SME
SEVEE & MAHER
ENGINEERS

4 Blanchard Road, P.O. Box 85A
Cumberland, ME 04021
Tel: 207.829.5016 • Fax: 207.829.5692
info@smemaine.com
smemaine.com

October 19, 2021

Steve Puleo, Planner
Town of Windham
8 School Road
Windham, ME 04062

Subject: Bangor Savings Bank
Windham Branch/Office Parking Expansion
Response to Staff Review Comments

Dear Mr. Puleo

On behalf of Bangor Savings Bank (BSB), Sevee & Maher Engineers, Inc. (SME) is pleased to submit this comment response letter and supporting documentation for the Bangor Savings Bank Branch/Office Parking Expansion project at 745 Roosevelt Trail and 6 Abby Road in Windham. The drawings have been revised in response to staff review comments received in an email dated October 13, 2021. SME is providing this letter to address review comments prior to the Planning Board meeting scheduled for October 25, 2021.

TOWN PLANNER:

1. **Please note: the Windham Planning Department has updated all Planning Boar and Staff Review Committee application on the Town webpage. The applicant used an outdated application. No action is required.**

   SME Response: No comment is necessary.

2. **Please verify that the applicant obtained a demonstration permit of the removal of the 6 Abby Road residences. If not, please contact the Code Department and verify with the Planning Department the appropriate fees are paid and permits have been acquired.**

   SME Response: The applicant obtained a demolition permit and paid the appropriate fee for removal of the 6 Abby Road residence. A copy of the demolition permit dated April 22, 2020 is attached to this letter for reference.

3. **The Commercial I (C1) District Standards, per Section 406.E.6.(a), requires "[T]the space between the parking lot and the street shall be landscaped according to the overall plan for the property." Please provide landscaping plan showing landscaping plant material which will blend with Bank Branch and Office building site's southwest entrance area. Please plant a shade tree and three (3) lilac as shown on Sheet L-1 of the approved site plan.**

SME Response: A landscaping plan for the parking expansion is attached to this Letter.

4. **Please add "Amended" in the title block of Sheet C-102.**

   SME Response: Project plans have been updated to include "Amended" on Sheet C-102. A copy of the updated plan set is attached for reference.

5. **Missing estimated costs of the development and itemized major expenses. This information is needed for the Town Engineer to set Performance Guarantees and Observation Inspection Fee amounts.**

   SME Response: A cost proposal for anticipated site improvements prepared by the site contractor is attached to this letter.

6. **Financial capacity letter is an intent letter from Mr. Bob Montgomery-Rice, President and CEO dated March 27, 2020, to the development of the branch bank and office building by redeveloping the properties at 745 and 747 Roosevelt Trail. Please update the financial capacity letter to intending to fund the parking expansion project by redeveloping of the property at 6 Abby Road.**

   SME Response: BSB has provided an updated financial capacity letter outlining funding for the parking expansion and redevelopment of the 6 Abby Road property. A copy of the letter dated October 14, 2021, is attached for reference.

7. **Is a Maine General Construction Permit required for the site due to overall redeveloped area increasing to approximately 1.24 acres?**

   SME Response: A Maine General Construction Permit (MGCP) is required because the overall project disturbs one or more acre of area. The Maine Department of Environmental Protection (MEDEP) includes the MGCP under the Permit-by-Rule (PBR) process. SME submitted an electronic copy of a completed Stormwater PBR application to MEDEP via email on October 13, 2021. A copy of the completed Stormwater PBR application is attached to this letter for reference.

8. **Please provide the cut sheet detail of the lighting fixture**.

   SME Response: Cut sheets for exterior pole mounted light fixtures were submitted as Appendix E in the Major Site Plan Amendment Application on October 1, 2021. Additional copies are attached to this letter for reference.

9. **Please add the following**
   "CONDITIONS OF APPROVAL
   1. [Standard Condition of Approval] Approval is dependent upon, and limited to, the proposals and plans contained in the application dated October 1, 2021, amended [Input, and supporting documents and oral representations submitted and affirmed by the applicant, and conditions, if any, imposed by the Staff Review Committee, and any variation from such plans, proposals and supporting documents and representations are subject to review and approval by the Staff Review Committee or the Town Planner in accordance with Section 814.G. of the Land Use Ordinance.
   2. Approval is subject to the requirements of the Post-Construction Stormwater Ordinance, Chapter 144. 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."

   SME Response: The Conditions of Approval were added to Sheet C-102. A copy of the updated plan set is attached for reference.

CONSULTING ENGINEER:

10. **There appears to be an existing abandoned residential water service to the lot where the parking expansion is proposed. Has this been abandoned/removed in accordance with Portland Water District Standards?**

    SME Response: Removal of the water service to the former residence at 6 Abby Road was coordinated with the Portland Water District (PWD). PWD did not require removal of the service line under the roadway back to the main line on the other side of the street.

11. **There are no internal pedestrian sidewalks from the new parking area to the building as required by Ordinance 813.D.1.**

    SME Response: A cross walk and signage are provided at the east site entrance to allow safe pedestrian access to the proposed parking area. The proposed parking expansion is planned as an overflow lot for building staff. Pedestrian circulation to and from this area will be limited to the beginning and end of the workday and shift changes. The size of the parking lot and frequency of use is not expected to create an unsafe condition for pedestrians on site.

SME
SEVEE & MAHER
ENGINEERS

12. **The proposed grading is 1H:1V or steeper along the westerly property line of the parking lot parcel. How will this be permanently stabilized?**

    SME Response: Steep slopes will be stabilized with riprap underlain by geotextile fabric. Locations of proposed riprap slope protection are identified on sheet C-105 and detailed on sheet C-300. The updated plans are attached to this letter.

If you have any questions or comments, please do not hesitate to contact me at jtr@smemaine.com or 207-829-5016. We look forward to meeting with the Planning Board on October 25, 2021.

Sincerely,

SEVEE & MAHER ENGINEERS, INC.

Jeffrey Read P.E.
Project Manager

cc: Mark Arienti, P.E, Town Engineer
David Latulippe, CJ Developers
Jason Donovan, Bangor Savings Bank

Attachments:
Demolition Permit
Landscape Plan
Cost Estimate
Financial Capacity Letter
Stormwater PBR Application
Updated Project Plan Set

RESIDENTIAL - DEMOLITION /MOVE

Issue Date: April 22, 2020

PROJECT DESCRIPTION: Demo house 32x24 breezeway 8x8 and garage 12x20

PROJECT #	(207) 777-1708
RDEMO-20-0685	Inspections

Town of Windham

8 School Rd
Windham, ME 04062

(207) 894-5960 Voice
(207) 892-1916 Fax

LOCATION

6 Abby Rd.
Windham, ME 04062

LEGAL

Fairview Park Ext One Blk 56

CONTRACTOR

Cooper
14 Vista Dr
Windham, ME 04062
(207) 400-7812 Phone
dcooper31682@gmail.com

OWNER

Cross Realty Llc
PO Box 1388
Bangor, ME 04401

INFORMATION

Map	67
Parcel ID	067056000000
Zoning District	C-1

FEES **TOTAL = $ 50.00**

Demolition or Move Permit Fee	$ 50.00

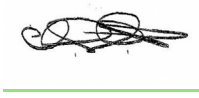
PAYMENTS **TOTAL = $ 50.00**

Cooper (David Cooper) *Other on 04/22/2020* *Note: Corina Credit*	($50.00)

NOTICES

1) All work must be done in compliance with the 2009 International Building Code.
2) A copy of the signed permit and approved plans must be on site at all times.
3) The project address must be clearly posted at the job site.

ISSUED BY



04/22/2020

Issuer's Signature

Date

Town of Windham, ME

8 School Rd
Windham, ME 04062

(207) 894-5960 Voice
(207) 892-1916 Fax

INSPECTION RECORD

Issue Date: April 22, 2020

PURPOSE: RESIDENTIAL - DEMOLITION /MOVE

PROJECT DESCRIPTION: Demo house 32x24 breezeway 8x8 and garage 12x20

PROJECT #	(207) 777-1708
RDEMO-20-0685	Inspections

LOCATION

6 Abby Rd.
Windham, ME 04062

LEGAL

Fairview Park Ext One Blk 56

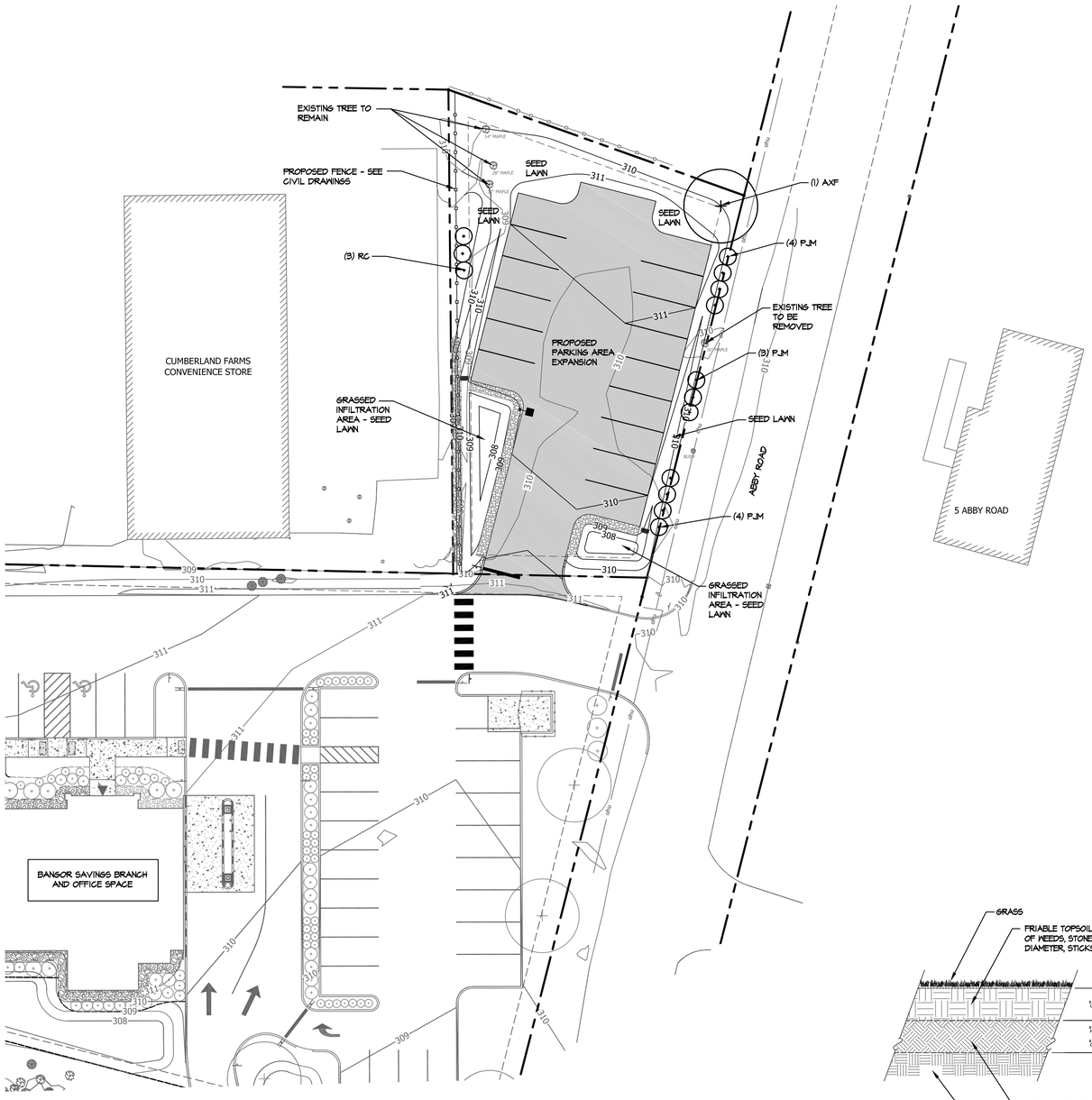
CONTRACTOR

Cooper
14 Vista Dr
Windham, ME 04062
(207) 400-7812 Phone
dcooper31682@gmail.com

OWNER

Cross Realty Llc
PO Box 1388
Bangor, ME 04401

DO NOT COVER ANY WORK BEFORE IT HAS BEEN INSPECTED
THIS CARD MUST BE POSTED ON THE JOB

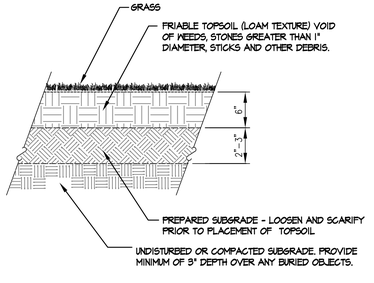


LANDSCAPE NOTES:

1. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
2. LANDSCAPE CONTRACTOR IS ENCOURAGED TO PROVIDE THE LANDSCAPE ARCHITECT WITH CONCERNS AND/OR SUGGESTIONS WITH REGARDS TO PROPOSED PLANT MATERIAL SELECTION PRIOR TO PLACING A PURCHASE ORDER.
3. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN GRAPHICALLY ON THIS DRAWING. CLARIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT PRIOR TO PRICING ANY PLANT MATERIAL.
4. ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK".
5. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE AT THE SITE. PLANTS WHICH ARE REJECTED SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
6. MULCH FOR PLANTED AREAS TO BE AGED SPRUCE AND FIR BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
7. NO PLANTS SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING AND BEFORE CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
8. ALL TREES SHALL BEGIN BRANCHING AT 6' HT. MIN.
9. ALL PLANT MATERIAL OR REPRESENTATIVE SAMPLES SHALL BE LEGIBLY TAGGED WITH PROPER COMMON AND BOTANICAL NAMES. TAGS SHALL REMAIN ON THE PLANTS UNTIL FINAL ACCEPTANCE.
10. CONTRACTOR SHALL LOAMED DISTURBED AREAS AS FOLLOWS:
    - LAWN AREAS 6" MIN. DEPTH OF TOPSOIL (LOAM)
    - 10'X10' SQUARE AROUND THE PROPOSED TREES 24" TOPSOIL (LOAM).
11. LAWN AREAS CALLED OUT TO BE SEEDED SHALL BE SEEDED WITH "PARK MIX" AS DISTRIBUTED BY ALLEN, STERLING & LOTHRUP OF FALMOUTH MAINE. SEED AT THE RATE RECOMMENDED BY THE DISTRIBUTOR BUT NOT LESS THAN 5 LBS. PER 1,000 S.F.
12. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF WATERING AND MAINTENANCE.
13. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF FINAL ACCEPTANCE.
14. SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND OR CAPPED OR DEMOLISHED AS REQUIRED.
15. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
16. THE CONTRACTOR SHALL INSTALL WATERING BAGS SUCH AS THE TREEGATOR ON ALL TREES AT THE TIME OF INSTALLATION. THESE BAGS SHALL REMAIN ON THE TREES UNTIL FREEZING TEMPERATURES.

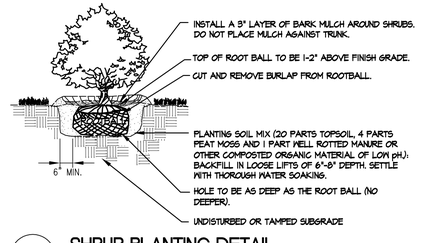
PLANT LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
PLANT MATERIAL					
AXF	ACER X FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	1	1.5" CAL.	SINGLE LEADER, B&B
PJM	RHODODENDRON PJM	PJM RHODODENDRON	11	30" HT.	FULL & BUSHY
RC	RHODODENDON CAPISTRANO	CAPASTRANO RHODODENDRON	3	24" HT.	FULL & BUSHY



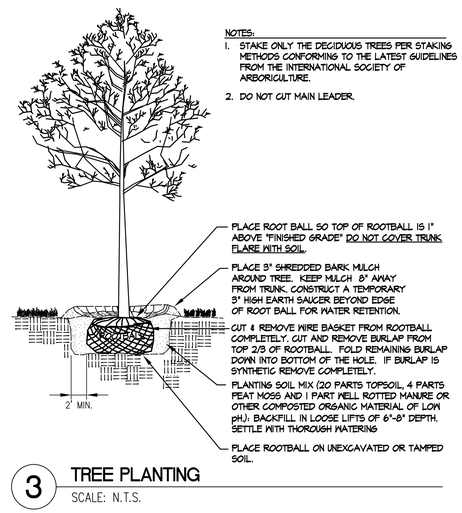
1 LAWN INSTALLATION
SCALE: NTS

NOTES:
1. CONSTRUCT TEMPORARY PLANT SAUCER FROM MULCH TO ASSIST WITH WATER RETENTION. SAUCER NOT REQUIRED WHEN SHRUB OCCURS IN A PLANT BED.
2. WHEN PLANTING CONTAINER GROWN PLANTS-REMOVE THE BALL FROM THE CONTAINER AND LOOSEN THE OUTSIDE LAYER OF THE ROOT SYSTEM BY SCORING WITH A CLEAN KNIFE. DIVIDE ALL CIRCLING ROOTS.
3. SHRUBS TO BE WATERED IMMEDIATELY AFTER PLANTING.

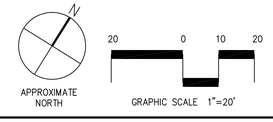


2 SHRUB PLANTING DETAIL
SCALE: N.T.S.

NOTES:
1. STAKE ONLY THE DECIDUOUS TREES PER STAKING METHODS CONFORMING TO THE LATEST GUIDELINES FROM THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
2. DO NOT CUT MAIN LEADER.



3 TREE PLANTING
SCALE: N.T.S.



REV.	DATE	STATUS	BY	CHKD.	APPD.
A	10/15/21	ISSUED FOR SITE PLAN REVIEW	PBB	PBB	

LICENSED LANDSCAPE ARCHITECT
PETER B. BIEGEL
No. 2824
STATE OF MAINE
10/15/21

LAND DESIGN SOLUTIONS
LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE
P.O. Box 816, 1 Faraday Drive, Cumberland, ME 04021 tel:(207) 939-1717

CLIENT:
SEVEE & MAHER ENGINEERS INC.
4 BLANCHARD ROAD, CUMBERLAND CENTER, MAINE

DESIGN: PBB
DRAWN: DEPT.
CHKD: PBB
DATE: OCTOBER 2021
SCALE: 1"=20'

PROPOSED PARKING AREA EXPANSION
BANGOR SAVINGS BANK
745 ROOSEVELT TRAIL, WINDHAM, MAINE

LANDSCAPE PLAN

PROJ. NO. 20-103
DWG. NO. L-1
REV. A

C.R. LANDBERG INC
EXCAVATING CONTRACTOR

(207) 892-4124 P.O Box 381, Windham ME 04062 Fax (207) 892-0008

Landry French
Bangor Savings Bank
Windham ME

October 14, 2021

RE: Estimate for parking lot expansion Bangor Savings , Windham ME

Dig safe site
Mobilization of equipment
Install erosion control measures
Clear Grub site
Remove existing pavement and gravel
Subgrade parking lot
Install storm water infiltration areas and build ditches
Install granite curbing for entrance
Haul and level Type A and D gravel prep and pave parking lot
Pave parking lot
Install rip rap apron
Loam and seed disturbed areas

Total Estimate $ 74,963.00

Note: Could be to late in season to pave – weather conditions

Note: Price based on plans dated 10/2021

C.R. TANDBERG INC
EXCAVATING CONTRACTOR

(207) 892-4124 P.O Box 381, Windham ME 04062 Fax (207) 892-0008

Not included in this bid

Permit fees, Town fees, CMP fees, PWD fees, Bonding, etc
Fertilizer, Seed and hay
Gas lines or installation
Concrete work or sidewalks
Fine grade for pavement
Water line removal
Fence work
Sign work
Striping
Electrical work
Bolt pattern
Light pole and wiring
Landscaping, seeding, haying, planting, etc
Ledge or ledge removal
Setting mats for blaster/ blasting stone
Electrical Conduit
Conduit up pole
Landscape rock walls

If this estimate is acceptable, please sign and return a copy to us. A signed copy must be in our office before work can be started. Payment will be due upon receipt of each requisition.

_____ _____

Timothy R. Tandberg, pres. Landry French / Bangor Savings Bank

Bangor Savings Bank

You matter more.®

October 14, 2021

Windham Planning Board
Town of Windham
8 School Road
Windham, Maine 04062

Re: Proposed Bangor Savings Bank and Cross Insurance Agency, 6 Abby Road, Windham, Maine

To Windham Planning Board:

Bangor Savings Bank and Cross Insurance Agency is proposing to construct a fifteen-space parking lot on the property at 6 Abby Road, Windham, Maine. Bangor Savings has recently completed the branch/office development on the adjacent property. Based on our past experiences, Bangor Savings has the technical and financial capabilities to successful complete the proposed project.

Sincerely,

Wendy Durrah

Wendy Durrah
Senior Vice President
Chief of Staff

STORMWATER PBR APPLICATION FORM

[1] **Name of Applicant:** Bangor Savings Bank, Jason Donovan	[5] **Name of Agent:** Sevee & Maher Engineers, Jeff Read, P.E.
[2] **Applicant's Mailing Address:** 11 Hamlin Way, Bangor, ME 04401	[6] **Agent's Mailing Address:** 4 Blanchard Road, Cumberland, ME
[3] **Applicant's Daytime Phone:** 207-262-4991	[7] **Agent's Daytime Phone:** 207-829-5016
[4] **Applicant's Email Address:** Jason.Donovan@Bangor.com	[8] **Agent's Email Address:** jtr@smemaine.com

[9] **Location of Project: (Road, Street, Rt.)** Route US 302, Route ME 115 and Abby Road	[10] **Location Town:** Windham	[11] **Location County:** Cumberland

[12] **Is this PBR for renewal of an individual stormwater permit? If yes, skip to Block 29 and signature page.** ☐ Yes ☑ No

[13] **Type of Direct Watershed: (Check all that apply.)**

- ☐ Lake not most at risk
- ☐ Lake most at risk
- ☐ Lake most at risk, severely blooming
- ☐ River, stream or brook
- ☐ Urban impaired stream
- ☐ Freshwater wetland
- ☐ Coastal wetland
- ☐ Wellhead of public water supply

[14] **Amount of Developed Area:**
Total _____ acres **OR** Total 54,200 square feet

[15] **Amount of Impervious Area:**
Total _____ acres **OR** Total 34,130 square feet

[16] **Amount of Occupied Area:**
Total 1.24 acres

[17] **Part of a Subdivision?** ☐ Yes ☑ No

[18] **Is this Activity Part of a Larger Project?** ☐ Yes ☑ No

[19] **Name of Waterbody(ies) Drained to:** Municipal storm drain

[20] **Name of Impaired Waterbody (if applicable)** N/A

[21] **Brief Project Description:**
15 space parking expansion for a recently constructed bank branch and office building.

[22] **Size of Lot or Parcel:**
☐ _____ square feet **OR**
☑ 1.24 acres

UTM Northing, if known: 43°50'4.29"N

UTM Easting, if known: 70°26'16.69"W

[23] **Deed Reference Numbers:** Book: 36000 Page: 43

[24] **Map and Lot Numbers:** Map: 67 Lot: 54, 55, 56

[25] **DEP Staff Previously Contacted:**

[26] **Project started prior to application?** ☐ Yes ☑ No

If yes, Completed? ☐ Yes ☐ No

[27] **Resubmission of PBR Application?** ☑ No ☐ Yes➔

If yes, prior application number:

Prior Project Manager:

[28] **Written Notice of Violation?** ☑ No ☐ Yes➔

If yes, name of DEP enforcement staff involved:

[29] **Detailed Directions to the Project Site:**
From I-95 N, take Exit 63 and turn left onto Route 115, After 6.5 miles take a right onto Abby Road, and the site is on left.

[30] **Renewal of individual stormwater permit?** ☑ No ☐ Yes➔

DEP Permit No:

Project Manager:

[31] SUBMISSIONS

- ■ This Form (signed and dated)
- ■ Fee
- ❒ Dept. of Inland Fisheries and Wildlife Approval (if in Essential Habitat)
- ■ Photos of Area
- ■ ESC Plan
- ■ Location Map
- ■ Site Plan

For Renewal of an individual Stormwater permit only:

- ❒ This form (signed and dated)
- ❒ Copy of original stormwater permit
- ❒ Fee

FEE: Pay by credit card at the Payment Portal. The Stormwater Permit-by-Rule fee may be found here: https://www.maine.gov/dep/feeschedule.pdf.

■ **Attach payment confirmation from the Payment Portal when filing this notification form.**

Does the agent have an interest in this project? If yes, what is the interest?

No

CERTIFICATIONS / SIGNATURES

Applicant's Statement:

I am applying for a Stormwater PBR and have attached the required PBR submissions. I have read the requirements herein and I affirm that my project satisfies the applicable stormwater management standards. I authorize staff of State and Federal agencies having jurisdiction over this activity, to access the project site for the purpose of determining compliance with the rules. *If typing your signature below, you are agreeing to and acknowledging the above information is true.*

Signature (may be typed): _____ Date: 10/08/2021

Notice of Intent to Comply with Maine Construction General Permit	With this Stormwater PBR notification form and my signature below, I am filing notice of my intent to carry out work which meets the requirements of the Maine Construction General Permit. I have read and will comply with all of the MCGP standards. In addition, I will file a Notice of Termination (NOT) within 20 days of project completion. If this form is not being signed by the landowner or lessee of the property, attach documentation showing authorization to sign. *If typing your signature below, you are agreeing to and acknowledging the above information is true.* Signature (may be typed): _____ Date: 10/08/2021

From: noreply@informe.org
Subject: DEP Payment Receipt
Date: Wednesday, October 13, 2021 8:41:51 AM

Payment Receipt Confirmation

Your payment was successfully processed.

Transaction Summary

Description	Amount
DEP Payment Portal	$70.00
Service Fee	$2.00
Maine.gov Total	$72.00

Customer Information

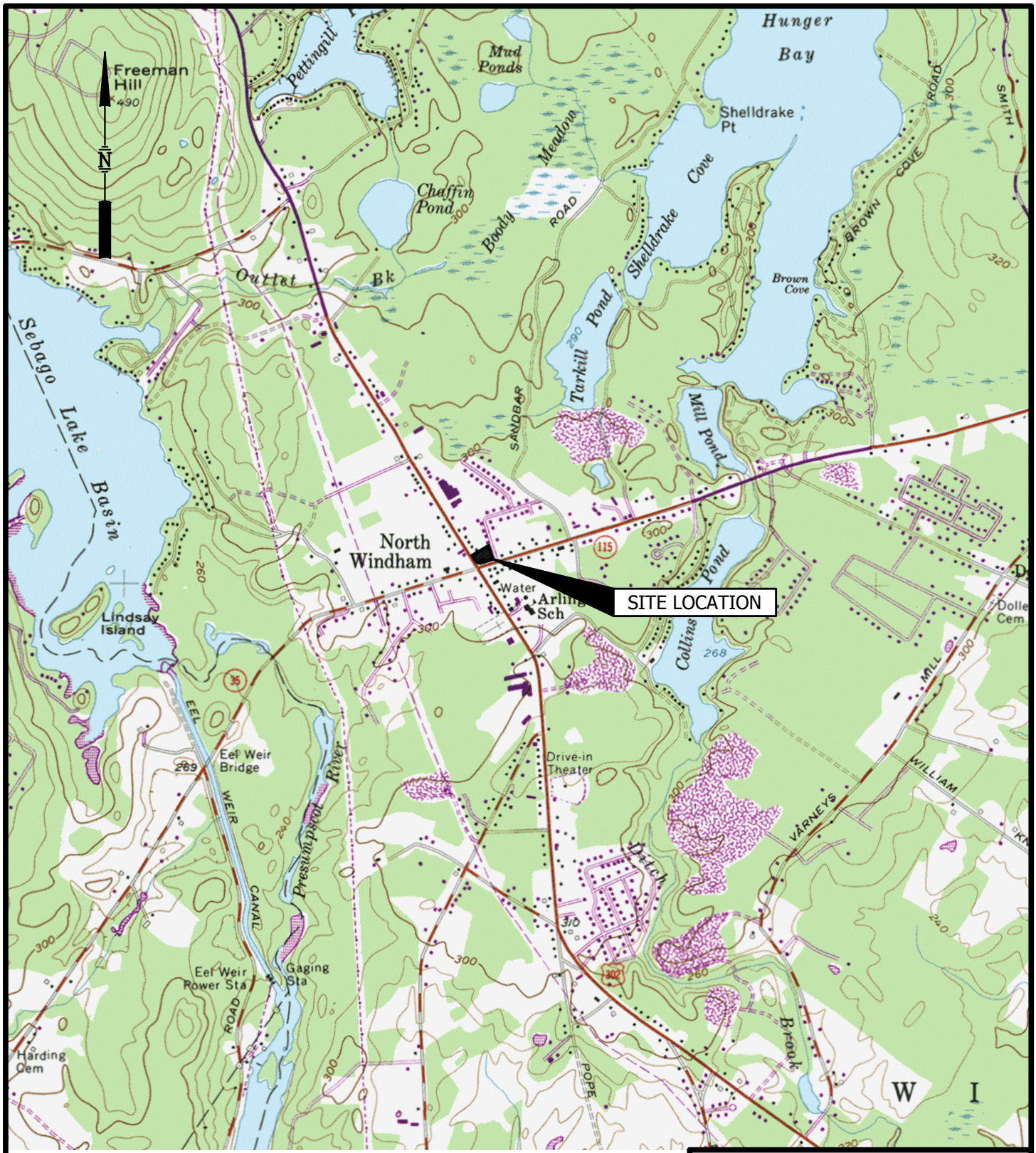
Customer Name Jeff Read
Company Name
Local Reference ID 1312384203
Receipt Date 10/13/2021
Receipt Time 08:41:45 AM EDT

Payment Information

Payment Type Credit Card
Credit Card Type VISA
Credit Card Number ******7801
Order ID 58826822
Billing Name Jeffrey T. Read

Billing Information

Billing Address 47 Bayberry Drive
Billing City, State North Yarmouth, ME
ZIP/Postal Code 04097
Country US
Phone Number 2076718027
This receipt has been emailed to the address below.
Email Address jtr@smemaine.com



BASE MAP ADAPTED FROM 7.5 MIN
USGS TOPOGRAPHIC QUADRANGLES
NORTH WINDHAM, ME - 1977

1000 0 2000 FEET

DWG: SITELOC LMN: NONE CTB: SME-STD REV: 1/15/2020

FIGURE 1
SITE LOCATION MAP
WINDHAM BRANCH/OFFICE
BANGOR SAVINGS BANK
WINDHAM, MAINE

SME
SEVEE & MAHER
ENGINEERS

\\Nserver\cfs\Bangor Savings Bank\North Windham\Acad\Figures\SITELOC.dwg, 1/15/2020 11:07:00 AM, sjm

MEDEP STORMWATER PBR APPLICATION NARRATIVE
BANGOR SAVINGS BANK BRANCH/OFFICE PARKING EXPASION
WINDHAM, MAINE

Bangor Savings Bank (BSB) and Cross Insurance (Cross) are planning to expand parking at the recently constructed bank branch and office building located at 745 and 747 Roosevelt Trail in Windham. These original parcels were identified as Lots 54 and 55 on Town of Windham Tax Map 67. The original project disturbed less than one acre of land and did not require stormwater permitting.

Prior to the start of construction of the bank branch and office building, Cross Realty, LLC, a division of Cross, purchased the property at Six (6) Abby Road to support site development for the bank branch and office building project. Six Abby Road is identified as Lot 56 on Town of Windham Tax Map 67. The existing residence and utilities were removed from the parcel and a gravel pad was installed to provide space for a job trailer, contractor parking, and materials storage during construction.

Now that bank branch and office building construction is complete, Cross and BSB would like to redevelop this area to provide additional parking for building staff and patrons. Cross and BSB do not intend to combine the 6 Abby Road parcel with the other two existing commercial properties currently owned by Cross Insurance.

Development associated with this Stormwater Permit by Rule application includes fifteen (15) new parking spaces on the 6 Abby Road parcel. The new parking area will be paved and connect internally to the new bank branch and office building site. No additional curb cuts will be required. Additional site improvements include site lighting and stormwater management consistent with the new development at the bank branch and office building site.

The original bank branch and office building development included approximately 30,570 square feet (sf) of existing impervious area and slightly less than one acre of developed area. Proposed improvements will add approximately 3,560 sf to the site and increase total impervious area for the development to approximately 34,130 sf. Overall redeveloped area for the project will increase to approximately 1.24 acres.

Overall development will result in less than one acre of impervious surface and less than 20 acres of developed area. The project has been designed to meet Basic Standards in accordance with Maine Department of Environmental Protection (MEDEP) Chapter 500 standards.

Corporate Name Search

Information Summary

Subscriber activity report

This record contains information from the CEC database and is accurate as of: Wed Sep 29 2021 15:32:21. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
BANGOR SAVINGS BANK	20071681 D	BUSINESS CORPORATION	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
05/01/2007	N/A	MAINE

Other Names	(A=Assumed ; F=Former)
BANGOR WEALTH MANAGEMENT	A
BUOY LOCAL	A
PEPPERELL BANK & TRUST	A
BANGOR SECURITIES	A
BANGOR PAYROLL	A
BANGOR FINANCIAL SERVICES	A
BANGOR INSURANCE SERVICES	A

Clerk/Registered Agent

WENDY DURRAH
24 HAMLIN WAY
BANGOR, ME 04401

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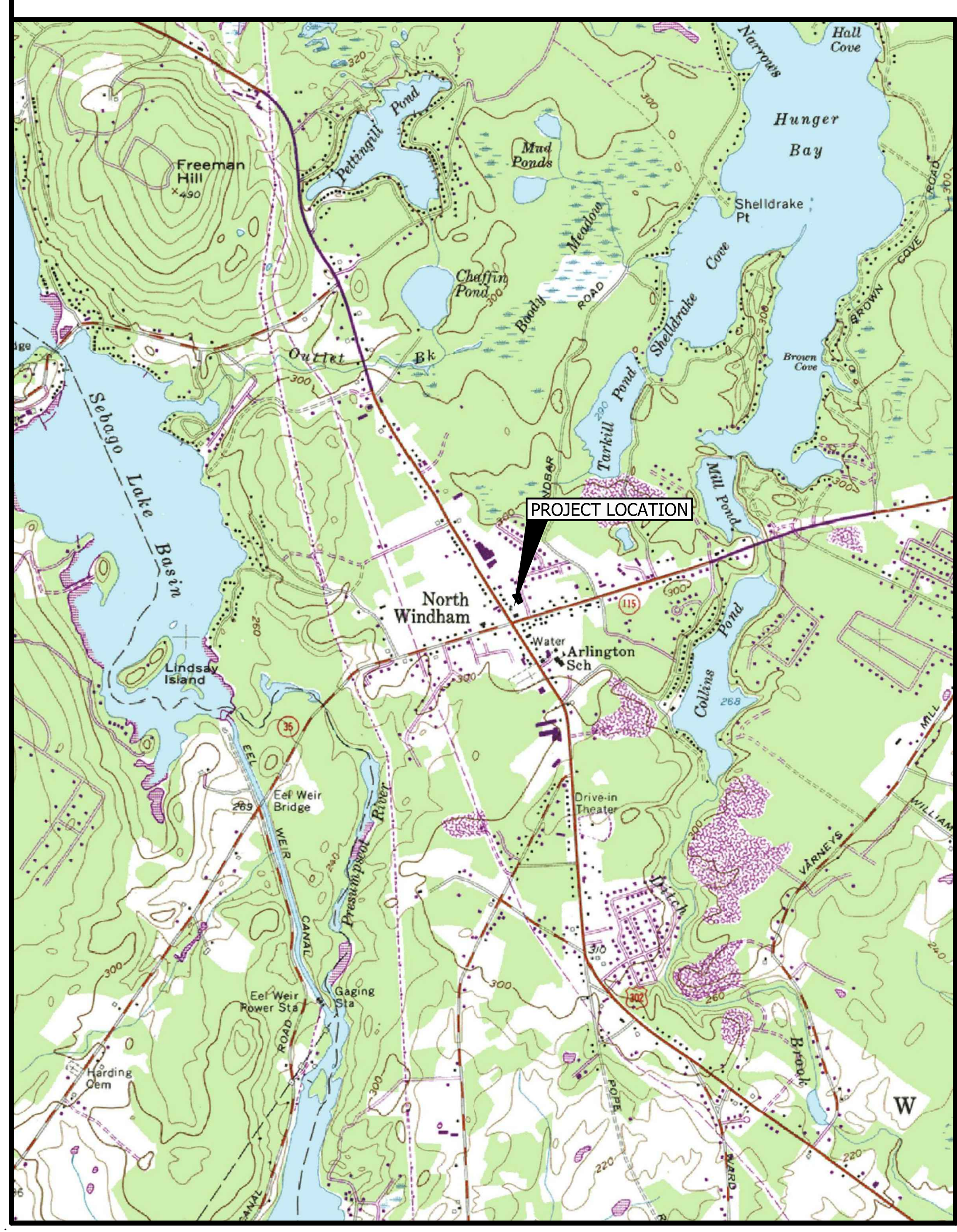
BANGOR SAVINGS BANK
WINDHAM BRANCH/OFFICE
PARKING EXPANSION
745 ROOSEVELT TRAIL AND 6 ABBY ROAD
WINDHAM, MAINE

LOCATION MAP



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ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
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STATE OF MAINE
DANIEL P. DIFFIN
11841
LICENSED
PROFESSIONAL ENGINEER

GENERAL SITE NOTES:

1. BASE MAP FROM SURVEY PERFORMED BY JONES ASSOCIATES INC., AUBURN, MAINE, DATED JULY 2, 2021. HORIZONTAL DATUM: NAD83, MAINE, WEST, FT. VERTICAL DATUM: NAVD88. ADDITIONAL BASE MAP INFORMATION FROM PLAN SET TITLED "BANGOR SAVINGS BANK WINDHAM BRANCH/OFFICE BUILDING 745 & 747 ROOSEVELT TRAIL WINDHAM, MAINE," PREPARED BY SEVEE & MAHER ENGINEERS, INC., DATED 5/11/2020.
2. STANDARD PRACTICE DICTATES THAT PLANS COMPILED IN THIS MANNER SHOULD BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO ENGINEER. THE ACCURACY AND COMPLETENESS OF SUBSURFACE INFORMATION IS NOT GUARANTEED. VERIFY SITE CONDITIONS INCLUDING TEST PITS FOR LOCATIONS AND INVERTS OF UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK.
3. PAVEMENT EDGES SHALL BE TRUE TO LINE. SAWCUT EXISTING PAVEMENT IN SMOOTH STRAIGHT LINE WHERE NEW PAVEMENT JOINS. PROVIDE TACK COAT LAYER AS SPECIFIED.

GRADING NOTES:

1. ADD 4" LOAM, SEED AND MULCH TO DISTURBED AREAS UNLESS OTHERWISE NOTED. PROVIDE EROSION CONTROL MESH ON ALL SLOPES 6:1 OR STEEPER, AND ALONG DITCH CHANNELS.
2. GRADE SURFACES TO DRAIN. PUDDLING OF WATER IN PAVED OR UNPAVED AREAS WILL NOT BE ACCEPTABLE, EXCEPT FOR AREAS DESIGNATED AS STORMWATER INFILTRATION AREAS.
3. MAINTAIN TEMPORARY EROSION CONTROL MEASURES FOR THE FULL DURATION OF CONSTRUCTION. INSPECT WEEKLY AND AFTER EACH STORM AND REPAIR AS NEEDED. REMOVE SEDIMENTS FROM THE SITE. PLACE IN AREA OF LOW EROSION POTENTIAL, AND STABILIZE WITH SEED AND MULCH.
4. DISTURBED AREAS WILL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING. DISTURBED AREAS NOT TO BE WORKED UPON WITHIN 14 DAYS OF DISTURBANCE WILL BE TEMPORARILY STABILIZED WITHIN 7 DAYS OF THE DISTURBANCE.
5. TOPSOIL ON SITE SHALL REMAIN THE PROPERTY OF BANGOR SAVINGS AND REMAIN ON SITE FOR THE DURATION OF CONSTRUCTION. EXCESS TOPSOIL SHALL BE REMOVED FROM THE SITE AFTER THE FINAL PLACEMENT OF LOAM.

UTILITY NOTES:

1. THE ACCURACY AND COMPLETENESS OF SUBSURFACE INFORMATION IS NOT GUARANTEED. VERIFY SITE CONDITIONS INCLUDING TEST PITS FOR LOCATIONS AND INVERTS OF UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK.
2. GAS LINE LOCATION PROVIDED BY UNITIL CORP. AND IS SUBSURFACE UTILITY ENGINEERING (SUE) LEVEL D DATA. FIELD VERIFY LOCATIONS PRIOR TO WORK.
3. CLEAN SEDIMENTS FROM EXISTING STORM DRAIN PIPES AND CATCH BASINS.
4. COORDINATE WORK ON UTILITY LINES OR WITHIN ROAD RIGHT-OF-WAY WITH THE UTILITY COMPANIES, THE TOWN OF WINDHAM, AND THE MAINE DEPARTMENT OF TRANSPORTATION (MEDOT).
5. RESET RIMS OF EXISTING UTILITY STRUCTURES, MANHOLES AND CATCH BASINS TO NEW GRADE WHERE APPLICABLE.

DIG SAFE NOTES:

PRIOR TO EXCAVATION, VERIFY THE UNDERGROUND UTILITIES, PIPES, STRUCTURES AND FACILITIES. PROVIDE THE FOLLOWING MINIMUM MEASURES:

1. PRE-MARK THE BOUNDARIES OF YOUR PLANNED EXCAVATION WITH WHITE PAINT, FLAGS OR STAKES, SO UTILITY CREWS KNOW WHERE TO MARK THEIR LINES.
2. CALL DIG SAFE, AT 811, AT LEAST THREE BUSINESS DAYS - BUT NO MORE THAN 30 CALENDAR DAYS - BEFORE STARTING WORK. DO NOT ASSUME SOMEONE ELSE WILL MAKE THE CALL.
3. IF BLASTING, NOTIFY DIG SAFE AT LEAST ONE BUSINESS DAY IN ADVANCE.
4. WAIT THREE BUSINESS DAYS FOR LINES TO BE LOCATED AND MARKED WITH COLOR-CODED PAINT, FLAGS OR STAKES. NOTE THE COLOR OF THE MARKS AND THE TYPE OF UTILITIES THEY INDICATE. TRANSFER THESE MARKS TO THE AS-BUILT DRAWINGS.
5. CONTACT THE LANDOWNER AND OTHER "NON-MEMBER" UTILITIES (WATER, SEWER, GAS, ETC.). FOR THEM TO MARK THE LOCATIONS OF THEIR UNDERGROUND FACILITIES. TRANSFER THESE MARKS TO THE AS-BUILT DRAWINGS.
6. RE-NOTIFY DIG SAFE AND THE NON-MEMBER UTILITIES IF THE DIGGING, DRILLING OR BLASTING DOES NOT OCCUR WITHIN 30 CALENDAR DAYS, OR IF THE MARKS ARE LOST DUE TO WEATHER CONDITIONS, SITE WORK ACTIVITY OR ANY OTHER REASON.
7. HAND DIG WITHIN 18 INCHES IN ANY DIRECTION OF ANY UNDERGROUND LINE UNTIL THE LINE IS EXPOSED. MECHANICAL METHODS MAY BE USED FOR INITIAL SITE PENETRATION, SUCH AS REMOVAL OF PAVEMENT OR ROCK.
8. DIG SAFE REQUIREMENTS ARE IN ADDITION TO TOWN, CITY AND/OR STATE DOT STREET OPENING PERMIT REQUIREMENTS.
9. FOR COMPLETE DIG SAFE REQUIREMENTS, CALL THE PUBLIC UTILITIES COMMISSION (PUC) AT 1-800-452-4699 OR VISIT WWW.STATE.ME.US/MPUC
10. IF YOU DAMAGE, DISLOCATE OR DISTURB ANY UNDERGROUND UTILITY LINE, IMMEDIATELY NOTIFY THE AFFECTED UTILITY. IF DAMAGE CREATES SAFETY CONCERNS, CALL THE FIRE DEPARTMENT AND TAKE IMMEDIATE STEPS TO SAFEGUARD HEALTH AND PROPERTY.
11. ANY TIME AN UNDERGROUND LINE IS DAMAGED OR DISTURBED OR IF LINES ARE IMPROPERLY MARKED, YOU MUST FILE AN INCIDENT REPORT WITH THE PUC FOR AN INCIDENT REPORT FORM VISIT WWW.STATE.ME.US/MPUC OR CALL THE PUC AT 1-800-452-4699.

SURVEYORS NOTES:

1. RECORD OWNER: CROSS REALTY, LLC.
2. PARCEL DEED REFERENCE: SEE DEED PATRICIA E. LONG AND DAVID B. LONG TO CROSS REALTY, LLC. DATED SEPTEMBER 19, 2019 RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 36000, PAGE 43.
3. PARCEL TAX MAP REFERENCES: TOWN OF WINDHAM, MAP 67, LOT 56 AND MAP 67, LOT 55.
4. TOTAL AREA OF PARCEL: 0.24 ACRES.
5. ALL BOOK AND PAGE REFERENCES REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
6. ALL BEARINGS ARE REFERENCED TO NAD83 MAINE STATE PLANE GRID NORTH.
7. ELEVATIONS SHOWN ARE TIED TO NAVD88 BY GPS OPUS OBSERVATIONS.
8. THE LOCATION, SIZE, AND DEPTH OF UNDERGROUND UTILITY LINES, TANKS, AND OR STRUCTURES NOT DETERMINED BY THIS SURVEY.
9. THE DISTANCES AND ANGLES SHOWN ON PLAN REFERENCE B DO NOT MATHEMATICALLY CLOSE FOR THE SUBJECT PROPERTY (LOT 1 OF SAID PLAN). FOUND PINS AT THE CORNERS HELD AS BEST EVIDENCE OF INTENT OF ORIGINAL CONVEYANCE.
10. PLAN REFERENCES:
    - A. ALTA/NSPS LAND TITLE SURVEY, 745 & 747 ROOSEVELT TRAIL, WINDHAM, MAINE, PREPARED FOR BANGOR SAVINGS BANK, DRAFT DATED OCTOBER 8, 2019, PREPARED BY JONES ASSOCIATES INC.
    - B. REVISION OF PLANS FOR FAIRVIEW PARK, EXT. NO. ONE, DATED MARCH 20, 1963, RECORDED IN PLAN BOOK 62, PAGE 18.
    - C. PLAN OF LAND FOR V.S.H. REALTY, INC. IN WINDHAM, MAINE BY D.A. MAXFIELD, JR., LAND SURVEYING, HARRISON, MAINE, DATED MARCH, 1983, RECORDED IN PLAN BOOK 139, PAGE 74.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	BUILDING	
	CONCRETE	
	EDGE OF PAVEMENT	
	CURB	
100	CONTOUR	100
	SPOT GRADE	114.23
X	FENCE	X
	CATCH BASIN	
	DRAINAGE MANHOLE	
SD	STORM DRAIN	SD
SS	SANITARY SEWER LINE	SS
	SANITARY SEWER MANHOLE	
	UTILITY POLE	
UGU	UNDERGROUND UTILITY	UGU
	UNDERGROUND ELECTRIC	UGE
OHU	OVERHEAD UTILITY	OHU
W	WATER	W
	WATER VALVE	
	HYDRANT	
	BOLLARD	
FM	FORCE MAIN	
	STOCKADE FENCE	
	GUARDRAIL	
	LIGHT	
	DETECTABLE WARNING PAD	
	DEMOLITION AREA	

EROSION CONTROL LEGEND

SILT FENCE	SF SF
SILT SACK	
STABILIZED CONSTRUCTION ENTRANCE/EXIT	

TYPICAL ABBREVIATIONS:

ACCMP	ASPHALT COATED CMP
ACP	ASBESTOS CEMENT PIPE
AC	ACRE
AGG	AGGREGATE
ALUM	ALUMINUM
APPD	APPROVED
APPROX	APPROXIMATE
ARMH	AIR RELEASE MANHOLE
ASB	ASBESTOS
ASP	ASPHALT
AUTO	AUTOMATIC
AUX	AUXILIARY
AVE	AVENUE
AZ	AZIMUTH
BCCMP	BITUMINOUS COATED CMP
BM	BENCH MARK
BIT	BITUMINOUS
BLDG	BUILDING
BOT	BOTTOM
BRG	BEARING
BV	BALL VALVE
CB	CATCH BASIN
CEN	CENTER
CEM LIN	CEMENT LINED
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
CI	CAST IRON
CL	CLASS
CONC	CONCRETE
CONST	CONSTRUCTION
CONTR	CONTRACTOR
CS	CURB STOP
CTR	CENTER
CU	COPPER
CY	CUBIC YARD
D	DEGREE OF CURVE
DBL	DOUBLE
DEG OR °	DEGREE
DEPT	DEPARTMENT
DI	DUCTILE IRON
DIA	DIAMETER
DIM	DIMENSION
DIST	DISTANCE
DN	DOWN
DR	DRAIN
DWG	DRAWING
EA	EACH
EG	EXISTING GROUND OR GRADE
ELEC	ELECTRIC
EL	ELEVATION
ELB	ELBOW
EOP	EDGE OF PAVEMENT
EQUIP	EQUIPMENT
EST	ESTIMATED
EXC	EXCAVATE
EXIST	EXISTING
FI	FIELD INLET
FG	FINISH GRADE
FBRGL	FIBERGLASS
FDN	FOUNDATION
FLEX	FLEXIBLE
FLG	FLANGE
FLR	FLOOR
FPS	FEET PER SECOND
FT OR '	FEET
FTG	FOOTING
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GPD	GALLONS PER DAY
GPM	GALLONS PER MINUTE
HDPE	HIGH DENSITY POLYETHYLENE
HORIZ	HORIZONTAL
HP	HORSEPOWER
HYD	HYDRANT
ID	INSIDE DIAMETER
IN OR "	INCHES
INV	INVERT
INV EL	INVERT ELEVATION
LB	POUND
LC	LEACHATE COLLECTION
LD	LEAK DETECTION
LF	LINEAR FEET
LOC	LOCATION
LT	LEACHATE TRANSPORT
MH	MANHOLE
MJ	MECHANICAL JOINT
MATL	MATERIAL
MAX	MAXIMUM
MFR	MANUFACTURE
MIN	MINIMUM
MISC	MISCELLANEOUS
MON	MONUMENT
NITC	NOT IN THIS CONTRACT
NTS	NOT TO SCALE
N/F	NOW OR FORMERLY
NO OR #	NUMBER
OC	ON CENTER
OD	OUTSIDE DIAMETER
PC	POINT OF CURVE
PD	PERIMETER DRAIN
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PT	POINT OF TANGENT
PERF	PERFORATED
PP	POWER POLE
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
QTY	QUANTITY
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
RAD	RADIUS
REQD	REQUIRED
RT	RIGHT
RTE	ROUTE
S	SLOPE
SCH	SCHEDULE
SF	SQUARE FEET
SFC	SLIPFORM CONCRETE CURB
SHT	SHEET
SMH	SANITARY MANHOLE
ST	STREET
STA	STATION
SY	SQUARE YARD
TAN	TANGENT
TDH	TOTAL DYNAMIC HEAD
TEMP	TEMPORARY
TYP	TYPICAL
UD	UNDERDRAIN
V	VOLTS
VA TEE	VALVE ANCHORING TEE
VERT	VERTICAL
VGC	VERTICAL GRANITE CURB
WG	WATER GATE
W/	WITH
W/O	WITHOUT
YD	YARD

REV.	BY	DATE	STATUS
	DPD	10/2021	ISSUED FOR SITE PERMITTING

STATE OF MAINE
DANIEL P. DIFFIN
11841
LICENSED PROFESSIONAL ENGINEER

BANGOR SAVINGS BANK
WINDHAM BRANCH/OFFICE
PARKING EXPANSION
745 ROOSEVELT TRAIL AND 6 ABBY ROAD
WINDHAM, MAINE

GENERAL NOTES, LEGEND, AND ABBREVIATIONS

SME SEVEE & MAHER ENGINEERS
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CTB: SME-STD

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C-100

NOTES:

1. SEE DWG C-100 FOR GENERAL, GRADING, UTILITY, DIG SAFE, AND SURVEYORS NOTES, PLAN REFERENCES, LEGENDS, AND ABBREVIATIONS.

N/F
DENISE D. BECKWITH
MICHAEL O. BECKWITH
9245/162
67-57

REMOVE AND STOCKPILE EXISTING GRAVEL

EXISTING STOCKADE FENCE

EXISTING EDGE OF GRAVEL (TYP)

APPROXIMATE EDGE OF PAVEMENT (TYP)

14" MAPLE

28" MAPLE

12" MAPLE

INSTALL TREE PROTECTION AS NECESSARY (TYP)

TEST PIT REQUIRED TO VERIFY THICKNESS OF EXISTING GRAVEL (TYP OF 3)

TEMPORARY GRAVEL PARKING AREA

EDGE OF PAVEMENT (TYP)

REMOVE AND STOCKPILE EXISTING GRAVEL

PROPERTY BOUNDARY (TYP)

REMOVE EXISTING PAVED APRON

SAWCUT EXISTING PAVEMENT SEE DWG C-301

EXISTING OVERHEAD UTILITY (TYP)

EXISTING GAS LINE (TYP)

EXISTING WATER SERVICE (ABANDONED)

EXISTING WATER MAIN

16" MAPLE

BUSH

CUMBERLAND FARMS CONVENIENCE STORE

N/F
V.S.H. REALTY INC.
6302/2
67-52

EXISTING DITCH

REMOVE AND STOCKPILE EXISTING GRAVEL

CLEAR EXISTING VEGETATION AS REQUIRED TO INSTALL PARKING, STORMWATER MANAGEMENT, AND SITE UTILITIES

ABBY ROAD

5 ABBY ROAD

REMOVE AND STOCKPILE EXISTING GRAVEL

EXISTING UTILITY POLE (TYP)

CATCH BASIN
RIM 309.88

N/F
CROSS REALTY, LLC
37975/254
67-55

EXISTING CROSS/BANGOR SAVINGS BANK ACCESS DRIVE-THRU AND PARKING

5 0 10 20 FEET

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BANGOR SAVINGS BANK
WINDHAM BRANCH/OFFICE
PARKING EXPANSION
745 ROOSEVELT TRAIL AND 6 ABBY ROAD
WINDHAM, MAINE

EXISTING CONDITIONS AND DEMOLITION PLAN

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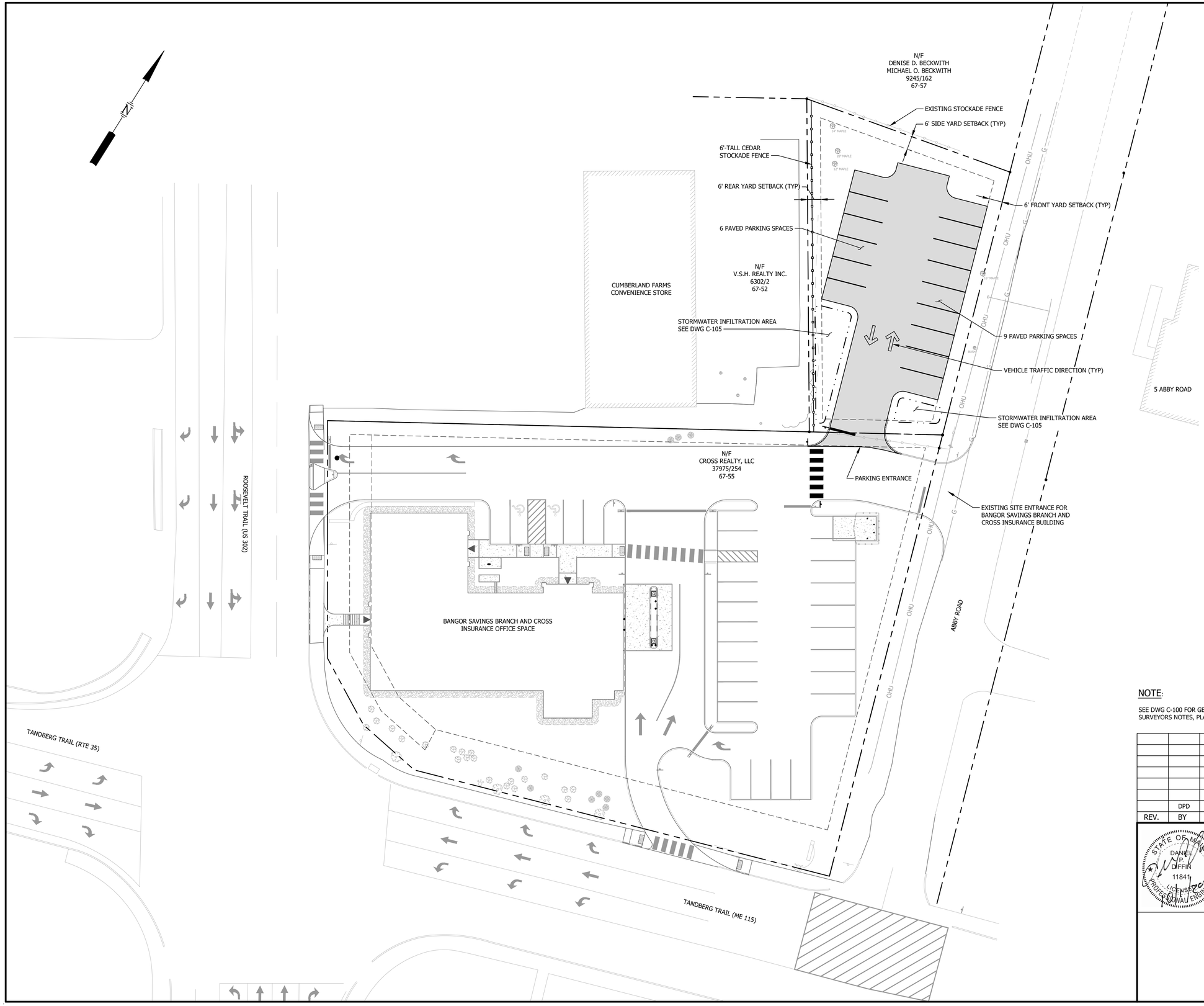

ZONING NOTES:

1. PROJECT INFORMATION:
   ADDRESS: 745 ROOSEVELT TRAIL AND 6 ABBY ROAD

   OWNER: CROSS REALTY, LLC
   TAX MAP 67/LOT 54, TAX MAP 67/LOT 55, AND MAP 67/LOT 56

   APPLICANT: BANGOR SAVINGS BANK

2. ZONING: COMMERCIAL 1 DISTRICT

3. PROPOSED USE: COMMERCIAL OFFICE AND BANK, PARKING LOT

4. DIMENSIONAL STANDARDS:

	REQUIRED	PROVIDED
ROAD FRONTAGE =	100'	
FRONT ROUTE 302 STREET SETBACK =	10' MIN TO 20' MAX	20'
OTHER STREET FRONT SETBACK =	0' MIN TO 20' MAX	20'
REAR YARD SETBACK =	6'	> 6'
SIDE YARD SETBACK =	6'	> 6'

5. UTILITIES:

   PROPERTY IS SERVED BY PUBLIC WATER, PRIVATE SEPTIC, UNDERGROUND ELECTRIC, AND NATURAL GAS.

6. PROPOSED IMPERVIOUS AREA: ±34,130 SF

7. PROPOSED USE: COMMERCIAL

8. PARKING SUMMARY:

	REQUIRED	PROVIDED
MINIMUM NUMBER OF PARKING SPACES	NA	43
MAXIMUM NUMBER OF PARKING SPACES	NA	43
MINIMUM NUMBER OF 10'x20' PARKING SPACES	5	13

9. THERE ARE NO WETLANDS ON THIS SITE.

10. THE PROPERTY IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN.

APPROVED BY THE TOWN OF WINDHAM PLANNING BOARD

DATE

NOTE:

SEE DWG C-100 FOR GENERAL, GRADING, UTILITY, DIG SAFE, AND SURVEYORS NOTES, PLAN REFERENCES, LEGENDS, AND ABBREVIATIONS.

10 0 20 40 FEET

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STATE OF MAINE
DANIEL P. DIFFIN
11841
LICENSED PROFESSIONAL ENGINEER

BANGOR SAVINGS BANK
WINDHAM BRANCH/OFFICE
PARKING EXPANSION
745 ROOSEVELT TRAIL AND 6 ABBY ROAD
WINDHAM, MAINE

SITE OVERVIEW PLAN

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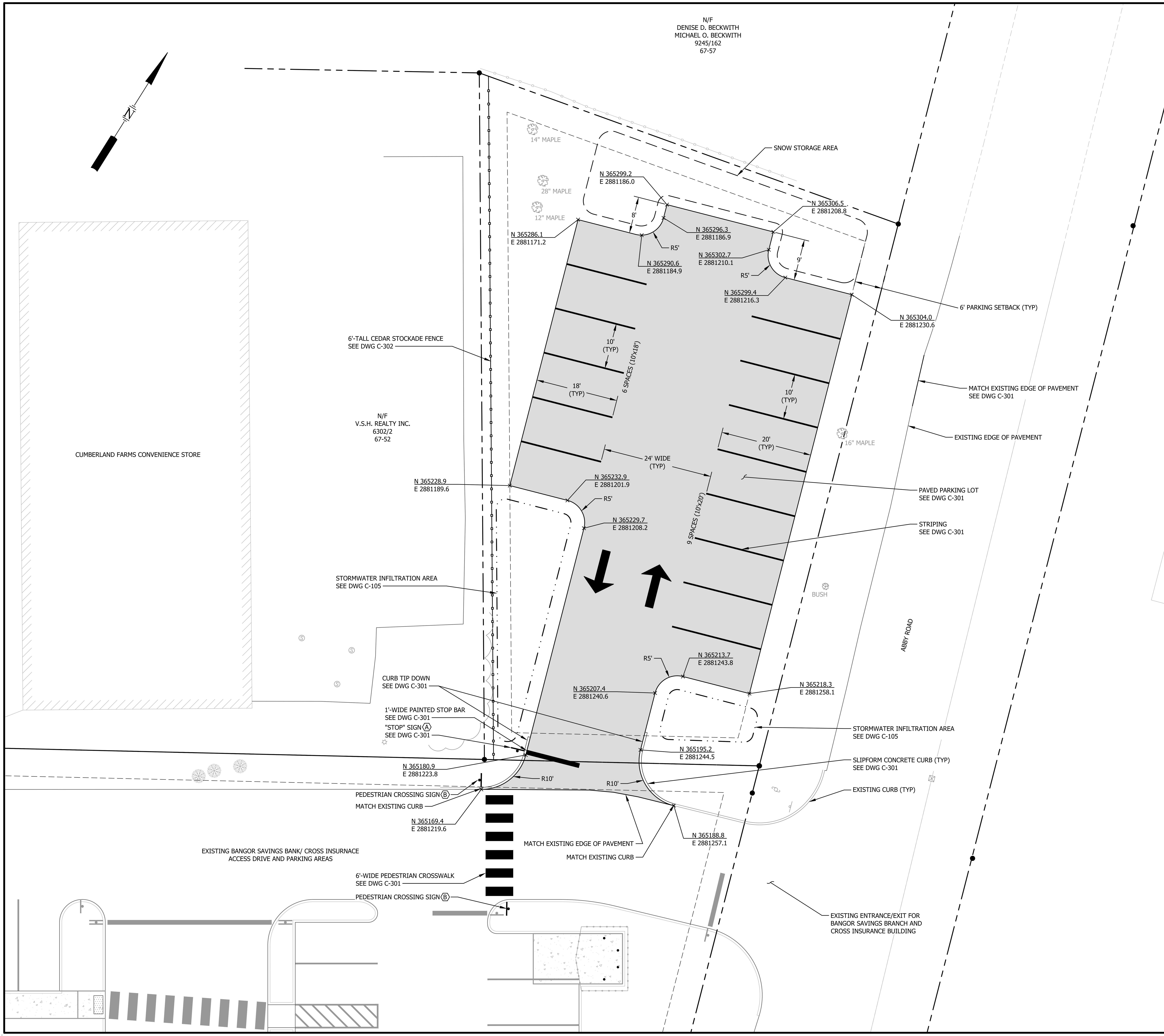
C-102

NOTES:

1. SEE DWG C-100 FOR GENERAL, GRADING, UTILITY, DIG SAFE, AND SURVEYORS NOTES, PLAN REFERENCES, LEGENDS, AND ABBREVIATIONS.



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STATE OF MAINE
DANIEL P. DIFFIN
11841
LICENSED
PROFESSIONAL ENGINEER

BANGOR SAVINGS BANK
WINDHAM BRANCH/OFFICE
PARKING EXPANSION
745 ROOSEVELT TRAIL AND 6 ABBY ROAD
WINDHAM, MAINE

SITE LAYOUT PLAN

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C-103

N/F
DENISE D. BECKWITH
MICHAEL O. BECKWITH
9245/162
67-57

N/F
V.S.H. REALTY INC.
6302/2
67-52

CUMBERLAND FARMS CONVENIENCE STORE

14" MAPLE
28" MAPLE
12" MAPLE
16" MAPLE
BUSH

PROPERTY BOUNDARY (TYP)

LIGHT POLE BASE
SEE DWG C-301

UNDERGROUND LIGHTING CONDUIT
SEE DWG C-301

STORMWATER INFILTRATION AREA
SEE DWG C-105

CONNECT TO EXISTING
UNDERGROUND LIGHTING CONDUIT

EXISTING WATER LINE (TYP)

STORMWATER INFILTRATION AREA
SEE DWG C-105

EXISTING UTILITY POLE (TYP)

EXISTING OVERHEAD UTILITY (TYP)

EXISTING GAS LINE (TYP)

EXISTING BANGOR SAVINGS BANK/ CROSS INSURNACE
ACCESS DRIVE AND PARKING AREAS

ABBY ROAD

5 ABBY ROAD

5 0 10 20 FEET

NOTES:

1. SEE DWG C-100 FOR GENERAL, GRADING, UTILITY, DIG SAFE, AND SURVEYORS NOTES, PLAN REFERENCES, LEGENDS, AND ABBREVIATIONS.

REV.	BY	DATE	STATUS
	DPD	10/2021	ISSUED FOR SITE PERMITTING

STATE OF MAINE
DANIEL P. DIFFIN
11841
LICENSED PROFESSIONAL ENGINEER

BANGOR SAVINGS BANK
WINDHAM BRANCH/OFFICE
PARKING EXPANSION
745 ROOSEVELT TRAIL AND 6 ABBY ROAD
WINDHAM, MAINE

SITE UTILITIES PLAN

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LMN:	UTILS
CTB:	SME-STD

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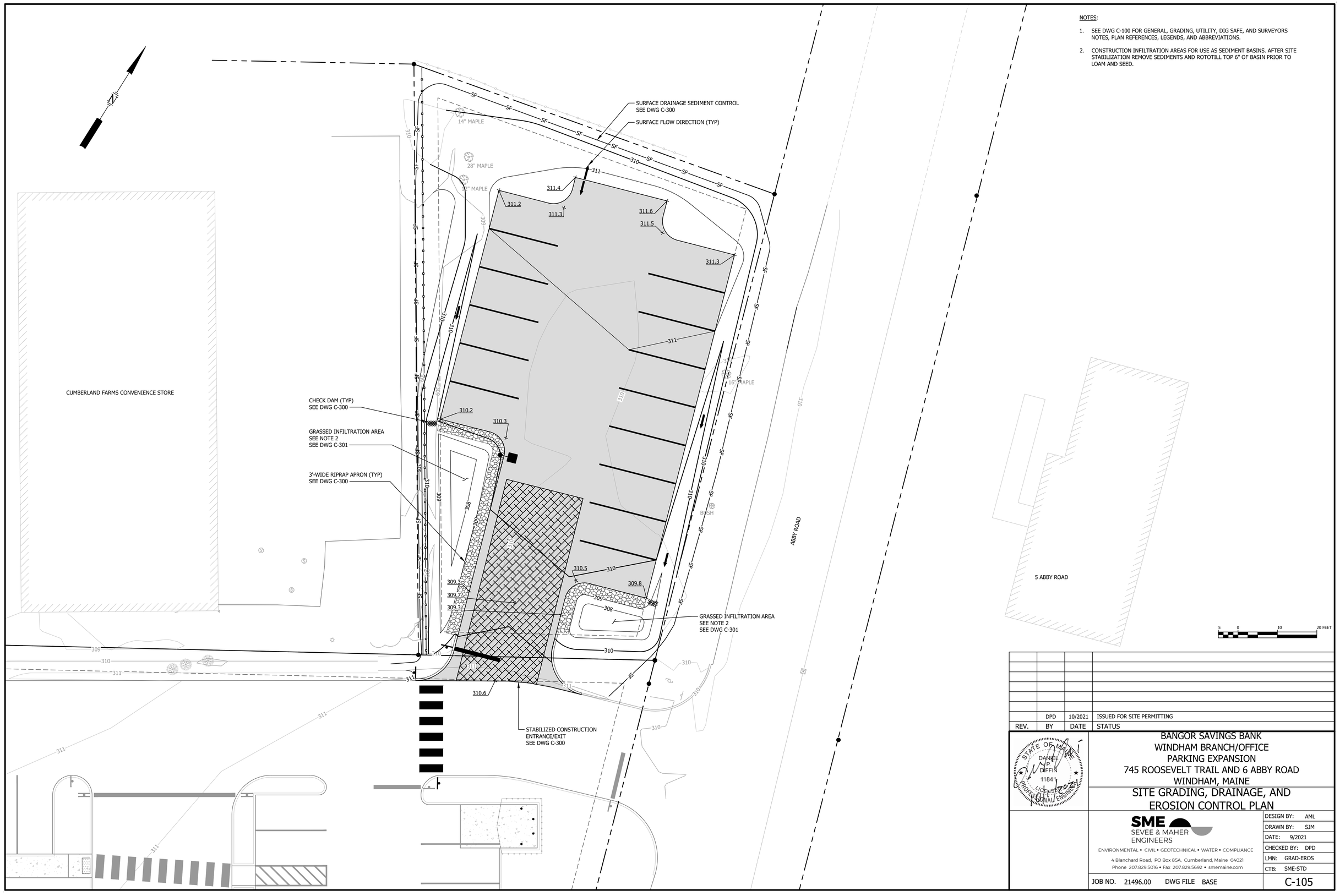
C-104

I:\Data\Civil\Bangor Savings Bank\Work Windham - Abby Road\Parking\Xref\Plan\BASE.dwg, 10/1/2021 8:45:59 AM, bwh

NOTES:

1. SEE DWG C-100 FOR GENERAL, GRADING, UTILITY, DIG SAFE, AND SURVEYORS NOTES, PLAN REFERENCES, LEGENDS, AND ABBREVIATIONS.
2. CONSTRUCTION INFILTRATION AREAS FOR USE AS SEDIMENT BASINS. AFTER SITE STABILIZATION REMOVE SEDIMENTS AND ROTOTILL TOP 6" OF BASIN PRIOR TO LOAM AND SEED.



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STATE OF MAINE
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BANGOR SAVINGS BANK
WINDHAM BRANCH/OFFICE
PARKING EXPANSION
745 ROOSEVELT TRAIL AND 6 ABBY ROAD
WINDHAM, MAINE

SITE GRADING, DRAINAGE, AND EROSION CONTROL PLAN

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LMN:	GRAD-EROS
CTB:	SME-STD

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C-105

EROSION CONTROL NOTES:

A. GENERAL

1. All soil erosion and sediment control will be done in accordance with: (1) the Maine Erosion and Sediment Control Handbook: Best Management Practices, Maine Department of Environmental Protection (MEDEP), October 2016.

2. The site Contractor (to be determined) will be responsible for the repair/replacement/maintenance of all erosion control measures until all disturbed areas are stabilized.

3. Disturbed areas will be permanently stabilized within 7 days of final grading. Disturbed areas not to be worked upon within 14 days of disturbance will be temporarily stabilized within 7 days of the disturbance.

4. In all areas, removal of trees, bushes and other vegetation, as well as disturbance of topsoil will be kept to a minimum while allowing proper site operations.

5. Any suitable topsoil will be stripped and stockpiled for reuse as directed by the Owner. Topsoil will be stockpiled in a manner such that natural drainage is not obstructed and no off-site sediment damage will result. In any event, stockpiles will not be located within 100 feet of wetlands and will be at least 50 feet upgradient of the stockpile's perimeter silt fence. The sideslopes of the topsoil stockpile will not exceed 2:1. Silt fence will be installed around the perimeter of all topsoil stockpiles. Topsoil stockpiles will be surrounded with siltation fencing and will be temporarily seeded with Aroostook rye, annual or perennial ryegrass within 7 days of formation, or temporarily mulched.

B. TEMPORARY MEASURES

1. STABILIZED CONSTRUCTION ENTRANCE/EXIT

A crushed stone stabilized construction entrance/exit will be placed at any point of vehicular access to the site, in accordance with the detail shown on this sheet.

2. SILT FENCE

a. Silt fence will be installed prior to all construction activity, where soil disturbance may result in erosion. Silt fence will be erected at locations shown on the plans and/or downgradient of all construction activity.

b. Silt fences will be removed when they have served their useful purpose, but not before the upgradient areas have been permanently stabilized.

c. Silt fences will be inspected immediately after each rainfall and at least daily during prolonged rainfall. They will be inspected if there are any signs of erosion or sedimentation below them. Any required repairs will be made immediately. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water behind them, they will be replaced with a temporary crushed stone check dam.

d. Sediment deposits will be removed after each storm event if significant build-up has occurred or if deposits exceed half the height of the barrier.

3. STONE CHECK DAMS

Stone check dams will be installed in grass-lined swales and ditches during construction.

4. EROSION CONTROL MIX SEDIMENT BARRIER

a. Where approved, erosion control mix sediment barriers may be used as a substitute for silt fence. See the details in this drawing set for specifications.

b. Rock Filter Berms: To provide more filtering capacity or to act as a velocity check dam, a berm's center can be composed of clean crushed rock ranging in size from the french drain stone to riprap.

5. TEMPORARY SEEDING

Stabilize disturbed areas that will not be brought to final grade and reduce problems associated with mud and dust production from exposed soil surface during construction with temporary vegetation.

6. TEMPORARY MULCHING

Use temporary mulch in the following locations and/or circumstances:

- In sensitive areas (within 100 feet of streams, wetlands and in lake watersheds) temporary mulch will be applied within 7 days of exposing spill or prior to any storm event.
- Apply temporary mulch within 14 days of disturbance or prior to any storm event in all other areas.
- Areas which have been temporarily or permanently seeded will be mulched immediately following seeding.
- Areas which cannot be seeded within the growing season will be mulched for over-winter protection and the area will be seeded at the beginning of the growing season.
- Mulch can be used in conjunction with tree, shrub, vine, and ground cover plantings.
- Mulch anchoring will be used on slopes greater than 5 percent in late fall (past October 15), and over-winter (October 15 - April 15).

The following materials may be used for temporary mulch:

a. Hay or Straw material shall be air-dried, free of seeds and coarse material. Apply 2 bales/1,000 sf or 1.5 to 2 tons/acre to cover 90% of ground surface.

b. Erosion Control Mix: It can be used as a stand-alone reinforcement:
- on slopes 2 horizontal to 1 vertical or less;
- on frozen ground or forested areas; and
- at the edge of gravel parking areas and areas under construction.

c. Erosion control mix alone is not suitable:
- on slopes with groundwater seepage;
- at low points with concentrated flows and in gullies;
- at the bottom of steep perimeter slopes exceeding 100 feet in length;
- below culvert outlet aprons; and around catch basins and closed storm systems.

d. Chemical Mulches and Soil Binders: Wide ranges of synthetic spray-on materials are marketed to protect the soil surface. These are emulsions that are mixed with water and applied to the soil. They may be used alone, but most often are used to hold wood fiber, hydro-mulches or straw to the soil surface.

e. Erosion Control Blankets and Mats: Mats are manufactured combinations of mulch and netting designed to retain soil moisture and modify soil temperature. During the growing season (April 15 to October 15) use mats indicated on drawings or North American Green (NAG) S75 (or mulch and netting) on:
- the base of grassed waterways;
- steep slopes (15 percent or greater); and
- any disturbed soil within 100 feet of lakes, streams, or wetlands.

During the late fall and winter (October 15 to April 15) use heavy grade mats indicated on drawings for NAG SC250 on all areas noted above plus use lighter grade mats NAG S75 (or mulch and netting) on:
- sideslopes of grassed waterways; and moderate slopes (between 8 and 15 percent).

C. TEMPORARY DUST CONTROL

To prevent the blowing and movement of dust from exposed soil surfaces, and reduce the presence of dust, use water or calcium chloride to control dusting by preserving the moisture level in the road surface materials.

D. CONSTRUCTION DE-WATERING

1. Water from construction de-watering operations shall be cleaned of sediment before reaching wetlands, water bodies, streams or site boundaries. Utilize temporary sediment basins, erosion control soil filter berms backed by staked hay bales, A Dirt Bag 55" sediment filter bag by ACF Environmental, or other approved Best Management Practices (BMP's).

2. In sensitive areas near streams or ponds, discharge the water from the de-watering operation into a temporary sediment basin created by a surrounding filter berm of uncompacted erosion control mix immediately backed by staked hay bales (see the site details). Locate the temporary sediment basin at lease 100 feet from the nearest water body, such that the filtered water will flow through undisturbed vegetated soil areas prior to reaching the water body or property line.

E. PERMANENT MEASURES

1. Riprapped Aprons: All storm drain pipe outlets and the inlet and outlet of culverts will have riprap aprons to protect against scour and deterioration.

2. Topsoil, Seed, and Mulch: All areas disturbed during construction, but not subject to other restoration (paving, riprap, etc.) will be loamed, limed, fertilized, seeded, and mulched.

Seeded Preparation: Use stockpiled materials spread to the depths shown on the plans, if available. Approved topsoil substitutes may be used. Grade the site as needed.

a. Seeding will be completed by August 15 of each year. Late season seeding may be done between August 15 and October 15. Areas not seeded or which do not obtain satisfactory growth by October 15, will be seeded with Aroostook Rye or mulched. After November 1, or the first killing frost, disturbed areas will be seeded at double the specified application rates, mulched, and anchored.

PERMANENT SEEDING SPECIFICATIONS

Mixture:	Roadside (lbs/acre)	Lawn (lbs/acre)
Kentucky Bluegrass	20	55
White Clover	5	0
Creeping Red Fescue	20	55
Perennial Ryegrass	5	15

b. Mulch in accordance with specifications for temporary mulching.

c. If permanent vegetated stabilization cannot be established due to the season of the year, all exposed and disturbed areas not to undergo further disturbance are to have dormant seeding applied and be temporarily mulched to protect the site.

3. Ditches and Channels: All ditches on-site will be lined with North American Green S75 erosion control mesh (or an approved equal) upon installation of loam and seed.

F. WINTER CONSTRUCTION AND STABILIZATION

1. Winter excavation and earthwork will be completed so as to minimize exposed areas while satisfactorily completing the project. Limit exposed areas to those areas in which work is to occur during the following 15 days and that can be mulched in one day prior to any snow event. All areas will be considered denuded until the subbase gravel is installed in roadway areas or the areas of future loam and seed have been loamed, seeded, and mulched.

Install any added measures necessary to control erosion/sedimentation. The particular measure used will be dependent upon site conditions, the size of the area to be protected, and weather conditions.

To minimize areas without erosion control protection, continuation of earthwork operations on additional areas will not begin until the exposed soil surface on the area being worked has been stabilized.

2. Natural Resource Protection: During winter construction, a double-row of sediment barriers (i.e., silt fence backed with hay bales or erosion control mix) will be placed between any natural resource and the disturbed area. Projects crossing the natural resource will be protected a minimum distance of 100 feet on either side from the resource.

3. Sediment Barriers: During frozen conditions, sediment barriers may consist of erosion control mix berms or any other recognized sediment barriers as frozen soil prevents the proper installation of hay bales or silt fences.

4. Mulching:
- All areas will be considered to be denuded until seeded and mulched. Hay and straw mulch will be applied at a rate of twice the normal accepted rate.
- Mulch will not be spread on top of snow.
- After each day of final grading, the area will be properly stabilized with anchored hay or straw or erosion control matting.
- Between the dates of November 1 and April 15, all mulch will be anchored by either mulch netting, emulsion chemical, tracking or wood cellulose fiber.

5. Soil Stockpiling: Stockpiles of soil or subsoil will be mulched for over-winter protection with hay or straw at twice the normal rate or with a 4-inch layer of erosion control mix. This will be done within 24 hours of stocking and re-established prior to any rainfall or snowfall. Any soil stockpiles shall not be placed (even covered with mulch) within 100 feet from any natural resources.

6. Seeding: Dormant seeding may be placed prior to the placement of mulch or erosion control blankets. If dormant seeding is used for the site, all disturbed areas will receive 4 inches of loam and seed at an application rate of three times the rate for permanent seeding. All areas seeded during the winter will be inspected in the spring for adequate catch. All areas insufficiently vegetated (less than 75 percent catch) will be revegetated by replacing loam, seed, and mulch.

If dormant seeding is not used for the site, all disturbed areas will be revegetated in the spring.

7. Maintenance: Maintenance measures will be applied as needed during the entire construction season. After each rainfall, snow storm, or period of thawing and runoff, the site Contractor will perform a visual inspection of all installed erosion control measures and perform repairs as needed to ensure their continuous function.

Following the temporary and/or final seeding and mulching, the Contractor will, in the spring, inspect and repair any damages and/or bare spots. An established vegetative cover means a minimum of 85 to 90 percent of areas vegetated with vigorous growth.

G. OVER-WINTER CONSTRUCTION EROSION CONTROL MEASURES

1. Stabilization of Disturbed Soil: By October 15, all disturbed soils on areas having a slope less than 15 percent will be seeded and mulched. If the Contractor fails to stabilize these soils by this date, then the Contractor shall stabilize the soil for late fall and winter, by using either temporary seeding or mulching.

2. Stabilization of Disturbed Slopes: All slopes to be vegetated will be completed by October 15. The Owner will consider any area having a grade greater than 15 percent (6.5H:1V) to be a slope. Slopes not vegetated by October 15 will receive one of the following actions to stabilize the slope for late fall and winter:

a. Stabilize the soil with temporary vegetation and erosion control mesh.
b. Stabilize the slope with erosion control mix.
c. Stabilize the slope with stone riprap.

3. Stabilization of Ditches and Channels: All stone-lined ditches and channels to be used to convey runoff through the winter will be constructed and stabilized by November 15. Grass-lined ditches and channels will be complete by September 15. Grass-lined ditches not stabilized by September 15 shall be lined with either sod or riprap.

H. MAINTENANCE PLAN

1. Routine Maintenance: Inspection will be performed as outlined in the project's Erosion Control Plan. Inspection will be by a qualified person during wet weather to ensure that the facility performs as intended. Inspection priorities will include checking erosion controls for accumulation of sediments.

I. Housekeeping

1. 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 stormwater, and appropriate spill prevention, containment, and response planning and implementation.

2. Groundwater protection. During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that by design or as a result of soils, topography and other relevant factors accumulates runoff that infiltrates into the soil. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials.

3. Fugitive sediment and dust. Actions must be taken to ensure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil may not be used for dust control.

4. Debris and other materials. Litter, construction debris, and chemicals exposed to stormwater must be prevented from becoming a pollutant source.

5. 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. In most cases the collected water is heavily silted and hinders correct and safe construction practices. The collected water must be removed from the ponded area, either through gravity or pumping, and must be spread through natural wooded buffers or removed to areas that are specifically designed to collect the maximum amount of sediment possible, like a cofferdam sedimentation basin. Avoid allowing the water to flow over disturbed areas of the site. Equivalent measures may be taken if approved by the department.

6. Non-stormwater discharges. Identify and prevent contamination by non-stormwater discharges.

7. Additional requirements. Additional requirements may be applied on a site-specific basis.

J. CONSTRUCTION SEQUENCE

In general, the expected sequence of construction for each phase is provided below. Construction is proposed to start in Fall 2021 and be complete in Spring 2022.

- Mobilization
- Install temporary erosion control measures
- Demolition, clearing, and grubbing
- Site Grading
- Construct building
- Site stabilization, pavement, loam and seed, and landscaping
- Construct infiltration basin
- Remove temporary erosion control measures

NOTES:

1. EROSION CONTROL MIX CAN BE MANUFACTURED ON OR OFF THE SITE. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR FLUME GRIT AND FRAGMENTED WOOD GENERATED FROM WATER-FLUME LOG HANDLING SYSTEMS. WOOD CHIPS, GROUND CONSTRUCTION DEBRIS, REPROCESSED WOOD PRODUCTS OR BARK CHIPS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX. EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH.

THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:
A. ORGANIC MATERIAL: BETWEEN 20% - 100% (DRY WEIGHT BASIS)
B. PARTICLE SIZE: BY WEIGHT, 100% PASSING 6" SCREEN, 70-85% PASSING 0.75" SCREEN
C. THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED.
D. LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
E. SOLUBLE SALTS CONTENT SHALL BE LESS THAN 4.0 MMHOS/CM.
F. PH: 5.0 - 8.0

2. ON SLOPES LESS THAN 5% OR AT THE BOTTOM OF SLOPES 2:1 OR LESS UP TO 20 FEET LONG, THE BARRIER MUST CONFORM TO THE ABOVE DIMENSIONS. ON THE LONGER OR STEEPER SLOPES, THE BARRIER SHOULD BE WIDER TO ACCOMMODATE THE ADDITIONAL FLOW.

3. THE BARRIER MUST BE PLACED ALONG A RELATIVELY LEVEL ELEVATION. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES THAT WOULD ENABLE FINES TO WASH UNDER THE BARRIER THROUGH THE GRASS BLADES OR PLANT STEMS.

4. LOCATIONS WHERE OTHER BMP'S SHOULD BE USED:
A. AT LOW POINTS OF CONCENTRATED FLOW
B. BELOW CULVERT OUTLET APRONS
C. WHERE A PREVIOUS STAND-ALONE EROSION CONTROL MIX APPLICATION HAS FAILED
D. AT THE BOTTOM OF STEEP PERIMETER SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM (LARGE UPGRADIENT WATERSHED)
E. AROUND CATCH BASINS AND CLOSED STORM DRAIN SYSTEMS.

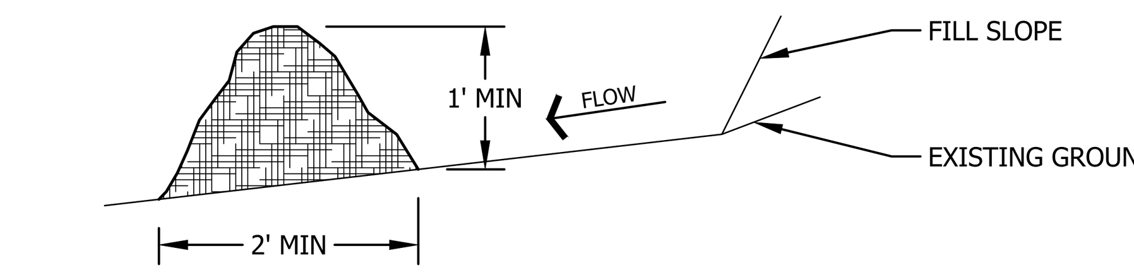
5. THE EROSION CONTROL MIX BARRIERS SHOULD BE INSPECTED REGULARLY AND AFTER EACH LARGE RAINFALL. REPAIR ALL DAMAGED SECTIONS OF BERM IMMEDIATELY BY REPLACING OR ADDING ADDITIONAL MATERIAL PLACED ON THE BERM TO THE DESIRED HEIGHT AND WIDTH.

6. IT MAY BE NECESSARY TO REINFORCE THE BARRIER WITH SILT FENCE OR STONE CHECK DAMS IF THERE ARE SIGNS OF UNDERCUTTING OR THE IMPOUNDMENT OF LARGE VOLUMES OF WATER.

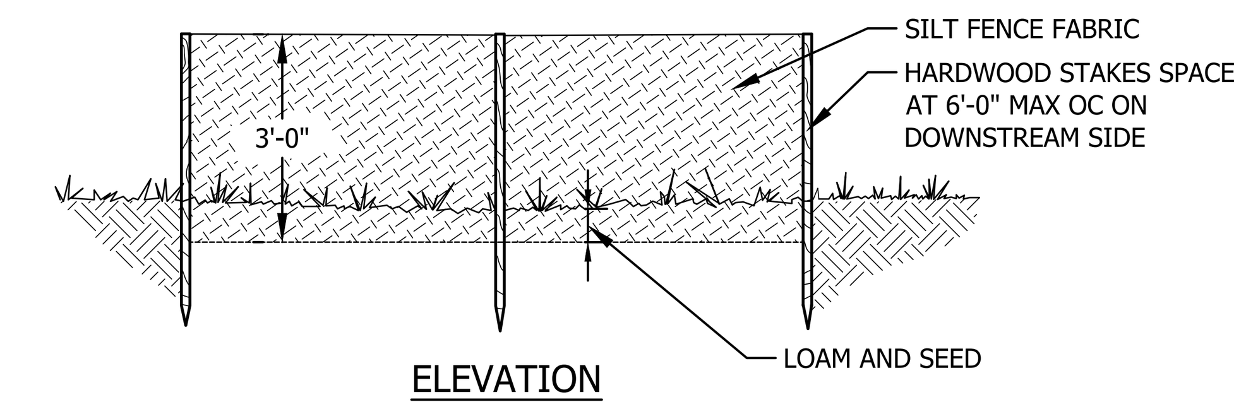
7. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

8. REPLACE SECTIONS OF BERM THAT DECOMPOSE, BECOME CLOGGED WITH SEDIMENT OR OTHERWISE BECOME INEFFECTIVE. THE BARRIER SHOULD BE RESHAPED AS NEEDED.

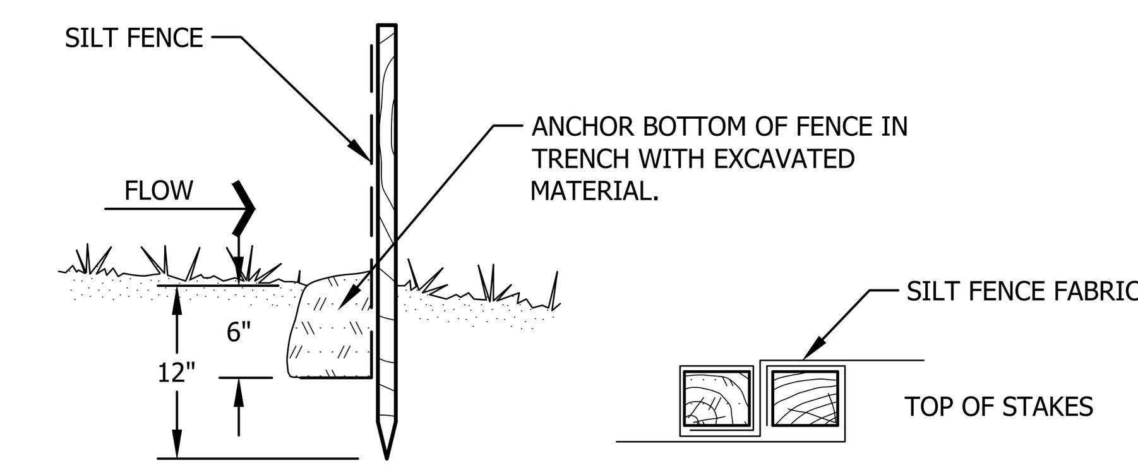
9. EROSION CONTROL MIX BARRIERS CAN BE LEFT IN PLACE AFTER CONSTRUCTION. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER BARRIER IS NO LONGER REQUIRED SHOULD BE SPREAD TO CONFORM TO THE EXISTING GRADE AND BE SEEDED AND MULCHED. WOODY VEGETATION CAN BE PLANTED INTO THE BARRIERS, OR THEY CAN BE OVER-SEEDED WITH LEGUMES. IF THE BARRIER NEEDS TO BE REMOVED, IT CAN BE SPREAD OUT INTO THE LANDSCAPE.



EROSION CONTROL MIX SEDIMENT BARRIER



ELEVATION



SECTION

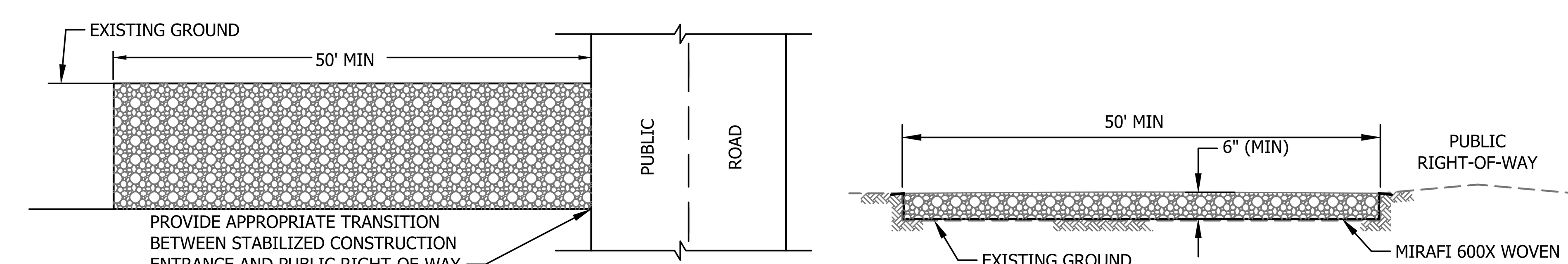
OVERLAP JOINTS

SILT FENCE

NOTE:
CONTRACTORS OPTION TO USE SEDIMENT BARRIER OR SILT FENCE FOR SLOPE PROTECTION.

SURFACE DRAINAGE SEDIMENT CONTROL

NTS



PLAN

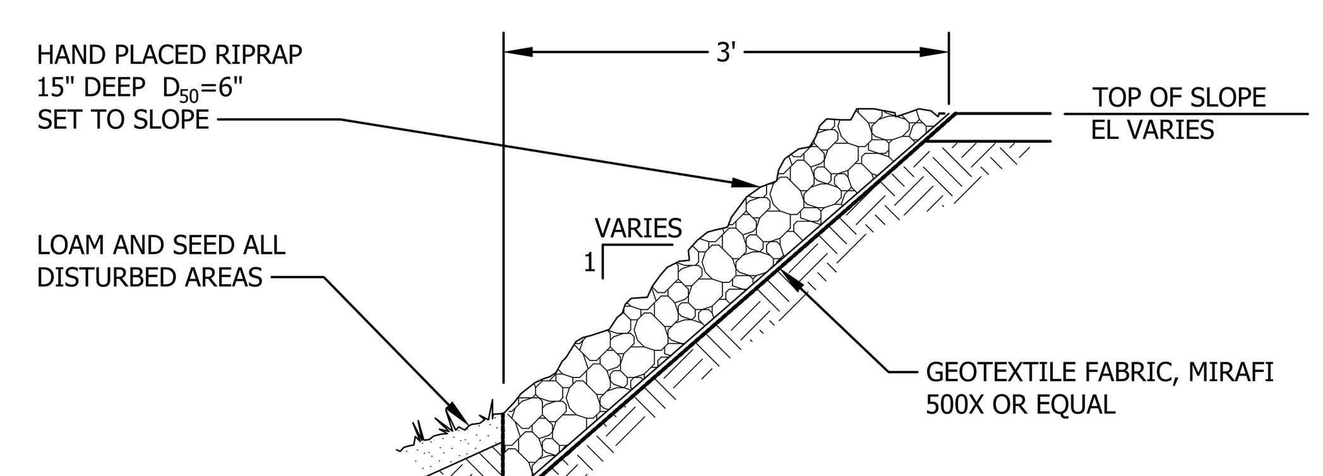
PROFILE

CONSTRUCTION SPECIFICATIONS

NOTES:
1. STONE SIZE - 2" TO 3" STONE OR RECLAIMED OR RECYCLED CONCRETE, OR EQUIVALENT.
3. LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
4. THICKNESS - NOT LESS THAN SIX (6) INCHES.
5. WIDTH - 10 FEET MINIMUM, OR NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT 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.

STABILIZED CONSTRUCTION ENTRANCE/EXIT

NTS



RIPRAP APRON

NTS

REV.	BY	DATE	STATUS
	DPD	10/2021	ISSUED FOR SITE PERMITTING

STATE OF MAINE — DANIEL P. DIFFIN — 11841 — LICENSED PROFESSIONAL ENGINEER

BANGOR SAVINGS BANK
WINDHAM BRANCH/OFFICE BUILDING
PARKING EXPANSION
745 & 747 ROOSEVELT TRAIL AND 6 ABBY ROAD
WINDHAM, MAINE

EROSION CONTROL NOTES AND DETAILS

SME
SEVEE & MAHER ENGINEERS
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021
Phone 207.829.5016 • Fax 207.829.5692 • smemaine.com

DESIGN BY: AML
DRAWN BY: SJM
DATE: 9/2021
CHECKED BY: DPD
LMN: NONE
CTB: SME-STD

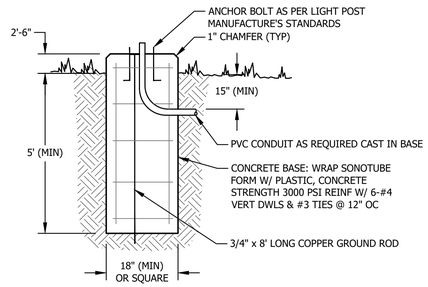
JOB NO. 21496.00 DWG FILE DETAILS

C-300

CONSTRUCTION	USE
1 1/4" HMA MDOT 9.5mm 2 1/4" HMA MDOT 19.0mm 3" COMPACTED AGGREGATE BASE, MDOT 703.06(a) TYPE A 15" COMPACTED AGGREGATE SUBBASE, MDOT 703.06(b) TYPE D COMPACTED SUBGRADE	BITUMINOUS ACCESS ROAD SERVICE AREA PARKING LOT
4" LOAM, SEED, FERTILIZER AND MULCH GRANULAR MATERIAL IN FILL AREAS COMPACTED SUBGRADE	GRASS ALL DISTURBED AREAS

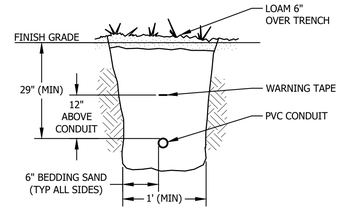
NOTES:
1. HMA = HOT MIX ASPHALT.
   MDOT = MAINE DEPARTMENT OF TRANSPORTATION.
2. ALL COURSE THICKNESS AFTER FINAL COMPACTION.

SCHEDULE OF SURFACE FINISHES
NTS



NOTE:
SEE ELECTRICAL SITE PLAN DETAIL DWG E-002.

LIGHT POLE BASE
NTS



UNDERGROUND LIGHTING CONDUIT
NTS

INFILTRATION BASIN NOTES:

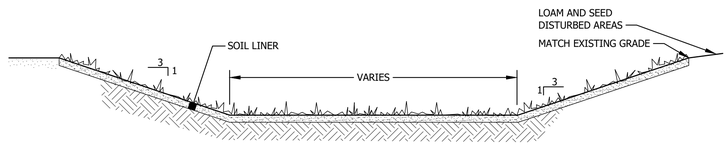
1. CONSTRUCT THE INFILTRATION BASIN AFTER THE AREA THAT DRAINS TO IT IS STABILIZED WITH EROSION CONTROL MEASURES THAT WILL PREVENT SEDIMENT FROM REACHING THE BASIN.
2. EXCAVATE THE INFILTRATION BASIN IN A MANNER THAT WILL NOT COMPACT THE SOIL LINER SUBGRADE. DO NOT OPERATE HEAVY MACHINERY INSIDE THE BASIN WHEN THE EXCAVATION IS WITHIN FOUR FEET OF THE SOIL LINER SUBGRADE.
3. GRADE THE INFILTRATION BASIN BOTTOM SO THAT IT IS LEVEL AND AT THE ELEVATIONS SHOWN ON THE PLAN AND SECTIONS.
4. PLACE 3" OF SOIL LINER OVER THE POND BOTTOM AND UP THE SIDES TO THE ELEVATION SHOWN ON THE PLAN, TILL INTO EXISTING SOIL TO CREATE A TRANSITION ZONE. DO NOT COMPACT. PLACE AN ADDITIONAL 6" OF THE SOIL LINER OVER THE TRANSITION ZONE. THE SOIL LINER SHALL BE PLACED AND GRADED WITH AN EXCAVATOR. DO NOT OPERATE HEAVY EQUIPMENT ON THE SOIL LINER, SHAPE THE SURFACE OF THE SOIL LINER TO THE LINE, GRADE AND CROSS SECTION SPECIFIED WITH THE FINISH SURFACE NOT MORE THAN 1 1/2" ABOVE OR BELOW THE SPECIFIED GRADE. SOIL LINER TO BE A SOIL WITH A PERMEABILITY OF 0.50-2.41 INCHES PER HOUR. LINER SHALL CONTAIN NO STONES LARGER THAN 3" IN GREATEST DIMENSION.

   SOIL LINER SHALL BE A SCREENED AND PROCESSED SOIL SIMILAR TO A MARLOW, BECKET OR PERU FINE SANDY LOAM AS DEFINED IN THE SOIL SURVEY OF CUMBERLAND COUNTY MAINE PUBLISHED BY THE U.S.D.A. SOIL CONSERVATION SERVICE. THE SOIL FOR SOIL LINER SHALL:
   - BE TAKEN FROM THE TOP 2 FEET OF NATURAL GROUND SO THAT IT HAS SUFFICIENT ORGANIC CONTENT TO SUPPORT GRASS GROWTH.
   - HAVE A PERMEABILITY BETWEEN 0.5 AND 2.41 INCHES PER HOUR (0.4 TO 1.7 X 10^{-4} CM/SEC).
   - HAVE NO STONES LARGER THAN 3-INCHES IN GREATEST DIMENSION.

   THESE SOILS MAY HAVE TO BE BLENDED WITH SAND, STONE OR SILT TO ACHIEVE THE SPECIFIED PERMEABILITY.
5. SUBMIT SAMPLES OF THE LINER SOIL TO THE UNIVERSITY OF MAINE SOIL TESTING LABORATORY (OR OTHER SIMILAR LABORATORY) FOR PERMEABILITY TESTING AT VARIOUS DENSITIES AND RECOMMENDED LIMESTONE AND FERTILIZER RATES.
6. EMPLOY A GEOTECHNICAL TESTING SERVICE TO TEST THE IN-PLACE DENSITY AND PERMEABILITY OF THE SOIL LINER.
7. APPLY LIMESTONE AND FERTILIZER OVER THE LINER AND BASIN SIDESLOPES ACCORDING TO THE SOIL TEST RECOMMENDATIONS USING LIGHT SPREADING EQUIPMENT. WORK LIME AND AND FERTILIZER INTO SOIL TO A DEPTH OF 4 INCHES USING LIGHT EQUIPMENT.
8. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). HYDROSEEDINGS, WHICH INCLUDE MULCH, MAY BE LEFT ON THE SOIL SURFACE. INCREASE SEEDING RATE 10% IF HYDROSEEDING, USE THE FOLLOWING SEED MIX:

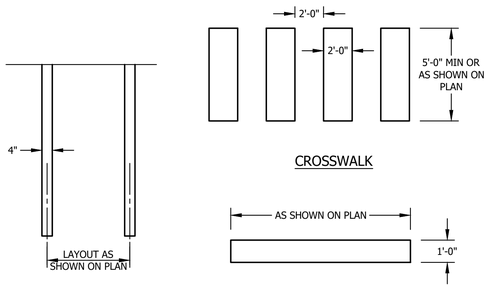
SEED MIXTURE	LBS / ACRE	LBS / 1000 SF
CREEPING RED FESCUE (PENNLAWN, ENSYLVA, WINTERGREEN)	20	.46
RED TOP	2	.05
TALL FESCUE (KENTUCKY 31)	20	.46
TOTAL	42	.97

9. IF SEEDING CAN NOT OCCUR BETWEEN APRIL 15 AND AUGUST 5 WAIT UNTIL THE FOLLOWING SPRING TO APPLY PERMANENT SEED. DO NOT PERFORM DORMANT SEEDING.
10. STABILIZE THE SITE IN ACCORDANCE WITH THE TEMPORARY MULCHING BEST MANAGEMENT PRACTICE (BMP) WITHIN 7 DAYS OF CONSTRUCTING THE LINER. SEE THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: "BEST MANAGEMENT PRACTICES" PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION, MARCH 2003.
11. MAINTENANCE: MOW THE POND SIDESLOPES AND FLOOR AT LEAST TWICE ANNUALLY. REMOVE CLIPPINGS.

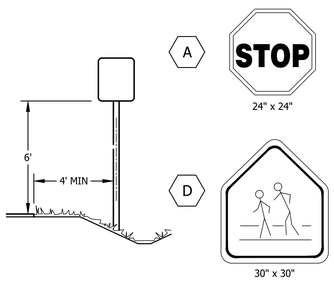


NOTE:
1. SEE PLAN FOR LIMITS OF FILTER SOIL PLACEMENT.

INFILTRATION BASIN SECTION
NTS

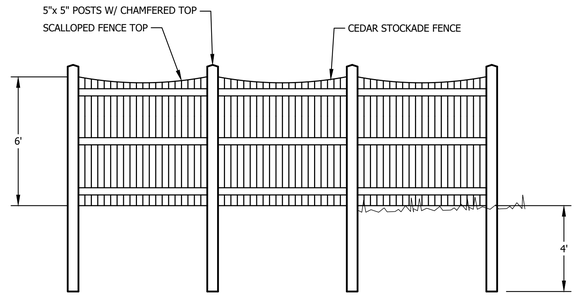


STRIPING
NTS



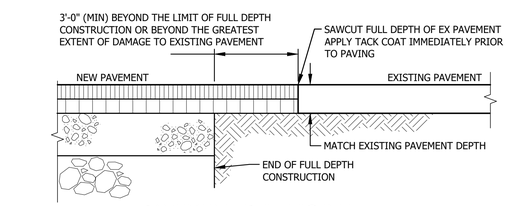
NOTES:
1. SIGNS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH MAINE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, HIGHWAYS AND BRIDGES REVISION OF DECEMBER 2002, SECTION 645.
2. ALL PERMANENT SIGNS ON THIS PROJECT ARE CLASSIFIED UNDER SECTION 645.03(b) TYPE 1 REGULATORY WARNING AND ROUTE MARKER ASSEMBLY SIGNS.
3. SIGN MATERIAL SHALL BE AS SPECIFIED IN SECTION 719 OF THE MDOT STANDARD SPECIFICATIONS.
4. POSTS SHALL BE METAL CHANNELS AS SPECIFIED IN SECTION 720.08. ALTERNATE POSTS MAY BE 4"x6" WOOD AS SPECIFIED IN SECTION 720.12, AS APPROVED BY ENGINEER.
5. POSTS IN THE PUBLIC RIGHT-OF-WAY TO BE ON BREAKAWAY POSTS AS SPECIFIED IN SECTION 720 OF THE MDOT STANDARD SPECIFICATIONS.

ROAD SIGN
NTS



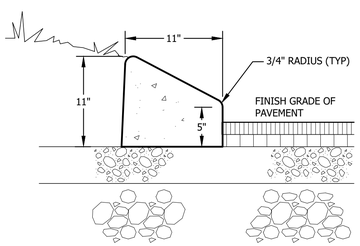
FENCE MATERIAL: PREMIUM CEDAR FINISH W/ 2-COATS OF STAIN

FENCE DETAIL
NTS



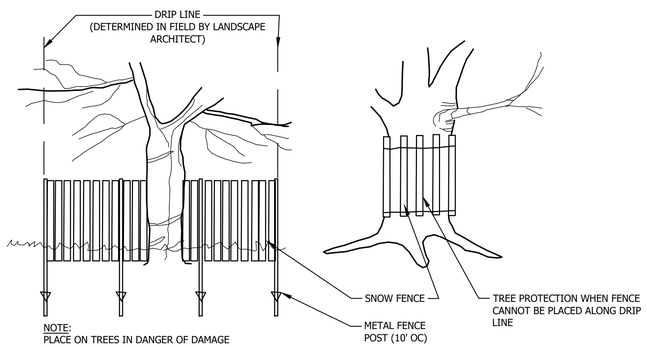
CURB TERMINAL END (TIP DOWN)
NTS

PAVEMENT BUTT JOINT
NTS



CONCRETE NOTES:
1. MINIMUM 28 DAY COMPRESSIVE STRENGTH: 4,000 PSI
2. AIR ENTRAINMENT: 4% TO 6%
3. REINFORCING: FIBERMESH OR EQUIVALENT GRACE PRODUCT
4. STRAND LENGTH 1-1/2", 1" TO 1-1/2 LB/CUBIC YARD
5. SLUMP: 1" TO 1-1/2"
6. FINISH:
   a. VERTICAL AND TOP FACES: SMOOTH SLIPFORM
   b. SLOPED FACES: BROOM
7. JOINTS: SAWCUT 10' OC 3" DEEP THE DAY AFTER PLACING
8. SEALER: SALTGUARD OR EQUAL WATER BASED SEALER

SLIPFORM CONCRETE CURB
NTS



NOTE:
PLACE ON TREES IN DANGER OF DAMAGE FROM CONSTRUCTION EQUIPMENT.

TREE PROTECTION FENCE
NTS

REV.	BY	DATE	STATUS
	DPD	10/2021	ISSUED FOR SITE PERMITTING

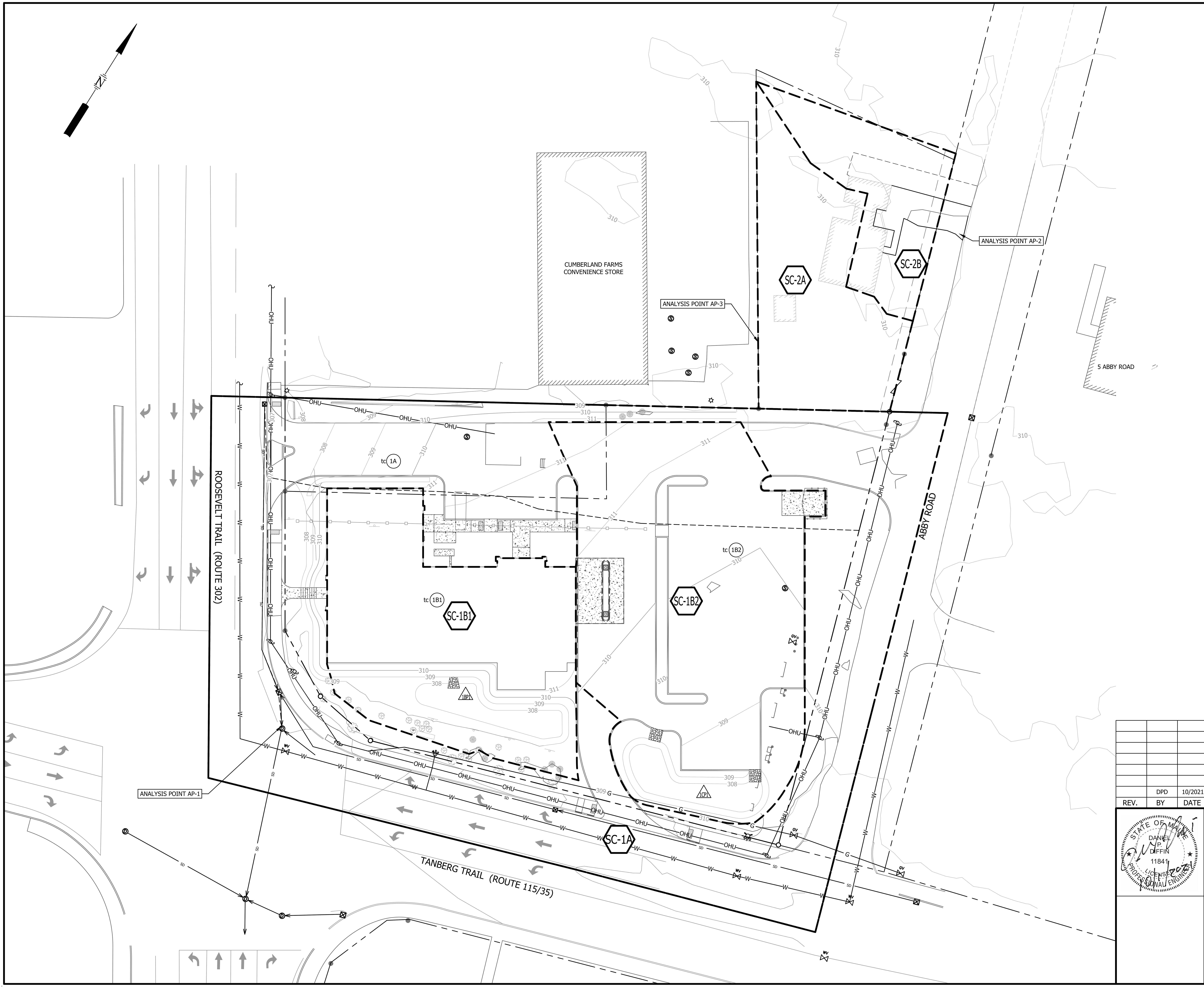
STATE OF MAINE
DANIEL P. DIFFIN
11841
LICENSED PROFESSIONAL ENGINEER

BANGOR SAVINGS BANK
WINDHAM BRANCH/OFFICE BUILDING
PARKING EXPANSION
745 & 747 ROOSEVELT TRAIL AND 6 ABBY ROAD
WINDHAM, MAINE

SECTIONS AND DETAILS

SME
SEVEE & MAHER ENGINEERS
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021
Phone 207.829.5016 • Fax 207.829.5692 • smemaine.com

DESIGN BY:	AML
DRAWN BY:	SJM
DATE:	9/2021
CHECKED BY:	DPD
LMN:	NONE
CTB:	SME-STD
JOB NO. 21496.00	DWG FILE DETAILS
	C-301



STORMWATER MANAGEMENT LEGEND

- SC-1A — SUBCATCHMENT DESIGNATION
- SUBCATCHMENT BOUNDARY*
- 1BP — POND/STRUCTURE DESIGNATION
- tc 2 — * TC PATH = 5 MINUTES FOR ALL SUBCATCHMENTS (ASSUMED)

10 0 20 40 FEET

REV.	BY	DATE	STATUS
	DPD	10/2021	ISSUED FOR SITE PERMITTING

STATE OF MAINE — DANIEL P. DIFFIN — 11841 — LICENSED — PROFESSIONAL ENGINEER

BANGOR SAVINGS BANK
WINDHAM BRANCH/OFFICE
PARKING EXPANSION
745 ROOSEVELT TRAIL AND 6 ABBY ROAD
WINDHAM, MAINE

STORMWATER MANAGEMENT PLAN
PRE-DEVELOPED CONDITIONS

SME SEVEE & MAHER ENGINEERS
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021
Phone 207.829.5016 • Fax 207.829.5692 • smemaine.com

DESIGN BY:	AML
DRAWN BY:	SJM
DATE:	9/2021
CHECKED BY:	DPD
LMN:	SMP-E
CTB:	SME-STD

JOB NO. 21496.00 DWG FILE BASE

D-100

STORMWATER MANAGEMENT LEGEND

- SC-1B1 — SUBCATCHMENT DESIGNATION
- SUBCATCHMENT BOUNDARY*
- P#A — POND/STRUCTURE DESIGNATION (HYDROCAD)
- tc (2) — * TC PATH = 5 MINUTES FOR ALL SUBCATCHMENTS (ASSUMED)

CUMBERLAND FARMS
CONVENIENCE STORE

5 ABBY ROAD

ROOSEVELT TRAIL (ROUTE 302)

ABBY ROAD

TANBERG TRAIL (ROUTE 115/35)

ANALYSIS POINT AP-1

tc 1A

tc 1B1

tc 1B2

SC-1A

SC-1B1

SC-1B2

SC-2A

SC-2B

1AP1

1BP1

2AP1

10 0 20 40 FEET

REV.	BY	DATE	STATUS
	DPD	10/2021	ISSUED FOR SITE PERMITTING

STATE OF MAINE
DANIEL P. DIFFIN
11841
LICENSED PROFESSIONAL ENGINEER

BANGOR SAVINGS BANK
WINDHAM BRANCH/OFFICE
PARKING EXPANSION
745 ROOSEVELT TRAIL AND 6 ABBY ROAD
WINDHAM, MAINE

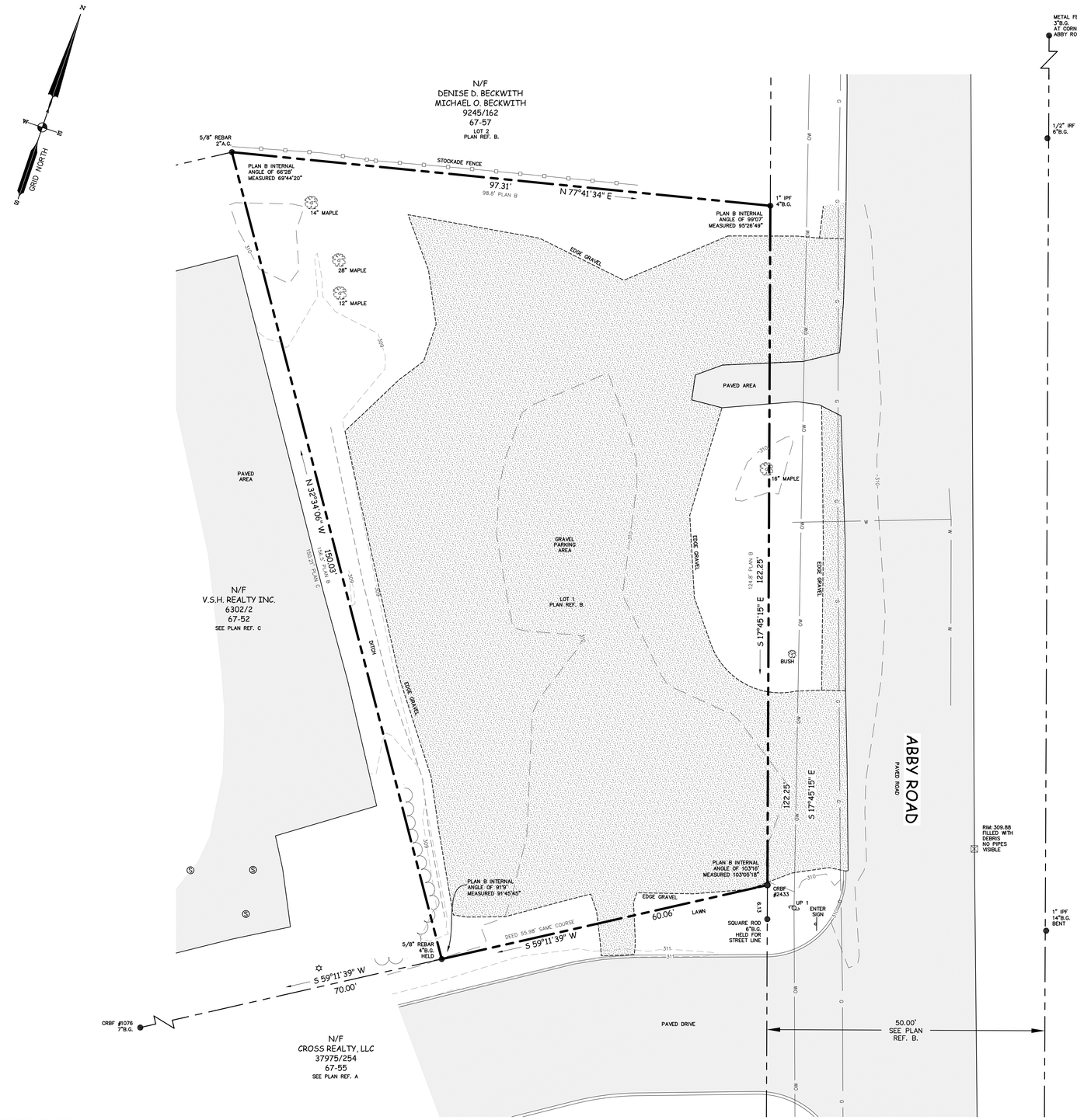
STORMWATER MANAGEMENT PLAN
POST DEVELOPED CONDITIONS

SME
SEVEE & MAHER ENGINEERS
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021
Phone 207.829.5016 • Fax 207.829.5692 • smemaine.com

DESIGN BY:	AML
DRAWN BY:	SJM
DATE:	9/2021
CHECKED BY:	DPD
LMN:	SMP-P
CTB:	SME-STD

JOB NO. 21496.00 DWG FILE BASE

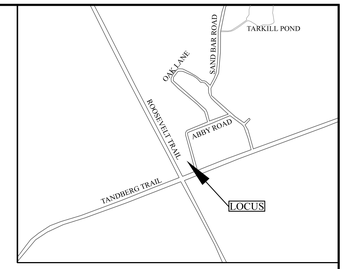
D-101



GRAPHIC SCALE

0 5 10 20

1 inch = 10 ft.



LOCATION PLAN

NOTES:

1. RECORD OWNER: CROSS REALTY, LLC.
2. PARCEL DEED REFERENCE: SEE DEED PATRICIA E. LONG AND DAVID B. LONG TO CROSS REALTY, LLC. DATED SEPTEMBER 19, 2019 RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 36000, PAGE 43.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM, MAP 67, LOT 56.
4. TOTAL AREA OF PARCEL: 0.24 ACRES.
5. ALL BOOK AND PAGE REFERENCES REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
6. ALL BEARINGS ARE REFERENCED TO NAD83 MAINE STATE PLANE GRID NORTH.
7. ELEVATIONS SHOWN ARE TIED TO NAVD88 BY GPS OPUS OBSERVATIONS.
8. THE LOCATION, SIZE, AND DEPTH OF UNDERGROUND UTILITY LINES, TANKS, AND OR STRUCTURES NOT DETERMINED BY THIS SURVEY.
9. THE DISTANCES AND ANGLES SHOWN ON PLAN REFERENCE B DO NOT MATHEMATICALLY CLOSE FOR THE SUBJECT PROPERTY (LOT 1 OF SAID PLAN). FOUND PINS AT THE CORNERS HELD AS BEST EVIDENCE OF INTENT OF ORIGINAL CONVEYANCE.
10. PLAN REFERENCES:
    - A.) ALTA/NSPS LAND TITLE SURVEY, 745 & 747 ROOSEVELT TRAIL, WINDHAM, MAINE, PREPARED FOR BANGOR SAVINGS BANK, DRAFT DATED OCTOBER 8, 2019, PREPARED BY JONES ASSOCIATES INC.
    - B.) REVISION OF PLANS FOR FAIRVIEW PARK, EXT. NO. ONE, DATED MARCH 20, 1963, RECORDED IN PLAN BOOK 62, PAGE 18.
    - C.) PLAN OF LAND FOR V.S.H. REALTY, INC. IN WINDHAM, MAINE BY D.A. MAXFIELD, JR., LAND SURVEYING, HARRISON, MAINE, DATED MARCH, 1983, RECORDED IN PLAN BOOK 139, PAGE 74.

LEGEND

N/F	NOW OR FORMERLY
000/000	DEED BOOK PAGE REFERENCE
000-000	TAX MAP AND LOT NUMBER
	DECIDUOUS / CONIFEROUS TREE
MF	GRANITE MONUMENT FOUND
IPF/IRF/RBF	IRON PIPE/ROD/REBAR FOUND
CRBS	5/8" REBAR W/ CAP TO BE SET
	UTILITY POLE
S	SEWER MANHOLE
D	DRAIN MANHOLE
	CATCH BASINS
	SUBJECT BOUNDARY LINE
	ABUTTER OR RIGHT OF WAY LINE
	TREELINE
	FENCE – BOARD
OW	OVERHEAD WIRES
W	WATERLINE
G	GAS LINE

REVISIONS			
NO.	DATE	DESCRIPTION	BY

CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY CONFORMS TO THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, STANDARDS OF PRACTICE (CHAPTER 90, SECTIONS 1 & 2).

Michael A. Hartman

MICHAEL A. HARTMAN, P.L.S. #2433
FOR JONES ASSOCIATES INC.

STATE OF MAINE
MICHAEL A. HARTMAN
NO. 2433
PROFESSIONAL LAND SURVEYOR

PLAN OF LAND OF

6 ABBY ROAD
WINDHAM, MAINE

PREPARED FOR: BANGOR SAVINGS BANK
24 HAMLIN WAY
BANGOR, ME 04402

PREPARED BY:
JONES ASSOCIATES INC.
Foresters, Surveyors And Environmental Consultants
280 POLAND SPRING ROAD, AUBURN, MAINE 04210
(207) 241-0235

RECORD OWNERS:
CROSS REALTY, LLC
P.O. BOX 1388
BANGOR, ME 04401

PLAN DATE: JULY 2, 2021

SCALE: 1"=10'

PROJ. #: 21-045WI

VIPER S SERIES

SMALL VIPER LUMINAIRE

Cat.#	
Job	Type

BEACON design . performance . technology

Approvals

SPECIFICATIONS

Intended Use:

The Beacon Viper luminaire is available with a wide choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 400W MH or HPS.

Construction:

- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and micro-cellular polyurethane foam gasket ensures a weather-proof seal around each individual LED.

Electrical:

- 100V through 277V, 50 Hz to 60 Hz (UNV), or 347V or 480V input.
- Power factor is ≥.90 at full load.
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher.
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.
- The housing is designed for an optional twist lock photo control receptacle.
- Ambient operating temperature -40°C to 40°C
- Surge protection - 20KA.
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the Motion Response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see www.beaconproducts.com/products/energeni).
- In addition, Viper can be specified with **SiteSync™** wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit www.hubbelllighting.com/sitesync for more details.

Installation:

- Mounting options for horizontal armd, vertical tenon or traditional arm mounting available. Mounting hardware included.

Finish:

- IFS polyester powder-coat electro-statically applied and thermocured.
- IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermosetsuper TGIC polyester powder coat finish.
- The finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

Listings:

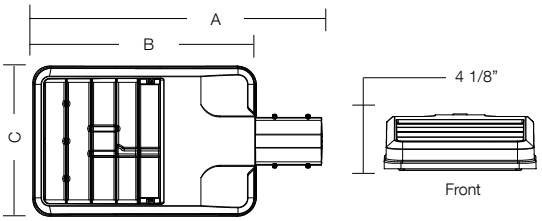
- DesignLights Consortium (DLC) qualified, consult DLC website for more details: http://www.designlights.org/QPL
- Certified to UL 1598 and CSA C22.2 No.250.0
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: http://www.beaconproducts.com/products/vipersmall

Warranty:

Five year limited warranty for more information visit: www.hubbelllighting.com/resources/warranty

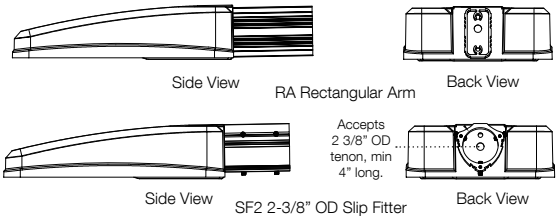
PRODUCT IMAGE(S)

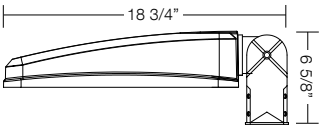
DIMENSIONS



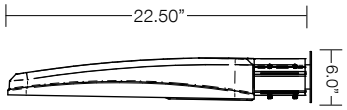
A	B	C	Weight:	EPA
22.75" (578 mm)	16.75" (425 mm)	11.25" (286 mm)	15.0 lbs (6.8 kg)	.67 ft²

MOUNTING OPTIONS

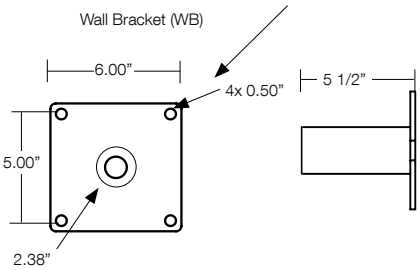




PK2 2-3/8" Adjustable Knuckle
Limit to 30° tilt - **Sensors, photocells and wireless** controls should not be tilted above horizontal



Wall Bracket (WB)



CERTIFICATIONS/LISTINGS

*3000K and warmer CCTs only

HUBBELL Lighting

ORDERING INFORMATION ORDERING EXAMPLE: VPS/36NB-80/5K/T4/UNV/PEC/SWP/BLC/RA/BBT

VPS | | | | | | | | | | |

SERIES
VPS viper-small

ENGINE-WATTS
24NB-55 55W, LED array
36NB-80 80W, LED array
48NB-110 110W, LED array
60NB-136 136W, LED array

LED COLOR[8]
3K 3000K
4K 4000K
5K 5000K

VOLTAGE
UNV 120-277V
347V 347V
480V 480V

OPTICS[4]
T1 type I
T2 type II
T3 type III
T4 type IV
T5R type V, rectangular
T5QM type V, square medium
T5W type V, round wide
FR front row auto optic

ELECTRICAL OPTIONS
7PR[9] 7-PIN Receptacle only
PCR-TL 7-PIN Receptacle w/ Twist Lock photo control
PCR-SC 7-PIN Receptacle w/ Shorting Cap
2PF[7] dual power feed

HOUSE SIDE SHIELD OPTIONS
BLC[3] backlight control

BIRD DETERRENT
BSP bird spike

MOUNTING OPTIONS
RA rectangular arm for round or square pole mount. RPA included.
SF2 2 3/8" OD slip-fitter
PK2 2 3/8" adjustable knuckle
wall bracket (use with SF2 or PK2), SF2 standard

CONTROL OPTIONS
GENI-XX[6] Energeni
SWP[1,5] SiteSync Wireless Pre-Commission
SWPM[1,2,5] SiteSync Wireless Pre-Commission w/ Motion Detection
MDD[2,5] Motion Dimming Detector

FINISH
BBT basic black textured
BMT black matte textured
WHT white textured
MBT metallic bronze textured
BZT bronze textured
DBT dark bronze textured
GYS gray smooth
DPS dark platinum smooth
GNT green textured
MST metallic silver textured
MTT metallic titanium textured
OWI old world iron
RAL _____

HOUSE SIDE SHIELD ACCESSORIES
HSS/VP-S/90-FB/XXX 90° shield front or back
HSS/VP-S/90-LR/XXX 90° shield left or right
HSS/VP-S/270-FB/XXX 270° shield front or back
HSS/VP-S/270-LR/XXX 270° shield left or right
HSS/VP-S/360/XXX Full shield
(Replace XXX with notation for desired finish color)
(Refer to page 5 for shield images)

[1] Must specify group and zone information at time of order. See www.hubbelllighting.com/controls/sitesync for further details.
[2] Specify time delay; dimming level and mounting height.
[3] T4 optic only.
[4] To rotate optics Left or right 90 degrees, specify L or R after the optical distribution example T4L.
[5] Not available with other wireless control or sensor options.
[6] When ordering Energeni, specifiy the routine setting code (example GENI-04). See Energeni brochure and instructions for setting table and options. Not available with sensor options.
[7] Not available for 347V or 480V input.
[8] This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: http://cdn.beaconproducts.com/content/products/specs/specs_files/Viper_Small_LED_turtle_spec_sheet.pdf
[9] Shorting cap, phot control, or wireless control provided by others

PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.HubbellLighting.com/products/sitesync or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: VP-S/24NB-55/5K/T3/UNV/SWP/RA/DBT — SiteSync only
VP-S/24NB-55/5K/T3/UNV/SWPM-20F/RA/DBT — SiteSync with Motion Control

MDD ORDERING INFORMATION: When ordering a fixture with the motion detection option (MDD), please specify the appropriate information. These settings are specified in the ordering as shown in the example below.

VP-S/24NB-55/5K/T3/UNV/MDD - 1 to 30 min. - 33% or 50% - ?? / RA/DBT

High to Dim Delay | Low Level | Mounting Height (ft.)

Accessories and Services (Ordered Separately)

Catalog Number	Description
SWUSB*	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node
SWTAB*	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node.
SWBRG	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.
SCP-REMOTE	Remote Control for SCP/_F option. Order at least one per project to program and control
SW7PR+	SiteSync 7 Pin on fixture module On/Off/Dim, Daylight Sensor 120-480VAC

* When ordering SiteSync at least one of these two interface options must be ordered per project.
+ Available as a SiteSync retrofit solution for fixtures with an existing 7pin receptacle.

Hubbell Control Solutions - Accessories (sold separately)

Catalog Number	Description	HCS System
NXOFM-1R1D-UNV	On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120-480VAC	NX Distributed Intelligence™
WIR-RME-L	On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE Radio, 110-480VAC	wiSCAPE® Lighting Control

For additional information related to these accessories please visit www.hubbellcontrolsolutions.com. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

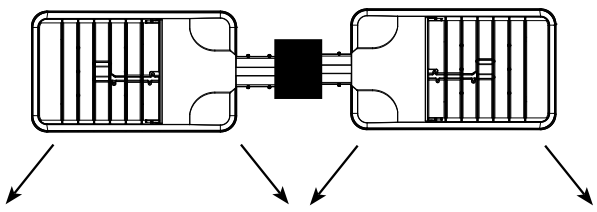
SiteSync 7-Pin Module

SW7PR

- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)
- Does no interface with occupancy sensors

SiteSync LIGHTING CONTROL

LEFT ROTATED OPTIC **RIGHT ROTATED OPTIC**



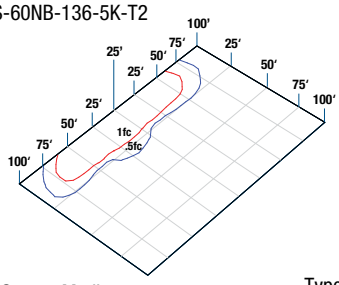
PERFORMANCE DATA

				5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 70 CRI)				
# LED'S	DRIVE CURRENT (MILLIAMPS)	SYSTEM WATTS	DISTRIBUTION TYPE	LUMENS	LPW[1]	B	U	G	LUMENS	LPW[1]	B	U	G	LUMENS	LPW[1]	B	U	G
24	700 mA	55 W	FR/T1	6339	114	1	0	1	6276	112	1	0	1	5389	97	1	0	1
			T2	5666	102	2	0	2	5610	101	2	0	2	4816	86	1	0	2
			T3	5610	101	1	0	2	5554	100	1	0	2	4784	86	1	0	2
			T4	6171	111	1	0	2	6110	109	1	0	2	5245	94	1	0	2
			T5R	6283	113	3	0	3	6221	111	3	0	3	5341	96	3	0	3
			T5QM	6171	111	3	0	1	6110	109	3	0	1	5245	94	2	0	1
			T5W	6087	109	3	0	1	6027	108	3	0	1	5201	93	3	0	1
36	700 mA	80 W	FR/T1	9515	114	1	0	1	9414	112	1	0	1	8083	96	1	0	1
			T2	8505	101	2	0	3	8415	100	2	0	3	7224	87	2	0	2
			T3	8415	100	2	0	2	8331	99	2	0	2	7175	86	2	0	2
			T4	9256	110	1	0	3	9164	109	1	0	3	7868	94	1	0	3
			T5R	9425	112	3	0	3	9331	111	3	0	3	8011	96	3	0	3
			T5QM	9257	110	3	0	1	9164	109	3	0	1	7868	94	3	0	1
			T5W	9131	109	3	0	2	9040	108	3	0	2	7801	93	3	0	2
48	700 mA	110 W	FR/T1	12679	114	2	0	1	15522	113	2	0	1	10777	97	1	0	1
			T2	11332	102	3	0	3	11220	101	3	0	3	9633	87	2	0	3
			T3	11220	101	2	0	3	11108	100	2	0	3	9567	86	2	0	3
			T4	12342	111	2	0	3	12219	110	2	0	3	10491	95	2	0	3
			T5R	12567	113	4	0	4	12441	112	4	0	4	10682	96	3	0	3
			T5QM	12342	111	3	0	2	12219	111	3	0	2	10491	95	3	0	2
			T5W	12175	110	4	0	2	12053	109	4	0	2	10402	94	4	0	2
60	700 mA	136 W	FR/T1	15848	116	2	0	1	15690	115	2	0	1	13471	98	2	0	1
			T2	14165	103	3	0	3	14025	102	3	0	3	12041	88	3	0	3
			T3	14025	102	3	0	3	13885	101	3	0	3	11959	87	3	0	3
			T4	15427	113	2	0	3	15274	111	2	0	3	13114	96	2	0	3
			T5R	15708	115	4	0	4	15259	111	4	0	4	13352	97	4	0	4
			T5QM	15427	113	4	0	2	15274	111	4	0	2	13314	96	3	0	2
			T5W	15218	111	4	0	2	15066	111	4	0	2	13002	95	4	0	2

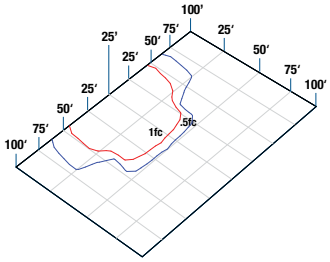
[1]Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

PHOTOMETRICS

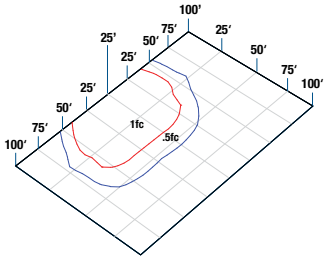
Type II
VP-S-60NB-136-5K-T2



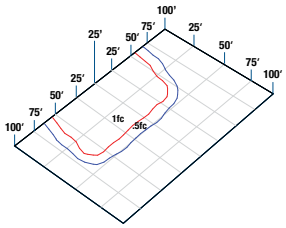
Type III
VP-S-60NB-136-5K-T3



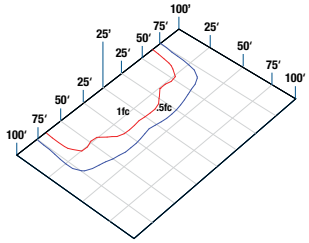
Type IV
VP-S-60NB-136-5K-T4



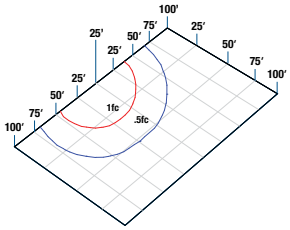
Type V Square Medium
VP-S-60NB-136-5K-T5QM



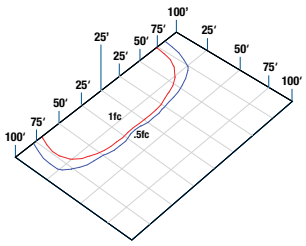
Type V Rectangular
VP-S-60NB-136-5K-T5R



Type V Round Wide
VP-S-60NB-136-5K-T5W



Front Row Auto Optic / Type I
VP-S-60NB-136-5K-FR
VP-S-60NB-136-5K-T1



ELECTRICAL DATA

# OF LEDS	NUMBER OF DRIVERS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	SYSTEM POWER (w)	CURRENT (Amps)
24	2	700 mA	120	55	0.5
			277		0.2
			347		0.2
			480		0.1
36	1	700 mA	120	80	0.7
			277		0.3
			347		0.2
			480		0.2
48	1	700 mA	120	110	0.9
			277		0.4
			347		0.3
			480		0.2
60	1	700 mA	120	136	1.1
			277		0.5
			347		0.4
			480		0.3

PROJECTED LUMEN MAINTENANCE

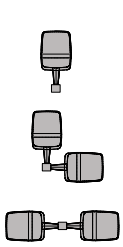
AMBIENT TEMP.	0	25,000	50,000	[1]TM-21-11 60,000	100,000	Calculated L70 (HOURS)
25°C / 77°C	1.00	0.97	0.95	0.95	0.92	>470,000

[1] Projected per IESNA TM-21-11
Data references the extrapolated performance projections for the base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

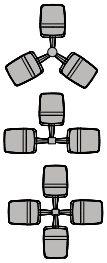
AMBIENT TEMPERATURE		LUMEN MULTIPLIER
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.98
40°C	104°F	0.98

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

EPA



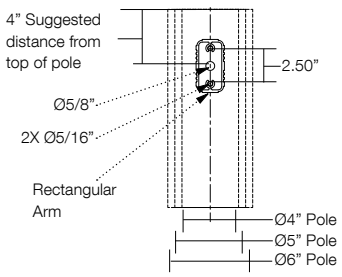
Config.	EPA
1	.67
2 @ 90°	1.06
2 @ 180°	1.34



Config.	EPA
3 @ 120°	1.68
3 @ 90°	1.73
4 @ 90°	2.12

DRILL PATTERN

RECTANGULAR ARM (A)
Compatible with Pole drill pattern B3



HUBBELL Lighting