

Arundel Lane Subdivision

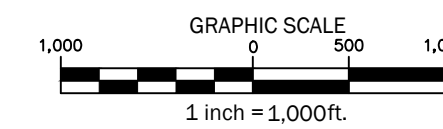
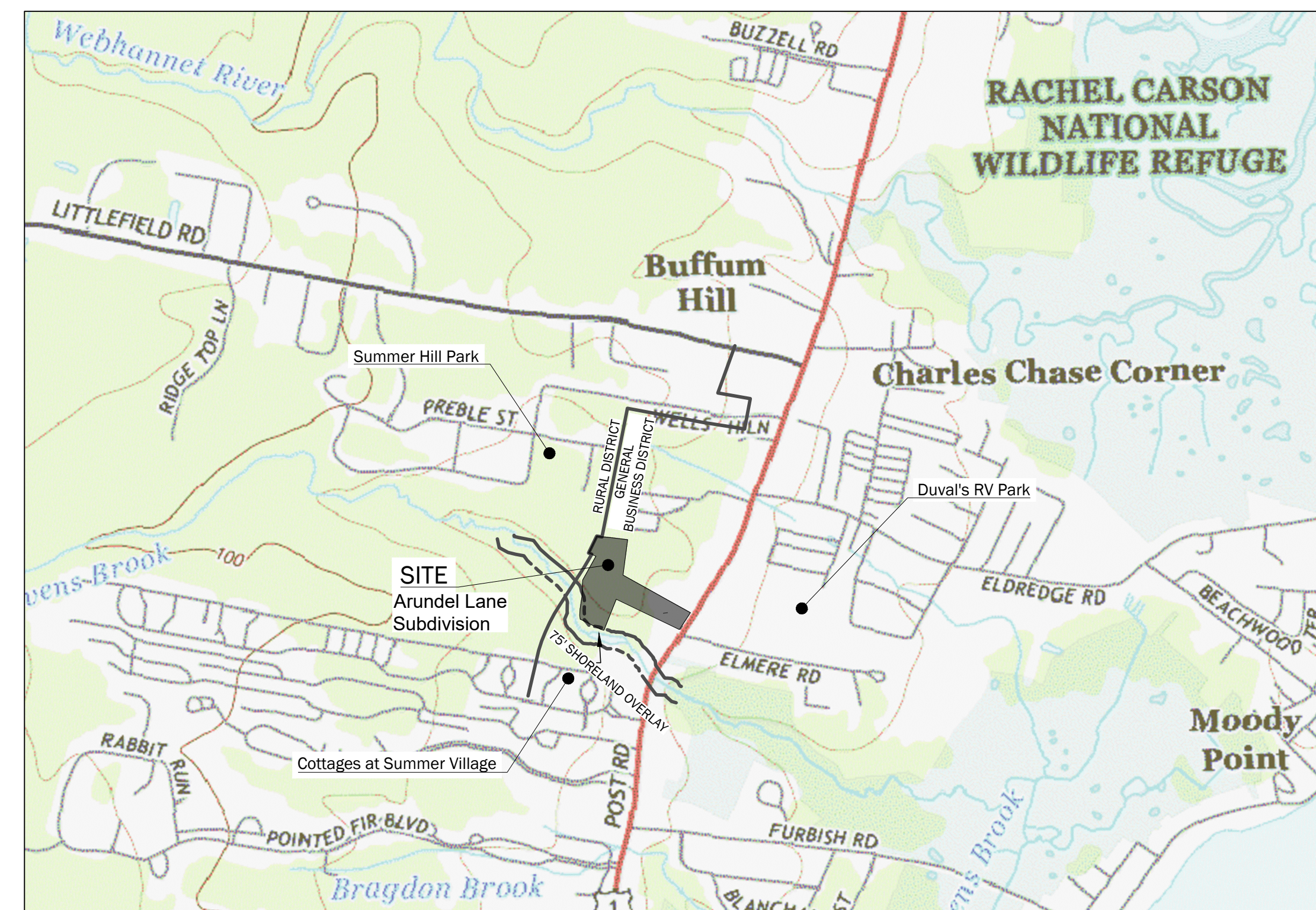
526 Post Road (US Route 1)
Wells, Maine 04090

Prepared For:
The Grace Group, LLC
P. O. Box 2021
North Chelmsford, Massachusetts 01863

TOWN OF WELLS MAJOR SUBDIVISION APPLICATION - REVISION



One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com



DRAWING LIST:

SHEET	SHEET TITLE
	COVER SHEET
	"BOUNDARY SURVEY MAP 27, LOT 10-EXE" PREPARED BY KIMBALL SURVEY
	"DIVISION OF LAND MAP 27, LOT 10-EXE" PREPARED BY KIMBALL SURVEY
C1.0	EXISTING CONDITIONS PLAN
C1.1	SITE PREPARATIONS PLAN
C2.0	SUBDIVISION PLAN
C3.0	UTILITIES PLAN
C3.1	GRADING PLAN
C3.2	ROAD PROFILE
C3.3	EROSION CONTROL PLAN
L-1	LANDSCAPING PLAN
C4.0	SITE DETAILS
C4.1	SITE DETAILS
C4.2	SITE DETAILS
C4.3	UTILITY DETAILS
C4.4	UTILITY DETAILS
C4.5	UTILITY DETAILS
C4.6	STORMWATER DETAILS
C4.7	STORMWATER DETAILS

Submissions:

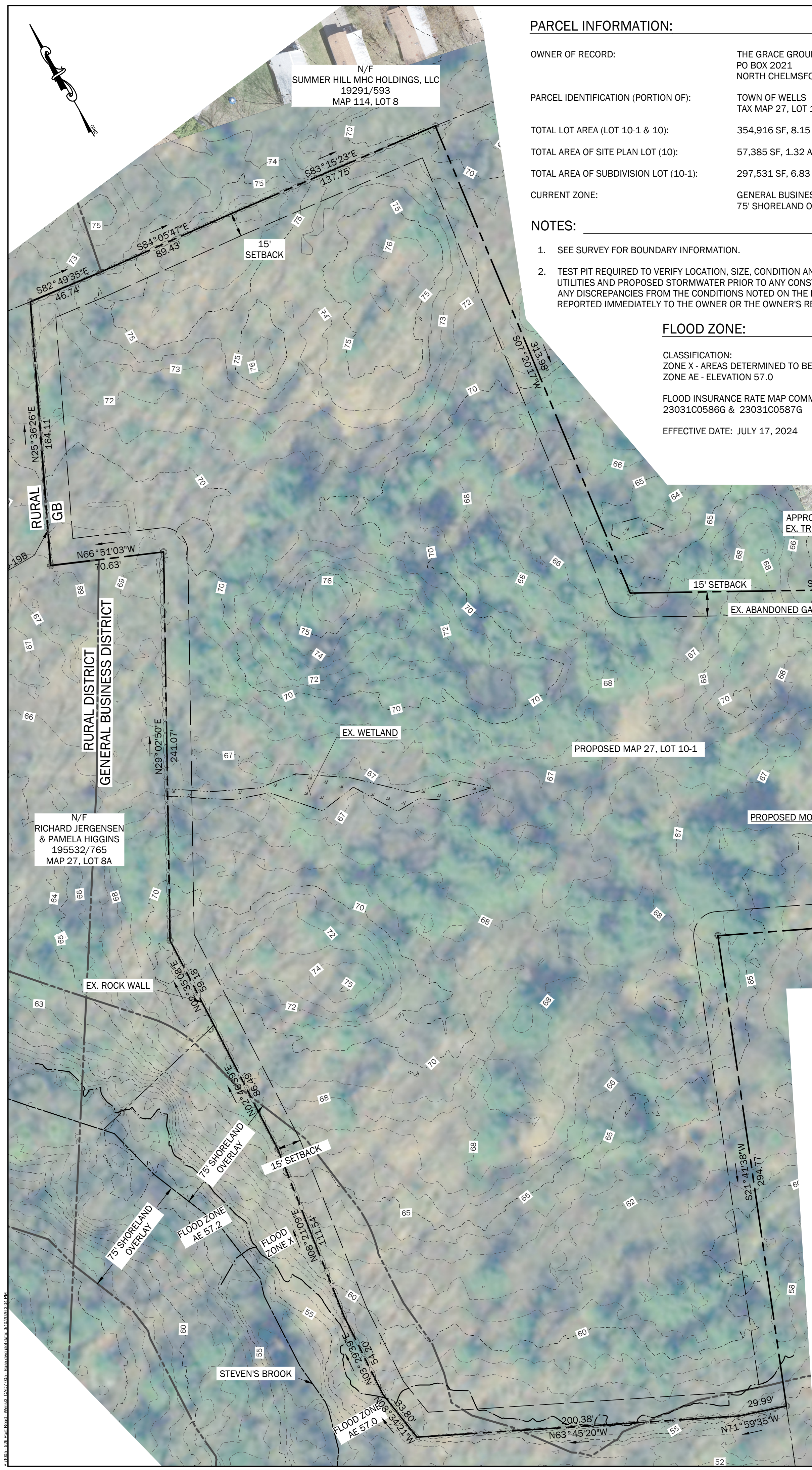
TYPE	JURISDICTION	DATE	STATUS
MAJOR SUBDIVISION APPLICATION	TOWN OF WELLS	JANUARY 16, 2026	SUBMITTED
STORMWATER PERMIT APPLICATION	MAINE DEP	JANUARY 22, 2026	SUBMITTED
REVISED MAJOR SUBDIVISION APPLICATION	TOWN OF WELLS	FEBRUARY 10, 2026	SUBMITTED
STORMWATER PERMIT REVISION	MAINE DEP	FEBRUARY 10, 2026	SUBMITTED
REVISED MAJOR SUBDIVISION APPLICATION	TOWN OF WELLS	MARCH 10, 2026	SUBMITTED

Record Owner:

THE GRACE GROUP, LLC
PO BOX 2021
NORTH CHELMSFORD, MA 01863

Parcel ID:

MAP 27
LOT 10-EXE



PARCEL INFORMATION:

OWNER OF RECORD: THE GRACE GROUP, LLC
 PO BOX 2021
 NORTH CHELMSFORD, MA 01863

PARCEL IDENTIFICATION (PORTION OF): TOWN OF WELLS
 TAX MAP 27, LOT 10-EXE.

TOTAL LOT AREA (LOT 10-1 & 10): 354,916 SF, 8.15 ACRES

TOTAL AREA OF SITE PLAN LOT (10): 57,385 SF, 1.32 ACRES

TOTAL AREA OF SUBDIVISION LOT (10-1): 297,531 SF, 6.83 ACRES

CURRENT ZONE: GENERAL BUSINESS DISTRICT
 75' SHORELAND OVERLAY

NOTES:

- SEE SURVEY FOR BOUNDARY INFORMATION.
- TEST PIT REQUIRED TO VERIFY LOCATION, SIZE, CONDITION AND DEPTH OF EXISTING UTILITIES AND PROPOSED STORMWATER PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES FROM THE CONDITIONS NOTED ON THE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR THE OWNER'S REPRESENTATIVE.

FLOOD ZONE:

CLASSIFICATION:
 ZONE X - AREAS DETERMINED TO BE OF MINIMAL FLOOD RISK
 ZONE AE - ELEVATION 57.0

FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER:
 23031C05866 & 23031C05876

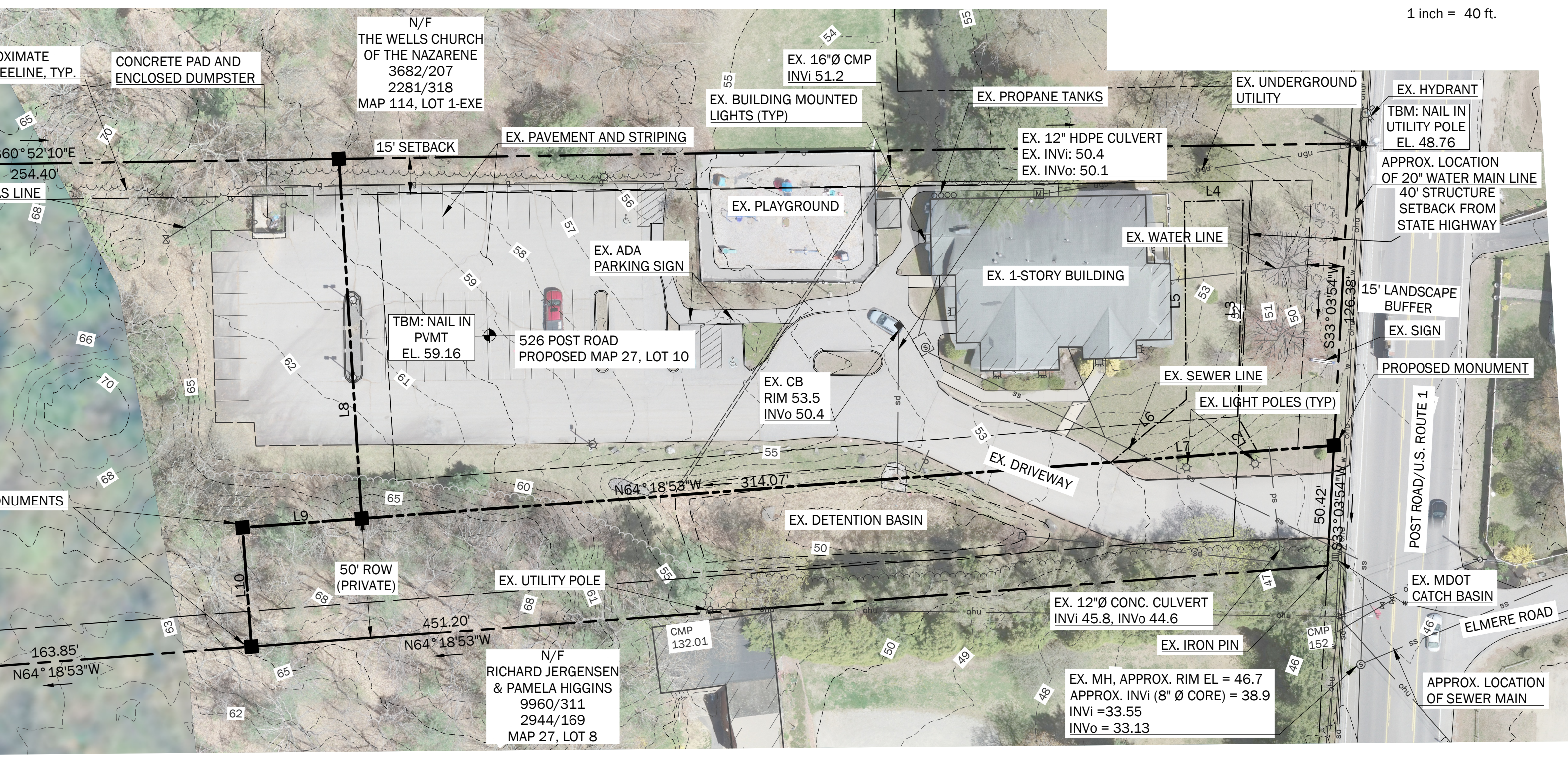
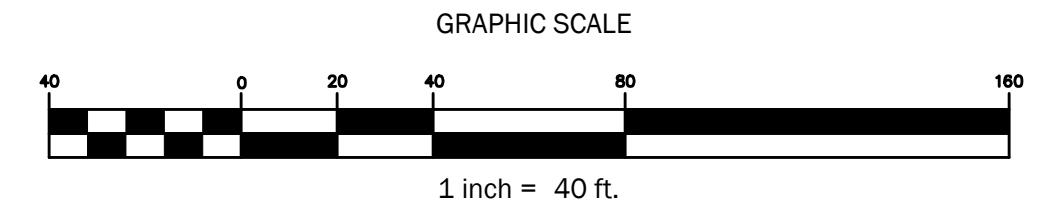
EFFECTIVE DATE: JULY 17, 2024

EXISTING FEATURES LEGEND

- EL-100.00
- TEMPORARY BENCHMARK
- PROPERTY LINE
- ABUTTERS PROPERTY LINE
- STONEWALL
- SETBACK
- THREAD OF STREAM OR BROOK
- 75' SHORELAND OVERLAY LIMIT
- FLOOD ZONE
- WETLANDS
- ZONING BOUNDARY
- IRON PIN OR PIPE FOUND
- MONUMENT
- BUILDING
- EDGE OF PAVEMENT
- BITUMINOUS CURB
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- TREELINE
- WATERLINE
- WATER LINE GATE VALVE
- OVERHEAD UTILITY
- UNDERGROUND UTILITY
- STORM DRAIN CULVERT
- STORM DRAIN CATCH BASIN
- STORM DRAIN LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- GAS LINE
- BOLLARD LIGHT
- UTILITY POLE
- SIGN

PLAN REFERENCES:

- PROPERTY BOUNDARY INFORMATION TAKEN FROM A COMPILATION OF THE FOLLOWING:
 - "BOUNDARY PLAN MAP 27 - LOT 10-EXE 526 POST ROAD, WELLS, MAINE" BY KIMBALL SURVEY & DESIGN, INC., 30 FROST HILL ROAD, YORK, MAINE, PLAN DATED MAY 28, 2025.
 - "STATE HIGHWAY "1" WELLS YORK COUNTY" FEDERAL AID PROJECT NO. STP-6705(00)-X, DATED AUGUST 1999, RECORDED IN YCRD PLAN BOOK 277, PAGE 32, MARCH 12, 2003.
 - ADDITIONAL PROPERTY LINE DATA OBTAINED FROM THE MAINE OFFICE OF GIS BASED ON THE TOWN OF WELLS TAX MAPS.
- CONTROL POINT AND COORDINATE SYSTEM DERIVED FROM A COMPILATION OF THE FOLLOWING:
 - GPS SURVEY BY WALSH ENGINEERING ASSOCIATES, INC ON MAY 1, 2025. HORIZONTAL LOCATION AND VERTICAL DATUM WERE ACQUIRED FROM RAW STATIC SATELLITE OBSERVATION USING A BRX7 BASE AND ROVER GPS SYSTEM. DATA WAS PROCESSED USING OPUS (ONLINE POSITIONING USER SERVICE) TO ALIGN WITH MAINE STATE COORDINATE SYSTEM, MAINE-WEST AND VERTICAL DATUM NAVD88.
 - CONTROL POINT: MAG NAIL IN PAVEMENT
 NORTHING: 166305.46
 EASTING: 2839127.5632
 ELEVATION: 59.16
- TOPOGRAPHIC AND PHOTOMOSAIC INFORMATION DERIVED FROM A COMPILATION OF THE FOLLOWING:
 - LIDAR TOPOGRAPHY AND PHOTOMOSAIC WERE DERIVED FROM UAV DRONE FLIGHT CONDUCTED BY WALSH ENGINEERING, INC. ON MAY 1, 2025 USING A DJI MATRICE 300.
 - LIDAR TOPOGRAPHY AND PHOTOMOSAIC DATA WAS PROCESSED USING PIX4D SOFTWARE.
 - WETLAND DELINEATION BY ALBERT FRICK ASSOCIATES, INC. DATED APRIL 24, 2025.
 - SITE LAYOUT DERIVED FROM A COMPILATION OF THE FOLLOWING:
 - "AMENDED LAYOUT, LIGHTING, AND PLANTING PLAN" BY MITCHELL & ASSOCIATES OF 70 CENTER STREET PORTLAND, MAINE, DATED MAY 31, 2013.



ZONING INFORMATION:

ZONE: GENERAL BUSINESS DISTRICT, CHAPTER 145-26

PERMITTED USES: DWELLINGS: ONE FAMILY
 PROPOSED USES: 11 - SINGLE FAMILY DWELLING UNITS

MIN. LOT SIZE: 20,000 SQ. FT. WITH PUBLIC SEWER

MAX. DENSITY: (a) 1 DWELLING PER 20,000 WITH PUBLIC SEWER*
 DWELLINGS TO BE SERVICED BY PUBLIC SEWER AND PUBLIC WATER
 * SEE MULTI-FAMILY DEVELOPMENT, CHAPTER 145-48

MIN. STREET FRONTAGE PER LOT: 100 FEET / 75 FEET ON A CUL-DE-SAC

MAX. LOT COVERAGE: 65% OR 2,500 SQ. FT. WHICHEVER IS GREATER

MAX. BUILDING HEIGHT: 34 FEET, NOT TO EXCEED 3 STORIES

SETBACKS: ALL STRUCTURES SHALL BE AT LEAST:
 15 FEET FROM ANY LOT LINE.
 25 FEET FROM THE BOUNDARY OF ANY CEMETERY.
 25 FEET FROM ANY LOT LINE ABUTTING ANY STREET RIGHT-OF-WAY.
 40 FEET FROM ANY LOT LINE ABUTTING THE RIGHT-OF-WAY OF ANY STATE HIGHWAY.

PARKING REQUIREMENTS:

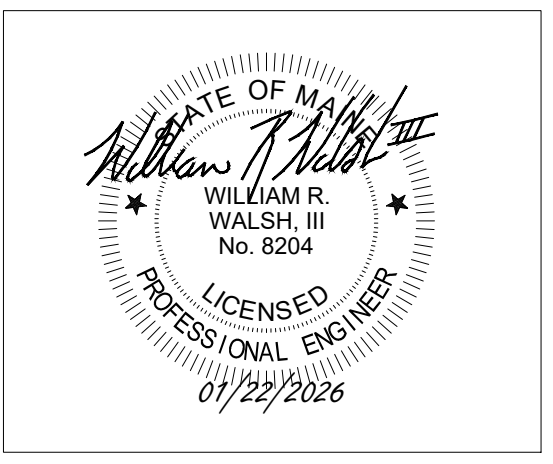
REQUIREMENT - 145-39.D:

EXISTING NON-RESIDENTIAL SCHOOL, REQUIRED:
 3 SPACES PER CLASSROOM, FOR ELEMENTARY / JUNIOR-HIGH
 AND 1 SPACE PER 5 STUDENTS

7 CLASSROOMS (7 X 3):	= 21 SPACES
34 STUDENTS (34/5):	= 7 SPACES
TOTAL REQUIRED	= 28 SPACES

PROVIDED:
 31 - SPACES

(28 - STANDARD &
 3 - ACCESSIBLE W/
 ACCESS AISLES)



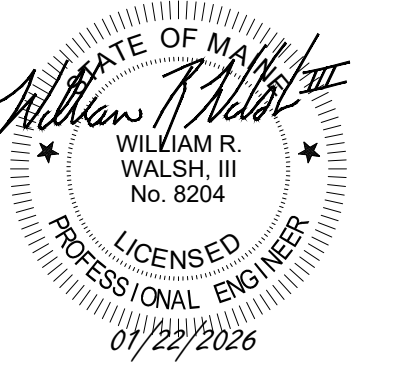
ARUNDEL LANE SUBDIVISION

526 POST ROAD
 WELLS, ME 04090

PREPARED FOR:
THE GRACE GROUP, LLC
 P.O. BOX 2021
 NORTH CHELMSFORD, MASSACHUSETTS 01863

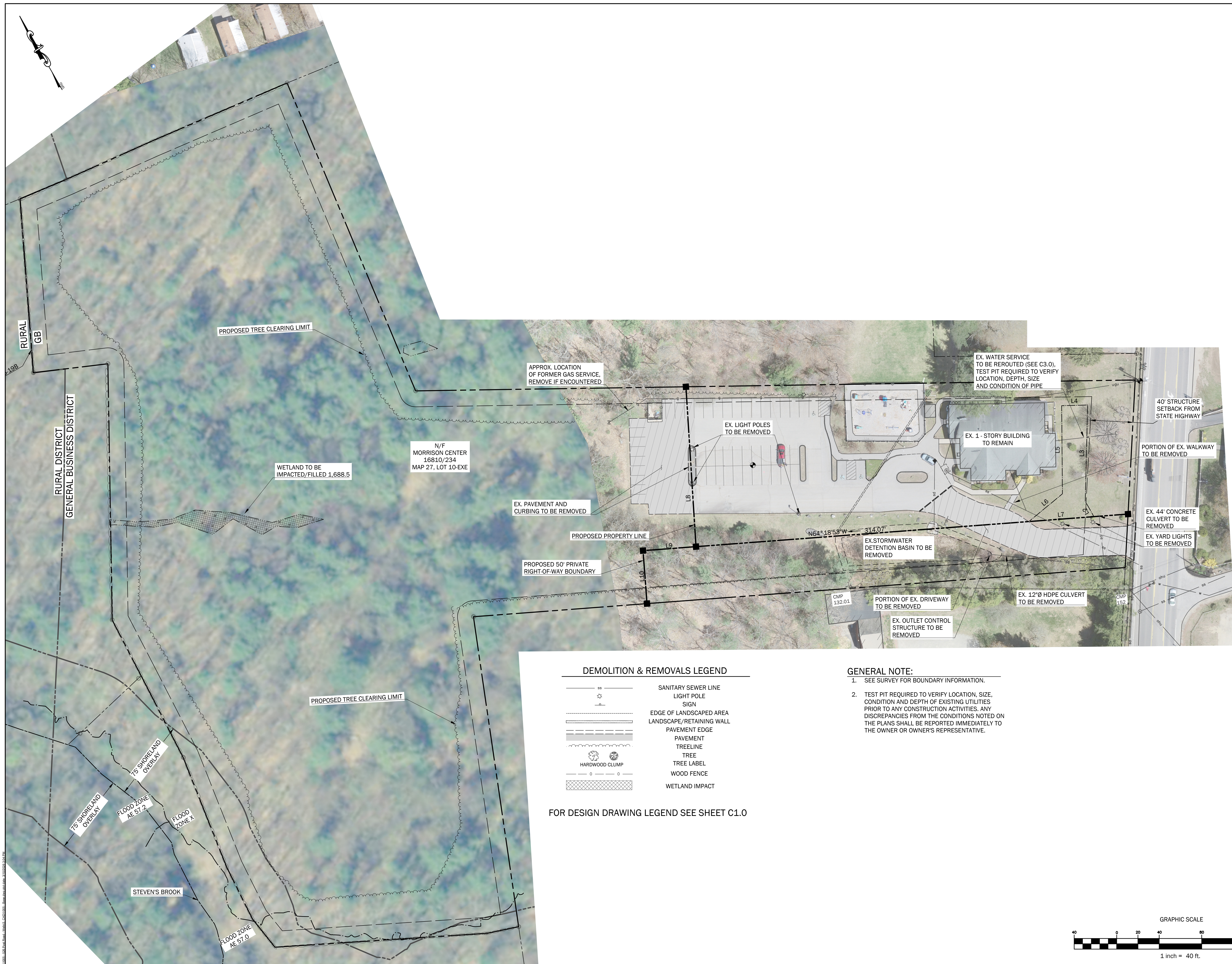
Rev.	Date	Description	Drawn	Check
1	1/22/2026	DEP Stormwater Permit	MRM	LLT
2	2/10/2026	Town Permit Updates	MRM/TEF	LLT
3	3/10/2026	Town Permit Updates	TEF/MBP	LLT

PRELIMINARY - NOT FOR CONSTRUCTION



ARUNDEL LANE SUBDIVISION

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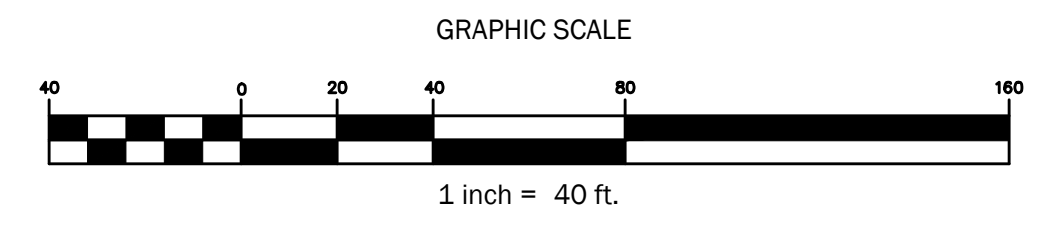
DEMOLITION & REMOVALS LEGEND

— SS —	SANITARY SEWER LINE
☆	LIGHT POLE
—	SIGN
—	EDGE OF LANDSCAPED AREA
—	LANDSCAPE/RETAINING WALL
—	PAVEMENT EDGE
—	PAVEMENT
—	TREELINE
—	TREE
—	TREE LABEL
—	WOOD FENCE
—	WETLAND IMPACT

FOR DESIGN DRAWING LEGEND SEE SHEET C1.0

GENERAL NOTE:

- SEE SURVEY FOR BOUNDARY INFORMATION.
- TEST PIT REQUIRED TO VERIFY LOCATION, SIZE, CONDITION AND DEPTH OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES FROM THE CONDITIONS NOTED ON THE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.



Rev.	Date	Description	Draw	Check
1	1/22/2026	DEP Stormwater Permit	MRM	LLT
2	2/10/2026	Town Permit Updates	MRM/TEF	LLT
3	3/10/2026	Town Permit Updates	TEF/MBP	LLT

Sheet Title:
SITE PREPARATION PLAN

Job No.: 1005
Date: 01/22/2026
Scale: AS SHOWN
Drawn: MBP/MRM
Checked: WRW/LLT

Sheet No.:
C1.1

PRELIMINARY - NOT FOR CONSTRUCTION

PURPOSE OF PLAN:

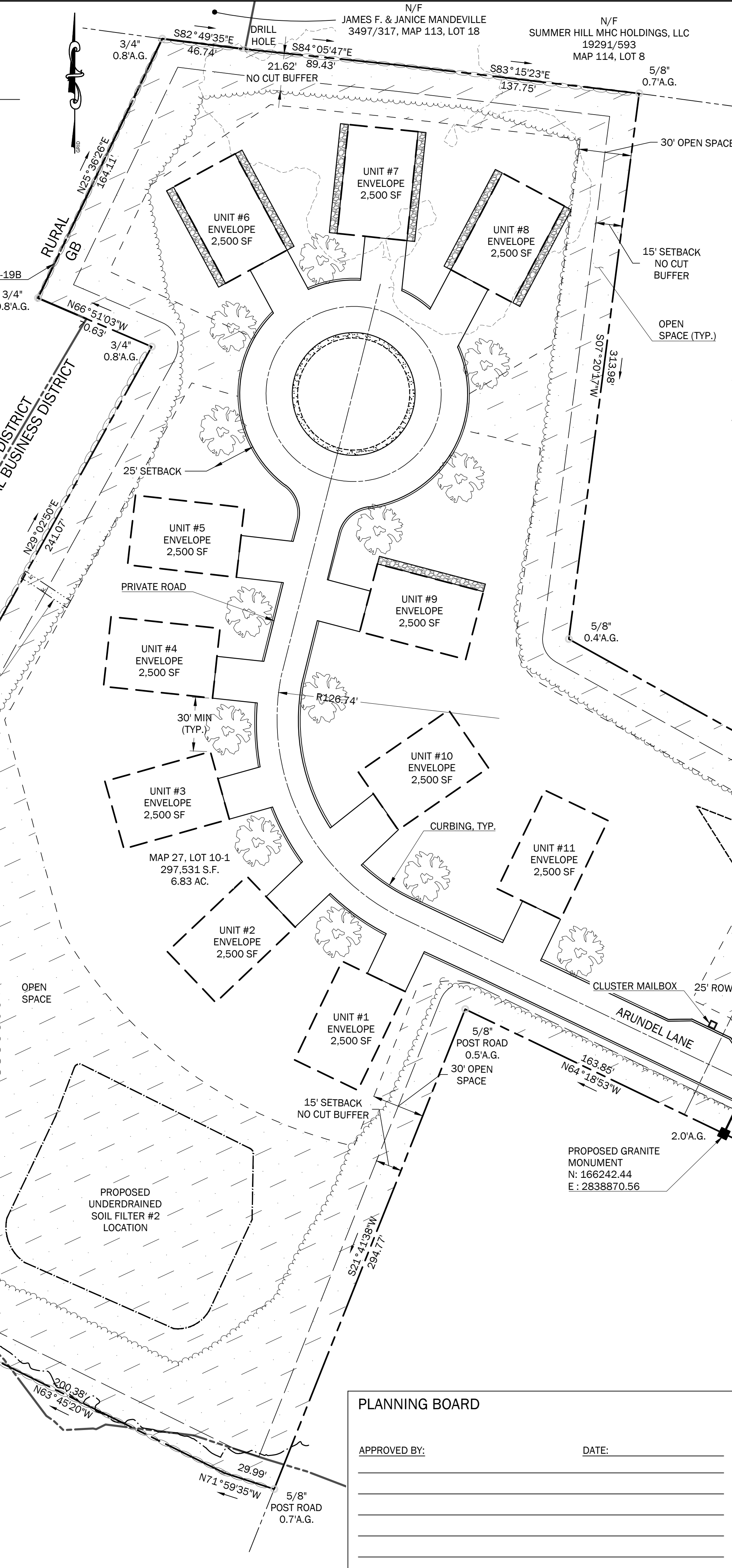
PURPOSE OF THIS SUBDIVISION PLAN IS TO DEPICT A MULTIFAMILY DEVELOPMENT CONSISTING OF 11 SINGLE FAMILY DWELLING UNITS ON A 6.83 ACRE PARCEL TO BE IDENTIFIED AS TAX MAP 27, LOT 10-1.

DRAWING LIST:

Table with columns SHEET and SHEET TITLE. Includes COVER SHEET, BOUNDARY SURVEY MAP 27, LOT 10-EXE, DIVISION OF LAND MAP 27, LOT 10-EXE.

Table with columns C.I.O. and EXISTING CONDITIONS PLAN. Lists items like SITE PREPARATIONS PLAN, SUBDIVISION PLAN, GRADING PLAN, UTILITIES PLAN, etc.

State of Maine, York ss. Registry of Deeds. Received _____, 20____ at _____ M, and recorded in Plan Book _____, Page _____. Attest: _____ Register



ZONING INFORMATION:

ZONE: GENERAL BUSINESS DISTRICT, CHAPTER 145-26. PERMITTED USES: DWELLINGS: ONE FAMILY. PROPOSED USES: 11 - SINGLE FAMILY DWELLING UNITS. MIN. LOT SIZE: 20,000 SQ. FT. WITH PUBLIC SEWER.

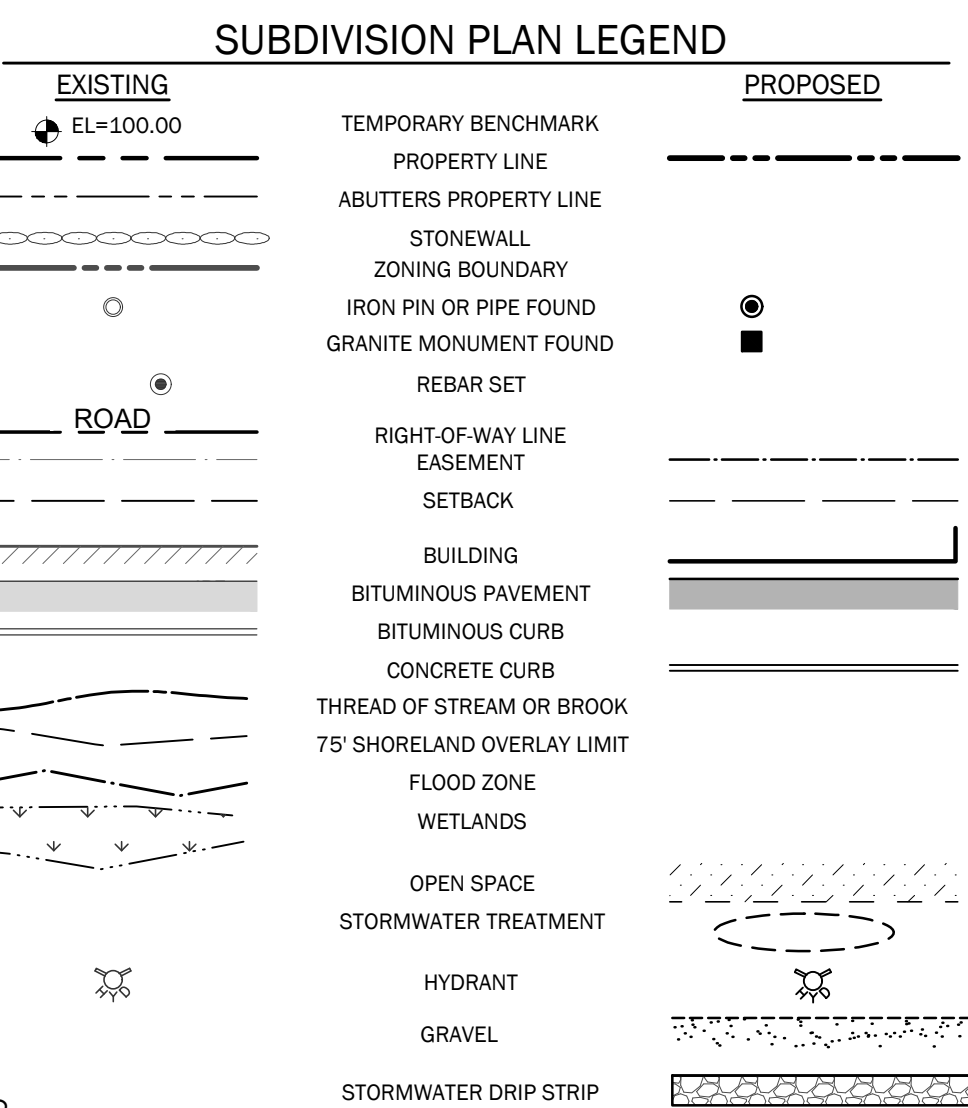


Table with columns GROSS LOT AREA, NET AREA DEDUCTIONS, AREA REMAINING FOR DENSITY, NET LOT AREA, COMMON ROADS, STORMWATER FACILITIES, UTILITIES, FIRE PROTECTION, COMMON PARKING, AREA REMAINING FOR DENSITY, TOTAL, MAX. DENSITY ITEM ALLOWED, ALLOWED, MINIMUM OPEN SPACE REQUIRED, AREA PROVIDED, AREA OF WETLAND IN OPEN SPACE, INNOVATIVE OPEN SPACE BONUSES.

PARCEL INFORMATION:

OWNER OF RECORD: THE GRACE GROUP, LLC. PARCEL IDENTIFICATION: TOWN OF WELLS TAX MAP 27, LOT 10-1. TOTAL PARCEL AREA: 354,916 SF, 8.15 ACRES. TOTAL AREA OF PROPOSED SITE PLAN LOT: 57,385 SF, 1.32 ACRES. TOTAL AREA OF PROPOSED SUBDIVISION LOT (ARUNDEL LANE): 297,531 SF, 6.83 ACRES MINUS R.O.W. AREA 22,722 SF = 274,809 SF, 6.30 ACRES. CURRENT ZONE: GENERAL BUSINESS DISTRICT 75' SHORELAND OVERLAY

MULTI-FAMILY DEVELOPMENT, CHAPTER 145-48

A. MULTIFAMILY DEVELOPMENTS ARE ALLOWED SUBJECT TO THE FOLLOWING PERFORMANCE STANDARDS. IN ADDITION TO THE REQUIREMENTS OF THE DISTRICTS IN WHICH THE DEVELOPMENTS ARE LOCATED: (1) LANDSCAPED BUFFER THE WIDTH OF THE REQUIRED SETBACKS OF ARTICLE V ALONG ALL LOT BOUNDARIES SHALL BE REQUIRED. THE BUFFER STRIP SHALL NOT CONTAIN PARKING AREAS OR STRUCTURES...

PROJECT RESOURCES:

- 1. PROPERTY BOUNDARY INFORMATION TAKEN FROM A COMPILATION OF THE FOLLOWING: 'BOUNDARY PLAN MAP 27 - LOT 10-EXE 526 POST ROAD, WELLS, MAINE' BY KIMBALL SURVEY & DESIGN, INC. 30 FROST HILL ROAD, YORK, MAINE, PLAN DATED MAY 28, 2025.

SUBDIVISION STANDARD CONDITIONS OF APPROVAL:

- 1. ANY SUBDIVISION NOT RECORDED IN THE REGISTRY OF DEEDS WITHIN 90 DAYS OF THE DATE UPON WHICH THE PLAN IS APPROVED AND SIGNED BY THE BOARD SHALL BECOME NULL AND VOID, UNLESS AN EXTENSION IS GRANTED BY THE BOARD IN WRITING BEFORE THE EXPIRATION OF THE NINETY-DAY PERIOD.

SPECIAL CONDITIONS OF APPROVAL:

- 1. PRIOR TO ANY CONSTRUCTION ACTIVITY AT THE SITE, THE APPLICANT/DEVELOPER AND SELECTED CONTRACTOR SHALL PARTICIPATE IN A PRE-CONSTRUCTION CONFERENCE WITH THE TOWN AND OTHER REGULATORY OFFICIALS TO REVIEW THE PROJECT'S CONSTRUCTION CONSIDERATIONS.

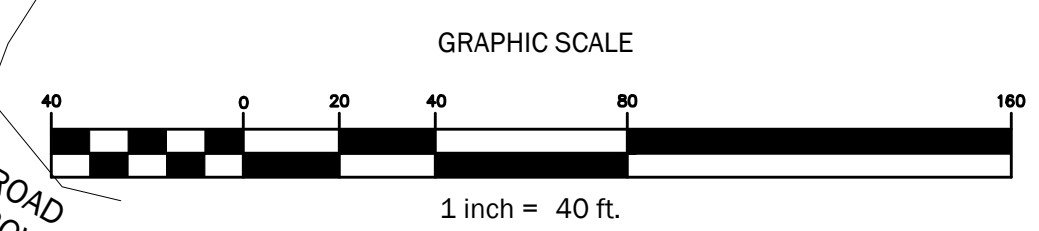
FLOOD ZONE:

CLASSIFICATION: ZONE X - AREAS DETERMINED TO BE OF MINIMAL FLOOD RISK. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 23031C0586G & 23031C0587G. EFFECTIVE DATE: JULY 17, 2024.

PLAN APPROVAL NOTES:

- 1. PROPERTY SHALL BE SERVED BY PUBLIC WATER (KRW) AND PUBLIC SEWER (WSD).

LINE TABLE with columns LINE, BEARING, LENGTH. Lists lines L1 through L10 with bearings and lengths.



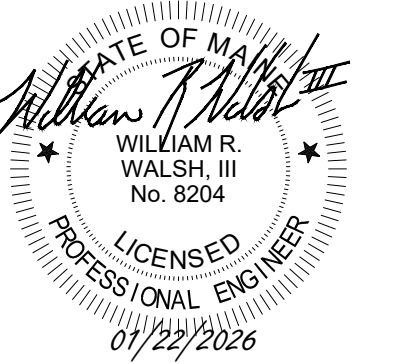
WALSH ENGINEERING ASSOCIATES, INC. One Kenan Dr., Suite 2A | Westbrook, Maine 04092. Includes professional engineer seal for William R. Walsh, III.

ARUNDEL LANE SUBDIVISION. PREPARED FOR: THE GRACE GROUP, LLC. 526 POST ROAD, WELLS, ME 04090. P.O. BOX 2021, NORTH CHELMSFORD, MASSACHUSETTS 01863.

Revision table with columns Rev., Date, Description, Drawn, Check. Lists three revisions for DEP Stormwater Permit, Town Permit Updates, and another Town Permit Update.

Subdivision Plan title block. Includes Job No. 1005, Date: 01/22/2026, Scale: AS SHOWN, Drawn: MBP/MRM, Checked: WRW/LLT, and a large 'C2.0' stamp.

PRELIMINARY - NOT FOR CONSTRUCTION



ARUNDEL LANE SUBDIVISION

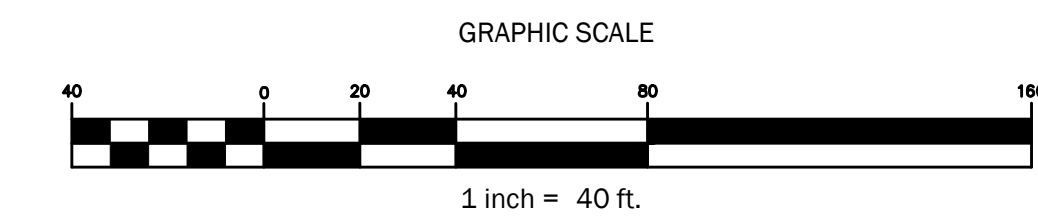
526 POST ROAD
WELLS, ME 04090

PREPARED FOR:
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P.O. BOX 2021
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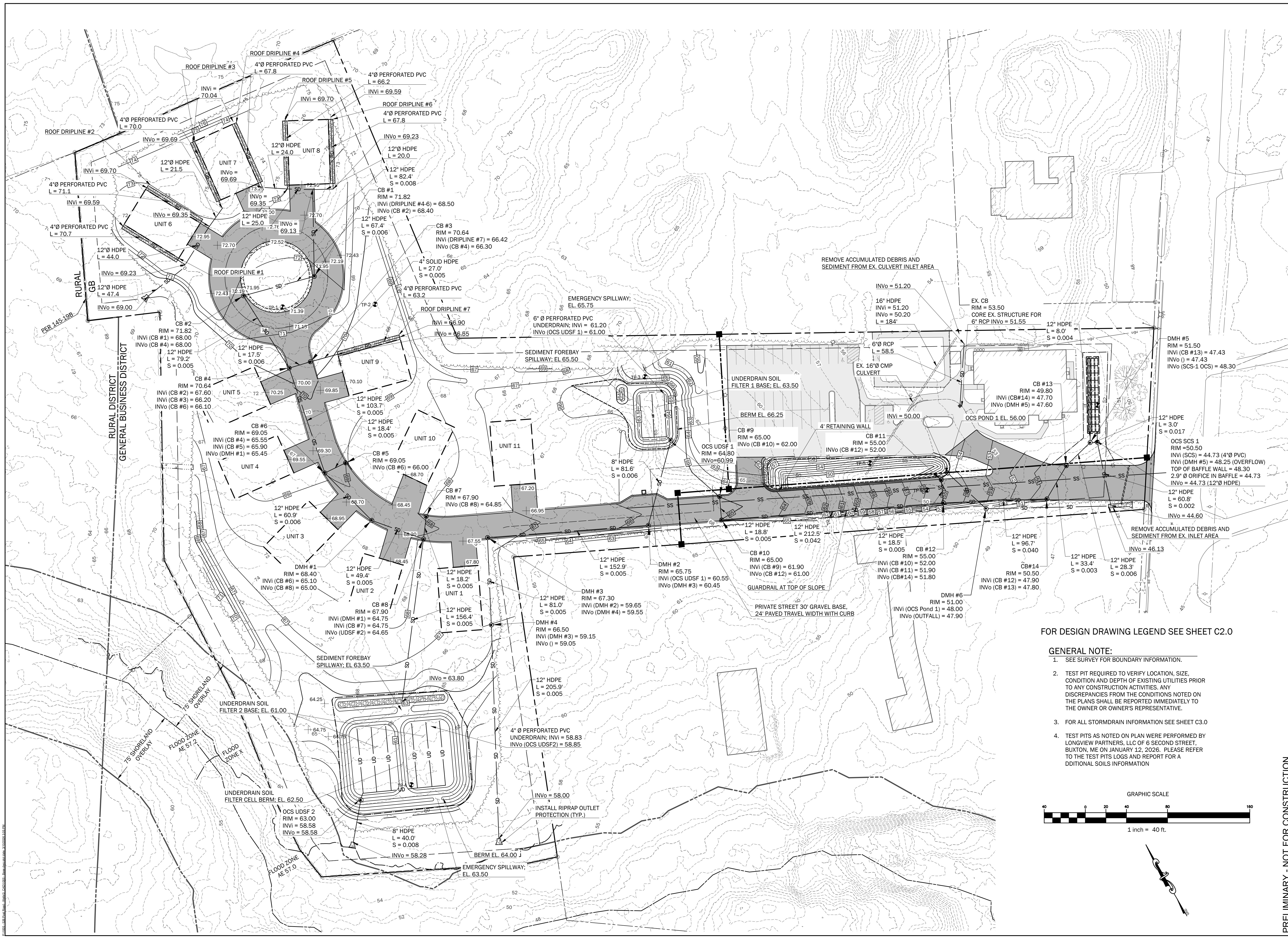
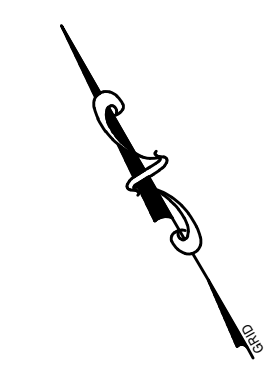
FOR DESIGN DRAWING LEGEND SEE SHEET C2.0

GENERAL NOTE:

- SEE SURVEY FOR BOUNDARY INFORMATION.
- TEST PIT REQUIRED TO VERIFY LOCATION, SIZE, CONDITION AND DEPTH OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES FROM THE CONDITIONS NOTED ON THE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
- FOR ALL STORMDRAIN INFORMATION SEE SHEET C3.0
- TEST PITS AS NOTED ON PLAN WERE PERFORMED BY LONGVIEW PARTNERS, LLC OF 6 SECOND STREET, BUXTON, ME ON JANUARY 12, 2026. PLEASE REFER TO THE TEST PITS LOGS AND REPORT FOR ADDITIONAL SOILS INFORMATION



GRAPHIC SCALE



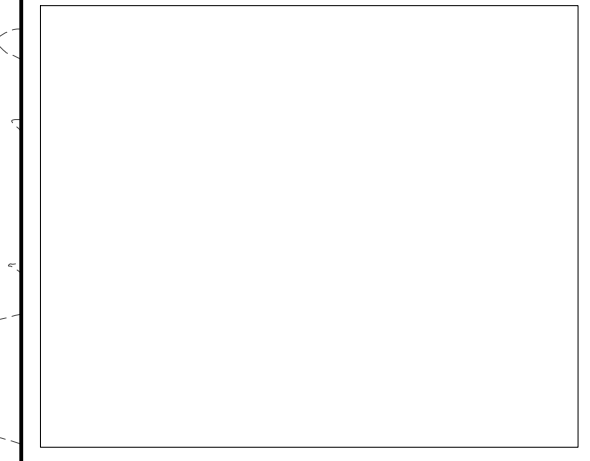
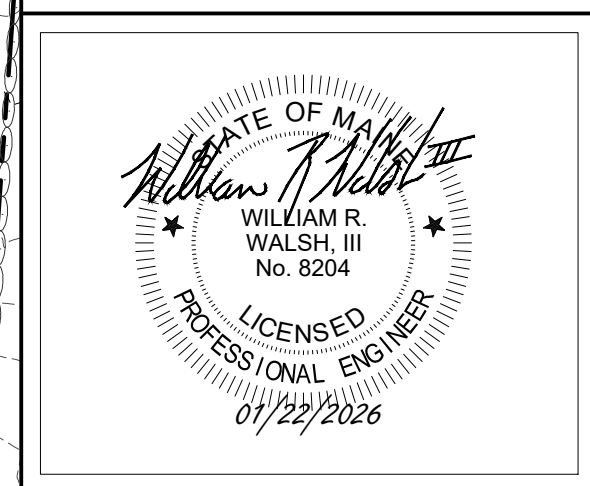
PRELIMINARY - NOT FOR CONSTRUCTION

Rev.	Date	Description	Drawn	Check
1	1/22/2026	DEP Stormwater Permit	MRM	LLT
2	2/10/2026	Town Permit Updates	MRM/TEF	LLT
3	3/10/2026	Town Permit Updates	TEF/MBP	LLT

Sheet Title:
GRADING PLAN

Job No.: 1005
Date: 01/22/2026
Scale: AS SHOWN
Drawn: MBP/MRM
Checked: WRW/LLT

C3.1



ARUNDEL LANE SUBDIVISION
526 POST ROAD
WELLS, ME 04090

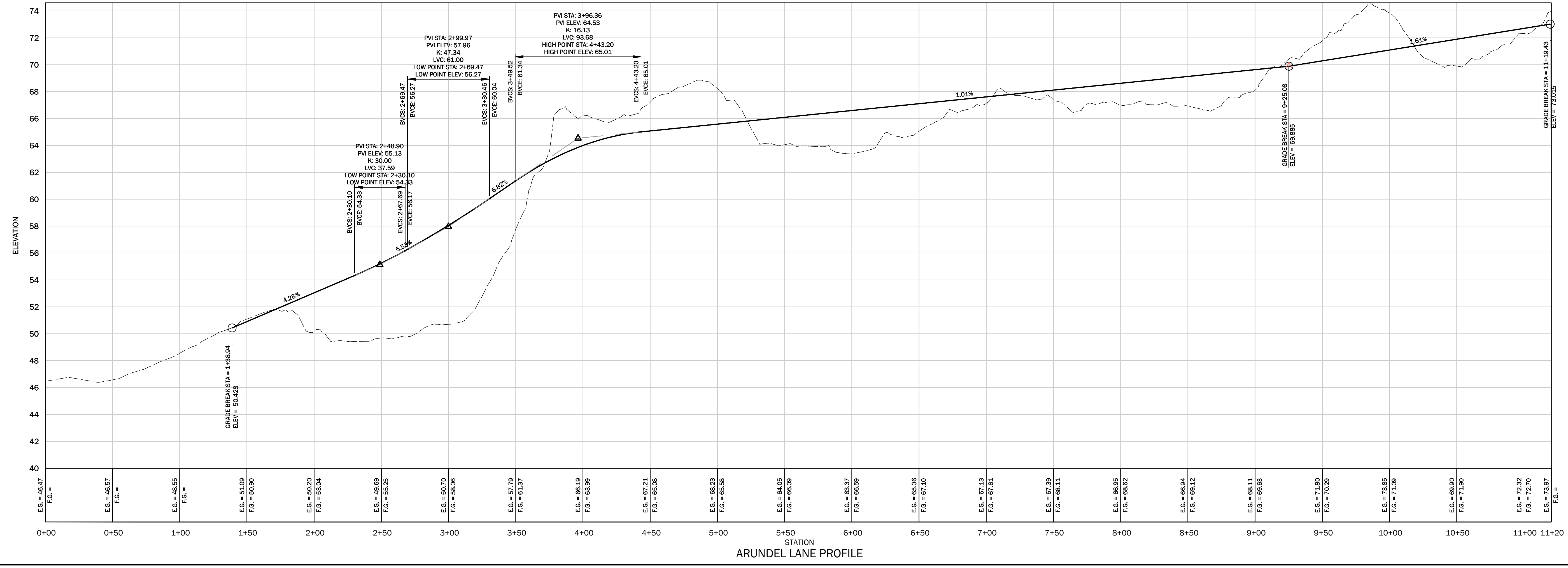
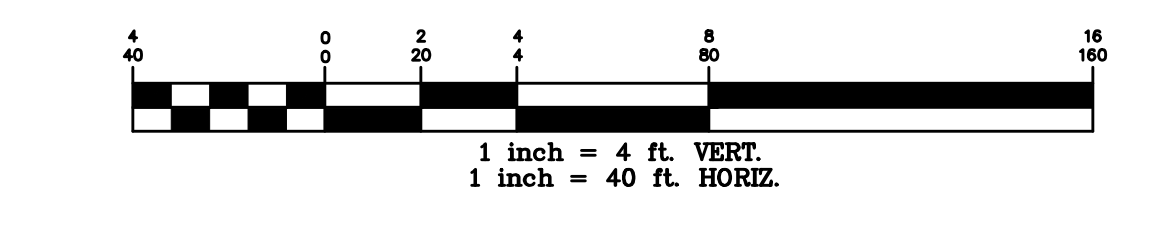
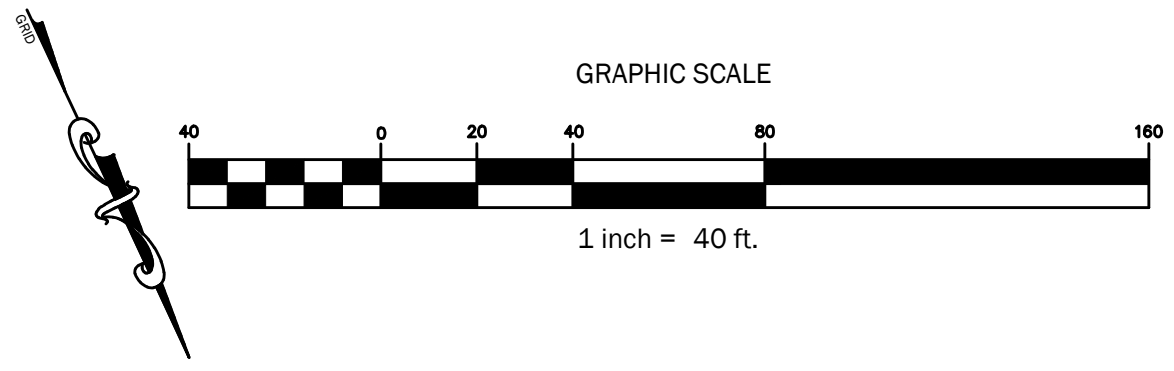
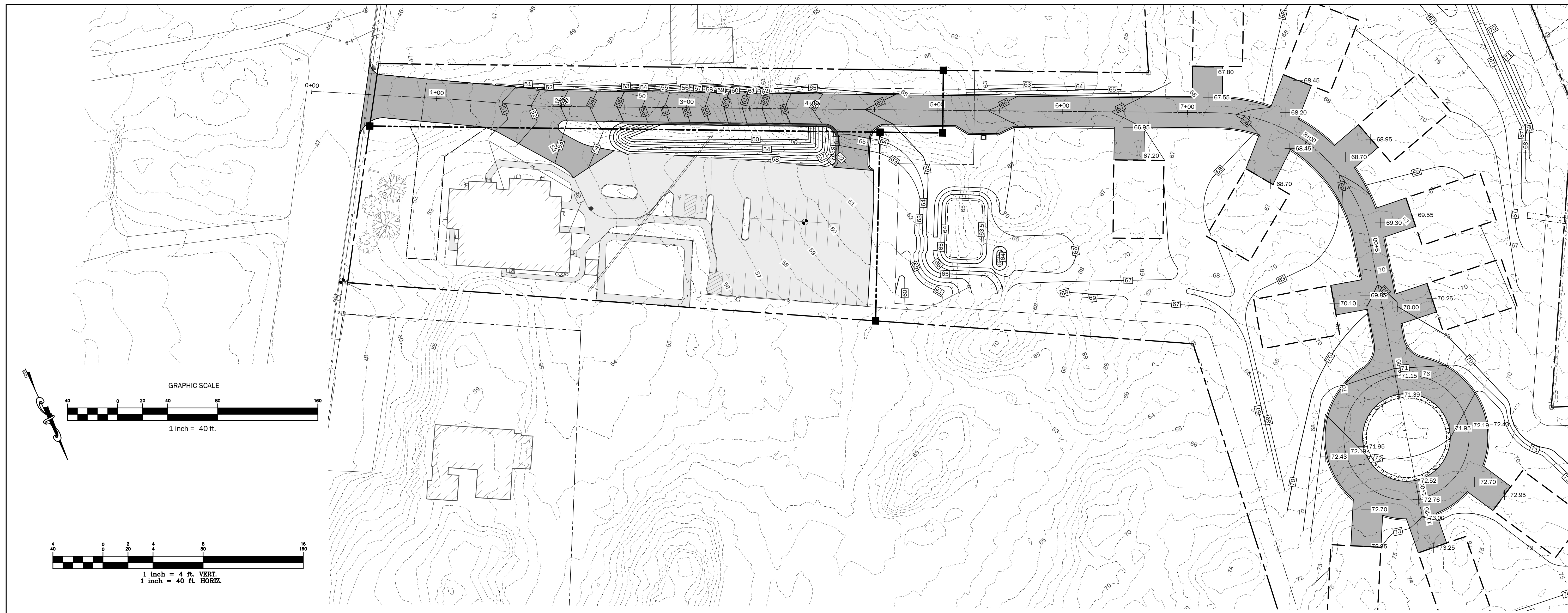
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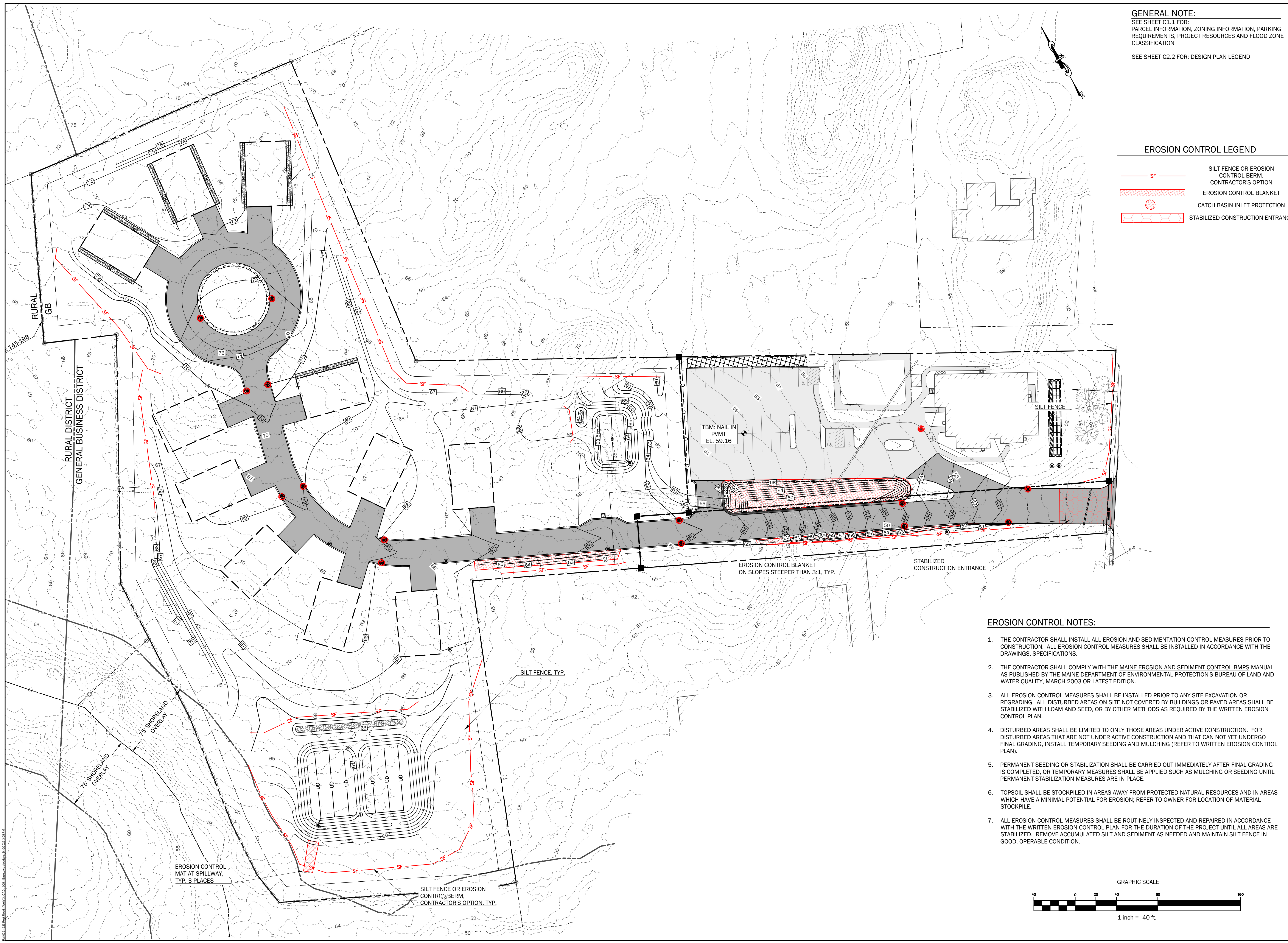
Sheet Title:
ROAD PROFILE

Job No.: 1005
Date: 01/22/2026
Scale: AS SHOWN
Drawn: MBP/MBP
Checked: WRW/LLT

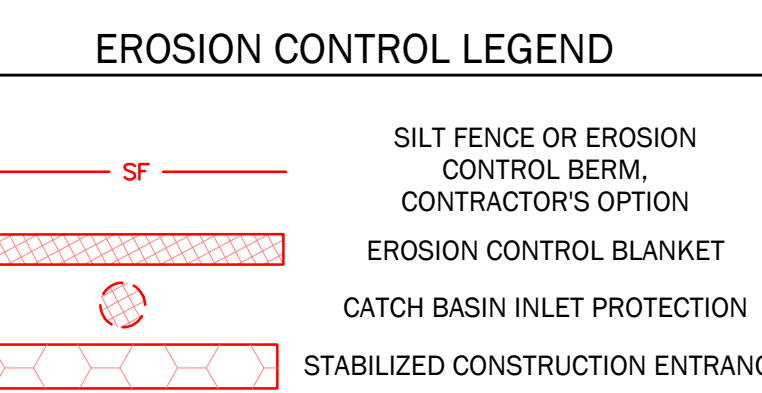
Sheet No.: **C3.2**



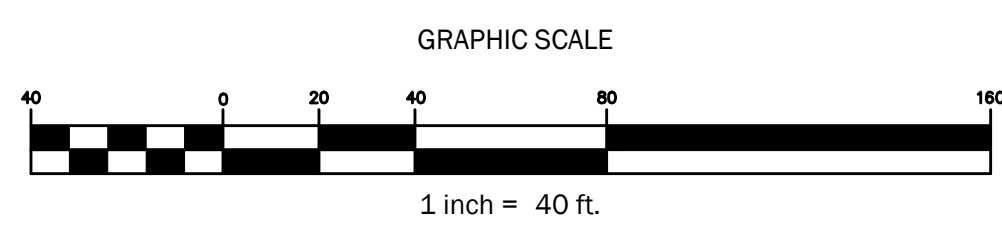
PRELIMINARY - NOT FOR CONSTRUCTION



GENERAL NOTE:
 SEE SHEET C1.1 FOR:
 PARCEL INFORMATION, ZONING INFORMATION, PARKING
 REQUIREMENTS, PROJECT RESOURCES AND FLOOD ZONE
 CLASSIFICATION
 SEE SHEET C2.2 FOR: DESIGN PLAN LEGEND



- EROSION CONTROL NOTES:**
1. THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENTATION CONTROL MEASURES PRIOR TO CONSTRUCTION. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS.
 2. THE CONTRACTOR SHALL COMPLY WITH THE MAINE EROSION AND SEDIMENT CONTROL BMPs MANUAL AS PUBLISHED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BUREAU OF LAND AND WATER QUALITY, MARCH 2003 OR LATEST EDITION.
 3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING. ALL DISTURBED AREAS ON SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED, OR BY OTHER METHODS AS REQUIRED BY THE WRITTEN EROSION CONTROL PLAN.
 4. DISTURBED AREAS SHALL BE LIMITED TO ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION. FOR DISTURBED AREAS THAT ARE NOT UNDER ACTIVE CONSTRUCTION AND THAT CAN NOT YET UNDERGO FINAL GRADING, INSTALL TEMPORARY SEEDING AND MULCHING (REFER TO WRITTEN EROSION CONTROL PLAN).
 5. PERMANENT SEEDING OR STABILIZATION SHALL BE CARRIED OUT IMMEDIATELY AFTER FINAL GRADING IS COMPLETED, OR TEMPORARY MEASURES SHALL BE APPLIED SUCH AS MULCHING OR SEEDING UNTIL PERMANENT STABILIZATION MEASURES ARE IN PLACE.
 6. TOPSOIL SHALL BE STOCKPILED IN AREAS AWAY FROM PROTECTED NATURAL RESOURCES AND IN AREAS WHICH HAVE A MINIMAL POTENTIAL FOR EROSION; REFER TO OWNER FOR LOCATION OF MATERIAL STOCKPILE.
 7. ALL EROSION CONTROL MEASURES SHALL BE ROUTINELY INSPECTED AND REPAIRED IN ACCORDANCE WITH THE WRITTEN EROSION CONTROL PLAN FOR THE DURATION OF THE PROJECT UNTIL ALL AREAS ARE STABILIZED. REMOVE ACCUMULATED SILT AND SEDIMENT AS NEEDED AND MAINTAIN SILT FENCE IN GOOD, OPERABLE CONDITION.



WALSH
 ENGINEERING ASSOCIATES, INC.
 One Karen Dr., Suite 2A | Westbrook, Maine 04092
 ph: 207.553.9898 | www.walsh-eng.com
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STATE OF MAINE

 WILLIAM R. WALSH, III
 No. 8204
 LICENSED PROFESSIONAL ENGINEER
 01/22/2026

ARUNDEL LANE SUBDIVISION
 526 POST ROAD
 WELLS, ME 04090
 PREPARED FOR:
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 P.O. BOX 2021
 NORTH CHELMSFORD, MASSACHUSETTS 01863

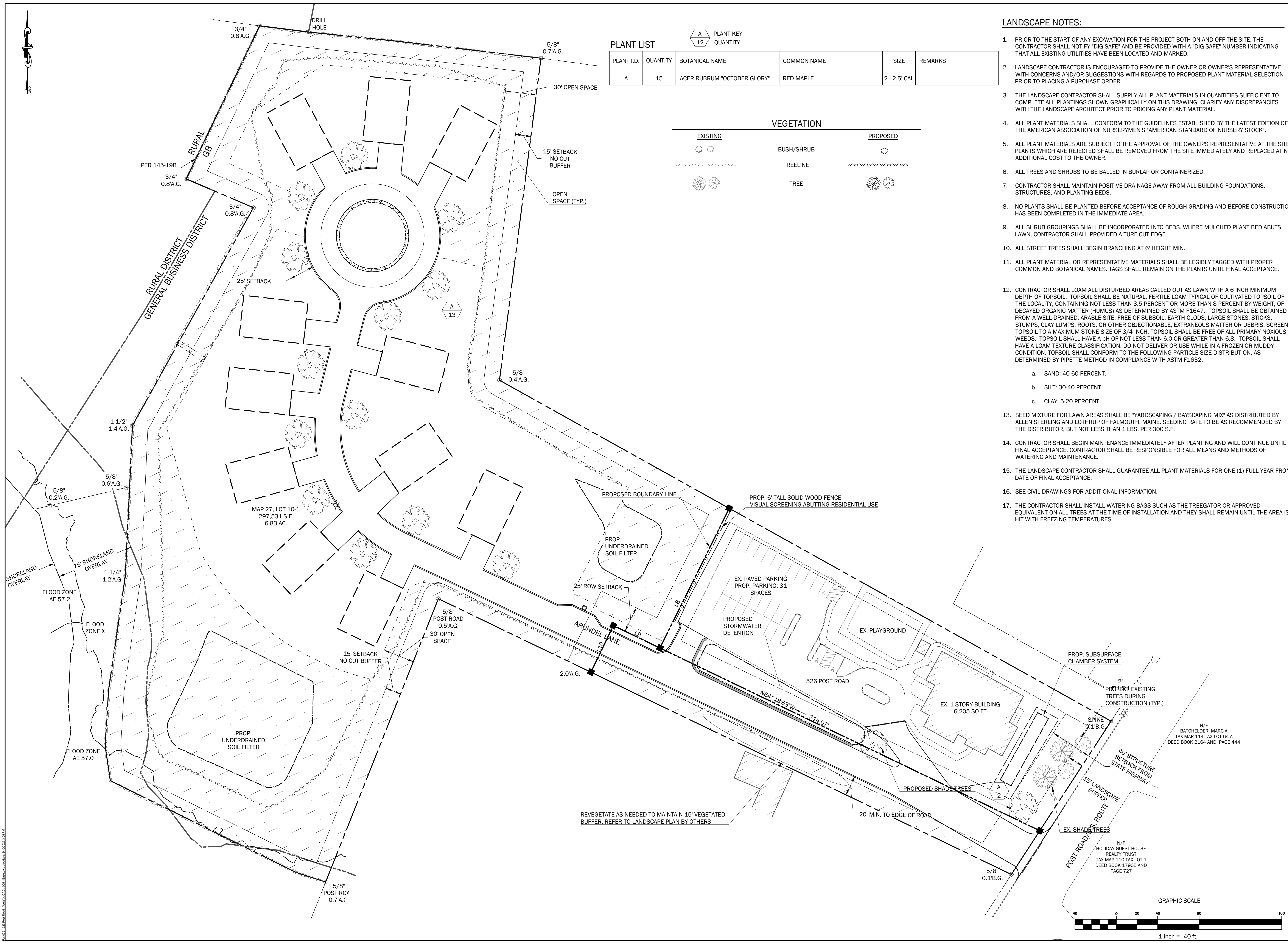
Rev.	Date	Description	Drawn	Check
1	1/22/2026	DEP Stormwater Permit	MRM	LLT
2	2/10/2026	Town Permit Updates	MRM/TEF	LLT
3	3/10/2026	Town Permit Updates	TEF/MBP	LLT

Sheet Title:
EROSION CONTROL PLAN

Job No.: 1005
 Date: 01/22/2026
 Scale: AS SHOWN
 Drawn: MBP/MRM
 Checked: WRW/LLT

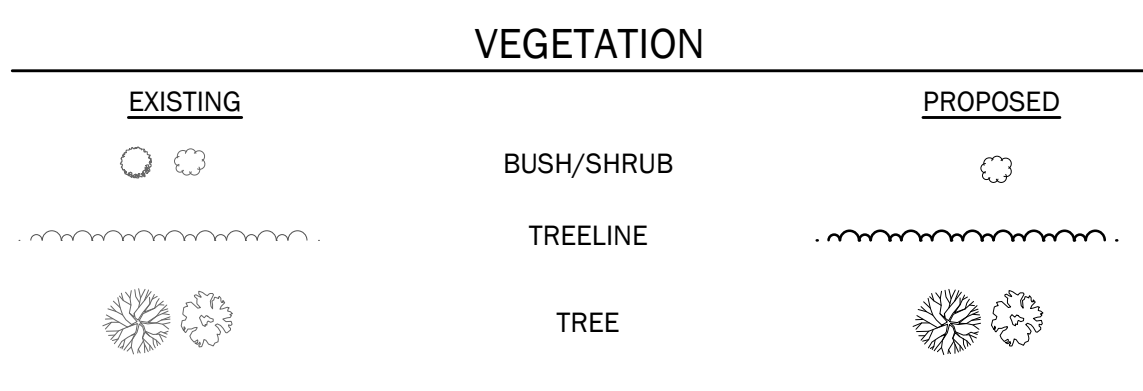
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PLANT LIST

PLANT I.D.	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
A	15	ACER RUBRUM "OCTOBER GLORY"	RED MAPLE	2 - 2.5' CAL	



LANDSCAPE NOTES:

- PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY "DIG SAFE" AND BE PROVIDED WITH A "DIG SAFE" NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
- LANDSCAPE CONTRACTOR IS ENCOURAGED TO PROVIDE THE OWNER OR OWNER'S REPRESENTATIVE WITH CONCERNS AND/OR SUGGESTIONS WITH REGARDS TO PROPOSED PLANT MATERIAL SELECTION PRIOR TO PLACING A PURCHASE ORDER.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN GRAPHICALLY ON THIS DRAWING. CLARIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT PRIOR TO PRICING ANY PLANT MATERIAL.
- ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK".
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE AT THE SITE. PLANTS WHICH ARE REJECTED SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- ALL TREES AND SHRUBS TO BE BALLED IN BURLAP OR CONTAINERIZED.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
- NO PLANTS SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING AND BEFORE CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SHRUB GROUPINGS SHALL BE INCORPORATED INTO BEDS. WHERE MULCHED PLANT BED ABUTS LAWN, CONTRACTOR SHALL PROVIDED A TURF CUT EDGE.
- ALL STREET TREES SHALL BEGIN BRANCHING AT 6' HEIGHT MIN.
- ALL PLANT MATERIAL OR REPRESENTATIVE MATERIALS SHALL BE LEGIBLY TAGGED WITH PROPER COMMON AND BOTANICAL NAMES. TAGS SHALL REMAIN ON THE PLANTS UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL LOAM ALL DISTURBED AREAS CALLED OUT AS LAWN WITH A 6 INCH MINIMUM DEPTH OF TOPSOIL. TOPSOIL SHALL BE NATURAL, FERTILE LOAM TYPICAL OF CULTIVATED TOPSOIL OF THE LOCALITY, CONTAINING NOT LESS THAN 3.5 PERCENT OR MORE THAN 8 PERCENT BY WEIGHT, OF DECAYED ORGANIC MATTER (HUMUS) AS DETERMINED BY ASTM F1647. TOPSOIL SHALL BE OBTAINED FROM A WELL-DRAINED, ARABLE SITE, FREE OF SUBSOIL, EARTH CLOUDS, LARGE STONES, STICKS, STUMPS, CLAY LUMPS, ROOTS, OR OTHER OBJECTIONABLE, EXTRANEIOUS MATTER OR DEBRIS. SCREEN TOPSOIL TO A MAXIMUM STONE SIZE OF 3/4 INCH. TOPSOIL SHALL BE FREE OF ALL PRIMARY NOXIOUS WEEDS. TOPSOIL SHALL HAVE A pH OF NOT LESS THAN 6.0 OR GREATER THAN 6.8. TOPSOIL SHALL HAVE A LOAM TEXTURE CLASSIFICATION. DO NOT DELIVER OR USE WHILE IN A FROZEN OR MUDDY CONDITION. TOPSOIL SHALL CONFORM TO THE FOLLOWING PARTICLE SIZE DISTRIBUTION, AS DETERMINED BY PIPETTE METHOD IN COMPLIANCE WITH ASTM F1632.
 - SAND: 40-60 PERCENT.
 - SILT: 30-40 PERCENT.
 - CLAY: 5-20 PERCENT.
- SEED MIXTURE FOR LAWN AREAS SHALL BE "YARDSCAPING / BAYSCAPING MIX" AS DISTRIBUTED BY ALLEN STERLING AND LOTHROP OF FALMOUTH, MAINE. SEEDING RATE TO BE AS RECOMMENDED BY THE DISTRIBUTOR, BUT NOT LESS THAN 1 LBS. PER 300 S.F.
- CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF WATERING AND MAINTENANCE.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF FINAL ACCEPTANCE.
- SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR SHALL INSTALL WATERING BAGS SUCH AS THE TREGATOR OR APPROVED EQUIVALENT ON ALL TREES AT THE TIME OF INSTALLATION AND THEY SHALL REMAIN UNTIL THE AREA IS HIT WITH FREEZING TEMPERATURES.

WALSH
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STATE OF MAINE
WILIAM R. WALSH, III
No. 8204
LICENSED PROFESSIONAL ENGINEER
01/22/2026

ARUNDEL LANE SUBDIVISION

526 POST ROAD
WELLS, ME 04090

PREPARED FOR:
THE GRACE GROUP, LLC
P.O. BOX 2021
NORTH CHELMSFORD, MASSACHUSETTS 01863

ARUNDEL LANE SUBDIVISION

526 POST ROAD
WELLS, ME 04090

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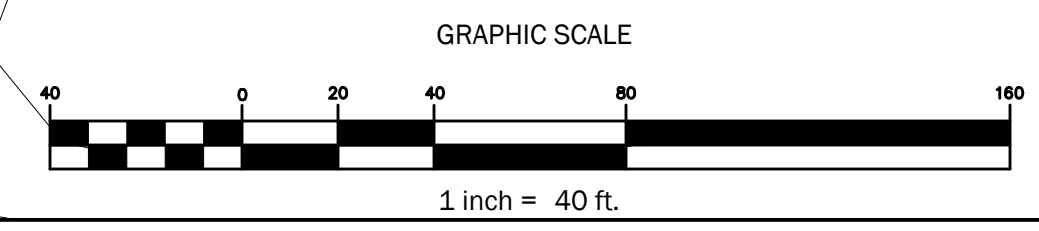
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Sheet Title:
LANDSCAPING PLAN

Job No.: 1005
Date: 01/22/2026
Scale: AS SHOWN
Drawn: MBP/MRM
Checked: WRW/LLT

Sheet No.: **L-1**

PRELIMINARY - NOT FOR CONSTRUCTION



INTRODUCTION

THE FOLLOWING PLAN FOR CONTROLLING SEDIMENTATION AND EROSION IN THIS PROJECT IS BASED ON CONSERVATION PRACTICES FOUND IN THE MAINE EROSION & SEDIMENT CONTROL BMPs MANUAL, OCTOBER 2016, AND MAINE EROSION AND SEDIMENT CONTROL PRACTICE FIELD GUIDE FOR CONTRACTORS, REVISED 2014. MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE CONTRACTOR WHO IMPLEMENTS THIS PLAN SHALL BE FAMILIAR WITH THESE PUBLICATIONS AND ADHERE TO THEM AND THE PRACTICES PRESENTED HEREIN

REFERENCE IS MADE TO THE GRADING AND DRAINAGE PLANS WITHIN THE PLAN SET, SHOWING THE LOCATIONS AND TYPES OF PROPOSED MEASURES TO BE IMPLEMENTED.

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES

THE FOLLOWING IS A LIST OF GENERAL EROSION CONTROL PRACTICES THAT WILL BE USED TO PREVENT EROSION AND SEDIMENTATION BEFORE, DURING AND AFTER THE CONSTRUCTION OF THIS PROJECT. IN ADDITION, SPECIAL CARE SHALL BE TAKEN AT ALL TIMES TO: LIMIT DISTURBANCE AND, HENCE, EROSION

- 1) CORRECT ANY EROSION PROBLEMS IMMEDIATELY
- 2) REGULARLY MONITOR THE IMPLEMENTED PRACTICES, ESPECIALLY AFTER EVERY RAINFALL
- 3) REVEGETATE DISTURBED AREAS AS SOON AS POSSIBLE AFTER CONSTRUCTION
- 4) CONFORM TO ALL REQUIREMENTS/STANDARDS OF THE SITE'S MAINE DEP EROSION & SEDIMENT CONTROL BMP MANUAL.

SILT FENCE AND/OR EROSION CONTROL MIX SEDIMENT BARRIERS

SILT FENCE AND/OR EROSION CONTROL MIX SEDIMENT BARRIERS WILL BE INSTALLED ALONG THE DOWN GRADIENT SIDE OF THE PROPOSED GROUND DISTURBANCE AREAS PRIOR TO ANY CONSTRUCTION ACTIVITIES WHERE SLOPES EXCEED 8% OR THERE IS FLOWING WATER BOTH SILT FENCE AND EROSION CONTROL MATTING BERMS SHALL BE USED.

CATCH BASIN PROTECTION

CATCH BASIN PROTECTION WILL BE INSTALLED AT THE FIRST DOWNGRADIENT CATCH BASIN IN STREET ADJACENT TO ANY CONSTRUCTION ACTIVITIES AND IN ALL ONSITE CATCH BASINS UNTIL SITE HAS BEEN COMPLETELY STABILIZED.

CONSTRUCTION PHASE

THE FOLLOWING GENERAL PRACTICES WILL BE IMPLEMENTED TO PREVENT EROSION DURING CONSTRUCTION ON THIS PROJECT:

1. EROSION AND SEDIMENTATION CONTROL BMPs SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF EARTHWORK ACTIVITIES.
2. ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION WILL BE CLEARED AND LEFT IN AN UNTREATED OR UNVEGETATED CONDITION, AN AREA NO LARGER THAN WHAT CAN BE MULCHED IN ONE DAY MAY BE OPEN AT ONCE. ONCE CONSTRUCTION OF AN AREA IS COMPLETE, FINAL GRADING, LOAMING AND SEEDING SHALL OCCUR IMMEDIATELY REFER TO "POST CONSTRUCTION VEGETATION" SECTION. IF DURING FINAL GRADING, LOAMING AND SEEDING CAN NOT OCCUR IMMEDIATELY, IT SHALL BE DONE PRIOR TO ANY STORM EVENT AND WITHIN 15 DAYS OF COMPLETING CONSTRUCTION IN THE AREA. IF FINAL GRADING, LOAMING AND SEEDING CANNOT OCCUR WITHIN 7 DAYS, OR IF THE AREA IS NOT UNDER ACTIVE CONSTRUCTION FOR A PERIOD LONGER THAN 7 DAYS, SEE ITEM NO. 4 BELOW.
3. PRIOR TO THE START OF CONSTRUCTION IN A SPECIFIC AREA, SILT FENCING SHALL BE INSTALLED ON DOWNGRADIENT PORTIONS OF THE SITE AS LOCATED ON THE PLANS TO PROTECT AGAINST ANY CONSTRUCTION RELATED EROSION.
4. TOPSOIL WILL BE STOCKPILED WHEN NECESSARY IN AREAS WHICH HAVE MINIMUM POTENTIAL FOR EROSION AND WILL BE KEPT AS FAR AS POSSIBLE FROM EXISTING DRAINAGE AREAS AND WETLANDS. ALL STOCKPILES EXPECTED TO REMAIN LONGER THAN 7 DAYS SHALL BE:
 - A. TREATED WITH ANCHORED MULCH (WITHIN 5 DAYS OF THE LAST DEPOSIT OF STOCKPILED SOIL).
 - B. SEEDED WITH CONSERVATION MIX AND MULCHED IMMEDIATELY.
 - C. STOCKPILES SHALL BE EITHER PLACED UPHILL OF AN EXISTING SEDIMENT BARRIER ON THE SITE OR ENCIRCLED BY A HAY BALE OR SILT FENCE BARRIER THE FIRST DAY THAT STOCKPILING COMMENCES.
5. ALL DISTURBED AREAS EXPECTED TO REMAIN LONGER THAN 7 DAYS SHALL BE:
 - A. TREATED WITH STRAW AT A RATE OF 70-90 LBS. PER 1000 SQUARE FEET FROM 4/16 TO 10/1, OR AT A RATE OF 150-200 LBS. PER 1000 SQUARE FEET FROM 10/1 TO 4/15.
 - B. SEEDED WITH CONSERVATION MIX OF PERENNIAL RYE GRASS (1.0 LBS./1000 SQ.FT.) AND MULCHED IMMEDIATELY. FROM 10/1 TO 4/15, FOLLOW THE SEEDING RATES AS OUTLINED BELOW IN SUB-SECTION 4.D. OF THE "POST CONSTRUCTION VEGETATION" SECTION.
 - C. MONITORED EVERY TWO WEEKS UNTIL SEEDING CAN OCCUR AND REMULCHED AS NEEDED TO PROTECT SLOPES.
6. ALL GRADING WILL BE HELD TO A MAXIMUM 3:1 SLOPE WHERE PRACTICAL. GREATER SLOPES MAY BE USED WHERE THE BANKS ARE PROTECTED WITH SOFT ARMOUR MATTING, EROSION CONTROL MATTING, OR RIPRAP. ALL SLOPES WILL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY AFTER FINAL GRADING IS COMPLETE. (IT IS UNDERSTOOD THAT IMMEDIATELY MEANS WITHIN 5 DAYS OF THE COMPLETION OF WORK. SEE POST-CONSTRUCTION VEGETATION FOR SEEDING SPECIFICATION).
7. APPLICATION RATE MUST BE 2 BALES (70-90 LBS.) PER 1,000 SQUARE FEET OR 1.5 TO 2 TONS (90-100 BALES) PER ACRE TO COVER 75 TO 90% OF THE GROUND SURFACE. DRIVE OVER WITH TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
8. CONSTRUCTION TRAFFIC WILL BE DIRECTED OVER THE EXISTING SITE ENTRANCE. THE ROAD SHALL BE SWEEPED AND VACUUMED DAILY SHOULD SEDIMENT BE TRACKED ONTO IT.
9. ALL AREAS DRAINING TO A STORMWATER FILTER OR BMP SHALL BE STABILIZED PRIOR TO CONSTRUCTION OF FILTER MEDIA TO PREVENT SEDIMENT FROM CLOGGING MEDIA.

DEWATERING

1. ALL DEWATERING DISCHARGE LOCATIONS SHALL BE LOCATED ON RELATIVELY FLAT GROUND AT LEAST 7'5" FROM STREAMS AND 25' FROM WETLANDS. THE CONTRACTOR SHALL UTILIZE DIRTBAGS, EROSION CONTROL MIX BERMS, OR SIMILAR METHODS FOR FILTRATION OF DEWATERING AND SHALL CONFORM TO THE MAINE EROSION AND SEDIMENT CONTROL BMPs G-1, G-2, AND G-3.

POST CONSTRUCTION REVEGETATION

THE FOLLOWING GENERAL PRACTICES WILL BE IMPLEMENTED TO PREVENT EROSION AS SOON AS AN AREA IS READY TO UNDERGO FINAL GRADING:

1. A MINIMUM OF 6" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND NATURAL APPEARANCE.
2. LAWN AREAS: "PARK MIX" GRASS SEED BY ALLEN, STERLING & LOTHROP (FALMOUTH, MAINE), OR APPROVED EQUAL.
3. MULCH SHALL BE HAY OR STRAW MULCHES THAT ARE DRY AND FREE FROM UNDESIRABLE SEEDS AND COURSE MATERIALS.
 - A. APPLICATION RATE MUST BE 2 BALES (70-90 LBS.) PER 1,000 SQUARE FEET OR 1.5 TO 2 TONS (90-100 BALES) PER ACRE TO COVER 75 TO 90% OF THE GROUND SURFACE.
 - B. DRIVE OVER WITH TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
 - C. BLANKET WITH TACKED PHOTODEGRADABLE/BIODEGRADABLE NETTING ON GRADES GREATER THAN 5%.
4. HYDRO-MULCH SHALL CONSIST OF A MIXTURE OF ASPHALT, WOOD FIBRE OR PAPER FIBRE AND WATER, WHICH IS SPRAYED OVER A SEEDED AREA. HYDRO-MULCH SHALL NOT BE USED BETWEEN 10/1 AND 4/15.
5. CONSTRUCTION SHALL BE PLANNED TO ELIMINATE THE NEED FOR SEEDING BETWEEN OCTOBER 1ST AND APRIL 15TH. SHOULD SEEDING BE NECESSARY BETWEEN THESE DATES, THE FOLLOWING PROCEDURE SHALL BE FOLLOWED:
 - A. ONLY UNFROZEN LOAM SHALL BE USED.
 - B. LOAMING, SEEDING AND MULCHING WILL NOT BE DONE OVER SNOW OR ICE COVER. IF SNOW EXISTS, IT MUST BE REMOVED PRIOR TO PLACEMENT OF SEED.
 - C. WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS./1000 S.F.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
 - D. WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.5 LBS./1000 S.F.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
 - E. FERTILIZING, SEEDING AND MULCHING SHALL BE DONE ON LOAM THE DAY THE LOAM IS SPREAD.
 - F. HAY MULCH SHALL BE SECURED WITH PHOTODEGRADABLE/BIODEGRADABLE NETTING. TRACKING BY MACHINERY ALONE WILL NOT SUFFICE. WINTER MULCHING RATES, SHALL BE DOUBLE AS SPECIFIED ABOVE IN SUBSECTION 3.A OF THE "POST CONSTRUCTION REVEGETATION" SECTION, SHOULD BE APPLIED DURING THIS PERIOD.
6. FOLLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL 90% COVER HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT BY THE CONTRACTOR WITHIN 10 DAYS OF NOTIFICATION BY THE DESIGN PROFESSIONAL THAT THE EXISTING CATCH IS INADEQUATE.

MONITORING SCHEDULE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING, MONITORING, MAINTAINING, REPAIRING, REPLACING AND REMOVING ALL OF THE EROSION AND SEDIMENTATION CONTROLS OR APPOINTING A QUALIFIED SUBCONTRACTOR TO DO SO.

MAINTENANCE MEASURES WILL BE APPLIED DURING THE ENTIRE CONSTRUCTION CYCLE. IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL, AND AT LEAST ONCE A WEEK, A VISUAL INSPECTION WILL BE MADE OF ALL EROSION AND SEDIMENTATION CONTROLS AS FOLLOWS:

1. SILT FENCE SHALL BE INSPECTED AND REPAIRED. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREAS UNDERGOING FINAL GRADING.
2. CONSTRUCTION ENTRANCE SHALL BE VISUALLY INSPECTED AND REPAIRED AS NEEDED. ANY AREAS SUBJECT TO RUTTING SHALL BE STABILIZED IMMEDIATELY. IF THE VOIDS OF THE CONSTRUCTION ENTRANCE BECOME FILLED WITH MUD, MORE CRUSHED STONE SHALL BE ADDED AS NEEDED. THE PUBLIC ROADWAY SHALL BE SWEEPED AND VACUUMED SHOULD MUD BE DEPOSITED/TRACKED ONTO THEM.

STANDARDS FOR STABILIZING SITES FOR THE WINTER

THE FOLLOWING STANDARDS AND METHODOLOGIES SHALL BE USED FOR STABILIZING THE SITE DURING THE WINTER CONSTRUCTION PERIOD:

1. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES (ANY AREA HAVING A GRADE GREATER THAN 25%) - THE CONTRACTOR WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15TH. IF THE CONTRACTOR FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15TH, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.
 - A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS: BY OCTOBER 1ST THE CONTRACTOR WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A RATE OF 3 POUNDS PER 1000 SQUARE FEET AND THEN INSTALL EROSION CONTROL MATS OR ANCHORED HAY MULCH OVER THE SEEDING AT TWICE THE RATE AS SPECIFIED ABOVE IN SUBSECTION 3.A OF THE "POST CONSTRUCTION REVEGETATION" SECTION. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS.
 - B. STABILIZE THE SLOPE WITH WOOD-WASTE COMPOST: THE CONTRACTOR WILL PLACE A SIX-INCH LAYER OF WOOD-WASTE COMPOST ON THE SLOPE BY NOVEMBER 15TH. THE CONTRACTOR WILL NOT USE WOOD-WASTE COMPOST TO STABILIZE SLOPES HAVING

GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

- STABILIZE THE SLOPE WITH STONE RIPRAP: THE CONTRACTOR WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15TH. THE DEVELOPMENTS OWNER WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.
- STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS - BY SEPTEMBER 15TH THE CONTRACTOR WILL SEED AND MULCH ALL DISTURBED SOILS ON THE SITE. IF THE CONTRACTOR FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.
 - STABILIZE THE SOIL WITH TEMPORARY VEGETATION: BY OCTOBER 1ST THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE DISTURBED SOIL, BEFORE NOVEMBER, 1, THEN THE CONTRACTOR WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM III OF THIS STANDARD.
 - STABILIZE THE SOIL WITH SOD: THE CONTRACTOR WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1ST. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
 - STABILIZE THE SOIL WITH MULCH: BY NOVEMBER 15TH THE CONTRACTOR WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, THE CONTRACTOR WILL ANCHOR THE MULCH WITH NETTING OR OTHER METHOD TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

EROSION CONTROL REMOVAL

AN AREA IS CONSIDERED STABLE IF IT IS PAVED OR IF 90% GROWTH OF PLANTED SEEDS IS ESTABLISHED. ONCE AN AREA IS CONSIDERED STABLE, THE EROSION CONTROL MEASURES CAN BE REMOVED AS FOLLOWS:

1. SILT FENCE: SILT FENCE SHALL BE DISPOSED OF LEGALLY AND PROPERLY OFF-SITE. ALL SEDIMENT TRAPPED BEHIND THESE CONTROLS SHALL BE DISTRIBUTED TO AN AREA UNDERGOING FINAL GRADING OR REMOVED AND RELOCATED OFF-SITE.
2. STABILIZED CONSTRUCTION ENTRANCE: THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE REMOVED ONCE THE COMPACTED ROADWAY BASE IS IN PLACE. STONE AND SEDIMENT FROM THE CONSTRUCTION ENTRANCE SHALL BE REDISTRIBUTED TO AN AREA UNDERGOING GRADING OR REMOVED AND RELOCATED OFFSITE.
3. MISCELLANEOUS: ONCE ALL THE TRAPPED SEDIMENTS HAVE BEEN REMOVED FROM THE TEMPORARY SEDIMENTATION DEVICES THE DISTURBED AREAS MUST BE REGRADED IN AN AESTHETIC MANNER TO CONFORM TO THE SURROUNDING TOPOGRAPHY. ONCE GRADED THESE DISTURBED AREAS MUST BE LOAMED (IF NECESSARY), FERTILIZED, SEEDED AND MULCHED IN ACCORDANCE WITH THE RATES PREVIOUSLY STATED.

THE ABOVE EROSION CONTROLS MUST BE REMOVED WITHIN 30 DAYS OF FINAL STABILIZATION OF THE SITE. CONFORMANCE WITH THIS PLAN AND FOLLOWING THESE PRACTICES WILL RESULT IN A PROJECT THAT COMPLIES WITH THE STATE REGULATIONS AND THE STANDARDS OF THE NATURAL RESOURCES PROTECTION ACT, AND WILL PROTECT WATER QUALITY IN AREAS DOWNSTREAM FROM THE PROJECT.

HOUSEKEEPING (APPENDIX C)

1. SPILL PREVENTION: CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER. THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.

NOTE: ANY SPILL OR RELEASE OF TOXIC OR HAZARDOUS SUBSTANCES MUST BE REPORTED TO THE DEPARTMENT. FOR OIL SPILLS, CALL 1-800-482-0777 WHICH IS AVAILABLE 24 HOURS A DAY. FOR SPILLS OF TOXIC OR HAZARDOUS MATERIAL, CALL 1-800-452-4664 WHICH IS AVAILABLE 24 HOURS A DAY. FOR MORE INFORMATION, VISIT THE DEPARTMENT'S WEBSITE AT: [HTTP://WWW.MAINE.GOV/DEP/SPILLS/EMERGSPILLSRESP](http://www.maine.gov/dep/spills/emergspillsresp)

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. DISES, BERMS, SUMP, 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. ANY PROJECT PROPOSING

INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.

NOTE: LACK OF APPROPRIATE POLLUTANT REMOVAL BEST MANAGEMENT PRACTICES (BMPs) MAY RESULT IN VIOLATIONS OF THE GROUNDWATER QUALITY STANDARD ESTABLISHED BY 38 M.R.S.A. §465-C(1).

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, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEPED IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST

PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.

NOTE: DEWATERING A STREAM WITHOUT A PERMIT FROM THE DEPARTMENT MAY VIOLATE STATE WATER QUALITY STANDARDS AND THE NATURAL RESOURCES PROTECTION ACT.

4. DEBRIS AND OTHER MATERIALS: MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
5. AUTHORIZED NON-STORMWATER DISCHARGES: IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:
 - DISCHARGES FROM FIREFIGHTING ACTIVITY;
 - FIRE HYDRANT FLUSHINGS;
 - VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE, AND TRANSMISSION WASHING IS PROHIBITED);
 - DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX C(3);
 - ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
 - PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED); IF DETERGENTS ARE NOT USED;
 - UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
 - UNCONTAMINATED GROUNDWATER OR SPRING WATER;
 - FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
 - UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C(5));
 - POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
 - LANDSCAPE IRRIGATION

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

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

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

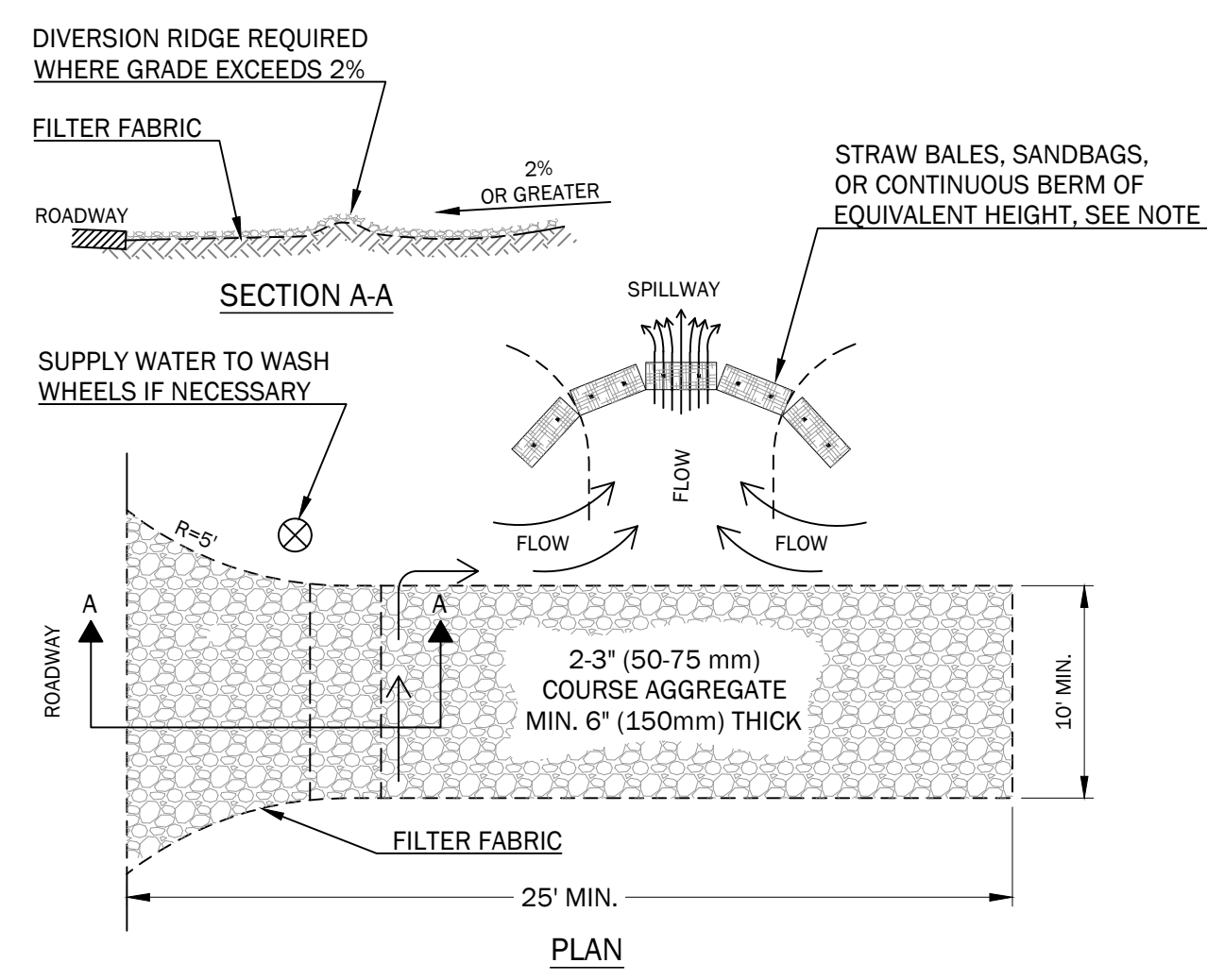


ARUNDEL LANE SUBDIVISION
526 POST ROAD
WELLS, ME 04090

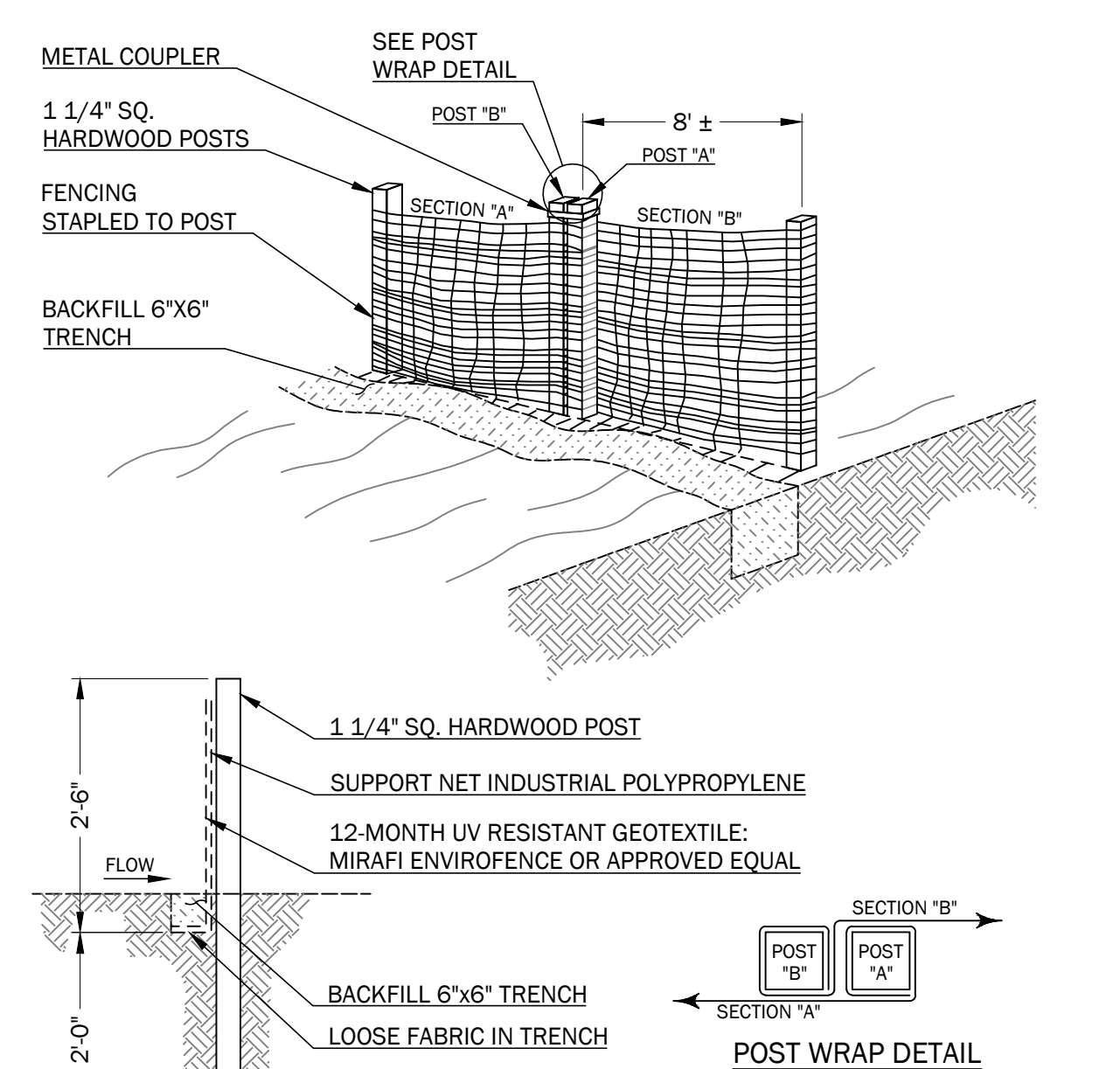
PREPARED FOR:
THE GRACE GROUP, LLC
P.O. BOX 2021
NORTH CHELMSFORD, MASSACHUSETTS 01863

1 EROSION AND SEDIMENTATION CONTROL NOTES

NOT TO SCALE



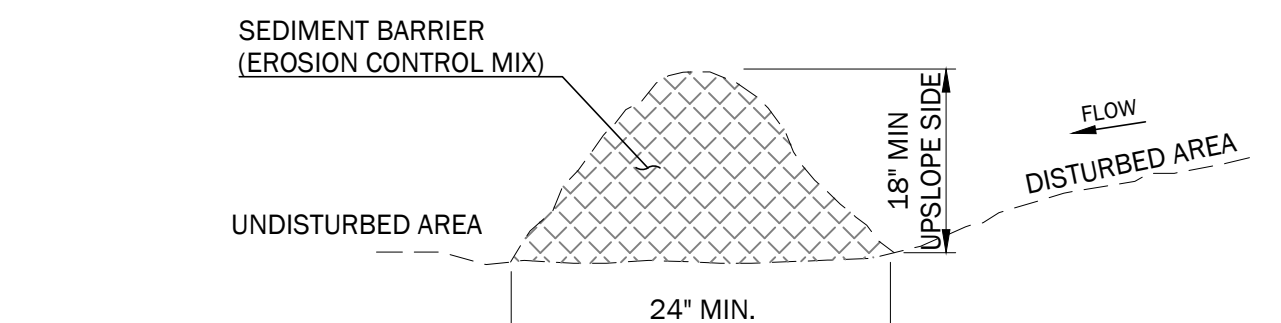
- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEARED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS ONTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
 4. USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED



- NOTES:
1. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 2. SILT FENCE SHALL BE MAINTAINED CONTINUALLY THROUGHOUT THE ENTIRE CONSTRUCTION CYCLE.

3 PREFABRICATED SILT FENCE

NOT TO SCALE



4 EROSION CONTROL SEDIMENT BARRIER DETAIL

NOT TO SCALE

- NOTES:
1. THE EROSION CONTROL MIX SHALL CONTAIN A WELL GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH.
 2. MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS
 - A. THE ORGANIC CONTENT SHALL BE BETWEEN 80 AND 100% DRY WEIGHT BASIS
 - B. PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MAXIMUM OF 85% PASSING A 0.75" 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 <4.0 MMHOS/CM
 - F. THE pH SHOULD FALL BETWEEN 5.0 AND 8.0
 3. PLACE BARRIER ALONG A RELATIVELY FLAT CONTOUR. CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES WHERE FINES CAN WASH UNDER THE BARRIER THROUGH GRASS BLADES AND BRANCHES.
 4. PLACEMENT OF BARRIER SHOULD BE:
 - AT TOE OF THE SLOPE.
 - FROZEN GROUND, BEDROCK OR ROOTED FORESTED AREAS.
 - THE EDGE OF GRAVEL AND AREAS UNDER CONSTRUCTION.
 5. SEDIMENT BARRIER SHALL NOT BE USED ADJACENT TO WETLANDS
 6. REMOVE SEDIMENT DEPOSITS WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
 7. WHEN BARRIER IS DECOMPOSED, CLOGGED WITH SEDIMENT, ERODED OR INEFFECTIVE, IT MUST BE REPLACED OR REPAIRED. THE BARRIER SHOULD BE RESHAPED AS NECESSARY.
 8. IF ECM BERMS ARE USED AS A SILT BARRIER, THEY ARE PROHIBITED AT THE BASE OF A SLOPE STEEPER THAN 8% OR WHERE THERE IS FLOWING WATER WITHOUT THE SUPPORT OF ADDITIONAL MEASURES, SUCH AS A SILT FENCE.

4 EROSION CONTROL SEDIMENT BARRIER DETAIL

NOT TO SCALE

SLOPE & LENGTH TABLE

"S" (SLOPE) FT/FT	"L" (LENGTH) FT/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 EQUAL ELEVATION.

- NOTES:
1. STONE CHECK DAMS ARE NOT REQ'D IN PROPOSED RIPRAP DITCHES. USE IN UNLINED DITCHES DURING CONSTRUCTION.
 2. CHECK DAMS ARE 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.
 3. STONE: 2"-3" CRUSHED STONE (MDO 703.31)
 4. KEY STONE INTO CHANNEL BANKS AND EXTEND IT BEYOND THE ABUTMENTS A MINIMUM OF 18" (0.5m) TO PREVENT FLOW AROUND DAM.

5 STONE CHECK DAM DETAIL

NOT TO SCALE

2 STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

3 PREFABRICATED SILT FENCE

NOT TO SCALE

4 EROSION CONTROL SEDIMENT BARRIER DETAIL

NOT TO SCALE

5 STONE CHECK DAM DETAIL

NOT TO SCALE

Sheet Title:
SITE DETAILS

Rev.	Date	Description	Drawn	Check
1	1/23/2025	DEP Stormwater Permit	MRM	LLT
2	2/10/2026	Town Permit Updates	MRM/TEF	LLT
3	3/10/2026	Town Permit Updates	TEF/MBP	LLT

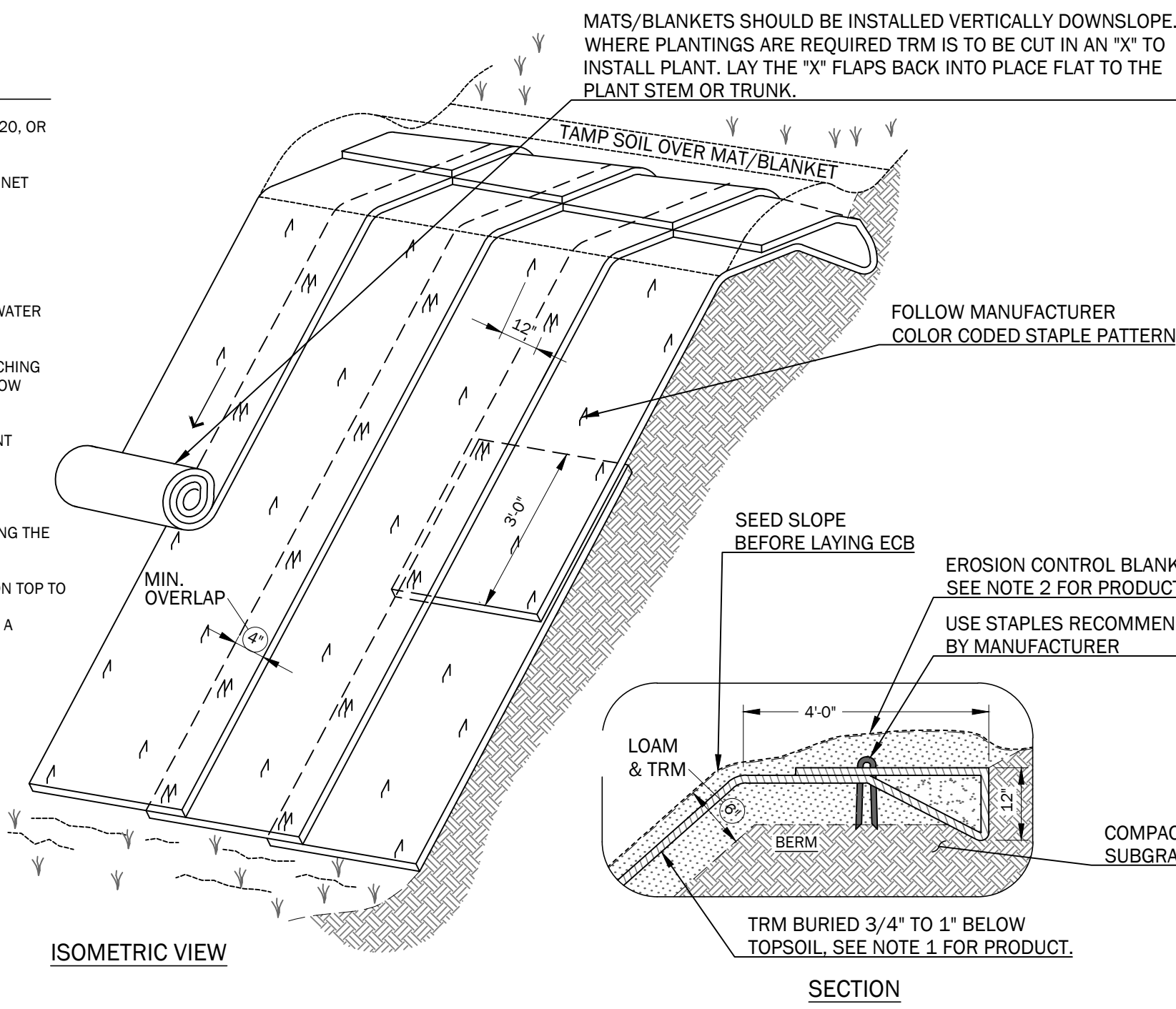
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Date: 01/22/2026
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Drawn: MBP/MRM
Checked: WRW/LLT

Sheet No.:
C4.0

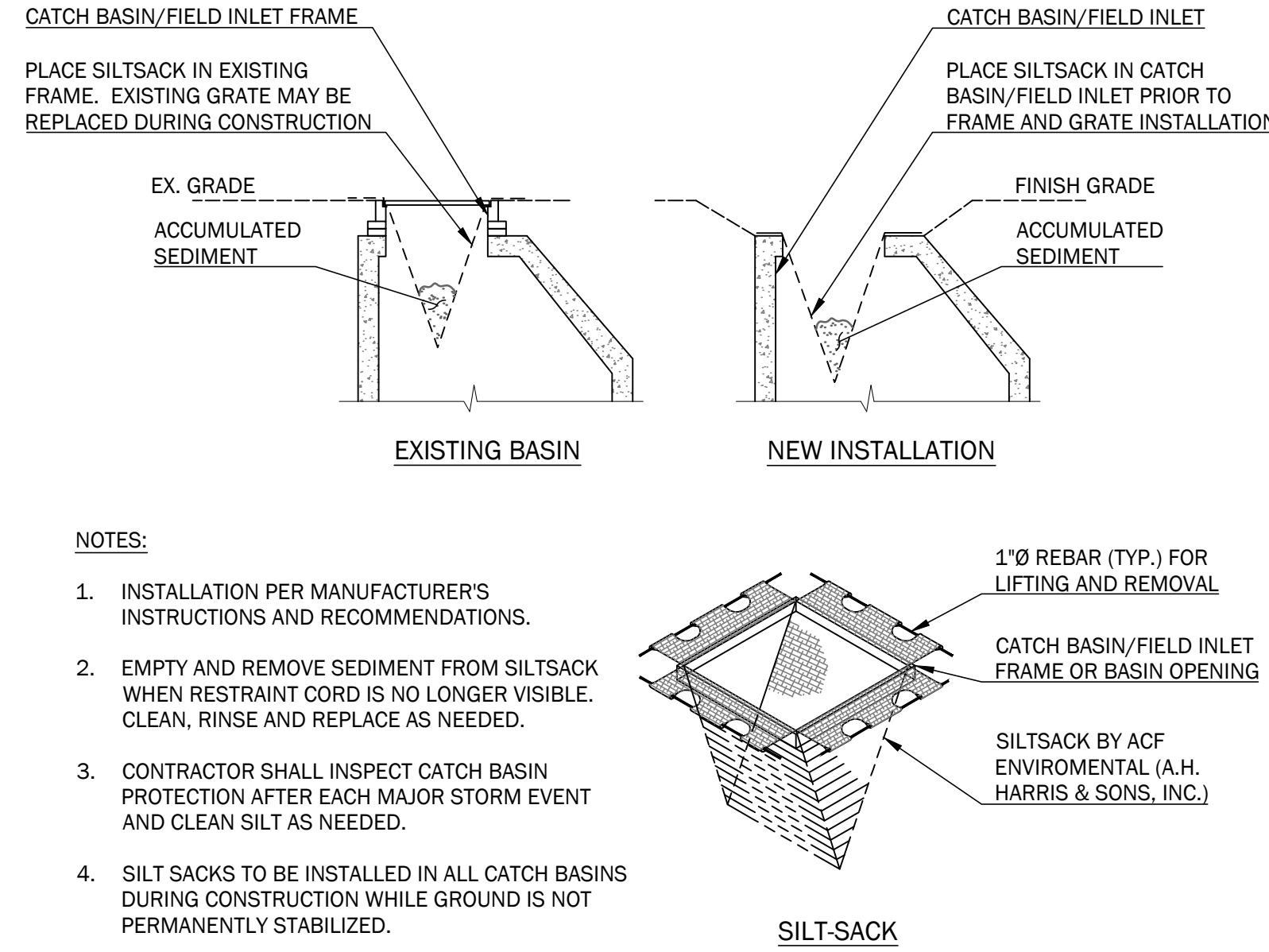
PRELIMINARY - NOT FOR CONSTRUCTION

INSTALLATION INSTRUCTIONS:

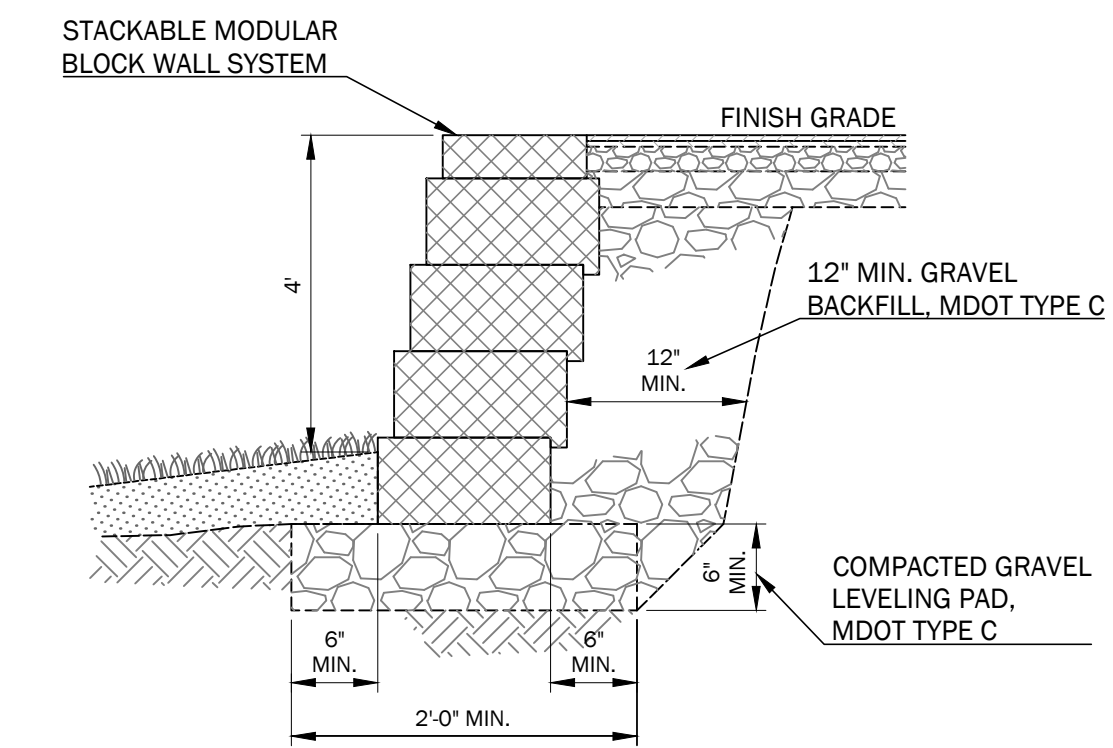
- TURF REINFORCEMENT MAT (TRM) MATERIAL SHALL BE ENKAMAT 7020, OR APPROVED EQUAL.
- EROSION CONTROL BLANKET (ECB) SHALL BE BIONET S75BN SINGLE NET STRAW BLANKET BY NORTH AMERICAN GREEN OR APPROVED EQUAL.
- FOR TRM INSTALLATION ONLY:
 - APPLY 4" OF LOAM ONTO THE GROUND SURFACE.
 - OVER TOP THE 4" OF LOAM, UNROLL MAT IN THE DIRECTION OF WATER FLOW.
- MAT SHOULD LIE FLAT. DO NOT STRETCH MAT OVER GROUND. STRETCHING MAY CAUSE MAT TO BRIDGE DEPRESSIONS IN THE SURFACE AND ALLOW EROSION UNDERNEATH.
- BURY TRANSVERSE TERMINAL ENDS OF MAT TO SECURE AND PREVENT EROSION UNDERNEATH.
- SECURE MAT SNUGLY INTO ALL TRANSVERSE CHECK SLOTS.
- BACKFILL AND COMPACT TRENCHES AND CHECK SLOTS AFTER STAKING THE MAT IN BOTTOM OF TRENCH.
- OVERLAP ROLL ENDS BY THREE (3) FEET (MIN.) WITH UPSLOPE MAT ON TOP TO PREVENT UPLIFT OF MAT END BY WATER FLOW. IF INSTALLING IN THE DIRECTION OF A CONCENTRATED WATER FLOW, START NEW ROLLS IN A TRANSVERSE DITCH.
- OVERLAP ADJACENT EDGES OF MAT BY 4 INCHES (MIN.) AND STAKE.
- USE WOOD STAKES OR STAPLES FOR PINNING MAT TO THE GROUND SURFACE, PER MANUFACTURER'S RECOMMENDATIONS.
- IN ALL TRANSVERSE TERMINAL TRENCHES AND CHECK SLOTS, STAKE EACH MAT AT ITS CENTER AND OVERLAP EDGES BEFORE BACKFILLING AND COMPACTING.
- STAKE OVERLAPS LONGITUDINALLY AT 3 TO 5 FOOT INTERVALS.
- WORK ADDITIONAL LOAM INTO THE MAT AND COVER THE MAT SURFACE WITH 3/4" TO 1" OF LOAM, THEN SEED AND COVER WITH ECB.



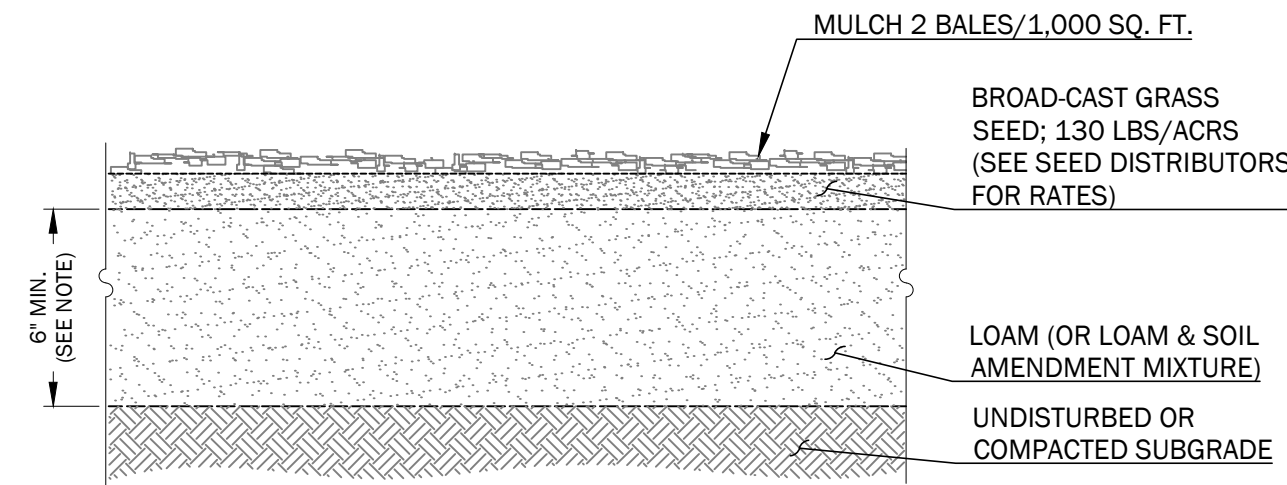
1 STRAW MATTING (ECB) AND TURF REINFORCEMENT MAT (TRM) FOR SLOPE EROSION CONTROL DETAILS
NOT TO SCALE



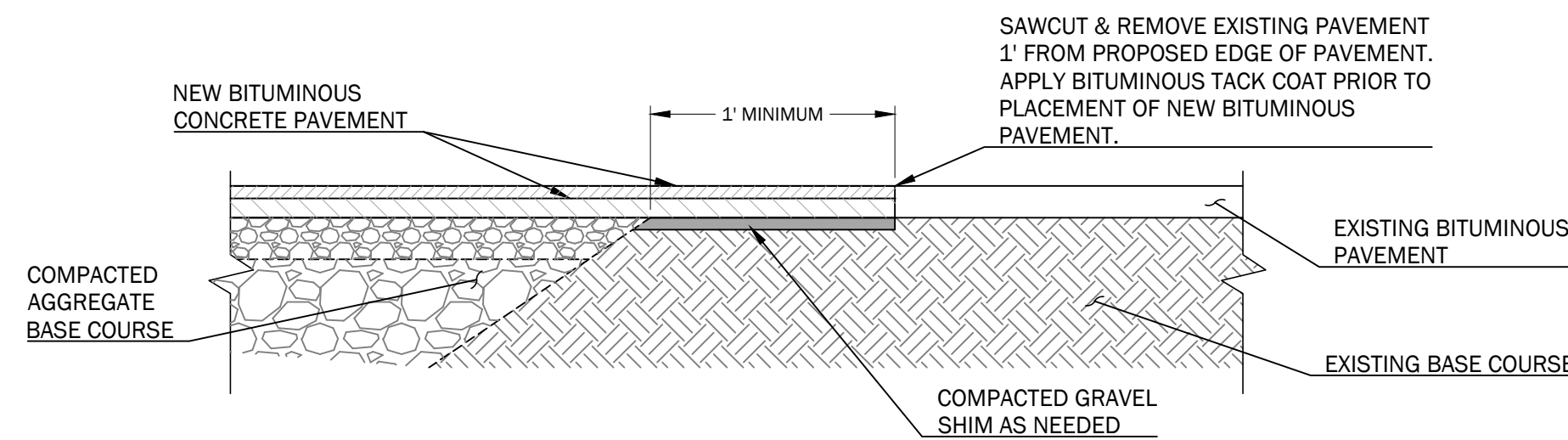
2 SILT SACK AT DRAINAGE STRUCTURE INLET DETAILS
NOT TO SCALE



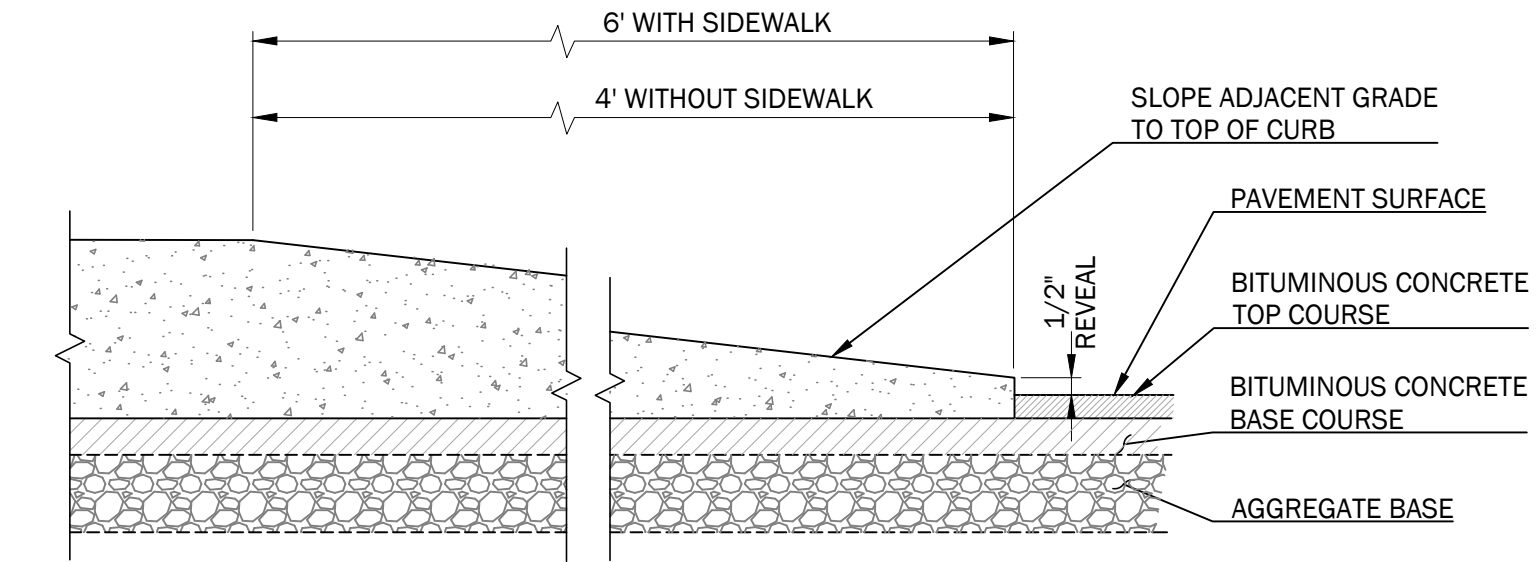
3 RETAINING WALL SECTION
NOT TO SCALE



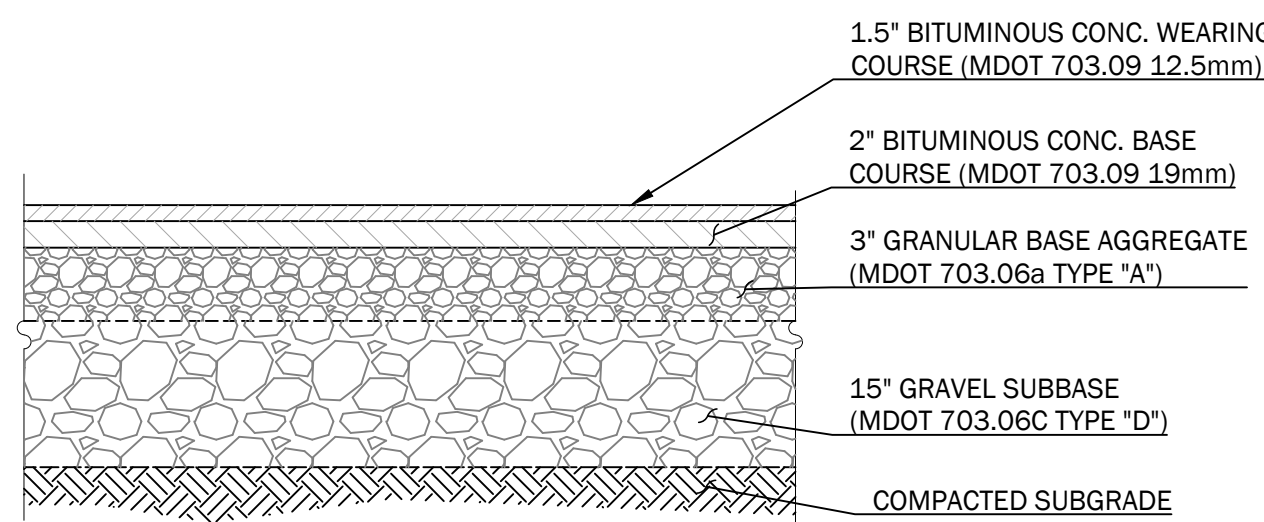
4 LOAM AND SEED DETAIL
NOT TO SCALE



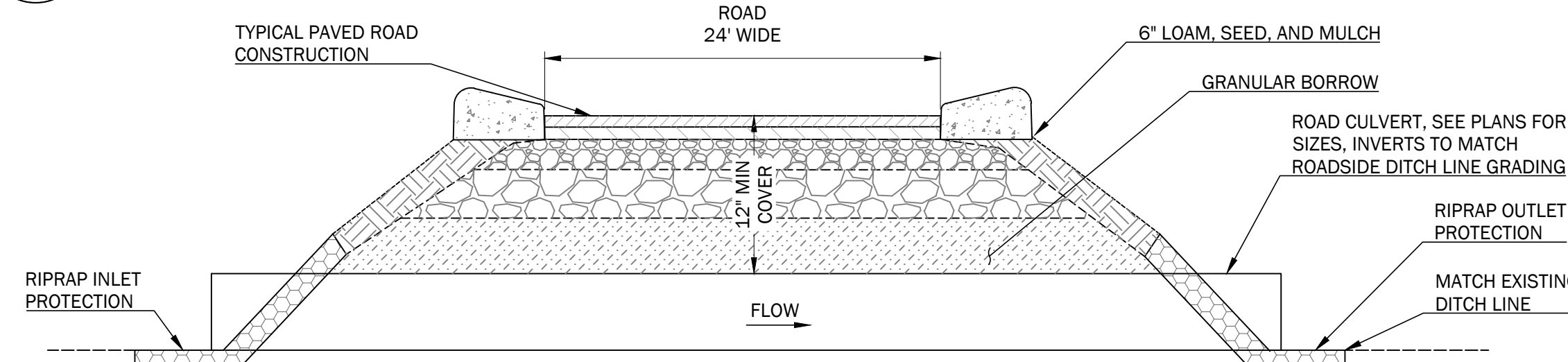
5 PAVEMENT SAW CUT DETAIL
NOT TO SCALE



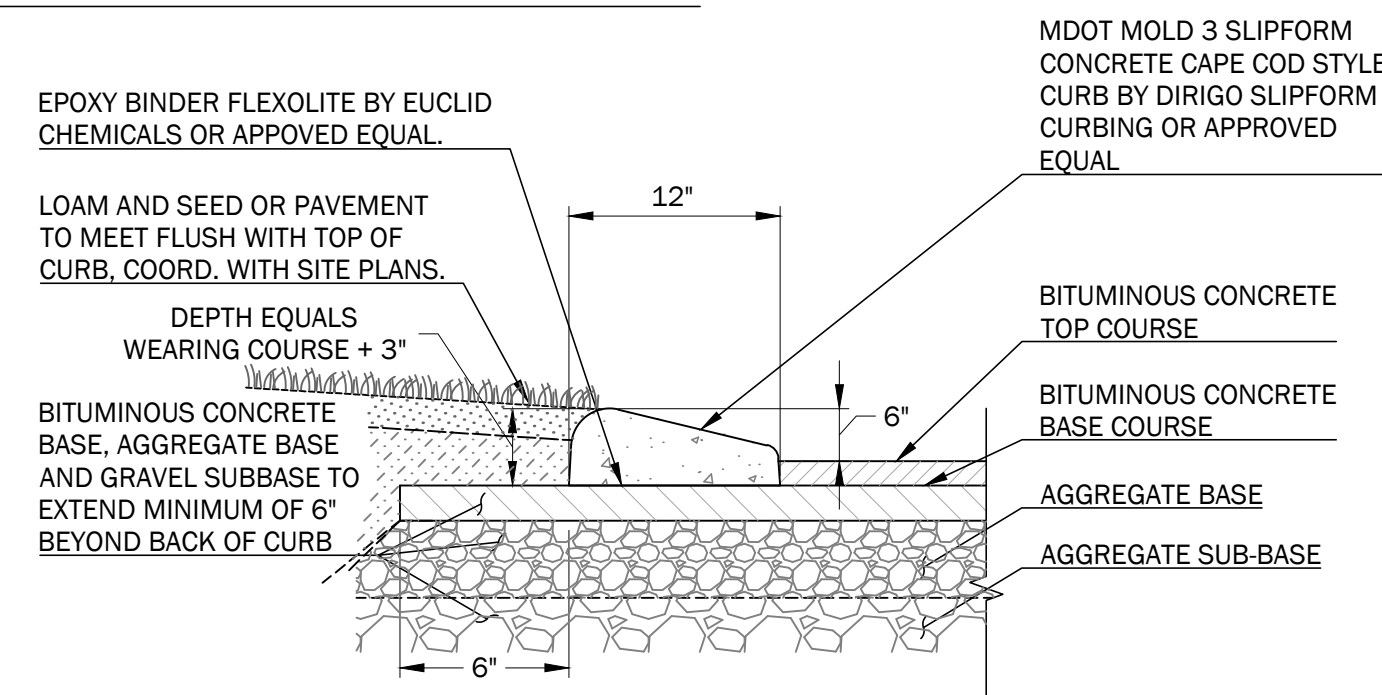
8 CURB TIPDOWN & TERMINAL END DETAIL SLIPFORM OR BITUMINOUS CONCRETE
NOT TO SCALE



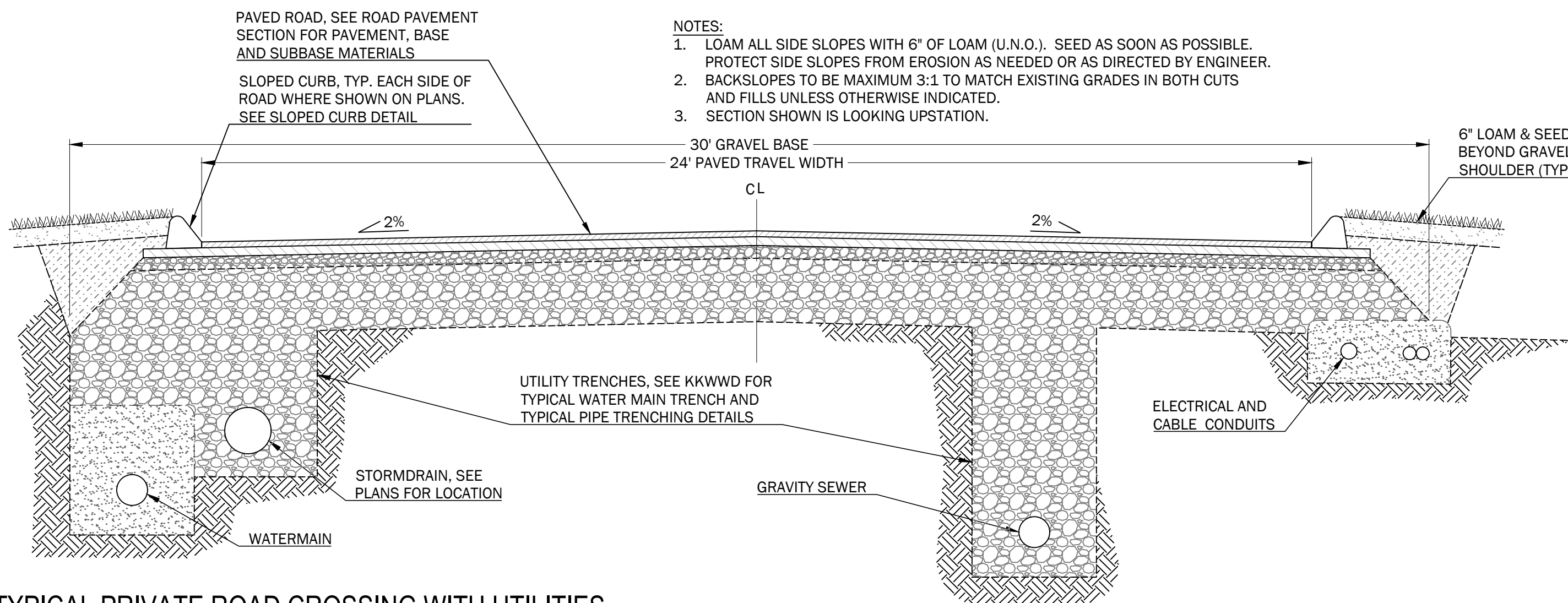
6 ROAD PAVEMENT SECTION
NOT TO SCALE



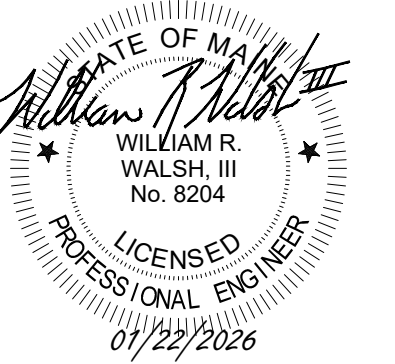
7 TYPICAL PRIVATE ROAD CULVERT
NOT TO SCALE



10 CAPE COD CURB DETAIL - SLIPFORM CONCRETE, MDOT MOLD 3
NOT TO SCALE



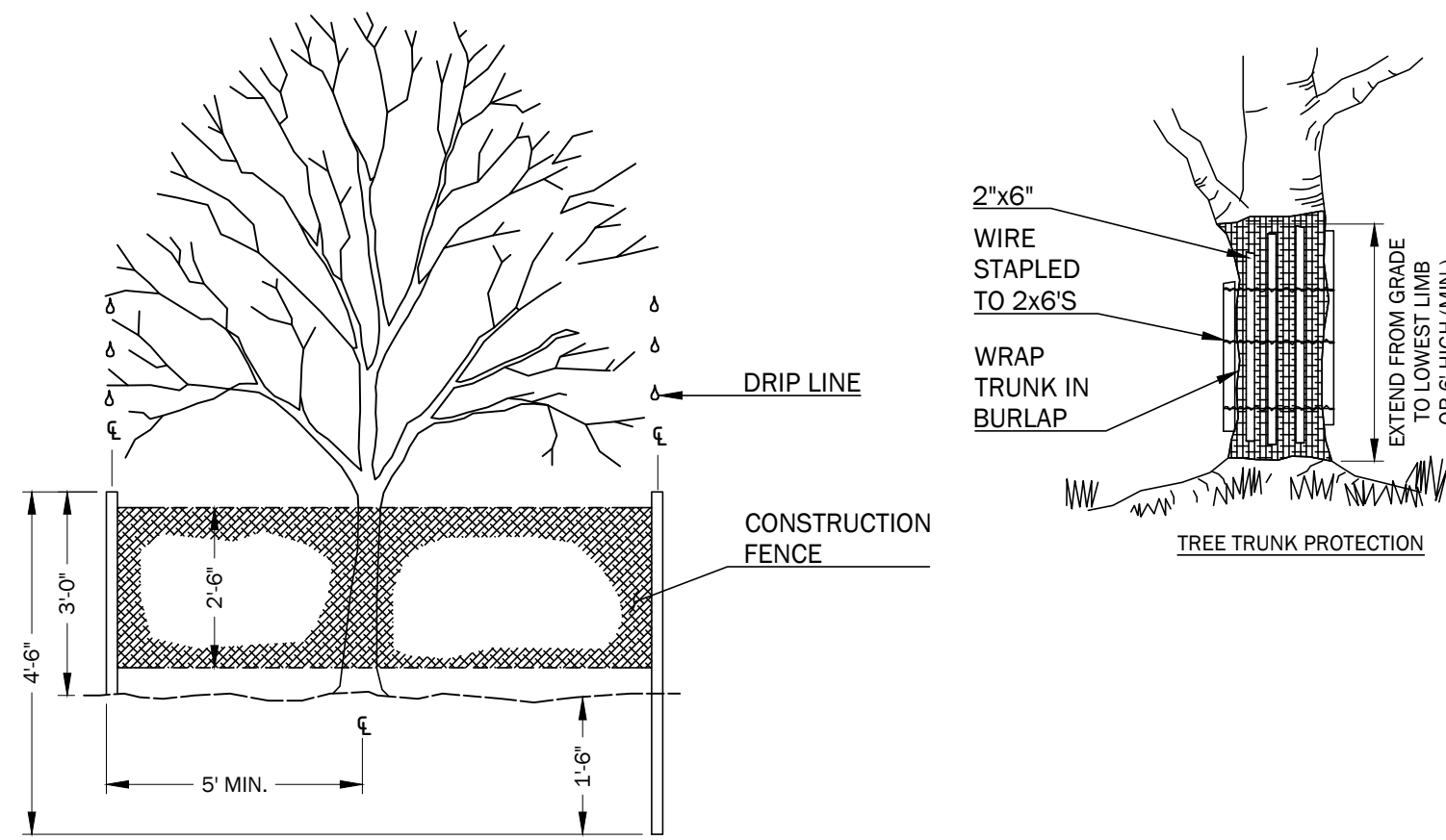
9 TYPICAL PRIVATE ROAD CROSSING WITH UTILITIES
NOT TO SCALE



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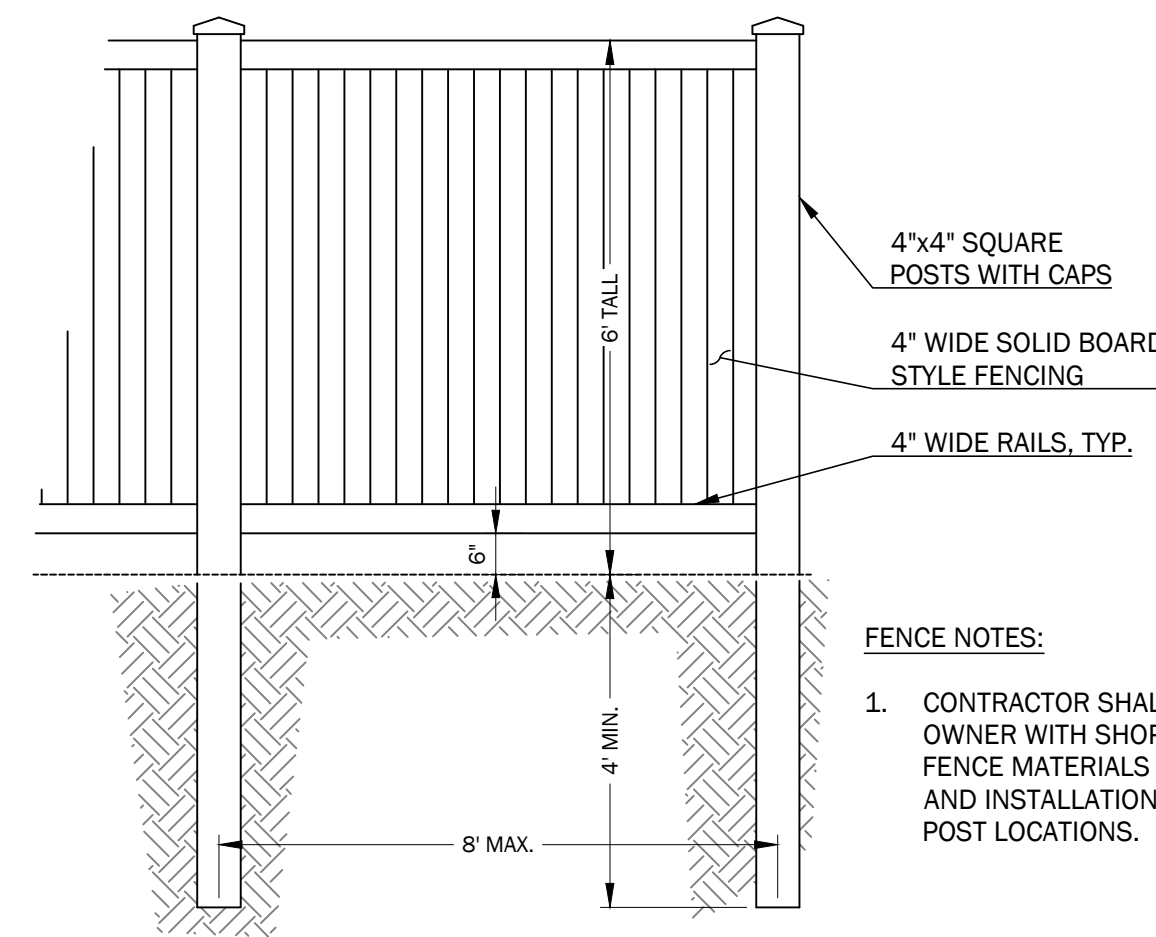
SITE DETAILS

Job No.:	1005	Sheet No.:	
Date:	01/22/2026		
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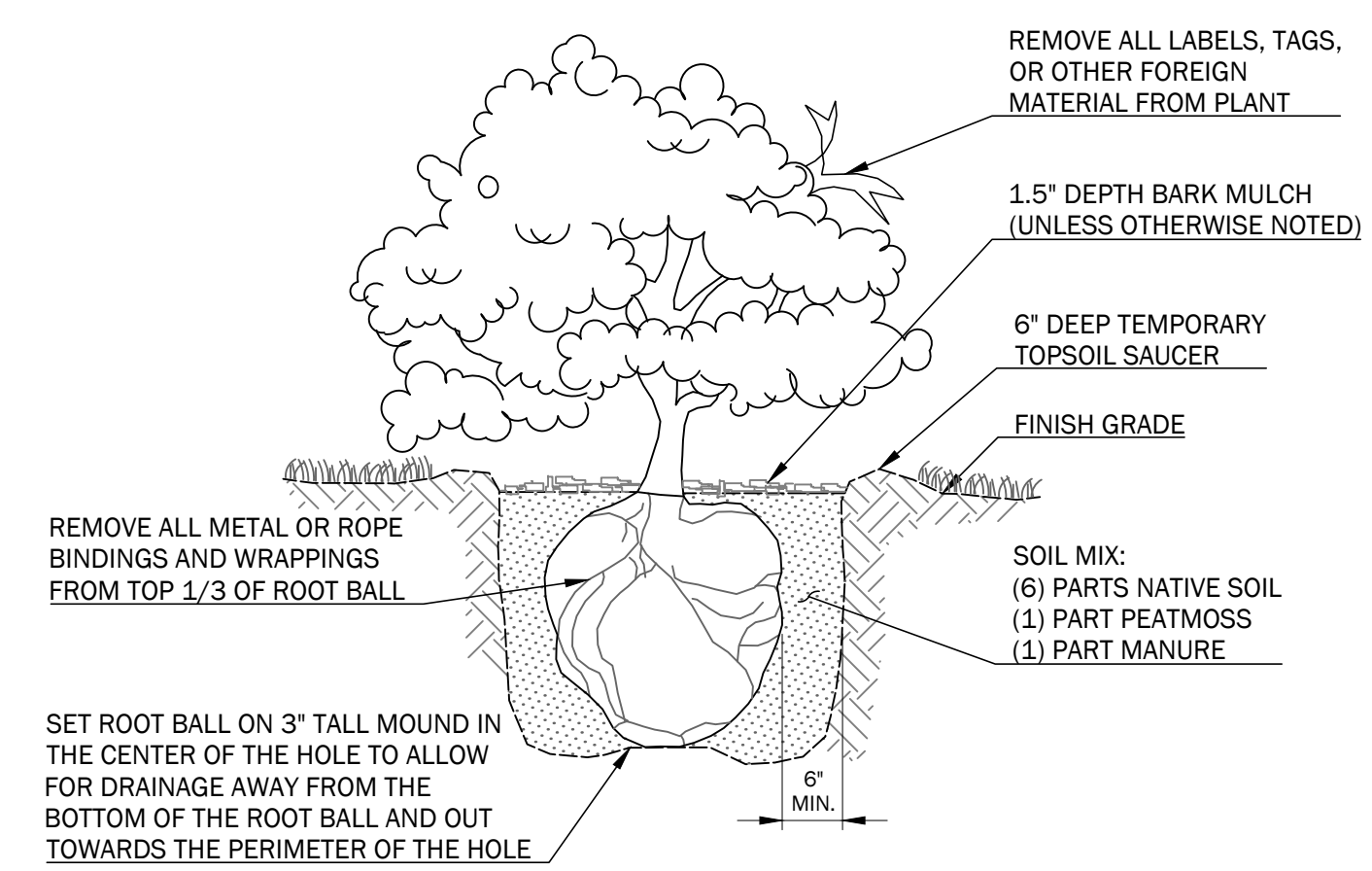
- NOTE:
- INSTALL FENCING AT LEAST 5' FROM THE BASE OF ALL TREES TO BE PROTECTED.
 - ERECT TREE PROTECTIVE FENCING AROUND ALL TREES SHOWN ON DRAWING TO BE PROTECTED.
 - TAKE SPECIAL CARE NOT TO COMPACT OR STORE MATERIAL UNDER AREA WITHIN DRIP LINE OF EXISTING TREE.
 - REMOVE PROTECTION ONLY AFTER ALL GRADING, INCLUDING SPREADING TOPSOIL IS COMPLETED.

1 EXISTING TREE PROTECTION DETAILS
NOT TO SCALE



- NOTES
- PRUNE DEAD AND BROKEN BRANCHES, RETAINING NATURAL SHAPE. DO NOT CUT LEADER.
 - GUY TREES ONLY IF IN WINDY LOCATIONS, WITH #12 TWISTED ANNEALED GALVANIZED WIRE. 3 - GUYS PER TREE WITH 2" GALVANIZED TURNBUCKLES.

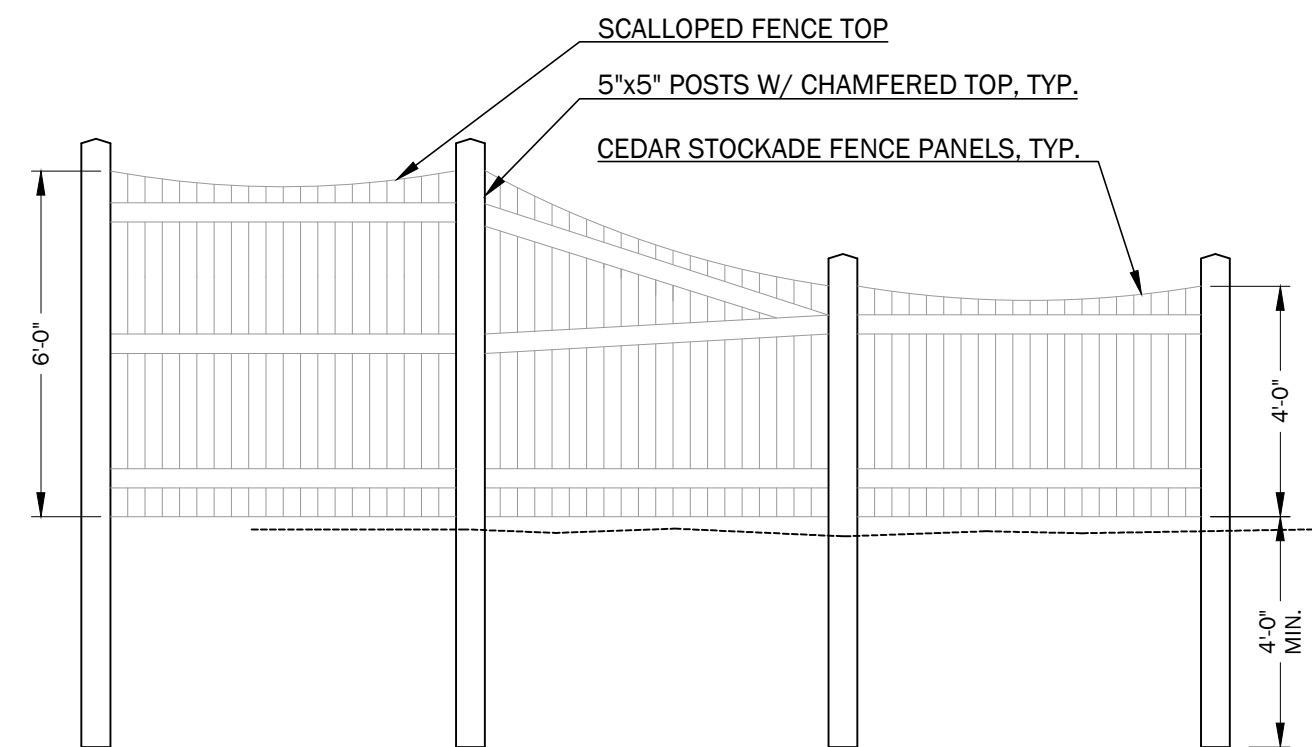
2 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



3 SHRUB PLANTING INSTALLATION DETAIL
NOT TO SCALE

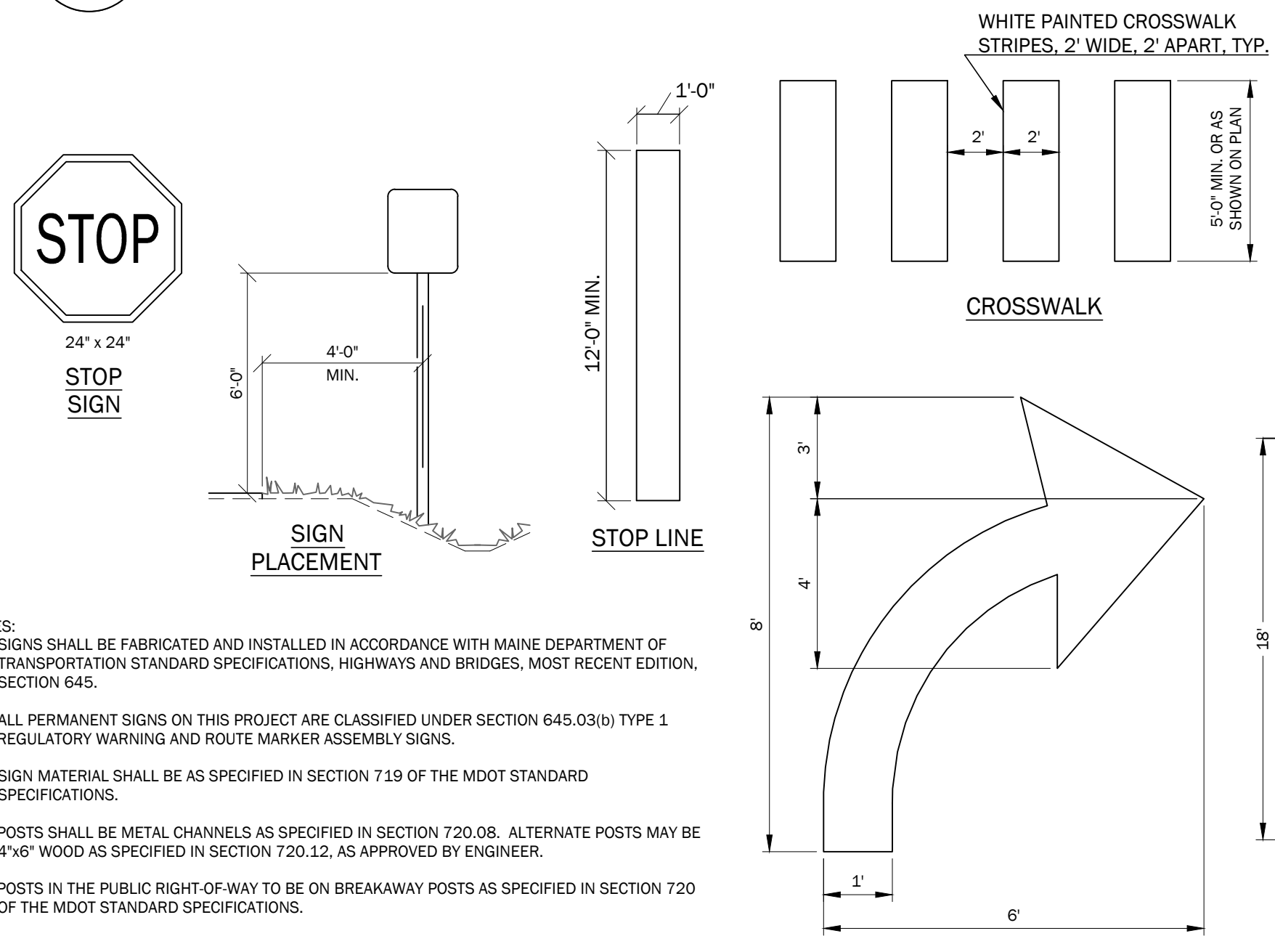
4 STOCKADE STYLE FENCE DETAILS
NOT TO SCALE

- NOTES:
- FENCE MATERIAL: PREMIUM CEDAR FINISH W/ 2-COATS OF STAIN OR WOOD TO BE PRESSURE TREATED TO A MIN. NET OF .40 lbs. CCA PER CUBIC FOOT OF WOOD AND EACH PIECE SHALL BEAR THE AMERICAN WOOD PRESERVER'S ASSOCIATES QUALITY MARK LP-22 "GROUND CONTACT USE."
 - ALL NAILS AND SCREWS TO BE GALVANIZED.



7 WOOD FENCE DETAIL
NOT TO SCALE

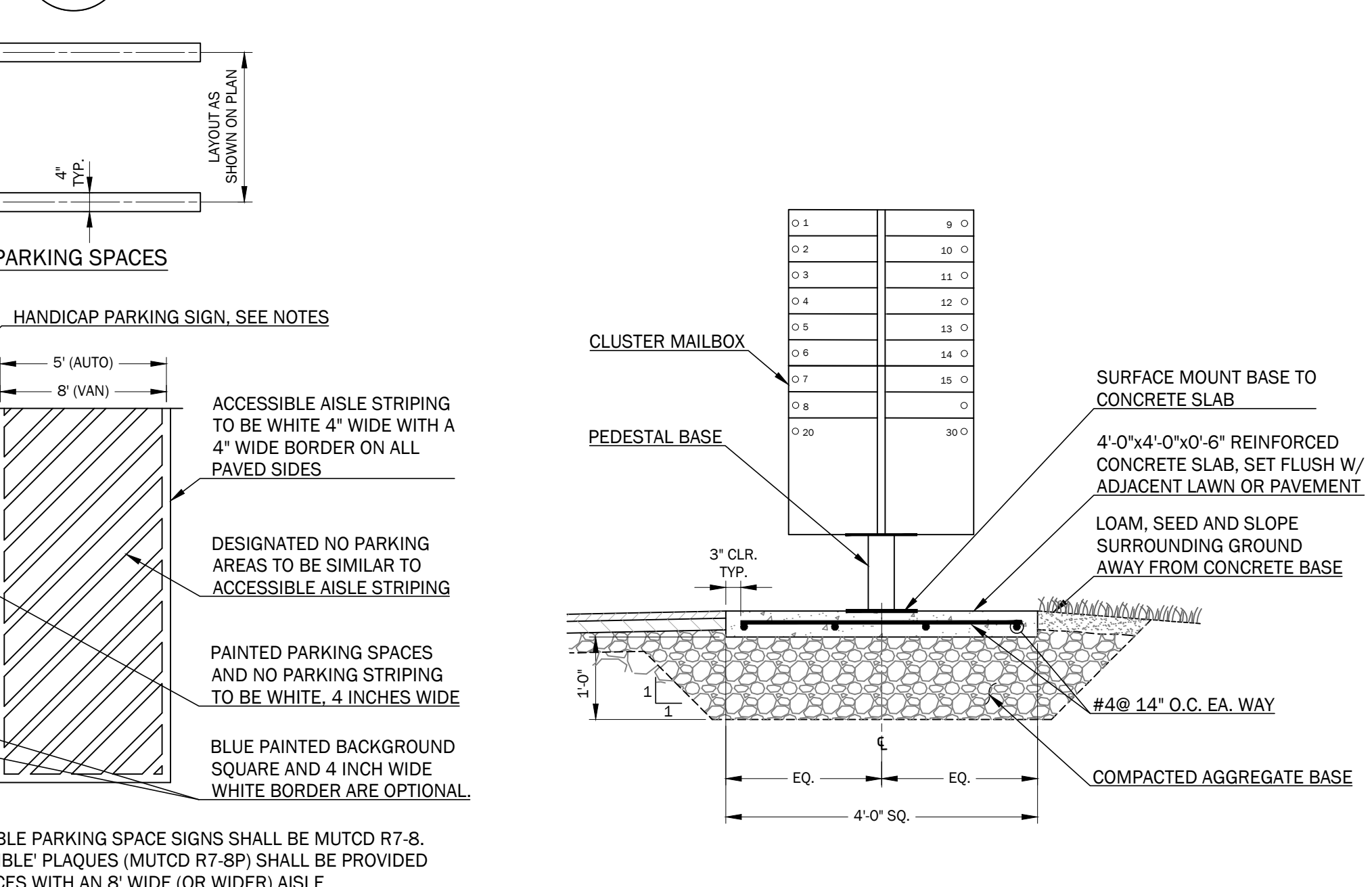
5 WOODEN TIMBER GUARDRAIL DETAILS
NOT TO SCALE



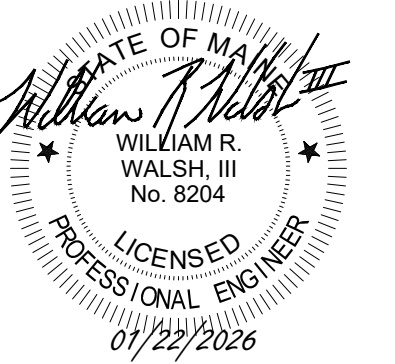
- NOTES:
- SIGNS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH MAINE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, HIGHWAYS AND BRIDGES, MOST RECENT EDITION, SECTION 645.
 - ALL PERMANENT SIGNS ON THIS PROJECT ARE CLASSIFIED UNDER SECTION 645.03(b) TYPE 1 REGULATORY WARNING AND ROUTE MARKER ASSEMBLY SIGNS.
 - SIGN MATERIAL SHALL BE AS SPECIFIED IN SECTION 719 OF THE MDT STANDARD SPECIFICATIONS.
 - 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.
 - POSTS IN THE PUBLIC RIGHT-OF-WAY TO BE ON BREAKAWAY POSTS AS SPECIFIED IN SECTION 720 OF THE MDT STANDARD SPECIFICATIONS.

8 SIGNAGE & PAINTED TRAFFIC CONTROL DETAILS
NOT TO SCALE

6 CONCRETE LIGHT POLE BASE DETAIL
NOT TO SCALE



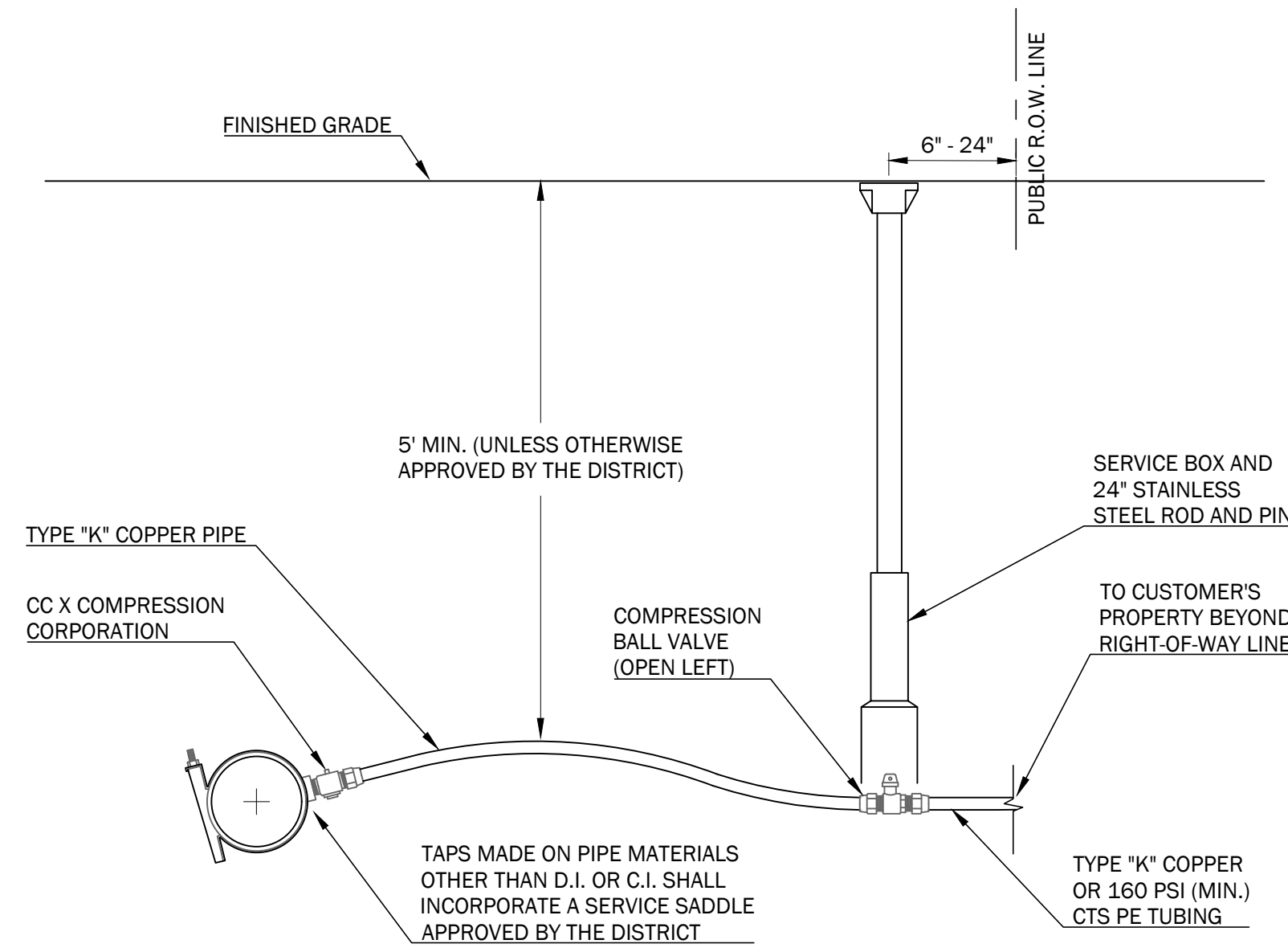
9 CLUSTER MAIL BOX INSTALLATION
NOT TO SCALE



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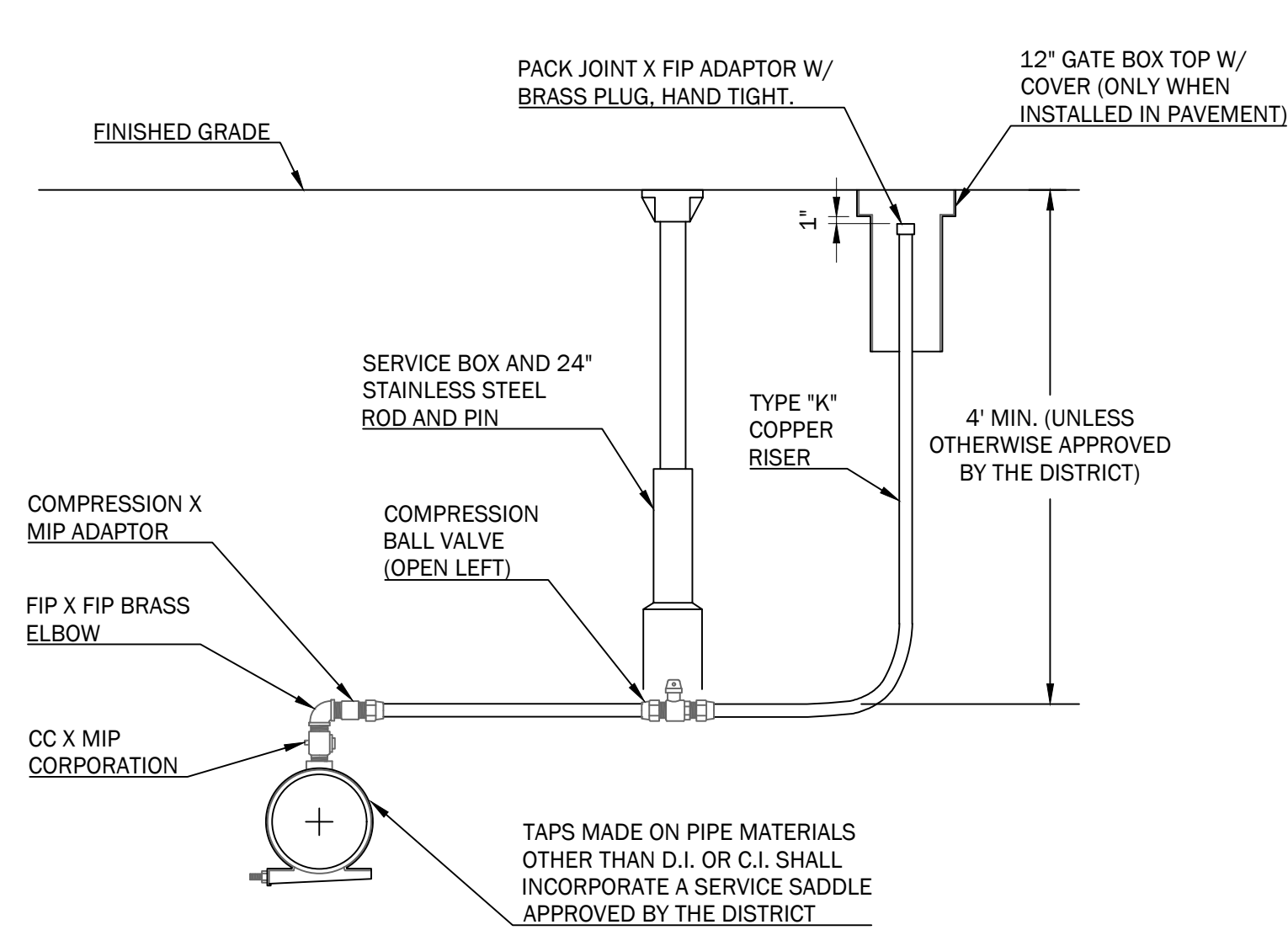
SITE DETAILS

PRELIMINARY - NOT FOR CONSTRUCTION



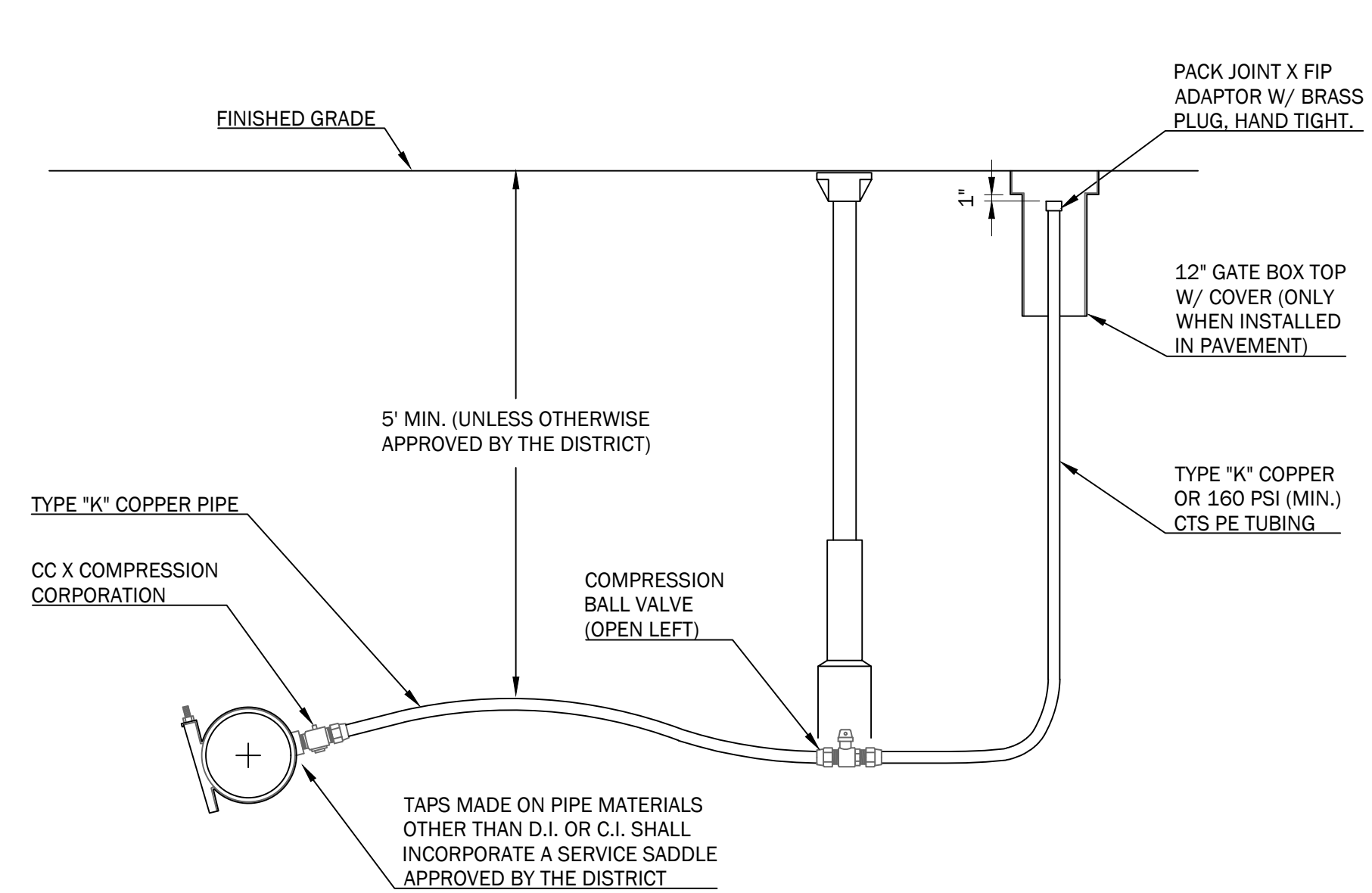
1 KKWWD 1"Ø SERVICE DETAIL

NOT TO SCALE



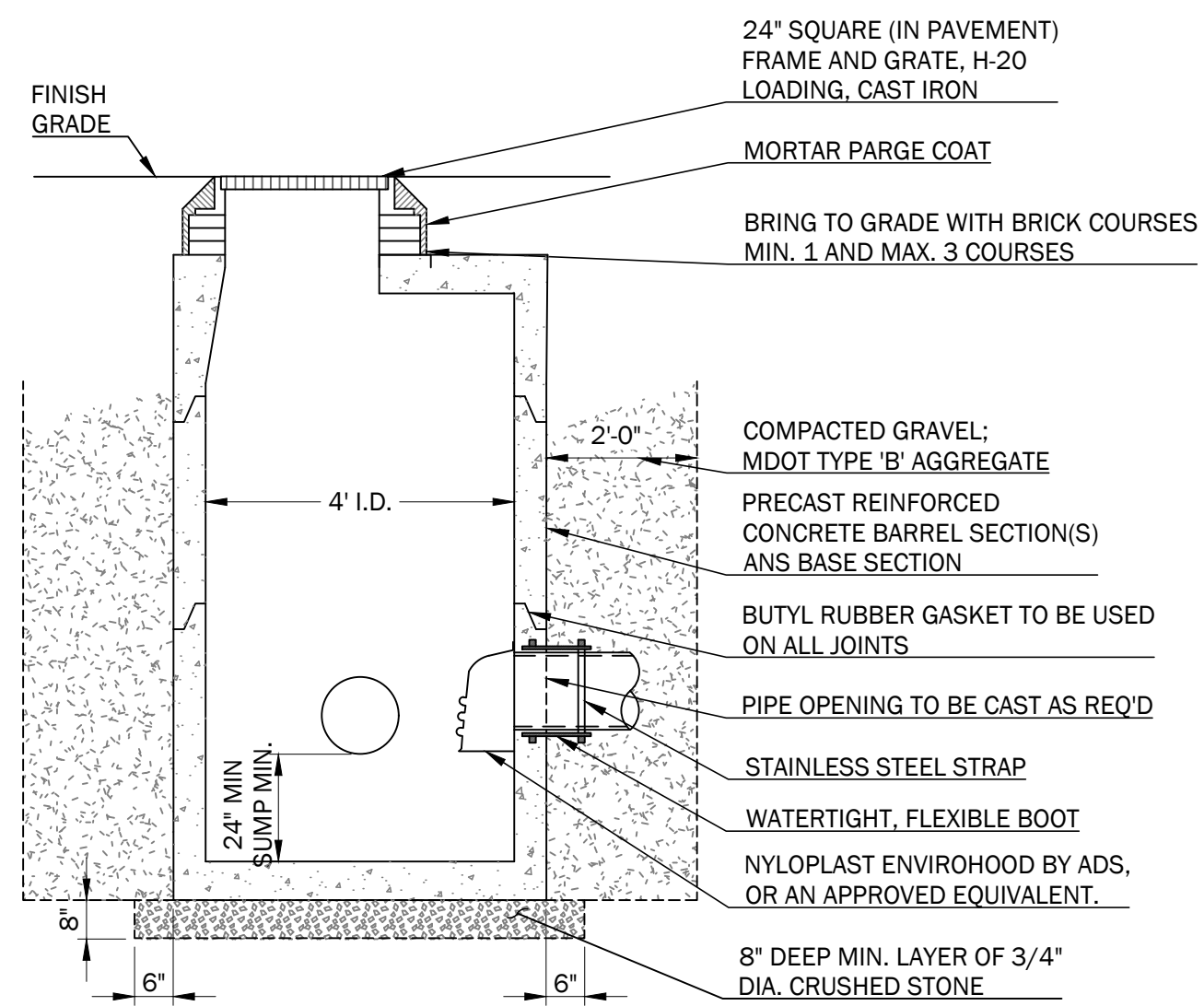
2 KKWWD AIR RELEASE DETAIL

NOT TO SCALE



3 KKWWD BLOW-OFF DETAIL

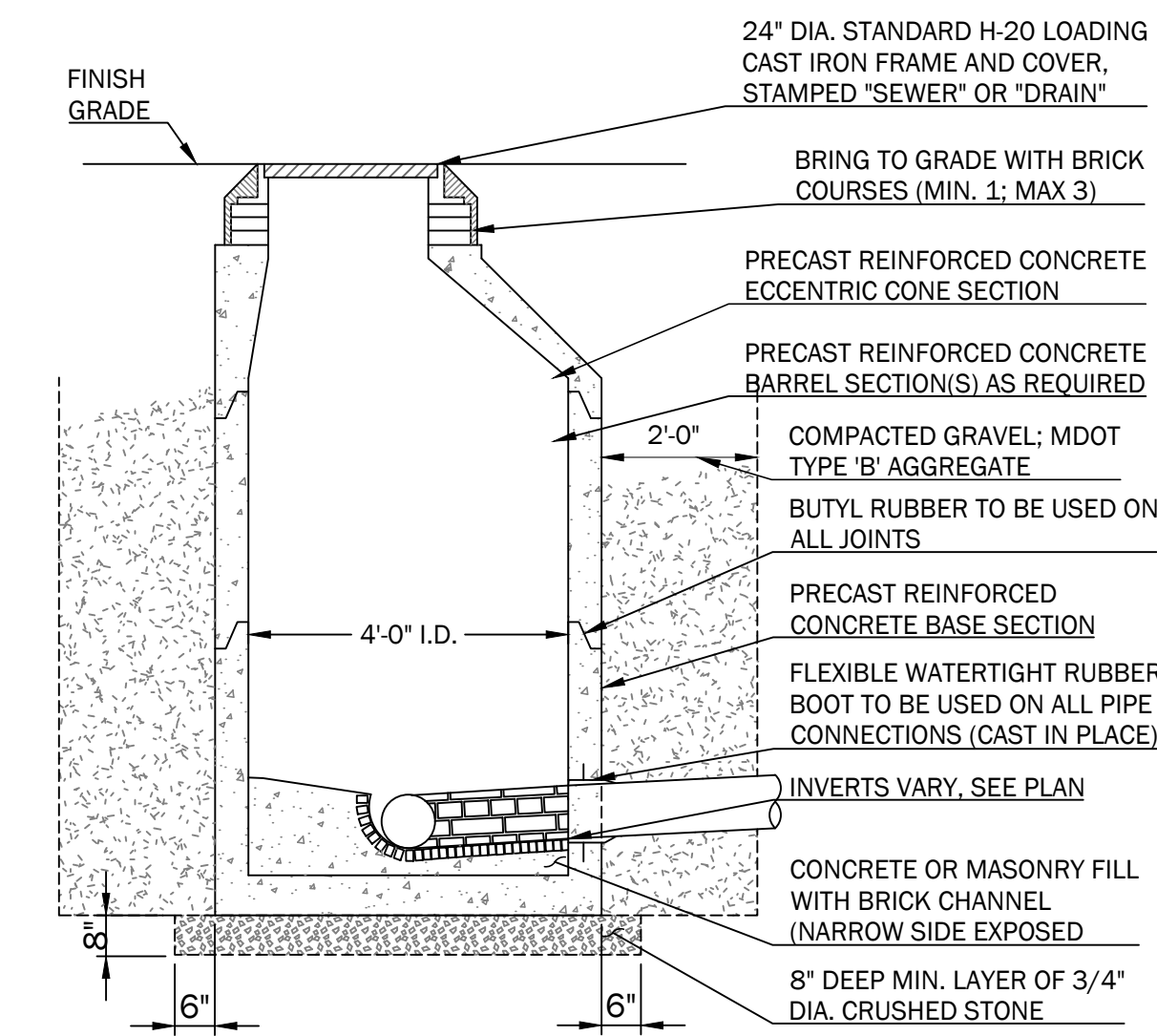
NOT TO SCALE



- NOTES:
1. CONCRETE 4000 PSI AFTER 28 DAYS.
 2. REINFORCING H-20 LOADING 4x4 / 4x4 WWM. SLAB TOP - NO. 5 BARS.
 3. EACH CASTING TO HAVE LIFTING HOLES TO BE FILLED WITH NON-SHRINK MORTAR.
 4. APPLY TWO COATS OF BITUMASTIC PAINT ON ALL EXTERIOR SECTIONS.
 5. PROVIDE INLET PROTECTION FOR OPEN FRAME STRUCTURES DURING CONSTRUCTION, OR UNTIL ALL DISTURBED AREAS ARE FULLY STABILIZED ALL.
 6. NEW CATCH BASINS SHALL BE INSTALLED WITH OUTLET HOOD ON ALL OUTLETS.

4 PRECAST CONCRETE CATCH BASIN

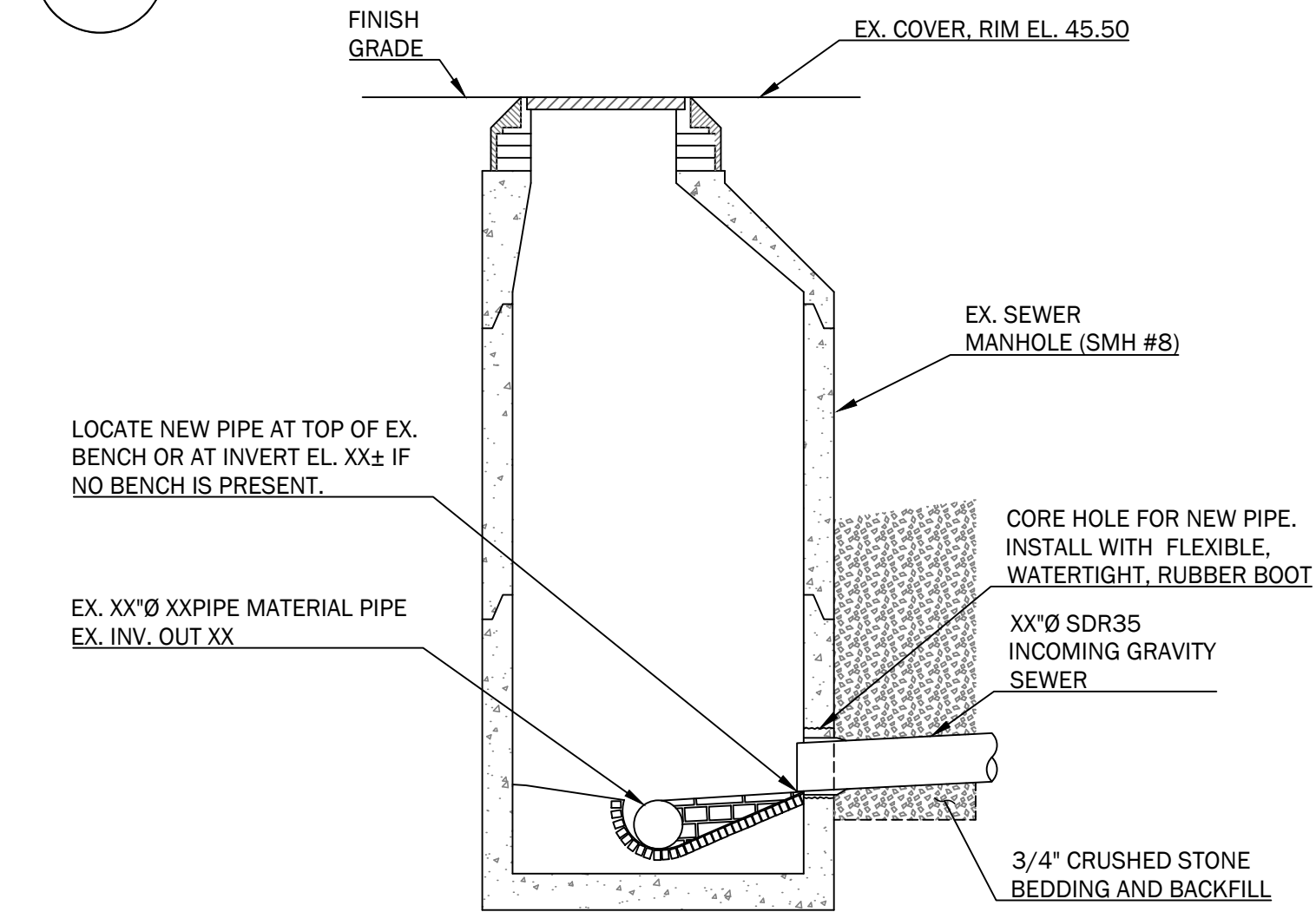
NOT TO SCALE



- NOTES:
1. CONCRETE 4000 PSI AFTER 28 DAYS.
 2. REINFORCING H-20 LOADING 4x4 / 4x4 WWM.
 3. EACH CASTING TO HAVE LIFTING HOLES TO BE FILLED WITH NON-SHRINK MORTAR.
 4. APPLY TWO COATS OF BITUMASTIC PAINT ON ALL EXTERIOR SECTIONS.
 5. MANHOLE CHANNELS REQUIRING CHANGE OF ALIGNMENT, TO BE BUILT ON SMOOTH RADIUS. CHANNEL TO BE SHAPED TO ACCEPT ADDITIONAL INLET PIPES.
 6. ALL MANHOLE COVERS SHALL HAVE 'SEWER' or 'DRAIN' CAST INTO THE COVER AS APPLICABLE.
 7. ALL SANITARY STRUCTURES SHALL MEET LOCAL SANITARY DISTRICT REQUIREMENTS.

5 TYPICAL SEWER OR DRAIN MANHOLE DETAIL

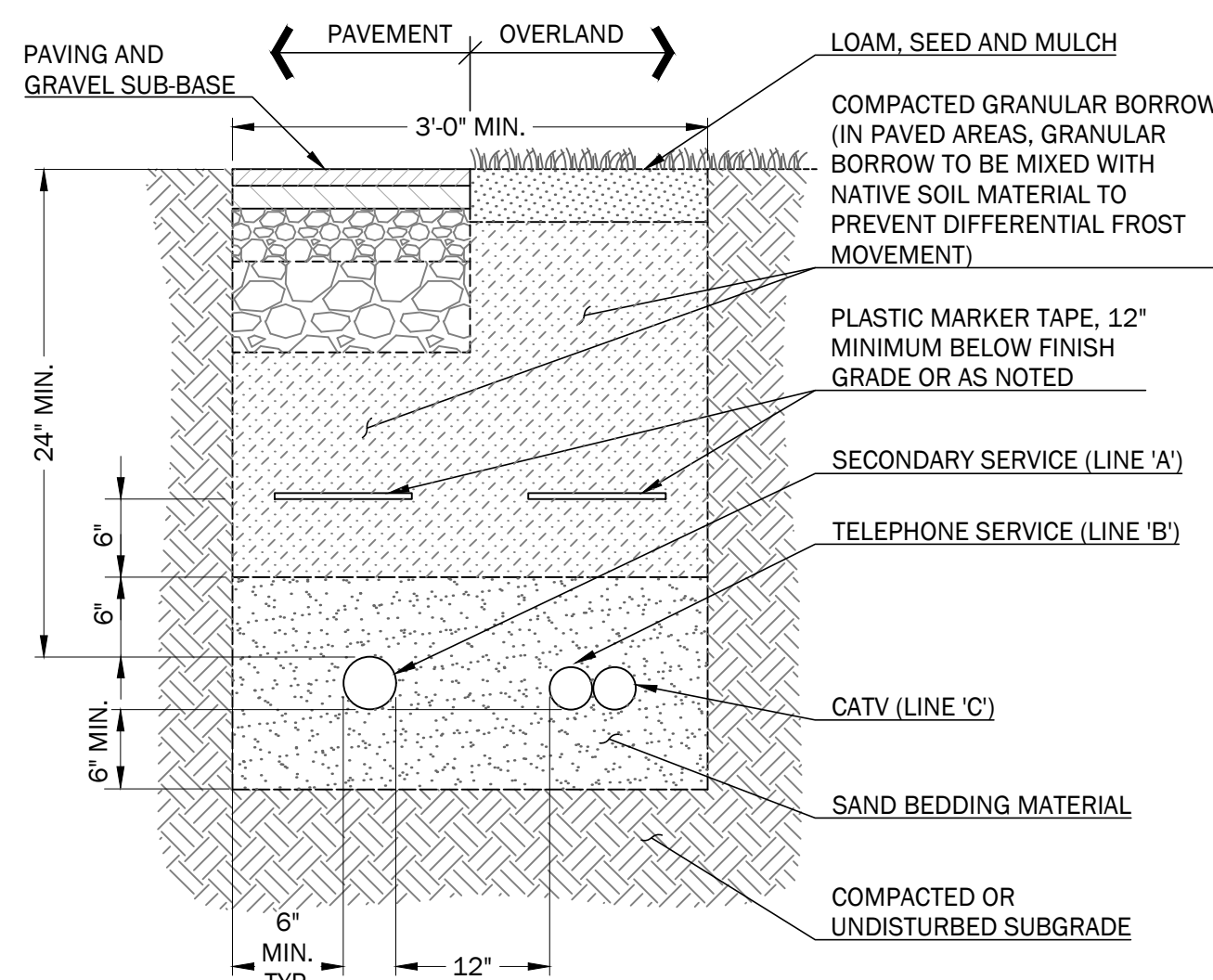
NOT TO SCALE



- NOTES:
1. EXISTING GRAVITY SEWER PIPE IN POST ROAD IS DESCRIBED AS ASBESTOS CONCRETE BY THE SEWER DEPARTMENT.
 2. ASBESTOS CONCRETE SEWER PIPE TO TO BE UNDISTURBED DURING PROPOSED PIPE INSTALLATION.
 3. IF HANDLING OF EXISTING ASBESTOS PIPE IS REQUIRED, CONTRACTOR IS TO COMPLY WITH ALL STATE AND FEDERAL REQUIREMENTS FOR HANDLING ASBESTOS MATERIALS.
 4. CONTRACTOR MAY CHOOSE TO EXCAVATE STRUCTURE AND SEPARATE EXISTING SECTIONS TO BE ABLE TO CORE HOLE FOR NEW SERVICE WITHOUT DISTURBING THE EXISTING PIPES.
 5. IF MANHOLE SECTIONS ARE DISASSEMBLED, REINSTALL WITH BUTYL RUBBER GASKET ON ALL JOINTS.
 6. FOR ADDITIONAL REINSTALLATION REQUIREMENTS SEE TYP. MANHOLE DETAIL.
 7. SANITARY STRUCTURES SHALL MEET LOCAL SANITARY DISTRICT REQUIREMENTS.

6 EXISTING SANITARY SEWER MANHOLE - REBUILT BENCH DETAIL

NOT TO SCALE

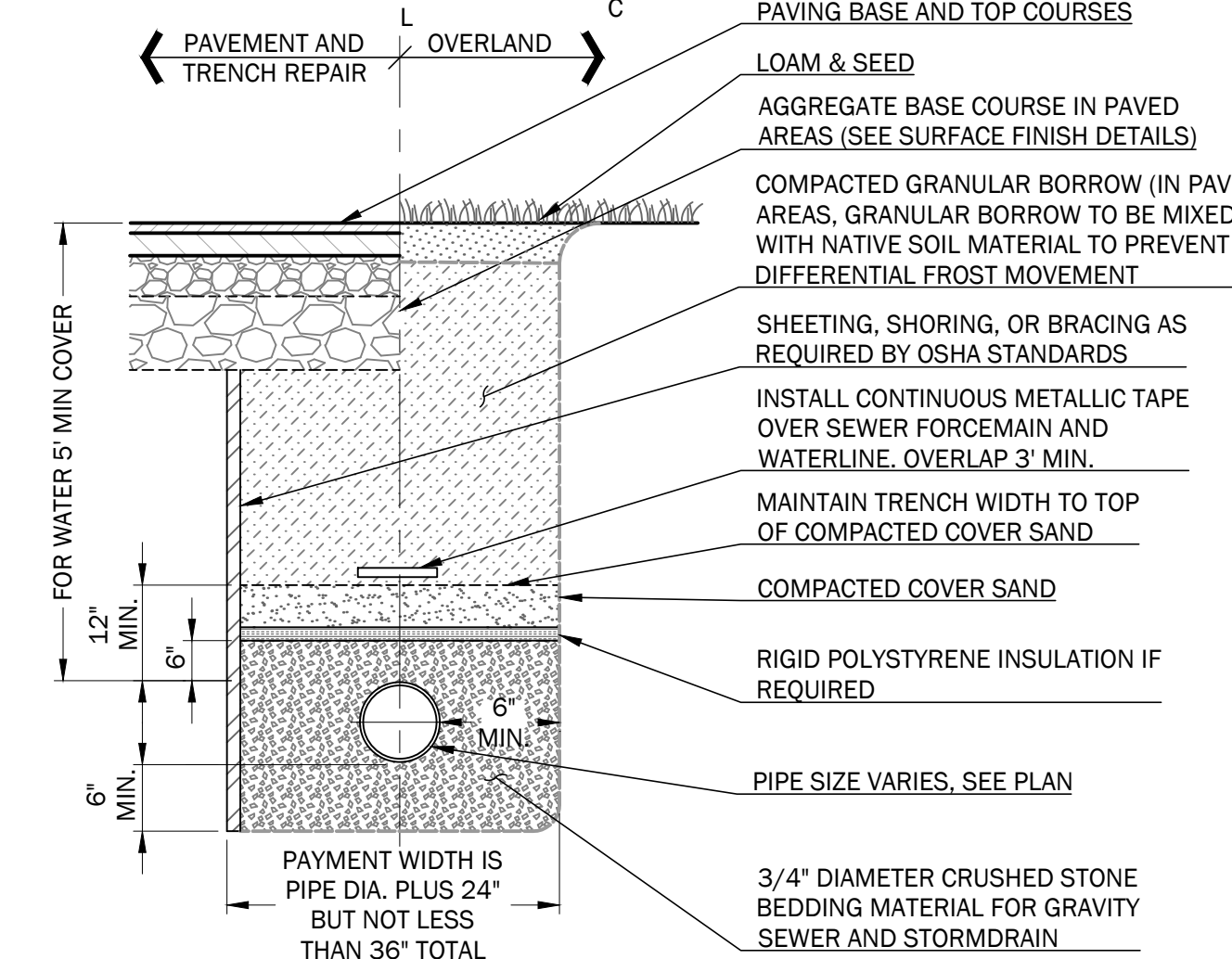


7 UNDERGROUND UTILITY TRENCH SECTION

NOT TO SCALE

SERVICE	CONDUIT SIZE*	CONDUIT TYPE	UTILITY
'A'	2.5"	SCHEDULE 40 P.V.C. ELECTRICAL GRADE	SECONDARY POWER
'B'	1.5"	SCHEDULE 40 P.V.C. ELECTRICAL GRADE	CATV
'C'	2"	SCHEDULE 40 P.V.C. ELECTRICAL GRADE	TELEPHONE

- NOTES:
1. ALL WORK SHALL COMPLY WITH THE RESPECTIVE UTILITY COMPANY STANDARDS.
 2. SEE UTILITIES PLANS FOR CONDUIT LOCATIONS.
 3. CONTRACTOR TO PROVIDE 1/4" POLYPROPYLENE PULL ROPES IN ALL CONDUITS.
 4. CONTRACTOR SHALL VERIFY SIZE, QUANTITY, AND MATERIAL OF ALL CONDUIT WITH APPLICABLE UTILITY COMPANIES PRIOR TO CONSTRUCTION.



8 TYPICAL PIPE TRENCHING DETAIL

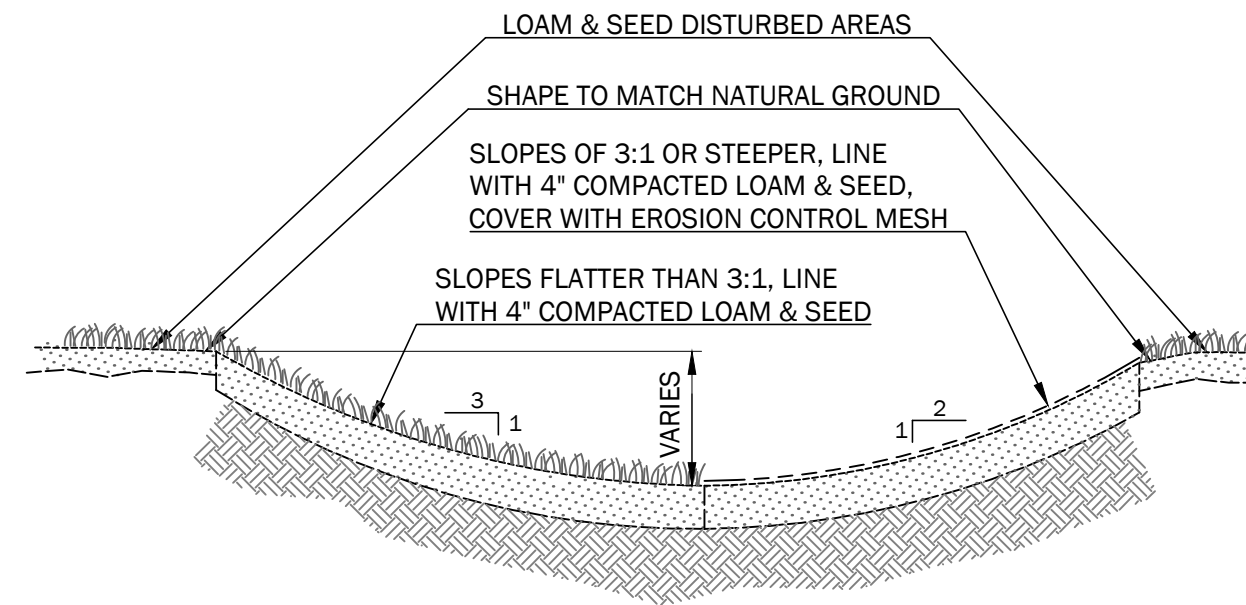
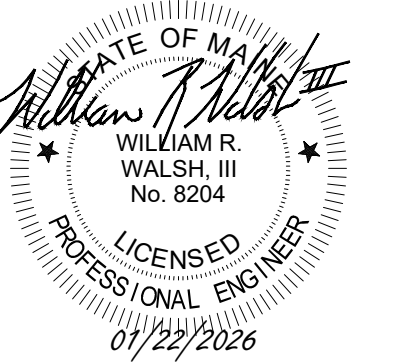
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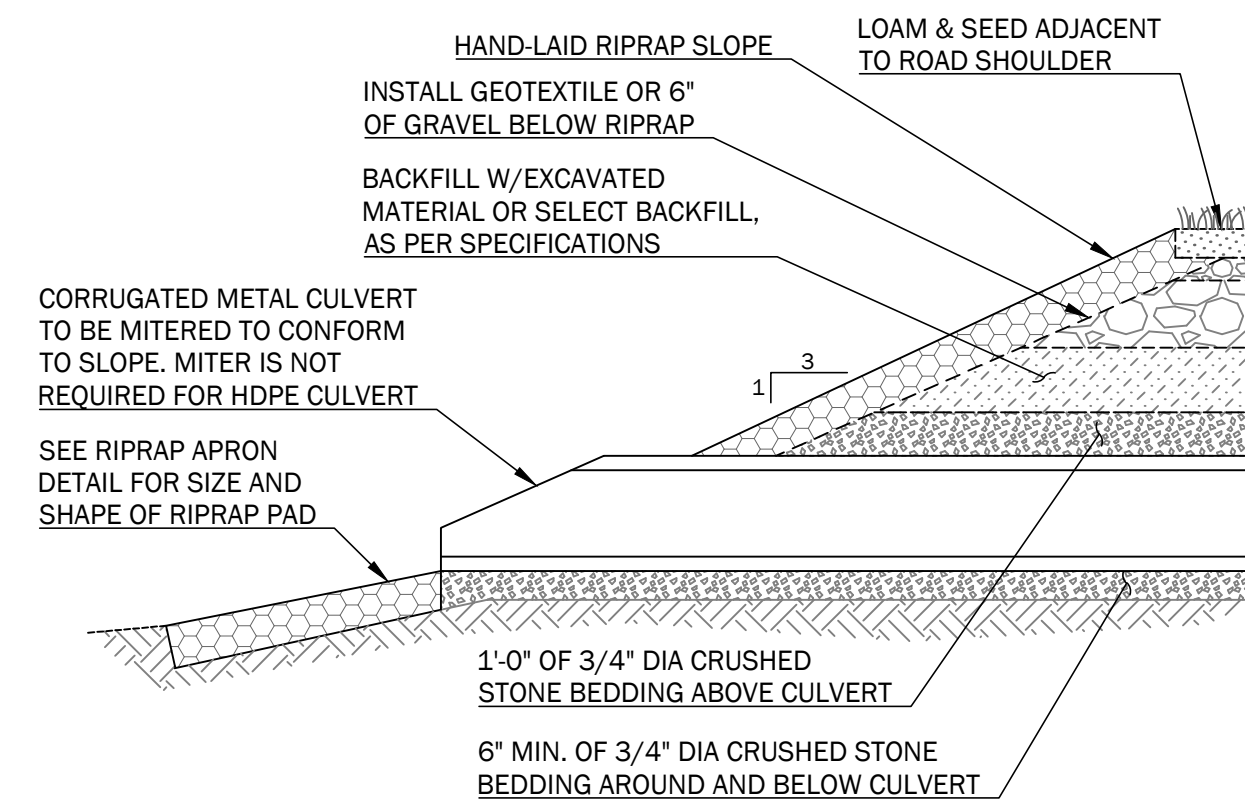
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1	1/22/2026	DEP Stormwater Permit	MRM	LLT
2	2/10/2026	Town Permit Updates	MRM/TEF	LLT
3	3/10/2026	Town Permit Updates	TEF/MBP	LLT

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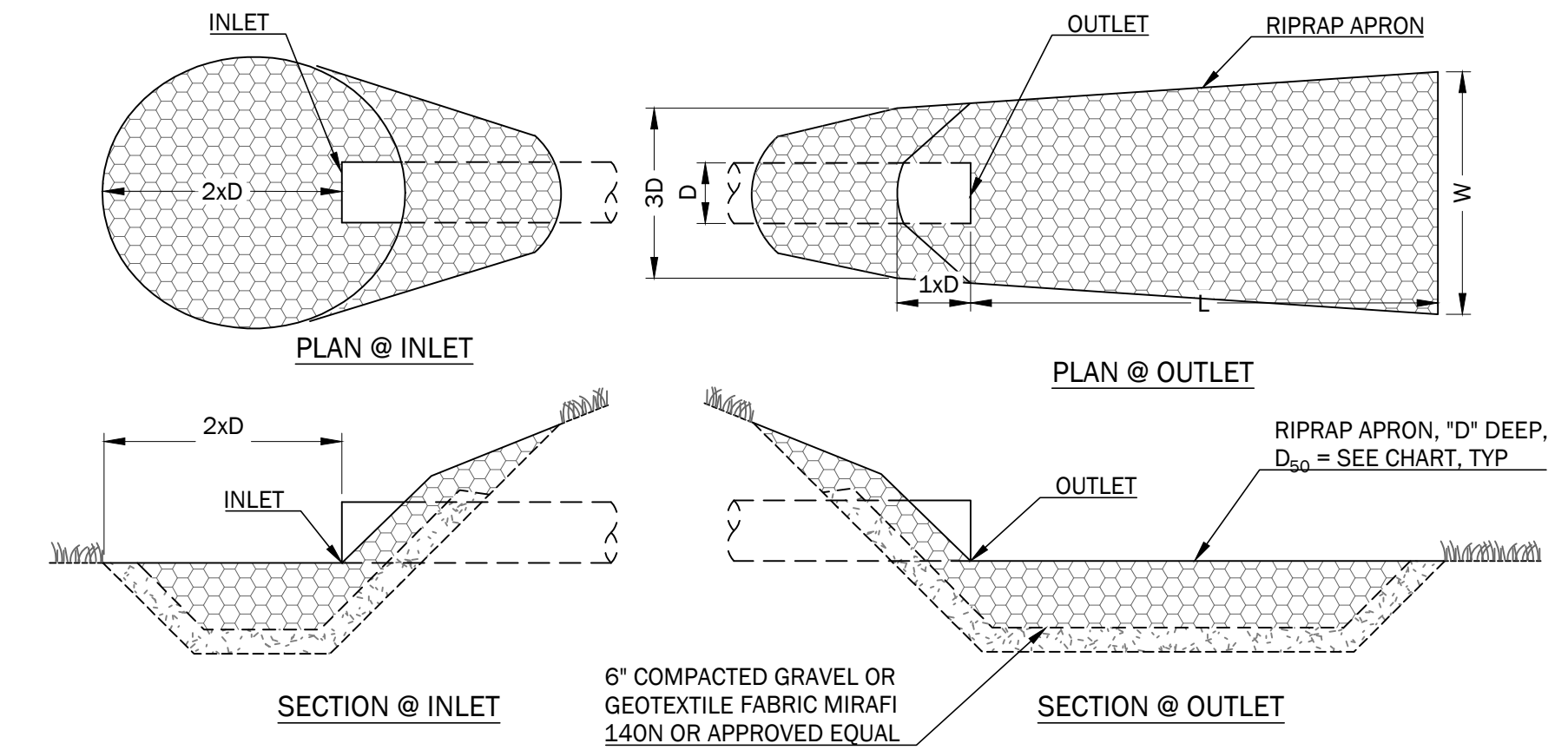
UTILITY DETAILS



1 TYPICAL GRASS SWALE SECTION - ROUND BOTTOM
NOT TO SCALE



3 CULVERT OUTLET AND BEDDING SECTION
NOT TO SCALE



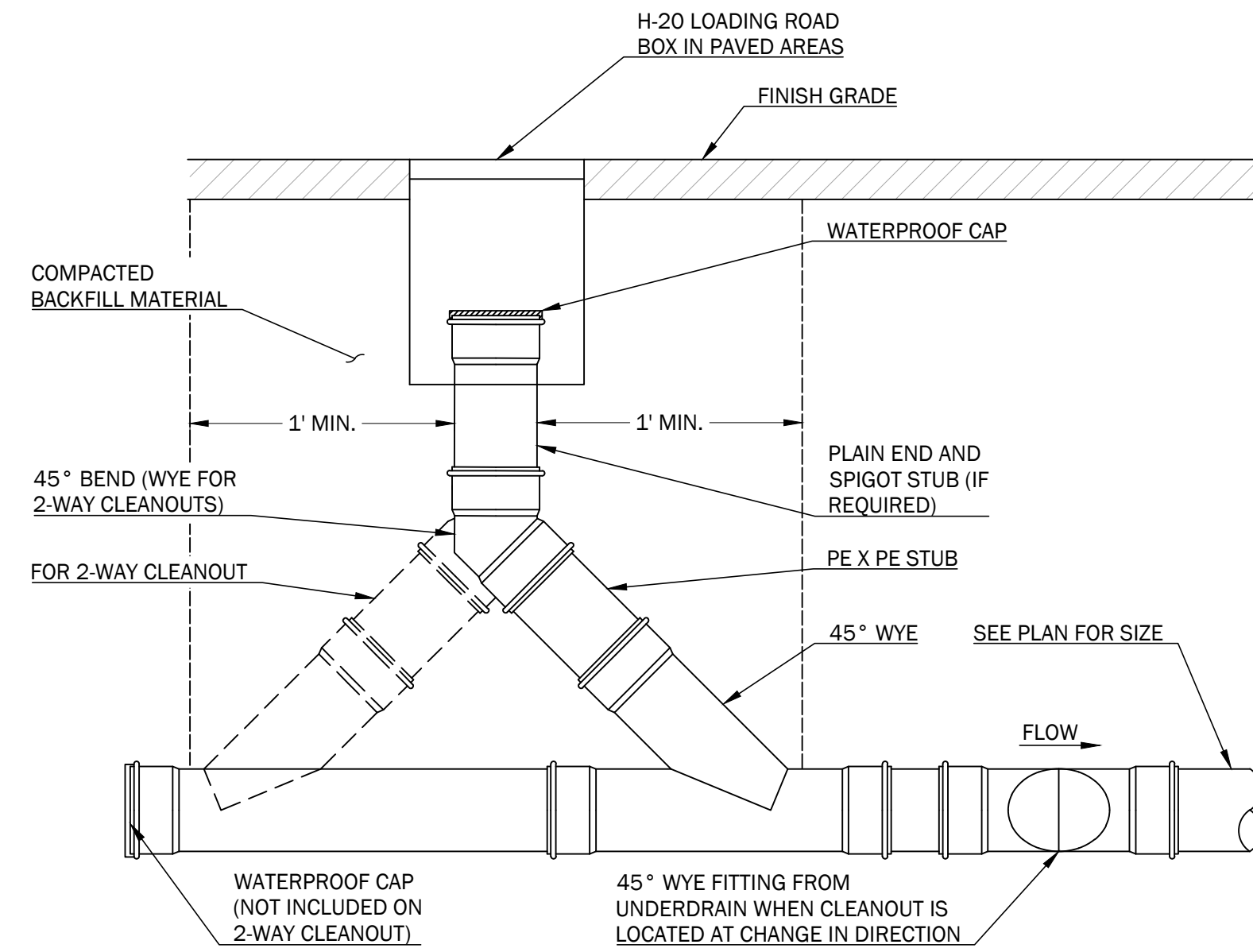
NOTES:

- USE D_{50} NOTED ON TABLE UNLESS OTHERWISE SPECIFIED ON PLANS.
- UNDERLAY RIPRAP WITH 6" OF GRAVEL OR GEOTEXTILE
- USE WIDTHS NOTED ABOVE OR CONFORM TO NATURAL CHANNEL OR TOPOGRAPHY.
- RIPRAP INLET PROTECTION SHALL BE A CIRCULAR APRON WITH A RADIUS OF 1X THE PIPE DIAMETER.

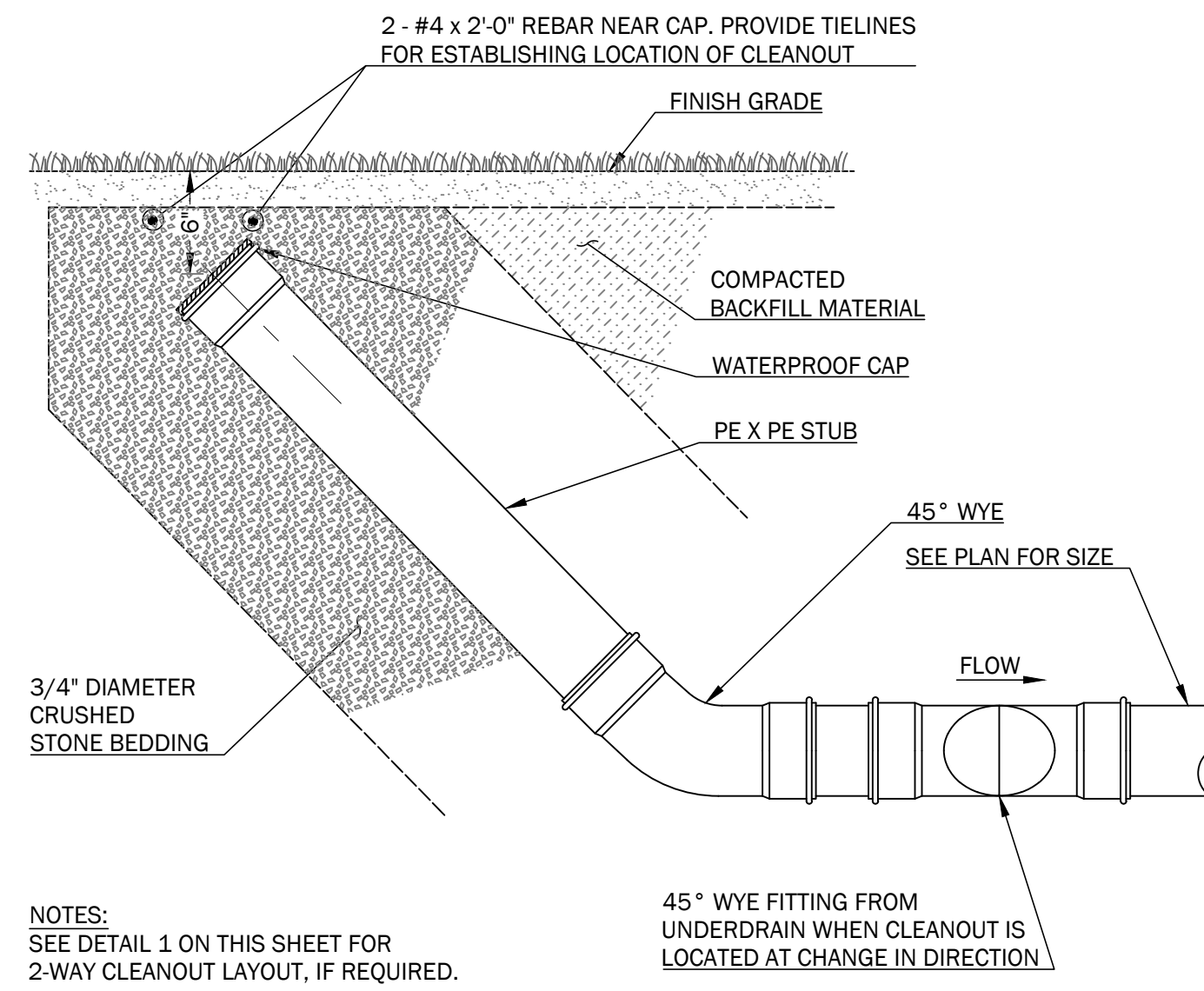
D	L	W	D_{50}
12"	6'	4'	5"
15"	7'	5'	6"
18"	8'	6'	8"

APRON DEPTH = $2.25 \times D_{50}$

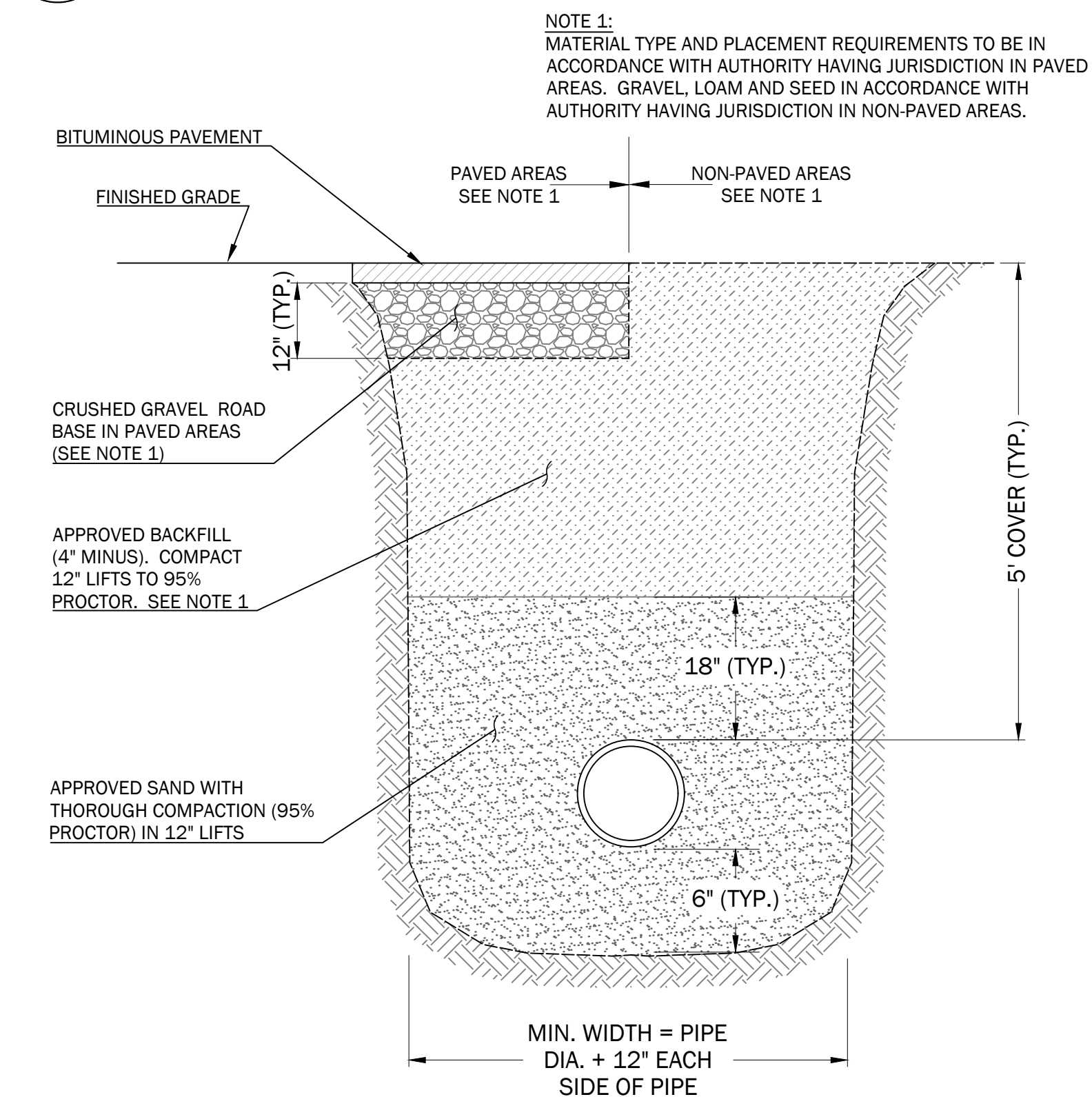
4 RIPRAP APRON SECTIONS
NOT TO SCALE



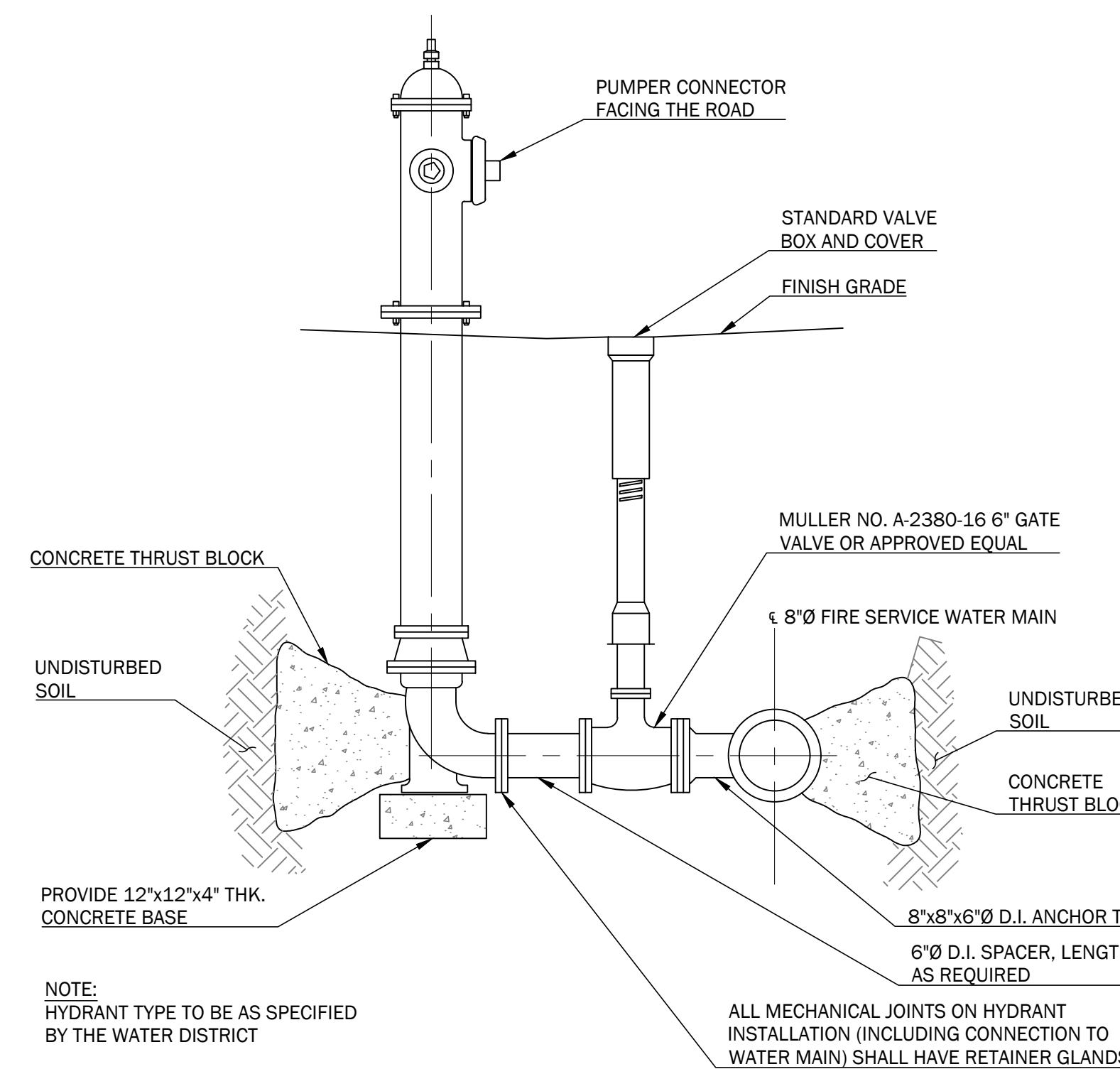
1 SEWER/STORMDRAIN CLEANOUT AT PAVEMENT DETAIL
NOT TO SCALE



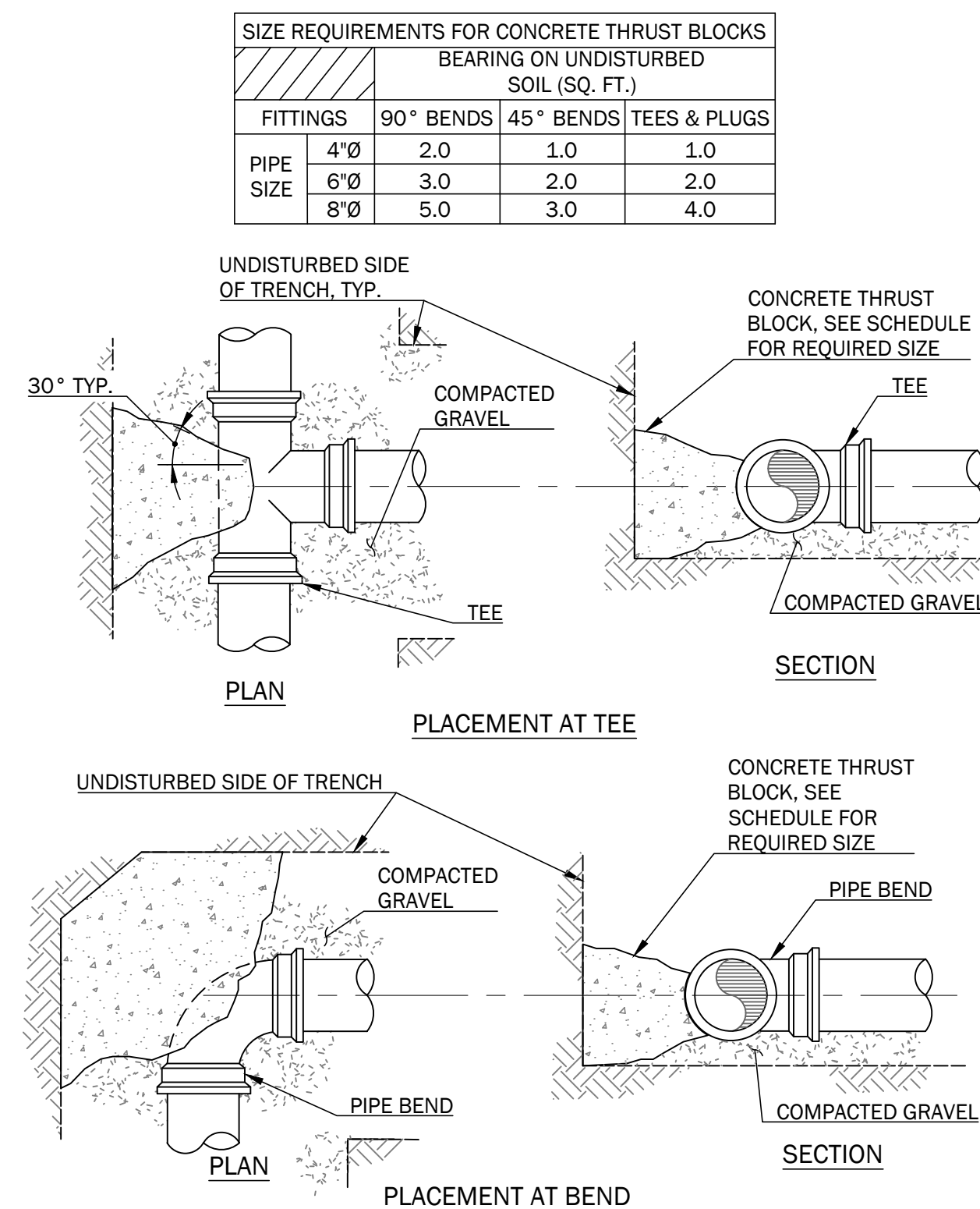
2 SEWER/STORMDRAIN CLEANOUT AT LAWN DETAIL
NOT TO SCALE



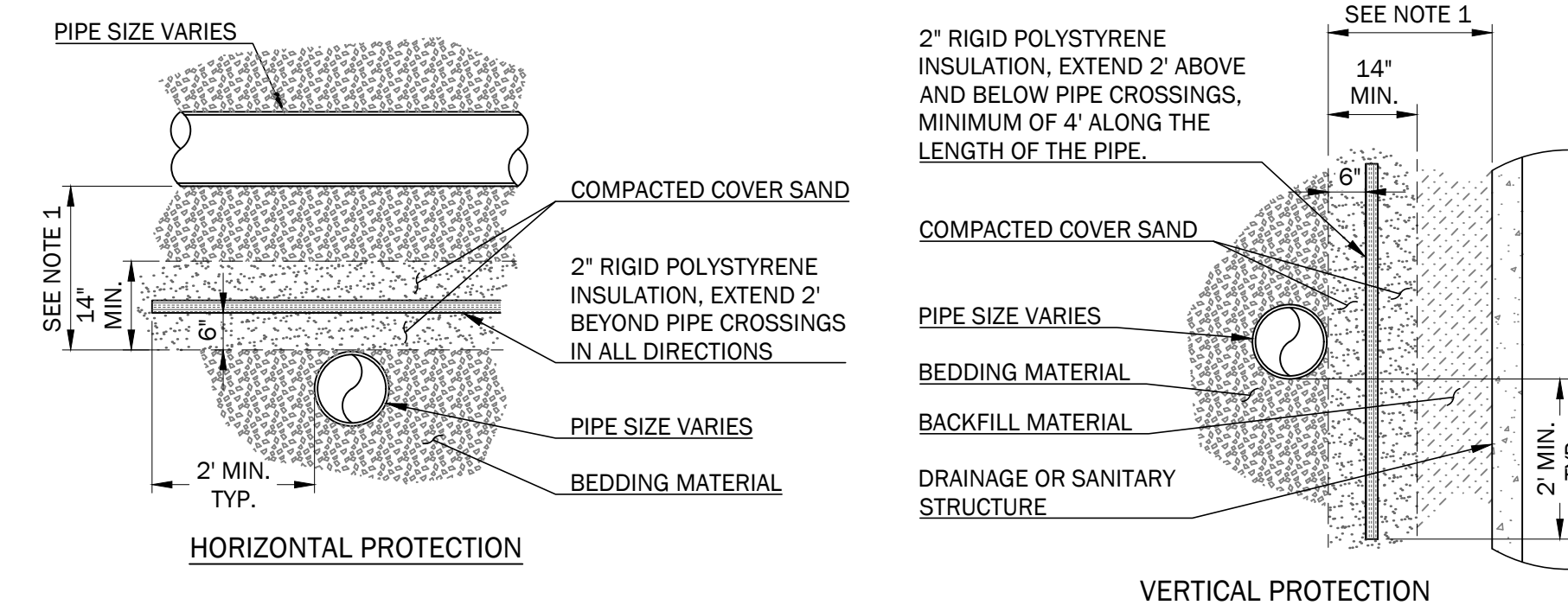
3 KKKWW TYPICAL WATER MAIN TRENCH
NOT TO SCALE



4 HYDRANT DETAIL
NOT TO SCALE



5 THRUST BLOCK DETAILS
NOT TO SCALE



5 RIGID INSULATION DETAILS
NOT TO SCALE

FITTINGS	90° BENDS	45° BENDS	TEES & PLUGS
PIPE SIZE 4"	2.0	1.0	1.0
PIPE SIZE 6"	3.0	2.0	2.0
PIPE SIZE 8"	5.0	3.0	4.0

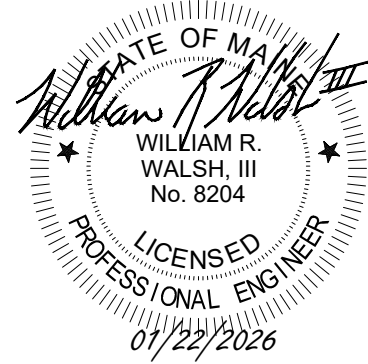
ARUNDEL LANE SUBDIVISION

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PREPARED FOR:
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Sheet Title:
UTILITY DETAILS

Job No.:	1005	Sheet No.:	C4.4	
Date:	01/22/2026	Scale:		AS SHOWN
Drawn:	MBP/MRM	Checked:		WRW/LLT
Preliminary - NOT FOR CONSTRUCTION				



GRASSED UNDERDRAIN SOIL FILTER NAME	CREST ELEVATION (A)	SPILLWAY ELEVATION (B)	TOP OF WATER ELEVATION (C)	BOTTOM OF STORAGE ELEVATION (D)	UNDERDRAIN INVERT (E)	UNDERDRAIN CONNECTION INVERT (F)	STORMDRAIN OUTLET INVERT (G)	FILTER AREA (SQ. FT.) REQUIRED	FILTER AREA (SQ. FT.) PROVIDED	FILTER VOLUME (CU. FT.) REQUIRED	FILTER VOLUME (CU. FT.) PROVIDED	PEAK WATER ELEVATION		
												2 YEAR STORM	10 YEAR STORM	25 YEAR STORM
UDSF #1	66.25	65.50	64.84	63.50	61.20	60.99	60.58	1,216	1,250	2,026	5,562	62.95	64.12	64.84
UDSF #2	64.00	63.75	63.10	61.00	58.83	58.48	58.28	3,167	5,803	5,571	23,172	61.65	62.47	63.10

TABLE 1
MDOT SPECIFICATIONS FOR UNDERDRAIN TYPE B (MDOT #703.22)

SIEVE SIZE	% BY WEIGHT
1"	90-100
1/2"	75-100
#4	50-100
#20	15-80
#50	0-15
#200	0-5

TABLE 2
MDEP LOAMY COARSE SAND GRADATION

SIEVE SIZE	% BY WEIGHT
#10	85-100
#20	70-100
#60	15-40
#200	8-15
#200 CLAY SIZE	<2%

CONSTRUCTION OVERSIGHT

THE APPLICANT WILL RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER TO INSPECT THE CONSTRUCTION AND STABILIZATION FOR ALL STORMWATER MANAGEMENT STRUCTURES. IF NECESSARY, THE INSPECTING ENGINEER WILL INTERPRET THE POND'S CONSTRUCTION PLAN FOR THE CONTRACTOR. ONCE ALL STORMWATER MANAGEMENT STRUCTURES ARE CONSTRUCTED AND STABILIZED, THE INSPECTING ENGINEER WILL NOTIFY THE 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 EERY MINERAL SOIL AND SOIL MEDIA SPECIFIED IN THE PLANS AND USED ON SITE.

CONSTRUCTION SEQUENCE: THE SOIL FILTER MEDIA AND VEGETATION MUST NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE FILTER AS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURE, 90% VEGETATION COVER, OR OTHER PERMANENT STABILIZATION UNLESS RUNOFF FROM THE CONTRIBUTING DRAINAGE AREA IS DIVERTED AROUND THE FILTER UNTIL STABILIZATION IS COMPLETED.

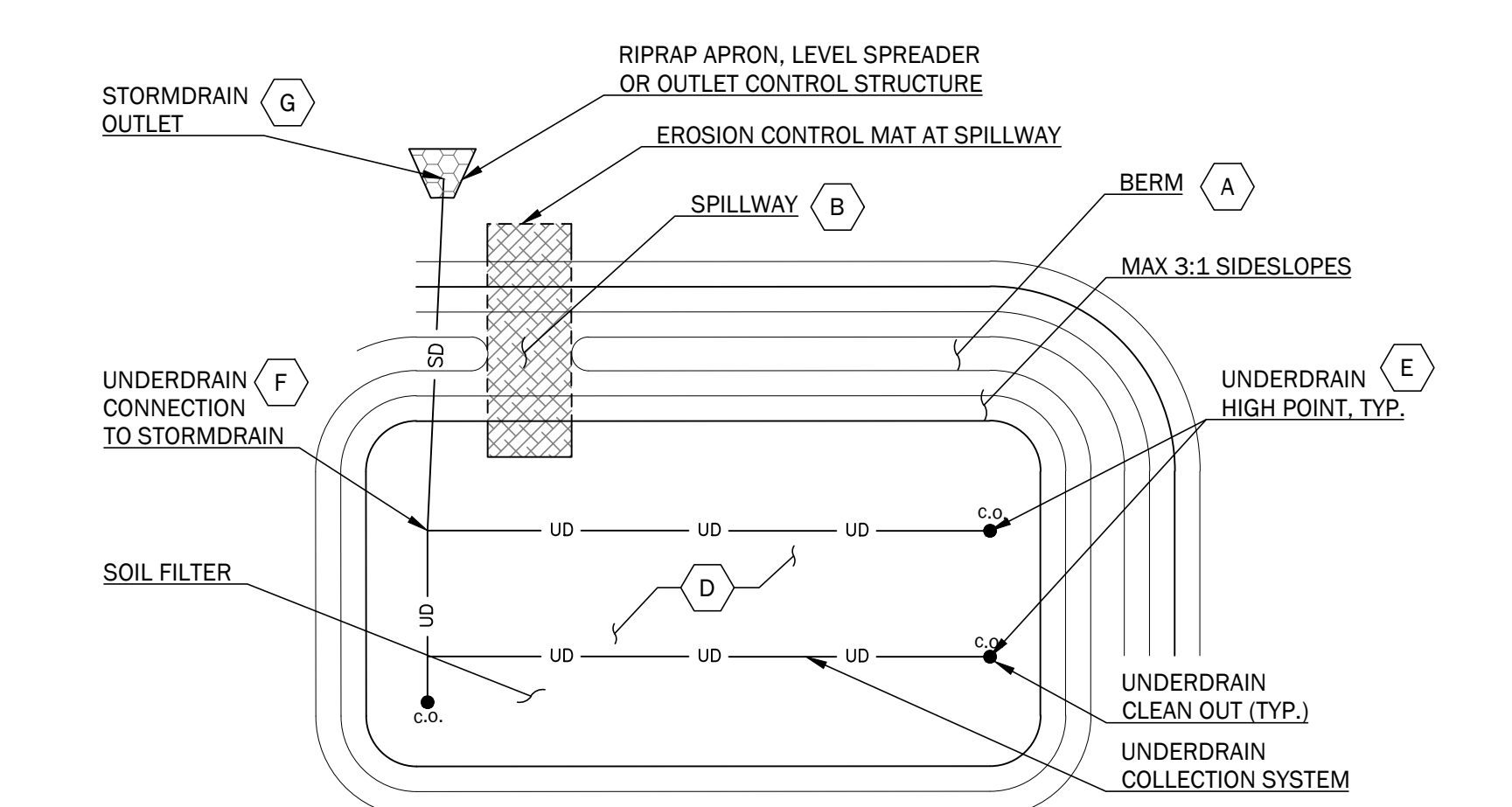
COMPACTION OF SOIL FILTER: FILTER SOIL MEDIA AND UNDERDRAIN BEDDING MATERIAL MUST BE COMPACTED TO BETWEEN 90% AND 92% STANDARD PROCTOR. THE BED SHOULD BE INSTALLED IN AT LEAST 2 LIFTS OF 9 INCHES TO PREVENT POCKETS OF LOOSE MEDIA.

CONSTRUCTION INSPECTIONS: AT A MINIMUM, THE PROFESSIONAL ENGINEER'S INSPECTION WILL OCCUR:

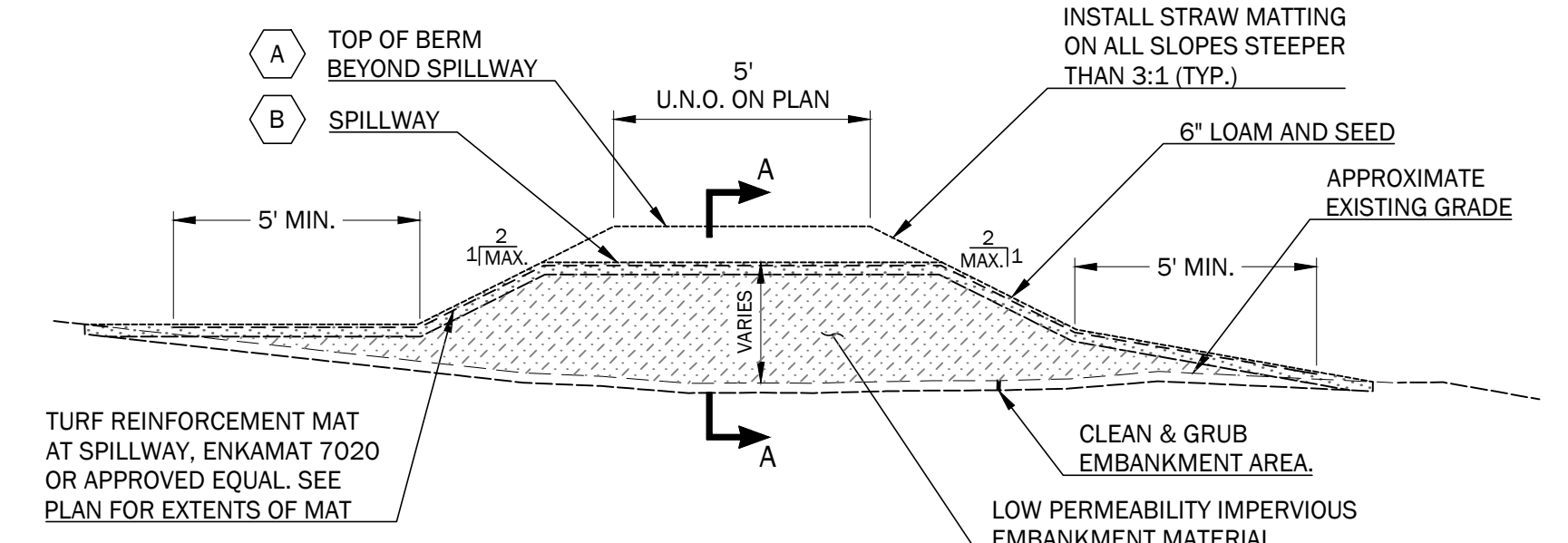
- AFTER THE FILTER HAS BEEN CONSTRUCTED TO SUBGRADE.
- AFTER INSTALLATION OF THE FILTER LINER.
- AFTER INSTALLATION OF THE UNDERDRAIN PIPES HAVE BEEN INSTALLED BUT NOT BACKFILLED.
- AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO INSTALLATION OF THE SOIL FILTER MEDIA.
- AFTER THE SOIL FILTER MEDIA HAS BEEN INSTALLED, SEEDING AND MULCHED.
- AFTER ONE YEAR TO INSPECT VEGETATION AND MAKE CORRECTIONS.
- ALL THE MATERIAL USED FOR THE CONSTRUCTION OF THE FILTER BASIN MUST BE CONFIRMED AS SUITABLE BY THE DESIGN ENGINEER. TESTING MUST BE DONE BY A CERTIFIED LABORATORY TO SHOW THAT THEY ARE PASSING DEP SPECIFICATIONS.

TESTING AND SUBMITTALS: THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE OF EACH COMPONENT OF THE FILTER MEDIA. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION. THE CONTRACTOR SHALL:

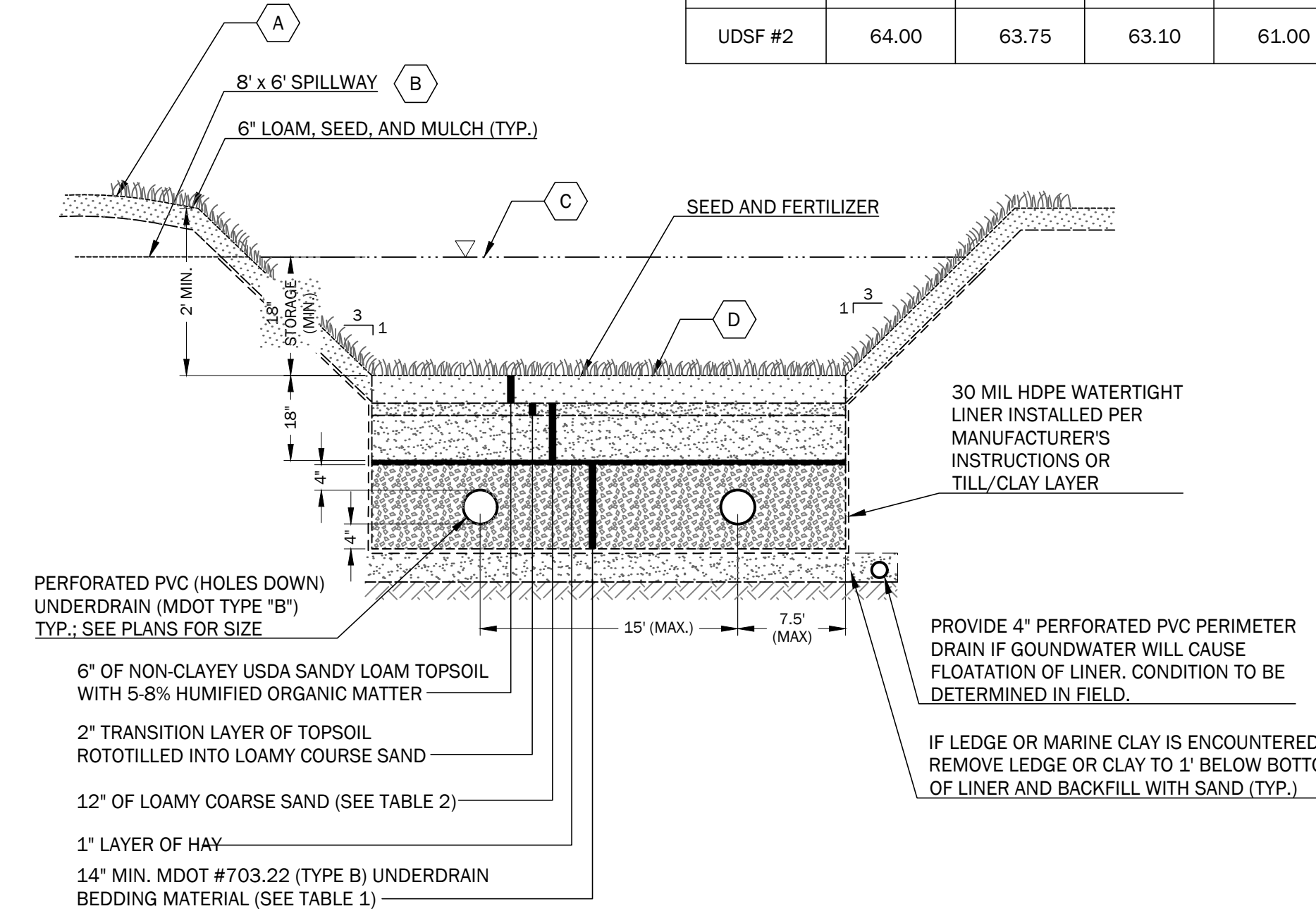
- SUBMIT SAMPLES OF EACH TYPE OF MATERIAL TO BE BLENDED FOR THE MIXED FILTER MEDIA AND SAMPLES OF THE UNDERDRAIN BEDDING MATERIAL. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PIT FACE. SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY.
- PERFORM A SIEVE ANALYSIS CONFORMING TO ASTM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES: 1996A) ON EACH TYPE OF THE SAMPLE MATERIAL.
- PERFORM A PERMEABILITY TEST ON THE SOIL FILTER MEDIA MIXTURE CONFORMING TO ASTM D2434 WITH THE MIXTURE COMPACTED TO 90-92% OF MAXIMUM DRY DENSITY BASED ON ASTM D698.



1 GRASSED UNDERDRAIN SOIL FILTER ILLUSTRATIVE LAYOUT PLAN
NOT TO SCALE

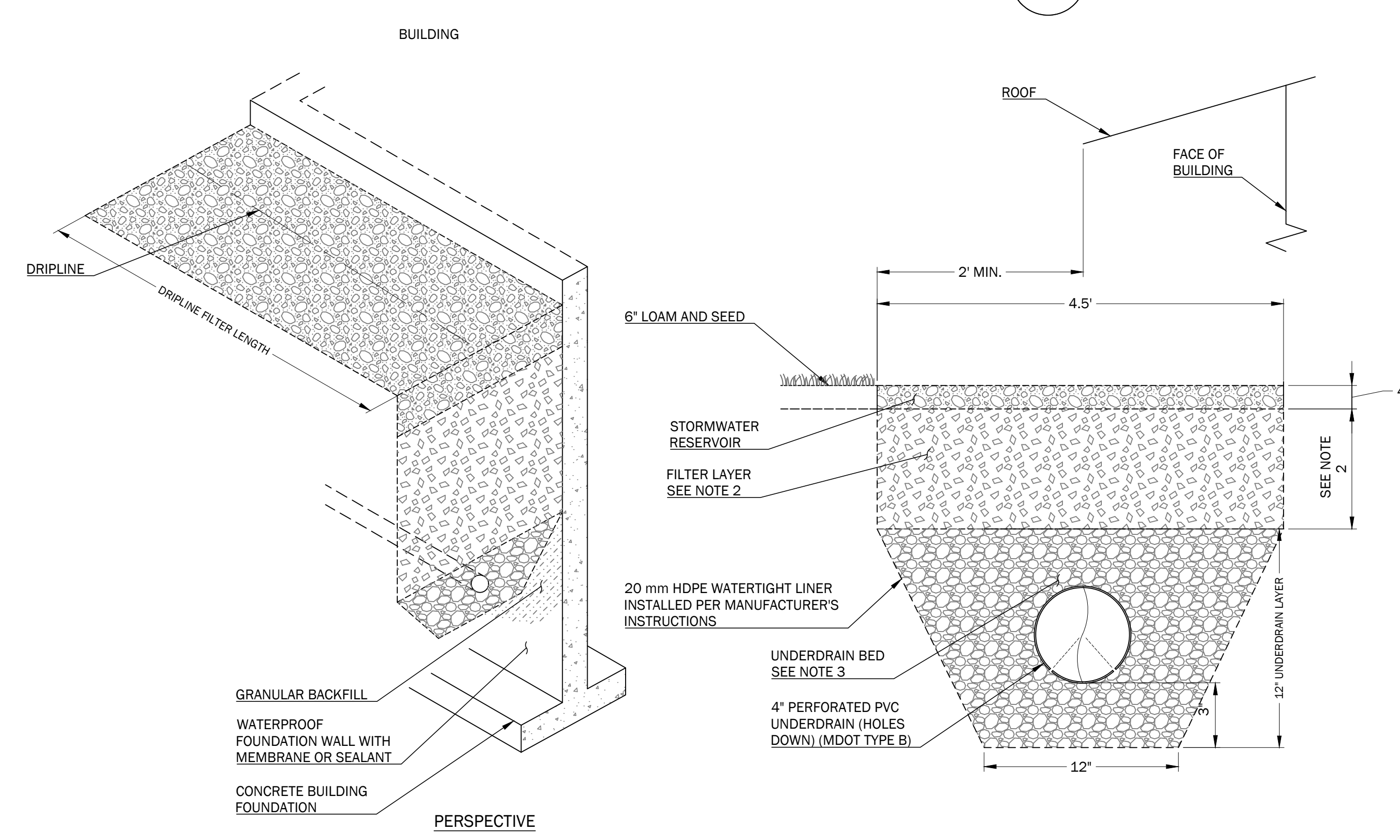


2 TYPICAL EMBANKMENT/SPILLWAY DETAIL
NOT TO SCALE



- GRASSED UNDERDRAIN SOIL FILTER NOTES:**
1. THE SOIL BED SHALL BE 18" IN DEPTH AND CONSIST OF THE FOLLOWING:
 - 6" OF NON-CLAYEY USDA SANDY LOAM TOPSOIL WITH 5-8% HUMIFIED ORGANIC MATTER
 - 12" OF LOAMY COARSE SAND
 2. BOTTOM 2" OF SANDY LOAM TOPSOIL SHALL BE ROTOTILLED INTO TOP SURFACE OF LOAMY COARSE SAND TO CREATE TRANSITION ZONE.
 3. THE SOIL BED MATERIAL SHALL BE LIGHTLY COMPACTED (90% TO 92% STANDARD PROCTOR) USING WATER. IF HEAVY COMPACTION OCCURS, ROTOTILL AGAIN PRIOR TO SEEDING OR SODDING.
 4. A 1" LAYER OF HAY SHALL BE PLACED BETWEEN THE BOTTOM OF THE SOIL BED AND THE TOP OF THE UNDERDRAIN MATERIAL.
 5. THE FILTER SHOULD BE SEEDED WITH THE FOLLOWING SEED MIXTURE:
 - CREEPING RED FESCUE: 20LBS/ACRE
 - TALL FESCUE: 20LBS/ACRE
 - BIRDSFOOT TREFOIL: 8LBS/ACRE
 - TOTAL: 48LBS/ACRE
 6. REFER TO GRADING PLANS FOR UNDERDRAIN LAYOUT.
 7. THE MAXIMUM DISTANCE BETWEEN UNDERDRAIN PIPES SHALL BE 15 FEET.
 8. GRASSED UNDERDRAIN SOIL FILTER MEDIA SHALL NOT BE INSTALLED UNTIL THE TRIBUTARY AREA HAS BEEN PERMANENTLY STABILIZED.

3 GRASSED UNDERDRAIN SOIL FILTER TYPICAL CROSS SECTION
NOT TO SCALE



- DRIPLINE FILTER NOTES:**
1. DRIPLINE FILTER TO BE INSTALLED TO CAPTURE THE MAXIMUM ROOF AREA POSSIBLE.
 2. 12" FILTER LAYER (SANDY SOIL WITH 4 - 7 % FINES - BACKFILL MAY BE APPROPRIATE)
 3. UNDERDRAIN BED SHALL CONSIST OF GRAVEL MEETING MDOT SPEC. 703.22, TYPE C.
 4. THE DRIPLINE FILTER SHALL EXTEND THE LENGTH OF THE BUILDING OR AREA OF ROOF TO BE TREATED.
 5. THE DRIPLINE IS PART OF THE STORMWATER TREATMENT SYSTEM AND CAN NOT BE REMOVED OR ALTERED IN ANY WAY.

- CONSTRUCTION OVERSIGHT**
1. INSPECTIONS BY A PROFESSIONAL ENGINEER SHALL CONSIST OF WEEKLY VISITS TO THE SITE TO INSPECT EACH OF THE ROOF DRIP EDGE FILTER'S UNDERDRAIN CONSTRUCTION, FILTER MATERIAL PLACEMENT, AND OVERFLOW FROM INITIAL GROUND DISTURBANCE TO FINAL STABILIZATION OF THE FILTER.

4 TYPICAL ROOF DRIPLINE FILTER DETAILS
NOT TO SCALE

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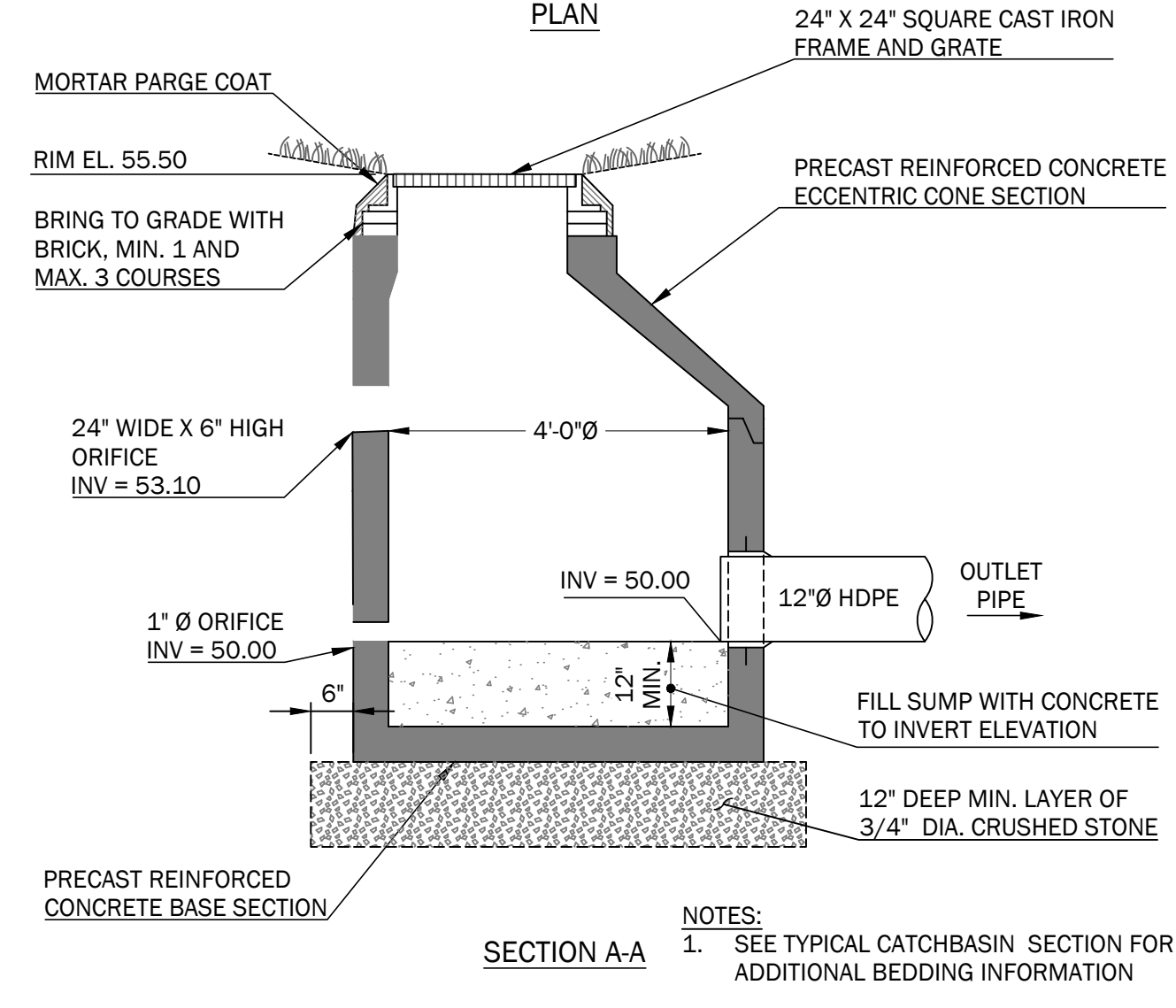
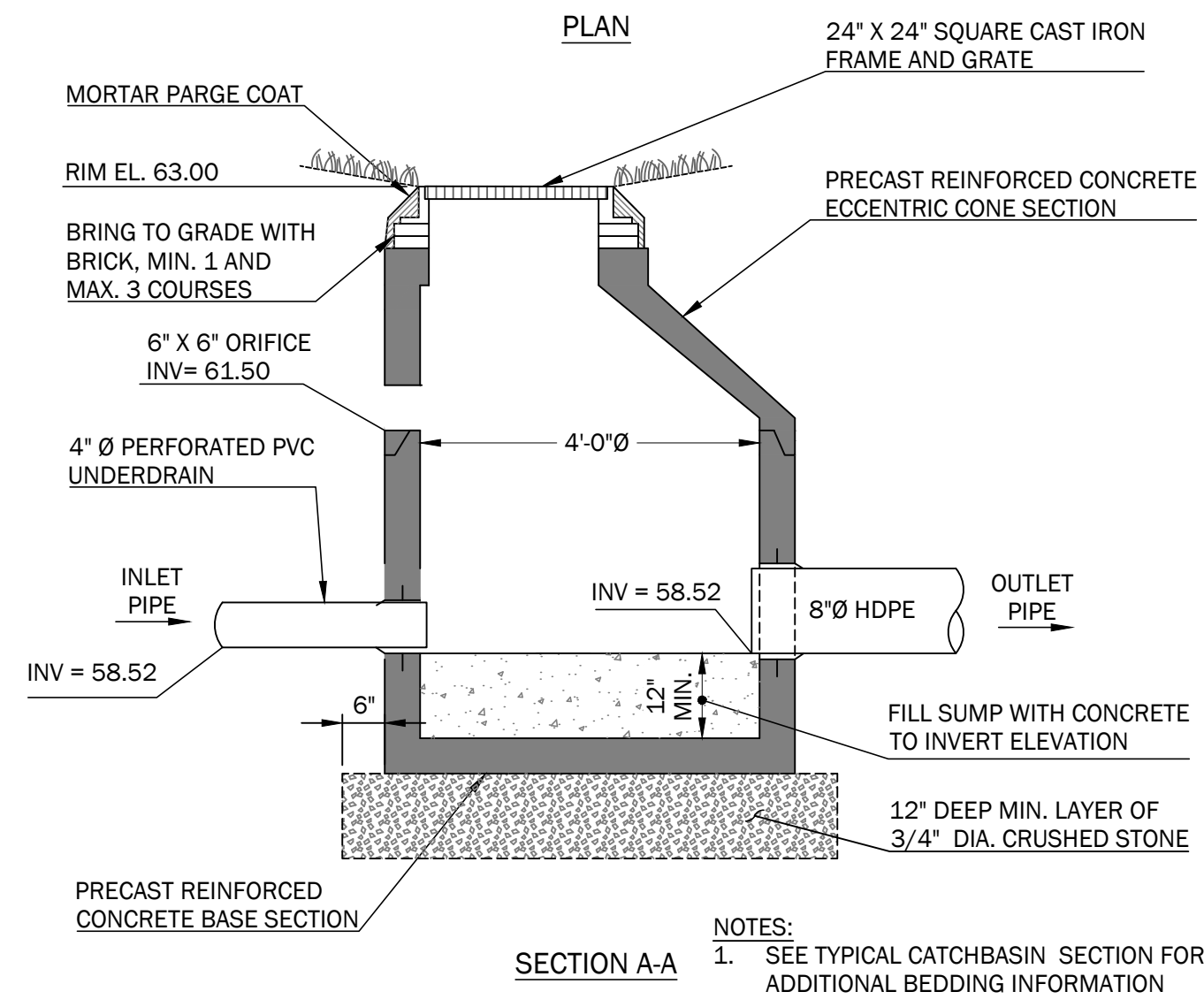
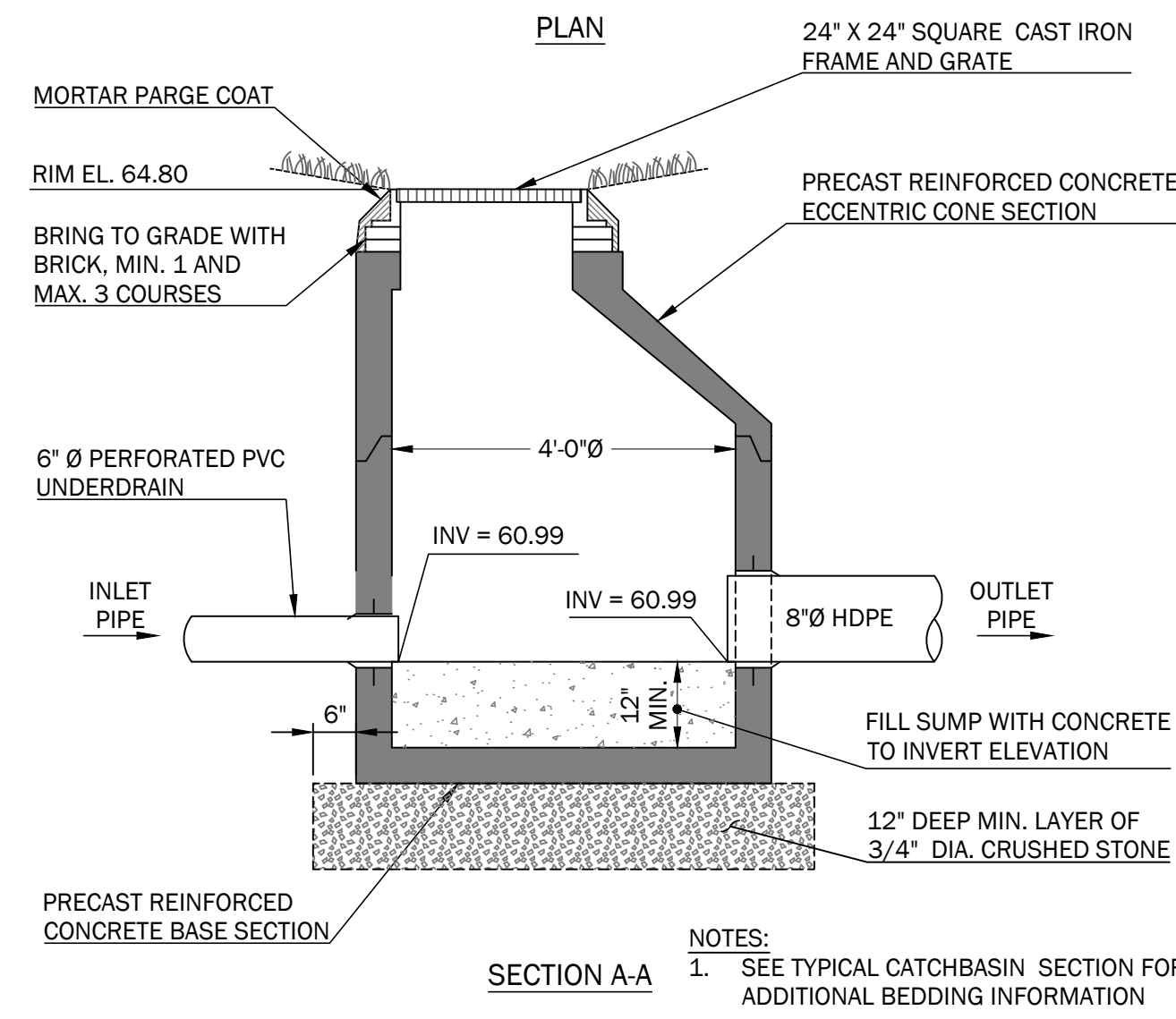
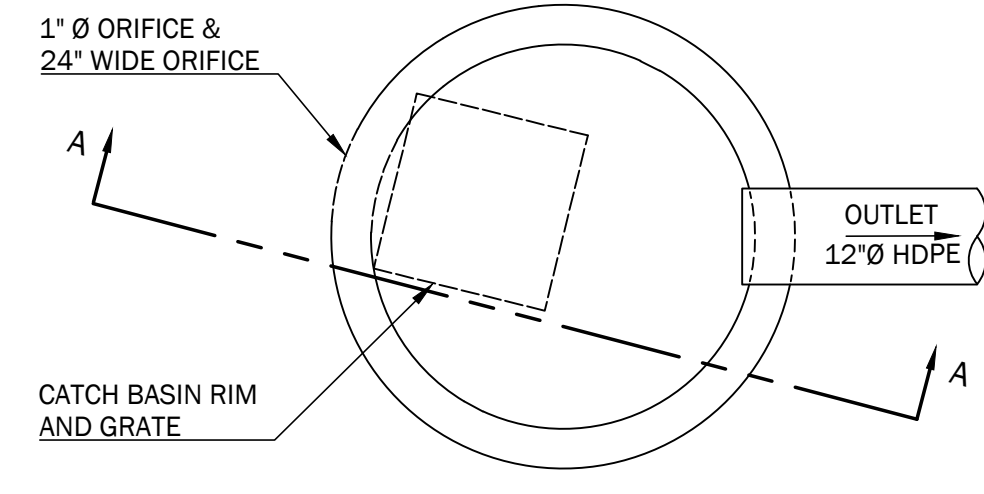
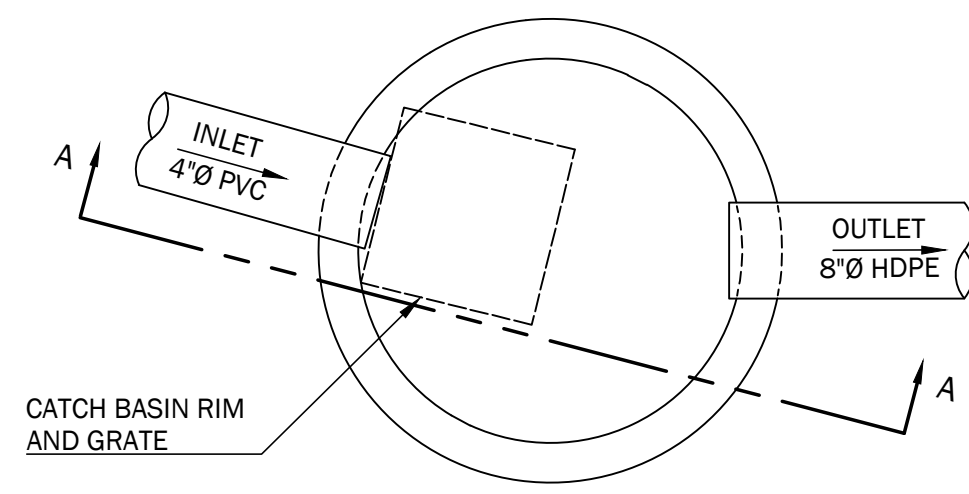
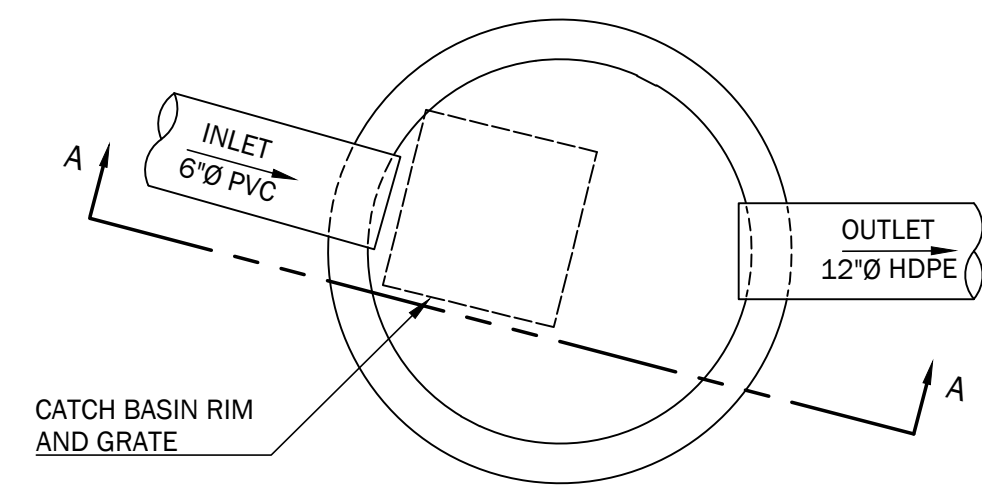
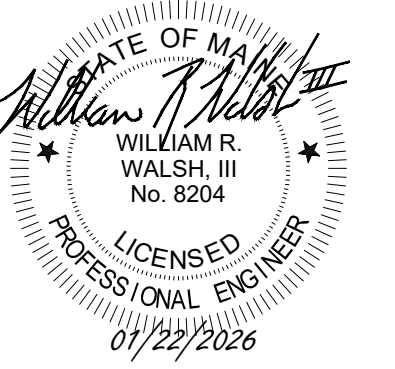
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WELLS, ME 04090
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NOTES:
1. SEE TYPICAL CATCHBASIN SECTION FOR ADDITIONAL BEDDING INFORMATION

NOTES:
1. SEE TYPICAL CATCHBASIN SECTION FOR ADDITIONAL BEDDING INFORMATION

NOTES:
1. SEE TYPICAL CATCHBASIN SECTION FOR ADDITIONAL BEDDING INFORMATION

1 OUTLET CONTROL STRUCTURE UDSF#1
NOT TO SCALE

2 OUTLET CONTROL STRUCTURE UDSF#2
NOT TO SCALE

3 OUTLET CONTROL STRUCTURE POND #1
NOT TO SCALE

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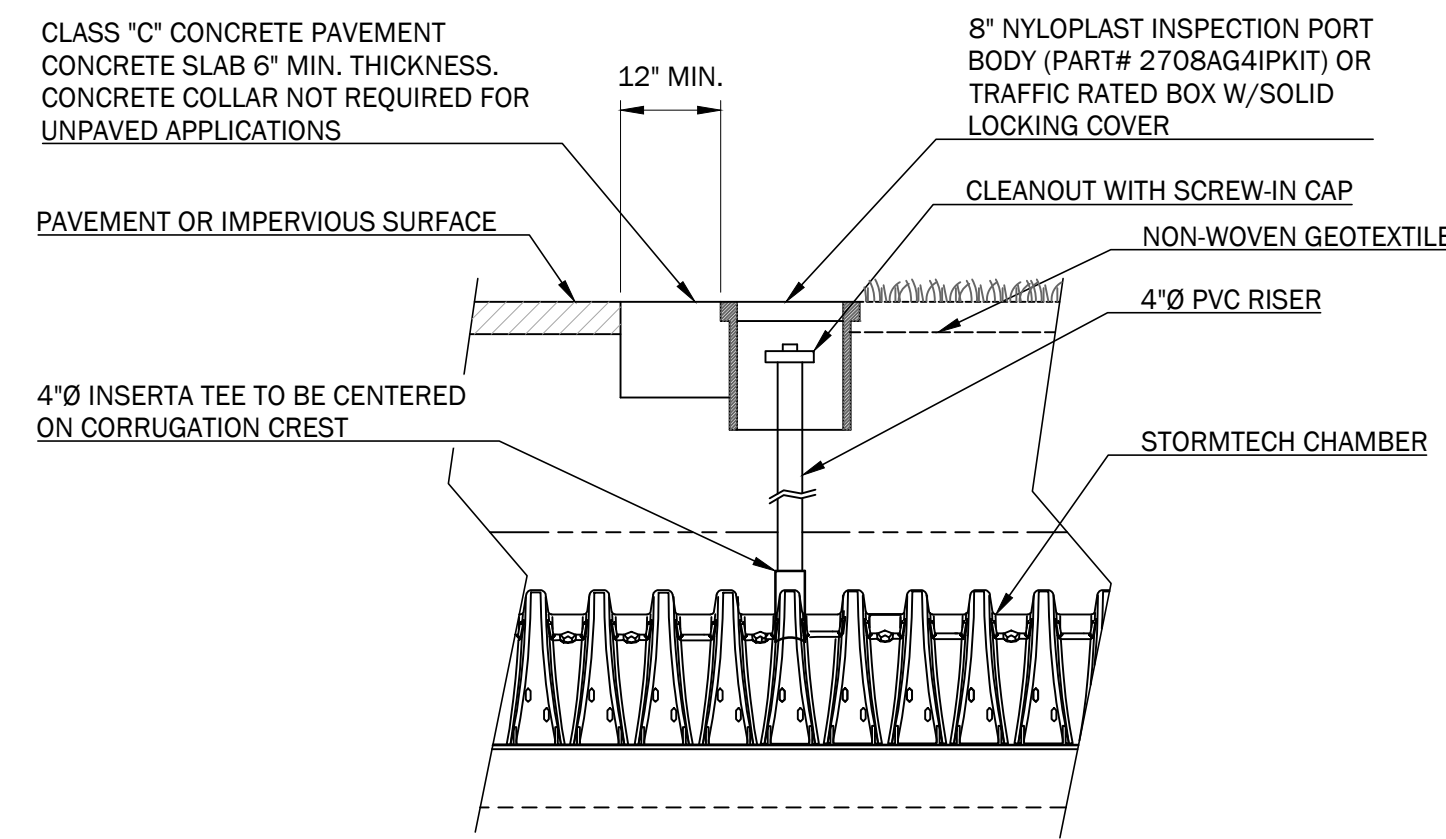
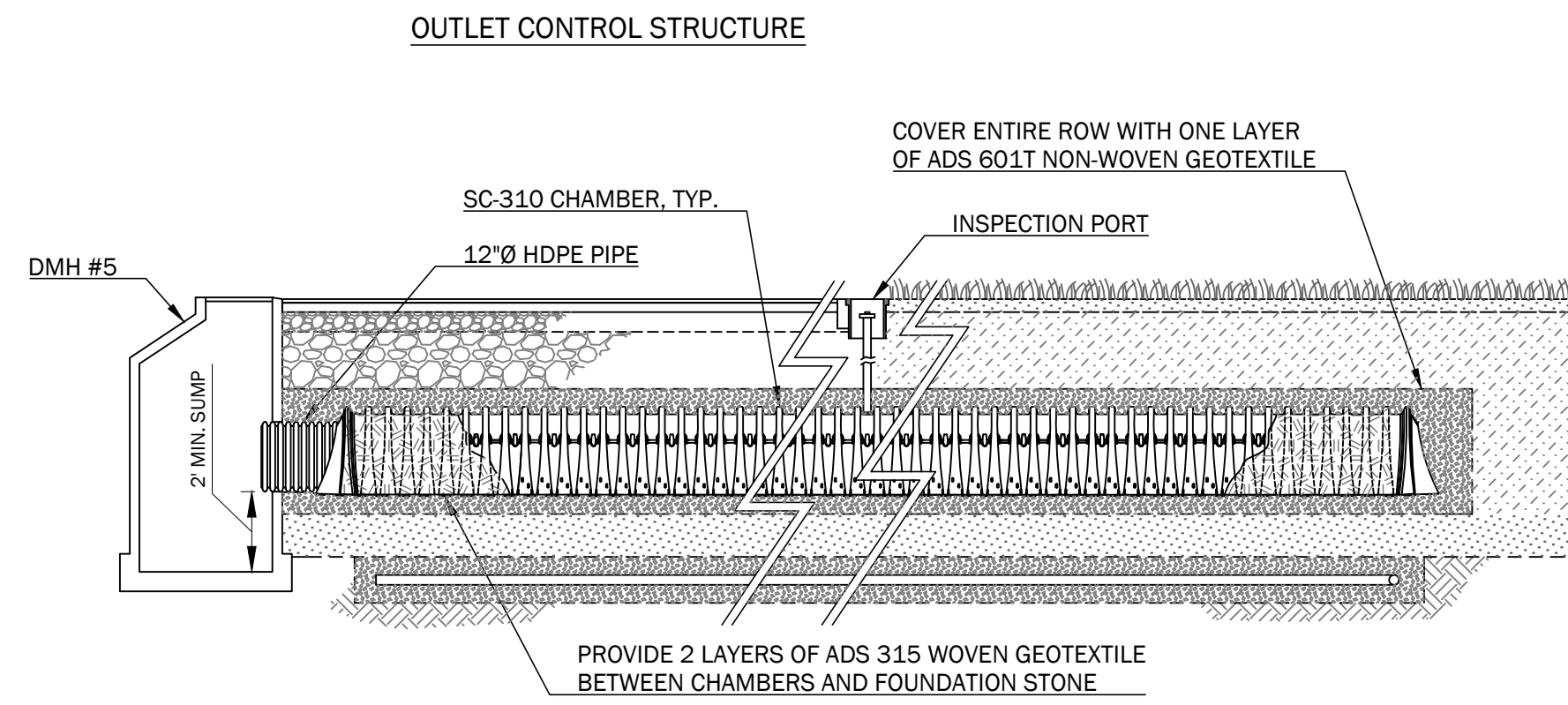
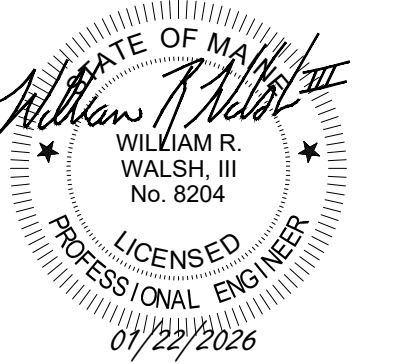
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**STORMWATER
DETAILS**

Job No.: 1005
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Sheet No.:
C4.6

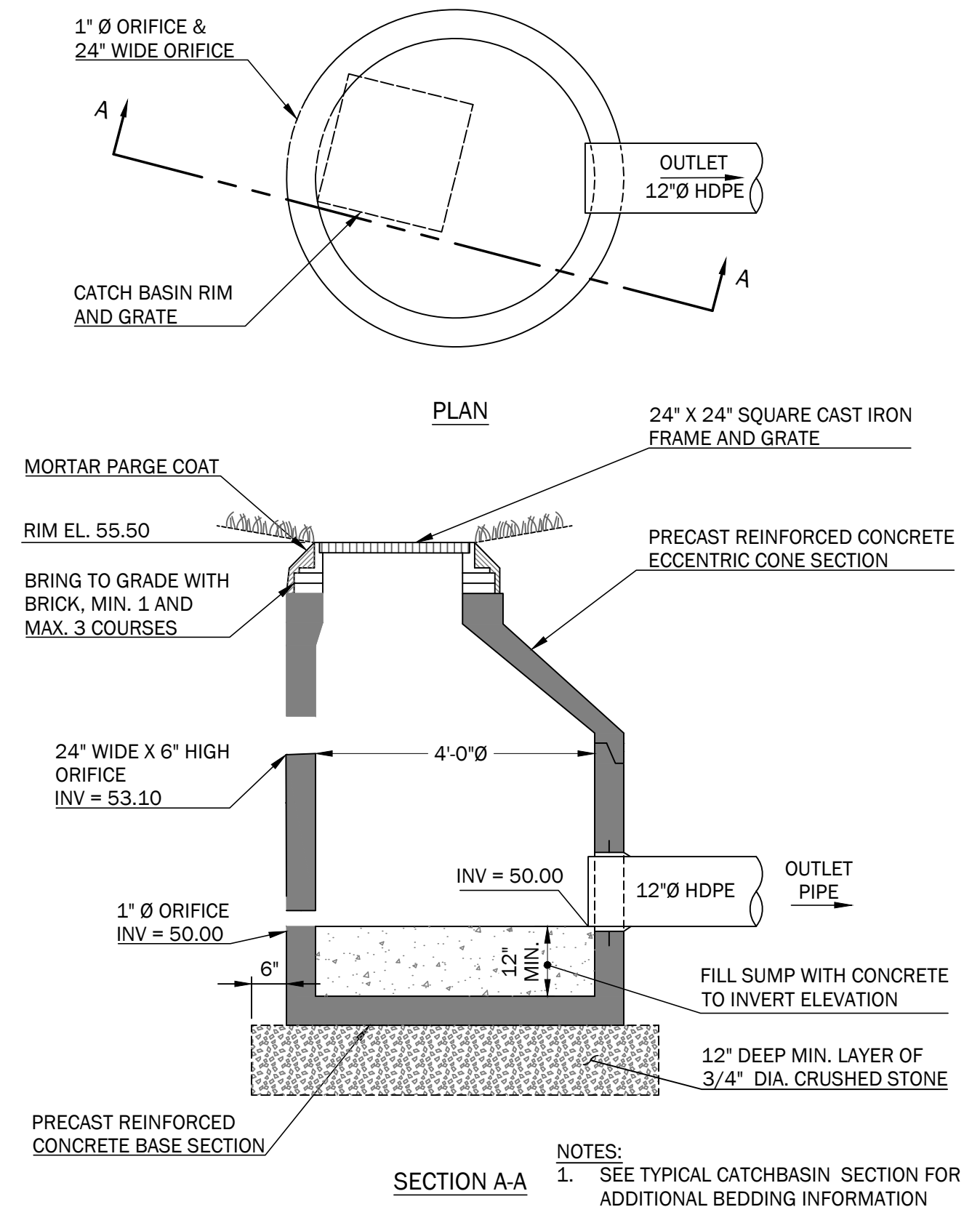
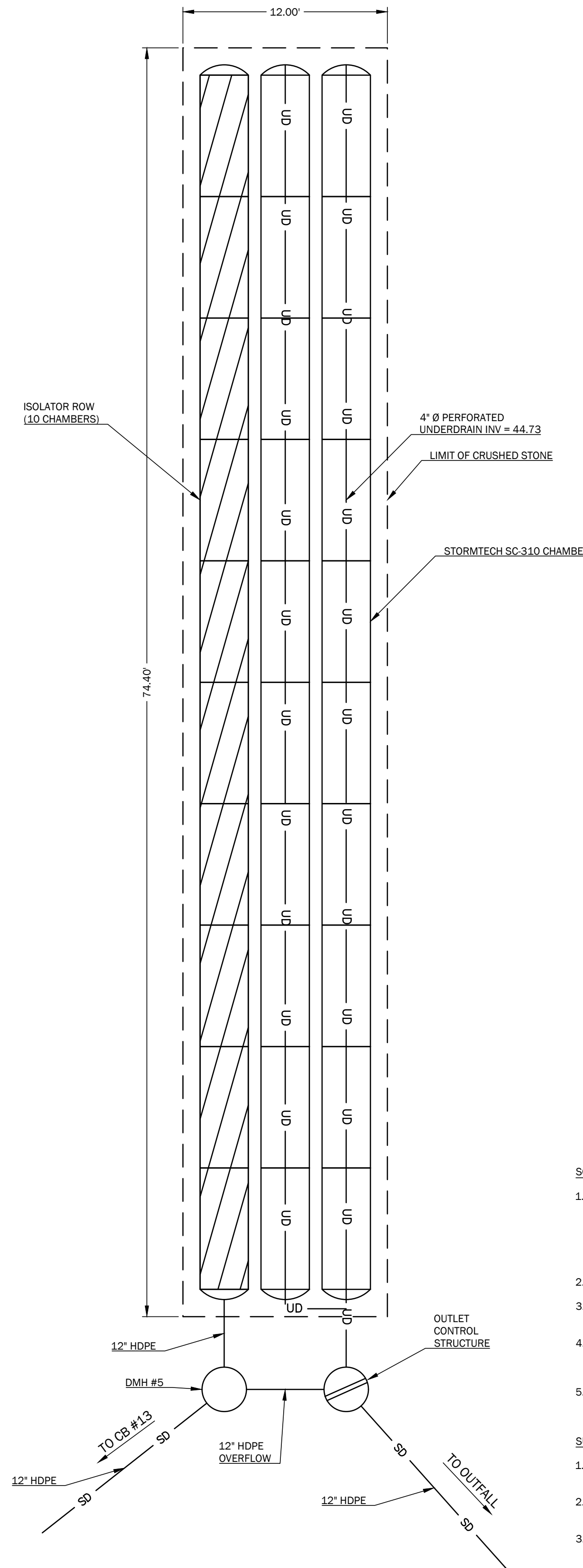
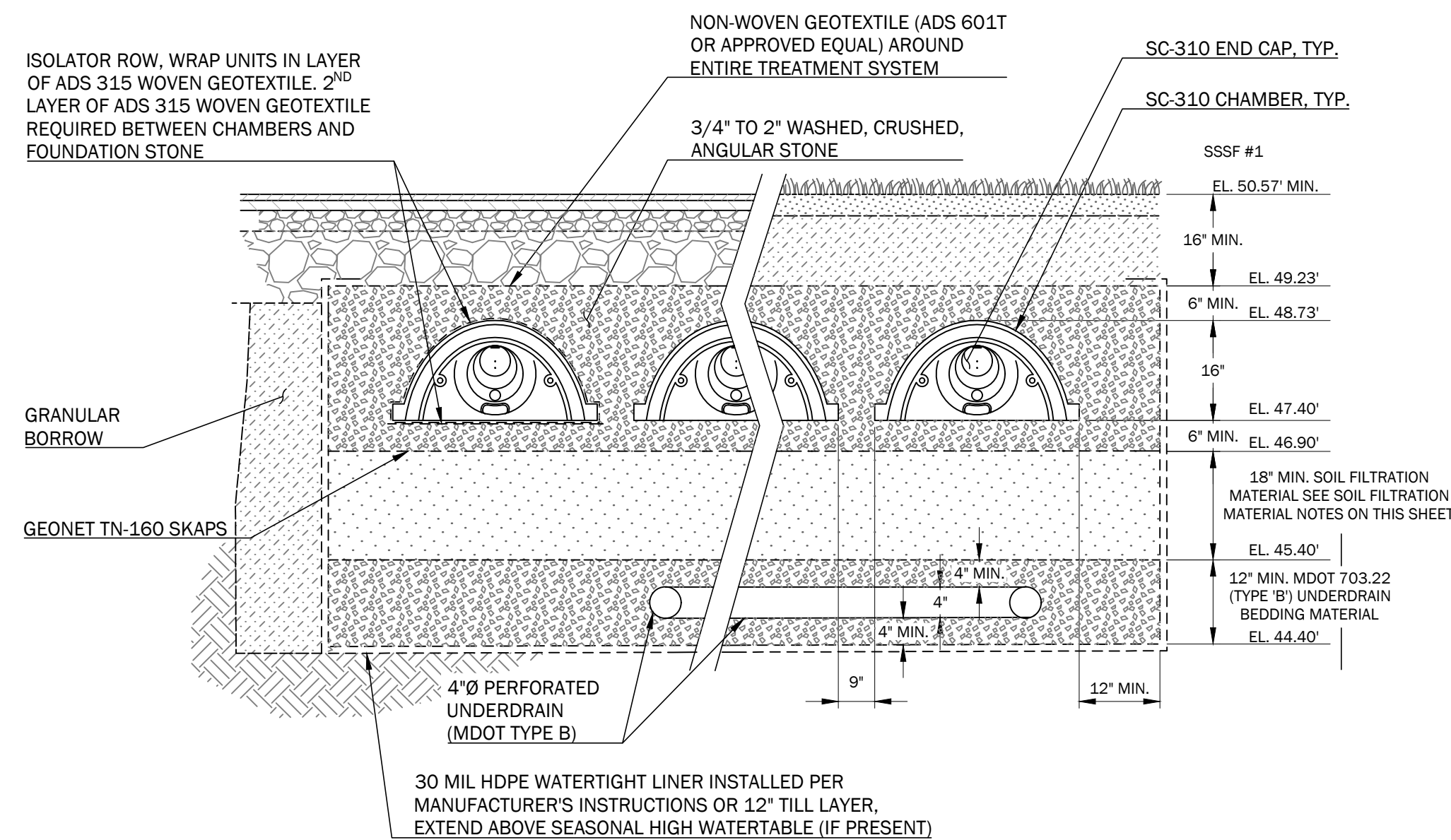
PRELIMINARY - NOT FOR CONSTRUCTION



- NOTES:
1. INSTALL INSPECTION PORTS AS SHOWN ON SYSTEM PLAN.
 2. INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.
 3. A MINIMUM OF ONE INSPECTION PORT PER 500 S.F. OF CHAMBER AREA IS REQUIRED.

INSPECTION PORT DETAIL

SUBSURFACE SAND FILTER #	UNDERDRAIN INVERT	UNDERDRAIN OUTLET INVERT	FILTER AREA (SQ. FT.)	FILTER VOLUME (CU. FT.)	PEAK WATER ELEVATION		
					2-YEAR STORM	10-YEAR STORM	25-YEAR STORM
SSSF #1	44.73	44.73	893	1,099	48.27	45.52	48.59



2 OUTLET CONTROL STRUCTURE POND #1
NOT TO SCALE

- SOIL FILTRATION MATERIAL NOTES:**
1. THE SOIL FILTER MATERIAL SHALL CONSIST OF MDOT SPEC. 703.01 WITH A FINES CONTENT BETWEEN 8% AND 10% (PASSING THE #200 SIEVE) AND NO ORGANICS. CLAY CONTENT IN THE SOIL SHALL NOT EXCEED 2%. THE SOIL FILTRATION MATERIAL SHALL HAVE A PERMEABILITY RATE OF 0.75 INCHES/HOUR ±15% AS CERTIFIED BY AN APPROVED LABORATORY.
 2. THE SOIL FILTRATION BED SHALL BE 18 INCHES IN DEPTH.
 3. THE SOIL BED MATERIAL SHALL BE COMPACTED BETWEEN 92% AND 95%.
 4. CONTRACTOR SHALL MAKE PROVISIONS TO EXCLUDE RUNOFF FROM THE TREATMENT SYSTEM CONSTRUCTION UNTIL THE BASE COURSE OF PAVEMENT IS IN PLACE.
 5. THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE SOIL FILTER MEDIA, GRAIN SIZE ANALYSIS, AND PERMEABILITY TEST RESULTS TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO PLACEMENT.
 6. THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE SOIL FILTER MEDIA, GRAIN SIZE ANALYSIS, AND PERMEABILITY TEST RESULTS TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO PLACEMENT.
- CONSTRUCTION OVERSIGHT:**
1. AFTER PRELIMINARY CONSTRUCTION OF THE FILTER GRADES.
 2. AFTER THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED.
 3. AFTER UNDERDRAIN PIPES ARE BACKFILLED.
 4. AFTER THE INSTALLATION OF THE FILTER MEDIA.
 5. AFTER PLACEMENT OF THE CHAMBERS, BUT BEFORE THEY ARE BACKFILLED.
 6. AFTER THE CHAMBERS ARE BACKFILLED.
- SUBSURFACE STORMWATER TREATMENT SYSTEM NOTES:**
1. THE UNDERGROUND TREATMENT SYSTEM SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
 2. PROVIDE SHOP DRAWINGS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
 3. THE UNDERGROUND STORM WATER TREATMENT SYSTEM HAS BEEN DESIGNED BASED ON THE STORMTECH CHAMBER SYSTEM. IF THE CONTRACTOR PROPOSES TO INSTALL ANOTHER UNDERGROUND SYSTEM, THE DESIGN SHALL BE ANALYZED AND APPROVED BY THE DESIGN ENGINEER.
 4. 30 SC-310 CHAMBERS REQUIRED FOR STORMWATER TREATMENT SYSTEM. SSSF 1.3-1.
 5. IMPERMEABLE LINER TO RUN UNDER AND AROUND TREATMENT SYSTEM AND STORAGE SYSTEM. DO NOT SEPARATE SYSTEMS WITH LINER.

2 STORMWATER SAND FILTER TREATMENT SYSTEM SECTIONS AND DETAILS
NOT TO SCALE

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Drawn: MBP/IRW
Checked: WRW/LLT

Sheet No.:
C4.7

SEPARATOR ROW™ SPECIFICATIONS

GENERAL

1. CULTEC'S SEPARATOR ROW IS USED AS AN INEXPENSIVE MEANS OF REMOVING TOTAL SUSPENDED SOLIDS FROM THE CHAMBER SYSTEM, AS WELL AS PROVIDING EASIER ACCESS FOR INSPECTION AND MAINTENANCE.

2. THE SEPARATOR ROW PERFORMANCE SHALL BE TESTED AND VERIFIED TO THE PROTOCOLS AND PROCEDURES AS DEFINED BY ENVIRONMENTAL TECHNOLOGY VERIFICATION (ETV) CANADA TO ACHIEVE 80% TSS REMOVAL.

INSTALLATION INSTRUCTIONS

A SEPARATOR ROW IS INSTALLED ON A 1-2 INCH [25-51 mm] WASHED, CRUSHED STONE BASE. TYPICALLY, THE CULTEC CHAMBER MODEL USED FOR THE SEPARATOR ROW IS THE SAME CHAMBER USED THROUGHOUT THE ENTIRE CHAMBER BED.

STORMWATER IS DISTRIBUTED TO THE SEPARATOR ROW BY A PRIMARY FEED SYSTEM THAT DIVERTS FLOW TO THE SEPARATOR ROW AND A SECONDARY BYPASS FEED SYSTEM THAT DIVERTS THE FLOW OF CLEAN WATER TO THE OTHER PARTS OF THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM. THE DISTRIBUTION SYSTEM MAY BE BY PIPES SET AT A LOWER ELEVATION THAT PERMIT THE FIRST FLUSH TO THE SEPARATOR ROW VERSUS OTHER PARTS OF THE UNDERGROUND STORMWATER SYSTEM. THIS INITIAL FLOW MAY BE MANAGED BY A BAFFLE OR WEIR. THE SIZING OF THE PIPE(S) THAT PROVIDE STORM WATER TO THE SEPARATOR ROW IS TO BE DETERMINED BY THE DESIGN ENGINEER AND IS BASED UPON THE REQUIREMENT TO ACCOMMODATE THE DESIGN FLOW AND SERVICE CONVENIENCE.

THE CHAMBERS UTILIZED IN THE SEPARATOR ROW ARE TO BE COMPLETELY WRAPPED WITH CULTEC NON-WOVEN GEOTEXTILE. THIS CREATES A PASS-THROUGH FILTER ARRANGEMENT TO SEPARATE TOTAL SUSPENDED SOLIDS IN THE TRANSFER OF STORM WATER TO OTHER CHAMBERS THROUGHOUT THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM.

ONCE WRAPPED, THE SEPARATOR ROW IS TO THEN BE PLACED ENTIRELY OVER 1 LAYER OF CULTEC AFAB-HPF WOVEN GEOTEXTILE. THIS CULTEC AFAB-HPF WOVEN GEOTEXTILE PROVIDES A DURABLE SURFACE WITHIN THE ROW FOR MAINTENANCE PROCEDURES AS WELL AS TO PREVENT ANY SCOURING OF THE STONE BASE DURING HIGH PRESSURE JETTING.

THE RECOMMENDED INSTALLATION OF SEPARATOR ROW CHAMBERS, IN REGARD TO STONE SEPARATION AND STONE ABOVE THE UNIT, ALONG WITH OTHER MINIMUM COVER, MATERIALS AND METHOD SPECIFICATIONS DETAILED FOR THE PROPER INSTALLATION, IS THE SAME AS CULTEC'S REQUIREMENT DETAILED IN THE COMPANY'S INSTALLATION GUIDELINES WITH THE EXCEPTION OF THE PLACEMENT OF THE REQUIRED FILTERING FABRICS. PLEASE REFER TO CULTEC'S CURRENT INSTALLATION INSTRUCTIONS FOR STORMWATER CHAMBERS AS A GUIDE.

MAINTENANCE PROCEDURES

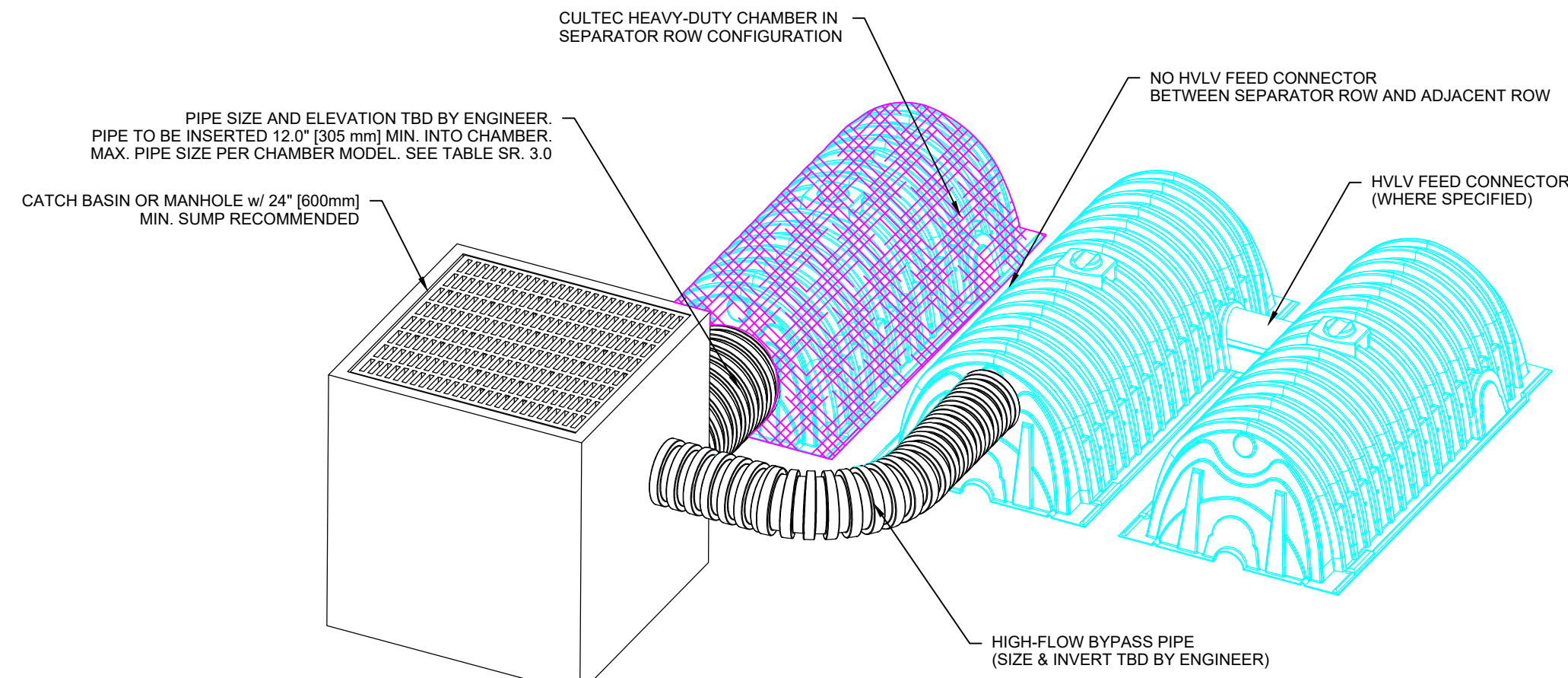
CULTEC RECOMMENDS INSPECTIONS OF THE SEPARATOR ROW TO BE PERFORMED EVERY SIX MONTHS FOR THE FIRST YEAR. THE FREQUENCY OF INSPECTION CAN THEN BE ADJUSTED BASED UPON PREVIOUS OBSERVATION OF SEDIMENT DEPOSITION.

WHILE CLEANING IS POSSIBLE FROM A SINGLE MANHOLE IN SHORTER LINES, A CLEAN-OUT OPTION FROM EITHER END OF A LINE IS PREFERABLE, PARTICULARLY FOR LONGER RUNS. CLEANING INVOLVES FLUSHING SEDIMENT FROM THE BASE FABRIC OF THE SEPARATOR ROW.

ACCESS WILL BE PROVIDED VIA A MANHOLE(S) LOCATED AT THE END(S) OF THE ROW FOR CLEAN OUT.

MAINTENANCE OF THE SEPARATOR ROW IS TO BE ACCOMPLISHED WITH A JETVAC PROCESS.

THE JETVAC IS TO BE SENT DOWN THE ENTIRE LENGTH OF THE SEPARATOR ROW. AS THE HIGH PRESSURE WATER NOZZLE IS RETRIEVED, THE CAPTURED SEDIMENTS ARE PUSHED BACK INTO THE MANHOLE FOR VACUUMING.

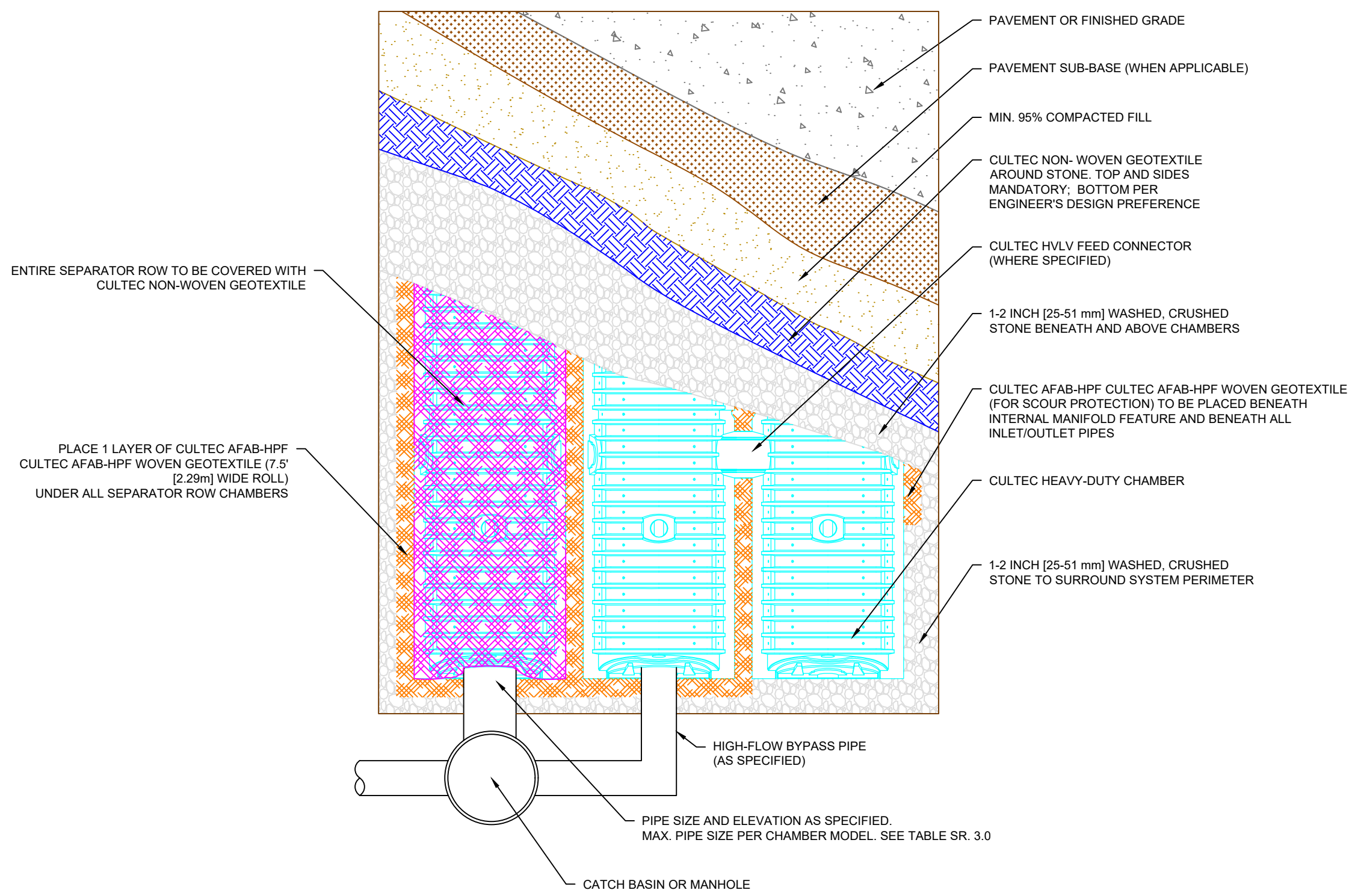


SR 2.0

TYPICAL SEPARATOR ROW CONFIGURATION INLET CONNECTION

CULTEC CHAMBER MODEL							
	DESCRIPTION	CONTACTOR 100HD	RECHARGER 150XLHD	RECHARGER 280HD	RECHARGER 300HD	RECHARGER 360HD	RECHARGER 902HD
A'	MIN. DEPTH OF STONE BASE	6" 152 mm	6" 152 mm	6" 152 mm	6" 152 mm	6" 152 mm	9" 229 mm
B	CHAMBER HEIGHT	12.5" 318 mm	18.5" 470 mm	26.5" 673 mm	30.0" 762 mm	36.0" 914 mm	48" 1219 mm
C'	MIN. DEPTH OF STONE REQUIRED ABOVE UNITS FOR TRAFFIC APPLICATIONS	6" 152 mm	6" 152 mm	6" 152 mm	6" 152 mm	6" 152 mm	12" 305 mm
D	MIN. DEPTH REQUIRED OF 95% COMPACTED FILL FOR PAVED TRAFFIC	8" 203 mm	8" 203 mm	8" 203 mm	10" 254 mm	10" 254 mm	12" 305 mm
E	MAX. DEPTH OF COVER ALLOWED ABOVE CROWN OF CHAMBER	12" 3.65 m	12" 3.65 m	12" 3.65 m	12" 3.65 m	12" 3.65 m	8.3' 2.53 m
F	MIN. ROW SPACING	4" 102 mm	6" 152 mm	5" 127 mm	6" 152 mm	6" 152 mm	9" 229mm
G	CHAMBER WIDTH	36" 914 mm	33" 838 mm	47" 1194 mm	51" 1295 mm	60" 1525 mm	78" 1981 mm
	MAX. PIPE SIZE TO CHAMBER ENDWALL/ENDCAP (CORRUGATED HDPE)	10" 250 mm	12" 300 mm	18" 450 mm	24" 600 mm	24" 600 mm	30" 750 mm

NOTE¹: STONE ABOVE AND BELOW UNITS MAY VARY PER SYSTEM. SEE SYSTEM LAYOUT FOR STONE REQUIREMENTS

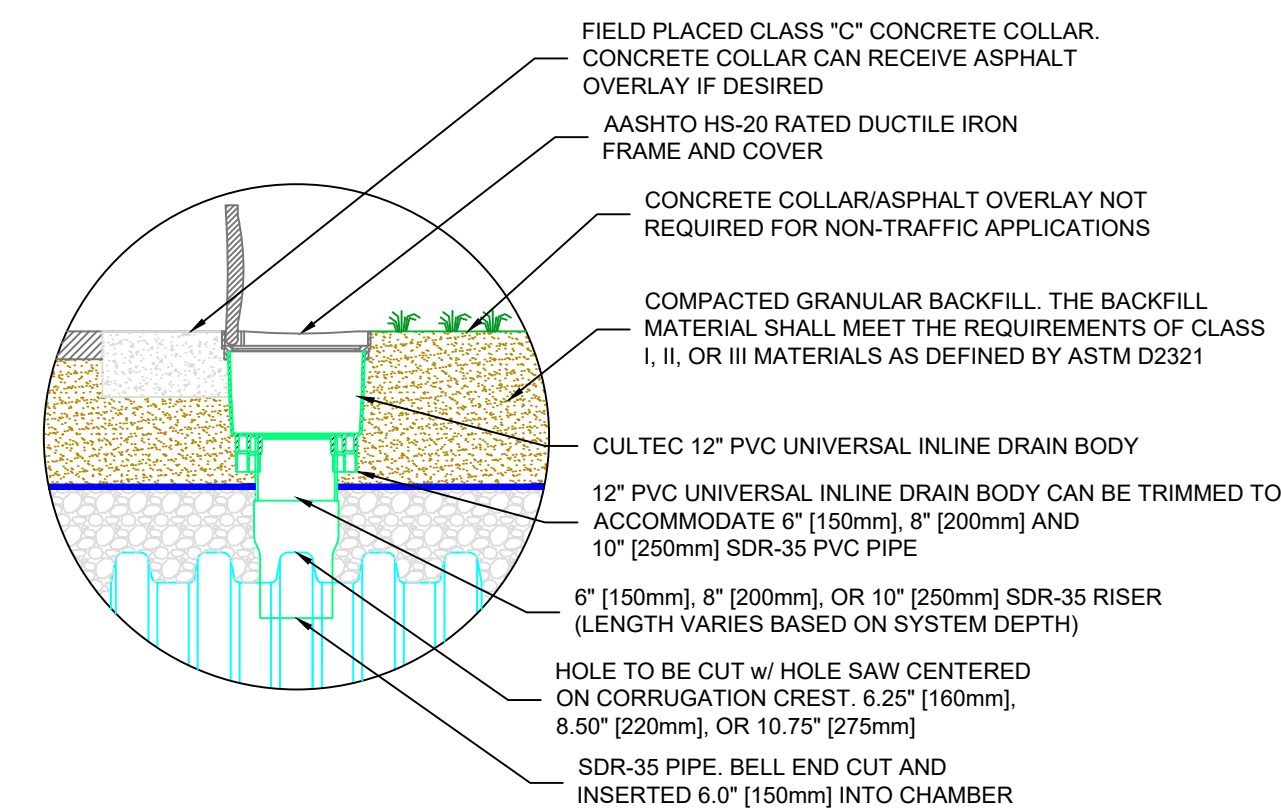


SR 4.0

TYPICAL SEPARATOR ROW CONFIGURATION PLAN VIEW

SR 1.0

GENERAL NOTES

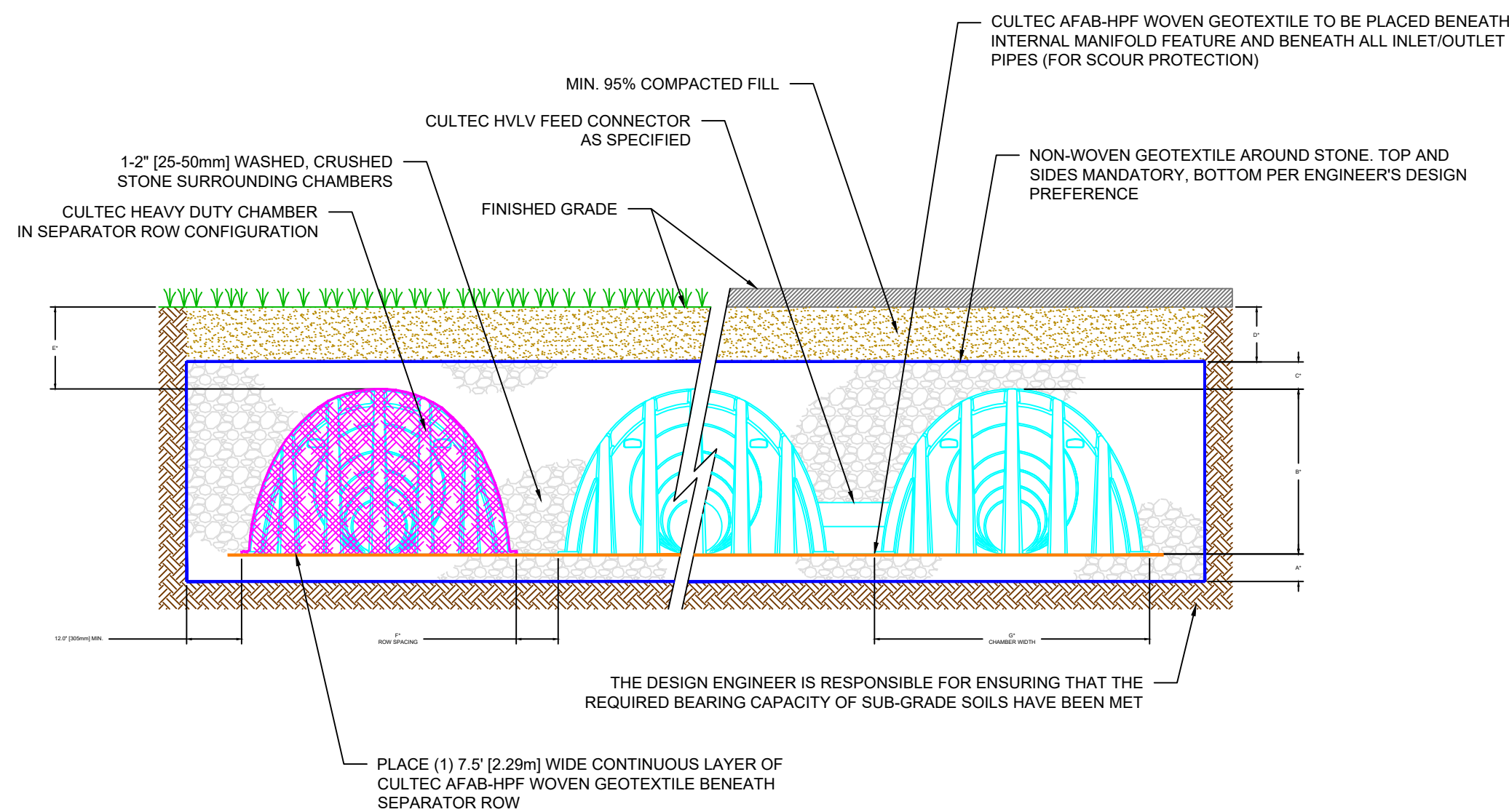


SR 5.0

OPTIONAL CULTEC INSPECTION PORT - ZOOM DETAIL

SR 3.0

CROSS SECTION TABLE REFERENCE



* SEE SR 3.0 - CROSS SECTION TABLE REFERENCE

SR 6.0

TYPICAL SEPARATOR ROW CONFIGURATION CROSS SECTION

SR 7.0

TYPICAL SEPARATOR ROW CONFIGURATION CROSS SECTION WITH INSPECTION PORT DETAIL

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STATE OF MAINE
WALSH, III
No. 8204
LICENSED PROFESSIONAL ENGINEER
01/22/2026

ARUNDEL LANE SUBDIVISION
526 POST ROAD
WELLS, ME 04090

PREPARED FOR:
THE GRACE GROUP, LLC
P.O. BOX 2021
NORTH CHELMSFORD, MASSACHUSETTS 01863

Rev.	Date	Description	Drawn	Check
1	1/22/2026	DEP Stormwater Permit	MRM	LLT
2	2/10/2026	Town Permit Updates	MRM/TEF	LLT
3	3/10/2026	Town Permit Updates	TEF/MBP	LLT

Rev.	Date	Description	Drawn	Check

Sheet Title:
SEPARATOR ROW DETAILS

Job No.: 1005
Date: 01/22/2026
Scale: AS SHOWN
Drawn: MBP/IRW
Checked: WRW/LLT

Sheet No.:
C4.8

CulTec Separator Row Details Taken from Cultech website, See manufacture for additional information.

PRELIMINARY - NOT FOR CONSTRUCTION