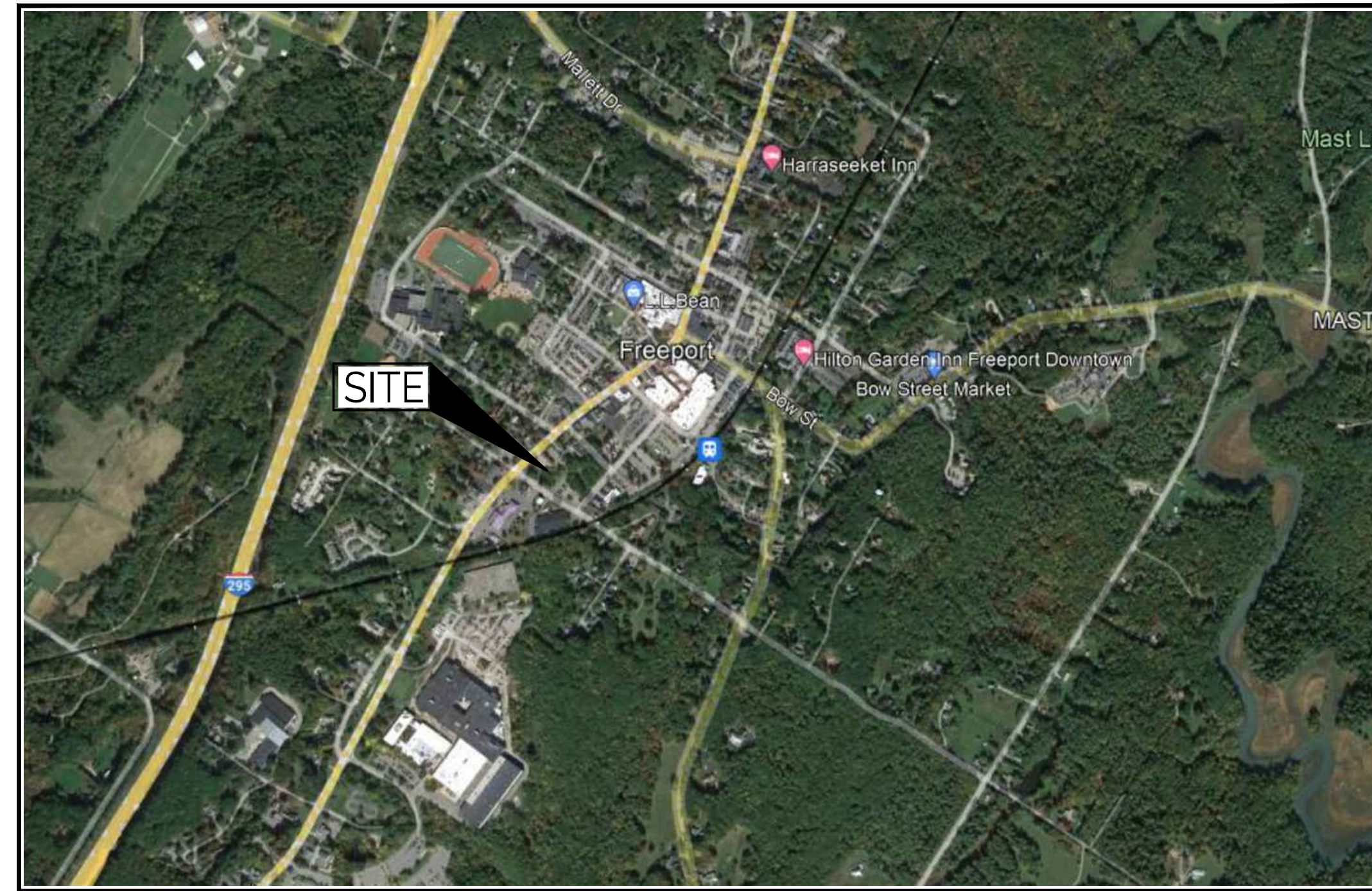


# FREEPORT VILLAGE APARTMENTS

22 MAIN ST, FREEPORT ME  
OCTOBER 26, 2022



LOCUS MAP  
NOT TO SCALE

## DRAWING LIST

C100	EXISTING SITE PLAN
C101	PROPOSED GRADING & DRAINAGE PLAN
C102	PRE-DEVELOPMENT WATERSHED PLAN
C103	POST-DEVELOPMENT WATERSHED PLAN
C200	SITE DETAILS
C201	SITE DETAILS
C300	EROSION CONTROL DETAILS
L-100	PRELIMINARY LANDSCAPE PLAN
ARCH	PRELIMINARY DESIGN REVIEW PRESENTATION

## OWNER:

LWS DEVELOPMENT, LLC  
PAUL PECK  
PO BOX 7589  
PORTLAND, ME 04111

## CONSULTANTS:

TRILLIUM ENGINEERING GROUP  
18g MAIN STREET  
YARMOUTH, ME 04096

CALEB JOHNSON STUDIO  
110 EXCHANGE STREET  
PORTLAND, ME 04101



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

PRELIMINARY  
NOT FOR CONSTRUCTION

FREEPORT VILLAGE APARTMENTS  
22 MAIN STREET  
FREEPORT, MAINE

PROPOSED BUILDING

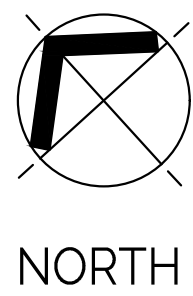
No.	DESCRIPTION	ISSUED		CHKD		DATE	
		DR	BY	BY	ED	BY	ED
A	ISSUED FOR CONCEPT PLAN REVIEW						05-24-22
B	ISSUED FOR CONCEPT PLAN REVIEW						08-31-22
C	ISSUED FOR SITE PLAN REVIEW						10-25-22

SHEET TITLE:

COVER SHEET

DESIGNED: DL  
DRAWN: DL  
DATE: 04-20-22  
PROJECT NUMBER: 22-102

Co



**GENERAL NOTES**

- BOUNDARY AND TOPOGRAPHY INFO. TAKEN FROM SEBAGO TECHNICS SURVEY DATED 12/02/13.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 BEING DEMAND BY CITY CODE ENFORCEMENT OFFICIALS. ANY DAMAGES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXCAVATION SHALL BE BACKFILLED TO EXISTING GRADE BEFORE THE END OF THE DAY OR ADEQUATELY PROTECTED FROM DANGER TO HUMANS AND ANIMALS.
- 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.
- THE CONTRACTOR SHALL GUARANTEE THE FAITHFUL REMEDY OF ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP AND GUARANTEE PAYMENT FOR ANY RESULTING DAMAGE WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.
- 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.
- 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.

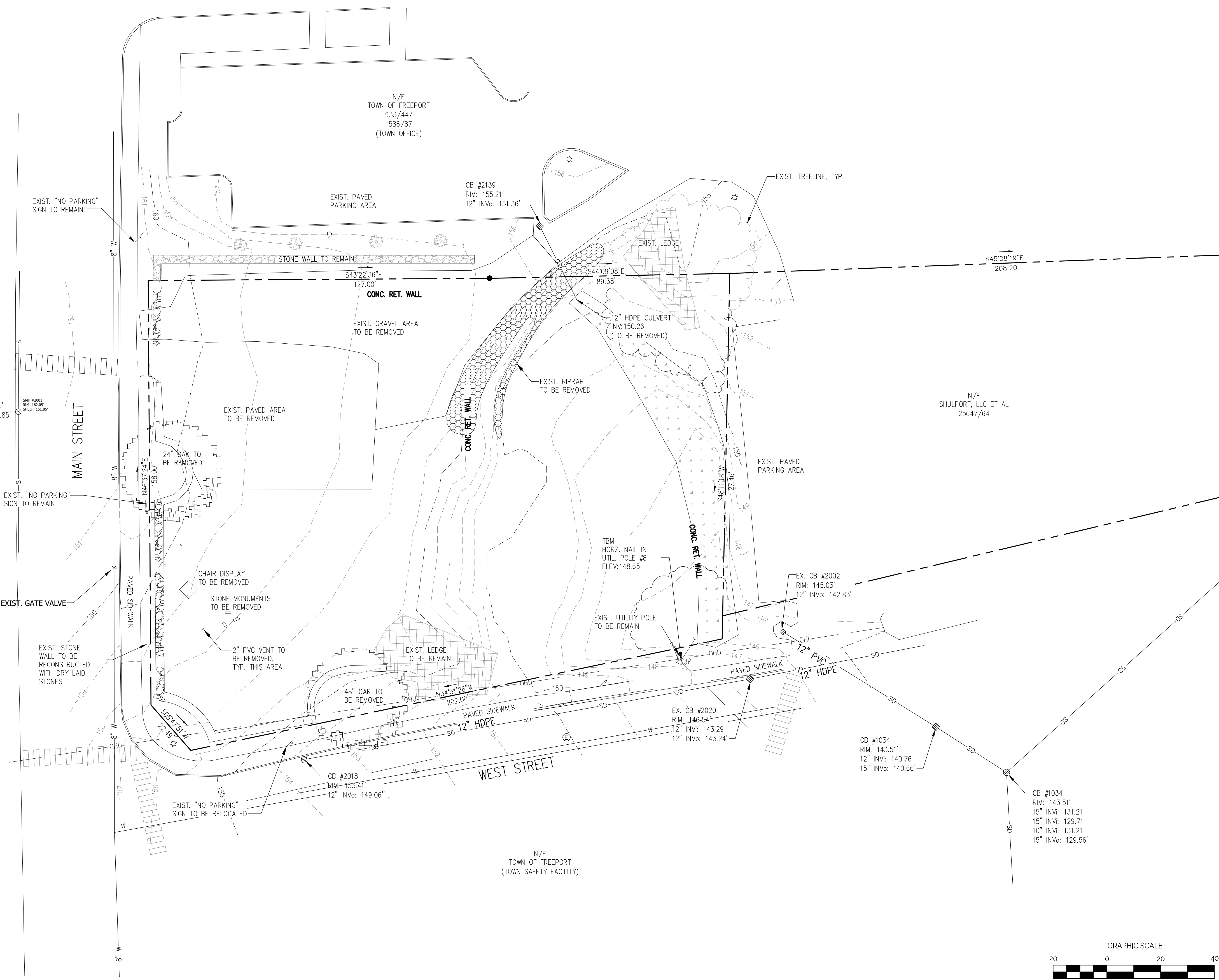


CLIENT:  
**LWS DEVELOPMENT LLC**  
PO BOX 7589  
PORTLAND, ME 04112

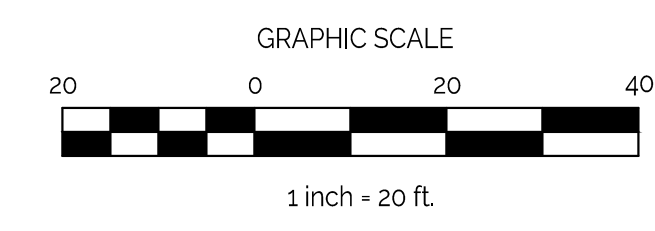
PRELIMINARY  
NOT FOR CONSTRUCTION

FREEPORT VILLAGE APARTMENTS  
 22 MAIN STREET  
 FREEPORT, MAINE

PROPOSED BUILDING



LEGEND		
EXISTING	DESCRIPTION	PROPOSED
□	GRANITE MONUMENT - 3' OFFSET	■
○ PF	IRON PIN FOUND/SET	○ PS
○ IRF	IRON ROD FOUND	
○ CRF	CAPPED IRON ROD FOUND	
○ DHF	DRILL HOLE FOUND	
□ MON	GRANITE MONUMENT FOUND	
---	STREET LINE	---
---	LOT SETBACKS	---
---	PROPERTY LINE	---
---	ABUTTOR LINE	---
---	"NO CUT" BUFFER	---
---	WETLANDS	---
---	EDGE OF ROAD/TRAVELLED WAY	---
○ SP 69	SOIL TEST PIT	○ SP 69
---	CONTOUR	---
327x60 x 327.6	SPOT GRADE	327x60 x 327.6
○ GAS	GAS SHUT-OFF	○ GAS
○ UP	UTILITY POLE	○ UP
---	OVERHEAD ELECTRICAL	---
---	UNDERGROUND ELECTRICAL	---
□	ELECTRICAL TRANSFORMER	□
○	FIRE HYDRANT	○
8"-W 8"-W	WATER LINE	8"-W 8"-W
12"-S	SEWER LINE	12"-S
○ SMH	SEWER MANHOLE	○ SMH-1
○ DMH	DRAINAGE MANHOLE	○ DMH-1
○ CB	CATCH BASIN	○ CB-1
---	UNDERDRAIN/STORMDRAIN	---
---	UNDERDRAIN	---
---	SILT FENCE	---
---	TEMP. STONE CHECK DAM	---
---	CHAINING AND FLOW DIRECTION	---
---	HAY BALES	---
---	EROSION CONTROL BLANKET	---
---	STORMWATER BOUNDARY	---
---	STORMWATER FLOW (c)	---
---	FACE OF LEDGE OUTCROP	---
○	BIRCH	○
○	MAPLE	○
---	TREE LINE	---
○	SITE LIGHTING (BAYSIDE FIXTURE)	○
---	STONE WALL	---



**EXISTING SITE PLAN**

ISSUED	DESCRIPTION	CHKD.	DATE
A	ISSUED FOR CONCEPT PLAN REVIEW		06-24-22
B	ISSUED FOR CONCEPT PLAN REVIEW		08-31-22
C	ISSUED FOR SITE PLAN REVIEW		10-25-22

SHEET TITLE:  
**EXISTING SITE PLAN**

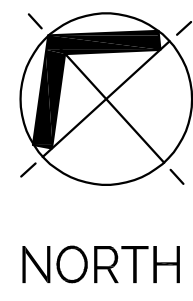
DESIGNED: DL  
DRAWN: DL  
DATE: 04-20-22  
PROJECT NUMBER: 22-102

**C100**

SCALE: 1" = 20'-0"





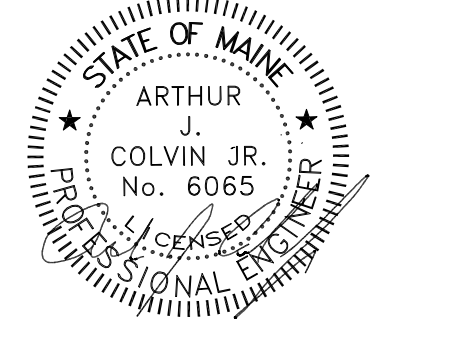


**WATERSHED NOTES:**

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

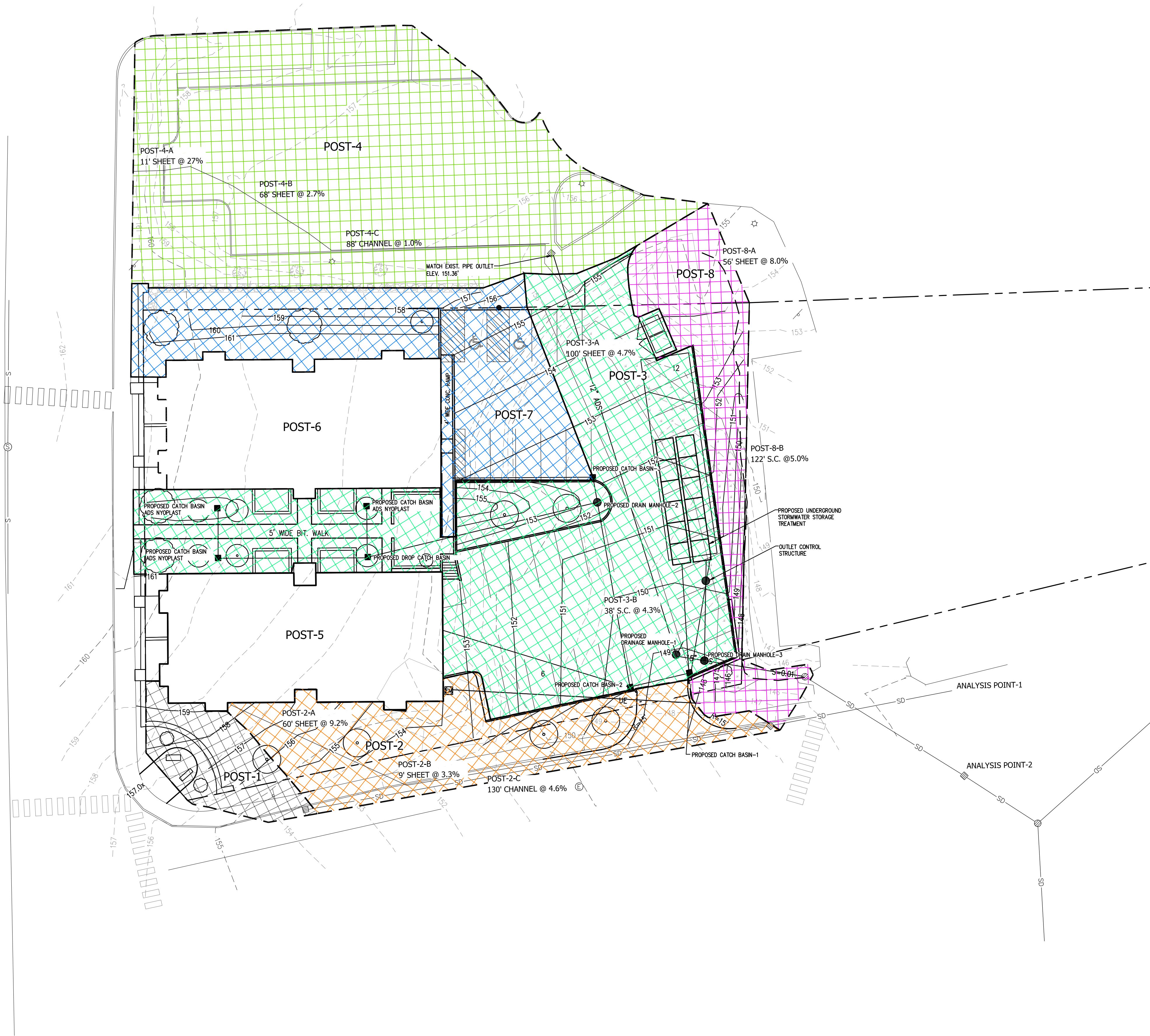


CLIENT:  
LWS DEVELOPMENT  
LLC  
PO BOX 7589  
PORTLAND, ME 04112

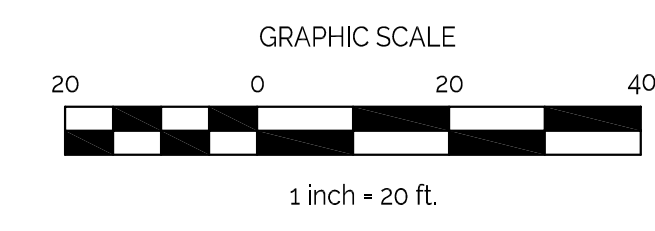


FREEPORT VILLAGE APARTMENTS  
 22 MAIN STREET  
 FREEPORT, MAINE

PROPOSED BUILDING



**POST-DEVELOPMENT WATERSHED PLAN**



SCALE: 1" = 20'-0"

No.	DESCRIPTION	ISSUED	
		DR.	DATE
A	ISSUED FOR CONCEPT PLAN REVIEW	ED	05-24-22
B	ISSUED FOR CONCEPT PLAN REVIEW	ED	05-31-22

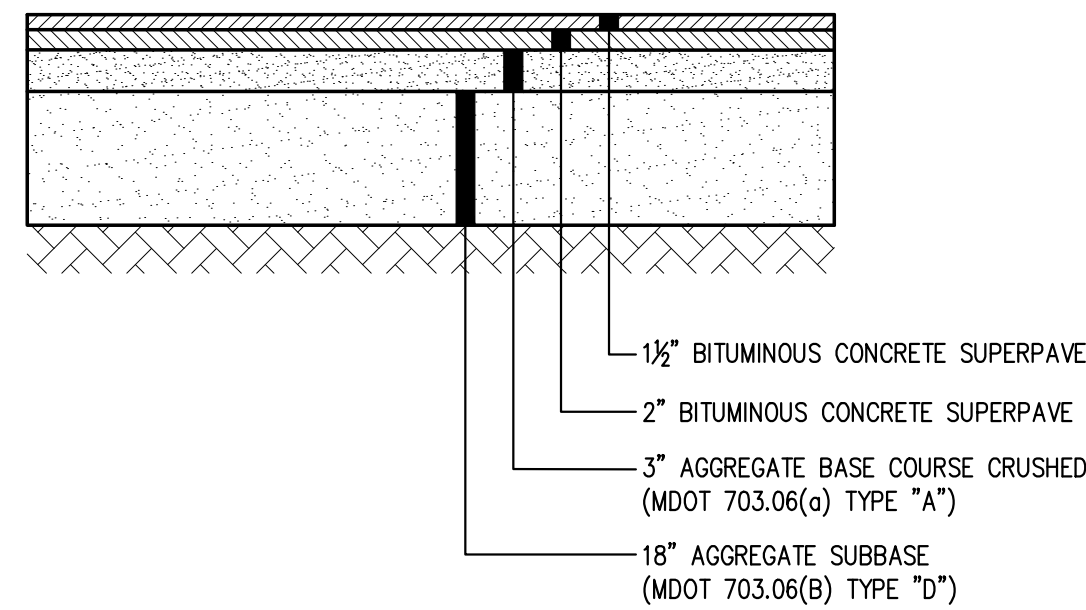
SHEET TITLE:

**POST-DEVELOPMENT WATERSHED PLAN**

DESIGNED: DL  
DRAWN: DL  
DATE: 04-20-22  
PROJECT NUMBER: 22-102

**C103**

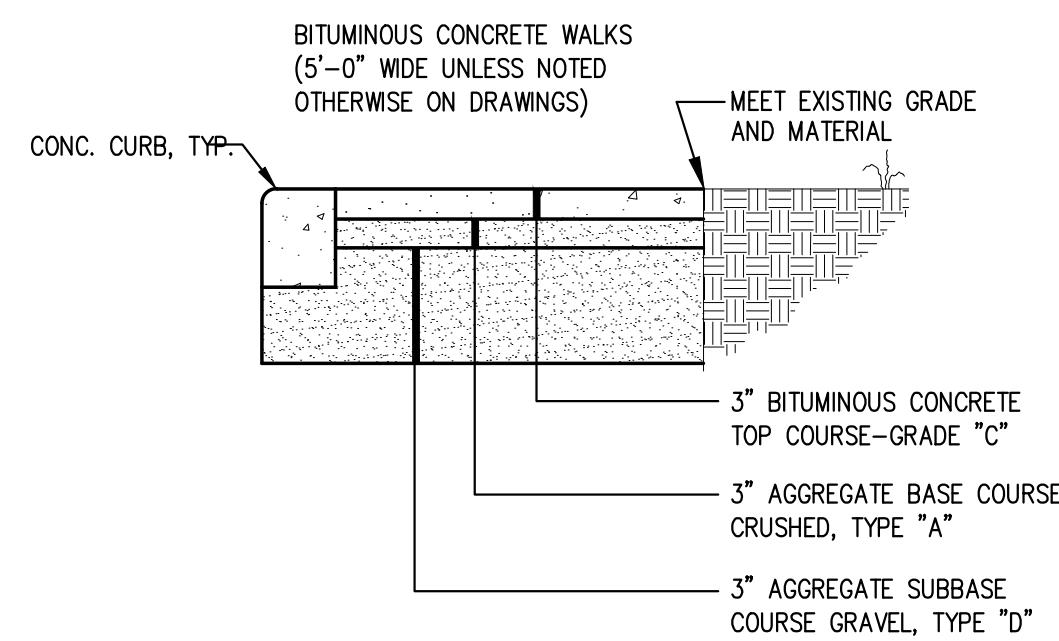
C:\civild\22-102 Freeport Crossing\03 - Dwg\22-102-C103-drain.dwg, 10/26/2022 7:17:35 AM



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.

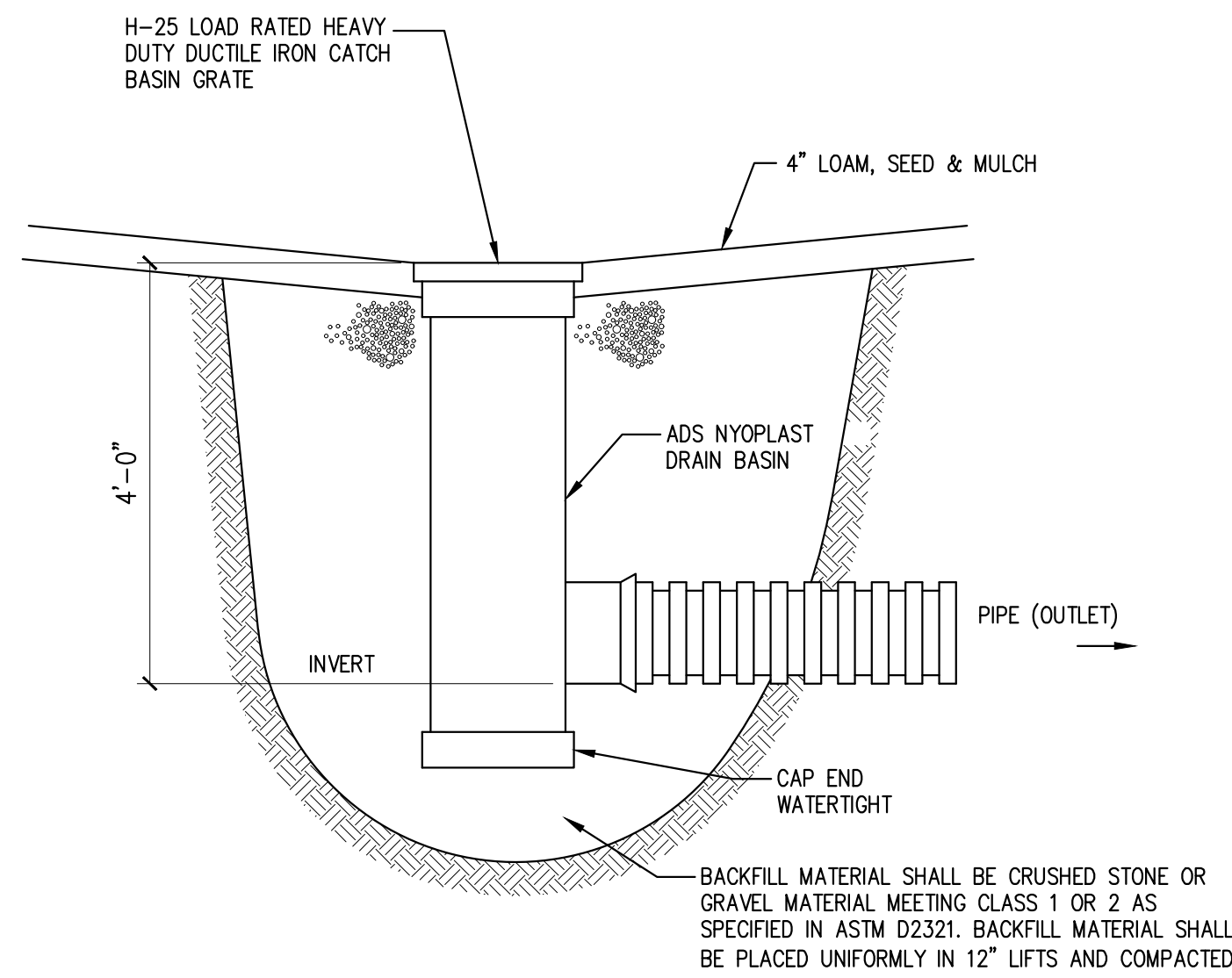
**TYPICAL PARKING LOT SECTION**

SCALE: NTS



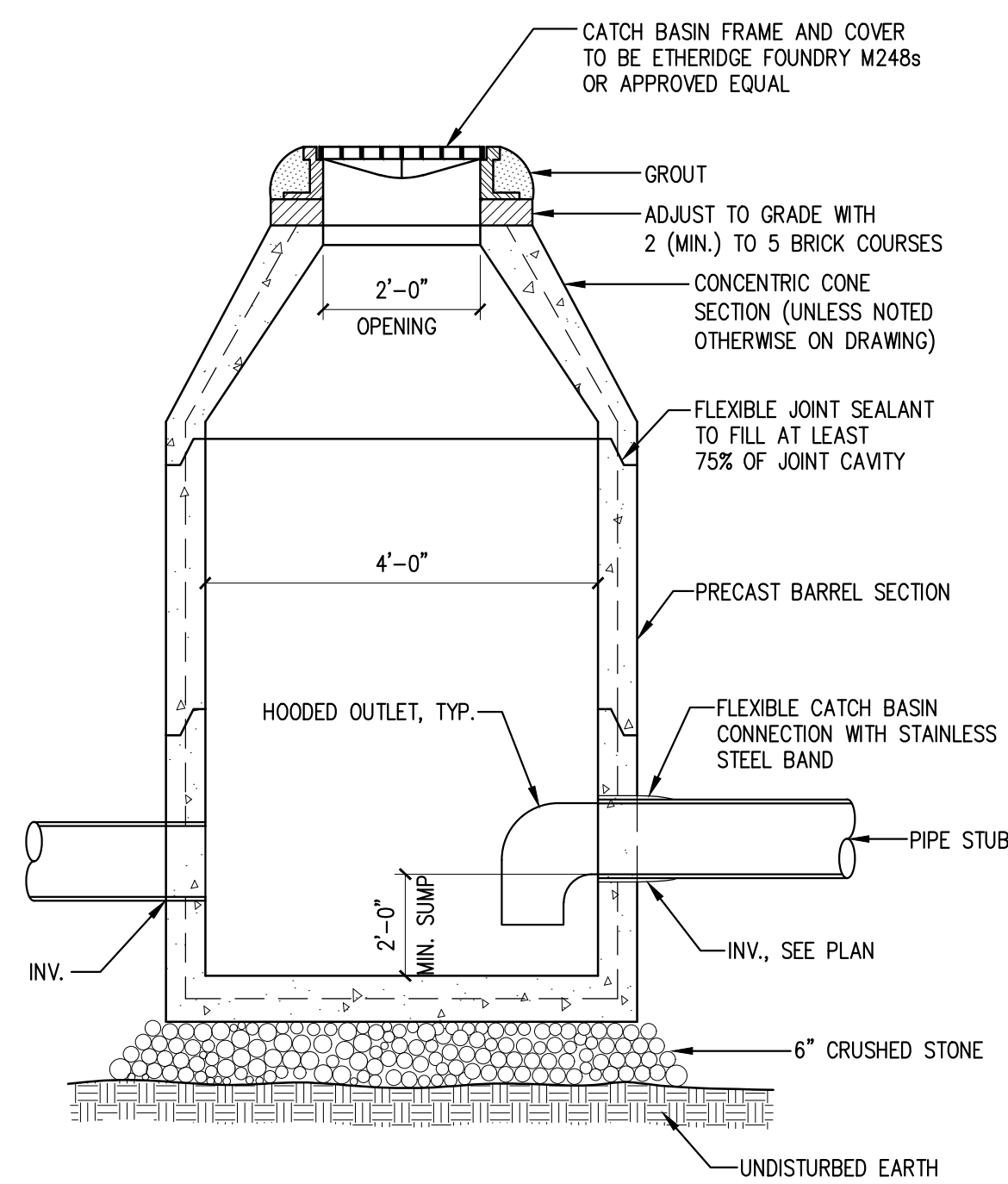
**TYPICAL WALKWAY WITH CURB DETAIL**

SCALE: NTS



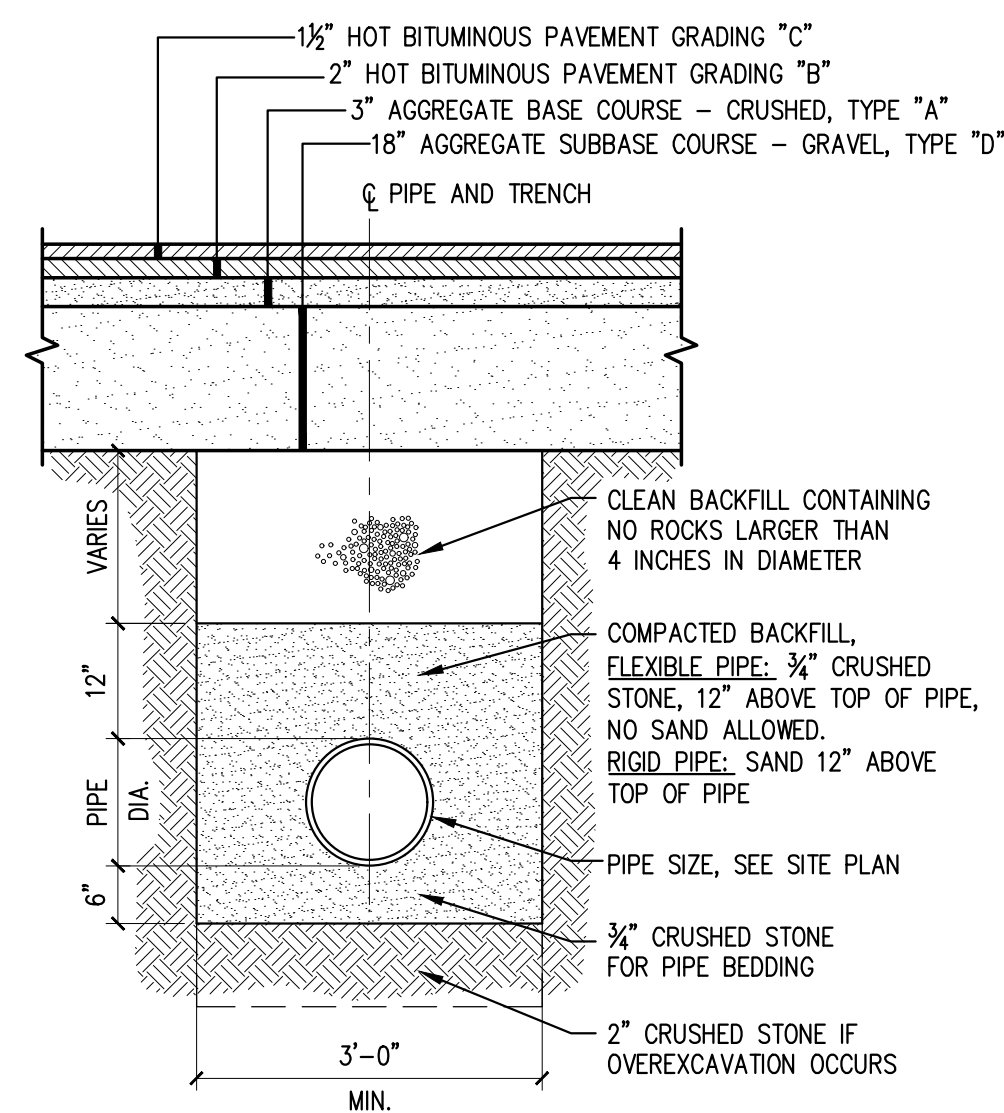
**TYPICAL ADS NYOPLAST BASIN DETAIL**

SCALE: NTS



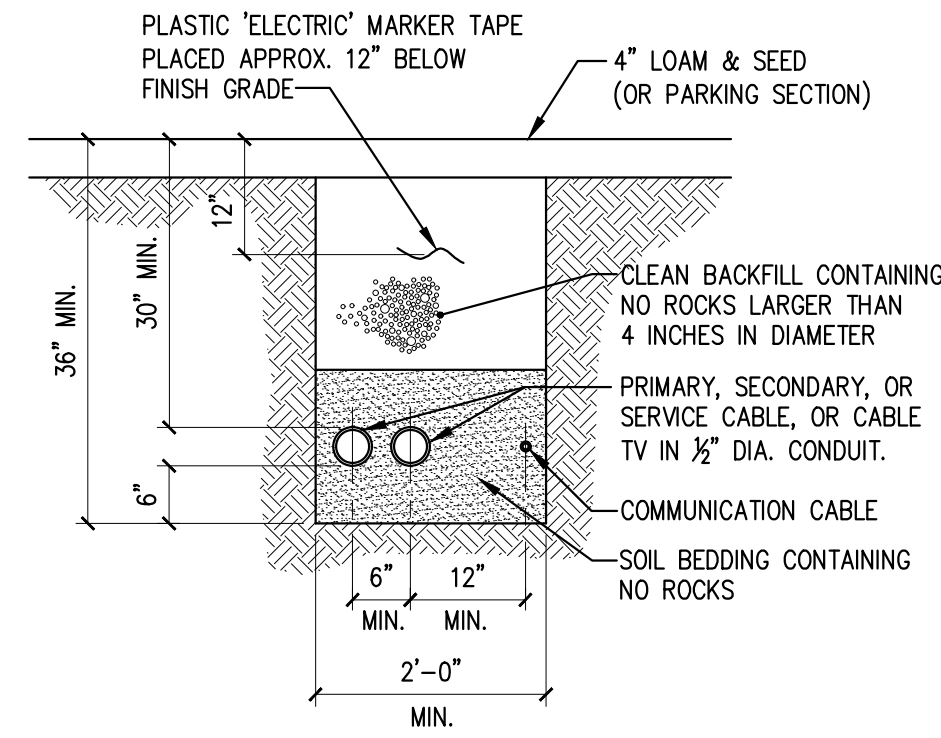
**DRAINAGE MANHOLE DETAIL**

SCALE: NTS



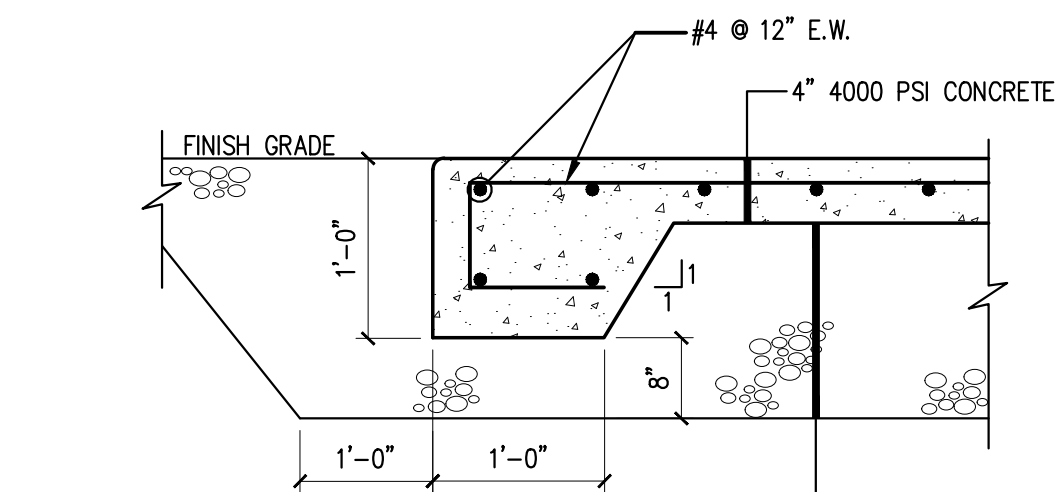
**TYPICAL UNDERGROUND PIPE TRENCH SECTION**

SCALE: NTS



**TYPICAL UNDERGROUND WIRE TRENCH SECTION**

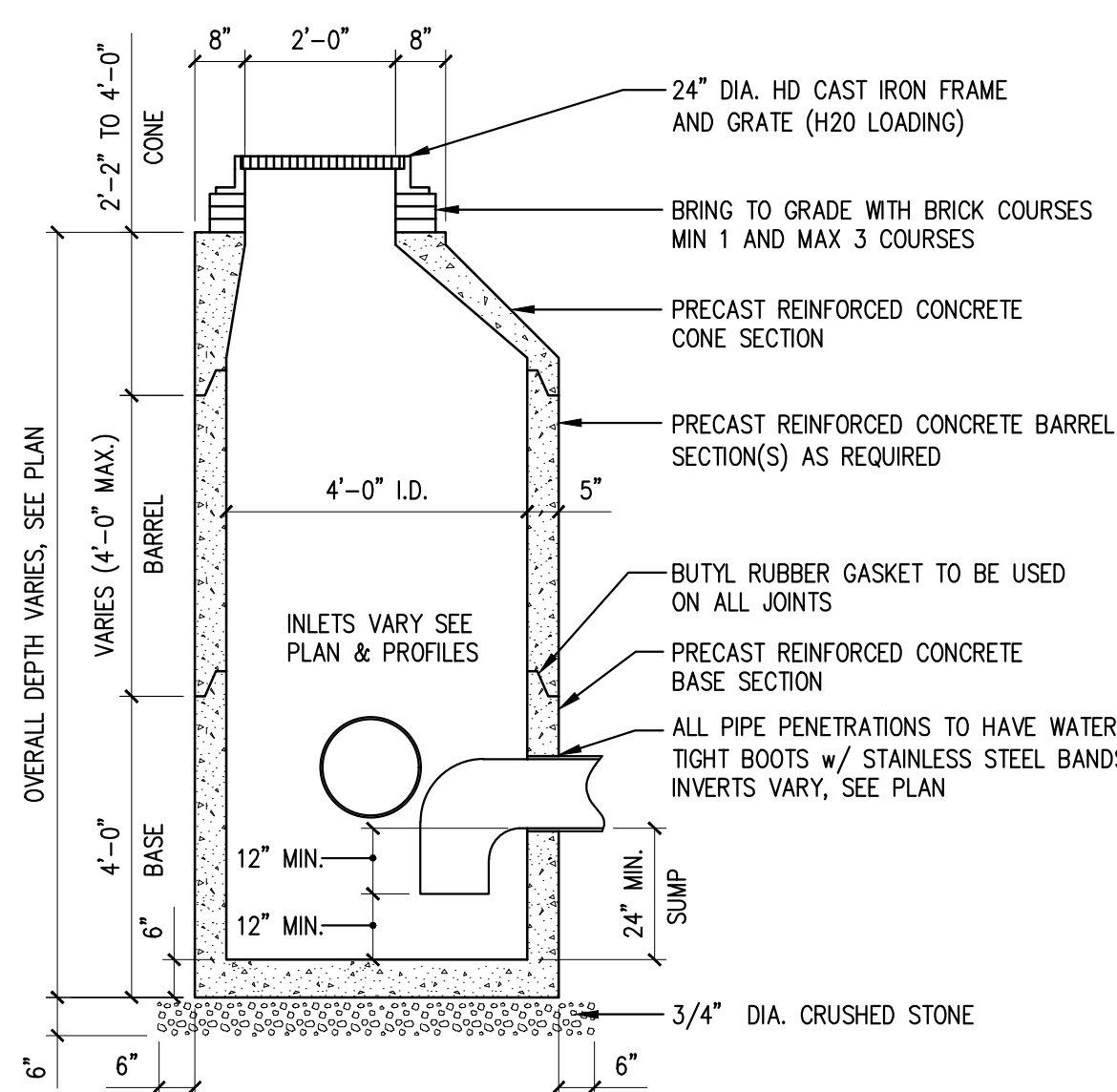
SCALE: NTS



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



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

**CATCH BASIN DETAIL**

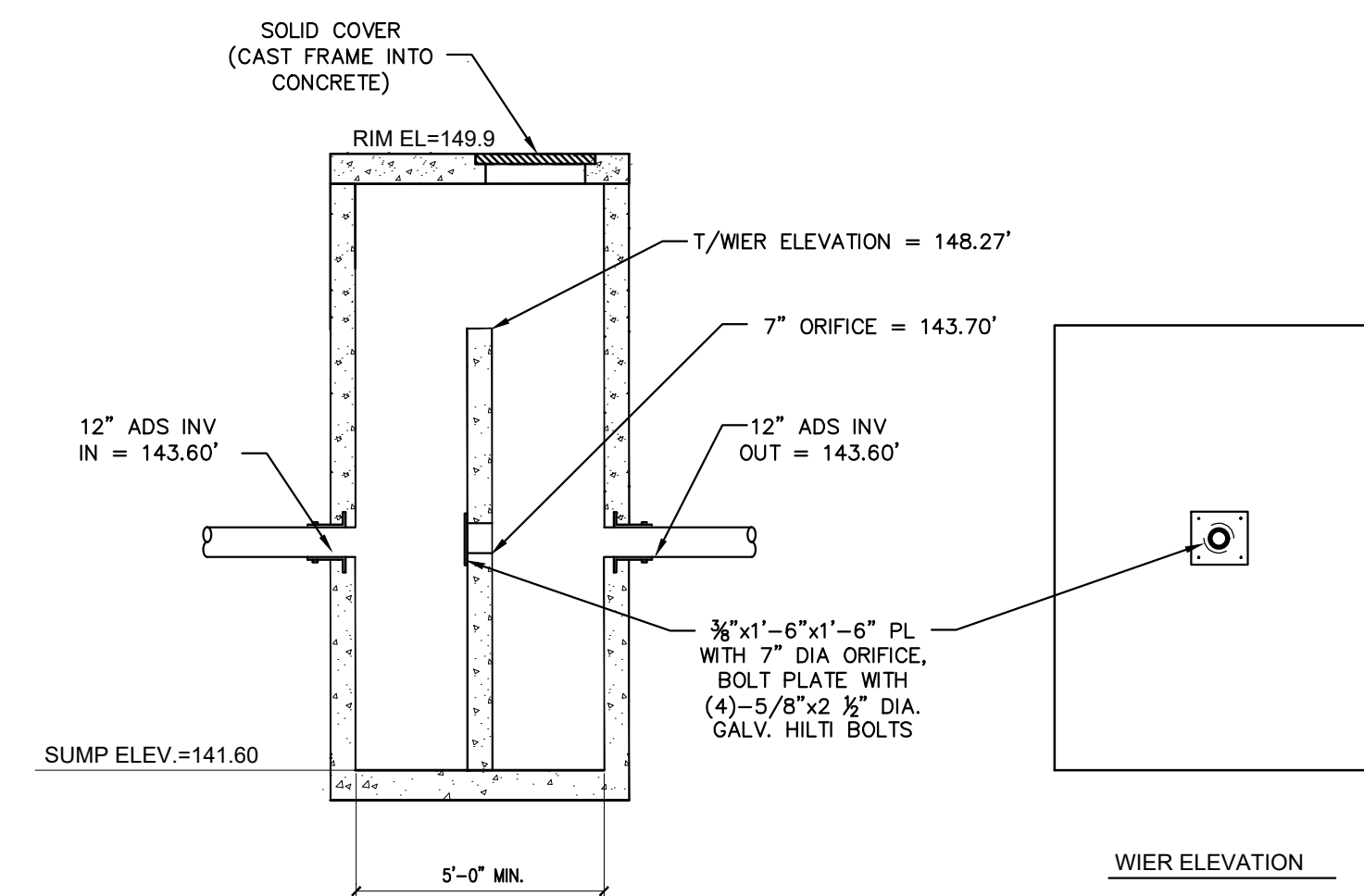
SCALE: NTS

**GENERAL NOTES FOR MANHOLES AND CATCH BASINS**

SCALE: NTS

- 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.
- PRECAST REINFORCED CONE BARREL MANUFACTURED PER ASTM SPEC. C-478-67
- ALL NEW AND EXISTING STRUCTURES THAT ARE WORKED ON MUST BE VACUUM TESTED AFTER COMPLETION.
- ALL MANHOLES SHALL HAVE BITUMINOUS WATERPROOFING APPLIED TO THE EXTERIOR SURFACE.
- 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.
- MANHOLES SHALL BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE.
- ALL PRECAST MANHOLES AND CATCH BASINS SHALL BE IDENTIFIED BY STATION AND OFFSET, PAINTED ON THE SIDE OF THE STRUCTURE BY THE MANUFACTURER.
- STORM AND SEWER MANHOLES SHALL HAVE SOLID COVERS WITH ONE DRILLED PICK HOLE.
- EXISTING MANHOLES, CATCH BASINS, FRAMES, AND COVERS SHALL BE SALVAGED BY THE CONTRACTOR AND REMAIN THE PROPERTY OF THE TOWN.

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.



**OUTLET CONTROL STRUCTURE DETAIL**

SCALE: NTS

PRELIMINARY  
 NOT FOR CONSTRUCTION

FREEPORT VILLAGE APARTMENTS  
 22 MAIN STREET  
 FREEPORT, ME

PROPOSED BUILDING

ISSUED	DESCRIPTION	NO.	DATE	ISSUED FOR SITE PLAN REVIEW	
				BY	ED
		A	10-25-22		

SHEET TITLE:

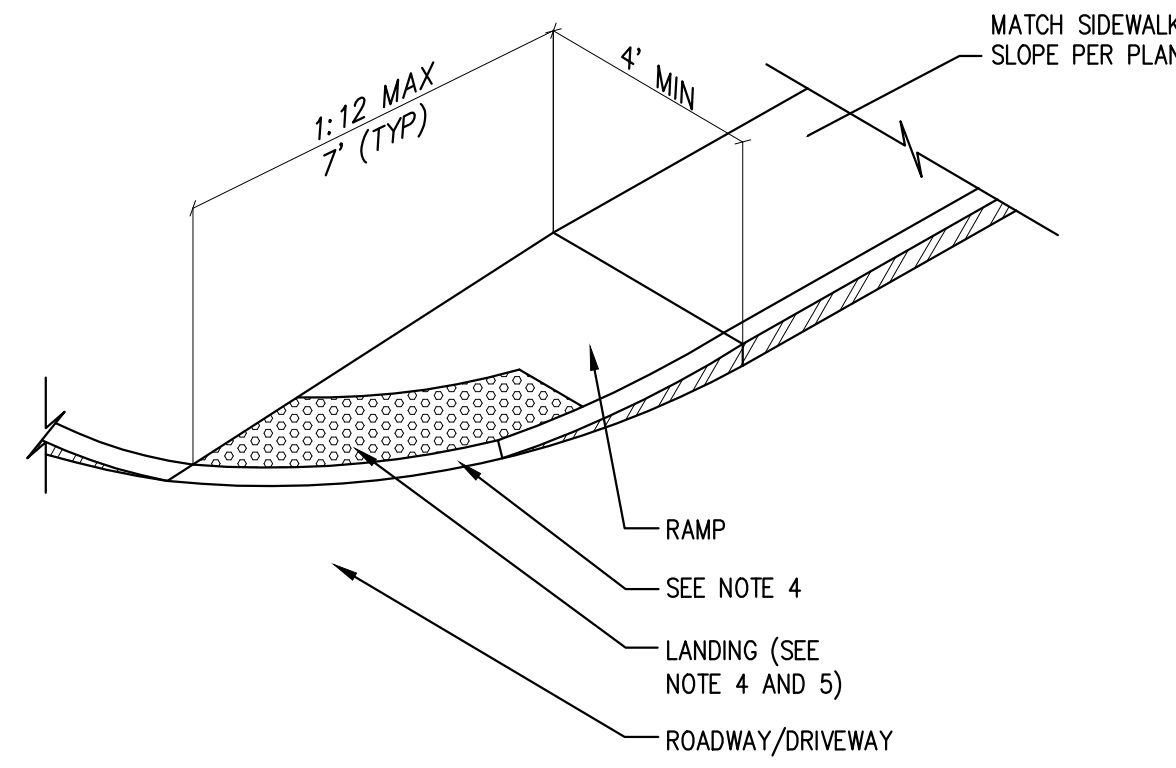
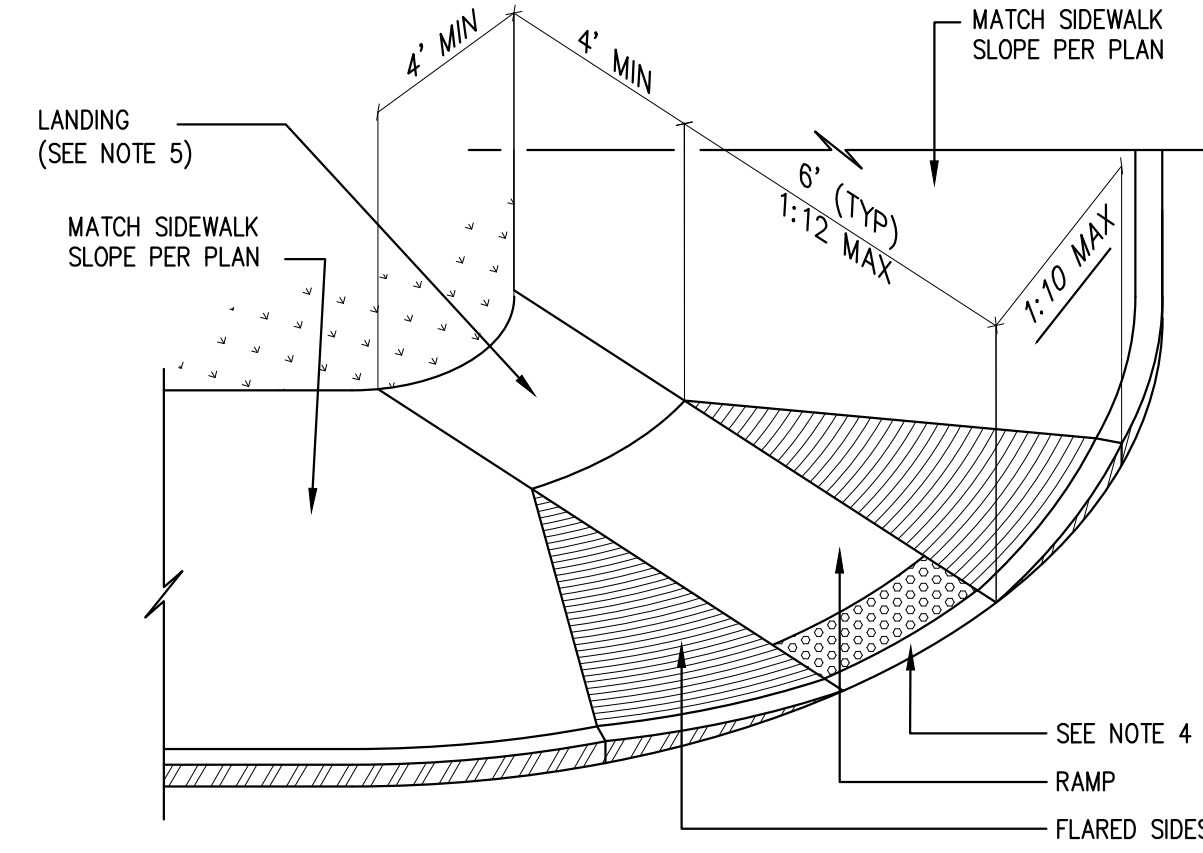
**SITE DETAILS**

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

**C200**

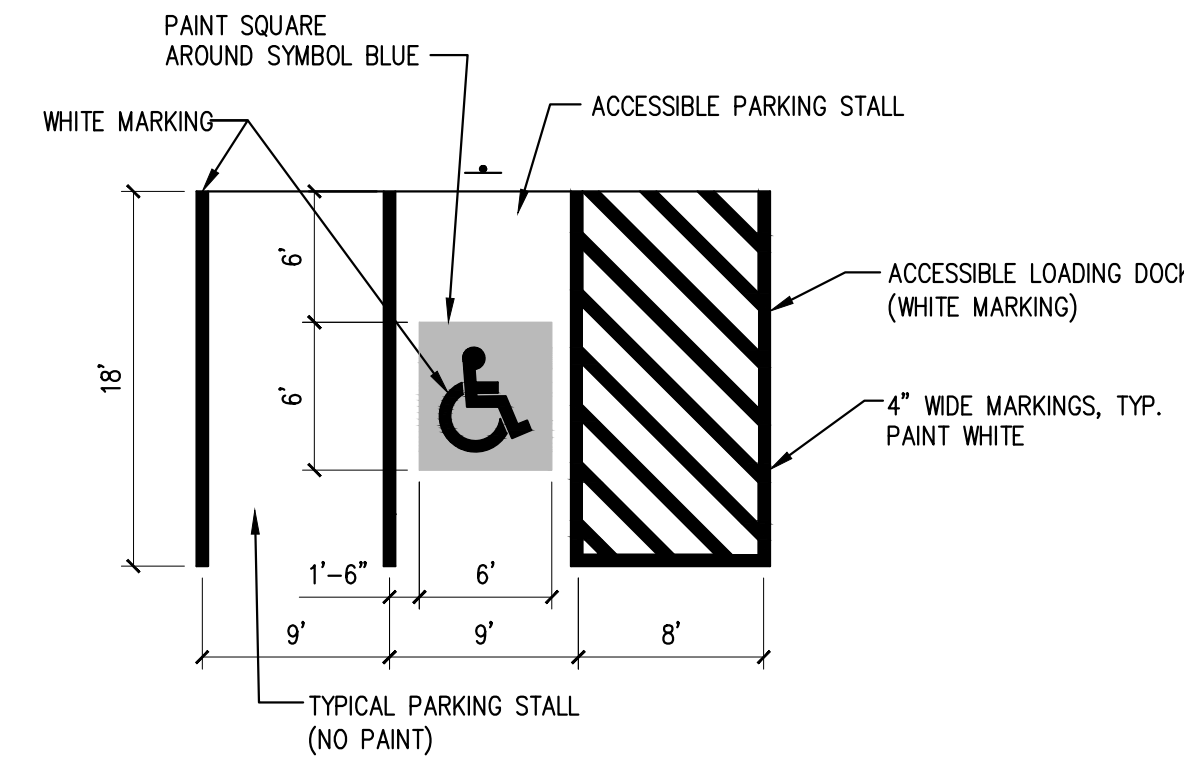
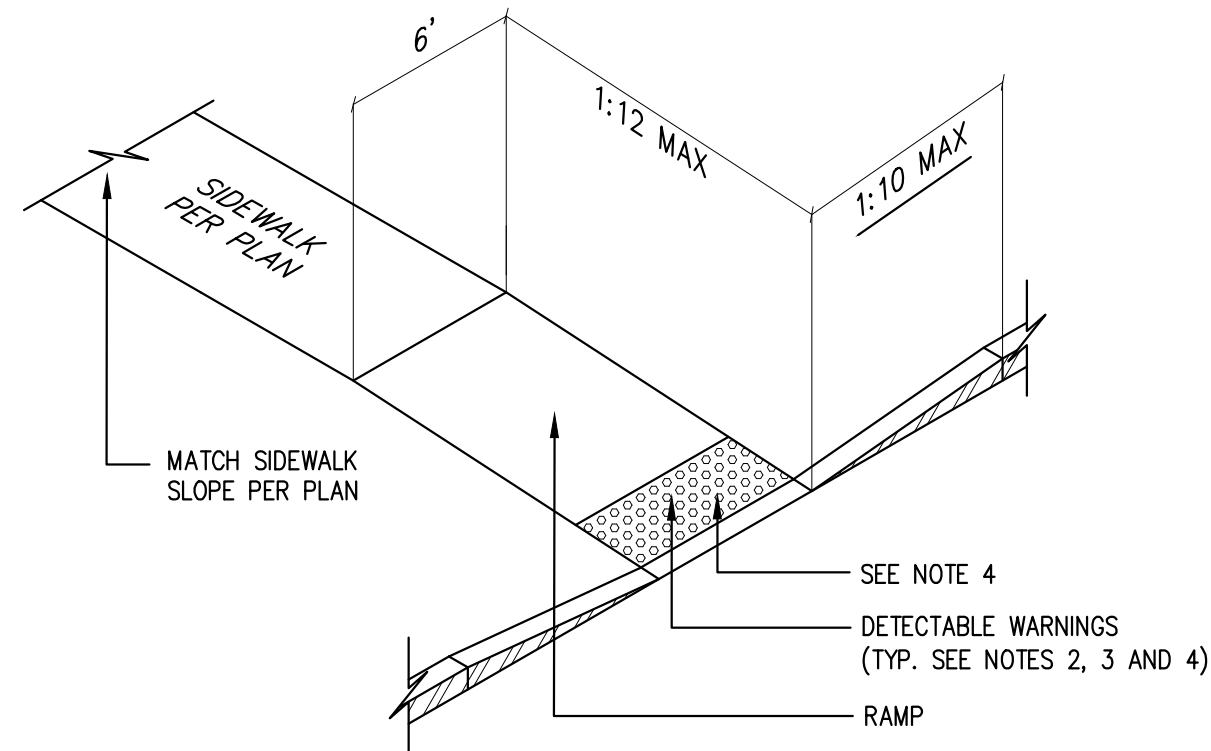
NOTES:

- 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.
- 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.
- 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.
- 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.
- 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.
- ALL ACCESSIBLE ROUTE SLOPES ADJOINING THE LANDING AREA, EXCLUDING THE CURB RAMP, SHALL NOT EXCEED A SLOPE OF 1:20 UNLESS OTHERWISE NOTED.



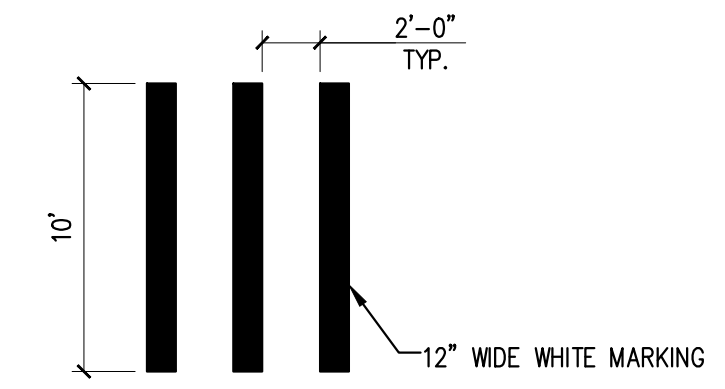
**BARRIER FREE RAMP DETAIL**

SCALE: NTS



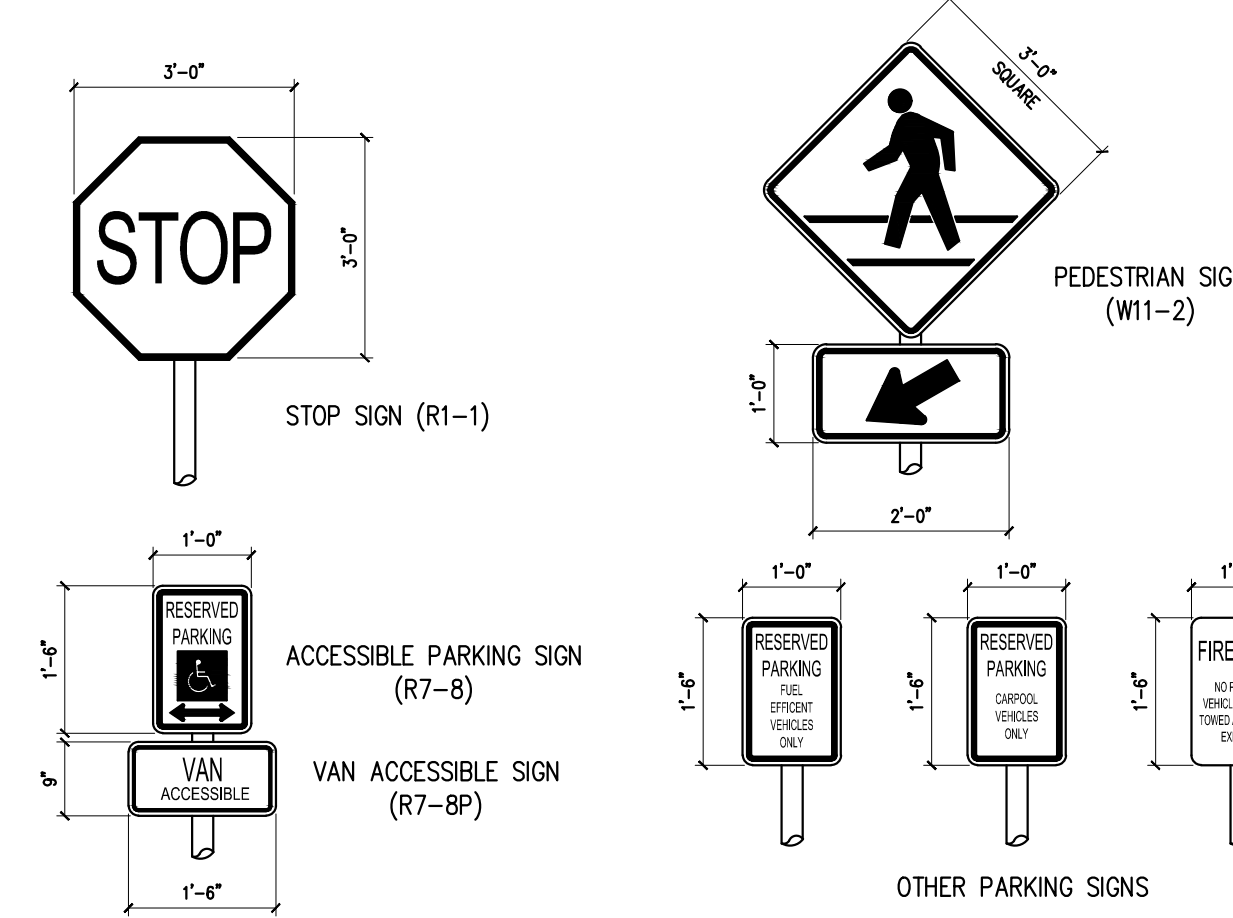
**PARKING STALL DETAILS**

SCALE: NTS



**PAINTED CROSSWALK DETAIL**

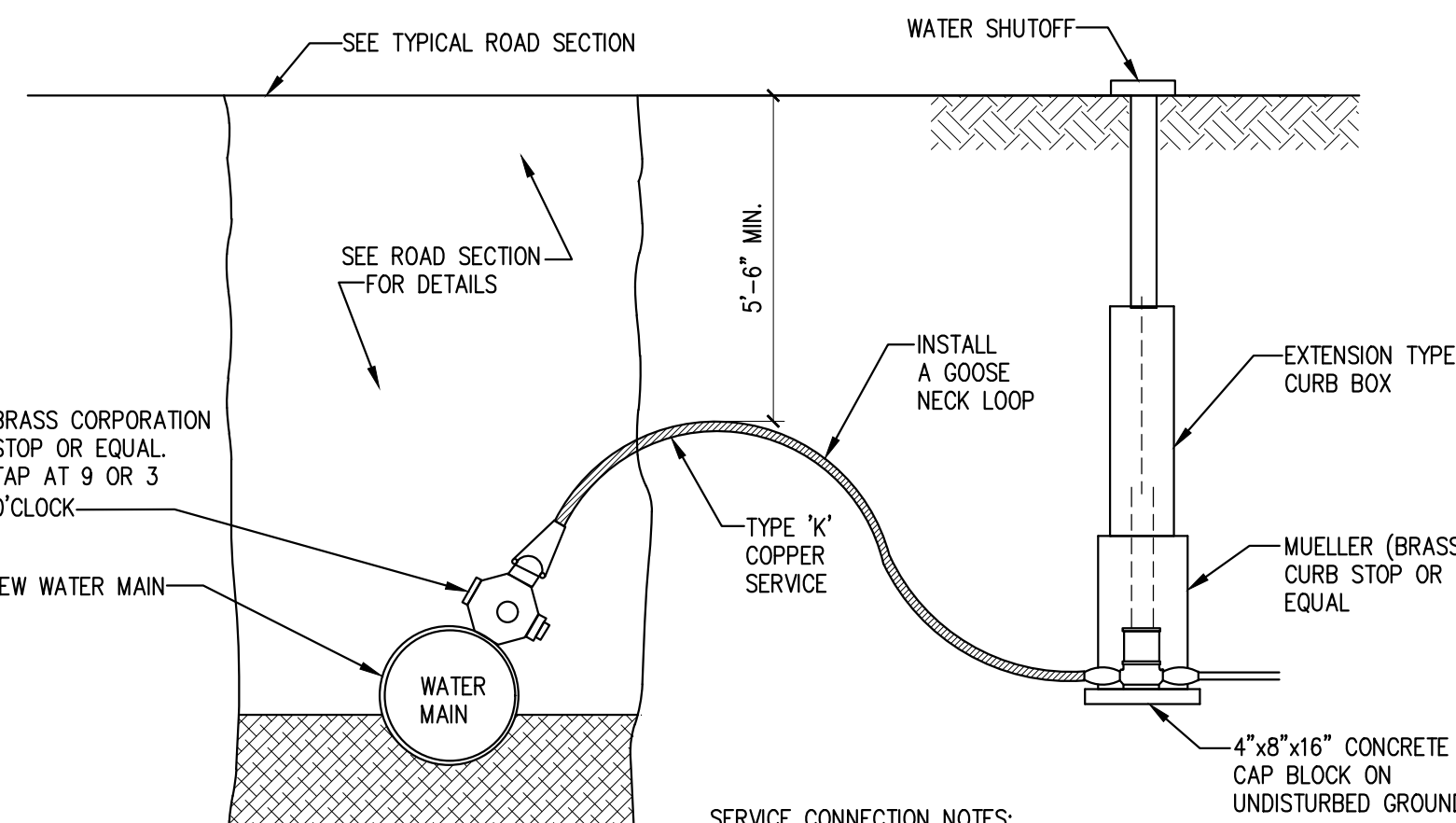
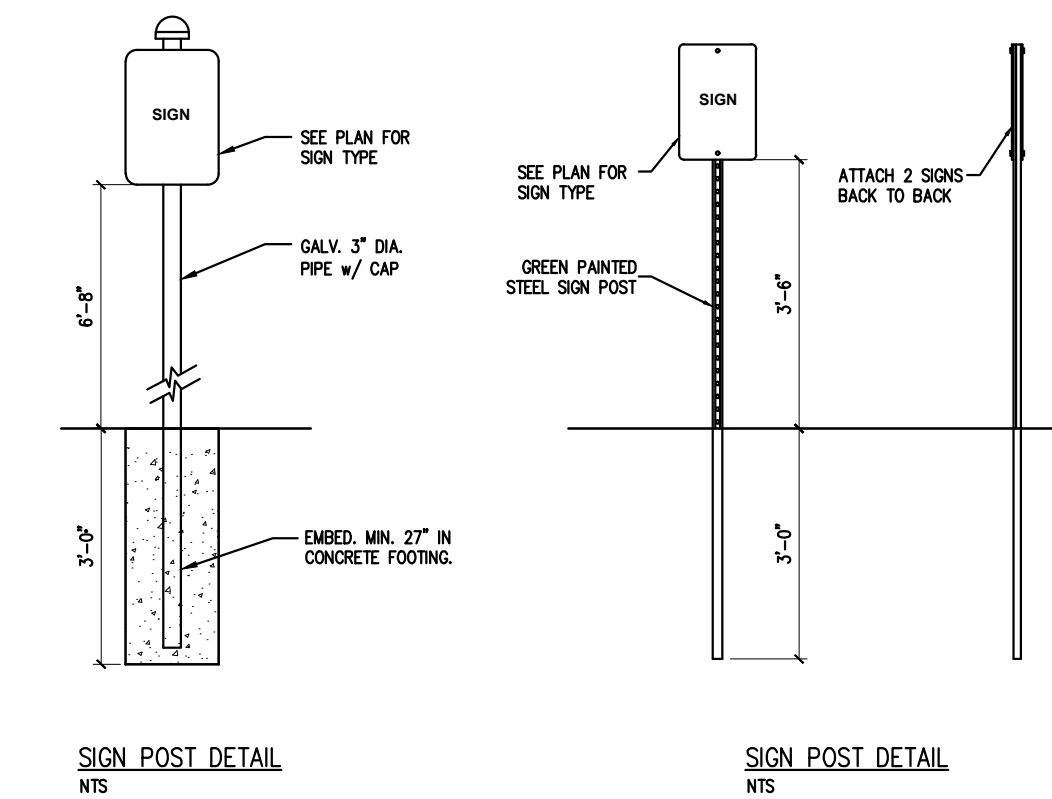
SCALE: NTS



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:**

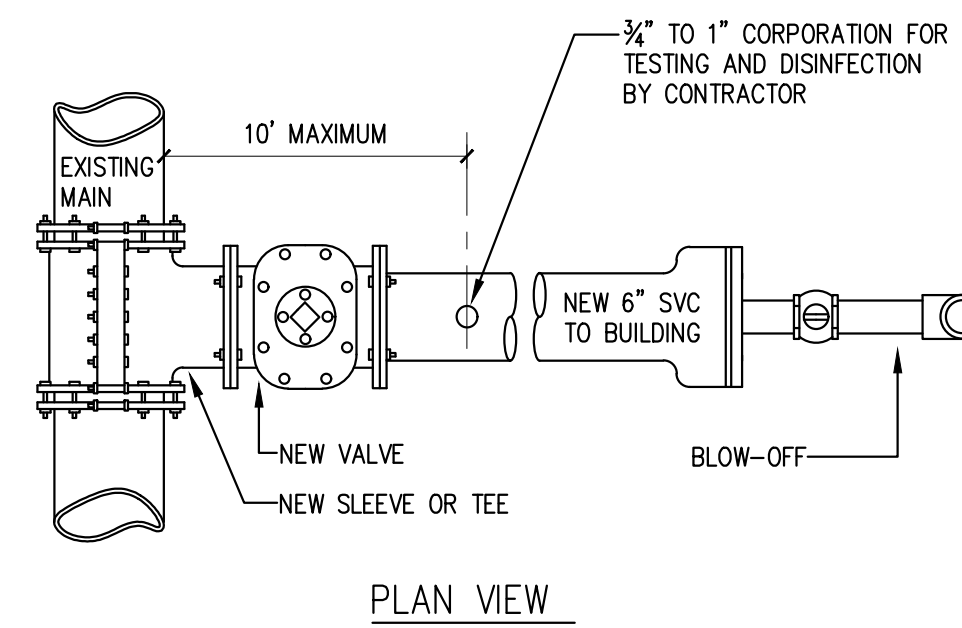
- TEFLON THREADED SEALANT TAPE WILL BE USED ON ALL CORPORATION STOPS PRIOR TO INSTALLATION.
  - SPIRAL WRAP COMPLETELY COVERING THE THREAD AREA WITH TWO WRAPS.
  - PIPE DOPE OR OTHER LIQUID THREAD SEALANTS ARE NOT ACCEPTABLE.
- LEAVE UP TO THREE THREADS SHOWING OUTSIDE OF PIPE. A TORQUE OF 35 POUNDS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

**GENERAL NOTES**

- CONTRACTOR SHALL CONFIRM ALL PIPE SIZES WITH THE WATER DISTRICT.
- WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE WATER DISTRICT STANDARDS.
- 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.
- FINAL LOCATION OF ALL BLOW OFF VALVES, SHUT OFF VALVES, STREET BOXES AND HYDRANT VALVES SHALL BE IN ACCORDANCE WITH THE WATER DISTRICT.

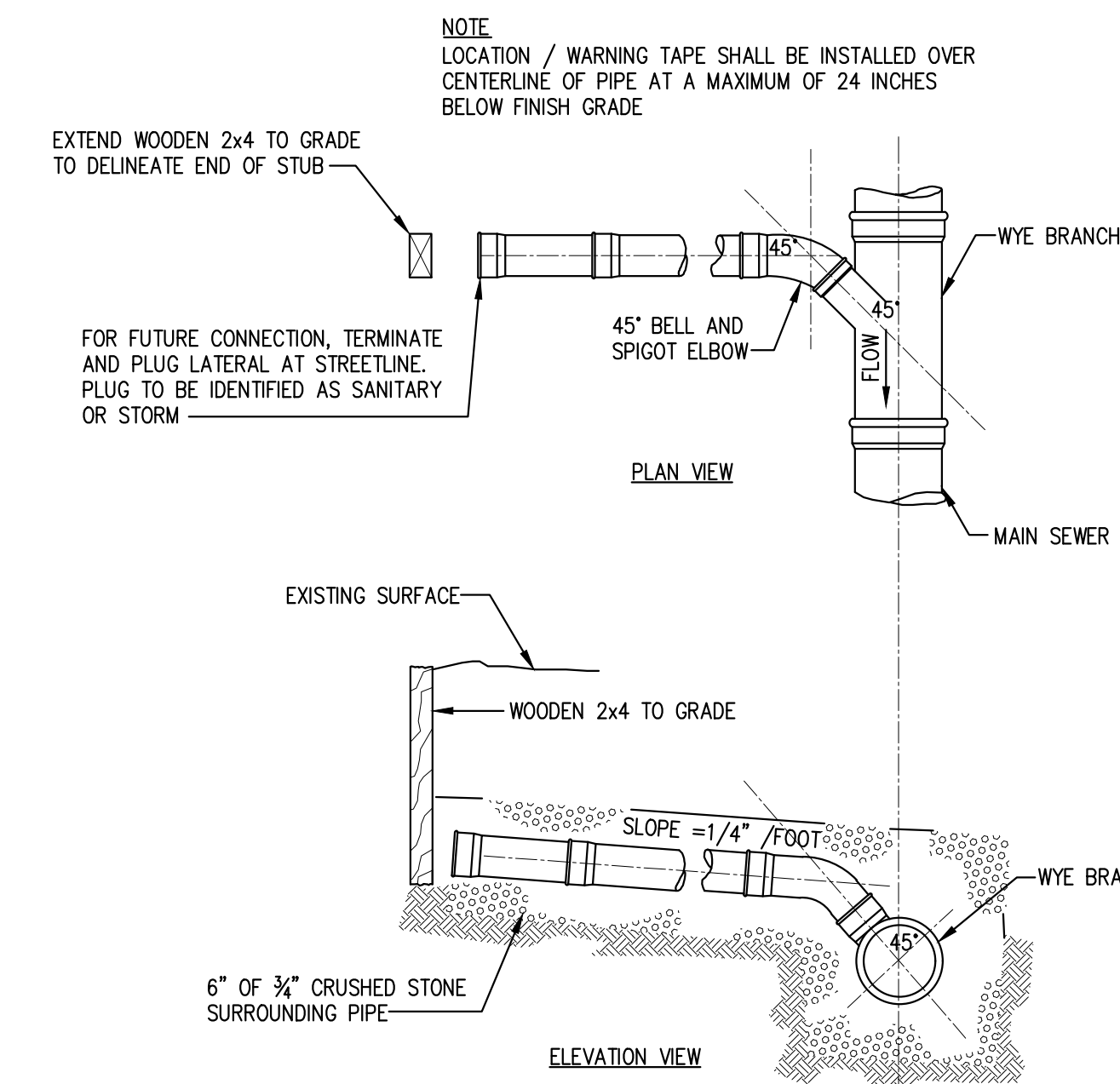
**TYPICAL WATER SERVICE CONNECTION DETAILS**

SCALE: NTS



**PROCEDURES:**

- NEW VALVE TO REMAIN SHUT AND ONLY OPERATED BY DISTRICT FOR FLUSHING, TESTING, DISINFECTING, ETC.
- THE TESTING CORPORATION LOCATION MUST BE ACCESSIBLE BY:
  - LEAVING THE EXCAVATION OPEN DURING TESTING - DISINFECTION PERIOD, OR BY:
  - 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:
    - THE ANGLE VALVE IS SHUT,
    - THE "JUMPER LINE" IS CUT OFF BELOW THE GROUND, AND
    - THE BOX IS PULLED.



**TYPICAL SEWER CONNECTION DETAILS**

SCALE: NTS

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

**FREEMONT VILLAGE APARTMENTS**  
22 MAIN STREET  
FREEMONT, ME

**PROPOSED BUILDING**

NO.	DESCRIPTION	ISSUED FOR SITE PLAN REVIEW	DATE	
			BY	ED
1	ISSUED FOR SITE PLAN REVIEW		10-25-22	

SHEET TITLE:

**SITE DETAILS**

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

**C201**

**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**

- 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.
- SILT FENCE: SILT FENCE WILL BE INSTALLED ALONG THE DOWN GRADING EDGES OF DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL THE SITE IS STABILIZED. IN AREAS WHERE STORMWATER DISCHARGES THE SILT FENCE WILL BE REINFORCED WITH HAY BALES TO HELP MAINTAIN THE INTEGRITY OF THE SILT FENCE AND TO PROVIDE ADDITIONAL TREATMENT.
- 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.
- RRIPRAP: PROVIDE RRIPRAP IN AREAS WHERE CULVERTS DISCHARGE OR AS SHOWN ON THE PLANS.
- 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.
- 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.
- 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.
- TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES  
PROVIDE THE FOLLOWING TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION OF THE DEVELOPMENT:
  - SILTATION FENCE 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.
  - HAY BALES PLACED AT KEY LOCATIONS TO SUPPLEMENT THE SILT FENCE.
  - PROTECT TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION AS FOLLOWS:
    - SOIL STOCKPILE SIDE SLOPES SHALL NOT EXCEED 2:1.
    - AVOID PLACING TEMPORARY STOCKPILES IN AREAS WITH SLOPES OVER 10 PERCENT, OR NEAR DRAINAGE SWALES. SEE ITEM 3 IN CONSTRUCTION PHASE NOTES BELOW.
    - STABILIZE STOCKPILES WITHIN 15 DAYS BY TEMPORARILY SEEDING WITH A HYDROSEED METHOD CONTAINING AN EMULSIFIED MULCH TACKIFIER OR BY COVERING THE STOCKPILE WITH MULCH.
    - SURROUND STOCKPILE SOIL WITH SILTATION FENCE AT BASE OF PILE.
  - 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 SOIL WITHIN THE TIME PERIODS PRESENTED ABOVE, INSTALLATION OF MULCH AND NETTING, WHERE APPLICABLE, IS NOT REQUIRED.
  - 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.
  - TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE HAS BEEN STABILIZED OR IN AREAS WHERE PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
  - PERMANENT EROSION CONTROL MEASURES  
THE FOLLOWING PERMANENT CONTROL MEASURES ARE REQUIRED BY THIS EROSION/SEDIMENTATION CONTROL PLAN:
    - ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (PAVING, RRIPRAP, ETC.), WILL BE LOAMED, LIMED, FERTILIZED AND SEEDED. NATIVE TOPSOIL SHALL BE STOCKPILED AND REUSED FOR FINAL RESTORATION WHEN IT IS OF SUFFICIENT QUALITY. SLOPES GREATER THAN 2:1 WILL RECEIVE RRIPRAP.

**CONSTRUCTION PHASE**

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

- 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.
- 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, RRIPRAP APRONS SHALL BE INSTALLED, AS SHOWN ON THE PLANS.
- 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 THAN 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:
  - TREATED WITH ANCHORED MULCH (WITHIN 5 DAYS OF THE LAST DEPOSIT OF STOCKPILED SOIL).
  - SEEDED WITH CONSERVATION MIX AND MULCHED IMMEDIATELY.
  - INSTALL SILT FENCE AROUND STOCKPILE AT BASE OF PILE.
 STOCKPILES TO HAVE SILT FENCE INSTALLED AT TIME OF ESTABLISHMENT AT BASE OF PILE.
- ALL DISTURBED AREAS EXPECTED TO REMAIN LONGER THAN 30 DAYS SHALL BE EITHER:
  - TREATED WITH ANCHORED MULCH IMMEDIATELY, OR
  - SEEDED WITH CONSERVATION MIX OF ANNUAL RYE GRASS (0.9 LBS/1000 SQ. FT) AND MULCHED IMMEDIATELY.
- 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.)
- ALL CULVERTS WILL BE PROTECTED WITH STONE RRIPRAP (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.

- 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.
- 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.	
- AN AREA SHALL BE MULCHED IMMEDIATELY AFTER IS HAS BEEN SEED. 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.
  - 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)
    - BEING DRIVEN OVER BY TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
    - BLANKETED BY TACKED PHOTODEGRADABLE/BIODEGRADABLE NETTING, OR WITH SPRAY, ON GRADES GREATER THAN 5%.
    - SEE NOTE 6, GENERAL NOTES, AND NOTE 8, WINTER CONSTRUCTION.
  - HYDRO-MULCH SHALL CONSIST OF A MIXTURE OF EITHER ASPHALT, WOOD FIBER OR PAPER FIBER AND WATER SPRAYED OVER A SEED. HYDRO-MULCH SHALL NOT BE USED BETWEEN 9/15 AND 4/15.
- 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.
  - ONLY UNFROZEN LOAM SHALL BE USED.
  - 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.
  - WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS/1000 SQ.FT) SHALL BE ADDED TO THE PREVIOUSLY NOTED AREAS.
  - WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.6 LBS/1000 SQ. FT.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
  - FERTILIZING, SEEDING AND MULCHING SHALL BE APPLIED TO LOAM THE DAY THE LOAM IS SPREAD BY MACHINERY.
  - ALTERNATIVE HAY MULCH SHALL BE SECURED WITH PHOTODEGRADABLE/BIODEGRADABLE NETTING. TRACKING BY MACHINERY ALONE WILL NOT SUFFICE.
- 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.

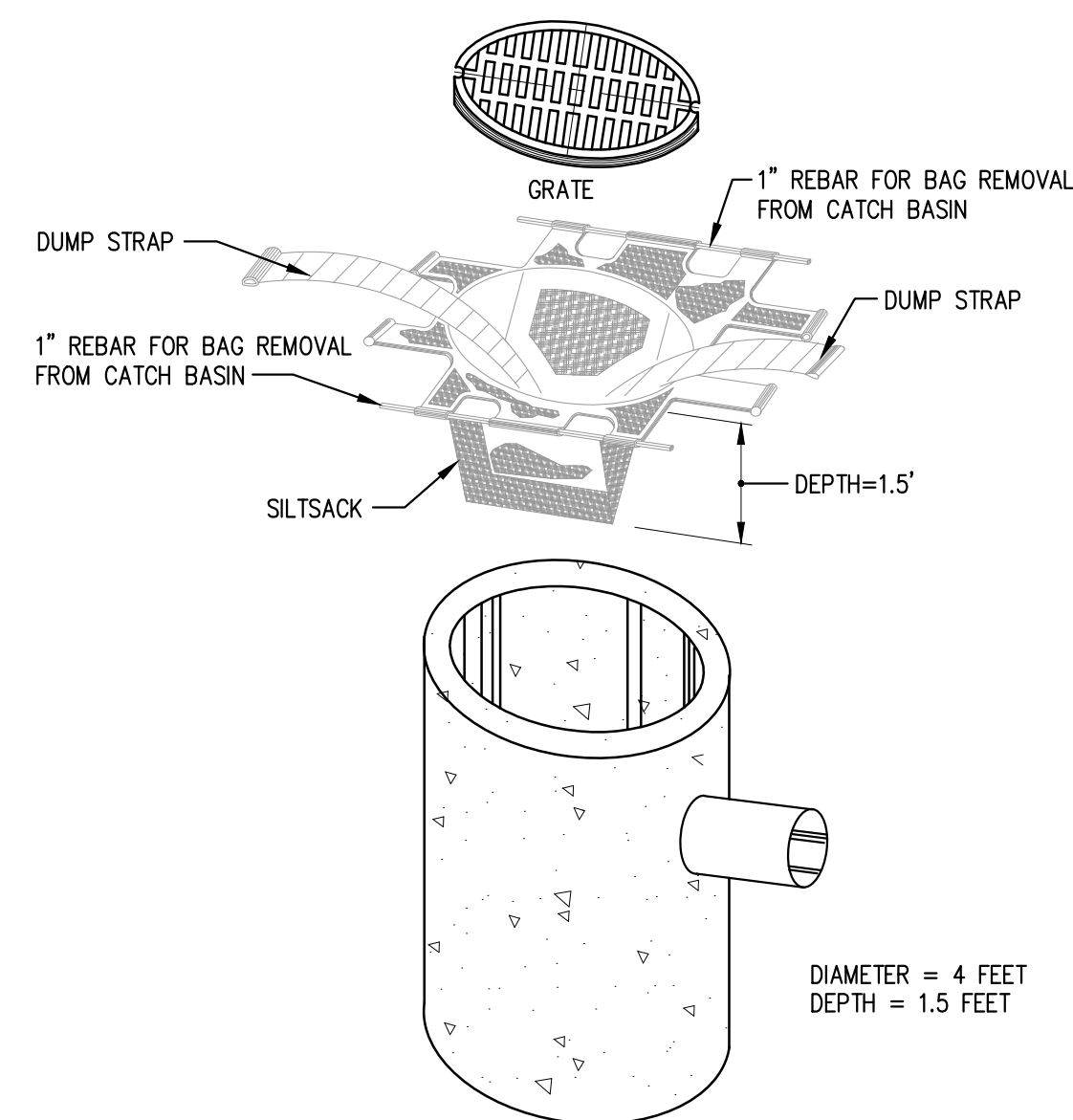
**MONITORING SCHEDULE**

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:

- HAY BALE BARRIERS, SILT FENCE, 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 FENCE BEHIND THE HAY BALES.
- VISUALLY INSPECT RRIPRAP 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.
- 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 RRIPRAP FOR SLOPES IN EXCESS OF 3:1 AND WITHIN 25' OF DRAINAGE COURSE.

**"SILTSACK" INSTALLATION INSTRUCTION**

- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING AND MAINTAINING THIS SEDIMENT CONTROL DEVICE. THE SACK IS CONSIDERED FULL AND READY TO EMPTY WHEN THE "RESTRAINT CORD" IS NO LONGER VISIBLE.
- 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.
- 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.
- THE "SILTSACK" SEDIMENT CONTROL DEVICE IS MANUFACTURED BY: ACF ENVIRONMENTAL



**INSTALLATION DETAIL**

**BAG DETAIL**

**EROSION CONTROL DURING WINTER CONSTRUCTION**

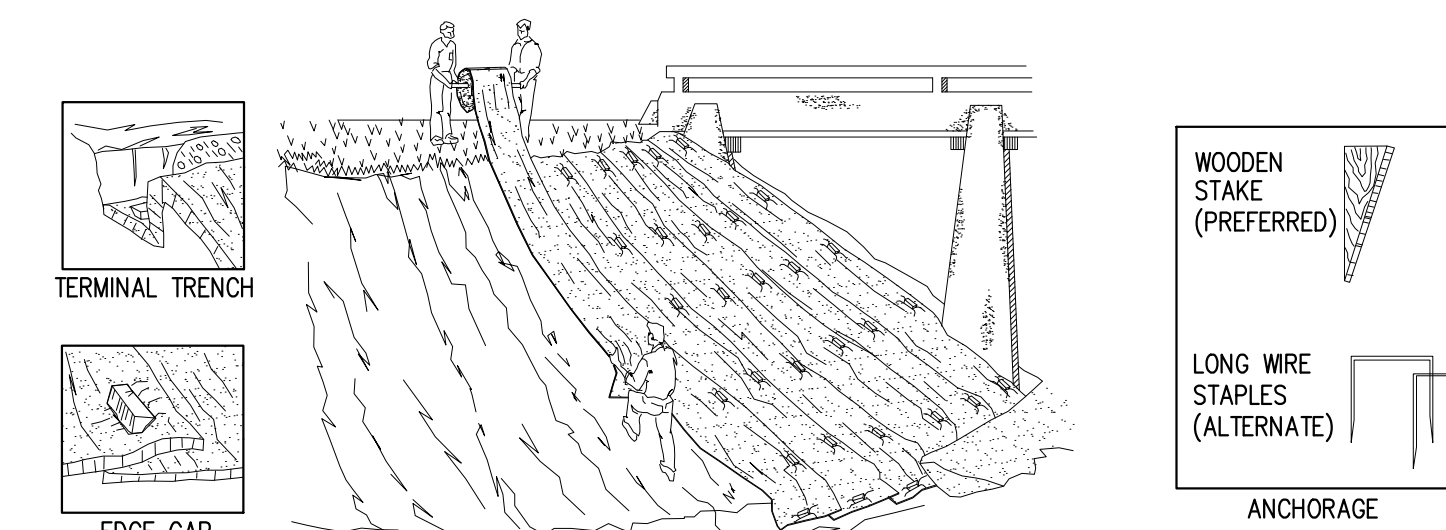
- WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
- WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHALL BE LIMITED TO THOSE AREAS TO BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. AT THE END OF EACH WORK WEEK NO AREAS MAY BE LEFT UNSTABILIZED OVER THE WEEKEND.
- 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.
- 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 SEED, MULCHED AND ANCHORED SUCH THAT SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH. NOTE: AN AREA IS ALSO CONSIDERED STABLE IF SOODED, COVERED WITH GRAVEL (PARKING LOTS) OR STRUCTURAL SAND.
- 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 SEED 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 FENCE 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.
- 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.
- 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%.
- 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.
- 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**

- 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 BE REPORTABLE TO THE OWNER, TOWN AND DEP.
- 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**

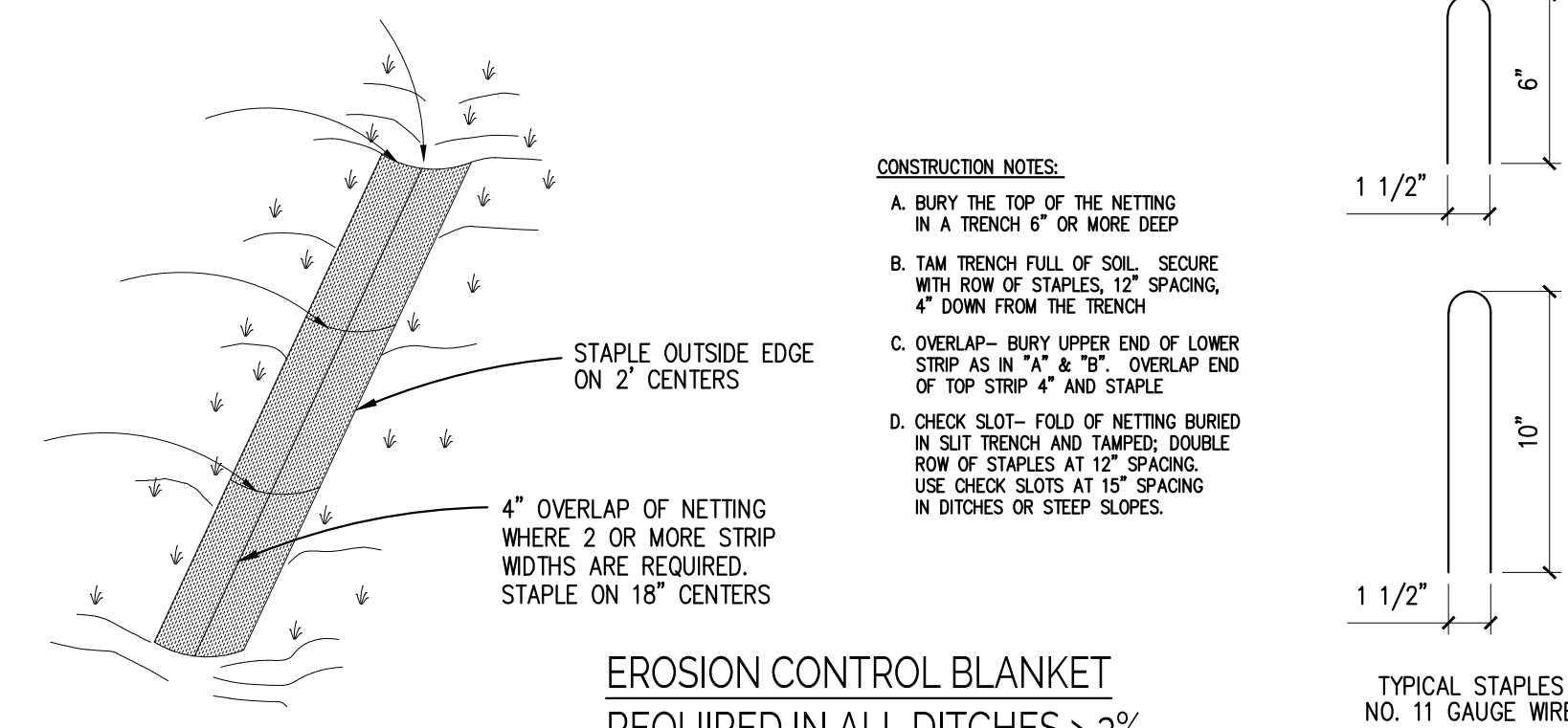
- LONG-TERM PROVISIONS FOR PERMANENT MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL FACILITIES AFTER ACCEPTANCE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE OWNER OR THEIR DESIGNEE. SUCH RESPONSIBILITIES INCLUDE BUT ARE NOT LIMITED TO THOSE DETAILED AS FOLLOWS:
  - PARKING LOT SHALL BE MECHANICALLY SWEEP TWICE PER YEAR. THE FIRST SHALL TAKE PLACE IN THE MID WINTER (JANUARY THRU) 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.
  - INSPECTION OF STORMWATER OUTLET STRUCTURE SHOULD BE CONDUCTED TWICE 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.
- THE OWNER SHALL FILE A YEARLY MAINTENANCE REPORT TO THE CITY DOCUMENTING THE REQUIRED MAINTENANCE FOR THE STORMWATER SYSTEM.



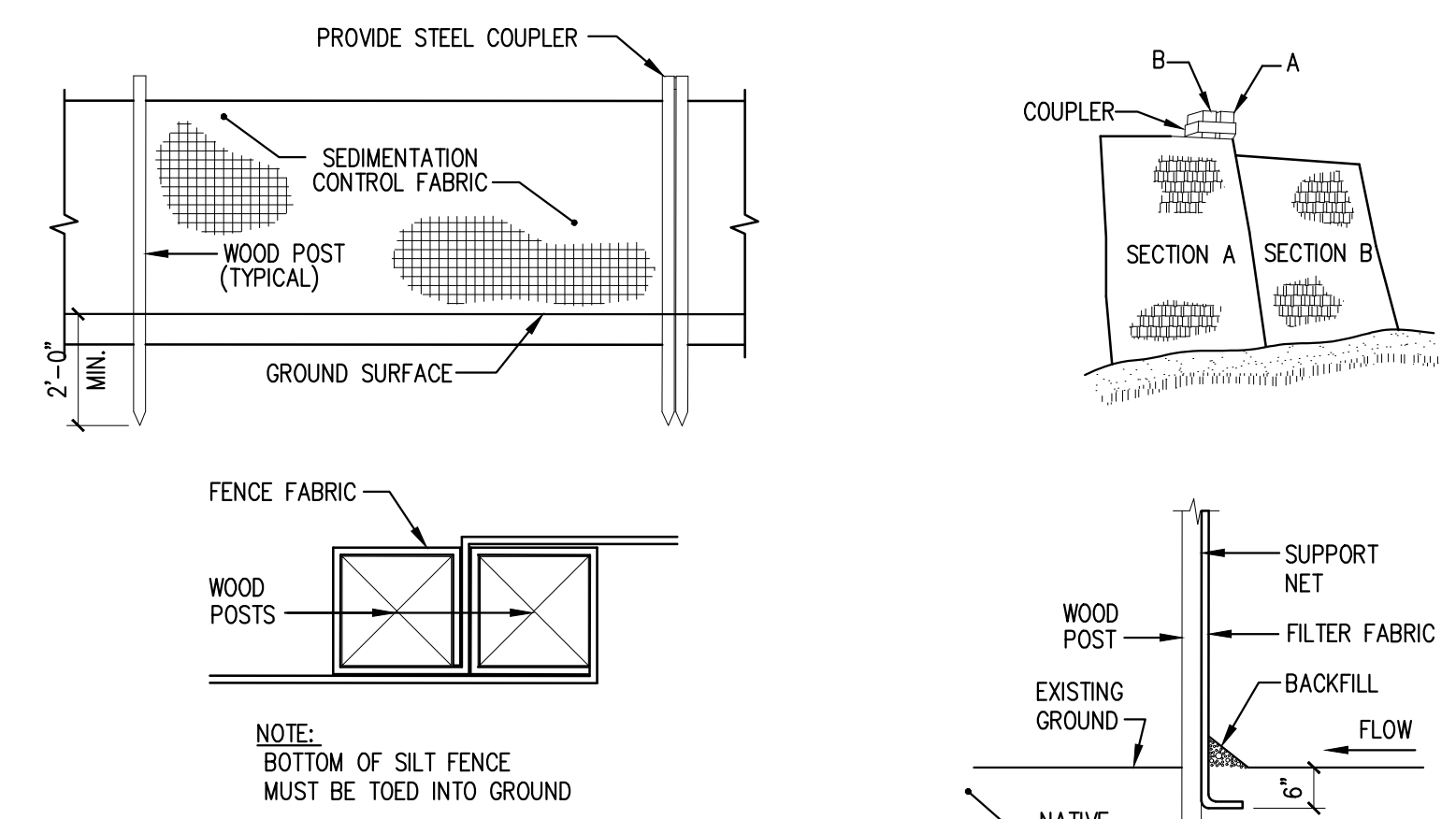
- UNROLL MAT ONTO GROUND IN DIRECTION OF WATER FLOW.
- MAT SHOULD LIE FLAT. DO NOT STRETCH MAT OVER GROUND. STRETCHING MAY CAUSE MAT TO BRIDGE DEPRESSIONS IN THE SURFACE AND ALLOW EROSION UNDERNEATH.
- BURY TRANSVERSE TERMINAL ENDS OF MAT TO SECURE AND PREVENT EROSION FLOW UNDERNEATH.
- SECURE MAT SNUGLY 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.
- FOLLOW COLORED DOT PATTERNS BY MANUFACTURER

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

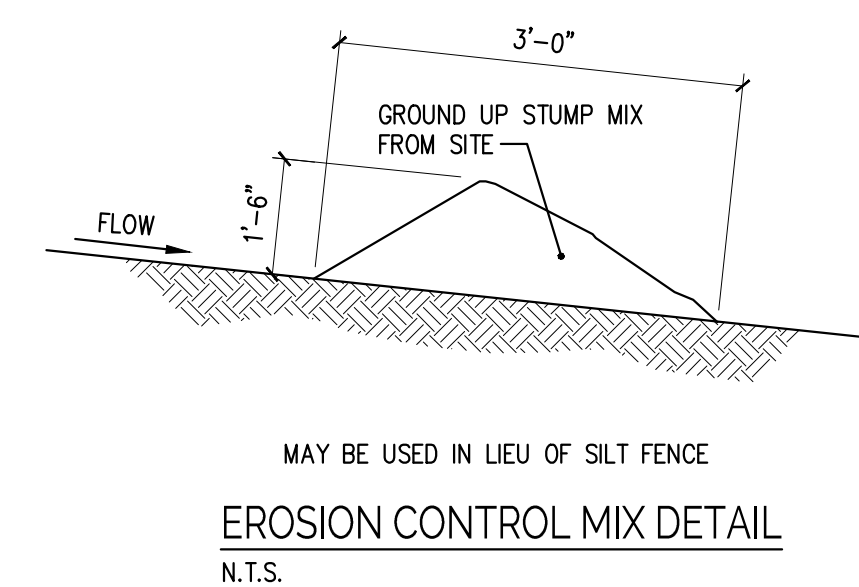
**EROSION CONTROL BLANKET  
GENERAL INSTALLATION GUIDELINES ON SLOPES  
NTS**



**EROSION CONTROL BLANKET  
REQUIRED IN ALL DITCHES > 3%  
NOTE: GRADING PLAN GOVERNS IN ALL LOCATIONS**



**SILTATION FENCE DETAIL  
NTS**



**EROSION CONTROL MIX DETAIL  
NTS**

**SILTATION FENCE INSTALLATION**

- EXCAVATE A 6"x6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
- UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
- DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM. JOIN SECTION AS SHOWN ABOVE.
- 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.
- BARRIER SHALL BE MIRAFI SILT FENCE OR APPROVED EQUAL.

**PRELIMINARY  
NOT FOR CONSTRUCTION**

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

No.	DR.	C/O.	BY	DATE	DESCRIPTION
A				10-25-22	ISSUED FOR SITE PLAN REVIEW

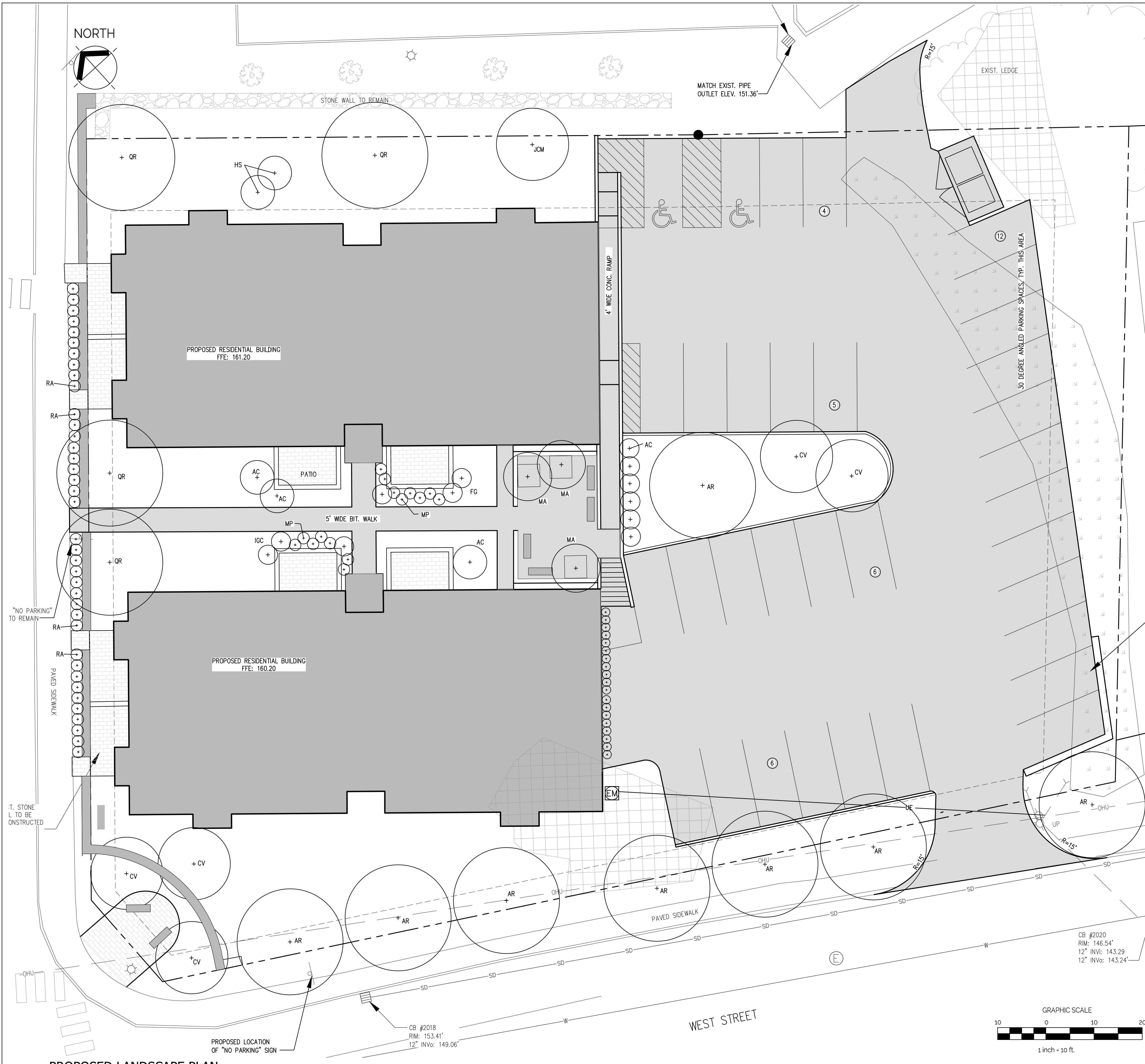
SHEET TITLE:

**EROSION  
CONTROL  
DETAILS**

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



NORTH



PLANT SCHEDULE (PRELIMINARY)

QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE
3	AC	AMELANCHIER GRAND. 'AUTUMN BRILLIANCE'	SHADBLOW/SERVICEBERRY	6-7"/MULTI.
8	AR	ACER RUBRUM	RED MAPLE	2-2.5" CAL.
M	CAC	CLETHRA ALNIFOLIA '16 CANDLES'	COMPACT SUMMERSWEET	3 GAL.
5	CV	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	1.75-2" CAL.
3	FG	FOTHERGILLA GARDENII	DWARF BOTTLEBRUSH BUSH	24-30"
2	HS	HIBISCUS SYRIACUS 'ARDENS'	ARDENS ROSE OF SHARON	4-5'
M	HM	HYDRANGEA MAC. 'TWIST-N-SHOUT'	TWIST-N-SHOUT HYDRANGEA	3 GAL.
3	IGC	ILEX GLABRA 'SHAMROCK'	COMPACT INKBERRY	24-30"
1	JCM	JUNIPERUS 'MOUNT BATTEN'	MOUNT BATTEN UPRIGHT JUNIPER	5-6'
3	MA	MALUS 'PRAIRIEFIRE'	PRAIRIEFIRE FLOWERING CRAB	1.75-2" CAL.
15	MP	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	30-36"
M	MS	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	3 GAL.
4	QR	QUERCUS RUBRA	RED OAK	2-2.5" CAL.
38	RA	RHUS AROMATICA 'GRO-LOW'	FRAGRANT SUMAC	2 GAL.
9	VB	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	30-36"

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 REMUNERATION. ANY DISCREPANCIES 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 PLANTS BEDS AND TREE WELLS SHALL 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 WARRANTED 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.

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES IN FIELD, AND NOTIFY THE CIVIL ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF WALLS, BUILDINGS, AND OTHER SITE ELEMENTS UNLESS OTHERWISE NOTED.
3. 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.
4. IMPORTED SOIL SHALL BE FREE OF INVASIVE PLANTS/SEEDS AND ANY CHEMICALS OR NOXIOUS MATERIALS. CONTRACTOR SHALL SUBMIT SOIL TEST RESULTS TO THE CIVIL ENGINEER FOR APPROVAL PRIOR TO IMPORTING OR SPREADING LOAM ON SITE.
5. LAWN AREAS IDENTIFIED FOR SEEDING SHALL USE A PERMANENT SEED MIX ALLEN, STERLING & LOTHROP 'ESTATE MIX' OR EQUIVALENT.

cowles studio  
landscape  
architecture

189 Main Street Yarmouth, Maine 04096  
207.415.4332 www.cowles-studio.com

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

PRELIMINARY  
NOT FOR CONSTRUCTION

FREEPORT VILLAGE APARTMENTS  
22 MAIN STREET  
FREEPORT, MAINE

PROPOSED BUILDING

NO.	DESCRIPTION	ISSUED		DATE	
		DR.	CHK.	BY	ED
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	TC	ED	10-25-22	

SHEET TITLE:

PRELIMINARY  
LANDSCAPE PLAN

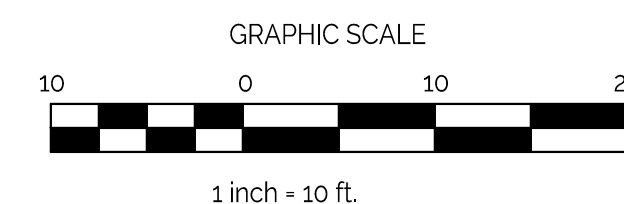
DESIGNED: TC  
DRAWN: TC  
DATE: 10-20-22  
PROJECT NUMBER: 22-102

L-100

ISSUED FOR REVIEW

SCALE: 1" = 10'-0"

PROPOSED LANDSCAPE PLAN



CB #2020  
RIM: 146.54'  
12" INV: 143.29'  
12" INV: 143.24'

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

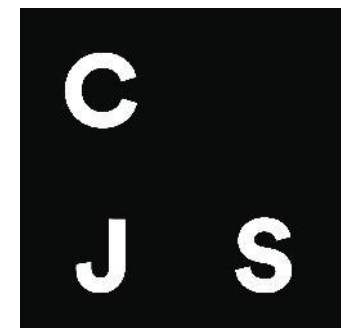
PROPOSED LOCATION  
OF "NO PARKING" SIGN

# **FREEPORT VILLAGE APARTMENTS**

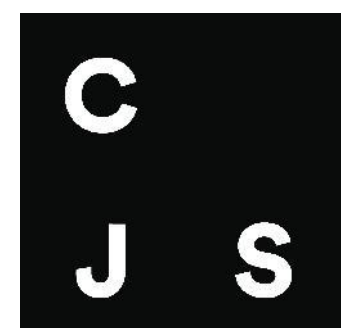
**22 MAIN STREET  
FREEPORT, MAINE**

**PROJECT REVIEW BOARD  
PRELIMINARY DESIGN REVIEW PRESENTATION**

**11/16/2022**



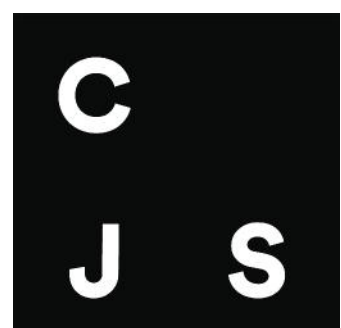
**LWS  
DEVELOPMENT LLC**



LWS  
DEVELOPMENT LLC

MAIN STREET VIEW CORRIDOR RENDERINGS

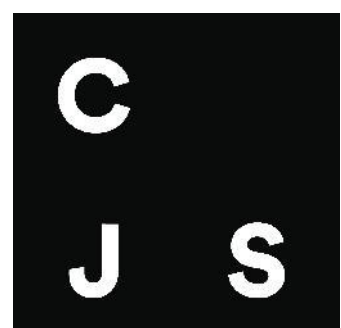
22 MAIN STREET - FREEPORT, ME  
PRELIMINARY DESIGN REVIEW PRESENTATION 11/16/22



LWS  
DEVELOPMENT LLC

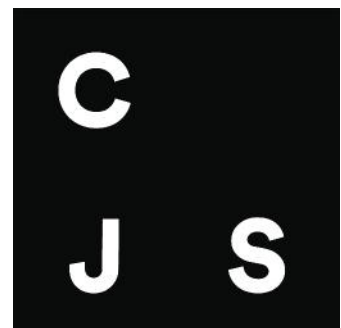
RENDERING AT CORNER OF MAIN AND WEST STREET

22 MAIN STREET - FREEPORT, ME  
PRELIMINARY DESIGN REVIEW PRESENTATION 11/16/22



LWS  
DEVELOPMENT LLC

RENDERING FROM MAIN STREET  
22 MAIN STREET - FREEPORT, ME  
PRELIMINARY DESIGN REVIEW PRESENTATION 11/16/22



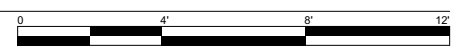
LWS  
DEVELOPMENT LLC

RENDERING FROM WEST STREET

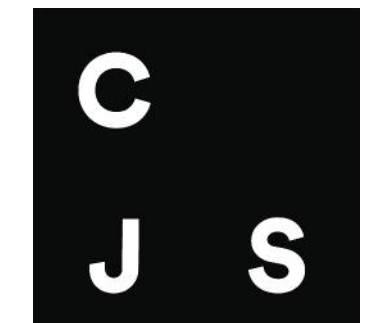
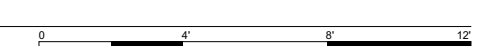
22 MAIN STREET - FREEPORT, ME  
PRELIMINARY DESIGN REVIEW PRESENTATION 11/16/22



1 NORTH ELEVATION (MAIN STREET)



2 WEST ELEVATION A (WEST STREET)



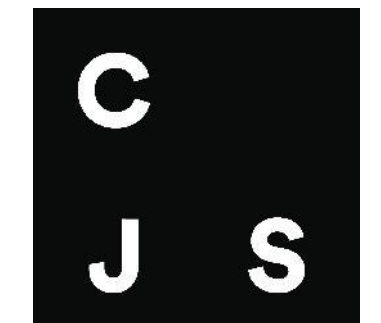
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1 SOUTH ELEVATION (PARKING)



2 EAST ELEVATION (TOWN HALL)

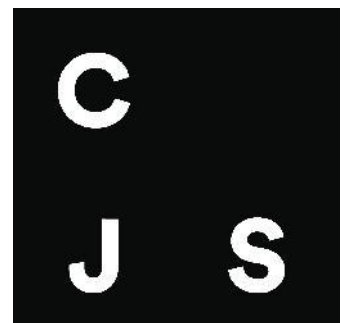
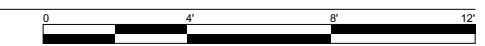


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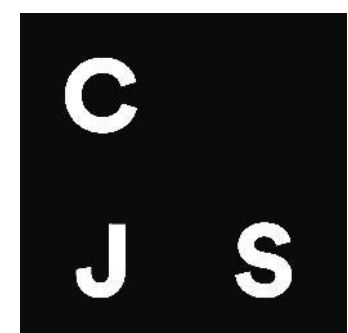
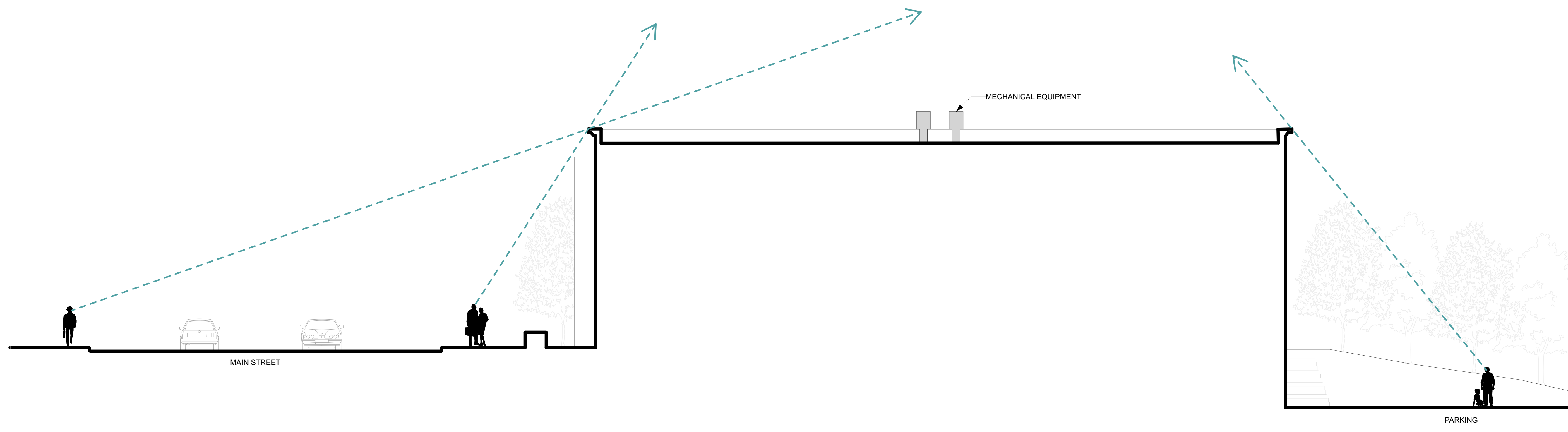




1 EAST ELEVATION (COURTYARD)



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MECHANICAL EQUIPMENT VIEW DIAGRAM

22 MAIN STREET - FREEPORT, ME  
PRELIMINARY DESIGN REVIEW PRESENTATION 11/16/22



ARCTIC WHITE | PEARL GRAY



EVENING BLUE | PEARL GRAY



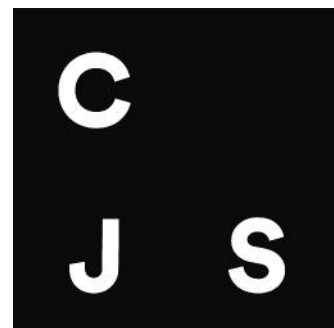
COUNTRYLANE RED | PEARL GRAY



COUNTRYLANE RED | AGED PEWTER



PEARL GRAY | AGED PEWTER



LWS  
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