IVY SUBDIVISION

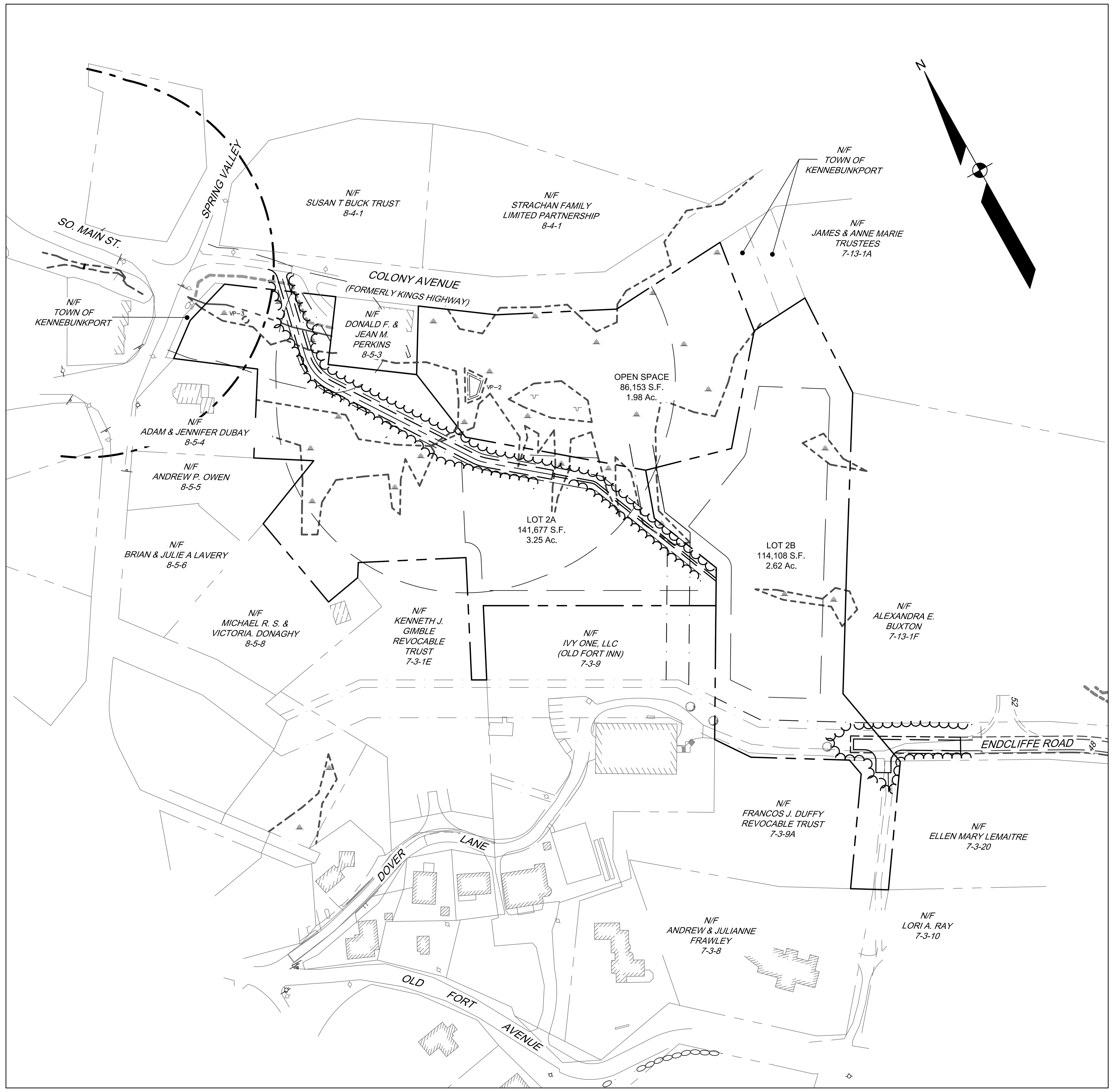
ENDCLIFFE ROAD
KENNEBUNKPORT, MAINE

APPLICANT:

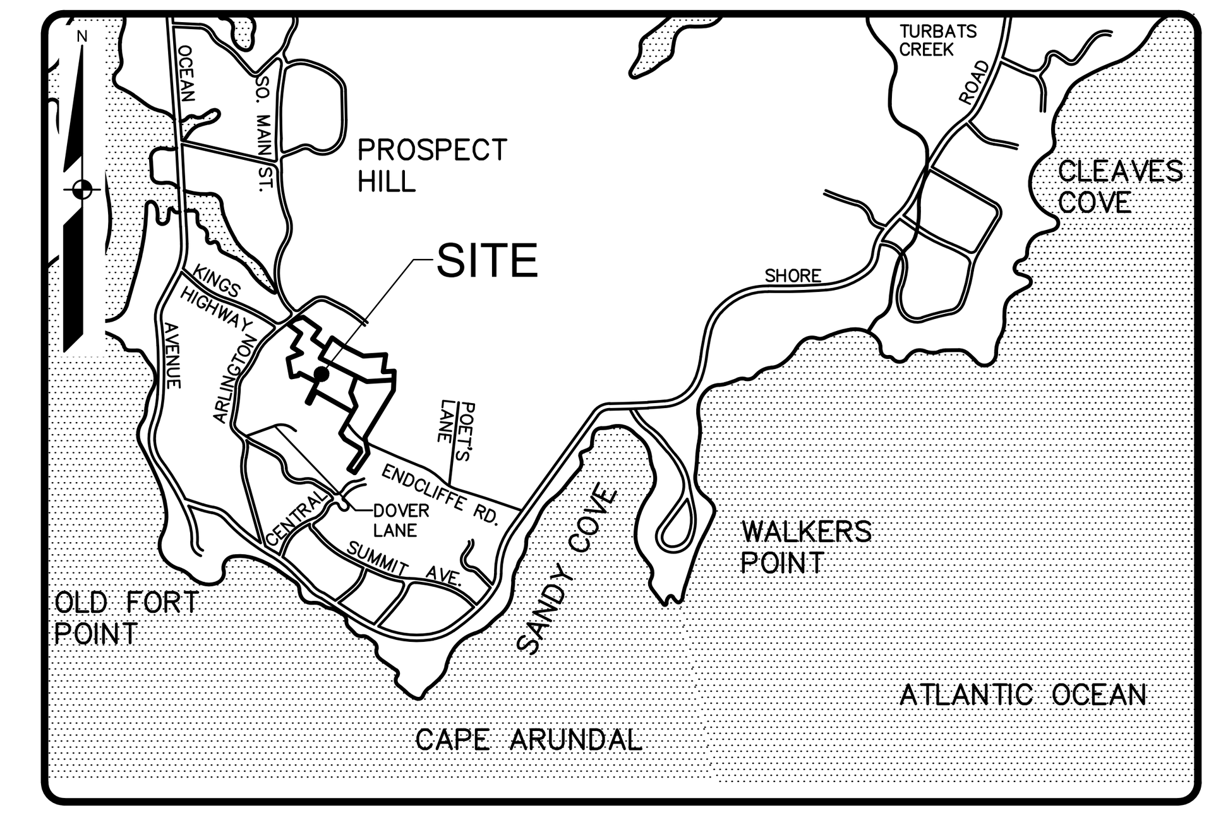
IVY THREE, LLC
2 LIVEWELL DRIVE, SUITE 203
KENNEBUNK, ME 04043

ENGINEER/SURVEYOR/
LANDSCAPE ARCHITECT:

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100



SCALE: 1" = 100'



LOCATION MAP

NTS

SHEET INDEX

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	SECOND AMENDED SUBDIVISION PLAN
3	PLAN AND PROFILE - ENDCLIFFE ROAD
4	UTILITY CONNECTION PLAN
5	UTILITY CONNECTION PROFILE
6	EROSION CONTROL NOTES
7	DETAILS
8	DETAILS
1 OF 2	PRE-DEVELOPMENT WATERSHED PLAN
2 OF 2	POST-DEVELOPMENT WATERSHED PLAN

STEPHEN G. DOE, RLA 131

REGISTERED LANDSCAPE ARCHITECT ★ STATE OF MAINE ★ STEPHEN G. DOE No. 131

[illegible]

03/30/21

NOT FOR CONSTRUCTION

REV:	BY:	DATE:	STATUS:
C	SGD	03/30/2021	ISSUED FOR FINAL SUBDIVISION REVIEW
B	SGD	02/02/2021	REVISED BY TOWN AND PUBLIC INPUT
A	SGD	10/26/2020	ISSUED TO PLANNING BOARD FOR MAJOR REVISION REVIEW

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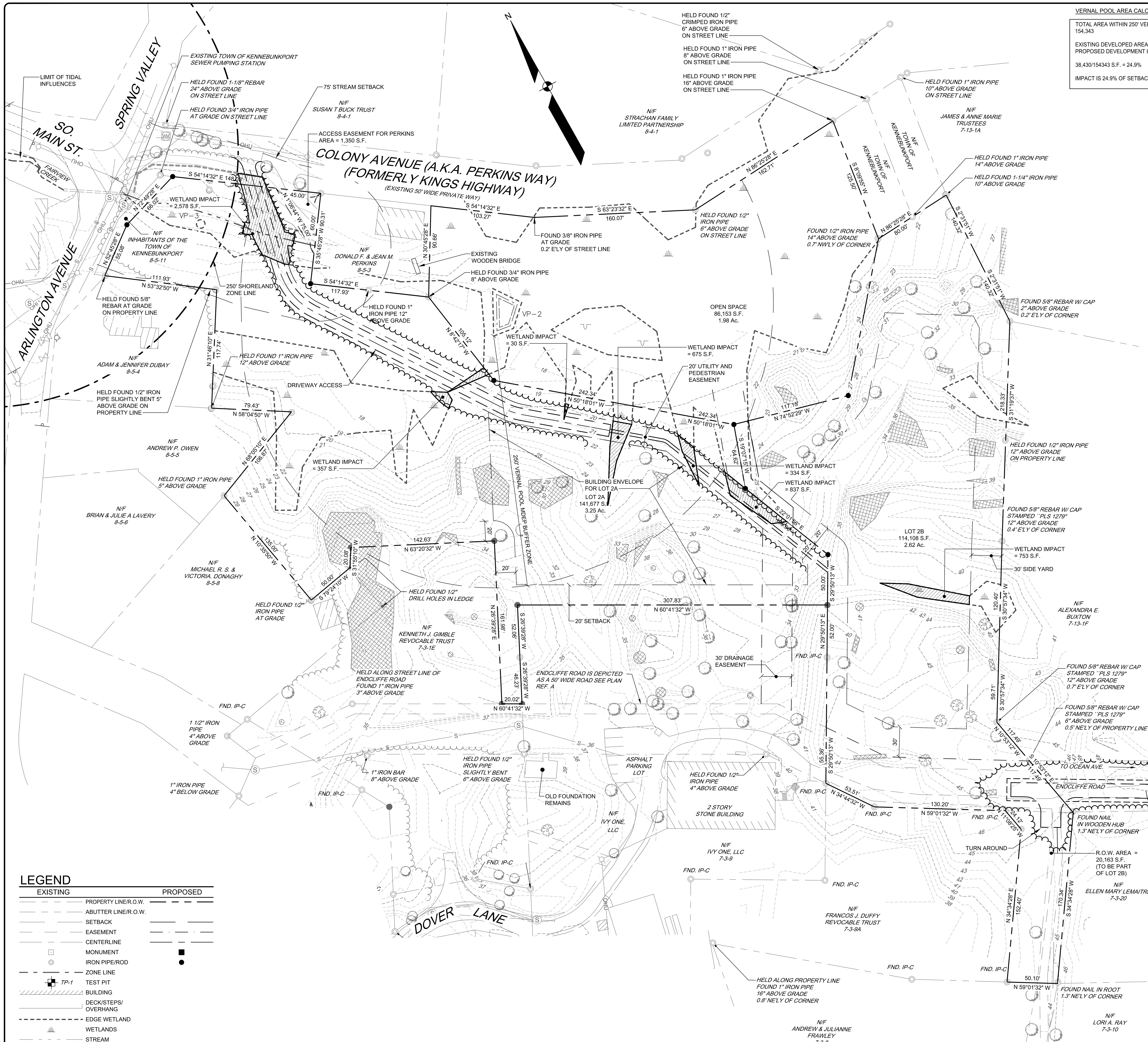
COVER SHEET
OF:
IVY SUBDIVISION
ENDCLIFFE ROAD
KENNEBUNKPORT, MAINE
FOR:
IVY THREE, LLC
2 LIVEWELL DRIVE, SUITE 203
KENNEBUNK, ME 04043

DESIGNED	SAH
DRAWN	STI
CHECKED	SGD
DATE	4/13/2020
SCALE	1" = 100'
PROJECT	10234

10234 C.dwg, TAB:24x36


COLONY AVENUE (A.K.A. PERKINS WAY)
(FORMERLY KINGS HIGHWAY)
(EXISTING 50' WIDE PRIVATE WAY)
SO. MAIN ST.
SPRING VALLEY
ARLINGTON AVENUE
FAIRVIEW CREEK
LIMIT OF TIDAL INFLUENCES
EXISTING TOWN OF KENNEBUNKPORT SEWER PUMPING STATION
HELD FOUND 1-1/8" REBAR 24" ABOVE GRADE ON STREET LINE
HELD FOUND 3/4" IRON PIPE AT GRADE ON STREET LINE
75' STREAM SETBACK
N/F SUSAN T BUCK TRUST 8-4-1
ACCESS EASEMENT FOR PERKINS AREA = 1,350 S.F.
WETLAND IMPACT = 2,578 S.F.
VP-3
N/F INHABITANTS OF THE TOWN OF KENNEBUNKPORT 8-5-11
HELD FOUND 5/8" REBAR AT GRADE ON PROPERTY LINE
250' SHORELAND ZONE LINE
N/F DONALD F. & JEAN M. PERKINS 8-5-3
EXISTING WOODEN BRIDGE
HELD FOUND 3/4" IRON PIPE 8" ABOVE GRADE
HELD FOUND 1" IRON PIPE 12" ABOVE GRADE
FOUND 3/8" IRON PIPE AT GRADE 0.2' E'LY OF STREET LINE
VP-2
WETLAND IMPACT = 30 S.F.
N/F ADAM & JENNIFER DUBAY 8-5-4
HELD FOUND 1" IRON PIPE 12" ABOVE GRADE
DRIVEWAY ACCESS
HELD FOUND 1/2" IRON PIPE SLIGHTLY BENT 5" ABOVE GRADE ON PROPERTY LINE
N/F ANDREW P. OWEN 8-5-5
WETLAND IMPACT = 357 S.F.
HELD FOUND 1" IRON PIPE 5" ABOVE GRADE
N/F BRIAN & JULIE A LAVERY 8-5-6
N/F MICHAEL R. S. & VICTORIA. DONAGHY 8-5-8
HELD FOUND 1/2" IRON PIPE AT GRADE
HELD FOUND 1/2" DRILL HOLES IN LEDGE
N/F KENNETH J. GIMBLE REVOCABLE TRUST 7-3-1E
250' VERNAL POOL MDEP BUFFER ZONE
HELD FOUND 1/2" CRIMPED IRON PIPE 6" ABOVE GRADE ON STREET LINE
HELD FOUND 1" IRON PIPE 8" ABOVE GRADE ON STREET LINE
HELD FOUND 1" IRON PIPE 16" ABOVE GRADE ON STREET LINE
N/F STRACHAN FAMILY LIMITED PARTNERSHIP 8-4-1
HELD FOUND 1/2" IRON PIPE 6" ABOVE GRADE ON STREET LINE
N/F TOWN OF KENNEBUNKPORT
HELD FOUND 1" IRON PIPE 10" ABOVE GRADE ON STREET LINE
N/F JAMES & ANNE MARIE TRUSTEES 7-13-1A
HELD FOUND 1" IRON PIPE 14" ABOVE GRADE
HELD FOUND 1-1/4" IRON PIPE 10" ABOVE GRADE
FOUND 1/2" IRON PIPE 14" ABOVE GRADE 0.7' NW'LY OF CORNER
FOUND 5/8" REBAR W/ CAP 2" ABOVE GRADE 0.2' E'LY OF CORNER
OPEN SPACE 86,153 S.F. 1.98 Ac.
WETLAND IMPACT = 675 S.F.
20' UTILITY AND PEDESTRIAN EASEMENT
BUILDING ENVELOPE FOR LOT 2A
LOT 2A 141,677 S.F. 3.25 Ac.
WETLAND IMPACT = 334 S.F.
WETLAND IMPACT = 837 S.F.
HELD FOUND 1/2" IRON PIPE 12" ABOVE GRADE ON PROPERTY LINE
FOUND 5/8" REBAR W/ CAP STAMPED "PLS 1279" 12" ABOVE GRADE 0.4' E'LY OF CORNER
LOT 2B 114,108 S.F. 2.62 Ac.
WETLAND IMPACT = 753 S.F.
30' SIDE YARD
N/F ALEXANDRA E. BUXTON 7-13-1F
20' SETBACK
30' DRAINAGE EASEMENT
ENDCLIFFE ROAD IS DEPICTED AS A 50' WIDE ROAD SEE PLAN REF. A
HELD ALONG STREET LINE OF ENDCLIFFE ROAD FOUND 1" IRON PIPE 3" ABOVE GRADE
FOUND 5/8" REBAR W/ CAP STAMPED "PLS 1279" 12" ABOVE GRADE 0.7' E'LY OF CORNER
FOUND 5/8" REBAR W/ CAP STAMPED "PLS 1279" 6" ABOVE GRADE 0.5' NE'LY OF PROPERTY LINE
TO OCEAN AVE.
ENDCLIFFE ROAD
1 1/2" IRON PIPE 4" ABOVE GRADE
1" IRON PIPE 4" BELOW GRADE
1" IRON BAR 8" ABOVE GRADE
HELD FOUND 1/2" IRON PIPE SLIGHTLY BENT 6" ABOVE GRADE
OLD FOUNDATION REMAINS
ASPHALT PARKING LOT
HELD FOUND 1/2" IRON PIPE 4" ABOVE GRADE
2 STORY STONE BUILDING
N/F IVY ONE, LLC
N/F IVY ONE, LLC 7-3-9
FOUND NAIL IN WOODEN HUB 1.3' NE'LY OF CORNER
TURN AROUND
R.O.W. AREA = 20,163 S.F. (TO BE PART OF LOT 2B)
N/F ELLEN MARY LEMAITRE 7-3-20
N/F FRANCOS J. DUFFY REVOCABLE TRUST 7-3-9A
HELD ALONG PROPERTY LINE FOUND 1" IRON PIPE 16" ABOVE GRADE 0.8' NE'LY OF CORNER
FOUND NAIL IN ROOT 1.3' NE'LY OF CORNER
N/F ANDREW & JULIANNE FRAWLEY 7-3-8
N/F LORI A. RAY 7-3-10
DOVER LANE
FND. IP-C
S 54°14'32" E 148.03'
N 72°49'28" E 66.02'
N 52°45'28" E 55.08'
111.93' N 53°32'50" W
45.00'
N 1°06'44" W 75.00'
S 35°45'28" W 90.31'
60.00'
S 54°14'32" E 117.93'
S 54°14'32" E 103.27'
N 30°45'28" E 90.66'
S 63°23'32" E 160.07'
N 86°25'28" E 162.71'
S 8°09'55" W 125.50'
N 86°25'28" E 80.00'
S 2°31'51" W 140.32'
S 31°19'37" W 218.33'
105.12' N 8°42'17" W
N 31°46'10" E 117.74'
79.43' N 58°04'50" W
N 68°05'10" E 106.87'
242.34' N 50°18'01" W
117.15' N 74°52'29" W
S 19°07'15" W 64.62'
S 22°01'56" E 105.00'
N 10°35'50" W 135.00'
50.00' S 79°24'10" W
20.08' S 31°55'10" W
142.63' N 63°20'32" W
307.83' N 60°41'32" W
N 26°39'28" E 161.98'
S 26°39'28" W 52.06'
S 26°39'28" W 46.23'
20.02' N 60°41'32" W
50.00' S 29°50'13" W
N 29°50'13" E 52.00'
55.36' S 29°50'13" W
53.51' N 34°44'32" W
130.20' N 59°01'32" W
24.12' N 11°08'25" W
120.40' S 30°57'34" W
59.71' S 30°57'34" W
N 10°53'12" W 117.49'
S 10°53'12" E 117.49'
N 34°34'28" E 152.40'
170.34' S 34°34'28" W
50.10' N 59°01'32" W

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	SETBACK	
	EASEMENT	
	CENTERLINE	
⊡	MONUMENT	■
◎	IRON PIPE/ROD	●
	ZONE LINE	
TP-1	TEST PIT	
	BUILDING	
	DECK/STEPS/ OVERHANG	
	EDGE WETLAND	
	WETLANDS	
	STREAM	
	LEDGE	
	EDGE PAVEMENT	
	EDGE GRAVEL	
	TREELINE	
120 118	CONTOURS	
	DECIDUOUS TREE	
	CONIFEROUS TREE	

TOTAL WETLAND IMPACTS = 5,564 S.F.

THE PURPOSE OF THIS SECOND AMENDED SUBDIVISION PLAN IS TO CREATE 2 LOTS PLUS COMMON LAND FOR REMAINING LAND OF IVY THREE, LLC.

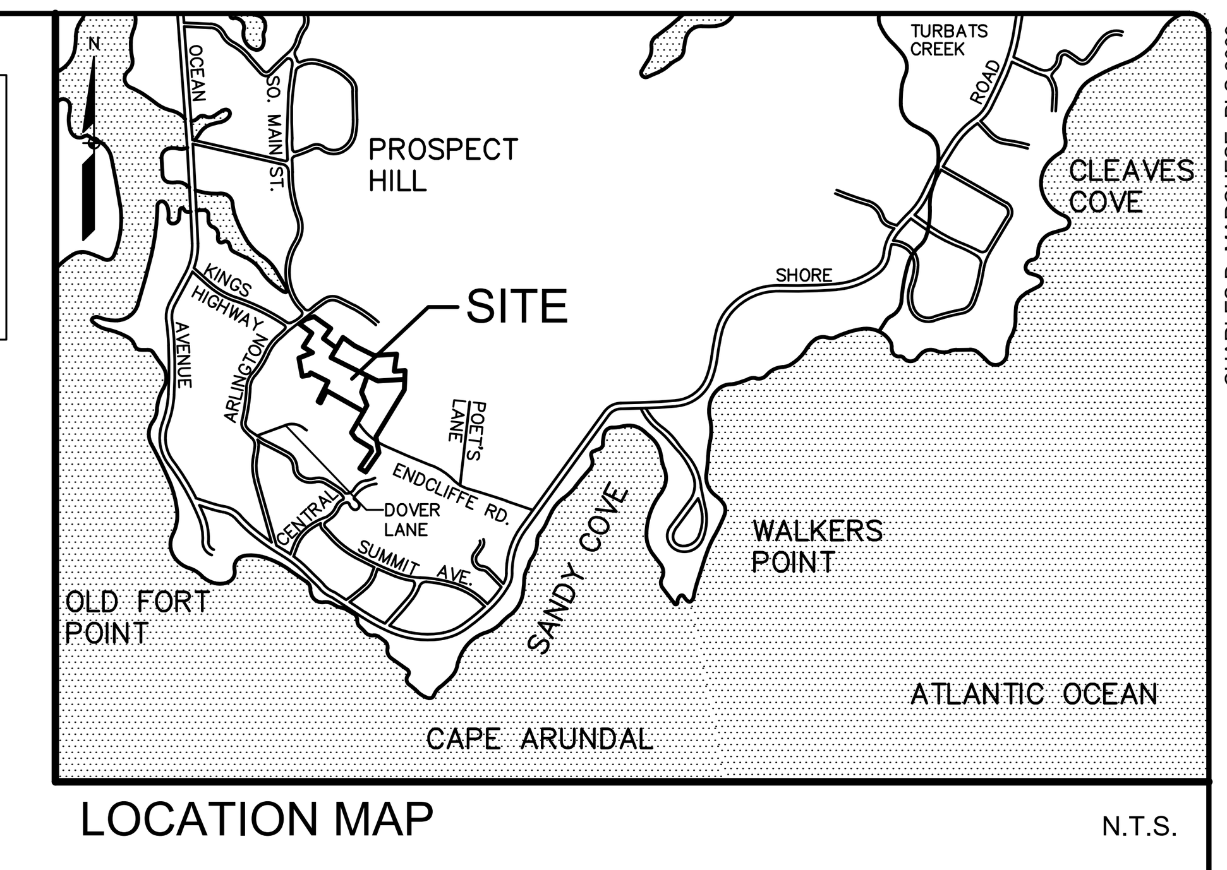
VERNAL POOL AREA CALCULATIONS:

TOTAL AREA WITHIN 250' VERNAL POOL SETBACK (SUBJECT PARCEL ONLY) = 154,343

EXISTING DEVELOPED AREA IN VERNAL POOL SETBACK = 0.0 S.F.
PROPOSED DEVELOPMENT IN VERNAL POOL SETBACK = 38,430 S.F.

38,430/154343 S.F. = 24.9%

IMPACT IS 24.9% OF SETBACK AREA



LOCATION MAP

N.T.S.

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS: IVY THREE, LLC BY DEEDS RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS (YCRD) IN BOOK 15979, PAGES 736-737 AND IN BOOK 15979, PAGES 738-741.
2. THE PROPERTY IS SHOWN AS: PARCEL C. LOT 1B, BLOCK 13 ON THE TOWN OF KENNEBUNKPORT TAX ASSESSOR'S TAX MAP NO. 7. AND IS LOCATED IN THE CAPE ARUNDEL ZONE.
3. SPACE AND BULK CRITERIA FOR THE CAPE ARUNDEL ZONE ARE AS FOLLOWS:

MIN. NET RESIDENTIAL AREA PER DWELLING:	40,000 S.F.		
MIN. LOT SIZE:	40,000 S.F.		
MIN. LOT FRONTAGE:	100'		
MIN. FRONT YARD:	20'	**30'	
MIN. SIDE YARD:	15'	**20'	
MIN. REAR YARD:	15'	**20'	***30'
MAX. BUILDING HEIGHT:	35'		
MAX. LOT COVERAGE:	20%		
MIN. OPEN SPACE:	20%		

* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION
** DEED RESTRICTIONS, SEE GENERAL NOTE 1 FOR REFERENCE
*** 30' SETBACK FOR EASTERN SIDE LINE OF LOT 2B ONLY.

4. RESIDENTIAL AREA CALCULATION:

TOTAL PARCEL AREA = 341,939 s.f.
LESS 15% FOR ROADS = 51,290 s.f.
LESS 15% FOR OPEN SPACE = 51,290 s.f.
LESS WETLANDS = 39,967 s.f.
LESS EASEMENTS (ROW) = 30,346 s.f.
NET RESIDENTIAL AREA = 199,392 s.f.

NET RESIDENTIAL DENSITY = 199,392 S.F. /40,000 S.F. = 5 LOTS
TOTAL LOTS PROPOSED = 2 LOTS

LOT SUMMARY:

LOT 2A AREA = 141,677 s.f.
LESS WETLANDS = 29,428 s.f.
LESS EASEMENTS = 16,849 s.f.
NET LOT AREA = 95,400 s.f.

LOT 2B AREA = 114,108 s.f.
LESS WETLANDS = 3,610 s.f.
LESS EASEMENTS = 1,697 s.f.
LESS R.O.W. = 20,163 s.f.
NET LOT AREA = 88,638 s.f.

OPEN SPACE (REQUIRED):
TOTAL AREA REQUIRED (15% OF 341,939 s.f.) = 51,291 s.f.
UPLAND AREA REQUIRED (1/3 OF 51,291 s.f.) = 17,097 s.f.

OPEN SPACE (PROVIDED)
TOTAL AREA PROVIDED = 86,153 s.f.
LESS WETLANDS = 64,669 s.f.
LESS EASEMENTS = 0 s.f.
NET OPEN SPACE AREA = 21,484 s.f.

5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY SEBAGO TECHNICS INC., IN AUGUST OF 2010, AND PRIOR SURVEY WORK BY SEBAGO TECHNICS INC. IN ACCORDANCE WITH THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE WITH THE EXCEPTION THAT NO REPORT OF SURVEY HAS BEEN PREPARED. NO NEW LEGAL DESCRIPTION HAS BEEN PREPARED. THE PROPOSED MONUMENTATION HAS NOT BEEN SET AT THE ISSUANCE OF THIS PLAN AND THAT THE WETLAND AREAS SHOWN HEREON WERE DELINEATED BY SOMEONE OTHER THAN THE SIGNING PROFESSIONAL.
6. PLAN REFERENCES:
   A. DIVISION OF LAND PLAN OF OLD FORT INN, KENNEBUNKPORT, MAINE FOR IVY ONE, LLC, IVY TWO, LLC & IVY THREE, LLC BY SEBAGO TECHNICS, INC., DATED AUGUST 23, 2010 AND RECORDED IN THE YCRD IN PLAN BOOK 346, PAGE 36.
   B. RESUBDIVISION PLAN FOR CAPE ARUNDEL WOODS ON ENDCLIFFE ROAD IN KENNEBUNKPORT, MAINE FOR ROBERT J. WASKIEWICZ & PORTER HOLDINGS, INC. BY WAYNE DESPER DATED SEPTEMBER 24, 1993 AND RECORDED IN THE YCRD IN PLAN BOOK 216, PAGE 46.
   C. SUBDIVISION PLAN OF IVY SUBDIVISION, DOVER LANE, KENNEBUNKPORT, MAINE FOR IVY THREE, LLC BY SEBAGO TECHNICS, INC DATED 06-30-11 WITH REVISION DATE 03-19-12 AND RECORDED IN THE YCRD PLAN BOOK 355, PAGE 03
7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS SHOWN HEREON ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
8. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
9. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR KENNEBUNKPORT, MAINE, YORK COUNTY, COMMUNITY-PANEL NUMBER 230170 0003 B, HAVING AN EFFECTIVE DATE OF APRIL 18, 1983. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C.
10. LOTS 2A & 2B WILL BE SERVED BY PUBLIC SEWER, AND PUBLIC UNDERGROUND ELECTRIC, TELEPHONE AND CABLE. LOT 2A WILL BE SERVED BY PUBLIC WATER. LOT 2B WILL BE ON A WELL.
11. WAIVER REQUESTS: SUBDIVISION REGULATIONS:
    A. ARTICLE 12.2.B.2.h - MAXIMUM ROAD LENGTH TO HAMMERHEAD TURNAROUND TO BE APPROXIMATELY 1,200 FT FROM THE TERMINUS AT OCEAN AVENUE WAIVER GRANTED MARCH 3, 2021
    B. ARTICLE 12.2.B.2.g - CENTERLINE OF ROAD TO FOLLOW EXISTING ROAD BED VERSES CENTERLINE OF RIGHT-OF-WAY. WAIVER GRANTED MARCH 3, 2021
    C. ARTICLE 12.2.B.2.j - SIDEWALKS NOT REQUIRED. WAIVER GRANTED MARCH 3, 2021
    E. ARTICLE 12.2.B.2.k - CURBING NOT REQUIRED. WAIVER GRANTED MARCH 3, 2021
    F. ARTICLE 12.2.B.2.f - ROADWAY WIDTH TO BE 14 FT WITH 4FT WIDE SHOULDERS.(22 FT TOTAL WIDTH) REDUCED TO 18 FT TOTAL WIDTH IN DESIGNATED TWO SECTIONS DUE TO EXTENSIVE LEDGE OUTCROPS

    WAIVER GRANTED MARCH 3, 2021
12. WETLANDS SHOWN ON THIS PLAN WERE FIELD DELINEATED BY GARY FULLERTON OF SEBAGO TECHNICS, INC. IN OCTOBER 2004 AND FIELD LOCATED BY CONTROLLED SURVEY.
13. ALL ROADS IN THIS SUBDIVISION SHALL REMAIN PRIVATE ROADS TO BE MAINTAINED BY THE DEVELOPER OR THE LOT OWNERS.
14. THE LOCUS PROPERTY IS SUBJECT TO THE FOLLOWING:
    A. AN EASEMENT TO CENTRAL MAINE POWER CO. AND NEW ENGLAND TELEPHONE AND TELEGRAPH CO. TO CONSTRUCT, REBUILD, MAINTAIN POLE LINES ALONG, OVER, AND ACROSS ALL PREMISES OWNED BY GRANTOR, EXTENDING IN ALL STREETS AND WAYS WHICH MAY BE LAID OUT OR ESTABLISHED IN THE FUTURE;
    B. THE PARCEL HEREON IS CONVEYED SUBJECT TO ALL OF THE COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN A WARRANTY DEED FROM SEA SHORE ASSOCIATES TO EARL F. ADAMS AND K. BLAIR HODGE;
    C. ALSO CONVEYING ALL RIGHT, TITLE, AND INTEREST IN A CERTAIN STRIP OF LAND KNOWN AS ENDCLIFFE ROAD SUBJECT TO SUCH RIGHTS, IF ANY, THE INHABITANTS OF THE TOWN OF KENNEBUNKPORT OR OTHERS MAY HAVE IN SAID ROAD.
15. THE LOCUS PROPERTY IS BENEFITED BY THE FOLLOWING:
    A. CONVEYING TO THE GRANTEE, WITHOUT WARRANTY COVENANTS, QUITCLAIM COVENANTS, OR COVENANTS OF ANY NATURE, THE RIGHT TO PASS AND REPASS BY AND FOOT ON EXISTING ROADS AND WAYS WHICH ANY OF THE REAL PROPERTY HEREIN CONVEYED ABUTS. THE COST OF MAINTENANCE OF PRIVATE ROADS AND WAYS SHALL BE SHARED EQUALLY BY ABUTTING LOT OWNERS.
16. THE ELEVATIONS SHOWN HEREON ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) ESTABLISHED UTILIZING AN TOPCON HIPER / LEGACY E DUAL FREQUENCY GPS RECEIVERS POST PROCESSED USING BASELINE DATA FROM THREE CONTINUOUSLY OPERATING REFERENCE STATIONS (C.O.R.S) LOCATED IN THE NORTHERN NEW ENGLAND REGION AND WAS DERIVED FROM THE GEOID-2003 MODEL OF THE U.S AND COMPARED WITH A LOCAL THIRD ORDER BENCHMARK IN THE AREA.
17. THE HORIZONTAL DATUM SHOWN HEREON IS BASED ON THE MAINE EAST ZONE (1801) DEFINED BY THE NORTH AMERICAN DATUM OF 1983 (NAD 83).
18. THERE SHALL BE NO CONVEYANCE OF ANY LOT OR ISSUANCE OF ANY BUILDING PERMIT UNTIL A PERFORMANCE GUARANTEE(S) COVERING THE COST OF ALL REQUIRED IMPROVEMENTS IS SUBMITTED AND APPROVED BY THE TOWN OF KENNEBUNKPORT.
19. THE DEVELOPMENT IS SUBJECT TO THE FINDING OF FACTS, CONCLUSIONS, DECISIONS AND CONDITIONS OF APPROVAL AS APPROVED BY THE TOWN OF KENNEBUNKPORT PLANNING BOARD AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS.
20. ALL STORM DRAIN PIPING SHALL COMPLY WITH TOWN SPECIFICATIONS.
21. LOT 2A SHALL PROVIDE A DRIVEWAY HAMMERHEAD TURNAROUND ON THE LOT WITHIN 100' TO 200' FROM THE BUILDING WHICH WILL ACCOMMODATE A FIRE LADDER TRUCK. SIZE AND LOCATION OF TURNAROUND TO BE APPROVED BY THE FIRE CHIEF PRIOR TO ISSUANCE OF A BUILDING PERMIT.
22. LOTS 2A AND 2B SHALL BE RESTRICTED TO 1 SINGLE FAMILY RESIDENCE ON EACH LOT.
23. LAND DISTURBANCE AND CLEARING OF VEGETATION SHALL BE LIMITED TO THE BUILDING AREA NOTED ON PLAN. CLEARING BEYOND THIS LIMIT WILL REQUIRE PLANNING BOARD APPROVAL AND APPROVAL FROM MAINE DEP FOR VERNAL POOL IMPACTS.

APPROVAL- TOWN OF KENNEBUNKPORT PLANNING BOARD

DATE

CHAIRPERSON

STATE OF MAINE, YORK COUNTY SS, REGISTRY OF DEEDS

RECEIVED ____________________, 20__________
AT ____H _____M _____________M AND
RECORDED IN
PLAN BOOK ___________ PAGE ______________
ATTEST: ______________________________
REGISTER

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 INCH = 50 FT.

CHARLES D. MARCHESE, PLS 2009

03/30/21

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C	SGD	03/30/2021	ISSUED FOR FINAL SUBDIVISION REVIEW
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RECORD OWNER:
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2 LIVEWELL DRIVE, SUITE 203
KENNEBUNK, ME 04043

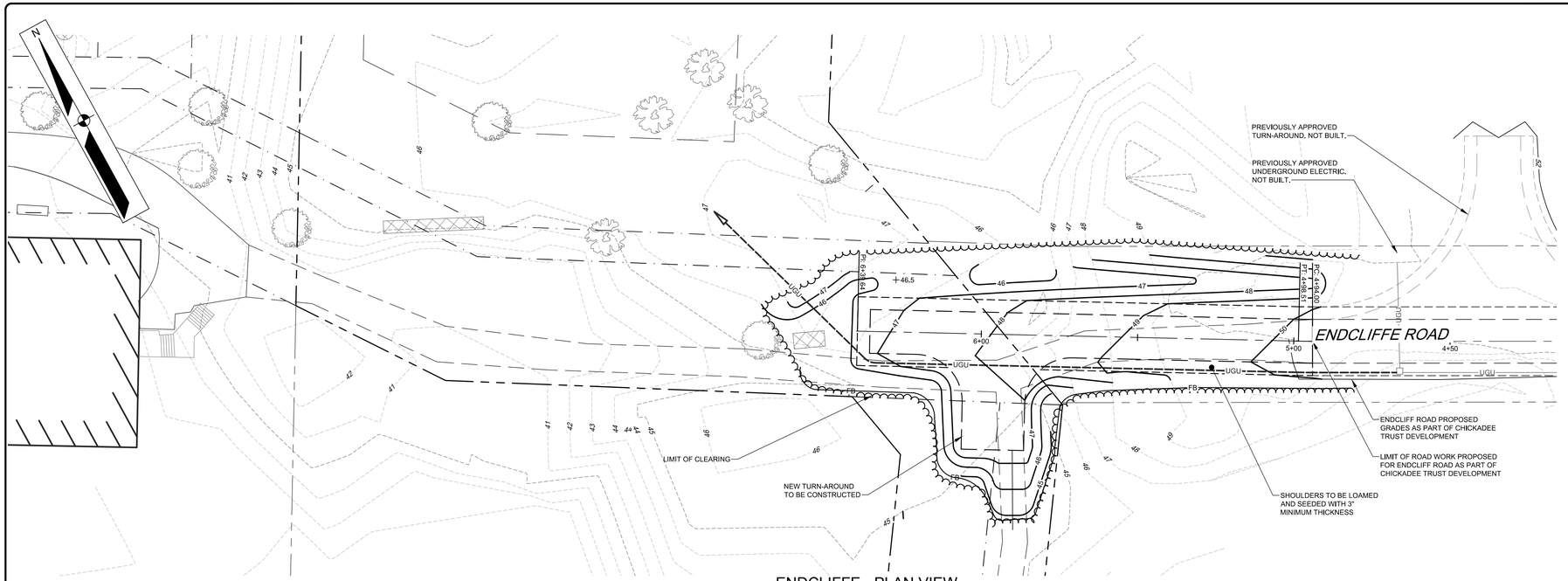
SECOND AMENDED SUBDIVISION PLAN

OF:
IVY SUBDIVISION
ENDCLIFFE ROAD
KENNEBUNKPORT, MAINE
FOR:
IVY THREE, LLC
2 LIVEWELL DRIVE, SUITE 203
KENNEBUNK, ME 04043

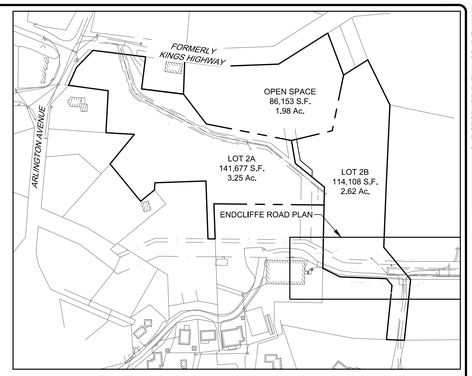
DESIGNED	SAH
DRAWN	STI
CHECKED	SGD
DATE	4/13/2020
SCALE	1" = 50'
PROJECT	10234

10234 SB.dwg, TAB:24x36

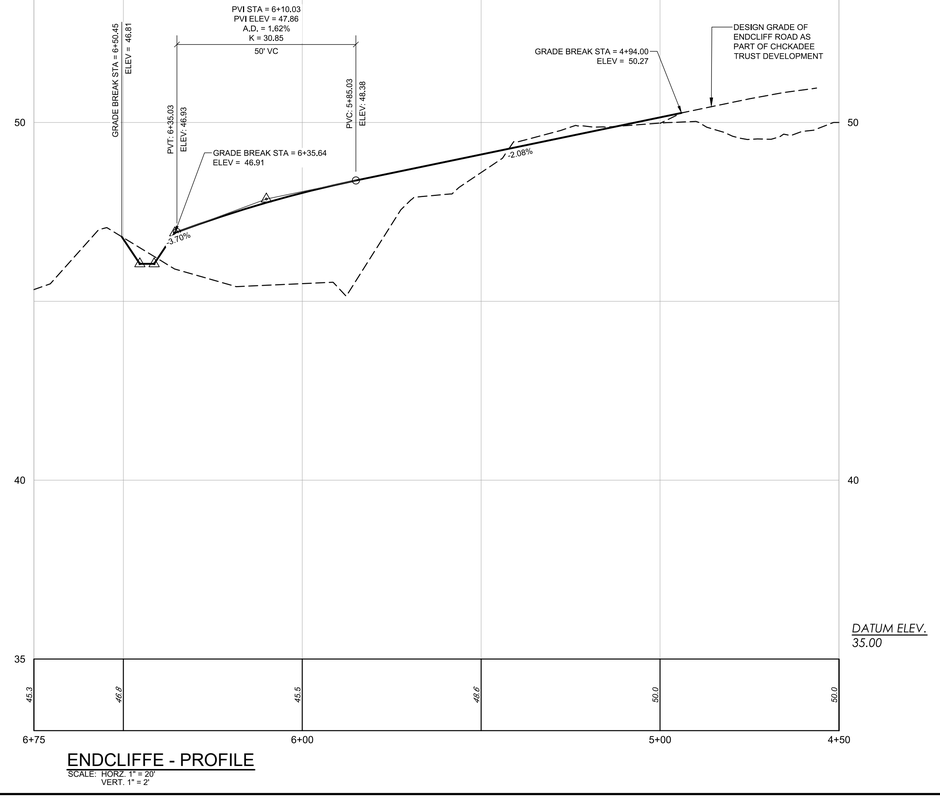
SHEET 2 OF 8



ENDCLIFFE - PLAN VIEW
SCALE: HORZ. 1" = 20'



KEYMAP
SCALE: HORZ. 1" = 200'



ENDCLIFFE - PROFILE
SCALE: HORZ. 1" = 20'
VERT. 1" = 2'

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	BUILDING	
	EDGE WETLAND	
	WETLANDS	
	UPLANDS	
	LEDGE	
	EDGE GRAVEL	
	TREELINE	
120 118	CONTOURS	120
× 120.00	SPOT GRADE	+120.00
	FILTER BARRIER	FB

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

CHRISTOPHER P. TAYLOR, P.E. 16877

STATE OF MAINE · CHRISTOPHER P. TAYLOR · No. 16877 · LICENSED PROFESSIONAL ENGINEER · 03/30/21

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PLAN AND PROFILE - ENDCLIFFE ROAD

OF:
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ENDCLIFFE ROAD
KENNEBUNKPORT, MAINE

FOR:
IVY THREE, LLC
2 LIVEWELL DRIVE, SUITE 203
KENNEBUNK, ME 04043

DESIGNED	SAH
DRAWN	STI
CHECKED	SGD
DATE	4/13/2020
SCALE	1" = 20'
PROJECT	10234

10234 PP dwg, TAB 24x36

SHEET 3 OF 8

STREAM CROSSING NOTES:

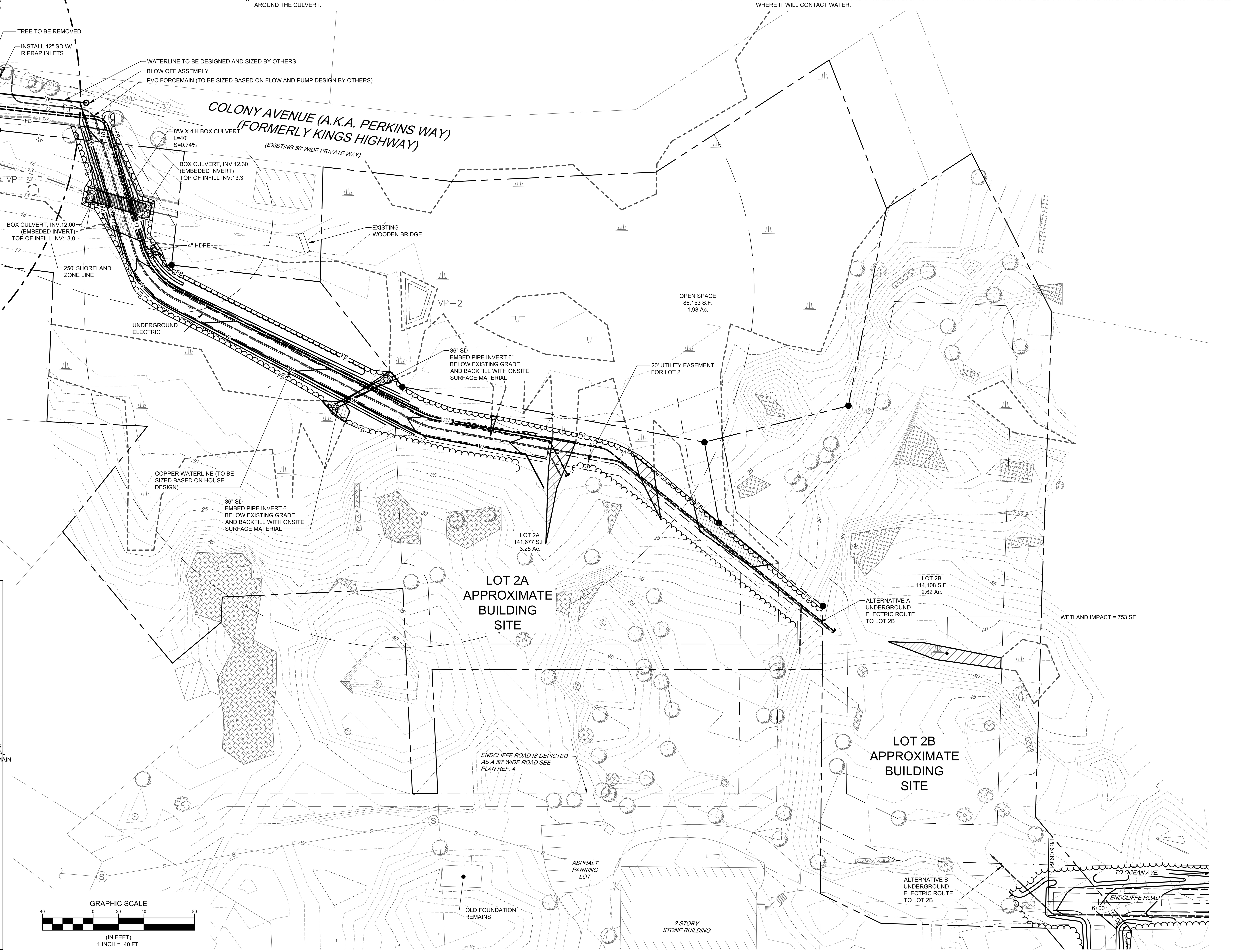
1. THE FOLLOWING MEASURES MUST BE TAKEN TO PREVENT EROSION OF SOIL OR FILL MATERIAL FROM DISTURBED AREAS INTO THE RESOURCE:
   a. STAKED HAY BALES OR SILT FENCE MUST BE PROPERLY INSTALLED BETWEEN THE AREA OF SOIL DISTURBANCE AND THE RESOURCE BEFORE THE ACTIVITY BEGINS;
   b. HAY BALES OR SILT FENCE BARRIERS MUST BE MAINTAINED UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED;
   c. WITHIN 7 CALENDAR DAYS FOLLOWING THE COMPLETION OF ANY SOIL DISTURBANCE, AND PRIOR TO ANY STORM EVENT, MULCH MUST BE SPREAD ON ANY EXPOSED SOILS;
   d. ALL DISTURBED SOILS MUST BE PERMANENTLY STABILIZED; AND
   e. WITHIN 30 DAYS OF FINAL STABILIZATION OF THE SITE, ANY SILT FENCE MUST BE REMOVED.
2. FILL SIDESLOPES IN A STREAM OR FLOODPLAIN WETLAND MUST BE MAINTAINED AT A SLOPE NO SHALLOWER THAN 3 HORIZONTAL TO 1 VERTICAL AND NO STEEPER THAN 1.5 HORIZONTAL TO 1 VERTICAL. FILL SIDESLOPES MUST BE STABILIZED AT THE COMPLETION OF THE ACTIVITY.

NOTE: UNCOMPACTED SOILS OR SANDY SOILS THAT ARE SATURATED AT THE TOE OF A SLOPE WILL BE UNSTABLE AT A 1.5 TO 1 SLOPE.

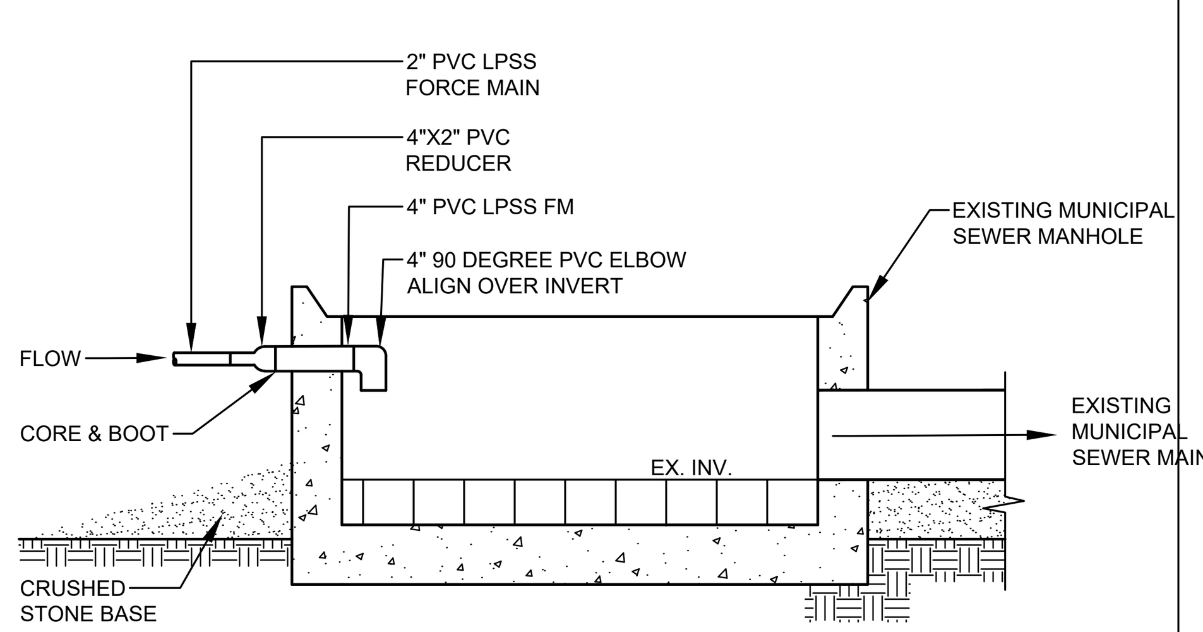
3. A BRIDGE OR CULVERT MUST PROVIDE AN OPENING WITH A CROSS-SECTIONAL AREA AT LEAST EQUAL TO 3 TIMES THE CROSS-SECTIONAL AREA OF THE STREAM CHANNEL OR SUFFICIENT IN SIZE TO ACCOMMODATE 25-YEAR FREQUENCY WATER FLOWS.
4. ROAD SURFACES MUST BE CONSTRUCTED IN A MANNER TO PREVENT EROSION OF MATERIAL INTO THE RIVER, STREAM OR BROOK.
5. SURFACE WATER ON OR ADJACENT TO CROSSING APPROACHES MUST BE DIVERTED THROUGH VEGETATIVE FILTER AREAS AT LEAST 25 FEET LONG TO AVOID SEDIMENTATION OF THE WATERCOURSE. ROADSIDE DITCHES MAY NOT EXTEND TO THE RESOURCE BEING CROSSED.
6. A STREAM FORD MUST BE LINED WITH CRUSHED STONE, BLASTED LEDGE, WASHED STONE, GABION BLANKETS OR GEOTEXTILE MATERIAL FOR EROSION CONTROL WHEN THE NATURAL STREAM BED DOES NOT CONSIST OF LEDGE OR ROCK.
7. CULVERT CROSSINGS MUST:
   a. BE LIMITED TO 75 FEET IN LENGTH. THIS LIMIT MAY NOT BE EXCEEDED WITHIN A HALF-MILE LENGTH OF THE STREAM OR WITHIN THE LENGTH OF STREAM CONTROLLED BY THE APPLICANT, IF LESS;
   b. FOLLOW THE ALIGNMENT AND GRADE OF THE EXISTING STREAM CHANNEL WHERE POSSIBLE. ON PERENNIAL STREAMS THE CULVERT'S GRADIENT MAY NOT EXCEED 1%;
   c. HAVE THE BOTTOM OF THE ENTIRE CULVERT INSTALLED AT OR BELOW STREAM BED ELEVATION, EXCEPT FOR ADDITIONAL CULVERTS AT THE SAME CROSSING;
   d. BE SEATED ON FIRM GROUND, OR ON GEOTEXTILES, LOGS OR OTHER MATERIALS USED TO STABILIZE THE GROUND;
   e. BE COVERED BY SOIL TO A MINIMUM DEPTH OF 1 FOOT OR ACCORDING TO THE CULVERT MANUFACTURER'S SPECIFICATIONS, WHICHEVER IS GREATER;
   f. HAVE THE SOIL COMPACTED AT LEAST HALFWAY UP THE SIDE OF THE CULVERT; AND
   g. HAVE THE INLET AND OUTLET ENDS STABILIZED BY RIPRAP IN ACCORDANCE WITH SECTION 8 SHORELINE STABILIZATION STANDARDS TO AVOID EROSION OF MATERIAL AROUND THE CULVERT.

NOTE: FOR GUIDANCE ON RIPRAP INSTALLATION, CONSULT THE MAINE EROSION AND SEDIMENT CONTROL BMPS, DATED MARCH 2003. THIS HANDBOOK AND OTHER REFERENCES ARE AVAILABLE FROM THE DEP.

8. WHEELED OR TRACKED EQUIPMENT MAY NOT OPERATE IN THE WATER. EQUIPMENT OPERATING ON THE SHORE MAY, WHERE NECESSARY, REACH INTO THE WATER WITH A BUCKET OR SIMILAR EXTENSION. EQUIPMENT MAY CROSS STREAMS ON ROCK, GRAVEL OR LEDGE BOTTOM.
9. WORK BELOW THE NORMAL HIGH WATER LINE MUST BE DONE DURING PERIODS OF LOW WATER LEVEL OR FLOW.
10. IF THE CROSSING INVOLVES TRENCHING OR DISTURBANCE OF SUBSTRATE IN A RIVER, STREAM OR BROOK BETWEEN OCTOBER 2 AND JULY 14, THE ACTIVITY MUST OCCUR DURING THE TIME PERIOD APPROVED BY THE DEP. THE APPROVED TIME PERIOD MAY BE THE TIME PERIOD PROPOSED BY THE APPLICANT OR AN ALTERNATIVE TIME PERIOD APPROVED BY THE DEP. AN ALTERNATIVE TIME PERIOD WILL BE REQUIRED WHERE IT APPEARS AN UNREASONABLE IMPACT ON WATER QUALITY OR FISHERIES MAY RESULT AT THE POINT OF CROSSING OR IMMEDIATELY DOWNSTREAM OF THE CROSSING. THE APPLICANT WILL BE NOTIFIED BY THE DEP WITHIN 14 DAYS IF AN ALTERNATIVE TIME PERIOD, OTHER THAN THE ONE PROPOSED BY THE APPLICANT, IS REQUIRED FOR CONSTRUCTING THE CROSSING
11. IF WORK IS PERFORMED IN A RIVER, STREAM OR BROOK THAT IS LESS THAN THREE FEET DEEP AT THE TIME OF THE ACTIVITY AND AT THE LOCATION OF THE ACTIVITY, THE APPLICANT MUST PROVIDE FOR TEMPORARY DIVERSION OF FLOW TO THE OPPOSITE SIDE OF THE CHANNEL WHILE WORK IS IN PROGRESS.
   a. DIVERSION MAY BE ACCOMPLISHED BY PLACING SANDBAGS, TIMBERS, SHEET STEEL, CONCRETE BLOCKS, 6+ MIL POLYETHYLENE OR GEOTEXTILES FROM THE BANK TO MIDSTREAM ON THE UPSTREAM SIDE OF THE ACTIVITY. NO MORE THAN TWO-THIRDS (2/3) OR 25 FEET OF STREAM WIDTH, WHICHEVER IS LESS, MAY BE DIVERTED AT ONE TIME.
   b. ANY MATERIAL USED TO DIVERT WATER FLOW MUST BE COMPLETELY REMOVED UPON COMPLETION OF THE ACTIVITY, AND THE STREAM SUBSTRATE MUST BE RESTORED TO ITS ORIGINAL CONDITION.
   c. A PUMP MAY BE OPERATED, WHERE NECESSARY, FOR A TEMPORARY DIVERSION. THE PUMP OUTLET MUST BE LOCATED AND OPERATED SUCH THAT EROSION OR THE DISCHARGE OF SEDIMENT TO THE WATER IS PREVENTED.
12. ALL WHEELED OR TRACKED EQUIPMENT THAT MUST TRAVEL OR WORK IN A VEGETATED WETLAND AREA MUST TRAVEL AND WORK ON MATS OR PLATFORMS IN ORDER TO PROTECT WETLAND VEGETATION
13. ALL EXCAVATED MATERIAL MUST BE STOCKPILED EITHER OUTSIDE THE WETLAND OR ON MATS OR PLATFORMS. HAY BALES OR SILT FENCE MUST BE USED, WHERE NECESSARY, TO PREVENT SEDIMENTATION.
14. THE USE OF UNTREATED LUMBER IS PREFERRED. LUMBER PRESSURE TREATED WITH CHROMATED COPPER ARSENATE (CCA) MAY BE USED ONLY IF NECESSARY AND ONLY IF USE IS ALLOWED UNDER FEDERAL LAW AND NOT PROHIBITED FROM SALE UNDER 38 M.R.S.A. 1682, AND PROVIDED IT IS CURED ON DRY LAND IN A WAY THAT EXPOSES ALL SURFACES TO THE AIR FOR A PERIOD OF AT LEAST 21 DAYS PRIOR TO CONSTRUCTION. WOOD TREATED WITH CREOSOTE OR PENTACHLOROPHENOL MAY NOT BE USED WHERE IT WILL CONTACT WATER.



N
GRID
LIMIT OF TIDAL INFLUENCES
PAVEMENT REPAIR
SPRING VALLEY
SO. MAIN ST.
EXISTING TOWN OF KENNEBUNKPORT SEWER PUMPING STATION
TREE TO BE REMOVED
INSTALL 12" SD W/ RIPRAP INLETS
WATERLINE TO BE DESIGNED AND SIZED BY OTHERS
BLOW OFF ASSEMPLY
PVC FORCEMAIN (TO BE SIZED BASED ON FLOW AND PUMP DESIGN BY OTHERS)
COLONY AVENUE (A.K.A. PERKINS WAY) (FORMERLY KINGS HIGHWAY)
(EXISTING 50' WIDE PRIVATE WAY)
8'W X 4'H BOX CULVERT
L=40'
S=0.74%
BOX CULVERT, INV:12.30 (EMBEDED INVERT) TOP OF INFILL INV:13.3
EXISTING SMH
RIM:15.45
INV. IN:12.05
INV. IN:13.20
INV. IN:9.65
INV. OUT:9.55
NEW INV. IN:13.0
BOX CULVERT, INV:12.00 (EMBEDED INVERT) TOP OF INFILL INV:13.0
EXISTING WOODEN BRIDGE
4" HDPE
250' SHORELAND ZONE LINE
KINGS HWY.
ARLINGTON AVENUE
VP-2
OPEN SPACE
86,153 S.F.
1.98 Ac.
UNDERGROUND ELECTRIC
36" SD EMBED PIPE INVERT 6" BELOW EXISTING GRADE AND BACKFILL WITH ONSITE SURFACE MATERIAL
20' UTILITY EASEMENT FOR LOT 2
COPPER WATERLINE (TO BE SIZED BASED ON HOUSE DESIGN)
36" SD EMBED PIPE INVERT 6" BELOW EXISTING GRADE AND BACKFILL WITH ONSITE SURFACE MATERIAL
LOT 2A
141,677 S.F.
3.25 Ac.
LOT 2A APPROXIMATE BUILDING SITE
LOT 2B
114,108 S.F.
2.62 Ac.
ALTERNATIVE A UNDERGROUND ELECTRIC ROUTE TO LOT 2B
WETLAND IMPACT = 753 SF
ENDCLIFFE ROAD IS DEPICTED AS A 50' WIDE ROAD SEE PLAN REF. A
LOT 2B APPROXIMATE BUILDING SITE
ASPHALT PARKING LOT
OLD FOUNDATION REMAINS
2 STORY STONE BUILDING
ALTERNATIVE B UNDERGROUND ELECTRIC ROUTE TO LOT 2B
TO OCEAN AVE.
ENDCLIFFE ROAD
PI: 6+39.64
6+00
GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.



NOTES:
1. USE FLEXIBLE RUBBER BOOT WITH TWO STAINLESS STEEL BANDS.
2. LOCATION OF CORED HOLE IN MANHOLE SHOULD BE FIELD CHECKED PRIOR TO INSTALLATION TO ENSURE ADEQUATE SEPARATION FROM MANHOLE BARREL JOINT.

FORCE MAIN TERMINUS MANHOLE

NOT TO SCALE

CHRISTOPHER P. TAYLOR, P.E. 16677

STATE OF MAINE CHRISTOPHER P. TAYLOR No. 16677 LICENSED PROFESSIONAL ENGINEER

03/30/21

NOT FOR CONSTRUCTION

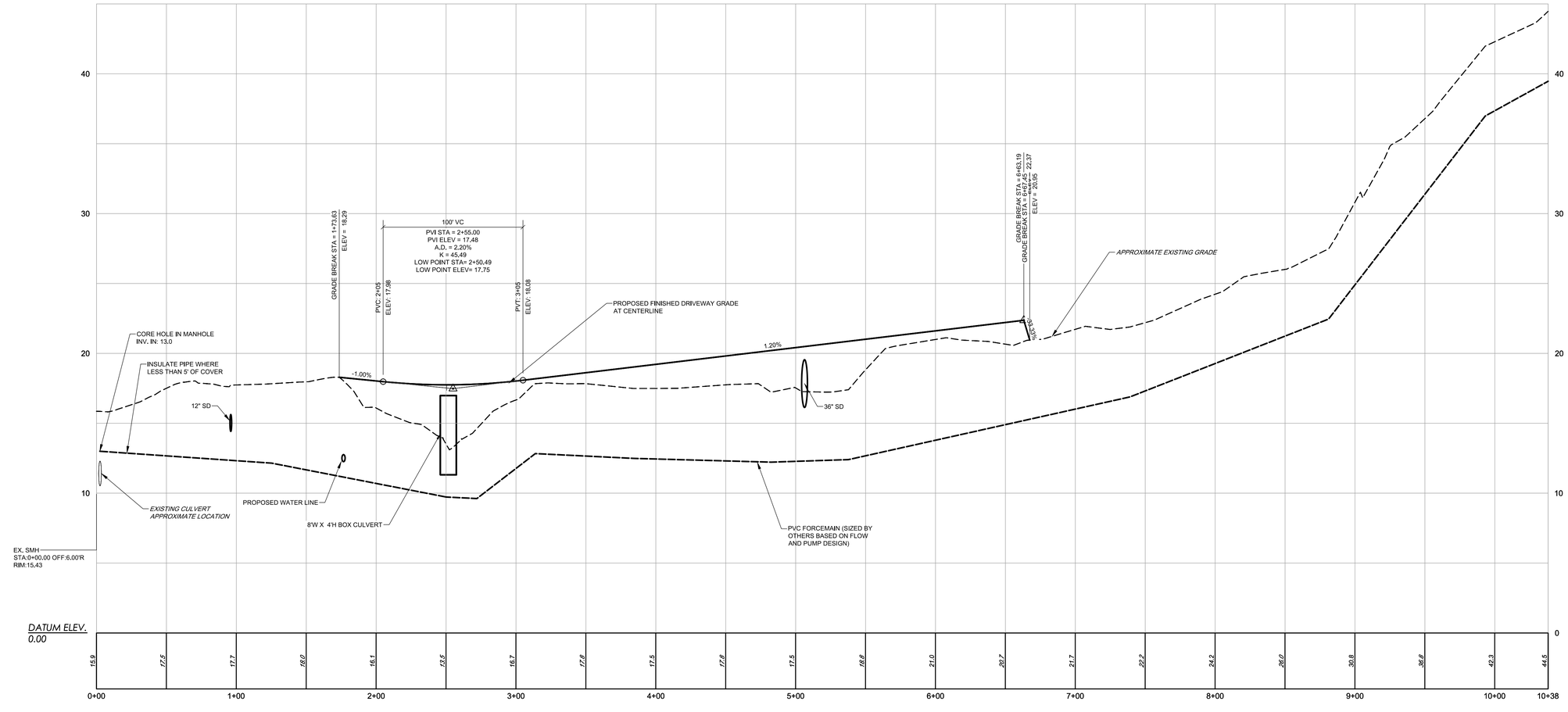
REV:	BY:	DATE:	STATUS:
C	SGD	03/30/2021	ISSUED FOR FINAL SUBDIVISION REVIEW
B	SGD	02/02/2021	REVISED BY TOWN AND PUBLIC INPUT
A	SGD	10/26/2020	ISSUED TO PLANNING BOARD FOR MAJOR REVISION REVIEW

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

UTILITY CONNECTION PLAN
OF:
IVY SUBDIVISION
ENDCLIFFE ROAD
KENNEBUNKPORT, MAINE
FOR:
IVY THREE, LLC
2 LIVEWELL DRIVE, SUITE 203
KENNEBUNK, ME 04043

DESIGNED	CPT
DRAWN	STI
CHECKED	CPT
DATE	09/03/2020
SCALE	1" = 40'
PROJECT	10234

10234 U.dwg, TAB:PLAN



DRIVEWAY CENTERLINE AND LOT 2B SEWER SERVICE

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.

CHRISTOPHER P. TAYLOR P.E. 16677

STATE OF MAINE
CHRISTOPHER P. TAYLOR
No. 16677
LICENSED PROFESSIONAL ENGINEER
02/03/23

NOT FOR CONSTRUCTION

REV.	BY	DATE	STATUS
C	SGD	03/30/2021	ISSUED FOR FINAL SUBDIVISION REVIEW
B	SGD	02/02/2021	REVISED BY TOWN AND PUBLIC INPUT
A	SGD	10/26/2020	ISSUED TO PLANNING BOARD FOR MAJOR REVISION REVIEW

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UTILITY CONNECTION PROFILE

OF:
IVY SUBDIVISION
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KENNEBUNKPORT, MAINE

FOR:
IVY THREE, LLC
2 LIVEWELL DRIVE, SUITE 203
KENNEBUNK, ME 04043

DESIGNED	CPT
DRAWN	STI
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10234 U.dwg - TAB:PROFILE

SHEET 5 OF 8

EROSION CONTROL MEASURES

PRE-CONSTRUCTION PHASE

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS (SILT FENCE) WILL BE STAKED/INSTALLED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. THE PLACEMENT OF SEDIMENT BARRIERS SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THIS EROSION CONTROL PLAN AND DETAILS IN THIS PLAN SET. THIS NETWORK IS TO BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED AT THE INTERSECTION OF THE PROPOSED ENTRANCES AND EXISTING ROADWAY TO AVOID TRACKING OF MUD, DUST AND DEBRIS FROM THE SITE.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A DETAILED SCHEDULE AND MARKED UP PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF DISTURBANCE AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPAL STAFF. THREE COPIES OF THE SCHEDULE AND MARKED UP PLAN SHALL BE PROVIDED TO THE MUNICIPALITY THREE DAYS PRIOR TO THE SCHEDULED PRE-CONSTRUCTION MEETING. SPECIAL ATTENTION SHALL BE GIVEN TO THE 14 DAY LIMIT OF DISTURBANCE IN THE SCHEDULE ADDRESSING TEMPORARY AND PERMANENT VEGETATION MEASURES.

CONSTRUCTION AND POST-CONSTRUCTION PHASE

AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT AMOUNT OF MINERAL SOIL NECESSARY FOR PROGRESSIVE AND EFFICIENT CONSTRUCTION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD, SUCH AS ACTIVE EXCAVATION AND ACTIVE GRADING. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS ACTIVELY OCCURRING OR CAN BE MULCHED IN THE SAME DAY. OPEN AREAS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL AS SHOWN ON THE DESIGN PLANS AND AS DESCRIBED WITHIN THIS EROSION CONTROL PLAN WITHIN SEVEN (7) DAYS OF DISTURBANCE. AREAS LOCATED WITHIN 100 FEET OF STREAMS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL WITHIN SEVEN (7) DAYS. REFER TO WINTER EROSION CONTROL NOTES FOR THE TREATMENT OF OPEN AREAS AFTER OCTOBER 1ST OF THE CONSTRUCTION YEAR.

THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

EROSION CONTROL APPLICATIONS & MEASURES
THE PLACEMENT OF EROSION CONTROL MEASURES SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND DETAILS IN THE PLAN SET.

1. TEMPORARY MULCHING:

ALL DISTURBED AREAS SHALL BE MULCHED WITH MATERIALS SPECIFIED BELOW PRIOR TO ANY STORM EVENT. ALL DISTURBED AREAS NOT FINAL GRADED WITHIN 14 DAYS SHALL BE MULCHED. DISTURBED AREAS ADJACENT TO NATURAL RESOURCES THAT ARE NOT GRADED WITHIN SEVEN (7) DAYS SHALL BE MULCHED. ALSO, AREAS, WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED, SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING. EROSION CONTROL BLANKETS ARE RECOMMENDED TO BE USED AT THE BASE OF GRASSED WATERWAYS AND ON SLOPES GREATER THAN 33%. MULCH ANCHORING SHOULD BE USED ON SLOPES GREATER THAN 5% AFTER SEPTEMBER 15TH OF THE CONSTRUCTION YEAR (SEE WINTER EROSION CONTROL NOTES).
TYPES OF MULCH:

HAY OR STRAW: SHALL BE APPLIED AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE).

EROSION CONTROL MIX: SHALL BE PLACED EVENLY AND MUST PROVIDE 100% SOIL COVERAGE. EROSION CONTROL MIX SHALL BE APPLIED SUCH THAT THE THICKNESS ON SLOPES 3:1 OR LESS IS 2 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET. THE THICKNESS ON SLOPES BETWEEN 3:1 AND 2:1 SHALL BE 4 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET. THIS SHALL NOT BE USED ON SLOPES GREATER THAN 2:1.

EROSION CONTROL BLANKET: SHALL BE INSTALLED SUCH THAT CONTINUOUS CONTACT BETWEEN THE MAT AND THE SOIL IS OBTAINED. INSTALL BLANKETS AND STAPLE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

2. SOIL STOCKPILES:

STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED WITH HAY OR STRAW AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES. SEDIMENT BARRIERS SHALL BE INSTALLED DOWNGRADIENT OF STOCKPILES, AND STORMWATER SHALL BE PREVENTED FROM RUNNING ONTO THE STOCKPILE.

3. NATURAL RESOURCES PROTECTION:

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES SHALL BE MULCHED USING TEMPORARY MULCHING (AS DESCRIBED IN PART 1 OF THIS SECTION) WITHIN 7 DAYS OF EXPOSURE OR PRIOR TO ANY STORM EVENT. SEDIMENT BARRIERS (AS DESCRIBED IN PART 4 OF THIS SECTION) SHALL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE.

4. SEDIMENT BARRIERS:

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS SHALL BE STAKED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. SEDIMENT BARRIERS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION.

SILT FENCE: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE EFFECTIVE HEIGHT OF THE FENCE SHALL NOT EXCEED 36 INCHES. IT IS RECOMMENDED THAT SILT FENCE BE REMOVED BY CUTTING THE FENCE MATERIALS AT GROUND LEVEL SO AS TO AVOID ADDITIONAL SOIL DISTURBANCE.

HAY BALES: SHALL NOT BE INSTALLED ADJACENT TO WETLAND. INSTALL PER THE DETAIL ON THE PLANS. BALES SHALL BE WIRE-BOUND OR STRING-TIED AND THESE BINDINGS MUST REMAIN PARALLEL WITH THE GROUND SURFACE DURING INSTALLATION TO PREVENT DETERIORATION OF THE BINDINGS. BALES SHALL BE INSTALLED WITHIN A MINIMUM 4 INCH DEEP TRENCH LINE WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.

EROSION CONTROL MIX: SHALL NOT BE USED ADJACENT TO WETLANDS. INSTALL PER THE DETAIL ON THE PLANS. THE MIX SHALL CONSIST PRIMARILY OF ORGANIC MATERIAL AND CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4 INCHES IN DIAMETER. THE MIX COMPOSITION SHALL MEET THE STANDARDS DESCRIBED WITHIN THE MDEP BEST MANAGEMENT PRACTICES. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER. EROSION CONTROL MIX BERMS SHALL NOT BE USED AT THE BOTTOM OF STEEP SLOPES (>8%) OR SLOPES WITH FLOWING WATER.

CONTINUOUS CONTAINED BERM: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THIS SEDIMENT BARRIER IS EROSION CONTROL MIX PLACED WITHIN A SYNTHETIC TUBULAR NETTING AND PERFORMS AS A STURDY SEDIMENT BARRIER THAT WORKS WELL ON HARD GROUND SUCH AS FROZEN CONDITIONS, TRAVELED AREAS OR PAVEMENT. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER.

5. TEMPORARY CHECK DAMS:

SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. CHECK DAMS ARE TO BE PLACED WITHIN DITCHES/ SWALES AS SPECIFIED ON THE DESIGN PLANS IMMEDIATELY AFTER FINAL GRADING. CHECK DAMS SHALL BE 2 FEET HIGH. TEMPORARY CHECK DAMS MAY BE REMOVED ONLY AFTER THE ROADWAYS ARE PAVED AND THE VEGETATED SWALE ARE ESTABLISHED WITH AT LEAST 90% OF VIGOROUS PERENNIAL GROWTH. THE AREA BENEATH THE CHECK DAM MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER REMOVAL OF THE CHECK DAM.

STONE CHECK DAMS: STONE DAMS SHOULD BE CONSTRUCTED OF 2 TO 3 INCH STONE AND PLACED SUCH THAT COMPLETE COVERAGE OF THE SWALE IS OBTAINED AND THAT THE CENTER OF THE DAM IS 6 INCHES LOWER THAT THE OUTER EDGES.

HAY BALE CHECK DAMS: BALES SHALL BE WIRE-BOUND OR STRING-TIED. BALES SHALL BE INSTALLED WITHIN A MINIMUM 4 INCH DEEP TRENCH LINE WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER. HAY BALES SHALL BE PLACED SUCH THAT COMPLETE COVERAGE OF THE SWALE IS OBTAINED AND THAT THE CENTER OF THE DAM IS 6 INCHES LOWER THAT THE OUTER EDGES.

MANUFACTURED CHECK DAMS: MANUFACTURED CHECK DAMS, AS SPECIFIED IN THE DETAIL ON THE PLANS, MAY BE USED IF AUTHORIZED BY THE PROPER LOCAL, STATE OR FEDERAL REGULATING AGENCIES. THESE UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS.

6. STORMDRAIN INLET PROTECTION:

INLET PROTECTION SHALL BE PLACED AROUND A STORMDRAIN DROP INLET OR CURB INLET PRIOR TO PERMANENT STABILIZATION OF THE IMMEDIATE AND UPSTREAM DISTURBED AREAS. THEY SHALL BE CONSTRUCTED IN A MANNER THAT WILL FACILITATE CLEAN-OUT AND DISPOSAL OF TRAPPED SEDIMENTS AND MINIMIZE INTERFERENCE WITH CONSTRUCTION ACTIVITIES. ANY RESULTANT PONDING OF WATER FROM THE PROTECTION METHOD MUST NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.

HAY BALE DROP INLET PROTECTION: WE DO NOT RECOMMEND THE USE OF HAY BALES AS INLET PROTECTION.

CONCRETE BLOCK AND STONE INLET SEDIMENT FILTER (DROP OR CURB INLET): SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE HEIGHT OF THE CONCRETE BLOCK BARRIER CAN VARY BUT MUST BE BETWEEN 12 AND 24 INCHES TALL. A MINIMUM OF 1 INCH CRUSHED STONE SHALL BE USED.

MANUFACTURED SEDIMENT BARRIERS AND FILTER (DROP OR CURB INLET): MANUFACTURED FILTERS, AS SPECIFIED IN THE DETAIL ON THE PLANS, MAY BE USED IF INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

7. STABILIZED CONSTRUCTION ENTRANCE/EXIT:

PRIOR TO CLEARING AND/OR GRUBBING THE SITE A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED WHEREVER TRAFFIC WILL EXIT THE CONSTRUCTION SITE ONTO A PAVED ROADWAY IN ORDER TO MINIMIZE THE TRACKING OF SEDIMENT AND DEBRIS FROM THE CONSTRUCTION SITE ONTO PUBLIC ROADWAYS. THE ENTRANCES AND ADJACENT ROADWAY AREAS SHALL BE PERIODICALLY SWEPT TO FURTHER MINIMIZE THE TRACKING OF MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA. THE TERM "SWEEP" IS UNDERSTOOD TO MEAN REMOVAL AND RECOVERY OF TRACKED SEDIMENT WITH A STREET SWEEPER, NOT BRUSHING THE MATERIAL INTO SWALES OR STRUCTURES WITH A MECHANICAL BROOM. STABILIZED CONSTRUCTION EXITS SHALL BE CONSTRUCTED IN AREAS SPECIFIED ON THE PLANS AND AS DETAILED ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN THE STABILIZED CONSTRUCTION ENTRANCE UNTIL ALL DISTURBED AREAS ARE STABILIZED.

DUST CONTROL:

DUST CONTROL DURING CONSTRUCTION SHALL BE ACHIEVED BY THE USE OF A WATERING TRUCK TO PERIODICALLY SPRINKLE THE EXPOSED ROADWAY AREAS AS NECESSARY TO REDUCE DUST DURING THE DRY MONTHS. APPLYING OTHER DUST CONTROL PRODUCTS SUCH AS CALCIUM CHLORIDE OR OTHER MANUFACTURED PRODUCTS ARE ALLOWED IF AUTHORIZED BY THE PROPER LOCAL, STATE AND/OR FEDERAL REGULATING AGENCIES. HOWEVER, IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO MITIGATE DUST AND SOIL LOSS FROM THE SITE. IF OFFSITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEPT IMMEDIATELY AND NOT LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS.

TEMPORARY VEGETATION:

TEMPORARY VEGETATION SHALL BE APPLIED TO DISTURBED AREAS THAT WILL NOT RECEIVE FINAL GRADING FOR PERIODS UP TO 12 MONTHS. THIS PROCEDURE SHOULD BE USED EXTENSIVELY IN AREAS ADJACENT TO NATURAL RESOURCES. SEEDBED PREPARATION AND APPLICATION OF SEED SHALL BE CONDUCTED AS INDICATED IN THE PERMANENT VEGETATION SECTION OF THIS NARRATIVE. SPECIFIC SEEDS (FAST GROWING AND SHORT LIVING) SHALL BE SELECTED FROM THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUALS FOR CONTRACTORS AND ENGINEERS, 2016 OR LATEST REVISION. ALTERNATIVE EROSION CONTROL MEASURES SHOULD BE USED IF SEEDING CAN NOT BE DONE BEFORE SEPTEMBER 15TH OF THE CONSTRUCTION YEAR.

PERMANENT VEGETATION:

REVEGETATION MEASURES SHALL COMMENCE IMMEDIATELY UPON COMPLETION OF FINAL GRADING OF AREAS TO BE LOAMED AND SEEDED. THE APPLICATION OF SEED SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR, PLEASE REFER TO THE WINTER EROSION CONTROL NOTES FOR MORE DETAIL. REVEGETATION MEASURES SHALL CONSIST OF THE FOLLOWING:

SEEDBED PREPARATION:

A. FOUR (4) INCHES OF LOAM SHALL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE. LOAM SHALL BE FREE OF SUBSOIL, CLAY LUMPS, STONES AND OTHER OBJECTS OVER 2 INCHES OR LARGER IN ANY DIMENSION, AND WITHOUT WEEDS, ROOTS OR OTHER OBJECTIONABLE MATERIAL.

B. SOILS TESTS SHALL BE TAKEN AT THE TIME OF SOIL STRIPPING TO DETERMINE FERTILIZATION REQUIREMENTS. SOILS TESTS SHALL BE TAKEN PROMPTLY AS TO NOT INTERFERE WITH THE 14-DAY LIMIT ON SOIL EXPOSURE. BASED UPON TEST RESULTS, SOIL AMENDMENTS SHALL BE INCORPORATED INTO THE SOIL PRIOR TO FINAL SEEDING. IN LIEU OF SOIL TESTS, SOIL AMENDMENTS MAY BE APPLIED AS FOLLOWS:

ITEM	APPLICATION RATE
10-20-20 FERTILIZER (N-P205-K20 OR EQUAL)	18.4 LBS./1,000 S.F.
GROUND LIMESTONE (50% CALCIUM & MAGNESIUM OXIDE)	138 LBS./1,000 S.F.

C. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH PROPER EQUIPMENT. ROLL THE AREA TO FIRM THE SEEDBED EXCEPT ON CLAY OR SILTY SOILS OR COARSE SAND.

APPLICATION OF SEED:

A. SEEDING: SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR. GENERALLY A SEED MIXTURE MAY BE APPLIED AS FOLLOWS: (MDEP SEED MIX 2 IS DISPLAYED)

SEED TYPE		APPLICATION RATE
CREEPING RED FESCUE		0.46 LBS/1,000 S.F. (20 LBS/ACRE)
REDTOP		0.05 LBS/1,000 S.F. (2 LBS/ACRE)
TALL FESCUE		0.46 LBS/1,000 S.F. (20 LBS/ACRE)
	TOTAL:	0.97 LBS/1,000 S.F. (42 LBS/ACRE)

NOTE: A SPECIFIC SEED MIXTURE SHOULD BE CHOSEN TO MATCH THE SOILS CONDITION OF THE SITE. VARIOUS AGENCIES CAN RECOMMEND SEED MIXTURES. MDEP RECOMMENDED SEED MIXTURES ARE IN THE EROSION AND SEDIMENT CONTROL BMP MANUAL DATED 2016 OR LATEST REVISION.

B. HYDROSEEDING: SHALL BE CONDUCTED ON PREPARED AREAS WITH SLOPES LESS THAN 2:1. LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. RECOMMENDED SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.

C. MULCHING: SHALL COMMENCE IMMEDIATELY AFTER SEED IS APPLIED. REFER TO THE TEMPORARY MULCHING SECTION OF THIS NARRATIVE FOR DETAILS.

SODDING:
FOLLOWING SEEDBED PREPARATION, SOD CAN BE APPLIED IN LIEU OF SEEDING IN AREAS WHERE IMMEDIATE VEGETATION IS MOST BENEFICIAL SUCH AS DITCHES, AROUND STORMWATER DROP INLETS AND AREAS OF AESTHETIC VALUE. SOD SHOULD BE LAID AT RIGHT ANGLES TO THE DIRECTION OF FLOW, STARTING AT THE LOWEST ELEVATION. SOD SHOULD BE ROLLED OR TAMPED DOWN TO EVEN OUT THE JOINTS ONCE LAID DOWN. WHERE FLOW IS PREVALENT THE SOD MUST BE PROPERLY ANCHORED DOWN. IRRIGATE THE SOD IMMEDIATELY AFTER INSTALLATION. IN MOST CASES, SOD CAN BE ESTABLISHED BETWEEN APRIL 1ST AND NOVEMBER 15TH OF THE CONSTRUCTION YEAR, HOWEVER, REFER TO THE WINTER EROSION CONTROL NOTES FOR ANY ACTIVITIES AFTER OCTOBER 1ST.

STANDARDS FOR TIMELY STABILIZATION:

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES -- THE CONTRACTOR WILL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE CONTRACTOR WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE MDEP WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% (10H:1V) TO BE A SLOPE. IF THE CONTRACTOR FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.
A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 1, THEN THE APPLICANT WILL COVER THE SLOPE WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM 2(C.) OF THIS STANDARD OR WITH STONE RIPRAP AS DESCRIBED IN ITEM 2(D.) OF THIS STANDARD.
B. STABILIZE THE SLOPE WITH SOD -- THE CONTRACTOR WILL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE APPLICANT WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V).
C. STABILIZE THE SLOPE WITH WOOD WASTE COMPOST -- THE CONTRACTOR WILL PLACE A SIX-INCH LAYER OF WOOD WASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOOD WASTE COMPOST, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE APPLICANT WILL NOT USE WOOD WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
D. STABILIZE THE SLOPE WITH STONE RIPRAP -- THE CONTRACTOR WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE APPLICANT WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS -- BY SEPTEMBER 15 THE CONTRACTOR WILL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE CONTRACTOR FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.
A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE APPLICANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 15, THEN THE APPLICANT WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM 3(C.) OF THIS STANDARD.
B. STABILIZE THE SOIL WITH SOD -- THE APPLICANT WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
C. STABILIZE THE SOIL WITH MULCH -- BY NOVEMBER 15 THE APPLICANT WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH, THE APPLICANT WILL ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

1. MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, AND AT LEAST EVERY SEVEN (7) DAYS, THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PERFORM REPAIRS NO LATER THAN THE END OF THE NEXT WORKDAY, TO ALLOW CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL MEASURE. THE CONTRACTOR SHALL PROVIDE THE NECESSARY REGULATING AGENCIES WITH WRITTEN DOCUMENTATION DESCRIBING DATES OF INSPECTIONS AND NECESSARY FOLLOW-UP WORK TO MAINTAIN EROSION CONTROL MEASURES MEETING THE REQUIREMENTS OF THIS PLAN WITHIN SEVEN (7) DAYS.

2. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMIMONTHLY UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH. RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

HOUSEKEEPING:

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

2. GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.

3. FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEPT IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.

4. DEBRIS AND OTHER MATERIALS. MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.

5. EXCAVATION DE-WATERING. EXCAVATION DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.

6. AUTHORIZED NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:
   A. DISCHARGES FROM FIREFIGHTING ACTIVITY;
   B. FIRE HYDRANT FLUSHINGS;
   C. VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
   D. DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS;
   E. ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
   F. PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
   G. UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
   H. UNCONTAMINATED GROUNDWATER OR SPRING WATER;
   I. FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
   J. UNCONTAMINATED EXCAVATION DEWATERING;
   K. POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
   L. LANDSCAPE IRRIGATION.

7. UNAUTHORIZED NON-STORMWATER DISCHARGES. THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES. SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:
   A. WASTEWATER FROM THE WASHOUT OR CLEAN OUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
   B. FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
   C. SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
   D. TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.

WINTER EROSION CONTROL MEASURES

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 1 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDER TAKEN DURING THE PROCEEDING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. ALL AREAS SHALL BE CONSIDERED TO BE DENUDED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN ROADWAY AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH RATE SHALL BE A MINIMUM OF 150 LBS./1,000 S.F. (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

1. SOIL STOCKPILES

STOCKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR AT 150 LBS/1,000 S.F. (3 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES.

2. NATURAL RESOURCES PROTECTION

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 75% MATURE VEGETATION CATCH, SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH EROSION CONTROL MATS. DURING WINTER CONSTRUCTION, A DOUBLE LINE OF SEDIMENT BARRIERS (I.E. SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) WILL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA.

PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.

3. SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS SHALL CONSIST OF WOOD WASTE FILTER BERMS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.

4. MULCHING

ALL AREA SHALL BE CONSIDERED TO BE DENUDED UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1.000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75-LBS./1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW WILL BE REMOVED DOWN TO A ONE-INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA WILL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. 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 1.000 SQUARE FEET (3TONS/ACRE) AND ADEQUATELY ANCHORED THAT GROUND SURFACE IS NOT VISIBLE THOUGH THE MULCH.

BETWEEN THE DATES OF SEPTEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRACK OR WOOD CELLULOSE FIBER. WHEN GROUND SURFACE IS NOT VISIBLE THOUGH THE MULCH THEN COVER IS SUFFICIENT.
AFTER NOVEMBER 1ST, MULCH AND ANCHORING OF ALL BARE SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORK DAY.

5. MULCHING ON SLOPES AND DITCHES

SLOPES SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH PEG AND NETTING OR WITH EROSION CONTROL BLANKETS. MULCHING SHALL BE APPLIED AT A RATE OF 230 LBS/1,000 S.F. ON ALL SLOPES GREATER THAN 8%. 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 5%. EROSION CONTROL BLANKETS SHALL BE USED IN LIEU OF MULCH IN ALL DRAINAGE WAYS WITH SLOPES 8%. EROSION CONTROL MIX CAN BE USED TO SUBSTITUTE EROSION CONTROL BLANKETS ON ALL SLOPES EXCEPT DITCHES.

6. SEEDING

BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS 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 1ST AND IF THE EXPOSED AREA HAS BEEN LOOMED, 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. DORMANT SEEDING MAY BE SELECTED TO BE PLACED PRIOR TO THE PLACEMENT OF MULCH AND FABRIC NETTING ANCHORED WITH STAPLES. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4' OF LOAM AND SEED AT AN APPLICATION RATE OF 5LBS/1000 S.F. ALL AREAS SEEDED DURING THE WINTER WILL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS SUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING. SEED TYPE SHALL BE WINTER RYE.

7. INSPECTION AND MONITORING

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AT A MINIMUM, AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION.
FOLLOWING THE TEMPORARY AND OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL IN THE SPRING INSPECT AND REPAIR ANY DAMAGES AND/ OR UNESTABLISHED SPOTS. ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

STANDARDS FOR TIMELY STABILIZATION OF CONSTRUCTION SITES DURING WINTER

1. STANDARD FOR THE TIMELY STABILIZATION OF DITCHES AND CHANNELS -- THE APPLICANT WILL CONSTRUCT AND STABILIZE ALL STONE-LINED DITCHES AND CHANNELS ON THE SITE BY NOVEMBER 15. THE APPLICANT WILL CONSTRUCT AND STABILIZE ALL GRASS-LINED DITCHES AND CHANNELS ON THE SITE BY SEPTEMBER 15. IF THE APPLICANT FAILS TO STABILIZE A DITCH OR CHANNEL TO BE GRASS-LINED BY SEPTEMBER 15, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE DITCH FOR LATE FALL AND WINTER.

   INSTALL A SOD LINING IN THE DITCH -- THE APPLICANT WILL LINE THE DITCH WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING THE SOD WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD STRIPS FROM SLOUGHING DURING FLOW CONDITIONS.
   INSTALL A STONE LINING IN THE DITCH --THE APPLICANT WILL LINE THE DITCH WITH STONE RIPRAP BY NOVEMBER 15. THE APPLICANT WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE APPLICANT WILL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING SO TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.

2. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES -- THE APPLICANT WILL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE APPLICANT WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% (10H:1V) TO BE A SLOPE. IF THE APPLICANT FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

   STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS -- BY OCTOBER 1 THE APPLICANT WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE APPLICANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 1, THEN THE APPLICANT WILL COVER THE SLOPE WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM III OF THIS CONDITION OR WITH STONE RIPRAP AS DESCRIBED IN ITEM IV OF THIS CONDITION.

   STABILIZE THE SLOPE WITH SOD -- THE APPLICANT WILL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE APPLICANT WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V).

   STABILIZE THE SLOPE WITH WOOD WASTE COMPOST -- THE APPLICANT WILL PLACE A SIX-INCH LAYER OF WOOD WASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOOD WASTE COMPOST, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE APPLICANT WILL NOT USE WOOD WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

   STABILIZE THE SLOPE WITH STONE RIPRAP -- THE APPLICANT WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE APPLICANT WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

3. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS -- BY SEPTEMBER 15 THE APPLICANT WILL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE APPLICANT FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.
   STABILIZE THE SOIL WITH TEMPORARY VEGETATION -- BY OCTOBER 1 THE APPLICANT WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE APPLICANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 15, THEN THE APPLICANT WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM III OF THIS STANDARD.
   STABILIZE THE SOIL WITH SOD -- THE APPLICANT WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
   STABILIZE THE SOIL WITH MULCH -- BY NOVEMBER 15 THE APPLICANT WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH, THE APPLICANT WILL ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

CHRISTOPHER P. TAYLOR, P.E. 16677

STATE OF MAINE
CHRISTOPHER P. TAYLOR
No. 16677
LICENSED PROFESSIONAL ENGINEER
03/30/21

NOT FOR CONSTRUCTION

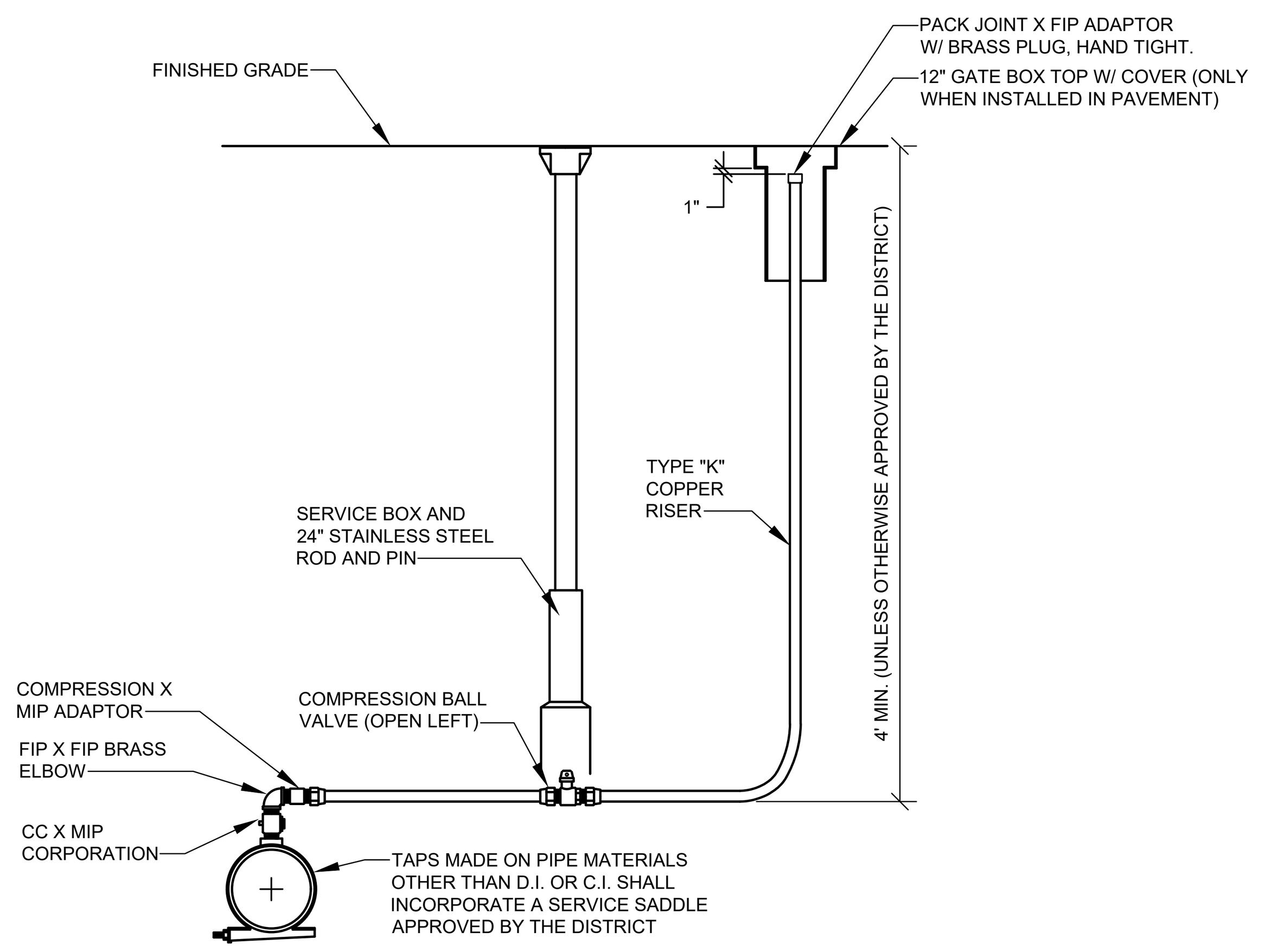
REV:	BY:	DATE:	STATUS:
C	SGD	03/30/2021	ISSUED FOR FINAL SUBDIVISION REVIEW
B	SGD	02/02/2021	REVISED BY TOWN AND PUBLIC INPUT
A	SGD	10/26/2020	ISSUED TO PLANNING BOARD FOR MAJOR REVISION REVIEW

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

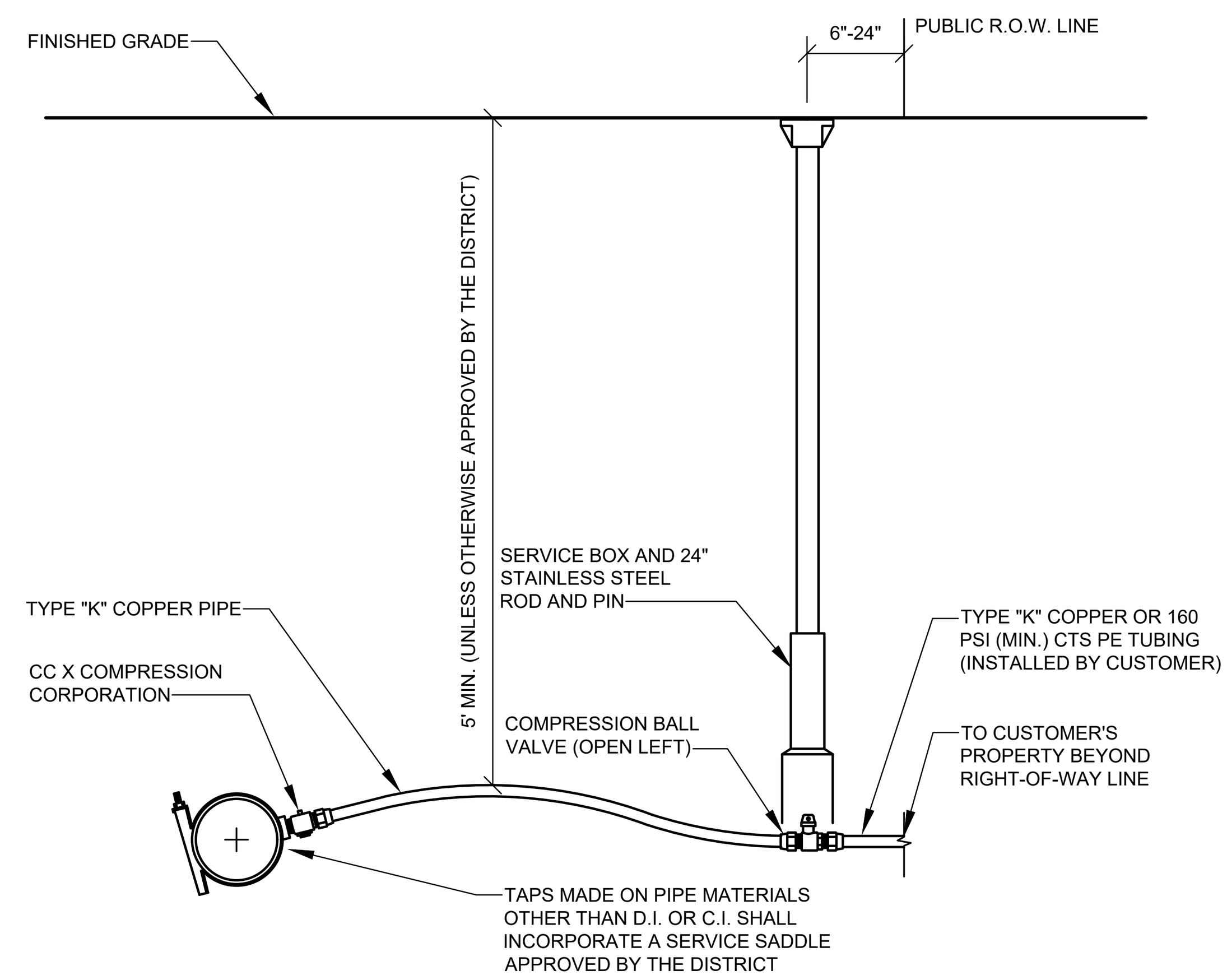
EROSION CONTROL NOTES
OF:
IVY SUBDIVISION
ENDCLIFFE ROAD
KENNEBUNKPORT, MAINE
FOR:
IVY THREE, LLC
2 LIVEWELL DRIVE, SUITE 203
KENNEBUNK, ME 04043

DESIGNED	SAH
DRAWN	STI
CHECKED	SGD
DATE	4/13/2020
SCALE	NTS
PROJECT	10234

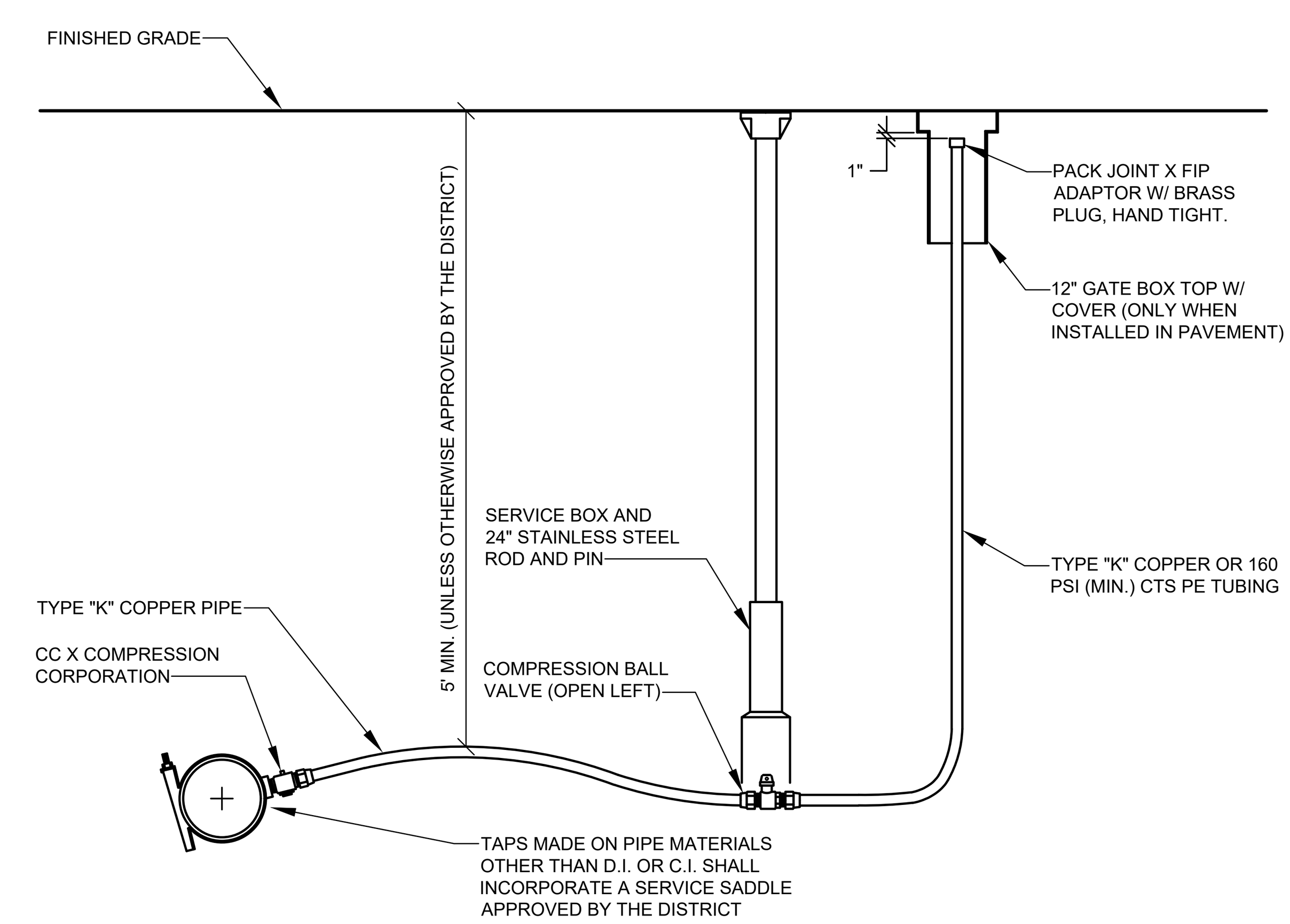
10234 D.dwg, TAB:D1


FINISHED GRADE
PACK JOINT X FIP ADAPTOR W/ BRASS PLUG, HAND TIGHT.
12" GATE BOX TOP W/ COVER (ONLY WHEN INSTALLED IN PAVEMENT)
1"
4' MIN. (UNLESS OTHERWISE APPROVED BY THE DISTRICT)
TYPE "K" COPPER RISER
SERVICE BOX AND 24" STAINLESS STEEL ROD AND PIN
COMPRESSION X MIP ADAPTOR
FIP X FIP BRASS ELBOW
COMPRESSION BALL VALVE (OPEN LEFT)
CC X MIP CORPORATION
TAPS MADE ON PIPE MATERIALS OTHER THAN D.I. OR C.I. SHALL INCORPORATE A SERVICE SADDLE APPROVED BY THE DISTRICT

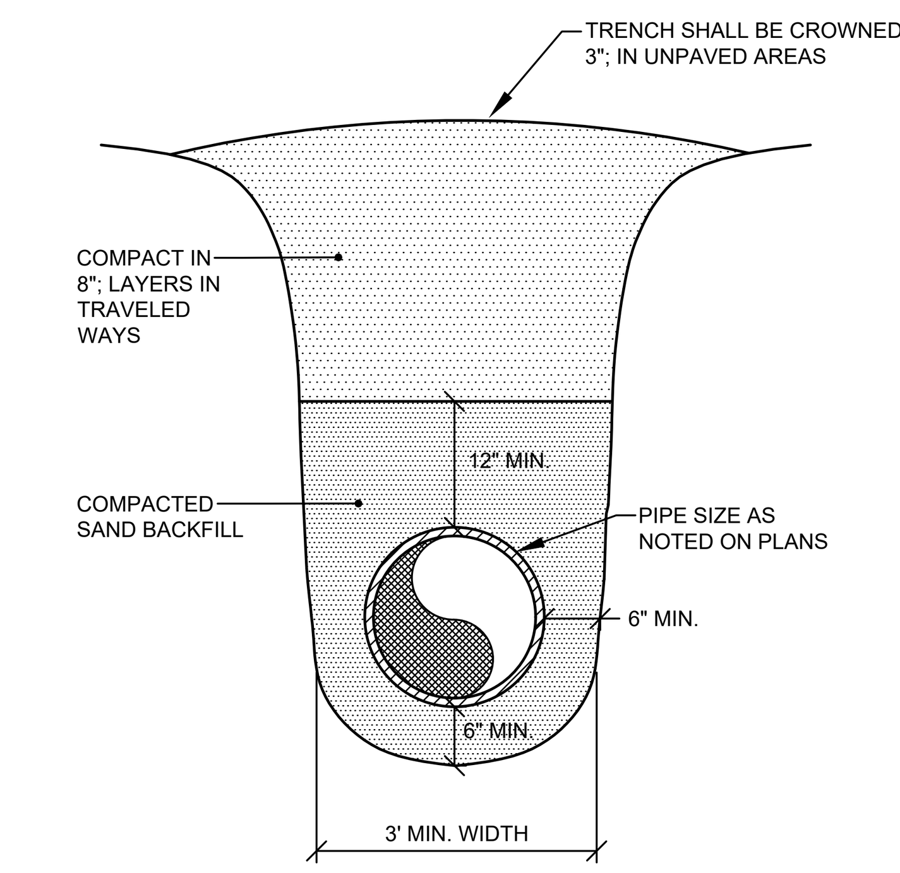
WATER MAIN TRENCH
NOT TO SCALE


FINISHED GRADE
6"-24"
PUBLIC R.O.W. LINE
5' MIN. (UNLESS OTHERWISE APPROVED BY THE DISTRICT)
SERVICE BOX AND 24" STAINLESS STEEL ROD AND PIN
TYPE "K" COPPER PIPE
TYPE "K" COPPER OR 160 PSI (MIN.) CTS PE TUBING (INSTALLED BY CUSTOMER)
CC X COMPRESSION CORPORATION
COMPRESSION BALL VALVE (OPEN LEFT)
TO CUSTOMER'S PROPERTY BEYOND RIGHT-OF-WAY LINE
TAPS MADE ON PIPE MATERIALS OTHER THAN D.I. OR C.I. SHALL INCORPORATE A SERVICE SADDLE APPROVED BY THE DISTRICT

1" SERVICE
NOT TO SCALE

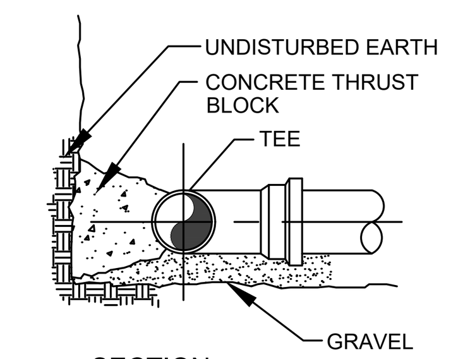

FINISHED GRADE
1"
PACK JOINT X FIP ADAPTOR W/ BRASS PLUG, HAND TIGHT.
12" GATE BOX TOP W/ COVER (ONLY WHEN INSTALLED IN PAVEMENT)
5' MIN. (UNLESS OTHERWISE APPROVED BY THE DISTRICT)
SERVICE BOX AND 24" STAINLESS STEEL ROD AND PIN
TYPE "K" COPPER PIPE
TYPE "K" COPPER OR 160 PSI (MIN.) CTS PE TUBING
CC X COMPRESSION CORPORATION
COMPRESSION BALL VALVE (OPEN LEFT)
TAPS MADE ON PIPE MATERIALS OTHER THAN D.I. OR C.I. SHALL INCORPORATE A SERVICE SADDLE APPROVED BY THE DISTRICT

BLOW-OFF
NOT TO SCALE

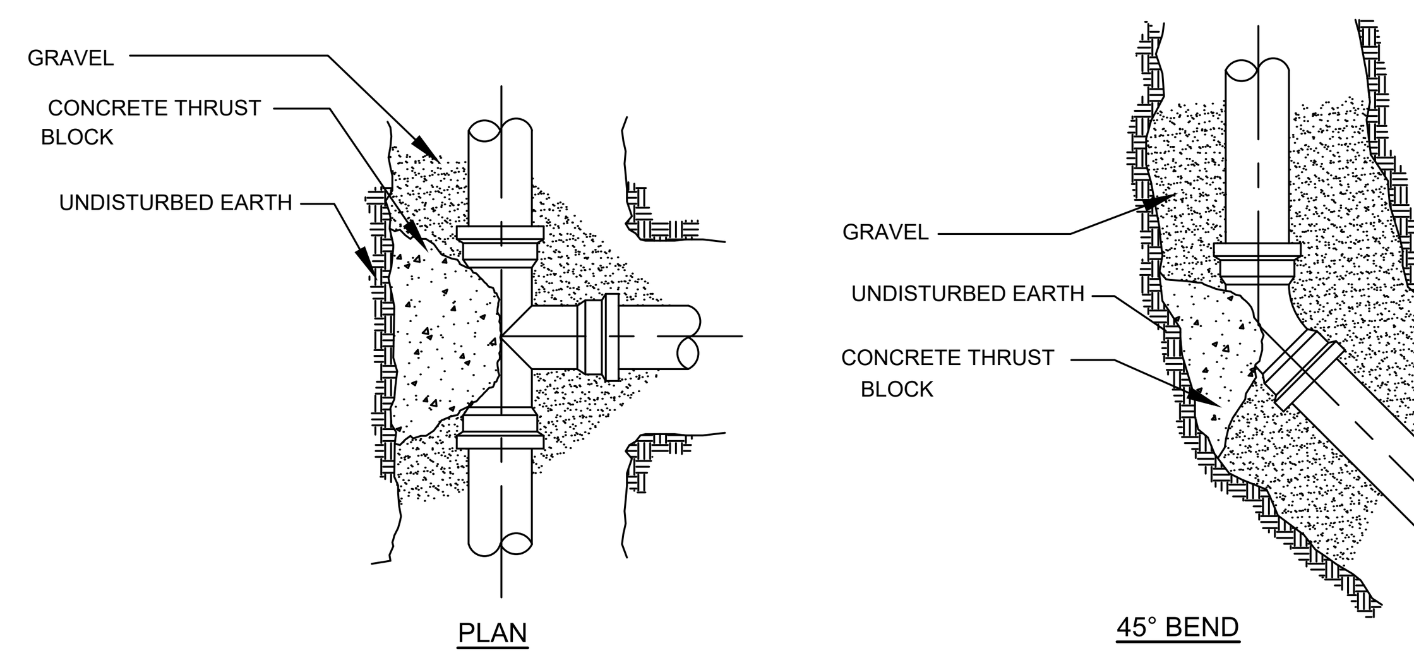


NOTE:
CLAY DAMS WILL BE INSTALLED IN LEDGE TRENCHES EVERY 100'; IN AREAS OF MORE THAN 3% SLOPE

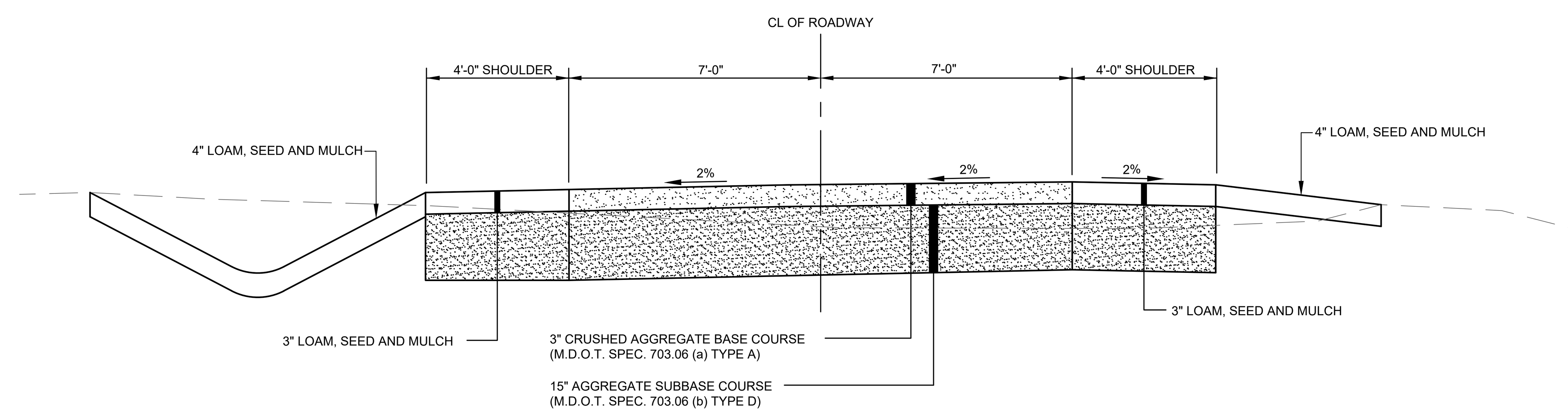
SECTION THROUGH LEDGE TRENCH
NOT TO SCALE



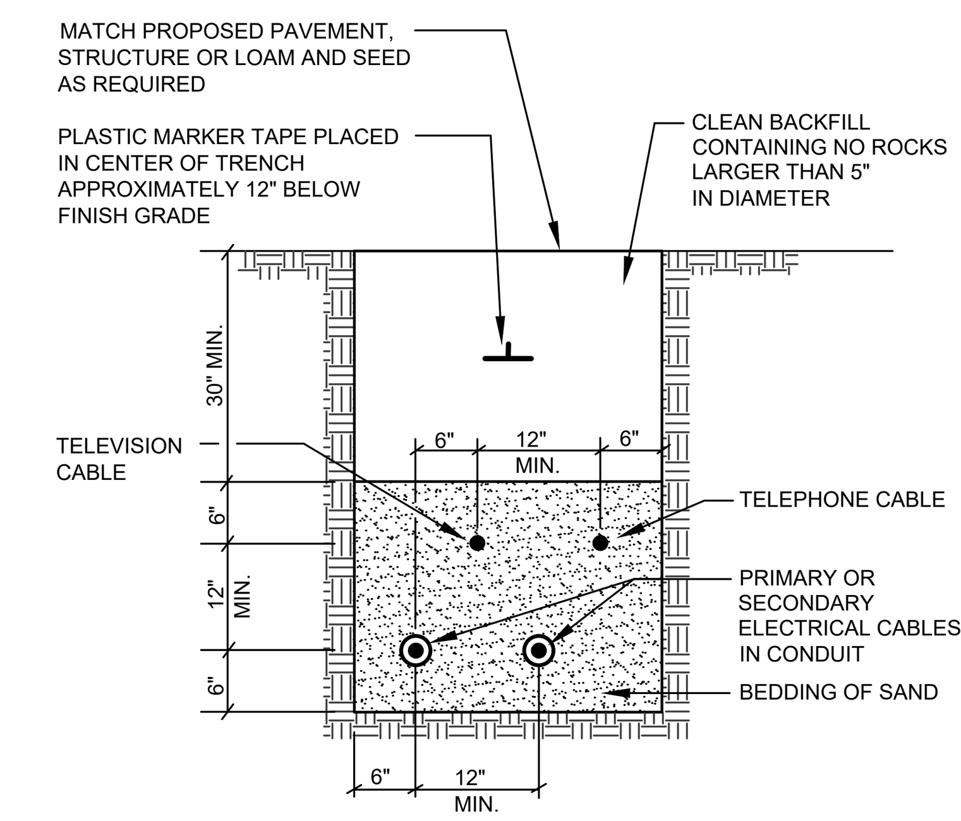
CONCRETE THRUST BLOCK SIZE REQUIREMENTS				
		SQ. FT. OF BEARING ON UNDISTURBED SOIL		
FITTINGS		90°BENDS	45°BENDS	TEES AND PLUGS
PIPE SIZE	6"	4.0	2.0	3.0
	8"	8.0	4.0	6.0
	12"	15	10	10



TEE & BEND DETAIL
NOT TO SCALE

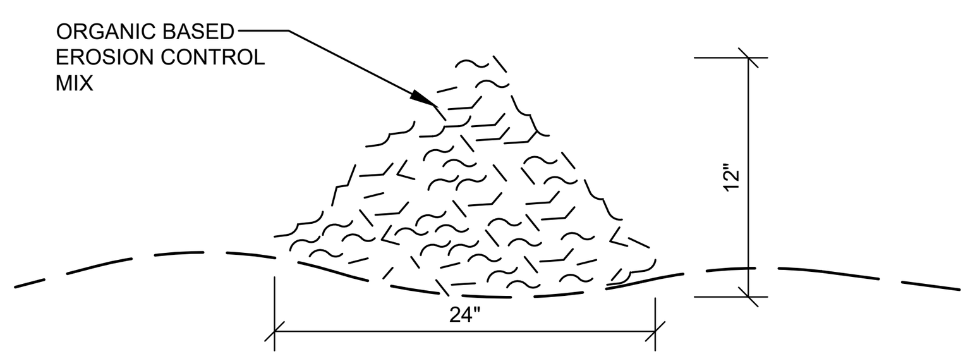


TYPICAL ROAD SECTION
NOT TO SCALE


MATCH PROPOSED PAVEMENT, STRUCTURE OR LOAM AND SEED AS REQUIRED
PLASTIC MARKER TAPE PLACED IN CENTER OF TRENCH APPROXIMATELY 12" BELOW FINISH GRADE
CLEAN BACKFILL CONTAINING NO ROCKS LARGER THAN 5" IN DIAMETER
30" MIN.
TELEVISION CABLE
6"
12" MIN.
6"
12" MIN.
6"
TELEPHONE CABLE
PRIMARY OR SECONDARY ELECTRICAL CABLES IN CONDUIT
BEDDING OF SAND
6"
12" MIN.

CABLES TO BE ENCASED IN SCHEDULE 40 PVC CONDUIT WHEN RUN BENEATH PAVED AREAS.

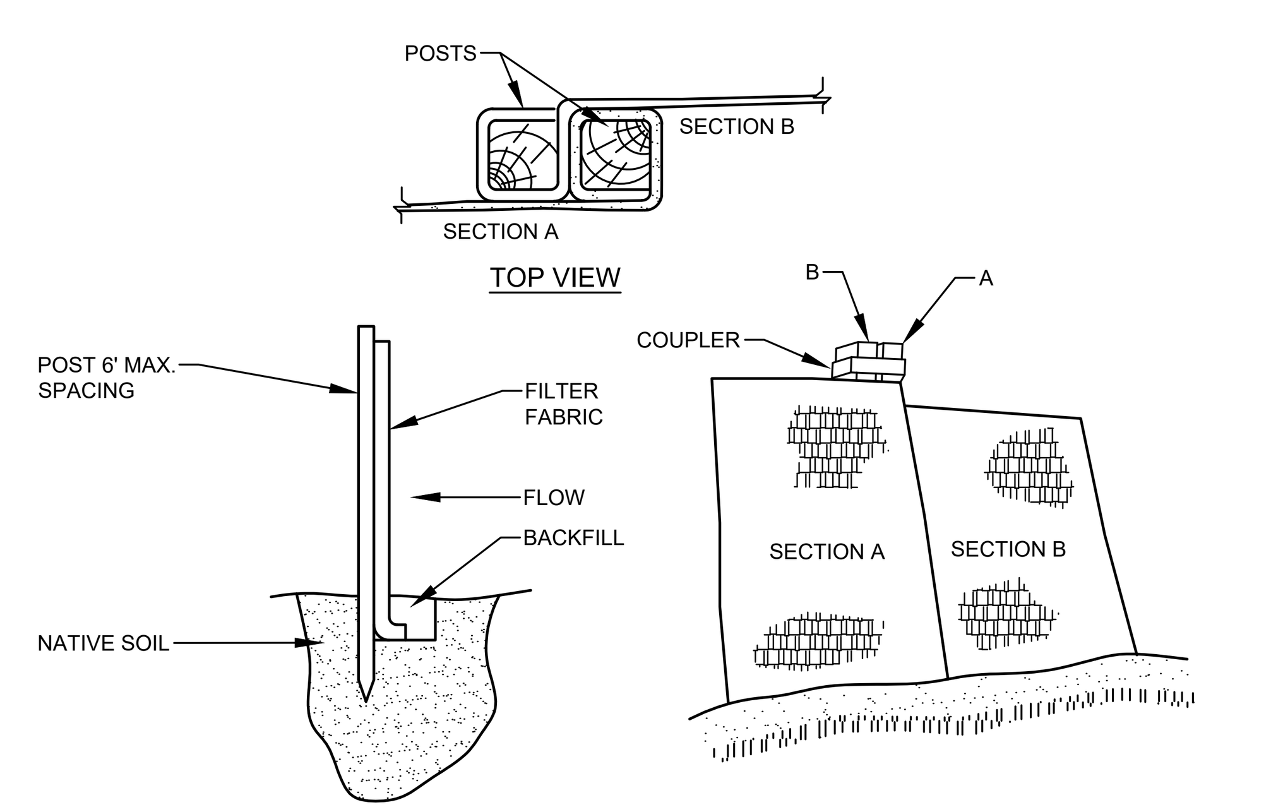
TYPICAL UNDERGROUND CABLE INSTALLATION
NOT TO SCALE



COMPOSITION
EROSION CONTROL MIX SHALL BE MANUFACTURED ON OR OFF THE PROJECT SITE SUCH THAT ITS COMPOSITION IS IN ACCORDANCE WITH THE LATEST VERSION OF THE MDEP MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.

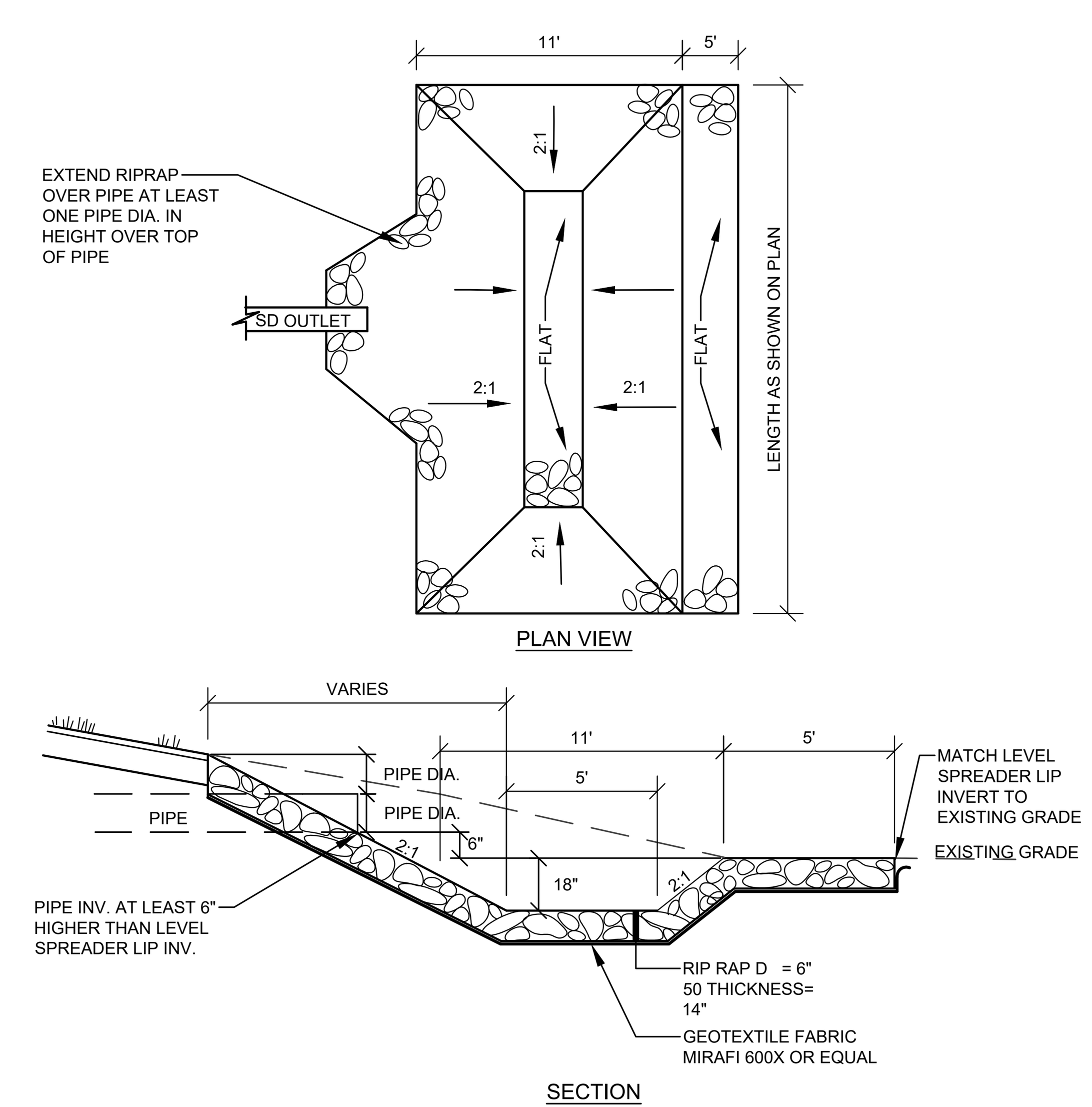
INSTALLATION:
1. THE BARRIER MUST BE PLACED ACROSS THE SLOPE, ALONG THE CONTOUR.
2. EXISTING GROUND SHALL BE PREPARED SUCH THAT THE BARRIER MAY LIE NEARLY FLAT ALONG THE GROUND TO AVOID THE CREATION OF VOIDS AND BRIDGES IN ORDER TO MINIMIZE THE POTENTIAL OF WASH OUTS UNDER THE BARRIER.
3. THE BARRIER SHALL BE A MINIMUM OF 1 FOOT HIGH (AS MEASURED ON THE UPHILL SIDE) AND 2 FEET WIDE FOR SLOPES LESS THAN 5% IN GRADE AND SHALL BE WIDER TO ACCOMMODATE THE ADDITIONAL RUNOFF.
4. EROSION CONTROL MIX CAN BE INSTALLED WHERE SILT FENCE IS ILLUSTRATED ON THE DESIGN PLANS IN AREAS EXCEPT IN, BUT NOT LIMITED TO, THE FOLLOWING AREAS: WETLAND AREAS, AT POINTS OF CONCENTRATED FLOW, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS AND CLOSED STORM SYSTEMS AND AT THE BOTTOM OF STEEP SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM.
5. BERMS COMPOSED OF EROSION CONTROL MIX CAN BE RESHAPED WHEN NECESSARY.

EROSION CONTROL MIX BERM
NOT TO SCALE

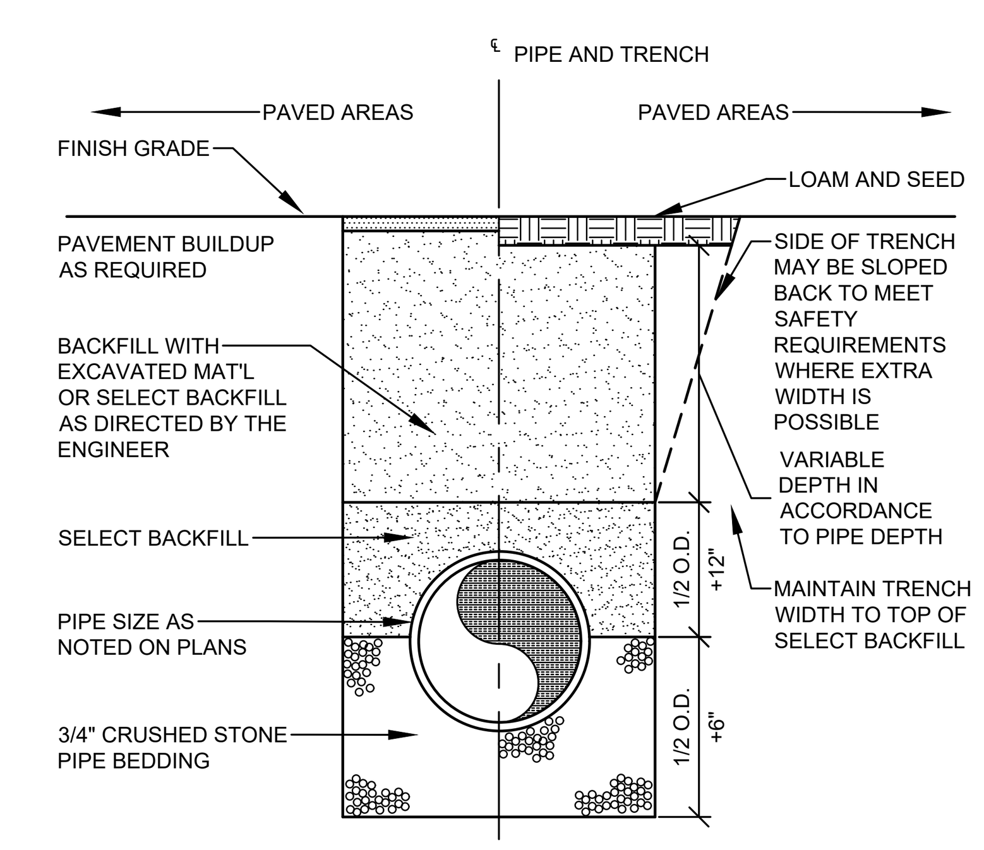


INSTALLATION:
1. EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
4. LAY THE 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 ACCOMPANIED BY AN INTERCEPTION DITCH.
5. JOIN SECTION AS SHOWN ABOVE.
6. BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL.
7. THE FENCE SHOULD BE ANCHORED TO RESIST PULL-OUT AND BE STRETCHED TIGHTLY BETWEEN STAKES TO PREVENT SAGGING
8. IN AREAS WHERE FLAP CANNOT BE KEYED PROPERLY (DUE TO FROZEN GROUND, BEDROCK, STONY SOILS, ROOTS NEAR A PROTECTED NATURAL RESOURCE, ETC.) THE SILT FENCE SHOULD BE ANCHORED WITH AGGREGATE, CRUSHED STONE, EROSION CONTROL MIX OR OTHER MATERIAL.
9. FILTER BARRIER NEEDS TO BE REMOVED WHEN THE AREA IS STABILIZED.

FILTER BARRIER
NOT TO SCALE


11'
5'
EXTEND RIPRAP OVER PIPE AT LEAST ONE PIPE DIA. IN HEIGHT OVER TOP OF PIPE
SD OUTLET
2:1
2:1
2:1
2:1
FLAT
FLAT
LENGTH AS SHOWN ON PLAN
PLAN VIEW
VARIES
11'
5'
5'
PIPE DIA.
PIPE DIA.
PIPE
6"
18"
2:1
2:1
MATCH LEVEL SPREADER LIP INVERT TO EXISTING GRADE
EXISTING GRADE
PIPE INV. AT LEAST 6" HIGHER THAN LEVEL SPREADER LIP INV.
RIP RAP D = 6"
50 THICKNESS= 14"
GEOTEXTILE FABRIC MIRAFI 600X OR EQUAL
SECTION

RIPRAP LEVEL SPREADER OUTLET
NOT TO SCALE


℄ PIPE AND TRENCH
PAVED AREAS
PAVED AREAS
FINISH GRADE
LOAM AND SEED
PAVEMENT BUILDUP AS REQUIRED
SIDE OF TRENCH MAY BE SLOPED BACK TO MEET SAFETY REQUIREMENTS WHERE EXTRA WIDTH IS POSSIBLE
BACKFILL WITH EXCAVATED MAT'L OR SELECT BACKFILL AS DIRECTED BY THE ENGINEER
VARIABLE DEPTH IN ACCORDANCE TO PIPE DEPTH
SELECT BACKFILL
1/2 O.D. +12"
MAINTAIN TRENCH WIDTH TO TOP OF SELECT BACKFILL
PIPE SIZE AS NOTED ON PLANS
3/4" CRUSHED STONE PIPE BEDDING
1/2 O.D. +6"

TRENCH BACKFILL SCHEDULE		
PIPE TYPE	PIPE BEDDING MATERIAL	SELECT BACKFILL
CORRUGATED METAL DUCTILE IRON REINFORCED CONCRETE	MDOT 703.22 TYPE B UD BACKFILL	MDOT 703.22 TYPE B UD BACKFILL
PVC-SDR 35 HDPE	MDOT 703.22 TYPE C 3/4" CRUSHED STONE	MDOT 703.22 TYPE B UD BACKFILL
PERFORATED PVC-SDR 35 HDPE	MDOT 703.22 TYPE C 3/4" CRUSHED STONE	MDOT 703.22 TYPE C 3/4" CRUSHED STONE

NOTE:
ALL BRACING AND SHEETING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL MEET ALL STATE AND O.S.H.A. SAFETY STANDARDS.

TRENCH SECTION
NOT TO SCALE

CHRISTOPHER P. TAYLOR, P.E. 16677

STATE OF MAINE ★ CHRISTOPHER P. TAYLOR No. 16677 LICENSED ★ PROFESSIONAL ENGINEER

03/30/21

NOT FOR CONSTRUCTION

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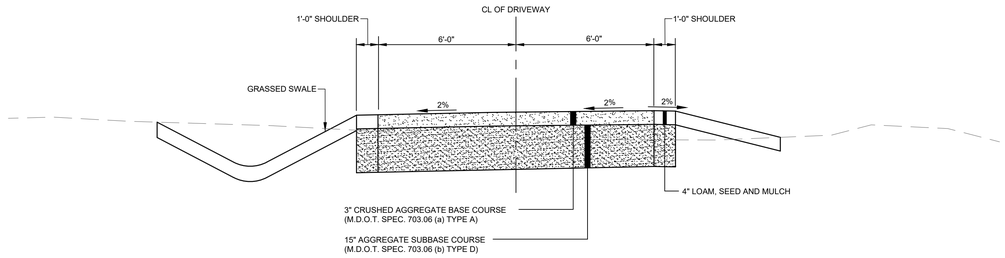
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

DETAILS
OF:
IVY SUBDIVISION
ENDCLIFFE ROAD
KENNEBUNKPORT, MAINE
FOR:
IVY THREE, LLC
2 LIVEWELL DRIVE, SUITE 203
KENNEBUNK, ME 04043

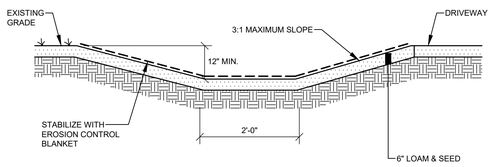
DESIGNED	SAH
DRAWN	STI
CHECKED	SGD
DATE	4/13/2020
SCALE	NTS
PROJECT	10234

10234 D.dwg, TAB:D2



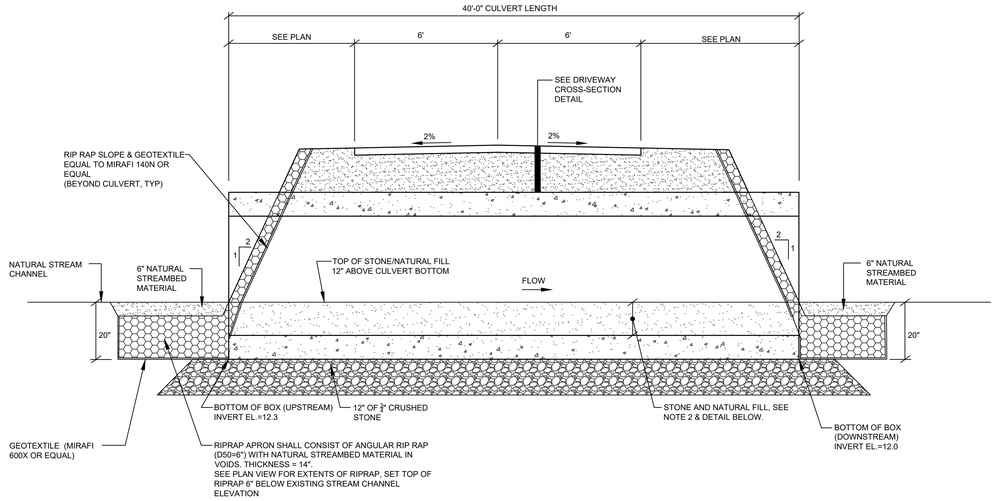
TYPICAL DRIVEWAY SECTION

NOT TO SCALE

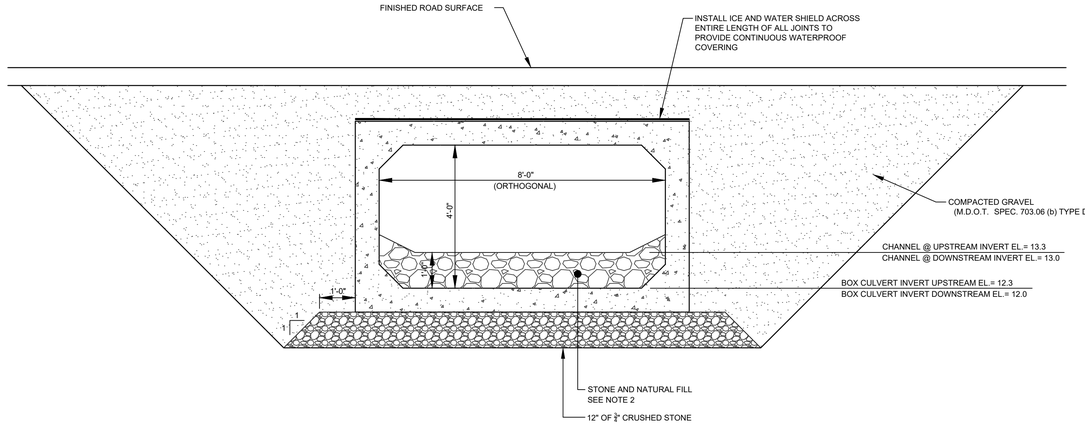


GRASSED SWALE

NOT TO SCALE



ELEVATION VIEW



SECTION VIEW

8' X 4' PRECAST BOX CULVERT

NOT TO SCALE

NOTES:

1. COMPACT NATURAL FILL TO 95% OF THE STANDARD PROCTOR DENSITY. PROVIDE GRADATION AND COORDINATE WITH ENGINEER PRIOR TO PLACING.
2. STONE/NATURAL FILL LAYER SHALL CONSIST OF ANGULAR RIPRAP (D50=6") MIXED WITH NATURAL STREAMBED MATERIAL TO FORM DENSE COMPACTED BASE. COORDINATE WITH ENGINEER.
3. WORK WITHIN THE STREAM CHANNEL SHALL OCCUR DURING LOW FLOOD PERIODS AND SHALL NOT OCCUR WITHIN 72 HOURS OF ANY PREDICTED INCLEMENT WEATHER EVENTS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING FLOW THROUGH THE CULVERT CROSSING DURING CONSTRUCTION AND SHALL SUBMIT A WORK PLAN FOR THE ENGINEER'S APPROVAL.

CHRISTOPHER P. TAYLOR P.E. 16877

STATE OF MAINE
CHRISTOPHER P. TAYLOR
No. 16877
LICENSED
PROFESSIONAL ENGINEER
03/30/21

NOT FOR CONSTRUCTION

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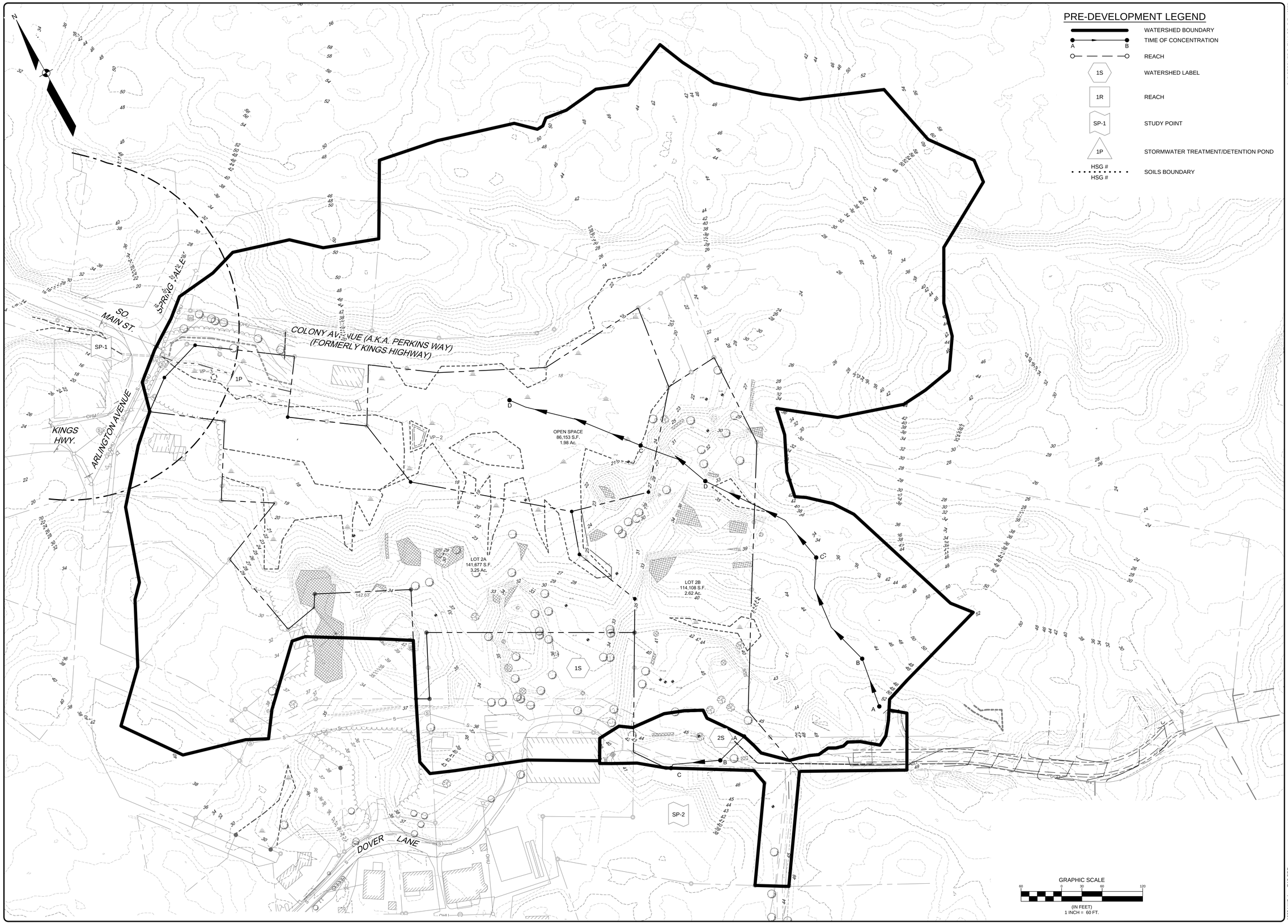
DETAILS
OF:
IVY SUBDIVISION
ENDCLIFFE ROAD
KENNEBUNKPORT, MAINE
FOR:
IVY THREE, LLC
2 LIVEWELL DRIVE, SUITE 203
KENNEBUNK, ME 04043

DESIGNED	SAH
DRAWN	STI
CHECKED	SGD
DATE	4/13/2020
SCALE	NTS
PROJECT	10234

10234 D.dwg, TAB:D3

SHEET 8 OF 8



CHRISTOPHER P. TAYLOR, P.E. 16677

STATE OF MAINE
CHRISTOPHER P. TAYLOR
No. 16677
REGISTERED PROFESSIONAL ENGINEER
03/30/21

NOT FOR CONSTRUCTION

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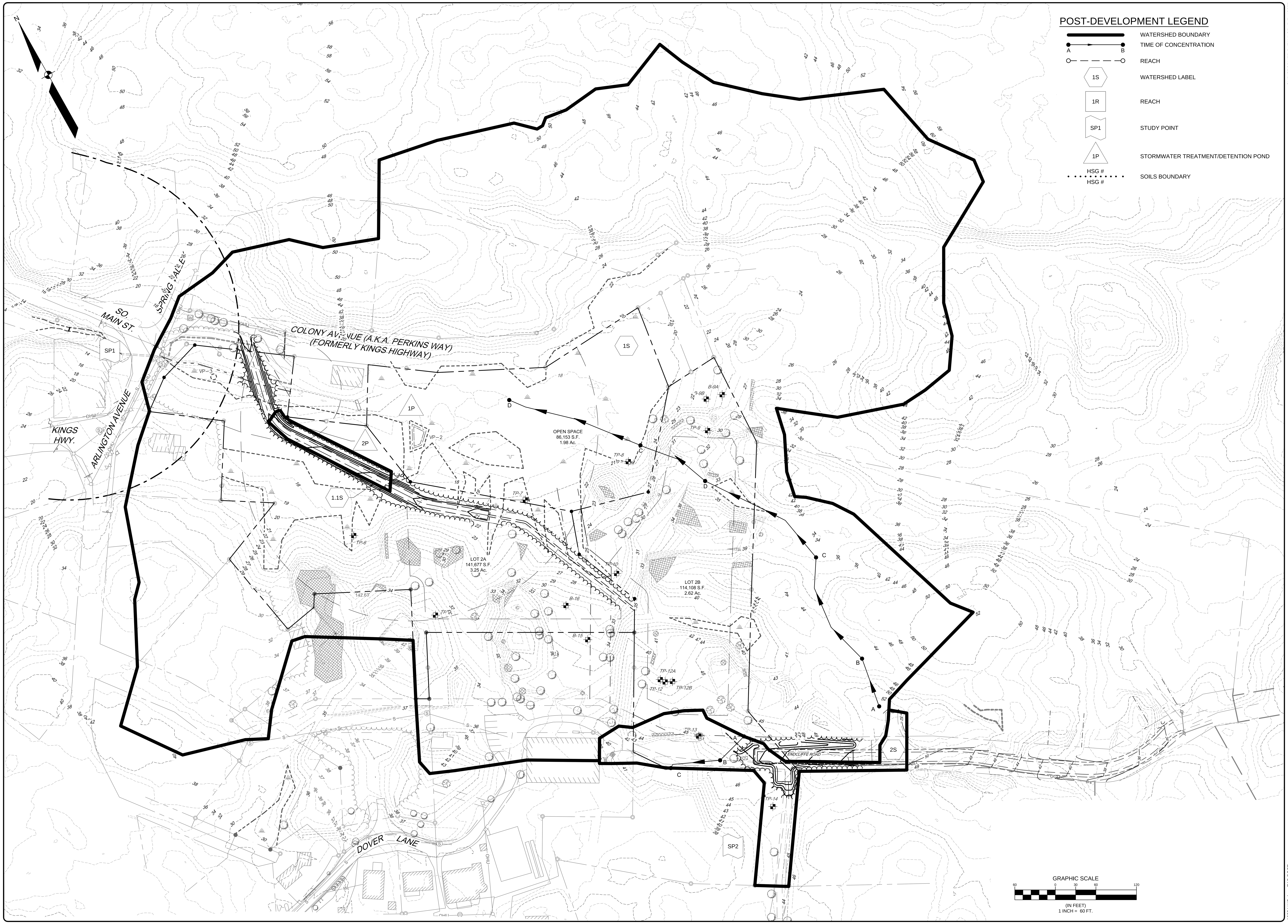
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

PRE-DEVELOPMENT WATERSHED PLAN
OF:
IVY SUBDIVISION
ENDCLIFFE ROAD
KENNEBUNKPORT, MAINE
FOR:
IVY THREE, LLC
2 LIVEWELL DRIVE, SUITE 203
KENNEBUNK, ME 04043

DESIGNED	SAH
DRAWN	SAH
CHECKED	PDO
DATE	4/13/2020
SCALE	1" = 60'
PROJECT	10234

SHEET 1 OF 2

10234 WS-Prop_T AB.PRE



CHRISTOPHER P. TAYLOR, P.E. 16677

STATE OF MAINE
CHRISTOPHER P. TAYLOR
No. 16677
LICENSED
PROFESSIONAL ENGINEER
03/30/21

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South Portland, ME 04106
Tel. 207-200-2100

POST-DEVELOPMENT WATERSHED PLAN

OF:
IVY SUBDIVISION
ENDCLIFFE ROAD
KENNEBUNKPORT, MAINE

FOR:
IVY THREE, LLC
2 LIVEWELL DRIVE, SUITE 203
KENNEBUNK, ME 04043

DESIGNED	SAH
DRAWN	SAH
CHECKED	PDO
DATE	4/13/2020
SCALE	1" = 60'
PROJECT	10234

10234 WS.dwg, TAB:POST

SHEET 2 OF 2