

# FRANKLIN DRIVE MULTI-FAMILY PARCEL

FRANKLIN DRIVE  
WINDHAM, ME

APPLICANT:

NEW GEN ESTATES, LLC

50 MAINE MALL ROAD  
SOUTH PORTLAND, ME 04106

ENGINEER/SURVEYOR/  
LANDSCAPE ARCHITECT:

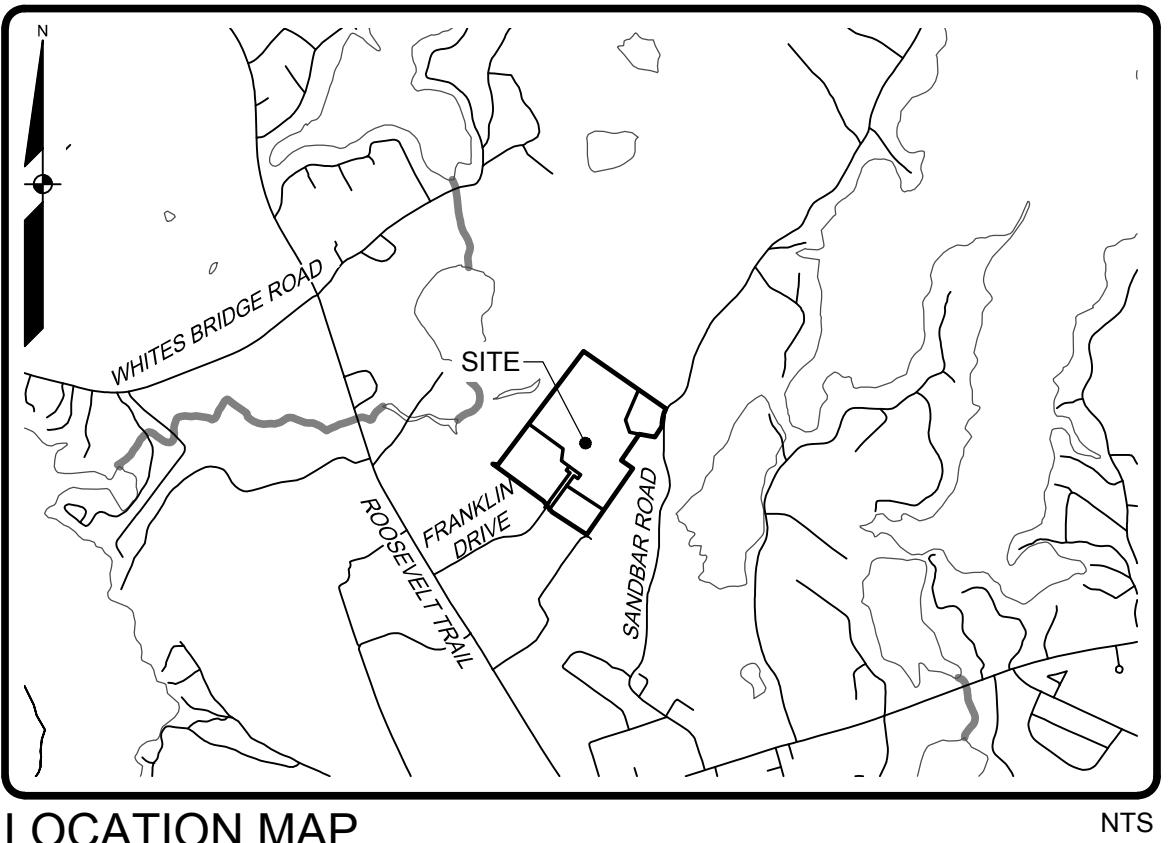
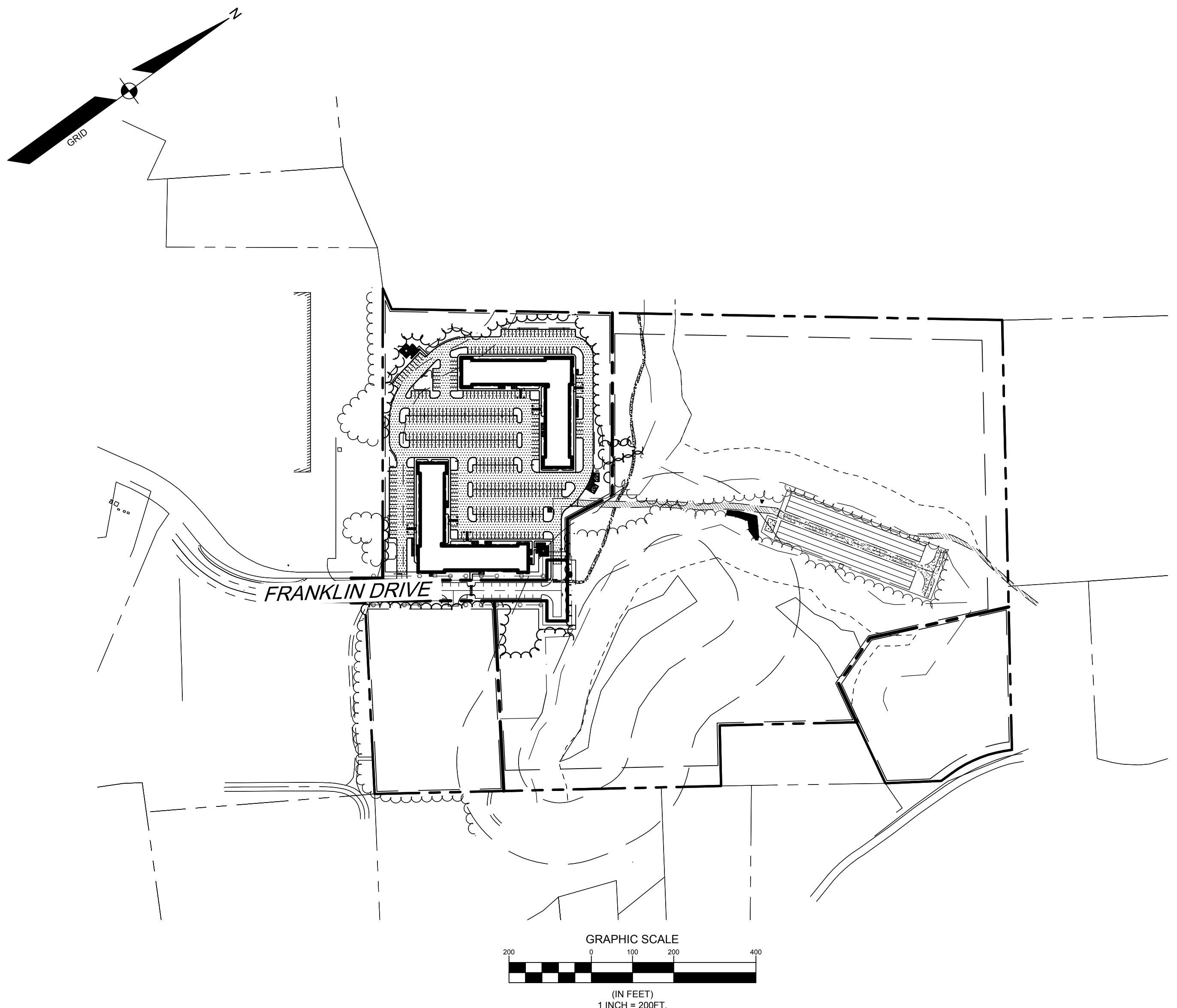
**SEBAGO**  
TECHNICS  
WWW.SEBAGOTECHNICS.COM

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

PROJECT ARCHITECT:

FITTANTE ARCHITECTURE P.C.

P.O. BOX 3084  
NIAGARA FALLS, NY 14304



LOCATION MAP

**Sheet List Table**

**SHEET TITLE**

- G-001 COVER SHEET
- G-002 NOTES & LEGEND
- C-100 SUBDIVISION PLAN & OVERALL SITE PLAN
- C-101 SITE PLAN
- C-102 SITE PLAN
- C-201 GRADING PLAN
- C-202 GRADING PLAN
- C-301 UTILITY PLAN
- C-302 UTILITY PLAN
- C-303 UTILITY DATA TABLES
- L-101 LANDSCAPE PLAN
- L-102 LANDSCAPE PLAN
- D-500 EROSION CONTROL NOTES
- D-501 DETAILS
- D-502 DETAILS
- D-503 DETAILS
- D-504 DETAILS
- D-505 DETAILS
- D-506 DETAILS

PROGRESS  
PRINT

ROBERT A. MCSCORLEY / PE 05958  
ROBERT A. MCSCORLEY  
PROFESSIONAL ENGINEER  
STATE OF MAINE  
LICENSE NO. 05958  
EXPIRED 06/30/2025

LOCAL SUBMISSION TO THE TOWN OF WINDHAM

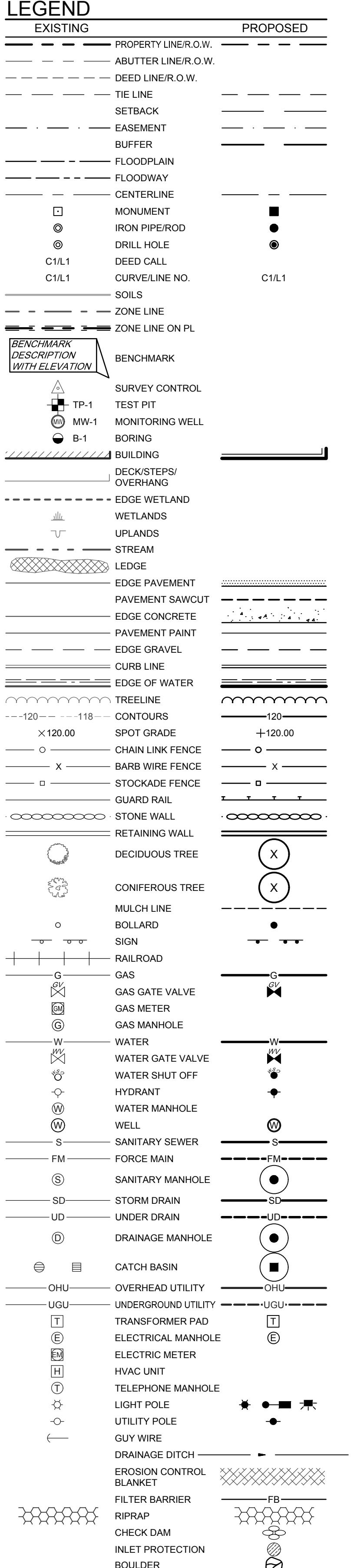
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75 John Roberts Rd, Suite 4A  
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South Portland, Bridgton, Sanford and Bath

COVER SHEET  
OF: FRANKLIN DRIVE MULTI-FAMILY PARCEL  
FOR: NEW GEN ESTATES, LLC  
50 MAINE MALL ROAD  
FRANKLIN DRIVE  
WINDHAM, ME 04106

DESIGNED: KPW  
DRAWN: EPR  
CHECKED: RAM  
DATE: 02/13/2025  
SCALE: 1" = 200'  
PROJECT: 230411-01

SHEET G-001



## GENERAL NOTES

- THE RECORD OWNER OF THE PARCEL IS NEW GEN ESTATES BY DEED DATED JANUARY 2, 2024 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 40556, PAGE 273.
- THE PROPERTY IS SHOWN AS BLOCK 26, LOT 2, UNIT A-02 ON THE TOWN OF WINDHAM TAX MAP 18 AND IS LOCATED IN THE COMMERCIAL I (C-1) DISTRICT.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 7.88 ACRES PER PLAN REFERENCE 5A.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON PLAN REFERENCE 5A. FIELD WORK WAS PERFORMED BY SEBAGO TECHNICS, INC. IN NOVEMBER OF 2024 TO VERIFY THE BOUNDARY AND TOPOGRAPHIC INFORMATION.
- PLAN REFERENCES:
  - "EXISTING CONDITIONS LAND OF JLB WINDHAM LLC" DATED NOVEMBER 2022 SURVEYED BY BHM2 AND PLAN IS UNRECORDED.
  - "AMENDED SUBDIVISION PLAN THE WINDHAM MALL" DATED APRIL 6, 2005 BY SURVEY, INC. AND RECORDED AT THE CCRD IN PLAN BOOK 205, PAGE 254.
- BASIS OF DESIGN IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, GEODID18 IN INTERNATIONAL FEET, PLAN REFERENCE 5A.
- BENCHMARK:
  - BM-1 X-CHISELED IN HYDRANT, BONNET BOLT ELEVATION: 317.34 (NAVD88)
  - BM-2 BOX CUT IN CONCRETE LIGHT POLE NORTHERLY CORNER ELEVATION: 315.17 (NAVD88)
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD D18.2-02 UTILITIES. CONTRACTORS DEPICTED HEREON SHALL REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND 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.
- 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, PLAN NUMBERS 23005C0477F, 23005C0479F, AND 23005C0483F, HAVING AN EFFECTIVE DATE OF JUNE 20, 2024. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS OF SPECIAL FLOODING.
- WETLAND AREAS SHOWN HEREON WERE DELINEATED BY MARL HAMPTON IN ACCORDANCE WITH THE 1987 ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND FIELD LOCATED BY MARL HAMPTON USING CONVENTIONAL SURVEY EQUIPMENT. VERNAL POOLS SHOWN HEREON WERE DELINEATED AND ASSESSED BY FLYCATCHER, LLC.
- SPACE AND BULK CRITERIA FOR THE COMMERCIAL DISTRICT I (C-1) ARE AS FOLLOWS:

	REQUIRED	PROPOSED
MINIMUM LOT SIZE:	N/A	N/A
NET RESIDENTIAL DENSITY:	N/A	N/A
MINIMUM STREET FRONTEAGE:	100 FEET	543.44 FEET
FRONT SETBACK:	0 FEET TO 20 FEET	19.40 FEET
MINIMUM SIDE SETBACK:	6 FEET	85.71 FEET
MINIMUM REAR SETBACK:	6 FEET	112.07 FEET
MAXIMUM BUILDING HEIGHT:	75 FEET	67.08 FEET

- SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
- 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 DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS 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.
- CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
- PROVIDE ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- 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.
- CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
- 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.
- SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENT CONTROL BMP'S" PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, OCTOBER 2016 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
- 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.
- CONTRACTOR SHALL BE AWARE THAT DIG-SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, 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.
- CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATING THE APPROPRIATE UTILITIES TO OBTAIN AUTOMATIC NOTIFICATION OF ANY EXISTING UTILITIES WHICH CONFLICT 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.
- ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
- ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
- NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
- IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.
- THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
- ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGEMENT OF SEBAGO TECHNICS, INC.

## UTILITY NOTES

- 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 ON SITE SEWER PIPE AND ADJUST MANHOLE RIMS TO GRADE WHERE APPLICABLE.
- ALL GRAVITY CONDUIT PIPES SHALL BE INSTALLED USING A PIPE LASER AND TARGET SYSTEM THROUGH THE PIPE. ON PIPE RUNS 50 FEET OR LESS, THE CONTRACTOR SHALL REQUEST ENGINEER'S APPROVAL TO USE OR NOT USE A GROUND LASER.
- MAINTAIN MINIMUM 5'-6" OF COVER ABOVE TOP OF WATER SERVICE PIPE.
- MAINTAIN MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER SERVICES AND OTHER UTILITIES. MAINTAIN MINIMUM 18 INCHES VERTICAL SEPARATION BETWEEN WATER SERVICES AND OTHER UTILITIES.
- LOWER OR RAISE WATER SERVICES AS REQUIRED TO MAINTAIN MINIMUM 12 INCH VERTICAL SEPARATION FROM OTHER UTILITIES. WATER SERVICES CROSSING SEWERS SHALL BE PROVIDED 12 INCH MINIMUM SEPARATION BETWEEN THE BOTTOM OF WATER LINE AND TOP OF SEWER UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- PIPE:
  - SEWER PIPE SHALL BE 30" 38 PVC OR APPROVED EQUAL.
  - FORGE MANPIPE SHALL BE DR-11 HDPE OR APPROVED EQUAL.
  - STORMDRAIN SHALL BE AIS-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 CEMENT-LINED AWWA-C104/C114 WITH LINING TWICE THE THICKNESS SPECIFIED, AND COATED TWICE WITH A BITUMINOUS SEAL COATING. PROVIDE THRUST BLOCKS AT ALL WATER SERVICE BENDS.

- COORDINATE FOUNDATION UNDERDRAIN LOCATIONS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- COORDINATE UTILITY INVERTS AT BUILDING WITH ARCHITECTURAL, STRUCTURAL AND PLUMBING DRAWINGS.
- COORDINATE LOCATION OF SEWER, WATER, GAS, FOUNDATION DRAINS AND ROOF DRAIN INVERTS AT THE BUILDING WITH ARCHITECTURAL DRAWINGS.
- WATER SERVICE ENTRANCE DESIGNS TO INCLUDE METERS AND BACKFLOW PREVENTERS TO MEET ALL STANDARDS AND REQUIREMENTS OF THE PORTLAND WATER DISTRICT.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY GRADE CHANGES THAT WILL IMPACT STORM DRAINAGE INFRASTRUCTURE OR OTHER UTILITIES.
- 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.
- 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.
- COORDINATE ALL WATER RELATED WORK WITH PORTLAND WATER DISTRICT.

- UTILITY CONTACTS:
  - ELECTRIC:
    - CENTRAL MAINE POWER (CMP)
    - JOSHUA MITCHELL, DISTRIBUTION CONSTRUCTION MANAGER
    - (207) 000-0333
    - JOB # 10301158198
    - ACCOUNT: WO # 3001-6562-958
  - WATER:
    - PORTLAND WATER DISTRICT
    - JOSEPH PARENT, UTILITY ASSET COORDINATOR
    - (207) 523-5261
  - GAS:
    - MAINE NATURAL GAS
    - JOSEPH GAUTHIER, SUPERVISOR-GAS ENGINEERING
    - (207) 729-0420
- DEPARTMENT OF PUBLIC WORKS:
  - ROBERT BURNS, ASSISTANT TOWN MANAGER
  - (207) 841-1907
- COMMUNICATIVES:
  - CONSOLIDATED COMMUNICATIONS
  - JUSTIN GENSCHEL
  - (207) 712-4607

NOTES & LEGEND  
OF: FRANKLIN DRIVE MULTI-FAMILY PARCEL  
FOR: NEW GEN ESTATES, LLC  
FRANKLIN DRIVE  
50 MAINE MALL ROAD  
SOUTH PORTLAND, ME 04106

PROGRESS PRINT

ROBERT A. MCGORLEY / PE #5858

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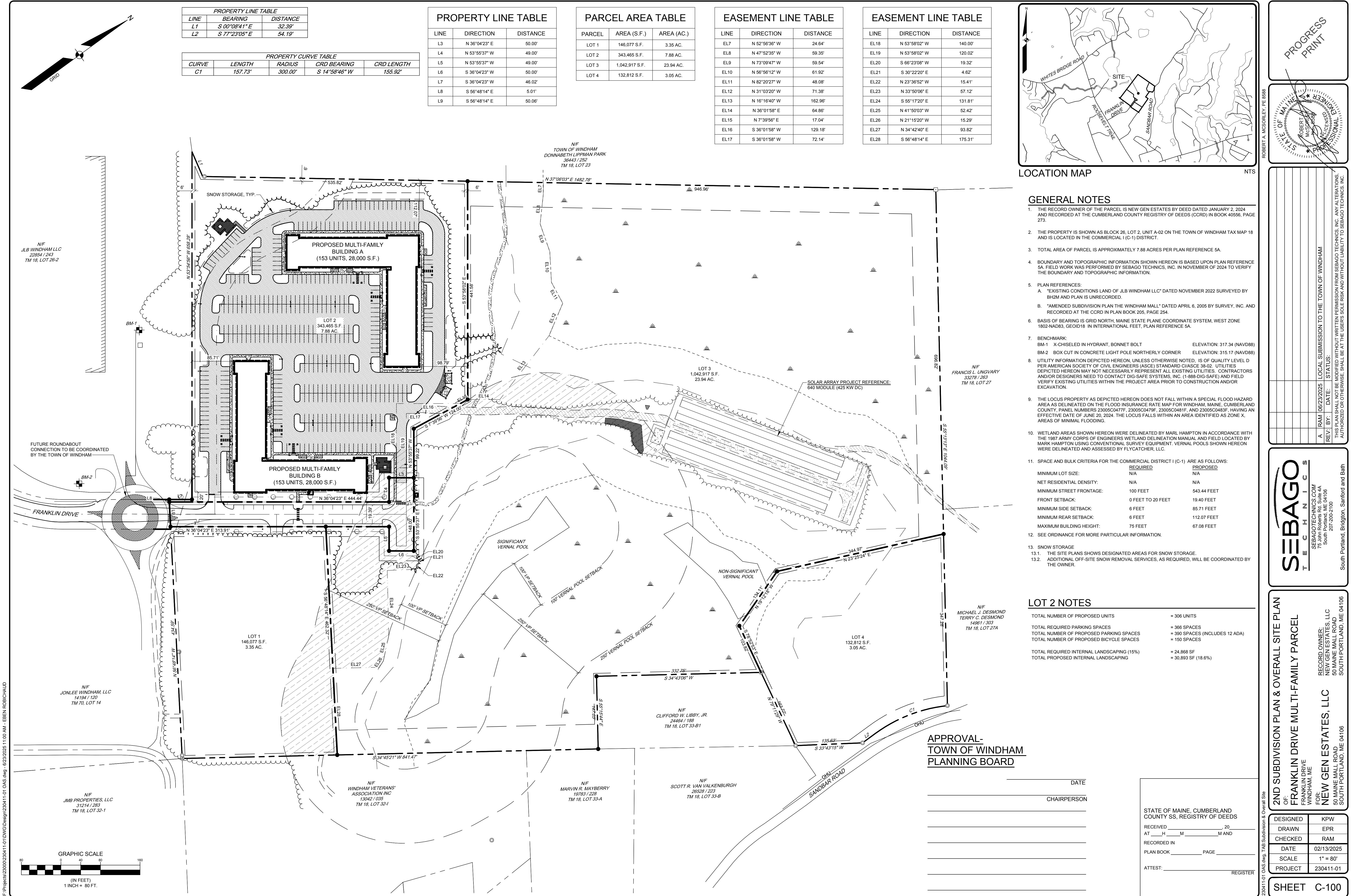
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SCALE	N/A
PROJECT	230411-01

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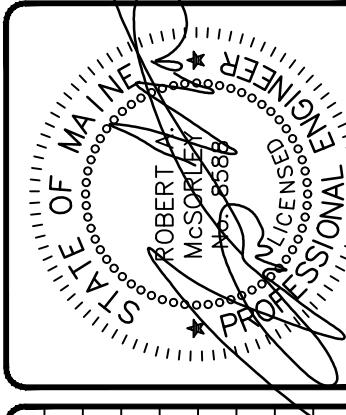
## ABBREVIATIONS

AC	ACRE
AFG	ABOVE FINISH GRADE
APPROX.	APPROXIMATELY
BC	BOTTOM OF CURB
BCC	BUTUMINOUS CONCRETE CURB
BIT	BUTUMINOUS
BLDG	BUILDING
BW	BOTTOM OF WALL
CB	CATCH BASIN
CONC	CONCRETE
CONT	CONTINUOUS
DI	DUCTILE IRON
DIAM	DIAMETER
DMH	DRAIN MANHOLE
E.W.	EACH WAY
EL	ELEVATION
ELEV	ELEVATION
FEE	FINISH FLOOR ELEVATION
FIN. GR.	FINISH GRADE
FTG	FOOTING
HDP	HIGH DENSITY POLYETHYLENE
HOT	HOT
HMA	HOT MIX ASPHALT
INV	INVERT
LF	LINEAR FEET
L/S	LAWNS/SCALED AREA
OC	ON CENTER
PVC	POLYVINYL CHLORIDE
PWD	PORTLAND WATER DISTRICT
R	RADIUS
R.O.W.	RIGHT OF WAY
S.C.P.	STRUCTURE PLATE
SCH	SCHEDULE
SCSC	SUPERFORM CONCRETE SLOPED CURB
SCVC	SUPERFORM CONCRETE VERTICAL CURB
SD	STORM DRAIN
SGC	SLOPED GRANITE CURB
SMH	SPECIFICATIONS
SSPEC	SANITARY SEWER
SSGC	SALVAGED SLOPED GRANITE CURB
SVGC	SALVAGED VERTICAL GRANITE CURB
TC	TOP OF CURB
TW	TOP OF WALL
TYP	Typical
VGC	VERTICAL GRANITE CURB
VIF	VERIFY IN FIELD

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South Portland, ME 04106  
207-200-2100  
South Portland, Bridgton, Sanford and Bath

RECORD OWNER: **NEW GEN ESTATES, LLC**  
50 MAINE MALL ROAD  
SOUTH PORTLAND, ME 04106

FOR: **FRANKLIN DRIVE MULTI-FAMILY PARCEL**

FRANKLIN DRIVE  
WINDHAM, ME

STATE OF MAINE, CUMBERLAND COUNTY SS, REGISTRY OF DEEDS

RECEIVED \_\_\_\_\_

AT \_\_\_\_\_ H \_\_\_\_\_ M \_\_\_\_\_ M

RECORDED IN

PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

ATTEST: \_\_\_\_\_

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DESIGNED \_\_\_\_\_ KPW \_\_\_\_\_

DRAWN \_\_\_\_\_ EPR \_\_\_\_\_

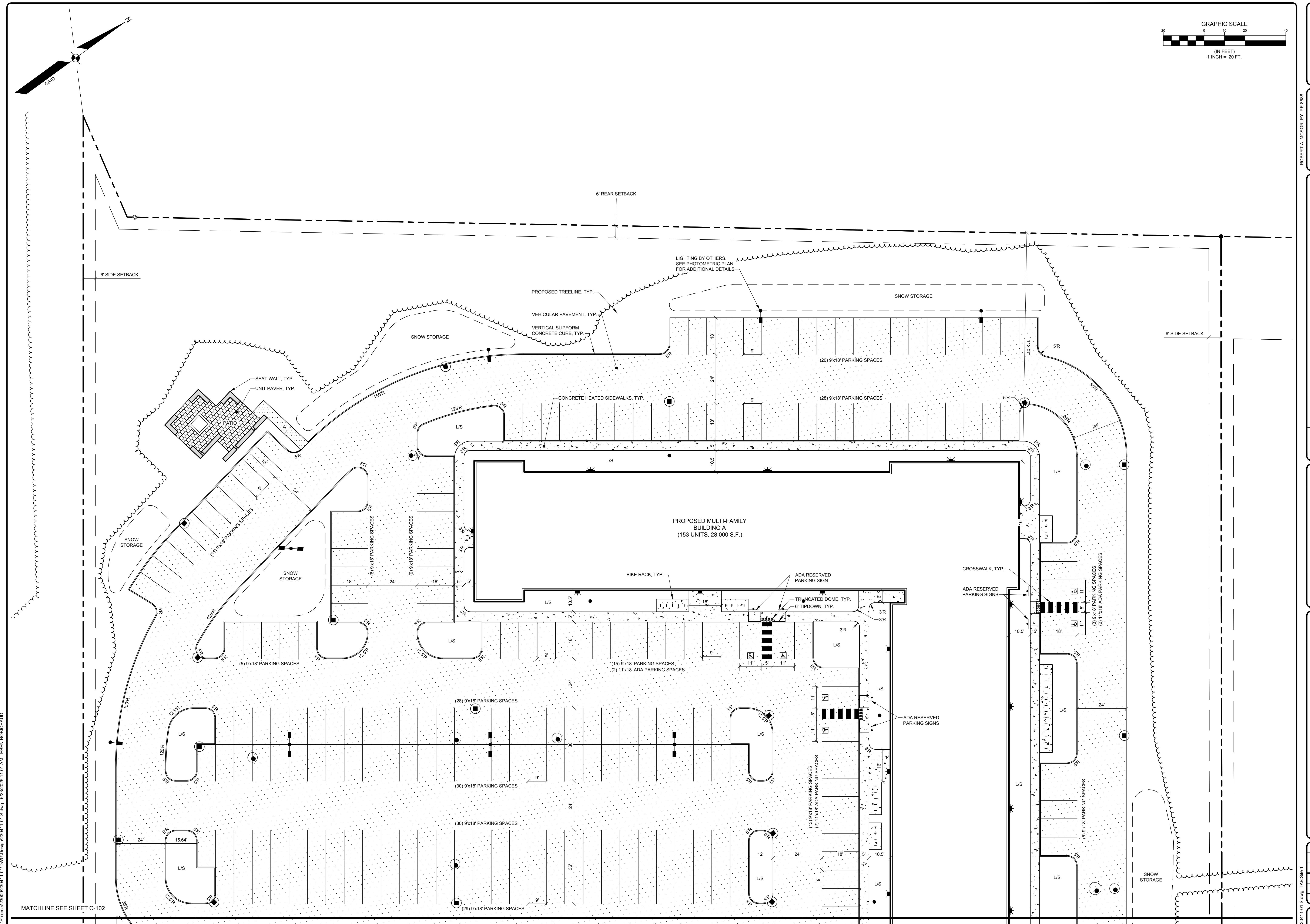
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DATE \_\_\_\_\_ 02/13/2025

SCALE \_\_\_\_\_ 1" = 80'

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**SHEET C-100**



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OF: **FRANKLIN DRIVE MULTI-FAMILY PARCEL**  
FRANKLIN DRIVE  
WINDHAM, ME  
FOR: **NEW GEN ESTATES, LLC**  
50 MAINE MALL ROAD

SIGNED	KPW
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HECKED	RAM
DATE	02/13/2022
SCALE	1" = 20'
PROJECT	230411-0

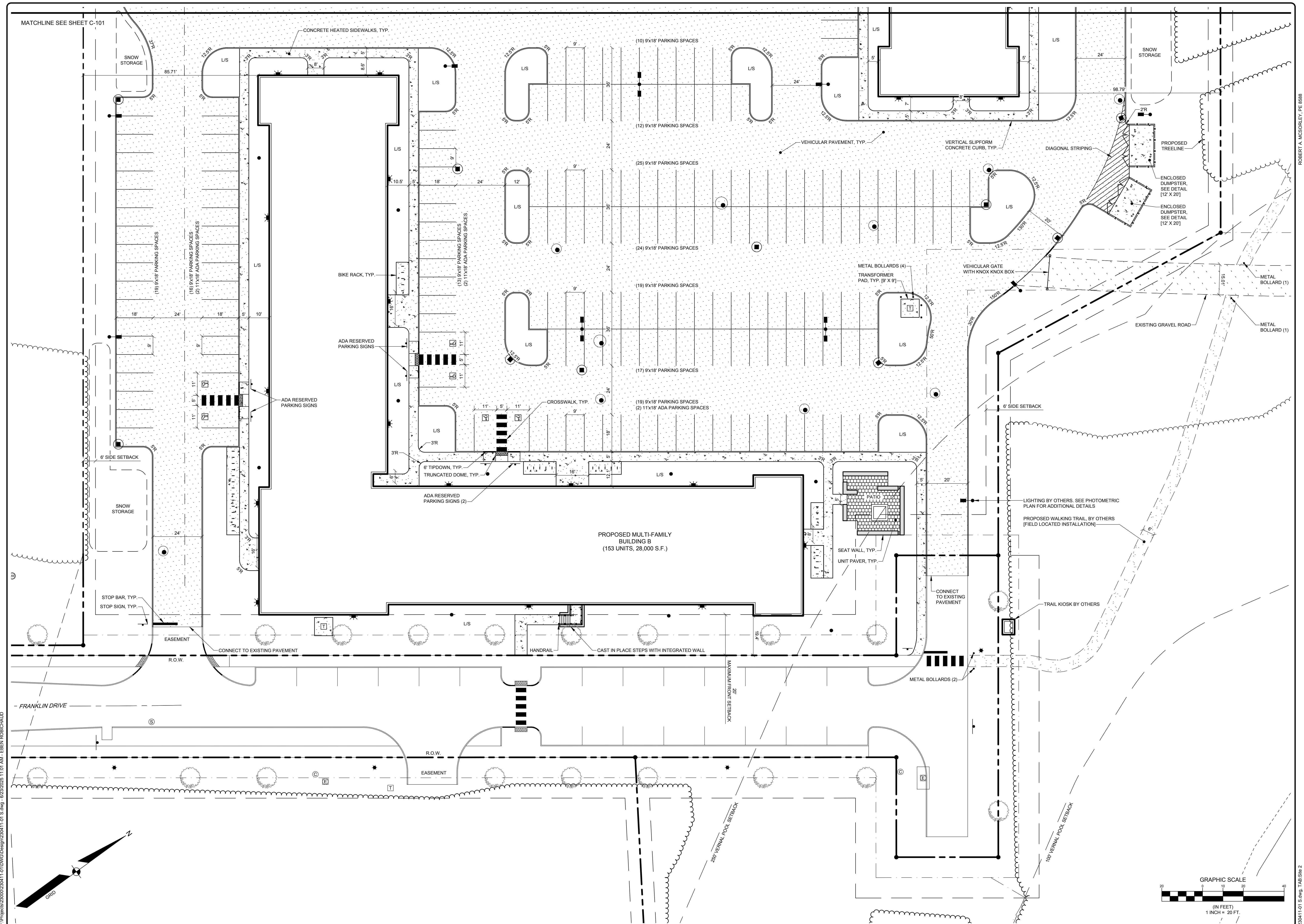
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OF:	FRANKLIN DRIVE MULTI-FAMILY PARCEL	
	FRANKLIN DRIVE	WINDHAM, ME
FOR:	NEW GEN ESTATES, LLC	
SIGNED	KPW	
RAWN	EPR	
CHECKED	RAM	
DATE	02/13/2022	
SCALE	1" = 20'	
PROJECT	230411-0	
HEET		C-101



**FRANKLIN DRIVE MULTI-FAMILY PARCEL**  
FRANKLIN DRIVE  
WINDHAM, ME  
FOR:

IGNED	KPW
AWN	EPR
CKED	RAM
ATE	02/13/2025
CALE	1" = 20'
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MEET C-102

# **S-BAGO**

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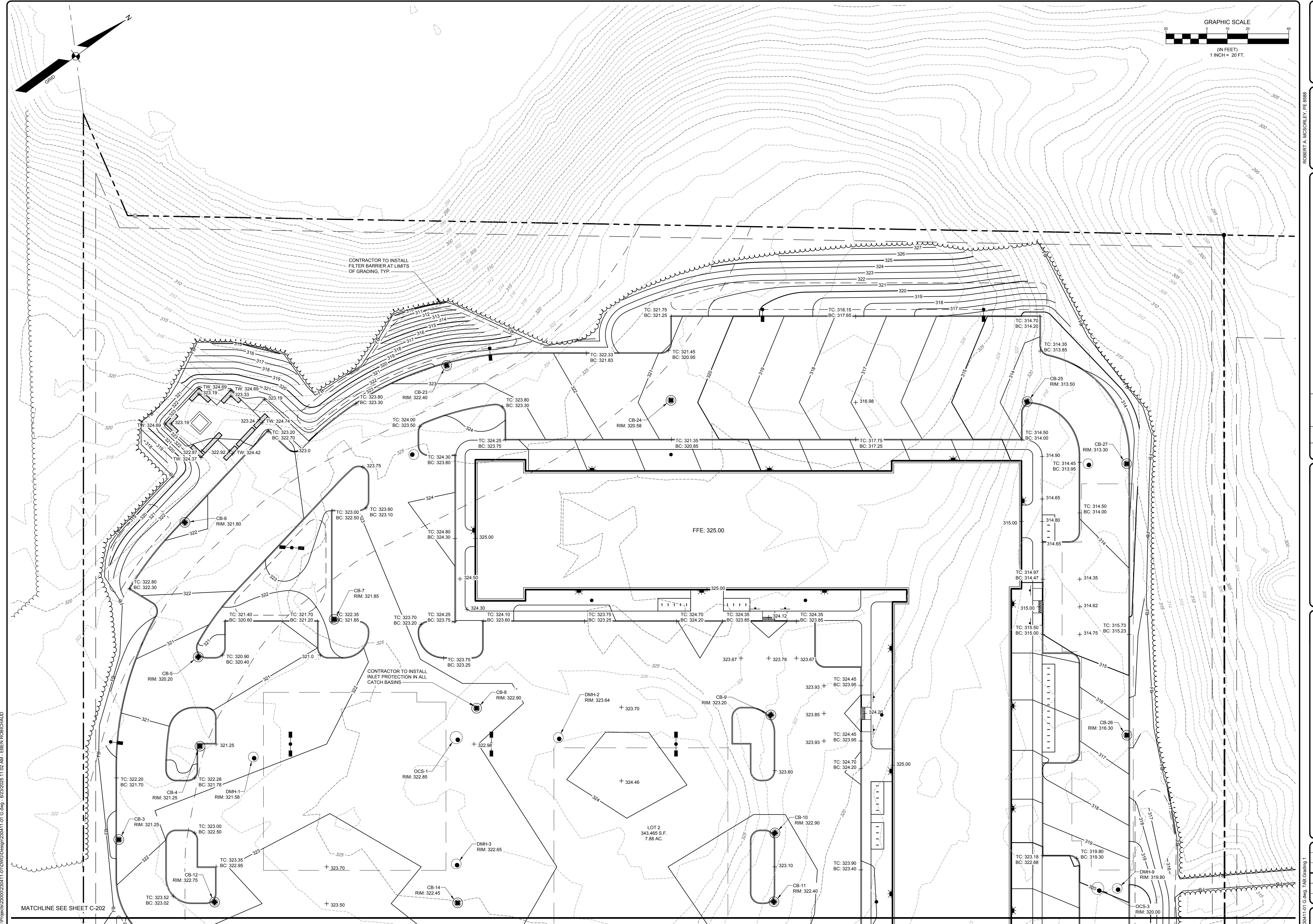
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McSORLEY  
8588  
\* PRC

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T	E	C	H	N	I	C	S
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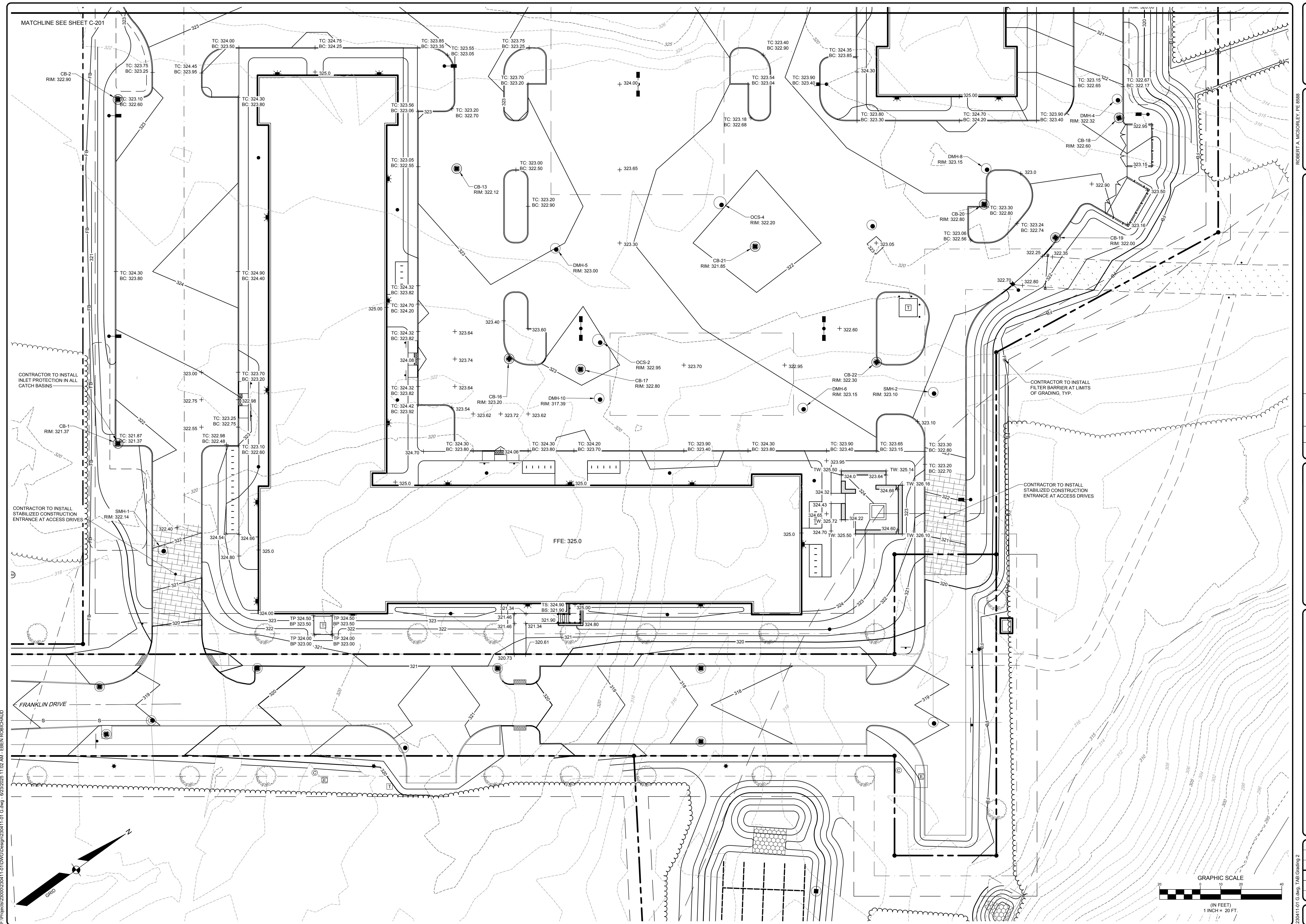
<b>FRANKLIN DRIVE MULTI-FAMILY PARCEL</b>	
FRANKLIN DRIVE	WINDHAM, ME
FOR:	<b>NEW GEN ESTATES, LLC</b>
50 MAINE MALL ROAD	
SO/TH PORT AND ME 04106	
IGNED	KPW
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ATE	02/13/2025
CALE	1" = 20'
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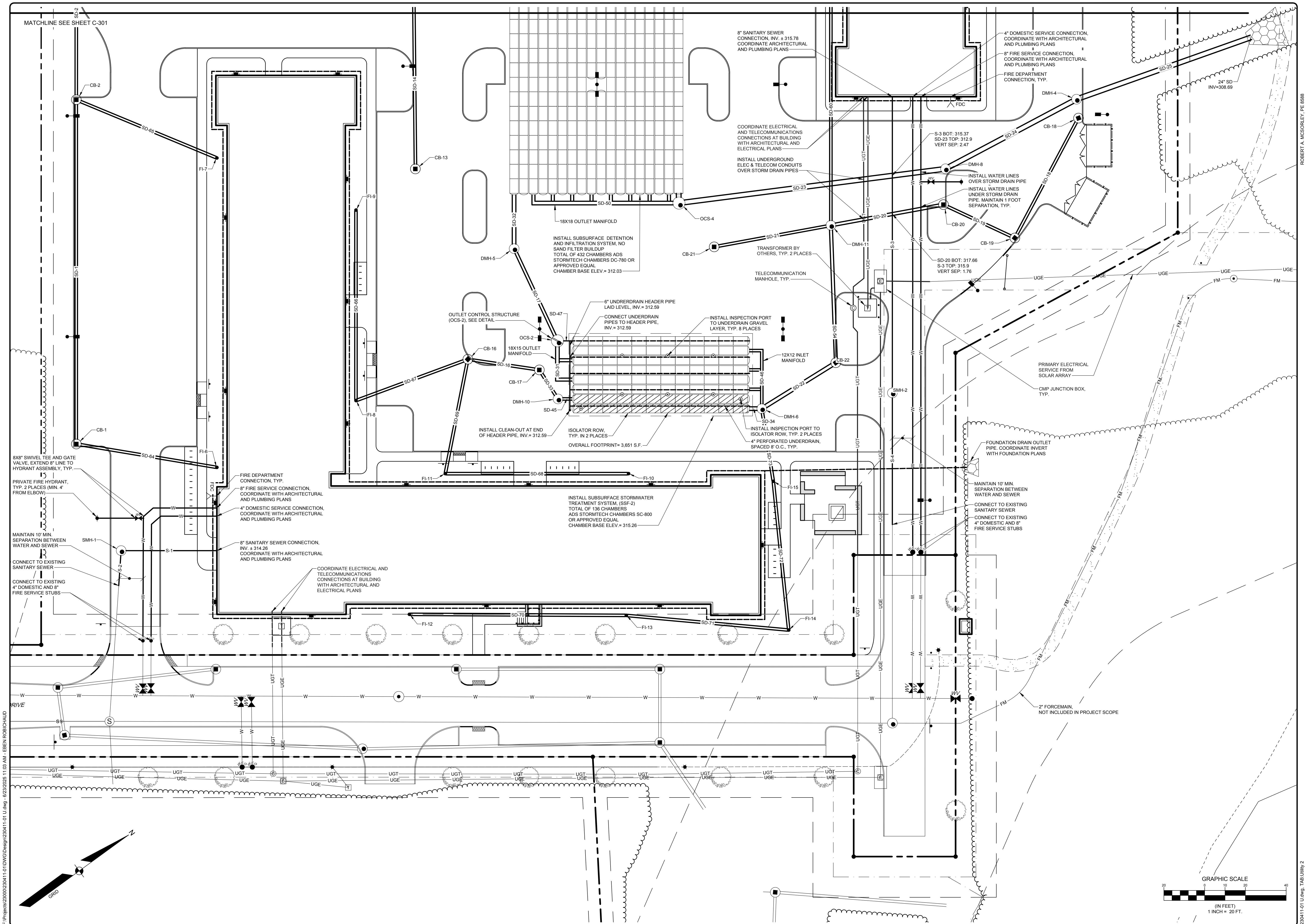
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REV:	BY:	DATE:	STATUS

FRANKLIN DRIVE MULTI-FAMILY PARCEL  
FRANKLIN DRIVE  
WINDHAM, ME  
FOR: NEW GEN ESTATES, LLC

SIGNED	KPW
AWN	EPF
CKED	RAM
ATE	02/13/2010
CALE	1" = 2000'
JECT	230411

MEET C-20





**FRANKLIN DRIVE MULTI-FAMILY PARCEL**  
FRANKLIN DRIVE  
WINDHAM, ME  
FOR: **NEW GEN ESTATES, LLC**  
550 MAINE MALL ROAD  
SOUTH PORTLAND ME 04106

# **S-BAGO**

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T E C H N I C S

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T	E	C	H	N	I	C	S
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A	RAM	06/23/2025	LOCAL SUBMISSION TO THE TOWN OF WINDHAM				
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 USERS SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.							

IGNED	KPW
AWN	EPR
CKED	RAM
ATE	02/13/2025
CALE	1" = 20'
JECT	230411-01

MEET C-302

STORM DRAIN STRUCTURE DATA				
STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
CB-1	321.37	318.28 (SD-64)	318.18 (SD-1)	48"
CB-2	322.90	317.36 (SD-1)	317.26 (SD-2)	48"
CB-3	321.25	316.90 (SD-2)	316.80 (SD-3)	48"
CB-4	321.25	316.52 (SD-3)	316.63 (SD-10)	48"
CB-5	320.20	317.00 (SD-4)	317.00 (SD-9)	48"
CB-6	321.80		317.75 (SD-4)	48"
CB-7	321.85	317.42 (SD-59)	317.32 (SD-9)	48"
CB-8	322.90	316.37 (SD-7)	316.27 (SD-8)	48"
CB-9	323.20	317.52 (SD-6)	317.52 (SD-63)	48"
CB-10	322.90	318.02 (SD-5)	317.92 (SD-6)	48"
CB-11	322.40		318.24 (SD-5)	48"
CB-12	322.75		317.71 (SD-13)	48"

STORM DRAIN STRUCTURE DATA				
STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
CB-13	322.12		317.36 (SD-14)	48"
CB-14	322.45	316.56 (SD-13)	316.56 (SD-14)	48"
CB-16	323.20	316.68 (SD-67)	316.68 (SD-69)	48"
CB-17	322.80	315.95 (SD-16)	316.85 (SD-33)	48"
CB-18	322.60		319.00 (SD-18)	48"
CB-19	322.00	318.54 (SD-18)	318.44 (SD-19)	48"
CB-20	322.80	318.10 (SD-19)	318.00 (SD-20)	48"
CB-21	321.85		317.82 (SD-21)	48"
CB-22	322.30	316.08 (SD-54)	315.98 (SD-22)	48"
CB-23	322.40		318.40 (SD-27)	48"
CB-24	320.58	316.58 (SD-27)	316.48 (SD-28)	48"
CB-25	313.50	309.82 (SD-28)	309.72 (SD-29)	48"

STORM DRAIN STRUCTURE DATA				
STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
CB-26	316.30		309.08 (SD-42)	48"
CB-27	313.30	309.19 (SD-55)	309.09 (SD-41)	48"
DMH-1	321.58	316.31 (SD-11)		48"
DMH-2	323.64	312.05 (SD-12)	311.95 (SD-35)	48"
DMH-3	322.65	316.31 (SD-15)	316.21 (SD-49)	48"
DMH-4	322.32	309.69 (SD-24)	309.59 (SD-25)	48"
DMH-5	323.00	312.24 (SD-17)	312.04 (SD-32)	48"
DMH-6	323.15		315.59 (SD-22)	48"
DMH-8	323.15	310.48 (SD-23)	310.38 (SD-24)	48"
DMH-9	319.80	306.18 (SD-49)	306.08 (SD-26)	48"
DMH-10	317.39	315.59 (SD-33)	315.49 (SD-45)	48"
DMH-11	321.85	317.50 (SD-20)	317.28 (SD-21)	48"

STORM DRAIN STRUCTURE DATA				
STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
DMH-12	313.95	309.44 (SD-29)	309.34 (SD-55)	48"
DMH-13	323.70	317.95 (SD-58)	317.85 (SD-59)	48"
FI-1	321.40		318.56 (SD-58)	12"
FI-2	323.50	318.47 (SD-61)	318.37 (SD-60)	12"
FI-3	323.80		319.38 (SD-61)	12"
FI-4	323.50		319.21 (SD-62)	12"
FI-5	324.00	318.18 (SD-62)	318.08 (SD-63)	12"
FI-6	324.00		318.95 (SD-64)	12"
FI-7	324.00		318.08 (SD-65)	12"
FI-8	324.00	317.34 (SD-66)	317.24 (SD-67)	12"
FI-9	323.50		318.26 (SD-66)	12"
FI-10	323.50		318.22 (SD-68)	12"

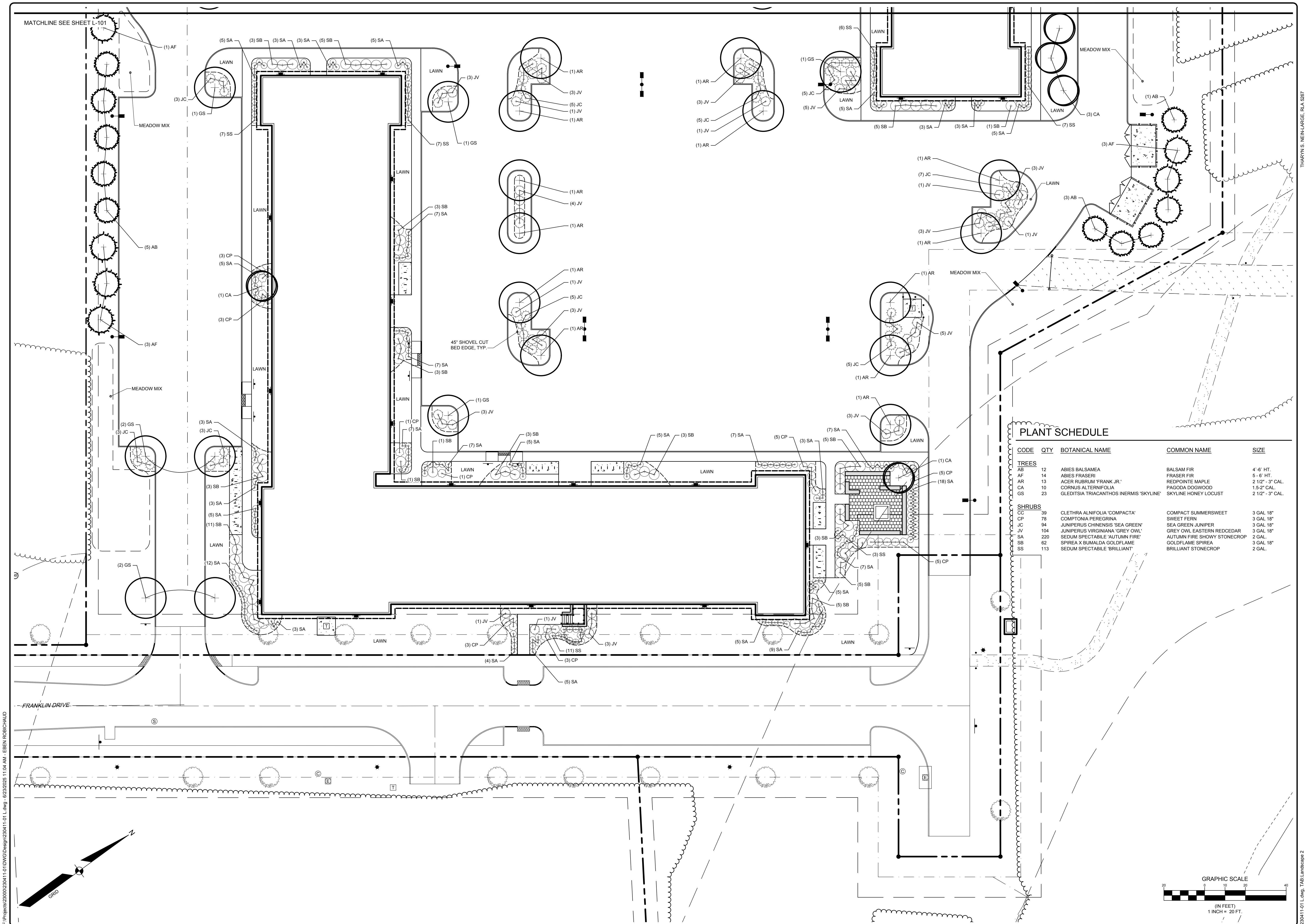
STORM DRAIN STRUCTURE DATA				
STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
FI-11	324.00	317.33 (SD-68)	317.23 (SD-69)	12"
FI-12	322.50		318.78 (SD-70)	12"
FI-13	322.50	317.73 (SD-70)	317.63 (SD-71)	12"
FI-14	322.00	316.84 (SD-71)	316.74 (SD-72)	12"
FI-15	323.75	316.02 (SD-72)	315.92 (SD-73)	12"
OCS-1	322.85	316.08 (SD-52)	313.23 (SD-12)	60"
OCS-2	322.95	312.59 (SD-47)	315.40 (SD-31)	60"
OCS-3	320.00	308.92 (SD-37)	309.00 (SD-44)	60"
OCS-4	322.20	312.00 (SD-30)	312.00 (SD-50)	60"

STORM DRAIN PIPE DATA			
NAME	SIZE	LENGTH	SLOPE
SD-1	12"	165'	0.50%
SD-2	12"	77'	0.47%
SD-3	15"	56'	0.50%
SD-4	12"	62'	1.21%
SD-5	12"	30'	0.74%
SD-6	12"	54'	0.74%
SD-7	15"	140'	0.75%
SD-8	15"	14'	0.72%
SD-9	15"	65'	0.49%
SD-10	18"	40'	0.68%
SD-11	18"	23'	0.49%
SD-12	24"	45'	2.59%
SD-13	12"	115'	1.00%
SD-14	12"	80'	1.00%
SD-15	15"	15'	1.00%

STORM DRAIN PIPE DATA			
NAME	SIZE	LENGTH	SLOPE
SD-16	12"	31'	2.00%
SD-17	12"	46'	0.55%
SD-18	12"	63'	0.73%
SD-19	12"	35'	0.98%
SD-20	15"	52'	0.96%
SD-21	12"	54'	1.00%
SD-22	18"	39'	1.01%
SD-23	24"	127'	1.11%
SD-24	24"	69'	1.00%
SD-25	24"	89'	1.02%
SD-26	18"	95'	1.13%
SD-27	12"	107'	1.70%
SD-28	15"	170'	3.92%
SD-29	15"	39'	0.73%
SD-30	24"	2'	1.72%

STORM DRAIN PIPE DATA			
NAME	SIZE	LENGTH	SLOPE
SD-31	18"	16'	0.00%
SD-32	18"	24'	0.49%
SD-33	12"	13'	2.01%
SD-34	18"	4'	1.74%
SD-35	24"	3'	1.00%
SD-36	18"	69'	0.00%
SD-37	15"	8'	1.07%
SD-38	18"	4'	1.00%
SD-39			





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TECHNICALS

SEBAGOTECHNICALS.COM  
75 John Roberts Rd, Suite 4A  
South Portland, ME 04106  
207-200-2100  
South Portland, Bridgton, Sanford and Bath

LANDSCAPE PLAN  
OF: FRANKLIN DRIVE MULTI-FAMILY PARCEL  
FOR: NEW GEN ESTATES, LLC  
FRANKLIN DRIVE  
WINDHAM, ME 04106  
50 MAINE MALL ROAD  
SOUTH PORTLAND, ME 04106

DESIGNED	KPW
DRAWN	EPR
CHECKED	RAM
DATE	02/13/2025
SCALE	1 INCH = 20 FT
PROJECT	230411-01

SHEET L-102

## EROSION CONTROL MEASURES

### PRE-CONSTRUCTION PHASE

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS (SILT FENCE) WILL BE STAKED/INSTALLED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. THE PLACEMENT OF SEDIMENT BARRIERS SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THIS EROSION CONTROL PLAN AND DETAILS IN THIS PLAN SET. THIS NETWORK IS TO BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 90% VIGOROUS PERENNIAL VEGETATION 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 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 EROSION AND AESTHETIC GROWING. AREAS WHICH ARE NOT ACTIVELY OCCURRING OR CAN NOT MOVE IN THE SAME DAY, THESE AREAS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL, AS SHOWN ON THE DESIGN PLANS AND AS DESCRIBED IN THE 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 WHICH ARE NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD, SUCH AS ACTIVE EROSION AND AESTHETIC GROWING. AREAS WHICH ARE NOT ACTIVELY OCCURRING OR CAN NOT MOVE IN THE SAME DAY, THESE AREAS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL, AS SHOWN ON THE DESIGN PLANS AND AS DESCRIBED IN THE 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.

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

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

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

#### 2. SOIL STOCKPILES:

STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED WITH HAY OR STRAW AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED ON ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD, SUCH AS ACTIVE EROSION AND AESTHETIC GROWING. AREAS WHICH ARE NOT ACTIVELY OCCURRING OR CAN NOT MOVE IN THE SAME DAY, THESE AREAS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL, AS SHOWN ON THE DESIGN PLANS AND AS DESCRIBED IN THE 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.

#### 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 VEGETATION 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 DEFORMATION 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 BERRMS SHALL NOT BE USED AT THE BOTTOM OF STEEP SLOPES (>9%) OR SLOPES WITH FLOWING WATER.

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

#### 5. TEMPORARY CHECK DAMS:

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

#### 6. STORMDRAIN INLET PROTECTION:

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

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

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

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

#### 7. STABILIZED CONSTRUCTION ENTRANCE/EXIT:

PRIOR TO CLEARING AND/OR GRUBBING THE SITE A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED WHEREVER TRAFFIC WILL EXIT THE CONSTRUCTION SITE ONTO A PAVED ROADWAY IN ORDER TO MINIMIZE THE TRACKING OF SEDIMENT AND DEBRIS FROM THE CONSTRUCTION SITE ONTO PUBLIC ROADS. THE CONTRACTOR SHALL MAINTAIN THE STABILIZED CONSTRUCTION ENTRANCE/EXIT UNTIL ALL DISTURBED AREAS ARE STABILIZED. DUST FROM THE CONSTRUCTION AREA, THE TERM "SWEEP" IS UNDERSTOOD TO MEAN REMOVAL AND RECOVERY OF TRACED SEDIMENT WITH A STREET SWEEPER, NOT BRUSHING THE MATERIAL INTO SWALES OR STRUCTURES WITH A MECHANICAL BROOM. STABILIZED CONSTRUCTION ENTRANCE/EXIT 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 ON AREAS ADJACENT TO NATURAL RESOURCES. SEEDBED PREPARATION AND APPLICATION OF SEED SHALL BE CONDUCTED AS INDICATED IN THE PERMANENT VEGETATION SECTION OF THIS PLAN. SPECIFIC SEEDS (FAST GROWING AND SHORT LIVING) SHALL BE SELECTED FROM THE MAINE EROSION AND SEDIMENT 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 SEDED. 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:

FProject230411-01 DWGDesign20411-01 Dwg 6/23/2025 11:34 AM - EBEN ROBICHAUD

## WINTER EROSION CONTROL MEASURES

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 1, THEN THE SITE NEEDS TO BE PROTECTED WITH OVER WINTER STABILIZATION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDER TAKEN DURING THE PROCEEDING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. ALL AREAS SHALL BE CONSIDERED TO BE DENUDED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN ROADWAY AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOADED, SEDED AND MULCHED. HAY AND STRAW MULCH RATE SHALL BE A MINIMUM OF 150 LBS/1,000 S.F. (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. THE CONTRACTOR SHALL NOT USE 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/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 RESOURCE AND THE DISTURBED AREA.

#### 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 (IE. 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 BARRIERS TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.

#### 3. SEDIMENT BARRIERS

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

#### 4. MULCHING

ALL AREA SHALL BE CONSIDERED TO BE DENUDED UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOADED, SEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LBS/1,000 S.F. (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/1,000 SQUARE FEET (3TONS/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.

#### 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. MULCH 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 EROSION CONTROL BLANKETS SHALL BE USED IN LIEU OF MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 5%. EROSION CONTROL BLANKETS CAN BE USED TO SUBSTITUTE EROSION CONTROL BLANKETS ON ALL SLOPES EXCEPT DITCHES.

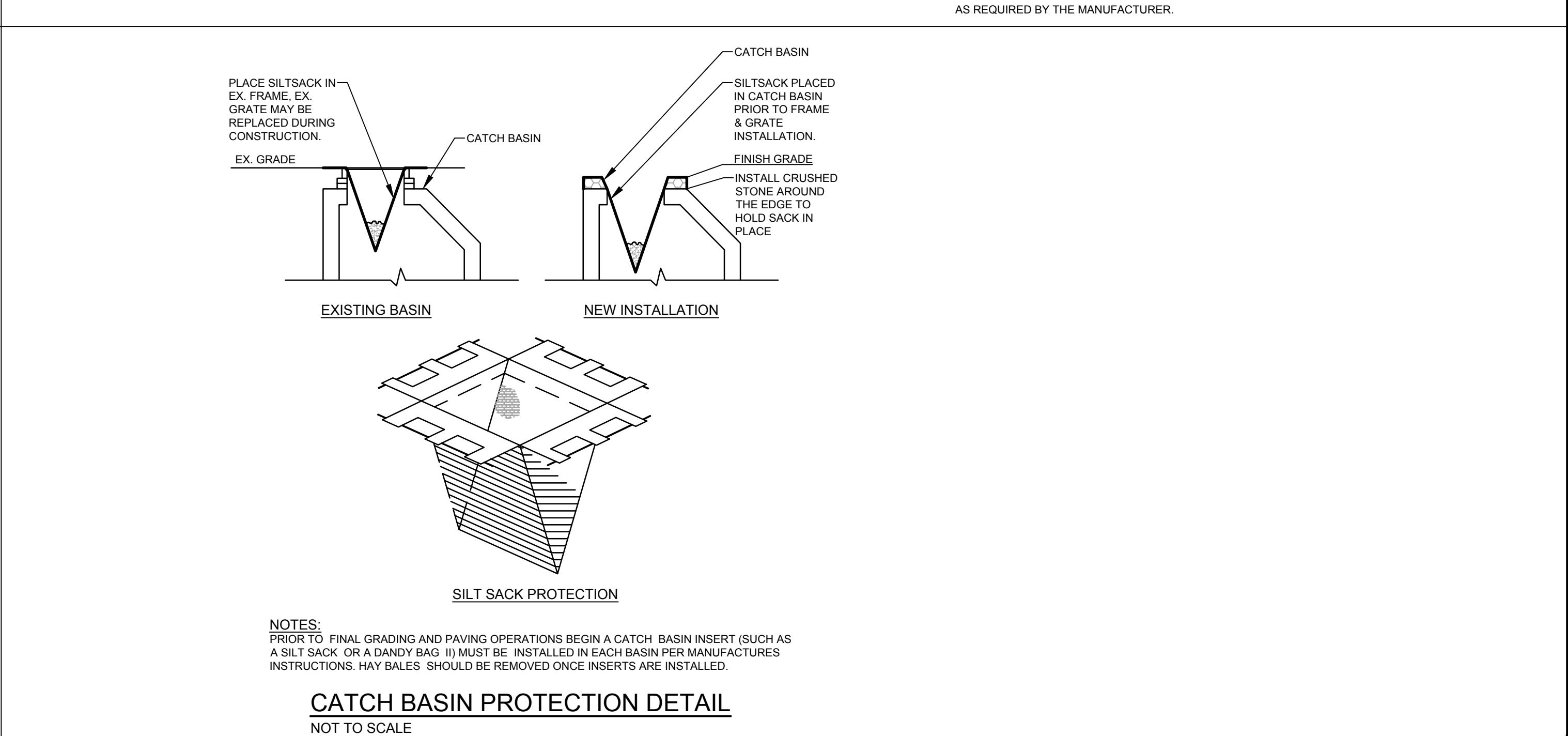
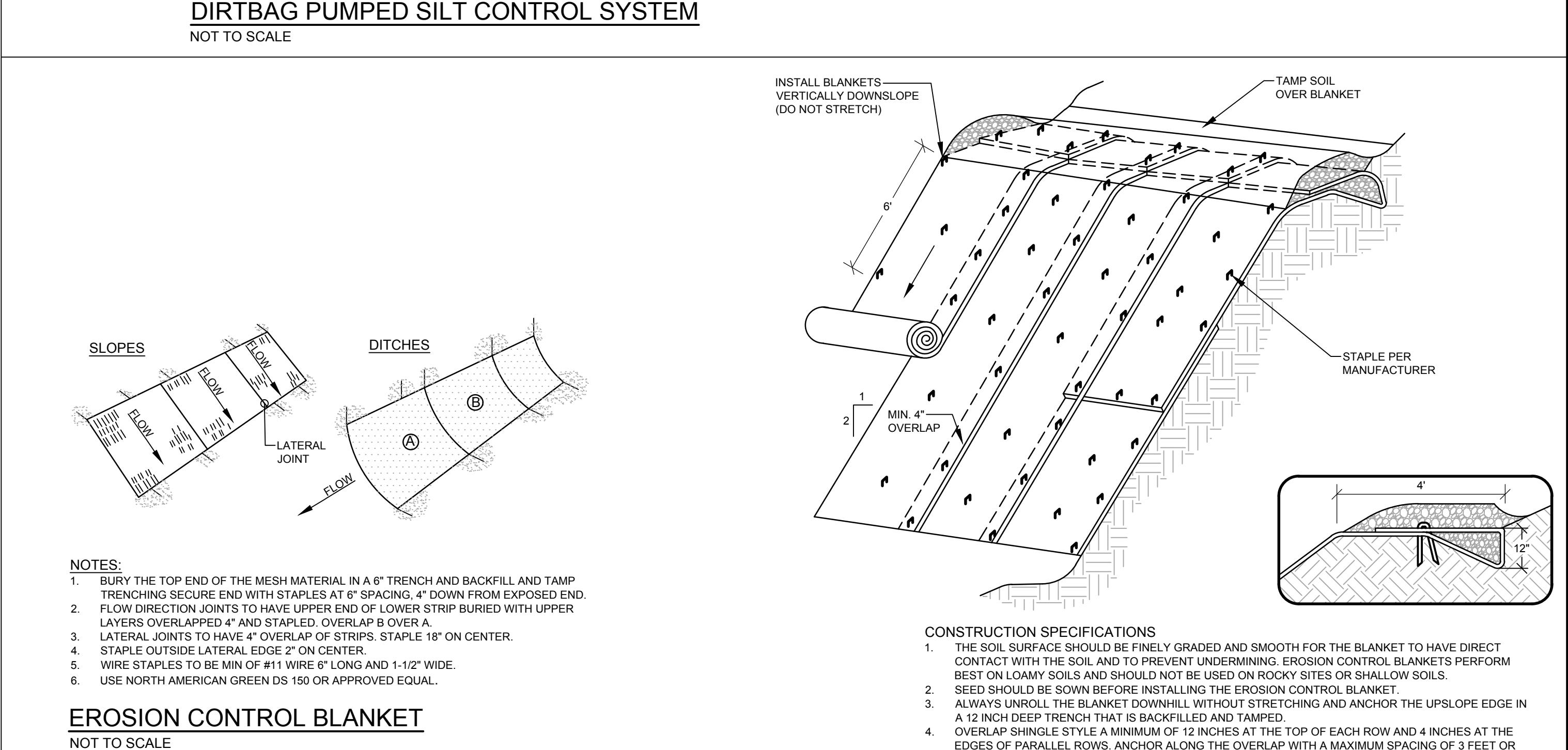
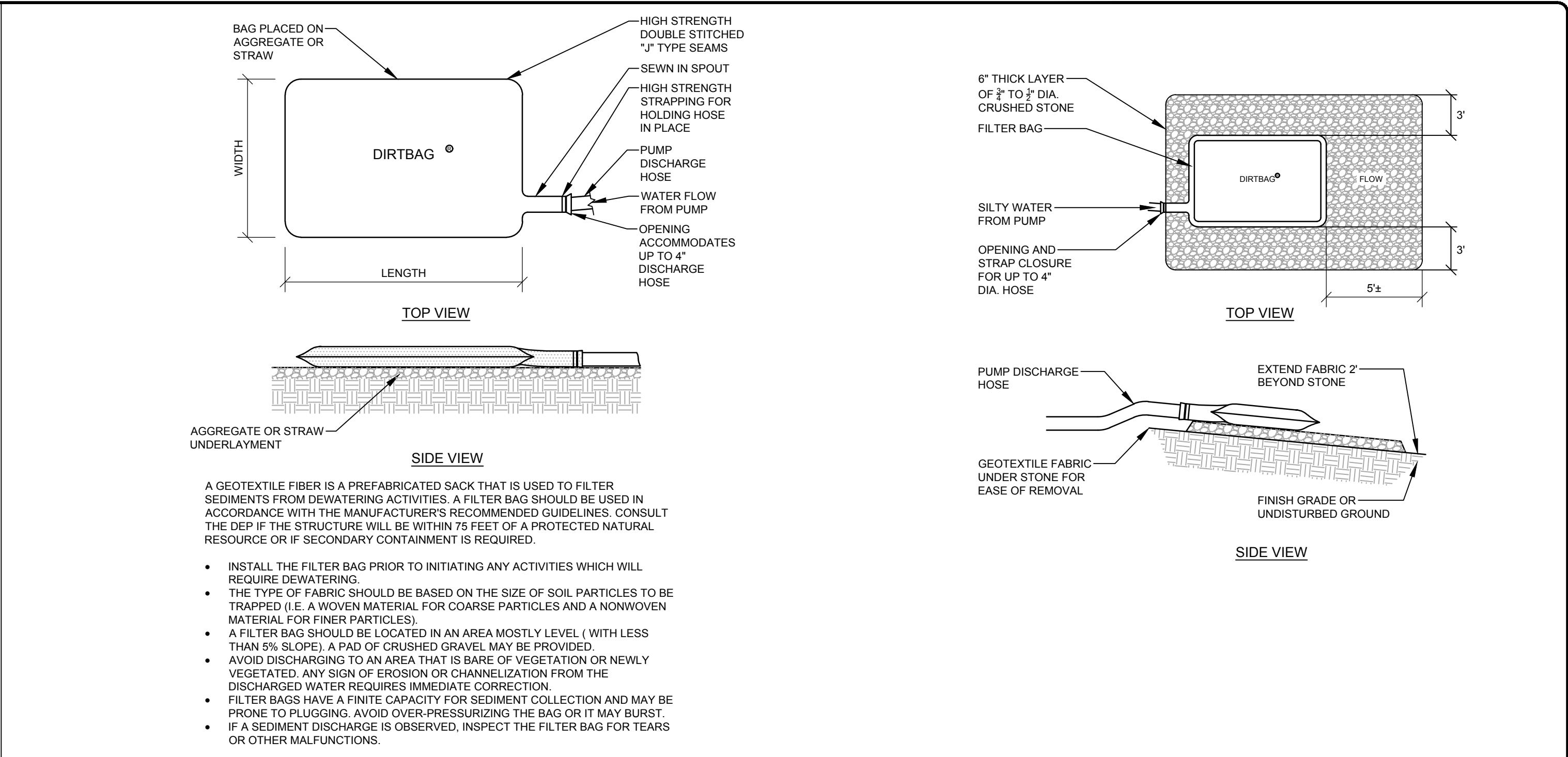
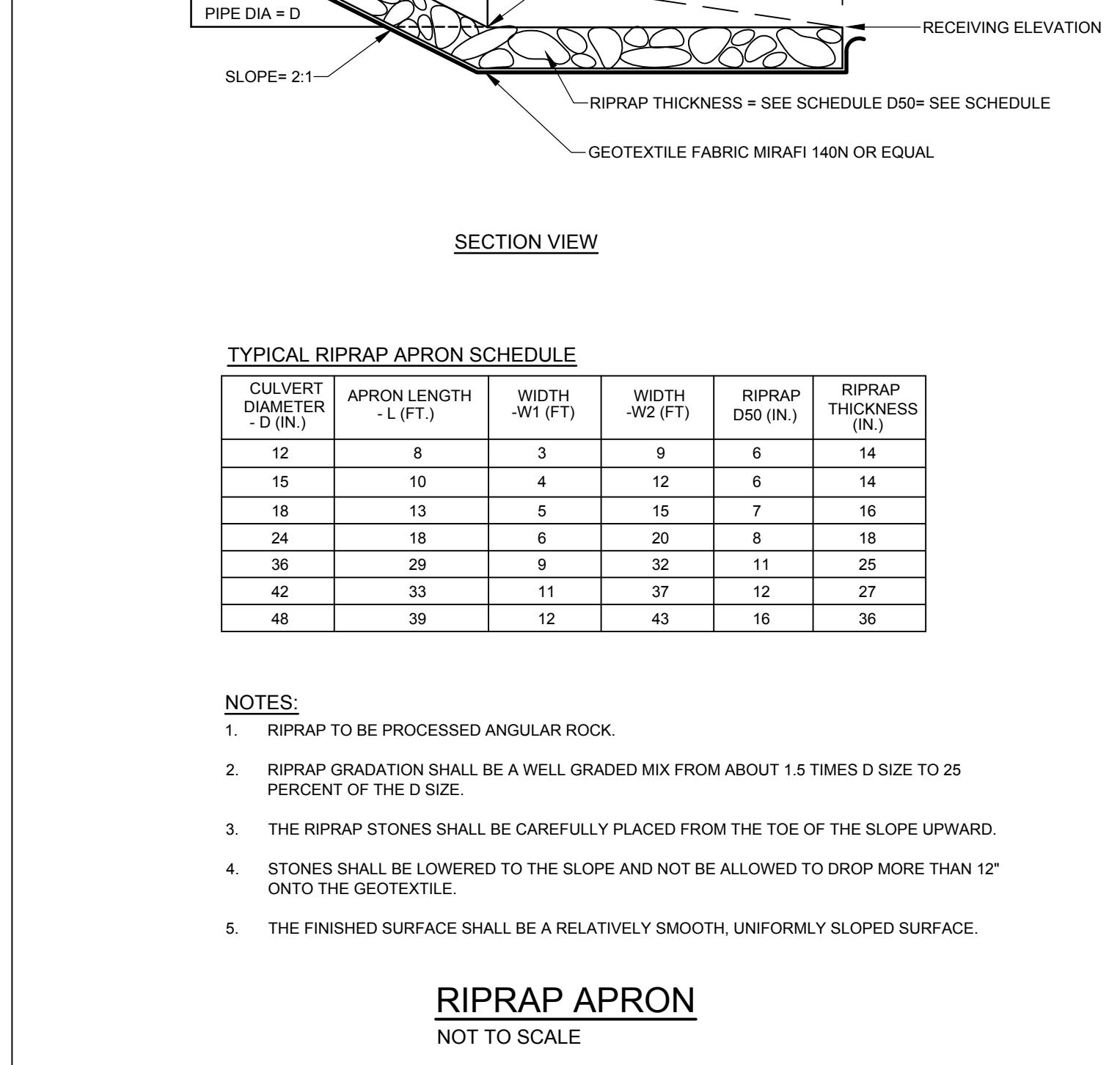
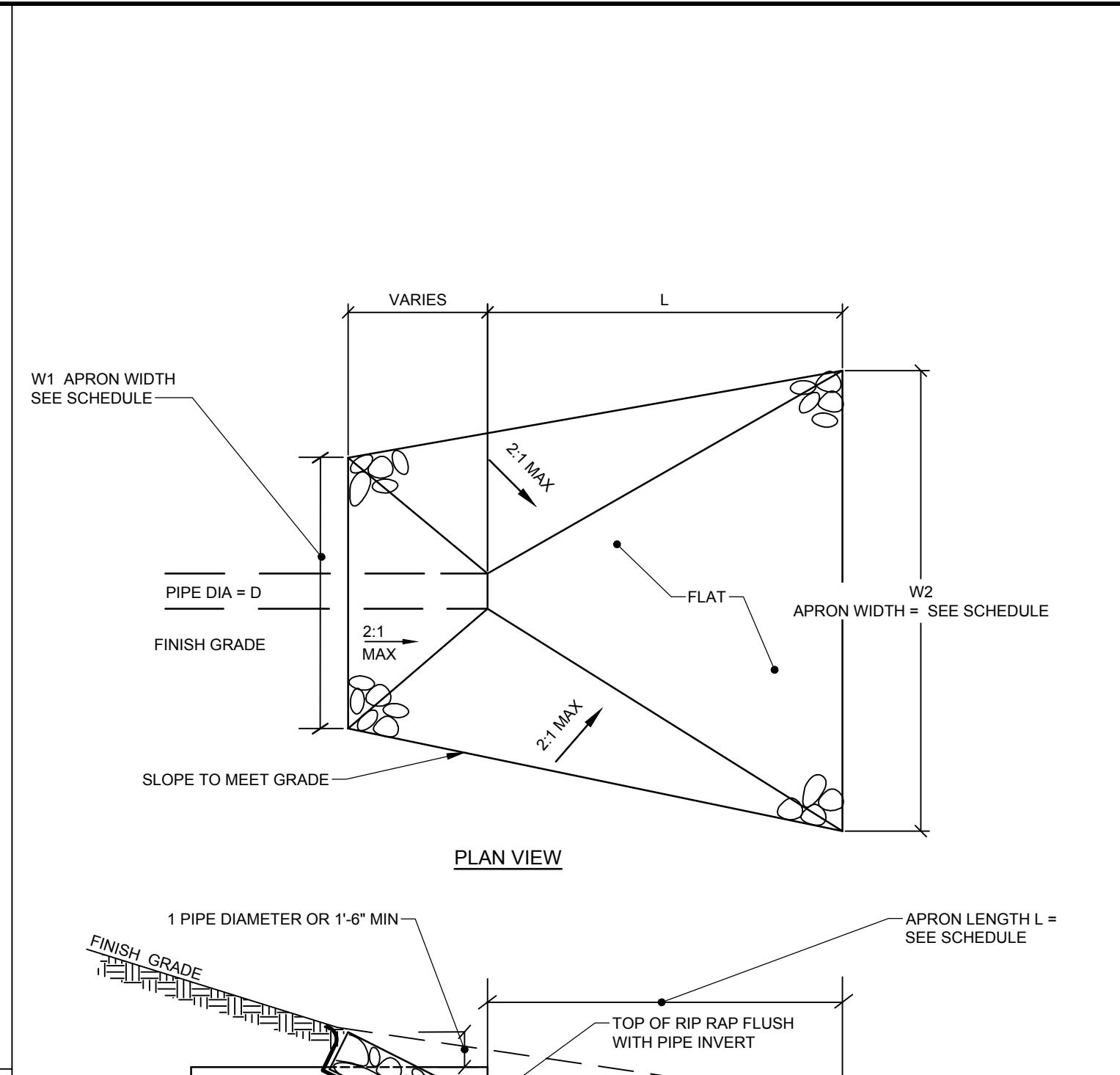
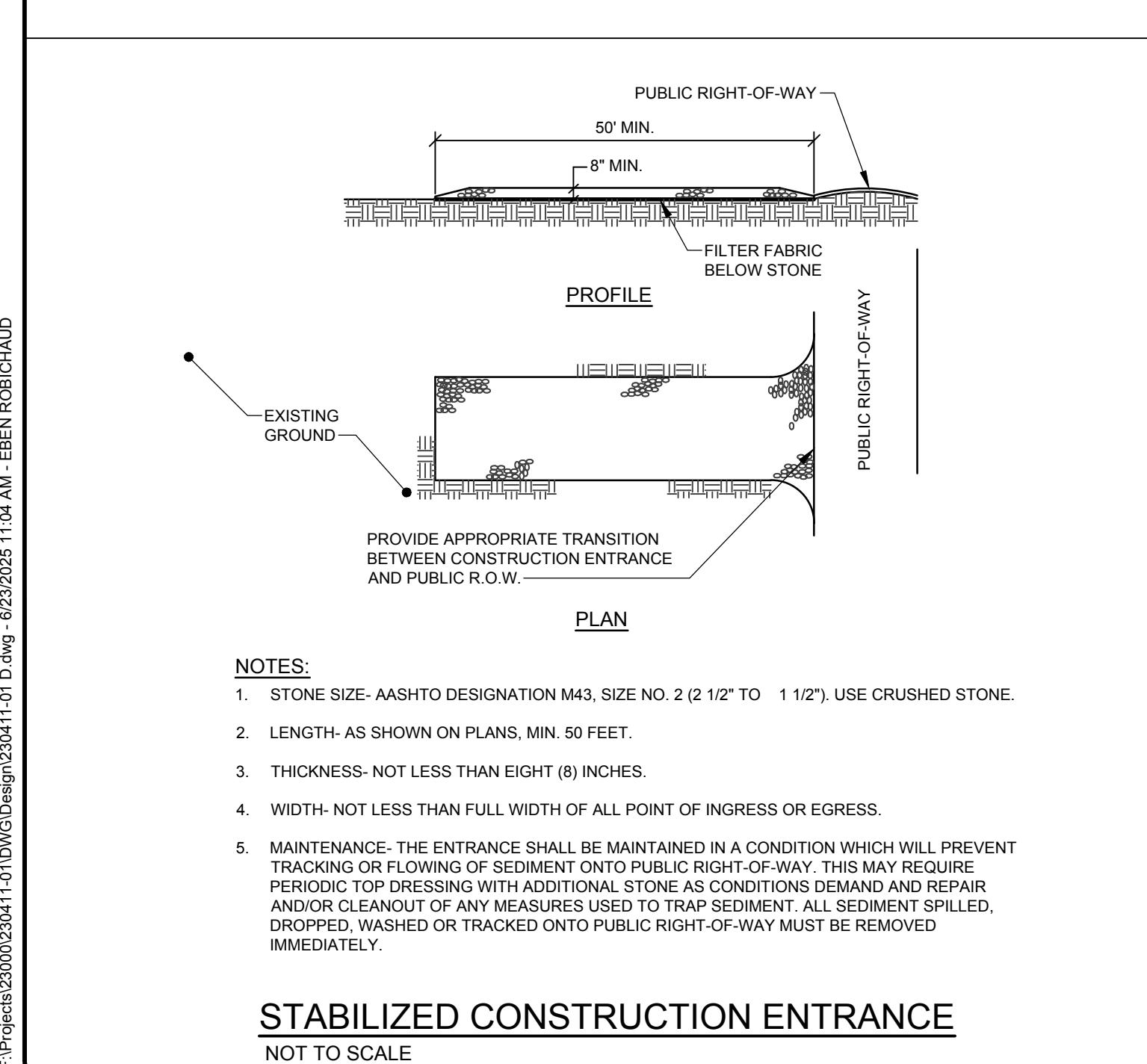
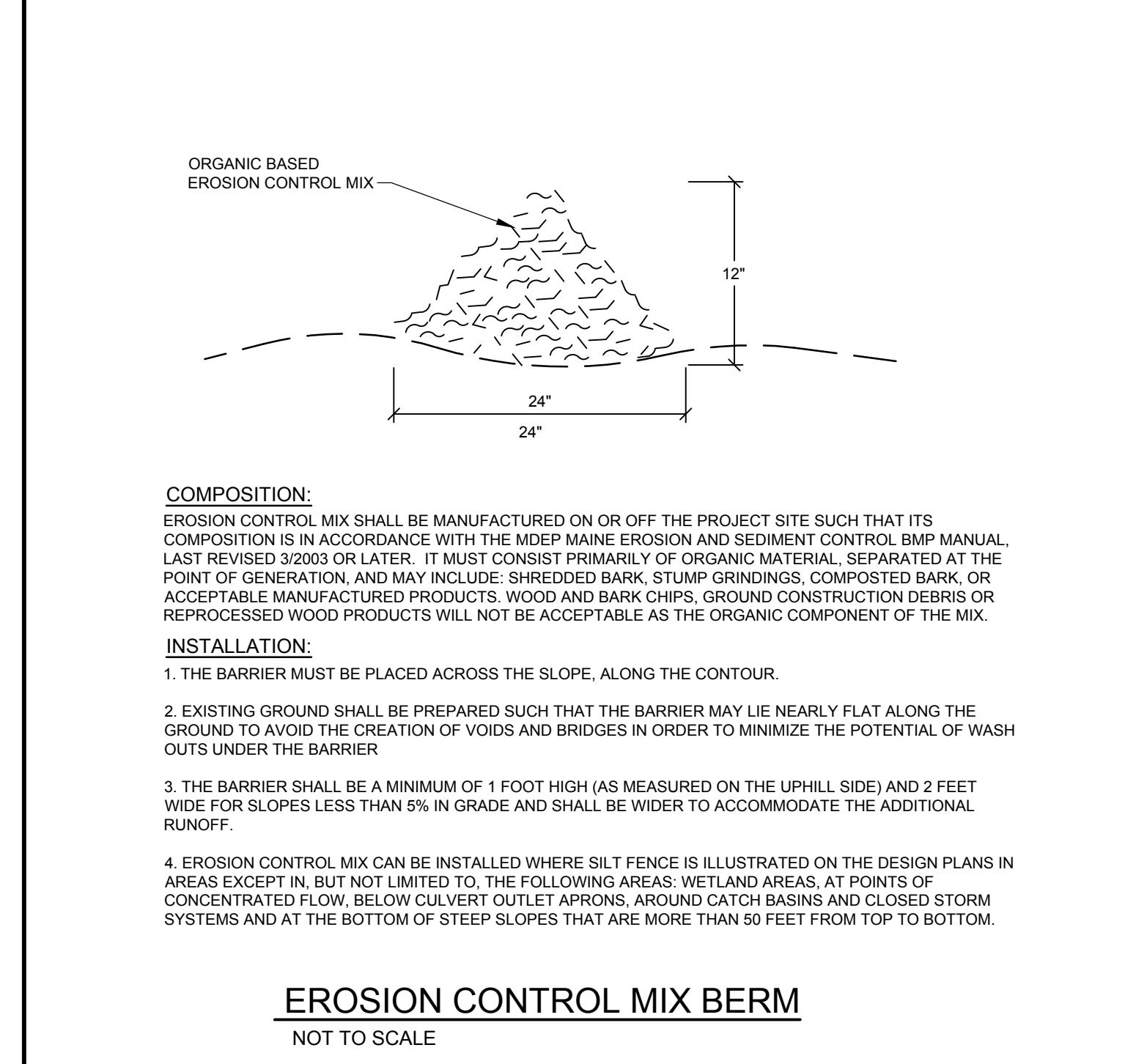
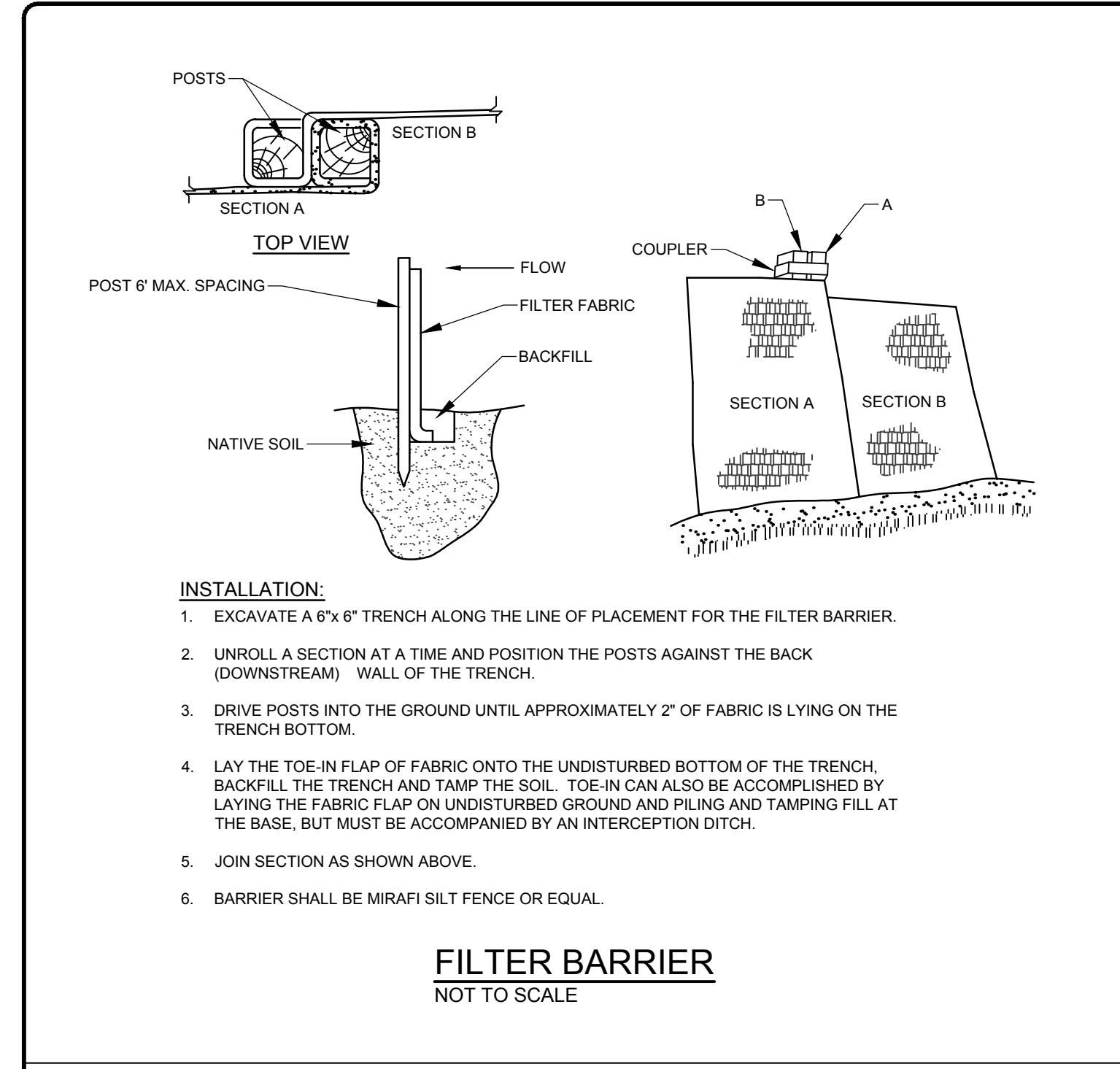
#### 6. SEEDING

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 PLANTED PRIOR TO THE SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 1, THEN THE 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.

#### 7. INSPECTION AND MONITORING

MANTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON, AT A MINIMUM, AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF. THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION.

FOLLOWING THE TEMPORARY AND/OR FINAL SEEDING, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMMONTHLY UNTIL THE



DESIGNED	KPW
DRAWN	EPR
CHECKED	RAM
DATE	02/12/2025
SCALE	N/A
PROJECT	230411-01

230411-01.Dwg, 230411-01.Dwg, 230411-01.Dwg

DETAILS OF: **FRANKLIN DRIVE MULTI-FAMILY PARCEL**  
FOR: **NEW GEN ESTATES, LLC**  
50 MAINE MALL ROAD  
SOUTH PORTLAND, ME 04106

PROGRESS PRINT

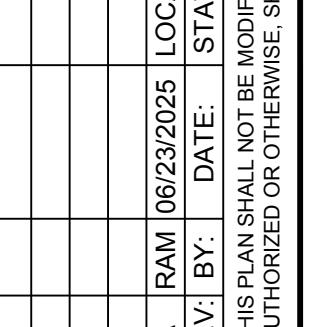
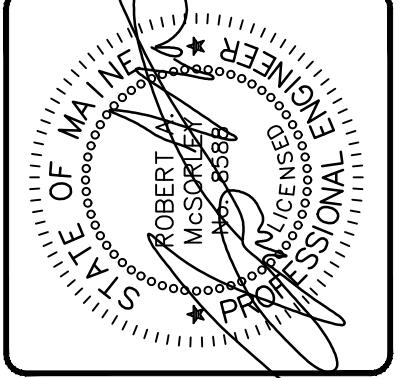
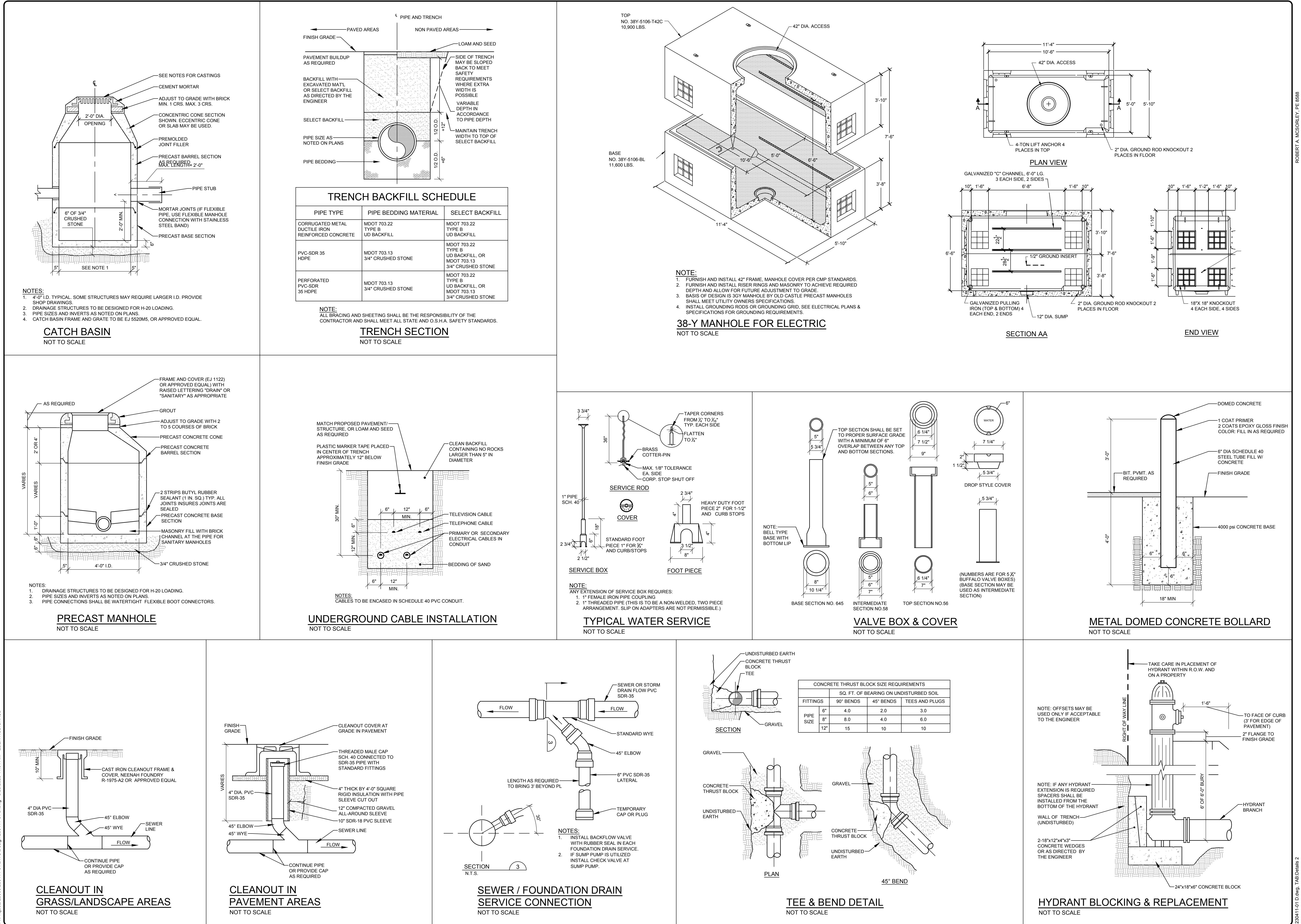
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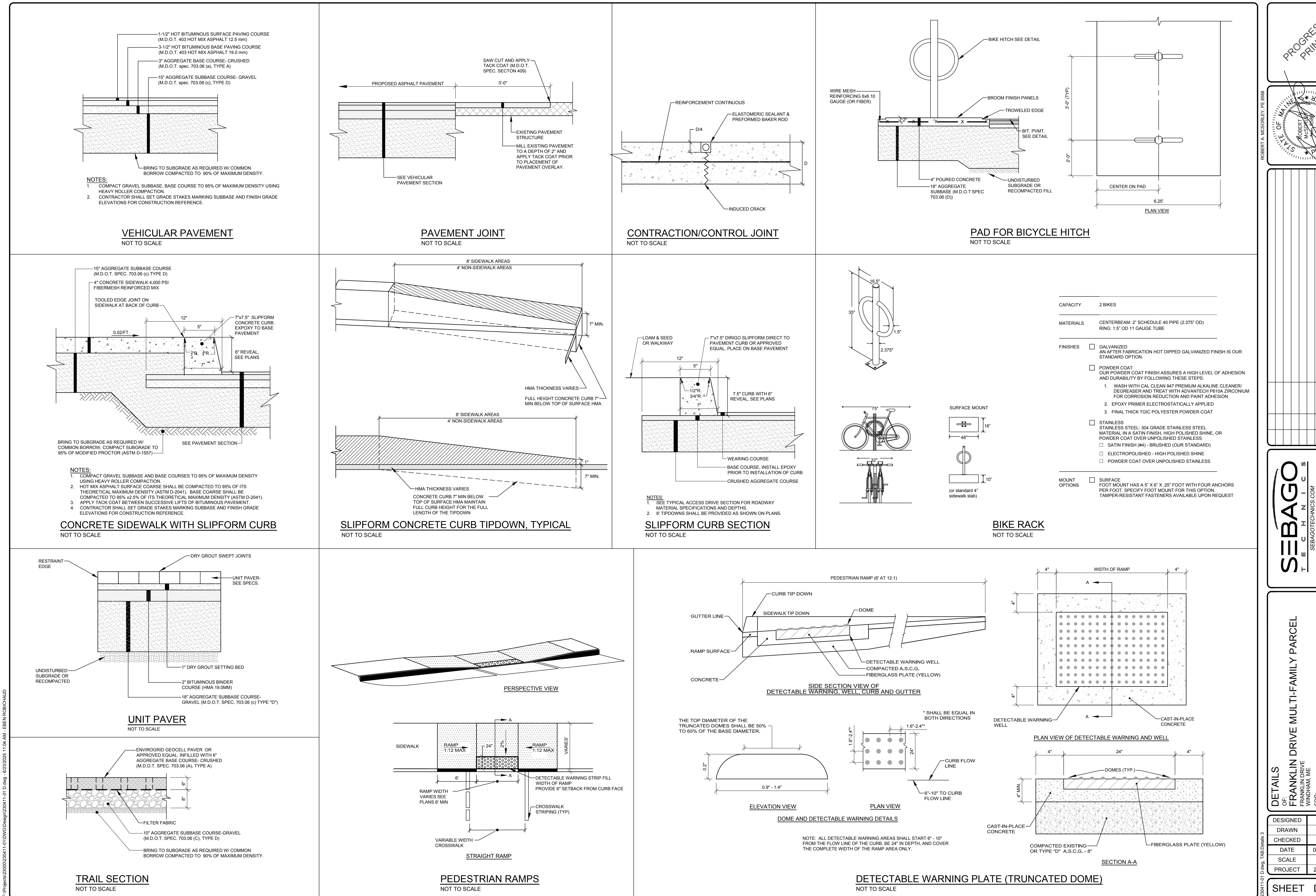
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THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNIQUES, INC. ANY ALTERATIONS, CHANGES, OR MODIFICATIONS MADE TO THIS PLAN SHALL NOT BE AUTHORIZED OR OTHERWISE, SHALL BE THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNIQUES, INC.

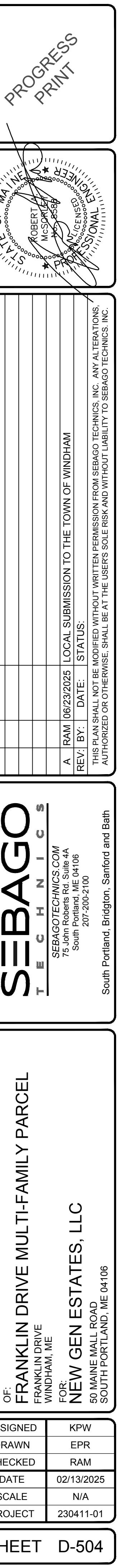
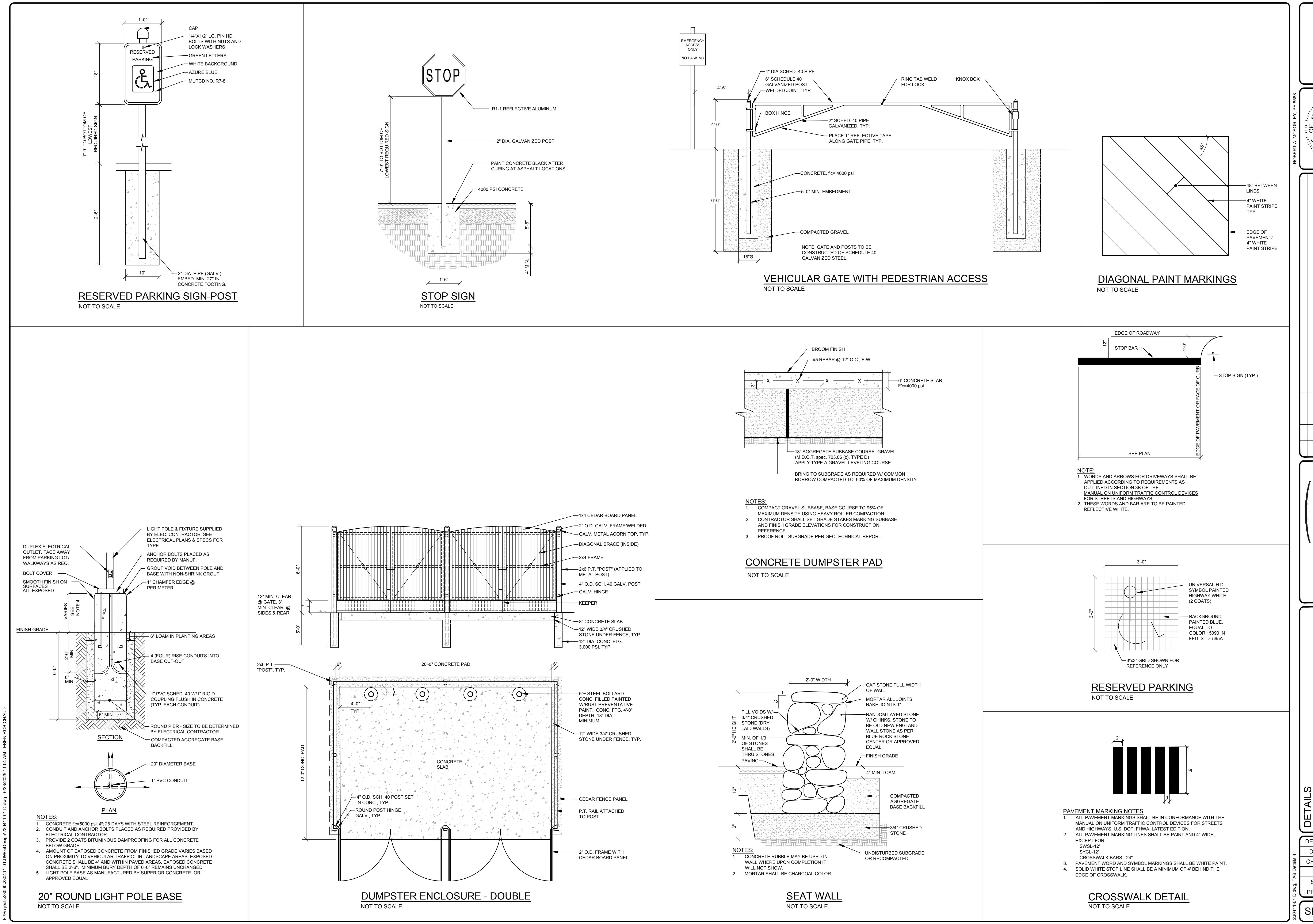
SEBAGO  
TECHNIQUES  
75 John Roberts Rd, Suite 4A  
South Portland, ME 04106  
207-200-2100

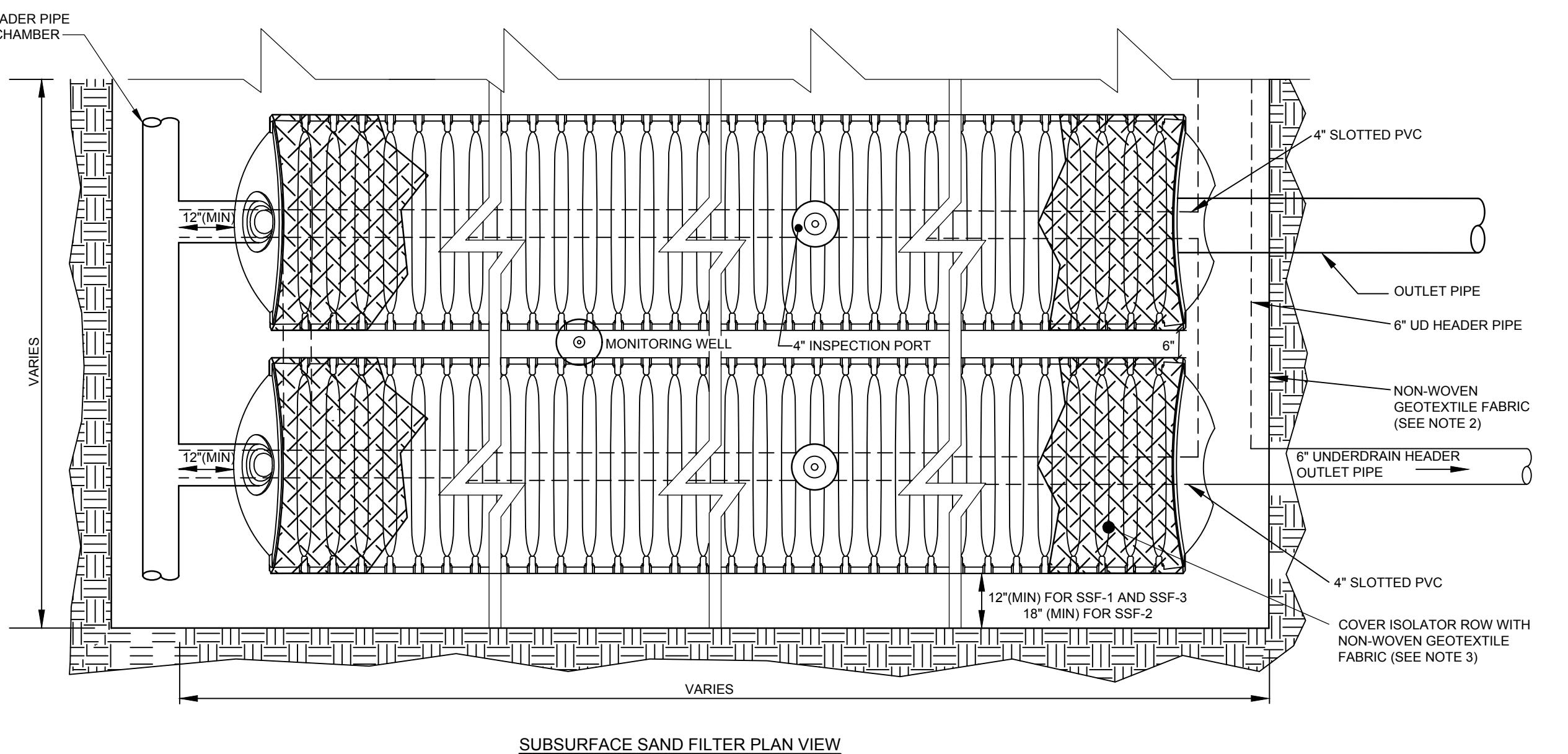
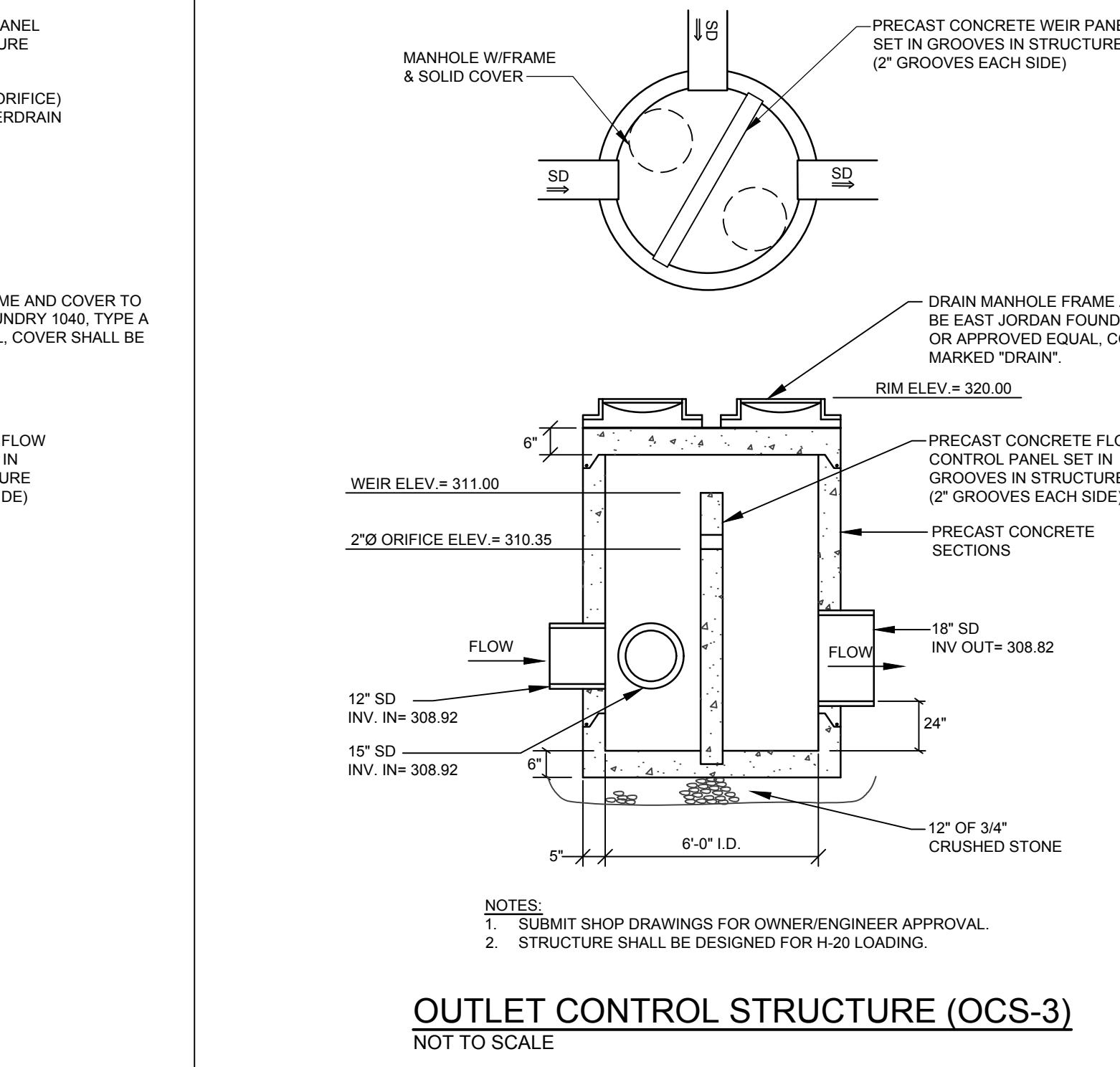
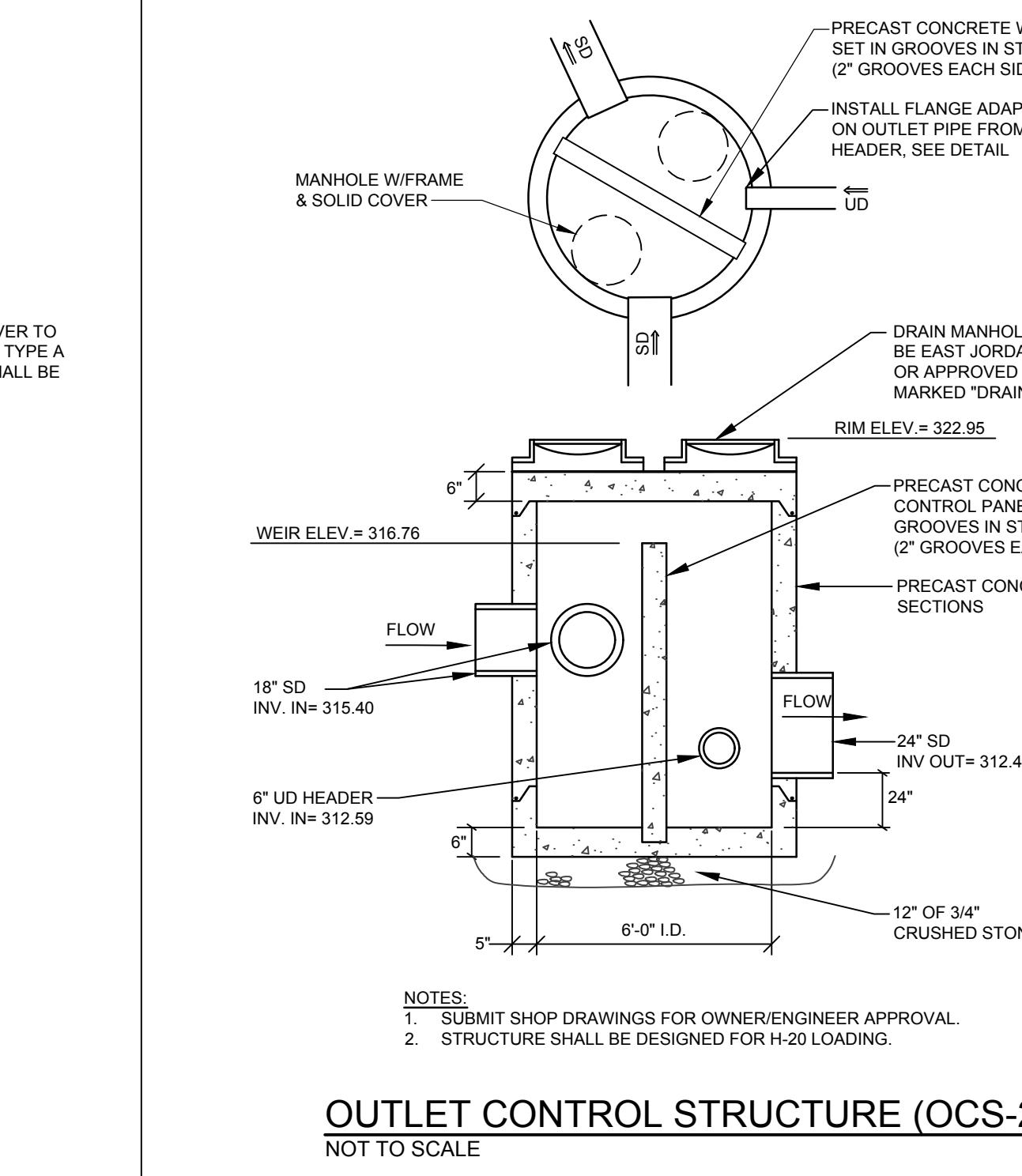
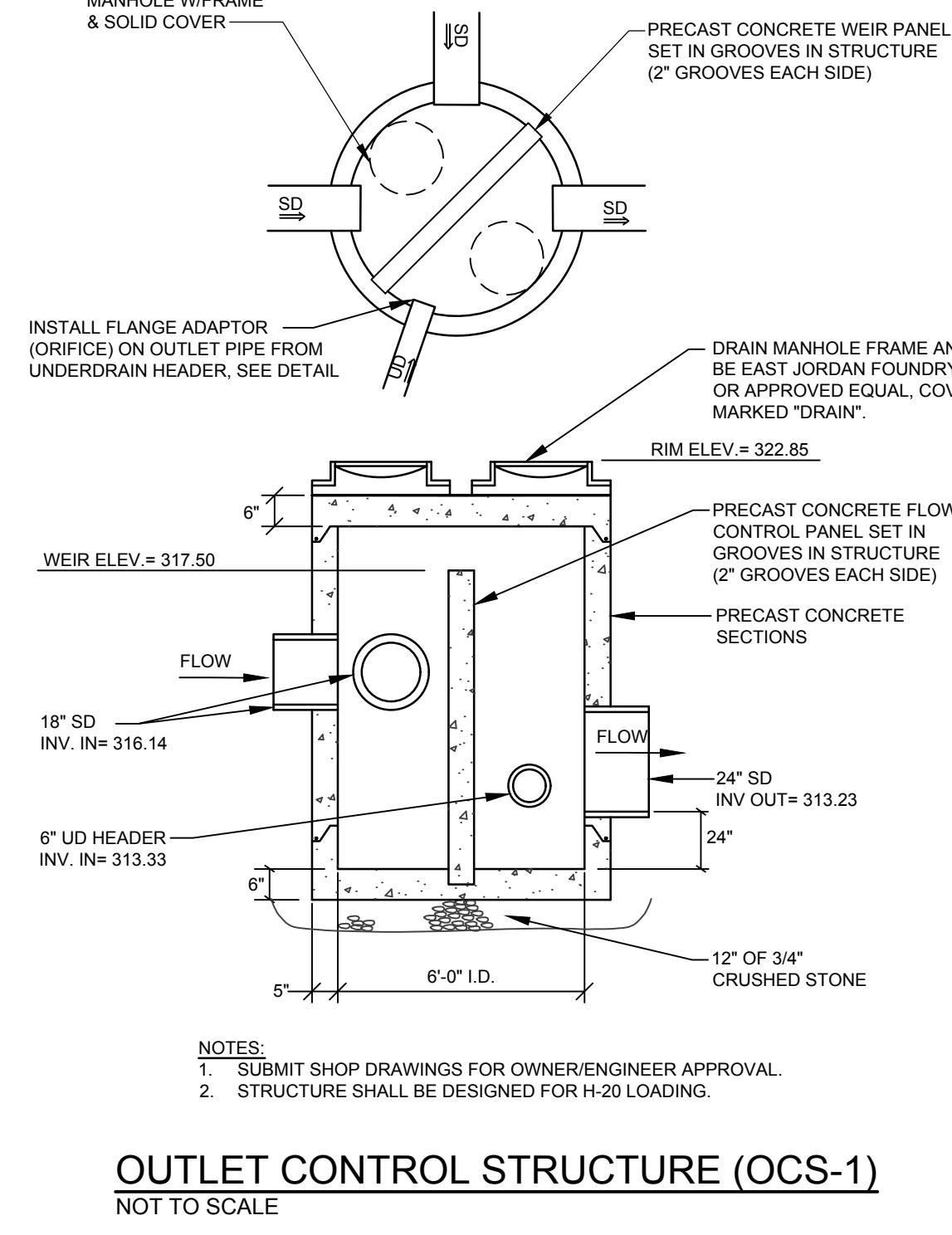
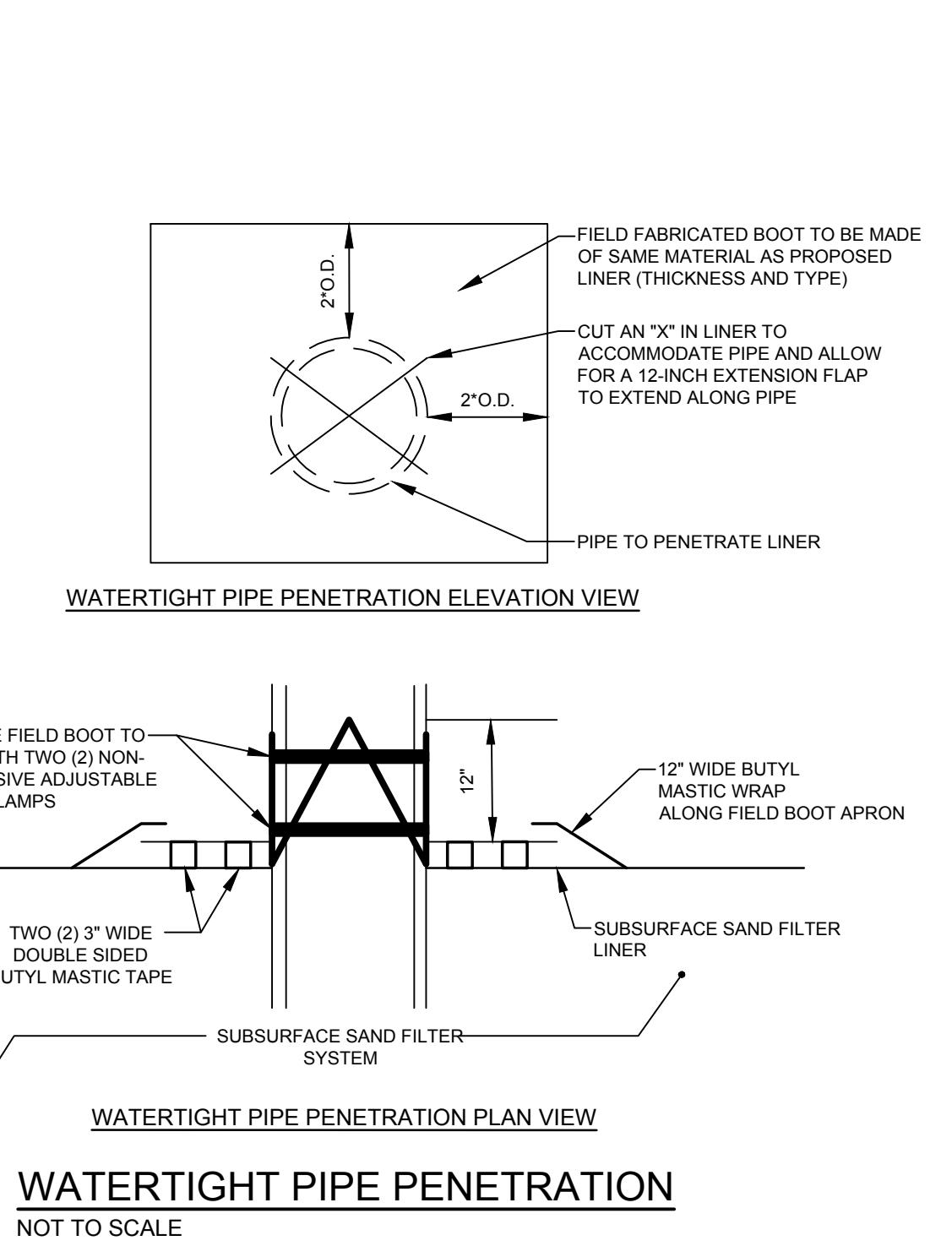
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 South Portland, Bridgton, Sanford and Bath




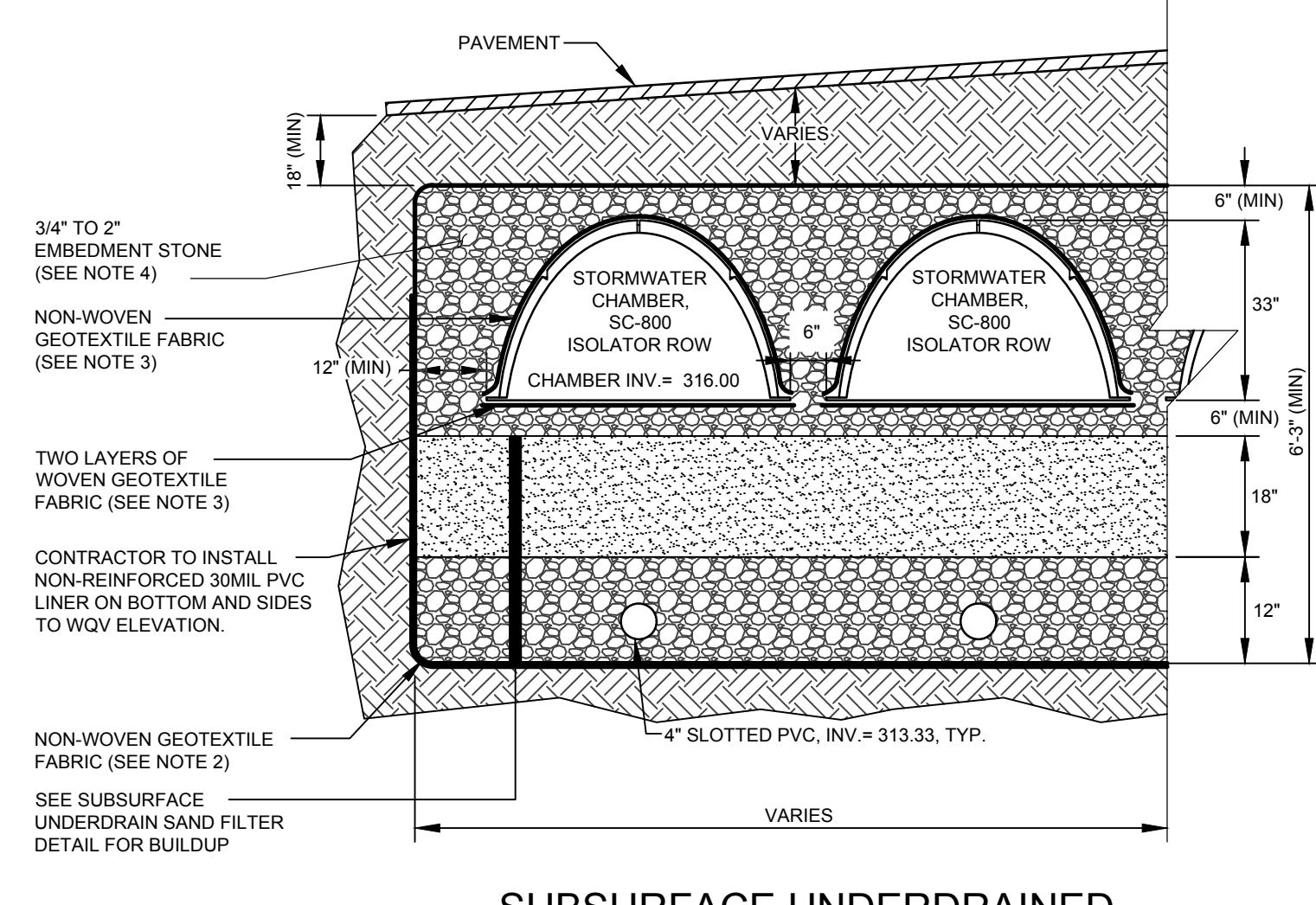
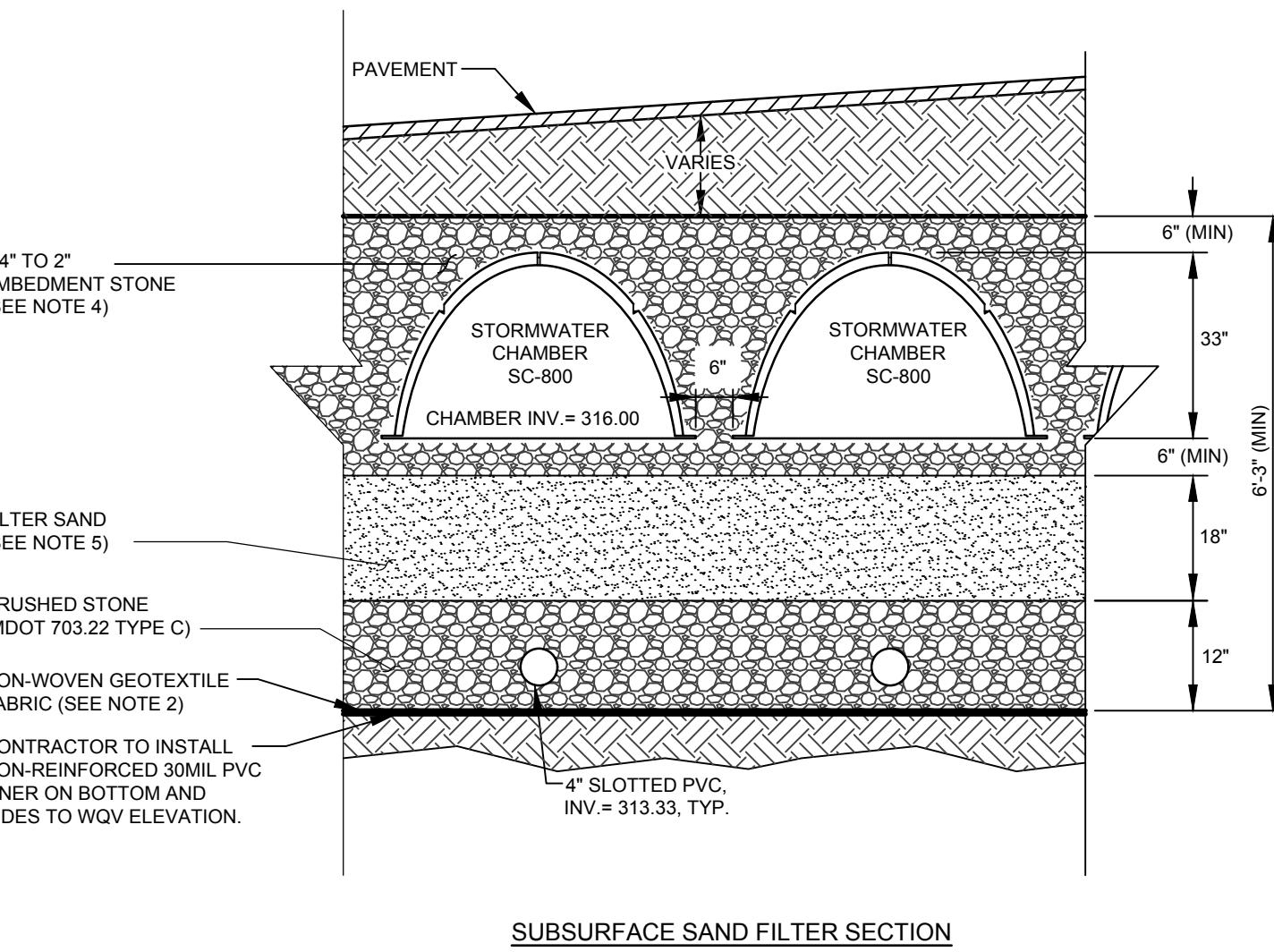
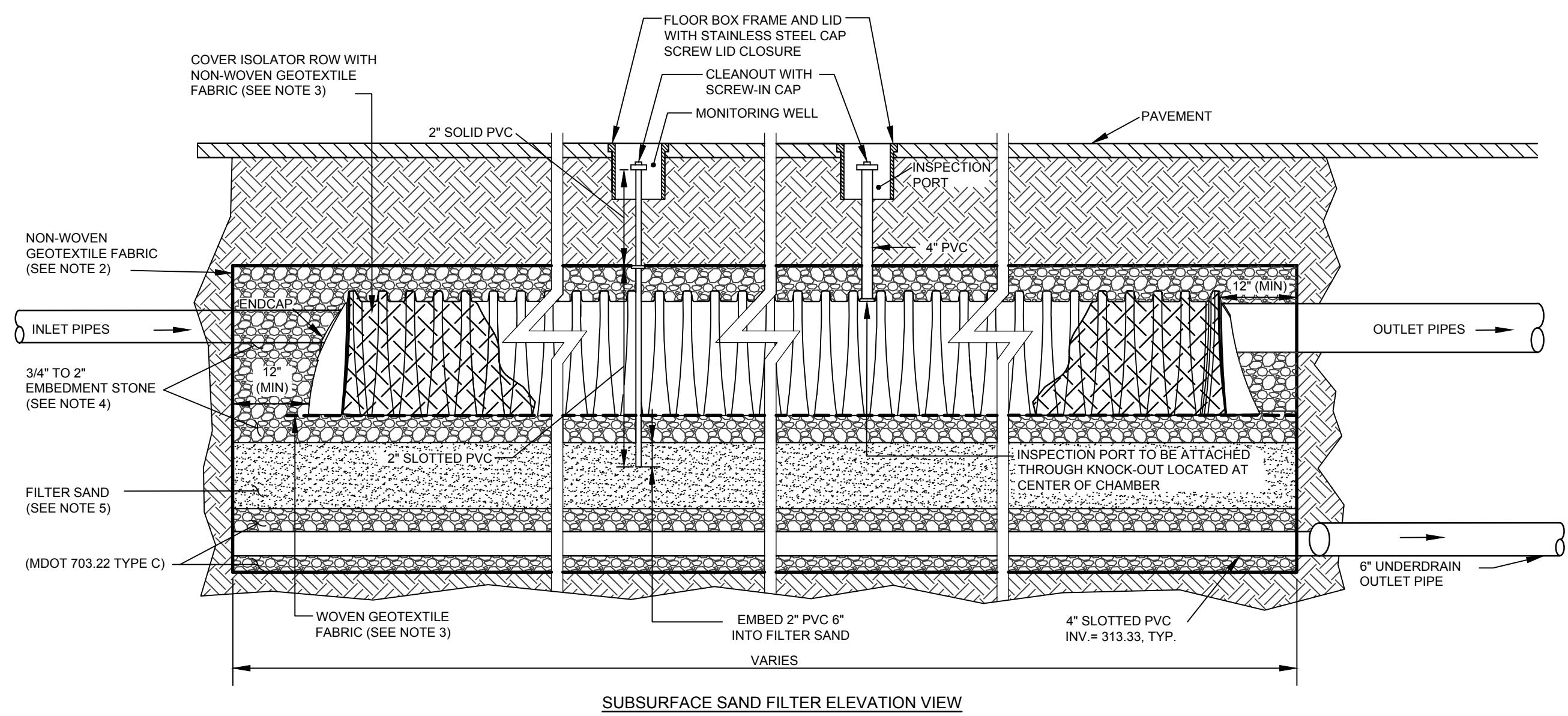
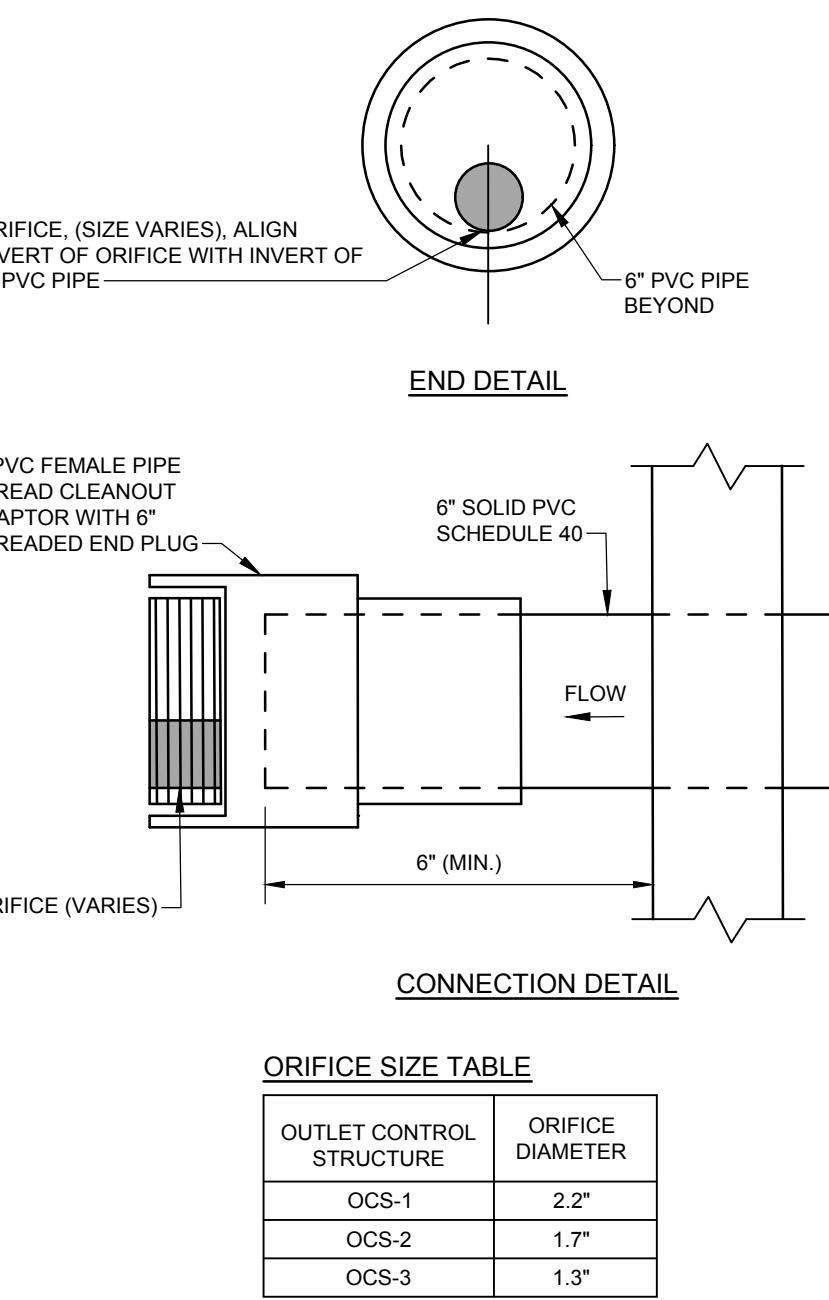


**SUBSURFACE SAND FILTER NOTES:**

1. THE STORMWATER CHAMBER SHALL BE A STORMTECH SC-800 OR EQUIVALENT SUBSURFACE STORAGE CHAMBER APPROVED BY THE ENGINEER.
2. THE ENTIRE SUBSURFACE SYSTEM, INCLUDING THE CRUSHED STONE STORAGE VOLUME, THE FILTER MEDIA, AND UNDERDRAIN MATERIALS, SHALL BE WRAPPED IN A NON-WOVEN GEOTEXTILE FABRIC (MIRAFI 160N OR EQUIVALENT).
3. TWO STRIPS OF WOVEN GEOTEXTILE (MIRAFI FW 404) SHALL BE INSTALLED BETWEEN THE BOTTOM OF THE ISOLATOR ROW CHAMBER AND ITS STONE FOUNDATION. THIS FABRIC TRAPS SEDIMENTS AND PROTECTS THE UNDERLYING CRUSHED STONE. A SECOND STRIP OF NON-WOVEN AASHTO M288 CLASS 2 GEOTEXTILE (MIRAFI 160N OR EQUIVALENT) SHALL BE DRAPED OVER THE ENTIRE LENGTH OF THE CHAMBERS. THIS FABRIC WILL ALSO TRAP SEDIMENTS AND PROVIDE SEPARATION BETWEEN THE CHAMBERS AND SURROUNDING STONE.
4. 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 ARE BELOW THE FOUNDATION BELOW THE CHAMBERS SHALL BE COMPAKTED TO ACHIEVE A 95% STANDARD PROCTOR DENSITY.
5. THE SAND FILTER 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, THE AGGREGATE SAND SHALL BE MIXED WITH 10% BY VOLUME OF MATERIAL THAT IS BETWEEN 8% AND 10% PASSING THE #200 SCREEN. THE LOAM USED IN THIS MIXTURE SHALL HAVE LESS THAN 2% CLAY CONTENT. THE 10 INCH LAYER OF SAND FILTRATION MEDIA SHALL BE PLACED TO ACHIEVE A LEVEL OF COMPACTION BETWEEN 92% AND 95% STANDARD PROCTOR DENSITY.
6. THE CONTRACTOR SHALL PERFORM PERMEABILITY TESTS FOR THE SAND FILTER MATERIAL TO ENSURE A STORMWATER RELEASE TIME RANGING BETWEEN 24 AND 48 HOURS.

**SUBSURFACE SAND FILTER TABLE**

	SUBSURFACE SAND FILTER (SSF-1)	SUBSURFACE SAND FILTER (SSF-2)	SUBSURFACE SAND FILTER (SSF-3)
CHAMBER INV.	316.00	315.26	308.85
6" UD HEADER INV.	313.33	312.59	306.18
CHAMBER OUTLET PIPE INV.	316.16	315.40	309.00
UNDERDRAIN INV.	313.33	312.59	306.18
WQV. ELEV.	317.50	316.76	310.35



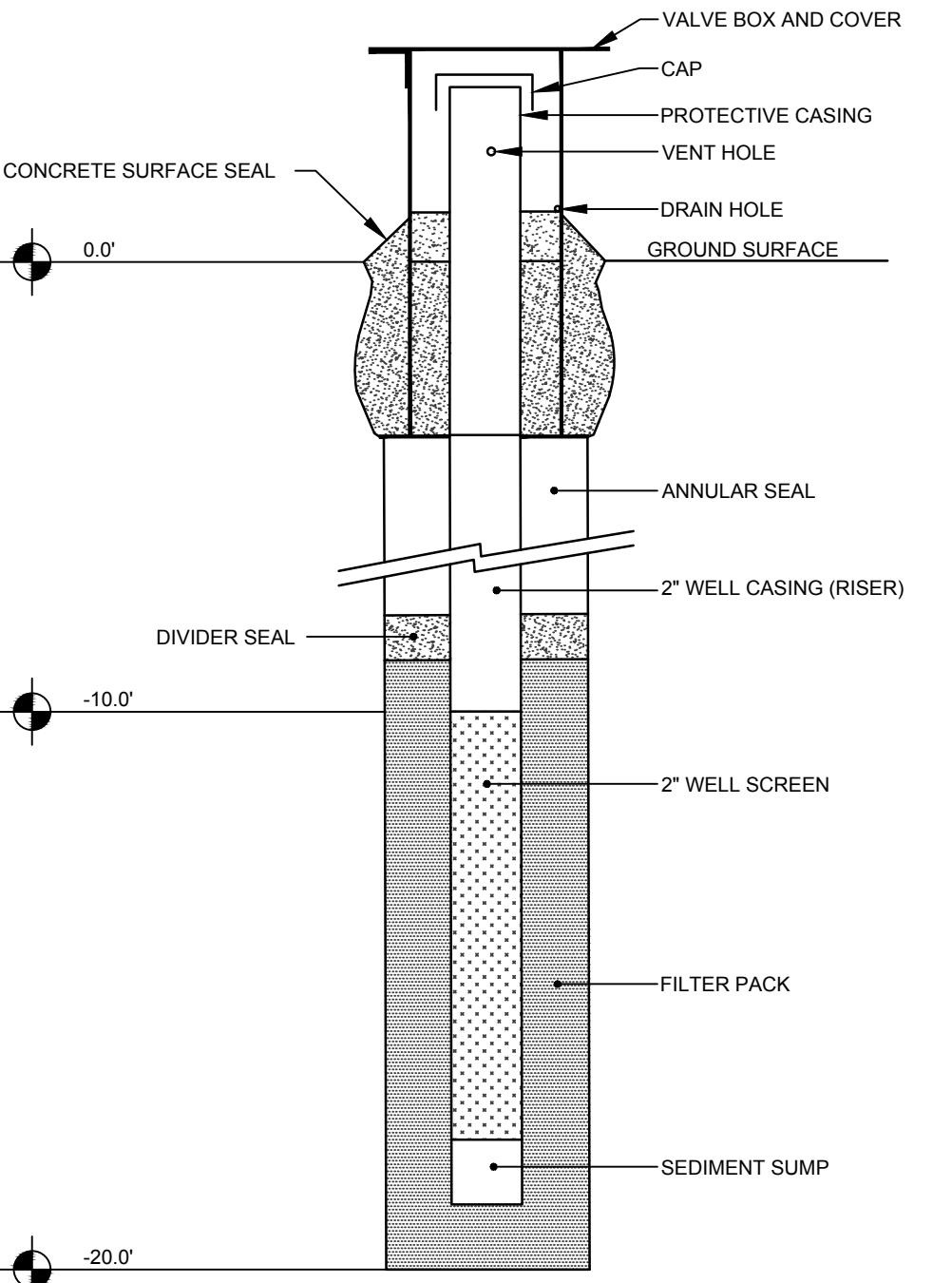
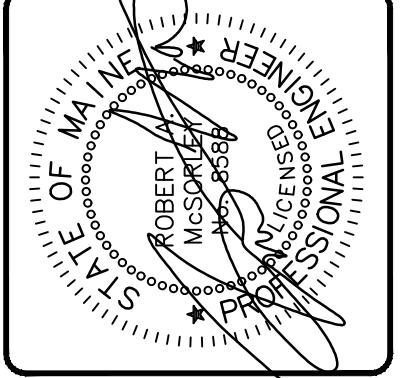
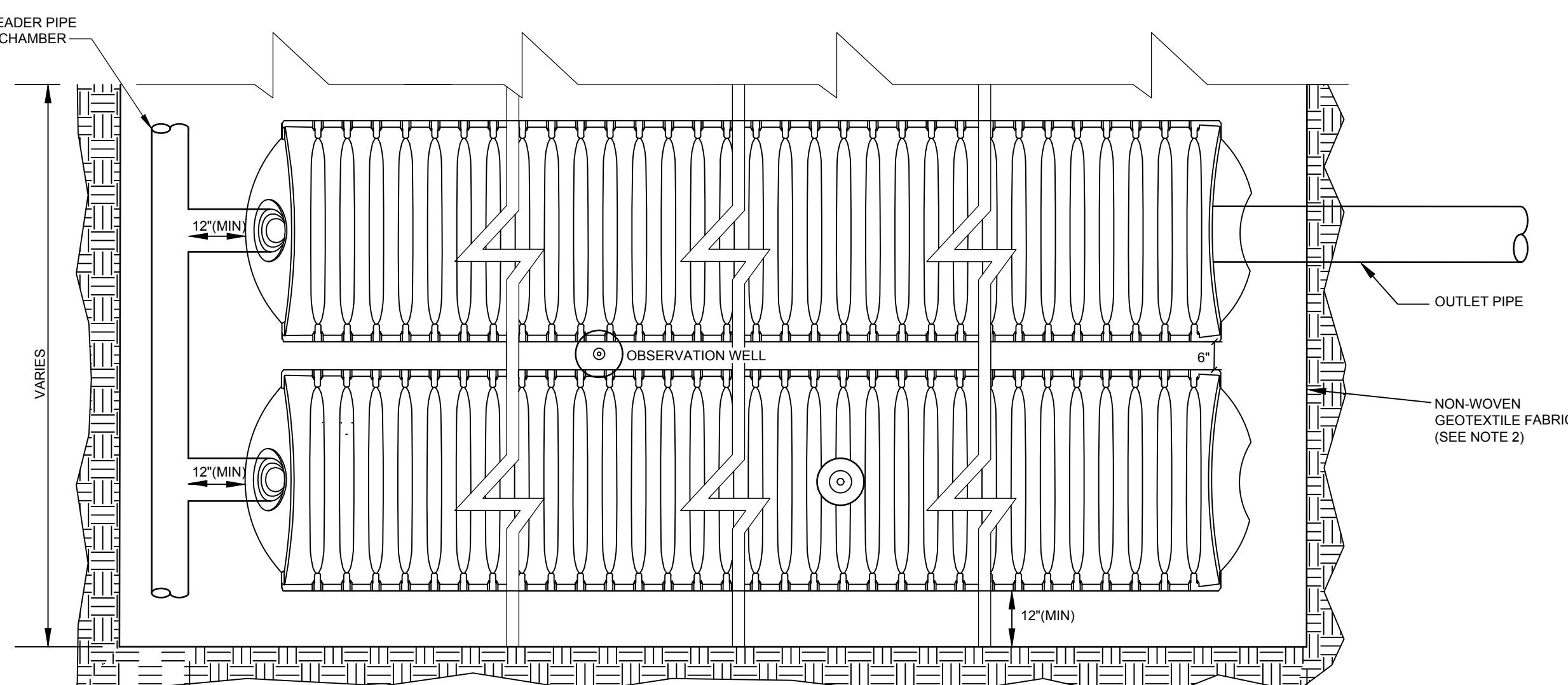
DETAILS  
OF: **FRANKLIN DRIVE MULTI-FAMILY PARCEL**  
FOR: **NEW GEN ESTATES, LLC**  
50 MAINE MALL ROAD  
SOUTH PORTLAND, ME 04106

DESIGNED	KPW
DRAWN	EPR
CHECKED	RAM
DATE	02/13/2025
SCALE	N/A
PROJECT	230411-01

SHEET D-505

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

TAB Details 5

MONITORING WELL DETAIL  
NOT TO SCALE

SUBSURFACE SAND FILTER PLAN VIEW

## SUBSURFACE SAND FILTER NOTES:

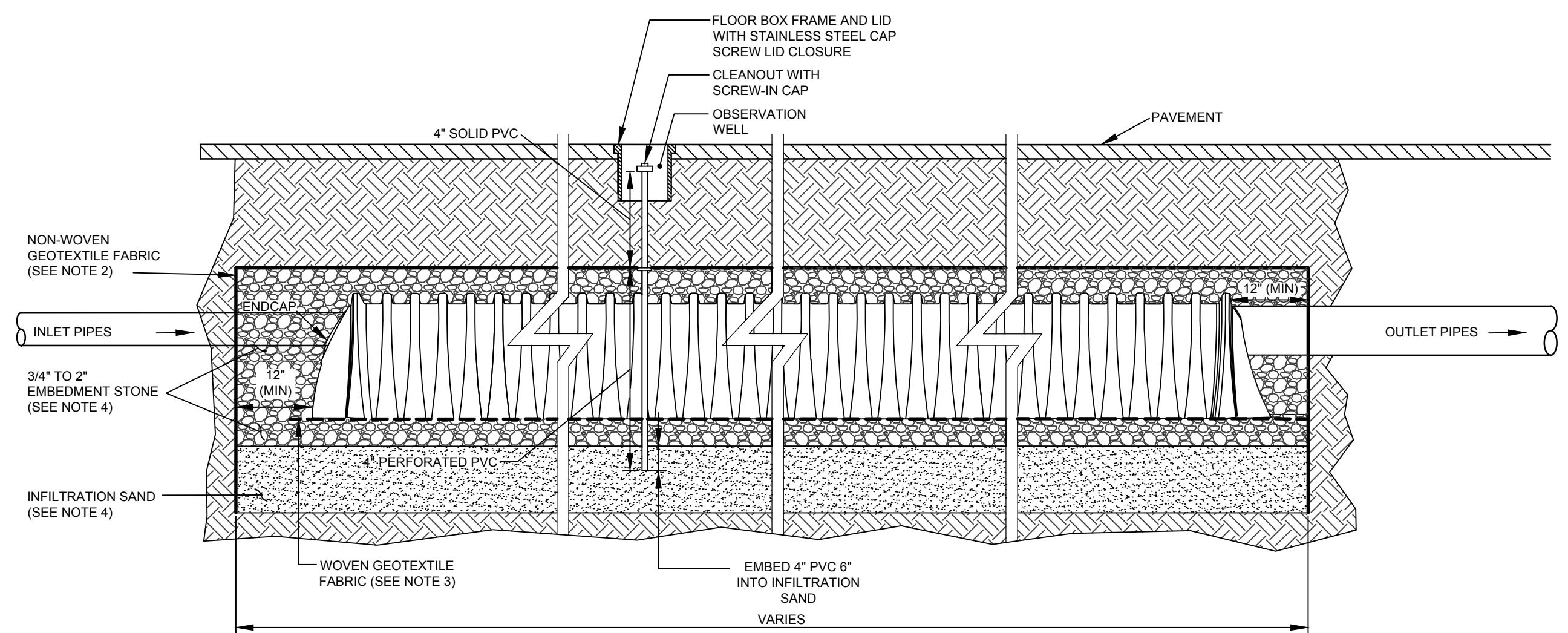
1. THE STORMWATER CHAMBER SHALL BE A STORMTECH DC-780 OR EQUIVALENT SUBSURFACE STORAGE CHAMBER APPROVED BY THE ENGINEER.
2. THE ENTIRE SUBSURFACE SYSTEM, INCLUDING THE CRUSHED STONE STORAGE VOLUME SHALL BE WRAPPED IN A NON-WOVEN GEOTEXTILE FABRIC (MIRAFI 160N OR EQUIVALENT).
3. THE EMBEDMENT STONE SURROUNDING 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 COMPACTION 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 IN THE GEOTECHNICAL REPORT. THIS 12 INCH LAYER OF INFILTRATION SAND 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 INFILTRATION SAND MATERIAL TO ENSURE A STORMWATER INFILTRATION RATE RANGING BETWEEN 10 AND 12 INCHES PER HOUR.

CONSTRUCTION OVERSIGHT NOTES FOR  
SUBSURFACE DETENTION AND INFILTRATION SYSTEM:

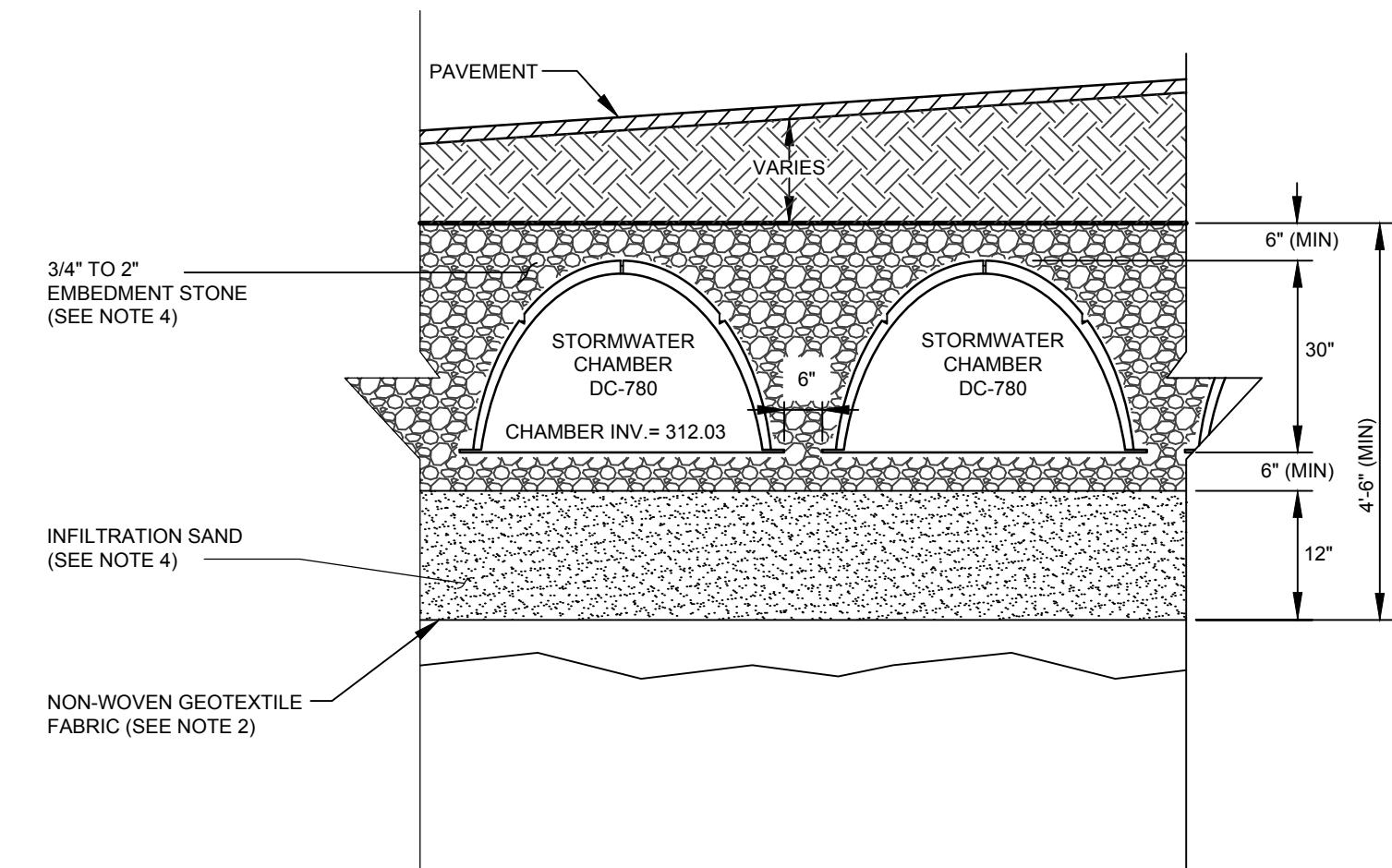
1. SITE INSPECTION AND STABILIZATION: PROFESSIONAL ENGINEER SHALL CONSIST OF WEEKLY VISITS TO THE SITE TO INSPECT THE CONSTRUCTION AND STABILIZATION OF THE PROPOSED SUBSURFACE CHAMBERS AND ITS INFILTRATION COURSE MATERIAL TO BE BUILT ON THE SITE. INSPECTIONS SHALL CONSIST OF AN APPROPRIATE NUMBER OF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

## SUBSURFACE SAND FILTER TABLE

	SUBSURFACE DETENTION AND INFILTRATION SYSTEM
CHAMBER INV.	312.03
CHAMBER OUTLET PIPE INV.	316.16



SUBSURFACE DETENTION AND INFILTRATION SYSTEM ELEVATION VIEW

SUBSURFACE DETENTION  
AND INFILTRATION SYSTEM  
NOT TO SCALESUBSURFACE DETENTION AND  
INFILTRATION SYSTEM SECTION VIEW