March 13, 2026

Town of Windham Planning Board
c/o Windham Planning Department
8 School Road
Windham, Maine 04062

Re: Request for Major Site Plan Approval Extension for Pettingill Pines at 18 Anglers Road - Map 80, Lot 58

Dear Members of the Planning Board,

On behalf of DC Anglers LP, the owner of the proposed Pettingill Pines project at 18 Anglers Road (Map 80, Lot 58), we respectfully request a one-year extension of the previously granted Major Site Plan Approval pursuant to Section 120-815(A)(1) and (2) of the Town of Windham Land Use Ordinance.

The approved project consists of the construction of a 48-unit, affordable, age-restricted apartment building with associated parking, utilities, stormwater management, and landscaping improvements. Major Site Plan Approval was granted by the Planning Board on May 13, 2024, and is currently scheduled to expire on May 13, 2026.

Since receiving approval, the development team has continued to advance the project through the required design, permitting, and financing processes required of affordable housing developments of this scale.

The development team confirms all required state approvals remain current, including:

- Maine DEP Stormwater Permit (L-31149-NJ-A-N), issued August 19, 2024, with the appeal period expired; and
- Maine DHHS approval of the project's Engineered Subsurface Wastewater Disposal System, issued July 25, 2024, with the appeal period expired.

The project received an official award of MaineHousing financing and Low-Income Housing Tax Credits in October 2025, and the development team has since completed construction documents and obtained final pricing. Because the project includes federal funding sources, it is subject to Build America, Buy America (BABA) requirements. The project proposes to utilize a VRF heating and cooling system, which is not currently manufactured in the United States; therefore, a BABA nonavailability waiver was required and submitted to HUD in November 2025.

The waiver request has successfully progressed through MaineHousing and HUD review and is currently under consideration by the Made in America Office within the Office of Management and Budget. While we anticipate the waiver will be granted, the federal review process is expected to take approximately six months or longer, and the final timeline is outside the control of the applicant.

Because the waiver approval is required prior to closing on the project's construction financing, the project cannot commence construction within the current Major Site Plan Approval window. Accordingly, we respectfully request a

one-year extension of the Major Site Plan Approval to allow time for completion of the federal review process and financial closing.

Thank you for your consideration of this request and for the Planning Board's continued support of the Pettingill Pines development at 18 Anglers Road. Please let us know if any additional information would be helpful.

List of Attachments:

1. Application Form & Agent Authorization
2. Site Plan Approval Letter dated May 20, 2024
3. Approved Site Plan
4. Approval from Town Engineer
5. Fenestration Calculation
6. DEP Stormwater Permit Approval
7. DHHS Engineered Subsurface Wastewater Disposal System Approval
8. Deed and Option Agreement

Sincerely,

Meg Robinson

Meg Robinson
Developers Collaborative Predevelopment LLC
631 Stevens Avenue, Suite 203
Portland, ME 04103
216-926-4241
meg@dcmaine.com

Town of Windham
Planning Department:
8 School Road
Windham, Maine 04062
Tel: (207) 894-5960 ext. 2
Fax: (207) 892-1916 -
www.windhammaine.us

MAJOR SITE PLAN REVIEW APPLICATION

FEES FOR MAJOR SITE PLAN REVIEW		**APPLICATION FEE:** (No Bldg.) (W/Bldg.: $25/1,000 SF up to 5,000 SF) **REVIEW ESCROW: (GFA)** 2,000 SF - 5,000 SF = $2,000 5,000 SF - 15,000 SF = $3,000 15,000 SF - 35,000 SF = $4,000 Over 35,000 SF = $5,000 No Building = $2,000	☐ $1,3000.00 ☐ $_____ ☐ $_____ ☐ $_____ ☐ $_____ ☐ $_____ ☐ $_____	**TOTAL AMOUNT PAID:** $_____ DATE: _____ *Office Use:*			
☑ **Amended Site Plan – (Each Revision)**		**AMENDED APPLICATION FEE:** **AMENDED REVIEW ESCROW:**	☑ $350.00 ☑ $250.00				*Office Stamp:*
PROPERTY DESCRIPTION	**Parcel Information:**	**Map(s):** 80	**Lot(s):** 58	**Zoning District(s):**	F, RCCF	**Size of the Parcel in SF:**	343,904
	Total Disturbance. >1Ac	☑ Y ☐ N	**Estimated. Building SF:**	13,654		**IF NO BUILDING; Estimated SF of Total Development:**	
	Physical Address:	18 Anglers Rd, Windham		**Watershed:**	Chaffin Pond		
PROPERTY OWNER'S INFORMATION	**Name:**			**Name of the Business:**	DC Bunkers LLC		
	Phone:	207-766-1632		**Mailing Address:**	631 Stevens Ave, Ste 203 Portland, ME 04103		
	Fax or Cell:						
	Email:	bunker.kevin@gmail.com					
APPLICANT'S INFORMATION (*IF DIFFERENT FROM OWNER*)	**Name:**	Laura Reading		**Name of Business:**	DC Anglers LP		
	Phone	207-766-6696		**Mailing Address:**	631 Stevens Ave, Ste 203 Portland, ME 04103		
	Fax or Cell						
	Email:	reading.lauraj@gmail.com					
APPLICANT'S AGENT INFORMATION	**Name:**	Meg Robinson		**Name of Business:**	Developers Collaborative Predevelopment LLC		
	Phone:	216-926-4241		**Mailing Address:**	631 Stevens Ave, Ste 203 Portland, ME 04103		
	Fax or Cell:						
	Email:	meg@dcmaine.com					

PROJECT INFORMATION

Existing Land Use ***(Use extra paper, if necessary)*****:**

Undeveloped woodland

Provide a narrative description of the Proposed Project ***(Use extra paper, if necessary)*****:**

The project includes the construction of a 48-unit, affordable, age-restricted apartment building with associated parking, utilities, storm water management, and landscaping improvements.

Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non-conformance, etc.):

The project site drains toward Chaffin Pond, a Lake Most at Risk from New Development. DEP issued a Stormwater Permit approval (L-31149-NJ-A-N) on August 19, 2024 and the 30-day appeals period expired with no appeals.
There is no public sewer in the vicinity of the site and the project has designed a private engineered septic system. DHHS issued an approval of the project's Engineered Subsurface Wastewater Disposal System Application on July 25, 2024 and the 30-day appeals period expired with no appeals.

MAJOR SITE PLAN REVIEW APPLICATION REQUIREMENTS

Section 120-811 of the Land Use Ordinance

The submission shall contain five (5) copies of the following information, including full plan sets. Along with one (1) electronic version of the entire submission, unless waiver of a submission requirement is granted, and one (1) complete plan set.

The Major Plan document/map:

A) Plan size: 24" X 36"
B) Plan Scale: No greater 1":100'
C) Title block: Applicant's name, project name, and address

- Name of the preparer of plans with professional information
- Parcel's tax map identification (map and lot) and street address, if available

- Complete application submission deadline: three (3) weeks (21-days) before the desired Planning Board meeting.
  - Five copies of the application and plans
  - Application Payment and Review Escrow
- A pre-submission meeting with the Town staff is required.
- Contact information:

Windham Planning Department (207) 894-5960, ext. 2
Steve Puleo, Town Planner sjpuleo@windhammaine.us
Amanda Lessard, Planning Director allessard@windhammaine.us

APPLICANT/PLANNER'S CHECKLIST FOR MAJOR SITE PLAN REVIEW

SUBMITTALS THAT THE TOWN PLANNER DEEMS SUFFICIENTLY LACKING IN CONTENT WILL NOT BE SCHEDULED FOR PLANNING BOARD REVIEW.

The following checklist includes items generally required for development by the Town of Windham's LAND USE ORDINANCE, Sections 120-811, 120-812, 120-813 & 120-814. Due to projects specifics, the applicant is required to provide a complete and accurate set of plans, reports, and supporting documentation (as listed in the checklist below).

IT IS THE RESPONSIBILITY OF THE APPLICANT TO PRESENT A CLEAR UNDERSTANDING OF THE PROJECT.

Column #1.			Column #2.		
1. Final Plan -Major Site Plan: Submission Requirements	**Applicant**	**Staff**	**Plan Requirements – Existing Conditions (Continued):**	**Applicant**	**Staff**
A. Completed Major Site Plan Application form	☐	☐	vii. Zoning classification(s), including overlay and/or subdistricts, of the property and the location of zoning district boundaries if the property is located in 2 or more districts or abuts a different district	☐	☐
B. Evidence of Payment of application & escrow fees	☐	☐	viii. Bearings and lengths of all property lines of the property to be developed, and the stamp of the surveyor that performed the survey	☐	☐
C. Written information – submitted in a **bounded and tabbed** report			ix. Existing topography of the site at 2-foot contour intervals.	☐	☐
1. A narrative describing the proposed use or activity.	☐	☐	x. Location and size of any existing sewer and water mains, culverts and drains, on-site sewage disposal systems, wells, underground tanks or installations, and power and telephone lines and poles on the property and on abutting streets or land that may serve the development.	☐	☐
2. Name, address, & phone number of record owner, and applicant if different (see Agent Autorotation form).	☐	☐	xi. Location, names, and present widths of existing public and/or private streets and rights-of-way within or adjacent to the proposed development.	☐	☐
3. Names and addresses of all abutting property owners	☐	☐	xii. Location, dimensions, and ground floor elevation of all existing buildings.	☐	☐
4. Documentation demonstrating right, title, or interest in the property	☐	☐	xiii. Location and dimensions of existing driveways, parking and loading areas, walkways, and sidewalks on or adjacent to the site.	☐	☐
5. Copies of existing proposed covenants or deed restrictions.	☐	☐	xiv. Location of intersecting roads or driveways within 200 feet of the site.	☐	☐
6. Copies of existing or proposed easements on the property.	☐	☐	xv. Location of the following		
7. Name, registration number, and seal of the licensed professional who prepared the plan, if applicable.	☐	☐	a. Open drainage courses	☐	☐
8. Evidence of applicant's technical capability to carry out the project.	☐	☐	b. Wetlands	☐	☐
			c. Stone walls	☐	☐
9. Assessment of the adequacy of any existing sewer and water mains, culverts and drains, on-site sewage disposal systems, wells, underground tanks or installations, and power and telephone lines and poles on the property.	☐	☐	d. Graveyards	☐	☐

Continued from Column #1. (Page 2)			Continued from Column #2. (Page 2)		
10. Estimated demands for water and sewage disposal.	☐	☐	e. Fences	☐	☐
			f. Stands of trees or treeline, and	☐	☐
			g. Other important or unique natural areas and site features, including but not limited to, floodplains, deer wintering areas, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers, and historic and/or archaeological resources.	☐	☐
11. Provisions for handling all solid wastes, including hazardous and special wastes.	☐	☐	xvi. Direction of existing surface water drainage across the site	☐	☐
12. Detail sheets of proposed light fixtures.	☐	☐	xvii. Location, front view, dimensions, & lighting of exsiting signs.	☐	☐
13. Listing of proposed trees or shrubs to be used for landscaping	☐	☐			
14. Estimate weekday AM and PM and Saturday peak hours and daily traffic to be generated by the project.	☐	☐	xviii. Location & dimensions of existing easements that encumber or benefit the site.	☐	☐
15. Description of important or unique natural areas and site features, including floodplains, deer wintering areas, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and	☐	☐	xix. Location of the nearest fire hydrant, dry hydrant, or other water supply.	☐	☐
16. If the project requires a stormwater permit from MaineDEP or if the Planning Board or if the Staff Review Committee determines that such information is required, submit the following.			**E. Plan Requirements - Proposed Development Activity**		
			i. Location and dimensions of all provisions for water supply and wastewater disposal, and evidence of their adequacy for the proposed use, including soils test pit data if on-site sewage disposal is proposed	☐	☐
a. stormwater calculations.	☐	☐	ii. Grading plan showing the proposed topography of the site at 2-foot contour intervals	☐	☐
b. erosion and sedimentation control measures.	☐	☐	iii. The direction of proposed surface water drainage across the site and from the site, with an assessment of impacts on downstream properties.	☐	☐
c. water quality and/or phosphorous export management provisions.	☐	☐	iv. Location and proposed screening of any on-site collection or storage facilities	☐	☐
17. If public water or sewerage will be utilized, provide a statement from the utility district regarding the adequacy of water supply in terms of quantity and pressure for both domestic and fire flows, and the capacity of the sewer system to accommodate additional wastewater.	☐	☐	v. Location, dimensions, and materials to be used in the construction of proposed driveways, parking, and loading areas, and walkways, and any changes in traffic flow onto or off-site	☐	☐
18. Financial Capacity			vi. Proposed landscaping and buffering	☐	☐
i. Estimated costs of development and itemize estimated major expenses.	☐	☐	vii. Location, dimensions, and ground floor elevation of all buildings or expansions	☐	☐
ii. Financing (submit one of the following)			viii. Location, front view, materials, and dimensions of proposed signs together with a method for securing sign	☐	☐
a. Letter of commitment to fund	☐	☐	ix. Location and type of exterior lighting. Photometric plan to demonstrate the coverage area of all lighting may be required by the Planning Board.	☐	☐
b. Self-financing	☐	☐	x. Location of all utilities, including fire protection systems	☐	☐
1. Annual corporate report	☐	☐	xi. Approval block: Provide space on the plan drawing for the following words, "Approved: Town of Windham Planning Board" along with space for signatures and date	☐	☐
2. Bank Statement	☐	☐	**2. Major Final Site Plan Requirements as Exhibits to the Application**		
c. Other			a. Narrative and/or plan describing how the proposed development plan relates to the sketch plan.	☐	☐
1. Cash equity commitment of 20% of the total cost of development	☐	☐	b. Stormwater drainage and erosion control program shows:		
2. Financial plan for remaining financing.	☐	☐	1. The existing and proposed method of handling stormwater runoff	☐	☐

Continued from Column #1. (Page 3)			Continued from Column #2. (Page 3)		
3. Letter from institution indicating intent to finance.	☐	☐	2. The direction of the flow of the runoff, through the use of arrows and a description of the type of flow (e.g., sheet flow, concentrated flow, etc.)	☐	☐
iii. If a registered corporation a Certificate of Good Standing from:			3. Location, elevation, and size of all catch basins, dry wells, drainage ditches, swales, retention basins, and storm sewers	☐	☐
- Secretary of State, or	☐	☐	4. Engineering calculations were used to determine drainage requirements based on the 25-year, 24-hour storm frequency.	☐	☐
- the statement signed by a corporate officer	☐	☐	5. Methods of minimizing erosion and controlling sedimentation during and after construction.	☐	☐
19. Technical Capacity (address both).			c. A groundwater impact analysis prepared by a groundwater hydrologist for projects involving on-site water supply or sewage disposal facilities with a capacity of 2,000 gallons or more per day	☐	☐
i. Prior experience relating to developments in the Town.	☐	☐	d. Name, registration number, and seal of the Maine Licensed Professional Architect, Engineer, Surveyor, Landscape Architect, and/or similar professional who prepared the plan.	☐	☐
ii. Personnel resumes or documents showing experience and qualification of development designers	☐	☐	e. A utility plan showing, in addition to provisions for water supply and wastewater disposal, the location and nature of electrical, telephone, cable TV, and any other utility services to be installed on the site.	☐	☐
D. Plan Requirements – Existing Conditions			f. A planting schedule keyed to the site plan indicating the general varieties and sizes of trees, shrubs, and other vegetation to be planted on the site, as well as information of provisions that will be made to retain and protect existing trees, shrubs, and other vegetation.	☐	☐
i. Location Map adequate to locate project within the municipality	☐	☐			
ii. Vicinity Plan. Drawn to a scale of not over 400 feet to the inch, and showing area within 250 feet of the property line, and shall show the following:	☐	☐	g. Digital transfer of any site plan data to the town (GIS format)	☐	☐
a. Approximate location of all property lines and acreage of the parcel(s).	☐	☐			
b. Locations, widths, and names of existing, filed, or proposed streets, easements, or building footprints.	☐	☐			
c. Location and designations of any public spaces.	☐	☐	h. A traffic impact study if the project expansion will generate 50 or more trips during the AM or PM peak hour, or if required by the Planning Board)	☐	☐
d. Outline of the proposed site plan, together with its street system and an indication of the future probable street system of the remaining portion of the tract.	☐	☐			
iii. North Arrow identifying Grid North; Magnetic North with the declination between Grid and Magnetic; and whether Magnetic or Grid bearings were used.	☐	☐			
iv. Location of all required building setbacks, yards, and buffers.	☐	☐			
v. Boundaries of all contiguous property under the total or partial control of the owner or applicant.	☐	☐			
vi. Tax map and lot number of the parcel(s) on which the project is located	☐	☐	**PDF\Electronic Submission.**	☐	☐

The undersigned *hereby makes an application to the Town of Windham for approval of the proposed project and declares the foregoing to be true and accurate to the best of his/her knowledge.*

	3/13/26	
APPLICANT OR AGENT'S SIGNATURE	DATE	PLEASE TYPE OR PRINT NAME

Town of Windham
Planning Department
8 School Road
Windham, Maine 04062
Tel: (207) 894-5960 ext. 2
Fax: (207) 892-1916
www.windhammaine.us

May 20, 2024

Laura Reading
Developers Collaborative
637 Stevens Avenue Suite 203
Porltand, ME 04103

Re: 24-15 – Approval Letter – Senior Affordable Housing - Anglers Road – Anglers Road – Final Plan Review Developers Collaborative Predevelopment, LLC

Dear Ms. Reading,

I am writing to confirm that the Planning Board has approved the Major Site Plan for project #24-15 Senior Affordable Housing development for a 55+ community on Anglers Road. The property is identified as Tax Map: 80; Lot: 58: Zone: Farm, Retirment Community Care Facility Overlay, and Aquifier B zoning districts in the Chaffin Pond watershed.

I am pleased to inform you that the Board approved the major site plan application by a vote of 6 to 1 (Yost) at the May 13, 2024 meeting. E. Krikken proposed the motion, and A. Daigle seconded it. Please see the enclosed Findings of Fact, Conclusions, and Conditions of Approval. The Planning Board also added two new Conditions of Approval (see page 11), which must be included in the recording plan for the Board's signature and recorded at the Cumberland County Registry of Deeds.

Per Section 120-815 of the Land Use Ordinance, construction of the improvements covered by any site plan approval shall be substantially commenced within two (2) years of the date upon which the approval was granted and completed within two (2) years of the date upon which the performance guarantee is accepted. In accordance with Section 120-816B of the Land Use Ordinance, appeals of any actions taken by the Planning Board with respect to this Article 8 shall be made to the Superior Court in accordance with the Maine Rules of Civil Procedure, Rule 80B.

Sincerely,

Stephen J. Puleo
Town Planner

Enclosure: Findings of Fact, Conclusions, and Conditions of Approval
Cc: Michael Tadema-Wielandt, P.E., Terradyn Consultants, LLC
R. Burns, Assistant Manager
J. Rioux, Director of Code Enforcement
M. Darby, Code Permit Manager
M. Arienti, Town Engineer
L. Fisher, Planning Assistant
J. Houde, Assessor

FINDINGS OF FACT

Note on classification: Maine Subdivision Law Section 4402.6 exempts the division of a new or an existing structure into three (3) or more dwelling units… where the project is subject to municipal site plan review.

Jurisdiction: The Senior Affordable Housing project is classified as a Major Site Plan, which the Planning Board is authorized to review of the 13,654 SF building footprint and act on by §120–805A(2)(a) of the Town of Windham Land Use Ordinance.

Title, Right, or Interest: The applicant has submitted a copy of a Purchase and Sale Agreement between The Roman Catholic Bishop of Portland (seller) and Developers Collaborative Predevelopment, LLC (Buyer), dated September 1, 2022, and to close 30 days of the date which the buyer receives municipal approvals and a deed between Ronald A. Glantz and Andrew G. Glantz and The Roman Catholic Bishop of Portland and recorded on May 31, 1979 at the Cumberland County Registry of Deeds in Book 4429 and Page 186.

ARTICLE 3 DEFINITIONS

AFFORDABLE HOSUING DEVELOPMENT**:**

- For rental housing, a development in which a household whose income does not exceed 80% of the area median income as defined by HUD. Units that developer designates as affordable without spending more than 30% of the household's monthly income on housing costs.
- Majority is more than half the units.
- Household cost for rentals include rent and any utilities that the household pay separately from rent.

ARTICLE 4 ZONING DISTRICTS

- As shown on the Town of Windham Land Use Map approved by the Town Council, dated August 15, 2023, Tax Map: 80; Lot: 53.
- The property is located in Farm District (F) (§120-406), Retirement Community Care Facility Overlay District (RCCFO) (§120-420), and Aquifer Protection Overlay District Zone B (APB) (§120-417).
- The Farm (F) zone is underlying district and therefore F district standards for buffer along streets, per §120-406F(9), see below in the Article 5.
- For the portion of new parcel is located in the RCCFO overlay district, per §120-420B allowed permitted uses:
  (3) Retirement Community
- Per §120-420D Dimensional standards, for the portion of new parcel is located in the RCCFO overlay district.
  (1) Minimum lot size: 200,000 SF
  (2)(d)The net residential density for Retirement Community: 5,000 SF
  (3)(a)Minimum setback requirements: Multifamily dwelling shall meet subsection E, District Standards.
- According to §120-420E RCCFO District Standards:
  - Retirement Community multifamily requires public connection.
  - Lot width shall me the underlying zoning district (F).

- Street connection requirements of §120-911M(5)(b)[7].
- Parking requirements in §120-812C.
- Buffer requirements from any existing residential dwellings.
- Lighting shall be 90˚ cutoff fixtures.
- Solid waste collection shall occur during the daytime hours.
- Setback standards where ethe underlying zone is Farm:
  - No building or part of the building shall be located within 100-feet of the external perimeter of the overall site.
  - Minimum setback from the external perimeter of a building between 31 to 35 is 150-feet.

- According the §120-417B(1), all permitted uses in the Aquifer Protection Overlay District B permits uses of the underlying zoning district.

ARTICLE 5 PERFORMANCE STANDARDS

§120-511 – Buffer yards

C(2)(a) Buffer yard requirements in residential districts, Table 2, for other residential; Multifamily over 4 dwelling units requires buffer yard E.



§120-501.1 – Affordable housing development

A. Windham is encouraging the availability of affordable housing to low- and moderate-income families as defined in the Definition section Article 3.

§120- 807 – REVIEW PROCEDURES FOR MAJOR DEVELOPMENT

F(6) The property is located in the Chaffin Pond watershed, which is identified as a Lake Most at Risk from New Development by Maine Department of Environmental Protection (MDEP). The review procedure requires the Town's third-party engineering firm to ensure compliance with performance standards contained in §120-812E, F, H, J, and K of this chapter. The review shall include attendance at any scheduled Planning Board site walk.

§120- 812 – MAJOR SITE PLAN PERFORMANCE STANDARDS

§120–812A – Utilization of the Site

- The subject parcel is approximately 7.90 acres (344,124 SF) in size.
- The site fronts along Angler Road.
- The applicant is proposing to construct a 2.5 story, 48 unit building with a footprint of 13,654 SF.
- The principal building is located 150-feet from the external perimeter of the property boundary.
- Applicant is proposing 53 parking spaces with 6 ADA accessible parking spaces.
- The parking area in primarily located between the building and Anglers Road.

- The plans show an existing 24' wide driveway access meeting the access drive in the Multifamily performance standards found in §120-814. The driveway accesses the public portion of Anglers Road and aligns with the second Forsythia Drive, of the Angler Commons development. The access driveway will have a five-foot wide sidewalk connection to sidewalk along Anglers Road with a painted crosswalk connecting the public access to the Lippman Park's walking trails.
- The site is in the lake watershed defined by MDEP at risk from new development. The applicant is designing the stormwater system to provide onsite treatment and then conveyed into Anglers Road stormwater treatment basin.

§120–812B **– Vehicular Traffic**

(1) The site is located on the westerly side of Anglers Road and all traffic will travel through the White's Bridge/Anglers Road and Roosevelt Trail signalized intersection.

(a) The applicant does not expect to impact any road intersections within a half mile of the project.

(b) The applicant has provided a traffic analysis that the existing streets and intersections can be expected to carry traffic generated by the development. The applicant estimates 16 AM peak hour trips through the intersection at $382.65 per trip for $6,122.40 fee. The development is located in the North Route 302 Road Improvement Impact Fee Collection Area, see Conditions of Approval #4.

- The impact fees are applied to the improvements of Anglers Road with White's Bridge Road, per §120-1204J(1) Roadway infrastructure improvements.

(2) The access is designed to have minimum sight distance, according to MDOT and Appendix B Street Design and Construction Standards, to avoid hazardous conflicts with existing turning movements, to avoid traffic congestion, and to prevent queuing of vehicles entering and exiting the site.

(3) The proposal site will be accessed one access driveway to connected to Angler Road, per RCCFO District Standard, per

(a) **The Fire Chief and Police Chief** The applicant is proposing to align the private access driveway to the site from Roosevelt Trail. The construction activity will require an "opening permit" from the Town's Department of Public Works.

(b) The realigned private accessway is separated for the accessways servicing 862 Roosevelt Trail of 90 feet, meeting a separation requirement of 75 feet.

(4) The applicant is a site designed to allow internal vehicular circulation in common with the other property owner for the safe movement of passenger, service, and emergency vehicles through the site. At the DRT meeting, the Deputy Chief requested the site design provide a third mean of access on the west side of the building. The applicant has provided a design accommodating the FD request. The Deputy Chief also request the applicant provide turning radii for the 41-foot-long fire trucks.

§120–812C **– Parking and Loading**

(1) The applicant has designed a parking layout that for a total of 53 spaces with six (6) ADA spaces. (Alternatively, if the applicant provided more handicap units, the parking layout would result in a total 48 spaces with 18 ADA spaces). At a minimum, the applicant will provide a 1 to 1 ratio of parking to dwelling units.

(d) The applicant is proposing provide seventeen (17), 10' x 20'sized parking spaces and thirty-six 36, 9'x18' sized spaces. The applicant meets §120-812C(1)(d) Parking and loading by providing 47% of the parking spaces at 10' x 20' parking space size.

(2) The applicant states that the proposed number of parking spaces is adequate to provide parking and will meet the parking needs of an Affordable Senior Housing development.

§120–812D **– Pedestrian Traffic**

The applicant is proposing to provide a 5-foot-wide sidewalk in front and along the west and north sides of the proposed building. The proposal includes on the easterly side of the build a patio and raised garden beds for the residents. The 5-foot-wide sidewalk along the front of the building will connect via a painted crosswalk to a sidewalk along the parking lot and access drive to Anglers Road. A painted crosswalk allows pedestrians to cross the road at the Forsythia Drive, leading the trail to Lippman Park and Chaffin Pond. The applicant is proposing to provide a crosswalk in the parking lot to the front of the building.

§120–812E **– Stormwater Management**

(1) The applicant has provided a stormwater management system design for the collection and disposal of all the stormwater that runs off of parking areas, roofs, travel ways, and other surfaces.

Stormwater Management

- The proposed design includes a bioretention cell, two Contech Filterra units, and roof drip edge filters to treat stormwater runoff from the site. The development proposes a total of 0.66 acres of impervious area 1.48 acres of developed area. Since the amount of new impervious area is greater than 20,000 SF and the site drains to Chaffin Pond, which is on Maine DEP's list of Lakes at Most Risk from new Development, the project requires a Stormwater Permit from Maine DEP. The approved Maine DEP permit needs to be provided before final Town approval.

- The Applicant has provided a Stormwater Management Report that evaluates stormwater impacts from the proposed development by estimating peak stormwater flows from the site using accepted hydraulic modeling techniques. The report includes calculations to show that the proposed BMPS will treat for 95.8% of the impervious area and 80.0% of the developed area. The proposed bioretention cell and Filterras are Maine DEP accepted BMPs that meet the requirements of Maine DEP Ch. 500, Section 4C(2) and Section 4C(3) of the General Standards.

- The Applicant proposes to discharge treated stormwater from the development to the Town's stormwater treatment system on Angler's road, which consists of an underdrain soil filter. Although this is a potential alternative, the Town would prefer that the proposed development discharge to the 4-ft diameter concrete catch basin at the intersection of Angler's Road and Route 302. They should coordinate the discharge with the stormwater discharge from the Anglers Road Affordable Housing development, which is also proposing to discharge to the Town's stormwater system.

- Town Ordinance §120-812E(1)(a) requires stormwater management systems for major and minor site plans to detain, retain, or infiltrate stormwater so that the peak post-development flow is less than or equal to the predevelopment flow for 2-yr, 10-yr and 25-

yr storms. In this case the post-development peak flows at the Study Point (SP-1) that discharges to the Town's Angler's Road stormwater systems exceeds the pre-development flows for all 3 scenarios since the development currently doesn't produce any flow to Anglers Road. However, to mitigate the increased flow rates by installing a subsurface chamber system that will temporarily detain stormwater before releasing to the Town system. The Applicant has requested a waiver from the flooding requirement and has provided a reasonable explanation for the waiver.

- Below are a few other stormwater questions/comments based on review of the application:
  - The Stormtech 4-inch PVC underdrain is shown to have an elevation of 302.51' on the section detail on Sheet D-4 but then is shown as entering OCS-1 at an elevation of 302.7'. Shouldn't the pipe enter the OCS at an equal to or lower elevation than the invert out of the chambers?
  - The Bioretention Cell (BR-1) detail on Sheet D-2 provides references to materials that don't clearly match up with those in the Maine DEP Stormwater BMP Manual. It would be preferable if the plan sheet include the table clearly defining the recommended materials rather than making reference to the specification in the BMP Manual. Also include references to the required submittals for materials testing to the design engineer for approval prior to construction.
  - The plans don't appear to show a rock forebay at the inlet side of the Bioretention Basin, but this is recommended.

(f) Major site plans, regardless of size, shall comply with Sections 4C(2) and 4C(3) of the General Standards of the MDEP Chapter 500 Stormwater Management Law. The applicant states that the amount of impervious conditions and total disturbed will require a Site Location of Development Act permit for MDEP.

- The site is located in the Town's Urbanize Area and regulated by the MS4 (Municipal Separate Storm Sewer System). The applicant states that the site disturbance is anticipated to be more than an acre and will be subjected to the annual maintenance and inspection report to the Town, see COA #3.

§120–812F **– Erosion Control**

(2) The applicant has provided for the final plan review an erosion and sedimentation control plan that will meet the Basic Standards per Section 4(A) of the MeDEP Chapter 500 Stormwater Rul

§120–812G **– Water Supply Provisions**

(1) The existing building is served by a Portland Water District water main extended from the Angler Road ROW.

- The applicant has a PWD letter or email stating the system has capacity for the new proposed bakery and private warehousing uses.

- At the Development Review Team meeting, the Deputy Fire Chief commented, "There is an existing public fire hydrant within 1,000 feet of the site. The building will be required to provide a FDC connection at the front entrance."

§120–812H **– Sewage Disposal Provisions**

- The applicant will their HHE-200 Subsurface Wastewater Disposal System application a Department of Health and Human Services approval for the system. The estimated wastewater flow from the proposed development 4,320 GPD, requiring 3 FujiClean CEN-21 units to a 7,128 GPD leach field, conditions of approval #5.
- The plans show the disposal field west of the building and adjacent a potential ground mount solar field.

§120–812I **– Utilities**

- The applicant all utility connections (electrical, telephone, and telecommunication services) will be subsurface.
- A utility and grading plan has been provided.

§120–812J **– Groundwater Impacts**

- The building conversion is connected to the PWD public water system, and the wastewater disposal system is not anticipating a disposal system with a capacity of 2,000 gallons per day (GPD).

§120–812K **– Water Quality Protection**

- The applicant states development will help protect Windham's water quality by using a public water system, a state-approved wastewater disposal system that shall comply with the State's drink water standards, and stormwater management system to provide treatment to runoff. The day-to-day operations do not require substances that are hazardous, such as fuels, industrial chemicals, waste, etc.

§120–812L **– Hazardous, Special and Radioactive Materials**

(1) The proposed senior housing development and facility does not anticipate handling, storing, or using any materials identified by the federal or state as hazardous, special, or radioactive. The applicants have provided a list of any materials that would fit in those categories for the final plan review and have made provision for safe storage and handling of the materials.

§120–812M **– Shoreland Relationship**

- The site is not in a shoreland zoning district.

§120–812N **– Technical and Financial Capacity**

(1) The applicant has provided an estimate of the project cost of site work of $778,005 and NBT Bank has provided a letter dated April 22, 2024 from Mark Schuab, Vice President of Commercial Relationships stating they will fund the project.

(2) **T**he applicant has hired Terradyn Consultants, LLC, for site planning, permitting, and engineering services for the conversion of the building and site.

§120–812O **– Solid Waste Management**

- To ensure proper disposal, a screen in dumpster pad and screening, east of the building. All waste will be transported to a licensed disposal facility.

§120–812P **– Historical and Archaeological Resources**

- The applicant has provided for evidence from the State showing that there are no historic or archaeological resources onsite.

§120–812Q **– Floodplain Management**

- The site is not located in the mapped FEMA 100–year floodplain hazard.

§120–812R **– Exterior Lighting**

(1) The applicant will provide an acceptable lighting plan with hooded or shielded fixtures, cut sheets, and locations for review for the final plan review.

(2) The applicant shall connect all light poles and other exterior light fixtures underground.

§120–812S **– Noise**

(1) The proposed daycare facility shall not exceed 65 dB between 7:00 AM to 10:00 PM and 55 dB between 10:01 PM to 6:59 AM. For the final plan, the applicant shall meet the required performance standards of the §120-545D Noise standards for restaurant use.

(3) No construction activities are allowed between the hours of 10:00 PM and 6:00 AM.

§120–812T **– Storage of Materials and Screening (Landscape Plan)**

- The applicant has provided a landscaping plan and planting schedule.
- The applicant has provided a location for a dumpster, a concrete pad, and screening for the dumpster enclosure. The applicant did address these standards for the final plan review.
- The applicant will meet the required performance standards of the §120-545A Trash/dumpster standards for restaurant use.

§120-814 **Multifamily development standards.**

§120-814A **– Building Architecture.**

(1) Architectural variety

(a) The building has a variety of techniques to visually break up the façade, a varied roof lines, and some variation in window sizes.

(2) Facade.

(a) The building horizontal articulations are provided throughout the building, and rooflines incorporate varying heights and ridgelines.

(3) Orientation.

(a) The building entrances shall be oriented to face the street.

(b) Buildings may be oriented to open space areas, provided that street frontages are developed consistent with above.

B. Site design.

(1) Parking.

(b) Provisions are made for snow storage in the design of all parking areas. The areas used for snow does not conflict with proposed landscaping. The areas shall be sited to avoid problems with visibility, traffic circulation, drainage, or icing during winter months.

(2) Screening.

(a) Utilities. Service areas, loading docks, delivery areas, trash receptacles, and mechanical equipment will be screened to minimize visibility from sensitive view-points such as public and private roadways, main entrances, residences outside the development, public open spaces, and pathways. Service areas shall be screened with architectural elements such as walls or fences. Screening may be further enhanced with evergreen trees, shrubs, and earth berms. Gates on utility enclosures shall be designed to prevent sagging.

(b) Existing residential abutters. When new residential development is adjacent to an existing residential use, landscaping, including large evergreen trees, and/or garden features (e.g., trellis or supplementary fencing), will provide a buffer or screening between properties and obscure direct sightlines into private yard areas or windows on adjacent properties.

(3) Bicycle/pedestrian.

(a) Internal traffic flow internal walkways.

(c) Bicycle parking/racks.

[1] The development will provide facilities for the parking of bicycles at a ratio of 0.5 bicycle parking space per dwelling unit.

(4) Recreation and open space.

(a) The applicant is providing 6,509 SF of recreational and 5.56 acres of open space with 2.34 acres of developed area. A raise garden beds, and garden shed for the residents will, also be provided.

(5) Landscape/lighting.

Site lighting will be comprised of pole mounted LED light fixtures to light the parking lot and building mounted fixtures to light the sidewalks surrounding the building. The pole mounted light fixture will include timers and dimmers in order to manage the site lighting consistent with a residential neighborhood.

(a) Landscaping.

[1] A landscaping plan shows existing vegetation will be maintain for buffering purposes and additional plantings are designed to screen Anglers Road. The landscape design for the site features a community space on the northeastern corner and s sitting space, centered around raised beds.

Conformity with Local Plans and Ordinances

1. Land Use

- The applicant is proposing to construct a 48-unit affordable 55+ residential building and will include a site parking facility, recreational and open space amenities, and stormwater management system.
- The new lot shows a 150-foot minimum setback from Anglers Road with a s new curb-cut for a driveway to a 53-space parking facility. The site is subject to the minimum side and rear 6-foot setback.
- The multifamily building is permitted use in the RCCFO District.
- Building elevations and sign details shall be provided for the final plan review.

2. Comprehensive Plan
   - This project meets the goals and objectives of the 2017 Comprehensive Plan.

Impacts on Adjacent/Neighboring Properties
- The applicant does not anticipate any adverse impacts on the neighboring properties.
- The applicant is proposing to provide a minimum15-foot wide Buffer yard around the perimeter of the site's property line abuts a residential subdivision and restaurant use.

CONCLUSIONS)

1. The plan for development **reflects** the natural capacities of the site to support development.
2. Buildings, lots, and support facilities **will** be clustered in those portions of the site that have the most suitable conditions for development.
3. Environmentally sensitive areas, including but not limited to, wetlands; steep slopes; flood plains; significant wildlife habitats, fisheries, and scenic areas; habitat for rare and endangered plants and animals; unique natural communities and natural areas; and, sand and gravel aquifers **will** be maintained and protected to the maximum extent.
4. The proposed site plan **has** sufficient water available for the reasonably foreseeable needs of the site plan.
5. The proposed site plan **will not** cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.
6. The proposed use and layout **will not** be of such a nature that it will make vehicular or pedestrian traffic no more hazardous than is normal for the area involved.
7. The proposed site plan **will** provide adequate sewage waste disposal.
8. The proposed site plan **conforms** to a duly adopted site plan regulation or ordinance, comprehensive plan, development plan, or land use plan.
9. The developer **has** the adequate financial capacity to meet the standards of this section.
10. The proposed site plan **will not** alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater.
11. The proposed site plan **will** provide for adequate stormwater management.
12. The proposed location and height of buildings or structure walls and fences, parking, loading, and landscaping shall be such that it **will not** interfere with or discourage the appropriate development in the use of land adjacent to the proposed site or unreasonably affect its value.
13. On-site landscaping **does** provide adequate protection to neighboring properties from detrimental features of the development that could be avoided by adequate landscaping.
14. ~~All freshwater wetlands within the proposed subdivision **have/have not** been identified on the plan.~~
15. ~~Any river, stream, or brook within or abutting the subdivision **has/has not** been identified on any maps submitted as part of the application.~~
16. ~~If any lots in the proposed subdivision have shore frontage on a river, stream, brook, or great pond as these features are defined in Title 38, section 480-B, none of the lots created within the subdivision **has/do have** a lot of depth to shore frontage ratio greater than 5 to 1.~~
17. The long-term cumulative effects of the proposed site plan **will not** unreasonably increase a great pond's phosphorus concentration during the construction phase and life of the proposed subdivision.

~~18. For any proposed subdivision that crosses municipal boundaries, the proposed subdivision **will/will not** cause unreasonable traffic congestion or unsafe conditions with respect to the use of existing public ways in an adjoining municipality in which part of the subdivision is located.~~

19. The timber on the parcel being subdivided **has not** been harvested in violation of rules adopted pursuant to Title 12, section 8869, subsection 14.

CONDITIONS OF APPROVAL (REQUIRED)

1. Approval is dependent upon and limited to the proposals and plans contained in the application, dated March 4, 2024 as amended May 13, 2024 and supporting documents and oral representations submitted and affirmed by the applicant, and conditions, if any, imposed by the Planning Board. Any variation from such plans, proposals, supporting documents, and representations is subject to review and approval by the Planning Board or the Town Planner in accordance with or §120-815 of the Land Use Ordinance.
2. In accordance with §120-815C(1)(b) of the Land Use Ordinance, the Construction of improvements covered by any site plan approval shall be completed within two years of the date upon which the performance guarantee is accepted by the Town Manager. If construction has not been completed within the specified period, the Town shall, at the Town Manager's discretion, use the performance guarantee to either reclaim and stabilize the site or to complete the improvements as shown on the approved plan.
3. Approval is subject to the requirements of the Post-Construction Stormwater Ordinance, Chapter 201 Article II. Any person owning, operating, leasing, or having control over stormwater management facilities required by the post-construction stormwater management plan must annually engage the services of a qualified third-party inspector who must certify compliance with the post-construction stormwater management plan on or by June 1st of each year.
4. The development is subject to the following Article 12 Impact Fees, to be paid with the issuance of new building permits for the fit up of the new uses: North Route 302 Road Improvements Impact Fee of $6,122.40; Recreation Impact Fee, Open Space Impact Fee, Public Safety Impact Fee; and Municipal Office Impact Fee. All fees will be determined and collected for any building, or any other permit for the development, Section 120-1201C.
5. Before the required pre-construction meeting with staff and before any land use activities begin, the applicant shall provide to the town planner the Chapter 500 Stormwater Permit from Maine Department of Environmental Protection (MDEP) and the Department of Health and Human Services (DHHS) wastewater authorization letter.
6. Prior to receiving authorization to connect the private stormwater management system with the Town's stormwater collection system, the applicant shall provide a written approval from the Town Engineer to the Town Planner.
7. The applicant shall work with the Planning Director and Town Manager to develop an agreement to install a bus shelter located at the access driveway and Anglers Road intersection.
8. Before a building permit can be issued, the applicant must submit a calculation for 25% fenestration on the front facade of the building to the Planning Director for approval.

ANGLERS ROAD HOUSING

ANGLERS ROAD
WINDHAM, MAINE

APPLICANT
DEVELOPERS COLLABORATIVE
PREDEVELOPMENT LLC / DC
ANGLERS LP
631 STEVENS AVENUE, SUITE 203
PORTLAND, MAINE 04103

OWNER
THE ROMAN CATHOLIC CHURCH
919 ROOSEVELT TRAIL
WINDHAM, MAINE 04062

PROJECT PARCEL SITE
TOWN OF WINDHAM TAX ASSESSOR'S MAP & LOT NUMBERS

MAP	LOT
80	58

PREPARED BY:

CIVIL ENGINEER:
TERRADYN CONSULTANTS, LLC
565 CONGRESS STREET, SUITE 201
PORTLAND, MAINE 04101
(207) 926-5111

SURVEYORS:
TERRADYN CONSULTANTS, LLC
95 MAIN STREET, 2ND FLOOR
AUBURN, MAINE 04210
(207) 926-5111

ARCHITECT:
ARCHTYPE ARCHITECTS
48 UNION WHARF
PORTLAND, MAINE 04101
(207) 772-6022

LANDSCAPE ARCHITECT:
ANTHONY MUENCH RLA
94 COMMERCIAL STREET
PORTLAND, MAINE 04101
(207) 761-6621

SOIL SCIENTIST:
LONGVIEW PARTNERS, LLC
6 SECOND STREET
BUXTON, MAINE 04093
(207) 807-1739

GEOLOGIST:
MARK CENCI GEOLOGIC, INC.
93 MILL ROAD
NORTH YARMOUTH, MAINE 04097
(207) 329-3524

SHEET INDEX

SHEET NO.	SHEET NAME
C-0.0	COVER SHEET AND LOCATION MAP
1 of 1	TOPOGRAPHIC SURVEY PLAN
C-1.0	SITE PLAN
C-2.0	GRADING AND DRAINAGE PLAN
C-2.1	ANGLERS ROAD GRADING AND DRAINAGE PLAN
C-3.0	UTILITY PLAN
C-4.0	LANDSCAPE PLAN & DETAILS
C-5.0	EROSION CONTROL NOTES AND DETAILS
C-5.1	SITE DETAILS
C-5.2	DRAINAGE AND UTILITY DETAILS
C-5.3	UTILITY & SITE DETAILS
C-5.4	TURNING TEMPLATE
C-6.0	PHOTOMETRIC PLAN

GRID NORTH



LOCATION MAP
SCALE: 1" = 100'

LEGEND (TYPICAL, ALL SHEETS)

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED INTERIOR PROPERTY LINE
- PROPOSED SETBACK LINE
- EXISTING SETBACK LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- ROAD CENTERLINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- 124 PROPOSED CONTOUR
- SD EXISTING STORMDRAIN
- SD PROPOSED STORMDRAIN
- S EXISTING SANITARY SEWER
- S PROPOSED SANITARY SEWER
- W EXISTING WATER LINE
- W PROPOSED WATER LINE
- G EXISTING GAS LINE
- G PROPOSED GAS LINE
- UD EXISTING UNDERDRAIN
- UD PROPOSED UNDERDRAIN
- FM EXISTING FORCEMAIN
- FM PROPOSED FORCEMAIN
- OHE EXISTING OVERHEAD ELECTRIC & TELEPHONE
- OHE PROPOSED OVERHEAD ELECTRIC & TELEPHONE
- UGE EXISTING UNDERGROUND ELECTRIC & TELEPHONE
- UGE PROPOSED UNDERGROUND ELECTRIC & TELEPHONE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- PROPOSED EDGE OF GRAVEL
- EXISTING CURB
- PROPOSED CURB
- EDGE OF WATER
- EXISTING TREE LINE
- PROPOSED TREE LINE
- CHAIN LINK FENCE
- BARB WIRE FENCE
- STOCKADE FENCE
- PROPOSED FENCE
- STONE WALL
- MATCH LINE
- ZONE LINE
- STREAM
- SOIL BOUNDARY
- RAILROAD
- EXISTING GUARDRAIL
- PROPOSED GUARDRAIL
- SF SILT FENCE
- TP-A TEST PIT
- EXISTING VALVE
- PROPOSED VALVE
- EXISTING HYDRANT
- PROPOSED HYDRANT
- EXISTING TRANSFORMER
- PROPOSED TRANSFORMER
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING DRAIN MANHOLE
- PROPOSED DRAIN MANHOLE
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- EXISTING WELL
- PROPOSED WELL
- 30.20 PROPOSED SPOT GRADE
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING CONCRETE PAD
- PROPOSED CONCRETE PAD
- WETLAND AREA
- ROCK OUTCROP
- PROPOSED PAVEMENT
- PROPOSED GRAVEL
- TURF REINFORCEMENT BLANKET
- RIPRAP
- PROPOSED FORESTED BUFFER

STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
No. 13257
LICENSED PROFESSIONAL ENGINEER

DATE: 5/7/2024

NO.	DATE	REVISIONS
4	05-07-2024	REVISED IN RESPONSE TO STAFF COMMENTNS
3	05-03-2024	SUBMITTED TO MDEP FOR STORMWATER PERMIT
2	04-22-2024	SUBMITTED TO TOWN OF WINDHAM FOR SITE PLAN APPLICATION
1	04-02-2024	REVISED BASED ON STAFF COMMENTS

ADDRESS: 41 CAMPUS DRIVE, SUITE 301, NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradyncons ultants.com
TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: AFFORDABLE HOUSING
ANGLERS ROAD, WINDHAM, ME

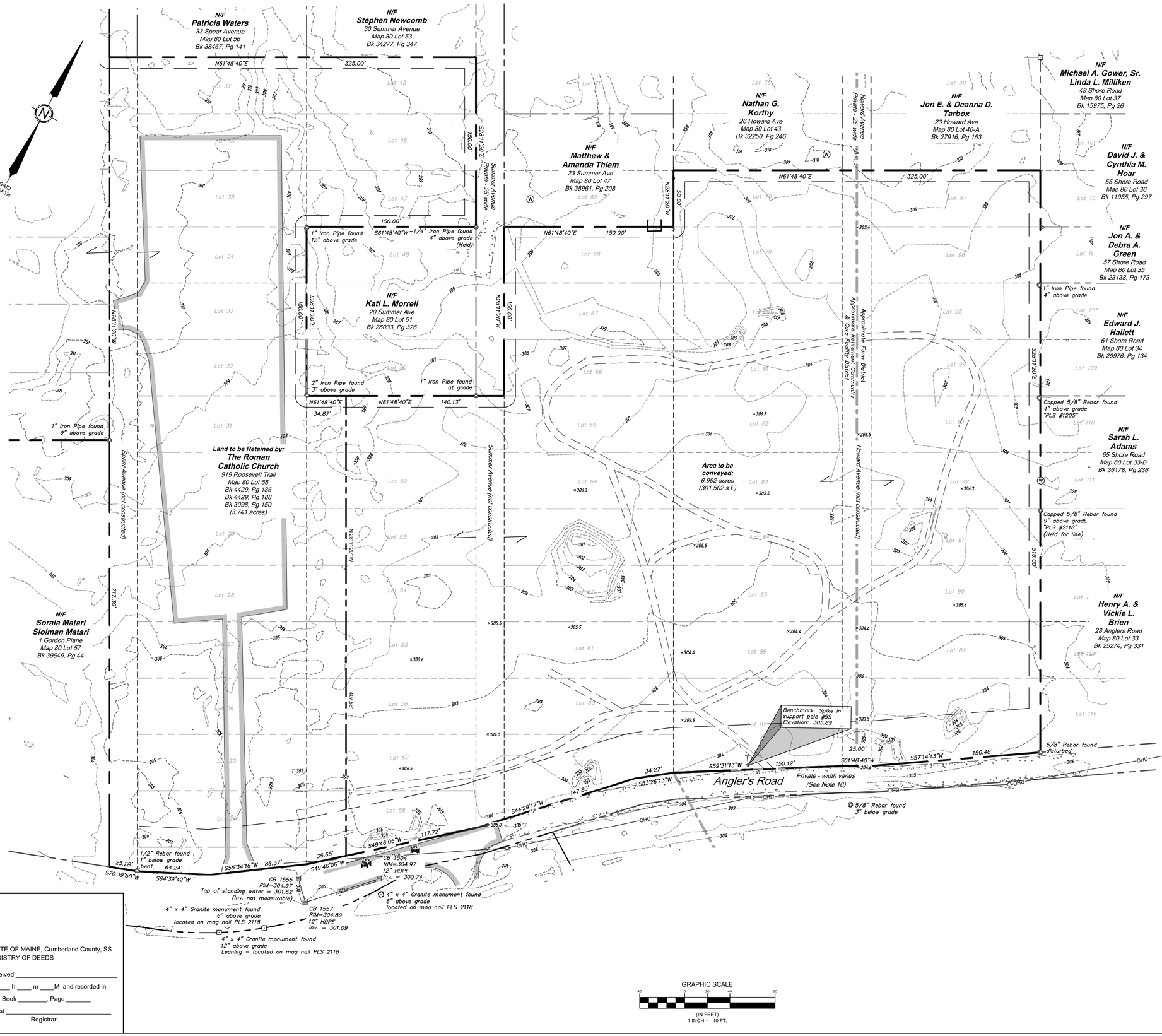
SHEET TITLE: COVER SHEET AND LOCATION MAP

PREPARED FOR: DEVELOPERS COLLABORATIVE PREDEVELOPMENT, LLC 631 STEVENS AVENUE PORTLAND, MAINE 04103

RECORD OWNER: THE ROMAN CATHOLIC BISHOP OF PORTLAND 510 OCEAN AVENUE PORTLAND, MAINE 04104

DATE: 02-15-2023
SCALE: AS NOTED
JOB NO: 22-179
SHEET: C-0.0

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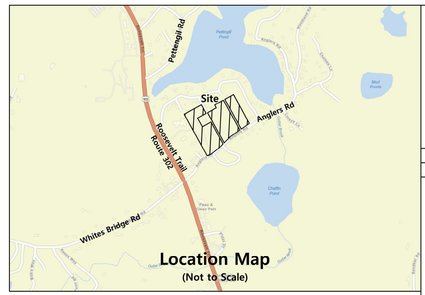
STATE OF MAINE, Cumberland County, SS
REGISTRY OF DEEDS

Received _____

At ___ h ___ m ___M and recorded in

Plan Book _____, Page _____

Attest _____
Registrar



Location Map
(Not to Scale)

General Notes:

1. The purpose of this plan is to depict the results of a Boundary Retracement and Existing Conditions/Topographic Survey of a portion of the subject parcel as well as to depict a proposed lot division.
2. All Book and Page numbers refer to the Cumberland County Registry of Deeds, unless otherwise noted.
3. The record owner of the subject parcel is the Roman Catholic Church by a deed dated May 25, 1979 and recorded in Book 4429, Page 186.
4. The subject parcel is shown on the Town of Windham Tax Map 80 as Lot 58 and is located in the Farm District with a portion of the parcel in the B- Aquifer Protection (APB) District and Retirement Community & Care Facility (RCCF).
5. Total area of the surveyed portion of the subject parcel is 301,502 s.f or 6.992 acres, more or less.
6. Boundary and topographic information shown hereon is based on an on the ground survey performed by Terradyn Consultants, LLC.
7. Plan References:
   - A. "Revised Plan of Pettengill Shores - Clough & Maxim" dated May 1927, prepared by Nisbet & Griffin Inc., and recorded in Plan Book 17, Page 52.
   - B. "Standard Boundary Survey for Our Lady of Perpetual Help Church" dated August 8, 1996, prepared by Lewis & Wasina, Inc. and recorded in Plan Book 199, Page 134.
   - C. "Subdivision Plan of Anglers Road Development" with a issue date of June 24, 2019, prepared for Windham Economic Development Corporation, by Main-Land Development Consultants, Inc. and recorded in Plan Book 219, Page 284.
   - D. "Amended Subdivision Plan of Anglers Road Commons Apartments" dated July 18, 2019, prepared for Anglers Road Commons, LLC, by DM Roma Consulting Engineers and recorded in Plan Book 219, Page 364.
9. Plan orientation is Grid North, Maine State Plane Coordinate System, West Zone 1802-NAD83. Elevations depicted hereon are NAVD88, based on dual-frequency GPS observations and supplemented with Lidar Remote Sensing, collected in 2020 by the State Maine and distributed by the USGS as classified .LAZ point cloud. Ground classifications interpolated at a 10 foot grid, shown at 1 foot contour.

   NAVD88-Geoid18 (2010.0)
   error (95% confidence interval) in meters = 0.043
10. Angler's Road is a private road of variable width and the location is based on existing monuments located in the field. See Angler's Road Association Agreement dated July 21, 2021 and recorded in Book 38493, Page 293. Summer Avenue, Spear Avenue, and Howard Avenue were not constructed at the time of this survey. Fee ownership and rights of access were not investigated as a part of this survey.

    Per a "Notice Pursuant to 23 MRSA Section 3022(2)" dated September 20, 2017 and recorded as Book 34332, Page 36, the proposed and unaccepted ways shown on Plan Reference 8.A. (being the unconstructed portions of Summer Avenue, Spear Avenue, and Howard Avenue shown hereon) may be owned by the Town of Windham if not previously Vacated. A request has been made with the Town to research if any portion of these streets have been vacated,

    Per the Town Assessor, the constructed portion of these streets are privately owned.
11. The subject parcel is located within Zone X, Areas of Minimal Flood Hazard, as delineated on the Flood Insurance Rate Map for the Town of Windham, Cumberland County, Community-Panel Number230189 0015 B, having an Effective Date of September 2, 1981.
12. The depth, size, location, existence or nonexistence of underground utilities and/or structures were not investigated as part of this survey. Utilities depicted hereon may not necessarily represent all existing utilities. Owners, contractors, and/or designers need to contact Dig-Safe Systems, Inc. (call 811) and field verify existing utilities prior to digging or breaking ground.
13. An investigation to identify and locate private potable wells was performed on June 8, 2023. It is likely that all wells were not identified and located.

Legend:

Existing		Proposed	
	Record Property Line/R.O.W.		Proposed Property Line
	Abutter Line/R.O.W.		
	Deed/Plan Line/R.O.W.		
	Building Setback Line		
	Edge of Pavement		
	Edge of Gravel		
120	Major Contour		
122	Minor Contour		
× 121.3	Spot Elevation		
	Chain Link Fence		
	Stockade Fence		
W	Water Line		
SD	Storm Drain		
OHU	Overhead Utilities		
	Monument (as noted)		
	Iron Pipe/Rod (as noted.)		
	Water Gate Valve		
	Well		
	Catch Basin		
	Utility Pole		
	Guy Wire		

Surveyor's Certification

To the best of my knowledge, I have used ordinary and prudent conduct expected of Professional Land Surveyors and the results shown here represent the licensee's responsibility to the public as required under the Standards of Practice as defined by the Board of Licensure for Professional Land Surveyors (M.R.S.A Title 32, Chapter 141, Dated April 2001).

Except as Follows:

1. Survey Report Limited to Notes on the Plan
2. No Deed Description to Date

Plan Prepared by: _____

Nicholas Raciopi PLS # 2621

STATE OF MAINE
NICHOLAS RACIOPPI
No. 2621
PROFESSIONAL LAND SURVEYOR

NO.	DATE	REVISION
NO.	DATE	REVISIONS

ADDRESS: 41 CAMPUS DRIVE, SUITE 301, NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com
TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PROJECT:
DEVELOPERS COLLABORATIVE PARCEL
ANGLERS ROAD, WINDHAM, ME

SHEET TITLE:
BOUNDARY RETRACEMENT & EXISTING CONDITIONS/TOPOGRAPHIC SURVEY

FOR RECORD OWNER:
THE ROMAN CATHOLIC CHURCH
919 ROOSEVELT TRAIL
WINDHAM, MAINE 04062

DATE:	03/27/2023
SCALE:	1"= 40'
JOB NO:	22-179
SHEET:	1 OF 1

Sheet Size: 24" X 36"

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GENERAL NOTES

1. THE PROJECT SITE IS COMPRISED OF A PORTION OF THE FOLLOWING LOT:

RECORD OWNER	BOOK/PAGE	MAP/LOT
ROMAN CATHOLIC BISHOP OF PORTLAND	4429 / 186	80/58

2. WINDHAM ZONING DISTRICTS: FARM (F) ZONING DISTRICT & B AQUIFER PROTECTION (APB) OVERLAY DISTRICT & RETIREMENT COMMUNITY AND CARE FACILITY OVERLAY (RCCFO) DISTRICT. TOTAL AREA OF PARCEL: 7.89 AC

3. SPACE AND BULK INFORMATION FOR FARM (F) DISTRICT:

	FARM	RCCFO	PROPOSED
MIN. LOT AREA:	80,000 S.F.	200,000 S.F.	343,904 S.F.
MIN. LOT WIDTH:	200 FT.	-	615 FT.
MIN. FRONT SETBACK:	40 FT.	150 FT.(1)	45 FT.
MIN. SIDE SETBACK:	10 FT.	150 FT.(1)	221 FT.
MIN. REAR SETBACK:	10 FT.	150 FT.(1)	183 FT.
MAX. BUILDING COVERAGE:	25%	-	4%
MAX. BUILDING HEIGHT:	35 FT.	-	35 FT.

(1) FOR MULTIFAMILY BUILDINGS 31 FT. TO 35 FT. IN HEIGHT IN THE RCCFO WHERE THE UNDERLYING ZONING DISTRICT IS FARM, A 150 FT. SETBACK IS REQUIRED FROM THE EXTERNAL PERIMETER OF THE OVERALL SITE.

4. THE BOUNDARY INFORMATION SHOWN ON THIS PLAN IS BASED ON A PLAN ENTITLED "BOUNDARY RETRACEMENT & EXISTING CONDITIONS/TOPOGRAPHIC SURVEY" PREPARED BY TERRADYN CONSULTANTS LLC, ON MARCH 27, 2023.

5. LONGVIEW PARTNERS, LLC EXAMINED THE PARCEL FOR WETLANDS IN FEBRUARY 2023, NO WETLANDS WERE LOCATED ON THE PROJECT SITE .

6. ALL INTERNAL ACCESS ROADS AND DRIVEWAYS SHALL REMAIN PRIVATE AND SHALL BE MAINTAINED BY THE DEVELOPER, LOT OWNERS, HOMEOWNERS/CONDOMINIUM ASSOCIATION, OR ROAD ASSOCIATION AND SHALL NOT BE OFFERED FOR ACCEPTANCE, OR MAINTAINED, BY THE TOWN OF WINDHAM UNLESS THEY MEET ALL MUNICIPAL STREET DESIGN AND CONSTRUCTION STANDARDS AT THE TIME OF OFFERING.

CONDITIONS OF APPROVAL

1. APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED MARCH 4, 2024 AS AMENDED MAY 13, 2024 AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD. ANY VARIATION FROM SUCH PLANS, PROPOSALS, SUPPORTING DOCUMENTS, AND REPRESENTATIONS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH OR §120-815 OF THE LAND USE ORDINANCE.
2. APPROVAL IS SUBJECT TO THE REQUIREMENTS OF THE POST-CONSTRUCTION STORMWATER ORDINANCE, CHAPTER 201 ARTICLE II. ANY PERSON OWNING, OPERATING, LEASING, OR HAVING CONTROL OVER STORMWATER MANAGEMENT FACILITIES REQUIRED BY THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN MUST ANNUALLY ENGAGE THE SERVICES OF A QUALIFIED THIRD-PARTY INSPECTOR WHO MUST CERTIFY COMPLIANCE WITH THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN ON OR BY MAY 1ST OF EACH YEAR.
3. IN ACCORDANCE WITH §120-815C(1)(B) OF THE LAND USE ORDINANCE, THE CONSTRUCTION OF IMPROVEMENTS COVERED BY ANY SITE PLAN APPROVAL SHALL BE COMPLETED WITHIN TWO YEARS OF THE DATE UPON WHICH THE PERFORMANCE GUARANTEE IS ACCEPTED BY THE TOWN MANAGER. IF CONSTRUCTION HAS NOT BEEN COMPLETED WITHIN THE SPECIFIED PERIOD, THE TOWN SHALL, AT THE TOWN MANAGER'S DISCRETION, USE THE PERFORMANCE GUARANTEE TO EITHER RECLAIM AND STABILIZE THE SITE OR TO COMPLETE THE IMPROVEMENTS AS SHOWN ON THE APPROVED PLAN.
4. THE DEVELOPMENT IS SUBJECT TO THE FOLLOWING ARTICLE 12 IMPACT FEES, TO BE PAID WITH THE ISSUANCE OF A BUILDING: NORTH ROUTE 302 ROAD IMPROVEMENTS IMPACT FEE OF $6,122.40 ($382.65/PM PEAK HOURS TRIP 16 TRIPS), SAFETY IMPACT FEE, MUNICIPAL OFFICE IMPACT FEE, AND OPEN SPACE AND RECREATION IMPACT FEES.
5. THE APPLICANT SHALL RECORD THE CONDOMINIUM ASSOCIATION BY-LAWS AND DECLARATION IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) AND THE RECORDED COPY OF THE DOCUMENTATION PRIOR TO SCHEDULING A PRE-CONSTRUCTION MEETING.
6. PRIOR TO RELEASE OF THE SIGNED RECORDING SITE PLAN AND BEFORE ANY LAND USE ACTIVITY, SUCH AS TIMBER HARVESTING OR TREE CLEARING, THE APPLICANT SHALL PROVIDE TO THE PLANNING DIRECTOR THEIR MEDEP STORMWATER PERMIT AND DHHS WASTEWATER APPROVAL.

WAIVERS

1. §120-911.M(7)
   SUBDIVISION PERFORMANCE & DESIGN STANDARDS: SUBDIVISIONS WITH 31 OR MORE UNITS SHALL HAVE A MINIMUM OF TWO CONNECTIONS WITH AN EXISTING PUBLIC STREET.
2. §120-812.E(1)a
   SUBDIVISION PERFORMANCE STANDARDS & APPROVAL CRITERIA: STORMWATER MANAGEMENT SYSTEMS FOR MINOR AND MAJOR SITE PLANS SHALL DETAIN, RETAIN, OR RESULT IN THE INFILTRATION OF STORMWATER FROM THE TWENTY-FOUR-HOUR STORMS OF THE TWO-YEAR, TEN-YEAR, AND TWENTY-FIVE-YEAR FREQUENCIES SUCH THAT THE PEAK FLOWS OF STORMWATER FROM THE PROJECT SITE DO NOT EXCEED THE PEAK FLOWS OF THE STORMWATER PRIOR TO UNDERTAKING THE PROJECT

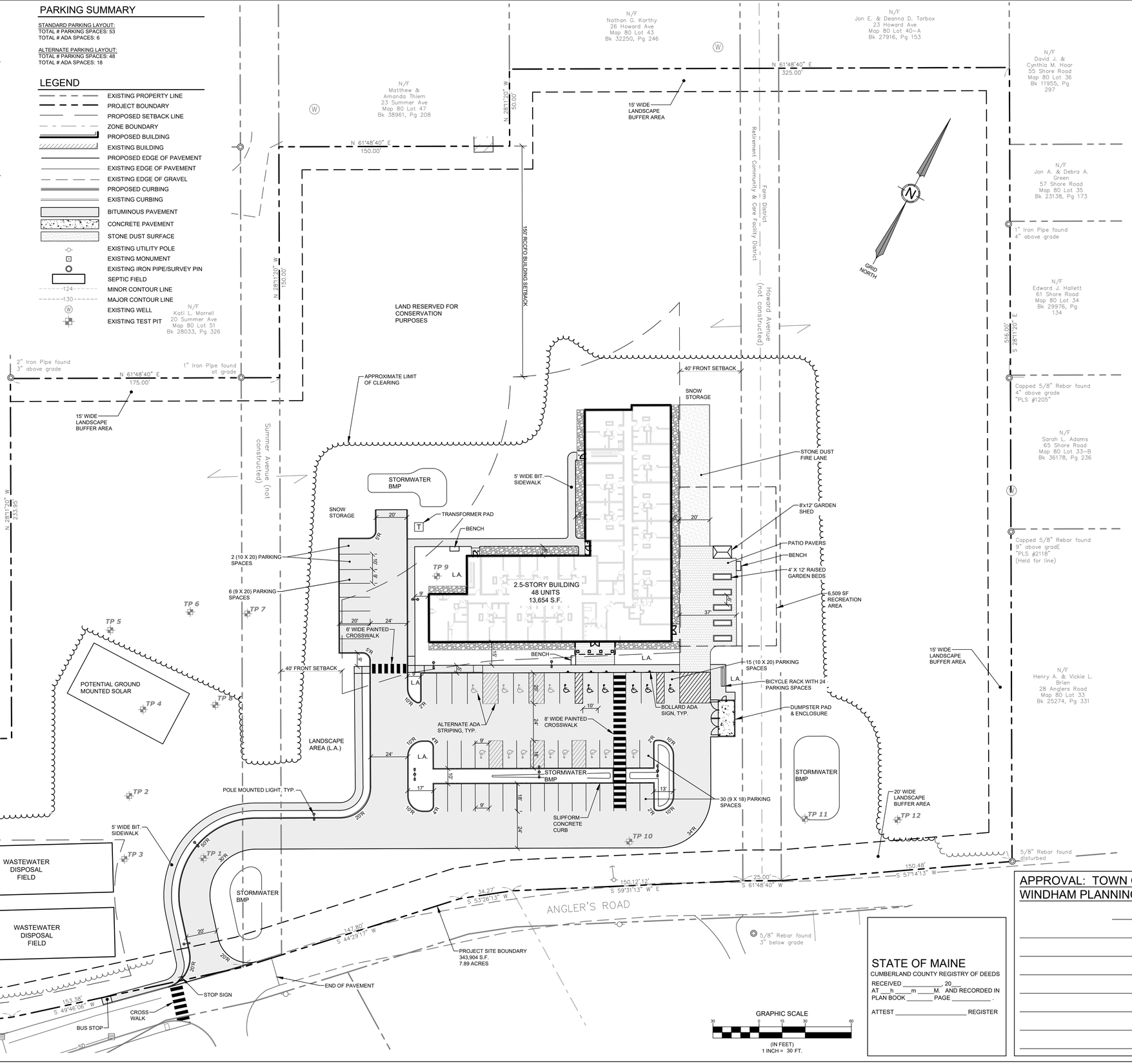
PARKING SUMMARY

STANDARD PARKING LAYOUT:
TOTAL # PARKING SPACES: 53
TOTAL # ADA SPACES: 6

ALTERNATE PARKING LAYOUT:
TOTAL # PARKING SPACES: 48
TOTAL # ADA SPACES: 18

LEGEND

EXISTING PROPERTY LINE
PROJECT BOUNDARY
PROPOSED SETBACK LINE
ZONE BOUNDARY
PROPOSED BUILDING
EXISTING BUILDING
PROPOSED EDGE OF PAVEMENT
EXISTING EDGE OF PAVEMENT
EXISTING EDGE OF GRAVEL
PROPOSED CURBING
EXISTING CURBING
BITUMINOUS PAVEMENT
CONCRETE PAVEMENT
STONE DUST SURFACE
EXISTING UTILITY POLE
EXISTING MONUMENT
EXISTING IRON PIPE/SURVEY PIN
SEPTIC FIELD
124 MINOR CONTOUR LINE
130 MAJOR CONTOUR LINE
EXISTING WELL
EXISTING TEST PIT



GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

STATE OF MAINE

CUMBERLAND COUNTY REGISTRY OF DEEDS
RECEIVED _____ 20__
AT __h ____m ____M. AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST _____ REGISTER

APPROVAL: TOWN OF WINDHAM PLANNING BOARD

DATE

CHAIRPERSON

STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
No. 12857
LICENSED PROFESSIONAL ENGINEER

DATE: 5/7/2024

NO.	DATE	REVISIONS
4	05-07-2024	REVISED IN RESPONSE TO STAFF COMMENTNS
3	05-03-2024	SUBMITTED TO MDEP FOR STORMWATER PERMIT
2	04-22-2024	SUBMITTED TO TOWN OF WINDHAM FOR SITE PLAN APPLICATION
1	04-02-2024	REVISED BASED ON STAFF COMMENTS

ADDRESS: 41 CAMPUS DRIVE, SUITE 301, NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com
TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: AFFORDABLE HOUSING
ANGLERS ROAD, WINDHAM, ME

SHEET TITLE: SITE PLAN

RECORD OWNER: THE ROMAN CATHOLIC BISHOP OF PORTLAND 510 OCEAN AVENUE PORTLAND, MAINE 04104

PREPARED FOR: DEVELOPERS COLLABORATIVE PREDEVELOPMENT, LLC 631 STEVENS AVENUE PORTLAND, MAINE 04103

DATE: 02-15-2023
SCALE: 1" = 30'
JOB NO: 22-179
SHEET: C-1.0

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STORM DRAIN STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	TYPE
CB-1	305.50	302.00 (SD-7)	302.00 (SD-14)	48" CATCH BASIN
DMH-1	304.94	303.00 (SD-3) 303.00 (SD-9)	303.00 (SD-8)	48" MANHOLE
DMH-2	304.44	302.50 (SD-8) 302.50 (SD-13)	302.50 (SD-7)	48" MANHOLE
DMH-3	306.98	299.04 (SD-18)	299.04 (SD-5)	48" MANHOLE
DMH-4	299.59	300.50 (SD-1)	300.50 (SD-2)	48" MANHOLE
DMH-5	305.61	298.04 (SD-5)	298.04 (SD-6)	48" MANHOLE
DMH-6	305.19	300.01 (SD-2)	300.01 (SD-19)	48" MANHOLE
DMH-7	303.79	301.72 (SD-14)	301.72 (SD-1)	48" MANHOLE
DMH-8	306.45	299.54 (SD-19)	299.54 (SD-18)	48" MANHOLE
FI-1	307.25		303.25 (SD-3)	30" NYLOPLAST CATCH BASIN
FI-2	307.50		304.00 (SD-13)	30" NYLOPLAST CATCH BASIN
FI-3	308.00	303.50 (SD-15)	303.50 (SD-9)	30" NYLOPLAST CATCH BASIN
FI-4	308.00		304.17 (SD-4)	24" NYLOPLAST CATCH BASIN

STORM DRAIN PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SD-1	15"	205'	0.59%
SD-2	15"	39'	1.27%
SD-3	12"	80'	0.31%
SD-4	6"	12'	0.82%
SD-5	15"	195'	0.51%
SD-6	15"	126'	0.51%
SD-7	12"	103'	0.48%
SD-8	12"	164'	0.31%
SD-9	6"	18'	2.82%
SD-13	12"	224'	0.67%
SD-14	15"	89'	0.31%
SD-15	6"	104'	0.48%
SD-18	15"	96'	0.52%
SD-19	15"	90'	0.52%

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
No. 13057
LICENSED PROFESSIONAL ENGINEER

DATE: 5/7/2024

NO.	DATE	REVISIONS
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PROJECT: AFFORDABLE HOUSING
ANGLERS ROAD, WINDHAM, ME

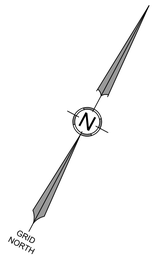
SHEET TITLE: GRADING AND DRAINAGE

PREPARED FOR: DEVELOPERS COLLABORATIVE PREDEVELOPMENT, LLC 631 STEVENS AVENUE PORTLAND, MAINE 04103

RECORD OWNER: THE ROMAN CATHOLIC BISHOP OF PORTLAND 510 OCEAN AVENUE PORTLAND, MAINE 04104

DATE: 02-15-2023
SCALE: 1" = 20'
JOB NO: 22-179
SHEET: C-2.0

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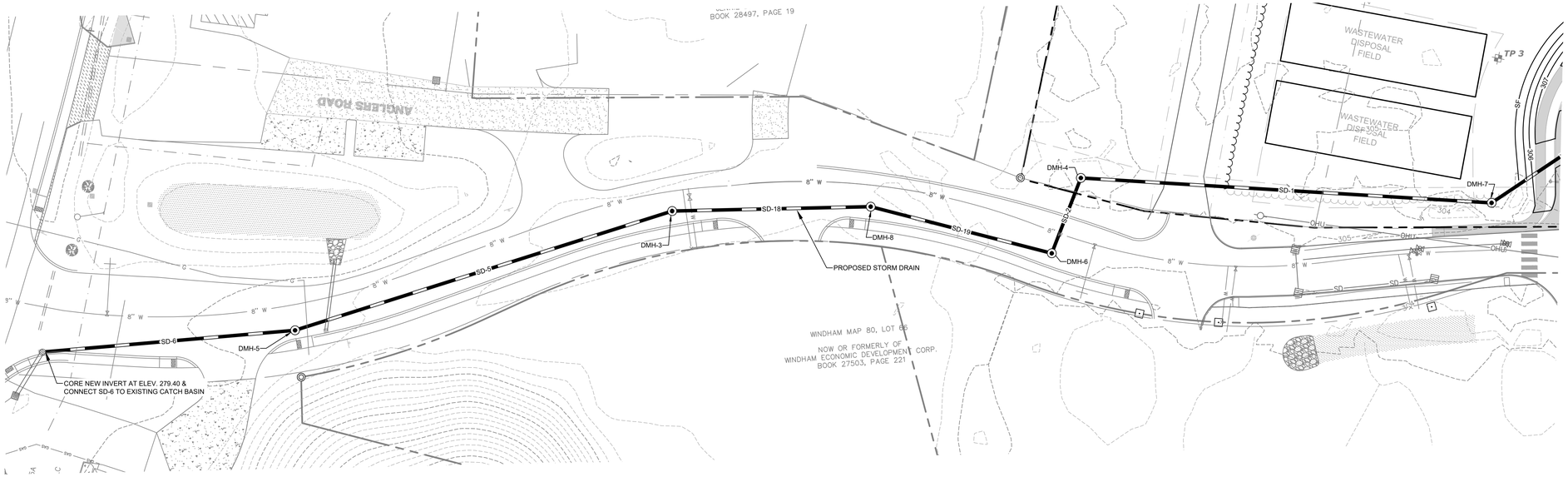


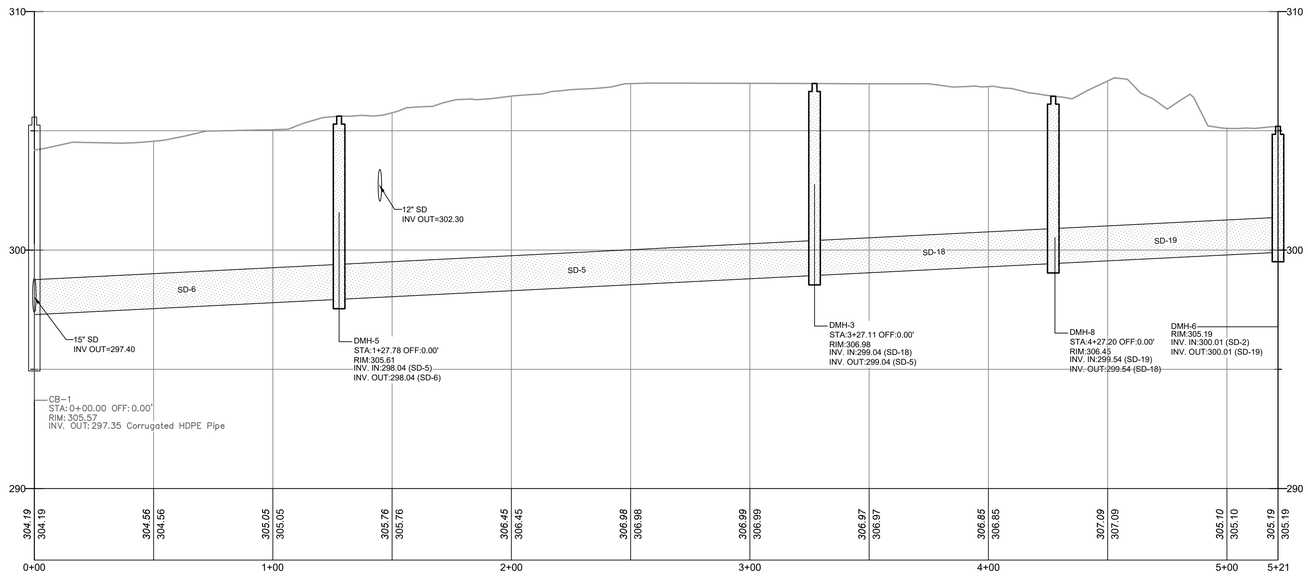
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SD-18	15"	96'	0.52%
SD-19	15"	90'	0.52%





PROFILE OF ANGLERS ROAD PROPOSED STORM DRAIN

1" = 30' HORIZ.
1" = 3' VERT

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
No. 13057
REGISTERED PROFESSIONAL ENGINEER

DATE: 5/7/2024

NO.	DATE	REVISIONS
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Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT:
AFFORDABLE HOUSING
ANGLERS ROAD, WINDHAM, ME

SHEET TITLE:
GRADING AND DRAINAGE

RECORD OWNER:
THE ROMAN CATHOLIC BISHOP
OF PORTLAND
510 OCEAN AVENUE
PORTLAND, MAINE 04104

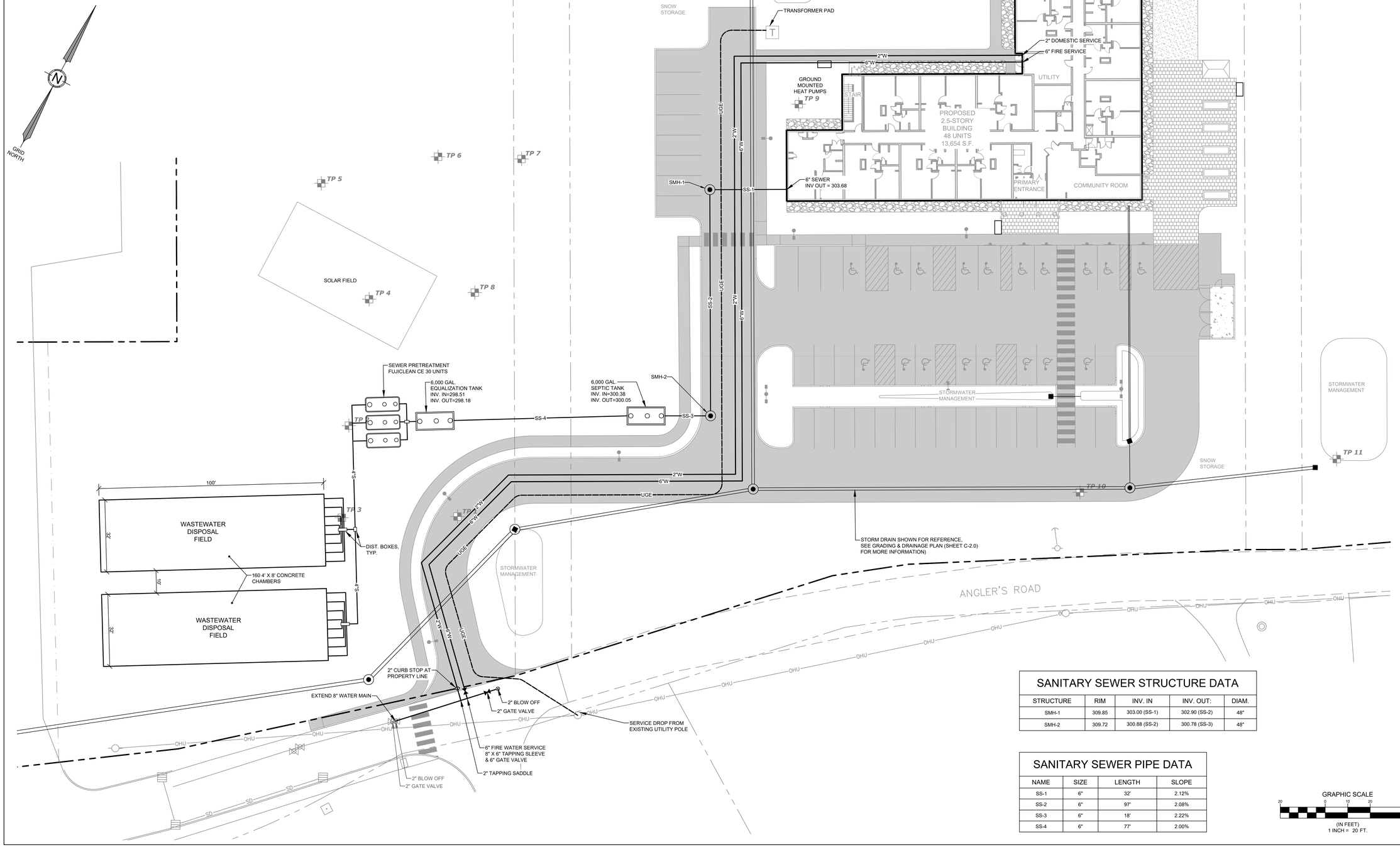
PREPARED FOR:
DEVELOPERS COLLABORATIVE
PREDEVELOPMENT, LLC
631 STEVENS AVENUE
PORTLAND, MAINE 04103

DATE: 02-15-2023
SCALE: 1" = 30"
JOB NO: 22-179
SHEET: C-2.1

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UTILITY NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING ANY EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. THE LOCATION OF UNDERGROUND ELECTRIC, UNDERGROUND TELEPHONE, WATER LINE AND SEWER LINES WERE DETERMINED BY DIG SMART OF MAINE AND LOCATED BY CORNER POST LAND SURVEYING, INC. IN 2008.
3. STORM DRAIN PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) UNLESS OTHERWISE NOTED ON THE PLAN.
4. FINAL DESIGN OF THE ELECTRICAL DISTRIBUTION SHALL BE COORDINATED WITH CENTRAL MAINE POWER PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A STREET OPENING PERMIT FROM THE TOWN OF WINDHAM FOR WORK WITHIN MAYFLOWER DRIVE, IF NECESSARY.
6. THE CONTRACTOR SHALL COORDINATE ALL WATER WORK WITH PORTLAND WATER DISTRICT.
7. ALL WATER MAINS, SERVICES, SERVICE ENTRANCES, METER ARRANGEMENTS AND BACKFLOW PREVENTORS WILL BE IN ACCORDANCE WITH AND TO THE SATISFACTION OF PORTLAND WATER DISTRICT STANDARDS AND SPECIFICATIONS, TERMS & CONDITIONS, AND ALSO IN ACCORDANCE WITH ALL MAINE PUBLIC UTILITY COMMISSION RULES & REGULATIONS.



SANITARY SEWER STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
SMH-1	309.85	303.00 (SS-1)	302.90 (SS-2)	48"
SMH-2	309.72	300.88 (SS-2)	300.78 (SS-3)	48"

SANITARY SEWER PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SS-1	6"	32'	2.12%
SS-2	6"	97'	2.08%
SS-3	6"	18'	2.22%
SS-4	6"	77'	2.00%

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

MICHAEL E. TADEMA-WIELANDT
No. 13057
STATE OF MAINE
REGISTERED PROFESSIONAL ENGINEER

DATE: 5/7/2024

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PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: AFFORDABLE HOUSING
ANGLERS ROAD, WINDHAM, ME

SHEET TITLE: UTILITY PLAN

RECORD OWNER: THE ROMAN CATHOLIC BISHOP OF PORTLAND 510 OCEAN AVENUE PORTLAND, MAINE 04104

PREPARED FOR: DEVELOPERS COLLABORATIVE PREDEVELOPMENT, LLC 631 STEVENS AVENUE PORTLAND, MAINE 04103

DATE: 02-15-2023
SCALE: 1" = 20'
JOB NO: 22-179
SHEET: C-3.0

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PLANT LIST

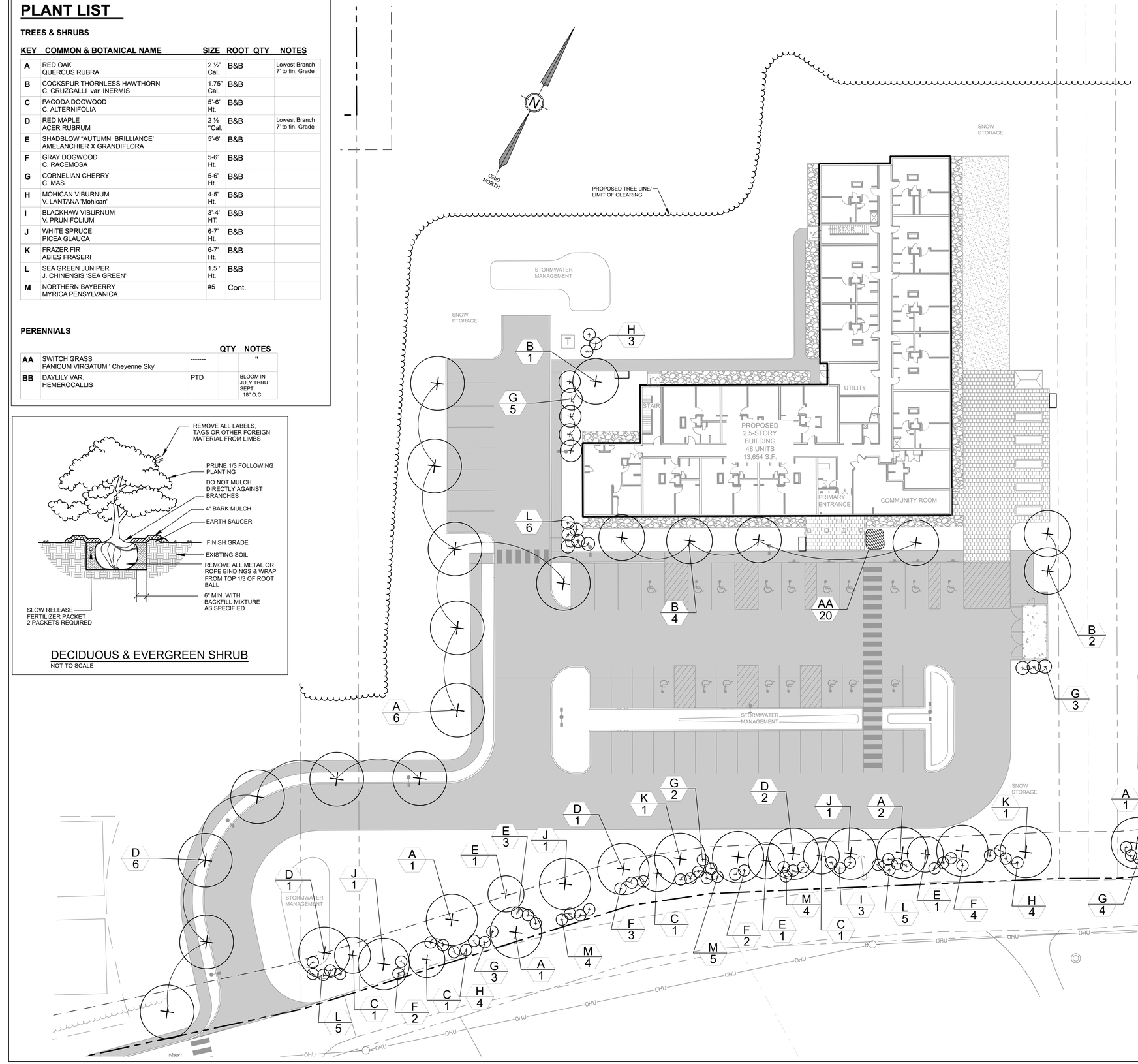
TREES & SHRUBS

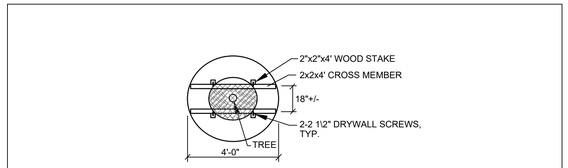
KEY	COMMON & BOTANICAL NAME	SIZE	ROOT	QTY	NOTES
A	RED OAK QUERCUS RUBRA	2 ½" Cal.	B&B		Lowest Branch 7' to fin. Grade
B	COCKSPUR THORNLESS HAWTHORN C. CRUZGALLI var. INERMIS	1.75" Cal.	B&B		
C	PAGODA DOGWOOD C. ALTERNIFOLIA	5'-6" Ht.	B&B		
D	RED MAPLE ACER RUBRUM	2 ½ ''Cal.	B&B		Lowest Branch 7' to fin. Grade
E	SHADBLOW "AUTUMN BRILLIANCE' AMELANCHIER X GRANDIFLORA	5'-6'	B&B		
F	GRAY DOGWOOD C. RACEMOSA	5-6' Ht.	B&B		
G	CORNELIAN CHERRY C. MAS	5-6' Ht.	B&B		
H	MOHICAN VIBURNUM V. LANTANA 'Mohican'	4-5' Ht.	B&B		
I	BLACKHAW VIBURNUM V. PRUNIFOLIUM	3'-4' HT.	B&B		
J	WHITE SPRUCE PICEA GLAUCA	6-7' Ht.	B&B		
K	FRAZER FIR ABIES FRASERI	6-7' Ht.	B&B		
L	SEA GREEN JUNIPER J. CHINENSIS 'SEA GREEN'	1.5 ' Ht.	B&B		
M	NORTHERN BAYBERRY MYRICA PENSYLVANICA	#5	Cont.		

PERENNIALS

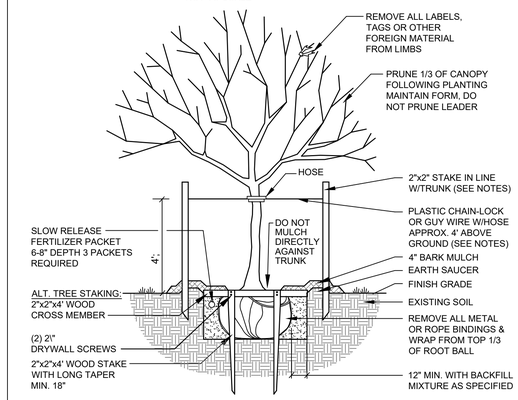
		QTY		NOTES
AA	SWITCH GRASS PANICUM VIRGATUM ' Cheyenne Sky'	------		"
BB	DAYLILY VAR. HEMEROCALLIS	PTD		BLOOM IN JULY THRU SEPT 18" O.C.

DECIDUOUS & EVERGREEN SHRUB
NOT TO SCALE





ALT. TREE STAKING PLAN
NOT TO SCALE



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

DECIDUOUS TREES
2" TO 4" CALIPER

NOT TO SCALE

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

REGISTERED LANDSCAPE ARCHITECT
ANTHONY D'ANGELO MILLER
No. 7
State of Maine

DATE: 4/22/2024

NO.	DATE	REVISIONS
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PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT:
AFFORDABLE HOUSING
ANGLERS ROAD, WINDHAM, ME

SHEET TITLE:
LANDSCAPING PLAN

PREPARED FOR:
DEVELOPERS COLLABORATIVE
PREDEVELOPMENT, LLC
631 STEVENS AVENUE
PORTLAND, MAINE 04103

RECORD OWNER:
THE ROMAN CATHOLIC BISHOP
OF PORTLAND
510 OCEAN AVENUE
PORTLAND, MAINE 04104

DATE: 02-15-2023
SCALE: SCALE
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EROSION AND SEDIMENT CONTROL PLAN

PRE-CONSTRUCTION PHASE
A PERSON WHO CONDUCTS, OR CAUSES TO BE CONDUCTED, AN ACTIVITY THAT INVOLVES FILLING, DISPLACING OR EXPOSING SOIL OR OTHER EARTHEN MATERIALS SHALL TAKE MEASURES TO PREVENT UNREASONABLE EROSION OF SOIL OR SEDIMENT BEYOND THE PROJECT SITE OR INTO A PROTECTED NATURAL RESOURCE AS DEFINED IN 38 MRSA § 480-B. EROSION CONTROL MEASURES MUST BE IN PLACE BEFORE THE ACTIVITY BEGINS. MEASURES MUST REMAIN IN PLACE AND FUNCTIONAL UNTIL THE SITE IS PERMANENTLY STABILIZED. ADEQUATE AND TIMELY TEMPORARY AND PERMANENT STABILIZATION MEASURES MUST BE TAKEN. THE SITE MUST BE MAINTAINED TO PREVENT UNREASONABLE EROSION AND SEDIMENTATION. MINIMIZE DISTURBED AREAS AND PROTECT NATURAL DOWNGRADIENT BUFFER AREAS TO THE EXTENT PRACTICABLE.

BMP CONSTRUCTION PHASE
A. SEDIMENT BARRIERS. PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, PROPERLY INSTALL SEDIMENT BARRIERS AT THE EDGE OF ANY DOWNGRADIENT DISTURBED AREA AND ADJACENT TO ANY DRAINAGE CHANNELS WITHIN THE PROPOSED DISTURBED AREA. MAINTAIN THE SEDIMENT BARRIERS UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.

B. CONSTRUCTION ENTRANCE: PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT THE INTERSECTION WITH THE PROPOSED ACCESS DRIVE AND THE EXISTING ROADWAY TO AVOID TRACKING OF MUD, DUST AND DEBRIS FROM THE SITE. TRACKED MUD OR SEDIMENT SHALL BE REMOVED PRIOR TO A STORM EVENT BY VACUUM SWEEPING.

C. RIPRAP: SINCE RIPRAP IS USED WHERE EROSION POTENTIAL IS HIGH, CONSTRUCTION MUST BE SEQUENCED SO THAT THE RIPRAP IS PUT IN PLACE WITH THE MINIMUM DELAY. DISTURBANCE OF AREAS WHERE RIPRAP IS TO BE PLACED SHOULD BE UNDERTAKEN ONLY WHEN FINAL PREPARATION AND PLACEMENT OF THE RIPRAP CAN FOLLOW IMMEDIATELY BEHIND THE INITIAL DISTURBANCE. WHERE RIPRAP IS USED FOR OUTLET PROTECTION, THE RIPRAP SHOULD BE PLACED BEFORE OR IN CONJUNCTION WITH THE CONSTRUCTION OF THE PIPE OR CHANNEL SO THAT IT IS IN PLACE WHEN THE PIPE OR CHANNEL BEGINS TO OPERATE. MAINTAIN TEMPORARY RIPRAP, SUCH AS TEMPORARY CHECK DAMS UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.

D. TEMPORARY STABILIZATION. STABILIZE WITH TEMPORARY SEEDING, MULCH, OR OTHER NON-ERODABLE COVER ANY EXPOSED SOILS THAT WILL REMAIN UNWORKED FOR MORE THAN 14 DAYS EXCEPT, STABILIZE AREAS WITHIN 100 FEET OF A WETLAND OR WATERBODY WITHIN 7 DAYS OR PRIOR TO A PREDICTED STORM EVENT, WHICHEVER COMES FIRST. IF HAY OR STRAW MULCH IS USED, THE APPLICATION RATE MUST BE 2 BALES (70-90 POUNDS) PER 1000 SF OR 1.5 TO 2 TONS (90-100 BALES) PER ACRE TO COVER 75 TO 90% OF THE GROUND SURFACE. HAY MULCH MUST BE KEPT MOIST OR ANCHORED TO PREVENT WIND BLOWING. AN EROSION CONTROL BLANKET OR MAT SHALL BE USED AT THE BASE OF GRASSED WATERWAYS, STEEP SLOPES (15% OR GREATER) AND ON ANY DISTURBED SOIL WITHIN 100 FEET OF LAKES, STREAMS AND WETLANDS. GRADING SHALL BE PLANNED SO AS TO MINIMIZE THE LENGTH OF TIME BETWEEN INITIAL SOIL EXPOSURE AND FINAL GRADING. ON LARGE PROJECTS THIS SHOULD BE ACCOMPLISHED BY PHASING THE OPERATION AND COMPLETING THE FIRST PHASE UP TO FINAL GRADING AND SEEDING BEFORE STARTING THE SECOND PHASE, AND SO ON.

E. EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX SHOULD BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH SUCH AS FLY ASH OR YARD SCRAPING. LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX. THE MIX COMPOSITION SHOULD MEET THE FOLLOWING STANDARDS:

- THE ORGANIC MATTER CONTENT SHOULD BE BETWEEN 80% AND 100%, DRY WEIGHT BASIS.
- PARTICLE SIZE BY WEIGHT SHOULD BE 100% PASSING A 6" SCREEN AND 70% TO 85% PASSING A 0.75" SCREEN
- THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
- SOLUBLE SALTS CONTENT SHALL BE <4.0 MMHOS/CM
- THE pH SHALL BE BETWEEN 5.0 AND 8.0

F. VEGETATED WATERWAY. UPON FINAL GRADING, THE DISTURBED AREAS SHALL BE IMMEDIATELY SEEDED TO PERMANENT VEGETATION AND MULCHED AND WILL NOT BE USED AS OUTLETS UNTIL A DENSE, VIGOROUS VEGETATIVE COVER HAS BEEN OBTAINED. ONCE SOIL IS EXPOSED FOR WATERWAY CONSTRUCTION, IT SHOULD BE IMMEDIATELY SHAPED, GRADED AND STABILIZED. VEGETATED WATERWAYS NEED TO BE STABILIZED EARLY DURING THE GROWING SEASON (PRIOR TO SEPTEMBER 15). IF FINAL SEEDING OF WATERWAYS IS DELAYED PAST SEPTEMBER 15, EMERGENCY PROVISIONS SUCH AS SOD OR RIPRAP MAY BE REQUIRED TO STABILIZE THE CHANNEL. WATERWAYS SHOULD BE FULLY STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.

PERMANENT STABILIZATION DEFINED
A. SEEDED AREAS. FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS AN 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.

B. SODDED AREAS. FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.

C. PERMANENT MULCH. FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL. EROSION CONTROL MIX MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.

D. RIPRAP. FOR AREAS STABILIZED WITH RIPRAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIPRAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIPRAP. STONE MUST BE SIZED APPROPRIATELY. IT IS RECOMMENDED THAT ANGULAR STONE BE USED.

E. AGRICULTURAL USE. FOR CONSTRUCTION PROJECTS ON LAND USED FOR AGRICULTURAL PURPOSES (E.G., PIPELINES ACROSS CROP LAND), PERMANENT STABILIZATION MAY BE ACCOMPLISHED BY RETURNING THE DISTURBED LAND TO AGRICULTURAL USE.

F. PAVED AREAS. FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE COMPACTED GRAVEL SUBBASE IS COMPLETED.

G. DITCHES, CHANNELS, AND SWALES. FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH WELL-GRADED RIPRAP, OR WITH ANOTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE LINING, UNDERCUTTING OF THE BANKS, OR DOWN-CUTTING OF THE CHANNEL.

GENERAL CONSTRUCTION PHASE
THE FOLLOWING EROSION CONTROL MEASURES SHALL BE FOLLOWED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION OF THIS PROJECT:

A. ALL TOPSOIL SHALL BE COLLECTED, STOCKPILED, SEEDED WITH RYE AT 3 POUNDS/1,000 SF AND MULCHED, AND REUSED AS REQUIRED. SILT FENCING SHALL BE PLACED DOWN GRADIENT FROM THE STOCKPILED LOAM. STOCKPILE TO BE LOCATED BY DESIGNATION OF THE OWNER AND INSPECTING ENGINEER.

B. THE INSPECTING ENGINEER AT HIS/HER DISCRETION, MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AND/OR SUPPLEMENTAL VEGETATIVE PROVISIONS TO MAINTAIN STABILITY OF EARTHWORKS AND FINISH GRADED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY SUPPLEMENTAL MEASURES AS DIRECTED BY THE INSPECTING ENGINEER. FAILURE TO COMPLY WITH THE ENGINEER'S DIRECTIONS WILL RESULT IN DISCONTINUATION OF CONSTRUCTION ACTIVITIES.

C. EROSION CONTROL MESH SHALL BE APPLIED IN ACCORDANCE WITH THE PLANS OVER ALL FINISH SEEDED AREAS AS SPECIFIED ON THE DESIGN PLANS.

D. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN UNTIL THEY ARE ADEQUATELY STABILIZED.

E. ALL EROSION, AND SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

F. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIALS.

G. AREAS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 INCHES PRIOR TO PLACEMENT OF TOPSOIL.

H. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC., SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.

I. ALL FILLS SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS.

J. EXCEPT FOR APPROVED LANDFILLS OR NON-STRUCTURAL FILLS, FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY LIFTS.

K. FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILL SLOPES OR STRUCTURAL FILLS.

L. FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.

M. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED APPROPRIATELY.

N. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.

O. REMOVE ANY TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE, WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED. REMOVE ANY ACCUMULATED SEDIMENTS AND STABILIZE.

PERMANENT VEGETATION
PERMANENT VEGETATIVE COVER SHOULD BE ESTABLISHED ON DISTURBED AREAS WHERE PERMANENT, LONG LIVED VEGETATIVE COVER IS NEEDED TO STABILIZE THE SOIL, TO REDUCE DAMAGES FROM SEDIMENT AND RUNOFF, AND TO ENHANCE THE ENVIRONMENT.

SEEDBED PREPARATION
A. GRADE AS FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE.

B. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS SUCH AS THOSE OFFERED BY THE UNIVERSITY OF MAINE SOIL TESTING LABORATORY. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL COOPERATIVE EXTENSION SERVICE OFFICE. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 POUNDS PER ACRE OR 18.4 POUNDS PER 1,000 SQUARE FEET USING 10-20-20 (N-P2O5-K2O) OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT
A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQ. FT.).

C. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.D. REMOVE FROM THE SURFACE ALL STONES 2 INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, CONCRETE, CLODS, LUMPS OR OTHER UNSUITABLE MATERIAL.

E. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED; THE AREA MUST BE TILLED AND FIRMED AS ABOVE.

F. PERMANENT SEEDING SHOULD BE MADE 45 DAYS PRIOR TO THE FIRST KILLING FROST OR AS A DORMANT SEEDING WITH MULCH AFTER THE FIRST KILLING FROST AND BEFORE SNOWFALL. WHEN CROWN VETCH IS SEEDED IN LATER SUMMER, AT LEAST 35% OF THE SEED SHOULD BE HARD SEED (UNSCARIFIED). IF SEEDING CANNOT BE DONE WITHIN THE SEEDING DATES, MULCH ACCORDING TO THE TEMPORARY MULCHING BMP AND OVERWINTER STABILIZATION AND CONSTRUCTION TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.

G. FOLLOWING SEED BED PREPARTATION, SWALE AREAS, FILL AREAS AND BACK SLOPES SHALL BE SEEDED AT A RATE OF 3 LBS./1,000 S.F. WITH A MIXTURE OF 35% CREEPING RED FESCUE, 6% RED TOP, 24% KENTUCKY BLUEGRASS, 10% PERENNIAL RYEGRASS, 20% ANNUAL RYEGRASS AND 5% WHITE DUTCH CLOVER.

I. AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING.

J. AREAS WHICH CANNOT BE SEEDED WITHIN THE GROWING SEASON SHALL BE MULCHED FOR OVER-WINTER PROTECTION AND THE AREA SHOULD BE SEEDED AT THE BEGINNING OF THE GROWING SEASON.

WINTER CONSTRUCTION PHASE
IF AN AREA IS NOT STABILIZED WITH TEMPORARY OR PERMANENT MEASURES BY NOVEMBER 15, THEN THE SITE MUST BE PROTECTED WITH ADDITIONAL STABILIZATION MEASURES.

A. PERMANENT STABILIZATION CONSISTS OF AT LEAST 90% VEGETATION, PAVEMENT/GRAVEL BASE OR RIPRAP.

B. DO NOT EXPOSE SLOPES OR LEAVE SLOPES EXPOSED OVER THE WINTER OR FOR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY PROTECTED WITH MULCH.

C. APPLY HAY MULCH AT TWICE THE STANDARD RATE (150 LBS. PER 1,000 SF). THE MULCH MUST BE THICK ENOUGH SUCH THAT THE GROUND SURFACE WILL NOT BE VISIBLE AND MUST BE ANCHORED.

D. USE MULCH AND MULCH NETTING OR AN EROSION CONTROL MULCH BLANKET OR ALL SLOPES GREATER THAN 8 % OR OTHER AREAS EXPOSED TO DIRECT WIND.

E. INSTALL AN EROSION CONTROL BLANKET IN ALL DRAINAGEWAYS (BOTTOM AND SIDES) WITH A SLOPE GREATER THAN 3 %.

F. SEE THE VEGETATION MEASURES FOR MORE INFORMATION ON SEEDING DATES AND TYPES.

G. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SO THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.

H. AN AREA WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIER.

I. TEMPORARY MULCH MUST BE APPLIED WITHIN 7 DAYS OF SOIL EXPOSURE OR PRIOR TO ANY STORM EVENT, BUT AFTER EVERY WORKDAY IN AREAS WITHIN 100 FEET FROM A PROTECTED NATURAL RESOURCE.

J. AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE PERMANENTLY MULCHED THAT SAME DAY.

K. IF SNOWFALL IS GREATER THAN 1 INCH (FRESH OR CUMULATIVE), THE SNOW SHALL BE REMOVED FROM THE AREAS DUE TO BE SEEDED AND MULCHED.

L. LOAM SHALL BE FREE OF FROZEN CLUMPS BEFORE IT IS APPLIED.

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

N. EROSION CONTROL MUST BE INSPECTED AFTER EACH RAINFALL, SNOW STORM, OR THAWING EVENT AND AT LEAST ONCE A WEEK BETWEEN NOVEMBER 15 AND APRIL 15.

MAINTENANCE AND INSPECTION PHASE
A. MINIMUM EROSION CONTROL MEASURES WILL NEED TO BE IMPLEMENTED AND THE APPLICANT WILL BE RESPONSIBLE TO MAINTAIN ALL COMPONENTS OF THE EROSION CONTROL PLAN UNTIL THE SITE IS FULLY STABILIZED. HOWEVER, BASED ON SITE AND WEATHER CONDITIONS DURING CONSTRUCTION, ADDITIONAL EROSION CONTROL MEASURES MAY NEED TO BE IMPLEMENTED. ALL AREAS OF INSTABILITY AND EROSION MUST BE REPAIRED IMMEDIATELY DURING CONSTRUCTION AND NEED TO BE MAINTAINED UNTIL THE SITE IS FULLY STABILIZED OR VEGETATION IS ESTABLISHED. A CONSTRUCTION LOG MUST BE MAINTAINED FOR THE EROSION AND SEDIMENTATION CONTROL INSPECTIONS AND MAINTENANCE

B. A LOG (REPORT) MUST BE KEPT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES. MAJOR OBSERVATIONS MUST INCLUDE: BMPS THAT NEED TO BE MAINTAINED; LOCATION(S) OF BMPS THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION; AND LOCATION(S) WHERE ADDITIONAL BMPS ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION. FOLLOW-UP TO CORRECT DEFICIENCIES OR ENHANCE CONTROLS MUST ALSO BE INDICATED IN THE LOG AND DATED, INCLUDING WHAT ACTION WAS TAKEN AND WHEN.

DEWATERING
A DEWATERING PLAN IS NEEDED TO ADDRESS EXCAVATION DE-WATERING FOLLOWING HEAVY RAINFALL EVENTS OR WHERE THE EXCAVATION MAY INTERCEPT THE GROUNDWATER TABLE DURING CONSTRUCTION. THE COLLECTED WATER NEEDS TREATMENT AND A DISCHARGE POINT THAT WILL NOT CAUSE DOWNGRADIENT EROSION AND OFFSITE SEDIMENTATION OR WITHIN A RESOURCE.

GOOD HOUSEKEEPING NOTES:

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

   NOTE: ANY SPILL OR RELEASE OF TOXIC OR HAZARDOUS SUBSTANCES MUST BE REPORTED TO THE DEPARTMENT. FOR OIL SPILLS, CALL 1-800-482-0777 WHICH IS AVAILABLE 24 HOURS A DAY. FOR SPILLS OF TOXIC OR HAZARDOUS MATERIAL, CALL 1-800-452-4664 WHICH IS AVAILABLE 24 HOURS A DAY. FOR MORE INFORMATION, VISIT THE DEPARTMENT'S WEBSITE AT : HTTP://WWW.MAINE.GOV/DEP/SPILLS/EMERGSPILLRESP/

2. **GROUNDWATER PROTECTION.** DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. 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.

   SEE MAINE DEP CHAPTER 500 APPENDIX D FOR LICENSE BY RULE STANDARDS FOR INFILTRATION OF STORMWATER.

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

3. **FUGITIVE SEDIMENT AND DUST.** ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL. ET 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 SWEPT 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.

   NOTE: DEWATERING A STREAM WITHOUT A PERMIT FROM THE DEPARTMENT MAY VIOLATE STATE WATER QUALITY STANDARDS AND THE *NATURAL RESOURCES PROTECTION ACT*.

4. **DEBRIS AND OTHER MATERIALS.** MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.

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

5. **EXCAVATION 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.

   NOTE: DEWATERING CONTROLS ARE DISCUSSED IN THE "MAINE EROSION AND SEDIMENT CONTROL BMPS, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION."

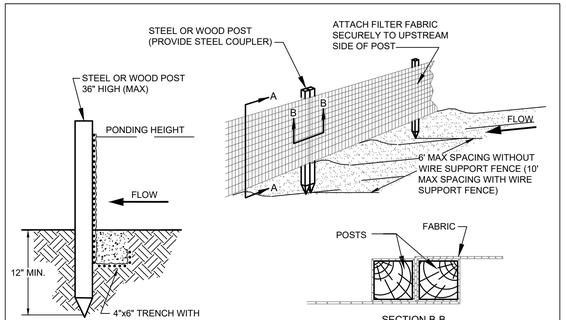
6. **AUTHORIZED NON-STORMWATER DISCHARGES.** IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:

   (a) DISCHARGES FROM FIREFIGHTING ACTIVITY;
   (b) FIRE HYDRANT FLUSHINGS;
   (c) VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
   (d) DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX (C)(3);
   (e) ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
   (f) 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;
   (g) UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
   (h) UNCONTAMINATED GROUNDWATER OR SPRING WATER;
   (i) FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
   (j) UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C(5));
   (k) POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
   (l) LANDSCAPE IRRIGATION.

7. **UNAUTHORIZED NON-STORMWATER DISCHARGES.** THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C (6). SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:

   (a) WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
   (b) FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
   (c) SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
   (d) TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.

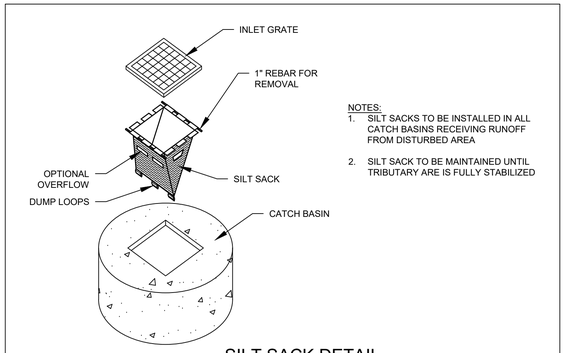
8. **ADDITIONAL REQUIREMENTS.** ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.



SECTION A-A

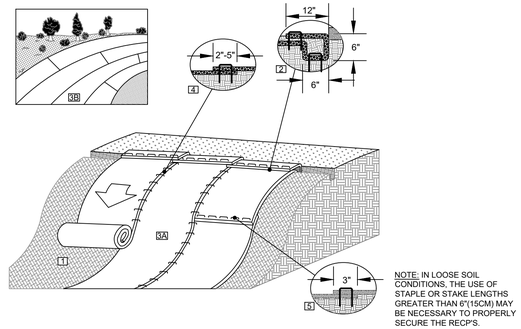
SECTION B-B

SILT FENCE
NOT TO SCALE



NOTES:
1. SILT SACKS TO BE INSTALLED IN ALL CATCH BASINS RECEIVING RUNOFF FROM DISTURBED AREA
2. SILT SACK TO BE MAINTAINED UNTIL TRIBUTARY ARE IS FULLY STABILIZED

SILT SACK DETAIL
NOT TO SCALE



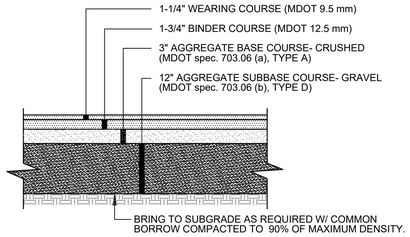
NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6"(15CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.

PHOTODEGRADABLE EROSION CONTROL BLANKET SELECTION

6:1 > 3:1 SLOPES	3:1 > 2:1 SLOPES	≥2:1 SLOPES
NA GREEN DS75	NA GREEN S150	NA GREEN SC150

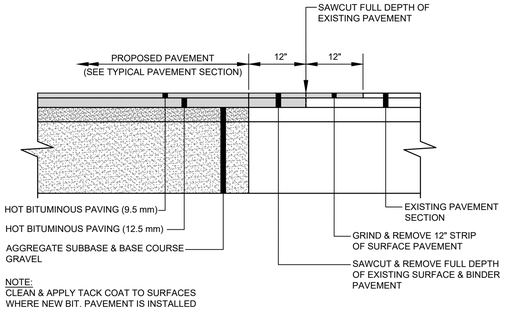
PERMANENT TURF REINFORCEMENT
IF THE PLAN CALLS FOR PERMANENT TURF REINFORCEMENT, USE NORTH AMERICAN GREEN VMAX SC250

NOTES:
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPS), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPS IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECPS EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPS WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL AND FOLD THE



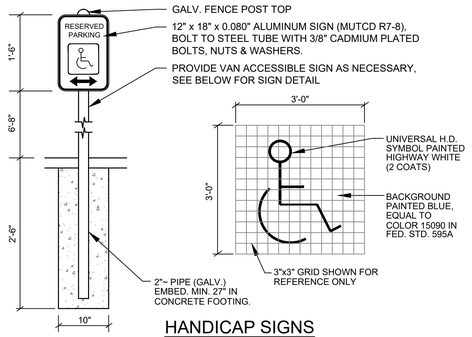
NOTES:
1. MDOT TYPE D AGGREGATE GRADATION SHALL BE MODIFIED FOR A MAXIMUM 4" STONE AND LIMIT #200 SIEVE TO 5% PASSING.

TYP. DRIVEWAY PAVEMENT SECTION
NOT TO SCALE

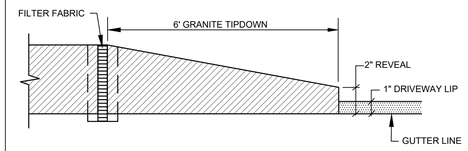


NOTE:
CLEAN & APPLY TACK COAT TO SURFACES WHERE NEW BIT. PAVEMENT IS INSTALLED

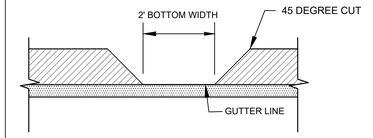
TYPICAL PAVEMENT JOINT
NOT TO SCALE



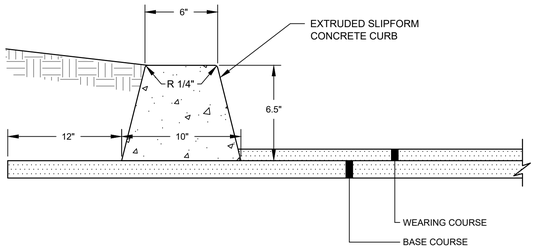
HANDICAP SIGNS
NOT TO SCALE



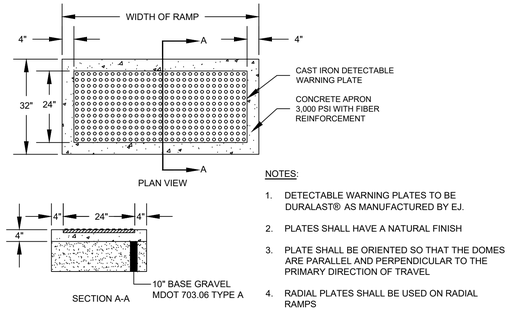
TYPICAL TIPDOWN CURB INSTALLATION
NOT TO SCALE



TYPICAL STORMWATER CURB CUT
NOT TO SCALE

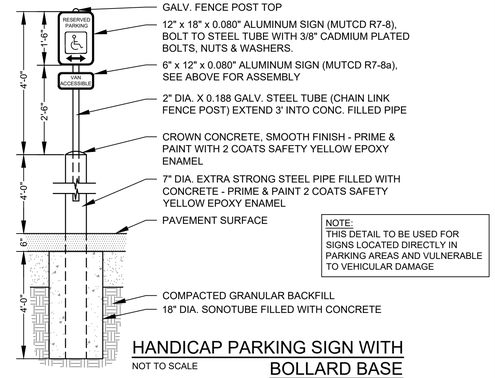


VERTICAL SLIPFORM CONCRETE CURB DETAIL
NOT TO SCALE



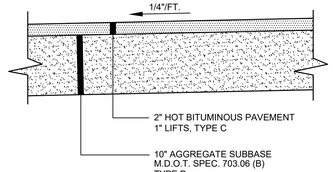
NOTES:
1. DETECTABLE WARNING PLATES TO BE DURALAST® AS MANUFACTURED BY EJ.
2. PLATES SHALL HAVE A NATURAL FINISH
3. PLATE SHALL BE ORIENTED SO THAT THE DOMES ARE PARALLEL AND PERPENDICULAR TO THE PRIMARY DIRECTION OF TRAVEL
4. RADIAL PLATES SHALL BE USED ON RADIAL RAMPS

DETECTABLE WARNING PLATE DETAIL
NOT TO SCALE

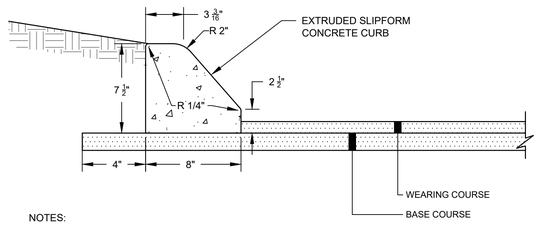


NOTE:
THIS DETAIL TO BE USED FOR SIGNS LOCATED DIRECTLY IN PARKING AREAS AND VULNERABLE TO VEHICULAR DAMAGE

HANDICAP PARKING SIGN WITH BOLLARD BASE
NOT TO SCALE

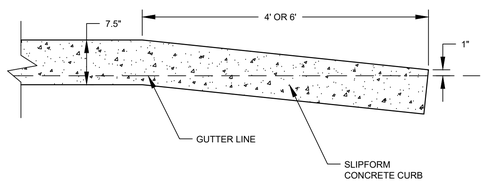


BITUMINOUS SIDEWALK
NOT TO SCALE

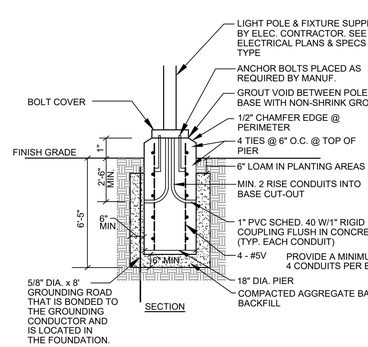


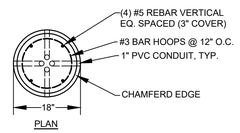
NOTES:
1. APPLY EPOXY BETWEEN BINDER PAVEMENT AND CURB
2. 1" TO 2" SLUMP
3. 5% TO 7% AIR ENTRAINMENT
4. 4,000 PSI CONCRETE WITH FIBER REINFORCEMENT

SLOPED SLIPFORM CONCRETE CURB DETAIL
NOT TO SCALE



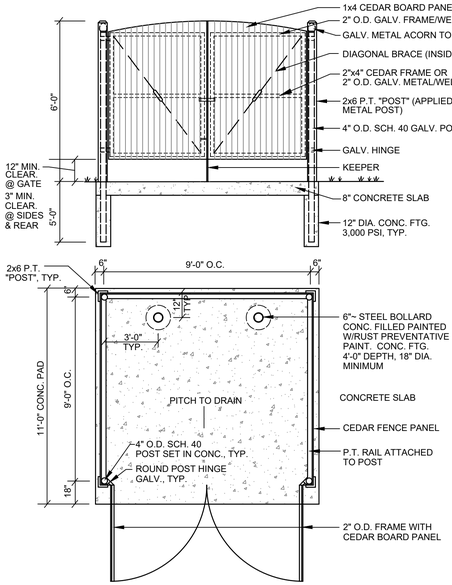
SLIPFORM CURB TIPDOWN DETAIL
NOT TO SCALE





NOTES:
1. CONCRETE f'c=5,000 PSI @ 28 DAYS.
2. REINF. STEEL GRADE 60 NEW BARS.
3. CONCRETE 3/4" AGG., 6 +/- 1% ENTRAINED AIR.
4. PROVIDE 2 COATS BITUMINOUS DAMPROOFING FOR ALL CONCRETE BELOW GRADE.
5. EXPOSED CONCRETE TO BE PAINTED WITH 2 COATS OF ACRYLIC PAINT. COLOR TO MATCH POLE COLOR.
6. INSTALL BASE 3'-0" ABOVE FINISH GRADE IN LOCATIONS WHERE POLES ARE IN PARKING LOT PAVEMENT.

LIGHT POLE BASE
NOT TO SCALE



TYPICAL DUMPSTER ENCLOSURE
NOT TO SCALE

STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
No. 13057
LICENSED PROFESSIONAL ENGINEER

DATE: 5/7/2024

NO.	DATE	REVISIONS
4	05-07-2024	REVISED IN RESPONSE TO STAFF COMMENTNS
3	05-03-2024	SUBMITTED TO MDEP FOR STORMWATER PERMIT
2	04-22-2024	SUBMITTED TO TOWN OF WINDHAM FOR SITE PLAN APPLICATION
1	04-02-2024	REVISED BASED ON STAFF COMMENTS

ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com
TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: AFFORDABLE HOUSING
ANGLERS ROAD, WINDHAM, ME

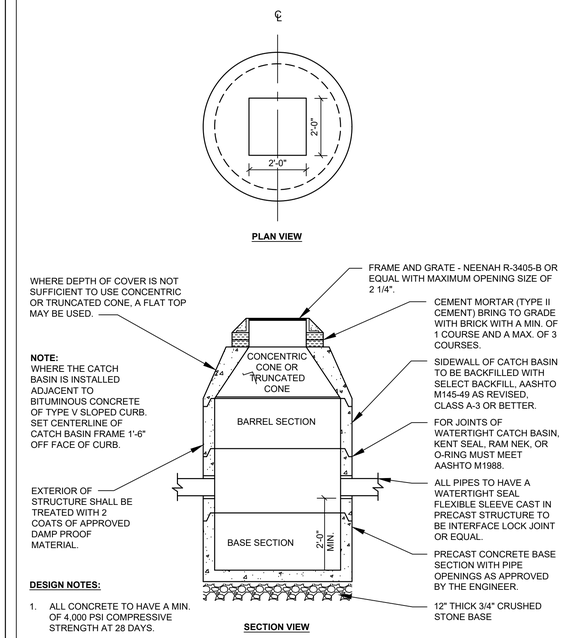
SHEET TITLE: SITE DETAILS

PREPARED FOR: DEVELOPERS COLLABORATIVE PREDEVELOPMENT, LLC 631 STEVENS AVENUE PORTLAND, MAINE 04103

RECORD OWNER: THE ROMAN CATHOLIC BISHOP OF PORTLAND 510 OCEAN AVENUE PORTLAND, MAINE 04104

DATE: 02-15-2023
SCALE: AS NOTED
JOB NO: 22-179
SHEET: C-5.1

C:\OD\Terradyn Consultants\Project Folders - Documents\2022 Jobs\22-179 Angler's Road Housing\CAD\Permitting\22-179 D.dwg

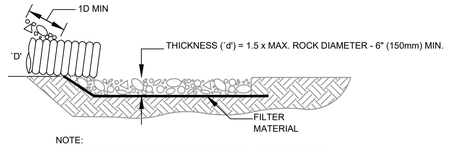


DESIGN NOTES:

1. ALL CONCRETE TO HAVE A MIN. OF 4,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
2. DESIGN LOAD FOR H-20 WHEEL LOAD.
3. CATCH BASIN TO CONFORM TO ASTM-C478 SPECIFICATIONS.
4. REINFORCE TO 0.12 IN SQ./LF..

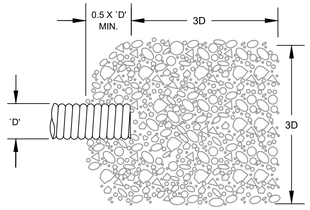
NOTE:
CASCADE GRATES SHALL BE INSTALLED ON GRADIENT OF GUTTER IF PROFILE GRADE EXCEEDS 5% GRATES SHALL BE DEPRESSED 2" BELOW NORMAL GUTTER GRADE UNLESS THIS DEPRESSION INTERFERES WITH TRAFFIC. PARALLEL BAR GRATES SHALL BE INSTALLED ON A LEVEL GRADIENT.

TYPICAL CATCH BASIN
NOT TO SCALE



NOTE:
1. GEOTEXTILE FILTER FABRIC BENEATH STONE BASED ON UNDISTURBED SOILS, OR 6" OF 4" MINUS BAN RUN GRAVEL FREE OF FINES, CLAYS, SILTS.
2. GEOTEXTILE TO BE MIRAFI 600X OR APPROVED EQUAL.

SECTION



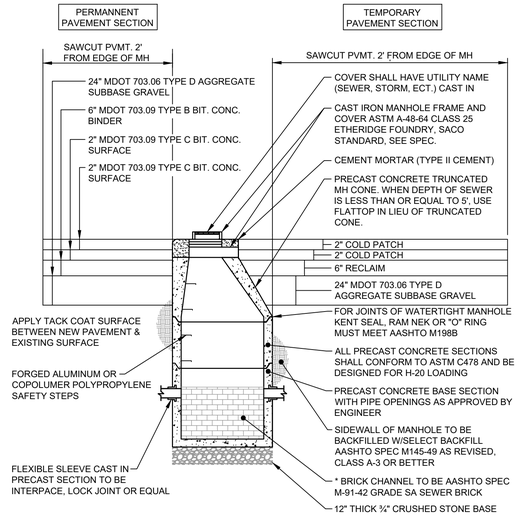
PLAN

PIPE INLET PROTECTION SIZING TABLE

PIPE SIZE (IN)	LENGTH (FT)	WIDTH (FT)
6	2.0	1.5
12	3.5	3.0
15	4.5	3.75
18	5.25	4.5
24	7.0	6.0
30	8.75	7.5
36	10.5	9.0
42	12.25	10.5
48	14.0	12.0
60	17.5	15.0

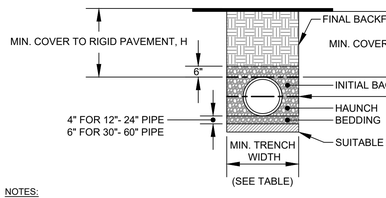
NOTES:
1. IN DEFINED CHANNELS, APRON SHALL EXTEND FULL WIDTH OF BOTTOM AND ONE FOOT ABOVE MAX. HEADWATER OR UP TO BANK FULL, WHICHEVER IS LESS.

PIPE INLET PROTECTION
NOT TO SCALE



* NOTE:
CHANNEL MAY ALSO BE PREFABRICATED FIBERLINER 2000 CHANNEL AS FABRICATED BY GDT, INC. OF ESSEX, CT OR EQUAL.

DRAINAGE MANHOLE
NOT TO SCALE



NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION

2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.

3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).

5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

RECOMMENDED MINIMUM TRENCH WIDTHS

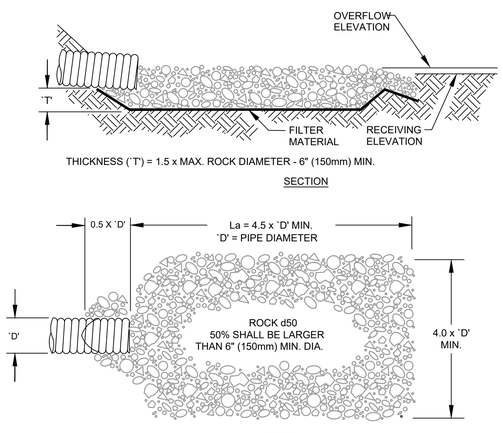
PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

MINIMUM RECOMMENDED COVER BASED ON VECHICLE LOADING CONDITIONS

PIPE DIAM.	SURFACE LIVE LOADING CONDITION	
	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48"	12"	48"
54" - 60"	24"	60"

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

TYPICAL TRENCH DETAIL
NOT TO SCALE



SECTION

PLAN

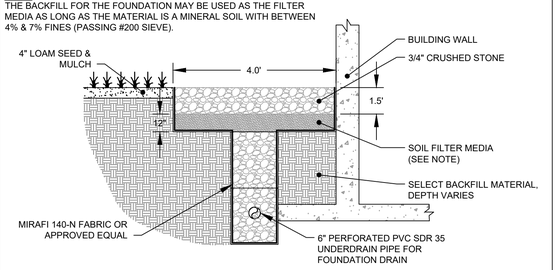
PIPE OUTLET PROTECTION SIZING TABLE

PIPE SIZE (IN)	LENGTH (FT)	WIDTH (FT)
6	2.5	2.0
12	5.0	4.0
15	6.25	5.0
18	7.5	6.0
24	10.0	8.0
30	13.0	10.0
36	15.0	12.0
42	17.5	14.0
48	20.0	16.0
60	25.0	20.0

NOTES:
1. `La' = LENGTH OF APRON. DISTANCE `La' SHALL BE OF SUFFICIENT LENGTH TO DISSIPATE ENERGY.
2. APRON SHALL BE SET AT A ZERO GRADE AND ALIGNED STRAIGHT.
3. FILTER MATERIAL SHALL BE FILTER FABRIC (MIRAFI 600X OR APPROVED EQUAL) OR 6" (150mm) THICK MINIMUM GRADED GRAVEL LAYER.

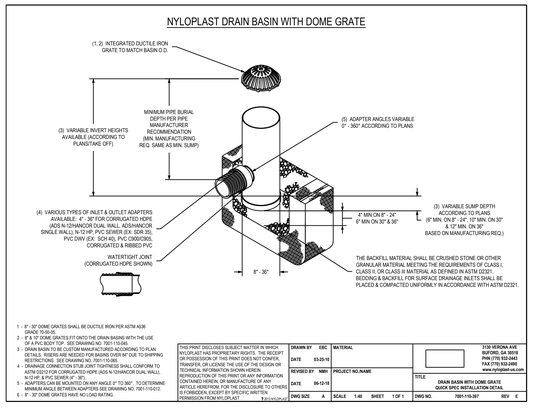
PIPE OUTLET PROTECTION
NOT TO SCALE

NOTE:
THE BACKFILL FOR THE FOUNDATION MAY BE USED AS THE FILTER MEDIA AS LONG AS THE MATERIAL IS A MINERAL SOIL WITH BETWEEN 4% & 7% FINES (PASSING #200 SIEVE).



CONSTRUCTION INSPECTION NOTES:
Inspections by a professional engineer shall consist of weekly visits to the site to inspect each the roof drip edge filter's underdrain construction, filter material placement, and overflow from initial ground disturbance to final stabilization of the filter.

ROOF DRIPLINE FILTER BED
NOT TO SCALE



1 - 8" - 30" DOME GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" DOME GRATES FIT ONTO THE DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-043.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-060.
4 - ADAPTERS FOR CORRUGATED HDPE PIPE SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL) N-12 HP, & PVC SEWER (4" - 36").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012
6 - 8" - 30" DOME GRATES HAVE NO LOAD RATING.

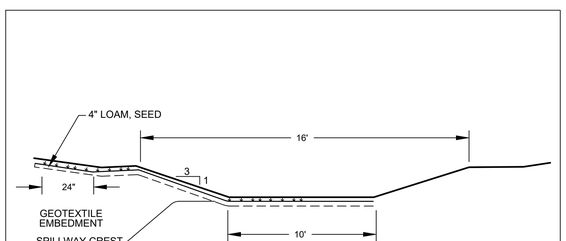
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DRAWN BY	EDC	MATERIAL
DATE	03-23-10	
REVISED BY	NBH	PROJECT NO./NAME
DATE	06-12-19	
DWG SIZE	A	SCALE 1:40 SHEET 1 OF 1

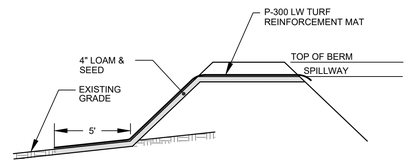
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: DRAIN BASIN WITH DOME GRATE QUICK SPEC INSTALLATION DETAIL
DWG NO. 7001-110-357 REV E

NOTE:
THE BACKFILL FOR THE FOUNDATION MAY BE USED AS THE FILTER MEDIA AS LONG AS THE MATERIAL IS A MINERAL SOIL WITH BETWEEN 4% & 7% FINES (PASSING #200 SIEVE).



SPILLWAY CROSS-SECTION
NOT TO SCALE



EMBANKMENT CONSTRUCTION

1. CONSTRUCTION OF COMMON BORROW MATERIAL MEETING M.D.O.T. SPECIFICATION.
2. PLACE BORROW MATERIAL IN 8" LIFTS COMPACTED TO 90% OF MAXIMUM DRY DENSITY.
3. INSTALL RIPRAP AND EROSION CONTROL MESH WHERE SPECIFIED ON PLANS
4. LOAM, SEED, AND STABILIZE IN ACCORDANCE WITH SEDIMENTATION AND EROSION CONTROL PLAN.

SPILLWAY SECTION
NOT TO SCALE

MICHAEL E. TADEMA-WIELANDT
No. 13057
LICENSED PROFESSIONAL ENGINEER
STATE OF MAINE

DATE: 5/7/2024

NO.	DATE	REVISIONS
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3	05-03-2024	SUBMITTED TO MDEP FOR STORMWATER PERMIT
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1	04-02-2024	REVISED BASED ON STAFF COMMENTS

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Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: AFFORDABLE HOUSING
ANGLERS ROAD, WINDHAM, ME

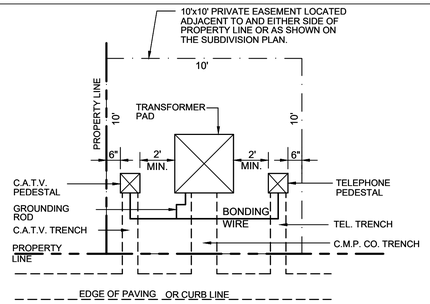
SHEET TITLE: DRAINAGE AND UTILITY DETAILS

PREPARED FOR: DEVELOPERS COLLABORATIVE PREDEVELOPMENT, LLC 631 STEVENS AVENUE PORTLAND, MAINE 04103

RECORD OWNER: THE ROMAN CATHOLIC BISHOP OF PORTLAND 510 OCEAN AVENUE PORTLAND, MAINE 04104

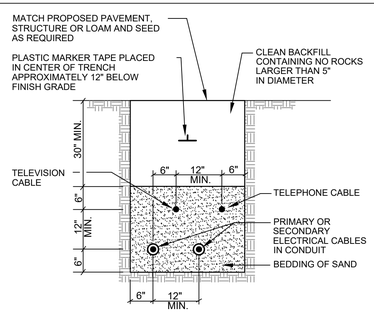
DATE: 02-15-2023
SCALE: AS NOTED
JOB NO: 22-179
SHEET: C-5.2

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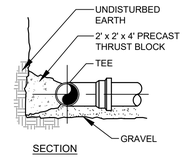
NOTE:
TRANSFORMER PAD AND COVER TO BE FIBERGLASS MEETING CENTRAL MAINE POWER SPECIFICATIONS.

TRANSFORMER DETAIL
NOT TO SCALE



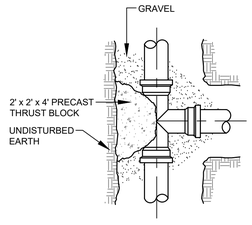
CABLES TO BE ENCASED IN SCHEDULE 40 PVC CONDUIT WHEN RUN BENEATH PAVED AREAS.

TYPICAL UNDERGROUND CABLE INSTALLATION
NOT TO SCALE

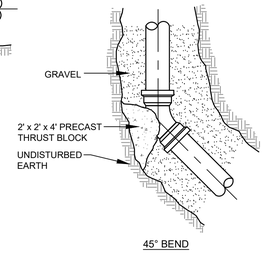


SECTION

CONCRETE THRUST BLOCK SIZE REQUIREMENTS				
		SQ. FT. OF BEARING ON UNDISTURBED SOIL		
FITTINGS		90° BENDS	45° BENDS	TEES AND PLUGS
PIPE SIZE	6"	4.0	2.0	3.0
	8"	8.0	4.0	6.0
	12"	15	10	10



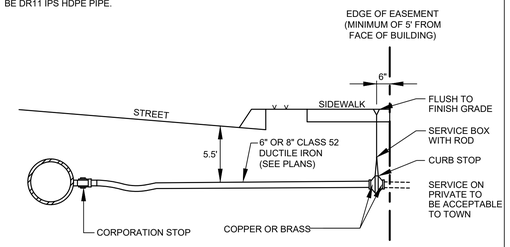
PLAN



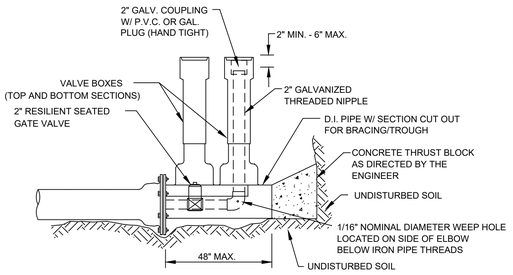
45° BEND

TEE & BEND DETAIL
NOT TO SCALE

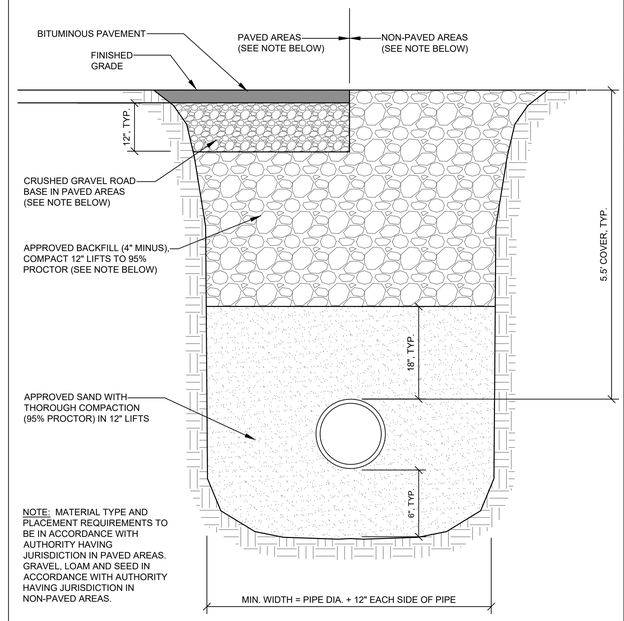
NOTE: THE 2" SERVICE TO BE DR11 IPS HDPE PIPE.



TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE



STANDARD 2" BLOW OFF
NOT TO SCALE



NOTE: MATERIAL TYPE AND PLACEMENT REQUIREMENTS TO BE IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION IN PAVED AREAS. GRAVEL, LOAM AND SEED IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION IN NON-PAVED AREAS.

WATER MAIN TRENCH
NOT TO SCALE

STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
No. 13057
LICENSED PROFESSIONAL ENGINEER

DATE: 5/7/2024

NO.	DATE	REVISIONS
4	05-07-2024	REVISED IN RESPONSE TO STAFF COMMENTNS
3	05-03-2024	SUBMITTED TO MDEP FOR STORMWATER PERMIT
2	04-22-2024	SUBMITTED TO TOWN OF WINDHAM FOR SITE PLAN APPLICATION
1	04-02-2024	REVISED BASED ON STAFF COMMENTS

ADDRESS: 41 CAMPUS DRIVE, SUITE 301, NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com
TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
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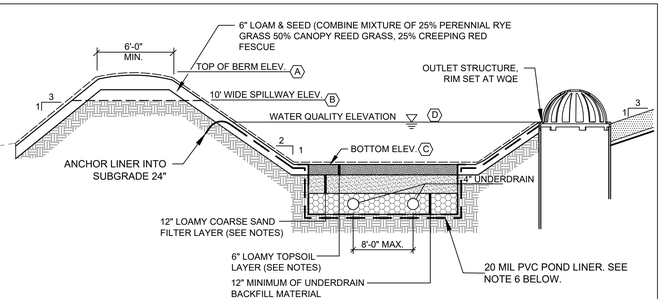
CONSTRUCTION OVERSIGHT NOTES:
1. CONSTRUCTION OVERSIGHT: INSPECTION BY A PROFESSIONAL ENGINEER WILL OCCUR AT A MINIMUM:
   - AFTER THE PRELIMINARY CONSTRUCTION OF THE FILTER GRADES AND ONCE THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED,
   - AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE FILTER MEDIA,
   - AFTER THE FILTER MEDIA HAS BEEN INSTALLED, PLANTED, AND MULCHED. BIO-RETENTION CELLS MUST BE STABILIZED PER THE PROVIDED PLANTING SCHEME AND DENSITY FOR THE CANOPY COVERAGE OF 30 AND 50%.
   - AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS.
2. ALL THE MATERIAL USED FOR THE CONSTRUCTION OF THE FILTER BASIN MUST BE CONFIRMED AS SUITABLE BY THE DESIGN ENGINEER. TESTING MUST BE DONE BY A CERTIFIED LABORATORY TO SHOW THAT THEY ARE PASSING DEP SPECIFICATIONS.
3. TESTING AND SUBMITTALS. THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE OF EACH COMPONENT OF THE FILTER MEDIA. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION. THE CONTRACTOR SHALL:
   - SELECT SAMPLES FOR SAMPLING OF EACH TYPE OF MATERIAL TO BE BLENDED FOR THE MIXED FILTER MEDIA AND SAMPLES OF THE UNDERDRAIN BEDDING MATERIAL. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PIT FACE. SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY.
   - PERFORM A SIEVE ANALYSIS CONFORMING TO STM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COURSE AGGREGATES 1996A) ON EACH TYPE OF THE SAMPLE MATERIAL. THE RESULTING SOIL FILTER MEDIA MIXTURE MUST HAVE 8% TO 12% BY WEIGHT PASSING THE #200 SIEVE, A CLAY CONTENT OF LESS THAN 2% (DETERMINED HYDROMETER GRAIN SIZE ANALYSIS) AND HAVE 10% DRY WEIGHT OF ORGANIC MATTER.
   - PERFORM A PERMEABILITY TEST ON THE SOIL FILTER MEDIA MIXTURE CONFORMING TO ASTM D2434 WITH THE MIXTURE COMPACTED TO 90-92% OF MAXIMUM DRY DENSITY BASED ON ASTM D698.

CONSTRUCTION PHASE NOTES:
CONSTRUCTION SEQUENCE: THE SOIL FILTER MEDIA AND VEGETATION MUST NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE FILTER HAS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURE, 90% VEGETATION COVER, OR OTHER PERMANENT STABILIZATION UNLESS THE RUNOFF FROM THE CONTRIBUTING DRAINAGE AREA IS DIVERTED AROUND THE FILTER UNTIL STABILIZATION IS COMPLETED.

COMPACTION OF SOIL FILTER: FILTER SOIL MEDIA AND UNDERDRAIN BEDDING MATERIAL MUST BE COMPACTED TO BETWEEN 90% AND 92% STANDARD PROCTOR. THE BED SHOULD BE INSTALLED IN AT LEAST 2 LIFTS OF 9 INCHES TO PREVENT POCKETS OF LOOSE MEDIA. OVERCOMPACTION SHOULD BE AVOIDED.

ADJUST DRAWDOWN TIME: AFTER THE FILTER BASIN IS STABILIZED, THE CONTRACTOR SHALL FILL THE BASIN UP TO THE ELEVATION OF THE WATER QUALITY VOLUME WITH CLEAN WATER AND ADJUST THE BALL VALVE TO ACHIEVE A 24-32 HR. RELEASE TIME.

UNDERDRAINED SOIL FILTER SCHEDULE		
A	TOP OF BERM ELEV.	308.75
B	SPILLWAY ELEV.	307.75
C	SURFACE ELEV.	305.75
D	WATER QUALITY ELEV.	307.25
	FILTER SURFACE AREA (SF)	1,517
	WATER QUALITY VOLUME (CF)	2,822



FILTER BASIN
NOT TO SCALE

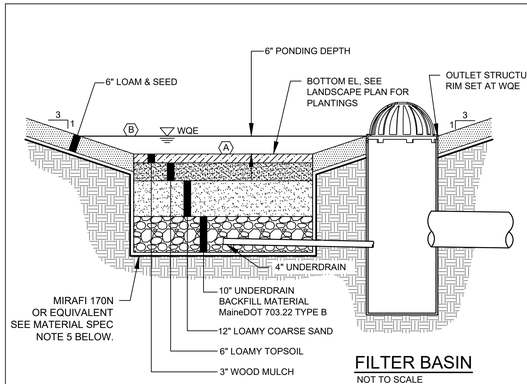
GENERAL NOTES:
1. THE FILTER LAYER AND TOPSOIL LAYER SHALL MEET THE GRADATION REQUIREMENTS IN THE TABLES BELOW AND SHALL CONTAIN LESS THAN 2% CLAY CONTENT, AS DETERMINED BY HYDROMETER TESTING
2. COMPACTION OF THE FILTER AND TOPSOIL LAYERS SHALL BE COMPLETED PRIOR TO SEEDING OR SODDING.
3. A DENSE COVER OF GRASS OR SOD SHALL BE ESTABLISHED AND MAINTAINED ON THE SURFACE TO PREVENT CLOGGING.
4. PLACE NON WOVEN GEOTEXTILE FABRIC (MIRIFI 140N OR APPROVED EQUAL) ON ALL SIDES AND BOTTOM OF SOIL & GRAVEL FILTER AREA.
5. THE BOTTOM OF THE FILTER BASIN SHALL BE PLANTED WITH THE FOLLOWING SEED MIXTURE OR APPROVED ALTERNATIVE:
6. THE CONTRACTOR SHALL CONDUCT A TEST PIT IN THE FILTER AREA IN THE PRESENCE OF CERTIFIED SOIL SCIENTIST PRIOR TO CONSTRUCTION OF THE BASIN TO DETERMINE THE SEASONAL HIGH GROUNDWATER ELEVATION. A PVC LINER MUST BE INSTALLED AS SHOWN ON THE DETAIL AND MUST EXTEND UP THE SIDES OF THE BASIN TO AN ELEVATION 6" ABOVE THE SEASONAL HIGH GW ELEVATION. IF BEDROCK IS ENCOUNTERED BEFORE EVIDENCE OF GROUNDWATER, THE LINER MUST BE INSTALLED UP TO THE WATER QUALITY ELEVATION. THE RESULTS OF THE TEST PIT AND ANY NECESSARY CHANGES TO THE DESIGN SHALL BE SUBMITTED TO MDEP PRIOR TO CONSTRUCTION OF THE FILTER BASINS.

SEED MIXTURE:
CREEPING RED FESCUE: 20 LB/ACRE
TALL FESCUE: 20 LB/ACRE
BIRDSFOOT TREFOIL: 8 LB/ACRE
TOTAL: 48 LBS/ACRE

LOAMY COARSE SAND (12" FILTER LAYER)	
SIEVE #	% PASSING BY WEIGHT
10	85-100
20	70-100
60	15-40
200	8-15

LOAMY TOPSOIL (6" TOP LAYER)	
SIEVE #	% PASSING BY WEIGHT
4	75-95
10	60-90
40	38-85
200	20-70

FILTER BASIN DETAILS
NOT TO SCALE



FILTER BASIN
NOT TO SCALE

UNDERDRAINED BIORETENTION CELL #1 SCHEDULE		
A	SURFACE ELEV.	305.00
B	WATER QUALITY ELEV.	305.50
	TOP OF BERM ELEV	306.85
	SPILLWAY ELEV.	305.75
	FILTER SURFACE AREA (SF)	798
	WATER QUALITY VOLUME (CF)	843

UNDERDRAINED BIORETENTION CELL #2 SCHEDULE		
A	SURFACE ELEV.	307.5
B	WATER QUALITY ELEV.	308.00
	FILTER SURFACE AREA (SF)	511
	WATER QUALITY VOLUME (CF)	766

UNDERDRAINED BIORETENTION CELL #3 SCHEDULE		
A	SURFACE ELEV.	307.00
B	WATER QUALITY ELEV.	307.50
	TOP OF BERM ELEV.	308.90
	SPILLWAY ELEV.	307.75
	FILTER SURFACE AREA (SF)	899
	WATER QUALITY VOLUME (CF)	958

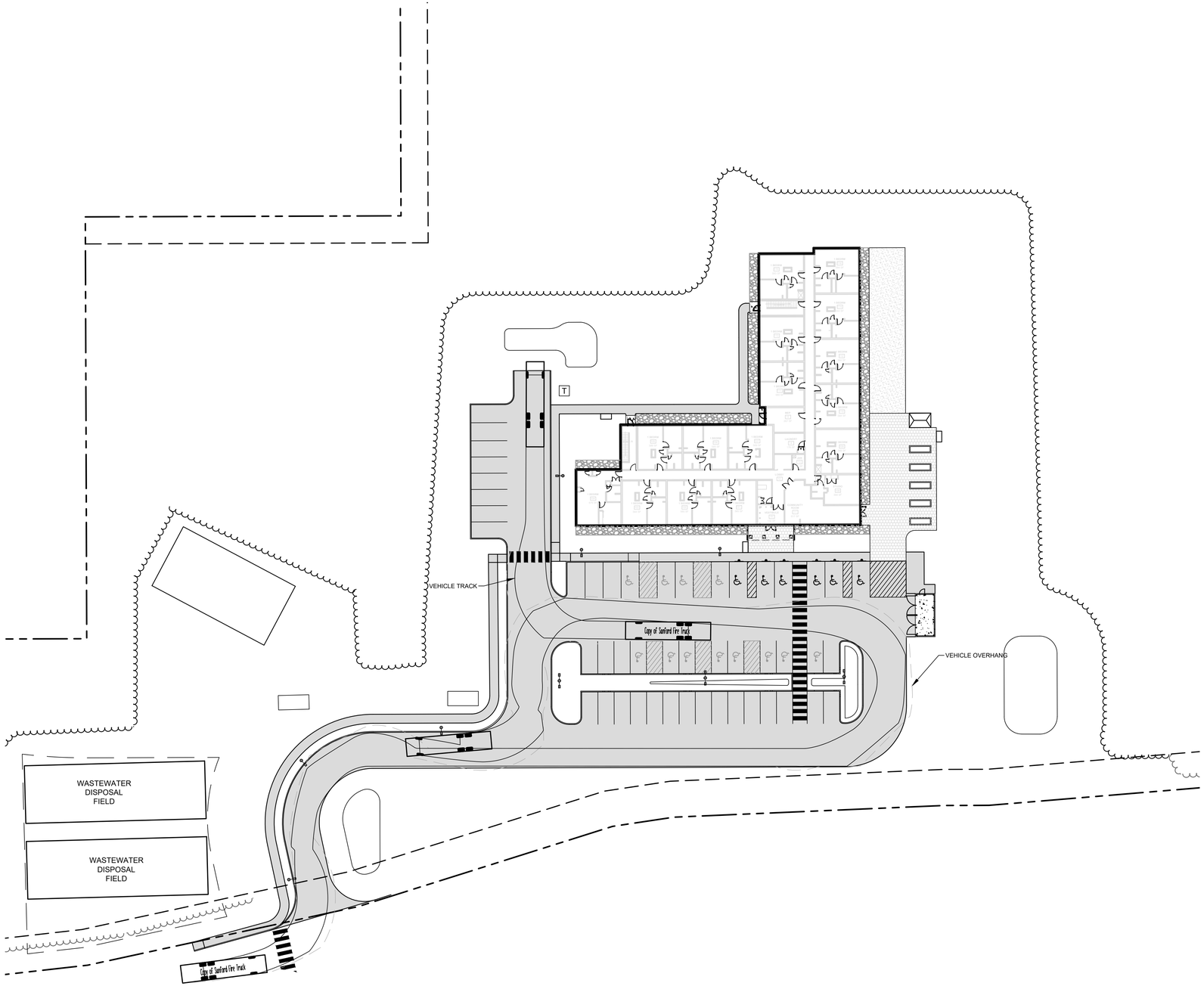
CONSTRUCTION PHASE NOTES:
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2. COMPACTION OF SOIL FILTER: FILTER SOIL MEDIA AND UNDERDRAIN BEDDING MATERIAL MUST BE COMPACTED TO BETWEEN 90% AND 92% STANDARD PROCTOR. THE BED SHOULD BE INSTALLED IN AT LEAST 2 LIFTS OF 9 INCHES TO PREVENT POCKETS OF LOOSE MEDIA.
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MATERIAL SPECIFICATION NOTES:
1. LOAMY TOPSOIL LAYER SHALL BE A NON-CLAYEY (<2% CLAY CONTENT), LOAMY TOPSOIL SUCH AS USDA LOAMY SAND TOPSOIL WITH 5-8% HUMIFIED ORGANIC MATTER. TOPSOIL FROM THE SITE MAY BE APPROPRIATE BUT MUST BE TESTED FOR ORGANIC CONTENT AND CLAY CONTENT (HYDROMETER TEST). THE SOIL MUST BE SCREENED, LOOSE, FRIABLE, AND SHALL BE FREE FROM ADMIXTURES OF SUBSOIL, REFUSE, STONES (GREATER THAN 2 INCHES IN DIAMETER), CLOGS, ROOT AND OTHER UNDESIRABLE FOREIGN MATTER.
2. TOPSOIL SHALL BE GENTLY MIXED WITH THE LOAMY COARSE SAND LAYER TO A DEPTH OF 2"-3".
3. LOAMY COARSE SAND SHALL MEET THE GRADATION REQUIREMENTS OF MaineDOT 703.01.
4. WOOD MULCH SHALL BE A MODERATELY FINE, SHREDDED BARK MULCH WITH LESS THAN 5% PASSING THE #200 SIEVE.
5. UNDERDRAINED BIORETENTION FILTERS 1&2 SHALL USE MIRAFI 170N OR EQUIVALENT AS SPECIFIED. BIORETENTION CELL 3 SHALL USE A 20 MIL PVC LINER.

UNDERDRAINED BIORETENTION CELL DETAILS AND NOTES
NOT TO SCALE

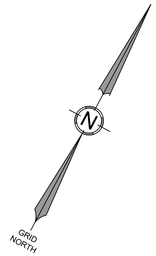
PROJECT: AFFORDABLE HOUSING
ANGLERS ROAD, WINDHAM, ME
SHEET TITLE: UTILITY & SITE DETAILS
PREPARED FOR: DEVELOPERS COLLABORATIVE PREDEVELOPMENT, LLC 631 STEVENS AVENUE PORTLAND, MAINE 04103
RECORD OWNER: THE ROMAN CATHOLIC BISHOP OF PORTLAND 510 OCEAN AVENUE PORTLAND, MAINE 04104
DATE: 02-15-2023
SCALE: AS NOTED
JOB NO: 22-179
SHEET: C-5.3

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LADDER FIRE TRUCK TURNING THROUGH SITE

SCALE: 1" = 30'



VEHICLE MOVEMENT NOTES:

1. VEHICLE MOVEMENTS SHOW HOW A VEHICLE MAY ENTER OR EXIT SITE.
2. VEHICLE PATHS DEVELOPED USING AUTODESK VEHICLE SWEPT PATH ANALYSIS SOFTWARE.
3. VEHICLE PARAMETERS:

95' LADDER TRUCK
TOTAL LENGTH: 47.21'
TOTAL WIDTH: 9.83'
WHEEL BASE: 22.88'
TRACK: 9.83'
FRONT OVERHANG: 7.33'
REAR OVERHANG: 17'
STEERING LOCK ANGLE: 40°

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 INCH = 30 FT.

STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
No. 13057
LICENSED PROFESSIONAL ENGINEER

DATE: 5/7/2024

NO.	DATE	REVISIONS
4	05-07-2024	REVISED IN RESPONSE TO STAFF COMMENTNS
3	05-03-2024	SUBMITTED TO MDEP FOR STORMWATER PERMIT
2	04-22-2024	SUBMITTED TO TOWN OF WINDHAM FOR SITE PLAN APPLICATION
1	04-02-2024	REVISED BASED ON STAFF COMMENTS

ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260
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TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
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PROJECT: AFFORDABLE HOUSING
ANGLERS ROAD, WINDHAM, ME

SHEET TITLE: TURNING TEMPLATES

PREPARED FOR:
DEVELOPERS COLLABORATIVE PREDEVELOPMENT, LLC
631 STEVENS AVENUE
PORTLAND, MAINE 04103

RECORD OWNER:
THE ROMAN CATHOLIC BISHOP OF PORTLAND
510 OCEAN AVENUE
PORTLAND, MAINE 04104

DATE: 02-15-2023
SCALE: 1" = 30'
JOB NO: 22-179
SHEET: C-5.4

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BEACON
design. performance. technology

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

MICRO STRIKE | STRIKE OPTICS

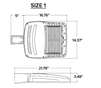


FEATURES

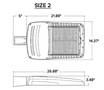
- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

cULus IP65 | DLC LISTED | DLC LISTED PREMIUM | IDA DARK SKY COMPLIANT | BAA | TAA

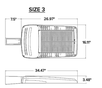
SIZE 1



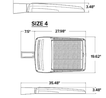
SIZE 2



SIZE 3



SIZE 4



CONTROL TECHNOLOGY

NX Connect | NX | NX | LIGHTGRID

SERVICE PROGRAMS

STOCK QS10

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins and optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40˚C to 40˚C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)

CONTROLS (CONTINUED)

- 0-10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

EPA

	VIP1 (Size 1)	VIP2 (Size 2)	VIP3 (Size 3)	VIP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40˚C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy American(r) Solutions (link to https://www.currentlighting.com/resources/americe-solutions)

WARRANTY

- 5 year warranty

Current

currentlighting.com/beacon

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BEACON
design. performance. technology

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

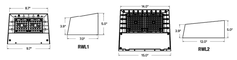
RATIO Wall

RWL1/RWL2 LED WALLPACK

FEATURES

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, Wiscape and 7-Pin with networked controls
- Battery Backup options available for emergency code compliance
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada





	Weight
RWL1	6.5 lbs / 2.95 kg
RWL2	16.5 lbs / 7.48 kg

cULus | DLC LISTED | DLC LISTED PREMIUM

CONTROL TECHNOLOGY

NX Connect | NX | NX | LIGHTGRID

SERVICE PROGRAM

QS10

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 48 or 160 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI/80 CRI) CCT
- Zero uplight distributions
- LED optics provide IES type II, III and IV distributions. Type II only available in RWL2 configurations

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct j-box mount.
- Integral back box contains 1/2" conduit hubs
- Integral back box standard with Dual Driver, Dual Power Feed, NX, Wiscape and battery versions (battery versions for RWL1 only)

ELECTRICAL

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option for all wattages above 35W
- Ambient operating temperature -40˚C to 40˚C
- Driver RoHS and IP66

ELECTRICAL (CONTINUED)

- 10kV Surge Protector optional
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options can not be included in one same fixture.
- Dimming drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than 6" standard.

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- Button photocontrol is suitable for 120-277V operation
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor w/SCAPE® available with in fixture wireless control module, features dimming and occupancy sensor
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Battery Backup suitable for operating temperatures -25˚C to 40˚C. RWL1 battery is 12.5W RWL2 battery is 18W

CONTROLS (CONTINUED)

- Dual Driver and Dual Power Feed options creates product configuration with 2 internal drivers for code compliance
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS

- Listed to UL1598 and CSAC22.2#250.0-24 for wet locations
- IP65 rated housing
- Not all product variations listed in this document are DLC® (DesignLights Consortium Qualified). Refer to designlights.org for most up-to-date list.
- Emergency battery backup options are California Energy Commission (CEC) Title 20 Compliant

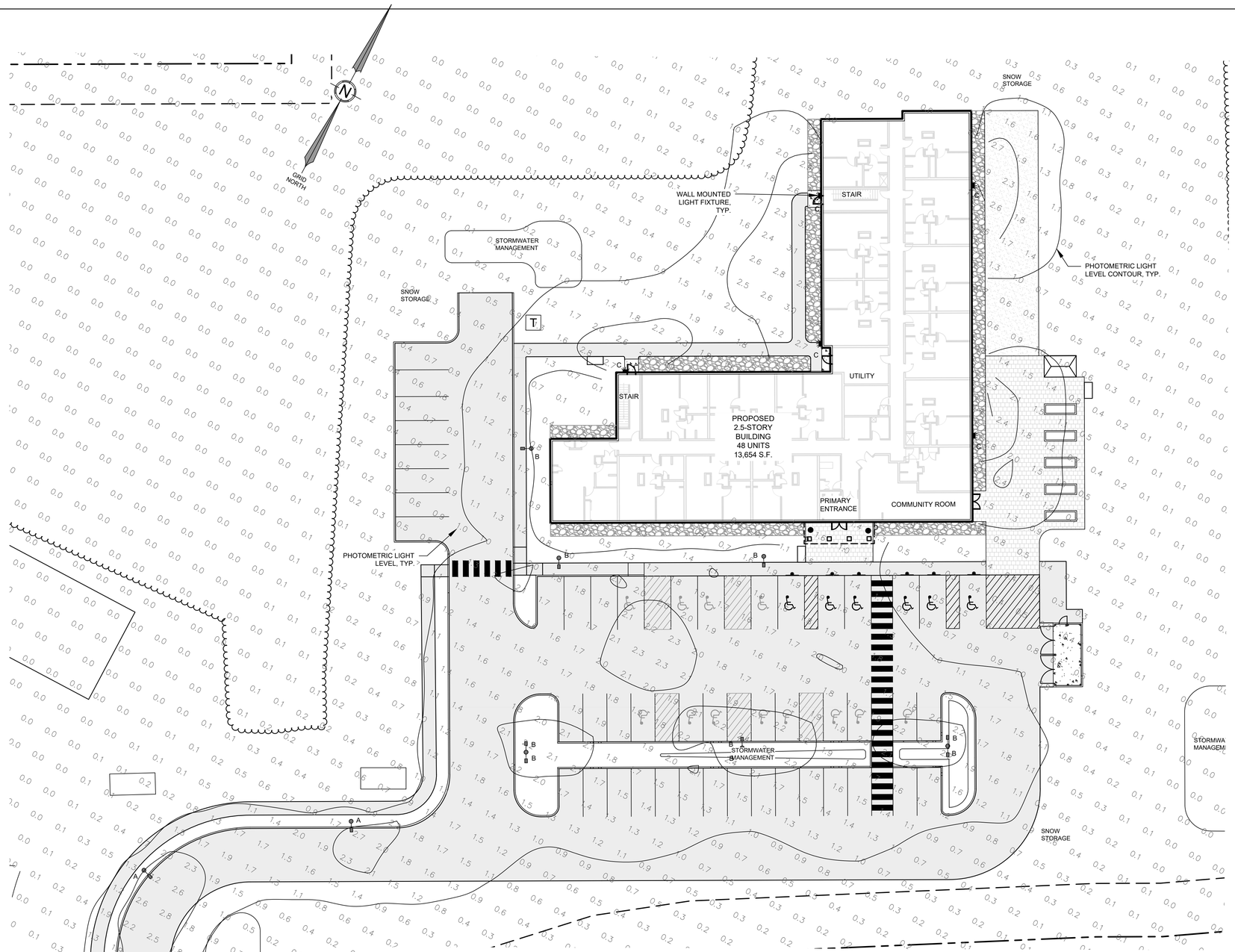
WARRANTY

- 5 year limited warranty

Current

currentlighting.com/beacon

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LIGHT FIXTURE TABLE

LABEL	LIGHT FIXTURE	MANUFACTURER	MANUFACTURERS ID	LUMENS	WATTAGE	NUMBER OF LIGHTS	MOUNTING HEIGHT	MOUNTING LOCATION
A	VIPER	BEACON	VP-ST-1-36L-55-3K7-3	6,933	55	3	20'	POLE
B	VIPER	BEACON	VP-ST-1-36L-55-3K7-4W	6,876	55	9	20'	POLE
C	RATIO	BEACON	RWL1-48L-10-3K7-4W	1,000	10	5	15'	WALL
D	CANOPY FIXTURE	PHILIPS	LEDBULB_60W_E27_A19_830_FR	800	9	2	8'	CANOPY

WINDHAM LIGHTING STANDARDS

STANDARD	REQUIRED VALUE	PROVIDED VALUE
MAX ILLUMINATION AT LOT LINE	0.5 FC	1.1 FC
MAX POLE HEIGHT	25 FT	20 FT

NOTES:
1. LIGHTING PLAN PREPARED USING DESIGN MASTER PHOTOMETRICS SOFTWARE
2. DEPRECIATION FACTOR FOR LED IS 0.90
3. LIGHT LEVELS EXCEED 0.5 FC AT SITE ENTRANCE TO PROVIDE ILLUMINATION FOR VEHICLE AND PEDESTRIAN SAFETY.

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 INCH = 20 FT.

STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
No. 13053
LICENSED PROFESSIONAL ENGINEER

DATE: 5/7/2024

NO.	DATE	REVISIONS
4	05-07-2024	REVISED IN RESPONSE TO STAFF COMMENTNS
3	05-03-2024	SUBMITTED TO MDEP FOR STORMWATER PERMIT
2	04-22-2024	SUBMITTED TO TOWN OF WINDHAM FOR SITE PLAN APPLICATION
1	04-02-2024	REVISED BASED ON STAFF COMMENTS

TERRADYN CONSULTANTS, LLC
CWI Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting
ADDRESS: 41 CAMPUS DRIVE, SUITE 301, NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: AFFORDABLE HOUSING
ANGLERS ROAD, WINDHAM, ME

SHEET TITLE: PHOTOMETRIC PLAN

PREPARED FOR: DEVELOPERS COLLABORATIVE PREDEVELOPMENT, LLC 631 STEVENS AVENUE PORTLAND, MAINE 04103

RECORD OWNER: THE ROMAN CATHOLIC BISHOP OF PORTLAND 510 OCEAN AVENUE PORTLAND, MAINE 04104

DATE: 02-15-2023
SCALE: 1" = 20'
JOB NO: 22-179
SHEET: C-6.0

C:\OD\Terradyn Consultants\Project Folders - Documents\2022 Jobs\22-179 Angler's Road Housing\CAD\Permitting\Photometric Plan\22-179 P.dwg

Town of Windham
Public Works Department
185 Windham Center Rd.
Windham, Maine 04062
Tel: (207) 892-1909
Fax: (207) 892-1916
www.windhammaine.us

July 25, 2024

Laura Reading
Developers Collaborative
637 Stevens Avenue Suite 203
Porltand, ME 04103

Re: 24-15 – Stormwater Discharge– Senior Affordable Housing - Anglers Road –

Dear Ms. Reading,

I am writing to confirm that the Town will allow the proposed development to discharge the overflows from the 3 rain gardens and underdrain soil filter into Town's stormwater collection system. The 15" culvert from the development will be made by coring into the existing 4-ft diameter concrete catch basin located at the beginning of Anglers Road just off the southeast corner of the intersection with Route 302. This catch basin outlets via an 18" culvert to a drain manhole in Route 302 and then crosses Route 302 via a 24" culvert and outlets in a vegetated swale on the west side of Route 302 that ultimately flows to Outlet Brook and the Sebago Lake Basin. Allowance of this connection is based on the estimated stormwater flows presented in the Stormwater Management report dated 4/22/24. Any damage to the existing catch basin while coring to install the 15" culvert must be repaired by the Applicant.

Sincerely,

Mark Arienti
Town Engineer

Cc: Michael Tadema-Wielandt, P.E., Terradyn Consultants, LLC
Steve Puleo, Planning Director
Jon Earle, Public Works Directo

Meg Robinson <meg.robinson@dcmaine.com>

Anglers Road Housing - Approval 24-15 - Condition of Approval #8 Window Fenestration

Stephen J. Puleo <sjpuleo@windhammaine.us> Wed, Jul 24, 2024 at 1:42 PM
To: Michael Tadema-Wielandt <mtw@terradynconsultants.com>
Cc: "meg.robinson@dcmaine.com" <meg.robinson@dcmaine.com>, Barry Yudaken <yudaken@archetypepa.com>, Griffin Wood <griffin@terradynconsultants.com>, Jasmine Lopez <jalopez@windhammaine.us>

Hi Mike,

Thanks for your email. I am satisfied with the architect's fenestration calculations, which meet the approval condition.

I reviewed your files and do not believe you sent the revised Sheet C-1.0 for the board's approval. Please add the approved waivers (if any) and the conditions of approval to the sheet, and I will get the board members to sign the plant for recording.

Please let me know if you have any questions.

Have an amazing day!

Best regards,

STEVE PULEO

PLANNING DIRECTOR • TOWN OF WINDHAM

8 SCHOOL RD • WINDHAM • ME • 04062

SJPULEO@WINDHAMMAINE.US

WWW.WINDHAMMAINE.US

Office: 207-894-5960 x6123 ▪ Direct: 207-777-1927

Mobile: 207-712-1069 ▪ Fax: 207-892-1916

NOTICE: Under Maine's Freedom of Access ("Right to Know") law, documents – including emails – in the possession of public officials about town business are considered public records. This means if anyone asks to see it, we are required to provide it. There are very few exceptions. We welcome citizen comments and want to hear from our constituents, but please keep in mind that what you write in an email is not private and will be made available to any interested party.

PUBLIC HOURS: Monday 7:00-5:00; Tuesday 7:00-6:00; Wednesday 7:00-5:00; Thursday 7:00-4:00; Friday Closed

[Quoted text hidden]



2 NORTH-EAST ELEVATION
1/8" = 1'-0"

FACADE:
EXT WALL = 3,463 SQ. FT
WINDOW AREA (NOT INCLUDING WINDOW TRIM) = 1,043 SQ. FT
PERCENTAGE FENESTRATION = 30%



1 FRONT ELEVATION (SOUTH-EAST)
1/8" = 1'-0"

FACADE:
EXT WALL = 3,730 SQ. FT
WINDOW AREA (NOT INCLUDING WINDOW TRIM)
= 23 WINDOWS x 31.6 SQ. FT + 12 WINDOWS x 17.24 SQ. FT = 933 SQ. FT
PERCENTAGE FENESTRATION = 25%

Prepared For:
Owner
Address
City, State

Consultant:

Architect:
ARCHETYPE ARCHITECTS
48 Union Wharf Portland, Maine 04101
207.772.6022 archetype@archetypepa.com

Project:
WINDHAM SENIOR
Address
City, State

Revisions:

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

Date: 12 MAY 2022

BUILDING ELEVATIONS

A2.01

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
17 STATE HOUSE STATION AUGUSTA, MAINE 04333-0017

DEPARTMENT ORDER

IN THE MATTER OF

DEVELOPERS COLLABORATIVE	) STORMWATER MANAGEMENT LAW
PREDEVELOPMENT LLC & DC ANGLERS LP	)
Windham, Cumberland	)
ANGLERS ROAD DEVELOPMENT	)
L-31149-NJ-A-N (approval)	) FINDINGS OF FACT AND ORDER

Pursuant to the provisions of 38 M.R.S. § 420-D, and Chapters 500 and 502 (06-096 C.M.R. ch.500 and 502, last amended August 12, 2015) of the Department's Regulations, the Department of Environmental Protection (Department) has considered the application of DEVELOPERS COLLABORATIVE REDEVELOPMENT LLC & DC ANGLERS LP (applicants) with the supportive data, agency review comments, and other related materials on file and FINDS THE FOLLOWING FACTS:

1. PROJECT DESCRIPTION:

A. Summary: The applicants propose to construct a stormwater management system for the construction of an affordable, age restricted housing project that consists of a two and half story building containing 48 apartments with associated parking, utilities, and landscaping improvements. The proposed project will result in the creation of 2.55 acres of developed area, which includes 1.24 acres of impervious area. The proposed project is shown on a set of plans, the first of which is titled "Site Plan," prepared by Terradyn Consultants, LLC, and dated February 15, 2023, with the latest revision date on any of the sheets of April 2, 2024. The project site is located on Anglers Road in the Town of Windham.

B. Current Use of the Site: The project site is located a 7.9-acre wooded and undeveloped parcel off Anglers Road with no existing structures in the Town of Windham.

2. STORMWATER STANDARDS:

The proposed project includes approximately 2.55 acres of developed area, of which 1.24 acres are impervious area. It lies within the watershed of Chaffin Pond, a waterbody listed on Maine DEP's list of Lakes at Most Risk from New Development. The applicants submitted a stormwater management plan based on the Basic and General Standards contained in Department Rules, Chapter 500. The proposed stormwater management system consists of three rain gardens, one vegetated underdrained soil filter, and a roof drip edge filter to treat runoff from the site. The proposed project is not required to meet the phosphorus treatment standard contained in Chapter 500(4)(D).

A. Basic Standards:

(1) Erosion and Sedimentation Control: The applicants submitted an Erosion and Sedimentation Control Plan that is based on the performance standards contained in Appendix A of Chapter 500 and the Best Management Practices outlined in the Maine Erosion and Sediment Control BMPs, which were developed by the Department. This plan and plan sheets containing erosion control details were reviewed by, and revised in response to the comments of, by the Department's Bureau of Land Resources' (BLR) Stormwater Engineering Team.

Erosion control details will be included on the final construction plans and the erosion control narrative will be included in the project specifications to be provided to the construction contractor.

(2) Inspection and Maintenance: The applicants submitted a maintenance plan that addresses both short and long-term maintenance requirements. The maintenance plan is based on the standards contained in Appendix B of Chapter 500. This plan was reviewed by, and revised in response to the comments of, BLR. The applicants will be responsible for the maintenance of all common facilities including the stormwater management system.

Storm grit, sediment, and other materials removed from stormwater control structures during maintenance activities must be disposed of in compliance with the Maine Solid Waste Management Rules.

(3) Housekeeping: The proposed project will comply with the performance standards outlined in Appendix C of Chapter 500.

Based on BLR's review of the erosion and sedimentation control plan and the maintenance plan, the Department finds that the proposed project meets the Basic Standards contained in Chapter 500(4)(B) provided that storm grit, sediment, and other materials removed from stormwater management structures are disposed of in compliance with the Maine Solid Waste Management Rules.

B. General Standards:

The applicants' stormwater management plan includes general treatment measures that will mitigate for the increased frequency and duration of channel erosive flows due to runoff from smaller storms, provide for effective treatment of pollutants in stormwater, and mitigate potential temperature impacts. This mitigation is being achieved by using BMPs that will control runoff from no less than 95% of the impervious area and no less than 80% of the developed area. The applicants' stormwater management plan includes general treatment measures that will mitigate for approximately 96% of the impervious area and 80% of the developed area.

The stormwater management system proposed by the applicants was reviewed by, and revised in response to comments from, BLR. After a final review, BLR commented that the proposed stormwater management system is designed in accordance with the Chapter 500 General Standards and recommended that the applicants' design engineer or other qualified professional engineer oversee the construction of the stormwater management system to ensure that it is installed in accordance with the details and notes specified on the approved plans. Within 30 days from completion of the entire system or if the project takes more than one year to complete, at least once per year, the applicants must submit a log of inspection reports detailing the items inspected, photographs taken, and the dates of each inspection to the BLR for review.

Within three months of completion of the entire stormwater management system, the applicants must submit as-built drawings of the stormwater management system, including the stormwater BMPs, to the BLR.

Based on the stormwater system's design and BLR's review, the Department finds that the applicants have made adequate provision to ensure that the proposed project will meet the Chapter 500 General Standards contained in Chapter 500(4)(C) provided that the applicants retain a professional engineer to oversee construction of the stormwater management system and submit as-built drawings to BLR as described above.

C. Discharges to Public Storm Sewer Systems

Stormwater runoff from the proposed project will be discharged into the Town of Windham's storm sewer collection system. The application included a letter, dated July 25, 2024, from the Town of Windham to the applicants documenting the Town's willingness to accept stormwater runoff from the proposed project into the Towns's storm sewer system.

Based on the stormwater system's design, the Department finds that the proposed project will meet the Discharges to Public Storm Sewer Systems Standard contained in Chapter 500(4)(J).

BASED on the above findings of fact, and subject to the conditions listed below, the Department makes the following conclusions pursuant to 38 M.R.S. § 420-D, and Chapters 500 and 502 of the Department's Regulations:

A. The applicants have made adequate provision to ensure that the proposed project will meet the Chapter 500 Basic Standards for: (1) erosion and sediment control; (2) inspection and maintenance; and (4) grading and construction activity provided that storm grit, sediment, and other materials are properly disposed as described in Section 2(A).

B. The applicants have made adequate provision to ensure that the proposed project will meet the Chapter 500 General Standards provided the applicants retain a professional

engineer to oversee construction of the stormwater management system and submit as-built drawings to BLR as described in Section 2(B).

C. The applicants have made adequate provision to ensure that the proposed project will meet the Chapter 500 standards for discharges to public storm sewer systems.

THEREFORE, the Department APPROVES the above noted application of DEVELOPERS COLLABORATIVE REDEVELOPMENT LLC & DC ANGLERS LP to construct a stormwater management system as described above in Windham, Maine, SUBJECT TO THE FOLLOWING CONDITIONS, and all applicable standards and regulations:

1. The Standard Conditions of Approval, a copy attached.

2. In addition to any specific erosion control measures described in this order, the applicants shall take all necessary actions to ensure that its activities or those of its agents do not result in noticeable erosion of soils or fugitive dust emissions on the site during the construction and operation of the project covered by this approval.

3. Severability. The invalidity or unenforceability of any provision, or part thereof, of this License shall not affect the remainder of the provision or any other provisions. This License shall be construed and enforced in all respects as if such invalid or unenforceable provision or part thereof had been omitted.

4. Storm grit, sediment, and other materials removed from stormwater control structures shall be disposed of in compliance with the Maine Solid Waste Management Rules.

5. The applicants shall retain the design engineer or other qualified professional to oversee the construction of the stormwater management structures according to the details and notes specified on the approved plans. Within 30 days of completion of the entire system or if the project takes more than one year to complete, at least once per year, the applicants shall submit a log of inspection reports detailing the items inspected, photographs taken, and dates of each inspection to the BLR for review.

6. Within three months of completion of the stormwater management system, the applicants shall submit as-built drawings of the stormwater management system, including the stormwater BMPs, to the BLR.

THIS APPROVAL DOES NOT CONSTITUTE OR SUBSTITUTE FOR ANY OTHER REQUIRED STATE, FEDERAL OR LOCAL APPROVALS NOR DOES IT VERIFY COMPLIANCE WITH ANY APPLICABLE SHORELAND ZONING ORDINANCES.

DONE AND DATED IN AUGUSTA, MAINE, THIS 19th OF AUGUST, 2024

DEPARTMENT OF ENVIRONMENTAL PROTECTION

BY:_____
For: Melanie Loyzim, Commissioner

PLEASE NOTE THE ATTACHED SHEET FOR GUIDANCE ON APPEAL PROCEDURES.

CN/L31149AN/ATS #92442

FILED
August 19th, 2024
State of Maine
Board of Environmental Protection

STORMWATER STANDARD CONDITIONS

STRICT CONFORMANCE WITH THE STANDARD AND SPECIAL CONDITIONS OF THIS APPROVAL IS NECESSARY FOR THE PROJECT TO MEET THE STATUTORY CRITERIA FOR APPROVAL

Standard conditions of approval. Unless otherwise specifically stated in the approval, a department approval is subject to the following standard conditions pursuant to Chapter 500 Stormwater Management Law.

(1) Approval of variations from plans. The granting of this approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the permittee. Any variation from these plans, proposals, and supporting documents must be reviewed and approved by the department prior to implementation. Any variation undertaken without approval of the department is in violation of 38 M.R.S. §420-D(8) and is subject to penalties under 38 M.R.S. §349.

(2) Compliance with all terms and conditions of approval. The applicant shall submit all reports and information requested by the department demonstrating that the applicant has complied or will comply with all terms and conditions of this approval. All preconstruction terms and conditions must be met before construction begins.

(3) Advertising. Advertising relating to matters included in this application may not refer to this approval unless it notes that the approval has been granted WITH CONDITIONS, and indicates where copies of those conditions may be obtained.

(4) Transfer of project. Unless otherwise provided in this approval, the applicant may not sell, lease, assign, or otherwise transfer the project or any portion thereof without written approval by the department where the purpose or consequence of the transfer is to transfer any of the obligations of the developer as incorporated in this approval. Such approval may only be granted if the applicant or transferee demonstrates to the department that the transferee agrees to comply with conditions of this approval and the proposals and plans contained in the application and supporting documents submitted by the applicant. Approval of a transfer of the permit must be applied for no later than two weeks after any transfer of property subject to the license.

(5) Time frame for approvals. If the construction or operation of the activity is not begun within four years, this approval shall lapse and the applicant shall reapply to the department for a new approval. The applicant may not begin construction or operation of the project until a new approval is granted. A reapplication for approval may include information submitted in the initial application by reference. This approval, if construction is begun within the four-year time frame, is valid for seven years. If construction is not completed within the seven-year time frame, the applicant must reapply for, and receive, approval prior to continuing construction.

(6) Certification. Contracts must specify that "all work is to comply with the conditions of the Stormwater Permit." Work done by a contractor or subcontractor pursuant to this approval may not begin before the contractor and any subcontractors have been shown a copy of this approval with the conditions by the permittee, and the permittee and each contractor and subcontractor has certified, on a form provided by the department, that the approval and conditions have been received and read, and that the work will be carried out in accordance with the approval and conditions. Completed certification forms must be forwarded to the department.

(7) Maintenance. The components of the stormwater management system must be adequately maintained to ensure that the system operates as designed, and as approved by the Department. If maintenance responsibility is to be transferred from the permittee to another entity, a transfer request must be filed with the Department which includes the name and contact information for the person or entity responsible for this maintenance. The form must be signed by the responsible person or agent of the responsible entity.

(8) Recertification requirement. Within three months of the expiration of each five-year interval from the date of issuance of the permit, the permittee shall certify the following to the department.

(a) All areas of the project site have been inspected for areas of erosion, and appropriate steps have been taken to permanently stabilize these areas.

(b) All aspects of the stormwater control system are operating as approved, have been inspected for damage, wear, and malfunction, and appropriate steps have been taken to repair or replace the system, or portions of the system, as necessary.

(c) The stormwater maintenance plan for the site is being implemented as approved by the Department, and the maintenance log is being maintained.

(d) All proprietary systems have been maintained according to the manufacturer's recommendations. Where required by the Department, the permittee shall execute a 5-year maintenance contract with a qualified professional for the coming 5-year interval. The maintenance contract must include provisions for routine inspections, cleaning and general maintenance.

(e) The Department may waive some or all of these recertification requirements on a case-by-case basis for permittees subject to the Department's Multi-Sector General Permit ("MSGP") and/or Maine Pollutant Discharge Elimination System ("MEPDES") programs where it is demonstrated that these programs are providing stormwater control that is at least as effective as required pursuant to this Chapter.

(9) Transfer of property subject to the license. If any portion of the property subject to the license containing areas of flow or areas that are flooded are transferred to a new property owner, restrictive covenants protecting these areas must be included in any deeds or leases, and recorded at the appropriate county registry of deeds. Also, in all transfers of such areas and areas containing parts of the stormwater management system, deed restrictions must be included making the property transfer subject to all applicable terms and conditions of the permit. These terms and conditions must be incorporated by specific and prominent reference to the permit in the deed. All transfers must include in the restrictions the requirement that any subsequent transfer must specifically include the same restrictions unless their removal or modification is approved by the Department. These restrictions must be written to be enforceable by the Department and must reference the permit number.

(10) Severability. The invalidity or unenforceability of any provision, or part thereof, of this permit shall not affect the remainder of the provision or any other provisions. This permit shall be construed and enforced in all respects as if such invalid or unenforceable provision or part thereof had been omitted.

DEP INFORMATION SHEET

Appealing a Department Licensing Decision

Dated: August 2021 **Contact: (207) 314-1458**

SUMMARY

This document provides information regarding a person's rights and obligations in filing an administrative or judicial appeal of a licensing decision made by the Department of Environmental Protection's (DEP) Commissioner.

Except as provided below, there are two methods available to an aggrieved person seeking to appeal a licensing decision made by the DEP Commissioner: (1) an administrative process before the Board of Environmental Protection (Board); or (2) a judicial process before Maine's Superior Court. An aggrieved person seeking review of a licensing decision over which the Board had original jurisdiction may seek judicial review in Maine's Superior Court.

A judicial appeal of final action by the Commissioner or the Board regarding an application for an expedited wind energy development (35-A M.R.S. § 3451(4)) or a general permit for an offshore wind energy demonstration project (38 M.R.S. § 480-HH(1)) or a general permit for a tidal energy demonstration project (38 M.R.S. § 636-A) must be taken to the Supreme Judicial Court sitting as the Law Court.

I. ADMINISTRATIVE APPEALS TO THE BOARD

LEGAL REFERENCES

A person filing an appeal with the Board should review Organization and Powers, 38 M.R.S. §§ 341-D(4) and 346; the Maine Administrative Procedure Act, 5 M.R.S. § 11001; and the DEP's *Rule Concerning the Processing of Applications and Other Administrative Matters* (Chapter 2), 06-096 C.M.R. ch. 2.

DEADLINE TO SUBMIT AN APPEAL TO THE BOARD

Not more than 30 days following the filing of a license decision by the Commissioner with the Board, an aggrieved person may appeal to the Board for review of the Commissioner's decision. The filing of an appeal with the Board, in care of the Board Clerk, is complete when the Board receives the submission by the close of business on the due date (5:00 p.m. on the 30th calendar day from which the Commissioner's decision was filed with the Board, as determined by the received time stamp on the document or electronic mail). Appeals filed after 5:00 p.m. on the 30th calendar day from which the Commissioner's decision was filed with the Board will be dismissed as untimely, absent a showing of good cause.

HOW TO SUBMIT AN APPEAL TO THE BOARD

An appeal to the Board may be submitted via postal mail or electronic mail and must contain all signatures and required appeal contents. An electronic filing must contain the scanned original signature of the appellant(s). The appeal documents must be sent to the following address.

Chair, Board of Environmental Protection
c/o Board Clerk
17 State House Station
Augusta, ME 04333-0017
ruth.a.burke@maine.gov

The DEP may also request the submittal of the original signed paper appeal documents when the appeal is filed electronically. The risk of material not being received in a timely manner is on the sender, regardless of the method used.

At the time an appeal is filed with the Board, the appellant must send a copy of the appeal to: (1) the Commissioner of the DEP (Maine Department of Environmental Protection, 17 State House Station, Augusta, Maine 04333-0017); (2) the licensee; and if a hearing was held on the application, (3) any intervenors in that hearing proceeding. **Please contact the DEP at 207-287-7688 with questions or for contact information regarding a specific licensing decision.**

REQUIRED APPEAL CONTENTS

A complete appeal must contain the following information at the time the appeal is submitted.

1. *Aggrieved status*. The appeal must explain how the appellant has standing to bring the appeal. This requires an explanation of how the appellant may suffer a particularized injury as a result of the Commissioner's decision.
2. *The findings, conclusions, or conditions objected to or believed to be in error.* The appeal must identify the specific findings of fact, conclusions of law, license conditions, or other aspects of the written license decision or of the license review process that the appellant objects to or believes to be in error.
3. *The basis of the objections or challenge.* For the objections identified in Item #2, the appeal must state why the appellant believes that the license decision is incorrect and should be modified or reversed. If possible, the appeal should cite specific evidence in the record or specific licensing criteria that the appellant believes were not properly considered or fully addressed.
4. *The remedy sought.* This can range from reversal of the Commissioner's decision on the license to changes in specific license conditions.
5. *All the matters to be contested*. The Board will limit its consideration to those matters specifically raised in the written notice of appeal.
6. *Request for hearing.* If the appellant wishes the Board to hold a public hearing on the appeal, a request for hearing must be filed as part of the notice of appeal, and it must include an offer of proof regarding the testimony and other evidence that would be presented at the hearing. The offer of proof must consist of a statement of the substance of the evidence, its relevance to the issues on appeal, and whether any witnesses would testify. The Board will hear the arguments in favor of and in opposition to a hearing on the appeal and the presentations on the merits of an appeal at a regularly scheduled meeting. If the Board decides to hold a public hearing on an appeal, that hearing will then be scheduled for a later date.
7. *New or additional evidence to be offered.* If an appellant wants to provide evidence not previously provided to DEP staff during the DEP's review of the application, the request and the proposed supplemental evidence must be submitted with the appeal. The Board may allow new or additional evidence to be considered in an appeal only under limited circumstances. The proposed supplemental evidence must be relevant and material, and (a) the person seeking to add information to the record must show due diligence in bringing the evidence to the DEP's attention at the earliest possible time in the licensing process; or (b) the evidence itself must be newly discovered and therefore unable to have been presented earlier in the process. Requirements for supplemental evidence are set forth in Chapter 2 § 24.

OTHER CONSIDERATIONS IN APPEALING A DECISION TO THE BOARD

1. *Be familiar with all relevant material in the DEP record.* A license application file is public information, subject to any applicable statutory exceptions, and is made accessible by the DEP. Upon request, the DEP will make application materials available to review and photocopy during normal working hours. There may be a charge for copies or copying services.

2. *Be familiar with the regulations and laws under which the application was processed, and the procedural rules governing the appeal.* DEP staff will provide this information upon request and answer general questions regarding the appeal process.
3. *The filing of an appeal does not operate as a stay to any decision.* If a license has been granted and it has been appealed, the license normally remains in effect pending the processing of the appeal. Unless a stay of the decision is requested and granted, a licensee may proceed with a project pending the outcome of an appeal, but the licensee runs the risk of the decision being reversed or modified as a result of the appeal.

WHAT TO EXPECT ONCE YOU FILE A TIMELY APPEAL WITH THE BOARD

The Board will acknowledge receipt of an appeal, and it will provide the name of the DEP project manager assigned to the specific appeal. The notice of appeal, any materials admitted by the Board as supplementary evidence, any materials admitted in response to the appeal, relevant excerpts from the DEP's administrative record for the application, and the DEP staff's recommendation, in the form of a proposed Board Order, will be provided to Board members. The appellant, the licensee, and parties of record are notified in advance of the date set for the Board's consideration of an appeal or request for a hearing. The appellant and the licensee will have an opportunity to address the Board at the Board meeting. The Board will decide whether to hold a hearing on appeal when one is requested before deciding the merits of the appeal. The Board's decision on appeal may be to affirm all or part, affirm with conditions, order a hearing to be held as expeditiously as possible, reverse all or part of the decision of the Commissioner, or remand the matter to the Commissioner for further proceedings. The Board will notify the appellant, the licensee, and parties of record of its decision on appeal.

II. JUDICIAL APPEALS

Maine law generally allows aggrieved persons to appeal final Commissioner or Board licensing decisions to Maine's Superior Court (see 38 M.R.S. § 346(1); 06-096 C.M.R. ch. 2; 5 M.R.S. § 11001; and M.R. Civ. P. 80C). A party's appeal must be filed with the Superior Court within 30 days of receipt of notice of the Board's or the Commissioner's decision. For any other person, an appeal must be filed within 40 days of the date the decision was rendered. An appeal to court of a license decision regarding an expedited wind energy development, a general permit for an offshore wind energy demonstration project, or a general permit for a tidal energy demonstration project may only be taken directly to the Maine Supreme Judicial Court. See 38 M.R.S. § 346(4).

Maine's Administrative Procedure Act, DEP statutes governing a particular matter, and the Maine Rules of Civil Procedure must be consulted for the substantive and procedural details applicable to judicial appeals.

ADDITIONAL INFORMATION

If you have questions or need additional information on the appeal process, for administrative appeals contact the Board Clerk at 207-287-2811 or the Board Executive Analyst at 207-314-1458 bill.hinkel@maine.gov, or for judicial appeals contact the court clerk's office in which the appeal will be filed.

Note: This information sheet, in conjunction with a review of the statutory and regulatory provisions referred to herein, is provided to help a person to understand their rights and obligations in filing an administrative or judicial appeal. The DEP provides this information sheet for general guidance only; it is not intended for use as a legal reference. Maine law governs an appellant's rights.

Janet T. Mills
Governor

Sara Gagné-Holmes
Acting Commissioner

Maine Department of Health and Human Services
Maine Center for Disease Control and Prevention
11 State House Station
286 Water Street
Augusta, Maine 04333-0011
Tel; (207) 287-8016; Fax (207) 287-2887
TTY: Dial 711 (Maine Relay)

September 17, 2024

DC Anglers LP
Developers Collaborative Predevelopment, LLC
631 Steven's Avenue, Suite 203
Portland, ME 04103
Attention: Meg Robinson

Subject: Approval, Angler's Road Windham Affordable Housing

Dear Ms. Robinson:

The Division of Environmental Health has completed a review of a design for an engineered subsurface wastewater disposal system design, to serve forty-eight 1-bedroom or studio units. The HHE-200 Form dated July2, 2024 was prepared by James Logan, S.E. The system was designed by Terradyn Consultants, LLC, with plans signed and stamped by Michael Tadema-Wielandt, P.E.

Hereinafter, the term "design engineer" shall refer collectively to Terradyn Consultants, LLC, its staff, and its representatives unless otherwise specified; and the term "owner" shall refer collectively to Developers Collaborative Predevelopment, LLC, its staff, and its representatives unless otherwise specified.

Design Flow

The design flow is 5,760 gallons per day (gpd), based upon Table 5C of the Maine State Plumbing Code, Subsurface Wastewater Disposal Rules (Rules). The design flow of 5,760 gpd is approved with the notation that the suitability of the design flow is the responsibility of the design engineer.

Treatment Tank(s)

The design includes two 6,000-gallon pretreatment septic tanks feed three Fuji clean CE30 units which treat the wastewater before being pumped to the six-foot diameter valve pit chamber for distribution within the disposal field.

Disposal Areas

The proposed disposal field is comprised of 120 concrete chambers in two 24 ft. by 80 ft pods.

Soils

The soils have been identified as 5 C per the Rules by James Logan, S.E.

Mounding Analysis

The proposed system will not result in groundwater mounding sufficient to maintain the separation specified in Table 5F of the Rules, according to the report dated June 12, 2024 by Brian Flynn, PE for Mark Cenci Geologic INC.

Site Transmission Analysis

The proposed system design demonstrates that the native soil and/or fill material will have sufficient capacity to prevent wastewater from surfacing downgradient of the disposal field, according to the report dated June 12, 2024 by Brian Flynn, PE for Mark Cenci Geologic INC.

Well Setback

There are no potable water supply wells reported within 300 feet of the proposal.

Interagency Review

This project was reviewed by The Maine Department of Environmental Protection (MDEP) pursuant to the Site Memorandum of Understanding between DHHS and DEP, dated in May 2023. Review of the proposed on-site engineered subsurface wastewater disposal system included: (1) the geology of the project area and vicinity, (2) effects of the project on groundwater and surface water quality, and (3) public and private uses of groundwater and surface water resources in the project area and vicinity. The review found no reason to believe that normal operation of the proposed engineered subsurface wastewater disposal system will result in unreasonable adverse impact on the natural environment or other uses of groundwater and surface water, and provided that the system is properly constructed and maintained.

The Maine DEP reviewer adds:
The project site is located on a significant sand and gravel aquifer (MGS), and is located in the watershed of a waterbody most at risk from development (Chapter 502, DEP regulations).
The proposed engineered system is not located in a flood zone (FEMA), a shoreland zone (38 MRS section 435), or in the vicinity of wetlands as mapped by the National Wetlands Inventory.

Miscellaneous

This design requires a minimum lot size rule waiver which is attached to this letter.

The design engineer and the Division met and discussed the proposal on December 8, 2023, pursuant to Section 11.2.a of the Rules.

Findings

The system meets the Rules, unless otherwise noted. Therefore, the design is approved with the following conditions and comments:

1. The owner must retain the design engineer to oversee construction. The constructed system may not be used unless all pertinent requirements of the Rules have been met.

2. Construction must not commence until the owner has obtained the necessary plumbing permit from the Local Plumbing Inspector (LPI).

3. The design engineer must provide sufficient supervision to assure that the system is constructed as designed and in accordance with the code and other regulations. Attention must be given to site preparation, fill selection and placement, installation of pipes, mechanical and electrical systems.

4. The design engineer must provide the owner and this office with a brief report on the construction including any unexpected conditions encountered and any changes made from the approved drawings. The LPI must not issue the Certificate of Approval until the LPI has received the aforementioned report from the design engineer.

5. The design engineer must test all systems prior to acceptance by the owner. The testing must determine whether the components were correctly installed and whether they function as designed. This includes confirmation that flow dividing devices or configurations function as intended.

6. The design engineer, with the concurrence of the LPI must determine when the site conditions are suitable for construction.

7. Construction must cease whenever the design engineer determines that the site conditions, or workmanship, or materials are unacceptable.

8. The owner and design engineer must inform the LPI of the proposed construction schedule and must also inform the LPI of the progress of construction. They must cooperate fully with the LPI in scheduling any inspections and providing any equipment necessary for the inspection.

9. The design engineer must provide the owner with an Operations and Maintenance Manual containing written recommendations for the operation and maintenance of the system including inspection and pumping schedules and record keeping procedures.

10. The owner must operate the system within the requirements of Rules and the limitations of this design.

11. The owner must inform the LPI and the design engineer of any operational problem and/or malfunction.

12. The Local Plumbing Inspector must inspect the engineered disposal system in accordance with Section 11 Letter I of the Rules. In addition, the property owner must retain the design engineer to inspect the construction of the system. The inspection must be sufficient for the design engineer to determine that the system was installed as designed.

13. This approval is only for the rules administered by this office, and it does not consider other federal, state or local regulations. The owner is responsible for compliance with any other pertinent regulations.

14. By accepting this approval and the associated plumbing permit, the owner agrees to comply fully with the conditions of approval and the Subsurface Wastewater Disposal Rules.

15. The design relies on the proper operation of three FujiClean CE-30 advanced treatment units. The three FujiClean Advanced Treatment Units are to be installed and maintained by the appropriate professionals according to the manufacturer's recommendations. Inspections every six months of these units are to include laboratory analysis of the effluent for at least BOD and TSS. As the design is utilizing a 50% reduction of the disposal area size, a wastewater strength of 30 mg/l or less is required (Table 5B). Both the Department or Health and Human Services and the Department of Environmental Protection must be notified within five business days if any effluent quality data fail to meet the treatment goals specified in this application. All records of the sampling and all effluent quality data must be maintained on site and must be provided to the Department of Health and Human Services, the Department of Environmental Protection, and the local LPI on demand. This requirement should be added to the Operations and Maintenance Manual for the System. The Division of

Environmental and Community Health reserves the right to increase or decrease the frequency of this sampling. The owners may appeal to the Division for a reduced frequency of sampling after five years of laboratory data is gathered at comparable times of the year. A revised copy of the manual including the effluent sampling, data retention and notification requirements should be sent in PDF form to the Department and used by the maintenance staff.

Based upon this approval of the design, the LPI may issue the permit required for an engineered system.

Because installation and owner maintenance have a significant effect on the working order of onsite sewage disposal systems, including their components, the Division makes no representation or guarantee as to the efficiency and/or operation of the system.

Should you have any questions, please feel free to contact me at (207) 287-5695, or by e-mail at alex.l.pugh@maine.gov.

Sincerely,

Alexander L. Pugh

Alexander L. Pugh
Senior Environmental Hydrogeologist
Division of Environmental and Community Health
Drinking Water Program

ec:

Chuck Daigle, L.P.I. via e-mail
Michael Tadema-Wielandt, P.E. via e-mail
William Noble, MDEP

Janet T. Mills
Governor

Sara Gagné-Holmes
Acting Commissioner

Maine Department of Health and Human Services
Maine Center for Disease Control and Prevention
11 State House Station
286 Water Street
Augusta, Maine 04333-0011
Tel; (207) 287-8016; Fax (207) 287-2887
TTY: Dial 711 (Maine Relay)

July 25, 2024

Developer's Collaborative Predeveopment, LLC
630 Stevens Avenue
Portland, ME 04104

Local Agent: James Logan

Subject: Approval, Minimum Lot Size Waiver, Affordable Housing, Angler Rd.,Windham

Dear Mr. Logan:

The Division has reviewed a minimum lot size waiver application for the subject property. The proposal is to install a subsurface wastewater disposal system to serve an apartment building with 48 1-bedroom units. This application was submitted in accordance with Title 12 MRSA §4807-B. The lot has approximately 7.89 acres of land, whereas 8.82 acres/square feet are required. The lot would be served by a municipal water and onsite sewage disposal.

Pursuant to the language provided in 12 MRSA §4807-B, which is the sole basis for our review, we find that the subsurface wastewater disposal system design prepared by Michael Tadema-Wielandt, PE of Terradyn Consultants on June 20, 2024, and submitted with the application is not considered to be likely to lower the water quality of, or otherwise pose a threat to, any lake, pond, stream, river or tidal waters, any underground water supply, or to the public health, safety and general welfare.

This approval is based only on the rules administered by this Department. The approval of the septic system for this proposal does not relieve the property owner from compliance with all other state and local requirements for licensing, permitting, system installation and/or use.

Because installation and owner maintenance has a significant effect on the working order of onsite sewage disposal systems, including their components, the Division makes no representation or guarantee as to the efficiency and/or operation of the system.

If you have any questions, please feel free to contact me at (207) 287-5695.

Sincerely,

Alexander L. Pugh

Alexander Pugh
Sr. Environmental Hydrogeologist
Subsurface Wastewater Unit
Drinking Water Program
286 Water Street, Augusta, ME 04333

MAINE REAL ESTATE TAX-Paid

QUITCLAIM DEED WITH COVENANT

DLN: 1002440287356

KNOW ALL BY THESE PRESENTS,

THAT, the Roman Catholic Bishop of Portland, a body politic and corporation sole, created and existing under the laws of the State of Maine, and having its chancery in Portland, County of Cumberland and State of Maine ("Grantor"), in consideration of One Dollar ($1.00) and other valuable considerations paid by DC Bunkers LLC, a Maine limited liability company with a place of business and mailing address of 631 Stevens Avenue, Suite 203, Portland, Maine 04103 ("Grantee") the receipt of which consideration it does hereby acknowledge, does hereby GRANT to the said Grantee, with Quitclaim Covenant, the following described real estate located on Angler's Road in Windham, Cumberland County, Maine:

See attached Exhibit A incorporated herein by reference.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging to the said Grantee, its successors and assigns forever.

In Witness Whereof, the said Roman Catholic Bishop of Portland, a body politic and corporation sole. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by James T. Ruggieri, Roman Catholic Bishop of Portland, thereunto duly authorized, according to the discipline and government of the Roman Catholic Church and the laws of the State of Maine, this 10 day of September in the year of our Lord Two Thousand and Twenty-Four.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF

ROMAN CATHOLIC BISHOP OF PORTLAND

By: + James T. Ruggieri
James T. Ruggieri
Roman Catholic Bishop of Portland

STATE OF Maine
County of Cumberland, ss. September 10, 2024

Personally appeared the above named James T. Ruggieri in his capacity as the Roman Catholic Bishop of Portland, a corporation sole, and acknowledged the above instrument to be his free act and deed in his said capacity and the free act and deed of said corporation sole.

Before me,

Notary Public

CHRISTINE T. PITTEROFF
Notary Public - Maine
My Commission Expires
April 17, 2026

Exhibit A

A certain lot or parcel of land situated on the northwesterly side of Angler's Road in the Town of Windham, County of Cumberland, State of Maine, and being more particularly described as follows:

Beginning at a 5/8" rebar found on the northwesterly sideline of Angler's Road at the southerly corner of Lot 115 as depicted on a plan entitled "Revised Plan of Pettengill Shores for Clough & Maxim Co." dated May 1927 and recorded in the Cumberland County Registry of Deeds in Plan Book 17, Page 52;

1) Thence S 57° 14' 13" W along the northwesterly sideline of said Angler's Road a distance of 150.48 feet to the easterly corner of the southeasterly terminus of a private way shown as Howard Avenue on said Plan;

2) Thence S 61° 48' 40" W along the northwesterly sideline of said Angler's Road a distance of 25.00 feet to the southerly corner of the southeasterly terminus of said Howard Avenue;

3) Thence S 59° 31' 13" W along the northwesterly sideline of said Angler's Road a distance of 150.12 feet;

4) Thence S 53° 26' 13" W along the northwesterly sideline of said Angler's Road a distance of 34.27 feet;

5) Thence S 44° 29' 17" W along the northwesterly sideline of said Angler's Road a distance of 121.62 feet to the easterly corner of the southeasterly terminus of a private way shown as Summer Avenue on said Plan;

6) Thence S 44° 29' 17" W along the northwesterly sideline of said Angler's Road a distance of 26.19 feet to the southerly corner of the southeasterly terminus of said Summer Avenue;

7) Thence S 49° 46' 06" W along the northwesterly sideline of said Angler's Road a distance of 153.38 feet;

8) Thence S 55° 34' 16" W along the northwesterly sideline of said Angler's Road a distance of 86.37 feet;

9) Thence S 64° 39' 42" W along the northwesterly sideline of said Angler's Road a distance of 64.24 feet to the easterly corner of the southeasterly terminus of a private way shown as Spear Avenue on said Plan;

10) Thence N 28° 11' 20" W along the northeasterly sideline of said Spear Avenue a

distance of 210.19 to a capped 5/8" rebar (to be set). Said rebar being S 28° 11' 20" E a distance of 11.00 feet from the southerly corner of Lot 28 as depicted on said Plan;

11) Thence N 61° 48' 40" E a distance of 150.00 feet to a capped 5/8" rebar (to be set). Said rebar being S 28° 11' 20" E a distance of 11.00 feet from the easterly corner of said Lot 28;

12) Thence N 28° 11' 20" W along the northeasterly sideline of lots 28, 29, 30, and 31 as depicted on said Plan a distance of 211.00 feet to the southerly corner of Lot 50 as depicted on said Plan;

13) Thence N 61° 48' 40" E along the southeasterly sideline of said Lot 50 a distance of 150.00 feet to the southwesterly sideline of said Summer Avenue;

14) Thence continuing N 61° 48' 40" E crossing said Summer Avenue a distance of 25.00 feet to the northeasterly sideline of said Summer Avenue;

15) Thence N 28° 11' 20" W along the northeasterly sideline of said Summer Avenue a distance of 150.00 feet to the southerly corner of Lot 69 as depicted on said Plan;

16) Thence N 61° 48' 40' E along the southeasterly sideline of said Lot 69 a distance of 150.00 feet to the easterly corner thereof;

17) Thence N 28° 11' 20" W along the northeasterly sideline of said Lot 69 a distance of 50.00 feet to the southerly corner of Lot 77 as depicted on said Plan;

18) Thence N 61° 48' 40" E along the southeasterly sideline of said Lot 77 a distance of 150.00 feet to the southwesterly sideline of said Howard Avenue;

19) Thence continuing N 61° 48' 40" E crossing said Howard Avenue a distance of 25.00 feet to the northeasterly sideline of said Howard Avenue and being the southerly corner of Lot 98 as depicted on said Plan;

20) Thence continuing N 61° 48' 40" E along the southeasterly sideline of said Lot 98 a distance of 150.00 feet to the westerly corner of Lot 106 as depicted on said Plan;

21) Thence S 28° 11' 20" E along the southwesterly sideline of Lots 106 through 115 a distance of 516.00 feet to the Point of Beginning.

Being lots numbered 23-26, 51-68, 78-97 and a portion of Lot 27 of a plan entitled "Revised Plan of Pettengill Shores for Clough & Maxim Co." dated May 1927 and recorded in the Cumberland County Registry of Deeds in Plan Book 17, Page 52.

The total area of the above-described parcel contains 7.974 acres. The bearings referred

to above are referenced to Grid North, Maine State Plane Coordinate System, West Zone 1802-NAD83.

Grantor, for itself and its successors and assigns, reserves an exclusive, perpetual 30-foot wide access easement for ingress and egress of Grantor and Grantor's invitees, successors and assigns and, if needed, for the installation, maintenance, repair and replacement, at Grantor's sole cost and expense, of utilities to serve the parcel of land retained by Grantor adjacent to Grantee's parcel, over that portion of the existing driveway, as now traveled, leading from Angler's Way to the parking area as depicted on said plan entitled, "Boundary Retracement & Existing Conditions/Topographic Survey, Developers Collaborative Parcel, Angler's Road, Windham, Maine" (the "Reserved Easement"). Grantee shall be restricted from using the Reserved Easement without the permission of Grantor or its assigns, other than for maintenance of and access to adjacent portions of the land herein conveyed to Grantee. Grantor shall not unreasonably withhold its permission for Grantee from time to time to use the Reserved Easement for purposes substantially related to administration of the rental housing operated on the land herein conveyed. Grantee shall not permit its tenants to use the Reserved Easement. Grantor hereby consents to Grantee's relocating and reconfiguring the Reserved Easement as may be needed from time to time for orderly development and operation of the land herein conveyed; provided such adjustments are accomplished at the sole expense of Grantee and preserve safe, convenient and usable access for passenger vehicle traffic as well as construction, emergency and other vehicles. Such relocation shall be accomplished using construction materials and engineering of similar or superior design to what then is currently in place. Grantor may place a gate at the entrance and to maintain the gate closed and gated at its discretion, subject to Grantee's rights as set forth above. Other than for relocation at Grantee's expense and other than maintenance, repairs or construction caused by vehicles of Grantee or its contractors, Grantor shall be responsible for maintenance of the Reserved Easement area, which the Grantor may pave as part of its maintenance rights.

Subject to rights, if any, to the private streets or ways depicted on said plan entitled, "Revised Plan of Pettengill Shores for Clough & Maxim Co." dated May 1927 and recorded in the Cumberland County Registry of Deeds in Plan Book 17, Page 52.

Meaning and intending to convey and hereby conveying a portion of land conveyed from Ronald A. Glantz and Andrew G. Glantz to The Roman Catholic Bishop of Portland by deed dated May 25, 1979 and recorded in the Cumberland County Registry of Deeds in Book 4429, Page 186 and also being a portion of land conveyed from Ronald A. Glantz and Andrew G. Glantz to The Roman Catholic Bishop of Portland by deed dated May 25, 1979 and recorded in the Cumberland County Registry of Deeds in Book 4429, Page 188.

The above-described premises is hereby conveyed SUBJECT to the restrictions that the Grantee, Grantee's successors and assigns, shall not use the premises in any way relating to: 1) counseling regarding or performance of abortions; 2) sale or distribution of pornographic materials; 3) erotic displays or activities; or 4) growing, sale, distribution of, or dispensing of any controlled substances scheduled under the federal Controlled Substance Act or as a controlled substance analogue under 21 USC 802(32)(A) or 21 USC 313. The burden of this restriction shall run with the land conveyed hereby to the Grantee. The benefit of this restriction is held by the Roman Catholic Bishop of Portland, corporation sole, its successors and assigns.

OPTION AGREEMENT

THIS OPTION AGREEMENT (the "Agreement") made and entered into as of the 19th day of February, 2026, by and between DC BUNKERS LLC a Maine limited liability company with a place of business and mailing address of 631 Stevens Avenue, Suite 203, Portland, Maine 04103 ("Grantor") and DC ANGLERS LP, a Maine limited partnership with a place of business and mailing address of 631 Stevens Avenue, Suite 203, Portland, Maine 04103 ("Grantee")

WITNESSETH:

WHEREAS, Grantor wishes to grant the option set forth below to Grantee on the terms and conditions set forth in this Agreement;

NOW THEREFORE, in consideration of $1.00 (the "Option Consideration"), the receipt of which is hereby acknowledged by Grantor, Grantor and Grantee hereby agree as follows:

1. Grant of Option. Grantor hereby grants to Grantee, its successors and assigns, the exclusive and irrevocable option to purchase a certain lot or parcel of land consisting of approximately 7.9 acres, more or less, located on, and with frontage on, the northwesterly side of Anglers Road in Windham, Maine, and being described in a deed recorded in the Cumberland County Registry of Deeds in Book 40987, Page 131, together with all appurtenant rights and easements (collectively the "Property").

2. Expiration. This option shall expire on December 31, 2026, at midnight, Maine time unless exercised by that date and time.

3. Notice of Exercise; Failure to Exercise. This option may be exercised only by Grantee giving written notice of election to exercise to Grantor by first class mail, postage prepaid, registered or certified, return receipt requested, addressed to Grantor at the address set forth at the beginning of this Agreement, or to such other address as Grantor may designate to Grantee in writing. Said notice shall be deemed to have been duly given if postmarked prior to the expiration date and time specified herein. In the event that Grantee fails to exercise the option granted in this Agreement within the time specified in Section 2 above, the Initial Option Consideration shall be retained by Grantor, and thereafter neither Grantor nor Grantee shall have any further rights or claims against the other.

4. Exercise. In the event that Grantee exercises the option granted in this Agreement to purchase the Property as provided herein, the following provisions shall be applicable:

a. Purchase Price; Option Consideration. At the Closing Date as defined below, Grantee shall pay to Grantor the sum of [redacted], by wire transfer or bank cashier's check at closing (the "Purchase Price"). The Option Consideration shall be credited against the purchase price at closing.

b. Title. Title to the Property shall be good and marketable and free and clear of all liens, claims and encumbrances. In the event that title to the Property is not in accordance with the preceding sentence as of the Closing Date, Grantor shall be given a reasonable period of time, not to exceed thirty (30) days, after receipt of notice from Grantee in which to remedy any title defects. In the event that said defects cannot be corrected or remedied within said time period, or in the event that Grantor elects not to remedy same, then this Agreement shall terminate whereupon Grantor shall fully refund to Grantee the Option Consideration. Grantee may elect to close notwithstanding such defects as may exist.

c. Closing. The closing under this Agreement shall take place not later than ninety (90) days after this option is exercised (the "Closing Date") at 10:00 AM, local time, at Grantee's counsel's office, or at such other time and place as Grantor and Grantee shall mutually agree upon in writing. At the closing, Grantor shall execute and deliver a Quitclaim Deed with Covenant to the Property and such other customary certificates and affidavits as Grantee shall request.

d. Adjustments, Prorations and Closing Costs. The recording fee for the deed and any expenses related to Grantee's financing will be paid for by Grantee. The parties shall share equally the cost of all real estate transfer taxes. Property taxes shall be prorated at closing based on the most recent property tax statement

e. Possession. Grantor shall deliver possession of the Property to Grantee at the closing, free and clear of all leases, tenancies or occupancies by any person.

f. Risk of Loss. All risk of loss to the Property prior to the closing shall be on Grantor.

g. Default; Remedies. In the event either party defaults under this Agreement, and such default is not cured within thirty (30) days of written notice thereof, the sole remedy of either party shall be to terminate this Agreement. In addition, if Grantor is the defaulting party, the Option Consideration shall immediately be returned to Grantee, and if the Grantee is the defaulting party, Grantor shall be entitled to retain the Option Consideration as liquidated damages and not as a penalty.

h. Condition Precedent. Grantee's obligation to purchase the Property is conditioned upon there having occurred no material adverse change in or to the Property between the date of Grantee's inspections and the Closing Date. If this condition is not satisfied as of the Closing Date, Grantee may terminate this Agreement and receive a full and complete refund of the Option Consideration.

6. Inspection. At all times during the term of this Agreement, upon reasonable prior notice, Grantee and any prospective lender or investor of Grantee's shall have the right to enter the Property and perform, at Grantee's expense, any and all inspections, tests, surveys or other due diligence inquiries with respect to the Property as Grantee deems necessary or appropriate. Grantee agrees to return the Property as nearly as possible to its original condition after any of such tests and inspections. Grantee shall indemnify Grantor for any property damage, bodily

injury or death occurring by reason of such entry and/or testing. Grantor shall cooperate with Grantee in such inspections. In the event Grantee is not satisfied for any reason by the results of such due diligence inspections, Grantee shall have the option of terminating this Agreement by written notice to Grantor. Without limiting the generality of the foregoing, this Agreement and Grantee's purchase of the Property are subject to a determination by Maine State Housing Authority as to the desirability of the Property for Grantee's intended use as a result of the completion of the environmental review process required by the United States Department of Housing and Urban Development, and if such determination is unsatisfactory, Grantee may terminate this Agreement and receive a refund of the Current Option Consideration.

7. Assignment. Grantee may assign this Agreement and all its rights and obligations hereunder to an affiliate of Grantee's. Upon notice and consent to such assignment, Grantor agrees to look solely to such affiliate for performance of the obligations of the Grantee hereunder.

8. Brokerage. The parties represent to one another that neither has dealt with or had contact with any broker in connection with the transaction described in this Agreement.

9. Recording of Option. Grantor and Grantee agree that this Option shall not be recorded. Grantor agrees upon request of Grantee to execute and tender for recording a memorandum summarizing the terms of this Agreement (except the Purchase Price).

10. Notices. Except as provided in Section 3 above, all notices, demands and other communications hereunder shall be in writing and shall be deemed to have been duly given on the date of service if served personally on the party to whom notice is to be given, or on the first business day after mailing if mailed to the party to whom notice is to be given by first class mail, postage prepaid, registered or certified, return receipt requested, addressed to the recipient at the addresses set forth at the beginning of this Agreement. Either party may change its address for purposes of this Section by giving the other party notice of the new address in the manner described herein.

11. Miscellaneous. Time is of the essence hereof. This Option Agreement constitutes the entire agreement between Grantor and Grantee, there are no agreements or understandings between the parties except as set forth herein, and all prior agreements and understandings. This Option Agreement will inure to the benefit of and bind the respective successors and assigns of Grantor and Grantee. As used in this Option Agreement, the singular number shall include the plural, the plural the singular, and the use of one gender shall be deemed applicable to all genders. This Agreement shall be governed by and construed in accordance with the laws of Maine. The recitals contained in this Agreement are deemed by the parties to be accurate statements of fact. If any provision of this Agreement is determined to be invalid or unenforceable, it shall not affect the validity or enforcement of the remaining provisions hereof. This Agreement may be executed in any number of counterparts, or on counterpart signature pages, each of which shall constitute one and the same agreement

IN WITNESS WHEREOF, Grantor and Grantee have executed this Option Agreement as of the date first above written.

WITNESS:

Meg Robinson

DC BUNKERS LLC, Grantor

By: _____
Kevin R. Bunker, its Member

DC ANGLERS LP, Grantee

Meg Robinson

By: _____
Kevin R. Bunker, its Manager