SEBAGO TECHNICS

CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE

TOWN OF WINDHAM
MAJOR SITE PLAN AND SUBDIVISION AMENDMENT APPLICATION

Prepared for:
Final Site Plan & Subdivision Amendment
Proposed Multi-Family Development
Franklin Drive, Windham ME 04062

Applicant:
New Gen Estates, LLC
50 Maine Mall Road
South Portland, ME 04106

Prepared by:
Sebago Technics, Inc.
75 John Roberts Road, Suite 4A
South Portland, Maine 04106

April 2026
230411

Final Site Plan & Subdivision Amendment Application
Proposed Multi-Family Development

Table of Contents

Cover Letter

Section 1	**Application Forms & Agent Authorization**
Section 2	**Location & Resource Maps**
Section 3	**Abutters Information**
Section 4	**Right, Title, or Interest**
Section 5	**Financial & Technical Capacity**
Section 6	**Traffic Information**
Section 7	**Utility Information**
Section 8	**Stormwater Management**
Section 9	**Performance Standards & Approval Criteria**
Section 10	**Soils Information**
Section 11	**Architecturals & Elevations**
Section 12	**Lighting Information**
Section 13	**Other Approvals**
Section 14	**Proposed Easements**
Section 15	**Waivers**
ATTACHED:	**Plan Sets**

April 29, 2026
230411-01

Steve Puleo, *Planning Director*
Amanda Lessard, *Senior Planner/Project Manager*
Town of Windham, Planning Department
8 School Rd., Windham ME 04062

RE: Major Site Plan & Subdivision Amendment – Proposed Multi-Family Development Franklin Drive, Windham ME; Map 18, Lot 26-2-A2

Dear Steve, Amanda, & Members of the Planning Board,

On behalf of New Gen Estates, LLC, Sebago Technics, Inc., is pleased to submit this letter, the enclosed application materials, and supplementary plans for a proposed Final Plan & Subdivision Amendment application for the proposed multi-family development located at the terminus of Franklin Drive in the Town of Windham. The project site can be further identified on the Town's Tax Map 18 as Lot 26-2-A2.

Existing Conditions: The property subject to this application is an undeveloped tract of land containing forested areas and freshwater wetlands. The site is approximately 7.88 acres in size and is wholly zoned under the Commercial 1 (C-1) zoning district classification. The site is largely surrounded to the north and west by undeveloped, forested areas and wetlands, residential development to the east, and commercial development including Home Depot and Hannaford to the south. Adjacent zoning reflects these uses, as the site is bound by Farm (F) zoning to the north, east, and west, and Commercial 1 (C-1) to the south.

Project Description: This Final Plan application is for the proposed multi-family development proposal, consisting of a total of 306 multi-family units to be contained within two (2) buildings. The multi-family units will contain a mixture of 1-bedroom and 2-bedroom apartments. Project work also associated with this application includes the construction of parking areas, internal vehicular drive aisles and circulation infrastructure, pedestrian sidewalks, connections, and trails, and subsurface stormwater management and treatment measures. One (1) additional building for maintenance is proposed adjacent to the dumpster areas. This structure is dedicated for storage use for maintenance equipment and the point of electrical service for the adjacent solar array project.

Regulatory Conformance: There are not any wetland impacts proposed under the scope of this application. A Maine Department of Environmental Protection (MDEP) Natural Resources Protection Act (NRPA) Permit-By-Rule for minimal impacts within the Critical Terrestrial Habitat (CTH) of a vernal pool was submitted and accepted by MDEP. Similarly, a

Site Location of Development Act (SLODA) permit was submitted and accepted by MDEP. Copies of the approval orders for the NRPA PBR and SLODA are enclosed within the submitted materials.

Stormwater: A comprehensive stormwater management design has been developed for the subject property, and the adjacent lots for the solar array and commercial parcel. Most of the project area is located within the Sebago Lake Watershed, which is listed in Chapter 502 of MDEP regulations as a Lake Most At Risk from new development, but is not severely blooming. The project's overall stormwater design has been prepared to address the Basic, General, Phosphorous, and Flooding Standards of MDEP's Chapter 500 regulations. Please see the enclosed and comprehensive Stormwater Management Report within the materials submitted as submitted for the SLODA approval.

Easements: There are two (2) total easements proposed under the scope of this final plan application. The first pertains to the open space and addresses prior Town review comments. The second easement is in relation to the proposed trail connection. Two (2) documents are included within this application with draft easements related to the trail. The primary difference between these two drafts is that one contains a provisions that extinguished the existing fifty (50) ft. easement, and the other removed that in favor of a separate release deed from the Town. Both have been submitted to gauge the Town's interest in which direction they'd prefer to proceed with and review. It is noted that no easement of record was found for the fifty (50) ft. easement in the public records.

Utilities: The proposed multi-family development will be serviced by public water and sewer from the Portland Water District (PWD) through the adjacent Franklin Drive extension. Electrical services will be extended into the site via underground connections, as shown on the Utility Plan within the submitted plan set.

Comment Response: Please see responses to prior staff comments , with staff comments *in italics* and our associated response **in bold**. Comments have been filtered to only include relevant review comments related to this proposed multi-family development application.

STAFF REVIEW COMMENTS – PLANNING DEPARTMENT (07/02/2025):

1. *The site plan and subdivision application forms do not correctly identify the parcel lot numbers and land areas. Please correct in future submissions. The General Notes on the plan sets correctly identify the parcels.*
   Response: Acknowledged. Please see the corrected lot number included on both application forms submitted for this Final Plan application.

2. *Is a sign proposed for multifamily development? If so, for final plan review, provide the location, front view, materials, and dimensions of the proposed signs, together with the method for securing the sign in accordance with §120-811.B.1.d.2.h.*

Response: Two monument signs are proposed to be installed along the Franklin Drive extension. Details for the two signs will be submitted for approval through the code enforcement office and indicate the individual building addresses.

3. *The amended subdivision shows a 50 ft. vehicular and pedestrian access easement to be vacated by the Town of Windham on Lot 2 that is not shown on the 2nd Amended Subdivision Plan. This easement must be vacated prior to final plan submission or shown on the plan. Also, for final plan review, not proposed trail easement on Lot 3.*
Response: The easement has been added to the Subdivision Plan. Please see the information above relative to the easement.

4. *Photometric Plan exceeds 0.5 footcandles at the front and side property lines required by §120-812.R.1.b. Revise lighting plan or submit a waiver request form.*
Response: Included in this resubmission is a revised lighting plan that indicates the lighting along the side property line does not exceed the ordinance requirements. In addition, attached is a request for waiver for lighting along the front property line as lighting will benefit a walk with the adjacent right-of-way (Franklin Drive) that will be utilized by the residents of the development. The waiver has been added to the Subdivision Plan.

5. *For final plan review, provide an estimate of the number of new peak hour trips expected to pass through the Route 302/Anglers Road/Whites Bridge Road intersection in order to determine the amount of the North Route 302 Road Improvements Impact Fee.*
Response: A Traffic Study was completed as part of the Traffic Movement Permit (TMP) submitted to Maine Department of Transportation. This study indicated that the project would create forty-four (44) peak AM trips and forty-seven (47) peak PM trips through the intersection.

6. *§120-814.A. Multifamily Development Standards. For final plan review: A. What is the area of fenestration of the street facing façade? B. What percentage of the parking area is landscaped?*
Response: Please see the revised building elevations and renderings enclosed within this submission. Fenestration calculations are provided, showing that the street-facing façade of the multi-family structure has a fenestration of 26.44%. This was calculated by taking the total square footage of the façade (13,426 sf.), as well as the square footage for all windows (18 sf.) and double doors (40 sf.). With 195 windows (3,510 sf.) and 1 double door (40 sf.), the total amount of fenestration equals 3,550 sf.

Additionally, the total required amount of landscaping internal to the site is 15%, or 24,868 sf. The proposed project has in total approximately 18.6% of the area reserved for internal landscaping, amounting to 30,893 sf., thus exceeding this requirement.

7. *Recommended Conditions of Approval.*
Response: Acknowledged. Please see the listed Conditions of Approval listed within the plans submitted.

STAFF REVIEW COMMENTS – THIRD PARTY ENGINEERING REVIEW (07/01/2025):

1. *§120-812.E. Stormwater Management: As modeled in HydroCAD, the proposed stormwater BMP's on Lot 2 appear to detain, retain, or result in the infiltration of stormwater from the twenty-four hour storms of the two-year, ten-year, and twenty-five year frequencies such that the peak flows of stormwater from the project site do not exceed the peak flows of stormwater prior to undertaking the project.*
Response: Acknowledged, no response required.

2. *§120-812.E. Stormwater Management: The area to the northeast of Lot 2 is intended to be developed with ground-mounted solar panels is not included within the stormwater management analysis. This area shall be included in the stormwater analysis due to the change in land cover types.*
Response: The stormwater management analysis was revised and previously submitted with the resubmission and approval for the solar array.

3. *§120-812.E. Stormwater Management: The post-treatment phosphorous export is greater than the project phosphorous budget. A MaineDEP compensation fee of $47,343.00 is proposed to offset the increase in phosphorous export from the site.*
Response: Acknowledged, no response required.

4. *§120-812.E. Stormwater Management: It should be noted that the development located on Lot 1 of this subdivision, and its associated stormwater management facilities are included in the stormwater model for the multi-family development located on Lot 2. The design plans for the Lot 1 development were not included in this Application, so we could not review the design of the stormwater management infrastructure located on Lot 1.*
Response: The design plans for the development of Lot 1 will be submitted under separate cover.

5. *§120-812.E. Stormwater Management: The underdrained soil filter (UDSF 1) associated with Franklin Drive is included in the stormwater management model for the Lot 2 development. Design plans for UDSF 1 were not included in the Application, so we could not review the design for USDF 1.*
Response: The design plans for the underdrained soil filter were submitted and approved under the application for the Franklin Drive Subdivision.

6. *§120-812.E. Stormwater Management: We recommend adding a suggested maintenance item in the Inspection, Maintenance, and Housekeeping Plan to inspect the underdrain outlet orifice within the outlet control structures and remove sediment to prevent clogging.*

Response: Inspection requirements for the underdrain outlet orifice were added to the Inspection, Maintenance, and Housekeeping Plan and submitted with the application for the Solar array.

7. *§120-812.F. Erosion Control: The project appears to meet the erosion and sediment control best management practices outlined in Appendix A and Appendix B of MaineDEP's Chapter 500. An Inspection, Maintenance, and Housekeeping Plan has been included in the project's Stormwater Report, which specifies erosion and sediment control BMP's during construction as well as post-construction.*
Response: Acknowledged, no response required.

8. *§120-812.H. Sewage Disposal: The development proposed extending an existing gravity sewer main in Franklin Drive and providing sewer services to each of the buildings. No on-site wastewater disposal is proposed.*
Response: Acknowledged, no response required.

9. *§120-812.H. Sewage Disposal: An Ability to Serve request has been submitted to Portland Water District to confirm the existing public sewer system has capacity to support the proposed development. Submit the Ability to Serve from PWD upon receipt for the Town's records.*
Response: Acknowledged. Please see the Ability to Serve letter from PWD, dated November 24, 2025, enclosed within the Final Plan submission materials. This letter details that PWD has sufficient capacity to service this proposed multi-family project.

10. *§120-812.H. Sewage Disposal: What is the purpose of the 2" HDPE force main which extends to the solar panel area?*
Response: The intent and purpose of the 2" HDPE force main is to provide a future sewer connection to Lot 4. The size of the force main has been increased to 3" in size; the force main is not part of the multi-family project.

11. *§120-812.J. Groundwater Protection: Fire and domestic water supply will be provided by an extension of the water main in Franklin Drive. Sewage disposal will be provided by gravity sewer also located in Franklin Drive. It appears the development will not adversely impact either the quality or quantity of groundwater at or around the site.*
Response: Acknowledged, no response required.

12. *§120-812.K. Water Quality: The proposed use of the development is residential apartments. This use is not anticipated to create a discharge of any treated, untreated, or inadequately treated liquid, gaseous, or solid materials which may impact the water quality within or surrounding the site.*
Response: Acknowledged, no response required.

13. *§120-812.K. Water Quality: The project is located within the watershed of Sebago Lake, which is identified as a lake most at risk from new de4velopment (not severely blooming) in MaineDEP's Chapter 502. Phosphorous export calculations have been provided. A MaineDEP compensatory fee is proposed due to the project increasing phosphorous export from the site.*

Response: Acknowledged, no response required.

We are hopeful that the enclosed materials are sufficient for you to complete your review, and we look forward to discussing this project with the Planning Board. Should you have any questions, please contact me by email at rmcsorley@sebagotechnics.com or by phone at (207) 200-2074. We thank you for your time and consideration and look forward to completing this project with the Town.

Sincerely,
SEBAGO TECHNICS, INC.



Robert A. McSorley, P.E.
Senior Project Manager

Cc: New Gen Estates, LLC c/o Suresh Gali

Section 1

Application Forms & Agent Authorization

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

MAJOR SITE PLAN REVIEW APPLICATION

FEES FOR MAJOR SITE PLAN REVIEW	**APPLICATION FEE:** (No Bldg.) (W/Bldg.: $25/1,000 SF up to 5,000 SF)		[X] $1,3000.00 [ ] $_____	**TOTAL AMOUNT PAID:** $6,300.00 Total *to be paid for Final Site DATE: 04/02/2026 *Office Use:*			
	REVIEW ESCROW: (GFA) 2,000 SF - 5,000 SF = $2,000; 5,000 SF - 15,000 SF = $3,000; 15,000 SF - 35,000 SF = $4,000; Over 35,000 SF = $5,000; No Building = $2,000		[ ] $_____ [ ] $_____ [ ] $_____ [X] $ 5,000.00 [ ] $_____				
[ ] Amended Site Plan – (Each Revision)	AMENDED APPLICATION FEE: AMENDED REVIEW ESCROW:		[ ] $350.00 [ ] $250.00				*Office Stamp:*
PROPERTY DESCRIPTION	Parcel Information:	Map(s): 18	Lot(s): 26-2-A-02	Zoning District(s):	Commercial 1 (C-1)	Size of the Parcel in SF:	+/- 7.88 ac.
	Total Disturbance. >1Ac	[X] Y [ ] N	Estimated. Building SF:	41,600 sf. (MF footprint)	IF NO BUILDING; Estimated SF of Total Development:		
	Physical Address:	Franklin Drive, Windham		Watershed:	Sebago Lake		
PROPERTY OWNER'S INFORMATION	Name:	New Gen Estates, LLC c/o Suresh Gali		Name of the Business:	New Gen Estates, LLC		
	Phone:	(207) 371-0070		Mailing Address:	675 Main Street		
	Fax or Cell:				South Portland, ME 04106		
	Email:	sgali@nghmllc.com					
APPLICANT'S INFORMATION (*IF DIFFERENT FROM OWNER*)	Name:	Same As Property Owner		Name of Business:			
	Phone			Mailing Address:			
	Fax or Cell						
	Email:						
APPLICANT'S AGENT INFORMATION	Name:	Robert A. McSorley, PE		Name of Business:	Sebago Technics, Inc.		
	Phone:	(207) 200-2074		Mailing Address:	75 John Roberts Rd. Ste. 4A		
	Fax or Cell:	(207) 856-2206			South Portland, ME 04106		
	Email:	rmcsorley@sebagotechnics.com					

PROJECT INFORMATION

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

Please see the Cover Letter attached with this application for information regarding the proposed changes to the approved subdivision.

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

Please see the Cover Letter attached with this application for information regarding the proposed multi-family project.

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

Please see the Cover Letter attached with this application for a description of development and construction constraints.

MAJOR SITE PLAN REVIEW APPLICATION REQUIREMENTS

Section 120-811 of the Land Use Ordinance

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

The Major Plan document/map:

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

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

- Complete application submission deadline: three (3) weeks (21-days) before the desired Planning Board meeting.
  - Five copies of the application and plans
  - Application Payment and Review Escrow
- A pre-submission meeting with the Town staff is required.
- Contact information:
  Windham Planning Department (207) 894-5960, ext. 2
  Steve Puleo, Town Planner sjpuleo@windhammaine.us
  Amanda Lessard, Planning Director allessard@windhammaine.us

APPLICANT/PLANNER'S CHECKLIST FOR MAJOR SITE PLAN REVIEW

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

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

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

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

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

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

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



04/03/2026

DATE

Robert McSorley, PE of Sebago Technics, Inc.

PLEASE TYPE OR PRINT NAME

AGENT AUTHORIZATION

APPLICANT/ OWNER	Name	New Gen Estates, LLC		
PROPERTY DESCRIPTION	Physical Address	Franklin Drive	Map	18
			Lot	26-2-A
APPLICANT'S AGENT INFORMATION	Name	Robert A. McSorley, PE		
	Phone	207-200-2074	Business Name & Mailing Address	Sebago Technics, Inc. 75 John Roberts Road Suite 4A South Portland, ME 04106
	Fax/Cell			
	Email	rmcsorley@sebagotechnics.com		

Said agent(s) may represent me/us before Windham Town officers and the Windham Planning Board to expedite and complete the approval of the proposed development for this parcel.

APPLICANT SIGNATURE — DATE: 12/16/24

Suresh Gali
PLEASE TYPE OR PRINT NAME HERE

CO-APPLICANT SIGNATURE — DATE

PLEASE TYPE OR PRINT NAME HERE

APPLICANT'S AGENT SIGNATURE — DATE: 12/17/2024

Robert A. McSorley
PLEASE TYPE OR PRINT NAME HERE

Section 2

Location & Resource Maps

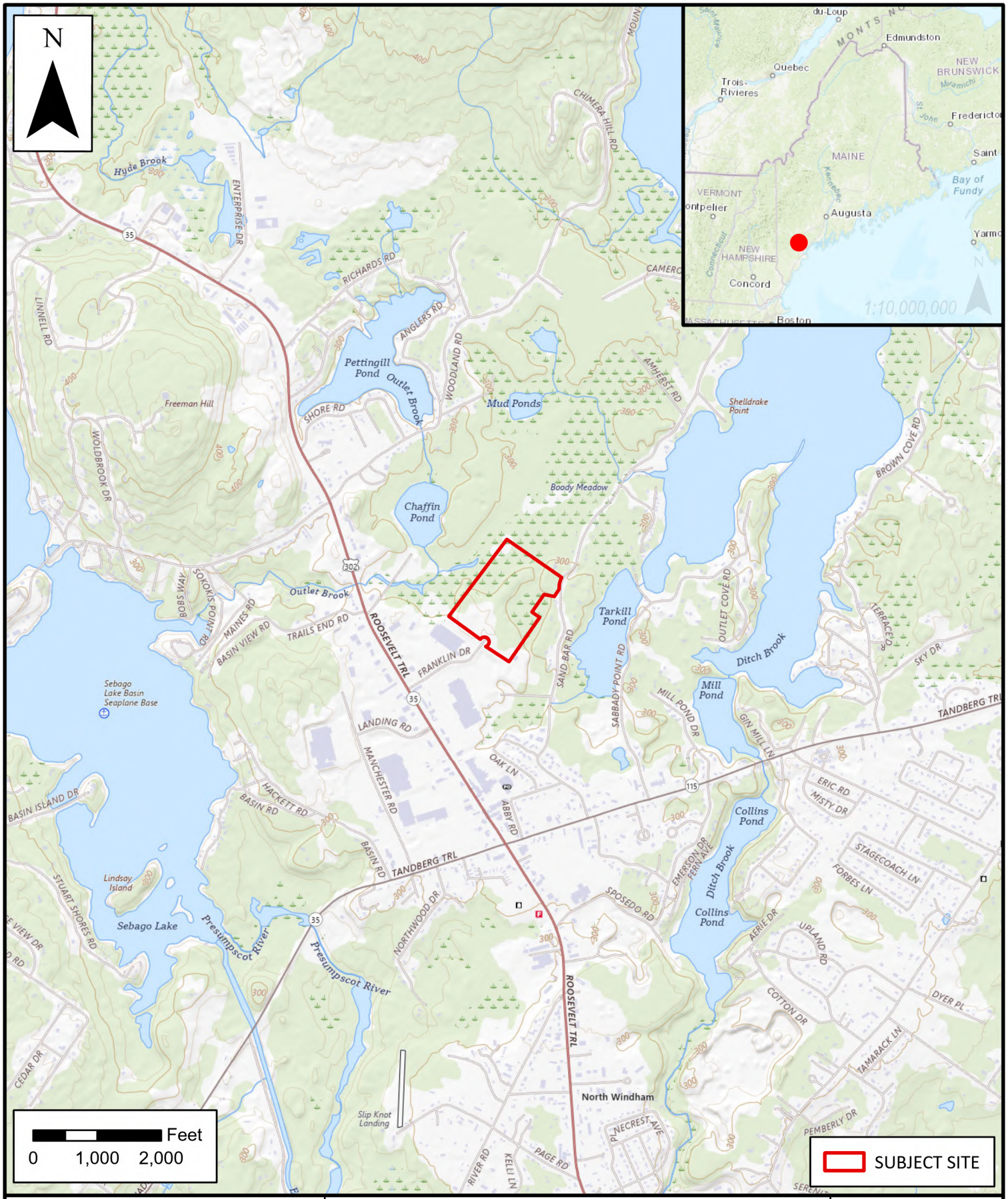
Section 2 – Location & Resource Maps

Location Map: Enclosed within this Section is a Location Map, a mapped excerpt from the USGS quadrangle showing the site's location for identification purposes. The project site is located at the terminus of the existing Franklin Drive in the Town of Windham, Maine.

Tax Map: The project site for the proposed multi-family development can be further identified on the Town's Tax Map 18 as Lot 26-2-A-02. The Town's tax map is enclosed within this section, with a leader identifying the subject property.

Zoning Map: For reference, a Zoning Map is also enclosed within this Section. This map details the subject property is wholly located within the Commercial 1 (C-1) zoning district, and abuts C-1 to the south, and Farm (F) zoning to the north, east, and west.

Flood Map: The property subject to this application is located at the intersection of four (4) Flood Insurance Rate Maps (FIRM) provided by the Federal Emergency Management Agency (FEMA). The Flood Map enclosed within this Section shows the boundary of the project site in proximity to the respective borders of each FIRM panel 23005C0477F, 23005C0479F, and 23005C0481F, all adopted on June 20, 2024. The project site is wholly located within an area of minimal flooding, with flood areas with a 1% annual chance for flooding adjacent to the property. Please see the above-referenced map enclosed within this Section.



SEBAGO TECHNICS

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

LOCATION MAP

LAND OF JLB WINDHAM, LLC

SCALE: 1:24,000

DATE: 9/23/2024

LOCATION:
20 FRANKLIN DR
WINDHAM, ME

INFORMATION:
MAINE GEOLIBRARY
USGS QUADRANGLE

PROJECT SITE FOR MULTI-FAMILY DEVELOPMENT

CHAFFIN POND

LITTLE SEBEGO LAKE

SEBEGO LAKE

TARKILL POND

STANDISH

LINDSAY ISLANDS

ISLAND

NATURE PRESERVE

ROOSEVELT TR (ROUTE 302)

WHITES BRIDGE RD

CHAFFIN POND RD

FRANKLIN DR (ROUTE 302)

TANDBERG TR (ROUTE 35)

TANDBERG TRAIL

TANDBERG TR RT 115 (ROUTE 115)

LANDING RD

MANCHESTER DR

VETERANS MEMORIAL DR

SABBADY POINT RD

MILL POND DR

P.N.G.T.S. PIPELINE TRANSMISSION LINE

PIPE LINE

Conservation Easement

74A 74 73 72 71 69 70 67 65 64 55A 55 81 80 22 21 18 18A

1 1A 1B 1C 1D 1E 5E 5E-10 5-11 5-12 45A 45B 42A 9 14A 14B 12 12-1 12-2 12A 12B 12C 12D 12E 12F 12G 13 13A 14 14A-13 2A 4-1 4-2 4-3 4-4 4-5 4-5A 4-5B 4-5C 4-5D 51B 51C 51A 5 19 19A 19B 20 21 22 23 24 25 25A 25B 25E 25F 26-1 26-2 26-2-A1 26-2-A2 26-2-A3 27 34 34-5 34-5-1 34-4 34A 34A-1 27D 27B 27C 27A 33C-2 33C 33C-1 33-3 33-2 33-1 33B-1 33B 33A 32-I 32B 32E 32C 32G 32F 32-1 32 32J 32H 32A 31A 31A-1 31B 31C 38 39A-1 39A 40 41 42 43 43A 37-3 37-2 37A 37-1 38A 31 31-1 31-2 36 34B 4 4A 52A-17 52A-17-1 52A-18 52A-19 36B 36A 36B-1 36B-2 36A-1 36A-2 36A-3 36B-3 36B-4 36B-5 36B-6 65 52 51 51-1 51-2 51-3 51D 51D-1 51D-2 51C 51A 50 50-1 50-2 50-3 50D 50D-1 50D-2 50E 50H 50B 50A 49A 49B 49C 49 3-2 3-1 3-3 26A 26A-1 14-2 14-3 48 48A 48A-1 48B 48C 48D-1 48D-2 48D-3 48-1 48-1A 48-1-B 48-2 48-3 48-4 48-5 47 58 56 57 53C 11-3 11-4 11-5 11-6 11-7 10-10 10-11 10-12 10-13 10-1 10-2 10-3 10-4 11B 14-1 7A 7B 7B-1 8A 13A 1A-1 1A-2 1A-3 1A-4 67-2A 67-2-A1 6A 6C 6C-1 6D-1 6D-2 6D-3 6D-6 6D-7 6E 70A 46A 47-1 47-2 47A 69A 71A 80-1 82 72A

SHAMROCK LN
HEATHER LN
CLOVER LN
FREEMAN CT
OXFORD RD
OLD ANGLERS RD
WOODLAND RD
CHESLEAN
AUD POND RD
AMHERST RD
CLAIRMONT RD
SUNDARE RD
SANDAR RD
OAK LN
KATAHDIN LN
MILL POND DR
SABBADY POINT RD
TARKILL WY
MATINICUS WY
ABBY RD
ROGER RD
DUNRIDGE DR
EMERSON DR
GREENWOOD TER
COLLEGE POND RD
CHAMBERLAIN DRIVE
DOWNWAY
ELMWOOD DR
ELMWOOD TER
BUSH RD
ROBIN LN
PIPE LINE
LT SEBAGO LK ASSOC COMMON LAND
COMMON LAND
COMMON LAND 32A
Ash Cemetery Cemetery

THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE MAINE STATE PLANE COORDINATE SYSTEM, NAD 83.

ORIGINAL MAPPING BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE

REVISED & REPRINTED BY

CAI Technologies
Precision Mapping. Geospatial Solutions.
11 Pleasant Street, Littleton, NH 03561
800.322.4540 - www.cai-tech.com

LEGEND

PARCEL NUMBER - - - - - - - 12D
RECORD DIMENSION - - - - - - 100'
SUBDIVISION LOT NO. - - - - - 2
COMMON OWNERSHIP - - - - - -
STREAMS - - - - - - - - - - -
CEMETERY - - - - - - -
CONDOMINIUM - - - - - -
FARMSTEAD - - - - - -
OLD PROPERTY LINES - -
UTILITY LINES - - - - - -
ROW EASEMENT - - - - - -
ROW EASEMENT PWD - - -

SCALE: 1" = 300'

FEET 300 150 0 300 600 900

REVISED TO: APRIL 1, 2025

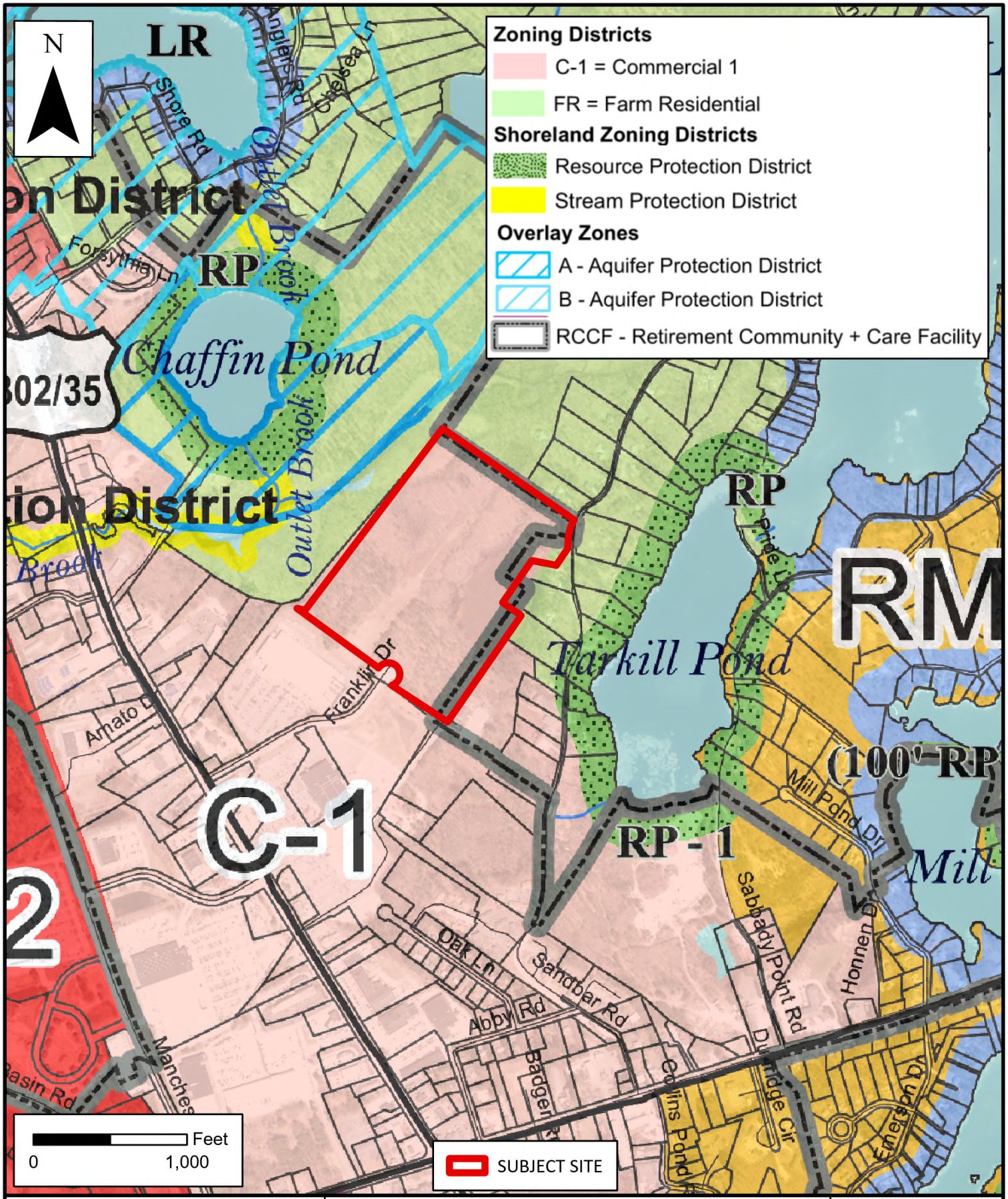
PROPERTY MAPS

WINDHAM

MAINE

INDEX DIAGRAM

MAP NO. 18



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Tel. 207-200-2100

ZONING MAP

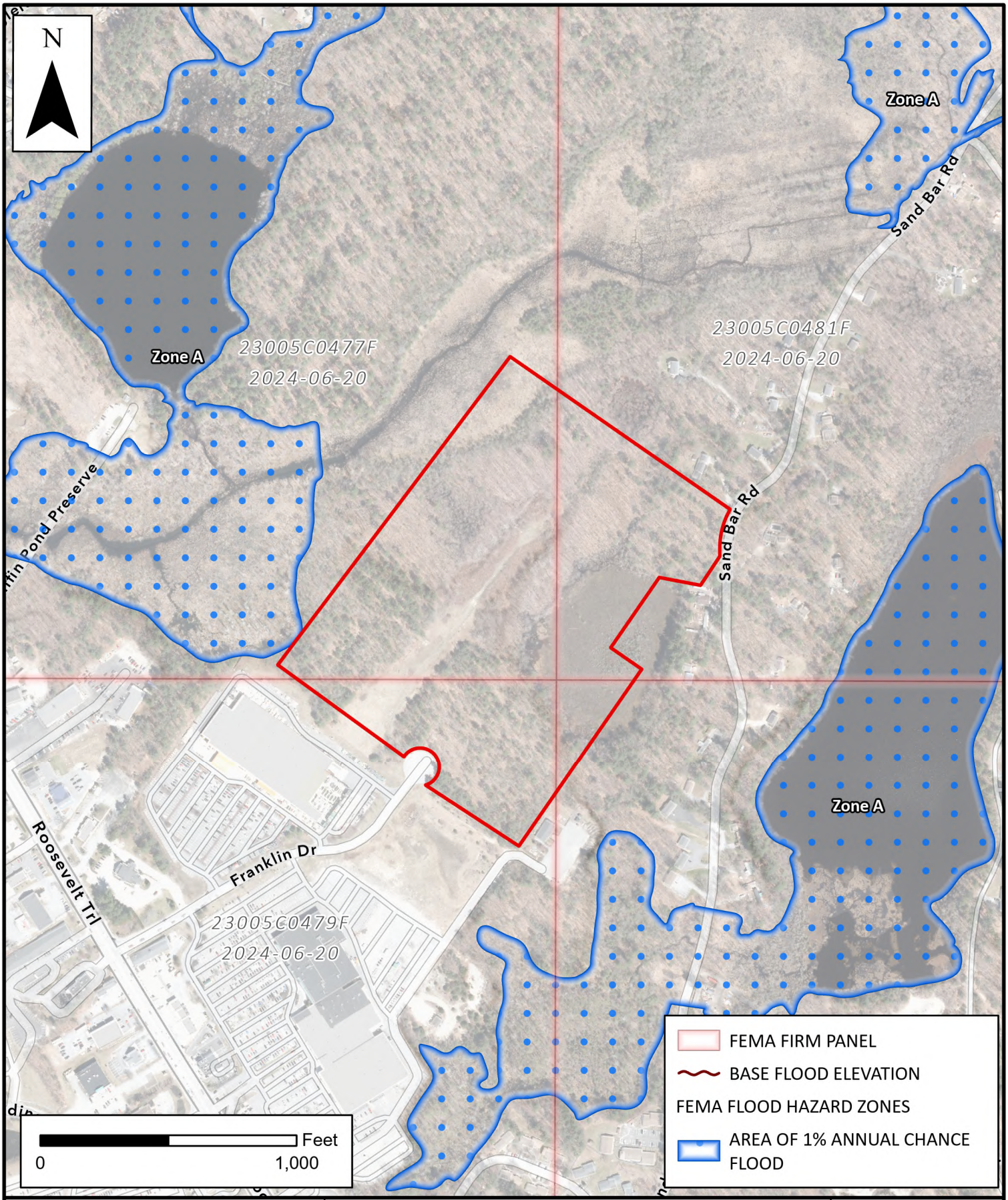
NEW GEN ESTATES, LLC

SCALE: 1:10,000

DATE: 6/18/2025

LOCATION:
20 FRANKLIN DR
WINDHAM, ME

INFORMATION:
TOWN OF WINDHAM, MAINE
LAND USE MAP - DATED APRIL 9, 2024



SEBAGO TECHNICS

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South Portland, ME 04106
Tel. 207-200-2100

FEMA NATIONAL FLOOD HAZARDS

LAND OF JLB WINDHAM, LLC

SCALE: 1:6,000

DATE: 12/17/2024

LOCATION:
20 FRANKLIN DR
WINDHAM, ME

INFORMATION:
MAINE GEOLIBRARY
FEMA NFHL 2024-06-20

Section 3

Abutters Information

Section 3 – Abutters Information

For reference, please see the enclosed abutters map and list which identifies property owners within two-hundred fifty (250) ft. of the project site. This list includes the map and lot number, address location, and property owner name.

Franklin Drive - Abutters Map (250 ft.)

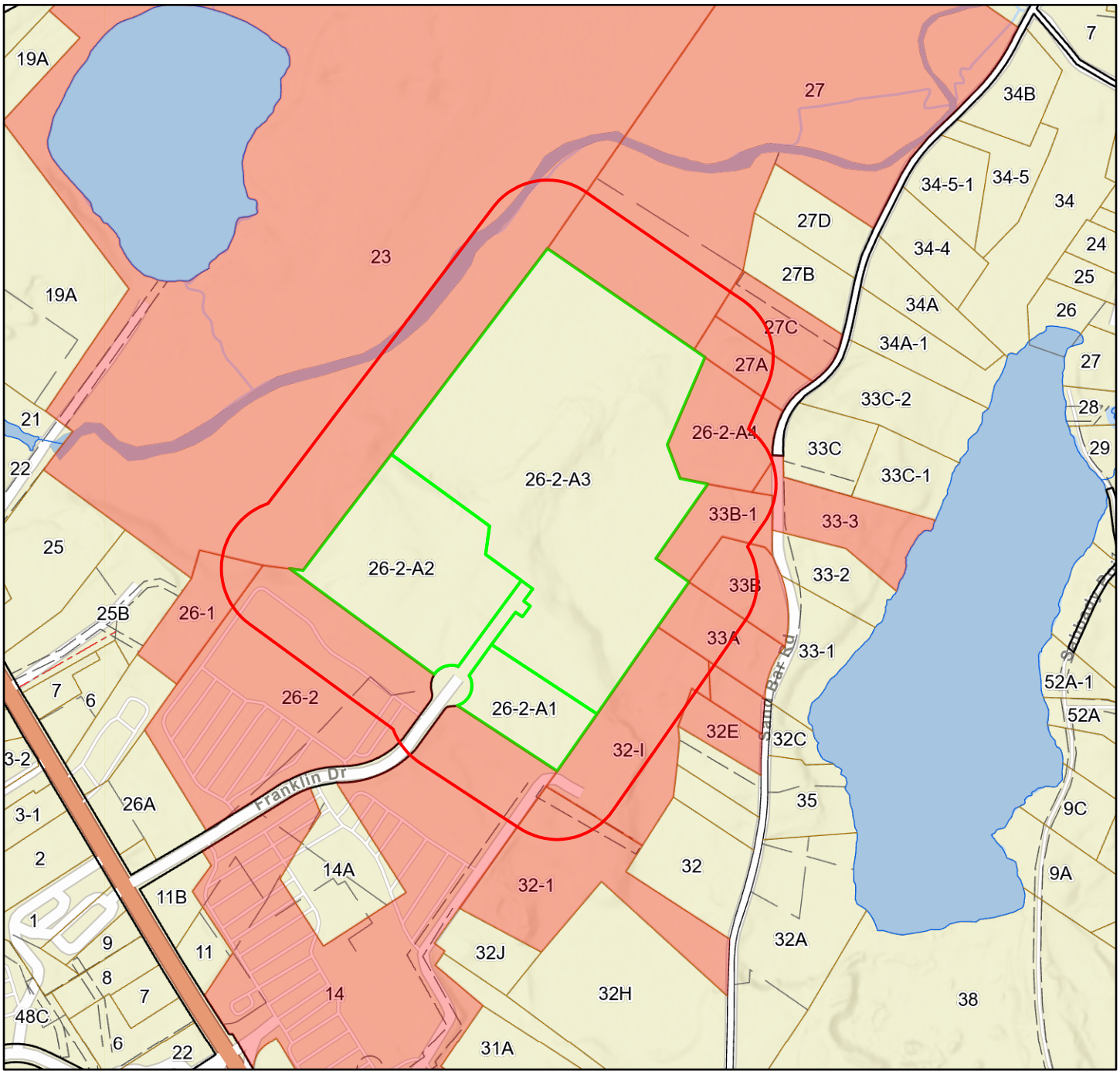
Town of Windham, ME

1 inch = 544 Feet

0 544 1088 1632

March 19, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com



PWater
Private Road
Property Line
Public Road
Private Road ROW
Property Hook
Right of Way
Tract Line
Utility
WaterLines
Water-poly

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

250 feet Abutters List Report

Windham, ME
March 19, 2026

Subject Properties:

Parcel Number:	018026002A01	Mailing Address:	NEW GEN ESTATES LLC
CAMA Number:	018-026-002-A01		50 MAINE MALL ROAD
Property Address:	FRANKLIN DR		SO PORTLAND, ME 04106
Parcel Number:	018026002A02	Mailing Address:	NEW GEN ESTATES LLC
CAMA Number:	018-026-002-A02		50 MAINE MALL ROAD
Property Address:	40 FRANKLIN DR		SO PORTLAND, ME 04106
Parcel Number:	018026002A03	Mailing Address:	NEW GEN ESTATES LLC
CAMA Number:	018-026-002-A03		50 MAINE MALL ROAD
Property Address:	46 FRANKLIN DR		SO PORTLAND, ME 04106

Abutters:

Parcel Number:	018023000000	Mailing Address:	TOWN OF WINDHAM DONNABETH LIPPMAN PARK 8 SCHOOL ROAD WINDHAM, ME 04062
CAMA Number:	018-023-000-000		
Property Address:	18 CHAFFIN POND RD		
Parcel Number:	018026001000	Mailing Address:	WOODBREY BRADLEY S & WOODBREY MITCHEL W 30 AI ROAD RAYMOND, ME 04071
CAMA Number:	018-026-001-000		
Property Address:	ROOSEVELT TR REAR		
Parcel Number:	018026002000	Mailing Address:	JLB WINDHAM LLC 5050 BELMONT AVENUE YOUNGSTOWN, OH 44505
CAMA Number:	018-026-002-000		
Property Address:	20 FRANKLIN DR		
Parcel Number:	018026002A04	Mailing Address:	NEW GEN ESTATES LLC 50 MAINE MALL ROAD SO PORTLAND, ME 04106
CAMA Number:	018-026-002-A04		
Property Address:	FRANKLIN DR		
Parcel Number:	018027000000	Mailing Address:	UNGVARY FRANCIS L IV 94 SANDBAR ROAD WINDHAM, ME 04062
CAMA Number:	018-027-000-000		
Property Address:	94 SANDBAR RD		
Parcel Number:	018027A00000	Mailing Address:	DESMOND MICHAEL J & DESMOND TERRY C 88 SANDBAR ROAD WINDHAM, ME 04062
CAMA Number:	018-027-A00-000		
Property Address:	88 SANDBAR RD		
Parcel Number:	018027C00000	Mailing Address:	CUMMINGS KEITH E & CUMMINGS KATHRYN F 92 SANDBAR ROAD WINDHAM, ME 04062
CAMA Number:	018-027-C00-000		
Property Address:	92 SANDBAR RD		

250 feet Abutters List Report

Windham, ME
March 19, 2026

Parcel Number:	018032001000	Mailing Address:	MB PROPERTIES INC
CAMA Number:	018-032-001-000		30 WINDHAM CENTER RD
Property Address:	SANDBAR RD		WINDHAM, ME 04062
Parcel Number:	018032B00000	Mailing Address:	WONG CORINNE L
CAMA Number:	018-032-B00-000		54 SANDBAR RD
Property Address:	54 SANDBAR RD		WINDHAM, ME 04062
Parcel Number:	018032E00000	Mailing Address:	MAYBERRY JACQUELINE REED
CAMA Number:	018-032-E00-000		247 TANDBERG TRAIL
Property Address:	50 SANDBAR RD		WINDHAM, ME 04062
Parcel Number:	018032I00000	Mailing Address:	WINDHAM VETERANS' ASSOC INC
CAMA Number:	018-032-I00-000		35 VETERANS MEMORIAL DR
Property Address:	35 VETERANS MEMORIAL DR		WINDHAM, ME 04062
Parcel Number:	018033003000	Mailing Address:	GAUDET CRAIG JOSEPH & GAUDET JANNINE
CAMA Number:	018-033-003-000		73 SANDBAR RD
Property Address:	73 SANDBAR RD		WINDHAM, ME 04062
Parcel Number:	018033A00000	Mailing Address:	MAYBERRY MARVIN R
CAMA Number:	018-033-A00-000		60 SANDBAR ROAD
Property Address:	60 SANDBAR RD		WINDHAM, ME 04062
Parcel Number:	018033B00000	Mailing Address:	VANVALKENBURGH SCOTT R
CAMA Number:	018-033-B00-000		64 SANDBAR ROAD
Property Address:	64 SANDBAR RD		WINDHAM, ME 04062
Parcel Number:	018033B01000	Mailing Address:	LIBBY CLIFFORD W JR
CAMA Number:	018-033-B01-000		70 SANDBAR RD
Property Address:	70 SANDBAR RD		WINDHAM, ME 04062
Parcel Number:	070014000000	Mailing Address:	JONLEE WINDHAM LLC
CAMA Number:	070-014-000-000		5050 BELMONT AVENUE
Property Address:	795 ROOSEVELT TR		YOUNGSTOWN, OH 44505

Section 4

Right, Title, or Interest

Section 4 – Right, Title, or Interest

The record owner of the property subject to this application is New Gen Estates, LLC, in accordance with the deed recorded at the Cumberland County Registry of Deeds in Book 40556, Page 273, dated January 2, 2024. Please see the above-referenced deed enclosed within this Section.

After Recording Return to:
New Gen Estates, LLC
675 Main Street
South Portland, ME 04106

MAINE REAL ESTATE TAX-Paid

QUITCLAIM DEED WITH COVENANT

DLN: 1002440261357

KNOW ALL MEN BY THESE PRESENTS, that **JLB WINDHAM LLC**, a Maine limited liability company, with an address C/O Redstone Investments, of 5050 Belmont Avenue, Youngstown, Ohio 44505 ("**Grantor**"), for consideration paid, grants to **NEW GEN ESTATES, LLC,** a Maine Limited Liability Company with a mailing address of 675 Main Street, South Portland, ME 04106 ("**Grantee**), with Quitclaim Covenant, all of its right, title and interest in that certain parcel of land situated in the Town of Windham, County of Cumberland, State of Maine, described as follows:

See **Exhibit A** attached hereto and incorporated herein by reference (the "**Property**").

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

Subject to taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable and to all easements, covenants, restrictions, and other matters of record.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed this 2ND day of January, 2024.

WITNESS:

Print Name: Myah Taylor

GRANTOR:

JLB WINDHAM LLC

Print Name: Lee Birdman
Title: Manager

STATE OF ~~OHIO~~ Florida)
) SS:
COUNTY OF Hillsborough)

The foregoing instrument was acknowledged before me on the 2nd day of January, 2024 by Lee Budreau, the Manager of JLB Windham LLC and that the same is his/her free deed in said capacity and the free act and deed of said Jonlee Windham LLC.

(Notary Seal)

MARY KOLESAR
Notary Public - State of Florida
Commission # HH 288119
My Comm. Expires Jul 14, 2026
Bonded through National Notary Assn.

Notary Public

EXHIBIT A

Property

A certain lot or parcel of land located on the westerly sideline of Sandbar Road, so-called, and at the terminus of Franklin Drive, so-called, in the Town of Windham, County of Cumberland and State of Maine and shown on the plan titled "Existing Conditions, Land of JLB Windham LLC, 20 Franklin Drive, Windham, Maine", dated November 2022 as revised through 6/7/23, by BH2M, Inc.; said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod found on the westerly sideline of said Sandbar Road at the southeasterly corner of land now or formerly of Michael & Terry Desmond as shown on aforesaid plan;

thence in a general southerly direction along the westerly sideline of said Sandbar Road and along a circular curve to the left, circumscribed by a radius of 300.00 feet, an arc length of 157.72 feet to a capped iron rod found (PLS #586); said capped iron rod found being S 15°-08'-51" W a tie distance of 155.91 feet from said previous 5/8" iron rod found;

thence S 00°-05'-11" W along the westerly sideline of said Sandbar Road a distance of 32.39 feet to a capped iron rod found (PLS #586) and land now or formerly of Clifford Libby;

thence S 33°-43'-11" W along the land of said Libby a distance of 135.63 feet to a 1 ¼" iron pipe found;

thence N 79°-11'-33" W along the land of said Libby a distance of 163.77 feet to a capped iron rod found (PLS #1057);

thence S 34°-43'-02" W along the land of said Libby a distance of 332.75 feet to a capped iron rod found (PLS #1057);

thence S 55°-15'-48" E along the land of said Libby a distance of 147.03 feet to a point and land now or formerly of Scott Vanvalkenburgh;

thence S 34°-45'-17" W along the land of said Vanvalkenburgh, along land now or formerly of Marvin R. Mayberry and along land now or formerly of Windham Veterans Association Inc. a distance of 841.47 feet to a 5/8" iron rod found and land now or formerly of Jonlee Windham, LLC;

thence N 56°-48'-18" W along the land of Jonlee Windham, LLC a distance of 434.59 feet to a point and the easterly sideline of said Franklin Drive;

thence in a general circular direction along the terminus of said Franklin Drive and along a circular curve to the left (non-tangent to the last described line), circumscribed by a radius of 75.00 feet, an arc length of 287.81 feet to a point and land now or formerly of JLB Windham, LLC; said point being N 36°-48'-30" W a tie distance of 140.98 feet from said previous point;

thence N 53°-55'-00" W along the land of said JLB Windham, LLC a distance of 658.28 feet to a point and land now or formerly of Town of Windham known as Donnabeth Lippman Park;

thence S 77°-23'-09" E along the land of the Town of Windham a distance of 54.19 feet to a point;

thence N 37°-05'-59" E along the land of the Town of Windham a distance of 1482.78 feet to a 6"x 6" granite monument found and land now or formerly of Francis L. Ungvary IV;

thence S 55°-13'-49" E along the land of said Ungvary and along the land of Desmond a distance of 1044.01 feet to the point of beginning.

The above described parcel contains 38.59 acres. All bearings refer to grid north.

The premises conveyed hereby are also described as follows:

PARCEL THREE ("Large Back Lot"):

A certain lot or parcel of land with any buildings thereon situated in Windham, Cumberland County, Maine, and bounded and described as follows:

Beginning at the easterly corner of Lot #14 and the southerly corner of Lot #15 as appears on the Plan of Fourth and Last Division of Lots in Windham, Maine, recorded in the Cumberland County Registry of Deeds in Plan Book 6, Page 9. Also being the most southerly corner of land conveyed by Silas Jacobson to Clinton H. Philpot, et al., by deed recorded in the Cumberland County Registry of Deeds; thence North thirty-seven (37°) degrees forty-five (45') minutes west eleven hundred sixty-five (1,165') feet, more or less, to an iron pipe driven in the ground; thence south fifty-two (52°) degrees fifteen (15') minutes east (inadvertently stated as west in prior deeds) along the southeasterly line of land formerly of E.C. Maines, now of Portland Water District, fourteen hundred seventy-two (1,472') feet, more or less, to a stake and other land now or formerly owned by Veronica P. Smith; thence south thirty-seven (37°) degrees forty-five (45') minutes east along line of other land now or formerly of said Smith a distance of eleven hundred sixty-five (1,165') feet, more or less, to a stake; thence north fifty-two (52°) degrees fifteen (15') minutes west fourteen hundred seventy-two (1,472') feet, more or less, to the point of beginning. Meaning and intending to convey hereby a part of Lot #14 as appears in the Plan of Fourth and Last Division of Lots in Windham, Maine, above-referred to, and being a part of the same premises conveyed to Howard H. Boody by Orin P. Chaffin by deed dated August 8, 1895 and recorded in the Cumberland County Registry of Deeds on August 12,1895 in Book 629, Page 11.

Excepting from the above-described premises the Sand Bar Road, so-called, formerly known as South Pond Road, as it is presently laid out, which runs across the above-described premises and which is a public way.

Also excepting from said Parcel Three, those lands described in the following instruments:

1. Deed from Lawrence E. Smith and Veronica P. Smith to Clinton L. Smith and Lois L. Smith dated May 27, 1997 and recorded in said Registry of Deeds in Book 13542, Page 46.

2. Deed from Lawrence E. Smith and Veronica P. Smith to Windham Mall Associates dated February 24,1992 and recorded in said Registry of Deeds in Book 9919, Page 207.

3. Deed from Veronica P. Smith to Bradley S. Woodbrey and Mitchell W. Woodbury dated June 10,2003 and recorded in said Registry of Deeds in Book 19532, Page 165.

Also conveying all rights and easements (if any) reserved in any of the above-described instruments.

Being a portion of those premises conveyed to Grantor by deed of Veronica P. Smith dated June 15, 2005, and recorded in the Cumberland County Registry of Deeds in Book 22854, Page 243.

PARCEL FOUR ("Sand Bar Road Lot"):

A certain lot or parcel of land with any buildings thereon situated on the westerly side of Sand Bar Road in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at 2' iron found on the westerly side of Sand Bar Road at the southeasterly corner of land now or formerly owned by Clinton L. Smith and Lois L. Smith (Book 8109, Page 188); thence N 16° 01' 26" East distance of 207.00 feet to the POINT OF BEGINNING: thence from said point of beginning N 62° 32' 56" W a distance of 77.91 feet to a point at the easterly corner of land to be conveyed to said Clinton L. Smith and Lois L. Smith by Lawrence E. Smith and Veronica P. Smith by deed dated May 27,1997 and recorded in said Registry of Deeds in Book 13542, Page 46; thence N 51 ° 16 '19" E a distance of 73.90 feet to a 1 - /2" iron found; thence N 48° 56' 01" E a distance of 62.05 feet to a point on the westerly sideline of Sand Bar Road; thence southerly along the westerly sideline of said Sand Bar Road 127.87 feet more or less to the point of beginning.

Meaning and intending to convey a 4,789 square foot parcel of land shown on Standard Boundary Survey on Sand Bar Road, Windham, Maine, prepared by Owen Haskell, Inc., dated May 9,1997, last revised May 27,1997.

Being the same premises conveyed to Grantor by deed of the Lawrence E. Smith Revocable Trust dated June 15, 2005, and recorded in the Cumberland County Registry of Deeds in Book 22854, Page 241.

Section 5

Financial & Technical Capacity

Section 5 – Financial & Technical Capacity

Financial Capacity:

Please see the letter from the Applicant's financial lender that describes that the Applicant, New Gen Estates, LLC, currently has sufficient cash positions and available lines of credit to support, construct, and successfully carry out this project.

Technical Capacity:

The Applicant has retained Sebago Technics, Inc., to act as their technical representative for this Site Location of Development Act (SLODA) permit. The agent authorization information denotes that Robert McSorley, PE, of Sebago Technics, Inc., is the Project Manager for this application. Sebago Technics has also been retained to perform the survey, civil engineering design, landscape architecture, stormwater management design, and preparation of local and state permits for this proposed development. Resumes of personnel involved in this project are enclosed within this Section, and a firm description of Sebago Technics, Inc. is included below:

Sebago Technics, Inc. is a multi-disciplinary engineering firm that offers a wide range of services, specializing in land development, land use planning, permitting, and engineering design services. We maintain a staff of multi-disciplinary professionals to provide services in the areas of general civil engineering, road and utility infrastructure design, construction management, permitting, landscape architecture, land surveying, soil sciences, wetlands science, and environmental services.

MAINE
COMMUNITY BANK

IRREVOCABLE LETTER OF CREDIT

May 20, 2025

Mr. Barry Tibbetts, Town Manager
Town of Windham
8 School Road
Windham, Maine 04062

RE: New Gen Estates, LLC Letter Of Credit No 5000001798
New Gen Estates Subdivision

Dear Sir:

Maine Community Bank, hereby issues its Irrevocable Letter Of Credit for the account of New Gen Estates, LLC ("the Developer") in the name of the Town of Windham in the aggregate amount of Seven Hundred Two Thousand, Forty Dollars and Seventy-Eight Cents ($702,040.78) (the "Stated Amount"). The Town of Windham may draw upon the Letter Of Credit by presentation of a sight draft in the event that New Gen Estates, LLC fails to complete by May 20th 2027, at the Developer's expense, the work on the site and other public improvements required for the referenced subdivision project, as specified in Schedule A, attached hereto. Said draft shall be accompanied by a written statement that the Developer has failed to complete such work and shall specify the line items which have not been completed. Said draft shall be signed by the Town Manager and bear on its face "Demand for Payment under Maine Community Bank Letter Of Credit Number 5000001798."

New Gen Estates, LLC will notify the Town of Windham for inspections in compliance with the Town's required inspection schedule and obtain its approval in writing as it completes each line item of the construction and other improvements. The Stated Amount will be reduced as site work is completed and approved by the Town of Windham. The Town will notify the Developer and Maine Community Bank of each reduction.

This Letter Of Credit will automatically expire at the earliest of May 20th, 2027, or when the Town of Windham acknowledges in writing to New Gen Estates, LLC and Maine Community Bank that the work outlined above has been completed in accordance with the Town of Windham's road specifications and the approved plans for the New Gen Estates Subdivision Project.

Drafts drawn upon this account must be for this particular project and to complete any work that is outlined above and that was not completed by May 20th, 2027 or reasonable restoration of the project site. Furthermore, drafts must be accompanied by itemized estimates showing costs of work to be completed. Drafts must be presented to the Commercial Loan

Department, Maine Community Bank, 254 Main Street, Biddeford, Maine before 3:00 P.M. on a normal business day. Any demand for payment hereunder shall not exceed the Stated Amount. In the event that Maine Community Bank fails to honor a request for payment made under this paragraph, Maine Community Bank shall notify the Town in writing of the reason for the dishonor within three business days from the date of the submission of the draft hereunder. Such a dishonor shall not preclude the Town from submitting additional requests for payment in accordance with the terms of this paragraph.

Except as otherwise expressly stated herein, the Letter of Credit is subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision), International Chamber of Commerce Publication Number 500, and any subsequent revisions thereof approved by the International Chamber of Commerce (the "Uniform Customs"). This Letter Of Credit shall, as to matters not governed by the Uniform Customs, be governed by and construed in accordance with the laws in effect in the State of Maine.

This Letter of Credit, along with Schedule A attached hereto, sets forth in full the terms of our undertaking and this undertaking shall not in any way be amended or amplified by reference to any document, instrument or agreement referred to herein (except the Uniform Customs) or in which this Letter Of Credit is referred to or to which this Letter Of Credit relates and any such reference shall not be deemed to incorporate herein by reference any such document, instrument or agreement. This Letter Of Credit is not transferable or assignable.

Sincerely,

Doug Jones
Senior Vice President
Commercial Loan Officer

SCHEDULE A
REQUIRED IMPROVEMENTS

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

May 6, 2025

Mr. Suresh Gali
New Gen Estates, LLC
50 Maine Mall Road,
South Portland, ME 04074

RE: New Gen Estates Subdivision Performance Guarantee

Dear Mr. Gali:

I have reviewed the cost estimate that Sebago technics submitted for site work associated with the New Gen Estates Subdivision as approved by the Planning Board on 1/13/25. The estimate for construction of the proposed improvements, which is detailed in the attached sheet and summarized below in Table 1, generally complies with the requirements of Town of Windham Subdivision Review Ordinance, § 120-914A.

Table 1. Estimated Construction Costs – Subdivision Approved by PB	
- Total Estimated Cost	$841,848.89
- 10% Contingency	$84,184.89
- Total Estimated Cost	$926,033.78

However, New Gen Estates has subsequently proposed a "T" turnaround at the end of Franklin Drive with an 8-ft reduced pavement width, as a preferred alternative. The estimated difference in the construction cost of this preferred alternative and the design approved by the Planning Board with the cul-de-sac is summarized in Table 2 below (detailed cost sheet attached). Per the Developers Agreement between the Town and New Gen, this $223,993 amount will be applied to the construction of the Maine DOT-proposed "roundabout" at the intersection of Franklin Drive and new Veterans Memorial Drive. As summarized in **Table 3,** the required performance guarantee for the project will be the difference between the two, which equals **$702.040.78.**

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

Table 2. Estimated Construction Cost Difference with "T" and 8' pavement Reduction	
- Total Estimated Cost	$203,630.00
- 10% Contingency	$20,363.00
- Total Estimated Cost	$223,993.00

Table 3. Estimated Construction Cost "T" Intersection and 8' Reduction	
- Total Estimated Cost	$638,218.89
- 10% Contingency	$63,821.89
- **Performance Guarantee Required**	**$702.040.78**

,

If New Gen Estates does not receive approval from the Planning Board for the "T" turnaround at the end of Franklin Drive, or if the Town and Maine Department of Transportation (MDOT) does not implement the new roundabout, the $223,993 amount in Table 2 should be added back to the performance guarantee to reflect the originally approved design with the cul-de-sac.

Per § 120-909C (5), the Construction Observation Escrow for this project should be set at 3% of the total estimated construction cost in Table 1. Therefore, the construction escrow should be set at **$27,781**.

Please do not hesitate to contact me with any questions.

Sincerely,

Mark Arienti, P.E. Town Engineer

Cc: Steve Puleo, Planning Director
Amanda Lessard, Senior Planner
Rob McSorley, P.E.

Sebago Technics, Inc. DATE: 04/29/2025 ST#: 230411	OPINION OF PROBABLE COSTS			
FRANKLIN DRIVE SUBDIVISION, WINDHAM, ME				
Notes:				
1. The opinion of probable costs is based upon historic unit pricing, this opinion of probable cost is in no way, implied or expressed otherwise, as a warranty that the project can be constructed for the presented costs.				
2. This opinion of probable cost excludes design and permitting fees, land acquisition costs, and legal costs.				
3. This opinion of probable cost is based on no geotechnical data for the site. This opinion of probable cost does not reflect the actual earthwork associated with construction of the project and only quantifies earthwork items as part of the opinion of probable cost.				
4. This opinion of probable cost does not include any costs associated with testing and/or mitigating for environmental and/or hazardous elements associated with the proposed development site or the existing structures contained thereon.				
5. This opinion of probable cost excludes any and all costs associated with mobilizing to the site and/or contractor amenities for the site.				
6. This opinion of probable cost does not include any primary electric conduit.				
Item Description	***U/M***	***Quantity***	***Unit Cost***	***Total Cost***
SITE PREPARATION				
Remove Existing Pavement	SY	*220*	$ 5.50	$ 1,210.00
Clearing & Stump Removal	AC	*1.05*	$ 4,500.00	$ 4,725.00
Strip Topsoil/Grub	CY	*460*	$ 4.00	$ 1,840.00
				$ 7,775.00
EARTHWORK				
Export Unsuitable	CY	*420*	$ 5.00	$ 2,100.00
Common Borrow	CY	*1480*	$ 28.00	$ 41,440.00
				$ 43,540.00
EROSION CONTROL				
Erosion & Sedimentation Control	ALLOW	*1*	$ 50,000.00	$ 50,000.00
				$ 50,000.00
SANITARY SEWER SERVICE				
2" Force Main	LF	*25*	$ 50.00	$ 1,250.00
8" P/S SAN Pipe	LF	*615*	$ 65.00	$ 39,975.00
Sewer Manhole	EA	*2*	$ 4,500.00	$ 9,000.00
Connection to Existing Sanitary	LS	*1*	$ 5,500.00	$ 5,500.00
				$ 55,725.00
WATER SERVICE - SITE				
4" Domestic Main	LF	*125*	$ 55.00	$ 6,875.00
6" Fire Supply Main	LF	*125*	$ 65.00	$ 8,125.00
12" Water Main	LF	*560*	$ 150.00	$ 84,000.00
Connection for 6" Fire	LS	*2*	$ 5,500.00	$ 11,000.00
Connection for 4" Domestic	LS	*2*	$ 5,500.00	$ 11,000.00
				$ 121,000.00
STORM DRAINAGE				
Stormwater Treatment BMP's	LS	*1*	$ 50,000.00	$ 50,000.00
Drainage Structures	EA	*6*	$ 4,500.00	$ 27,000.00
Outlet Control Structure	EA	*1*	$ 6,500.00	$ 6,500.00
Storm Drains	LF	*705*	$ 80.00	$ 56,400.00
				$ 139,900.00
LANDSCAPING				
Loam & Seed	SY	*1260*	$ 5.00	$ 6,300.00
Landscaping	ALLOW	*1*	$35,000.00	$ 35,000.00
				$ 41,300.00

Sebago Technics, Inc. DATE: 04/29/2025 ST# 230411	OPINION OF PROBABLE COSTS

FRANKLIN DRIVE SUBDIVISION, WINDHAM, ME

Notes:

1. The opinion of probable costs is based upon historic unit pricing. this opinion of probable cost is in no way implied or expressed otherwise, as a warranty that the project can be constructed for the presented costs.
2. This opinion of probable cost excludes design and permitting fees, land acquisition costs, and legal costs.
3. This opinion of probable cost is based on no geotechnical data for the site. This opinion of probable cost does not reflect the actual earthwork associated with construction of the project and only quantifies earthwork items as part of the opinion of probable cost.
4. This opinion of probable cost does not include any costs associated with testing and/or mitigating for environmental and/or hazardous elements associated with the proposed development site or the existing structures contained thereon.
5. This opinion of probable cost excludes any and all costs associated with mobilizing to the site and/or contractor amenities for the site.
6. This opinion of probable cost does not include any primary electric conduit.

Item Description	*UM*	*Quantity*	*Unit Cost*	*Total Cost*
ROADWAY/ PARKING				
Standard Duty Pavement	SY	*2360*	$ 65.00	$ 153,428.89
Bituminous Walk	SY	*690*	$ 30.00	$ 20,700.00
Detectable Warning - ADA Ramps	SF	*100*	$ 75.00	$ 7,500.00
Vertical Granite Curb	LF	*1173*	$ 60.00	$ 70,380.00
Striping/Signage Allowance	LS	*1*	$ 15,000.00	$ 15,000.00
				$ 267,008.89
ELECTRICAL / LIGHTING				
Electrical to Site Transformer (2x2" Conduit)	LF	*1900*	$ 30.00	$ 57,000.00
Electrical to Multifamily (4x2" Conduit)	LF	*300*	$ 30.00	$ 9,000.00
Electrical to Site Lighting (2x2" Conduit)	LF	*320*	$ 30.00	$ 9,600.00
Light Poles	EA	*4*	$ 10,000.00	$ 40,000.00
				$ 115,600.00
SUB TOTAL				**$ 841,848.89**
10% CONTINGENCY				**$ 84,184.89**
ESTIMATED PROJECT COST				**$ 926,033.78**

Sebago Technics, Inc. DATE 04/29/2025 ST# 230411	OPINION OF PROBABLE COSTS			
Franklin Drive Subdivision				
Cul-de-sac & reduction in pavement width Cost Estimate				
Cost paid towards Franklin Drive Roundabout construction				
Notes:				
Item Description	***U/M***	***Quantity***	***Unit Cost***	***Total Cost***
SITE PREPARATION				
Tree Clearing/Stump Removal	AC	*0.5*	$ 4,500.00	$ 2,250.00
Strip Topsoil/Grub	CY	*420*	$ 4.00	$ 1,680.00
Erosion and Sedimentation Control	LS	*1*	$ 20,000.00	$ 20,000.00
				$ 23,930.00
EARTHWORK				
Export Unsuitable	CY	*150*	$ 5.00	$ 750.00
Common Borrow	CY	*1300*	$ 28.00	$ 36,400.00
				$ 37,150.00
ROADWAY/ PARKING				
Standard Duty Pavement (Industrial Road)	SY	*1560*	$ 65.00	$ 101,400.00
Bituminous Walk	SY	*250*	$ 30.00	$ 7,500.00
Vertical Granite Curb	LF	*570*	$ 45.00	$ 25,650.00
				$ 134,550.00
LOAM AND SEED				
Loam and Seed	SY	*1000*	$ 8.00	$ 8,000.00
				$ 8,000.00
SUB TOTAL				**$ 203,630.00**
10% CONTINGENCY				**$ 20,363.00**
ESTIMATED PROJECT COST				**$ 223,993.00**

MAINE
Department of the Secretary of State
Bureau of Corporations, Elections and Commissions

Corporate Name Search

Information Summary

Subscriber activity report

This record contains information from the CEC database and is accurate as of: Thu Mar 19 2026 09:49:24. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
NEW GEN ESTATES, LLC	20142095DC	LIMITED LIABILITY COMPANY	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
12/19/2013	N/A	MAINE

Other Names **(A=Assumed ; F=Former)**

NONE

Principal Home Office Address

Physical	Mailing
50 MAINE MALL ROAD SOUTH PORTLAND, ME 04106	50 MAINE MALL ROAD SOUTH PORTLAND, ME 04106

Clerk/Registered Agent

Physical	Mailing
BHUJANGARAO GALI 50 MAINE MALL ROAD SOUTH PORTLAND, ME 04106	BHUJANGARAO GALI 50 MAINE MALL ROAD SOUTH PORTLAND, ME 04106

New Search

Click on a link to obtain additional information.

List of Filings	View list of filings	
Obtain additional information:		
Certificate of Existence (Good Standing) (more info)	Short Form without amendments ($30.00)	Long Form with amendments ($30.00)

A. COMPANY PROFILES



EVERYTHING WE DO IS SHAPING

Sebago Technics is a creative engineering collective comprising 135+ design professionals and technical staff, with four offices across Southern, Western, and Midcoast Maine. Our comprehensive services encompass all aspects of projects, from initial site assessment and design to navigating permitting and overseeing construction.

THE WAY WE WORK

One of the defining features that set us apart is our structure as a 100% employee-owned company. The commitment and collaboration of our employees drive our success, and our team-based approach ensures that each client benefits from the expertise and insights of multiple specialties. Our diverse team of engineers, surveyors, landscape architects, planners, and environmental scientists work together to deliver exceptional results on every project.

We welcome your vision and ideas. Beginning with a profound respect for people and processes, we actively listen to understand your goals. Leveraging our extensive experience and expertise, we work in tandem with you to uncover unseen opportunities and bring your vision to life.

FOUNDED
1981

TEAM MEMBERS
135+

STRUCTURE
100% EMPLOYEE-OWNED

SPECIALTIES
CIVIL & STRUCTURAL ENGINEERING
SURVEY/GEOMATICS
LANDSCAPE ARCHITECTURE
TRANSPORTATION/TRAFFIC ENGINEERING
ENVIRONMENTAL SERVICES
PLANNING & PERMITTING
GIS & CAD

SECTORS
MUNICIPALITIES
INSTITUTIONS
HEALTHCARE
RESIDENTIAL
COMMERCIAL

ROBERT A. MCSORLEY, PE

Senior Project Manager



Mr. McSorley joined Sebago Technics, Inc. (STI) in 2006. He has worked in the Civil Engineering field since 1986 and is a Senior Project Manager specializing in project management for government, commercial and residential projects. He is responsible for client contact, proposals, financial aspects of projects, preparation of reports, bid documents, permitting issues, and construction coordination on a variety of public and private projects. He is also active in the community having served on the Portland Water District Board of Trustees and on the Scarborough Sanitary District Board of Trustees and currently serves as a Board member for Camp Scarborough.

EXPERIENCE

Mr. McSorley has completed several commercial and residential projects in New Hampshire and Massachusetts. In addition, he assists in QA/QC oversight of other projects, marketing of firm's services and technical guidance and training staff.

Rob has also performed peer reviews of projects and was the Assistant District Engineer for a 4,800 acre Special Services District. In that capacity, he was responsible for civil engineering and water management reviews for new projects. In addition, he was responsible for the design of the District's infrastructure including water, IQ and gravity sanitary, force mains, pump stations, drainage roadways and water management systems.

Some of his most notable work experience includes:

- Gorham Road Drainage Improvements – South Portland, ME
- Maine Mall Road Drainage Improvements – South Portland, ME
- Maine Mall Road Sanitary Sewer Replacement – South Portland, ME
- Maine Street Drainage & Sidewalk Improvements – Town of Kennebunkport, ME
- Bedford Street Sewer Separation Project & Portland Water District Main Project – Portland, ME
- Mast Road Culvert Replacement – Town of Waterboro, ME
- Pine Street Bridge Replacement (Box Culvert) – Porter, ME
- USPS FSS Building Expansion – North Reading, MA
- Sunbury Retirement Residence – Bangor, ME
- Derry Retirement Residence – Derry, NH
- Beverly Retirement Community – Beverly, MA
- Tewksbury Retirement Residence – Tewksbury, MA
- Portland Retirement Residence – Portland, ME
- Billerica Retirement Residence – Billerica, MA
- Mountain View Estates – North Conway, NH
- Veteran's Administration Medical Center Cogeneration Facility – Canandaigua, NY
- Synchronous Condenser, Green Mountain Power – Jay, VT
- Veterans Administration Hospital – Palm Beach County, FL

EDUCATION

Florida Atlantic University
Boca Raton, FL
Bachelor of Science,
Mechanical Engineering, 1995

University of Maine - Orono, ME
Majored in Mechanical Engineering
1980-1983

REGISTRATIONS

Professional Engineer: Maine, New Hampshire, Massachusetts, Vermont

National Council of Examiners for Engineering and Surveying

MEMBERSHIPS

American Society of Civil Engineers

CERTIFICATIONS

Maine DEP Maintenance & Inspection of Stormwater BMPs

SEBAGO TECHNICS

207.200.2074 RMCSORLEY@SEBAGOTECHNICS.COM

Section 6

Traffic Information

Section 6 – Traffic Information

Based on the 11th Edition of the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, the multi-family residential component of this development is calculated to generate approximately 123 trips, 120 trips, and 123 trips during the AM, PM, and Saturday peak hours of the generator, respectively. Thus, a Traffic Movement Permit (TMP) from the Maine Department of Transportation (MaineDOT) is required. A TMP Application, Sections 1-6, containing development identified as common scheme on the adjacent parcels has been submitted to MaineDOT and the Town of Windham on April 1, 2025. MaineDOT has performed their initial review of the application materials, and a scoping meeting was held on May 19, 2025, with the Applicant, Applicant's agent, MaineDOT, and the Town of Windham. A draft TMP agreement has been provided by MaineDOT, and the final and signed copy of the approval order will be provided to the Town upon receipt.

Section 7

Utility Information

Section 7 – Utility Information

Water:
There is an existing water main located along Franklin Drive, operated by the Portland Water District (PWD). Please see the Ability to Serve determination letter provided by PWD, dated October 31,2025, enclosed within this Section which provides evidence that the proposed multi-family project will have sufficient access to water.

Sewer:
Similar to water service, there will be a sewer main located along Franklin Drive as part of the extension of sewer into the North Windham commercial area. This sewer will be owned by the Town of Windham and managed and operated by the Portland Water District (PWD). Please see the Ability to Serve determination letter provided by PWD, dated November 24, 2025, enclosed within this Section which provides evidence that the proposed multi-family project will have sufficient access to municipal sewer.

Electrical:
Central Maine Power will provide electrical service through an underground connection from the Franklin Drive extension. Service for the multi-family component of this development will be extended into the site. Please see the *Grading & Utility Plan* enclosed within the Plan Set for additional information.

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

October 31, 2025

Robert McSorley, PE
Sebago Technics, Inc.
75 John Roberts Rd., Suite 4A
South Portland, ME 04106

Re: Franklin Drive, WI
Lot 1 (Map 18, Block 26, Lot 2, Unit A01)
Lot 2 (Map 18, Block 26, Lot 2, Unit A02)
Ability to Serve with PWD Water

Dear Mr. McSorley:

The Portland Water District has received your requests for an Ability to Serve Determination for the noted site submitted on July 15, 2025. Based on the information provided per plans dated October 30, 2025, we can confirm that the District will be able to serve the proposed project as further described in this letter. **Please note that this letter constitutes approval of the water system as currently designed and is valid for eighteen (18) months after the date of issue. Any changes affecting the approved water system will require further review and approval by PWD.**

Conditions of Service

The following conditions of service apply:

- A new 12-inch ductile iron water main extension is required from the end of the existing 12" water main in Franklin Drive to the end of the proposed extension of Franklin Drive (approximately 542 LF from the end of the existing main). It is the District's understanding that the entire length of the proposed Franklin Drive extension will be a public road.
- New fire and domestic water services may be installed from the water main extension to serve the following proposed buildings on the two abutting parcels. An approved backflow prevention device (testable double check on fire service and domestic services to the buildings, reduced pressure zone assembly on the irrigation service lines) must be installed on the service line directly after the meter and before the sprinler riser prior to service activation. Please refer to the PWD website for more information on cross-connection control policies.
    - Lot 1 (Map 18, Block 26, Lot 2, Unit A01): One (1) new 6-inch fire service and one (1) new 4-inch domestic water service with a 3-inch meter may be installed from the water main extension to the proposed hotel building.
    - Lot 2 (Map 18, Block 26, Lot 2, Unit A02): One (1) new 8-inch fire service and one (1) new 4-inch domestic water service with a 3-inch meter may be installed from the water main extension to each of the two proposed multifamily buildings.
- Approval for proposed sewer system shall be under separate cover.

Prior to construction, the owner or contractor will need to complete a Main Extension Initiation form and pay all necessary fees.

Existing Site Service

According to District records, the project site does not currently have existing water service.

Water System Characteristics

According to District records, there is an 12-inch diameter DI water main in Franklin Drive and a public fire hydrant located approximately 800 feet from the site. The estimated static pressure in the area is 82 psi.

Public Fire Protection

The installation of new public hydrants to be accepted into the District water system will most likely not be required. It is your responsibility to contact the Town of Windham Fire Department to ensure that this project is adequately served by existing and/or proposed hydrants.

Domestic Water Needs

The data noted above indicates there should be adequate pressure and volume of water to serve the domestic water needs of your proposed project.

Private Fire Protection Water Needs

You have indicated that this project will require water service to provide private fire protection to the site. Please note that the District does not guarantee any quantity of water or pressure through a fire protection service. Please share these results with your sprinkler system designer so that they can design the fire protection system to best fit the noted conditions. If the data is out of date or insufficient for their needs, please contact MEANS to request a hydrant flow test and we will work with you to get more complete data.

Should you disagree with this determination, you may request a review by the District's Internal Review Team. Your request for review must be in writing and state the reason for your disagreement with the determination. The request must be sent to MEANS@PWD.org or mailed to 225 Douglass Street, Portland Maine, 04104 c/o MEANS. The Internal Review Team will undertake review as requested within 2 weeks of receipt of a request for review.

If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District



Robert A. Bartels, P.E.
Senior Project Engineer

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

November 24, 2025

Robert McSorley, PE
Sebago Technics, Inc.
75 John Roberts Rd., Suite 4A
South Portland, ME 04106

Re: Franklin Drive, WI
Lot 1 (Map 18, Block 26, Lot 2, Unit A01)
Lot 2 (Map 18, Block 26, Lot 2, Unit A02)
Ability to Serve with PWD Sewer

Dear Mr. McSorley:

The Portland Water District has received your request for an Ability to Serve Determination for the noted site submitted on July 15, 2025. Based on the information provided per plans dated October 30, 2025 and flow estimate dated November 11, 2025, we can confirm that the District will be able to serve the proposed project as further described in this letter. **Please note that this letter constitutes approval of the sewer system as currently designed and is valid for eighteen (18) months after the date of issue. Any changes affecting the approved sewer system will require further review and approval by PWD.**

Conditions of Service

The following conditions of service apply:

- The Town of Windham has determined that the existing sewer collection system has the capacity and ability to serve the proposed developments on Lots 1 & 2 as described above.
- The following new gravity sewer services may be installed at the existing public sewer manhole at the existing end of Franklin Drive (shown on above plans as EX SMH-130) to serve the following proposed buildings on the two abutting parcels:
    - Lot 1 (Map 18, Block 26, Lot 2, Unit A01): One (1) new 8-inch PVC gravity sewer service to serve the proposed hotel building.
    - Lot 2 (Map 18, Block 26, Lot 2, Unit A02): One (1) new 8-inch PVC gravity sewer service to serve both of the proposed multifamily buildings.
- A new speculative 3” sewer forcemain to be owned, operated, and maintained by the Town of Windham may be installed at the above existing public manhole.
    - No proposed use for this forcemain has been provided to the District, and thus the District has not reviewed or approved the sizing or design of the forcemain.
    - It is the District’s understanding that there are no proposed connections to the forcemain at this time, it will not contribute any flow to the existing sewer collection system, and it will be capped at the northern end of the proposed Franklin Drive extension.
    - Any use of this forcemain shall require a separate evaluation and Ability to Serve letter.

- The District requires a minimum of 72-hours notification prior to the work to install new connections to the existing manhole. A PWD inspector must be present on site to witness any modifications made to existing PWD infrastructure.

Prior to construction, the owner or contractor will need to pay all necessary fees related to the sewer construction and inspection, if applicable.

Existing Site Service

According to District records, the project site does not currently have existing sewer service.

Sewer System Characteristics

According to District records, there is an 8-inch diameter PVC sewer main in Franklin Drive.

Should you disagree with this determination, you may request a review by the District's Internal Review Team. Your request for review must be in writing and state the reason for your disagreement with the determination. The request must be sent to MEANS@PWD.org or mailed to 225 Douglass Street, Portland Maine, 04104 c/o MEANS. The Internal Review Team will undertake review as requested within 2 weeks of receipt of a request for review.

If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District



Robert A. Bartels, P.E.
Senior Project Engineer

Section 8

Stormwater Management

Section 8 – Stormwater Management

Please see the *Stormwater Management Report* enclosed within this Section that has been prepared for this proposed development.

Section 9

Performance Standards & Approval Criteria

Section 9 – Performance Standards & Approval Criteria

This application is subject to review by several articles as defined within the Town of Windham's Land Use Ordinance (Chapter 120). Below, we offer the following narrative to directly address each applicable articles subject to this application:

ARTICLE 3 – DEFINITIONS:

Dwelling, Multifamily: A building containing three or more dwelling units. A multifamily dwelling may be attached to a nonresidential use.

The proposed multi-family development meets the Town of Windham's definition of a multi-family dwelling development, as there are a total of 306 units proposed within two (2) buildings within the scope of this application.

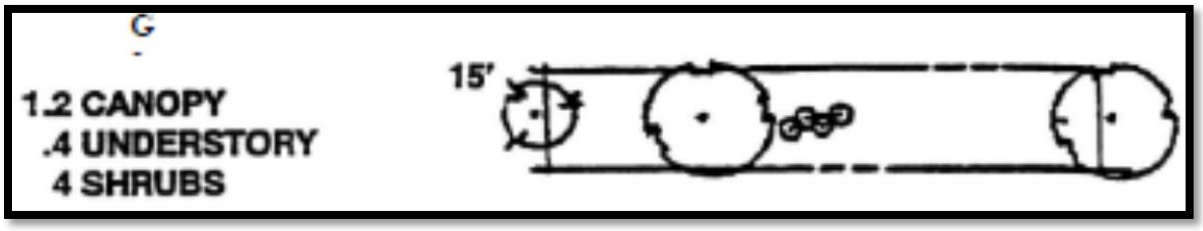
ARTICLE 4 – ZONING DISTRICTS:

§120-410. – Commercial District 1 (C-1): Permitted Uses – Dwelling, Multi-Family:

As defined above, the proposed multi-family component of this application is a permitted use within the Commercial 1 (C-1) zoning district. The project site can be identified on the Town's Tax Map 18 as Lots 26-2-A2, and is also identified on the Town of Windham's Land Use map as being zoned within the C-1 District (Council approved, dated April 9, 2024).

ARTICLE 5 – PERFORMANCE STANDARDS

§120-511.C.3.b. – Buffer Yard: Buffers Along Streets: Commercial Districts (C-1, C-2, C-3, C-4, VC, & WC Districts): Use Buffer Yard G.



The project site has approximately 400 linear feet of street frontage along the Franklin Drive extension. As such, calculated below are the applicable Buffer Yard "G" standards:

	Required	*Proposed*
4.0 (frontage) x 1.2 =	*4.8 Canopy Trees*	*10 canopy trees (deciduous)*
4.0 (frontage) x 0.4 =	*1.6 Understory Trees*	*1 understory trees*
4.0 (frontage) x 4.0 =	*16.0 Shrubs*	*81 shrubs (76 deciduous and 5 evergreen)*

The proposed trees and shrubs comply with the above standards, as the project is not required to round up from partial decimals. The proposed plantings use native species, as encouraged. The proposed project also preserves existing natural buffers to the greatest extent possible.

ARTICLE 8 – SITE PLAN REVIEW

This application is subject to the Site Plan Review criteria, as defined within the Town of Windham's Land Use Ordinance, §120-812 Major Site Performance Standards & Approval Criteria. As such, listed below are each of the applicable standards and how they relate to this proposed project.

§120-812.A. – Utilization of the Site: *The property subject to this application is an undeveloped tract of land located at the terminus of the existing Franklin Drive. The proposed multi-family development is a permitted use within the Commercial 1 (C-1) zoning district. There are not any wetland impacts proposed under the scope of this application, and the proposed development reflects the natural capabilities of the site.*

§120-812.B. – Vehicular Traffic: *The site's design includes two (2) access points along the Franklin Drive extension. From there, internal private drives interconnect the proposed multi-family development with parking lots and pedestrian pathways. Please also see the enclosed Section 6 – Traffic Information, for specific narrative on estimated trip volumes.*

§120-812.C. – Parking & Loading Requirements: *The proposed multi-family portion of this application provides one (1) space for each 1-Bedroom unit, and one and a half (1.5) spaces for each 2-Bedroom unit. Thus, a total of 390 parking spaces are provided, including twelve (12) ADA accessible spaces. This amount exceeds the required 266 parking spaces, thus meeting the ordinance.*

§120-812.D. – Pedestrian Traffic: *The proposed development incorporates a network of sidewalks to provide both internal connectivity and link externally to the sidewalk along the Franklin Drive extension. Additionally, a pedestrian connection is proposed to connect to the adjacent six (6) ft. wide trail system that is to be coordinated with the Town of Windham. Please see the submitted plans for specific sidewalk and trail locations, and details of the proposed pedestrian infrastructure.*

§120-812.E. – Stormwater Management: *A Stormwater Management Report has been prepared for the overall Franklin Drive campus, which includes the proposed multi-family development, the adjacent solar array development, and other adjacent commercial lot. Please see the comprehensive Stormwater Management Report enclosed within Section 8 - Stormwater Management.*

§120-812.F. – Erosion Control: *An Erosion & Sedimentation Control Plan has been prepared for this project and is enclosed within the Plan Set.*

§120-812.G. – Water Supply Provisions: *This proposed development will connect to existing public water infrastructure that will be provided from the Franklin Drive extension. Please see the enclosed Section 7 – Utilities for the Ability to Serve letter from Portland Water District (PWD) that describes the proposed project will have sufficient water supply.*

§120-812.H. – Sewage Disposal Provisions: *This proposed development will connect to proposed public sewer infrastructure that will be provided from the Franklin Drive extension. Please see the enclosed Section 7 – Utilities for the Ability to Serve for the determination letter, stating that the municipal sewer system has capacity to service this project.*

§120-812.I. – Utilities: *This proposed development includes utility connections for electrical, water, and sewer services. There is also a natural gas service line existing along Franklin Drive. All proposed utilities are located underground, including the electrical service which is accomplished from connecting to the existing underground service provided by the Franklin Drive extension. Please see the Grading & Utility Plan within the Plan Set.*

§120-812.J. – Groundwater Protection: *This proposed development will connect to water and sewer supply provided to the site via the extension of Franklin Drive. The project includes a gravity-fed sewer, and contains a stormwater system and treatment before connecting to adjacent wetland areas. As such, this project is not anticipated to adversely affect the overall quality or quantity of available groundwater.*

§120-812.K. – Water Quality Protection: *The project site is located within the Sebago Lake Watershed. This project will utilize available public water supply from the Franklin Drive extension, and will incorporate adequate stormwater management systems to provide treatment for runoff. Day-to-day operations do not require the storage or use of hazardous substances such as fuels, industrial chemicals, or wastes.*

§120-812.L. – Hazardous, Special, & Radioactive Materials: *There are no anticipated sources or generators that may produce hazardous, special, or radioactive materials within the scope of the proposed development. Additionally, there are no flammable or explosive liquids, solids, or gases that will be stored in bulk above-ground within the project site.*

§120-812.M. – Shoreland Relationship: *The project site is not located within the Shoreland Zoning District. The successful completion of this proposed development will not result in any adverse impacts to available water quality or quantity.*

§120-812.N. – Technical & Financial Capacity: *Please see the enclosed Section 5 – Financial & Technical Capacity demonstrating that the Applicant has sufficient financial resources to construct, operate, and maintain all aspect of the proposed development. Additionally, Section 5 contains supplemental information related to the project team assembled and their history, qualifications, and evidence of prior experience.*

§120-812.O. – Solid Waste Management: *The proposed development will handle and process solid waste privately through a licensed solid waste contractor. There are two (2) dumpsters proposed, and will be hauled at a rate of twice per week. The proposed*

dumpsters will be screened with a wood slat privacy fence that is four (4) ft. in height, as shown on the project plan submitted.

§120-812.P. – Historical & Archaeological Resources: *A response from the Maine Historic Preservation Commission (MHPC), dated December 31, 2024, was received regarding the property subject to this application. In their response, MHPC states that no historic properties will be affected by the proposed undertaking, as defined by Section 106 of the National Historic Preservation Act. No further consultation is required at this time. Please see the above-referenced response enclosed within this Section. For reference, we have included this determination within this Section.*

§120-812.Q. – Floodplain Management*: Please see the information provided within the enclosed Section 2 – Location & Resource Maps. The project site is not located within the mapped Federal Emergency Management Agency (FEMA) 100-year Floodplain hazard area.*

§120-812.R. – Exterior Lighting: *Photometrics and supplementary lighting details are provided within Section 12 – Lighting Information.*

§120-812.S. – Noise: *The proposed development is not anticipated to generate an unreasonable amount of noise detectable at property lines. This project is subject to the limitations regarding the timing of construction activities and restrictions.*

§120-812.T. – Storage of Materials (Landscape Plan): *A Landscape Plan has been developed for this proposed development and is enclosed within the Plan Set. This project does not contain any exposed storage areas, machinery, or areas used for the storage or collection of automobile parts.*

This application is also subject to the criteria defined within the Town of Windham's Land Use Ordinance, §120-814 Multifamily Development Standards. As such, listed below are each of the applicable standards and how they relate to this proposed project.

§120-814.A. – Building Architecture:

1. **Architectural Variety:** *Architectural renderings and designs for each structure are included within the enclosed Section 11. These renderings demonstrate that the proposed structures offer a variety in materials and design that satisfy the standards of this Section.*
2. **Façade:** *Facades of the proposed multi-family buildings are included within the enclosed Section 11, including elevations that show each building contains horizontal and vertical elements with architectural articulation to create visual interest.*
3. **Orientation:** *The proposed buildings are oriented in a way that provides their respective entrances facing towards the internal private parking areas, as required.*

§120-814.B. – Site Design:

1. **Parking:** *The proposed development incorporates a total of 390 parking spaces for the 306 multi-family units, located directly off internal vehicular drives.*
2. **Screening:** *This proposed project includes the implementation of street trees along the Franklin Drive extension, which include deciduous overstory trees and a mix of deciduous and evergreen shrubs. Through the retention of existing vegetation, a landscaped buffer will exist between the proposed multi-family and solar projects from adjacent properties. Dumpsters for solid waste will also be screened via fencing and being set back farther from the limit of disturbance.*
3. **Bicycle/Pedestrian:** *The proposed multi-family project includes internal walkways that connect to building entrances and parking areas. Additionally, a total of 150 bicycle spaces are proposed via bike racks. The bicycle parking provided is approximately one (1) space for every two (2) units. Please see the submitted project plans for specific locations of designated bicycle parking areas and pedestrian amenities.*
4. **Recreation & Open Space:** *The proposed multi-family component of this application includes designated outdoor seating and gathering areas for tenant use. As part of the Franklin Drive extension approval, a kiosk will also be installed at the entrance to the public trail adjacent to the project site. This overall project includes the construction of the public trail to be six (6) ft. in width to provide an additional amenity promoting recreation and use of adjacent open, natural spaces.*
5. **Landscape/Lighting:** *A Landscape Plan is included within this submission. The landscape design provides a mixture of hardy deciduous and evergreen species to promote seasonal interest, provide shade, and accent building entrances. A lighting Plan (Photometric Plan) and lighting specifications are also included within Section 12 of this application binder.*
6. **Access Drive Standards:** *This proposed development will contain two (2) points of access off Franklin Drive, which provide a framework for internal circulation and pedestrian connectivity. This access drive will remain private and shall not be maintained by the Town of Windham.*

ARTICLE 9 – SUBDIVISION REVIEW

This application is subject to the Subdivision regulations defined within the Town of Windham's Land Use Ordinance, §120-911 Performance & Design Standards. As such, listed below are each of the applicable standards and how they relate to this proposed project.

§120-911.A. – Basic Subdivision Layout: *This project consists of the development of an existing lot for multi-family apartments. The total amount of units (306) conforms with the applicable density requirements of §120-541 Net Residential Area or Acreage. The proposed site will utilize subsurface utilities (water, sewer, electrical) that are located along Franklin Drive, as indicated on the Grading & Utility Plan. Proposed locations of monuments are also shown within the Plan Set.*

§120-911.B. – Sufficient Water; Water Supply: *This proposed residential development will connect to existing and available public water infrastructure along Franklin Drive. Please see the enclosed Section 7 – Utilities for the Ability to Serve determination stating that there is capacity to service this site. The overall scale of this development is not anticipated to adversely impact the overall quality or quantity of available water supply. Each proposed structure will also be sprinklered.*

§120-911.C. – Erosion & Sedimentation Control: *An Erosion & Sedimentation Control Plan has been developed for this project and is enclosed within the Plan Set.*

§120-911.D. – Sewage Disposal: *This proposed residential development will connect to proposed public sewer infrastructure that is available along Franklin Drive. Please see the enclosed documentation within Section 7 – Utilities for the Ability to Serve determination stating that there is capacity to service this site.*

§120-911.E. – Impact on Natural Beauty, Aesthetics, Historic Sites, Wildlife Habitat, Rare Natural Areas, or Public Access to the Shoreline: *The Maine Natural Areas Program (MNAP), Maine Historic Preservation Commission (MHPC), and Maine Department of Inland Fisheries & Wildlife (MDIFW) have all been consulted regarding the proposed project. Please see their review responses enclosed within this Section.*

§120-911.F. – Conformance with Land Use Ordinances: *The proposed project meets the goals of the Town of Windham's 2017 Comprehensive Plan, as the project site is located within the North Windham Growth Area. The proposed development provides a mix of uses to the parcel, and also meets the applicable dimensional and performance standards within the Town of Windham's Land Use Ordinance.*

§120-911.G. – Financial & Technical Capacity: *Please see the enclosed Section 5 – Financial & Technical Capacity demonstrating that the Applicant has sufficient financial resources to construct, operate, and maintain all aspect of the proposed development. Additionally, Section 5 contains supplemental information related to the project team assembled and their relevant history, prior experience, and qualifications for evidence that they have proficient technical knowledge to complete this project.*

§120-911.H. – Impact on Groundwater Quality or Quantity: *This proposed development will connect to available water supply provided by the Portland Water District (PWD) from the Franklin Drive extension. The proposed stormwater treatment systems treat runoff from the project site, as detailed within the Stormwater Report. As such, the proposed project is not anticipated to adversely impact the overall quality or quantity of available groundwater.*

§120-911.I. – Floodplain Management: *Please see the information provided within the enclosed Section 2 – Location & Resource Maps. The project site is not located within a*

mapped special flood hazard area, as defined by the Federal Emergency Management Agency (FEMA).

§120-911.J. – Stormwater Management: *A Stormwater Management Report has been prepared for this project and is included within the enclose Section 8 - Stormwater Management. This project required a Site Location of Development Act (SLODA) permit from the Maine Department of Environmental Protection (MDEP), and received approval from the Department.*

§120-911.K. – Conservation Subdivisions: *This Section is not applicable to this proposed project, as this development is not a conservation subdivision.*

§120-911.L. – Compliance with Timber Harvesting Rules: *There is not any timber harvesting activity proposed under the scope of this application. As such, this Section is not applicable to this proposed project.*

§120-911.M. – Traffic Conditions & Streets: *Please see the information contained within the enclosed Section 6 – Traffic Information. A Traffic Movement Permit (TMP) has been submitted to the Maine Department of Transportation (MaineDOT) for this proposed project and the common scheme surrounding the site. Based on the 11th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual, the multi-family residential component of this development is calculated to generate approximately 123 trips, 120 trips, and 123 trips during the AM, PM, and Saturday peak hours of the generator, respectively.*

§120-911.N. – Maintenance of Common Elements: *The proposed projects will remain under single ownership. The owner of the site will contract out property management and maintenance as needed to maintain common elements within the site.*

Section 10

Soils Information

Section 10 – Soils Information

A custom Soil Resource Report derived from the Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS) online tool is enclosed within the *Stormwater Report* enclosed in Section 8. This report was generated by specifying an approximate area of interest that contains the entire subject parcel area. This report also includes a Soil Map, detailing the project boundary in accordance with the existing soil classifications within and around the property.

Additionally, a soils narrative report was performed by Mark Hampton Associates, Inc., on December 10, 2022. This Class-B High Intensity Soil Survey includes soil survey boundaries and test pit information, in accordance with the Maine Association of Professional Soil Scientists and the Maine Board of Certification of Geologists and Soil Scientists. The narrative report and map is also enclosed within this Section.

The Applicant has also retained S.W. Cole to provide geotechnical services. All field work has been conducted to gain subsurface information on the site, consisting of test borings explorations, soils laboratory testing, a geotechnical analysis of the subsurface findings, and the preparation of their report. Please see the Geotechnical report also enclosed within this Section.

Legend for Soil Maps

1. Drainage Class

Excessively Well Drained	EWD
Well Drained	WD
Moderately Well Drained	MWD
Somewhat Poorly Drained	SPD
Poorly Drained	PD
Very Poorly Drained	VPD

2. Slope Designation

0-3%	A
3-8%	B
8-15%	C
15-25%	D
>25%	E

3. Note: High Intensity Soil Survey has been prepared by Mark Hampton Associates, Inc. in accordance with the standards adopted by the Maine Association of Professional Soil Scientists, and the Maine Board of Certification of Geologists and Soil Scientists.

MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

7314

Franklin Drive
Windham, ME
Jay Wise

Soil Narrative Report

DATE:	Soil Profiles observed on December 10, 2022
BASE MAP:	Base plan provided by BH2M Scale 1 inch equals 100 feet and one foot contours.
GROUND CONTROL:	Soil survey boundaries located by Mark Hampton Associates, Inc. for Class B Soil Survey

Class B-High Intensity Soil Survey (Minimum Standards)

Mapping units of 1 acre or less.
Scale of 1"= 200 feet or larger.
Up to 25% inclusions in mapping units of which no more than 15% may be dissimilar soils.
Ground Control – test pits located by means of compass by chaining, pacing, or taping from known survey control points
Base Map –5 foot contour intervals

Provided:

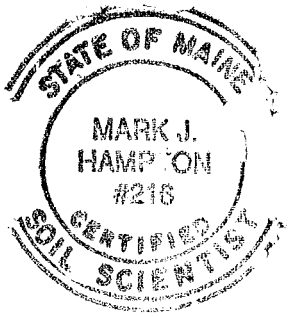
Mapping units of 1 acre or less
Base map scale of 1"= 100 feet.
Up to 25 percent inclusions in mapping units of which no more than 15 percent is dissimilar soils.
Baseline information and test pits located by pacing and taping from know survey control points.
Ground topographic survey with two foot contours and ground control provided.

P.O. BOX 1931 • PORTLAND, ME 04104-1931 • 207-756-2900 • mhampto1@maine.rr.com

The accompanying soil profile descriptions, soil map, and this soil narrative report were done in accordance with the standards adopted by the Maine Association of Professional Soil Scientists, and the Maine Board of Certification of Geologists and Soil Scientists.

C.S.S. #216, L.S.E. #263 12/12/22

Mark J. Hampton Date



MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

7314

Franklin Dive
Windham, ME
Jay Wise

Adams
(Typic Haplorthods)

SETTING

PARENT MATERIAL:	Derived from glacial-fluvial, glacio-lacustrine sand.
LANDFORM:	Outwash plains, deltas, and terraces
POSITION IN LANDSCAPE:	Sidehill, shoulders and plains
SLOPE GRADIENT RANGES:	(A) 0-3%

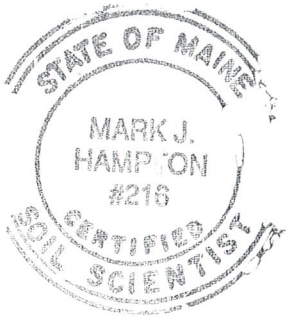
COMPOSITION AND SOIL CHARACTERISTICS

DRAINAGE CLASS: Well drained. Depth to seasonal high watertable greater than 4 feet throughout the year.

TYPICAL PROFILE:

Surface Layer:	Dark Brown loamy sand, 0-8"
Subsurface Layer:	Red Brown loamy sand, 8-20"
Subsoil Layer:	Yellow-brown loamy sand, 20-30"
Substratum:	Gray-brown sand, 30-72"

HYDROLOGIC GROUP:	Group A
SURFACE RUNOFF:	Very slow to medium
PERMEABILITY:	Rapid or very rapid
DEPTH TO BEDROCK:	Greater than 65 inches
HAZARD TO FLOODING:	None



INCLUSIONS

(Within Mapping Unit)

CONTRASTING: Croghan

USE AND MANAGEMENT

DEVELOPEMENT: There are no limiting factors for building site development.

MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

7314

Franklin Drive
Windham, ME
Jay Wise

Croghan
(Aquic Haplorthods)

SETTING

PARENT MATERIAL:	Derived from outwash and deltaic sandy deposits.
LANDFORM:	Outwash plains, deltas, and terraces
POSITION IN LANDSCAPE:	Sidehill, shoulders and plains
SLOPE GRADIENT RANGES:	(B) 3-8%, (E) >25%

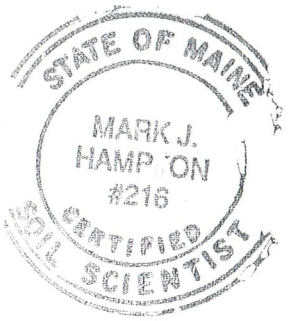
COMPOSITION AND SOIL CHARACTERISTICS

DRAINAGE CLASS: Moderately well drained Depth to seasonal high watertable ranges from 1.5 to 2.0 feet below the surface at some time from November to May.

TYPICAL PROFILE:

Surface Layer:	Dark Brown fine sand, 0-7"
Subsurface Layer:	Reddish brown sand, 7-16"
Subsoil Layer:	Brown sand, 16-32"
Substratum:	Gray sand, 32-65"

HYDROLOGIC GROUP:	Group B
SURFACE RUNOFF:	Moderately rapid to rapid
PERMEABILITY:	Rapid or very rapid
DEPTH TO BEDROCK:	Greater than 65 inches
HAZARD TO FLOODING:	None



INCLUSIONS
(Within Mapping Unit)

CONTRASTING: Croghan, Sebago

USE AND MANAGEMENT

DEVELOPMENT: The limiting factor for building site development is wetness due to the presence of a high watertable for a portion of the year. Proper foundation drainage or site modification is recommended.

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SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

7314

Franklin Drive
Windham, ME
Jay Wise

Sebago
(Fibric Haplohemists)

SETTING

PARENT MATERIAL:	Derived in woody and organic deposits
LANDFORM:	Bogs and swamps
POSITION IN LANDSCAPE:	Lower positions on landform
SLOPE GRADIENT RANGES:	(A) 0-3%

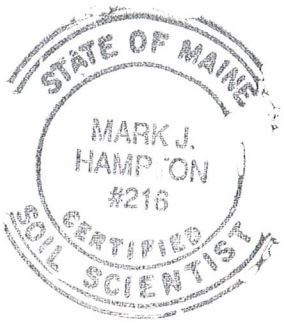
COMPOSITION AND SOIL CHARACTERISTICS

DRAINAGE CLASS: Very poorly drained with an apparent watertable from 0.0 to 1.0 feet below the surface at some time from October to May or during periods of heavy precipitation.

TYPICAL PROFILE:

Surface Layer:	Black organic material, 0-50"
Subsurface Layer:	Gray sandy loam, firm
Subsoil Layer:	
Substratum:	

HYDROLOGIC GROUP:	Group D
SURFACE RUNOFF:	Low or surface ponded
PERMEABILITY:	Moderately rapid in the organic horizons
DEPTH TO BEDROCK:	Greater than 65 inches
HAZARD TO FLOODING:	Possible to likely



INCLUSIONS

(Within Mapping Unit)

CONTRASTING: Croghan

USE AND MANAGEMENT

Development: The limiting factor for building site development is severe water due to the presence of a high watertable for a portion of the year. This soil is hydric and would be considered wetland.

7314

FORM F (SS1) Rev. 7/21

SOIL PROFILE / CLASSIFICATION INFORMATION

SOIL SCIENTIST DESCRIPTION OF SOIL CONDITIONS AT PROJECT SITES

Project Name:	Applicant Name:	Project Location (municipality):
Franklin Drive	Jay Wise	Windham

Exploration Symbol # SS-1 ☐ Test Pit ☒ Boring ☐ Probe

0 " Organic horizon thickness Ground surface elev. ____

____ " Depth: ☒ of exploration, or ☐ to refusal

Depth below mineral soil horizon (inches)

Horizon	Color	Texture	Structure	Consistence	Redox
O/E	Dark Brown	Loamy Sand	Weak Blocky	Very Friable	
Bh	Red Brown	Loamy Sand	Weak Sub Ang Blocky	Friable	
Bs	Yellow Brown	Sand	Fine Grandu	Friable	
C1	Brown	Sand	Single Grain	Loose	None Noted

Soil Details

Soil Series/Phase Name: Adams

Limiting Factor: >48 " Depth ☐ Groundwater ☐ Restrictive Layer ☐ Bedrock

Drainage Class: ☐ ED ☐ SED ☒ WD ☐ MWD ☐ SPD ☐ PD ☐ VPD

Slope: 3 Percent

Hydric Soil: ☒ No ☐ Yes

Hydrologic Soil Group:

Exploration Symbol # SS-2 ☐ Test Pit ☒ Boring ☐ Probe

____ " Organic horizon thickness Ground surface elev. ____

____ " Depth: ☒ of exploration, or ☐ to refusal

Depth below mineral soil horizon (inches)

Horizon	Color	Texture	Structure	Consistence	Redox
O/E	Dark Brown	Fine Sand	Weak Angular	Very Friable	
Bh	Brown	Sand	Sub Ang Blocky	Friable	
Bs	Yellow Brown	Fine Sand	Weak Sub Ang Blocky	Friable	Common and Distinct
C	Pale Brown	Sand	Single Grain	Friable	

Soil Details

Soil Series/Phase Name: Croghan

Limiting Factor: 17 " Depth ☒ Groundwater ☐ Restrictive Layer ☐ Bedrock

Drainage Class: ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD

Slope: 30 Percent

Hydric Soil: ☒ No ☐ Yes

Hydrologic Soil Group:

Exploration Symbol # SS-3 ☐ Test Pit ☒ Boring ☐ Probe

____ " Organic horizon thickness Ground surface elev. ____

____ " Depth: ☒ of exploration, or ☐ to refusal

Depth below mineral soil horizon (inches)

Horizon	Color	Texture	Structure	Consistence	Redox
O/E	Dark Brown	Loamy Sand	Fine Grandul	Friable	
Bh	Red Brown	Fine Sand	Weak Sub Ang Blocky	Friable	
Bs	Tan	Fine Sand	Loose	Friable	Common and Distinct
C	Brown	Fine Sand	Single Grain	Friable	

Soil Details

Soil Series/Phase Name: Croghan

Limiting Factor: 16 " Depth ☒ Groundwater ☐ Restrictive Layer ☐ Bedrock

Drainage Class: ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD

Slope: 32 Percent

Hydric Soil: ☒ No ☐ Yes

Hydrologic Soil Group:

Exploration Symbol # SS-4 ☐ Test Pit ☒ Boring ☐ Probe

____ " Organic horizon thickness Ground surface elev. ____

____ " Depth: ☐ of exploration, or ☐ to refusal

Depth below mineral soil horizon (inches)

Horizon	Color	Texture	Structure	Consistence	Redox
O/E	Dark Brown	Loamy Sand	Grand	Friable	
Bh	Red Brown	Loamy Sand	Fine Grandul	Friable	
Bs	Tan	Fine Sand	Fine Grandul	Friable	Common and Distinct
C	Brown	Fine Sand	Grand	Friable	

Soil Details

Soil Series/Phase Name: Croghan

Limiting Factor: 18 " Depth ☒ Groundwater ☐ Restrictive Layer ☐ Bedrock

Drainage Class: ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD

Slope: 0 Percent

Hydric Soil: ☒ No ☐ Yes

Hydrologic Soil Group:

SOIL SCIENTIST INFORMATION AND SIGNATURE

Mark J. Hampton
Signature

Mark J. Hampton
Name Printed

12/10/2022
Date

216
SS License No.

STATE OF MAINE
MARK J. HAMPTON
#216
CERTIFIED SOIL SCIENTIST

Affix professional seal

7314

FORM F (SS1) Rev. 7/21

SOIL PROFILE / CLASSIFICATION INFORMATION

SOIL SCIENTIST DESCRIPTION OF SOIL CONDITIONS AT PROJECT SITES

Project Name:	Applicant Name:	Project Location (municipality):
Franklin Drive	Jay Wise	Windham

Exploration Symbol # SS-5

☐ Test Pit ☒ Boring ☐ Probe

0 " Organic horizon thickness Ground surface elev. _____

_____ " Depth: ☒ of exploration, or ☐ to refusal

Depth below mineral soil horizon (inches)

Horizon	Color	Texture	Structure	Consistence	Redox
O/E1	Black	Mucky Peat	Fibrous	Massive	Common and Distinct
O/E2	Black	Mucky Peat	Fibrous	Massive	
Oi	Dark Gray	Peat	Fibrous	Massive	

Soil Details

Soil Series/Phase Name:	Limiting Factor	Drainage Class	Slope	Hydric Soil	Hydrologic
Sebago	0 " Depth ☒ Groundwater ☐ Restrictive Layer ☐ Bedrock	☐ ED ☐ SED ☐ WD ☐ MWD ☐ SPD ☐ PD ☒ VPD	2 Percent	☐ No ☒ Yes	Soil Group

Exploration Symbol # SS-6

☐ Test Pit ☒ Boring ☐ Probe

_____ " Organic horizon thickness Ground surface elev. _____

_____ " Depth: ☒ of exploration, or ☐ to refusal

Depth below mineral soil horizon (inches)

Horizon	Color	Texture	Structure	Consistence	Redox
O/E	Dark Brown	Fine Sand	Weak Angular	Very Friable	
Bh	Brown	Sand	Sub Ang Blocky	Friable	
Bs	Yellow Brown	Fine Sand	Weak Sub Ang Blocky	Friable	Common and Distinct
C	Pale Brown	Sand	Single Grain	Friable	

Soil Details

Soil Series/Phase Name:	Limiting Factor	Drainage Class	Slope	Hydric Soil	Hydrologic
Croghan	17 " Depth ☒ Groundwater ☐ Restrictive Layer ☐ Bedrock	☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD	30 Percent	☒ No ☐ Yes	Soil Group

Exploration Symbol # SS-7

☐ Test Pit ☒ Boring ☐ Probe

_____ " Organic horizon thickness Ground surface elev. _____

_____ " Depth: ☒ of exploration, or ☐ to refusal

Depth below mineral soil horizon (inches)

Horizon	Color	Texture	Structure	Consistence	Redox
O/E	Dark Brown	Loamy Sand	Fine Grandul	Friable	
Bh	Red Brown	Fine Sand	Weak Sub Ang Blocky	Friable	
Bs	Tan	Fine Sand	Loose	Friable	Common and Distinct
C	Brown	Fine Sand	Single Grain	Friable	

Soil Details

Soil Series/Phase Name:	Limiting Factor	Drainage Class	Slope	Hydric Soil	Hydrologic
Croghan	16 " Depth ☒ Groundwater ☐ Restrictive Layer ☐ Bedrock	☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD	8 Percent	☒ No ☐ Yes	Soil Group

Exploration Symbol # SS-8

☐ Test Pit ☒ Boring ☐ Probe

_____ " Organic horizon thickness Ground surface elev. _____

_____ " Depth: ☐ of exploration, or ☐ to refusal

Depth below mineral soil horizon (inches)

Horizon	Color	Texture	Structure	Consistence	Redox
O/E1	Black	Mucky Peat	Fibrous	Massive	Common and Distinct
O/E2	Black	Mucky Peat	Fibrous	Massive	
Oi	Brown	Peat	Fibrous	Massive	

Soil Details

Soil Series/Phase Name:	Limiting Factor	Drainage Class	Slope	Hydric Soil	Hydrologic
Sebago	0 " Depth ☒ Groundwater ☐ Restrictive Layer ☐ Bedrock	☐ ED ☐ SED ☐ WD ☐ MWD ☐ SPD ☐ PD ☒ VPD	0 Percent	☐ No ☒ Yes	Soil Group

SOIL SCIENTIST INFORMATION AND SIGNATURE

Signature

Mark J. Hampton
Name Printed

12/10/2022
Date

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MARK J. HAMPTON
#216
SOIL SCIENTIST
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PAGE ____ OF ____ FORM F (SS1) Rev. 7/21

SOIL PROFILE / CLASSIFICATION INFORMATION

SOIL SCIENTIST DESCRIPTION OF SOIL CONDITIONS AT PROJECT SITES

Project Name:	Applicant Name:	Project Location (municipality):
Franklin Drive	Jay Wise	Windham

Exploration Symbol # SS-9 ☐ Test Pit ☒ Boring ☐ Probe

0 " Organic horizon thickness Ground surface elev. ____

____ " Depth: ☒ of exploration, or ☐ to refusal

Depth below mineral soil horizon (inches)

Horizon	Color	Texture	Structure	Consistence	Redox
O/E	Dark Brown	Fine Sand	Weak Ang	Very Friable	
Bhs	Red Brown	Sand	Sub Ang Blocky	Friable	
Bs	Yellow Brown	Fine Sand	Weak Sub Ang Blocky	Friable	Common and Distinct
C	Pale Brown	Sand	Single Grain	Friable	

Soil Details

Soil Series/Phase Name: Croghan

Limiting Factor: 15 " Depth ☒ Groundwater ☐ Restrictive Layer ☐ Bedrock

Drainage Class: ☐ ED ☐ SED ☐ WD ☒ MWD ☐ SPD ☐ PD ☐ VPD

Slope: 28 Percent

Hydric Soil: ☒ No ☐ Yes

Hydrologic Soil Group:

Exploration Symbol # ____ ☐ Test Pit ☐ Boring ☐ Probe

____ " Organic horizon thickness Ground surface elev. ____

____ " Depth: ☐ of exploration, or ☐ to refusal

Depth below mineral soil horizon (inches)

Horizon	Color	Texture	Structure	Consistence	Redox

Soil Details

Soil Series/Phase Name:

Limiting Factor: " Depth ☐ Groundwater ☐ Restrictive Layer ☐ Bedrock

Drainage Class: ☐ ED ☐ SED ☐ WD ☐ MWD ☐ SPD ☐ PD ☐ VPD

Slope: Percent

Hydric Soil: ☐ No ☐ Yes

Hydrologic Soil Group:

Exploration Symbol # ____ ☐ Test Pit ☐ Boring ☐ Probe

____ " Organic horizon thickness Ground surface elev. ____

____ " Depth: ☐ of exploration, or ☐ to refusal

Depth below mineral soil horizon (inches)

Horizon	Color	Texture	Structure	Consistence	Redox

Soil Details

Soil Series/Phase Name:

Limiting Factor: " Depth ☐ Groundwater ☐ Restrictive Layer ☐ Bedrock

Drainage Class: ☐ ED ☐ SED ☐ WD ☐ MWD ☐ SPD ☐ PD ☐ VPD

Slope: Percent

Hydric Soil: ☐ No ☐ Yes

Hydrologic Soil Group:

Exploration Symbol # ____ ☐ Test Pit ☐ Boring ☐ Probe

____ " Organic horizon thickness Ground surface elev. ____

____ " Depth: ☐ of exploration, or ☐ to refusal

Depth below mineral soil horizon (inches)

Horizon	Color	Texture	Structure	Consistence	Redox

Soil Details

Soil Series/Phase Name:

Limiting Factor: " Depth ☐ Groundwater ☐ Restrictive Layer ☒ Bedrock

Drainage Class: ☐ ED ☐ SED ☐ WD ☐ MWD ☐ SPD ☐ PD ☐ VPD

Slope: Percent

Hydric Soil: ☐ No ☒ Yes

Hydrologic Soil Group:

STATE OF MAINE MARK J. HAMPTON #216 CERTIFIED SOIL SCIENTIST

SOIL SCIENTIST INFORMATION AND SIGNATURE

Signature

12/10/2022
Date

Mark J. Hampton
Name Printed

216
SS License No.

affix professional seal



LEGEND

EXISTING	DESCRIPTION
	PROPERTY LINE/R.O.W.
	ABUTTER LINE/R.O.W.
	SETBACK
	SOILS
BM-1	BENCHMARK
TP-1	TEST PIT
	EDGE OF WETLAND
	WETLANDS
	EDGE PAVEMENT
	EDGE OF GRAVEL
	EDGE OF WATER
	TREELINE
120 118	CONTOURS
	DECIDUOUS TREE
	CONIFEROUS TREE

SOIL LEGEND

SYMBOL	SOIL SERIES	PHASE	SLOPE	HSG	DRAINAGE CLASS
AdA	ADAMS	LOAMY SAND	3-8%	A	WELL DRAINED
CrB	CROGHAN	FINE SAND	3-8%	B	MODERATELY WELL DRAINED
CrB	CROGHAN	FINE SAND	>25%	B	MODERATELY WELL DRAINED
SpA	SEBAGO	MUCKY PEAT	0-3%	D	VERY POORLY DRAINED

1. DRAINAGE CLASS

EXCESSIVELY WELL DRAINED	EWD
WELL DRAINED	WD
MODERATELY WELL DRAINED	MWD
SOMEWHAT POORLY DRAINED	SPD
POORLY DRAINED	PD
VERY POORLY DRAINED	VPD

2. SLOPE DESIGNATION

0-3%	A
3-8%	B
8-15%	C
15-25%	D
>25%	E

NOTE:

THIS CLASS 'B' HIGH INTENSITY SOIL MAP CONFORMS TO THE GUIDELINES FOR MAINE CERTIFIED SOIL SCIENTISTS FOR SOIL IDENTIFICATION AND MAPPING, DATED MARCH 2009 FOR CLASS ' ' HIGH INTENSITY SOIL SURVEYS. THE SOIL MAP UNITS AS DEPICTED WERE IN PART INFLUENCED BY THE INTENDED USE FOR A MULTI-FAMILY HOUSING, A HOTEL AND A SOLAR FARM AND THE SOILS WHICH WERE NON-LIMITING FOR ONE USE MAY BE CONSIDERED LIMITING FOR ANOTHER USE. THEREFORE, THIS CLASS 'B' HIGH INTENSITY SOIL MAP MAY NOT BE ADEQUATE FOR ANOTHER USE. (REFER TO SOIL PROFILE DESCRIPTIONS.) THIS SOIL MAP IS BASED UPON THE SOIL NARRATIVE REPORT DATED DECEMBER 10, 2022 PREPARED BY MARK HAMPTON ASSOCIATES, INC.

STATE OF MAINE
MARK J. HAMPTON
#216
CERTIFIED
SOIL SCIENTIST

MARK J. HAMPTON, L.S.E., C.S.S.
LICENSED SOIL SCIENTIST # 216

OCTOBER 28, 2025
DATE

GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
1 INCH = 80 FT.

PROGRESS PRINT

REV.	BY	DATE	STATUS
A	RAM	10/28/2025	CREATE SOILS MAP

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

CLASS 'B' HIGH INTENSITY SOIL MAP
OF:
FRANKLIN DRIVE SUBDIVISION
20 FRANKLIN DRIVE
WINDHAM, ME 04062
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" = 80'
PROJECT	230411-01

SHEET 2 OF 2

F:\Projects\23000\230411-01\DWG\Design\230411-01 SOILS.dwg - 10/31/2025 3:12 PM - SHELLY STACEY

230411-01 SOILS.dwg, TAB-soils map

REPORT

24-1227 S

June 24, 2025

Explorations and Geotechnical Engineering Services

Proposed Multi-Unit Housing Development
Franklin Drive
Windham, Maine

Prepared For:
New Gen Hospitality Mangement LLC
Attention: Suresh Gali
50 Maine Mall Road
South Portland, ME 04106

Prepared By:
S. W. Cole Engineering, Inc.
286 Portland Road
Gray, ME 04039
T: 207-657-2866

TABLE OF CONTENTS

1.0 INTRODUCTION 1
1.1 Scope and Purpose 1
1.2 Site and Proposed Construction 1
2.0 EXPLORATION AND TESTING 2
2.1 Explorations 2
2.2 Field Testing 2
2.3 Laboratory Testing 3
3.0 SUBSURFACE CONDITIONS 3
3.1 Soil and Bedrock 3
3.2 Groundwater 4
4.0 EVALUATION AND RECOMMENDATIONS 4
4.1 General Findings 4
4.2 Site and Subgrade Preparation 5
4.3 Excavation and Dewatering 6
4.4 Foundations 6
4.5 Foundation Drainage 7
4.6 Slab-On-Grade 7
4.7 Entrance Slabs and Sidewalks 8
4.8 Fill, Backfill and Compaction 8
4.9 Weather Considerations 9
4.10 Paved Areas 10
4.11 Design Review and Construction Testing 10
5.0 CLOSURE 11

Appendix A Limitations
Appendix B Figures
Appendix C Exploration Logs & Key
Appendix D Laboratory Test Results

24-1227 S

June 24, 2025

New Gen Hospitality Management LLC
Attention: Suresh Gali
50 Maine Mall Road
South Portland, ME 04106

Subject: Explorations and Geotechnical Engineering Services
Proposed Housing Development
Franklin Drive
Windham

Dear Suresh:

In accordance with our Revised Proposal, dated January 2, 2025, we have performed subsurface explorations for the subject project. This report summarizes our findings and geotechnical recommendations and its contents are subject to the limitations set forth in Appendix A.

1.0 INTRODUCTION

1.1 Scope and Purpose

The purpose of our services was to obtain subsurface information at the site in order to develop geotechnical recommendations relative to foundations, earthwork, and pavement associated with the proposed construction. Our scope of services included test boring and test pit explorations, soils laboratory testing, a geotechnical analysis of the subsurface findings, and preparation of this report.

1.2 Site and Proposed Construction

The site is located on the northerly side of the Franklin Drive cul-de-sac in Windham, Maine and is comprised of a combination of undeveloped cleared and wooded areas. We understand the existing cleared portion of the site were previously used as an aircraft landing strip. Existing grades are relatively flat across the site, ranging from approximately elevation 318 to 327 feet (project datum). Beyond the relatively flat

areas, the site slopes down steeply to the north and northeast toward an adjacent low laying wet area at approximately elevation 300 feet.

We understand development plans include two new L-shaped, four-story, on-grade housing buildings. We anticipate the buildings will be relatively lightweight wood-framed or light-gauge steel construction. We understand the buildings will have finish floor elevations of 325 feet, requiring tapered grade-raise fills approaching 8 feet and tapered cuts approaching 1 foot. Paved parking and access drive areas are proposed around the buildings. We understand a subsurface stormwater infiltration system is proposed between the buildings, underlying a paved parking area.

Proposed and existing site features are shown on the "Exploration Location Plan" attached in Appendix B.

2.0 EXPLORATION AND TESTING

2.1 Explorations

Eight test borings (B-101 through B-108) and three test pits (TP-102 through TP-103) were made at the site on April 23 through 28, 2025 by Seaboard Drilling, LLC working under subcontract to S. W. Cole Engineering, Inc. (S.W.COLE). Cone Penetration Testing was planned as part of the subsurface exploration program but were changed to test borings due to the relatively dense granular soils encountered at the site.

The test boring and test pit locations were selected by S.W.COLE. The location of test pit TP-101 was selected by Sebago Technics, Inc. The explorations were established in the field by S. W. Cole Engineering, Inc. (S.W.COLE) using GPS methods. The approximate exploration locations are shown on the "Exploration Location Plan" attached in Appendix B. Logs of the explorations and a key to the notes and symbols used on the logs are attached in Appendix C. The elevations shown on the logs were estimated based on topographic information shown on the "Exploration Location Plan".

2.2 Field Testing

The test borings were drilled using a combination of hollow stem auger and cased wash-boring techniques. The soils were sampled at 2 to 5 foot intervals using a split

spoon sampler and Standard Penetration Testing (SPT) methods. SPT blow counts are shown on the logs.

Field infiltration testing was performed using a Guelph Permeameter in test pit TP-101. These test results are shown on the attached test pit log.

2.3 Laboratory Testing

Soil samples obtained from the explorations were returned to our laboratory for further classification and testing. Moisture content test results are noted on the logs. The results of two grain size analyses are attached in Appendix D.

3.0 SUBSURFACE CONDITIONS

3.1 Soil and Bedrock

Underlying a surficial layer of forest duff, topsoil, and organics, the explorations encountered a soils profile generally consisting of uncontrolled fill overlying native glacial outwash sands. The principal soils encountered at the explorations are summarized below. Not all of the strata were encountered at each exploration; refer to the attached boring logs for more detailed subsurface information.

Uncontrolled Fill: Underlying a surficial layer of organics, borings B-106 and B-107 and test pits TP-101, TP-102, and TP-103 encountered uncontrolled fill extending to a depth of up to about 2 feet below existing ground surface (bgs). The uncontrolled fill consisted of loose dark brown and gray-brown silt sand or silt and sand with organics.

Glacial Outwash: Underlying a surficial layer of organics and the uncontrolled fill, where encountered, the explorations encountered native glacial outwash deposits generally consisting of an upper layer of medium dense to very dense sand with varying portions of silt, gravel, cobbles, and boulders, transitioning to underlying layers of loose to medium dense sand with varying portions of silt and gravel and silt with varying portions of sand. The borings were terminated in the glacial outwash deposits at depths ranging from 22 to 62 feet bgs

Bedrock: Bedrock was not encountered within the depths explored in the explorations.

3.2 Groundwater

Saturated soils were encountered in some of the borings at depths ranging from about 20 to 35 feet bgs. Long term groundwater information is not available. It should be anticipated that groundwater levels will fluctuate, particularly in response to periods of snowmelt and precipitation, changes in site use, and the water level of the adjacent low laying wet area.

4.0 EVALUATION AND RECOMMENDATIONS

4.1 General Findings

Based on the subsurface findings, the proposed construction appears feasible from a geotechnical standpoint. The principle geotechnical considerations include:

- Uncontrolled fills with organics were encountered to depths of up to about 2 feet bgs within the proposed building footprints and paved areas. Considering prior airstrip development at the site and prior developments adjacent to the site, we anticipate other areas of uncontrolled fill and debris may be present across the site which may not become evident until construction. We recommend all existing organics, debris, fill, and loose and disturbed soils be removed from beneath the proposed building and paved areas to expose the underlying undisturbed, non-organic, native sand. Overexcavations should be backfilled with compacted Granular Borrow.

- Following removal and replacement of unsuitable soils, spread footing foundations and a slab-on-grade floors bearing on properly prepared subgrades appear suitable for the proposed building. Footings should bear on 3-inches of compacted Crushed Stone overlying undisturbed native non-organic soils. On-grade floor slabs should bear on at least 12-inches of properly compacted Structural Fill overlying properly prepared subgrades.

- Subgrades across the site will consist of sands with varying portions of silt, gravel, cobbles, and boulders.. Earthwork and grading activities should occur during drier, non-freezing weather of Spring, Summer and Fall. Excavation of bearing surfaces should be completed with a smooth-edged bucket to lessen subgrade disturbance.

- The contractor should anticipate encountering frequent cobbles and boulders during excavation which may require premium handling and disposal.

4.2 Site and Subgrade Preparation

We recommend that site preparation begin with the construction of an erosion control system to protect adjacent drainage ways and areas outside the construction limits. Surficial organics, roots and topsoil should be completely removed from areas of proposed fill and construction. As much vegetation as possible should remain outside the construction areas to lessen the potential for erosion and site disturbance.

As discussed, uncontrolled fill was encountered in borings B-106 and B-107 and test pits TP-101, TP-102, and TP-103. We anticipate the uncontrolled fill extends below the cleared portion of the site, where the prior airstrip was located. Considering the prior development at and adjacent to the site, we anticipate other areas of uncontrolled fill may be present across the site which may not become evident until construction. We recommend existing organics, debris, uncontrolled fills, and loose and disturbed soils be entirely removed from beneath the proposed building footprints and paved areas to expose the underlying undisturbed, non-organic, native sand. The extent of removal should extend 1 foot laterally outward from outside edge of perimeter footings and edge of paved areas for every 1-foot of excavation depth (1H:1V bearing splay). Overexcavations should be backfilled with compacted Granular Borrow.

Beneath paved areas, subgrades should be proof-compacted with several passes of a 10-ton vibratory roller compactor. Areas that become soft our yielding after proof-compaction should be removed and replaced with compacted Granular Borrow.

We recommend that footings be excavated using a smooth-edged bucket and that footings be underlain by at least 3 inches of Crushed Stone overlying undisturbed non-organic native soils, or overlying compacted Granular Borrow use to raise grades above undisturbed non-organic native soils. We recommend floor slabs be underlain by at least 12 inches of compacted Structural Fill overlying properly prepared subgrades. Boulders which extend above foundation subgrade should be remove and backfilled with compacted Granular Borrow.

4.3 Excavation and Dewatering

Excavation work will generally encounter areas of uncontrolled fill overlying native deposits of gravelly sand with cobbles and boulders. Care must be exercised during construction to limit disturbance of the bearing soils. Earthwork and grading activities should occur during drier, non-freezing weather of Spring, Summer and Fall. Final cuts to subgrade should be performed with a smooth-edged bucket to help reduce strength loss from soil disturbance.

Frequent cobbles and boulders may be encountered during excavation which will require special handling and disposal of. Large boulders may need to be processed down with hydraulic hoe-ramming.

Vibrations from construction should be controlled below threshold limits of 0.5 in/sec for structures, water supply wells and infrastructure within 500 feet of the project site. More restrictive vibration limits may be warranted in specific cases with sensitive equipment, historic structures or artifacts on-site or within close proximity.

Sumping and pumping dewatering techniques should be adequate to control groundwater in shallow excavations. Controlling the water levels to at least one foot below planned excavation depths will help stabilize subgrades during construction. Excavations must be properly shored or sloped in accordance with OSHA Regulations to prevent sloughing and caving of the sidewalls during construction. Care must be taken to preclude undermining adjacent structures, utilities and roadways. The design and planning of excavations, excavation support systems, and dewatering is the responsibility of the contractor.

4.4 Foundations

We recommend the proposed building be supported on spread footings founded on at least 3-inches of compacted Crushed Stone overlying undisturbed, non-organic, native soils, or overlying compacted Granular Borrow used to raise grades above non-organic native soils. For foundations bearing on properly prepared subgrades, we recommend the following geotechnical parameters for design consideration:

Geotechnical Parameters for Spread Footings and Foundation Walls	
Design Frost Depth (100 year AFI)	4.5 feet
Net Allowable Soil Bearing Pressure	3.0 ksf
Base Friction Factor	0.35
Total Unit Weight of Backfill	125 pcf
At-Rest Lateral Earth Pressure Coefficient	0.5
Internal Friction Angle of Backfill	30°
Seismic Soil Site Class	D (IBC 2021)
Estimated Total Settlement	1-inch
Differential Settlement	½-inch

4.5 Foundation Drainage

The subsurface explorations encountered free-draining granular soils and a relatively deep groundwater level. Considering the subsurface findings, a perimeter building foundation underdrain is not required from a geotechnical standpoint.

4.6 Slab-On-Grade

On-grade floor slabs in heated areas may be designed using a subgrade reaction modulus of 100 pci (pounds per cubic inch) provided the slab is underlain by at least 12-inches of compacted Structural Fill placed over properly prepared subgrades. The structural engineer or concrete consultant must design steel reinforcing and joint spacing appropriate to slab thickness and function, as well as cracking and curling.

We recommend a sub-slab vapor retarder particularly in areas of the building where the concrete slab will be covered with an impermeable surface treatment or floor covering that may be sensitive to moisture vapors. The vapor retarder must have a permeance that is less than the floor cover or surface treatment that is applied to the slab. The vapor retarder must have sufficient durability to withstand direct contact with the sub-slab base material and construction activity. The vapor retarder material should be placed according to the manufacturer's recommended method, including the taping and lapping of all joints and wall connections. The architect and/or flooring consultant should select the vapor retarder products compatible with flooring and adhesive materials.

The floor slab should be appropriately cured using moisture retention methods after casting. Typical floor slab curing methods should be used for at least 7 days. The architect or flooring consultant should assign curing methods consistent with current

applicable American Concrete Institute (ACI) procedures with consideration of curing method compatibility to proposed surface treatments, flooring and adhesive materials.

4.7 Entrance Slabs and Sidewalks

Entrance slabs and sidewalks adjacent to the building must be designed to reduce the effects of differential frost action between adjacent pavement, doorways, and entrances. We recommend that non-frost susceptible Structural Fill be provided to a depth of at least 4.5 feet below the top of entrance slabs. This thickness of Structural Fill should extend the full footprint of the entrance slab, thereafter transitioning up to the bottom of the adjacent sidewalk or pavement gravels at a 3H:1V or flatter slope. General details of this frost transition zone are shown on the "Foundation Detail Sketch" attached in Appendix B.

4.8 Fill, Backfill and Compaction

We recommend the following fill and backfill materials: recycled products must also be tested in accordance with applicable environmental regulations and approved by a qualified environmental consultant.

Common Borrow: Fill to raise grades in landscape areas should be non-organic compactable earth meeting the requirements of 2020 MaineDOT Standard Specification 703.18 Common Borrow.

Granular Borrow: Fill to raise grades in building and paved areas, as well as to repair soft areas, should be sand meeting the requirements of 2020 MaineDOT Standard Specification 703.19 Granular Borrow.

Structural Fill: Backfill for foundations, slab base material, and material below exterior entrances slabs should be clean, non-frost susceptible sand and gravel meeting the gradation requirements for Structural Fill as given below:

Structural Fill	
Sieve Size	**Percent Finer by Weight**
4 inch	100
3 inch	90 to 100
¼ inch	25 to 90
No. 40	0 to 30
No. 200	0 to 6

Crushed Stone: Crushed Stone, used beneath foundations, should be washed ¾-inch crushed stone meeting the requirements of 2020 MaineDOT Standard Specification 703.13 Crushed Stone ¾-Inch.

Reuse of Site Soils: The on-site native sand and gravel soils appear suitable for reuse as Granular Borrow provided they are free of organics and deleterious materials, particles larger than 12-inches are culled out, and they are a compactable moisture content at the time of reuse. We anticipate screening out of oversized particles would be required for reuse.

Placement and Compaction: Fill should be placed in horizontal lifts and compacted such that the desired density is achieved throughout the lift thickness with 3 to 5 passes of the compaction equipment. Loose lift thicknesses for grading, fill and backfill activities should not exceed 12 inches. We recommend that fill and backfill in building and paved areas be compacted to at least 95 percent of its maximum dry density as determined by ASTM D-1557. Crushed Stone should be compacted with 3 to 5 passes of a vibratory plate compactor having a static weight of at least 500 pounds.

4.9 Weather Considerations

Construction activity should be limited during wet and freezing weather and the site soils may require drying or thawing before construction activities may continue. The contractor should anticipate the need for water to temper fills in order to facilitate compaction during dry weather. If construction takes place during cold weather, subgrades, foundations and floor slabs must be protected during freezing conditions. Concrete and fill must not be placed on frozen soil; and once placed, the concrete and soil beneath the structure must be protected from freezing.

4.10 Paved Areas

We anticipate paved areas will be subjected primarily to passenger vehicle and light delivery truck traffic with occasional heavy delivery truck traffic. Considering the site soils, and proposed usage, we offer the following pavement section for consideration.

FLEXIBLE (HMA) PAVEMENT SECTION – 2020 MaineDOT Standard Specs	
Pavement Layer	**Material Thickness**
MaineDOT 9.5 mm Hot Mix Asphalt	1 ½ inches
MaineDOT 19.0 mm Hot Mix Asphalt	2 ½ inches
MaineDOT 703.06 Aggregate Base Type A	3 inches
MaineDOT 703.06 Aggregate Subbase Type D	15 inches

The base and subbase materials should be compacted to at least 95 percent of their maximum dry density as determined by ASTM D-1557. Hot mix asphalt pavement should be compacted to 92 to 97 percent of its theoretical maximum density as determined by ASTM D-2041. A tack coat should be used between successive lifts of bituminous pavement.

It should be understood that frost penetration can be on the order of 4.5 feet in this area. In the absence of full depth excavation of frost susceptible soils below paved areas and subsequent replacement with non-frost susceptible compacted fill, frost penetration into the subgrade will occur and some heaving and distress of pavement must be anticipated.

4.11 Design Review and Construction Testing

S.W.COLE should be retained to review the construction documents prior to bidding to determine that our earthwork, foundation and pavement recommendations have been properly interpreted and implemented.

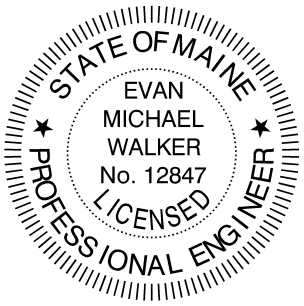
A construction materials testing and quality assurance program should be implemented during construction to observe compliance with the design concepts, plans, and specifications. S.W.COLE is available to observe earthwork activities, the preparation of foundation bearing surfaces and pavement subgrades, as well as to provide testing and IBC Special Inspection services for soils, concrete, steel, spray-applied fireproofing, fire-stopping, structural masonry, and asphalt construction materials.

5.0 CLOSURE

It has been a pleasure to be of assistance to you with this phase of your project. We look forward to working with you during the construction phase of the project.

Sincerely,

S. W. Cole Engineering, Inc.



Evan M. Walker, P.E.
Senior Geotechnical Engineer

EMW:tjb

APPENDIX A

Limitations

This report has been prepared for the exclusive use of New Gen Hospitality Management LLC for specific application to the proposed Multi-Unit Housing Development on Franklin Drive in Windham, Maine. S. W. Cole Engineering, Inc. (S.W.COLE) has endeavored to conduct our services in accordance with generally accepted soil and foundation engineering practices. No warranty, expressed or implied, is made.

The soil profiles described in the report are intended to convey general trends in subsurface conditions. The boundaries between strata are approximate and are based upon interpretation of exploration data and samples.

The analyses performed during this investigation and recommendations presented in this report are based in part upon the data obtained from subsurface explorations made at the site. Variations in subsurface conditions may occur between explorations and may not become evident until construction. If variations in subsurface conditions become evident after submission of this report, it will be necessary to evaluate their nature and to review the recommendations of this report.

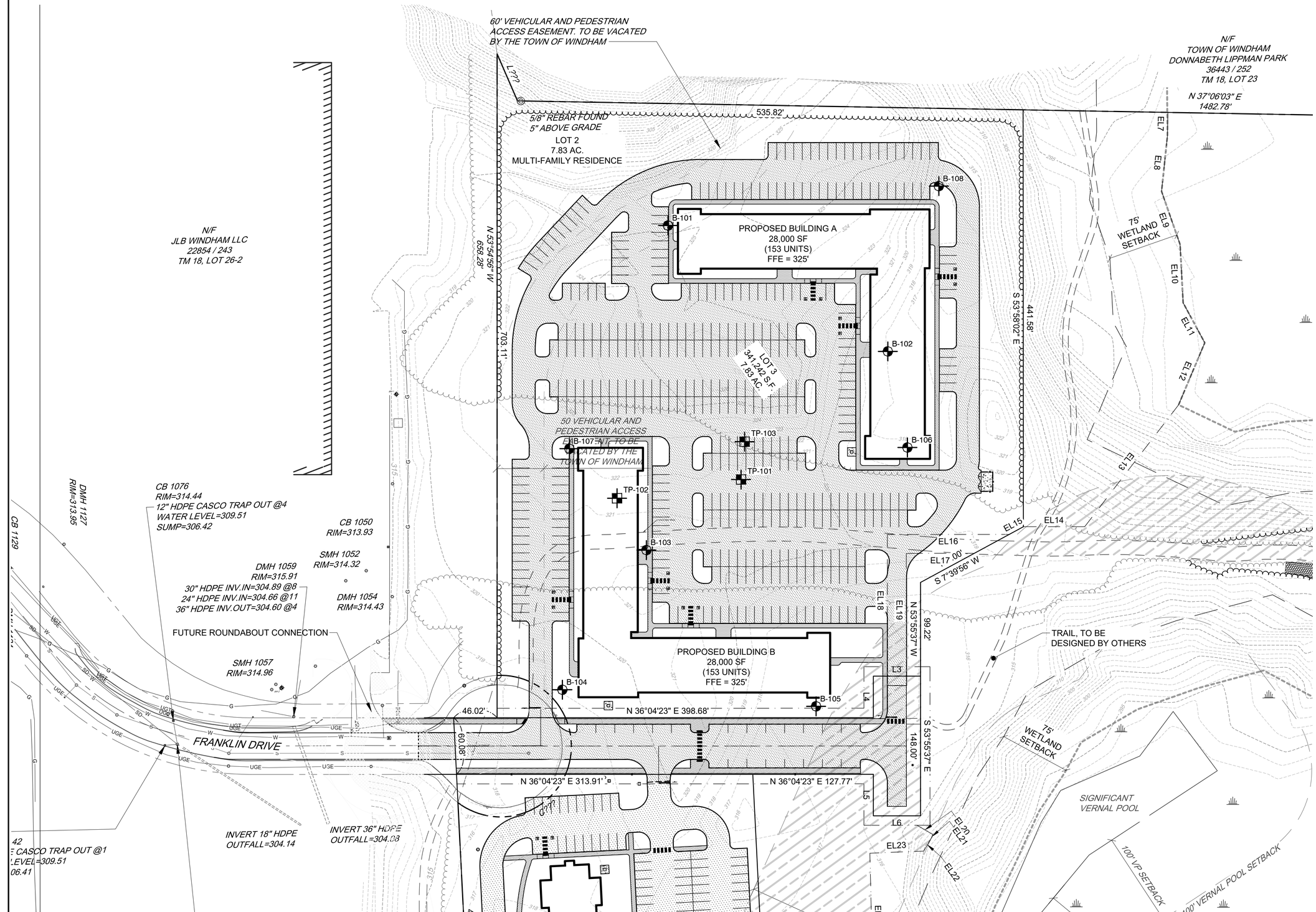
Observations have been made during exploration work to assess site groundwater levels. Fluctuations in water levels will occur due to variations in rainfall, temperature, and other factors.

S.W.COLE's scope of services has not included the investigation, detection, or prevention of any Biological Pollutants at the project site or in any existing or proposed structure at the site. The term "Biological Pollutants" includes, but is not limited to, molds, fungi, spores, bacteria, and viruses, and the byproducts of any such biological organisms.

Recommendations contained in this report are based substantially upon information provided by others regarding the proposed project. In the event that any changes are made in the design, nature, or location of the proposed project, S.W.COLE should review such changes as they relate to analyses associated with this report. Recommendations contained in this report shall not be considered valid unless the changes are reviewed by S.W.COLE.

APPENDIX B

Figures



LEGEND:

- APPROXIMATE BORING LOCATION
- APPROXIMATE TEST PIT LOCATION

NOTES:

1. EXPLORATION LOCATION PLAN WAS PREPARED FROM A A 1"=80' SCALE PLAN OF THE SITE ENTITLED "CONCEPTUAL MASTER PLAN," PREPARED BY SEBAGO TECHNICS, DATED 01/23/2025.
2. THE BORINGS AND TEST PITS WERE LOCATED IN THE FIELD BY S. W. COLE ENGINEERING, INC. USING A MAPPING GRADE GNSS RECEIVER.
3. THIS PLAN SHOULD BE USED IN CONJUNCTION WITH THE ASSOCIATED S. W. COLE ENGINEERING, INC. GEOTECHNICAL REPORT.
4. THE PURPOSE OF THIS PLAN IS ONLY TO DEPICT THE LOCATION OF THE EXPLORATIONS IN RELATION TO THE EXISTING CONDITIONS AND PROPOSED CONSTRUCTION AND IS NOT TO BE USED FOR CONSTRUCTION.

0 50 100 Feet

NO.	DATE	DESCRIPTION	BY
1	06/23/2025	FINAL REPORT SUBMISSION	CEM
0	05/08/2025	DRAFT SUBMITTAL	CEM

S.W.COLE ENGINEERING, INC.

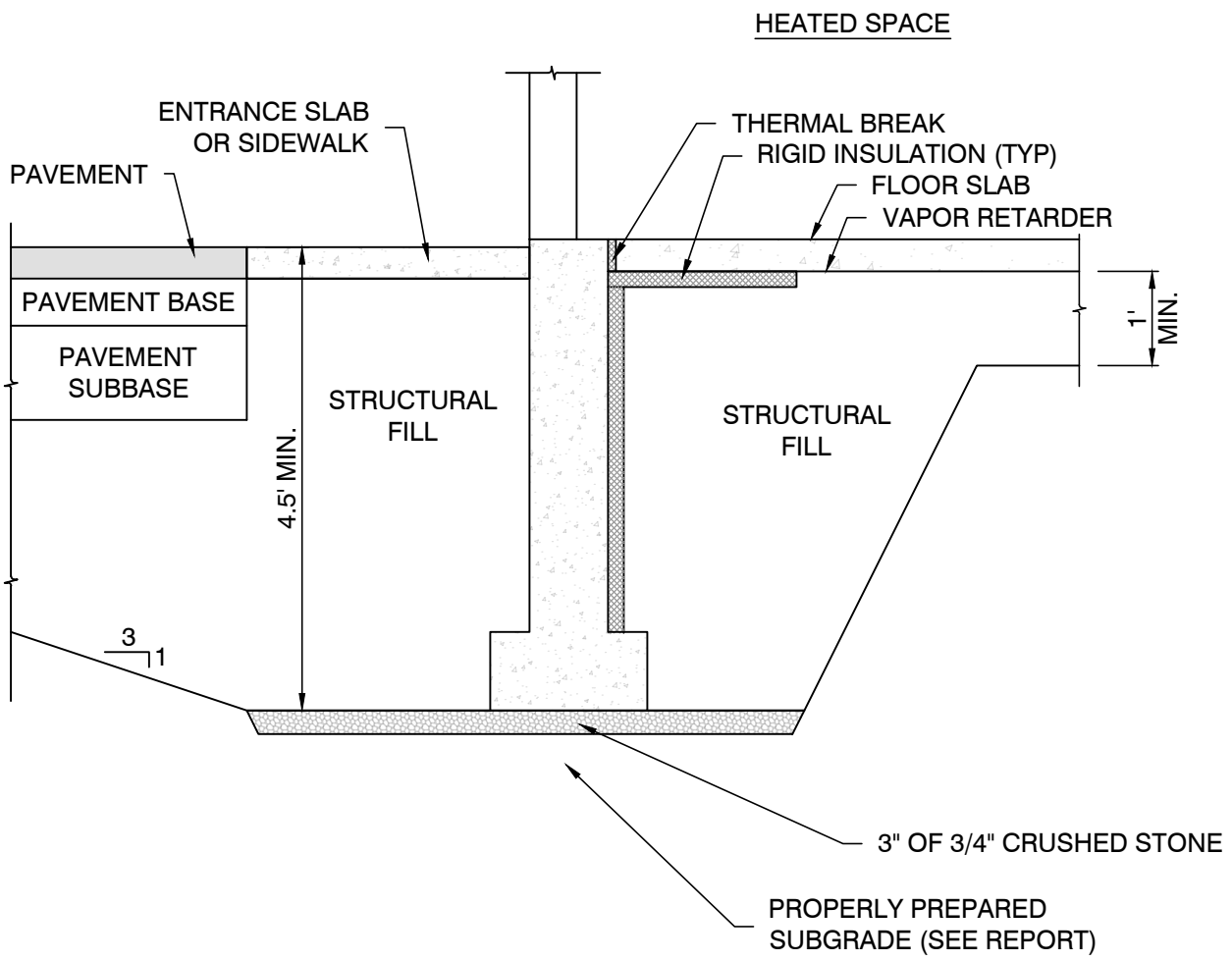
NEW GEN HOSPITALITY MANAGEMENT LLC

EXPLORATION LOCATION PLAN

PROPOSED MULTI-UNIT HOUSING DEVELOPMENT
FRANKLIN DRIVE
WINDHAM, MAINE

Job No.: 24-1227 Scale: 1" = 50'
Date : 05/08/2025 Sheet: 1

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NOTE:

1. UNDERDRAIN INSTALLATION AND MATERIAL GRADATION RECOMMENDATIONS ARE CONTAINED WITHIN THIS REPORT.
2. DETAIL IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY, NOT FOR CONSTRUCTION.

S.W.COLE ENGINEERING, INC.

NEW GEN HOSPITALITY MANAGEMENT LLC

FOUNDATION DETAIL SKETCH

PROPOSED MULTI-UNIT HOUSING DEVELOPMENT
FRANKLIN DRIVE
WINDHAM, MAINE

Job No.:	24-1227	Scale:	Not to Scale
Date :	06/23/2025	Sheet:	2

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APPENDIX C

Exploration Logs and Key

BORING LOG

BORING NO.: B-101
SHEET: 1 of 1
PROJECT NO. 24-1227
DATE START: 4/23/2025
DATE FINISH: 4/23/2025

CLIENT: New Gen Hospitality Management LLC
PROJECT: Proposed Milti-Unit Housing Development
LOCATION: Franklin Drive, Windham, Maine

Drilling Information

LOCATION: See Exploration Location Plan | **ELEVATION (FT):** 325' +/- | **TOTAL DEPTH (FT):** 40.0 | **LOGGED BY:** Kyle Kaserman
DRILLING CO.: Seaboard Drilling | **DRILLER:** Ryan Hackett | **DRILLING METHOD:** Hollow Stem Auger
RIG TYPE: Track Mounted Diedrich D-50 | **AUGER ID/OD:** 2 1/4 in / 5 5/8 in | **SAMPLER:** Standard Split-Spoon
HAMMER TYPE: Automatic | **HAMMER WEIGHT (lbs):** 140 | **CASING ID/OD:** N/A /N/A | **CORE BARREL:**
HAMMER CORRECTION FACTOR: | **HAMMER DROP (inch):** 30
WATER LEVEL DEPTHS (ft): ▽ 35 ft Soils Saturated Below 35' +/-
GENERAL NOTES:

KEY TO NOTES AND SYMBOLS:
Water Level: ▽ At time of Drilling; ▼ At Completion of Drilling; ▼ After Drilling
D = Split Spoon Sample; U = Thin Walled Tube Sample; R = Rock Core Sample; V = Field Vane Shear
Pen. = Penetration Length; Rec. = Recovery Length; bpf = Blows per Foot; mpf = Minute per Foot
WOR = Weight of Rods; WOH = Weight of Hammer; RQD = Rock Quality Designation; PID = Photoionization Detector
S_v = Field Vane Shear Strength, kips/sq.ft.; q_u = Unconfined Compressive Strength, kips/sq.ft.; Ø = Friction Angle (Estimated); N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD	Field / Lab Test Data	Graphic Log	Sample Description & Classification	H_20 Depth	Remarks
			1D		0-2	24/6	4-8-11-7			0.3 Vegetation/forest duff		
			2D		2-4	24/14	8-28-17-13	w =1.4 %		Medium dense, light brown, gravelly SAND, trace silt, with frequent cobbles 2.0 Dense, light brown, gravelly SAND, some silt, with frequent cobbles		
320	5		3D		5-7	24/20	26-32-29-31			5.0 Very dense, light brown, gravelly SAND, some silt		
315	10		4D		10-12	24/16	8-16-17-13			10.0 Dense, light brown, gravelly SAND, trace silt, with frequent cobbles		
310	15		5D		15-17	24/10	39-35-26-30			15.0 Very dense, light brown, SAND, some silt, some gravel, with frequent cobbles		
305	20		6D		20-22	24/10	12-13-15-15			20.0 Medium dense, light brown, gravelly SAND, trace silt, with occasional cobbles		
300	25		7D		25-27	24/12	6-6-7-7					
295	30		8D		30-32	24/14	5-6-7-8			30.0 Medium dense, light brown, SAND, some silt, trace gravel		
290	35		9D		35-37	24/16	12-11-4-4			35.0 Medium dense to dense, brown, coarse SAND, trace silt, trace gravel	▽	
			10D		38-40	24/24	5-12-23-16					

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

Bottom of Exploration at 40.0 feet

BORING NO.: B-101

BORING LOG

BORING NO.: B-102
SHEET: 1 of 1
PROJECT NO. 24-1227
DATE START: 4/23/2025
DATE FINISH: 4/23/2025

CLIENT: New Gen Hospitality Management LLC
PROJECT: Proposed Milti-Unit Housing Development
LOCATION: Franklin Drive, Windham, Maine

Drilling Information

LOCATION: See Exploration Location Plan | **ELEVATION (FT):** 319' +/- | **TOTAL DEPTH (FT):** 27.0 | **LOGGED BY:** Kyle Kaserman
DRILLING CO.: Seaboard Drilling | **DRILLER:** Ryan Hackett | **DRILLING METHOD:** Hollow Stem Auger
RIG TYPE: Track Mounted Diedrich D-50 | **AUGER ID/OD:** 2 1/4 in / 5 5/8 in | **SAMPLER:** Standard Split-Spoon
HAMMER TYPE: Automatic | **HAMMER WEIGHT (lbs):** 140 | **CASING ID/OD:** N/A /N/A | **CORE BARREL:**
HAMMER CORRECTION FACTOR: | **HAMMER DROP (inch):** 30
WATER LEVEL DEPTHS (ft): ▽ 25 ft Soils Saturated Below 25' +/-
GENERAL NOTES:

KEY TO NOTES AND SYMBOLS:
Water Level: ▽ At time of Drilling; ▼ At Completion of Drilling; ▼ After Drilling
D = Split Spoon Sample; U = Thin Walled Tube Sample; R = Rock Core Sample; V = Field Vane Shear
Pen. = Penetration Length; Rec. = Recovery Length; bpf = Blows per Foot; mpf = Minute per Foot
WOR = Weight of Rods; WOH = Weight of Hammer; RQD = Rock Quality Designation; PID = Photoionization Detector
S_v = Field Vane Shear Strength, kips/sq.ft.; q_u = Unconfined Compressive Strength, kips/sq.ft.; Ø = Friction Angle (Estimated); N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD	Field / Lab Test Data	Graphic Log	Sample Description & Classification	H_20 Depth	Remarks
			1D		0-2	24/16	3-3-4-4			0.3 Vegetation/forest duff		
			2D		2-4	24/14	8-25-43-25			Loose, brown, SAND, some silt, trace gravel, with organics 2.0		
315										Very dense, light brown, gravelly SAND, some silt, with frequent cobbles		
	5		3D		5-7	24/20	5-7-11-18			5.0 Medium dense, gray-brown, silty SAND, with trace organics		
310												
	10		4D		10-10.9	11/10	41-50/5"			10.0 Very dense, gray-brown, gravelly SAND, trace silt, with frequent cobbles		
305												
	15		5D		15-17	24/12	3-5-6-5			15.0 Medium dense, light brown-gray, gravelly SAND, trace silt		
300												
	20		6D		20-22	24/12	5-5-6-7			20.0 Medium dense, light brown-gray, gravelly SAND, trace silt, with occasional cobbles		
295												
	25		7D		25-27	24/16	7-5-7-7			25.0 Medium dense, light brown, gravelly SAND, some silt	▽	

Bottom of Exploration at 27.0 feet

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING / WELL 10-12-2022 24-1227.GPJ SWCE TEMPLATE.GDT 5/27/25

BORING LOG

BORING NO.: B-103
SHEET: 1 of 1
PROJECT NO. 24-1227
DATE START: 4/23/2025
DATE FINISH: 4/23/2025

CLIENT: New Gen Hospitality Management LLC
PROJECT: Proposed Milti-Unit Housing Development
LOCATION: Franklin Drive, Windham, Maine

Drilling Information

LOCATION: See Exploration Location Plan **ELEVATION (FT):** 321' +/- **TOTAL DEPTH (FT):** 22.0 **LOGGED BY:** Kyle Kaserman
DRILLING CO.: Seaboard Drilling **DRILLER:** Ryan Hackett **DRILLING METHOD:** Hollow Stem Auger
RIG TYPE: Track Mounted Diedrich D-50 **AUGER ID/OD:** 2 1/4 in / 5 5/8 in **SAMPLER:** Standard Split-Spoon
HAMMER TYPE: Automatic **HAMMER WEIGHT (lbs):** 140 **CASING ID/OD:** N/A /N/A **CORE BARREL:**
HAMMER CORRECTION FACTOR: **HAMMER DROP (inch):** 30
WATER LEVEL DEPTHS (ft): No Free Water Observed
GENERAL NOTES:

KEY TO NOTES AND SYMBOLS:
Water Level: ▽ At time of Drilling; ▼ At Completion of Drilling; ▼ After Drilling
D = Split Spoon Sample; U = Thin Walled Tube Sample; R = Rock Core Sample; V = Field Vane Shear
Pen. = Penetration Length; Rec. = Recovery Length; bpf = Blows per Foot; mpf = Minute per Foot
WOR = Weight of Rods; WOH = Weight of Hammer; RQD = Rock Quality Designation; PID = Photoionization Detector
S_v = Field Vane Shear Strength, kips/sq.ft.; q_u = Unconfined Compressive Strength, kips/sq.ft.; Ø = Friction Angle (Estimated); N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION: Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD	Field / Lab Test Data	Graphic Log	Sample Description & Classification	H_20 Depth	Remarks
320			1D		0-1.5	18/5	3-8-30/6"			1.0 Medium dense, dark gray / brown, SILT AND SAND, with organics (FILL)		
			2D		2-2.1	1/1	50/1"			2.0 Dense, brown, sandy GRAVEL, trace silt, with frequent cobbles		
										Very dense, brown, SAND, some silt, some gravel		
	5		3D		5-5.5	6/4	50			5.0 Very dense, light brown, coarse SAND, some gravel, some silt		
315												
	10		4D		10-12	24/14	20-35-17-10			10.0 Very dense, light brown, silty SAND, trace gravel		
310										11.0 Very dense, gray-light brown, gravelly SAND, trace silt, with occasional cobbles		
	15		5D		15-17	24/14	5-6-9-12			15.0 Medium dense, light brown, coarse SAND, some silt, trace gravel		
305												
	20		6D		20-22	24/14	9-10-10-10					
300												

Bottom of Exploration at 22.0 feet

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING / WELL 10-12-2022 24-1227.GPJ SWCE TEMPLATE.GDT 5/27/25

BORING LOG

BORING NO.:	**B-104**
SHEET:	1 of 1
PROJECT NO.	24-1227
DATE START:	4/23/2025
DATE FINISH:	4/23/2025

CLIENT: New Gen Hospitality Management LLC
PROJECT: Proposed Milti-Unit Housing Development
LOCATION: Franklin Drive, Windham, Maine

Drilling Information

LOCATION: See Exploration Location Plan **ELEVATION (FT):** 319' +/- **TOTAL DEPTH (FT):** 22.0 **LOGGED BY:** Kyle Kaserman
DRILLING CO.: Seaboard Drilling **DRILLER:** Ryan Hackett **DRILLING METHOD:** Hollow Stem Auger
RIG TYPE: Track Mounted Diedrich D-50 **AUGER ID/OD:** 2 1/4 in / 5 5/8 in **SAMPLER:** Standard Split-Spoon
HAMMER TYPE: Automatic **HAMMER WEIGHT (lbs):** 140 **CASING ID/OD:** N/A /N/A **CORE BARREL:**
HAMMER CORRECTION FACTOR: **HAMMER DROP (inch):** 30
WATER LEVEL DEPTHS (ft): No Free Water Observed
GENERAL NOTES:

KEY TO NOTES AND SYMBOLS:
Water Level: ▽ At time of Drilling; ▼ At Completion of Drilling; ▼ After Drilling
D = Split Spoon Sample; U = Thin Walled Tube Sample; R = Rock Core Sample; V = Field Vane Shear
Pen. = Penetration Length; Rec. = Recovery Length; bpf = Blows per Foot; mpf = Minute per Foot
WOR = Weight of Rods; WOH = Weight of Hammer; RQD = Rock Quality Designation; PID = Photoionization Detector
S_v = Field Vane Shear Strength, kips/sq.ft.; q_u = Unconfined Compressive Strength, kips/sq.ft.; Ø = Friction Angle (Estimated); N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION: Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD	Field / Lab Test Data	Graphic Log	Sample Description & Classification	H_2O Depth	Remarks
			1D		0-2	24/12	1-5-8-11			Vegetation/forest duff (0.8)		
			2D		2-4	24/18	24-33-31-30			Medium dense, brown, gravelly SAND, some silt, with occasional cobbles (2.0)		
315										Very dense, light brown-white, gravelly SAND, some silt, with frequent cobbles		
	5		3D		5-7	24/16	9-10-17-46			(5.0)		
310										Medium dense, light brown, gravelly SAND, trace silt		
	10		4D		10-12	24/14	5-5-6-5			(10.0)		
305										Loose to medium dense, light brown, SAND, some silt, trace gravel		
	15		5D		15-17	24/16	3-3-5-5					
300												
	20		6D		20-22	24/12	5-6-8-8					

Bottom of Exploration at 22.0 feet

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING / WELL 10-12-2022 24-1227.GPJ SWCE TEMPLATE.GDT 5/27/25

BORING LOG

BORING NO.:	**B-105**
SHEET:	1 of 1
PROJECT NO.	24-1227
DATE START:	4/25/2025
DATE FINISH:	4/25/2025

CLIENT: New Gen Hospitality Management LLC
PROJECT: Proposed Milti-Unit Housing Development
LOCATION: Franklin Drive, Windham, Maine

Drilling Information

LOCATION: See Exploration Location Plan **ELEVATION (FT):** 317' +/- **TOTAL DEPTH (FT):** 27.0 **LOGGED BY:** Kyle Kaserman
DRILLING CO.: Seaboard Drilling **DRILLER:** Ryan Hackett **DRILLING METHOD:** Hollow Stem Auger
RIG TYPE: Track Mounted Diedrich D-50 **AUGER ID/OD:** 2 1/4 in / 5 5/8 in **SAMPLER:** Standard Split-Spoon
HAMMER TYPE: Automatic **HAMMER WEIGHT (lbs):** 140 **CASING ID/OD:** N/A /N/A **CORE BARREL:**
HAMMER CORRECTION FACTOR: **HAMMER DROP (inch):** 30
WATER LEVEL DEPTHS (ft): ▽ 25 ft Soils Saturated Below 25' +/-
GENERAL NOTES:

KEY TO NOTES AND SYMBOLS:
Water Level: ▽ At time of Drilling; ▼ At Completion of Drilling; ▼ After Drilling
D = Split Spoon Sample; U = Thin Walled Tube Sample; R = Rock Core Sample; V = Field Vane Shear
Pen. = Penetration Length; Rec. = Recovery Length; bpf = Blows per Foot; mpf = Minute per Foot
WOR = Weight of Rods; WOH = Weight of Hammer; RQD = Rock Quality Designation; PID = Photoionization Detector
S_v = Field Vane Shear Strength, kips/sq.ft.; q_u = Unconfined Compressive Strength, kips/sq.ft.; Ø = Friction Angle (Estimated); N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION: Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD	Field / Lab Test Data	Graphic Log	Sample Description & Classification	H_20 Depth	Remarks
315			1D		0-2	24/6	2-3-9-20			0.3 Vegetation/forest duff Medium dense, brown, sandy GRAVEL, some silt, with frequent cobbles		
310	5		2D		5-6	12/10	26-50/6"			5.0 Very dense, white-light brown, GRAVEL AND SAND, trace silt, with frequent cobbles		
305	10		3D		10-12	24/14	4-5-3-4			10.0 Loose, light brown, SAND, trace silt, trace gravel		
300	15		4D		15-17	24/12	3-3-4-4			15.0 Loose to medium dense, light brown, SAND, some silt		
295	20		5D		20-22	24/20	5-5-6-5					
290	25		6D		25-27	24/18	7-6-8-7			25.0 Medium dense, light brown, SAND, some silt, trace gravel	▽	

Bottom of Exploration at 27.0 feet

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING / WELL 10-12-2022 24-1227.GPJ SWCE TEMPLATE.GDT 5/27/25

BORING LOG

CLIENT: New Gen Hospitality Management LLC
PROJECT: Proposed Milti-Unit Housing Development
LOCATION: Franklin Drive, Windham, Maine

BORING NO.: B-106
SHEET: 1 of 1
PROJECT NO. 24-1227
DATE START: 4/25/2025
DATE FINISH: 4/25/2025

Drilling Information

LOCATION: See Exploration Location Plan | **ELEVATION (FT):** 318' +/- | **TOTAL DEPTH (FT):** 27.0 | **LOGGED BY:** Kyle Kaserman
DRILLING CO.: Seaboard Drilling | **DRILLER:** Ryan Hackett | **DRILLING METHOD:** Hollow Stem Auger
RIG TYPE: Track Mounted Diedrich D-50 | **AUGER ID/OD:** 2 1/4 in / 5 5/8 in | **SAMPLER:** Standard Split-Spoon
HAMMER TYPE: Automatic | **HAMMER WEIGHT (lbs):** 140 | **CASING ID/OD:** N/A /N/A | **CORE BARREL:**
HAMMER CORRECTION FACTOR: | **HAMMER DROP (inch):** 30
WATER LEVEL DEPTHS (ft): ▽ 26 ft Soils Saturated Below 26' +/-
GENERAL NOTES:

KEY TO NOTES AND SYMBOLS:
Water Level: ▽ At time of Drilling; ▼ At Completion of Drilling; ▼ After Drilling
D = Split Spoon Sample; U = Thin Walled Tube Sample; R = Rock Core Sample; V = Field Vane Shear
Pen. = Penetration Length; Rec. = Recovery Length; bpf = Blows per Foot; mpf = Minute per Foot
WOR = Weight of Rods; WOH = Weight of Hammer; RQD = Rock Quality Designation; PID = Photoionization Detector
S_v = Field Vane Shear Strength, kips/sq.ft.; q_u = Unconfined Compressive Strength, kips/sq.ft.; Ø = Friction Angle (Estimated); N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION: Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD	Field / Lab Test Data	Graphic Log	Sample Description & Classification	H_20 Depth	Remarks
			1D		0-2	24/6	4-3-3-7			Loose, brown, silty SAND, with roots and organics (FILL)		
315			2D		2-3.5	18/6	14-16-50/6"			2.0 Very dense, white-brown, gravelly SAND, some silt, with frequent cobbles		
	5		3D		5-6.5	18/10	8-21-50/6"			5.0 Very dense, light brown, gravelly SAND, trace silt, with occasional cobbles		
310												
	10		4D		10-12	24/14	6-6-8-9			10.0 Medium dense, light brown, coarse SAND, trace gravel, trace silt		
305												
	15		5D		15-17	24/16	5-7-9-9			15.0 Medium dense, light brown, SAND, trace silt, trace gravel		
300												
	20		6D		20-22	24/12	4-5-6-5			20.0 Medium dense, light brown, SAND, trace silt		
295												
	25		7D		25-27	24/12	9-7-7-6			25.0 Medium dense, light brown, gravelly SAND, trace silt, with occasional cobbles	▽	

Bottom of Exploration at 27.0 feet

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING / WELL 10-12-2022 24-1227.GPJ SWCE TEMPLATE.GDT 5/27/25

BORING LOG

CLIENT: New Gen Hospitality Management LLC
PROJECT: Proposed Milti-Unit Housing Development
LOCATION: Franklin Drive, Windham, Maine

BORING NO.: B-107
SHEET: 1 of 1
PROJECT NO. 24-1227
DATE START: 4/25/2025
DATE FINISH: 4/25/2025

Drilling Information

LOCATION: See Exploration Location Plan | **ELEVATION (FT):** 322' +/- | **TOTAL DEPTH (FT):** 27.0 | **LOGGED BY:** Kyle Kaserman
DRILLING CO.: Seaboard Drilling | **DRILLER:** Ryan Hackett | **DRILLING METHOD:** Hollow Stem Auger
RIG TYPE: Track Mounted Diedrich D-50 | **AUGER ID/OD:** 2 1/4 in / 5 5/8 in | **SAMPLER:** Standard Split-Spoon
HAMMER TYPE: Automatic | **HAMMER WEIGHT (lbs):** 140 | **CASING ID/OD:** N/A /N/A | **CORE BARREL:**
HAMMER CORRECTION FACTOR: | **HAMMER DROP (inch):** 30
WATER LEVEL DEPTHS (ft): No Free Water Observed
GENERAL NOTES:

KEY TO NOTES AND SYMBOLS:
Water Level: ▽ At time of Drilling; ▼ At Completion of Drilling; ▼ After Drilling
D = Split Spoon Sample; U = Thin Walled Tube Sample; R = Rock Core Sample; V = Field Vane Shear
Pen. = Penetration Length; Rec. = Recovery Length; bpf = Blows per Foot; mpf = Minute per Foot
WOR = Weight of Rods; WOH = Weight of Hammer; RQD = Rock Quality Designation; PID = Photoionization Detector
S_v = Field Vane Shear Strength, kips/sq.ft.; q_u = Unconfined Compressive Strength, kips/sq.ft.; Ø = Friction Angle (Estimated); N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION: Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD	Field / Lab Test Data	Graphic Log	Sample Description & Classification	H_2O Depth	Remarks
			1D		0-2	24/18	3-27-27-26			1.0 Loose to medium dense, gray-brown, SILT AND SAND, with organics (FILL)		
320			2D		2-3.6	20/16	19-37-41-50/2"			Very dense to dense, light brown, gravelly SAND, some silt, with frequent cobbles		
	5		3D		5-7	24/0	21-25-23-19					
315												
	10		4D		10-12	24/14	12-18-21-18					
310												
	15		5D		15-17	24/14	7-7-10-12			15.0 Medium dense, light brown, SAND, some gravel, trace silt, with occasional cobbles		
305												
	20		6D		20-22	24/12	6-8-7-7			20.0 Medium dense, light brown, coarse SAND, some gravel, trace silt, with occasional cobbles		
300												
	25		7D		25-27	24/14	6-5-7-7			25.0 Medium dense, SAND, trace gravel, trace silt		
295										Bottom of Exploration at 27.0 feet		

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING / WELL 10-12-2022 24-1227.GPJ SWCE TEMPLATE.GDT 5/27/25

BORING LOG

BORING NO.: B-108
SHEET: 1 of 2
PROJECT NO. 24-1227
DATE START: 4/25/2025
DATE FINISH: 4/28/2025

CLIENT: New Gen Hospitality Management LLC
PROJECT: Proposed Milti-Unit Housing Development
LOCATION: Franklin Drive, Windham, Maine

Drilling Information

LOCATION: See Exploration Location Plan | **ELEVATION (FT):** 318' +/- | **TOTAL DEPTH (FT):** 62.0 | **LOGGED BY:** Kyle Kaserman
DRILLING CO.: Seaboard Drilling | **DRILLER:** Ryan Hackett | **DRILLING METHOD:** Cased Boring
RIG TYPE: Track Mounted Diedrich D-50 | **AUGER ID/OD:** N/A / N/A | **SAMPLER:** Standard Split-Spoon
HAMMER TYPE: Automatic / Automatic | **HAMMER WEIGHT (lbs):** 140 / 140 | **CASING ID/OD:** 4 in / 4 1/2 in | **CORE BARREL:**
HAMMER CORRECTION FACTOR: | **HAMMER DROP (inch):** 30 / 30
WATER LEVEL DEPTHS (ft): ▽ 20 ft Soils Saturated Below 20' +/-
GENERAL NOTES:

KEY TO NOTES AND SYMBOLS:
Water Level: ▽ At time of Drilling; ▼ At Completion of Drilling; ▼ After Drilling
D = Split Spoon Sample; U = Thin Walled Tube Sample; R = Rock Core Sample; V = Field Vane Shear
Pen. = Penetration Length; Rec. = Recovery Length; bpf = Blows per Foot; mpf = Minute per Foot
WOR = Weight of Rods; WOH = Weight of Hammer; RQD = Rock Quality Designation; PID = Photoionization Detector
S_v = Field Vane Shear Strength, kips/sq.ft.; q_u = Unconfined Compressive Strength, kips/sq.ft.; Ø = Friction Angle (Estimated); N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD	Field / Lab Test Data	Graphic Log	Sample Description & Classification	H_20 Depth	Remarks
			1D		0-2	24/6	2-9-30-9			0.2 Vegetation/forest duff Dense, brown, SAND, some silt, trace gravel, with occasional cobbles		
315	5		2D		5-6.8	22/10	12-19-30-50/4"			5.0 Dense, brown, gravelly SAND, trace silt, with frequent cobbles		
310	10		3D		10-12	24/14	21-40-35-28			10.0 Very dense, light brown-white, gravelly SAND, trace silt, with frequent cobbles		
305	15		4D		15-17	24/10	5-10-9-9			15.0 Medium dense, light brown-white, gravelly SAND, trace silt, with occasional cobbles		
300	20		5D		20-22	24/6	13-11-16-15			20.0 Medium dense, gray-brown, SAND AND GRAVEL, trace silt	▽	
295	25		6D		25-27	24/8	5-5-6-6			25.0 Medium dense, gray-brown, gravelly SAND, trace silt		
290	30		7D		30-32	24/8	6-7-6-7			30.0 Medium dense, gray-brown, gravelly SAND, trace silt, with occasional cobbles		
285	35		8D		35-37	24/6	6-5-8-8			35.0 Medium dense, gray-brown, SAND AND GRAVEL, trace silt, with occasional cobbles		
280												

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

(Continued Next Page)

BORING / WELL 10-12-2022 24-1227.GPJ SWCE TEMPLATE.GDT 5/27/25

BORING LOG

CLIENT: New Gen Hospitality Management LLC
PROJECT: Proposed Milti-Unit Housing Development
LOCATION: Franklin Drive, Windham, Maine

BORING NO.: B-108
SHEET: 2 of 2
PROJECT NO. 24-1227
DATE START: 4/25/2025
DATE FINISH: 4/28/2025

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION: Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD	Field / Lab Test Data	Graphic Log	Sample Description & Classification	H_20 Depth	Remarks
			9D		40-42	24/10	6-18-8-8			40.0 Medium dense, gray-brown, gravelly SAND, trace silt, with occasional cobbles		
275												
	45		10D		45-47	24/10	8-10-14-14			45.0 Medium dense, light brown, gravelly SAND, trace silt		
270												
	50		11D		50-52	24/3	8-6-13-20					
265												
	55		12D		55-57	24/12	11-12-9-8			55.0 Medium dense, light brown-gray, SAND, some silt, trace gravel 56.0 Medium dense, light brown-gray, SILT, some sand		
260												
	60		13D		60-62	24/14	12-12-14-13			60.0 Medium dense, light brown-gray, SILT AND SAND, with layers of sandy silt		

Bottom of Exploration at 62.0 feet

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING / WELL 10-12-2022 24-1227.GPJ SWCE TEMPLATE.GDT 5/27/25

TEST PIT LOGS

CLIENT: New Gen Hospitality Management LLC
PROJECT: Proposed Milti-Unit Housing Development
LOCATION: Franklin Drive, Windham, Maine

PROJECT NO.: 24-1227
LOGGED BY: Evan Walker
CONTRACTOR: Seaboard Drilling
EQUIPMENT:

TEST PIT TP-101

DATE: 4/28/2025 **LOCATION:** See Exploration Location Plan **SURFACE ELEVATION (FT):** 321' +/- **COMPLETION DEPTH (FT):** 9.0
WATER LEVEL DEPTHS (FT): No Free Water Observed **REMARKS:**

Depth (feet)	Graphic Log	Stratum Description	H_20 Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		Vegetation / Dark gray-brown sandy silt with organics (FILL)					
		1.0 Brown, SAND AND GRAVEL, trace silt, with frequent cobbles					
5		Guelph Permeameter Test @ 6': Unsaturated Infiltration Rate = 18.7 in / hr					w =6.4 %

Bottom of Exploration at 9.0 feet

TEST PIT TP-102

DATE: 4/28/2025 **LOCATION:** See Exploration Location Plan **SURFACE ELEVATION (FT):** 321' +/- **COMPLETION DEPTH (FT):** 3.0
WATER LEVEL DEPTHS (FT): No Free Water Observed **REMARKS:**

Depth (feet)	Graphic Log	Stratum Description	H_20 Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		Vegetation / Dark brown silty SAND, with organics (FILL)					
		1.0 Brown, sandy GRAVEL, trace silt, with frequent cobbles					

Bottom of Exploration at 3.0 feet

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

KEY TO NOTES AND SYMBOLS:

Water Level
▽ At time of Digging
▼ At Completion of Digging
▼ After Digging

q_p = Pocket Penetrometer Strength, kips/sq.ft.

TEST PIT LOGS

CLIENT: New Gen Hospitality Management LLC
PROJECT: Proposed Milti-Unit Housing Development
LOCATION: Franklin Drive, Windham, Maine

PROJECT NO.: 24-1227
LOGGED BY: Evan Walker
CONTRACTOR: Seaboard Drilling
EQUIPMENT:

TEST PIT TP-103

DATE: 4/28/2025 **LOCATION:** See Exploration Location Plan **SURFACE ELEVATION (FT):** 323' +/- **COMPLETION DEPTH (FT):** 4.0
WATER LEVEL DEPTHS (FT): No Free Water Observed **REMARKS:**

Depth (feet)	Graphic Log	Stratum Description	H_20 Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		Forest Duff / Dark brown silty SAND, with organics (FILL)					
		2.0 Brown, SAND AND GRAVEL, trace silt, with frequent cobbles					

Bottom of Exploration at 4.0 feet

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

KEY TO NOTES AND SYMBOLS:

Water Level
▽ At time of Digging
▼ At Completion of Digging
▼ After Digging

q_p = Pocket Penetrometer Strength, kips/sq.ft.

TEST PIT 24-1227.GPJ SWCE TEMPLATE.GDT 5/27/25

KEY TO NOTES & SYMBOLS

Test Boring and Test Pit Explorations

Stratification lines represent the approximate boundary between soil types and the transition may be gradual.

Key to Symbols Used:

w	-	water content, percent (dry weight basis)
q_u	-	unconfined compressive strength, kips/sq. ft. - laboratory test
S_v	-	field vane shear strength, kips/sq. ft.
L_v	-	lab vane shear strength, kips/sq. ft.
q_p	-	unconfined compressive strength, kips/sq. ft. – pocket penetrometer test
O	-	organic content, percent (dry weight basis)
W_L	-	liquid limit - Atterberg test
W_P	-	plastic limit - Atterberg test
WOH	-	advance by weight of hammer
WOM	-	advance by weight of man
WOR	-	advance by weight of rods
HYD	-	advance by force of hydraulic piston on drill
RQD	-	Rock Quality Designator - an index of the quality of a rock mass.
γ_T	-	total soil weight
γ_B	-	buoyant soil weight

Description of Proportions:

Trace:	0 to 5%
Some:	5 to 12%
"Y"	12 to 35%
And	35+%
With	Undifferentiated

Description of Stratified Soils

Parting:	0 to 1/16" thickness
Seam:	1/16" to 1/2" thickness
Layer:	½" to 12" thickness
Varved:	Alternating seams or layers
Occasional:	one or less per foot of thickness
Frequent:	more than one per foot of thickness

REFUSAL: **Test Boring Explorations** - Refusal depth indicates that depth at which, in the drill foreman's opinion, sufficient resistance to the advance of the casing, auger, probe rod or sampler was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

REFUSAL: **Test Pit Explorations** - Refusal depth indicates that depth at which sufficient resistance to the advance of the backhoe bucket was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

Although refusal may indicate the encountering of the bedrock surface, it may indicate the striking of large cobbles, boulders, very dense or cemented soil, or other buried natural or man-made objects or it may indicate the encountering of a harder zone after penetrating a considerable depth through a weathered or disintegrated zone of the bedrock.

APPENDIX D

Laboratory Test Results

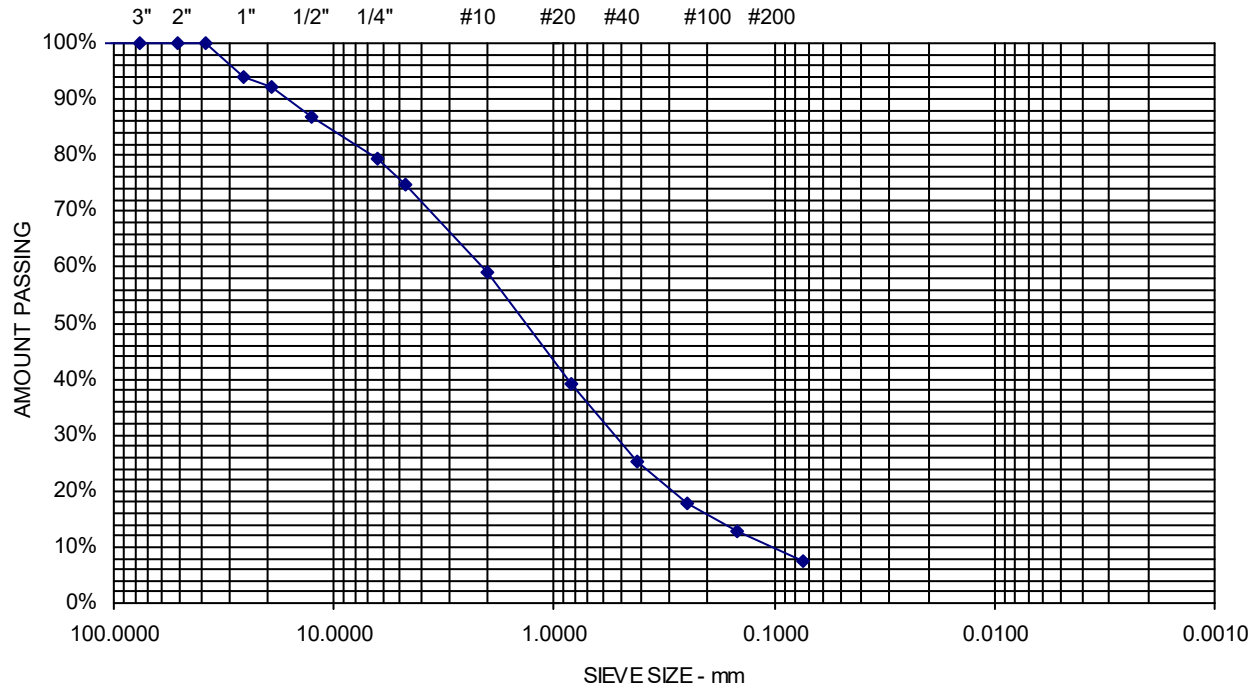
S.W.COLE ENGINEERING, INC.

Report of Gradation

ASTM C-117 & C-136

Project Name	WINDHAM ME - PROPOSED MULTI-UNIT HOUSING DEVELOPMENT - PRELIMINARY GEOTECHNICAL ENGINEERING	Project Number	24-1227
Client	NEW GEN HOSPITALITY MANAGEMENT, LLC	Lab ID	32988G
		Date Received	5/1/2025
		Date Completed	5/5/2025
Material Source	**B-101, 2D, 2-4**	Tested By	NAOMI MCMILLEN

STANDARD DESIGNATION (mm/µm)	SIEVE SIZE	AMOUNT PASSING (%)	
150 mm	**6"**	**100**	
125 mm	**5"**	**100**	
100 mm	**4"**	**100**	
75 mm	**3"**	**100**	
50 mm	**2"**	**100**	
38.1 mm	**1-1/2"**	**100**	
25.0 mm	**1"**	**94**	
19.0 mm	**3/4"**	**92**	
12.5 mm	**1/2"**	**87**	
6.3 mm	**1/4"**	**79**	
4.75 mm	**No. 4**	**75**	25.3% Gravel
2.00 mm	**No. 10**	**59**	
850 um	**No. 20**	**39**	
425 um	**No. 40**	**25**	67% Sand
250 um	**No. 60**	**18**	
150 um	**No. 100**	**13**	
75 um	**No. 200**	**7.6**	7.6% Fines



Comments: w = 1.4%

Sheet

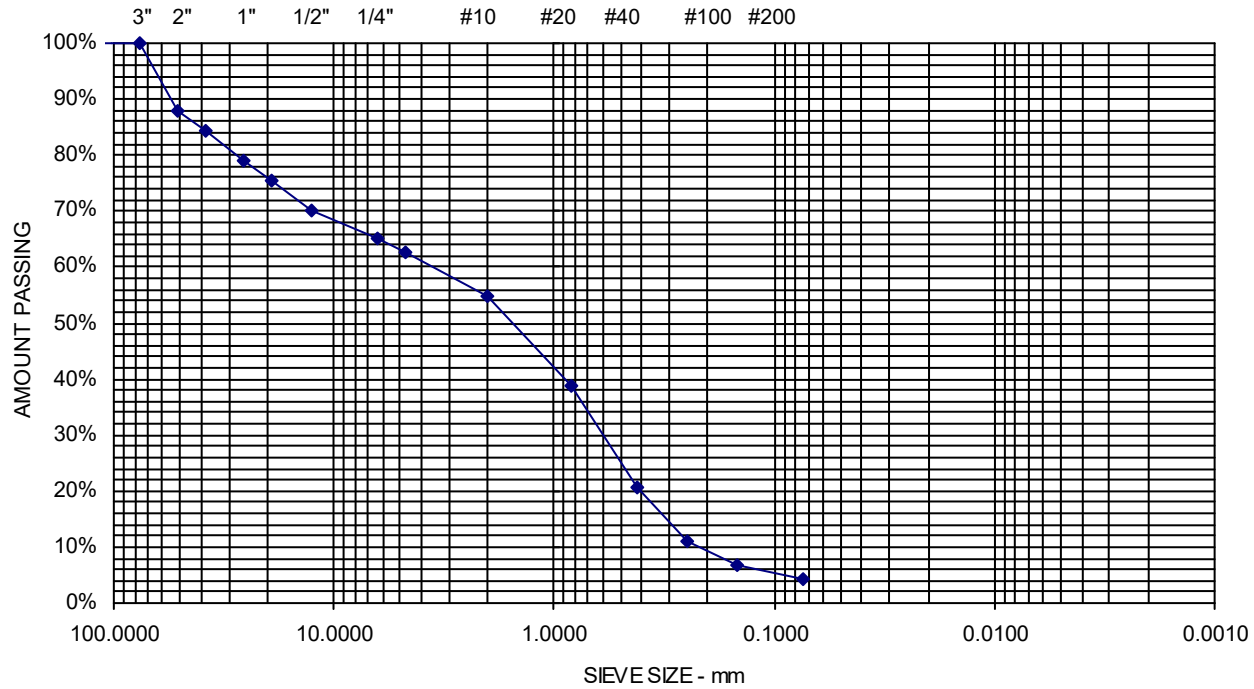
S.W.COLE ENGINEERING, INC.

Report of Gradation

ASTM C-117 & C-136

Project Name	WINDHAM ME - PROPOSED MULTI-UNIT HOUSING DEVELOPMENT - PRELIMINARY GEOTECHNICAL ENGINEERING	Project Number	24-1227
Client	NEW GEN HOSPITALITY MANAGEMENT, LLC	Lab ID	32989G
		Date Received	5/1/2025
		Date Completed	5/7/2025
Material Source	**TP-101, 6-7**	Tested By	LEAH YOUNGE

STANDARD DESIGNATION (mm/µm)	SIEVE SIZE	AMOUNT PASSING (%)	
150 mm	**6"**	**100**	
125 mm	**5"**	**100**	
100 mm	**4"**	**100**	
75 mm	**3"**	**100**	
50 mm	**2"**	**88**	
38.1 mm	**1-1/2"**	**84**	
25.0 mm	**1"**	**79**	
19.0 mm	**3/4"**	**75**	
12.5 mm	**1/2"**	**70**	
6.3 mm	**1/4"**	**65**	
4.75 mm	**No. 4**	**63**	37.4% Gravel
2.00 mm	**No. 10**	**55**	
850 um	**No. 20**	**39**	
425 um	**No. 40**	**21**	58.3% Sand
250 um	**No. 60**	**11**	
150 um	**No. 100**	**7**	
75 um	**No. 200**	**4.3**	4.3% Fines

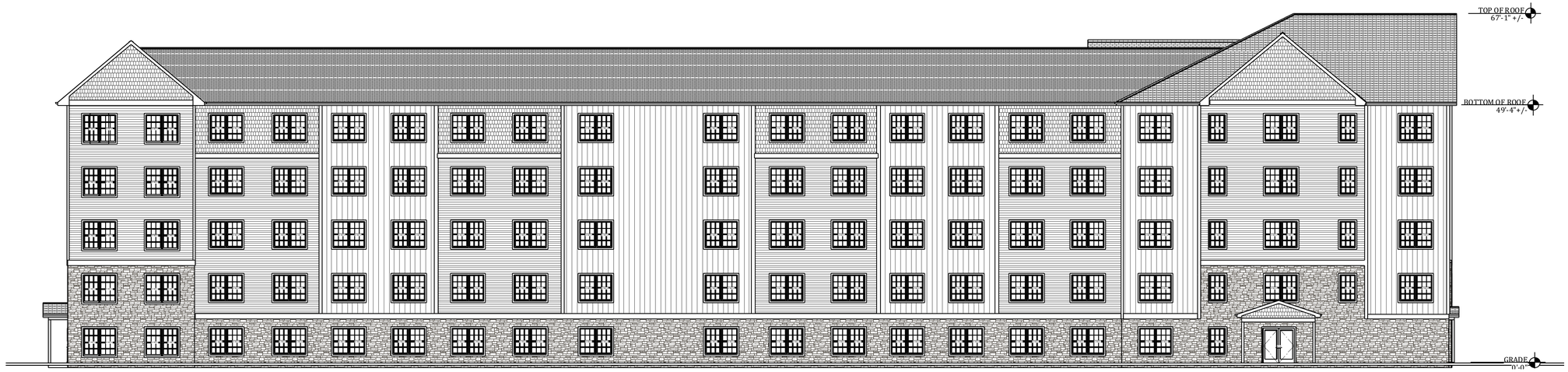


Comments: w=6.4%

Sheet

Section 11

Architecturals & Elevations



1 A7 ELEVATION-WEST
SCALE: 3/32" = 1'-0"

FENESTRATION CALC.:
S.F OF FACADE= 13,426 S.F.
S.F. OF WINDOW= 18 S.F.
NUMBER OF WINDOWS= 195
S.F. OF DOUBLE DOOR= 40 S.F.

195 WINDOWS X 18 S.F. = 3,510 S.F.
3,510 S.F. + 40 S.F. DOOR=3,550 S.F.
3,550 S.F./ 13,426 S.F.= 26.44%



2 A7 ELEVATION-EAST
SCALE: 3/32" = 1'-0"

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DRAWING REVISIONS:

NO.	DATE	BY	REMARKS

PROJECT TITLE: Windham Apartments

ADDRESS: 20 Franklin Drive Windham, ME

DRAWN BY: CDN
CHECKED BY: JDF

ARCHITECTURAL SEAL

ELEVATIONS

DRAWING TITLE

FITTANTE ARCHITECTURE P.C.
ARCHITECTURE FOR YOU
*COMMERCIAL *RESIDENTIAL *3D RENDERINGS*
PO BOX 3084
NIAGARA FALLS, NY 14304
Email:
Jim@Fittantearchitecture.com
Phone:
(716)622-8737

A7
SHEET NO.

SUBMISSION DATE	9/30/2025
FILE NO.	24-100-C



1 / A8 ELEVATION-NORTH
SCALE: 3/32" = 1'-0"



2 / A8 ELEVATION-SOUTH
SCALE: 3/32" = 1'-0"

FENESTRATION CALC.:
S.F OF FACADE= 13,226 S.F.
S.F. OF WINDOW= 18 S.F.
NUMBER OF WINDOWS= 194
S.F. OF DOOR= 20 S.F.

194 WINDOWS X 18 S.F. = 3,492 S.F.
3,492 S.F. + 20 S.F. DOOR=3,512 S.F.
3,512 S.F./ 13,226 S.F.= 26.55%

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DRAWING REVISIONS:

NO.	DATE	BY	REMARKS

PROJECT TITLE:
Windham Apartments

ADDRESS:
20 Franklin Drive
Windham, ME

DRAWN BY:	CDN
CHECKED BY:	JDF

ARCHITECTURAL SEAL

ELEVATIONS

DRAWING TITLE

FITTANTE ARCHITECTURE P.C.
ARCHITECTURE FOR YOU
*COMMERCIAL *RESIDENTIAL *3D RENDERINGS*
PO BOX 3084
NIAGARA FALLS, NY 14304
Email:
Jim@Fittantearchitecture.com
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(716)622-8737

A8
SHEET NO.

SUBMISSION DATE	9/30/2025
FILE NO.	24-100-C





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DRAWING REVISIONS:

NO.	DATE	BY	REMARKS

PROJECT TITLE:
Windham Apartments

ADDRESS:
20 Franklin Drive
Windham, ME

DRAWN BY:	CDN	JDF
CHECKED BY:		

ARCHITECTURAL SEAL

RENDERS

DRAWING TITLE

FITTANTE ARCHITECTURE P.C.
ARCHITECTURE FOR YOU
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NIAGARA FALLS, NY 14304
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Jim@Fittantearchitecture.com

Phone:
(716)622-8737

A9

SHEET NO.

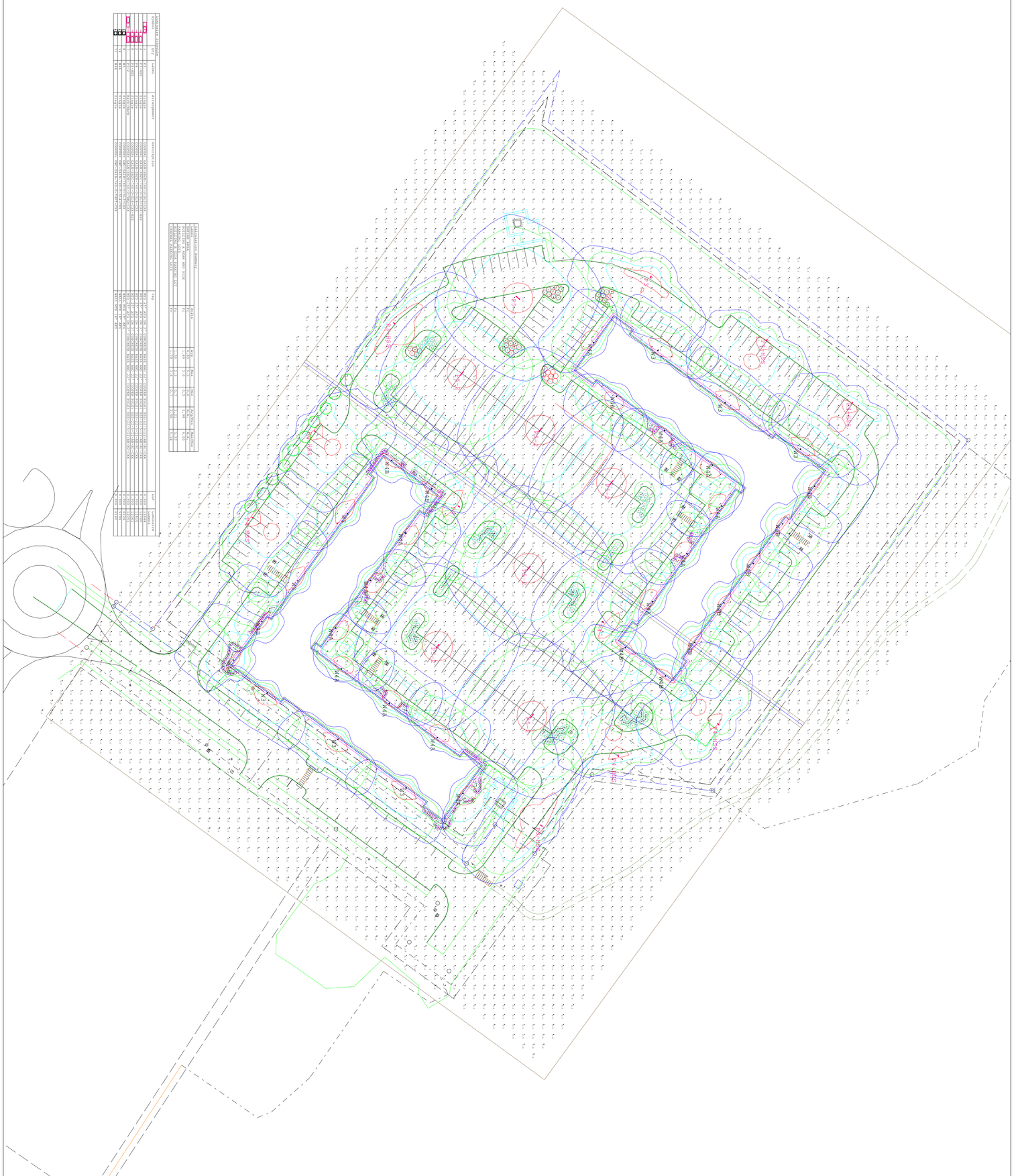
SUBMISSION DATE	9/30/2025
FILE NO.	24-100-C

Section 12

Lighting Information

Section 12 – Lighting Information

The site lighting has been designed to provide safety and security by illuminating the driveway, parking lot, sidewalks, pedestrian areas, building entrances, and service areas. Please see the enclosed *Photometric Plan* within this Section, as well as associated cut sheets for all proposed lighting.



Page 1 of 1

FRANKLIN DRIVE
RESIDENTIAL DEVELOPMENT

WINDHAM, ME

Drawn By: Michael O'Brien
Checked By:
Date:7/22/2025
Contact: mobrien@charroninc.com

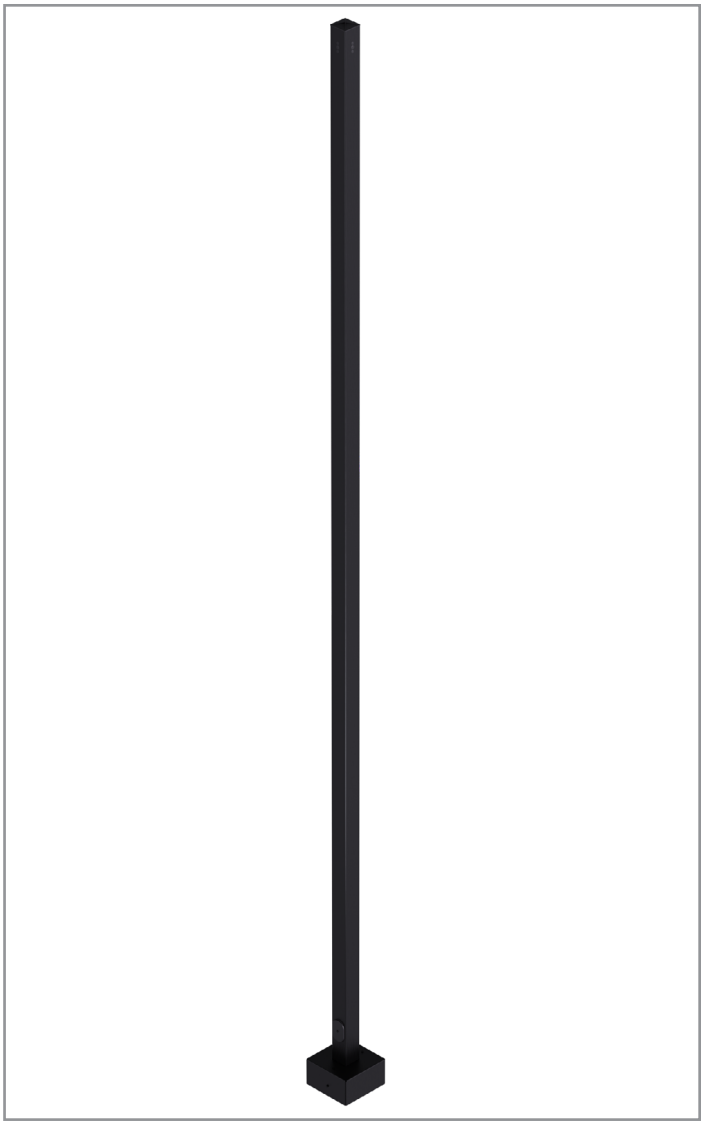
Scale: NTS

Revisions

#	Date	Comments

CHARRON
REFLEX LIGHTING

Project		Catalog #		Type	
Prepared by		Notes		Date	



Cooper Poles

Square Straight Steel - SSS

Anchor Base Installation

Product Certifications & Features

Base Cover



- 2-piece metal cover, painted to match pole
- Optional ABS cover, 3 basic finishes
- Corrosion resistant hardware

Handhole



- Handhole Assembly, 3"x5" for 4"+ shaft and 1.6" x 3.5" for 3" shaft. 14" minimum above base
- Grounding provision Included
- Extra handhole locations available
- Metal handhole cover, painted to match pole
- Optional ABS Handhole cover, 3 basic finishes
- Corrosion resistant hardware
- Optional vandal resistant mechanism

Finish



BK - Black, Smooth

BZ - Bronze, Smooth

Featured Colors

- Highly durable TGIC polyester powder paint
- ASTM D3359 5B classification
- Optional hot-dipped galvanized pre-treat
- 10+ colors, custom finishes available

Domestic Preferences

BABA option supports both the USA Buy America (BAA) and Infrastructure Investment and Jobs Act (IIJA) domestic preference procurement requirements.

Quick Facts

- Weldable grade carbon steel
- One-year limited warranty
- Fully galvanized anchor bolts & template included

Interactive Menu

- Ordering Information page 2
- Base Plate Details page 3
- Mounting Type Details page 4
- Options Details page 5
- Certification & Additional Details Page 7
- EPA Data page 8
- Considerations page 14

Ordering Information

Sample Number: SSS-20-4-11-AB-N4-BK

Domestic Preference	Product Family	Mounting Height(ft) [15]		Shaft Size-Wall Thickness	Installation Type
Blank = None **BABA** = Build America, Buy America funding [1]	**SSS** = Square Straight Steel	**5** = 5' **10** = 10' **12** = 12' **14** = 14' **15** = 15' **16** = 16' **18** = 18' **20** = 20' **22** = 22' **25** = 25' **27** = 27'	**28** = 28' **30** = 30' **35** = 35' **37** = 37' **39** = 39'	**3-11** = 3", 11ga (.120") [5] **4-11** = 4", 11ga (.120") [6] **4-7** = 4", 7ga (.188") [7] **5-11** = 5", 11ga (.120") [7] **5-7** = 5", 7ga (.188") **5-3** = 5", 3ga (.250") **6-11** = 6", 11ga (.120") **6-7** = 6", 7ga (.188") **6-3** = 6", 3ga (.250")	**AB** = Anchor Base Installation

Mounting Types	Pre-Finish	Finish	Options (Add as Suffix)
[blank] = no mounting defined **T23S** = 2-3/8" OD x 4" long tenon **T23L** = 2-3/8" OD x 6" long tenon **T300** = 3" OD x 4" long tenon **T350** = 3-1/2" OD x 5" long tenon **T40S** = 4" OD x 6" long tenon **T40L** = 4" OD x 10" long tenon **M1** = Single M-drilling [16] **M2** = M-drilling, 2 at 180° [16] **M3** = M-drilling, 3 at 90° [16] **M4** = M-drilling, 4 at 90° [16] **M5** = M-drilling, 2 at 90° [16] **N1** = Single N-drilling [16] **N2** = N-drilling, 2 at 180° [16] **N3** = N-drilling, 3 at 90° [16] **N4** = N-drilling, 4 at 90° [16] **N5** = N-drilling, 2 at 90° [16] **S13** = CLS Simplex fitting for 13" rise to support 2' arm [8] **S15** = CLS Simplex fitting for 15" rise to support 2.5' arm [8] **S19** = CLS Simplex fitting for 19" rise to support 4' arm [8] **S24** = CLS Simplex fitting for 24" rise to support 6' arm [8] **S30** = CLS Simplex fitting for 30" rise to support 7.5' arm [8]	**[blank]** = none **GV** = Galvanized [10]	**[Blank]** = none [9] **WTS** = Summit White, smooth **WHT** = New White, textured **WH** = New White, smooth **TWS** = True White, smooth **BZ** = Bronze, smooth **BZT** = Bronze, textured **CB** = Carbon Bronze **DP** = Dark Platinum **GN** = Hartford Green **VGS** = Verde Green, smooth **VGT** = Verde Green, textured **SY** = Silver **GM** = Graphite Metallic **AP** = Grey **APT** = Grey, textured **BK** = Black, smooth **BT** = Black, textured **XX** = Custom color [10] **RALxxxx** = RAL####, smooth or textured [10]	**CO/[ABCD][z]** = Convenience Outlet less electrical [11, 12] **ECO/[ABCD][z]** = Convenience Outlet with 20A GFCI plug 125V AC and in-use electrical cover (in hardware kit) [11, 12] **ITC050/[ABCD][z]** = 1/2" coupling - internal thread [11, 13] **ITC075/[ABCD][z]** = 3/4" coupling - internal thread [11, 13] **ITC100/[ABCD][z]** = 1" coupling - internal thread [11, 13] **ITC125/[ABCD][z]** = 1-1/4" coupling - internal thread [11, 13] **ITC150/[ABCD][z]** = 1-1/2" coupling - internal thread [11, 13] **ITC200/[ABCD][z]** = 2" coupling - internal thread [11, 13] **ETC050/[ABCD][z]** = 1/2" coupling - external thread [11, 13] **ETC075/[ABCD][z]** = 3/4" coupling - external thread [11, 13] **ETC100/[ABCD][z]** = 1" coupling - external thread [11, 13] **ETC125/[ABCD][z]** = 1-1/4" coupling - external thread [11, 13] **ETC150/[ABCD][z]** = 1-1/2" coupling - external thread [11, 13] **ETC200/[ABCD][z]** = 2" coupling - external thread [11, 13] **EHH/[ABCD][z]** = Extra Handhole with grounding provision [11] **VDF** = Vibration Dampener - Factory Installed for 2nd mode vibration **INT** = Interior coating (8 feet from base inside pole; 3 mils of epoxy or "tar") **BCP-ABS** = ABS Base Cover (black, bronze, or white - closest match to chosen finish) **HCP-ABS** = ABS Handhole Cover (black, bronze, or white - closest match to chosen finish) **TR** = Tamper Resistant handhole cover(s) **CMB-A/[ABCD][z]** = Camera Mounting Bracket "A" with 1/2" hole [11] **BMODxxxx** = Base Modification (where xxxx is reference number) [10] **UL** = UL listed with label (includes NEC) **CSA** = CSA listed with label **DP1** = DuraPro Level 1 extended corrosion resistance premium finish **DP3** = DuraPro Level 3 extended corrosion resistance premium pre-treatment & finish [14] **L/AB** = Less Anchor Bolts and template **EAB** = Anchor Bolts and Template Shipped Early (premium freight included)

NOTES:

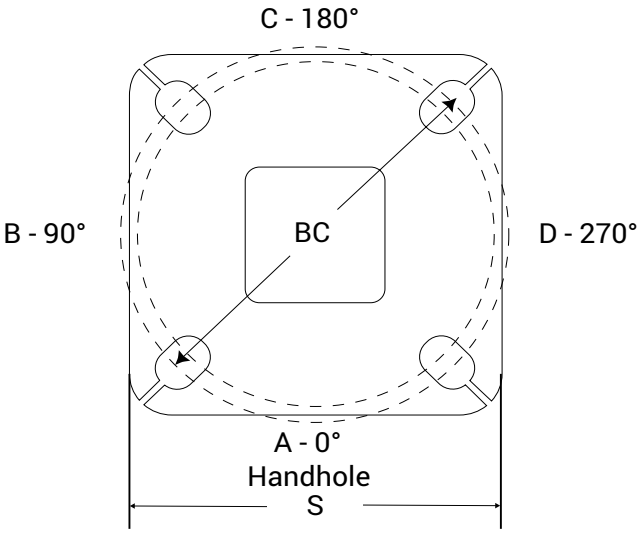
1. Only product configurations with this prefix are built to be compliant with the Buy America Build America Act (BABA). BABA is the minimum government compliance requirement for the Buy America Build America standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Individual government agencies may have more stringent compliance standards. Please refer to the DOMESTIC PREFENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
5. Up to 25' mounting height
6. Up to 30' mounting height
7. Up to 35' mounting height
8. CLS Simplex arm ordered separately. Reference arm specification sheet, SMP arm
9. Available only with galvanized pre-finish.
10. Requires approval. Additional lead times may apply
11. Specify quadrant A, B, C, or D using mounting details, pg. 3. Specify height [z] in inches (min = 12" above base. Max = 6" below pole mounting height). Consult factory for exceptions
12. When location not specified by "/[ABCD][z]", the default location will be A48 (same side as handhole, 4-feet from base).
13. Specify each one required, maximum of 4, with it's [ABCD][z] location.
14. Requires -GV = Galvanization option.
15. Refer to EPA tables for published size, lengths, and wall thicknesses. Shorter length available in 1/2-foot increments.
16.Not available in 3-11.

Accessories (Order Separately) [1]
BCP-SSS-xxxxxx = premium 2pc metal base cover [2]
HCP-SSS-xxxxxx = premium metal handhole cover [2]
BCABS-SSS-xxxxxx = 2pc ABS base cover (BK, BZ, or WH finish) [2]
HCABS-SSS-xxxxxx = ABS handhole cover (BK, BZ, or WH finish) [2]
VDF-SSS-xxxxxxx = vibration dampener [3]
ABKIT-SSS-xxxxx-STD = Anchor Bolt Kit and template [4]
PTC-SSS-xxxxx = Pole cap assembly, ABS smooth black [4]
GRD-KIT = Electrical grounding kit
DRL-PLUG-KIT-N4/M4-STD = N4/M4 drilling plugs - standard color (black)

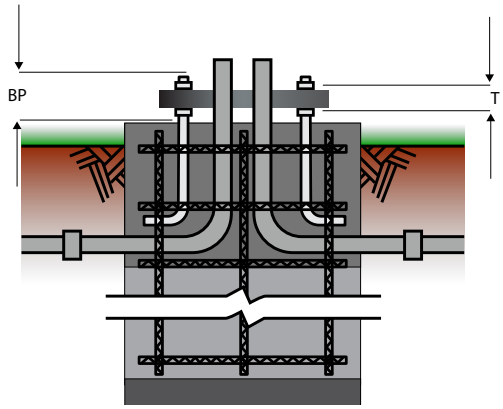
NOTES:

1. Add 'BABA-' as prefix for BABA-compliant accessories
2. xxxxxx = shaft size,wall thickness, and finish (ex. BCP-SSS-3-11-GM or BCABS-SSS-3-11-BZ)
3. xxxxxx = mounting height, shaft size, and wall thickness (ex. VDF-SSS-20-3-11)
4. xxxx = shaft size and wall thickness (ex. ABKIT-SSS-3-11-STD, PTC-SSS-3-11)

Mounting Plate Details



A/B/C/D denote pole quadrants. Handhole always at 'A' or 0°



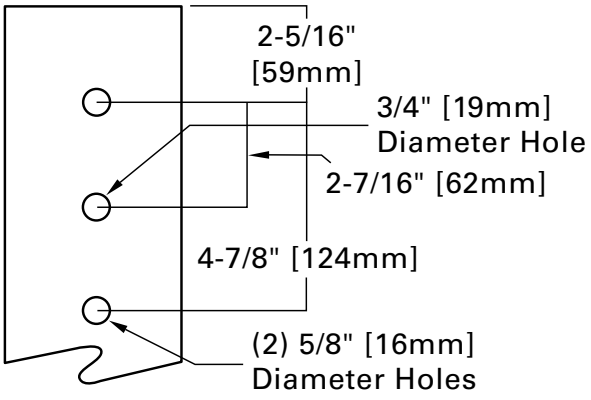
Shaft size & guage	Base Size		Anchor Bolt Details		
	Square Size (S)	Thickness (T)	Bolt Circle (BC)	Bolt Size	Bolt projection (BP)
3-11, 4-11, & 4-7	8	0.75	8 - 9	.75 x 17 x 3	3.0 - 3.5
5-11	11	0.75	10 - 12	.75 x 17 x 3	3.0 - 3.5
5-7 & 5-3	11	1	10 - 12	1 x 36 x 4	3.5 - 4.0
6-11, 6-7, & 6-3	11.5	1	11.5 - 12.5	1 x 36 x 4	3.5 - 4.0

Dimensions in inches

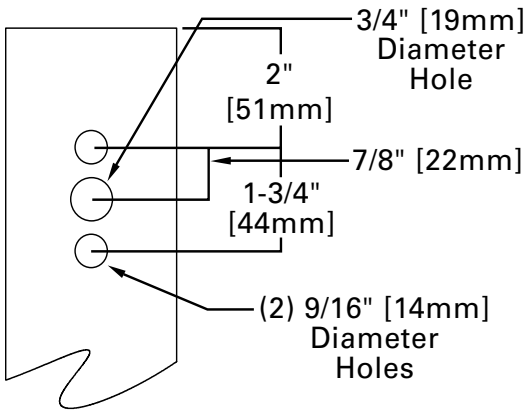
NOTE:
If custom base option required, please specify BMODxxxx option and provide drawing. Approval required, additional lead times may apply. Premium metal base cover included.

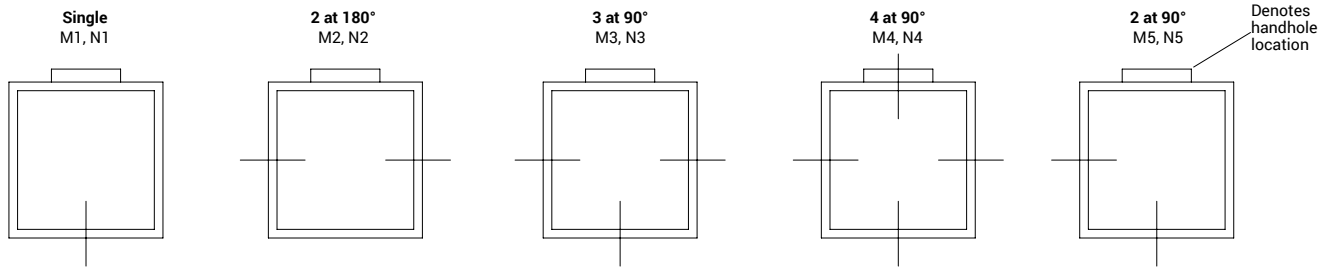
Drill Pattern Details

TYPE "M"



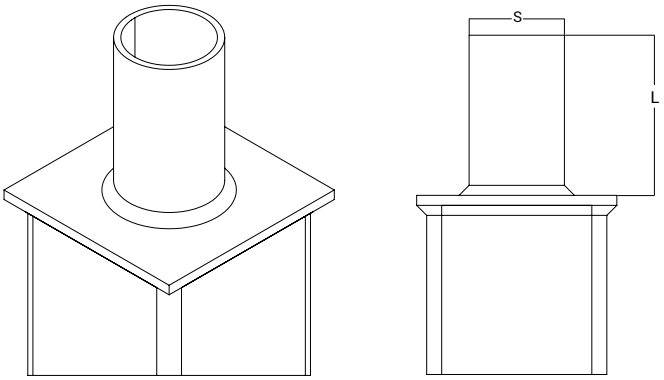
TYPE "N"





Tenon Adapter Details

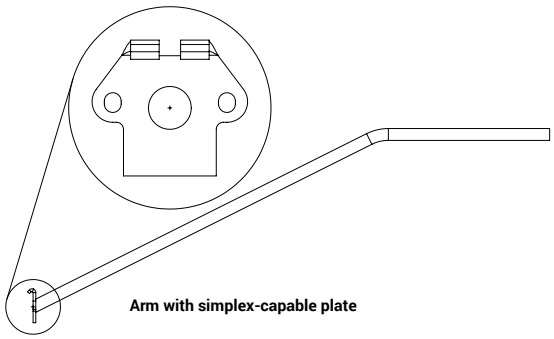
Welded to top of pole with .25" thick plate



Tenon Adapter	Shaft Size - S (in.)	Length - L (in.)
T23S	2-3/8"	4"
T23L	2-3/8"	6"
T300	3"	4"
T350	3.5"	5"
T40S	4"	6"
T40L	4"	10"

CLS Simplex Fitting Details

Simplex fitting welded to pole to match simplex-ready arms. Positioning on pole based on preferred arm length and rise.

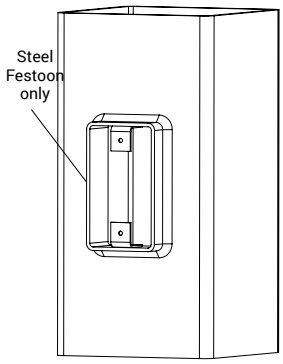


Arm with simplex-capable plate

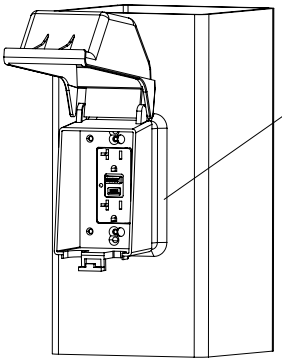
Simplex Option	Arm Length	Arm Rise
S13	2'	13"
S15	2.5'	15"
S19	4	19"
S24	6'	24"
S30	7.5'	30"

Convenience Outlet Details

Steel provision welded to pole for use with GFCI, duplex, and single receptacles.



CO/[ABCD][z] - Convenience Outlet Less Electrical [1, 2]

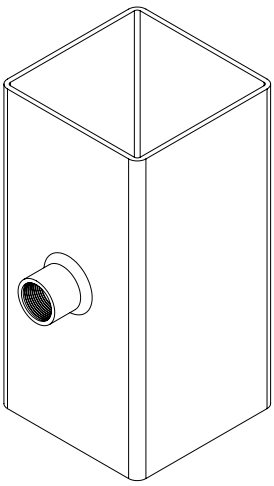


ECO/[ABCD][z] - Convenience Outlet with 20A GFCI [1, 2]

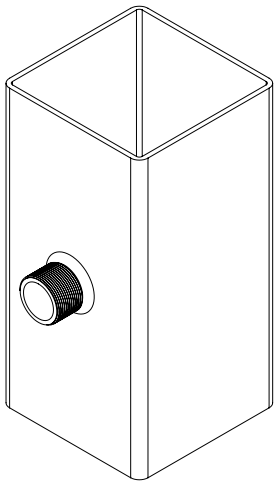
NOTES:
1. Specify quadrant A, B, C, or D using mounting details, pg. 3. Specify height [z] in inches (Min = 12" above base. Max = 6" below pole mounting height). Consult factory for exceptions
2. When location not specified by "/[ABCD][z]", the default location will be A48 (same side as handhole, 4-feet from base).

Couplings (Internal & External Threads) Details

Steel provision welded to pipe for additional luminaire/accessory mounting needs.



Internal thread coupling [1, 2]



External thread coupling [1, 2]

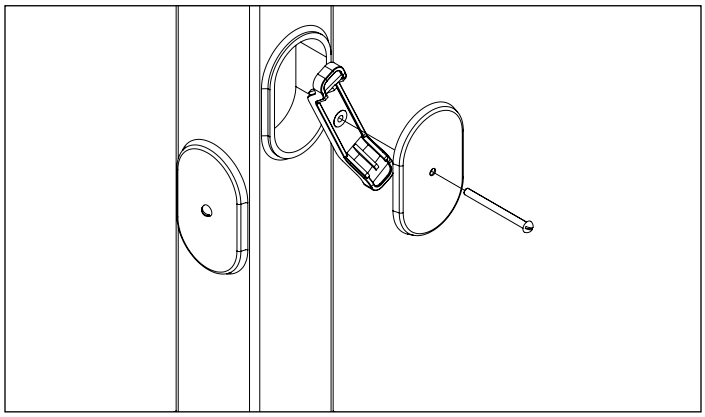
Internal Coupling	Length (in.)	OD (in.)	ID
ITC050	1.56"	1.07"	1/2" NPT
ITC075	1.63"	1.32"	3/4" NPT
ITC100	2.00"	1.59"	1" NPT
ITC125	2.06"	1.91"	1-1/4" NPT
ITC150	2.06"	2.21"	1-1/2" NPT
ITC200	3.13"	2.76"	2" NPT

External Coupling	Length (in.)	OD	ID (in.)
ETC050	1.13"	1/2" NPT	.62"
ETC075	1.38"	3/4" NPT	.82"
ETC100	1.50"	1" NPT	1.05"
ETC125	1.63"	1-1/4" NPT	1.38"
ETC150	1.75"	1-1/2" NPT	1.61"
ETC200	2.00"	2" NPT	2.07"

NOTES:
1. Specify quadrant A, B, C, or D using mounting details, pg. 3. Specify height [z] in inches (Min = 12" above base. Max = 6" below pole mounting height). Consult factory for exceptions.
2. Specify each one required, maximum of 4, with it's [ABCD][z] location.

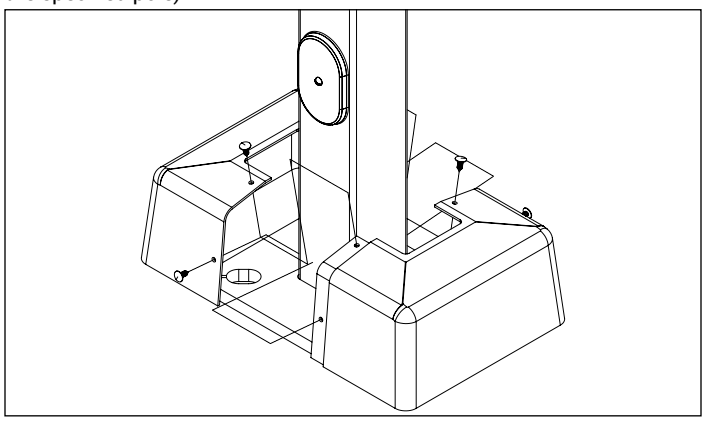
Extra Handhole with Cover Details

Additional handhole and cover with hardware (specify pole quadrant and height in CAT logic selection)



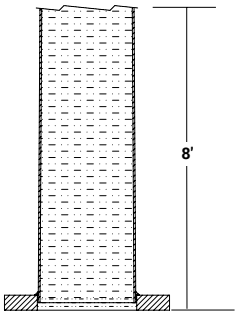
2-Piece Base Cover Details

2-Piece ABS Plastic Base Cover with Press-in ABS Hardware (offered in Bronze, Black, and White only – color may not exactly match the specified pole)



Internal Coating Details

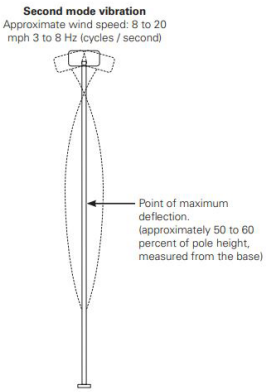
8 feet maximum from base inside pole; 3 mils of epoxy or "tar"



INT - Interior epoxy coating 8' from base
Pole cross section shown

Vibration Dampener Details

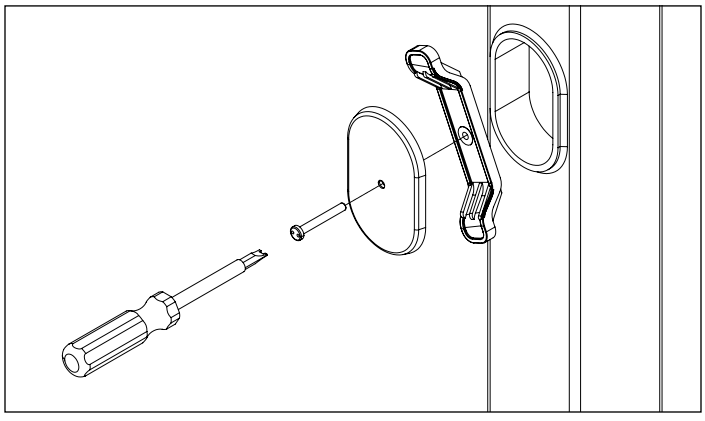
Factory installed for minimizing 2nd mode vibration [1]



NOTES:
1. CLS employs a factory-installed chain dampener encased in plastic tubing. For details on vibration mitigation, please see CLS White Paper WP513001EN

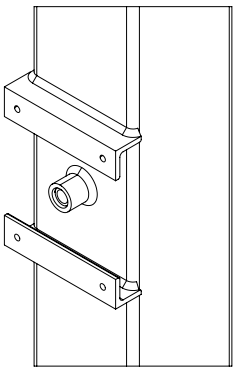
Tamper Resistant Handhole Cover Details

Handhole cover with included tamper-resistant fastener and screwdriver



Camera Mounting Bracket Details

Welded bracket provision for camera mounting



CMB-A/[ABCD]z - Camera Mounting Bracket with 1/2" hole

NOTES:
1. Specify quadrant A, B, C, or D using mounting details, pg. 3. Specify height [z] in inches.
2. Drill pattern matches Axis® TQ5001-E pole mount for M55, P56, and Q60 cameras. Stainless steel 1/4-20 bolts with nylon lock nut recommended.
3. For any other camera application, please specify via drawing. Additional lead-times may apply.

Certfication Details

Certification	Description
C SP US	CSA: CSA® listed with label
UL CERTIFIED	UL: UL® listed with label (includes NEC)

Finish Options

Finish	Description
DP1	DuraPro Level 1 -- Premium finish minimizes corrosion risk, extends finish life, and improves adhesion
DP3	DuraPro Level 3 -- Galvanization after fabrication plus premium finish provides superior corrosion resistance, adhesion, and extended finish life

Anchor Bolt Shipping Options (Add as suffix)

Standard Kits = 4 fully galvanized anchor bolts, 8 galvanized nuts & washers, and template

Option	Description
L/AB	Less Anchor Bolts and Template Kit *Ex. SSS-10-3-11-AB-BK-L/AB*
EAB	Anchor Bolts and Template Kit Shipped Early (Supports starting the foundation quickly, premium freight included) *Ex. SSS-10-3-11-AB-BK-EAB*

Additional Services Offered

Services are offered to support the engineering and design community when required.

Service	Description
DSGN-FOUNDATION-[XX] [1]	Foundation Design; per pole type, per revision
DSGN-PE-POLE-[XX] [1]	Professional Engineering Stamped Drawings; per pole type, per revision
DSGN-POLE-CALCULATIONS [2]	Pole Calculations; per pole type, per revision
DSGN-POLE-SUBMITTALS [2]	Pole submittal Drawings; per pole type per revision

NOTES:

1. XX to be replaced by state abbreviation (EX. DSGN-FOUNDATION-GA).
2. Original and first revision free of charge.

AASHTO Certification Data

ASCE 7-93 EPA [SQ. FT] WITH 1.3 GUST (COMMONLY USED STANDARDS) [1, 2, 3, 4]

Catalog Number	80 MPH		90 MPH		100 MPH		110 MPH	
	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)
SSS-5-3-11-AB	36.78	919.5	28.9	722.5	23.27	581.75	19.1	477.5
SSS-5-4-11-AB	56.05	1401.25	44.07	1101.75	35.51	887.75	29.17	729.25
SSS-10-3-11-AB	17.23	430.75	13.29	332.25	10.48	262	8.4	210
SSS-10-4-11-AB	26.53	663.25	20.54	513.5	16.25	406.25	13.08	327
SSS-10-4-7-AB	37.15	928.75	28.93	723.25	23.05	576.25	18.7	467.5
SSS-10-5-11-AB	37.51	937.75	29.11	727.75	23.1	577.5	18.65	466.25
SSS-10-5-7-AB	72.19	1804.75	56.51	1412.75	45.28	1132	36.98	924.5
SSS-10-6-11-AB	51	1275	39.65	991.25	31.54	788.5	25.54	638.5
SSS-15-3-11-AB	8.01	200.25	5.92	148	4.43	110.75	3.32	83
SSS-15-4-11-AB	12.61	315.25	9.42	235.5	7.14	178.5	5.45	136.25
SSS-15-4-7-AB	18.33	458.25	13.94	348.5	10.8	270	8.48	212
SSS-15-5-11-AB	18.1	452.5	13.63	340.75	10.42	260.5	8.05	201.25
SSS-15-5-7-AB	36.66	916.5	28.29	707.25	22.3	557.5	17.86	446.5
SSS-15-5-3-AB	45.78	1144.5	35.49	887.25	28.13	703.25	22.69	567.25
SSS-15-6-11-AB	24.93	623.25	18.88	472	14.56	364	11.36	284
SSS-15-6-7-AB	47.35	1183.75	36.6	915	28.91	722.75	23.22	580.5
SSS-15-6-3-AB	49.61	1240.25	3838	95950	30.36	759	24.41	610.25
SSS-20-3-11-AB	4.35	108.75	2.8	70	1.69	42.25	0.87	21.75
SSS-20-4-11-AB	7.28	182	4.9	122.5	3.2	80	1.94	48.5
SSS-20-4-7-AB	11.65	291.25	8.36	209	6	150	4.25	106.25
SSS-20-5-11-AB	10.88	272	7.53	188.25	5.14	128.5	3.37	84.25
SSS-20-5-7-AB	24.77	619.25	18.51	462.75	14.03	350.75	10.71	267.75
SSS-20-5-3-AB	31.72	793	24	600	18.48	462	14.39	359.75
SSS-20-6-11-AB	15.48	387	10.95	273.75	7.72	193	5.32	133
SSS-20-6-7-AB	32.37	809.25	24.3	607.5	18.53	463.25	14.26	356.5
SSS-20-6-3-AB	32.41	810.25	24.33	608.25	18.55	463.75	14.28	357
SSS-25-3-11-AB	1.76	44	0.54	13.5	N/A	N/A	N/A	N/A
SSS-25-4-11-AB	3.57	89.25	1.68	42	0.34	8.5	N/A	N/A
SSS-25-4-7-AB	7.16	179	4.52	113	2.63	65.75	1.23	30.75
SSS-25-5-11-AB	5.91	147.75	3.25	81.25	1.35	33.75	N/A	N/A
SSS-25-5-7-AB	16.97	424.25	11.99	299.75	8.42	210.5	5.78	144.5
SSS-25-5-3-AB	22.69	567.25	16.5	412.5	12.08	302	8.81	220.25
SSS-25-6-11-AB	9.05	226.25	5.45	136.25	2.87	71.75	0.96	24
SSS-25-6-7-AB	22.66	566.5	16.2	405	11.58	289.5	8.16	204

*Continued on next page

Catalog Number	80 MPH		90 MPH		100 MPH		110 MPH	
	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)
SSS-25-6-3-AB	22.7	567.5	16.23	405.75	11.6	290	8.18	204.5
SSS-30-4-11-AB	0.56	14	N/A	N/A	N/A	N/A	N/A	N/A
SSS-30-4-7-AB	3.37	84.25	1.37	34.25	N/A	N/A	N/A	N/A
SSS-30-5-11-AB	1.83	45.75	N/A	N/A	N/A	N/A	N/A	N/A
SSS-30-5-7-AB	10.14	253.5	6.39	159.75	3.71	92.75	1.73	43.25
SSS-30-5-3-AB	14.63	365.75	9.95	248.75	6.59	164.75	4.11	102.75
SSS-30-6-11-AB	3.7	92.5	0.98	24.5	N/A	N/A	N/A	N/A
SSS-30-6-7-AB	14.1	352.5	9.2	230	5.7	142.5	3.11	77.75
SSS-30-6-3-AB	14.13	353.25	9.23	230.75	13.63	340.75	3.12	78
SSS-35-4-7-AB	0.66	16.5	N/A	N/A	N/A	N/A	N/A	N/A
SSS-35-5-11-AB	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SSS-35-5-7-AB	5.71	142.75	2.54	63.5	0.27	6.75	N/A	N/A
SSS-35-5-3-AB	9.75	243.75	5.73	143.25	2.86	71.5	N/A	N/A
SSS-35-6-11-AB	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SSS-35-6-7-AB	8.74	218.5	4.53	113.25	1.53	38.25	N/A	N/A
SSS-35-6-3-AB	4.56	114	4.56	114	1.55	38.75	N/A	N/A
SSS-39-5-7-AB	2.67	66.75	N/A	N/A	N/A	N/A	N/A	N/A
SSS-39-5-3-AB	6.47	161.75	2.86	71.5	0.28	7	N/A	N/A
SSS-39-6-11-AB	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SSS-39-6-7-AB	5.1	127.5	1.33	33.25	N/A	N/A	N/A	N/A
SSS-39-6-3-AB	5.13	128.25	1.35	33.75	N/A	N/A	N/A	N/A

NOTES:
1. Maximum weight based on 25 pounds per square foot of EPA. Weights lower than maximum will result in higher EPA values.
2. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.
3. For pole heights that are not shown, use the values for taller poles.
4. The Cooper Lighting Soluitons on-line configurator has detailed maximum EPA and weight to refine the design.

LATEST FLORIDA BUILDING CODES & AASHTO STANDARDS EPA [SQ. FT] (WITH 3SEC GUST) - 100 LBS FIXTURE LOAD [1, 2, 3, 4]

Catalog Number	90 MPH		100 MPH		110 MPH		120 MPH		130 MPH		140 MPH		150 MPH		160 MPH		170 MPH		180 MPH	
	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)
SSS-5-3-11-AB	115.41	100	93.23	100	76.81	100	64.33	100	54.61	100	46.9	100	40.68	100	35.5	100	31.35	100	27.76	100
SSS-5-4-11-AB	127.02	100	102.58	100	84.49	100	70.74	100	60.03	100	51.54	100	44.69	100	39.08	100	34.43	100	30.53	100
SSS-10-3-11-AB	56.94	100	45.75	100	37.47	100	31.17	100	26.26	100	22.37	100	19.23	100	16.62	100	14.52	100	12.72	100
SSS-10-4-11-AB	61.63	100	49.38	100	40.32	100	33.43	100	28.07	100	23.81	100	20.38	100	17.57	100	15.24	100	13.29	100
SSS-10-4-7-AB	61.96	100	49.71	100	40.65	100	33.75	100	28.39	100	24.13	100	20.69	100	17.88	100	15.55	100	13.6	100
SSS-10-5-11-AB	78.71	100	62.86	100	51.13	100	42.22	100	35.28	100	29.77	100	25.33	100	21.69	100	18.68	100	16.15	100
SSS-10-5-7-AB	146.17	100	117.51	100	96.3	100	80.17	100	67.61	100	57.65	100	49.62	100	43.04	100	37.59	100	33.02	100
SSS-10-6-11-AB	159.23	100	127.97	100	104.84	100	87.25	100	73.56	100	62.7	100	53.93	100	46.76	100	40.82	100	35.83	100
SSS-15-3-11-AB	36.38	100	28.9	100	23.37	100	19.17	100	15.9	100	13.3	100	11.2	100	9.46	100	8.05	100	6.85	100
SSS-15-4-11-AB	38.77	100	30.6	100	24.56	100	19.96	100	16.38	100	13.54	100	11.25	100	9.38	100	7.82	100	6.52	100
SSS-15-4-7-AB	39.26	100	31.08	100	25.03	100	20.43	100	16.85	100	14.01	100	11.72	100	9.84	100	8.28	100	6.98	100
SSS-15-5-11-AB	50.16	100	39.58	100	31.76	100	25.8	100	21.17	100	17.5	100	14.53	100	12.1	100	10.09	100	8.41	100
SSS-15-5-7-AB	95.62	100	76.49	100	62.34	100	51.58	100	43.2	100	36.55	100	31.19	100	26.8	100	23.16	100	20.11	100
SSS-15-5-3-AB	96.13	100	76.98	100	62.82	100	52.05	100	43.67	100	37.02	100	31.65	100	27.26	100	23.62	100	20.57	100
SSS-15-6-11-AB	103	100	82.14	100	66.71	100	54.97	100	45.83	100	38.58	100	32.73	100	27.95	100	23.98	100	20.66	100
SSS-15-6-7-AB	98.96	100	78.95	100	64.15	100	52.89	100	44.13	100	37.18	100	31.57	100	26.98	100	23.17	100	19.98	100
SSS-15-6-3-AB	99.48	100	79.46	100	64.64	100	53.38	100	44.61	100	37.65	100	32.04	100	27.44	100	23.64	100	20.45	100
SSS-20-3-11-AB	24.08	100	18.8	100	14.89	100	11.92	100	9.6	100	7.77	100	6.29	100	5.05	100	4.05	100	3.21	100
SSS-20-4-11-AB	25.09	100	19.31	100	15.03	100	11.78	100	9.25	100	7.24	100	5.62	100	4.29	100	3.2	100	2.27	100
SSS-20-4-7-AB	25.69	100	19.9	100	15.62	100	12.37	100	9.83	100	7.82	100	6.2	100	4.87	100	3.77	100	2.85	100
SSS-20-5-11-AB	32.44	100	24.96	100	19.42	100	15.21	100	11.93	100	9.33	100	7.23	100	5.52	100	4.09	100	2.9	100
SSS-20-5-7-AB	64.85	100	51.31	100	41.3	100	33.69	100	27.76	100	23.06	100	19.26	100	16.16	100	13.58	100	11.43	100
SSS-20-5-3-AB	65.46	100	51.92	100	41.9	100	34.28	100	28.34	100	23.64	100	19.84	100	16.73	100	14.16	100	12	100
SSS-20-6-11-AB	69.1	100	54.35	100	43.43	100	35.12	100	28.66	100	23.53	100	19.4	100	16.01	100	13.21	100	10.85	100
SSS-20-6-7-AB	66.51	100	52.35	100	41.88	100	33.91	100	27.72	100	22.8	100	18.83	100	15.58	100	12.89	100	10.63	100
SSS-20-6-3-AB	67.14	100	52.97	100	42.49	100	34.51	100	28.31	100	23.38	100	19.41	100	16.16	100	13.47	100	11.21	100
SSS-25-3-11-AB	16.69	100	12.66	100	9.67	100	7.4	100	5.64	100	4.24	100	3.11	100	2.17	100	1.4	100	0.76	100
SSS-25-4-11-AB	16.74	100	12.33	100	9.06	100	6.58	100	4.64	100	3.11	100	1.87	100	0.86	100	0.02	100	N/A	100
SSS-25-4-7-AB	17.46	100	13.04	100	9.77	100	7.29	100	5.35	100	3.81	100	2.58	100	1.56	100	0.72	100	0.02	100
SSS-25-5-11-AB	21.63	100	15.91	100	11.68	100	8.47	100	5.96	100	3.98	100	2.37	100	1.06	100	N/A	100	N/A	100
SSS-25-5-7-AB	46.64	100	36.3	100	28.65	100	22.84	100	18.31	100	14.72	100	11.82	100	9.45	100	7.48	100	5.83	100
SSS-25-5-3-AB	47.37	100	37.02	100	29.37	100	23.54	100	19.01	100	15.42	100	12.52	100	10.14	100	8.18	100	6.53	100
SSS-25-6-11-AB	49.05	100	37.62	100	29.28	100	22.94	100	18	100	14.09	100	10.93	100	8.34	100	6.2	100	4.4	100
SSS-25-6-7-AB	47.18	100	36.37	100	28.37	100	22.28	100	17.55	100	13.79	100	10.76	100	8.27	100	6.22	100	4.5	100

*Continued on next page

Catalog Number	90 MPH		100 MPH		110 MPH		120 MPH		130 MPH		140 MPH		150 MPH		160 MPH		170 MPH		180 MPH	
	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)
SSS-25-6-3-AB	47.93	100	37.1	100	29.09	100	23	100	18.26	100	14.5	100	11.46	100	8.98	100	6.92	100	5.19	100
SSS-30-4-11-AB	10.96	100	7.42	100	4.8	100	2.8	100	1.25	100	0.02	100	N/A	100	N/A	100	N/A	100	N/A	100
SSS-30-4-7-AB	11.81	100	8.26	100	5.64	100	3.64	100	2.09	100	0.85	100	N/A	100	N/A	100	N/A	100	N/A	100
SSS-30-5-11-AB	14.14	100	9.55	100	6.16	100	3.57	100	1.56	100	N/A	100	N/A	100	N/A	100	N/A	100	N/A	100
SSS-30-5-7-AB	34.47	100	26.17	100	20.03	100	15.37	100	11.73	100	8.85	100	6.52	100	4.62	100	3.04	100	1.72	100
SSS-30-5-3-AB	35.32	100	27.02	100	20.87	100	16.2	100	12.56	100	9.68	100	7.35	100	5.44	100	3.86	100	2.54	100
SSS-30-6-11-AB	35.26	100	26.21	100	19.52	100	14.43	100	10.47	100	7.33	100	4.8	100	2.72	100	1	100	N/A	100
SSS-30-6-7-AB	34.16	100	25.48	100	19.06	100	14.18	100	10.37	100	7.36	100	4.93	100	2.93	100	1.28	100	N/A	100
SSS-30-6-3-AB	35.03	100	26.34	100	19.91	100	15.1	100	11.21	100	8.19	100	5.75	100	3.76	100	2.11	100	N/A	100
SSS-35-4-7-AB	3.7	100	1.2	100	N/A	100	N/A	100	N/A	100	N/A	100	N/A	100	N/A	100	N/A	100	N/A	100
SSS-35-5-11-AB	8.47	100	4.66	100	1.84	100	N/A	100	N/A	100	N/A	100	N/A	100	N/A	100	N/A	100	N/A	100
SSS-35-5-7-AB	25.61	100	18.72	100	13.63	100	9.75	100	6.74	100	4.34	100	2.41	100	0.83	100	N/A	100	N/A	100
SSS-35-5-3-AB	26.59	100	19.7	100	14.59	100	10.71	100	7.69	100	5.26	100	3.36	100	1.78	100	N/A	100	N/A	100
SSS-35-6-11-AB	25.24	100	17.73	100	12.17	100	7.95	100	4.66	100	2.05	100	N/A	100	N/A	100	N/A	100	N/A	100
SSS-35-6-7-AB	24.6	100	17.4	100	12.06	100	8.01	100	4.85	100	2.35	100	N/A	100	N/A	100	N/A	100	N/A	100
SSS-35-6-3-AB	25.6	100	18.38	100	13.04	100	8.97	100	5.81	100	3.3	100	1.28	100	N/A	100	N/A	100	NA	100
SSS-39-5-7-AB	20.02	100	13.97	100	9.5	100	6.1	100	3.45	100	1.35	100	N/A	100	N/A	100	N/A	100	N/A	100
SSS-39-5-3-AB	13.81	100	8.53	100	4.73	100	1.91	100	N/A	100	N/A	100	N/A	100	N/A	100	N/A	100	N/A	100
SSS-39-6-11-AB	18.83	100	12.24	100	7.37	100	3.66	100	N/A	100	N/A	100	N/A	100	N/A	100	N/A	100	N/A	100
SSS-39-6-7-AB	18.51	100	12.18	100	7.5	100	3.94	100	1.17	100	N/A	100	N/A	100	N/A	100	N/A	100	N/A	100
SSS-39-6-3-AB	19.6	100	13.27	100	8.58	100	5.01	100	2.23	100	0.03	100	N/A	100	N/A	100	N/A	100	N/A	100

NOTES:

1. The maximum EPA values are based upon the published maximum weight noted. Lower weights will result in higher EPA values.
2. Includes Florida Building Code 2023/2020, AASHTO LRFD-LTS-1, and ASCE-7 standards.
3. For pole heights that are not shown, use the values for taller poles.
4. The Cooper Lighting Soluitons on-line configurator has detailed maximum EPA and weight to refine the design.

LATEST FLORIDA BUILDING CODES & AASHTO STANDARDS EPA [SQ. FT] (WITH 3SEC GUST) - 400 LBS FIXTURE LOAD [1, 2, 3, 4]

Catalog Number	90 MPH		100 MPH		110 MPH		120 MPH		130 MPH		140 MPH		150 MPH		160 MPH		170 MPH		180 MPH	
	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)
SSS-5-3-11-AB	114.24	400	92.27	400	76.02	400	63.67	400	54.05	400	46.41	400	40.26	400	35.22	400	31.04	400	27.54	400
SSS-5-4-11-AB	127.8	400	103.21	400	85.02	400	71.18	400	60.41	400	51.86	400	44.97	400	39.33	400	34.65	400	30.73	400
SSS-10-3-11-AB	56.35	400	45.26	400	37.07	400	30.83	400	25.98	400	22.13	400	19.02	400	16.48	400	14.37	400	12.6	400
SSS-10-4-11-AB	62.02	400	49.7	400	40.58	400	33.65	400	28.26	400	23.98	400	20.52	400	17.7	400	15.35	400	13.39	400
SSS-10-4-7-AB	62.36	400	50.03	400	40.91	400	33.97	400	28.57	400	24.29	400	20.84	400	18.01	400	15.66	400	13.7	400
SSS-10-5-11-AB	79.21	400	63.27	400	51.48	400	42.5	400	35.52	400	29.98	400	25.51	400	21.85	400	18.82	400	16.28	400
SSS-10-5-7-AB	146.68	400	117.92	400	96.64	400	80.45	400	67.86	400	57.86	400	49.8	400	43.2	400	37.73	400	33.15	400
SSS-10-6-11-AB	159.56	400	128.23	400	105.06	400	87.43	400	73.71	400	62.83	400	54.05	400	46.86	400	40.9	400	35.91	400
SSS-15-3-11-AB	35.98	400	28.58	400	23.11	400	18.94	400	15.7	400	13.13	400	11.06	400	9.36	400	7.96	400	6.78	400
SSS-15-4-11-AB	39.04	400	30.82	400	24.73	400	20.11	400	16.51	400	13.65	400	11.35	400	9.46	400	7.9	400	6.59	400
SSS-15-4-7-AB	39.52	400	31.3	400	25.21	400	20.58	400	16.98	400	14.12	400	11.81	400	9.92	400	8.36	400	7.05	400
SSS-15-5-11-AB	50.5	400	39.86	400	31.98	400	25.99	400	21.33	400	17.64	400	14.65	400	12.21	400	10.19	400	8.49	400
SSS-15-5-7-AB	95.96	400	76.77	400	62.57	400	51.77	400	43.36	400	36.69	400	31.31	400	26.91	400	23.26	400	20.2	400
SSS-15-5-3-AB	96.47	400	77.26	400	63.05	400	52.24	400	43.83	400	37.16	400	31.77	400	27.37	400	23.71	400	20.65	400
SSS-15-6-11-AB	103.13	400	82.24	400	66.79	400	55.04	400	45.89	400	38.63	400	32.78	400	27.99	400	24.02	400	20.69	400
SSS-15-6-7-AB	99.31	400	79.24	400	64.39	400	53.09	400	44.3	400	37.32	400	31.7	400	27.09	400	23.27	400	20.07	400
SSS-15-6-3-AB	99.83	400	79.74	400	64.88	400	53.58	400	44.78	400	37.8	400	32.17	400	27.56	400	23.74	400	20.53	400
SSS-20-3-11-AB	23.8	400	18.57	400	14.7	400	11.76	400	9.47	400	7.65	400	6.19	400	4.99	400	3.99	400	3.16	400
SSS-20-4-11-AB	25.27	400	19.46	400	15.16	400	11.88	400	9.34	400	7.32	400	5.69	400	4.35	400	3.25	400	2.32	400
SSS-20-4-7-AB	25.87	400	20.05	400	15.75	400	12.47	400	9.92	400	7.9	400	6.27	400	4.93	400	3.82	400	2.9	400
SSS-20-5-11-AB	32.68	400	25.15	400	19.58	400	15.34	400	12.05	400	9.43	400	7.32	400	5.59	400	4.16	400	2.96	400
SSS-20-5-7-AB	65.09	400	51.51	400	41.46	400	33.82	400	27.87	400	23.16	400	19.35	400	16.23	400	13.65	400	11.49	400
SSS-20-5-3-AB	65.7	400	52.11	400	42.06	400	34.41	400	28.46	400	23.74	400	19.93	400	16.81	400	14.23	400	12.06	400
SSS-20-6-11-AB	69.11	400	54.35	400	43.43	400	35.13	400	28.67	400	23.54	400	19.4	400	16.01	400	13.21	400	10.86	400
SSS-20-6-7-AB	66.76	400	52.56	400	42.05	400	34.06	400	27.84	400	22.9	400	18.92	400	15.66	400	12.96	400	10.7	400
SSS-20-6-3-AB	67.39	400	53.17	400	42.65	400	34.65	400	28.43	400	23.49	400	19.5	400	13.03	400	13.54	400	11.27	400
SSS-25-3-11-AB	16.47	400	12.48	400	9.53	400	7.28	400	5.53	400	4.15	400	3.03	400	2.11	400	1.35	400	0.72	400
SSS-25-4-11-AB	16.88	400	12.44	400	9.16	400	6.66	400	4.71	400	3.17	400	1.92	400	0.9	400	0.06	400	N/A	400
SSS-25-4-7-AB	17.61	400	13.16	400	9.87	400	7.37	400	5.42	400	3.87	400	2.63	400	1.61	400	0.76	400	0.05	400
SSS-25-5-11-AB	21.81	400	16.06	400	11.81	400	8.57	400	6.05	400	4.05	400	2.44	400	1.12	400	0.03	400	N/A	400
SSS-25-5-7-AB	46.82	400	36.45	400	28.77	400	22.94	400	18.4	400	14.79	400	11.88	400	9.5	400	7.53	400	5.88	400
SSS-25-5-3-AB	47.55	400	37.17	400	29.49	400	23.65	400	19.1	400	15.49	400	12.58	400	10.2	400	8.23	400	6.57	400
SSS-25-6-11-AB	48.83	400	37.57	400	29.24	400	22.91	400	17.98	400	14.06	400	10.91	400	8.32	400	6.18	400	4.39	400
SSS-25-6-7-AB	47.37	400	36.52	400	28.49	400	22.39	400	17.64	400	13.87	400	10.83	400	8.34	400	6.27	400	4.54	400

*Continued on next page

Catalog Number	90 MPH		100 MPH		110 MPH		120 MPH		130 MPH		140 MPH		150 MPH		160 MPH		170 MPH		180 MPH	
	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)	Max EPA (sq. ft)	Max Fixture Load (lb)
SSS-25-6-3-AB	48.12	400	37.26	400	29.22	400	23.11	400	18.35	400	14.57	400	11.53	400	9.04	400	6.97	400	5.24	400
SSS-30-4-11-AB	11.07	400	7.51	400	4.87	400	2.87	400	1.31	400	0.07	400	N/A	400	N/A	400	N/A	400	N/A	400
SSS-30-4-7-AB	11.92	400	8.35	400	5.71	400	3.7	400	2.14	400	0.9	400	N/A	400	N/A	400	N/A	400	N/A	400
SSS-30-5-11-AB	14.29	400	9.67	400	6.25	400	3.66	400	1.63	400	0.03	400	N/A	400	N/A	400	N/A	400	N/A	400
SSS-30-5-7-AB	34.61	400	26.29	400	20.13	400	15.45	400	11.8	400	8.91	400	6.58	400	4.67	400	3.09	400	1.76	400
SSS-30-5-3-AB	35.47	400	27.14	400	20.97	400	16.28	400	12.63	400	9.74	400	7.4	400	5.49	400	3.9	400	2.58	400
SSS-30-6-11-AB	35.16	400	26.14	400	19.46	400	14.38	400	10.43	400	7.29	400	4.76	400	2.69	400	N/A	400	N/A	400
SSS-30-6-7-AB	34.31	400	25.61	400	19.16	400	14.26	400	10.45	400	7.42	400	4.98	400	2.98	400	1.33	400	N/A	400
SSS-30-6-3-AB	35	400	26.46	400	20.01	400	15.02	400	11.28	400	8.25	400	5.81	400	3.81	400	2.15	400	N/A	400
SSS-35-4-7-AB	3.77	400	1.25	400	N/A	400	N/A	400	N/A	400	N/A	400	N/A	400	N/A	400	N/A	400	N/A	400
SSS-35-5-11-AB	8.59	400	4.76	400	1.92	400	N/A	400	N/A	400	N/A	400	N/A	400	N/A	400	N/A	400	N/A	400
SSS-35-5-7-AB	25.73	400	18.82	400	13.71	400	9.82	400	6.8	400	4.39	400	2.46	400	0.87	400	N/A	400	N/A	400
SSS-35-5-3-AB	26.71	400	19.79	400	14.67	400	10.78	400	7.75	400	5.35	400	3.41	400	1.82	400	N/A	400	N/A	400
SSS-35-6-11-AB	25.11	400	17.63	400	12.09	400	7.88	400	4.6	400	2	400	N/A	400	N/A	400	N/A	400	N/A	400
SSS-35-6-7-AB	24.73	400	17.5	400	12.15	400	8.08	400	4.91	400	2.4	400	N/A	400	N/A	400	N/A	400	N/A	400
SSS-35-6-3-AB	25.72	400	18.48	400	13.12	400	9.05	400	5.87	400	3.36	400	1.33	400	N/A	400	N/A	400	N/A	400
SSS-39-5-7-AB	20.12	400	14.06	400	9.57	400	6.16	400	3.5	400	1.39	400	N/A	400	N/A	400	N/A	400	N/A	400
SSS-39-5-3-AB	13.89	400	8.59	400	4.78	400	1.96	400	N/A	400	N/A	400	N/A	400	N/A	400	N/A	400	N/A	400
SSS-39-6-11-AB	18.7	400	12.14	400	7.28	400	3.59	400	N/A	400	N/A	400	N/A	400	N/A	400	N/A	400	N/A	400
SSS-39-6-7-AB	18.62	400	12.27	400	7.58	400	4	400	N/A	400	N/A	400	N/A	400	N/A	400	N/A	400	N/A	400
SSS-39-6-3-AB	84.95	400	13.36	400	8.65	400	5.07	400	2.29	400	0.08	400	N/A	400	N/A	400	N/A	400	N/A	400

NOTES:

1. The maximum EPA values are based upon the published maximum weight noted. Lower weights will result in higher EPA values.
2. Includes Florida Building Code 2023/2020, AASHTO LRFD-LTS-1, and ASCE-7 standards.
3. For pole heights that are not shown, use the values for taller poles.
4. The Cooper Lighting Soluitons on-line configurator has detailed maximum EPA and weight to refine the design.

Considerations

DESIGN CONSIDERATIONS - VIBRATIONS AND NON-GROUND MOUNTED INSTALLATIONS

The information contained herein is for general guidance only and is not a replacement for professional judgment. Design considerations for wind induced vibrations and non-ground mounted installations (e.g., installations on bridges or buildings) are not included in this document. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Refer to the Cooper Lighting Solutions Light Pole White Paper for risk factors and design considerations. Learn more.

NOTE: The Limited warranty for this product specifically excludes fatigue failure or similar damage resulting from vibration, harmonic oscillation or resonance.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutions or visit www.cooperlighting.com for available options, accessories and ordering information.

VIBRATION

Vibrations may cause damage to structures, including poles. Vibrations are unpredictable, and there are many factors and variables that can cause damaging vibrations. Many wind conditions exist that can create damaging vibrations to poles and luminaires, such as constant winds between 10-30 mph. Although all pole types can experience vibration, straight square poles seem to be most prone. Vibration dampeners and/or a round tapered design may be used to mitigate damage from vibrations, but there is no guarantee damaging vibrations will be prevented. Vibration dampeners are not included with this pole but can be ordered separately. Consult with a professional, and local and federal standards, to ensure this pole is appropriate for the intended purpose and installation location. Refer to Cooper Lighting Solutions' Light Pole White Paper for risk factors and design considerations.

MAINTENANCE

Perform inspections periodically. A prudent inspection schedule would be: one week after installation, one month after installation, yearly after installation, and following any major wind event. During the inspection, check the poles for cracks. If cracks are detected, remedial action is required. Recheck anchor bolt torques and re-tighten according to the recommended torque values. Check for missing covers and pole caps and replace as necessary. Check the pole for corrosion and deterioration of the finish. Should there be corrosion or deterioration, take remedial action to correct.

WARNING: Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to pole white paper WP513001EN for additional support information. Before installing, make sure proper anchor bolts and templates are obtained. The use of unauthorized accessories such as banners, signs, cameras or pennants for which the pole was not designed voids the pole warranty and may result in pole failure causing serious injury or property damage. Information regarding total loading capacity can be supplied upon request. The pole warranty is void unless poles are used and installed as a complete pole and luminaire combination. This warranty specifically excludes failure as the result of a third party act or omission, misuse, unanticipated uses, fatigue failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with movement of air currents around the product.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutions or visit www.cooperlighting.com for available options, accessories, and ordering information.

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
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www.cooperlighting.com

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Specifications and dimensions
subject to change without notice.

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GWC Galleon Wall

Wall Mount Luminaire

Product Features

Light ARchitect™ · BAA · FADC

Product Certifications

DLC LISTED [1] · DLC LISTED PREMIUM [1] · ISO SYSTEMS CERTIFIED · UL CERTIFIED · FC CLASS A · IP66 · ida DARK SKY APPROVED [2] · 5 YEAR LIMITED WARRANTY

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Optical Configurations page 3
- Energy and Performance Data page 4
- Control Options page 6

Quick Facts

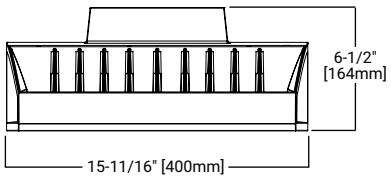
- Choice of thirteen high-efficiency, patented AccuLED Optics
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 154 lumens per watt

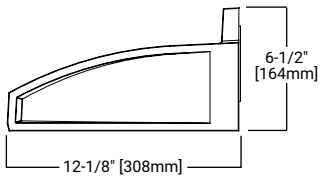
Connected Systems

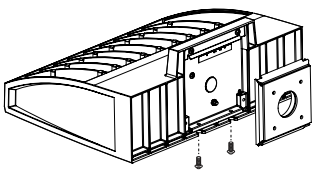
- WaveLinx PRO Wireless
- WaveLinx LITE Wireless
- Enlighted

Dimensional Details

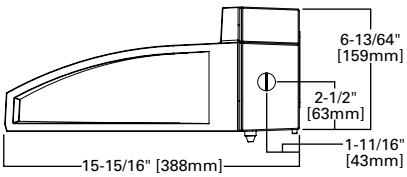
Net Weight: 17.0 lbs (7.7 kgs)



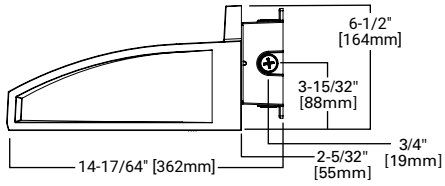




GWC with CBP option installed
(Thru-Branch Back Box accessory MA1059XX)



GWC with accessory BB/GWCXX Back Box installed



NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: **GWC-SA2C-740-U-T4FT-GM**

Product Family [1]	Light Engine		Color Temperature	Voltage	Distribution	Finish
	Configuration	Drive Current				
GWC=Galleon Wall **BAA-GWC**=Galleon Wall, Buy American Act Compliant [34] **TAA-GWC**=Galleon Wall, Trade Agreements Act Compliant [34]	**SA1**=1 Square **SA2**=2 Squares [2]	**A**=615mA **B**=800mA **C**=1000mA **D**=1200mA [4] **Z**=Configured [40]	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K **AMB**=Amber, 590nm [3, 4]	**U**=120-277V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [6,7] **9**=347V [6] **DV**=277-480V DuraVolt Drivers [7, 8, 36]	**T2**=Type II **T3**=Type III **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **5NQ**=Type V Square Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)	**Controls and Systems Options** (Add as Suffix)	**Accessories** (Order Separately) [35]
F=Single Fused (120, 277 or 347V. Must Specify Voltage) **FF**=Double Fused (208, 240 or 480V. Must Specify Voltage) **10K**=10kV Surge Module **20K**=Series 20kV UL 1449 Surge Protective Device **2L**=Two-Circuit Light Engine [37] **DIM**=External 0-10V Dimming Leads [9, 10] **CBP**=Battery Pack with Back Box, Cold Weather Rated [2, 4, 14, 32] **CBP-CEC**=Battery Pack with Back Box, Cold Weather Rated, CEC compliant [2, 4, 14] **BB**=Shipped with Back Box Accessory [38] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **HSS**=Factory Installed House Side Shield [23] **GRSBK**=Factory Installed Glare Shield, BK [4, 27] **GRSWH**=Factory Installed Glare Shield, WH [4, 27] **UPL**=Uplight Housing [13] **HA**=50°C High Ambient [12] **LCF**=Light Square Trim Plate Painted to Match Housing [22] **MT**=Factory Installed Mesh Top **CC**=Coastal Construction finish [5] **CE**=CE Marking and Small Terminal Block [24] **AHD145**=After Hours Dim, 5 Hours [16] **AHD245**=After Hours Dim, 6 Hours [16] **AHD255**=After Hours Dim, 7 Hours [16] **AHD355**=After Hours Dim, 8 Hours [16] **DALI**=DALI Driver [11]	**BPC**=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) **PR**=NEMA 3-PIN Twistlock Photocontrol Receptacle **PR7**=NEMA 7-PIN Twistlock Photocontrol Receptacle [15] **FADC**=Field Adjustable Dimming Controller [39] **SPB1**=Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting [19, 33] **SPB2**=Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting [19, 33] **SPB4**=Dimming Occupancy Sensor with Bluetooth Interface, 21' - 40' Mounting [19, 33] **MS-LXX**=Motion Sensor for On/Off Operation [17, 18, 19] **MS/DIM-LXX**=Motion Sensor for Dimming Operation [17, 18, 19] **WPS2XX**=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [30, 31, 41] **WPS4XX**=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [30, 31, 41] **WLS2XX**=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [31, 41] **WLS4XX**=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [31, 41] **LWR-LW**=Enlighted Wireless Sensor, Wide Lens for 8'-16' Mounting Height [19, 20, 21] **LWR-LN**=Enlighted Wireless Sensor, Narrow Lens for 16'-40' Mounting Height [19, 20, 21]	**OA/RA1013**=Photocontrol Shorting Cap **OA/RA1016**=NEMA Photocontrol - Multi-Tap 105-285V **OA/RA1201**=NEMA Photocontrol - 347V **OA/RA1027**=NEMA Photocontrol - 480V **MA1252**=10kV Circuit Module Replacement **MA1059XX**=Thru-branch Back Box (Must Specify Color) **BB/GWCXX**=Back Box (Must Specify Color) **LS/HSS**=Field Installed House Side Shield [23, 25] **LS/GRSBK-2PK**=Glare Shield, Black [25, 27] **LS/GRSWH-2PK**=Glare Shield, White [25, 27] **LS/PFS**=Perimeter Shield, Black [28] **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [17] **WOLC-7P-10A**=WaveLinx Outdoor Control Module (7-pin) [26, 29]

NOTES:

1. DesignLight Consortium® Qualified. Refer to www.designlights.org, Qualified Products List under Family Models for details.
2. Two light squares with CBP options limited to 25°C. CBP not available in combination with sensor options at 1200mA.
3. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only.Exact luminaire wattage available in IES files. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
4. Not available with HA option.
5. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
6. Require the use of a step down transformer. Not available in combination with sensor options at 1200mA.
7. 480V not to be used with ungrounded or impedance grounded systems.
8. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information.
9. Cannot be used with other control options.
10. Low voltage control leads extended 18" from fixture.
11. Not available in 1200mA. When used with CBP or HA options, only available with single light square.
12. Not available in 1200mA, UPL or CBP options. Available with single light square.
13. Not available with SL2, SL3, SL4, HA, CBP, PR or PR7 options.
14. Operates a single light square only. Operates at -20°C to +40°C. Backbox is non-IP rated.
15. Compatible with standard 3-PIN photocontrols, 5-PIN or 7-PIN ANSI controls.
16. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
17. The FSIR-100 configuration tool is required to adjust parameters such as high and low modes, sensitivity, time delay and cutoff. Consult your lighting representative at Cooper Lighting Solutions for more information.
18. Replace LXX with L08 (<8' mounting), L20 (8'-20' mounting) or L40W (21'-40' mounting.)
19. Includes integral photosensor.
20. Enlighted wireless sensors are factory installed requiring network components in appropriate quantities.
21. White sensor shipped on all housing color options.
22. Not available with HSS or GRS options.
23. Not for use with 5NQ, 5MQ, 5WQ or RW optics. The light square trim plate is painted black when the HSS option is selected.
24. CE is not available with the 1200, DALI, LWR, MS, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only.
25. One required for each light square.
26. Requires PR7.
27. Not for use with T4FT, T4W or SL4 optics.
28. Set of 4 pcs. Once set required per Light Square.
29. Cannot be used in conjunction with additional photocontrol or other controls systems (BPC, PR, PR7, MS, LWR).
30. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
31. Replace XX with sensor color (WH, BZ, or BK).
32. Specify 120V or 277V.
33. Smart device with mobile application required to change system defaults. See controls section for details.
34. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
35. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
36. Not available in 1 square configuration at 800mA or below. Not available with any control option except SPB.
37. 2L not available with FF, AHD or DALI options. Controls and/or battery packs operate only one of the two circuits when 2L is specified. 2L with controls options not available with 347V or 480V.
38. Not available with CBP or CBP-CEC options.
39. Cannot be used with PR7 or other motion response control options.
40. Customer specific specifications utilizes standard products with small adjustments to meet unique requirements such as packaging, labels, wattage adjustments, etc.
41. Controls system is not available with photocontrol receptacles (PR , PR7) or other controls systems (FADC, SPBx).

Product Specifications

Construction

- Driver enclosure thermally isolated from optics for optimal thermal performance
- Die-cast aluminum heat sinks
- IP66 rated housing
- 1.5G vibration rated

Optics

- Patented, high-efficiency injection-molded AccuLED Optics technology
- 13 optical distributions
- IDA Certified (3000K CCT and warmer only)

Electrical

- LED driver assembly mounted for ease of maintenance
- Standard with 0-10V dimming
- Optional 10kV or 20kV surge module
- Suitable for operation in -40°C to 40°C ambient environments; Optional 50°C high ambient (HA) configuration
- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels. Comes pre-set to the highest position at the lumen output selected

Mounting

- Gasketed and zinc plated rigid steel mounting attachment
- "Hook-N-Lock" mechanism for easy installation

Finish

- Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available
- Coastal Construction (CC) option available

Typical Applications

- Exterior Wall, Walkway

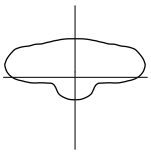
Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

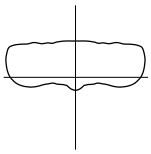
Optical Distributions

Asymmetric Area Distributions

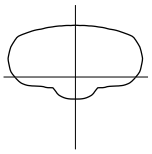
T2 (Type II)



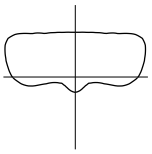
SL2 (Type II with Spill Control)



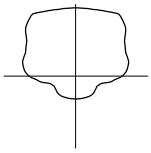
T3 (Type III)



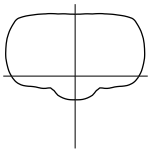
SL3 (Type III with Spill Control)



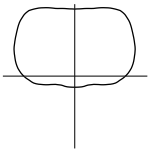
T4FT (Type IV Forward Throw)



T4W (Type IV Wide)

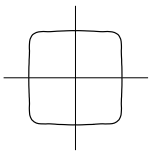


SL4 (Type IV with Spill Control)

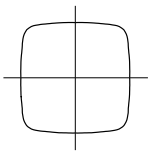


Symmetric Distributions

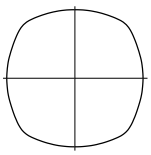
5NQ (Type V Square Narrow)



5MQ (Type V Square Medium)

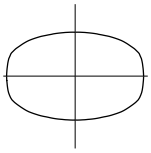


5WQ (Type V Square Wide)

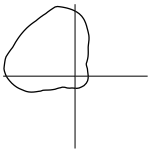


Specialized Distributions

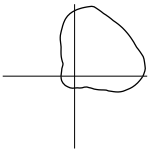
RW (Rectangular Wide Type I)



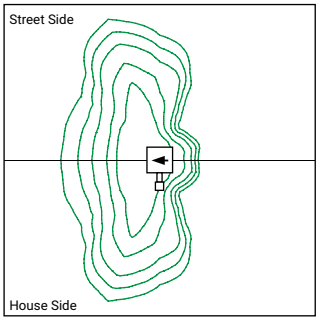
SLL (90° Spill Light Eliminator Left)



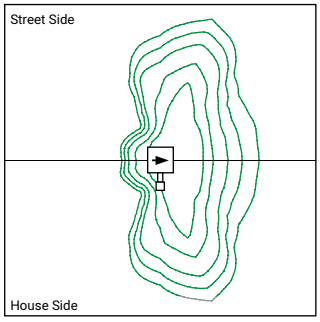
SLR (90° Spill Light Eliminator Right)



Optic Orientation



Optics Rotated Left @ 90° [L90]



Optics Rotated Right @ 90° [R90]

Energy and Performance Data

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0ºC	1.02
10ºC	1.01
25ºC	1.00
40ºC	0.99
50ºC	0.97

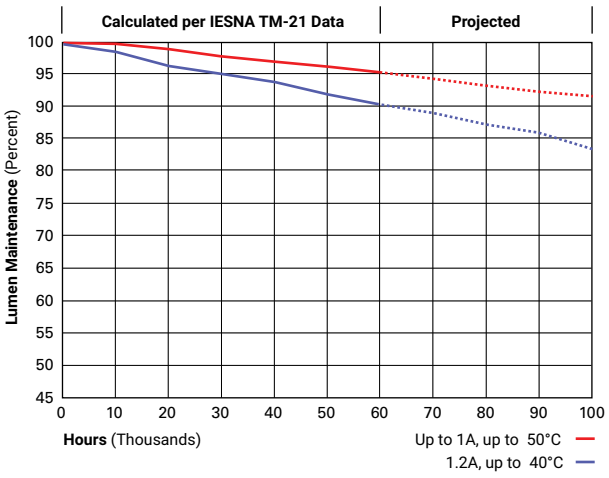
FADC Settings

FADC Position	Lumen Multiplier
1	25%
2	46%
3	55%
4	62%
5	72%
6	77%
7	82%
8	85%
9	90%
10	100%

Note: +/-5% typical value

Lumen Maintenance

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	> 416,000
1.2A	Up to 40°C	> 90%	> 205,000



Energy and Performance Data

View GWC Galleon Wall IES files

4000K/5000K/6000K CCT, 70 CRI

Number of Light Squares		1				2			
Drive Current		615mA	800mA	1050mA	1.2A	615mA	800mA	1050mA	1.2A
Nominal Power (Watts)		34	44	59	67	66	86	113	129
Input Current @ 120V (A)		0.30	0.39	0.51	0.58	0.58	0.77	1.02	1.16
Input Current @ 208V (A)		0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63
Input Current @ 240V (A)		0.15	0.19	0.26	0.29	0.30	0.38	0.48	0.55
Input Current @ 277V (A)		0.14	0.17	0.23	0.25	0.28	0.36	0.42	0.48
Input Current @ 347V (A)		0.11	0.15	0.17	0.20	0.19	0.24	0.32	0.39
Input Current @ 480V (A)		0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.30
Optics									
T2	Lumens	4,883	5,989	7,412	8,131	9,543	11,703	14,485	15,891
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
	Lumens per Watt	144	136	126	121	145	136	128	123
T3	Lumens	4,978	6,105	7,556	8,288	9,729	11,929	14,764	16,196
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	146	139	128	124	147	139	131	126
T4FT	Lumens	5,008	6,140	7,599	8,337	9,783	11,998	14,850	16,290
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	147	140	129	124	148	140	131	126
T4W	Lumens	4,942	6,060	7,502	8,229	9,658	11,843	14,658	16,080
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3
	Lumens per Watt	145	138	127	123	146	138	130	125
SL2	Lumens	4,874	5,979	7,399	8,117	9,528	11,684	14,461	15,863
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G3
	Lumens per Watt	143	136	125	121	144	136	128	123
SL3	Lumens	4,976	6,104	7,555	8,287	9,727	11,927	14,763	16,194
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	146	139	128	124	147	139	131	126
SL4	Lumens	4,729	5,799	7,178	7,873	9,239	11,333	14,025	15,387
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4
	Lumens per Watt	139	132	122	118	140	132	124	119
5NQ	Lumens	5,134	6,296	7,793	8,547	10,033	12,303	15,226	16,704
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
	Lumens per Watt	151	143	132	128	152	143	135	129
5MQ	Lumens	5,228	6,412	7,935	8,705	10,216	12,529	15,508	17,011
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	154	146	134	130	155	146	137	132
5WQ	Lumens	5,242	6,428	7,956	8,728	10,244	12,563	15,548	17,056
	BUG Rating	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	154	146	135	130	155	146	138	132
SLL/SLR	Lumens	4,373	5,365	6,640	7,283	8,547	10,481	12,973	14,231
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	129	122	113	109	130	122	115	110
RW	Lumens	5,087	6,238	7,721	8,472	9,941	12,190	15,088	16,553
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	150	142	131	126	151	142	134	128

*** Nominal lumen data for 70 CRI. BUG rating for 4000K/5000K. Refer to IES files for 3000K BUG ratings.**

3000K CCT, 80 CRI

Number of Light Squares		1				2			
Drive Current		615mA	800mA	1050mA	1.2A	615mA	800mA	1050mA	1.2A
Nominal Power (Watts)		34	44	59	67	66	86	113	129
Input Current @ 120V (A)		0.30	0.39	0.51	0.58	0.58	0.77	1.02	1.16
Input Current @ 208V (A)		0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63
Input Current @ 240V (A)		0.15	0.19	0.26	0.29	0.30	0.38	0.48	0.55
Input Current @ 277V (A)		0.14	0.17	0.23	0.25	0.28	0.36	0.42	0.48
Input Current @ 347V (A)		0.11	0.15	0.17	0.20	0.19	0.24	0.32	0.39
Input Current @ 480V (A)		0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.30
Optics									
T2	**Lumens**	3,880	4,759	5,890	6,461	7,583	9,300	11,510	12,628
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	114	108	100	96	115	108	102	98
T3	**Lumens**	3,956	4,851	6,004	6,586	7,731	9,479	11,732	12,870
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
	Lumens per Watt	116	110	102	98	117	110	104	100
T4FT	**Lumens**	3,980	4,879	6,038	6,625	7,774	9,534	11,800	12,945
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	117	111	102	99	118	111	104	100
T4W	**Lumens**	3,927	4,816	5,961	6,539	7,675	9,411	11,648	12,778
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	116	109	101	98	116	109	103	99
SL2	**Lumens**	3,873	4,751	5,880	6,450	7,571	9,285	11,491	12,605
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	114	108	100	96	115	108	102	98
SL3	**Lumens**	3,954	4,851	6,004	6,585	7,729	9,478	11,731	12,868
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	116	110	102	98	117	110	104	100
SL4	**Lumens**	3,758	4,608	5,704	6,256	7,342	9,006	11,145	12,227
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3
	Lumens per Watt	111	105	97	93	111	105	99	95
5NQ	**Lumens**	4,080	5,003	6,193	6,792	7,973	9,776	12,099	13,274
	BUG Rating	B2-U0-G0	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2
	Lumens per Watt	120	114	105	101	121	114	107	103
5MQ	**Lumens**	4,154	5,095	6,305	6,917	8,118	9,956	12,323	13,518
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	122	116	107	103	123	116	109	105
5WQ	**Lumens**	4,166	5,108	6,322	6,936	8,140	9,983	12,355	13,553
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	123	116	107	104	123	116	109	105
SLL/SLR	**Lumens**	3,475	4,263	5,276	5,787	6,792	8,329	10,309	11,309
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	102	97	89	86	103	97	91	88
RW	**Lumens**	4,042	4,957	6,135	6,732	7,900	9,687	11,990	13,154
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
	Lumens per Watt	119	113	104	100	120	113	106	102

*** Nominal lumen data for 70 CRI. BUG rating for 4000K/5000K. Refer to IES files for 3000K BUG ratings.**

Control Options

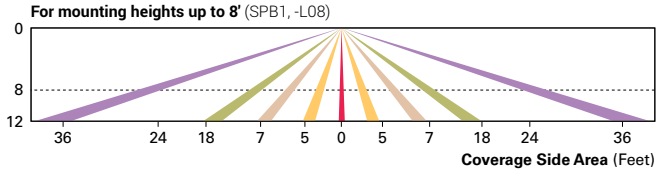
0-10V This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (BPC, PR, and PR7) Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

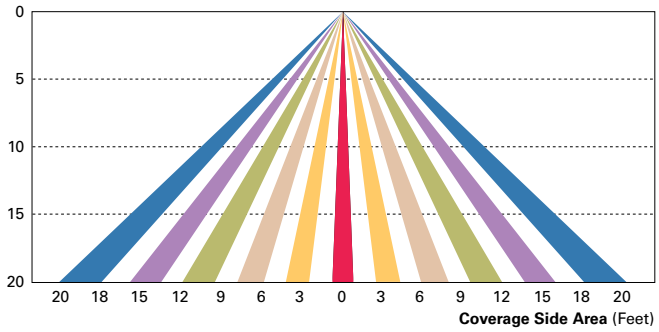
After Hours Dim (AHD) This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (SPB, MS/DIM-LXX and MS-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM occupancy sensors require the FSIR-100 programming tool to adjust factory defaults.

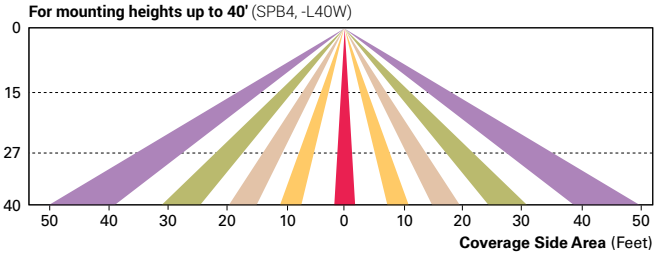
For mounting heights up to 8' (SPB1, -L08)



For mounting heights up to 20' (SPB2, -L20)

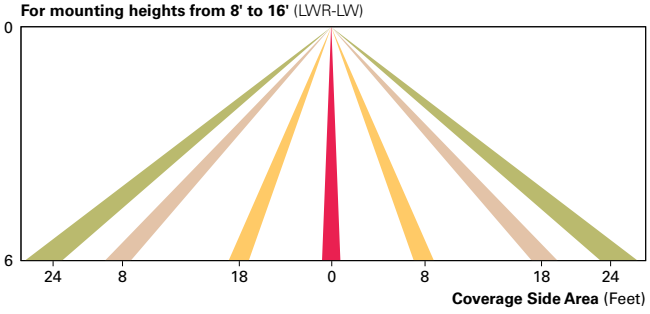


For mounting heights up to 40' (SPB4, -L40W)

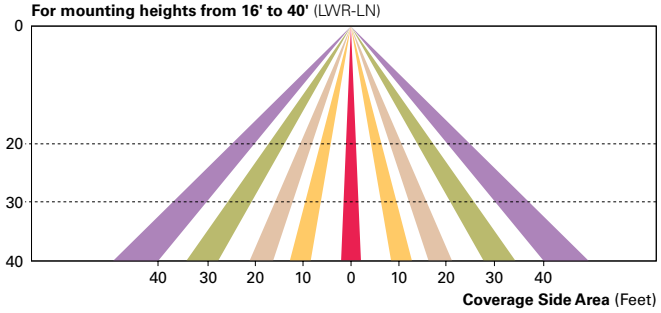


Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN) The Enlighted control system is a connected lighting solution, combining LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes while collecting valuable data about building performance and use. Software applications utilizing energy dashboards maximize data inputs to help optimize the use of other resources beyond lighting.

For mounting heights from 8' to 16' (LWR-LW)



For mounting heights from 16' to 40' (LWR-LN)



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A) The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P. 770-486-4800
www.cooperlighting.com

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Specifications and dimensions
subject to change without notice.

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GWC Galleon Wall

Wall Mount Luminaire

Product Features

Light ARchitect™ · BAA · FADC

Product Certifications

DLC LISTED [1] · DLC LISTED PREMIUM [1] · ISO SYSTEMS CERTIFIED · UL CERTIFIED · FC CLASS A · IP66 · ida DARK SKY APPROVED [2] · 5 YEAR LIMITED WARRANTY

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Optical Configurations page 3
- Energy and Performance Data page 4
- Control Options page 6

Quick Facts

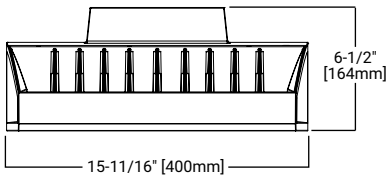
- Choice of thirteen high-efficiency, patented AccuLED Optics
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 154 lumens per watt

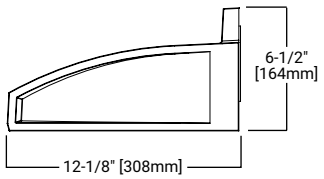
Connected Systems

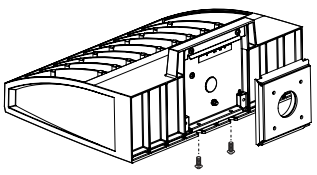
- WaveLinx PRO Wireless
- WaveLinx LITE Wireless
- Enlighted

Dimensional Details

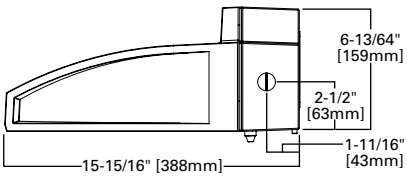
Net Weight: 17.0 lbs (7.7 kgs)



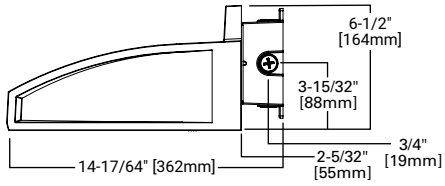




GWC with CBP option installed
(Thru-Branch Back Box accessory MA1059XX)



GWC with accessory BB/GWCXX Back Box installed



NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: **GWC-SA2C-740-U-T4FT-GM**

Product Family [1]	Light Engine		Color Temperature	Voltage	Distribution	Finish
	Configuration	Drive Current				
GWC=Galleon Wall **BAA-GWC**=Galleon Wall, Buy American Act Compliant [34] **TAA-GWC**=Galleon Wall, Trade Agreements Act Compliant [34]	**SA1**=1 Square **SA2**=2 Squares [2]	**A**=615mA **B**=800mA **C**=1000mA **D**=1200mA [4] **Z**=Configured [40]	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K **AMB**=Amber, 590nm [3, 4]	**U**=120-277V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [6,7] **9**=347V [6] **DV**=277-480V DuraVolt Drivers [7, 8, 36]	**T2**=Type II **T3**=Type III **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **5NQ**=Type V Square Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)	**Controls and Systems Options** (Add as Suffix)	**Accessories** (Order Separately) [35]
F=Single Fused (120, 277 or 347V. Must Specify Voltage) **FF**=Double Fused (208, 240 or 480V. Must Specify Voltage) **10K**=10kV Surge Module **20K**=Series 20kV UL 1449 Surge Protective Device **2L**=Two-Circuit Light Engine [37] **DIM**=External 0-10V Dimming Leads [9, 10] **CBP**=Battery Pack with Back Box, Cold Weather Rated [2, 4, 14, 32] **CBP-CEC**=Battery Pack with Back Box, Cold Weather Rated, CEC compliant [2, 4, 14] **BB**=Shipped with Back Box Accessory [38] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **HSS**=Factory Installed House Side Shield [23] **GRSBK**=Factory Installed Glare Shield, BK [4, 27] **GRSWH**=Factory Installed Glare Shield, WH [4, 27] **UPL**=Uplight Housing [13] **HA**=50°C High Ambient [12] **LCF**=Light Square Trim Plate Painted to Match Housing [22] **MT**=Factory Installed Mesh Top **CC**=Coastal Construction finish [5] **CE**=CE Marking and Small Terminal Block [24] **AHD145**=After Hours Dim, 5 Hours [16] **AHD245**=After Hours Dim, 6 Hours [16] **AHD255**=After Hours Dim, 7 Hours [16] **AHD355**=After Hours Dim, 8 Hours [16] **DALI**=DALI Driver [11]	**BPC**=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) **PR**=NEMA 3-PIN Twistlock Photocontrol Receptacle **PR7**=NEMA 7-PIN Twistlock Photocontrol Receptacle [15] **FADC**=Field Adjustable Dimming Controller [39] **SPB1**=Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting [19, 33] **SPB2**=Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting [19, 33] **SPB4**=Dimming Occupancy Sensor with Bluetooth Interface, 21' - 40' Mounting [19, 33] **MS-LXX**=Motion Sensor for On/Off Operation [17, 18, 19] **MS/DIM-LXX**=Motion Sensor for Dimming Operation [17, 18, 19] **WPS2XX**=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [30, 31, 41] **WPS4XX**=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [30, 31, 41] **WLS2XX**=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [31, 41] **WLS4XX**=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [31, 41] **LWR-LW**=Enlighted Wireless Sensor, Wide Lens for 8'-16' Mounting Height [19, 20, 21] **LWR-LN**=Enlighted Wireless Sensor, Narrow Lens for 16'-40' Mounting Height [19, 20, 21]	**OA/RA1013**=Photocontrol Shorting Cap **OA/RA1016**=NEMA Photocontrol - Multi-Tap 105-285V **OA/RA1201**=NEMA Photocontrol - 347V **OA/RA1027**=NEMA Photocontrol - 480V **MA1252**=10kV Circuit Module Replacement **MA1059XX**=Thru-branch Back Box (Must Specify Color) **BB/GWCXX**=Back Box (Must Specify Color) **LS/HSS**=Field Installed House Side Shield [23, 25] **LS/GRSBK-2PK**=Glare Shield, Black [25, 27] **LS/GRSWH-2PK**=Glare Shield, White [25, 27] **LS/PFS**=Perimeter Shield, Black [28] **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [17] **WOLC-7P-10A**=WaveLinx Outdoor Control Module (7-pin) [26, 29]

NOTES:

1. DesignLight Consortium® Qualified. Refer to www.designlights.org, Qualified Products List under Family Models for details.
2. Two light squares with CBP options limited to 25°C. CBP not available in combination with sensor options at 1200mA.
3. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only.Exact luminaire wattage available in IES files. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
4. Not available with HA option.
5. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
6. Require the use of a step down transformer. Not available in combination with sensor options at 1200mA.
7. 480V not to be used with ungrounded or impedance grounded systems.
8. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information.
9. Cannot be used with other control options.
10. Low voltage control leads extended 18" from fixture.
11. Not available in 1200mA. When used with CBP or HA options, only available with single light square.
12. Not available in 1200mA, UPL or CBP options. Available with single light square.
13. Not available with SL2, SL3, SL4, HA, CBP, PR or PR7 options.
14. Operates a single light square only. Operates at -20°C to +40°C. Backbox is non-IP rated.
15. Compatible with standard 3-PIN photocontrols, 5-PIN or 7-PIN ANSI controls.
16. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
17. The FSIR-100 configuration tool is required to adjust parameters such as high and low modes, sensitivity, time delay and cutoff. Consult your lighting representative at Cooper Lighting Solutions for more information.
18. Replace LXX with L08 (<8' mounting), L20 (8'-20' mounting) or L40W (21'-40' mounting.)
19. Includes integral photosensor.
20. Enlighted wireless sensors are factory installed requiring network components in appropriate quantities.
21. White sensor shipped on all housing color options.
22. Not available with HSS or GRS options.
23. Not for use with 5NQ, 5MQ, 5WQ or RW optics. The light square trim plate is painted black when the HSS option is selected.
24. CE is not available with the 1200, DALI, LWR, MS, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only.
25. One required for each light square.
26. Requires PR7.
27. Not for use with T4FT, T4W or SL4 optics.
28. Set of 4 pcs. Once set required per Light Square.
29. Cannot be used in conjunction with additional photocontrol or other controls systems (BPC, PR, PR7, MS, LWR).
30. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
31. Replace XX with sensor color (WH, BZ, or BK).
32. Specify 120V or 277V.
33. Smart device with mobile application required to change system defaults. See controls section for details.
34. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
35. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
36. Not available in 1 square configuration at 800mA or below. Not available with any control option except SPB.
37. 2L not available with FF, AHD or DALI options. Controls and/or battery packs operate only one of the two circuits when 2L is specified. 2L with controls options not available with 347V or 480V.
38. Not available with CBP or CBP-CEC options.
39. Cannot be used with PR7 or other motion response control options.
40. Customer specific specifications utilizes standard products with small adjustments to meet unique requirements such as packaging, labels, wattage adjustments, etc.
41. Controls system is not available with photocontrol receptacles (PR , PR7) or other controls systems (FADC, SPBx).

Product Specifications

Construction

- Driver enclosure thermally isolated from optics for optimal thermal performance
- Die-cast aluminum heat sinks
- IP66 rated housing
- 1.5G vibration rated

Optics

- Patented, high-efficiency injection-molded AccuLED Optics technology
- 13 optical distributions
- IDA Certified (3000K CCT and warmer only)

Electrical

- LED driver assembly mounted for ease of maintenance
- Standard with 0-10V dimming
- Optional 10kV or 20kV surge module
- Suitable for operation in -40°C to 40°C ambient environments; Optional 50°C high ambient (HA) configuration
- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels. Comes pre-set to the highest position at the lumen output selected

Mounting

- Gasketed and zinc plated rigid steel mounting attachment
- "Hook-N-Lock" mechanism for easy installation

Finish

- Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available
- Coastal Construction (CC) option available

Typical Applications

- Exterior Wall, Walkway

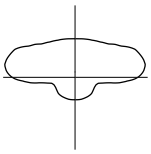
Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

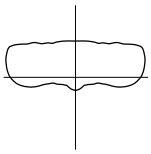
Optical Distributions

Asymmetric Area Distributions

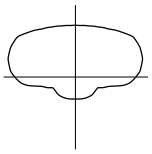
T2 (Type II)



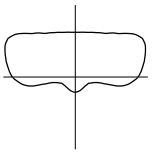
SL2 (Type II with Spill Control)



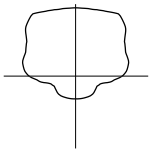
T3 (Type III)



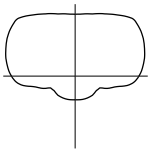
SL3 (Type III with Spill Control)



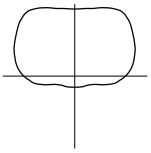
T4FT (Type IV Forward Throw)



T4W (Type IV Wide)

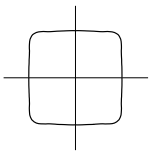


SL4 (Type IV with Spill Control)

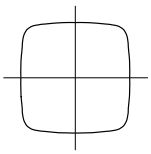


Symmetric Distributions

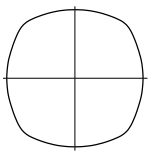
5NQ (Type V Square Narrow)



5MQ (Type V Square Medium)

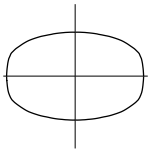


5WQ (Type V Square Wide)

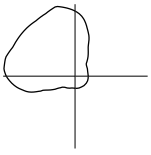


Specialized Distributions

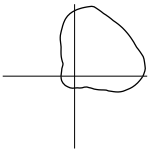
RW (Rectangular Wide Type I)



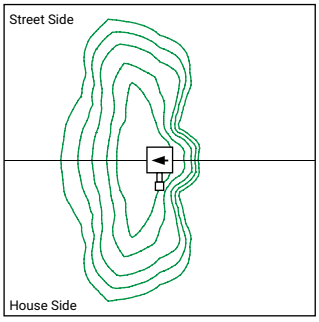
SLL (90° Spill Light Eliminator Left)



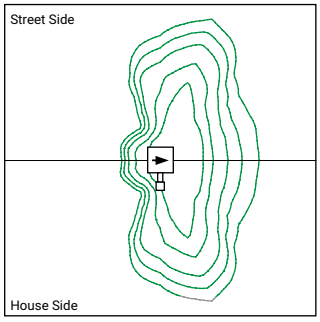
SLR (90° Spill Light Eliminator Right)



Optic Orientation



Optics Rotated Left @ 90° [L90]



Optics Rotated Right @ 90° [R90]

Energy and Performance Data

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0ºC	1.02
10ºC	1.01
25ºC	1.00
40ºC	0.99
50ºC	0.97

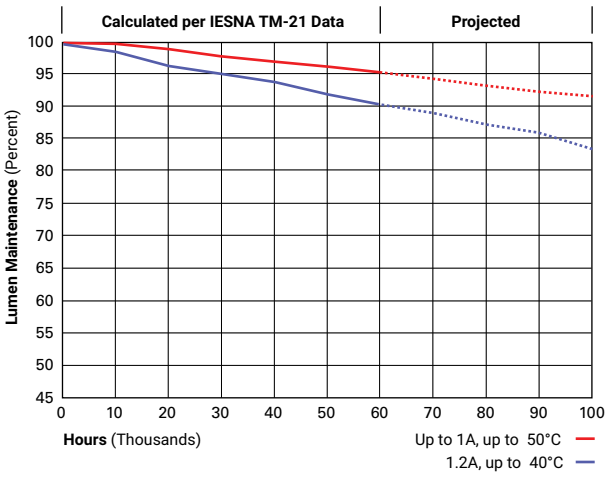
FADC Settings

FADC Position	Lumen Multiplier
1	25%
2	46%
3	55%
4	62%
5	72%
6	77%
7	82%
8	85%
9	90%
10	100%

Note: +/-5% typical value

Lumen Maintenance

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	> 416,000
1.2A	Up to 40°C	> 90%	> 205,000



Energy and Performance Data

View GWC Galleon Wall IES files

4000K/5000K/6000K CCT, 70 CRI

Number of Light Squares		1				2			
Drive Current		615mA	800mA	1050mA	1.2A	615mA	800mA	1050mA	1.2A
Nominal Power (Watts)		34	44	59	67	66	86	113	129
Input Current @ 120V (A)		0.30	0.39	0.51	0.58	0.58	0.77	1.02	1.16
Input Current @ 208V (A)		0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63
Input Current @ 240V (A)		0.15	0.19	0.26	0.29	0.30	0.38	0.48	0.55
Input Current @ 277V (A)		0.14	0.17	0.23	0.25	0.28	0.36	0.42	0.48
Input Current @ 347V (A)		0.11	0.15	0.17	0.20	0.19	0.24	0.32	0.39
Input Current @ 480V (A)		0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.30
Optics									
T2	Lumens	4,883	5,989	7,412	8,131	9,543	11,703	14,485	15,891
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
	Lumens per Watt	144	136	126	121	145	136	128	123
T3	Lumens	4,978	6,105	7,556	8,288	9,729	11,929	14,764	16,196
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	146	139	128	124	147	139	131	126
T4FT	Lumens	5,008	6,140	7,599	8,337	9,783	11,998	14,850	16,290
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	147	140	129	124	148	140	131	126
T4W	Lumens	4,942	6,060	7,502	8,229	9,658	11,843	14,658	16,080
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3
	Lumens per Watt	145	138	127	123	146	138	130	125
SL2	Lumens	4,874	5,979	7,399	8,117	9,528	11,684	14,461	15,863
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G3
	Lumens per Watt	143	136	125	121	144	136	128	123
SL3	Lumens	4,976	6,104	7,555	8,287	9,727	11,927	14,763	16,194
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	146	139	128	124	147	139	131	126
SL4	Lumens	4,729	5,799	7,178	7,873	9,239	11,333	14,025	15,387
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4
	Lumens per Watt	139	132	122	118	140	132	124	119
5NQ	Lumens	5,134	6,296	7,793	8,547	10,033	12,303	15,226	16,704
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
	Lumens per Watt	151	143	132	128	152	143	135	129
5MQ	Lumens	5,228	6,412	7,935	8,705	10,216	12,529	15,508	17,011
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	154	146	134	130	155	146	137	132
5WQ	Lumens	5,242	6,428	7,956	8,728	10,244	12,563	15,548	17,056
	BUG Rating	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	154	146	135	130	155	146	138	132
SLL/SLR	Lumens	4,373	5,365	6,640	7,283	8,547	10,481	12,973	14,231
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	129	122	113	109	130	122	115	110
RW	Lumens	5,087	6,238	7,721	8,472	9,941	12,190	15,088	16,553
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	150	142	131	126	151	142	134	128

*** Nominal lumen data for 70 CRI. BUG rating for 4000K/5000K. Refer to IES files for 3000K BUG ratings.**

3000K CCT, 80 CRI

Number of Light Squares		1				2			
Drive Current		615mA	800mA	1050mA	1.2A	615mA	800mA	1050mA	1.2A
Nominal Power (Watts)		34	44	59	67	66	86	113	129
Input Current @ 120V (A)		0.30	0.39	0.51	0.58	0.58	0.77	1.02	1.16
Input Current @ 208V (A)		0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63
Input Current @ 240V (A)		0.15	0.19	0.26	0.29	0.30	0.38	0.48	0.55
Input Current @ 277V (A)		0.14	0.17	0.23	0.25	0.28	0.36	0.42	0.48
Input Current @ 347V (A)		0.11	0.15	0.17	0.20	0.19	0.24	0.32	0.39
Input Current @ 480V (A)		0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.30
Optics									
T2	**Lumens**	3,880	4,759	5,890	6,461	7,583	9,300	11,510	12,628
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	114	108	100	96	115	108	102	98
T3	**Lumens**	3,956	4,851	6,004	6,586	7,731	9,479	11,732	12,870
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
	Lumens per Watt	116	110	102	98	117	110	104	100
T4FT	**Lumens**	3,980	4,879	6,038	6,625	7,774	9,534	11,800	12,945
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	117	111	102	99	118	111	104	100
T4W	**Lumens**	3,927	4,816	5,961	6,539	7,675	9,411	11,648	12,778
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	116	109	101	98	116	109	103	99
SL2	**Lumens**	3,873	4,751	5,880	6,450	7,571	9,285	11,491	12,605
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	114	108	100	96	115	108	102	98
SL3	**Lumens**	3,954	4,851	6,004	6,585	7,729	9,478	11,731	12,868
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	116	110	102	98	117	110	104	100
SL4	**Lumens**	3,758	4,608	5,704	6,256	7,342	9,006	11,145	12,227
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3
	Lumens per Watt	111	105	97	93	111	105	99	95
5NQ	**Lumens**	4,080	5,003	6,193	6,792	7,973	9,776	12,099	13,274
	BUG Rating	B2-U0-G0	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2
	Lumens per Watt	120	114	105	101	121	114	107	103
5MQ	**Lumens**	4,154	5,095	6,305	6,917	8,118	9,956	12,323	13,518
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	122	116	107	103	123	116	109	105
5WQ	**Lumens**	4,166	5,108	6,322	6,936	8,140	9,983	12,355	13,553
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	123	116	107	104	123	116	109	105
SLL/SLR	**Lumens**	3,475	4,263	5,276	5,787	6,792	8,329	10,309	11,309
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	102	97	89	86	103	97	91	88
RW	**Lumens**	4,042	4,957	6,135	6,732	7,900	9,687	11,990	13,154
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
	Lumens per Watt	119	113	104	100	120	113	106	102

*** Nominal lumen data for 70 CRI. BUG rating for 4000K/5000K. Refer to IES files for 3000K BUG ratings.**

Control Options

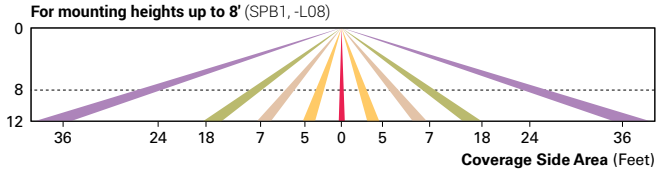
0-10V This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (BPC, PR, and PR7) Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

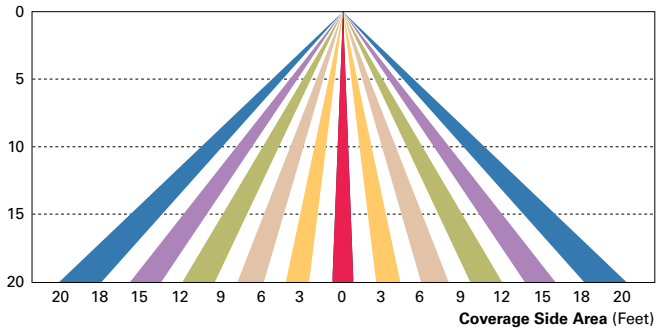
After Hours Dim (AHD) This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (SPB, MS/DIM-LXX and MS-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM occupancy sensors require the FSIR-100 programming tool to adjust factory defaults.

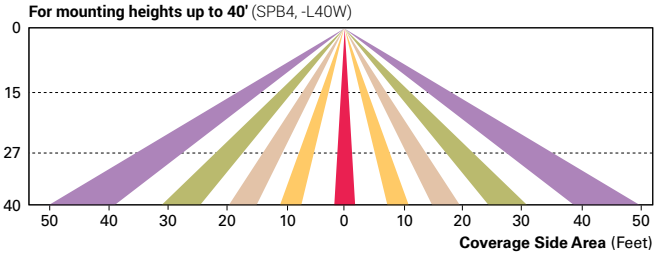
For mounting heights up to 8' (SPB1, -L08)



For mounting heights up to 20' (SPB2, -L20)

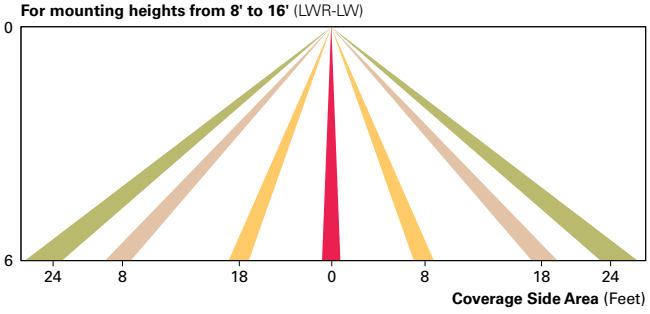


For mounting heights up to 40' (SPB4, -L40W)

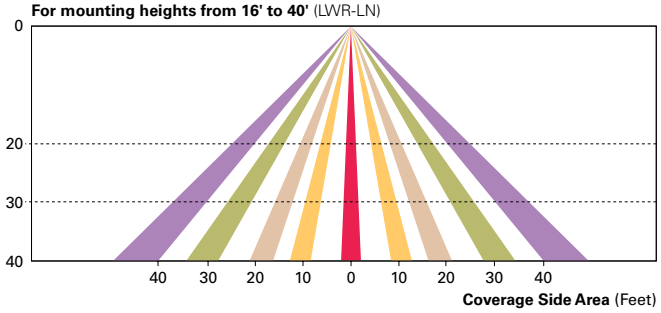


Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN) The Enlighted control system is a connected lighting solution, combining LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes while collecting valuable data about building performance and use. Software applications utilizing energy dashboards maximize data inputs to help optimize the use of other resources beyond lighting.

For mounting heights from 8' to 16' (LWR-LW)



For mounting heights from 16' to 40' (LWR-LN)



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A) The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P. 770-486-4800
www.cooperlighting.com

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Specifications and dimensions
subject to change without notice.

Section 13

Other Approvals

Section 13 – Other Approvals

As part of the permitting for this proposed project, several reviews have been solicited and approvals sought and granted by reviewing authorities. Copies of these reviews and approvals are attached within this section, and include the following agencies:

- Maine Natural Areas Program (MNAP)
- Maine Historic Preservation Commission (MHPC)
- Maine Department of Inland Fisheries & Wildlife (MDIFW)
- Maine Department of Environmental Protection (MDEP) for Natural Resources Protection Act (NRPA) Permit-By-Rule (PBR) for Vernal Pools
- Maine Department of Environmental Protection (MDEP) for Site Location of Development Act (SLODA)
- Maine Department of Transportation (MaineDOT) Traffic Movement Permit (TMP)

STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
177 STATE HOUSE STATION
AUGUSTA, MAINE 04333

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

August 26, 2025

Rodney Kelshaw
Flycatcher
Lower Falls Landing, 106 Lafayette Street, Suite 2A
Yarmouth, ME 04096

Via email: rodney@flycatcherllc.com

Re: Rare and exemplary botanical features in proximity to: Post-survey Follow-up, Sebago Technics Job #230411, Franklin Drive Subdivision, New Gen Estates LLC, Map 18, Lot 26-2, Windham, Maine

Dear Rodney Kelshaw:

In MNAP's comments to Sebago Technics dated April 9, 2025, MNAP recommended setbacks for the development from the nearby Red Maple Swamp. On June 23, 2025, you emailed MNAP indicating that during your turtle survey at the site, it appeared that the area did not meet the definition of Red Maple Swamp. On July 23, 2025, you, Emily Carty, and Kristen Puryear met at the New Gen Estates project site in Windham to examine and discuss the boundaries of the Red Maple Swamp.

As a result of this survey, MNAP has determined that the extent of the Red Maple Swamp is much smaller than originally mapped, and that its current extent does not meet the criteria to be mapped as an exemplary natural community. MNAP has 'downgraded' this occurrence, which essentially de-maps it from environmental review screenings. MNAP has no concerns regarding the Red Maple Swamp at the Windham LMF Site and the proposed New Gen Estates/Frankline Drive Subdivision and has no recommendations for any setbacks.

Feature	State Status	State Rank	Global Rank	Occurrence Rank	Site / Notes
Red Maple Swamp	--	S5	G3G5	D Poor	Windham LMF Site

The Maine Natural Areas Program has instituted a fee structure of $75.00 an hour to recover the actual cost of processing your request for information. You will receive another invoice for $519.11 for the field visit and follow-up reporting.

Thank you for using MNAP in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,

Lisa St. Hilaire

Lisa St. Hilaire | Information Manager | Maine Natural Areas Program
207-287-8044 | lisa.st.hilaire@maine.gov

MOLLY DOCHERTY, DIRECTOR
MAINE NATURAL AREAS PROGRAM
90 BLOSSOM LANE, DEERING BUILDING

PHONE: (207) 287-8044
WWW.MAINE.GOV/DACF/MNAP

STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
177 STATE HOUSE STATION
AUGUSTA, MAINE 04333

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

April 9, 2025

Jordan Gagnon
Sebago Technics
74 John Roberts Road, Suite 4A
South Portland, ME 04106

Via email: jgagnon@sebagotechnics.com

Re: Rare and exemplary botanical features in proximity to: #230411, Franklin Drive Subdivision, New Gen Estates LLC, Map 18 Lot 26-2, Windham, Maine

Dear Jordan Gagnon:

I have searched the Maine Natural Areas Program's Biological and Conservation Data System files in response to your request received December 10, 2024, with clarifying site plans received December 18, 2024 for information on the presence of rare or unique botanical features documented from the vicinity of the project in Windham. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

Our official response covers only botanical features. For authoritative information and official response for zoological features you must make a similar request to the Maine Department of Inland Fisheries and Wildlife, 284 State Street, Augusta, Maine 04333.

According to the information currently in our Biological and Conservation Data System files, a portion of the planned subdivision includes an exemplary Red Maple Swamp. Large and intact examples of this wetland type are uncommon in Maine and provide important habitat for a variety of plants and animals. Activities within 250 feet can adversely impact this exemplary wetland. MNAP recommends avoiding development activity and clearing within 250 feet of the Red Maple Swamp. Please see the table below, attached map, and attached factsheet for more information.

Feature	State Status	State Rank	Global Rank	Occurrence Rank	Site
Red Maple Swamp	--	S5	G3G5	B Good	Windham LMF Site

If a field survey of the project area is conducted, please refer to the enclosed supplemental information regarding rare and exemplary botanical features documented to occur in the vicinity of the project site. The list may include information on features that have been known to occur historically in the area as well as recently field-verified information. While historic records have not been documented in several years, they may persist in the area if

MOLLY DOCHERTY, DIRECTOR
MAINE NATURAL AREAS PROGRAM
90 BLOSSOM LANE, DEERING BUILDING

PHONE: (207) 287-8044
WWW.MAINE.GOV/DACF/MNAP

suitable habitat exists. The enclosed list identifies features with potential to occur in the area, and it should be considered if you choose to conduct field surveys.

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

The Maine Natural Areas Program (MNAP) is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. MNAP welcomes coordination with individuals or organizations proposing environmental alteration or conducting environmental assessments. If, however, data provided by MNAP are to be published in any form, the Program should be informed at the outset and credited as the source.

The Maine Natural Areas Program has instituted a fee structure of $75.00 an hour to recover the actual cost of processing your request for information. MNAP invoiced Sebago in January for $150.00 for two hours of services. There is no additional payment due.

Thank you for using MNAP in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,

Lisa St. Hilaire

Lisa St. Hilaire | Information Manager | Maine Natural Areas Program
207-287-8044 | lisa.st.hilaire@maine.gov



Franklin Drive Subdivision, Map 18 Lot 26-2, Windham, ME

Approximate Project Area

Red Maple Swamp

N

0 125 250 500 Feet

Maine Natural Areas Program, April 2025
NAIP 2021 Imagery



Red Maple Swamp

Red Maple - Sensitive Fern Swamp

State Rank S5

Community Description

Red maple dominates the somewhat open to nearly closed canopy (20-90% closure), sometimes with a relatively large component (up to 40% cover) of balsam fir, red spruce, or northern white cedar. Green ash and yellow birch are common, but rarely abundant, associates. The maples may be widely spaced with multiple trunks and arching crowns. The shrub layer is patchy; winterberry is common and various other shrubs may be locally abundant. The herb layer is well developed and dominated by herbs, with dwarf shrubs <20% of herb cover. Bluejoint and sensitive fern are characteristic herbs. The bryoid layer is usually <35% cover; peat mosses are typical but do not form extensive, deep carpets as they do in peatlands.

Soil and Site Characteristics

Sites occupy mineral soils or well decomposed organic material over mineral soil on flats or gentle slopes in small basins, often on floodplains of streams to small rivers. Soils are typically 30-60 cm deep, loamy to silty in texture, sometimes with well decomposed muck over the mineral fraction, and pH 4.8-5.4.

Diagnostics

These are mineral soil wetlands in which red maple dominates the canopy or is co-dominant with conifers other than black spruce or larch. The seasonally flooded soils usually remain saturated through the growing season.

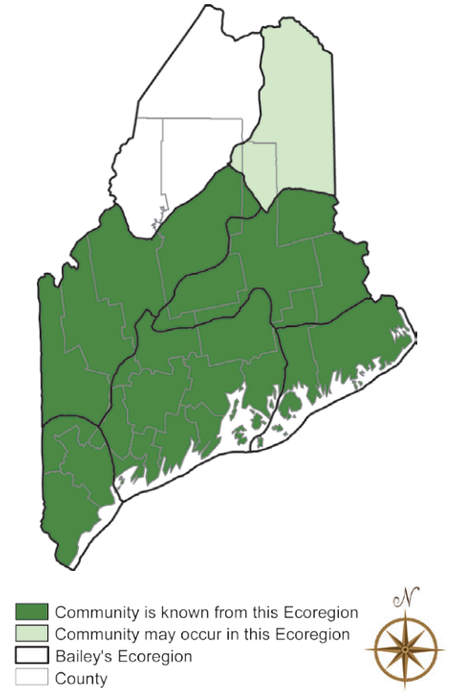


Red Maple Flowers

Similar Types

Red Maple Wooded Fens are similar, but either occur in association with large peatlands or occupy small somewhat peaty basins; they do not occur on mineral soils. Some small Northern White Cedar Swamps and Spruce - Fir - Cinnamon Fern Forests, particularly along the coast, include a fair amount of red maple but have cedar or spruce/fir, respectively, as the most abundant canopy species. Silver Maple Floodplain Forests are dominated by silver maple and generally occur along larger rivers, but the two types can intergrade on some floodplains.

Location Map





Red Maple Swamp

Conservation, Wildlife, and Management Considerations

Maintaining the hydrologic integrity of these stream drainages with upland buffers is key. These swamps typically have had few conflicting uses, although some have been recently harvested. ATV use has been observed at some sites.

Red maple swamps often provide habitat in which spotted turtles hibernate. If wet Sphagnum hummocks are present, four-toed salamanders may breed in this community. Examples that occur on floodplains of streams and small rivers may contain wood turtles, which overwinter in the stream channel and forage in the floodplain. The silver-haired bat often roosts in riparian habitats in trees with loose bark. The northern waterthrush is a common associate of this community type. In the southern part of the state, the Louisiana waterthrush and yellow-throated vireo may be associates if the canopy is closed or nearly so.

Distribution

Statewide, but most common in the southern half of state. Extends southward and southwestward from Maine; eastward distribution unknown.

Landscape Pattern: Large Patch

Characteristic Plants

These plants are frequently found in this community type. Those with an asterisk are often diagnostic of this community.

Canopy
Balsam fir
Gray birch
Northern white cedar
Red maple*
Red spruce

Sapling/shrub
Arrowwood*
Balsam fir
Gray birch*
Red spruce
Speckled alder*
Winterberry*

Herb
Bluejoint*
Flat-topped white aster*
Interrupted fern
Tussock sedge
Royal fern*
Sensitive fern*

Bryoid
Sphagnum mosses*

Associated Rare Plants

Smooth winterberry holly
Spicebush
Swamp saxifrage
Swamp white oak
Sweet pepper-bush

Associated Rare Animals

Spotted turtle
Wood turtle

Examples on Conservation Lands You Can Visit

- Kennebunk Plains Preserve – York Co.
- Mt Agamenticus – York Co.
- Steep Falls Wildlife Management Area – Cumberland Co.
- Waterboro Barrens Preserve – York Co.

Rare and Exemplary Botanical Features within 4 miles of
Project: #23041, Franklin Drive Subdivision, Map 18 Lot 26-2, Windham, Maine

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
Nodding Pogonia						
	T	S2	G4?	2010-08-18	5	Hardwood to mixed forest (forest, upland)
	T	S2	G4?	2010-08-18	11	Hardwood to mixed forest (forest, upland)
Pitch Pine Bog						
		S2	G3G5	2004-06-21	10	
Red Maple Swamp						
		S5	G3G5	2004-06-21	16	
Scarlet Oak						
	E	S1	G5	1916-08	2	Hardwood to mixed forest (forest, upland)
Small Whorled Pogonia						
	E	S2	G2G3	2018-06-15	18	Hardwood to mixed forest (forest, upland)
Spicebush						
	SC	S3	G5	2006-06-11	11	Forested wetland

Date Exported: 2024-12-18 11:05

Conservation Status Ranks

State and Global Ranks: This ranking system facilitates a quick assessment of a species' or habitat type's rarity and is the primary tool used to develop conservation, protection, and restoration priorities for individual species and natural habitat types. Each species or habitat is assigned both a state (S) and global (G) rank on a scale of critically imperiled (1) to secure (5). Factors such as range extent, the number of occurrences, intensity of threats, etc., contribute to the assignment of state and global ranks. The definitions for state and global ranks are comparable but applied at different geographic scales; something that is state imperiled may be globally secure.

The information supporting these ranks is developed and maintained by the Maine Natural Areas Program (state ranks) and NatureServe (global ranks).

Rank	Definition
S1 **G1**	**Critically Imperiled** – At very high risk of extinction or elimination due to very restricted range, very few populations or occurrences, very steep declines, very severe threats, or other factors.
S2 **G2**	**Imperiled** – At high risk of extinction or elimination due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors.
S3 **G3**	**Vulnerable** – At moderate risk of extinction or elimination due to a fairly restricted range, relatively few populations or occurrences, recent and widespread declines, threats, or other factors.
S4 **G4**	**Apparently Secure** – At fairly low risk of extinction or elimination due to an extensive range and/or many populations or occurrences, but with possible cause for some concern as a result of local recent declines, threats, or other factors.
S5 **G5**	**Secure** – At very low risk of extinction or elimination due to a very extensive range, abundant populations or occurrences, and little to no concern from declines or threats.
SX **GX**	**Presumed Extinct** – Not located despite intensive searches and virtually no likelihood of rediscovery.
SH **GH**	**Possibly Extinct** – Known from only historical occurrences but still some hope of rediscovery.
S#S# **G#G#**	**Range Rank** – A numeric range rank (e.g., S2S3 or S1S3) is used to indicate any range of uncertainty about the status of the species or ecosystem.
SU **GU**	**Unrankable** – Currently unrankable due to lack of information or due to substantially conflicting information about status or trends.
GNR **SNR**	**Unranked** – Global or subnational conservation status not yet assessed.
SNA **GNA**	**Not Applicable** – A conservation status rank is not applicable because the species or ecosystem is not a suitable target for conservation activities (e.g., non-native species or ecosystems.
Qualifier	**Definition**
S#? **G#?**	**Inexact Numeric Rank** – Denotes inexact numeric rank.
Q	**Questionable taxonomy that may reduce conservation priority** – Distinctiveness of this entity as a taxon or ecosystem type at the current level is questionable. The "Q" modifier is only used at a global level.
T#	**Infraspecific Taxon (trinomial)** – The status of infraspecific taxa (subspecies or varieties) are indicated by a "T-rank" following the species' global rank.

State Status: Endangered and Threatened are legal status designations authorized by statute. Please refer to MRSA Title 12, §544 and §544-B.

Status	Definition
E	**Endangered** – Any native plant species in danger of extinction throughout all or a significant portion of its range within the State or Federally listed as Endangered.
T	**Threatened** – Any native plant species likely to become endangered within the foreseeable future throughout all or a significant portion of its range in the State or Federally listed as Threatened.
SC	**Special Concern** – A native plant species that is rare in the State, but not rare enough to be considered Threatened or Endangered.
PE	**Potentially Extirpated** – A native plant species that has not been documented in the State in over 20 years, or loss of the last known occurrence.

Element Occurrence (EO) Ranks: Quality assessments that designate viability of a population or integrity of habitat. These ranks are based on size, condition, and landscape context. Range ranks (e.g., AB, BC) and uncertainty ranks (e.g., B?) are allowed. The Maine Natural Areas Program tracks all occurrences of rare plants and natural communities/ecosystems (S1-S3) as well as exemplary common natural community types (S4-S5 with EO ranks A/B).

Rank	Definition
A	**Excellent** – Excellent estimated viability/ecological integrity.
B	**Good** – Good estimated viability/ecological integrity.
C	**Fair** – Fair estimated viability/ecological integrity.
D	**Poor** – Poor estimated viability/ecological integrity.
E	**Extant** – Verified extant, but viability/ecological integrity not assessed.
H	**Historical** – Lack of field information within past 20 years verifying continued existence of the occurrence, but not enough to document extirpation.
X	**Extirpated** – Documented loss of population/destruction of habitat.
U	**Unrankable** – Occurrence unable to be ranked due to lack of sufficient information (e.g., possible mistaken identification).
NR	**Not Ranked** – An occurrence rank has not been assigned.

Visit the Maine Natural Areas Program website for more information
http://www.maine.gov/dacf/mnap

maine DEPARTMENT OF Agriculture Conservation & Forestry
NATURAL AREAS

SEBAGO TECHNICS

December 6, 2024
230411

RECEIVED
DEC 10 2024
By 2193-24

Mr. Kirk Mohney, Director and State Historic Preservation Officer
Maine Historic Preservation Commission
55 Capitol Street, 65 SHS
Augusta, Maine 04333-0065

Email submittal: MHPCprojectreview@maine.gov

Re: Site Review Request
Re: Franklin Drive Subdivision, Windham - New Gen Estates, LLC
Tax Map/Lot: 18/26-2

Dear Mr. Mohney:

Sebago Technics respectfully requests a project site review for a proposed 4-lot subdivision located off Franklin Drive in the Town of Windham. The development area is approximately 38.59-acres of mainly undeveloped area on a lot identified of the Town of Windham Tax Map 18 as Lot 26-2. The proposed development is located just east of the terminus of Franklin Drive. The proposed development is a subdivision project consisting of 4-lots and a proposed right of way extension from Franklin Drive that will be built to Town of Windham Standards with parking along the roadway. As part of the site development reconnaissance, we request a review by the Maine Historic Preservation Commission for any properties or structures of historical significance in the vicinity of the proposed site.

A review of the Town Comprehensive Plan and the National Register of Historic Places did not identify historic buildings or sites of historical significance. The applicant intends to maintain mature vegetation where feasible to provide natural buffering between the neighboring properties. We note that a review assessing property cards and street view photographs of direct abutting properties did not reveal any properties directly abutting the subject property that appear to be greater than fifty years of age. We have also attached a USGS Site Location Map and a concept plan of the overall property to assist in your review of historical resources.

At your earliest convenience, please review the material and let me know your findings. If you have any questions on this project or require additional information, please do not hesitate to contact me at (207) 200-2115 or by email at jgagnon@sebagotechnics.com. I look forward to hearing from you.

Sincerely,
SEBAGO TECHNICS, INC.

Jordan Gagnon
Permitting Specialist

enc.

Based on the information submitted, I have concluded that there will be no historic properties affected by the proposed undertaking, as defined by Section 106 of the National Historic Preservation Act. Consequently, pursuant to 36 CFR 800.4(d)(1), no further Section 106 consultation is required unless additional resources are discovered during project implementation pursuant to 36 CFR 800.13.

Kirk F. Mohney — 12/31/24
State Historic Preservation Officer — Date
Maine Historic Preservation Commission

JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF
INLAND FISHERIES & WILDLIFE
353 WATER STREET
41 STATE HOUSE STATION
AUGUSTA ME 04333-0041

JUDITH CAMUSO
COMMISSIONER

MDIFW Permit Review Comments

Project: New Gen Estates, LLC; L-100320-0001
DEP Project Manager: Jami MacNeil
MDIFW ERID: 8731 ver. 11117
Date: November 20, 2025

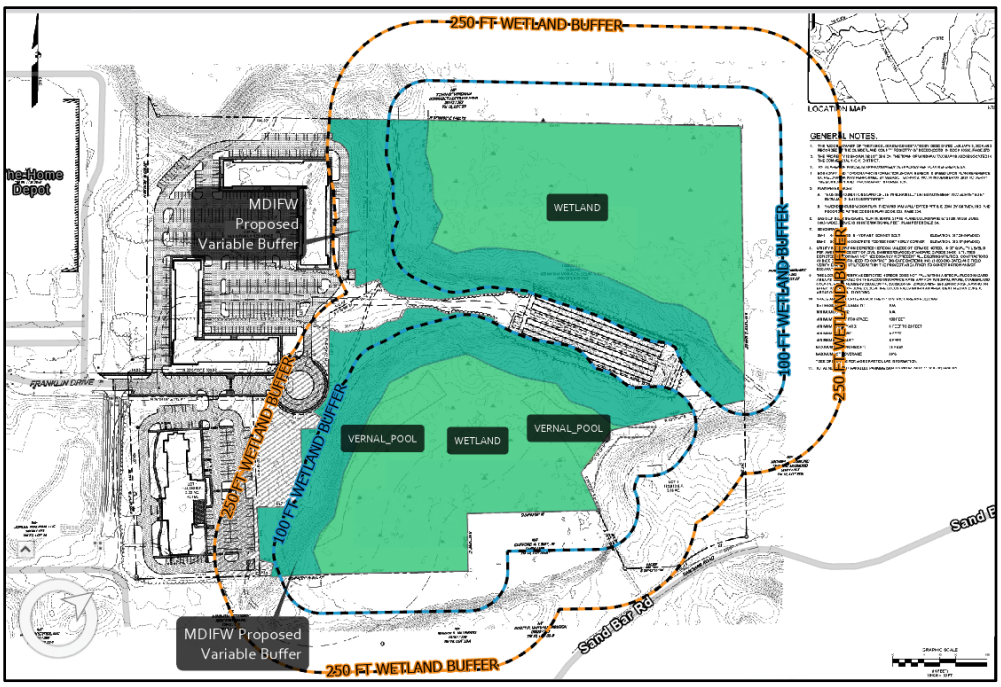
Comments:

MDIFW received a pre-application request on December 10, 2024 and issued a preliminary review on April 23, 2025. Since this original submission and response, a Scientific Collector's Permit application was submitted on June 6, 2025 to perform surveys for Eastern ribbon snake, Blanding's turtle, and Spotted turtle. This permit was issued by MDIFW on July 10, 2025 with surveys completed mid-July and a report submitted on August 10, 2025.

MDIFW reviewed the survey findings and determined that results were not conclusive for absence of these species due to unfavorable survey conditions. MDIFW presented additional options for the Applicant to move forward in additional correspondence (dated October 16, 2025) and a meeting (October 29, 2025). Based on these meetings and follow-up correspondence, the Applicant submitted an alternatives analysis to MDIFW for review on November 11, 2025.

Based on our review of three alternative solar array designs and their corresponding impacts, MDIFW concurs that the applicant has demonstrated due diligence in minimization of impacts to wildlife resources under MDIFW jurisdiction. MDIFW finds that the Applicant's preferred alternative (Alternative #1) is the least impactful alternative to wildlife resources under MDIFW jurisdiction.

MDIFW still recommends the applicant retain as much of the 250-foot buffer on the wetland areas as possible, especially along the western edge of the development where the apartment complex and hotel are proposed. This was noted in the image sent in our October 16, 2025 correspondence and is included below for reference.



WILDLIFE PERMEABLE FENCING

If fencing is proposed, MDIFW recommends the use of wildlife-permeable fencing to address the need for site safety and security, while allowing for access and use of the project area by small animals. Options for wildlife-permeable fencing include solid lock game fencing designed with increasing sized openings, installed so that larger openings (7x12 inches) are located at the bottom and smaller openings are at the top. Alternatively, other fencing may be used if elevated to provide at least 7 inches of clearance along the entire perimeter to allow for movement of small wildlife throughout the facility. We recommend inspection and maintenance of fence lines annually to ensure that the openings remain free of debris and fully functional.

VEGETATION MANAGEMENT

MDIFW generally recommends that cleared areas associated with solar facilities, such as for shade management, stormwater management structures, and vegetated areas within arrays, should be revegetated using seed mixes and/or plantings of pollinator-friendly species native to the area. Due to the potential presence of listed turtle species, MDIFW recommends that mechanized vegetation management (e.g., mowing, brush hogging) only occur between October 15 and March 31. Outside of this time frame, we recommend vegetation management be limited to the use of handheld equipment only. As a last resort, if vegetation management with handheld equipment is determined to not be feasible, mechanized management (e.g., mowing, brush hogging) should occur only if mower decks are raised to a minimum height of 8-10 inches off the ground to reduce impacts to at-risk species.

Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

Best regards,



Andrew J. Wood
Environmental Review Coordinator

Cc: Kevin Ryan, MDIFW Herpetologist
Laura Hatmaker, MDIFW Natural Resource Biologist

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

JANET T. MILLS
GOVERNOR

MELANIE LOYZIM
COMMISSIONER

Date of Letter: 12/19/2025
Date of Acceptance: 08/14/2025

Permit-by-Rule & Notice of Intent Acceptance Notice

Applicant: New Gen Estates, LLC

Town: Windham

Project Address: Franklin Drive, Windham

Tax Map/Lot #: Map 18, Lot 26-2-A

Permit Number: PBR_ID-0101080-0001

Accepted Date: 8/14/2025

NRPA ☒ **Stormwater** ☐ **MCGP** ☐

NRPA PBR Sections – Ch. 305

☐Sec. 2 Act. Adj. to Prot. Natural Res.	☐ Sec. 9 Utility Crossing	☐ Sec. 16 Coastal Sand Dune Project
☐Sec. 3 Intake Pipes	☐ Sec. 10 Stream Crossing	☐ Sec. 16A Beach Nourishment and Restoration
☐ Sec. 4 Replacement of Structures	☐ Sec. 11 State Transport. Facilities	☐ Sec. 18 Maintenance Dredging
☐ Sec. 6 Movement of Rocks or Veg.	☐Sec. 12 Restoration Natural Areas	☒ Sec. 19 Act. Near SVP Habitat
☐ Sec. 7 Outfall Pipes	☐ Sec. 13 F&W Create/Water Quality Habitat	☐ Sec. 20 Act. Near Waterfowl/Bird
☐ Sec. 8 Shoreline Stabilization	☐ Sec. 15 Public Boat Ramps	

Project Description:

The applicant proposes to construct a mixed commercial and residential development consisting of a hotel, two apartment buildings, and a ground-mounted solar facility. The project would involve work within the 250-foot critical terrestrial habitat (CTH) buffer of a significant vernal pool (SVP). The project would affect approximately 23% of the CTH, leaving the remainder of the CTH intact. The PBR was submitted on 7/17/2025, along with a Site Location of Development Act (SLDA) permit application for the larger project (L-100320-0001). The PBR was implicitly accepted as of 8/14/2025. The SLDA application is still under review as of the date of this letter. No work may begin until the SLDA application has been approved.

Sincerely,

Jami MacNeil
Environmental Licensing Specialist II
Bureau of Land Resources

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

DEPARTMENT ORDER

IN THE MATTER OF

NEW GEN ESTATES, LLC	) SITE LOCATION OF DEVELOPMENT ACT
Windham, Cumberland County	)
FRANKLIN DRIVE SUBDIVISION	)
L-100320-0001 (approval)	) FINDINGS OF FACT AND ORDER

Pursuant to the provisions of 38 M.R.S. §§ 481–489-E and Chapters 373, 375, 500, and 502 of Department rules, the Department of Environmental Protection (Department) has considered the application of NEW GEN ESTATES, LLC (applicant) with the supportive data, agency review comments, and other related materials on file and FINDS THE FOLLOWING FACTS:

1. PROJECT DESCRIPTION:

A. Summary: The applicant proposes to construct a mixed commercial and residential development in a four-lot subdivision. The proposed project consists of a hotel on Lot 1 with approximately 120 rooms; two apartment buildings on Lot 2 with a total of approximately 306 units; a 0.425-mega-watt (AC) solar energy facility on Lot 3 occupying approximately 1.9 acres of land; and an extension of Franklin Drive to provide access to each component of the project. The proposed project also includes internal parking areas, vehicle access drives, pedestrian paths, a trail system, and associated utility infrastructure. Lot 4 will remain undeveloped. The proposed project will result in 11.11 acres of developed area, including 8.00 acres of impervious area.

The proposed project is shown on four sets of plans, all prepared by Sebago Technics. The plan sets are titled "Franklin Drive Commercial," consisting of 16 sheets and dated by last revision July 16, 2025; "Franklin Drive Multi-Family Parcel," consisting of 19 sheets dated by last revision June 23, 2025; "Franklin Drive Solar Parcel," consisting of nine sheets dated by last revision November 21, 2025; and "Franklin Drive Subdivision," consisting of 15 sheets dated by last revision June 5, 2025. The project site is located at the end of the existing Franklin Drive in the Town of Windham.

The proposed project includes development within 250 feet of a significant vernal pool (SVP). The applicant submitted a Permit by Rule notification (PBR #101080-0001) pursuant to Chapter 305, *Natural Resources Protection Act Permit by Rule,* § 19 (06-096 Ch. 305, last amended June 17, 2025), for activities in SVP habitat. The Department accepted PBR #101080-0001 on August 14, 2025.

B. Current Use of Site: The site of the proposed project is located on a parcel of land made up of four lots with an aggregate area of approximately 38.59 acres, located off the northeast end of Franklin Drive. The parcel is currently undeveloped except for the

remains of a former airplane runway. The parcel is identified as Lot 26-2-A on Map 18 of the Town of Windham's tax maps.

2. FINANCIAL CAPACITY:

The total cost of the proposed hotel on Lot 1 is estimated to be $2,726,845.00; the total cost of the proposed multi-family development on Lot 2 is estimated to be $5,654,841.47; and the total cost of the proposed solar facility on Lot 3 is estimated to be $296,092.50. The total cost of the proposed extension of Franklin Drive, with a "T" turnaround, is estimated to be $223,993.00.

The applicant proposes to construct the extension of Franklin Drive prior to the construction on individual lots. As evidence of financial capacity for this portion of the proposed project, the applicant submitted an irrevocable letter of credit (LOC) from Maine Community Bank, dated May 20, 2025, in the amount of $702,040.78. The LOC names the Town of Windham as the beneficiary in the event that the applicant fails to complete the public improvements on the project site including the proposed extension of Franklin Drive.

For the other elements of the project, the applicant submitted a letter from Maine Community Bank, dated June 23, 2025, indicating that it intends to provide financing for the development. Prior to the start of construction on individual lots, the applicant must submit evidence that it has been granted a line of credit or a loan from Maine Community bank or another financial institution authorized to do business in this State, or evidence of any other form of financial assurance consistent with Department Rules, Chapter 373, *Financial and Technical Capacity Standards of the Site Location of Development Act*, § 2 (06-096 Ch. 373, last amended June 2, 2016), for an amount equal to or exceeding the estimated cost of development on the given lot, to the Department for review and approval.

The Department finds that the applicant has demonstrated adequate financial capacity to comply with Department standards provided that the applicant submits evidence of finalized financial assurance prior to the development of individual lots as described above.

3. TECHNICAL ABILITY:

The applicant provided resume information for key persons involved with the project. The applicant retained the services of Sebago Technics, Inc., a professional engineering and consulting firm, to assist in the design and engineering of the project. The applicant retained the services of S.W. Cole Engineering, Inc. for geotechnical assistance. The applicant retained the services of Mark Hampton, a Certified Soils Scientist and Licensed Site Evaluator, for soils mapping. The applicant retained the services of Flycatcher, LLC for assistance with natural resource surveys.

The Department finds that the applicant has demonstrated adequate technical ability to comply with Department standards.

4. NOISE:

Pursuant to 38 M.R.S. § 484(3)(A), noise from a residential development is not regulated under the Site Location of Development Act (Site Law). Therefore, the proposed multi-family development on Lot 2 is not subject to the noise standards of the Site Law. Also pursuant to 38 M.R.S. § 484(3)(A), noise from construction generated between the hours of 7:00 a.m. and 7:00 p.m. or during daylight hours, whichever is longer, is not regulated under Site Law. The applicant stated that construction of the development will be limited to 7:00 a.m. to 7:00 p.m. or daylight hours, whichever is longer.

The Town of Windham has a duly enacted noise ordinance that is more restrictive than the standards of the *No Adverse Effect Standards of the Site Location of Development Act*, 06-096 C.M.R. ch. 375, § 10(B) (last amended June 2, 2016). The ordinance therefore applies to the commercial aspects of the proposed development. The project site is zoned by the Town of Windham for commercial use. The abutting property to the southwest is zoned for commercial use, while the other abutting properties are zoned for rural use. Noise from the proposed hotel is anticipated to be minor and similar in nature to that of the proposed residential development. Noise from the proposed solar facility is also expected to be minor. The applicant stated that noise emitted from these elements of the proposed project will comply with the standards of the Town of Windham's noise ordinance at the project boundary.

The Department finds the applicant has made adequate provision for the control of excessive environmental noise from the proposed project.

5. SCENIC CHARACTER:

The Site Law, in 38 M.R.S. § 484(3) has standards pertaining to scenic impacts that must be satisfied in order to obtain a permit for development. The Site Law requires an applicant to demonstrate that the developer has made adequate provision for fitting the development harmoniously into the existing natural environment and that the proposed project will not adversely affect existing uses or scenic character.

The project site is located off the end of Franklin Drive, northeast of an existing shopping center. The other surrounding properties are rural and residential. The parcel immediately northwest of the project parcel is a municipal park known as Donnabeth Lippman Park, which includes public access to Chaffin Pond. The project parcel is located approximately 0.18 miles southeast of Chaffin Pond, 0.25 miles west of Little Sebago Lake, and 0.14 miles northwest of Tarkill Pond.

The applicant designed the proposed residential and commercial development to be concentrated near the existing shopping center. The proposed solar facility on Lot 3 will be surrounded by a wide buffer of undisturbed vegetation. The applicant proposes to

leave Lot 4 undeveloped. This will provide a visual buffer between the proposed development and the abutting rural and residential properties.

The proposed apartment buildings on Lot 2 will be directly adjacent to Donnabeth Lippman Park, sharing an approximately 540-foot-long boundary line. There are no trails immediately adjacent to the boundary line. However, to mitigate the effect of the proposed project on the scenic and other existing uses of the park, the applicant has coordinated with the Town of Windham to design a six-foot-wide public trail from the proposed extension of Franklin Drive through Lot 3 to access the park and connect to existing public trail systems.

The applicant stated that the highest elevation points within three miles of the project site are approximately 200 feet higher in elevation than the project site and are located due north and northeast at a distance of approximately three miles. The applicant stated there is no public access to these sites, and that the proposed project will not be visible from these sites due to distance and intervening topography and vegetation. The applicant also identified a water tower located on Freeman Hill, approximately one mile northwest of the project site, as a potential elevated viewpoint. However, the tower is not accessible to the public. Seacoast Adventure Park is also located on Freeman Hill, at a lower elevation than the tower, and is used by paying members of the public. However, it is unlikely that the proposed project will be visible from the park due to intervening vegetation and topography. Further, the proposed buildings are located adjacent to existing commercial development and will be compatible with the character of the existing viewshed.

Based on the project's location and design, the Department finds that the proposed project will not have an unreasonable adverse effect on the scenic character of the surrounding area.

6. WILDLIFE AND FISHERIES:

The Site Law, in 38 M.R.S. 484(3), requires the applicant to make adequate provision for fitting the development harmoniously into the existing natural environment. The applicant's agent, Flycatcher, LLC (Flycatcher), surveyed the project site in 2022 for natural resources and identified freshwater wetlands and two vernal pools, one of which met the criteria for a significant vernal pool (SVP).

The Maine Department of Inland Fisheries and Wildlife (MDIFW) reviewed the proposed project. In preliminary comments dated April 23, 2025, MDIFW noted that the project site contains potential habitat for the state-threatened spotted turtle (*Clemmys guttata*), the state-endangered Blandings turtle (*Emydoidea blandingii*), and the eastern ribbon snake (*Thamnophis sauritus*), a state species of special concern. To avoid adverse effects to these species, MDIFW recommended that the applicant maintain a 250-foot-wide buffer of undisturbed vegetation around any peatland wetlands on the project parcel, or that the applicant survey the parcel for these species to determine if a buffer is necessary.

Flycatcher surveyed the project site for turtles and snakes over several days in July of 2025, using survey methods developed in consultation with MDIFW. Flycatcher found no presence of the turtle species of interest, and only one potential sighting of a ribbon snake, which was in an area of the parcel that is not proposed for development. Flycatcher concluded that the project parcel does not provide primary habitat for the species of interest.

MDIFW reviewed the survey results. In a letter dated October 16, 2025, MDIFW stated that weather conditions during the survey period were dry, which may have affected detection success. MDIFW recommended that the applicant either repeat the survey efforts in the spring of 2026, or that the applicant place a variable-distance buffer of undisturbed vegetation around the wetlands, providing a minimum of 100 feet of protection and greater than 100 feet in areas not proposed for development.

The applicant responded that the minimum 100-foot buffer would require a change to the layout of the proposed solar energy facility, which would not be viable. The applicant also stated that waiting to repeat surveys in the spring would threaten the financial viability of the project. Following a meeting with MDIFW staff on October 29, 2025, the applicant provided additional information on the alternative designs that were previously considered and an analysis of two additional alternative layouts for the solar array as recommended by MDIFW. The alternative project plans originally considered by the applicant included additional commercial and single-family residential lots that would have resulted in greater wetland impacts. The applicant reduced the project scope and reconfigured the layout to concentrate the development in upland areas. The applicant considered installing solar panels on the proposed buildings to minimize the project footprint but determined that the building layout and roof-top types would not be compatible with building-mounted panels. To minimize impacts to wetlands and wildlife habitat, the applicant minimized the size of the ground-mounted solar panel array to the extent practicable and located it on the former airplane runway on the property, which minimizes the amount of grading that would be required. The applicant considered MDIFW's recommendation to move the solar array farther west, closer to the proposed multi-family lot. However, the applicant determined that due to topography, this layout would require greater amounts of fill closer to the wetland areas and SVP habitat. The applicant also considered an elongated layout of the solar panel array but determined that this would also require grading in closer proximity to the wetlands.

MDIFW reviewed the applicant's response. In comments dated November 20, 2025, MDIFW concurred that the applicant's preferred alternative layout would result in the least amount of impact on wildlife resources. MDIFW recommended that the applicant still retain as much of the 250-foot buffer of undisturbed vegetation around the wetland areas as possible, and that the applicant use wildlife-permeable fencing wherever fencing is proposed, such as around the solar panel array. In response, the applicant revised the plans for the solar panel array to include a fence detail showing a knot wire mesh and wood post fence with four-inch by four-inch mesh and eight-inch by 12-inch openings every 50 linear feet to allow for small animal passage.

Based on the evidence in the record and coordination between MDIFW and the applicant to address potentially adverse impacts to threatened and endangered species, the Department finds that the applicant has made adequate provision for the protection of wildlife and fisheries.

7. HISTORIC SITES:

The Maine Historic Preservation Commission (MHPC) reviewed the proposed project. In comments dated December 31, 2024, MHPC stated that the proposed undertaking will have no effect upon any structure or site of historic architectural or archaeological significance as defined by the National Historic Preservation Act of 1966.

The Department finds that the proposed development will not have an adverse effect on the preservation of any historic sites.

8. UNUSUAL NATURAL AREAS:

According to the Maine Natural Areas Program (MNAP) database, a portion of the project site overlaps with a Red Maple Swamp (RMS), a wetland community with a state rarity ranking of S5 ("secure"). In comments dated April 9, 2025, MNAP recommended avoiding development and vegetation clearing within 250 feet of the RMS.

Flycatcher surveyed the project site for the presence of RMS in May of 2025. In a report dated June 20, 2025, Flycatcher stated that the majority of the area mapped on the project parcel as RMS by the MNAP database did not have the characteristics of an RMS. Flycatcher identified a small area on Lot 3 that did qualify as RMS and recommended that it did not meet the criteria for an exemplary occurrence of this type of natural community and therefore should not have a development setback. The applicant does not propose any activity within the RMS area identified by Flycatcher.

MNAP reviewed the survey report and visited the project site in July of 2025. In comments dated August 26, 2025, MNAP stated that the RMS was much smaller than originally mapped, and that its current extent did not meet the criteria of an exemplary natural community. MNAP withdrew its recommendations for setbacks from the RMS at the project site. MNAP did not identify any other rare plants or rare natural communities at the project site.

Based on evidence in the record and coordination between MNAP and the applicant to determine the presence of rare plant communities, the Department finds that the proposed development will not have an adverse effect on the preservation of any unusual natural areas either on or near the development site.

9. BUFFER STRIPS:

The applicant does not propose any formal buffer strips for the proposed project.

The Department finds that the applicant has made adequate provision for buffer strips.

10. SOILS:

The applicant submitted a Class B soil survey map and report based on the soils found at the project site. This report, dated December 12, 2022, was prepared by a certified soils scientist. The applicant also submitted a geotechnical report, dated June 24, 2025, prepared by a professional engineer with S.W. Cole Engineering, Inc. These reports were reviewed by, and revised in response to the comments of, the Department's Bureau of Land Resources (BLR) Environmental Geology Unit.

The applicant stated that blasting will not be necessary to construct the proposed project. BLR commented that if blasting is necessary, it must be conducted in conformance with the performance standards in 38 M.R.S. § 490-Z(14).

The Department finds that, based on the submitted reports and BLR's review, the soils on the project site present no limitations to the proposed project that cannot be overcome through standard engineering practices.

11. STORMWATER MANAGEMENT:

The proposed project includes approximately 11.11 acres of developed area, including 8.00 acres of impervious area. It lies within the watershed of Sebago Lake, a lake most at risk from new development. The applicant submitted a stormwater management plan based on the Basic, Phosphorus, and Flooding Standards contained in Chapter 500 *Stormwater Management* (06-096 C.M.R. ch. 500, effective August 12, 2015). The proposed stormwater management system consists of two subsurface Stormtech infiltration chambers, four subsurface sand filters, one vegetated underdrained soil filter, and four Stormtech isolator row systems.

A. Basic Standards:

(1) Erosion and Sedimentation Control: The applicant submitted an Erosion and Sedimentation Control Plan (Section 14 of the application) that is based on the performance standards contained in Appendix A of Chapter 500 and the Best Management Practices (BMPs) outlined in the Maine Erosion and Sediment Control BMP Manual, which was developed by the Department. This plan and the plan sheets containing erosion control details were reviewed by, and revised in response to the comments of, the BLR Stormwater Engineering Team.

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

construction contractor. Given the size and nature of the project site, the applicant must retain the services of a third-party inspector in accordance with the Special Condition for Third-Party Inspection Program, which is attached to this Order. Prior to the start of construction, the applicant must conduct a pre-construction meeting to discuss the construction schedule and the erosion and sediment control plan with the appropriate parties. This meeting must be attended by the applicant's representative, Department staff, the design engineer, the contractor, and the third-party inspector.

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

Prior to occupancy of any building on Lots 1 and 2, the applicant must submit a copy of an executed long-term maintenance contract (minimum of 5 years and renewable) for the on-going maintenance of all proprietary Stormtech stormwater control structures that will treat runoff from that building to the BLR.

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

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

Based on BLR's review of the erosion and sedimentation control plan and the maintenance plan, the Department finds that the proposed project meets the Basic Standards contained in Chapter 500, § 4(B), provided that the applicant retains a third-party inspector, holds a pre-construction meeting, and properly disposes of grit and sediment removed from stormwater control structures, all as described above.

B. Phosphorus Standards:

Because the proposed project is located in the watershed of Sebago Lake, stormwater runoff from the project site will be treated to meet the Phosphorus Standards outlined in Chapter 500, § 4(D). The applicant's phosphorus control plan is based on methodology developed by the Department and outlined in "Phosphorus Control in Lake Watersheds: A Technical Guide for Evaluating New Development." For this project, the Permitted Phosphorus Export is 1.20 pounds of phosphorus per year. The applicant proposes to remove phosphorus from the project's stormwater runoff by utilizing two subsurface infiltration chambers, four subsurface sand filters, one vegetated underdrained soil filter, and four isolator row systems, as shown on the set of plans referenced in Finding 1. The predicted phosphorus export for the project site based on the applicant's model is 1.13 pounds of phosphorus per year. The proposed stormwater treatment will be able to

reduce the export of phosphorus in the stormwater runoff below the maximum permitted phosphorus export for the site.

The stormwater management system proposed by the applicant was reviewed by, and revised in response to comments from, BLR. After a final review, BLR commented that the proposed stormwater management system is designed in accordance with the Phosphorus Standards contained in Chapter 500, § 4(D) and recommended that the applicant retain the design engineer or other qualified professional engineer to oversee the construction of the stormwater management structures to ensure they are installed in accordance with the details and notes specified on the approved plans. Within 30 days from completion of the entire system the applicant must submit an as-built plan and a log of inspection reports detailing the items inspected, photographs taken, and the dates of each inspection for the Department to review.

Based on the stormwater system's design and BLR's review, the Department finds that the applicant has made adequate provision to ensure that the proposed project will meet the Phosphorus Standards contained in Chapter 500, § 4(D) provided that the applicant meets the inspection and reporting requirements described above.

C. Infiltration:

The applicant proposes to discharge stormwater to the groundwater via two subsurface infiltration chambers. The other proposed stormwater management structures have been designed with impermeable liners. The applicant must ensure that the discharge of soluble pollutants to the infiltration area is minimized and that the infiltration area is maintained such that its capacity is unimpaired. The applicant designed the infiltration chambers with a minimum three-foot separation between the chamber bottoms and the groundwater to provide stormwater treatment, as verified by a soil profile data provided by a certified soils scientist. The proposed infiltration system was reviewed by staff from BLR. BLR commented that based on the permeability test results submitted by the applicant, soil amendment is necessary to achieve an infiltration rate of no greater than 2.41 inches per hour at the chamber bottoms, in accordance with Appendix D § 4(A) of Chapter 500.

The Department finds that the applicant has made adequate provision for the discharge of stormwater to the groundwater provided that the subsurface infiltration chambers are constructed with soil amendment as described above.

D. Flooding Standard:

The applicant is proposing to utilize a stormwater management system based on estimates of pre- and post-development stormwater runoff flows obtained by using Hydrocad, a stormwater modeling software that utilizes the methodologies outlined in Technical Releases #55 and #20, U.S.D.A., Soil Conservation Service and detains stormwater from 24-hour storms of 2-, 10-, and 25-year frequency. The post-development peak flow from the site will not exceed the pre-development peak flow from the site.

BLR commented that the proposed system is designed in accordance with the Flooding Standard contained in Chapter 500, § 4(F).

Based on the system's design and BLR's review, the Department finds that the applicant has made adequate provision to ensure that the proposed project will meet the Flooding Standard contained in Chapter 500, § 4(F) for peak flow from the project site, and channel limits and runoff areas.

12. GROUNDWATER:

The project site is not located over a mapped sand and gravel aquifer. The proposed project does not propose any withdrawal from, or discharge to, the groundwater other than the discharge of stormwater from two proposed subsurface infiltration chamber areas as discussed in Finding 11.

The applicant stated that potential groundwater pollutants such as petroleum products, pesticides, herbicides, road salts, solvents, acids, and other hazardous materials will not be stored on site in greater than household amounts.

Based on BLR's review, the Department does not anticipate that the infiltration area will adversely impact groundwater quality.

13. WATER SUPPLY:

When completed, the proposed project is anticipated to use 61,020 gallons of water per day. Water will be supplied by the Portland Water District. The applicant submitted a letter from the District stating that it will be capable of servicing this project.

The Department finds that the applicant has made adequate provision for securing and maintaining a sufficient and healthful water supply.

14. WASTEWATER DISPOSAL:

When completed, the proposed project is anticipated to discharge 61,020 gallons of wastewater per day to the Portland Water District's wastewater treatment facility. The applicant submitted a letter from the Portland Water District stating that it will accept these flows.

The Department finds that the applicant has made adequate provision for wastewater disposal at a facility that has the capacity to ensure satisfactory treatment.

15. SOLID WASTE:

When completed, the proposed project is anticipated to generate 3,289 pounds of municipal solid waste per day. Municipal solid waste generated by the proposed project

will be placed in roll-off containers serviced by Troiano Waste Services and transported to the Ecomaine facility in Portland. The applicant provided a letter from Troiano Waste Services confirming they have the ability to service the proposed project, and a letter from Ecomaine stating that they have adequate capacity to accept these wastes.

The proposed project will involve approximately 12.1 acres of forest clearing. The applicant stated that marketable logs will be sold, and that remaining stumps and brush will be ground or chipped and used on site for erosion control.

The proposed project will generate approximately 661 tons of construction and demolition debris. This waste will be transported by Troiano Waste Services and disposed of at the Crossroads Landfill in Norridgewock or the Juniper Ridge Landfill in Old Town, both of which are currently in compliance with the Maine Solid Waste Management Rules.

The proposed project was reviewed by the Department's Bureau of Remediation and Waste Management (BRWM). BRWM commented that the applicant's proposal for the disposal of solid waste is acceptable.

Based on BRWM's review, the Department finds that the applicant has made adequate provision for solid waste disposal.

16. FLOODING:

The proposed project is not located within the 100-year flood plain of any river or stream.

The Department finds that the proposed project is unlikely to cause or increase flooding or cause an unreasonable flood hazard to any structure.

BASED on the above findings of fact, and subject to the conditions listed below, the Department makes the following conclusions pursuant to 38 M.R.S. §§ 481–489-E:

A. The applicant has provided adequate evidence of financial capacity and technical ability to develop the project in a manner consistent with state environmental standards provided that the applicant meets the requirements of Finding 2 and the corresponding condition below.

B. The applicant has made adequate provision for fitting the development harmoniously into the existing natural environment and the development will not adversely affect existing uses, scenic character, air quality, water quality or other natural resources in the municipality or in neighboring municipalities.

C. The proposed development will be built on soil types which are suitable to the nature of the undertaking and will not cause unreasonable erosion of soil or sediment nor inhibit the natural transfer of soil.

D. The proposed development meets the standards for storm water management in 38 M.R.S. § 420-D and the standard for erosion and sedimentation control in 38 M.R.S. § 420-C provided that the applicant meets the requirements of Finding 11 and the corresponding conditions below.

E. The proposed development will not pose an unreasonable risk that a discharge to a significant groundwater aquifer will occur.

F. The applicant has made adequate provision of utilities, including water supplies, sewerage facilities and solid waste disposal required for the development and the development will not have an unreasonable adverse effect on the existing or proposed utilities in the municipality or area served by those services.

G. The activity will not unreasonably cause or increase the flooding of the alteration area or adjacent properties nor create an unreasonable flood hazard to any structure.

THEREFORE, the Department APPROVES the application of NEW GEN ESTATES, LLC to construct a mixed-use residential and commercial development consisting of a hotel, two apartment buildings, and a solar facility, all as described in Finding 1, SUBJECT TO THE FOLLOWING CONDITIONS and all applicable standards and regulations:

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

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

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

4. Prior to the start of construction on individual lots, the applicant shall submit evidence that it has been granted a line of credit or a loan from Maine Community Bank, or other evidence of financial assurance consistent with Department Rules, Chapter 373, § 1, for the cost of development on that lot to the Department for review and approval.

5. The applicant shall retain the services of a third-party inspector in accordance with the Special Condition for Third-Party Inspection Program, which is attached to this Order.

6. Prior to the start of construction, the applicant shall conduct a pre-construction meeting. This meeting must be attended by the applicant's representative, Department staff, the design engineer, the contractor, and the third-party inspector.

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

8. The applicant shall retain the design engineer or other qualified professional to oversee the construction of the stormwater management structures to ensure they are installed in accordance with the details and notes specified on the approved plans. Within 30 days from completion of the entire system the applicant shall submit an as-built plan and a log of inspection reports detailing the items inspected, photographs taken, and the dates of each inspection for the Department to review.

9. Prior to occupancy of any building on Lots 1 and 2, the applicant shall submit a copy of an executed long-term maintenance contract (minimum of 5 years and renewable) for the on-going maintenance of any proprietary Stormtech stormwater control structures that will treat runoff from that building to the BLR for review.

10. The applicant shall construct the subsurface infiltration chamber systems with the necessary soil amendment to achieve an infiltration rate of no greater than 2.41 inches per hour at the chamber bottoms.

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

DONE AND DATED IN AUGUSTA, MAINE, THIS 20TH DAY OF FEBRUARY, 2026.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

BY:_____
For: Melanie Loyzim, Commissioner

PLEASE NOTE THE ATTACHED SHEET FOR GUIDANCE ON APPEAL PROCEDURES.

JEM/L-100320-0001/MELS#HQE-2Z92-WXHVA

Department of Environmental Protection

SITE LOCATION OF DEVELOPMENT (SITE)
STANDARD CONDITIONS

A. Approval of Variations from Plans. The granting of this approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from these plans, proposals, and supporting documents is subject to review and approval prior to implementation. Further subdivision of proposed lots by the applicant or future owners is specifically prohibited without prior approval of the Board, and the applicant shall include deed restrictions to that effect.

B. Compliance with All Applicable Laws. The applicant shall secure and comply with all applicable federal, state, and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.

C. Compliance with All Terms and Conditions of Approval. The applicant shall submit all reports and information requested by the Board or the Department demonstrating that the applicant has complied or will comply with all preconstruction terms and conditions of this approval. All preconstruction terms and conditions must be met before construction begins.

D. Advertising. Advertising relating to matters included in this application shall refer to this approval only if it notes that the approval has been granted WITH CONDITIONS, and indicates where copies of those conditions may be obtained.

E. Transfer of Development. Unless otherwise provided in this approval, the applicant shall not sell, lease, assign or otherwise transfer the development or any portion thereof without prior written approval of the Board where the purpose or consequence of the transfer is to transfer any of the obligations of the developer as incorporated in this approval. Such approval shall be granted only if the applicant or transferee demonstrates to the Board that the transferee has the technical capacity and financial ability to comply with conditions of this approval and the proposals and plans contained in the application and supporting documents submitted by the applicant.

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

G. Approval Included in Contract Bids. A copy of this approval must be included in or attached to all contract bid specifications for the development.

H. Approval Shown to Contractors. Work done by a contractor pursuant to this approval shall not begin before the contractor has been shown by the developer a copy of this approval.

STORMWATER STANDARD CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Special Condition
for
Third Party Inspection Program

THIRD-PARTY INSPECTION PROGRAM

1.0 THE PURPOSE OF THE THIRD-PARTY INSPECTION

As a condition of this permit, the Maine Department of Environmental Protection (MDEP) requires the permit applicant to retain the services of a third-party inspector to monitor compliance with MDEP permit conditions during construction. The objectives of this condition are as follows:

1) to ensure that all construction and stabilization activities comply with the permit conditions and the MDEP-approved drawings and specifications,

2) to ensure that field decisions regarding erosion control implementation, stormwater system installation, and natural resource protection are based on sound engineering and environmental considerations, and

3) to ensure communication between the contractor and MDEP regarding any changes to the development's erosion control plan, stormwater management plan, or final stabilization plan.

This document establishes the inspection program and outlines the responsibilities of the permit applicant, the MDEP, and the inspector.

2.0 SELECTING THE INSPECTOR

At least 30 days prior to starting any construction activity on the site, the applicant will submit the names of at least two inspector candidates to the MDEP. Each candidate must meet the minimum qualifications listed under section 3.0. The candidates may not be employees, partners, or contracted consultants involved with the permitting of the project or otherwise employed by the same company or agency except that the MDEP may accept subcontractors who worked for the project's primary consultant on some aspect of the project such as, but not limited to, completing wetland delineations, identifying significant wildlife habitats, or conducting geotechnical investigations, but who were not directly employed by the applicant, as Third Party inspectors on a case by case basis. The MDEP will have 15 days from receiving the names to select one of the candidates as the inspector or to reject both candidates. If the MDEP rejects both candidates, then the MDEP shall state the particular reasons for the rejections. In this case, the applicant may either dispute the rejection to the Director of the Bureau of Land Resources or start the selection process over by nominating two, new candidates.

3.0 THE INSPECTOR'S QUALIFICATIONS

Each inspector candidate nominated by the applicant shall have the following minimum qualifications:

1) a degree in an environmental science or civil engineering, or other demonstrated expertise,

2) a practical knowledge of erosion control practices and stormwater hydrology,

3) experience in management or supervision on large construction projects,

4) the ability to understand and articulate permit conditions to contractors concerning erosion control or stormwater management,

5) the ability to clearly document activities being inspected,

6) appropriate facilities and, if necessary, support staff to carry out the duties and responsibilities set forth in section 6.0 in a timely manner, and

7) no ownership or financial interest in the development other than that created by being retained as the third-party inspector.

4.0 INITIATING THE INSPECTOR'S SERVICES

The applicant will not formally and finally engage for service any inspector under this permit condition prior to MDEP approval or waiver by omission under section 2.0. No clearing, grubbing, grading, filling, stockpiling, or other construction activity will take place on the development site until the applicant retains the MDEP-approved inspector for service.

5.0 TERMINATING THE INSPECTOR'S SERVICES

The applicant will not terminate the services of the MDEP-approved inspector at any time between commencing construction and completing final site stabilization without first getting written approval to do so from the MDEP.

6.0 THE INSPECTOR'S DUTIES AND RESPONSIBILITIES

The inspector's work shall consist of the duties and responsibilities outlined below.

1) Prior to construction, the inspector will become thoroughly familiar with the terms and conditions of the state-issued site permit, natural resources protection permit, or both.

2) Prior to construction, the inspector will become thoroughly familiar with the proposed construction schedule, including the timing for installing and removing erosion controls, the timing for constructing and stabilizing any basins or ponds, and the deadlines for completing stabilization of disturbed soils.

3) Prior to construction, the inspector will become thoroughly familiar with the project plans and specifications, including those for building detention basins, those for installing the erosion control measures to be used on the site, and those for temporarily or permanently stabilizing disturbed soils in a timely manner.

4) During construction, the inspector will monitor the contractor's installation and maintenance of the erosion control measures called for in the state permit(s) and any additional measures the inspector believes are necessary to prevent sediment discharge to off-site properties or natural resources. This direction will be based on the approved erosion control plan, field conditions at the time of construction, and the natural resources potentially impacted by construction activities.

5) During construction, the inspector will monitor the contractor’s construction of the stormwater system, including the construction and stabilization of ditches, culverts, detention basins, water quality treatment measures, and storm sewers.

6) During construction, the inspector will monitor the contractor’s installation of any stream or wetland crossings.

7) During construction, the inspector will monitor the contractor’s final stabilization of the project site.

8) During construction, the inspector will keep logs recording any rain storms at the site, the contractor’s activities on the site, discussions with the contractor(s), and possible violations of the permit conditions.

9) During construction, the inspector will inspect the project site at least once a week and before and after any significant rain event. The inspector will photograph all protected natural resources both before and after construction and will photograph all areas under construction. All photographs will be identified with, at a minimum the date the photo was taken, the location and the name of the individual taking the photograph. *Note: the frequency of these inspections as contained in this condition may be varied to best address particular project needs.*

10) During construction, the inspector will prepare and submit weekly *(or other frequency)* inspection reports to the MDEP.

11) During construction, the inspector will notify the designated person at the MDEP immediately of any sediment-laden discharges to a protected natural resource or other significant issues such as the improper construction of a stormwater control structure or the use of construction plans not approved by the MDEP.

7.0 INSPECTION REPORTS

The inspector will submit weekly written reports *(or at another designated frequency)*, including photographs of areas that are under construction, on a form provided by the Department to the designated person at the MDEP. Each report will be due at the MDEP by the Friday *(or other designated day)* following the inspection week (Monday through Sunday).

The weekly report will summarize construction activities and events on the site for the previous week as outlined below.

1) The report will state the name of the development, its permit number(s), and the start and end dates for the inspection week (Monday through Sunday).

2) The report will state the date(s) and time(s) when the inspector was on the site making inspections.

3) The report will state the date(s) and approximate duration(s) of any rainfall events on the site for the week.

4) The report will identify and describe any erosion problems that resulted in sediment leaving the property or sediment being discharged into a wetland, brook, stream, river, lake, or public storm sewer system. The report will describe the contractor's actions to repair any damage to other properties or natural resources, actions to eliminate the erosion source, and actions to prevent future sediment discharges from the area.

5) The report will list the buildings, roads, parking lots, detention basins, stream crossings or other features open to construction for the week, including those features or areas actively worked and those left unworked (dormant).

6) For each area open to construction, the report will list the date of initial soil disturbance for the area.

7) For each area open to construction, the report will note which areas were actively worked that week and which were left dormant for the week. For those areas actively worked, the report will briefly state the work performed in the area that week and the progress toward final stabilization of the area – e.g. “grubbing in progress,” “grubbing complete,” “rough grading in progress,” “rough grading complete,” “finish grading in progress,” “finish grading complete,” “permanent seeding completed,” “area fully stable and temporary erosion controls removed,” etc.

8) For each area open to construction, the report will list the erosion and sedimentation control measures installed, maintained, or removed during the week.

9) For each erosion control measure in-place, the report will note the condition of the measure and any maintenance performed to bring it to standard.

Third Party Inspection Form

This report is prepared by a Third Party Inspector to meet the requirements of the Third Party Inspector Condition attached as a Special Condition to the Department Order that was issued for the project identified below. The information in this report/form is not intended to serve as a determination of whether the project is in compliance with the Department permit or other applicable Department laws and rules. Only Department staff may make that determination.

TO: *PM, Maine DEP (@maine.gov)*	FROM:	
PROJECT NAME & LOCATION:		DEP #:
DATE OF INSPECTION:	DATE OF REPORT:	
WEATHER:	CONDITIONS:	

CONTRACTOR:	
CONTACT NAME:	PHONE NUMBER:
LANDOWNER:	PHONE NUMBER:

SITE CHARACTERISTICS:

# ACRES OPEN:	# ACRES ACTIVE:	# ACRES INACTIVE:
LOCATION OF OPEN LAND:	LOCATION OF ACTIVE LAND:	LOCATION OF INACTIVE LAND:
OPEN SINCE:	OPEN SINCE:	OPEN SINCE:

PROGRESS OF WORK:

INSPECTION OF:	**Satisfactory**	**Minor Deviation** (corrective action required)	**Unsatisfactory** (include photos)
STORMWATER CONTROL (VEGETATIVE & STRUCTURAL BMP'S)			
EROSION & SEDIMENTATION CONTROL (TEMPORARY & PERMANENT BMP'S)			
OTHER: (PERMIT CONDITIONS, ENGINEERING DESIGN, ETC.)			

COMMENTS/CORRECTIVE ACTIONS TAKEN (attach additional sheets as necessary):

Photos (must be labeled with date, photographer and location)

cc:		
Original and all copies were sent by email only.		

DEP INFORMATION SHEET

Appeals to the Board of Environmental Protection

Date: November 2024 Contact: Clerk.BEP@maine.gov or (207) 314-1458

SUMMARY

This document provides information regarding a person's rights and obligations in filing an administrative or judicial appeal of: (1) a final license decision made by the Commissioner of the Department of Environmental Protection ("DEP"); or (2) an insurance claim-related decision ("Clean-up and Response Fund decision") made by the Commissioner or the Office of State Fire Marshal pursuant to 38 M.R.S. § 568-A.

Except as explained below, there are two methods available to an aggrieved person seeking to appeal a license decision made by the Commissioner or a Clean-up and Response Fund decision: (1) an administrative appeal before the Board of Environmental Protection ("Board"); or (2) a judicial appeal before Maine's Superior Court. An aggrieved person seeking review of a license decision or Clean-up and Response Fund decision made by the Board may seek judicial review in Maine's Superior Court.

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

I. ADMINISTRATIVE APPEALS TO THE BOARD

LEGAL REFERENCES

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

DEADLINE TO SUBMIT AN APPEAL TO THE BOARD

Within 30 calendar days of the date of: (1) a final license decision of the Commissioner; or (2) a Clean-up and Response Fund decision, an aggrieved person may appeal to the Board for review of that decision. "Aggrieved person" means any person whom the Board determines may suffer a particularized injury as a result of a Commissioner's license decision or a Clean-up and Response Fund decision. A complete appeal must be received by the Board no later than 5:00 p.m. on the 30th calendar day of the decision being appealed. With limited exception, untimely appeals will be dismissed.

HOW TO SUBMIT AN APPEAL TO THE BOARD

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

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

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

At the time an appeal is filed with the Board, the appellant must send a copy of the appeal to: (1) the Commissioner of the DEP (Maine Department of Environmental Protection, 17 State House Station, Augusta, Maine 04333-0017); (2) the licensee, if the appellant is not the licensee; and (3) if a hearing was held on the application, any intervenors in that hearing proceeding. For appeals of Clean-up and Response Fund decisions made by the State Fire Marshal, the appellant must also send a copy of the appeal to the State Fire Marshal. **Please contact the Board Clerk at clerk.bep@maine.gov or DEP staff at 207-287-7688 with questions or for contact information regarding a specific license or Clean-up and Response Fund decision.**

REQUIRED APPEAL CONTENTS

A written appeal must contain the information specified in Chapter 2, section 23(B) or section 24(B), as applicable, at the time the appeal is submitted. **Please carefully review these sections of Chapter 2**, which is available online at https://www.maine.gov/sos/cec/rules/06/chaps06.htm, or contact the Board Clerk to obtain a copy of the rule. Failure to comply with the content of appeal requirements may result in the appeal being dismissed pursuant to Chapter 2, section 23(C) or section 24(C).

OTHER CONSIDERATIONS IN APPEALING A DECISION TO THE BOARD

1. *Be familiar with the administrative record.* Generally, the record on which the Board decides an appeal is limited to the record prepared by the agency in its review of the application, any supplemental evidence admitted to the record by the Board Chair and, if a hearing is held on the appeal, additional evidence admitted during the hearing. A person who seeks to appeal a decision to the Board is encouraged to contact the DEP (or State Fire Marshal for Clean-up and Response Fund decisions made by that agency) to inspect the record before filing an appeal.

2. *Be familiar with the applicable rules and laws.* An appellant is required to identify the licensing criterion or standard the appellant believes was not satisfied in issuing the decision, the bases of the objections or challenges, and the remedy sought. Prior to filing an appeal, review the decision being appealed to identify the rules and laws that are applicable to the decision. An appellant may contact the DEP or Board staff with any questions regarding the applicable rules and laws or the appeal procedure generally.

3. *The filing of an appeal does not operate as a stay to any decision.* If a license has been granted and it has been appealed, the license normally remains in effect pending the processing of the appeal. Unless a separate stay of the decision is requested and granted (*see* Chapter 2, section 23(M)), the licensee may proceed with an approved project pending the outcome of the appeal. Any activity initiated in accordance with the approved license during the pendency of the appeal comes with the risk of not knowing the outcome of the appeal, including the possibility that the decision may be reversed or modified by the Board.

4. *Alternative dispute resolution.* If the appeal participants agree to use mediation or another form of alternative dispute resolution ("ADR") to resolve the appeal and so notify the Board, the Board will not hear the matter until the conclusion of that effort, provided the participants engaged in the alternative dispute resolution demonstrate satisfactory progress toward resolving the issues. *See* Chapter 2, section 23(H) or contact the Board Executive Analyst (contact information below) for more information on the ADR provision.

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

The Board will acknowledge receipt of each appeal and develop a service list of appeal participants and any interested persons for use in the appeal proceeding. Electronic mail (e-mail) is the preferred method of communication during an appeal proceeding; however, the Board reserves the right to require paper copies of all filings. Once the Board Chair rules on the admissibility of all proposed supplemental evidence, the licensee (if the licensee is not the appellant) may respond to the merits of the appeal. Instructions specific to each appeal will be provided in correspondence from the Board Executive Analyst or Board Chair.

Generally, once all filings in an appeal proceeding are complete, the DEP staff will assemble a packet of materials for the Board (Board packet), including a staff recommendation in the form of a proposed Board Order. Once available, appeal participants will receive a copy of the Board packet and an agenda with the meeting location and start time. Once finalized, the meeting agenda will be posted on the Board's webpage https://www.maine.gov/dep/bep/index.html. Appeals will be considered based on the administrative record on appeal and oral argument at a regular meeting of the Board. *See* Chapter 2, Section 23(I). The Board may affirm all or part of the decision under appeal; affirm all or part of the decision under appeal with modifications, or new or additional conditions; order a hearing to be held as expeditiously as possible; reverse the decision under appeal; or remand the decision to the Commissioner or State Fire Marshal, as applicable, for further proceedings.

II. JUDICIAL APPEALS

The filing of an appeal with the Board is not a prerequisite for the filing of a judicial appeal. Maine law generally allows aggrieved persons to appeal final license decisions to Maine's Superior Court (*see* 38 M.R.S. § 346(1); Chapter 2; 5 M.R.S. § 11001; and M.R. Civ. P. 80C). A judicial appeal by a party to the underlying proceeding must be filed with the Superior Court within 30 days of receipt of notice of the Board's or the Commissioner's decision. For any other aggrieved person, an appeal must be filed within 40 days of the date the decision was rendered. An appeal to court of a license decision regarding an expedited wind energy development, a general permit for an offshore wind energy demonstration project, or a general permit for a tidal energy demonstration project may only be taken directly to the Maine Supreme Judicial Court. *See* 38 M.R.S. § 346(4), the Maine Administrative Procedure Act, statutes governing a particular license decision, and the Maine Rules of Civil Procedure for substantive and procedural details applicable to judicial appeals.

ADDITIONAL INFORMATION

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

Note: This information sheet, in conjunction with a review of the statutory and rule provisions referred to herein, is provided to help a person to understand their rights and obligations in filing an administrative or judicial appeal, and to comply with notice requirements of the Maine Administrative Procedure Act, 5 M.R.S. § 9061. This information sheet is not intended to supplant the parties' obligations to review and comply with all statutes and rules applicable to an appeal and insofar as there is any inconsistency between the information in this document and the applicable statutes and rules, the relevant statutes and rules apply.

Section 14

Proposed Easements

Section 14 – Proposed Easements

As part of this project, there are two (2) easements proposed within this submitted final plan application. Copies of these easement exhibits are also attached within this Section.

The first drafted easement pertains to the open space and addresses prior Town review comments. This easement will grant rights over a portion of Lot 3 in the area of the underdrained soil filter adjacent to Lot 1 for open space purposes and uses by Lots 1 & 2, and the Town of Windham.

The second drafted easement is in relation to the proposed trial connection through Lot 3 to the Town property located to the north of the proposed project. Two (2) documents are included for this draft easement related to the trail. The primary difference between these two versions is that one contains a provision that extinguished the existing fifty (50) ft. easement, and the other removed that in favor of a separate release deed from the Town. Both have been provided and are submitted within this application to gauge the Town's interest in which direction they'd prefer to proceed with and review. It is noted that no easement of record was found for the fifty (50) ft. easement in the public records.

EASEMENT DEED AND INDENTURE

THIS DEED AND INDENTURE made by and among NEW GEN ESTATES, LLC, a Maine limited liability company with offices in the City of South Portland, County of Cumberland and State of Maine (hereinafter, with its successors and assigns, referred to as the "Grantor") and the TOWN OF WINDHAM, a municipal corporation existing under the laws of the State of Maine and located in the County of Cumberland, State of Maine (hereinafter, with its successors and assigns, the "Holder"), and the successors and assigns of New Gen Estates, LLC as to the ownership of lots on the Franklin Drive Subdivision Plan (referred to herein as the "Third-Party Beneficiaries")

Witnesseth:

WHEREAS, this Easement Deed and Indenture is created pursuant to Title 33, Maine Revised Statutes, 1964, Sections 476 through 479-B, inclusive, as amended;

WHEREAS, the Grantor has received subdivision approval from the Planning Board of the Town of Windham for a subdivision known as "Franklin Drive Subdivision"; and

WHEREAS, the Grantor wishes to amend such approved subdivision plan by, among other things, creating an Open Space Easement on a portion of Lot 3 on the approved subdivision plan; and

WHEREAS, Lot 3 on such approved subdivision plan contains a 0.82 acre parcel described in Exhibit A annexed hereto (the "Property") which includes a stormwater treatment system and open space which benefit other lots in the subdivision and which the Grantor wishes to remain in a substantially undeveloped, and open, state, recognizing its scenic, aesthetic, scientific and ecological value and providing the general public access by foot for quiet recreation in a place of natural solitude; it is the purpose of the Grantor and Holder to assure the protection and its use for recreation of the Property; and

WHEREAS, the Grantor and Holder have the common purpose of preserving open space of the Property, including its access, by the conveyance of an Open Space Easement on, over and across the Property which shall benefit, protect the uses of the Property, and prevent any use or development which would conflict with its scenic condition or with the access to and scenic

enjoyment of the Property while at the same time recognizing, preserving, protecting and retaining the stormwater management characteristics thereof;

NOW, THEREFORE, in consideration of the foregoing and the covenants herein contained herein an Open Space Easement in gross over the Property on the terms and conditions set forth herein (the "Open Space Easement");

1. Purpose

   It is the dominant purpose of this Open Space Easement to preserve and protect in perpetuity the open space, scenic, aesthetic and ecological features and values of the Property. In doing so, it is the purpose of this Easement to foster responsible open space practices while permitting recreational uses upon the Property.

2. Open Space Easement

   The affirmative rights conveyed by this Open Space Easement are the following:

   a. The right of the Holder to identify, to preserve and to protect in perpetuity the - open space, ecological and aesthetic features and values and the water quality of the property.

   b. The right of the Holder to enter upon and inspect the Property at any time in any manner that will not unreasonably interfere with the permitted uses being made of the Property at the time of such entry.

   c. The right of the public, subject to the terms and conditions hereinafter set forth, to use the Property for day hiking.

   d. The right of the Property to be free of any taint, corruption, or pollution of whatever character arising from any use not permitted hereunder.

   e. The right of the Holder to enforce by proceedings at law or in equity the covenants herein set forth.

   f. The right of the Holder to maintain water courses and drainage systems consistent with municipal laws and ordinances.

   g. The right of the Holder to establish and relocate appropriate pedestrian footpaths throughout the Property.

h. The right of the Holder to use small, soft-treaded motorized vehicles on the Property when necessary to maintain and exercise the rights herein reserved by the Holder.

i. The right of the Holder to clear and restore forest cover and vegetation that is damaged or disturbed by the forces of nature.

j. The right of the Holder to gather and remove dead wood.

k. The right of the Holder to clear forest cover and vegetation as necessary and for which there is no reasonable alternate method in the construction, improvement and maintenance of the drainage, watercourses and footpaths, provided that the adjacent land be thereafter restored, as nearly as possible, to its prior undisturbed state.

3. Use of Property

The Property shall be used for non-motorized recreational and open space purposes only. No residential, commercial, industrial, quarrying or mining activities shall be permitted on the Property. Without limiting the generality of the foregoing, billboards, roads, trailers, mobile homes, above-ground antennae or apparatus for telecommunications and radar, or use of motorized vehicles or aircraft except in an emergency are also specifically prohibited on the Property. No filling, dumping, excavation or other alteration shall be made to the surface of the Property other than that caused by the forces of nature or by Grantor's exercise of its rights under that paragraph, unless such alteration is approved in advance and in writing by the Grantor and Holder; provided, however, the following rights are *expressly reserved and retained* by the Grantor:

a. With respect to the Property, the right to flow and drain water through existing and natural swales, channels and watercourses from other land within the subdivision to, on, over and through the Property;

b. With respect to the Property, the right to install, maintain, improve, repair, alter or replace water, sewage, drainage, electric, gas, telephone and other underground utility services necessary for the

use of lots shown on the subdivision plan entitled Franklin Drive Subdivision and for which there is no reasonable alternate location in, on, across, under and through the Property and the right to excavate in furtherance of the right described herein, provided, however, that the Grantor shall promptly restore the surface of any ground disturbed thereby as nearly as possible to its prior undisturbed condition.

c. With respect to the Property, the right of recreational use of the Property.

4. Timber Cutting and Vegetation

Subject to other provisions of this Open Space Easement, the destruction or removal of standing timber, plants, shrubs or other vegetation shall not be permitted on the Property.

5. Waste Disposal

The dumping or storage of offal, garbage, debris, abandoned equipment, parts thereof, or other waste material on the Property is prohibited.

6. Public Outdoor Recreation

The general public shall have a right for use of the Property for hiking and for other forms of outdoor recreation during the hours of sunrise to sunset, subject to all applicable laws and regulations concerning such activities, provided, however, that no motor vehicles (including recreation vehicles, all terrain vehicles, motorcycles, dirt bikes and snowmobiles) shall be permitted on the Property (except in an emergency and when necessary to accomplish the rights reserved by the Holder herein) without the express permission of both the Grantor and the Holder. No camping, tenting, fires, or the possession or use of alcohol or drugs shall be permitted on the Property. This Open Space Easement does not create in the Grantor any duty of care to keep the Property safe for entry or for use by members of the general public for recreational purposes or to give warning of any hazardous condition, use, structure or activity on such premises to persons entering for recreational purposes, nor to extend any assurance that the premises are safe for any such purposes, nor to make any person entering upon the Property

an invitee or licensee to whom a duty of care is owed, nor to assume responsibility for or incur liability for any injury to person or property caused by any act of any person, or any other cause. It is expressly intended that all activities of Holder and of the general public entering upon the Property be subject to the limited liability provisions of Title 14, Maine Revised Statutes, 1964, as amended, Section 159-A, or its successor provisions. Notwithstanding the rights for public use herein contained, the Holder shall have the right to control, by posting or other lawful means, the number of persons who may use the Property at any one time and any use by the public which is destructive to the values to be preserved by this Easement, or to other members of the general pubic and their non-destructive, use of the Property. Nothing hereunder shall be deemed to dedicate, create or sanction any rights in the public by prescription except to the extent expressly set forth herein.

7. Baseline Data

Holder acknowledges by acceptance of this Easement that Grantor's historical and present use of the Property is compatible with the purposes of this Easement. In order to establish the present condition of the Property's, ecological, wildlife, and aesthetic resources, so as to be able properly to monitor future uses of the Property and assure compliance with the terms hereof, Holder shall promptly prepare an inventory of the Property's relevant features and conditions (the "Baseline Data").

8. Monitoring and Enforcement Rights of Holder

The Holder shall make reasonable efforts as required from time to time to assure compliance by Grantor with all of the covenants and restrictions herein and shall make periodic inspections of the Property at least annually. For such inspection and enforcement purposes, the Holder shall have the right of access to the Property at a reasonable time and in a reasonable manner provided that the time and manner of such inspection does not unreasonably interfere with the uses of the Property permitted hereunder. Holder shall prepare and keep on file a monitoring report for each such inspection and make such reports available to the Grantor.

9. Maintenance Costs

Grantor agrees to bear all costs and responsibility of operation, upkeep, and maintenance of the Property.

10. Grant in Perpetuity

The terms of this Easement Deed and Indenture shall bind the Holder, the Grantor, and the Third-Party Beneficiary, and shall be a burden on the Property running with the land in perpetuity, and this instrument shall be promptly recorded in the Cumberland County Registry of Deeds.

11. Subsequent Transferees

By acceptance of this Open Space Easement, Holder covenants and agrees, as real covenants running with the land in perpetuity, not as conditions to this Open Space Easement or as restraints on alienability:

a. That it will hold this Open Space Easement in perpetuity for the purposes for which Holder was organized;

b. That it will not transfer said Open Space Easement except to the Town of Windham or to another entity able to enforce the rights granted in this Open Space Easement, which entity shall also have purposes similar to that of Holder and which encompass the purposes set forth in this Open Space Easement;

c. That any such transferee shall satisfy the requirements of Section 170(h)(3) of the Internal Revenue Code of 1954 (hereinafter "the Code"), as amended, and shall be a charitable organization described in Section 501(c)(3) of the Code and which is publicly supported within the meaning of Section 170(b)(1)(A)(vi) of the Code or Paragraph 2 of Section 509(a) of the Code, or shall be the Town of Windham; no future transferee shall be a private foundation as defined in Section 509 of the Code; and

d. That it is familiar with the generally existing conditions on the Property, will document the conditions on and monitor the Property, as provided above, and will make good faith efforts to enforce the provisions hereof. Whenever the term "Holder" appears in this Open Space Easement, including the foregoing covenants, it shall also refer, as appropriate, to any

transferee, assignee, or successor in interest of the Holder to this Open Space Easement.

12. Monitoring and Enforcement Rights of Third-Party Beneficiary

The Third-Party Beneficiary under this Deed and Indenture has a third-party right of enforcement under this Open Space Easement as provided in Title 33, Maine Revised Statutes, 1964, Sections 476 through 479-B inclusive, as amended.

13. Severability

If any provision of this Easement is found to be invalid, the remainder of the provisions of this Easement, and the application of such provisions to persons or circumstances other than those as to which it is found to be invalid, shall not be affected thereby.

EXHIBIT A

Beginning at the Northerly corner of Lot 1 and the southeast sideline of Franklin Drive as shown on said plan;

1. Thence N 36˚ 04' 23" E along said sideline of Franklin Drive, a distance of 128.02 feet to a capped iron rod to be set;
2. Thence S 53˚ 55' 37" E along said sideline of Franklin Drive, a distance of 49.00 feet to a capped iron rod to be set;
3. Thence N 36˚ 04' 23" E along said sideline of Franklin Drive, a distance of 50.00 feet to a capped iron rod to be set;
4. Thence S 87˚ 14' 20" E through Lot 3 as shown on said plan, a distance of 23.64 feet;
5. Thence S 30˚ 22' 20" E through Lot 3 as shown on said plan, a distance of 19.05 feet;
6. Thence S 33˚ 50' 06" W through Lot 3 as shown on said plan, a distance of 59.13 feet;
7. Thence S 55˚ 17' 20" E through Lot 3 as shown on said plan, a distance of 131.81 feet;
8. Thence S 41˚ 50' 03" E through Lot 3 as shown on said plan, a distance of 52.42 feet;
9. Thence S 21˚ 15' 20" E through Lot 3 as shown on said plan, a distance of 15.29 feet;
10. Thence S 34˚ 42' 40" W through Lot 3 as shown on said plan, a distance of 93.82 feet to the easterly sideline of Lot 1;
11. Thence N 56˚ 48' 14" W along said Lot 1, a distance of 287.01 feet to a capped iron rod to be set and the **Point of Beginning**:

The above-described area contains approximately 35,895 square feet or 0.82 acres.
Bearing herein refers to Grid North, Maine State Plane Coordinates, West Zone 1802-NAD83.
All set iron rods are 5/8-inch rebar with plastic survey caps marked "SEBAGO TECH PLS 2591".

QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS,

THAT NEW GEN ESTATES, LLC, a Maine limited liability company with a place of business in South Portland, County of Cumberland and State of Maine, grants to the **TOWN OF WINDHAM,** a municipal corporation with a mailing address of 8 School Street, Windham, ME 04062, with quitclaim covenant, a trail easement on, over and across a ten (10) foot wide strip of land running from the terminus of Franklin Drive, so-called, in the Town of Windham, to property of the Town of Windham known as Donnabeth Lippman Park, described in a deed recorded in the Cumberland County Registry of Deeds in Book 36443, Page 252, the location of which is labeled "Proposed Trail From Franklin Drive to Town Property" and is depicted on the plan entitled "2nd Subdivision Plan and Overall Site Plan, Franklin Drive Multi-Family Parcel", dated 2/13/25, as amended, to be recorded in the Cumberland County Registry of Deeds. A copy of such plan is attached and made a part hereof as Exhibit A. The trail easement is granted in accordance with the following:

1. PURPOSE. This Easement is for the purpose of providing a recreational trail within the Easement Area to be constructed by Grantor and maintained by Holder.

2. HOLDER'S RIGHT TO ESTABLISH AND MAINTAIN TRAIL. Holder shall be responsible to maintain, replace, relocate and repair within the Easement Area the recreational trail up to ten (10) feet in width (the **"Trail"),** together with accessory structures consisting of bridges, guard rails, bollards, retaining walls, barriers and signage. The rights hereunder include rights to temporarily come onto other lands of Grantor adjacent to the Easement Area in order to perform work related to the construction and maintenance of the Trail and Easement Area. Notwithstanding the foregoing. Holder shall not locate the Trail or any accessory structures so as to interfere with any structures or activities of Grantor located outside of the Easement Area or any structures (e.g., utility lines) within the Easement Area.

3. ACCESS. Both Grantor and Holder acknowledge that this Easement is being provided to Holder for purposes of public recreation without charge and Grantor and Holder hereby agree to take no action to prohibit, discourage or charge a fee for public access to and use of the Trail for daytime access to said Donnabeth Lippman Park. The Easement Area may be used only for daytime outdoor recreation pedestrian activities not including bicycles or other vehicles. which uses may include, without limitation, hiking, walking, nature observation. subject, however, to such rules which Holder may adopt from time to time in the interests of public safety. Holder agrees to use reasonable efforts, and Grantor reserves the right to take such actions as it shall deem necessary, to restrict use of the Easement Area by vehicles, including (without limitation) snowmobiles, all-terrain vehicles, motor-driven cycles, scooters, golf carts, neighborhood electric vehicles, and other low-speed motorized vehicles: provided, however, that motorized wheelchairs and personal assistive mobility devices (also known as human transporters), and motorized vehicles used by Holder in connection with the construction, maintenance, and repair of the Trail, shall be allowed within the Easement Area.

4. STRUCTURES. Grantor covenants and agrees that any modifications to any existing structures or construction of new structures on Grantor's Land included in the Trail Easement shall not frustrate the purposes of this Easement or unreasonably interfere with the Easement.

5. INDEMNIFICATION. Holder agrees to indemnify, defend. and hold harmless Grantor, its successors and assign's, from and against any loss, claim, damage. liability, expense or damage (including reasonable attorney fees) resulting from the exercise of rights granted in this Easement, provided, however, that Holder shall have the right and authority to choose legal counsel in connection with such defense and indemnification obligation and shall have the absolute right to control the defense. This indemnification, defense and hold harmless agreement shall survive any termination of this Easement but shall apply solely to loss, claim, damage, liability. expense or damage arising out of acts or omissions occurring prior to the termination of this Easement.

6. GENERAL PROVISIONS. Holder shall not. without Grantor's prior written consent, which consent shall not be unreasonably withheld, conditioned or delayed. assign, convey, or otherwise transfer (whether voluntarily or otherwise) this Easement or any interest under it.

A. This Easement may be amended only by written agreement of the Holder and Grantor.

B. Grantor and Holder, and their respective successors and assigns, claim all of the rights and immunities against liability for injury to the public to the fullest extent of the law under Title 14 M.R.S.A. Section 159-A, et seq., as amended and any successor provision thereof, and under any other applicable provision of law and equity. It is not intended by the parties that this Easement be considered a "Conservation Easement" as that term is defined under Title 14 M.R.S.A. Section 476, et seq., as amended and any successor provision thereof in Maine Law.

C. This Easement is created pursuant to the Maine Trail Easement Act at Title 33 M.R.S.A. Sections 1581 through 1585, as amended.

D. The rights. agreements. covenants, and easements herein granted shall be perpetual rights, agreements, covenants and easements running with and binding the Grantor's Land and shall inure to the benefit of and be binding upon Grantor and Grantee and their respective heirs, successors and assigns, as the case may be.

IN WITNESS WHEREOF, New Gen Estates, LLC has caused this instrument to be signed by Suresh Gali, its Manager duly authorized, this day of the month of _____ 2025.

Signed, Sealed and Delivered
in presence of

NEW GEN ESTATES, LLC

_____ by: _____
Suresh Gali, its Manager

STATE OF MAINE
COUNTY OF CUMBERLAND, ss. , 2025

Personally appeared the above named Suresh Gali in his capacity as Manager of New Gen Estates, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of New Gen Estates, LLC.

_____
Notary Public/Attorney at Law

Print Name: _____
My commission expires:

QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS,

THAT NEW GEN ESTATES, LLC, a Maine limited liability company with a place of business in South Portland, County of Cumberland and State of Maine, grants to the **TOWN OF WINDHAM,** a municipal corporation with a mailing address of 8 School Street, Windham, ME 04062, with quitclaim covenant, a trail easement on, over and across a ten (10) foot wide strip of land running from the terminus of Franklin Drive, so-called, in the Town of Windham, to property of the Town of Windham known as Donnabeth Lippman Park, described in a deed recorded in the Cumberland County Registry of Deeds in Book 36443, Page 252, the location of which is labeled "Proposed Trail From Franklin Drive to Town Property" and is depicted on the plan entitled "2nd Subdivision Plan and Overall Site Plan, Franklin Drive Multi-Family Parcel", dated 2/13/25, as amended, to be recorded in the Cumberland County Registry of Deeds. A copy of such plan is attached and made a part hereof as Exhibit A. The trail easement is granted in accordance with the following:

I. PURPOSE. This Easement is for the purpose of providing a recreational trail within the Easement Area to be constructed by Grantor and maintained by Holder.

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3. ACCESS. Both Grantor and Holder acknowledge that this Easement is being provided to Holder for purposes of public recreation without charge and Grantor and Holder hereby agree to take no action to prohibit, discourage or charge a fee for public access to and use of the Trail for daytime access to said Donnabeth Lippman Park. The Easement Area may be used only for daytime outdoor recreation pedestrian activities not including bicycles or other vehicles. which uses may include, without limitation, hiking, walking, nature observation. subject, however, to such rules which Holder may adopt from time to time in the interests of public safety. Holder agrees to use reasonable efforts, and Grantor reserves the right to take such actions as it shall deem necessary, to restrict use of the Easement Area by vehicles, including (without limitation) snowmobiles, all-terrain vehicles, motor-driven cycles, scooters, golf carts, neighborhood electric vehicles, and other low-speed motorized vehicles: provided, however, that motorized wheelchairs and personal assistive mobility devices (also known as human transporters), and motorized vehicles used by Holder in connection with the construction, maintenance, and repair of the Trail, shall be allowed within the Easement Area.

4. STRUCTURES. Grantor covenants and agrees that any modifications to any existing structures or construction of new structures on Grantor's Land included in the Trail Easement shall not frustrate the purposes of this Easement or unreasonably interfere with the Easement.

5. INDEMNIFICATION. Holder agrees to indemnify, defend. and hold harmless Grantor, its successors and assign's, from and against any loss, claim, damage. liability, expense or damage (including reasonable attorney fees) resulting from the exercise of rights granted in this Easement, provided, however, that Holder shall have the right and authority to choose legal counsel in connection with such defense and indemnification obligation and shall have the absolute right to control the defense. This indemnification, defense and hold harmless agreement shall survive any termination of this Easement but shall apply solely to loss, claim, damage, liability. expense or damage arising out of acts or omissions occurring prior to the termination of this Easement.

6. GENERAL PROVISIONS. Holder shall not. without Grantor's prior written consent, which consent shall not be unreasonably withheld, conditioned or delayed. assign, convey, or otherwise transfer (whether voluntarily or otherwise) this Easement or any interest under it.

A. This Easement may be amended only by written agreement of the Holder and Grantor.

B. Grantor and Holder, and their respective successors and assigns, claim all of the rights and immunities against liability for injury to the public to the fullest extent of the law under Title 14 M.R.S.A. Section 159-A, et seq., as amended and any successor provision thereof, and under any other applicable provision of law and equity. It is not intended by the parties that this Easement be considered a "Conservation Easement" as that term is defined under Title 14 M.R.S.A. Section 476, et seq., as amended and any successor provision thereof in Maine Law.

C. This Easement is created pursuant to the Maine Trail Easement Act at Title 33 M.R.S.A. Sections 1581 through 1585, as amended.

D. The rights. agreements. covenants, and easements herein granted shall be perpetual rights, agreements, covenants and easements running with and binding the Grantor's Land and shall inure to the benefit of and be binding upon Grantor and Grantee and their respective heirs, successors and assigns, as the case may be.

7. RELEASE OF EASEMENT. By acceptance and recording of this Trail Easement, Holder hereby releases all of its interest, if any, in and to the “Proposed 50’ Vehicle and Pedestrian Access Easement (to be recorded at C.C.R.D) to Town of Windham for access to Portland Water District Property” depicted on the “Amended Subdivision , The Windham Mall” dated April 6, 2005 and recorded in the Cumberland County Registry of Deeds in Plan Book 205, Page 254, or any relocation thereof.

IN WITNESS WHEREOF, New Gen Estates, LLC has caused this instrument to be signed by Suresh Gali, its Manager duly authorized, this day of the month of _____ 2025.

Signed, Sealed and Delivered
in presence of

NEW GEN ESTATES, LLC

_____ by: _____
Suresh Gali, its Manager

STATE OF MAINE
COUNTY OF CUMBERLAND, ss. , 2025

Personally appeared the above named Suresh Gali in his capacity as Manager of New Gen Estates, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of New Gen Estates, LLC.

_____
Notary Public/Attorney at Law

Print Name: _____
My commission expires:

Section 15

Waivers

Section 15 – Waivers

We are respectfully requesting one (1) waiver from §120-812.R.1.b. relative to lighting that will exceed the 0.5 footcandle level along the front property line. This waiver request will allow light to be provided to the adjacent walkway within the Franklin Drive right-of-way that will be utilized by residents of this development. This will allow for safer appearances of street lighting, and lighting will be provided via cut off fixtures that will direct lighting downwards and not create any unnecessary glare to pedestrians or motorists. Please see the attached wavier form enclosed within this Section.

TOWN OF WINDHAM
MINOR\MAJORSUBDIVISION APPLICATION

Performance and Design Standards Waiver Request Form

(Section 120-908 – Minor\Major Subdivision Review, Waivers)

For each waiver request from the Performance and Design Standards detailed in Section 120-911 of the Town of Windham Land Use Ordinance, please submit separate completed copy of this waiver request form for all waivers requested

---

Subdivision or Project Name: Second Amended Subdivision Plan - Franklin Drive Subdivision

Tax Map: 18

Lot(s): 26-2-A2

Waivers are requested from the following Performance and Design Standards (Add Forms as necessary):

Ordinance Section	Standard	Mark which waiver this form is for
§120-812 R.(1)(b)	Restriction of 0.5 footcandles of light at property line	☑
		☐
		☐
		☐
		☐

a. Describe how a waiver from the standard indicated above will improve the ability of the project to take the property's pre-development natural features into consideration. Natural features include, but are not limited to, topography, location of water bodies, location of unique or valuable natural resources, relation to abutting properties or land uses. Attach a separate sheet if necessary.

Granting of waiver for §120-812 R. (1)(b) will provide light to the adjacent walkway within the Franklin Drive right-of-way that will be utilized by residents of the development. The light is provided by cut off fixtures that will direct lighting downwards and will not create glare to pedestrians or motorists.

(Continued next page)

§120-812 R. (1)(b)
Ordinance Section: _____ (PLEASE PROVIDE A SEPERATE IMPACT CRITERIA FOR EACH ORDIANCE SECTION)

b. Will the waiver have an impact on any of the following criteria?

	Yes	No
Water or air pollution	☐	☑
Light pollution or glare	☐	☑
Water supply	☐	☑
Soil erosion	☐	☑
Traffic congestion or safety	☐	☑
Pedestrian safety or access	☐	☑
Supply of parking	☐	☑
Sewage disposal capacity	☐	☑
Solid waste disposal capacity	☐	☑
Scenic or natural beauty, aesthetics, historic sites, or rare or irreplaceable natural areas	☐	☑
Flooding or drainage issues on abutting properties	☐	☑
The Town's ability to provide the subdivision with public safety services (if subdivision)	☐	☑

If granting the waiver will result in an impact on any of the criteria above, please provide more detail below.