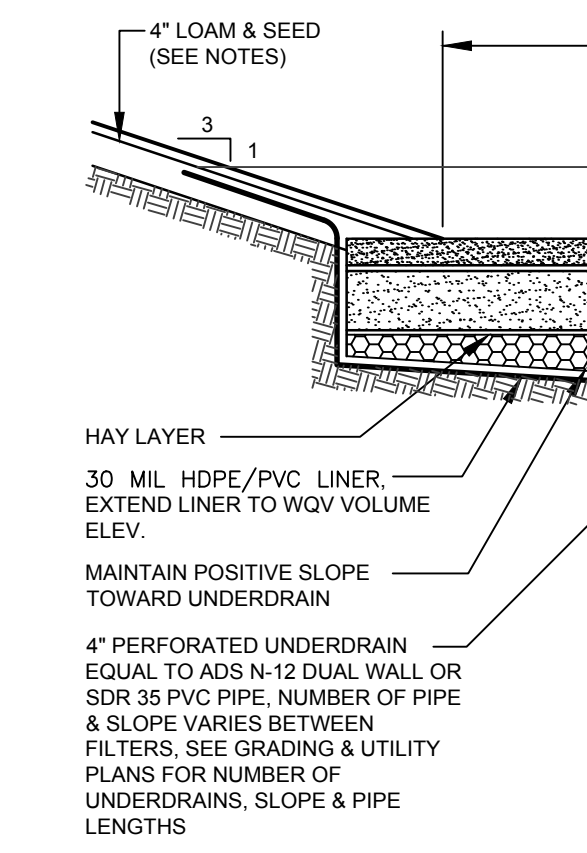


PLAN NOTE:

THIS PLAN AND THE ASSOCIATED IMPROVEMENTS AMEND THE PREVIOUS APPROVED PLANS BY PINKHAM & GREER CIVIL ENGINEERS ENTITLED "DETAILS" LISTED AS C7.5 WITH A REVISION DATE OF AUGUST 18, 2015 AND "UNDERDRAINED SOIL FILTERS #9, #10, & #11" LISTED AS C8.3 WITH A REVISION DATE OF JULY 7, 2015.

UNDERDRAINED SOIL FILTER TABLE 3

| UNDERDRAINED SOIL FILTER # | ELEVATION A | ELEVATION B |
|----------------------------|-------------|-------------|
| 10 | 200.50 | 201.75 |



UNDERDRAINED SOIL FILTER DETAIL
NOT TO SCALE

UNDERDRAINED SOIL FILTER CONSTRUCTION OVERSIGHT NOTES:
THE APPLICANT WILL RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER TO INSPECT THE CONSTRUCTION AND STABILIZATION OF THE UNDERDRAIN. IF NECESSARY, THE INSPECTING ENGINEER WILL INTERPRET THE UNDERDRAINS CONSTRUCTION PLAN FOR THE CONTRACTOR. ONCE ALL STORMWATER MANAGEMENT STRUCTURES ARE CONSTRUCTED AND STABILIZED, THE INSPECTING ENGINEER WILL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT IN WRITING WITHIN 30 DAYS TO STATE THAT THE POND HAS BEEN COMPLETED. ACCOMPANYING THE ENGINEER'S NOTIFICATION MUST BE A LOG OF THE ENGINEER'S INSPECTIONS GIVING THE DATE OF EACH INSPECTION, THE TIME OF EACH INSPECTION, AND THE ITEMS INSPECTED ON EACH VISIT, AND INCLUDE ANY TESTING DATA OR SIEVE ANALYSIS DATA OF EVERY MINERAL SOIL AND SOIL MEDIA SPECIFIED IN THE PLANS AND USED ON SITE.

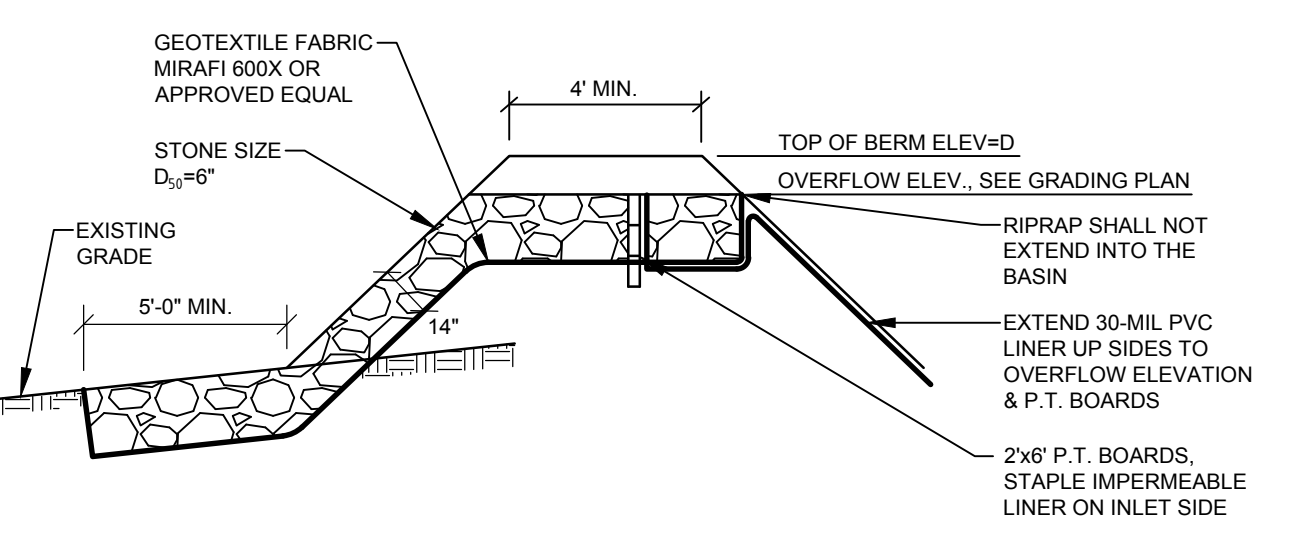
- CONSTRUCTION SEQUENCE:** THE UNDERDRAIN AND VEGETATION MUST NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE UNDERDRAIN HAS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURE, 90% VEGETATION COVER, OR OTHER PERMANENT STABILIZATION UNLESS THE RUNOFF FROM THE CONTRIBUTING DRAINAGE AREA IS DIVERTED AROUND THE FILTER UNTIL STABILIZATION IS COMPLETED.
- COMPACTION OF UNDERDRAIN:** UNDERDRAIN BEDDING MATERIAL MUST BE COMPACTED TO BETWEEN 90% AND 92% STANDARD PROCTOR. THE BED SHOULD BE INSTALLED IN AT LEAST 2 LIFTS OF 9 INCHES TO PREVENT POCKETS OF LOOSE MEDIA.
- CONSTRUCTION OVERSIGHT:** INSPECTION BY A PROFESSIONAL ENGINEER WILL OCCUR AT A MINIMUM:
 - FOR FIRST UNDERDRAIN CONSTRUCTED, AFTER UNDERDRAIN PIPE IS INSTALLED AT GRADE AND BUT NOT BACKFILLED, AFTER THE UNDERDRAIN PIPE IS COMPLETELY BACKFILLED AND BEFORE PLACEMENT OF SOIL FILTER MEDIA.
 - AFTER THE SOIL FILTER MEDIA HAS BEEN INSTALLED.
 - AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS.
 - ALL MATERIAL USED FOR THE CONSTRUCTION OF THE UNDERDRAIN MUST BE CONFIRMED AS SUITABLE BY THE DESIGN ENGINEER. TESTING MUST BE DONE BY A CERTIFIED LABORATORY.

TESTING AND SUBMITTALS

- THE SOIL FILTER MEDIA SHALL CONSIST OF A BLEND OF MATERIALS AS IDENTIFIED IN THE UNDERDRAINED SOIL FILTER MEDIA NOTES BELOW. THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE FOR EACH COMPONENT OF THE UNDERDRAIN AND SUBMIT GRADATIONS FOR THE UNDERDRAIN MATERIALS TO THE ENGINEER FOR APPROVAL. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PIT FACE. SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY.
- A MEMO SHALL BE SENT TO THE OWNERS OF LOT 6 AND LOT 7 UPON COMPLETION OF THE SOIL FILTER CONSTRUCTION.

UNDERDRAINED SOIL FILTER MEDIA NOTES

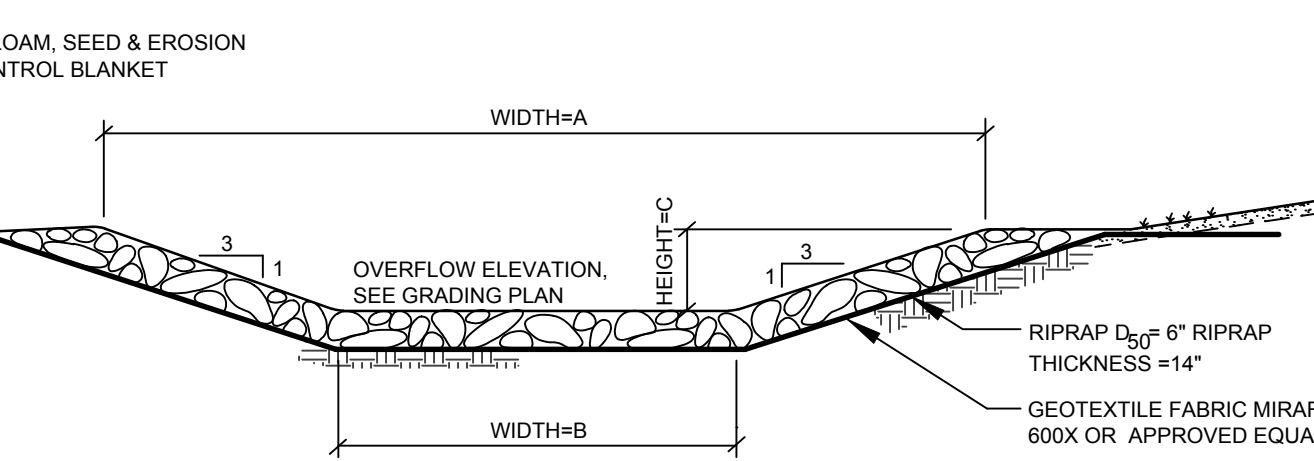
- SOIL FILTER MEDIA CONSISTS OF A SILTY SAND SOIL OR SOIL MIXTURE COMBINED WITH A MATURE, MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH 20% TO 25% BY VOLUME (NO LESS THAN 10% BY DRY WEIGHT). THE RESULTING MIXTURE SHOULD HAVE 8% TO 12% PASSING THE NO. 200 SIEVE AND A CLAY CONTENT OF LESS THAN 2%. THE PROPORTIONS OF THE MIXTURE CAN BE ADJUSTED SO IT WILL CONTAIN SUFFICIENT FINES AND ORGANIC MATTER. THE SOIL FILTER MEDIA MAY CONTAIN THE FOLLOWING (BY VOLUME):
 - 50% OF SAND (MAINE DOT SPECIFICATION #703.01 IS CLOSE BUT IT CONTAINS INSUFFICIENT FINE MATERIAL FOR THE FILTER MEDIA)
 - 20% OF SANDY LOAM TO FINE SANDY LOAM (TABLE 7.1.2)
 - 30% OF MATURE COMPOSTED WOODY FIBERS AND FINE SHREDDED BARK, SUPERJUNUS OR EQUIVALENT (ADJUSTED FOR MINERAL SOIL CONTENT)
- UNDERDRAIN STONE BEDDING MATERIAL MUST CONFORM TO THE MDOT SPECIFICATION 703.22 UNDERDRAIN TYPE B FOR UNDERDRAIN BACKFILL MATERIAL. THE BEDDING MATERIAL MUST HAVE NO MORE THAN 5% PASSING THE 200 SIEVE.
- MATERIAL LAYERS ABOVE THE UNDERDRAIN BACKFILL LAYER SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS, OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. NO OTHER MATERIALS OR SUBSTANCES THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS CAN BE MIXED WITHIN THE FILTER. DURING CONSTRUCTION, CARE SHOULD BE TAKEN TO AVOID COMPACTION OF BOTH THE GRAVEL AND SOIL FILTER.
- OVER COMPACTION OF UNDERDRAIN MATERIAL SHALL BE AVOIDED. IF OVER COMPACTION OCCURS, ROTOTILL AGAIN PRIOR TO SEEDING OR SODDING.



EMBANKMENT CONSTRUCTION

- CONSTRUCTION OF COMMON BORROW MATERIAL MEETING M.D.O.T. SPECIFICATION.
- PLACE BORROW MATERIAL IN 12\"/>

EMERGENCY OVERFLOW SPILLWAY LONGITUDINAL SECTION
NOT TO SCALE



EMBANKMENT CONSTRUCTION

- CONSTRUCTION OF COMMON BORROW MATERIAL MEETING M.D.O.T. SPECIFICATION.
- PLACE BORROW MATERIAL IN 12\"/>

EMERGENCY SPILLWAY

| DIMENSIONS IN FEET | ELEVATION | | | |
|--------------------|-----------|-----|-------|--------|
| | A | B | C | D |
| UDSF-10 SPILLWAY | 14.5' | 10' | 0.75' | 201.75 |

EMERGENCY OVERFLOW DETAIL
NOT TO SCALE

NOT FOR CONSTRUCTION
PROGRESS PRINT



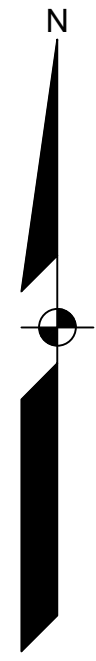
| REV. | BY | DATE | STATUS |
|------|-----|------------|---------------------------------------|
| F | CAB | 04/04/2023 | REVISED PER TOWN COMMENTS AND REVIEW |
| E | CAB | 03/09/2023 | REVISED PER TOWN COMMENTS AND REVIEW |
| D | CAB | 02/21/2023 | REVISED PER COMMENTS FROM LOT 6 OWNER |
| C | CAB | 02/03/2023 | ISSUED FOR RESUBMISSION TO MDEP |
| B | CAB | 01/18/2023 | SUBMITTED FOR TOWN REVIEW |
| A | CAB | 09/13/2022 | SUBMITTED FOR TOWN AND DEP REVIEW |

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LOT 6/7 UNDERDRAINED SOIL FILTER PLAN
OF: **BURNT MILL ESTATES**
HOBBS FARM ROAD
WELLS, MAINE
FOR: **BURNT MILL LAND HOLDINGS, LLC**
222 HOBBS FARM ROAD
WELLS, ME 04090

| | |
|----------|----------|
| DESIGNED | MKO |
| DRAWN | MKO |
| CHECKED | CAB |
| DATE | 4/9/2021 |
| SCALE | 1" = 20' |
| PROJECT | 20019 |



PLAN NOTE:

THIS PLAN AND THE ASSOCIATED IMPROVEMENTS AMEND THE PREVIOUS APPROVED PLAN BY PINKHAM & GREER CIVIL ENGINEERS ENTITLED "MULTIFAMILY DEVELOPMENT OVERVIEW PLAN" LISTED AS C6.19, C6.20, AND C6.21 WITH AN APPROVAL DATE OF DECEMBER 7, 2015.

CHANGES INCLUDE THE ELIMINATION OF THE GOLF COURSE AND ASSOCIATED INFRASTRUCTURES, AND CHANGING THE ROAD NAME ON LOT 54.

NOT FOR CONSTRUCTION



| | | | |
|------|-----|------------|----------------------------------------------------------|
| F | CAB | 04/04/2023 | ISSUED FOR PLANNING BOARD APPROVAL - GOLF COURSE REMOVAL |
| E | CAB | 03/09/2023 | ISSUED FOR PLANNING BOARD APPROVAL - GOLF COURSE REMOVAL |
| D | CAB | 07/01/2022 | ISSUED FOR PLANNING BOARD APPROVAL - GOLF COURSE REMOVAL |
| C | CAB | 06/01/2022 | ISSUED FOR TOWN APPLICATION SUBMISSION |
| B | CAB | 03/10/2022 | ISSUED SITE PLANS FOR TOWN PRE-APPLICATION |
| A | CAB | 03/01/2022 | ISSUED FOR MDEP APPLICATION |
| REV. | BY: | DATE: | STATUS: |

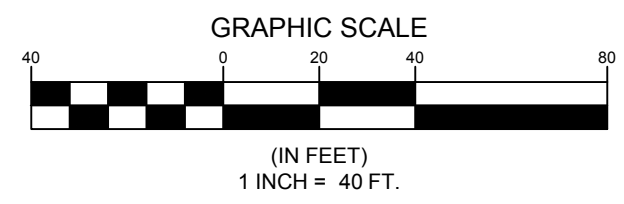
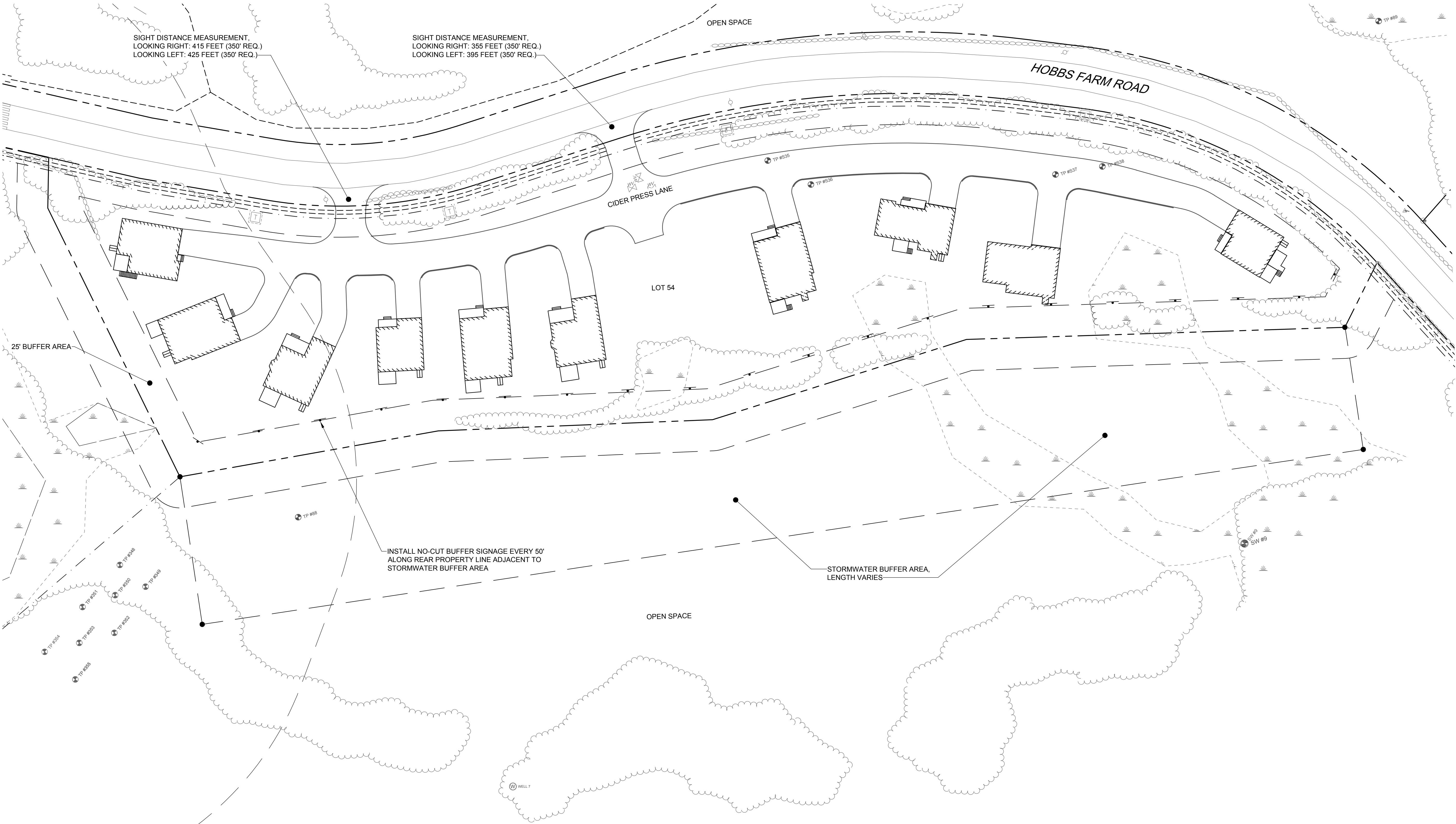
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TECHNICS
WWW.SEAGOTECHNICS.COM
75 John Roberts Rd.
Sullivan, IA
South Portland, ME 04106
Tel. 207-200-2100

LOT 54 SITE PLAN
OF:
BURNT MILL ESTATES
HOBBS FARM ROAD
WELLS, MAINE
FOR:
BURNT MILL LAND HOLDINGS, LLC
222 HOBBS FARM ROAD
WELLS, ME 04090

| | |
|----------|----------|
| DESIGNED | MKO |
| DRAWN | MKO |
| CHECKED | CAB |
| DATE | 4/9/2021 |
| SCALE | 1" = 40' |
| PROJECT | 20019 |

SHEET 1 OF 1



20019 Area 54 C.dwg, TAB:SITE

NOT FOR CONSTRUCTION



| | | | |
|-----|-----|----------|---------------------------|
| REV | BY | DATE | STATUS |
| D | CAB | 04-04-23 | SUBMITTED FOR TOWN REVIEW |
| C | CAB | 03-09-23 | SUBMITTED FOR TOWN REVIEW |
| B | CAB | 01-18-23 | SUBMITTED FOR TOWN REVIEW |
| A | CAB | 01-11-23 | FOR PRELIMINARY REVIEW |

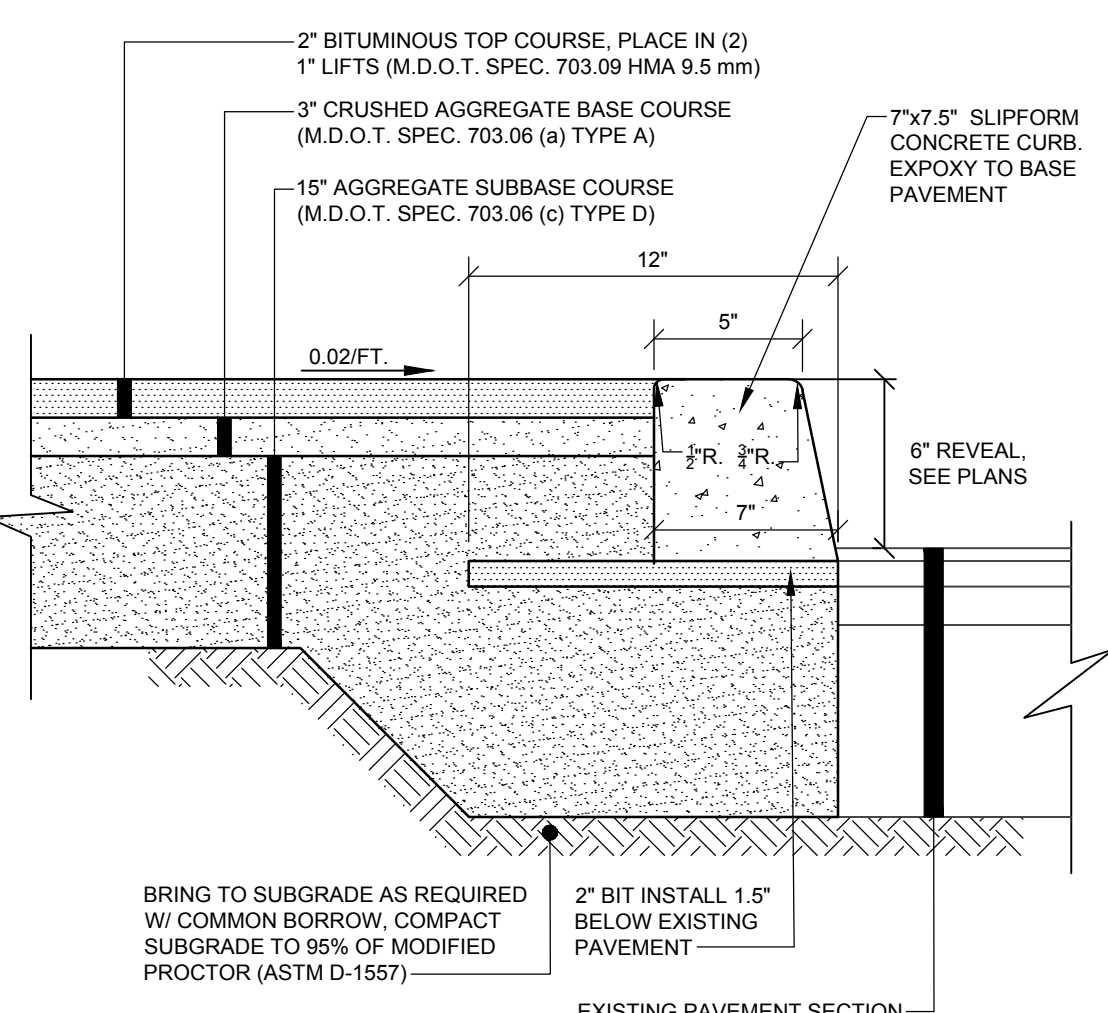
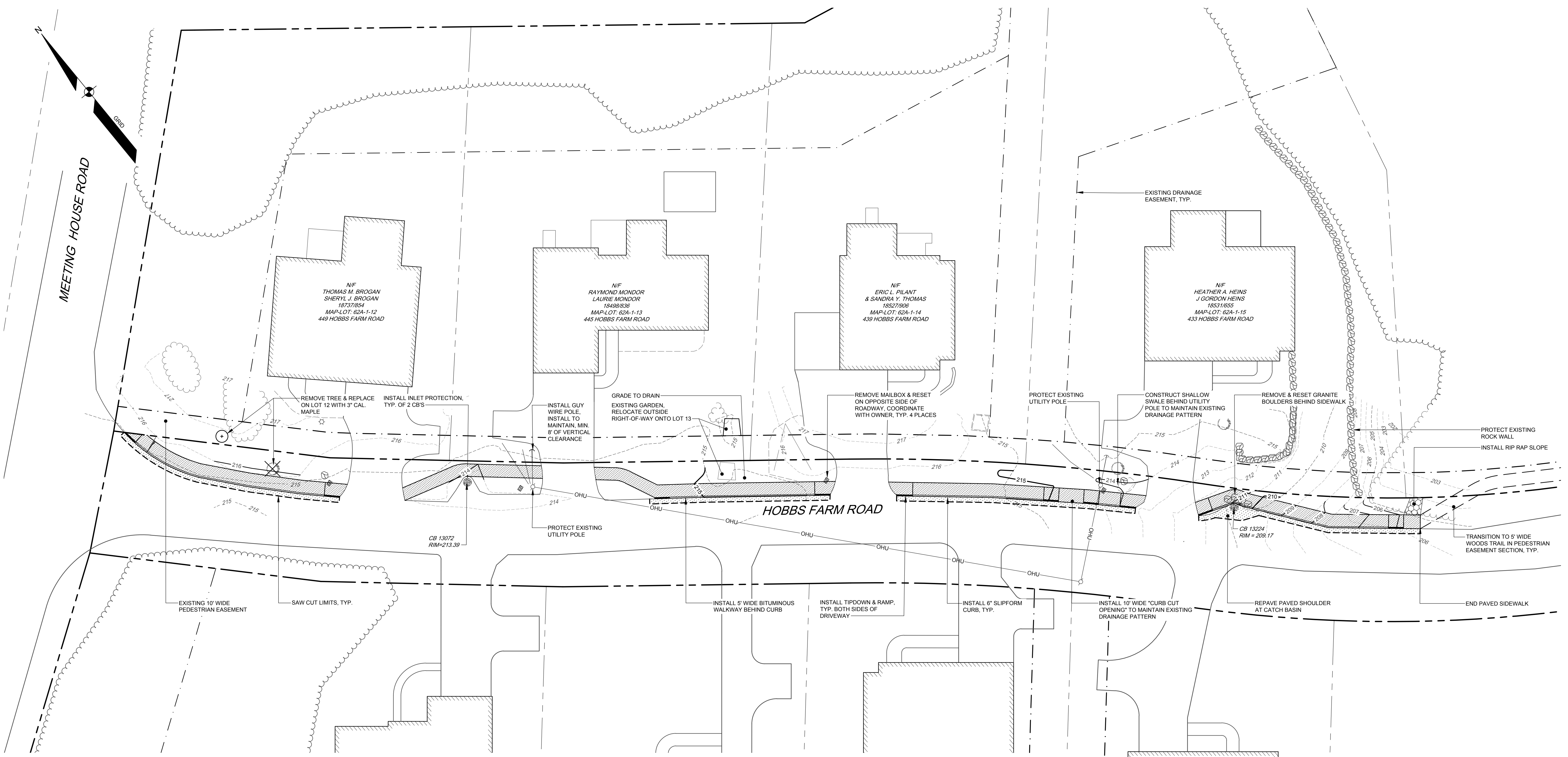
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Tel. 207-200-2100
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GRADING AND UTILITIES - 1
OF:
BURNT MILLS ESTATES - SIDEWALK
HOBBS FARM ROAD
WELLS, MAINE
FOR:
BURNT MILLS LAND HOLDINGS, LLC
222 HOBBS FARM ROAD
WELLS, ME 04090

| | |
|----------|----------|
| DESIGNED | MKO |
| DRAWN | DAB |
| CHECKED | CAB |
| DATE | 01/08/23 |
| SCALE | 1" = 20' |
| PROJECT | 20019 |

SHEET 1 OF 4

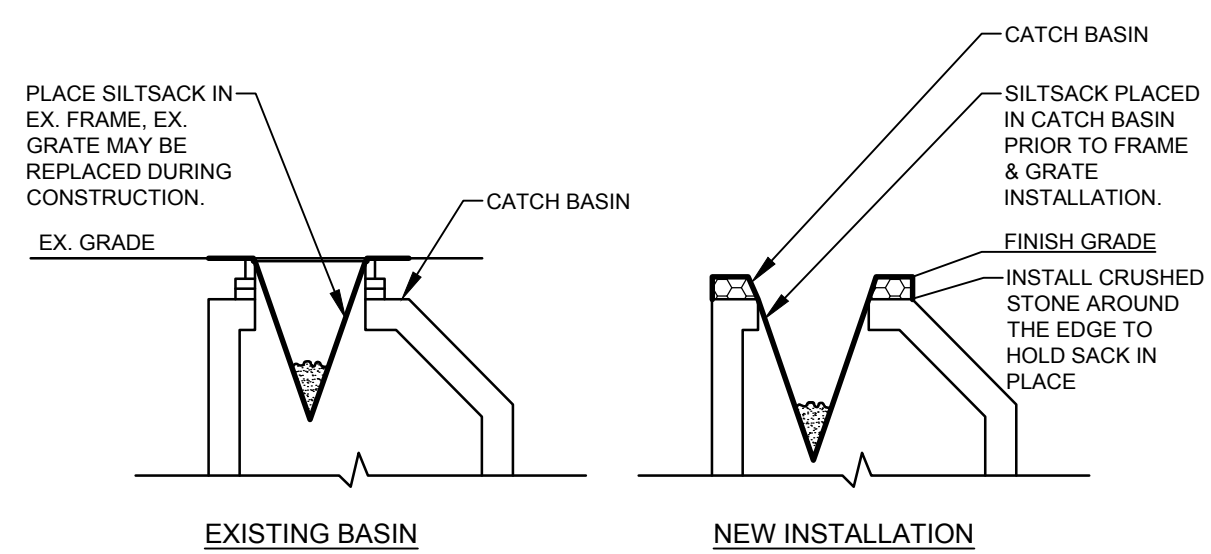


BITUMINOUS SIDEWALK WITH SLIPFORM CURB
NOT TO SCALE

BRING TO SUBGRADE AS REQUIRED W/ COMMON BORROW, COMPACT SUBGRADE TO 95% OF MODIFIED PROCTOR (ASTM D-1557)

2" BIT INSTALL 1.5" BELOW EXISTING PAVEMENT

NOTES:
1. COMPACT GRAVEL SUBBASE AND BASE COURSES TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. HOT MIX ASPHALT SURFACE COARSE SHALL BE COMPACTED TO 95% OF ITS THEORETICAL MAXIMUM DENSITY (ASTM D-2041). BASE COARSE SHALL BE COMPACTED TO 95% ± 2.5% OF ITS THEORETICAL MAXIMUM DENSITY (ASTM D-2041).
3. APPLY TACK COAT BETWEEN SUCCESSIVE LIFTS OF BITUMINOUS PAVEMENT.
4. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.



CATCH BASIN PROTECTION DETAIL
NOT TO SCALE

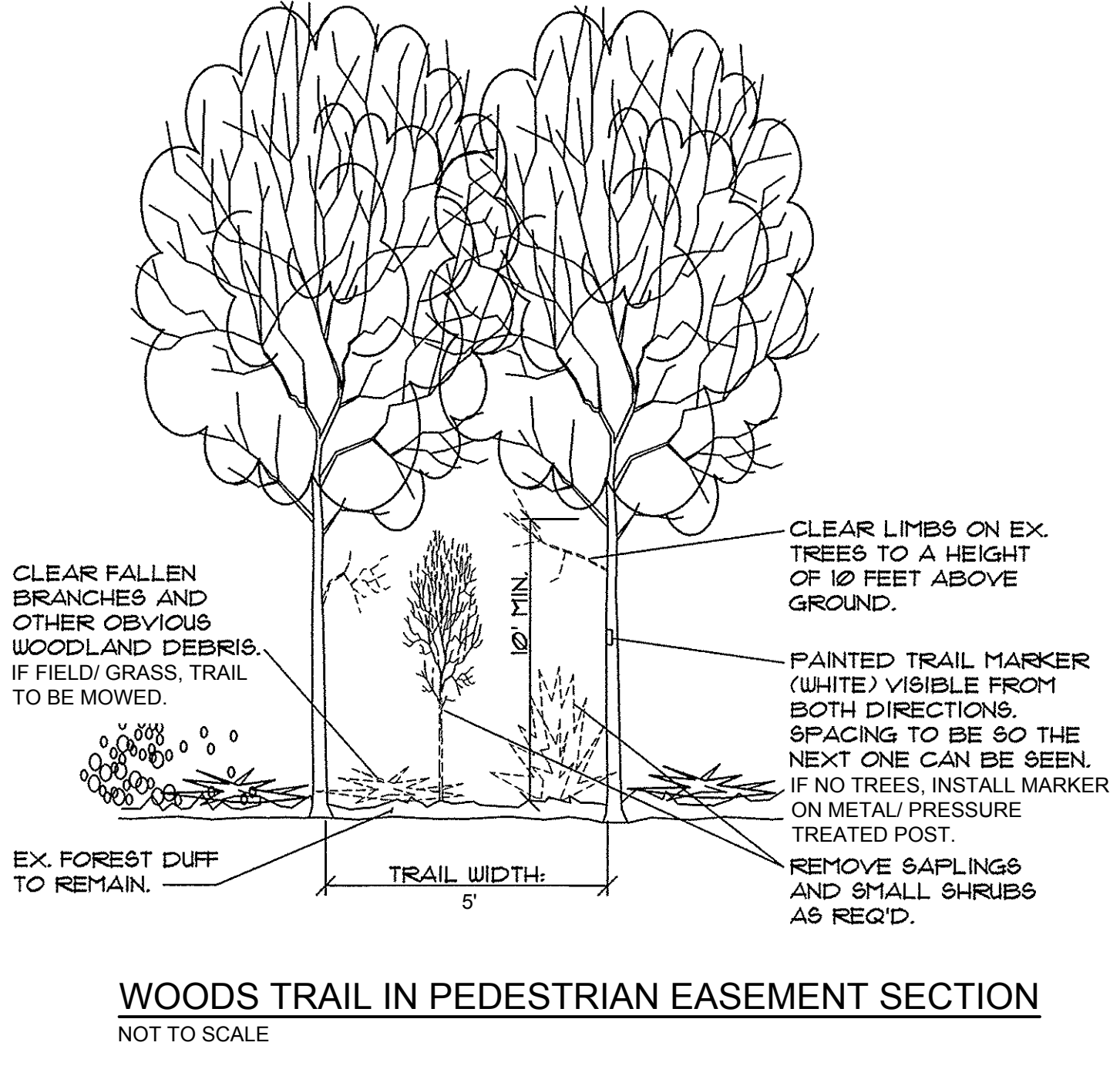
PLACE SILTSACK IN EX. FRAME, EX. GRATE MAY BE REPLACED DURING CONSTRUCTION.

SILTSACK PLACED IN CATCH BASIN PRIOR TO FRAME & GRATE INSTALLATION.

FINISH GRADE

INSTALL CRUSHED STONE AROUND THE EDGE TO HOLD SACK IN PLACE

NOTES:
PRIOR TO FINAL GRADING AND PAVING OPERATIONS BEGIN A CATCH BASIN INSERT (SUCH AS A SILT SACK OR A DANDY BAG 1) MUST BE INSTALLED IN EACH BASIN PER MANUFACTURER'S INSTRUCTIONS. HAY BALES SHOULD BE REMOVED ONCE INSERTS ARE INSTALLED.



WOODS TRAIL IN PEDESTRIAN EASEMENT SECTION
NOT TO SCALE

CLEAR FALLEN BRANCHES AND OTHER OBVIOUS WOODLAND DEBRIS. IF FIELD/ GRASS, TRAIL TO BE MOWED.

CLEAR LIMBS ON EX. TREES TO A HEIGHT OF 10 FEET ABOVE GROUND.

PAINTED TRAIL MARKER (WHITE) VISIBLE FROM BOTH DIRECTIONS. SPACING TO BE 50 THE NEXT ONE CAN BE SEEN. IF NO TREES, INSTALL MARKER ON METAL/ PRESSURE TREATED POST.

REMOVE SAPLINGS AND SMALL SHRUBS AS REQ'D.

EX. FOREST DUFF TO REMAIN.

TRAIL WIDTH: 5'

NOTES:

1. TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS IN 2022.

GRAPHIC SCALE
1" = 20'
(IN FEET)

F:\Projects\20019\20019\DWG\SEBAGO\PLANS\20019 GU Sidewalk.dwg - 4/26/2023 10:42 AM - MATTHEW DRR