

NORTH WINDHAM PUBLIC SAFETY

FRANKLIN DRIVE
WINDHAM, MAINE

APPLICANT:

TOWN OF WINDHAM

8 SCHOOL ROAD
WINDHAM, ME 04062

ENGINEER/SURVEYOR/
LANDSCAPE ARCHITECT:

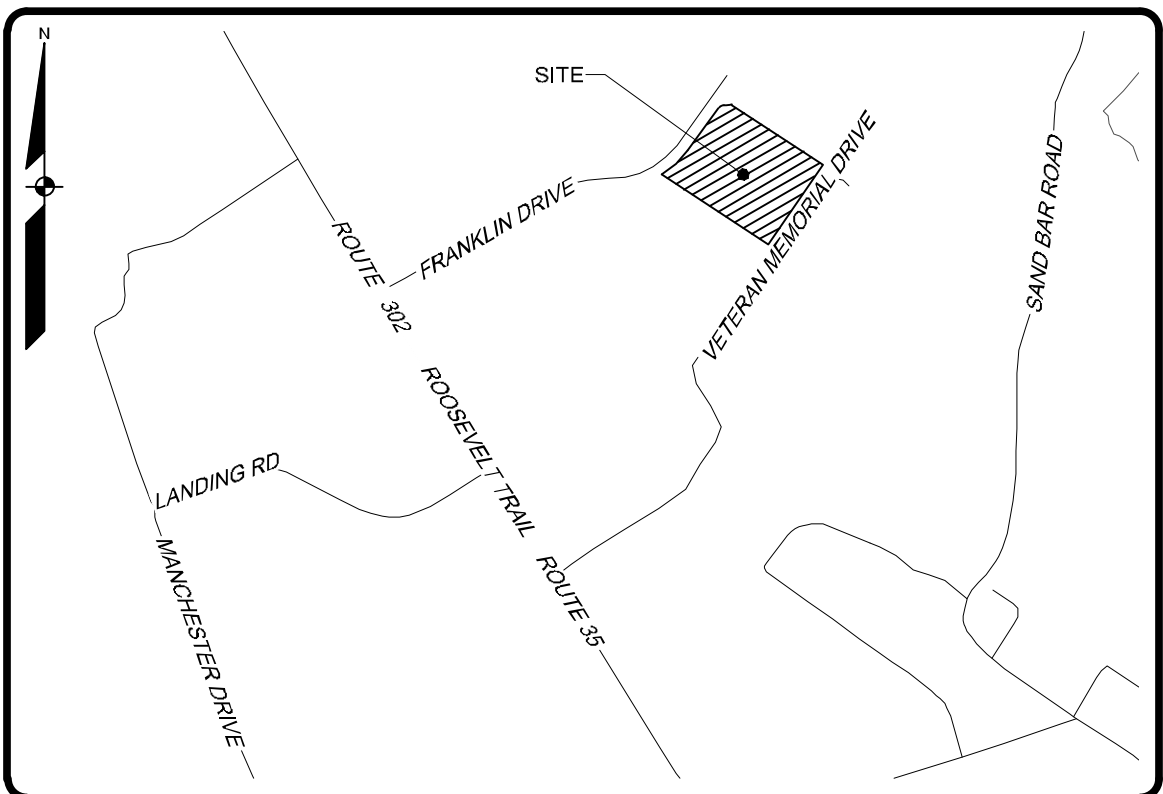
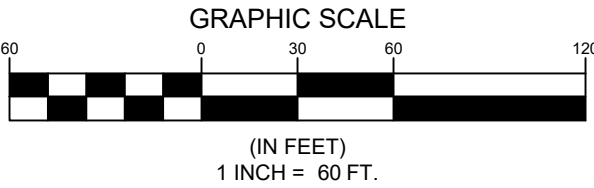
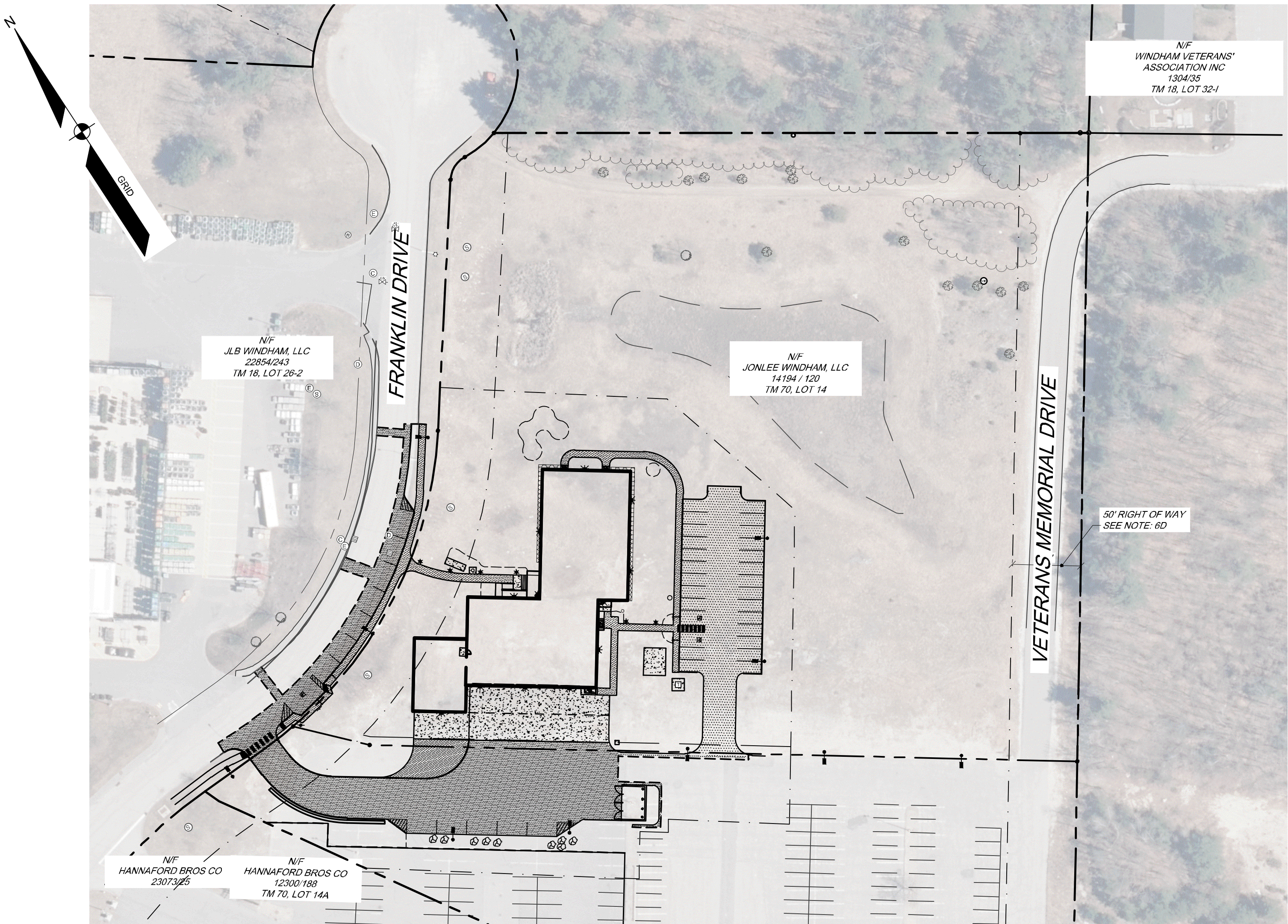
SEBAGO
TECHNICS

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

CONSTRUCTION MANAGER:

GREAT FALLS
CONSTRUCTION INC.

20 MECHANIC ST
GORHAM, ME 04038



LOCATION MAP

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1 OF 1	EXISTING CONDITIONS

NOT FOR
CONSTRUCTION



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

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

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

DESIGNED	MRA/TNL
DRAWN	MRS
CHECKED	TFG
DATE	06/11/2026
SCALE	1" = 60'
PROJECT	240431-01

SHEET G-101

LEGEND

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

GENERAL NOTES

- THE RECORD OWNER OF THE PARCEL IS JONLEE WINDHAM LLC., BY DEED DATED OCTOBER 2, 1998 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 14194, PAGE 120.
- THE PROPERTY IS SHOWN AS LOT 14 ON THE TOWN OF WINDHAM TAX MAP 70 AND IS LOCATED IN THE COMMERCIAL - I DISTRICT (C-1).
- SPACE AND BULK CRITERIA FOR THE COMMERCIAL DISTRICT ARE AS FOLLOWS:
 - NET RESIDENTIAL DENSITY: NONE
 - MINIMUM LOT SIZE: NONE
 - MINIMUM STREET FRONTAGE: 100 FEET
 - MINIMUM FRONT YARD: 10 FEET
 - A. BUILDING PRINCIPAL:
 - ON ROUTE 302: 10 FEET TO 20 FEET
 - ALL OTHER STREETS: 0 FEET TO 20 FEET
 - B. BUILDING ACCESSORY: PRINCIPAL BUILDING SETBACK, PLUS 20 FEET MINIMUM
 - C. DWELLING: TWO-FAMILY MINIMUM SETBACK ON ROUTES 35, 115, AND 302: 300 FEET
 - MINIMUM SIDE YARD: 6 FEET
 - MINIMUM REAR YARD: 6 FEET
 - MAXIMUM BUILDING HEIGHT: 75 FEETSEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PROPOSED PARCEL IS APPROXIMATELY 3.21 ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNIQS, INC. IN FEBRUARY OF 2025 WITH SNOOW AND ICE CONDITIONS. CONTOURS SHOWN OUTSIDE PROPOSED LOT ARE SUPPLEMENTED WITH AERO-GEOMATIC®/ SUAS BASED PHOTOGRAMMETRY & LIDAR.
- PLAN REFERENCES:
 - "EXISTING CONDITIONS PLAN OF JLB WINDHAM LLC" FOR JAY WISE BY BH2M DATE NOVEMBER, 2022, JOB NUMBER 22051.
 - "EXISTING CONDITIONS PLAN OF FRANKLIN DRIVE" FOR NEW GEN HOSPITALITY MANAGEMENT, LLC, BY SEBAGO TECHNIQS DATED OCTOBER 16, 2024, JOB NUMBER 230411.
 - "PLAN SHOWING A STANDARD BOUNDARY SURVEY, WINDHAM MALL" FOR W.E.D.C BY MAIN-LAND DEVELOPMENT CONSULTANTS DATED JULY 27, 2023.
 - "STANDARD BOUNDARY SURVEY OF A PORTION OF LAND LOCATED ON SAND BAR ROAD" FOR MARVIN MAYBERRY BY LEWIS & WASSINA, INC., DATED FEBRUARY 12, 2001 AND RECORDED AT CCRD IN PLAN BOOK 201, PAGE 428.
 - "AMENDED SUBDIVISION PLAN" PREPARED FOR JONLEE WINDHAM, LLC, BY LAND SERVICES INC., DATED FEBRUARY 8, 2002 AND RECORDED AT CCRD IN PLAN BOOK 202, PAGE 339.
 - "AMENDED SUBDIVISION PLAN THE WINDHAM MALL ROOSEVELT TRAIL AND FRANKLIN DRIVE WINDHAM, MAINE FOR HOME DEPOT USA, INC., DATED APRIL 6, 2005 AND RECORDED AT CCRD IN PLAN BOOK 205, PAGE 254.
 - SUBJECT TO A SIGN EASEMENT LOCATED AT THE ENTRANCE OF FRANKLIN DRIVE AND DESCRIBED IN A DEED RECORDED AT CCRD IN BOOK 40488, PAGE 91.
 - SUBJECT TO A CENTRAL MAINE POWER COMPANY AND CONSOLIDATED COMMUNICATIONS NNE AS DESCRIBED IN A DEED RECORDED AT CCRD IN BOOK 39713, PAGE 283.
 - SUBJECT TO A CENTRAL MAINE POWER COMPANY AND CONSOLIDATED COMMUNICATIONS NNE AS DESCRIBED IN A DEED RECORDED AT CCRD IN BOOK 37440, PAGE 66.
 - SUBJECT TO A 50 FOOT RIGHT ALONG THE EASTERN SIDE OF THE PROPERTY AND DESCRIBED IN A DEED RECORDED AT CCRD IN BOOK 10767, PAGE 17.
- BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NA083, GEOID18 IN INTERNATIONAL FEET. ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GNSS OBSERVATIONS.
- BENCHMARK:
BM-1 BOX CUT IN CONCRETE FOOTER NORTHERLY CORNER ELEVATION: 315.17(NAVD88)
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION. PRO-MARK MARKED THE UNDERGROUND UTILITIES SHOWN HEREON IN MARCH OF 2023 & 2025, AND THEY WERE FIELD LOCATED BY SEBAGO TECHNIQS, INC.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WINDHAM, MAINE, CUMBERLAND COUNTY, MAP NUMBER 23005C0479F, HAVING AN EFFECTIVE DATE OF JUNE 20, 2024. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREA OF MINIMAL FLOOD HAZARD.
- ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
- CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
- CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
- PROVIDE ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
- CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
- CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
- SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (811) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
- CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.
- CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRS.A 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.
- ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
- ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.

- NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
- IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.
- THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
- ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- WHERE THE TERMS "APPROVED EQUAL," "OTHER APPROVED," "EQUAL TO," "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGEMENT OF SEBAGO TECHNIQS, INC.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.
- 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.
- THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
- 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.
- 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.
- 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.

DEMOLITION NOTES

- PROTECT EXISTING BOUNDARY LINE MONUMENTATION. IF DISTURBED, EXISTING MONUMENTATION TO BE RESET BY A PROFESSIONAL LAND SURVEYOR.
- DEMOLITION OF UTILITIES REQUIRING TREE REMOVAL SHALL BE COORDINATED WITH THE OWNER AND IN ACCORDANCE WITH PROJECT PLANS.
- UTILITY DEMOLITION SHALL BE COMPLETED IN COORDINATION WITH NEW INFRASTRUCTURE. CONTRACTOR SHALL ENSURE EXISTING SURFACE DRAINAGE IS MAINTAINED DURING CONSTRUCTION.
- 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.
- 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.
- 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.
- CONTRACTOR REQUIRED TO CONFIRM/MAINTAIN BENCHMARKS. IF IMPACTED CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION/RELOCATION AND COORDINATION WITH PROJECT TEAM.

GRADING & EROSION NOTES

- 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.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENT CONTROL BMP'S" 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.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE LOAM AND SEED PER DETAIL.
- SEE GRADING AND UTILITY DRAWINGS FOR PIPE AND STRUCTURE DATA TABLES.

CONSTRUCTION PLAN

- PROVIDE EROSION CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
- GRADING AND CLEARING LIMITS SHALL NOT ENCRGOACH ON ADJACENT PROPERTIES UNLESS NOTED OTHERWISE ON THE PLANS.
- 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 BMP'S. PLEASE REFER TO DRAINAGE PLANS FOR WATERSHED AREAS.

UTILITY NOTES

- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION. PROTECT EXISTING ON-SITE SEWER PIPE AND ADJUST MANHOLE RIMS TO GRADE WHERE APPLICABLE.
- ALL GRAVITY CONDUIT PIPES SHALL BE INSTALLED USING A PIPE LASER AND TARGET SYSTEM THROUGH THE PIPE. ON PIPE RUNS 50 FEET OR LESS, THE CONTRACTOR SHALL REQUEST ENGINEER'S APPROVAL TO USE OR NOT USE A GROUND LASER.
- MAINTAIN MINIMUM 5'-6" OF COVER ABOVE TOP OF WATER SERVICE PIPE.
- MAINTAIN MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER SERVICES AND OTHER UTILITIES. MAINTAIN MINIMUM 18 INCHES VERTICAL SEPARATION BETWEEN WATER SERVICES AND OTHER UTILITIES.
- LOWER OR RAISE WATER SERVICES AS REQUIRED TO MAINTAIN MINIMUM 12 INCH VERTICAL SEPARATION FROM OTHER UTILITIES. WATER SERVICES CROSSING SEWERS SHALL BE PROVIDED 12 INCH MINIMUM SEPARATION BETWEEN THE BOTTOM OF WATER LINE AND TOP OF SEWER UNLESS NOTED OTHERWISE ON THE PLANS.
- PIPE:
 - SEWER PIPE SHALL BE SDR 35 PVC OR APPROVED EQUAL.
 - FORCEMAIN PIPE SHALL BE DR-11 HDPE OR APPROVED EQUAL.
 - STORM DRAIN 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.
- COORDINATE FOUNDATION UNDERDRAIN LOCATIONS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- COORDINATE OIL WATER SEPARATOR INTERCEPTOR LOCATIONS WITH ARCHITECTURAL & PLUMBING DRAWINGS.
- COORDINATE UTILITY INVERTS AT BUILDING WITH ARCHITECTURAL, STRUCTURAL AND PLUMBING DRAWINGS.
- COORDINATE LOCATION OF SEWER, WATER, GAS, FOUNDATION DRAINS AND ROOF DRAIN INVERTS AT THE BUILDING WITH ARCHITECTURAL DRAWINGS.
- WATER SERVICE ENTRANCE DESIGNS TO INCLUDE METERS AND BACKFLOW PREVENTERS TO MEET ALL STANDARDS AND REQUIREMENTS OF THE PORTLAND WATER DISTRICT.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY GRADE CHANGES THAT WILL IMPACT STORM DRAINAGE INFRASTRUCTURE OR OTHER UTILITIES.
- UTILITIES WITHIN 5 FEET FROM FACE OF BUILDING ARE COORDINATED ON RELEVANT M.E.P. DRAWINGS. CONTRACTOR SHALL COORDINATE INVERTS, CONNECTIONS AND MATERIALS WITH ALL DRAWINGS.
- WHERE SPECIFIED PROVIDE AN OIL BOOM IN EVERY CATCH BASIN WITHIN A PAVED AREA.
- 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.
- UTILITY CONTACTS:
ELECTRIC:
CENTRAL MAINE POWER (CMP)
CRAIG BATE, DISTRIBUTION CONSTRUCTION MANAGER
(207) 578-2062
WATER:
PORTLAND WATER DISTRICT
JOSEPH PARENT, UTILITY ASSET COORDINATOR
(207) 525-5261

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
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
TV	TYPICAL
VGC	VERTICAL GRANITE CURB
VIF	VERIFY IN FIELD

NOT FOR CONSTRUCTION

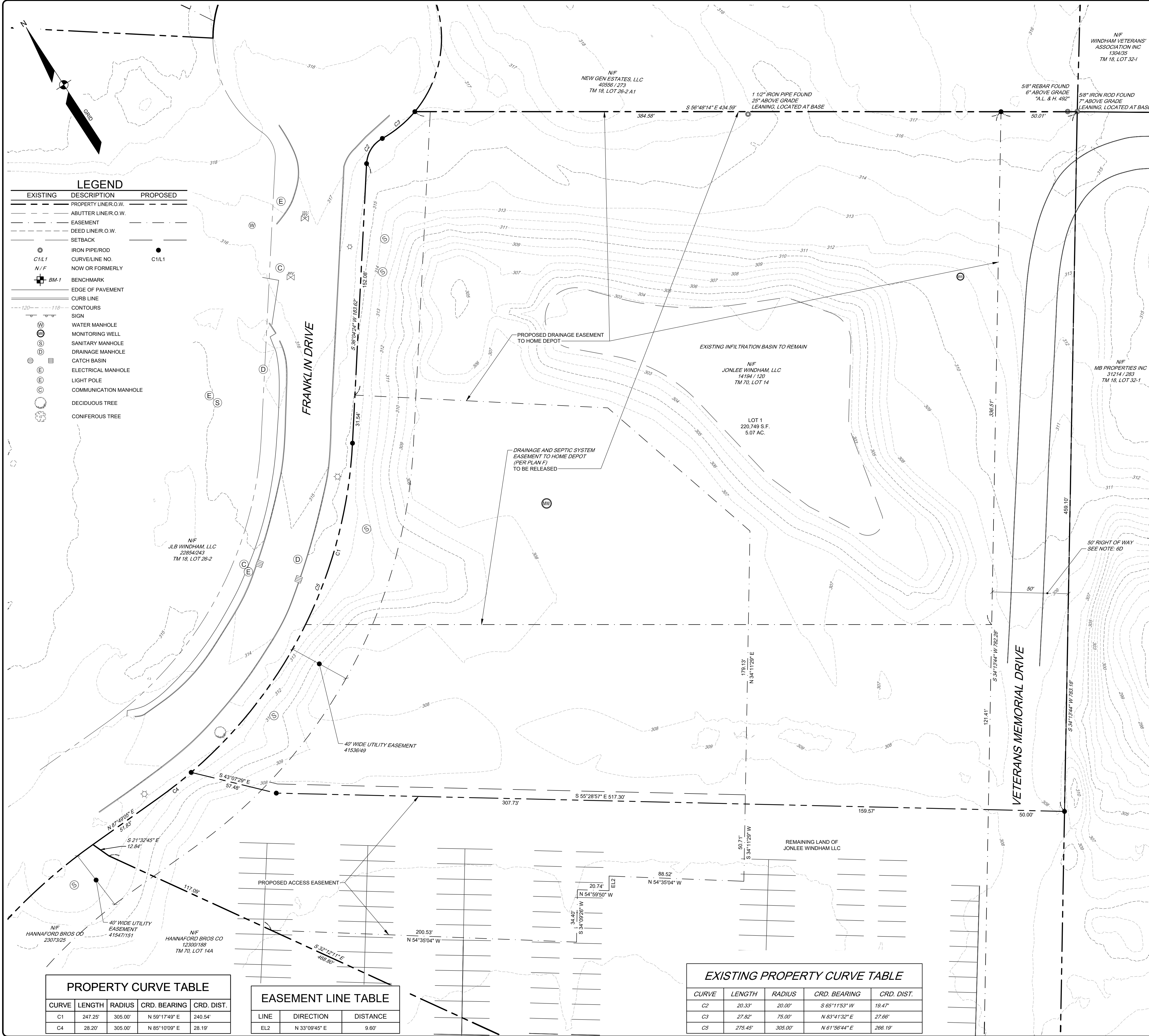


F	TFG	06/11/2026	ISSUED TO TOWN OF WINDHAM FOR LOCAL SUBMISSION
E	TFG	05/20/2026	ISSUED FOR MAINE DEP COMMENT RESPONSE
D	TFG	02/25/2026	ISSUED TO MAINE DEP FOR SITE LOCATION OF DEVELOPMENT APPLICATION
C	TFG	02/16/2026	DRAFT ISSUED FOR PUBLIC INFORMATIONAL MEETING
B	TFG	12/08/25	55% PROGRESS SET
A	TFG	03/28/25	25% GMP SET
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South Portland, Bridgton, Sanford and Brunswick

NOTES AND LEGEND
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8 SCHOOL ROAD
WINDHAM, ME 04062

DESIGNED	MRA/TNL
DRAWN	MRS
CHECKED	TFG
DATE	04/22/2026
SCALE	NTS
PROJECT	240431-01



SURVEY NOTES:

- THE RECORD OWNER OF THE PARCEL IS JONLEE WINDHAM LLC, BY DEED DATED OCTOBER 2, 1998 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 14194, PAGE 120.
- THE PROPERTY IS SHOWN AS LOT 14 ON THE TOWN OF WINDHAM TAX MAP 70 AND IS LOCATED IN THE COMMERCIAL-1 DISTRICT(C-1).
- TOTAL AREA OF PROPOSED PARCEL IS APPROXIMATELY 5.07 ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN FEBRUARY OF 2025 WITH SNOW AND ICE CONDITIONS. CONTOURS SHOWN OUTSIDE PROPOSED LOT ARE SUPPLEMENTED WITH AERO-GEOMATIC™ SUAS BASED PHOTOGRAMMETRY & LIDAR. LOCATION OF THE SEWER MANHOLES ALONG FRANKLIN DRIVE, WERE PROVIDED BY THE PORTLAND WATER DISTRICT AS THEY WERE INSTALLED AFTER OUR SURVEY FIELD WORK.
- PLAN REFERENCES:
 - "EXISTING CONDITIONS LAND OF JLB WINDHAM LLC" FOR JAY WISE BY BH2M DATE NOVEMBER, 2022, JOB NUMBER 22051.
 - "EXISTING CONDITIONS PLAN OF FRANKLIN DRIVE" FOR NEW GEN HOSPITALITY MANAGEMENT, LLC., BY SEBAGO TECHNICS DATED OCTOBER 16, 2024, JOB NUMBER 230411.
 - "PLAN SHOWING A STANDARD BOUNDARY SURVEY, WINDHAM MALL" FOR W.E.D.C BY MAIN-LAND DEVELOPMENT CONSULTANTS DATED JULY 27, 2023.
 - "STANDARD BOUNDARY SURVEY OF A PORTION OF LAND LOCATED ON SAND BAR ROAD" FOR MARVIN MAYBERRY BY LEWIS & WASINA, INC., DATED FEBRUARY 12, 2001 AND RECORDED AT CCRD IN PLAN BOOK 201, PAGE 428.
 - "AMENDED SUBDIVISION PLAN" PREPARED FOR JONLEE WINDHAM, LLC., BY LAND SERVICES INC., DATED FEBRUARY 8, 2002 AND RECORDED AT CCRD IN PLAN BOOK 202, PAGE 339.
 - "AMENDED SUBDIVISION PLAN THE WINDHAM MALL ROOSEVELT TRAIL AND FRANKLIN DRIVE WINDHAM, MAINE FOR HOME DEPOT USA, INC., DATED APRIL 6, 2005 AND RECORDED AT CCRD IN PLAN BOOK 205, PAGE 254.
- EASEMENT/ENCUMBRANCES:
 - SUBJECT TO A SIGN EASEMENT LOCATED AT THE ENTRANCE OF FRANKLIN DRIVE AND DESCRIBED IN A DEED RECORDED AT CCRD IN BOOK 40488, PAGE 91.
 - SUBJECT TO A CENTRAL MAINE POWER COMPANY AND CONSOLIDATED COMMUNICATIONS NNE AS DESCRIBED IN A DEED RECORDED AT CCRD IN BOOK 39713, PAGE 283.
 - SUBJECT TO A CENTRAL MAINE POWER COMPANY AND CONSOLIDATED COMMUNICATIONS NNE AS DESCRIBED IN A DEED RECORDED AT CCRD IN BOOK 37440, PAGE 66.
 - SUBJECT TO A 50-FOOT RIGHT ALONG THE EASTERN SIDE OF THE PROPERTY AND DESCRIBED IN A DEED RECORDED AT CCRD IN BOOK 10767, PAGE 17.
 - DRAINAGE AND SEPTIC EASEMENT TO HOME DEPOT PER PLAN REFERENCE F, TO BE RELEASED. A NEW DRAINAGE EASEMENT IN A RELOCATED AREA IS PROPOSED.
 - 40' WIDE UTILITY EASEMENT TO THE PORTLAND WATER DISTRICT AS DESCRIBED IN DEED BOOK 41536 PAGE 49.
 - PROPOSED ACCESS/UTILITY EASEMENT ON LAND OF HANNAFORD.
- BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, GEOID18 IN INTERNATIONAL FEET, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GNSS OBSERVATIONS.
- BENCHMARK:

BM-1 BOX CUT IN CONCRETE FOOTER NORTHERLY CORNER
ELEVATION: 315.71(NAVD88)
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CHASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION. PRO-MARK MARKED THE UNDERGROUND UTILITIES SHOWN HEREON IN MARCH OF 2023 & 2025, AND THEY WERE FIELD LOCATED BY SEBAGO TECHNICS, INC.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WINDHAM, MAINE, CUMBERLAND COUNTY, MAP NUMBER 230305C0479F, HAVING AN EFFECTIVE DATE OF JUNE 20, 2024. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREA OF MINIMAL FLOOD HAZARD.

AMENDMENT NOTE:

THIS PLAN AMENDS ALL PREVIOUSLY APPROVED AND RECORDED SUBDIVISION PLANS INCLUDING REFERENCED IN NOTES SE & SF. SUMMARY OF THE REVISIONS INCLUDE: DIVIDING THE JONLEE WINDHAM PROPERTY TO CREATE A NEW LOT FOR THE TOWN OF WINDHAM; REVISE THE EASEMENT FOR HOME DEPOT, CREATE AN ACCESS EASEMENT FOR THE NEW LOT; AND SHOW RECENT EASEMENTS ALONG FRANKLIN DRIVE.

APPROVAL-
TOWN OF WINDHAM
PLANNING BOARD

DATE

CHAIRPERSON

STATE OF MAINE, CUMBERLAND
COUNTY SS, REGISTRY OF DEEDS

RECEIVED _____, 20____

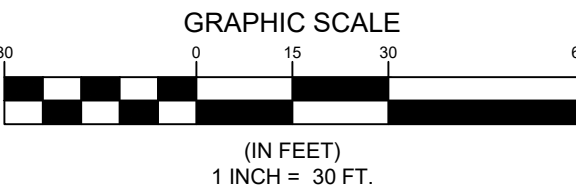
AT _____ H _____ M _____ M AND _____

RECORDED IN _____

PLAN BOOK _____ PAGE _____

ATTEST: _____

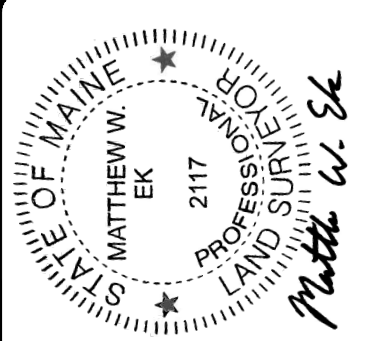
REGISTER



PROPERTY CURVE TABLE				
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	247.25'	305.00'	N 59°17'49" E	240.54'
C4	28.20'	305.00'	N 85°10'09" E	28.19'

EASEMENT LINE TABLE		
LINE	DIRECTION	DISTANCE
EL2	N 33°09'45" E	9.60'

EXISTING PROPERTY CURVE TABLE				
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C2	20.33'	20.00'	S 65°11'53" W	19.47'
C3	27.82'	75.00'	N 83°41'32" E	27.66'
C5	275.45'	305.00'	N 61°56'44" E	266.19'



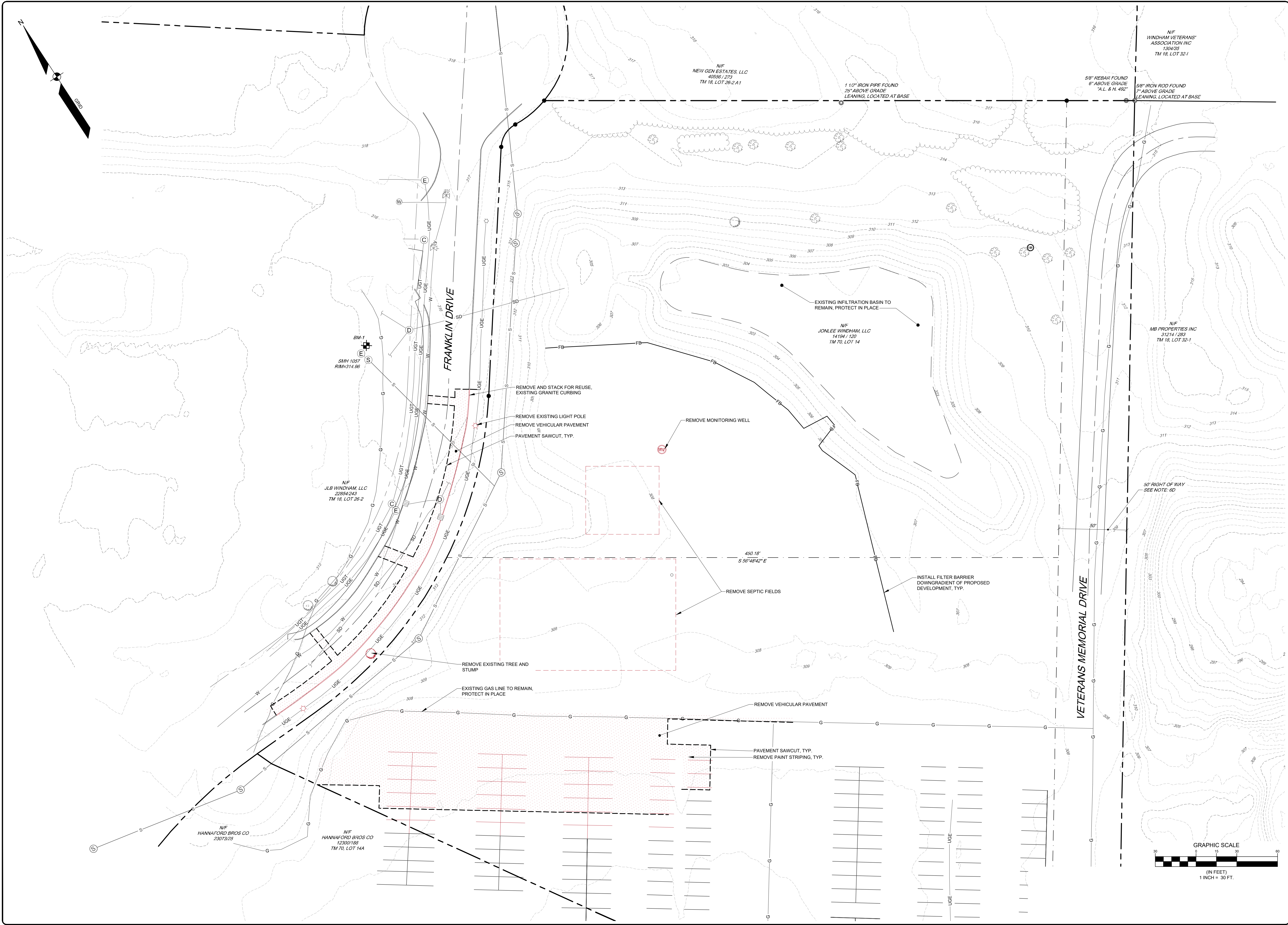
ISSUED TO TOWN OF WINDHAM FOR LOCAL SUBMISSION		
F	TFG	06/11/2026
E	TFG	05/20/2026
D	TFG	02/25/2026
C	TFG	02/16/2026
B	TFG	12/08/25
A	TFG	03/28/25
REV.	BY:	DATE:
STATUS:		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.		

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

THIRD AMENDED SUBDIVISION PLAN
OF:
THE WINDHAM MALL
FRANKLIN DRIVE
WINDHAM, MAINE
FOR:
TOWN OF WINDHAM
8 SCHOOL ROAD
WINDHAM, ME 04062

RECORD OWNER:
JONLEE WINDHAM LLC
5050 BELMONT AVENUE
YOUNGSTOWN, OHIO 44505

DESIGNED	MRA/TNL
DRAWN	MRS
CHECKED	TFG
DATE	06/10/2026
SCALE	1" = 30'
PROJECT	240431-01



240431 DEMO.dwg TAB C-100 DEMOLITION PLAN

DESIGNED
DRAWN
CHECKED
DATE
SCALE
PROJECT

MRA/TNL
MRS
TFG
06/11/2026
1" = 30'
240431-01

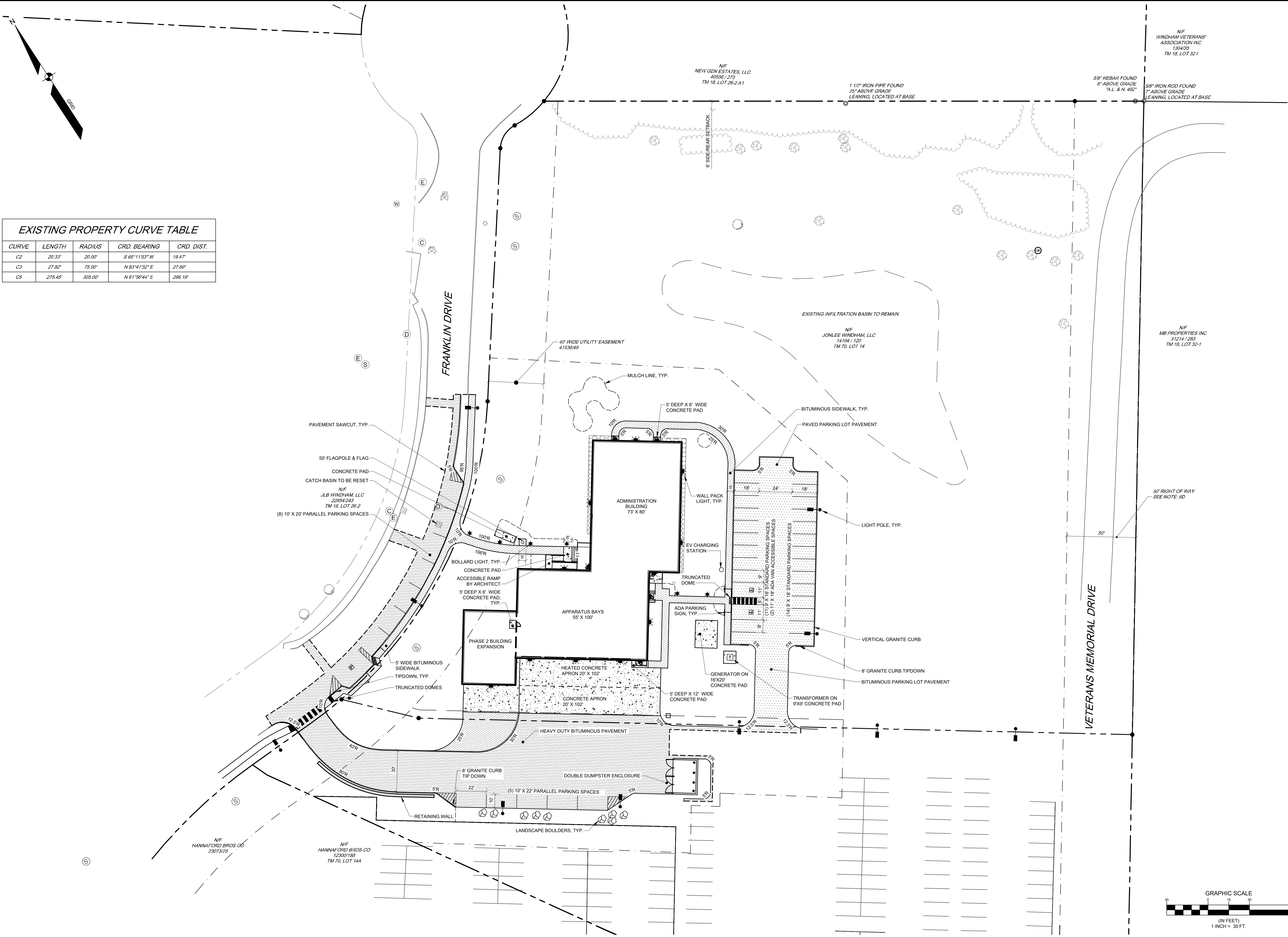
DEMOLITION PLAN
OF:
NORTH WINDHAM PUBLIC SAFETY
FRANKLIN DRIVE
WINDHAM, MAINE
FOR:
TOWN OF WINDHAM
8 SCHOOL ROAD
WINDHAM, ME 04062

NOT FOR CONSTRUCTION

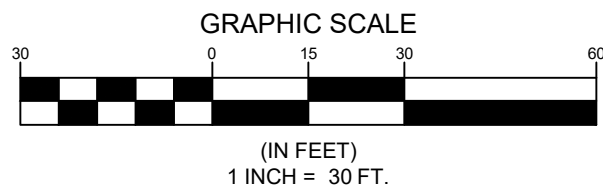
PAUL D. OSTROWSKI, PE 11175
STATE OF MAINE
PAUL D. OSTROWSKI
ENGINEER
NO. 11175
PROFESSIONAL
06/11/2026

ISSUED TO TOWN OF WINDHAM FOR LOCAL SUBMISSION
ISSUED FOR MAINE DEP COMMENT RESPONSE
ISSUED TO MAINE DEP FOR SITE LOCATION OF DEVELOPMENT APPLICATION
DRAFT ISSUED FOR PUBLIC INFORMATIONAL MEETING
55% PROGRESS SET
25% GMP SET
STATUS:
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGOTECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

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South Portland, ME 04106
207-260-2100
South Portland, Bridgton, Sanford and Brunswick



EXISTING PROPERTY CURVE TABLE				
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C2	20.33'	20.00'	S 65°11'53" W	19.47'
C3	27.82'	75.00'	N 83°41'32" E	27.66'
C5	275.45'	305.00'	N 61°56'44" E	266.19'



NOT FOR CONSTRUCTION



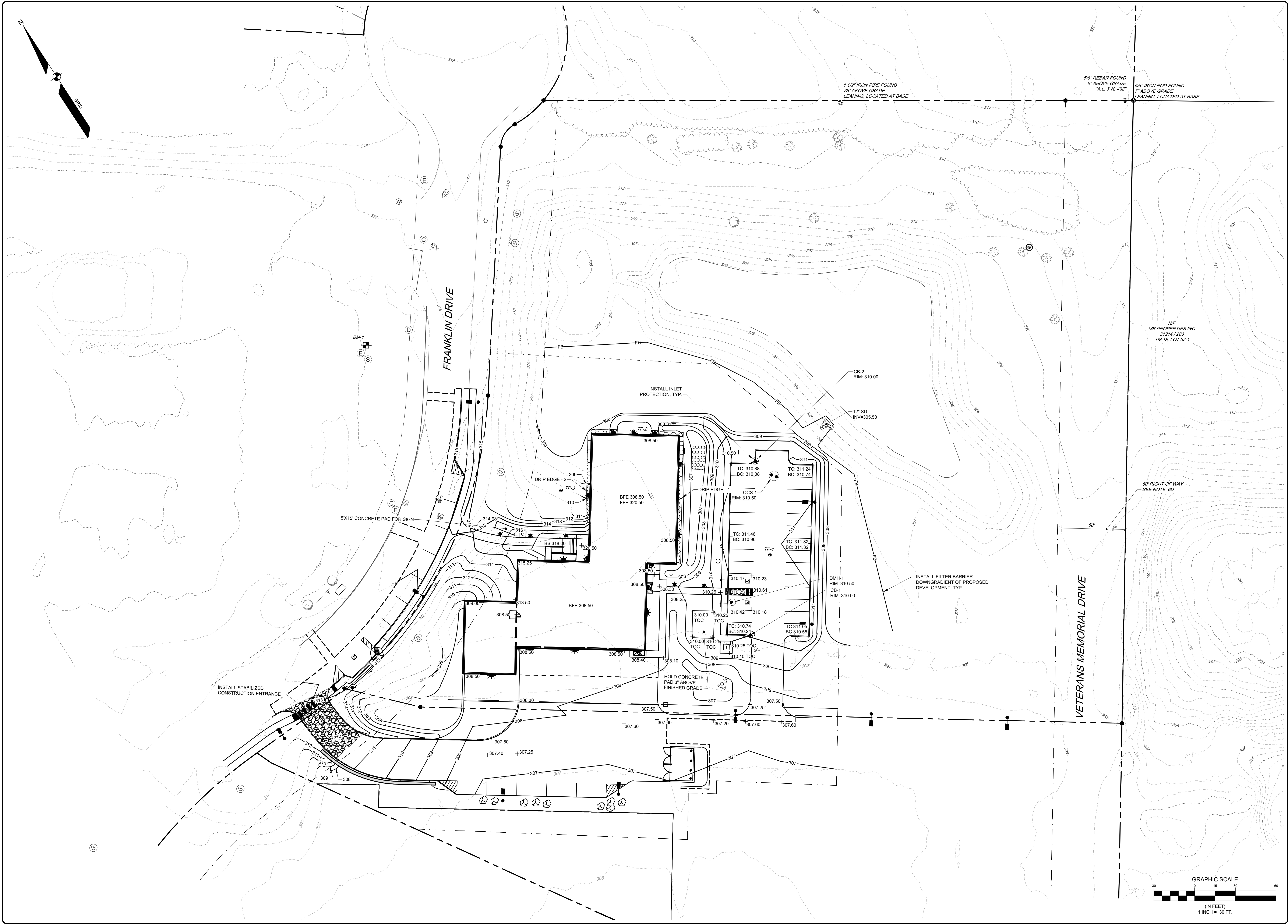
F	TFG	06/11/2026	ISSUED TO TOWN OF WINDHAM FOR LOCAL SUBMISSION
E	TFG	05/20/2026	ISSUED FOR MAINE DEP COMMENT RESPONSE
D	TFG	02/25/2026	ISSUED TO MAINE DEP FOR SITE LOCATION OF DEVELOPMENT APPLICATION
C	TFG	02/16/2026	DRAFT ISSUED FOR PUBLIC INFORMATIONAL MEETING
B	TFG	12/08/25	55% PROGRESS SET
A	TFG	03/28/25	25% GMP SET
REV	BY	DATE	STATUS
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SITE PLAN
OF:
NORTH WINDHAM PUBLIC SAFETY
FRANKLIN DRIVE
WINDHAM, MAINE
FOR:
TOWN OF WINDHAM
8 SCHOOL ROAD
WINDHAM, ME 04062

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



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

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

SHEET C-103

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

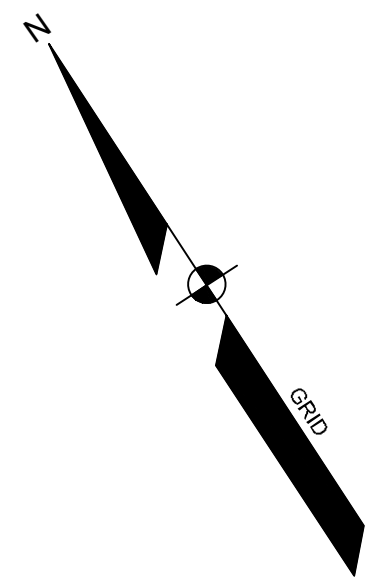
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TECHNICS
SERAGOTECHNICS.COM
75 John Roberts Rd, Suite 4A
South Portland, ME 04106
207-260-2100
South Portland, Bridgton, Sanford and Brunswick

F	TFG	06/11/2026	ISSUED TO TOWN OF WINDHAM FOR LOCAL SUBMISSION
E	TFG	05/20/2026	ISSUED FOR MAINE DEP COMMENT RESPONSE
D	TFG	02/25/2026	ISSUED TO MAINE DEP FOR SITE LOCATION OF DEVELOPMENT APPLICATION
C	TFG	02/16/2026	DRAFT ISSUED FOR PUBLIC INFORMATIONAL MEETING
B	TFG	12/09/25	55% PROGRESS SET
A	TFG	03/28/25	25% GMP SET
REV	BY	DATE	STATUS

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NOT FOR
CONSTRUCTION



STORM DRAIN STRUCTURE DATA

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

STORM DRAIN PIPE DATA

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

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

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

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

CB 5310
RIM=314.38
12" HDPE CASCO TRAP OUT @1
WATER LEVEL=309.45
SUMP=306.35

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

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

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

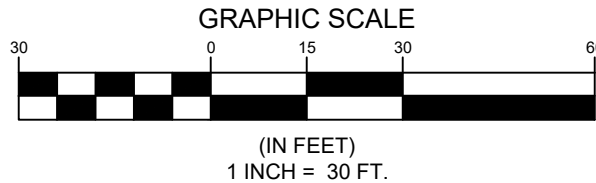
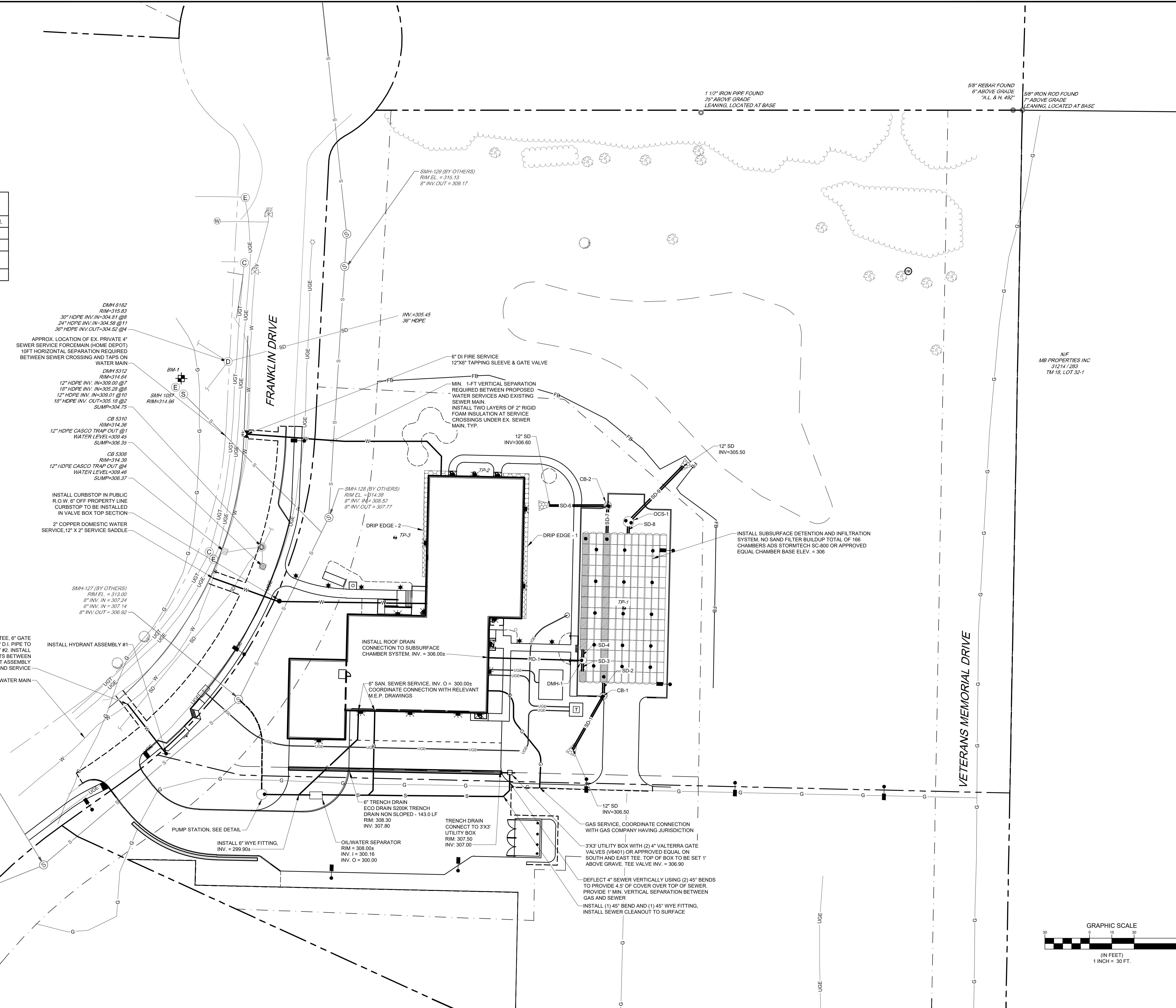
SMH-127 (BY OTHERS)
RIM EL. = 313.00
8" INV. IN = 307.24
0" INV. IN = 307.14
8" INV. OUT = 306.92

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

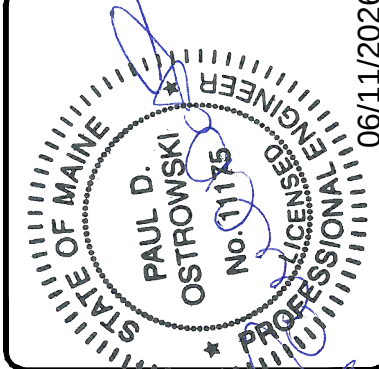
EXISTING 12" DI WATER MAIN

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

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



NOT FOR CONSTRUCTION



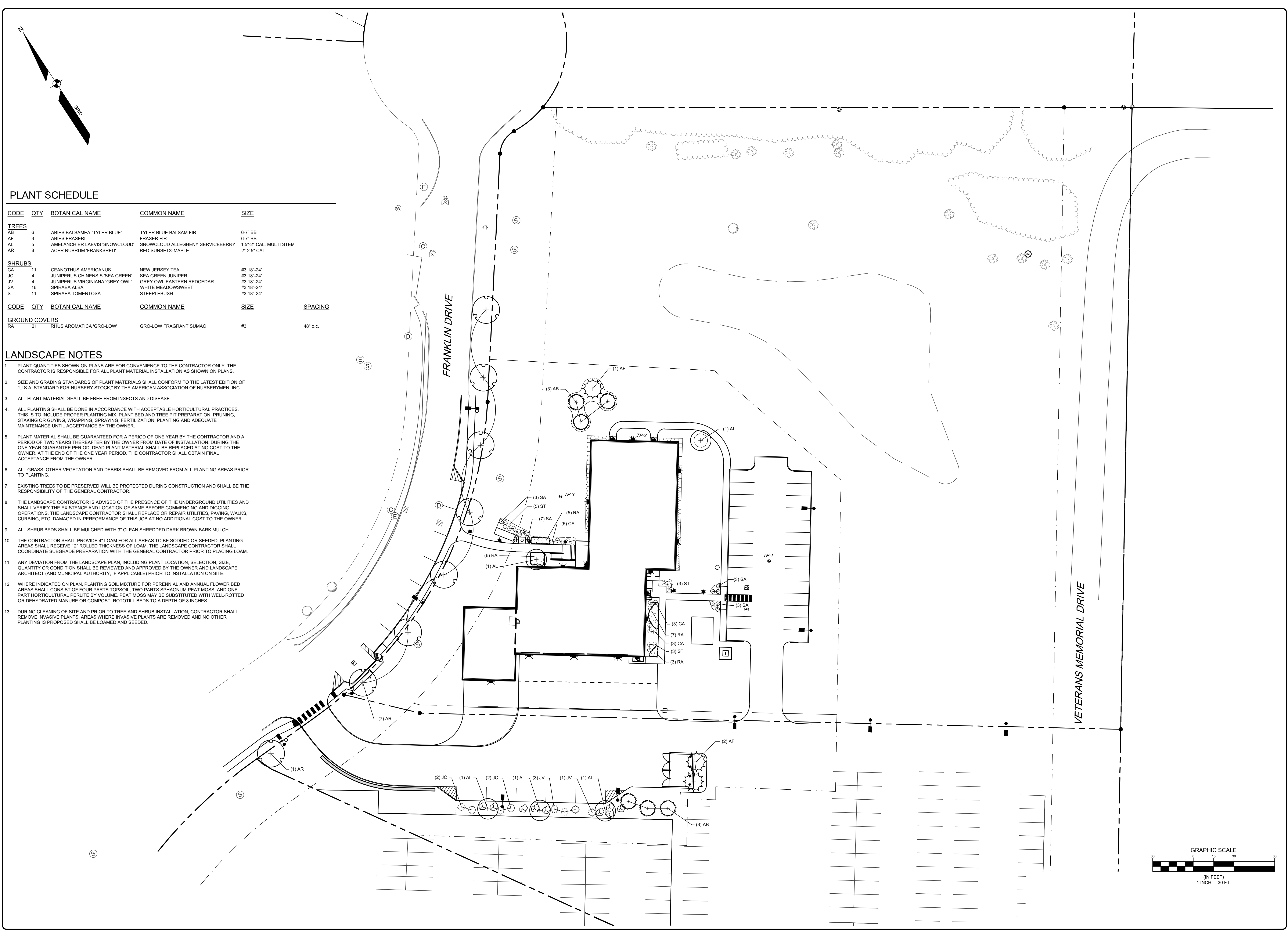
F	TFG	06/11/2026	ISSUED TO TOWN OF WINDHAM FOR LOCAL SUBMISSION
E	TFG	05/20/2026	ISSUED FOR MAINE DEP COMMENT RESPONSE
D	TFG	02/25/2026	ISSUED TO MAINE DEP FOR SITE LOCATION OF DEVELOPMENT APPLICATION
C	TFG	02/16/2026	DRAFT ISSUED FOR PUBLIC INFORMATIONAL MEETING
B	TFG	12/08/25	55% PROGRESS SET
A	TFG	03/28/25	25% GMP SET
REV	BY	DATE	STATUS
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UTILITIES PLAN
OF:
NORTH WINDHAM PUBLIC SAFETY
FRANKLIN DRIVE
WINDHAM, MAINE
FOR:
TOWN OF WINDHAM
8 SCHOOL ROAD
WINDHAM, ME 04062

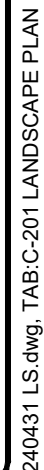
DESIGNED	MRA/TNL
DRAWN	MRS
CHECKED	TFG
DATE	06/11/2026
SCALE	1" = 30'
PROJECT	240431-01

SHEET C-104



<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>
TREES					
AB	6	ABIES BALSAMEA 'TYLER BLUE'	TYLER BLUE BALSAM FIR	6-7' BB	
AF	3	ABIES FRASERI	FRASER FIR	6-7' BB	
AL	4	AMELANCHIER LAEVIS 'SNOWCLOUD'	SNOWCLOUD ALLEGHENY SERVICEBERRY	1.5'-2' CAL.	MULTI STEM
AR	8	ACER RUBRUM 'FRANKSRED'	RED SUNSET® MAPLE	2'-2.5' CAL.	
SHRUBS					
CA	11	CEANOTUS AMERICANUS	NEW JERSEY TEA	#3 18"-24"	
JC	4	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	#3 18"-24"	
UC	4	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL EASTERN REDCEDAR	#3 18"-24"	
SA	16	SPIRAEA ALBA	WHITE MEADOWSWEET	#3 18"-24"	
ST	11	SPIRAEA TOMENTOSA	STEEPLEBUSH	#3 18"-24"	
<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>
GROUND COVERS					
RA	21	GRASS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#3	48" o.c.

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 FOR 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 GUYNING, 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, PAYING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
9. ALL SHRUB BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDDED DARK BROWN BARK MULCH.
10. THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SODDED OR SEEDED. PLANTING AREAS SHALL RECEIVE 12" ROLLED THICKNESS OF LOAM. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
11. ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
12. AREAS 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 FERTILIZER. FERTILITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTTED 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.



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

SEBAGO
TECHNICS

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

South Portland, Bridgton, Sanford and Brunswick

F	TFG	06/11/2026	ISSUED TO TOWN OF WINDHAM FOR LOCAL SUBMISSION
E	TFG	05/20/2026	ISSUED FOR MANDEP COMMENT RESPONSE
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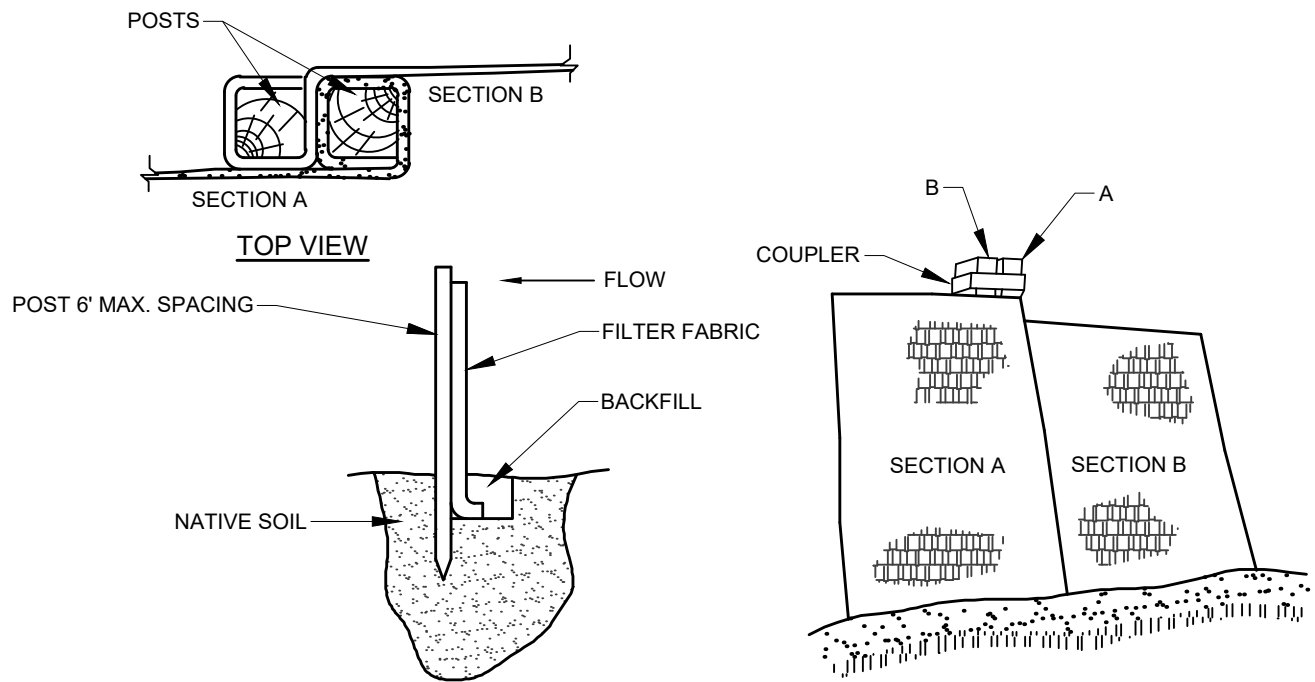
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THARYN S. NEIN-LARGE, RLA 5267



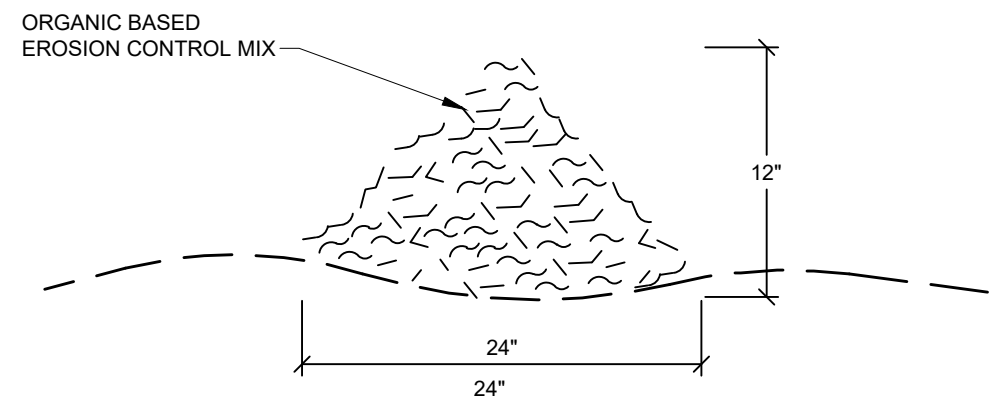
NOT FOR
CONSTRUCTION



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



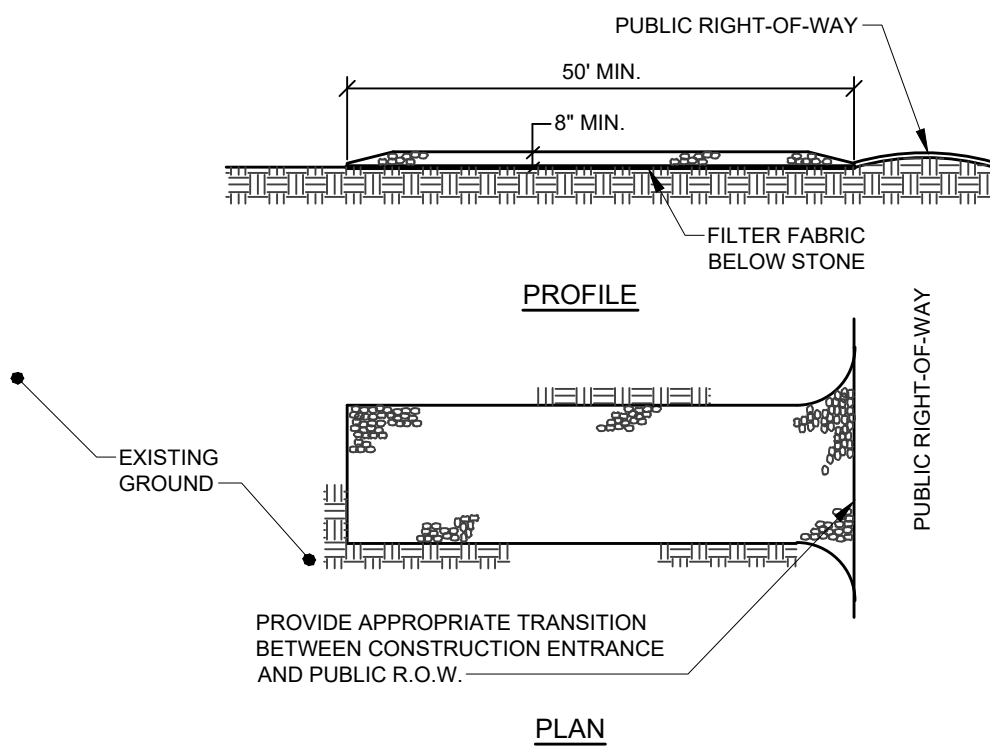
COMPOSITION:

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.

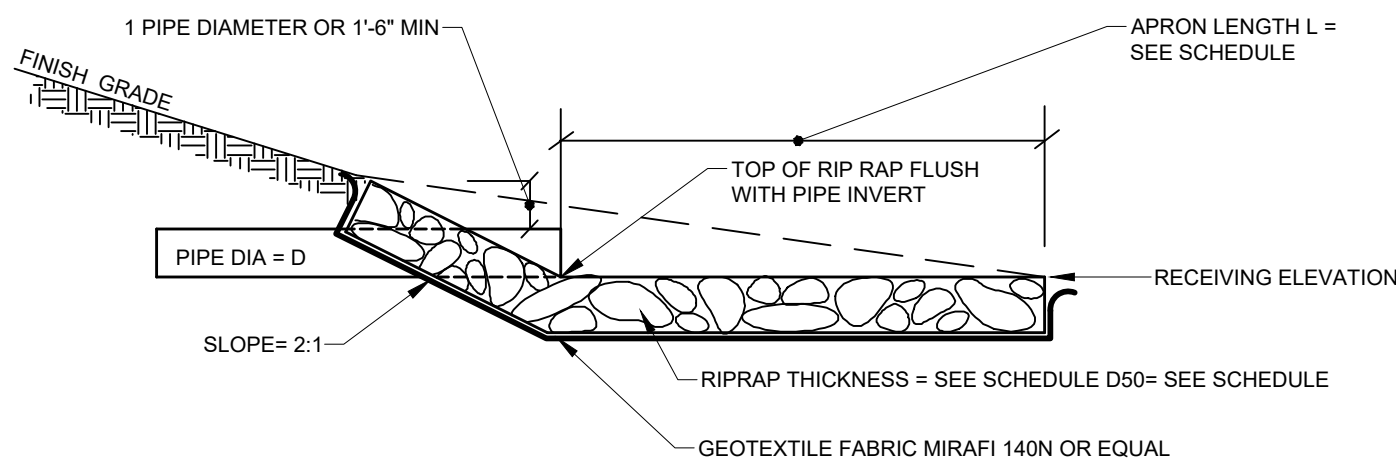
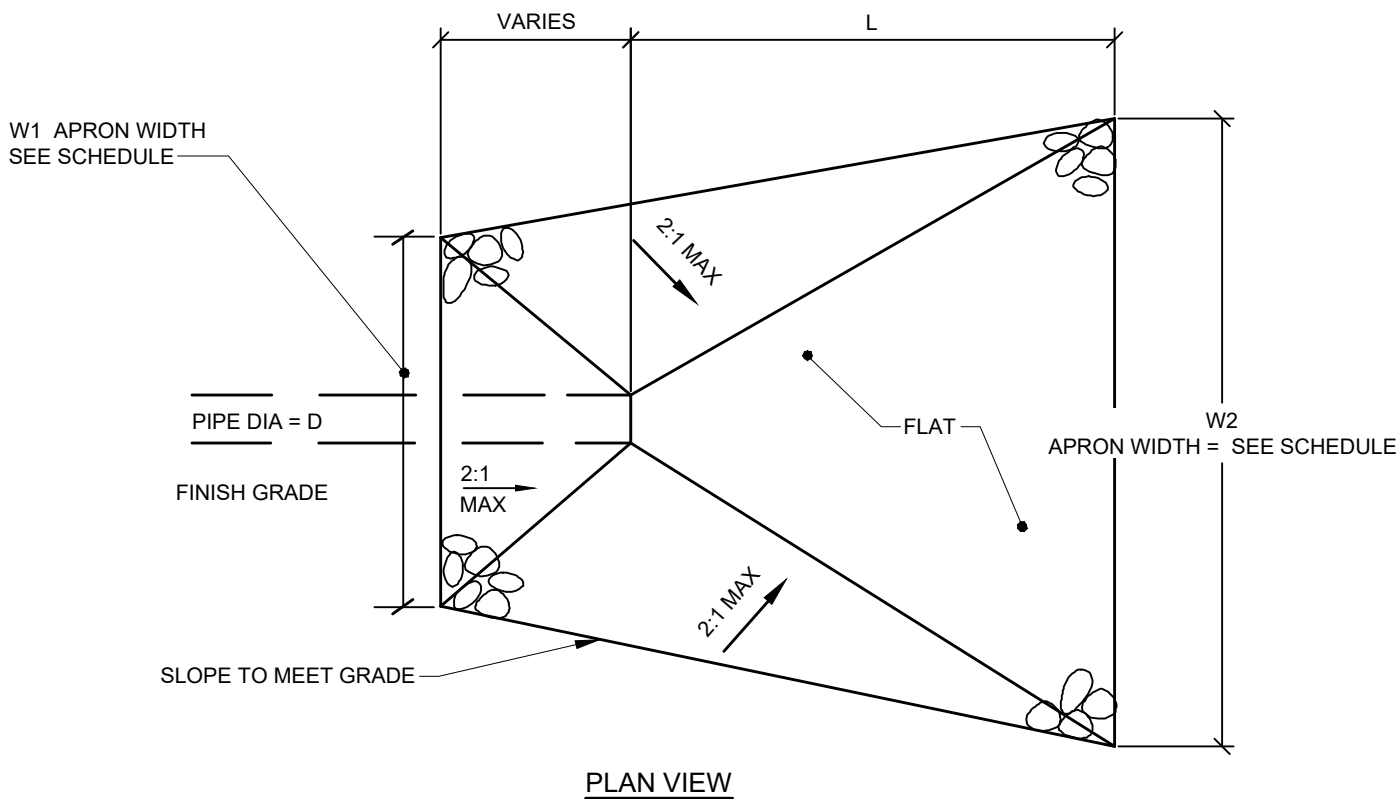
EROSION CONTROL MIX BERM NOT TO SCALE



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



SECTION VIEW

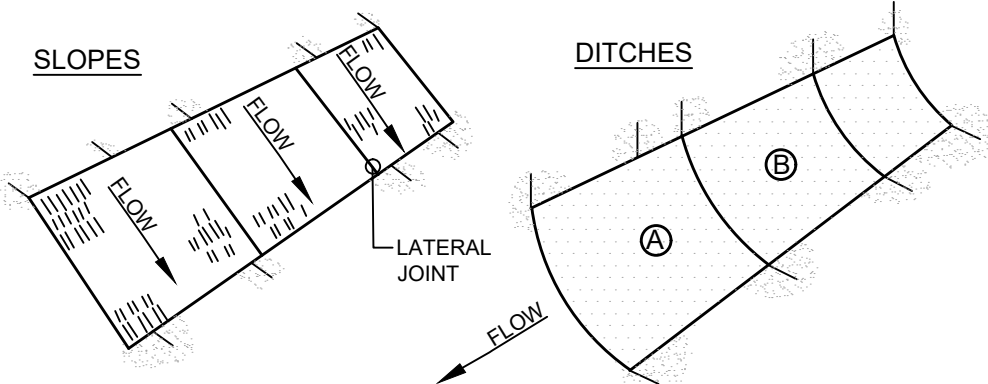
TYPICAL RIPRAP APRON SCHEDULE

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.

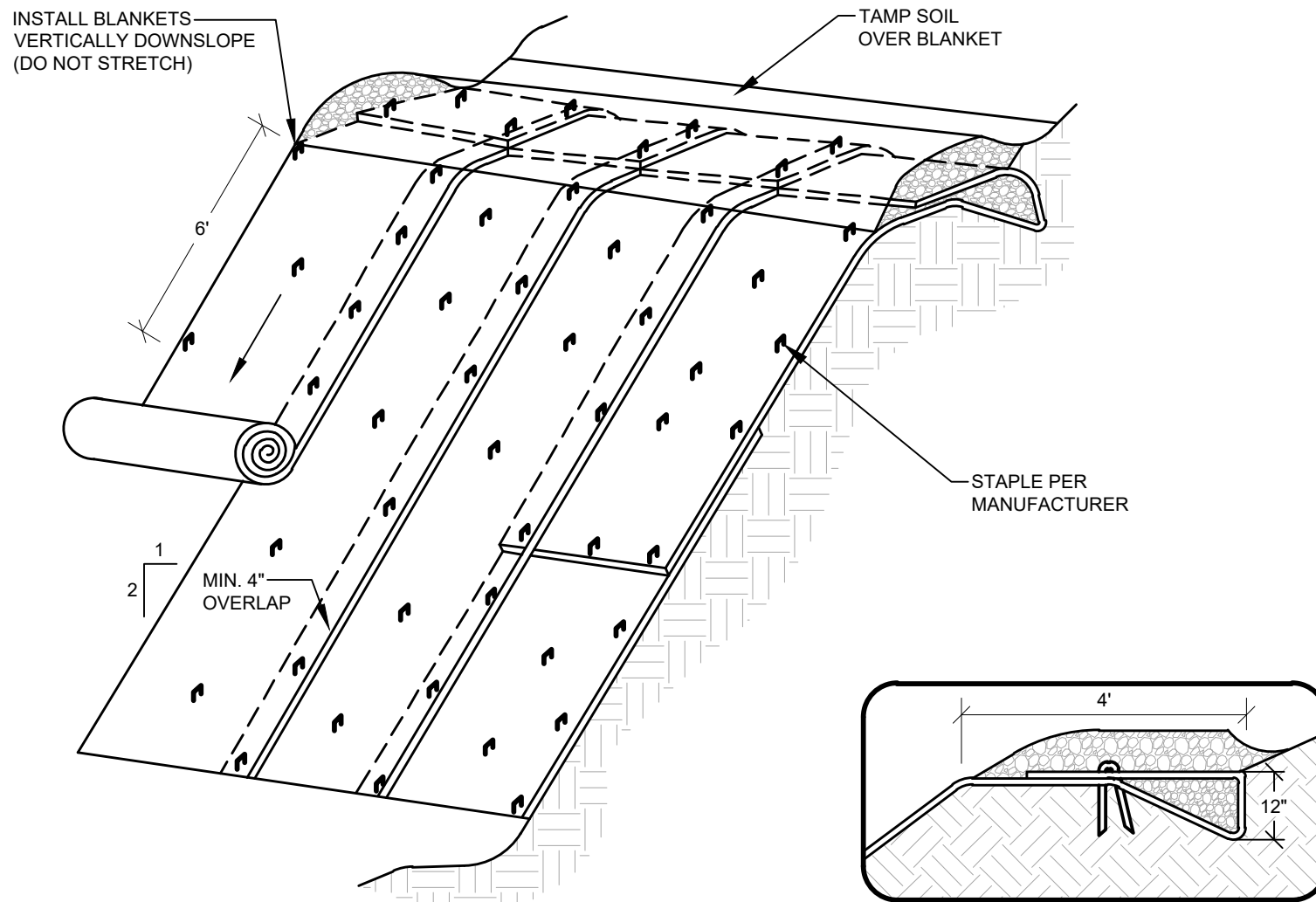
RIPRAP APRON NOT TO SCALE



NOTES:

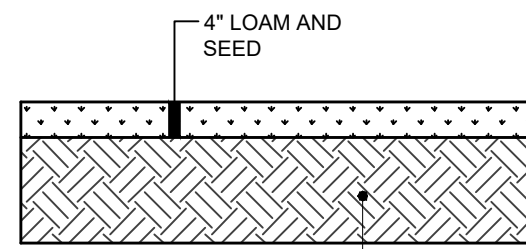
1. BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.
2. FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED, OVERLAP B OVER A.
3. LATERAL JOINTS TO 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

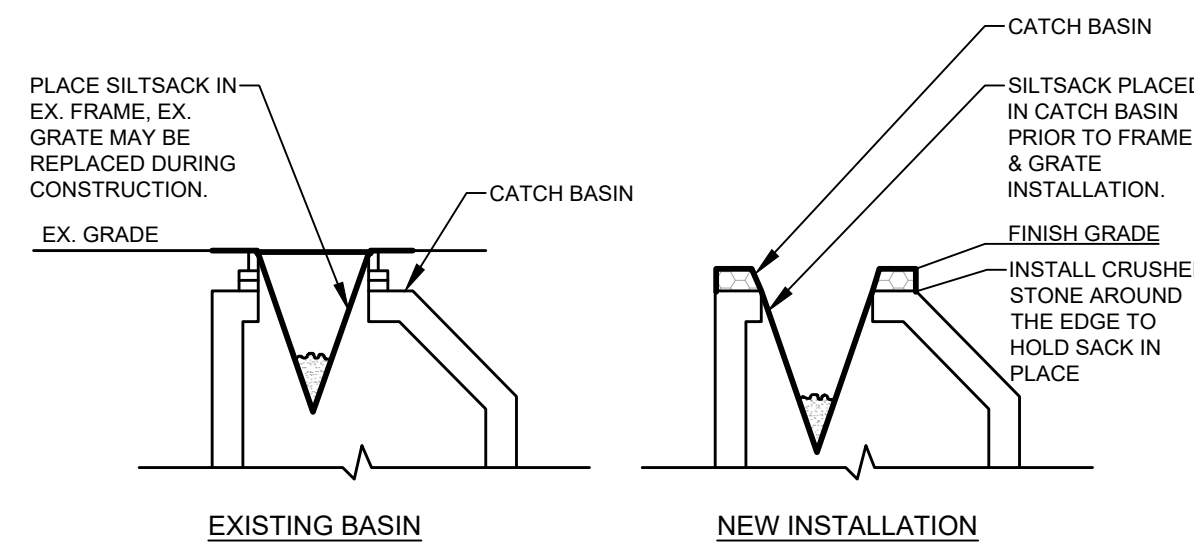


CONSTRUCTION SPECIFICATIONS

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.



LOAM & SEED SECTION NOT TO SCALE

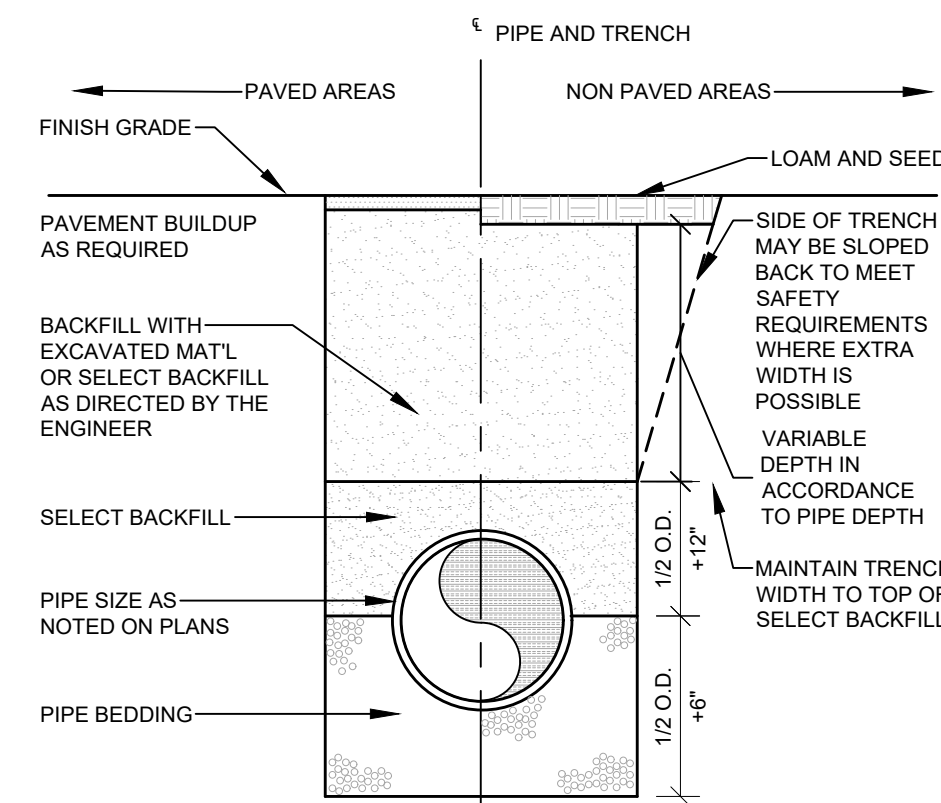


SILT SACK PROTECTION

NOTES:

- PRIOR TO FINAL GRADING AND PAVING OPERATIONS BEGIN A CATCH BASIN INSERT (SUCH AS A SILT SACK OR A DANDY BAG. IT) 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



TRENCH BACKFILL SCHEDULE

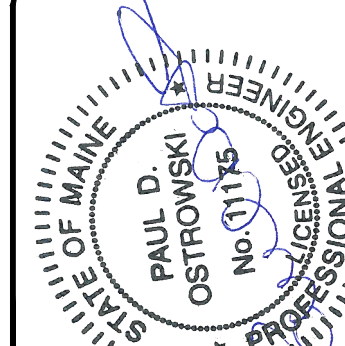
PIPE TYPE	PIPE BEDDING MATERIAL	SELECT BACKFILL
CORRUGATED METAL DUCTILE IRON REINFORCED CONCRETE	MDOT 703.22 TYPE B UD BACKFILL	MDOT 703.22 TYPE B UD BACKFILL
PVC-SDR 35 HDPE	MDOT 703.13 3/4" CRUSHED STONE	MDOT 703.22 TYPE B UD BACKFILL, OR MDOT 703.13 3/4" CRUSHED STONE
PERFORATED PVC-SDR 35 HDPE	MDOT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

NOT FOR
CONSTRUCTION



REV	BY	DATE	STATUS
F	TFG	06/11/2026	ISSUED TO TOWN OF WINDHAM FOR LOCAL SUBMISSION
E	TFG	05/20/2026	ISSUED FOR MANDEP COMMENT RESPONSE
D	TFG	02/25/2026	ISSUED TO MAINE DEP FOR SITE LOCATION OF DEVELOPMENT APPLICATION
C	TFG	02/16/2026	DRAFT ISSUED FOR PUBLIC INFORMATIONAL MEETING
B	TFG	12/08/25	55% PROGRESS SET
A	TFG	03/28/25	25% GMP SET

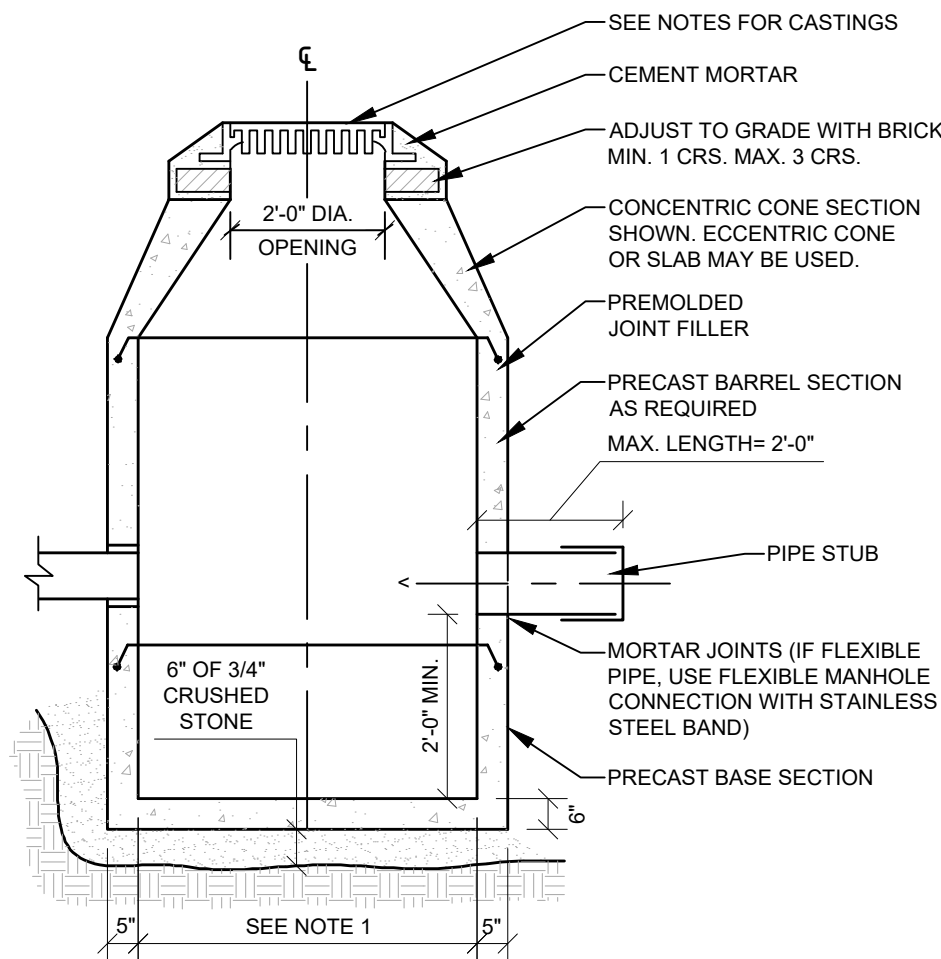
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DETAILS
OF:
NORTH WINDHAM PUBLIC SAFETY
FRANKLIN DRIVE
WINDHAM, MAINE
FOR:
TOWN OF WINDHAM
8 SCHOOL ROAD
WINDHAM, ME 04062

DESIGNED	MRA/TNL
DRAWN	MRS
CHECKED	TFG
DATE	06/11/2026
SCALE	NTS
PROJECT	240431-01

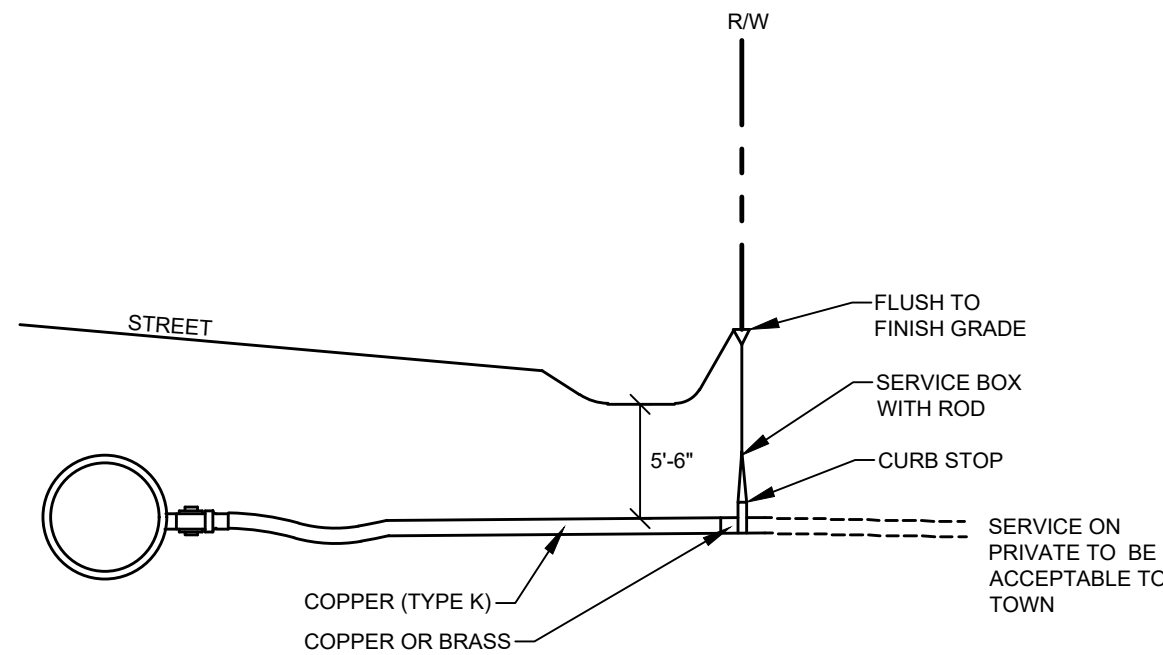
SHEET C-501



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

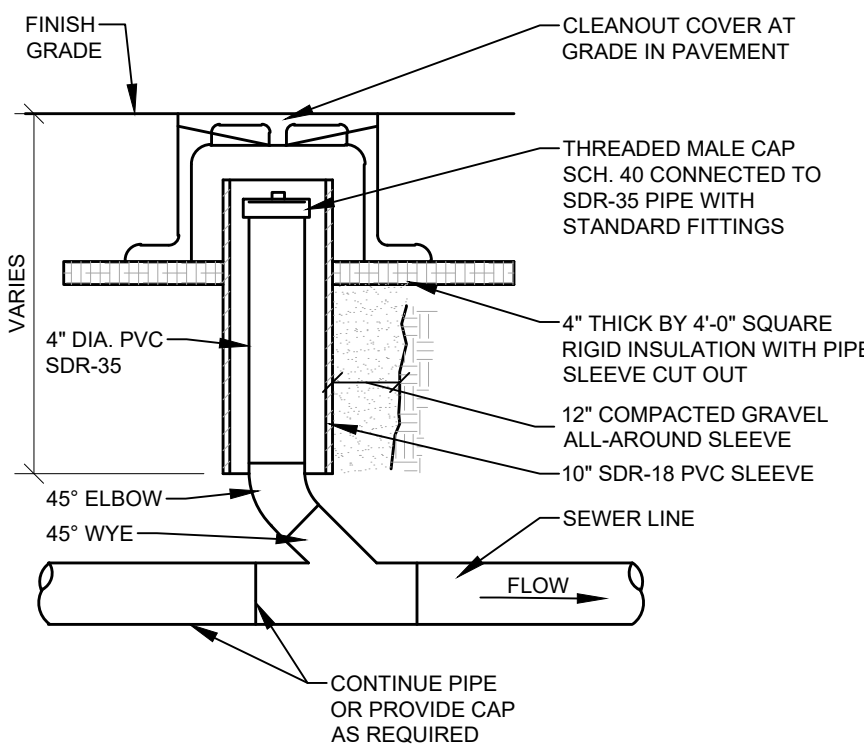
CATCH BASIN

NOT TO SCALE



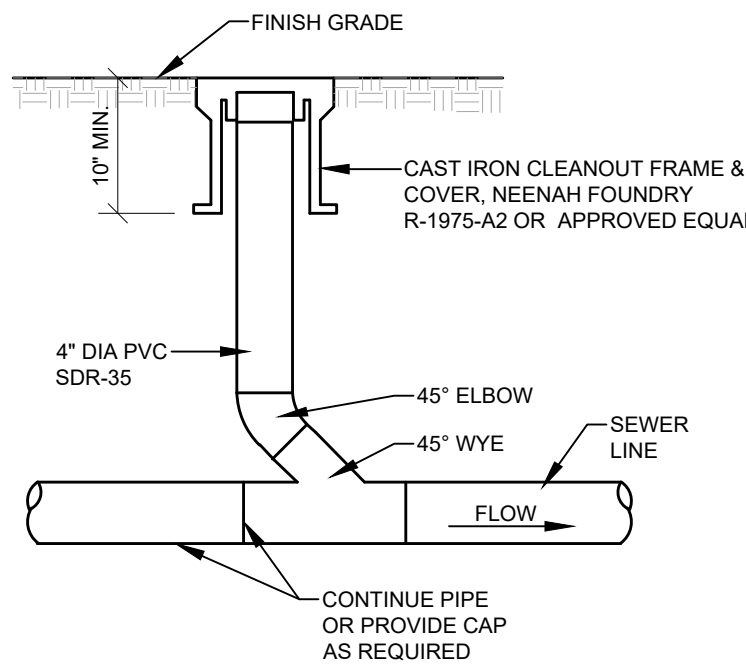
WATER SERVICE CONNECTION

NOT TO SCALE



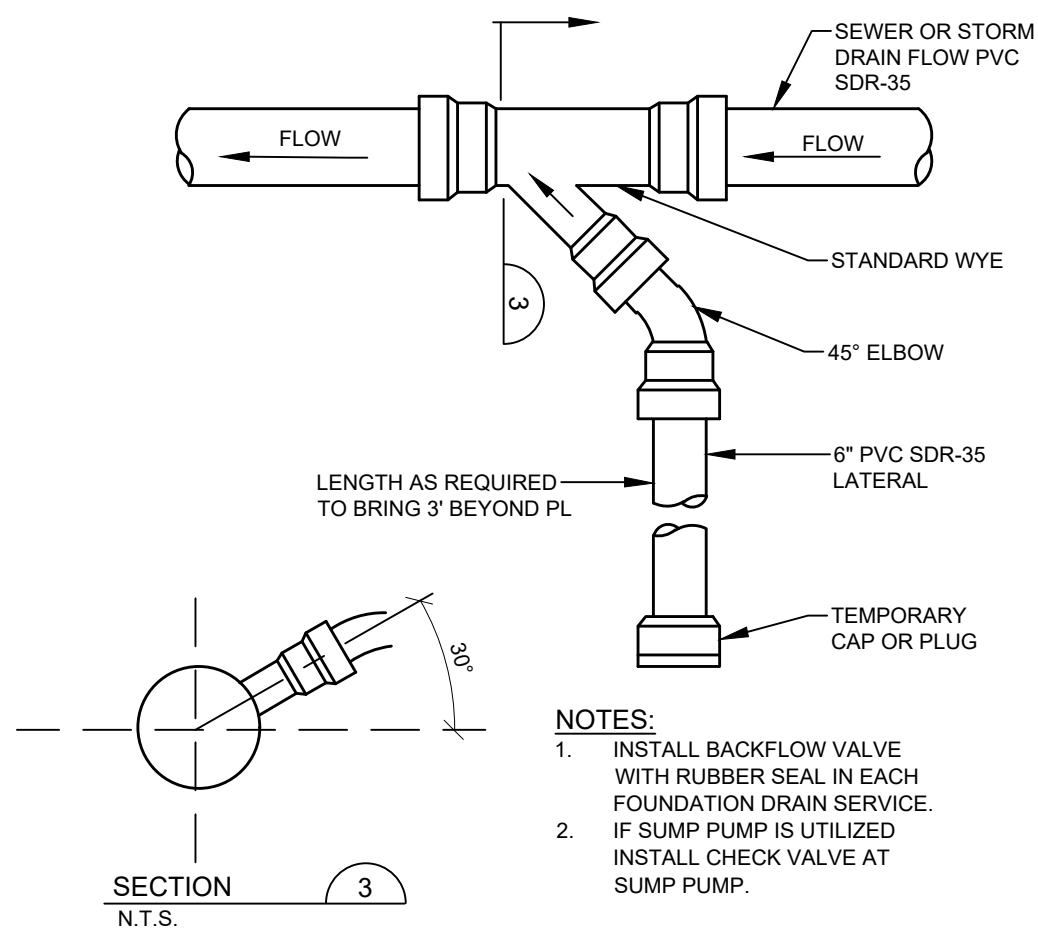
SEWER CLEANOUT IN PAVEMENT AREAS

NOT TO SCALE



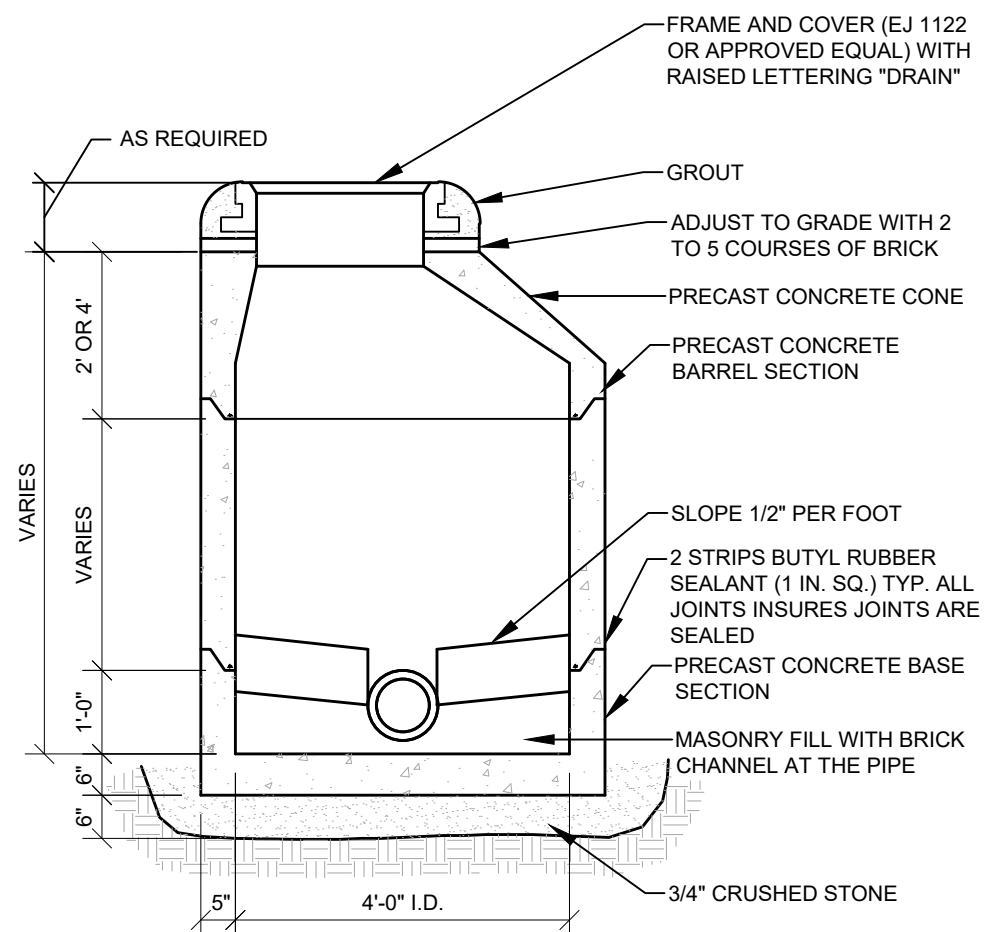
SEWER CLEANOUT IN GRASS/LANDSCAPE AREAS

NOT TO SCALE



SEWER / FOUNDATION DRAIN SERVICE CONNECTION

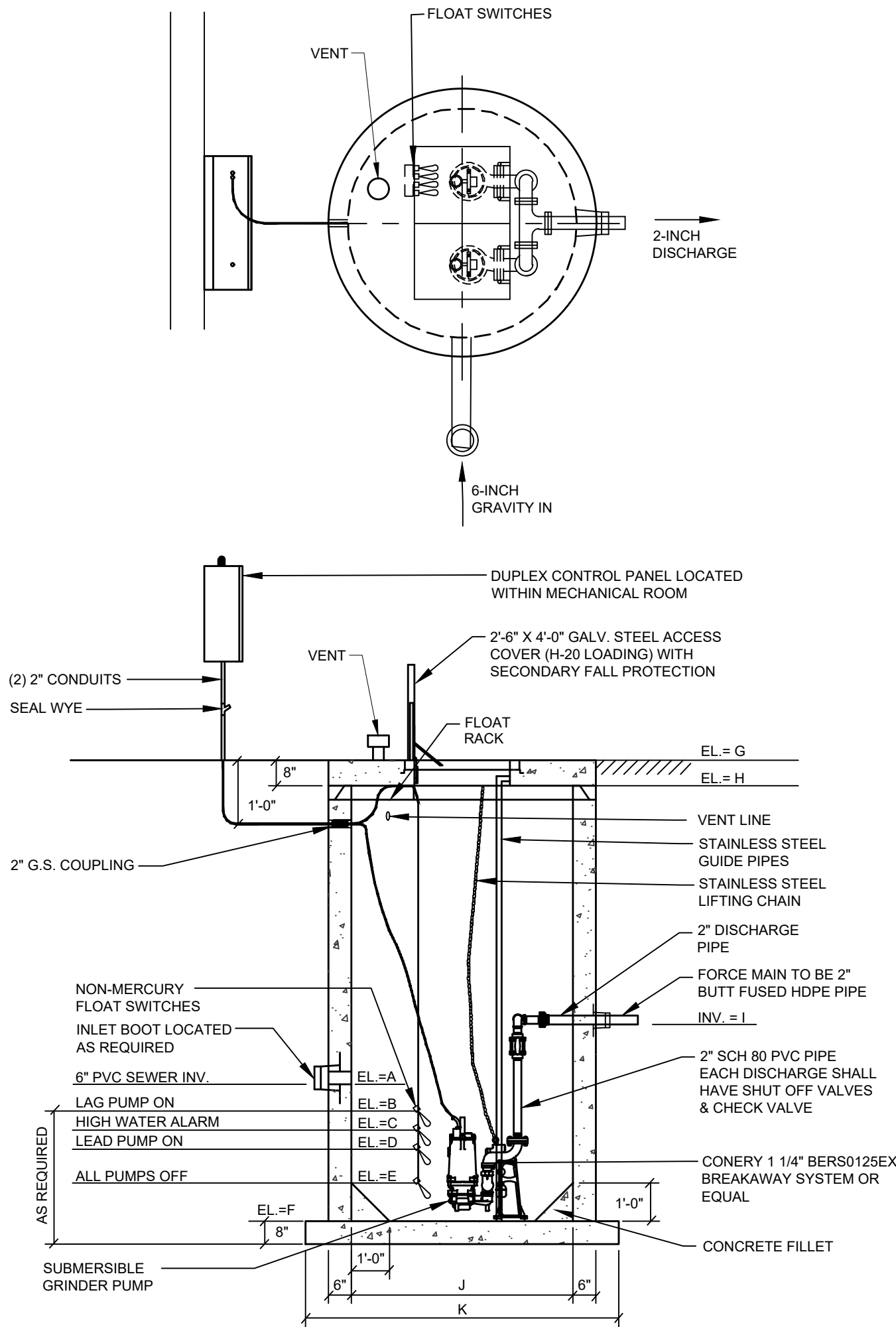
NOT TO SCALE



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

PRECAST MANHOLE

NOT TO SCALE



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

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

PUMP STATION DETAIL

NOT TO SCALE

NOTES

1. LIFT STATION SHALL BE DUPLEX LIFT STATION PANEL AND CONTROLS FOR THE OPERATIONS OF 2.0 HOMA GRINDER PUMPS OPERATING AT APPROXIMATELY THE DUTY POINT LISTED IN THE TABLE BELOW. THE PUMPS ARE MODEL GRP100, 3PHASE, 60 HZ, 230 VOLT, 3450 RPM AND 3.2 FLA WITH THE INSTALLED IMPELLER.
2. PUMPS SHALL HAVE BREAK AWAY FITTINGS. BREAK AWAY FITTINGS SHALL BE NON-SPARKING.
3. ALL UNDERGROUND ELECTRIC POWER LINES SHALL BE INSTALLED IN PVC CONDUIT. ABOVE GROUND SERVICES SHALL BE INSTALLED IN SCHEDULE 40 GALVANIZED CONDUIT. SIZES AS REQUIRED BY ELECTRIC COMPANY. ALL ELECTRICAL WIRING SHALL MEET ALL LOCAL AND NEC ELECTRICAL CODE REQUIREMENTS.
4. THE PANEL SHALL BE EQUIPPED WITH AN INNER DOOR THAT HAS ELAPSED TIMED METERS, WARNING LIGHTS FOR TEMPERATURE AND MOISTURE SENSORS, CONTROL SWITCHES FOR THE INDIVIDUAL PUMPS (AUTO, OFF AND RUN) AND A CONTROL SWITCH FOR THE ALARM WITH TEST AND SILENCE.
5. THE MAIN BREAKERS (CONTROL AND PUMPS) AND FUSES FOR BOTH THE ALARM AND CONTROLS SHALL BE ACCESSIBLE WITHOUT OPENING THE INNER DOOR.
6. THE PANEL SHALL HAVE BOTH AMBER VISIBLE ALARM LIGHT AND AN AUDIBLE PIEZO 80DB ALARM. THE ENCLOSURE SHALL BE A STAINLESS STEEL NEMA 4X RATED, UL98A COMPLIANT LISTED ENCLOSURE RATED FOR THE PUMPS WITH A WIRING SCHEMATIC PROVIDED ON THE INNER FACE OF THE PANEL DOOR. THE DOOR SHALL HAVE A WEATHER SEAL AND LOCKABLE LATCHES.
7. THE PANEL SHALL HAVE THE REQUIRED CIRCUITRY, CONTROLLERS, CIRCUIT BREAKERS, DELAYS, MOTOR STARTERS, RELAYS, TERMINAL BLOCK AND GROUNDING REQUIRED TO OPERATE THE PUMPS IN A AN ALTERNATING SEQUENCE. PANEL CONTROLS AND ELECTRICAL COMPONENTS SHALL BE EXPLOSION PROOF.
8. THE PANEL SHALL BE MANUFACTURED BY SIE RHOMBUS, PRIMEX CONTROLS, CSI OR APPROVED EQUIVALENT.
9. THE PUMPS, CONTROLS, FLOATS AND FLOAT RACK SHALL BE SUPPLIED BY ONE DISTRIBUTOR OR MANUFACTURER. FLOAT SWITCHES SHALL BE INSTALLED WITH KWIK FLOAT SWITCH CONNECTION SYSTEM. DISTRIBUTOR OR MANUFACTURER SUPPLYING EQUIPMENT SHALL CONFIRM ALL EQUIPMENT MEETS THE INTENT OF THIS SPECIFICATION, AND THAT ALL EQUIPMENT SUPPLIED IS COMPATIBLE FOR THIS SPECIFIC APPLICATION. ALL EQUIPMENT SUPPLIED REQUIRING FACTORY START-UP TO OBTAIN WARRANTY SHALL BE INCLUDED AND PERFORMED BY FACTORY AUTHORIZED PERSONNEL. ANY DEFICIENCIES SHALL BE ADDRESSED PRIOR TO FINAL ACCEPTANCE.
10. PUMP POWER/CONTROL CABLES AND FLOAT CABLES SHALL BE ROUTED TO THE WET WELL IN SEPARATE CONDUITS WITH THE PROPER EXPANSION JOINTS, SEAL OFFS, AND EXPANSION JOINTS. PUMP AND FLOAT CABLES SHALL BE WIRED FROM WET WELL DIRECTLY TO PANEL WITH NO INTERMEDIATE JUNCTION BOXES. WIRE SIZING AND CONDUITS FEEDING AND LEAVING THE CONTROL PANEL SHALL BE PROPERLY SIZED, SHALL SUPPORT THE LOAD OF TWO PUMPS OPERATING AND MEET ALL APPLICABLE LOCAL, STATE AND NEC ELECTRICAL CODES.
11. PUMPS SHALL BE PROVIDED WITH TEMPERATURE AND MOISTURE SENSORS MATCHED TO THE PUMPS.
12. FLOAT CONTROLS SHALL BE NON-MERCURY MECHANICAL FLOATS.
13. CONCRETE: 5,000 PSI AFTER 28 DAYS. REINFORCING STEEL MIN. YIELD STRESS OF 40,000 PSI.
14. REINFORCING: WALLS & FLOOR 4X4/4X4 W.W.M. SLAB TOP #5 @ 8" O.C.
15. THE ACCESS HATCH SHALL BE MANUFACTURED BY THE BILCO COMPANY OR EQUIVALENT AND BE RATED FOR H-20 LOADING. HATCH SHALL OPEN TOWARDS PUMP STATION PANEL AND HAVE INTEGRAL SECONDARY FALL PROTECTION.
16. ALL LIFT STATION PIPING SHALL BE SCH 80 PVC.
17. COAT EXTERIOR OF STRUCTURES WITH KOPPERS BITUMASTIC 3000 M OR EQUAL.
18. WET WELL SHALL BE INSTALLED ON A MINIMUM 12" BED OF SCREENED GRAVEL.
19. CONTRACTOR TO CONFIRM OPERATING ELEVATIONS WITH ENGINEER BEFORE ORDERING STATION.
20. CONTRACTOR TO SUBMIT SPECIFICATIONS FOR PUMPS, CONTROL PANELS, AND ALARM FOR OWNER AND ENGINEERS APPROVAL.
21. ELECTRIC SERVICES SHALL BE VERIFIED BY CONTRACTOR AND COORDINATED WITH OWNER, ELECTRIC COMPANY AND PUMP STATION MANUFACTURER PRIOR TO INSTALLATION. CONTRACTOR SHALL PROVIDE AND INSTALL ALL ELECTRICAL COMPONENTS REQUIRED FOR PUMP STATION MEETING APPLICABLE STATE, FEDERAL AND LOCAL CODES.
22. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL MEET ON-SITE WITH OWNER AND ENGINEER TO REVIEW LOCATION OF PUMP STATION AND VALVE PIT. DEPENDING ON PHYSICAL SITE FEATURES, THE ENGINEER RESERVES THE RIGHT TO MODIFY LOCATION.
23. UPON INSTALLATION OF PUMP STATION, CONTRACTOR SHALL PROVIDE OWNER WITH THE FOLLOWING:
 - a. OPERATION AND MAINTENANCE MANUALS.
 - b. ONE-YEAR WARRANTY ON ALL STRUCTURES, PUMP STATION MECHANICS AND ELECTRIC COMPONENTS, ALL PIPING AND CONNECTIONS.
 - c. STARTUP REPORT THAT INCLUDES DRAW DOWN TESTS TO DETERMINE THE OPERATING POINTS FOR BOTH PUMPS.
24. CONTROL PANEL SHALL BE MOUNTED WITHIN MECHANICAL ROOM PER OWNERS DIRECTION.

PUMP PARAMETERS

STATION	I
PUMP	HOMA
MODEL	GRP100/3FM
IMPELLER	AS INSTALLED
FLOW (GPM)	35
TDH (FT)	17.7
VOLTAGE	230
FLA	3.2
HP	0.8
PHASE	3Ø
HERTZ	60
RPM	3450

240431-Dwg, TAEC-502 DETAILS

DETAILS

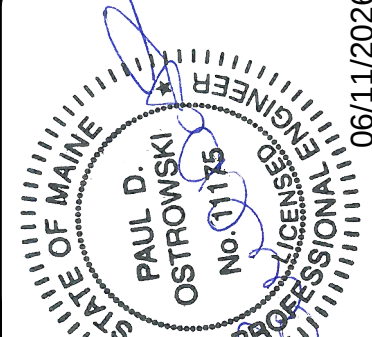
OF:
NORTH WINDHAM PUBLIC SAFETY
FRANKLIN DRIVE
WINDHAM, MAINE

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

DESIGNED	MRA/TNL
DRAWN	MRS
CHECKED	TFG
DATE	06/11/2026
SCALE	NTS
PROJECT	240431-01

SHEET C-502

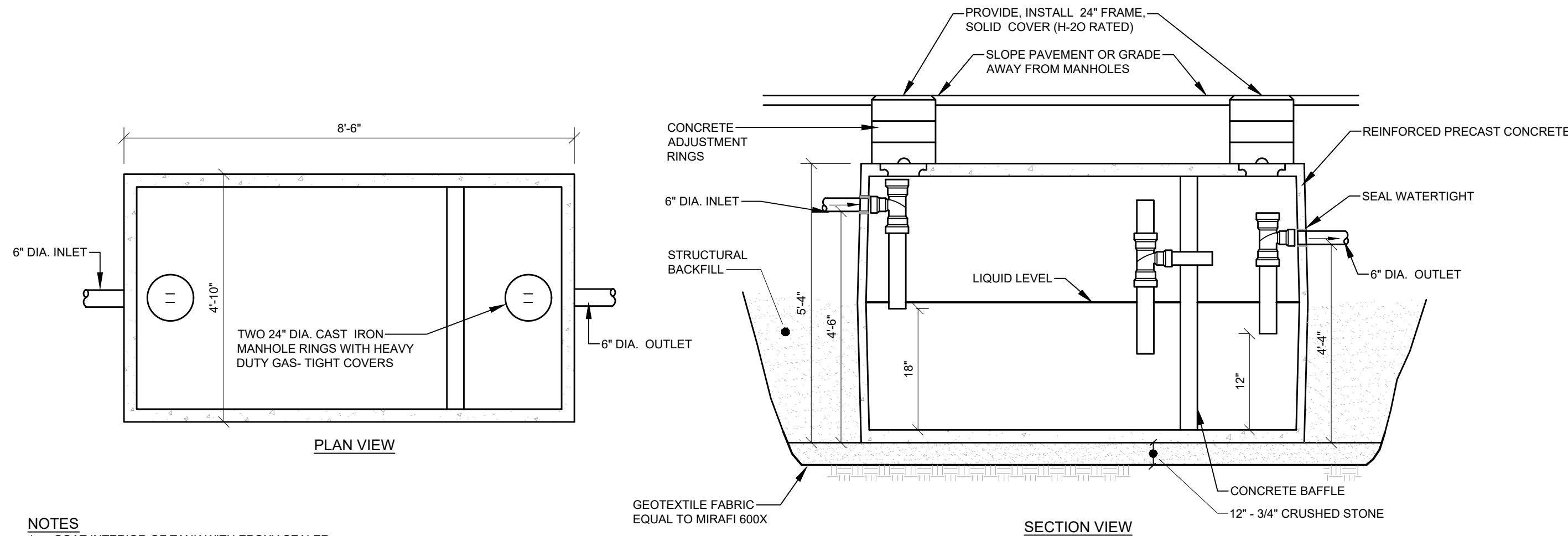
PAUL D. OSTROWSKI PE 11175



F	TFG	06/11/2026	ISSUED TO TOWN OF WINDHAM FOR LOCAL SUBMISSION
E	TFG	05/20/2026	ISSUED FOR MAINE DEP COMMENT RESPONSE
D	TFG	02/25/2026	ISSUED TO MAINE DEP FOR SITE LOCATION OF DEVELOPMENT APPLICATION
C	TFG	02/16/2026	DRAFT ISSUED FOR PUBLIC INFORMATIONAL MEETING
B	TFG	12/08/25	55% PROGRESS SET
A	TFG	03/28/25	25% GMP SET
REV. BY:	DATE:	STATUS:	

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South Portland, ME 04106
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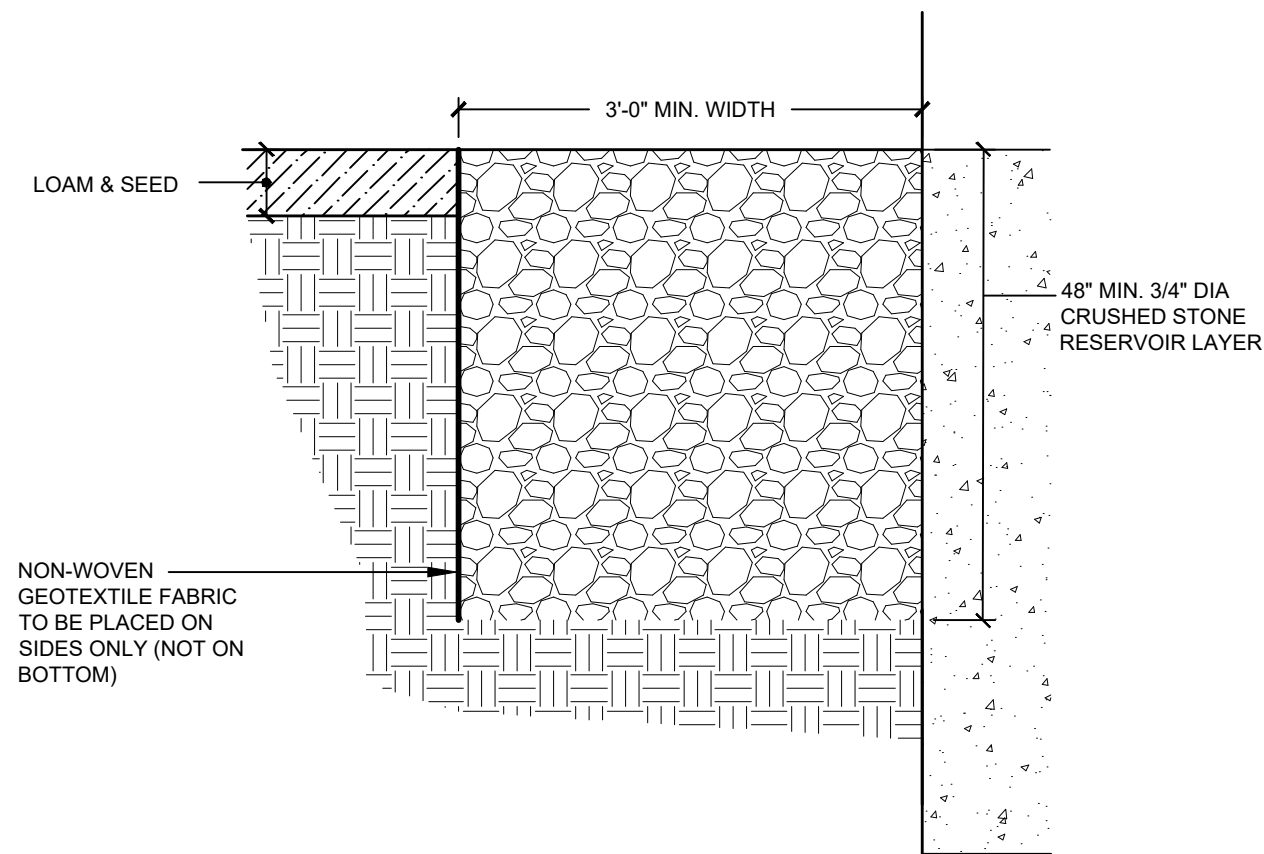
NOTES

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

OIL/WATER SEPARATOR

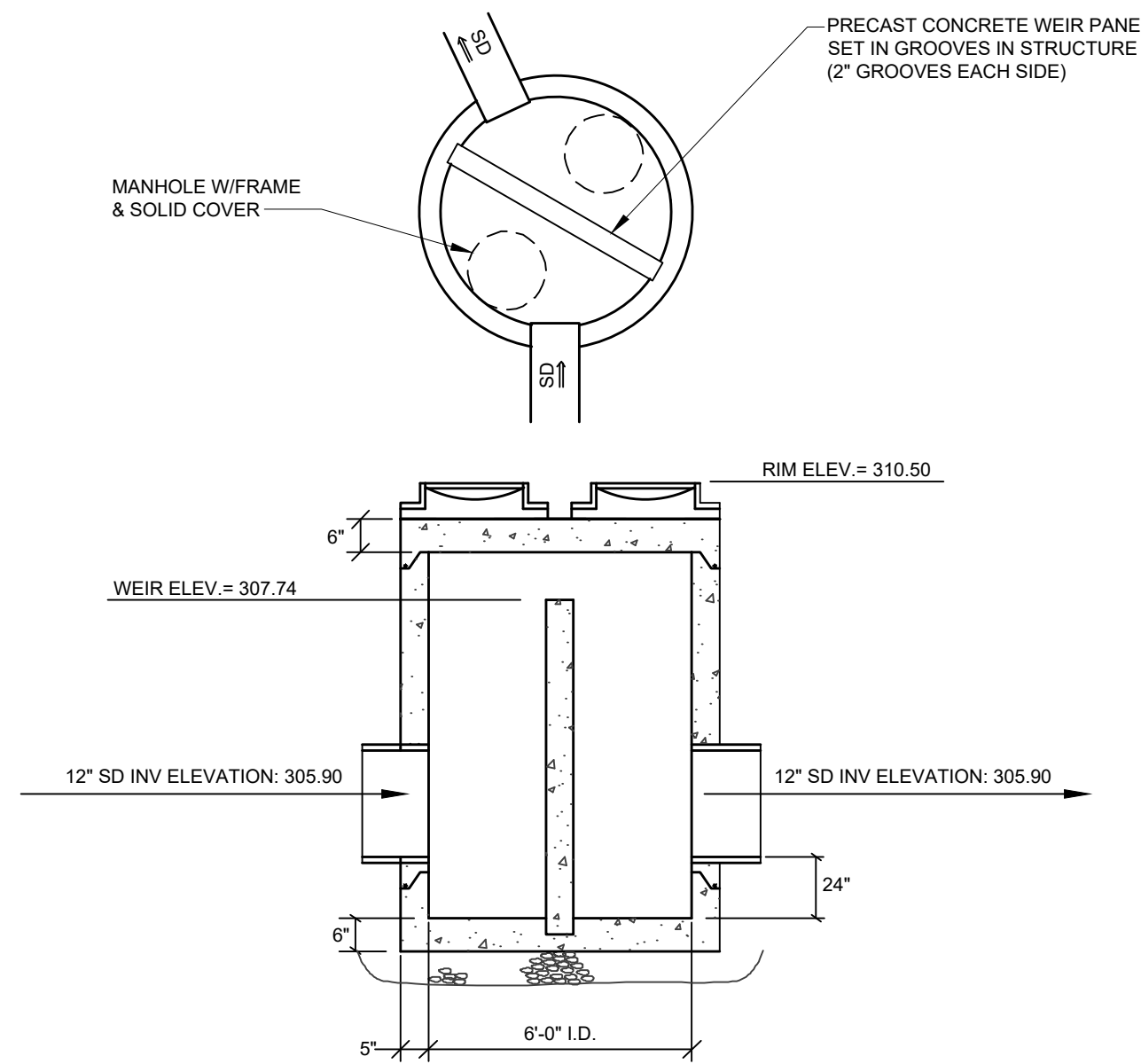
NOT TO SCALE

CAPACITY	LENGTH	WIDTH	HEIGHT	INLET	OUTLET	ITEM#	ITEM#	WGT.
1,000 REG.	8'-6"	4'-10"	5'-4"	4'-6"	4'-3"	2014	2014A	7,080 lbs.



BUILDING DRIP EDGE (INFILTRATION)

NOT TO SCALE



NOTES

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

OUTLET CONTROL STRUCTURE (OCS-1)

NOT TO SCALE

SUBSURFACE SAND FILTER NOTES:

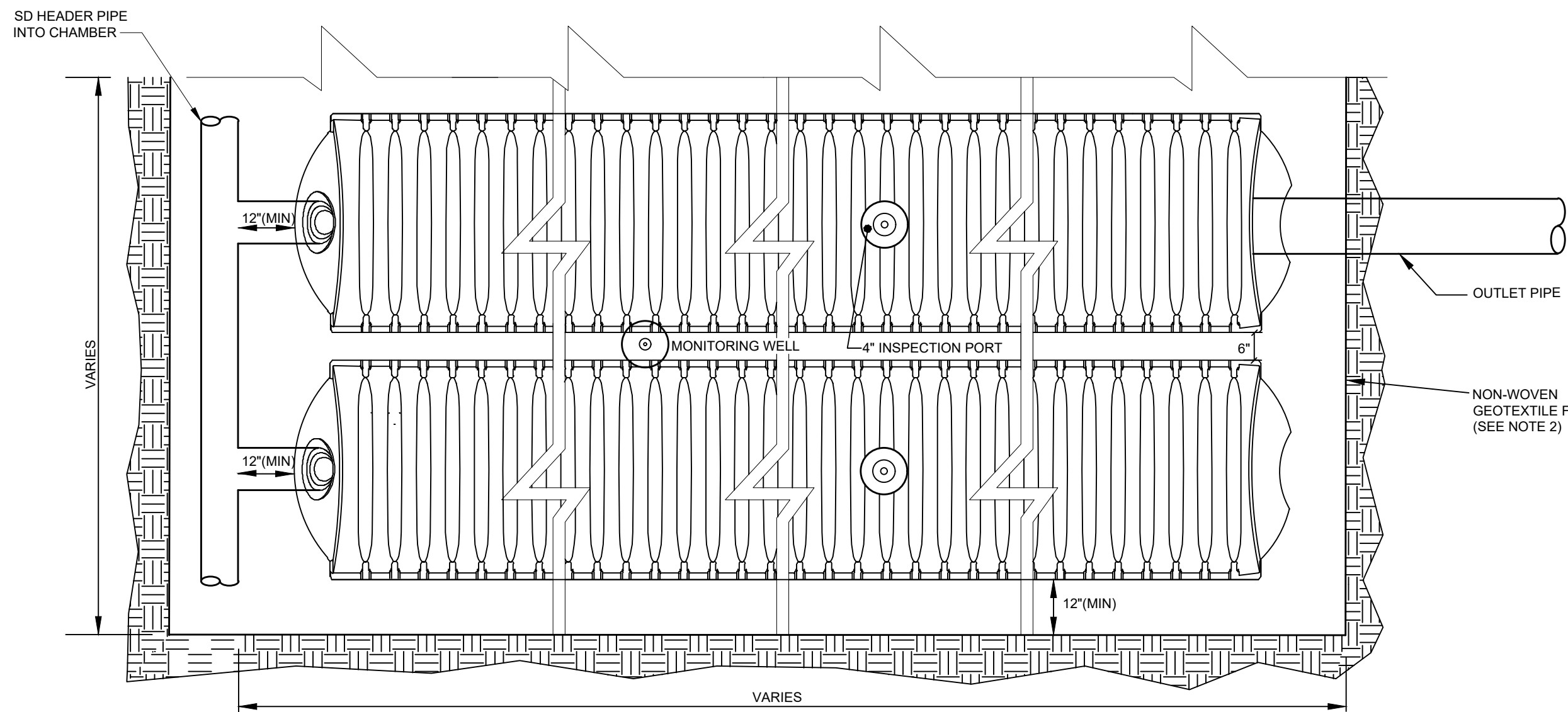
1. THE STORMWATER CHAMBER SHALL BE A STORMTECH SC-800 OR EQUIVALENT SUBSURFACE STORAGE CHAMBER APPROVED BY THE ENGINEER.
2. THE TOP AND SIDES OF THE SUBSURFACE SYSTEM, INCLUDING THE CRUSHED STONE STORAGE VOLUME, AND INFILTRATION SAND, SHALL BE WRAPPED IN A NON-WOVEN GEOTEXTILE FABRIC (MIRAFI 160N OR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

CONSTRUCTION OVERSIGHT NOTES FOR SUBSURFACE DETENTION AND INFILTRATION SYSTEM:

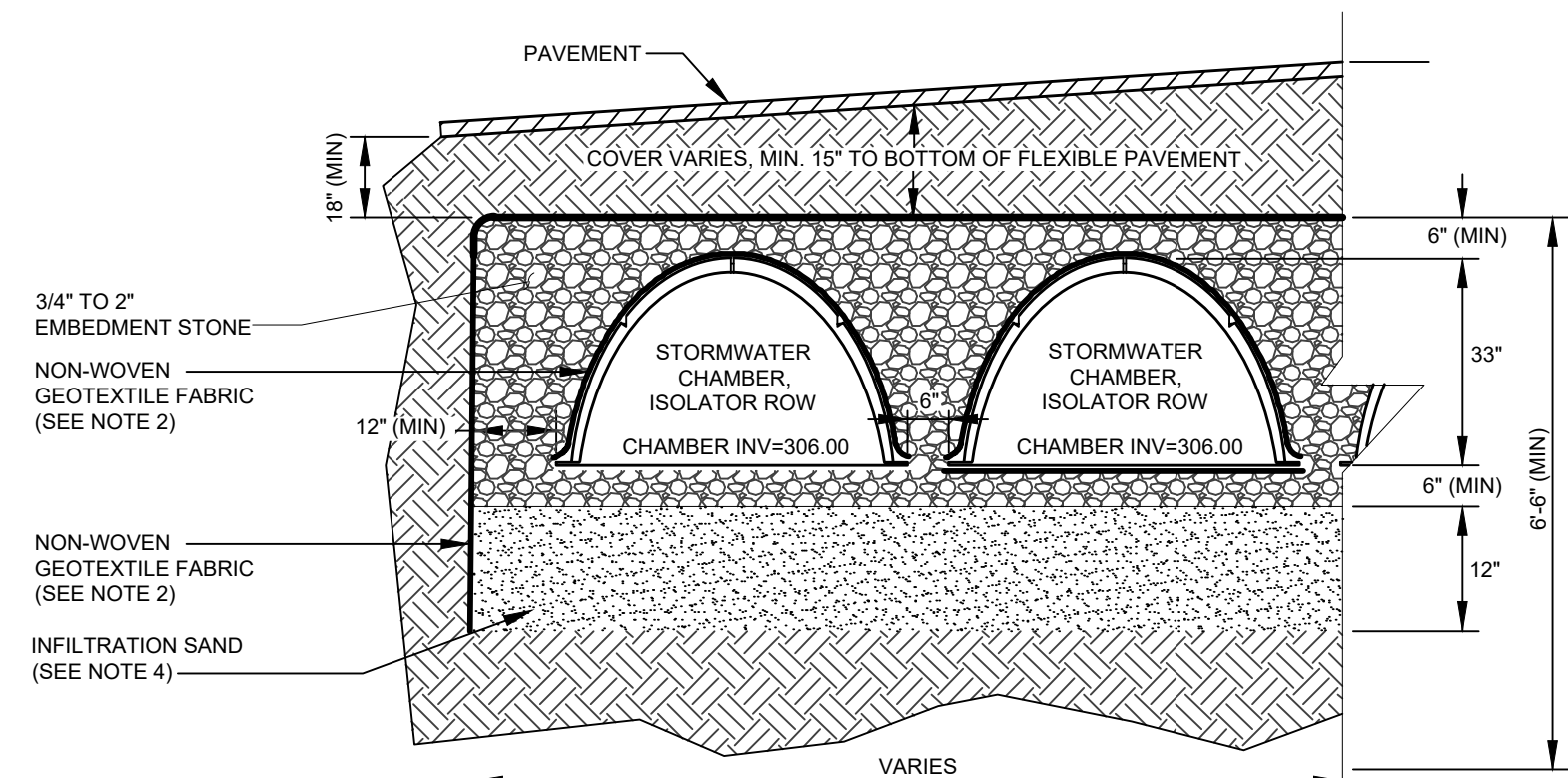
1. INSPECTIONS BY A PROFESSIONAL ENGINEER SHALL CONSIST OF WEEKLY VISITS TO THE SITE TO INSPECT THE CONSTRUCTION AND STABILIZATION OF THE PROPOSED SUBSURFACE CHAMBERS AND ITS INFILTRATION COURSE MATERIAL TO BE BUILT ON THE SITE. INSPECTIONS SHALL CONSIST OF AN APPROPRIATE NUMBER OF VISITS TO THE SITE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

SUBSURFACE SAND FILTER TABLE

CHAMBER INV.	306.00
CHAMBER OUTLET PIPE INV.	306.00

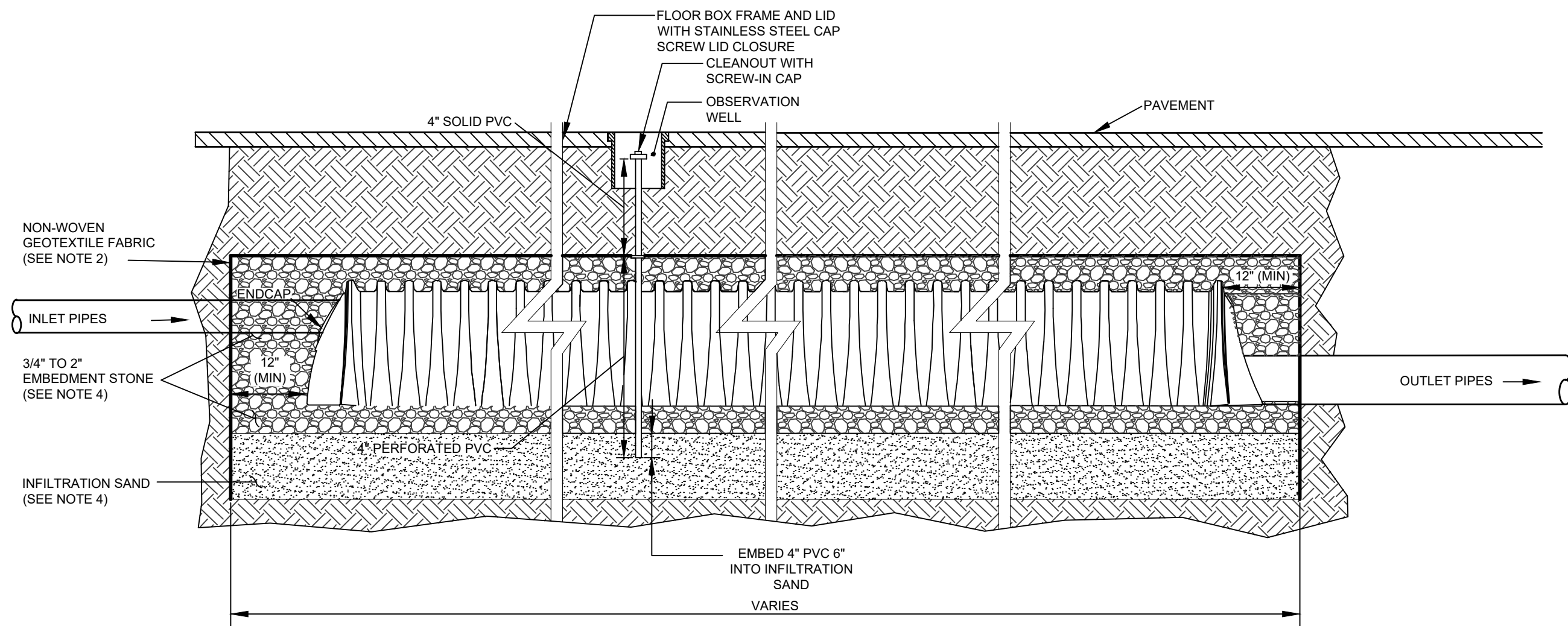


SUBSURFACE SAND FILTER PLAN VIEW

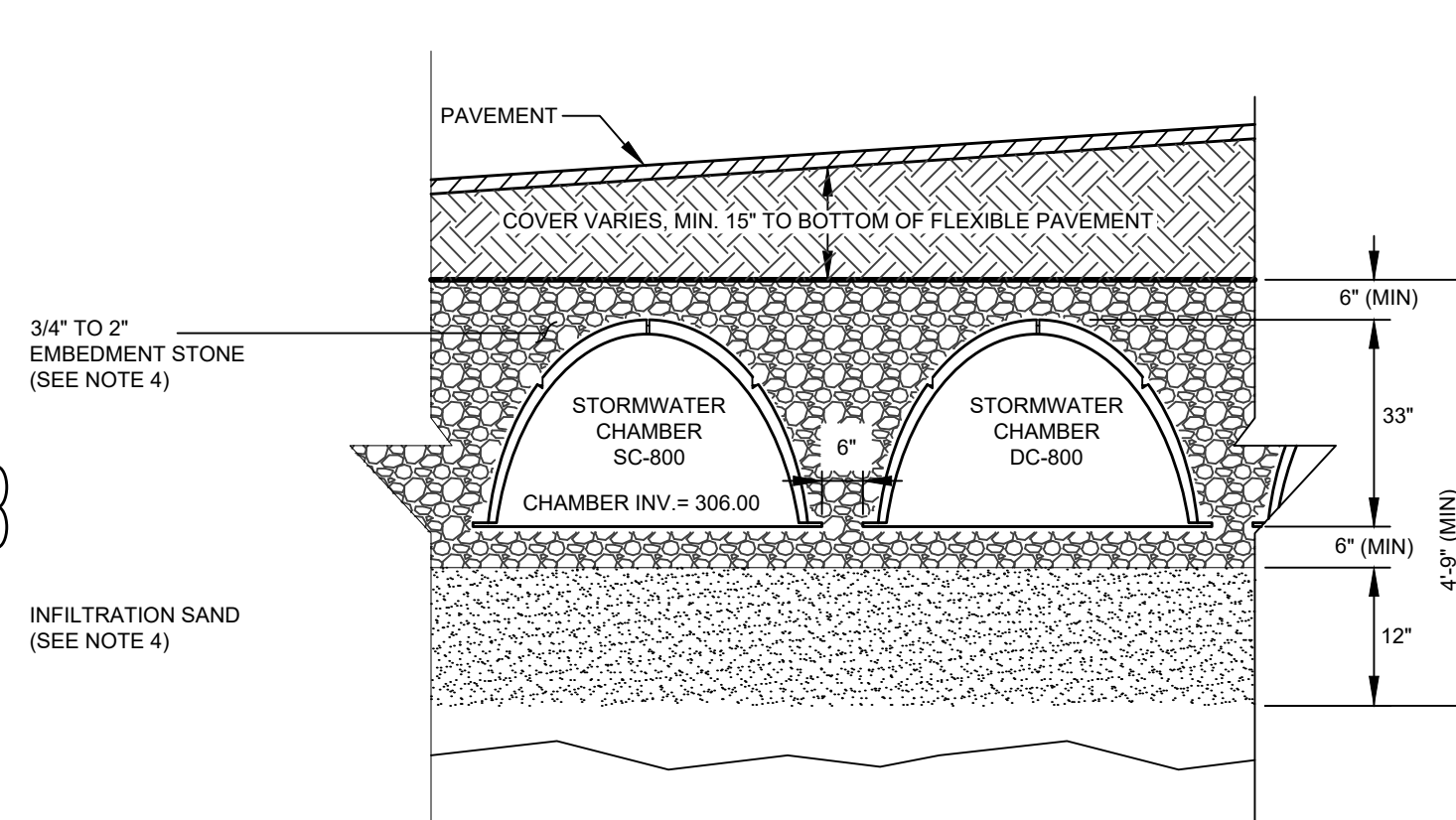


SUBSURFACE DETENTION AND INFILTRATION SYSTEM ISOLATOR ROW

NOT TO SCALE



SUBSURFACE DETENTION AND INFILTRATION SYSTEM ELEVATION VIEW

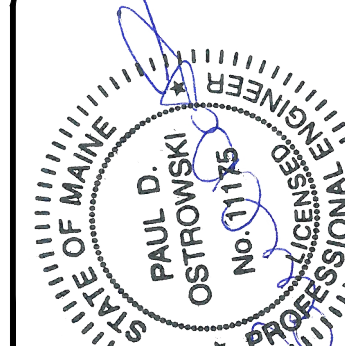


SUBSURFACE DETENTION AND INFILTRATION SYSTEM SECTION VIEW

SUBSURFACE DETENTION AND INFILTRATION SYSTEM

NOT TO SCALE

NOT FOR CONSTRUCTION



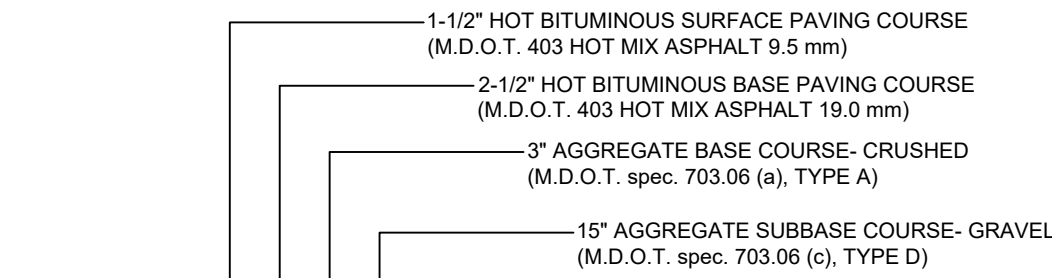
F	TFG	06/11/2026	ISSUED TO TOWN OF WINDHAM FOR LOCAL SUBMISSION
E	TFG	05/20/2026	ISSUED FOR MAINE DEP COMMENT RESPONSE
D	TFG	02/25/2026	ISSUED TO MAINE DEP FOR SITE LOCATION OF DEVELOPMENT APPLICATION
C	TFG	02/16/2026	DRAFT ISSUED FOR PUBLIC INFORMATIONAL MEETING
B	TFG	12/08/25	55% PROGRESS SET
A	TFG	03/28/25	25% GMP SET
REV	BY	DATE	STATUS
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DETAILS OF: NORTH WINDHAM PUBLIC SAFETY
FRANKLIN DRIVE
WINDHAM, MAINE
FOR: TOWN OF WINDHAM
8 SCHOOL ROAD
WINDHAM, ME 04082

DESIGNED	MRA/TNL
DRAWN	MRS
CHECKED	TFG
DATE	06/11/2026
SCALE	NTS
PROJECT	240431-01

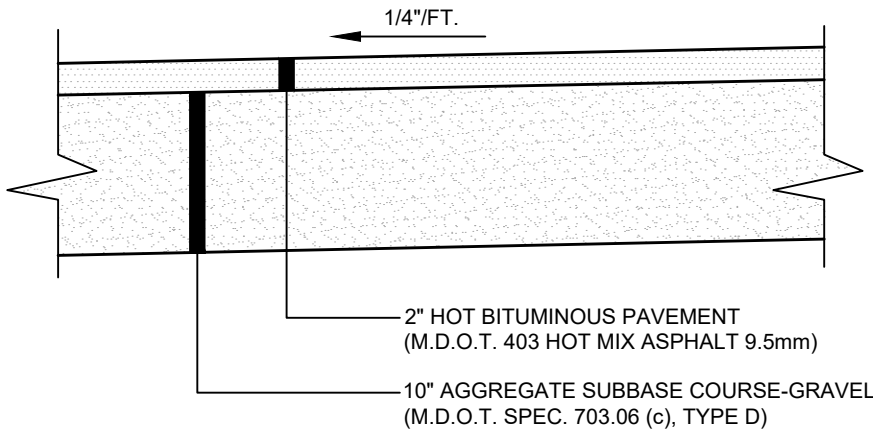
SHEET C-503



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

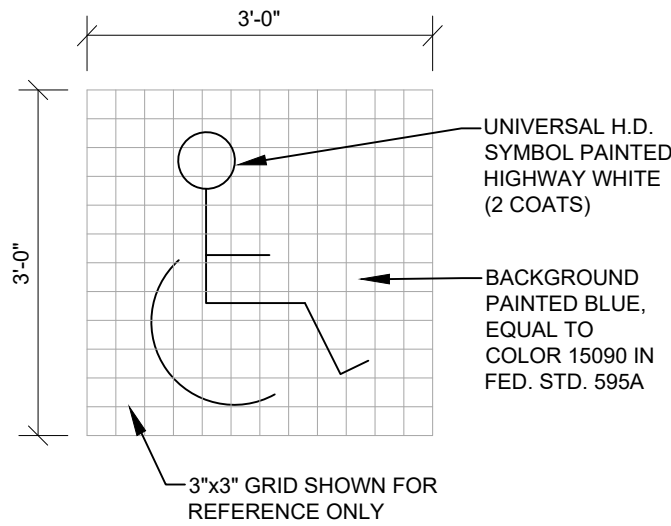
PAVED PARKING LOT SECTION

NOT TO SCALE



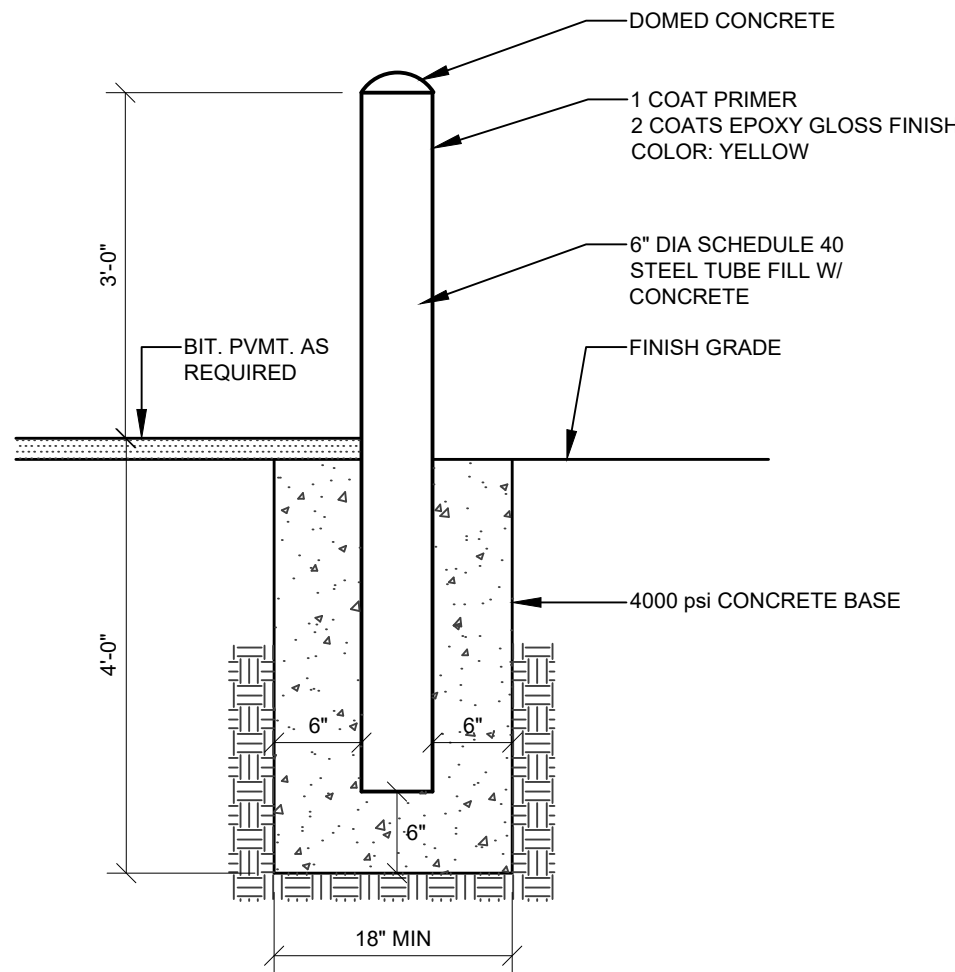
BITUMINOUS SIDEWALK

NOT TO SCALE



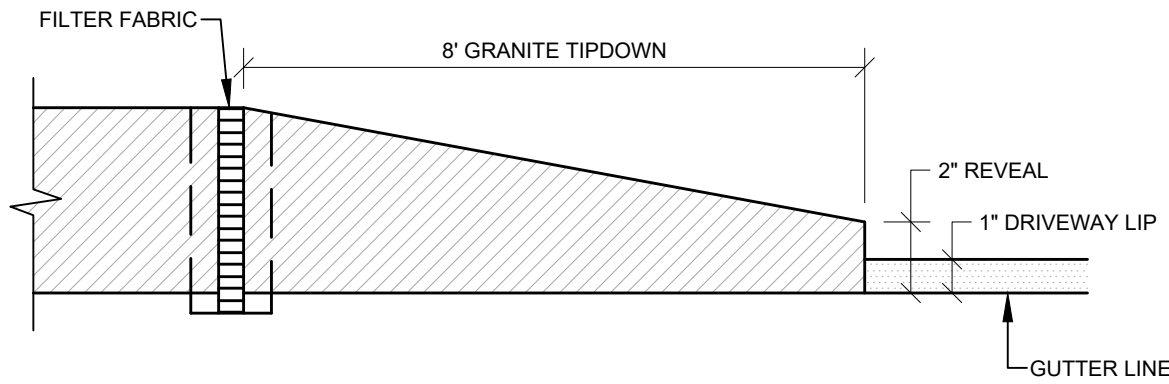
RESERVED PARKING

NOT TO SCALE



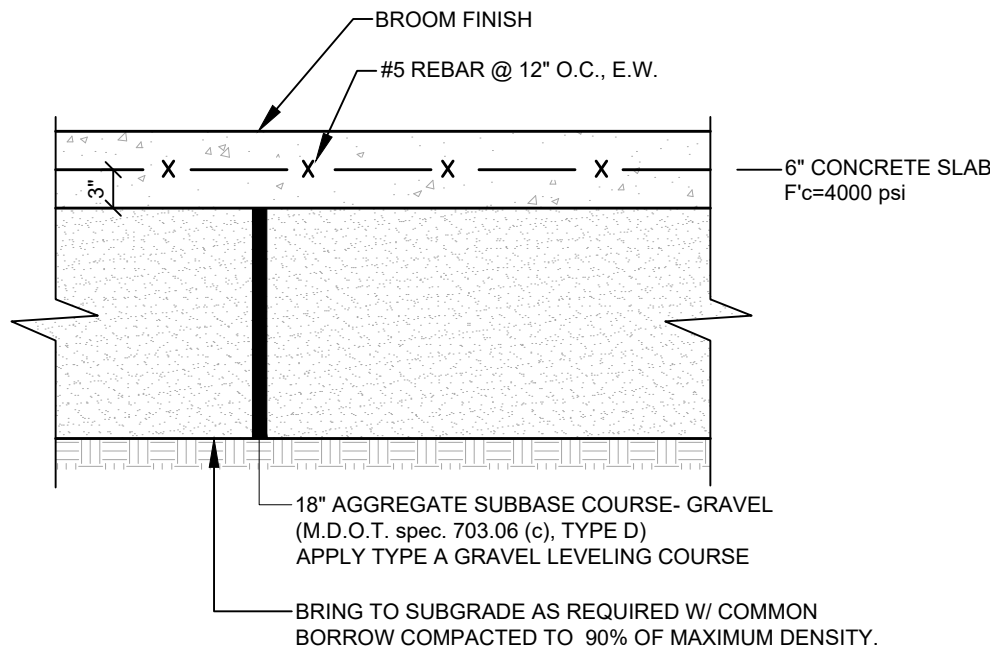
METAL DOMED CONCRETE BOLLARD

NOT TO SCALE



FLUSH GRANITE CURB TIPDOWN INSTALLATION

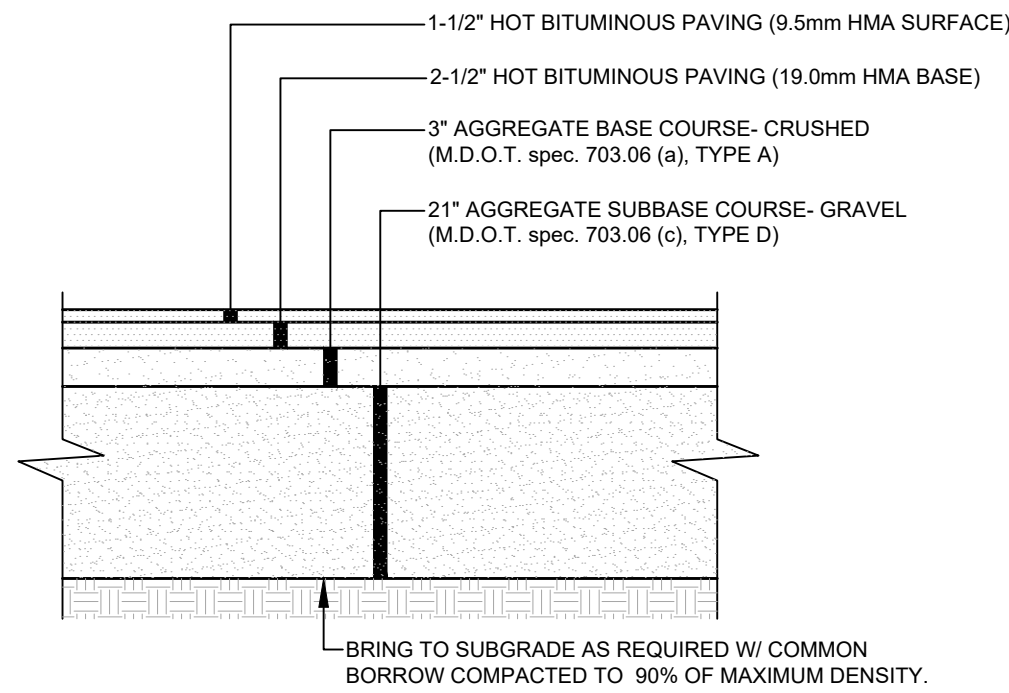
NOT TO SCALE



- NOTES:
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 2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.
 3. PROOF ROLL SUBGRADE PER GEOTECHNICAL REPORT.

CONCRETE DUMPSTER PAD

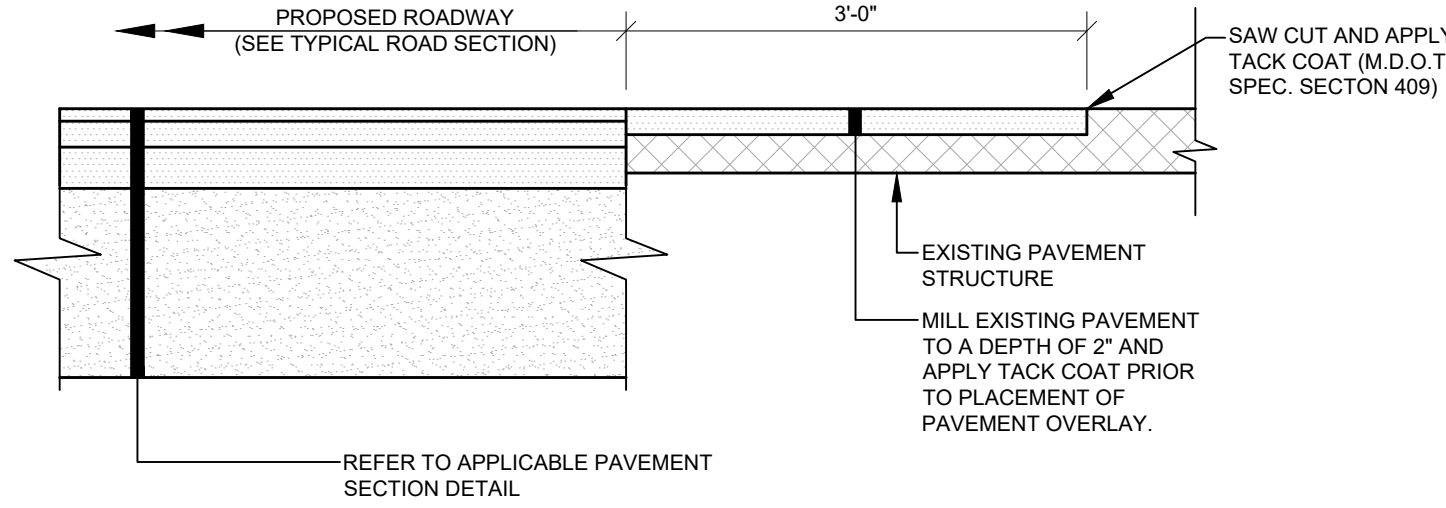
NOT TO SCALE



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

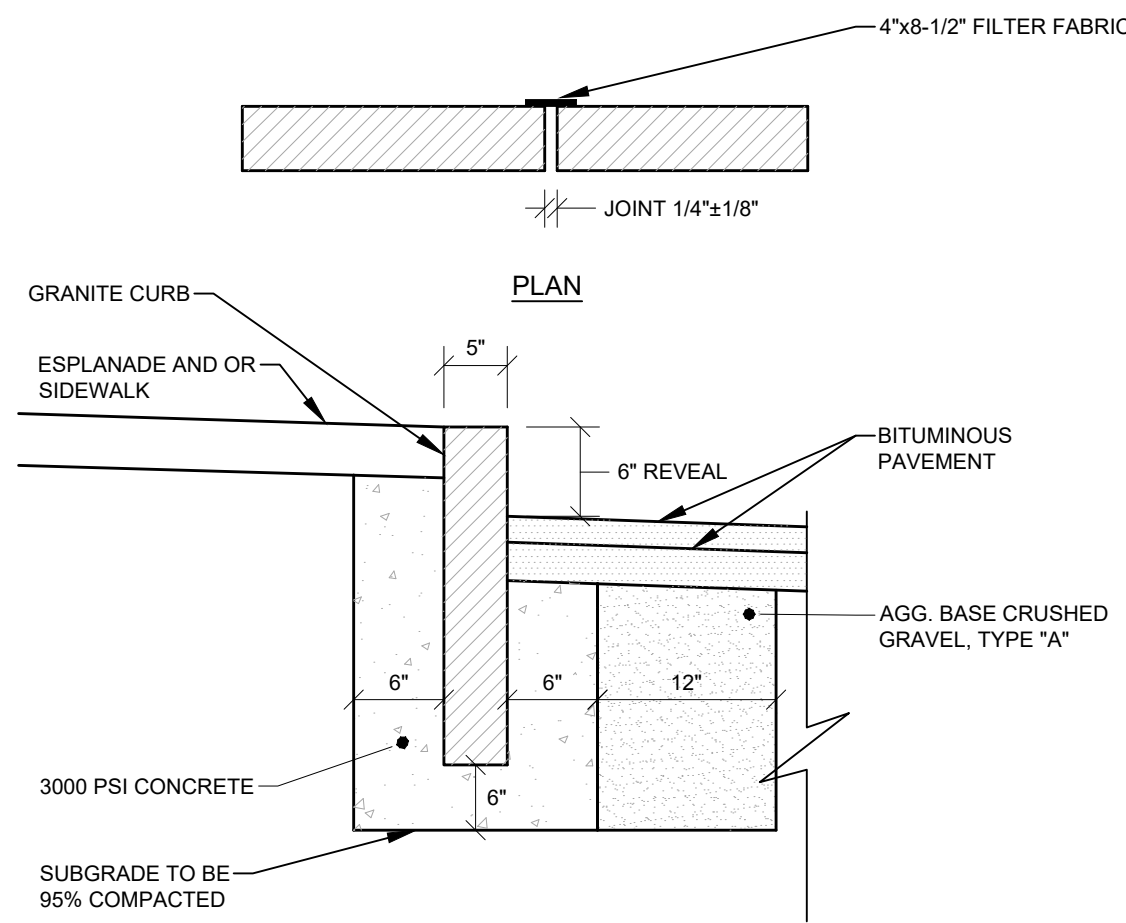
HEAVY DUTY BITUMINOUS PAVEMENT

NOT TO SCALE



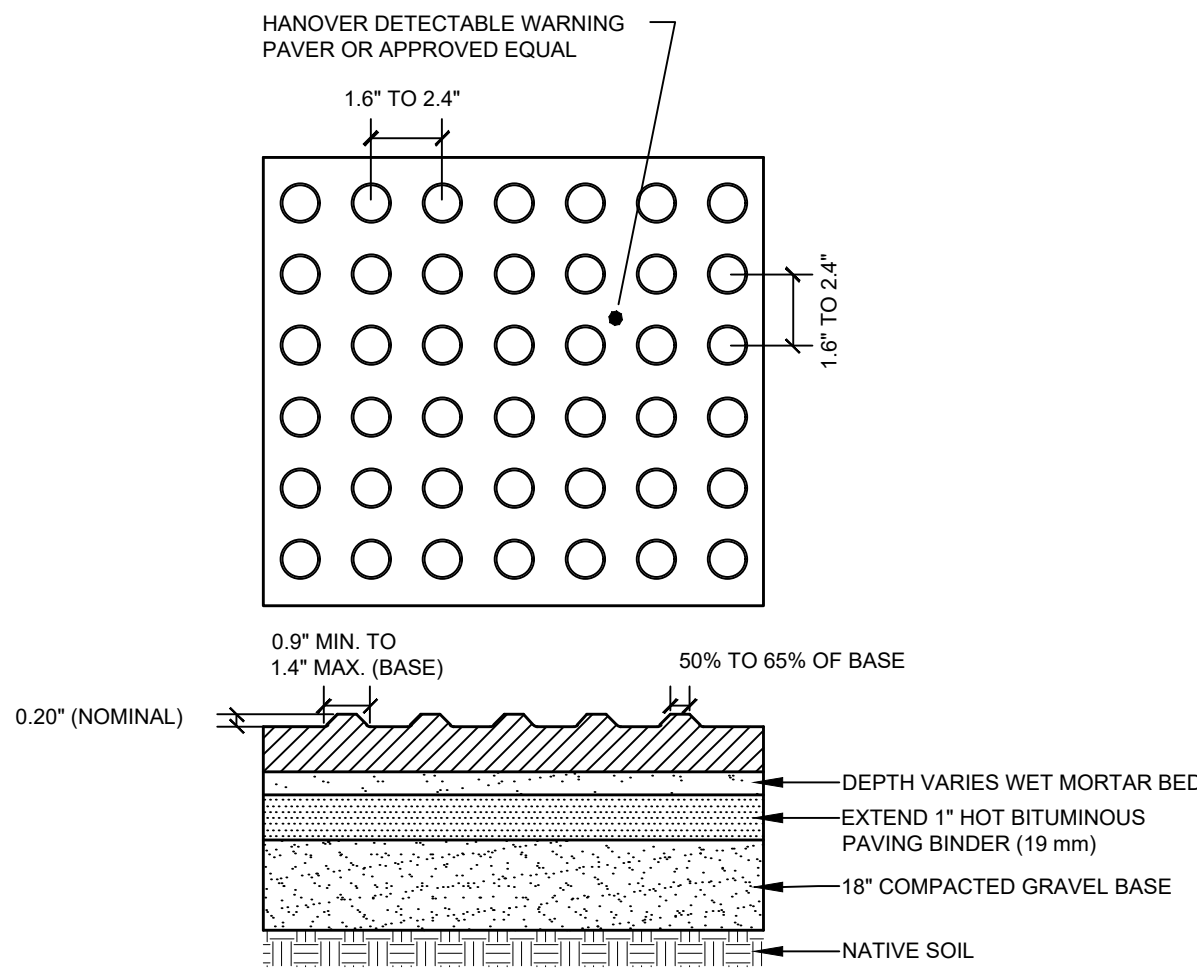
PAVEMENT JOINT

NOT TO SCALE



VERTICAL GRANITE CURB

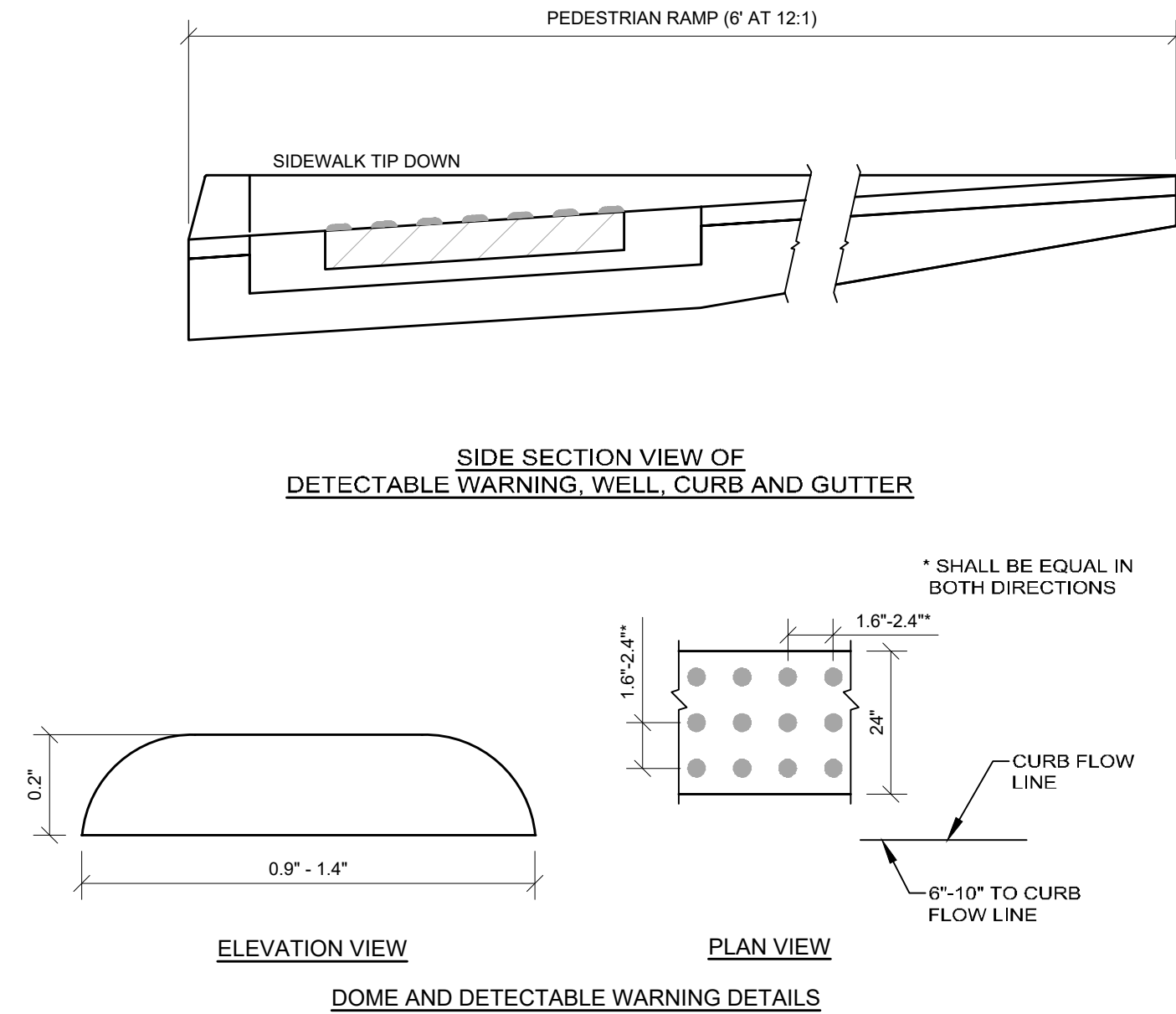
NOT TO SCALE



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

TRUNCATED DOME DETAIL

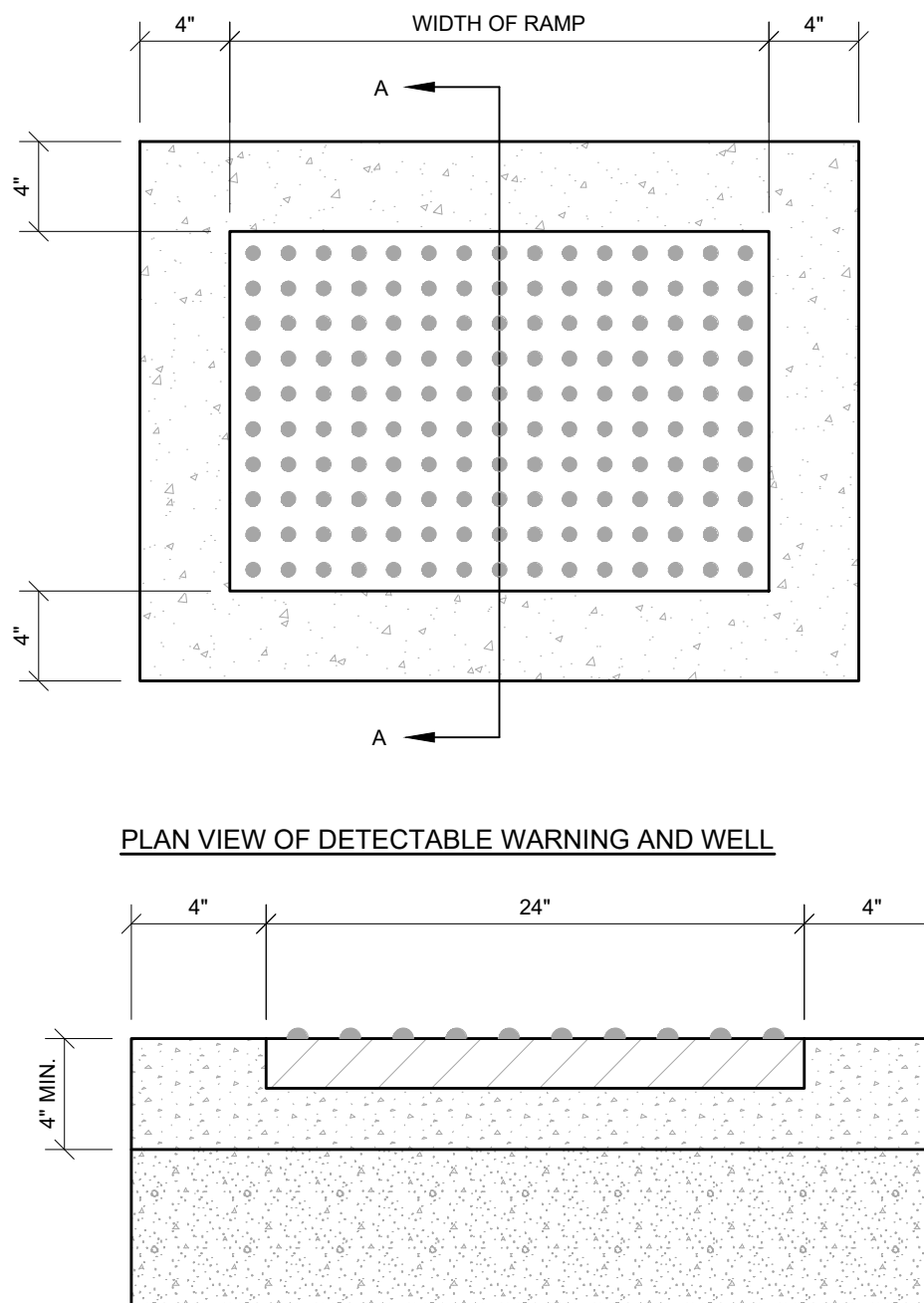
NOT TO SCALE



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

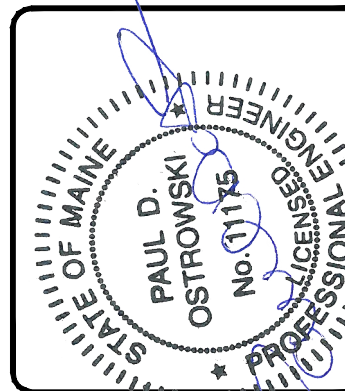
TRUNCATED DOME PAVING

NOT TO SCALE



SECTION A-A

NOT FOR CONSTRUCTION



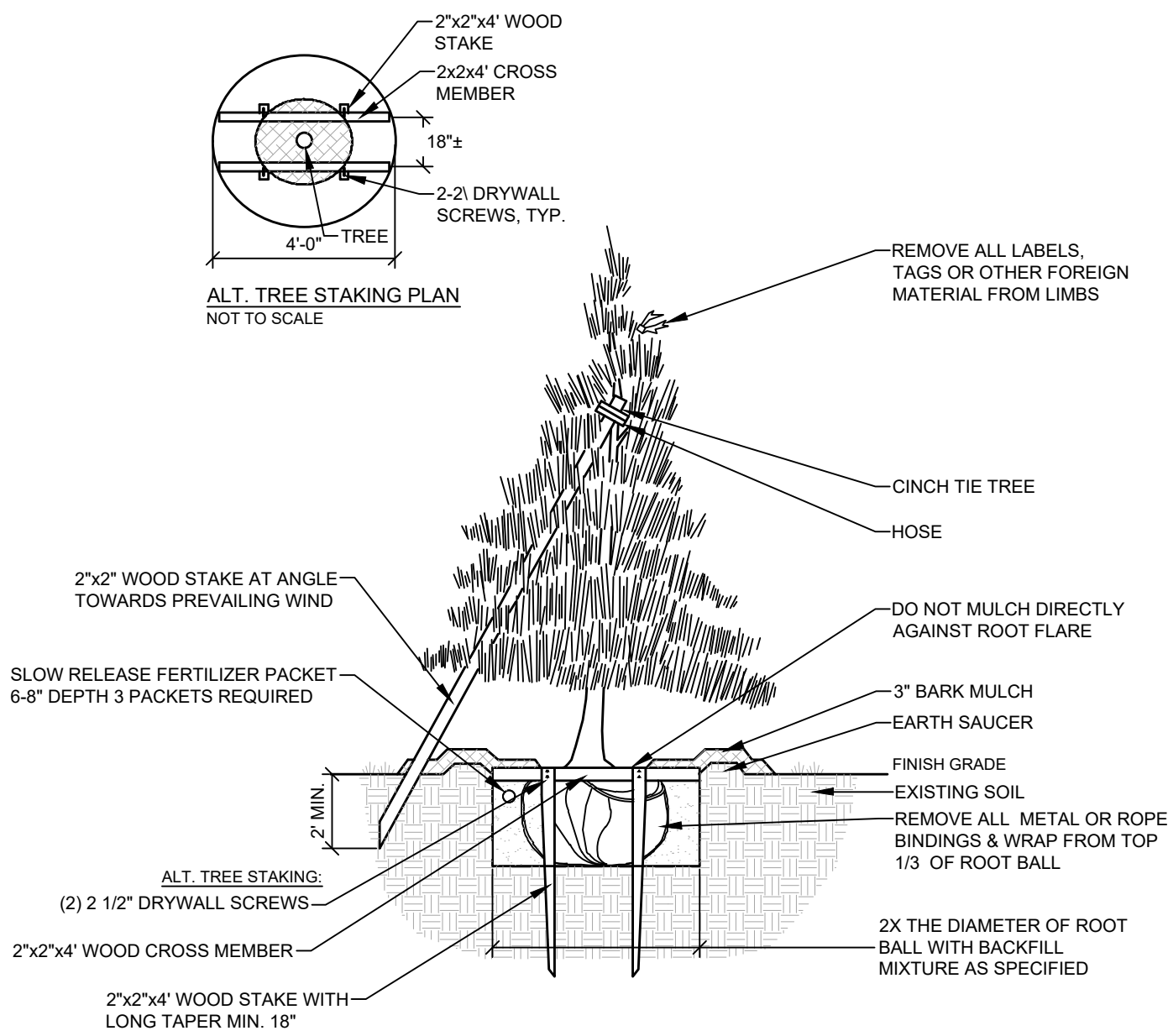
F	TFG	06/11/2026	ISSUED TO TOWN OF WINDHAM FOR LOCAL SUBMISSION
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B	TFG	12/09/25	55% PROGRESS SET
A	TFG	03/28/25	25% GMP SET
REV	BY	DATE	STATUS
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SEBAGO
TECHNICS
SERAGOTECHNICS.COM
75 John Roberts Rd, Suite 4A
South Portland, ME 04106
207-260-2100
South Portland, Bridgton, Sanford and Brunswick

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

DESIGNED	MRA/TNL
DRAWN	MRS
CHECKED	TFG
DATE	06/11/2026
SCALE	NTS
PROJECT	240431-01

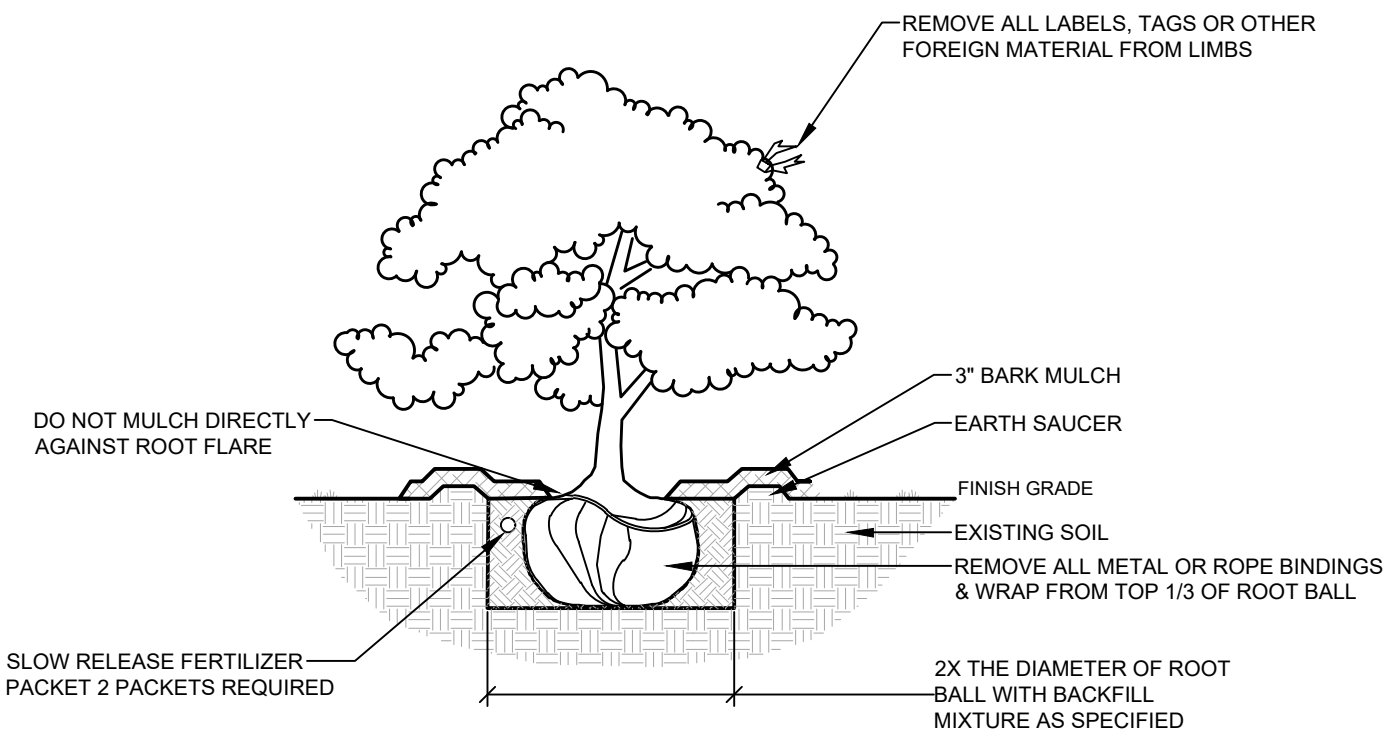
SHEET C-504



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

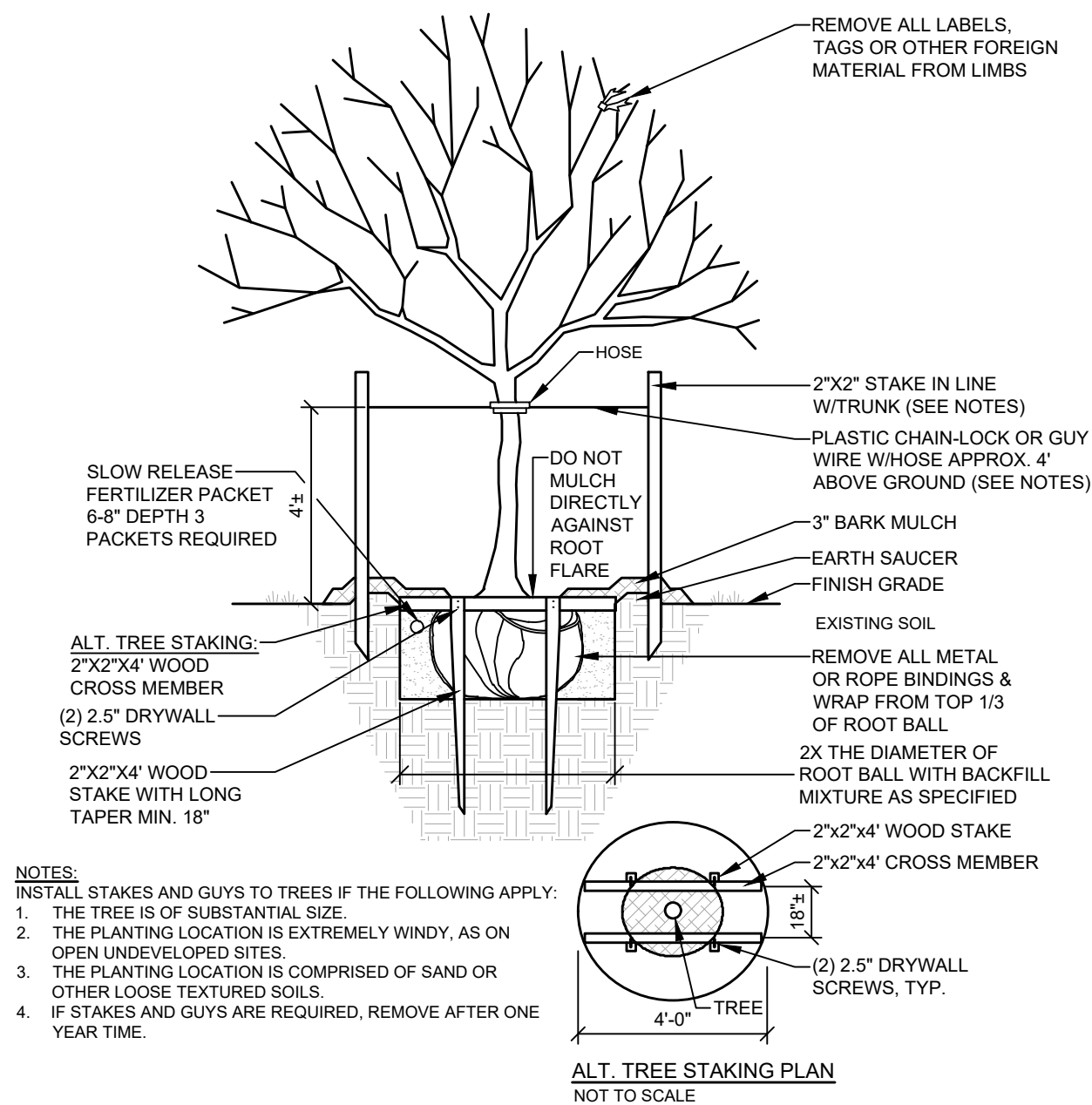
EVERGREEN TREES

NOT TO SCALE



DECIDUOUS & EVERGREEN SHRUB

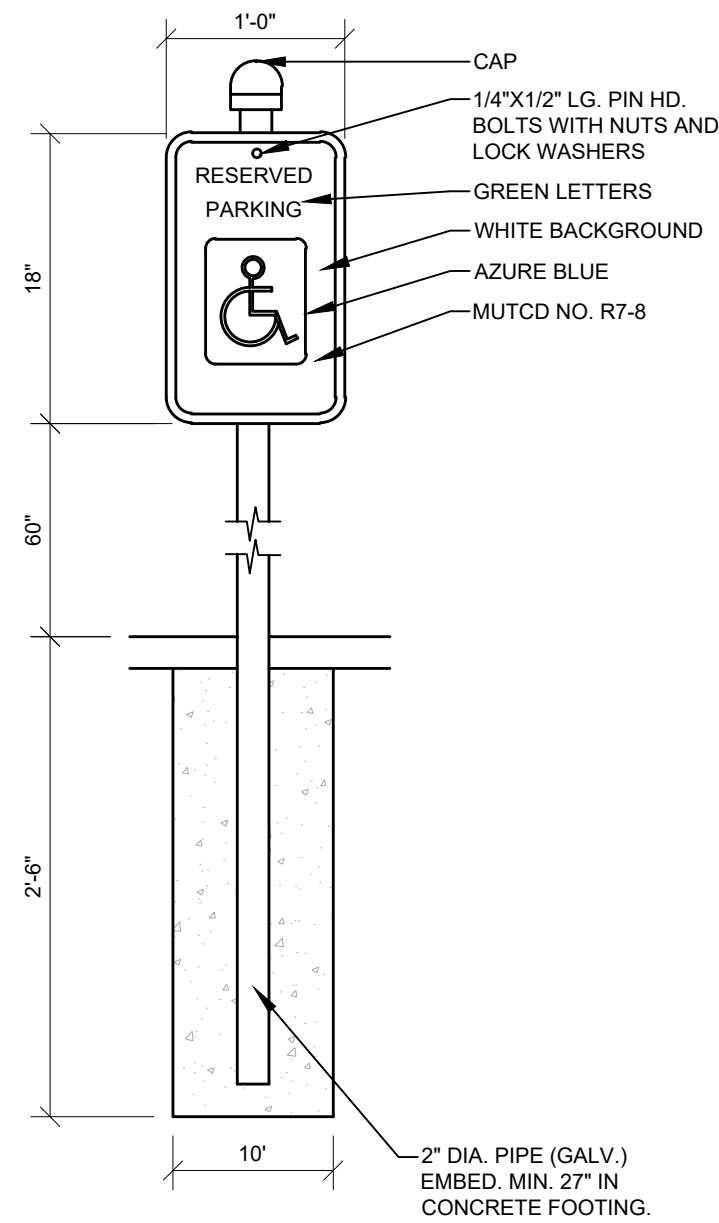
NOT TO SCALE



- NOTES:
1. INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:
 2. THE TREE IS OF SUBSTANTIAL SIZE.
 3. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
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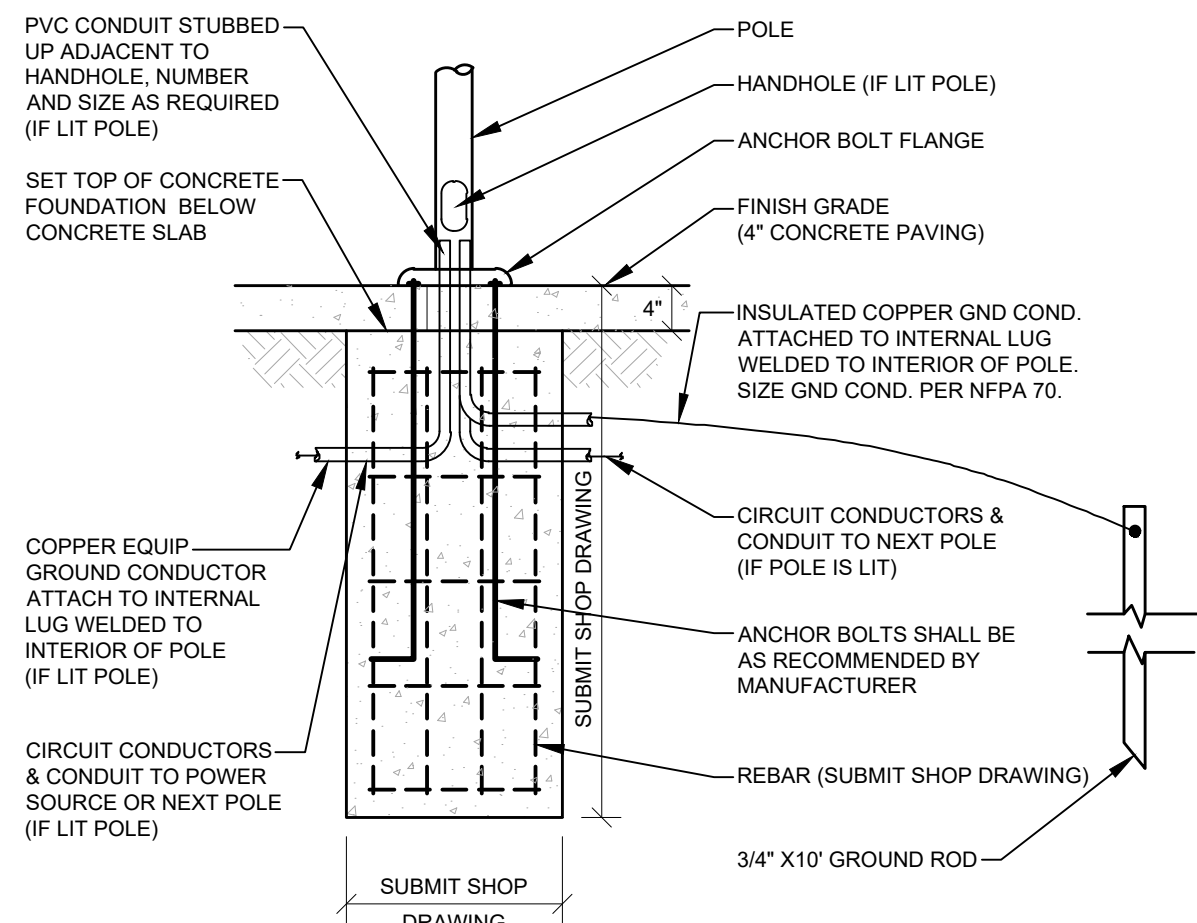
DECIDUOUS TREES

NOT TO SCALE



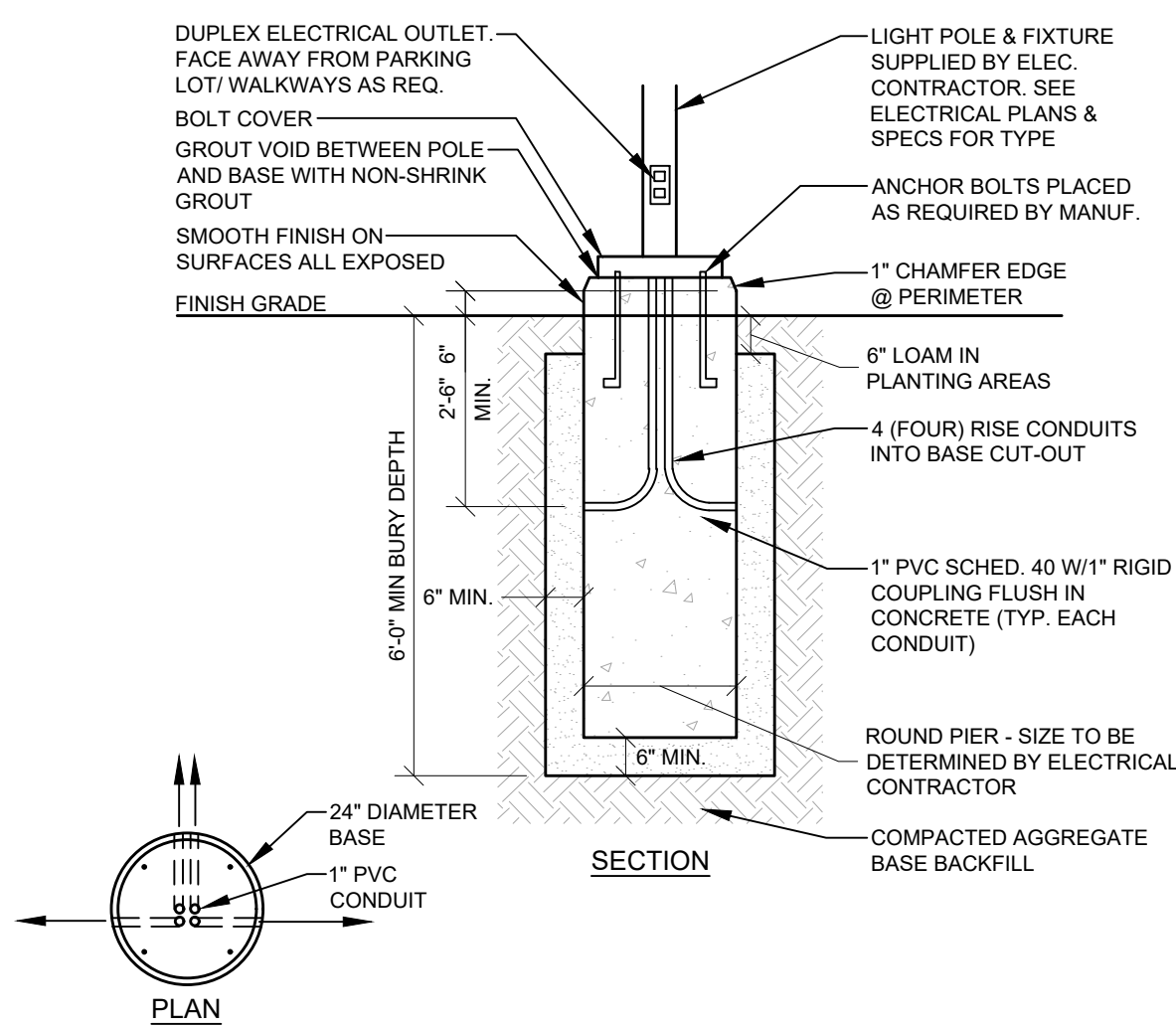
RESERVED PARKING SIGN-POST

NOT TO SCALE



FLAG POLE DETAIL

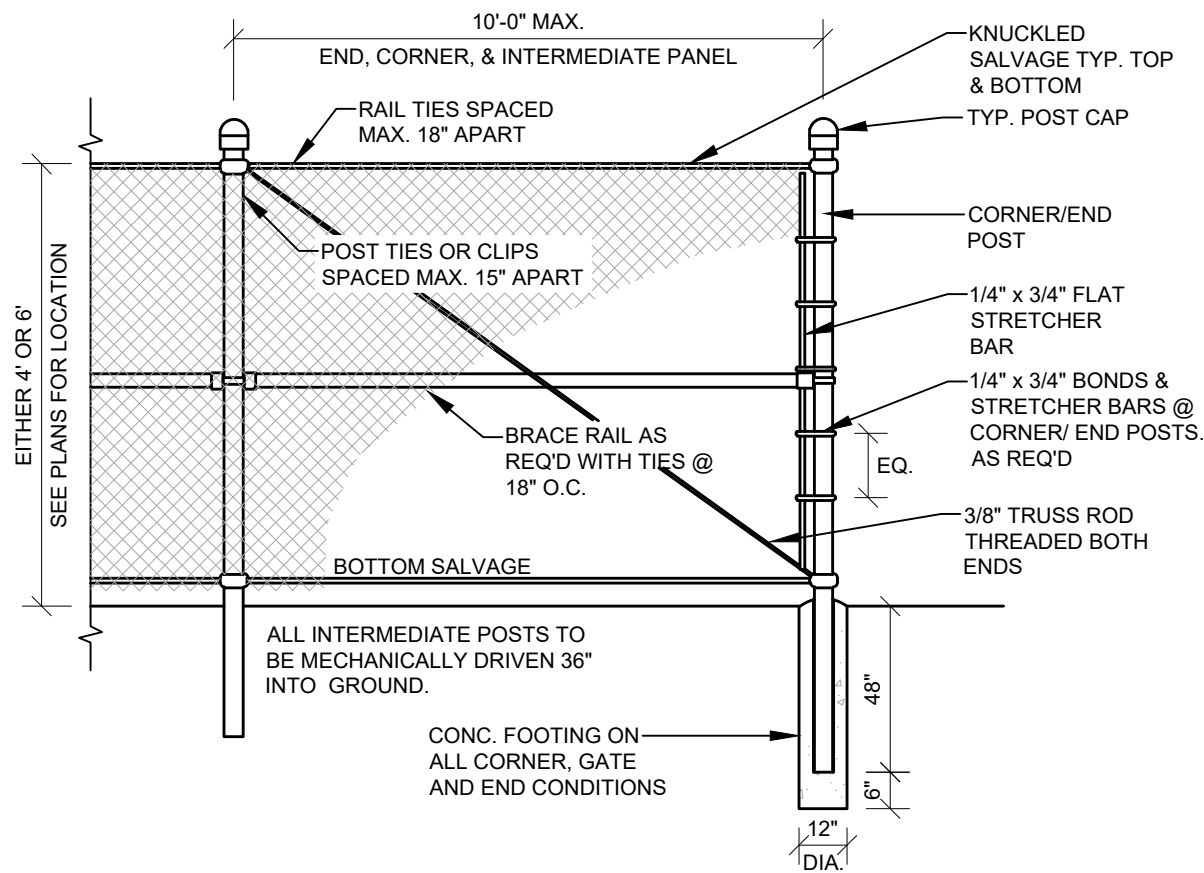
NOT TO SCALE



- NOTES:
1. CONCRETE $f_c=5000$ psi. @ 28 DAYS WITH STEEL REINFORCEMENT
 2. CONDUIT AND ANCHOR BOLTS PLACED AS REQUIRED PROVIDED BY ELECTRICAL CONTRACTOR
 3. PROVIDE 2 COATS BITUMINOUS DAMPROOFING FOR ALL CONCRETE BELOW GRADE.
 4. INSTALL BASE 3'-0" ABOVE FINISH GRADE IN LOCATIONS WHERE POLES ARE IN PARKING LOT PAVEMENT. MAINTAIN MINIMUM BURY DEPTH.
 5. LIGHT POLE BASE AS MANUFACTURED BY SUPERIOR CONCRETE OR APPROVED EQUAL

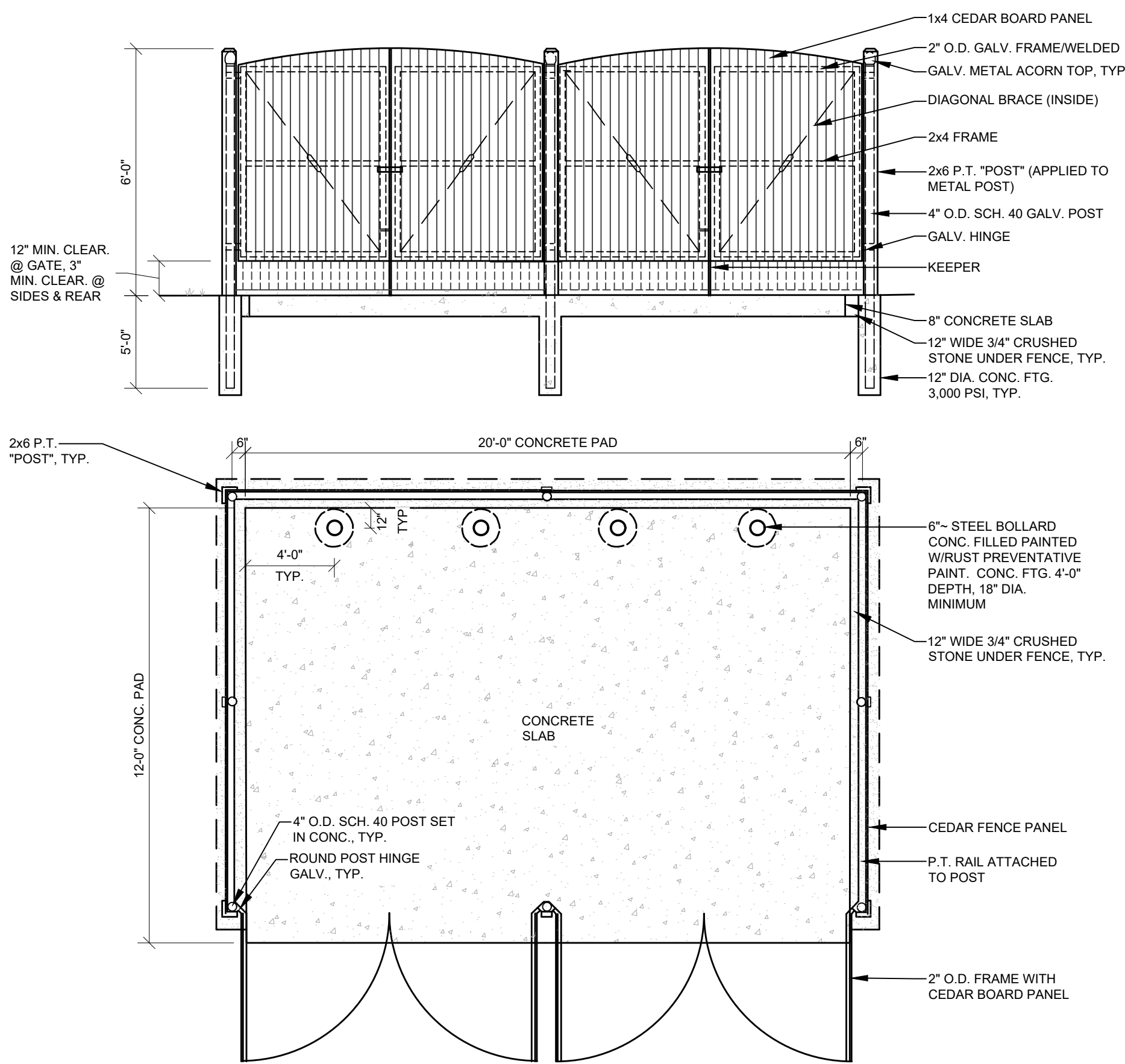
24" ROUND LIGHT POLE BASE

NOT TO SCALE



- NOTES:
1. CORNER OR END POST: NOMINAL 3" O.D. GALVANIZED STEEL PIPE, MIN. 5.79 lbs./L.F.
 2. INTERMEDIATE POST: NOMINAL 2-1/2" O.D. GALVANIZED STEEL PIPE, MIN. 3.65 lbs./L.F.
 3. BRACES (TOP & BOTTOM): NOMINAL 1-5/8" O.D. GALVANIZED STEEL PIPE, MIN. 2.27 lbs./L.F.
 4. THE OUTSIDE OF THE FENCE FABRIC SHALL BE 3" INSIDE THE EDGE OF PAVEMENT.
 5. BRACE RAIL AND DIAGONAL BRACE ROD SHALL BE INSTALLED AT EACH 10' CORNER SECTION OF ENCLOSURE.
 6. CONCRETE SHALL HAVE MINIMUM COMPRESSIVE STRENGTH (f') c OF 3,000 psi WITH 6% AIR ENTRAINMENT.
 7. SUBMIT SHOP DRAWINGS FOR OWNER'S/ENGINEER'S APPROVAL.
 8. FENCE FABRIC, POST, RAILS AND APPURTENANCES SHALL BE VINYL CLAD, COLOR: BLACK

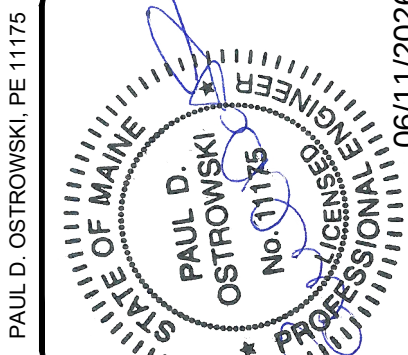
CHAIN LINK FENCE



DUMPSTER ENCLOSURE - DOUBLE

NOT TO SCALE

NOT FOR CONSTRUCTION



REV.	BY	DATE	STATUS
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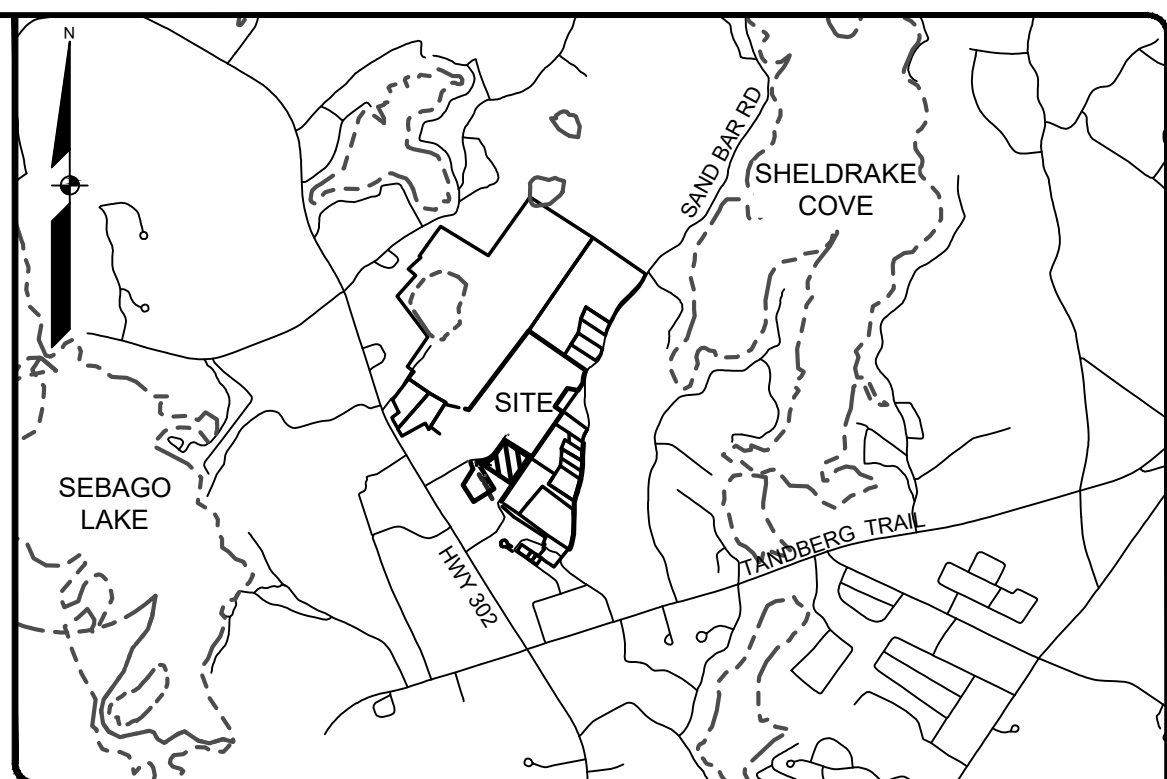
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DESIGNED	MRA/TNL
DRAWN	MRS
CHECKED	TFG
DATE	06/11/2026
SCALE	NTS
PROJECT	240431-01

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

SHEET C-505

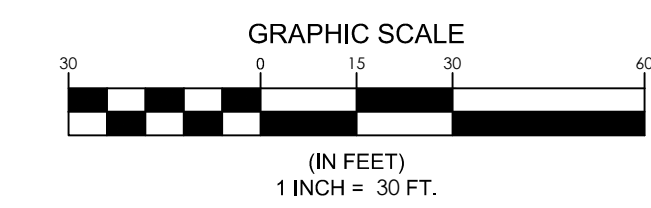


SURVEY NOTES:

1. THE RECORD OWNER OF THE PARCEL IS JONLEE WINDHAM LLC. BY DEED DATED OCTOBER 2, 1998 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 14194, PAGE 120.
2. THE PROPERTY IS SHOWN AS LOT 14 ON THE PLAN OF WINDHAM TAX MAP 70 AND IS LOCATED IN THE COMMERCIAL-1 DISTRICT(C-1).
3. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WINDHAM, MAINE, CUMBERLAND COUNTY, MAP NUMBER 23905054759F, HAVING AN EFFECTIVE DATE OF JUNE 20, 2024. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREA OF MINOR FLOOD HAZARD.
4. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN FEBRUARY OF 2025 WITH SNOW AND ICE CONDITIONS. CONTOURS SHOWN OUTSIDE PROPOSED LOT ARE SUPPLEMENTED WITH AERO-GEOMATIC® SUAS BASED PHOTOGRAMMETRY & LIDAR. LOCATION OF THE SEWER MANHOLES ALONG FRANKLIN DRIVE WERE PROVIDED BY THE PORTLAND WATER DISTRICT AS THEY WERE INSTALLED AFTER OUR SURVEY FIELD WORK.
5. PLAN REFERENCES:
 - A. "EXISTING CONDITIONS LAND OF JLB WINDHAM LLC" FOR JAY WISE BY B2M2 DATE NOVEMBER, 2022, JOB NUMBER 22051.
 - B. "EXISTING CONDITIONS PLAN OF FRANKLIN DRIVE" FOR NEW GEN HOSPITALITY MANAGEMENT, LLC., BY SEBAGO TECHNICS DATED OCTOBER 16, 2024, JOB NUMBER 230411.
 - C. "PLAN SHOWING A STANDARD BOUNDARY SURVEY, WINDHAM MALL" FOR W E D.C BY MAIN-LAND DEVELOPMENT CONSULTANTS DATED JULY 27, 2023.
 - D. "STANDARD BOUNDARY SURVEY OF A PORTION OF LAND LOCATED ON SAND BAR ROAD" FOR MARVIN MAYBERRY BY LEWIS & WASINA, INC., DATED FEBRUARY 12, 2001 AND RECORDED AT CCRD IN PLAN BOOK 201, PAGE 428.
 - E. "AMENDED SUBDIVISION PLAN" PREPARED FOR JONLEE WINDHAM, LLC., BY LAND SERVICES INC., DATED FEBRUARY 8, 2002 AND RECORDED AT CCRD IN PLAN BOOK 102, PAGE 339.
 - F. "AMENDED SUBDIVISION PLAN THE WINDHAM MALL ROOSEVELT TRAIL AND FRANKLIN DRIVE DRIVE IN WINDHAM, MAINE FOR HOME DEPOT USA, INC., DATED APRIL 6, 2005 AND RECORDED AT CCRD IN PLAN BOOK 205, PAGE 254.
6. EASEMENT/ENCUMBRANCES:
 - A. SUBJECT TO A SIGN EASEMENT LOCATED AT THE ENTRANCE OF WINDHAM DRIVE AND DESCRIBED IN A DEED RECORDED AT CCRD IN BOOK 40488, PAGE 91.
 - B. SUBJECT TO A CENTRAL MAINE POWER COMPANY AND CONSOLIDATED COMMUNICATIONS NNE, AS DESCRIBED IN A DEED RECORDED AT CCRD IN BOOK 39713, PAGE 283.
 - C. SUBJECT TO A CENTRAL MAINE POWER COMPANY AND CONSOLIDATED COMMUNICATIONS NNE, AS DESCRIBED IN A DEED RECORDED AT CCRD IN BOOK 37440, PAGE 66.
 - D. SUBJECT TO A 50-FOOT RIGHT ALONG THE EASTERN SIDE OF THE PROPERTY AND DESCRIBED IN A DEED RECORDED AT CCRD IN BOOK 10767, PAGE 17.
 - E. DRAINAGE AND SEPTIC EASEMENT TO HOME DEPOT PER PLAN REFERENCE F.
 - F. 40' WIDE UTILITY EASEMENT TO THE PORTLAND WATER DISTRICT AS DESCRIBED IN DEED BOOK 41536 PAGE 49.
7. BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-DNAD83, GEOID18 IN INTERNATIONAL FEET. ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL FREQUENCY GNSS OBSERVATIONS.
8. BENCHMARK:
BM-1 BOX CUT IN CONCRETE FOOTER NORTHERLY CORNER ELEVATION: 315.71(NAV088)
9. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CIASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DI-GA-S SYSTEMS, INC. (1-888-DI-GA-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION. PRO-MAN MARKED THE UNDERGROUND UTILITIES SHOWN HEREON IN MARCH OF 2023 & 2024, AND THEY WERE FIELD LOCATED BY SEBAGO TECHNICS, INC.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
— — — — —	PROPERTY LINE/R.O.W.	
— — — — —	ABUTTER LINE/R.O.W.	
— — — — —	EASEMENT	
— — — — —	DEED LINE/R.O.W.	
⊙	IRON PIPE/ROD	●
C1/L1	CURVE LINE NO.	C1/L1
N / F	NOW OR FORMERLY	
⊕ BM-1	BENCHMARK	
=====	EDGE OF PAVEMENT	
=====	CURB LINE	
~~~~~	TREE LINE	
--- 120' --- 118' ---	CONTOURS	
◯	DECIDUOUS TREE	
⊕	CONIFEROUS TREE	
— — — — —	SIGN	
G	GAS	
W	WATER	
⊕	WATER MANHOLE	
⊕	MONITORING WELL	
S	SANITARY MANHOLE	
SD	STORM DRAIN	
D	DRAINAGE MANHOLE	
⊕ ⊕	CATCH BASIN	
E	ELECTRICAL MANHOLE	
E	LIGHT POLE	
C	COMMUNICATION MANHOLE	
UGT	UNDERGROUND COMMUNICATION	
UGE	UNDERGROUND ELECTRIC	



<i>CURVE</i>	<i>LENGTH</i>	<i>RADIUS</i>	<i>CRD. BEARING</i>	<i>CRD. DIST.</i>
<i>C1</i>	123.79'	305.00'	N 47°42'02" E	122.94'
<i>C2</i>	20.33'	20.00'	S 65°11'53" W	19.47'
<i>C3</i>	27.82'	75.00'	N 83°41'32" E	27.66'
<i>C4</i>	151.62'	305.00'	N 73°34'23" E	150.10'
<i>C5</i>	275.45'	305.00'	N 61°56'44" E	266.19'