

DEPOT STREET RESIDENTIAL DEVELOPMENT

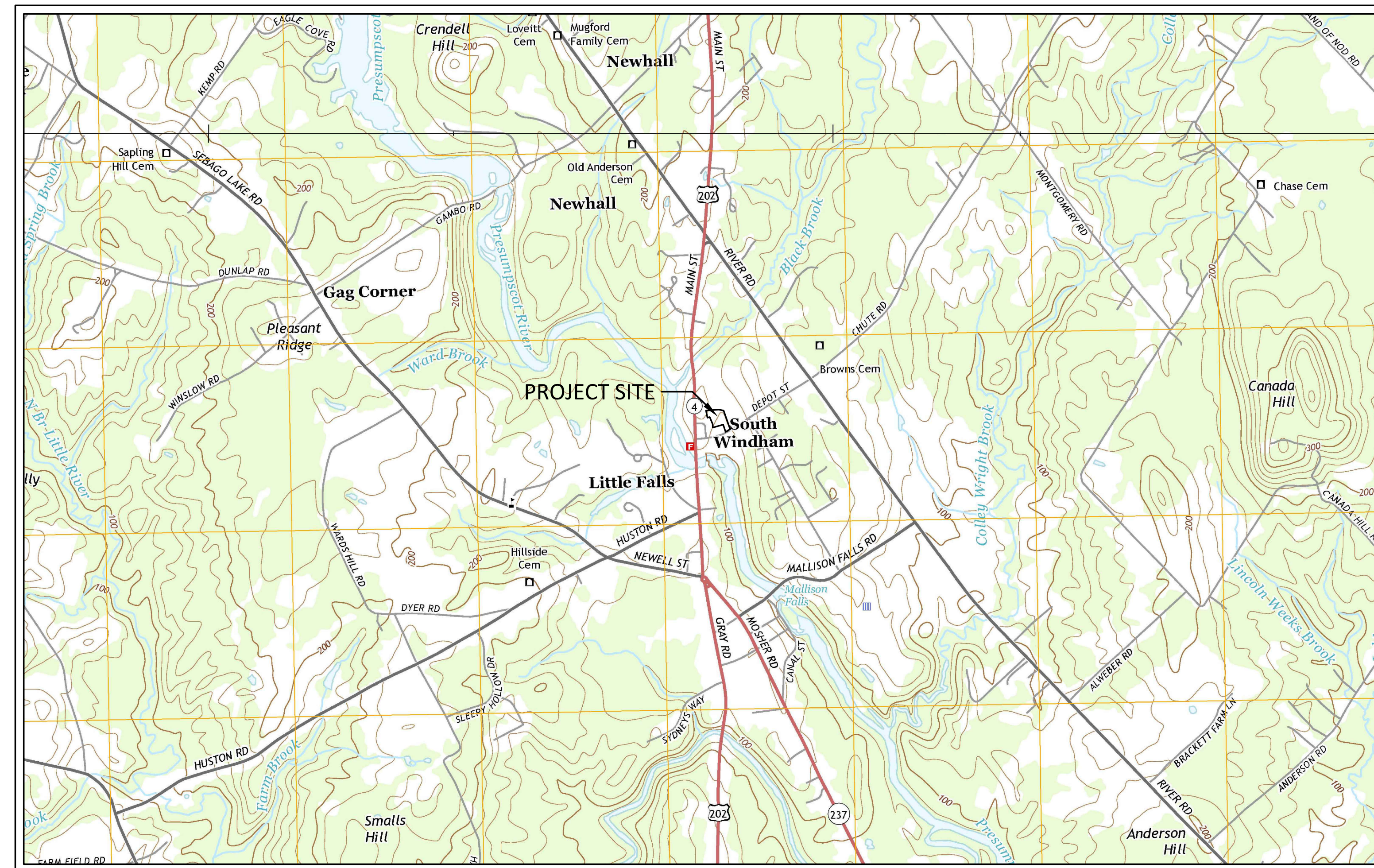
DEPOT STREET WINDHAM, MAINE

CONSULTANTS

CIVIL ENGINEER DM ROMA CONSULTING ENGINEERS

WETLAND SCIENTIST MAINLY SOILS, LLC

TRAFFIC ENGINEER TRAFFIC SOLUTIONS



PROJECT VICINITY MAP

ISSUED FOR AMENDED TOWN APPROVAL - NOT FOR CONSTRUCTION

APRIL 18, 2023

PREPARED BY:

DM ROMA

CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 310 - 0506

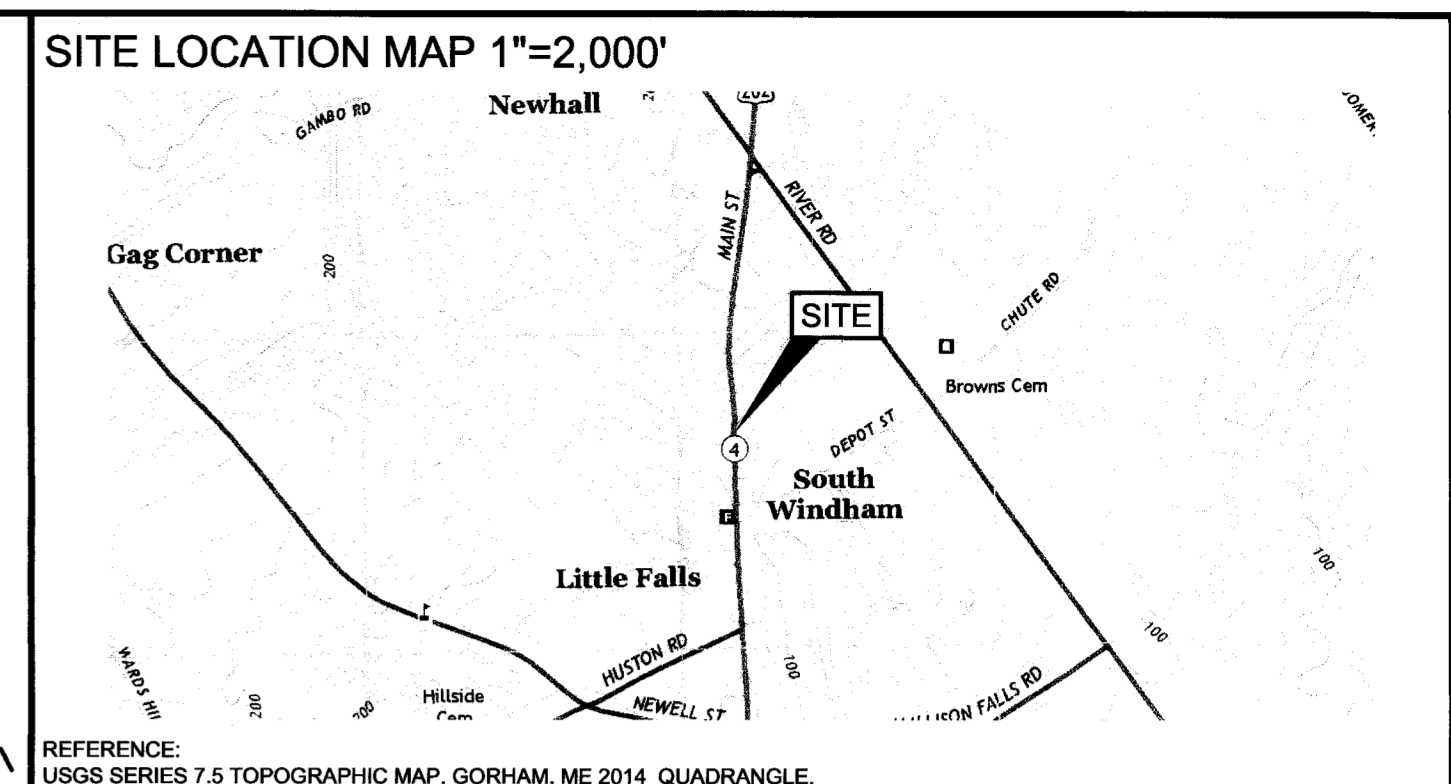
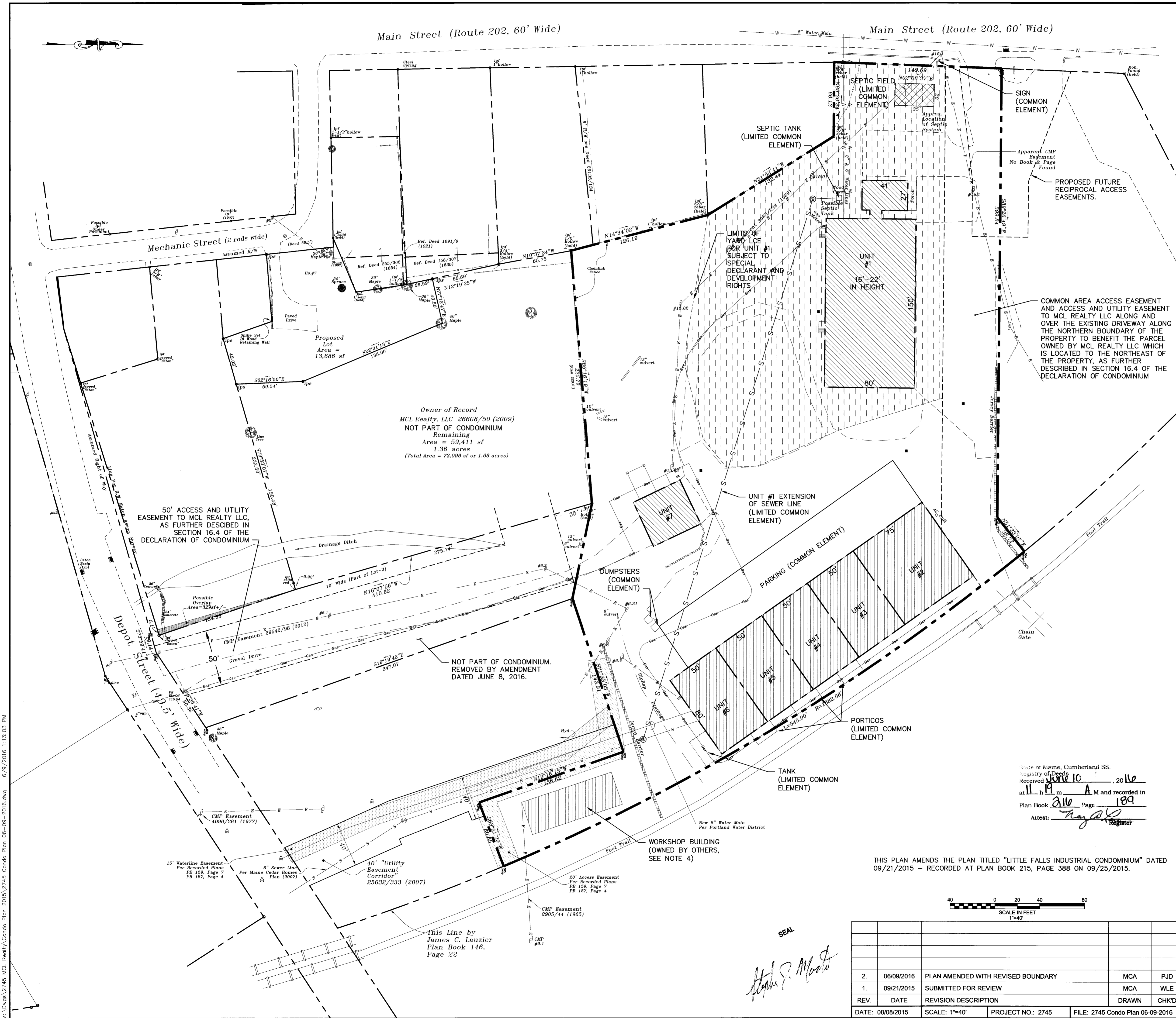
APPLICANT:

PETER ANANIA & SIMON BEYLIN
44 INDIAN ROCK ROAD, SUITE 850
WINDHAM, NH 03087

DEPOT STREET RESIDENTIAL DEVELOPMENT

DRAWING SHEET INDEX

PAGE NO.	DESCRIPTION
1	TITLE SHEET
2	AMENDED PLAN - LITTLE FALLS INDUSTRIAL CONDOMINIUM PLAT
3	SUBDIVISION PLAN
4	SITE AND LANDSCAPING PLAN
5	GRADING AND UTILITY PLAN
6	DETAILS
7	DETAILS
8	DETAILS



LEGEND:

EXISTING	PROPERTY LINE	PROPOSED
---	ADJACENT PROPERTY LINE	---
---	CONDOMINIUM UNIT LINE	---
---	EASEMENT	---
---	RIGHT-OF-WAY	---
---	YARD LCE FOR UNIT 1	---
---	MONUMENT	---
---	IRON PIN SET	---
---	IRON PIN FOUND	---
---	EDGE OF GRAVEL	---
---	EDGE OF PAVEMENT	---
---	BUILDINGS	---
---	FENCES	---
---	ELECTRIC	---
---	UTILITY POLE	---
---	SEWER & MANHOLE	---
---	GAS	---
---	WATER LINE & VALVE	---
---	STORM DRAIN INLETS	---
---	CULVERT	---
---	JERSEY BARRIER	---
---	WALLS	---
---	TREES	---

- NOTES:**
- BEARINGS ARE BASED ON GRID NORTH, HORIZONTAL AND VERTICAL DATUM DERIVED FROM SURVEY GRADE GPS. HORIZONTAL DATUM IS MAINE STATE COORDINATES, NAD 83 (WEST) AND VERTICAL DATUM IS NAVD 88.
 - DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
 - INFORMATION SHOWN IS BASED PRIMARILY ON PLAN MADE FOR L.C. ANDREWS, BY JAMES C. LAUZIER, RECORDED IN PLAN BOOK 146, PAGE 22, MONUMENTATION, AS SHOWN ON THIS PLAN, WAS POOR AT BEST.
 - THE WORKSHOP BUILDING IS OWNED BY LYNN MERRIFIELD AND IS NOT PART OF THE CONDOMINIUM. THE LAND UPON WHICH THE WORKSHOP BUILDING IS LOCATED IS LEASED TO MR. MERRIFIELD BY THE ASSOCIATION.
 - THE LOCATIONS OF THE WATER AND GAS LINES AS DEPICTED HEREON ARE APPROXIMATE BASED UPON INFORMATION PROVIDED BY THE DECLARANT.
 - TOTAL AREA = 223,546 SF = 5.13 AC

- PLAN REFERENCES:**
- PLAN OF LITTLE FALLS, PRESUMPSCOTT RIVER, MAINE RECORDED IN PLAN BOOK 3, PAGE 24
 - RIGHT OF WAY TRACK MAP, THE PORTLAND & OGDENSBURG RAILROAD OPERATED BY THE MAINE CENTRAL RAILROAD CO., JUNE 30, 1916 V16/4.
 - TOWN OF WINDHAM ORIGINAL LAYOUT PLAN BOOK 24, PAGE 13 (1935).
 - MAINE STATE HIGHWAY COMMISSION, RIGHT OF WAY MAP (1952) RECORDED IN PLAN BOOK 43, PAGE 32 & 34, S.H.C. FILE NO. 3-91.
 - PLAN OF LAND IN SOUTH WINDHAM, MAINE FOR GRINNELL COMPANY, INC. BY OWEN HASKELL, INC. (1969) RECORDED IN PLAN BOOK 81, PAGE 13.
 - PLAN OF LAND MADE FOR L.C. ANDREWS, INC., CO. BY JAMES C. LAUZIER (1985) RECORDED IN PLAN BOOK 146, PAGE 22.
 - AMENDED PLAN OF DEPOT STREET COMMERCIAL CONDOMINIUM (1990) RECORDED IN PLAN BOOK 187, PAGE 4, SEE ALSO PLAN BOOK 159, PAGE 7.
 - SUBDIVISION PLAN "LITTLE FALLS LANDING" MADE FOR SOUTH WINDHAM HOUSING CORPORATION, BY NORTHEAST CIVIL SOLUTIONS, DATED AUGUST 4, 2005, RECORDED IN PLAN BOOK 205, PAGE 686.
 - PLAN FOR CHARLES DICKINSON, BY DANIEL J. DELFONSO, PLS DATED JUNE 4, 1997 (UNRECORDED PLAN).
 - BOUNDARY SURVEY, MECHANIC STREET & DEPOT STREET, WINDHAM, MAINE MADE FOR ALBERT BRESETTE, (2006) BY R.W. EATON ASSOCIATES (UNRECORDED PLAN).
 - SUBDIVISION PLAN "LITTLE FALLS LANDING" MADE FOR SOUTH WINDHAM HOUSING CORPORATION, BY NORTHEAST CIVIL SOLUTIONS, DATED AUGUST 4, 2005, RECORDED IN PLAN BOOK 205, PAGE 686.
 - MAJOR SUBDIVISION / SITE PLAN, AMENDMENT TO VILLAGE AT LITTLE FALLS COLE COURT CONDOMINIUMS ON DEPOT STREET, WINDHAM, MAINE, MADE FOR J & J DEPOT STREET, LLC, BY WAYNE WOOD & CO. DATED JUNE 2012, RECORDED IN PLAN BOOK 214, PAGE 108.
 - MAINE CEDAR LOG HOMES "SITE PLAN" BY ASSOCIATED DESIGN PARTNERS, INC. DATED MAY 7, 2007 (UNRECORDED PLAN).
 - PLAN TITLED "FINAL SITE PLAN, FORMER L.C. ANDREW LUMBER MILL" DATED 09/05/01, REV 09/17/01 BY ST.GERMAIN & ASSOCIATES, INC.

**AMENDED PLAN
LITTLE FALLS INDUSTRIAL
CONDOMINIUM
PLAT AND PLANS
33 MAIN STREET
WINDHAM, MAINE**

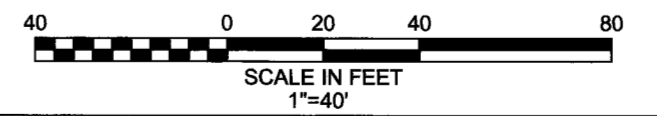
**DECLARANT AND RECORD OWNER:
MCL REALTY LLC
P.O. BOX 1206
WINDHAM, ME 04062**

St. Germain • Collins

**SHEET
1 OF 2**

State of Maine, Cumberland SS.
County of Deeds
Received June 10 2016
at 11 h 19 m A M and recorded in
Plan Book 215 Page 388
Attest: Hayden Register

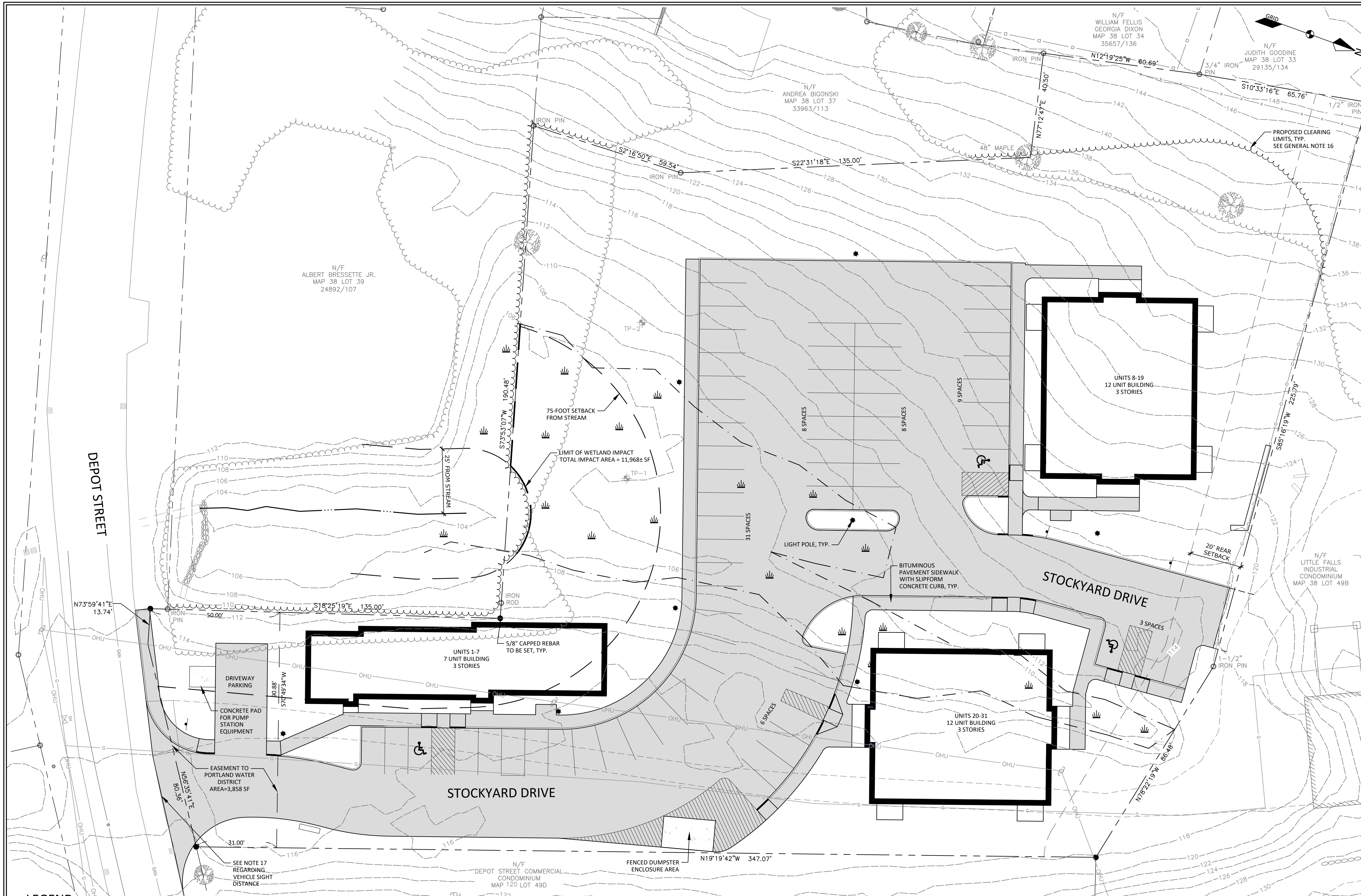
THIS PLAN AMENDS THE PLAN TITLED "LITTLE FALLS INDUSTRIAL CONDOMINIUM" DATED 09/21/2015 - RECORDED AT PLAN BOOK 215, PAGE 388 ON 09/25/2015.



REV.	DATE	REVISION DESCRIPTION	DRAWN	CHKD
2.	06/09/2016	PLAN AMENDED WITH REVISED BOUNDARY	MCA	PJD
1.	09/21/2015	SUBMITTED FOR REVIEW	MCA	WLE

DATE: 08/08/2015 SCALE: 1"=40' PROJECT NO.: 2745 FILE: 2745 Condo Plan 06-09-2016

M:\Drawings\2745 MCL Realty\Condo Plan 2015\2745 Condo Plan 06-09-2016.dwg 6/9/2016 1:13:03 PM

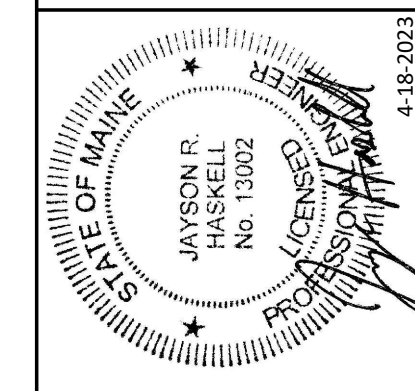


- GENERAL NOTES:**
1. THE OWNER OF RECORD OF THE PROPERTY IS GLEDHILL INVESTMENT GROUP, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 38876 PAGE 239.
 2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 91,766 SQUARE FEET (2.1 ACRES).
 3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 38, LOT 37-A.
 4. PLAN REFERENCES:
 - A) AMENDED PLAN OF LITTLE FALLS INDUSTRIAL CONDOMINIUM, PREPARED FOR MCL REALTY LLC, PREPARED BY ST. GERMAIN COLLINS, RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 216, PAGE 189.
 5. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
 6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
 7. BOUNDARY AND TOPOGRAPHIC FEATURES SHOWN HEREON IS BASED ON PLAN REFERENCE 4A.
 8. TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON 2 FT LIDAR CONTOURS OBTAINED FROM THE MAINE OFFICE OF GIS.
 9. THE PROPERTY IS LOCATED IN THE VILLAGE COMMERCIAL DISTRICT.
 10. SPACE AND BULK REQUIREMENTS: VC DISTRICT

MIN LOT SIZE:	5,000 SF (PUBLIC SEWER & WATER)
MIN STREET FRONTAGE:	50 FT
MIN FRONT YARD:	NONE
MIN SIDE YARD:	NONE
MIN REAR YARD:	20 FT
MAX BUILDING HEIGHT:	35 FT
MAX BUILDING COVERAGE:	NONE
 11. WETLAND DELINEATION WAS PERFORMED BY MAINLY SOILS, LLC IN SEPTEMBER 2019. AS A RESULT OF THE DEVELOPMENT APPROXIMATELY 11,968 SF OF WETLANDS WILL BE IMPACTED. THE PROJECT IS SUBJECT TO THE NATURAL RESOURCES PROTECTION ACT TIER 1 WETLAND ALTERATION PERMIT ORDER L-28526-TC-B-N AND US ARMY CORPS OF ENGINEERS MAINE GENERAL PERMIT NAE-2020-00604. THE PROJECT IS ALSO SUBJECT TO A NATURAL RESOURCES PROTECTION ACT PERMIT BY RULE FOR ACTIVITIES ADJACENT TO A PROTECTED NATURAL RESOURCE (PBR #69340).
 12. TOTAL NUMBER OF PARKING SPACES PROVIDED = 65 SPACES
 13. ALL BUILDINGS WILL REQUIRE THE INSTALLATION OF A ROOF DRIP EDGE FILTER FOR STORMWATER TREATMENT.
 14. CONTRACTOR AND ALL PROPERTY OWNERS ARE REQUIRED TO COMPLY WITH THE INSPECTION, MAINTENANCE AND HOUSEKEEPING PLAN PREPARED FOR THIS PROJECT.
 15. THE PROJECT IS SUBJECT TO MDEP STORMWATER MANAGEMENT LAW PERMIT ORDER L-28526-NI-A-N.
 16. THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE MAINTAINED FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF PLANNING BOARD APPROVAL, AND IN ACCORDANCE WITH SECTION 911.E.1.A OF THE LAND USE ORDINANCE.
 17. ALL VEGETATION ON THE NORTH SIDE OF DEPOT STREET AND WITHIN THE DEPOT STREET RIGHT-OF-WAY FOR A DISTANCE OF 150 FEET BOTH SIDES OF THE DRIVEWAY CENTERLINE MUST BE REMOVED AND MAINTAINED TO A HEIGHT OF NOT MORE THAN 3 FEET TO ACHIEVE ADEQUATE VEHICLE SIGHT DISTANCE. A TRAFFIC SAFETY STUDY CONDUCTED BY TRAFFIC SOLUTIONS INDICATED THAT ADEQUATE SIGHT DISTANCE IN EXCESS OF 350 FEET WILL EXIST PROVIDED THE VEGETATION IS REMOVED.

NET RESIDENTIAL DENSITY CALCULATIONS:

GROSS LAND AREA:	91,766 S.F.
DEDUCTIONS:	
1. RIGHT-OF-WAY	0 S.F.
2. STEEP SLOPES (OVER 25%)	0 S.F.
3. 100-YEAR FLOOD PLAIN	0 S.F.
4. RESOURCE PROTECTION DISTRICT	0 S.F.
5. VERY POORLY DRAINED SOILS	11,761 S.F.
6. SURFACE WATERBODIES	0 S.F.
7. SIGNIFICANT WILDLIFE HABITAT	0 S.F.
8. ENDANGERED BOTANICAL RESOURCES	0 S.F.
TOTAL NET AREA:	80,005 S.F.
REQUIRED NET AREA PER DWELLING:	2,500 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	32
NUMBER OF LOTS PROPOSED:	31

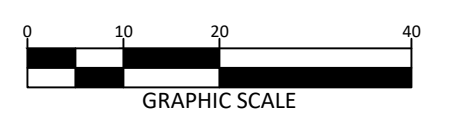


DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04092
(207) 310-0506

REV	DATE	BY	DESCRIPTION
D	4-28-20	DMR	REVISED PER MDEP REVIEW
E	5-8-20	DMR	REVISED PER TOWN REVIEW
F	6-8-20	DMR	REVISED PER TOWN REVIEW
G	6-22-20	DMR	REVISED PER TOWN REVIEW
H	7-29-20	DMR	REVISED PER TOWN REVIEW
I	4-2-23	DMR	AMENDED PLAN
J	4-18-23	DMR	ISSUED FOR TOWN AMENDED APPROVAL

LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY LINE/R.O.W.
---	---	ABUTTER PROPERTY LINE
---	---	SETBACK
---	---	EASEMENT LINE
□	□	GRANITE MONUMENT
○	○	IRON PIN/DRILL HOLE
▭	▭	BUILDING
---	---	EDGE OF PAVEMENT/CURB
---	---	EDGE OF GRAVEL
---	---	EDGE OF CONCRETE
---	---	EDGE OF WETLANDS
---	---	CENTERLINE OF STREAM
---	---	SIGN
---	---	CONTOUR LINE
---	---	CATCHBASIN
---	---	CULVERT/STORMDRAIN
---	---	SEWER MANHOLE
---	---	SANITARY SEWER PIPE
---	---	FORCE MAIN
---	---	WATER MAIN
---	---	WATER VALVE
---	---	UTILITY POLE
---	---	LIGHT POLE
---	---	OVERHEAD UTILITIES
---	---	GAS MAIN
---	---	GAS VALVE



- WAIVERS GRANTED**
1. S22-D-8-G: PRIVATE ROAD CONNECTION REQUIREMENT
 2. 911.J.6: STORMWATER FLOODING STANDARDS
 3. 812.C.1.D: PARKING STALL DIMENSIONS
 4. 911.E.1.B: STREET TREES PLANTED NO FURTHER THAN 50 FT APART

- CONDITIONS OF APPROVAL**
1. APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED AUGUST 5, 2019, AS AMENDED JULY 13, 2020 AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD, AND ANY VARIATION FROM SUCH PLANS, PROPOSALS, AND SUPPORTING DOCUMENTS AND REPRESENTATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH SECTION 913 AND/OR 814-G OF THE LAND USE ORDINANCE.
 2. APPROVAL IS SUBJECT TO THE REQUIREMENTS OF THE POST-CONSTRUCTION STORMWATER CONTROL OVER STORMWATER MANAGEMENT FACILITIES REQUIRED BY THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN MUST ANNUALLY ENGAGE THE SERVICES OF A QUALIFIED THIRD-PARTY INSPECTOR WHO MUST CERTIFY COMPLIANCE WITH THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN ON OR BY MAY 1ST OF EACH YEAR.
 3. SOILS EXCAVATED ON THE SITE SHOULD BE EVALUATED BY AN ENVIRONMENTAL PROFESSIONAL (LICENSED ENGINEER OR CERTIFIED GEOLOGIST WITH EXPERIENCE IN ENVIRONMENTAL ASSESSMENT) TO DETERMINE IF THEY ARE IMPACTED BY OIL AND/OR HAZEROUS SUBSTANCES AND REQUIRE SPECIAL HANDLING IF DISPOSED OFFSITE OR REUSED ON SITE.

APPROVED - WINDHAM PLANNING BOARD:

CHAIRPERSON	DATE

STATE OF MAINE
COUNTY SS. REGISTRY OF DEEDS

RECEIVED _____, 20____
AT _____ h _____ m _____ M

AND RECORDED IN
PLAN BOOK _____ PAGE _____

ATTEST: _____ REGISTER

SUBDIVISION AND SITE PLAN
DEPOT STREET RESIDENTIAL DEVELOPMENT
WINDHAM, MAINE
FOR: PETER ANANIA & SIMON BEYLIN
44 INDIAN ROCK ROAD, SUITE 850
WINDHAM, NH 03087

17035
JOB NUMBER:
1" = 20'
SCALE:
4-18-2023
DATE:
SHEET 3 OF 8
SB-1



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 15. THE PROJECT IS SUBJECT TO MDEP STORMWATER MANAGEMENT LAW PERMIT ORDER L-28526-NI-A-N.
 16. THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE MAINTAINED FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF PLANNING BOARD APPROVAL, AND IN ACCORDANCE WITH SECTION 911.E.1.A OF THE LAND USE ORDINANCE.
 17. ALL VEGETATION ON THE NORTH SIDE OF DEPOT STREET AND WITHIN THE DEPOT STREET RIGHT-OF-WAY FOR A DISTANCE OF 150 FEET BOTH SIDES OF THE DRIVEWAY CENTERLINE MUST BE REMOVED AND MAINTAINED TO A HEIGHT OF NOT MORE THAN 3 FEET TO ACHIEVE ADEQUATE VEHICLE SIGHT DISTANCE. A TRAFFIC SAFETY STUDY CONDUCTED BY TRAFFIC SOLUTIONS INDICATED THAT ADEQUATE SIGHT DISTANCE IN EXCESS OF 350 FEET WILL EXIST PROVIDED THE VEGETATION IS REMOVED.

- PLANTING NOTES:**
1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS.
 2. ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSEYRMAN.
 3. IN THE CASE OF ANY DISCREPANCIES BETWEEN SPECIES AND QUANTITIES CALLED OUT IN THE PLANTING KEY AND THOSE SHOWN ON THE PLAN, QUANTITIES AND SPECIES SHOWN ON THE PLAN SHALL OVER-RIDE.
 4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES.
 5. ALL PLANTS SUBJECT TO APPROVAL BY LANDSCAPE DESIGNER. ALL SUBSTITUTIONS MUST BE SUBMITTED FOR APPROVAL BY LANDSCAPE DESIGNER PRIOR TO ORDERING OR DELIVERY OF PLANT MATERIAL ON SITE. LANDSCAPE DESIGNER RESERVES THE RIGHT TO REJECT ANY PLANTINGS THAT DO NOT CONFORM TO THE DRAWINGS OR SPECIFICATIONS OUTLINED HEREIN.
 6. LANDSCAPE DESIGNER SHALL APPROVE FINAL PLACEMENT OF ALL PLANT MATERIALS AND RESERVES THE RIGHT TO MAKE FIELD ADJUSTMENTS TO PLANTINGS AS NECESSARY.
 7. EXISTING TREES TO REMAIN SHALL BE PROTECTED BY PVC FENCING PLACED AT THE DRIP-LINE OR AS SHOWN ON THE PLANS TO PREVENT DAMAGE AND COMPACTION OF THE ROOT SYSTEM. NO GRADING, SOIL DISTURBANCE, OR STORAGE OF MATERIALS OR EQUIPMENT SHALL OCCUR WITHIN THE DRIP-LINE UNLESS OTHERWISE SHOWN ON PLANS. ANY EXCAVATION WITHIN SUCH AREAS SHALL BE PERFORMED BY HAND TO AVOID DAMAGE OF THE ROOT SYSTEM.
 8. CONTRACTOR SHALL REFER TO GRADING AND UTILITY PLAN FOR SLOPE STABILIZATION AREAS.
 9. FINISH GRADE OF PLANTINGS SHALL MATCH ADJACENT FINISH GRADES UNLESS OTHERWISE NOTED ON DRAWINGS OR DIRECTED AND/OR APPROVED BY THE LANDSCAPE DESIGNER.
 10. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY THE LANDSCAPE DESIGNER OR OWNER'S REPRESENTATIVE.
 11. ALL PLANTS SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.
 12. ALL PLANTINGS SHALL BE TOPPED WITH A MINIMUM OF 3" OF WELL COMPOSTED, DARK PINE BARK MULCH.
 13. DISTURBED AREAS SHALL BE SEEDED WITH PARK MIX OR AS APPROVED. SEEDING AREAS SHALL BE LIGHTLY MULCHED WITH A LAYER OF CLEAN, WEED-FREE STRAW.
 14. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED AS REQUIRED THEREAFTER TO ENSURE SURVIVAL AND OPTIMAL GROWTH THROUGH THE FIRST GROWING SEASON.
 15. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 6" MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS.
 16. ALL PLANTING BEDS SHALL HAVE 18" MINIMUM DEPTH OF TOPSOIL.
 17. ALL PLANTING BEDS ARE TO REMAIN FREE OF WEEDS DURING THE 1 YEAR GUARANTEE PERIOD.
 18. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE DESIGNER PRIOR TO AND AFTER PLANTING.
 19. PLANT SPECIES MAY BE ADJUSTED BASED ON AVAILABILITY AT TIME OF PLANTING. ALL PLANT MATERIAL SUBSTITUTIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE DESIGNER.
 20. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, MULCHING, TIGHTENING & REPLACING OF GUYS, REPLACEMENT OF SICK OR DEAD PLANTS, RESETTING PLANTS TO PROPER GRADE OR UPRIGHT (PLUMB) POSITION, RESTORATION OF SAUCERS, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH OF THE PLANTS.
 21. PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION. DURING THE ONE YEAR GUARANTEE, THE CONTRACTOR SHALL REPLACE, IN KIND, ANY DEAD, DISEASED, OR SUBSTANDARD PLANT MATERIAL AT NO COST TO THE OWNER. THE CONTRACTOR SHALL RECEIVE FINAL ACCEPTANCE FROM THE OWNER FOLLOWING THE ONE YEAR GUARANTEE, PROVIDED THE PROVISIONS OF THE PLANT GUARANTEE HAVE BEEN SATISFACTORILY MET.
 22. STREET TREES SHALL BE A MINIMUM OF 2" CALIPER AND 6' TALL AT TIME OF PLANTING.

LEGEND

- | EXISTING | PROPOSED |
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WAIVERS GRANTED

1. 522-D-8-G: PRIVATE ROAD CONNECTION REQUIREMENT
2. 911.L.6: STORMWATER FLOODING STANDARDS
3. 812.C.1.D: PARKING STALL DIMENSIONS
4. 911.E.1.B: STREET TREES PLANTED NO FURTHER THAN 50 FT APART



CONDITIONS OF APPROVAL

1. APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED AUGUST 5, 2019, AS AMENDED JULY 13, 2020 AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD, AND ANY VARIATION FROM SUCH PLANS, PROPOSALS, AND SUPPORTING DOCUMENTS AND REPRESENTATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH SECTION 913 AND/OR 814.G OF THE LAND USE ORDINANCE.
2. APPROVAL IS SUBJECT TO THE REQUIREMENTS OF THE POST-CONSTRUCTION STORMWATER ORDINANCE, CHAPTER 201. ANY PERSON OWNING, OPERATING, LEASING OR HAVING CONTROL OVER STORMWATER MANAGEMENT FACILITIES REQUIRED BY THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN MUST ANNUALLY ENGAGE THE SERVICES OF A QUALIFIED THIRD-PARTY INSPECTOR WHO MUST CERTIFY COMPLIANCE WITH THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN ON OR BY MAY 1ST OF EACH YEAR.
3. SOILS EXCAVATED ON THE SITE SHOULD BE EVALUATED BY AN ENVIRONMENTAL PROFESSIONAL (LICENSED ENGINEER OR CERTIFIED GEOLOGIST WITH EXPERIENCE IN ENVIRONMENTAL ASSESSMENT) TO DETERMINE IF THEY ARE IMPACTED BY OIL AND/OR HAZEROUS SUBSTANCES AND REQUIRE SPECIAL HANDLING IF DISPOSED OF OFFSITE OR REUSED ON SITE.

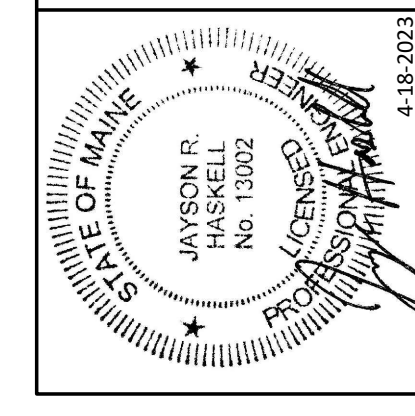
APPROVED - WINDHAM PLANNING BOARD:

CHAIRPERSON	DATE

PLANT LIST

TREES	QTY	KEY	BOTANICAL	COMMON	SIZE
○	2	AB	Ambelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Shadbush	5'-6" HT
○	2	AR	Acer rubrum 'Red Sunset'	Red Maple	2"-3" CAL
○	5	CS	Cornus alba 'Ivory Halo'	Ivory Halo Dogwood	5 GAL
○	7	FS	Fagus sylvatica 'Tricolor'	Tricolor Beech	2"-3" CAL
○	7	MJ	Magnolia liliflora 'Jane'	Jane Magnolia	7 GAL
○	10	PC	Pinus cembra 'Prairie Statesman'	Prairie Statesman	4'-5" HT.
○	18	HL	Hydrangea paniculata 'Little Quickfire'	Little Quickfire Hydrangea	3 GAL
○	15	PJM	Rhododendron 'PJM Compacta'	PJM Compacta Rhododendron	18"-24" HT.
○	5	TS	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	3 GAL
○	3	WA	Weigela florida 'Alexandra'	Wine and Roses Weigela	3 GAL
○	22	HE	Hemerocallis 'Happy Returns'	Yellow Daylily	2 GAL

ABBREVIATIONS
REV. = REVISION
QTY. = QUANTITY
HT. = HEIGHT
B&B = BALL AND BURLAP
GAL. = GALLON
CAL. = CALIPER

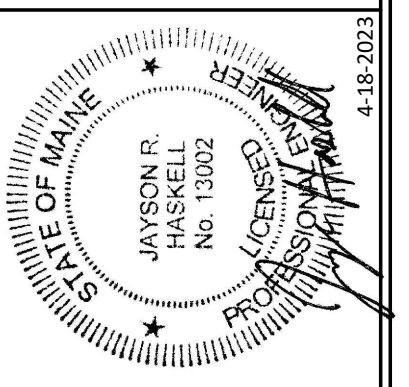


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REV.	DATE	BY	DESCRIPTION
D	4-29-20	DMR	REVISED PER ADEP REVIEW
E	5-6-20	DMR	REVISED PER TOWN REVIEW
F	6-6-20	DMR	REVISED PER TOWN REVIEW
G	6-22-20	DMR	REVISED BUILDINGS AND WALKWAYS
H	3-6-23	DMR	REVISED PLAN
I	4-2-23	DMR	AMENDED PLAN
J	4-18-23	DMR	ISSUED FOR TOWN AMENDED APPROVAL

SITE AND LANDSCAPING PLAN
DEPOT STREET RESIDENTIAL DEVELOPMENT
WINDHAM, MAINE
FOR:
PETER ANANIA & SIMON BEYLIN
44 INDIAN ROCK ROAD, SUITE 850
WINDHAM, NH 03087

17035
JOB NUMBER:
1" = 20'
SCALE:
4-18-2023
DATE:
SHEET 4 OF 8
S-1



DM ROMA
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REV	DATE	BY	DESCRIPTION
G	4-12-20	DMR	ISSUED FOR MDP REVIEW
H	2-16-20	DMR	REVISED PER TOWN REVIEW
I	5-6-20	DMR	REVISED PER MDP REVIEW
J	5-22-20	DMR	REVISED WATER MAIN CONNECTION
K	6-22-20	DMR	REVISED PER TOWN REVIEW
L	4-14-23	DMR	REVISED BUILDINGS & UTILITIES
M	4-18-23	DMR	ISSUED FOR TOWN AWAISED APPROVAL

GRADING AND UTILITY PLAN

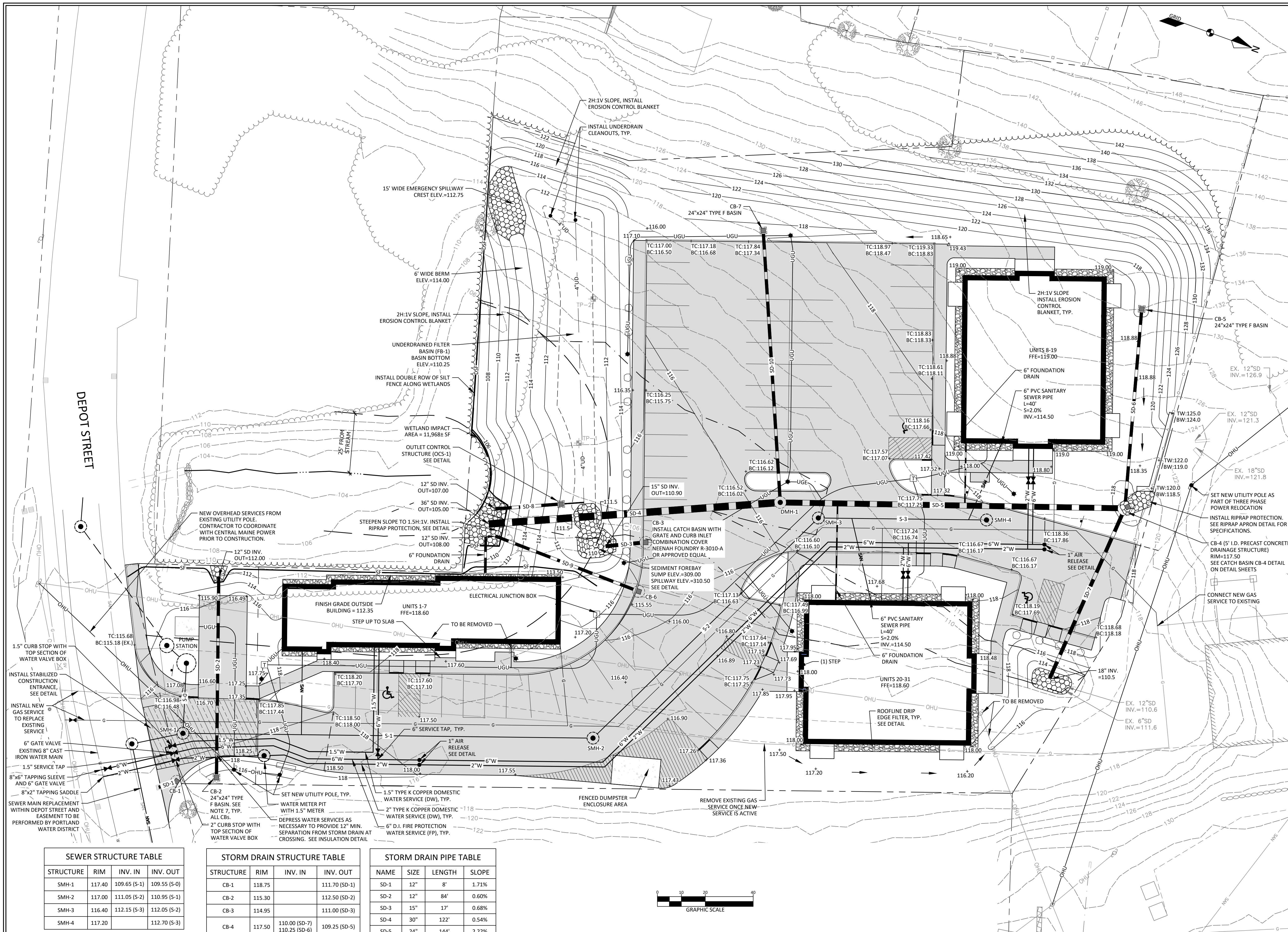
DEPOT STREET RESIDENTIAL DEVELOPMENT
WINDHAM, MAINE

FOR:
PETER ANANIA & SIMON BEYLIN
44 INDIAN ROCK ROAD, SUITE 850
WINDHAM, NH 03087

17035
JOB NUMBER:
1" = 20'
SCALE:
4-18-2023
DATE:

SHEET 5 OF 8

GU-1



- CONSTRUCTION NOTES:**
1. ALL UTILITY WORK WITHIN DEPOT STREET AND THE PORTLAND WATER DISTRICT (PWD) EASEMENT SHALL BE COORDINATED WITH PWD PRIOR TO CONSTRUCTION.
 2. ELECTRICAL SERVICES SHOWN INCLUDING, BUT NOT LIMITED TO, UTILITY POLE PLACEMENT, TRANSFORMERS AND CONDUIT LOCATIONS ARE THE ENGINEER'S SUGGESTED LOCATIONS BUT MUST BE COORDINATED WITH CENTRAL MAINE POWER COMPANY. REFER TO PLANS ISSUED BY CMP FOR APPROVED LOCATIONS OF ELECTRICAL INFRASTRUCTURE.
 3. THE PROJECT WILL REQUIRE THE RELOCATION OF AN EXISTING GAS MAIN. CONTRACTOR TO COORDINATE WITH MAINE NATURAL GAS PRIOR TO CONSTRUCTION.
 4. THE PUBLIC WATER SERVICE DESIGN HAS BEEN REVIEWED AND APPROVED BY THE PORTLAND WATER DISTRICT. CONTRACTOR/OWNER SHALL COORDINATE WITH PWD PRIOR TO ORDERING MATERIALS AND INSTALLING WATER INFRASTRUCTURE.
 5. PRIOR TO CONSTRUCTION, THE OWNER SHALL COORDINATE A PRE-CONSTRUCTION MEETING WITH THE TOWN OF WINDHAM. CONTACT THE PLANNING DEPARTMENT TO SCHEDULE THE MEETING AND COORDINATE ANY OTHER REQUIRED PRE-CONSTRUCTION ACTIVITIES.
 6. EXISTING UTILITIES SHOWN HEREON ARE BASED ON RECORD DRAWINGS. OTHER UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THIS PLAN. PRIOR TO CONSTRUCTION, THE CONTRACTOR/OWNER IS RESPONSIBLE FOR CONTACTING DIG SAFE.
 7. ALL NEW CATCH BASINS (CB) AND EXISTING CATCH BASINS DOWNGRADIENT OF THE PROJECT SITE WILL REQUIRE THE INSTALLATION OF CATCH BASIN INLET PROTECTION DURING CONSTRUCTION. SEE INLET PROTECTION DETAIL AND SPECIFICATIONS ON DETAIL SHEET 6 OF 8 OF THIS PLAN SET.
 8. ALL NEW BUILDINGS SHALL INSTALL ROOF DRIP EDGE FILTERS AS SHOWN ON PLAN.

LEGEND

EXISTING	PROPOSED

SEWER STRUCTURE TABLE

STRUCTURE	RIM	INV. IN	INV. OUT
SMH-1	117.40	109.65 (S-1)	109.55 (S-0)
SMH-2	117.00	111.05 (S-2)	110.95 (S-1)
SMH-3	116.40	112.15 (S-3)	112.05 (S-2)
SMH-4	117.20		112.70 (S-3)

SEWER PIPE TABLE

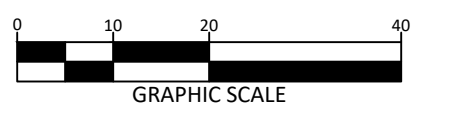
NAME	SIZE	LENGTH	SLOPE
S-0	8"	29'	2.01%
S-1	8"	171'	0.78%
S-2	8"	132'	0.78%
S-3	8"	70'	0.83%

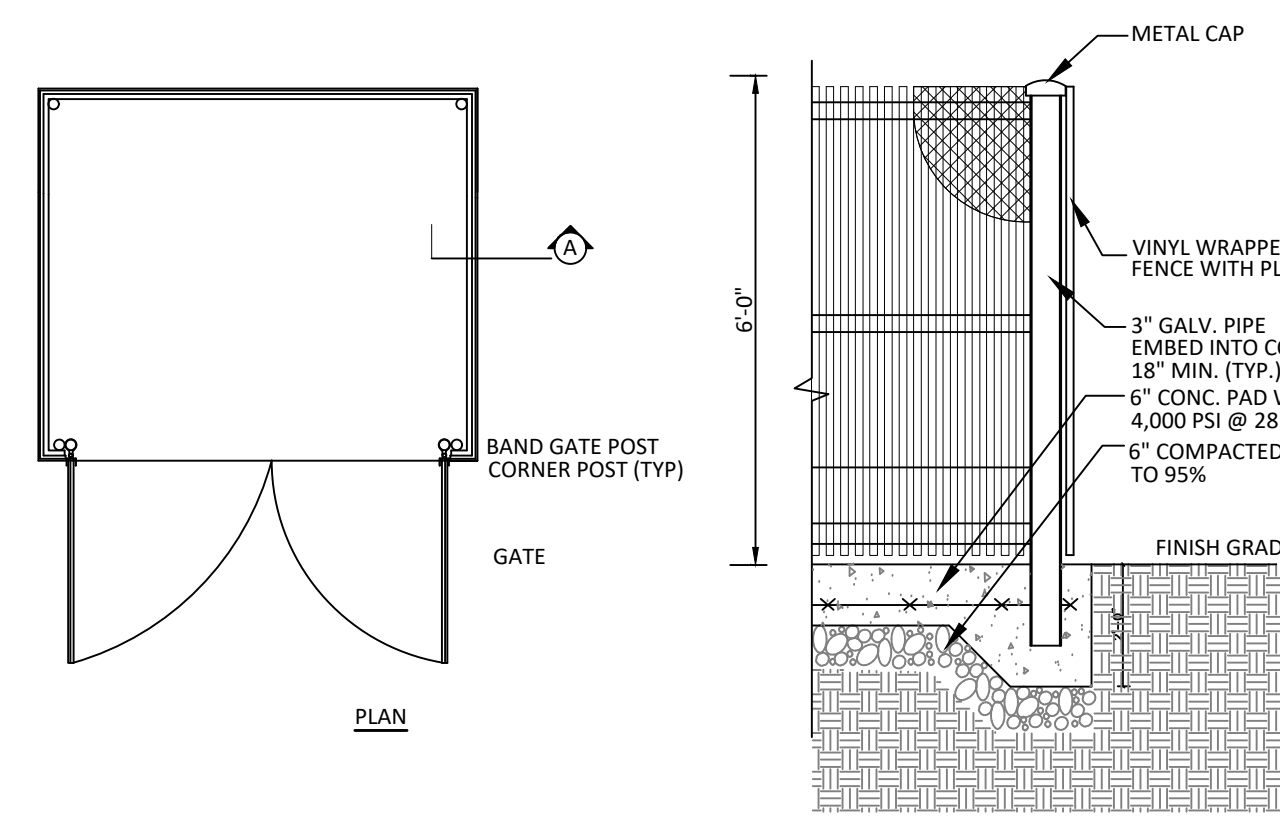
STORM DRAIN STRUCTURE TABLE

STRUCTURE	RIM	INV. IN	INV. OUT
CB-1	118.75		111.70 (SD-1)
CB-2	115.30		112.50 (SD-2)
CB-3	114.95		111.00 (SD-3)
CB-4	117.50	110.00 (SD-7) 110.25 (SD-6)	109.25 (SD-5)
CB-5	117.50		113.50 (SD-6)
CB-6	115.40		111.40 (SD-9)
CB-7	117.50		113.50 (SD-10)
DMH-1	116.22	106.15 (SD-5) 107.15 (SD-10)	105.65 (SD-4)
OCS-1	112.50		107.41 (SD-8) 108.08 (UD)

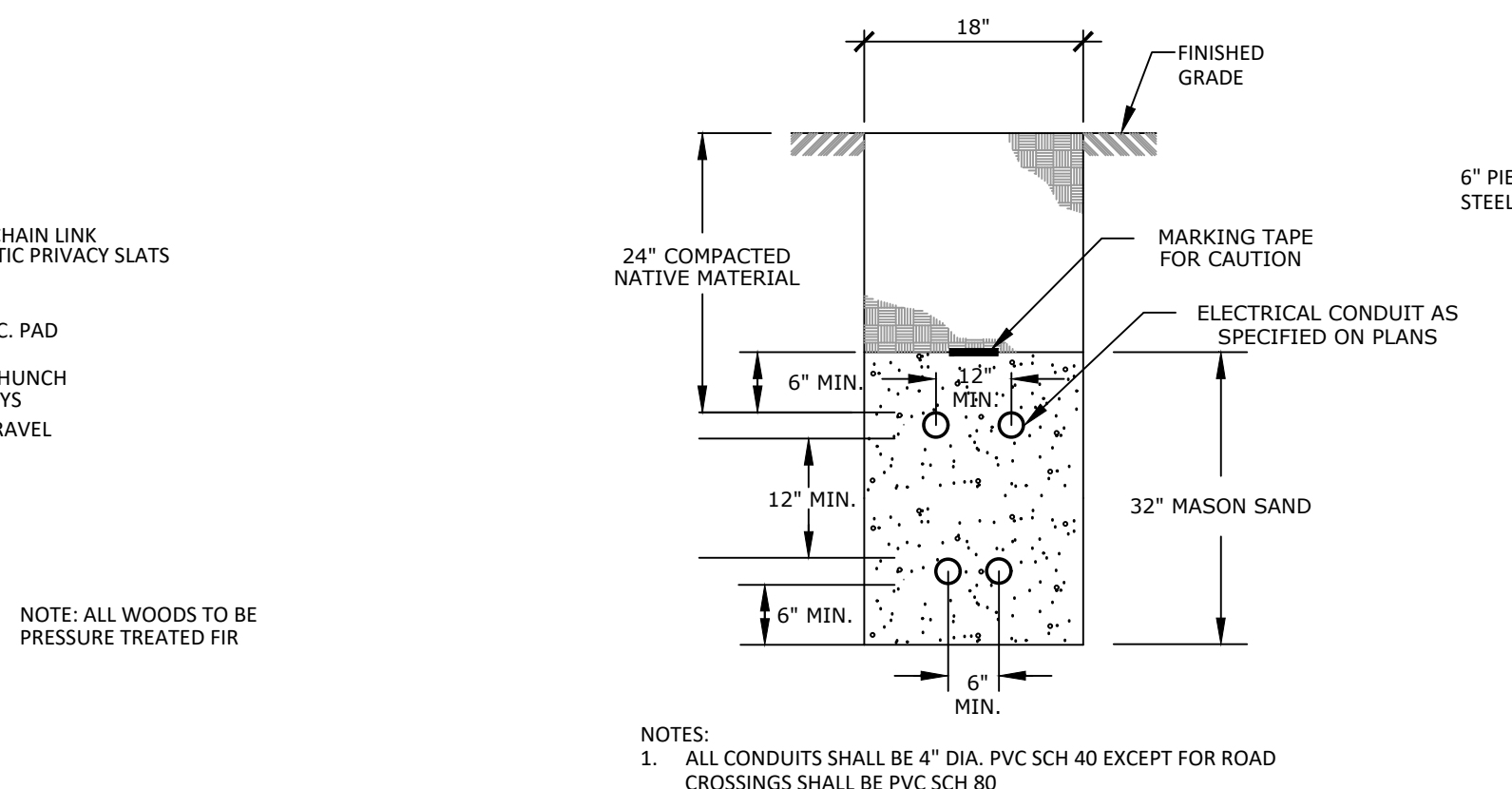
STORM DRAIN PIPE TABLE

NAME	SIZE	LENGTH	SLOPE
SD-1	12"	8'	1.71%
SD-2	12"	84'	0.60%
SD-3	15"	17'	0.68%
SD-4	30"	122'	0.54%
SD-5	24"	144'	2.22%
SD-6	12"	84'	4.06%
SD-7	15"	78'	0.67%
SD-8	12"	27'	1.54%
SD-9	12"	64'	5.46%
SD-10	12"	114'	5.73%
UD	4"	10'	0.00%

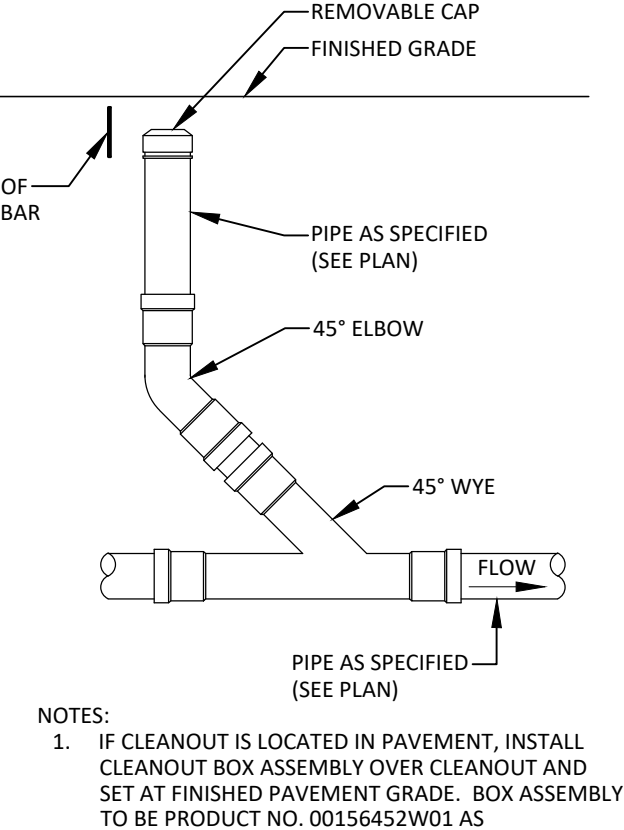




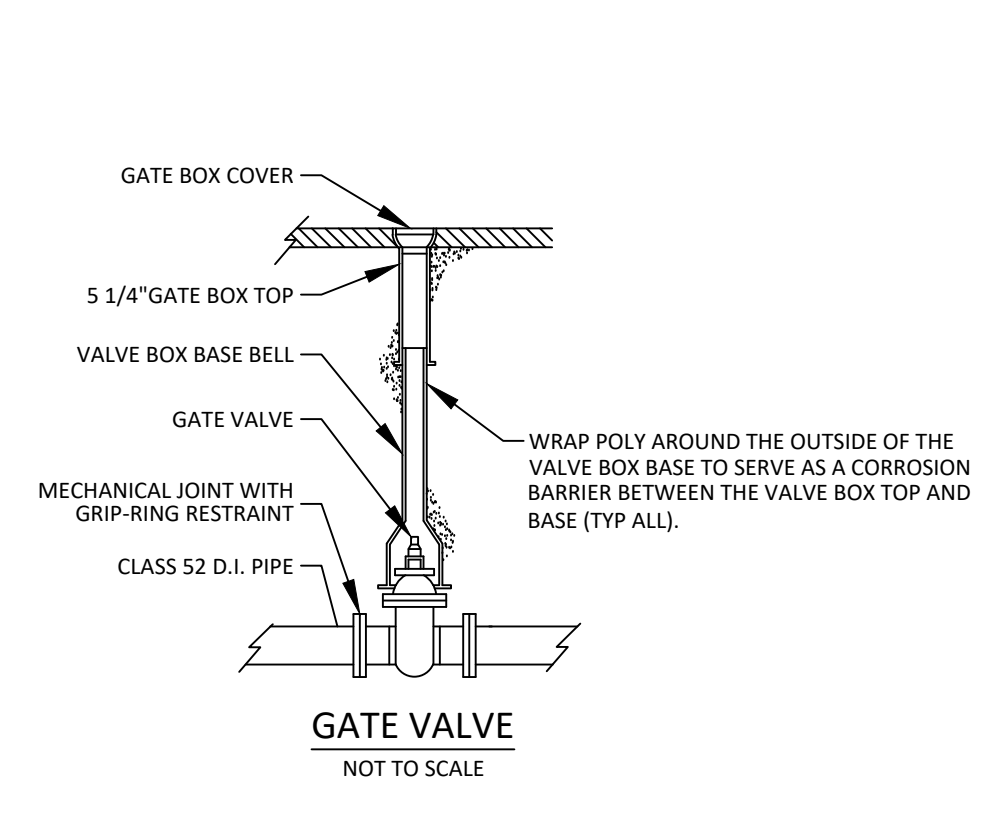
DUMPSTER SCREEN
NOT TO SCALE



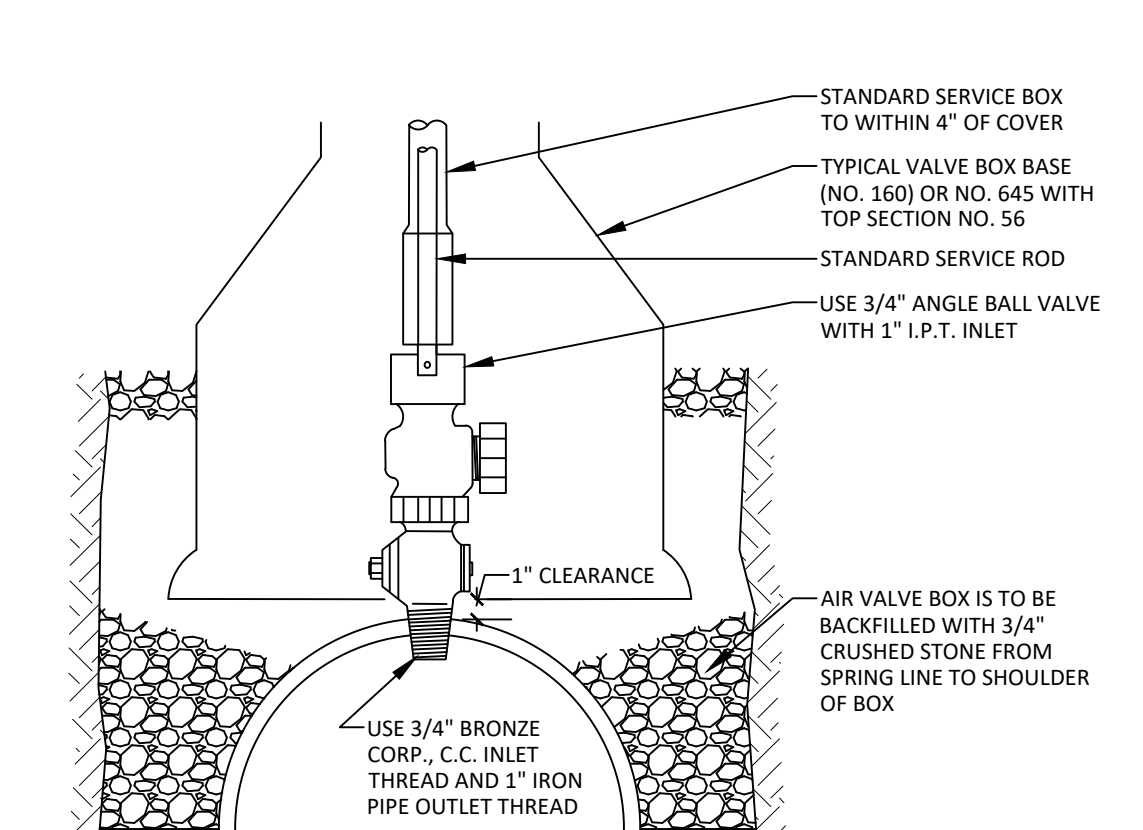
TRENCH DETAIL - ELECTRICAL CONDUIT
NOT TO SCALE



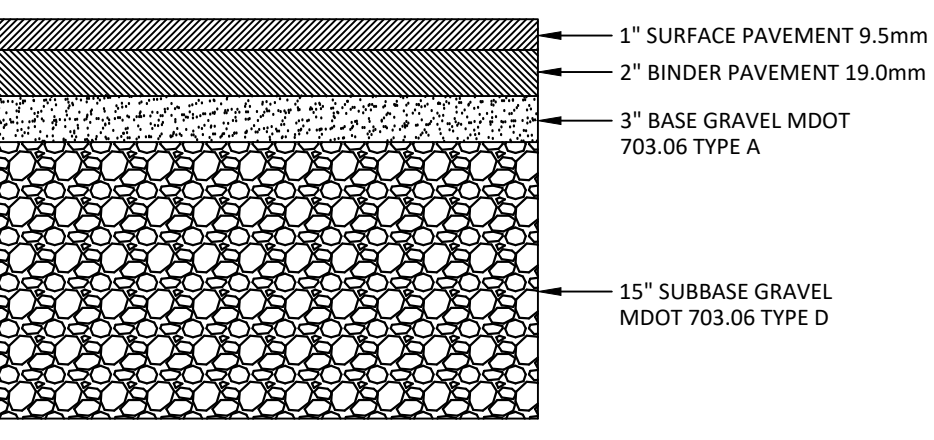
UNDERDRAIN CLEANOUT DETAIL
NOT TO SCALE



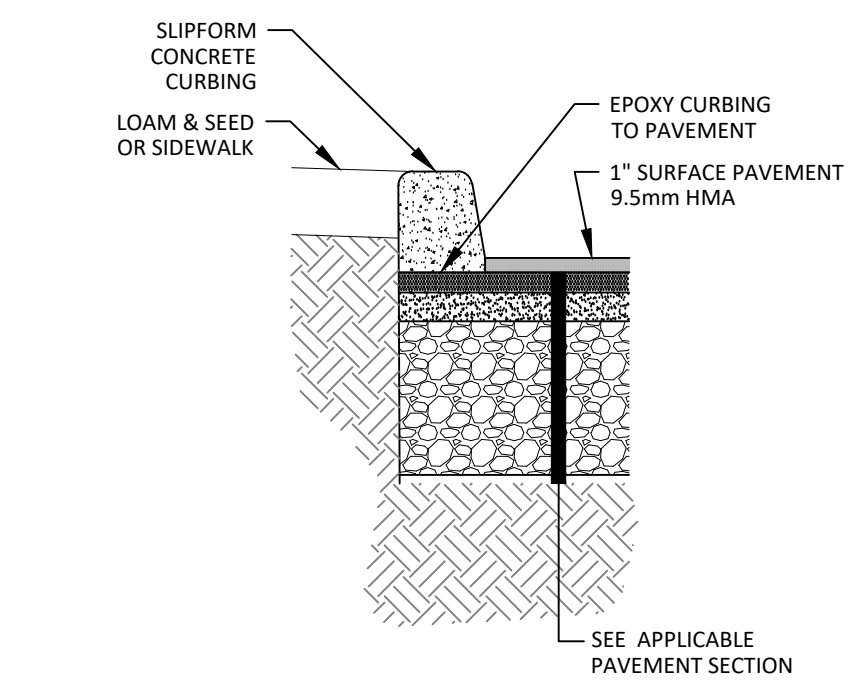
GATE VALVE
NOT TO SCALE



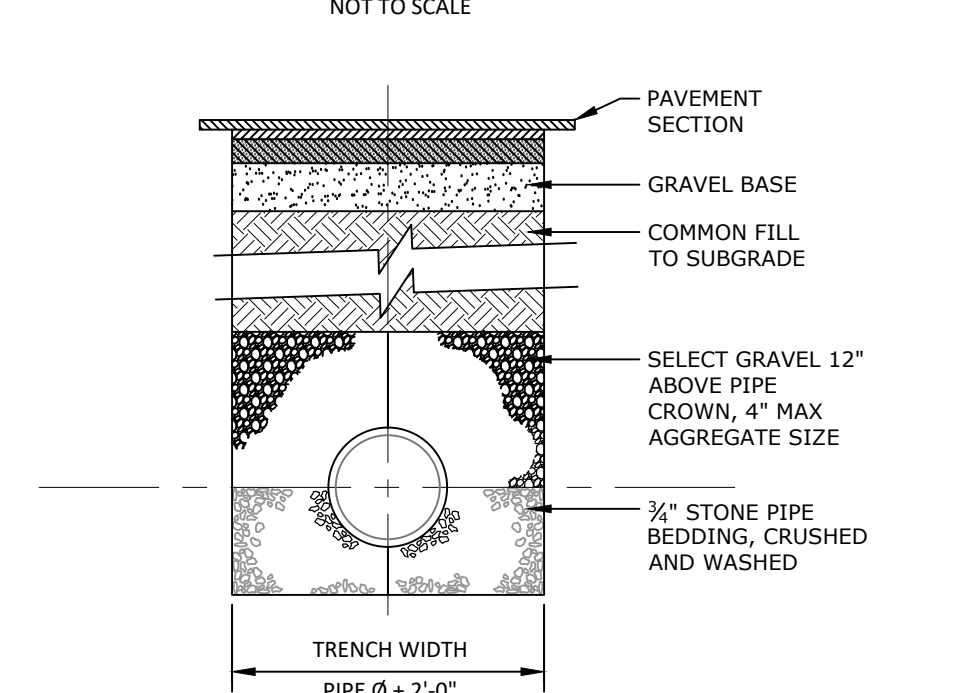
TYPICAL AIR VALVE (1")
NOT TO SCALE



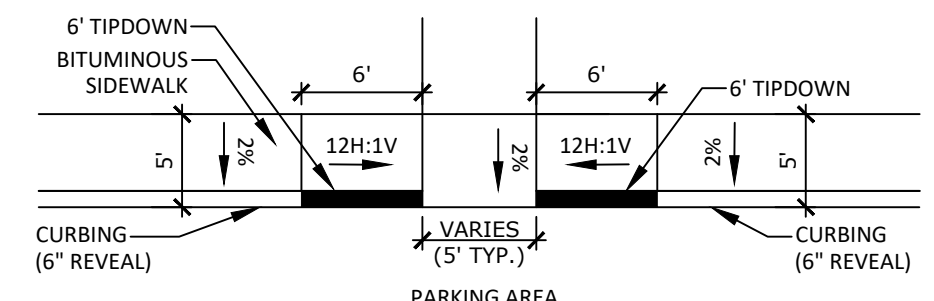
TYPICAL PAVEMENT SECTION
NOT TO SCALE



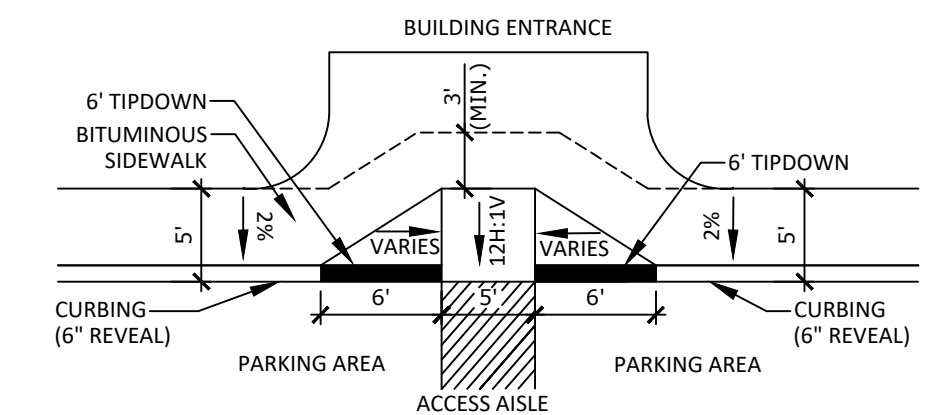
TYPICAL CURB SECTION
NOT TO SCALE



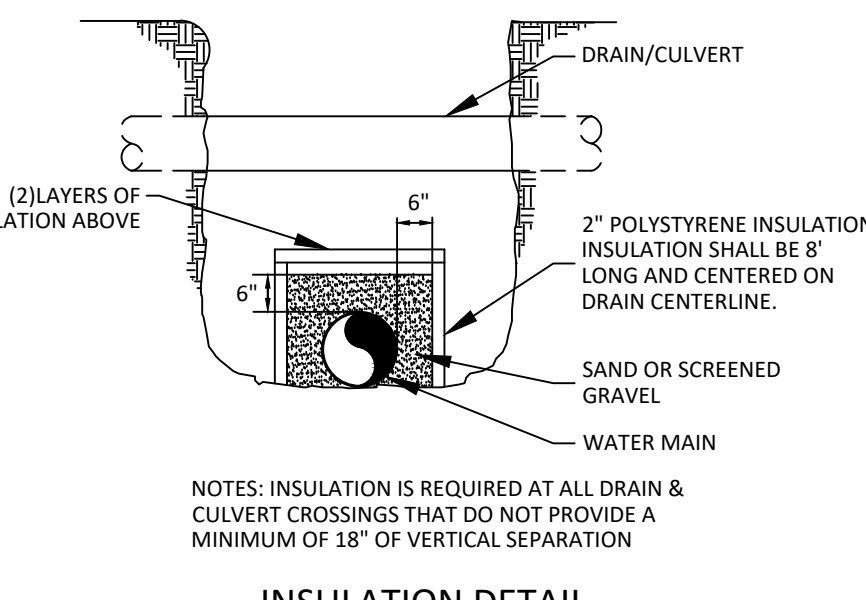
TYPICAL TRENCH SECTION
NOT TO SCALE



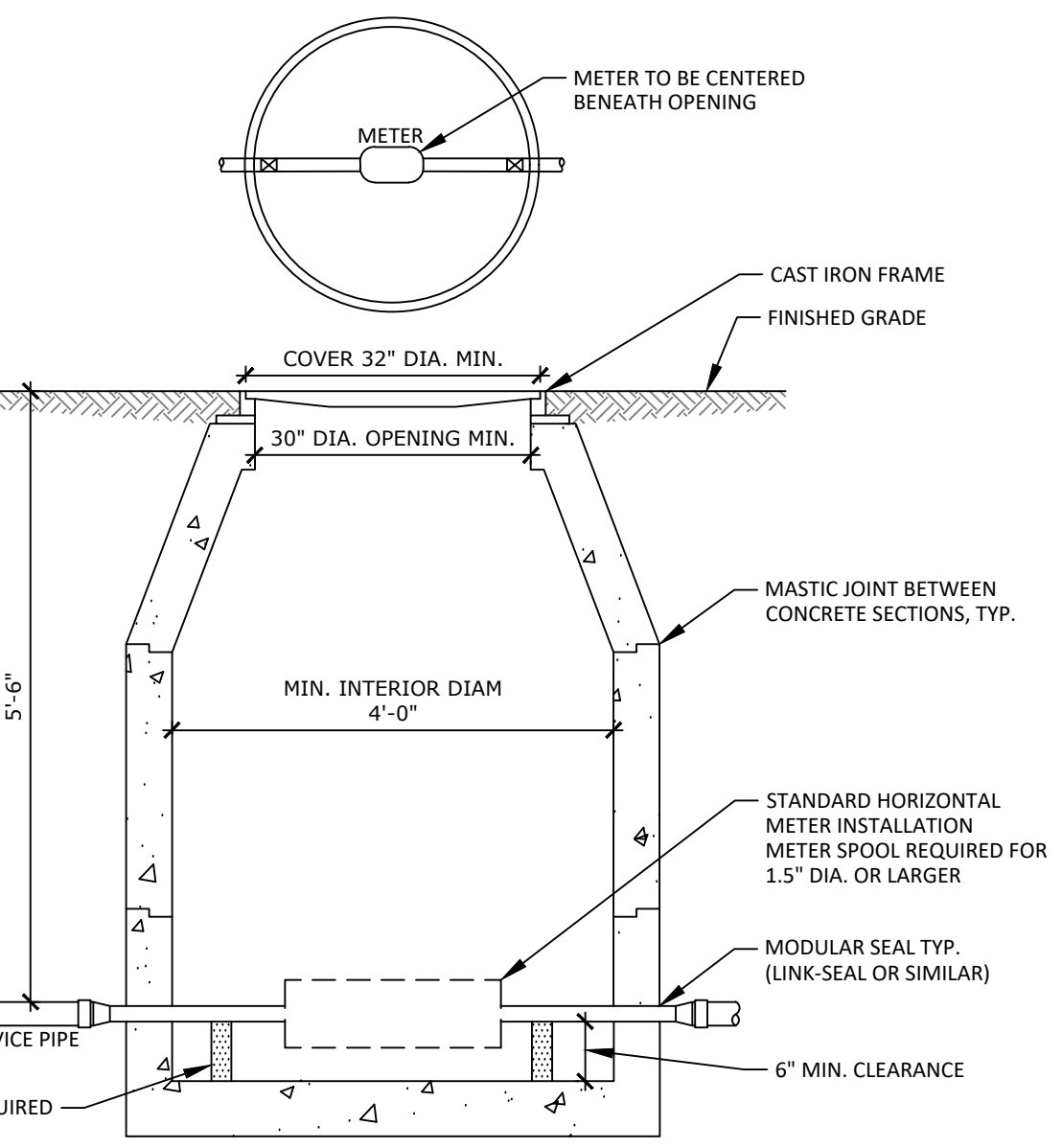
**PEDESTRIAN / DRIVEWAY RAMP DETAIL
OPTION 1**
NOT TO SCALE



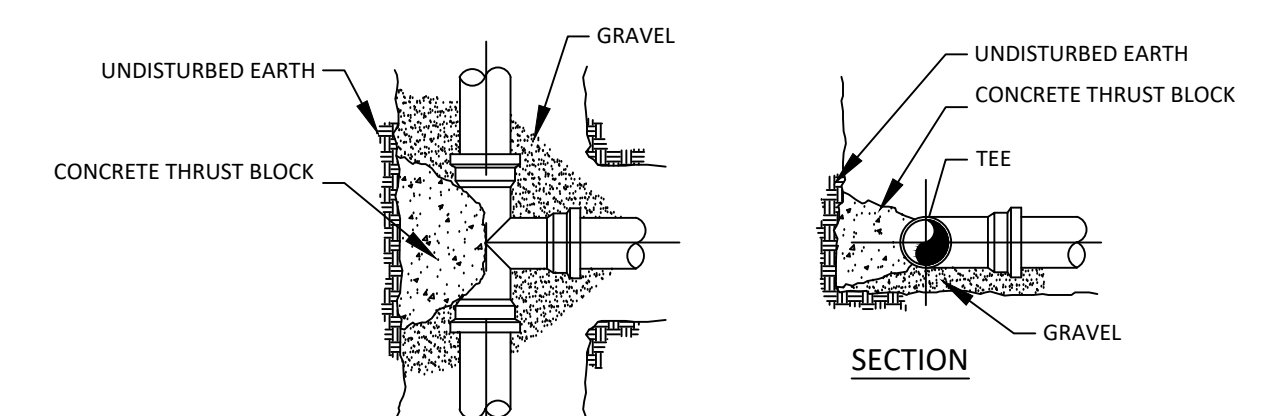
**PEDESTRIAN / DRIVEWAY RAMP DETAIL
OPTION 2**
NOT TO SCALE



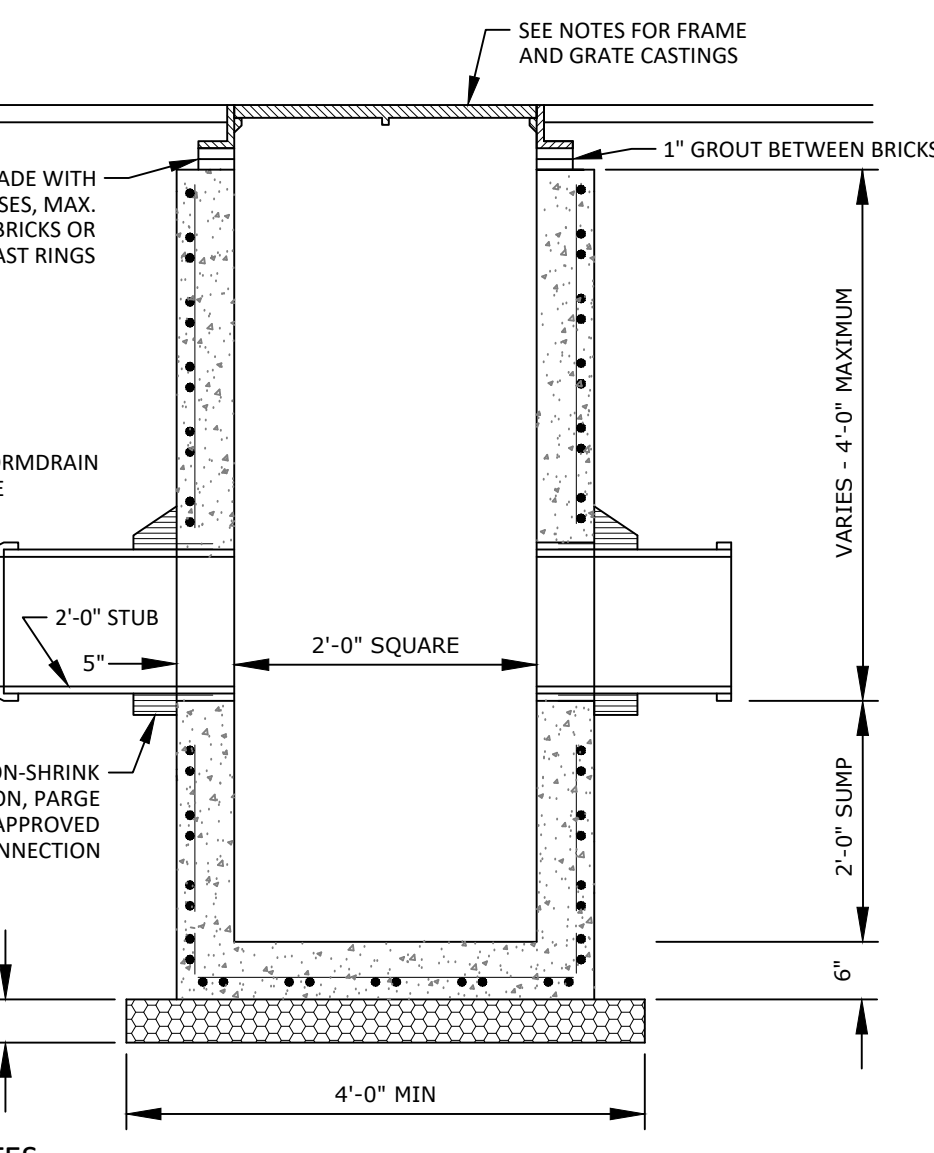
INSULATION DETAIL
NOT TO SCALE



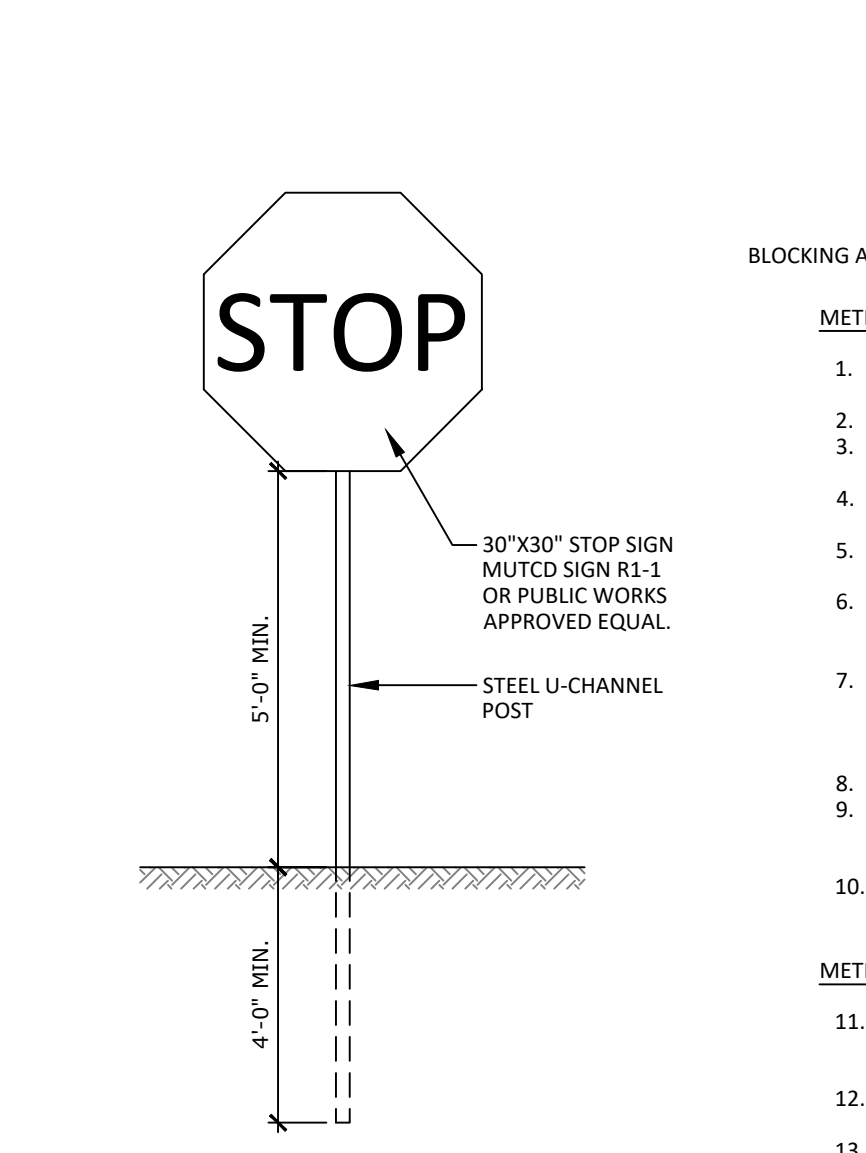
WATERMAIN TYPICAL TRENCH CROSS-SECTION
NOT TO SCALE



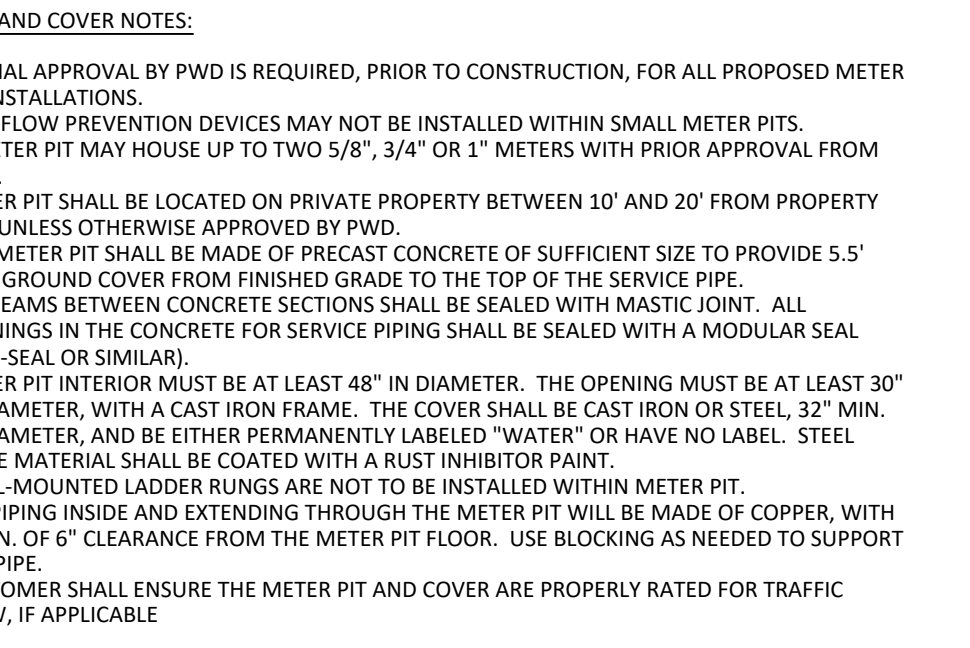
THRUST BLOCK DETAIL
NOT TO SCALE



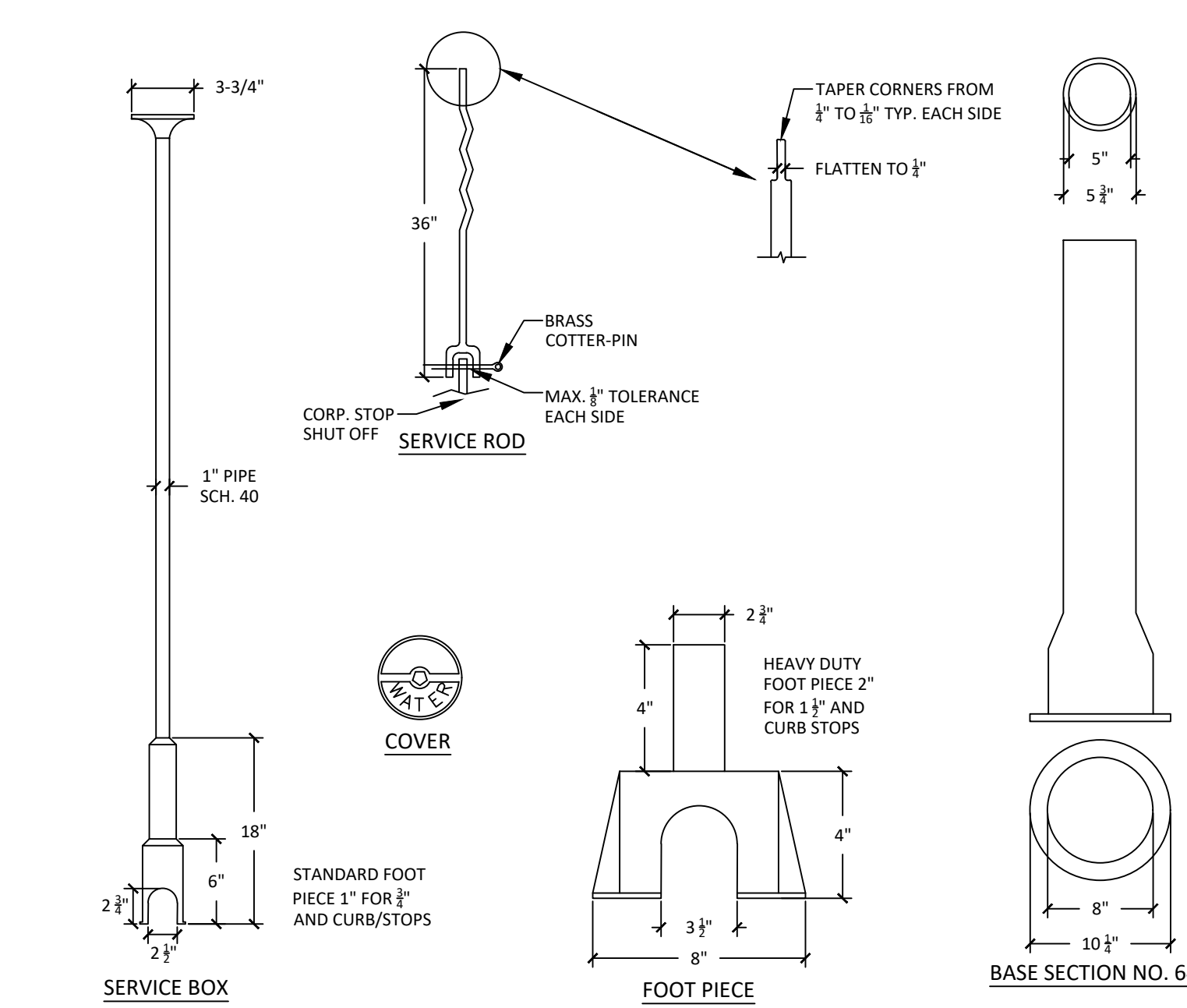
**PRECAST CONCRETE CATCH BASIN
STRUCTURE - TYPE F**
NOT TO SCALE



STOP SIGN INSTALLATION
NOT TO SCALE



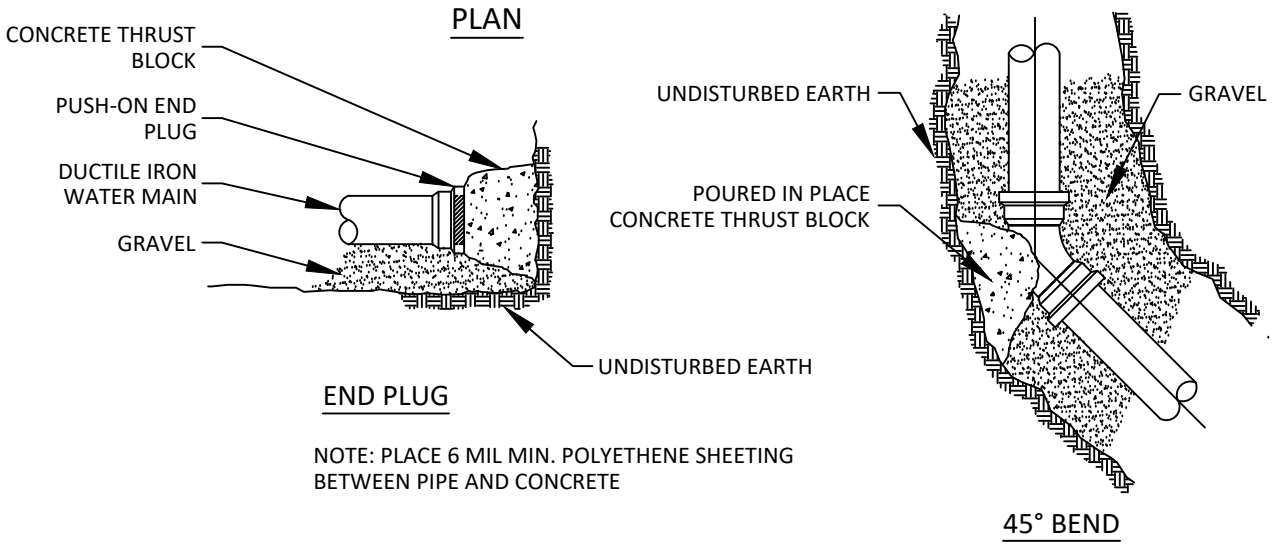
SMALL METER PIT (5/8" TO 2" METER)
NOT TO SCALE



VALVE BOX & COVER
NOT TO SCALE

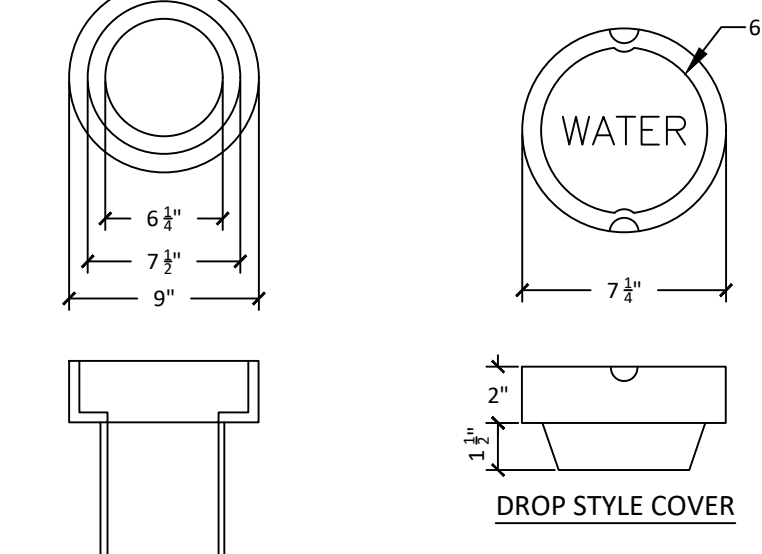
CONCRETE THRUST BLOCK SIZE REQUIREMENTS				
SQ. FT. OF BEARING ON UNDISTURBED SOIL				
FITTINGS	90° BENDS	45° BENDS	TEES AND PLUGS	
PIPE SIZE	6"	4.0	2.0	3.0
	8"	8.0	4.0	6.0
	12"	15	9	12
	16"	26	14	19
	20"	40	22	28

BASED ON SOIL BEARING PRESSURE OF 2000PSF AND 100PSI LINE PRESSURE. COMPACT COURSE TO FINE SANDS AND CLAYS REQUIRE ENGINEERED BLOCKS. ENGINEERED BLOCKS WILL TYPICALLY REQUIRE REINFORCING STEEL OF #5 AT 12".

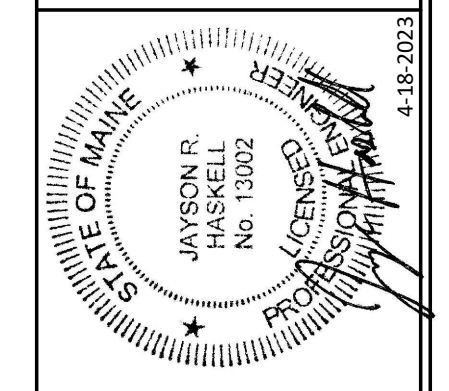


END PLUG
NOTE: PLACE 6 MIL MIN. POLYETHYLENE SHEETING BETWEEN PIPE AND CONCRETE

45° BEND



(NUMBERS ARE FOR 5 1/2" BUFFALO VALVE BOXES)
(BASE SECTION MAY BE USED AS INTERMEDIATE SECTION)



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REV	DATE	BY	DESCRIPTION
A	11-18-19	DMR	ISSUED FOR PRELIMINARY SUBDIVISION REVIEW
B	1-27-20	DMR	ISSUED FOR MDP REVIEW
C	2-18-20	DMR	REVISED PER TOWN REVIEW
D	4-28-20	DMR	REVISED PER MDP REVIEW
E	5-8-20	DMR	REVISED PER MDP REVIEW
F	6-22-20	DMR	REVISED PER TOWN REVIEW
G	4-18-23	DMR	ISSUED FOR TOWN AVEAILED APPROVAL

DETAILS
DEPOT STREET RESIDENTIAL DEVELOPMENT
DEPOT STREET
WINDHAM, MAINE
FOR: PETER ANANIA & SIMON BEYLIN
44 INDIAN ROCK ROAD, SUITE 800
WINDHAM, NH 03097

17035
JOB NUMBER:
AS NOTED
SCALE:
4-18-2023
DATE:
SHEET 7 OF 8
D-2

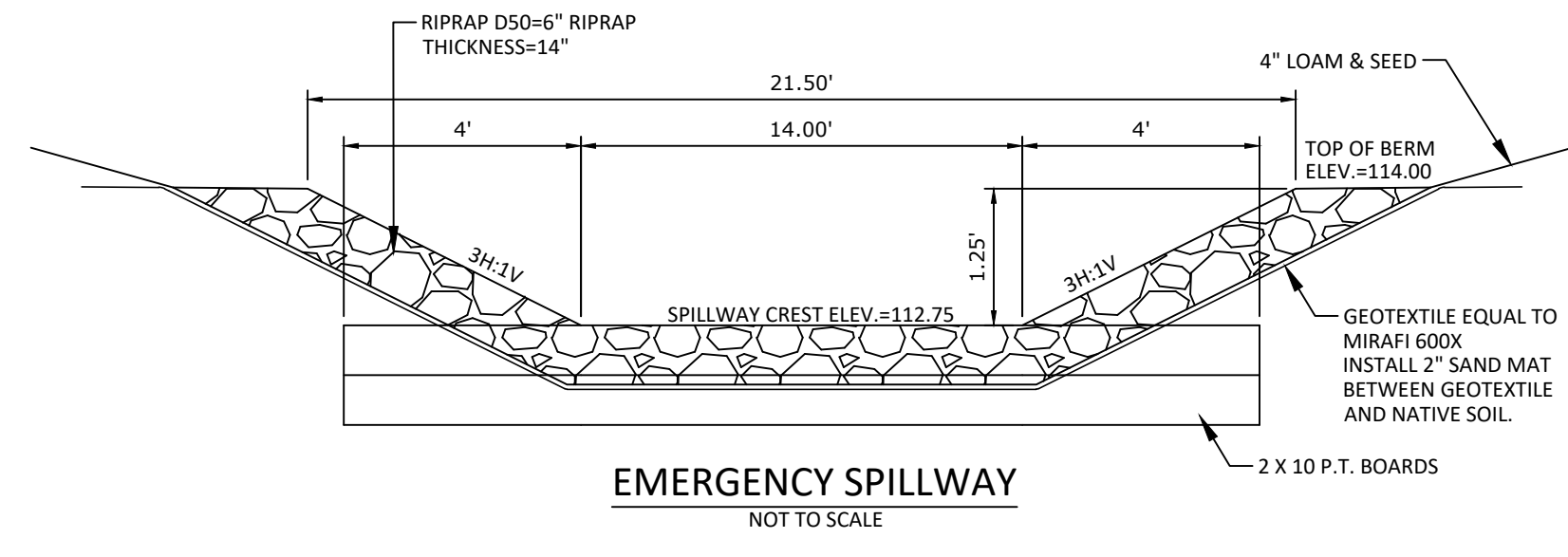
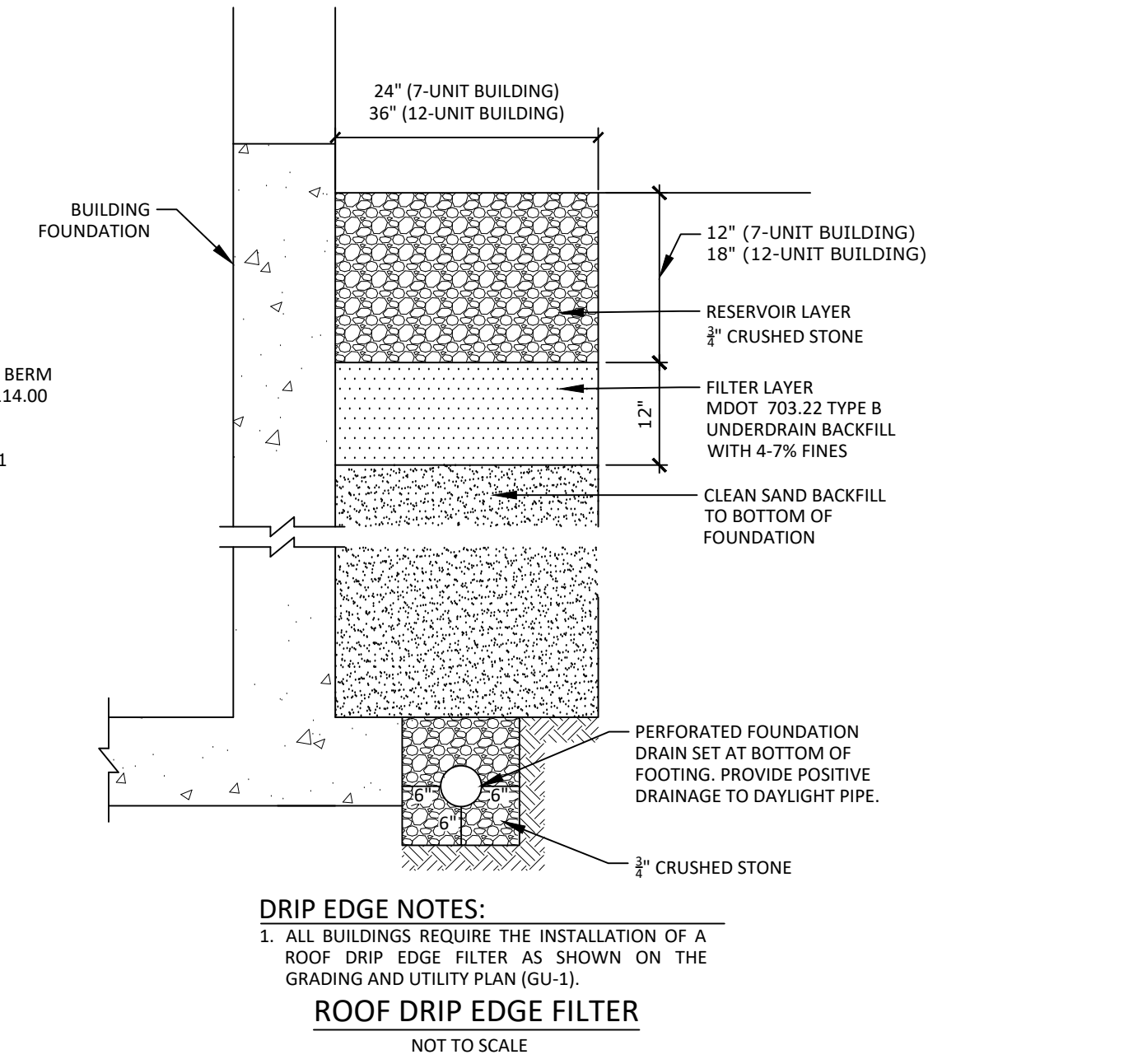
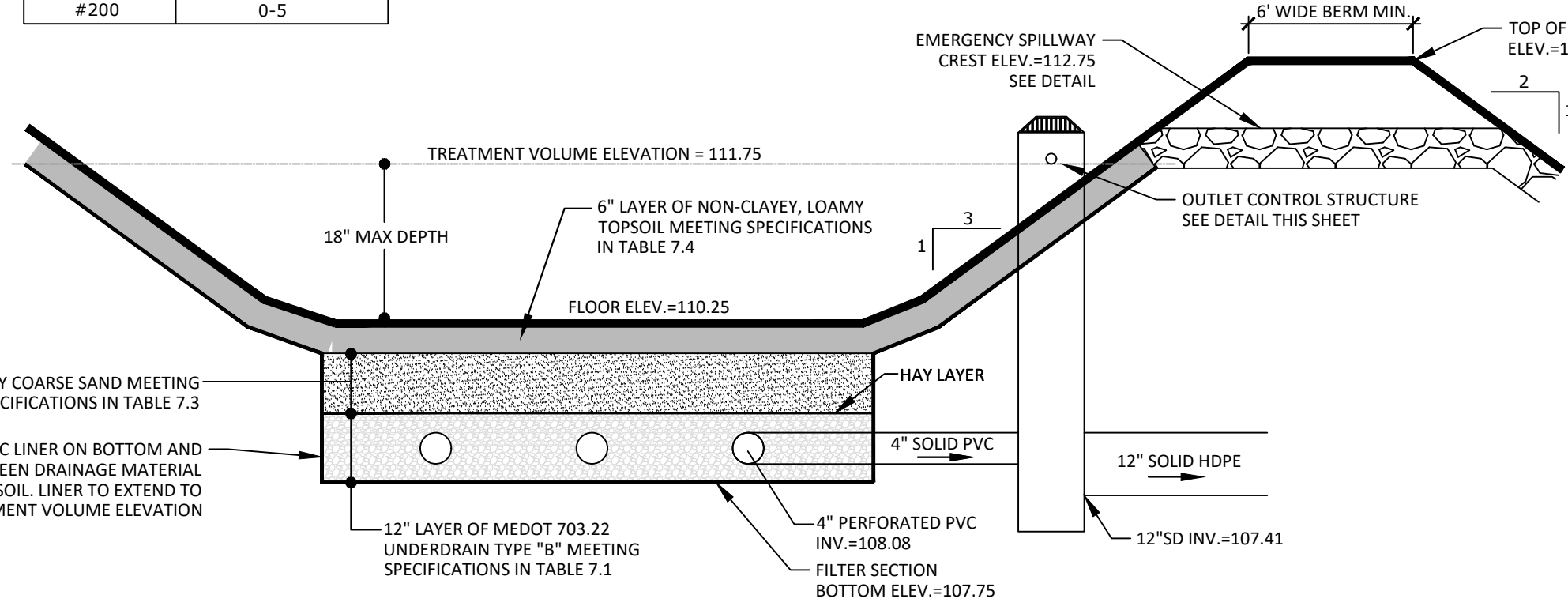


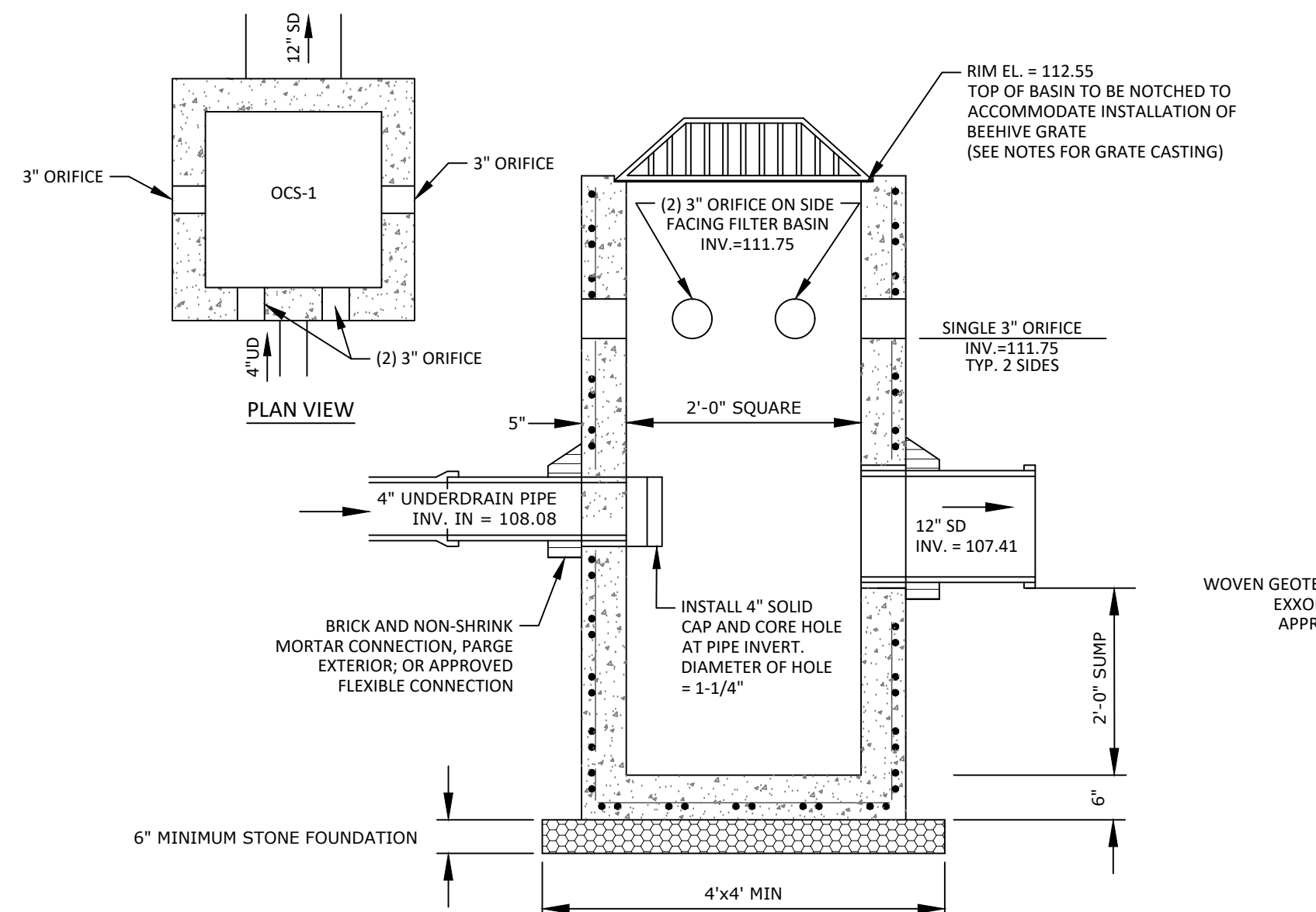
TABLE 7.1 UNDERDRAIN 703.22 TYPE "B"		TABLE 7.3 LOAMY COARSE SAND		TABLE 7.4 SANDY LOAM	
SIEVE SIZE	% PASSING BY WEIGHT	SIEVE SIZE	% PASSING BY WEIGHT	SIEVE SIZE	% PASSING BY WEIGHT
1"	90-100	#10	85-100	#4	75-95
1/2"	75-100	#20	70-100	#10	60-90
#4	50-100	#60	15-40	#40	35-85
#20	15-80	#200	8-15	#200	20-70
#50	0-15	200 CLAY	<2.0	200 CLAY	<2.0
#200	0-5				



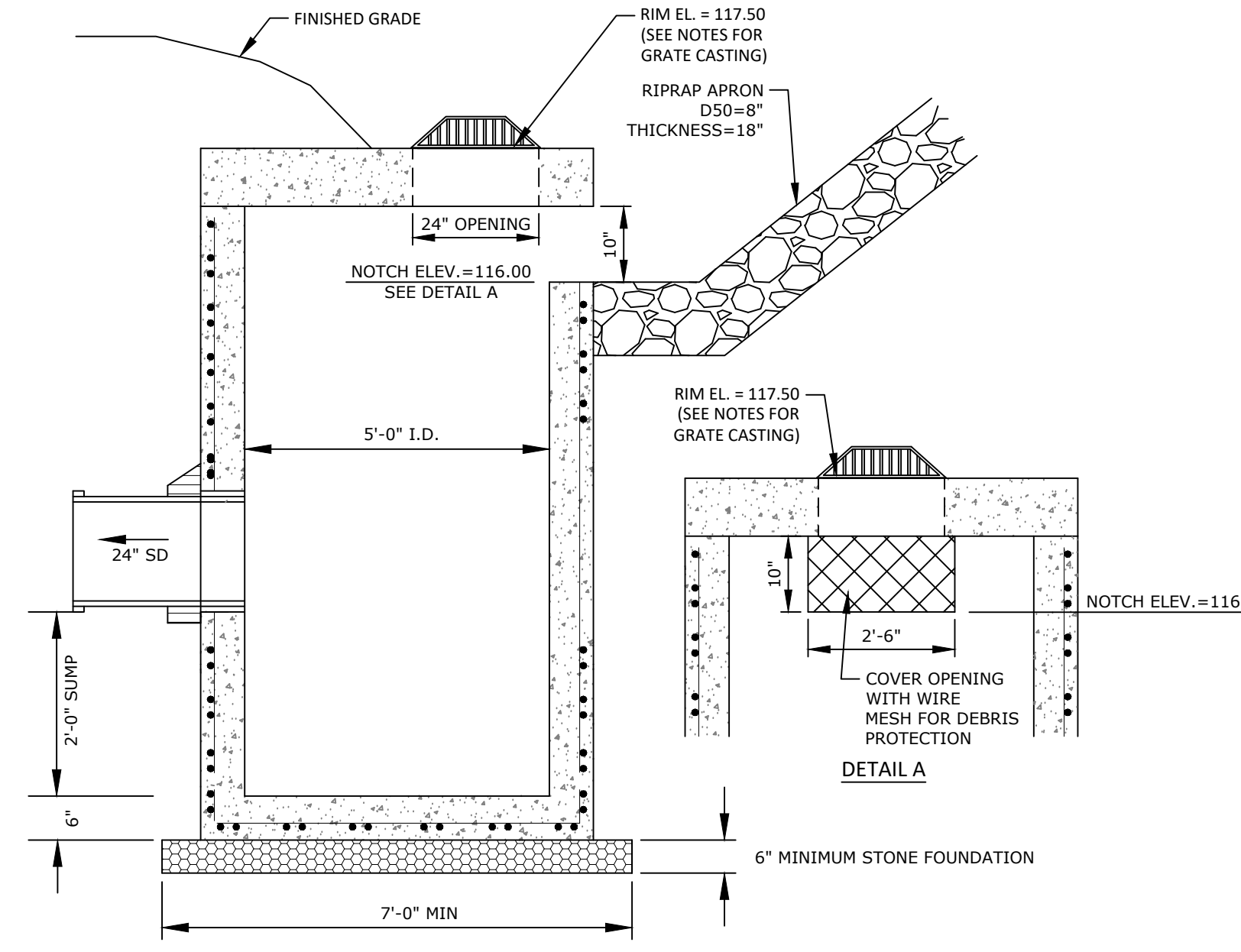
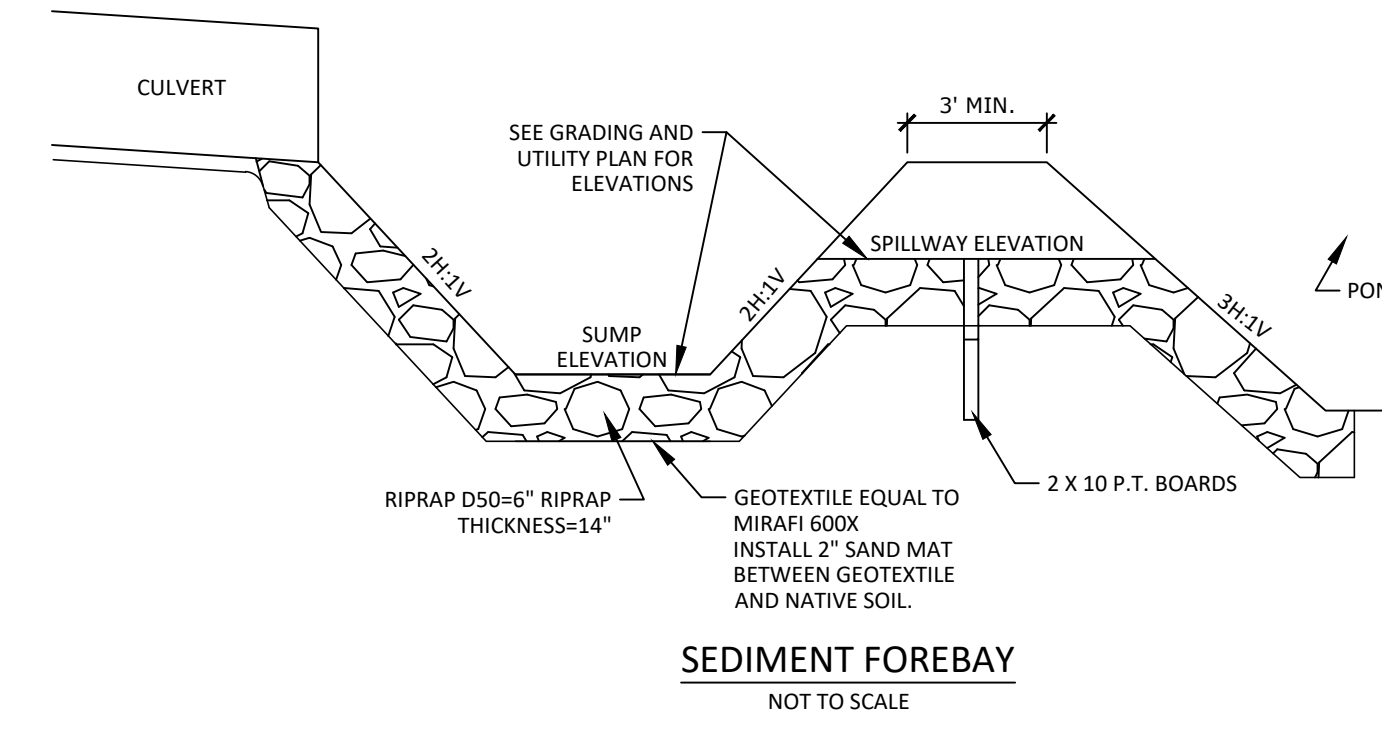
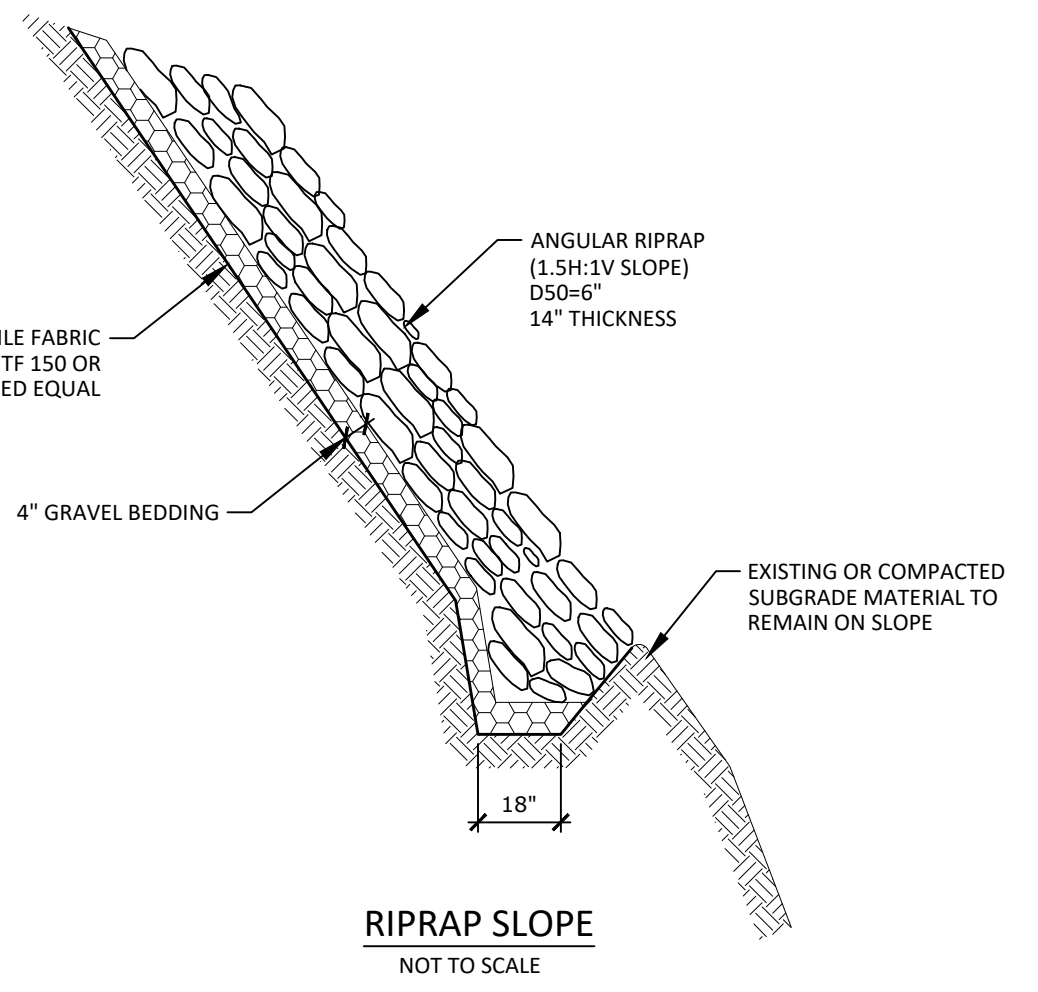
DRIP EDGE NOTES:
 1. ALL BUILDINGS REQUIRE THE INSTALLATION OF A ROOF DRIP EDGE FILTER AS SHOWN ON THE GRADING AND UTILITY PLAN (GU-1).
ROOF DRIP EDGE FILTER
 NOT TO SCALE

DRIP EDGE FILTER CONSTRUCTION OVERSIGHT NOTES:
 1. INSPECTION BY THE DESIGN ENGINEER OR SUITABLE THIRD PARTY WILL OCCUR AT A MINIMUM:
 A) AFTER THE INSTALLATION OF THE BUILDING FOUNDATION AND ONCE THE FOUNDATION DRAINS ARE INSTALLED BUT NOT BACKFILLED.
 B) AFTER THE FOUNDATION WALL IS BACKFILLED AND PRIOR TO THE INSTALLATION OF THE FILTER MEDIA.
 C) AFTER THE FILTER MEDIA HAS BEEN INSTALLED.
 D) AFTER THE RESERVOIR LAYER HAS BEEN INSTALLED.
 E) ALL THE MATERIAL USED FOR THE CONSTRUCTION OF THE DRIP EDGE FILTER MUST BE CONFIRMED AS SUITABLE BY THE DESIGN ENGINEER. TESTING MUST BE DONE BY A CERTIFIED LABORATORY TO SHOW THAT THEY ARE PASSING MDEP SPECIFICATIONS.
 2. TESTING AND SUBMITTALS: THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE OF EACH COMPONENT OF THE FILTER MEDIA. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION. THE CONTRACTOR SHALL:
 A) SELECT SAMPLES OF THE FILTER LAYER MATERIAL AND SAND BACKFILL. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PIT FACE. SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY.
 B) PERFORM A SIEVE ANALYSIS CONFORMING TO ASTM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES 1996A) ON EACH TYPE OF THE SAMPLE MATERIAL. THE FILTER MEDIA MUST HAVE 4% TO 7% BY WEIGHT PASSING THE #200 SIEVE.
 C) PERFORM A PERMEABILITY TEST ON THE FILTER MEDIA CONFORMING TO ASTM D2434 COMPACTED TO 90-92% OF MAXIMUM DRY DENSITY BASED ON ASTM D698

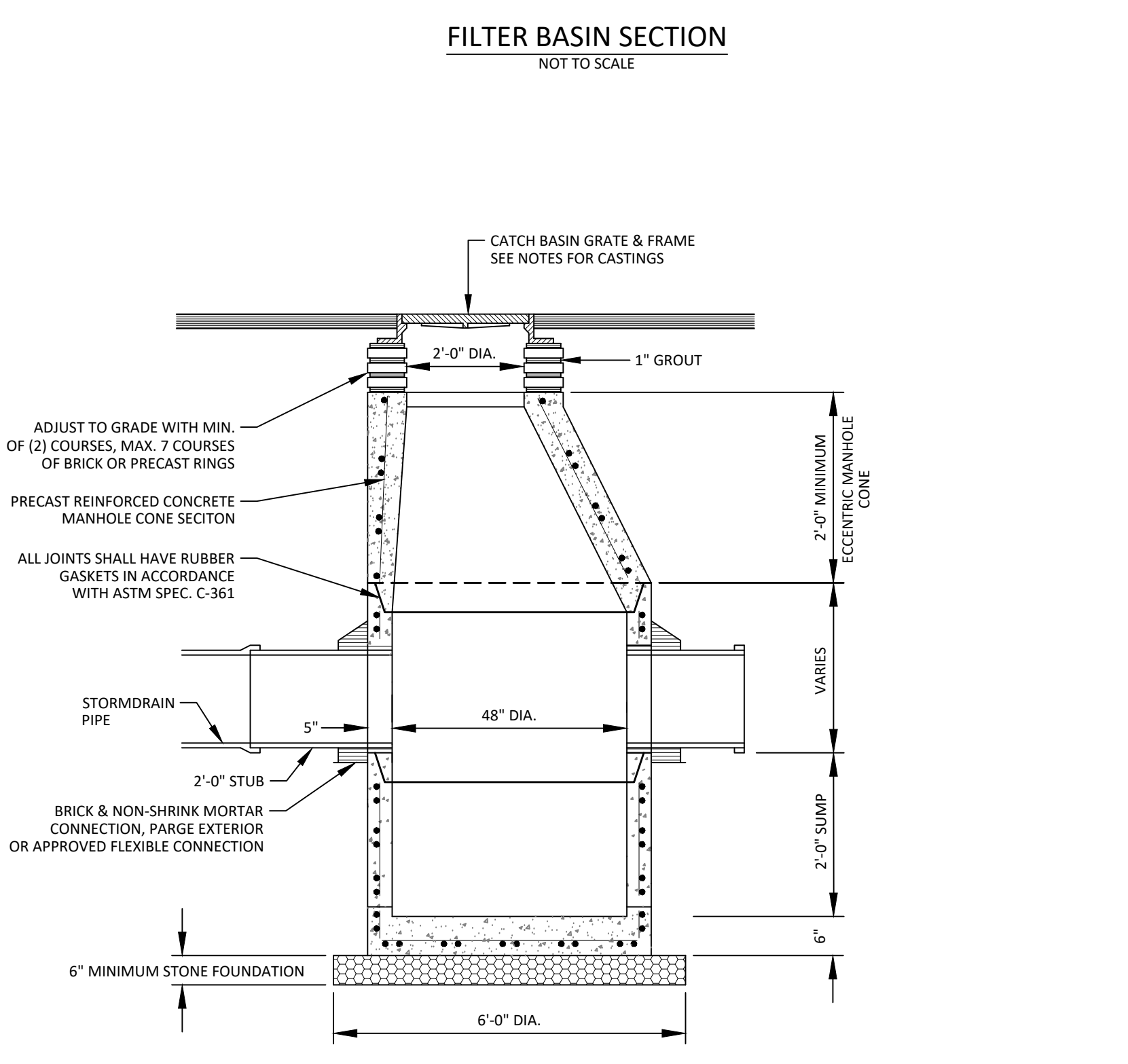
FILTER BASIN NOTES:
 1. CONSTRUCTION SEQUENCE: THE SOIL FILTER MEDIA AND VEGETATION MUST NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE FILTER HAS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURE, 90% VEGETATION COVER, OR OTHER PERMANENT STABILIZATION UNLESS THE RUNOFF FROM THE CONTRIBUTING DRAINAGE AREA IS DIVERTED AROUND THE FILTER UNTIL STABILIZATION IS COMPLETED.
 2. COMPACTION OF SOIL FILTER: FILTER SOIL MEDIA AND UNDERDRAIN BEDDING MATERIAL MUST BE COMPACTED BETWEEN 90% AND 92% STANDARD PROCTOR. THE BED SHOULD BE INSTALLED IN AT LEAST TWO LIFTS TO PREVENT POCKETS OF LOOSE MEDIA.
 3. ONCE FILTER MEDIA IS INSTALLED, VEHICLES AND HEAVY EQUIPMENT SHALL BE PROHIBITED FROM DRIVING THROUGH, STAGED OR PARKED WITH THE UNDERDRAINED FILTER BASIN.
 4. FILTER BASINS SHALL NOT BE UTILIZED FOR SNOW STORAGE. NO SNOW SHALL BE PLOWED OR DUMPED INTO THE FILTER BASINS.
FILTER BASIN CONSTRUCTION OVERSIGHT NOTES:
 1. INSPECTION BY THE DESIGN ENGINEER OR SUITABLE THIRD PARTY WILL OCCUR AT A MINIMUM:
 A) AFTER THE PRELIMINARY CONSTRUCTION OF THE FILTER GRADES AND ONCE THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED.
 B) AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE FILTER MEDIA.
 C) AFTER THE FILTER MEDIA HAS BEEN INSTALLED AND SEEDS.
 D) AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS.
 E) ALL THE MATERIAL USED FOR THE CONSTRUCTION OF THE FILTER BASIN MUST BE CONFIRMED AS SUITABLE BY THE DESIGN ENGINEER. TESTING MUST BE DONE BY A CERTIFIED LABORATORY TO SHOW THAT THEY ARE PASSING MDEP SPECIFICATIONS.
 2. TESTING AND SUBMITTALS: THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE OF EACH COMPONENT OF THE FILTER MEDIA. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION. THE CONTRACTOR SHALL:
 A) SELECT SAMPLES FOR SAMPLING OF EACH TYPE OF MATERIAL TO BE BLENDED FOR THE MIXED FILTER MEDIA AND SAMPLES OF THE UNDERDRAIN BEDDING MATERIAL. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PIT FACE. SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY.
 B) PERFORM A SIEVE ANALYSIS CONFORMING TO STM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES 1996A) ON EACH TYPE OF THE SAMPLE MATERIAL. THE RESULTING SOIL FILTER MEDIA MIXTURE MUST HAVE 8% TO 12% BY WEIGHT PASSING THE #200 SIEVE. A CLAY CONTENT OF LESS THAN 2% (DETERMINED BY HYDROMETER GRAIN SIZE ANALYSIS) AND HAVE 10% DRY WEIGHT OF ORGANIC MATTER.
 C) PERFORM A PERMEABILITY TEST ON THE SOIL FILTER MEDIA MIXTURE CONFORMING TO ASTM D2434 WITH THE MIXTURE COMPACTED TO 90-92% OF MAXIMUM DRY DENSITY BASED ON ASTM D698



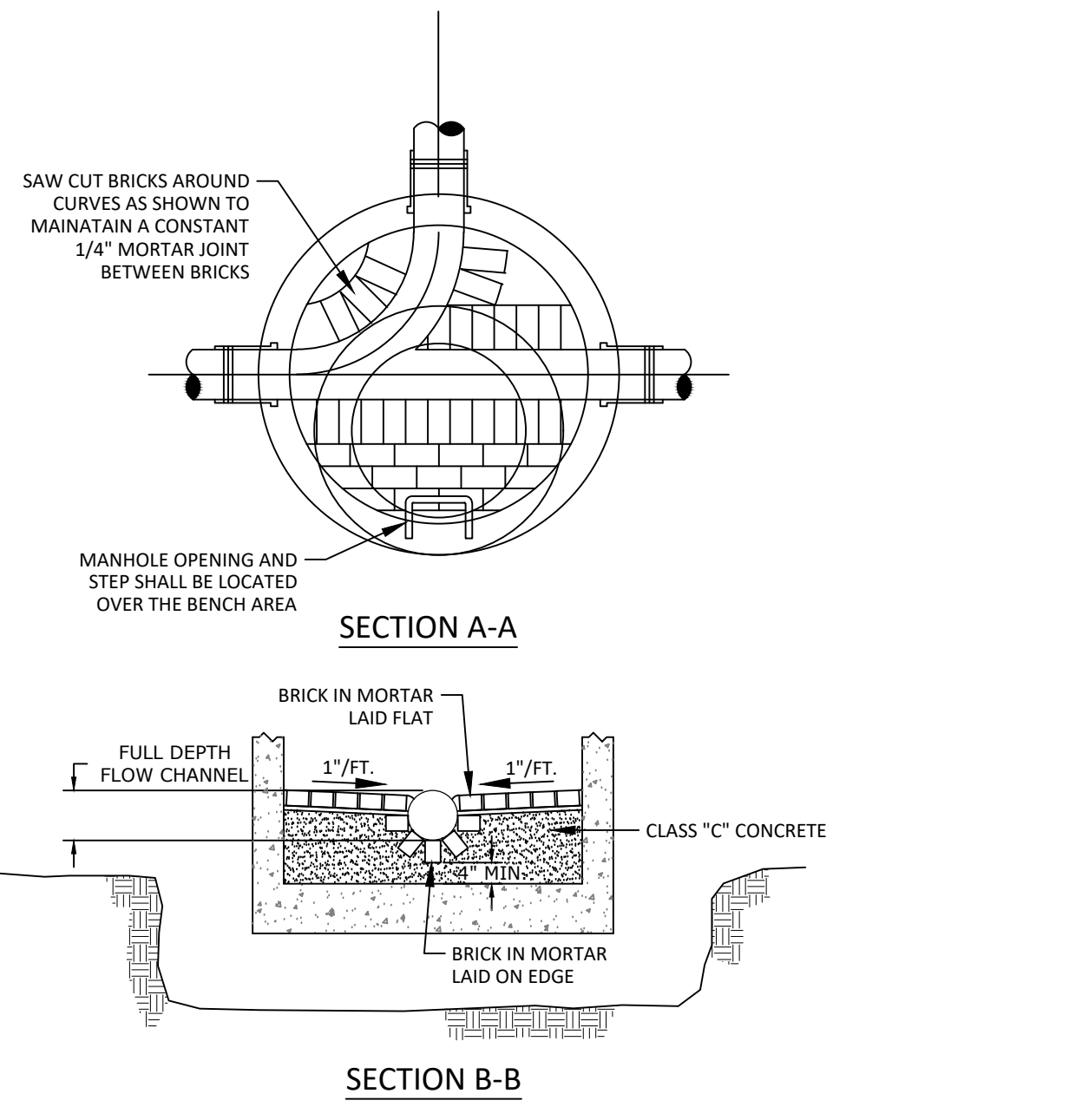
NOTES:
 1. OUTLET CONTROL STRUCTURE SHALL BE CONSTRUCTED UTILIZING A PRECAST CATCH BASIN (24" x 24" TYPE F).
 2. CAST IRON GRATE SHALL BE EQUAL TO NEENAH FOUNDRY, PRODUCT NO. R-4345, BEEHIVE LIGHT DUTY GRATE, OR APPROVED EQUIVALENT.
 3. SUBMIT SHOP DRAWINGS AND CASTING SPECIFICATIONS TO ENGINEER FOR APPROVAL.



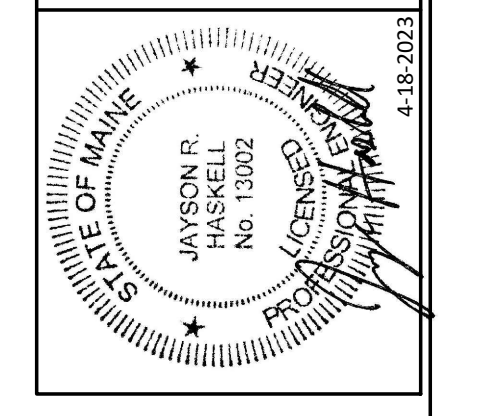
NOTES:
 1. OUTLET CONTROL STRUCTURE SHALL BE CONSTRUCTED UTILIZING A PRECAST CATCH BASIN WITH A 5' INSIDE DIAMETER.
 2. CAST IRON GRATE SHALL BE EQUAL TO NEENAH FOUNDRY, PRODUCT NO. R-4345, BEEHIVE LIGHT DUTY GRATE, OR APPROVED EQUIVALENT.
 3. SUBMIT SHOP DRAWINGS AND CASTING SPECIFICATIONS TO ENGINEER FOR APPROVAL.
CATCH BASIN CB-4
 NOT TO SCALE



NOTES:
 1. LARGER DIAMETER STRUCTURES MAY BE REQUIRED DUE TO SIZE OR GEOMETRY OF PIPE CONNECTIONS AT MANHOLE. WALL THICKNESS TO INCREASE BY 1" FOR EACH 1'-0" DIA. INCREASE. PROVIDE SHOP DRAWINGS.
 2. DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.
 3. CAST IRON GRATES SHALL BE EQUAL TO EAST JORDAN IRON WORKS, PRODUCT NO. 4562231C01, HEAVY DUTY GRATE OR ENGINEER APPROVED EQUIVALENT. SUBMIT CATALOG SHEETS TO ENGINEER FOR APPROVAL.
PRECAST CONCRETE CATCH BASIN
 NOT TO SCALE



NOTES:
 1. SOLID COVER TO BE EAST JORDAN IRON WORKS PRODUCT NUMBER 00104175 OR APPROVED EQUAL AND SHALL BE MARKED "SANITARY SEWER". FRAME TO BE EAST JORDAN IRONWORKS PRODUCT NUMBER 00104510 OR APPROVED EQUAL.
 2. CONNECTIONS TO EXISTING SANITARY MANHOLES TO BE APPROVED BY SEWER DISTRICT AND CORE DRILLED WITH FLEXIBLE BOOT.
 3. MANHOLE CHANNELS REQUIRING CHANGE IN ALIGNMENT ARE TO BE BUILT ON A SMOOTH RADIUS. IF SIDE PIPES ENTER CHANNEL, SHAPE TO RECEIVE ADDED SIDE FLOW (SEE SECTION A-A).
 4. USE FLAT SLAB TOP MANHOLE WHEN THE DIFFERENCE BETWEEN INVERT AND RIM IS LESS THAN 6'-0" AND WHEN MANHOLE DIAMETER IS GREATER THAN 4'-0".
 5. AVERAGE STRENGTH OF CONCRETE TO BE 4,000 PSI AT 28 DAYS. STRUCTURE TO BE DESIGNED FOR H-20 LOADING.
PRECAST CONCRETE SANITARY MANHOLE
 NOT TO SCALE



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REV	DATE	BY	DESCRIPTION
A	11-28-19	DMR	ISSUED FOR PRELIMINARY SUBDIVISION REVIEW
B	1-27-20	DMR	ISSUED FOR MDEP REVIEW
C	2-18-20	DMR	REVISED PER TOWN REVIEW
D	4-28-20	DMR	REVISED PER MDEP REVIEW
E	5-8-20	DMR	REVISED PER MDEP REVIEW
F	6-22-20	DMR	REVISED PER TOWN REVIEW
G	4-18-23	DMR	ISSUED FOR TOWN AVEAILED APPROVAL

DETAILS
 DEPOT STREET RESIDENTIAL DEVELOPMENT
 DEPOT STREET
 WINDHAM, MAINE
 FOR: PETER ANANIA & SIMON BEYLIN
 44 INDIAN ROCK ROAD, SUITE 850
 WINDHAM, NH 03097

17035
 JOB NUMBER:
 AS NOTED
 SCALE:
 4-18-2023
 DATE:
 SHEET 8 OF 8
 D-3