

PROPOSED SINGLE FAMILY RESIDENTIAL HOME

378 MIDDLE ROAD, PARCEL TWO, FALMOUTH, MAINE

PLAN LIST:

<p>C-100 C-301 C-401 C-500 C-501</p>	<p>BOUNDARY SURVEY AND LOT DIVISION PLAN EXISTING CONDITIONS SURVEY GRADING, DRAINAGE AND EROSION CONTROL PLAN DRIVEWAY PLAN & PROFILE EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS CIVIL DETAILS</p>
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LOCATION MAP

APPLICANT & DESIGN TEAM:

APPLICANT:
BRUSH & HAMMER BUILDERS, INC.
417 US-1, UNIT 3
FALMOUTH, MAINE 04105

SITE PLANNING & LANDSCAPE ARCHITECTURE:
LAND DESIGN SOLUTIONS
1 FARADAY DRIVE, SUITE 7
CUMBERLAND, ME 04021
(207) 939-1717

CIVIL ENGINEERING:
CANAVAN CIVIL CONSULTANTS
514 SUMMIT STREET
PORTLAND, ME 04103

WETLAND DELINEATION:
MARK HAMPTON ASSOCIATES
PORTLAND, ME 04103

VERNAL POOL INVESTIGATION:
BLUE FLAG ENVIRONMENTAL
384 SPRING WATER ROAD
POLAND, ME 04274

SURVEYOR:
TITCOMB ASSOCIATES (SEBAGO TECHNICS)
75 JOHN ROBERTS ROAD, SUITE 4A
SOUTH PORTLAND, ME 04106

Issued To The Town of Falmouth For Fill Permit Review
April 21, 2026

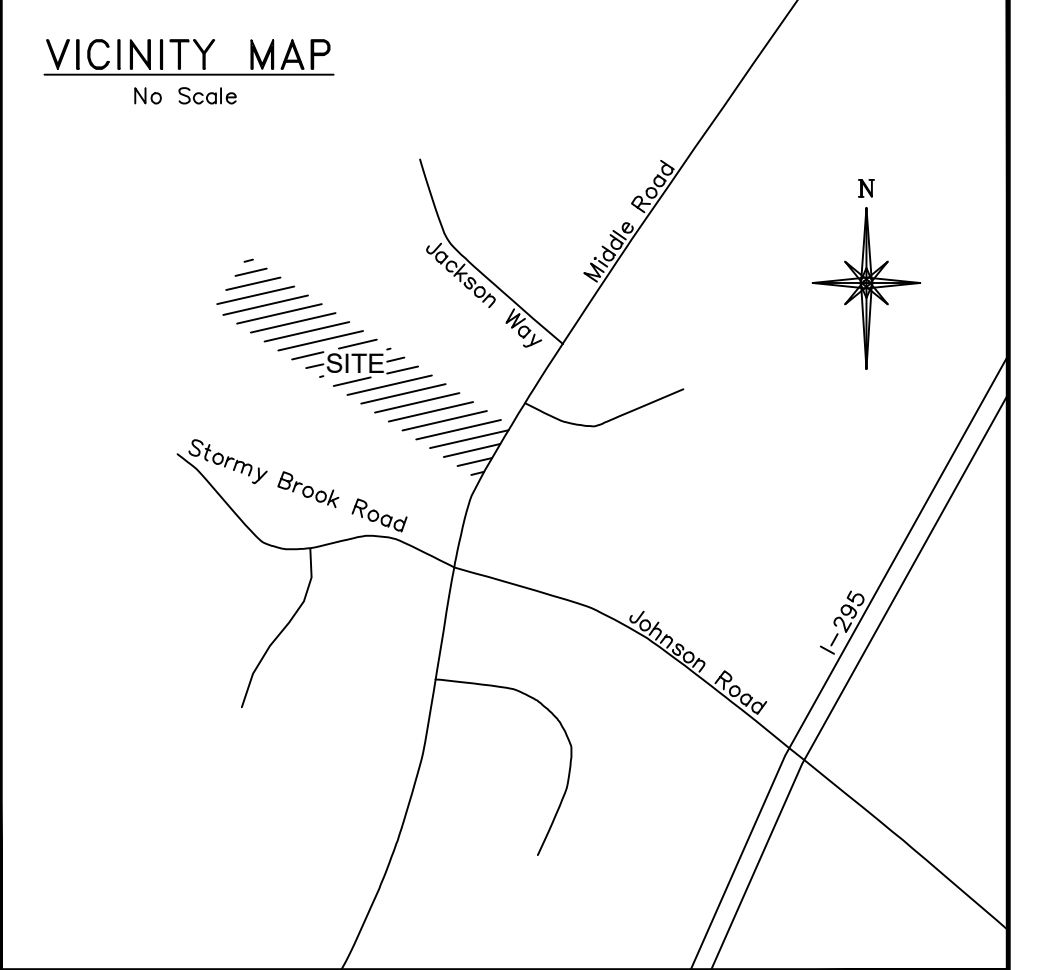
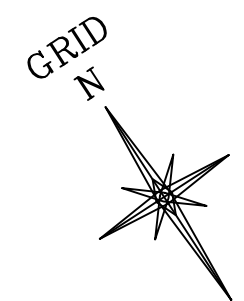
TAX MAP U20-005-001



										LAND DESIGN SOLUTIONS		DESIGN: DEPT.		PROPOSED RESIDENTIAL DEVELOPMENT			
										LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE		DRAWN: DEPT.		378 MIDDLE ROAD, FALMOUTH, MAINE			
										1 Faraday Drive, Suite 7, Cumberland, ME 04021 tel:(207) 939-1717		CHKD: PBB		COVER SHEET			
										APPLICANT:		DATE: JANUARY 2024		23-162			
										BRUSH & HAMMER BUILDERS, INC.		SCALE: AS NOTED		REV.			
										417 US-1, UNIT 3, FALMOUTH, MAINE 04105				-			
REV.	DATE	STATUS				BY	CHKD	APPD	REV.	DATE	STATUS				BY	CHKD	APPD

LEGEND

- Monument - found
- Iron marker - found
- Iron marker - set (#5 rebar)
- Wire remains
- Property line (locus)
- Property line (abutter)
- Right of way line
- Easement line
- Stone wall
- Edge of pavement
- Edge of gravel
- Curb
- Culvert
- Utility pole
- Guy wire
- Water shutoff
- Fire hydrant
- Mailbox
- Overhead utility line
- N/F Now or formerly of
- 1234/567 Dead reference (Book/Page)
- Tree line
- Deciduous tree
- Coniferous tree
- Existing building
- Edge of wetlands (plan reference 5)
- Wetland flag and ID (field-located)
- Contours (1ft)
- Contours (5ft)



NOTES

- 1) Book and Page references are to the Cumberland County Registry of Deeds.
- 2) Bearings are referenced to grid north, Maine State Plane Coordinate System, West Zone, NAD83.
- 3) Utility information on this plan is approximate, based on location of visible features. DigSafe and/or the appropriate utilities should be contacted prior to any construction.
- 4) Property lies within Zone C (areas of minimal flooding) based on FIRM Community #230045 Panel #4B, dated October 16, 1984.
- 5) The creation deed for this line (Book 1958, Page 65) contains a call to run "fifty-eight (58) rods, more or less, to land of Broda Hinks...". It is believed a distance error of approximately twelve (12) rods was mistakenly omitted while creating the deed. This is evidenced by the location of the Hinks (now Berube) property as well as the northeasterly abutting property's call of "...to said Winslow land, thence southeasterly by said Winslow land seventy (70) rods, more or less, to said Middle Road...". A revised deed description for the locus property is recommended.

PLAN REFERENCES

- 1) Plan of a Portion of the Middle Road (Section 3) in the Town of Falmouth as Redefined by the Commissioners of Cumberland County made by H.L. & E.C. Jordan dated November 25, 1957.
- 2) Standard Boundary Survey "Stormy Brook" made for Tom Grunwald by R.P. Titcomb Associates, Inc. dated May 20, 1986 revised through July 31, 1987 as recorded in Plan Book 166, Page 24.
- 3) Amended Plan of Private Way "Jackson Way" made for Gene R. Villacci, Jr. by Wayne T. Wood & Co. dated September, 1999 as recorded in Plan Book 199, Page 481.
- 4) Plan of Boundary Survey at 378 Middle Road made for David Banks by Titcomb Associates dated May 31, 2019.
- 5) AutoCAD file provided by Peter Biegel showing 1-foot contours (assumed NAVD83 datum, derived from LIDAR) and wetland delineation performed by Mark Hampton (date unknown).

EASEMENTS / ENCUMBRANCES

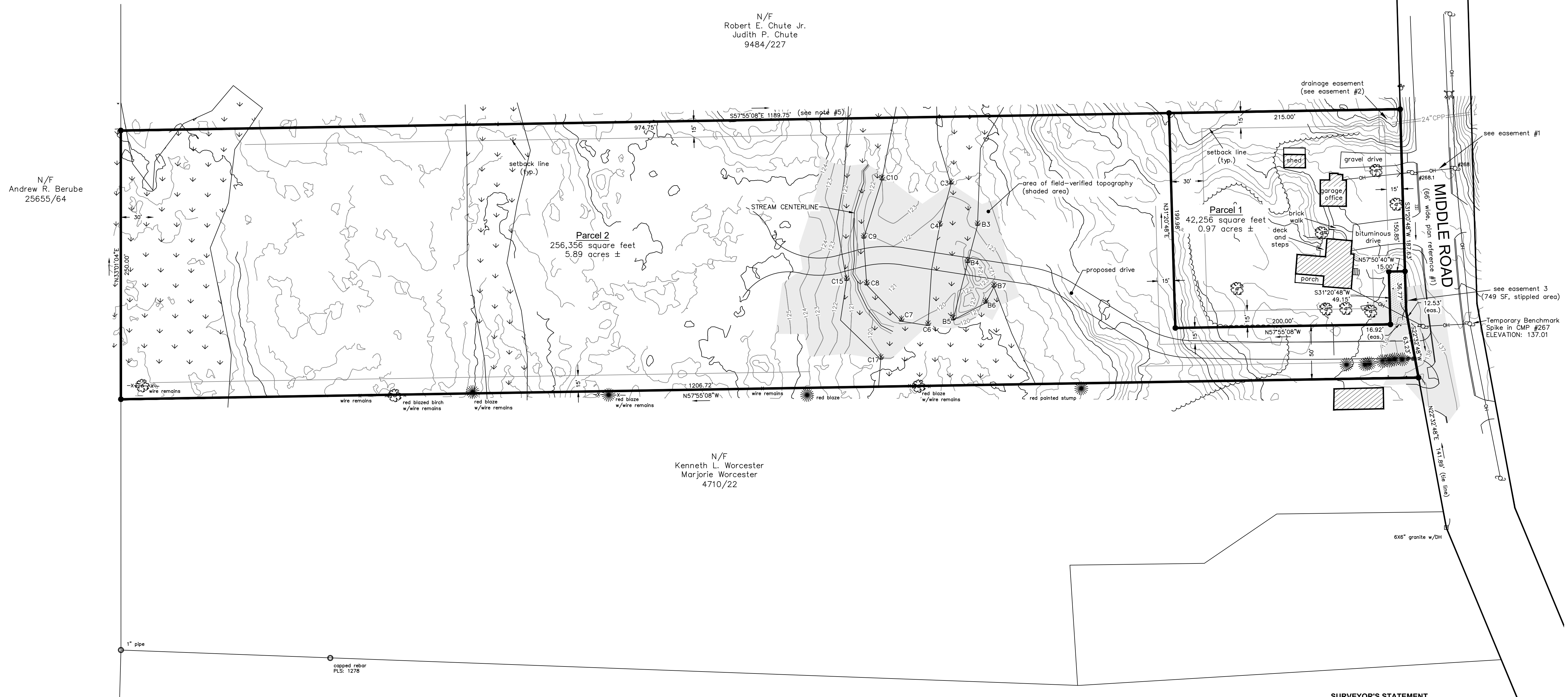
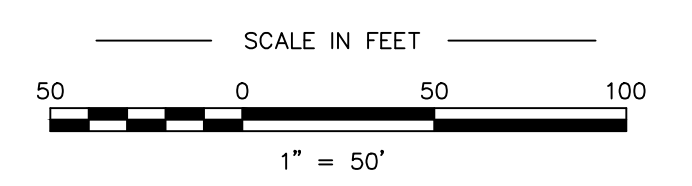
- 1) Parcel 1 is subject to an electric distribution and communication line easement from pole #268 to pole #268.1 conveyed to Central Maine Power Company and New England Telephone and Telegraph Company as described in a deed recorded in Book 3117, Page 657.
- 2) Parcel 1 is subject to a drainage easement conveyed to the Town of Falmouth as described in a deed recorded in Book 35512, Page 28.
- 3) Parcel 2 is subject to an exclusive use easement area reserved for the benefit of Parcel 1 as recorded in Book 36758, Page 275.

AREA

Parcel 1	42,256 square feet / 0.97 acres ±
Parcel 2	256,356 square feet / 5.89 acres ±
Total	298,612 square feet / 6.86 acres ±

OWNERS OF RECORD

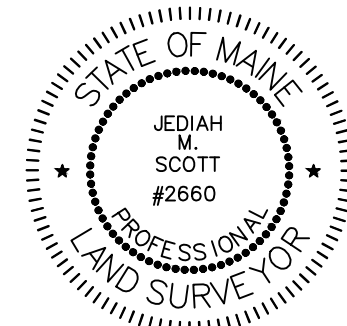
PARCEL 1	PARCEL 2
JOSHUA TODD FIFIELD	378 MIDDLE ROAD, LLC
KATHRYN L BANKS	190 US ROUTE ONE #122
JEDIAH SCOTT	378 MIDDLE ROAD
FALMOUTH, MAINE	FALMOUTH, MAINE
FALMOUTH, MAINE 04105	FALMOUTH, MAINE 04105
BOOK 36758, PAGE 275	BOOK 35560, PAGE 249



SURVEYOR'S STATEMENT

1) The purpose of this plan revision is to update topography and field-locate wetlands in limited areas per fieldwork performed by Titcomb Associates [a division of Sebago Technics] on October 22, 2025. Topographic data is relative to NAVD83 datum, based on dual-frequency GNSS observations. Elevation contours depicted outside of the field-verified areas are based solely on plan reference 5. Numbered wetland flags have been field-located.

Jediah Scott
 Jediah M. Scott, PLS 2660
 TITCOMB ASSOCIATES
 [A DIVISION OF SEBAGO TECHNICS, INC.]



Rev.1 11/03/2025 Topography, location of wetland flags, update notes jms

PLAN OF
Boundary Survey and Lot Division

378 Middle Road Falmouth, Maine

MADE FOR
David Banks

281 Veranda Street Portland, Maine

JOB #219023	DATE: June 11, 2019	SCALE: 1" = 50'
BOOK #920	Titcomb Associates A DIVISION OF SEBAGO TECHNICS 75 JOHN ROBERTS RD, SUITE 4A SOUTH PORTLAND, ME 04106	
FILE #3269		

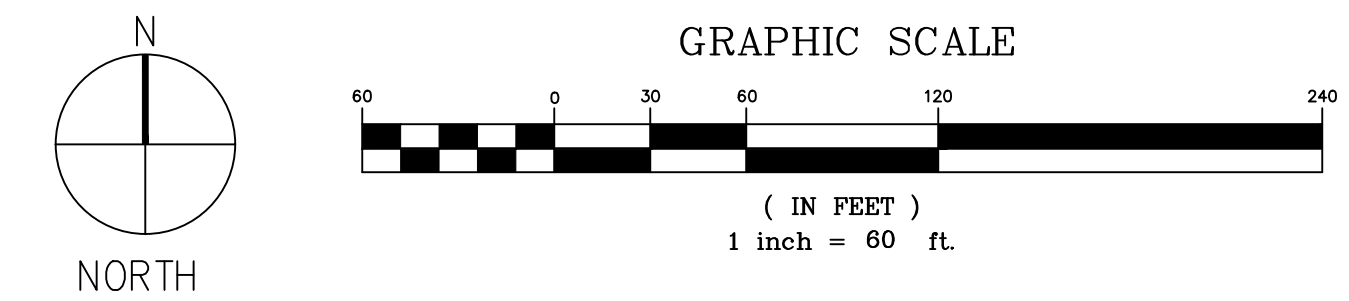
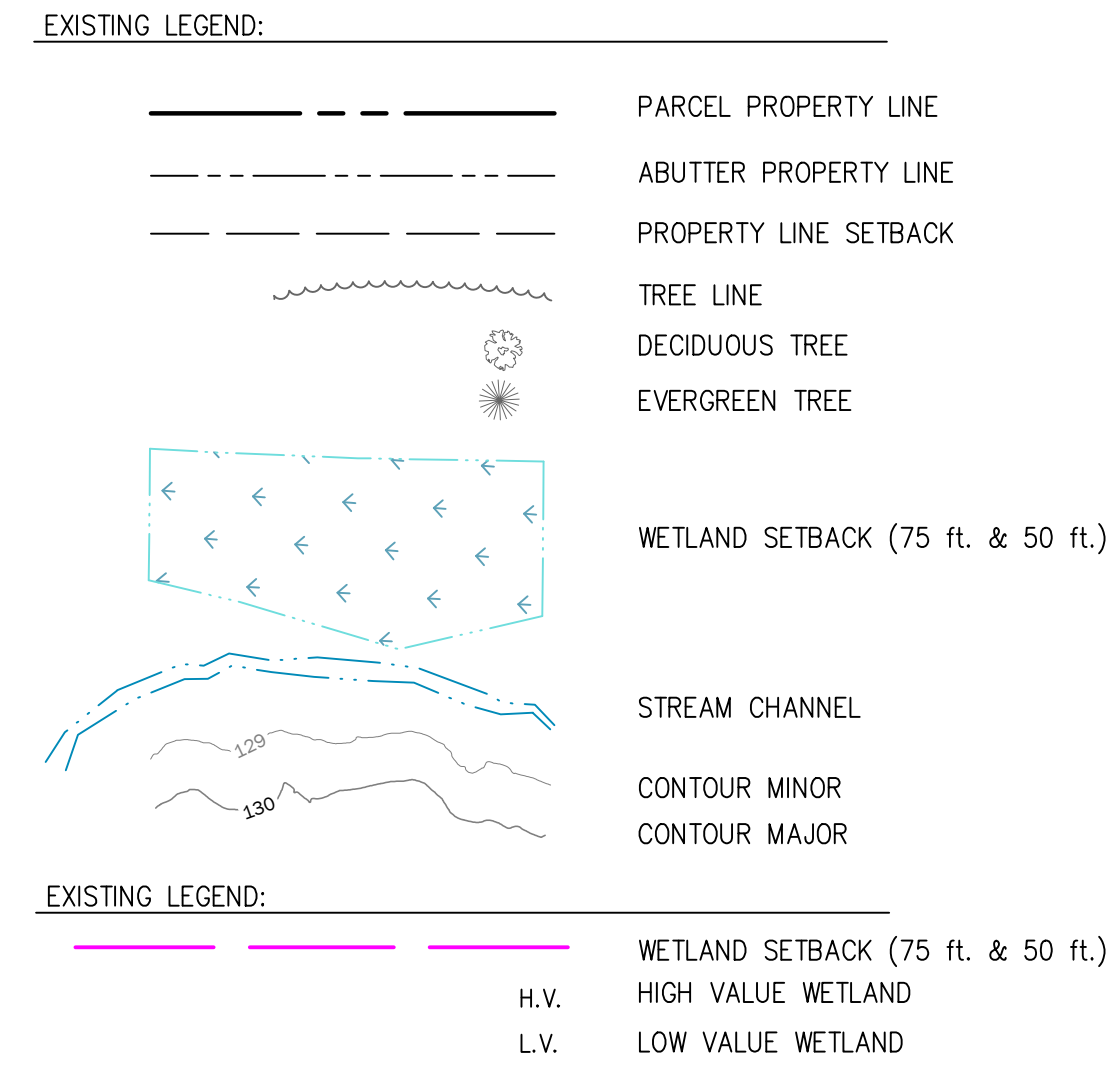
NOTES:
 1. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE A COMPILATION OF FIELD SURVEY FOR THE SUBJECT PARCEL BY TITCOMB ASSOCIATES, TAX MAP BOUNDARY INFORMATION FOR ADJUTING PARCELS, AND AERIAL IMAGERY AND LIDAR TOPOGRAPHY FROM THE MAINE STATE GIS OFFICE.
 2. THE WETLAND DELINEATION WAS PERFORMED BY MARK HAMPTON ASSOCIATES IN JANUARY 2024.
 3. A VERNAL POOL INVESTIGATION WAS PERFORMED BY BLUE FLAG ENVIRONMENTAL DECEMBER 15, 2025.

PARCEL INFORMATION:
 OWNER: 378 MIDDLE ROAD, LLC
 TAX MAP U20, LOT 5/1
 BOOK 35560 / PAGE 249
 PARCEL SIZE: 5.89 ACRES (256,356 S.F.)

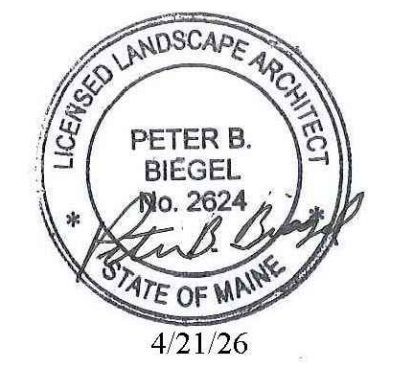
ZONING SUMMARY:
 ZONING DISTRICT = RESIDENTIAL B (RBm)
 OVERLAY DISTRICT = RESOURCE CONSERVATION OVERLAY ZONE (RCZO)
 PROPOSED USES: SINGLE FAMILY (PERMITTED)

PUBLIC UTILITIES
 - PUBLIC WATER

DIMENSIONAL REQUIREMENTS:		
DESCRIPTION:	REQUIRED	PROPOSED
MINIMUM LOT SIZE	25,000 S.F.	256,356 S.F. (5.89 ACRES)
MINIMUM LOT AREA PER DWELLING UNIT	25,000 S.F.	-
* MINIMUM LOT WIDTH	100 FT.	100 FT.
MINIMUM STREET FRONTAGE	100 FT.	100 FT.



REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
A	4-21-26	ISSUED FOR PERMITTING									



LAND DESIGN SOLUTIONS
 LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE
 1 Faraday Drive, Suite 7, Cumberland, ME 04021 tel:(207) 434-1717
 APPLICANT:
BRUSH & HAMMER BUILDERS, INC.
 417 US-1, UNIT 3, FALMOUTH, MAINE 04105

DESIGN: DEPT.
 DRAWN: DEPT.
 CHKD: PBB
 DATE: JANUARY 2024
 SCALE: 1"=60'

PROPOSED RESIDENTIAL DEVELOPMENT
 378 MIDDLE ROAD, FALMOUTH, MAINE

EXISTING CONDITIONS PLAN

PROJ. NO. **23-162** REV. **A**
 DWG. NO. **C-100**

EROSION AND SEDIMENTATION CONTROL NOTES:

INTRODUCTION

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

REFERENCE IS MADE TO THE EROSION CONTROL PLAN (C-301) WITHIN THE PLAN SET, SHOWING THE LOCATIONS AND TYPES OF PROPOSED MEASURES TO BE IMPLEMENTED.

MAINE CONSTRUCTION GENERAL PERMIT REQUIRED
THE PROJECT WILL RESULT IN A TOTAL DISTURBED AREA (TDA) OF APPROXIMATELY 1.7+ ACRES. THE SITE CONTRACTOR IS REQUIRED TO SUBMIT A MAINE CONSTRUCTION GENERAL PERMIT (MCGP) NOTICE OF INTENT (NOI) AT LEAST TWO WEEKS PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PROJECT IS NOT CONSIDERED A "LARGE CONSTRUCTION PROJECT" AS DEFINED BY THE MCGP; THEREFORE THE STANDARDS OF THE MCGP APPENDIX D ARE NOT APPLICABLE TO THIS PROJECT.

EROSION AND SEDIMENTATION CONTROL (MCGP APPENDIX A)

THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT UNREASONABLE EROSION OF SOIL OR SEDIMENT BEYOND THE PROJECT SITE OR INTO A PROTECTED NATURAL RESOURCE AS DEFINED IN 38 M.R.S. § 480-B. EROSION CONTROL MEASURES MUST BE IN PLACE BEFORE THE ACTIVITY BEGINS. MEASURES MUST REMAIN IN PLACE AND FUNCTIONAL UNTIL THE SITE IS PERMANENTLY STABILIZED. ADEQUATE AND TIMELY TEMPORARY AND PERMANENT STABILIZATION MEASURES MUST BE TAKEN.

- THE SITE MUST BE MAINTAINED TO PREVENT UNREASONABLE EROSION AND SEDIMENTATION. SEE 38 M.R.S. § 420-C (IN PART). A LICENSE IS REQUIRED FOR ANY STORMWATER DISCHARGE THAT THE DEPARTMENT DETERMINES TO CONTRIBUTE TO A VIOLATION OF A WATER QUALITY STANDARD OR IS A SIGNIFICANT CONTRIBUTOR OF POLLUTANTS TO WATERS OF THE STATE. 06-096 CMR 521(9)(A)(1)(V)(IN PART).
- THE DEPARTMENT HAS PREPARED PROTOCOLS FOR THE CONTROL OF EROSION AND SEDIMENTATION. SEE "MAINE EROSION AND SEDIMENT CONTROL BMPs MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION."

1. POLLUTION PREVENTION. MINIMIZE DISTURBED AREAS AND PROTECT NATURAL DOWNGRADEMENT BUFFER AREAS TO THE EXTENT PRACTICABLE. CONTROL STORMWATER VOLUME AND VELOCITY WITHIN THE SITE TO MINIMIZE SOIL EROSION, MINIMIZE THE DISTURBANCE OF STEEP SLOPES, CONTROL STORMWATER DISCHARGES, INCLUDING BOTH PEAK FLOW RATES AND VOLUME, TO MINIMIZE EROSION AT OUTLETS. THE DISCHARGE MAY NOT RESULT IN EROSION OF ANY OPEN DRAINAGE CHANNELS, SWALES, STREAM CHANNELS OR STREAM BANKS, UPLAND, OR COSTAL OR FRESHWATER WETLANDS OF THE PROJECT SITE.

a. **BUFFERS.** WHENEVER PRACTICABLE, NO DISTURBANCE ACTIVITIES SHOULD TAKE PLACE WITHIN 50 FEET OF ANY PROTECTED NATURAL RESOURCE. IF DISTURBANCE ACTIVITIES TAKE WITHIN 50 FEET OF ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERIMETER SEDIMENT CONTROLS MUST BE DOUBLED.

b. **BUFFERS IMPROVE WATER QUALITY** BY HELPING TO FILTER POLLUTANTS IN RUN-OFF BOTH DURING AND AFTER CONSTRUCTION, MINIMIZING DISTURBED AREAS THROUGH PHASING LIMITS THE AMOUNT OF EXPOSED SOIL ON THE SITE THROUGH RETENTION OF NATURAL COVER AND BY RETURNING AREAS AS PERMANENTLY STABILIZED, LESS EXPOSED SOIL RESULTS IN FEWER EROSION CONTROLS TO INSTALL AND MAINTAIN. IF WORK WITHIN AN AREA IS NOT EXPECTED TO BEGIN WITHIN TWO WEEKS, TIME, CONSIDER LEAVING THE AREA IN ITS NATURALLY EXISTING COVER.

c. **MANY CONSTRUCTION ACTIVITIES WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE REQUIRE A PERMIT UNDER THE NATURAL RESOURCES PROTECTION ACT PRIOR TO INITIATION.** FOR MORE INFORMATION REGARDING THE APPLICABILITY OF THE NPRA TO YOUR PROJECT, YOU CAN VISIT THE DEPARTMENT'S WEBSITE AT [HTTP://WWW.MAINE.GOV/DEP/LAND/NRPA/INDEX.HTML](http://www.maine.gov/dep/land/nrpa/index.html) OR CONTACT STAFF OF THE DIVISION OF LAND RESOURCE REGULATION AT THE NEAREST REGIONAL OFFICE.

2. PRESERVE NATIVE TOPSOIL. UNLESS INFEASIBLE, TOPSOIL WHICH IS STRIPPED OR REMOVED MUST BE STOCKPILED FOR USE IN RECLAIMING DISTURBED LAND AREAS. SOIL STOCKPILES SHALL BE SEEDED, MULCHED, OR OTHERWISE STABILIZED. PRESERVING NATIVE TOPSOIL IS NOT REQUIRED WHERE THE INTENDED FUNCTION OF A SPECIFIC AREA OF THE SITE DICTATES THAT THE TOPSOIL IS DISTURBED OR REMOVED.

3. MINIMIZE SOIL COMPACTION. IN AREAS OF YOUR SITE WHERE FINAL VEGETATIVE STABILIZATION WILL OCCUR OR WHERE INFILTRATION PRACTICES WILL BE INSTALLED, RESTRICT VEHICLE AND EQUIPMENT USE. IN THESE LOCATIONS, AVOID SOIL COMPACTION AND USE TECHNIQUES THAT REHABILITATE AND CONDITION THE SOILS AS NECESSARY TO SUPPORT VEGETATIVE GROWTH.

4. HIGH INFILTRATION CAPACITY SOILS. TO THE EXTENT PRACTICABLE:

- a. **HYDROLOGIC SOIL GROUP (HSG) A AND B SOILS** MUST NOT BE DISTURBED.
- b. **STORMWATER** MUST BE DIRECTED TO LOW-LYING AREAS AND DEPRESSIONS WITH HSG A AND B SOILS.
- c. **TEMPORARY SEDIMENT TRAPS AND BASINS** MUST BE INSTALLED OVER HSG A AND B SOILS.

5. SEDIMENT BARRIERS. PRIOR TO SOIL DISTURBANCE, PROPERLY INSTALL SEDIMENT BARRIERS AT THE DOWNGRADE EDGE OF ANY AREA TO BE DISTURBED AND ADJACENT TO ANY DRAINAGE CHANNELS WITHIN THE DISTURBED AREA. SEDIMENT BARRIERS SHOULD BE INSTALLED DOWNGRADE OF SOIL OR SEDIMENT STOCKPILES AND STORMWATER PREVENTED FROM RUNNING ONTO THE STOCKPILES. MAINTAIN THE SEDIMENT BARRIERS BY REMOVING ACCUMULATED SEDIMENT, OR REMOVING AND REPLACING THE BARRIER, UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED, WHERE A DISCHARGE TO A STORM DRAIN INLET OCCURS, IF THE STORM DRAIN CARRIES WATER DIRECTLY TO A SURFACE WATER AND YOU HAVE AUTHORITY TO ACCESS THE STORM DRAIN INLET, YOU MUST INSTALL AND MAINTAIN PROTECTION MEASURES THAT REMOVE SEDIMENT FROM THE DISCHARGE.

6. STABILIZED CONSTRUCTION ENTRANCE. PRIOR TO CONSTRUCTION, PROPERLY INSTALL A STABILIZED CONSTRUCTION ENTRANCE (SCE) AT ALL POINTS OF EGRESS FROM THE SITE. THE SCE IS A STABILIZED PAD OF AGGREGATE UNDERLAIN BY A GEOTEXTILE FILTER FABRIC OR AN EQUIVALENT MEASURE USED TO PREVENT TRAFFIC FROM TRACKING MATERIAL AWAY FROM THE SITE ONTO PUBLIC RIGHT-OF-WAY. MAINTAIN THE SCE UNTIL ALL DISTURBED AREAS ARE STABILIZED.

7. TEMPORARY SEDIMENT BASINS. TEMPORARY SEDIMENT BASINS MUST BE DESIGNED TO PROVIDE STORAGE FOR EITHER THE CALCULATED RUNOFF FROM A 2-YEAR, 24-HOUR STORM OR PROVIDE FOR 3,000 CUBIC FEET OF CAPACITY PER ACRE DRAINING TO THE BASIN. EROSION CONTROLS AND VELOCITY DISSIPATION DEVICES MUST BE USED IF THE DISCHARGING WATERS ARE LIKELY TO CREATE EROSION. ACCUMULATED SEDIMENT MUST BE REMOVED AS NEEDED FROM THE BASIN TO MAINTAIN AT LEAST 1/3 OF THE DESIGN CAPACITY OF THE BASIN.

a. **UTILIZE SURFACE OUTLETS.** TO THE MAXIMUM EXTENT PRACTICABLE, OUTLET STRUCTURES MUST BE UTILIZED TO DIVERT WATER FROM THE SURFACE OF TEMPORARY SEDIMENT BASINS. IN ORDER TO MINIMIZE THE DISCHARGE OF POLLUTANTS, EXCEPTIONS MAY INCLUDE PERIODS OF EXTENDED COLD WEATHER, WHERE ALTERNATE OUTLETS ARE REQUIRED DURING FROZEN PERIODS. IF SUCH A DEVICE IS INFEASIBLE FOR PORTIONS OF OR THE ENTIRE CONSTRUCTION PERIOD, JUSTIFICATION MUST BE MADE.

8. CATIONIC TREATMENT CHEMICALS. IF THE CONTRACTOR PLANS TO USE CATIONIC TREATMENT CHEMICALS, SUCH AS POLYMERS, FLOCCULANTS, OR OTHER CHEMICALS THAT CONTAIN AN OVERALL POSITIVE CHARGE DESIGNED TO REDUCE TURBIDITY IN STORMWATER, THE CONTRACTOR IS INELIGIBLE FOR COVERAGE UNDER THIS GENERAL PERMIT UNLESS THE CONTRACTOR NOTICES THE DEPARTMENT IN ADVANCE AND THE DEPARTMENT AUTHORIZES THE USE. WHEN REQUESTING APPROVAL TO USE CATIONIC TREATMENT CHEMICALS, THE CONTRACTOR MUST DESCRIBE APPROPRIATE CONTROLS AND IMPLEMENTATION PROCEDURES TO ENSURE THE USE WILL NOT LEAD TO A VIOLATION OF WATER QUALITY STANDARDS. IN ADDITION, THE CONTRACTOR MUST SPECIFY THE TYPES OF SOIL LIKELY TO BE TREATED ON THE SITE, CHEMICALS TO BE USED AND HOW THEY ARE TO BE APPLIED AND IN WHAT QUANTITY, ANY MANUFACTURER'S RECOMMENDATIONS, AND ANY TRAINING HAD BY PERSONNEL WHO WILL HANDLE AND APPLY THE CHEMICALS.

9. TEMPORARY STABILIZATION. STABILIZE ANY EXPOSED SOIL WITH MULCH, OR OTHER NON-ERODIBLE COVER WITHIN 7 DAYS OF THE TEMPORARY CESSATION OF CONSTRUCTION ACTIVITIES. STABILIZE AREAS WITHIN 75 FEET OF A DOWNGRADEMENT PROTECTED NATURAL RESOURCE WITHIN 48 HOURS OF THE INITIAL DISTURBANCE OF THE SOIL OR PRIOR TO ANY STORM EVENT, WHICHEVER COMES FIRST.

10. REMOVAL OF TEMPORARY MEASURES. REMOVE ANY TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE AND/OR EROSION CONTROL MIX BERM, WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED. REMOVE ANY ACCUMULATED SEDIMENTS AND STABILIZE.

- IT IS RECOMMENDED THAT SILT FENCES BE REMOVED BY CUTTING THE FENCE MATERIALS AT GROUND LEVEL TO AVOID ADDITIONAL SOIL DISTURBANCE.

11. PERMANENT STABILIZATION. IF THE AREA WILL NOT BE WORKED FOR MORE THAN ONE YEAR OR HAS BEEN BROUGHT TO FINAL GRADE, THEN PERMANENTLY STABILIZE THE AREA WITHIN 7 DAYS BY PLANTING VEGETATION, SEEDING, SO, OR THROUGH THE USE OF PERMANENT MULCH, OR RIPRAP, OR ROAD SUB-BASE. IF USING VEGETATION FOR STABILIZATION, SELECT THE PROPER VEGETATION FOR THE LIGHT, MOISTURE, AND SOIL CONDITIONS. AMEND AREAS OF DISTURBED SUBSOLS WITH TOPSOIL, COMPOST, OR FERTILIZERS. PROTECT SEEDING AREAS WITH MULCH OR, IF NECESSARY, EROSION CONTROL BLANKETS AND SCHEDULE SOODING, PLANTING, AND SEEDING SO TO AVOID DIE-OFF FROM SUMMER DROUGHT AND FALL FROSTS. NEWLY SEEDING OR SOODED AREAS MUST BE PROTECTED FROM VEHICLE TRAFFIC, EXCESSIVE PEDESTRIAN TRAFFIC, AND CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL ESTABLISHED. IF NECESSARY, AREAS MUST BE REWORKED AND REESTABLISHED IF GERMINATION IS SPARSE, PLANT COVERAGE IS SPOTTY, OR TOPSOIL EROSION IS EVIDENT. ONE OR MORE OF THE FOLLOWING MAY APPLY TO A PARTICULAR SITE:

- a. **SEEDING AREAS.** FOR SEEDING AREAS, PERMANENT STABILIZATION MEANS A 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILING OF THE TOPSOIL.
- b. **SOODED AREAS.** FOR SOODED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.
- c. **PERMANENT MULCH.** FOR MULCHED AREAS, PERMANENT STABILIZATION MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH APPROVED MULCH MATERIAL. EROSION CONTROL MIX MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.
- d. **RIPPAP.** FOR AREAS STABILIZED WITH RIPRAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIPRAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIPRAP. STONE MUST BE SIZED APPROPRIATELY. IT IS RECOMMENDED THAT ANGULAR STONE BE USED.
- e. **AGRICULTURAL USE.** FOR CONSTRUCTION PROJECTS ON LAND USED FOR AGRICULTURAL PURPOSES (E.G., PIPELINES ACROSS CROP LAND), PERMANENT STABILIZATION MAY BE ACCOMPLISHED BY RETURNING THE DISTURBED LAND TO AGRICULTURAL USE.
- f. **PAVED AREAS.** FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE COMPACTED GRAVEL SUBBASE IS COMPLETED.
- g. **DITCHES, CHANNELS, AND SWALES.** FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH WELL-GRADED RIPRAP LINING, OR WITH ANOTHER NON-ERODIBLE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE LINING, UNDERCUTTING OF THE BANKS, OR DOWNCUTTING OF THE CHANNEL.

12. WINTER CONSTRUCTION, "WINTER CONSTRUCTION" IS CONSTRUCTION ACTIVITY PERFORMED DURING THE PERIOD FROM NOVEMBER 1 THROUGH APRIL 15, OR OUTSIDE OF THE SAID PERIOD IF THE GROUND IS FROZEN OR SNOW COVERED. IF AREAS WITHIN THE CONSTRUCTION ACTIVITY ARE NOT STABILIZED WITH TEMPORARY OR PERMANENT MEASURES OUTLINED ABOVE BY NOVEMBER 15, THEN THE SITE MUST BE PROTECTED WITH ADDITIONAL STABILIZATION MEASURES THAT ARE SPECIFIC TO WINTER CONDITIONS.

a. **SITE STABILIZATION.** FOR WINTER STABILIZATION, HAY MULCH IS APPLIED AT TWICE THE STANDARD TEMPORARY STABILIZATION RATE. AT THE END OF EACH CONSTRUCTION DAY, AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE STABILIZED. MULCH MAY NOT BE SPREAD ON TOP OF SNOW.

b. **SEDIMENT BARRIERS.** ALL AREAS WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIERS.

c. **DITCH.** ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MUST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE DEPARTMENT.

d. **SLOPES.** MULCH NETTING MUST BE USED TO ANCHOR MULCH ON ALL SLOPES GREATER THAN 8% UNLESS EROSION CONTROL BLANKETS OR EROSION CONTROL MIX IS BEING USED ON THESE SLOPES.

13. LAYDOWN & STAGING AREAS. THIS SECTION APPLIES TO THE PROJECTS WHICH WILL USE AREAS WITHIN A PROJECT'S LIMIT OF DISTURBANCE FOR MATERIAL LAYDOWN AND STAGING.

- a. **UPLAND AREAS** MUST BE SELECTED FOR LAYDOWN AND STAGING TO THE EXTENT PRACTICABLE.
- b. **USE OF VET AREAS (E.G., MINOR DEPRESSIONS ALONG DRAINAGEWAYS) HYDRAULICALLY CONNECTED TO DOWNGRADEMENT PROTECTED NATURAL RESOURCES AND/OR PARCEL,** MUST BE JUSTIFIED USING SPECIFIC SITE OR OPERATIONAL LIMITATIONS. TEMPORARY STRUCTURES (E.G., SWALES, DIKES) MUST BE PROVIDED TO INTERCEPT UPGRADEMENT STORMWATER AND DIVERT IT AWAY FROM THESE LAYDOWN AND STAGING AREAS.
- c. **PROVIDE STORMWATER QUALITY TREATMENT** IN COMPLIANCE WITH THE APPLICABLE CHAPTER 500 STANDARD FOR THE AREAS WHICH WILL BE USED FOR MORE THAN 12 MONTHS.

14. PARKING AREAS. PARKING AREAS MUST BE CONSTRUCTED TO ENSURE RUNOFF IS DELIVERED TO ADJACENT SWALES, CATCH BASINS, CURB GUTTERS, OR BUFFER AREAS WITHOUT ERODING AREAS DOWNSLOPE. THE PARKING AREA'S SUBBASE COMPACTION AND GRADING MUST BE DONE TO ENSURE RUNOFF IS EVENLY DISTRIBUTED TO ADJACENT BUFFERS OR SIDE SLOPES. CATCH BASINS MUST BE LOCATED AND SET TO PROVIDE ENOUGH STORAGE DEPTH AT THE INLET SO TO ALLOW INFLOW OF PEAK RUNOFF RATES WITHOUT BY-PASS OF RUNOFF TO OTHER AREAS.

15. ROADS, GRAVEL AND PAVED ROADS MUST BE DESIGNED AND CONSTRUCTED WITH CROWNS OR OTHER MEASURES, SUCH AS WATER BARS, TO ENSURE THAT STORMWATER IS DELIVERED IMMEDIATELY TO ADJACENT STABLE DITCHES, VEGETATED BUFFER AREAS, CATCH BASIN INLETS, OR STREET GUTTERS.

- GRAVEL AND PAVED ROADS SHOULD BE MAINTAINED SO THAT THEY CONTINUE TO CONFORM TO THIS STANDARD TO PREVENT EROSION PROBLEMS.
- THE DEPARTMENT RECOMMENDS THAT IMPERVIOUS SURFACES, INCLUDING ROADS, BE DESIGNED, AND CONSTRUCTED SO THAT STORMWATER IS DISTRIBUTED IN SHEET FLOW TO NATURAL VEGETATED BUFFER AREAS WHEREVER SUCH AREAS ARE AVAILABLE. ROAD DITCHES SHOULD BE DESIGNED SO THAT STORMWATER IS FREQUENTLY (AT LEAST EVERY 100 TO 200 FEET) DISCHARGED VIA DITCH TURNOUTS IN SHEET FLOW TO ADJACENT NATURAL BUFFER AREAS WHEREVER POSSIBLE.

16. CULVERTS. CULVERTS MUST BE SIZED TO AVOID UNINTENDED FLOODING OF UPSTREAM AREAS OR FREQUENT OVERTOPPING OF ROADWAYS. CULVERT INLETS MUST BE PROTECTED WITH APPROPRIATE MATERIALS FOR THE EXPECTED ENTRANCE VELOCITY, AND PROTECTION MUST EXTEND AT LEAST AS HIGH AS THE EXPECTED MAXIMUM ELEVATION OF STORAGE BEHIND THE CULVERT. CULVERT OUTLET DESIGN MUST INCORPORATE MEASURES, SUCH AS APRONS OR PLUNGE POOLS, TO PREVENT SCOURING OF THE STREAM CHANNEL. CULVERT INLET AND OUTLET PROTECTION MEASURES MUST BE INSTALLED WITHIN 48 HOURS OF CULVERT INSTALLATION, OR PRIOR TO A STORM EVENT, WHICHEVER IS SOONER. OUTLET PROTECTION MEASURES MUST BE DESIGNED TO STAY WITHIN THE CHANNEL LIMITS. THE DESIGN MUST TAKE ACCOUNT OF FALTKATER DEPTH.

17. STORMWATER CHANNELS. ALL DISTURBED DITCHES, SWALES, AND OTHER OPEN STORMWATER CHANNELS MUST BE STABILIZED BY THE END OF EACH WORKDAY. STABILIZATION SHALL BE MAINTAINED ON A DAILY BASIS.

NEW DITCHES, SWALES, AND OTHER OPEN STORMWATER CHANNELS MUST BE DESIGNED, CONSTRUCTED, AND STABILIZED USING MEASURES THAT ACHIEVE LONG-TERM EROSION CONTROL. DITCHES, SWALES AND OTHER OPEN STORMWATER CHANNELS MUST BE SIZED TO HANDLE, AT A MINIMUM, THE EXPECTED VOLUME RUN OFF. EACH CHANNEL SHOULD BE CONSTRUCTED IN SECTIONS SO THAT THE SECTION'S GRADING, SHAPING, AND INSTALLATION OF THE PERMANENT LINING CAN BE COMPLETED THE SAME DAY. IF THE CHANNEL'S FINAL GRADING OR PERMANENT LINING INSTALLATION MUST BE DELAYED, THEN DIVERSION BERMS MUST BE USED TO DIVERT STORMWATER AWAY FROM THE CHANNEL. PROPERLY SPACED CHECK DAMS MUST BE INSTALLED IN THE CHANNEL TO SLOW THE WATER VELOCITY, AND A TEMPORARY LINING INSTALLED ALONG THE CHANNEL. TO PREVENT SCOURING, PERMANENT STABILIZATION FOR CHANNELS IS ADDRESSED UNDER APPENDIX A.11(G) ABOVE.

- a. THE CHANNEL SHOULD RECEIVE ADEQUATE ROUTINE MAINTENANCE TO MAINTAIN CAPACITY AND PREVENT OR CORRECT ANY EROSION OF THE CHANNEL'S BOTTOM OR SIDE SLOPES.
- b. WHEN THE SUBCATCHMENT DRAINING TO A DITCH OR SWALE IS LESS THAN 1 ACRE OF TOTAL DRAINAGE AND LESS THAN 1/4 ACRE OF IMPERVIOUS AREA, DIVERSION OF RUNOFF TO ADJACENT WOODED OR OTHERWISE VEGETATED BUFFER AREAS IS ENCOURAGED WHERE THE OPPORTUNITY EXISTS.

18. UTILITY TRENCH. TRENCHES SHALL BE BACKFILLED AND TEMPORARILY STABILIZED (INCLUDING SPOIL AND/OR BACKFILL PILES) AT THE END OF EACH WORKING DAY.

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

INSPECTION AND MAINTENANCE (MCGP APPENDIX B)

THE FOLLOWING STANDARDS MUST BE MET DURING A CONSTRUCTION ACTIVITY. THE OPERATOR MUST KNOW THAT ADDITIONAL INSPECTION AND MAINTENANCE STANDARDS MAY APPLY FOR THE PERMANENT, POST-CONSTRUCTION STORMWATER BEST MANAGEMENT PRACTICES (BMPs) TO BE INSTALLED DURING THE ACTIVITY.

1. INSPECTION. INSPECT DISTURBED AREAS, EROSION CONTROL MEASURES, MATERIALS STORAGE AREAS THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. INSPECT THESE AREAS AT LEAST ONCE A WEEK AS WELL AS BEFORE AND WITHIN 24 HOURS AFTER A STORM EVENT (RAINFALL), AND PRIOR TO COMPLETING PERMANENT STABILIZATION MEASURES. A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT, SHALL CONDUCT THE INSPECTIONS.

2. MAINTENANCE AND CORRECTIVE ACTION. IF BEST MANAGEMENT PRACTICES (BMPs) NEED ROUTINE MAINTENANCE (I.E., MINOR REPAIRS OR OTHER UPKEEP PERFORMED TO ENSURE THE BMP REMAINS IN EFFECTIVE OPERATING CONDITION), THE REPAIR WORK SHOULD BE INITIATED UPON DISCOVERY OF THE PROBLEM BUT NO LATER THAN THE END OF THE NEXT WORKDAY. IF THE SAME ROUTINE MAINTENANCE REQUIREMENTS ARE REQUIRED REPEATEDLY, THE CONTRACTOR MUST EITHER COMPLETE WORK TO FIX ANY SUBSEQUENT REPEAT OCCURRENCES OF THIS SAME PROBLEM, OR DOCUMENT IN THE CONTRACTOR'S INSPECTION REPORT WHY THE SPECIFIC REOCCURRENCE OF THIS SAME PROBLEM SHOULD STILL BE ADDRESSED AS A ROUTINE MAINTENANCE ITEM.

IF BMPs NEED SIGNIFICANT REPAIR OR IF ADDITIONAL BMPs ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (RAINFALL). IF IT IS INFEASIBLE TO COMPLETE THE REPAIR OR INSTALLATION WITHIN 7 CALENDAR DAYS, THE CONTRACTOR MUST DOCUMENT IN THE CONTRACTOR'S INSPECTION REPORT WHY IT IS INFEASIBLE TO COMPLETE THE REPAIR OR INSTALLATION AND DOCUMENT YOUR SCHEDULE FOR INSTALLING THE STORMWATER BMPs) AND MAKING IT OPERATIONAL.

ALL TEMPORARY MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED.

3. DOCUMENTATION. KEEP A LOG (REPORT) SUMMARIZING THE INSPECTIONS AND ANY CORRECTIVE ACTION TAKEN. THE LOG MUST INCLUDE THE NAME(S) AND QUALIFICATIONS OF THE PERSON MAKING THE INSPECTIONS, THE DATES OF THE INSPECTIONS, AND MAJOR OBSERVATIONS ABOUT THE OPERATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS, MATERIALS STORAGE AREAS, AND VEHICLES ACCESS POINTS TO THE PARCEL. MAJOR OBSERVATIONS MUST INCLUDE BMPs THAT NEED MAINTENANCE, BMPs THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATION(S) WHERE ADDITIONAL BMPs ARE NEEDED. FOR EACH BMP REQUIRING MAINTENANCE, BMP NEEDING REPLACEMENT, AND LOCATION REQUIRING ADDITIONAL BMPs, NOTE IN THE LOG THE CORRECTIVE ACTION TAKEN AND WHEN IT WAS TAKEN.

THE LOG MUST BE MADE ACCESSIBLE TO DEPARTMENT STAFF AND A COPY MUST BE PROVIDED UPON REQUEST. THE PERMITTEE SHALL RETAIN A COPY OF THE LOG FOR A PERIOD OF AT LEAST THREE YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION.

4. PERIMETER FENCE. IF PERIMETER FENCE IS INSTALLED BEFORE THE PROJECT'S PERMANENT STABILIZATION, THE PERIMETER FENCE SHALL NOT RESTRICT INSPECTION AND MAINTENANCE OF TEMPORARY BMPs. AT A MINIMUM, ACCESS POINTS SHALL BE PROVIDED ALONG THE FENCE LINE FOR THE VEHICLES AND EQUIPMENT TO MAINTAIN THE BMPs.

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

HOUSEKEEPING (MCGP APPENDIX C)

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

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

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 BECAUSE 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, TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.

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

3. FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOIL 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 SWEEP IMMEDIATELY AND NO LESS THAN ONCE A WEEK PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WEEP 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.

- TO PREVENT THESE MATERIALS FROM BECOMING A SOURCE OF POLLUTANTS, ACTIVITIES MAY BE REQUIRED TO COMPLY WITH APPLICABLE PROVISION OF RULES RELATED TO SOLID, UNIVERSAL, AND HAZARDOUS WASTE, INCLUDING, BUT NOT LIMITED TO, THE MAINE SOLID WASTE AND HAZARDOUS WASTE MANAGEMENT RULES; MAINE HAZARDOUS WASTE MANAGEMENT RULES; MAINE OIL CONVEYANCE AND STORAGE RULES; AND MAINE PESTICIDE REQUIREMENTS.

5. EXCAVATION DEWATERING. EXCAVATION DEWATERING 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, SHALL BE ROUTED THROUGH A SEDIMENTATION BASIN OR FILTRATION BAG PRIOR TO RELEASE.

- DEWATERING CONTROLS ARE DISCUSSED IN THE "MAINE EROSION AND SEDIMENT CONTROL BMPs, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION."

6. VEHICLE AND EQUIPMENT WASHING. PROVIDE AN EFFECTIVE MEANS OF MINIMIZING THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING. WHEEL WASHING AND OTHER TYPES OF WASH WATER, EXCEPT FOR WASH WATER FROM SCOUR EXHAUSTERS OR DETECTOR WASHERS, IS HEAVILY SILTED AND HINDERS EQUIPMENT AND VEHICLE WASH WATER. FOR WASHING APPLICATORS AND CONTAINERS USED FOR CONCRETE, FORM RELEASE OILS, CURING COMPOUNDS, OR OTHER MATERIALS, DIRECT WASH WATER INTO A LEAK-PROOF CONTAINER OR LEAK-PROOF AND LINED PIT DESIGNED SO NO OVERFLOWS CAN OCCUR DUE TO INADEQUATE SIZING OR PRECIPITATION. LOCATE ANY WASHOUT OR CLEANOUT ACTIVITIES AS FAR AWAY AS POSSIBLE FROM CREEPING WATERS, CONSTRUCTED OR NATURAL SITE DRAINAGE FEATURES, AND STORM DRAIN INLETS, AND, TO THE EXTENT FEASIBLE, DESIGNATE AREAS TO BE USED FOR THESE ACTIVITIES AND CONDUCT SUCH ACTIVITIES ON IN THESE AREAS.

7. 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 FLUSHING.
- c. VEHICLE WASH WATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED).
- d. ROUTINE CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX (C)(5).
- e. DUSTY EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS.
- f. PAVEMENT WASH WATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED UNLESS ALL SPILLED MATERIAL HAS 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 (SEE REQUIREMENTS IN APPENDIX C)(5).
- k. POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHING; AND
- l. LANDSCAPE IRRIGATION.

ALLOWED NON-STORMWATER DISCHARGES CANNOT BE AUTHORIZED UNDER THIS PERMIT UNLESS THEY ARE DIRECTLY RELATED TO AND ORIGINATE FROM A CONSTRUCTION SITE OR DESIGNATED SUPPORT ACTIVITY (E.G., A PRESSURE WASHING COMPANY CANNOT BROADLY USE THIS GENERAL PERMIT FOR THEIR BUSINESS OPERATIONS, BECAUSE GENERAL VEHICLE WASHING IS NOT ASSOCIATED WITH A CONSTRUCTION SITE). IT IS NOT NECESSARY TO LIST THESE SOURCES OF NON-STORMWATER IN THE NOI.

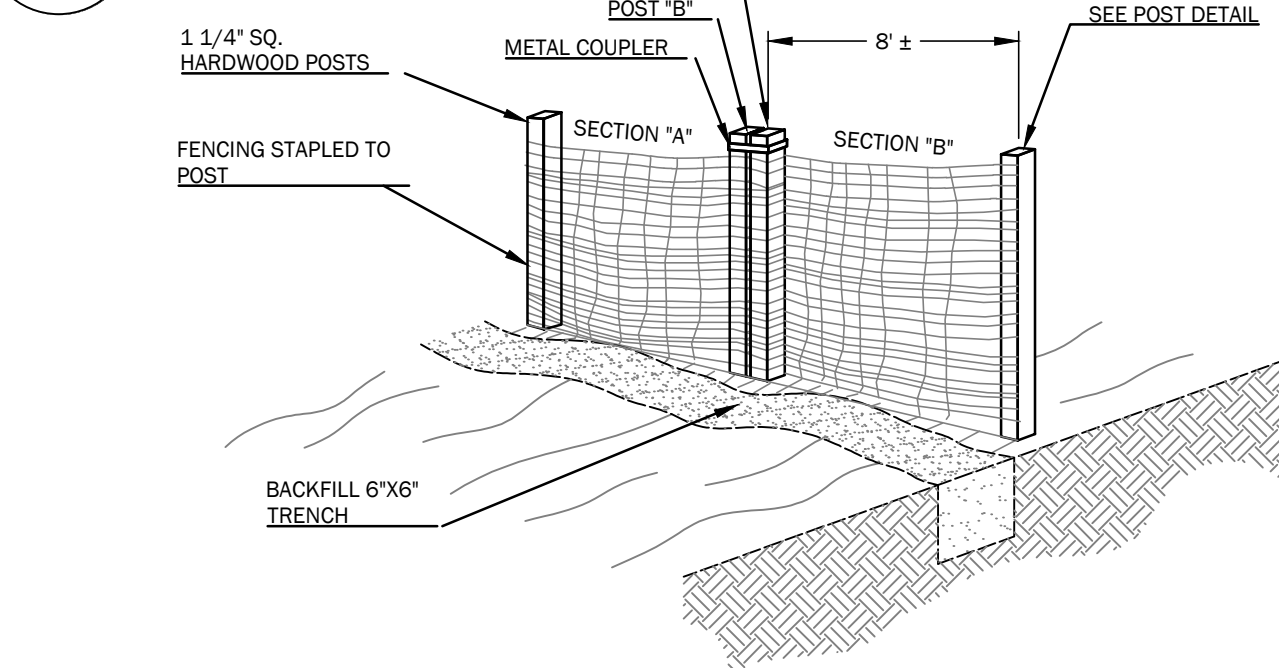
8. UNAUTHORIZED NON-STORMWATER DISCHARGES. THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C (7). SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF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

- a. WASTEWATER FROM THE WASHOUT OR CLEANOUT 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.

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

1 EROSION AND SEDIMENTATION CONTROL NOTES

C-500 NOT TO SCALE



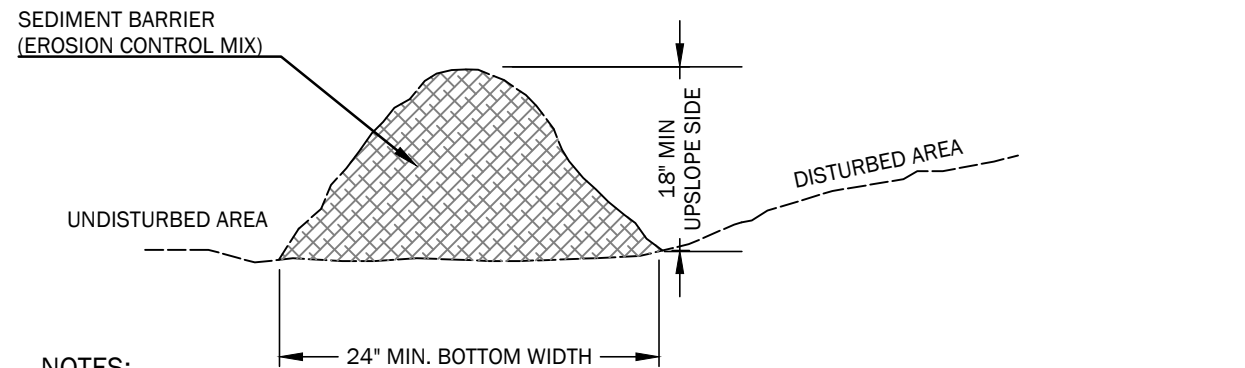
- NOTES:**
- INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 - SILT FENCE SHALL BE MAINTAINED CONTINUALLY THROUGHOUT THE ENTIRE CONSTRUCTION CYCLE.
 - INSTALL DOUBLE ROW OF SILT FENCE WITHIN 75' OF PROTECTED NATURAL RESOURCES.

2 PREFABRICATED SILT FENCE

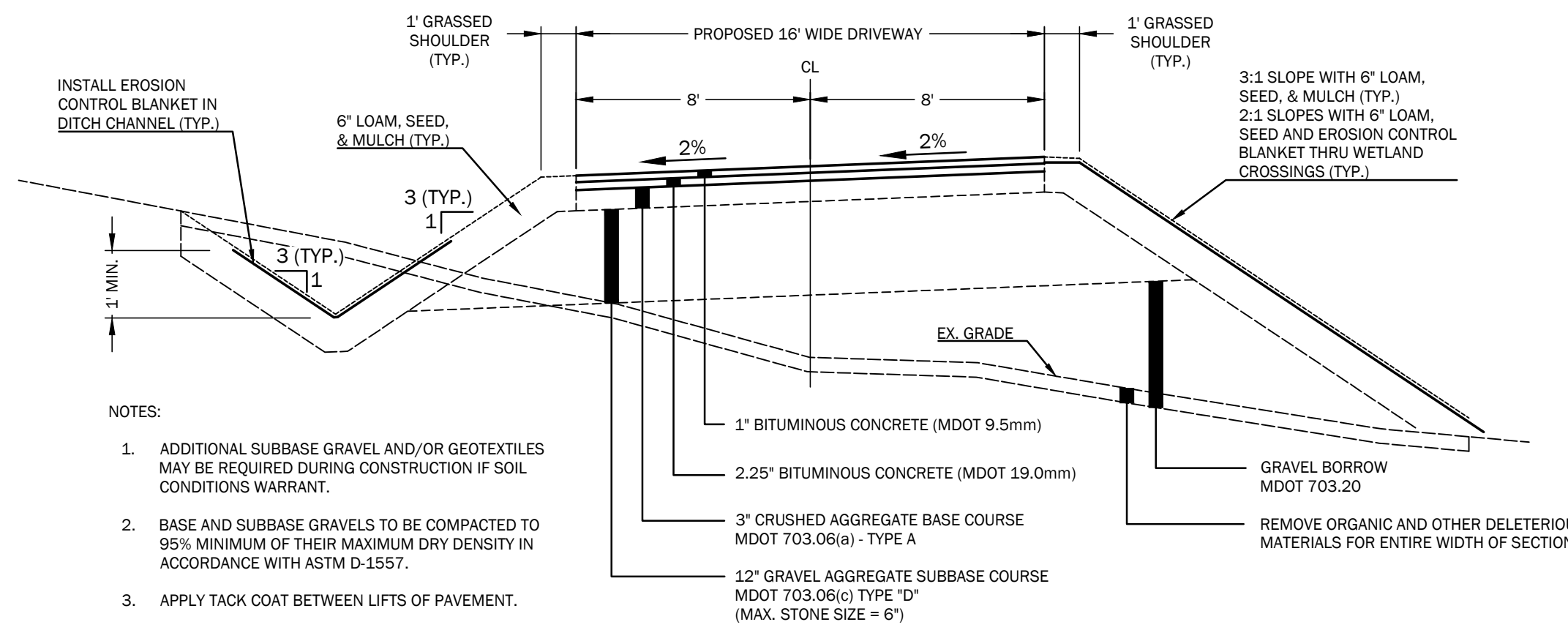
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3 SEDIMENT BARRIER (EROSION CONTROL MIX BERM)

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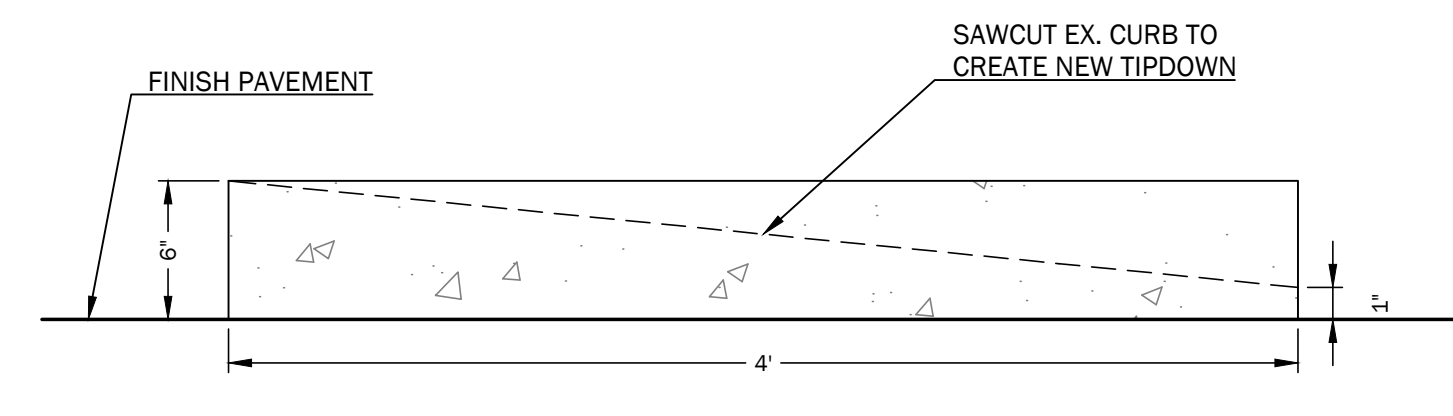


- NOTES:**
- THE EROSION CONTROL MIX SHALL CONTAIN A WELL GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH.
 - MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS:
 - THE ORGANIC CONTENT SHALL BE BETWEEN 80 AND 100% DRY WEIGHT BASIS
 - PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MAXIMUM OF 8% PASSING A 0.75" SCREEN
 - THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
 - LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX
 - SOLUBLE SALTS CONTENT SHALL BE <4.0 MMHOS/CM
 - THE PH SHOULD FALL BETWEEN 5.0 AND 8.0
 - PLACE BARRIER ALONG A RELATIVELY FLAT CONTOUR. CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES WHERE FINES CAN WASH UNDER THE BARRIER THROUGH GRASS BLADES AND BRANCHES.
 - PLACEMENT OF BARRIER SHOULD BE:
 - AT TOE OF THE SLOPE.
 - FROZEN GROUND, BEDROCK OR ROOTED FORESTED AREAS.
 - THE EDGE OF GRAVEL AND AREAS UNDER CONSTRUCTION.
 - BARRIER SHALL NOT BE USED ADJACENT TO WETLANDS
 - REMOVE SEDIMENT DE

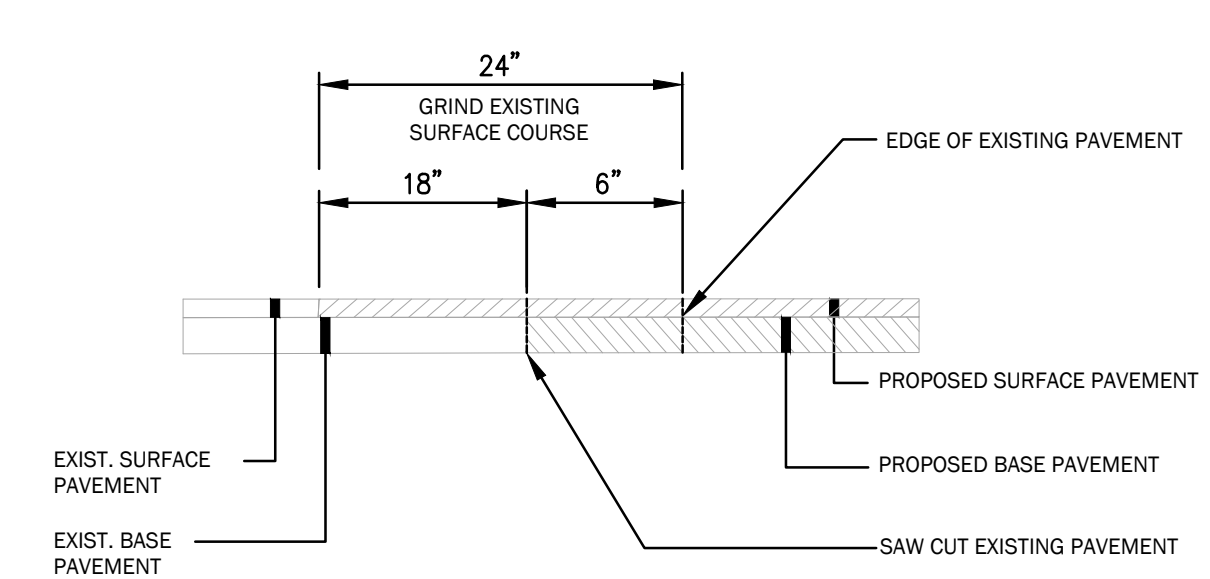


- NOTES:
- ADDITIONAL SUBBASE GRAVEL AND/OR GEOTEXTILES MAY BE REQUIRED DURING CONSTRUCTION IF SOIL CONDITIONS WARRANT.
 - BASE AND SUBBASE GRAVELS TO BE COMPACTED TO 95% MINIMUM OF THEIR MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557.
 - APPLY TACK COAT BETWEEN LIFTS OF PAVEMENT.

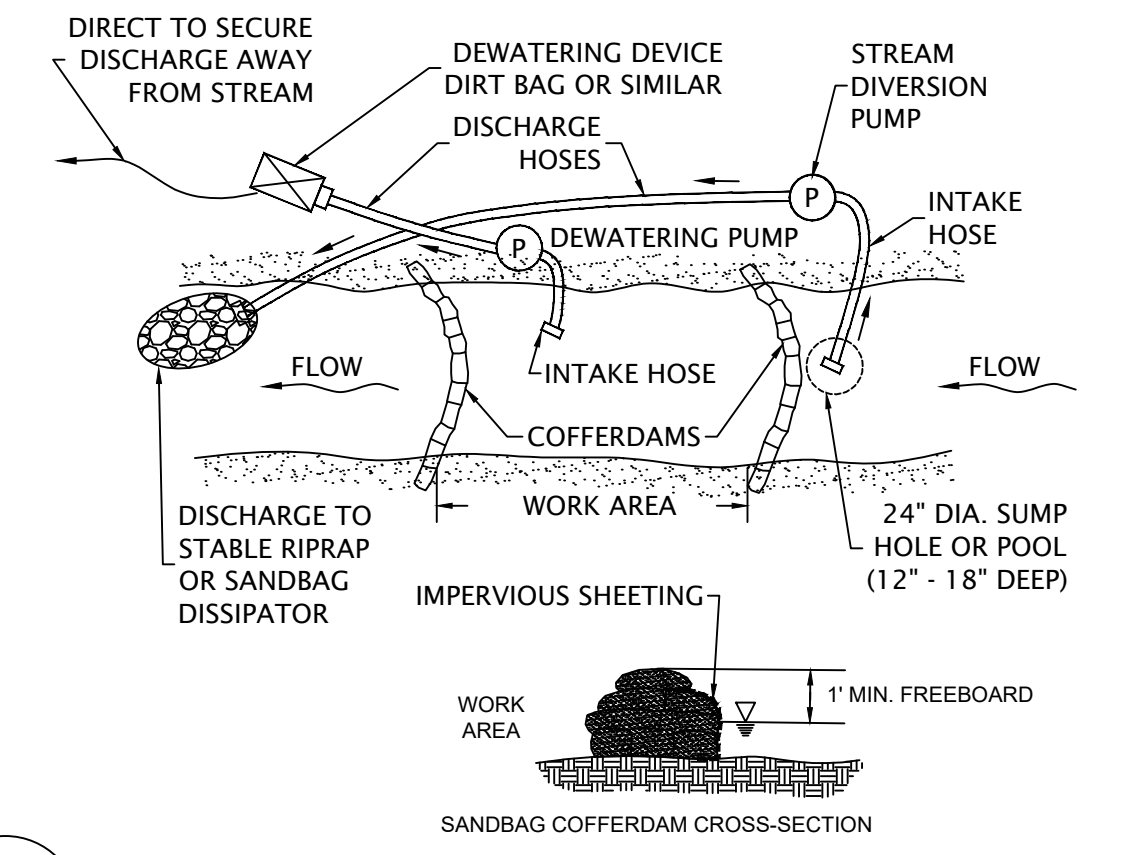
1 TYPICAL DRIVEWAY SECTION
C-501 NOT TO SCALE



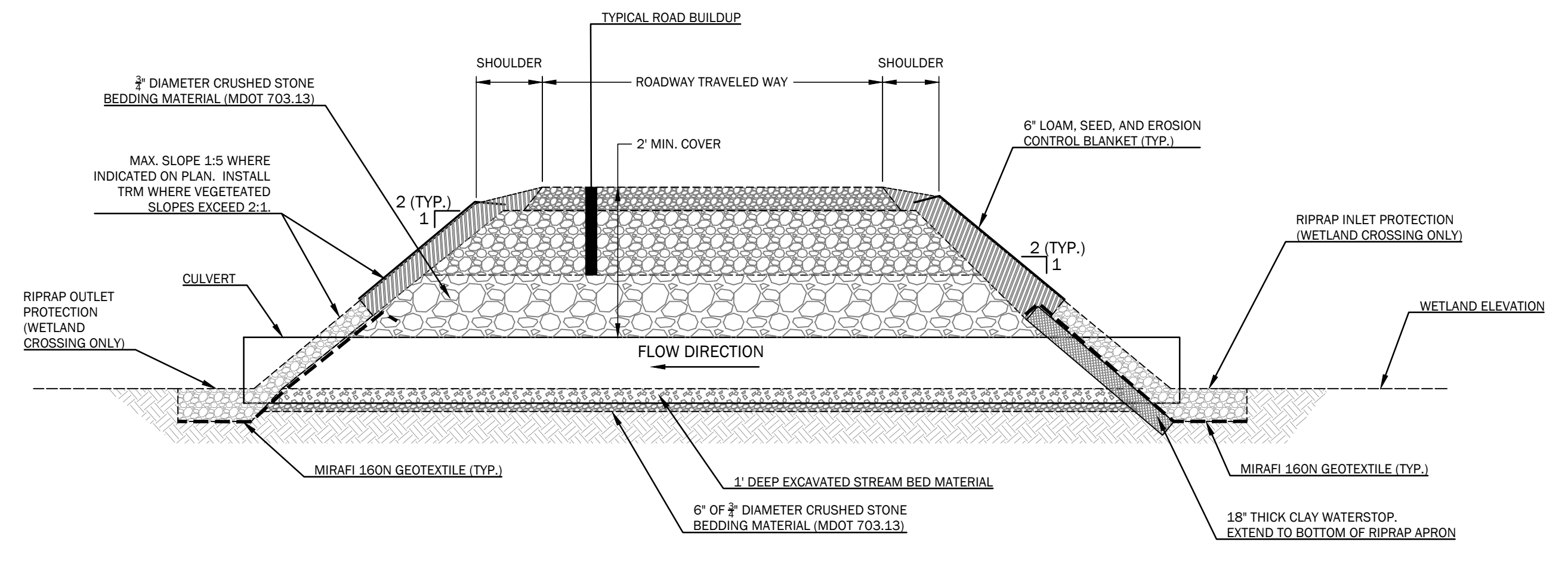
2 SLIPFORM CURB SAWCUT TIPDOWN DETAIL
C-501 NOT TO SCALE



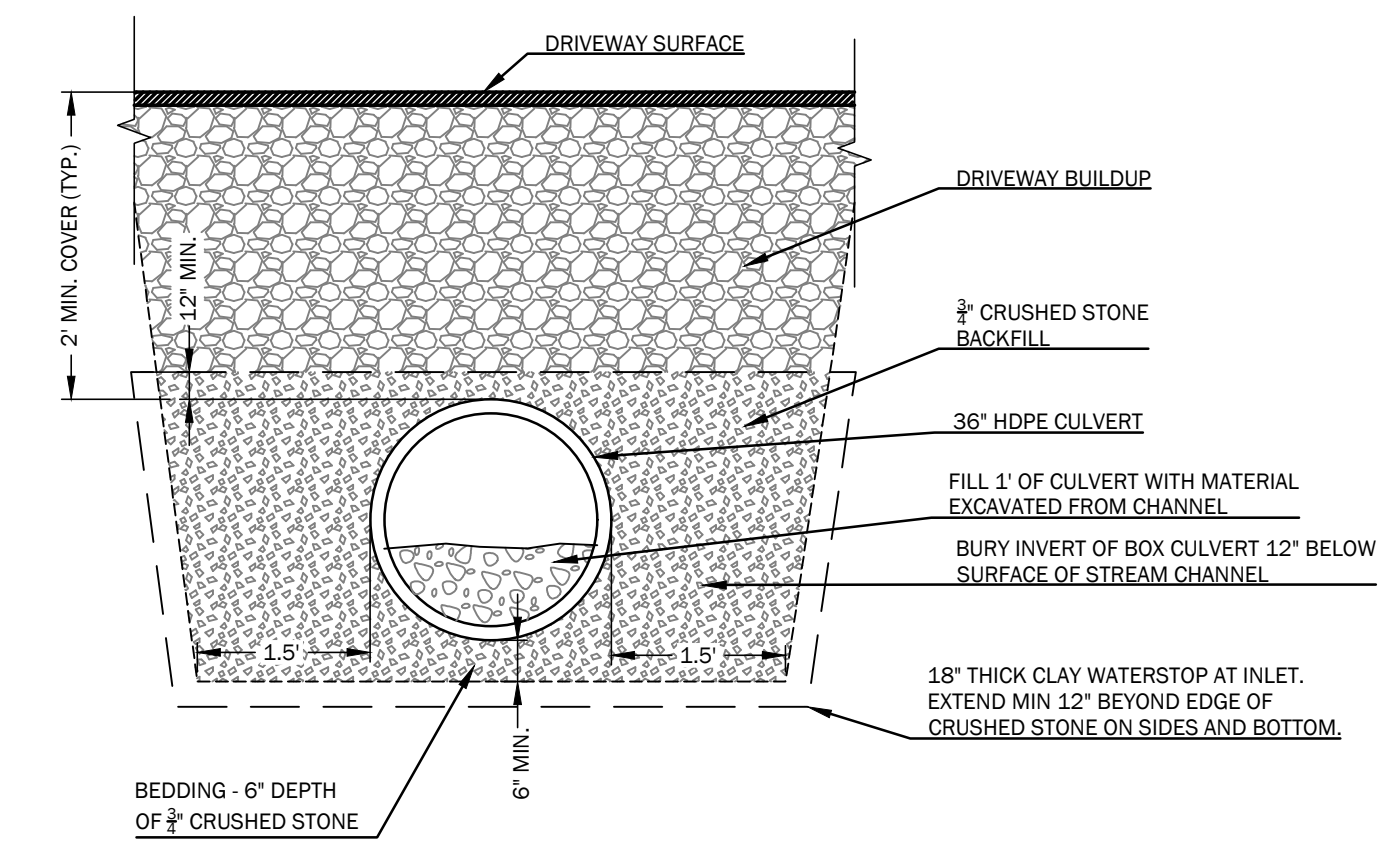
3 HMA PAVEMENT SHIPLAP JOINT DETAIL
C-501 NOT TO SCALE



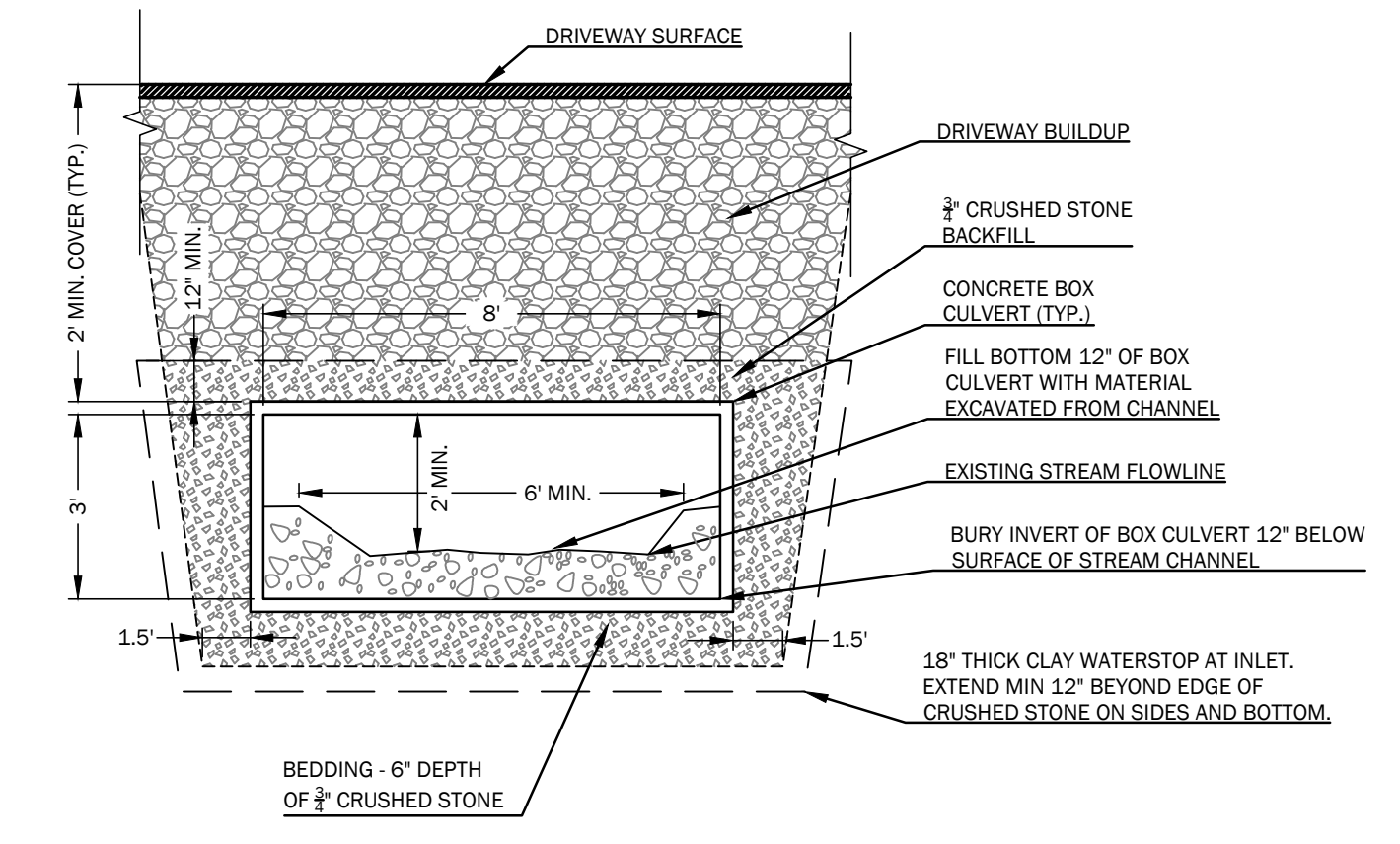
4 TEMPORARY STREAM DIVERSION DETAIL
C-501 NOT TO SCALE



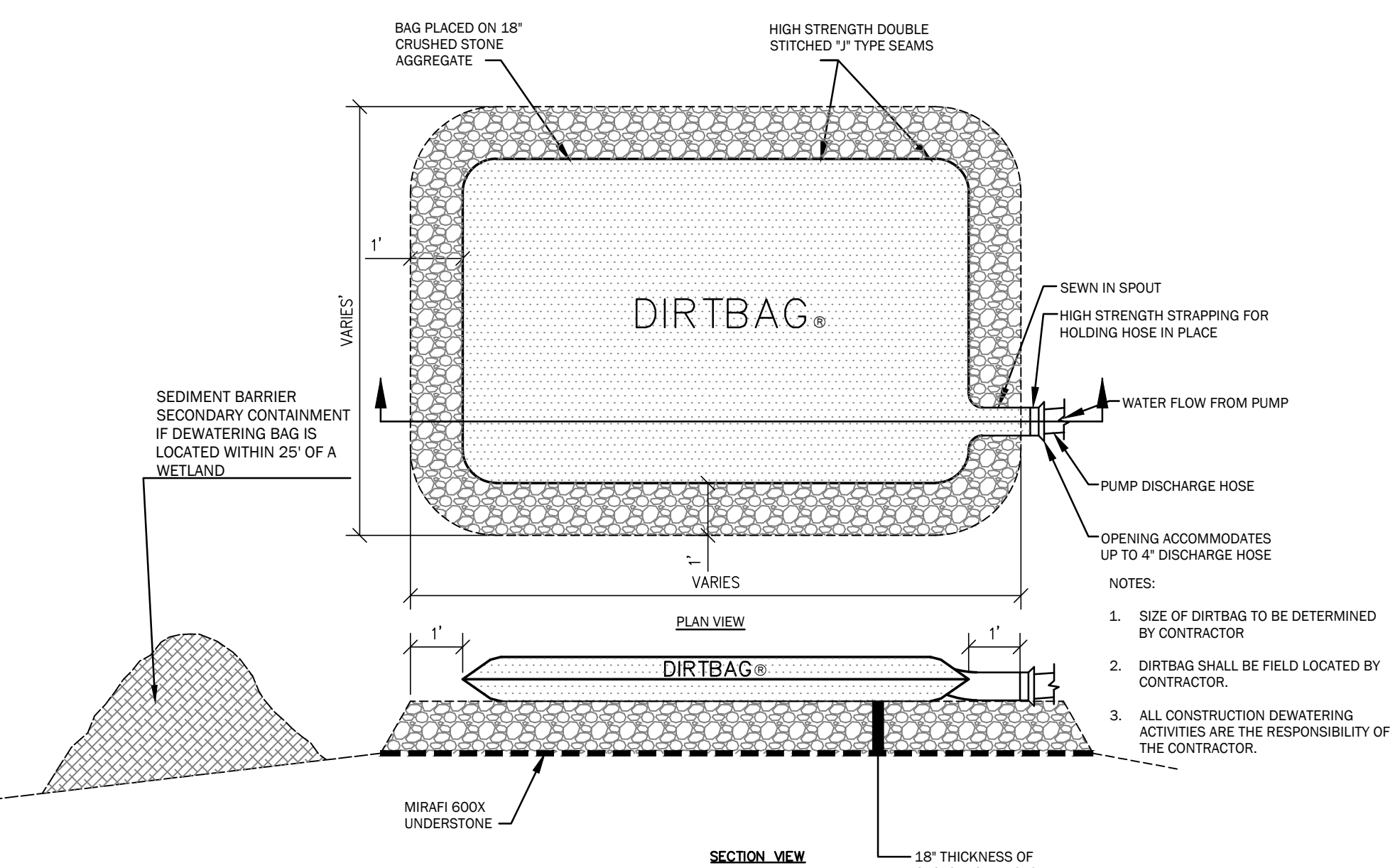
5 TYPICAL STREAM & WETLAND CROSSING CULVERT LONGITUDINAL SECTION
C-501 NOT TO SCALE



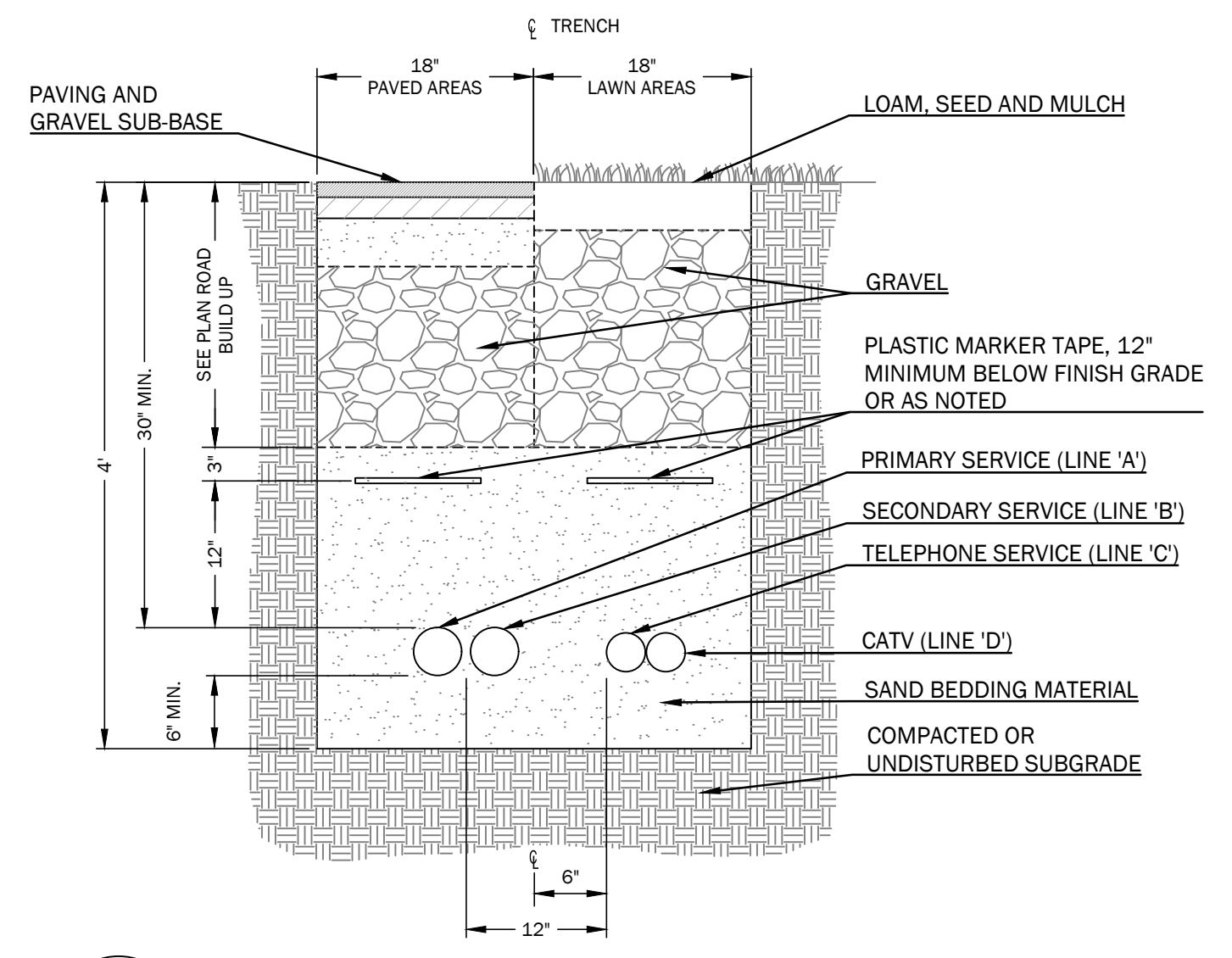
6 TYPICAL WETLAND CROSSING CULVERT SECTION
C-501 NOT TO SCALE



7 TYPICAL STREAM CROSSING CULVERT SECTION
C-501 NOT TO SCALE



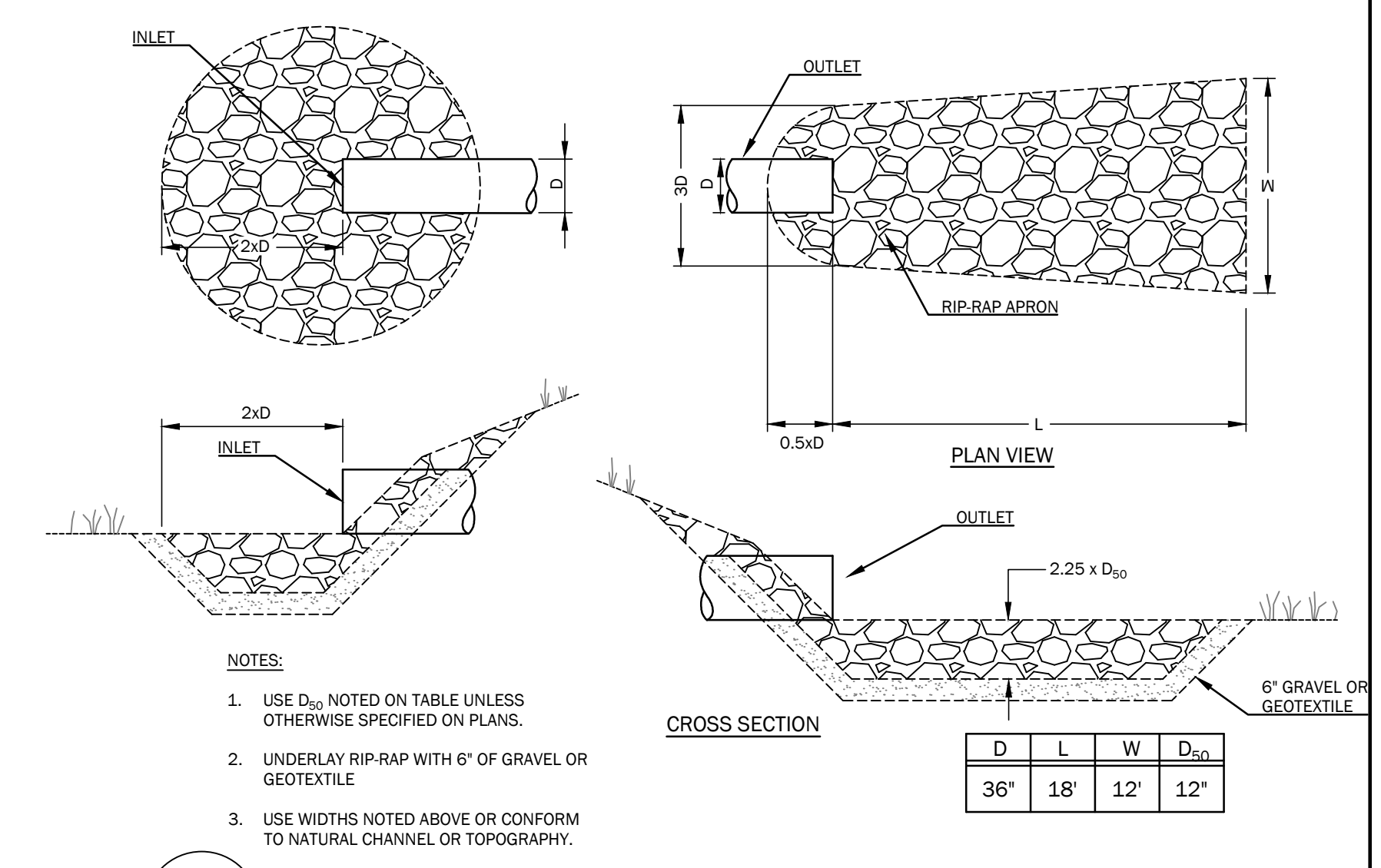
8 'DIRTBAG' DEWATERING DETAIL
C-501 NOT TO SCALE



9 UNDERGROUND UTILITY TRENCH (MULTIPLE)
C-501 NOT TO SCALE

SERVICE	CONDUIT SIZE*	CONDUIT TYPE	UTILITY
'A'	4"	SCHEDULE 40 P.V.C. ELECTRICAL GRADE	PRIMARY POWER
'B'	4"	SCHEDULE 40 P.V.C. ELECTRICAL GRADE	SECONDARY POWER
'C'	3"	SCHEDULE 40 P.V.C. ELECTRICAL GRADE	CATV
'D'	3"	SCHEDULE 40 P.V.C. ELECTRICAL GRADE	TELEPHONE

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



10 RIP-RAP INLET/OUTLET APRON
C-501 NOT TO SCALE

Drawing Name: C:\CC\Projects\25304 - 378 Middle Road - Falmouth\1. CAD\25304 - Details\Plan Data / Title Mar 9, 2026 2:01 PM

REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
B	3/9/2026	REVISED PER ACOE COMMENTS - NOT FOR CONSTRUCTION									
A	2/5/2026	ISSUED FOR TOWN OF FALMOUTH, DEP. AND ACOE PERMITTING - NOT FOR CONSTRUCTION									



LAND DESIGN SOLUTIONS
LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE
1 Faraday Drive, Suite 1, Cumberland, ME 04021 tel: (207) 434-1111
APPLICANT:
BRUSH & HAMMER BUILDING, INC.
417 US-1, UNIT 3, FALMOUTH, ME 04105

DESIGN: SWC
DRAWN: DEPT.
CHKD: SWC
DATE: FEB. 5, 2026
SCALE: AS NOTED

PROPOSED RESIDENTIAL DEVELOPMENT
378 MIDDLE ROAD, PARCEL 2, FALMOUTH, MAINE
CIVIL DETAILS
PROJECT #: 25304
PROJ. NO. 23-162
DWG. NO. C-501
REV. B

