

**APLUS AUTO GROUP**  
**1027 ROOSEVELT TRAIL**  
**WINDHAM, MAINE**

PLAN INDEX

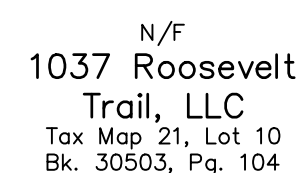
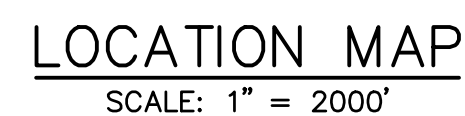
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|---|--|
| 1 | PRELIMINARY SITE PLAN                          |
| 2 | STANDARD BOUNDARY SURVEY & EXISTING CONDITIONS |
| 3 | SITE GRADING                                   |
| 4 | STANDARD DETAILS                               |
| 5 | EROSION CONTROL DETAILS                        |



















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

380B Main Street  
Gorham, Maine 04038

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



SYMBOL		LEGEND	DESCRIPTION
	RF / P/F		IRON ROD/PIPE FOUND
	AG		ABOVE GRADE
			PROPERTY LINE
			ABUTTING PROPERTY LINE
			BUILDING SETBACK
			EASEMENT
			LIMIT OF WETLANDS
			FENCE LINE
	N/F		NOW OR FORMERLY UTILITY POLE
	EQ		UNDERGROUND ELECTRIC
	E		GAS MAIN
	W		WATER LINE
			CATCH BASIN
			EDGE OF PAVEMENT
			WATER SHUT OFF
	UT		SEPTIC TEST PIT

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

DATE \_\_\_\_\_

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CHAIR

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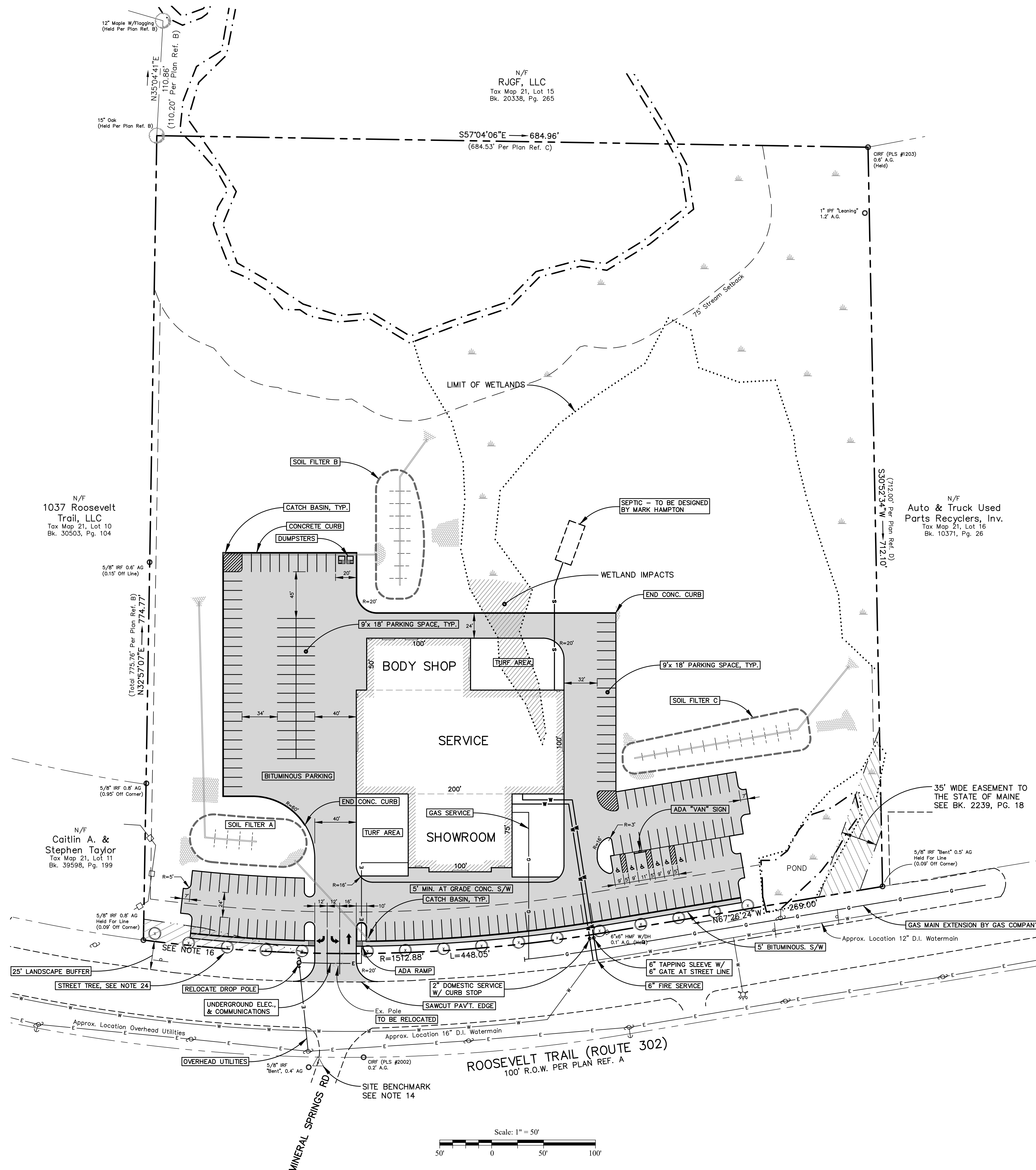
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NOTES:

1. OWNER/APPLICANT: DOUBLE A PROPERTIES, LLC  
968 ROOSEVELT TRAIL  
WINDHAM, ME 04062
2. ENGINEER: ANDREW S. MORRELL, PE #13285  
BH2M  
380B MAIN STREET  
GORHAM, MAINE
3. SURVEYOR: ROBERT C. LIBBY JR., PLS #2190  
BH2M
4. WETLANDS/SEPTIC: MARK HAMPTON ASSOCIATES  
PORTLAND, MAINE
5. DEED REFERENCE: BK. 41146, PG. 3410
6. LOT AREA: 532,847 S.F. (12.232 ACRES)
7. TAX MAP REFERENCE: MAP 21, LOT 12
8. MINIMUM STANDARDS: MINIMUM LOT AREA - NONE  
FRONTAGE - NONE  
SETBACKS - 50' FRONT  
30' SIDE AND REAR  
MAX. LOT COVERAGE - NONE  
MAX. BUILDING HEIGHT - NONE
9. ZONING: COMMERCIAL 1 NORTH (C-1N)
10. PROPOSED USE: AUTO SALES, AUTO SERVICE, & BODY SHOP
11. SEWER SERVICE: ON SITE SUBSURFACE WASTEWATER DISPOSAL  
AREA
12. WATER SERVICE: PUBLIC
13. ELECTRIC/TELEPHONE: UNDERGROUND FROM MAIN STREET
14. BENCHMARK: MAGETIC NAIL SET IN PAVEMENT, ELEV. 317.76,  
NAVD88
15. PARKING: PARKING PROVIDED - 185 SPACES
16. APPROXIMATE LOCATION OF SLOPE EASEMENT TO THE STATE OF MAINE,  
SEE BOOK 2239, PAGE 18 AND PLAN REF. A.
17. WETLAND IMPACTS: 4,324 S.F.
18. PLAN REFERENCE:
  - A. "MAINE STATE HIGHWAY COMMISSION RIGHT  
OF WAY MAP, STATE HIGHWAY 14, DATED  
JULY 1954, SHEETS 4 AND 5, S.H.C. FILE  
NO. 3-94.
  - B. "PLAN OF LAND FOR ALLEN LEVENSON  
LOCATED IN NORTH WINDHAM, MAINE"  
DATED AUG. 1977 BY WHITMAN & HOWARD  
INC. AND RECORDED IN THE C.C.R.D. PLAN  
BOOK 117, PAGE 47
  - C. "OVERALL SUBDIVISION PLAN OF  
ENTERPRISE BUSINESS PARK, PHASE 1A,  
1A", DATED APRIL 2003 FOR RJ GRONDIN  
& SONS, BY SEBAGO TECHNICS AND  
RECORDED IN THE C.C.R.D., PLAN BOOK  
203, PAGE 357.
  - D. "SITE PLAN OF AUTO & TRUCK USED  
PARTS", DATED OCT. 1994 FOR ALBERT  
BOZENET, JR. BY SEBAGO TECHNICS  
PROJECT NUMBER 94475.
19. BUILDING SHALL MEET ALL APPLICABLE SECTIONS OF THE NFPZ 101 LIFE  
SAFETY CODE AND THE NFPA FIRE PREVENTION CODE 1. BUILDING SHALL  
BE PROPERLY NUMBERED IN ACCORDANCE WITH E911 STANDARDS  
INCLUDING HEIGHT, COLOR AND LOCATION.
20. BUILDING SHALL BE SPRINKLED MEETING ALL REQUIREMENTS OF THE  
TOWN OF WINDHAM'S SPRINKLER ORDINANCE. SPRINKLER PLANS SHALL  
BE SUBMITTED TO THE STATE FIRE MARSHAL'S OFFICE AND THE GORHAM  
FIRE DEPARTMENT FOR REVIEW AND PERMITTING. THE PLANS FOR THE  
FIRE DEPARTMENT SHALL BE SUBMITTED AT LEAST TWO WEEKS PRIOR TO  
THE START OF INSTALLATION. SPRINKLER TEST PAPERS SHALL BE  
PROVIDED TO THE FIRE DEPT. BEFORE A CERTIFICATE OF OCCUPANCY IS  
ISSUED.
21. EXISTING UTILITY LOCATIONS SHOWN ON PLANS ARE APPROXIMATE.  
CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING DIG SAFE AND  
VERIFYING LOCATIONS PRIOR TO START OF CONSTRUCTION.
22. DEVELOPER SHALL PROVIDE A KNOX BOX WHICH SHALL HOUSE ENTRANCE  
KEYS TO ALL BUILDING ON SITE AT UNIT SALES BUILDING.
23. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN  
ACCORDANCE WITH THE MAINE EROSION AND SEDIMENTATION CONTROL  
BMP'S, LATEST REVISION.
24. STREET TREES SHALL BE A COMBINATION OF RED OAK AND WHITE OAK, 2"  
MIN. CALIPER. SPECIES SHALL BE PLANTED IN AN ALTERNATING  
PATTERN AT 40' ON CENTER. APPLICANT MAY CONSIDER ALTERNATIVE  
SPECIES WITH APPROVAL OF PARKS AND RECREATION.

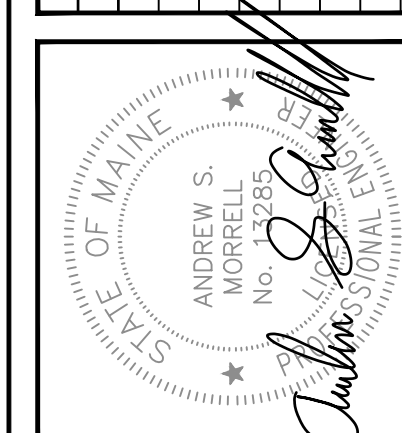
I CERTIFY THAT THIS SURVEY CONFORMS  
TO THE MAINE BOARD OF LICENSURE  
FOR PROFESSIONAL LAND SURVEYORS  
TECHNICAL STANDARDS OF PRACTICE FOR  
A STANDARD BOUNDARY SURVEY WITH  
THE FOLLOWING EXCEPTIONS:

1. NO SURVEYORS REPORT



ROBERT C. LIBBY JR.

PLS #2190

[illegible]

FOR  
Double A Properties, LLC  
968 Roosevelt Trail  
Windham, Maine

## SITE PLAN

APLUS AUTO GROUP

027 ROOSEVELT TRAIL

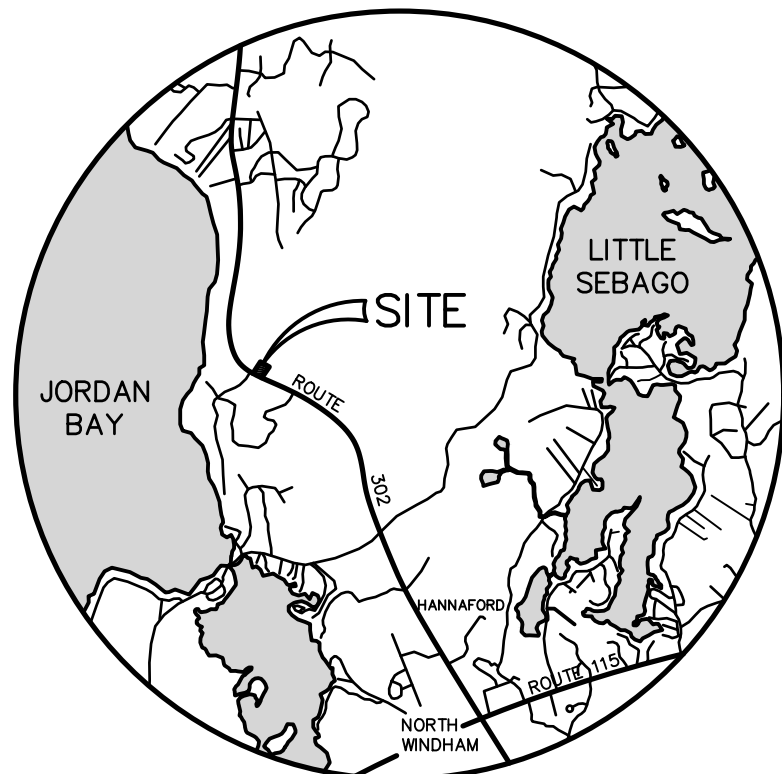
DESIGNED W. Pelkey	DATE June 2025
DRAWN W. Pelkey	SCALE 1" = 50'
CHECKED A. Morrell	JOB. NO. 24133

SHEET

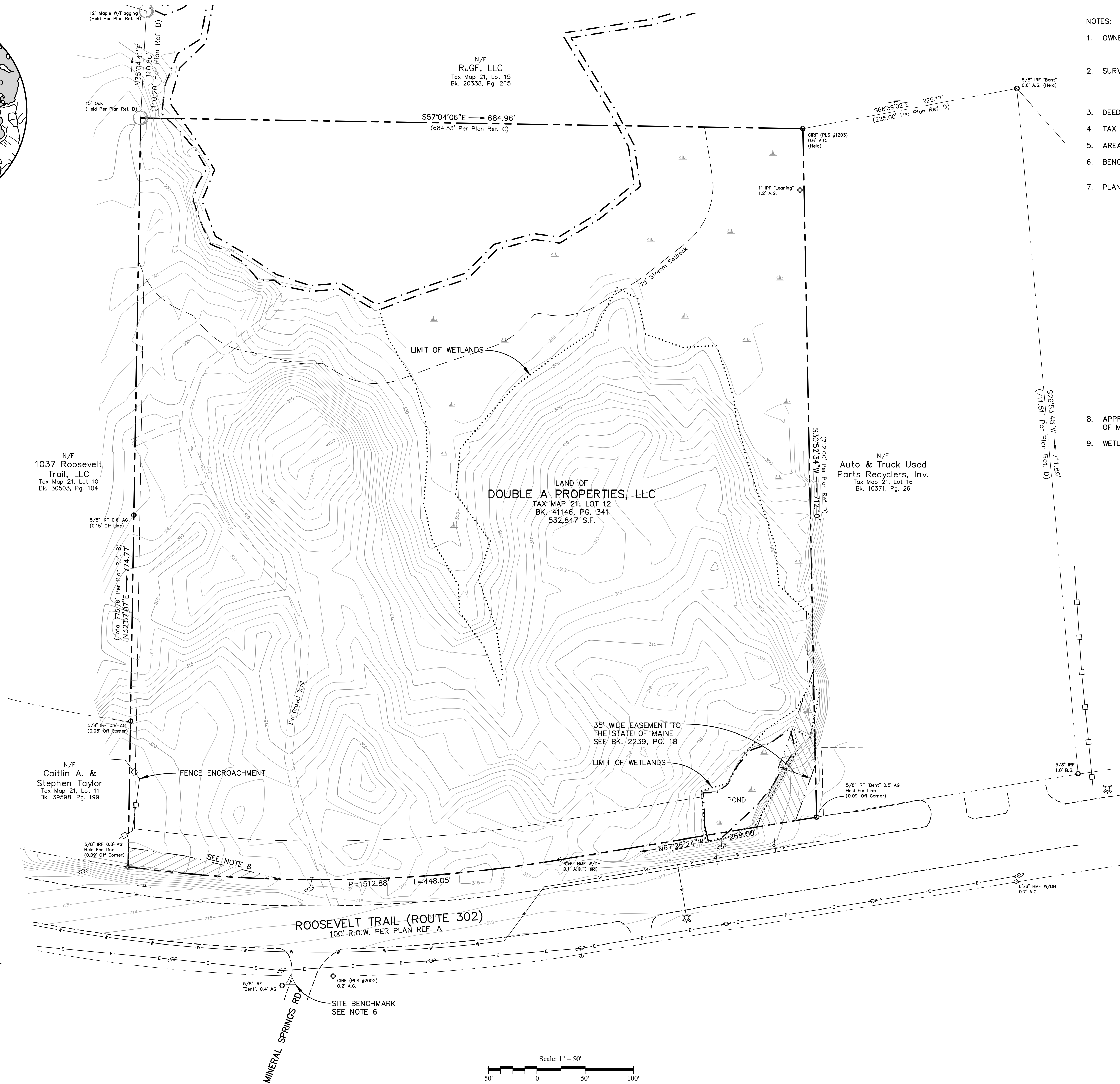
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LOCATION MAP  
SCALE: 1" = 2000'

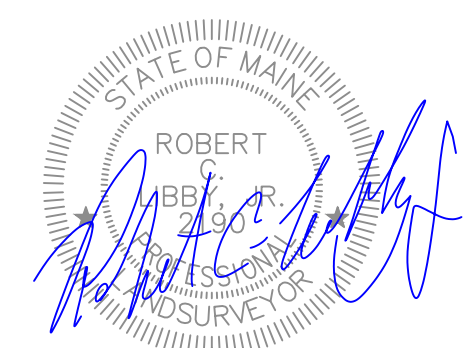


NOTES:

- OWNER: DOUBLE A PROPERTIES, LLC  
968 ROOSEVELT TRAIL  
WINDHAM, ME 04062
- SURVEYOR: ROBERT C. LIBBY JR, PLS #2190  
BH2M  
380B MAIN STREET  
GORHAM, ME 04038
- DEED REFERENCE: BK. 41146, PG. 341
- TAX MAP REFERENCE: MAP 21, LOT 12
- AREA OF PARCEL: 532,847 S.F.
- BENCHMARK: MAGNETIC NAIL SET IN PAVEMENT  
ELEVATION 317.76, NAVD88
- PLAN REFERENCES:
  - "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, STATE HIGHWAY 14", DATED JULY 1954, SHEETS 4 AND 5, S.H.C. FILE NO. 3-94.
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- APPROXIMATE LOCATION OF SLOPE EASEMENT TO THE STATE OF MAINE, SEE BOOK 2239, PAGE 18 AND PLAN REF. A.
- WETLANDS: MARK HAMPTON ASSOCIATES  
PORTLAND, MAINE

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:

- NO SURVEYORS REPORT



ROBERT C. LIBBY JR. PLS #2190

NO.	DATE	REVISION	DESCRIPTION
1.	6/30/25		Submitted Site Plan to Town



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FOR  
A Plus Auto Group  
968 Roosevelt Trail  
Windham, Maine

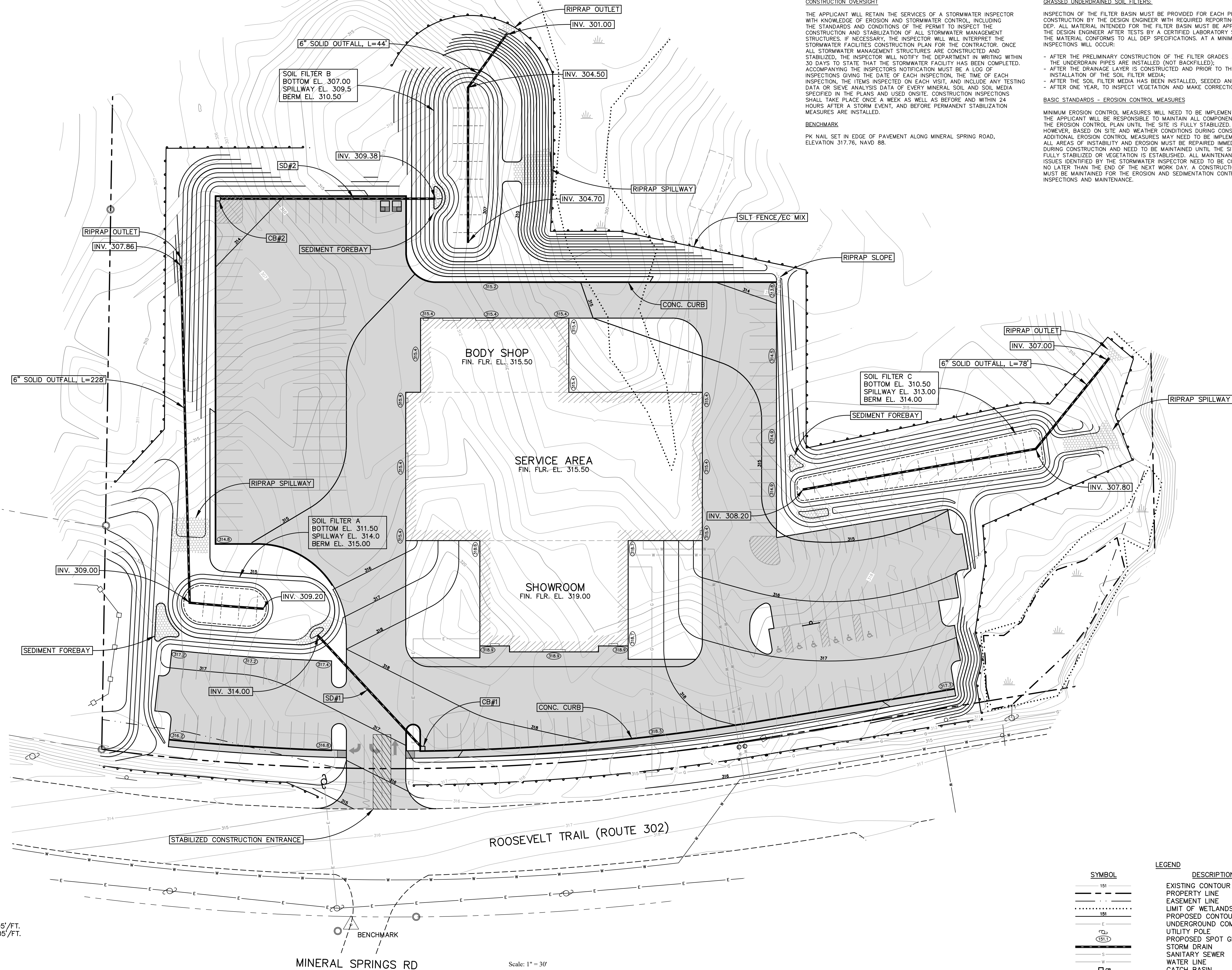
STANDARD BOUNDARY  
SURVEY & EXISTING  
CONDITIONS PLAN  
LAND OF  
DOUBLE A PROPERTIES, LLC  
1027 ROOSEVELT TRAIL  
WINDHAM, MAINE 04062

DESIGNED T. Taggett	DATE June 2025
DRAWN T. Taggett	SCALE 1" = 60'
CHECKED R. Libby, Jr.	JOB. NO. 25028

SHEET  
2

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**STORMDRAIN PIPES**  
SD#1 - 12" S.D., L=102', S=0.005'/FT.  
SD#2 - 15" S.D., L=144', S=0.005'/FT.

**STORMDRAIN STRUCTURES**  
CB#1 - RIM 317.30  
12" INV. 314.51  
CB#2 - RIM 313.50  
12" INV. 310.00

#### CONSTRUCTION OVERSIGHT

THE APPLICANT WILL RETAIN THE SERVICES OF A STORMWATER INSPECTOR WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS OF THE PERMIT TO INSPECT THE CONSTRUCTION AND STABILIZATION OF ALL STORMWATER MANAGEMENT STRUCTURES. IF NECESSARY, THE INSPECTOR WILL INTERPRET THE STORMWATER FACILITIES CONSTRUCTION PLAN FOR THE CONTRACTOR. ONCE ALL STORMWATER MANAGEMENT STRUCTURES ARE CONSTRUCTED AND STABILIZED, THE INSPECTOR WILL NOTIFY THE DEPARTMENT IN WRITING WITHIN 30 DAYS TO STATE THAT THE STORMWATER FACILITY HAS BEEN COMPLETED. ACCOMPANYING THE INSPECTOR'S NOTIFICATION MUST BE A LOG OF INSPECTIONS GIVING THE DATE OF EACH INSPECTION, THE TIME OF EACH INSPECTION, THE ITEMS INSPECTED ON EACH VISIT, AND INCLUDE ANY TESTING DATA OR SIEVE ANALYSIS DATA OF EVERY MINERAL SOIL AND SOIL MEDIA SPECIFIED IN THE PLANS AND USED ON-SITE. CONSTRUCTION INSPECTIONS SHALL TAKE PLACE ONCE A WEEK AS WELL AS BEFORE AND WITHIN 24 HOURS AFTER A STORM EVENT, AND BEFORE PERMANENT STABILIZATION MEASURES ARE INSTALLED.

#### BENCHMARK

PK NAIL SET IN EDGE OF PAVEMENT ALONG MINERAL SPRING ROAD, ELEVATION 317.76, NAVD 88.

#### GRASSED UNDERDRAINED SOIL FILTERS:

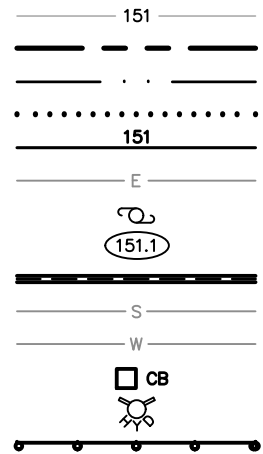
INSPECTION OF THE FILTER BASIN MUST BE PROVIDED FOR EACH PHASE OF CONSTRUCTION BY THE DESIGN ENGINEER WITH REQUIRED REPORTING TO THE DEP. ALL MATERIAL INTENDED FOR THE FILTER BASIN MUST BE APPROVED BY THE DESIGN ENGINEER AFTER TESTS BY A CERTIFIED LABORATORY SHOW THAT THE MATERIAL CONFORMS TO ALL DEP SPECIFICATIONS. AT A MINIMUM, INSPECTIONS WILL OCCUR:

- AFTER THE PRELIMINARY CONSTRUCTION OF THE FILTER GRADES AND ONCE THE UNDERDRAIN PIPES ARE INSTALLED (NOT BACKFILLED);
- AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE SOIL FILTER MEDIA;
- AFTER THE SOIL FILTER MEDIA HAS BEEN INSTALLED, SEEDING AND MULCHED; AND
- AFTER ONE YEAR, TO INSPECT VEGETATION AND MAKE CORRECTIONS.

#### BASIC STANDARDS - EROSION CONTROL MEASURES

MINIMUM EROSION CONTROL MEASURES WILL NEED TO BE IMPLEMENTED AND THE APPLICANT WILL BE RESPONSIBLE TO MAINTAIN ALL COMPONENTS OF THE EROSION CONTROL PLAN UNTIL THE SITE IS FULLY STABILIZED. HOWEVER, BASED ON SITE AND WEATHER CONDITIONS DURING CONSTRUCTION, ADDITIONAL EROSION CONTROL MEASURES MAY NEED TO BE IMPLEMENTED. ALL AREAS OF INSTABILITY AND EROSION MUST BE REPAIRED IMMEDIATELY DURING CONSTRUCTION AND NEED TO BE MAINTAINED UNTIL THE SITE IS FULLY STABILIZED OR VEGETATION IS ESTABLISHED. ALL MAINTENANCE ISSUES IDENTIFIED BY THE STORMWATER INSPECTOR NEED TO BE COMPLETED NO LATER THAN THE END OF THE NEXT WORK DAY. A CONSTRUCTION LOG MUST BE MAINTAINED FOR THE EROSION AND SEDIMENTATION CONTROL INSPECTIONS AND MAINTENANCE.

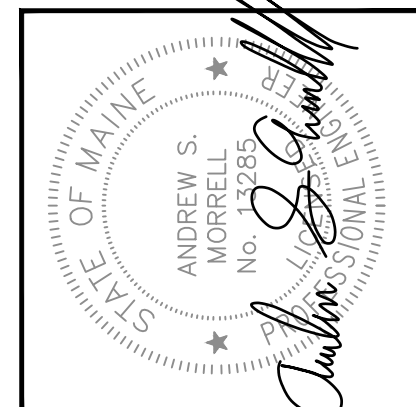
#### SYMBOL



#### LEGEND

EXISTING CONTOUR  
PROPERTY LINE  
EASEMENT LINE  
LIMIT OF WETLANDS  
PROPOSED CONTOUR  
UNDERGROUND COMMUNICATIONS  
UTILITY POLE  
PROPOSED SPOT GRADE  
STORM DRAIN  
SANITARY SEWER  
WATER LINE  
CATCH BASIN  
HYDRANT  
SILT FENCE

NO.	DATE	REVISION	DESCRIPTION
1.	6/30/25		Submitted Site Plan to Town



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FOR  
Double A Properties, LLC  
968 Roosevelt Trail  
Windham, Maine

SITE GRADING  
APLUS AUTO GROUP  
1027 ROOSEVELT TRAIL  
WINDHAM, MAINE

DESIGNED	DATE
W. Pelkey	June 2025
DRAWN	SCALE
W. Pelkey	1" = 30'
CHECKED	JOB. NO.
A. Morrell	24133

SHEET  
**3**  
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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 THE 2019 MAINE EROSION AND SEDIMENT CONTROL BMP'S MANUAL FOR DESIGNERS AND ENGINEERS, AND THE TEST REVISION TO THE 2019 MAINE EROSION AND SEDIMENT CONTROL FIELD GUIDE FOR CONTRACTORS. SEE MANUALS 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 STANDARD PERMIT CONDITIONS. CONSTRUCTION INSPECTIONS SHALL BE PERFORMED AT LEAST ONCE A WEEK, AND PRIOR TO AND 24 HOURS AFTER A WEATHER EVENT (1 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 TIDE 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 BARRIER WHEN THE SLOPE IS GREATER THAN 3:1 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 (1.0 INCH OR MORE IN A 24-HOUR PERIOD) OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. IF AN INSPECTION DETERMINES THAT A CORRECTIVE ACTION IS REQUIRED, THE ACTION OR REPAIR SHALL BE COMPLETED WITHIN 7 DAYS 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 OF 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 LIME/STONE 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 (N-P20S-K20) OR EQUIVALENT. APPLY GROUND LIME/STONE (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 SEEDDED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SQ. FT. LAWN QUALITY SOIL MAY BE SUBSTITUTED FOR SEED. SEED MIX SHALL CONTAIN 10% ANNUAL RYE GRASS.
  - d. HAY MULCH AT THE RATE OF 70-90 LBS PER 1,000 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 1,000 SQUARE FEET FOR PAPER MULCH OR 40 LBS PER 1,000 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.
17. 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.
18. 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 DETAILS.
19. 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.
20. ALL STORMWATER WILL BE PREVENTED FROM RUNNING ONTO STOCKPILES. SEDIMENT BARRIERS WILL BE INSTALLED DOWNGRADIENT OF ALL STOCKPILES.
21. 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
LATE SUMMER/EARLY FALL (8/15 - 9/15)	DAISY	80 LBS/ACRE
FALL (9/15 - 11/1)	PERENNIAL RYEGRASS	40 LBS/ACRE
WINTER (11/1 - 4/1)	WINTER RYE	112 LBS/ACRE
SPRING (4/1 - 7/1)	MULCH W/ DORMANT SEED	80 LBS/ACRE**
	DAISY	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:
  - A. 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 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 DIRECTION WITHIN THE DITCH. IF NECESSARY, THE CONTRACTOR WILL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING SO 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 DIRECTION WITHIN THE DITCH. IF NECESSARY, THE CONTRACTOR WILL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING SO TO PREVENT THE SOD FROM SLOUGHING DURING FLOW CONDITIONS. SEE THE PERMANENT VEGETATION BMP SECTION.
  - C. OVERWINTER STABILIZATION OF DISTURBED SLOPES:
    - A. ALL STONE-COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL SLOPES TO BE VEGETATED MUST BE SEED 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 SLOPE WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS. BY OCTOBER 1, THE DISTURBED SLOPE MUST BE SEEDDED 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.
3. OVERWINTER STABILIZATION OF DISTURBED SLOPES:
  - A. ALL STONE-COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL SLOPES TO BE VEGETATED MUST BE SEED 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 SLOPE WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS. BY OCTOBER 1, THE DISTURBED SLOPE MUST BE SEEDDED 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.
4. OVERWINTER STABILIZATION OF DISTURBED SOILS:
  - A. ALL DISTURBED AREAS MUST BE SEEDDED AND MULCHED. ALL SLOPES MUST BE STABILIZED, SEEDDED AND MULCHED. ALL GRASS-LINED DITCHES AND CHANNELS MUST BE STABILIZED WITH MULCH OR AN EROSION CONTROL BLANKET.
  - B. IF THE SLOPE IS STABILIZED WITH AN EROSION CONTROL BLANKET AND SEEDDED, ALL DISTURBED AREAS TO BE PROTECTED WITH AN ANNUAL GRASS MUST BE SEEDDED AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND MULCHED.
  - C. ALL STONE LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED. SLOPES THAT ARE COVERED WITH RIPRAP MUST BE CONSTRUCTED BY THAT DATE, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.
    - A. STABILIZE THE SOIL WITH SOD: THE DISTURBED SLOPE MUST BE SEEDDED 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 SLOPE WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS. BY OCTOBER 1, THE DISTURBED SLOPE MUST BE SEEDDED 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.
    - B. STABILIZE THE SOIL WITH STONE RIPRAP: PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE DEVELOPMENTS 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.
    - C. STABILIZE THE SOIL WITH MULCH: BY NOVEMBER 15, MULCH THE DISTURBED SLOPE BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SILT IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF OF THE DISTURBED SOIL. PROVIDE NETTING ON ALL SLOPES GREATER THAN 8:1.
5. MAINTENANCE:
  - A. IF AN INSPECTION DETERMINES THAT A CORRECTIVE ACTION IS REQUIRED, THE ACTION OR REPAIR SHALL BE STARTED BY THE END OF THE 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 STOP 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 SEEDDED AND MULCHED.

OCTOBER 1 IF THE SLOPE IS STABILIZED WITH AN EROSION CONTROL BLANKET AND SEEDDED.

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, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

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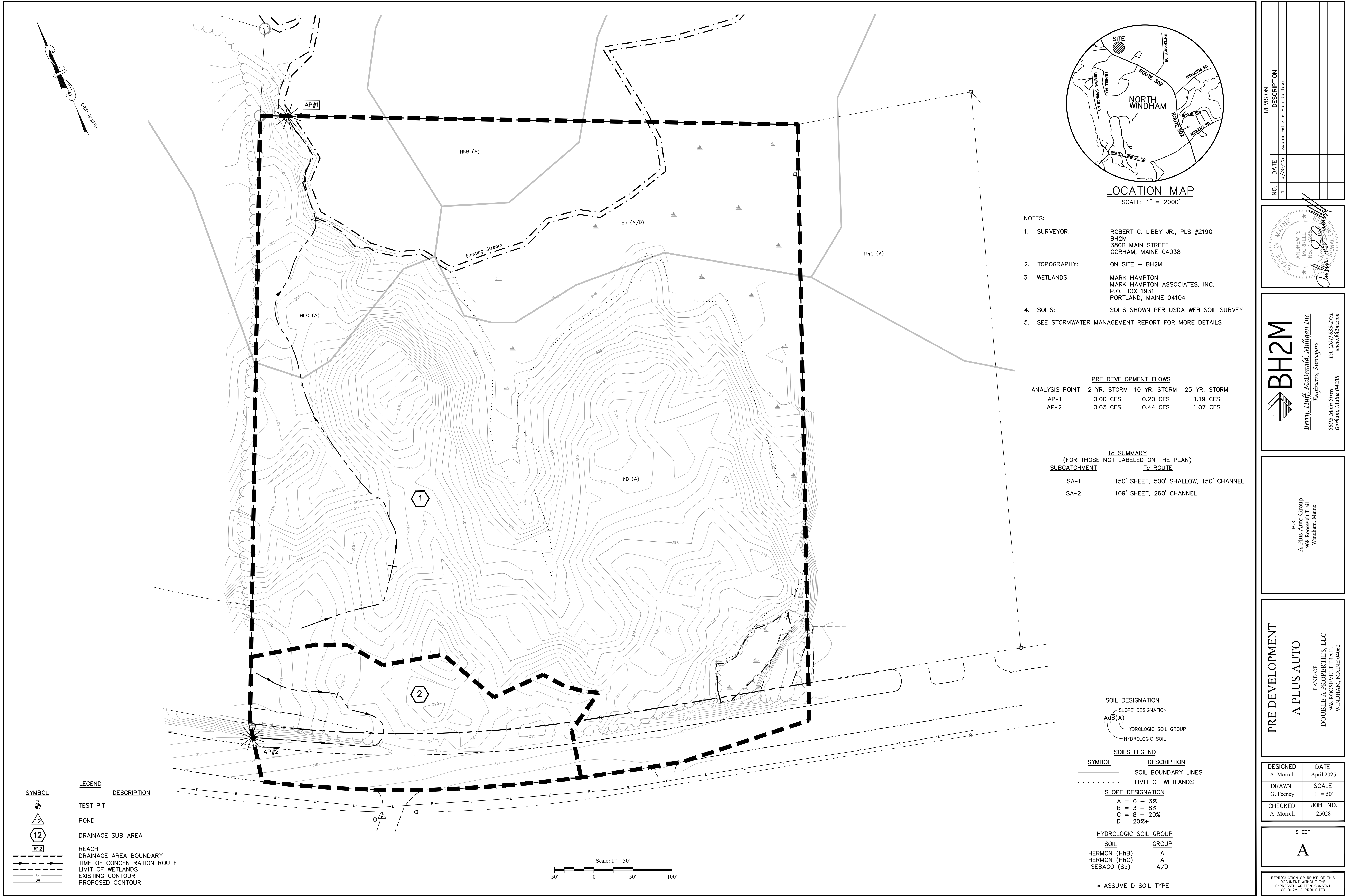
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REVISION	DESCRIPTION
NO.	DATE
1.	6/30/25
	Submitted Site Plan to Town

STATE OF MAINE	ANDREW S. MORELL	No. 12285	Professional Seal
Berry, Huff, McDonald, Milligan Inc. Engineers, Surveyors			
380B Main Street Gorham, Maine 04038			
Tel: (207) 839-2771 www.bh2m.com			

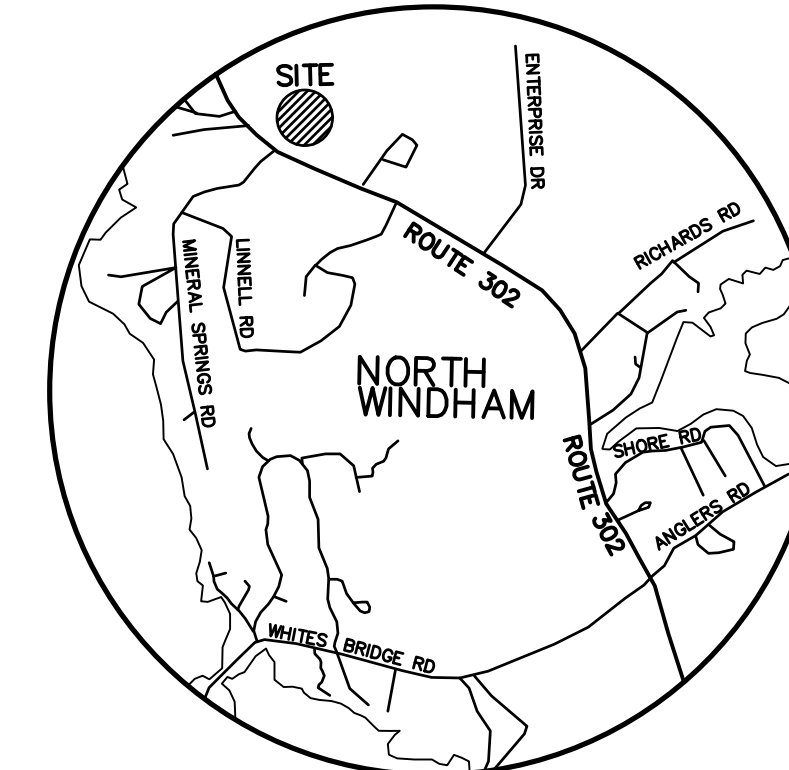
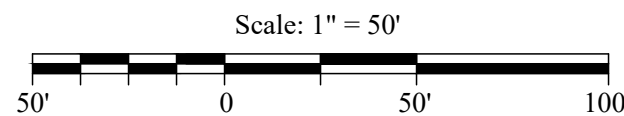
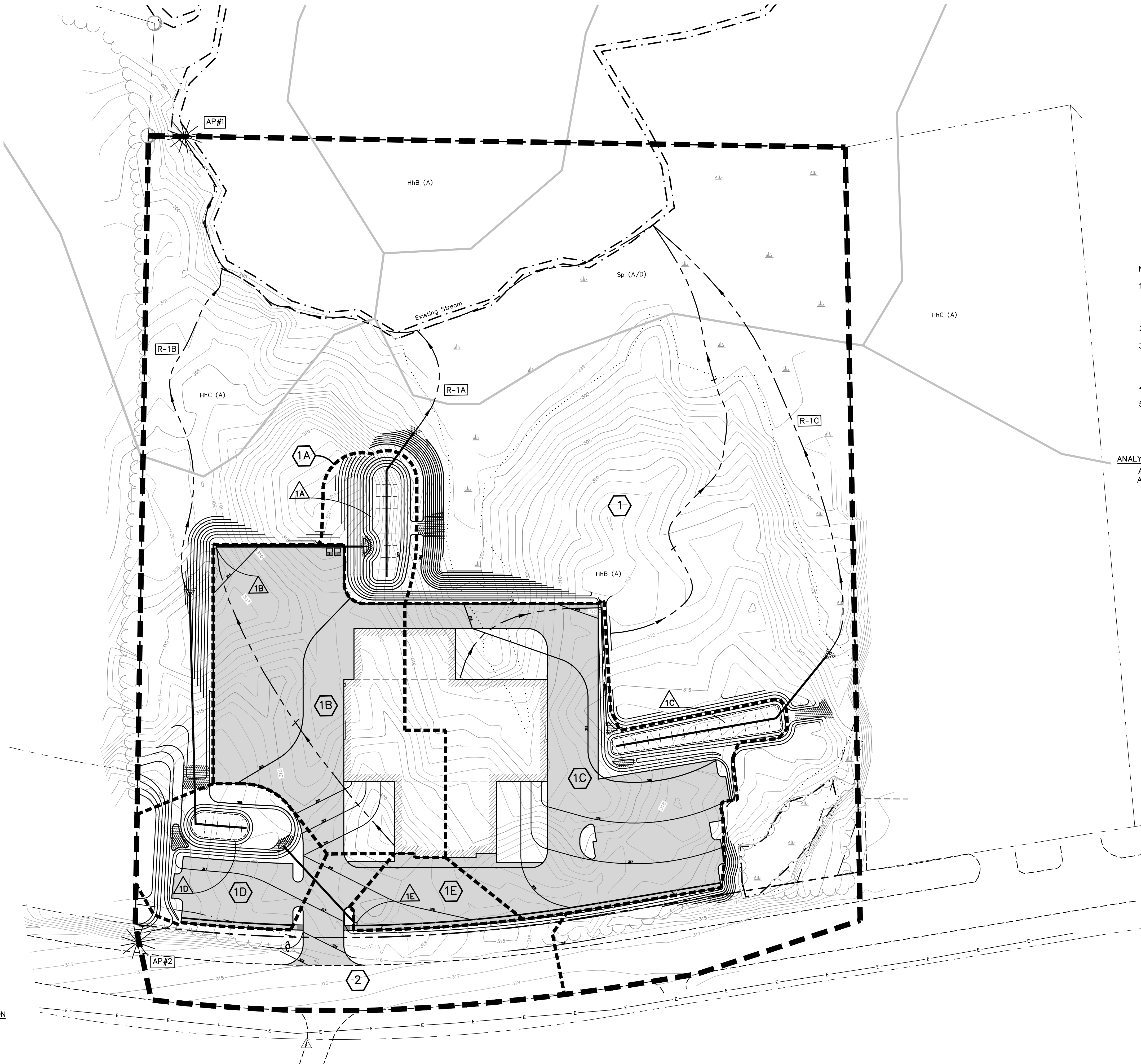
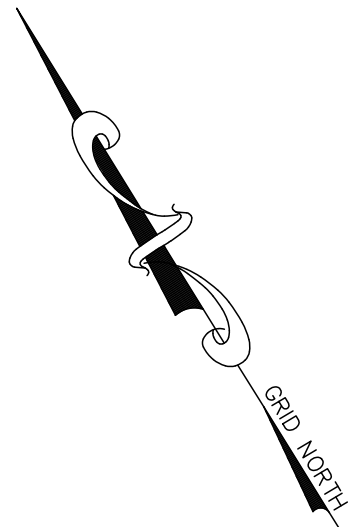
FOR	A Plus Auto Group 968 Roosevelt Trail Windham, Maine
-----	--

PRE DEVELOPMENT	LAND OF A PLUS AUTO
DOUBLE A PROPERTIES, LLC 968 ROOSEVELT TRAIL WINDHAM, MAINE 04062	

DESIGNED	DATE
A. Morrell	April 2025
DRAWN	SCALE
G. Feeney	1" = 50'
CHECKED	JOB. NO.
A. Morrell	25028

SHEET
A

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--



LOCATION MAP  
SCALE: 1" = 2000'

NOTES:

1. SURVEYOR: ROBERT C. LIBBY JR., PLS #2190  
BH2M  
380B MAIN STREET  
GORHAM, MAINE 04038
2. TOPOGRAPHY: ON SITE - BH2M
3. WETLANDS: MARK HAMPTON  
MARK HAMPTON ASSOCIATES, INC.  
P.O. BOX 1931  
PORTLAND, MAINE 04104
4. SOILS: SOILS SHOWN PER USDA WEB SOIL SURVEY
5. SEE STORMWATER MANAGEMENT REPORT FOR MORE DETAILS

ANALYSIS POINT	POST DEVELOPMENT FLOWS		
	FLOW RATE = POST (PRE)		
	2 YR. STORM	10 YR. STORM	25 YR. STORM
AP-1	0.30 (0.00) CFS	0.82 (0.20) CFS	3.27 (1.19) CFS
AP-2	1.01 (0.03) CFS	2.14 (0.44) CFS	3.12 (1.07) CFS

TO SUMMARY  
(FOR THOSE NOT LABELED ON THE PLAN)  
SUBCATCHMENT TO ROUTE

SA-1	150' SHEET, 364' SHALLOW, 626' CHANNEL
SA-1A	6 MINUTE DIRECT ENTRY
SA-1B	150' SHEET, 195' SHALLOW
SA-1C	150' SHEET, 35' SHALLOW, 120' CHANNEL
SA-1D	6 MINUTE DIRECT ENTRY
SA-1E	6 MINUTE DIRECT ENTRY
SA-2	6 MINUTE DIRECT ENTRY

SOIL DESIGNATION

SLOPE DESIGNATION  
AdB(A)  
HYDROLOGIC SOIL GROUP  
HYDROLOGIC SOIL

SOILS LEGEND

SYMBOL	DESCRIPTION
---	SOIL BOUNDARY LINES
----	LIMIT OF WETLANDS

SLOPE DESIGNATION

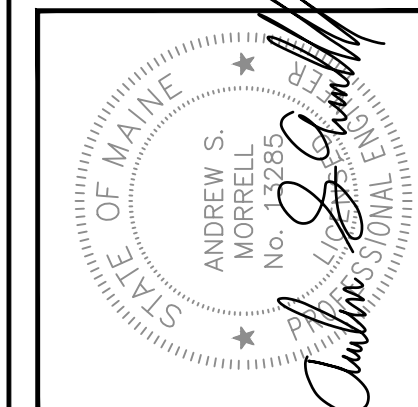
A = 0 - 3%  
B = 3 - 8%  
C = 8 - 20%  
D = 20%+

HYDROLOGIC SOIL GROUP

SOIL	GROUP
HERMON (HhB)	A
HERMON (HhC)	A
SEBAGO (Sp)	A/D

\* ASSUME D SOIL TYPE

NO.	DATE	REVISION DESCRIPTION
1.	6/15/25	Submitted Site Plan to Town



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

FOR  
A Plus Auto Group  
968 Roosevelt Trail  
Windham, Maine

POST DEVELOPMENT  
A PLUS AUTO  
LAND OF  
DOUBLE A PROPERTIES, LLC  
968 ROOSEVELT TRAIL  
WINDHAM, MAINE 04062

DESIGNED A. Morrell	DATE April 2025
DRAWN G. Feeney	SCALE 1" = 50'
CHECKED A. Morrell	JOB. NO. 25028

SHEET  
**B**

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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Front Parking lot	+	11.1 fc	20.2 fc	1.3 fc	15.5:1	8.5:1
Front Row of Cars - East	+	19.4 fc	23.2 fc	14.4 fc	1.6:1	1.3:1
Front Row of Cars - West	+	19.0 fc	23.8 fc	11.0 fc	2.2:1	1.7:1
Outside of Parking Lot	+	0.7 fc	22.7 fc	0.0 fc	N/A	N/A
Side/Back Parking Lot	+	2.8 fc	12.6 fc	0.4 fc	31.5:1	7.0:1
Turf Area	+	2.9 fc	5.7 fc	1.5 fc	3.8:1	1.9:1
Turf Area	+	6.9 fc	11.1 fc	3.3 fc	3.4:1	2.1:1
Turf Area	+	4.2 fc	8.7 fc	1.0 fc	8.7:1	4.2:1

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Lumens per Lamp	LLF	Wattage
	FR4	9	Acuity	DSX2 LED P14 30K 80CRI TFTM HS MVOLT SPA L90/R90 DBLXD with SSS 20 4G DM28AS DBLXD	2 D-Series Size 2 Area Fixture with Forward Throw House Side Shield; mounted at 23ft (20ft pole on 3ft base)	LED	38415	0.9	818.2664
	S4	10	Acuity	DSX2 LED P3 30K 80CRI TFTM MVOLT SPA DBLXD with SSS 20 4G DM19AS DBLXD	D-Series Size 2 Area Fixture with Forward Throw Optics; mounted at 23ft (20ft pole on 3ft base)	LED	26191	0.9	219.4
	S5	3	Acuity	DSX2 LED P7 30K 80CRI T5M MVOLT SPA DBLXD with SSS 20 4G DM19AS DBLXD	D-Series Size 2 Area Fixture with Type 5 Medium Optics; mounted at 23ft (20ft pole on 3ft base)	LED	46807	0.9	409.13
	W1	6	Acuity	WDGE2 LED P2 30K 80CRI TFTM MVOLT SRM DBLXD	WDGE2 LED Wallpack with forward throw optics; mounted at 10ft	LED	1934	0.9	18.9815
	W3	3	Acuity	WDGE3 LED P3 30K 80CRI R3 30K MVOLT SRM DBLXD	WDGE3 LED Wallpack with type 3 optics; mounted at 18ft	LED	9265	0.9	71.6952
	W4	7	Acuity	WDGE3 LED P3 80CRI RFT 30K MVOLT SRM DBLXD	WDGE3 LED Wallpack with forward throw optics; mounted at 18ft	LED	9349	0.9	71.6952

DESCRIPTION  
ROD/PIPE FOUND  
VE GRADE  
PROPERTY LINE  
SETTING PROPERTY LINE  
DING SETBACK  
CIMENT  
OF WETLANDS  
CE LINE  
OR FORMERLY  
TY POLE  
GROUND ELECTRIC  
MAIN  
ER LINE  
CH BASIN  
OF PAVEMENT  
ER SHUT OFF  
IC TEST PIT

Caitlin A. &  
Stephen Taylor  
Tax Map 21, Lot 11,  
Bk. 39598, Pg. 199

DATE



A-PLUS AUTO GROUP  
Windham, ME  
Site Lighting Layout

Designer  
Heidi G. Connors  
Visible Light, Inc.  
24 Stickney Terrace  
Suite 6  
Hampton, NH 03842  
Date  
06/23/2025  
Scale  
1"=30'  
Drawing No.  
Summary