

NORTH WINDHAM PUBLIC SAFETY

FRANKLIN DRIVE
WINDHAM, MAINE

APPLICANT:

TOWN OF WINDHAM

8 SCHOOL ROAD
WINDHAM, ME 04062

ENGINEER/SURVEYOR/
LANDSCAPE ARCHITECT:

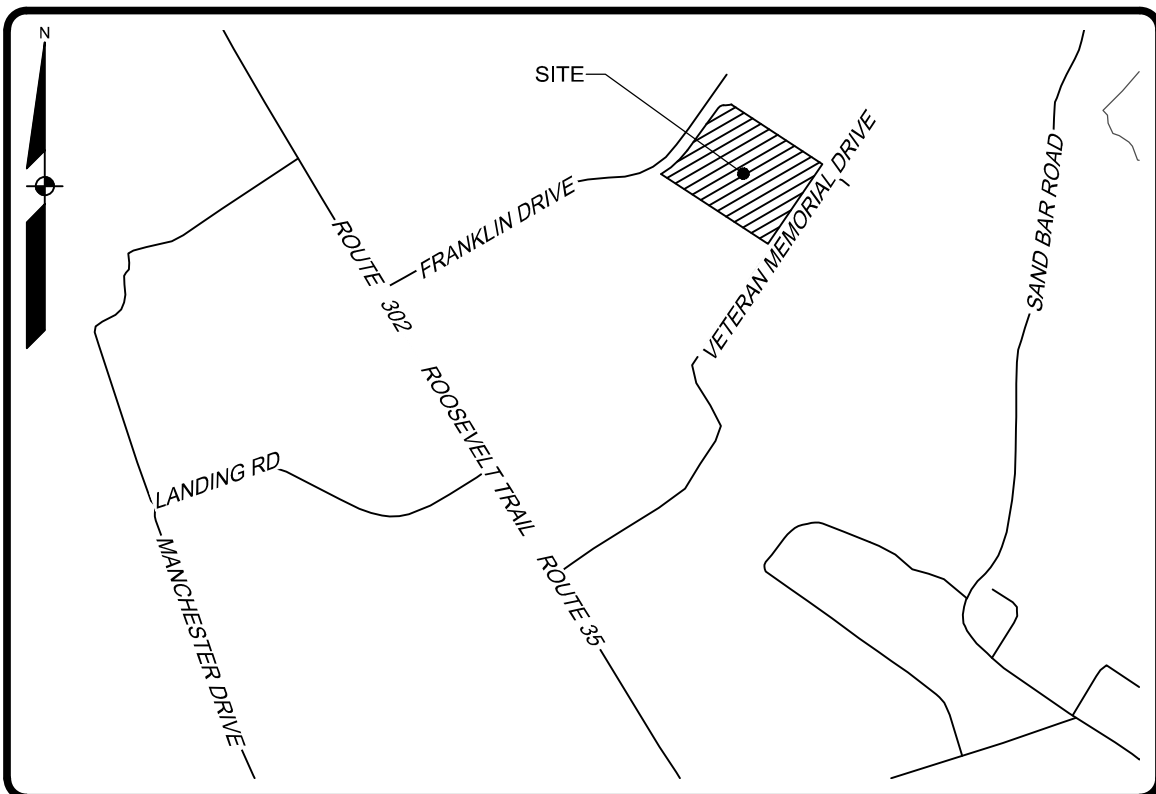
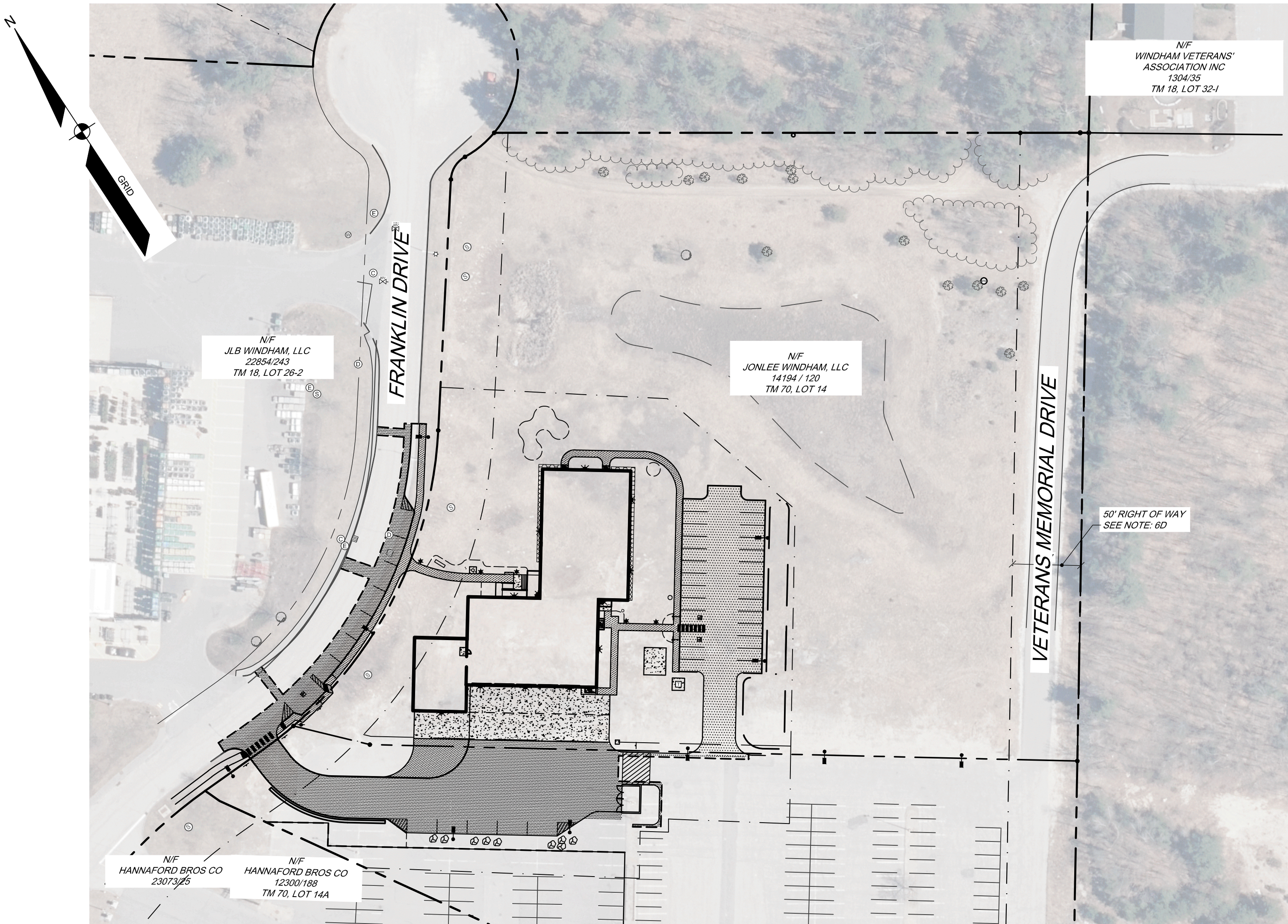
SEBAGO
TECHNICS

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

CONSTRUCTION MANAGER:

GREAT FALLS
CONSTRUCTION INC.

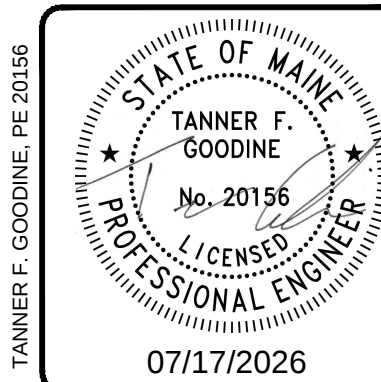
20 MECHANIC ST
GORHAM, ME 04038



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1 OF 1	EXISTING CONDITIONS PLAN

NOT FOR
CONSTRUCTION



REV	BY	DATE	STATUS
G	TFG	07/17/2026	ISSUED TO TOWN OF WINDHAM FOR COMMENT RESPONSE
F	TFG	06/11/2026	ISSUED TO TOWN OF WINDHAM FOR LOCAL SUBMISSION
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COVER SHEET
OF:
NORTH WINDHAM PUBLIC SAFETY
FRANKLIN DRIVE
WINDHAM, MAINE
FOR:
TOWN OF WINDHAM
8 SCHOOL ROAD
WINDHAM, ME 04062

DESIGNED	MRA/TNL
DRAWN	MRS
CHECKED	TFG
DATE	07/16/2026
SCALE	1" = 60'
PROJECT	240431-01

SHEET G-101

EXISTING		PROPOSED
—	PROPERTY LINE/R.O.W.	—
—	ABUTTER LINE/R.O.W.	—
—	DEED LINE/R.O.W.	—
—	TIE LINE	—
—	SETBACK	—
—	EASEMENT	—
—	BUFFER	—
—	FLOODPLAIN	—
—	FLOODWAY	—
—	CENTERLINE	—
□	MONUMENT	■
⊗	IRON PIPE/ROD	●
—	DRILL HOLE	⊗
C1/L1	DEED CALL	—
C1/L1	CURVE/LINE NO.	C1/L1
—	SOILS	—
—	ZONE LINE	—
—	ZONE LINE ON PL.	—
	BENCHMARK	—
	SURVEY CONTROL	—
	TEST PIT	—
	MONITORING WELL	—
	BORING	—
	BUILDING	
	DECK/STEPS/ OVERHANG	—
	EDGE WETLAND	—
	WETLANDS	—
	UPLANDS	—
	STREAM	—
	LEDGE	—
—	EDGE PAVEMENT	—
—	PAVEMENT SAWCUT	—
—	EDGE CONCRETE	—
—	PAVEMENT PAINT	—
—	EDGE GRAVEL	—
—	CURB LINE	—
—	EDGE OF WATER	—
—	TREELINE	—
---120---118	CONTOURS	---120
X 120.00	SPOT GRADE	+120.00
○	CHAIN LINK FENCE	○
X	BARB WIRE FENCE	X
□	STOCKADE FENCE	□
—	GUARD RAIL	—
—	STONE WALL	—
—	RETAINING WALL	—
—	DECIDUOUS TREE	—
—	CONIFEROUS TREE	—
—	MULCH LINE	—
—	BOLLARD	—
—	SIGN	—
—	RAILROAD	—
G	GAS	G
	GAS GATE VALVE	
	GAS METER	—
	GAS MANHOLE	—
W	WATER	W
	WATER GATE VALVE	
	WATER SHUT OFF	—
	HYDRANT	—
	WATER MANHOLE	—
	WELL	—
S	SANITARY SEWER	S
FM	FIRE MAIN	FM
	SANITARY MANHOLE	
SD	STORM DRAIN	SD
UD	UNDER DRAIN	UD
	DRAINAGE MANHOLE	
	CATCH BASIN	
OHU	OVERHEAD UTILITY	OHU
UGU	UNDERGROUND UTILITY	UGU
	TRANSFORMER PAD	
	ELECTRIC MANHOLE	
	ELECTRIC METER	—
	HVAC UNIT	—
	TELEPHONE MANHOLE	—
	LIGHT POLE	—
	UTILITY POLE	—
—	GUY WIRE	—
—	DRAINAGE DITCH	—
—	EROSION CONTROL BLANKET	—
—	FILTER BARRIER	—
—	RIPRAP	—
—	CHECK DAM	—
—	INLET PROTECTION	—
—	BOULDER	—

THE RECORD OWNER OF THE PARCEL IS JONLEE WINDHAM LLC, BY DEED DATED OCTOBER 2, 1998 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 14194, PAGE 120.

2. THE PROPERTY IS SHOWN AS LOT 14 ON THE TOWN OF WINDHAM TAX MAP 70 AND IS LOCATED IN THE COMMERCIAL-1 DISTRICT(C-1).

3. SPACE AND BULK CRITERIA FOR THE COMMERCIAL DISTRICT ARE AS FOLLOWS:

NET RESIDENTIAL DENSITY:	NONE
MINIMUM LOT SIZE:	NONE
MINIMUM STREET FRONTAGE:	100 FEET
MINIMUM FRONT YARD:	10 FEET

A. BUILDING PRINCIPAL.

a. ON ROUTE 302:	10 FEET TO 20 FEET
b. ALL OTHER STREETS:	0 FEET TO 20 FEET

B. BUILDING ACCESSORY: PRINCIPAL BUILDING SETBACK, PLUS 20 FEET MINIMUM

C. DWELLING: TWO-FAMILY MINIMUM SETBACK ON ROUTES 35, 115, AND 302: 300 FEET

MINIMUM SIDE YARD:	6 FEET
MINIMUM REAR YARD:	6 FEET
MAXIMUM BUILDING HEIGHT:	75 FEET

SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

4. TOTAL AREA OF PROPOSED PARCEL IS APPROXIMATELY 5.07 ACRES.

5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREIN IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHINCS, INC. IN FEBRUARY OF 2025 WITH SNOW AND ICE CONDITIONS. CONTOURS SHOWN OUTSIDE PROPOSED LOT ARE SUPPLEMENTED WITH AERO-GEOMATICS/ SUAS DATA AND PHOTOGRAMMETRY & LIDAR.

6. PLAN REFERENCES:

A. "EXISTING CONDITIONS LAND OF JLB WINDHAM LLC" FOR JAY WISE BY BHMZ DATE NOVEMBER 2022, JOB NUMBER 22051.

B. "EXISTING CONDITIONS PLAN OF FRANKLIN DRIVE" FOR NEW GEN HOSPITALITY MANAGEMENT LLC, BY SEBAGO TECHINCS DATED OCTOBER 16, 2024, JOB NUMBER 230411.

C. "PLAN SHOWING A STANDARD BOUNDARY SURVEY, WINDHAM MALL" FOR W.E.D.C BY MAIN-LAND DEVELOPMENT CONSULTANTS DATED JULY 27, 2023.

D. "STANDARD BOUNDARY SURVEY OF A PORTION OF LAND LOCATED ON SAND BAR ROAD" FOR MARVIN MAYERBERRY BY LEWIS & WASINA, INC., DATED FEBRUARY 12, 2001 AND RECORDED AT CCRD IN PLAN BOOK 201, PAGE 428.

E. "AMENDED SUBDIVISION PLAN" PREPARED FOR JONLEE WINDHAM, LLC., BY LAND SERVICES INC., DATED FEBRUARY 8, 2002 AND RECORDED AT CCRD IN PLAN BOOK 202, PAGE 339.

F. "AMENDED SUBDIVISION PLAN THE WINDHAM MALL ROOSEVELT TRAIL AND FRANKLIN DRIVE WINDHAM, MAINE FOR HOME DEPOT USA, INC., DATED APRIL 6, 2005 AND RECORDED AT CCRD IN PLAN BOOK 205, PAGE 254.

7. EASEMENT/ENCUMBRANCES:

A. SUBJECT TO A SIGN EASEMENT LOCATED AT THE ENTRANCE OF FRANKLIN DRIVE AND DESCRIBED IN A DEED RECORDED AT CCRD IN BOOK 40486, PAGE 91.

B. SUBJECT TO A CENTRAL MAINE POWER COMPANY AND CONSOLIDATED COMMUNICATIONS NNE AS DESCRIBED IN A DEED RECORDED AT CCRD IN BOOK 39713, PAGE 283.

C. SUBJECT TO A CENTRAL MAINE POWER COMPANY AND CONSOLIDATED COMMUNICATIONS NNE AS DESCRIBED IN A DEED RECORDED AT CCRD IN BOOK 37440, PAGE 66.

D. SUBJECT TO A 50 FOOT RIGHT ALONG THE EASTERN SIDE OF THE PROPERTY AND DESCRIBED IN A DEED RECORDED AT CCRD IN BOOK 10767, PAGE 17.

8. BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, GEOID18. IN INTERNATIONAL FEET. ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL FREQUENCY GNSS OBSERVATIONS.

9. BENCHMARK:
BM-1 BOX CUT IN CONCRETE FOOTER NORTHERLY CORNER ELEVATION: 315.17(NAV088)

10. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CHANCE 38-02. UTILITIES DEPICTED HEREON ARE NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION. PRO-MARK MARKED THE UNDERGROUND UTILITIES SHOWN HEREON IN MARCH OF 2023 & 2025, AND THEY WERE FIELD LOCATED BY SEBAGO TECHINCS, INC.

11. THE LOTUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WINDHAM, MAINE, CUMBERLAND COUNTY, MAP NUMBER 23005C0478, HAVING AN EFFECTIVE DATE OF JUNE 29, 2024. THE LOTUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREA OF MINIMAL FLOOD HAZARD.

12. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.

13. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DISTRICTS AND FIELD CONDITIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

14. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.

15. PROVIDE ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNERS REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

16. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.

17. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.

18. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.

19. SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.

20. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (811) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.

21. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT EXISTING UTILITIES. DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.

22. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSAS 3380-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WITH OR CLINCH WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.

23. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.

24. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JUNT.

1. PROTECT EXISTING BOUNDARY LINE MONUMENTATION. IF DISTURBED, EXISTING MONUMENTATION TO BE RESET BY A PROFESSIONAL LAND SURVEYOR.
2. DEMOLITION OF UTILITIES REQUIRING TREE REMOVAL SHALL BE COORDINATED WITH THE OWNER AND IN ACCORDANCE WITH PROJECT PLANS.
3. UTILITY DEMOLITION SHALL BE COMPLETED IN COORDINATION WITH NEW INFRASTRUCTURE. CONTRACTOR SHALL ENSURE EXISTING SURFACE DRAINAGE IS MAINTAINED DURING CONSTRUCTION.
4. EXISTING SEWER AND STORM DRAINAGE INFRASTRUCTURE TO REMAIN ACTIVE DURING CONSTRUCTION UNLESS OTHERWISE SPECIFIED BY PROJECT. DEMOLITION/CONSTRUCTION ACTIVITIES SHALL NOT INTERFERE OR IMPEDE EXISTING FLOWS. CONTRACTOR SHALL PROVIDE BYPASS PUMPING AS REQUIRED DURING SEWER AND STORM DEMOLITION AND NEW CONSTRUCTION. DAMAGE TO EXISTING SEWER INFRASTRUCTURE SHALL BE REPAIRED BY CONTRACTOR AT THEIR EXPENSE.
5. DEMOLITION SHOWN IS FOR MAJOR SITE ELEMENTS TO BE DEMOLISHED. OTHER MINOR DEMOLITION MAY BE REQUIRED AS PART OF CONSTRUCTION AND SHALL BE CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION. COORDINATE ALL DEMOLITION WORK WITH SITE AND BUILDING DRAWINGS.
6. PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL SUBMIT A SEQUENCE OF DEMOLITION PLAN TO THE OWNER. THIS PLAN SHALL DEPICT LOCATIONS OF PROPOSED TERMINATIONS AND ANY TEMPORARY SERVICES THAT WILL BE NEEDED.
7. CONTRACTOR REQUIRED TO CONFIRM/MAINTAIN BENCHMARKS. IF IMPACTED CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION/RELOCATION AND COORDINATION WITH PROJECT TEAM.

1. SIDESLOPES SHALL NOT BE STEEPER THAN 3:1 (H:V) EXCEPT AS OTHERWISE IDENTIFIED ON THIS PLAN. ALL SIDESLOPES STEEPER THAN 3:1 (H: V) SHALL BE LINED WITH EROSION CONTROL BLANKET, OR ADDITIONAL MEASURES AS INDICATED.
2. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAJOR EROSION AND SEDIMENT CONTROL BMPs" MANUAL PUBLISHED BY BUREAU OF LAND AND WATER, U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
3. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE LOAM AND SEED PER DETAIL.
4. SEE GRADING AND UTILITY DRAWINGS FOR PIPE AND STRUCTURE DATA TABLES.

1. PROVIDE EROSION CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
2. GRADING AND CLEARING LIMITS SHALL NOT ENCROACH ON ADJACENT PROPERTIES UNLESS NOTED OTHERWISE ON THE PLANS.
3. OPEN AREAS SHALL BE LIMITED TO AREAS BEING WORKED IN. THE AREA STRIPPED OF EXISTING VEGETATION AT ANY GIVEN TIME SHALL BE MINIMIZED AND BE PHASED WHERE PRACTICAL SO THAT AREAS ARE REVEGETATED AND PERMANENTLY STABILIZED BEFORE ADDITIONAL AREAS ARE STRIPPED OF EXISTING VEGETATION. STABILIZE CONSTRUCTION AREAS BY USE OF RIPRAP, SEED MULCH OR OTHER GROUND COVER WITHIN ONE WEEK FROM THE TIME IT WAS ACTIVELY WORKED. SURFACE WATER SHALL BE STABILIZED PRIOR TO DIRECTING STORMWATER RUNOFF TOWARD STORMWATER BMP'S. PLEASE REFER TO DRAINAGE PLANS FOR WATERSHED AREAS.

1. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION. PROTECT EXISTING ONSITE SEWER PIPE AND ADJUST MANHOLE RIMS TO GRADE WHERE APPLICABLE.
2. ALL GRAVITY CONDUIT PIPES SHALL BE INSTALLED USING A PIPE LASER AND TARGET SYSTEM THROUGH THE PIPE. ON PIPE RUNS 30 FEET OR LESS, THE CONTRACTOR SHALL REQUEST ENGINEERS APPROVAL TO USE OR NOT USE A GROUND LASER.
3. MAINTAIN MINIMUM 5'-6" OF COVER ABOVE TOP OF WATER SERVICE PIPE.
4. MAINTAIN MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER SERVICES AND OTHER UTILITIES. MAINTAIN MINIMUM 18 INCHES VERTICAL SEPARATION BETWEEN WATER SERVICES AND OTHER UTILITIES.
5. LOWER OR RAISE WATER SERVICES AS REQUIRED TO MAINTAIN MINIMUM 12 INCH VERTICAL SEPARATION FROM OTHER UTILITIES. WATER SERVICES CROSSING SEWERS SHALL BE PROVIDE 12 INCH MINIMUM SEPARATION BETWEEN THE BOTTOM OF WATER LINE AND TOP OF SEWER UNLESS NOTED OTHERWISE ON THE PLANS.
6. PIPE:
 - SEWER PIPE SHALL BE SDR 35 PVC OR APPROVED EQUAL.
 - FORCEMAIN PIPE SHALL BE DR-11 HDPE OR APPROVED EQUAL.
 - STORMDRAIN SHALL BE ADS N-12 DUAL WALL HDPE PIPE WITH SMOOTH-WALLED INTERIOR OR APPROVED EQUAL, UNLESS NOTED OTHERWISE ON THE UTILITY PLANS.
 - WATER PIPE AND FITTINGS SHALL CONFORM TO PORTLAND WATER DISTRICT WATER PIPING SPECIFICATIONS. MAIN WATER SERVICE PIPE SHALL BE DUCTILE IRON, CLASS 52 PUSH-ON PIPE MEETING THE REQUIREMENTS OF AWWA/C111/A21.11 (LATEST REVISION). PIPE SHALL BE GEMENT- LINED AWWA/C104/A21.14 WITH LINING THICK THE THICKNESS SPECIFIED, AND COATED TWICE WITH A BITUMINOUS SEAL COATING. PROVIDE THRUST BLOCKS AT ALL WATER SERVICE BENDS.
7. COORDINATE FOUNDATION UNDERDRAIN LOCATIONS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
8. COORDINATE OIL WATER SEPARATOR INTERCEPTOR LOCATIONS WITH ARCHITECTURAL & PLUMBING DRAWINGS.
9. COORDINATE UTILITY INVERTS AT BUILDING WITH ARCHITECTURAL, STRUCTURAL AND PLUMBING DRAWINGS.
10. COORDINATE LOCATION OF SEWER, WATER, GAS, FOUNDATION DRAINS AND ROOF DRAIN INVERTS AT THE BUILDING WITH ARCHITECTURAL DRAWINGS.
11. WATER SERVICE ENTRANCE DESIGNS TO INCLUDE METERS AND BACKFLOW PREVENTERS TO MEET ALL STANDARDS AND REQUIREMENTS OF THE PORTLAND WATER DISTRICT.
12. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY GRADE CHANGES THAT WILL IMPACT STORM DRAINAGE INFRASTRUCTURE OR OTHER UTILITIES.
13. UTILITIES WITHIN 5 FEET FROM FACE OF BUILDING ARE COORDINATED ON RELEVANT M.E.P. DRAWINGS. CONTRACTOR SHALL COORDINATE INVERTS, CONNECTIONS AND MATERIALS WITH ALL DRAWINGS.
14. WHERE SPECIFIED PROVIDE AN OIL BOLL IN EVERY CATCH BASIN WITHIN A PAVED AREA.
15. CONTRACTOR SHALL FURNISH AND INSTALL TRENCHING, MATERIALS AND BACKFILL FOR ALL UTILITIES. ELECTRICAL AND TELECOM/DATA PROVIDERS WILL PULL PRIMARY SERVICE TO TRANSFORMER AND PANEL. CONTRACTOR RESPONSIBLE FOR TIMING AND COORDINATION WITH UTILITIES AND DRAWINGS. COORDINATE WITH ELECTRICAL DRAWINGS FOR CONDUIT SCHEDULE, TYPE AND SIZES.
16. COORDINATE ALL WATER RELATED WORK WITH PORTLAND WATER DISTRICT.
17. UTILITY CONTACTS:
ELECTRIC:
 - CENTRAL MAINE POWER (CMP)
 - CRAIG BATE, DISTRIBUTION COORDINATOR MANAGER
 - (207) 578-2062
- WATER:
 - PORTLAND WATER DISTRICT
 - JOSEPH PARENT, UTILITY ASSET COORDINATOR
 - (207) 523-5261

AC	ACRE
AFG	ABOVE FINISH GRADE
APPROX.	APPROXIMATELY
BC	BOTTOM OF CURB
BCC	BITUMINOUS CONCRETE CURB
BLT	BITUMINOUS
BLDG	BUILDING
BW	BOTTOM OF WALL
CB	CATCH BASIN
CONC	CONCRETE
CONT	CONTINUOUS
DI	DUCTILE IRON
DIA	DIAMETER
D.M.	DRAIN MANHOLE
E.W.	EACH WAY
EL	ELEVATION
ELEV	ELEVATION
FFE	FINISH FLOOR ELEVATION
FIN. GR.	FINISH GRADE
FTG	FOOTING
HDPE	HIGH DENSITY POLYETHYLENE
HGT	HEIGHT
HMA	HOT MIX ASPHALT
INV	INVERT
LC	LINEAR FEET
OF	ON CENTER
PVC	POLYVINYL CHLORIDE
PWD	PORTLAND WATER DISTRICT
R	RADIUS
R.O.W.	RIGHT OF WAY
S.F.	SQUARE FEET
SCH	SCHEDULE
SCSD	SLOPFORM CONCRETE SLOPED CURB
SD	STORM DRAIN
SG	SLOPED GRANITE CURB
SMH	SEWER MANHOLE
SPEC	SPECIFICATIONS
SS	SANITARY SEWER
SSSG	SALVAGED SLOPED GRANITE CURB
SSSGC	SALVAGED SLOPED GRANITE CURB
TC	TOP OF CURB
TW	TOP OF WALL
TYF	TYPICAL
VGC	VERTICAL GRANITE CURB
VP	VERIFY IN FIELD

STATE OF MAINE
TANNER F. GOODINE
No. 20156
LICENSED
PROFESSIONAL ENGINEER
07/17/2026

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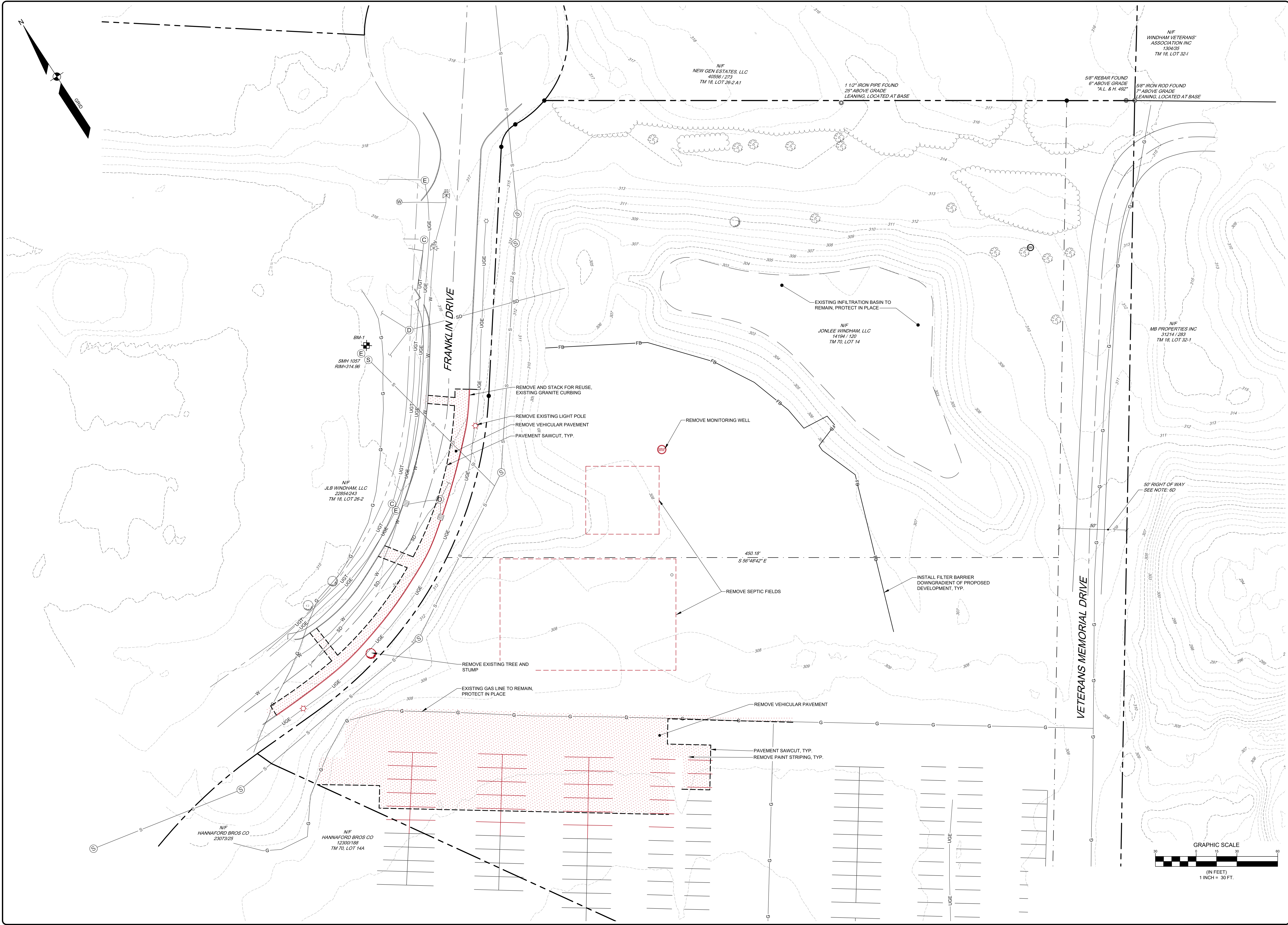
South Portland, Bridgton, Sanford and Brunswick

NOTES AND LEGEND

OF: NORTH WINDHAM PUBLIC SAFETY
FRANKLIN DRIVE
WINDHAM, MAINE

FOR: TOWN OF WINDHAM
8 SCHOOL ROAD
WINDHAM, ME 04092

DESIGNED	MRA/TNL
DRAWN	MRS
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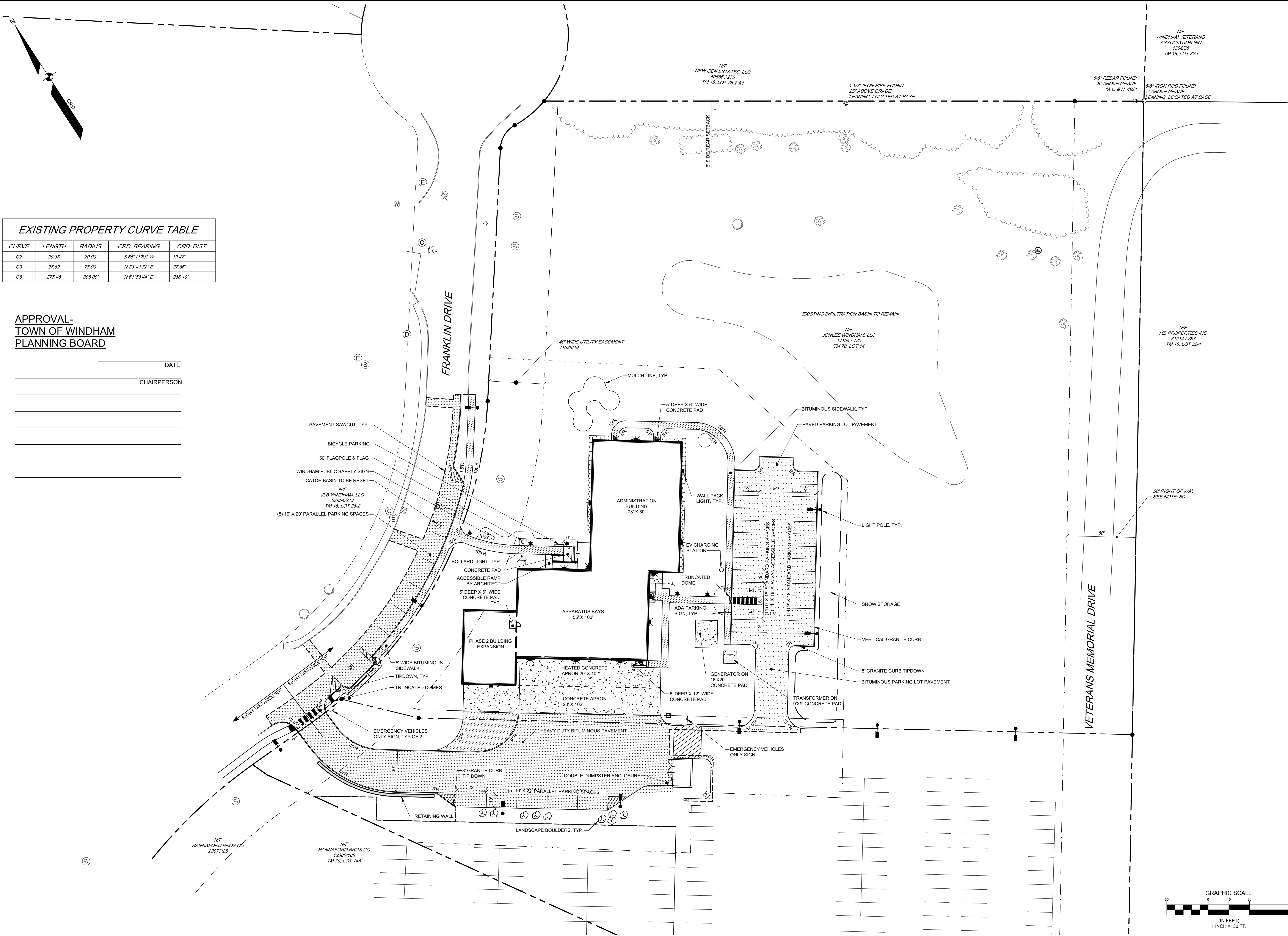


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207-200-2100
South Portland, Bridgton, Sanford and Brunswick

DEMOLITION PLAN OF: NORTH WINDHAM PUBLIC SAFETY FRANKLIN DRIVE WINDHAM, MAINE		FOR: TOWN OF WINDHAM 8 SCHOOL ROAD WINDHAM, ME 04062	
DESIGNED	MRA/TNL	DRAWN	MRS
CHECKED	TFG	DATE	06/11/2026
SCALE	1" = 30'	PROJECT	240431-01
SHEET C-101			

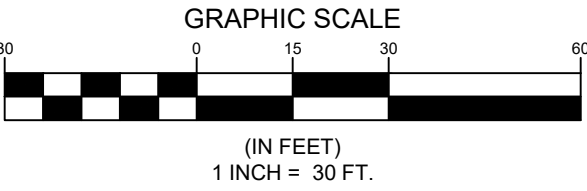


EXISTING PROPERTY CURVE TABLE				
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C2	20.33'	20.00'	S 65°11'53" W	19.47'
C3	27.82'	75.00'	N 83°41'32" E	27.68'
C5	275.45'	305.00'	N 61°56'44" E	266.19'

APPROVAL-
TOWN OF WINDHAM
PLANNING BOARD

_____ DATE

_____ CHAIRPERSON



NOT FOR
CONSTRUCTION



G	TFG	07/17/2026	ISSUED TO TOWN OF WINDHAM FOR COMMENT RESPONSE
F	TFG	06/11/2026	ISSUED TO TOWN OF WINDHAM FOR LOCAL SUBMISSION
E	TFG	05/20/2026	ISSUED FOR MAINE DEP COMMENT RESPONSE
D	TFG	02/25/2026	ISSUED TO MAINE DEP FOR SITE LOCATION OF DEVELOPMENT APPLICATION
C	TFG	02/16/2026	DRAFT ISSUED FOR PUBLIC INFORMATIONAL MEETING
B	TFG	12/08/25	55% PROGRESS SET
A	TFG	03/28/25	25% GMP SET
REV	BY	DATE	STATUS
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.			

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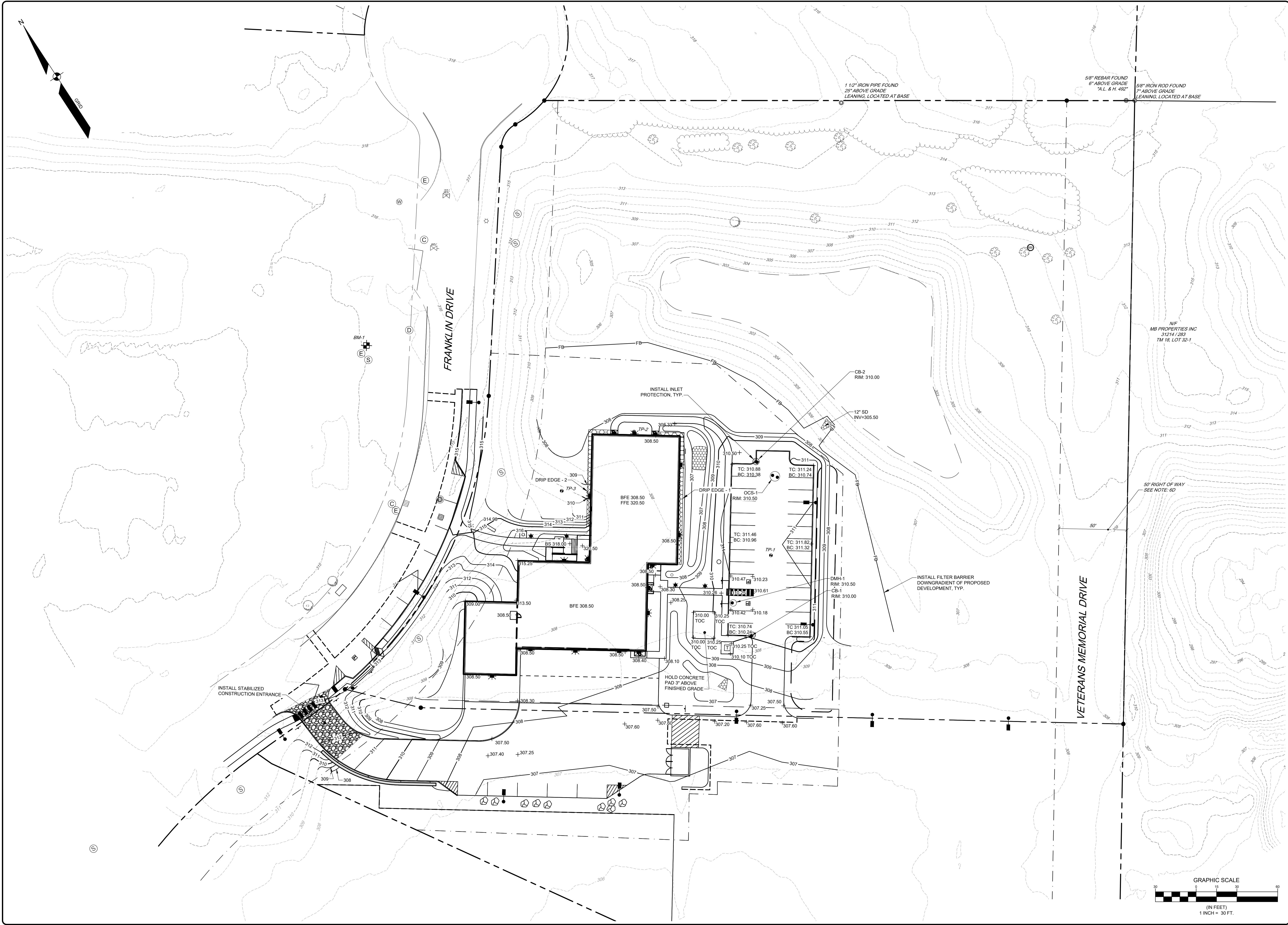
SEBAGOTECHNICS.COM
75 John Roberts Rd, Suite 4A
South Portland, ME 04106
207-200-2100

South Portland, Bridgton, Sanford and Brunswick

SITE PLAN
OF:
NORTH WINDHAM PUBLIC SAFETY
FRANKLIN DRIVE
WINDHAM, MAINE

FOR:
TOWN OF WINDHAM
8 SCHOOL ROAD
WINDHAM, ME 04062

DESIGNED	MRA/TNL
DRAWN	MRS
CHECKED	TFG
DATE	07/16/2026
SCALE	1" = 30'
PROJECT	240431-01



240431-0.dwg, TAB-C-102 GRADING PLAN

DESIGNED	MRA/TNL
DRAWN	MRS
CHECKED	TFG
DATE	07/13/2026
SCALE	1" = 30'
PROJECT	240431-01

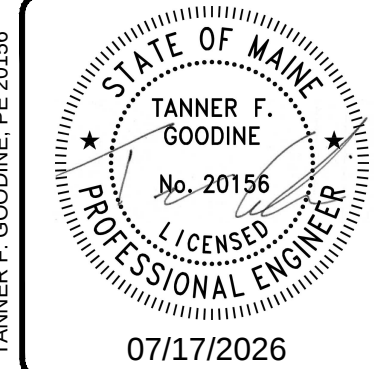
SHEET C-103

GRADING PLAN
OF:
NORTH WINDHAM PUBLIC SAFETY
FRANKLIN DRIVE
WINDHAM, MAINE
FOR:
TOWN OF WINDHAM
8 SCHOOL ROAD
WINDHAM, ME 04092

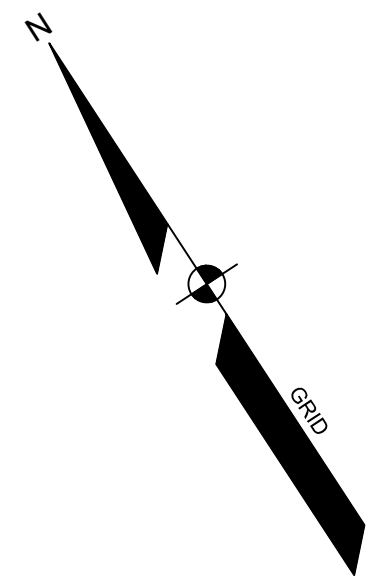
SEBAGO
TECHNICS
SERAGOTECHNICS.COM
75 John Roberts Rd, Suite 4A
South Portland, ME 04106
207-205-2100
South Portland, Bridgton, Sanford and Brunswick

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REV	BY	DATE	STATUS

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NOT FOR
CONSTRUCTION



STORM DRAIN STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT	DIAM.
CB-1	310.00	306.10 (SD-1)	306.00 (SD-2)	48"
CB-2	310.00	306.10 (SD-6)	306.00 (SD-7)	48"
DMH-1	310.50	306.00 (RD-1)	306.00 (SD-3)	48"
OCS-1	310.50	305.90 (SD-8)	305.90 (SD-9)	72"

STORM DRAIN PIPE DATA

NAME	SIZE	LENGTH	SLOPE
RD-1	4"	61'	0.49%
SD-1	12"	39'	1.02%
SD-2	12"	6'	0.00%
SD-3	12"	5'	0.00%
SD-4	12"	5'	0.00%
SD-6	12"	37'	1.35%
SD-7	12"	16'	0.00%
SD-8	12"	5'	2.20%
SD-9	12"	49'	0.81%

DMH-8182
RIM=315.83
30" HDPE INV. IN=304.51 @8
24" HDPE INV. IN=304.58 @11
36" HDPE INV. OUT=304.52 @4

APPROX. LOCATION OF EX. PRIVATE 4"
SEWER SERVICE FORCEMAIN (HOME DEPOT)
10FT HORIZONTAL SEPARATION REQUIRED
BETWEEN SEWER CROSSING AND TAPS ON
WATER MAIN

DMH-5312
RIM=314.64
12" HDPE INV. IN=309.00 @7
18" HDPE INV. IN=305.29 @8
12" HDPE INV. IN=309.01 @10
18" HDPE INV. OUT=305.18 @2
SUMP=304.75

CB-5310
RIM=314.36
12" HDPE CASCO TRAP OUT @1
WATER LEVEL=309.45
SUMP=306.35

CB-5308
RIM=314.39
12" HDPE CASCO TRAP OUT @4
WATER LEVEL=308.46
SUMP=306.37

INSTALL CURBSTOP IN PUBLIC
R.O.W. 6" OFF PROPERTY LINE
CURBSTOP TO BE INSTALLED
IN VALVE BOX TOP SECTION

2" COPPER DOMESTIC WATER
SERVICE, 12" X 2" SERVICE SADDLE

SMH-127 (BY OTHERS)
RIM EL. = 313.00
8" INV. IN = 307.24
8" INV. IN = 307.14
8" INV. OUT = 306.92

INSTALL 12"X6" TEE, 6" GATE
VALVE, AND 6" D.I. PIPE TO
HYDRANT ASSEMBLY #2. INSTALL
PIPE RESTRAINTS BETWEEN
HYDRANT ASSEMBLY
CONNECTION AND SERVICE

EXISTING 12" DI WATER MAIN

SMH-126 (BY OTHERS)
RIM EL. = 312.06
8" INV. IN = 306.26
12" INV. OUT = 306.16

SMH-125 (BY OTHERS)
RIM EL. = 312.94
8" INV. IN = 305.71
12" INV. OUT = 305.61

PUMP STATION, SEE DETAIL

INSTALL 6" WYE FITTING,
INV. = 299.90±

OIL/WATER SEPARATOR
RIM = 308.00±
INV. 1 = 300.16
INV. 0 = 300.00

TRENCH DRAIN
CONNECT TO 3'X3'
UTILITY BOX
RIM: 307.50
INV: 307.00

INSTALL ROOF DRAIN
CONNECTION TO SUBSURFACE
CHAMBER SYSTEM, INV. = 306.00±

8" SAN. SEWER SERVICE, INV. 0 = 300.00±
COORDINATE CONNECTION WITH RELEVANT
M.E.P. DRAWINGS

DRIP EDGE - 2

SMH-128 (BY OTHERS)
RIM EL. = 314.38
8" INV. IN = 308.52
8" INV. OUT = 307.77

6" DI FIRE SERVICE
12"X6" TAPPING SLEEVE & GATE VALVE

MIN. 1-FT VERTICAL SEPARATION
REQUIRED BETWEEN PROPOSED
WATER SERVICES AND EXISTING
SEWER MAIN.
INSTALL TWO LAYERS OF 2" RIGID
FOAM INSULATION AT SERVICE
CROSSINGS UNDER EX. SEWER
MAIN, TYP.

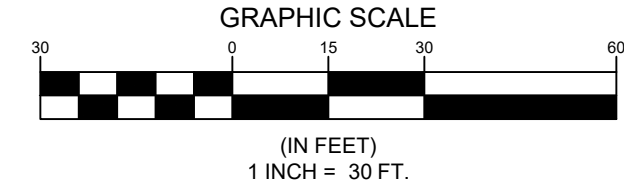
GAS SERVICE, COORDINATE CONNECTION
WITH GAS COMPANY HAVING JURISDICTION

3'X3' UTILITY BOX WITH (2) 4" VALTERRA GATE
VALVES (V6401) OR APPROVED EQUAL ON
SOUTH AND EAST TEE. TOP OF BOX TO BE SET 1"
ABOVE GRADE. TEE VALVE INV. = 306.90

DEFLECT 4" SEWER VERTICALLY USING (2) 45° BENDS
TO PROVIDE 4.5' OF COVER OVER TOP OF SEWER.
PROVIDE 1' MIN. VERTICAL SEPARATION BETWEEN
GAS AND SEWER

INSTALL (1) 45° BEND AND (1) 45° WYE FITTING,
INSTALL SEWER CLEANOUT TO SURFACE

INSTALL SUBSURFACE DETENTION AND INFILTRATION
SYSTEM. NO SAND FILTER BUILDUP TOTAL OF 166
CHAMBERS ADS STORMTECH SC-800 OR APPROVED
EQUAL CHAMBER BASE ELEV. = 306



UTILITIES PLAN

OF:
NORTH WINDHAM PUBLIC SAFETY
FRANKLIN DRIVE
WINDHAM, MAINE

FOR:
TOWN OF WINDHAM
8 SCHOOL ROAD
WINDHAM, ME 04062

DESIGNED	MRA/TNL
DRAWN	MRS
CHECKED	TFG
DATE	06/11/2026
SCALE	1" = 30'
PROJECT	240431-01

SHEET C-104

240431-01.dwg, TAC-C-103 UTILITIES PLAN

SEBAGO
TECHNICS
SERAGOTECHNICS.COM
75 John Roberts Rd, Suite 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Brunswick

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B	TFG	12/08/25	55% PROGRESS SET
A	TFG	03/28/25	25% GMP SET
REV	BY	DATE	STATUS

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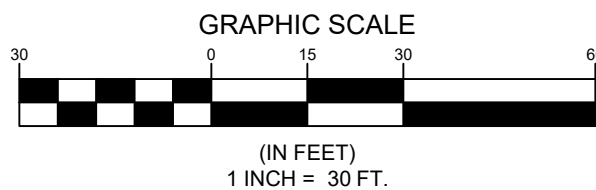
TANNER F. GOODINE, P.E. 20156
STATE OF MAINE
TANNER F. GOODINE
No. 20156
LICENSED
PROFESSIONAL ENGINEER
07/17/2026

NOT FOR
CONSTRUCTION



LANDSCAPE NOTES

1. PLANT QUANTITIES SHOWN ON PLANS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
2. 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.
3. ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
4. 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, SPRING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
5. PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A SHORING AND YEARLY TRIMMING AND WATERING SHALL BE DONE 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.
6. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
7. EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
8. 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, PAYING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
9. ALL SHRUB BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDDED DARK BROWN BARK MULCH.
10. THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SODDED OR SEEDED. PLANTING AREAS SHALL RECEIVE 12" ROLLED THICKNESS OF LOAM. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
11. ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
12. WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART CULTURE MIXTURE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
13. DURING GLANING OF SITE AND PRIOR TO TREE AND SHRUB INSTALLATION, CONTRACTOR SHALL REMOVE INVASIVE PLANTS. AREAS WHERE INVASIVE PLANTS ARE REMOVED AND NO OTHER PLANTING IS PROPOSED SHALL BE LOAMED AND SEEDED.



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B	FTG 12/08/25	55% PROGRESS SET
A	FTG 03/28/25	25% GMP SET
REV.	BY:	STATUS:

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SEBAGO
TECHNICS

SEBAGOTECHNICS.COM
75 John Roberts Rd, Suite 4A
South Portland, ME 04106
207-202-2100

South Portland, Bridgton, Sanford and Brunswick

LANDSCAPE PLAN OF: NORTH WINDHAM PUBLIC SAFETY FRANKLIN DRIVE WINDHAM, MAINE FOR: TOWN OF WINDHAM 8 SCHOOL ROAD WINDHAM, ME 04062	
DESIGNED	MRA/TNL
DRAWN	MRS
CHECKED	TFG
DATE	07/13/2026
SCALE	1" = 30'
PROJECT	240431-01
SHEET C-201	

EROSION CONTROL MEASURES

PRE-CONSTRUCTION PHASE

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

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

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

CONSTRUCTION AND POST-CONSTRUCTION PHASE

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

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

EROSION CONTROL APPLICATIONS & MEASURES

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

1. TEMPORARY MULCHING:

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

TYPES OF MULCH:

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

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

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

2. SOIL STOCKPILES:

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

3. NATURAL RESOURCES PROTECTION:

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

4. SEDIMENT BARRIERS:

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

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

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

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

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

5. TEMPORARY CHECK DAMS:

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

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

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

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

6. STORMDRAIN INLET PROTECTION:

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

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

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

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

7. STABILIZED CONSTRUCTION ENTRANCE/EXIT:

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

DUST CONTROL:

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

TEMPORARY VEGETATION:

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

PERMANENT VEGETATION:

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

SEEDBED PREPARATION:

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

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

ITEM	APPLICATION RATE
10-20-20 FERTILIZER (N-P205-K20 OR EQUAL)	18.4 LBS/1,000 S.F.
GROUND LIMESTONE (50% CALCIUM & MAGNESIUM OXIDE)	138 LBS /1,000 S.F.
C. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH PROPER EQUIPMENT. ROLL THE AREA TO FIRM THE SEEDBED EXCEPT ON CLAY OR SILTY SOILS OR COARSE SAND.	

APPLICATION OF SEED:

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

SEED TYPE	APPLICATION RATE
FESCUE, FAWN	0.34 LBS/1,000 S.F. (15 LBS/ACRE)
BIRD'S FOOT TREFOIL, VARIETY NOT STATED	0.28 LBS/1,000 S.F. (12 LBS/ACRE)
ANNUAL RYEGRASS	0.18 LBS/1,000 S.F. (8 LBS/ACRE)
TIMOTHY, CLIMAX	0.18 LBS/1,000 S.F. (8 LBS/ACRE)
ALSKIE CLOVER	0.11 LBS/1,000 S.F. (5 LBS/ACRE)
REDTOP	0.05 LBS/1,000 S.F. (2 LBS/ACRE)
TOTAL	1.14 LBS/1,000 S.F. (50 LBS/ACRE)

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

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

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

SODDING:

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

STANDARDS FOR TIMELY STABILIZATION:

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES -- THE CONTRACTOR WILL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE CONTRACTOR WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE MDEP WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% (8.67H:1V) TO BE A SLOPE. IF THE CONTRACTOR FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

- STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 1, THEN THE CONTRACTOR WILL COVER THE SLOPE WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM 2(C.) OF THIS STANDARD OR WITH STONE RIPRAP AS DESCRIBED IN ITEM 2(D.) OF THIS STANDARD.
- STABILIZE THE SLOPE WITH SOD -- THE CONTRACTOR WILL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR 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. THE CONTRACTOR WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V).
- STABILIZE THE SLOPE WITH WOOD WASTE COMPOST -- THE CONTRACTOR WILL PLACE A SIX-INCH LAYER OF WOOD WASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOOD WASTE COMPOST, THE CONTRACTOR WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE CONTRACTOR WILL NOT USE WOOD WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
- STABILIZE THE SLOPE WITH STONE RIPRAP -- THE CONTRACTOR WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE CONTRACTOR WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPS -- BY SEPTEMBER 15 THE CONTRACTOR WILL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE CONTRACTOR FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.

- STABILIZE THE SOIL WITH TEMPORARY VEGETATION -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 15, THEN THE CONTRACTOR WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM 3(C.) OF THIS STANDARD.
- STABILIZE THE SOIL WITH SOD -- BY OCTOBER 1 THE CONTRACTOR WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
- STABILIZE THE SOIL WITH MULCH -- BY NOVEMBER 15 THE CONTRACTOR WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 15, THEN THE CONTRACTOR WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM 3(C.) OF THIS STANDARD.

- MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, AND AT LEAST EVERY SEVEN (7) DAYS, THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PERFORM REPAIRS NO LATER THAN THE END OF THE NEXT WORKDAY, TO ALLOW CONTINUED PROPER FUNCTIONINGS OF THE EROSION CONTROL MEASURE. THE CONTRACTOR SHALL PROVIDE THE NECESSARY REGULATING AGENCIES WITH WRITTEN DOCUMENTATION DESCRIBING DATES OF INSPECTIONS AND NECESSARY FOLLOW-UP WORK TO MAINTAIN EROSION CONTROL MEASURES MEETING THE REQUIREMENTS OF THIS PLAN WITHIN SEVEN (7) DAYS.
- FOLLOWING THE TEMPORARY AND/OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMIMONTHLY UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH. RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

HOUSEKEEPING:

- SPILL PREVENTION: CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER. THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.
- 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 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, BUMPS, AND OTHER FORMS OF GROUNDWATER OR MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.
- FUGITIVE SEDIMENT AND DUST: ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEP IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.
- DEBRIS AND OTHER MATERIALS: MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
- EXCAVATION DE-WATERING: EXCAVATION DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE. LIKE A COFFERDAM SEDIMENTATION BASIN, AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.
- AUTHORIZED NON-STORMWATER DISCHARGES: IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES, WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST. THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:
 - 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;
 - 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;
 - POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
 - LANDSCAPE IRRIGATION.
- UNAUTHORIZED NON-STORMWATER DISCHARGES: THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES. SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:
 - WASTEWATER FROM THE WASHOUT OR CLEAN OUT 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
 - DUST OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.

WINTER EROSION CONTROL MEASURES

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

1. SOIL STOCKPILES

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

2. NATURAL RESOURCES PROTECTION

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

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

3. SEDIMENT BARRIERS

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

4. MULCHING

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

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

5. MULCHING ON SLOPES AND DITCHES

SLOPES SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH PEG AND NETTING OR WITH EROSION CONTROL BLANKETS. MULCHING SHALL BE APPLIED AT A RATE OF 230 LBS/1,000 S.F. ON ALL SLOPES GREATER THAN 8%. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 5%. EROSION CONTROL BLANKETS SHALL BE USED IN LIEU OF MULCH IN ALL DRAINAGE WAYS WITH SLOPES 8%. EROSION CONTROL MIX CAN BE USED TO SUBSTITUTE EROSION CONTROL BLANKETS ON ALL SLOPES EXCEPT DITCHES.

6. SEEDING

BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. DORMANT SEEDING MAY BE SELECTED TO BE PLACED PRIOR TO THE PLACEMENT OF MULCH AND FABRIC NETTING ANCHORED WITH STAPLES. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4" OF LOAM AND SEED AT AN APPLICATION RATE OF 5 LBS/1000 S.F. ALL AREAS SEEDED DURING THE WINTER WILL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS SUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING. SEED TYPE SHALL BE WINTER RYE.

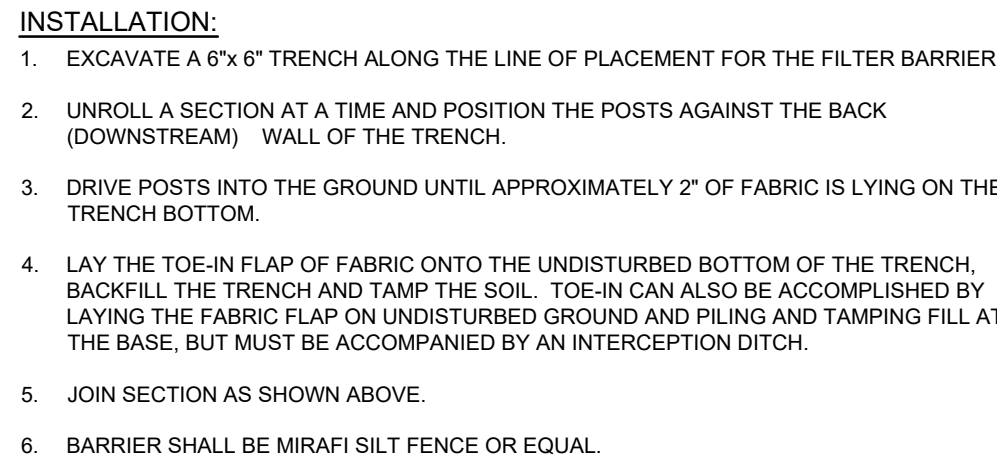


Diagram illustrating a pile of organic based erosion control mix. The pile is 12" high and 24" wide at the base. The mix is labeled "ORGANIC BASED EROSION CONTROL MIX".

EROSION CONTROL MIX SHALL BE MANUFACTURED ON OR OFF THE PROJECT SITE SUCH THAT ITS COMPOSITION IS IN ACCORDANCE WITH THE MDEP MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL, LAST REVISED 3/2003 OR LATER. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.

1. THE BARRIER MUST BE PLACED ACROSS THE SLOPE, ALONG THE CONTOUR.
2. EXISTING GROUND SHALL BE PREPARED SUCH THAT THE BARRIER MAY LIE NEARLY FLAT ALONG THE GROUND TO AVOID THE CREATION OF VOIDS AND BRIDGES IN ORDER TO MINIMIZE THE POTENTIAL OF WASH OUTS UNDER THE BARRIER

3. THE BARRIER SHALL BE A MINIMUM OF 1 FOOT HIGH (AS MEASURED ON THE UPHILL SIDE) AND 2 FEET WIDE FOR SLOPES LESS THAN 5% IN GRADE AND SHALL BE WIDER TO ACCOMMODATE THE ADDITIONAL RUNOFF.
4. EROSION CONTROL MIX CAN BE INSTALLED WHERE SILT FENCE IS ILLUSTRATED ON THE DESIGN PLANS IN AREAS EXCEPT IN, BUT NOT LIMITED TO, THE FOLLOWING AREAS: WETLAND AREAS, AT POINTS OF CONCENTRATED FLOW, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS AND CLOSED STORM SYSTEMS AND AT THE BOTTOM OF STEEP SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM.

The diagram consists of two parts: a **PROFILE** view at the top and a **PLAN** view at the bottom.

PROFILE View: This cross-section shows the ground surface and the proposed construction entrance. The entrance is a rectangular structure with a flat top. The width of the entrance is labeled as **50' MIN.**. The height of the entrance is labeled as **8" MIN.**. The entrance is flanked by **PUBLIC RIGHT-OF-WAY** lines. A **FILTER FABRIC BELOW STONE** is indicated below the entrance structure. The ground surface is shown with a dashed line and a label **EXISTING GROUND**.

PLAN View: This top-down view shows the layout of the construction entrance. The entrance is a rectangular structure with a flat top. The width of the entrance is labeled as **50' MIN.**. The entrance is flanked by **PUBLIC RIGHT-OF-WAY** lines. The ground surface is shown with a dashed line and a label **EXISTING GROUND**. A note indicates: **PROVIDE APPROPRIATE TRANSITION BETWEEN CONSTRUCTION ENTRANCE AND PUBLIC R.O.W.**

- NOTES:**
1. STONE SIZE- AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/2"), USE CRUSHED STONE
 2. LENGTH- AS SHOWN ON PLANS, MIN. 50 FEET.
 3. THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
 4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
 5. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANUP OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DISPERSED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

CULVERT DIAMETER -D (IN.)	APRON LENGTH -L (FT.)	WIDTH -W1 (FT)	WIDTH -W2 (FT)	RIPRAP D50 (IN.)	RIPRAP THICKNESS (IN.)
12	8	3	9	6	14
15	10	4	12	6	14
18	13	5	15	7	16
24	18	6	20	8	18
36	29	9	32	11	25
42	33	11	37	12	27
48	39	12	43	16	36

1. RIPRAP TO BE PROCESSED ANGULAR ROCK.
2. RIPRAP GRADUATION SHALL BE A WELL GRADED MIX FROM ABOUT 1.5 TIMES D SIZE TO 25 PERCENT OF THE D SIZE.
3. THE RIPRAP STONES SHALL BE CAREFULLY PLACED FROM THE TOE OF THE SLOPE UPWARD.
4. STONES SHALL BE LOWERED TO THE SLOPE AND NOT BE ALLOWED TO DROP MORE THAN 12' ONTO THE GEOTEXTILE.
5. THE FINISHED SURFACE SHALL BE A RELATIVELY SMOOTH, UNIFORMLY SLOPED SURFACE.

Diagram illustrating the cross-section of a trench for cable bedding and backfill requirements:

- Match Proposed Pavement/Structure, or Loam and Seed as Required:** Indicated at the top surface of the trench.
- Plastic Marker Tape Placed in Center of Trench Approximately 12" Below Finish Grade:** A horizontal line with a downward arrow indicating the tape's position.
- Clean Backfill Containing No Rocks Larger than 5" in Diameter:** The material filling the trench above the bedding.
- Bedding of Sand:** The layer at the bottom of the trench where the cables are laid.
- Primary or Secondary Electrical Cables in Conduit:** Two circular conduits are shown, each containing multiple cables.
- Telephone Cable:** A single cable is shown above the conduits.
- Television Cable:** A single cable is shown above the telephone cable.
- Dimensions:**
 - Vertical Dimensions:** 30" MIN. (total depth), 6" (from top to marker tape), 12" MIN. (from marker tape to bedding).
 - Horizontal Dimensions:** 6" (from trench wall to first conduit), 12" MIN. (between conduits), 6" (from second conduit to trench wall).

- NOTES:**
CABLES TO BE ENCASED IN SCHEDULE 40 PVC CONDUIT

The diagrams illustrate the effects of slope and ditch on water flow. The left diagram, titled "SLOPES", shows a cross-section of a channel with a sloped bottom. It is divided into three sections labeled "FLOW", "FLOW", and "FLOW" with arrows indicating the direction of water movement. A "LATERAL JOINT" is indicated at the bottom right. The right diagram, titled "DITCHES", shows a cross-section of a channel with a flat bottom and a ditch. It is divided into three sections labeled "A", "B", and "C" with arrows indicating the direction of water movement. A "FLOW" arrow is shown at the bottom left.

- NOTES:**
1. BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END
 2. FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED. OVERLAP B OVER A.
 3. LATERAL JOINTS TO HAVE 4" OVERLAP OUTRIPS. STAPLE 18" ON CENTER.
 4. STAPLE OUTSIDE LATERAL EDGE 2" ON CENTER.
 5. WIRE STAPLES TO BE MIN OF #11 WIRE 6" LONG AND 1-1/2" WIDE.
 6. USE NORTH AMERICAN GREEN 150 OR APPROVED EQUAL.

INSTALL BLANKETS VERTICALLY DOWNSLOPE (DO NOT STRETCH)

6'

MIN. 4" OVERLAP

1

2

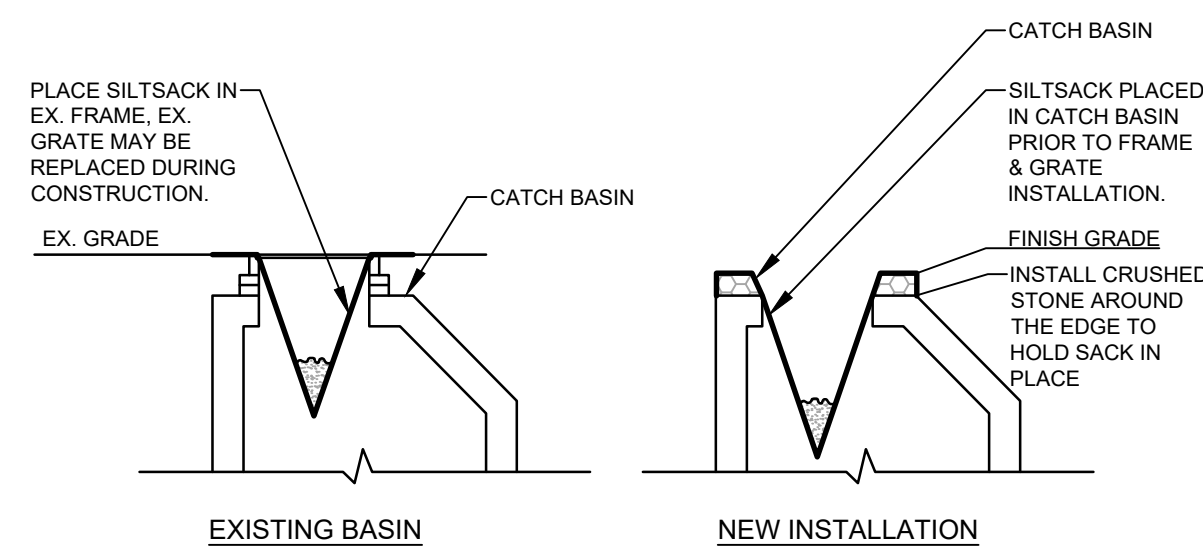
TAMP SOIL OVER BLANKET

STAPLE PER MANUFACTURER

4"

12"

1. THE SOIL SURFACE SHOULD BE FINELY GRADED AND SMOOTH FOR THE BLANKET TO HAVE DIRECT CONTACT WITH THE SOIL AND TO PREVENT UNDERMINING. EROSION CONTROL BLANKETS PERFORM BEST ON LOAMY SOILS AND SHOULD NOT BE USED ON ROCKY SITES OR SHALLOW SOILS.
2. SEED SHOULD BE SOWN BEFORE INSTALLING THE EROSION CONTROL BLANKET.
3. THE SOIL, TO THE DEPTH OF THE DONUT HOLE, WITHOUT STRETCHING AND ANCHOR THE UPSLOPE EDGE IN A 12 INCH DEEP TRENCH THAT IS BACKFILLED AND TAMPED.
4. OVERLAP SINGLE STRIPS A MINIMUM OF 12 INCHES AT THE TOP OF EACH ROW AND 4 INCHES AT THE EDGES OF PARALLEL ROWS. ANCHOR ALONG THE OVERLAP WITH A MAXIMUM SPACING OF 3 FEET OR AS REQUIRED BY THE MANUFACTURER.



SILT SACK PROTECTION

- NOTES:**
PRIOR TO FINAL GRADING AND PAVING OPERATIONS BEGIN A CATCH BASIN INSERT (SUCH AS A SILT SACK OR A DANDY BAG II) MUST BE INSTALLED IN EACH BASIN PER MANUFACTURERS INSTRUCTIONS. HAY BALES SHOULD BE REMOVED ONCE INSERTS ARE INSTALLED.

[illegible]

PIPE TYPE	PIPE BEDDING MATERIAL	SELECT BACKFILL
CORRUGATED METAL DUCTILE IRON REINFORCED CONCRETE	MDOT 703.22 TYPE B UD BACKFILL	MDOT 703.22 TYPE B UD BACKFILL
PVC-SR 35 HDPE	MDOT 703.13 3/4" CRUSHED STONE	MDOT 703.22 TYPE B UD BACKFILL, OR MDOT 703.13 3/4" CRUSHED STONE
PERFORATED PVC-SR 55-HD	MDOT 703.13 3/4" CRUSHED STONE	MDOT 703.22 TYPE B UD BACKFILL, OR MDOT 703.13 3/4" CRUSHED STONE

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

STATE OF MAINE
TANNER F. GOODINE
No. 20156
LICENSED PROFESSIONAL ENGINEER
07/17/2026

G	TFG 07/17/2026	ISSUED TO TOWN OF WINDHAM FOR COMMENT RESPONSE
F	TFG 06/11/2026	ISSUED TO TOWN OF WINDHAM FOR LOCAL SUBMISSION
E	TFG 05/20/2026	ISSUED FOR MANDEP COMMENT RESPONSE
D	TFG 02/25/2026	ISSUED TO MANE DEP FOR SITE LOCATION OF DEVELOPMENT APPLICATION
C	TFG 01/16/2026	DRAFT ISSUED FOR PUBLIC INFORMATIONAL MEETING
B	TFG 03/28/25	50% PROGRESS SET
A	TFG 03/28/25	25% GMP SET
REV:	BY:	DATE:
STATUS:		

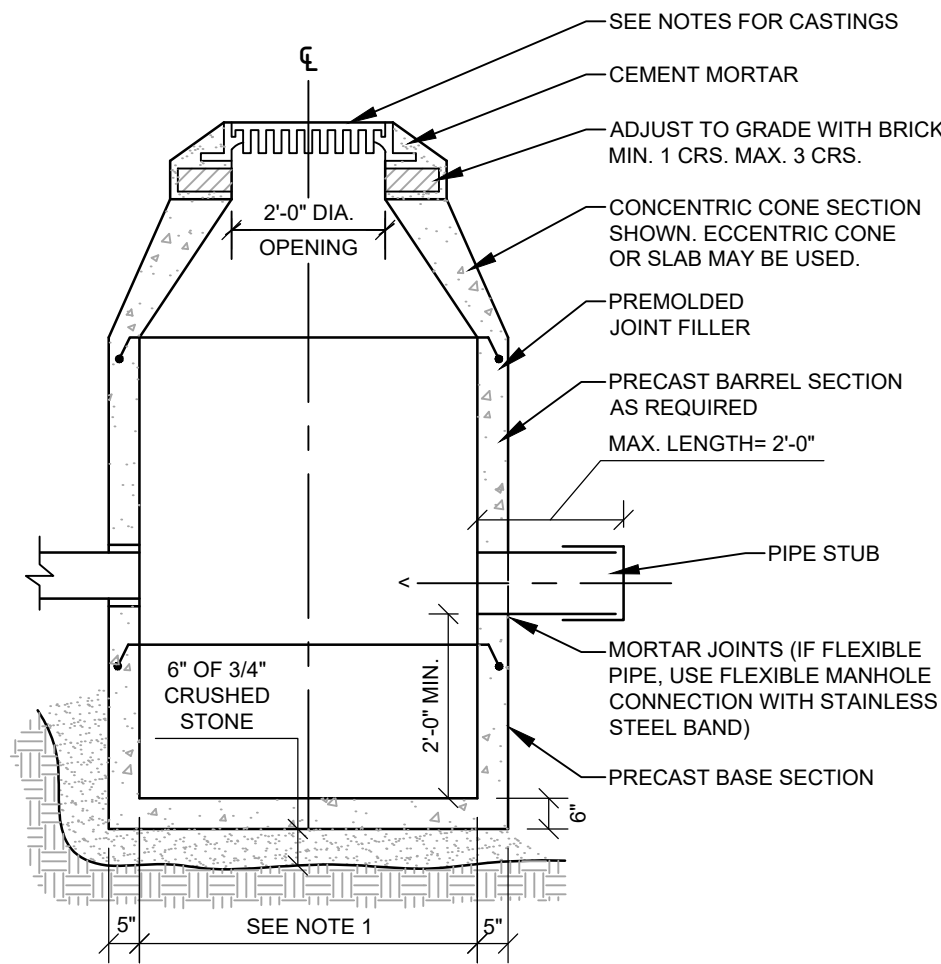


South Portland, Bridgton, Sanford and Brunswick

DETAILS
OF: NORTH WINDHAM PUBLIC SAFETY
FRANKLIN DRIVE
WINDHAM, MAINE
FOR: TOWN OF WINDHAM
8 SCHOOL ROAD ...

DESIGNED	MRA/TNL
DRAWN	MRS
CHECKED	TFG
DATE	07/10/2026
SCALE	NTS
PROJECT	240431-01

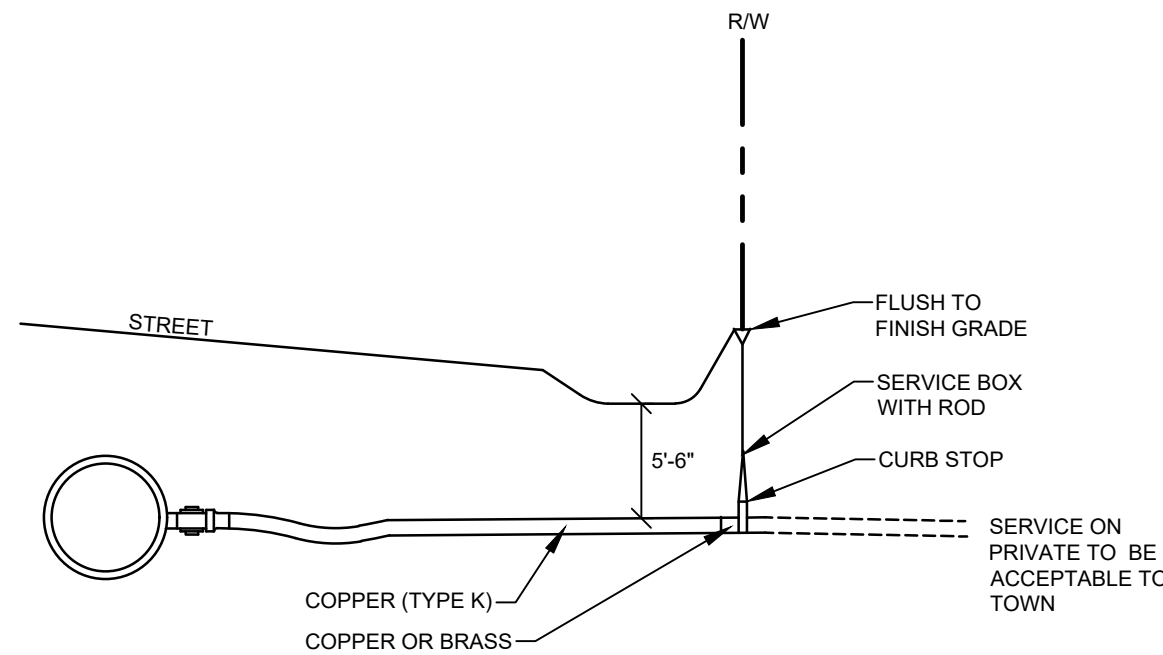
SHEET C-501



- NOTES:
1. 4'-0" I.D. TYPICAL. SOME STRUCTURES MAY REQUIRE LARGER I.D. PROVIDE SHOP DRAWINGS.
 2. DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.
 3. PIPE SIZES AND INVERTS AS NOTED ON PLANS.
 4. CATCH BASIN FRAME AND GRATE TO BE EJ 5520M5, OR APPROVED EQUAL.

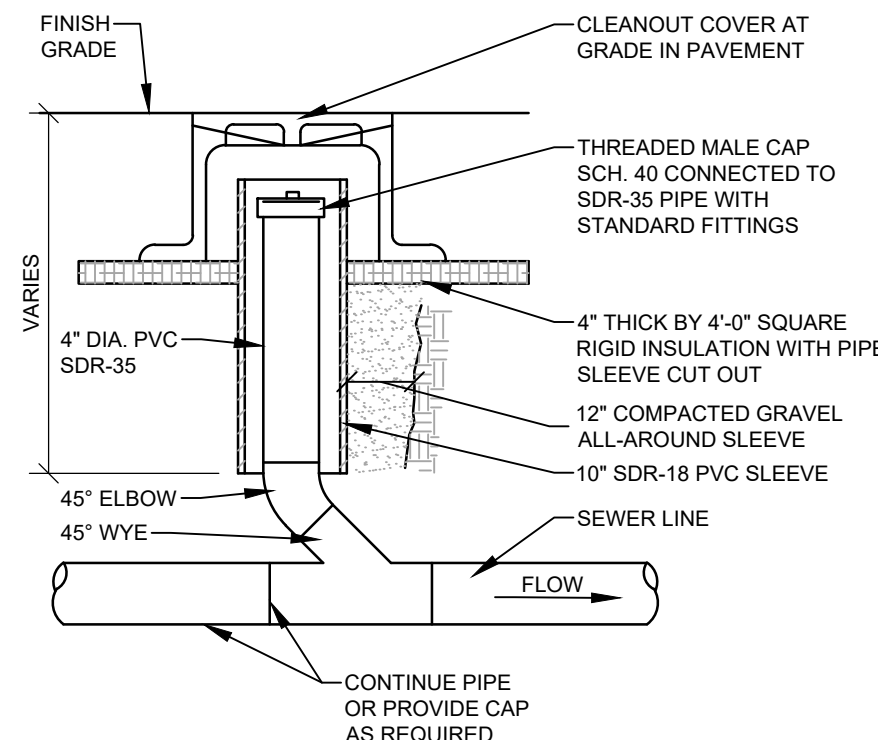
CATCH BASIN

NOT TO SCALE



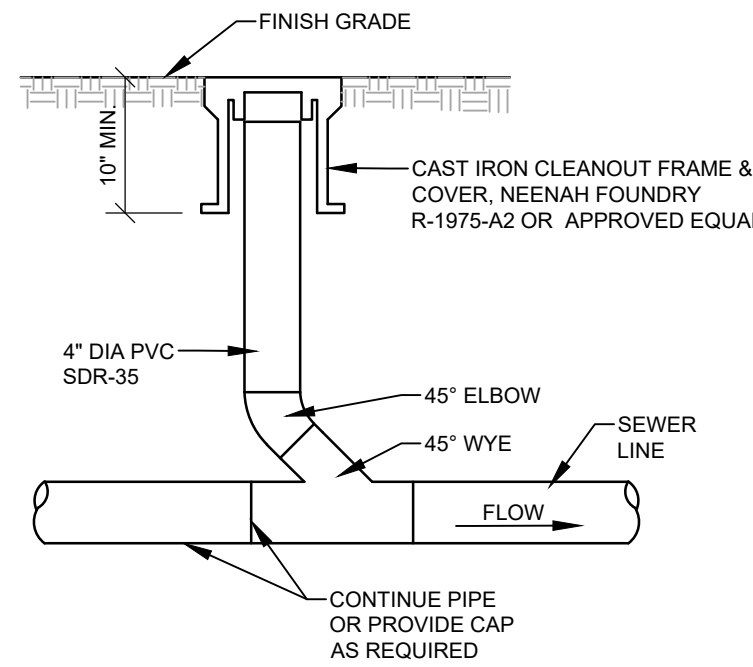
WATER SERVICE CONNECTION

NOT TO SCALE



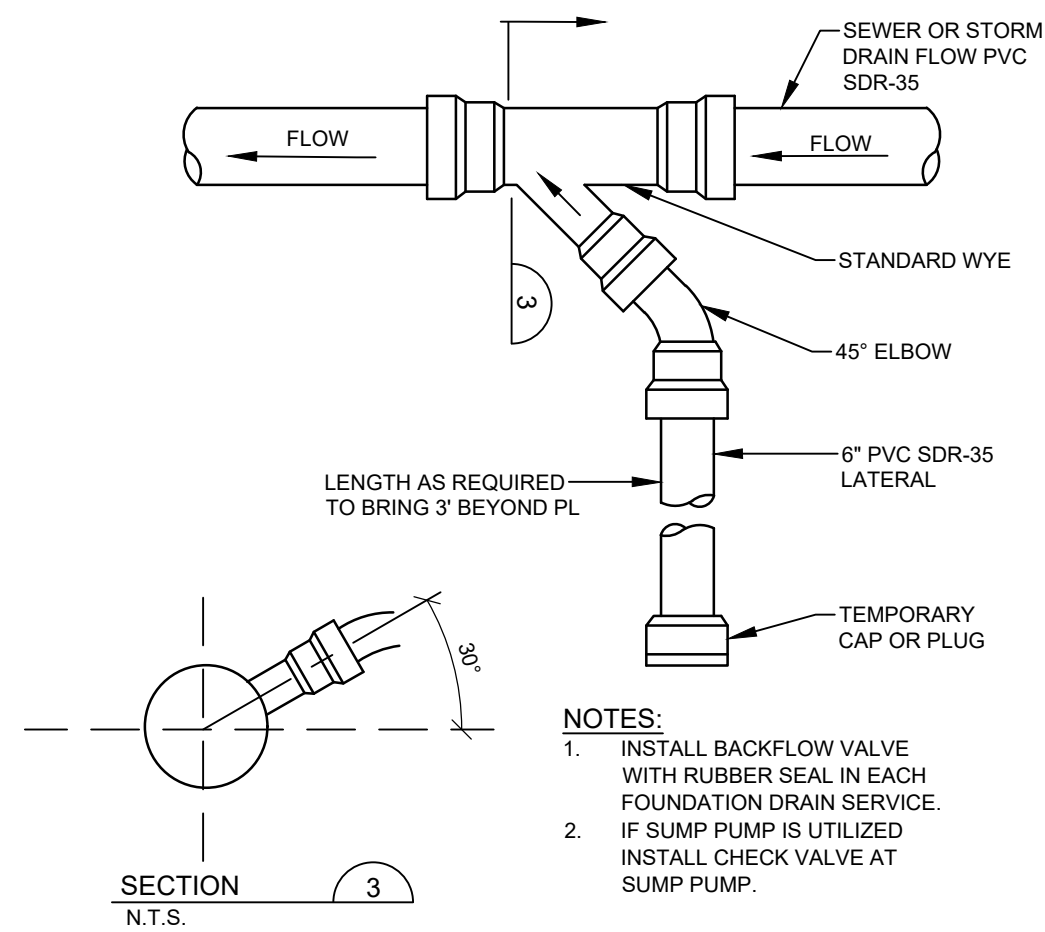
SEWER CLEANOUT IN PAVEMENT AREAS

NOT TO SCALE



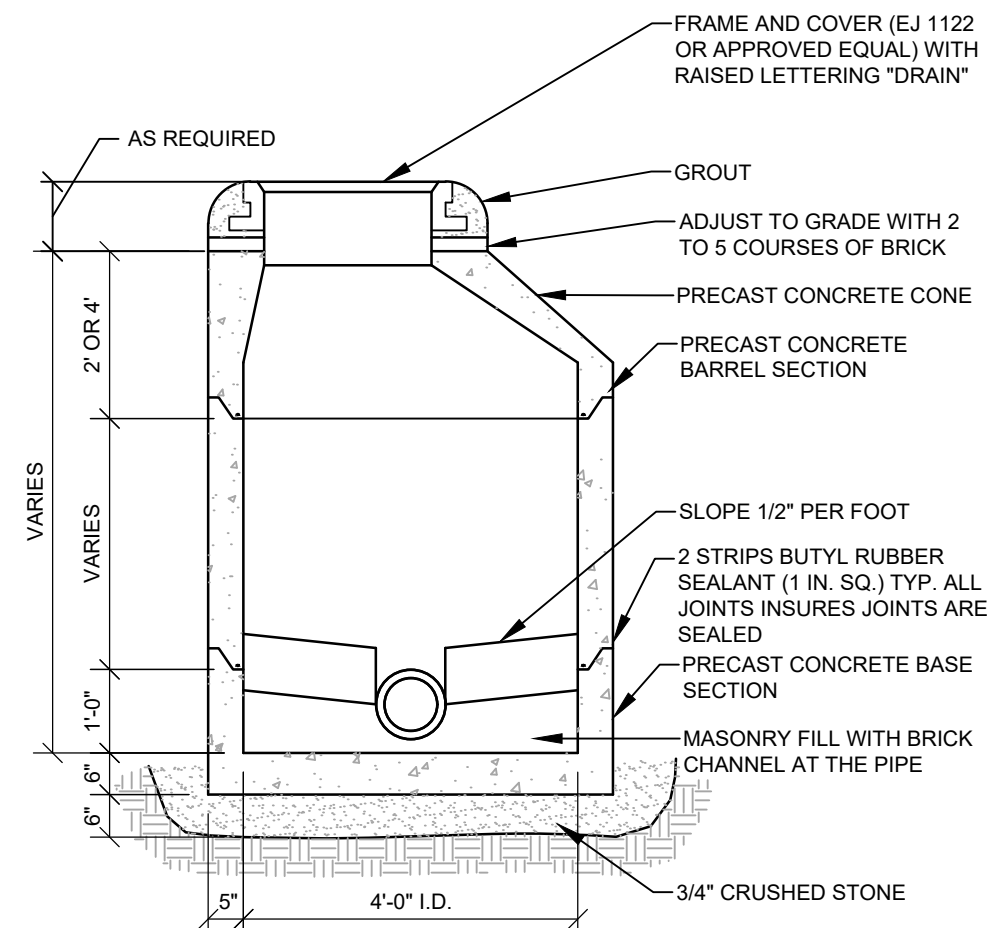
SEWER CLEANOUT IN GRASS/LANDSCAPE AREAS

NOT TO SCALE



SEWER / FOUNDATION DRAIN SERVICE CONNECTION

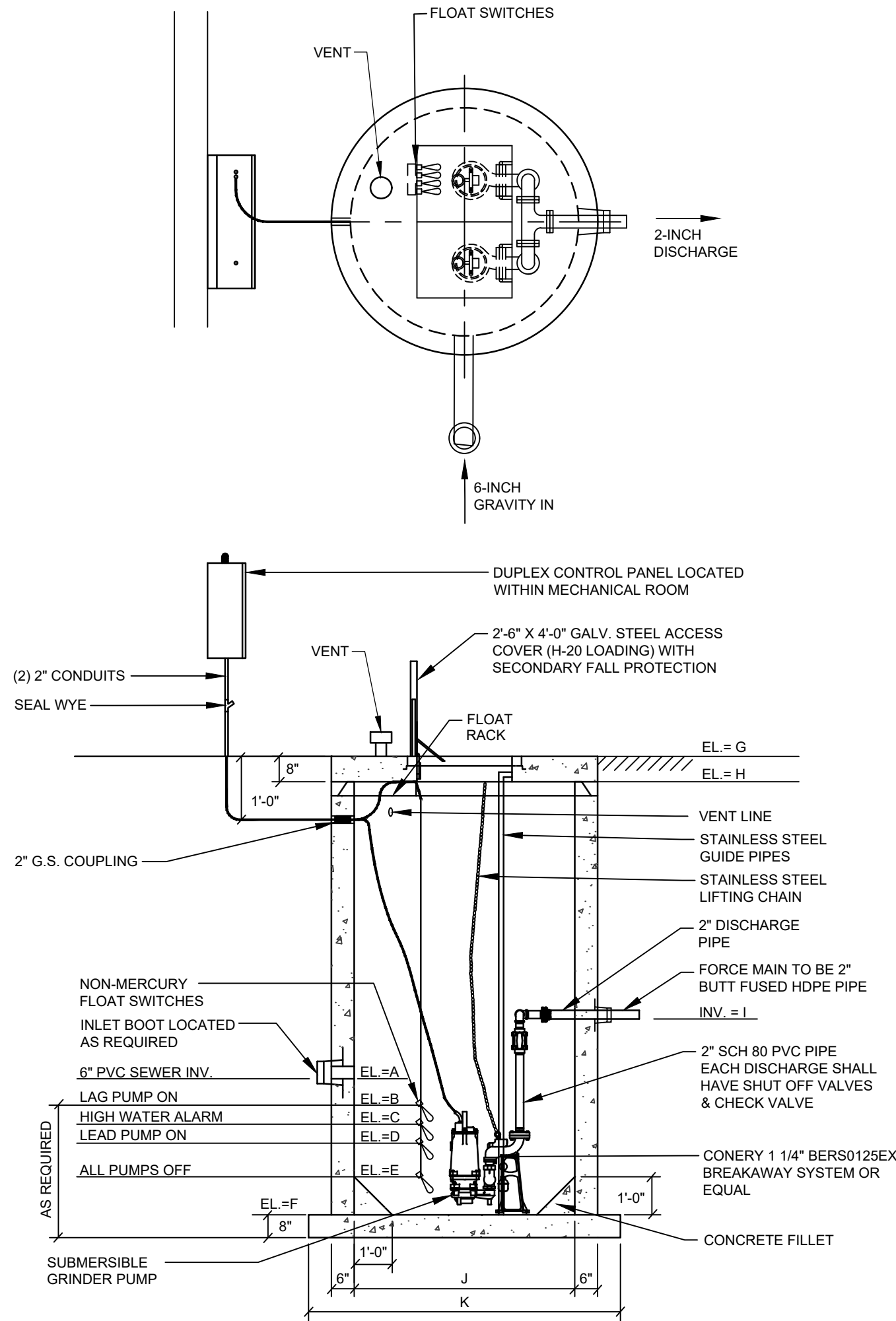
NOT TO SCALE



- NOTES:
1. DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.
 2. PIPE SIZES AND INVERTS AS NOTED ON PLANS.
 3. PIPE CONNECTIONS SHALL BE WATERTIGHT FLEXIBLE BOOT CONNECTORS.

PRECAST MANHOLE

NOT TO SCALE



- NOTES:
1. CONCRETE: 5,000 PSI AFTER 28 DAYS.
 2. REINFORCING: WALLS & FLOOR 4X4/4X4 W.W.M. SLAB TOP #5 @ 8" O.C.

NOTES

1. LIFT STATION SHALL BE DUPLEX LIFT STATION PANEL AND CONTROLS FOR THE OPERATIONS OF 2.0 HOMA GRINDER PUMPS OPERATING AT APPROXIMATELY THE DUTY POINT LISTED IN THE TABLE BELOW. THE PUMPS ARE MODEL GRP1003, 3PHASE, 60 HZ, 230 VOLT, 3450 RPM AND 3.2 FLA WITH THE INSTALLED IMPELLER.
2. PUMPS SHALL HAVE BREAK AWAY FITTINGS. BREAK AWAY FITTINGS SHALL BE NON-SPARKING.
3. ALL UNDERGROUND ELECTRIC POWER LINES SHALL BE INSTALLED IN PVC CONDUIT. ABOVE GROUND SERVICES SHALL BE INSTALLED IN SCHEDULE 40 GALVANIZED CONDUIT. SIZES AS REQUIRED BY ELECTRIC COMPANY. ALL ELECTRICAL WIRING SHALL MEET ALL LOCAL AND NEC ELECTRICAL CODE REQUIREMENTS.
4. THE PANEL SHALL BE EQUIPPED WITH AN INNER DOOR THAT HAS ELAPSED TIMED METERS, WARNING LIGHTS FOR TEMPERATURE AND MOISTURE SENSORS, CONTROL SWITCHES FOR THE INDIVIDUAL PUMPS (AUTO, OFF AND RUN) AND A CONTROL SWITCH FOR THE ALARM WITH TEST AND SILENCE.
5. THE MAIN BREAKERS (CONTROL AND PUMPS) AND FUSES FOR BOTH THE ALARM AND CONTROLS SHALL BE ACCESSIBLE WITHOUT OPENING THE INNER DOOR.
6. THE PANEL SHALL HAVE BOTH AMBER VISIBLE ALARM LIGHT AND AN AUDIBLE PIEZO 80DB ALARM. THE ENCLOSURE SHALL BE A STAINLESS STEEL NEMA 4X RATED, UL98A COMPLIANT LISTED ENCLOSURE RATED FOR THE PUMPS WITH A WIRING SCHEMATIC PROVIDED ON THE INNER FACE OF THE PANEL DOOR. THE DOOR SHALL HAVE A WEATHER SEAL AND LOCKABLE LATCHES.
7. THE PANEL SHALL HAVE THE REQUIRED CIRCUITRY, CONTROLLERS, CIRCUIT BREAKERS, DELAYS, MOTOR STARTERS, RELAYS, TERMINAL BLOCK AND GROUNDING REQUIRED TO OPERATE THE PUMPS IN A AN ALTERNATING SEQUENCE. PANEL, CONTROLS AND ELECTRICAL COMPONENTS SHALL BE EXPLOSION PROOF.
8. THE PANEL SHALL BE MANUFACTURED BY SJE RHOMBUS, PRIMEX CONTROLS, CSI OR APPROVED EQUIVALENT.
9. THE PUMPS, CONTROLS, FLOATS AND FLOAT RACK SHALL BE SUPPLIED BY ONE DISTRIBUTOR OR MANUFACTURER. FLOAT SWITCHES SHALL BE INSTALLED WITH KWIK FLOAT SWITCH CONNECTION SYSTEM. DISTRIBUTOR OR MANUFACTURER SUPPLYING EQUIPMENT SHALL CONFIRM ALL EQUIPMENT MEETS THE INTENT OF THIS SPECIFICATION, AND THAT ALL EQUIPMENT SUPPLIED IS COMPATIBLE FOR THIS SPECIFIC APPLICATION. ALL EQUIPMENT SUPPLIED REQUIRING FACTORY START-UP TO OBTAIN WARRANTY SHALL BE INCLUDED AND PERFORMED BY FACTORY AUTHORIZED PERSONNEL. ANY DEFICIENCIES SHALL BE ADDRESSED PRIOR TO FINAL ACCEPTANCE.
10. PUMP POWER/CONTROL CABLES AND FLOAT CABLES SHALL BE ROUTED TO THE WET WELL IN SEPARATE CONDUITS WITH THE PROPER EXPANSION JOINTS, SEAL OFFS, AND EXPANSION JOINTS. PUMP AND FLOAT CABLES SHALL BE WIRED FORM WET WELL DIRECTLY TO PANEL WITH NO INTERMEDIATE JUNCTION BOXES. WIRE SIZING AND CONDUITS FEEDING AND LEAVING THE CONTROL PANEL SHALL BE PROPERLY SIZED, SHALL SUPPORT THE LOAD OF TWO PUMPS OPERATING AND MEET ALL APPLICABLE LOCAL, STATE AND NEC ELECTRICAL CODES.
11. PUMPS SHALL BE PROVIDED WITH TEMPERATURE AND MOISTURE SENSORS MATCHED TO THE PUMPS.
12. FLOAT CONTROLS SHALL BE NON-MERCURY MECHANICAL FLOATS.
13. CONCRETE: 5,000 PSI AFTER 28 DAYS. REINFORCING STEEL MIN. YIELD STRESS OF 40,000 PSI.
14. REINFORCING: WALLS & FLOOR 4X4/4X4 W.W.M. SLAB TOP #5 @ 8" O.C.
15. THE ACCESS HATCH SHALL BE MANUFACTURED BY THE BILCO COMPANY OR EQUIVALENT AND BE RATED FOR H-20 LOADING. HATCH SHALL OPEN TOWARDS PUMP STATION PANEL AND HAVE INTEGRAL SECONDARY FALL PROTECTION.
16. ALL LIFT STATION PIPING SHALL BE SCH 80 PVC.
17. COAT EXTERIOR OF STRUCTURES WITH KOPPERS BITUMASTIC 3000 M OR EQUAL.
18. WET WELL SHALL BE INSTALLED ON A MINIMUM 12" BED OF SCREENED GRAVEL.
19. CONTRACTOR TO CONFIRM OPERATING ELEVATIONS WITH ENGINEER BEFORE ORDERING STATION.
20. CONTRACTOR TO SUBMIT SPECIFICATIONS FOR PUMPS, CONTROL PANELS, AND ALARM FOR OWNER AND ENGINEERS APPROVAL.
21. ELECTRIC SERVICES SHALL BE VERIFIED BY CONTRACTOR AND COORDINATED WITH OWNER, ELECTRIC COMPANY AND PUMP STATION MANUFACTURER PRIOR TO INSTALLATION. CONTRACTOR SHALL PROVIDE AND INSTALL ALL ELECTRICAL COMPONENTS REQUIRED FOR PUMP STATION MEETING APPLICABLE STATE, FEDERAL AND LOCAL CODES.
22. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL MEET ON-SITE WITH OWNER AND ENGINEER TO REVIEW LOCATION OF PUMP STATION AND VALVE PIT. DEPENDING ON PHYSICAL SITE FEATURES, THE ENGINEER RESERVES THE RIGHT TO MODIFY LOCATION.
23. UPON INSTALLATION OF PUMP STATION, CONTRACTOR SHALL PROVIDE OWNER WITH THE FOLLOWING:
 - a. OPERATION AND MAINTENANCE MANUALS.
 - b. ONE-YEAR WARRANTY ON ALL STRUCTURES, PUMP STATION MECHANICS AND ELECTRIC COMPONENTS, ALL PIPING AND CONNECTIONS.
 - c. STARTUP REPORT THAT INCLUDES DRAW DOWN TESTS TO DETERMINE THE OPERATING POINTS FOR BOTH PUMPS.
24. CONTROL PANEL SHALL BE MOUNTED WITHIN MECHANICAL ROOM PER OWNERS DIRECTION.

PUMP PARAMETERS

STATION	I
PUMP	HOMA
MODEL	GRP103FM
IMPELLER	AS INSTALLED
FLOW (GPM)	35
TDH (FT)	17.7
VOLTAGE	230
FLA	3.2
HP	0.8
PHASE	3Ø
HERTZ	60
RPM	3450

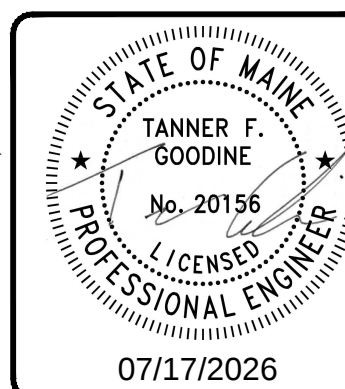
PUMP STATION SCHEDULE

MEASUREMENT (FT.)										
PUMP STATION	A	B	C	D	E	F	G	H	I	K
I	299.70	298.70	298.20	297.70	296.70	295.20	308.00	308.00	302.83	7.5'

PUMP STATION DETAIL

NOT TO SCALE

NOT FOR CONSTRUCTION



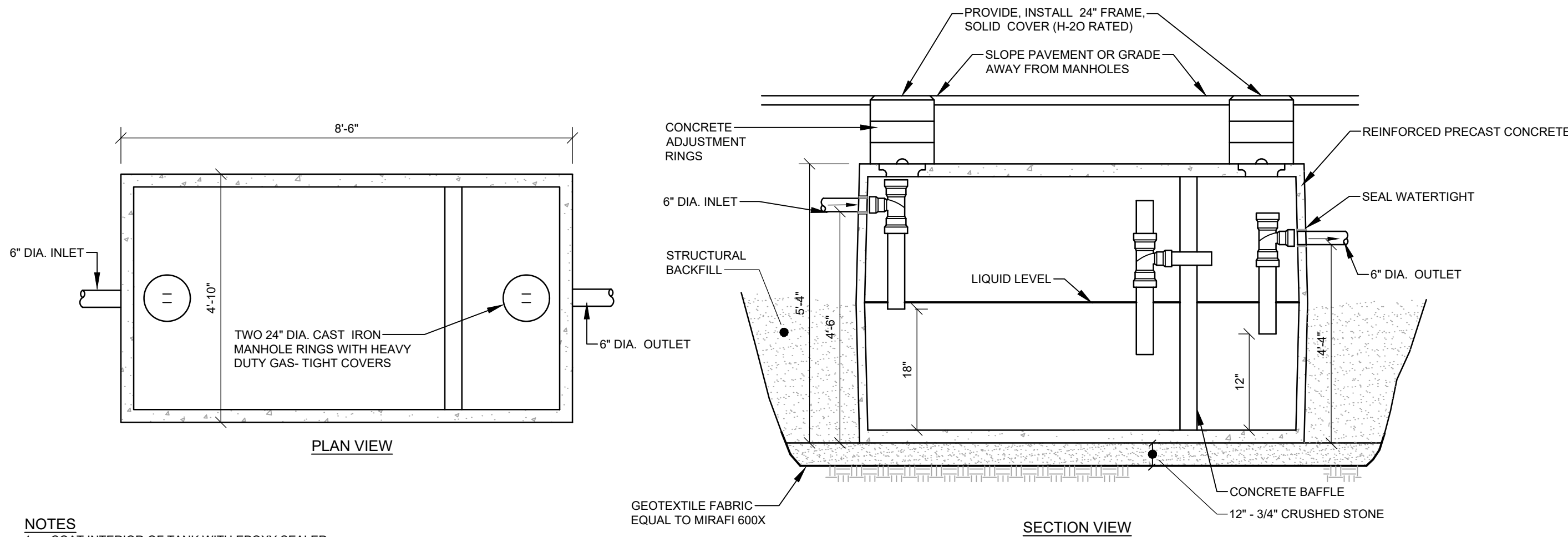
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TFG 07/17/2026	TFG 06/11/2026	TFG 05/20/2026	TFG 02/25/2026	TFG 02/16/2026	TFG 12/08/25	TFG 03/28/25	DATE:
REV: BY:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:



DETAILS OF: NORTH WINDHAM PUBLIC SAFETY
FRANKLIN DRIVE
WINDHAM, MAINE
FOR: TOWN OF WINDHAM
8 SCHOOL ROAD
WINDHAM, ME 04062

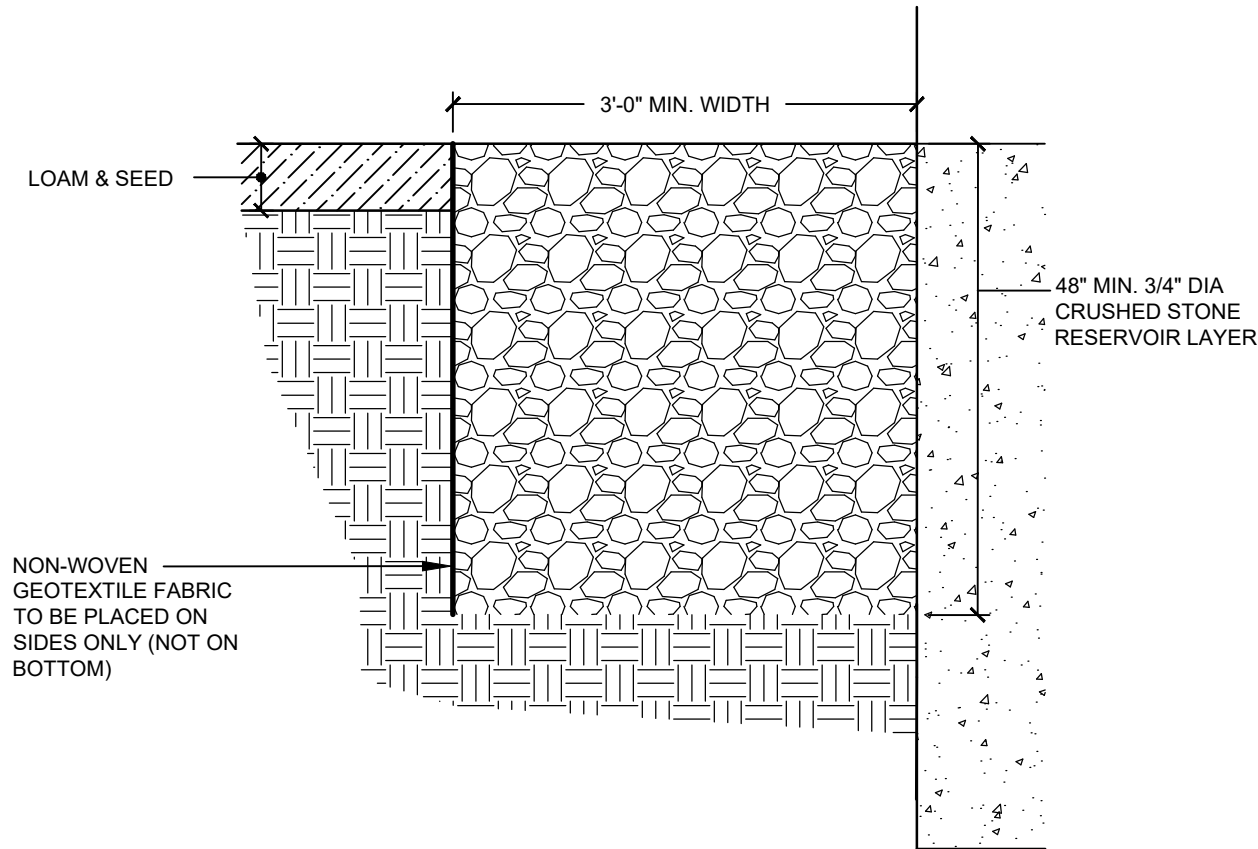
DESIGNED	MRA/TNL
DRAWN	MRS
CHECKED	TFG
DATE	07/10/2026
SCALE	NTS
PROJECT	240431-01

SHEET C-502

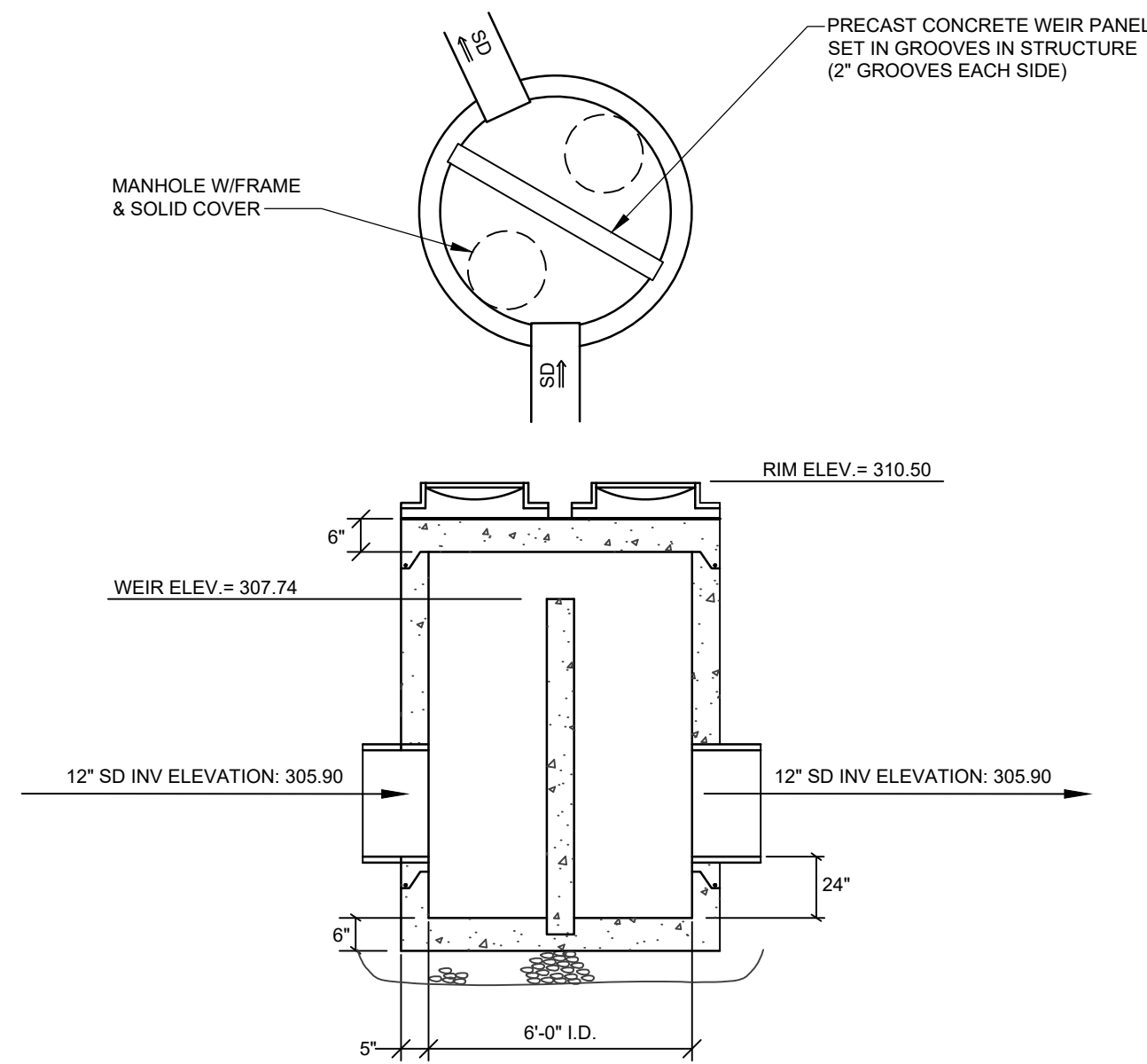


- NOTES**
1. COAT INTERIOR OF TANK WITH EPOXY SEALER
 2. ALL CONCRETE HAS A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI @ 28 DAYS.
 3. SHALL BE DESIGNED FOR H-20 LOADINGS AND DEPTH OF COVER.
 4. THE TONGUE AND GROOVE CENTER SEAM IS SEALED WITH A BUTYL SEALANT.
 5. THE PVC TEE BAFFLES FOR THIS TANK CAN BE MOVED TO ANY OF THE (3) INLETS OR OUTLETS.
 6. POLYLOK PIPE SEALS STANDARD AT ALL PIPE PENETRATIONS
 7. DETAIL SHOWS GENERAL SCHEMATIC REQUIREMENTS. CONTRACTOR SHALL SUBMIT PROPOSED OIL/WATER SEPARATOR INSTALLATION PLANS AND SPECIFICATIONS TO LOCAL AUTHORITIES FOR THEIR APPROVAL BEFORE ACQUISITION OF SEPARATOR. PROVIDE SEPARATOR WITH ADEQUATE STRUCTURAL STRENGTH TO ACCOMMODATE VEHICULAR TRAFFIC AT INSTALLATION LOCATION.
 8. COAT EXTERIOR OF CONCRETE WITH BITUMASTIC SEALANT.
 9. PRECAST SUPPLIER TO CONFIRM CAPACITY. ADJUST DIMENSIONS AS NEEDED FOR SPECIFIED TANK CAPACITY.
 10. ALL BAFFLES AND WEIRS TO BE PRECAST CONCRETE.
 11. CONTRACTOR TO SUPPLY AND INSTALL ALL PIPING & SAMPLING TEES GROUT IN ALL PIPES FILL WITH CLEAN WATER PRIOR TO "START-UP" OF SYSTEM VERIFY ALL BLOCKOUT SIZES AND LOCATIONS. PUMP BY OTHERS.

OIL/WATER SEPARATOR
NOT TO SCALE



BUILDING DRIP EDGE (INFILTRATION)
NOT TO SCALE



- NOTES**
1. SUBMIT SHOP DRAWINGS FOR OWNER/ENGINEER APPROVAL.
 2. STRUCTURE SHALL BE DESIGNED FOR H-20 LOADING.

OUTLET CONTROL STRUCTURE (OCS-1)
NOT TO SCALE

SUBSURFACE SAND FILTER NOTES:

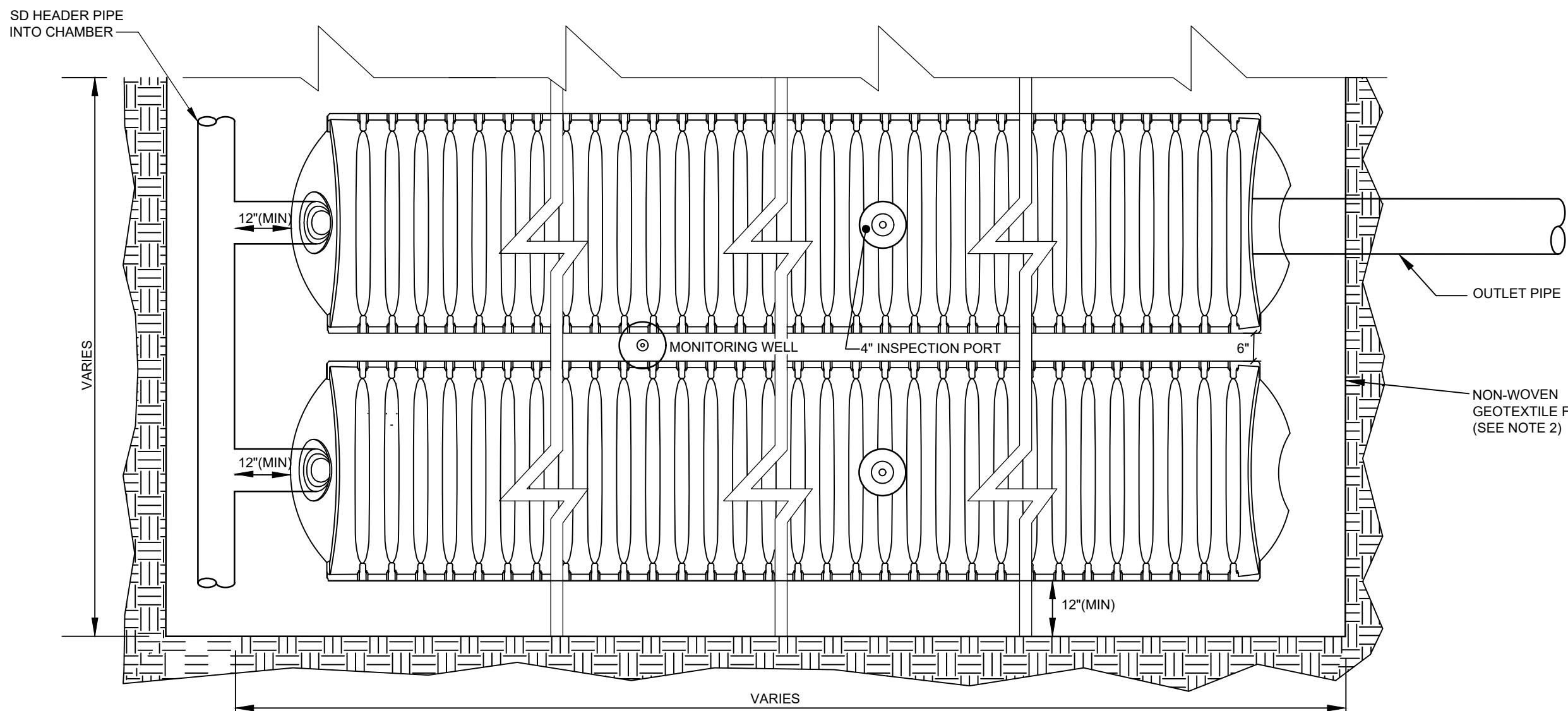
1. THE STORMWATER CHAMBER SHALL BE A STORMTECH SC-800 OR EQUIVALENT SUBSURFACE STORAGE CHAMBER APPROVED BY THE ENGINEER.
2. THE TOP AND SIDES OF THE SUBSURFACE SYSTEM, INCLUDING THE CRUSHED STONE STORAGE VOLUME, AND INFILTRATION SAND, SHALL BE WRAPPED IN A NON-WOVEN GEOTEXTILE FABRIC (MIRAFI 160N OR EQUIVALENT). NON-WOVEN GEOTEXTILE FABRIC SHALL NOT BE USED ON THE BOTTOM OF THE CHAMBER SYSTEM. CRUSHED STONE STORAGE VOLUME, OR INFILTRATION SAND TO ALLOW FOR INFILTRATION INTO EXISTING GROUND.
3. THE EMBEDMENT STONE SURROUNDING THE CHAMBERS SHALL BE A WASHED, ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN 3/4 INCH AND 2 INCH. THE BOTTOM 6 INCH LAYER OF STONE THAT ACTS AS THE FOUNDATION BELOW THE CHAMBERS SHALL BE COMPACTED TO ACHIEVE A 95% STANDARD PROCTOR DENSITY.
4. THE INFILTRATION MATERIAL SHALL BE A UNIFORM MIX, FREE OF STONES LARGER THAN 2 INCHES, STUMPS, ROOTS, OR OTHER SIMILAR OBJECTS. THE MATERIAL SHALL MEET THE SPECIFICATIONS FOR MDOT AGGREGATE SAND (MDOT #703.01). HOWEVER, THIS AGGREGATE SAND SHALL BE MIXED WITH LOAM TO ACHIEVE A MATERIAL WITH BETWEEN 8% AND 10% PASSING THE #200 SIEVE. THE LOAM USED IN THIS MIXTURE SHALL HAVE LESS THAN 2% CLAY CONTENT. THIS 18 INCH LAYER OF SAND FILTRATION MEDIA SHALL BE PLACED TO ACHIEVE A LEVEL OF COMPACTION BETWEEN 92% AND 95% STANDARD PROCTOR DENSITY.
5. THE CONTRACTOR SHALL PERFORM PERMEABILITY TESTS FOR THE SAND FILTER MATERIAL TO ENSURE A STORMWATER RELEASE TIME RANGING BETWEEN 24 AND 48 HOURS.

CONSTRUCTION OVERSIGHT NOTES FOR SUBSURFACE DETENTION AND INFILTRATION SYSTEM:

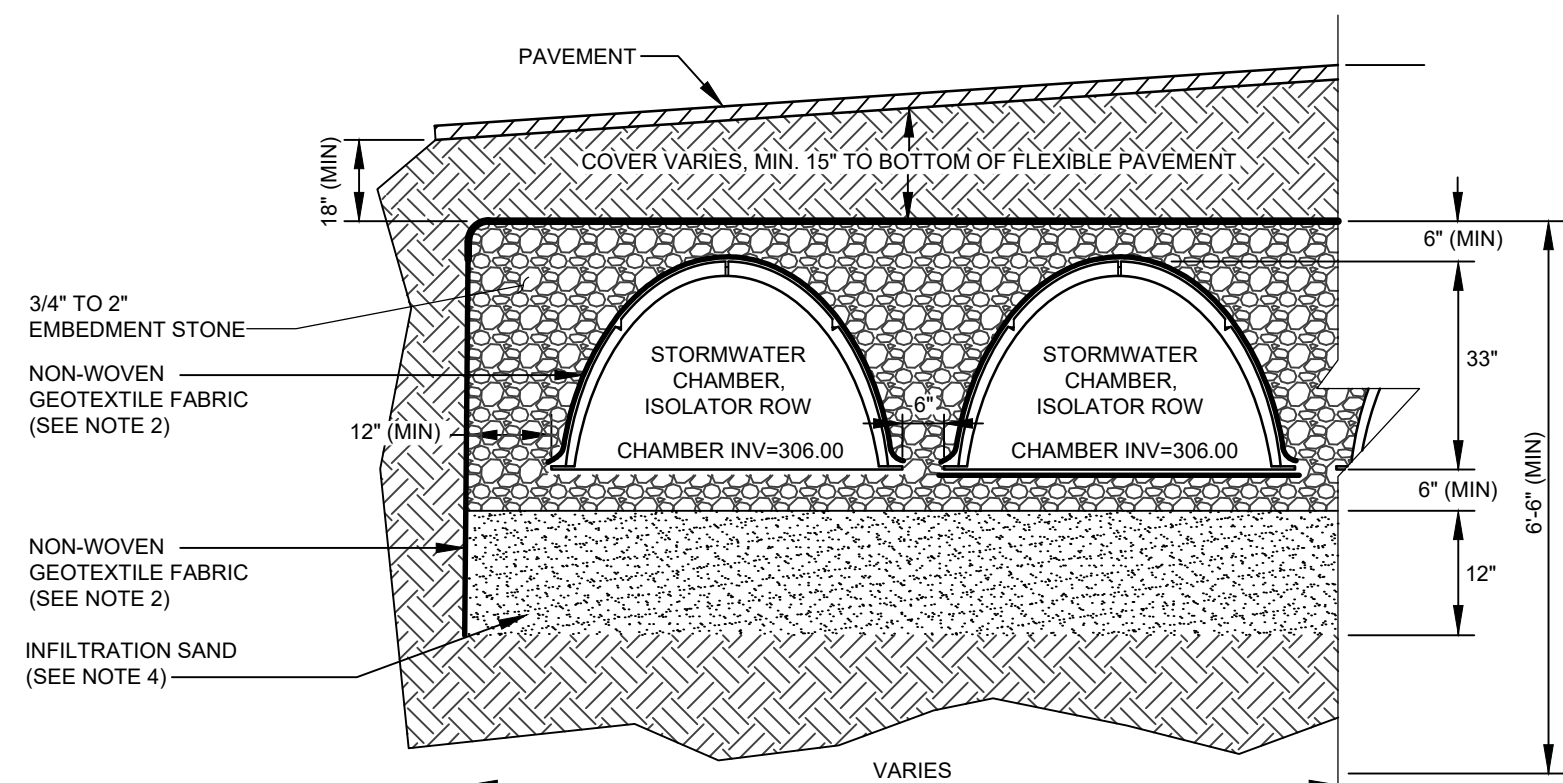
1. INSPECTIONS BY A PROFESSIONAL ENGINEER SHALL CONSIST OF WEEKLY VISITS TO THE SITE TO INSPECT THE CONSTRUCTION AND STABILIZATION OF THE PROPOSED SUBSURFACE CHAMBERS AND ITS INFILTRATION COURSE MATERIAL TO BE BUILT ON THE SITE. INSPECTIONS SHALL CONSIST OF AN APPROPRIATE NUMBER OF VISITS TO THE SITE TO INSPECT THE INSTALLATION OF THE SUBGRADE, INFILTRATION BED MATERIAL PLACEMENT, INSTALLATION OF EMBEDMENT STONE, SURROUNDING STONE, FABRIC PLACEMENT AND STORMWATER OVERFLOW BYPASS CONSTRUCTION FROM INITIAL GROUND DISTURBANCE TO BACKFILL OVER CHAMBERS.

SUBSURFACE SAND FILTER TABLE

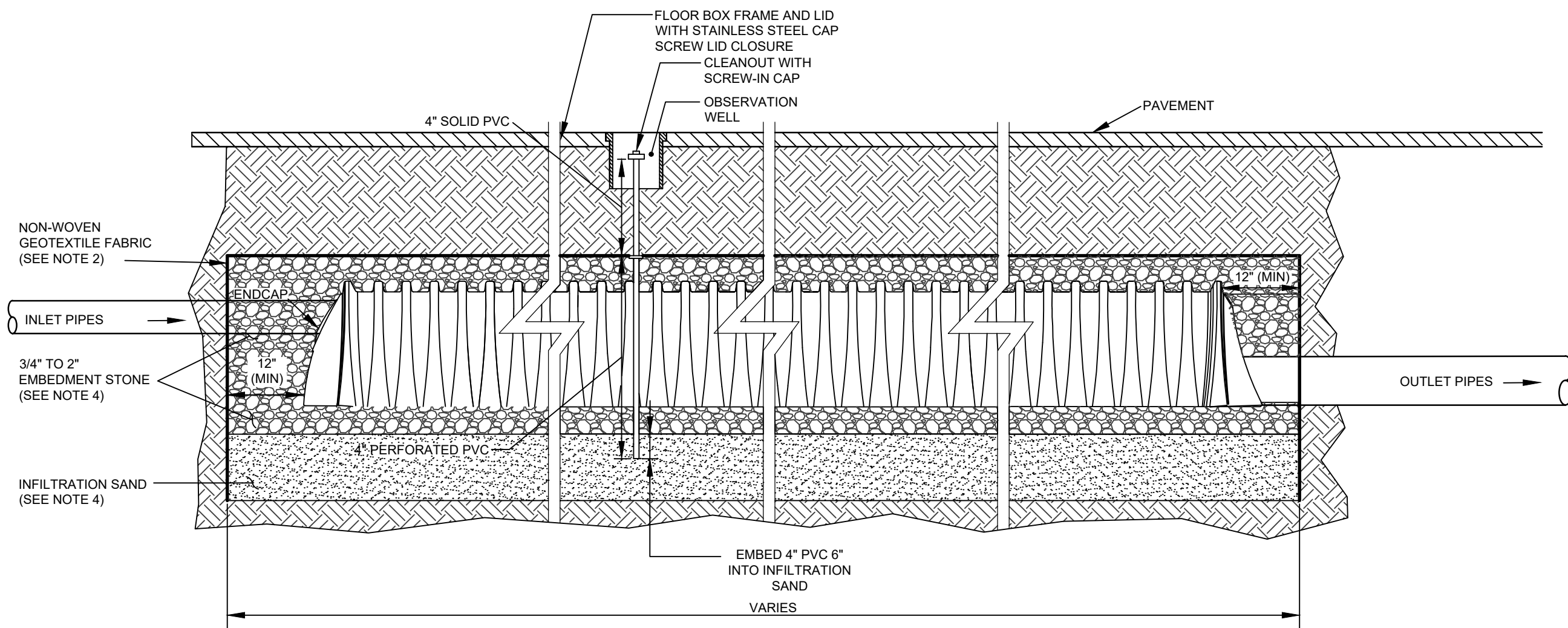
CHAMBER INV.	306.00
CHAMBER OUTLET PIPE INV.	306.00



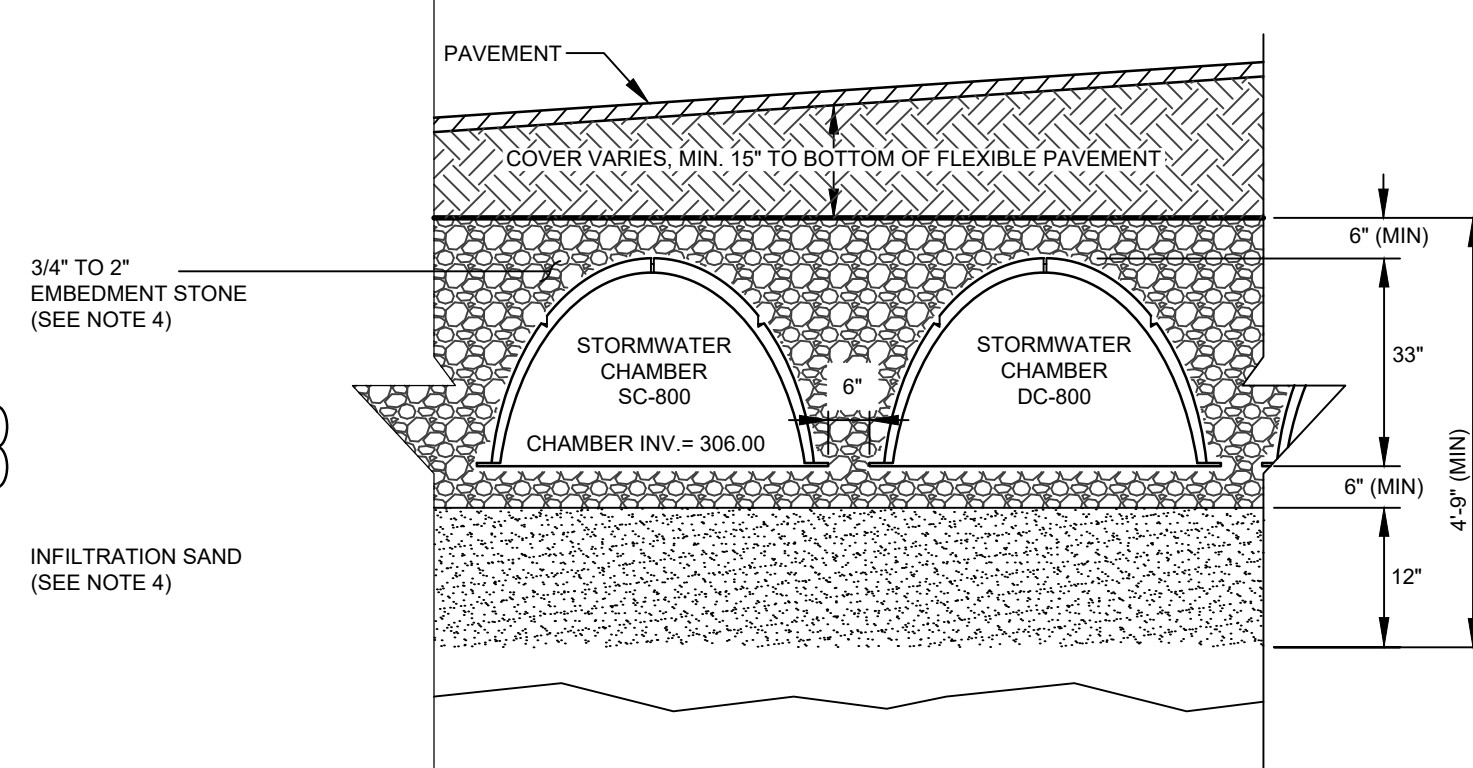
SUBSURFACE SAND FILTER PLAN VIEW



SUBSURFACE DETENTION AND INFILTRATION SYSTEM ISOLATOR ROW
NOT TO SCALE



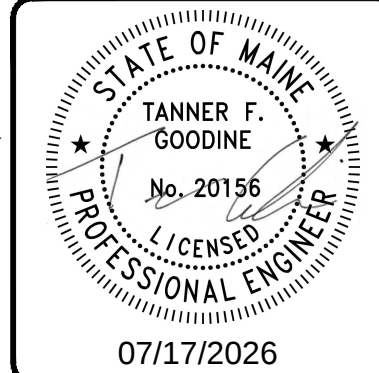
SUBSURFACE DETENTION AND INFILTRATION SYSTEM ELEVATION VIEW



SUBSURFACE DETENTION AND INFILTRATION SYSTEM SECTION VIEW

SUBSURFACE DETENTION AND INFILTRATION SYSTEM
NOT TO SCALE

NOT FOR CONSTRUCTION



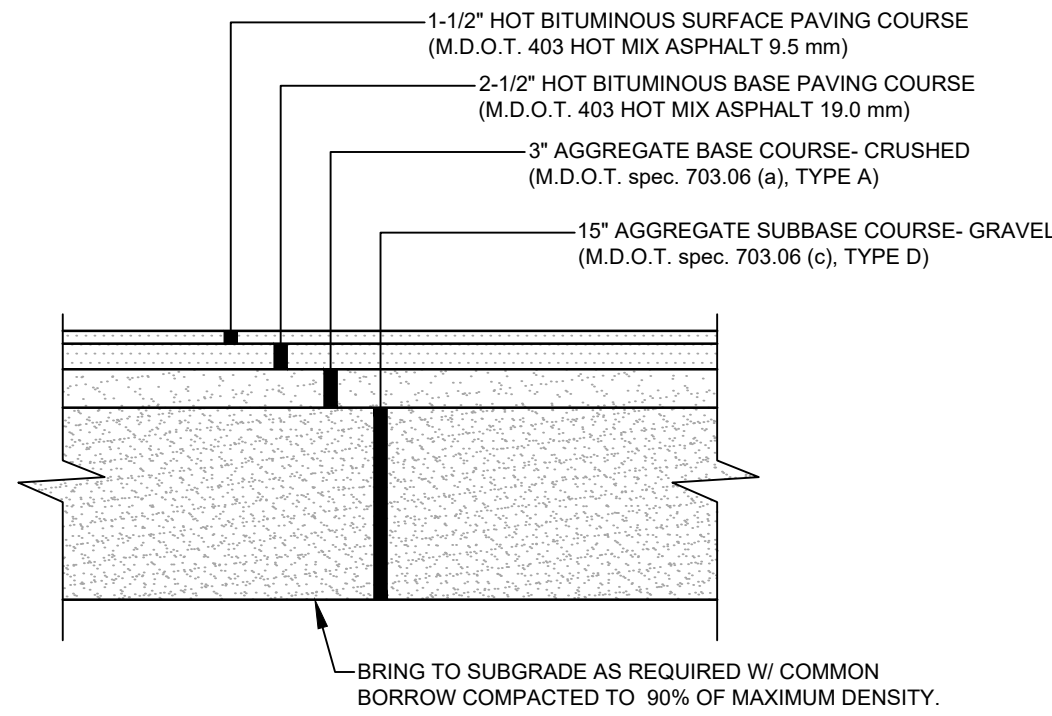
G	TFG	07/17/2026	ISSUED TO TOWN OF WINDHAM FOR COMMENT RESPONSE
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C	TFG	02/16/2026	DRAFT ISSUED FOR PUBLIC INFORMATIONAL MEETING
B	TFG	12/08/25	55% PROGRESS SET
A	TFG	03/28/25	25% GMP SET
REV	BY	DATE	STATUS

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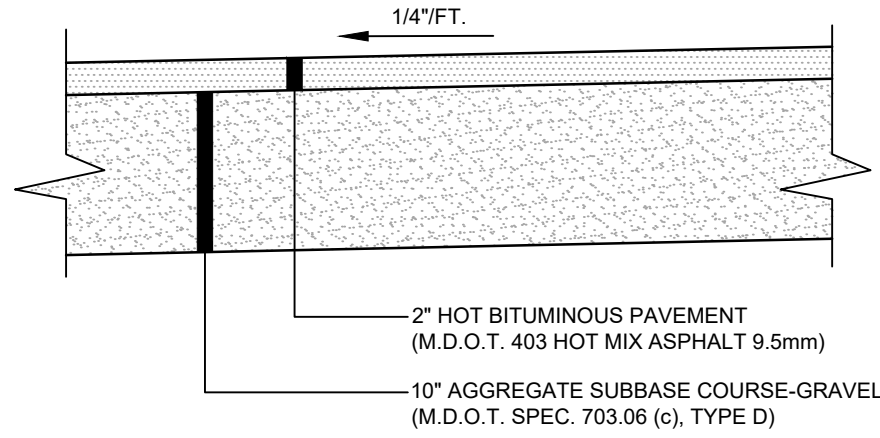
DETAILS OF:
NORTH WINDHAM PUBLIC SAFETY
FRANKLIN DRIVE
WINDHAM, MAINE
FOR:
TOWN OF WINDHAM
8 SCHOOL ROAD
WINDHAM, ME 04062

DESIGNED	MRA/TNL
DRAWN	MRS
CHECKED	TFG
DATE	07/10/2026
SCALE	NTS
PROJECT	240431-01

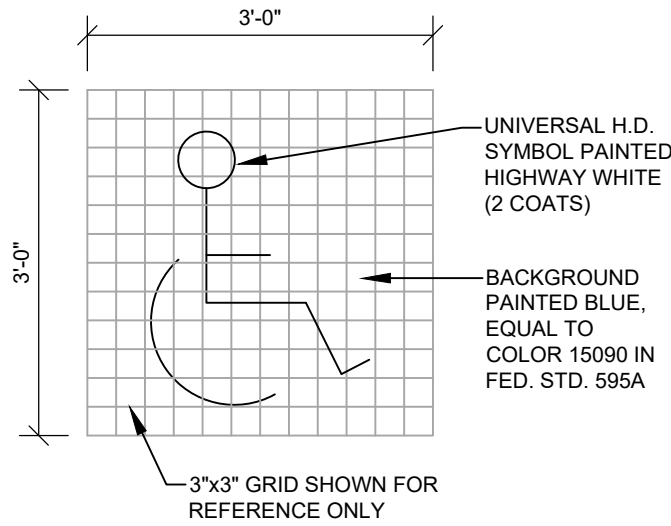


- NOTES:
1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
 2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

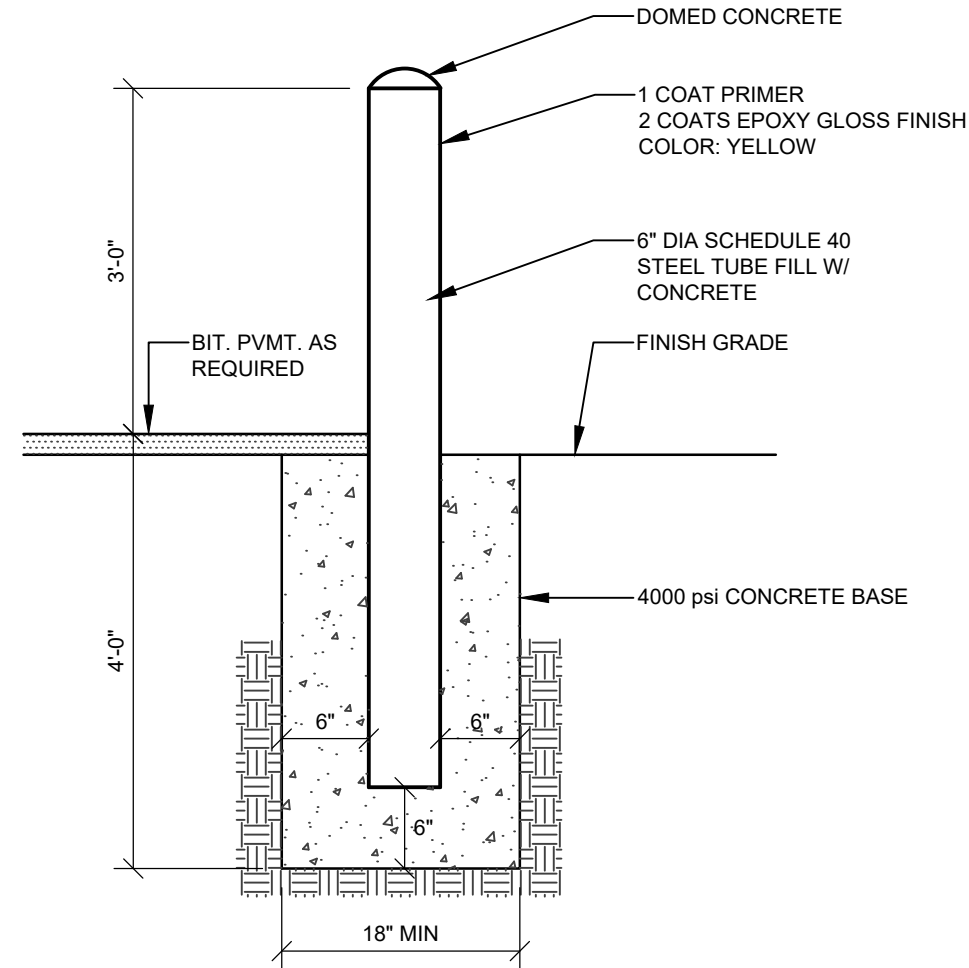
PAVED PARKING LOT SECTION
NOT TO SCALE



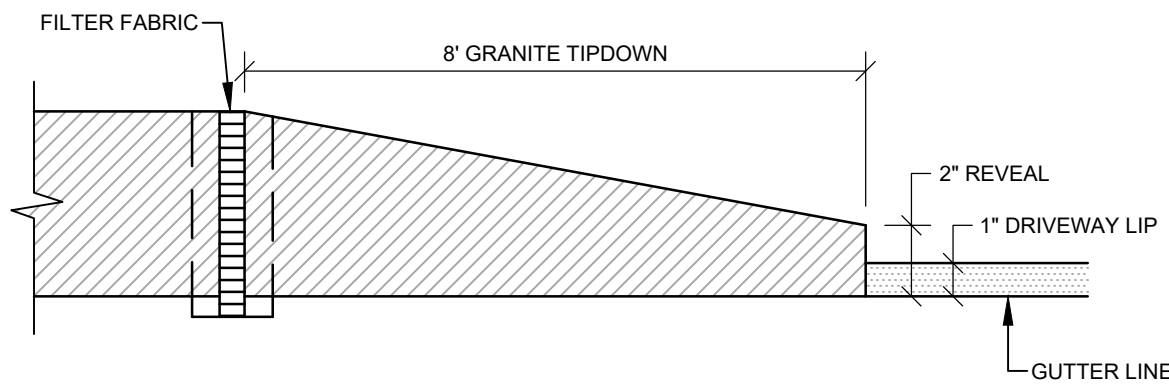
BITUMINOUS SIDEWALK
NOT TO SCALE



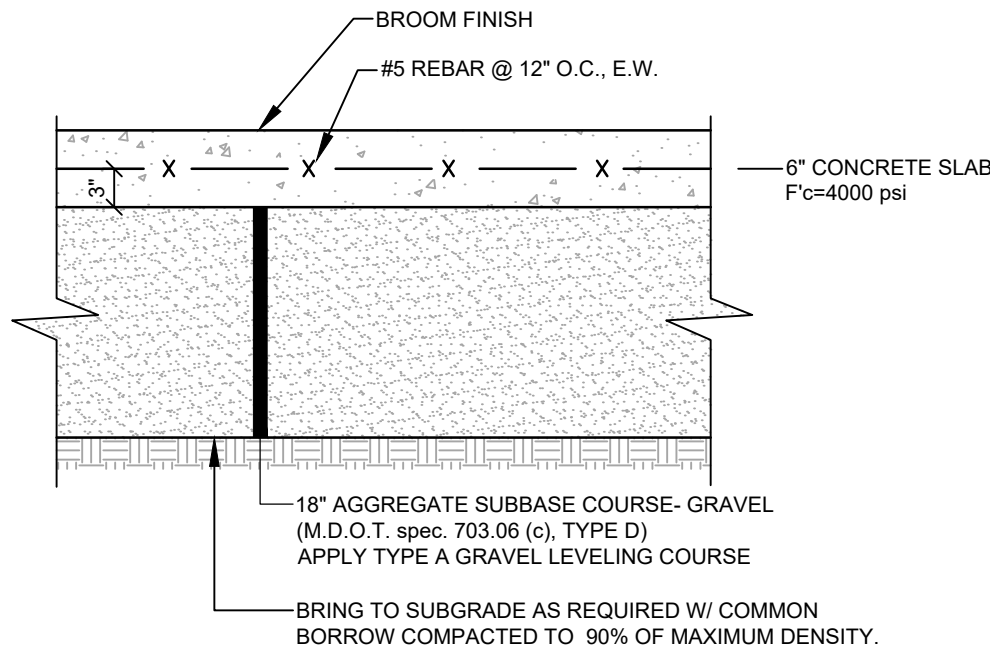
RESERVED PARKING
NOT TO SCALE



METAL DOMED CONCRETE BOLLARD
NOT TO SCALE

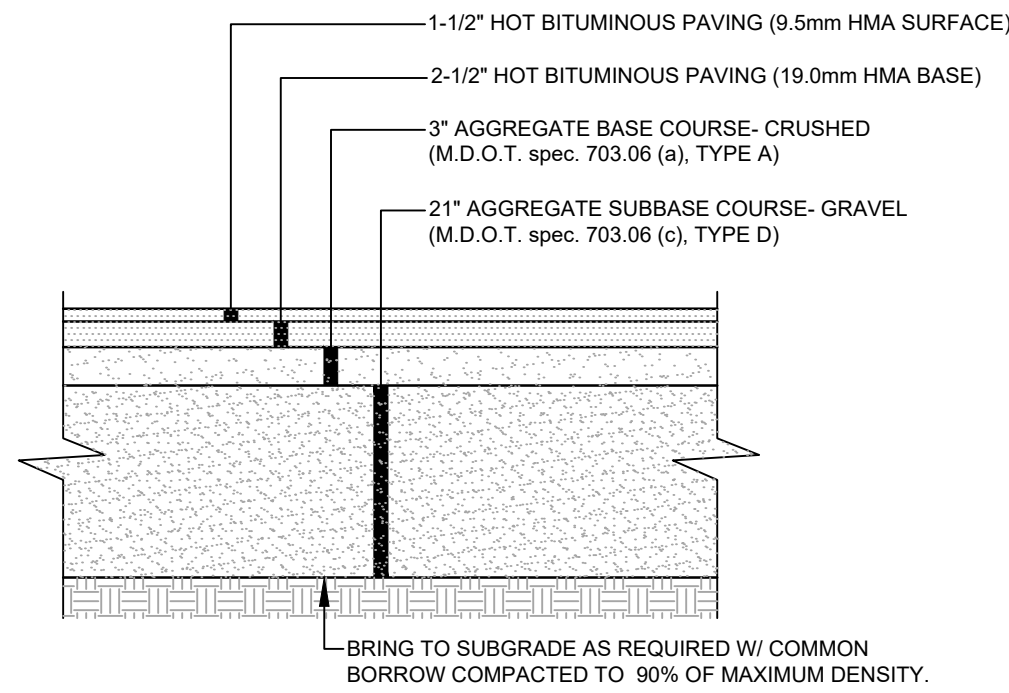


FLUSH GRANITE CURB TIPDOWN INSTALLATION
NOT TO SCALE



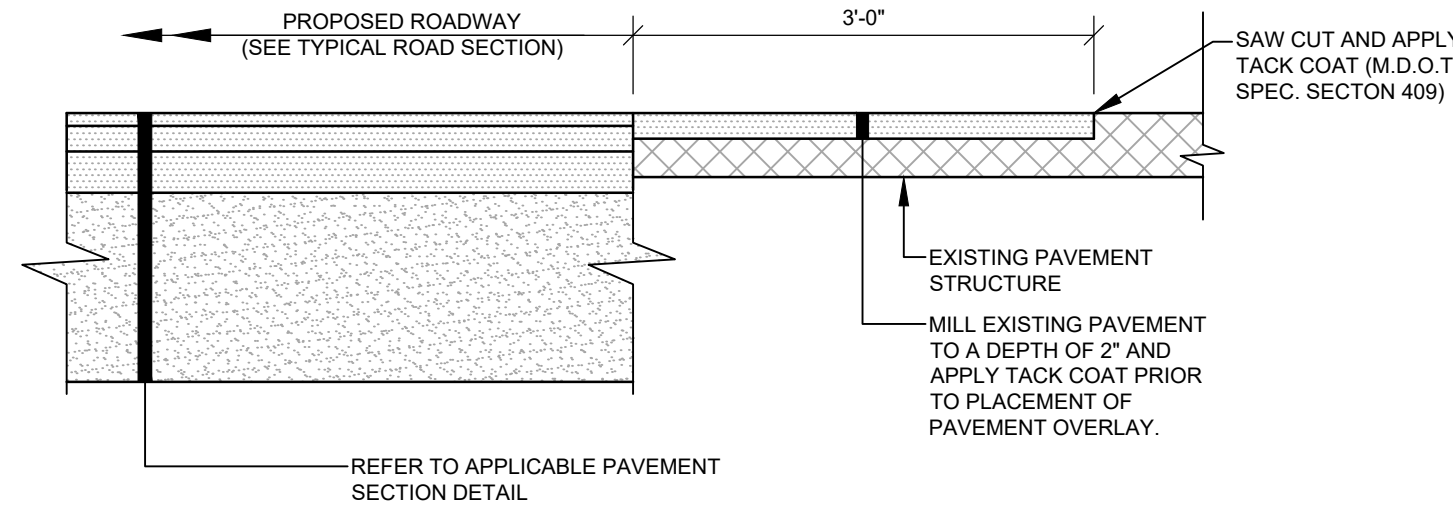
- NOTES:
1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
 2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.
 3. PROOF ROLL SUBGRADE PER GEOTECHNICAL REPORT.

CONCRETE DUMPSTER PAD
NOT TO SCALE

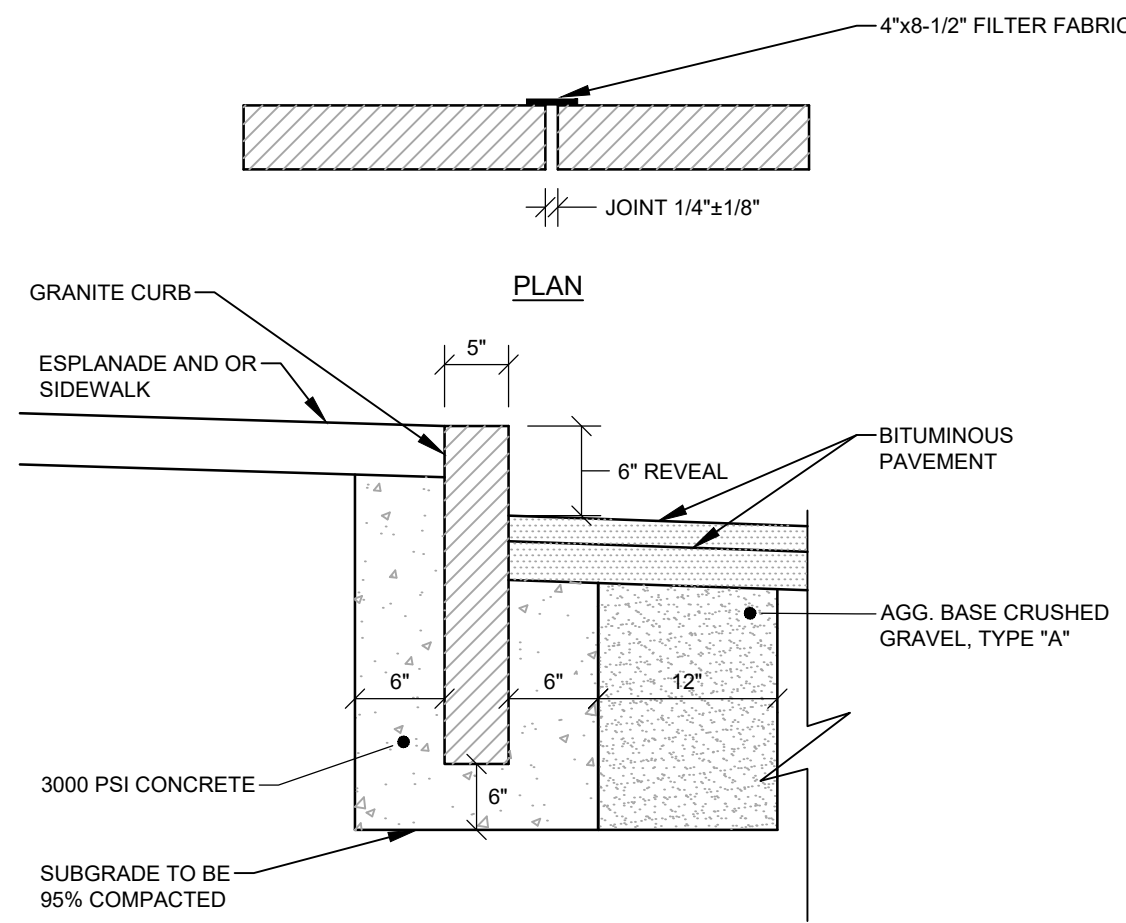


- NOTES:
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 2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

HEAVY DUTY BITUMINOUS PAVEMENT
NOT TO SCALE

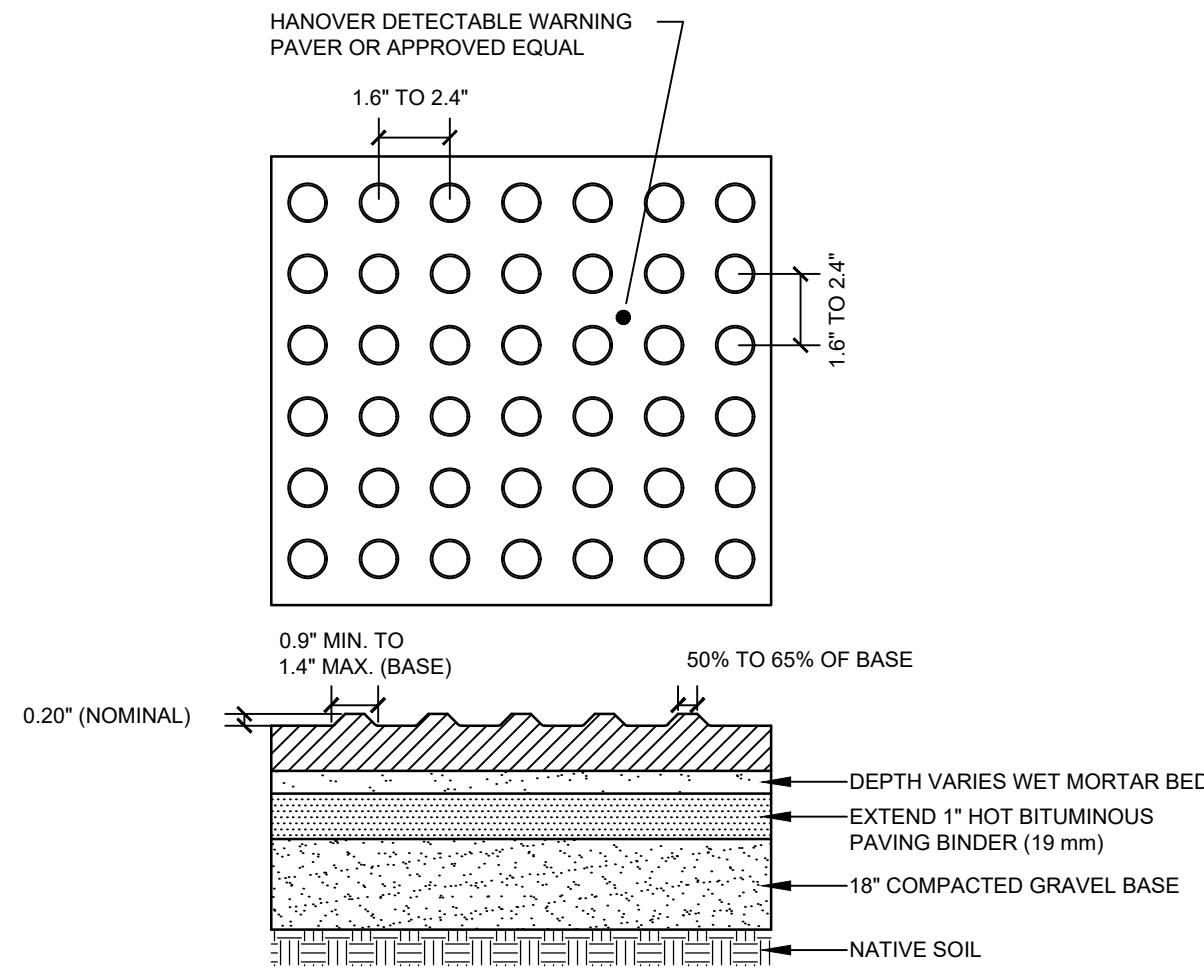


PAVEMENT JOINT
NOT TO SCALE



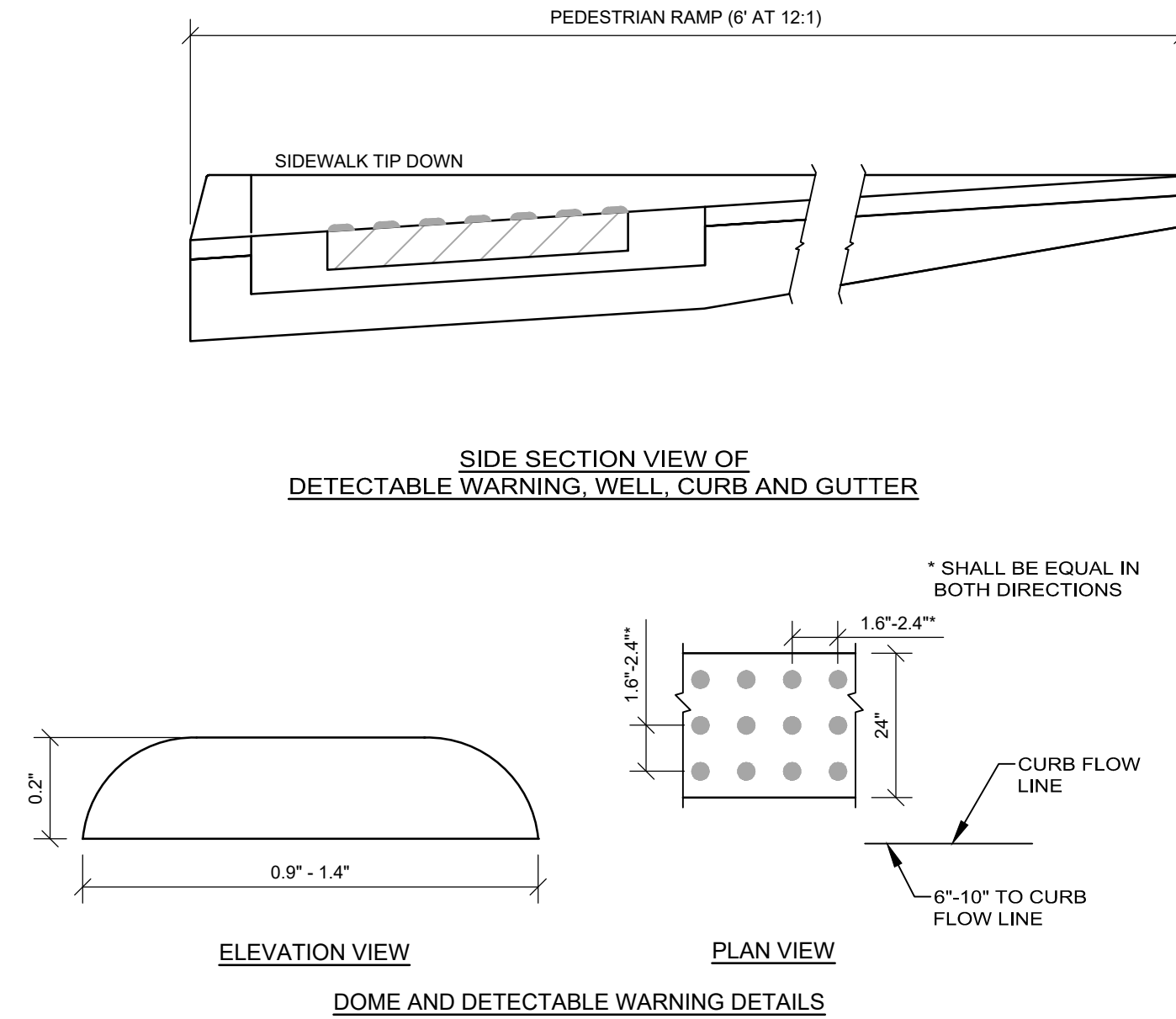
- NOTES:
1. INDIVIDUAL PIECES OF CURB SHORTER THAN 4 L.F. ARE NOT ALLOWED, WITH THE EXCEPTION OF RADIAL CURB.
 2. THE MINIMUM HEIGHT OF THE CONCRETE BACKING SHALL BE 10-INCHES OR TO THE BOTTOM OF THE HOT MIX.
 3. ASPHALT PAVEMENT, WHICHEVER IS GREATER, MEASURED FROM THE BOTTOM OF CURB.
 4. CURBING SHALL BE SET IN A 6-INCH BED OF POURED IN PLACE 3,000 PSI CONCRETE MIX.
 5. WOODEN SHIMS MAY BE USED TO SET CURB.

VERTICAL GRANITE CURB
NOT TO SCALE



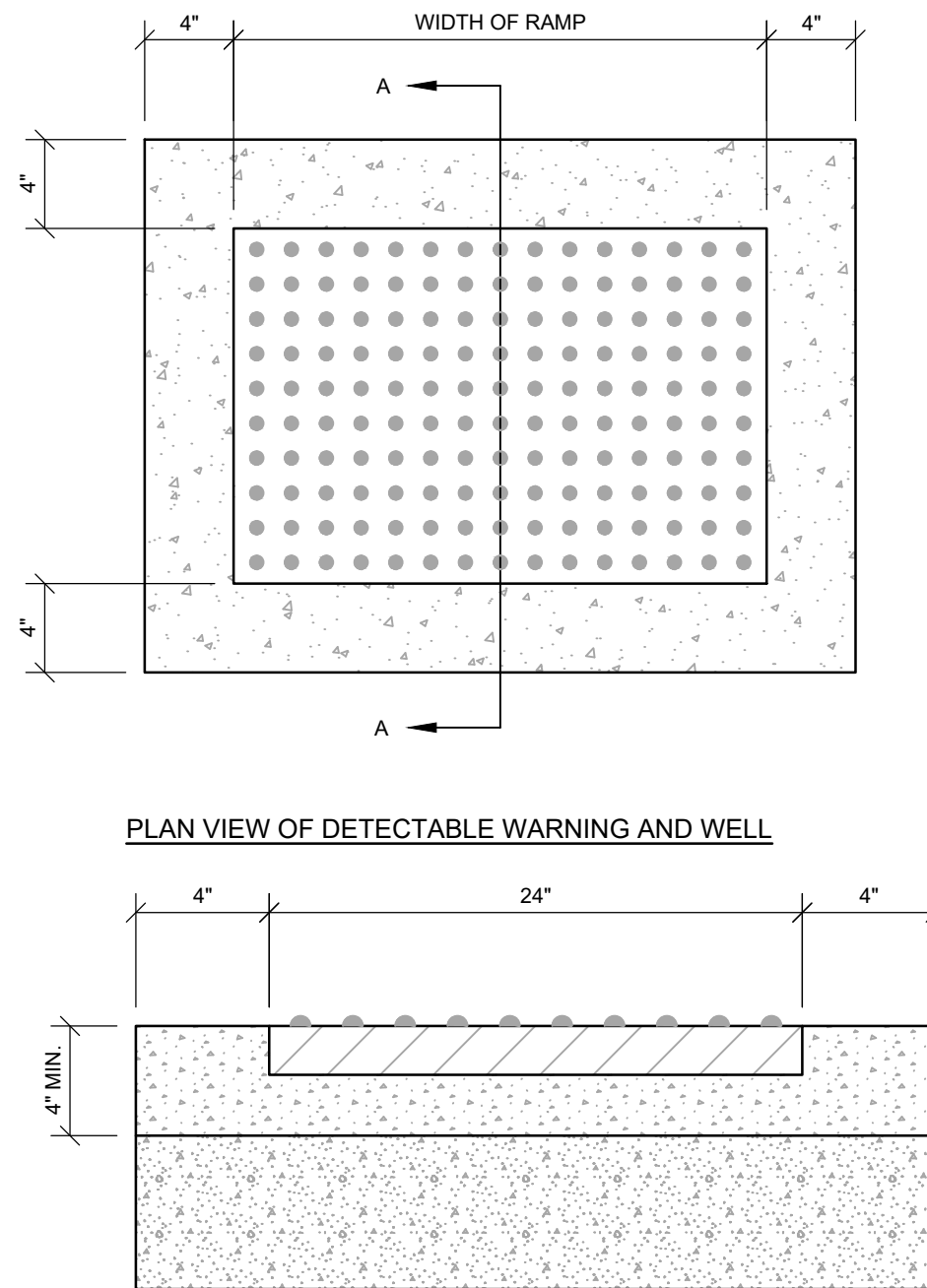
- NOTES:
1. PAVERS ARE INSTALLED IN A WET MORTAR BED OVER HOT BITUMINOUS OR COMPACTED FILL BASE. THE WET MORTAR BED IS REQUIRED TO LEVEL THE PAVERS.
 2. SPACING REQUIREMENTS:
 - A. TRUNCATED DOME PAVERS HAVE A BASE DIAMETER OF 0.9" (23 MM) MINIMUM TO 1.4" (36 MM) MAXIMUM, A TOP DIAMETER OF 50% OF THE BASE DIAMETER MINIMUM TO 65% OF THE BASE DIAMETER MAXIMUM, AND A NOMINAL DOME HEIGHT OF 0.2" (5 MM).
 - B. TRUNCATED DOME PAVERS IN A DETECTABLE WARNING SURFACE HAVE A CENTER-TO-CENTER SPACING OF 1.6" (41 MM) MINIMUM AND 2.4" (61 MM) MAXIMUM, AND A BASE-TO-BASE SPACING OF 0.65" (16 MM) MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON THE SQUARE GRID.
 - C. DETECTABLE WARNING SURFACES COLOR: YELLOW.

TRUNCATED DOME DETAIL
NOT TO SCALE



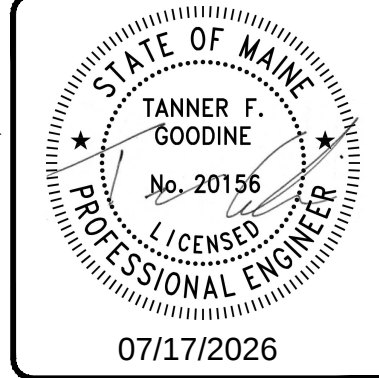
NOTE: ALL DETECTABLE WARNING AREAS SHALL START 6" - 10" FROM THE FLOW LINE OF THE CURB, BE 24" IN DEPTH, AND COVER THE COMPLETE WIDTH OF THE RAMP AREA ONLY.

TRUNCATED DOME PAVING
NOT TO SCALE



SECTION A-A

NOT FOR
CONSTRUCTION

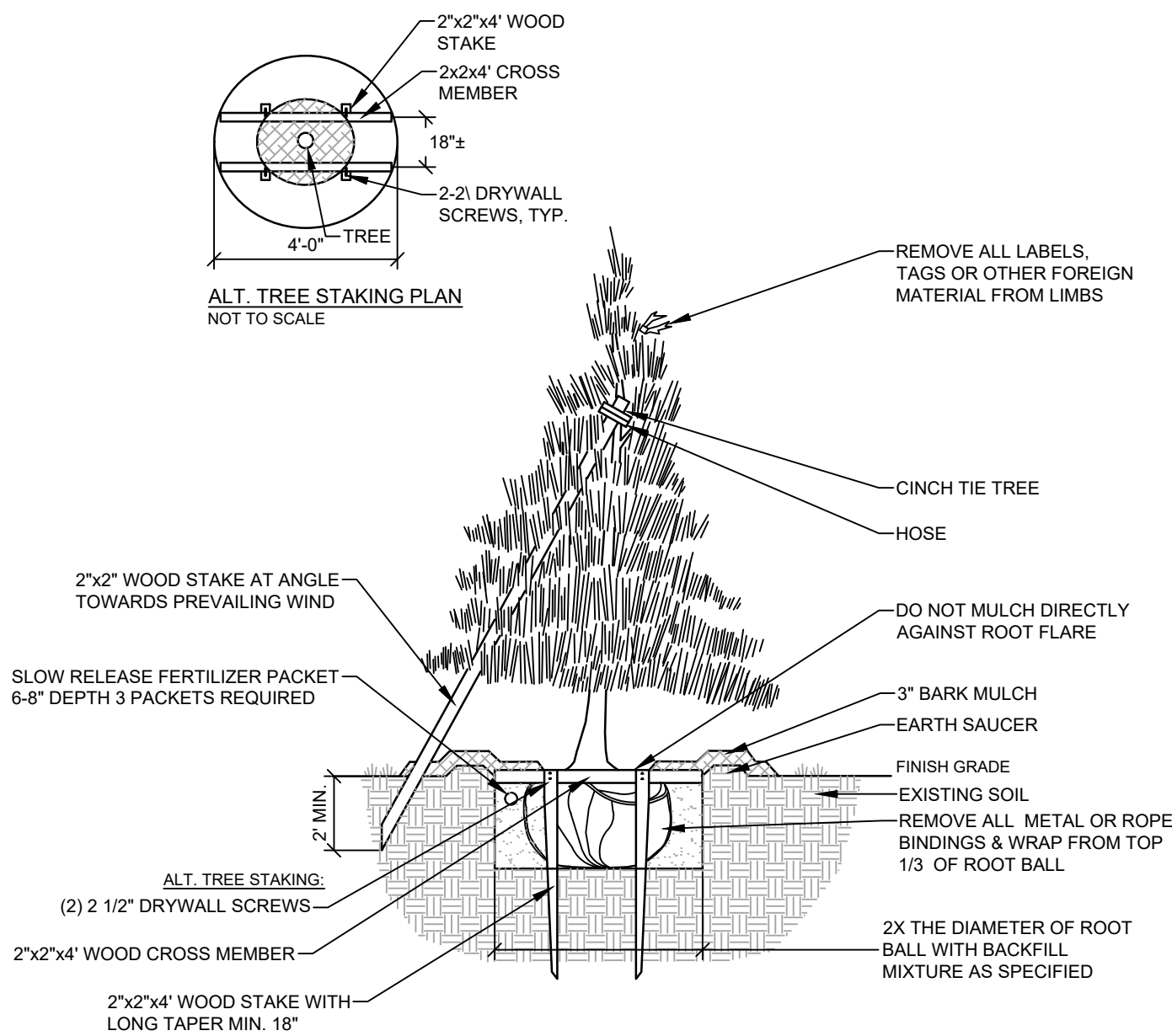


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REV	BY	DATE	STATUS
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DETAILS	DESIGNED	MRA/TNL
OF:	DRAWN	MRS
NORTH WINDHAM PUBLIC SAFETY	CHECKED	TFG
FRANKLIN DRIVE	DATE	07/10/2026
WINDHAM, MAINE	SCALE	NTS
FOR:	PROJECT	240431-01
TOWN OF WINDHAM		
8 SCHOOL ROAD		
WINDHAM, ME 04062		

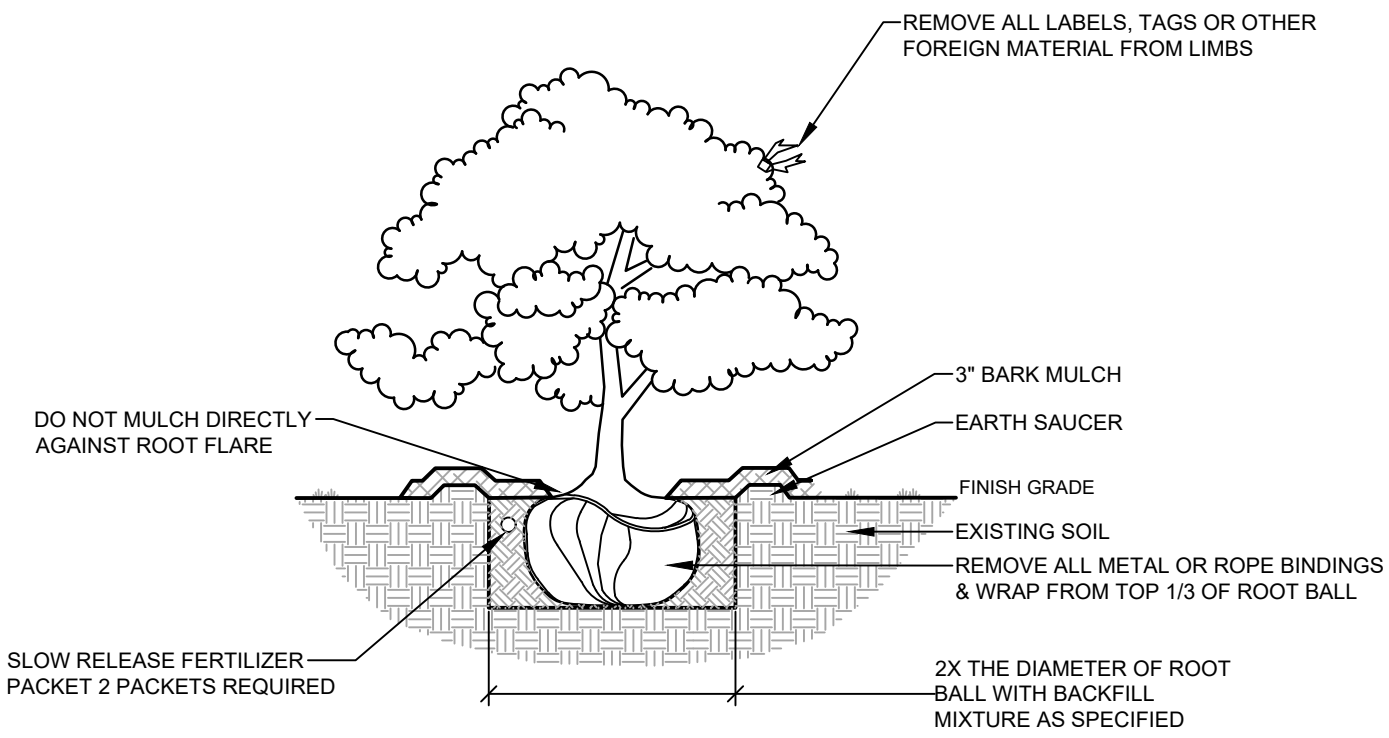
DESIGNED	MRA/TNL
DRAWN	MRS
CHECKED	TFG
DATE	07/10/2026
SCALE	NTS
PROJECT	240431-01



- NOTES:
1. INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:
 2. THE TREE IS OF SUBSTANTIAL SIZE.
 3. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
 4. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

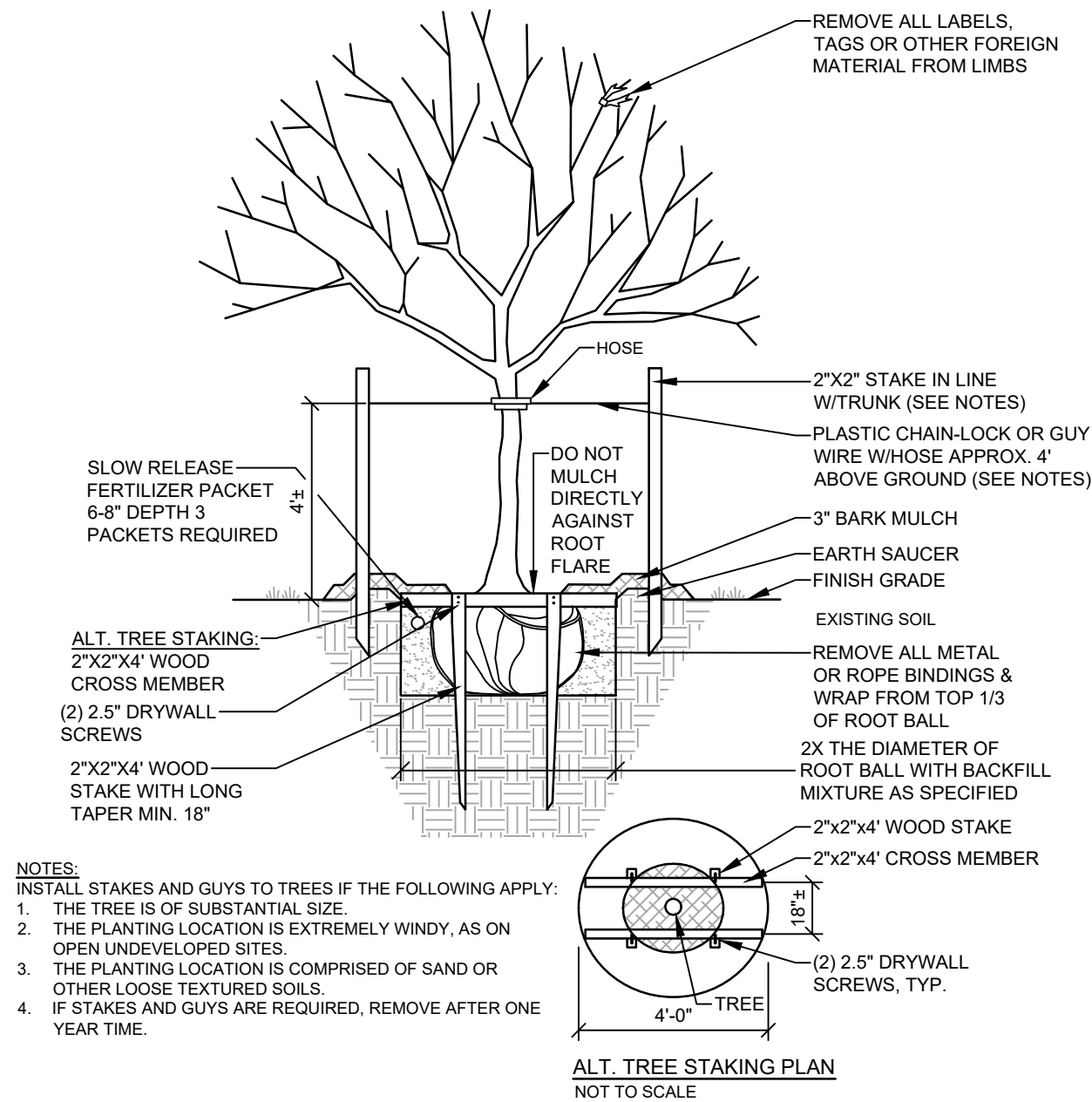
EVERGREEN TREES

NOT TO SCALE



DECIDUOUS & EVERGREEN SHRUB

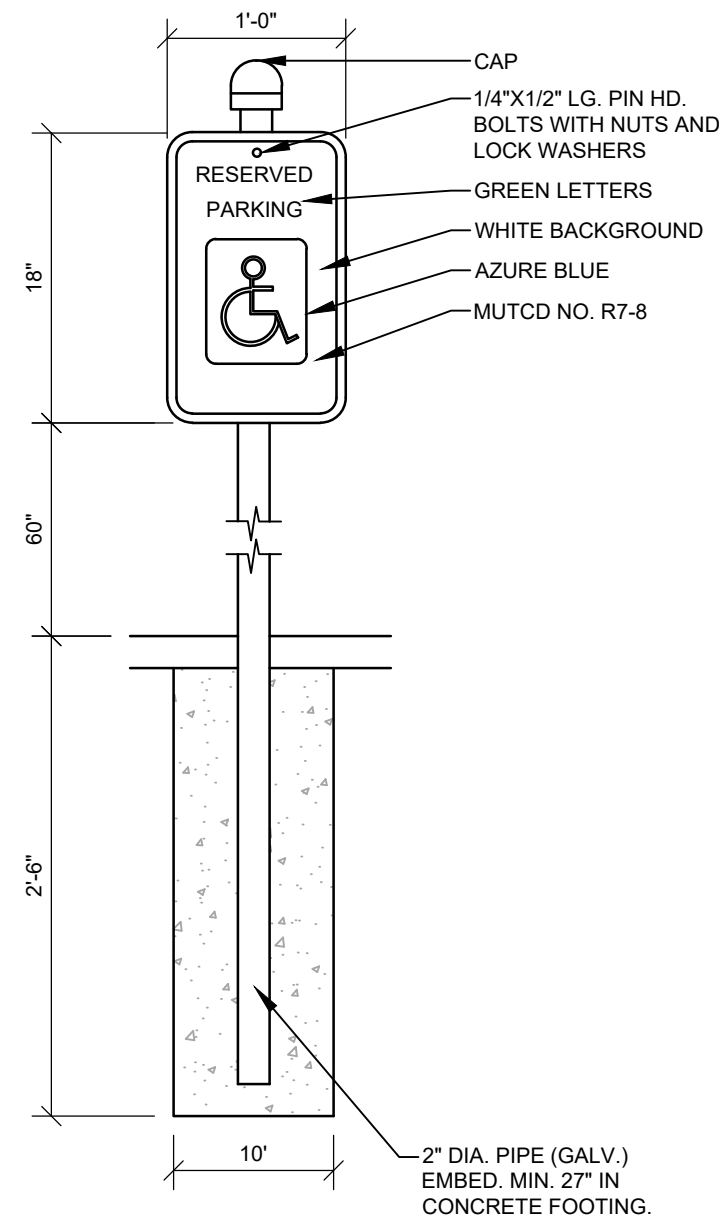
NOT TO SCALE



- NOTES:
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 4. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

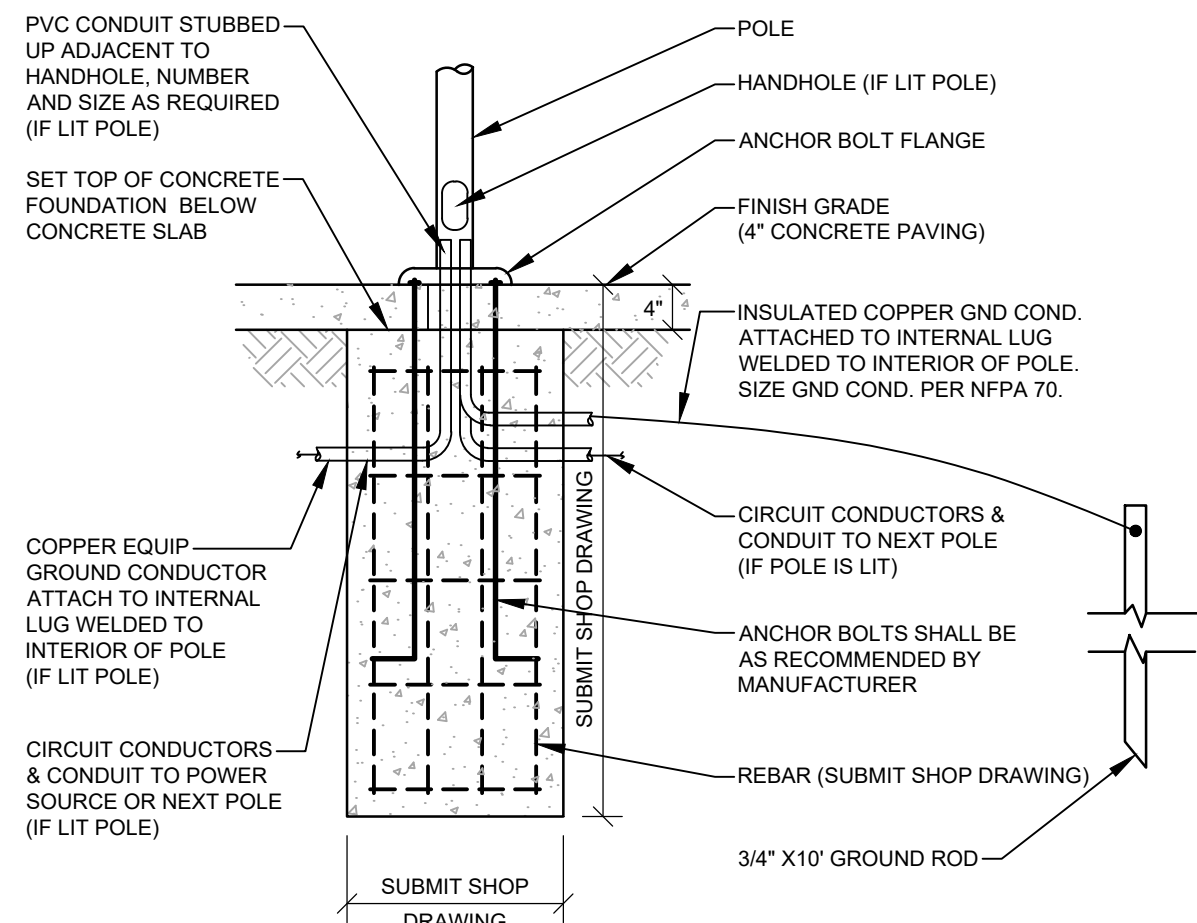
DECIDUOUS TREES

NOT TO SCALE



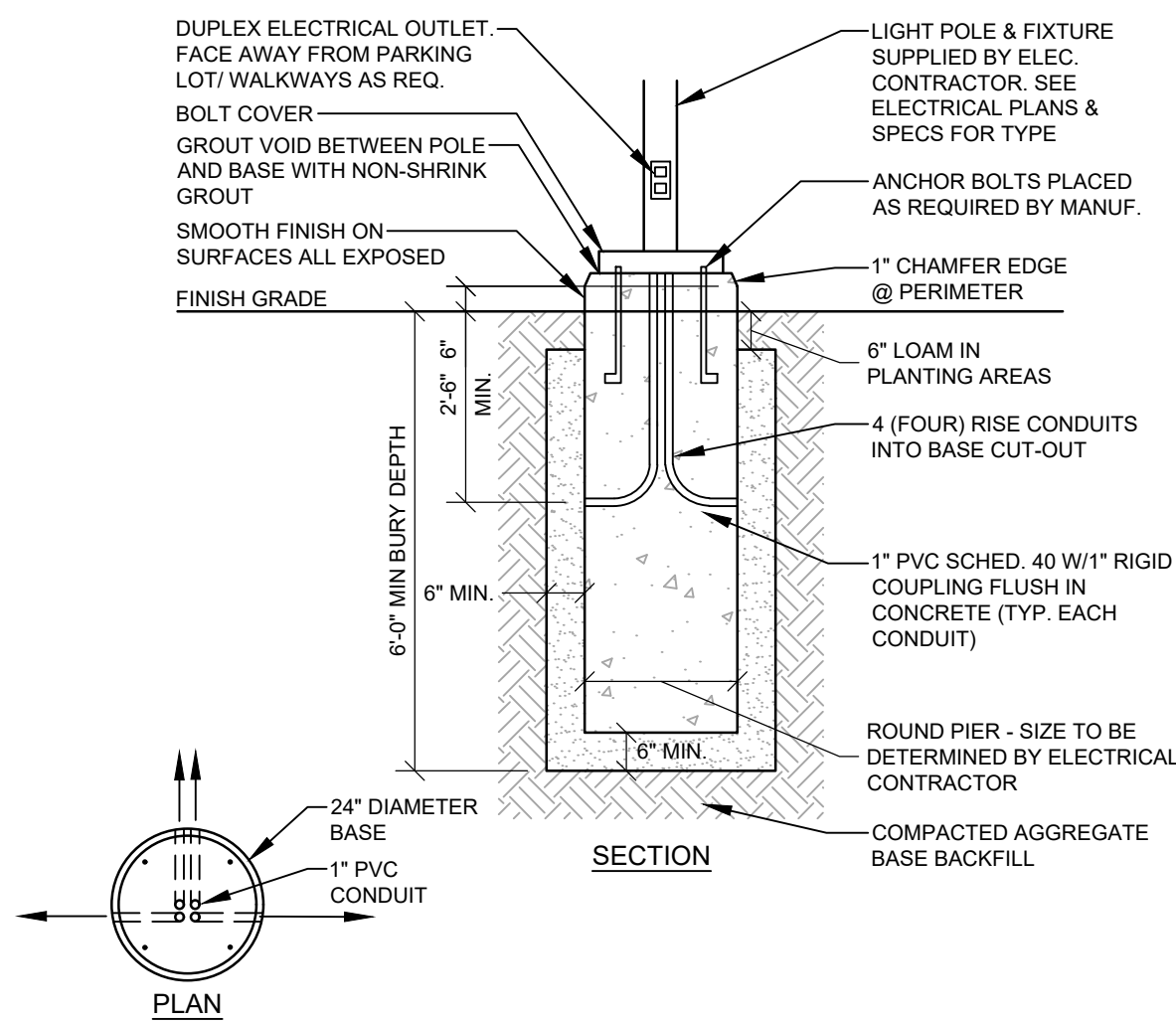
RESERVED PARKING SIGN-POST

NOT TO SCALE



FLAG POLE DETAIL

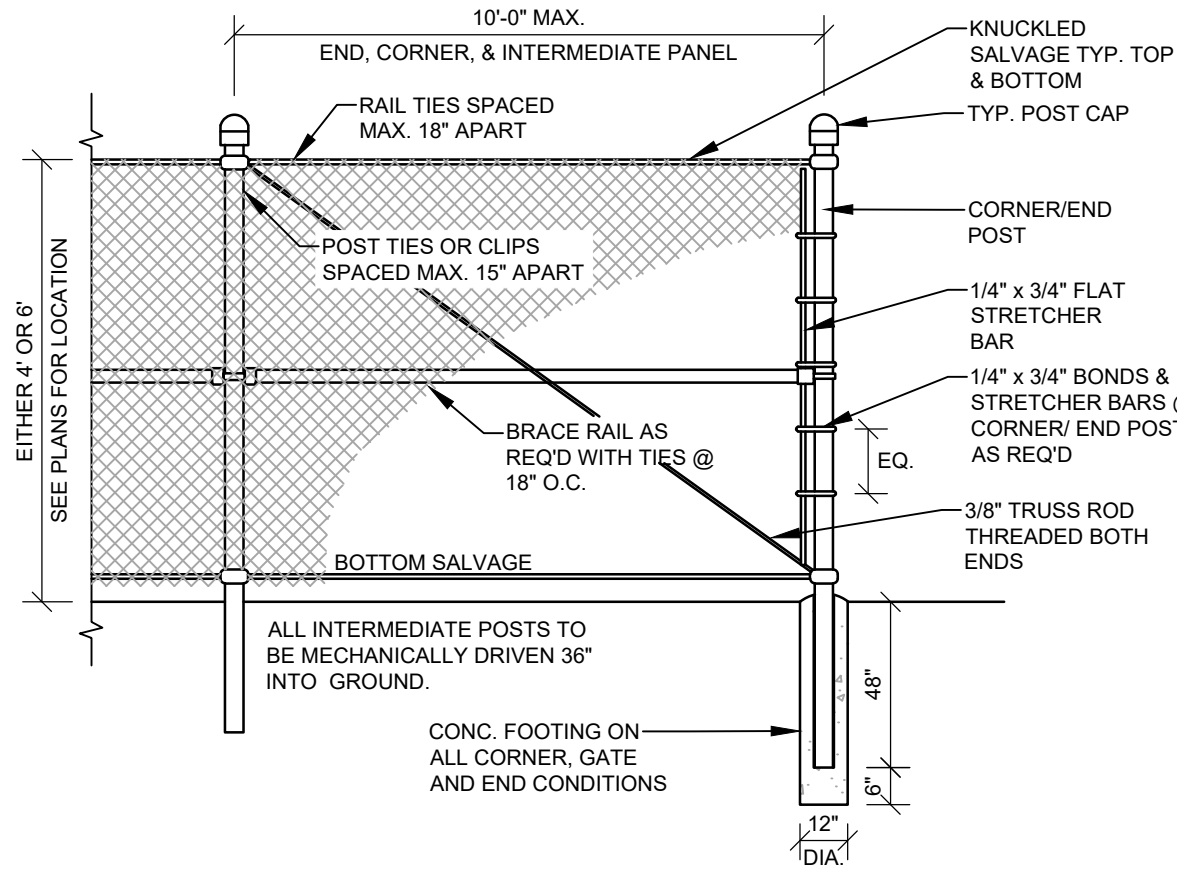
NOT TO SCALE



- NOTES:
1. CONCRETE f'c=5000 psi. @ 28 DAYS WITH STEEL REINFORCEMENT
 2. CONDUIT AND ANCHOR BOLTS PLACED AS REQUIRED PROVIDED BY ELECTRICAL CONTRACTOR
 3. PROVIDE 2 COATS BITUMINOUS DAMPROOFING FOR ALL CONCRETE BELOW GRADE.
 4. INSTALL BASE 2-0\"/>
 5. LIGHT POLE BASE AS MANUFACTURED BY SUPERIOR CONCRETE OR APPROVED EQUAL.

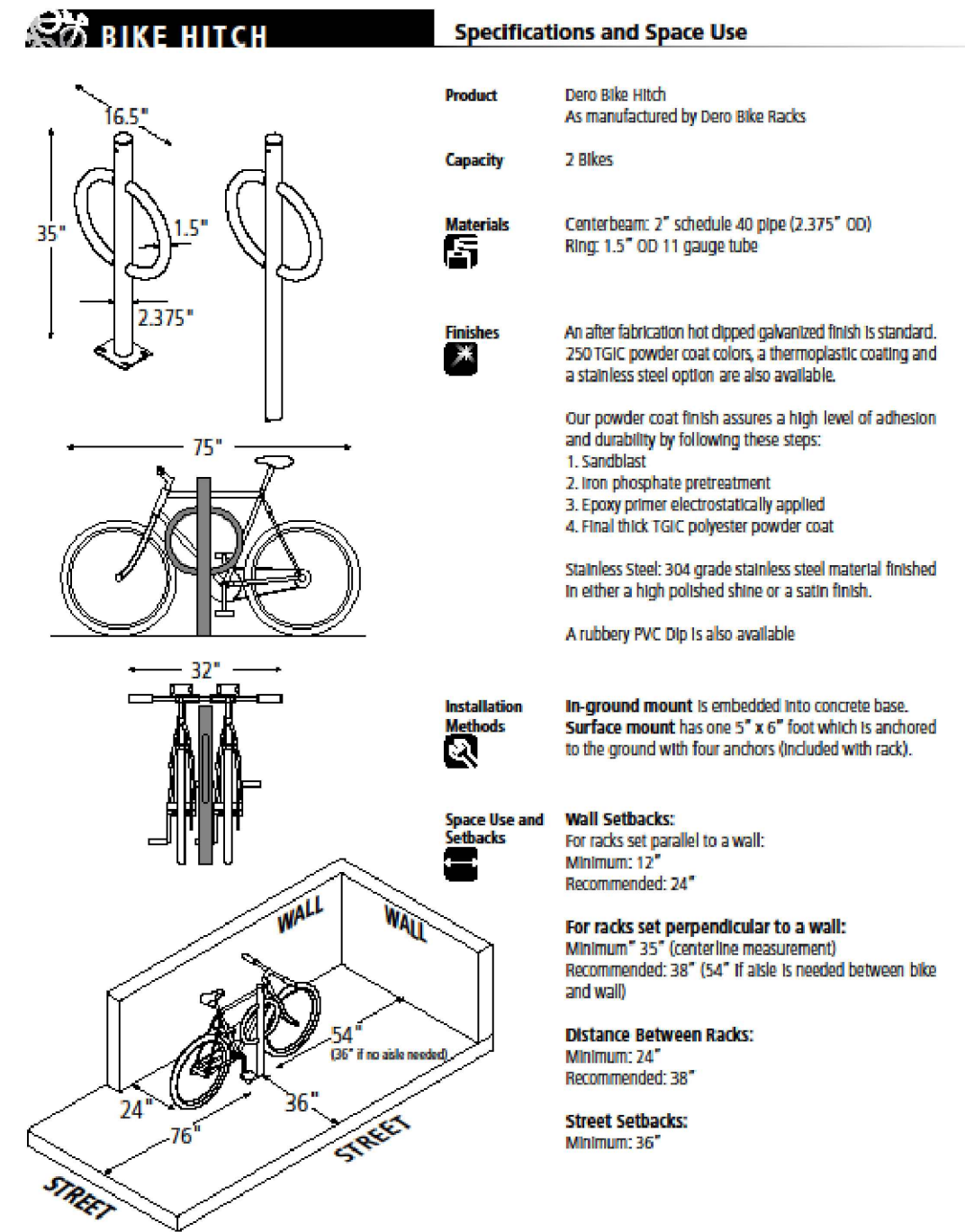
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NOT TO SCALE



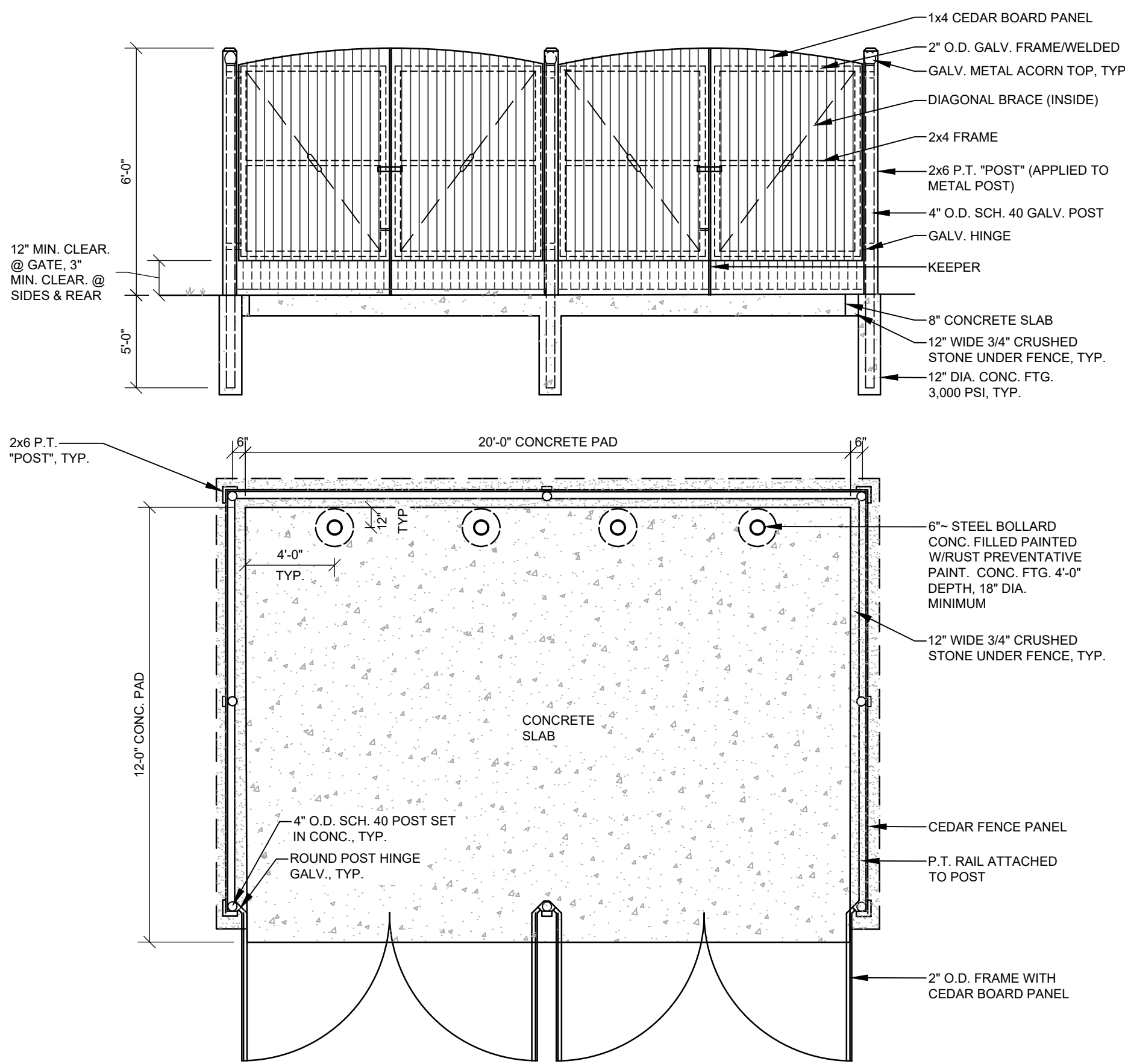
- NOTES:
1. CORNER OR END POST: NOMINAL 3\"/>
 2. INTERMEDIATE POST: NOMINAL 2-1/2\"/>
 3. BRACES (TOP & BOTTOM): NOMINAL 1-5/8\"/>
 4. THE OUTSIDE OF THE FENCE FABRIC SHALL BE 3\"/>
 5. BRACE RAIL AND DIAGONAL BRACE ROD SHALL BE INSTALLED AT EACH 10' CORNER SECTION OF ENCLOSURE.
 6. CONCRETE SHALL HAVE MINIMUM COMPRESSIVE STRENGTH (f') c OF 3,000 psi WITH 6% AIR ENTRAINMENT.
 7. SUBMIT SHOP DRAWINGS FOR OWNER'S/ENGINEER'S APPROVAL.
 8. FENCE FABRIC, POST, RAILS AND APPURTENANCES SHALL BE VINYL CLAD, COLOR: BLACK

CHAIN LINK FENCE



BICYCLE HITCH

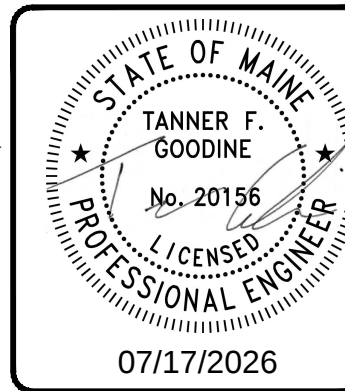
NOT TO SCALE



DUMPSTER ENCLOSURE - DOUBLE

NOT TO SCALE

NOT FOR
CONSTRUCTION



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REV.	BY:	DATE:	STATUS:

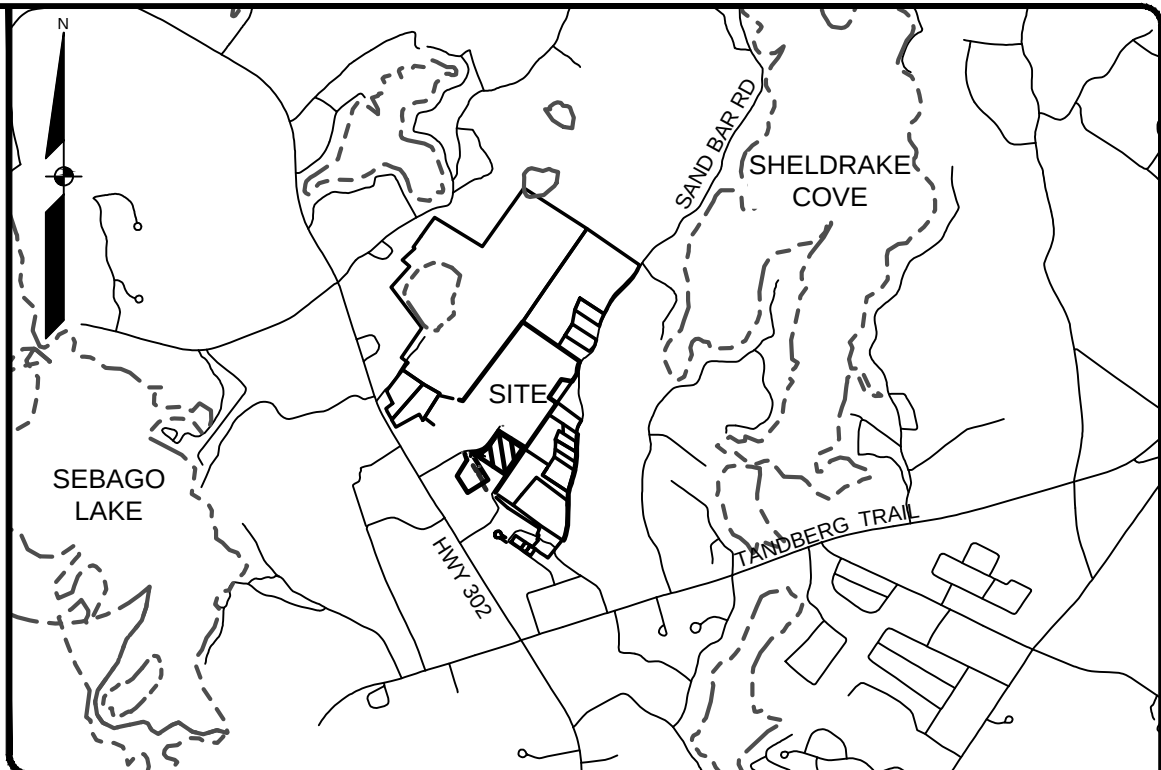
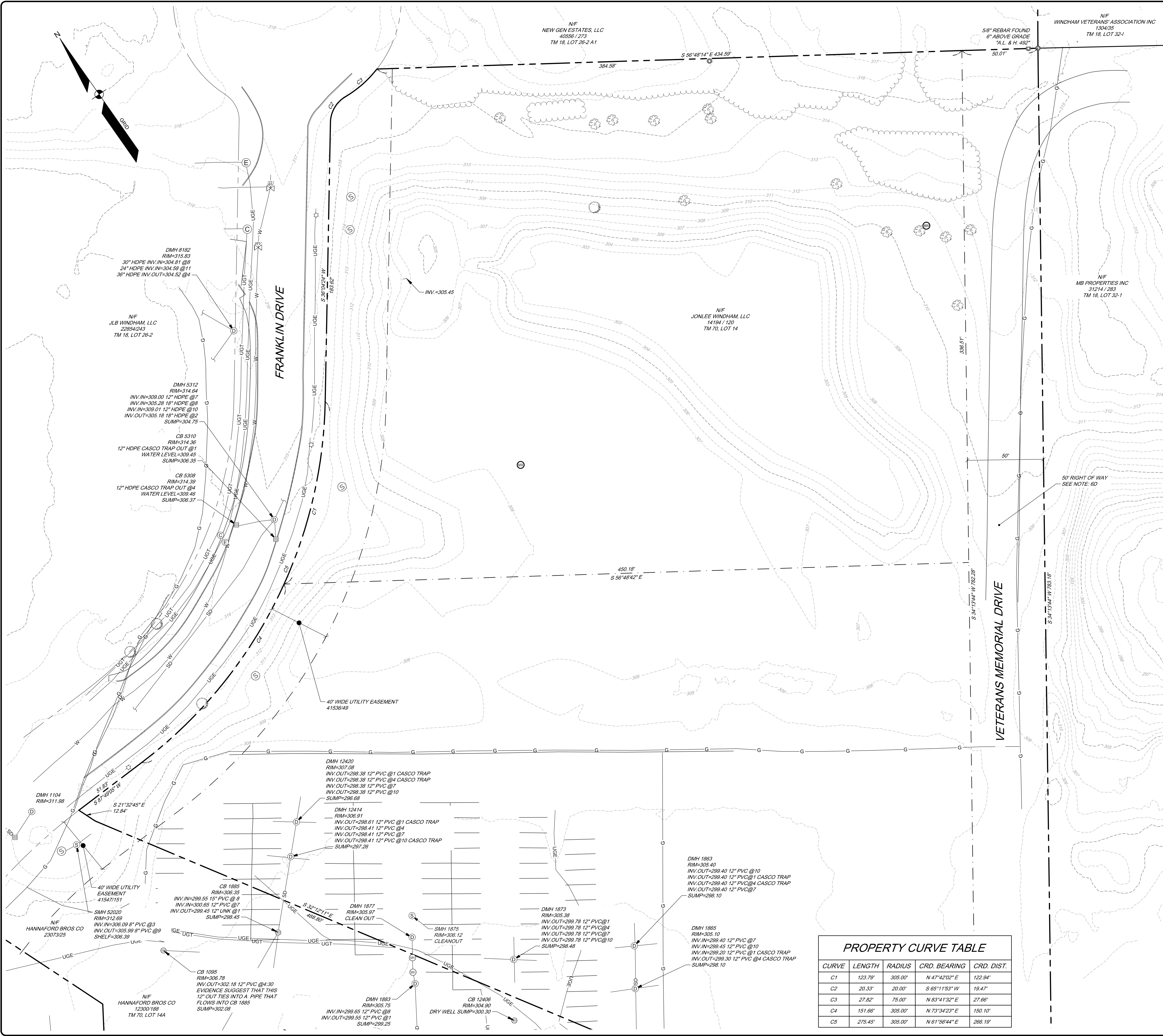
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DETAILS
OF:
NORTH WINDHAM PUBLIC SAFETY
FRANKLIN DRIVE
WINDHAM, MAINE
FOR:
TOWN OF WINDHAM
8 SCHOOL ROAD
WINDHAM, ME 04062

DESIGNED	MRA/TNL
DRAWN	MRS
CHECKED	TFG
DATE	07/10/2026
SCALE	NTS
PROJECT	240431-01

SHEET C-505



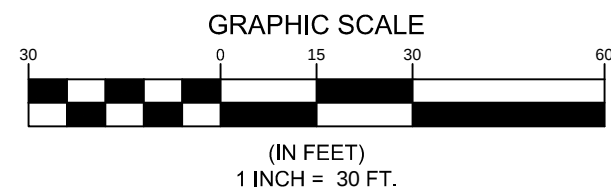
LOCATION MAP

SURVEY NOTES:

- THE RECORD OWNER OF THE PARCEL IS JONLEE WINDHAM LLC, BY DEED DATED OCTOBER 2, 1998 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 14194, PAGE 120.
- THE PROPERTY IS SHOWN AS LOT 14 ON THE TOWN OF WINDHAM TAX MAP 70 AND IS LOCATED IN THE COMMERCIAL 1 DISTRICT (C1).
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WINDHAM, MAINE, CUMBERLAND COUNTY, MAP NUMBER 23005C0479F, HAVING AN EFFECTIVE DATE OF JUNE 20, 2024. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREA OF MINIMAL FLOOD HAZARD.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHINCS, INC. IN FEBRUARY OF 2025 WITH SNOW AND ICE CONDITIONS. CONTOURS SHOWN OUTSIDE PROPOSED LOT ARE SUPPLEMENTED WITH AERO-GEOMATICTM SUAS BASED PHOTOGRAMMETRY & LIDAR. LOCATION OF THE SEWER MANHOLES ALONG FRANKLIN DRIVE, WERE PROVIDED BY THE PORTLAND WATER DISTRICT AS THEY WERE INSTALLED AFTER OUR SURVEY FIELD WORK.
- PLAN REFERENCES:
 - A. "EXISTING CONDITIONS LAND OF JLB WINDHAM LLC" FOR JAY WISE BY BH2M DATE NOVEMBER, 2022, JOB NUMBER 22051.
 - B. "EXISTING CONDITIONS PLAN OF FRANKLIN DRIVE" FOR NEW GEN HOSPITALITY MANAGEMENT, LLC, BY SEBAGO TECHINCS DATED OCTOBER 16, 2024, JOB NUMBER 230411.
 - C. "PLAN SHOWING A STANDARD BOUNDARY SURVEY, WINDHAM MALL" FOR W.E.D.C BY MAIN-LAND DEVELOPMENT CONSULTANTS DATED JULY 27, 2023.
 - D. "STANDARD BOUNDARY SURVEY OF A PORTION OF LAND LOCATED ON SAND BAR ROAD" FOR MARVIN MAYBERRY BY LEWIS & WASINA, INC., DATED FEBRUARY 12, 2001 AND RECORDED AT CCRD IN PLAN BOOK 201, PAGE 428.
 - E. "AMENDED SUBDIVISION PLAN" PREPARED FOR JONLEE WINDHAM, LLC, BY LAND SERVICES INC., DATED FEBRUARY 8, 2002 AND RECORDED AT CCRD IN PLAN BOOK 202, PAGE 339.
 - F. "AMENDED SUBDIVISION PLAN THE WINDHAM MALL ROOSEVELT TRAIL AND FRANKLIN DRIVE WINDHAM, MAINE FOR HOME DEPOT USA, INC., DATED APRIL 6, 2005 AND RECORDED AT CCRD IN PLAN BOOK 205, PAGE 254.
- EASEMENT/ENCUMBRANCES:
 - A. SUBJECT TO A SIGN EASEMENT LOCATED AT THE ENTRANCE OF FRANKLIN DRIVE AND DESCRIBED IN A DEED RECORDED AT CCRD IN BOOK 40488, PAGE 91.
 - B. SUBJECT TO A CENTRAL MAINE POWER COMPANY AND CONSOLIDATED COMMUNICATIONS NNE AS DESCRIBED IN A DEED RECORDED AT CCRD IN BOOK 39713, PAGE 283.
 - C. SUBJECT TO A CENTRAL MAINE POWER COMPANY AND CONSOLIDATED COMMUNICATIONS NNE AS DESCRIBED IN A DEED RECORDED AT CCRD IN BOOK 37440, PAGE 66.
 - D. SUBJECT TO A 50-FOOT RIGHT ALONG THE EASTERN SIDE OF THE PROPERTY AND DESCRIBED IN A DEED RECORDED AT CCRD IN BOOK 10767, PAGE 17.
 - E. DRAINAGE AND SEPTIC EASEMENT TO HOME DEPOT PER PLAN REFERENCE F.
 - F. 40' WIDE UTILITY EASEMENT TO THE PORTLAND WATER DISTRICT AS DESCRIBED IN DEED BOOK 41536 PAGE 49.
- BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. GEOID18 IN INTERNATIONAL FEET. ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GNSS OBSERVATIONS.
- BENCHMARK:
 - BM-1 BOX CUT IN CONCRETE FOOTER NORTHERLY CORNER ELEVATION: 315.71(NAVD88)
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CIASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION. PRO-MARK MARKED THE UNDERGROUND UTILITIES SHOWN HEREON IN MARCH OF 2023 & 2025, AND THEY WERE FIELD LOCATED BY SEBAGO TECHINCS, INC.

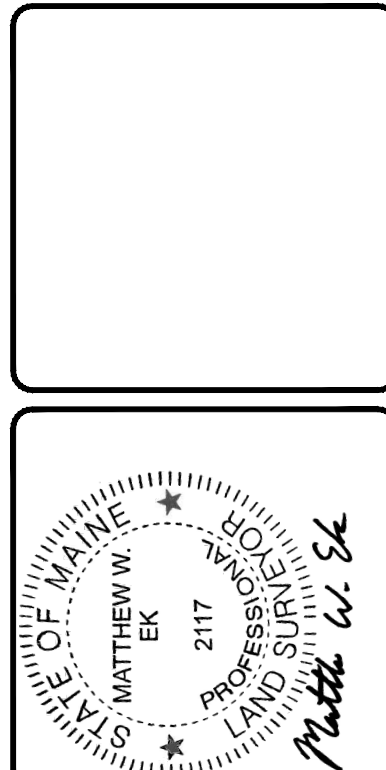
LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE/R.O.W.	---
---	ABUTTER LINE/R.O.W.	---
---	EASEMENT	---
---	DEED LINE/R.O.W.	---
●	IRON PIPE/ROD	●
C/L 1	CURVILINE NO.	C/L 1
N/F	NOW OR FORMERLY	
BM-1	BENCHMARK	
---	EDGE OF PAVEMENT	---
---	CURB LINE	---
---	TREELINE	---
---	CONTOURS	---
---	DECIDUOUS TREE	---
---	CONIFEROUS TREE	---
---	SIGN	---
G	GAS	---
W	WATER	---
W	WATER MANHOLE	---
W	MONITORING WELL	---
W	SANITARY MANHOLE	---
SD	STORM DRAIN	---
SD	DRAINAGE MANHOLE	---
E	CATCH BASIN	---
E	ELECTRICAL MANHOLE	---
E	LIGHT POLE	---
C	COMMUNICATION MANHOLE	---
UGT	UNDERGROUND COMMUNICATION	---
UGE	UNDERGROUND ELECTRIC	---



PROPERTY CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	123.79'	305.00'	N 47°42'02" E	122.94'
C2	20.33'	20.00'	S 65°11'53" W	19.47'
C3	27.82'	75.00'	N 83°41'32" E	27.66'
C4	151.66'	305.00'	N 73°34'23" E	150.10'
C5	275.45'	305.00'	N 61°56'44" E	266.19'



ISSUED TO TOWN OF WINDHAM FOR LOCAL SUBMISSION	DATE	06/11/2026
ISSUED TO CLIENT	DATE	03/02/2026
WORK SHEET FOR PROJECT DELIVERY	DATE	2/27/2025
STATUS:	DATE:	



EXISTING CONDINTIONS PLAN OF: NORTH WINDHAM PUBLIC SAFETY	RECORD OWNER: JONLEE WINDHAM, LLC, 87 FRANKLIN DRIVE WINDHAM MAINE
FOR: TOWN OF WINDHAM	5950 BELMONT AVENUE WINDHAM, ME 04062

DESIGNED	-
DRAWN	CDL / JMC
CHECKED	MWE
DATE	02/25/2025
SCALE	1" = 30'
PROJECT	240431-01