TIDEWATER VILLAGE TV3

For

EMPIRE DEVELOPMENT, LLC
1 RIVER OAKS WAY UNIT 1
FALMOUTH, MAINE

PLAN INDEX

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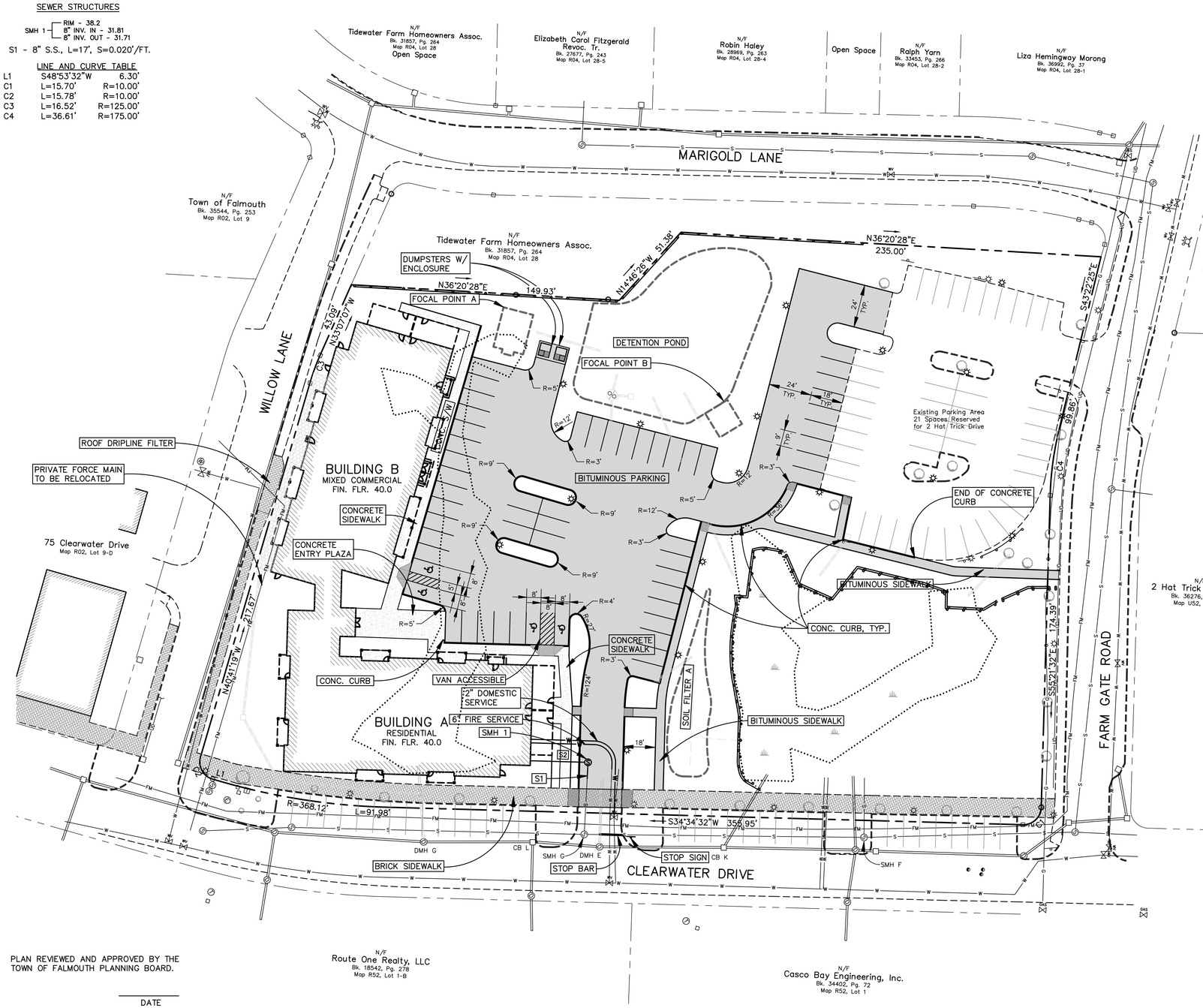
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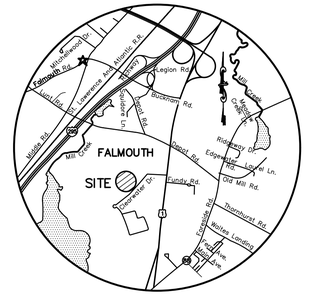
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors

380B Main Street
Gorham, Maine 04038

Tel. (207) 839-2771
www.bh2m.com

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LOCATION MAP

SCALE: 1" = 2 MILES

NOTES:

1. OWNER\APPLICANT: EMPIRE DEVELOPMENT, LLC
417 FALMOUTH ROAD # 1
FALMOUTH, MAINE 04105

3. ENGINEER: CHRISTOPHER MacDONALD PE# 11985
BH2M
380B MAIN STREET
GORHAM, MAINE

4. WETLANDS: JONES ASSOCIATES
280 POLAND SPRINGS ROAD
AUBURN, MAINE 04210

5. DEED REFERENCES: BK. 39619, PG. 248

6. TAX MAP REFERENCE: MAP U52, LOT 6

7. TOPOGRAPHY: BASED ON GROUND SURVEY PERFORMED BY BH2M MAY, 2022

8. ZONING: TIDEWATER MASTER PLANNED DEVELOPMENT DISTRICT

9. AREA OF PARCEL: 3.10± ACRES

10. PROPOSED USE: COMMERCIAL AND RESIDENTIAL DEVELOPMENT

11. MINIMUM STANDARDS: MIN. LOT SIZE - N/A
FRONTAGE - N/A
SETBACKS - N/A

12. PARKING: REQUIREMENTS
1 SPOT PER EACH MULTI FAMILY DWELLING UNIT, 28 X 1 = 28 SPACES
1 SPOT PER 500 S.F. OF RETAIL / SERVICE,
7,413 S.F. / 500 S.F = 15 SPACES

TOTAL REQ'D - 43 SPACES

TOTAL AVAILABLE EXISTING - 61 SPACES
TOTAL PROPOSED - 55 SPACES

TOTAL PROPOSED PARKING - 116 SPACES

13. BUILDING LAYOUT: PER TIDEWATER VILLAGE DESIGN GUIDELINES
MAX. SINGLE BUILDING FOOTPRINT - 11,000 S.F.
TOTAL SITE BUILDING FOOTPRINT - 23,500 S.F.
3 BUILDING MAXIMUM
40% OF TOTAL FIRST FLOOR SPACE COMMERCIAL
MAXIMUM GROSS FLOOR AREA - 74,000 S.F.

PROPOSED

BUILDING A - RESIDENTIAL - 9,695 S.F. FOOTPRINT
FIRST FLOOR - RESIDENTIAL - 9,695 S.F.
SECOND FLOOR - RESIDENTIAL - 9,695 S.F.
THIRD FLOOR - RESIDENTIAL - 8,393 S.F.
BUILDING A GROSS FLOOR AREA - 27,783 S.F.

BUILDING B - COMMERCIAL / RESIDENTIAL - 8,901 S.F. FOOTPRINT
FIRST FLOOR - COMMERCIAL - 7,413 S.F.
FIRST FLOOR - RESIDENTIAL - 1,488 S.F.
SECOND FLOOR - RESIDENTIAL - 8,901 S.F.
BUILDING B GROSS FLOOR AREA - 17,802 S.F.

SITE TOTAL PROPOSED BUILDING FOOTPRINT - 18,596 S.F.

SITE TOTAL MIXED USE GROSS FLOOR AREA - 45,585 S.F.

FIRST FLOOR COMMERCIAL - 7,413 / 18,596 = 40%

14. SEWER SERVICE: MUNICIPAL

15. WATER SERVICE: MUNICIPAL

16. ELEC/TEL/CABLE: UNDERGROUND

17. SEE SHEET 2 FOR ADDITIONAL INFORMATION ON EXISTING CONDITIONS, UTILITIES, AND BOUNDARY INFORMATION.

18. PLAN REFERENCES:

A. "FINAL SUBDIVISION PLANS FOR TIDEWATER VILLAGE", APPROVED JULY 11, 2006, FOR EMERY-WATERHOUSE COMPANY, BY DELUCA-HOFFMAN ASSOCIATES, INC.

PLAN REVIEWED AND APPROVED BY THE TOWN OF FALMOUTH PLANNING BOARD.

DATE

CHAIR

LEGEND

SYMBOL	DESCRIPTION
IRF	IRON ROD FOUND
PK	PK NAIL FOUND
GMF	GRANITE MONUMENT FOUND
	5/8" IRON ROD W/ CAP TO BE SET
AG	ABOVE GRADE
N/F	NOW OR FORMERLY
151	EXISTING CONTOUR
	SUBJECT PROPERTY LINE
	ABUTTER PROPERTY LINE
	TREE LINE
	WETLANDS
	SIGN
FM	SEWER FORCEMAIN
G	GAS MAIN
UD	UNDERDRAIN

SYMBOL	DESCRIPTION
S	STORM DRAIN
S	SANITARY SEWER
W	WATER LINE
	DRAIN MANHOLE
	SANITARY SEWER MANHOLE
	HYDRANT
	TELPHONE MANHOLE
	CATCH BASIN
GV	GAS VALVE
WV	WATER VALVE
	DECIDUOUS TREE
	LIGHT POLE

NO.	DATE	REVISION DESCRIPTION
1	4/5/23	Initial Town of Falmouth Site Plan Permit Application
2	10/2/23	Revised Parking Configuration
3	6/25/24	Revised Building Layout
4	9/13/24	Updated Building and Parking Criteria / Remove Restaurant
5	11/4/25	Issued for Stormwater Review
6	1/16/26	Issued for Final Stormwater Review
7	9/16/26	Issued for Falmouth Site Plan Permit Application

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FOR
Empire Development, LLC
1 River Oaks Way Unit 1
Falmouth, Maine

SITE PLAN

TIDEWATER VILLAGE TV3

CLEARWATER ROAD
FALMOUTH, MAINE

DESIGNED	DATE
C. MacDonald	April 2023
DRAWN	SCALE
Staff	1" = 30'
CHECKED	JOB. NO.
W. Pelkey	22006

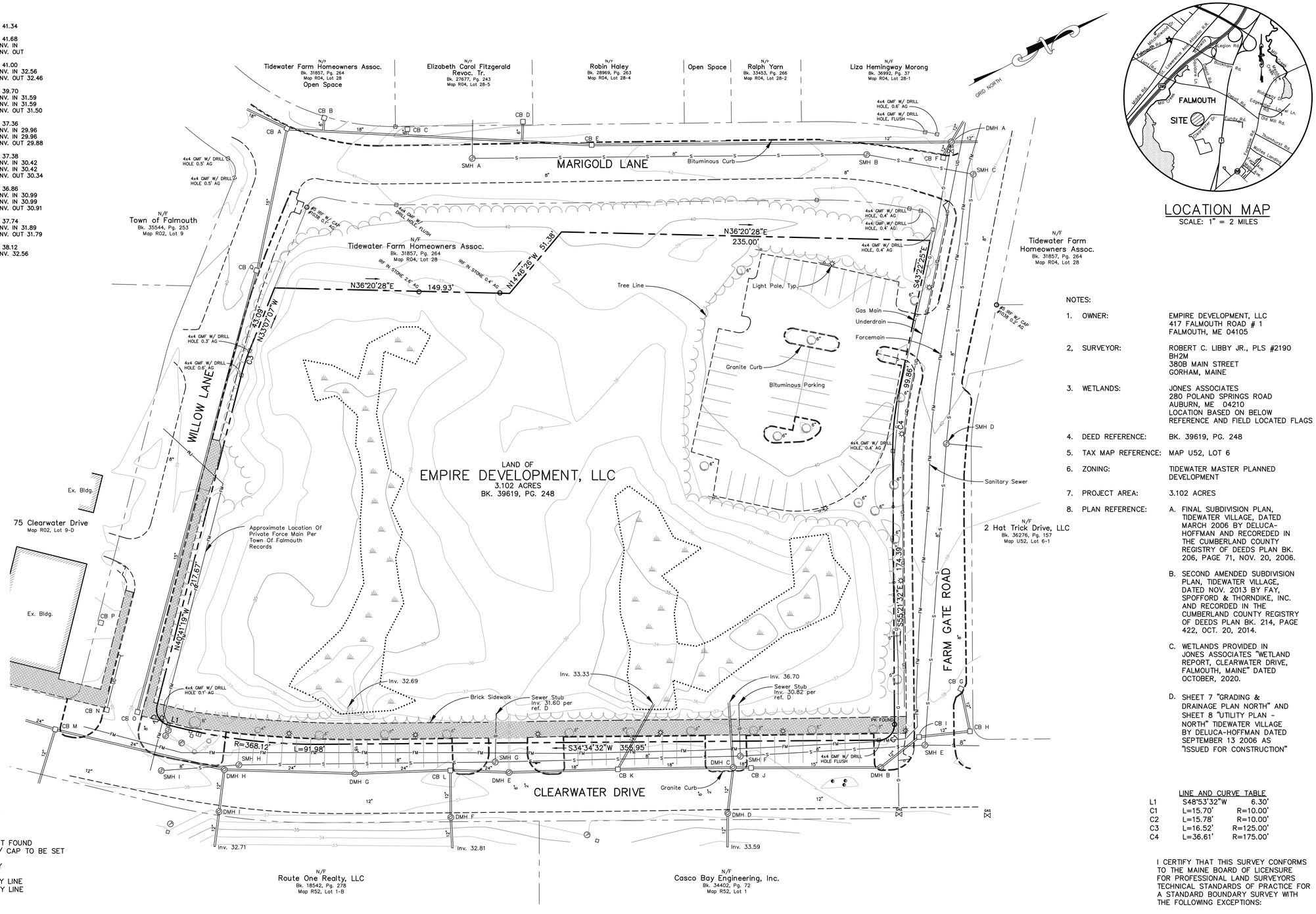
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STORMDRAIN/SEWER STRUCTURES

CB A	RIM 40.26 12" INV. IN 31.46 15" INV. IN 31.46 18" INV. OUT 31.26
CB B	RIM 39.22 6" INV. 37.62
CB C	RIM 39.12 6" INV. 37.59
CB D	RIM 39.65 6" INV. 37.42
CB E	RIM 41.59 12" INV. IN 32.06 12" INV. OUT 32.01
CB F	RIM 40.81 6" INV. IN 36.28 12" INV. OUT 36.08
CB G	RIM 37.75 12" INV. IN 34.44 12" INV. OUT 34.35
CB H	RIM 37.08 12" INV. IN 33.93 12" INV. OUT 33.88
CB I	RIM 37.29 12" INV. IN 33.57 12" INV. OUT 33.52
CB J	RIM 36.54 15" INV. IN 33.06 18" INV. OUT 33.01
CB K	RIM 36.16 12" INV. IN 32.62 18" INV. IN 32.61 18" INV. OUT 32.44
CB L	RIM 36.69 12" INV. IN 32.42 24" INV. IN 32.42 24" INV. OUT 32.28
CB M	RIM 38.13 12" INV. IN 33.38 24" INV. IN 31.88 24" INV. OUT 31.78
CB N	RIM 37.76 6" INV. IN 33.92
CB O	RIM 37.65 15" INV. IN 33.87 15" INV. OUT 33.75
CB P	RIM 38.62
CB Q	RIM 39.84 15" INV. IN 31.57 15" INV. OUT 31.53
DMH A	RIM 41.15 12" INV. IN 33.15 12" INV. IN 35.65 12" INV. IN 33.15 12" INV. OUT 33.06
DMH B	RIM 37.70 12" INV. IN 33.36 15" INV. OUT 33.26
DMH C	RIM 37.24 STUB INV. IN 32.94 12" INV. IN 32.82 18" INV. OUT 32.87
DMH D	RIM 36.42 12" INV. IN 33.02 12" INV. OUT 32.92
DMH E	RIM 36.61 12" INV. IN 32.38 18" INV. IN 32.27 24" INV. OUT 32.19
DMH F	RIM 36.20 12" INV. IN 32.50 12" INV. OUT 32.44
DMH G	RIM 37.05 18" INV. IN 31.85 24" INV. IN 31.85 24" INV. OUT 31.78
DMH H	RIM 37.79 12" INV. IN 31.89 24" INV. IN 31.82 24" INV. OUT 31.69
DMH I	RIM 37.28 12" INV. IN 32.06 12" INV. OUT 32.01
SMH A	RIM 41.34
SMH B	RIM 41.68 8" INV. IN 8" INV. OUT
SMH C	RIM 41.00 8" INV. IN 32.56 8" INV. OUT 32.46
SMH D	RIM 39.70 8" INV. IN 31.59 8" INV. IN 31.59 8" INV. OUT 31.50
SMH E	RIM 37.36 8" INV. IN 29.96 8" INV. IN 29.96 8" INV. OUT 29.88
SMH F	RIM 37.38 8" INV. IN 30.42 8" INV. IN 30.42 8" INV. OUT 30.34
SMH G	RIM 36.86 8" INV. IN 30.99 8" INV. IN 30.99 8" INV. OUT 30.91
SMH H	RIM 37.74 8" INV. IN 31.89 8" INV. OUT 31.79
SMH I	RIM 38.12 8" INV. 32.56



LEGEND

SYMBOL	DESCRIPTION
IRF	IRON ROD FOUND
PK	PK NAIL FOUND
GMF	GRANITE MONUMENT FOUND
	5/8" IRON ROD W/ CAP TO BE SET
AG	ABOVE GRADE
N/F	NOW OR FORMERLY
151	EXISTING CONTOUR
	SUBJECT PROPERTY LINE
	ABUTTER PROPERTY LINE
	TREE LINE
	WETLANDS
	SIGN
FM	SEWER FORCEMAIN
G	GAS MAIN
UD	UNDERDRAIN
D	STORM DRAIN
S	SANITARY SEWER
W	WATER LINE
	DRAIN MANHOLE
	SANITARY SEWER MANHOLE
	HYDRANT
	TELPHONE MANHOLE
CB P	CATCH BASIN
GV	GAS VALVE
WV	WATER VALVE
	DECIDUOUS TREE
	LIGHT POLE

Scale: 1" = 30'

30' 0 30' 60'

LOCATION MAP

SCALE: 1" = 2 MILES

NOTES:

1. OWNER: EMPIRE DEVELOPMENT, LLC
417 FALMOUTH ROAD # 1
FALMOUTH, ME 04105

2. SURVEYOR: ROBERT C. LIBBY JR., PLS #2190
BH2M
380B MAIN STREET
GORHAM, MAINE

3. WETLANDS: JONES ASSOCIATES
280 POLAND SPRINGS ROAD
AUBURN, ME 04210
LOCATION BASED ON BELOW REFERENCE AND FIELD LOCATED FLAGS

4. DEED REFERENCE: BK. 39619, PG. 248

5. TAX MAP REFERENCE: MAP U52, LOT 6

6. ZONING: TIDEWATER MASTER PLANNED DEVELOPMENT

7. PROJECT AREA: 3.102 ACRES

8. PLAN REFERENCE:
A. FINAL SUBDIVISION PLAN, TIDEWATER VILLAGE, DATED MARCH 2006 BY DELUCA-HOFFMAN AND RECOREDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BK. 206, PAGE 71, NOV. 20, 2006.

B. SECOND AMENDED SUBDIVISION PLAN, TIDEWATER VILLAGE, DATED NOV. 2013 BY FAY, SPOFFORD & THORNDIKE, INC. AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BK. 214, PAGE 422, OCT. 20, 2014.

C. WETLANDS PROVIDED IN JONES ASSOCIATES "WETLAND REPORT, CLEARWATER DRIVE, FALMOUTH, MAINE" DATED OCTOBER, 2020.

D. SHEET 7 "GRADING & DRAINAGE PLAN NORTH" AND SHEET 8 "UTILITY PLAN - NORTH" TIDEWATER VILLAGE BY DELUCA-HOFFMAN DATED SEPTEMBER 13 2006 AS "ISSUED FOR CONSTRUCTION"

LINE AND CURVE TABLE

L1	S48°53'32"W	6.30'
C1	L=15.70'	R=10.00'
C2	L=15.78'	R=10.00'
C3	L=16.52'	R=125.00'
C4	L=36.61'	R=175.00'

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

1. NO SURVEYORS REPORT

STATE OF MAINE ROBERT C. LIBBY JR. 2190 REGISTERED LAND SURVEYOR

ROBERT C. LIBBY JR. PLS #2190

NO.	DATE	REVISION DESCRIPTION
1	4/5/23	Initial Town of Falmouth Site Plan Permit Application
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FOR
Empire Development, LLC
1 River Oaks Way Unit 1
Falmouth, Maine 04105

STANDARD BOUNDARY EXISTING CONDITIONS

LAND OF
EW LAND, LLC
CLEARWATER DRIVE
FALMOUTH, MAINE

DESIGNED	DATE
Survey	April 2023
DRAWN	SCALE
Dept.	1" = 30'
CHECKED	JOB. NO.
R. Libby Jr.	22006

SHEET
2

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Grid North

N/F
Tidewater Farm Homeowners Assoc.
Bk. 31857, Pg. 264
Map R04, Lot 28
Open Space

N/F
Elizabeth Carol Fitzgerald
Revoc. Tr.
Bk. 27677, Pg. 243
Map R04, Lot 28-5

N/F
Robin Haley
Bk. 28969, Pg. 263
Map R04, Lot 28-4

Open Space

N/F
Ralph Yarn
Bk. 33453, Pg. 266
Map R04, Lot 28-2

N/F
Liza Hemingway Morong
Bk. 36992, Pg. 37
Map R04, Lot 28-1

MARIGOLD LANE

N/F
Town of Falmouth
Bk. 35544, Pg. 253
Map R02, Lot 9

N/F
Tidewater Farm Homeowners Assoc.
Bk. 31857, Pg. 264
Map R04, Lot 28

FOCAL POINT A
SEE SHEET 8

N36°20'28"E 149.93'

N11°46'05"W 51.38'

N36°20'28"E 235.00'

S43°22'25"E 99.86'

N/F
Tidewater Farm
Homeowners Assoc.
Bk. 31857, Pg. 264
Map R04, Lot 28

EVALUATE NEED FOR SECOND CONSTRUCTION ENTRANCE TO MINIMIZE OFF SITE TRACKING IF ACCESS THROUGH THIS ENTRANCE IS REQUIRED BY THE CONTRACTOR DURING CONSTRUCTION

4" ROOF DRIPLINE FILTER CLEANOUT

N3°07'07"W 33.08'

WILLOW LANE

12" INV. 33.60

12" INV. 33.70

DETENTION POND

15" INV. 35.82

OCS 1

CB 6

FOCAL POINT B
SEE SHEET 9

Existing Parking Area

BUILDING B
MIXED COMMERCIAL
FIN. FLR. 40.0

2:1 GRADING TO MINIMIZE WETLAND IMPACTS

15" INV. OUT 36.50

CB 5

75 Clearwater Drive
Map R02, Lot 9-D

ROOF DRIPLINE FILTER

CONCRETE SIDEWALK

CONCRETE ENTRY PLAZA

CB 4

PRIVATE FORCE MAIN TO BE RELOCATED

N40°41'19"W 217.6'

LEVEL SPREADER

15" INV. OUT 35.00

15" INV. OUT 36.25

LEVEL SPREADERS

BITUMINOUS SIDEWALK

15" INV. OUT 36.18

N/F
2 Hat Trick Drive, LLC
Bk. 36276, Pg. 157
Map U52, Lot 6-1

15" INV. 36.5

SOIL FILTER A

DOUBLE ROW SILT FENCE

6" INV. 33.50
(CAP W/ 0.5" DH)

12" INV. 33.33
TO REMAIN

S35°21'32"E 174.39'

INSTALL CAP WITH 3/8" DRILL HOLE AT OUTLET OF 4" UNDERDRAIN

8" SEWER SERVICE INV. 32.4

STABILIZED CONSTRUCTION ENTRANCE

CB 3

CB 2

S2

BUILDING A
MIXED COMMERCIAL
FIN. FLR. 40.0

REMOVE EXISTING CULVERT

S1

SMH 1
SEE NOTE 1

DMH 3

DMH 2

DMH 1

CB 1

R=368.12'
L=91.98'

S34°34'32"W 355.95'

FARM GATE ROAD

EXISTING BRICK SIDEWALK

DMH G

CB L

SMH G

DMH E

BRICK TIP DOWNS

CB K

SMH F

CLEARWATER DRIVE

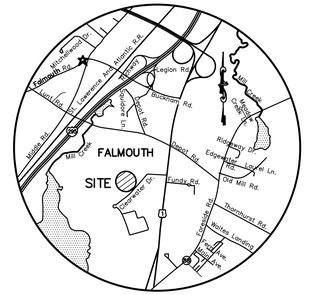
N/F
Route One Realty, LLC
Bk. 18542, Pg. 278
Map R52, Lot 1-B

N/F
Casco Bay Engineering, Inc.
Bk. 34402, Pg. 72
Map R52, Lot 1

Scale: 1" = 30'
30' 0 30' 40'

LEGEND

SYMBOL	DESCRIPTION
O	IRON ROD FOUND
⊡	GRANITE MONUMENT FOUND
40.2	PROPOSED SPOT GRADE
39	PROPOSED CONTOUR
151	EXISTING CONTOUR
	SUBJECT PROPERTY LINE
	ABUTTER PROPERTY LINE
	TREE LINE
	WETLANDS
-o-	SIGN
FM	SEWER FORCEMAIN
G	GAS MAIN
UD	UNDERDRAIN
	STORM DRAIN
S	SANITARY SEWER
W	WATER LINE
	DRAIN MANHOLE
	SANITARY SEWER MANHOLE
	HYDRANT
	TELPHONE MANHOLE
	CATCH BASIN
	GAS VALVE
	WATER VALVE
	DECIDUOUS TREE
	LIGHT POLE



LOCATION MAP
SCALE: 1" = 2 MILES

NOTES:

1. PERFORM TEST PIT ON SEWER STUB TO CONFIRM SEWER STUB INVERT OF 31.60 PRIOR TO BUILDING AND UTILITY CONSTRUCTION.

SEWER STRUCTURES

- SMH 1 — RIM 38.20; 8" Inv. in 30.42; 8" Inv. out 30.34
- SMH F — RIM 37.38; 8" Inv. in 30.42; 8" Inv. in 30.42; 8" Inv. out 30.34
- SMH G — Rim 36.86; 8" Inv. in 30.99; 8" Inv. in 30.99; 8" Inv. out 30.91

STORMDRAIN STRUCTURES

- CB K — Rim 36.16; 12" Inv. in 32.62; 18" Inv. in 32.61; 18" Inv. out 32.44
- CB L — Rim 36.69; 12" Inv. in 32.42; 24" Inv. in 32.42; 24" Inv. out 32.28
- DMH E — Rim 36.61; 15" Inv. in 32.38; 18" Inv. in 32.27; 24" Inv. out 32.19
- DMH G — Rim 37.05; 18" Inv. in 31.85; 24" Inv. in 31.85; 24" Inv. out 31.78
- CB 1 (F TYPE) — RIM - 37.5; 12" INV. OUT - 32.70
- CB 2 (F TYPE) — RIM - 40.0; 15" INV. OUT - 36.60
- CB 3 — RIM - 37.8; 15" INV. IN - 33.42; 15" INV. OUT - 33.32
- CB 4 — RIM - 38.8; 4" INV. IN - 33.92 CAPPED WITH 7/8" DRILL HOLE IN INVERT CAP; 15" INV. OUT - 33.82
- CB 5 (F TYPE) — RIM - 39.6; 15" INV. OUT - 36.50
- CB 6 (F TYPE) — RIM - 36.6; 15" INV. OUT - 33.75
- DMH 1 — RIM 37.8; 12" INV. IN 32.64; 15" INV. IN 32.55; 15" INV. OUT 32.55
- DMH 2 — RIM 38.7; 15" INV. IN - 32.18; 18" INV. OUT - 32.08
- DMH 3 — RIM - 39.0; 15" INV. IN - 33.04; 15" INV. OUT - 32.94
- OCS 1 (6' DIAMETER ⌀) — RIM - 39.0; 15" INV. IN 33.60 (FROM DRY POND); 15" INV. IN 33.68 (FROM CB 6); 15" INV. OUT 33.60; SEE SHEET 4 FOR WEIR WALL DETAILS

STORMDRAIN

D1 - 15" S.D., L=31', S=0.005'/FT.
D2 - 12" S.D., L=6', S=0.010'/FT.
D3 - 15" S.D., L=217', S=0.005'/FT.
D4 - 15" S.D., L=25', S=0.010'/FT.
D5 - 15" S.D., L=20', S=0.005'/FT.
D6 - 15" S.D., L=32', S=0.010'/FT.
D7 - 18" S.D., L=23', S=0.010'/FT.
D8 - 15" S.D., L=76', S=0.010'/FT.
D9 - 15" S.D., L=38', S=0.008'/FT.
D10 - 12" S.D., L=36', S=0.010'/FT.
D11 - 12" S.D., L=17', S=0.010'/FT.
D12 - 15" S.D., L=78', S=0.005'/FT.
D13 - 15" S.D., L=110', S=0.008'/FT.

SEWER PIPE

S1 - 8" SEWER, L=7', S=0.010'/FT. (EXTENDED FROM STUB, SEE NOTE 1)
S2 - 8" SEWER., L=30', S=0.020'/FT.

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FOR
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1 River Oaks Way Unit 1
Falmouth, Maine

GRADING PLAN

TIDEWATER VILLAGE TV3
CLEARWATER ROAD
FALMOUTH, MAINE

DESIGNED	DATE
C. MacDonald	April 2023
DRAWN	SCALE
Staff	1" = 30'
CHECKED	JOB. NO.
C. MacDonald	22006

SHEET
3

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GRASSED UNDERDRAIN SOIL FILTER NOTES

REFERENCES

1. MAINE STORMWATER BEST MANAGEMENT PRACTICES (BMP), VOLUME III BMP TECHNICAL DESIGN MANUAL, CHAPTER 7 FILTRATION BMP'S (LATEST REVISION).

CONSTRUCTION METHODS

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION MATERIALS, INSTALLATION, MEANS, METHODS, AND SCHEDULING.
2. ALL WORK SHALL BE IN CONFORMANCE WITH THE PROJECT PLANS AND BMP'S REFERENCED ABOVE.
3. THE SOIL FILTER MEDIA AND VEGETATION SHALL NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE FILTER HAS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURES, 90% VEGETATION COVER OR PERMANENT STABILIZATION.

DE-WATERING PLAN

1. DURING CONSTRUCTION OF THE SITE AND VEGETATED SOIL FILTER, THE CONTRACTOR SHALL BE PREPARED TO IMPLEMENT A DEWATERING PLAN IN ANTICIPATION OF HEAVY RAIN EVENTS.
2. THE AREA OF THE BASIN MAY BE EXCAVATED IN PREPARATION OF THE INSTALLATION OF THE UNDERDRAIN AND MAY BE USED FOR A SEDIMENT TRAP FOR THE SITE DURING CONSTRUCTION. AFTER EXCAVATION OF THE BASIN, THE OUTLET STRUCTURE AND PIPING SYSTEM SHALL BE INSTALLED AT THE APPROPRIATE ELEVATION AND PROTECTED WITH A SEDIMENT BARRIER. THE BASIN IS TO BE USED AS A SEDIMENT TRAP, THE SIDES OF THE EMBANKMENTS MUST BE MULCHED AND MAINTAINED TO PREVENT EROSION.

SOIL MEDIA

1. THE SOIL MEDIA SHALL CONSIST OF SILTY SANDY SOIL OR SOIL MIXTURE COMBINED WITH 20% TO 25% BY VOLUME (NO LESS THAN 10% BY DRY WEIGHT) OF MODERATELY SHREDDED BARK OR WOOD FIBER MULCH.
2. THE SOIL FILTER MEDIA SAND SHALL MEET THE GRADATION IN TABLE 7-2 (MDOT 703.01) WITH ADDITIONAL FINES ADDED IF NECESSARY.
3. THE RESULTING SOIL FILTER MEDIA SHALL HAVE 8% TO 12% BY WEIGHT PASSING THE #200 SIEVE AND SHALL HAVE A CLAY CONTENT OF LESS THAN 2%
4. THE COARSE GRAVEL MATERIAL SHALL MEET THE GRADATION OF TABLE 7.1 (MDOT 703.22 UNDERDRAIN, TYPE B).
5. THE FILTER MEDIA SHALL BE LIGHTLY COMPACTED BY SATURATING THE MEDIA IN 6" TO 9" LIFTS AND SHALL HAVE A PERMEABILITY OF 2.4 IN/HR TO 4 IN/HR.
6. THE CLAY CONTENT SHALL BE < 2%

CONSTRUCTION

1. SOIL FILTER MEDIA, COARSE GRAVEL, AND UNDERDRAIN BEDDING MATERIAL SHALL BE COMPACTED TO BETWEEN 90% AND 92% STANDARD PROCTOR.
2. PERFORATED UNDERDRAIN PIPE SHALL BE 4" AND 6" SCHEDULE 40 OR SDR 35 PVC PIPE. SPACED 8 FEET AND 4 FEET ON CENTER AS SHOWN ON PLANS.
3. TRIBUTARY AREAS SHALL BE STABILIZED PRIOR TO INSTALLATION OF THE SOIL FILTER MEDIA MIXTURE AND UNDERDRAIN. STABILIZED IS DEFINED AS PAVED IF IN A PARKING AREA OR ROADWAY AND 90% GRASS CATCH IF IN A VEGETATED AREA.
4. OUTFLOW OF THE VEGETATED SOIL FILTER SHALL BE CONTROLLED BY A 2" PLASTIC TYPE 34-6 BALL VALVE WITH TYPE 615 BALL VALVE HANDLE EXTENSION (AVAILABLE FROM E.J. PRESCOTT OR EQUIVALENT). A THREE-PIECE VALVE BOX (AVAILABLE FROM E.J. PRESCOTT OR EQUIVALENT) SHALL BE INSTALLED OVER THE VALVE.
5. ALL EQUIPMENT USED WITHIN THE LIMITS OF THE VEGETATED SOIL FILTER SHALL BE LOW GROUND PRESSURE VEHICLES (LESS THAN 2.0 PSI) WHEN FULLY LOADED.
6. IF VEGETATION IS NOT ESTABLISHED WITHIN THE FIRST YEAR, THE CONTRACTOR SHALL INSTALL A 2-3 INCH LAYER OF LOAM (WITH LESS THAN 2% CLAY AS TESTED VIA HYDROMETER TEST) ON THE SURFACE OF THE GRASS FILTER AND RE-SEED/MULCH.
7. THE SURFACE OF THE VEGETATED SOIL FILTER SHALL BE PLANTED WITH A GRASS SPECIES THAT IS TOLERANT OF FREQUENT INUNDATION AND WELL-DRAINED SOILS. UPON SEEDING, THE SURFACES SHALL BE MULCHED WITH HAY OR AN EROSION CONTROL BLANKET BUT SHALL NOT BE FERTILIZED. AN APPROPRIATE SEED MIXTURE SHOULD CONTAIN THE FOLLOWING OR BE AN EQUIVALENT CONSERVATION TYPE MIX:

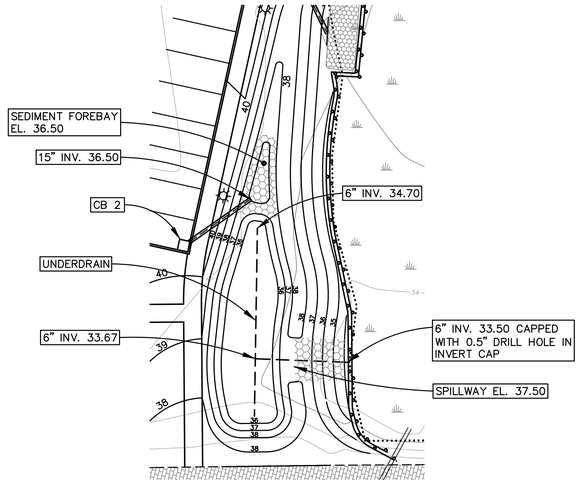
CREEPING RED FESCUE	20 LBS/ACRE
TALL FESCUE	20 LBS/ACRE
BIRDSFOOT TREFOIL	8 LBS/ACRE
TOTAL	48 LBS/ACRE

TESTING AND SUBMITTALS

1. THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE OF EACH COMPONENT OF THE FILTER MEDIA. ALL TESTING RESULTS SHALL BE SUBMITTED TO THE PROJECT ENGINEER.
2. SUBMIT SAMPLES OF EACH TYPE OF MATERIAL TO BE BLENDED FOR THE MIXED FILLER MEDIA AND SAMPLES OF THE UNDERDRAIN BEDDING MATERIAL. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PIT FACE. SAMPLE SIZE WILL BE DETERMINED BY TESTING LABORATORY.
3. THE CONTRACTOR SHALL PERFORM A SIEVE ANALYSIS CONFORMING TO ASTM C136 (STANDARD TEST METHODS FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES, 1996A) ON EACH TYPE OF SAMPLE MATERIAL INCLUDING A HYDROMETER TEST FOR CLAY CONTENT.
4. THE CONTRACTOR SHALL PERFORM A PERMEABILITY TEST ON THE SOIL MEDIA MIXTURE CONFORMING TO ASTM D2434.
5. THE CONTRACTOR SHALL PERFORM ONE COMPACTION DENSITY TEST ON THE IN-PLACE SOIL FILTER MEDIA FOR EVERY 1,500 S.F. OF BED OR FRACTION THEREOF. THE TEST SHALL CONFORM TO ASTM 2922.
6. UPON COMPLETION OF THE VEGETATED SOIL FILTER MEDIA AND THE ESTABLISHMENT OF 90% CATCH OF GRASS OVER THE FILTER MEDIA, THE CONTRACTOR SHALL FLOOD THE VEGETATED BASIN TO THE SPILLWAY WITH CLEAR WATER AND ADJUST THE OUTFLOW TO OBTAIN A 24-HOUR TO 32-HOUR RELEASE TIME.

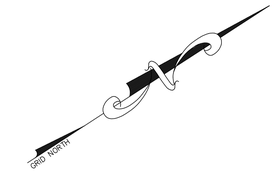
CONSTRUCTION OVERSIGHT

1. THE CONTRACTOR SHALL MEET THE "CONSTRUCTION OVERSIGHT" SECTION OF CHAPTER 7, FILTRATION BMP'S (REVISED MAY 2016) OF THE STORMWATER MANAGEMENT FOR MAINE, VOLUME III, BMP'S TECHNICAL DESIGN MANUAL.
2. THE DESIGN ENGINEER SHALL BE CONDUCTING PERIODIC SITE OVERSIGHT OF THE CONSTRUCTION AS DESCRIBED BELOW AND IN COMPLIANCE WITH THE PERMITS.
3. THE ENGINEER SHALL REVIEW AND APPROVE ALL CONTRACTOR SUBMITTALS.
4. THE CONTRACTOR SHALL GIVE THE ENGINEER A PROPOSED CONSTRUCTION SCHEDULE AND A 48-HOUR NOTICE FOR ALL SITE VISITS.
5. INSPECTIONS SHALL INCLUDE:
   - PRE-CONSTRUCTION MEETING WITH CONTRACTOR
   - INSPECTION OF SUBGRADE EXCAVATION (IF USED FOR SEDIMENT TRAP, INSPECTION AFTER RESHAPED)
   - INSPECTION OF LINER WHEN IN PLACE (PRIOR TO BACKFILL AND INSTALLATION OF FILTER MATERIALS)
   - INSPECTION OF UNDERDRAINS (PRIOR TO BACKFILL AND INSTALLATION OF FILTER MATERIALS)
   - INSPECTION OF DRAINAGE LAYER PRIOR TO PLACEMENT OF FILTER MEDIA
   - AFTER FILTER MEDIA HAS BEEN INSTALLED AND SURFACE HAS BEEN SEEDED
   - AFTER ONE YEAR TO INSPECT VEGETATION UPTAKE AND OBSERVE FLOODING TEST IF CONDUCTED

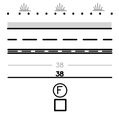


GRASSED UNDERDRAIN SOIL FILTER A

Scale: 1" = 20'

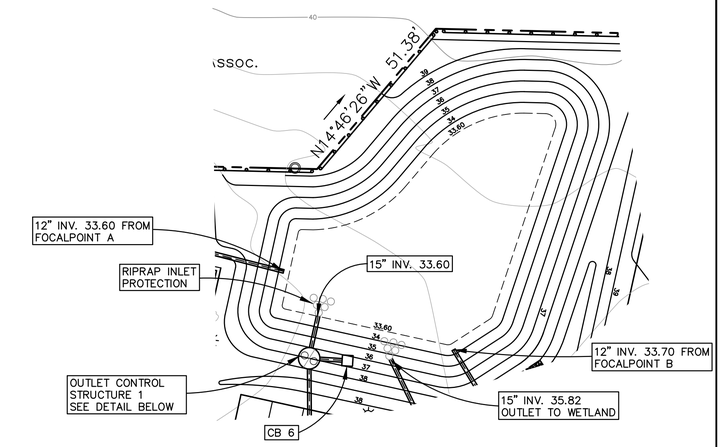


SYMBOL



LEGEND

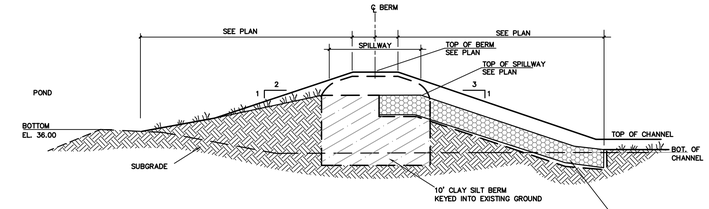
DESCRIPTION
LIMIT OF WETLANDS
PROPOSED EDGE OF PAVEMENT
PROPOSED UNDERDRAIN
PROPOSED DRAIN
EXISTING CONTOUR
PROPOSED CONTOUR
PROPOSED FIELD INLET OCS
PROPOSED CATCH BASIN



DETENTION POND

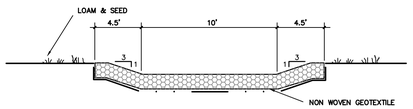
Scale: 1" = 20'

STRUCTURE	PEAK EL. (2-YEAR)	PEAK EL. (10-YEAR)	PEAK EL. (25-YEAR)	PEAK EL. (100-YEAR)
DETENTION POND	35.60	36.10	36.39	36.57
SOIL FILTER A	36.78	37.30	37.51	37.58



SPILLWAY LONGITUDINAL SECTION

N.T.S.



SPILLWAY TRANSVERSE SECTION

N.T.S.

LEVEL SPREADER STONE SIZE

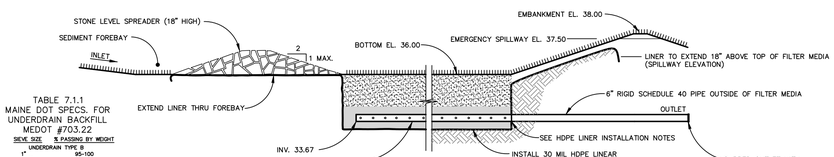
SIEVE DISIGNATION METRIC	SIEVE DISIGNATION US CUSTOMARY	% BY WEIGHT PASSING SQUARE MESH SIEVES
300 MM	12"	100
150 MM	6"	84-100
75 MM	3"	68-93
25.4 MM	1"	42-55
4.75 MM	NO. 4	8-12

DETENTION POND EMBANKMENT NOTES:

THE FOUNDATION AREA SHALL BE CLEARED OF TREES, LOGS, ROOTS BRUSH, BOULDERS, SOD, RUBBISH & TOPSOIL. THE ENGINEER SHALL OBSERVE & APPROVE THE EMBANKMENT SUBGRADE PRIOR TO PLACING ANY FILL TO DETERMINE SUITABILITY & POSSIBLE NEED FOR A CUTOFF TRENCH.

FILL MATERIAL FOR THE EMBANKMENT SHALL CONSIST OF SILT AND/OR CLAY MATERIAL APPROVED BY THE ENGINEER. THE CONTRACTOR SHOULD NOTE THAT ACCEPTABLE MATERIAL MAY NOT BE FOUND ON-SITE. ALL FILL MATERIAL SHALL BE FREE OF SOD, ROOTS, FROZEN SOIL, STONES GREATER THAN 6" IN DIA. & OTHER OBJECTIONABLE MATERIAL. ALL SNOW, ICE, OR FROZEN FILL SHALL BE REMOVED PRIOR TO ADDING ADDITIONAL FILL. FILLING SHALL COMMENCE IN THE LOWEST POINT OF THE CUTOFF TRENCH AND/OR DAM & CONTINUE IN HORIZONTAL LIFTS NO GREATER THAN 12". 92% MODIFIED PROCTOR DENSITIES SHALL BE OBTAINED IN EACH LIFT PRIOR TO ADDITIONAL LIFTS. THE DISTRIBUTION & GRADATION OF THE FILL SHALL BE SUCH THAT NO LENSES, POCKETS, STREAKS, OR LAYERS OF SUBSTANTIALLY DIFFERENT MATERIALS ARE PLACED IN THE LAYERS IN THE EMBANKMENT. FILL WITHIN 5' OF THE DISCHARGE PIPE & STRUCTURE SHALL BE COMPACTED TO 95% MODIFIED PROCTOR.

SOIL FILTER A RIPRAP SPILLWAY DETAIL



PROFILE

TABLE 7.1.1
MAINE DOT SPECS. FOR UNDERDRAIN BACKFILL MEDOT #703.22

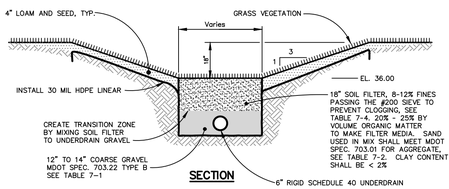
SIEVE SIZE	% PASSING BY WEIGHT
UNDERDRAIN TYPE B	
1"	95-100
1/2"	75-100
#4	50-100
#20	15-80
#50	0-13
#200	0-3
SIEVE SIZE	% PASSING BY WEIGHT
UNDERDRAIN TYPE C	
1"	100
3/4"	90-100
3/8"	0-70
#4	0-25
#10	0-3

TABLE 7.1.2
SANDY LOAM TO FINE SANDY LOAM SPECIFICATION

SIEVE #	% PASSING BY WEIGHT
4	75-95
10	60-90
40	30-65
200	20-35
200 (CLAY SIZE)	< 2.0

TABLE 7.1.3
LOAMY COARSE SAND SPECIFICATION

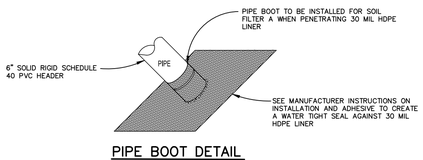
SIEVE #	% PASSING BY WEIGHT
10	85-100
20	70-100
60	15-40
200	8-15
200	< 2.0



SECTION

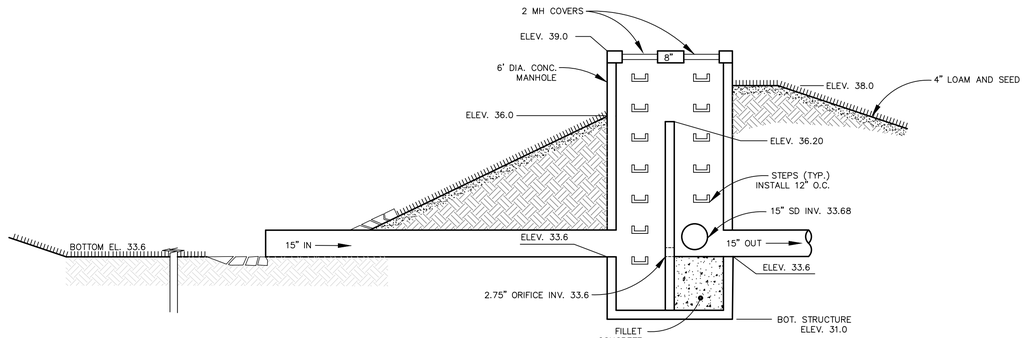
GRASSED UNDERDRAIN SOIL FILTER A

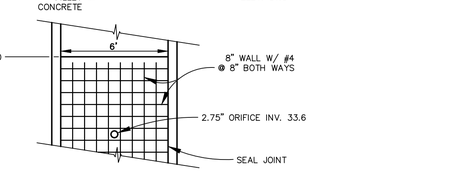
NTS



PIPE BOOT DETAIL

NTS





OUTLET CONTROL STRUCTURE

NTS

REVISION		
NO.	DATE	DESCRIPTION
1	4/5/23	Initial Town of Falmouth Site Plan Permit Application
2	11/4/25	Issued for Stormwater Review
3	1/16/26	Issued for Final Stormwater Review
4	9/16/26	Issued for Falmouth Site Plan Permit Application

BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
380B Main Street
Gorham, Maine 04038
Tel. (207) 839-2771
www.bh2m.com

FOR
Empire Development, LLC
1 River Oaks Way Unit 1
Falmouth, Maine 04105

SOIL FILTER & DETENTION POND DETAILS

TIDEWATER VILLAGE TV3

CLEARWATER ROAD
FALMOUTH, MAINE

DESIGNED	DATE
A. Fagan	April 2023
DRAWN	SCALE
Dept.	As Noted
CHECKED	JOB. NO.
C. MacDonald	22006

SHEET
4

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EROSION AND SEDIMENT CONTROL PLAN

THIS PLAN HAS BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION. THIS PLAN IS BASED ON THE STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION IN DEVELOPING AREAS AS CONTAINED IN THE LATEST REVISION OF TO THE 2016 MAINE EROSION AND SEDIMENT CONTROL BMP'S MANUAL FOR DESIGNERS AND ENGINEERS, AND THE LATEST REVISION TO THE 2014 MAINE EROSION AND SEDIMENT CONTROL FIELD GUIDE FOR CONTRACTORS. SEE MAINE.GOV FOR ADDITIONAL INFORMATION AND DETAILS.

DURING CONSTRUCTION THE DEVELOPER/APPLICANT OR THEIR REPRESENTATIVES WILL BE RESPONSIBLE FOR IMPLEMENTING THE EROSION AND SEDIMENT CONTROL BMP'S AS WELL ROUTINE INSPECTIONS AND MAINTENANCE OF THE BMP'S.

THE PROPOSED LOCATIONS OF SILTATION AND EROSION CONTROL STRUCTURES ARE SHOWN ON THE SITE PLAN.

1. ALL CONSTRUCTION INSPECTIONS SHALL BE CONDUCTED BY SOMEONE WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING STANDARDS AND PERMIT CONDITIONS. CONSTRUCTION INSPECTIONS SHALL BE PERFORMED AT LEAST ONCE A WEEK, AND PRIOR TO, DURING AND WITHIN 24 HOURS AFTER A WET PRECIPITATION EVENT OF 1/2 INCH OR MORE IN A 24 HOUR PERIOD. CONSTRUCTION INSPECTION AND CORRECTIVE ACTION DOCUMENTATION RECORDS SHALL BE MAINTAINED FOR A MINIMUM OF 5 YEARS.
2. THE SCOPE OF CONSTRUCTION INSPECTIONS INCLUDE THE EROSION AND SEDIMENTATION CONTROL MEASURES AS WELL AS DISTURBED AREAS, MATERIAL STORAGE AREAS, AND LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE.
3. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMP'S", DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST REVISION.
4. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 7 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 75 FEET OF A WETLAND OR WATERBODY, THE AREA SHALL BE STABILIZED WITHIN 2 DAYS OR PRIOR TO ANY STORM EVENT, WHICHEVER COMES FIRST.
5. EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRES OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
6. EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY.
7. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO MORE THAN ONE ACRE OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION.
8. SEDIMENT BARRIERS (EROSION CONTROL MIX, STONE CHECK DAMS, STABILIZED CONSTRUCTION ENTRANCE, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. THE CONTRACTOR SHALL MAINTAIN THE STABILIZED CONSTRUCTION ENTRANCE UNTIL ALL DISTURBED AREAS ARE STABILIZED.
9. ALL SEDIMENT BARRIERS SHOULD BE INSTALLED ALONG THE CONTOUR, WITH THE ENDS TURNED UP SLOPE.
10. INSTALL EROSION CONTROL MIX AT TOE OF SLOPES TO FILTER SILT FROM RUNOFF. SEE E.C. MIX DETAIL FOR PROPER INSTALLATION. EROSION CONTROL MIX WILL REMAIN IN PLACE PER NOTE #7. THE USE OF AN EROSION CONTROL MIX BERM IS PROHIBITED AT THE BASE OF SLOPES STEEPER THAN 8% OR WHERE THERE IS FLOWING WATER.
11. ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED, AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY BEFORE AND FOLLOWING ANY SIGNIFICANT RAINFALL (0.5 INCH OR MORE IN A 24-HOUR PERIOD) OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSURE. IF AN INSPECTION DETERMINES THAT A CORRECTIVE ACTION IS REQUIRED, THE ACTION OR REPAIR SHALL BE STARTED BY THE END OF THE NEXT WORKDAY AND COMPLETED WITHIN SEVEN DAYS OR BEFORE THE NEXT STORM EVENT. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF. EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF PERMANENT STABILIZATION. PERMANENT STABILIZATION IS 90% GRASS CATCH IN VEGETATED AREAS.
12. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN ONE AND ONE HALF TO ONE (1.5 TO 1).
13. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCHING (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
14. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED BY AUG. 15 OR 45 DAYS PRIOR TO THE FIRST KILLING FROST (OCT. 1) TO PROTECT FROM SPRING RUNOFF PROBLEMS.
15. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS. POST SEEDING SEDIMENT, IF ANY WILL BE DISPOSED IN AN ACCEPTABLE MANNER.
16. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
    a. FOUR INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
    b. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 POUNDS PER ACRE OR 18.4 POUNDS PER 1,000 SQUARE FEET USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SQ. FT.).
    c. FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1000 SQ. FT. LAWN QUALITY SOD MAY BE SUBSTITUTED FOR SEED. SEED MIX SHALL CONTAIN 10% ANNUAL RYE GRASS.
    d. HAY MULCH AT THE RATE OF 70–90 LBS PER 1000 SQUARE FEET FOR OVER 75% COVERAGE. FOR UNPROTECTED OR WINDY AREAS, ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD./BLOCK). HYDRAULIC MULCHES MAY ALSO BE USED, APPLIED AT A RATE OF 5 LBS PER 1000 SQUARE FEET FOR PAPER MULCH OR 40 LBS PER 1000 SQUARE FEET OR AS DIRECTED BY THE MANUFACTURER. ON SLOPES GREATER THAN 3:1 EROSION CONTROL MIX MAY BE USED, SEE EROSION CONTROL MIX NOTES BELOW.
    e. FOR DISTURBED AREAS TO BE MAINTAINED IN POST–CONSTRUCTION AS A MEADOW BUFFER, APPLY NEW ENGLAND CONSERVATION WILDLIFE MIX BY NEW ENGLAND WETLAND PLANTS, INC., OF AMHERST, MASSACHUSETTS OR APPROVED EQUAL.
17. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS ONCE THE SITE IS STABILIZED WITH 90% GRASS CATCH IN VEGETATED AREAS. TEMPORARY EROSION AND SEDIMENT CONTROL BLANKET SHALL BE USED IN ALL DITCHES AND SWALES AS SHOWN IN DETAIL.
18. WETLANDS WILL BE PROTECTED WITH A DOUBLE ROW OF EROSION CONTROL MIX OR SILT FENCE INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE. ALL AREAS WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIERS DURING WINTER CONSTRUCTION.
19. ALL STORMWATER WILL BE PREVENTED FROM RUNNING ONTO STOCKPILES. SEDIMENT BARRIERS WILL BE INSTALLED DOWNGRADIENT OF ALL STOCKPILES.
20. PERMANENT POST–CONSTRUCTION BMP'S (VEGETATED SWALES, WET PONDS, ETC.) WILL NOT BE USED TO MANAGE FLOWS DURING CONSTRUCTION WITHOUT SPECIAL PROTECTION AND/OR RESTORATION.

ADDITIONAL TEMPORARY SEED MIXTURE (FOR PERIODS LESS THAN 12 MONTHS):

SEASON	SEED	RATE
SUMMER (5/15 – 8/15)	SUDANGRASS	40 LBS/ACRE
	OATS	80 LBS/ACRE
LATE SUMMER/EARLY FALL (8/15 – 9/15)	PERENNIAL RYEGRASS	40 LBS/ACRE
FALL (9/15 – 11/1)	WINTER RYE	112 LBS/ACRE
WINTER (11/1 – 4/1)	MULCH W/ DORMANT SEED	80 LBS/ACRE**
SPRING (4/1 – 7/1)	OATS	80 LBS/ACRE
	ANNUAL RYEGRASS	40 LBS/ACRE

**SEED RATE ONLY

EROSION CONTROL MIX

EROSION CONTROL MIX (ECM) SHALL MEET THE REQUIREMENTS PROVIDED IN THE LATEST REVISION OF MAINE DEP'S EROSION AND SEDIMENTATION CONTROL BMP MANUAL. ECM IS ACCEPTABLE FOR USE ON SLOPES OF GREATER THAN 3:1 BUT LESS THAN 2:1. ECM SHALL CONSIST OF WELL–GRADED ORGANIC COMPONENT 50 – 100% OF DRY WEIGHT, AND COMPRISED OF FIBROUS AND ELONGATED FRAGMENTS. ECM SHALL BE FREE FROM REFUSE, MATERIAL TOXIC TO PLANT GROWTH OR CONSTRUCTION DEBRIS. ECM SHALL BE EVENLY DISTRIBUTED AND APPLIED AT A THICKNESS OF 2" ON 3:1 SLOPES, WITH AN ADDITIONAL 1/2" PER 20' OF SLOPE FOR A MAXIMUM OF 100' IN LENGTH. SLOPES GREATER THAN 3:1, ECM SHALL BE APPLIED AT THICKNESS OF 4" OR 5" FOR SLOPES GREATER THAN 60' IN LENGTH.

NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN ONE AND ONE HALF TO ONE (1.5:1). EROSION CONTROL MIX IS AN ACCEPTABLE STABILIZATION MEASURE FOR SLOPES UP TO 3:1, WITH LIMITS THAT ARE COVERED BY NOTES ON THIS SHEET. SLOPES BETWEEN 3:1 AND 2:1 SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS, AND ALL SLOPES GREATER THAN 2:1 SHALL BE STABILIZED WITH RIPRAP. SEE SLOPE STABILIZATION DETAIL FOR ADDITIONAL INFORMATION.

EROSION CONTROL DURING CONSTRUCTION

WINTER CONSTRUCTION

1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15
2. OVERWINTER STABILIZATION OF DITCHES AND CHANNELS:
   ALL STONE–LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL GRASS LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. IF A DITCH OR CHANNEL IS NOT GRASS–LINED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE DITCH FOR LATE FALL AND WINTER.
   A. INSTALL A SOD LINING IN THE DITCH:
      A DITCH MUST BE LINED WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES: 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 SOD AT THE BASE OF THE DITCH WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD FROM SLOUGHING DURING FLOW CONDITIONS. SEE THE PERMANENT VEGETATION BMP SECTION.
   B. INSTALL A STONE LINING IN THE DITCH:
      A DITCH MUST BE LINED WITH STONE RIPRAP BY NOVEMBER 15. A REGISTERED PROFESSIONAL ENGINEER MUST BE HIRED TO DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE CONTRACTOR WILL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING SO TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS–SECTIONAL AREA.
3. OVERWINTER STABILIZATION OF DISTURBED SLOPES:
   ALL STONE–COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL SLOPES TO BE VEGETATED MUST BE SEEDED AND MULCHED BY SEPTEMBER 1. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% TO BE A SLOPE. IF A SLOPE TO BE VEGETATED IS NOT STABILIZED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS. BY OCTOBER 1 THE DISTURBED SLOPE MUST BE SEEDED WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND THEN INSTALL EROSION CONTROL MATS OR ANCHORED MULCH OVER THE SEEDING. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE SLOPE BY NOVEMBER 1, THEN THE CONTRACTOR WILL COVER THE SLOPE WITH A LAYER OF EROSION CONTROL MIX OR WITH STONE RIPRAP AS DESCRIBED IN THE FOLLOWING STANDARDS.
   A. STABILIZE THE SOIL WITH SOD:
      THE DISTURBED SLOPE MUST BE STABILIZED WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR 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 CONTRACTOR WILL NOT USE LATE SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
   B. STABILIZE THE SOIL WITH EROSION CONTROL MIX:
      EROSION CONTROL MIX MUST BE PROPERLY INSTALLED BY NOVEMBER 15. THE CONTRACTOR WILL NOT USE EROSION CONTROL MIX TO STABILIZE SLOPES HAVING GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE. SEE THE EROSION CONTROL MIX NOTES FOR ADDITIONAL CRITERIA.
   C. STABILIZE THE SOIL WITH STONE RIPRAP:
      PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE DEVELOPMENT'S OWNER WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.
4. OVERWINTER STABILIZATION OF DISTURBED SOILS:
   BY SEPTEMBER 15, ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15% MUST BE SEEDED AND MULCHED. IF THE DISTURBED AREAS ARE NOT STABILIZED BY THIS DATE, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.
   A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION:
      BY OCTOBER 1, SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. MONITOR GROWTH OF THE RYE. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 90% OF THE DISTURBED SOIL BEFORE NOVEMBER 1, THEN MULCH THE AREA FOR OVER–WINTER PROTECTION AS DESCRIBED BELOW.
   B. STABILIZE THE SOIL WITH SOD:
      STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES 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, MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL. PROVIDE NETTING ON ALL SLOPES GREATER THAN 8%.
5. MAINTENANCE:
   IF AN INSPECTION DETERMINES THAT A CORRECTIVE ACTION IS REQUIRED, THE ACTION OR REPAIR SHALL BE STARTED BY THE END OF THE NEXT WORKDAY AND COMPLETED WITHIN SEVEN DAYS OR BEFORE THE NEXT STORM EVENT. MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. ONCE A WEEK AND BEFORE AND 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 BARE SPOTS. AN ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85 TO 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

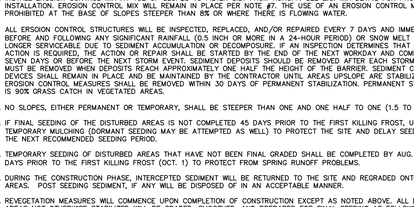
STABILIZATION SCHEDULE BEFORE WINTER:

SEPTEMBER 15	ALL DISTURBED AREAS MUST BE SEEDED AND MULCHED. ALL SLOPES MUST BE STABILIZED, SEEDED AND MULCHED. ALL GRASS LINED DITCHES AND CHANNELS MUST BE STABILIZED WITH MULCH OR AN EROSION CONTROL MATT
OCTOBER 1	IF THE SLOPE IS STABILIZED WITH AN EROSION CONTROL BLANKET AND SEEDED. ALL DISTURBED AREAS TO BE PROTECTED WITH AN ANNUAL GRASS MUST BE SEEDED AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND MULCHED.
NOVEMBER 15	ALL STONE LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED. SLOPES THAT ARE COVERED WITH RIPRAP MUST BE CONSTRUCTED BY THAT DATE.

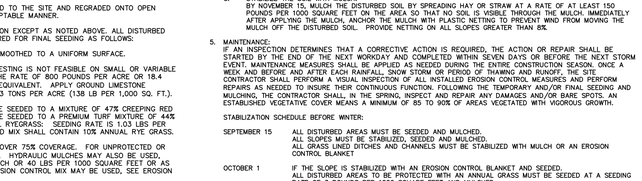
6. DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
7. AREAS WITHIN 75 FEET OF STREAMS, WETLANDS, AND OTHER PROTECTED NATURAL RESOURCES THAT ARE NOT STABILIZED WITH VEGETATION BY DEC. 1 SHALL BE MULCHED AND ANCHORED WITH NETTING. IF WORK CONTINUES IN THIS AREA DURING THE WINTER, A DOUBLE LINE OF SEDIMENT BARRIERS MUST BE USED.

HOUSEKEEPING

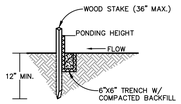
1. SPILL PREVENTION: CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM BEING DISCHARGED FROM MATERIALS ON SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER, AND APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION.
2. GROUNDWATER PROTECTION: 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.
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 MY NOT BE USED FOR DUST CONTROL. ANY OFFSITE TRACKING OF MUD OR SEDIMENT SHALL BE VACUUMED IMMEDIATELY AND PRIOR TO THE NEXT SIGNIFICANT STORM EVENT.
4. DEBRIS AND OTHER MATERIALS: LITTER, CONSTRUCTION DEBRIS, AND CHEMICALS EXPOSED TO STORMWATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
5. TRENCH OR FOUNDATION DE–WATERING: TRENCH 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 SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER MUST BE REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, AND 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. NON–STORMWATER DISCHARGES: IDENTIFY AND PREVENT CONTAMINATION BY NON–STORMWATER DISCHARGES. WHERE ALLOWED NON–STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON–STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON–STORMWATER DISCHARGES ARE:
   - DISCHARGES FROM FIREFIGHTING ACTIVITY;
   - FIRE HYDRANT FLUSHINGS;
   - VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
   - DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX (C)(3) OF MAINE DEP 06–096 CHAPTER 500;
   - ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
   - PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
   - UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
   - UNCONTAMINATED GROUNDWATER OR SPRING WATER;
   - FOUNDATION OR FOOTER DRAIN–WATER WHERE FLOWS ARE NOT CONTAMINATED;
   - UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C(5) MAINE DEP 06–096 CHAPTER 500);
   - POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
   - LANDSCAPE IRRIGATION.
7. UNAUTHORIZED NON–STORMWATER DISCHARGES: THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C(6) MAINE DEP 06–096 CHAPTER 500. SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:
   - WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
   - FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
   - SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
   - TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.
8. ADDITIONAL REQUIREMENTS: ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE–SPECIFIC BASIS.



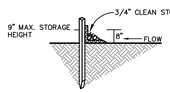
LOW POINT SEDIMENT CONTROL BARRIER
N.T.S.



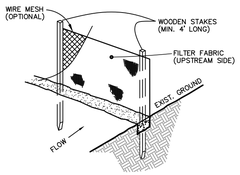
STOCK PILE
NTS



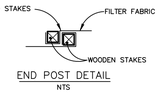
WITH TRENCHING



WITHOUT TRENCHING

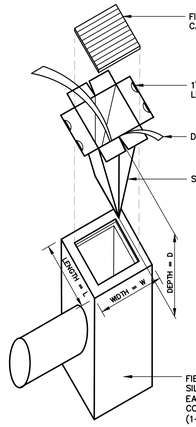


SILT FENCE DETAIL
N.T.S.

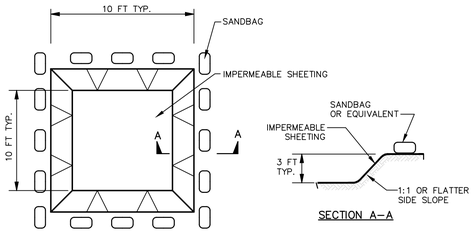


END POST DETAIL
NTS

1. KEY FABRIC IN A 6"x6" TRENCH W/ BACKFILL
2. SILT FENCE SHALL BE A 3' FENCE OF 120LB/M (W/ REINF. BACK OF 6' WIRE MESH, POSTS 6' O.C. MAX) OR 200LB/M (W/ NO REINF. POSTS 6' O.C. MAX)
3. SILT FENCE SHALL BE INSTALLED ALONG THE CONTOUR WITH THE ENDS TURNED UP SLOPE.



SILTSACK INLET SEDIMENT CONTROL DEVICE
NTS



PLAN

SECTION A–A

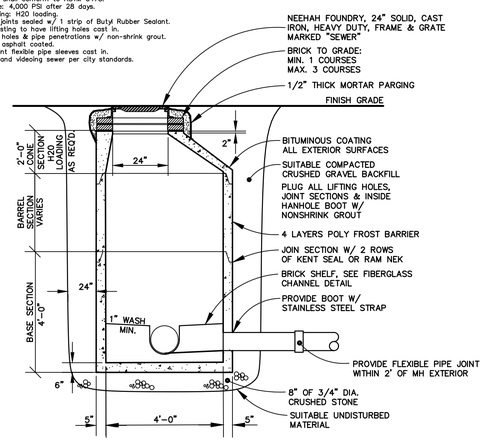
CONCRETE WASHOUT STRUCTURE
N.T.S.

CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET–VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

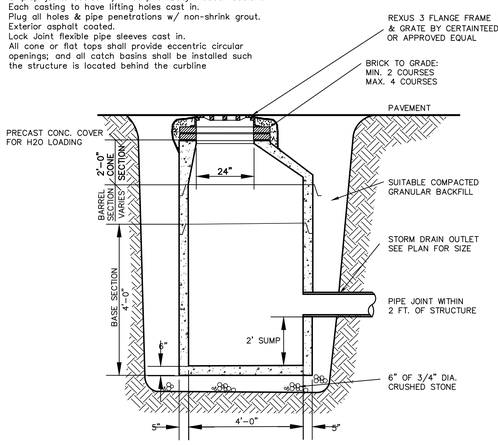
SILT BARRIER NOTES:

Manhole shall conform to ASTM C478.
Concrete: 4,000 PSI after 28 days.
Reinforcing: H20 loading.
Shiplap joints sealed w/ 1 strip of Butyl Rubber Sealant.
Each casting to have lifting holes cast in.
Plug all holes & pipe penetrations w/ non-shrink grout.
Exterior asphalt coated.
Lock joint flexible pipe sleeves cast in.
Testing and videoing sewer per city standards.



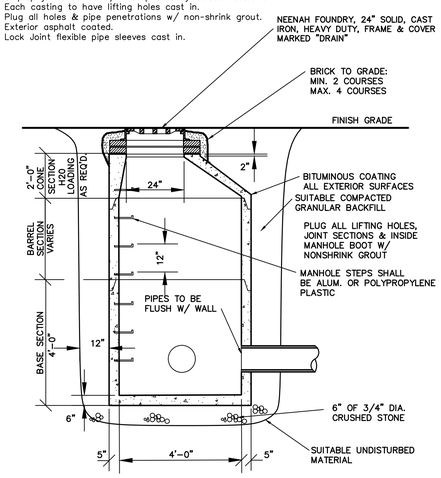
PRECAST CONCRETE SANITARY SEWER MANHOLE
N.T.S.

Manhole shall conform to ASTM C478.
Concrete: 4,000 PSI after 28 days.
Reinforcing: H20 loading.
Shiplap joints sealed w/ 1 strip of Butyl Rubber Sealant.
Each casting to have lifting holes cast in.
Plug all holes & pipe penetrations w/ non-shrink grout.
Exterior asphalt coated.
Lock joint flexible pipe sleeves cast in.
All cone or flat tops shall provide eccentric circular openings; and all catch basins shall be installed such the structure is located behind the curbline

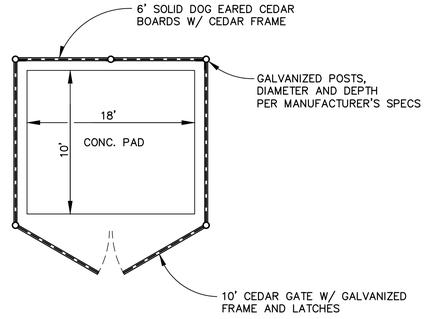


PRECAST CONCRETE CATCH BASIN DETAIL
N.T.S.

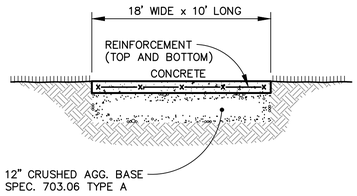
Manhole shall conform to ASTM C478.
Concrete: 4,000 PSI after 28 days.
Reinforcing: H20 loading.
Shiplap joints sealed w/ 1 strip of Butyl Rubber Sealant.
Each casting to have lifting holes cast in.
Plug all holes & pipe penetrations w/ non-shrink grout.
Exterior asphalt coated.
Lock Joint flexible pipe sleeves cast in.



PRECAST CONCRETE DRAIN MANHOLE
N.T.S.

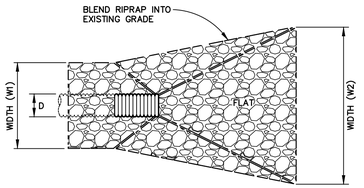


DUMPSTER ENCLOSURE
NTS

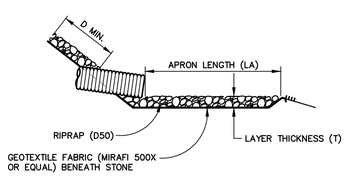


CONCRETE - 8" THICK
4,000 PSI @ 28 DAYS, 3/4" MAX. AGGRIGATE, 3-5% AIR ENTRAINMENT, 4" MAX. SLUMP
REINFORCEMENT - #4 BARS AT 12" O.C. EACH WAY, TOP AND BOTTOM
FINISH - SCREED AND BULL FLOAT, BROOM FINISH PERPENDICULAR TO TRAVEL DIRECTION
JOINTS - SAWCUT TO 1/3 DEPTH AT 5'-6' O.C.
SEALING - APPLY POLY SULFIDE LIQUID SEALANT, GRAY PER MANUFACTURER'S SPEC'S.

DUMPSTER PAD
NTS



PLAN

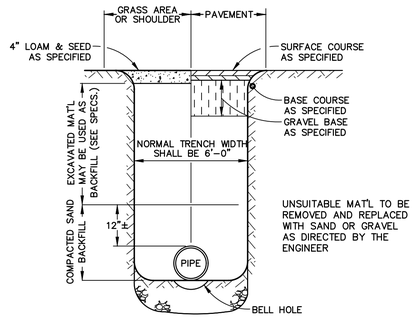


SECTION

APRON SCHEDULE

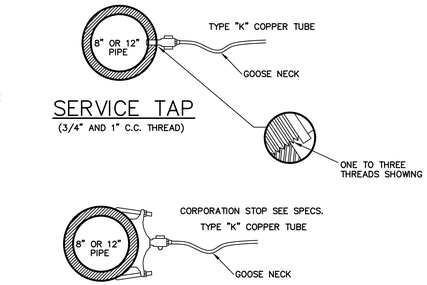
CULV. DIA. (D)	D50 (IN.)	T (IN.)	LA (FT.)	W1 (FT.)	W2 (FT.)
12" OR LESS	6"	15"	10'	3'	13'
15"	6"	15"	10'	3.75'	14'
18"	6"	15"	12'	4.5'	17'
24"	6"	15"	14'	6'	20'
30"	6"	15"	18'	7.5'	26'
36"	6"	18"	24'	9'	33'
42"	12"	24"	30'	10.5'	41'
48"	12"	24"	34'	12'	46'
60"	18"	32"	38'	15'	53'

PIPE OUTLET PROTECTION
NTS



UNSUITABLE MAT'L TO BE REMOVED AND REPLACED WITH SAND OR GRAVEL AS DIRECTED BY THE ENGINEER

WATER THROUGH EARTH TRENCH
N.T.S.



SERVICE TAP
(3/4" AND 1" C.C. THREAD)

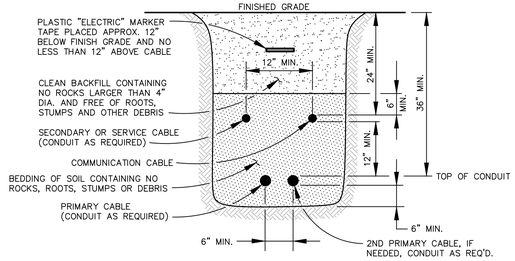
SERVICE SADDLE
(1-1/2" & 2" C.C. OR IRON PIPE THREAD)

NOTE: SERVICE CONNECTIONS (DIRECT TAPS AND SERVICE CLAMPS) WILL BE INSTALLED SO THAT THE OUTLET IS AT AN ANGLE OF NOT MORE THAN 45° ABOVE THE HORIZONTAL. ALWAYS PUT A BEND OR "GOOSENECK" IN THE SERVICE LINE PRIOR TO CONNECTING TO PROVIDE FLEXIBILITY AND "GIVE" TO COUNTERACT THE EFFECTS OF A LOAD DUE TO SETTLEMENT OR EXPANSON AND/OR CONTRACTION (SEE DETAILS).

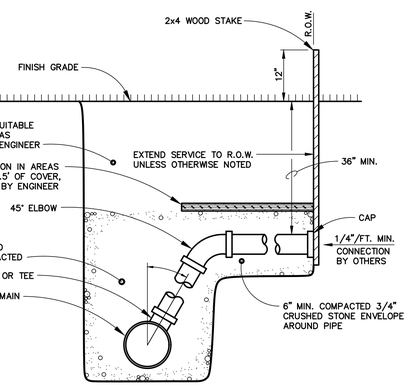
NOTES:

1. INSTALLATION SHOULD NOT ALLOW THE INTER-TWINING OF CABLES.
2. COMMUNICATION AND POWER CABLES SHALL HAVE NO LESS THAN 12" OF RADIAL SEPARATION.
3. CONDUITS FOR POWER AND COMMUNICATION CABLES SHALL BE SPECIFIED BY APPROPRIATE UTILITY COMPANIES.
4. THIS DETAIL PROVIDES MINIMUM STANDARDS. COORDINATE WITH UTILITY SERVICE PROVIDERS FOR CONDUIT REQUIREMENTS.

SEE PLAN FOR SURFACE FINISH



UNDERGROUND CABLE TRENCH
NTS



PIPE DIAMETERS MAY VARY, SEE TYPICAL PIPE TRENCH DETAIL.

WHERE 30° MINIMUM ANGLE BETWEEN SEWER CONNECTION AT THE SEWER MAIN AND THE VERTICAL CANNOT BE MAINTAINED, PROVIDE A PRECAST SEWER CHIMNEY

IF 2x4 STAKE IS CUT OFF FLUSH OR SLIGHTLY BELOW GRADE, PROVIDE MIN. OF 2 16d GALV. SPIKES DRIVEN INTO TOP OF STAKE TO PROVIDE METAL DETECTABILITY

HORIZONTAL SEWER CONNECTION
NTS

NOTES:

CONCRETE: 4000 PSI AFTER 28 DAYS.

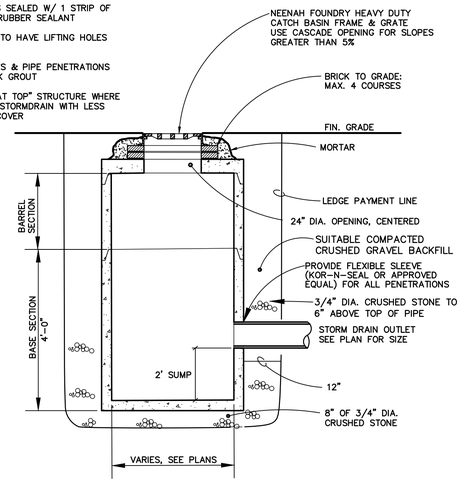
REINFORCING: H-20 LOADING, 4X4/4X4 W.W.M., SLAB TOP @5'S @ 8" O.C.

SHIPLAP JOINTS SEALED W/ 1 STRIP OF 1" DIA. BUTYL RUBBER SEALANT

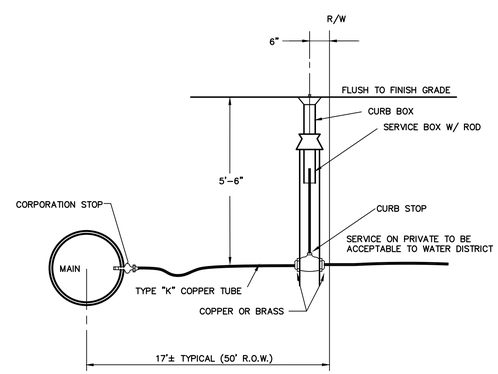
EACH CASTING TO HAVE LIFTING HOLES CAST IN

PLUG ALL HOLES & PIPE PENETRATIONS W/ NON SHRINK GROUT

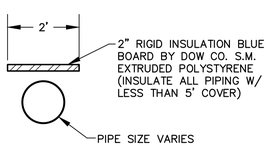
PROVIDE A "FLAT TOP" STRUCTURE WHERE REQUIRED FOR STORMDRAIN WITH LESS THAN 3.5' OF COVER



PRECAST CONCRETE FLAT TOP CATCH BASIN DETAIL
N.T.S.



TYPICAL SERVICE CONNECTION
N.T.S.



INSULATION DETAIL
NTS

REVISION NO.	DATE	DESCRIPTION
1	4/5/23	Initial Town of Falmouth Site Plan Permit Application
2	11/4/25	Issued for Stormwater Review
3	1/16/26	Issued for Final Stormwater Review
4	5/18/26	Issued for Permitting
5	9/16/26	Issued for Falmouth Site Plan Permit Application

BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
380B Main Street
Gorham, Maine 04038
Tel. (207) 839-2771
www.bh2m.com

FOR
Empire Development, LLC
1 River Oaks Way Unit 1
Falmouth, Maine 04105

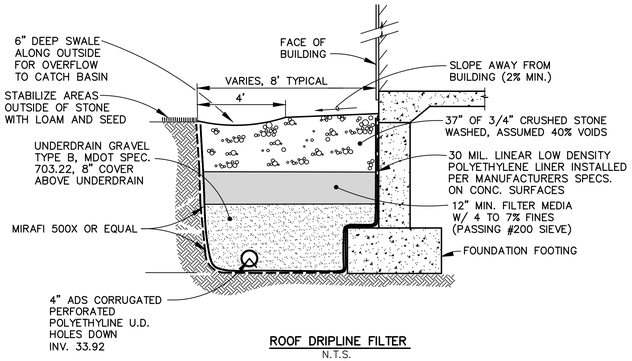
STANDARD DETAILS
TIDEWATER VILLAGE TV3
CLEARWATER ROAD
FALMOUTH, MAINE

DESIGNED	DATE
A. Fagan	April 2023
DRAWN	SCALE
Dept.	As Noted
CHECKED	JOB. NO.
C. MacDonald	22006

SHEET
6

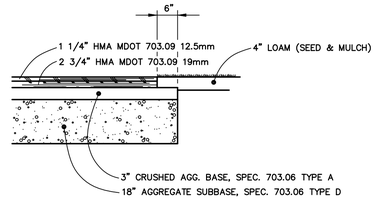
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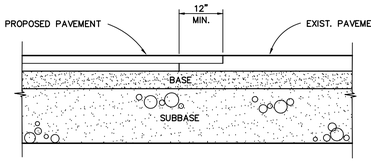


ROOF DRIPLINE FILTER
N.T.S.

NOTE: ALL UNDERDRAINS SHALL DISCHARGE VIA GRAVITY TO AN APPROPRIATE OUTFALL WITH ALL REQUIRED EROSION CONTROL REQUIREMENTS AS DESCRIBED ON THIS PLAN.

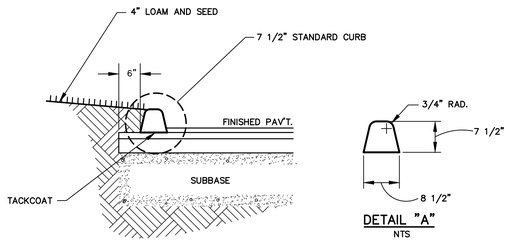


TYP. PAVEMENT DETAIL
NTS



SAWCUT EXIST. PAVEMENT ALONG A SMOOTH LINE TO A NEAT EVEN VERTICAL JOINT, APPLY TACK PRIOR TO PROPOSED PAVING (AS REQ'D)

PAVEMENT JOINT DETAIL
N.T.S.



DETAIL "A"
NTS

1 LB. FIBER MESH SHALL BE ADDED TO EVERY CUBIC YARD OF CONCRETE. THE CONCRETE WILL CONTAIN THE MAXIMUM AMOUNT OF WATER TO BE OF A CONSISTENCY THAT THE CONCRETE WILL MAINTAIN THE SHAPE OF THE CURB SECTION WITHOUT SUPPORT. THIS MIX ALSO MEETS THE READY MIX REQUIREMENTS OF ASTM C94 AND WILL MEET OR EXCEED 4,000 PSI IN 28 DAYS.

THE PAVEMENT SHALL BE THOROUGHLY CLEANED TO REMOVE DUST, DIRT AND OIL BEFORE APPROVED ADHESIVE IS APPLIED PER MANUFACTURERS SPECIFICATIONS.

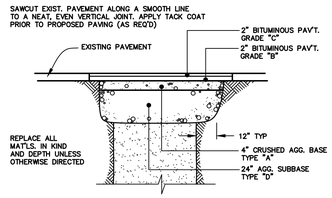
THE FIBER REINFORCED MIX SHALL BE FED INTO THE VIBRATING HOPPER WHERE IT IS COMPACTED INTO THE DESIRED MOLD PROFILE.

FRESHLY EXTRUDED CURB SHALL BE LIGHTLY TOUCHED UP WITH A STEEL HAND TROWEL. CONTROL JOINTS SHALL BE TOOLED AS SOON AS POSSIBLE AT 9' INTERVALS. ADDITIONAL CONTROL JOINTS ADDED ON RADIUS AS NECESSARY.

THE FINISHED CURB WILL BE COATED WITH AN APPROVED CURING COMPOUND.

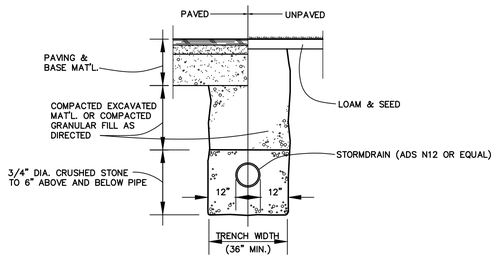
FOLLOW MANUFACTURERS INSTALLATION INSTRUCTIONS AND TEMPERATURE RESTRICTIONS.

EXTRUDED CONCRETE CURB
NTS



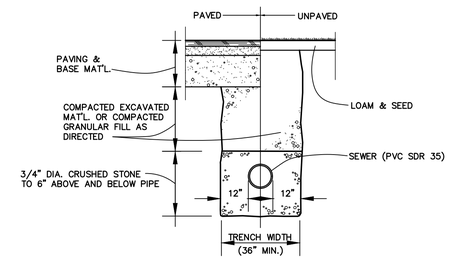
TRENCH PATCH
NTS

NOTES:
1. Trench width shown is payment width for rockexcavation & replacement of unsuitable material.
2. Do not mechanically compact directly over flexible pipe (e.g. PVC, Poltyethylene)
3. Concrete pipe shall have sand bedding.

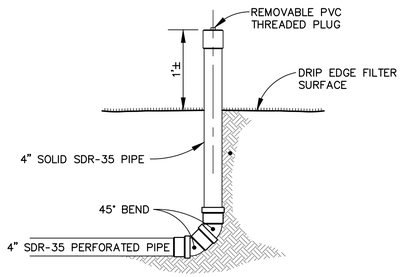


STORMDRAIN TRENCH DETAIL
NTS

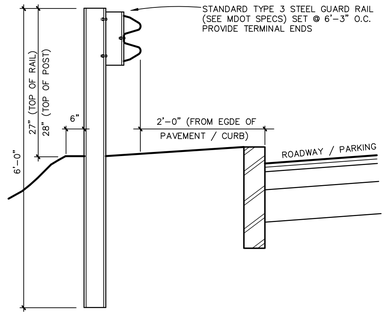
NOTES:
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3. Concrete pipe shall have sand bedding.



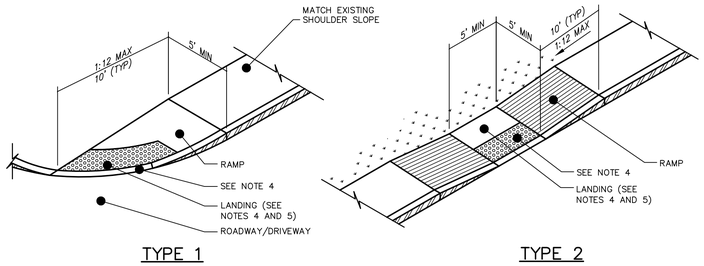
SEWER TRENCH
NTS



UNDERDRAIN CLEANOUT DETAIL
N.T.S.



STEEL GUARD RAIL
N.T.S.

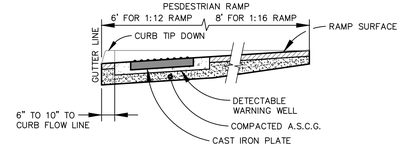


TYPE 1 TYPE 2

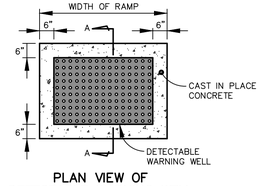
ADA RAMPS
N.T.S.

NOTE:

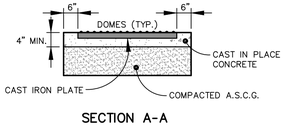
1. CURB RAMP LENGTHS ARE BASED ON SIX (6) INCH CURB REVEAL HEIGHT AND NO RUNNING SLOPE. RAMP LENGTHS SHALL BE ADJUSTED AS NECESSARY TO ACCOMMODATE VARYING CURB REVEAL HEIGHTS AND TO MATCH RUNNING SLOPES OF ADJACENT ROADWAY AND SIDEWALK SLOPES TO MAINTAIN A RAMP THAT DOES NOT EXCEED THE MAXIMUM RAMP SLOPE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



SIDE SECTION OF DETECTABLE WARNING, WELL, CURB AND GUTTER



PLAN VIEW OF DETECTABLE WARNING WELL



SECTION A-A

NOTE: ALL DETECTABLE WARNING AREAS SHALL START 6-10" FROM THE FLOW LINE OF THE CURB, BE 24" IN DEPTH AND COVER THE COMPLETE WIDTH OF THE RAMP AREA ONLY.

DETECTABLE WARNING MAT EMBEDDING
NTS

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BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
380B Main Street
Gorham, Maine 04038
Tel. (207) 839-2771
www.bh2m.com

FOR
Empire Development, LLC
1 River Oaks Way Unit 1
Falmouth, Maine 04105

STANDARD DETAILS II

TIDEWATER VILLAGE TV3

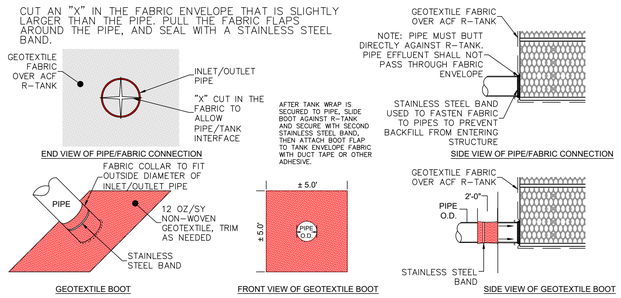
CLEARWATER ROAD
FALMOUTH, MAINE

DESIGNED	DATE
A. Fagan	April 2023
DRAWN	SCALE
Dept.	As Noted
CHECKED	JOB. NO.
C. MacDonald	22006

SHEET
7

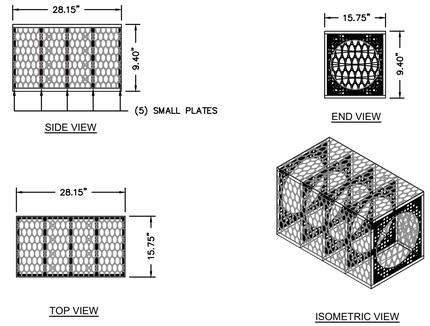
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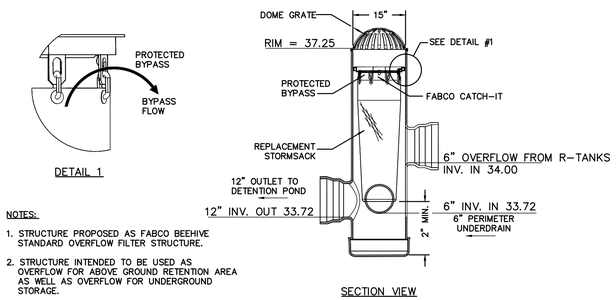
PIPE BOOT DETAIL

NTS



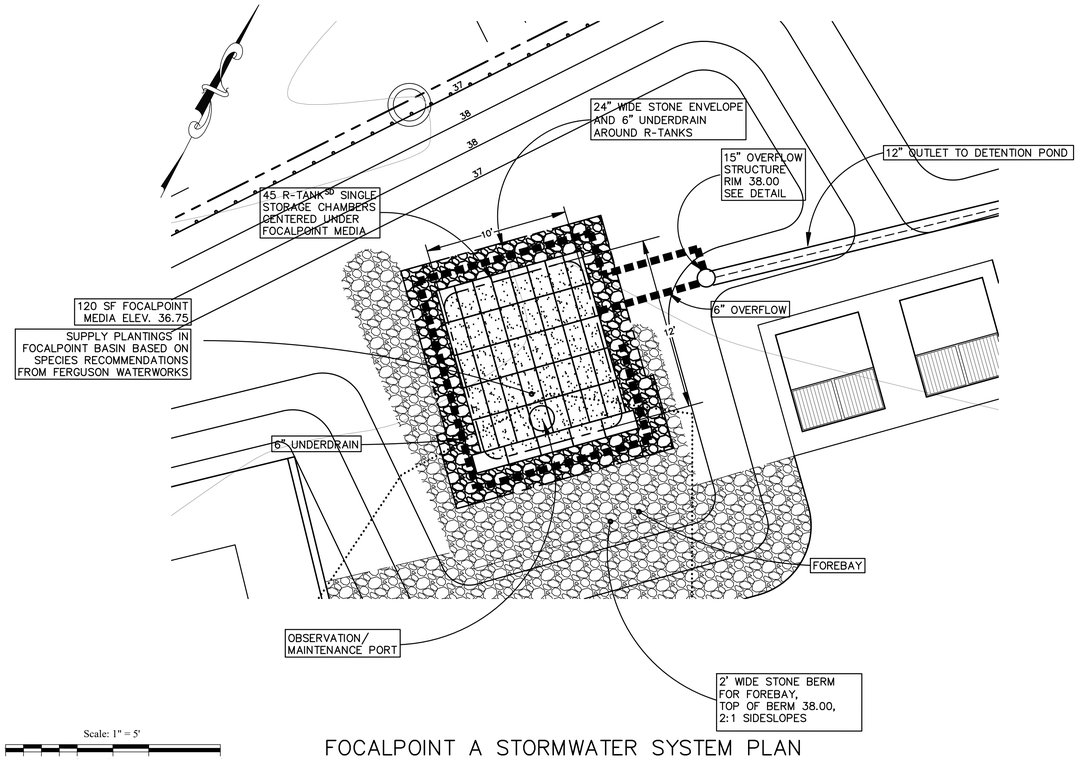
R-TANK^{SD} SINGLE CHAMBER

NTS

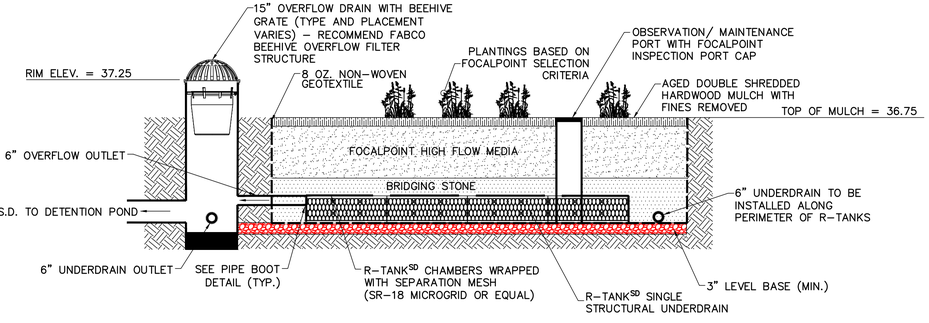


OVERFLOW STRUCTURE

NTS

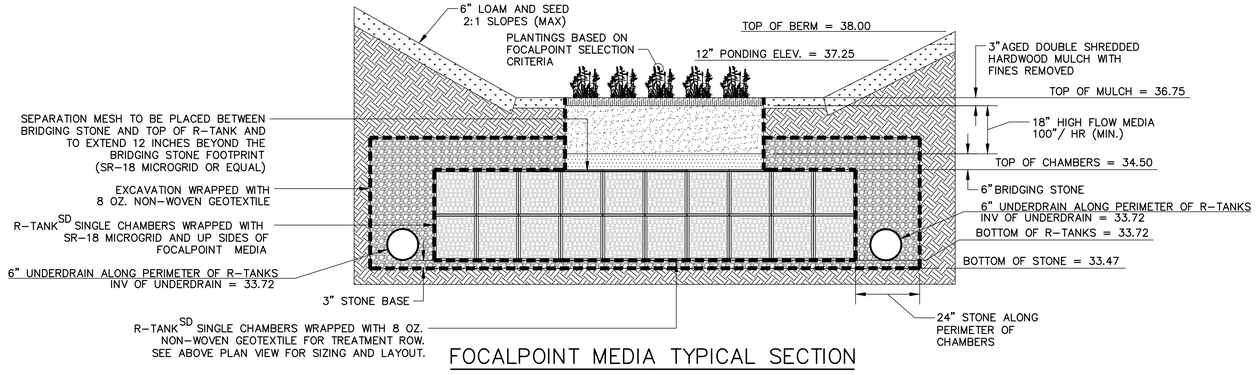


FOCALPOINT A STORMWATER SYSTEM PLAN



FOCALPOINT TYPICAL OVERFLOW SECTION

NTS



FOCALPOINT MEDIA TYPICAL SECTION

NTS

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FOR
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1 River Oaks Way Unit 1
Falmouth, Maine

FOCALPOINT A DETAILS

TIDEWATER VILLAGE TV3

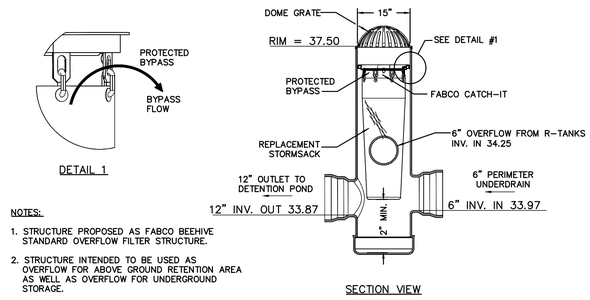
CLEARWATER ROAD
FALMOUTH, MAINE

DESIGNED	DATE
T.Springer	October 2025
DRAWN	SCALE
Staff	As Noted
CHECKED	JOB. NO.
C. MacDonald	22009

SHEET
8

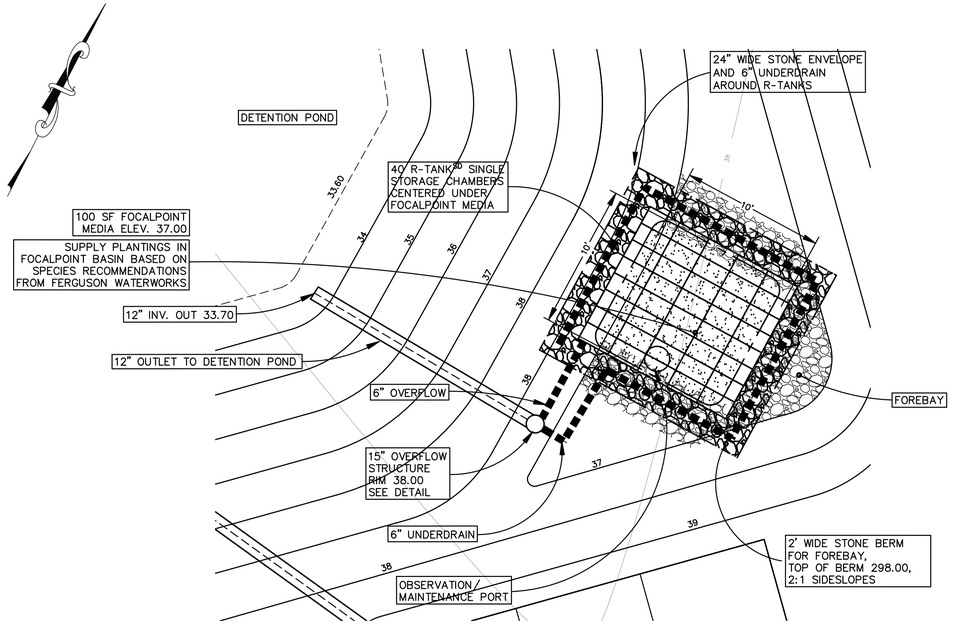
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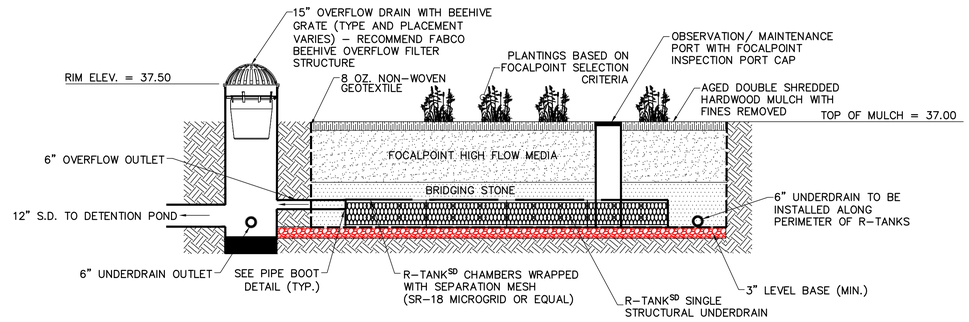


OVERFLOW STRUCTURE

NTS

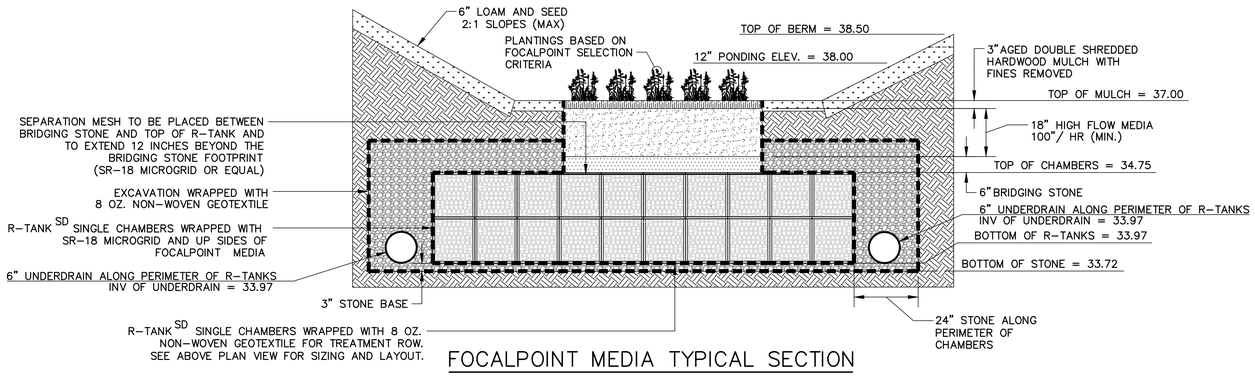


FOCALPOINT B STORMWATER SYSTEM PLAN



FOCALPOINT TYPICAL OVERFLOW SECTION

NTS



FOCALPOINT MEDIA TYPICAL SECTION

NTS

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Tel. (207) 839-2771
www.bh2m.com

FOR
Empire Development, LLC
1 River Oaks Way Unit 1
Falmouth, Maine

FOCALPOINT B DETAILS

TIDEWATER VILLAGE TV3

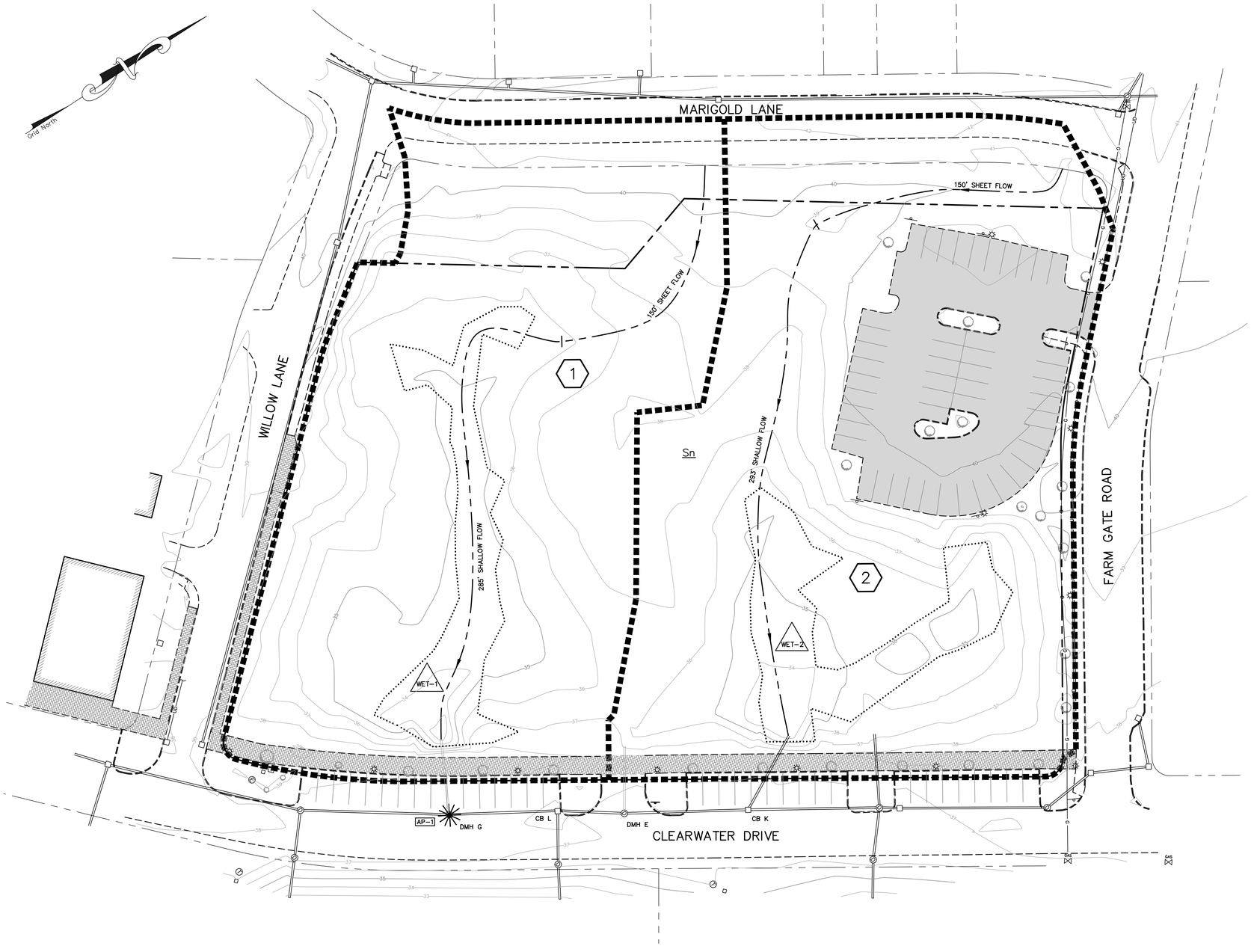
CLEARWATER ROAD
FALMOUTH, MAINE

DESIGNED	DATE
T.Springer	October 2025
DRAWN	SCALE
Staff	As Noted
CHECKED	JOB. NO.
C. MacDonald	22009

SHEET
9

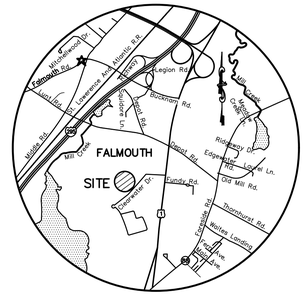
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Scale: 1" = 30'

30' 0 30' 60'



LOCATION MAP

SCALE: 1" = 2 MILES

NOTES:

ENGINEERING: BH2M
CHRISTOPHER MacDONALD PE#11985
380B MAIN STREET
GORHAM, MAINE

BOUNDARY/TOPOGRAPHY: BH2M
ROBERT C. LIBBY JR. PLS#2190
380B MAIN STREET
GORHAM, MAINE

SOILS MAPPING: SOILS INFORMATION PROVIDED BY NRCS FROM USDA WEB SOIL SURVEY FOR CUMBERLAND COUNTY AND PARTS OF OXFORD COUNTY, MAINE, SURVEY AREA DATA VERSION 19, DATED AUGUST 30, 2022

PRE DEVELOPMENT FLOWS

ANALYSIS POINT	2 YR. STORM	10 YR. STORM	25 YR. STORM	100 YR. STORM
AP-1 (DMH G)	2.76 CFS	4.81 CFS	6.32 CFS	9.00 CFS

HYDROLOGIC SOIL GROUP

SYMBOL	SOIL	GROUP
Sn	SCANTIC (0-3%)	D

LEGEND

SYMBOL	DESCRIPTION
12	POND
12	DRAINAGE SUB AREA
R12	REACH
	DRAINAGE AREA BOUNDARY
	TIME OF CONCENTRATION ROUTE
	LIMIT OF WETLANDS
64	EXISTING CONTOUR

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Falmouth, Maine 04105

PRE DEVELOPMENT WATERSHED

TIDEWATER VILLAGE TV3

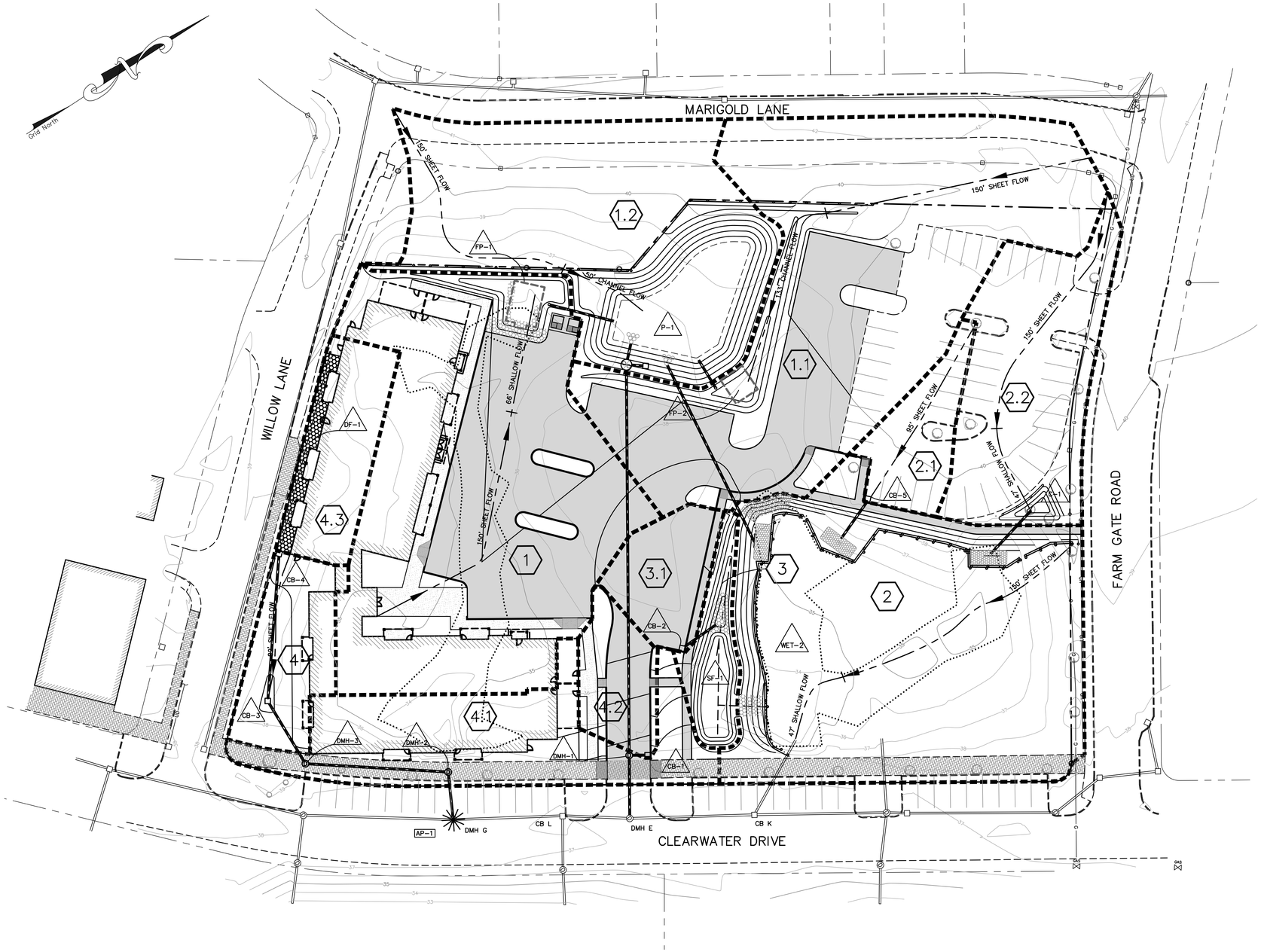
CLEARWATER DRIVE
FALMOUTH, MAINE

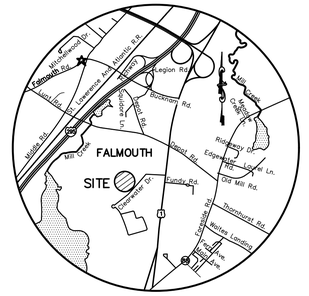
DESIGNED	DATE
A. Fagan	April 2022
DRAWN	SCALE
Dept.	1" = 30'
CHECKED	JOB. NO.
C. MacDonald	22006

SHEET
A

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LOCATION MAP

SCALE: 1" = 2 MILES

NOTES:

ENGINEERING: BH2M
CHRISTOPHER MacDONALD PE#11985
380B MAIN STREET
GORHAM, MAINE

BOUNDARY/TOPOGRAPHY: BH2M
ROBERT C. LIBBY JR. PLS#2190
380B MAIN STREET
GORHAM, MAINE

SOILS MAPPING: SOILS INFORMATION PROVIDED BY NRCS FROM USDA WEB SOIL SURVEY FOR CUMBERLAND COUNTY AND PARTS OF OXFORD COUNTY, MAINE, SURVEY AREA DATA VERSION 19, DATED AUGUST 30, 2022

POST DEVELOPMENT FLOWS
FLOW RATE = POST (PRE)

ANALYSIS POINT	2 YR. STORM	10 YR. STORM	25 YR. STORM	100 YR. STORM
AP-1 (DMH G)	2.32 (2.76) CFS	3.61 (4.81) CFS	4.44 (6.32) CFS	8.95 (9.00) CFS

Tc ROUTING AS NOTED WITH SA-1.1, 2.1, 3, 3.1 & 4.1 ASSUMED AS 6 MIN. PER TR-55

HYDROLOGIC SOIL GROUP

SYMBOL	SOIL	GROUP
Sn	SCANTIC (0-3%)	D

LEGEND

SYMBOL	DESCRIPTION
12	POND
12	DRAINAGE SUB AREA
R12	REACH
	DRAINAGE AREA BOUNDARY
	TIME OF CONCENTRATION ROUTE
	LIMIT OF WETLANDS
64	EXISTING CONTOUR
64	PROPOSED CONTOUR

NO.	DATE	REVISION DESCRIPTION
1	4/5/23	Initial Town of Falmouth Site Plan Permit Application
2	11/4/25	Issued for Stormwater Review
3	1/16/26	Issued for Final Stormwater Review
4	9/16/26	Issued for Falmouth Site Plan Permit Application

BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
380B Main Street
Gorham, Maine 04038
Tel. (207) 839-2771
www.bh2m.com

FOR
Empire Development, LLC
1 River Oaks Way Unit 1
Falmouth, Maine 04105

POST DEVELOPMENT WATERSHED

TIDEWATER VILLAGE TV3

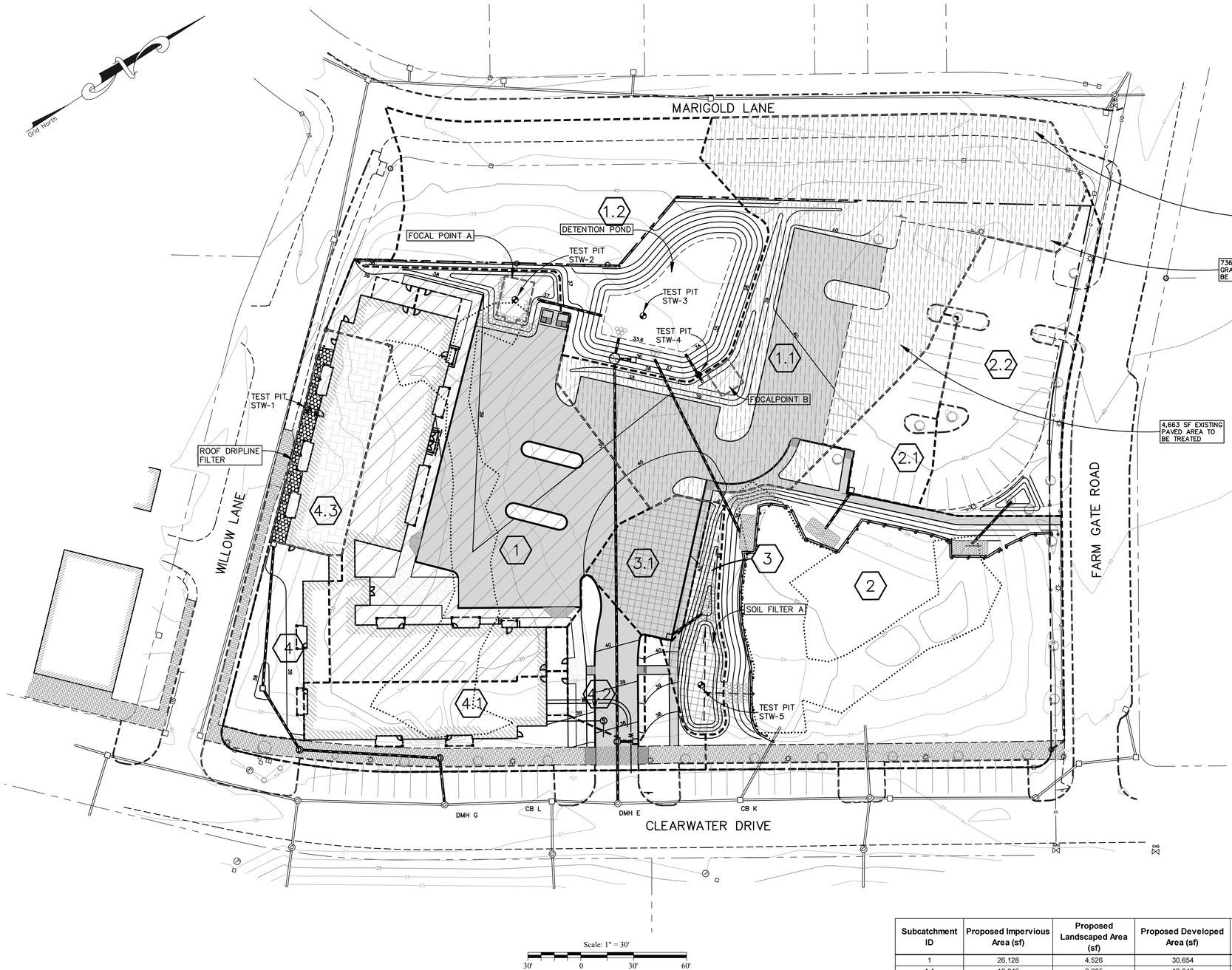
CLEARWATER DRIVE
FALMOUTH, MAINE

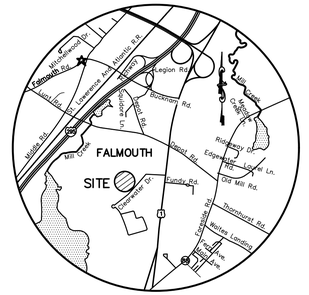
DESIGNED	DATE
A. Fagan	April 2022
DRAWN	SCALE
Dept.	1" =30'
CHECKED	JOB. NO.
C. MacDonald	22006

SHEET
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LOCATION MAP
SCALE: 1" = 2 MILES

NOTES:

ENGINEERING: BH2M
CHRISTOPHER MacDONALD PE#11985
380B MAIN STREET
GORHAM, MAINE

BOUNDARY/TOPOGRAPHY: BH2M
ROBERT C. LIBBY JR. PLS#2190
380B MAIN STREET
GORHAM, MAINE

SOILS MAPPING: SOILS INFORMATION PROVIDED BY NRCS FROM USDA WEB SOIL SURVEY FOR CUMBERLAND COUNTY AND PARTS OF OXFORD COUNTY, MAINE, SURVEY AREA DATA VERSION 19, DATED AUGUST 30, 2022

TREATMENT BMP
- FOCAL POINT A
- FOCAL POINT B
- SOIL FILTER A
- DRIP EDGE FILTER

LEGEND

SYMBOL	DESCRIPTION
(12)	DRAINAGE SUB AREA
- - - - -	DRAINAGE AREA BOUNDARY

Subcatchment ID	Proposed Impervious Area (sf)	Proposed Landscaped Area (sf)	Proposed Developed Area (sf)	Existing Impervious Area (sf)	Existing Landscaped Area (sf)	Treated Impervious Area (sf)	Treated Developed Area (sf)	BMP ID
1	26,128	4,526	30,654	0	0	26,128	30,654	Focal Point A
1.1	10,043	8,005	18,048	7,101	7,414	17,144	32,563	Focal Point B
1.2	0	8,934	8,934	2,214	10,904	0	0	None
2	889	4,500	5,389	2,634	21,767	0	0	None
2.1	0	0	0	3,340	194	0	0	None
2.2	0	1,230	1,230	8,283	1,945	0	0	None
3	153	2,545	2,698	0	0	153	2,698	Soil Filter A
3.1	3,570	0	3,570	0	0	3,570	3,570	Soil Filter A
4	1,071	3,717	4,788	0	0	0	0	None
4.1	5,583	1,841	7,424	3,423	239	0	0	None
4.2	2,253	878	3,131	0	0	0	0	None
4.3	4,171	847	5,018	0	0	4,171	5,018	Roof Dripline Filter
Total	**53,861**	**37,023**	**90,884**	**26,995**	**42,463**	**51,166**	**74,503**	

Treatment credit for existing imp = 7,107 sf, existing grass = 7,414sf; developed = 28,087 sf

New Development Treatment Summary	
Total Proposed Impervious Area (sq. ft.)=	53,861
Total Proposed Developed Area (sq. ft.)=	90,884
* Total Treated Impervious Area (sq. ft.)=	51,166
* Total Treated Developed Area (sq. ft.)=	74,503
***Impervious Area Treatment %=**	**95.00%**
Developed Area Treatment %=	**81.98%**

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BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
380B Main Street
Gorham, Maine 04038
Tel. (207) 839-2771
www.bh2m.com

FOR
Empire Development, LLC
1 River Oaks Way Unit 1
Falmouth, Maine 04105

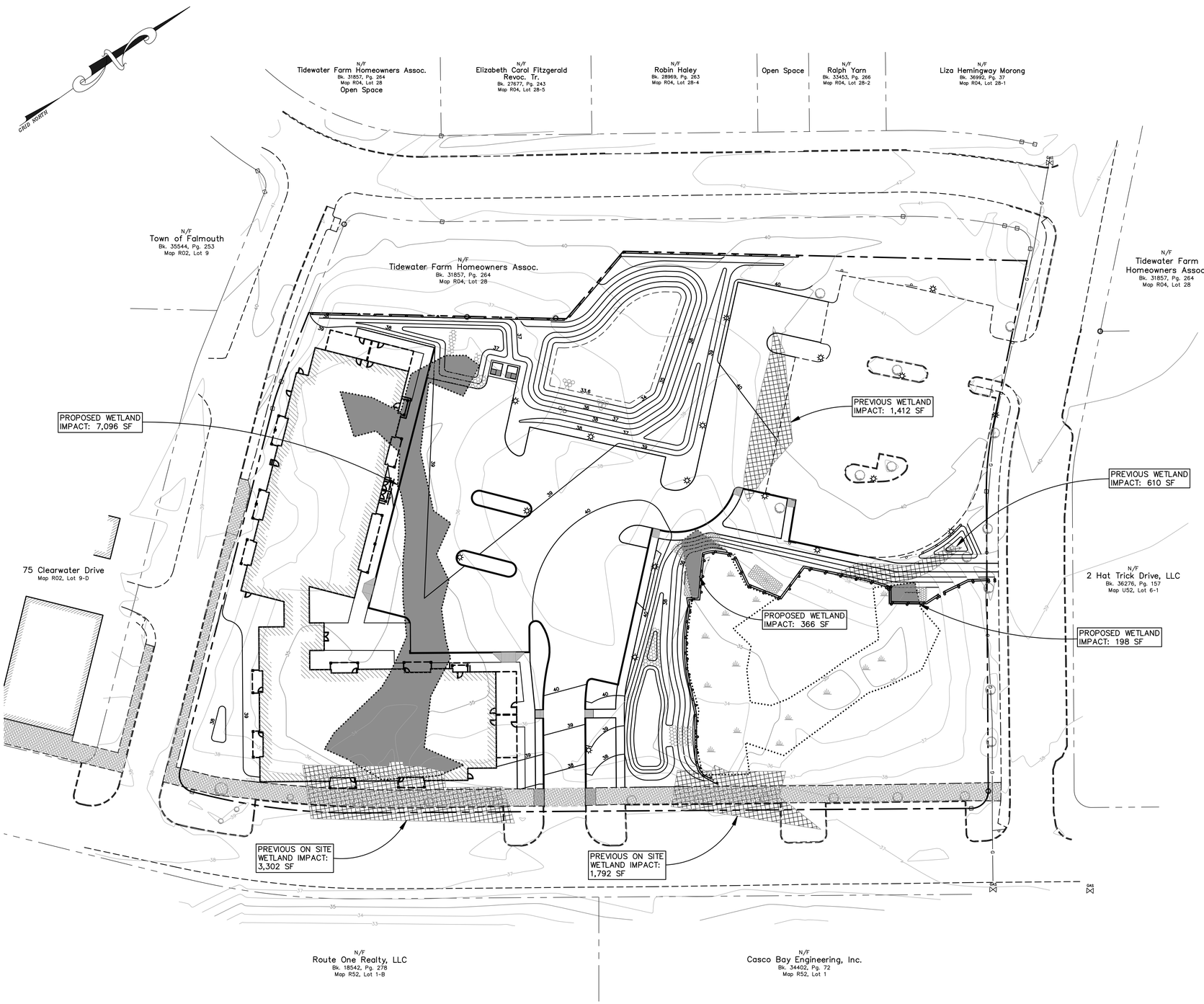
TREATMENT PLAN
TIDEWATER VILLAGE TV3
CLEARWATER DRIVE
FALMOUTH, MAINE

DESIGNED	DATE
A. Fagan	April 2022
DRAWN	SCALE
Dept.	1" =30'
CHECKED	JOB. NO.
C. MacDonald	22006

SHEET
C

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NOTES:

1. OWNER/APPLICANT: EMPIRE DEVELOPMENT, LLC
417 FALMOUTH ROAD UNIT 1
FALMOUTH, MAINE 04105

2. ENGINEER: CHRISTOPHER MacDONALD PE# 11985
BH2M
380B MAIN STREET
GORHAM, MAINE

3. WETLANDS: JONES ASSOCIATES
280 POLAND SPRINGS ROAD
AUBURN, MAINE 04210

4. WETLAND IMPACTS: WETLAND IMPACTS PRE-DATE PROPOSED DEVELOPMENT OF THE TV3 PARCEL. PER A MAY 26, 2022 PRE-APPLICATION MEETING WITH DEP, ANY PREVIOUS DOCUMENTED WETLAND IMPACTS WITHIN THE PROPERTY BOUNDARY MUST BE CONSIDERED FOR TOTAL WETLAND IMPACT FOR THE PARCEL. BASED ON LIMITS OF IMPACT NOTED IN REFERENCE A, WE UNDERSTAND THE FOLLOWING:

EXISTING ON SITE IMPACTS: 7,116 SF

PROPOSED NEW IMPACTS: 7,660 SF

TOTAL WETLAND IMPACTS: 14,776 SF

5. REFERENCES: A. FINAL SUBDIVISION PLAN, TIDEWATER VILLAGE, DATED MARCH 2006 BY DELUCA-HOFFMAN AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BK. 206, PAGE 71, NOVEMBER 20, 2006.

Scale: 1" = 30'
30' 0 30' 60'

REVISION		
NO.	DATE	DESCRIPTION
1	4/5/23	Initial Town of Falmouth Site Plan Permit Application
2	11/4/25	Issued for Stormwater Review
3	1/16/26	Issued for Final Stormwater Review
4	5/18/26	Issued for Permitting
5	9/16/26	Issued for Falmouth Site Plan Permit Application

BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
380B Main Street
Gorham, Maine 04038
Tel. (207) 839-2771
www.bh2m.com

FOR
Empire Development, LLC
1 River Oaks Way Unit 1
Falmouth, Maine 04105

WETLANDS IMPACT PLAN

TIDEWATER VILLAGE TV3

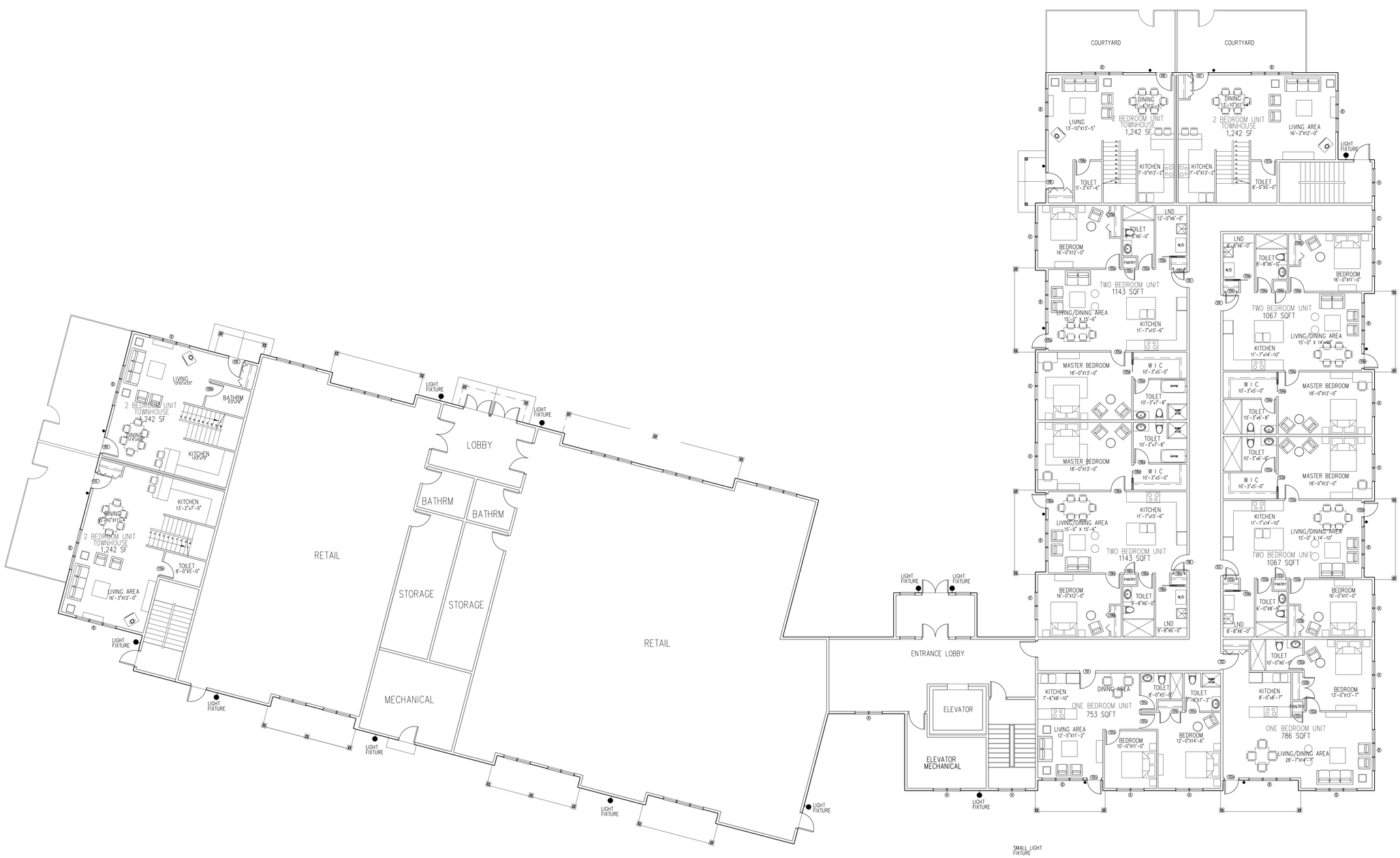
CLEARWATER ROAD
FALMOUTH, MAINE

DESIGNED	DATE
C. MacDonald	April 2023
DRAWN	SCALE
W. Pelkey	1" = 30'
CHECKED	JOB. NO.
C. MacDonald	22006

SHEET
D

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PROJECT TEAM:
ARCHITECT:
MICHAEL E. COUTURE, ARCHITECT
53 TECHNOLOGY LANE #109
CONWAY, NH
(603) 356-9606
michael.e.couture@gmail.com

PROJECT NAME:
TIDEWATER VILLAGE TV3
CLEARWATER ROAD
FALMOUTH, MAINE

SHEET TITLE:
FIRST FLOOR PLAN

DRAWN BY: MEC

SCALE: 1/8"=1'-0"

DATE: 12.13.24

SHEET NUMBER
A-101



PROJECT TEAM:
ARCHITECT:
MICHAEL E. COUTURE, ARCHITECT
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PROJECT NAME:
TIDEWATER VILLAGE TV3
CLEARWATER ROAD
FALMOUTH, MAINE

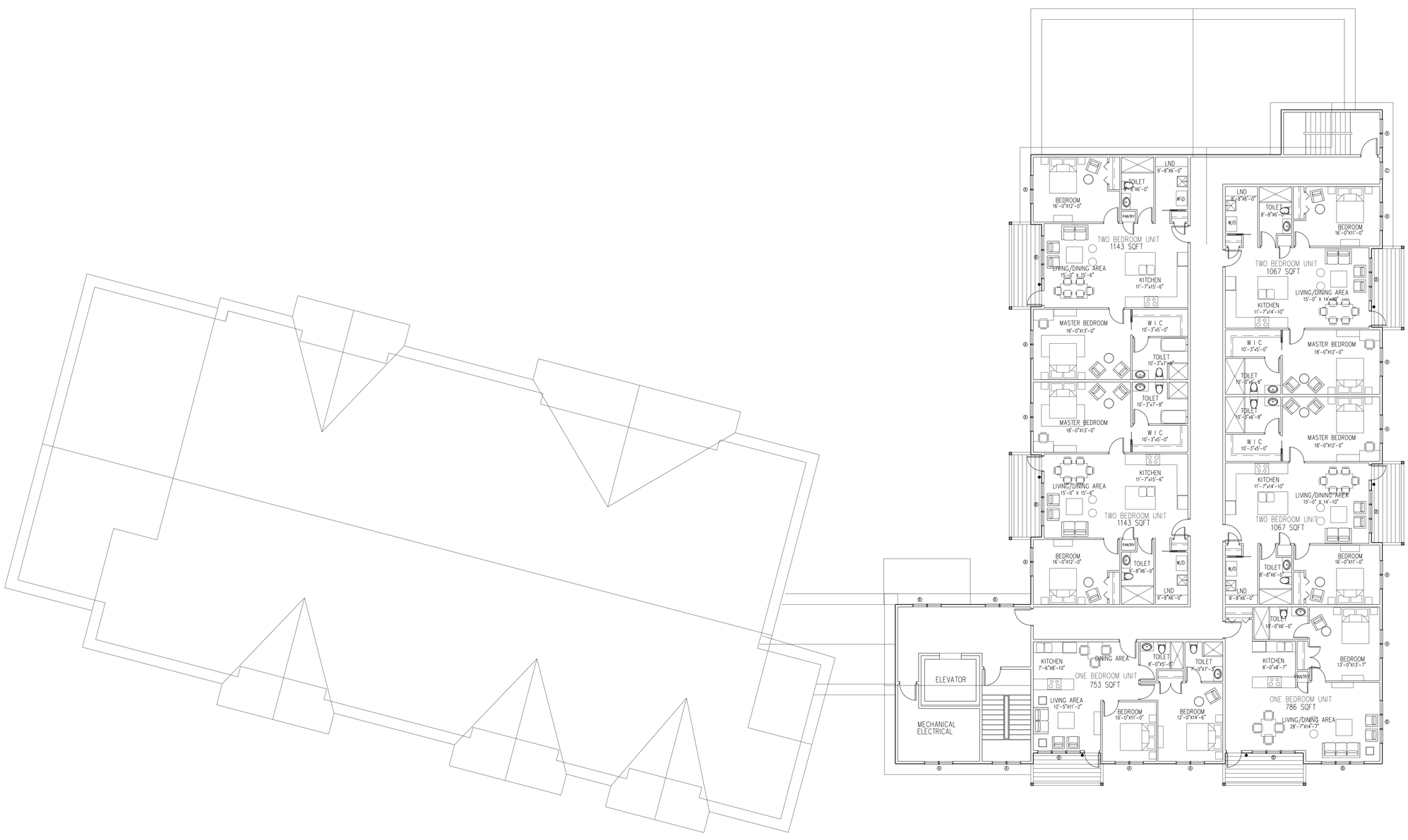
SHEET TITLE
SECOND FLOOR PLAN

DRAWN BY: MEC

SCALE: 1/8"=1'-0"

DATE: 12.13.24

SHEET NUMBER
A-201



THIRD FLOOR

PROJECT TEAM:
ARCHITECT:
MICHAEL E. COUTURE, ARCHITECT
53 TECHNOLOGY LANE #109
CONWAY, NH
(603) 356-9606
michael.e.couture@gmail.com

PROJECT NAME:
TIDEWATER VILLAGE TV3
CLEARWATER ROAD
FALMOUTH, MAINE

SHEET TITLE:
THIRD FLOOR PLAN

DRAWN BY: MEC

SCALE: 1/8"=1'-0"

DATE: 12.13.24

SHEET NUMBER
A-301



ELEVATION (Left Wing)



ELEVATION (Right Wing)

PROJECT TEAM:
ARCHITECT:
MICHAEL E. COUTURE, ARCHITECT
53 TECHNOLOGY LANE #109
CONWAY, NH
(603) 356-9606
michael.e.couture@gmail.com

PROJECT NAME:
TIDEWATER VILLAGE TV3
CLEARWATER ROAD
FALMOUTH, MAINE

SHEET TITLE
ELEVATIONS

DRAWN BY: MEC

SCALE: 1/8"=1'-0"

DATE: 12.13.24

SHEET NUMBER
A-401



ELEVATION (Townhouse)

PROJECT TEAM:
ARCHITECT:
MICHAEL E. COUTURE, ARCHITECT
53 TECHNOLOGY LANE #109
CONWAY, NH
(603) 356-9606
michael.e.couture@gmail.com

PROJECT NAME:
TIDEWATER VILLAGE TV3
CLEARWATER ROAD
FALMOUTH, MAINE

SHEET TITLE
ELEVATIONS

DRAWN BY: MEC

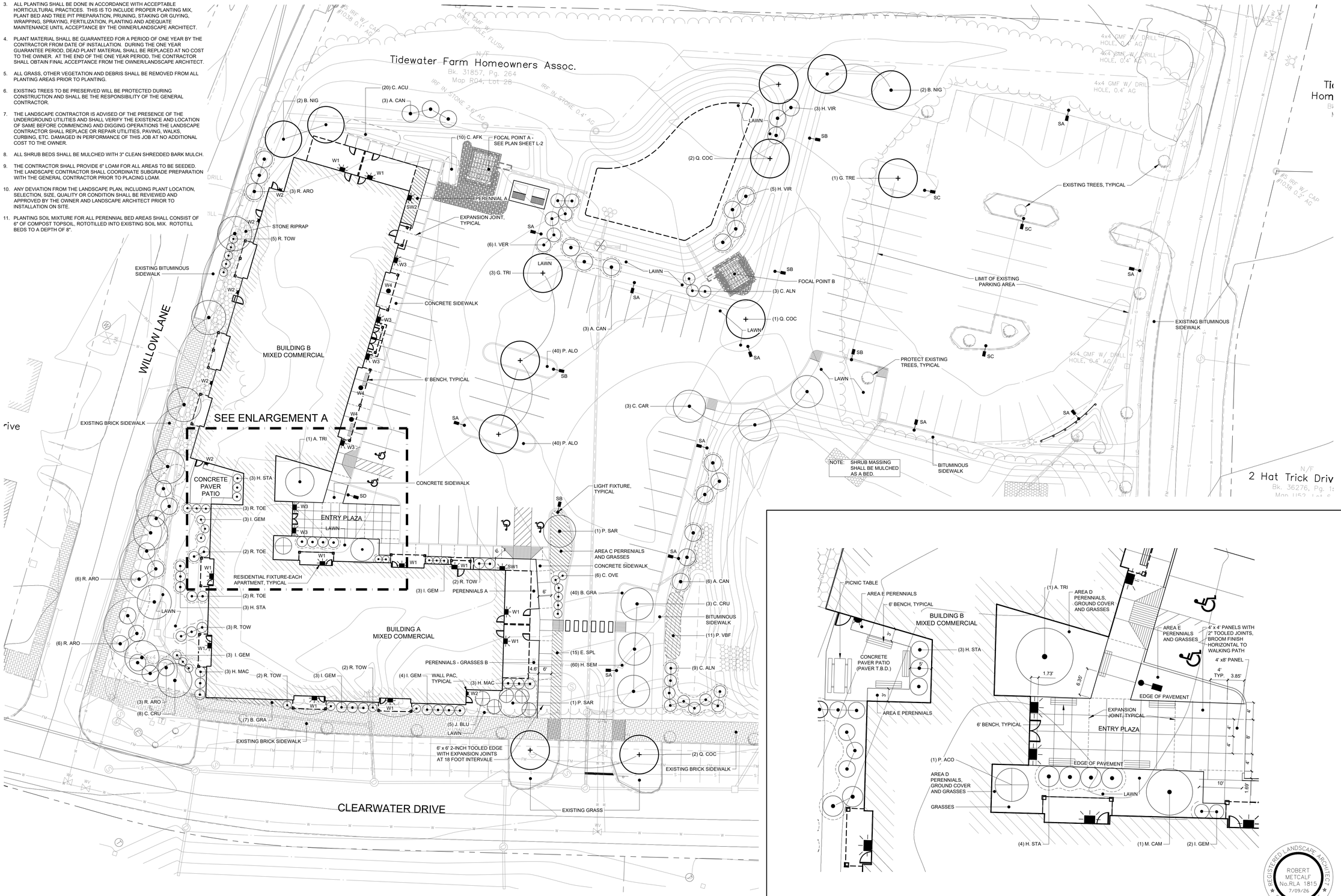
SCALE: 1/8"=1'-0"

DATE: 12.13.24

SHEET NUMBER
A-402

PLANTING NOTES

1. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "U.S.A. STANDARD FOR NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
2. ALL PLANT MATERIAL SHALL BE FREE FROM INSECT AND DISEASE.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER/LANDSCAPE ARCHITECT.
4. PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR FROM DATE OF INSTALLATION. DURING THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER/LANDSCAPE ARCHITECT.
5. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
6. EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
7. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
8. ALL SHRUB BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BARK MULCH.
9. THE CONTRACTOR SHALL PROVIDE 6" LOAM FOR ALL AREAS TO BE SEEDED. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
10. ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUALITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION ON SITE.
11. PLANTING SOIL MIXTURE FOR ALL PERENNIAL BED AREAS SHALL CONSIST OF 6" OF COMPOST TOPSOIL, ROTOTILLED INTO EXISTING SOIL MIX. ROTOTILL BEDS TO A DEPTH OF 8".



LANDSCAPE PLAN

SCALE: 1" = 20'

ENLARGEMENT A

SCALE: 1" = 10'

Prepared For:

Owner:
Empire Development, LLC
417 Falmouth Road #1
Falmouth, ME 04105

Prepared By:
Mitchell & Associates
LANDSCAPE ARCHITECTS
70 Center Street
Portland, Maine 04101
P: 207.774.4427
F: 207.874-2460

TIDEWATER VILLAGE TV3

Clearwater Road

Falmouth, Maine

Date: July 09, 2026

Issued For: PERMITTING

Revisions:

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Title: PLANTING PLAN

Scale: 1" = 10'-0" & 1" = 20'-0"

0 5/10 10/20 20 ft./40 ft.

North:

Sheet No.: L-1

REGISTERED LANDSCAPE ARCHITECT
ROBERT METCALF
No. RLA 1815
7/09/26
STATE OF MAINE

AREA A PERENNIALS

E. PS	PRARIE SPLENDER	CONEFLOWER
M. BEE	BEE BALM	BEE-YOU-TRUE
R. FUI	RUDBECKIA	EARLY BIRD GOLD
E. SPL	PURPLE LOVE GRASS	

AREA B PERENNIALS - GRASSES

C. AUR	MOUSE EAR COREOPSIS
E. SPL	PURPLE LOVE GRASS
M. DIO	BEE BALM STOCKING

AREA C PERENNIALS - GRASSES

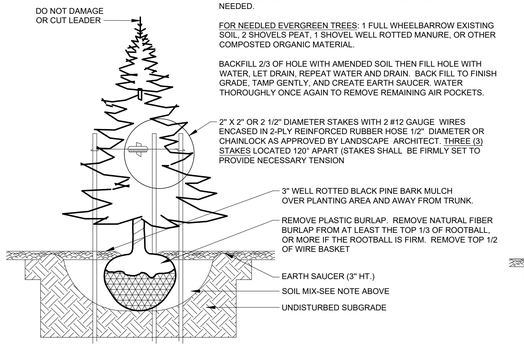
E. SPL	PURPLE LOVE GRASS
H. STE	STELA D' ORO DAYLILY
C. OVE	OVERDAM FEATHERED REED GRASS

AREA D

A. PUM	ASTILBE CHINENSIS	PUMICA ASTILBE
C. MAN	LILLY OF THE VALLEY	
H. AUT	HOSTA AUTUMN FROST	
S. SPE	SEDUM	MR. GOODBUD
B. GRA	BOUTELODA GRACILLIS	BLONDE AMBITION

AREA E

C. OVE	OVERDAM FEATHERED REED GRASS
E. WPS	WHITE SWAN CONEFLOWER
R. FUI	RUDBECKIA EARLY BIRD
M. DIO	MONDARA

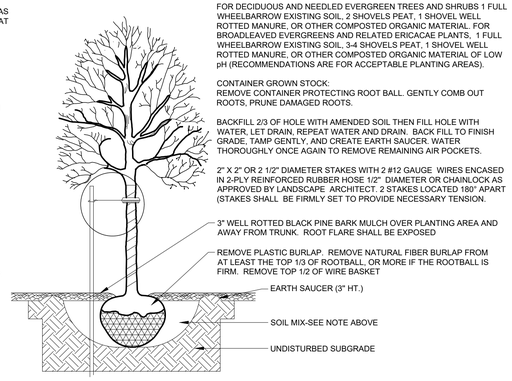


NOTES:

DIG HOLE AT LEAST 2 TIMES THE WIDTH OF ROOT BALL AND AS DEEP AS THE ROOT BALL (NO DEEPER). SET ROOT BALL CENTERED, WITH TOP AT GROUND LEVEL OR SLIGHTLY HIGHER. CORRECT HOLE DEPTH AS NEEDED.

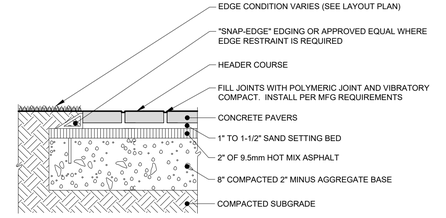
FOR NEEDLED EVERGREEN TREES: 1 FULL WHEELBARROW EXISTING SOIL, 2 SHOVELS PEAT, 1 SHOVEL WELL ROTTED MANURE, OR OTHER COMPOSTED ORGANIC MATERIAL.

BACKFILL 2/3 OF HOLE WITH AMENDED SOIL THEN FILL HOLE WITH WATER, LET DRAIN, REPEAT WATER AND DRAIN. BACK FILL TO FINISH GRADE, TAMP GENTLY, AND CREATE EARTH SAUCER. WATER THOROUGHLY ONCE AGAIN TO REMOVE REMAINING AIR POCKETS.



01 TREE INSTALLATION

SCALE: N.T.S. SOURCE: MITCHELL & ASSOCIATES LAST UPDATED: 2023-07-17



02 CONCRETE PAVERS

SCALE: N.T.S. SOURCE: MITCHELL & ASSOCIATES LAST UPDATED: 2019-09-05

Prepared For:

Owner:
Empire Development, LLC
417 Falmouth Road #1
Falmouth, ME 04105

Prepared By:

Mitchell & Associates
LANDSCAPE ARCHITECTS
70 Center Street P: 207.774.4427
Portland, Maine 04101 F: 207.874-2460

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
A. CAN	12	AMELANCHIER CANADENSIS	NATIVE SHADBUSH	5'-6' CLUMP
A. TRI	1	ACER TRIFLORUM	THREE FLOWER MAPLE	#15
B. NIG	2	BETULA NIGRA HERITAGE	HERITAGE RIVER BIRCH	10'-12' CLUMP
C. CAR	3	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	1.5" CAL
C. CRU	8	CRATAEGUS CRUSGALLI VIRDIS	WINTER KING HAWTHORN	1.75" CAL
G. TRI	4	GLEDITSIA TRIACANTHOS	STREET KEEPER	#2
H. VIR	5	HAMAMELIS VIRGINIANA	COMMON WITCHHAZEL	#5
M. CAM	1	MALUS CAMELOT	CAMELOT FLOWERING CRAB	1.5" CAL
P. ACO	1	PICEA ABIES ACROCONA	RED CONE NORWAY SPRUCE	1.5" CAL
P. SAR	2	PRUNUS SARGENTII COLMNARIS	COLUMNAR SARGENT CHERRY	#10
Q. COC	5	QUERCUS COCCINEA	SCARLET OAK	2" CAL. B&B
SHRUBS				
A. MEL	13	ARONIA MELANOCARPA	AUTUMN MAGIC CHOKEBERRY	#3 CONT.
A. MUC	5	AZALEA MUCRONULATUM	BRIGHT PINK AZALEA	#3 CONT.
C. ACU	12	CLETHRA ACUMINATA	CINNAMON CLETHRA	#3 CONT.
H. STA	6	HYDRANGEA MACROPHYLLA STARFIELD	STARFIELD HYDRANGEA	#3 CONT.
H. MAC	6	HYDRANGEA MACROPHYLLA	BLUE ENCHANTRESS	#3 CONT.
I. GEM	19	ILEX GLABRA LITTLE GEM	LITTLE GEM INKBERRY	#3 CONT.
I. VIR	7	ILEX VERTICILLATA	MIX-APOLLO (2)/WINTER RED (5)	
J. BLU	3	JUNIPERUS COMMUNIS	BLUEBERRY DELIGHT	#3 CONT.
R. ARO	18	RHUS AROMACTICA	GRO-LOW SUMAC	#3 CONT.
R. TOW	22	RHODODENDRON TOWHEAD	TOWHEAD RHODODENDRON	#3 CONT.
PERENNIALS				
A. PUM	11	ASTILBE CHINENSIS	PUMICA ASTILBE	1 GAL.
A. PEA	11	ASTILBE JAPONICA	PEACH BLOSSOM	1 GAL.
A. KIC	18	ASTER KICKIN SERIES	KICKIN ASTER	1 GAL.
C. MAJ	15	CONVALLARIA MAJALIS	LILLY OF THE VALLEY	6" POT
C. AUR	26	COREOPSIS AURICULATA NANA	MOUSE EAR COREOPSIS	1 GAL.
C. ROS	15	COREOPSIS ROSEA	ROSE TICKSEED	6" POT
E. PS	15	ECHINACEA PRAIRIE SPLENDOR	PRAIRIE SPLENDOR CONEFLOWER	6" POT
H. STE	9	HEMEROCALIS STELLA D'ORO	STELLA D'ORO DAY LILLY	1 GAL.
H. AUT	26	HOSTA	AUTUMN FROST	1 GAL.
H. FRA	5	HOSTA	FRAGRANT BOUQUET	1 GAL.
M. BEE	7	MONDARA - BEE BALM	BEE-YOU-TRUE	1 GAL.
M. DID	7	MONDARA - BEE BALM	BLUE STOCKING	1 GAL.
P. PRO	100	PACHYSANDRA PROCUMBENS	JAPANESE SPURGE	FLAT-100 COUNT
R. FUI	11	RUDBECKIA FUIGIDA	EARLY BIRD GOLD	1 GAL.
S. SPE	26	SEDUM SPECTABILLS	MR. GOODBUD	1 GAL.
E. PWS	15	ECHINACEA PURPUREA WHITE SWAN	WHITE SWAN CONEFLOWER	6" POT
N. FPB	15	NEPETA FAASSENII PURRSIAN BLUE	PURRSIAN BLUE CATMINT	6" POT
GRASSES				
B. GRA	47	BOUTELOUA GRACILLIS	BLONDE AMBITION	12" POT
C. ACU	12	CALAMAGROSTIS ACUTIFLORA	FEATHER REED GRASS	6" POT
C. AKF	10	CALAMAGROSTIS ACUTIFLORA	KARL FORESTER	6" POT
C. OVE	20	CALAMAGROSTIS ACUTIFLORA	OVERDAM FEATHER REED GRASS	6" POT
E. SPL	10	ERAGROTIS SPECTABILIS	PURPLE LOVE GRASS	6" POT
H. SEM	60	HELICTOTRICHON SEMPERVIRENS	SAPPHIRE BLUE OAT GRASS	6" POT
P. ALO	80	PENNISTEUM ALOPECUROIDES	BURGUNDY BUNNY (FOUNTAIN GRASS)	6" POT

PLANTING NOTES

1. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "U.S.A. STANDARD FOR NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
2. ALL PLANT MATERIAL SHALL BE FREE FROM INSECT AND DISEASE.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER/LANDSCAPE ARCHITECT - DETAIL 1.
4. PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR FROM DATE OF INSTALLATION. DURING THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER/LANDSCAPE ARCHITECT.
5. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
6. EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
7. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
8. ALL SHRUB BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BARK MULCH.
9. THE CONTRACTOR SHALL PROVIDE 6" LOAM FOR ALL AREAS TO BE SEEDED. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
10. ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUALITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION ON SITE.
11. PLANTING SOIL MIXTURE FOR ALL PERENNIAL BED AREAS SHALL CONSIST OF 6" OF COMPOST TOPSOIL, ROTOTILLED INTO EXISTING SOIL MIX. ROTOTILL BEDS TO A DEPTH OF 8".

FOCAL POINT PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
FOCAL POINT A				
A. NEW	20	ASTER NOVA ANGLIAC	NEW ENGLAND ASTER	8" POT
E. JPW	15	EUPATORIUM FISTULOSUM	JOE PIE WEED	8" POT
H. SSU	15	HELIANTHUS ANGUSTFOLIA	SWAM SUNFLOWER	8" POT
F. QPR	20	FILIPENDULA RUBRA	QUEEN OF THE PRARIE	8" POT
FOCAL POINT B				
E. SNA	15	EUPATTORIUM RUGOSUM	WHITE SNAKE ROOT	8" POT
H. SSU	15	HELIANTHUS ANGUSTFOLIA	SWAM SUNFLOWER	8" POT
P. SWG	25	PANICUM VIRGATUM	SWITCH GRASS	8" POT

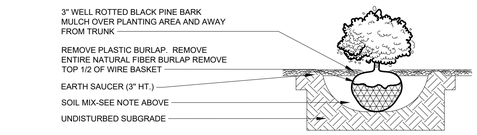
NOTES:

DIG HOLE AT LEAST 2 TIMES THE WIDTH OF ROOT BALL AND AS DEEP AS THE ROOT BALL (NO DEEPER). SET ROOT BALL CENTERED, WITH TOP AT GROUND LEVEL OR SLIGHTLY HIGHER. CORRECT HOLE DEPTH AS NEEDED.

FOR DECIDUOUS AND NEEDLED EVERGREEN TREES AND SHRUBS 1 FULL WHEELBARROW EXISTING SOIL, 2 SHOVELS PEAT, 1 SHOVEL WELL ROTTED MANURE, OR OTHER COMPOSTED ORGANIC MATERIAL. FOR BROADLEAVED EVERGREENS AND RELATED ERICACAE PLANTS, 1 FULL WHEELBARROW EXISTING SOIL, 3-4 SHOVELS PEAT, 1 SHOVEL WELL ROTTED MANURE, OR OTHER COMPOSTED ORGANIC MATERIAL OF LOW pH (RECOMMENDATIONS ARE FOR ACCEPTABLE PLANTING AREAS).

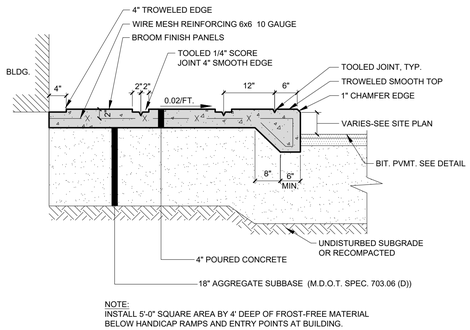
CONTAINER GROWN STOCK:
REMOVE CONTAINER PROTECTING ROOT BALL. GENTLY COMB OUT ROOTS, PRUNE DAMAGED ROOTS.

BACKFILL 2/3 OF HOLE WITH AMENDED SOIL THEN FILL HOLE WITH WATER, LET DRAIN, REPEAT WATER AND DRAIN. BACK FILL TO FINISH GRADE, TAMP GENTLY, AND CREATE EARTH SAUCER. WATER THOROUGHLY ONCE AGAIN TO REMOVE REMAINING AIR POCKETS.



03 SHRUB PLANTING

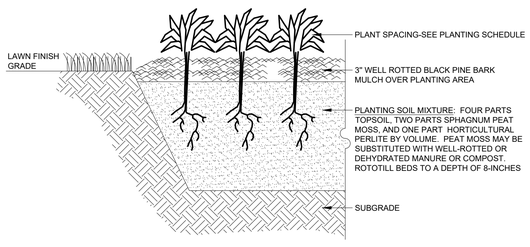
SCALE: N.T.S. SOURCE: MITCHELL & ASSOCIATES LAST UPDATED: 2023-05-09



NOTE:
INSTALL 5'-0" SQUARE AREA BY 4' DEEP OF FROST-FREE MATERIAL BELOW HANDICAP RAMPS AND ENTRY POINTS AT BUILDING.

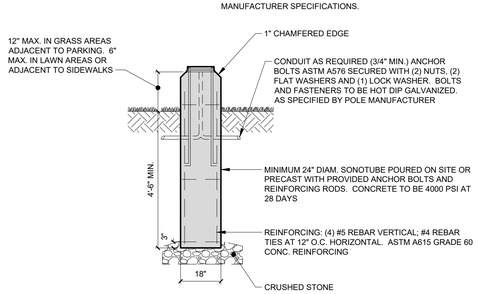
04 CONCRETE SIDEWALK

SCALE: N.T.S. SOURCE: MITCHELL & ASSOCIATES LAST UPDATED: 2025-04-24



05 PLANTING BED AND MULCH DETAIL

SCALE: N.T.S. SOURCE: MITCHELL & ASSOCIATES LAST UPDATED: 2022-06-15



06 LIGHT POLE DETAIL

SCALE: N.T.S. SOURCE: MITCHELL & ASSOCIATES LAST UPDATED: 2025-07-02

REGISTERED LANDSCAPE ARCHITECT
ROBERT METCALF
No.RLA 1815
7/09/26
STATE OF MAINE

TIDEWATER VILLAGE TV3

Clearwater Road

Falmouth, Maine

Date: July 09, 2026

Issued For: PERMITTING

Revisions:

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Title: DETAILS AND NOTES

Scale: AS NOTED

North:

Sheet No.: L-2



Luminaire Schedule					
Qty	Label	Watts	Arrangement	LLF	Description
10	SA	36.86	Single	0.900	URB-XXX-21-80L-39-3K7-3
6	SB	36.86	Single	0.900	URB-XXX-21-80L-39-3K7-4F
3	SC	36.86	Single	0.900	URB-XXX-21-80L-39-3K7-5QW
1	SD	36.86	Single	0.900	URB-XXX-21-80L-39-3K7-4F
1	SW1	36.86	Single	0.900	URB-XXX-21-80L-39-3K7-3
1	SW2	36.86	Single	0.900	URB-XXX-21-80L-39-3K7-3
11	W1	8.3	Single	0.900	EW262106-BK
6	W2	6	Single	0.900	33580X3_BEGA_IES
6	W3	9	Single	0.900	LEDbulb_ESS_BW_A19_E27_830_FR_800LM
3	W4	14.62	Single	0.900	DLQ340W-L15UE-DUN

Please Note: Do not use this schedule for quoting or wattage calculating, contact Illuminate for a complete fixture schedule

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Fc	0.48	12.4	0.0	N.A.	N.A.
Back Parking	Fc	1.58	3.8	0.3	5.27	12.67
Front Parking	Fc	1.40	4.6	0.2	7.00	23.00

Project:
Tidewater - Clearwater Dr - Site

Contact:
Kelley Wilkinson
Specification Sales
(978) 460-0963
kwilkinson@illuminatenne.com

Detail: Photometric Calculation
Date: 06/12/2026
Revision:-----
Scale: 1" = 30'-0"
Drawn By: SHJ

Generated For:
Mitchell & Associates

Drawing Number:

L-1

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