

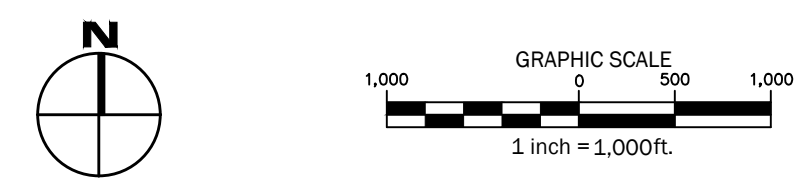
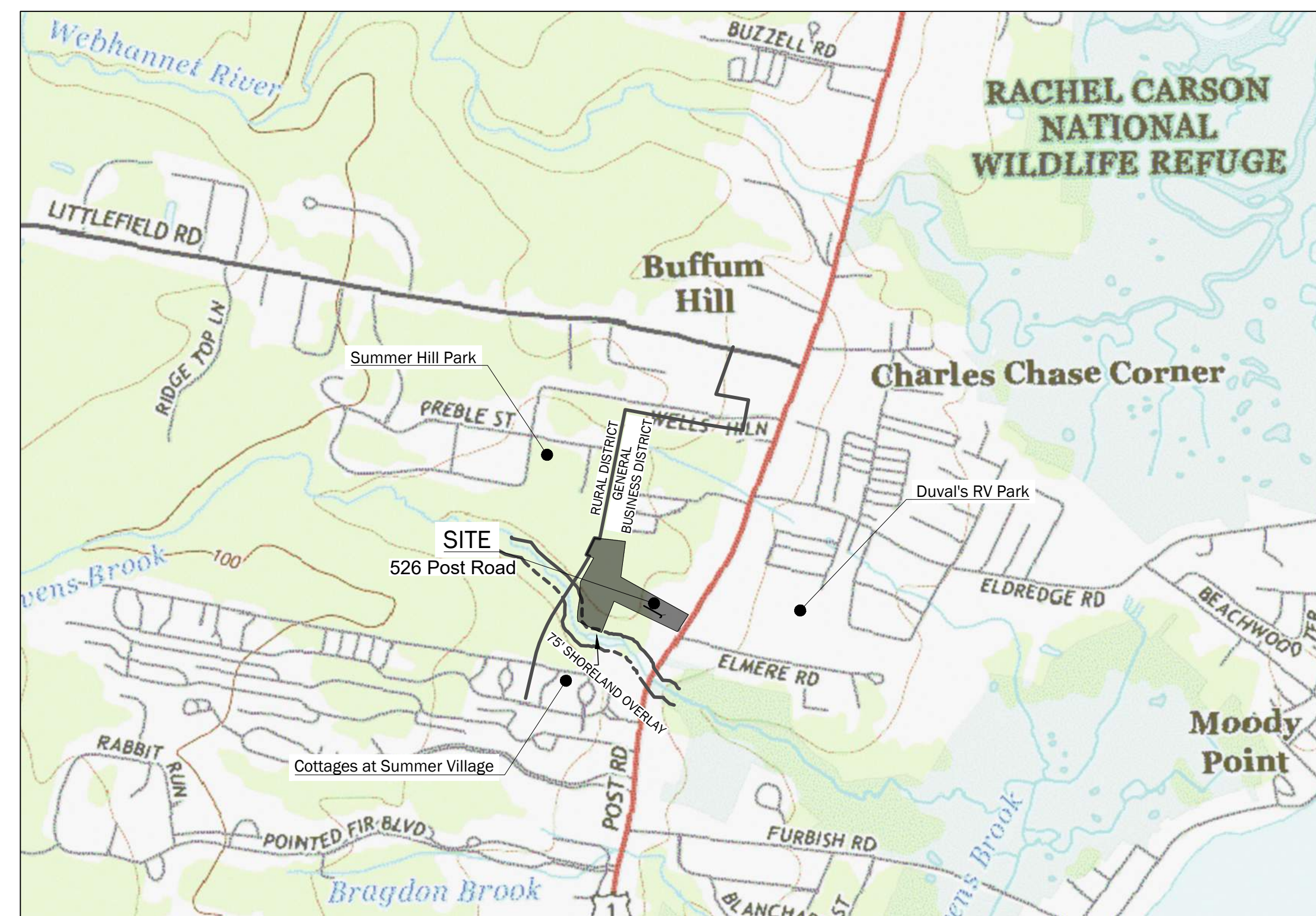
526 Post Road
 526 Post Road (US Route 1)
 Wells, Maine 04090

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

TOWN OF WELLS SITE PLAN AMENDMENT



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
	AMENDED LAYOUT, LIGHTING AND PLANTING PLAN PREPARED BY MITCHELL & ASSOCIATES
	DIVISION OF LAND MAP 27, LOT 10-EXE PREPARED BY KIMBALL SURVEY
C1.0	EXISTING CONDITIONS PLAN
C1.1	SITE PREPARATION PLAN
C2.0	SITE PLAN
C3.0	UTILITY PLAN
C3.1	GRADING PLAN
C3.2	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	STORMWATER DETAILS

Submissions:

TYPE	JURISDICTION	DATE	STATUS
SITE PLAN AMENDMENT APPLICATION	TOWN OF WELLS	JANUARY 16, 2025	SUBMITTED
REVISED SITE PLAN APPLICATION SUBMISSION	TOWN OF WELLS	FEBRUARY 10, 2026	SUBMITTED
REVISED SITE PLAN APPLICATION SUBMISSION	TOWN OF WELLS	MARCH 10, 2026	SUBMITTED
REVISED SITE PLAN APPLICATION SUBMISSION	TOWN OF WELLS	MARCH 24, 2026	SUBMITTED

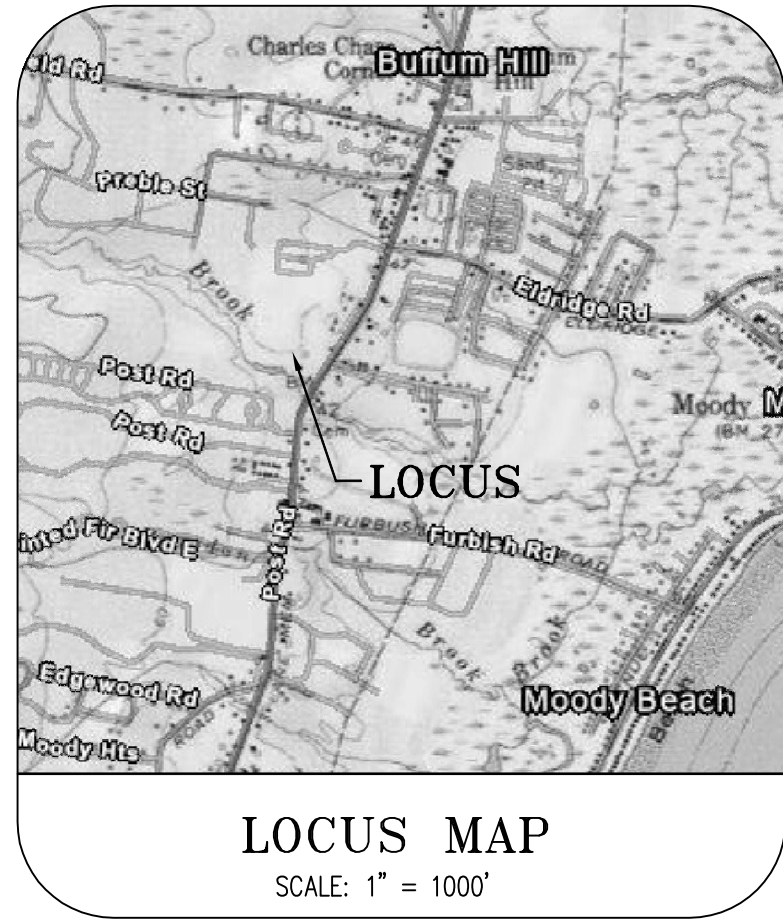
Record Owner:

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

Parcel ID:

MAP 27
 LOT 10-EXE

1/16/2025 10:42:46 AM: \\walsh\planning\526 Post Road\526 Post Road.dwg: 1:2422026:1127464



N/F
RICHARD JERGENSEN &
PAMELA HIGGINS
19532/765
MAP 27, LOT 8A

5/8" 0.2 A.G.
1-1/2" 1.4 A.G.
5/8" 0.6 A.G.
5/8" 0.2 A.G.
1-1/4" 1.2 A.G.
5/8" 0.2 A.G.
1-1/4" 1.2 A.G.
5/8" 0.2 A.G.
1-1/4" 1.2 A.G.
5/8" 0.2 A.G.
1-1/4" 1.2 A.G.

12.75' EON N03°29'39"E
54.20'
N09°21'09"E
111.54'
N02°46'39"E
86.49'
N02°35'08"E
59.18'
N66°51'03"W
70.03'
3/4" 0.8 A.G.
N25°18'26"E
104.11'
3/4" 0.8 A.G.
S82°49'35"E
46.74'
S84°05'47"E
89.43'
S83°15'23"E
137.75'
5/8" 0.7 A.G.

12.75' EON N03°29'39"E
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S82°49'35"E
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S84°05'47"E
89.43'
S83°15'23"E
137.75'
5/8" 0.7 A.G.

N/F
JAMES F. & JANICE MANDEVILLE
3497/317
MAP 113, LOT 18

N/F
SUMMER HILL MHC HOLDINGS, LLC
19291/593
MAP 114, LOT 8

N/F
THE WELLS CHURCH OF THE
NAZARENE
3682/207
2281/318
MAP 114, LOT 1-EXE

N/F
MORRISON CENTER
16810/234
MAP 27, LOT 10-EXE
354,916 S.F.
8.15 AC.

N/F
RICHARD JERGENSEN &
PAMELA HIGGINS
9960/311
2944/169
MAP 27, LOT 8

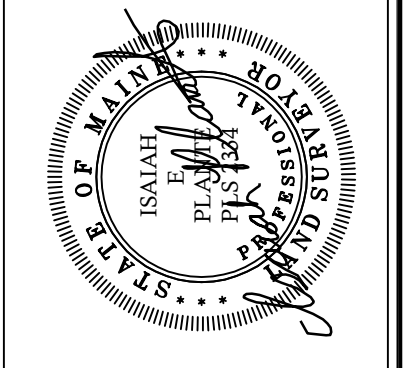
LEGEND

- IRON PIPE FOUND (SIZE AS NOTED)
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- FIRE HYDRANT
- SEWER MANHOLE
- CATCH BASIN
- WATER VALVE
- LIGHT POLE
- SIGN
- BOUNDARY LINE
- ABUTTER OR RIGHT-OF-WAY LINE
- STONE WALL
- OVERHEAD UTILITIES
- DRAIN/CULVERT
- N/F
- 1234/567
- A.G.
- B.G.

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS NAD83 MAINE STATE PLANE COORDINATE SYSTEM-WEST ZONE, U.S. SURVEY FEET.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE YORK COUNTRY REGISTRY OF DEED (YCRD).
3. REFERENCE IS MADE TO THE FOLLOWING DEEDS:
 - A. A DEED FROM KKRS PROPERTIES, LLC TO MORRISON CENTER DEEDED APRIL 28, 2014 AND RECORDED IN BOOK 16810, PAGE 234.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - A. "PLAN SHOWING LAND OF REGINALD S. BACON WELL, MAINE" BY LIBBY & DOW DATED OCT. 1945 AND RECORDED IN PLAN BOOK 16, PAGE 52.
 - B. "WELLS HIGHLANDS PHASE II SUBDIVISION OF LAND OF JELLEIGH REALTY CO. WELLS, MAINE BY MOULTON ENGINEERING, CO. DATED 2-3-75 AND RECORDED IN PLAN BOOK 72, PAGE 45.
 - C. "REVISED PLAN OF WELLS HIGHLANDS PHASE II SUBDIVISION OF LAND OF JELLEIGH REALTY CO. WELLS, MAINE BY MOULTON ENGINEERING, CO. DATED 2-3-75 AND RECORDED IN PLAN BOOK 150, PAGE 3.
 - D. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY "1" WELLS, YORK COUNTY, FEDERAL AID PROJECT NO. SIP-6705(000)" DATED AUGUST 1999 AND RECORDED IN PLAN BOOK 277, PAGES 31 & 32.
 - E. "BOUNDARY SURVEY PLAN OF LAND OF RICHARD JERGENSEN & PAMELA HIGGINS F/K/A PAMELA JORGENSEN DEPICTING A FUTURE CONVEYANCE OF THE "SHOP LOT" LOCATED ON THE NORTHWESTERLY SIDE OF POST ROAD AND THE EASTERLY SIDE OF STEVENS BROOK WELLS, MAINE" BY ATTAR ENGINEERING, INC. DATED 11/01/2024 NOT RECORDED.
 - F. "PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR RUTH M. KIMBALL WELLS, MAINE" BY DOW + COLOMBE, INC. DATED OCTOBER 7, 1985 NOT RECORDED.
 - G. "MORRISON CENTER WELLS 526 POST ROAD/U.S. ROUTE ONE WELLS, MAINE GRADING, DRAINAGE AND UTILITIES PLAN" BY MITCHELL & ASSOCIATES DATED MAY 24, 2013 NOT RECORDED.
 - H. "MORRISON CENTER WELLS 526 POST ROAD/U.S. ROUTE ONE WELLS, MAINE AMENDED LAYOUT, LIGHTING AND PLANTING PLAN" BY MITCHELL & ASSOCIATES DATED MAY 31, 2013 NOT RECORDED.
 - I. "SUNDOG STEAK & SEAFOOD COMPANY AS-BUILT LANDSCAPING PLAN" BY LOUIS BERGER & ASSOCIATES, INC. DATED 4-99 NOT RECORDED.
5. THE LOT SURVEYED IS IDENTIFIED ON THE TOWN OF WELLS ASSESSOR'S MAP 27, LOT 10-EXE.
6. THE SIDELINE OF POST ROAD IS BASED ON THE PLANS REFERENCED IN NOTE 4.D. ABOVE AND FOUND MONUMENTATION.
7. REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
 - A. THE LOCUS PROPERTY IS SUBJECT TO A UTILITY LINE EASEMENT AS RECORDED IN BOOK 1422, PAGE 547.
8. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
9. THE BOUNDARY SHOWN HEREON IS THE OPINION OF THIS SURVEYOR BASED ON THE INFORMATION DISCOVERED DURING THE PERIOD OF WORK AND MAY BE SUBJECT TO CHANGE IF ADDITIONAL INFORMATION BECOMES AVAILABLE.
10. EXCEPTIONS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS ARE AS FOLLOWS:
 - A. NO SURVEY REPORT WAS PREPARED.
 - B. NO REVISED LEGAL DESCRIPTION PREPARED.
 - C. MONUMENTS WERE NOT SET AT ALL ANGLE POINTS.

NO.	DATE	BY:	REVISION	DESCRIPTION



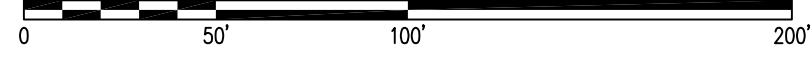
KIMBALL
SURVEY & DESIGN, INC.
30 FROST HILL ROAD
YORK, MAINE 04390
ISAHAH@KIMBALLSURVEYING.COM
WWW.KIMBALLSURVEYING.COM
PROFESSIONAL LAND SURVEYING

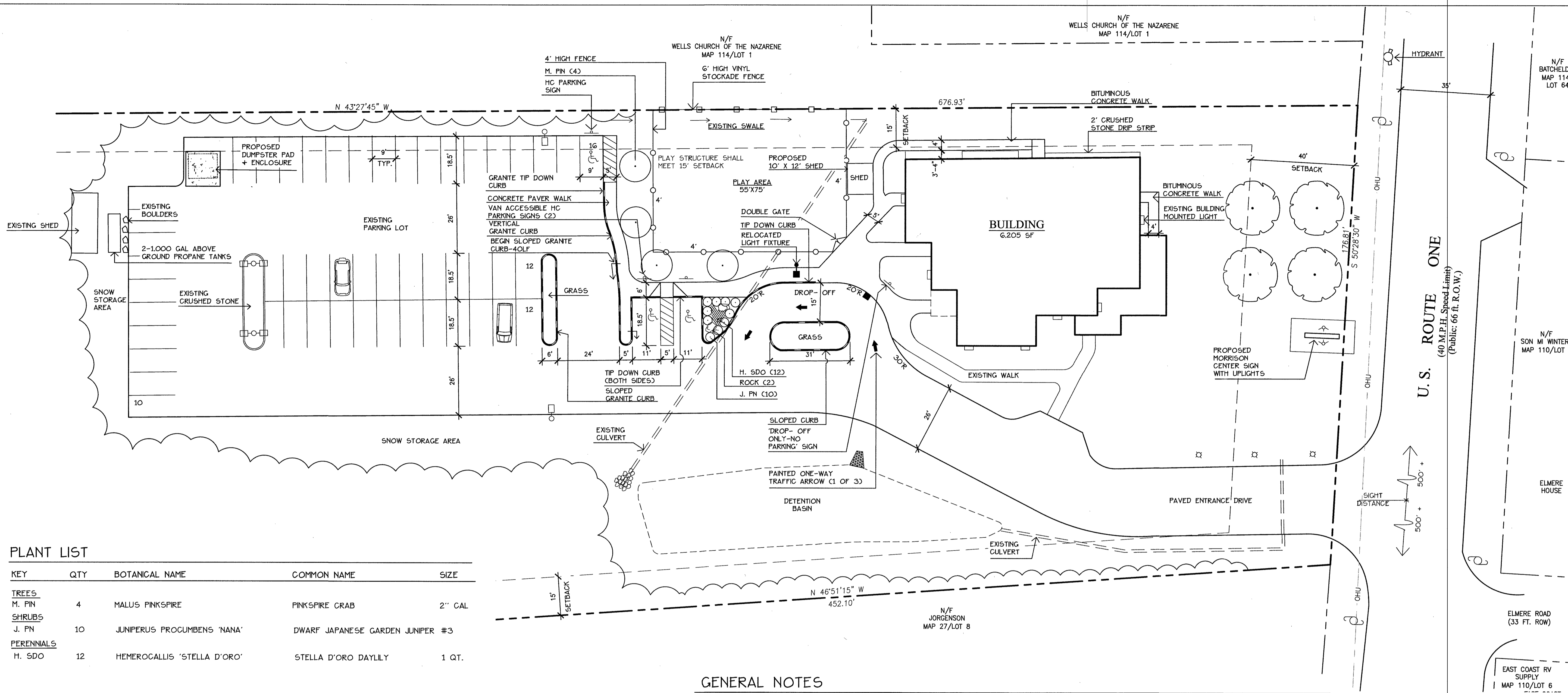
Prepared for:
Walsh Engineering Associates, Inc.
1 Karen Drive, #2A
Westbrook, Maine 04092

Boundary Survey
Map 27, Lot 10-EXE
526 Post Road
Wells, Maine

DATE:
MAY 28, 2025
PROJECT NO. 2627
SCALE:
1" = 50'

CAD FILE:
2627.dwg
SHEET
1 OF 1





Prepared For:
Morrison Center
 PO Box 1599
 80 Chamberlain Road
 Scarborough, Maine 04070

Prepared By:
MITCHELL & ASSOCIATES
 Landscape Architects
 The Staples School
 70 Center Street
 Portland, Maine 04101
 Tel: (207) 774-4427

MORRISON CENTER - WELLS
 526 Post Road/ U.S. Route One
 Wells, Maine

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
M. PN	4	MALUS PINKSPIRE	PINKSPIRE CRAB	2" CAL
SHRUBS				
J. PN	10	JUNIPERUS PROCUMBENS 'NANA'	DWARF JAPANESE GARDEN JUNIPER #3	
PERENNIALS				
H. SDO	12	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	1 QT.

STANDARD CONDITIONS OF APPROVAL

- SITE PLAN APPROVAL SECURED UNDER THE PROVISIONS OF THIS CHAPTER SHALL EXPIRE WITHIN 10 YEARS FROM THE DATE ON WHICH THE SITE PLAN IS SIGNED IF ALL ASPECTS OF THE SITE PLAN APPROVAL ARE NOT FULLY COMPLETED AND ESTABLISHED. (G145-74F(1))
- APPROVAL IS CONDITIONED UPON COMPLIANCE BY THE APPLICANT WITH THE PLANS AND SPECIFICATIONS WHICH HAVE BEEN RECEIVED BY THE TOWN IN CONNECTION WITH THIS DEVELOPMENT PROPOSAL.
- ANY APPROVAL MAY INCLUDE A PHASING PLAN WHICH WOULD ALLOW THE ISSUANCE OF BUILDING PERMITS FOR A MULTI-BUILDING PROJECT TO BE PHASED ACCORDING TO A PROPOSED TIME SCHEDULE. (G145-74F(2))
- CONDITIONS OF APPROVAL OR NOTES WRITTEN ON THE FACE OF THE SITE PLAN MAY BE AMENDED ONLY BY THE REVIEWING AUTHORITY THAT APPROVED THE SITE PLAN. (G145-74G(1)(3))
- FAILURE TO COMPLY WITH ANY CONDITIONS OF APPROVAL SHALL BE CONSIDERED TO BE A VIOLATION OF ARTICLE X OF THE LAND USE ORDINANCE AND SHALL BE GROUNDS FOR REVOKING THE APPROVED DEVELOPMENT PLAN, INITIATING LEGAL PROCEEDINGS TO ENJOIN CONSTRUCTION DEVELOPMENT OR ANY SPECIFIC ACTIVITY VIOLATING THE CONDITIONS OF PLAN APPROVAL OR APPLYING THE LEGAL PENALTIES DETAILED IN G145-64. (G145-79A)
- WHENEVER SEDIMENTATION IS CAUSED BY STRIPPING VEGETATION, REGRADING OR OTHER DEVELOPMENT, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO IMMEDIATELY INSTALL SEDIMENTATION CONTROL DEVICES ON HIS LOT AND TO REMOVE SEDIMENT FROM ALL ADJOINING SURFACES, DRAINAGE SYSTEMS AND WATERCOURSES AND TO REPAIR ANY DRAINAGE AT HIS EXPENSE, AS QUICKLY AS POSSIBLE. ANY LANDOWNER THAT FAILS TO DO SO WITHIN TWO WEEKS AFTER OFFICIAL WRITTEN NOTIFICATION BY THE CODE ENFORCEMENT OFFICER SHALL BE PENALIZED AS SET FORTH IN G145-64. (G145-79B)
- EROSION OF SOIL AND SEDIMENTATION OF WATERCOURSES AND WATER BODIES SHALL BE MINIMIZED BY EMPLOYING THE FOLLOWING BEST-MANAGEMENT PRACTICES (G145-75F):
 - STRIPPING OF VEGETATION, SOIL REMOVAL AND REGRADING OR OTHER DEVELOPMENT SHALL BE ACCOMPLISHED IN SUCH A WAY AS TO MINIMIZE EROSION.
 - THE DURATION OF EXPOSURE OF THE DISTURBED AREA SHALL BE KEPT TO A PRACTICAL MINIMUM.
 - TEMPORARY VEGETATION AND/OR MULCHING SHALL BE USED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT.
 - PERMANENT (FINAL) VEGETATION AND MECHANICAL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE STANDARDS OF THE YORK COUNTY SOIL AND WATER CONSERVATION DISTRICT OR THE MAINE SOIL AND WATER CONSERVATION COMMISSION SHALL BE INSTALLED AS SOON AS PRACTICABLE AFTER CONSTRUCTION ENDS.
 - UNTIL A DISTURBED AREA IS STABILIZED, SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED BY THE USE OF DEBRIS BASINS, SILT TRAPS OR OTHER ACCEPTABLE METHODS AS DETERMINED BY THE REVIEWING AUTHORITY.
 - THE TOP OF A CUT OR THE BOTTOM OF A FILL SECTION WHICH ALTERS THE EXISTING GRADE BY MORE THAN TWO FEET SHALL NOT BE CLOSER THAN 10 FEET TO AN ADJOINING LOT.
 - DURING GRADING OPERATIONS, METHODS OF DUST CONTROL SHALL BE EMPLOYED.
 - THE PROPOSED SITE PLAN SHALL PREVENT SOIL EROSION AND SEDIMENTATION FROM ENTERING WATERBODIES, WETLANDS, AND ADJACENT PROPERTIES.

- THE PROCEDURES OUTLINED IN THE EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE IMPLEMENTED DURING THE SITE PREPARATION, CONSTRUCTION, AND CLEAN-UP STAGES.
- CUTTING OR REMOVAL OF VEGETATION ALONG WATERBODIES SHALL NOT INCREASE WATER TEMPERATURE OR RESULT IN SHORELINE EROSION OR SEDIMENTATION.
- TOPSOIL SHALL BE CONSIDERED PART OF THE SITE PLAN AND SHALL NOT BE REMOVED FROM THE SITE EXCEPT FOR SURPLUS TOPSOIL FROM ROADS, PARKING AREAS, AND BUILDING EXCAVATIONS.
- THE PROPOSED EXCAVATION ON THIS PLAN MAY BE DEVELOPED AND USED ONLY AS DEPICTED ON THIS APPROVED PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL REPRESENTATIONS MADE BY THE APPLICANT IN THE RECORD OF THE PLANNING BOARD AND/OR STAFF REVIEW COMMITTEE PROCEEDINGS ARE CONDITIONS OF THE APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVAL IS PERMITTED UNLESS AN AMENDED PLAN IS FIRST SUBMITTED TO AND APPROVED BY THE PLANNING BOARD AND/OR STAFF REVIEW COMMITTEE.
- APPROVAL OF THE APPLICATION OR AMENDMENT APPLICATION DOES NOT RELIEVE THE APPLICANT FROM THE RESPONSIBILITY TO OBTAIN BUILDING PERMITS PRIOR TO CONSTRUCTION AND USE PERMITS PRIOR TO OCCUPANCY.
- IT IS THE APPLICANT'S RESPONSIBILITY TO CONTACT DIG SAFE PRIOR TO CONSTRUCTION.
- IT IS THE OWNER/HOMEOWNERS ASSOCIATION/APPLICANT/DEVELOPER'S RESPONSIBILITY, NOT THE TOWN CODE OFFICE OR TOWN PLANNING OFFICE, TO CONTACT THE TOWN CLERK'S OFFICE TO APPLY FOR AND MAINTAIN ANY AND ALL BUSINESS LICENSE(S) FOR THE USE(S) CONDUCTED ON THIS SUBDIVISION/SITE PLAN PARCEL(S).
- APPROVAL OF ANY PROPOSED FIELD CHANGES SHALL BE OBTAINED PRIOR TO CONSTRUCTION. SAID APPROVALS SHALL BE IN WRITING. THE CODE ENFORCEMENT OFFICE SHALL CONSULT WITH THE OFFICE OF PLANNING AND DEVELOPMENT PRIOR TO APPROVING ANY FIELD CHANGE.
- PRIOR TO THE POURING OF A BUILDING FOOTING/FOUNDATION, THE LOCATION OF EACH COTTAGE AND/OR BUILDING TO BE CONSTRUCTED SHALL BE LOCATED ON THE FACE OF THE EARTH AND SHALL BE MARKED WITH SURVEYOR PINS OR STAKES. THE DEVELOPER SHALL RECEIVE APPROVAL OF EACH COTTAGE AND/OR BUILDING LOCATION FROM THE CODE ENFORCEMENT OFFICE PRIOR TO THE COMMENCEMENT OF FOOTING/FOUNDATION EXCAVATION.
- IF THE PROPERTY WILL BE CONVERTED TO A CONDOMINIUM FORM OF OWNERSHIP, THE PROPOSED CONDOMINIUM DOCUMENTS MUST BE PRESENTED TO THE TOWN FOR REVIEW AND APPROVAL BY THE TOWN ATTORNEY. NO USE PERMIT SHALL BE ISSUED UNTIL THE TOWN ATTORNEY HAS INDICATED APPROVAL OF THE CONDOMINIUM DOCUMENTS.
- UPON COMPLETION OF CONSTRUCTION, THE APPLICANT SHALL PROVIDE TO THE TOWN RECORD AS-BUILT DRAWINGS OF THE ROADWAY, DRAINAGE, AND UTILITY RELATED CONSTRUCTION WORK.
- THE TOWN OF WELLS, MAINE MAY EMPLOY THE SERVICES OF AN ENGINEERING FIRM TO ASSIST IN THE INSPECTION OF ROADS AND OTHER INFRASTRUCTURE IF, IN THE OPINION OF THE CODE ENFORCEMENT OFFICE, THE WORK NECESSARY TO INSURE COMPLIANCE WITH TOWN ORDINANCES OR THE REQUIREMENTS OF THIS APPROVAL ARE BEYOND THOSE CAPACITIES AVAILABLE BY STAFF. THE COST OF SUCH ADDITIONAL SERVICES WILL BE BORN BY THE DEVELOPER.
- ALL COMPONENTS, FEATURES, IMPROVEMENTS AND CONDITIONS OF SITE PLAN APPROVAL SHALL BE FULLY COMPLETED PRIOR TO AN ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

GENERAL NOTES

- APPLICANT: MORRISON DEVELOPMENTAL CENTER
60 CHAMBERLAIN ROAD
SCARBOROUGH, MAINE 04070
- OWNER: KKRS PROPERTIES, L.L.C.
1 WINTERBERRY LANE
YORK, MAINE 03909
- ZONING DISTRICT: GENERAL BUSINESS (GB) FOR 1000 FEET BACK FROM ROUTE ONE AND 75 FOOT SHORELAND OVERLAY DISTRICT.
- TOTAL SITE AREA: 8.15 ACRES (355,014 SF)
- BOOK + PAGE: BOOK 10571, PAGE 051
- TAX MAP + LOT NO: MAP 27, LOT 10
- DIMENSIONAL REQUIREMENTS (GENERAL BUSINESS DISTRICT):

	REQUIRED	PROPOSED
MINIMUM LOT AREA	20,000 SF	355,014 SF
MINIMUM LOT FRONTAGE	100 FEET	176.81 FEET
MIN. SETBACK STATE HIGHWAY	40 FEET	69 FEET
MIN. SETBACK LOT LINE	15 FEET	20 FEET
MAXIMUM BUILDING HEIGHT	34 FEET	27 FEET
MAXIMUM LOT COVERAGE	65 PERCENT	10.7 PERCENT
- EXISTING CONDITIONS, ELEVATIONS AND BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED 'SUNDOG STEAK + SEAFOOD COMPANY, LANDSCAPING PLAN' PREPARED BY LOUIS BERGER + ASSOCIATES, INC. DATED SEPTEMBER 1997.
- BUILDING SUMMARY:
EXISTING GROSS FLOOR AREA: 6,205 SF
PROPOSED GROSS FLOOR AREA: 6,205 SF
- PARKING SUMMARY:
7 CLASSROOMS (3 SPACES X 7 ROOMS) = 21 SPACES
34 STUDENTS (1 SPACE PER 5 STUDENTS) = 7 SPACES
TOTAL REQUIRED SPACES 28 SPACES
PROPOSED PARKING 52 SPACES
- PROJECT INFORMATION:
PROPOSED USE: SCHOOL
WATER: PUBLIC WATER
SEWER: PUBLIC SEWER
EXISTING LOT COVERAGE: 43,080 SF OR 12.1 PERCENT
PROPOSED LOT COVERAGE: 38,141 SF OR 10.7 PERCENT
- ALL SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 145-40 OF THE WELLS LAND USE CODE.
- ALL EXTERIOR LIGHTING SHALL BE DOWNWARD DIRECTIONAL AND SHALL NOT PRODUCE GLARE ONTO ADJUTING LOTS OF RIGHTS OF WAYS AS TO IMPAIR THE VISION OF VEHICULAR TRAFFIC.

- THE SOUTHWESTERLY BOUNDARY OF THIS PROPERTY IS WITHIN THE 75 FOOT SHORELAND OVERLAY DISTRICT BUT THAT NO DEVELOPMENT EXISTS OR IS PROPOSED WITHIN THIS AREA.
- A KNOX BOX SHALL BE LOCATED ON THE BUILDING AS APPROVED BY THE WELLS FIRE DEPARTMENT.
- THE PURPOSE OF THIS AMENDED SITE PLAN IS TO ADD A 10' X 12' SHED TO THE PROPERTY.
- A NEW DRAINAGE SWALE WAS CONSTRUCTED BETWEEN THE EASTERLY SIDE OF THE PARKING LOT AND THE PLAY AREA IN ORDER TO CAPTURE AND DIVERT STORMWATER RUNOFF FROM FLOWING ACROSS THE PLAY AREA.
- THE CEO AND TOWN ENGINEER/PLANNER MAY APPROVE THE ADDITION OF SHEDS NOT EXCEEDING 300 SF IN SIZE ON THE PROPERTY.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
ABUTTING PROPERTY LINE	---	---
CURB	==	==
UTILITY POLE	○	○
HYDRANT	○	○
BUILDING MOUNTED LIGHT	□	□
OVERHEAD UTILITIES	---	---
LIGHT POLE FIXTURE	□	□
SIGN	□	□
FENCE	---	---
STOCKADE FENCE	---	---
CULVERT	====	====
CATCHBASIN	□	□

Approved: Wells Staff Review Committee
 Date: Nov. 12, 2014
 Chairman,
 Board Members,
 APPROVED

Date: MAY 31, 2013

Revisions:
 June 13, 2013: Per Town Review Comments
 October 27, 2014: 10' X 12' shed added
 November 10, 2014: staff comments

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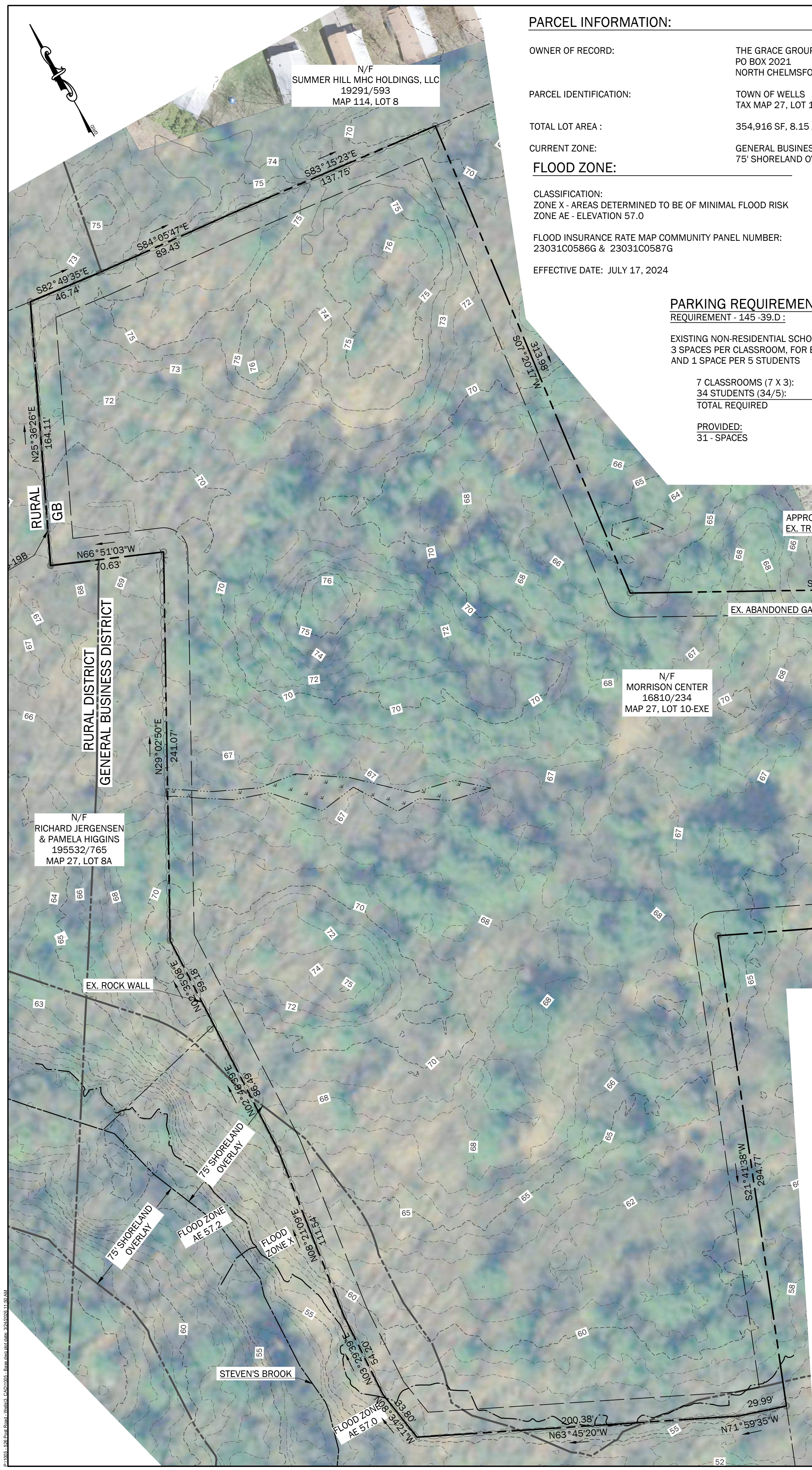
Title: AMENDED LAYOUT, LIGHTING AND PLANTING PLAN

Scale: 1" = 20'

North:

Sheet No: 2

002/1-010



PARCEL INFORMATION:

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

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

TOTAL LOT AREA: 354,916 SF, 8.15 ACRES

CURRENT ZONE: GENERAL BUSINESS DISTRICT
 75' SHORELAND OVERLAY

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:
 23031C0586G & 23031C0587G

EFFECTIVE DATE: JULY 17, 2024

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)

ZONING INFORMATION:

ZONE: GENERAL BUSINESS DISTRICT, CHAPTER 145-26

CURRENT USES: SCHOOL
 PROPOSED USES: SCHOOL

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

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

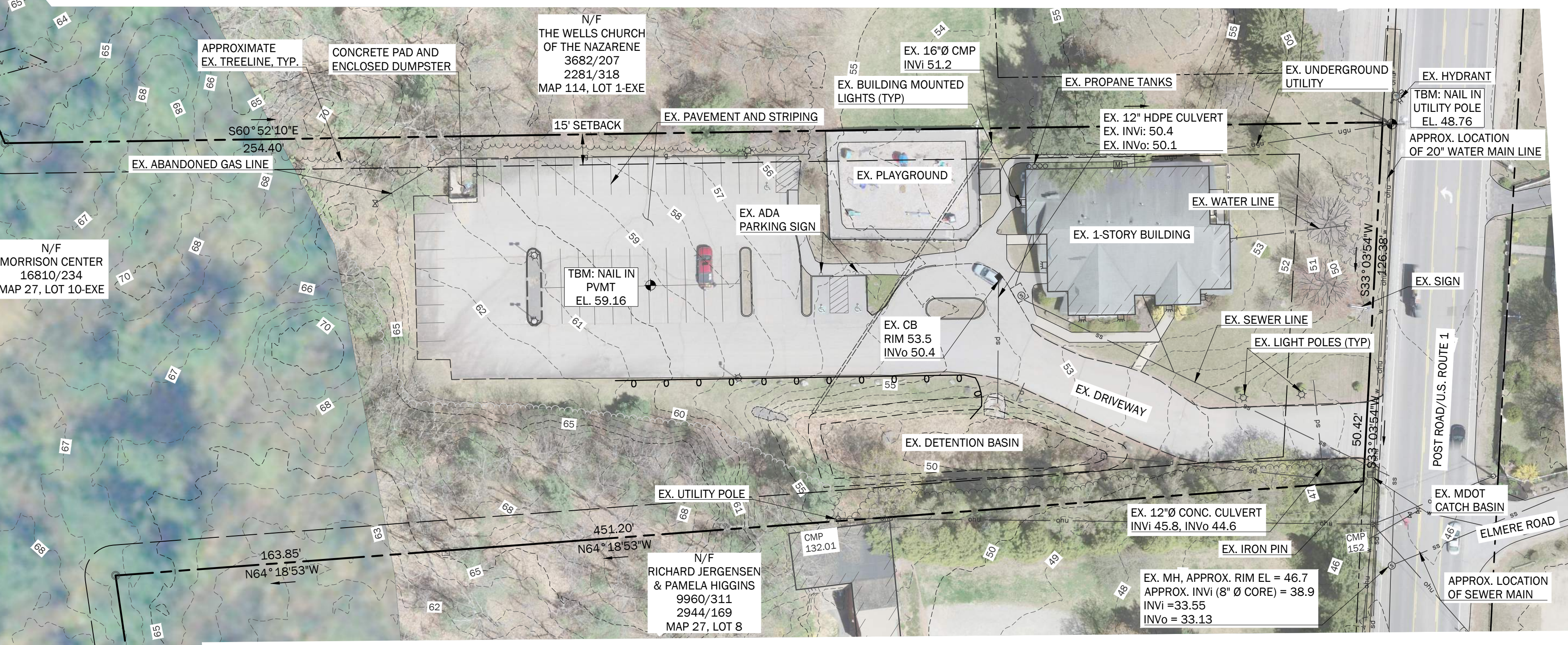
SETBACKS: ALL STRUCTURES SHALL BE AT LEAST:
 15 FEET FROM ANY LOT LINE.
 25 FEET FROM THE BOUNDARY OF ANY CEMETERY.
 25 FEET FROM ANY LOT LINE ABUTTING ANY STREET RIGHT-OF-WAY.
 40 FEET FROM ANY LOT LINE ABUTTING THE RIGHT-OF-WAY OF ANY STATE HIGHWAY.

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.

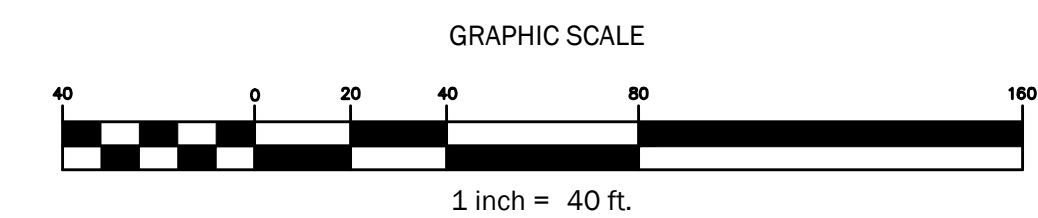
PLAN REFERENCES:

- 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.
 - ARC GIS MAINE ORTHOIMAGERY REGIONAL 2018.
- 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.



EXISTING FEATURES LEGEND

	TEMPORARY BENCHMARK
	PROPERTY LINE
	ABUTTERS PROPERTY LINE
	STONEWALL
	SETBACK
	RIGHT-OF-WAY LINE
	THREAD OF STREAM OR BROOK
	75' SHORELAND OVERLAY LIMIT
	FLOOD ZONE
	WETLANDS
	ZONING BOUNDARY
	IRON PIN OR PIPE FOUND
	REBAR SET
	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



WALSH
 ENGINEERING ASSOCIATES, INC.

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

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526 POST ROAD
 WELLS, ME 04090

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

526 POST ROAD
 WELLS, ME 04090

Rev.	Date	Description	Drawn	Check
1	1/22/2026	DEP Stormwater Permit	MRM	LLT
2	2/10/2026	Town Permit Updates	MRM	LLT
3	3/10/2026	Town Permit Updates	MRM/TEF	LLT
4	3/24/2026	Town Permit Updates	MRM	LLT

Sheet Title:
EXISTING CONDITIONS PLAN

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

C1.0

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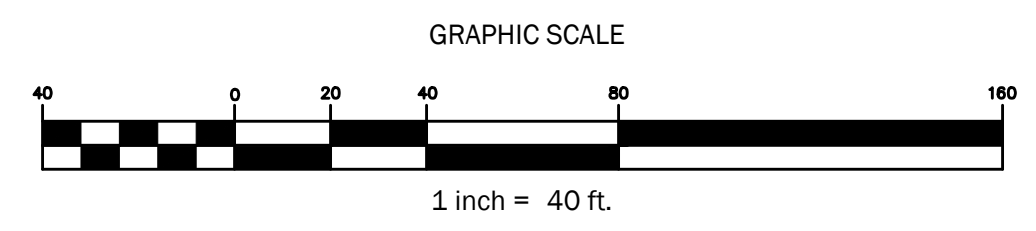
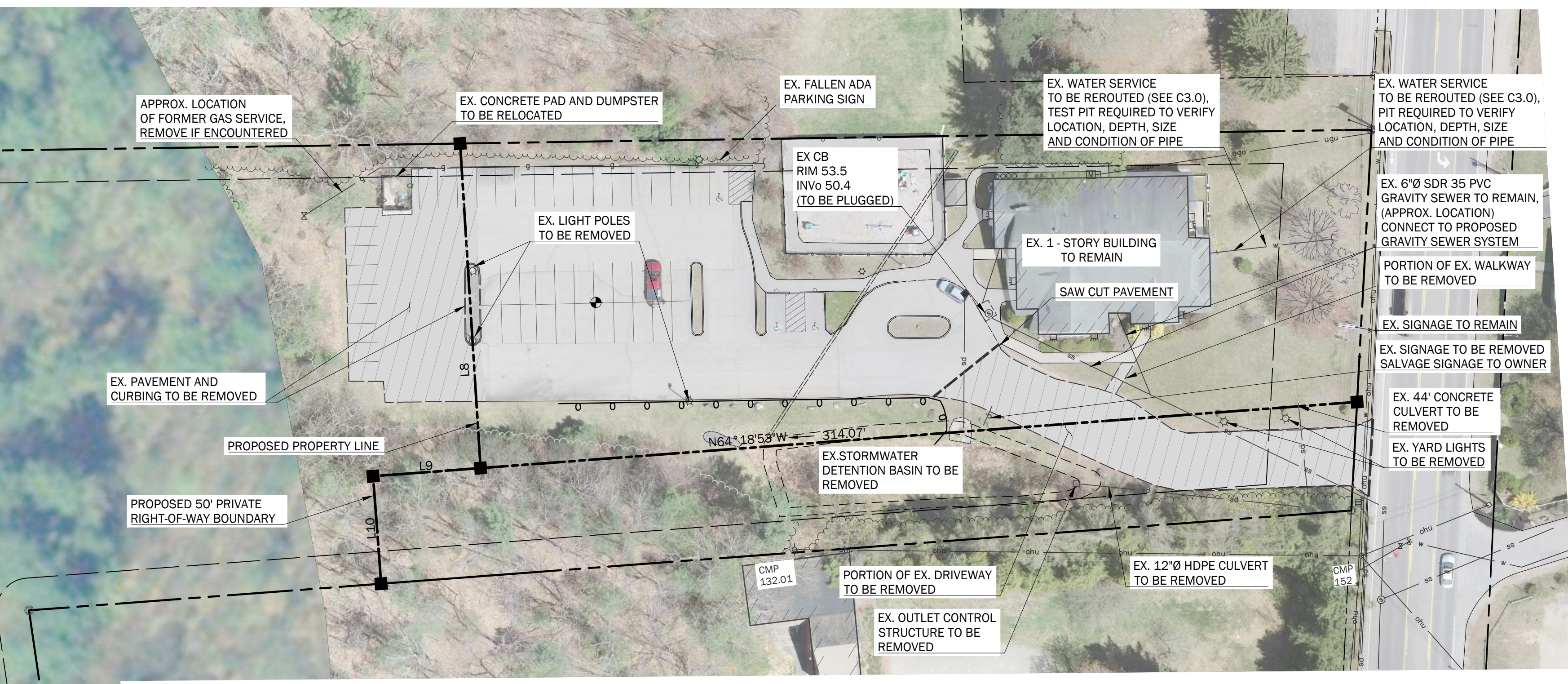
DEMOLITION & REMOVALS LEGEND

	SANITARY SEWER LINE
	STORM DRAIN LINE
	WATER LINE
	LIGHT POLE
	SIGN
	EDGE OF LANDSCAPED AREA
	LANDSCAPE/RETAINING WALL
	PAVEMENT EDGE
	PAVEMENT
	TREE
	TREE LINE
	WOOD FENCE

FOR 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.



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PREPARED FOR:
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NORTH CHELMSFORD, MASSACHUSETTS 01863

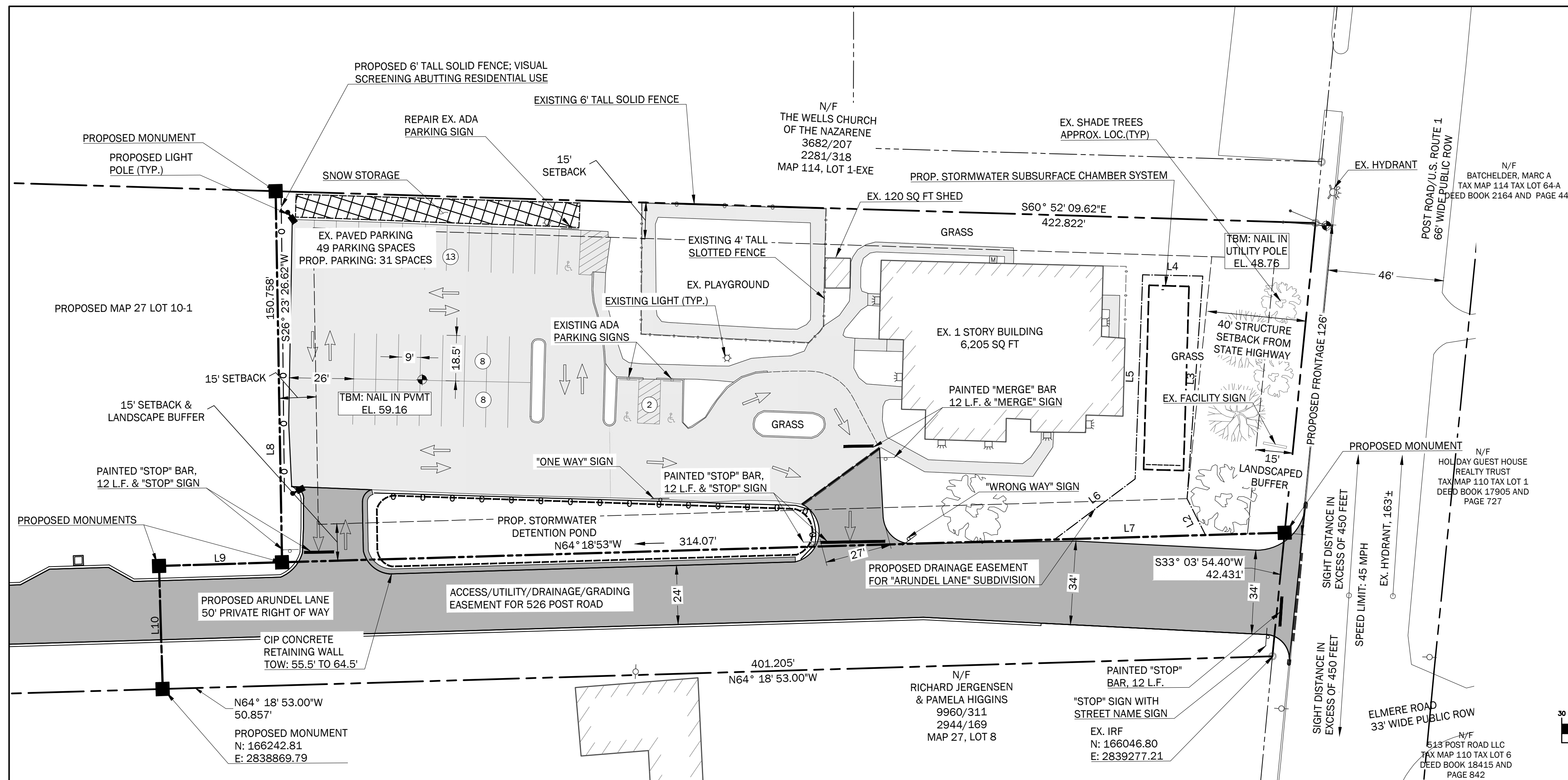
Rev.	Date	Description	Draw	Check
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3	3/10/2026	Town Permit Updates	MRM/TEF	LLT
4	3/24/2026	Town Permit Updates	MRM	LLT

Sheet Title:
SITE PREPARATION PLAN

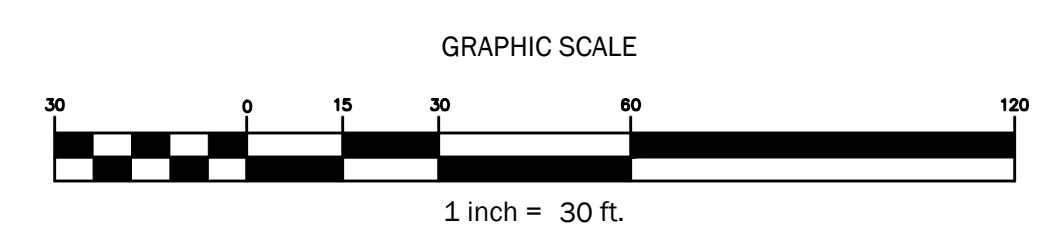
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Date: 01/22/2026
Scale: AS SHOWN
Drawn: MBP/MRM
Checked: WRW/LLT

C1.1

PRELIMINARY - NOT FOR CONSTRUCTION



LEGEND	
EXISTING	PROPOSED
INDEX CONTOUR	INDEX CONTOUR
INTERMEDIATE CONTOUR	INTERMEDIATE CONTOUR
TEMPORARY BENCHMARK	TEMPORARY BENCHMARK
PROPERTY LINE	PROPERTY LINE
ABUTTERS PROPERTY LINE	ABUTTERS PROPERTY LINE
STONEWALL	STONEWALL
SETBACK	SETBACK
EASEMENT	EASEMENT
IRON PIN OR PIPE FOUND	IRON PIN OR PIPE FOUND
MONUMENT	MONUMENT
BUILDING	BUILDING
BITUMINOUS PAVEMENT	BITUMINOUS PAVEMENT
GRAVEL	GRAVEL
BITUMINOUS CURB	BITUMINOUS CURB
CONCRETE CURB	CONCRETE CURB
FENCE	FENCE
HYDRANT	HYDRANT
LIGHT POLE	LIGHT POLE
UTILITY POLE	UTILITY POLE
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
STORM DRAIN CATCH BASIN	STORM DRAIN CATCH BASIN
STORM DRAIN MANHOLE	STORM DRAIN MANHOLE
SIGN	SIGN
HANDICAP PARKING SPACE SYMBOL	HANDICAP PARKING SPACE SYMBOL
STORMWATER TREATMENT	STORMWATER TREATMENT
BUSH/SHRUB	BUSH/SHRUB
TREELINE	TREELINE
TREE	TREE
SNOW STORAGE	SNOW STORAGE
WALL LIGHT	WALL LIGHT



ZONING INFORMATION:

ZONE: GENERAL BUSINESS DISTRICT, CHAPTER 145-26
 EXISTING PERMITTED USE(S): SCHOOL
 CURRENT USES: SCHOOL
 MIN. LOT SIZE: 20,000 SQ. FT. NET AREA WITH PUBLIC SEWER
 MAXIMUM DENSITY: 1 DWELLING PER 20,000 SQ. FT. NET AREA WITH PUBLIC SEWER
 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
 MIN. 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.

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.
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 - CONTROL POINT:
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 - "AMENDED LAYOUT, LIGHTING, AND PLANTING PLAN" BY MITCHELL & ASSOCIATES OF 70 CENTER STREET PORTLAND, MAINE, DATES MAY 31, 2013.

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:

- THE PURPOSE OF THIS SITE PLAN IS TO SEEK APPROVAL FOR SEPARATING THE COMMERCIAL LAND AREA FROM THE REMAINING LAND AREA.
- OWNER: THE GRACE GROUP, LLC, LOCATED AT P.O. BOX 2021, NORTH CHELMSFORD, MASSACHUSETTS 01863.
- APPLICANT: THE GRACE GROUP, LLC, LOCATED AT PO BOX 2021, NORTH CHELMSFORD, MASSACHUSETTS 01863.
- EXISTING USES: 6,205 SF SCHOOL.
- PROPOSED USES: 6,205 SF SCHOOL.
- THIS SITE PLAN IS SUBJECT TO THE STANDARD CONDITIONS OF APPROVAL OF THE TOWN OF WELLS OFFICE OF PLANNING AND DEVELOPMENT AS DEFINED WITHIN THE SITE PLAN APPLICATION AND FINDINGS OF FACT OF THE REVIEWING AUTHORITY. CONDITIONS OF APPROVAL MAY BE AMENDED ONLY BY THE REVIEWING AUTHORITY THAT APPROVED THE SITE PLAN.
- EXISTING & PROPOSED LOT COVERAGE:

EXISTING: 354,916 SF, 8.15 ACRES	PROPOSED: 57,447 SF, 1.32 ACRES
BUILDINGS: 6,325 SF	BUILDINGS: 6,325 SF
PAVEMENT&CURBS: 35,786 SF	PAVEMENT&CURBS: 23,563 SF
	RETAINING WALL: 58 SF
TOTAL: 42,111 SF = 12%	TOTAL: 29,946 SF = 52%
- PARKING STRIPING AND DIRECTIONAL ARROWS ARE TO BE ADDED UPON COMPLETION OF PARKING LOT IMPROVEMENTS.
- PARKING ALONG OR WITHIN THE ROUTE ONE AND ARUNDEL LANE RIGHT-OF-WAY IS PROHIBITED FOR ALL VEHICLES.
- LANDSCAPING/BUFFERS:
 - 15' WIDE LANDSCAPED BUFFER ALONG LOT LINE ABUTTING STATE ROUTE 1 R.O.W. AND PRIVATE WAY TO BE PLANTED WITH SHADE TREES MIN. 3" DIAMETER AT BREAST HEIGHT AND LOW BUSHES (3'-4').
 - INSTALL 6' TALL SOLID FENCE, 120 LINEAR FEET ALONG REAR LOT LINE ABUTTING PROPOSED RESIDENTIAL USE.
- ANY FENCES/SCREENING/BUFFERING/GRASSED AREAS SHALL BE MAINTAINED AND REPLACED IF DAMAGED.
- IF EXISTING OR NEW LANDSCAPED PLANTINGS INCLUDING VISUAL SCREENING AND BUFFERS DIE OR ARE IN POOR HEALTH, THEY MUST BE REPLACED WITH AN ARBORVITAE OF APPROPRIATE SIZE.
- ALL SIGNS SHALL BE IN CONFORMANCE WITH §145-40. ANY SIGN LIGHTING SHALL BE DIRECTED TO PREVENT GLARE ONTO ABUTTING STREETS OR PROPERTIES. A PORTION OF THE EXISTING SIGN TO BE RELOCATED OUT OF THE ROUTE ONE RIGHT-OF-WAY. INTERNALLY LUMINATED SIGNS ARE NOT PERMITTED.
- ALL LIGHTING SHALL BE DIRECTIONAL AND/OR SHIELDED TO PREVENT GLARE ONTO STREETS OR ABUTTING PROPERTIES. NO NEW LIGHTING IS PROPOSED.
- NO WASTE MATERIAL OR DEBRIS TO BE STORED OUTSIDE OF THE ROOFED BUILDINGS ON THE PROPERTY. ALL BUSINESS USES AND RELATED STORAGE, EXCEPT FOR THE SALE OF VEGETABLES, FRUITS, PLANTS, AND NATURAL CHRISTMAS TREES AND WREATHS, SHALL BE LOCATED ENTIRELY WITHIN AN ENCLOSED STRUCTURE, EXCEPT FOR DAY-CARE HOME OR DAY-CARE CENTER/NURSERY SCHOOL USES WITH A FENCED-IN AND/OR BUFFERED AREA NOT TO EXCEED 2,500 SQUARE FEET.
- THE INSTALLATION OF A KNOX BOX IS RECOMMENDED. THE FIRE DEPARTMENT SHALL REVIEW THE LOCATION OF THE KNOX BOX PRIOR TO INSTALLATION.
- PROPANE TANKS AND ALL EXPLOSIVE MATERIALS SHALL MEET NFPA & STATE STANDARDS

NOTES (CONT.):

- THE INSTALLATION OF A KNOX BOX IS RECOMMENDED. THE FIRE DEPARTMENT SHALL REVIEW THE LOCATION OF THE KNOX BOX PRIOR TO INSTALLATION.
- PROPANE TANKS AND ALL EXPLOSIVE MATERIALS SHALL MEET NFPA & STATE STANDARDS
- ON SITE TRASH DISPOSAL IS TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE PROPERTY IS TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- COMMERCIAL BUILDING DESIGN STANDARDS OF 145-24G APPLY TO THIS PROPERTY.
- BEST MANAGEMENT PRACTICES FOR SOIL EROSION AND SEDIMENTATION CONTROL SHALL BE FOLLOWED DURING SOIL DISTURBANCE.
- ALL USES SHALL COMPLY WITH THE TOWN OF WELLS NOISE ORDINANCE.
- PROPERTY IS LOCATED WITHIN THE ROUTE ONE CORRIDOR STUDY AREA IDENTIFIED FOR BIKE LANE INSTALLATION, AS SEEN ON MATERIALS DATED JUNE 25, 2024, FOR THE WELLS ROUTE ONE PUBLIC MEETING PRESENTATION.

SPECIAL CONDITION OF APPROVAL:

- THIS SITE PLAN WILL BE SUBJECT TO SPECIAL CONDITIONS OF APPROVAL SET FORTH BY THE TOWN OF WELLS PLANNING AND DEVELOPMENT STAFF AND PLANNING BOARD.

PARKING REQUIREMENTS:

REQUIREMENT - 145-39.D:
 EXISTING NON-RESIDENTIAL SCHOOL, REQUIRED:
 3 SPACES PER CLASSROOM, 1 PER 5 HIGH SCHOOL STUDENT
REQUIRED:
 3 SPACES PER CLASSROOM, FOR ELEMENTARY / JUNIOR-HIGH
 7 - CLASSROOMS (7 X 3): = 21 SPACES
 TOTAL REQUIRED = 21 SPACES
 OR
 7 - CLASSROOMS (7 X 3): = 21 SPACES
 UP TO 50 - STUDENTS (50 + 5): = 10 SPACES
 TOTAL REQUIRED = 31 SPACES
PROVIDED:
 31 - SPACES (28 - STANDARD & 3 - ACCESSIBLE W/ ACCESS AISLES)

PLANNING BOARD

APPROVED BY: _____ DATE: _____

WALSH
 ENGINEERING ASSOCIATES, INC.
 One Karen Dr., Suite 2A | Westbrook, Maine 04092
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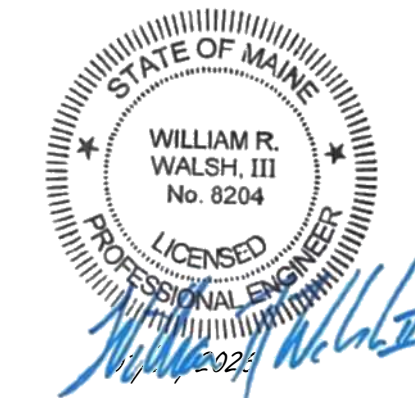
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Sheet Title:
SITE PLAN

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

C2.0

PRELIMINARY - NOT FOR CONSTRUCTION



EXISTING	UTILITIES LEGEND	PROPOSED
	SANITARY SEWER MANHOLE	
	SANITARY SEWER LINE	
	WATERLINE	
	HYDRANT	
	UNDERGROUND UTILITY	
	ELECTRIC TRANSFORMER	
	TEST PIT	

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.

GENERAL CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-7233.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL AND ANY MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
- ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA).
- ALL WORK SHALL BE IN CONFORMANCE ALL UTILITY COMPANIES STANDARDS.
- THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
- ALL PAVEMENT/CONCRETE CUTS SHALL BE SAW CUT TO RESULT IN CLEAN EDGES. A TACK COAT SHALL BE APPLIED ALONG THE PAVEMENT CUT EDGES AND THE NEW PAVEMENT BUTTED TO IT, UNLESS OTHERWISE DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
- ALL WORK SHALL COMPLY WITH THE TOWN OF WELLS STREET OPENING PERMIT REQUIREMENTS.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING. REFER TO THE WRITTEN EROSION CONTROL PLAN AND DRAWINGS FOR FURTHER EROSION CONTROL GUIDELINES.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.

LAYOUT, MATERIALS, AND UTILITY NOTES:

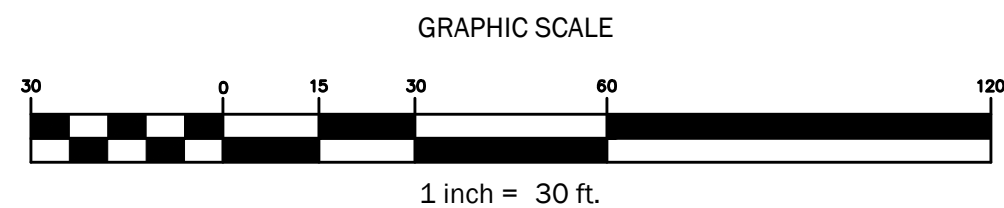
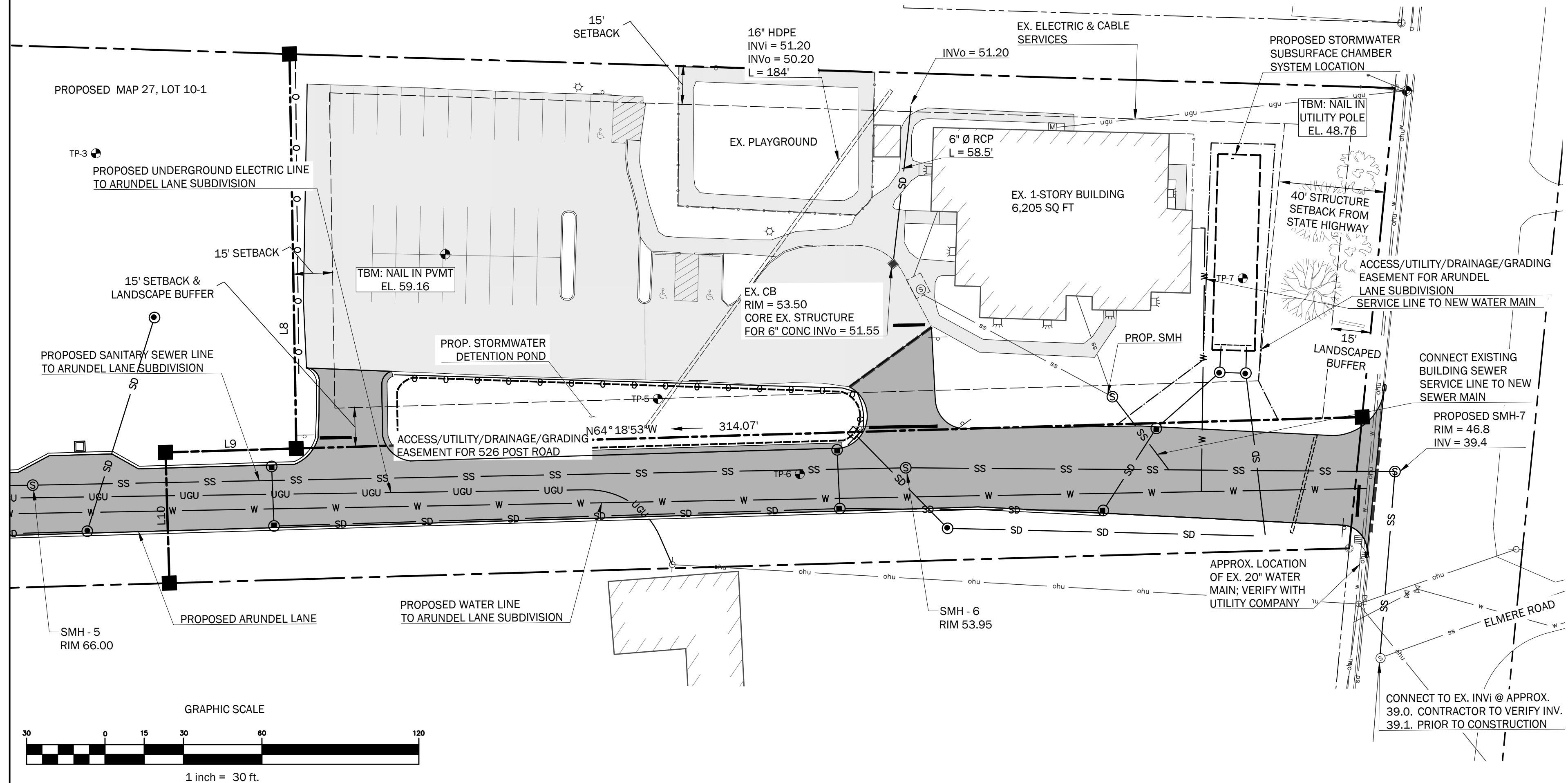
- REFER TO SURVEY FOR BOUNDARY INFORMATION AND SHEET C1.0 FOR EXISTING TOPOGRAPHIC INFORMATION.
- ALL DIMENSIONS, LOCATIONS AND CONTROLS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
- DO NOT SCALE THE DRAWINGS FOR REQUIRED DIMENSIONS. ANY DISCREPANCIES IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE SHOWN.
- ALL EDGES OF PAVING SHALL BE STAKED OUT BY THE CONTRACTOR AND REVIEWED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING.
- ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL BE LOAMED AND SEEDED.
- CENTERLINES OF DRIVEWAY AND WALKWAY, PROPOSED PARKING LOT AND PROPOSED UTILITY LINES SHALL BE LOCATED AND LAID OUT BY PROFESSIONALLY LICENSED SURVEYOR.
- SEE LANDSCAPING PLAN FOR NON-PAVED AREA SURFACE TREATMENTS AND CONCRETE PAVER PATTERN LAYOUTS.

TEST PIT NOTE:

- SUBSURFACE SOIL PROFILE EXPLORATIONS, "TEST PITS", CONDUCTED BY LONGVIEW PARTNERS, LLC OF 6 SECOND STREET, BUXTON, MAINE, ON JANUARY 12, 2026.

GRADING, DRAINAGE AND UTILITIES NOTES:

- REFER TO SURVEY FOR BOUNDARY INFORMATION AND SHEET L1.2 FOR EXISTING TOPOGRAPHIC INFORMATION.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL VERIFY ALL AFFECTED GRADES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
- ALL AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED. CONTRACTOR SHALL NOT DISTURB THESE AREAS AND PRESERVE EXISTING VEGETATION.
- GRADE ALL NEW WORK FOR POSITIVE DRAINAGE AND NO PUDDLING. MATCH EXISTING GRADES SMOOTHLY AND CONTINUOUSLY.
- OWNER AND PROJECT ENGINEER WILL BE MONITORING FINISH GRADING IN THE FIELD. CONTRACTOR SHALL PERFORM FINISH WORK AS DIRECTED BY THE OWNER OR PROJECT ENGINEER TO ACHIEVE THE FINISH GRADE CONDITIONS SHOWN ON THE PLANS.
- ALL SITE IMPROVEMENTS INCLUDING UTILITIES MUST CONFORM TO THE TOWN OF WELLS TECHNICAL GUIDELINES AND STANDARDS.



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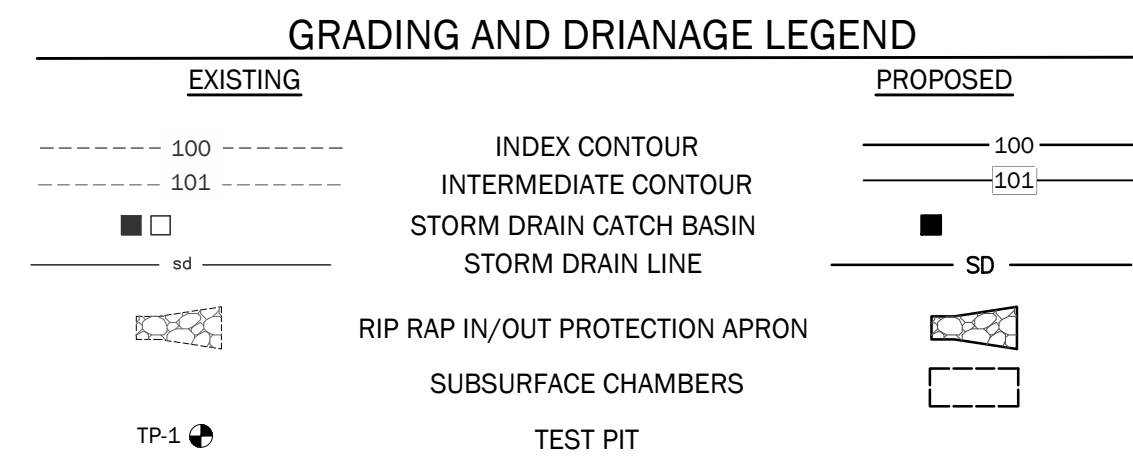
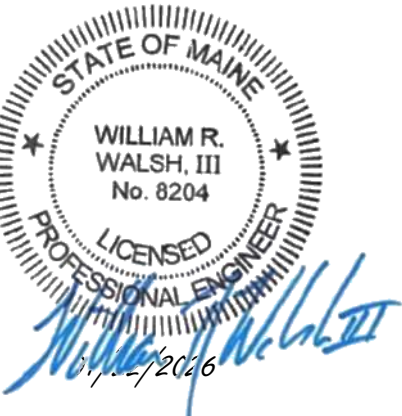
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Sheet Title:
UTILITY PLAN

Job No.:	1005	Sheet No.:	C3.0
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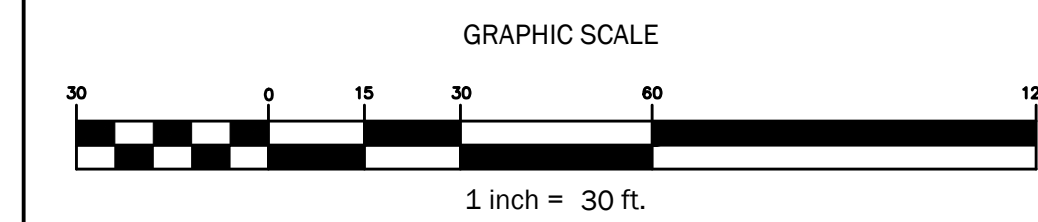
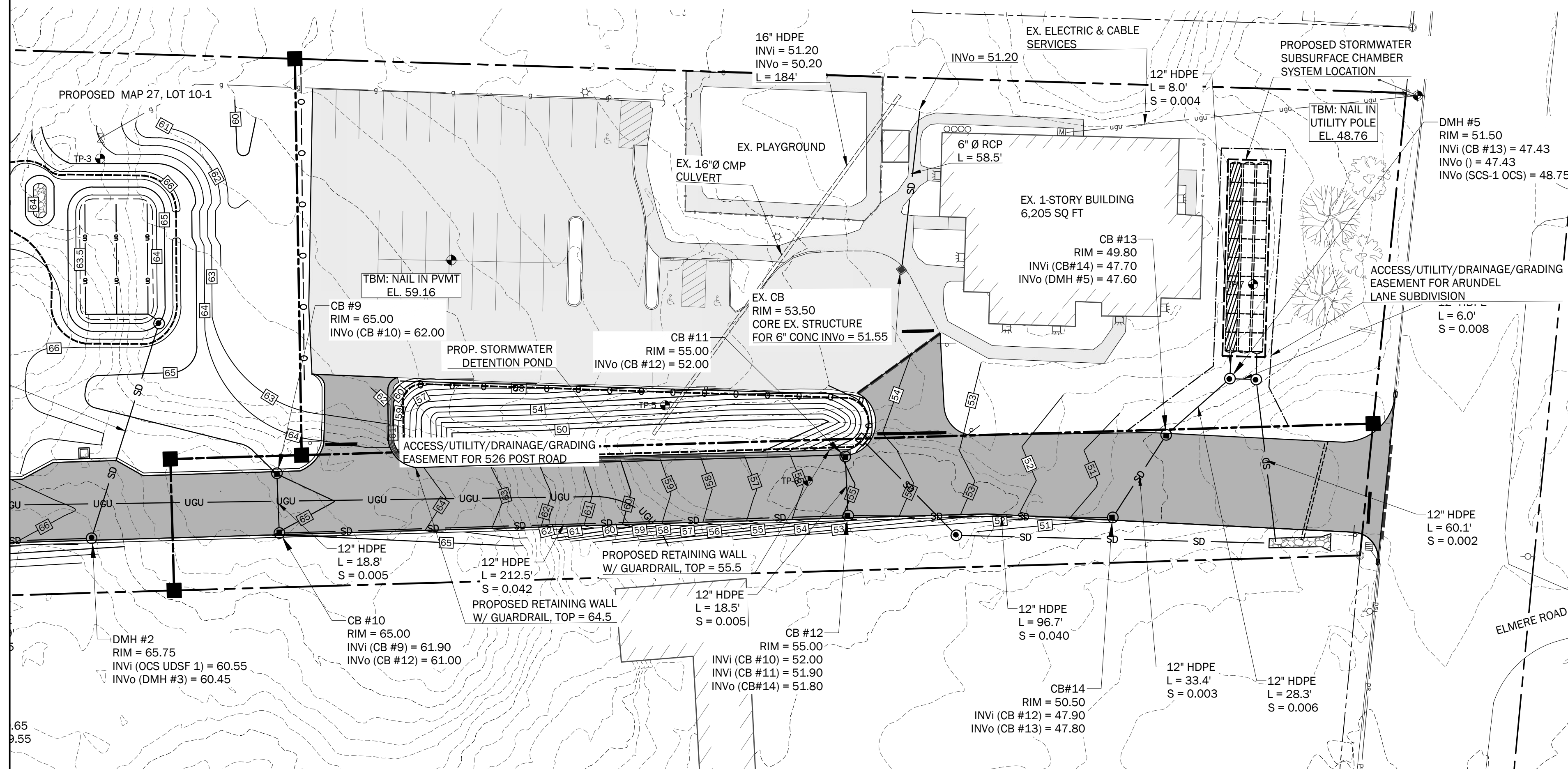
FOR DESIGN DRAWING LEGEND SEE SHEET C2.0

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- SEE GRADING NOTES ON SHEET C3.0

TEST PIT NOTE:

- SUBSURFACE SOIL PROFILE EXPLORATIONS, "TEST PITS", CONDUCTED BY LONGVIEW PARTNERS, LLC OF 6 SECOND STREET, BUXTON, MAINE, ON JANUARY 12, 2026.



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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	LLT
3	3/10/2026	Town Permit Updates	MRM/TEF	LLT
4	3/24/2026	Town Permit Updates	MRM	LLT

Sheet Title:
GRADING & DRAINAGE PLAN

Job No.: 1005 Sheet No.:
Date: 01/22/2026
Scale: AS SHOWN
Drawn: MBP/MRM
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C3.1

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT EROSION CONTROL NOTES:

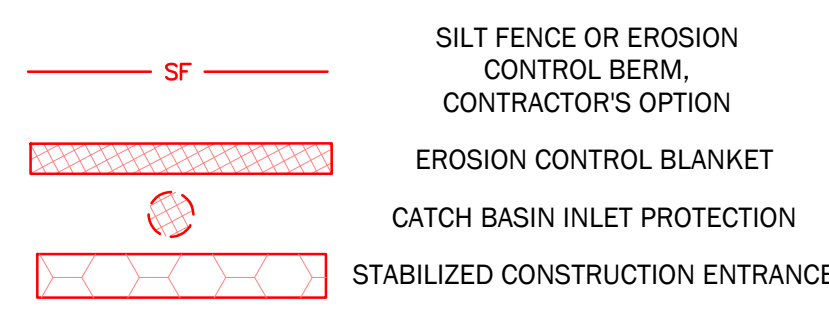
1. THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENTATION CONTROL MEASURES PRIOR TO CONSTRUCTION. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS.
2. THE CONTRACTOR SHALL COMPLY WITH THE MAINE EROSION AND SEDIMENT CONTROL BMPS MANUAL AS PUBLISHED BY 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.

TOWN OF WELLS EROSION CONTROL REQUIREMENTS SECTION 145-75 F:

EROSION OF SOIL AND SEDIMENTATION OF WATERCOURSES AND WATER BODIES SHALL BE MINIMIZED BY EMPLOYING THE FOLLOWING BEST-MANAGEMENT PRACTICES:

1. STRIPPING OF VEGETATION, SOIL REMOVAL AND REGARDING OR OTHER DEVELOPMENT SHALL BE ACCOMPLISHED IN SUCH A WAY AS TO MINIMIZE EROSION.
2. THE DURATION OF EXPOSURE OF THE DISTURBED AREA SHALL BE KEPT TO A PRACTICAL MINIMUM.
3. TEMPORARY VEGETATION AND/OR MULCHING SHALL BE USED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT.
4. PERMANENT (FINAL) VEGETATION AND MECHANICAL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE STANDARDS OF THE YORK COUNTY SOIL AND WATER CONSERVATION DISTRICT OR THE MAINE SOIL AND WATER CONSERVATION COMMISSION SHALL BE INSTALLED AS SOON AS PRACTICABLE AFTER CONSTRUCTION ENDS.
5. UNIT A DISTURBED AREA IS STABILIZED, SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED BY THE USE OF DEBRIS BASINS, SILT TRAPS OR OTHER ACCEPTABLE METHODS AS DETERMINED BY THE REVIEWING AUTHORITY.
6. THE TOP OF A CUT OR THE BOTTOM OF A FILL SECTION WHICH ALTERS THE EXISTING GRADE BY MORE THAN TWO FEET SHALL NOT BE CLOSER THAN 10 FEET TO AN ADJOINING LOT.
7. DURING GRADING OPERATIONS, METHODS OF DUST CONTROL SHALL BE EMPLOYED.
8. THE PROPOSED SITE PLAN SHALL PREVENT SOIL EROSION AND SEDIMENTATION FROM ENTERING WATERBODIES, WETLANDS, AND ADJACENT PROPERTIES.
9. THE PROCEDURES OUTLINED IN THE EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE IMPLEMENTED DURING THE SITE PREPARATION, CONSTRUCTION, AND CLEAN-UP STAGES.
10. CUTTING OR REMOVAL OF VEGETATION ALONG WATERBODIES SHALL NOT INCREASE WATER TEMPERATURE OR RESULT IN SHORELINE EROSION OR SEDIMENTATION.
11. TOPSOIL SHALL BE CONSIDERED PART OF THE SITE PLAN AND SHALL NOT BE REMOVED FROM THE SITE EXCEPT FOR SURPLUS TOPSOIL FROM ROADS, PARKING AREAS, AND BUILDING EXCAVATIONS.

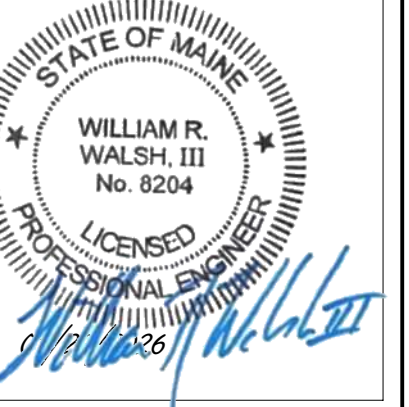
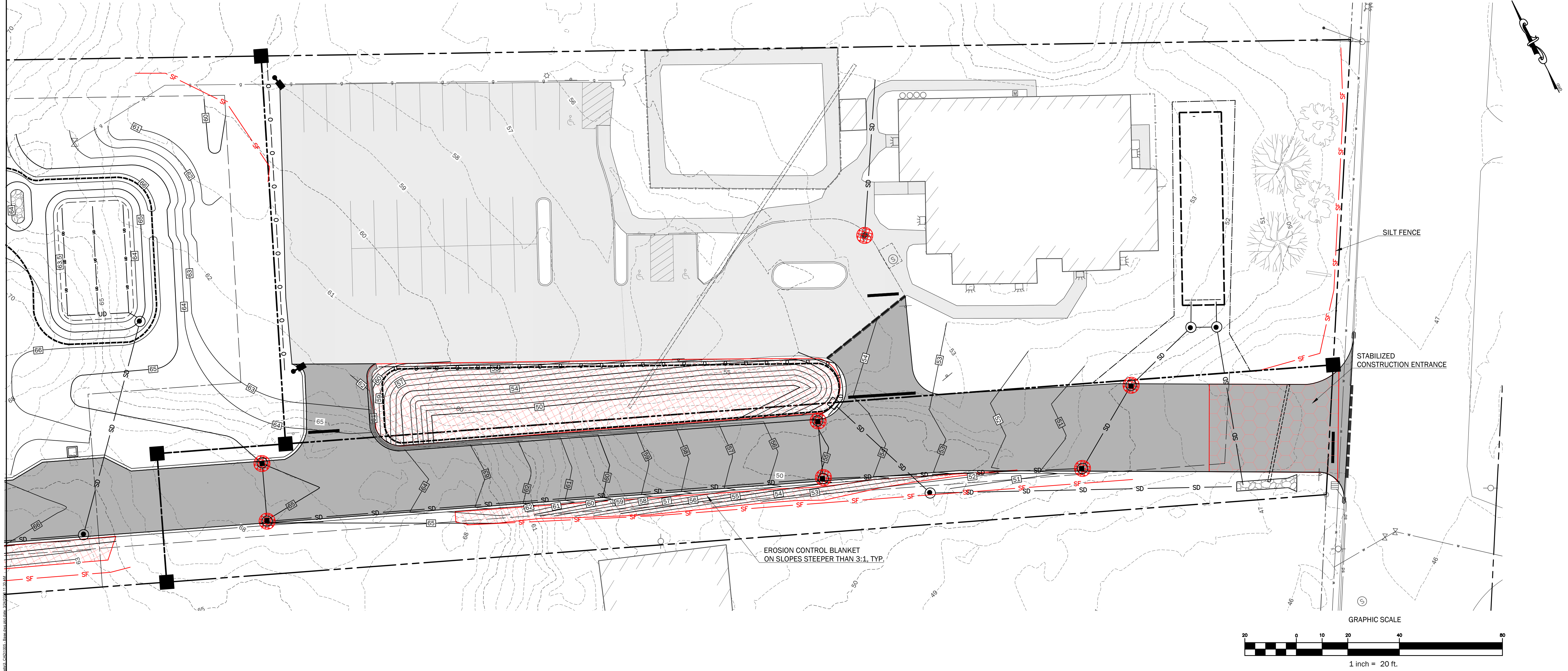
EROSION CONTROL LEGEND



FOR DESIGN DRAWING LEGEND SEE SHEET C2.0

GENERAL NOTE:

1. SEE SURVEY FOR BOUNDARY INFORMATION.
2. 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.



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EROSION CONTROL PLAN

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C3.2

PRELIMINARY - NOT FOR CONSTRUCTION

LANDSCAPE NOTES:

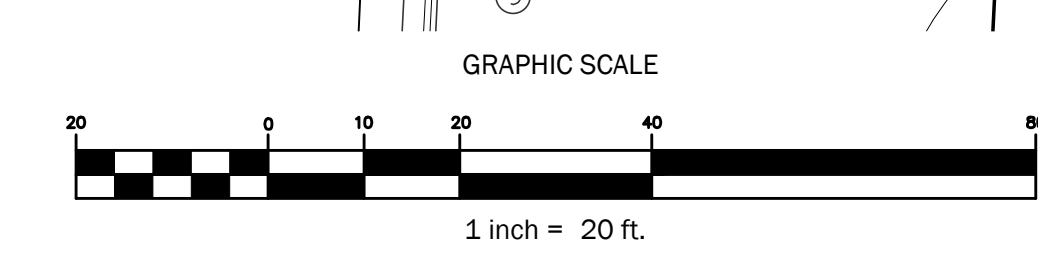
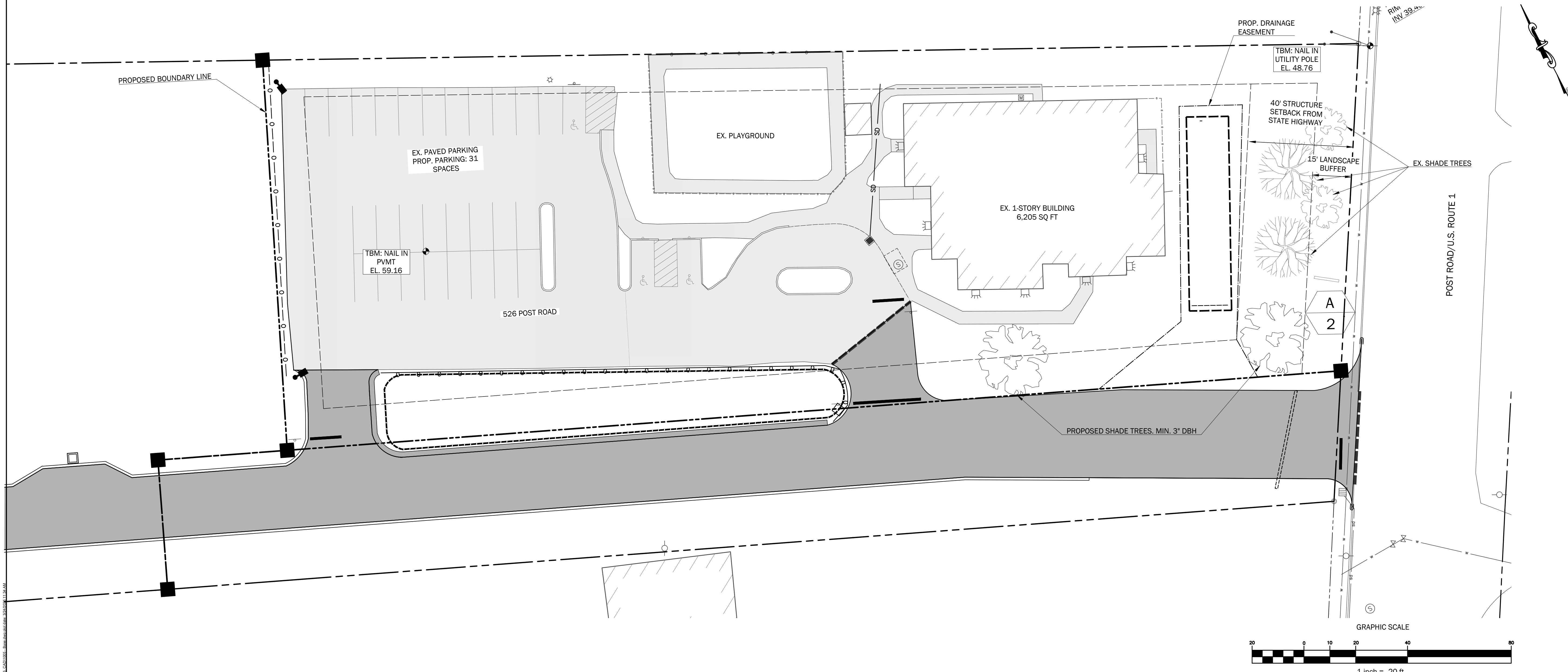
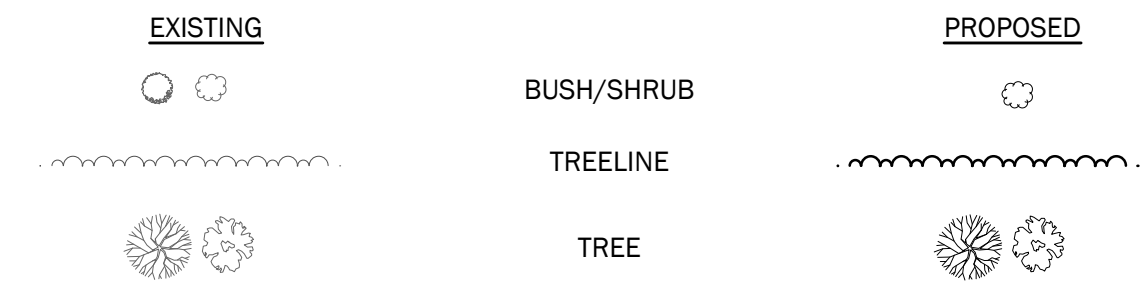
- PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY "DIG SAFE" AND BE PROVIDED WITH A "DIG SAFE" NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
- LANDSCAPE CONTRACTOR IS ENCOURAGED TO PROVIDE THE OWNER OR OWNER'S REPRESENTATIVE 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 CLODS, LARGE STONES, STICKS, STUMPS, CLAY LUMPS, ROOTS, OR OTHER OBJECTIONABLE, EXTRANEUS 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 LOHRUP 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.

PLANT LIST

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

A
12
PLANT KEY
QUANTITY

VEGETATION



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Sheet Title:
PLANTING 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 ENCLOSED BY A HAY BALE OR SILT FENCE BARRIER THE FIRST DAY THAT STOCKPIILING 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 UNIFORM 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 COARSE 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.

- C. 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.
2. 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.
 - A. 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.
 - B. 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.
 - C. 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 HAS 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

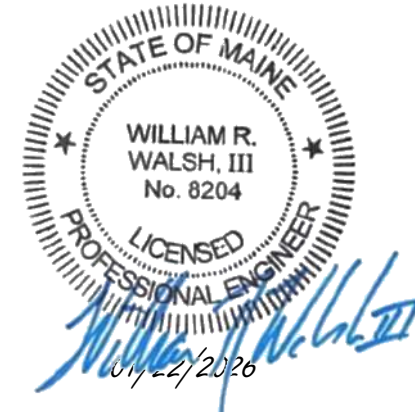
6. UNAUTHORIZED NON-STORMWATER DISCHARGES: THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C (6). SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF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

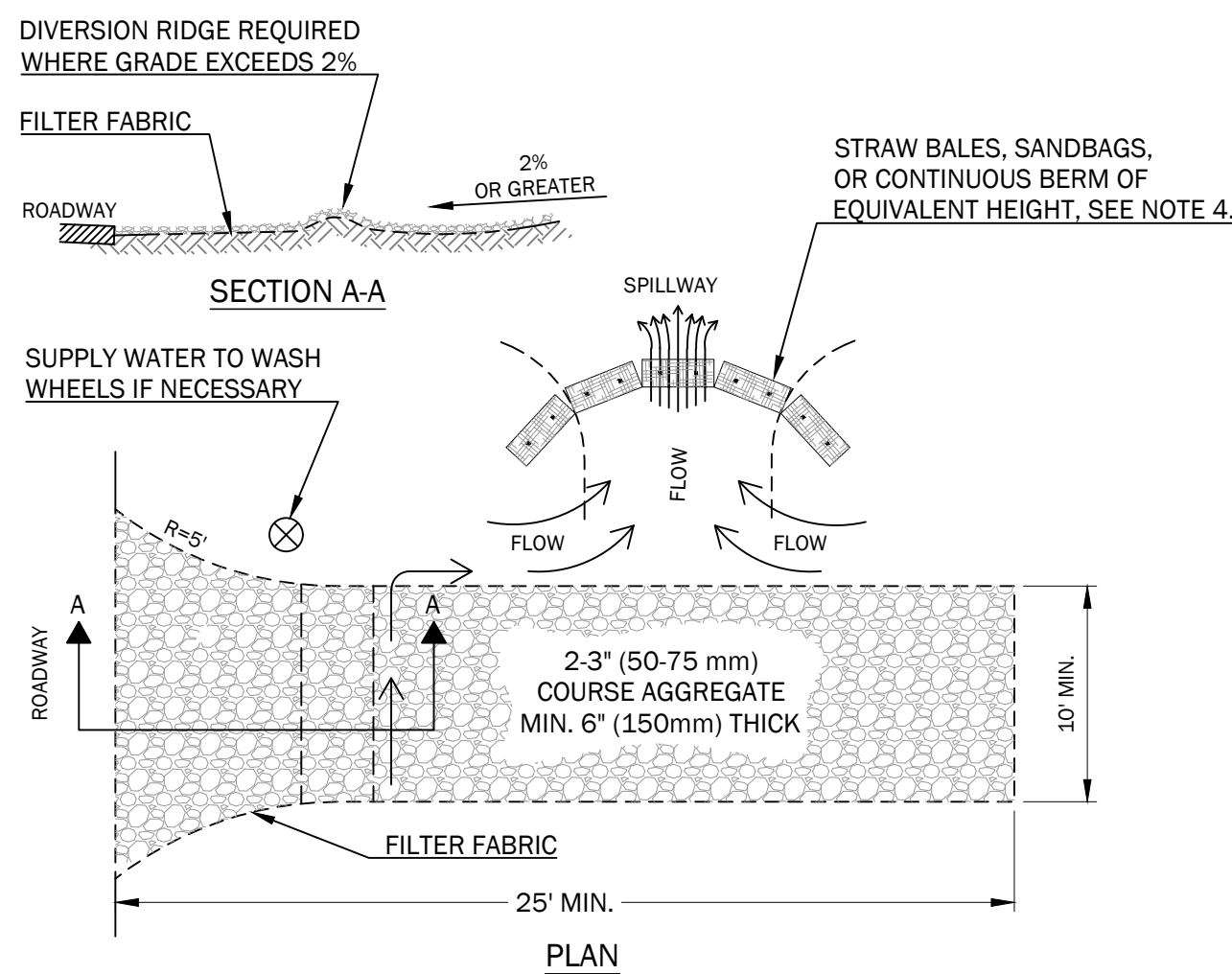
7. UNAUTHORIZED NON-STORMWATER DISCHARGES: THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C (6). SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF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

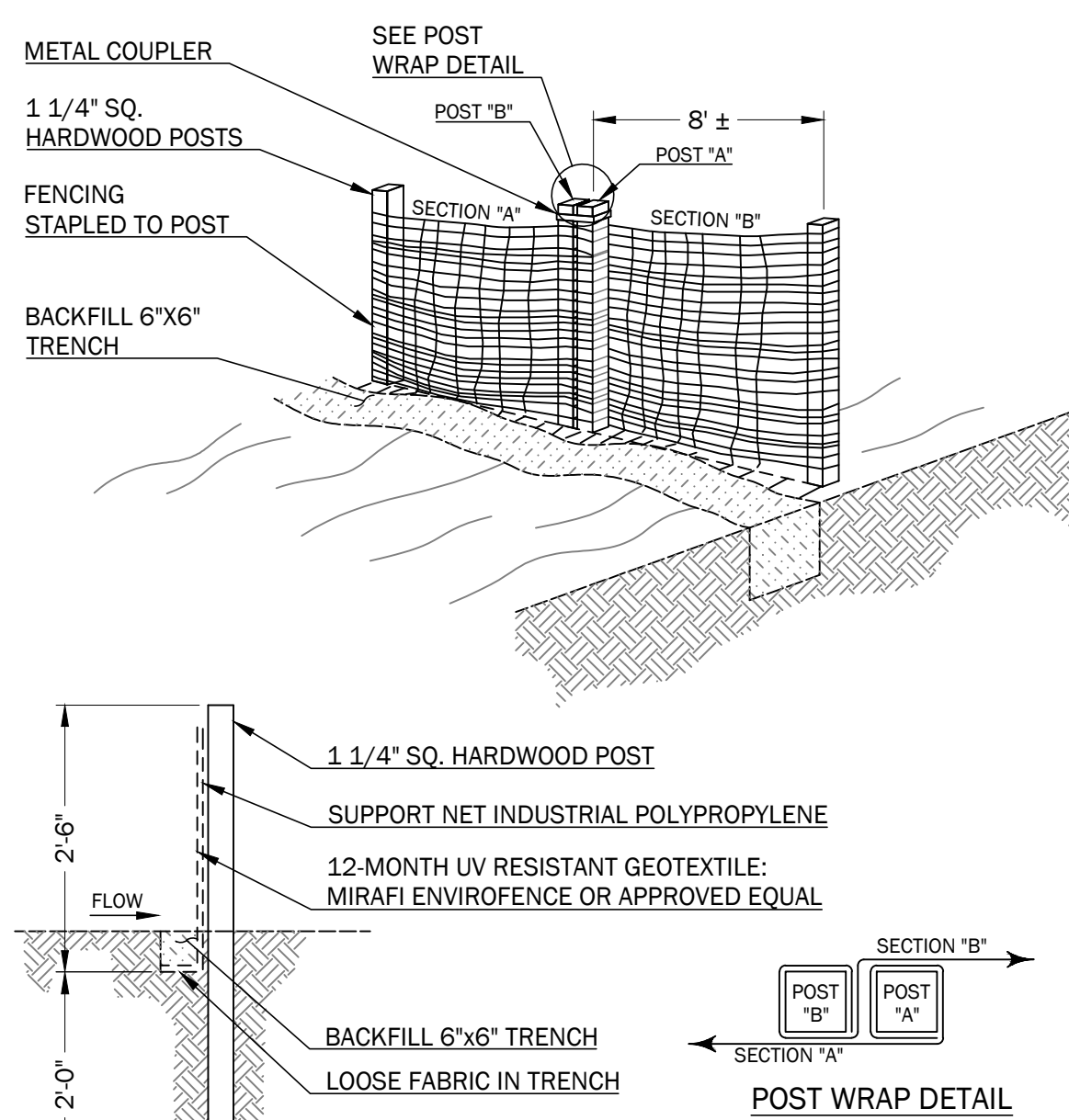
8. ADDITIONAL REQUIREMENTS: ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.



1 EROSION AND SEDIMENTATION CONTROL NOTES
NOT TO SCALE

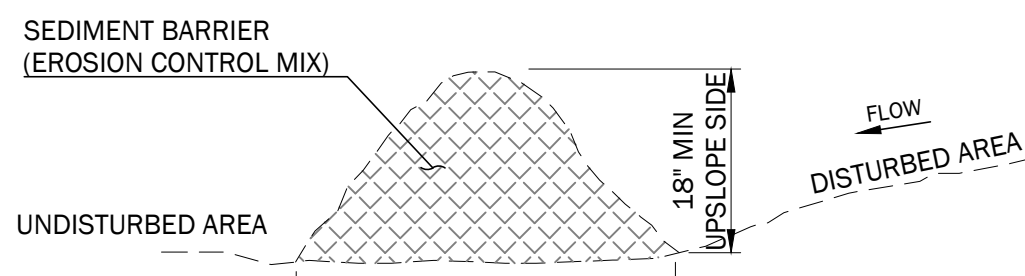


- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEARED PRIOR TO ENTRANCE ONTO PUBLIC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



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

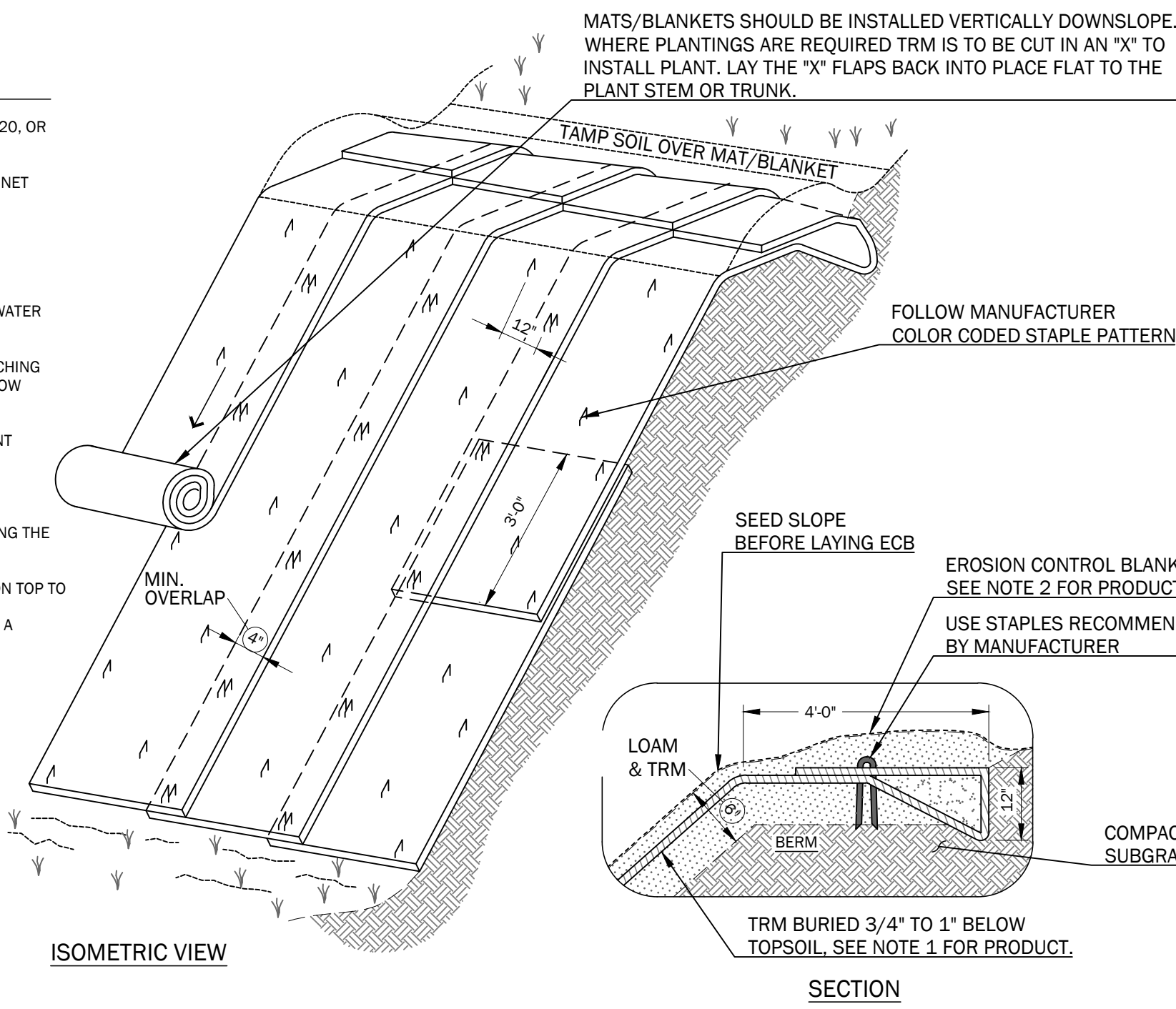
2 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

Sheet Title:
SITE DETAILS

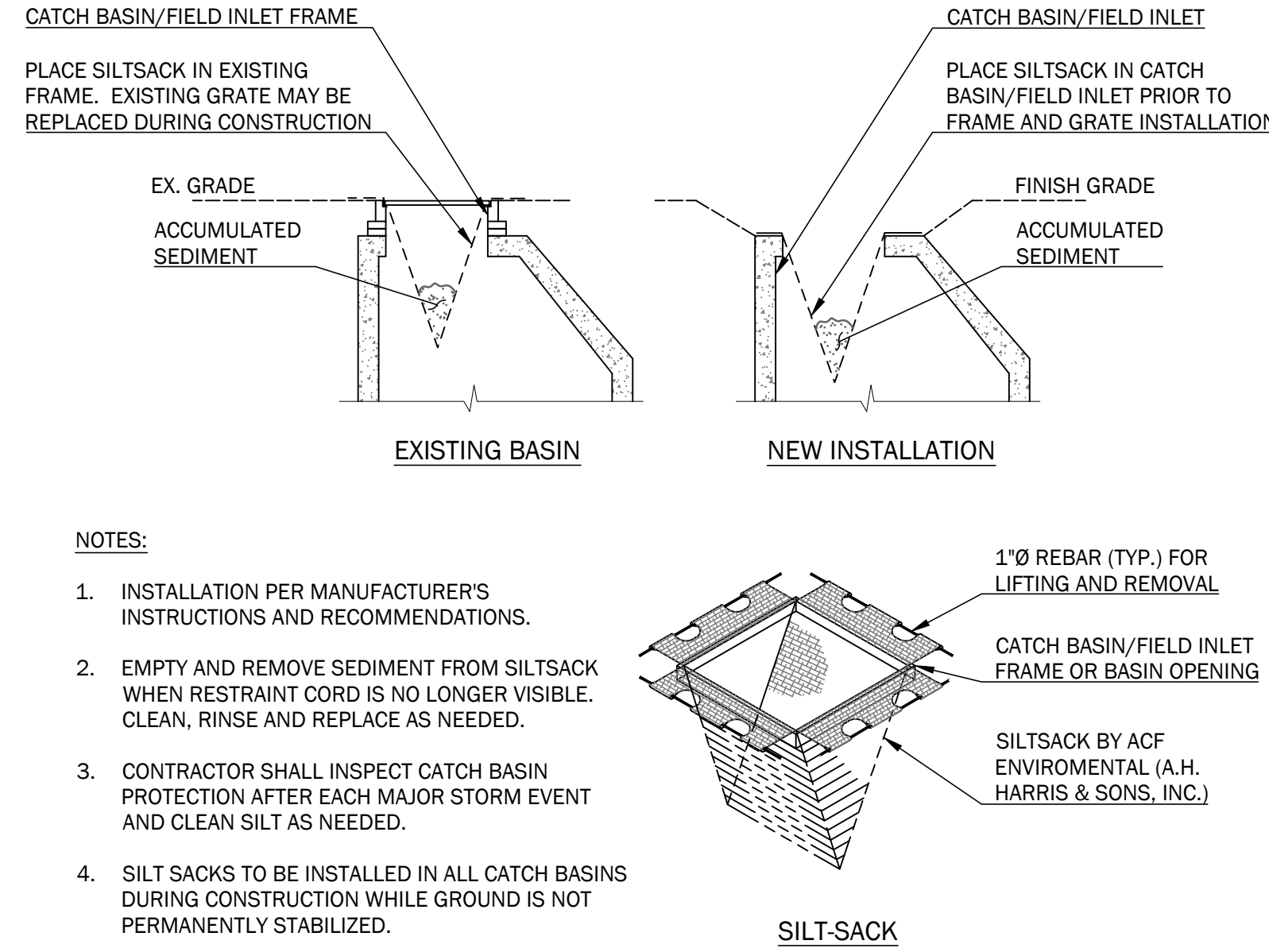
Rev.	Date	Description	Drawn	Check
1	1/23/2025	DEP Stormwater Permit	MRM	LLT
2	2/10/2026	Town Permit Updates	MRM/TEF	LLT
3	3/10/2026	Town Permit Updates	TEF	LLT
3	3/24/2026	Town Permit Updates	MRM	LLT

INSTALLATION INSTRUCTIONS:

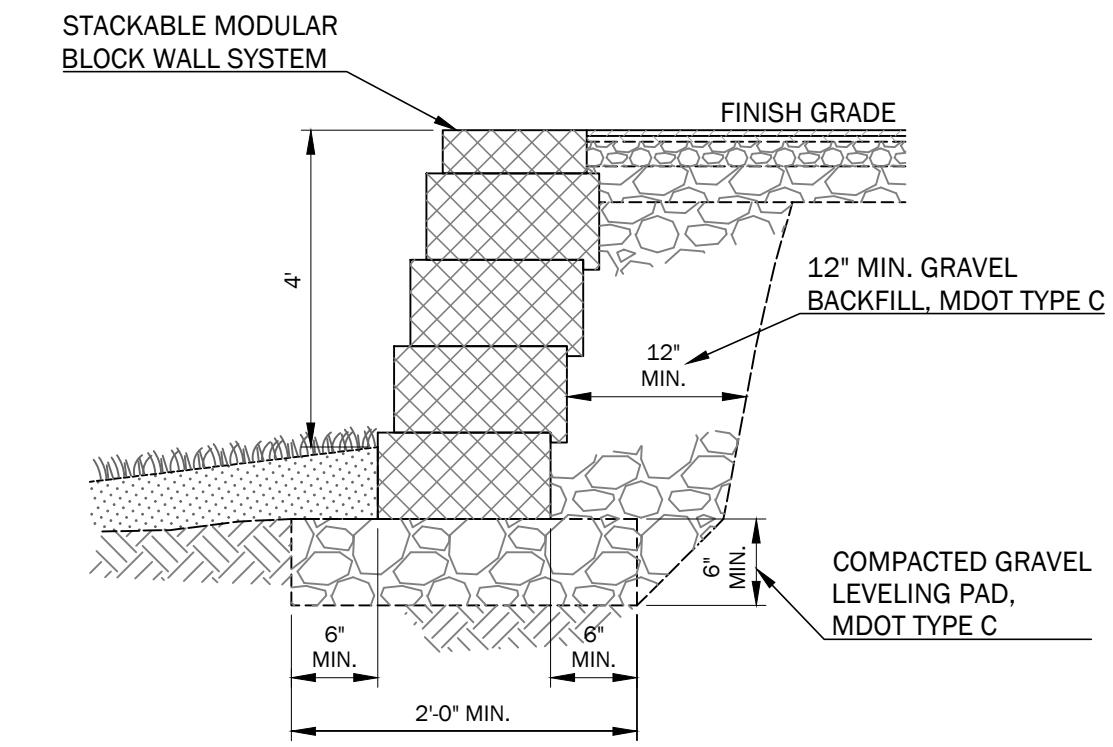
- TURF REINFORCEMENT MAT (TRM) MATERIAL SHALL BE ENKAMAT 7020, OR APPROVED EQUAL.
- EROSION CONTROL BLANKET (ECB) SHALL BE BIONET S75BN SINGLE NET STRAW BLANKET BY NORTH AMERICAN GREEN OR APPROVED EQUAL.
- FOR TRM INSTALLATION ONLY:
 - APPLY 4" OF LOAM ONTO THE GROUND SURFACE.
 - OVER TOP THE 4" OF LOAM, 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 A TRANSVERSE DITCH, 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.



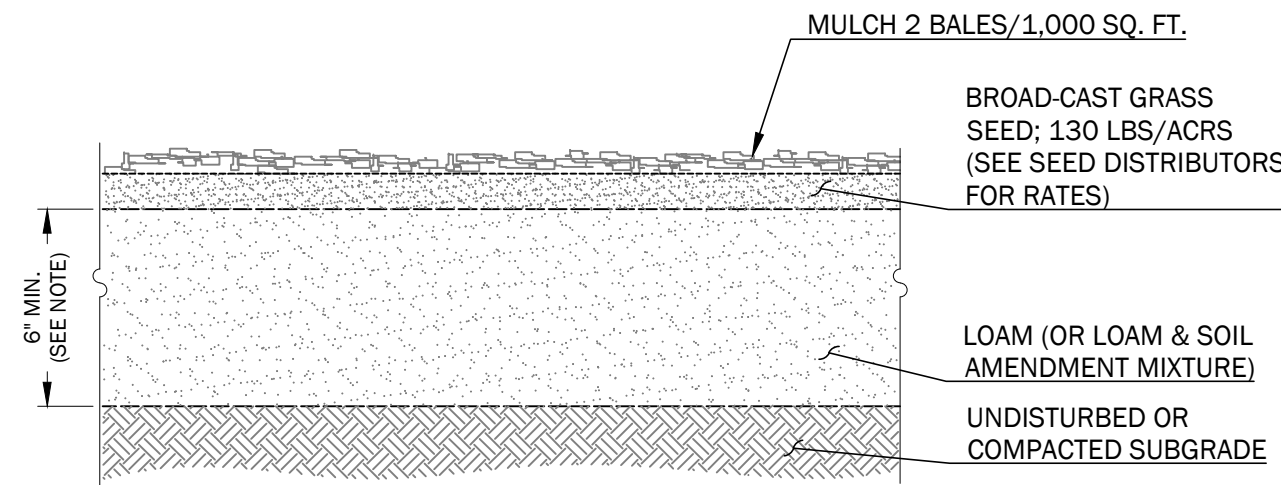
1 STRAW MATTING (ECB) AND TURF REINFORCEMENT MAT (TRM) FOR SLOPE EROSION CONTROL DETAILS
NOT TO SCALE



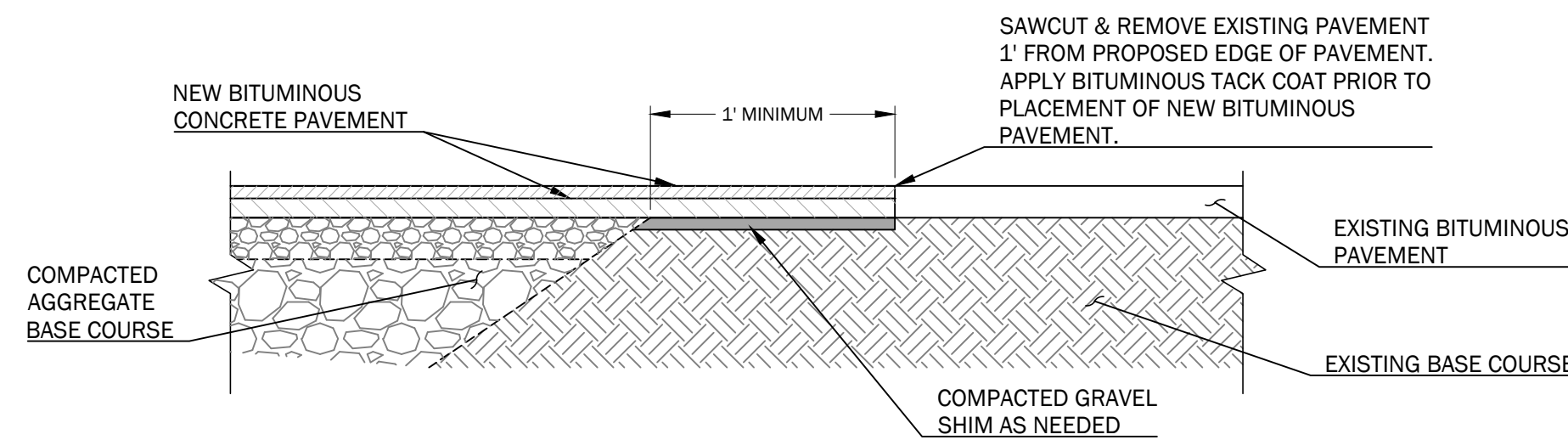
2 SILT SACK AT DRAINAGE STRUCTURE INLET DETAILS
NOT TO SCALE



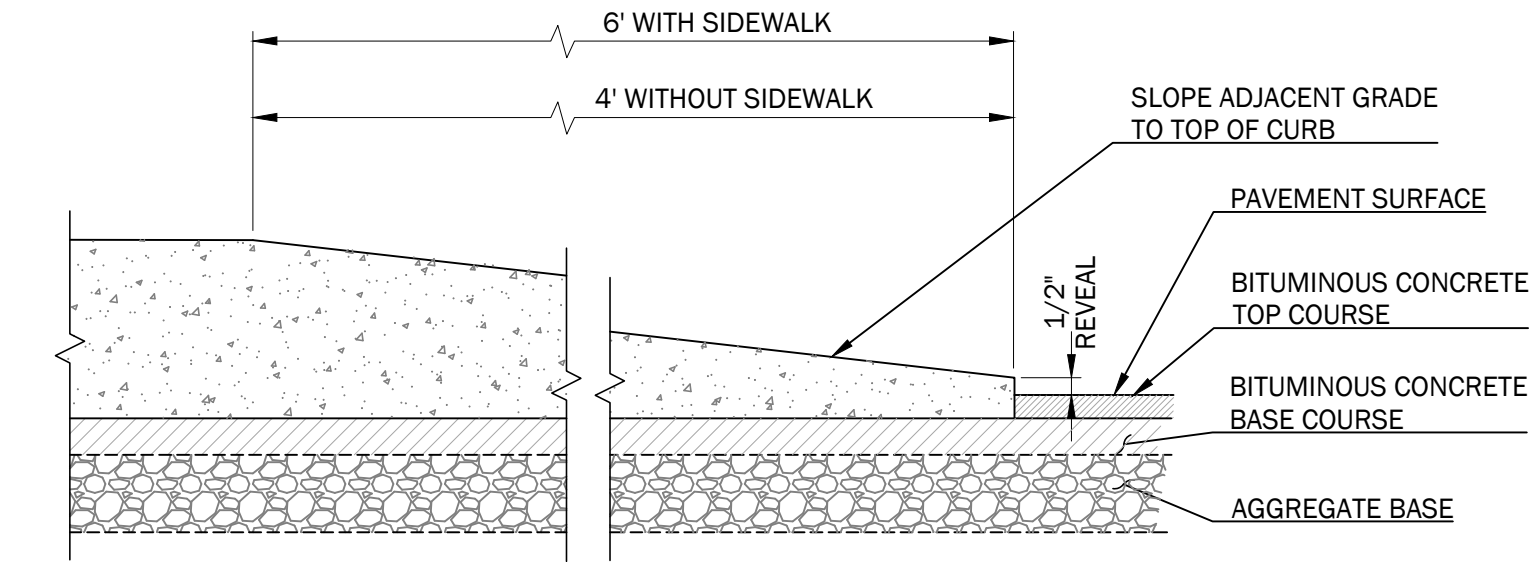
3 RETAINING WALL SECTION
NOT TO SCALE



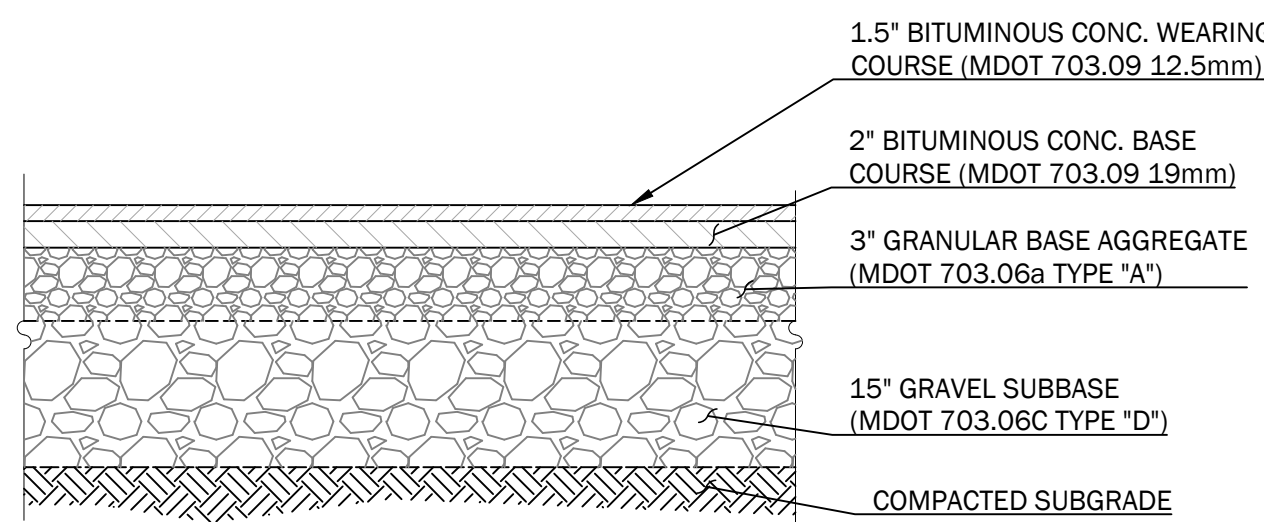
4 LOAM AND SEED DETAIL
NOT TO SCALE



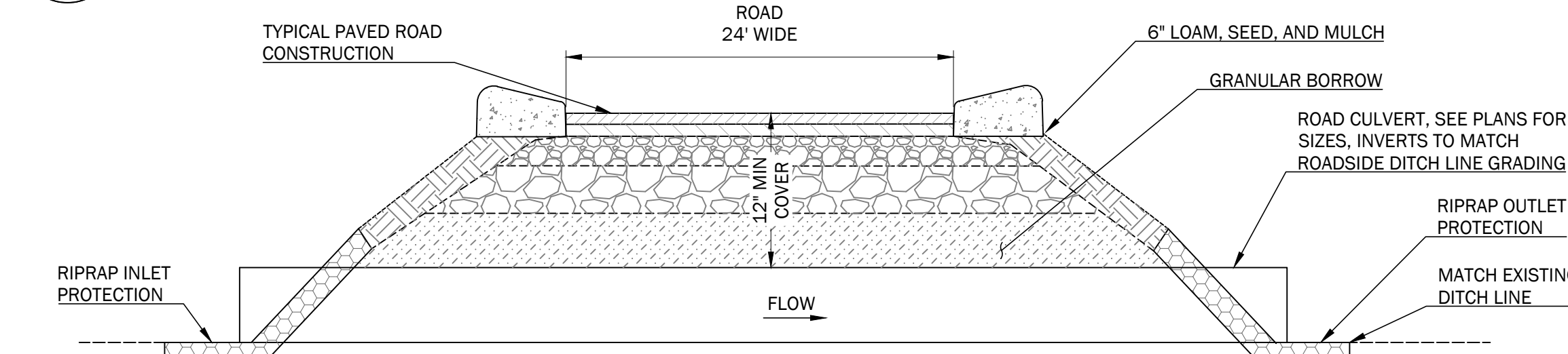
5 PAVEMENT SAW CUT DETAIL
NOT TO SCALE



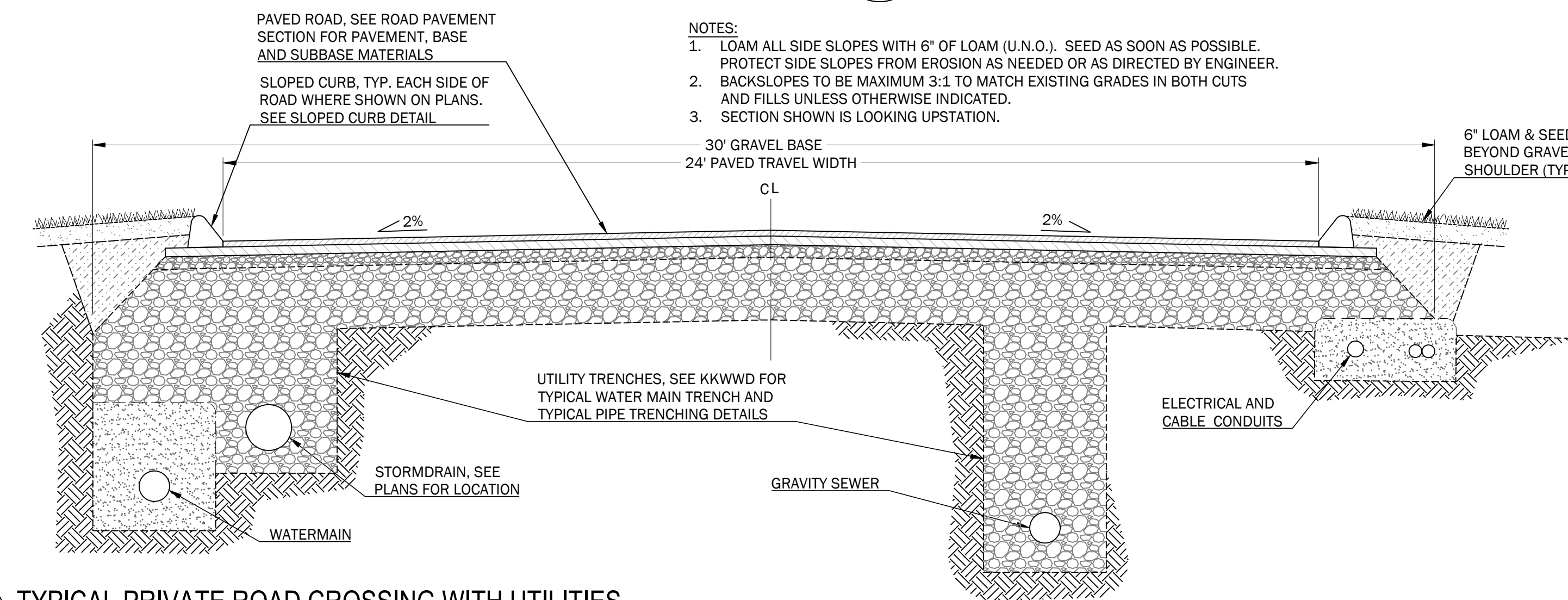
8 CURB TIPDOWN & TERMINAL END DETAIL
SLIPFORM OR BITUMINOUS CONCRETE
NOT TO SCALE



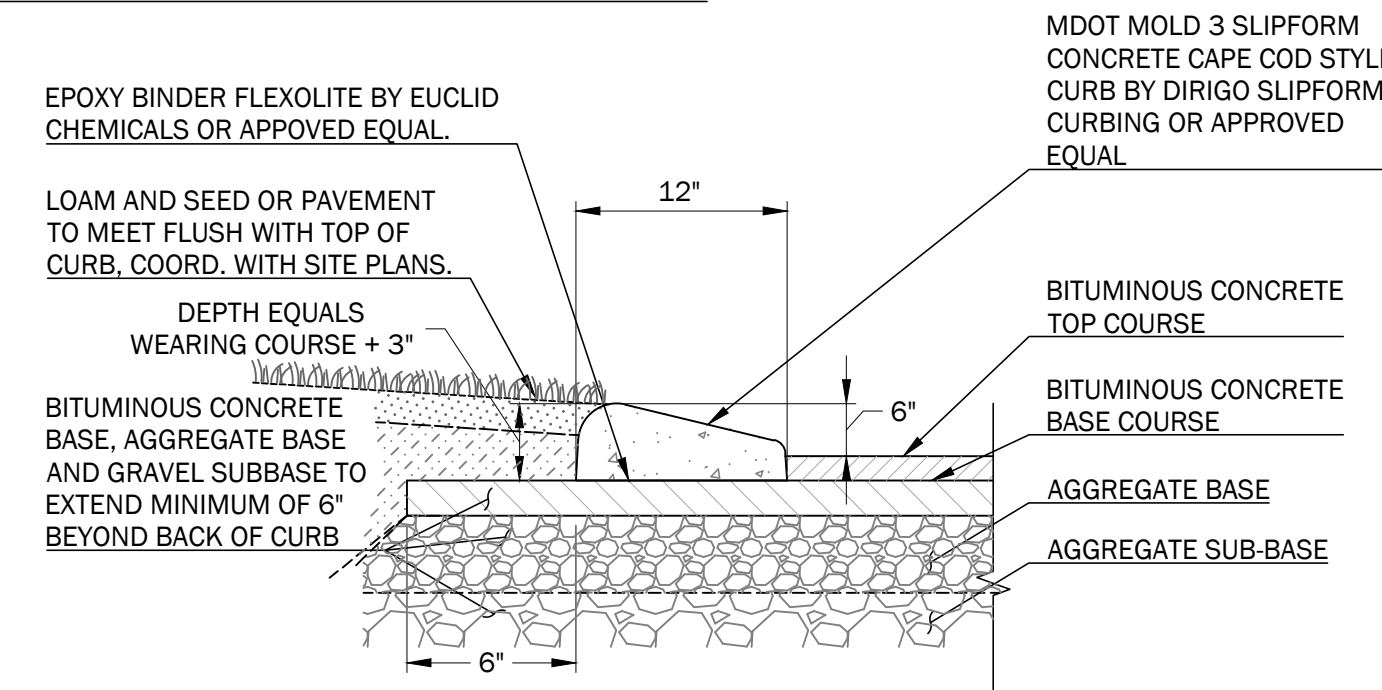
6 ROAD PAVEMENT SECTION
NOT TO SCALE



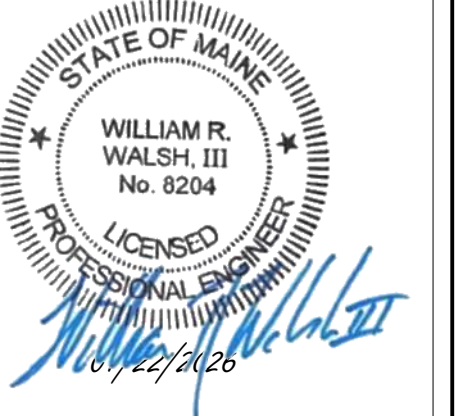
7 TYPICAL PRIVATE ROAD CULVERT
NOT TO SCALE



9 TYPICAL PRIVATE ROAD CROSSING WITH UTILITIES
NOT TO SCALE



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



ARUNDEL LANE SUBDIVISION

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

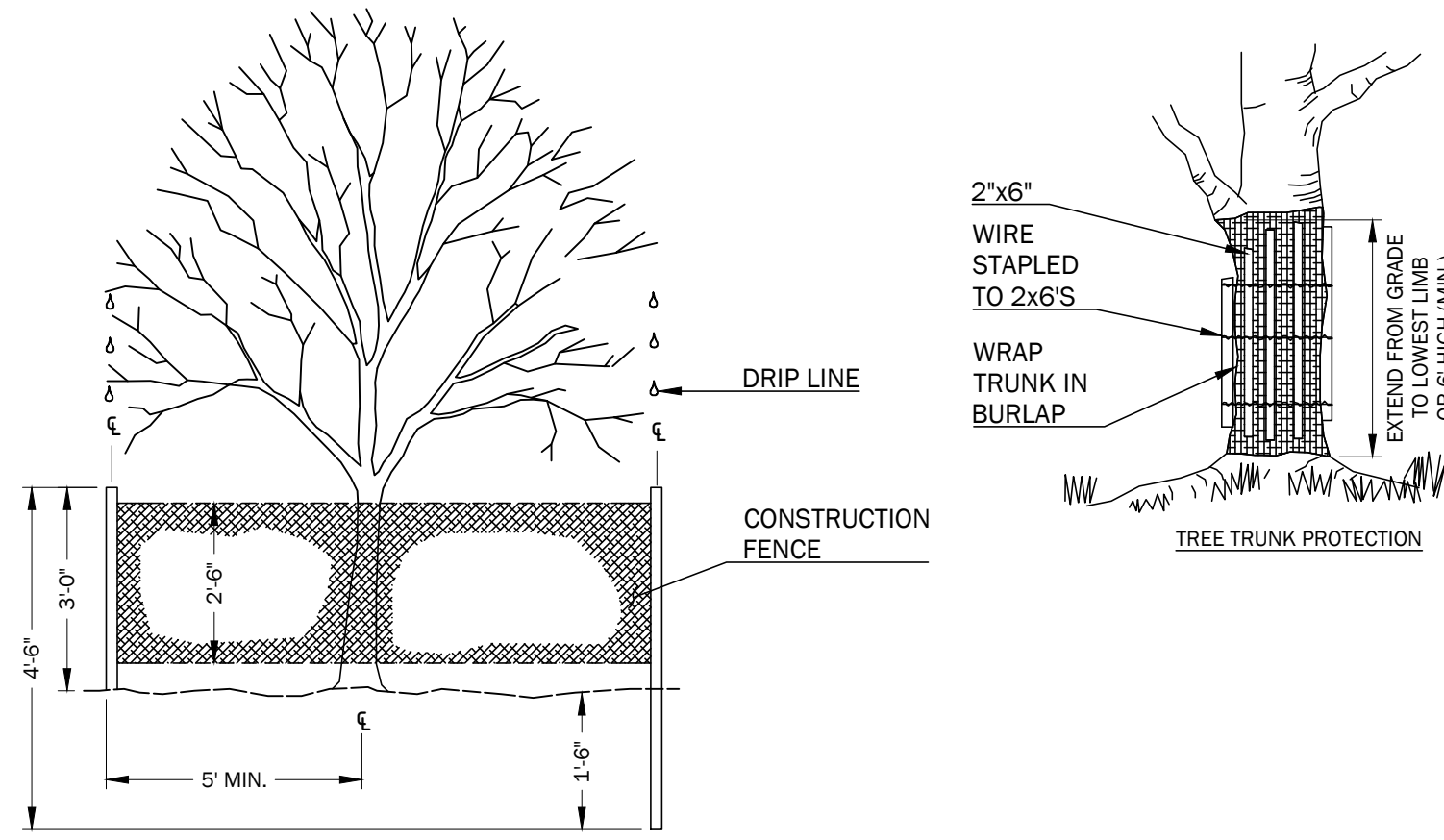
Rev.	Date	Description	Drawn	Check
1	1/22/2026	DEP Stormwater Permit	MRM	LLT
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3	3/10/2026	Town Permit Updates	TEF/MBP	LLT
3	3/04/2026	Town Permit Updates	MRM	LLT

Sheet Title:
SITE DETAILS

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

C4.1

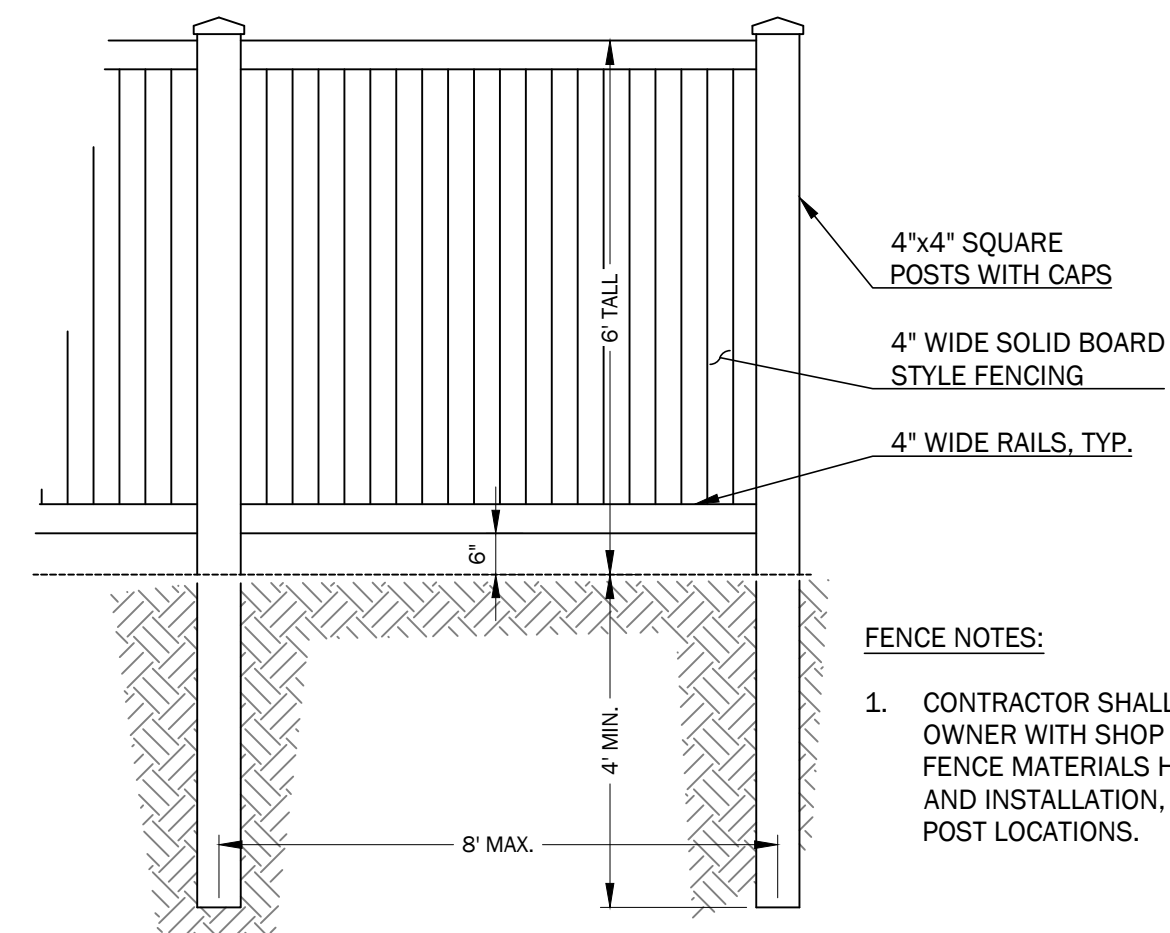
PRELIMINARY - NOT FOR CONSTRUCTION



- NOTE:
1. INSTALL FENCING AT LEAST 5' FROM THE BASE OF ALL TREES TO BE PROTECTED.
 2. ERECT TREE PROTECTIVE FENCING AROUND ALL TREES SHOWN ON DRAWING TO BE PROTECTED.
 3. TAKE SPECIAL CARE NOT TO COMPACT OR STORE MATERIAL UNDER AREA WITHIN DRIP LINE OF EXISTING TREE.
 4. REMOVE PROTECTION ONLY AFTER ALL GRADING, INCLUDING SPREADING TOPSOIL IS COMPLETED.

1 EXISTING TREE PROTECTION DETAILS

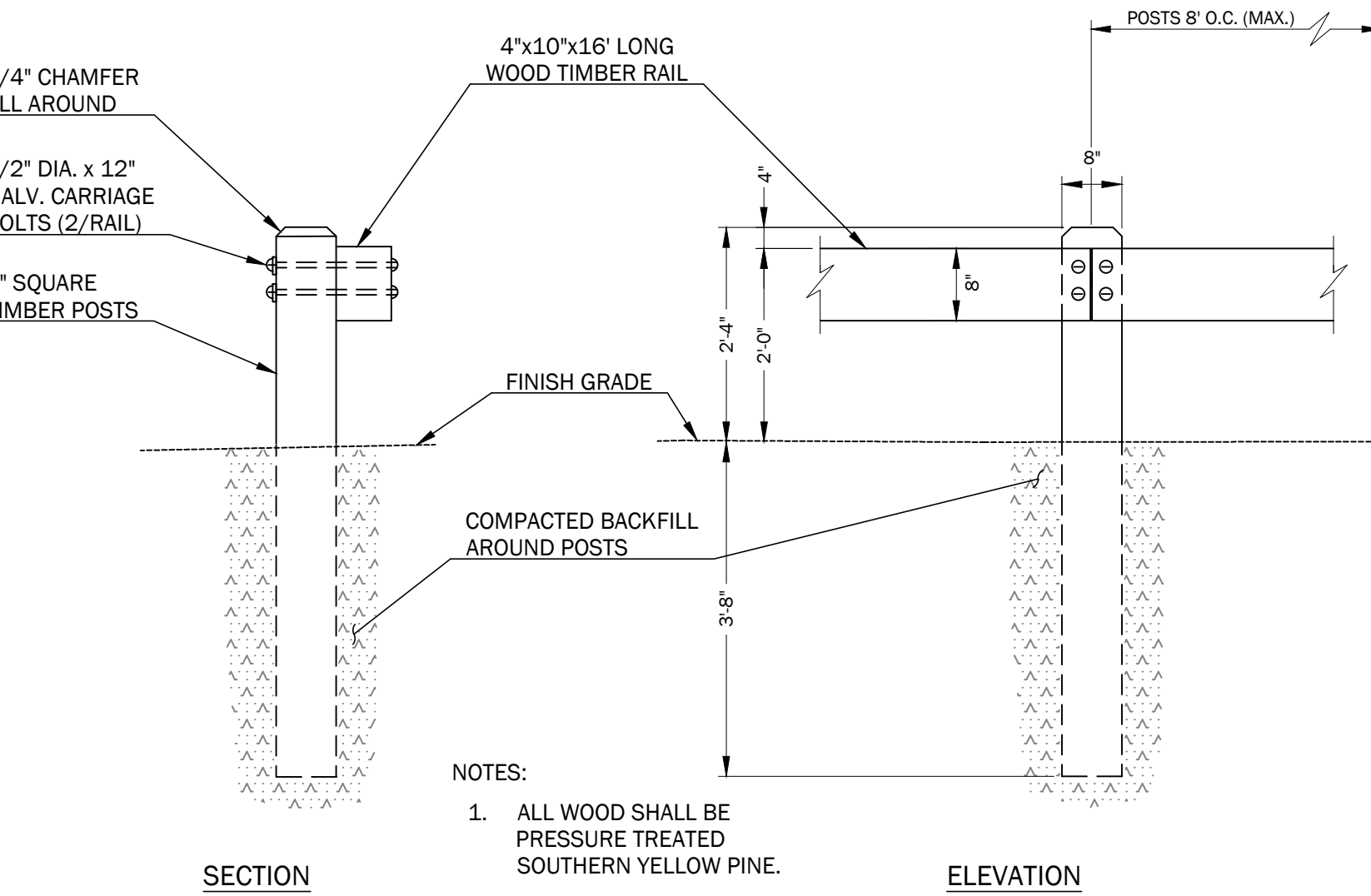
NOT TO SCALE



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

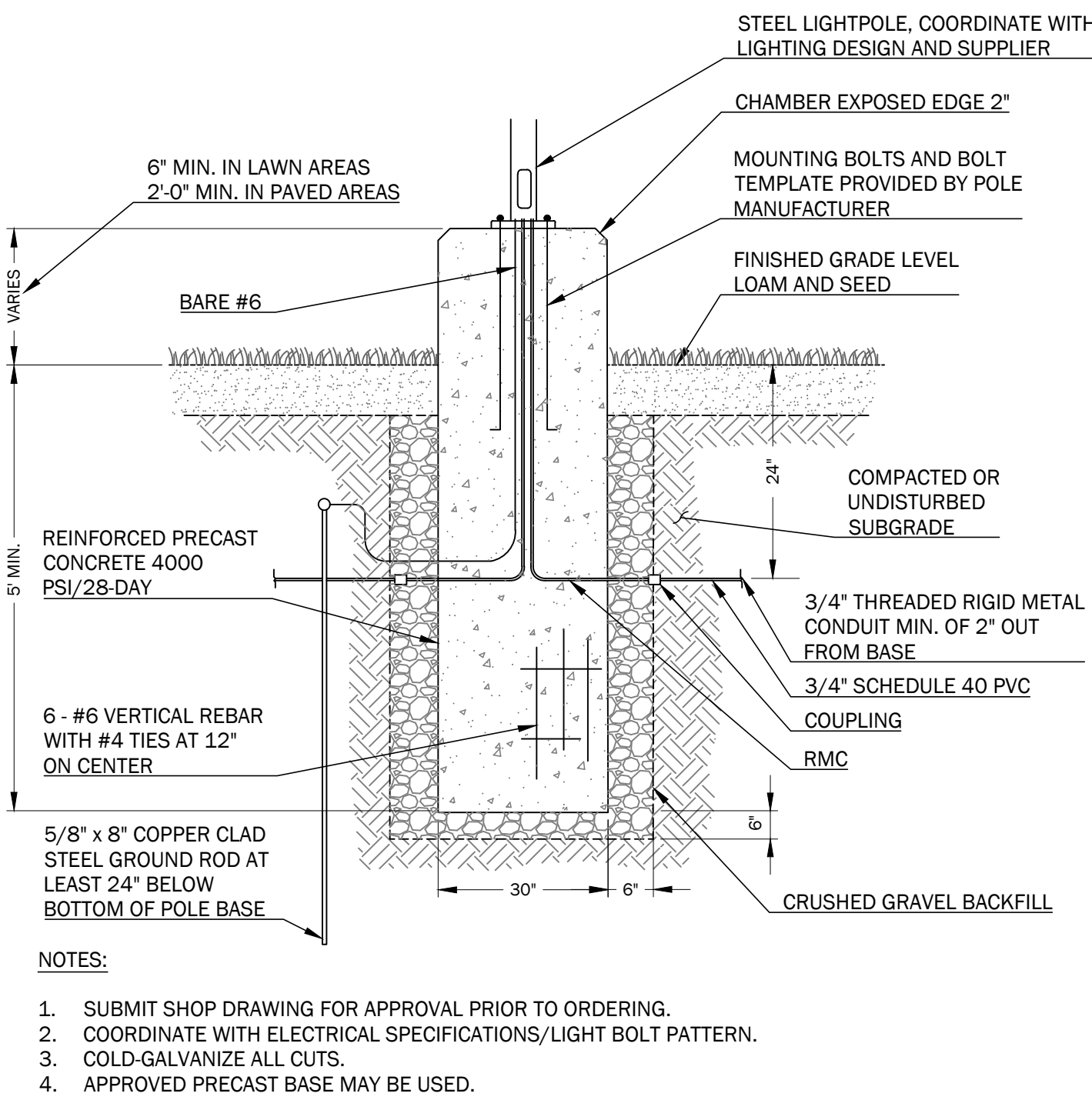
2 DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



3 SHRUB PLANTING INSTALLATION DETAIL

NOT TO SCALE

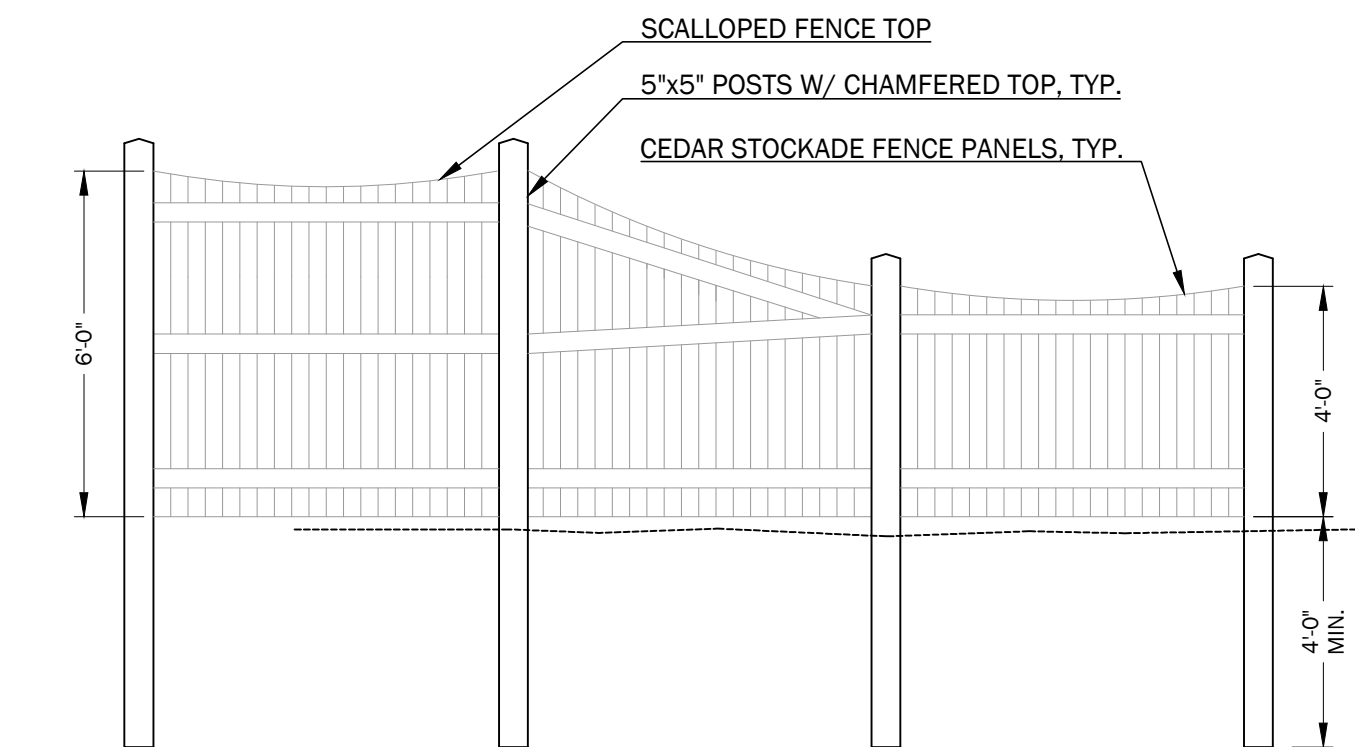


- FENCE NOTES:
1. CONTRACTOR SHALL PROVIDE THE OWNER WITH SHOP DRAWINGS OF FENCE MATERIALS HARDWARE AND INSTALLATION, INCLUDING POST LOCATIONS.

4 STOCKADE STYLE FENCE DETAILS

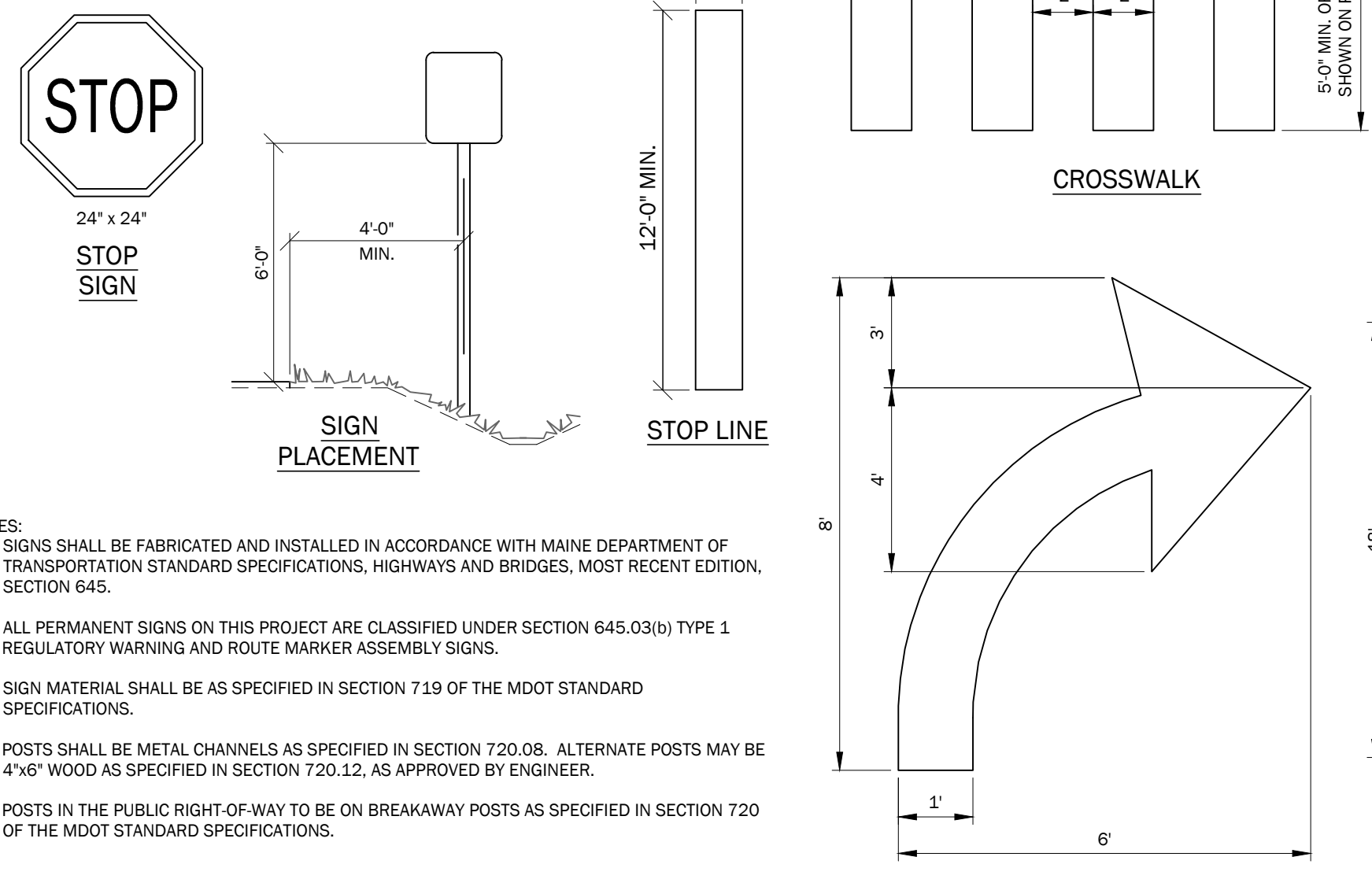
NOT TO SCALE

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



5 WOODEN TIMBER GUARDRAIL DETAILS

NOT TO SCALE



6 CONCRETE LIGHT POLE BASE DETAIL

NOT TO SCALE

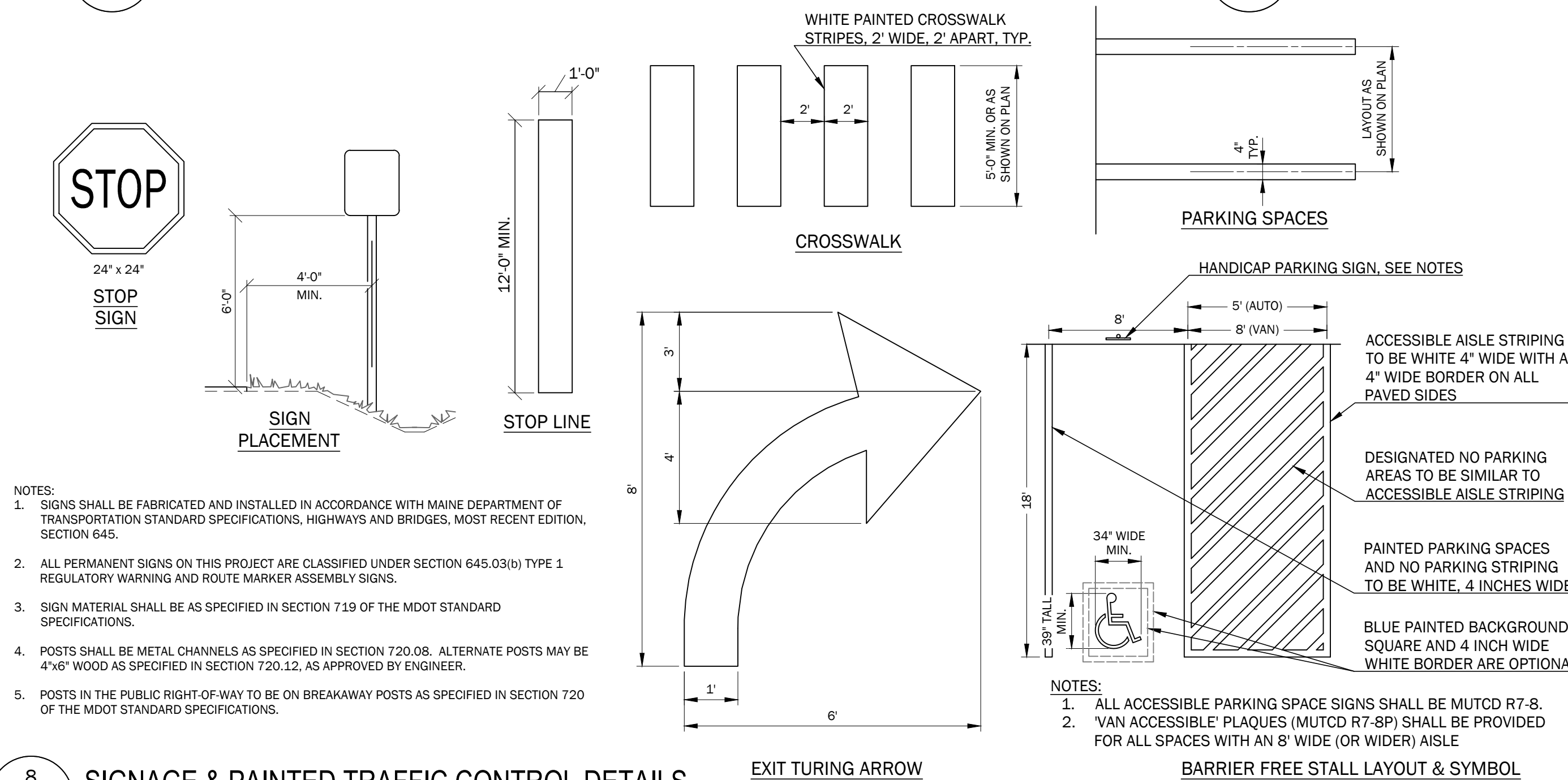
- NOTES:
1. SUBMIT SHOP DRAWING FOR APPROVAL PRIOR TO ORDERING.
 2. COORDINATE WITH ELECTRICAL SPECIFICATIONS/LIGHT BOLT PATTERN.
 3. COLD-GALVANIZE ALL CUTS.
 4. APPROVED PRECAST BASE MAY BE USED.

7 WOOD FENCE DETAIL

NOT TO SCALE

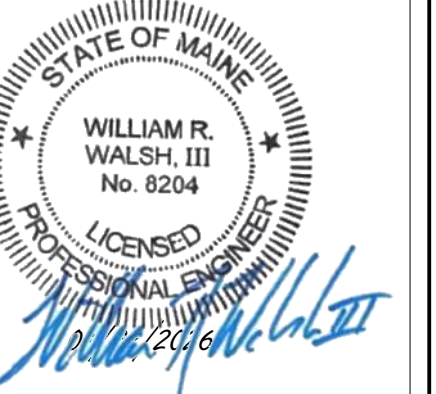
8 SIGNAGE & PAINTED TRAFFIC CONTROL DETAILS

NOT TO SCALE



- NOTES:
1. SIGNS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH MAINE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, HIGHWAYS AND BRIDGES, MOST RECENT EDITION, SECTION 645.
 2. ALL PERMANENT SIGNS ON THIS PROJECT ARE CLASSIFIED UNDER SECTION 645.03(b) TYPE 1 REGULATORY WARNING AND ROUTE MARKER ASSEMBLY SIGNS.
 3. SIGN MATERIAL SHALL BE AS SPECIFIED IN SECTION 719 OF THE MDT STANDARD SPECIFICATIONS.
 4. POSTS SHALL BE METAL CHANNELS AS SPECIFIED IN SECTION 720.08. ALTERNATE POSTS MAY BE 4x6" WOOD AS SPECIFIED IN SECTION 720.12, AS APPROVED BY ENGINEER.
 5. POSTS IN THE PUBLIC RIGHT-OF-WAY TO BE ON BREAKAWAY POSTS AS SPECIFIED IN SECTION 720 OF THE MDT STANDARD SPECIFICATIONS.

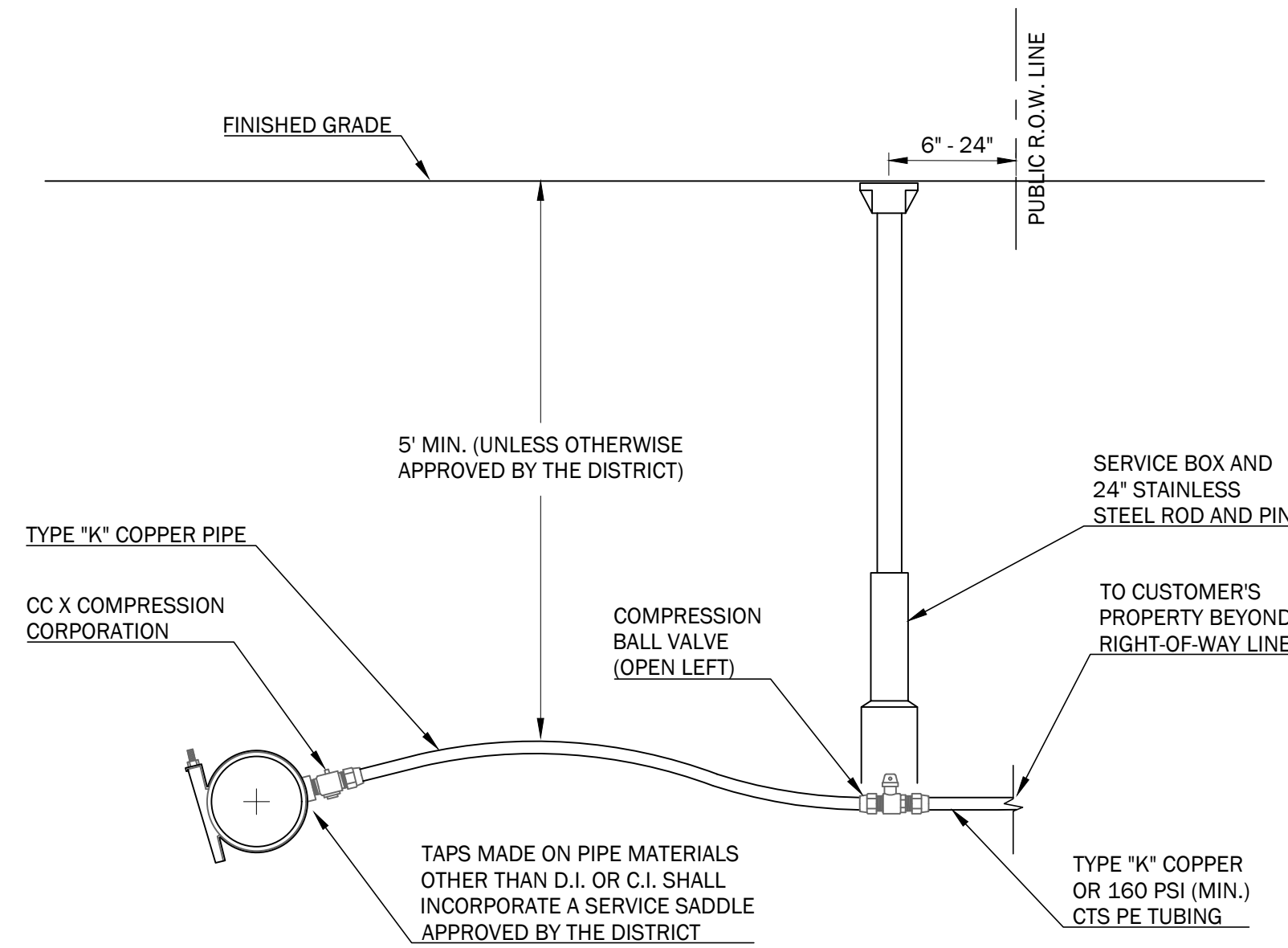
- NOTES:
1. ALL ACCESSIBLE PARKING SPACE SIGNS SHALL BE MUTCD R7-8.
 2. "VAN ACCESSIBLE" PLAQUES (MUTCD R7-8P) SHALL BE PROVIDED FOR ALL SPACES WITH AN 8' WIDE (OR WIDER) AISLE



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3	3/24/2026	Town Permit Updates	MRM	LLT

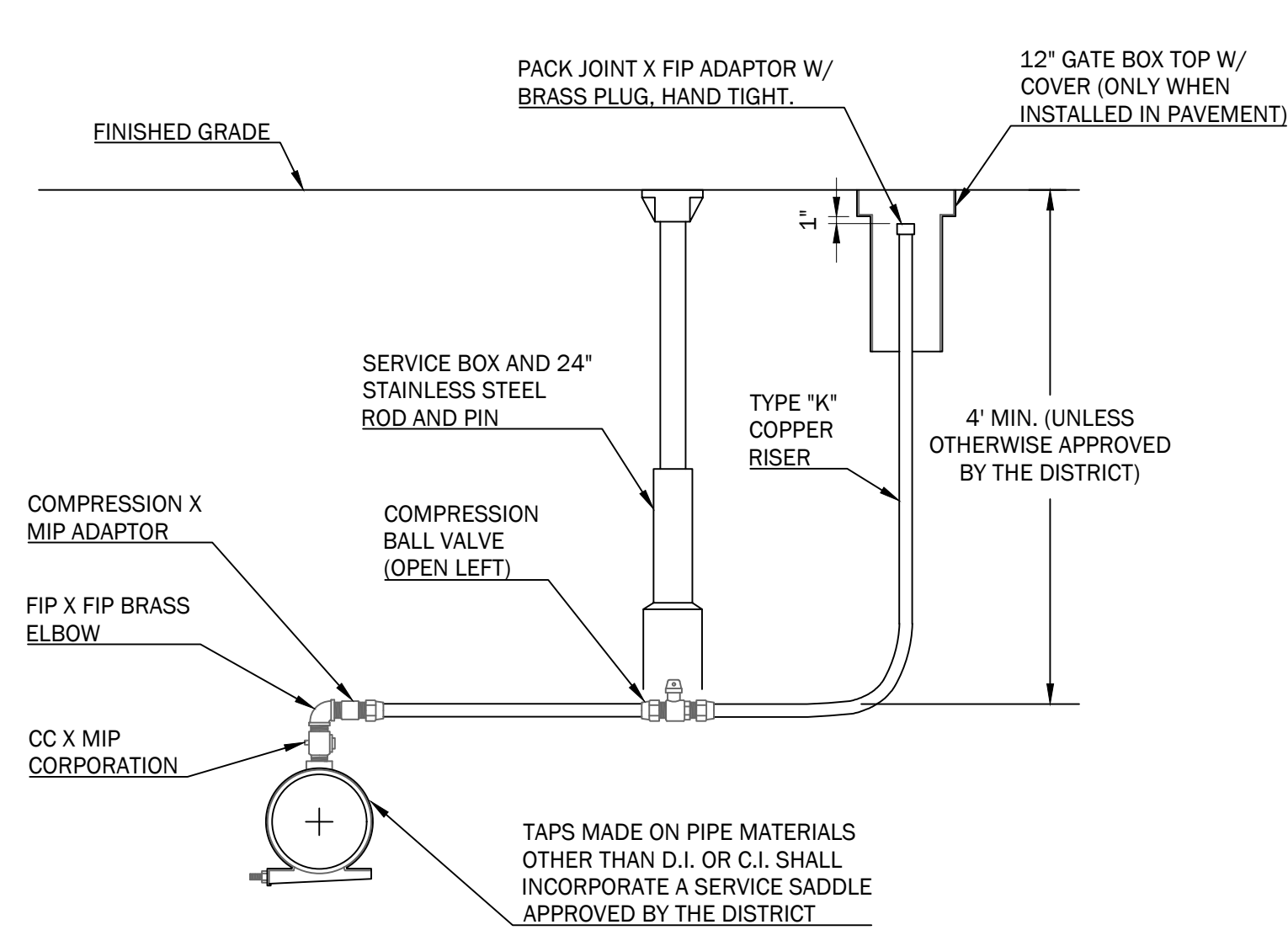
Sheet Title:
SITE DETAILS

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



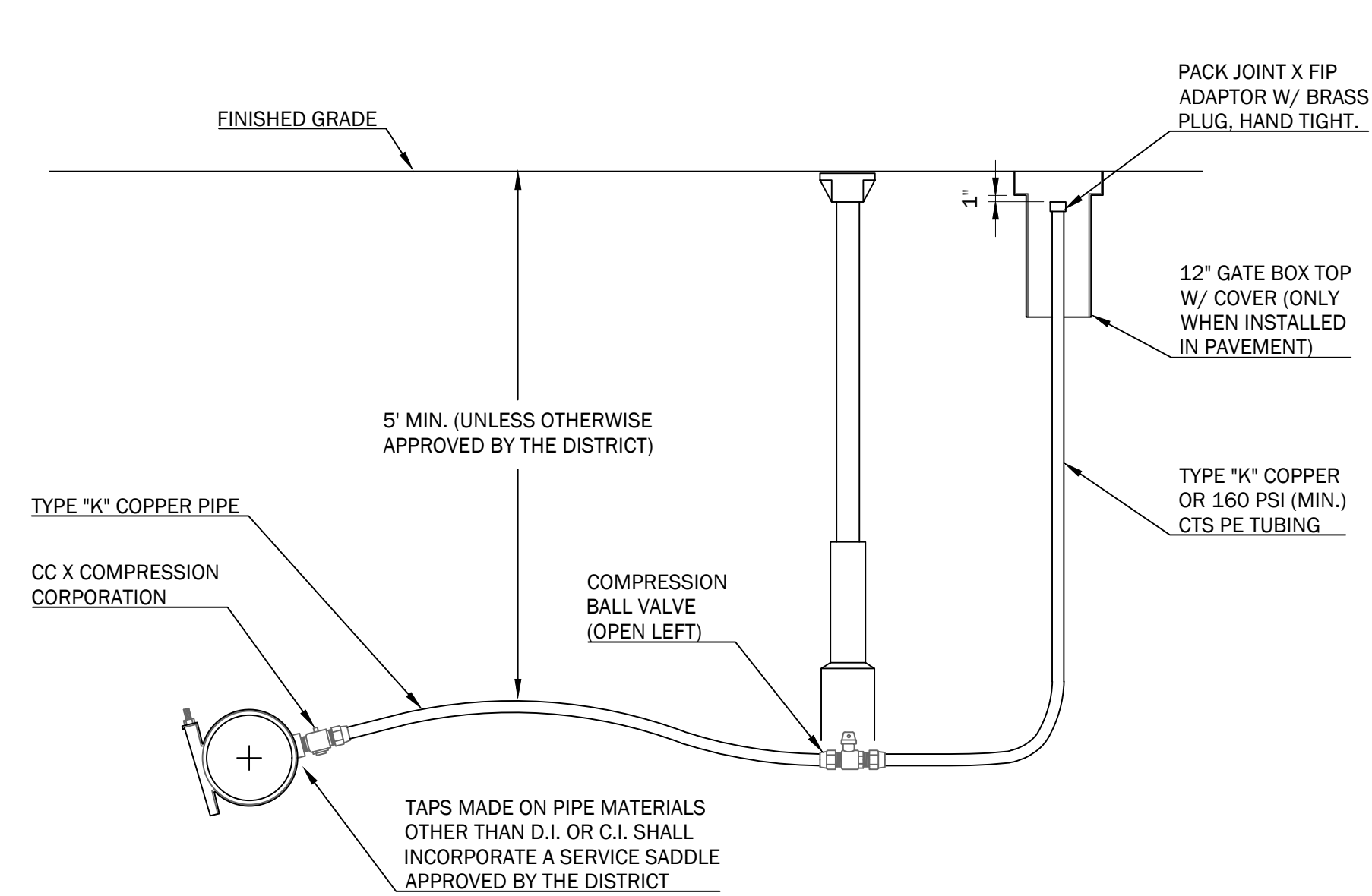
1 KKWWD 1"Ø SERVICE DETAIL

NOT TO SCALE



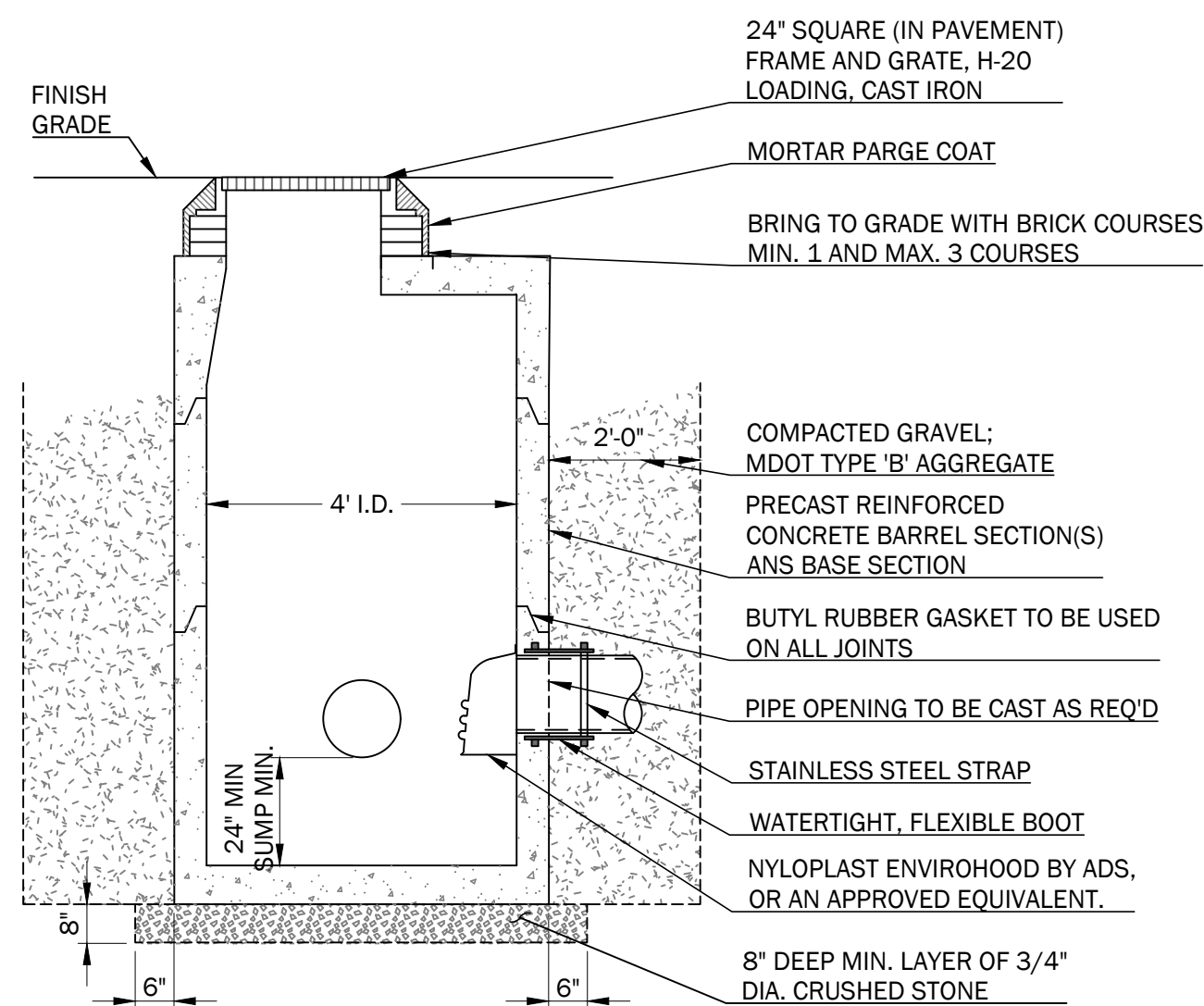
2 KKWWD AIR RELEASE DETAIL

NOT TO SCALE



3 KKWWD BLOW-OFF DETAIL

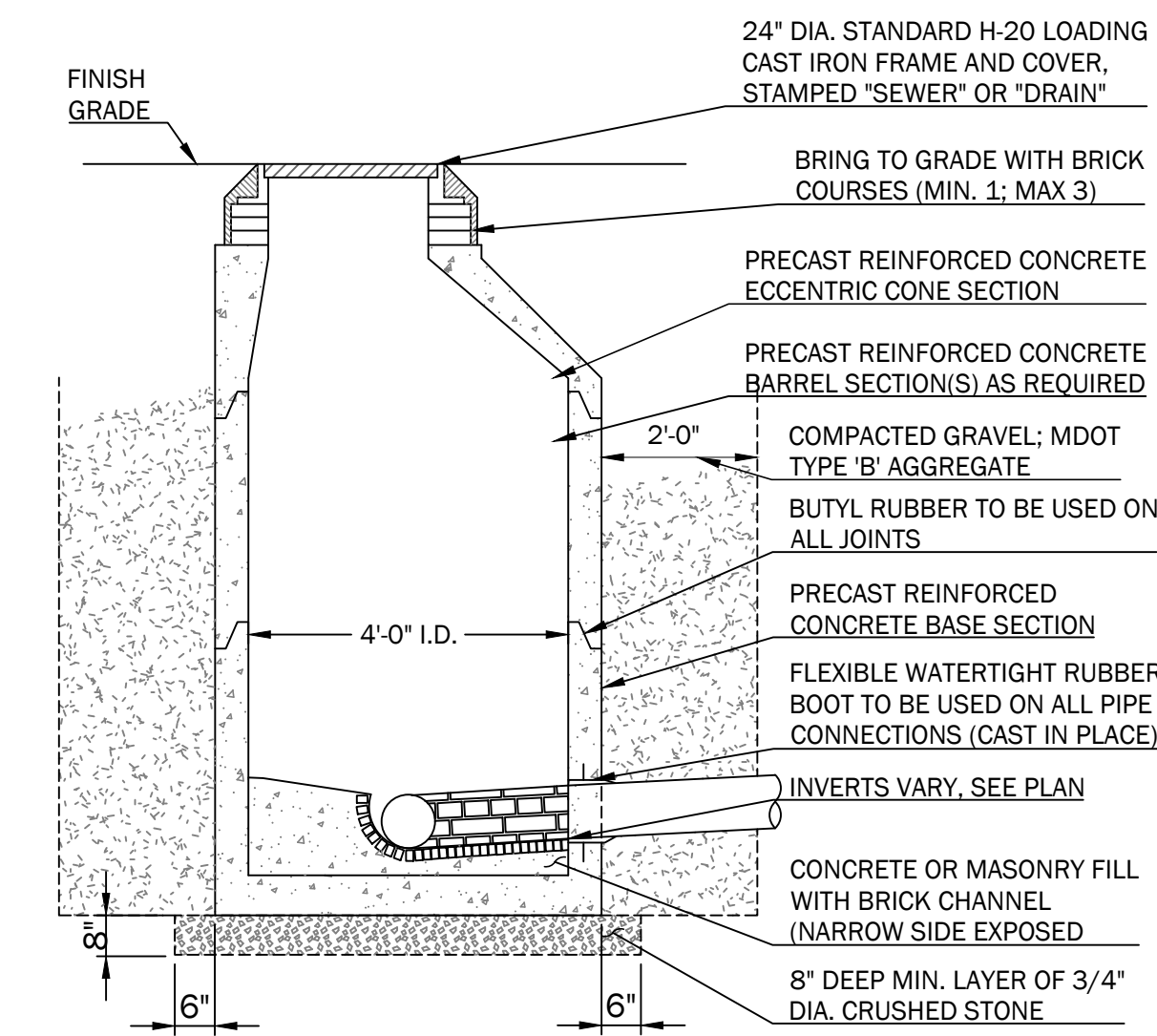
NOT TO SCALE



- 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

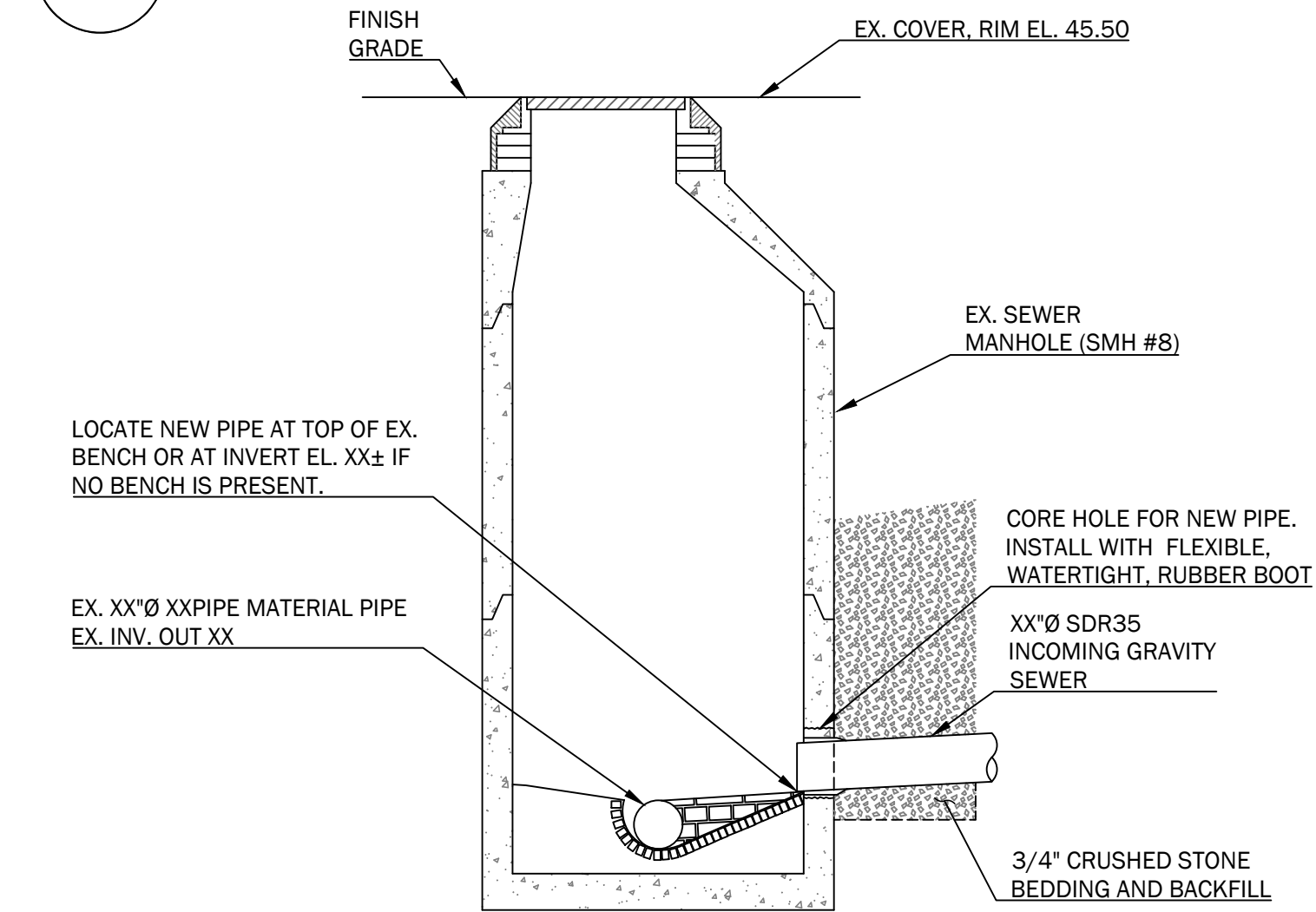
NOT TO SCALE



- 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

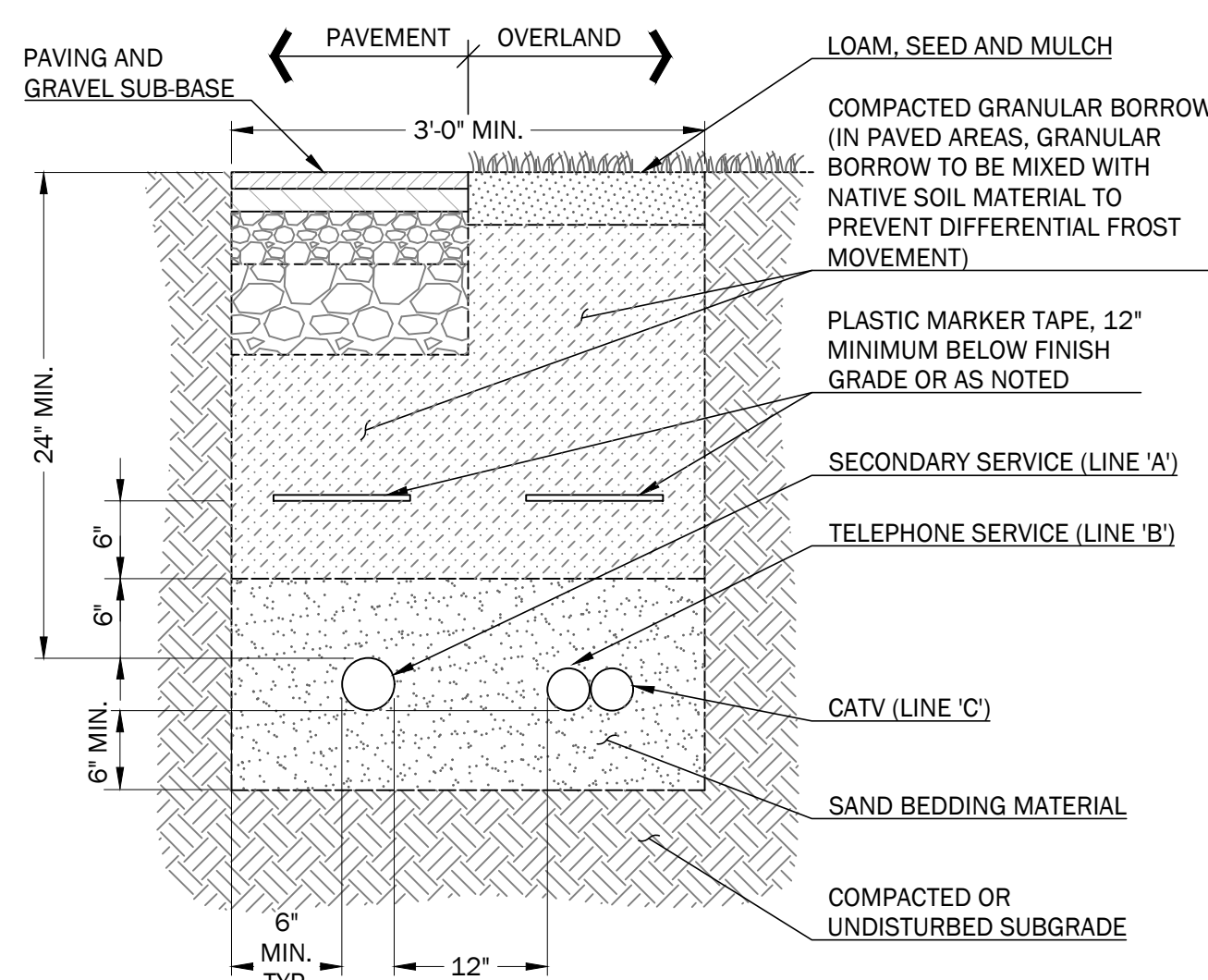
NOT TO SCALE



- 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

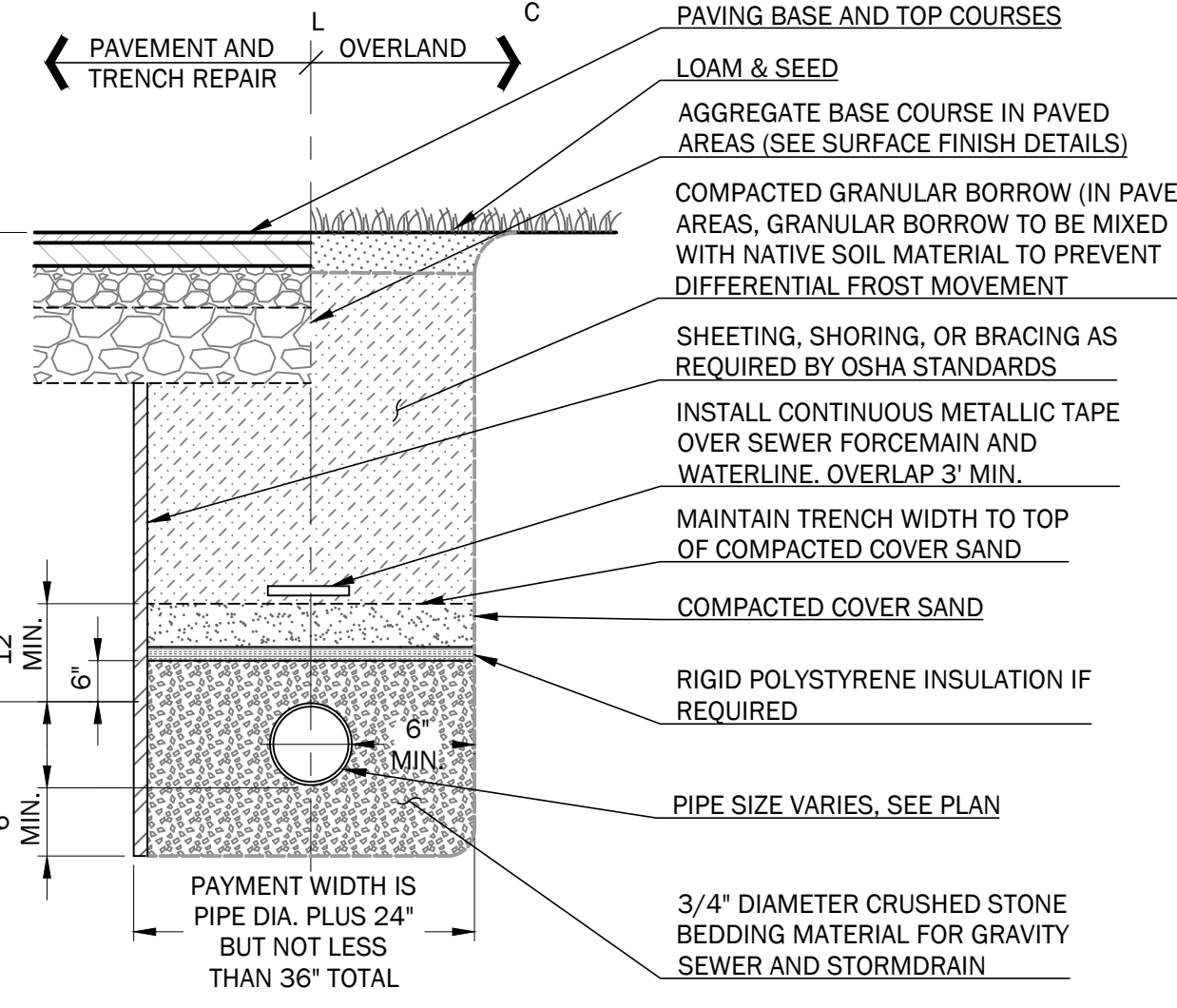


7 UNDERGROUND UTILITY TRENCH SECTION

NOT TO SCALE

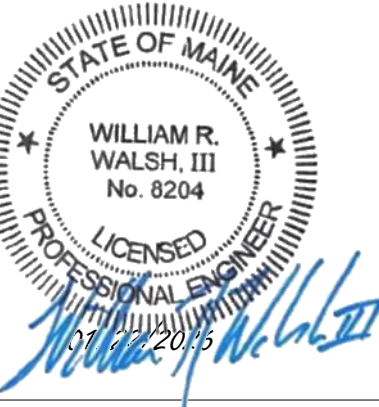
SERVICE	CONDUIT SIZE*	CONDUIT TYPE	UTILITY
'A'	2.5"	SCHEDULE 40 P.V.C. ELECTRICAL GRADE	SECONDARY POWER
'B'	1.5"	SCHEDULE 40 P.V.C. ELECTRICAL GRADE	CATV
'C'	2"	SCHEDULE 40 P.V.C. ELECTRICAL GRADE	TELEPHONE

- 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

NOT TO SCALE



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3	3/24/2026	Town Permit Updates	MRM	LLT

Sheet Title:

UTILITY DETAILS

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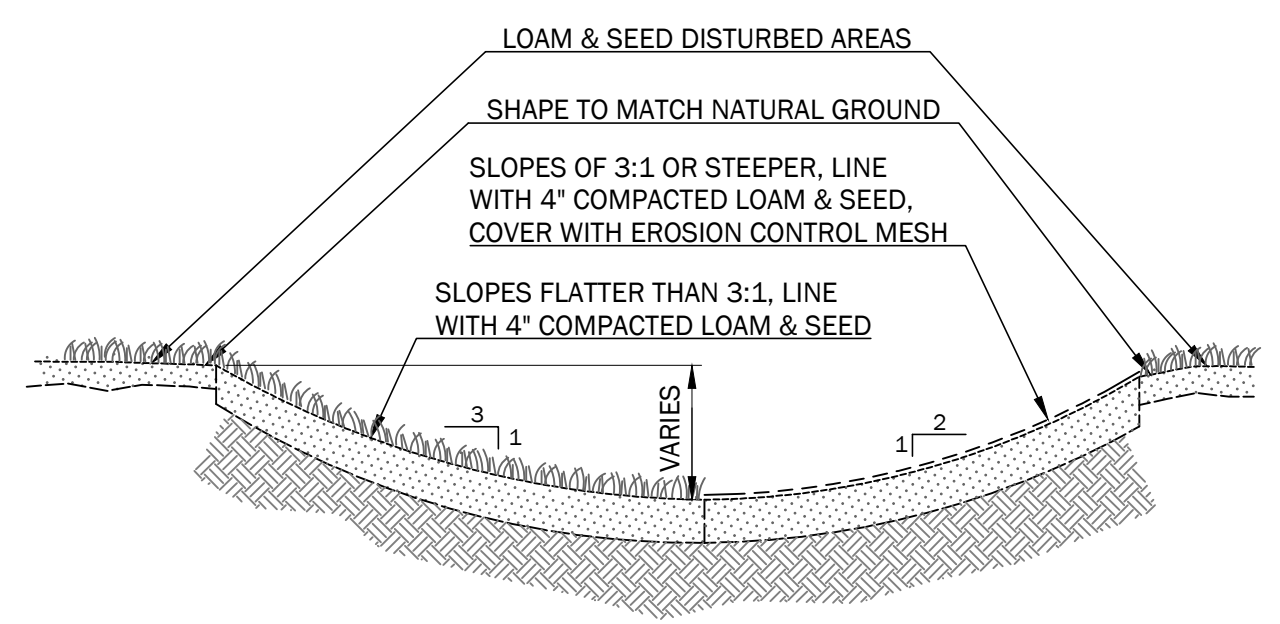
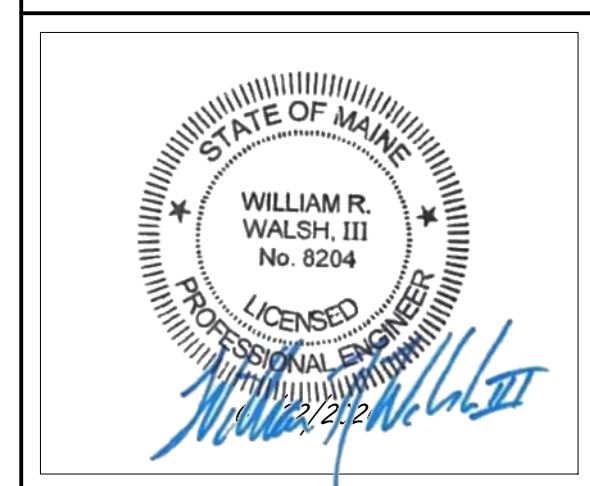
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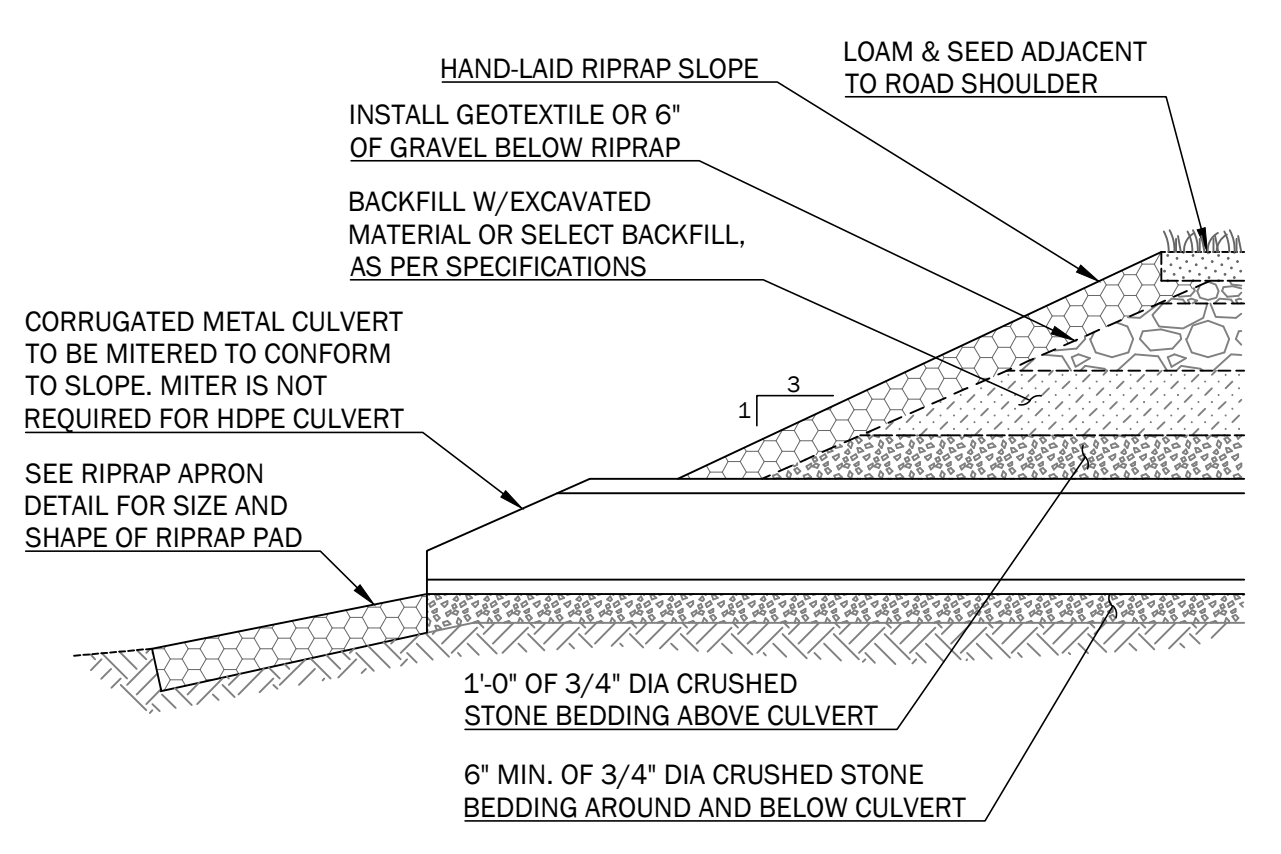
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Sheet No.: **C4.3**

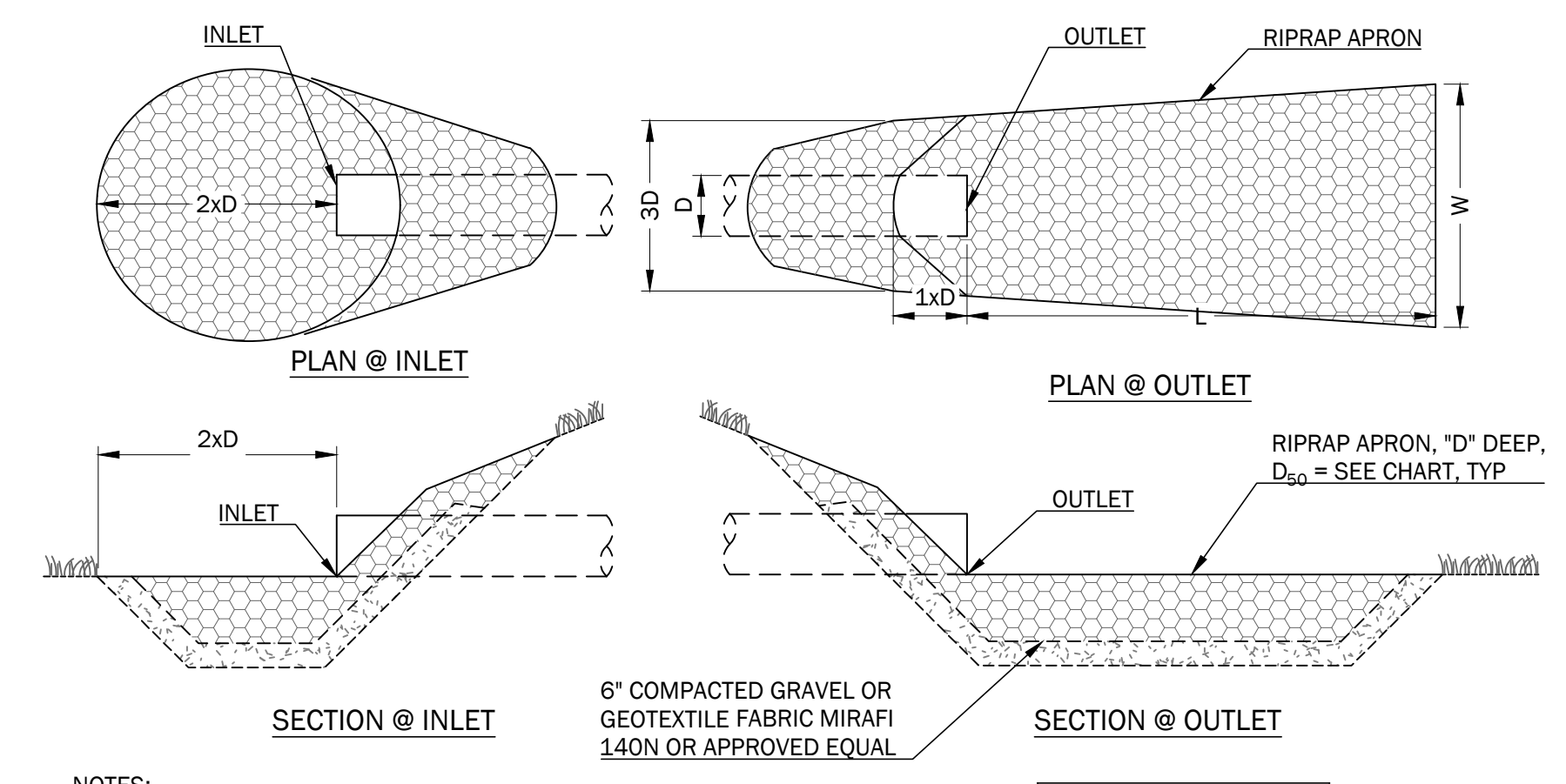
PRELIMINARY - NOT FOR CONSTRUCTION



1 TYPICAL GRASS SWALE SECTION - ROUND BOTTOM
NOT TO SCALE



3 CULVERT OUTLET AND BEDDING SECTION
NOT TO SCALE

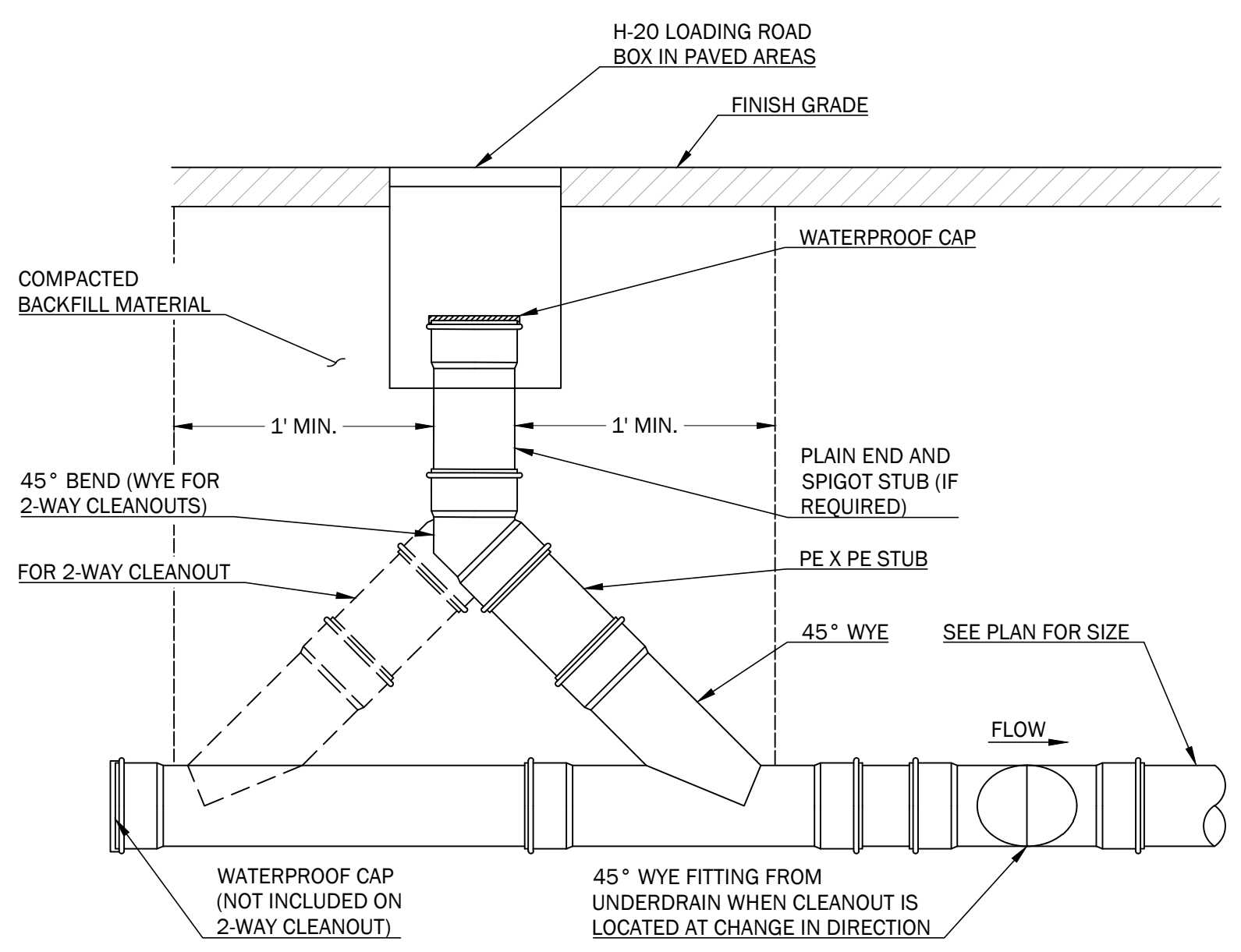


4 RIPRAP APRON SECTIONS
NOT TO SCALE

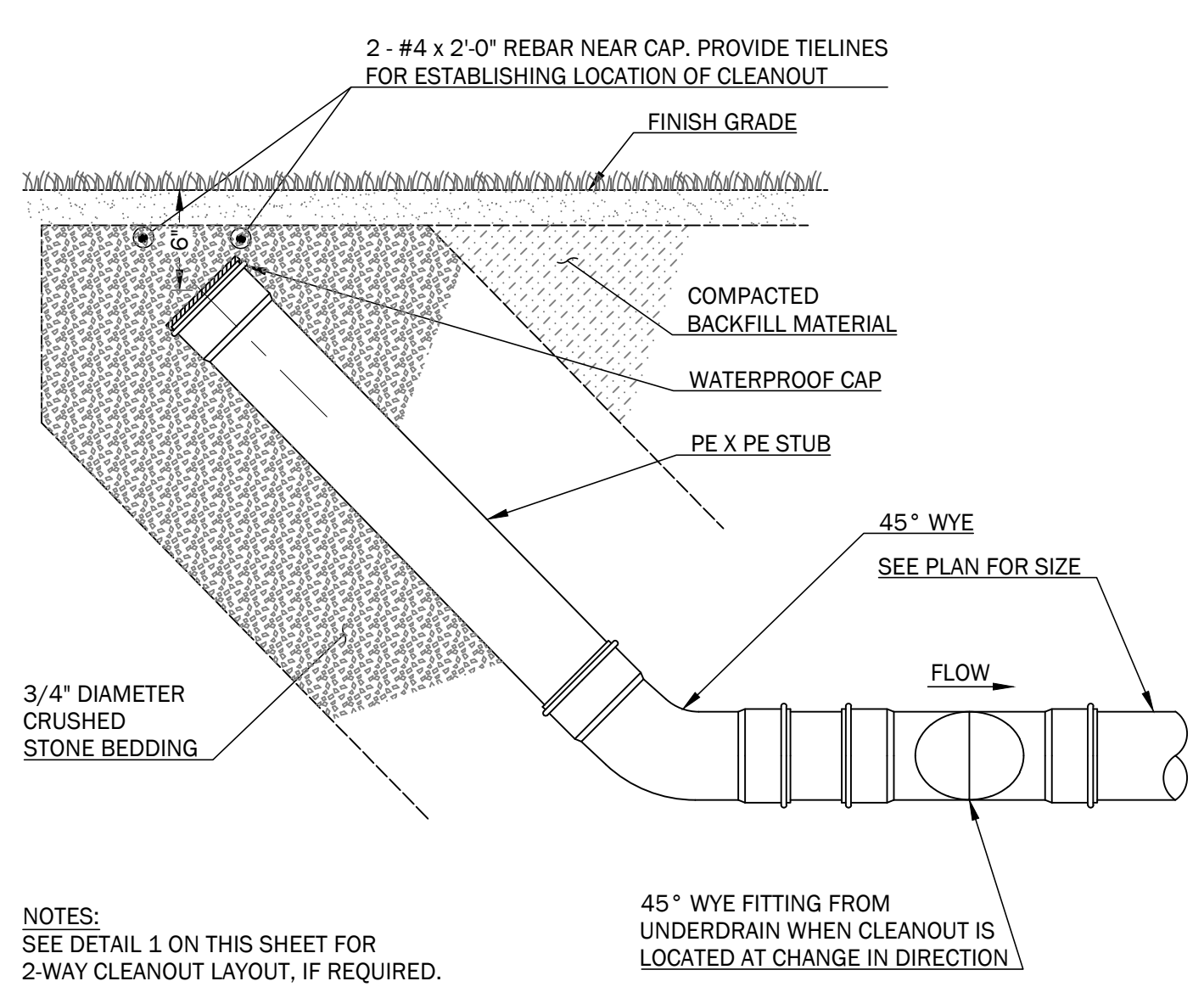
NOTES:
1. USE D_{50} NOTED ON TABLE UNLESS OTHERWISE SPECIFIED ON PLANS.
2. UNDERLAY RIPRAP WITH 6\"/>

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

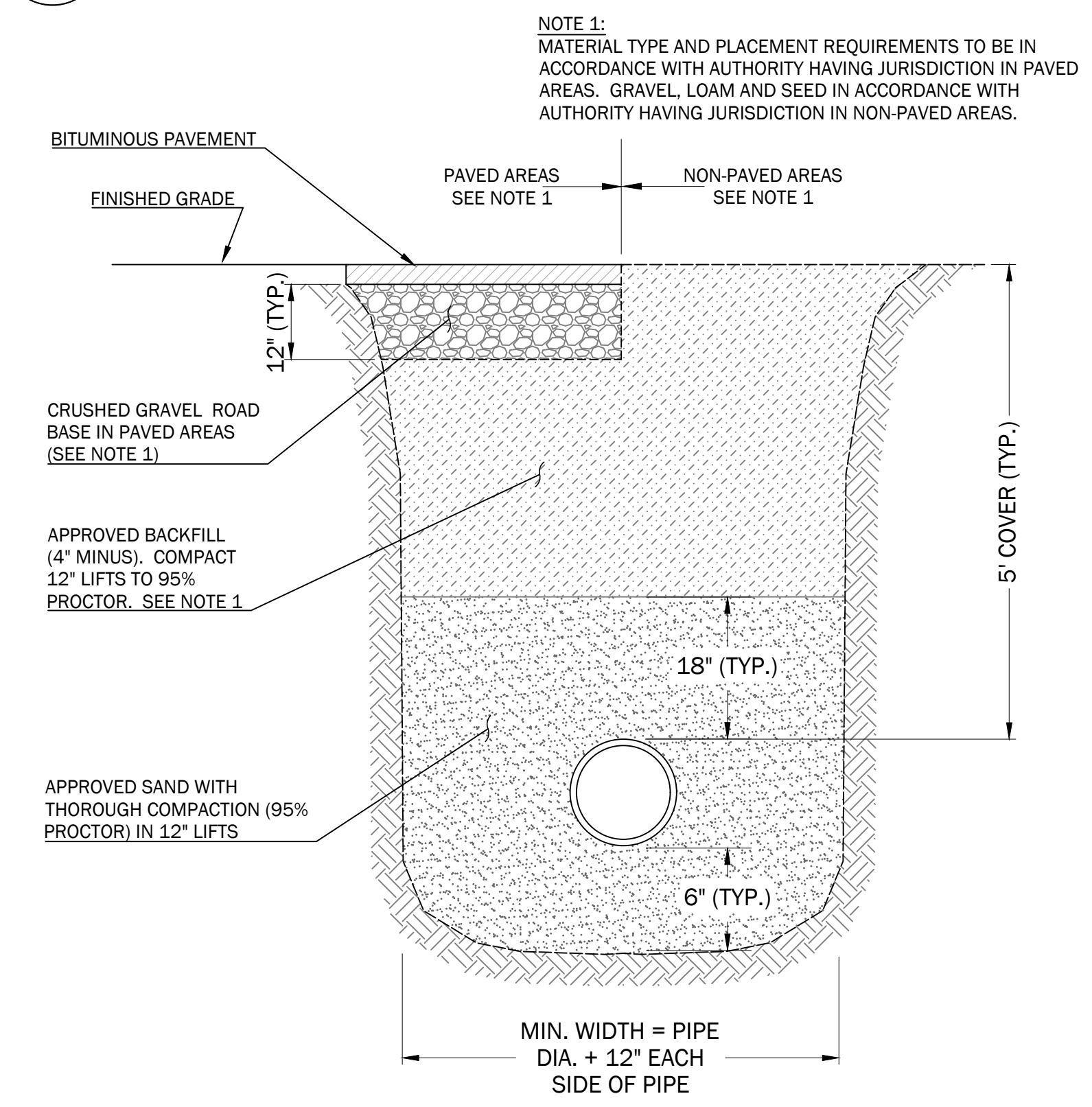
APRON DEPTH = $2.25 \times D_{50}$



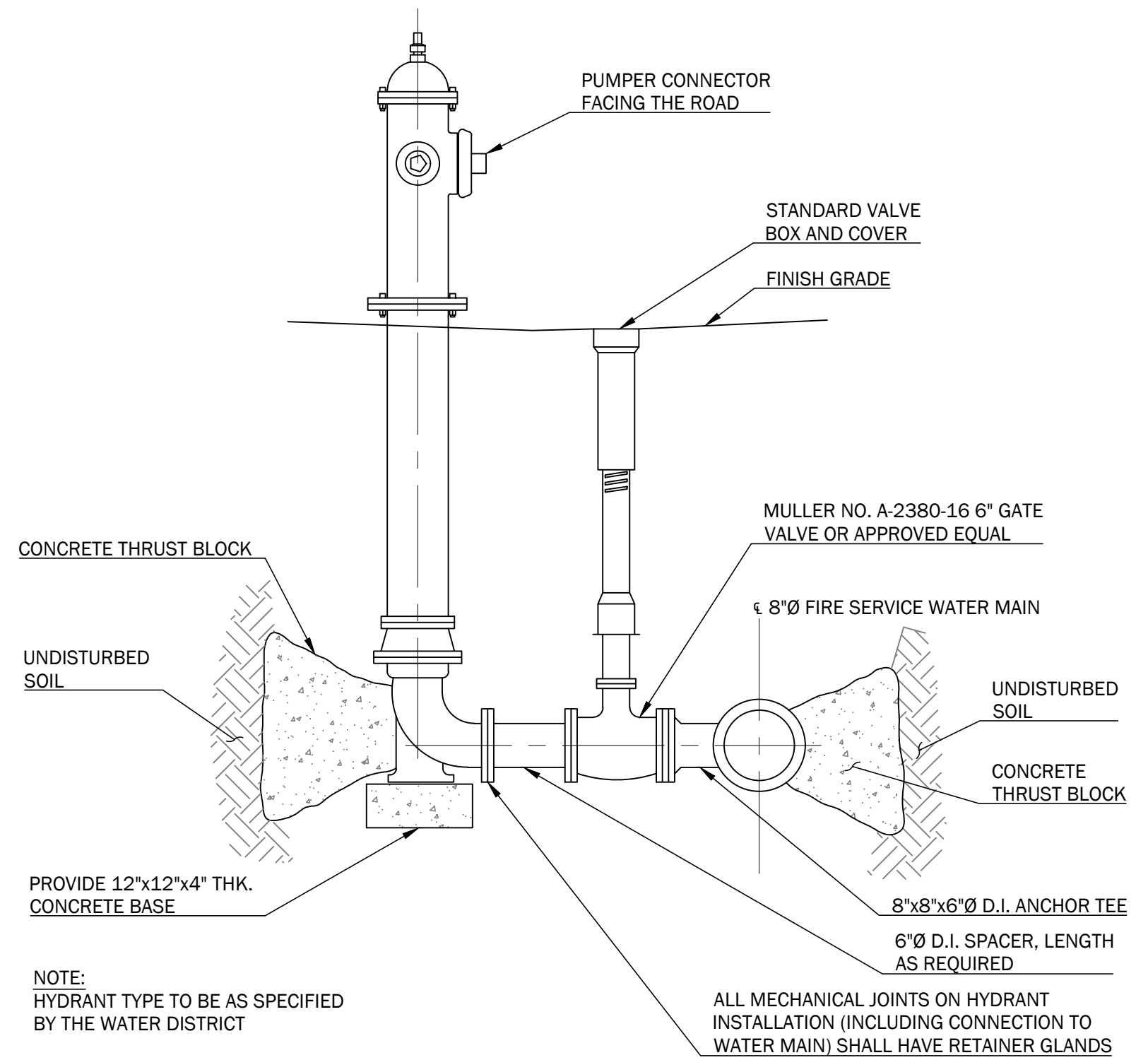
1 SEWER/STORMDRAIN CLEANOUT AT PAVEMENT DETAIL
NOT TO SCALE



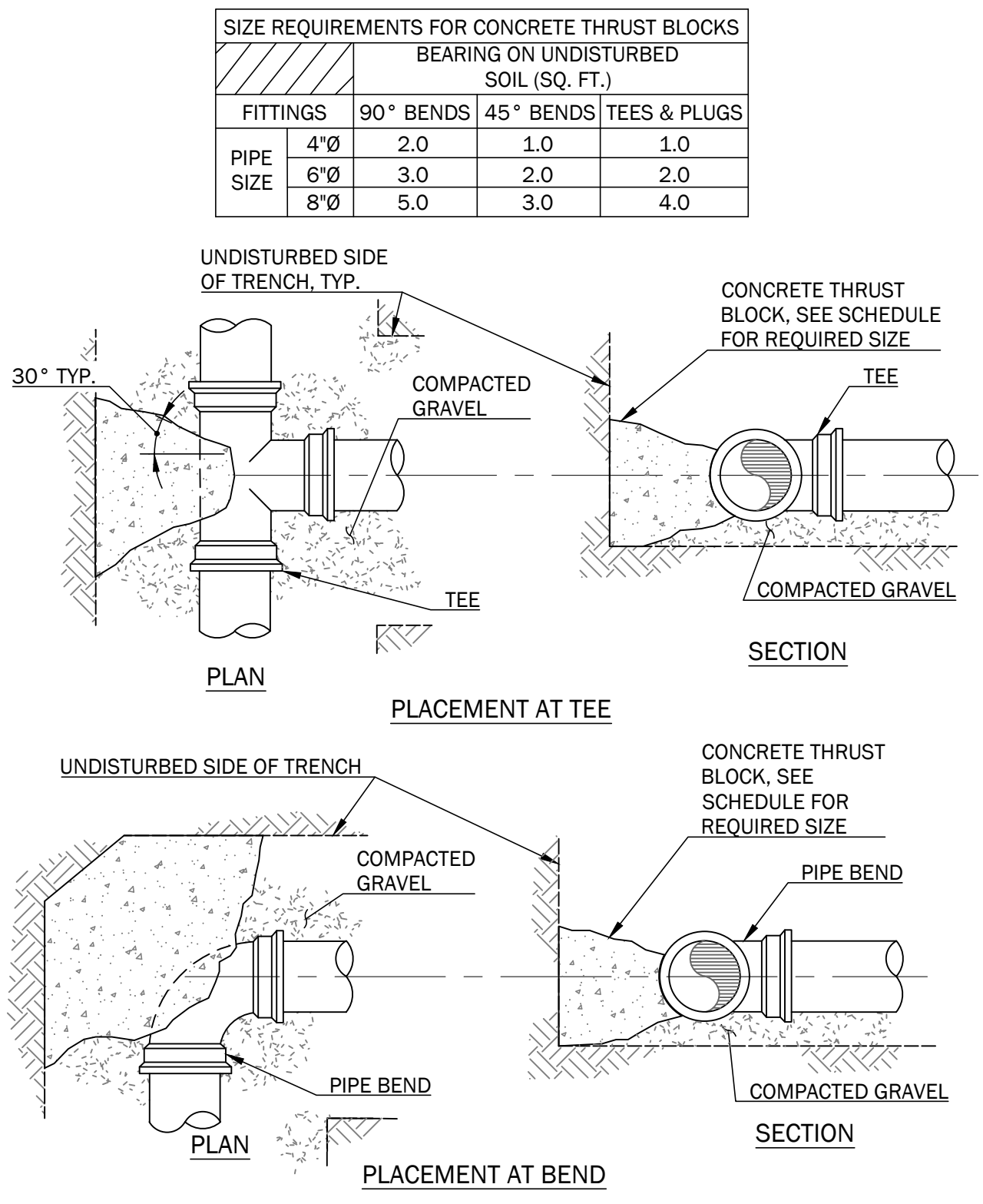
2 SEWER/STORMDRAIN CLEANOUT AT LAWN DETAIL
NOT TO SCALE



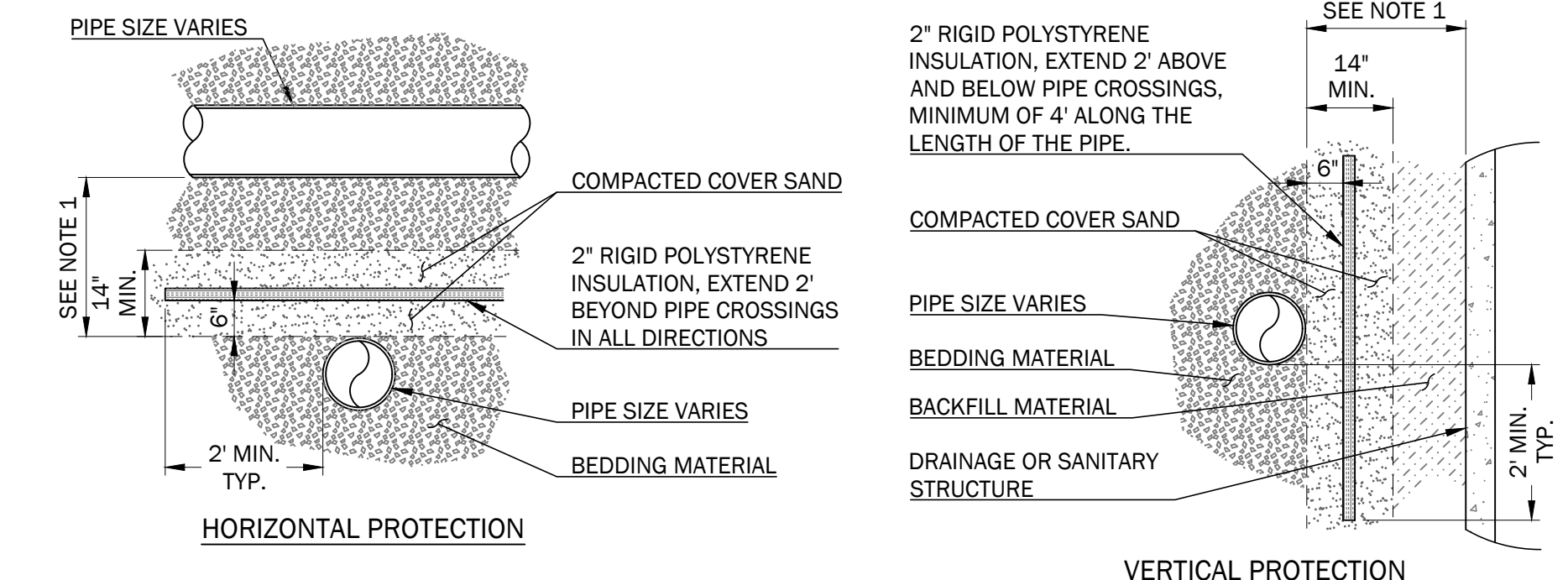
3 KKKWW TYPICAL WATER MAIN TRENCH
NOT TO SCALE



4 HYDRANT DETAIL
NOT TO SCALE



5 THRUST BLOCK DETAILS
NOT TO SCALE



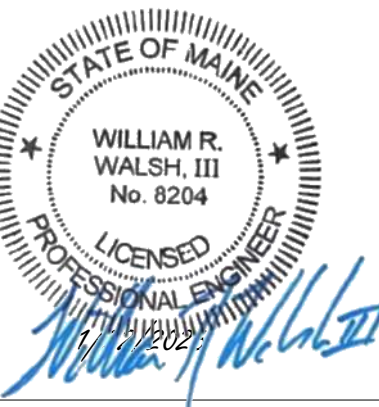
5 RIGID INSULATION DETAILS
NOT TO SCALE

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

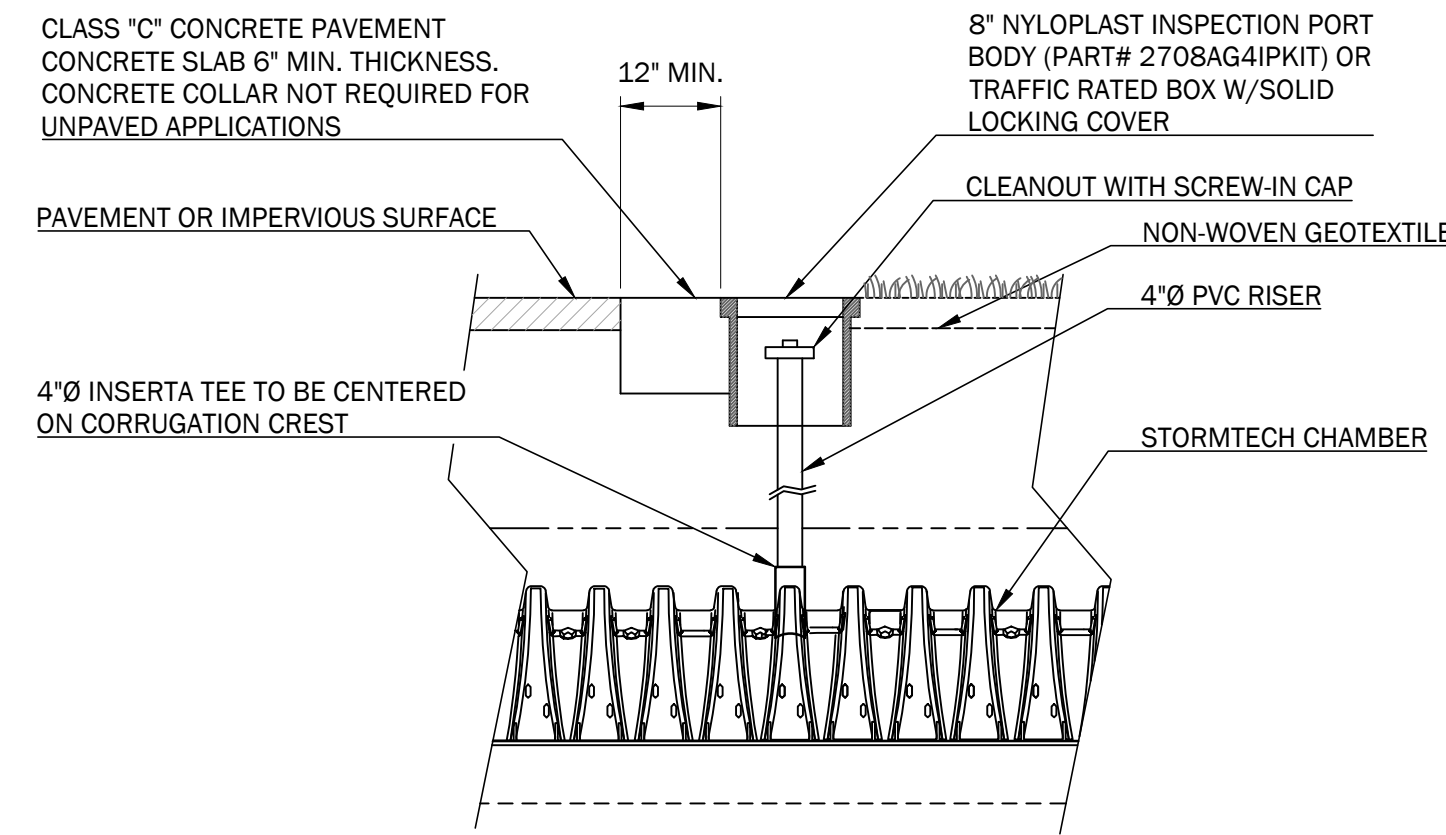
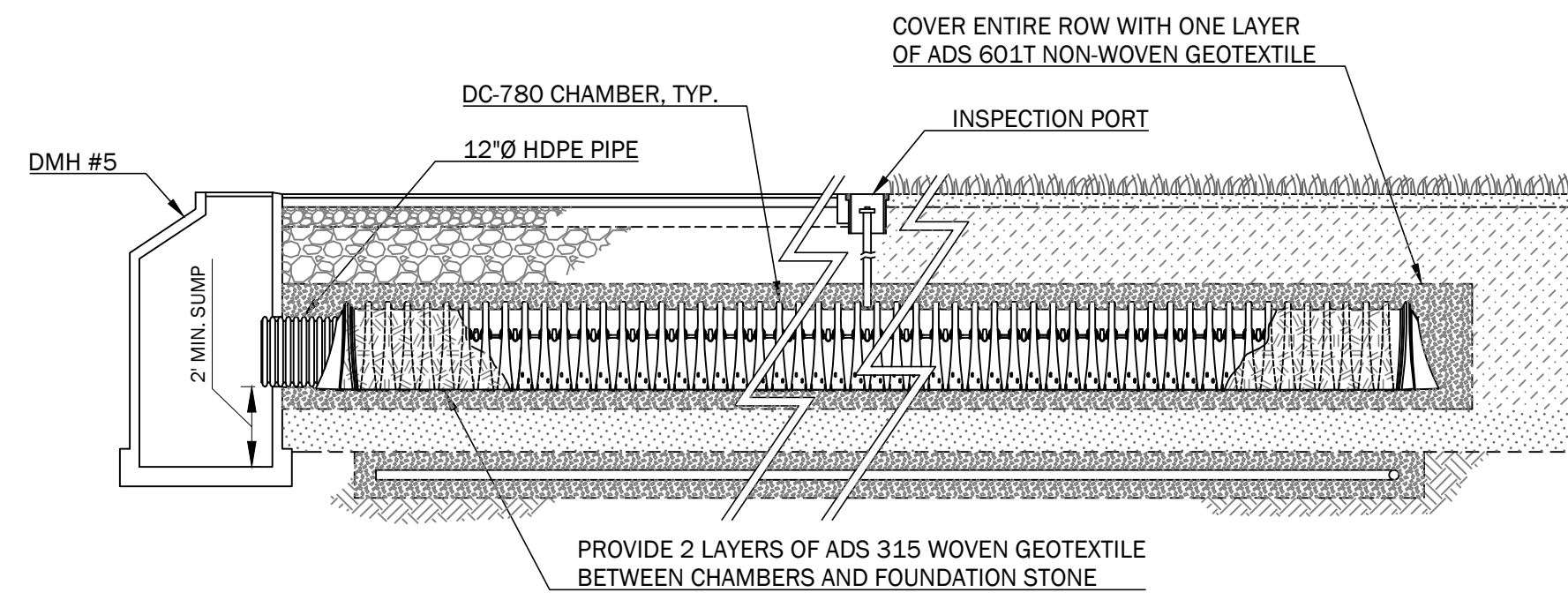
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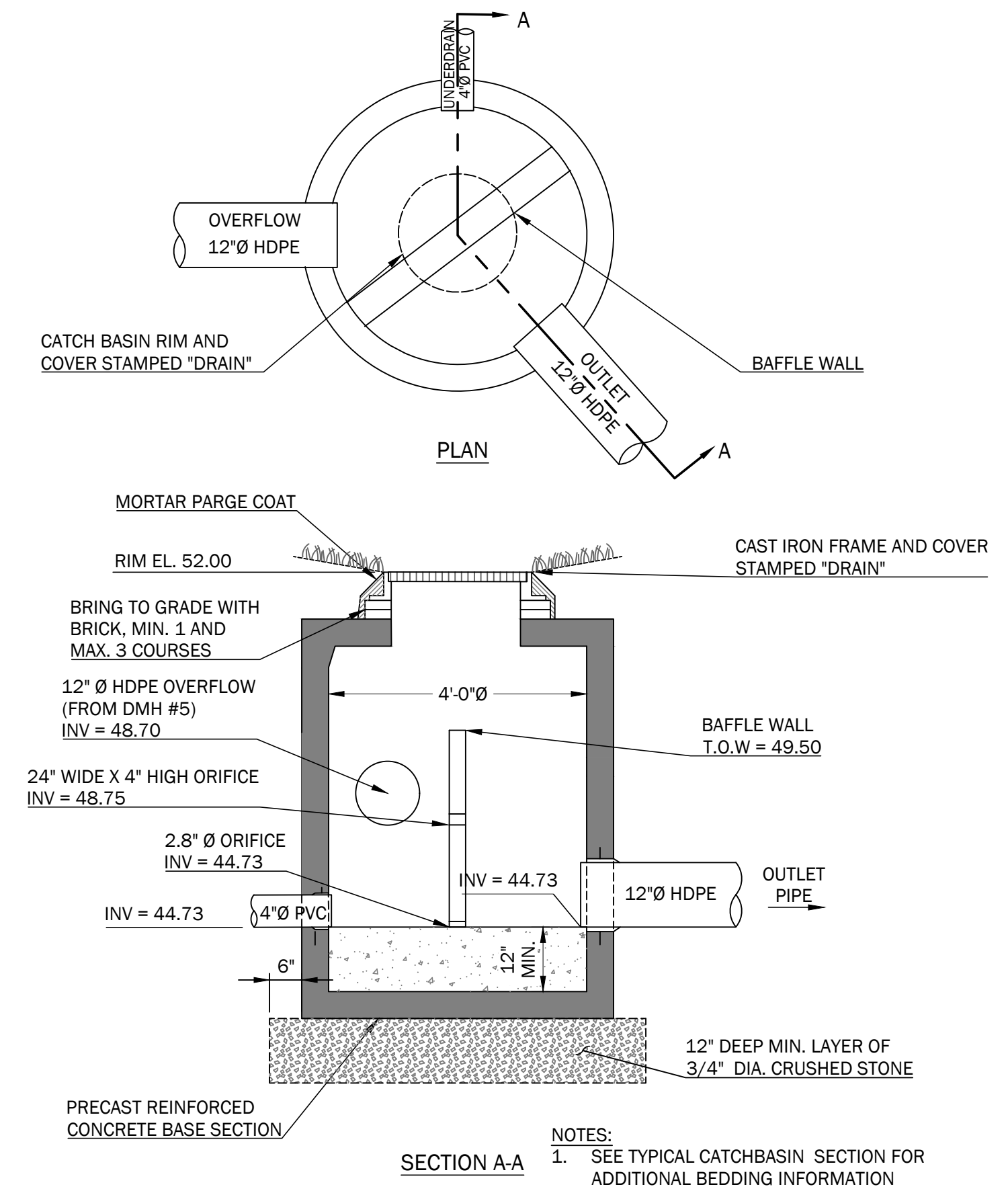
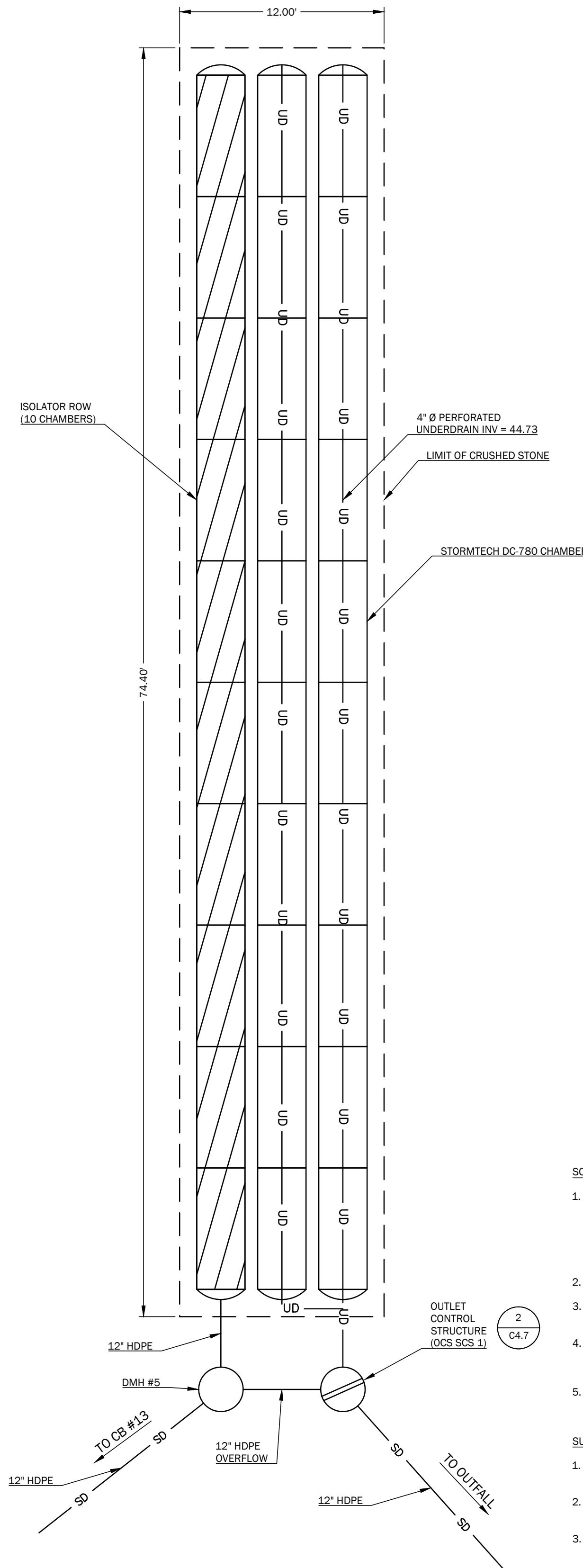
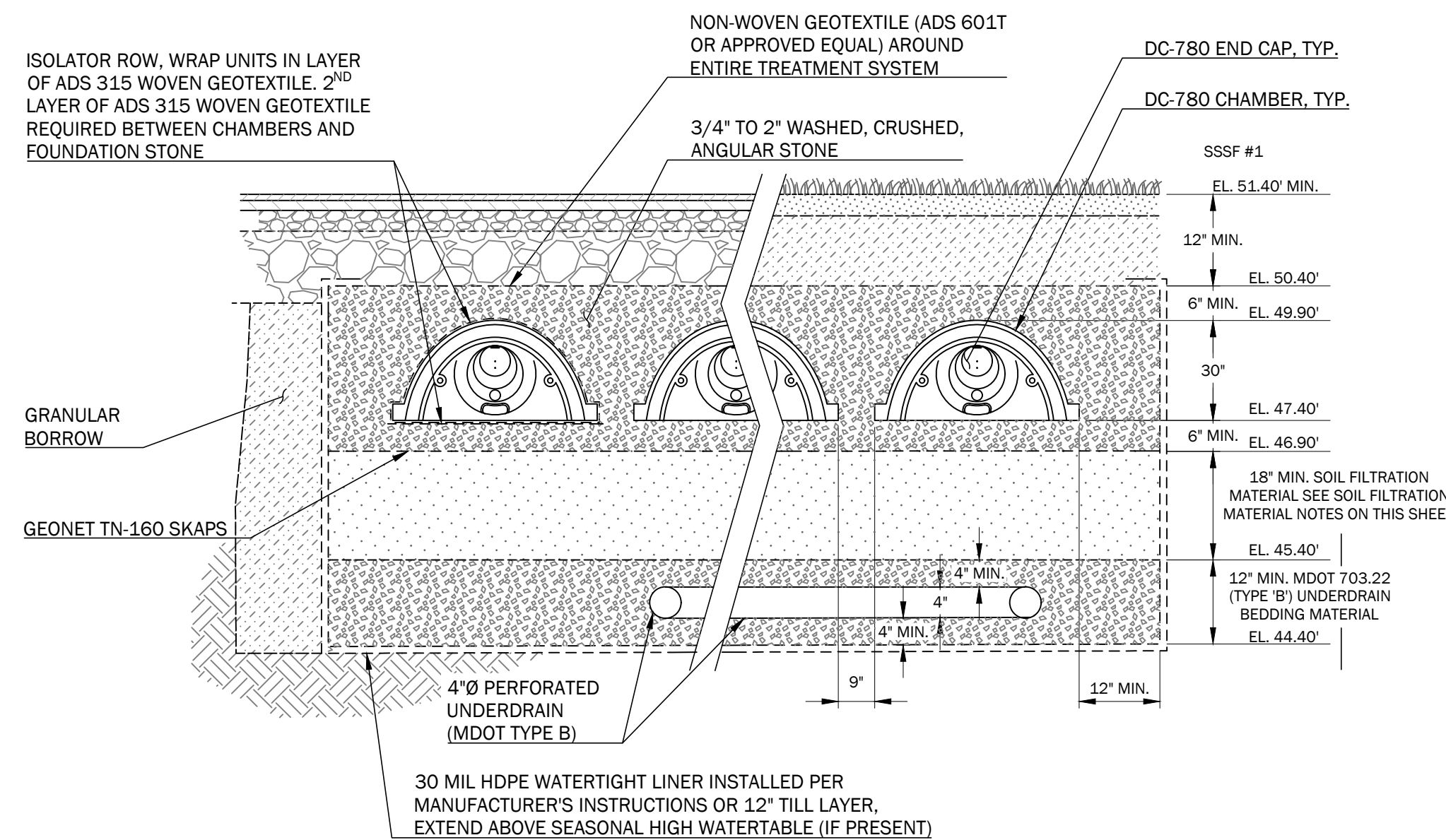
OUTLET CONTROL STRUCTURE



- 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	1,216	2,529	48.54	49.08	49.40



2 OCS SCS 1 DETAIL
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. 30 DC-780 CHAMBERS REQUIRED FOR STORMWATER TREATMENT SYSTEM. SSSF 1.3-1.
7. IMPERMEABLE LINER TO RUN UNDER AND AROUND TREATMENT SYSTEM AND STORAGE SYSTEM. DO NOT SEPARATE SYSTEMS WITH LINER.

CONSTRUCTION OVERSIGHT:

INSPECTION OF THE STORMWATER TREATMENT SYSTEM SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION BY THE DESIGN ENGINEER WITH REQUIRED REPORTING TO THE DEP. AT A MINIMUM, INSPECTIONS WILL OCCUR:

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.

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

ARUNDEL LANE SUBDIVISION

526 POST ROAD
WELLS, ME 04090

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Sheet Title:
STORMWATER DETAILS

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C4.5

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