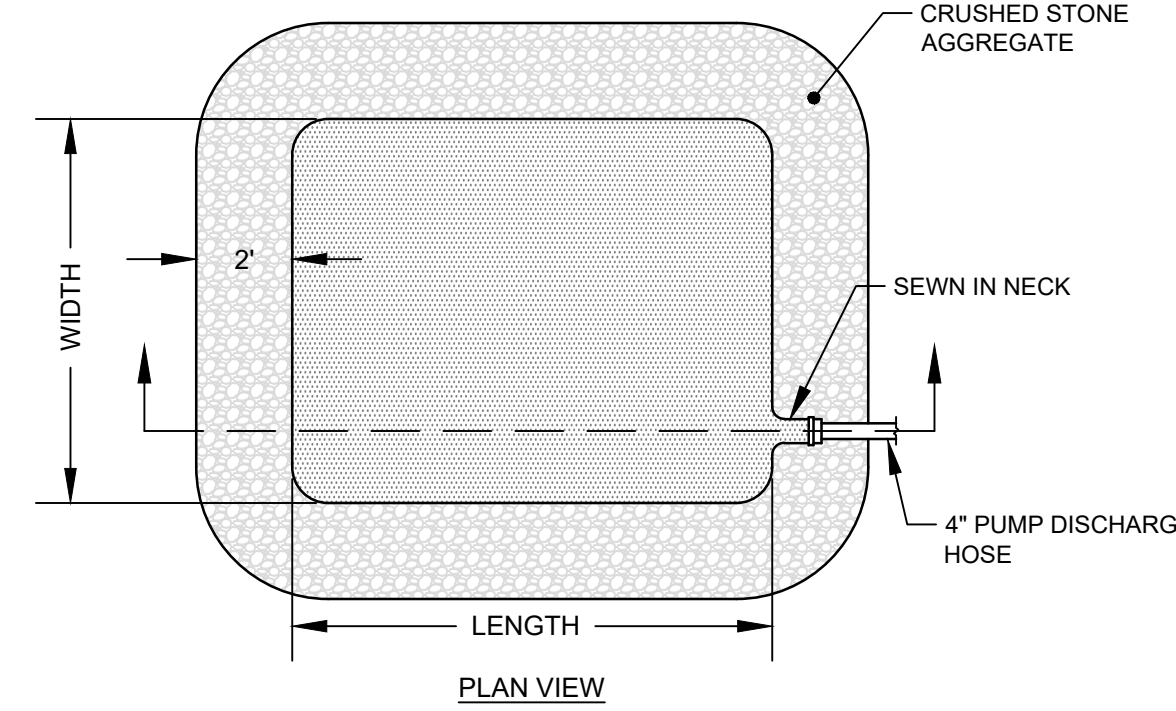
A. MINIMUM EROSION CONTROL MEASURES WILL NEED TO BE IMPLEMENTED AND THE APPLICANT WILL BE RESPONSIBLE TO MAINTAIN ALL COMPONENTS OF THE EROSION CONTROL PLAN UNTIL THE SITE IS FULLY STABILIZED. HOWEVER, BASED ON SITE AND WEATHER CONDITIONS DURING CONSTRUCTION, ADDITIONAL EROSION CONTROL MEASURES MAY NEED 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. A CONSTRUCTION LOG MUST BE MAINTAINED FOR THE EROSION AND SEDIMENTATION CONTROL INSPECTIONS AND MAINTENANCE.

B. INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION CONTROL MEASURES, MATERIALS STORAGE AREAS THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. INSPECT THESE AREAS AT LEAST ONCE A WEEK AS WELL AS BEFORE AND WITHIN 24 HOURS AFTER A STORM EVENT (RAINFALL), AND PRIOR TO COMPLETING PERMANENT STABILIZATION MEASURES. A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT, SHALL CONDUCT THE INSPECTIONS.

C. A LOG (REPORT) MUST BE KEPT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES. MAJOR OBSERVATIONS MUST INCLUDE: BMPs THAT NEED TO BE MAINTAINED; LOCATION(S) OF BMPs THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION; AND LOCATION(S) WHERE ADDITIONAL BMPs ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION. FOLLOW-UP TO CORRECT DEFICIENCIES OR ENHANCE CONTROLS MUST ALSO BE INDICATED IN THE LOG AND DATED, INCLUDING WHAT ACTION WAS TAKEN AND WHEN.

THE LOG MUST BE MADE ACCESSIBLE TO DEPARTMENT STAFF AND A COPY MUST BE PROVIDED UPON REQUEST. THE PERMITTEE SHALL RETAIN A COPY OF THE LOG FOR A PERIOD OF AT LEAST THREE YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION.

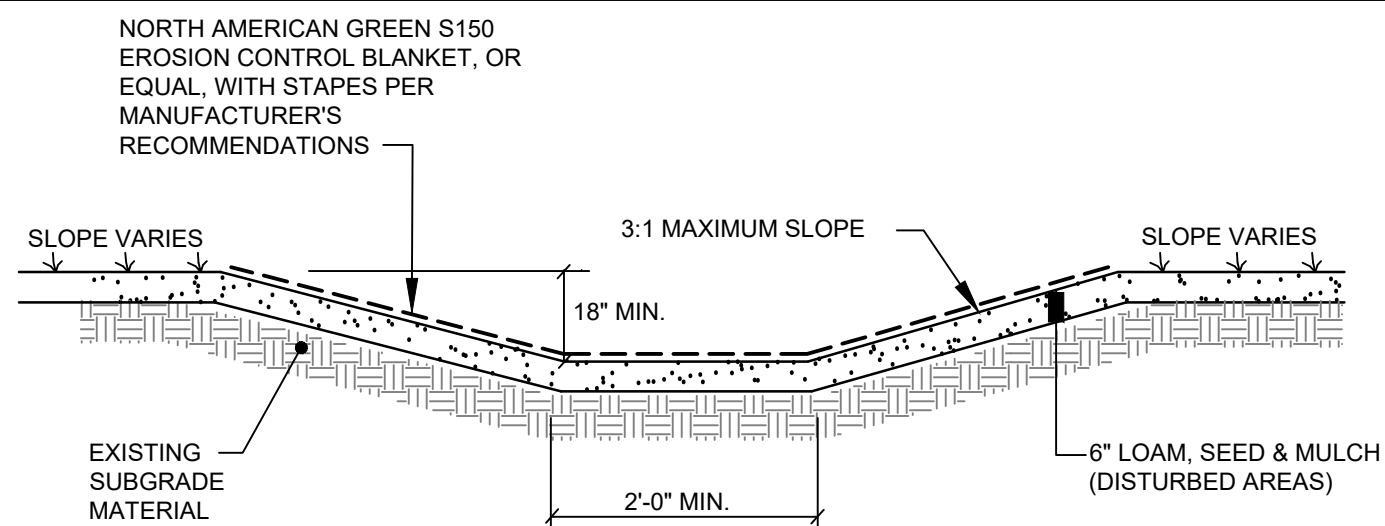
DEWATERING
A DEWATERING PLAN IS NEEDED TO ADDRESS EXCAVATION DE-WATERING FOLLOWING HEAVY RAINFALL EVENTS OR WHERE THE EXCAVATION MAY INTERCEPT THE GROUNDWATER TABLE DURING CONSTRUCTION. THE COLLECTED WATER NEEDS TREATMENT AND A DISCHARGE POINT THAT WILL NOT CAUSE DOWNGRADE EROSION AND OFFSITE SEDIMENTATION OR WITHIN A RESOURCE.



- NOTES:
1. DIRTBAG BY ACF ENVIRONMENTAL
 2. SEAMS MUST BE HIGH STRENGTH DOUBLE STITCHED "J" SEAMS.
 3. CONSTRUCTION DEWATERING OF TURBID WATER SHALL BE PUMPED THROUGH A DIRTBAG AND RELEASED THROUGH A VEGETATED BUFFER AT LEAST 50' UPSTREAM OF WETLAND AREAS.
 4. THE LOCATION OF THE DIRTBAG SHALL BE DETERMINED BY THE CONTRACTOR, BUT SHALL IT SHALL NOT BE SITED IN CRITICAL AREAS, SUCH AS WETLANDS.

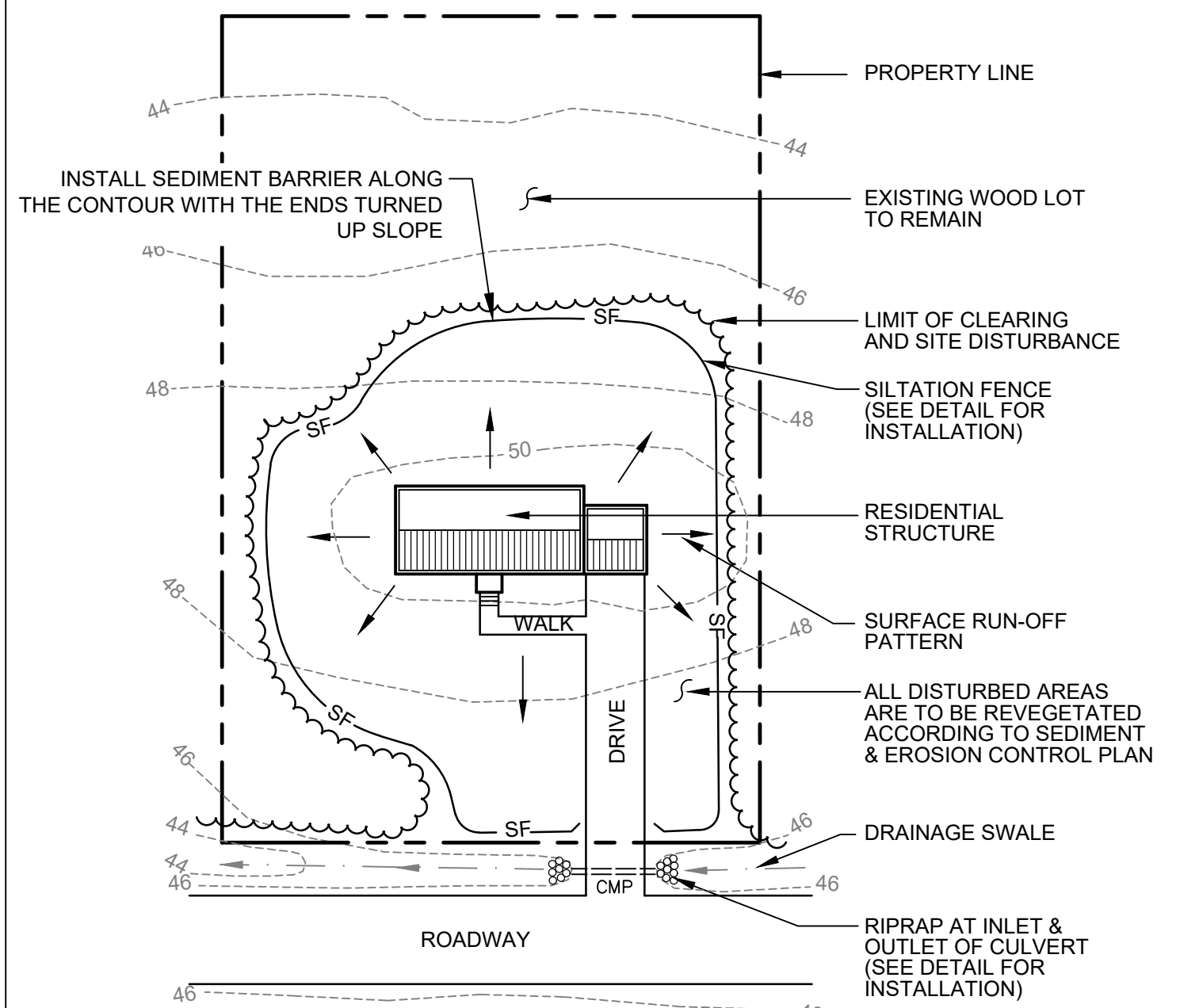
DIRTBAG DETAIL

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GRASSSED SWALE

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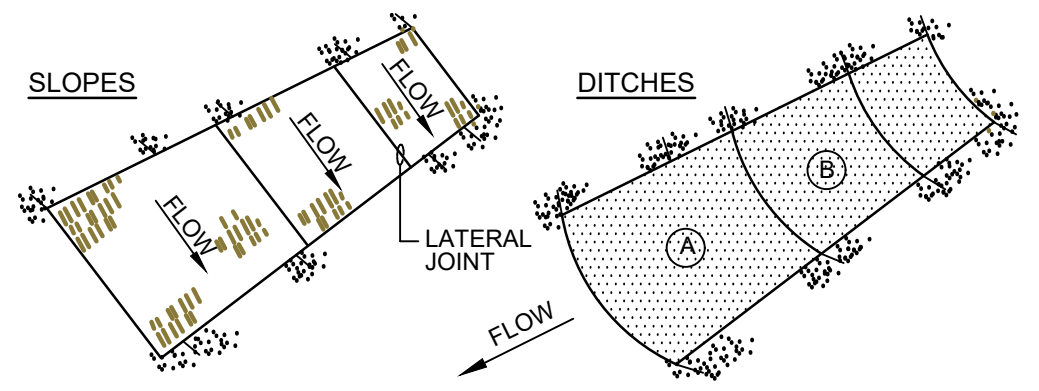


INSPECTION NOTES FOR LOT GRADING AND DRIVEWAY LOCATION

INSPECTIONS BY A PROFESSIONAL ENGINEER SHALL CONSIST OF A VISIT TO THE SITE PRIOR TO CONSTRUCTION TO CONSULT WITH THE EARTHWORK CONTRACTOR AND A POST CONSTRUCTION MEETING TO CONFIRM GRADING ON LOTS AND FOR ALL DRIVEWAYS TO ENSURE RUNOFF IS DIRECTED ACCORDING TO PLANS AND TO OVERSEE THE RE-STABILIZATION OF THE LOT INTO A VEGETATED COVER.

TYPICAL EROSION CONTROL MEASURES FOR DWELLING UNITS

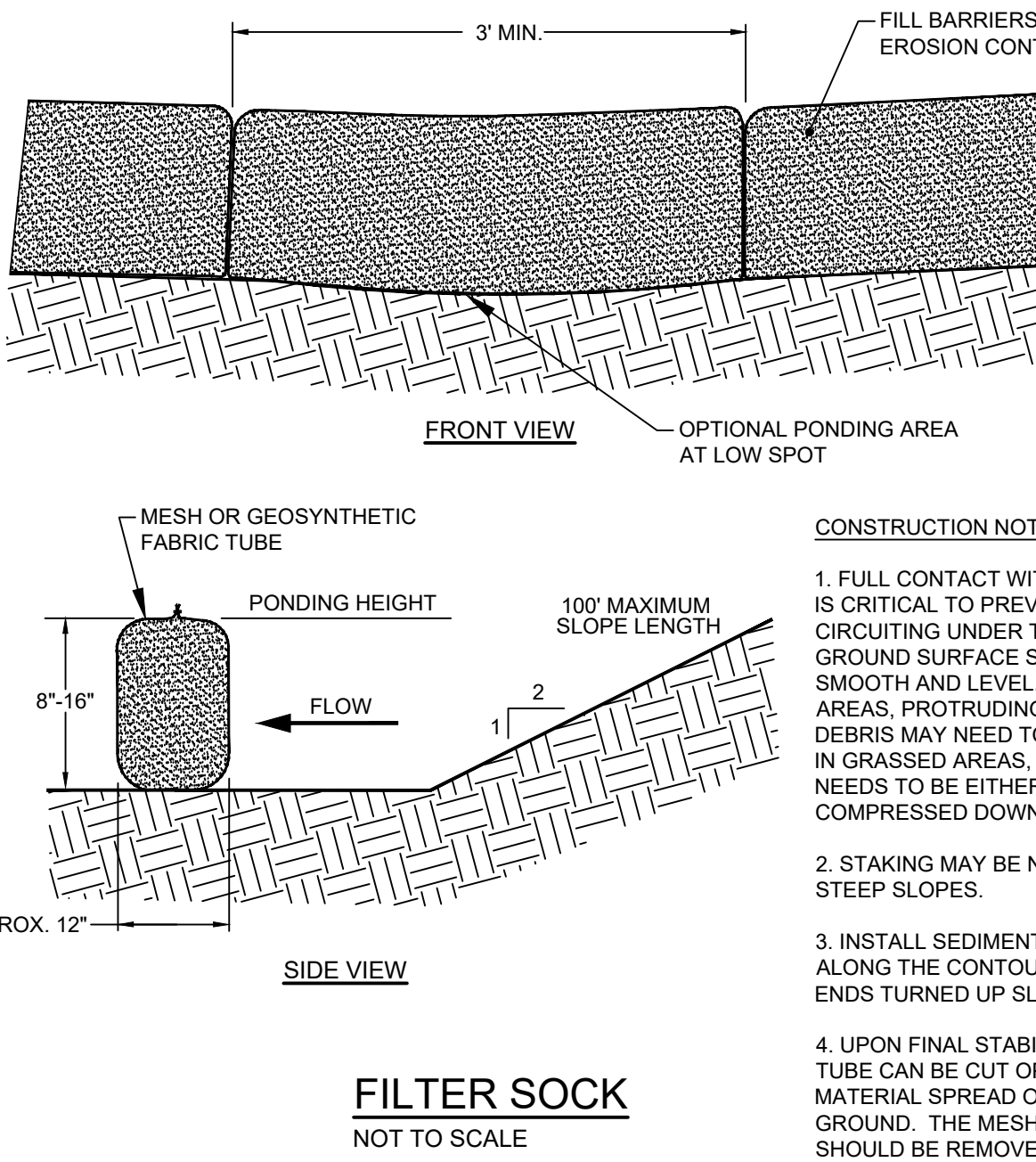
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- NOTES:
1. BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.
 2. FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED. OVERLAP B OVER A.
 3. LATERAL JOINTS TO HAVE 4" OVERLAP OF STRIPS. STAPLE 18" ON CENTER.
 4. STAPLE OUTSIDE LATERAL EDGE 2' ON CENTER.
 5. WIRE STAPLES TO BE MIN. OF #11 WIRE, 6" LONG & 1-1/2" WIDE.
 6. USE NORTH AMERICAN GREEN DS 150 (OR APPROVED EQUAL) ON SLOPES BETWEEN 4:1-2:1. USE NORTH AMERICAN GREEN VMAX SC250 PERMANENT TURF REINFORCEMENT MAT (OR APPROVED EQUAL) ON SLOPES 2:1 AND STEEPER.

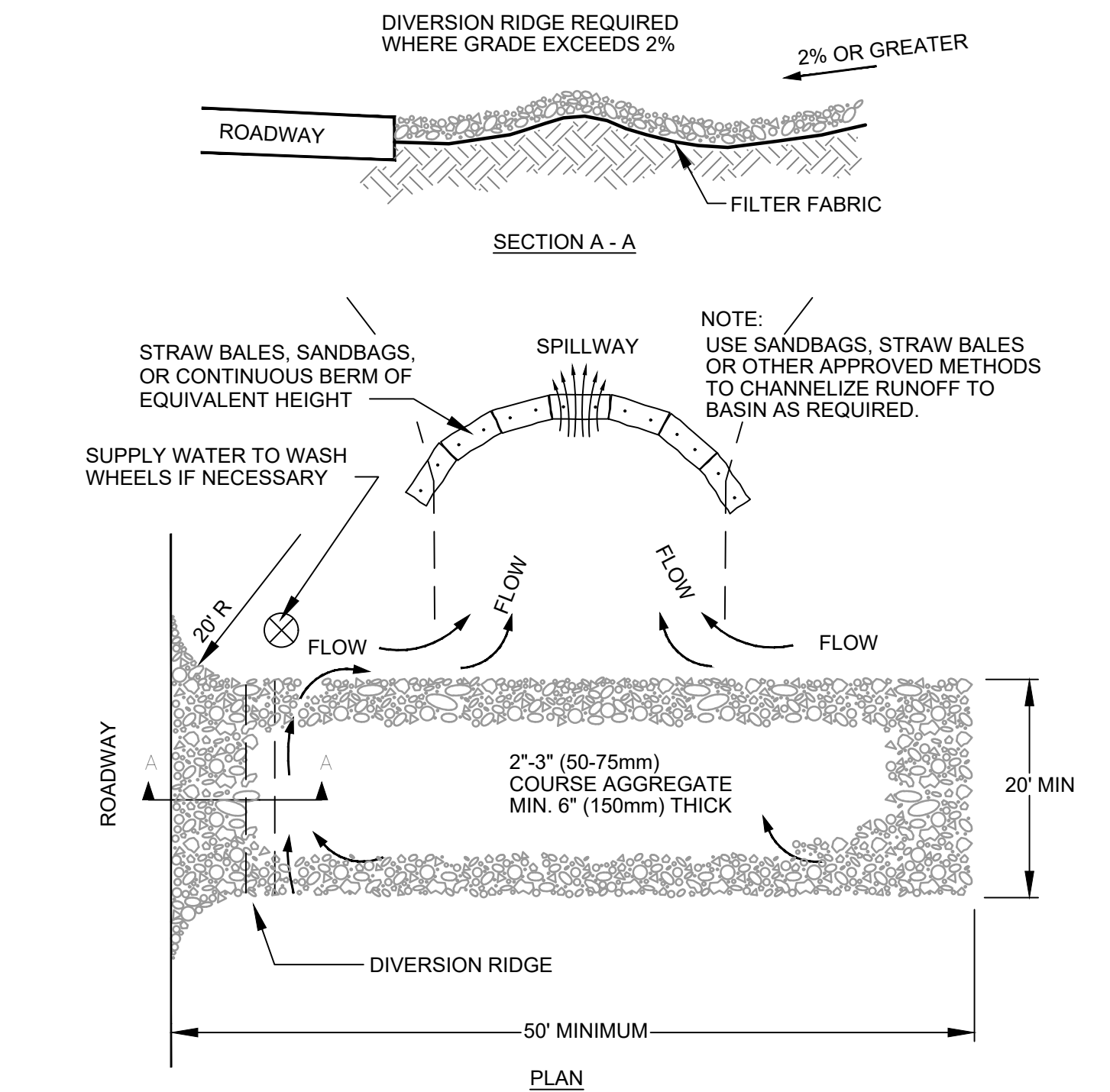
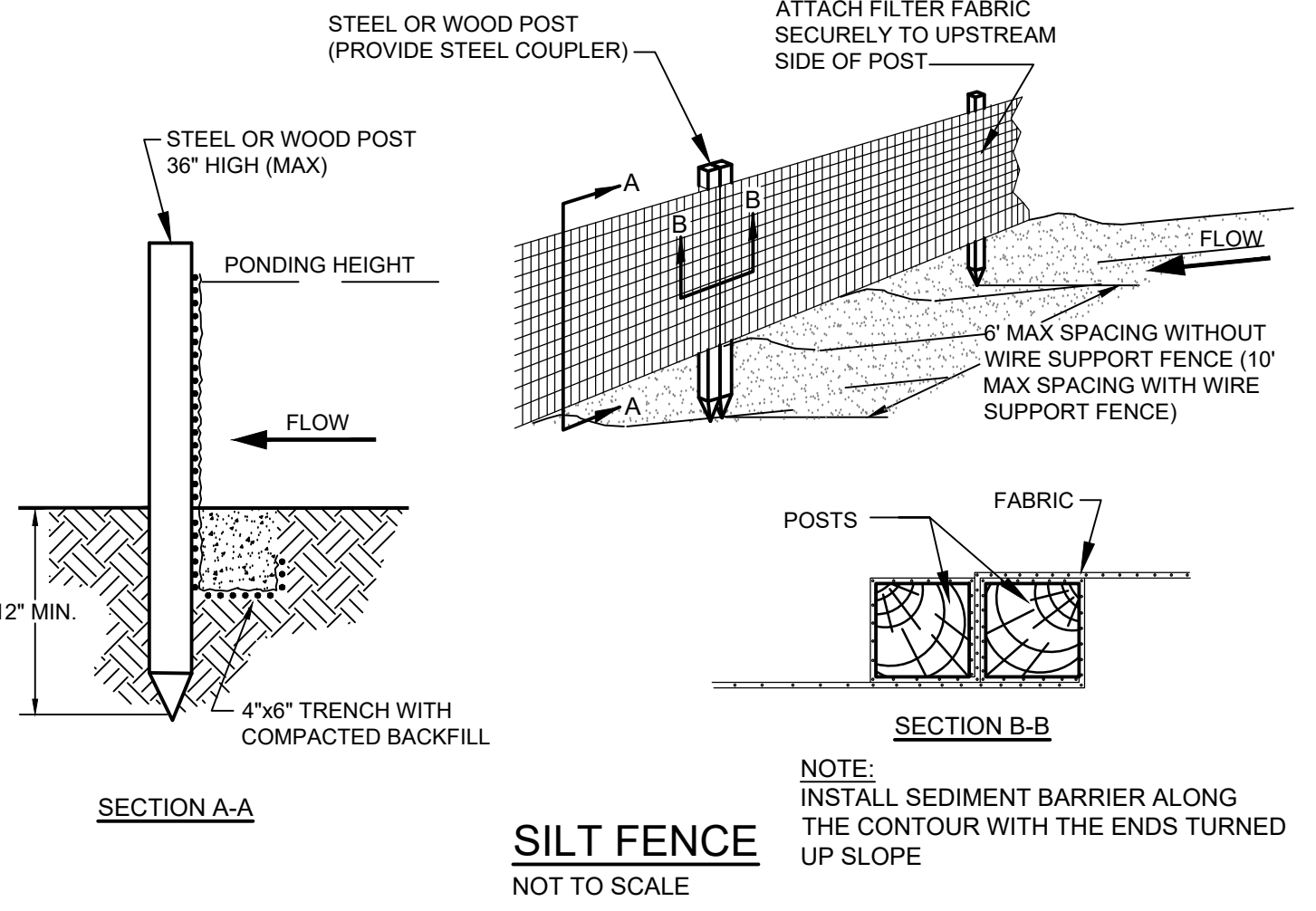
EROSION CONTROL BLANKET

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CONSTRUCTION NOTES:

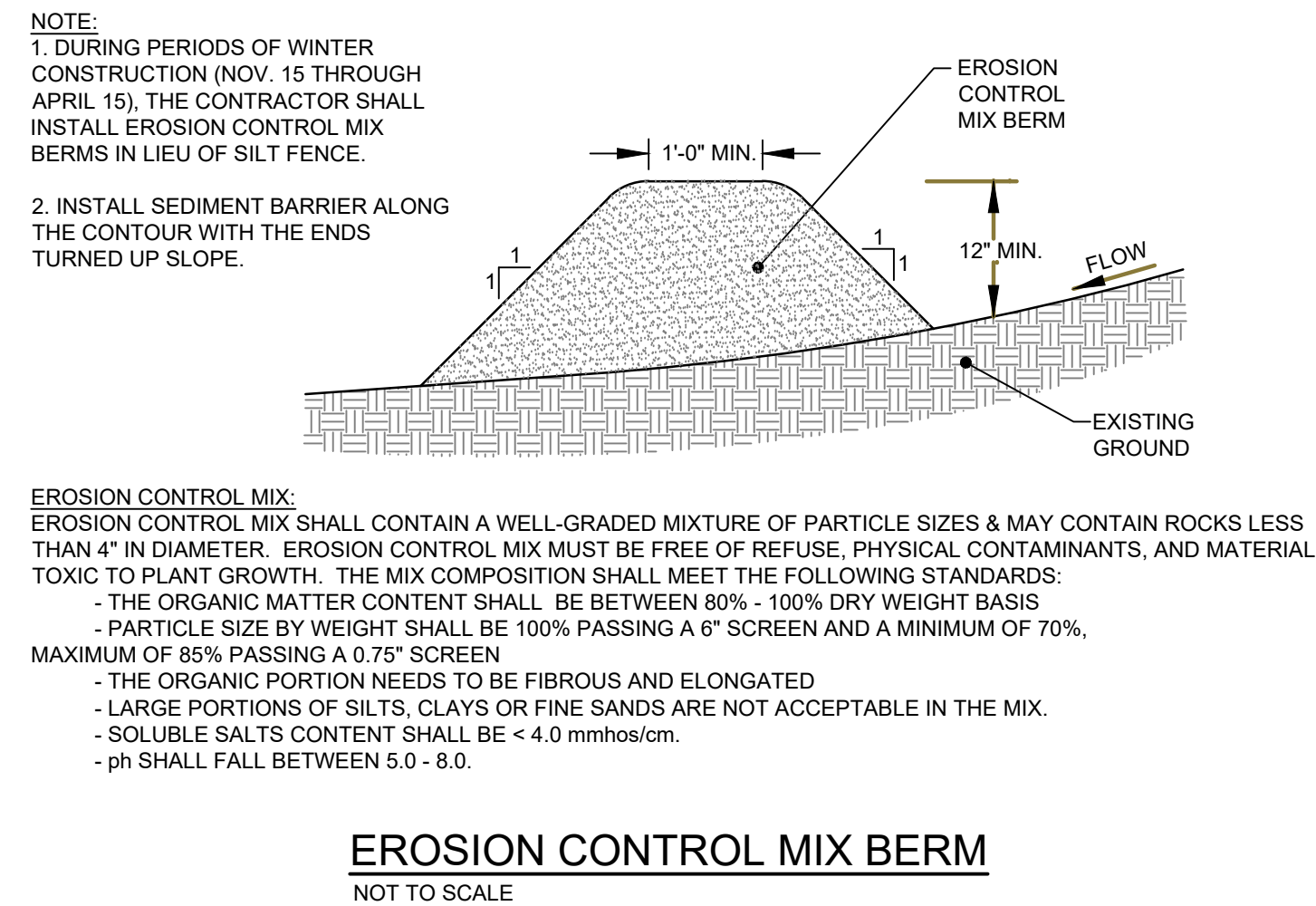
1. FULL CONTACT WITH THE GROUND IS CRUCIAL TO PREVENT SHORT CIRCUITING UNDER THE TUBE - THE GROUND SURFACE SHOULD BE SMOOTH AND LEVEL. IN WOODED AREAS, PROTRUDING ROOTS AND DEBRIS MAY NEED TO BE REMOVED. IN GRASSSED AREAS, THE GRASS NEEDS TO BE EITHER MOWED OR COMPRESSED DOWN.
2. STAKING MAY BE NECESSARY ON STEEP SLOPES.
3. INSTALL SEDIMENT BARRIER ALONG THE CONTOUR WITH THE ENDS TURNED UP SLOPE.
4. UPON FINAL STABILIZATION, THE TUBE CAN BE CUT OPEN AND THE MATERIAL SPREAD OUT ONTO THE GROUND. THE MESH MATERIAL SHOULD BE REMOVED.



- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. 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

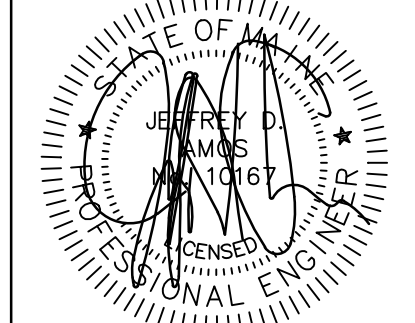
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EROSION CONTROL MIX:
EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES & MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH. THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:
- THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 80% - 100% DRY WEIGHT BASIS
- PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MINIMUM OF 70%, MAXIMUM OF 85% PASSING A 0.75" SCREEN
- THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
- LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
- SOLUBLE SALTS CONTENT SHALL BE < 4.0 mmhos/cm.
- pH SHALL FALL BETWEEN 5.0 - 8.0.

EROSION CONTROL MIX BERM

NOT TO SCALE



DATE: 9-22-2019
P.E.: JEFFREY D. AMOS

	LRB	LRB	JDA	APP'D	BY

FINAL PLANNING BOARD REVIEW
REVISED PER WDEP COMMENTS

RESPONSE TO REVIEW COMMENTS
PRELIMINARY SUBDIVISION & SITE PLAN

REVISIONS

DATE

NO.

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SUITE 200
PORTLAND, ME 04102

41 CAMPUS DRIVE
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NEW GLOUCESTER, ME 04260

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11/19/2018

DATE

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NO.

NO.

NO.

NO.

NO.

NO.

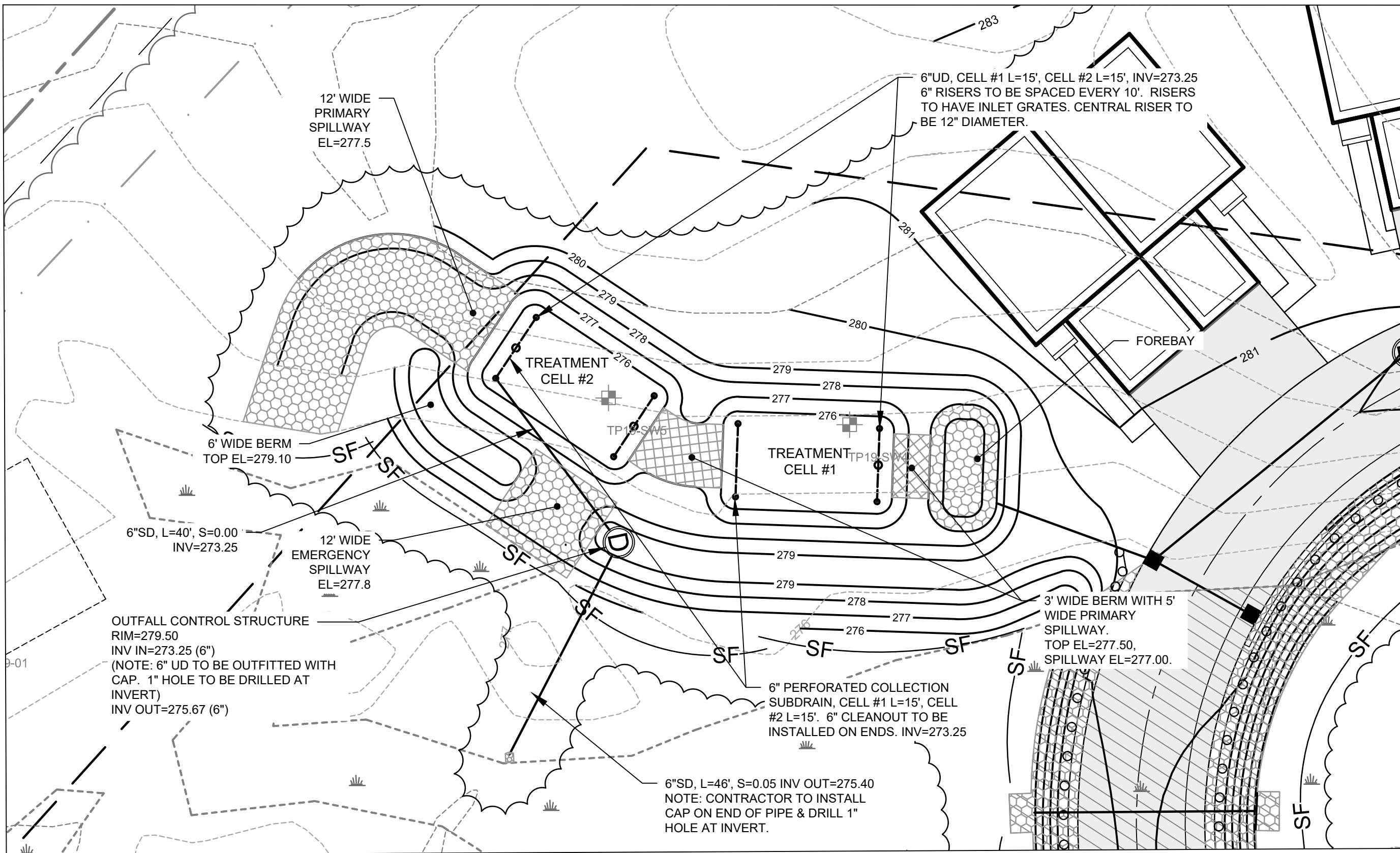
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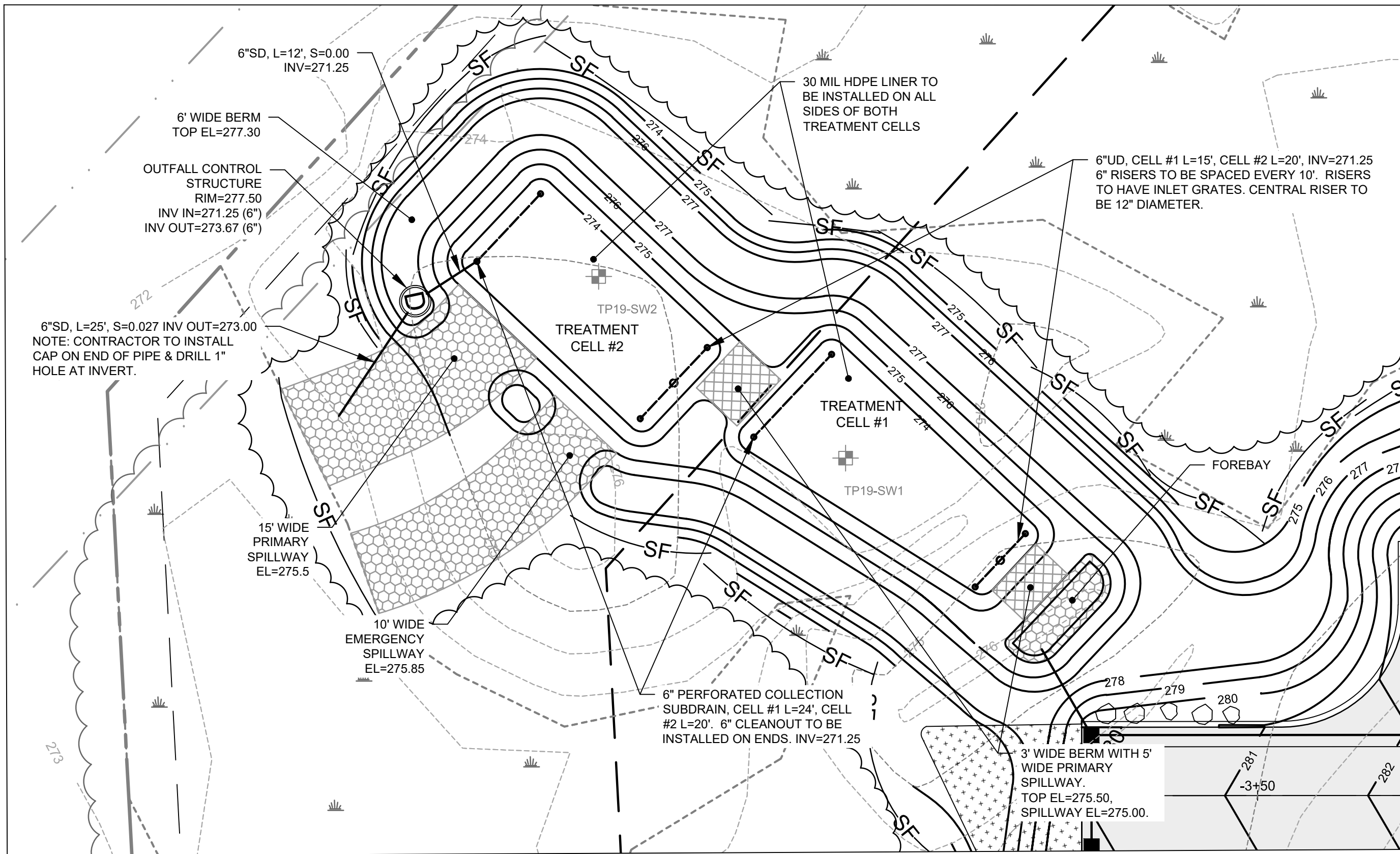
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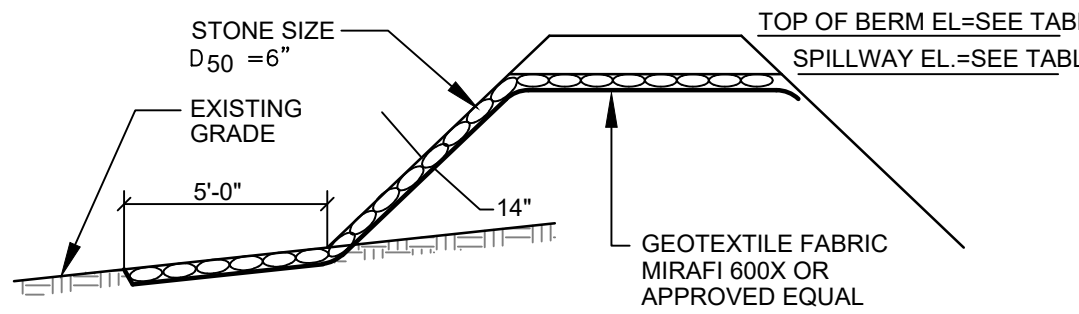
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GRAVEL WETLAND #2 PLAN VIEW
SCALE: 1"=20'

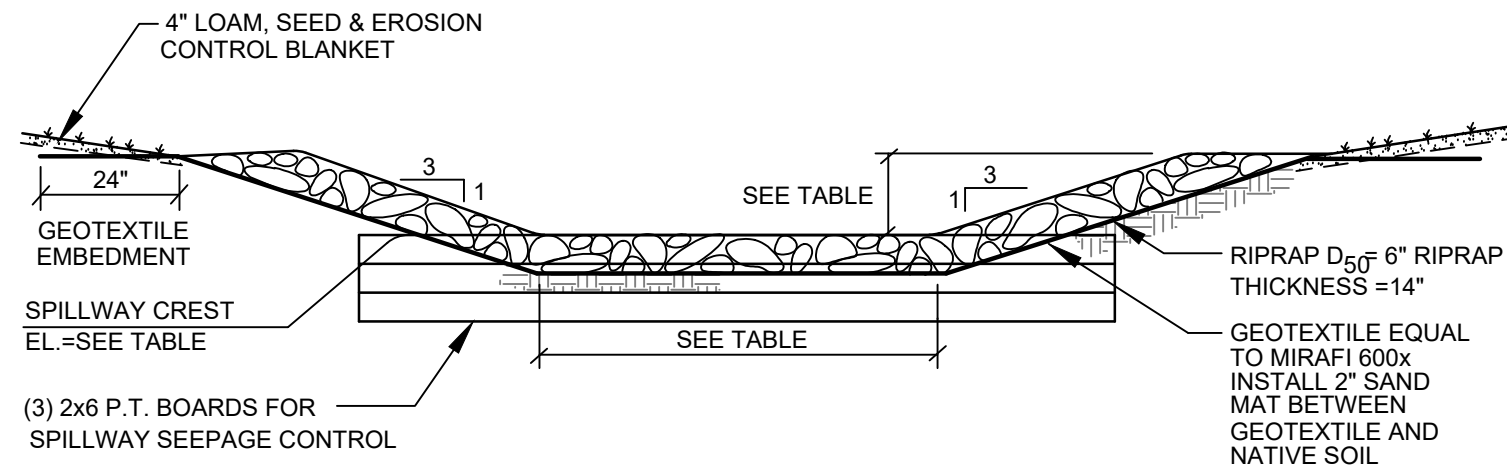


GRAVEL WETLAND #1 PLAN VIEW
SCALE: 1"=20'



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

EMERGENCY & PRIMARY SPILLWAY SECTION
NOT TO SCALE



EMERGENCY & PRIMARY SPILLWAY CROSS-SECTION
NOT TO SCALE

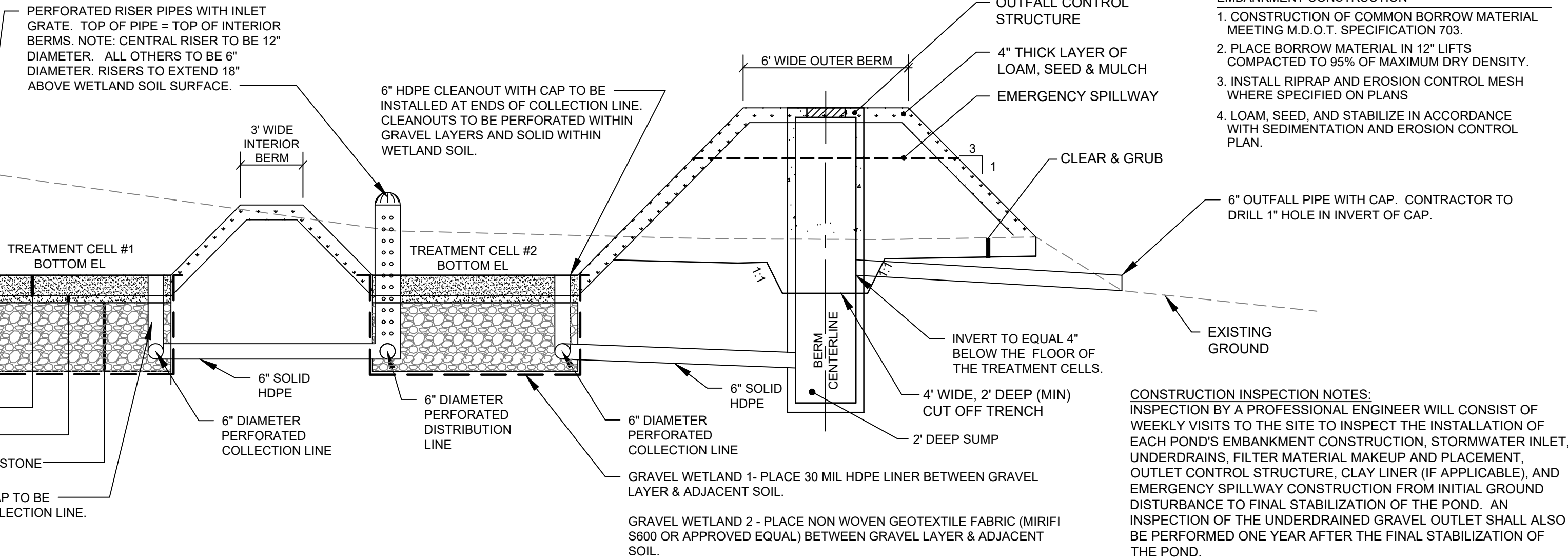
ORGANIC WETLAND SOIL MIXTURE:
THE WETLAND SOIL SHOULD HAVE A LOW HYDRAULIC CONDUCTIVITY (0.1-0.01 FT/DAY). THIS SOIL CAN BE MANUFACTURED USING COMPOST, SAND AND FINE SOILS, INTO A BLEND WITH MORE THAN 15% ORGANIC MATTER. IT SHOULD CONTAIN MORE THAN 15% SILT (PASSING THE #200 SIEVE), BUT WITH A CLAY SIZE PORTION THAT IS LESS THAN 2%. DO NOT USE GEOTEXTILES BETWEEN THE HORIZONTAL LAYERS OF THIS SYSTEM AS THEY WILL CLOG DUE TO FINES AND MAY RESTRICT ROOT GROWTH.

POND CONSTRUCTION NOTES:

1. CONTRACTOR SHALL REMOVE ALL TOPSOIL AND ORGANIC MATERIAL FROM EMBANKMENT AND POND CONSTRUCTION AREA.
2. SCARIFY SUBGRADE TO ESTABLISH INTERFACE FOR ALL FILLS.
3. CONSTRUCTION MATERIAL SHALL MEET M.D.O.T. SPEC 703.18
4. COMPACT IN 12" LIFTS TO 92% OF MAXIMUM DRY DENSITY.
5. INSTALL RIPRAP AND EROSION CONTROL MESH WHERE SPECIFIED.
6. LOAM, SEED & STABILIZE IN ACCORDANCE WITH SEDIMENTATION AND EROSION CONTROL PLAN & NOTES.

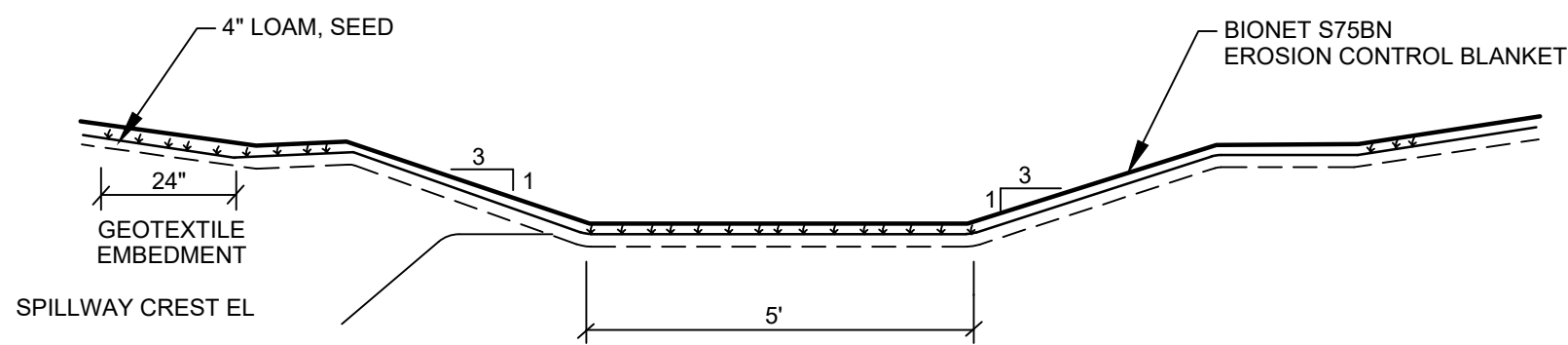
GRAVEL WETLAND INSTALLATION NOTES:

1. THE MINIMUM SPACING BETWEEN THE SUBSURFACE PERFORATED DISTRIBUTION LINE AND THE SUBSURFACE PERFORATED COLLECTION DRAIN AT EITHER END OF THE GRAVEL IN EACH TREATMENT CELL IS 15 FT.
2. THERE SHOULD BE A MINIMUM HORIZONTAL TRAVEL DISTANCE OF 15 FT WITHIN THE GRAVEL LAYER IN EACH CELL.
3. VERTICAL PERFORATED OR SLOTTED RISER PIPES DELIVER WATER FROM THE SURFACE DOWN TO THE SUBSURFACE, PERFORATED OR SLOTTED DISTRIBUTION LINES. THESE RISERS SHALL HAVE A MAXIMUM SPACING OF 10 FEET.
4. SLOTTED VERTICAL RISERS SHALL HAVE A MINIMUM DIAMETER OF 12" FOR THE CENTRAL RISER AND 6" FOR END RISERS. THE VERTICAL RISERS SHALL NOT BE CAPPED, BUT RATHER COVERED WITH AN INLET GRATE.
5. VERTICAL CLEANOUTS CONNECTED TO THE DISTRIBUTION AND COLLECTION SUBDRAINS, AT EACH END, SHALL BE PERFORATED OR SLOTTED ONLY WITHIN THE GRAVEL LAYER, AND SOLID WITHIN THE WETLAND SOIL AND STORAGE AREA ABOVE.
6. TREATMENT CELL FLOOR TO BE GRADED FLAT.
7. BERMS AND WEIRS SEPARATING THE FOREBAY AND TREATMENT CELLS SHOULD BE CONSTRUCTED WITH CLAY, OR NON-CONDUCTIVE SOILS, AND/OR A FINE GEOTEXTILE, OR SOME COMBINATION THEREOF, TO AVOID WATER SEEPAGE AND SOIL PIPING THROUGH THESE EARTHEN DIVIDERS.
8. THE SYSTEM SHOULD BE PLANTED TO ACHIEVE A RIGOROUS ROOT MAT WITH GRASSES, FORBS, AND SHRUBS WITH OBLIGATE AND FACULTATIVE WETLAND SPECIES.
9. THE SUBAREA DRAINING TO A CREATED WETLAND MUST BE COMPLETELY STABLE BEFORE RUNOFF IS DIRECTED TO THE BASIN TO PREVENT SEDIMENTATION OF THE DRAINAGE LAYER, OR ALL RUNOFF SHOULD BE REDIRECTED UNTIL CONSTRUCTION IS FINALIZED. THE VEGETATION WITHIN THE STRUCTURE IS EQUALLY IMPORTANT AND MUST BE WELL ESTABLISHED BEFORE IT CAN ACCEPT ANY RUNOFF.
10. GRAVEL WETLAND STORMWATER AREA TO BE SEEDED WITH "NEW ENGLAND WETMIX" AS DISTRIBUTED BY NEW ENGLAND WETLAND PLANTS, INC., 820 WEST STREET, AMHERST, MA 01002, PHONE 413-548-8000, EMAIL INFO@NEWP.COM, OR APPROVED EQUIVALENT. APPLY AT A RATE OF 1 LB/2,500 SF.
11. THE SEEDS WILL NOT GERMINATE UNDER UNINUNDATED CONDITIONS. IF PLANTED DURING THE FALL MONTHS THE SEED MIX WILL GERMINATE THE FOLLOWING SPRING. DURING THE FIRST SEASON OF GROWTH SEVERAL SPECIES WILL PRODUCE SEEDS WHILE OTHER SPECIES WILL PRODUCE SEEDS AFTER THE SECOND GROWING SEASON. NOT ALL SPECIES WILL GROW IN ALL WETLAND SITUATIONS. THIS MIX IS COMPRISED OF THE WETLAND SPECIES MOST LIKELY TO GROW IN CREATED/RESTORED WETLANDS AND SHOULD PRODUCE MORE THAN 75% GROUND COVER IN TWO FULL GROWING SEASONS.
12. THE WETLAND SEEDS IN THIS MIX CAN BE SOWN BY HAND, WITH A HAND-HELD SPREADER, OR HYDRO-SEEDED ON LARGE OR HARD TO REACH SITES. LIGHTLY RAKE TO ENSURE GOOD SEED-TO-SOIL CONTACT. SEEDING CAN TAKE PLACE ON FROZEN SOIL, AS THE FREEZING AND THAWING WEATHER OF LATE FALL AND LATE WINTER WILL WORK THE SEED INTO THE SOIL. IF SPRING CONDITIONS ARE DRIER THAN USUAL, WATERING MAY BE REQUIRED. IF SOWING DURING THE SUMMER MONTHS, SUPPLEMENTAL WATERING WILL LIKELY BE REQUIRED UNTIL GERMINATION. A LIGHT MULCH OF CLEAN, WEED FREE STRAW IS RECOMMENDED.
13. THE POND CONSTRUCTION SHOULD BE ONLY CONSTRUCTED UNDER THE SUPERVISION OF THE DESIGN ENGINEER.

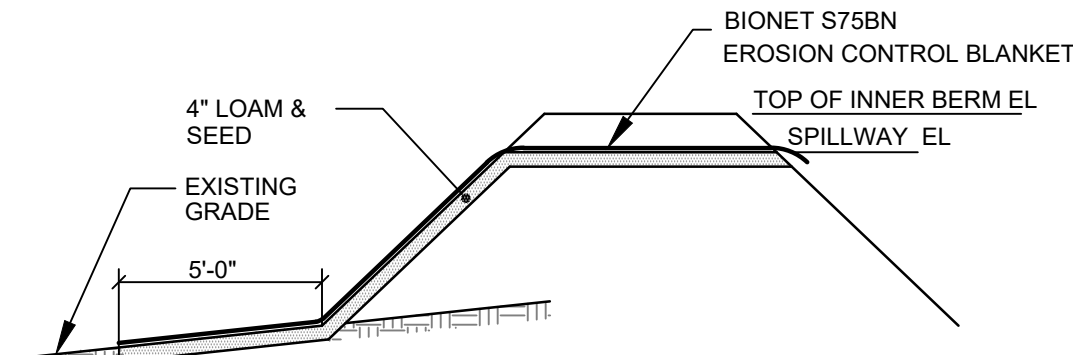


CROSS SECTION VIEW - GRAVEL WETLAND
NOT TO SCALE

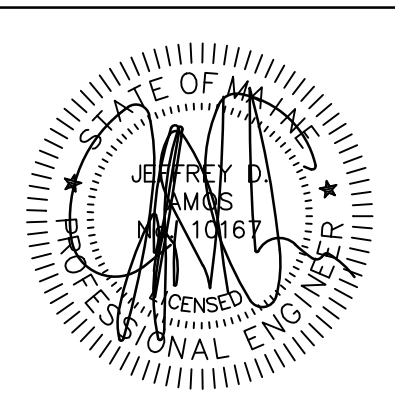
	GRAVEL WETLAND #1	GRAVEL WETLAND #2
BOTTOM EL	274.00	276.00
TOP OF OUTER BERM EL	277.30	279.10
INTERNAL BERM TOP EL	275.50	277.50
INTERNAL BERM SPILLWAY EL	275.00	277.00
INTERNAL SPILLWAY WIDTH	5'	5'
PRIMARY SPILLWAY EL	275.50	277.50
PRIMARY SPILLWAY WIDTH	15'	12'
EMERGENCY SPILLWAY EL	275.85	277.80
EMERGENCY SPILLWAY WIDTH	10'	12'
PERFORATED CELL SUBDRAINS	271.25	273.25
2 YR/24 HR DHW	275.65	277.60
10 YR/24 HR DHW	275.79	277.73
25 YR/24 HR DHW	275.85	277.78
100 YR/24 HR DHW	275.94	277.85



INTERNAL BERM SPILLWAY CROSS-SECTIONS
NOT TO SCALE



SPILLWAY EMBANKMENT SECTION
NOT TO SCALE



DATE: 9-22-2019
P.E.: JEFFREY D. AMOS

NO.	DATE	REVISIONS	BY
1	11/19/2018	PRELIMINARY SUBDIVISION & SITE PLAN	JDA
2	12/31/2018	RESPONSE TO REVIEW COMMENTS	LRB
3	9/22/2019	REVISED PER MDEP COMMENTS	LRB
4	12/23/2019	FINAL PLANNING BOARD REVIEW	LRB

NO.	DATE	REVISIONS	BY
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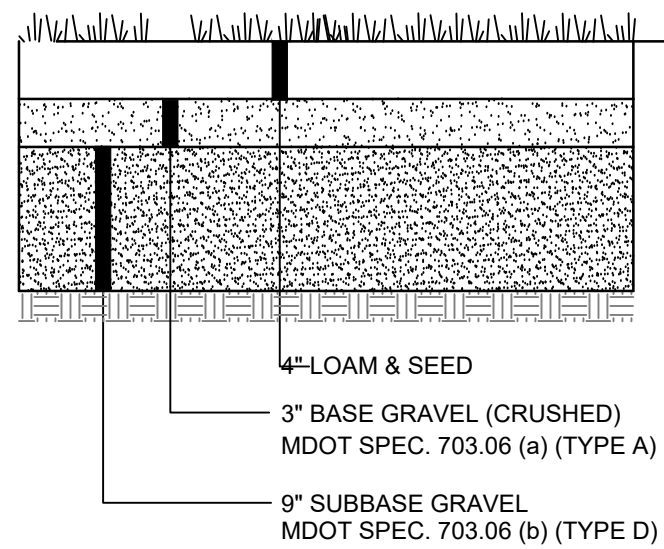
565 CONGRESS STREET
SUITE 201
PORTLAND, ME 04102

41 CAMPUS DRIVE
SUITE 101
NEW GLOUCESTER, ME 04260

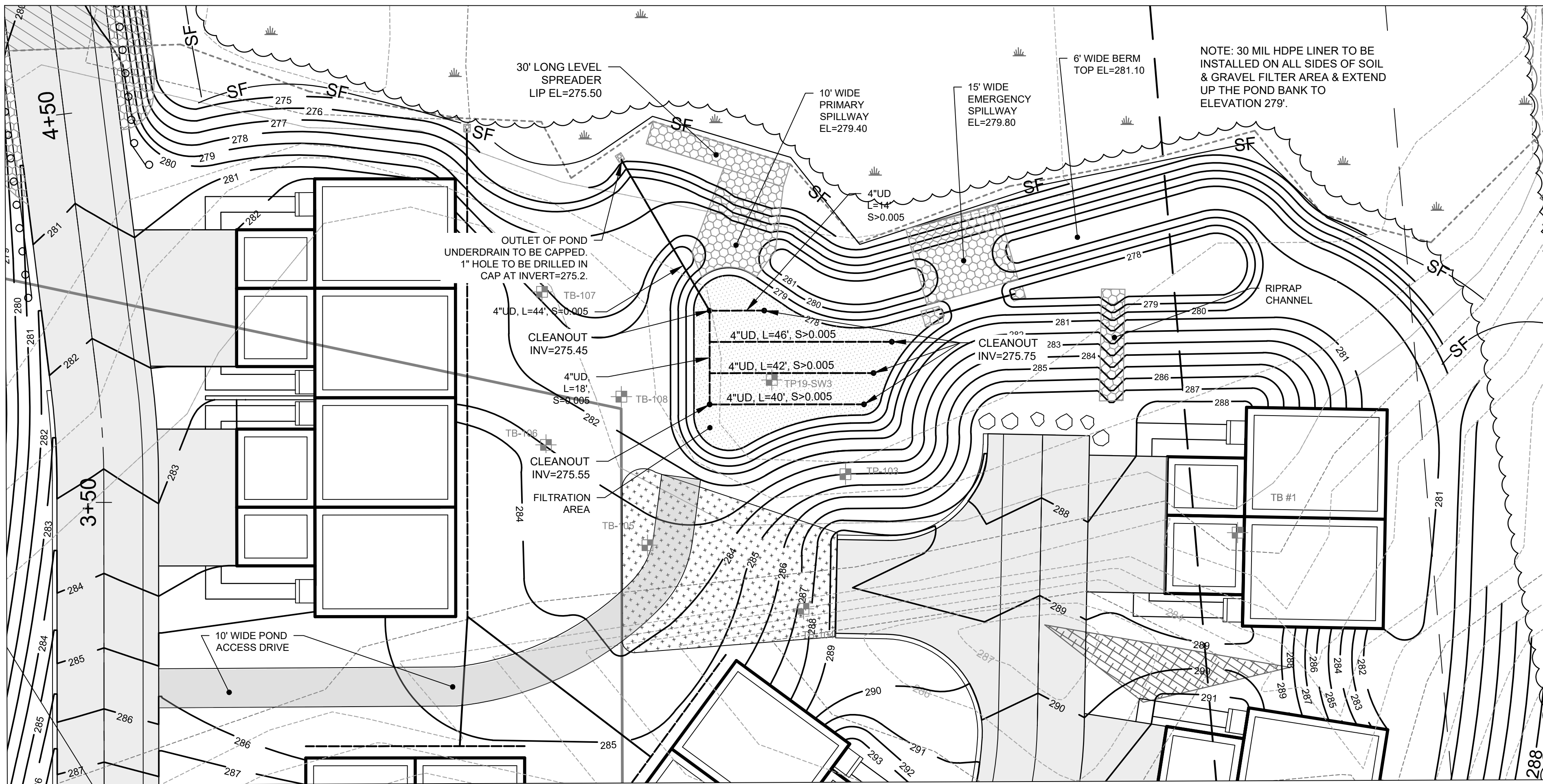
OFFICE: (207) 926-5111 FAX: (207) 221-1317
www.terradync consultants.com



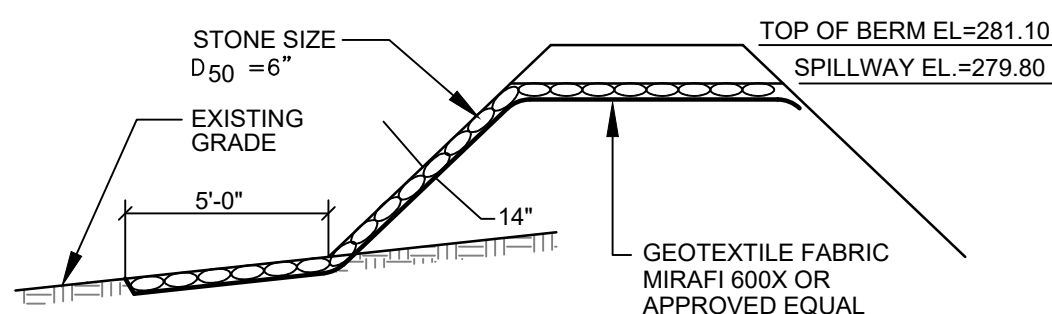
SHEET DESCRIPTION	COOK ROAD CONDOMINIUMS 306 GRAY ROAD POND DETAILS & NOTES
PREPARED FOR	MR. JAMES CUMMINGS
P.O. BOX 957 WINDHAM, MAINE 04062	
DATE:	11/18/2018
SCALE:	
DESIGNED:	LRB
JOB NO:	1841
FILE:	
SHEET	C-5.3



STABILIZED GRASS STORMWATER AREA & POND ACCESS CROSS-SECTION
NOT TO SCALE

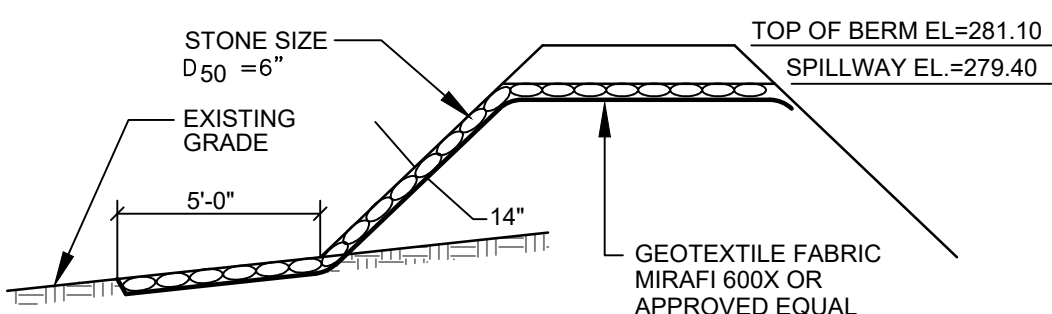


FILTER BASIN #1 PLAN VIEW
SCALE: 1"=20'



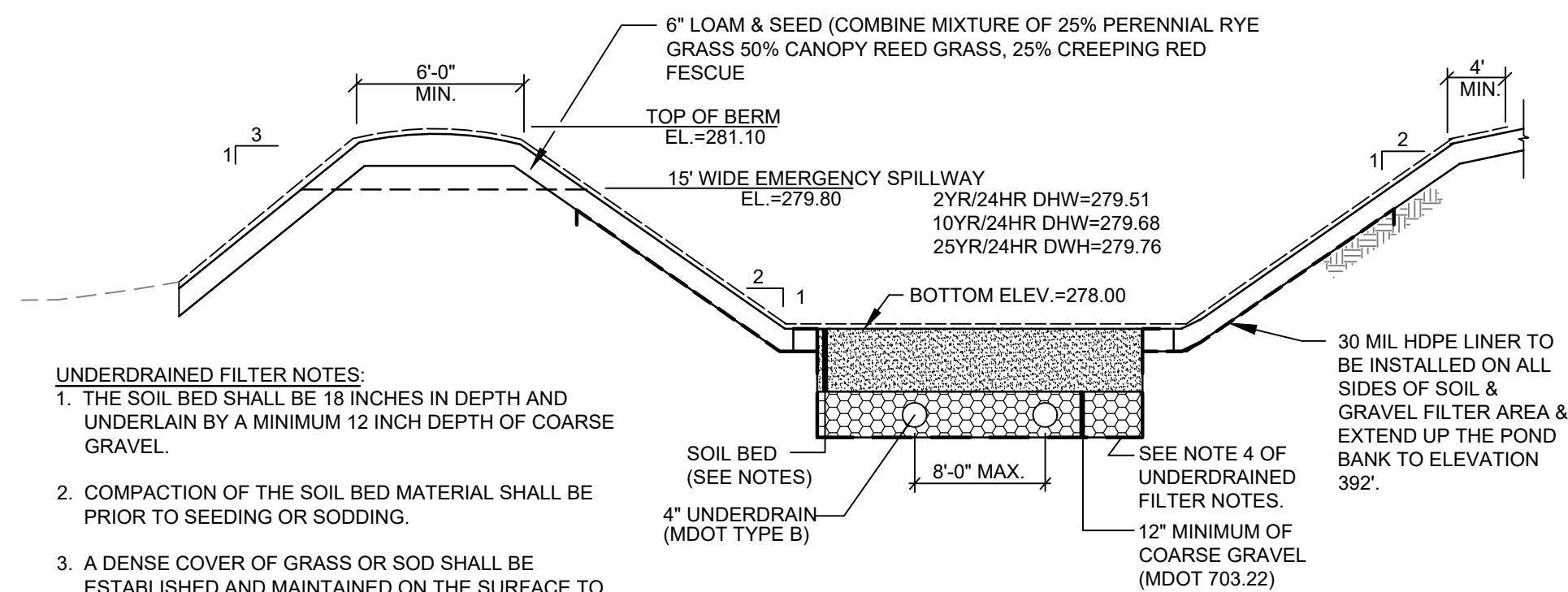
- EMBANKMENT CONSTRUCTION
1. CONSTRUCTION OF COMMON BORROW MATERIAL MEETING M.D.O.T. SPECIFICATION.
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EMERGENCY SPILLWAY SECTION - FILTER BASIN
NOT TO SCALE



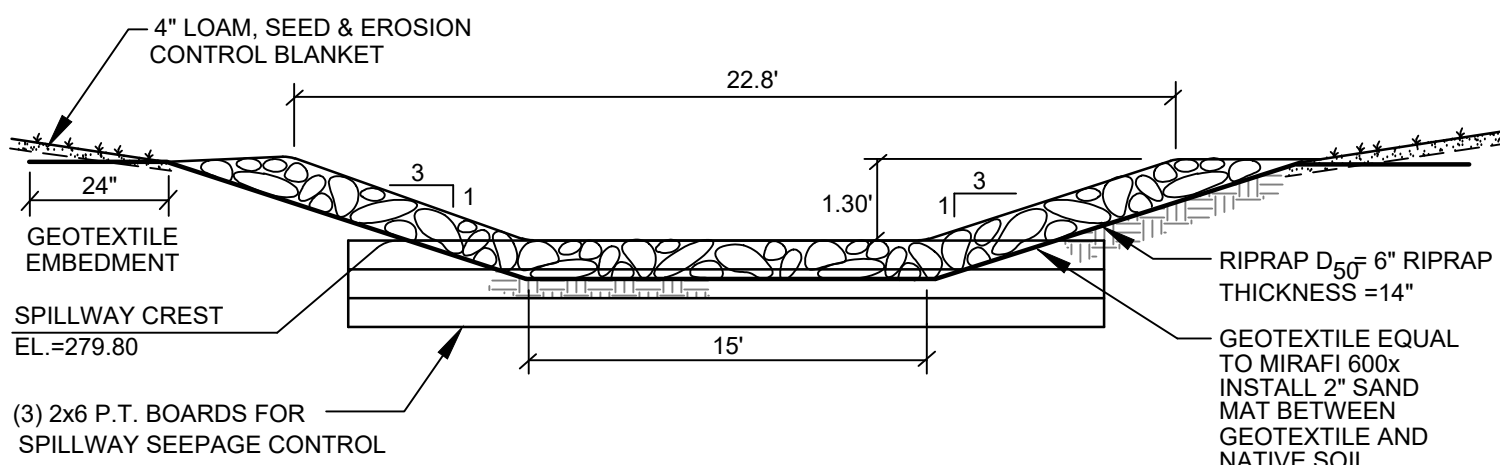
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PRIMARY SPILLWAY SECTION - FILTER BASIN
NOT TO SCALE

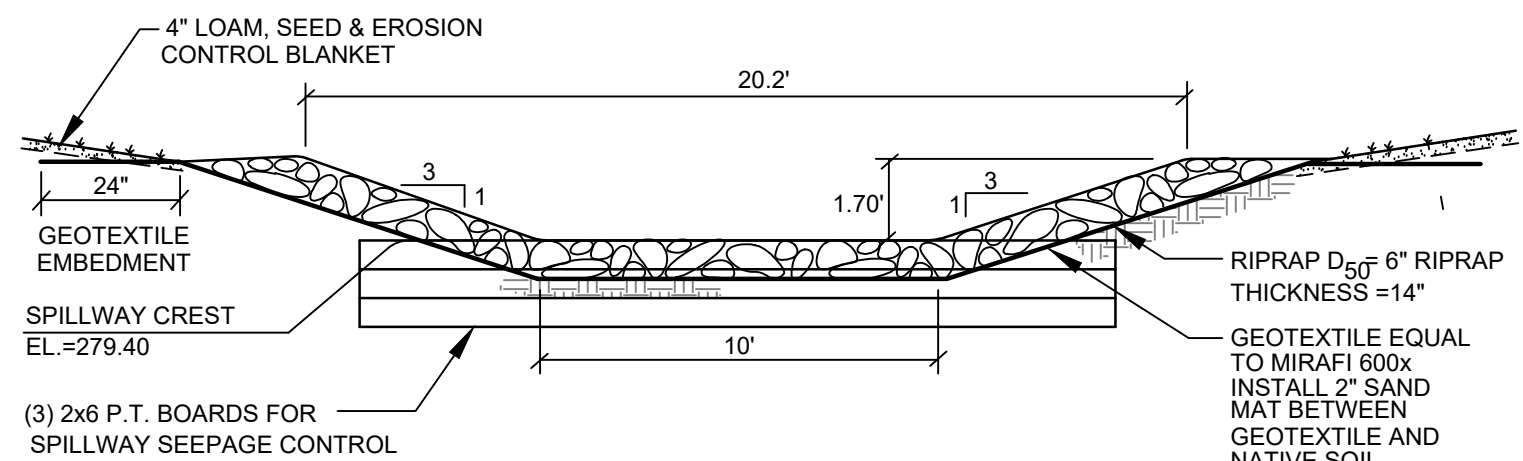


- UNDERDRAINED FILTER NOTES:
1. THE SOIL BED SHALL BE 18 INCHES IN DEPTH AND UNDERLAIN BY A MINIMUM 12 INCH DEPTH OF COARSE GRAVEL.
 2. COMPACTION OF THE SOIL BED MATERIAL SHALL BE PRIOR TO SEEDING OR SODDING.
 3. A DENSE COVER OF GRASS OR SOD SHALL BE ESTABLISHED AND MAINTAINED ON THE SURFACE TO PREVENT CLOGGING.
 4. PLACE 30 MIL HDPE LINER ON ALL SIDES OF SOIL & GRAVEL FILTER AREA & EXTEND UP THE POND BANK AS OUTLINED ABOVE.
 5. SOIL FILTER BED SHALL MEET THE SPECIFICATIONS SHOWN IN SOIL FILTER MEDIA TABLE.

FILTER BASIN
NOT TO SCALE



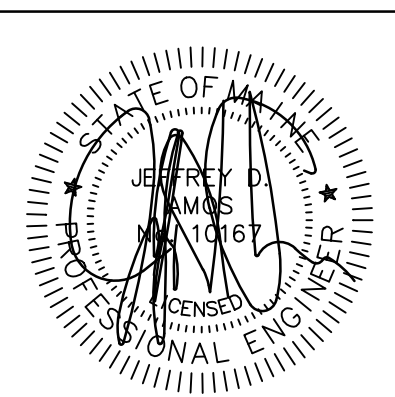
EMERGENCY SPILLWAY CROSS-SECTION - FILTER BASIN
NOT TO SCALE



PRIMARY SPILLWAY CROSS-SECTION - FILTER BASIN
NOT TO SCALE

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

FILTER BASIN #1 DETAILS
NOT TO SCALE



DATE: 9-22-2019
P.E.: JEFFREY D. AMOS

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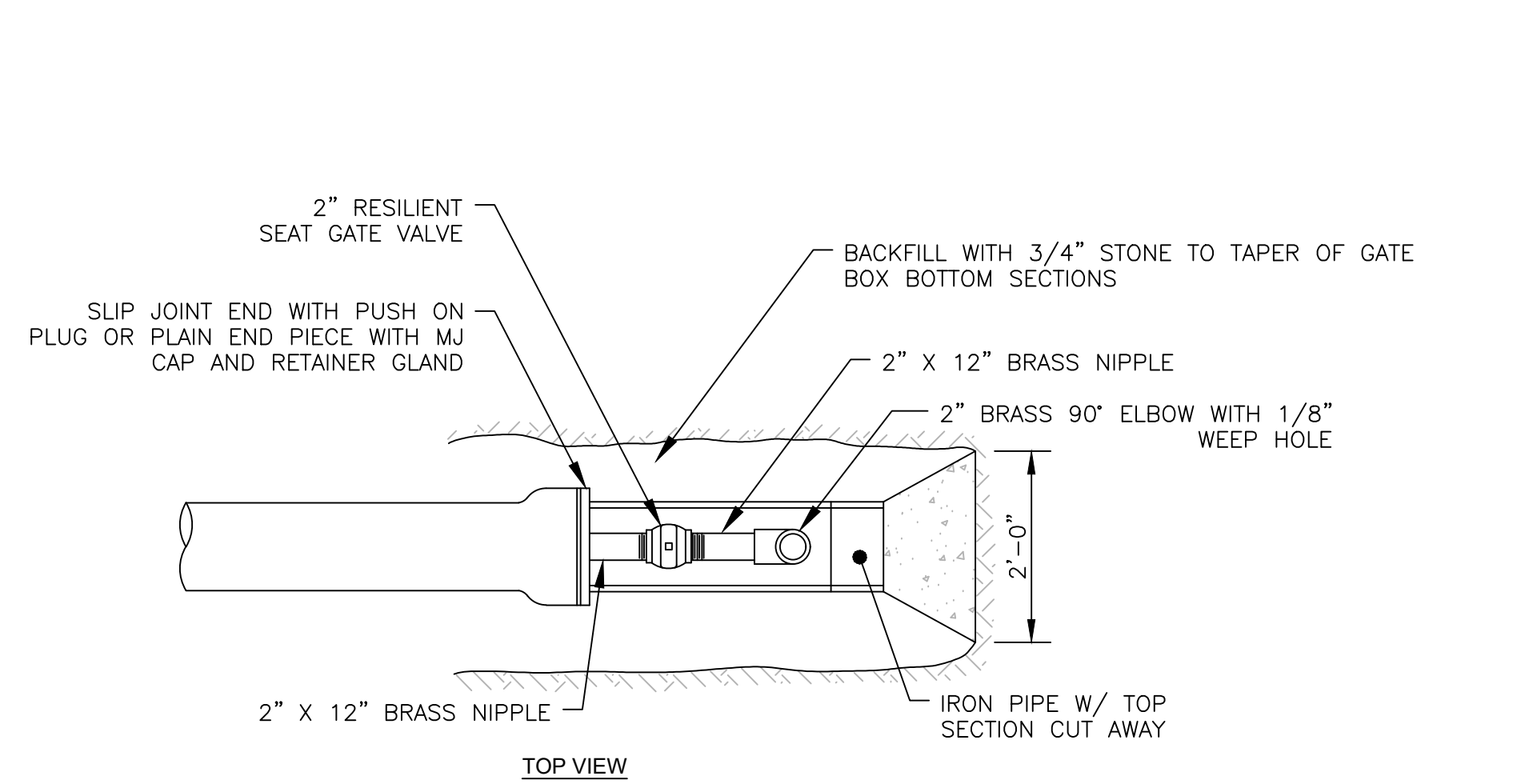
565 CONGRESS STREET
SUITE 201
PORTLAND, ME 04102

41 CAMPUS DRIVE
SUITE 101
NEW GLOUCESTER, ME 04260

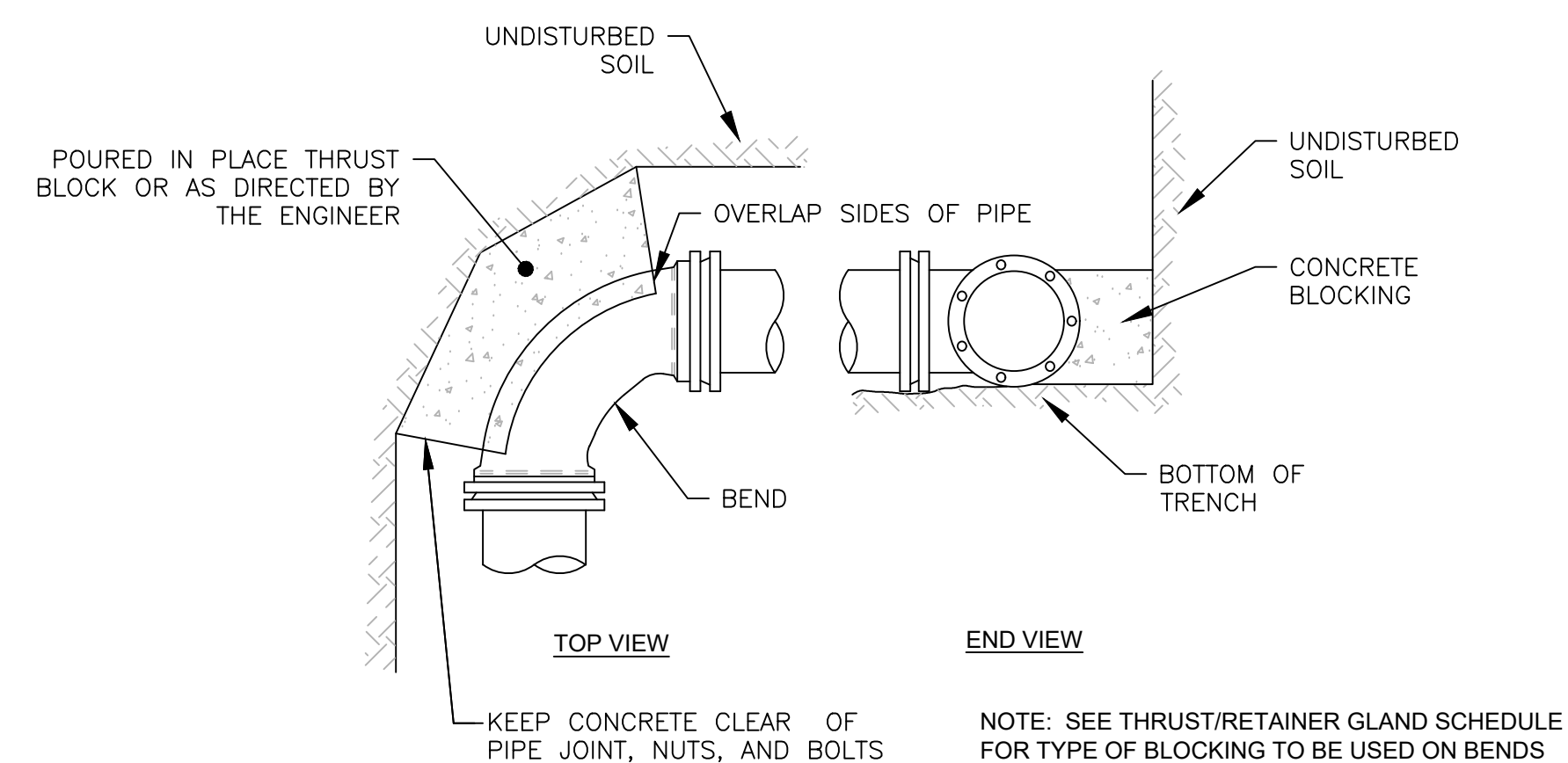
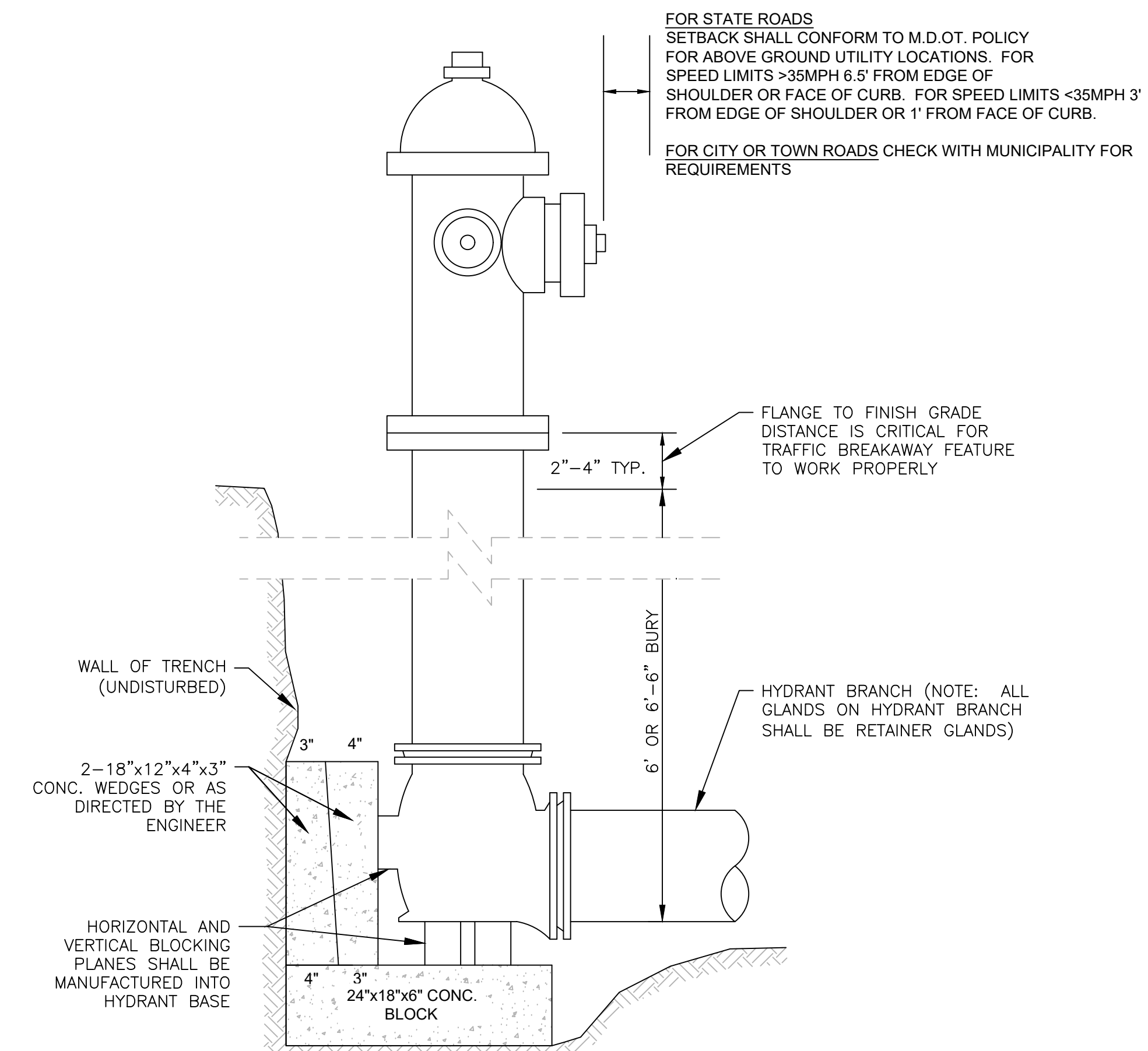
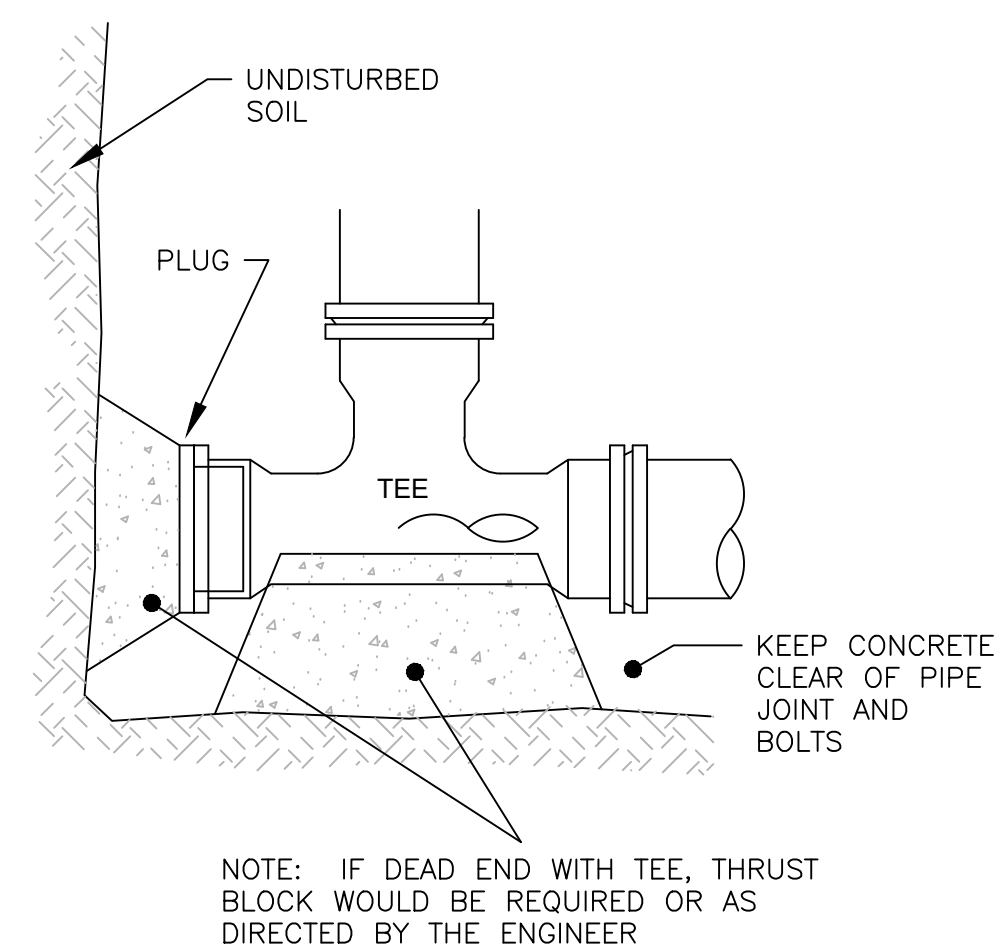
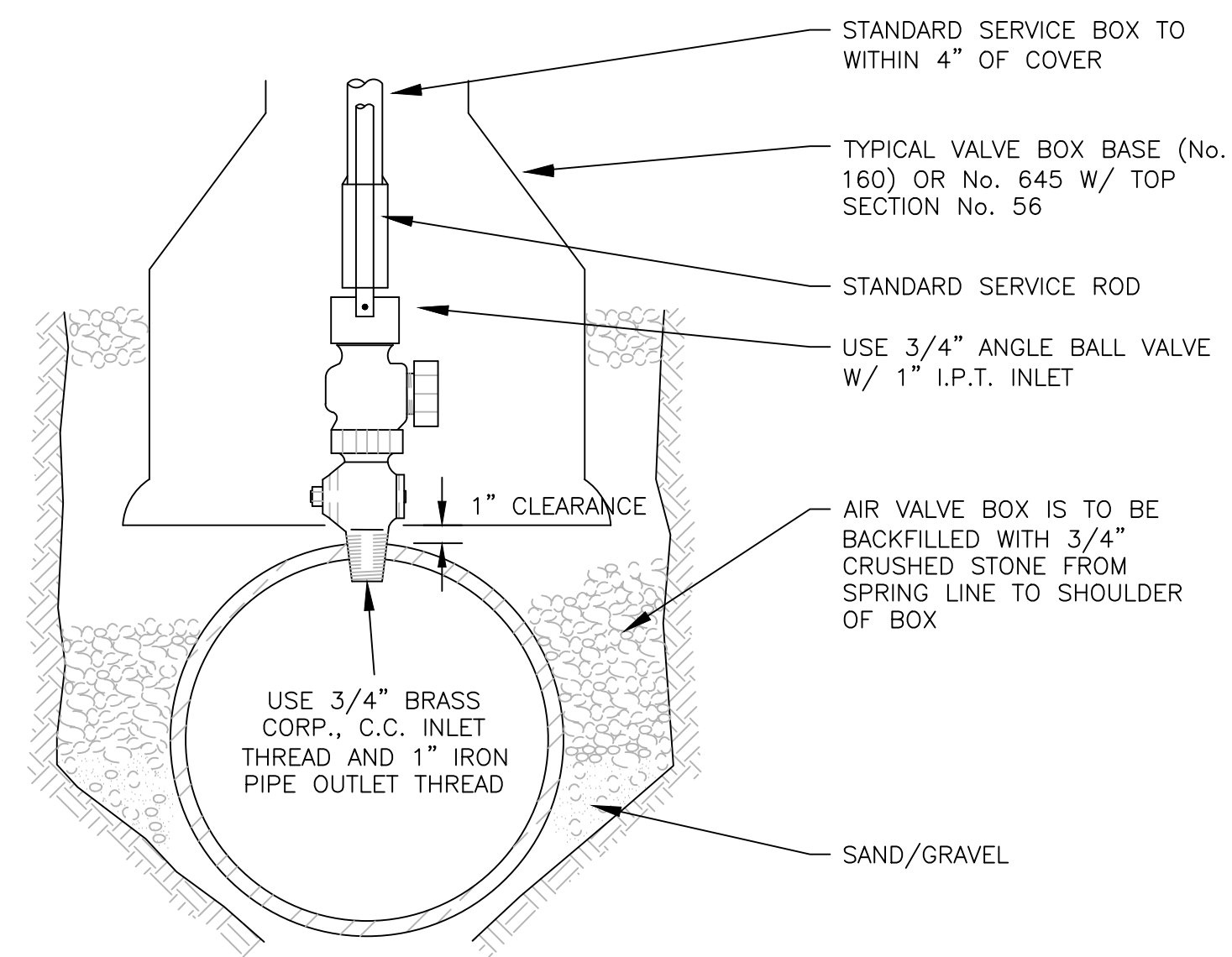
OFFICE: (207) 926-5111 FAX: (207) 221-1317
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CIVIL ENGINEERING | LAND PLANNING | STORMWATER DESIGN | ENVIRONMENTAL PERMITTING

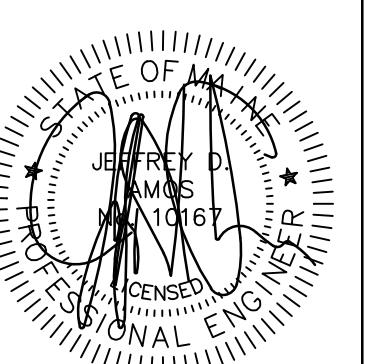
SHEET DESCRIPTION COOK ROAD CONDOMINIUMS 306 GRAY ROAD POND DETAILS & NOTES PREPARED FOR MR. JAMES CUMMINGS P.O. BOX 957 WINDHAM, MAINE 04062	DATE:	11/18/2018
	SCALE:	
	DESIGNED:	LRB
	JOB NO:	1841
	FILE:	
SHEET		C-5.4



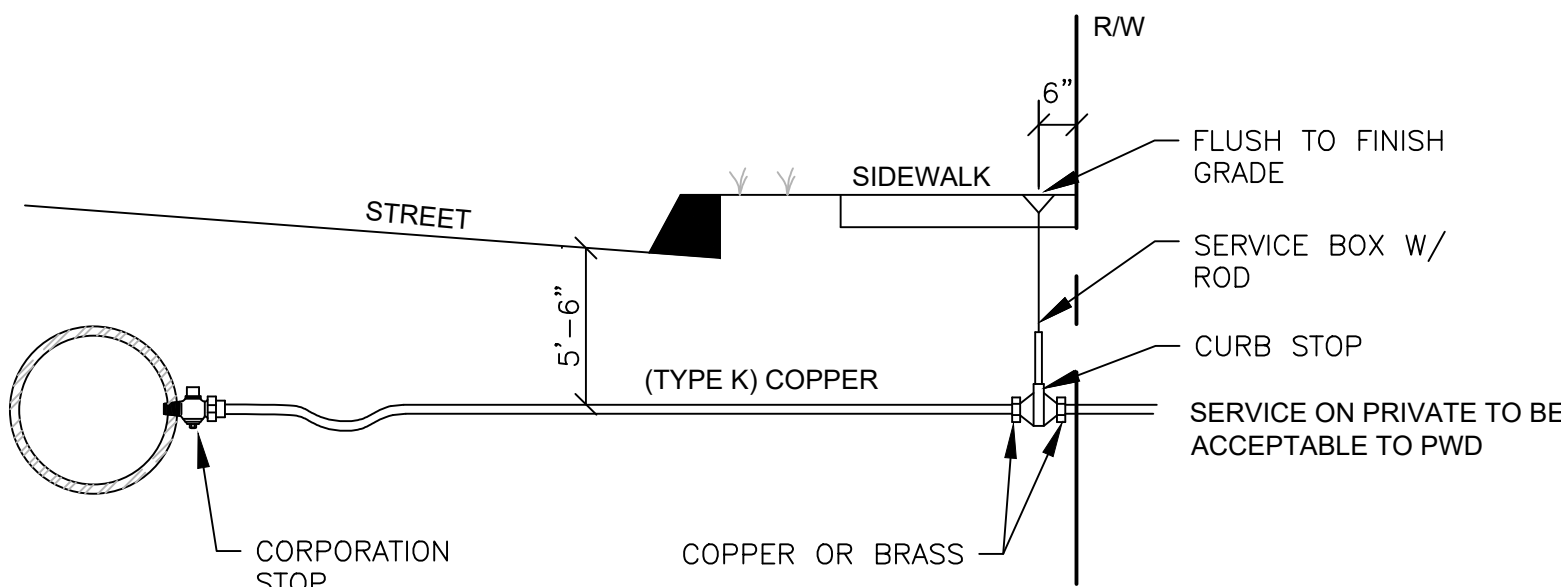
STANDARD 2" BLOW OFF



STANDARD BEND BLOCKING

[illegible]

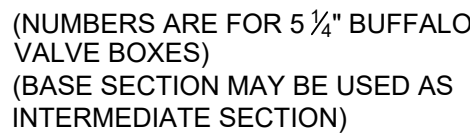
COOK ROAD CONDOMINIUMS
306 GRAY ROAD
STANDARD WATER DETAILS
PREPARED FOR
MR. JAMES CUMMINGS
P.O. BOX 957
WINDHAM, MAINE 04062



Technical drawing of a bell base assembly, showing various components and dimensions:

- SERVICE BOX:** A vertical assembly with a top flange (3 1/4" wide) and a bottom flange (2 1/2" wide). The main body has a diameter of 6". The bottom flange has a height of 18" and a base diameter of 2 1/2".
- SERVICE ROD:** A vertical rod with a diameter of 3/8". It has a total length of 36" and a section with a diameter of 1/4". The rod is secured with a BRASS COTTER-PIN. The bottom section has a diameter of 1/4" and a length of 1/8". The rod is labeled "MAX. 1/8" TOLERANCE EA. SIDE".
- COVER:** A circular cover with a diameter of 4 1/4". It has a central hole with a diameter of 1/4".
- FOOT PIECE:** A trapezoidal base with a top width of 2 3/4", a bottom width of 8", and a height of 4". It has a central hole with a diameter of 3 1/2". The side flanges have a height of 2 1/4".
- BASE SECTION NO. 645:** A detailed view of the base section, showing a top flange (5" wide) and a bottom flange (5 1/4" wide). The main body has a diameter of 8". The base has a diameter of 10 1/4".
- DETAILS:**
 - TAPER CORNERS:** FROM 1/4" TO 1/8" TYP. EACH SIDE.
 - FLATTEN TO:** 1/4".
 - NOTE:** BELL TYPE BASE WITH BOTTOM LIP.

NOTE: BELL
TYPE BASE
WITH BOTTOM
LIFE



METER TO BE CENTERED BENEATH OPENING

32" MIN. COVER

30" MIN. OPENING

CAST IRON FRAME & COVER

FINISHED GRADE

KENT SEAL, RAM NEK OR "O" RING MUST MEET AASHTO M198B

ALL PRECAST CONCRETE BASE SECTIONS SHALL CONFORM TO ASTM C478 AND BE DESIGNED FOR H-20 LOADING

STANDARD HORIZONTAL METER INSTALLATION BY PWD

MODULAR SEAL, TYP. LINK-SEAL OR EQUAL

MIN. COVER 5'-6"

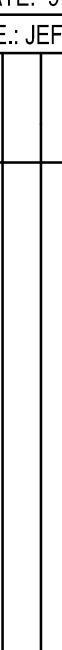

4'

6" MIN.

BLOCKING, AS REQ.

BALL VALVES (2) SOLDERED IN PLACE MIN. 24" BETWEEN VALVES

TYPICAL WATER METER PIT (5/8" TO 2" METER)
NOT TO SCALE

			
<p>TERRADYN CONSULTANTS, LLC</p>		<p>JEFFREY D. AMOS PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE NO. 0673</p>	
<p>CIVIL ENGINEERING LAND PLANNING STORMWATER DESIGN ENVIRONMENTAL PERMITTING</p>		<p>DATE: 9-22-2019</p>	
<p>41 CAMPUS DRIVE SUITE 101 NEW GLOUCESTER, ME 04280</p>		<p>P.E.: JEFFREY D. AMOS</p>	
<p>565 CONGRESS STREET SUITE 201 PORTLAND, ME 04102</p>		<p>LRB</p>	
<p>OFFICE: (207) 926-5111 FAX: (207) 221-1317 www.terradynconsultants.com</p>		<p>LRB</p>	
<p>REVISOR: JAMES CUMMINGS</p>		<p>LRB</p>	
<p>DATE: 11/19/2018</p>		<p>LRB</p>	
<p>DATE: 12/23/2019</p>		<p>LRB</p>	
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<p>DATE: 9/22/2019</p>		<p>LRB</p>	
<p>DATE: 12/31/2018</p>		<p>LRB</p>	
<p>DATE: 11/19/2018</p>		<p>LRB</p>	
<p>DATE: 12/23/2019</p>		<p>LRB</p>	
<p>DATE: 9/22/2019</p>		<p>LRB</p>	
<p>DATE: 12/31/2018</p>		<p>LRB</p>	
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<p>DATE: 12/23/2019</p>		<p>LRB</p>	
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