FRANKLIN DRIVE MULTI-FAMILY PARCEL

FRANKLIN DRIVE
WINDHAM, ME

APPLICANT:

NEW GEN ESTATES, LLC

50 MAINE MALL ROAD
SOUTH PORTLAND, ME 04106

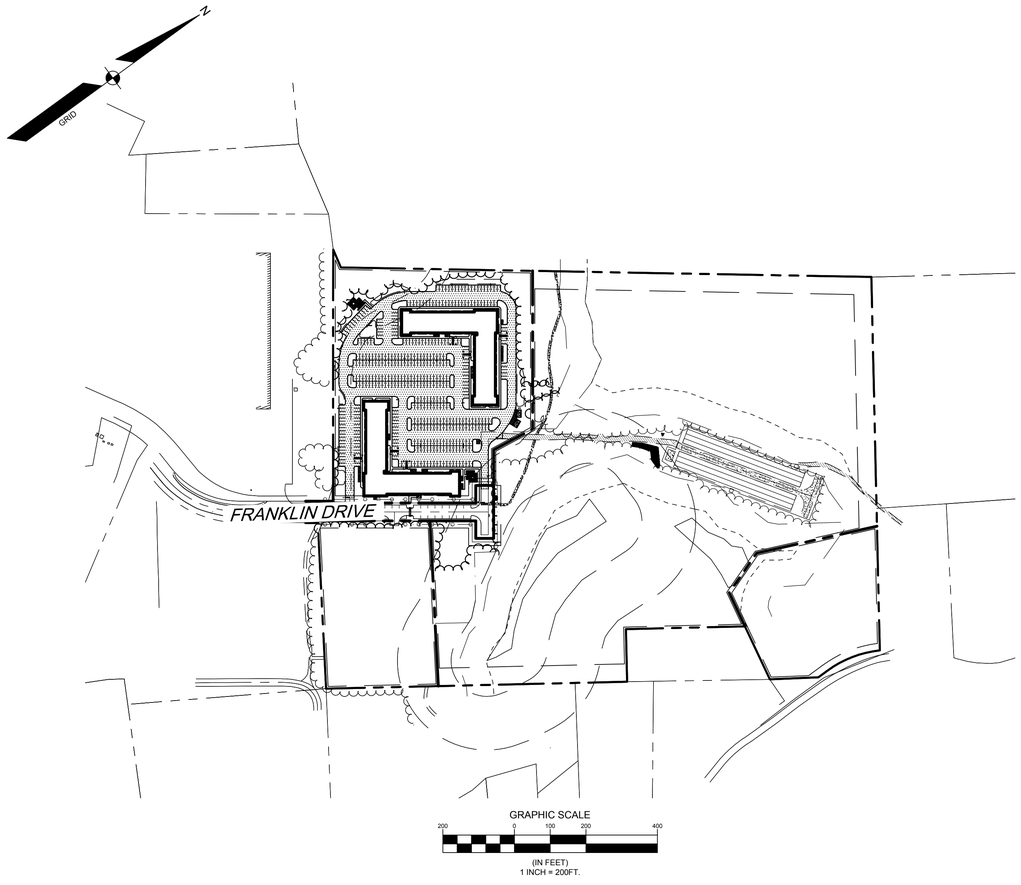
ENGINEER/SURVEYOR/ LANDSCAPE ARCHITECT:

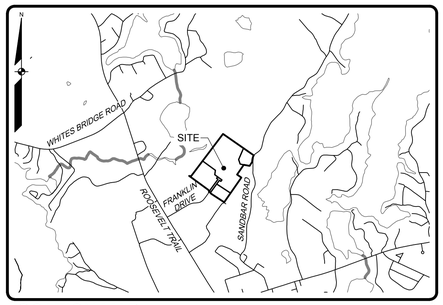
SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

PROJECT ARCHITECT:

FITTANTE ARCHITECTURE P.C.

P.O. BOX 3084
NIAGARA FALLS, NY 14304





LOCATION MAP NTS

Sheet List Table

PROGRESS PRINT

ROBERT A. MCSORLEY PE 8588

STATE OF MAINE — ROBERT A. MCSORLEY — 8588 — LICENSED PROFESSIONAL ENGINEER

REV	BY	DATE	STATUS
A	RAM	06/23/2025	LOCAL SUBMISSION TO THE TOWN OF WINDHAM

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

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

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

SHEET G-001

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230411-01 C.dwg, TAB:Cover

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	DEED LINE/R.O.W.	
	TIE LINE	
	SETBACK	
	EASEMENT	
	BUFFER	
	FLOODPLAIN	
	FLOODWAY	
	CENTERLINE	
⊡	MONUMENT	■
◎	IRON PIPE/ROD	●
◎	DRILL HOLE	◉
C1/L1	DEED CALL	
C1/L1	CURVE/LINE NO.	C1/L1
	SOILS	
	ZONE LINE	
	ZONE LINE ON PL	
BENCHMARK DESCRIPTION WITH ELEVATION	BENCHMARK	
△	SURVEY CONTROL	
TP-1	TEST PIT	
MW-1	MONITORING WELL	
B-1	BORING	
	BUILDING	
	DECK/STEPS/ OVERHANG	
	EDGE WETLAND	
	WETLANDS	
	UPLANDS	
	STREAM	
	LEDGE	
	EDGE PAVEMENT	
	PAVEMENT SAWCUT	
	EDGE CONCRETE	
	PAVEMENT PAINT	
	EDGE GRAVEL	
	CURB LINE	
	EDGE OF WATER	
	TREELINE	
120 118	CONTOURS	120
×120.00	SPOT GRADE	+120.00
O	CHAIN LINK FENCE	O
X	BARB WIRE FENCE	X
□	STOCKADE FENCE	□
	GUARD RAIL	
	STONE WALL	
	RETAINING WALL	
	DECIDUOUS TREE	X
	CONIFEROUS TREE	X
	MULCH LINE	
○	BOLLARD	●
	SIGN	
	RAILROAD	
G	GAS	G
GV	GAS GATE VALVE	GV
GM	GAS METER	
G	GAS MANHOLE	
W	WATER	W
WV	WATER GATE VALVE	WV
	WATER SHUT OFF	
	HYDRANT	
W	WATER MANHOLE	
W	WELL	W
S	SANITARY SEWER	S
FM	FORCE MAIN	FM
S	SANITARY MANHOLE	●
SD	STORM DRAIN	SD
UD	UNDER DRAIN	UD
D	DRAINAGE MANHOLE	●
	CATCH BASIN	■
OHU	OVERHEAD UTILITY	OHU
UGU	UNDERGROUND UTILITY	UGU
T	TRANSFORMER PAD	T
E	ELECTRICAL MANHOLE	E
EM	ELECTRIC METER	
H	HVAC UNIT	
T	TELEPHONE MANHOLE	
	LIGHT POLE	
	UTILITY POLE	
	GUY WIRE	
	DRAINAGE DITCH	
	EROSION CONTROL BLANKET	
	FILTER BARRIER	FB
	RIPRAP	
	CHECK DAM	
	INLET PROTECTION	
	BOULDER	

GENERAL NOTES

1. THE RECORD OWNER OF THE PARCEL IS NEW GEN ESTATES BY DEED DATED JANUARY 2, 2024 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 40556, PAGE 273.
2. THE PROPERTY IS SHOWN AS BLOCK 26, LOT 2, UNIT A-02 ON THE TOWN OF WINDHAM TAX MAP 18 AND IS LOCATED IN THE COMMERCIAL I (C-1) DISTRICT.
3. TOTAL AREA OF PARCEL IS APPROXIMATELY 7.88 ACRES PER PLAN REFERENCE 5A.
4. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON PLAN REFERENCE 5A. FIELD WORK WAS PERFORMED BY SEBAGO TECHNICS, INC. IN NOVEMBER OF 2024 TO VERIFY THE BOUNDARY AND TOPOGRAPHIC INFORMATION.
5. PLAN REFERENCES:
   A. "EXISTING CONDITIONS LAND OF JLB WINDHAM LLC" DATED NOVEMBER 2022 SURVEYED BY BH2M AND PLAN IS UNRECORDED.
   B. "AMENDED SUBDIVISION PLAN THE WINDHAM MALL" DATED APRIL 6, 2005 BY SURVEY, INC. AND RECORDED AT THE CCRD IN PLAN BOOK 205, PAGE 254.
6. BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, GEOID18 IN INTERNATIONAL FEET, PLAN REFERENCE 5A.
7. BENCHMARK:

BM-1	X-CHISELED IN HYDRANT, BONNET BOLT	ELEVATION: 317.34 (NAVD88)
BM-2	BOX CUT IN CONCRETE LIGHT POLE NORTHERLY CORNER	ELEVATION: 315.17 (NAVD88)

8. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CI/ASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
9. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WINDHAM, MAINE, CUMBERLAND COUNTY, PANEL NUMBERS 23005C0477F, 23005C0479F, 23005C0481F, AND 23005C0483F, HAVING AN EFFECTIVE DATE OF JUNE 20, 2024. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS OF MINIMAL FLOODING.
10. WETLAND AREAS SHOWN HEREON WERE DELINEATED BY MARL HAMPTON IN ACCORDANCE WITH THE 1987 ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND FIELD LOCATED BY MARK HAMPTON USING CONVENTIONAL SURVEY EQUIPMENT. VERNAL POOLS SHOWN HEREON WERE DELINEATED AND ASSESSED BY FLYCATCHER, LLC.
11. SPACE AND BULK CRITERIA FOR THE COMMERCIAL DISTRICT I (C-1) ARE AS FOLLOWS:

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

* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

12. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
13. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
14. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
15. PROVIDE ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
16. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
17. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
18. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
19. SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
20. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENT CONTROL BMPS" PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, OCTOBER 2016 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
21. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (811) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
22. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.
23. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
24. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
25. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
26. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
27. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.
28. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
29. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
30. WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGEMENT OF SEBAGO TECHNICS, INC.
31. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.
32. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
33. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
34. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.
35. BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.
36. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING FLOW THROUGH THE EXISTING CLOSED STORM DRAINAGE SYSTEM DURING CONSTRUCTION AND SHALL SUBMIT A WORK PLAN FOR APPROVAL BY THE DESIGN ENGINEER.
37. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON LIDAR DATA AVAILABLE FROM THE TOWN OF WINDHAM AND AS DEPICTED IN PLAN REFERENCE 7A. THE TOPOGRAPHICAL INFORMATION SHOWN HEREON IS SOLELY BASED UPON LIDAR TOPOGRAPHICAL INFORMATION PROVIDED BY THE OWNER. SEBAGO TECHNICS, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OF THIS INFORMATION, AND THROUGH DIRECTION OF THE OWNER, HAS RELIED UPON THIS INFORMATION FOR THE DESIGN.

UTILITY DEMOLITION NOTES

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

GRADING & EROSION NOTES

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

CONSTRUCTION PLAN

1. PROVIDE EROSION CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
2. WETLANDS, ASSOCIATED SETBACKS AND STREAM SETBACKS TO BE STAKED BY OWNER PRIOR TO SITE DISTURBANCE.
3. BEFORE TREE CLEARING, REFER TO DESIGN PLANS FOR LIMIT OF TREE CLEARING. TREES SHALL NOT BE REMOVED FROM OUTSIDE THE CLEARING LIMIT LINE.
4. GRADING AND CLEARING LIMITS SHALL NOT ENCROACH ON ADJACENT PROPERTIES UNLESS NOTED OTHERWISE ON THE PLANS.
5. OPEN AREAS SHALL BE LIMITED TO AREAS BEING WORKED IN. THE AREA STRIPPED OF EXISTING VEGETATION AT ANY GIVEN TIME SHALL BE MINIMIZED AND BE PHASED WHERE PRACTICAL SO THAT AREAS ARE REVEGETATED AND PERMANENTLY STABILIZED BEFORE ADDITIONAL AREAS ARE STRIPPED OF EXISTING VEGETATION. STABILIZE CONSTRUCTION AREAS BY USE OF RIPRAP, SEED, MULCH, OR OTHER GROUND COVER WITHIN ONE WEEK FROM THE TIME IT WAS ACTIVELY WORKED. SURFACES SHALL BE STABILIZED PRIOR TO DIRECTING STORMWATER RUNOFF TOWARD STORMWATER BMPS. PLEASE REFER TO DRAINAGE PLANS FOR WATERSHED AREAS.

UTILITY NOTES

1. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION. PROTECT EXISTING ONSITE SEWER PIPE AND ADJUST MANHOLE RIMS TO GRADE WHERE APPLICABLE.
2. ALL GRAVITY CONDUIT PIPES SHALL BE INSTALLED USING A PIPE LASER AND TARGET SYSTEM THROUGH THE PIPE. ON PIPE RUNS 50 FEET OR LESS, THE CONTRACTOR SHALL REQUEST ENGINEER'S APPROVAL TO USE OR NOT USE A GROUND LASER.
3. MAINTAIN MINIMUM 5'-6" OF COVER ABOVE TOP OF WATER SERVICE PIPE.
4. MAINTAIN MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER SERVICES AND OTHER UTILITIES. MAINTAIN MINIMUM 18 INCHES VERTICAL SEPARATION BETWEEN WATER SERVICES AND OTHER UTILITIES.
5. LOWER OR RAISE WATER SERVICES AS REQUIRED TO MAINTAIN MINIMUM 12 INCH VERTICAL SEPARATION FROM OTHER UTILITIES. WATER SERVICES CROSSING SEWERS SHALL BE PROVIDE 12 INCH MINIMUM SEPARATION BETWEEN THE BOTTOM OF WATER LINE AND TOP OF SEWER UNLESS NOTED OTHERWISE ON THE PLANS.
6. PIPE:
   - SEWER PIPE SHALL BE SDR 35 PVC OR APPROVED EQUAL.
   - FORCEMAIN PIPE SHALL BE DR-11 HDPE OR APPROVED EQUAL.
   - STORMDRAIN SHALL BE ADS N-12 DUAL WALL HDPE PIPE WITH SMOOTH-WALLED INTERIOR OR APPROVED EQUAL UNLESS NOTED OTHERWISE ON THE UTILITY PLANS.
   - WATER PIPE AND FITTINGS SHALL CONFORM TO PORTLAND WATER DISTRICT WATER PIPING SPECIFICATIONS. MAIN WATER SERVICE PIPE SHALL BE DUCTILE IRON, CLASS 52 PUSH-ON PIPE MEETING THE REQUIREMENTS OF AWWA/ANSI C-111/A21.11 (LATEST REVISION). PIPE SHALL BE CEMENT-LINED AWWA/ANSI C104/A21.4 WITH LINING TWICE THE THICKNESS SPECIFIED, AND COATED TWICE WITH A BITUMINOUS SEAL COATING. PROVIDE THRUST BLOCKS AT ALL WATER SERVICE BENDS.
7. COORDINATE FOUNDATION UNDERDRAIN LOCATIONS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
8. COORDINATE UTILITY INVERTS AT BUILDING WITH ARCHITECTURAL, STRUCTURAL AND PLUMBING DRAWINGS.
9. COORDINATE LOCATION OF SEWER, WATER, GAS, FOUNDATION DRAINS AND ROOF DRAIN INVERTS AT THE BUILDING WITH ARCHITECTURAL DRAWINGS.
10. WATER SERVICE ENTRANCE DESIGNS TO INCLUDE METERS AND BACKFLOW PREVENTERS TO MEET ALL STANDARDS AND REQUIREMENTS OF THE PORTLAND WATER DISTRICT.
11. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY GRADE CHANGES THAT WILL IMPACT STORM DRAINAGE INFRASTRUCTURE OR OTHER UTILITIES.
12. UTILITIES WITHIN 5 FEET FROM FACE OF BUILDING ARE COORDINATED ON RELEVANT M.E.P. DRAWINGS. CONTRACTOR SHALL COORDINATE INVERTS, CONNECTIONS AND MATERIALS WITH ALL DRAWINGS.
13. CONTRACTOR SHALL FURNISH AND INSTALL TRENCHING, MATERIALS AND BACKFILL FOR ALL UTILITIES. ELECTRICAL AND TELECOM/DATA PROVIDERS WILL PULL PRIMARY SERVICE TO TRANSFORMER AND PANEL. CONTRACTOR RESPONSIBLE FOR TIMING AND COORDINATION WITH UTILITIES AND DRAWINGS. COORDINATE WITH ELECTRICAL DRAWINGS FOR CONDUIT SCHEDULE, TYPE AND SIZES.
14. COORDINATE ALL WATER RELATED WORK WITH PORTLAND WATER DISTRICT.
15. UTILITY CONTACTS:
    ELECTRIC:
    CENTRAL MAINE POWER (CMP)
    JOSHUA MITCHELL, DISTRIBUTION CONSTRUCTION MANAGER
    (207) 000-0333
    JOB # 10301158199
    ACCOUNT: WO # 3001-6562-958
    WATER:
    PORTLAND WATER DISTRICT
    JOSEPH PARENT, UTILITY ASSET COORDINATOR
    (207) 523-5261
    GAS:
    MAINE NATURAL GAS
    JOSEPH GAUTHIER, SUPERVISOR-GAS ENGINEERING
    (207) 729-0420
    DEPARTMENT OF PUBLIC WORKS:
    ROBERT BURNS, ASSISTANT TOWN MANAGER
    (207) 892-1907
    COMMUNICATIONS:
    CONSOLIDATED COMMUNCATIONS
    JUSTIN GENSCHEL
    (207) 712-4607

ABBREVIATIONS

AC	ACRE
AFG	ABOVE FINISH GRADE
APPROX.	APPROXIMATELY
BC	BOTTOM OF CURB
BCC	BITUMINOUS CONCRETE CURB
BIT	BITUMINOUS
BLDG	BUILDING
BW	BOTTOM OF WALL
CB	CATCH BASIN
CONC	CONCRETE
CONT	CONTINUOUS
DI	DUCTILE IRON
DIA	DIAMETER
DMH	DRAIN MANHOLE
E.W.	EACH WAY
EL	ELEVATION
ELEV	ELEVATION
FFE	FINISH FLOOR ELEVATION
FIN. GR.	FINISH GRADE
FTG	FOOTING
HDPE	HIGH DENSITY POLYETHYLENE
HGT	HEIGHT
HMA	HOT MIX ASPHALT
INV	INVERT
LF	LINEAR FEET
L/S	LANDSCAPE AREA
OC	ON CENTER
PVC	POLYVINYL CHLORIDE
PWD	PORTLAND WATER DISTRICT
R	RADIUS
R.O.W.	RIGHT OF WAY
S.F.	SQUARE FEET
SCH	SCHEDULE
SCSC	SLIPFORM CONCRETE SLOPED CURB
SCVC	SLIPFORM CONCRETE VERTICAL CURB
SD	STORM DRAIN
SGC	SLOPED GRANITE CURB
SMH	SEWER MANHOLE
SPECS	SPECIFICATIONS
SS	SANITARY SEWER
SSGC	SALVAGED SLOPED GRANITE CURB
SVGC	SALVAGED VERTICAL GRANITE CURB
TC	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL
VGC	VERTICAL GRANITE CURB
VIF	VERIFY IN FIELD

PROGRESS PRINT

STATE OF MAINE — ROBERT A. MCSORLEY — 8588 — REGISTERED PROFESSIONAL ENGINEER

ROBERT A. MCSORLEY - PE 8588

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A	RAM	06/23/2025	LOCAL SUBMISSION TO THE TOWN OF WINDHAM

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AS PROPOSED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

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South Portland, Bridgton, Sanford and Bath

NOTES & LEGEND
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230411-01 NL dwg - TAB-Notes & Legend

F:\Projects\2300\230411-01\DWG\Design\230411-01 NL.dwg - 6/23/2025 11:00 AM - EBEN ROBICHAUD

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°08'41" E	32.39'
L2	S 77°23'05" E	54.19'

PROPERTY CURVE TABLE				
CURVE	LENGTH	RADIUS	CRD BEARING	CRD LENGTH
C1	157.73'	300.00'	S 14°58'46" W	155.92'

PROPERTY LINE TABLE

LINE	DIRECTION	DISTANCE
L3	N 36°04'23" E	50.00'
L4	N 53°55'37" W	49.00'
L5	N 53°55'37" W	49.00'
L6	S 36°04'23" W	50.00'
L7	S 36°04'23" W	46.02'
L8	S 56°48'14" E	5.01'
L9	S 56°48'14" E	50.06'

PARCEL AREA TABLE

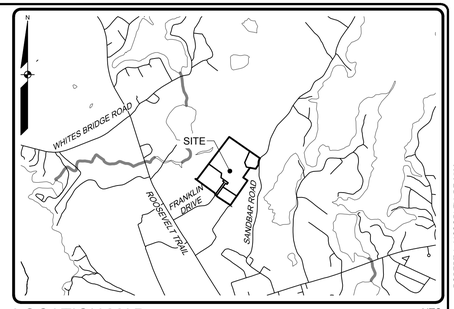
PARCEL	AREA (S.F.)	AREA (AC.)
LOT 1	146,077 S.F.	3.35 AC.
LOT 2	343,465 S.F.	7.88 AC.
LOT 3	1,042,917 S.F.	23.94 AC.
LOT 4	132,812 S.F.	3.05 AC.

EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
EL7	N 52°56'36" W	24.64'
EL8	N 47°52'35" W	59.35'
EL9	N 73°09'47" W	59.54'
EL10	N 56°56'12" W	61.92'
EL11	N 82°20'27" W	48.08'
EL12	N 31°03'20" W	71.38'
EL13	N 16°16'40" W	162.96'
EL14	N 36°01'58" E	64.86'
EL15	N 7°39'56" E	17.04'
EL16	S 36°01'58" W	129.18'
EL17	S 36°01'58" W	72.14'

EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
EL18	N 53°58'02" W	140.00'
EL19	N 53°58'02" W	120.02'
EL20	S 66°23'08" W	19.32'
EL21	S 30°22'20" E	4.62'
EL22	N 23°36'52" W	15.41'
EL23	N 33°50'06" E	57.12'
EL24	S 55°17'20" E	131.81'
EL25	N 41°50'03" W	52.42'
EL26	N 21°15'20" W	15.29'
EL27	N 34°42'40" E	93.82'
EL28	S 56°48'14" E	175.31'



LOCATION MAP NTS

GENERAL NOTES

1. THE RECORD OWNER OF THE PARCEL IS NEW GEN ESTATES BY DEED DATED JANUARY 2, 2024 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 40556, PAGE 273.
2. THE PROPERTY IS SHOWN AS BLOCK 26, LOT 2, UNIT A-02 ON THE TOWN OF WINDHAM TAX MAP 18 AND IS LOCATED IN THE COMMERCIAL I (C-1) DISTRICT.
3. TOTAL AREA OF PARCEL IS APPROXIMATELY 7.88 ACRES PER PLAN REFERENCE 5A.
4. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON PLAN REFERENCE 5A. FIELD WORK WAS PERFORMED BY SEBAGO TECHNICS, INC. IN NOVEMBER OF 2024 TO VERIFY THE BOUNDARY AND TOPOGRAPHIC INFORMATION.
5. PLAN REFERENCES:
   A. "EXISTING CONDITIONS LAND OF JLB WINDHAM LLC" DATED NOVEMBER 2022 SURVEYED BY BH2M AND PLAN IS UNRECORDED.
   B. "AMENDED SUBDIVISION PLAN THE WINDHAM MALL" DATED APRIL 6, 2005 BY SURVEY, INC. AND RECORDED AT THE CCRD IN PLAN BOOK 205, PAGE 254.
6. BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, GEOID18 IN INTERNATIONAL FEET, PLAN REFERENCE 5A.
7. BENCHMARK:
   BM-1 X-CHISELED IN HYDRANT, BONNET BOLT — ELEVATION: 317.34 (NAVD88)
   BM-2 BOX CUT IN CONCRETE LIGHT POLE NORTHERLY CORNER — ELEVATION: 315.17 (NAVD88)
8. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CI/ASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
9. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WINDHAM, MAINE, CUMBERLAND COUNTY, PANEL NUMBERS 23005C0477F, 23005C0479F, 23005C0481F, AND 23005C0483F, HAVING AN EFFECTIVE DATE OF JUNE 20, 2024. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS OF MINIMAL FLOODING.
10. WETLAND AREAS SHOWN HEREON WERE DELINEATED BY MARL HAMPTON IN ACCORDANCE WITH THE 1987 ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND FIELD LOCATED BY MARK HAMPTON USING CONVENTIONAL SURVEY EQUIPMENT. VERNAL POOLS SHOWN HEREON WERE DELINEATED AND ASSESSED BY FLYCATCHER, LLC.
11. SPACE AND BULK CRITERIA FOR THE COMMERCIAL DISTRICT I (C-1) ARE AS FOLLOWS:

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

12. SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
13. SNOW STORAGE
    13.1. THE SITE PLANS SHOWS DESIGNATED AREAS FOR SNOW STORAGE.
    13.2. ADDITIONAL OFF-SITE SNOW REMOVAL SERVICES, AS REQUIRED, WILL BE COORDINATED BY THE OWNER.

LOT 2 NOTES

TOTAL NUMBER OF PROPOSED UNITS	= 306 UNITS
TOTAL REQUIRED PARKING SPACES	= 366 SPACES
TOTAL NUMBER OF PROPOSED PARKING SPACES	= 390 SPACES (INCLUDES 12 ADA)
TOTAL NUMBER OF PROPOSED BICYCLE SPACES	= 150 SPACES
TOTAL REQUIRED INTERNAL LANDSCAPING (15%)	= 24,868 SF
TOTAL PROPOSED INTERNAL LANDSCAPING	= 30,893 SF (18.6%)

APPROVAL-
TOWN OF WINDHAM
PLANNING BOARD

DATE

CHAIRPERSON

STATE OF MAINE, CUMBERLAND
COUNTY SS, REGISTRY OF DEEDS

RECEIVED _____, 20____
AT ____H _____M _____M AND
RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST: _____
REGISTER

PROGRESS PRINT

STATE OF MAINE — ROBERT A. MCSORLEY — 8588 — REGISTERED PROFESSIONAL ENGINEER

ROBERT A. MCSORLEY - PE 8588

REV.	BY	DATE:	STATUS:
A	RAM	06/23/2025	LOCAL SUBMISSION TO THE TOWN OF WINDHAM

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

SEBAGO TECHNICS

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

South Portland, Bridgton, Sanford and Bath

2ND SUBDIVISION PLAN & OVERALL SITE PLAN
OF:
FRANKLIN DRIVE MULTI-FAMILY PARCEL
FRANKLIN DRIVE
WINDHAM, ME
FOR:
NEW GEN ESTATES, LLC
50 MAINE MALL ROAD
SOUTH PORTLAND, ME 04106

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

DESIGNED	KPW
DRAWN	EPR
CHECKED	RAM
DATE	02/13/2025
SCALE	1" = 80'
PROJECT	230411-01

SHEET C-100

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230411-01 OAS.dwg, T-A8 Subdivision & Overall Site

GRID

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

6' REAR SETBACK

6' SIDE SETBACK

6' SIDE SETBACK

LIGHTING BY OTHERS.
SEE PHOTOMETRIC PLAN
FOR ADDITIONAL DETAILS

PROPOSED TREELINE, TYP.

VEHICULAR PAVEMENT, TYP.

VERTICAL SLIPFORM
CONCRETE CURB, TYP.

SNOW STORAGE

SNOW STORAGE

SEAT WALL, TYP.

UNIT PAVER, TYP.

PATIO

CONCRETE HEATED SIDEWALKS, TYP.

(20) 9'x18' PARKING SPACES

(28) 9'x18' PARKING SPACES

(11) 9'x18' PARKING SPACES

(6) 9'x18' PARKING SPACES

(9) 9'x18' PARKING SPACES

(5) 9'x18' PARKING SPACES

PROPOSED MULTI-FAMILY
BUILDING A
(153 UNITS, 28,000 S.F.)

BIKE RACK, TYP.

ADA RESERVED
PARKING SIGN

TRUNCATED DOME, TYP.

6' TIPDOWN, TYP.

(15) 9'x18' PARKING SPACES
(2) 11'x18' ADA PARKING SPACES

(28) 9'x18' PARKING SPACES

(30) 9'x18' PARKING SPACES

(30) 9'x18' PARKING SPACES

(29) 9'x18' PARKING SPACES

(13) 9'x18' PARKING SPACES
(2) 11'x18' ADA PARKING SPACES

ADA RESERVED
PARKING SIGNS

CROSSWALK, TYP.

ADA RESERVED
PARKING SIGNS

(3) 9'x18' PARKING SPACES
(2) 11'x18 ADA PARKING SPACES

(5) 9'x18 PARKING SPACES

SNOW STORAGE

MATCHLINE SEE SHEET C-102

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ROBERT A. MCSORLEY PE 8588

STATE OF MAINE
ROBERT A.
MCSORLEY
LICENSED
PROFESSIONAL
ENGINEER

REV.	BY	DATE	STATUS
A	RAM	06/23/2025	LOCAL SUBMISSION TO THE TOWN OF WINDHAM

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 JOHN ROBERTS ROAD, SUITE 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Bath

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

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

SHEET C-101

230411-01 S.dwg T:\AB:Stb:1

MATCHLINE SEE SHEET C-101

CONCRETE HEATED SIDEWALKS, TYP.

SNOW STORAGE

85.71'

(19) 9'X18' PARKING SPACES

(16) 9'x18' PARKING SPACES
(2) 11'x18' ADA PARKING SPACES

BIKE RACK, TYP.

ADA RESERVED PARKING SIGNS

6' SIDE SETBACK

(10) 9'X18' PARKING SPACES

(12) 9'X18' PARKING SPACES

(25) 9'X18' PARKING SPACES

(24) 9'X18' PARKING SPACES

(19) 9'X18' PARKING SPACES

(17) 9'X18' PARKING SPACES

(13) 9'x18' PARKING SPACES
(2) 11'x18' ADA PARKING SPACES

CROSSWALK, TYP.

(19) 9'X18' PARKING SPACES
(2) 11'X18' ADA PARKING SPACES

6' TIPDOWN, TYP.

TRUNCATED DOME, TYP.

ADA RESERVED PARKING SIGNS (2)

PROPOSED MULTI-FAMILY
BUILDING B
(153 UNITS, 28,000 S.F.)

VEHICULAR PAVEMENT, TYP.

VERTICAL SLIPFORM CONCRETE CURB, TYP.

SNOW STORAGE

98.79'

DIAGONAL STRIPING

PROPOSED TREELINE

ENCLOSED DUMPSTER, SEE DETAIL [12' X 20']

ENCLOSED DUMPSTER, SEE DETAIL [12' X 20']

METAL BOLLARDS (4)

TRANSFORMER PAD, TYP. [9' X 9']

VEHICULAR GATE WITH KNOX KNOX BOX

METAL BOLLARD (1)

EXISTING GRAVEL ROAD

METAL BOLLARD (1)

6' SIDE SETBACK

PATIO

SEAT WALL, TYP.

UNIT PAVER, TYP.

LIGHTING BY OTHERS, SEE PHOTOMETRIC PLAN FOR ADDITIONAL DETAILS

PROPOSED WALKING TRAIL, BY OTHERS [FIELD LOCATED INSTALLATION]

CONNECT TO EXISTING PAVEMENT

TRAIL KIOSK BY OTHERS

METAL BOLLARDS (2)

STOP BAR, TYP.

STOP SIGN, TYP.

EASEMENT

CONNECT TO EXISTING PAVEMENT

R.O.W.

HANDRAIL

CAST IN PLACE STEPS WITH INTEGRATED WALL

MAXIMUM FRONT SETBACK 20'

FRANKLIN DRIVE

R.O.W.

EASEMENT

200' VERNAL POOL SETBACK

100' VERNAL POOL SETBACK

GRID N

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

PROGRESS PRINT

STATE OF MAINE
ROBERT A. MCSORLEY
LICENSED PROFESSIONAL ENGINEER

ROBERT A. MCSORLEY PE 8588

REV.	BY:	DATE:	STATUS:
A	RAM	06/23/2025	LOCAL SUBMISSION TO THE TOWN OF WINDHAM

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

South Portland, Bridgton, Sanford and Bath

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

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

SHEET C-102

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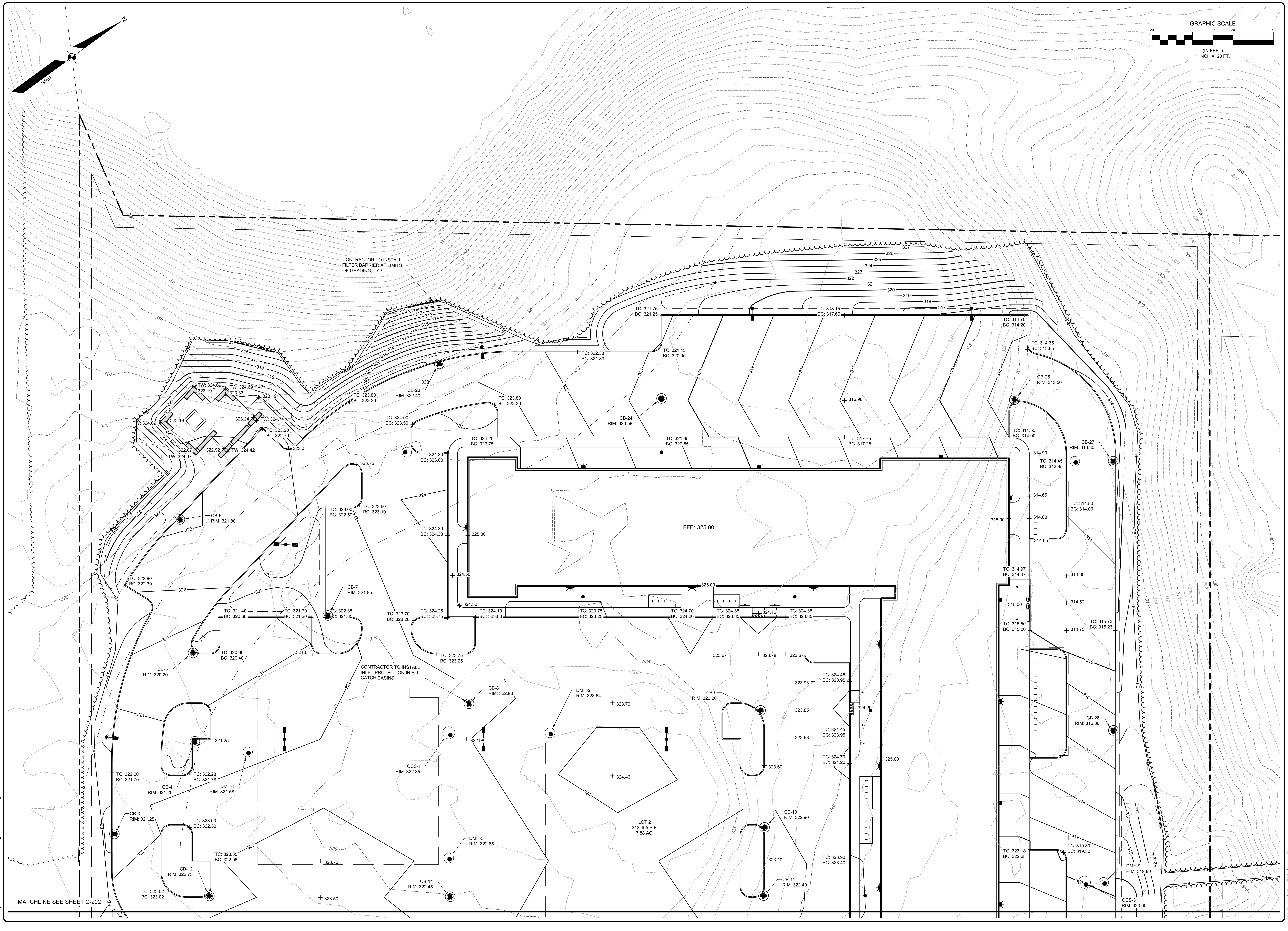
230411-01 S.dwg, TAB:Site 2



PROGRESS PRINT

ROBERT A. MCSORLEY, PE 8588

A	RAM	06/23/2025	LOCAL SUBMISSION TO THE TOWN OF WINDHAM
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SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Bath

GRADING PLAN

OF:
FRANKLIN DRIVE MULTI-FAMILY PARCEL
FRANKLIN DRIVE
WINDHAM, ME

FOR:
NEW GEN ESTATES, LLC
50 MAINE MALL ROAD
SOUTH PORTLAND, ME 04106

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

SHEET C-201

230411-01 G.dwg, TAB:Grading 1

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MATCHLINE SEE SHEET C-201

CONTRACTOR TO INSTALL INLET PROTECTION IN ALL CATCH BASINS

CONTRACTOR TO INSTALL STABILIZED CONSTRUCTION ENTRANCE AT ACCESS DRIVES

CONTRACTOR TO INSTALL FILTER BARRIER AT LIMITS OF GRADING, TYP.

CONTRACTOR TO INSTALL STABILIZED CONSTRUCTION ENTRANCE AT ACCESS DRIVES

FFE: 325.0

FRANKLIN DRIVE

GRID

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

PROGRESS PRINT

ROBERT A. MCSORLEY - PE 8588

STATE OF MAINE — ROBERT A. MCSORLEY — 8588 — LICENSED PROFESSIONAL ENGINEER

REV.	BY	DATE	STATUS
A	RAM	06/23/2025	LOCAL SUBMISSION TO THE TOWN OF WINDHAM

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

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

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

SHEET C-202

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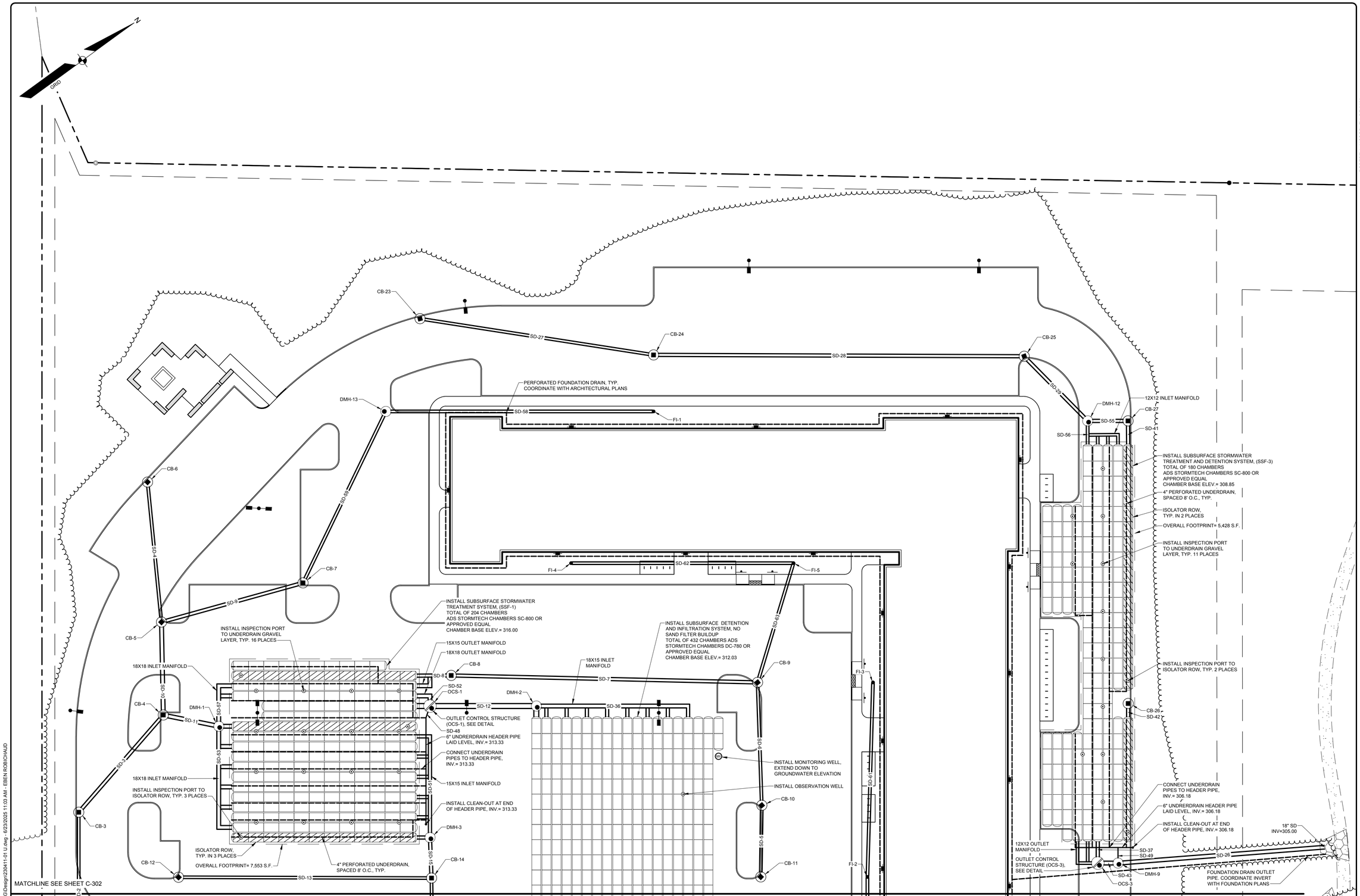
230411-01 G.dwg - TAB:Grading 2



PROGRESS PRINT

ROBERT A. MCSORLEY - PE 8588

STATE OF MAINE · ROBERT A. MCSORLEY · 8588 · LICENSED PROFESSIONAL ENGINEER

REV.	BY	DATE	STATUS
A	RAM	06/23/2025	LOCAL SUBMISSION TO THE TOWN OF WINDHAM

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 JOHN ROBERTS ROAD, SUITE A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Bath

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

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

SHEET C-301

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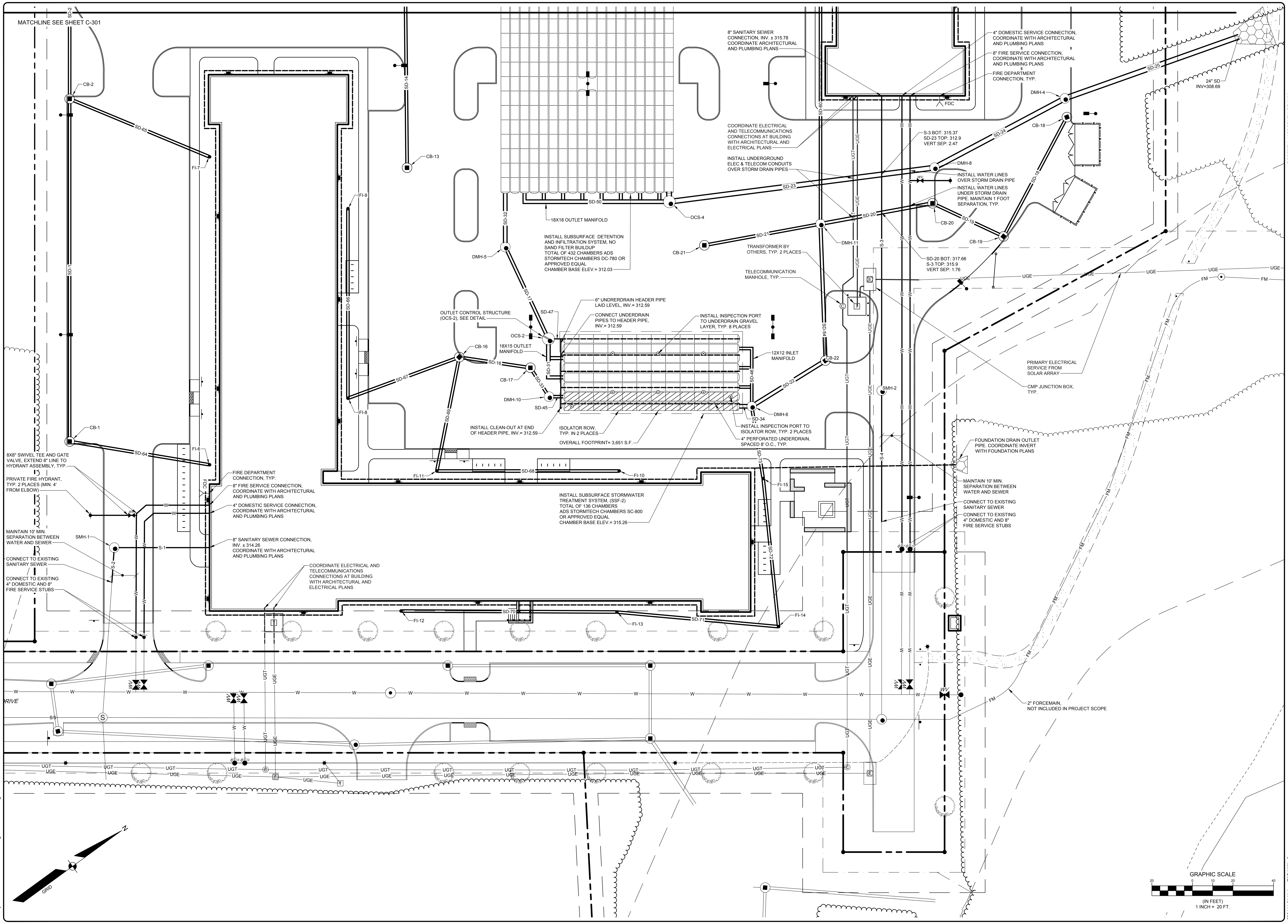
230411-01 U.dwg - TAB:Utility 1


MATCHLINE SEE SHEET C-301
8" SANITARY SEWER CONNECTION, INV. ± 315.78 COORDINATE ARCHITECTURAL AND PLUMBING PLANS
4" DOMESTIC SERVICE CONNECTION, COORDINATE WITH ARCHITECTURAL AND PLUMBING PLANS
8" FIRE SERVICE CONNECTION, COORDINATE WITH ARCHITECTURAL AND PLUMBING PLANS
FIRE DEPARTMENT CONNECTION, TYP.
FDC
24" SD INV=308.69
COORDINATE ELECTRICAL AND TELECOMMUNICATIONS CONNECTIONS AT BUILDING WITH ARCHITECTURAL AND ELECTRICAL PLANS
INSTALL UNDERGROUND ELEC & TELECOM CONDUITS OVER STORM DRAIN PIPES
S-3 BOT: 315.37 SD-23 TOP: 312.9 VERT SEP: 2.47
INSTALL WATER LINES OVER STORM DRAIN PIPE
INSTALL WATER LINES UNDER STORM DRAIN PIPE. MAINTAIN 1 FOOT SEPARATION, TYP.
18X18 OUTLET MANIFOLD
INSTALL SUBSURFACE DETENTION AND INFILTRATION SYSTEM, NO SAND FILTER BUILDUP TOTAL OF 432 CHAMBERS ADS STORMTECH CHAMBERS DC-780 OR APPROVED EQUAL CHAMBER BASE ELEV.= 312.03
TRANSFORMER BY OTHERS, TYP. 2 PLACES
TELECOMMUNICATION MANHOLE, TYP.
SD-20 BOT: 317.66 S-3 TOP: 315.9 VERT SEP: 1.76
OUTLET CONTROL STRUCTURE (OCS-2), SEE DETAIL
6" UNDERDRAIN HEADER PIPE LAID LEVEL, INV.= 312.59
CONNECT UNDERDRAIN PIPES TO HEADER PIPE, INV.= 312.59
INSTALL INSPECTION PORT TO UNDERDRAIN GRAVEL LAYER, TYP. 8 PLACES
18X15 OUTLET MANIFOLD
12X12 INLET MANIFOLD
PRIMARY ELECTRICAL SERVICE FROM SOLAR ARRAY
CMP JUNCTION BOX, TYP.
INSTALL CLEAN-OUT AT END OF HEADER PIPE, INV.= 312.59
ISOLATOR ROW, TYP. IN 2 PLACES
OVERALL FOOTPRINT= 3,651 S.F.
INSTALL INSPECTION PORT TO ISOLATOR ROW, TYP. 2 PLACES
4" PERFORATED UNDERDRAIN, SPACED 8' O.C., TYP.
FOUNDATION DRAIN OUTLET PIPE. COORDINATE INVERT WITH FOUNDATION PLANS
8X8" SWIVEL TEE AND GATE VALVE, EXTEND 8" LINE TO HYDRANT ASSEMBLY, TYP.
PRIVATE FIRE HYDRANT, TYP. 2 PLACES (MIN. 4' FROM ELBOW)
FIRE DEPARTMENT CONNECTION, TYP.
8" FIRE SERVICE CONNECTION, COORDINATE WITH ARCHITECTURAL AND PLUMBING PLANS
4" DOMESTIC SERVICE CONNECTION, COORDINATE WITH ARCHITECTURAL AND PLUMBING PLANS
INSTALL SUBSURFACE STORMWATER TREATMENT SYSTEM, (SSF-2) TOTAL OF 136 CHAMBERS ADS STORMTECH CHAMBERS SC-800 OR APPROVED EQUAL CHAMBER BASE ELEV.= 315.26
MAINTAIN 10' MIN. SEPARATION BETWEEN WATER AND SEWER
CONNECT TO EXISTING SANITARY SEWER
CONNECT TO EXISTING 4" DOMESTIC AND 8" FIRE SERVICE STUBS
8" SANITARY SEWER CONNECTION, INV. ± 314.26 COORDINATE WITH ARCHITECTURAL AND PLUMBING PLANS
COORDINATE ELECTRICAL AND TELECOMMUNICATIONS CONNECTIONS AT BUILDING WITH ARCHITECTURAL AND ELECTRICAL PLANS
MAINTAIN 10' MIN. SEPARATION BETWEEN WATER AND SEWER
CONNECT TO EXISTING SANITARY SEWER
CONNECT TO EXISTING 4" DOMESTIC AND 8" FIRE SERVICE STUBS
2" FORCEMAIN, NOT INCLUDED IN PROJECT SCOPE
GRAPHIC SCALE
(IN FEET)
1 INCH = 20 FT.
GRID

PROGRESS PRINT

ROBERT A. MCSORLEY, PE 8588

A	RAM	06/23/2025	LOCAL SUBMISSION TO THE TOWN OF WINDHAM
REV:	BY:	DATE:	STATUS:

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

UTILITY PLAN

OF:
FRANKLIN DRIVE MULTI-FAMILY PARCEL
FRANKLIN DRIVE
WINDHAM, ME

FOR:
NEW GEN ESTATES, LLC
50 MAINE MALL ROAD
SOUTH PORTLAND, ME 04106

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

230411-01 U.dwg, TAB:Utility 2

SHEET C-302

STORM DRAIN STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
CB-1	321.37	318.28 (SD-64)	318.18 (SD-1)	48"
CB-2	322.90	317.36 (SD-1) 317.36 (SD-65)	317.26 (SD-2)	48"
CB-3	321.25	316.90 (SD-2)	316.80 (SD-3)	48"
CB-4	321.25	316.52 (SD-3) 316.63 (SD-10)	316.42 (SD-11)	48"
CB-5	320.20	317.00 (SD-4) 317.00 (SD-9)	316.90 (SD-10)	48"
CB-6	321.80		317.75 (SD-4)	48"
CB-7	321.85	317.42 (SD-59)	317.32 (SD-9)	48"
CB-8	322.90	316.37 (SD-7)	316.27 (SD-8)	48"
CB-9	323.20	317.52 (SD-6) 317.52 (SD-63)	317.42 (SD-7)	48"
CB-10	322.90	318.02 (SD-5)	317.92 (SD-6)	48"
CB-11	322.40		318.24 (SD-5)	48"
CB-12	322.75		317.71 (SD-13)	48"

STORM DRAIN STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
CB-13	322.12		317.36 (SD-14)	48"
CB-14	322.45	316.56 (SD-13) 316.56 (SD-14)	316.46 (SD-15)	48"
CB-16	323.20	316.68 (SD-67) 316.68 (SD-69)	316.58 (SD-16)	48"
CB-17	322.80	315.95 (SD-16)	315.85 (SD-33)	48"
CB-18	322.60		319.00 (SD-18)	48"
CB-19	322.00	318.54 (SD-18)	318.44 (SD-19)	48"
CB-20	322.80	318.10 (SD-19)	318.00 (SD-20)	48"
CB-21	321.85		317.82 (SD-21)	48"
CB-22	322.30	316.08 (SD-54)	315.98 (SD-22)	48"
CB-23	322.40		318.40 (SD-27)	48"
CB-24	320.58	316.58 (SD-27)	316.48 (SD-28)	48"
CB-25	313.50	309.82 (SD-28)	309.72 (SD-29)	48"

STORM DRAIN STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
CB-26	316.30		309.08 (SD-42)	48"
CB-27	313.30	309.19 (SD-55)	309.09 (SD-41)	48"
DMH-1	321.58	316.31 (SD-11)	316.21 (SD-38) 317.50 (SD-53) 317.50 (SD-57)	48"
DMH-2	323.64	312.05 (SD-12)	311.95 (SD-35) 311.95 (SD-36)	48"
DMH-3	322.65	316.31 (SD-15)	316.21 (SD-40) 317.50 (SD-51)	48"
DMH-4	322.32	309.69 (SD-24)	309.59 (SD-25)	48"
DMH-5	323.00	312.24 (SD-17)	312.04 (SD-32)	48"
DMH-6	323.15	315.59 (SD-22) 315.59 (SD-73)	315.49 (SD-34) 316.76 (SD-46)	48"
DMH-8	323.15	310.48 (SD-23)	310.38 (SD-24)	48"
DMH-9	319.80	306.18 (SD-49) 308.77 (SD-43)	306.08 (SD-26)	48"
DMH-10	317.39	315.59 (SD-33)	315.49 (SD-45)	48"
DMH-11	321.85	317.50 (SD-20) 317.28 (SD-21) 317.28 (SD-60)	317.18 (SD-54)	48"

STORM DRAIN STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
DMH-12	313.95	309.44 (SD-29)	309.34 (SD-55) 310.35 (SD-56)	48"
DMH-13	323.70	317.95 (SD-58)	317.85 (SD-59)	48"
FI-1	321.40		318.56 (SD-58)	12"
FI-2	323.50	318.47 (SD-61)	318.37 (SD-60)	12"
FI-3	323.80		319.38 (SD-61)	12"
FI-4	323.50		319.21 (SD-62)	12"
FI-5	324.00	318.18 (SD-62)	318.08 (SD-63)	12"
FI-6	324.00		318.95 (SD-64)	12"
FI-7	324.00		318.08 (SD-65)	12"
FI-8	324.00	317.34 (SD-66)	317.24 (SD-67)	12"
FI-9	323.50		318.26 (SD-66)	12"
FI-10	323.50		318.22 (SD-68)	12"

STORM DRAIN STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
FI-11	324.00	317.33 (SD-68)	317.23 (SD-69)	12"
FI-12	322.50		318.78 (SD-70)	12"
FI-13	322.50	317.73 (SD-70)	317.63 (SD-71)	12"
FI-14	322.00	316.84 (SD-71)	316.74 (SD-72)	12"
FI-15	323.75	316.02 (SD-72)	315.92 (SD-73)	12"
OCS-1	322.85	316.08 (SD-39) 313.33 (SD-48) 316.08 (SD-52)	313.23 (SD-12)	60"
OCS-2	322.95	312.59 (SD-47) 315.40 (SD-31)	312.49 (SD-17)	60"
OCS-3	320.00	308.92 (SD-37) 309.00 (SD-44)	308.82 (SD-43)	60"
OCS-4	322.20	312.00 (SD-30) 312.00 (SD-50)	311.90 (SD-23)	60"

STORM DRAIN PIPE DATA

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

STORM DRAIN PIPE DATA

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

STORM DRAIN PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SD-31	18"	16'	0.00%
SD-32	18"	24'	0.49%
SD-33	12"	13'	2.01%
SD-34	18"	4'	1.74%
SD-35	24"	3'	1.00%
SD-36	18"	69'	0.00%
SD-37	15"	8'	1.07%
SD-38	18"	4'	1.00%
SD-39	24"	4'	3.11%
SD-40	15"	4'	1.00%
SD-41	15"	9'	1.02%
SD-42	15"	4'	1.88%
SD-43	18"	5'	1.00%
SD-44	12"	6'	0.00%
SD-45	12"	5'	2.06%

STORM DRAIN PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SD-46	12"	26'	4.51%
SD-47	6"	4'	0.00%
SD-48	6"	3'	0.00%
SD-49	6"	5'	0.00%
SD-50	18"	68'	0.00%
SD-51	15"	45'	2.88%
SD-52	18"	1'	1.30%
SD-53	18"	45'	2.89%
SD-54	15"	63'	1.73%
SD-55	15"	15'	1.00%
SD-56	12"	9'	1.70%
SD-57	18"	16'	4.95%
SD-58	12"	123'	0.50%
SD-59	12"	85'	0.50%
SD-60	12"	110'	0.99%

STORM DRAIN PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SD-61	12"	90'	1.01%
SD-62	12"	103'	1.00%
SD-63	12"	56'	1.00%
SD-64	12"	67'	0.99%
SD-65	12"	72'	1.00%
SD-66	12"	93'	0.99%
SD-67	12"	56'	1.00%
SD-68	12"	89'	1.00%
SD-69	12"	55'	1.00%
SD-70	12"	105'	1.00%
SD-71	12"	79'	1.00%
SD-72	12"	72'	0.99%
SD-73	12"	34'	0.98%

SANITARY SEWER STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
SMH-1	322.14	311.68 (S-1)	311.58 (S-2)	48"
SMH-2	323.10	314.33 (S-3)	314.22 (S-4)	48"

SANITARY SEWER PIPE DATA

NAME	SIZE	LENGTH	SLOPE
S-1	8"	45'	0.71%
S-2	8"	15'	6.45%
S-3	8"	143'	1.01%
S-4	8"	63'	1.04%

PROGRESS PRINT

ROBERT A. MCSORLEY PE 8588

STATE OF MAINE — ROBERT A. MCSORLEY — 8588 — REGISTERED PROFESSIONAL ENGINEER

REV.	BY:	DATE:	STATUS:
A	RAM	06/23/2025	LOCAL SUBMISSION TO THE TOWN OF WINDHAM

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

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

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

SHEET C-303

230411-01 U.dwg, TAB-Utility Tables

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LANDSCAPE NOTES

1. PLANT QUANTITIES SHOWN ON PLANS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
2. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "U.S.A. STANDARD FOR NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
3. ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
5. PLANT MATERIAL, SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM DATE OF INSTALLATION. DURING THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
6. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
7. EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
8. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
9. ALL SHRUB BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDDED DARK BROWN BARK MULCH.
10. THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SODDED OR SEEDED. PLANTING AREAS SHALL RECEIVE 12" ROLLED THICKNESS OF LOAM. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
11. ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
12. WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
13. DURING CLEANING OF SITE AND PRIOR TO TREE AND SHRUB INSTALLATION, CONTRACTOR SHALL REMOVE INVASIVE PLANTS. AREAS WHERE INVASIVE PLANTS ARE REMOVED AND NO OTHER PLANTING IS PROPOSED SHALL BE LOAMED AND SEEDED.

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

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AB	12	ABIES BALSAMEA	BALSAM FIR	4'-6' HT.
AF	14	ABIES FRASERI	FRASER FIR	5 - 6' HT.
AR	13	ACER RUBRUM 'FRANK JR.'	REDPOINTE MAPLE	2 1/2" - 3" CAL.
CA	10	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	1.5-2" CAL.
GS	23	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	2 1/2" - 3" CAL.
SHRUBS				
CC	39	CLETHRA ALNIFOLIA 'COMPACTA'	COMPACT SUMMERSWEET	3 GAL 18"
CP	78	COMPTONIA PEREGRINA	SWEET FERN	3 GAL 18"
JC	94	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	3 GAL 18"
JV	104	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL EASTERN REDCEDAR	3 GAL 18"
SA	220	SEDUM SPECTABILE 'AUTUMN FIRE'	AUTUMN FIRE SHOWY STONECROP	2 GAL.
SB	62	SPIREA X BUMALDA GOLDFLAME	GOLDFLAME SPIREA	3 GAL 18"
SS	113	SEDUM SPECTABILE 'BRILLIANT'	BRILLIANT STONECROP	2 GAL.

MEADOW MIX
(3) AF
(3) AB
(5) CC
(7) SS
(5) SA
(3) CC
(3) AF
MEADOW MIX
(1) GS
(3) JV
(5) JC
LAWN
(5) JC
(5) JV
(1) GS
(1) GS
LAWN
(1) GS
(7) JV
(5) JC
(1) GS
(1) JV
(5) JC
(1) AF
LAWN
MATCHLINE SEE SHEET L-102
LAWN
(2) JV
(5) JC
(3) JC
(5) JV
(1) GS
(1) GS
(1) JV
(3) CP
(3) SA
(3) CC
LAWN
(5) SA
(1) CA
(3) CP
(3) CP
LAWN
(9) SS
(3) CP
(3) SA
(3) SA
(3) CP
LAWN
(3) CC
(5) CP
(6) SS
(5) CP
(5) SS
(5) JV
(5) JC
(1) GS
(3) CP
(3) SA
LAWN
(7) CP
(1) CA
(3) SA
(3) CP
(3) SA
(3) CC
LAWN
(3) JV
(3) JC
(1) CA
(3) JC
(3) JV
(3) CP
(1) CA
(5) SA
(3) CP
MEADOW MIX
(5) JV
(1) GS
(4) JC
LAWN
LAWN
(2) SA
(3) CC
(7) SS
(3) CP
45° SHOVEL CUT
BED EDGE, TYP.
(5) JC
(1) GS
(5) JV
LAWN
(3) CC
(7) SS
(1) CP
(1) SB
(7) SA
(1) SB
(1) CP
(7) SS
(5) SS
(1) CA
LAWN
(7) CC
(7) SA
LAWN
(1) JV
(5) JC
(1) GS
(2) JV
LAWN
(1) JV
(1) GS
(3) CC
(7) SS
LOT 2
343,465 S.F.
7.88 AC.
(1) GS
(4) JV
LAWN
(1) GS
(7) SS
(3) CC
LAWN

PROGRESS PRINT

THARYN S. NEIN-LARGE, RLA 5267
REGISTERED LANDSCAPE ARCHITECT
THARYN S. NEIN–LARGE
No. 5267
STATE OF MAINE

REV.	BY	DATE:	STATUS
A	RAM	06/23/2025	LOCAL SUBMISSION TO THE TOWN OF WINDHAM

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 JOHN ROBERTS ROAD, SUITE 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Bath

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

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

SHEET L-101

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230411-01 L.dwg, TAB:Landscape 1

MATCHLINE SEE SHEET L-101

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AB	12	ABIES BALSAMEA	BALSAM FIR	4'-6' HT.
AF	14	ABIES FRASERI	FRASER FIR	5 - 6' HT.
AR	13	ACER RUBRUM 'FRANK JR.'	REDPOINTE MAPLE	2 1/2" - 3" CAL.
CA	10	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	1.5-2" CAL.
GS	23	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	2 1/2" - 3" CAL.
SHRUBS				
CC	39	CLETHRA ALNIFOLIA 'COMPACTA'	COMPACT SUMMERSWEET	3 GAL 18"
CP	78	COMPTONIA PEREGRINA	SWEET FERN	3 GAL 18"
JC	94	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	3 GAL 18"
JV	104	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL EASTERN REDCEDAR	3 GAL 18"
SA	220	SEDUM SPECTABILE 'AUTUMN FIRE'	AUTUMN FIRE SHOWY STONECROP	2 GAL.
SB	62	SPIREA X BUMALDA GOLDFLAME	GOLDFLAME SPIREA	3 GAL 18"
SS	113	SEDUM SPECTABILE 'BRILLIANT'	BRILLIANT STONECROP	2 GAL.

45° SHOVEL CUT BED EDGE, TYP.

FRANKLIN DRIVE

GRID N

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

PROGRESS PRINT

THARYN S. NEIN-LARGE, RLA 5267

REGISTERED LANDSCAPE ARCHITECT THARYN S. NEIN–LARGE No. 5267 STATE OF MAINE

REV.	BY	DATE	STATUS
A	RAM	06/23/2025	LOCAL SUBMISSION TO THE TOWN OF WINDHAM

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Road, Suite 4A
South Portland, ME 04106
207.200.2100
South Portland, Bridgton, Sanford and Bath

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

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

SHEET L-102

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EROSION CONTROL MEASURES

PRE-CONSTRUCTION PHASE

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

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

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

CONSTRUCTION AND POST-CONSTRUCTION PHASE

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

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

EROSION CONTROL APPLICATIONS & MEASURES

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

1. TEMPORARY MULCHING:

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

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

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

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

2. SOIL STOCKPILES:

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

3. NATURAL RESOURCES PROTECTION:

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

4. SEDIMENT BARRIERS:

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

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

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

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

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

5. TEMPORARY CHECK DAMS:

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

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

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

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

6. STORMDRAIN INLET PROTECTION:

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

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

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

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

7. STABILIZED CONSTRUCTION ENTRANCE/EXIT:

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

DUST CONTROL:

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

TEMPORARY VEGETATION:

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

PERMANENT VEGETATION:

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

SEEDBED PREPARATION:

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

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

ITEM	APPLICATION RATE
10-20-20 FERTILIZER (N-P205-K20 OR EQUAL)	18.4 LBS./1,000 S.F.
GROUND LIMESTONE (50% CALCIUM & MAGNESIUM OXIDE)	138 LBS./1,000 S.F.

C. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH PROPER EQUIPMENT. ROLL THE AREA TO FIRM THE SEEDBED EXCEPT ON CLAY OR SILTY SOILS OR COARSE SAND.

APPLICATION OF SEED:

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

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

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

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

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

SODDING:

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

STANDARDS FOR TIMELY STABILIZATION:

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES -- THE CONTRACTOR WILL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE CONTRACTOR WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE MDEP WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% (6.67H:1V) TO BE A SLOPE. IF THE CONTRACTOR FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 1, THEN THE CONTRACTOR WILL COVER THE SLOPE WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM 2(C.) OF THIS STANDARD OR WITH STONE RIPRAP AS DESCRIBED IN ITEM 2(D.) OF THIS STANDARD.
B. STABILIZE THE SLOPE WITH SOD -- THE CONTRACTOR WILL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE CONTRACTOR WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V).
C. STABILIZE THE SLOPE WITH WOOD WASTE COMPOST -- THE CONTRACTOR WILL PLACE A SIX-INCH LAYER OF WOOD WASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOOD WASTE COMPOST, THE CONTRACTOR WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE CONTRACTOR WILL NOT USE WOOD WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
D. STABILIZE THE SLOPE WITH STONE RIPRAP -- THE CONTRACTOR WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE CONTRACTOR WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

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

A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 15, THEN THE CONTRACTOR WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM 3(C.) OF THIS STANDARD.
B. STABILIZE THE SOIL WITH SOD -- THE CONTRACTOR WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
C. STABILIZE THE SOIL WITH MULCH -- BY NOVEMBER 15 THE CONTRACTOR WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE CONTRACTOR WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH, THE CONTRACTOR WILL ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

1. MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, AND AT LEAST EVERY SEVEN (7) DAYS, THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PERFORM REPAIRS NO LATER THAN THE END OF THE NEXT WORKDAY, TO ALLOW CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL MEASURE. THE CONTRACTOR SHALL PROVIDE THE NECESSARY REGULATING AGENCIES WITH WRITTEN DOCUMENTATION DESCRIBING DATES OF INSPECTIONS AND NECESSARY FOLLOW-UP WORK TO MAINTAIN EROSION CONTROL MEASURES MEETING THE REQUIREMENTS OF THIS PLAN WITHIN SEVEN (7) DAYS.

2. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMIMONTHLY UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH. RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

HOUSEKEEPING:

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.

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.

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, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE 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.

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.

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.

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;
   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;
   K. POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
   L. LANDSCAPE IRRIGATION.

7. UNAUTHORIZED NON-STORMWATER DISCHARGES. THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES. SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:
   A. WASTEWATER FROM THE WASHOUT OR CLEAN OUT 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.

WINTER EROSION CONTROL MEASURES

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

1. SOIL STOCKPILES

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

2. NATURAL RESOURCES PROTECTION

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

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

3. SEDIMENT BARRIERS

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

4. MULCHING

ALL AREA SHALL BE CONSIDERED TO BE DENUDED UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1.000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75-LBS./1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW WILL BE REMOVED DOWN TO A ONE-INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA WILL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1.000 SQUARE FEET (3TONS/ACRE) AND ADEQUATELY ANCHORED THAT GROUND SURFACE IS NOT VISIBLE THOUGH THE MULCH.

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

5. MULCHING ON SLOPES AND DITCHES

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

6. SEEDING

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

7. INSPECTION AND MONITORING

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AT A MINIMUM, AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION.
FOLLOWING THE TEMPORARY AND OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL IN THE SPRING INSPECT AND REPAIR ANY DAMAGES AND/ OR UNESTABLISHED SPOTS. ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

STANDARDS FOR TIMELY STABILIZATION OF CONSTRUCTION SITES DURING WINTER

1. STANDARD FOR THE TIMELY STABILIZATION OF DITCHES AND CHANNELS -- THE APPLICANT WILL CONSTRUCT AND STABILIZE ALL STONE-LINED DITCHES AND CHANNELS ON THE SITE BY NOVEMBER 15. THE APPLICANT WILL CONSTRUCT AND STABILIZE ALL GRASS-LINED DITCHES AND CHANNELS ON THE SITE BY SEPTEMBER 15. IF THE APPLICANT FAILS TO STABILIZE A DITCH OR CHANNEL TO BE GRASS-LINED BY SEPTEMBER 15, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE DITCH FOR LATE FALL AND WINTER.

   INSTALL A SOD LINING IN THE DITCH -- THE APPLICANT WILL LINE THE DITCH WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING THE SOD WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD STRIPS FROM SLOUGHING DURING FLOW CONDITIONS.
   INSTALL A STONE LINING IN THE DITCH --THE APPLICANT WILL LINE THE DITCH WITH STONE RIPRAP BY NOVEMBER 15. THE APPLICANT WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE APPLICANT WILL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING SO TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.

2. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES -- THE APPLICANT WILL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE APPLICANT WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% (10H:1V) TO BE A SLOPE. IF THE APPLICANT FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

   STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS -- BY OCTOBER 1 THE APPLICANT WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE APPLICANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 1, THEN THE APPLICANT WILL COVER THE SLOPE WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM III OF THIS CONDITION OR WITH STONE RIPRAP AS DESCRIBED IN ITEM IV OF THIS CONDITION.

   STABILIZE THE SLOPE WITH SOD -- THE APPLICANT WILL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE APPLICANT WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V).

   STABILIZE THE SLOPE WITH WOOD WASTE COMPOST -- THE APPLICANT WILL PLACE A SIX-INCH LAYER OF WOOD WASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOOD WASTE COMPOST, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE APPLICANT WILL NOT USE WOOD WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

   STABILIZE THE SLOPE WITH STONE RIPRAP -- THE APPLICANT WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE APPLICANT WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

3. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS -- BY SEPTEMBER 15 THE APPLICANT WILL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE APPLICANT FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.
   STABILIZE THE SOIL WITH TEMPORARY VEGETATION -- BY OCTOBER 1 THE APPLICANT WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE APPLICANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 15, THEN THE APPLICANT WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM III OF THIS STANDARD.
   STABILIZE THE SOIL WITH SOD -- THE APPLICANT WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
   STABILIZE THE SOIL WITH MULCH -- BY NOVEMBER 15 THE APPLICANT WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH, THE APPLICANT WILL ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

PROGRESS PRINT

ROBERT A. MCSORLEY, PE 8588

ROBERT A. McSORLEY No. 8588

REV:	BY:	DATE:	STATUS:
A	RAM	06/23/2025	LOCAL SUBMISSION TO THE TOWN OF WINDHAM

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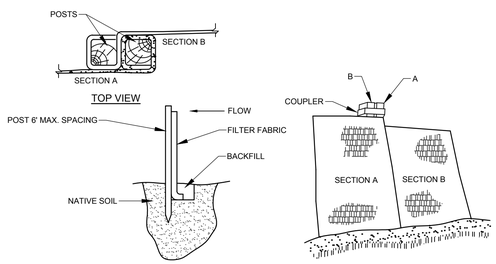
EROSION CONTROL NOTES
OF:
FRANKLIN DRIVE MULTI-FAMILY PARCEL
FRANKLIN DRIVE
WINDHAM, ME
FOR:
NEW GEN ESTATES, LLC
50 MAINE MALL ROAD
SOUTH PORTLAND, ME 04106

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

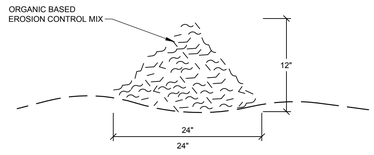
SHEET D-500



INSTALLATION:

1. EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
5. JOIN SECTION AS SHOWN ABOVE.
6. BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL.

FILTER BARRIER
NOT TO SCALE



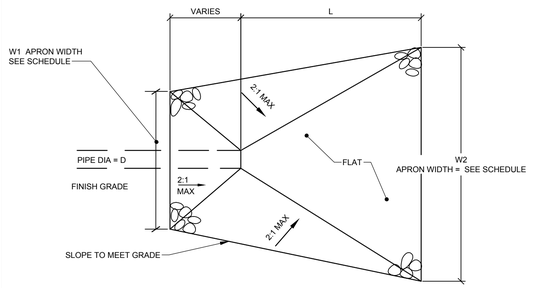
COMPOSITION:

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

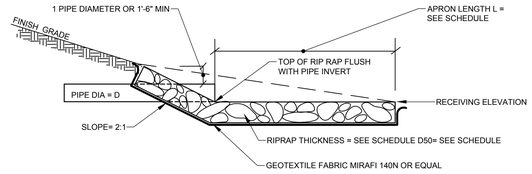
INSTALLATION:

1. THE BARRIER MUST BE PLACED ACROSS THE SLOPE, ALONG THE CONTOUR.
2. EXISTING GROUND SHALL BE PREPARED SUCH THAT THE BARRIER MAY LIE NEARLY FLAT ALONG THE GROUND TO AVOID THE CREATION OF VOIDS AND BRIDGES IN ORDER TO MINIMIZE THE POTENTIAL OF WASH OUTS UNDER THE BARRIER
3. THE BARRIER SHALL BE A MINIMUM OF 1 FOOT HIGH (AS MEASURED ON THE UPHILL SIDE) AND 2 FEET WIDE FOR SLOPES LESS THAN 5% IN GRADE AND SHALL BE WIDER TO ACCOMMODATE THE ADDITIONAL RUNOFF.
4. EROSION CONTROL MIX CAN BE INSTALLED WHERE SILT FENCE IS ILLUSTRATED ON THE DESIGN PLANS IN AREAS EXCEPT IN, BUT NOT LIMITED TO, THE FOLLOWING AREAS: WETLAND AREAS, AT POINTS OF CONCENTRATED FLOW, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS AND CLOSED STORM SYSTEMS AND AT THE BOTTOM OF STEEP SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM.

EROSION CONTROL MIX BERM
NOT TO SCALE



PLAN VIEW



SECTION VIEW

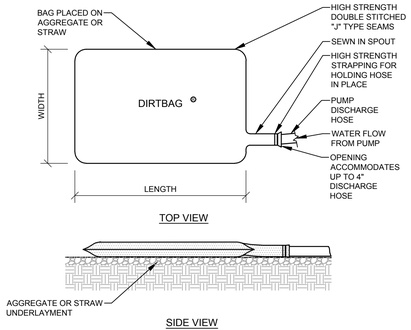
TYPICAL RIPRAP APRON SCHEDULE

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

NOTES:

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

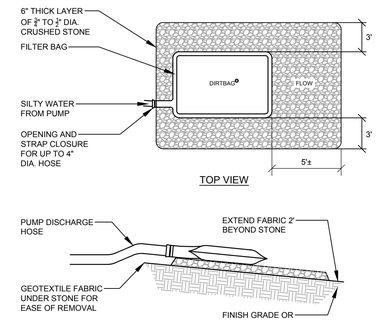
RIPRAP APRON
NOT TO SCALE

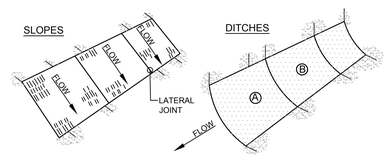


A GEOTEXTILE FIBER IS A PREFABRICATED SACK THAT IS USED TO FILTER SEDIMENTS FROM DEWATERING ACTIVITIES. A FILTER BAG SHOULD BE USED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED GUIDELINES. CONSULT THE DEP IF THE STRUCTURE WILL BE WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE OR IF SECONDARY CONTAINMENT IS REQUIRED.

- INSTALL THE FILTER BAG PRIOR TO INITIATING ANY ACTIVITIES WHICH WILL REQUIRE DEWATERING.
- THE TYPE OF FABRIC SHOULD BE BASED ON THE SIZE OF SOIL PARTICLES TO BE TRAPPED (I.E. A WOVEN MATERIAL FOR COARSE PARTICLES AND A NONWOVEN MATERIAL FOR FINER PARTICLES).
- A FILTER BAG SHOULD BE LOCATED IN AN AREA MOSTLY LEVEL (WITH LESS THAN 5% SLOPE). A PAD OF CRUSHED GRAVEL MAY BE PROVIDED.
- AVOID DISCHARGING TO AN AREA THAT IS BARE OF VEGETATION OR NEWLY VEGETATED. ANY SIGN OF EROSION OR CHANNELIZATION FROM THE DISCHARGED WATER REQUIRES IMMEDIATE CORRECTION.
- FILTER BAGS HAVE A FINITE CAPACITY FOR SEDIMENT COLLECTION AND MAY BE PRONE TO PLUGGING. AVOID OVER-PRESSURIZING THE BAG OR IT MAY BURST.
- IF A SEDIMENT DISCHARGE IS OBSERVED, INSPECT THE FILTER BAG FOR TEARS OR OTHER MALFUNCTIONS.

DIRTBAG PUMPED SILT CONTROL SYSTEM
NOT TO SCALE

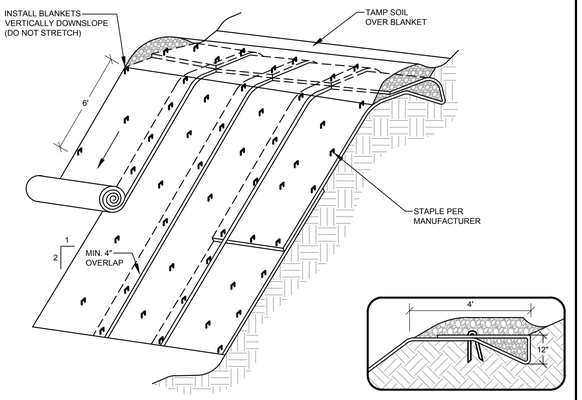




NOTES:

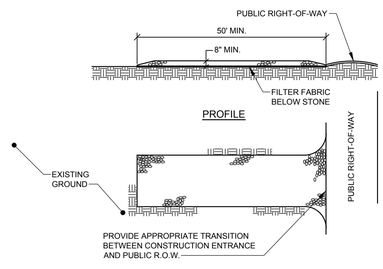
1. BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.
2. FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED. OVERLAP B OVER A.
3. LATERAL JOINTS TO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

EROSION CONTROL BLANKET
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

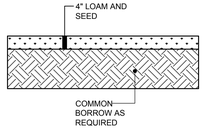
1. THE SOIL SURFACE SHOULD BE FINELY GRADED AND SMOOTH FOR THE BLANKET TO HAVE DIRECT CONTACT WITH THE SOIL AND TO PREVENT UNDERMINING. EROSION CONTROL BLANKETS PERFORM BEST ON LOAMY SOILS AND SHOULD NOT BE USED ON ROCKY SITES OR SHALLOW SOILS.
2. SEED SHOULD BE SOWN BEFORE INSTALLING THE EROSION CONTROL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



NOTES:

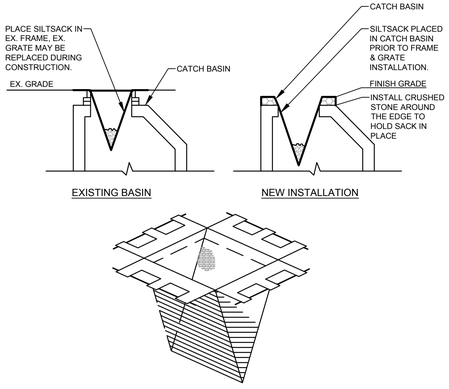
1. STONE SIZE- AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE.
2. LENGTH- AS SHOWN ON PLANS, MIN. 50 FEET.
3. THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
5. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN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

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



NOTES:
SEE LANDSCAPE PLANS FOR SEE MIX

LOAM & SEED SECTION
NOT TO SCALE



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

CATCH BASIN PROTECTION DETAIL
NOT TO SCALE

PROGRESS PRINT

ROBERT A. MCSORLEY PE 8588

STATE OF MAINE — ROBERT A. MCSORLEY — 8588 — LICENSED PROFESSIONAL ENGINEER

REV	BY	DATE	STATUS
A	RAM	06/23/2025	LOCAL SUBMISSION TO THE TOWN OF WINDHAM

SEBAGO TECHNICS
TECHNICAL SERVICES
SEBAGOTECHNICS.COM
75 JOHN ROBERTS ROAD, SUITE 4A4
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Bath

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

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

SHEET D-501

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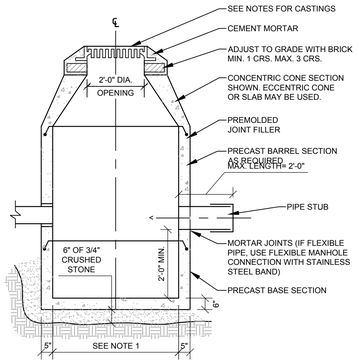
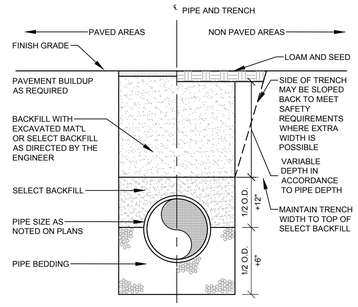
230411-01 D.dwg, TAB:Details 1



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

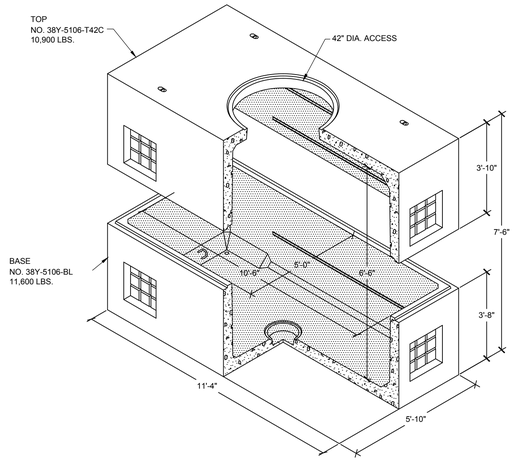
CATCH BASIN
NOT TO SCALE



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

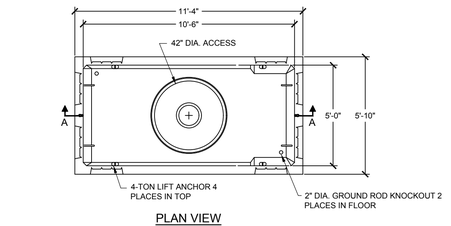
NOTE:
ALL BRACING AND SHEETING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL MEET ALL STATE AND O.S.H.A. SAFETY STANDARDS.

TRENCH SECTION
NOT TO SCALE

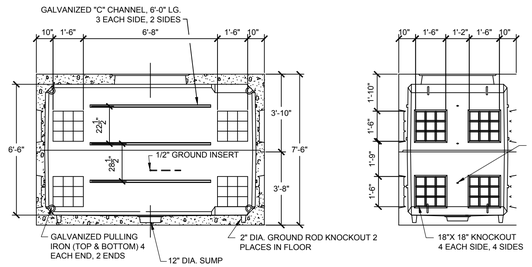


NOTE:
1. FURNISH AND INSTALL 42" FRAME, MANHOLE COVER PER CMP STANDARDS.
2. FURNISH AND INSTALL RISER RINGS AND MASONRY TO ACHIEVE REQUIRED DEPTH AND ALLOW FOR FUTURE ADJUSTMENT TO GRADE.
3. BASIS OF DESIGN IS 3GY MANHOLE BY OLD CASTLE PRECAST MANHOLES SHALL MEET UTILITY OWNERS SPECIFICATIONS.
4. INSTALL GROUNDING RODS OR GROUNDING GRID, SEE ELECTRICAL PLANS & SPECIFICATIONS FOR GROUNDING REQUIREMENTS.

38-Y MANHOLE FOR ELECTRIC
NOT TO SCALE

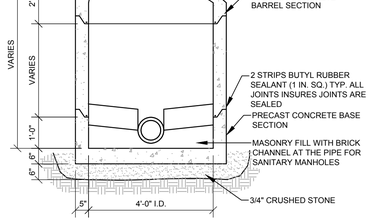


PLAN VIEW



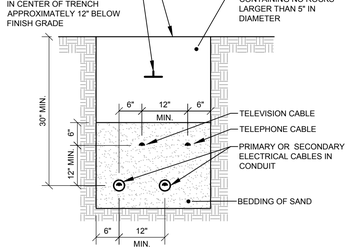
SECTION AA

END VIEW



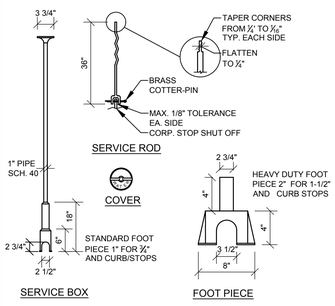
NOTES:
1. DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.
2. PIPE SIZES AND INVERTS AS NOTED ON PLANS.
3. PIPE CONNECTIONS SHALL BE WATERTIGHT FLEXIBLE BOOT CONNECTORS.

PRECAST MANHOLE
NOT TO SCALE



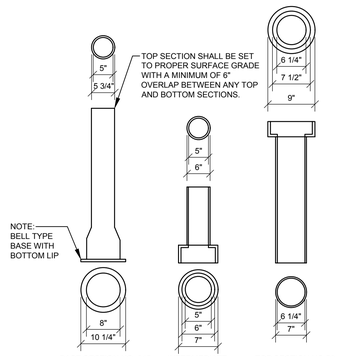
NOTES:
CABLES TO BE ENCASED IN SCHEDULE 40 PVC CONDUIT.

UNDERGROUND CABLE INSTALLATION
NOT TO SCALE

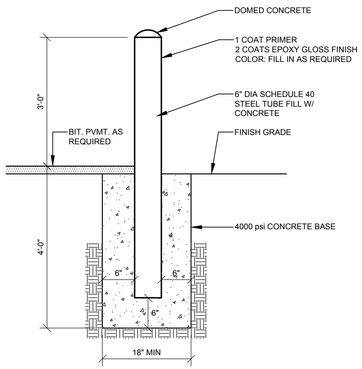


NOTE:
ANY EXTENSION OF SERVICE BOX REQUIRES:
1. 1" FEMALE IRON PIPE COUPLING
2. 1" THREADED PIPE (THIS IS TO BE A NON-WELDED, TWO PIECE ARRANGEMENT. SLIP ON ADAPTERS ARE NOT PERMISSIBLE.)

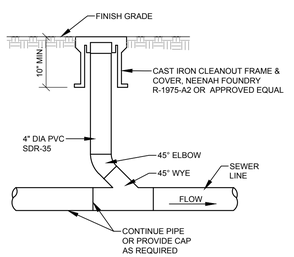
TYPICAL WATER SERVICE
NOT TO SCALE



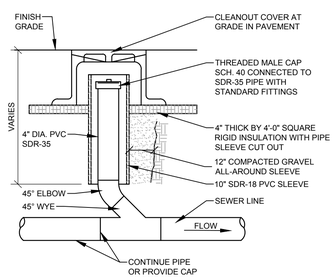
VALVE BOX & COVER
NOT TO SCALE



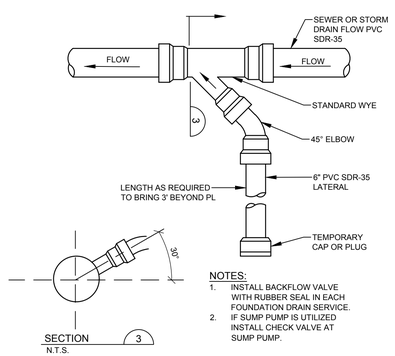
METAL DOMED CONCRETE BOLLARD
NOT TO SCALE



CLEANOUT IN GRASS/LANDSCAPE AREAS
NOT TO SCALE

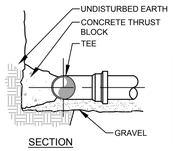


CLEANOUT IN PAVEMENT AREAS
NOT TO SCALE

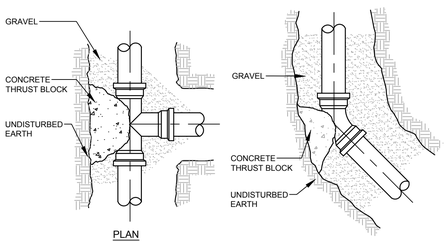


NOTES:
1. INSTALL BACKFLOW VALVE WITH RUBBER SEAL IN EACH FOUNDATION DRAIN SERVICE.
2. IF SUMP PUMP IS UTILIZED INSTALL CHECK VALVE AT SUMP PUMP.

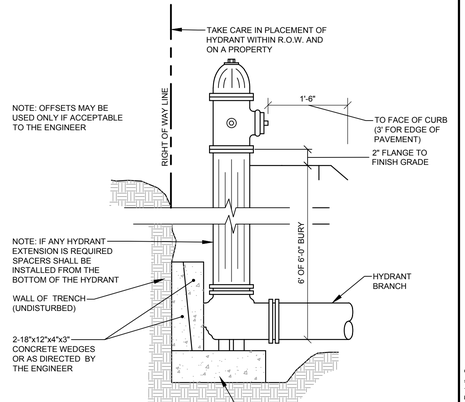
SEWER / FOUNDATION DRAIN SERVICE CONNECTION
NOT TO SCALE



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



TEE & BEND DETAIL
NOT TO SCALE



HYDRANT BLOCKING & REPLACEMENT
NOT TO SCALE

ROBERT A. MCSORLEY, PE 8588
STATE OF MAINE · ROBERT A. MCSORLEY · 8588 · REGISTERED PROFESSIONAL ENGINEER

REV.	BY	DATE:	STATUS:
A	RAM	06/23/2025	LOCAL SUBMISSION TO THE TOWN OF WINDHAM

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

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

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

SHEET D-502

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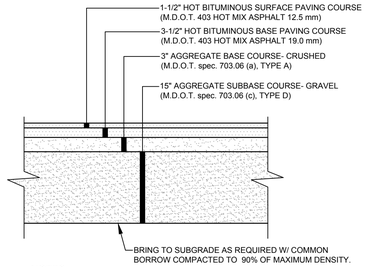
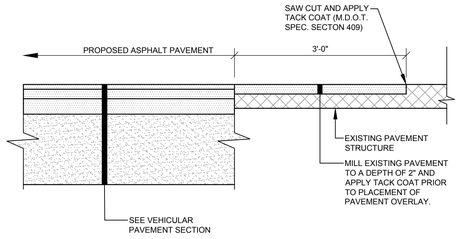
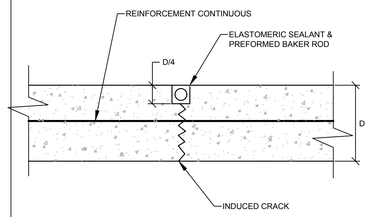


NOTES:
1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

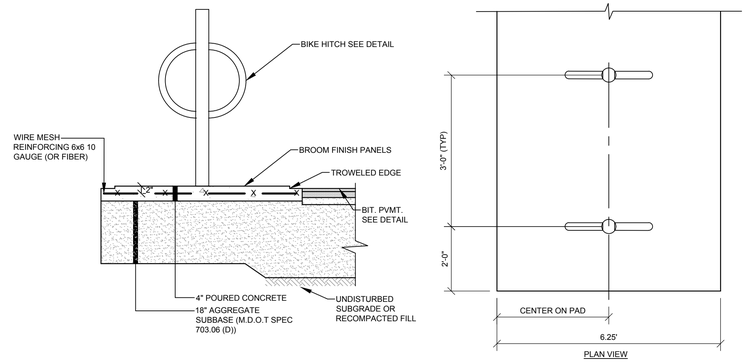
VEHICULAR PAVEMENT
NOT TO SCALE



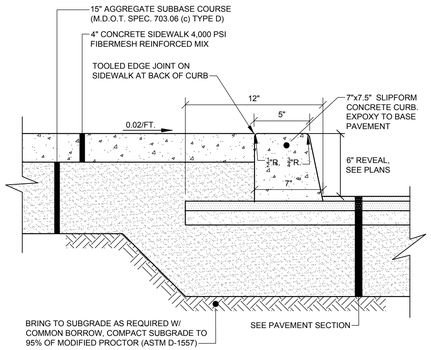
PAVEMENT JOINT
NOT TO SCALE



CONTRACTION/CONTROL JOINT
NOT TO SCALE

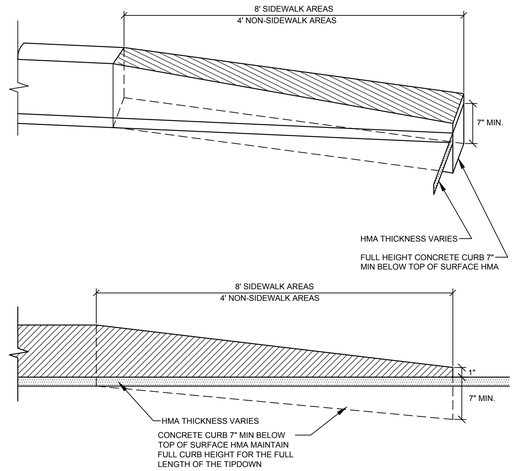


PAD FOR BICYCLE HITCH
NOT TO SCALE

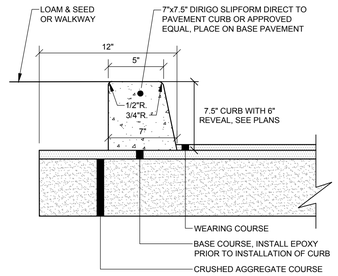


NOTES:
1. COMPACT GRAVEL SUBBASE AND BASE COURSES TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. HOT MIX ASPHALT SURFACE COARSE SHALL BE COMPACTED TO 95% OF ITS THEORETICAL MAXIMUM DENSITY (ASTM D-2041). BASE COARSE SHALL BE COMPACTED TO 95% ±2.5% OF ITS THEORETICAL MAXIMUM DENSITY (ASTM D-2041).
3. APPLY TACK COAT BETWEEN SUCCESSIVE LIFTS OF BITUMINOUS PAVEMENT.
4. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

CONCRETE SIDEWALK WITH SLIPFORM CURB
NOT TO SCALE

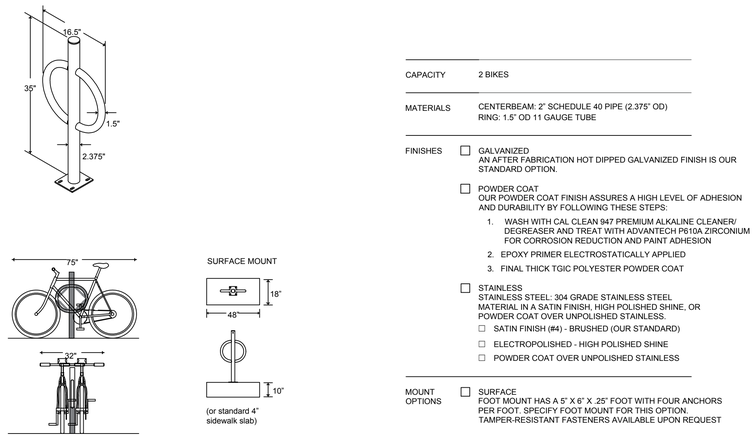


SLIPFORM CONCRETE CURB TIPDOWN, TYPICAL
NOT TO SCALE



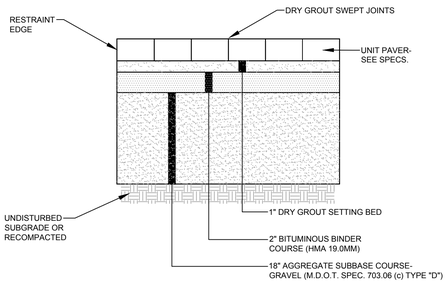
NOTES:
1. SEE TYPICAL ACCESS DRIVE SECTION FOR ROADWAY MATERIAL SPECIFICATIONS AND DEPTHS.
2. 6" TIPDOWNS SHALL BE PROVIDED AS SHOWN ON PLANS.

SLIPFORM CURB SECTION
NOT TO SCALE

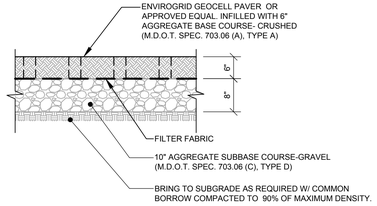


CAPACITY	2 BIKES
MATERIALS	CENTERBEAM: 2" SCHEDULE 40 PIPE (2.375" OD) RING: 1.5" OD 11 GAUGE TUBE
FINISHES	☐ GALVANIZED AN AFTER FABRICATION HOT DIPPED GALVANIZED FINISH IS OUR STANDARD OPTION.
	☐ POWDER COAT OUR POWDER COAT FINISH ASSURES A HIGH LEVEL OF ADHESION AND DURABILITY BY FOLLOWING THESE STEPS: 1. WASH WITH CAL CLEAN 947 PREMIUM ALKALINE CLEANER/ DEGREASER AND TREAT WITH ADVANTECH P610A ZIRCONIUM FOR CORROSION REDUCTION AND PAINT ADHESION 2. EPOXY PRIMER ELECTROSTATICALLY APPLIED 3. FINAL THICK TGIC POLYESTER POWDER COAT
	☐ STAINLESS STAINLESS STEEL: 304 GRADE STAINLESS STEEL MATERIAL IN A SATIN FINISH, HIGH POLISHED SHINE, OR POWDER COAT OVER UNPOLISHED STAINLESS. ☐ SATIN FINISH (#4) - BRUSHED (OUR STANDARD) ☐ ELECTROPOLISHED - HIGH POLISHED SHINE ☐ POWDER COAT OVER UNPOLISHED STAINLESS
MOUNT OPTIONS	☐ SURFACE FOOT MOUNT HAS A 5" X 6" X .25" FOOT WITH FOUR ANCHORS PER FOOT. SPECIFY FOOT MOUNT FOR THIS OPTION. TAMPER-RESISTANT FASTENERS AVAILABLE UPON REQUEST

BIKE RACK
NOT TO SCALE



UNIT PAVER
NOT TO SCALE



TRAIL SECTION
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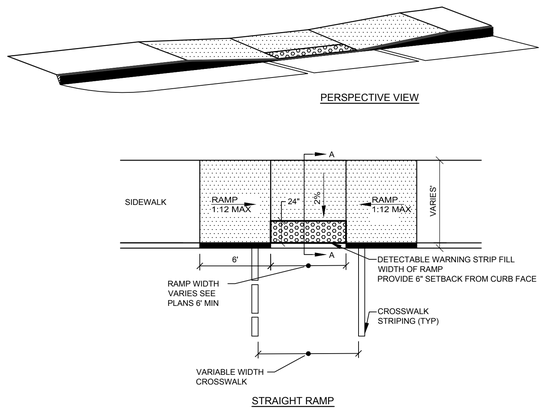
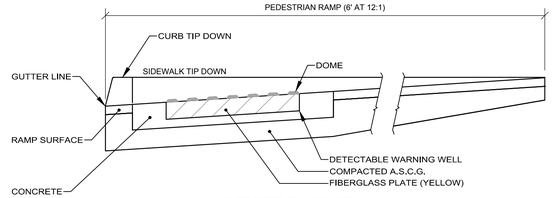
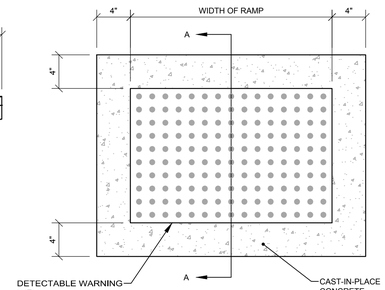


STRAIGHT RAMP

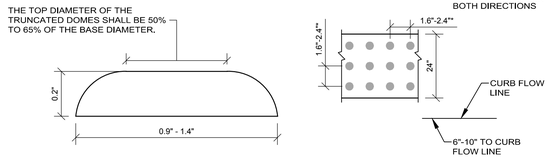
PEDESTRIAN RAMPS
NOT TO SCALE



SIDE SECTION VIEW OF
DETECTABLE WARNING, WELL, CURB AND GUTTER



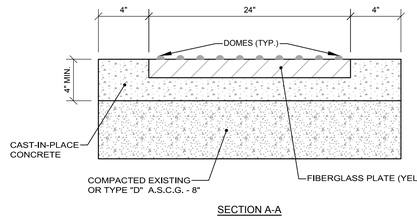
PLAN VIEW OF DETECTABLE WARNING AND WELL



ELEVATION VIEW PLAN VIEW

DOME AND DETECTABLE WARNING DETAILS

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



SECTION A-A

DETECTABLE WARNING PLATE (TRUNCATED DOME)
NOT TO SCALE

PROGRESS PRINT

ROBERT A. MCSORLEY PE 8588

STATE OF MAINE ROBERT A. MCSORLEY 8588 LICENSED PROFESSIONAL ENGINEER

REV.	BY	DATE:	STATUS:
A	RAM	06/23/2025	LOCAL SUBMISSION TO THE TOWN OF WINDHAM

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

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

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

SHEET D-503

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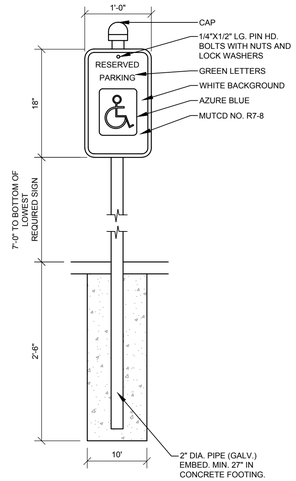
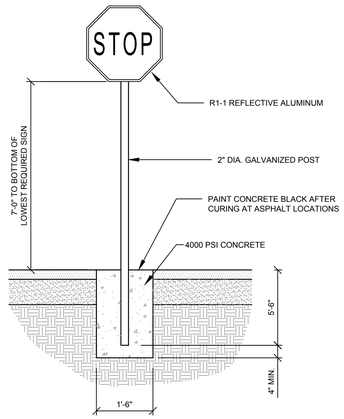


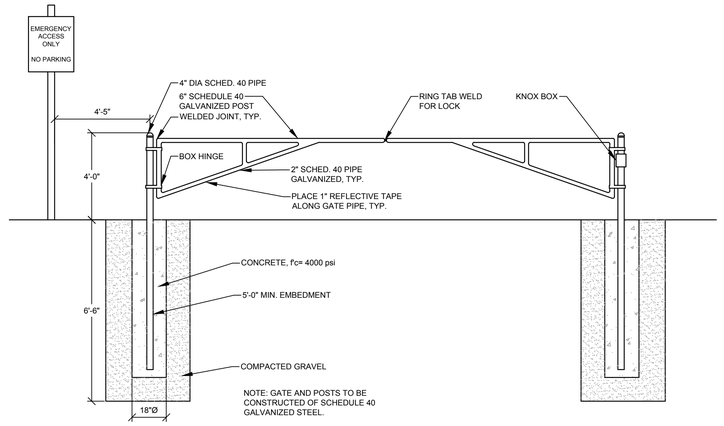
RESERVED PARKING SIGN-POST

NOT TO SCALE



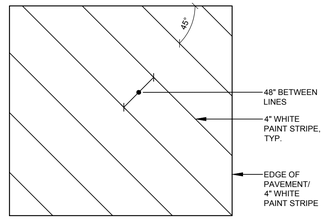
STOP SIGN

NOT TO SCALE



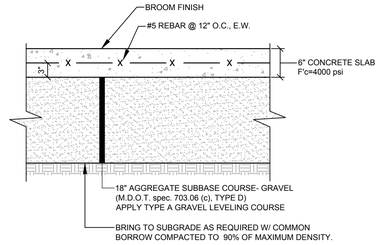
VEHICULAR GATE WITH PEDESTRIAN ACCESS

NOT TO SCALE



DIAGONAL PAINT MARKINGS

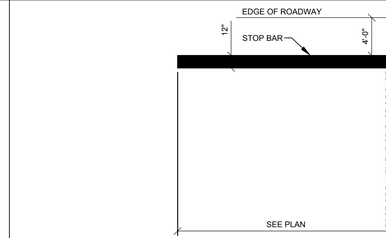
NOT TO SCALE



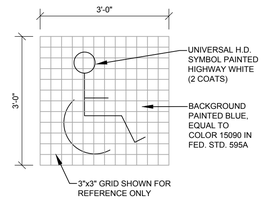
NOTES:
1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.
3. PROOF ROLL SUBGRADE PER GEOTECHNICAL REPORT.

CONCRETE DUMPSTER PAD

NOT TO SCALE

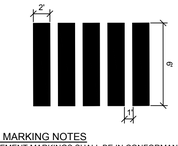


NOTE:
1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND BAR ARE TO BE PAINTED REFLECTIVE WHITE.



RESERVED PARKING

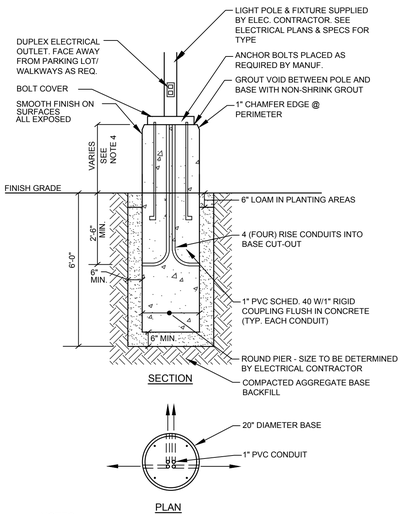
NOT TO SCALE



PAVEMENT MARKING NOTES
1. ALL PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, U.S. DOT, FHWA, LATEST EDITION.
2. ALL PAVEMENT MARKING LINES SHALL BE PAINT AND 4" WIDE, EXCEPT FOR:
   SWSL-12"
   SYCL-12"
   CROSSWALK BARS - 24"
3. PAVEMENT WORD AND SYMBOL MARKINGS SHALL BE WHITE PAINT.
4. SOLID WHITE STOP LINE SHALL BE A MINIMUM OF 4' BEHIND THE EDGE OF CROSSWALK.

CROSSWALK DETAIL

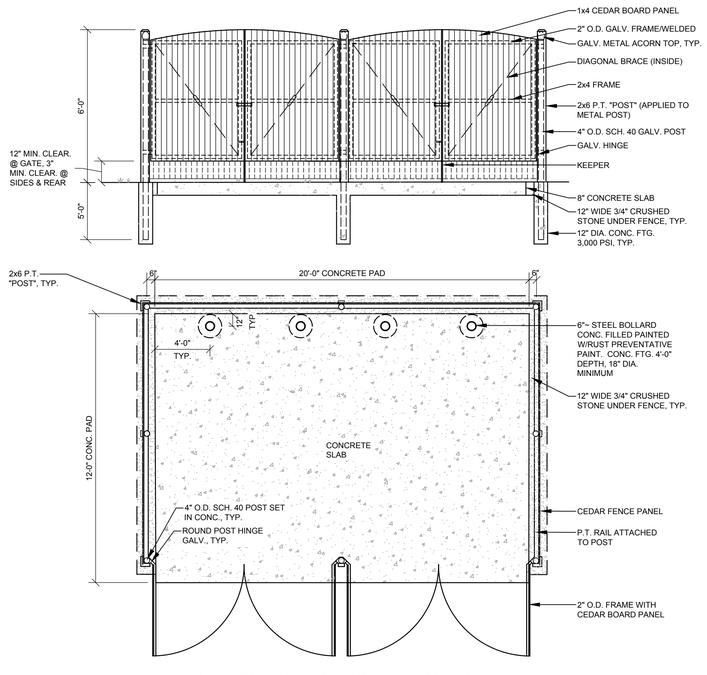
NOT TO SCALE



NOTES:
1. CONCRETE f'c=5000 psi. @ 28 DAYS WITH STEEL REINFORCEMENT.
2. CONDUIT AND ANCHOR BOLTS PLACED AS REQUIRED PROVIDED BY ELECTRICAL CONTRACTOR.
3. PROVIDE 2 COATS BITUMINOUS DAMPROOFING FOR ALL CONCRETE BELOW GRADE.
4. AMOUNT OF EXPOSED CONCRETE FROM FINISHED GRADE VARIES BASED ON PROXIMITY TO VEHICULAR TRAFFIC. IN LANDSCAPE AREAS, EXPOSED CONCRETE SHALL BE 4" AND WITHIN PAVED AREAS, EXPOSED CONCRETE SHALL BE 2'-6". MINIMUM BURY DEPTH OF 6'-0" REMAINS UNCHANGED
5. LIGHT POLE BASE AS MANUFACTURED BY SUPERIOR CONCRETE OR APPROVED EQUAL

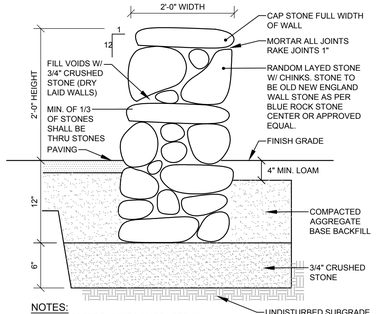
20" ROUND LIGHT POLE BASE

NOT TO SCALE



DUMPSTER ENCLOSURE - DOUBLE

NOT TO SCALE



NOTES:
1. CONCRETE RUBBLE MAY BE USED IN WALL WHERE UPON COMPLETION IT WILL NOT SHOW.
2. MORTAR SHALL BE CHARCOAL COLOR.

SEAT WALL

NOT TO SCALE

PROGRESS PRINT

ROBERT A. MCSORLEY PE 8588

STATE OF MAINE — ROBERT A. MCSORLEY — 8588 — LICENSED PROFESSIONAL ENGINEER

REV.	BY	DATE	STATUS
A	RAM	06/23/2025	LOCAL SUBMISSION TO THE TOWN OF WINDHAM

SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 JOHN ROBERTS ROAD, SUITE 4
South Portland, ME 04106
207.200.2100
South Portland, Bridgton, Sanford and Bath

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

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

SHEET D-504

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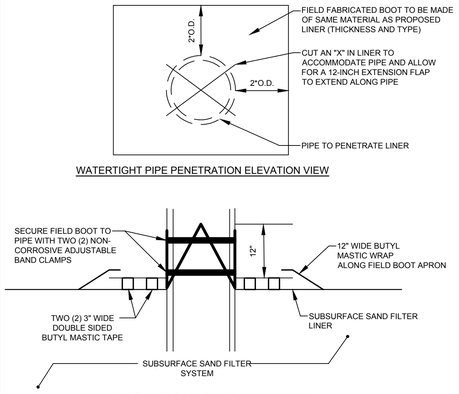
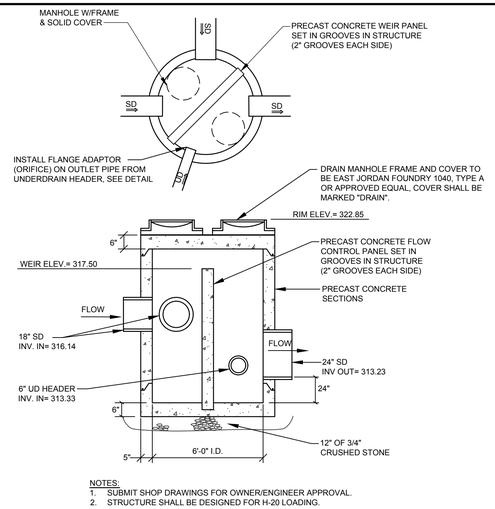


WATERTIGHT PIPE PENETRATION ELEVATION VIEW

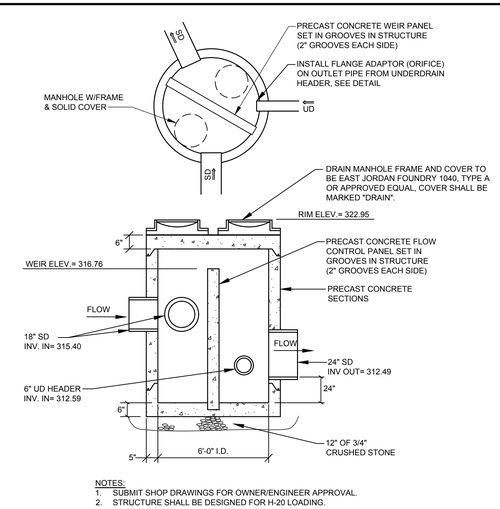
WATERTIGHT PIPE PENETRATION PLAN VIEW

WATERTIGHT PIPE PENETRATION
NOT TO SCALE



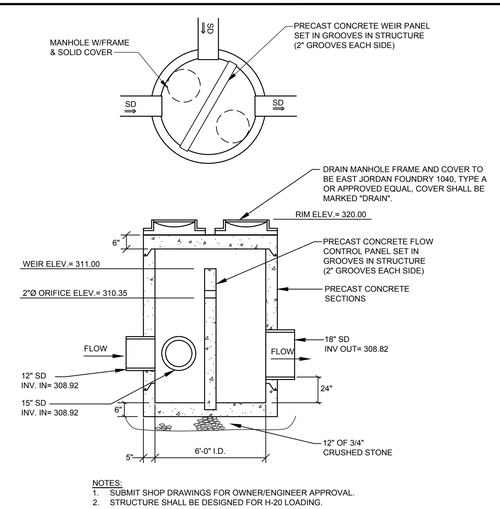
NOTES:
1. SUBMIT SHOP DRAWINGS FOR OWNER/ENGINEER APPROVAL.
2. STRUCTURE SHALL BE DESIGNED FOR H-20 LOADING.

OUTLET CONTROL STRUCTURE (OCS-1)
NOT TO SCALE



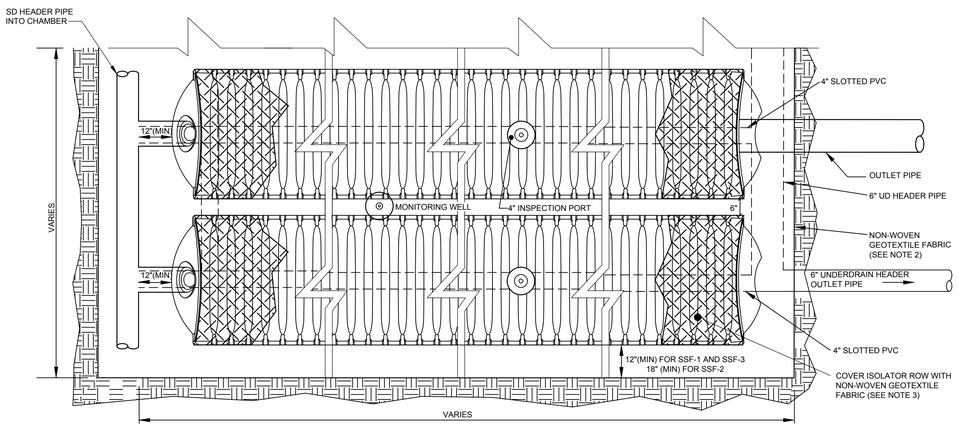
NOTES:
1. SUBMIT SHOP DRAWINGS FOR OWNER/ENGINEER APPROVAL.
2. STRUCTURE SHALL BE DESIGNED FOR H-20 LOADING.

OUTLET CONTROL STRUCTURE (OCS-2)
NOT TO SCALE



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

OUTLET CONTROL STRUCTURE (OCS-3)
NOT TO SCALE



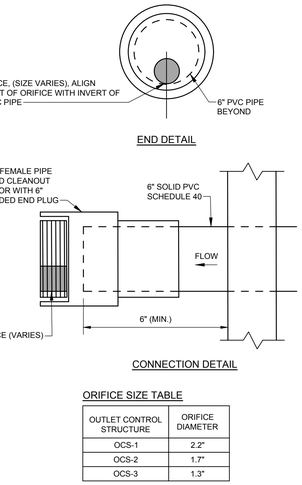
SUBSURFACE SAND FILTER PLAN VIEW

SUBSURFACE SAND FILTER NOTES:
1. THE STORMWATER CHAMBER SHALL BE A STORMTECH SC-800 OR EQUIVALENT SUBSURFACE STORAGE CHAMBER APPROVED BY THE ENGINEER.
2. THE ENTIRE SUBSURFACE SYSTEM, INCLUDING THE CRUSHED STONE STORAGE VOLUME, THE FILTER MEDIA, AND UNDERDRAIN MATERIALS, SHALL BE WRAPPED IN A NON-WOVEN GEOTEXTILE FABRIC (MIRAFI 160N OR EQUIVALENT).
3. TWO STRIPS OF WOVEN GEOTEXTILE (MIRAFI FW 404) SHALL BE INSTALLED BETWEEN THE BOTTOM OF THE ISOLATOR ROW CHAMBER AND ITS STONE FOUNDATION. THIS FABRIC TRAPS SEDIMENTS AND PROTECTS THE UNDERLYING CRUSHED STONE. A SECOND STRIP OF NON-WOVEN AASHTO M288 CLASS 2 GEOTEXTILE (MIRAFI 160N OR EQUIVALENT) SHALL BE DRAPED OVER THE ENTIRE LENGTH OF THE CHAMBERS. THIS FABRIC WILL ALSO TRAP SEDIMENTS AND PROVIDE SEPARATION BETWEEN THE CHAMBERS AND SURROUNDING STONE.
4. THE EMBEDMENT STONE SURROUNDING THE CHAMBERS SHALL BE A WASHED, ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN 3/4 INCH AND 2 INCH. THE BOTTOM 6 INCH LAYER OF STONE THAT ACTS AS THE FOUNDATION BELOW THE CHAMBERS SHALL BE COMPACTED TO ACHIEVE A 95% STANDARD PROCTOR DENSITY.
5. THE SAND FILTER MATERIAL SHALL BE A UNIFORM MIX, FREE OF STONES LARGER THAN 2 INCHES, STUMPS, ROOTS, OR OTHER SIMILAR OBJECTS. THE MATERIAL SHALL MEET THE SPECIFICATIONS FOR MDOT AGGREGATE SAND (MDOT #703.01). HOWEVER, THIS AGGREGATE SAND SHALL BE MIXED WITH LOAM TO ACHIEVE A MATERIAL WITH BETWEEN 8% AND 10% PASSING THE #200 SIEVE. THE LOAM USED IN THIS MIXTURE SHALL HAVE LESS THAN 2% CLAY CONTENT. THIS 18 INCH LAYER OF SAND FILTRATION MEDIA SHALL BE PLACED TO ACHIEVE A LEVEL OF COMPACTION BETWEEN 92% AND 95% STANDARD PROCTOR DENSITY.
6. THE CONTRACTOR SHALL PERFORM PERMEABILITY TESTS FOR THE SAND FILTER MATERIAL TO ENSURE A STORMWATER RELEASE TIME RANGING BETWEEN 24 AND 48 HOURS.

CONSTRUCTION OVERSIGHT NOTES FOR SUBSURFACE SAND FILER:
1. INSPECTIONS BY A PROFESSIONAL ENGINEER SHALL CONSIST OF WEEKLY VISITS TO THE SITE TO INSPECT THE CONSTRUCTION AND STABILIZATION OF THE PROPOSED SUBSURFACE CHAMBERS AND ITS FILTER COURSE MATERIAL TO BE BUILT ON THE SITE. INSPECTIONS SHALL CONSIST OF AN APPROPRIATE NUMBER OF VISITS TO THE SITE TO INSPECT THE INSTALLATION OF THE SUBGRADE, FILTER BED MATERIAL PLACEMENT, INSTALLATION OF EMBEDMENT STONE, ISOLATOR ROW AND CHAMBER, SURROUNDING STONE, FABRIC PLACEMENT AND STORMWATER OVERFLOW BYPASS CONSTRUCTION FROM INITIAL GROUND DISTURBANCE TO BACKFILL OVER CHAMBERS.
2. CONTRACTOR TO ENSURE THE ISOLATOR ROWS ARE INSTALLED UNDER THE SUPERVISION OF THE MANUFACTURER'S REPRESENTATIVE.

SUBSURFACE SAND FILTER TABLE

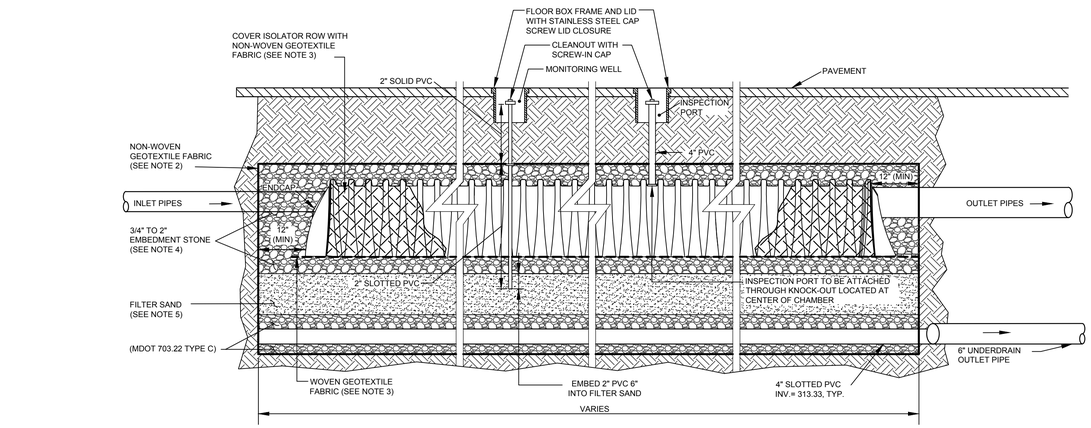
	SUBSURFACE SAND FILTER (SSF-1)	SUBSURFACE SAND FILTER (SSF-2)	SUBSURFACE SAND FILTER (SSF-3)
CHAMBER INV.	316.00	315.26	308.85
6" UD HEADER INV.	313.33	312.59	306.18
CHAMBER OUTLET PIPE INV.	316.16	315.40	309.00
UNDERDRAIN INV.	313.33	312.59	306.18
WQV. ELEV.	317.50	316.76	310.35



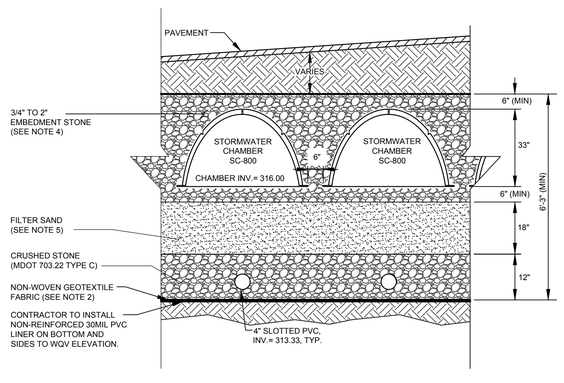
ORIFICE SIZE TABLE

OUTLET CONTROL STRUCTURE	ORIFICE DIAMETER
OCS-1	2.2"
OCS-2	1.7"
OCS-3	1.3"

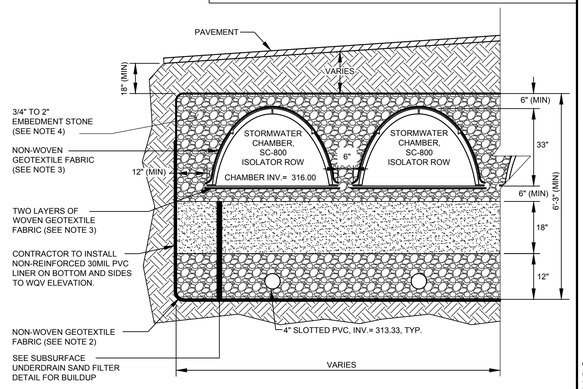
FLANGE ADAPTOR (ORIFICE) DETAIL
NOT TO SCALE



SUBSURFACE SAND FILTER ELEVATION VIEW



SUBSURFACE SAND FILTER SECTION



SUBSURFACE SAND FILTER (SSF-1, SSF-2, & SSF-3)
NOT TO SCALE

SUBSURFACE UNDERDRAINED SAND FILTER ISOLATOR ROW
NOT TO SCALE

PROGRESS PRINT

ROBERT A. MCSORLEY, PE 8588

STATE OF MAINE — ROBERT A. MCSORLEY — 8588 — LICENSED PROFESSIONAL ENGINEER

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TECHNICS
SEBAGOTECHNICS.COM
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207.200.2100
South Portland, Bridgton, Sanford and Bath

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

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

SHEET D-505

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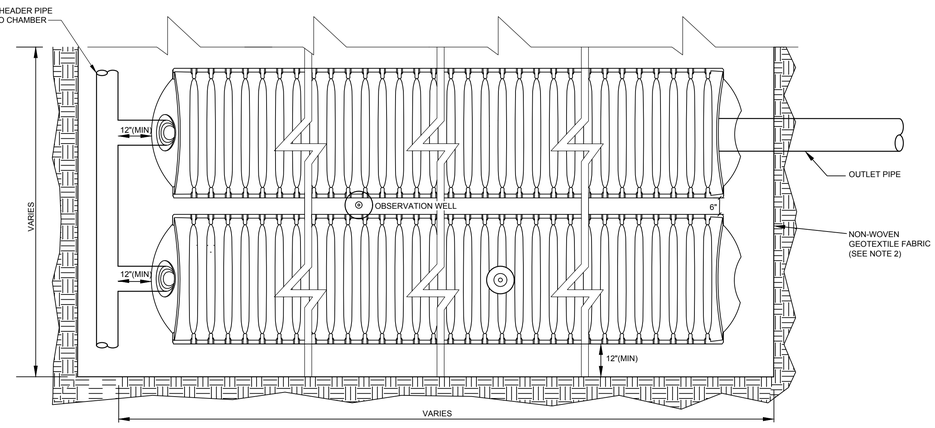
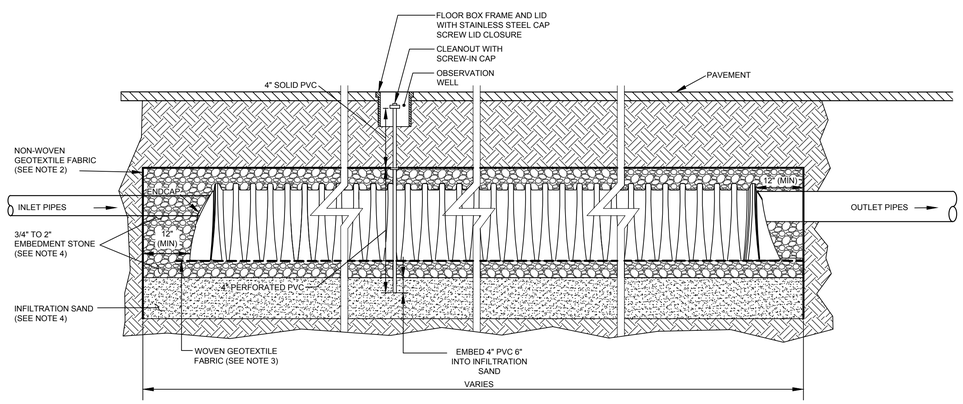
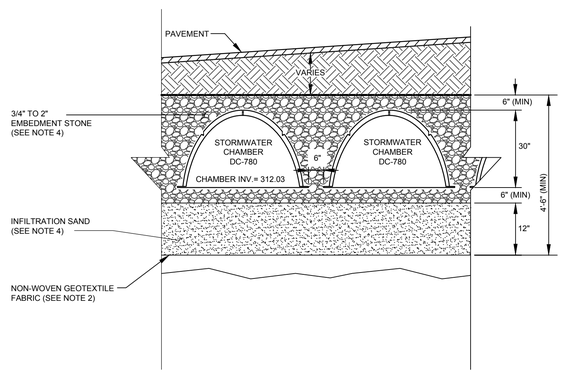


SUBSURFACE SAND FILTER PLAN VIEW



SUBSURFACE DETENTION AND INFILTRATION SYSTEM ELEVATION VIEW



SUBSURFACE DETENTION AND INFILTRATION SYSTEM SECTION VIEW

SUBSURFACE DETENTION AND INFILTRATION SYSTEM

NOT TO SCALE

SUBSURFACE SAND FILTER NOTES:

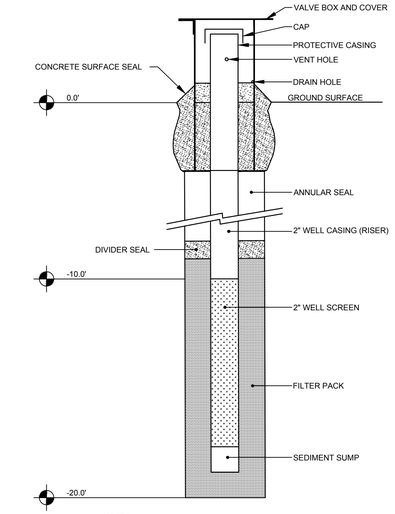
1. THE STORMWATER CHAMBER SHALL BE A STORMTECH DC-780 OR EQUIVALENT SUBSURFACE STORAGE CHAMBER APPROVED BY THE ENGINEER.
2. THE ENTIRE SUBSURFACE SYSTEM, INCLUDING THE CRUSHED STONE STORAGE VOLUME SHALL BE WRAPPED IN A NON-WOVEN GEOTEXTILE FABRIC (MIRAFI 160N OR EQUIVALENT).
3. THE EMBEDMENT STONE SURROUNDING THE CHAMBERS SHALL BE A WASHED, ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN 3/4 INCH AND 2 INCH. THE BOTTOM 6 INCH LAYER OF STONE THAT ACTS AS THE FOUNDATION BELOW THE CHAMBERS SHALL BE COMPACTED TO ACHIEVE A 95% STANDARD PROCTOR DENSITY.
4. THE INFILTRATION MATERIAL SHALL BE A UNIFORM MIX, FREE OF STONES LARGER THAN 2 INCHES, STUMPS, ROOTS, OR OTHER SIMILAR OBJECTS. THE MATERIAL SHALL MEET THE SPECIFICATIONS IN THE GEOTECHNICAL REPORT. THIS 12 INCH LAYER OF INFILTRATION SAND SHALL BE PLACED TO ACHIEVE A LEVEL OF COMPACTION BETWEEN 92% AND 95% STANDARD PROCTOR DENSITY.
5. THE CONTRACTOR SHALL PERFORM PERMEABILITY TESTS FOR THE INFILTRATION SAND MATERIAL TO ENSURE A STORMWATER INFILTRATION RAGE RANGING BETWEEN 10 AND 12 INCHES PER HOUR.

CONSTRUCTION OVERSIGHT NOTES FOR SUBSURFACE DETENTION AND INFILTRATION SYSTEM:

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

SUBSURFACE SAND FILTER TABLE

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



NOTES:
1. INSTALL MONITORING WELL TO AN ELEVATION OF 2 FEET ABOUT GROUNDWATER ELEVATION.

MONITORING WELL DETAIL

NOT TO SCALE

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ROBERT A. MCSORLEY PE 8588

STATE OF MAINE · ROBERT A. MCSORLEY · 8588 · LICENSED PROFESSIONAL ENGINEER

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75 JOHN ROBERTS RD, SUITE A
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DETAILS
OF:
FRANKLIN DRIVE MULTI-FAMILY PARCEL
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DESIGNED	KPW
DRAWN	EPR
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DATE	02/13/2025
SCALE	N/A
PROJECT	230411-01

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