

PERMITTING DRAWINGS

FOR

839 ROOSEVELT REDEVELOPMENT WINDHAM, MAINE

JUNE 2019
REVISED SEPTEMBER 2019

PROFESSIONAL CONTACTS:

APPLICANT :
HANNA REALTY ASSOCIATES, LLC
2 EISENHOWER DRIVE
WESTBROOK, ME 04092
(207) 854-5405
CONTACT: DAVID MACHESNEY

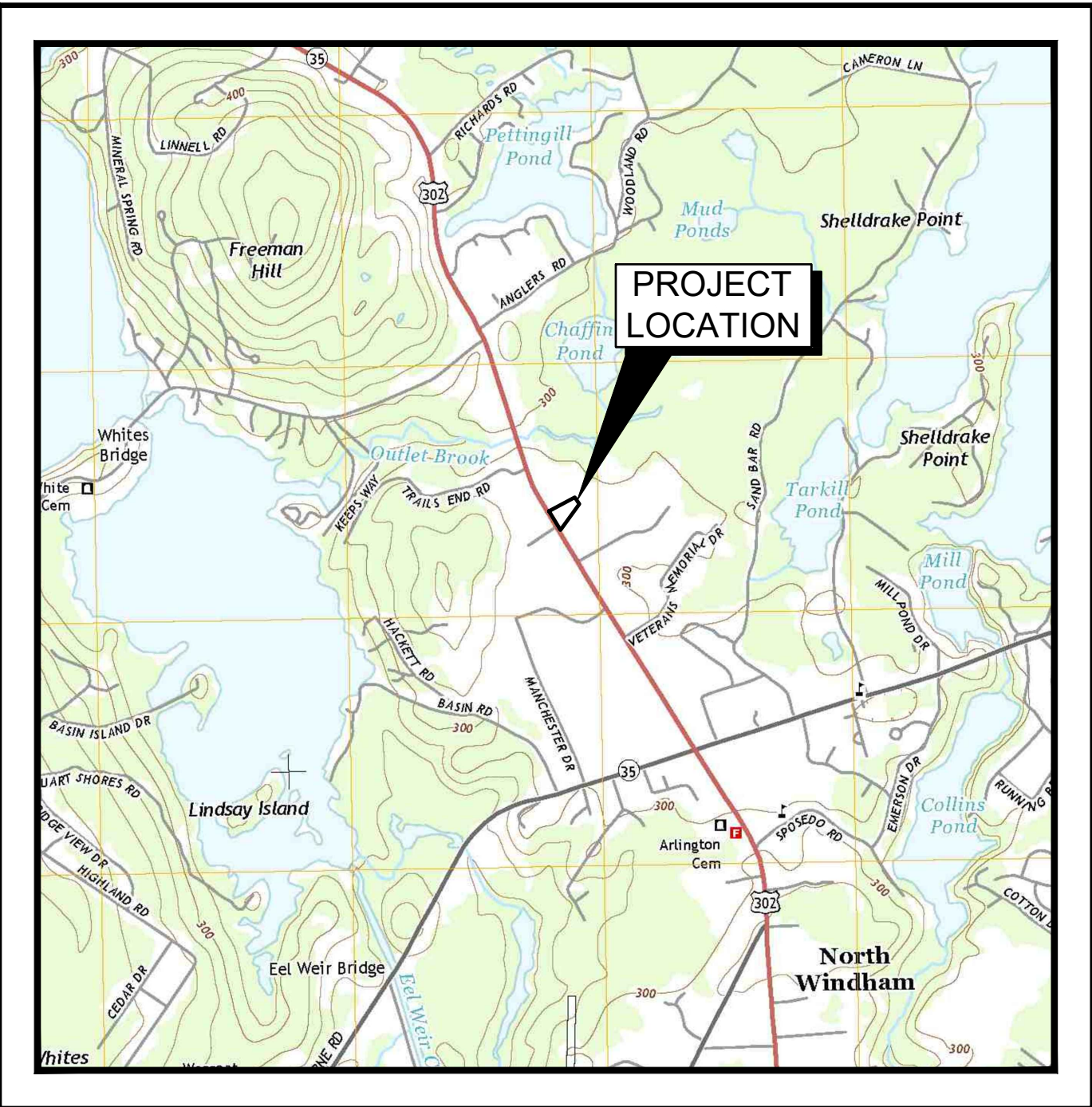
ENGINEERING & DESIGN:
ST.GERMAIN COLLINS
846 MAIN STREET
WESTBROOK, ME 04092
(207) 591-7000
CONTACT: PATRICK GERE, PE, CIVIL ENGINEER
CONTACT: ELLEN RATHBONE, PROJECT MANAGER

SURVEYOR:
TITCOMB ASSOCIATES
133 GRAY ROAD
FALMOUTH, ME 04105
(207) 797-9199
CONTACT: REX J. CROTEAU, P.L.S.

ARCHITECT:
MICHAEL CHAREK ARCHITECTS
25 HARTLEY STREET
PORTLAND, ME 04103
(207) 761-0556
CONTACT: MICHAEL CHAREK

DRAWING LIST:

C-001 COVER SHEET
-- EXISTING CONDITIONS SURVEY
C-101 SITE PLAN
C-102 GRADING, DRAINAGE, & UTILITIES PLAN
C-501 SITE DETAILS
C-502 SITE DETAILS
C-503 SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS
D-101 EXISTING CONDITIONS WATERSHED PLAN
D-102 PROPOSED CONDITIONS WATERSHED PLAN
L-101 LIGHTING & LANDSCAPE PLAN
L-501 LIGHTING DETAILS
A1 FLOOR PLAN AND NOTES
A2 ELEVATIONS



SITE LOCATION MAP
SCALE: 1" = 2,000'±
SOURCE: MAINEGIS, NORTH WINDHAM, MAINE, QUADRANGLE, DATED 2014.



846 Main St., Westbrook, ME 04092
T: 207-591-7000
StGermainCollins.com



REV.	DATE	REVISION DESCRIPTION
2.	9/27/19	REVISED PER TOWN COMMENTS
1.	9/10/19	REVISED PER TOWN COMMENTS
0.	6/5/19	ISSUED FOR PERMITTING

DESIGNED BY: PMG
DRAWN BY: PMG
CHECKED BY: PJC
DATE: 9/27/2019
FILE NAME: 2572-0011 C-001 Cover.dwg
PROJECT NAME:

839 ROOSEVELT REDEVELOPMENT
839 ROOSEVELT TRAIL
WINDHAM, MAINE

CLIENT:

HANNA REALTY ASSOCIATES, LLC
2 EISENHOWER DRIVE
WESTBROOK, MAINE

SHEET TITLE:

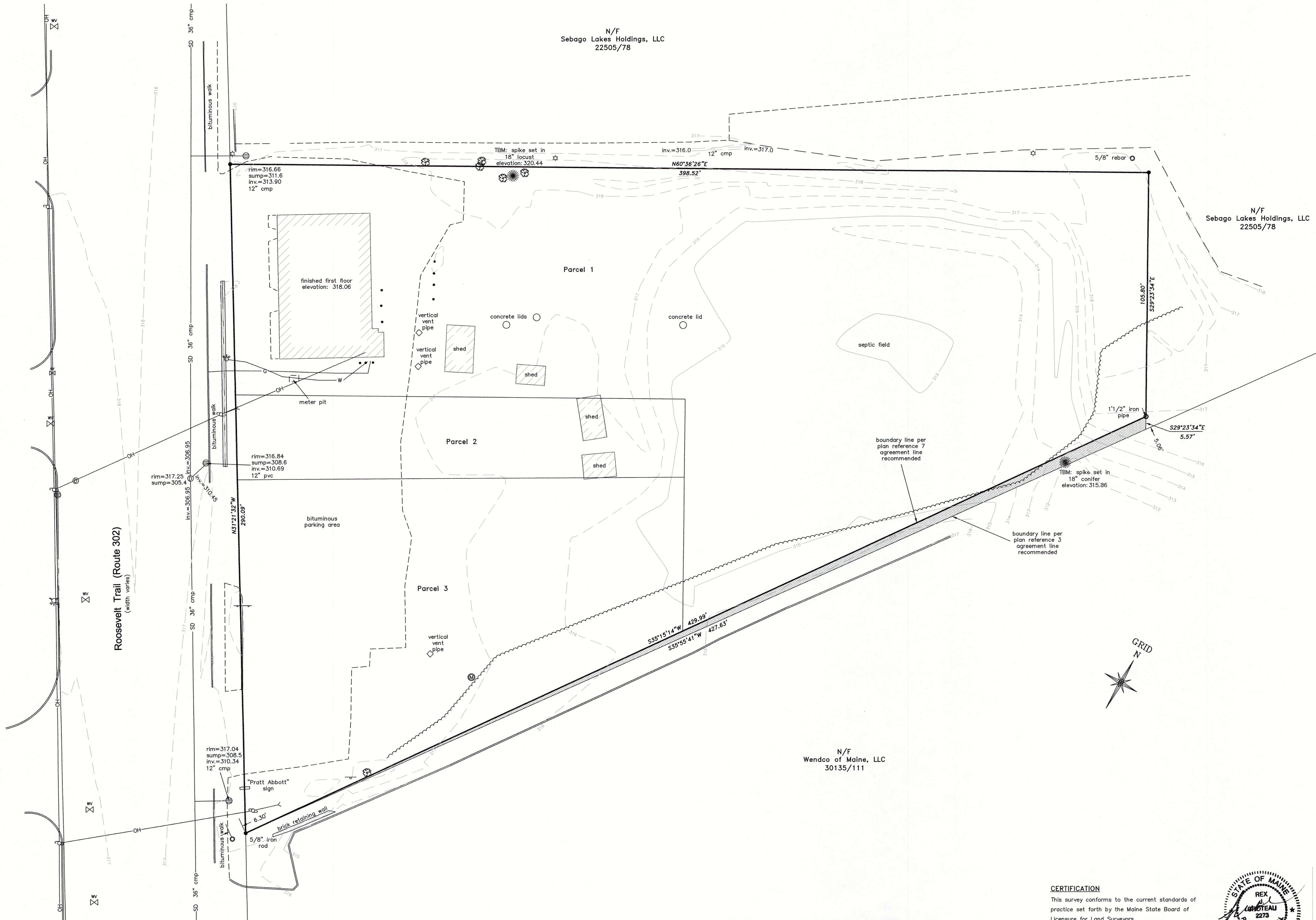
COVER SHEET

SHEET NO:

C-001



MICHAEL CHAREK ARCHITECTS



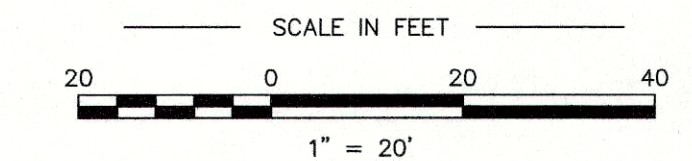
- LEGEND**
- Iron marker - found
 - Iron marker - set (#5 rebar)
 - Property line (locus)
 - Property line (abutter)
 - Edge of pavement
 - Curb
 - Sign
 - Lamp or light pole
 - Utility pole
 - Guy wire
 - Catch basin (round)
 - Drain manhole
 - Gas valve
 - Ballard
 - Water shutoff
 - Water valve
 - Fire hydrant
 - Contours (1ft)
 - Contours (5ft)
 - Storm drain
 - Underground water line
 - Underground gas line
 - Overhead utility line
 - Edge of gravel
 - Now or formerly of
 - Dead reference (Book/Page)
 - Tree line
 - Monitoring well
 - Deciduous tree
 - Coniferous tree
 - Existing building

- NOTES**
- 1) Book and Page references are to the Cumberland County Registry of Deeds.
 - 2) Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone derived from GPS observations.
 - 3) Elevations are based on NAVD88 derived from GPS observations.
 - 4) Utility information on this plan is approximate, based on location of visible features. DigSafe and/or the appropriate utilities should be contacted prior to any construction.
 - 5) Property lies within Zone X based on FIRM Community #230189 Panel #0015 B, dated September 2, 1981. It does not lie within a special flood hazard area.

- PLAN REFERENCES**
- 1) Plan of Replacement Septic System Design made for Pratt-Abbott Cleaners by Sebago Technics dated June 2, 2011 and revised June 10, 2011.
 - 2) ALTA/ACSM Land Title Survey made for Fleet Business Credit Corporation by MHF Design Consultants, Inc. dated November 20, 2000 and revised February 8, 2001.
 - 3) Site Plan made for Norway Savings Bank by Sebago Technics dated August 29, 1994 and revised through April 26, 1995.
 - 4) Standard Boundary Survey made for Norway Savings Bank by Sebago Technics dated June 22, 1994 and revised June 29, 1994.
 - 5) State of Maine Department of Transportation Right of Way Map dated December, 1993. D.O.T. File No. 3-407, sheets 8-10 of 13.
 - 6) Plan of Land at North Windham dated May, 1946 by H.I. & E.C. Jordan Civil Engineers, recorded in Plan Book 39, Page 72.
 - 7) Boundary Plan of 6 Parcels of Land made for David G. Hills Development Corporation by H. Edmund Bergeron Civil Engineer, P.A. dated November 11, 1988.

AREA
78,325 square feet / 1.80 acres

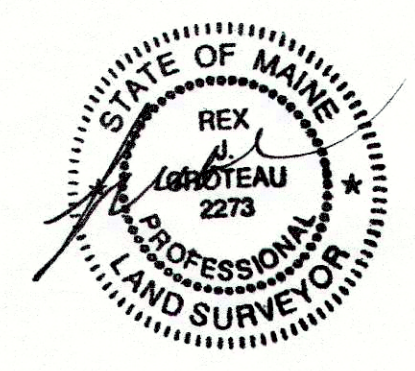
OWNERS OF RECORD
Hanna Associates; Book 13646, Page 66



PLAN OF Existing Conditions Survey		
839 Roosevelt Trail Windham, Maine		
MADE FOR		
St. Germain Collins		
846 Main Street Westbrook, Maine		
JOB #215028	DATE: May 26, 2015	SCALE: 1" = 20'
BOOK #885		
CP/2015/215028		
FILE #9778		

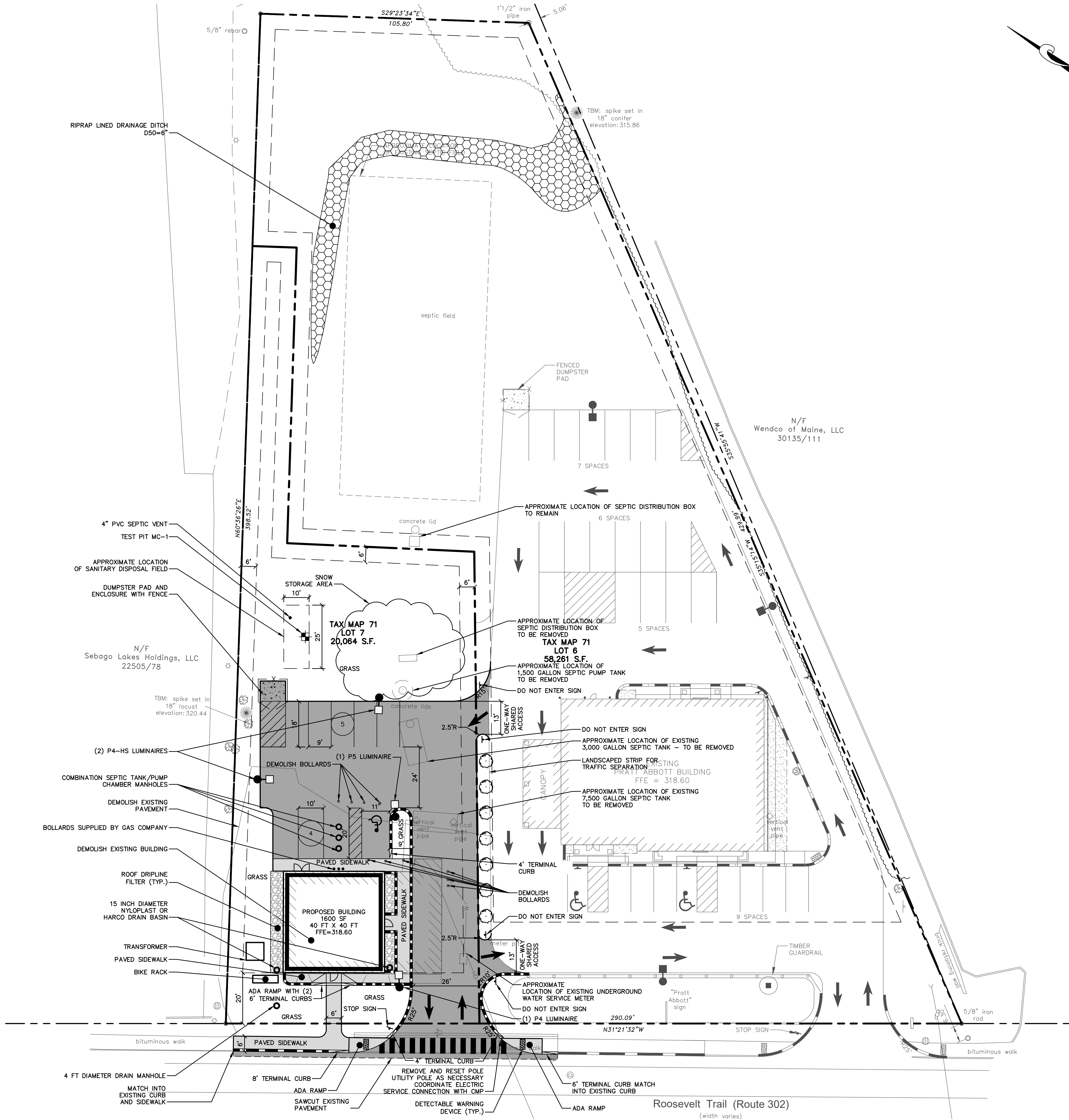
CERTIFICATION
This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.

Rex J. Croteau, P.L.S. #2273



Titcomb Associates
133 Gray Road, Falmouth, Maine 04105
(207)797-9199 www.titcombsurvey.com

M:_Cad Drawings - Dwg\Active Dwg\2572 - Pratt Abbott\2572-0011 839 Roosevelt Trail Windham\DWG\2572-0011 STP01.dwg 9/27/2019 3:03:44 PM

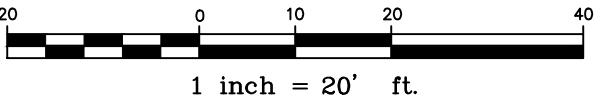
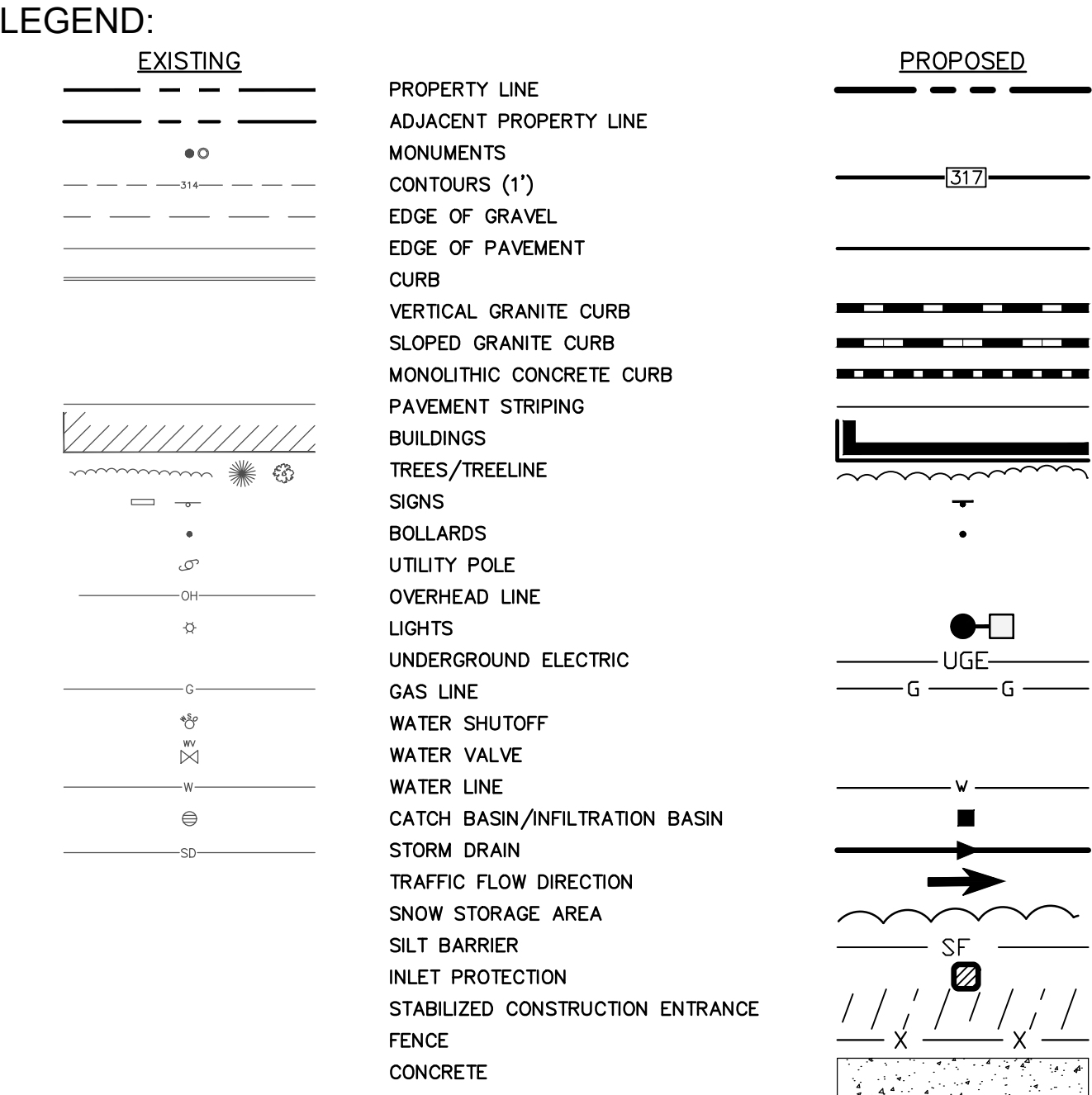


- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED CONDITIONS FOR TAX MAP 71 LOT 7 IN WINDHAM, MAINE (SUBJECT PARCEL).
 2. THE TOTAL AREA OF THE SUBJECT PARCEL IS 20,064 SF (0.46 ACRES).
 3. THE OWNER OF RECORD FOR THE SUBJECT PARCEL IS HANNA REALTY ASSOCIATES, LLC, 2 EISENHOWER DRIVE, WESTBROOK, MAINE 04092, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 34365 PAGE 90.
 4. PROPERTY BOUNDARY AND TOPOGRAPHICAL INFORMATION IS BASED ON A PLAN ENTITLED "EXISTING CONDITIONS SURVEY, 839 ROOSEVELT TRAIL, WINDHAM, ME" BY TITCOMB ASSOCIATES, DATED MAY 26, 2015.
 5. TOPOGRAPHIC ELEVATIONS ARE BASED ON NAVD88 DATUM DERIVED FROM GPS OBSERVATIONS. HORIZONTAL DATA IS REFERENCED TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, NAD83, WEST ZONE, DERIVED FROM GPS OBSERVATIONS.
 6. THE PROPERTY IS LOCATED WITHIN THE TOWN OF WINDHAM COMMERCIAL DISTRICT 1 (C1) ZONE.
 7. MEDICAL MARIJUANA DISPENSARY USE IS A PERMITTED USE IN THE C1 DISTRICT ZONE.
 8. BULK AND DIMENSIONAL REQUIREMENTS FOR THE C1 DISTRICT ZONE ARE AS FOLLOWS:

	REQUIRED	PROPOSED
MIN. LOT SIZE	NONE	20,064 SF
NET RESIDENTIAL DENSITY	NONE	NA
MIN. FRONTAGE	100 FT	100 FT
FRONT SETBACK	10-20 FT	20 FT
MIN. SIDE SETBACK	6 FT	6 FT
MIN. REAR SETBACK	6 FT	6 FT
MAX. BLDG HEIGHT	NONE	36 FT
 9. THE TOWN OF WINDHAM LAND USE ORDINANCE SECTION 812(C)(2)(c) STATES THERE IS NO MINIMUM NUMBER OF PARKING SPACES REQUIRED. NINE PARKING SPACES ARE PROVIDED - 30% OF WHICH (THREE SPACES) ARE 10 FT WIDE X 20 FT DEEP. ONE ADA ACCESSIBLE PARKING SPACE IS PROVIDED.
 10. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE NORTH WINDHAM SIDEWALK IMPACT FEE.

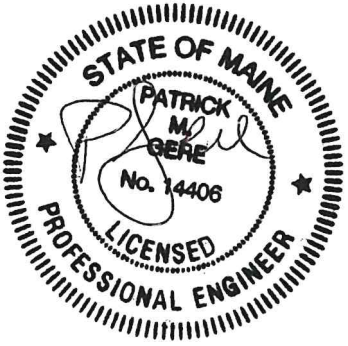
PLAN APPROVED BY TOWN OF WINDHAM, MAINE STAFF REVIEW COMMITTEE	
	DATE

APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED JUNE 2019, 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 814.G. OF THE LAND USE ORDINANCE.



St. Germain
Collins

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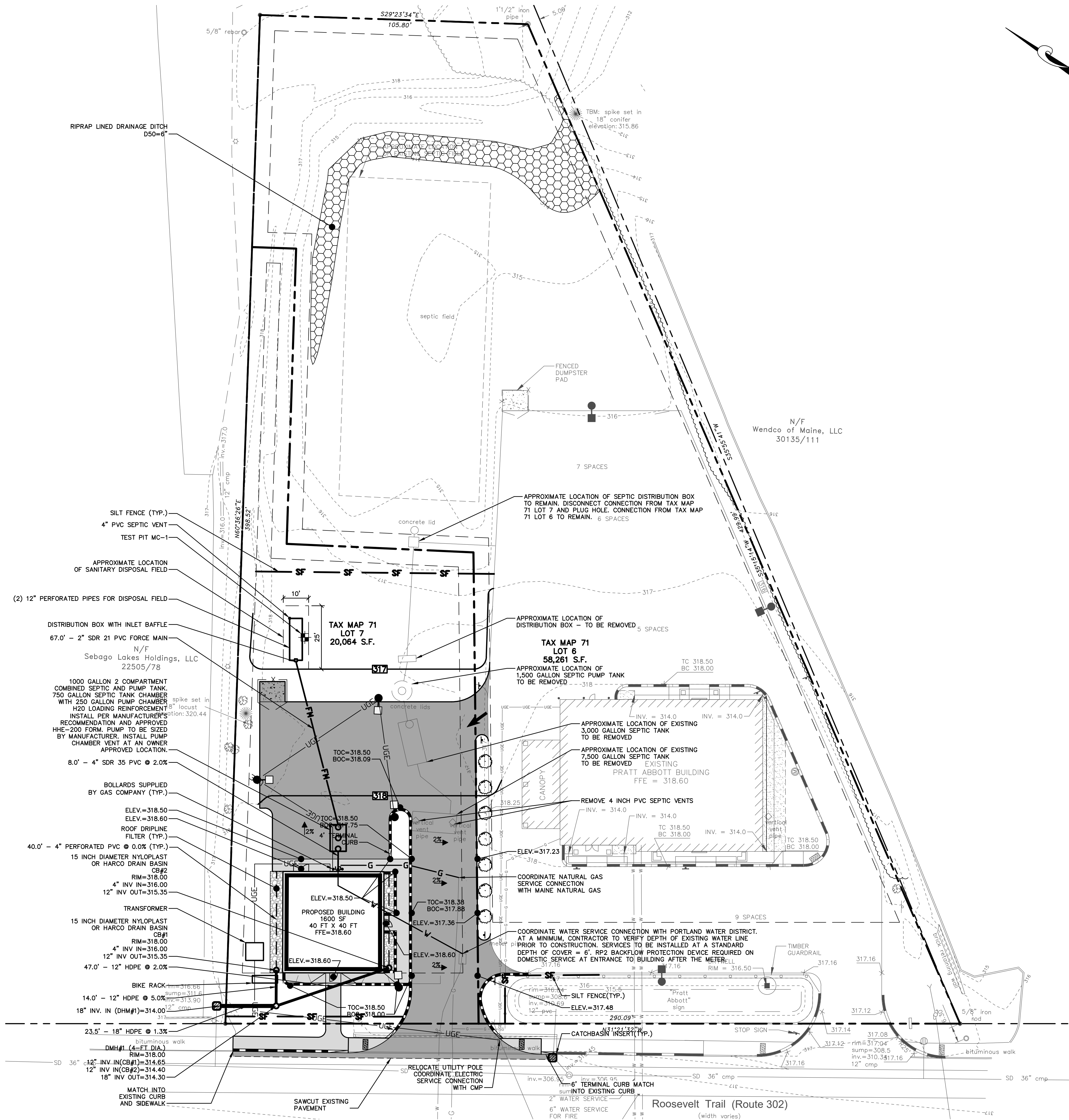
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SITE PLAN

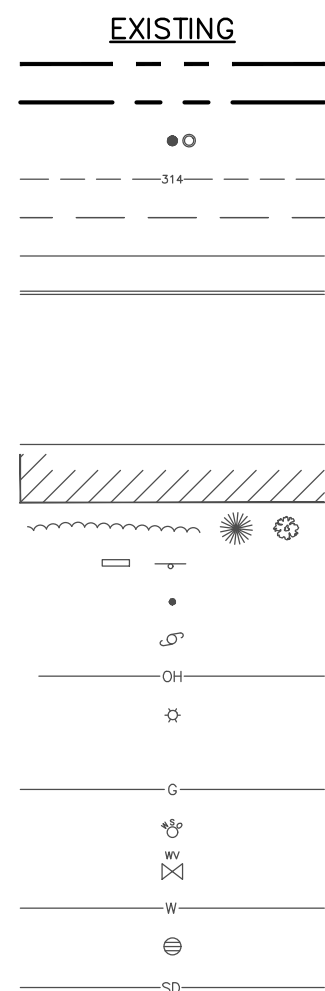
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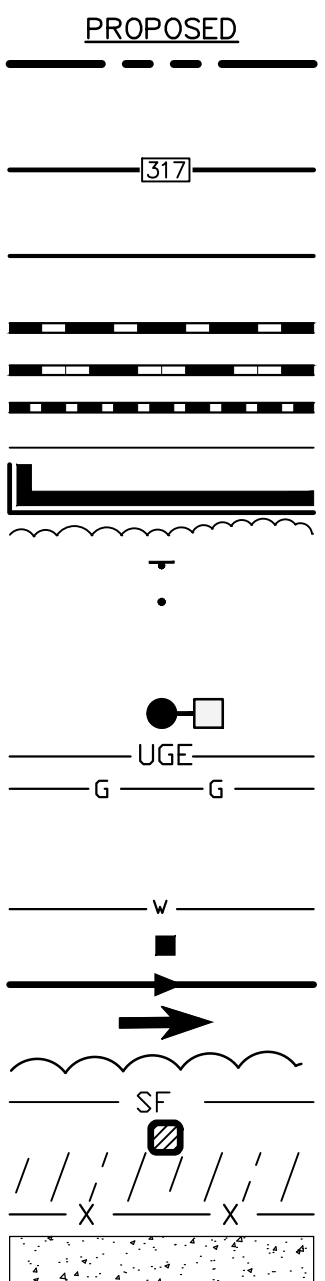
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LEGEND:



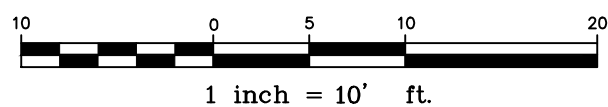
PROPERTY LINE
ADJACENT PROPERTY LINE
MONUMENTS
CONTOURS (1')
EDGE OF GRAVEL
EDGE OF PAVEMENT
CURB
VERTICAL GRANITE CURB
SLOPED GRANITE CURB
MONOLITHIC CONCRETE CURB
PAVEMENT STRIPING
BUILDINGS
TREES/TREELINE
SIGNS
BOLLARDS
UTILITY POLE
OVERHEAD LINE
LIGHTS
UNDERGROUND ELECTRIC
GAS LINE
WATER SHUTOFF
WATER VALVE
WATER LINE
CATCH BASIN/FILTRATION BASIN
STORM DRAIN
TRAFFIC FLOW DIRECTION
SNOW STORAGE AREA
SILT BARRIER
INLET PROTECTION
STABILIZED CONSTRUCTION ENTRANCE
FENCE
CONCRETE



NOTES:

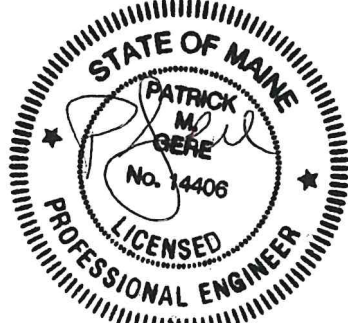
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10. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE NORTH WINDHAM SIDEWALK IMPACT FEE.
11. THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVEGROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE, AND TYPE BY THE PROPER UTILITY COMPANIES. ST.GERMAIN COLLINS DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
12. WATER SERVICE TRENCH REPAIR SHALL BE OBSERVED BY THE TOWN ENGINEER.
13. AREA OF RESTORATION OF GRAVELS AND PAVEMENT REPAIR SHALL BE OBSERVED BY THE TOWN ENGINEER.
14. ALL WATER WORK SHALL BE PER PORTLAND WATER DISTRICT STANDARDS AND SPECIFICATIONS.



St.Germain
Collins

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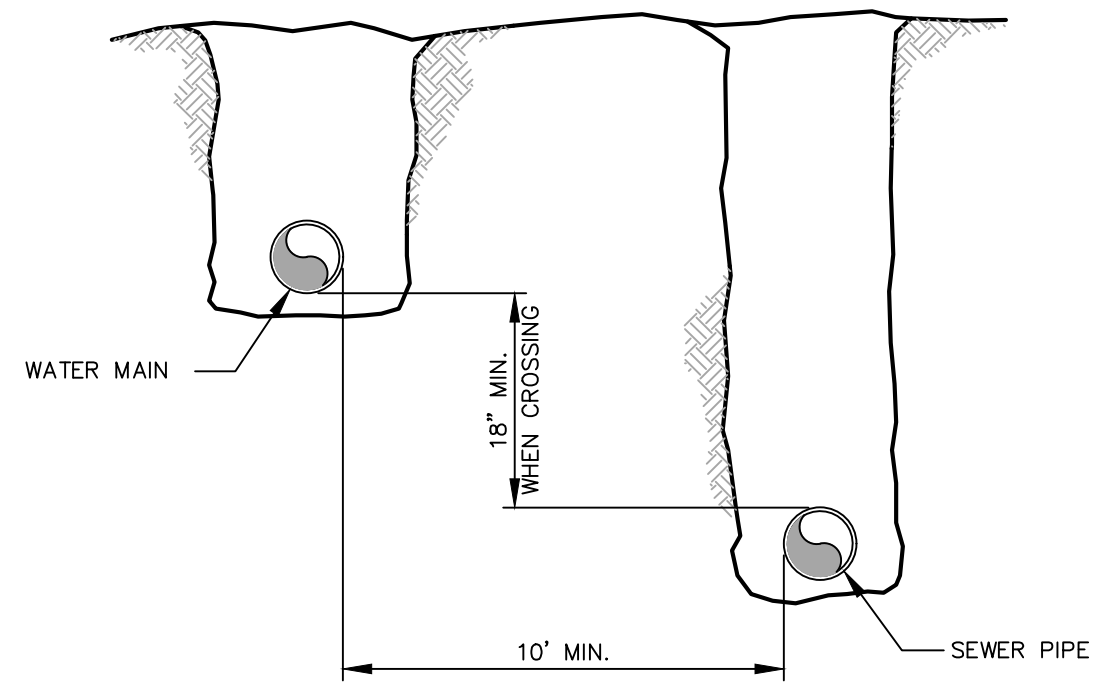
SHEET TITLE:

GRADING,
DRAINAGE, &
UTILITIES PLAN

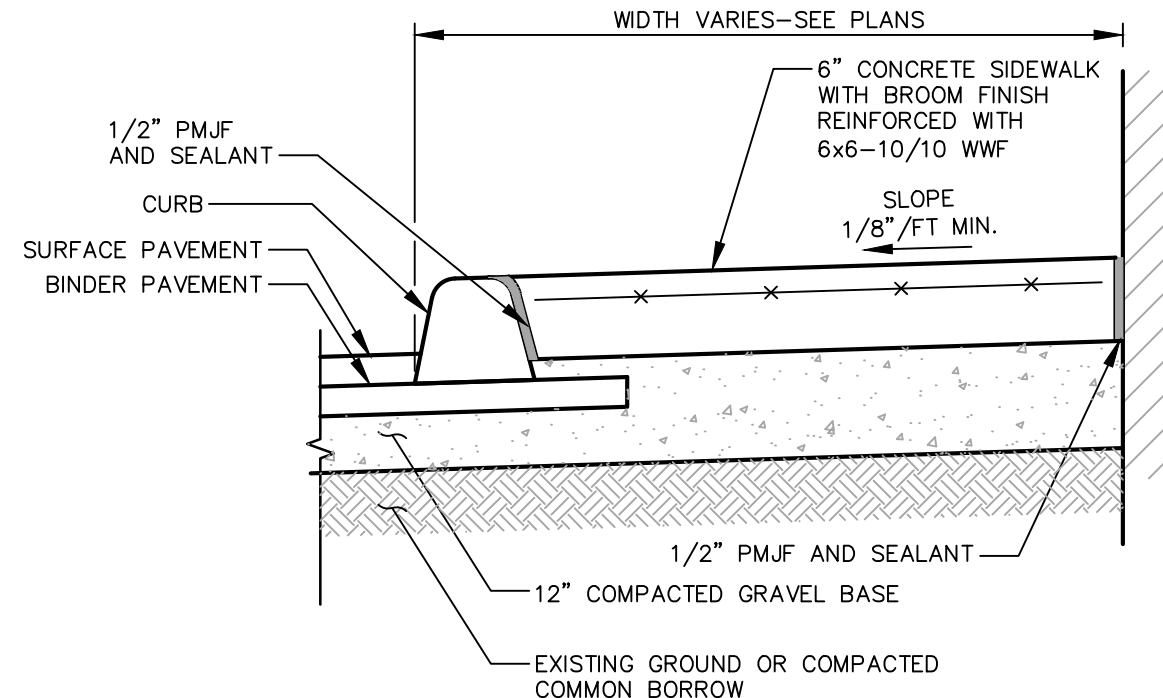
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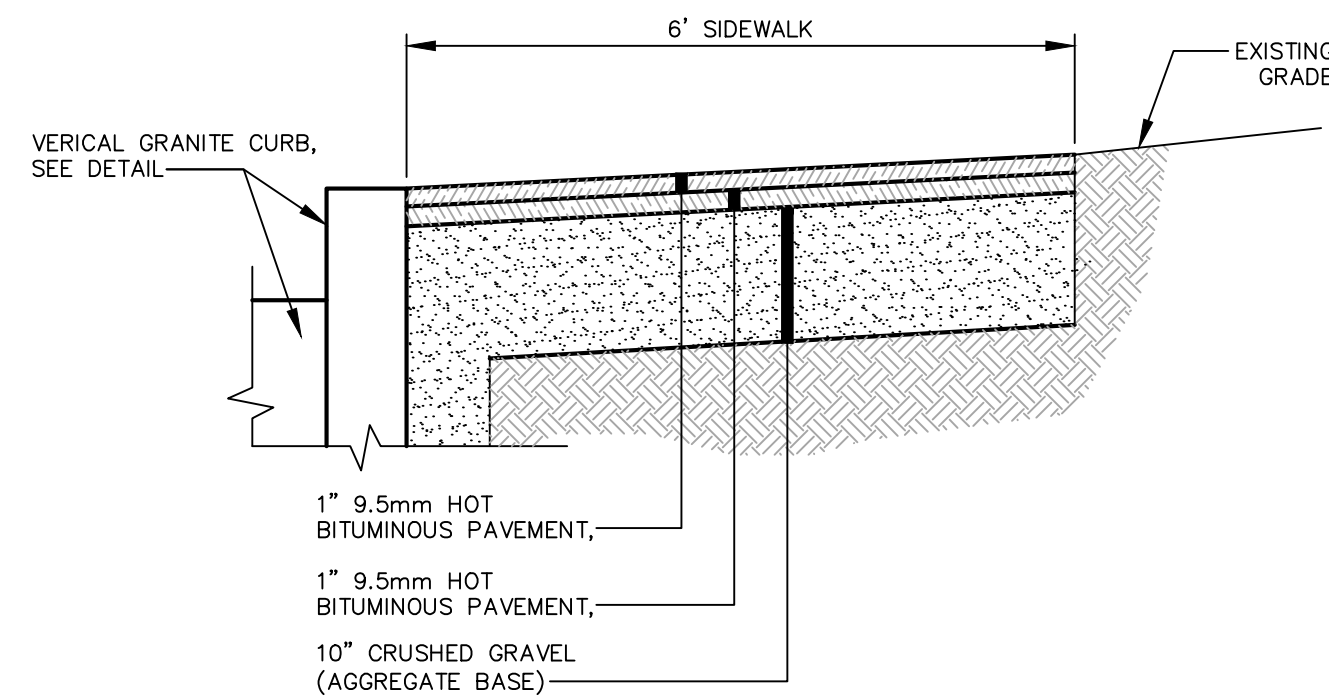
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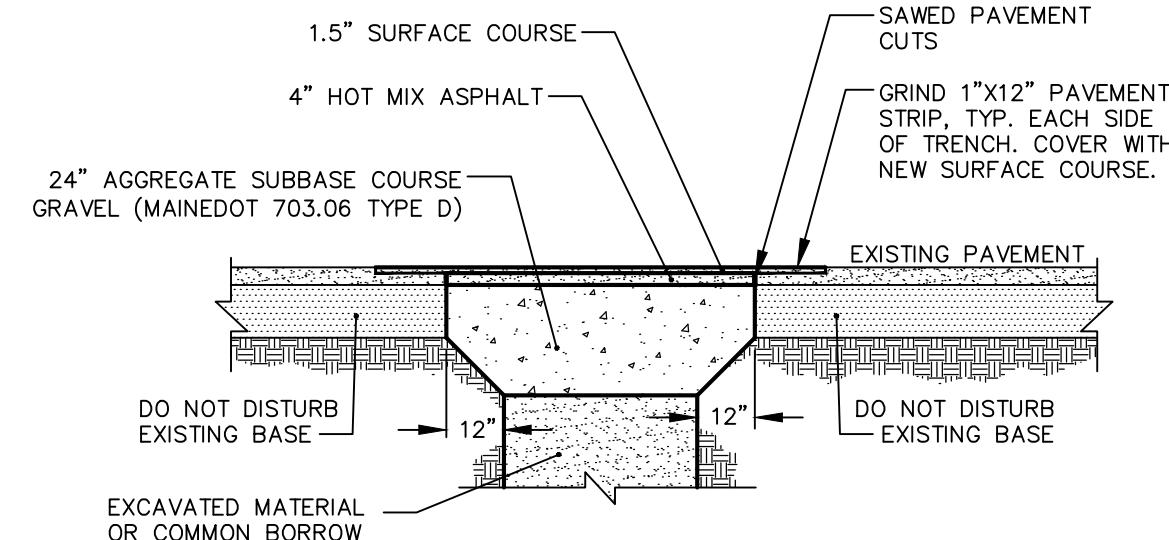
SEWER & WATER INSTALLATION
NOT TO SCALE



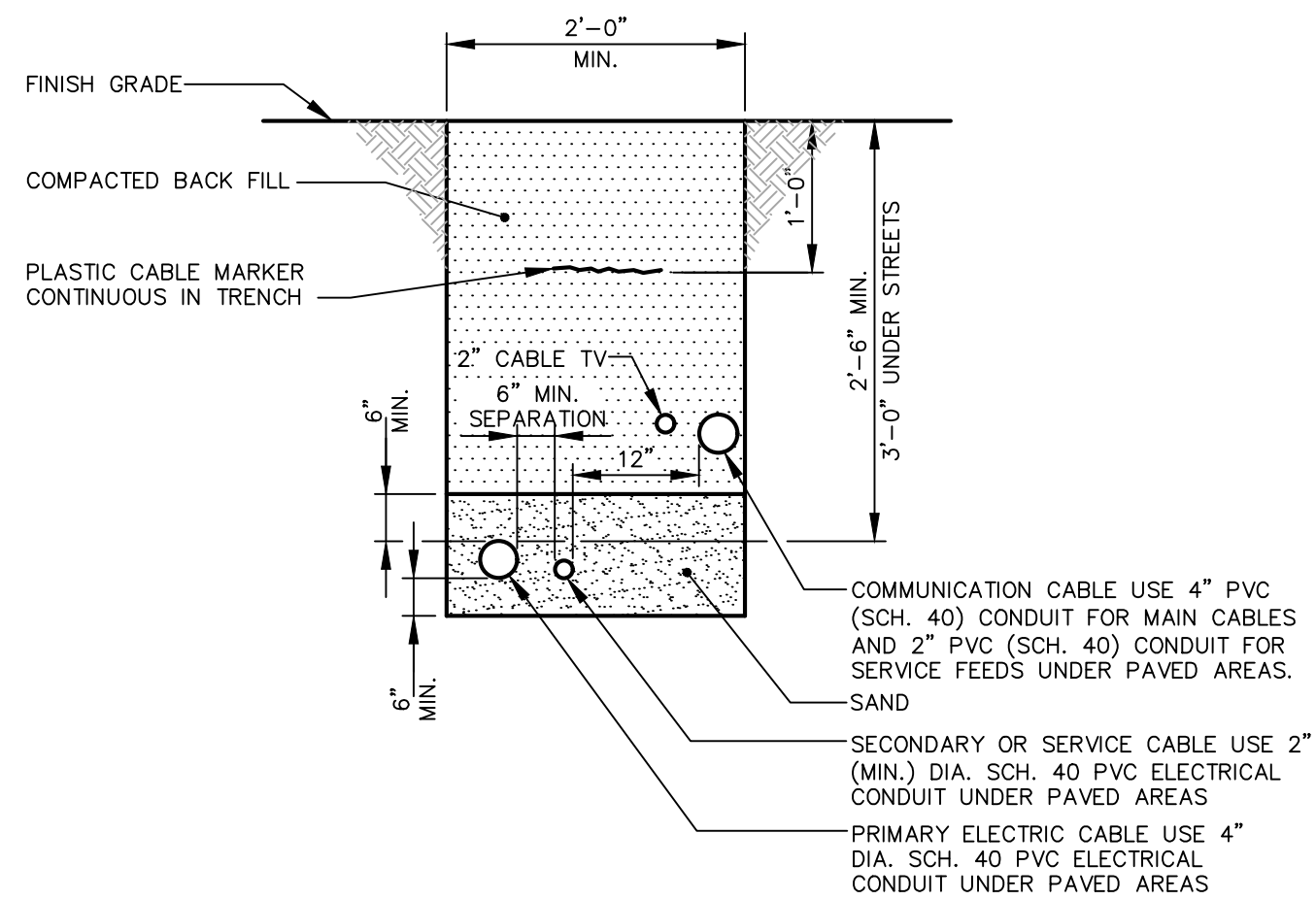
CONCRETE SIDEWALK
NOT TO SCALE



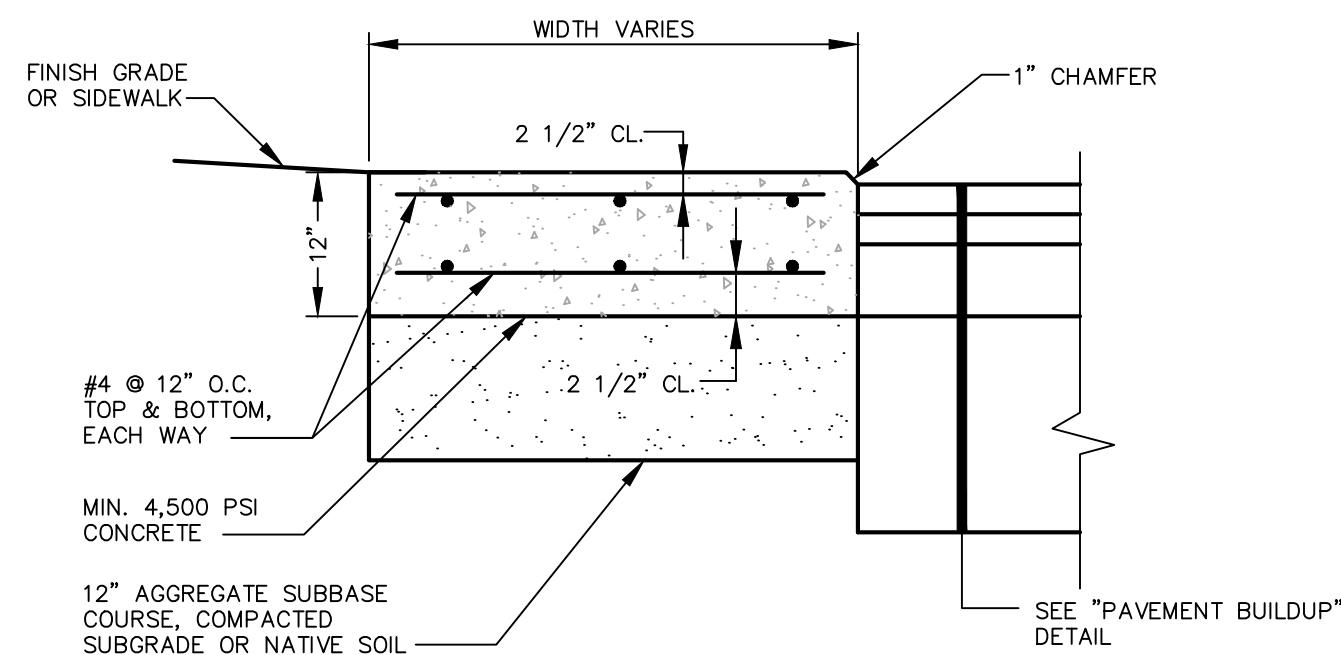
BITUMINOUS SIDEWALK
NOT TO SCALE



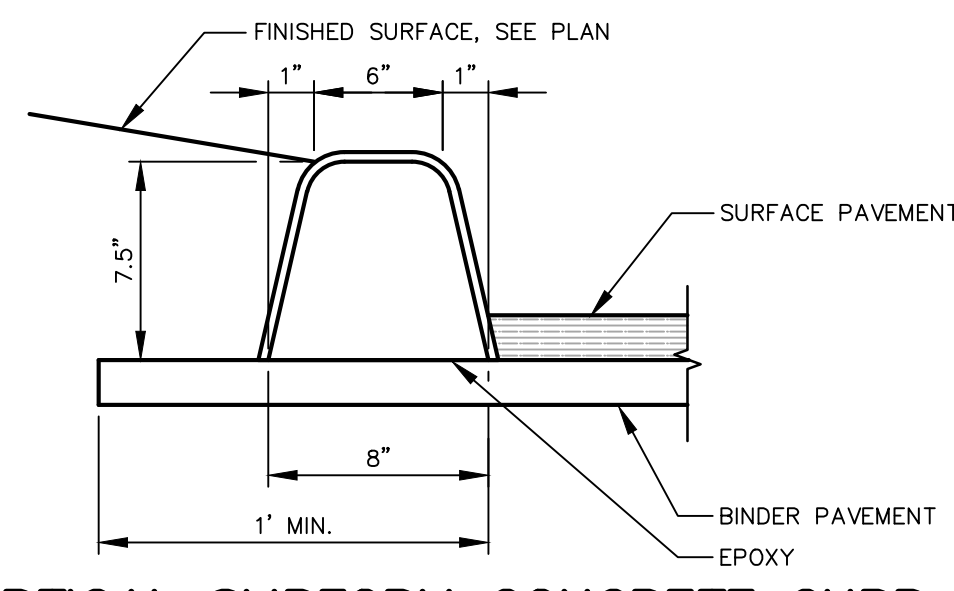
STANDARD PAVEMENT REPAIR SECTION
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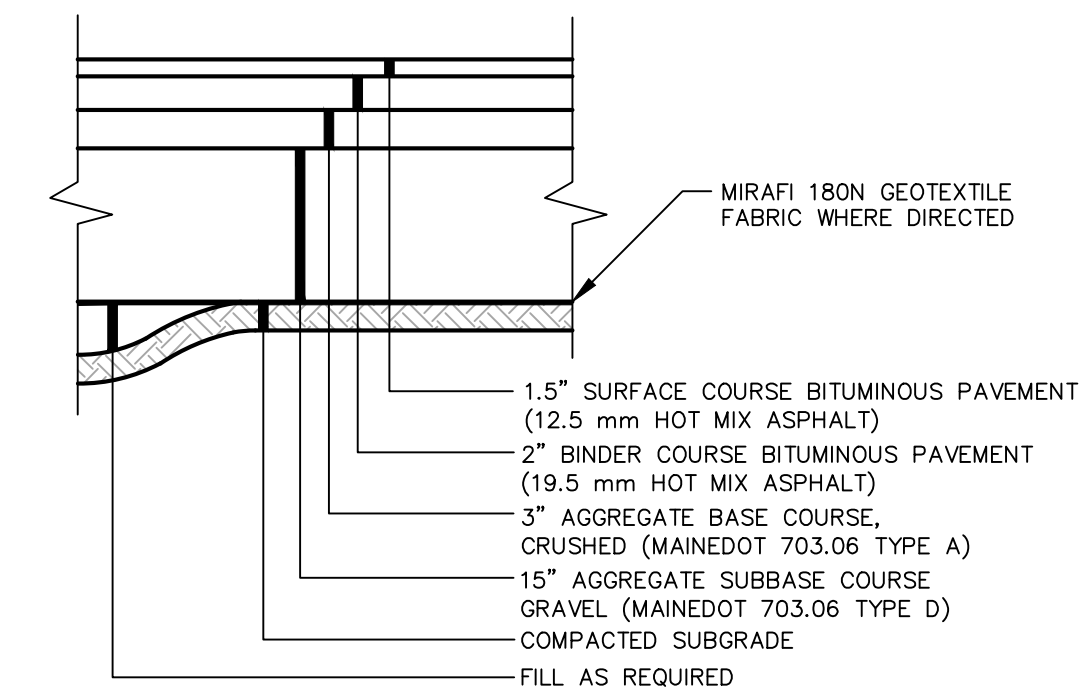
UNDERGROUND ELECTRICAL & TELEPHONE CONDUIT
NOT TO SCALE



CONCRETE SLAB SECTION
NOT TO SCALE



VERTICAL SLIPFORM CONCRETE CURB
NOT TO SCALE



PAVEMENT BUILDUP
NOT TO SCALE

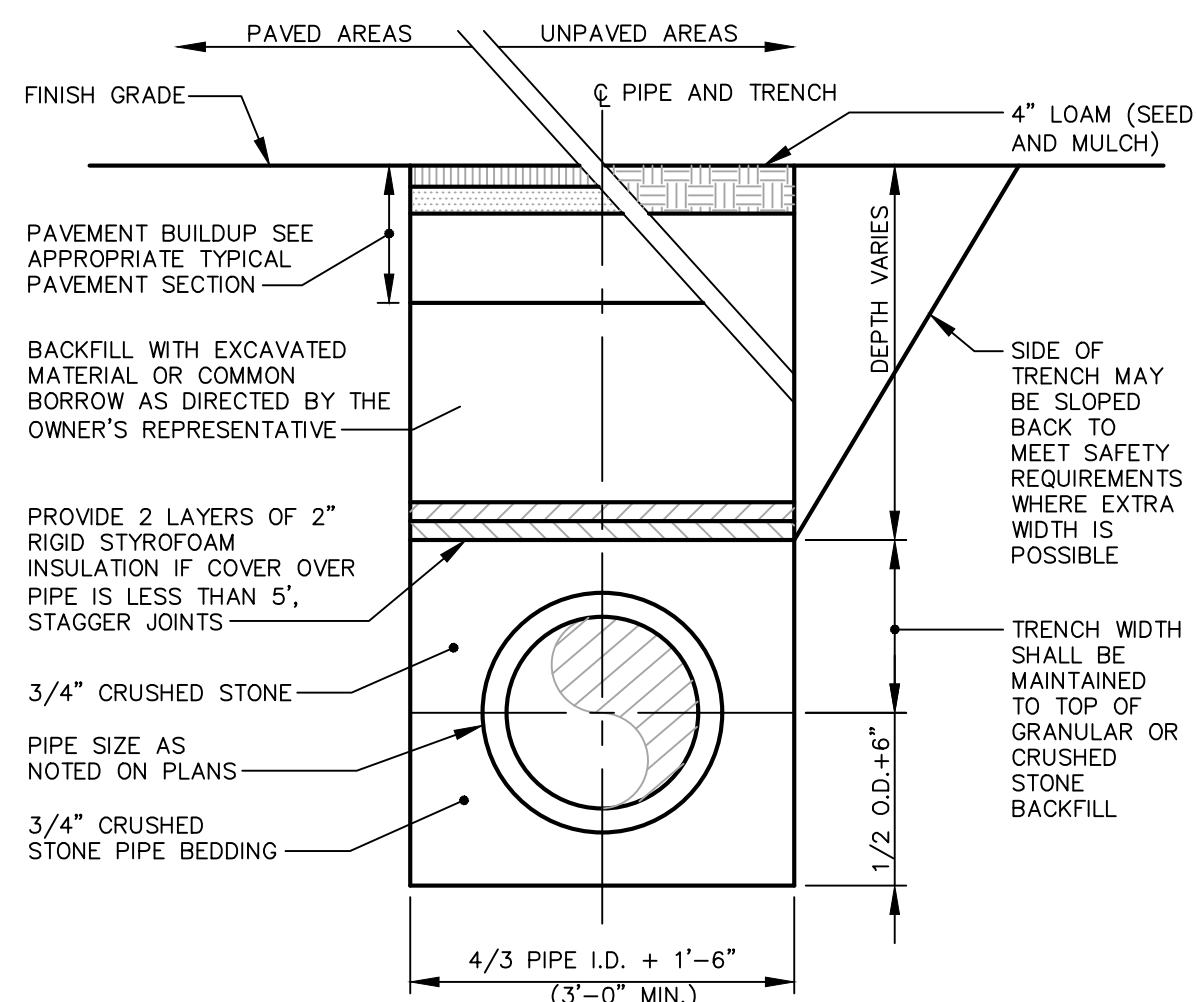
DESIGN NOTES:

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

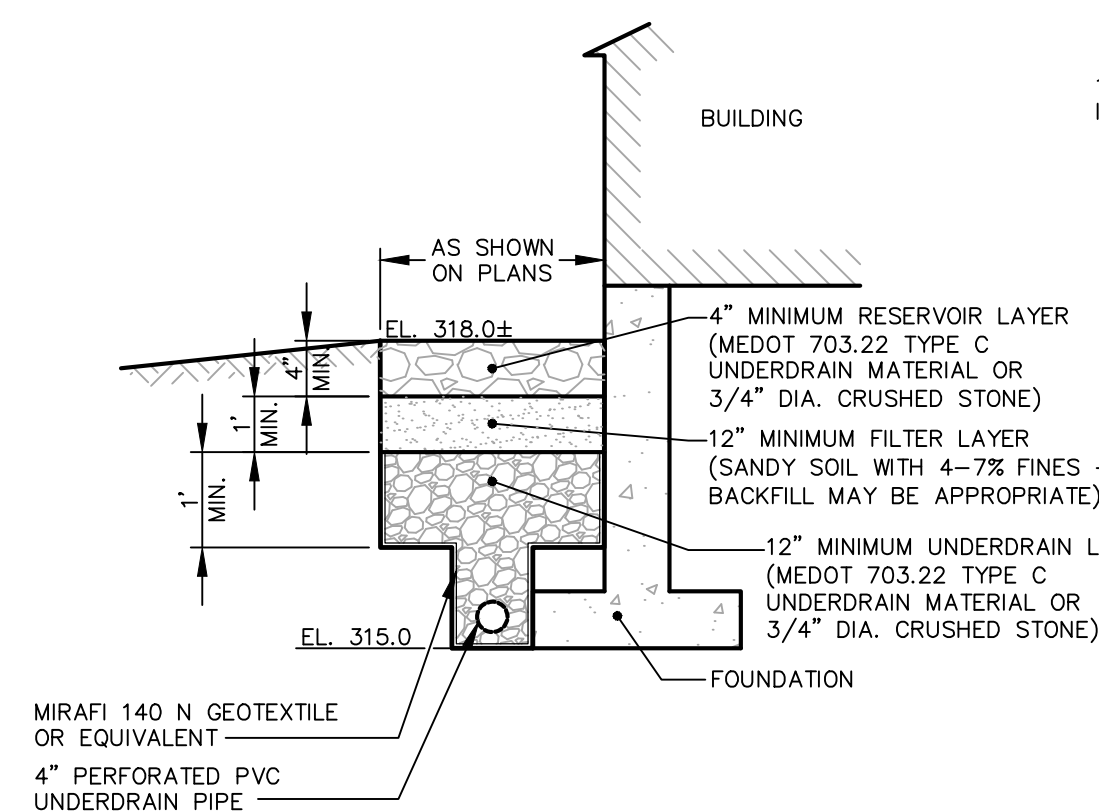
NOTE:

EXTERIOR OF MANHOLE SHALL BE TREATED WITH 2 COATS OF ONE OF THE FOLLOWING:

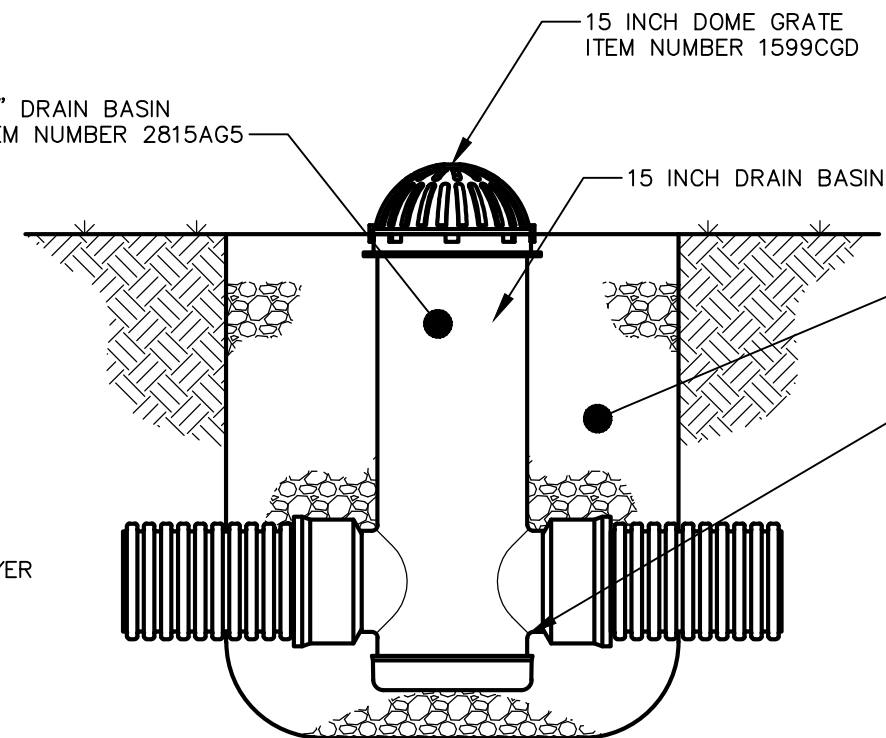
- TREMCO 112 FOUNDATION COATING
- CS55 BY GAGNE PRECAST
- MINWAX FIBROUS BRUSH COATING



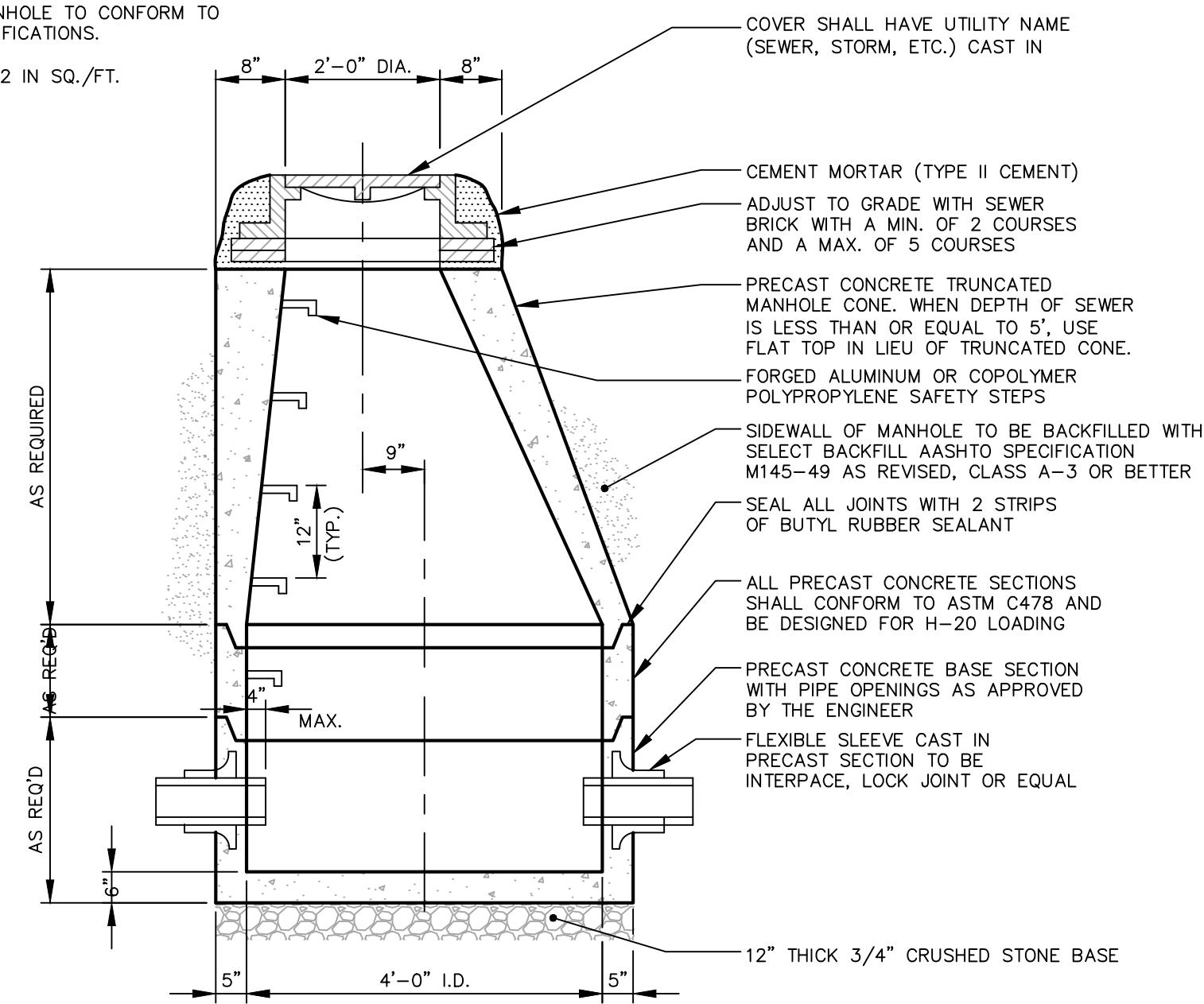
TYPICAL TRENCH SECTION
NOT TO SCALE



DRIPLINE FILTER
NOT TO SCALE



NYLOPLAST DRAIN BASIN SECTION
NOT TO SCALE



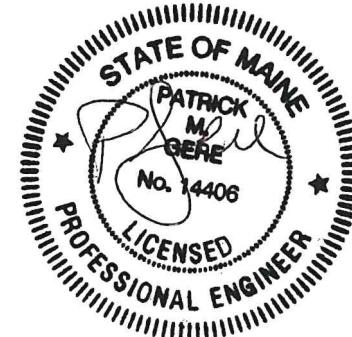
4'-0" PRECAST CONCRETE MANHOLE
NOT TO SCALE

**St. Germain
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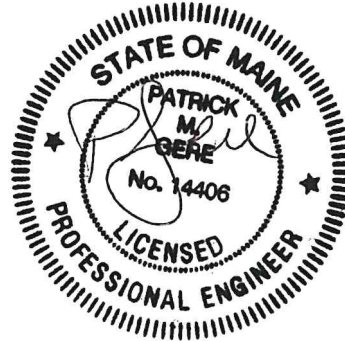
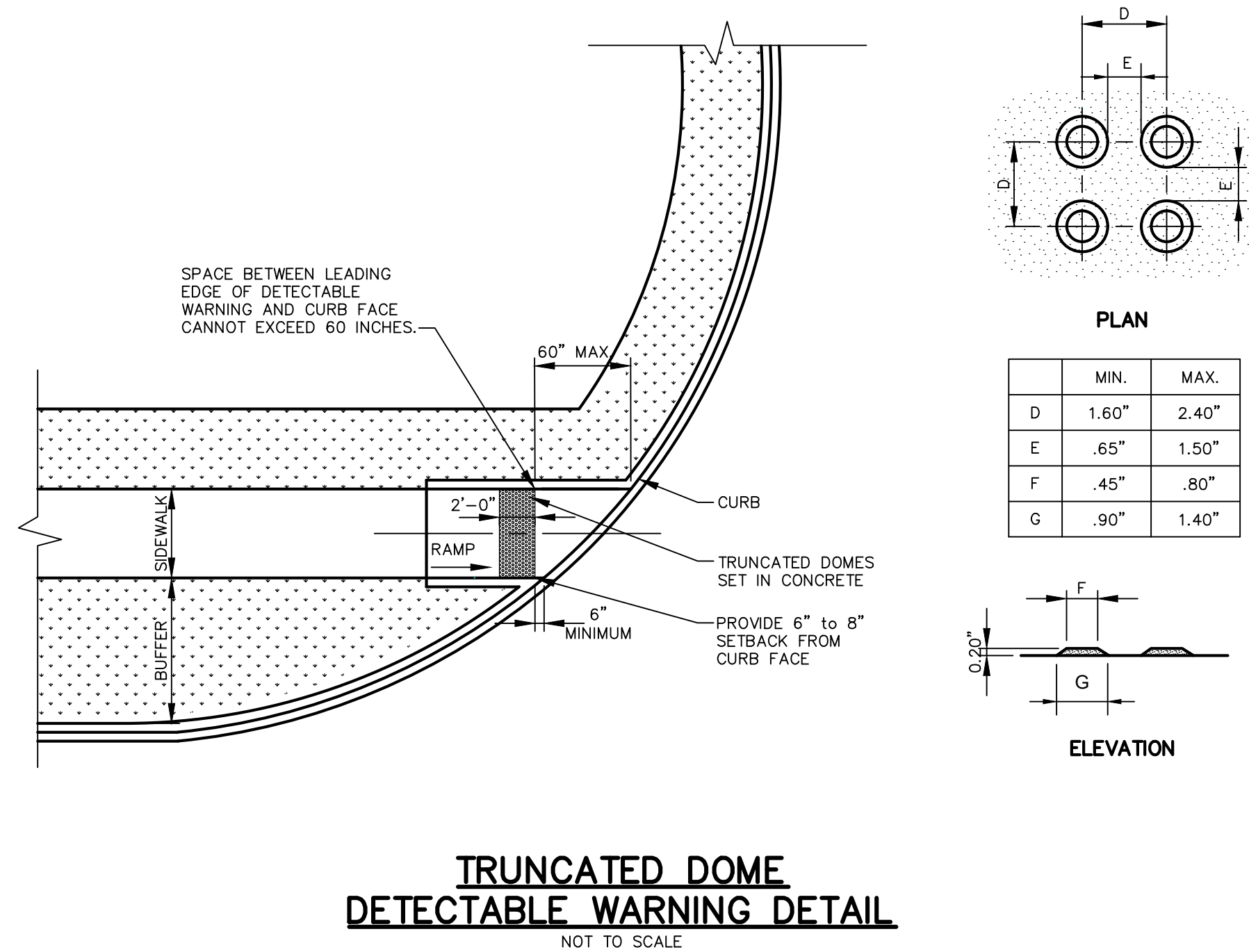
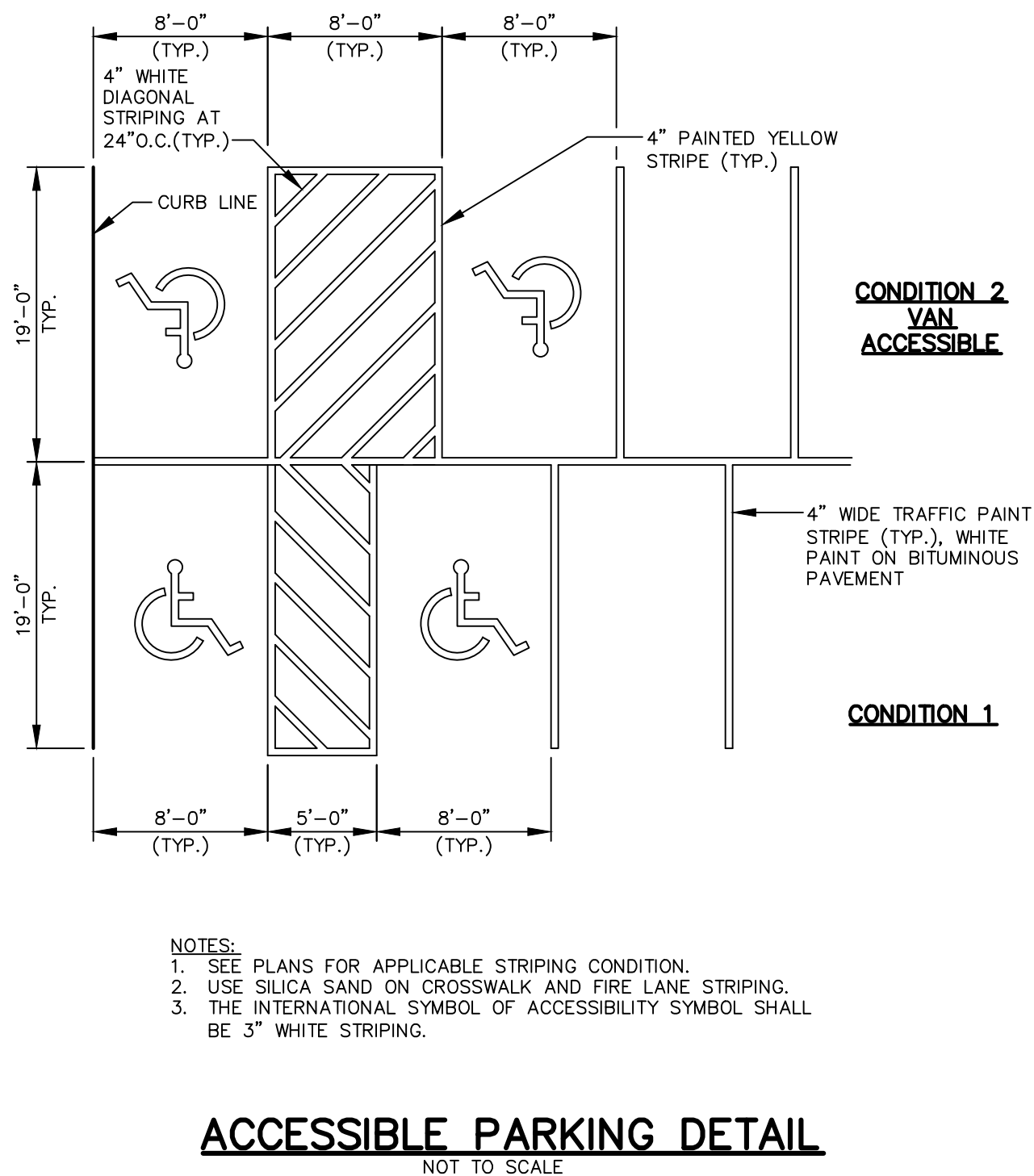
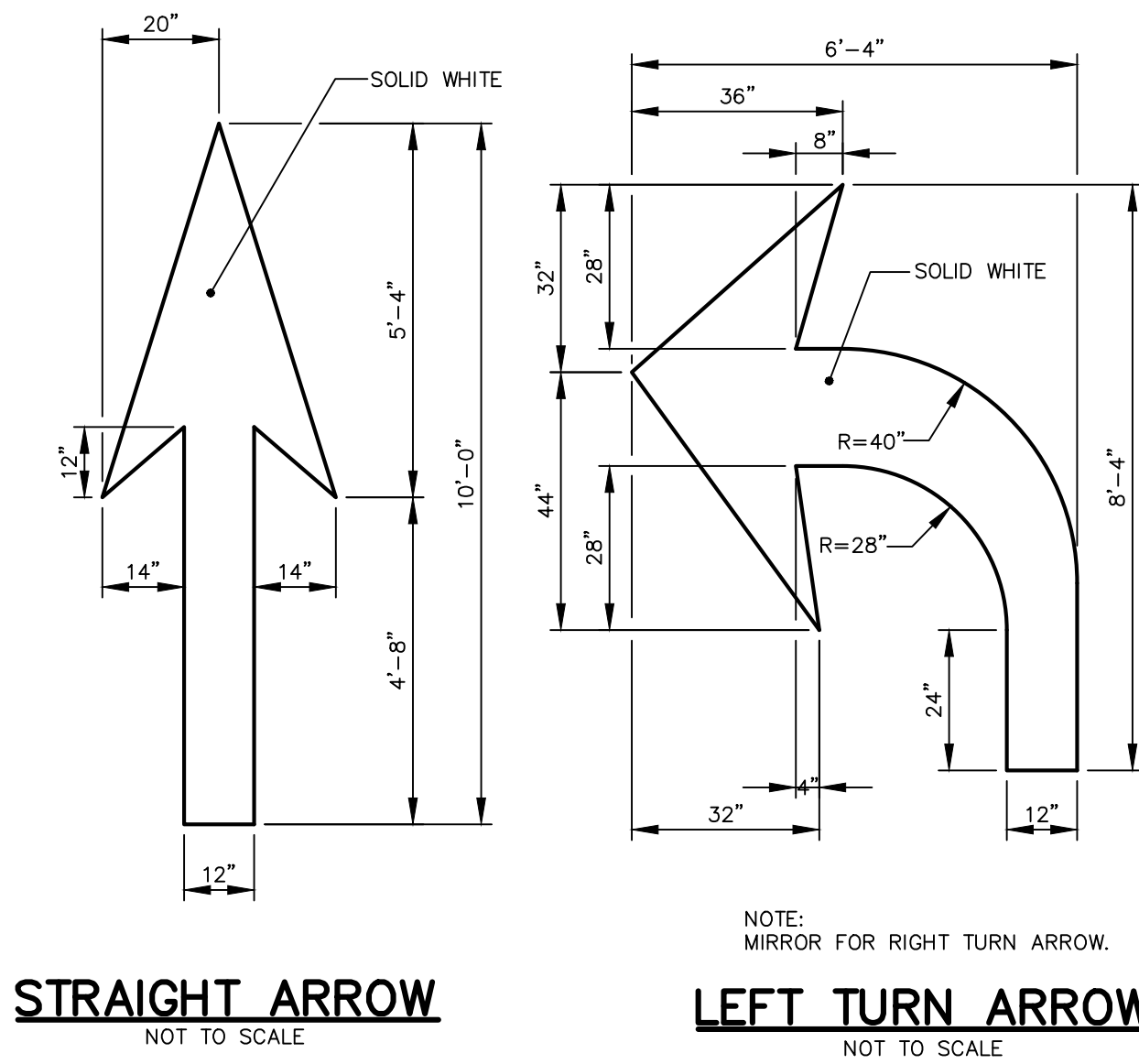
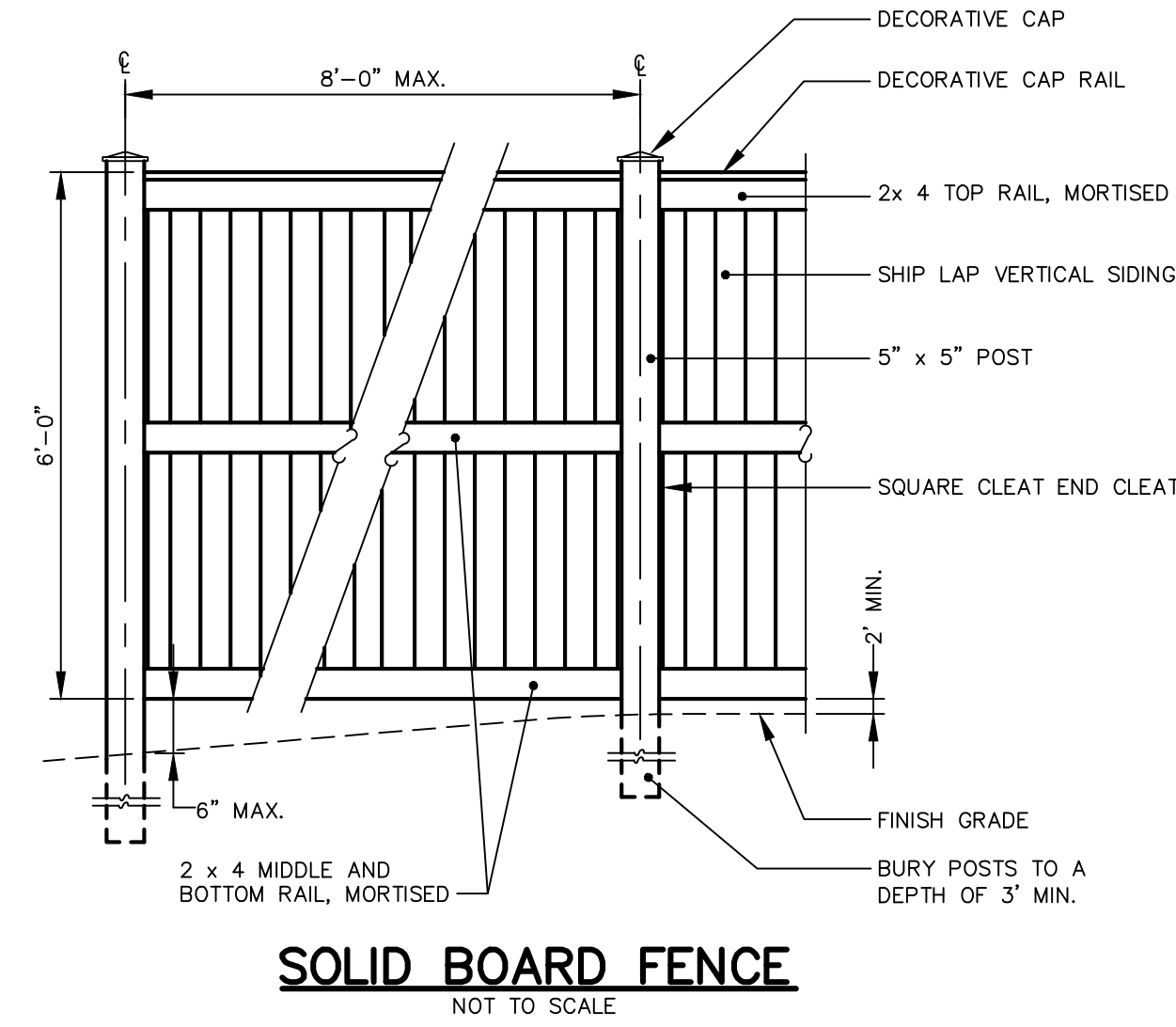
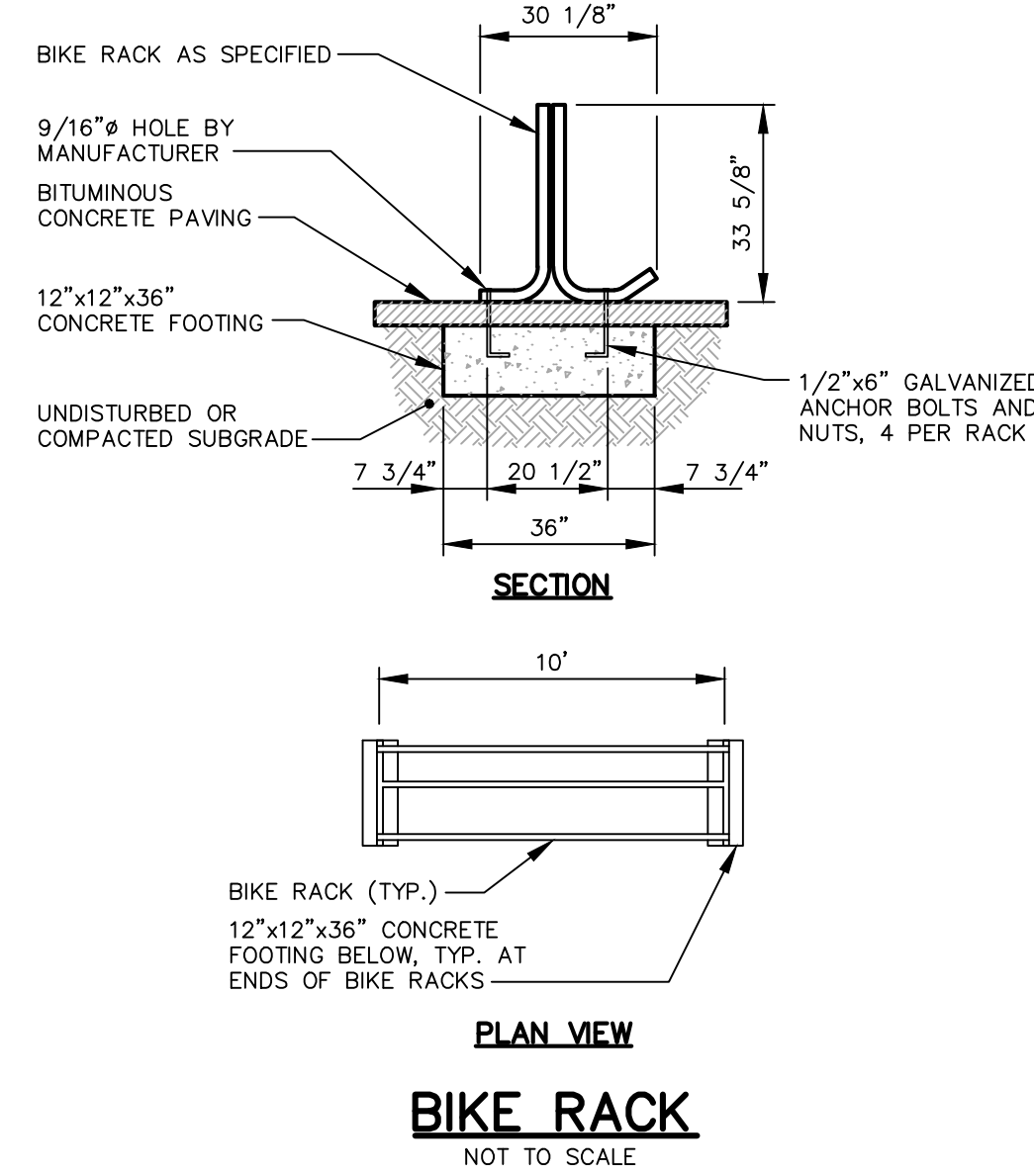
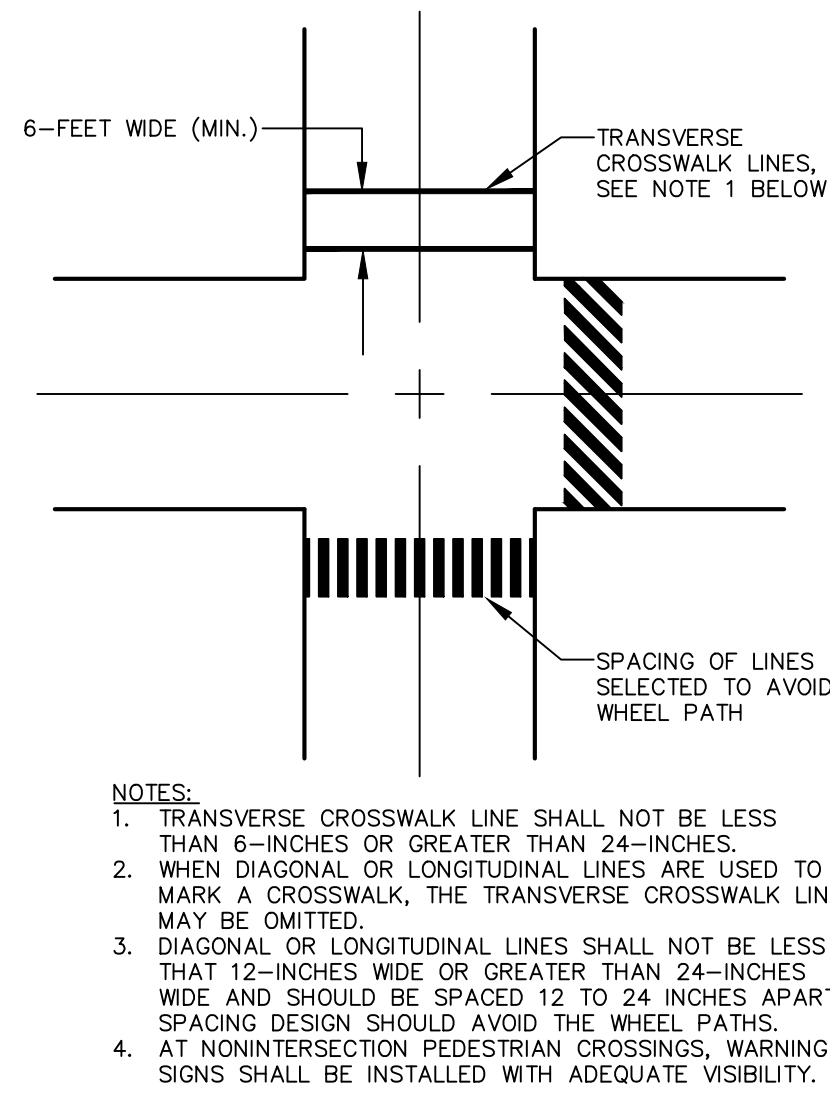
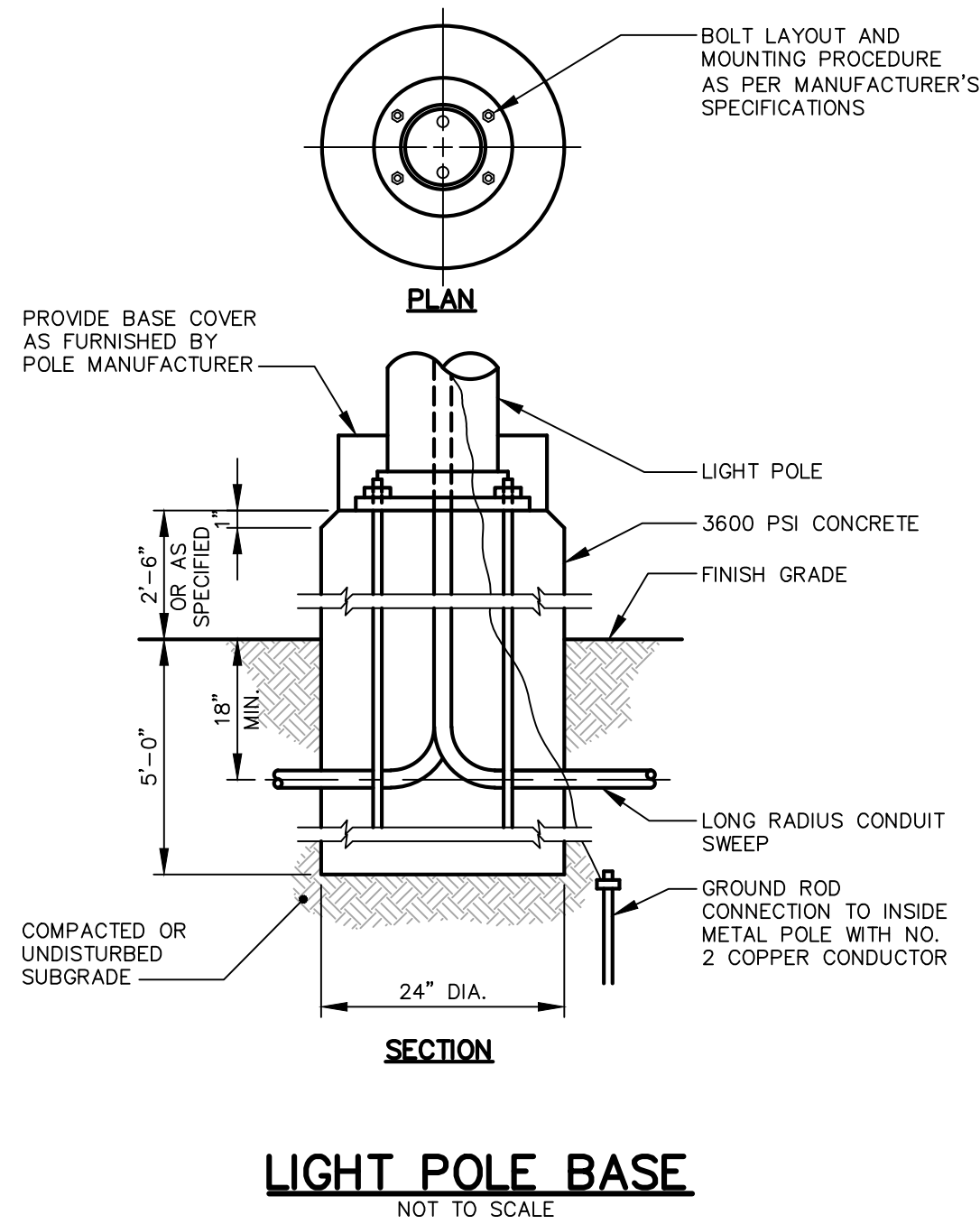
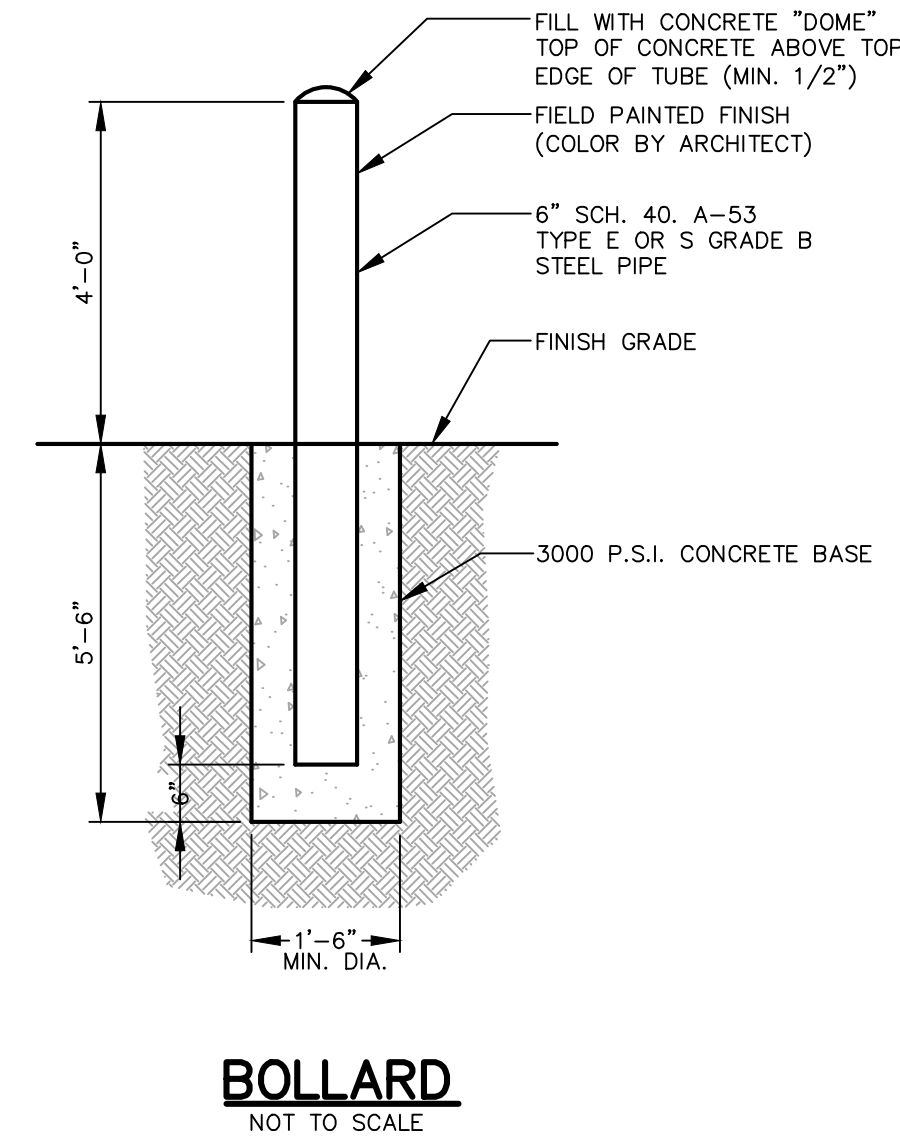
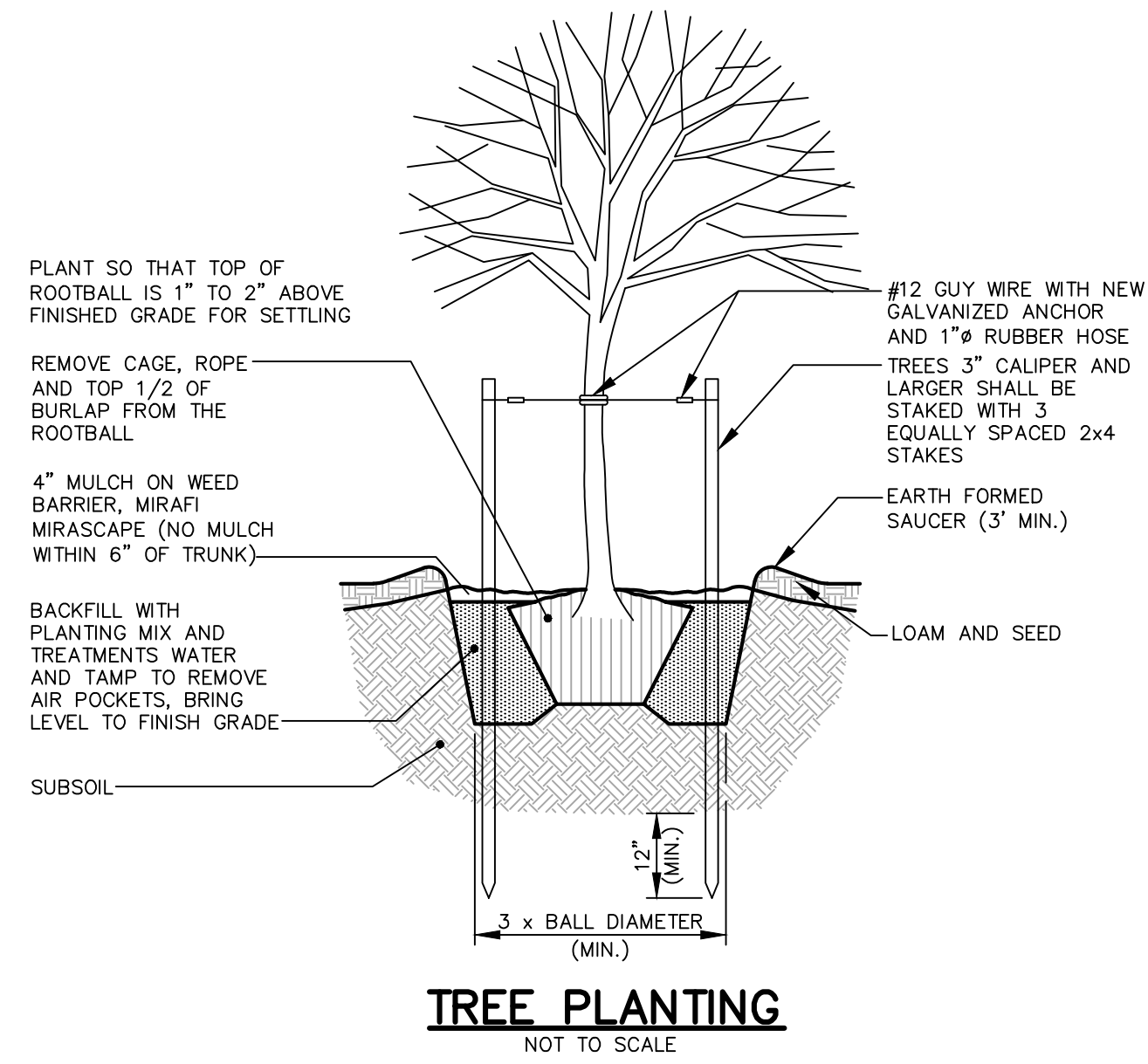
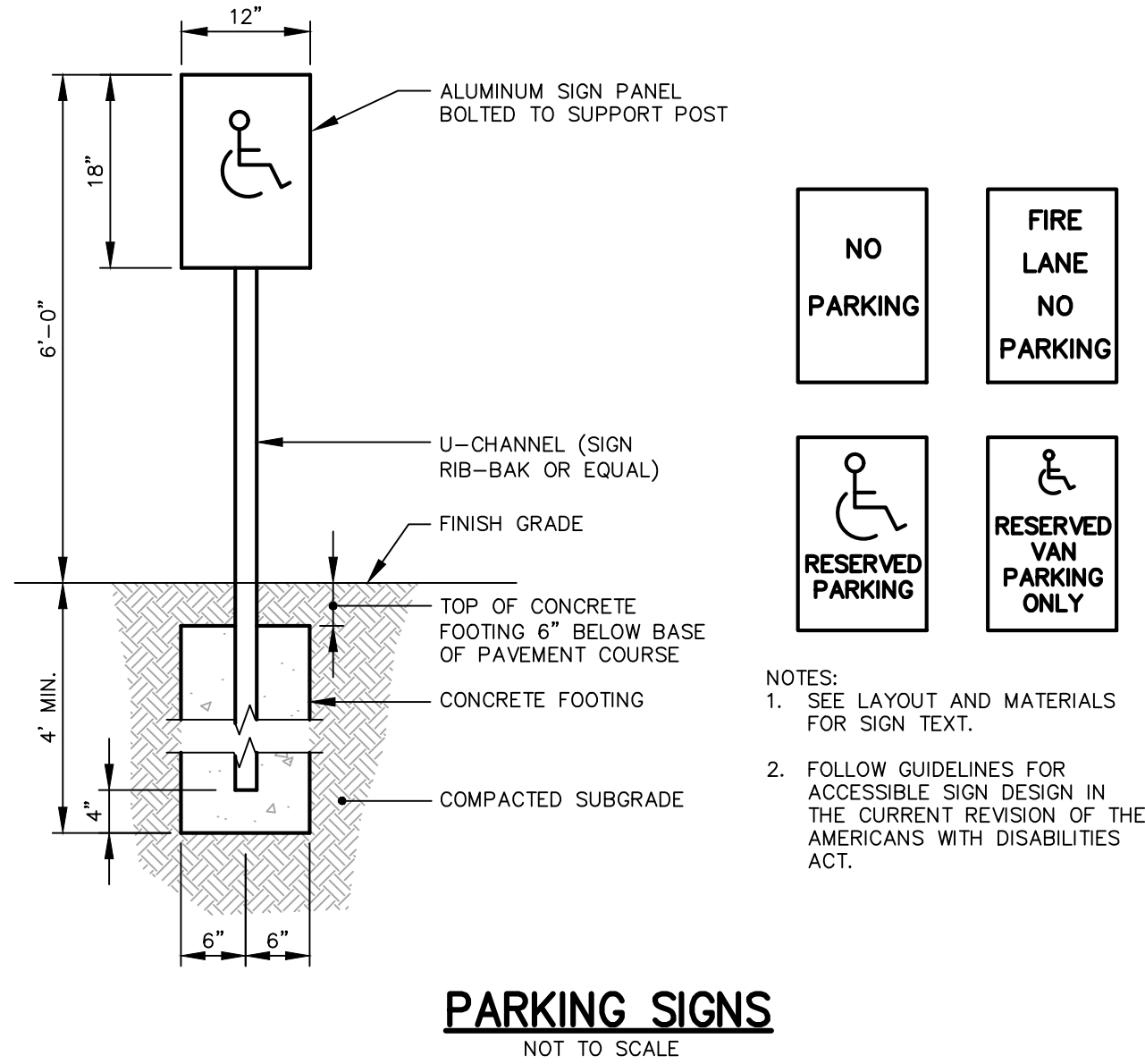
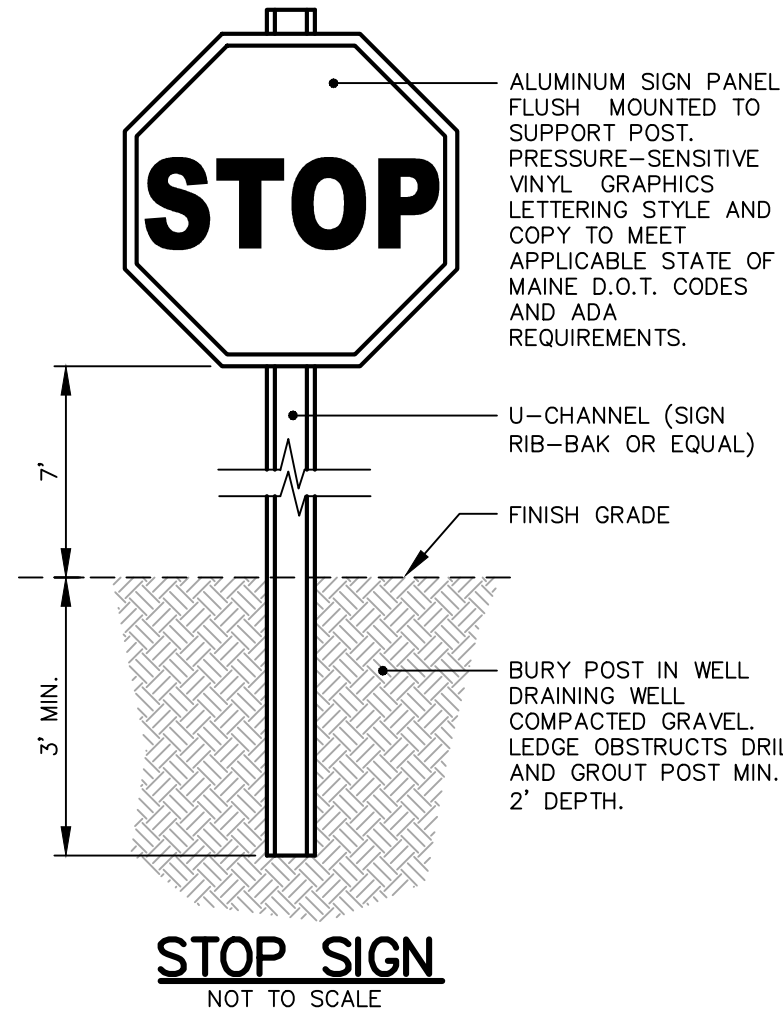
SHEET TITLE:

SITE DETAILS

SHEET NO:

C-501

M:_Cad Drawings - Dwg\Active Dwg\2572 Pratt Abbott\2572-0011 839 Roosevelt Trail Windham\DWG\2572-0011 Details.dwg 9/27/2019 2:59:15 PM



REV.	DATE	REVISION DESCRIPTION
2.	9/27/19	REVISED PER TOWN COMMENTS
1.	9/10/19	REVISED PER TOWN COMMENTS
0.	6/5/19	ISSUED FOR PERMITTING

DESIGNED BY: PMG
DRAWN BY: PMG
CHECKED BY: PJC
DATE: 9/27/2019
FILE NAME: 2572-0011 Details.dwg
PROJECT NAME:

839 ROOSEVELT REDEVELOPMENT
839 ROOSEVELT TRAIL
WINDHAM, MAINE

CLIENT:

HANNA REALTY ASSOCIATES, LLC
2 EISENHOWER DRIVE
WESTBROOK, MAINE

SHEET TITLE:

SITE DETAILS

SHEET NO:

C-502

M:_Cad Drawings - Dwg\Active Dwg\2572 - 0011 839 Roosevelt Trail Windham\DWG\2572-0011 Details.dwg 9/27/2019 2:59:29 PM

EROSION AND SEDIMENTATION CONTROL NOTES

TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDE THE USE OF SEDIMENT BARRIER, EROSION CONTROL MIX, STONE CHECK DAMS, HAY BALE BARRIERS, CATCH BASIN INLET BARRIERS, CATCH BASIN SEDIMENT COLLECTION BAGS, EROSION CONTROL BLANKET, AND TEMPORARY SEEDING AND MULCHING AS REQUIRED. PERMANENT DEVICES INCLUDE THE USE OF RIP RAP AT EXPOSED STORM DRAIN AND CULVERT INLETS AND OUTLETS, RIP RAPPED SLOPES, AND PERMANENT VEGETATION.

A. GENERAL

- IT IS ANTICIPATED THAT CONSTRUCTION WILL BEGIN IN FALL 2019 FOLLOWING RECEIPT OF NECESSARY PERMITS.
- THE PROJECT SHALL CONFORM TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION STANDARDS PERFORMANCE FOR EXCAVATIONS FOR CLAY, TOPSOIL OR SILT IN ACCORDANCE WITH STATE EROSION CONTROL LAW 38 MRSA 420-C.
- ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES (BMP) PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MAY 2003, OR AS CURRENTLY REVISED.
- ANY CONTRACTOR EROSION AND SEDIMENTATION CONTROL DEEMED NECESSARY BY THE OWNER'S REPRESENTATIVE, DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) PERSONNEL AND/OR MUNICIPAL OFFICIALS SHALL BE INSTALLED.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES RESULTING DURING CONSTRUCTION FROM EROSION OR SEDIMENTATION FROM THE SITE TO SURROUNDING PROPERTIES, WATER BODIES, OR WETLANDS AS A RESULT OF THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR/REPLACEMENT/MAINTENANCE OF ALL EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED TO THE SATISFACTION OF THE ABOVE PERSONNEL. DESCRIPTIONS OF ACCEPTABLE PERMANENT STABILIZATION FOR VARIOUS COVER TYPES FOLLOWS:
 - FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS 90% COVERAGE OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR KILLING OF THE TOPSOIL.
 - FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.
 - FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH MULCH. EROSION CONTROL MIX MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE BMP APPLICATION RATES AND LIMITATIONS.
 - FOR AREAS STABILIZED WITH RIP RAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIP RAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIP RAP. STONE MUST BE SIZED APPROPRIATELY.
 - FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE COMPACTED GRAVEL SUBBASE IS COMPLETED.
 - FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH WELL-GRADED RIP RAP, OR WITH ANOTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE LINING, UNDERCUTTING OF THE BANKS, OR DOWN CUTTING OF THE CHANNEL.

B. EROSION AND SEDIMENTATION CONTROL MEASURES

- REMOVAL OF SOD, TREES, BUSHES AND OTHER VEGETATION AND SOIL DISTURBANCE WILL BE KEPT TO A MINIMUM WHILE ALLOWING PROPER SITE DEVELOPMENT.
- GRUBBINGS AND ANY UNUSABLE TOPSOIL SHALL BE STRIPPED AND REMOVED FROM THE PROJECT SITE AND DISPOSED OF IN AN APPROVED MANNER.
- ANY SUITABLE TOPSOIL WILL BE STRIPPED AND STOCKPILED FOR REUSE IN FINAL GRADING. TOPSOIL WILL BE STOCKPILED IN A MANNER SUCH THAT NATURAL DRAINAGE IS NOT OBSTRUCTED AND NO OFF-SITE SEDIMENT DAMAGE WILL RESULT. IF A STOCKPILE IS NECESSARY, THE SIDE SLOPES OF THE TOPSOIL STOCKPILE WILL NOT EXCEED 2:1. TOPSOIL STOCKPILES WILL BE TEMPORARILY SEEDED WITH AROOSTOOK RYE, ANNUAL OR PERENNIAL RYE GRASS (OPENING ON DATE SEEDING) WITHIN 7 DAYS OF FORMATION, OR TEMPORARILY MULCHED IF SEEDING CANNOT BE DONE WITHIN THE RECOMMENDED SEEDING DATES.
- TEMPORARY DIVERSION BERMS AND DRAINAGE SWALES SHALL BE CONSTRUCTED AS NECESSARY.
- TEMPORARY STABILIZATION SHALL BE CONDUCTED WITHIN 7 DAYS OF INITIAL DISTURBANCE OF SOILS, PRIOR TO ANY RAIN EVENT, AND PRIOR TO ANY WORK SHUT DOWN LASTING MORE THAN ONE DAY. TEMPORARY STABILIZATION INCLUDES SEED, MULCH, OR OTHER NON-ERODABLE COVER. AREAS WITHIN 75 FEET OF WETLANDS SHALL BE TEMPORARILY STABILIZED WITHIN 48 HOURS OR PRIOR TO RAIN EVENT.
- APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRE, AND ANCHOR AS NECESSARY.
- TEMPORARY SEEDING SPECIFICATIONS, WHERE THE SEED BED HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 4 INCHES BEFORE APPLYING SEED. UNIFORMLY APPLY SEED AT THE RECOMMENDED SEEDING RATES AND DATES, APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRE, AND ANCHOR AS NECESSARY.

RECOMMENDED TEMPORARY SEEDING DATES AND APPLICATION RATES ARE AS FOLLOWS:

AROOSTOOK RYE: RECOMMENDED SEEDING DATES: 8/15 - 10/1
APPLICATION RATE: 112 LBS./ACRE

ANNUAL RYE GRASS: RECOMMENDED SEEDING DATES: 4/1 - 7/1
APPLICATION RATE: 40 LBS./ACRE

PERENNIAL RYE GRASS: RECOMMENDED SEEDING DATES: 8/15 - 9/15
APPLICATION RATE: 40 LBS./ACRE

- IF THE AREA WILL REMAIN UNWORKED FOR MORE THAN ONE YEAR OR HAS BEEN BROUGHT TO STABILIZATION USING VEGETATION THROUGH PLANTING, SEEDING, SOD, OR THROUGH THE USE OF PERMANENT MULCH OR RIP RAP. IF USING VEGETATION FOR STABILIZATION, SELECT THE PROPER VEGETATION FOR THE LIGHT, MOISTURE, AND SOIL CONDITIONS. AMEND AREAS OF DISTURBED SUBSOIL WITH TOP SOIL OR OTHER ORGANIC AMENDMENTS. PROTECT SEEDED AREAS WITH MULCH OR, IF NECESSARY, EROSION CONTROL BLANKETS, AND SCHEDULE SODDING, PLANTING, AND SEEDING SO TO AVOID DIE-OFF FROM SUMMER DROUGHT AND FALL FROSTS. NEWLY SEED OR SODDED AREAS MUST BE PROTECTED FROM VEHICLE TRAFFIC, EXCESSIVE PEDESTRIAN TRAFFIC, AND CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL ESTABLISHED. AREAS MUST BE REWORKED AND RESTABILIZED IF GERMINATION IS SPARSE, PLANT COVERAGE IS SPOTTY, OR TOPSOIL EROSION IS EVIDENT.
- PERMANENT SEEDING SPECIFICATION: IF A LANDSCAPE PLAN HAS BEEN PREPARED FOR THE PROJECT, SOIL PREPARATION AND SEEDING SPECIFICATIONS OF THAT PLAN SHALL SUPERSEDE THESE GENERAL PERMANENT SEEDING SPECIFICATIONS. IT IS RECOMMENDED THAT PERMANENT SEEDING BE COMPLETED BETWEEN APRIL 1 AND AUGUST 15 OF EACH YEAR. LATE SEASON SEEDING MAY BE DONE BETWEEN AUGUST 15 AND SEPTEMBER 15. AREAS NOT SEED OR WHICH DO NOT OBTAIN A SATISFACTORY GROWTH BY OCTOBER 1 SHALL BE SEED WITH AROOSTOOK RYE OR MULCHED AT RATES PREVIOUSLY SPECIFIED. SEE WINTER CONDITIONS NOTES FOR SEEDING STABILIZATION AFTER NOVEMBER 1.

- APPLY TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES. MIX TOPSOIL WITH THE SUBSOIL TO A MINIMUM DEPTH OF 6 INCHES.

- UNIFORMLY APPLY SEED MIXTURE AT THE RECOMMENDED SEEDING RATES AND DATES, APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRE, AND ANCHOR AS NECESSARY.

- THE SEED MIXTURE FOR LAWN AREAS SHALL CONSIST OF SEEDS PROPORTIONED BY WEIGHT AS FOLLOWS:

10 % CREEPING RED FESCUE
30 % KENTUCKY BLUEGRASS
60 % PERENNIAL RYE GRASS

- THE SEED MIXTURE FOR WET AREAS SHALL CONSIST OF SEEDS PROPORTIONED BY WEIGHT AS FOLLOWS:

50 % REED CANARY GRASS
25 % RED TOP
15 % CREEPING RED FESCUE
10 % PERENNIAL RYE GRASS

- MULCH ALL AREAS SEED SO THAT SOIL IS NOT VISIBLE THROUGH THE MULCH.

- DITCH LININGS, STONE CHECK DAMS, AND RIP RAP INLET AND OUTLET PROTECTION SHALL BE INSTALLED WITHIN 48 HOURS OF COMPLETING THE GRADING OF THAT SECTION OF DITCH OR INSTALLATION OF CULVERT.

- RIP RAP REQUIRED AT CULVERTS AND STORM DRAIN INLETS AND OUTLETS SHALL CONSIST OF FIELD STONE OR ROUGH UNWEIGH QUARRY STONE OF APPROXIMATELY RECTANGULAR SHAPE. STONES SHALL WEIGH FROM 10 LBS. TO 200 LBS. AND 50% OF THE STONES BY VOLUME SHALL EXCEED A UNIT WEIGHT OF APPROXIMATELY 50 LBS.

- EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL PERMANENT SLOPES STEEPER THAN 3:1, IN THE BASE OF DITCHES NOT OTHERWISE PROTECTED, AND ANY DISTURBED AREAS WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE (E.G. WETLANDS AND WATER BODIES). EROSION CONTROL BLANKET SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

- TEMPORARY CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

C. HOUSEKEEPING

- SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM BEING DISCHARGED FROM MATERIALS ON SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORM WATER, AND APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION.
- GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS, ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS.

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

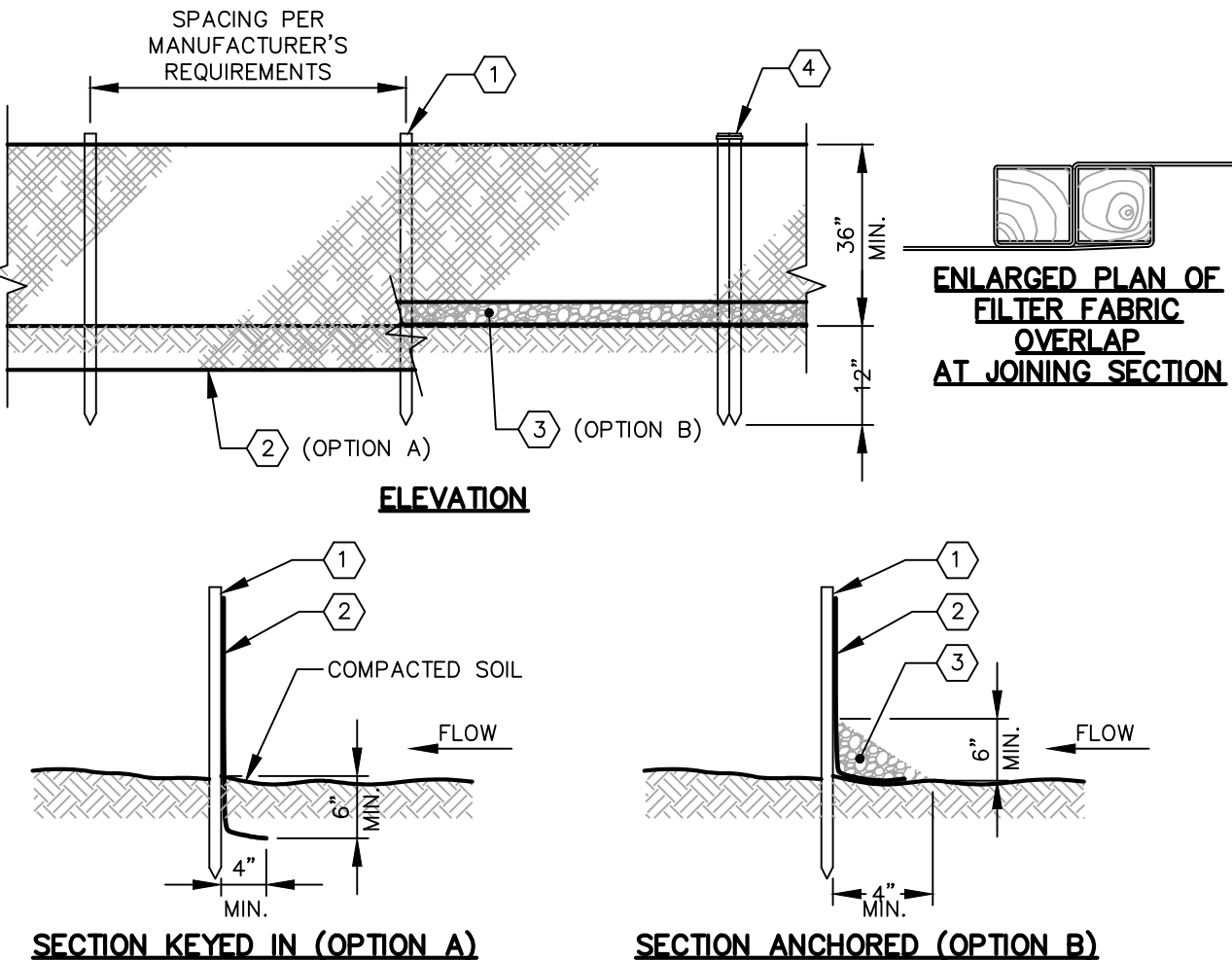
- DEBRIS AND OTHER MATERIAL, LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER, MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.

- TRENCH OR FOUNDATION DE-WATERING. TRENCH DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, MUST BE FILTERED THROUGH A DIRT BAG, HAYBALE CORRAL OR OTHER SILTATION BASIN PRIOR TO DISCHARGE.

D. INSPECTION AND MAINTENANCE

- INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION AND STORMWATER CONTROL MEASURES, AREAS USED FOR STORAGE THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE A WEEK AS WELL AS BEFORE AND AFTER STORM EVENTS, PRIOR TO COMPLETION OF PERMANENT STABILIZATION. A PERSON WITH KNOWLEDGE OF EROSION AND STORM WATER CONTROLS, INCLUDING THE STANDARDS IN THE MAINE CONSTRUCTION GENERAL PERMIT AND ANY DEP OR MUNICIPAL COMPANION DOCUMENTS, MUST CONDUCT THE INSPECTION. THIS PERSON MUST BE IDENTIFIED IN THE INSPECTION LOG. IF BEST MANAGEMENT PRACTICES BMPs NEED TO BE MODIFIED OR IF ADDITIONAL BMPs ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (RAINFALL). ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.

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



NOTES:
1. 1.25\"X1.25\" OAK STAKES EMBEDDED A MINIMUM OF 12\" INTO THE GROUND.

2. FILTER FABRIC TO BE SEDIMENTATION CONTROL FABRIC MIRAFI 100X OR EQUIVALENT.

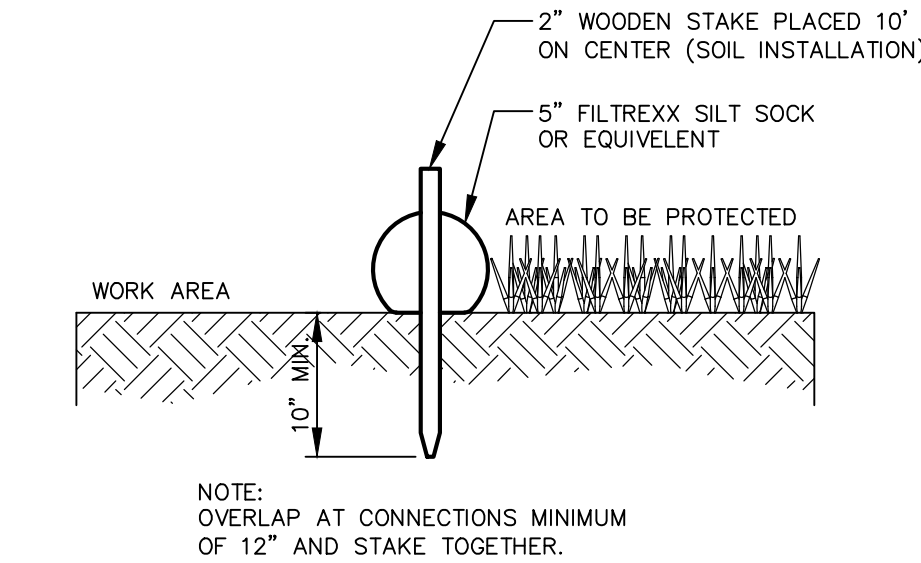
3. 1\" CRUSHED STONE ANCHORING MATERIAL.

4. OVERLAP AT JOINING SECTION AS SHOWN. A COUPLER CAN BE AN ACCEPTABLE DEVICE USED TO TIE THE OAK STAKES TOGETHER.

5. INSTALLATION/PLACEMENT OF THE PERIMETER SILT FENCE SHALL BE IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES AND SOIL EROSION & SEDIMENT CONTROL PLAN.

SILT FENCE

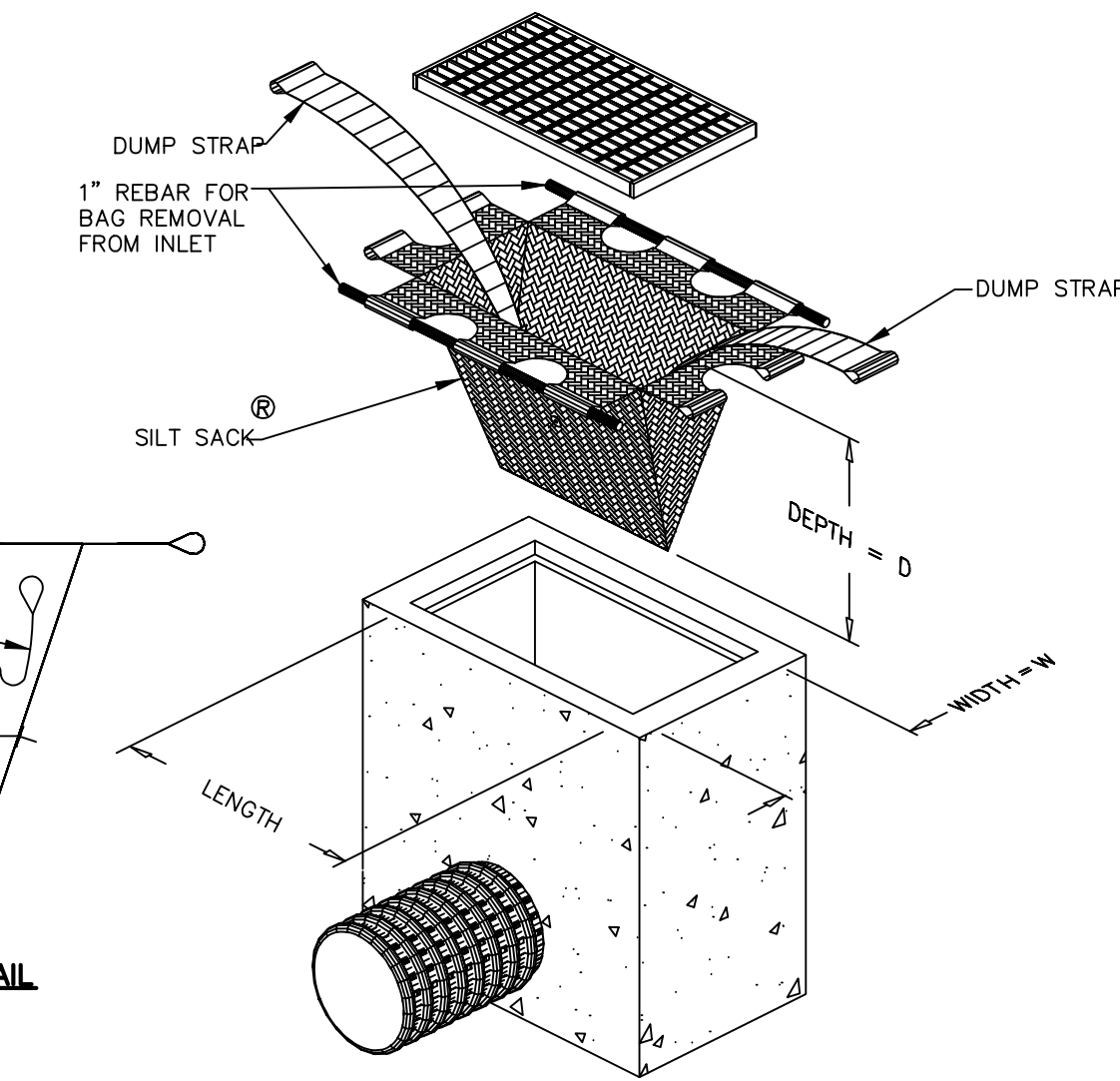
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SECTION VIEW

SEDIMENT BARRIER (SILT SOCK)

NOT TO SCALE



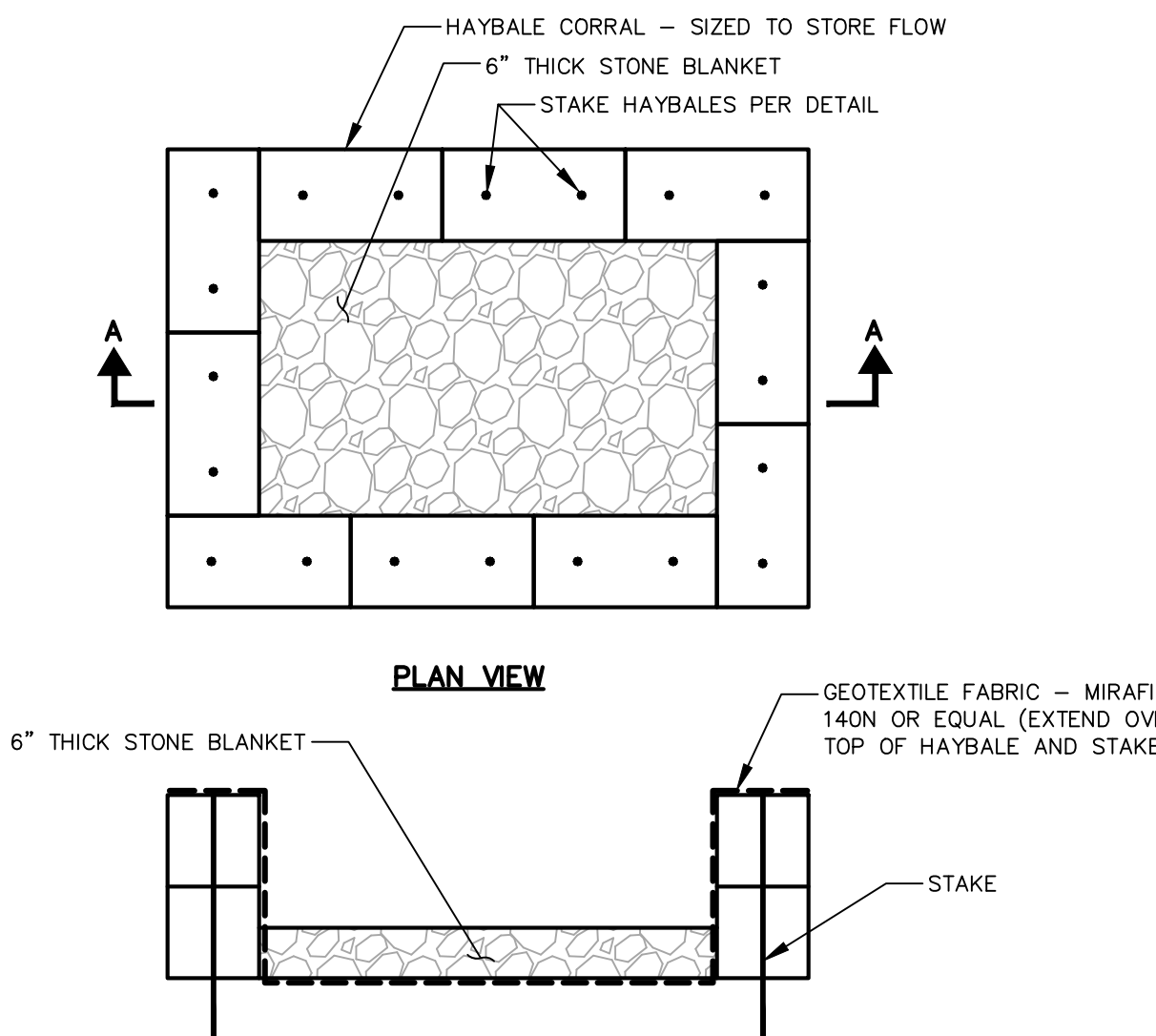
BAG DETAIL

MAINTENANCE SCHEDULE:

- EACH SILTSACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT.
- IF THERE HAVE BEEN NO MAJOR EVENTS, SILTSACKS SHALL BE INSPECTED EVERY 2-3 WEEKS.
- THE YELLOW RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF THE CORD IS COVERED WITH SEDIMENT, THE SILTSACK SHOULD BE EMPTIED.

SILTSACK DETAIL

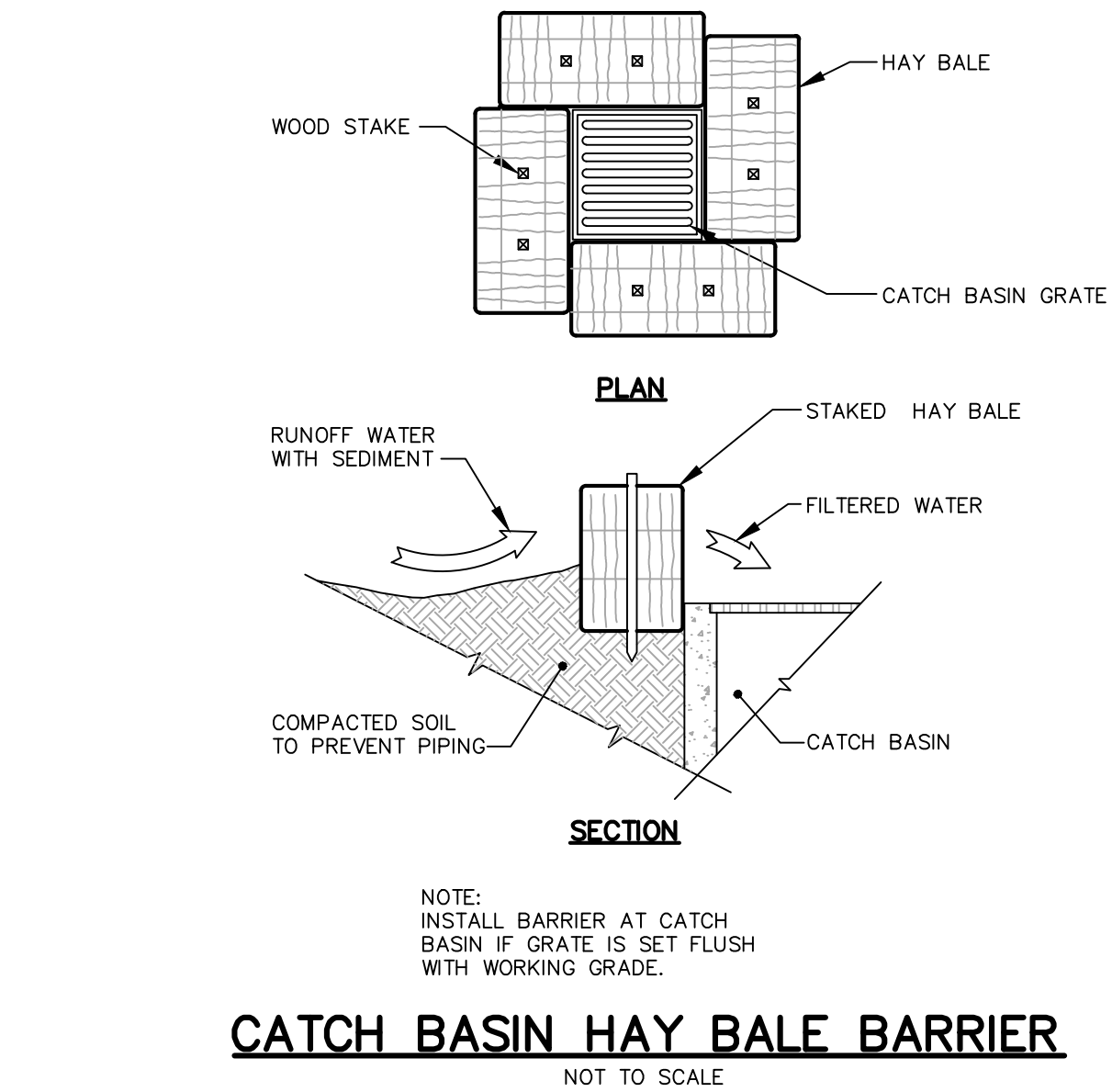
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SECTION A-A

TEMPORARY HAYBALE CORRAL SEDIMENT BASIN

NOT TO SCALE



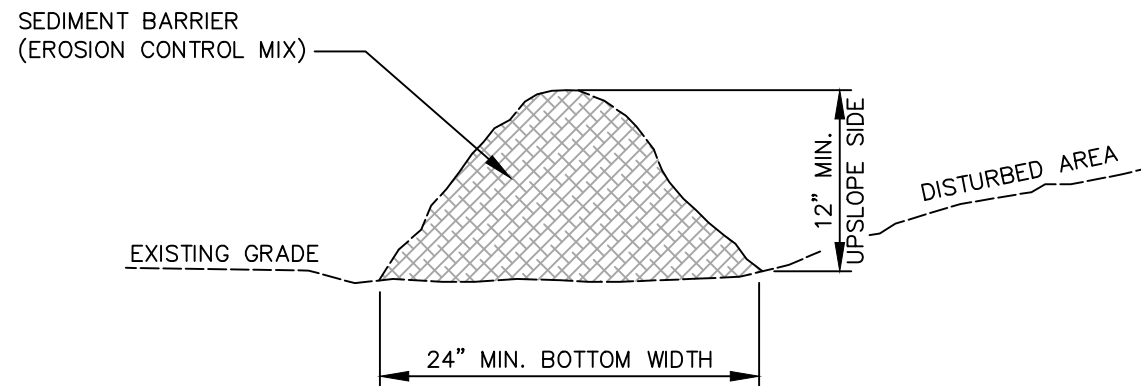
PLAN

SECTION

NOTE:
INSTALL BARRIER AT CATCH BASIN IF GRATE IS SET FLUSH WITH WORKING GRADE.

CATCH BASIN HAY BALE BARRIER

NOT TO SCALE

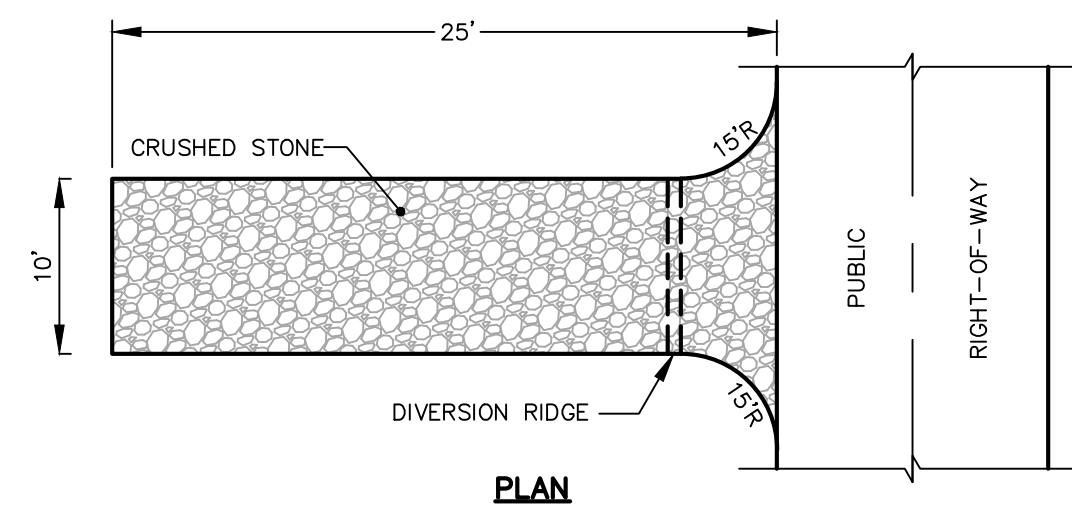


IN ORDER FOR EROSION CONTROL MIX TO BE USED IN LIEU OF SILT FENCE IT MUST MEET THE FOLLOWING STANDARDS:

- THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 50 AND 100%, DRY WEIGHT BASIS.
- PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6\" SCREEN AND A MINIMUM OF 70%, MAXIMUM OF 85%, PASSING A 0.75\" SCREEN.
- THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED.
- LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
- SOLUBLE SALTS CONTENT SHALL BE <4.0 mmhos/cm.
- THE pH SHOULD FALL BETWEEN 5.0 AND 8.0.
- THE EROSION CONTROL MIX SHALL CONTAIN A WELL GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4\" DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH.
- PLACE BARRIER ALONG A RELATIVELY FLAT CONTOUR. CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES WHERE FINES CAN WASH UNDER THE BARRIER THROUGH GRASS BLADES AND BRANCHES.
- PLACEMENT OF BARRIER SHOULD BE:
 - AT TOE OF THE SLOPE.
 - ON FROZEN GROUND, BEDROCK OR ROOTED FORESTED AREAS.
 - AT THE EDGE OF GRAVEL AND AREAS UNDER CONSTRUCTION.
- BARRIER SHALL NOT BE USED ADJACENT TO WETLANDS
- REMOVE SEDIMENT DEPOSITS WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
- WHEN BARRIER IS DECOMPOSED, CLOGGED WITH SEDIMENT, ERODED OR INEFFECTIVE, IT MUST BE REPLACED OR REPAIRED. THE BARRIER SHOULD BE RESHAPED AS NECESSARY.

SEDIMENT BARRIER (EROSION CONTROL MIX)

NOT TO SCALE



PLAN

NOTES:

- USE CRUSHED STONE OR ACCEPTABLE ON-SITE MATERIAL. (STONE AGGREGATE SIZE - 2\" TO 3\").
- GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA TO BE COVERED WITH AGGREGATE. ACCEPTABLE MATERIALS ARE TREVIA SPUNBOND 1135 MIRAFI 600X, OR EQUIVALENT.
- LENGTH - AS SHOWN.
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC RIGHT-OF-WAY. INGRESS OR EGRESS.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC REPAIR AND TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN COMPLETE, CONTRACTOR TO REMOVE STONE AND GRADE SUBBASE TO MATCH EXISTING OR PROPOSED GRACES. COVER WITH MINIMUM 6-INCH LAYER OF LOAM. APPLY OF SEED MIX WHEN IN FLOODPLAIN (ELEVATION 40 AND BELOW) AND CONSERVATION MIX ABOVE. COVER WITH BIODEGRADABLE DOUBLE NET STRAW MAT.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

St. Germain
Collins

846 Main St., Westbrook, ME 04092

T: 207-591-7000

StGermainCollins.com



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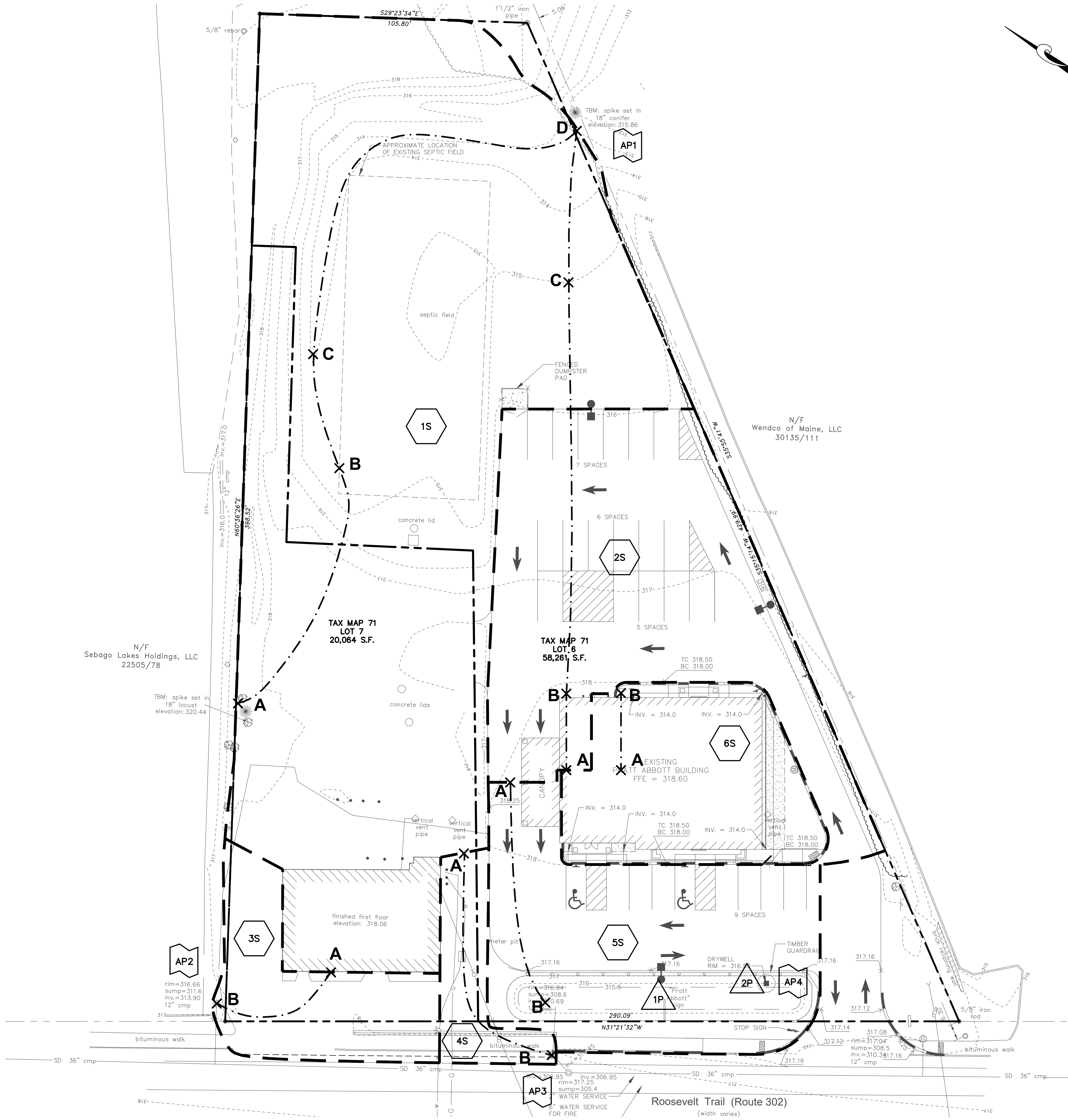
SHEET TITLE:

SOIL EROSION &
SEDIMENT
CONTROL NOTES
& DETAILS

SHEET NO:

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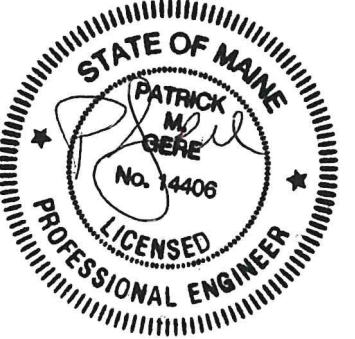
LEGEND:

EXISTING		PROPOSED
	PROPERTY LINE	
	ADJACENT PROPERTY LINE	
	MONUMENTS	
	CONTOURS (1')	
	CONTOURS (5')	
	EDGE OF GRAVEL	
	EDGE OF PAVEMENT	
	CURB	
	PAVEMENT STRIPING	
	BUILDINGS	
	TREES	
	SIGNS	
	BOLLARDS	
	UTILITY POLE & OVERHEAD LINE	
	LIGHTS	
	GAS LINE	
	WATER SHUTOFF, VALVE, & WATER LINE	
	CATCH BASIN & STORM DRAIN	
	SUBCATCHMENT	
	ANALYSIS POINT	
	INFILTRATION FEATURE	
	TIME OF CONCENTRATION FLOW PATH	
	WATERSHED BOUNDARY	

1S AREA: 42,099 SF
Tc:
A-B SF L=100' S=0.0150
B-C SHC L=50' S=0.0150
C-D C L=185' S=0.0130
2S AREA: 14,042 SF
Tc:
A-B SF L=30' S=0.3300
B-C SCF L=110 S=0.0200
C-D SCF L=110 S=0.0200
3S AREA: 4,105 SF
Tc:
A-B SF L=60' S=0.0150
4S AREA: 1,961 SF
Tc:
A-B SF L=100' S=0.0150
5S AREA: 10,370 SF
Tc:
A-B SF L=89' S=0.0150
6S AREA: 6,331 SF
Tc:
A-B SF L=31' S=0.3300

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS FOR TAX MAP 71 LOT 7 IN WINDHAM, MAINE (SUBJECT PARCEL).
2. THE TOTAL AREA OF THE SUBJECT PARCEL IS 20,064 SF (0.46 ACRES).
3. THE OWNER OF RECORD FOR THE SUBJECT PARCEL IS HANNA REALTY ASSOCIATES, LLC, 2 EISENHOWER DRIVE, WESTBROOK, MAINE 04092. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 34365 PAGE 90.
4. PROPERTY BOUNDARY AND TOPOGRAPHICAL INFORMATION IS BASED ON A PLAN ENTITLED "EXISTING CONDITIONS SURVEY, 839 ROOSEVELT TRAIL, WINDHAM, ME" BY TITCOMB ASSOCIATES, DATED MAY 26, 2015.
5. TOPOGRAPHIC ELEVATIONS ARE BASED ON NAVD88 DATUM DERIVED FROM GPS OBSERVATIONS. HORIZONTAL DATA IS REFERENCED TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, NAD83, WEST ZONE, DERIVED FROM GPS OBSERVATIONS.
6. SOIL TYPES FOR THE SITE WERE OBTAINED FROM THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY MEDIUM INTENSITY SOILS MAPPING. THE WATERSHED CONSISTS ENTIRELY OF HINCKLEY LOAMY SAND (HIB) - HYDROLOGIC SOIL GROUP A. THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND SPECIAL PUBLICATION NO. 5, SEPTEMBER 2009, LISTS THE SATURATED CONDUCTIVITY FOR HIB AS 6.0 IN/HR IN THE MOST LIMITING LAYER.



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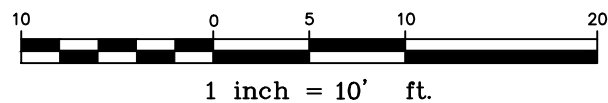
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2 EISENHOWER DRIVE
WESTBROOK, MAINE

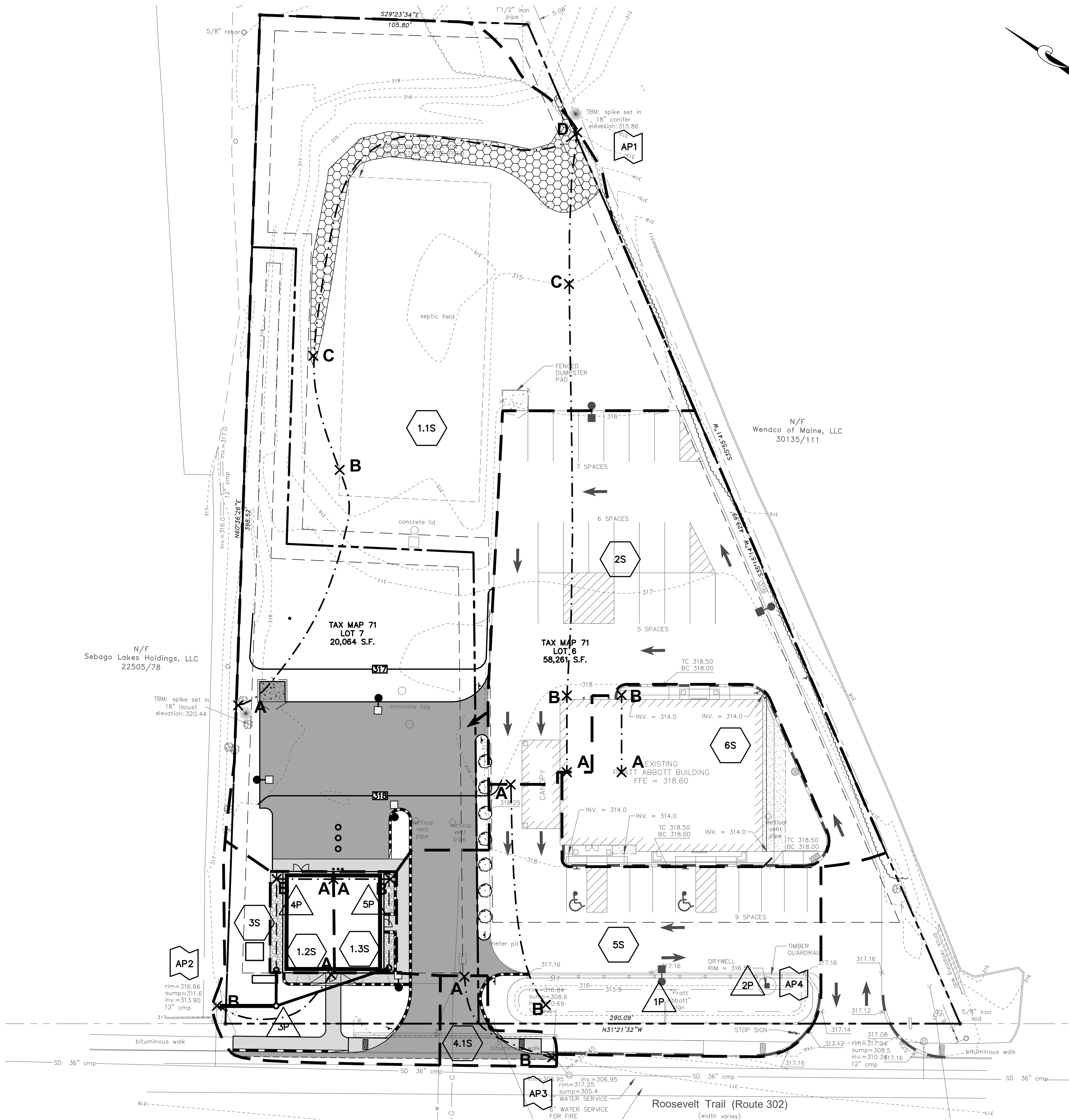
SHEET TITLE:

EXISTING
CONDITIONS
WATERSHED
PLAN

SHEET NO:

D-101



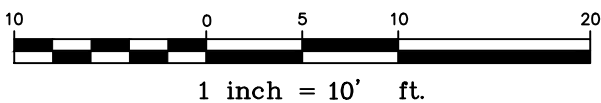


- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED CONDITIONS FOR TAX MAP 71 LOT 7 IN WINDHAM, MAINE (SUBJECT PARCEL).
 2. THE TOTAL AREA OF THE SUBJECT PARCEL IS 20,064 SF (0.46 ACRES).
 3. THE OWNER OF RECORD FOR THE SUBJECT PARCEL IS HANNA REALTY ASSOCIATES, LLC, 2 EISENHOWER DRIVE, WESTBROOK, MAINE 04092, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 34365 PAGE 90.
 4. PROPERTY BOUNDARY AND TOPOGRAPHICAL INFORMATION IS BASED ON A PLAN ENTITLED "EXISTING CONDITIONS SURVEY, 839 ROOSEVELT TRAIL, WINDHAM, ME" BY TITCOMB ASSOCIATES, DATED MAY 26, 2015.
 5. TOPOGRAPHIC ELEVATIONS ARE BASED ON NAVD88 DATUM DERIVED FROM GPS OBSERVATIONS. HORIZONTAL DATA IS REFERENCED TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, NAD83, WEST ZONE, DERIVED FROM GPS OBSERVATIONS.
 6. SOIL TYPES FOR THE SITE WERE OBTAINED FROM THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY MEDIUM INTENSITY SOILS MAPPING. THE WATERSHED CONSISTS ENTIRELY OF HINKLEY LOAMY SAND (HIB) - HYDROLOGIC SOIL GROUP A.

LEGEND:

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
ADJACENT PROPERTY LINE	ADJACENT PROPERTY LINE
MONUMENTS	MONUMENTS
CONTOURS (1')	CONTOURS (1')
CONTOURS (5')	CONTOURS (5')
EDGE OF GRAVEL	EDGE OF GRAVEL
EDGE OF PAVEMENT	EDGE OF PAVEMENT
CURB	CURB
PAVEMENT STRIPING	PAVEMENT STRIPING
BUILDINGS	BUILDINGS
TREES	TREES
SIGNS	SIGNS
BOLLARDS	BOLLARDS
UTILITY POLE & OVERHEAD LINE	UTILITY POLE & OVERHEAD LINE
LIGHTS	LIGHTS
GAS LINE	GAS LINE
WATER SHUTOFF, VALVE, & WATER LINE	WATER SHUTOFF, VALVE, & WATER LINE
CATCH BASIN & STORM DRAIN	CATCH BASIN & STORM DRAIN
SUBCATCHMENT	SUBCATCHMENT
ANALYSIS POINT	ANALYSIS POINT
INFILTRATION FEATURE	INFILTRATION FEATURE
TIME OF CONCENTRATION FLOW PATH	TIME OF CONCENTRATION FLOW PATH
WATERSHED BOUNDARY	WATERSHED BOUNDARY

- 1.1S AREA: 39,433 SF
Tc:
A-B SF L=100' S=0.0150
B-C SHC L=50' S=0.0150
C-D C L=185' S=0.0130
- 1.2S AREA: 1,000 SF
Tc:
A-B SF L=22' S=0.0833
- 1.3S AREA: 1,000 SF
Tc:
A-B SF L=22' S=0.0833
- 2S AREA: 14,042 SF
Tc:
A-B SF L=30' S=0.3300
B-C SCF L=110 S=0.0200
C-D SCF L=110 S=0.0200
- 3S AREA: 3,905 SF
Tc:
A-B SF L=60' S=0.0150
- 4.1S AREA: 1,039 SF
Tc:
A-B SF L=53' S=0.0150
- 5S AREA: 12,139 SF
Tc:
A-B SF L=89' S=0.0150
- 6S AREA: 6,331 SF
Tc:
A-B SF L=31' S=0.3300



St. Germain Collins

846 Main St., Westbrook, ME 04092
T: 207-591-7000
StGermainCollins.com



REV.	DATE	REVISION DESCRIPTION
2.	9/27/19	REVISED PER TOWN COMMENTS
1.	9/10/19	REVISED PER TOWN COMMENTS
0.	6/5/19	ISSUED FOR PERMITTING

DESIGNED BY: PMG
DRAWN BY: PMG
CHECKED BY: PJC
DATE: 9/27/2019
FILE NAME: 2572-0011 STP01.dwg
PROJECT NAME:

839 ROOSEVELT REDEVELOPMENT
839 ROOSEVELT TRAIL
WINDHAM, MAINE

CLIENT:

HANNA REALTY ASSOCIATES, LLC
2 EISENHOWER DRIVE
WESTBROOK, MAINE

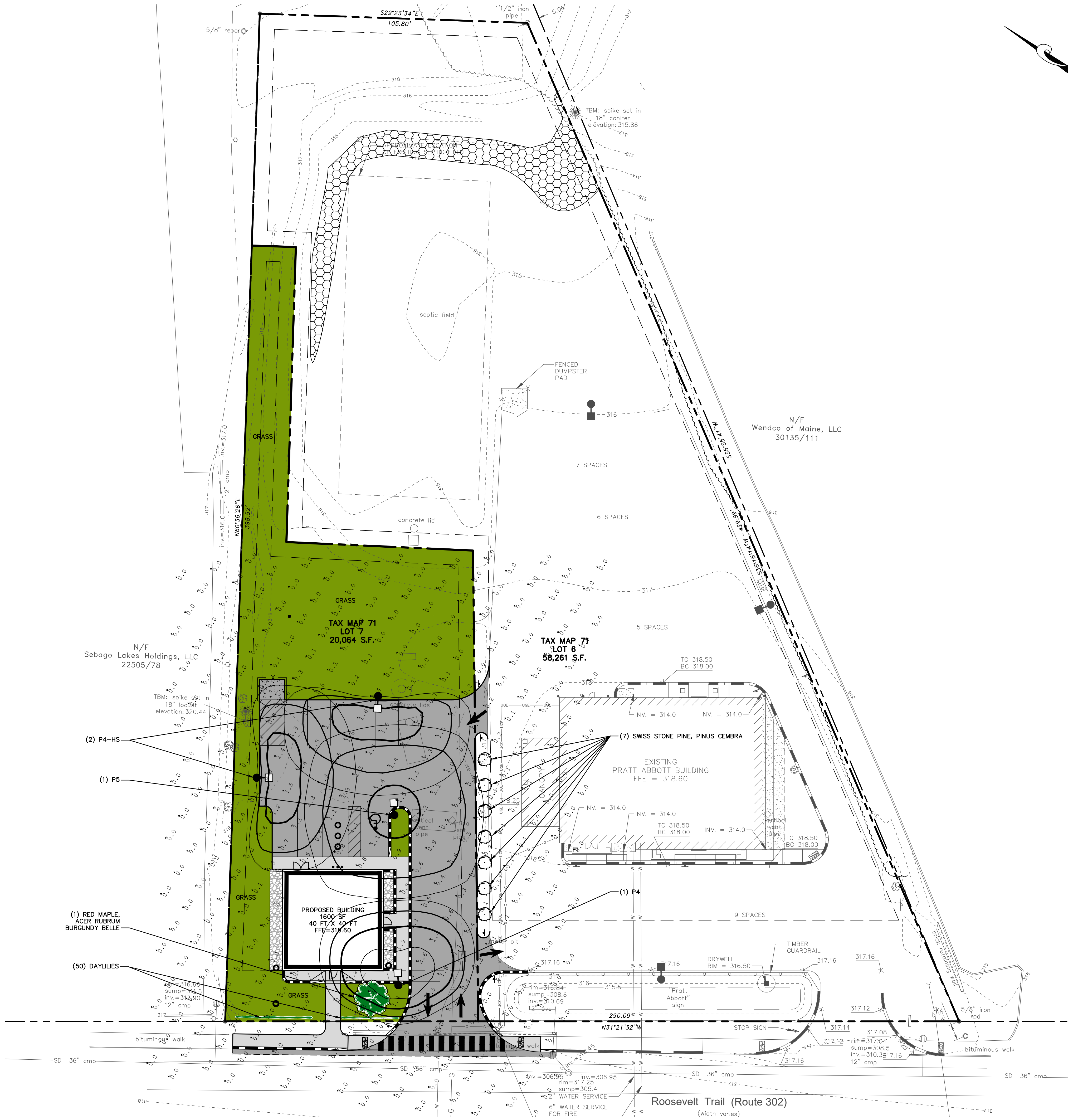
SHEET TITLE:

PROPOSED CONDITIONS WATERSHED PLAN

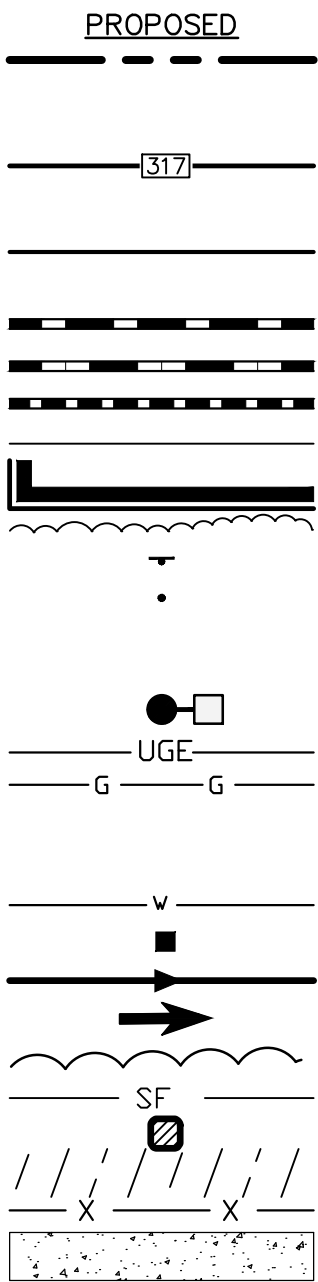
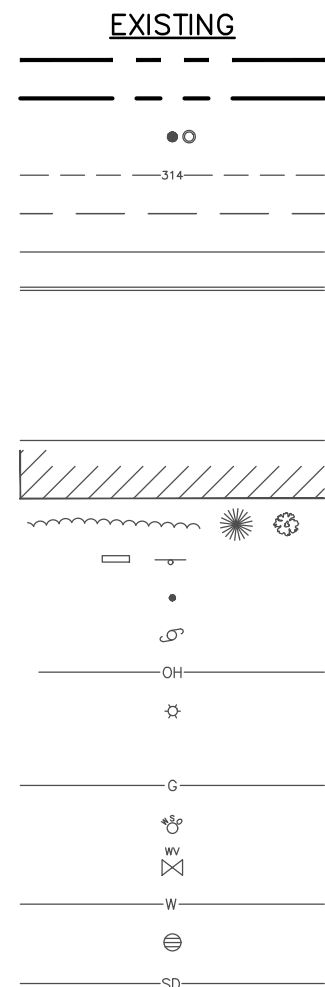
SHEET NO:

D-102

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LEGEND:



PROPERTY LINE
ADJACENT PROPERTY LINE
MONUMENTS
CONTOURS (1')
EDGE OF GRAVEL
EDGE OF PAVEMENT
CURB
VERTICAL GRANITE CURB
SLOPED GRANITE CURB
MONOLITHIC CONCRETE CURB
PAVEMENT STRIPING
BUILDINGS
TREES/TREELINE
SIGNS
BOLLARDS
UTILITY POLE
OVERHEAD LINE
LIGHTS
UNDERGROUND ELECTRIC
GAS LINE
WATER SHUTOFF
WATER VALVE
WATER LINE
CATCH BASIN/INFILTRATION BASIN
STORM DRAIN
TRAFFIC FLOW DIRECTION
SNOW STORAGE AREA
SILT BARRIER
INLET PROTECTION
STABILIZED CONSTRUCTION ENTRANCE
FENCE
CONCRETE

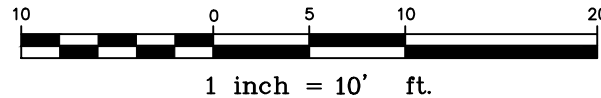
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 - THE PROPERTY IS LOCATED WITHIN THE TOWN OF WINDHAM COMMERCIAL DISTRICT 1 (C1) ZONE.
 - MEDICAL MARIJUANA DISPENSARY USE IS A PERMITTED USE IN THE C1 DISTRICT ZONE.
 - BULK AND DIMENSIONAL REQUIREMENTS FOR THE C1 DISTRICT ZONE ARE AS FOLLOWS:

MIN. LOT SIZE	NONE	PROPOSED 20,064 SF
NET RESIDENTIAL DENSITY	NONE	NA
MIN. FRONTAGE	100 FT	100 FT
FRONT SETBACK	10-20 FT	20 FT
MIN. SIDE SETBACK	6 FT	6 FT
MIN. REAR SETBACK	6 FT	6 FT
MAX. BLDG HEIGHT	NONE	36 FT
 - THE TOWN OF WINDHAM LAND USE ORDINANCE SECTION 812(C)(2)(c) STATES THERE IS NO MINIMUM NUMBER OF PARKING SPACES REQUIRED. NINE PARKING SPACES ARE PROVIDED - 30% OF WHICH (THREE SPACES) ARE 10 FT WIDE X 20 FT DEEP. ONE ADA ACCESSIBLE PARKING SPACE IS PROVIDED.
 - THE PROPOSED DEVELOPMENT IS SUBJECT TO THE NORTH WINDHAM SIDEWALK IMPACT FEE.
 - PARKING LOT ILLUMINANCE (FC)

AVERAGE = 1.31
MAXIMUM = 1.6
MINIMUM = 0.7
AVG/MIN RATIO = 1.87
MAX/MIN RATIO = 2.29
 - LUMINAIRE SCHEDULE:
P4 = (1) SINGLE RZRM-PLD-IV-24LED-350MA-NW
P4-HS = (2) SINGLE RZRM-IV-24LED-NW-350-HS
P5 = (1) SINGLE RZRM-PLD-VSQ-24LED-350MA-NW

LUMINAIRE P4 SHALL BE MOUNTED ON A 12 FOOT STNTS124-11-1 AFG POLE. LUMINAIRES P4-HS AND P5 SHALL BE MOUNTED ON STNTS154-11-1 15' AFG POLES.

SEE SHEET L-501 FOR LIGHTING DETAILS.



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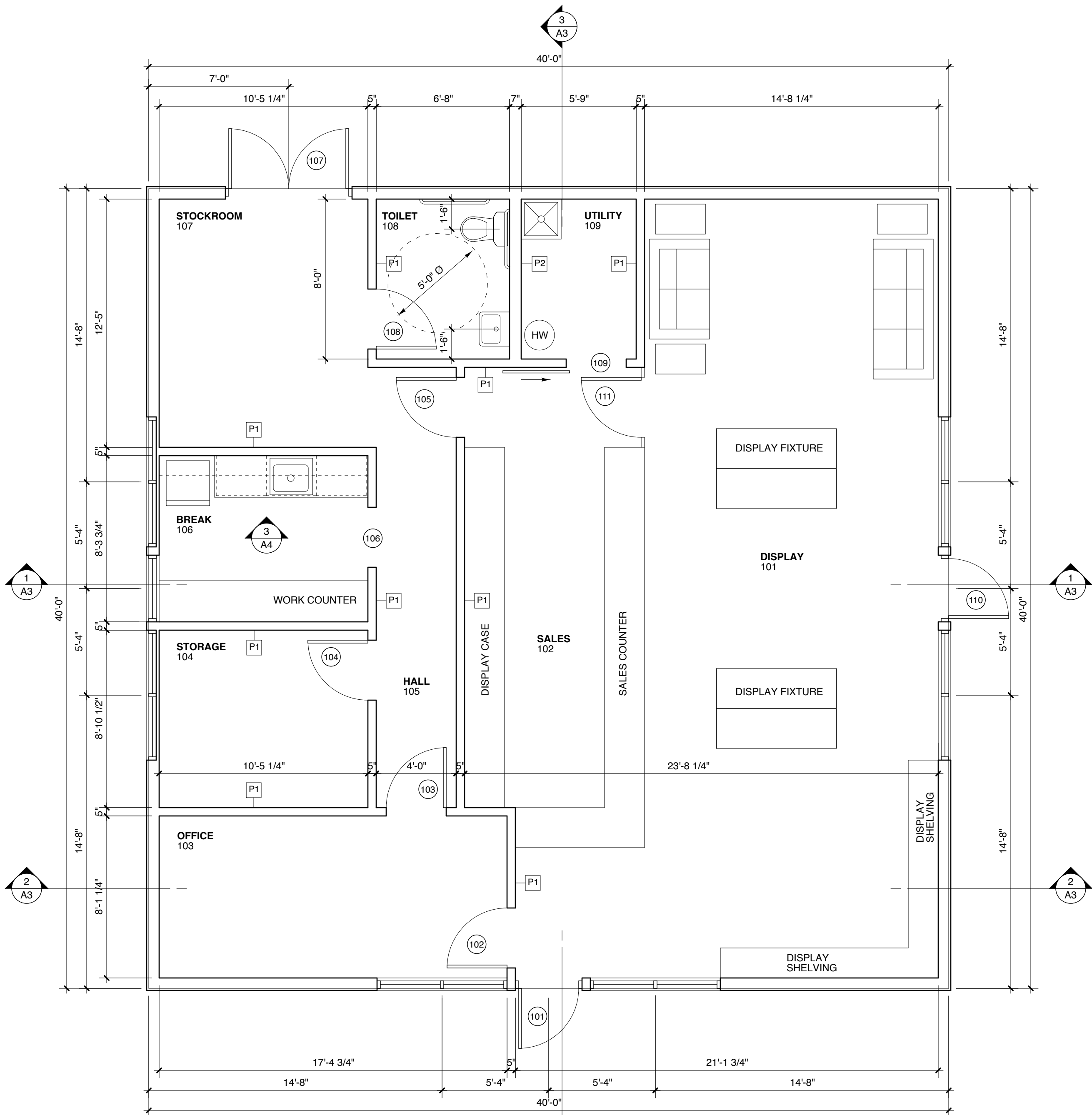
HANNA REALTY ASSOCIATES, LLC
2 EISENHOWER DRIVE
WESTBROOK, MAINE

SHEET TITLE:

LIGHTING &
LANDSCAPE
PLAN

SHEET NO:

L-101



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"
1' 2' 4' 8'

- PARTITION TYPES**
- P1** 2 X 4 STUD FRAMING 16" O.C.
5/8" GYPSUM BOARD BOTH SIDES
ACOUSTIC INSULATION FULL HEIGHT
PARTITION HEAD UP TO ROOF TRUSS BOTTOM CHORD
SLIP TRACK CONNECTION TO ROOF TRUSS BOTTOM CHORD
ACOUSTICAL SEALANT AT BOTTOM PLATE
- P2** PLUMBING PARTITION
2 X 6 WOOD STUD FRAMING 16" O.C.
5/8" GYPSUM BOARD BOTH SIDES FULL HEIGHT
ACOUSTIC INSULATION FULL HEIGHT
PARTITION HEAD UP TO ROOF TRUSS BOTTOM CHORD
SLIP TRACK CONNECTION TO ROOF TRUSS BOTTOM CHORD
ACOUSTICAL SEALANT AT BOTTOM PLATE

PARTITIONS NOT OTHERWISE NOTED ARE PARTITION TYPE P1.

GENERAL NOTES

- BEFORE BEGINNING WORK AT THE SITE, AND THROUGHOUT THE COURSE OF THE WORK, INSPECT AND VERIFY THE LOCATION AND CONDITION OF EVERY ITEM AFFECTED BY THE WORK UNDER THIS CONTRACT AND REPORT DISCREPANCIES TO ARCHITECT BEFORE BEGINNING WORK RELATED TO THAT BEING INSPECTED.
- THE ARCHITECTURAL DRAWINGS SHOW PRINCIPAL AREAS WHERE WORK MUST BE ACCOMPLISHED UNDER THIS CONTRACT. INCIDENTAL WORK MAY ALSO BE NECESSARY IN AREAS NOT SHOWN ON THE ARCHITECTURAL DRAWINGS DUE TO MECHANICAL, ELECTRICAL, PLUMBING, OR OTHER SYSTEMS. SUCH INCIDENTAL WORK IS ALSO PART OF THIS CONTRACT. INSPECT THOSE AREAS, ASCERTAIN WORK NEEDED, AND DO THAT WORK IN ACCORDANCE WITH THE CONTRACT REQUIREMENTS, AT NO ADDITIONAL COST.
- DIMENSIONS SHOWN ARE TO BUILDING LINES, COLUMN CENTERLINES, OPENING CENTERLINES, AND PARTITION FINISH FACES, OR AS OTHERWISE NOTED.
- ENCLOSE CONDUITS, DUCTS, PIPES, AND SIMILAR ITEMS IN FURRING WHERE SUCH ITEMS PASS THROUGH FINISHED SPACES WHETHER OR NOT FURRING IS INDICATED. INSULATE IN UNHEATED SPACES

WEATHER SEALING NOTES

- PROVIDE COMPLETE AIR BARRIER IN EXTERIOR ENVELOPE BY MEANS OF VAPOR RETARDER AND EXTERIOR WEATHER BARRIER.
- WEATHER BARRIER: ZIP SYSTEM SHEATHING. TAPE ALL JOINTS
- VAPOR RETARDER WALLS AND CEILING: INTELLLO PLUS OR EQUAL.
- SEAL EDGES OF WEATHER BARRIER AND VAPOR RETARDER TO SUBSTRATES WITH ADHESIVE TAPES AND SEALANTS COMPATIBLE WITH SHEET MATERIALS. REPAIR ANY TEARS OR GAPS WITH ADHESIVE TAPE.
- VAPOR RETARDER UNDER FLOOR SLAB: W.R. MEADOWS PERMINATOR 15 MIL OR EQUAL. OVERLAP ALL HORIZONTAL JOINTS AND SEAL EDGES TO FOUNDATION.
- CEILING INSULATION: 14" DEEP BLOWN CELLULOSE, R-50 MINIMUM IN HORIZONTAL APPLICATION
- WALL INSULATION: ROCKWOOL COMFORTBATT INSULATION, R-22, 5.5 INCH THICKNESS.
- INSULATION INSIDE FOUNDATION WALLS: 2 INCHES DOW EXTRUDED POLYSTYRENE.
- INSULATION UNDER FLOOR SLAB: 2 INCHES DOW HI-LOAD 80 EXTRUDED POLYSTYRENE.
- FLOOR SLAB VAPOR BARRIER: 10 MIL REINFORCED POLY SHEET. OVERLAP JOINTS.
- DAMPPROOFING FOUNDATION BELOW GRADE: HENRY HE788 NON-FIBERED ASPHALT EMULSION DAMPPROOFING OR EQUAL.

ROOFING NOTES

- ROOFING: LAMINATED TAB ASPHALT SHINGLES SELECTED BY OWNER.
- UNDERLAYMENT: PER MANUFACTURER'S RECOMMENDATIONS.
- EAVES AND VALLEY FLASHING: 2 COURSES W.R. GRACE ICE & WATER SHIELD.
- DRIP EDGE: COATED ALUMINUM COMPATIBLE WITH SHINGLE ROOFING.

EXTERIOR FINISH NOTES

- SIDING: LP SMARTSIDE LAP SIDING. SMOOTH FINISH LAP 25920, 6" TO WEATHER. PAINT FINISH.
- CORNERBOARDS: LP REVERSIBLE TRIM 25948. PAINT FINISH.
- FRIEZE: LP REVERSIBLE TRIM 25949. PAINT FINISH.
- FASCIA: LP REVERSIBLE TRIM 25942 AND 25940. PAINT FINISH.
- SOFFIT: LP 76 SERIES SOFFIT PANELS. PAINT FINISH.
- WATER TABLE: 5/4 X 10 AZEK TRIM.
- DOOR AND WINDOW CASING: 5/4 X 6 AZEK TRIM.

INTERIOR FINISH NOTES

- FINISH MATERIALS AND COLORS AS SELECTED BY OWNER, IN ACCORDANCE WITH THE FOLLOWING:

FLOORS:
2-PART POURED EPOXY. COLOR AND TEXTURE AS SELECTED BY OWNER.

WALLS:
PAINTED GYPSUM BOARD.
4" VINYL BASE.

CEILINGS:
PAINTED GYPSUM BOARD.

DOOR AND WINDOW TRIM:
PAINTED GYPSUM BOARD JAMBS.

DOOR AND WINDOW NOTES

- EXTERIOR DOORS AND WINDOWS ARE ALUMINUM STOREFRONT EQUAL TO KAWNEER 451T WITH INSULATED GLASS. COLOR CLEAR ANODIZED. DOOR 107 TO BE INSULATED HOLLOW METAL FLUSH DOOR WITH HOLLOW METAL FRAME. LEVER HANDLE HARDWARE.
- INTERIOR DOORS:

3'-0" X 7'-0" SOLID CORE FLUSH NATURAL FINISH BIRCH DOORS
HOLLOW METAL FRAMES
LEVER HANDLE HARDWARE
DOOR 109 TO BE BARN-DOOR STYLE SLIDING DOOR WITH TRACK
OPENING 106 TO BE DRYWALL CASED OPENING 3'-0" X 7'-0"
DOOR 111 TO BE COUNTER HEIGHT, TO MATCH DISPLAY CASEWORK

PLUMBING SYSTEM NOTES

- PROVIDE DRAIN AND WASTE CONNECTIONS TO NEW PLUMBING FIXTURES.
- PROVIDE PLUMBING FIXTURES AS SELECTED BY OWNER: WATER CLOSET, LAVATORY & FAUCET, KITCHEN SINK & FAUCET, MOP SINK & FAUCET, WATER HEATER.

MECHANICAL SYSTEM NOTES

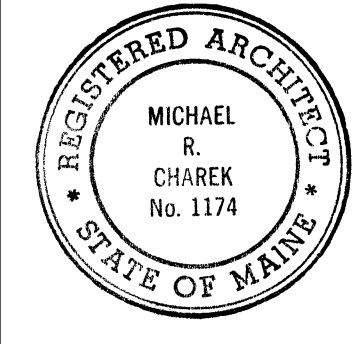
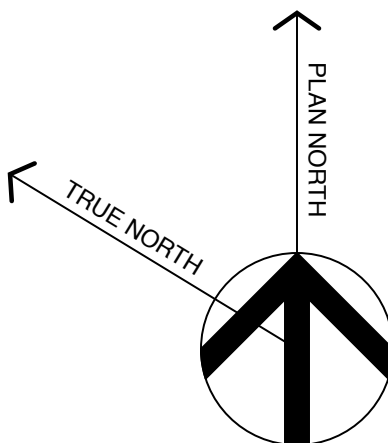
- PROVIDE DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM TO PROVIDE HEAT AND COOLING.
- PROVIDE EXHAUST FAN DUCTED TO OUTSIDE AT BATH.
- PROVIDE FRESH AIR AND VENTILATION BY ENERGY RECOVERY VENTILATOR.
- SUBMIT PRODUCT INFORMATION TO THE OWNER FOR REVIEW.

ELECTRICAL SYSTEM NOTES

- PROVIDE DUPLEX OUTLETS AT LOCATIONS INDICATED BY OWNER.
- LIGHT FIXTURES AND SWITCHING AS SELECTED BY OWNER.
- EXTERIOR LIGHT FIXTURE LOCATIONS SHOWN ON SHEET A2.

LIFE SAFETY AND SECURITY SYSTEM NOTES

- PROVIDE EMERGENCY LIGHTING AND EXIT SIGNS AS INDICATED AND AS REQUIRED BY CODE.
- PROVIDE ONE 3 LB A,B,C FIRE EXTINGUISHER AT EVERY EXIT.
- PROVIDE MONITORED SECURITY SYSTEM AS SELECTED BY OWNER.



Title

FLOOR PLAN
AND NOTES

Scale: 1/4" = 1'-0"

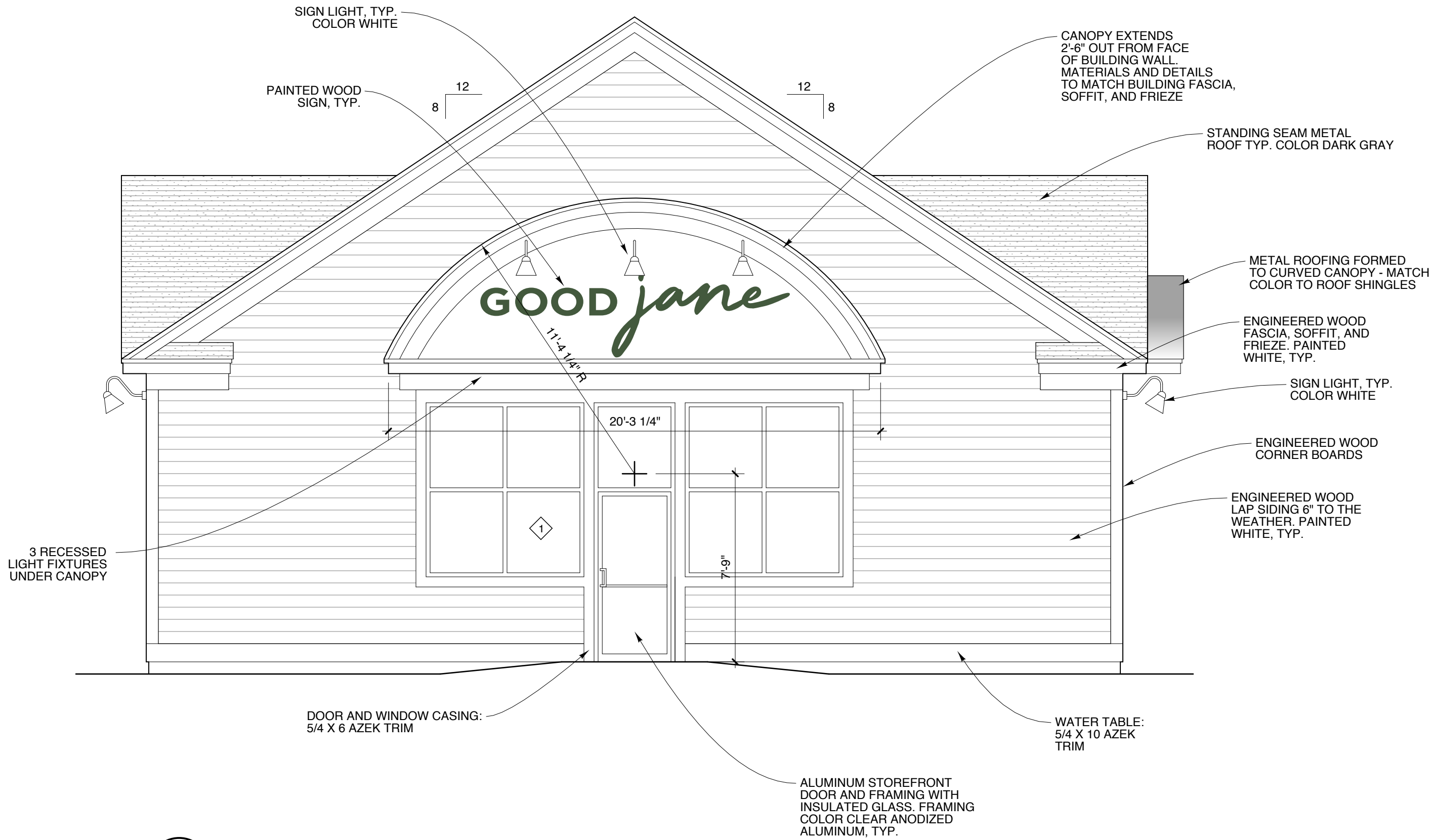
Date: 9/10/19

Revisions

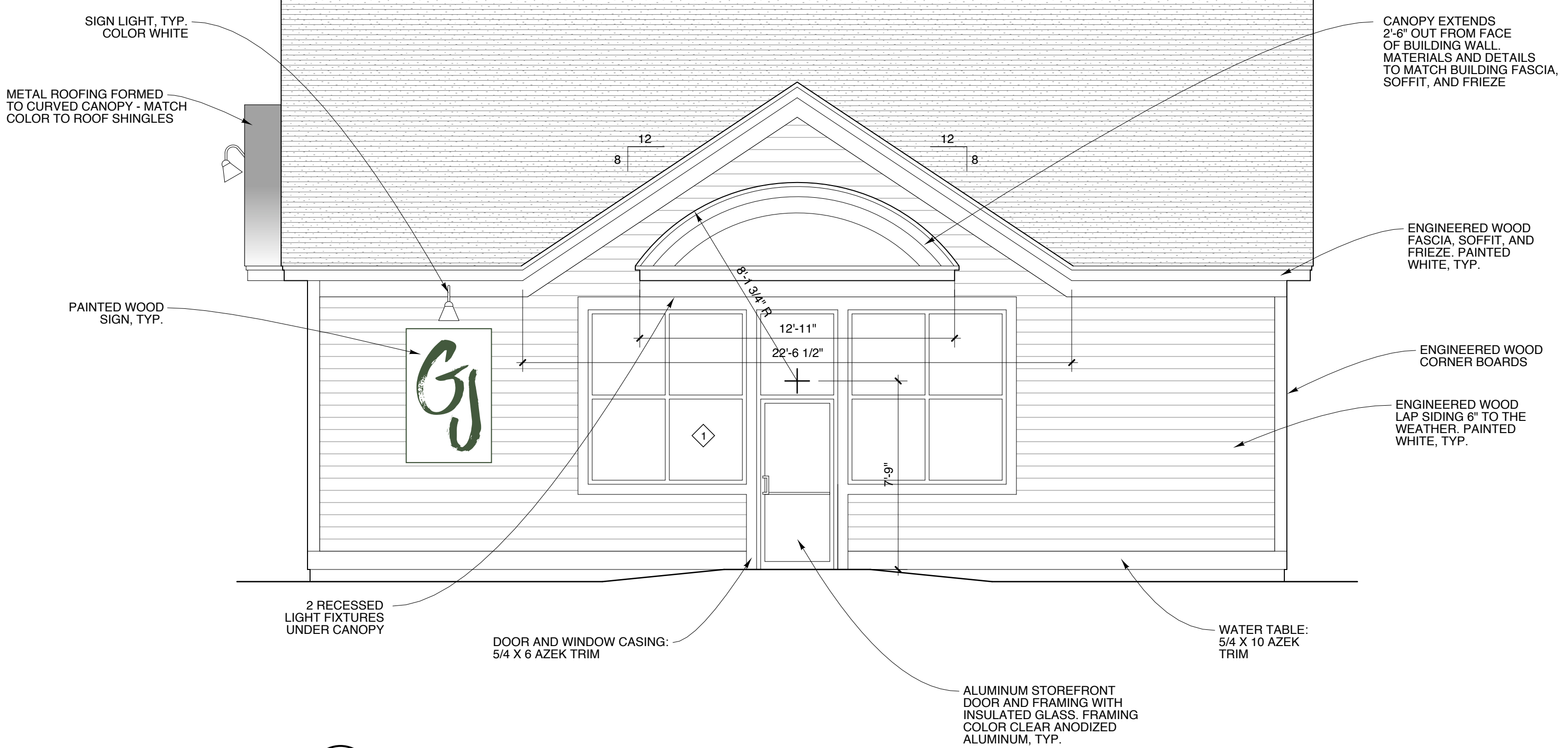
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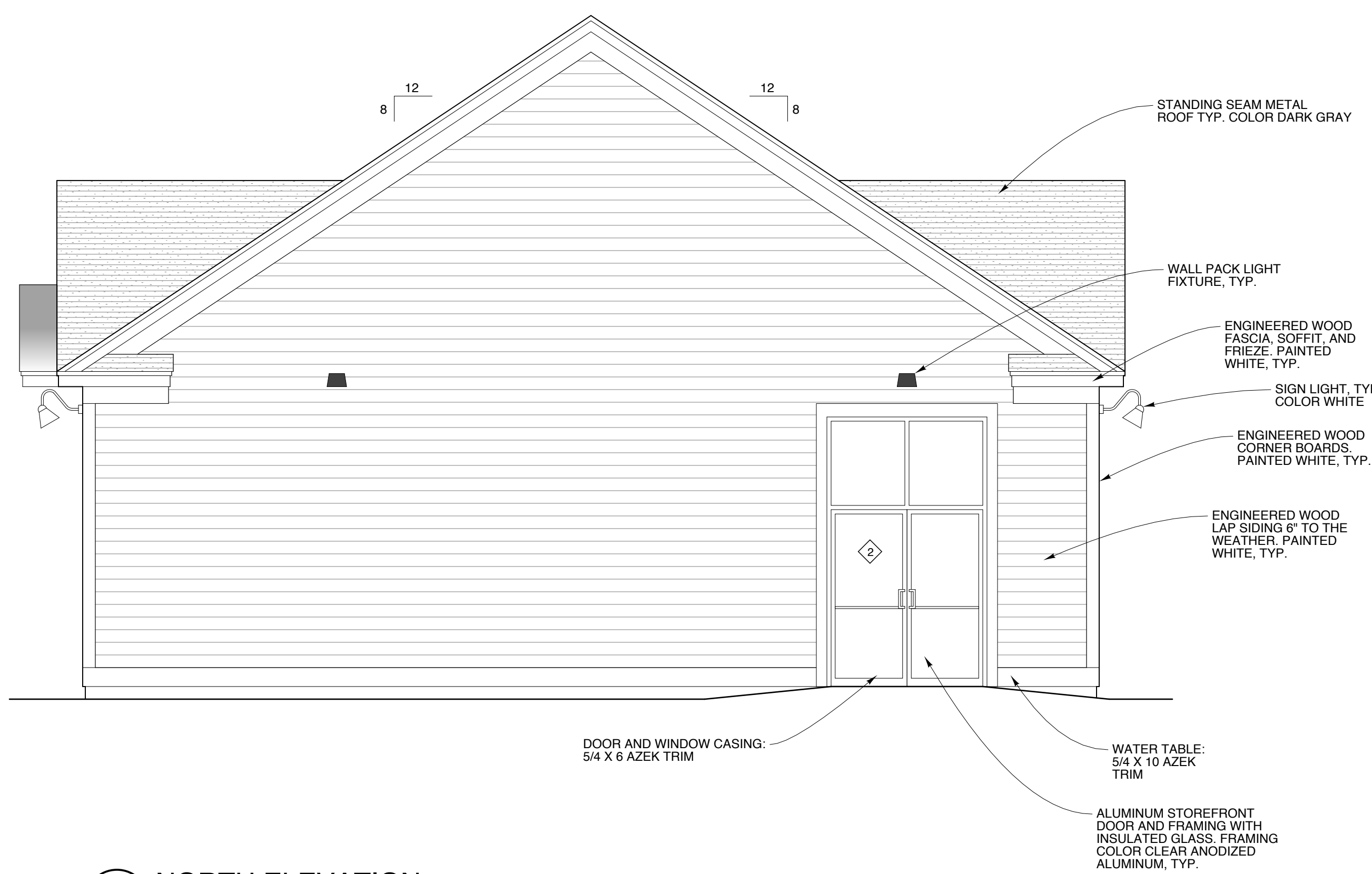
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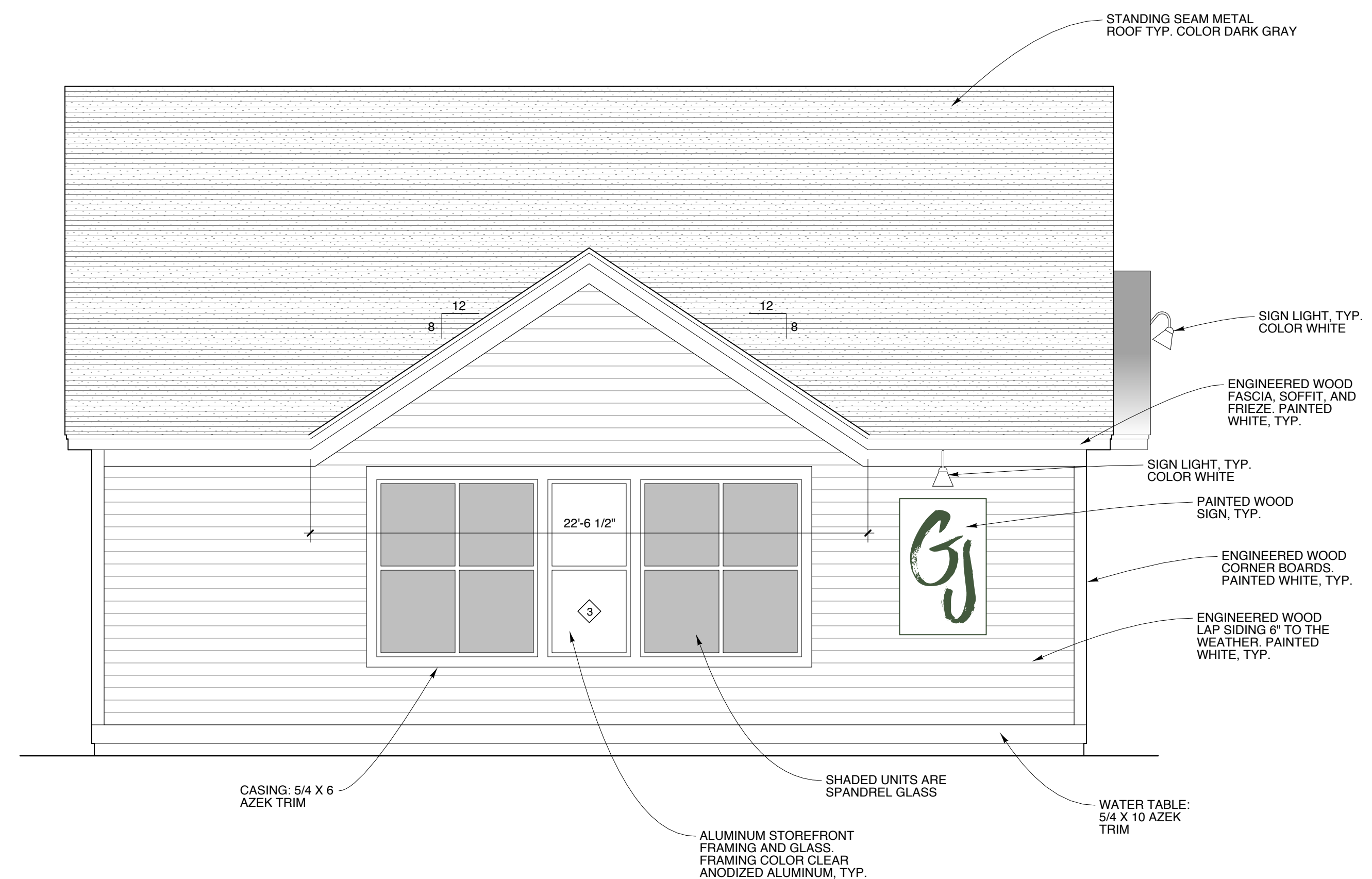
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
1' 2' 4' 8'



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"
1' 2' 4' 8'

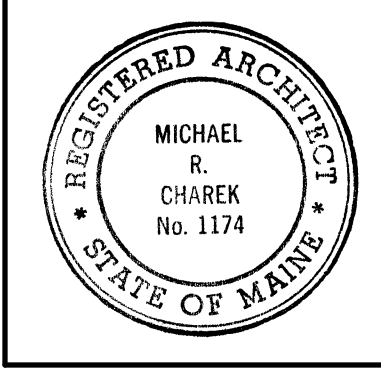


3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"
1' 2' 4' 8'



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"
1' 2' 4' 8'

Michael Charek
Architects
25 Hartley Street
Portland, Maine 04103
(207) 761-0556



Good Jane
Retail Store
839 Roosevelt Trail
Windham, ME 04099

Title
ELEVATIONS

Scale: 1/4" = 1'-0"

Date: 9/10/19

Revisions
ISSUED FOR PERMIT

Sheet
A2