FREEPORT VILLAGE APARTMENTS

22 MAIN STREET
FREEPORT, MAINE

PROJECT REVIEW BOARD
DESIGN REVIEW PRESENTATION

2/15/2023

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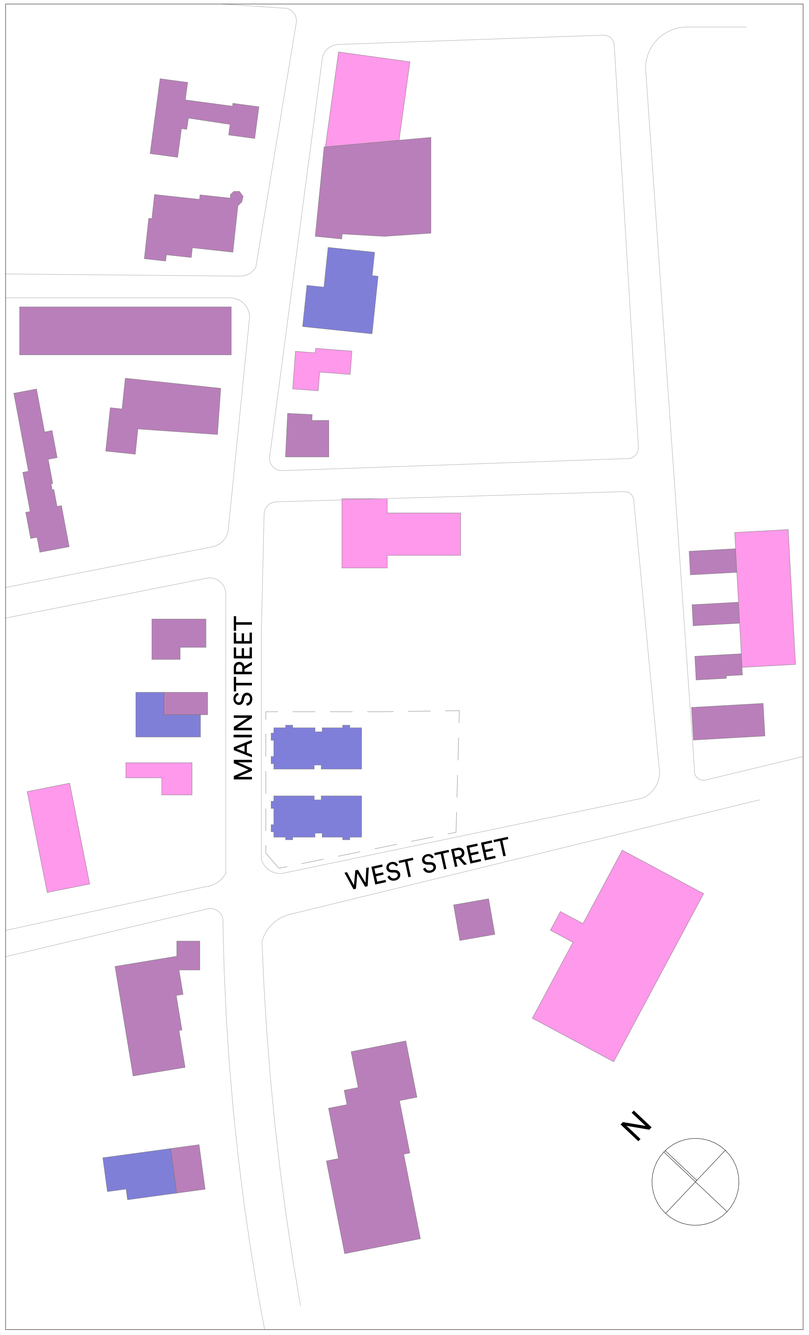
LWS
DEVELOPMENT LLC

FIGURE GROUND DIAGRAM
8. Rhythm of Spaces to Building on Streets



BUILDING HEIGHT DIAGRAM
1. Scale
2. Height

- 3-STORY
- 2-STORY
- 1-STORY

HISTORIC CLASSIFICATION STUDY

- TYPE "A"
- TYPE "B"
- TYPE "C"

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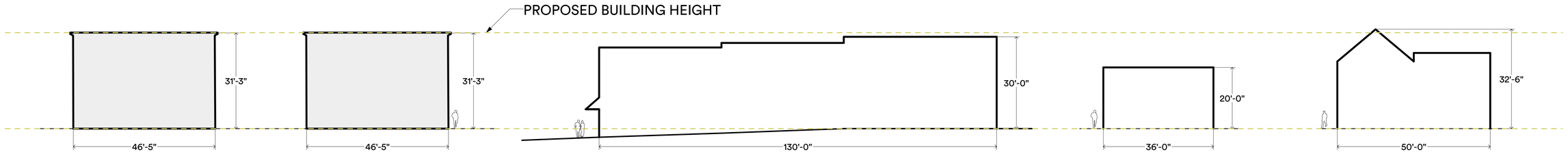
SITE PLAN DIAGRAMS

22 MAIN STREET - FREEPORT, ME
DESIGN REVIEW PRESENTATION 2/15/23

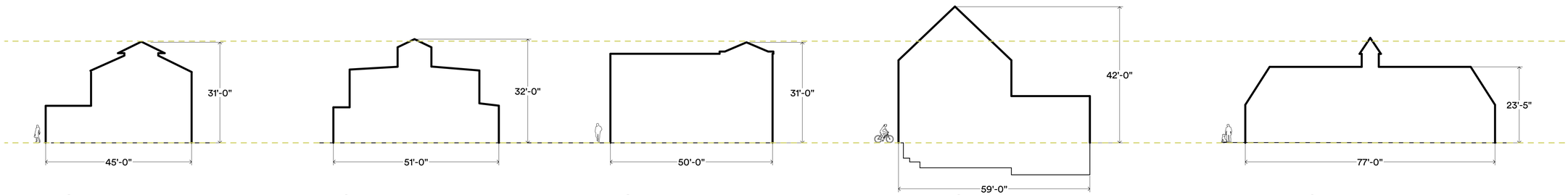


22 MAIN STREET

2 | 15 MAIN STREET

3 | 21 MAIN STREET

4 | 23 MAIN STREET



5 | 25 MAIN STREET

6 | 31 MAIN STREET

7 | 35 MAIN STREET

14 | 32 MAIN STREET

15 | 30 MAIN STREET

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ELEVATION DIAGRAMS

22 MAIN STREET - FREEPORT, ME
DESIGN REVIEW PRESENTATION 2/15/23

1. Scale
2. Height
3. Proportion
4. Rhythm of Solids to Voids
5. Proportions of Openings
6. Roof Shapes
7. Facade Materials
8. Rhythm to Streets
9. Site Features

1. TYPE B

Bay with pitched roof

Clapboard siding

Wide corner boards

Entry is a larger void and articulated with trim

2. TYPE B

Tree in open space

Heavy Cornice

Windows Aligned Vertically

Entry is a larger void and articulated with trim

Stone walls

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BUILDING CATALOG 1

22 MAIN STREET - FREEPORT, ME
DESIGN REVIEW PRESENTATION 2/15/23

Bay with pitched roof

Stone walls

1. Scale
2. Height
3. Proportion
4. Rhythm of Solids to Voids
5. Proportions of Openings
6. Roof Shapes
7. Facade Materials
8. Rhythm to Streets
9. Site Features

Balconies

Entry is a larger void and articulated with trim

Shallow pitched roof gives elusion of flat roof

Bay with pitched roof

Entry is a larger void and articulated with trim

Change in material at base

Tree in open space

Window with sills and head trim

Site walls

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BUILDING CATALOG 2

22 MAIN STREET - FREEPORT, ME
DESIGN REVIEW PRESENTATION 2/15/23

1. Scale
2. Height
3. Proportion
4. Rhythm of Solids to Voids
5. Proportions of Openings
6. Roof Shapes
7. Facade Materials
8. Rhythm to Streets
9. Site Features

Shadow line at 2nd floor

Entry is a larger void and articulated with trim

Beautiful Large recessed windows

Stone walls

Heavy cornice

Bay with pitched roof

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1. Scale
2. Height
3. Proportion
4. Rhythm of Solids to Voids
5. Proportions of Openings
6. Roof Shapes
7. Facade Materials
8. Rhythm to Streets
9. Site Features

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LWS DEVELOPMENT LLC

1. Scale
2. Height
3. Proportion
4. Rhythm of Solids to Voids
5. Proportions of Openings
6. Roof Shapes
7. Facade Materials
8. Rhythm to Streets
9. Site Features

CJS

TRILLIUM ENGINEERING GROUP

LWS
DEVELOPMENT LLC

C J S

TRILLIUM ENGINEERING GROUP

LWS
DEVELOPMENT LLC

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MAIN STREET VIEW CORRIDOR RENDERINGS

22 MAIN STREET - FREEPORT, ME
DESIGN REVIEW PRESENTATION 2/15/23

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RENDERING AT CORNER OF MAIN AND WEST STREET

22 MAIN STREET - FREEPORT, ME
DESIGN REVIEW PRESENTATION 2/15/23

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DEVELOPMENT LLC

RENDERING FROM MAIN STREET

22 MAIN STREET - FREEPORT, ME
DESIGN REVIEW PRESENTATION 2/15/23

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LWS
DEVELOPMENT LLC

RENDERING FROM WEST STREET

22 MAIN STREET - FREEPORT, ME
DESIGN REVIEW PRESENTATION 2/15/23

1 NORTH ELEVATION (MAIN STREET)

2 WEST ELEVATION A (WEST STREET)

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MAIN ST & WEST ST ELEVATIONS

22 MAIN STREET - FREEPORT, ME
DESIGN REVIEW PRESENTATION 2/15/23

1 SOUTH ELEVATION (PARKING)

2 EAST ELEVATION (TOWN HALL)

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DEVELOPMENT LLC

PARKING & TOWN HALL ELEVATIONS

22 MAIN STREET - FREEPORT, ME
DESIGN REVIEW PRESENTATION 2/15/23

1 EAST ELEVATION (COURTYARD)

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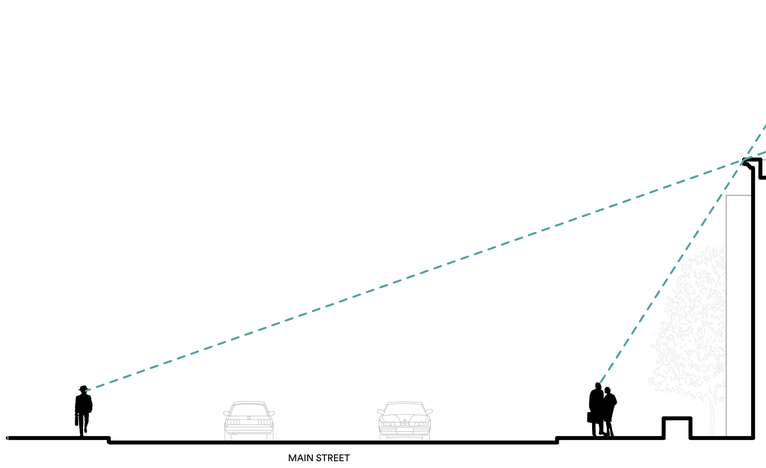
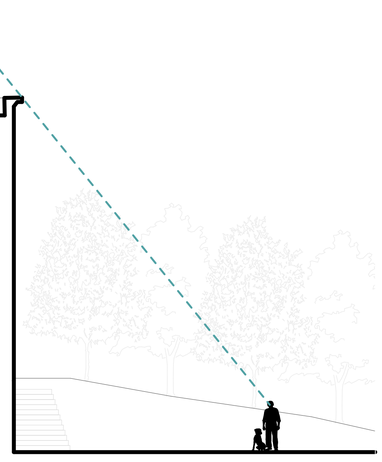
COURTYARD ELEVATION

22 MAIN STREET - FREEPORT, ME
DESIGN REVIEW PRESENTATION 2/15/23





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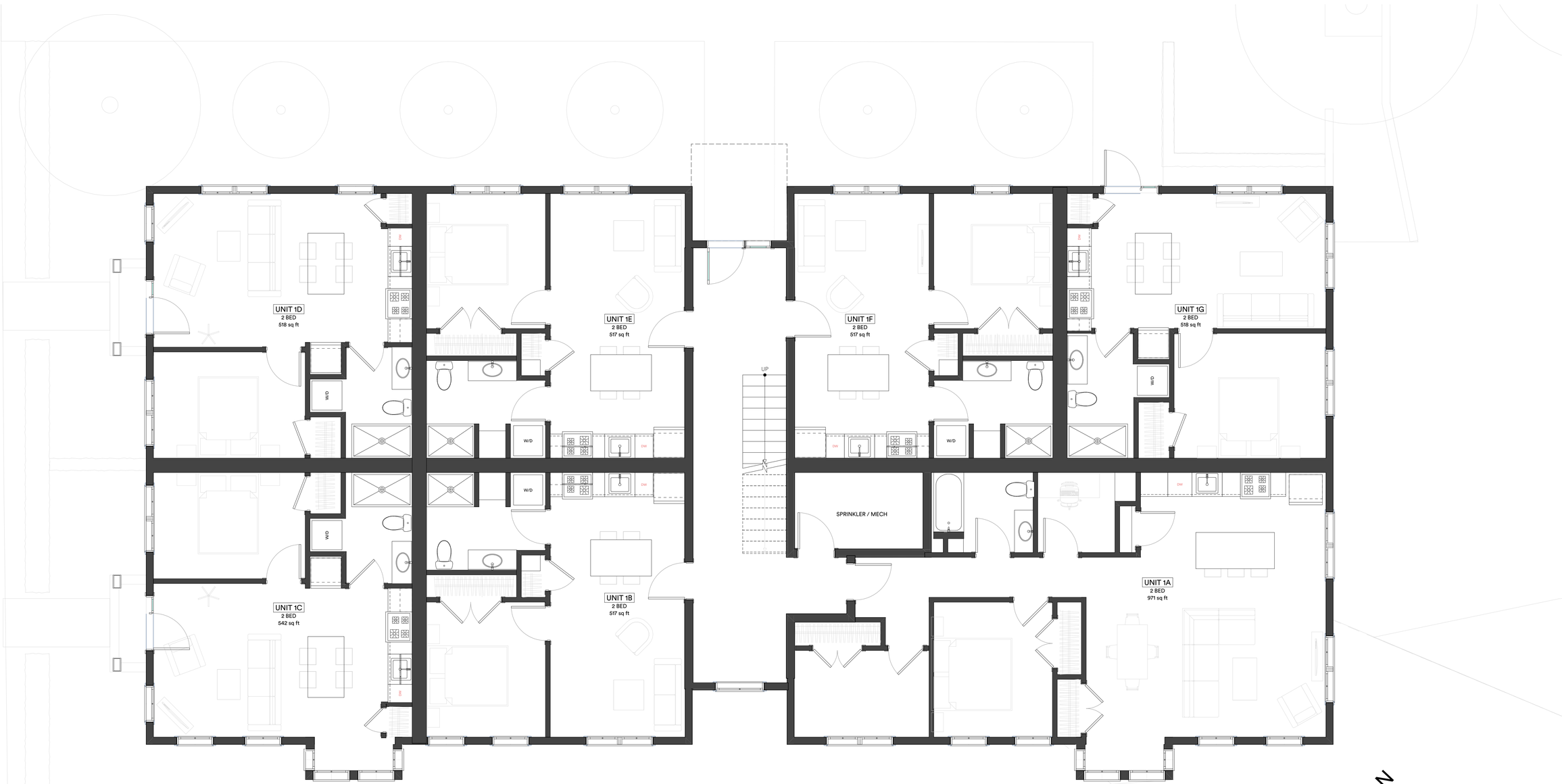
MECHANICAL EQUIPMENT VIEW DIAGRAM

22 MAIN STREET - FREEPORT, ME
DESIGN REVIEW PRESENTATION 2/15/23



1 1ST FLOOR SCHEMATIC PLANS
SCALE: 1/4" = 1'-0"

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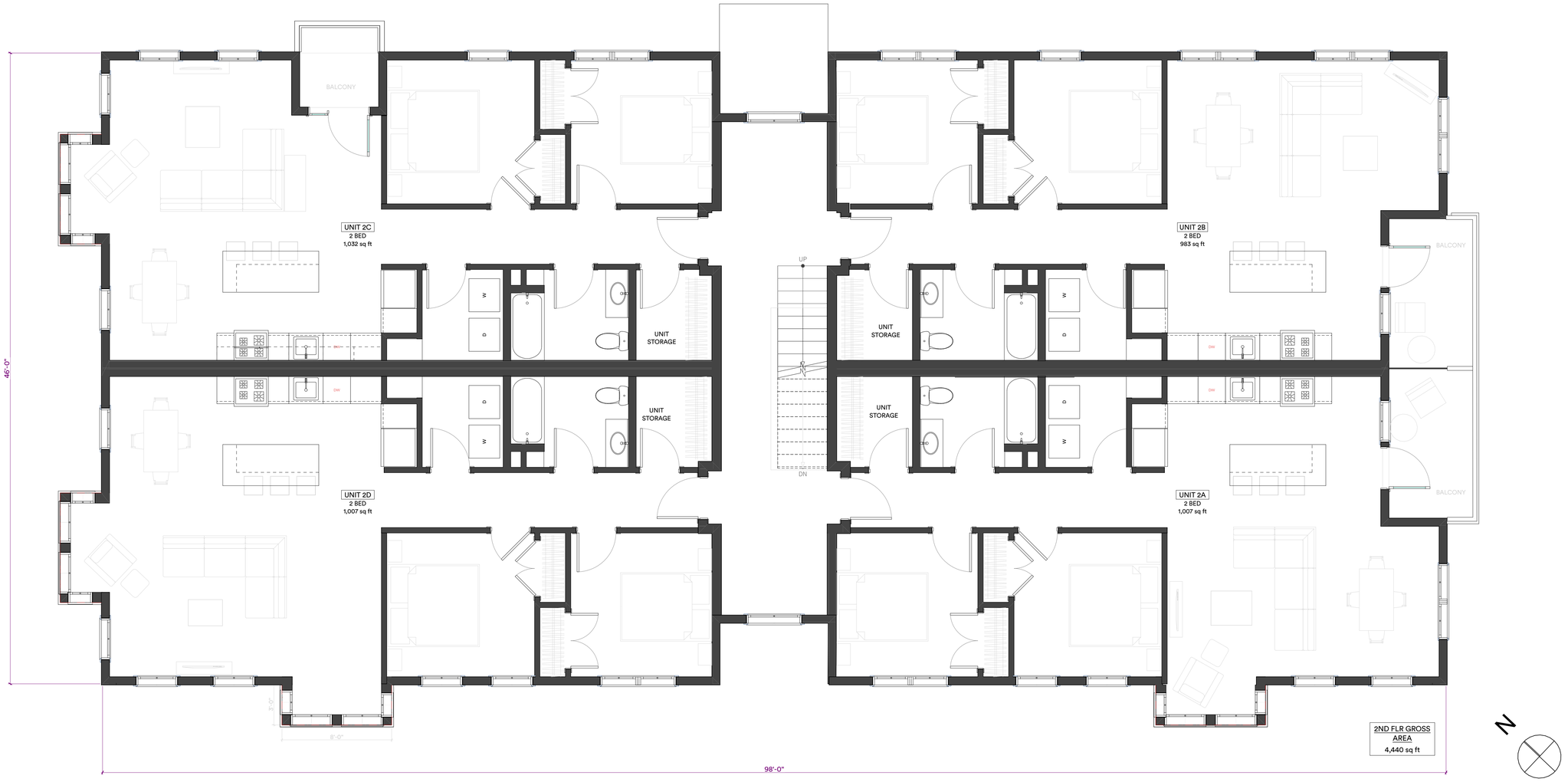
LWS
DEVELOPMENT LLC

1ST FLOOR SCHEMATIC PLAN (SOUTH BUILDING)

22 MAIN STREET - FREEPORT, ME
DESIGN REVIEW PRESENTATION 2/15/23



1 2ND AND 3RD FLOOR SCHEMATIC PLANS
SCALE: 1/4" = 1'-0"

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LWS
DEVELOPMENT LLC

2ND AND 3RD FLOOR SCHEMATIC PLANS (SOUTH BUILDING)

22 MAIN STREET - FREEPORT, ME
DESIGN REVIEW PRESENTATION 2/15/23

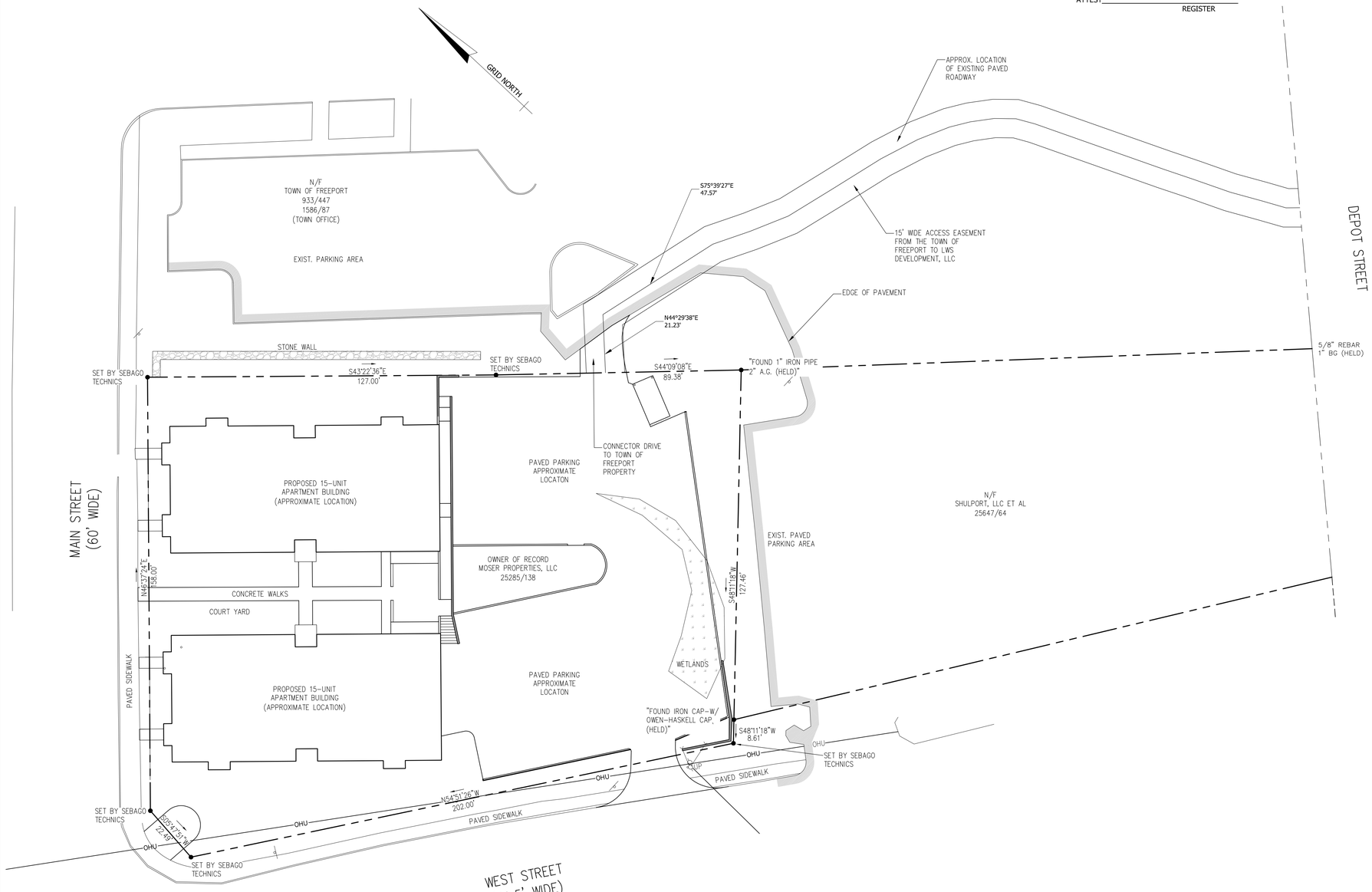
STATE OF MAINE, CUMBERLAND SS.
REGISTRY OF DEEDS

RECEIVED_____, 20_____

AT_____H_____M_____M AND RECORDED IN

PLAN BOOK_____ PAGE_____

ATTEST_____
REGISTER



APPROVED BY THE
TOWN OF FREEPORT PROJECT REVIEW BOARD

NAME DATE

N/F
TOWN OF FREEPORT
(TOWN SAFETY FACILITY)

GRAPHIC SCALE

20 0 20

1 inch = 20 ft.

SITE INVENTORY NOTES:

WETLANDS	840 SF
STREAMS AND PONDS	NONE
FLOODPLAINS	NONE
GROUDWATER AQUIFERS	NONE
SIGNIFICANT HABITATS	NONE

NET RESIDENTIAL CALCULATIONS:

TOTAL ACRES	33,416 SF
TOTAL UNBUILDABLE (WETLANDS)	840 SF

NET RESIDENTIAL ACREAGE CALCULATION

TOTAL ACRES:	0.77 ACRES
AREA OF SURFACE PARKING	0.35 ACRES
AREA OF UNBUILDABLE LAND:	0.02 ACRES
NET RESIDENTIAL ACREAGE:	0.40 ACRES

NET RESIDENTIAL DENSITY CALCULATION

NUMBER OF DWELLING UNITS:	30 UNITS
NET RESIDENTIAL ACREAGE:	0.40 ACRES (17,424 SF)
MINIMUM LAND AREA PER UNIT	0 SF
DWELLING UNITS ALLOWED-VC-1	UNLIMITED

ZONING NOTES:

ZONE: VILLAGE COMMERCIAL 1 (VC-1)
DESIGN REVIEW DISTRICT 1
COLOR OVERLAY DISTRICT
TAX MAP 11, LOT 132

PROPOSED USE: MULTI FAMILY DWELLING

DIMENSIONAL STANDARDS:	REQUIRED	PROPOSED
MINIMUM LOT SIZE	8,000 SF	
MINIMUM ROAD FRONTAGE	NONE	
MAXIMUM BUILDING HEIGHT	3 STORIES(45 FT)	3 STORIES
FRONT SETBACK (WITH SIDEWALK)	5 FT	5 FT
* ROOF PITCHES AWAY FROM SIDEWALK		
SIDE SETBACK	15 FT	15 FT
REAR SETBACK	15 FT	107 FT
MAX. IMPERVIOUS RATIO	90%	73.38%
MINIMUM LAND AREA PER DWELLING UNIT	0 SF	

PROPOSED BUILDING WILL BE SERVED BY PUBLIC WATER AND SEWER, UNDERGROUND ELECTRIC AND NATURAL GAS

NOTES:

1. BEARINGS ARE RELATIVE TO GRID NORTH, MAINE STATE PLANE, WEST ZONE.
2. PROPERTY IS SHOWN ON TOWN OF FREEPORT TAX MAP NUMBER 11 AS LOT 132.
3. PROPERTY CONTAINS 33,416 S.F. (0.767) ACRES).
4. BOUNDARY LINES SHOWN ON THIS PLAN ARE FROM A SURVEY TITLED BOUNDARY AND TOPOGRAPHIC SURVEY OF MOSER PROPERTY, 22 MAIN STREET, FREEPORT, MAINE, DATED 12-2-13, PREPARED BY SEBAGO TECHNICS.
5. THIS PLAN WAS PREPARED BY TRILLIUM ENGINEERING GROUP.
6. DESCRIPTION OF PROPERTY MONUMENTATION FROM SEBAGO TECHNICS PLAN.
7. APPLICANT IS LWS DEVELOPMENT, LLC, (BOOK 25285-PAGE 138).
8. OWNER OF THE PROPERTY IS MOSER PROPERTIES, LLC.
9. WETLANDS WERE DELINEATED BY MARK CENCI GEOLOGIC, INC., NOVEMBER 2022.
10. THE PROPERTY SHOWN 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 CONCERNING THE DEVELOPMENT AND USE OF THE PROPERTY WHICH APPEAR IN THE RECORD OF THE PROJECT REVIEW BOARD APPROVAL ARE CONDITIONS OF APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVAL IS PERMITTED UNLESS AN AMENDED PLAN IS SUBMITTED AND APPROVED UNDER THE PROVISIONS OF THIS ORDINANCE GOVERNING REVISIONS TO APPROVED PLANS.

PLAN REFERENCES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY OF MOSER PROPERTY, 22 MAIN STREET, FREEPORT, MAINE, DATED 12-2-13, PREPARED BY SEBAGO TECHNICS.

TRILLIUM ENGINEERING GROUP
189 MAIN STREET SUITE 200
YARMOUTH, ME 04096

APPLICANT:
LWS DEVELOPMENT LLC
PO BOX 7589
PORTLAND, ME 04112

PLAN NOT VALID
STATE OF MAINE ARTHUR COLVIN, JR. #2036 PROFESSIONAL LAND SURVEYOR
WITHOUT SIGNATURE

FREEPORT VILLAGE APARTMENTS

FREEPORT, MAINE
22 MAIN STREET

SUBDIVISION PLAN

ISSUED

No.	DESCRIPTION	DR. BY	CKD. BY	DATE

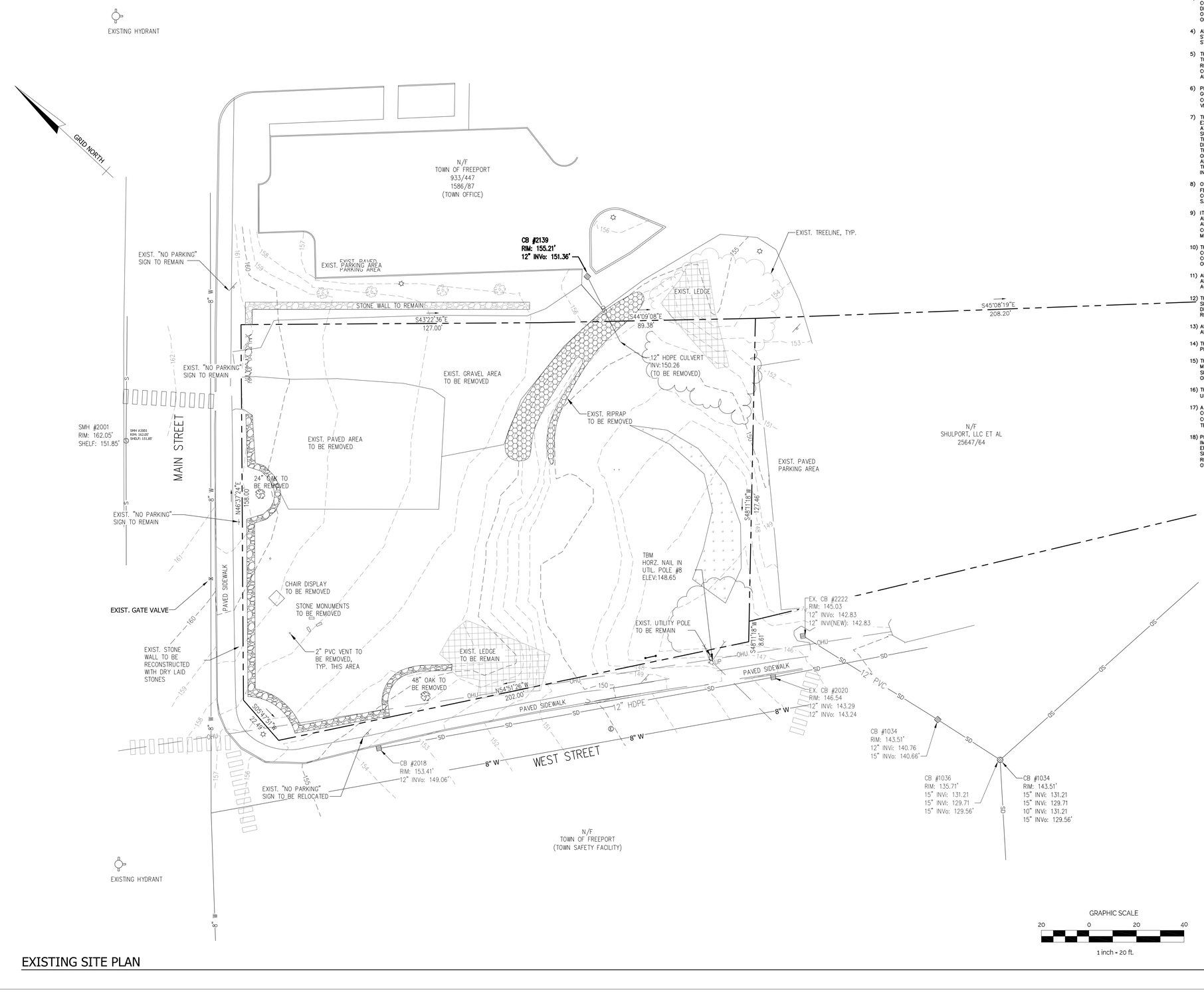
SHEET TITLE:

RECORDING PLAT

DESIGNED:	N/A
DRAWN:	AJC
DATE:	01-25-23
PROJECT NUMBER:	22-102

PLAT

Z:\01 - Projects\2022\22-102 Freeport Crossing\03 - Dwg\22-102-PLAT.dwg, 2/9/2023 11:39:58 AM



EXISTING SITE PLAN

GENERAL NOTES

1) BOUNDARY AND TOPOGRAPHY INFO. TAKEN FROM SEBAGO TECHNICS SURVEY DATED 12/02/13.

2) THE CONTRACT WORK TO BE PERFORMED ON THIS PROJECT CONSISTS OF FURNISHING ALL REQUIRED LABOR, MATERIALS, EQUIPMENT, IMPLEMENTS, PARTS AND SUPPLIES NECESSARY FOR OR APPURTENANT TO, THE INSTALLATION OF CONSTRUCTION IMPROVEMENTS IN ACCORDANCE WITH THESE DRAWINGS AND AS FURTHER ELABORATED IN ANY ACCOMPANYING SPECIFICATIONS.

3) THE WORK SHALL BE PERFORMED IN A THOROUGH WORKMANLIKE MANNER. ALL CONTRACTORS TO CONFORM TO ALL APPLICABLE OSHA STANDARDS. ANY REFERENCE TO A SPECIFICATION OR DESIGNATION OF THE AMERICAN SOCIETY FOR TESTING MATERIALS, FEDERAL SPECIFICATIONS, OR OTHER STANDARDS, CODES OR ORDERS, REFERS TO THE MOST RECENT OR LATEST SPECIFICATION OR DESIGNATION.

4) ALL CONSTRUCTION WITHIN THE TOWN RIGHT OF WAY SHALL COMPLY WITH TOWN PUBLIC WORKS STANDARDS. ALL CONSTRUCTION WITHIN A STATE RIGHT OF WAY SHALL COMPLY WITH MAINE D.O.T. STANDARDS. ALL UTILITY CONSTRUCTION SHALL CONFORM TO RESPECTIVE UTILITY STANDARDS.

5) THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY THE TOWN PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE TOWN REQUIRED TO PERFORM ALL THE WORK (STREET OPENINGS, BUILDING PERMIT, ETC.). THE CONTRACTOR SHALL POST ALL BONDS AS REQUIRED, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.

6) PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR IS TO INFORM ALL AREA UTILITY COMPANIES AND GOVERNMENTAL AGENCIES OF PLANNED CONSTRUCTION. THE SITE CONTRACTOR IS REQUIRED TO CONTACT DIG-SAFE (1-800-225-4977) AT LEAST 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION TO VERIFY ALL UNDERGROUND AND OVERHEAD UTILITY LOCATIONS.

7) THE PROJECT DRAWINGS ARE GENERALLY SCHEMATIC AND INDICATE THE POSSIBLE LOCATION OF EXISTING UNDERGROUND UTILITIES. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY MAPS, MUNICIPAL RECORD MAPS, AND FIELD SURVEY. IT IS NOT GUARANTEED TO BE CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SERVICES, WHEN THOSE SERVICES ARE TO BE LEFT IN PLACE. THE CONTRACTOR IS TO PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING THE EXCAVATING AND BACKFILLING OPERATIONS. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED UTILITIES BE FOUND, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.

8) OSHA REGULATIONS MAKE IT UNLAWFUL TO OPERATE CRANES, BOOMS, HOISTS, ETC. WITHIN TEN FEET (10') OF ANY ELECTRIC LINE. IF THE CONTRACTOR MUST OPERATE CLOSER THAN 10', THE CONTRACTOR MUST CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS BEFORE ENCROACHING ON THIS REQUIREMENT.

9) IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLANS, APPROVALS, AND DETAILS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL THE SITE CONDITIONS IN THE FIELD AND CONTACT THE DESIGN ENGINEER IF THERE ARE ANY DISCREPANCIES REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT AN APPROPRIATE REVISION CAN BE MADE PRIOR TO BIDDING.

10) THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF THE BUILDING AREA. BUILDING AND DRIVEWAYS SHOWN ARE CONCEPTUAL. ALL SITE DIMENSIONS ARE REFERENCED TO PROPERTY LINES, THE FACE OF CURBS, OUTSIDE FACE OF WALLS, OR EDGE OF PAVING UNLESS OTHERWISE NOTED.

11) ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED IN WRITING BY THE OWNER, DESIGN ENGINEER, AND APPROPRIATE GOVERNMENTAL AGENCY PRIOR TO INSTALLATION.

12) THE CONTRACTOR SHALL RESTORE ALL UTILITY STRUCTURES, PIPE, UTILITIES, PAVEMENT, CURBS, SIDEWALKS, AND LANDSCAPED AREAS DISTURBED BY CONSTRUCTION TO AS GOOD AS BEFORE BEING DISTURBED AS DETERMINED BY CITY CODE ENFORCEMENT OFFICIALS. ANY DAMAGES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

13) ALL EXCAVATION SHALL BE BACKFILLED TO EXISTING GRADE BEFORE THE END OF THE DAY OR ADEQUATELY PROTECTED FROM DANGER TO HUMANS AND ANIMALS.

14) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE OWNER WILL PROVIDE A BENCH MARK AT THE CONSTRUCTION SITE FROM WHICH TO BEGIN LAYOUT.

15) THE CONTRACTOR SHALL GUARANTEE THE FAITHFUL REMEDY OF ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP AND GUARANTEES PAYMENT FOR ANY RESULTING DAMAGE WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT.

16) THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.

17) A PRE-CONSTRUCTION CONFERENCE WITH THE OWNER, DESIGNERS, TOWN OFFICIALS AND CONTRACTOR SHALL BE REQUIRED BEFORE ANY CONSTRUCTION OCCURS ON THE PROJECT. DURING CONSTRUCTION THERE SHALL BE WEEKLY PROGRESS MEETINGS WITH THE OWNER (ON SITE OR TELECONFERENCE) UNTIL PROJECT COMPLETION.

18) PROPER IMPLEMENTATION AND MAINTENANCE OF EROSION CONTROL MEASURES ARE OF PARAMOUNT IMPORTANCE FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ONSITE INSPECTIONS OF THE OWNER, THEIR REPRESENTATIVES, OR STATE/LOCAL/ FEDERAL INSPECTORS AT NO ADDITIONAL COST TO THE OWNER.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
●	IRON PIN/ROD/PIPE FOUND/SET	○
■	GRANITE MONUMENT FOUND/SET	□
	STREET LINE	
	LOT SETBACKS	
	BM	
	ABUTTER LINE	
	SIGN	
	WETLANDS	
	EDGE OF ROAD/TRAVELED WAY	
TP 69	SOIL TEST PIT	TP 69
101	CONTOUR	101
327x60 x 327.6	SPOT GRADE	327x60 x 327.6
GAS	GAS SHUT-OFF	
UP	UTILITY POLE	
OE	OVERHEAD ELECTRICAL	OE
UE&T	UNDERGROUND ELECTRICAL	UE&T
T	ELECTRICAL TRANSFORMER	T
	FIRE HYDRANT	
8"-W	WATER LINE	8"-W
WG	WATER GATE	
12" S	SEWER LINE	12" S
S	SEWER MANHOLE	S
D	DRAINAGE MANHOLE	D
	CATCH BASIN	
UD/SD	UNDERDRAIN/STORMDRAIN	UD/SD
UD	UNDERDRAIN	UD
	SILT FENCE	SF
	TEMP. STONE CHECK DAM	
	GRADING AND FLOW DIRECTION	
	HAY BALES	
	EROSION CONTROL BLANKET	
	STORMWATER BOUNDARY	
	STORMWATER FLOW (Tc)	
	FACE OF LEDGE OUTCROP	
	DECIDUOUS TREE	
	TREE LINE	
	SITE LIGHTING	
	STONE WALL	

TRILLIUM ENGINEERING GROUP
189 MAIN STREET SUITE 200
YARMOUTH, ME 04096

CLIENT:
LWS DEVELOPMENT LLC
PO BOX 7589
PORTLAND, ME 04112

STATE OF MAINE
ERIC DUBE
No. 12630
Dube
LICENSED PROFESSIONAL ENGINEER

FREEPORT VILLAGE APARTMENTS — FREEPORT, MAINE
22 MAIN STREET
PROPOSED BUILDINGS

ISSUED

No.	DESCRIPTION	DR. BY	CHK. BY	DATE
A	ISSUED FOR CONCEPT PLAN REVIEW	ED	ED	06-24-22
B	ISSUED FOR CONCEPT PLAN REVIEW	ED	ED	08-31-22
C	ISSUED FOR SITE PLAN REVIEW	ED	ED	10-25-22
D	ISSUED FOR FINAL SITE PLAN REVIEW	ED	ED	01-04-23
E	REVISED PER REVIEW COMMENTS	AJC	ED	02-09-23

SHEET TITLE:
EXISTING SITE PLAN

DESIGNED:	ED
DRAWN:	ED/AC
DATE:	04-20-22
PROJECT NUMBER:	22-102

C100

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GRID NORTH

EXIST. PARKING AREA

STONE WALL TO REMAIN

SEE LANDSCAPE DRAWING FOR PROPOSED PLANTINGS

SMH #2001
RIM: 162.05'
SHELF: 151.85'

MAIN STREET

EXIST. "NO PARKING" SIGN TO REMAIN

INSERT-A-TEE CONNECTION OR EQUAL-COORDINATE WITH FREEPORT SEWER DISTRICT

NEW INV.=151 +/-

PROP. TAPPING SLEEVE AND VALVE

EXIST. GATE VALVE

EXIST. STONE WALL TO BE RECONSTRUCTED WITH DRY LAID STONES

PAVED SIDEWALK

BRICK SURFACE

5' FRONT SETBACK

15' SIDE SETBACK

PROPOSED RESIDENTIAL BUILDING
FFE: 162.00

PROPOSED RESIDENTIAL BUILDING
FFE: 161.50

PROPOSED CATCH BASIN
ADS NYOPLAST-1
RIM: 160.70
8" INVo: 156.50

PROPOSED DROP CATCH BASIN-4
RIM: 160.90
8" INV: 155.89
8" INV: 155.89
8" INVo: 151.50

8" INVO:155.92

6 L.F. 8" PVC S=0.50%

51 L.F. 8" PVC S=0.50%

16 L.F. 8" PVC S=0.50%

BENCH

5' WIDE CONCRETE WALK

CONCRETE PATIO

PROPOSED CATCH BASIN
ADS NYOPLAST-2
RIM: 160.20
8" INV: 156.42
8" INVo: 156.32

PROPOSED CATCH BASIN
ADS NYOPLAST-3
RIM: 160.40
8" INV: 156.07
8" INVo: 155.97

8" INVO: 156.10

CONC. RET. WALL

4' WIDE CONC. RAMP

LANDING x 155.50

LANDING x 158.00

S43°22'36"E
127.00'

N46°37'24"E
158.00'

S25°47'51"W
22.49'

N54°51'26"W
202.00'

S48°11'18"W
127.46'

S48°11'18"W
8.61'

PROPOSED LOCATION OF "STOP SIGN" AND "ONE-WAY DO NOT ENTER"

MATCH EXIST. PAVEMENT

VAN ACCESSIBLE H.C. PARKING SIGN

MATCH EXIST. PIPE OUTLET ELEV. 151.36'

EXIST. LEDGE

PROPOSED DUMPSTER AND FENCE ENCLOSURE

15' REAR SETBACK

30 DEGREE ANGLED PARKING SPACES TYP. THIS AREA

24' AISLE

18.50' TYP.

ONE WAY

6" CONC. CURB

FOCAL POINT STRUCTURE FP-5 (SEE FOCAL POINT DETAILS)

PROPOSED DRAINAGE MANHOLE-1
RIM: 151.20
12" INVI: 146.36
12" INVo: 146.26

PROPOSED DRAINAGE MANHOLE-5
RIM: 151.30
12" INVI: 147.05
12" INVo: 143.16

CLEANOUT MANHOLE

23 L.F. 12" HDPE S=4.83%

2 L.F. 6" HDPE S=3.00%
INVo:143.10

52 L.F. 12" HDPE S=6.15%

60 L.F. 8" PVC S=0.50%

CONC. HEADWALL

INV. 151.20

PROPOSED DRAINAGE MANHOLE-4
RIM: 151.70
6" INVI: 148.16
12" INVo: 148.16

PROPOSED UNDERGROUND STORMWATER STORAGE TREATMENT-STORMTECH BOTTOM ELEV.=143.10

INVo:143.10

2 L.F. 18" HDPE S=2.00%

OUTLET CONTROL STRUCTURE-5' DIAM.
RIM: 148.71
12" INVI: 143.06
12" INVo: 143.06
6.2" ORIFICE INV=143.06

1 L.F. 18" PVC S=2.00%

PROPOSED DRAIN MANHOLE-3
RIM: 148.65
12" INVI: 143.04
12" INVI: 143.04
18" INVo: 143.04

EX. CB #2222
RIM: 145.03
12" INVo: 142.83
12" INVI(NEW): 142.83

18 L.F. 18" HDPE S=0.50%

FOCAL POINT STRUCTURE FP-3 (SEE FOCAL POINT DETAILS)

24 L.F. 18" HDPE S=0.50%

PROPOSED DRAIN MANHOLE-4
RIM: 146.7
18" INVI: 142.95
18" INVo: 142.95

EX. CB #2020
RIM: 146.54
12" INVI: 143.29
12" INVo: 143.24

INSPECTION PORT

PROPOSED LOCATION OF "ONE-WAY DO NOT ENTER" SIGN

18 L.F. 12" HDPE S=0.56%

2 L.F. 6" HDPE S=0.50%

148.18 x

PROPOSED CATCH BASIN-1
RIM: 149.40
12" INVo: 145.05

BIKE RACK (TO ACCOMMODATE 5 BIKES)

PREP THIS AREA FOR FUTURE ELECTRIC VEHICLE CHARGING STATIONS

CONC. RET. WALL

16' ONE WAY ACCESS AISLE

PROJECT SIGN

PROPOSED DRAINAGE MANHOLE-2
RIM: 147.90
12" INVI: 144.95
6" INVI: 144.19
12" INVo: 144.02

PAVED SIDEWALK

DO NOT BLOCK DRIVEWAY ENTRANCE

>350' SIGHT DISTANCE

PROPOSED LOCATION OF "DO NOT BLOCK DRIVEWAY" SIGN

150' SIGHT DISTANCE

PROPOSED STRIPING

PAINTED WORDING

PROPOSED LOCATION OF "NO PARKING" SIGN

CB #2018
RIM: 153.41'
12" INVo: 149.06'

WEST STREET

8" W

OHU

SD

GRAPHIC SCALE
10 0 10 20
1 inch = 10 ft.

PROPOSED GRADING & DRAINAGE PLAN

TRILLIUM ENGINEERING GROUP
189 MAIN STREET SUITE 200
YARMOUTH, ME 04096

CLIENT:
LWS DEVELOPMENT LLC
PO BOX 7589
PORTLAND, ME 04112

STATE OF MAINE
ERIC DUBE
No. 12630
LICENSED PROFESSIONAL ENGINEER

FREEPORT VILLAGE APARTMENTS
22 MAIN STREET
FREEPORT, MAINE

PROPOSED BUILDINGS

ISSUED

No.	DESCRIPTION	DR. BY	CKD. BY	DATE
A	ISSUED FOR CONCEPT PLAN REVIEW	ED	ED	06-24-22
B	ISSUED FOR CONCEPT PLAN REVIEW	ED	ED	08-31-22
C	ISSUED FOR SITE PLAN REVIEW	ED	ED	10-25-22
D	ISSUED FOR FINAL SITE PLAN REVIEW	ED	ED	01-04-23
E	REVISED PER REVIEW COMMENTS	AJC	ED	02-09-23

SHEET TITLE:
PROPOSED LAYOUT, GRADING & DRAINAGE PLAN

DESIGNED:	ED
DRAWN:	ED/AC
DATE:	04-20-22
PROJECT NUMBER:	22-102

C101

Z:\01 - Projects\2022\22-102 Freeport Crossing\03 - Dwg\22-102-C100.dwg, 2/9/2023 8:26:21 AM

WATERSHED NOTES:

1. ALL HYDROLOGIC SOIL INFORMATION HAS BEEN PROVIDED BY THE UNITED STATES WEB SOIL SURVEY (WSS) AND HAS BEEN DELINEATED AS SHOWN ON PLAN.

PRE-DEVELOPMENT WATERSHED PLAN

TRILLIUM ENGINEERING GROUP
189 MAIN STREET SUITE 200
YARMOUTH, ME 04096

CLIENT:
LWS DEVELOPMENT LLC
PO BOX 7589
PORTLAND, ME 04112

STATE OF MAINE
ERIC DUBE
No. 12630
LICENSED PROFESSIONAL ENGINEER

FREEPORT VILLAGE APARTMENTS
22 MAIN STREET FREEPORT, MAINE

PROPOSED BUILDINGS

ISSUED

No.	DESCRIPTION	DR. BY	CKD. BY	DATE
A	ISSUED FOR CONCEPT PLAN REVIEW	ED	ED	06-24-22
B	ISSUED FOR CONCEPT PLAN REVIEW	ED	ED	08-31-22
C	ISSUED FOR SITE PLAN REVIEW	ED	ED	10-25-22
D	ISSUED FOR FINAL SITE PLAN REVIEW	ED	ED	01-04-23
E	REVISED PER REVIEW COMMENTS	AJC	ED	02-09-23

SHEET TITLE:

PRE-DEVELOPMENT WATERSHED PLAN

DESIGNED:	ED
DRAWN:	ED/AC
DATE:	04-20-22
PROJECT NUMBER:	22-102

C102

Z:\01 - Projects\2022\22-102 Freeport Crossing\03 - Dwg\22-102-C100.dwg, 2/9/2023 8:27:36 AM

WATERSHED NOTES:

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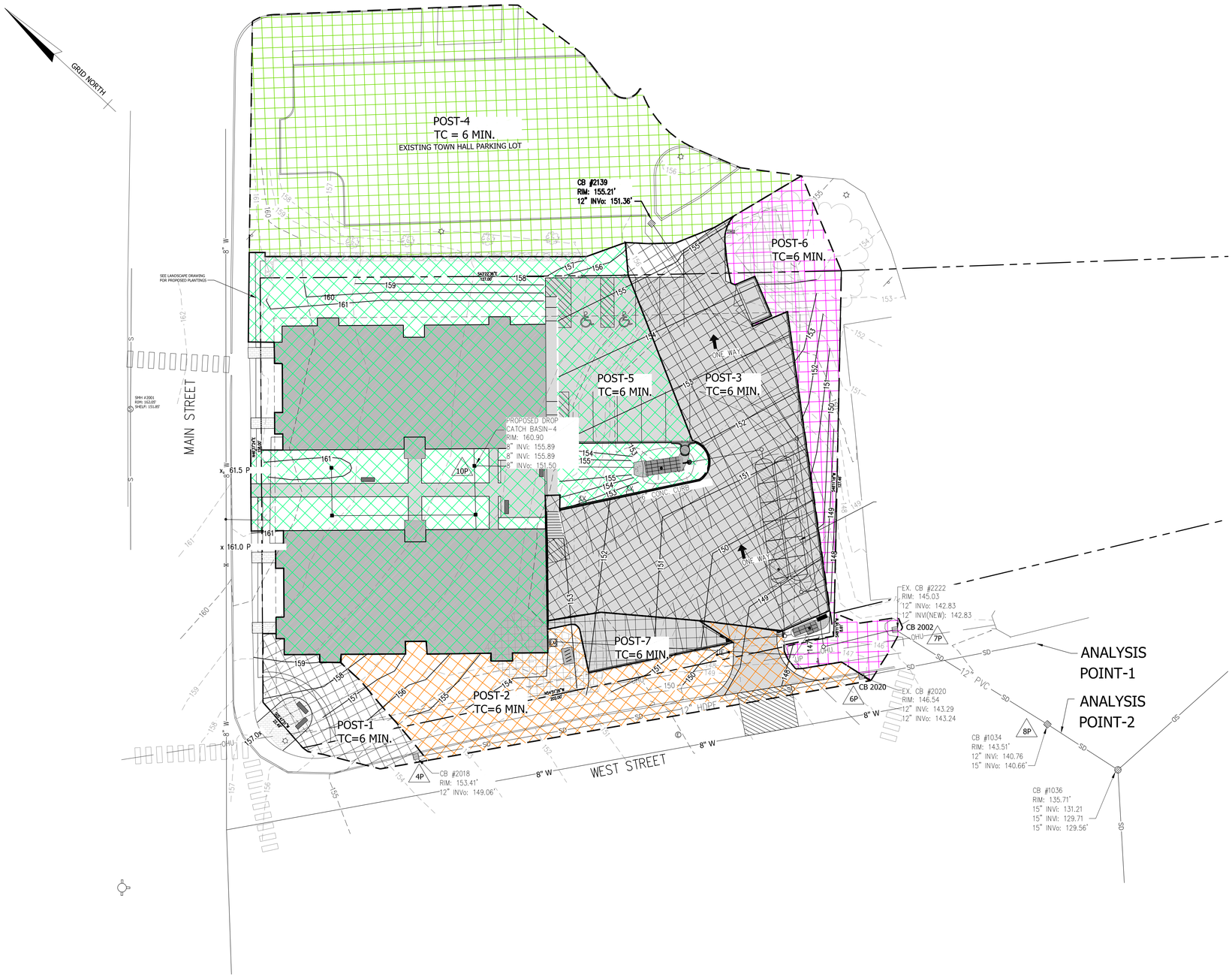

GRAPHIC SCALE

20 0 20 40

1 inch = 20 ft.

POST-DEVELOPMENT WATERSHED PLAN

TRILLIUM ENGINEERING GROUP
189 MAIN STREET SUITE 200
YARMOUTH, ME 04096

CLIENT:
LWS DEVELOPMENT LLC
PO BOX 7589
PORTLAND, ME 04112

STATE OF MAINE
ERIC DUBE
No. 12630
LICENSED PROFESSIONAL ENGINEER

FREEPORT VILLAGE APARTMENTS
22 MAIN STREET FREEPORT, MAINE
PROPOSED BUILDINGS

ISSUED

No.	DESCRIPTION	DR. BY	CK'D. BY	DATE
A	ISSUED FOR CONCEPT PLAN REVIEW	ED	ED	06-24-22
B	ISSUED FOR CONCEPT PLAN REVIEW	ED	ED	08-31-22
C	ISSUED FOR SITE PLAN REVIEW	ED	ED	10-25-22
D	ISSUED FOR FINAL SITE PLAN REVIEW	ED	ED	01-04-23
E	REVISED PER REVIEW COMMENTS	A/C	ED	02-09-23

SHEET TITLE:
POST-DEVELOPMENT WATERSHED PLAN

DESIGNED:	ED
DRAWN:	ED/AC
DATE:	04-20-22
PROJECT NUMBER:	22-102

C103

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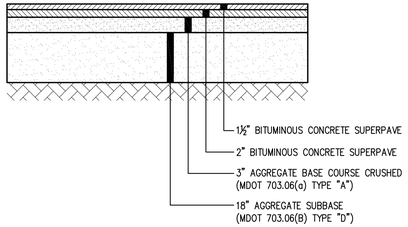
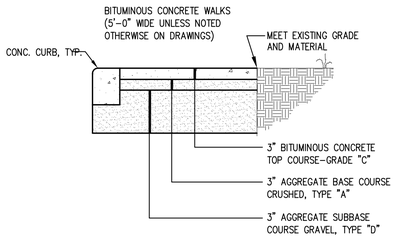


NOTE:
1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

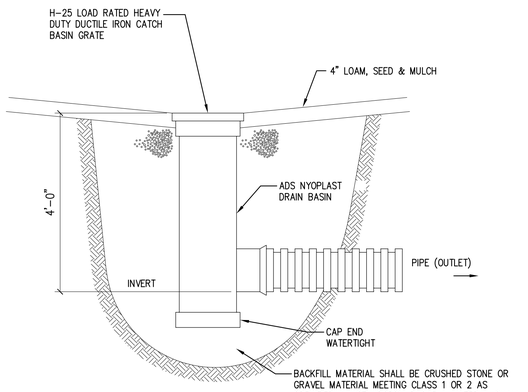
TYPICAL PARKING LOT SECTION

SCALE: NTS



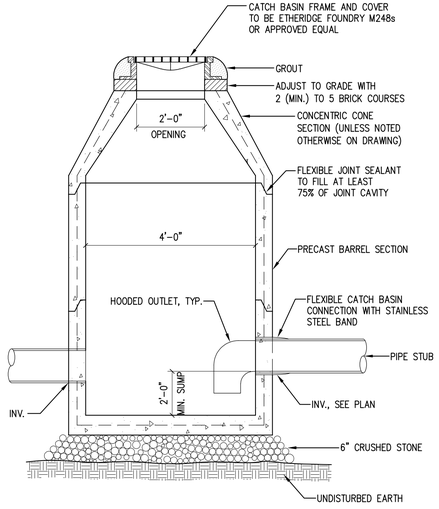
TYPICAL WALKWAY WITH CURB DETAIL

SCALE: NTS



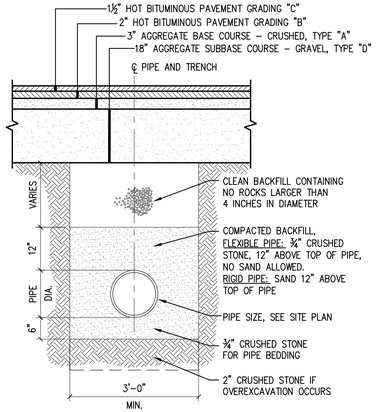
TYPICAL ADS NYOPLAST BASIN DETAIL

SCALE: NTS



DRAINAGE MANHOLE DETAIL

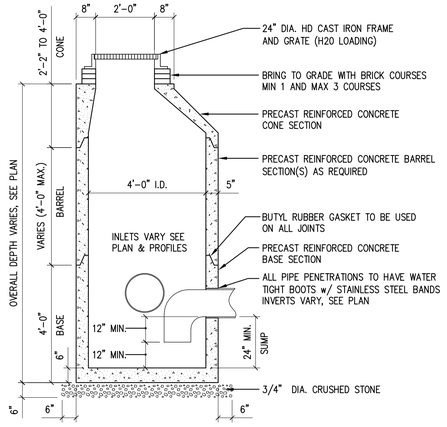
SCALE: NTS



NOTE:
ANY ALTERNATE TRENCHING OR PAYMENT METHODS SHALL BE APPROVED BY THE TOWN.

TYPICAL UNDERGROUND PIPE TRENCH SECTION

SCALE: NTS

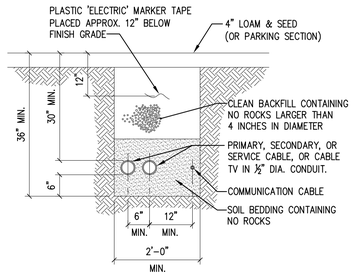


NOTES:
1. CONCRETE 4000 PSI AFTER 28 DAYS.
2. REINFORCING H-20 LOADING 4x4 / 4x4 WWM. SLAB TOP – NO. 5 BARS.
3. EACH CASTING TO HAVE LIFTING HOLES TO BE FILLED WITH NON-SHINK MORTAR.

OFFSET CONE STREET BASIN, W/ CASCO TRAP

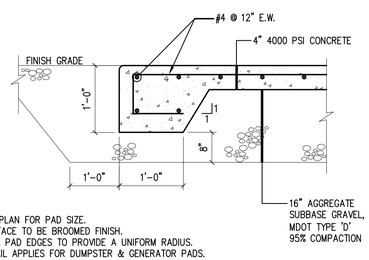
CATCH BASIN DETAIL

SCALE: NTS



TYPICAL UNDERGROUND WIRE TRENCH SECTION

SCALE: NTS



NOTES:
1. SEE PLAN FOR PAD SIZE.
2. SURFACE TO BE BROOMED FINISH.
3. TOOL PAD EDGES TO PROVIDE A UNIFORM RADIUS.
4. DETAIL APPLIES FOR DUMPSTER & GENERATOR PADS.

TYPICAL CONCRETE DUMPSTER PAD SECTION

SCALE: NTS

1. ALL CONCRETE SHALL BE CLASS "A" AND HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000 PSI AT THE END OF 28 DAYS, UNLESS OTHERWISE NOTED.

2. PRECAST REINFORCED CONE BARREL MANUFACTURED PER ASTM SPEC. C-478-67

3. ALL NEW AND EXISTING STRUCTURES THAT ARE WORKED ON MUST BE VACUUM TESTED AFTER COMPLETION.

4. ALL MANHOLES SHALL HAVE BITUMINOUS WATERPROOFING APPLIED TO THE EXTERIOR SURFACE.

5. CASTINGS SHALL CONFORM TO ASTM DESIGNATION A48-CLASS 35. ALL PARTS OF CASTINGS, EXCEPT FINISHED SURFACE, SHALL RECEIVE A COAT OF COAL TAR PITCH VARNISH OR ASPHALTUM PAINT WHICH SHALL BE SMOOTH AND TOUGH BUT NOT BRITTLE.

6. MANHOLES SHALL BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE.

7. ALL PRECAST MANHOLES AND CATCH BASINS SHALL BE IDENTIFIED BY STATION AND OFFSET, PAINTED ON THE SIDE OF THE STRUCTURE BY THE MANUFACTURER.

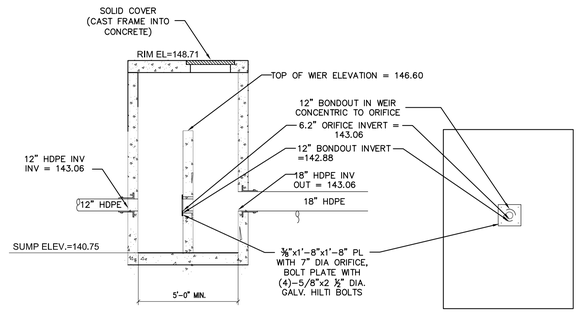
8. STORM AND SEWER MANHOLES SHALL HAVE SOLID COVERS WITH ONE DRILLED PICK HOLE.

9. EXISTING MANHOLES, CATCH BASINS, FRAMES, AND COVERS SHALL BE SALVAGED BY THE CONTRACTOR AND REMAIN THE PROPERTY OF THE TOWN.

GENERAL NOTES FOR MANHOLES AND CATCH BASINS

SCALE: NTS

NOTE:
SHOP DRAWING TO BE SUBMITTED TO TRILLIUM ENGINEERING GROUP FOR APPROVAL OF ALL COMPONENTS OF THE OUTLET CONTROL STRUCTURE-GENERAL CONTRACTOR FOR THE PROJECT TAKES FULL RESPONSIBILITY FOR THE MANUFACTURE OF THE STRUCTURE UNLESS A SUBMITTAL IS RECEIVED BY LICENSED PROFESSIONAL ENGINEER AT TRILLIUM ENGINEERING GROUP AND SIGNED OFF. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO ENSURE A SUBMITTAL IS SENT OUT FOR APPROVAL



WEIR ELEVATION

OUTLET CONTROL STRUCTURE DETAIL

SCALE: NTS

TRILLIUM ENGINEERING GROUP
189 MAIN STREET SUITE 200
YARMOUTH, ME 04096

CLIENT:
LWS DEVELOPMENT LLC
PO BOX 7589
PORTLAND, ME 04112

STATE OF MAINE
ERIC DUBE
No. 12630
LICENSED PROFESSIONAL ENGINEER

FREEPORT VILLAGE APARTMENTS
22 MAIN STREET
FREEPORT, ME

PROPOSED BUILDING

ISSUED

No.	DESCRIPTION	DR. BY	CK'D. BY	DATE
A	ISSUED FOR SITE PLAN REVIEW	TM	ED	10-25-22
B	REVISED PER REVIEW COMMENTS	AJC	ED	2-9-23

SHEET TITLE:

SITE DETAILS

DESIGNED:	ED
DRAWN:	TM
DATE:	10-23-22
PROJECT NUMBER:	22-102

C200

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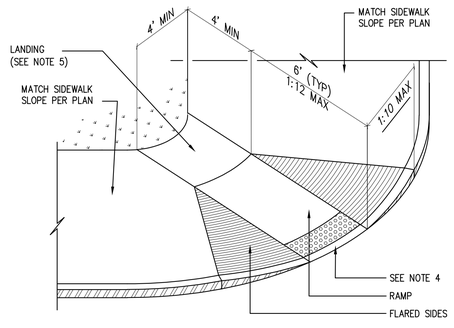
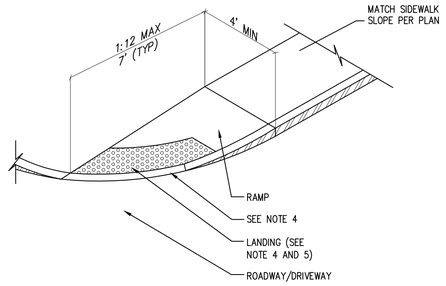
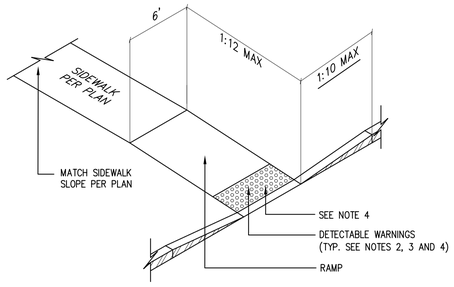
NOTES:

1. CURB RAMP LENGTHS ARE BASED ON SIX (6) INCH CURB REVEAL HEIGHT AND NO RUNNING SLOPE. RAMP LENGTHS SHALL BE ADJUSTED AS NECESSARY TO ACCOMMODATE VARYING CURB REVEAL HEIGHTS AND TO MATCH RUNNING SLOPES OF ADJACENT ROADWAY AND SIDEWALK SLOPES TO MAINTAIN A RAMP THAT DOES NOT EXCEED THE MAXIMUM RAMP SLOPE OF 1:12.
2. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES AND SHALL HAVE A BASE DIAMETER OF 0.9 INCHES (23 mm) MINIMUM AND 1.4 INCHES (36 mm) MAXIMUM; A TOP DIAMETER OF 50 PERCENT OF THE BASE DIAMETER MINIMUM TO 65 PERCENT OF THE BASE DIAMETER MAXIMUM AND A HEIGHT OF 0.2 INCHES (5.1 mm), A CENTER-TO-CENTER SPACING OF 1.6 INCHES (41mm) MINIMUM AND 2.4 INCHES (61mm) MAXIMUM; AND A BASE-TO-BASE SPACING OF 0.65 INCHES (17mm) MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID.
3. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. DETECTABLE WARNINGS USED ON INTERIOR SURFACES SHALL DIFFER FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND-ON-CANE CONTACT.
4. ALL ACCESSIBLE ROUTE SIDEWALKS INTERSECTING ROADWAYS, DRIVEWAYS, OR OTHER VEHICULAR CROSSINGS REQUIRE DETECTABLE WARNINGS. DETECTABLE WARNING ZONES SHALL BE INSTALLED SIX (6) INCHES (OR THE HORIZONTAL THICKNESS OF THE ADJACENT CURB) FROM THE FLOW LINE OF THE CURB, EXTEND INTO THE SIDEWALK FOR A 24" DEPTH, AND COVER THE COMPLETE WIDTH OF THE SIDEWALK OR RAMP AREA. DETECTABLE WARNING ZONES SHALL CONFORM TO THE SLOPE REQUIREMENTS OF THE RAMP, LANDING, OR ACCESSIBLE ROUTE AS DEFINED IN THE SPECIFIED DETAIL. DETECTABLE WARNINGS SHALL NOT BE INSTALLED IN FLARED SIDES, IF THE RAMP INCLUDES FLARED SIDES.
5. ALL LANDING AREAS SHALL BE 4 FEET WIDE BY 4 FEET LONG (MINIMUM DIMENSIONS). THE SLOPE OF THE LANDING AREA SHALL NOT EXCEED A 1:48 IN ANY DIRECTION.
6. ALL ACCESSIBLE ROUTE SLOPES ADJOINING THE LANDING AREA, EXCLUDING THE CURB RAMP, SHALL NOT EXCEED A SLOPE OF 1:20 UNLESS OTHERWISE NOTED.

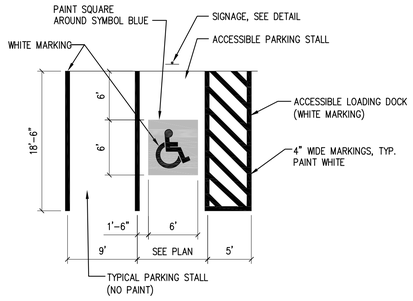






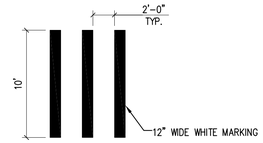
BARRIER FREE RAMP DETAIL

SCALE: NTS



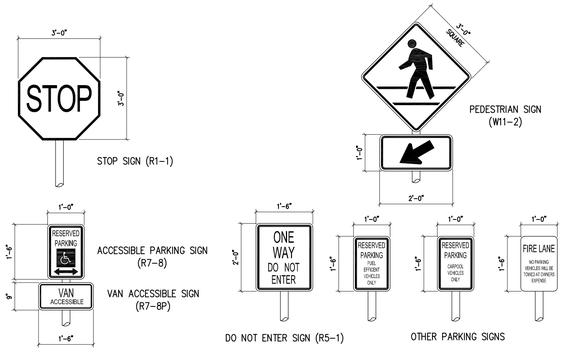
PARKING STALL DETAILS

SCALE: NTS



PAINTED CROSSWALK DETAIL

SCALE: NTS

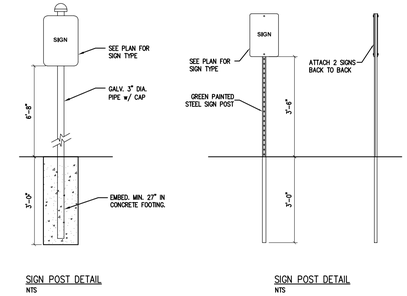


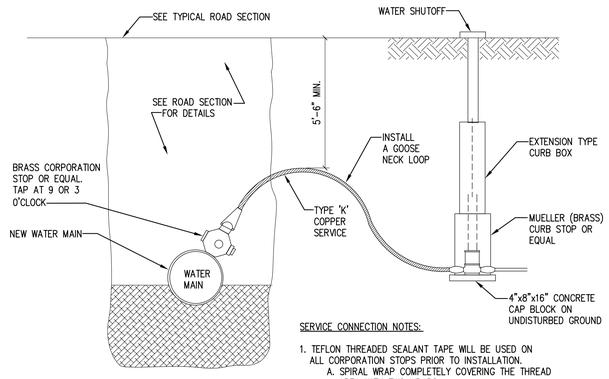
ALL SIGNS SHALL HAVE TYPE III HIGH INTENSITY REFLECTIVE SHEETING ON 0.08" ALUMINUM.

REFERENCE "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF ROADS AND BRIDGES ON FEDERAL HIGHWAY PROJECTS", FP-96, SECTION 718.01 AND "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" 2009 EDITION

TYPICAL SIGNAGE DETAILS

SCALE: NTS

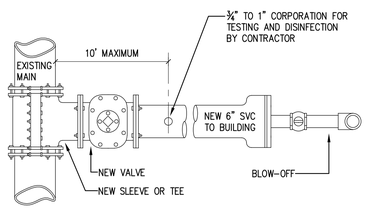




SERVICE CONNECTION NOTES:

1. TEFLON THREADED SEALANT TAPE WILL BE USED ON ALL CORPORATION STOPS PRIOR TO INSTALLATION.
   A. SPIRAL WRAP COMPLETELY COVERING THE THREAD AREA WITH TWO WRAPS.
   B. PIPE DOPE OR OTHER LIQUID THREAD SEALANTS ARE NOT ACCEPTABLE.
2. LEAVE UP TO THREE THREADS SHOWING OUTSIDE OF PIPE. A TORQUE OF 35 POUNDS IS RECOMMENDED.

GENERAL NOTES:
1. CONTRACTOR SHALL CONFIRM ALL PIPE SIZES WITH THE WATER DISTRICT.
2. WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE WATER DISTRICT STANDARDS.
3. CONTRACTOR SHALL STUB NEW SERVICES AT THE EDGE OF THE R.O.W. IN THE MIDDLE OF EACH LOT, UNLESS OTHERWISE NOTED ON THE PLAN/PROFILES.
4. FINAL LOCATION OF ALL BLOW OFF VALVES, SHUT OFF VALVES, STREET BOXES AND HYDRANT VALVES SHALL BE IN ACCORDANCE WITH THE WATER DISTRICT.



PLAN VIEW

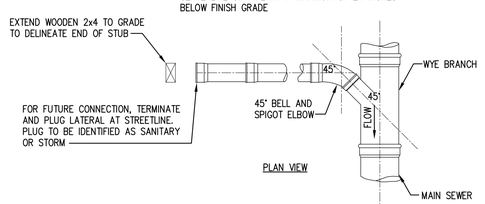
PROCEDURES:

1. NEW VALVE TO REMAIN SHUT AND ONLY OPERATED BY DISTRICT FOR FLUSHING, TESTING, DISINFECTING, ETC.
2. THE TESTING CORPORATION LOCATION MUST BE ACCESSIBLE BY:
   A. LEAVING THE EXCAVATION OPEN DURING TESTING – DISINFECTION PERIOD, OR BY:
   B. INSTALLING A "JUMPER LINE" TO THE GROUND SURFACE WITH THE CORPORATION BEING AN ANGLE VALVE IN A VALVE BOX, OR BY USING A SERVICE BOX AND ROD. AFTER COMPLETION OF THE HYDROSTATIC TEST AND THE DISINFECTION PROCEDURE:
      (1) THE ANGLE VALVE IS SHUT,
      (2) THE "JUMPER LINE" IS CUT OFF BELOW THE GROUND, AND
      (3) THE BOX IS PULLED.

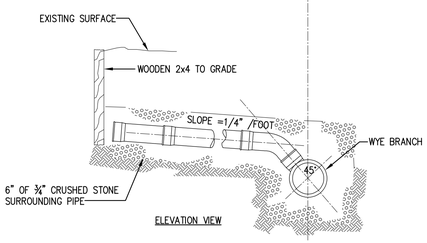
TYPICAL WATER SERVICE CONNECTION DETAILS

SCALE: NTS

NOTE
LOCATION / WARNING TAPE SHALL BE INSTALLED OVER CENTERLINE OF PIPE AT A MAXIMUM OF 24 INCHES BELOW FINISH GRADE



PLAN VIEW



ELEVATION VIEW

TYPICAL SEWER CONNECTION DETAILS

SCALE: NTS

TRILLIUM ENGINEERING GROUP
189 MAIN STREET SUITE 200
YARMOUTH, ME 04096

CLIENT:
LWS DEVELOPMENT LLC
PO BOX 7589
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STATE OF MAINE · ERIC DUBE No. 12630 · LICENSED PROFESSIONAL ENGINEER

FREEPORT VILLAGE APARTMENTS — FREEPORT, ME
22 MAIN STREET
PROPOSED BUILDING

ISSUED

No.	DESCRIPTION	DR. BY	CKD. BY	DATE
A	ISSUED FOR SITE PLAN REVIEW	TM	ED	10-25-22
B	REVISED PER REVIEW COMMENTS	AJC	ED	2-9-23

SHEET TITLE:

SITE DETAILS

DESIGNED:	ED
DRAWN:	TM
DATE:	10-23-22
PROJECT NUMBER:	22-102

C201

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EROSION AND SEDIMENTATION NOTES

1. THIS PLAN HAS BEEN DEVELOPED TO PROVIDE A STRATEGY FOR DEALING WITH SOIL EROSION AND SEDIMENTATION DURING AND AFTER PROJECT CONSTRUCTION. THIS PLAN IS BASED ON THE STANDARD AND SPECIFICATIONS FOR EROSION PREVENTION AS CONTAINED IN THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: "MAINE EROSION AND SEDIMENT CONTROL BMPs" PUBLISHED BY THE MAINE DEP, LATEST EDITION.

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES

1. EROSION/SEDIMENT CONTROL DEVICES
   THE FOLLOWING EROSION SEDIMENTATION CONTROL DEVICES ARE PROPOSED FOR CONSTRUCTION ON THIS PROJECT. INSTALL THESE DEVICES AS INDICATED ON THE PLANS.

1.1 SILT SOCK: SILT SOCK WILL BE INSTALLED ALONG THE DOWN GRADING EDGES OF DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL THE SITE IS STABILIZED.

1.2 HAY BALES TO BE PLACED IN LOW FLOW DRAINAGE SWALES AND PATHS TO TRAP SEDIMENTS AND REDUCE RUNOFF VELOCITIES. DO NOT PLACE HAY BALES IN FLOWING WATER OR STREAMS.

1.3 RIPRAP: PROVIDE RIPRAP IN AREAS WHERE CULVERTS DISCHARGE OR AS SHOWN ON THE PLANS.

1.4 LOAM, SEED, & MULCH: ALL DISTURBED AREAS, WHICH ARE NOT OTHERWISE TREATED, SHALL RECEIVE PERMANENT SEEDING AND MULCH TO STABILIZE THE DISTURBED AREAS. THE DISTURBED AREAS WILL BE REVEGETATED WITHIN 5 DAYS OF FINAL GRADING. SEEDING REQUIREMENTS ARE PROVIDED AT THE END OF THIS SPECIFICATION.

1.5 STRAW AND HAY MULCH; USED TO COVER DENUDED AREAS UNTIL PERMANENT SEED OR EROSION CONTROL MEASURES ARE IN PLACE. MULCH BY ITSELF CAN BE USED ON SLOPES LESS THAN 15% IN SUMMER AND 8% IN WINTER. ALL OTHER SLOPES MUST BE COVERED WITH JUTE MESH OVER MULCH, OR CURLEX II OR EXCELSIOR MAY BE USED IN PLACE OF JUTE MESH AND MULCH OVER LOAM AND SEED.

1.6 MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8% VEGETATED DRAINAGE SWALES SHALL BE LINED WITH EXCELSIOR OR CURLEX.

2. TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES
   PROVIDE THE FOLLOWING TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION OF THE DEVELOPMENT:

2.1 SILT SOCK ALONG THE DOWNGRADIENT SIDE OF THE PARKING AREAS AND OF ALL FILL SECTIONS. THE SILTATION FENCE WILL REMAIN IN PLACE UNTIL THE SITE IS 85% REVEGETATED.

2.2 HAY BALES PLACED AT KEY LOCATIONS TO SUPPLEMENT THE SILT SOCK.

2.3 PROTECT TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION AS FOLLOWS:

- A. SOIL STOCKPILE SIDE SLOPES SHALL NOT EXCEED 2:1.
- B. AVOID PLACING TEMPORARY STOCKPILES IN AREAS WITH SLOPES OVER 10 PERCENT, OR NEAR DRAINAGE SWALES. SEE ITEM 3 IN CONSTRUCTION PHASE NOTES BELOW.
- C. STABILIZE STOCKPILES WITHIN 15 DAYS BY TEMPORARILY SEEDING WITH A HYDROSEED METHOD CONTAINING AN EMULSIFIED MULCH TACKIFIER OR BY COVERING THE STOCKPILE WITH MULCH.
- D. SURROUND STOCKPILE SOIL WITH SILTATION FENCE AT BASE OF PILE.

2.4 ALL DENUDED AREAS WHICH HAVE BEEN ROUGH GRADED AND ARE NOT LOCATED WITHIN THE BUILDING PAD, OR PARKING AND DRIVEWAY SUBBASE AREA SHALL RECEIVE MULCH WITHIN 30 DAYS OF INITIAL DISTURBANCE OF SOIL OR WITHIN 15 DAYS AFTER COMPLETING THE ROUGH GRADING OPERATIONS. IN THE EVENT THE CONTRACTOR COMPLETES FINAL GRADING AND INSTALLATION OF LOAM AND SOD WITHIN THE TIME PERIODS PRESENTED ABOVE, INSTALLATION OF MULCH AND NETTING, WHERE APPLICABLE, IS NOT REQUIRED.

2.5 IF WORK IS CONDUCTED BETWEEN OCTOBER 15 AND APRIL 15, ALL DENUDED AREAS ARE TO BE COVERED WITH HAY MULCH, APPLIED AT TWICE THE NORMAL APPLICATION RATE, AND ANCHORED WITH FABRIC NETTING. THE PERIOD BETWEEN FINAL GRADING AND MULCHING SHALL BE REDUCED TO A 15 DAY MAXIMUM.

2.6 TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE HAS BEEN STABILIZED OR IN AREAS WHERE PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

3. PERMANENT EROSION CONTROL MEASURES
   THE FOLLOWING PERMANENT CONTROL MEASURES ARE REQUIRED BY THIS EROSION/SEDIMENTATION CONTROL PLAN:

3.1 ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (PAVING, RIPRAP, ETC.), WILL BE LOAMED, LIMED, FERTILIZED AND SEEDED. NATIVE TOPSOIL SHALL BE STOCKPILED AND REUSED FOR FINAL RESTORATION WHEN IT IS OF SUFFICIENT QUALITY.

3.2 SLOPES GREATER THAN 2:1 WILL RECEIVE RIPRAP.

CONSTRUCTION PHASE

THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION DURING CONSTRUCTION OF THIS PROJECT.

1. ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION WILL BE CLEARED AND LEFT IN AN UNTREATED OR UNVEGETATED CONDITION. IF FINAL GRADING, LOAMING AND SEEDING WILL NOT OCCUR WITHIN 15 DAYS, SEE ITEM NO. 4.
2. PRIOR TO THE START OF CONSTRUCTION IN A SPECIFIC AREA, SILT FENCING AND/OR HAY BALES WILL BE INSTALLED AT THE TOE OF SLOPE AND IN AREAS AS LOCATED ON THE PLANS TO PROTECT AGAINST ANY CONSTRUCTION RELATED EROSION. IMMEDIATELY FOLLOWING CONSTRUCTION OF CULVERTS AND SWALES, RIP RAP APRONS SHALL BE INSTALLED, AS SHOWN ON THE PLANS.
3. TOPSOIL WILL BE STOCKPILED WHEN NECESSARY IN AREAS WHICH HAVE MINIMUM POTENTIAL FOR EROSION AND WILL BE KEPT AS FAR AS POSSIBLE FROM THE EXISTING DRAINAGE COURSE. NO STOCKPILE SHALL BE CLOSER THEN 100' OF A RESOURCE INCLUDING, BUT NOT LIMITED TO, WETLANDS, STREAMS, AND OPEN WATER BODIES. ALL STOCKPILES SHALL HAVE A SILTATION FENCE BELOW THEM REGARDLESS OF TIME OF PRESENCE. ALL STOCKPILES EXPECTED TO REMAIN LONGER THAN 15 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. INSTALL SILT SOCK AROUND STOCKPILE AT BASE OF PILE.

   STOCKPILES TO HAVE SILT SOCK INSTALLED AT TIME OF ESTABLISHMENT AT BASE OF PILE.
4. ALL DISTURBED AREAS EXPECTED TO REMAIN LONGER THAN 30 DAYS SHALL BE EITHER:
   - A. TREATED WITH ANCHORED MULCH IMMEDIATELY, OR
   - B. SEEDED WITH CONSERVATION MIX OF ANNUAL RYE GRASS (0.9 LBS/1000 SQ. FT) AND MULCHED IMMEDIATELY.
5. ALL GRADING WILL BE HELD TO A MAXIMUM 2:1 SLOPE WHERE PRACTICAL. ALL SLOPES WILL BE STABILIZED WITH PERMANENT SEEDING, OR WITH STONE, WITHIN 5 DAYS AFTER FINAL GRADING IS COMPLETE. (SEE POST-CONSTRUCTION REVEGETATION FOR SEEDING SPECIFICATION.)
6. ALL CULVERTS WILL BE PROTECTED WITH STONE RIPRAP (D50 = 6" UNLESS OTHERWISE SPECIFIED) AT INLETS AND OUTLETS.

POST-CONSTRUCTION REVEGETATION

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

1. A MINIMUM OF 4" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND NATURAL APPEARANCE, OR STONE WILL BE PLACED ON SLOPES TO STABILIZE SURFACES.
2. IF FINAL GRADING IS REACHED DURING THE NORMAL GROWING SEASON (4/15 TO 9/15), PERMANENT SEEDING WILL BE DONE AS SPECIFIED BELOW. PRIOR TO SEEDING, LIMESTONE SHALL BE APPLIED AT A RATE OF 138 LBS/1000 SQ. FT. AND 10:20:20 FERTILIZER AT A RATE OF 18.4 LBS/1000 SQ.FT WILL BE APPLIED. BROADCAST SEEDING AT THE FOLLOWING RATES:

LAWNS	SWALES
KENTUCKY BLUEGRASS 0.46 LBS/1000 SF.	RED TOP 0.05 LBS/1000 SF.
CREEPING RED FESCUE 0.46 LBS/1000 SF.	TALL FESCUE 0.46 LBS/1000 SF.
PERENNIAL RYE GRASS 0.11 LB/1000 SF.	

3. AN AREA SHALL BE MULCHED IMMEDIATELY AFTER IS HAS BEEN SEEDED. MULCHING SHALL CONSIST OF HAY MULCH, HYDRO-MULCH, JUTE NET OVER MULCH, PRE-MANUFACTURED EROSION MATS OR ANY SUITABLE SUBSTITUTE DEEMED ACCEPTABLE BY THE DESIGNER.
   - A. HAY MULCH SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. HAY MULCH SHALL BE SECURED BY EITHER: (NOTE: SOIL SHALL NOT BE VISIBLE)
     - I. BEING DRIVEN OVER BY TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
     - II. BLANKETED BY TACKED PHOTODEGRADABLE/BIODEGRADABLE NETTING, OR WITH SPRAY, ON GRADES GREATER THAN 5%
     - III. SEE NOTE 6, GENERAL NOTES, AND NOTE 8, WINTER CONSTRUCTION.
   - B. HYDRO-MULCH SHALL CONSIST OF A MIXTURE OF EITHER ASPHALT, WOOD FIBER OR PAPER FIBER AND WATER SPRAYED OVER A SEEDED AREA. HYDRO-MULCH SHALL NOT BE USED BETWEEN 9/15 AND 4/15.
4. CONSTRUCTION SHALL BE PLANNED TO ELIMINATE THE NEED FOR SEEDING BETWEEN SEPTEMBER 15 AND APRIL 15. SHOULD SEEDING BE NECESSARY BETWEEN SEPTEMBER 15 AND APRIL 15 THE FOLLOWING PROCEDURE SHALL BE FOLLOWED. ALSO REFER TO NOTE 9 OF WINTER CONSTRUCTION.
   - 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 SQ.FT) SHALL BE ADDED TO THE PREVIOUSLY NOTED AREAS.
   - D. WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.6 LBS/1000 SQ. FT.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
   - E. FERTILIZING, SEEDING AND MULCHING SHALL BE APPLIED TO LOAM THE DAY THE LOAM IS SPREAD BY MACHINERY.
   - F. ALTERNATIVE HAY MULCH SHALL BE SECURED WITH PHOTODEGRADABLE/BIODEGRADABLE NETTING. TRACKING BY MACHINERY ALONE WILL NOT SUFFICE.
5. FOLLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL 85% COVER HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT BY THE CONTRACTOR WITHIN 10 DAYS OF NOTIFICATION BY THE ENGINEER THAT THE EXISTING CATCH IS INADEQUATE.

MONITORING SCHEDULE

THE CONTRACTOR IS 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 AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, A VISUAL INSPECTION WILL BE MADE OF ALL EROSION AND SEDIMENTATION CONTROLS AS FOLLOWS:

1. HAY BALE BARRIERS, SILT SOCK, AND STONE CHECK DAMS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK OR IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREAS UNDERGOING FINAL GRADING. SHOULD THE HAY BALE BARRIERS PROVE TO BE INEFFECTIVE, THE CONTRACTOR SHALL INSTALL SILT SOCK BEHIND THE HAY BALES.
2. VISUALLY INSPECT RIPRAP ONCE A WEEK OR AFTER EACH SIGNIFICANT RAINFALL AND REPAIR AS NEEDED. REMOVE SEDIMENT TRAPPED BEHIND THESE DEVICES ONCE IT ATTAINS A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE DAM OR RISER. DISTRIBUTE REMOVED SEDIMENT OFF-SITE OR TO AN AREA UNDERGOING FINAL GRADING.
3. REVEGETATION OF DISTURBED AREAS WITHIN 25' OF DRAINAGE-COURSE/STREAM WILL BE SEEDED WITH THE "MEADOW AREA MIX" AND INSPECTED ON A WEEKLY BASIS OR AFTER EACH SIGNIFICANT RAINFALL AND RESEEDED AS NEEDED. EXPOSED AREAS WILL BE RESEEDED AS NEEDED UNTIL THE AREA HAS OBTAINED 100% GROWTH RATE. PROVIDE PERMANENT RIPRAP FOR SLOPES IN EXCESS OF 3:1 AND WITHIN 25' OF DRAINAGE COURSE.

EROSION CONTROL DURING WINTER CONSTRUCTION

1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
2. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
3. EXPOSED AREA SHALL BE LIMITED TO THOSE AREAS TO BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. AT THE END OF EACH WORK WEEK NO AREAS MAY BE LEFT UNSTABILIZED OVER THE WEEKEND.
4. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
5. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1000 S.F. (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ANCHORED SUCH THAT SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH. NOTE: AN AREA IS ALSO CONSIDERED STABLE IF SODDED, COVERED WITH GRAVEL (PARKING LOTS) OR STRUCTURAL SAND.
6. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1 AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW, DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF HAY, SILT SOCK OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS SHOWN ON THE DESIGN DRAWINGS. NOTE: DORMANT SEEDING SHOULD NOT BE ATTEMPTED UNLESS SOIL TEMPERATURE REMAINS BELOW 50 DEGREES AND DAY TIME TEMPERATURES REMAIN IN THE 30'S.
7. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8% VEGETATED DRAINAGE SWALES SHALL BE LINED WITH EXCELSIOR OR CURLEX.
8. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1 THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%
9. BETWEEN THE DATES OF OCTOBER 15 TO NOVEMBER 1, WINTER RYE IS RECOMMENDED FOR STABILIZATION. AFTER NOVEMBER 1, WINTER RYE IS NOT EFFECTIVE. AROUND NOVEMBER 15 OR LATER, ONCE TEMPERATURES OF THE AIR AND SOIL PERMIT, DORMANT SEEDING IS EFFECTIVE.
10. IN THE EVENT OF SNOWFALL (FRESH OR CUMULATIVE) GREATER THAN 1 INCH DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM THE AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

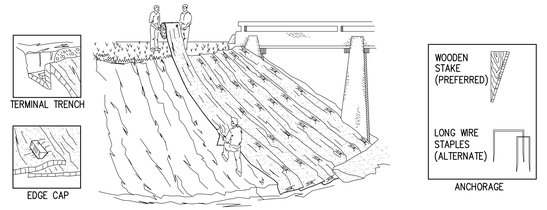
SITE INSPECTION AND MAINTENANCE

1. WEEKLY INSPECTIONS, AS WELL AS ROUTINE INSPECTIONS FOLLOWING RAIN FALLS, SHALL BE CONDUCTED BY THE GENERAL CONTRACTOR OF ALL TEMPORARY AND PERMANENT EROSION CONTROL DEVICES UNTIL FINAL ACCEPTANCE OF THE PROJECT (85% GRASS CATCH). NECESSARY REPAIRS SHALL BE MADE TO CORRECT UNDERMINING OR DETERIORATION. FINAL ACCEPTANCE SHALL INCLUDE A SITE INSPECTION TO VERIFY THE STABILITY OF ALL DISTURBED AREAS AND SLOPES. UNTIL FINAL INSPECTION, ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL IMMEDIATELY BE CLEANED, AND REPAIRED BY THE GENERAL CONTRACTOR AS REQUIRED. DISPOSAL OF ALL TEMPORARY EROSION AND CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

   IT IS RECOMMENDED THAT THE OWNER HIRE THE SERVICES OF THE DESIGN ENGINEER TO PROVIDE COMPLIANCE INSPECTIONS (DURING ACTIVE CONSTRUCTION) RELATIVE TO IMPLEMENTATION OF THE STORMWATER AND EROSION CONTROL PLANS. SUCH INSPECTIONS SHOULD BE LIMITED TO ONCE A WEEK OR AS NECESSARY AND SHALL BE REPORTABLE TO THE OWNER, TOWN AND DEP.
2. SHORT-TERM SEDIMENTATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAN OUT ALL SWALES AND STRUCTURES PRIOR TO TURNING PROJECT OVER TO THE CITY.

MAINTENANCE AFTER CONSTRUCTION

1. LONG-TERM PROVISIONS FOR PERMANENT MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL FACILITIES AFTER ACCEPTANCE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE OWNER OR THEIR DESIGNEE. SUCH RESPONSIBILITIES INCLUDE BUT ARE NOT LIMITED TO THOSE DETAILED AS FOLLOWS:
   - A. PARKING LOT SHALL BE MECHANICALLY SWEPT TWCE PER YEAR. THE FIRST SHALL TAKE PLACE IN THE MID WINTER (JANUARY THAW) TO REMOVE ACCUMULATED SANDS FROM WINTER SANDING TO THIS POINT. THE SECOND SWEEPING SHALL TAKE PLACE AFTER WINTER SANDING OPERATIONS TERMINATE BUT PRIOR TO MAY 1.
   - B. INSPECTION OF STORMWATER OUTLET STRUCTURE SHOULD BE CONDUCTED TWCE PER YEAR. ACCESS TO THE STRUCTURE IS THROUGH THE TOP. THE OIL/WATER SEPARATOR UNIT SHALL BE PUMPED DOWN AND THE SEDIMENT AND TRASH SHALL BE REMOVED AT THE TIME OF THE INSPECTION. THE REMOVAL OF ALL SEDIMENT AND TRASH WILL HELP MINIMIZE VOLUME LOSS.
2. THE OWNER SHALL FILE A YEARLY MAINTENANCE REPORT TO THE CITY DOCUMENTING THE REQUIRED MAINTENANCE FOR THE STORMWATER SYSTEM.

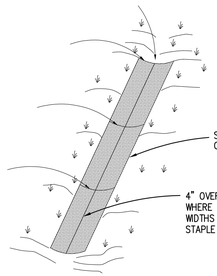


- UNROLL MAT ONTO GROUND IN DIRECTION OF WATER FLOW.
- MAT SHOULD LIE FLAT. DO NOT STRETCH MAT OVER GROUND. STRETCHING MAY CAUSE MAT TO BRIDGE DEPRESSIONS IN THE SURFACE AND ALLOW EROSION UNDERNEATH.
- BURY TRANSVERSE TERMINAL ENDS OF MAT TO SECURE AND PREVENT EROSIVE FLOW UNDERNEATH.
- SECURE MAT SNUGLY 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 THREE (3) INCHES (MIN.) AND STAKE.
- WOOD STAKES ARE RECOMMENDED FOR PINNING MAT TO THE GROUND SURFACE. STAKES SHOULD BE 1" X 3" NOMINAL STOCK CUT IN A TRIANGULAR SHAPE. STAKES SHOULD BE 12" TO 18" LONG, DEPENDING ON SOIL DENSITY.
- DRIVE WOODEN STAKES TO WITHIN THREE (3) INCHES OF GROUND SURFACE. DO NOT DRIVE FLUSH TO SURFACE.
- 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 THREE (3) TO FIVE (5) FOOT INTERVALS.
- FOLOW COLORED DOT PATTERNS BY MANUFACTURER

REQUIRED ON ALL SLOPES > 8% (WINTER CONSTRUCTION)
REQUIRED ON ALL SLOPES > 15% (SUMMER CONSTRUCTION)

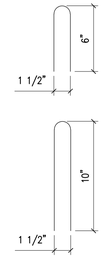
EROSION CONTROL BLANKET GENERAL INSTALLATION GUIDELINES ON SLOPES

NTS



CONSTRUCTION NOTES:

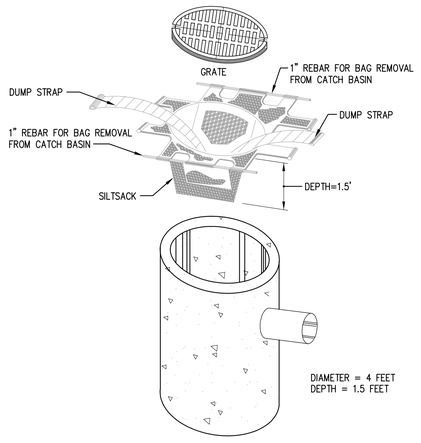
- A. BURY THE TOP OF THE NETTING IN A TRENCH 6" OR MORE DEEP
- B. TAM TRENCH FULL OF SOIL. SECURE WITH ROW OF STAPLES, 12" SPACING, 4" DOWN FROM THE TRENCH
- C. OVERLAP- BURY UPPER END OF LOWER STRIP AS IN "A" & "B". OVERLAP END OF TOP STRIP 4" AND STAPLE
- D. CHECK SLOT- FOLD OF NETTING BURIED IN SLIT TRENCH AND TAMPED; DOUBLE ROW OF STAPLES AT 12" SPACING. USE CHECK SLOTS AT 15' SPACING IN DITCHES OR STEEP SLOPES.

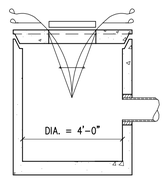


TYPICAL STAPLES NO. 11 GAUGE WIRE

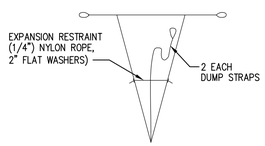
EROSION CONTROL BLANKET REQUIRED IN ALL DITCHES > 3%

NOTE: GRADING PLAN GOVERNS IN ALL LOCATIONS





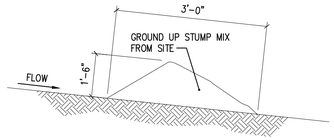
INSTALLATION DETAIL



BAG DETAIL

"SILTSACK" INSTALLATION INSTRUCTION

1. REMOVE THE CATCH BASIN GRATE AND PLACE THE SACK INTO THE OPENING. HOLD OUT APPROXIMATELY SIX (6) INCHES OF THE SACK BEYOND THE BASIN FRAME TO ALLOW ACCESS TO THE "SILTSACK" LIFTING STRAPS. REPLACING THE GRATE BACK INSIDE OF ITS FRAME WILL HOLD THE SACK IN PLACE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING AND MAINTAINING THIS SEDIMENT CONTROL DEVICE. THE SACK IS CONSIDERED FULL AND READY TO EMPTY WHEN THE THE "RESTRAINT CORD" IS NO LONGER VISIBLE.
3. THE "SILTSACK" IS REMOVED BY PLACING TWO (2) PIECES IF 1 INCH DIAMETER REBAR THROUGH THE LIFTING LOOPS LOCATED ON EACH SIDE OF THE SACK AND LIFTING WITH AN APPROPRIATE PIECE OF CONSTRUCTION EQUIPMENT. THE LIFTING STRAPS ARE CONNECTED TO THE BOTTOM OF THE SACK AND THE LIFTING ACTION WILL CAUSE THE SACK TO TURN INSIDE OUT, AND EMPTYING THE CONTENTS. THE SACK SHOULD THEN BE CLEANED, RINSED AND RETURNED TO ITS ORIGINAL SHAPE AND PLACED BACK IN THE BASIN.
4. THE "SILTSACK" IS REUSABLE, THEREFORE, ONCE THE CONSTRUCTION CYCLE IS COMPLETE, REMOVE THE SACK FROM THE BASIN, CLEAN AND STORE OUT OF DIRECT SUNLIGHT UNTIL ITS NEXT USE.
5. THE "SILTSACK" SEDIMENT CONTROL DEVICE IS MANUFACTURED BY: ACF ENVIRONMENTAL



MAY BE USED IN LIEU OF SILT SOCK

EROSION CONTROL MIX DETAIL

N.T.S.

SILTATION FENCE INSTALLATION

1. EXCAVATE A 6"x6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM. JOIN SECTION AS SHOWN ABOVE.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPLISHED BY AN INTERCEPTION DITCH.
5. BARRIER SHALL BE MIRAFI SILT SOCK OR APPROVED EQUAL.

TRILLIUM ENGINEERING GROUP
189 MAIN STREET SUITE 200
YARMOUTH, ME 04096

CLIENT:
LWS DEVELOPMENT LLC
PO BOX 7589
PORTLAND, ME 04112

STATE OF MAINE · ERIC DUBE No. 12630 · LICENSED PROFESSIONAL ENGINEER

FREEPORT VILLAGE APARTMENTS

22 MAIN STREET FREEPORT, ME

PROPOSED BUILDING

ISSUED

No.	DESCRIPTION	DR. BY	CKD. BY	DATE
A	ISSUED FOR SITE PLAN REVIEW	TM	ED	10-25-22
B	REVISED PER REVIEW COMMENTS	AJC	ED	2-9-23

SHEET TITLE:
EROSION CONTROL DETAILS

DESIGNED:	ED
DRAWN:	TM
DATE:	10-23-22
PROJECT NUMBER:	22-102

C300

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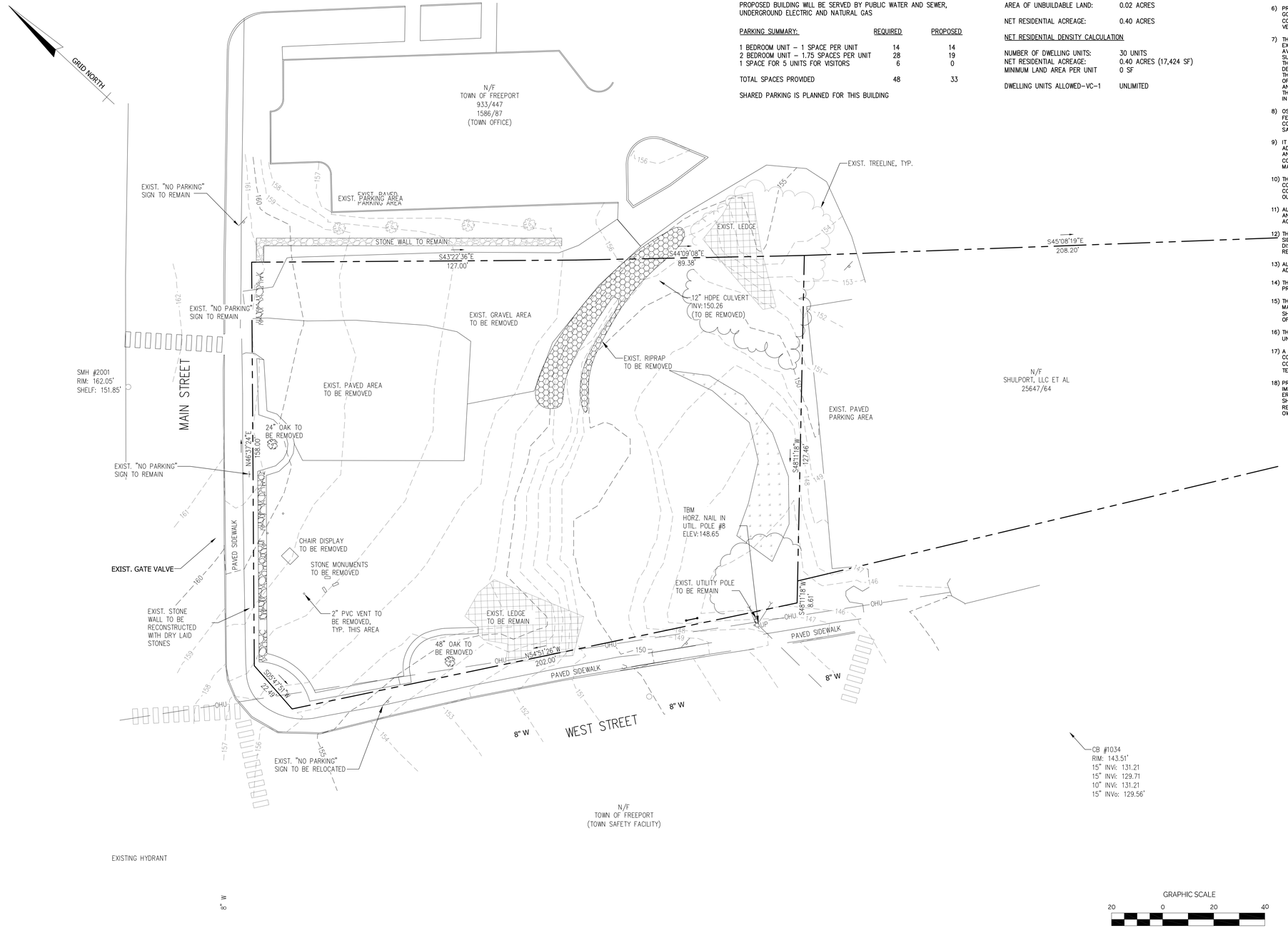
IMPERVIOUS AREA TABLE		
TYPE OF COVER	EXISTING IMP. AREA (SF)	PROPOSED IMP. AREA (SF)
BUILDING	0	9,240
PAVEMENT/GRAVEL	8,865	14,760
TOTAL	8,865	24,000
CHANGE FROM EXISTING (+/-)		15,135
PERCENT COVERAGE	26.50%	71.74%



ZONING NOTES:

ZONE: VILLAGE COMMERCIAL 1 (VC-1)
TAX MAP 11, LOT 132

PROPOSED USE: MULTI FAMILY DWELLING

DIMENSIONAL STANDARDS:	REQUIRED	PROPOSED
MINIMUM LOT SIZE	8,000 SF	
MINIMUM ROAD FRONTAGE	NONE	
MAXIMUM BUILDING HEIGHT	3 STORIES(45 FT)	3 STORIES
FRONT SETBACK (WITH SIDEWALK)	5 FT	5 FT
* ROOF PITCHES AWAY FROM SIDEWALK		
SIDE SETBACK	15 FT	15 FT
REAR SETBACK	15 FT	107 FT
MAX. IMPERVIOUS RATIO	90%	73.38%
MINIMUM LAND AREA PER DWELLING UNIT	0 SF	

PROPOSED BUILDING WILL BE SERVED BY PUBLIC WATER AND SEWER, UNDERGROUND ELECTRIC AND NATURAL GAS

PARKING SUMMARY:	REQUIRED	PROPOSED
1 BEDROOM UNIT – 1 SPACE PER UNIT	14	14
2 BEDROOM UNIT – 1.75 SPACES PER UNIT	28	19
1 SPACE FOR 5 UNITS FOR VISITORS	6	0
TOTAL SPACES PROVIDED	48	33

SHARED PARKING IS PLANNED FOR THIS BUILDING

SITE INVENTORY NOTES:

WETLANDS	840 SF
STREAMS AND PONDS	NONE
FLOODPLAINS	NONE
GROUDWATER AQUIFERS	NONE
SIGNIFICANT HABITATS	NONE

NET RESIDENTIAL CALCULATIONS:

TOTAL ACRES	33,416 SF
TOTAL UNBUILDABLE (WETLANDS)	840 SF

NET RESIDENTIAL ACREAGE CALCULATION

TOTAL ACRES:	0.77 ACRES
AREA OF SURFACE PARKING	0.35 ACRES
AREA OF UNBUILDABLE LAND:	0.02 ACRES
NET RESIDENTIAL ACREAGE:	0.40 ACRES

NET RESIDENTIAL DENSITY CALCULATION

NUMBER OF DWELLING UNITS:	30 UNITS
NET RESIDENTIAL ACREAGE:	0.40 ACRES (17,424 SF)
MINIMUM LAND AREA PER UNIT	0 SF
DWELLING UNITS ALLOWED-VC-1	UNLIMITED

GENERAL NOTES

1) BOUNDARY AND TOPOGRAPHY INFO. TAKEN FROM SEBAGO TECHNICS SURVEY DATED 12/02/13.
2) THE CONTRACT WORK TO BE PERFORMED ON THIS PROJECT CONSISTS OF FURNISHING ALL REQUIRED LABOR, MATERIALS, EQUIPMENT, IMPLEMENTS, PARTS AND SUPPLIES NECESSARY FOR OR APPURTENANT TO, THE INSTALLATION OF CONSTRUCTION IMPROVEMENTS IN ACCORDANCE WITH THESE DRAWINGS AND AS FURTHER ELABORATED IN ANY ACCOMPANYING SPECIFICATIONS.
3) THE WORK SHALL BE PERFORMED IN A THOROUGH WORKMANLIKE MANNER. ALL CONTRACTORS TO CONFORM TO ALL APPLICABLE OSHA STANDARDS. ANY REFERENCE TO A SPECIFICATION OR DESIGNATION OF THE AMERICAN SOCIETY FOR TESTING MATERIALS, FEDERAL SPECIFICATIONS, OR OTHER STANDARDS, CODES OR ORDERS, REFERS TO THE MOST RECENT OR LATEST SPECIFICATION OR DESIGNATION.
4) ALL CONSTRUCTION WITHIN THE TOWN RIGHT OF WAY SHALL COMPLY WITH TOWN PUBLIC WORKS STANDARDS. ALL CONSTRUCTION WITHIN A STATE RIGHT OF WAY SHALL COMPLY WITH MAINE D.O.T. STANDARDS. ALL UTILITY CONSTRUCTION SHALL CONFORM TO RESPECTIVE UTILITY STANDARDS.
5) THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY THE TOWN PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE TOWN REQUIRED TO PERFORM ALL THE WORK (STREET OPENINGS, BUILDING PERMIT, ETC.). THE CONTRACTOR SHALL POST ALL BONDS AS REQUIRED, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
6) PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR IS TO INFORM ALL AREA UTILITY COMPANIES AND GOVERNMENTAL AGENCIES OF PLANNED CONSTRUCTION. THE SITE CONTRACTOR IS REQUIRED TO CONTACT DIG-SAFE (1-800-225-4977) AT LEAST 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION TO VERIFY ALL UNDERGROUND AND OVERHEAD UTILITY LOCATIONS.
7) THE PROJECT DRAWINGS ARE GENERALLY SCHEMATIC AND INDICATE THE POSSIBLE LOCATION OF EXISTING UNDERGROUND UTILITIES. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY MAPS, MUNICIPAL RECORD MAPS, AND FIELD SURVEY. IT IS NOT GUARANTEED TO BE CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SERVICES, WHEN THOSE SERVICES ARE TO BE LEFT IN PLACE. THE CONTRACTOR IS TO PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING THE EXCAVATING AND BACKFILLING OPERATIONS. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED UTILITIES BE FOUND, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.
8) OSHA REGULATIONS MAKE IT UNLAWFUL TO OPERATE CRANES, BOOMS, HOISTS, ETC. WITHIN TEN FEET (10') OF ANY ELECTRIC LINE. IF THE CONTRACTOR MUST OPERATE CLOSER THAN 10', THE CONTRACTOR MUST CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS BEFORE ENCROACHING ON THIS REQUIREMENT.
9) IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLANS, APPROVALS, AND DETAILS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL THE SITE CONDITIONS IN THE FIELD AND CONTACT THE DESIGN ENGINEER IF THERE ARE ANY DISCREPANCIES REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT AN APPROPRIATE REVISION CAN BE MADE PRIOR TO BIDDING.
10) THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF THE BUILDING AREA. BUILDING AND DRIVEWAYS SHOWN ARE CONCEPTUAL. ALL SITE DIMENSIONS ARE REFERENCED TO PROPERTY LINES, THE FACE OF CURBS, OUTSIDE FACE OF WALLS, OR EDGE OF PAVING UNLESS OTHERWISE NOTED.
11) ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED IN WRITING BY THE OWNER, DESIGN ENGINEER, AND APPROPRIATE GOVERNMENTAL AGENCY PRIOR TO INSTALLATION.
12) THE CONTRACTOR SHALL RESTORE ALL UTILITY STRUCTURES, PIPE, UTILITIES, PAVEMENT, CURBS, SIDEWALKS, AND LANDSCAPED AREAS DISTURBED BY CONSTRUCTION TO AS GOOD AS BEFORE BEING DISTURBED AS DETERMINED BY CITY CODE ENFORCEMENT OFFICIALS. ANY DAMAGES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
13) ALL EXCAVATION SHALL BE BACKFILLED TO EXISTING GRADE BEFORE THE END OF THE DAY OR ADEQUATELY PROTECTED FROM DANGER TO HUMANS AND ANIMALS.
14) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE OWNER WILL PROVIDE A BENCH MARK AT THE CONSTRUCTION SITE FROM WHICH TO BEGIN LAYOUT.
15) THE CONTRACTOR SHALL GUARANTEE THE FAITHFUL REMEDY OF ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP AND GUARANTEES PAYMENT FOR ANY RESULTING DAMAGE WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT.
16) THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.
17) A PRE-CONSTRUCTION CONFERENCE WITH THE OWNER, DESIGNERS, TOWN OFFICIALS AND CONTRACTOR SHALL BE REQUIRED BEFORE ANY CONSTRUCTION OCCURS ON THE PROJECT. DURING CONSTRUCTION THERE SHALL BE WEEKLY PROGRESS MEETINGS WITH THE OWNER (ON SITE OR TELECONFERENCE) UNTIL PROJECT COMPLETION.
18) PROPER IMPLEMENTATION AND MAINTENANCE OF EROSION CONTROL MEASURES ARE OF PARAMOUNT IMPORTANCE FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ONSITE INSPECTIONS OF THE OWNER, THEIR REPRESENTATIVES, OR STATE/LOCAL/ FEDERAL INSPECTORS AT NO ADDITIONAL COST TO THE OWNER.

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
●	IRON PIN/ROD/PIPE FOUND/SET	○
■	GRANITE MONUMENT FOUND/SET	□
	STREET LINE	
	LOT SETBACKS	
	BM	
	ABUTTER LINE	
	SIGN	
	WETLANDS	
	EDGE OF ROAD/TRAVELED WAY	
TP 69	SOIL TEST PIT	TP 69
101	CONTOUR	101
327x60 x 327.6	SPOT GRADE	327x60 x 327.6
GAS	GAS SHUT-OFF	
UP	UTILITY POLE	
OE	OVERHEAD ELECTRICAL	OE
UE&T	UNDERGROUND ELECTRICAL	UE&T
T	ELECTRICAL TRANSFORMER	T
	FIRE HYDRANT	
8"-W	WATER LINE	8"-W
WG	WATER GATE	
12" S	SEWER LINE	12" S
S	SEWER MANHOLE	S
	DRAINAGE MANHOLE	D
	CATCH BASIN	
UD/SD	UNDERDRAIN/STORMDRAIN	UD/SD
UD	UNDERDRAIN	UD
SF	SILT FENCE	SF
	TEMP. STONE CHECK DAM	
	GRADING AND FLOW DIRECTION	
	HAY BALES	
	EROSION CONTROL BLANKET	
	STORMWATER BOUNDARY	
	STORMWATER FLOW (Tc)	
	FACE OF LEDGE OUTCROP	
	DECIDUOUS TREE	
	TREE LINE	
	SITE LIGHTING	
	STONE WALL	

GRAPHIC SCALE
20 0 20 40
1 inch = 20 ft.

SITE INVENTORY, ANALYSIS, AND SKETCH PLAN

TRILLIUM ENGINEERING GROUP
189 MAIN STREET SUITE 200
YARMOUTH, ME 04096

CLIENT:
LWS DEVELOPMENT LLC
PO BOX 7589
PORTLAND, ME 04112

STATE OF MAINE · ERIC DUBE No. 12630 · PROFESSIONAL ENGINEER · LICENSED

FREEPORT VILLAGE APARTMENTS — FREEPORT, MAINE
22 MAIN STREET
PROPOSED BUILDINGS

ISSUED

No.	DESCRIPTION	DR. BY	CKD. BY	DATE
A	ISSUED FOR CONCEPT PLAN REVIEW	ED	ED	06-24-22
B	ISSUED FOR CONCEPT PLAN REVIEW	ED	ED	08-31-22
C	ISSUED FOR SITE PLAN REVIEW	ED	ED	10-25-22
D	ISSUED FOR FINAL SITE PLAN REVIEW	ED	ED	01-04-23
E	REVISED PER REVIEW COMMENTS	AJC	ED	02-09-23

SHEET TITLE:
SITE INVENTORY, ANALYSIS, AND SKETCHPLAN

DESIGNED:	ED
DRAWN:	ED/AC
DATE:	04-20-22
PROJECT NUMBER:	22-102

SIA-1

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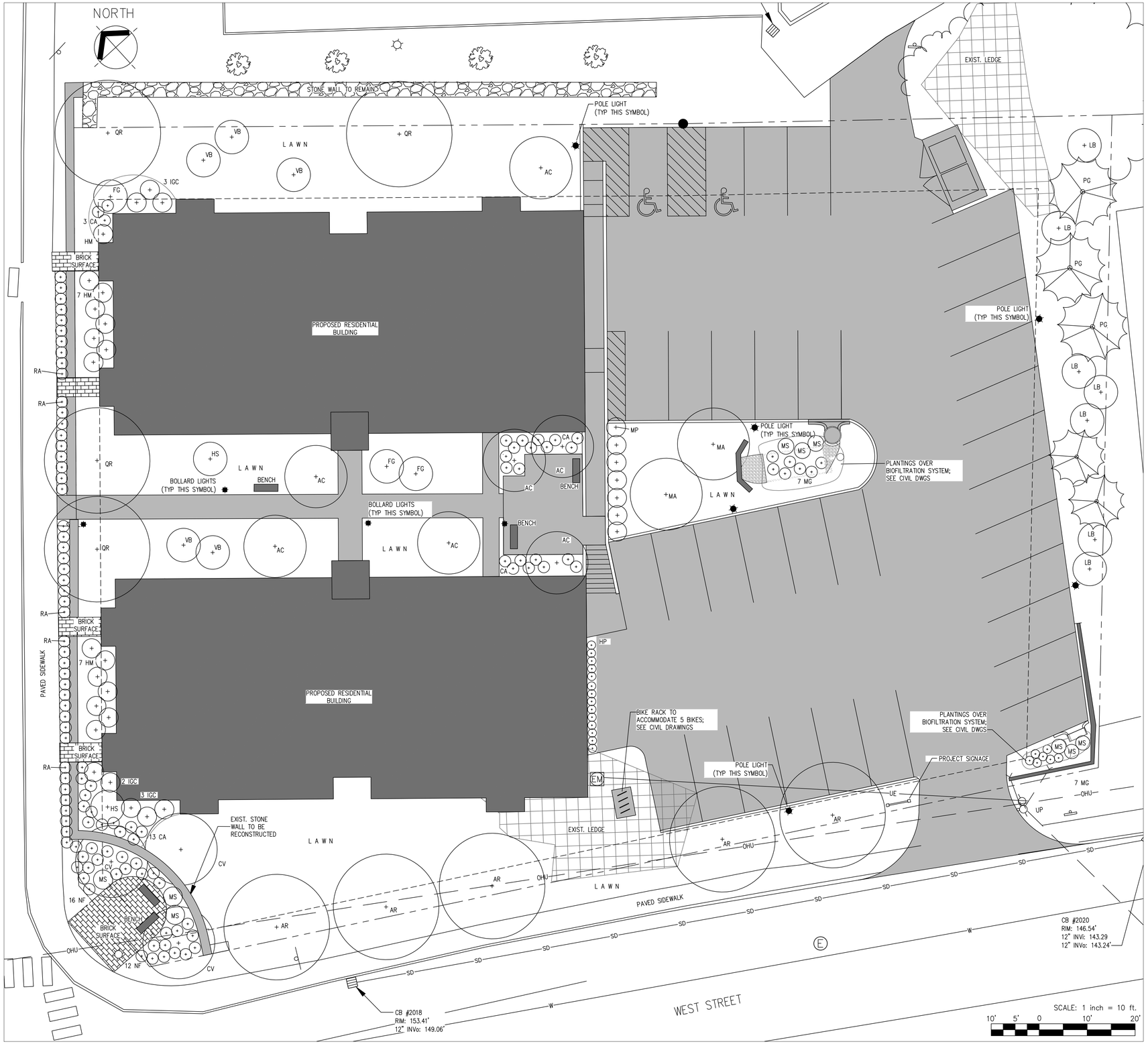


PROPOSED LANDSCAPE PLAN

PLANT SCHEDULE

QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE
7	AC	AMELANCHIER GRAND. 'AUTUMN BRILLIANCE'	SHADBLOW/SERVICEBERRY	5–6'/MULTI.
5	AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2–2.5" CAL.
36	CA	CLETHRA ALNIFOLIA '16 CANDLES'	COMPACT SUMMERSWEET	2 GAL.
3	CV	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	2" CAL.
3	FG	FOTHERGILLA GARDENII	DWARF BOTTLEBRUSH BUSH	24–30"
2	HS	HIBISCUS SYRIACUS 'ARDENS'	ARDENS ROSE OF SHARON	4–5'/B&B
15	HM	HYDRANGEA MAC. 'TWIST–N–SHOUT'	TWIST–N–SHOUT HYDRANGEA	3 GAL.
14	HP	HYDRANGEA PETIOLARUS	CLIMBING HYDRANGEA	2 GAL.
8	IGC	ILEX GLABRA 'SHAMROCK'	COMPACT INKBERRY	5 GAL.
7	LB	LINDERA BENZOIN	SPICEBUSH	5 GAL.
2	LL	LARIX LARICINA	AMERICAN LARCH	5–6'/B&B
2	MA	MALUS 'PRAIRIEFIRE'	PRAIRIEFIRE' FLOWERING CRAB	1.75–2" CAL.
14	MG	MYRICA GALE	SWEETGALE	2 GAL.
7	MP	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	30–36"
9	MS	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	3 GAL.
28	NF	NEPETA FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	1.5 GAL.
3	PG	PICEA GLAUCA	WHITE SPRUCE	6–7'/B&B
4	QR	QUERCUS RUBRA	RED OAK	2–2.5" CAL.
45	RA	RHUS AROMATICA 'GRO–LOW'	FRAGRANT SUMAC	2 GAL.
5	VB	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	30–36"/B&B

NOTE: ALL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT

PLANTING NOTES

1. **CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE WORK SHOWN ON THE PLAN. ANY DISCREPANCY BETWEEN THE QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED ON THE PLAN SHALL NOT ENTITLE THE CONTRACTOR TO ADDITIONAL RENUMERATION. ANY DESCREPANCIES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT PRIOR TO ORDERING PLANT MATERIAL.**
2. **PLANT LAYOUT SHALL BE CONFIRMED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.**
3. **ALL MATERIALS SHALL CONFORM TO SPECIFICATIONS OF THE AMERICAN STANDARDS FOR NURSERY STOCK (LATEST EDITION) AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.**
4. **ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS THE ORIGINAL GRADES BEFORE DIGGING.**
5. **THE LANDSCAPE CONTRACTOR SHALL CONTACT DIG-SAFE PRIOR TO PLANT INSTALLATION TO CONFIRM UNDERGROUND UTILITY LOCATIONS.**
6. **NO PLANT MATERIAL SHALL BE INSTALLED UNTIL BED PREPARATION, AND FINISH GRADING HAS BEEN COMPLETED IN THE IMMEDIATE AREA.**
7. **ALL PLANTINGS SHALL BE BACKFILLED WITH A PREPARED TOPSOIL MIX CONSISTING OF LOAM AND COMPOST. ALL PLANTS BEDS AND TREE WELLS SHALL BE SPADE-EDGED AND HAVE A MINIMUM OF 3" OF UNIFORMLY DISTRIBUTED, DARK, SHREDDED BARK MULCH.**
8. **ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. ALL ROOT WRAPPING, WIRE CAGES, AND CONTAINER MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.**
9. **ALL PLANTS SHALL BE INSTALLED AS PER DETAILS AND THE CONTRACT SPECIFICATIONS. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.**
10. **ALL PLANTS SHALL BE WARRANTEED FOR ONE FULL YEAR FROM DATE OF INSTALLATION OR UNTIL FINAL ACCEPTANCE.**
11. **ALL PAVED ROADWAYS AND SIDEWALKS SHALL BE KEPT CLEAN AND FREE OF DEBRIS FOR THE DURATION OF THE PROJECT.**
12. **LOAM SHALL BE SPREAD ON THE SITE TO A DEPTH OF 6" IN AREAS IDENTIFIED FOR NEW LAWN. PROPOSED PLANTING AREAS SHALL RECEIVE LOAM/COMPOST MIXTURE TO A DEPTH OF 8" MINIMUM. THE FINISHED SITE SHALL BE GRADED SMOOTH TO REMOVE ALL RIDGES, SWALES, MOUNDS AND DEPRESSIONS UNLESS OTHERWISE NOTED ON THE PLANS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE ACCORDING TO SPOT GRADES PROVIDED ON THE SITE GRADING AND DRAINAGE PLAN.**
13. **IMPORTED SOIL SHALL BE FREE OF INVASIVE PLANTS/SEEDS AND ANY CHEMICALS OR NOXIOUS MATERIALS, (PFA's, ETC). CONTRACTOR SHALL SUBMIT SOIL TEST RESULTS TO THE CIVIL ENGINEER FOR APPROVAL PRIOR TO IMPORTING OR SPREADING LOAM ON SITE.**
14. **LAWN AREAS IDENTIFIED FOR SEEDING SHALL USE 'PARK MIX' PERMANENT SEED MIX FROM ALLEN, STERLING & LOTHRUP, OR EQUIVALENT.**

ISSUED FOR FINAL SITE PLAN REVIEW

SCALE: 1" = 10'-0"

cowles studio landscape architecture
169 Ocean Street So. Portland, Maine 04106
207.415.4332 www.cowles-studio.com

CLIENT:
LWS DEVELOPMENT LLC
PO BOX 7589
PORTLAND, ME 04112

LICENSED LANDSCAPE ARCHITECT ANTHONY D. COWLES NO. 3309 STATE OF MAINE

FREEPORT VILLAGE APARTMENTS
22 MAIN STREET FREEPORT, MAINE
PROPOSED BUILDING

ISSUED

No.	DESCRIPTION	DR. BY	CKD. BY	DATE
A	ISSUED FOR CONCEPT PLAN REVIEW	ED	ED	06-24-22
B	ISSUED FOR CONCEPT PLAN REVIEW	ED	ED	08-31-22
C	ISSUED FOR SITE PLAN REVIEW	ED	ED	01-25-23
D	ISSUED FOR FINAL SITE PLAN REVIEW	TC	ED	01-25-23
	REVISIONS PER TOWN ENGINEER	TC	ED	02-08-23

SHEET TITLE:

LANDSCAPE PLAN

DESIGNED:	TC
DRAWN:	TC
DATE:	10-20-22
PROJECT NUMBER:	22-102

L-100

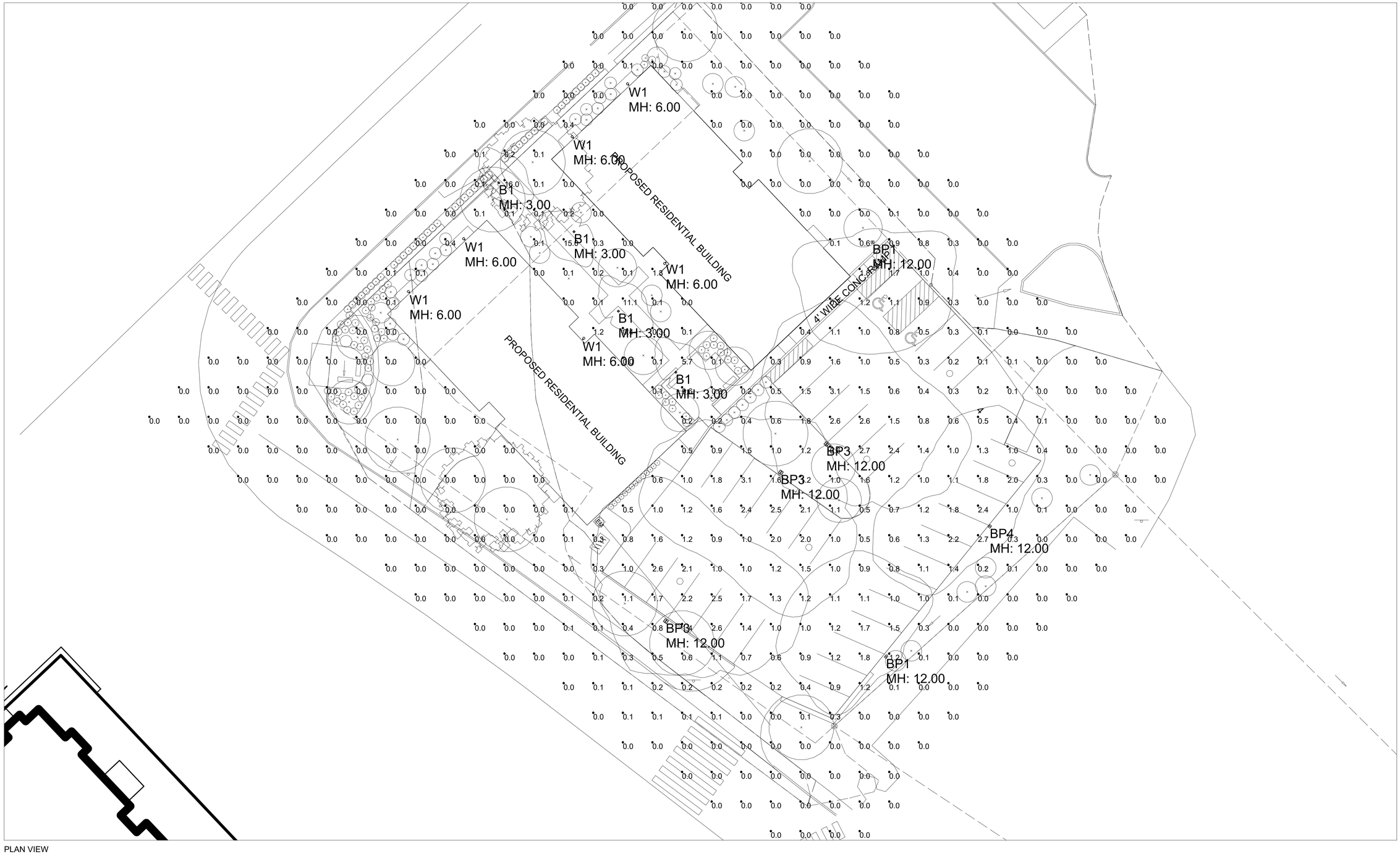
Luminaire Schedule (note fixture catalogue numbers are not complete)

Type	Qty	Lum. Lumens	LLF	Lum. Watts	Description	Mounting Height
B1	4	1375	0.900	21.78	PA7S-CH3HS-12L-020-3K7	3
BP1	2	2031	0.900	27	SLD-24L-27-3K7-4-BC	12
BP3	3	4542	0.900	55	SLD-24L-55-3K7-4W	12
BP4	1	2955	0.900	53.2	SLD-24L-55-3K7-4W-BC	12
W1	6	311	0.900	11	P5622-20 approximate output	6

Calculation Summary

Label	Avg	Max	Min	Avg/Min	Max/Min
site	0.46	16.0	0.0	N.A.	N.A.
parking	1.28	3.1	0.1	12.80	31.00

NOTES:
1) EXACT MOUNTING DETAILS TO BE DETERMINED AT JOBSITE BY OTHERS.
2) CALCULATIONS MAY or MAY NOT SHOW THE EFFECT OF SHADOWING CAUSED BY BUILDINGS AND OBJECTS WITHIN THE CALCULATED SPACE OR IN THE SITE AREA.
3) READINGS SHOWN ARE INITIAL HORIZONTAL FOOTCANDLES ON A FLAT SITE WITHOUT REFLECTIONS OR OBSTRUCTIONS UNLESS OTHERWISE INDICATED.
4) THIS CALCULATION IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO SWANEY LIGHTING ASSOCIATES AND STANDARD ASSUMPTIONS OF THE SPACE AND/OR SITE.
5) CONFORMANCE TO CODES AND OTHER LOCAL REQUIREMENTS AS DETERMINED BY THE AHJ ARE THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.
6) THIS LAYOUT DRAWING MUST BE COORDINATED WITH THE SITE LOCATION FOR CORRECT FIXTURE ORIENTATION.
7) DOCUMENTS PRINTED OR PLOTTED FROM ELECTRONIC FILES MAY APPEAR AT OTHER THAN THE DESIRED OR ASSUMED GRAPHIC SCALES. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THAT THE PRINTED OR PLOTTED-TO-SCALE DRAWING IS PRINTED TO SCALE.



PLAN VIEW

TITLE
FREEPORT VILLAGE APARTMENTS
MAIN STREET
SITE LIGHTING LIGHTING LAYOUT

site ltg 1-23-23.AGI

GENERATED BY SWANEY LIGHTING, SCARBOROUGH ME - 207-883-7100 - swaneylighting.com

Date:1/24/2023

GENERATED FOR:
COWLES STUDIO

SCALE NOT TO SCALE

Page 1 of 1

SWANEY LIGHTING ASSOCIATES, INC.

NOTICE: THIS DRAWING IS THE EXCLUSIVE PROPERTY OF SWANEY LIGHTING ASSOCIATES. ITS ACCEPTANCE CONSTITUTES AN AGREEMENT THAT THE DRAWING WILL BE TREATED AS CONFIDENTIAL. THIS DRAWING IS TO BE USED FOR NO PURPOSE OTHER THAN AS DETAILED IN WRITING BY SWANEY LIGHTING ASSOCIATES, AND IS TO BE RETURNED UPON REQUEST AND IS NOT TO BE COMMUNICATED, DISCLOSED OR COPIED; EXCEPT AS EXPRESSLY AUTHORIZED IN WRITING BY SWANEY LIGHTING ASSOCIATES.
NOTICE: THE LAYOUT OF THIS LIGHTING LAYOUT IS TO SUGGEST THE BEST UTILIZATION OF LIGHTING FIXTURES INCLUDED IN THIS DRAWING. IT IS PROVIDED USING FIXTURE PHOTOMETRICS SUPPLIED BY THE MANUFACTURER. ANY VARIATION IN FIXTURE PERFORMANCE FROM PERFORMANCE SHOWN IN IES FILE IS NOT THE RESPONSIBILITY OF THE MANUFACTURER. IT'S USE FOR ANY OTHER PURPOSE IS NOT AUTHORIZED BY SWANEY LIGHTING ASSOCIATES.