

CORE X COLD STORAGE

MAIN STREET - ROUTE 25
GORHAM, MAINE 04038

APPLICANT:

CORE X PARTNERS

90 CHARLTON ROAD
STURBRIDGE, MA 01566

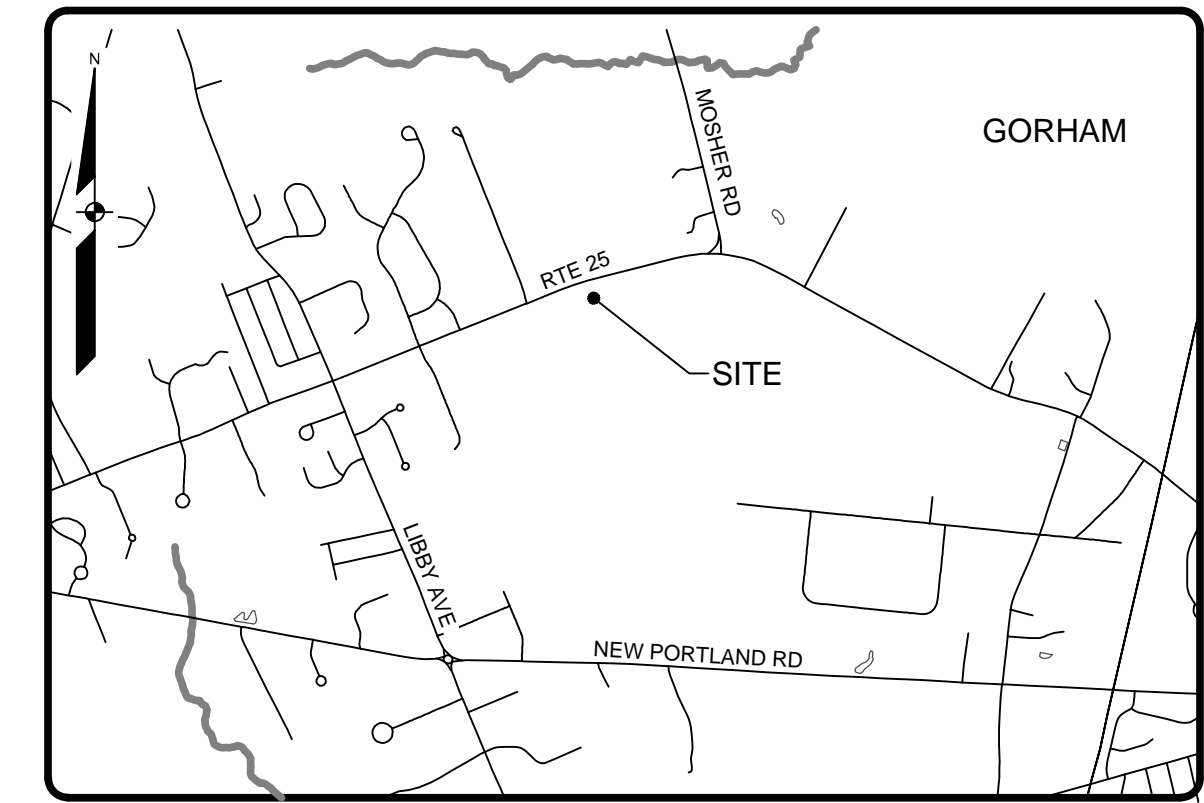
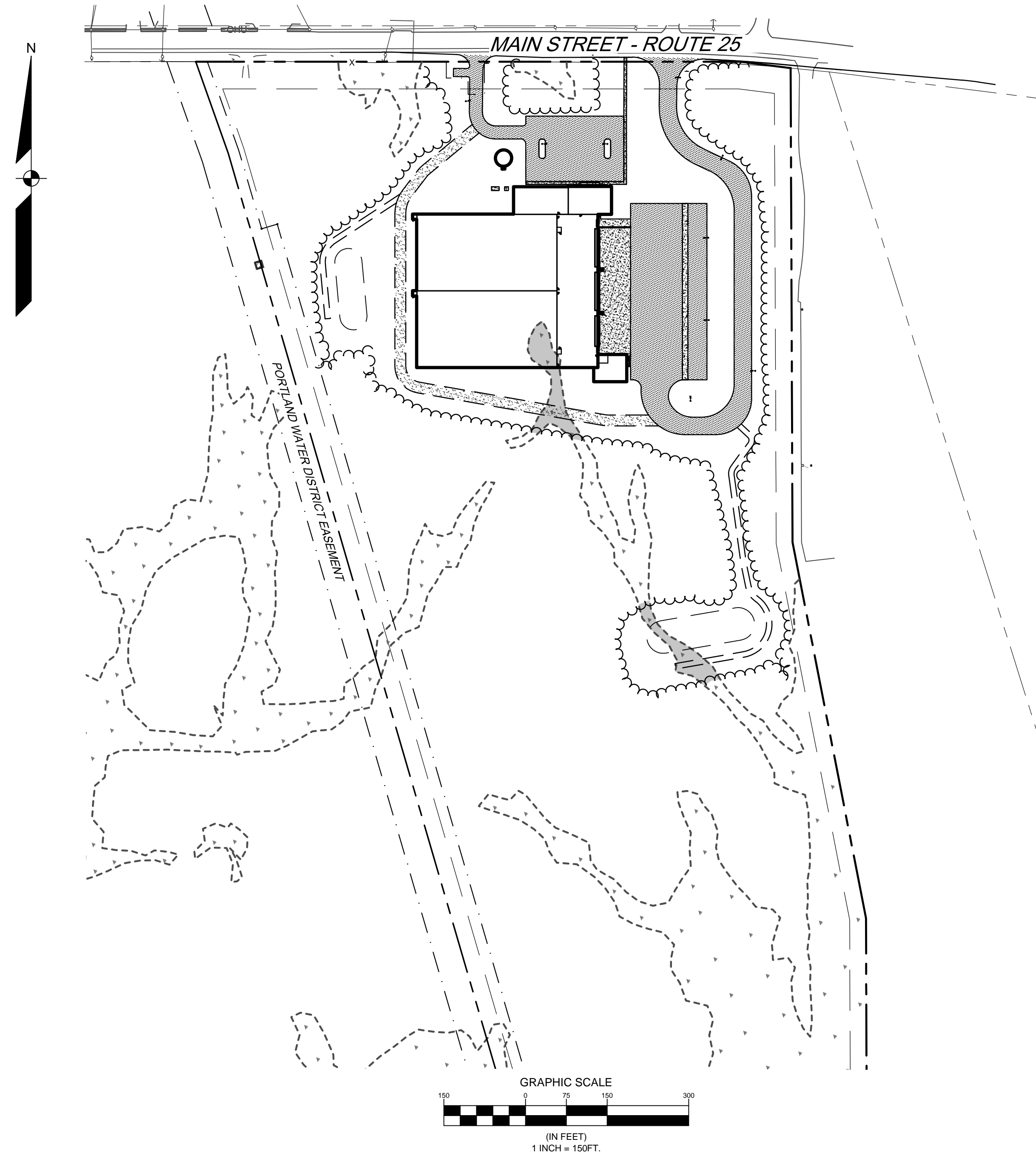
**ENGINEER/SURVEYOR/
LANDSCAPE ARCHITECT:**



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

GENERAL CONTRACTOR:

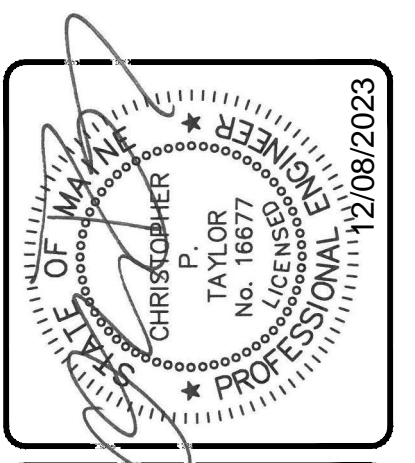
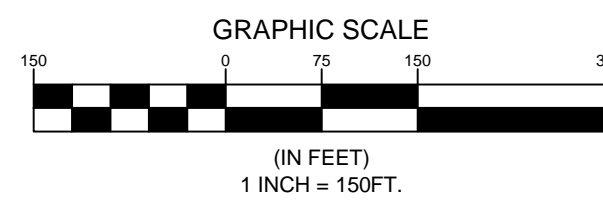
ARCO DESIGN-BUILD



LOCATION MAP

Sheet List Table

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1	COVER SHEET
2	NOTES AND LEGEND
3	OVERALL SITE PLAN
4	SITE PLAN 1
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7	GRADING & UTILITY PLAN 1
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9	LANDSCAPE PLAN
10	LANDSCAPE PLAN DETAILS
11	EROSION CONTROL NOTES
12	EROSION CONTROL DETAILS
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P-05	PRESENTATION ELEVATIONS
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NOT FOR CONSTRUCTION

REV.	BY	DATE	STATUS
E	CPT	12/08/2023	ISSUED TO TOWN FOR COMMENT RESPONSE
D	CPT	09/27/2023	ISSUED FOR SITE PLAN REVIEW
C	CPT	02/24/2023	ISSUED FOR DEP PERMITS
B	CPT	02/10/2023	FOR CLIENT REVIEW
A	CPT	12/12/2022	SUBMITTED FOR SKETCH PLAN REVIEW

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RECORD OWNER:
TOWN OF GORHAM, MAINE
75 SOUTH STREET
GORHAM, ME 04038

FOR:
CORE X PARTNERS
90 CHARLTON ROAD
STURBRIDGE, MA 01566

DESIGNED	AJR
DRAWN	AJR
CHECKED	CPT
DATE	11/17/2022
SCALE	1" = 150'
PROJECT	220106

MAP 30 LOT 1

SHEET 1 OF 19

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220106 C.dwg, TAB COVER

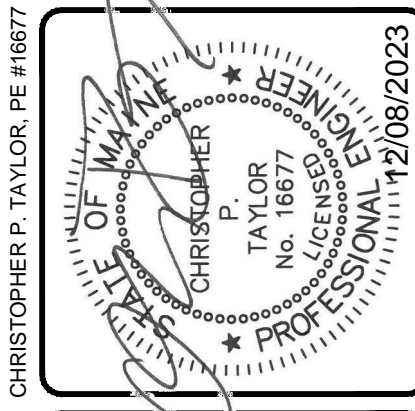
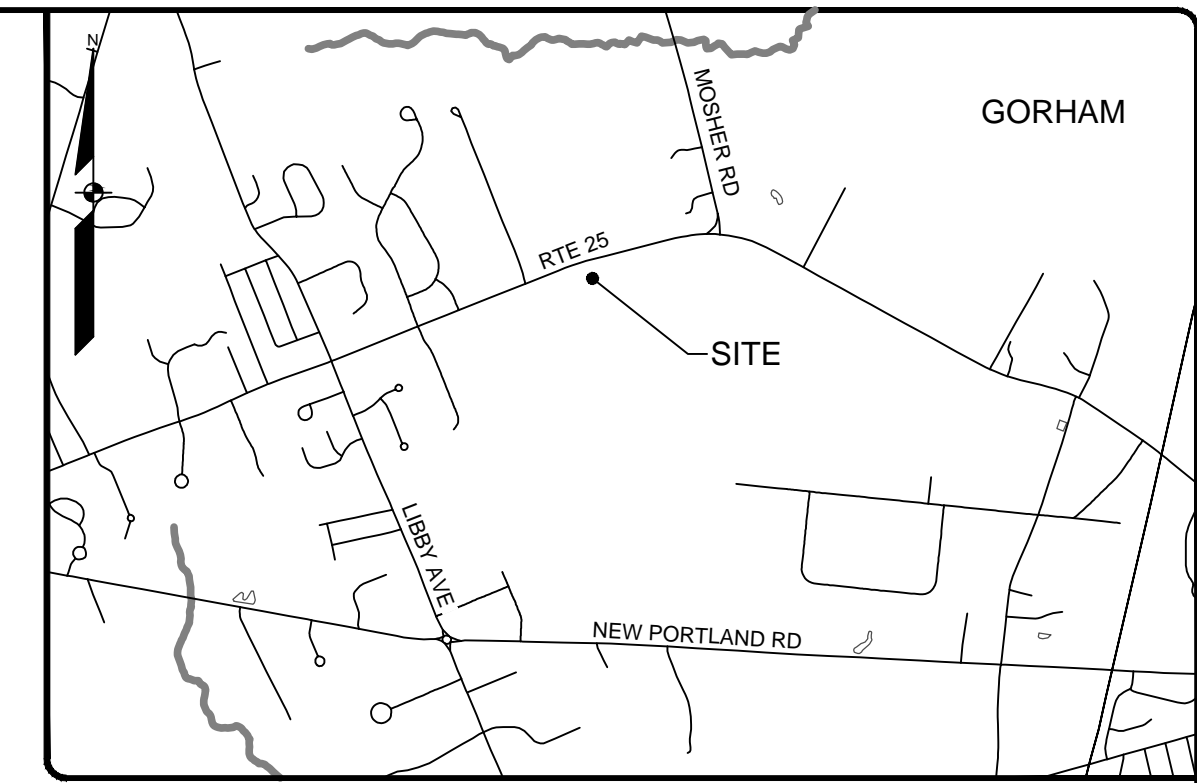
GENERAL NOTES

- THE RECORD OWNER OF THE PARCEL IS TOWN OF GORHAM BY DEED DATED FEBRUARY 20, 2020 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 36442, PAGE 319.
- THE PROPERTY IS SHOWN AS LOT 1 ON THE TOWN OF GORHAM TAX MAP 30 AND IS LOCATED IN THE INDUSTRIAL DISTRICT.
- SPACE AND BULK CRITERIA FOR THE INDUSTRIAL DISTRICT ARE AS FOLLOWS:
REQUIRED:
 NET RESIDENTIAL DENSITY: N/A
 MINIMUM LOT SIZE: N/A
 MINIMUM STREET FRONTAGE: N/A
 MINIMUM FRONT YARD: 50 FEET
 MINIMUM SIDE YARD: 30 FEET
 MINIMUM REAR YARD: 30 FEET
 MAXIMUM BUILDING HEIGHT: N/A
 MAXIMUM BUILDING COVERAGE: N/A
 *SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 41.4 ACRES.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON AN ON-THE-GROUND FIELD SURVEY COMPLETED BY NORTHERN SURVEY ENGINEERING, LLC IN MARCH - MAY, 2020.
- BOOK AND PAGE REFERENCES SHOWN HEREON ARE IN REFERENCE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
- BEARINGS SHOWN HEREON ARE IN REFERENCE TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD RATE INSURANCE RATE MAP FOR GORHAM, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBERS 230047 0025 B & 0030 B, HAVING AN EFFECTIVE DATE OF OCTOBER 15, 1981. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREA OF MINIMAL FLOODING.
- A WETLAND DELINEATION WAS PERFORMED ON THE PROJECT SITE IN MAY, 2020 BY ALEX FINAMORE, CERTIFIED SOIL SCIENTIST OF MAINELY SOILS, LLC, AND LOCATED BY DUAL-FREQUENCY RTK GPS. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND NORTHEAST REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS.

- PLAN REFERENCES:
 A. STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, D.O.T. FILE NO. 3-432, DATED, MAY, 1997, SHEET 3 OF 3.
 B. STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE AID HIGHWAY NOS. 9 & 14, NEW PORTLAND RD./LIBBY AVE./BRACKETT RD., D.O.T. FILE NO. 3-561, DATED JUNE 2010.
 C. STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE AID HIGHWAY NO.14 (LIBBY AVENUE), D.O.T. FILE NO. 3-519, DATED JANUARY 2006.
 D. STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE AID HIGHWAY 12, D.O.T. FILE NO. 3-353, DATED SEPTEMBER 1987, SHEETS 3-5 OF 11.
 E. RIGHT OF WAY AND TRACK MAP, BOSTON & MAINE R.R., VAL.MAP V8ME-139 - 140, STATION 426+20 - 531+80, DATED JUNE 30, 1914.
 F. "STANDARD BOUNDARY SURVEY OF LAND OF GORHAM, MAINE FOR S-B ENTERPRISES" BY SEBAGO TECHNICS, INC. DATED NOVEMBER 30, 1989. UNRECORDED.
 G. "SUBDIVISION PLAN IN GORHAM, MAINE FOR FLORA B. PENNELL, BY BROWN & TAYLOR ASSOCIATES, DATED JUNE, 1985. PLAN BOOK 151, PAGE 60."
 H. "AMENDED SUBDIVISION PLAN" (PLAN REF. 7G) BY ADVANCED ENGINEERING, INC., DATED JANUARY 16, 1990. PLAN BOOK 184, PAGE 8.
 I. "LIBBY AVE. 3 LOT SUBDIVISION FOR FLORA B. PENNELL, GORHAM, MAINE" BY BROWN & TAYLOR ASSOCIATES, DATED SEPTEMBER 1983. PLAN BOOK 140, PAGE 26.
 J. "PLAN OF A PRIVATE WAY FOR DONALD J. & JEAN M. DOLLOFF" BY BH2M, DATED MARCH 1986. PLAN BOOK 154, PAGE 31.
 K. "GORHAM INDUSTRIAL PARK, GORHAM, MAINE" BY SAWYER, BROWN & MORTON, DATED NOVEMBER 7, 1973. PLAN BOOK 97, PAGE 30.
 L. "REVISED PLAN, GORHAM INDUSTRIAL PARK, GORHAM, MAINE" BY ALLIED ENGINEERING, INC. DATED DECEMBER 20, 1988. PLAN BOOK 182, PAGE 30.
 M. "WILLOWDALE" AMENDED FINAL SUBDIVISION, BY SURVEY, INC. DATED MARCH 1993. PLAN BOOK 193, PAGE 304.
 N. "AMENDED SUBDIVISION PLAN ON HUTCHERSON DRIVE, GORHAM, MAINE FOR REECE CORPORATION" BY OWEN HASKELL, INC. DATED FEBRUARY 24, 1988. PLAN BOOK 192, PAGE 340.
 O. NEW PORTLAND PARKWAY, NEW PORTLAND ROAD, GORHAM, MAINE, SEVENTH AMENDED SUBDIVISION PLAN" BY WALSH ENGINEERING, ASSOCIATES, INC., DATED JANUARY 9, 2002 AND REVISED THROUGH SEPTEMBER 25, 2019. PLAN BOOK 219, PAGE 434.
 P. "FINAL PLAN, GORHAM MEADOWS" BY BH2M, DATED MARCH 2003. PLAN BOOK 204, PAGE 754.
 Q. "PORTLAND WATER DISTRICT, SEBAGO PIPELINE RIGHT OF WAY PLAN" DATED JULY, 1910.

**APPROVAL-
TOWN OF GORHAM
PLANNING BOARD**

_____	DATE
_____	CHAIRPERSON



**NOT FOR
CONSTRUCTION**

REV.	BY	DATE	STATUS
A	CPT	12/12/2023	ISSUED FOR SKETCH PLAN REVIEW
B	CPT	02/24/2023	ISSUED FOR DEP PERMITS
C	CPT	02/24/2023	ISSUED FOR SITE PLAN REVIEW
D	CPT	09/27/2023	ISSUED FOR COMMENT RESPONSE
E	CPT	12/08/2023	ISSUED TO TOWN FOR COMMENT RESPONSE

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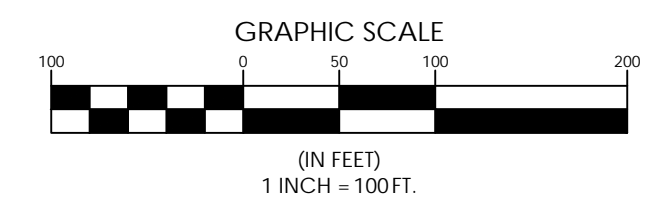
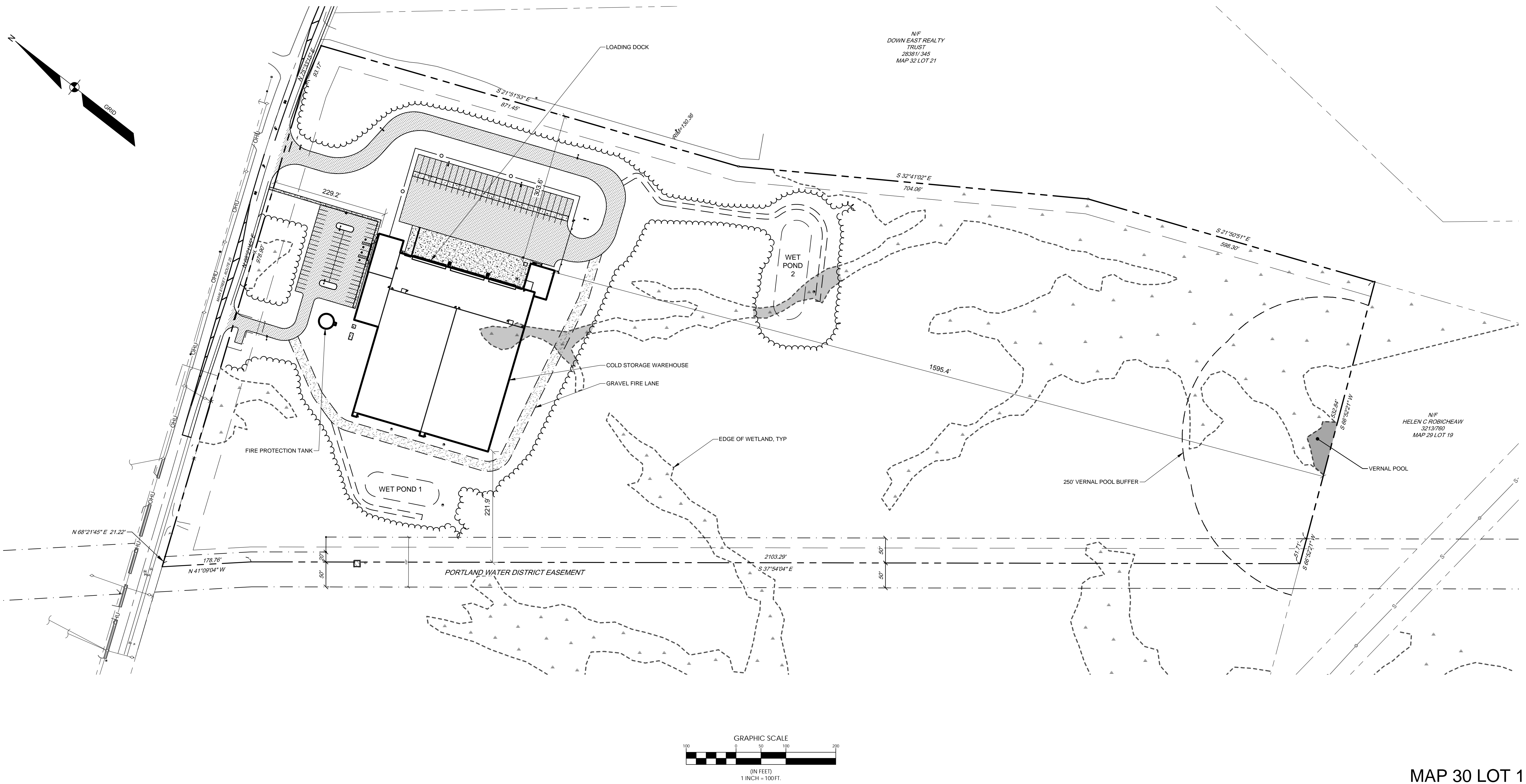
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75 Sibley Roberts Rd.
Sullivan, ME 04196
South Portland, ME 04106
Tel. 207-200-2100
WWW.SEBAGOTECHNICS.COM

RECORD OWNER:
TOWN OF GORHAM, MAINE
75 SOUTH STREET
GORHAM, ME 04038

OVERALL SITE PLAN
OF:
CORE X COLD STORAGE
MAIN STREET - ROUTE 25
GORHAM, MAINE 04038
FOR:
CORE X PARTNERS
90 CHARLTON ROAD
STURBRIDGE, MA 01566

DESIGNED	AJR
DRAWN	AJR
CHECKED	CPT
DATE	11/17/2022
SCALE	1" = 100'
PROJECT	220106

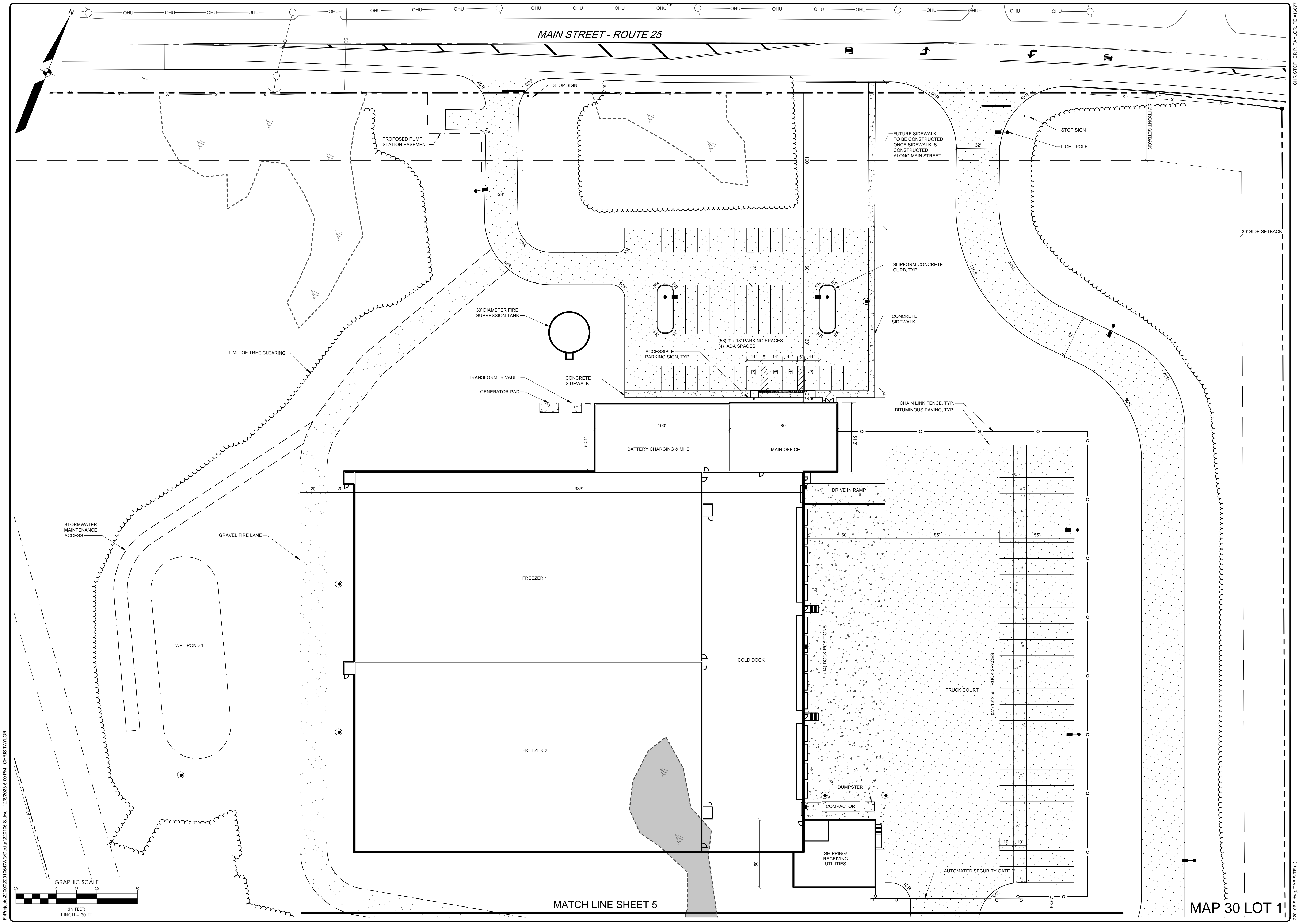
SHEET 3 OF 19



MAP 30 LOT 1

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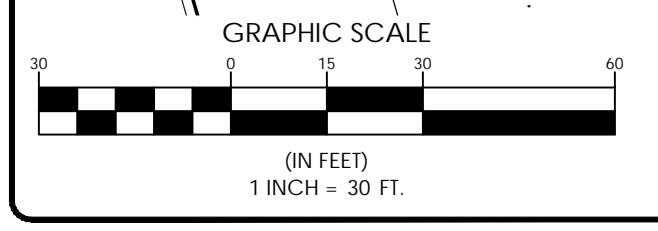
CHRISTOPHER P. TAYLOR, P.E. #18677



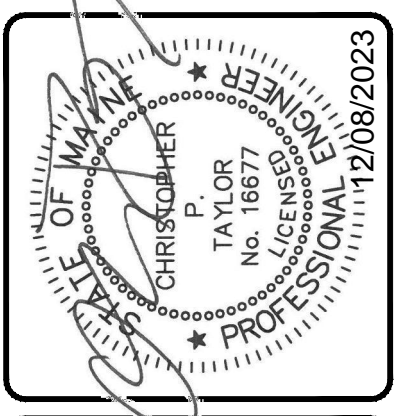
MAIN STREET - ROUTE 25

MATCH LINE SHEET 5

MAP 30 LOT 11



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E	CPT	12/08/2023	ISSUED TO TOWN FOR COMMENT RESPONSE
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Tel. 207-200-2100

RECORD OWNER:
TOWN OF GORHAM, MAINE
MAIN STREET - ROUTE 25
GORHAM, MAINE 04038

FOR:
CORE X PARTNERS
90 CHARLTON ROAD
STURBRIDGE, MA 01566

SITE PLAN 1
OF:
CORE X COLD STORAGE
MAIN STREET - ROUTE 25
GORHAM, MAINE 04038

DESIGNED	AJR
DRAWN	AJR
CHECKED	CPT
DATE	11/17/2022
SCALE	1" = 30'
PROJECT	220106

SHEET 4 OF 19

220106_S.dwg - TAB SITE (1)

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MATCH LINE SHEET 4

68.67'

LIMIT OF TREE CLEARING

WETLAND IMPACT #1 - 7,633 S.F.

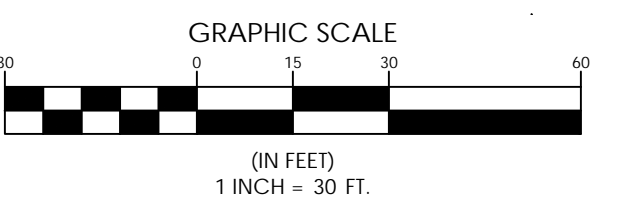
GRAVEL FIRE LANE

STORMWATER MAINTENANCE ACCESS

WET POND 2

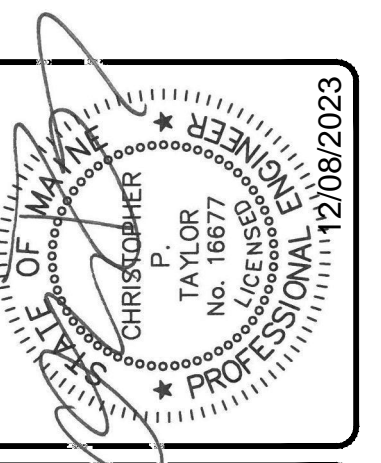
WETLAND IMPACT #1 - 5,240 S.F.

100' PORTLAND WATER DISTRICT EASEMENT



MAP 30 LOT 1

CHRISTOPHER P. TAYLOR, PE #18677



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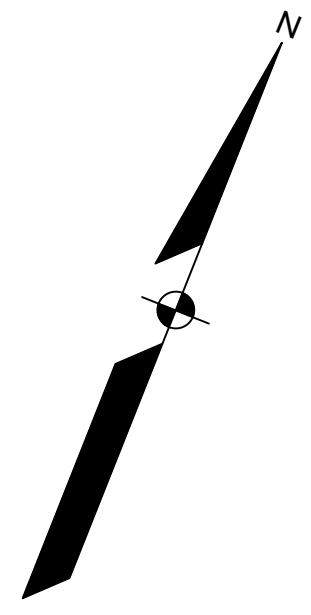
RECORD OWNER:
TOWN OF GORHAM, MAINE
75 SOUTH STREET
GORHAM, ME 04038

SITE PLAN 2
OF:
CORE X COLD STORAGE
MAIN STREET - ROUTE 25
GORHAM, MAINE 04038
FOR:
CORE X PARTNERS
90 CHARLTON ROAD
STURBRIDGE, MA 01566

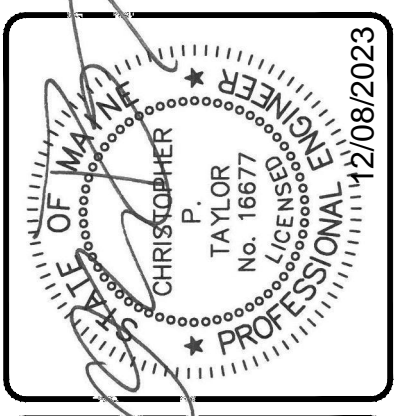
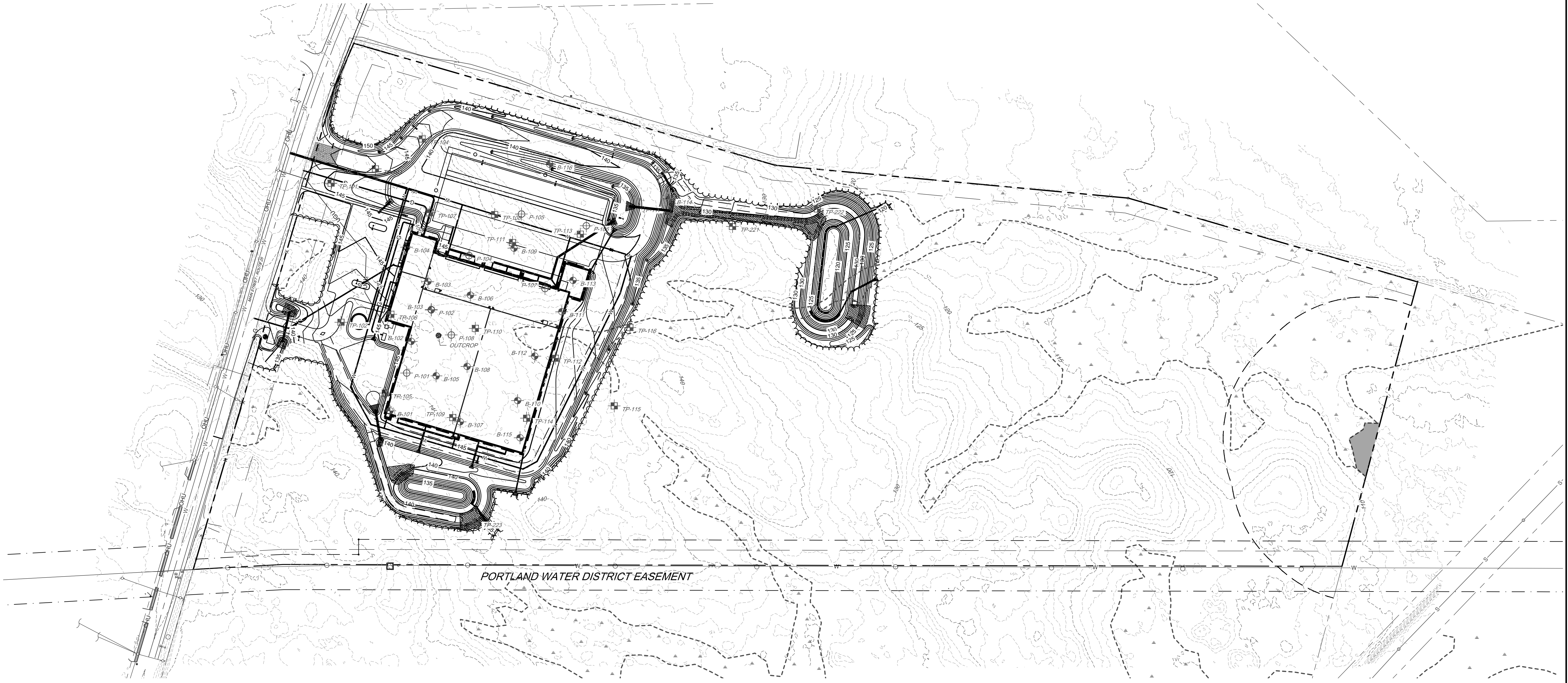
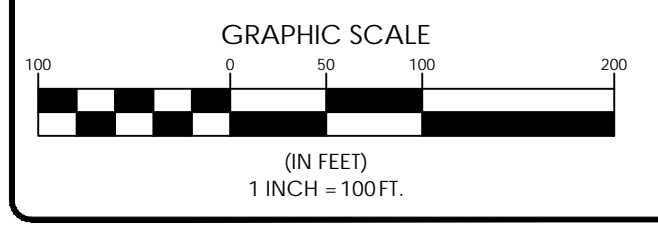
DESIGNED	AJR
DRAWN	AJR
CHECKED	CPT
DATE	11/17/2022
SCALE	1" = 30'
PROJECT	220106

SHEET 5 OF 19

220106_S.dwg, TABSITE (2)



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REV.	BY:	DATE:	STATUS:

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75 Sibley Roberts Rd.
South Portland, ME 04106
Tel. 207-200-2100

OVERALL GRADING & UTILITY PLAN
OF:
CORE X COLD STORAGE
MAIN STREET - ROUTE 25
GORHAM, MAINE 04038
FOR:
CORE X PARTNERS
90 CHARLTON ROAD
STURBRIDGE, MA 01566

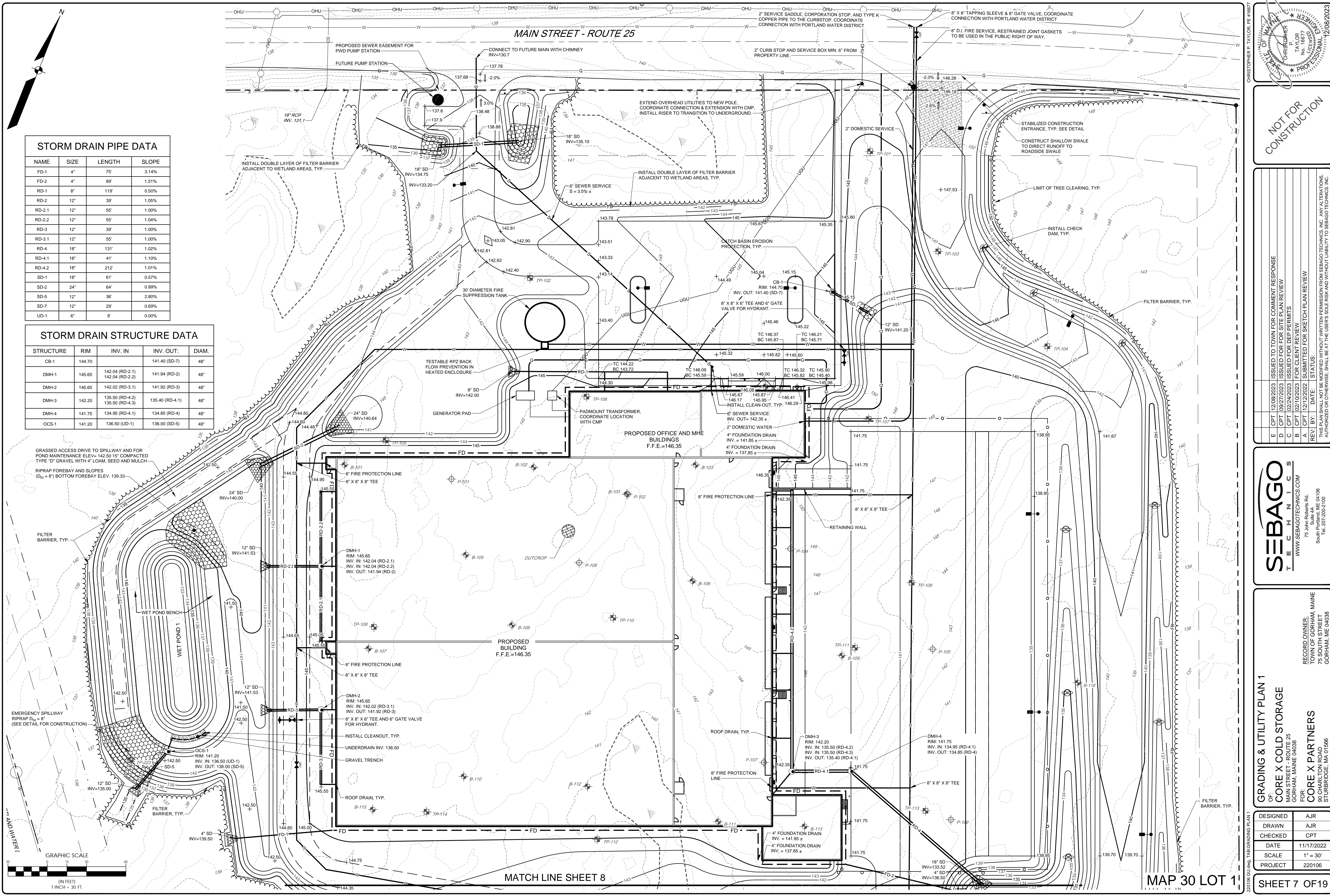
RECORD OWNER:
TOWN OF GORHAM, MAINE
75 SOUTH STREET
GORHAM, ME 04038

DESIGNED	AJR
DRAWN	AJR
CHECKED	CPT
DATE	11/17/2022
SCALE	1" = 100'
PROJECT	220106

SHEET 6 OF 19

MAP 30 LOT 1

220106.GU.dwg, TAB OVERALL GRADING PLAN



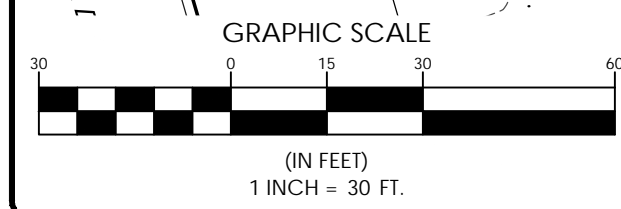
STORM DRAIN PIPE DATA

NAME	SIZE	LENGTH	SLOPE
FD-1	4"	75'	3.14%
FD-2	4"	89'	1.51%
RD-1	8"	119'	0.50%
RD-2	12"	39'	1.05%
RD-2.1	12"	55'	1.00%
RD-2.2	12"	55'	1.04%
RD-3	12"	39'	1.00%
RD-3.1	12"	55'	1.00%
RD-4	18"	131'	1.02%
RD-4.1	18"	41'	1.10%
RD-4.2	18"	212'	1.01%
SD-1	18"	61'	0.57%
SD-2	24"	64'	0.99%
SD-5	12"	36'	2.80%
SD-7	12"	29'	0.69%
UD-1	6"	9'	0.00%

STORM DRAIN STRUCTURE DATA

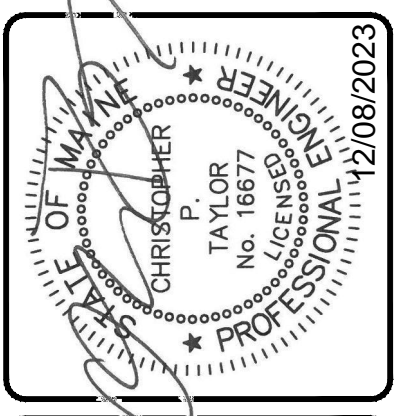
STRUCTURE	RIM	INV. IN	INV. OUT	DIAM.
CB-1	144.70		141.40 (SD-7)	48"
DMH-1	145.65	142.04 (RD-2.1) 142.04 (RD-2.2)	141.94 (RD-2)	48"
DMH-2	145.65	142.02 (RD-3.1)	141.92 (RD-3)	48"
DMH-3	142.20	135.50 (RD-4.2) 135.50 (RD-4.3)	135.40 (RD-4.1)	48"
DMH-4	141.75	134.95 (RD-4.1)	134.85 (RD-4)	48"
OCS-1	141.20	136.50 (UD-1)	136.00 (SD-5)	48"

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 AND WATER 1



MATCH LINE SHEET 8

MAP 30 LOT 1



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E	CPT	12/08/2023	ISSUED TO TOWN FOR COMMENT RESPONSE
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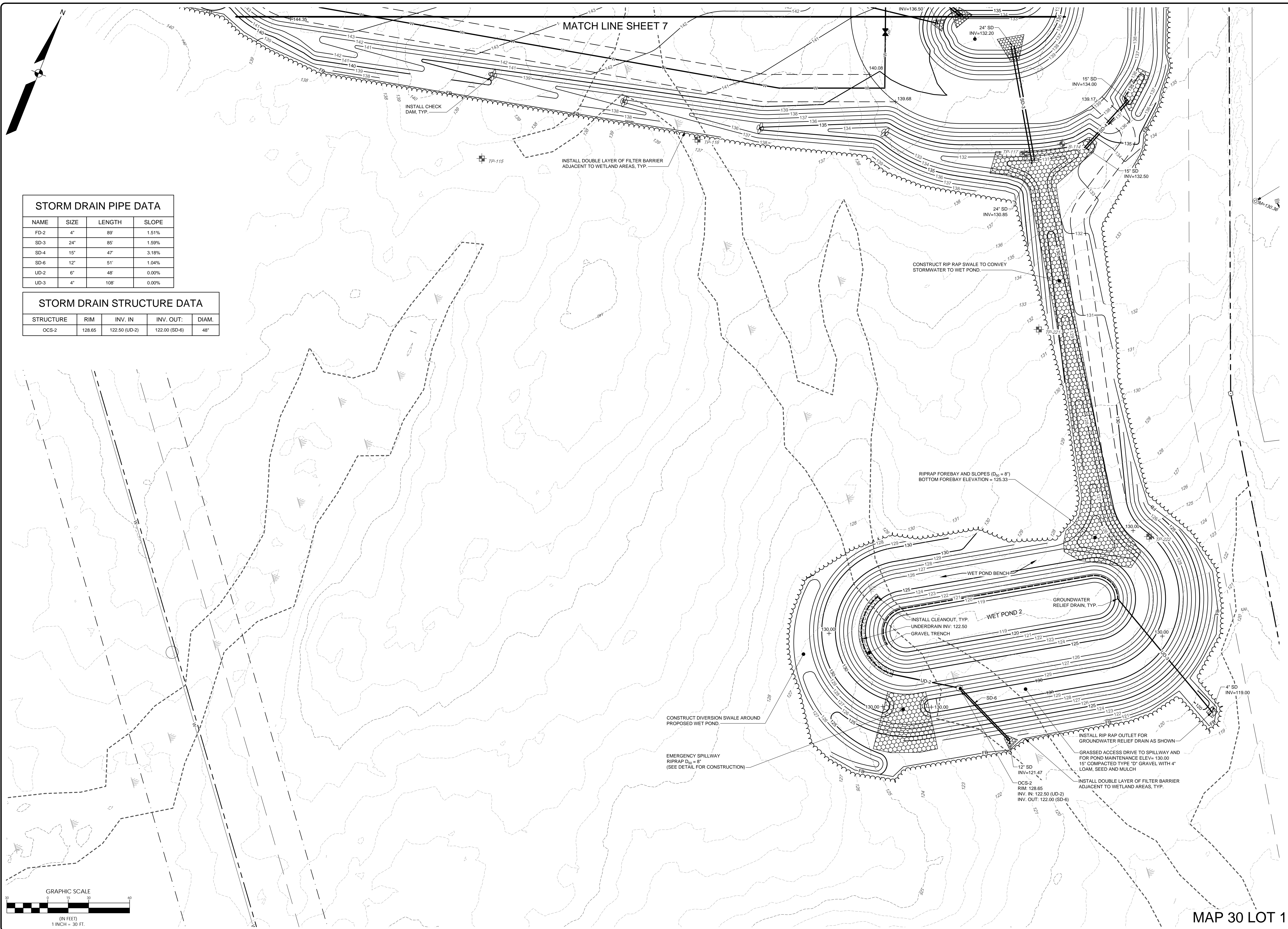
SEBAGO TECHNICS
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 75 John Roberts Rd.
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RECORD OWNER:
 TOWN OF GORHAM, MAINE
 75 SOUTH STREET
 GORHAM, ME 04038

GRADING & UTILITY PLAN 1
 OF:
CORE X COLD STORAGE
 MAIN STREET - ROUTE 25
 GORHAM, MAINE 04038
 FOR:
CORE X PARTNERS
 90 CHARLTON ROAD
 STURBRIDGE, MA 01566

DESIGNED	AJR
DRAWN	AJR
CHECKED	CPT
DATE	11/17/2022
SCALE	1" = 30'
PROJECT	220106

SHEET 7 OF 19

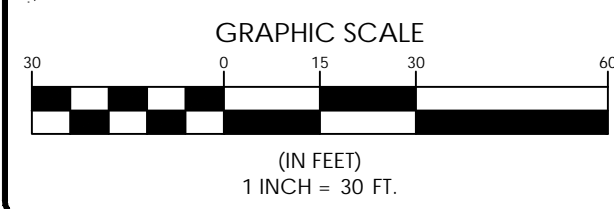


STORM DRAIN PIPE DATA

NAME	SIZE	LENGTH	SLOPE
FD-2	4"	89'	1.51%
SD-3	24"	85'	1.59%
SD-4	15"	47'	3.18%
SD-6	12"	51'	1.04%
UD-2	6"	48'	0.00%
UD-3	4"	108'	0.00%

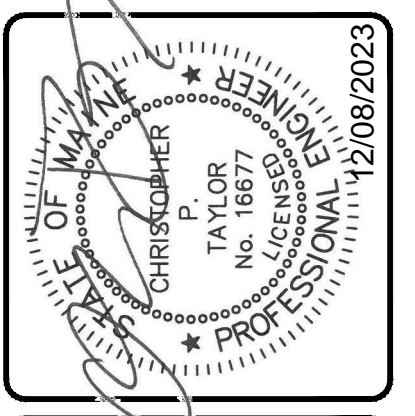
STORM DRAIN STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT	DIAM.
OCS-2	128.65	122.50 (UD-2)	122.00 (SD-6)	48"



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MATCH LINE SHEET 7



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REV. | BY: | DATE: | STATUS:

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 75 John Roberts Rd.
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RECORD OWNER:
 TOWN OF GORHAM, MAINE
 MAIN STREET - ROUTE 25
 GORHAM, MAINE 04038

FOR:
CORE X PARTNERS
 90 CHARLTON ROAD
 STURBRIDGE, MA 01566

DESIGNED DES
 DRAWN DRAWN
 CHECKED CHK
 DATE 11/17/2022
 SCALE 1" = 30'
 PROJECT 220106

SHEET 8 OF 19

MAP 30 LOT 1

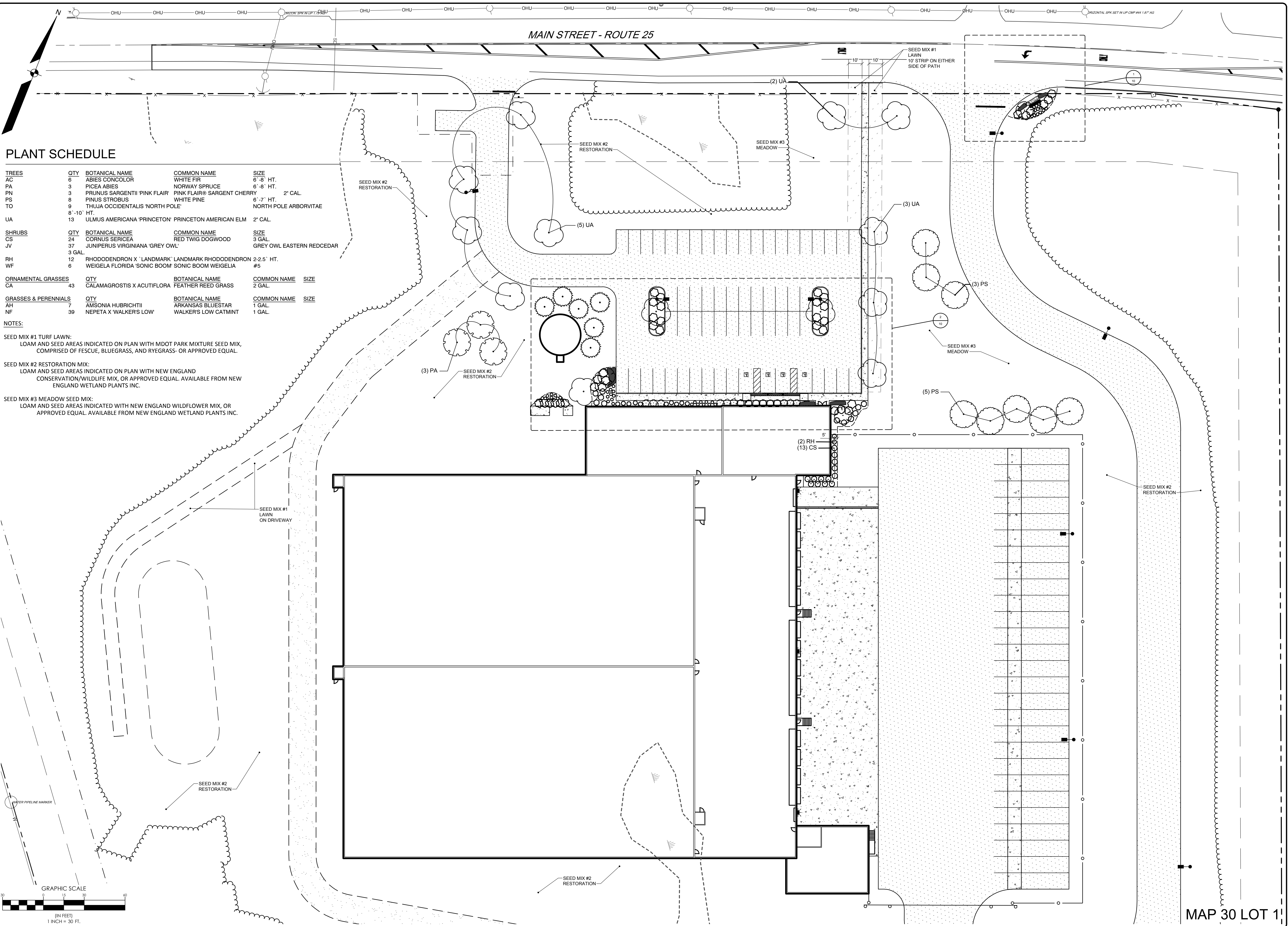
MAIN STREET - ROUTE 25

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AC	6	ABIES CONCOLOR	WHITE FIR	6'-8' HT.
PA	3	PICEA ABIES	NORWAY SPRUCE	6'-8' HT.
PN	3	PRUNUS SARGENTII 'PINK FLAIR'	PINK FLAIR® SARGENT CHERRY	2" CAL.
PS	8	PINUS STROBUS	WHITE PINE	6'-7' HT.
TO	9	THUJA OCCIDENTALIS 'NORTH POLE'	NORTH POLE ARBORVITAE	
UA	8'-10' HT.	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	2" CAL.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CS	24	CORNUS SERICEA	RED TWIG DOGWOOD	3 GAL.
JV	37	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL EASTERN REDCEDAR	
RH	3 GAL.	RHODODENDRON X 'LANDMARK'	LANDMARK RHODODENDRON	2-2.5' HT.
WF	12	WEIGELA FLORIDA 'SONIC BOOM'	SONIC BOOM WEIGELIA	#5
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CA	43	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	2 GAL.
GRASSES & PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AH	7	ARKANSIA HUBRICHTII	ARKANSAS BLUESTAR	1 GAL.
NF	39	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL.

NOTES:

- SEED MIX #1 TURF LAWN: LOAM AND SEED AREAS INDICATED ON PLAN WITH MDOT PARK MIXTURE SEED MIX, COMPRISED OF FESCUE, BLUEGRASS, AND RYEGRASS- OR APPROVED EQUAL.
- SEED MIX #2 RESTORATION MIX: LOAM AND SEED AREAS INDICATED ON PLAN WITH NEW ENGLAND CONSERVATION/WILDLIFE MIX, OR APPROVED EQUAL. AVAILABLE FROM NEW ENGLAND WETLAND PLANTS INC.
- SEED MIX #3 MEADOW SEED MIX: LOAM AND SEED AREAS INDICATED WITH NEW ENGLAND WILDFLOWER MIX, OR APPROVED EQUAL. AVAILABLE FROM NEW ENGLAND WETLAND PLANTS INC.



NOT FOR CONSTRUCTION

REV.	BY	DATE	STATUS
E	CPT	12/08/2023	ISSUED TO TOWN FOR COMMENT RESPONSE
D	CPT	09/27/2023	ISSUED FOR SITE PLAN REVIEW
C	CPT	02/24/2023	ISSUED FOR DEP PERMITS
B	CPT	02/10/2023	FOR CLIENT REVIEW
A	CPT	12/12/2022	SUBMITTED FOR SKETCH PLAN REVIEW

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SEBAGO TECHNICS
 WWW.SEBAGOTECHNICS.COM
 75 John Roberts Rd.
 South Portland, ME 04106
 Tel. 207-200-2100

RECORD OWNER:
 TOWN OF GORHAM, MAINE
 75 SOUTH STREET
 GORHAM, ME 04038

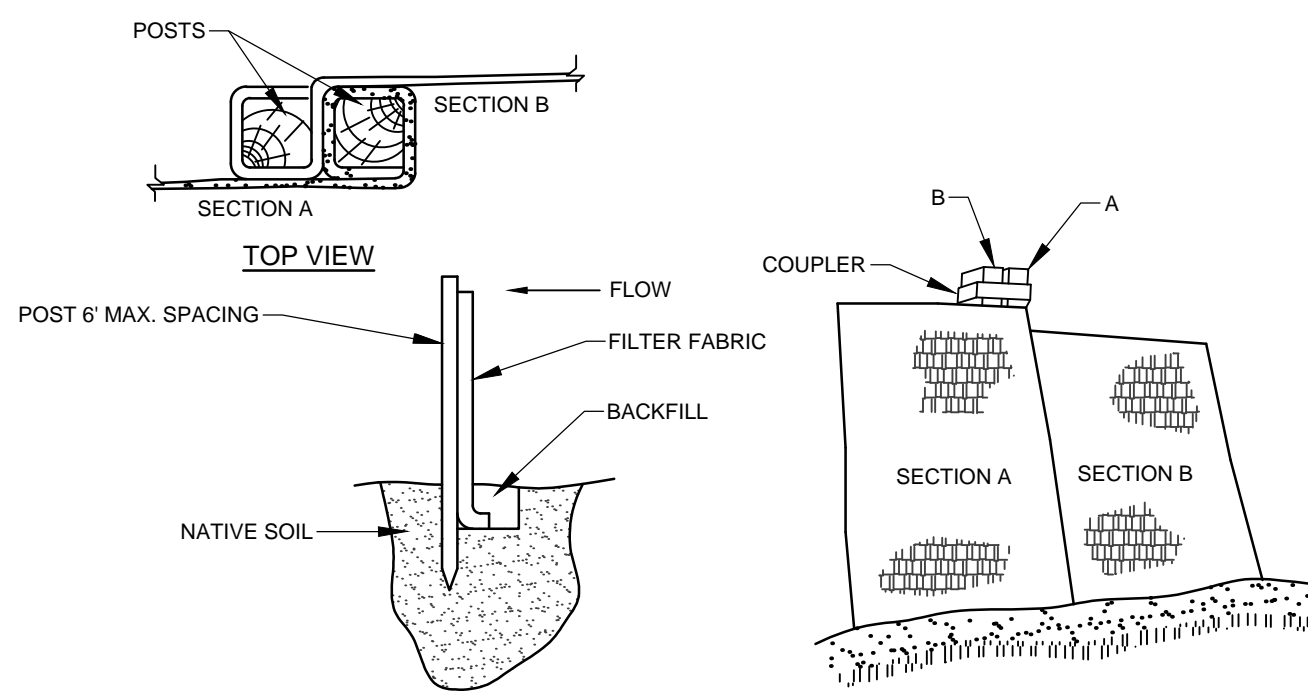
LANDSCAPE PLAN
 OF:
 CORE X COLD STORAGE
 MAIN STREET - ROUTE 25
 GORHAM, MAINE 04038
 FOR:
 CORE X PARTNERS
 90 CHARLTON ROAD
 STURBRIDGE, MA 01566

DESIGNED	AJR
DRAWN	AJR
CHECKED	CPT
DATE	11/17/2022
SCALE	1" = 30'
PROJECT	220106

SHEET 9 OF 19

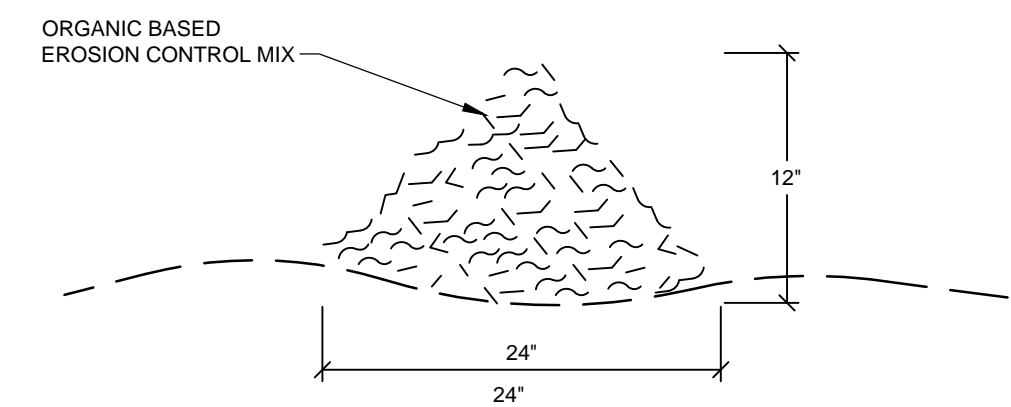
MAP 30 LOT 11

F:\Projects\220106\220106\DWG\Design\220106.LS.dwg - 12/11/2023 9:01 AM - HENRY HESS



- INSTALLATION:**
1. EXCAVATE A 6" x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
 2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
 3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
 4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
 5. JOIN SECTION AS SHOWN ABOVE.
 6. BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL.

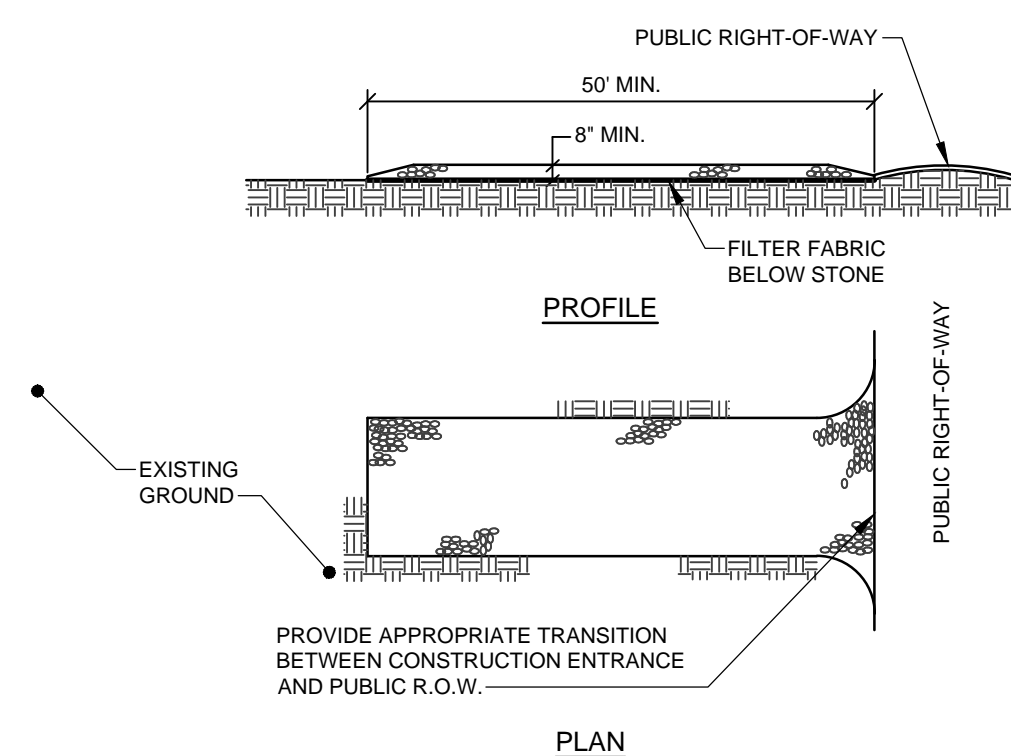
FILTER BARRIER
NOT TO SCALE



COMPOSITION:
EROSION CONTROL MIX SHALL BE MANUFACTURED ON OR OFF THE PROJECT SITE SUCH THAT ITS COMPOSITION IS IN ACCORDANCE WITH THE MDPER MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL, LAST REVISED 3/2003 OR LATER. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.

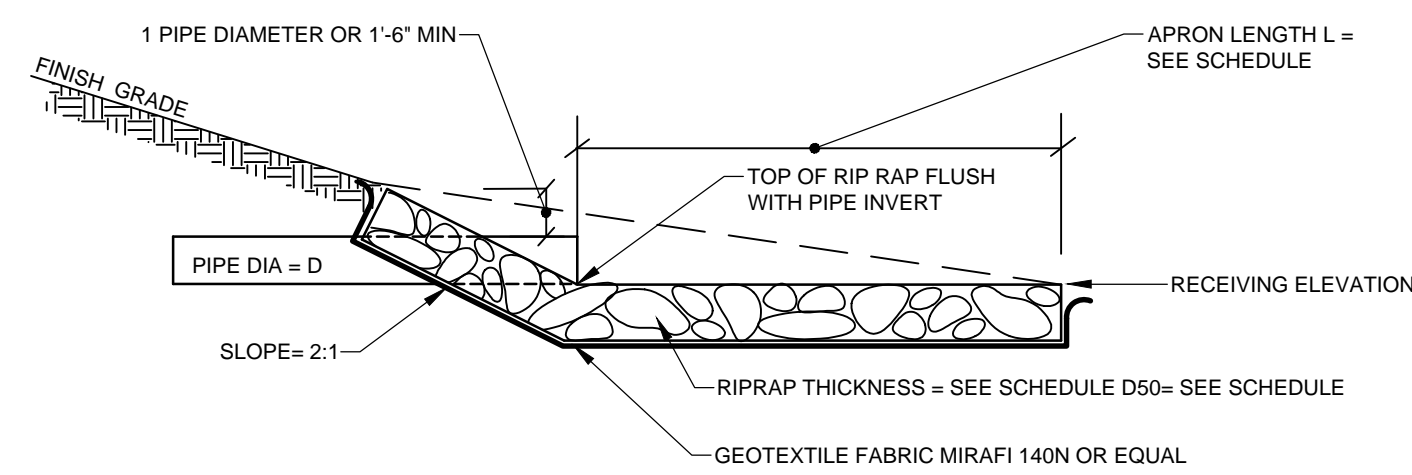
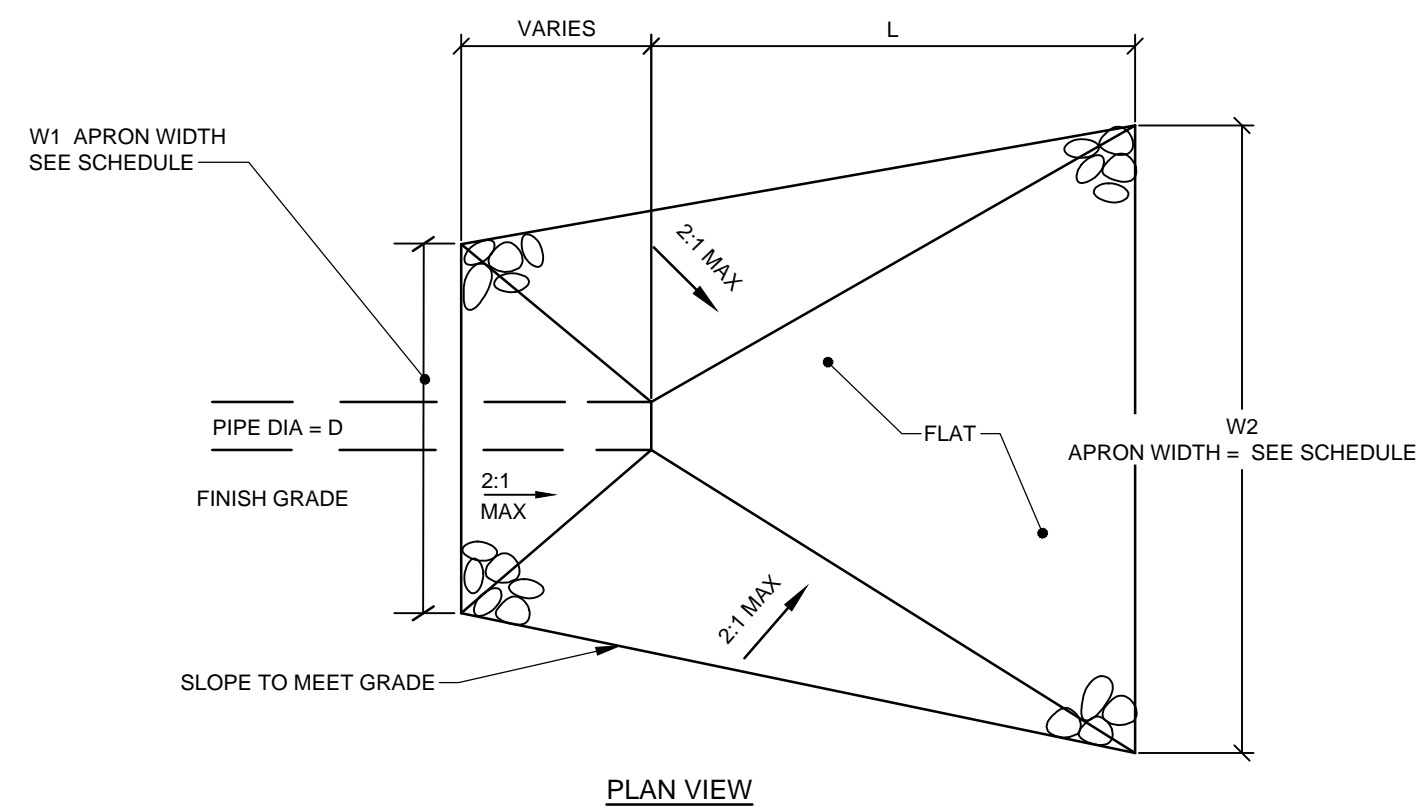
- INSTALLATION:**
1. THE BARRIER MUST BE PLACED ACROSS THE SLOPE, ALONG THE CONTOUR.
 2. EXISTING GROUND SHALL BE PREPARED SUCH THAT THE BARRIER MAY LIE NEARLY FLAT ALONG THE GROUND TO AVOID THE CREATION OF VOIDS AND BRIDGES IN ORDER TO MINIMIZE THE POTENTIAL OF WASH OUTS UNDER THE BARRIER.
 3. THE BARRIER SHALL BE A MINIMUM OF 1 FOOT HIGH (AS MEASURED ON THE UPHILL SIDE) AND 2 FEET WIDE FOR SLOPES LESS THAN 5% IN GRADE AND SHALL BE WIDER TO ACCOMMODATE THE ADDITIONAL RUNOFF.
 4. EROSION CONTROL MIX CAN BE INSTALLED WHERE SILT FENCE IS ILLUSTRATED ON THE DESIGN PLANS IN AREAS EXCEPT IN, BUT NOT LIMITED TO, THE FOLLOWING AREAS: WETLAND AREAS; AT POINTS OF CONCENTRATED FLOW, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS AND CLOSED STORM SYSTEMS AND AT THE BOTTOM OF STEEP SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM.

EROSION CONTROL MIX BERM
NOT TO SCALE



- NOTES:**
1. STONE SIZE- AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/2"), USE CRUSHED STONE.
 2. LENGTH- AS SHOWN ON PLANS, MIN. 50 FEET.
 3. THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
 4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
 5. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSINGS WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

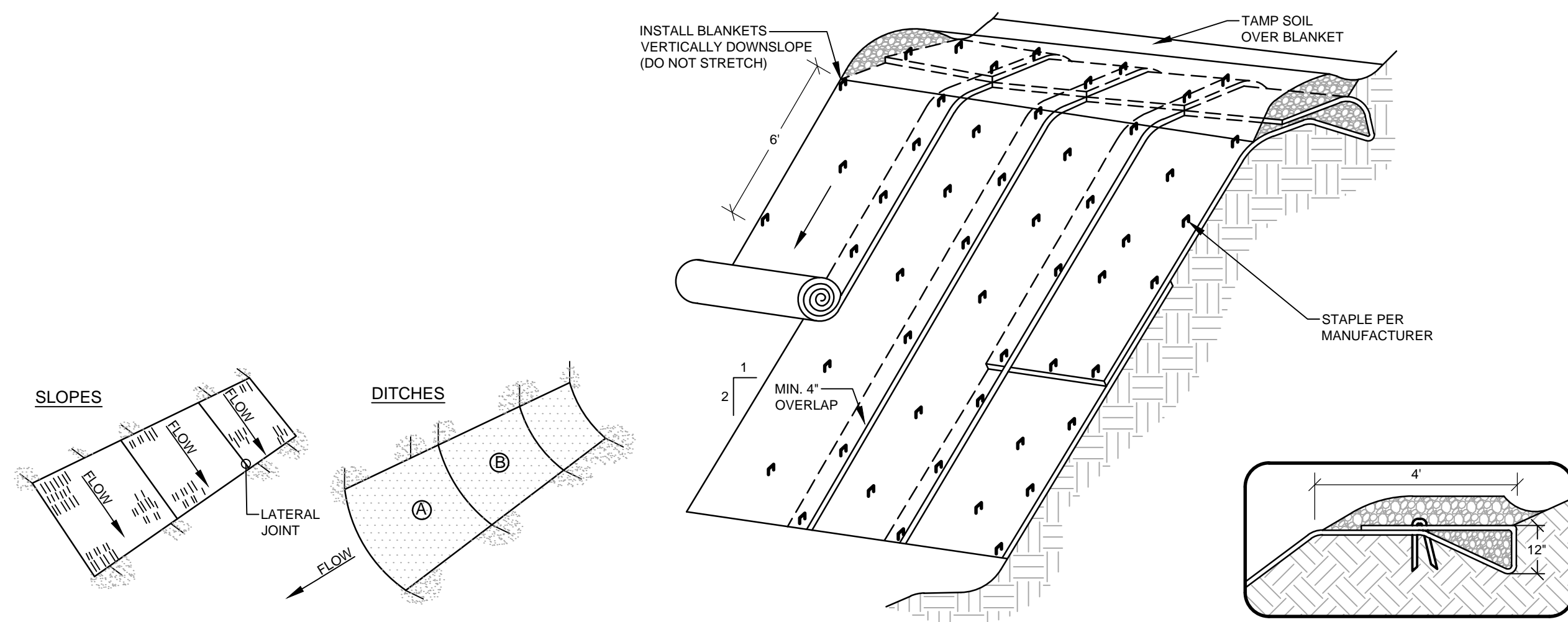


TYPICAL RIPRAP APRON SCHEDULE

CULVERT DIAMETER - D (IN.)	APRON LENGTH - L (FT.)	WIDTH -W1 (FT)	WIDTH -W2 (FT)	RIPRAP D50 (IN.)	RIPRAP THICKNESS (IN.)
12	8	3	9	6	14
15	10	4	12	6	14
18	13	5	15	7	16
24	18	6	20	8	18

- NOTES:**
1. RIPRAP TO BE PROCESSED ANGULAR ROCK.
 2. RIPRAP GRADATION SHALL BE A WELL GRADED MIX FROM ABOUT 1.5 TIMES D SIZE TO 25 PERCENT OF THE D SIZE.
 3. THE RIPRAP STONES SHALL BE CAREFULLY PLACED FROM THE TOE OF THE SLOPE UPWARD.
 4. STONES SHALL BE LOWERED TO THE SLOPE AND NOT BE ALLOWED TO DROP MORE THAN 12" ONTO THE GEOTEXTILE.
 5. THE FINISHED SURFACE SHALL BE A RELATIVELY SMOOTH, UNIFORMLY SLOPED SURFACE.

RIPRAP APRON
NOT TO SCALE

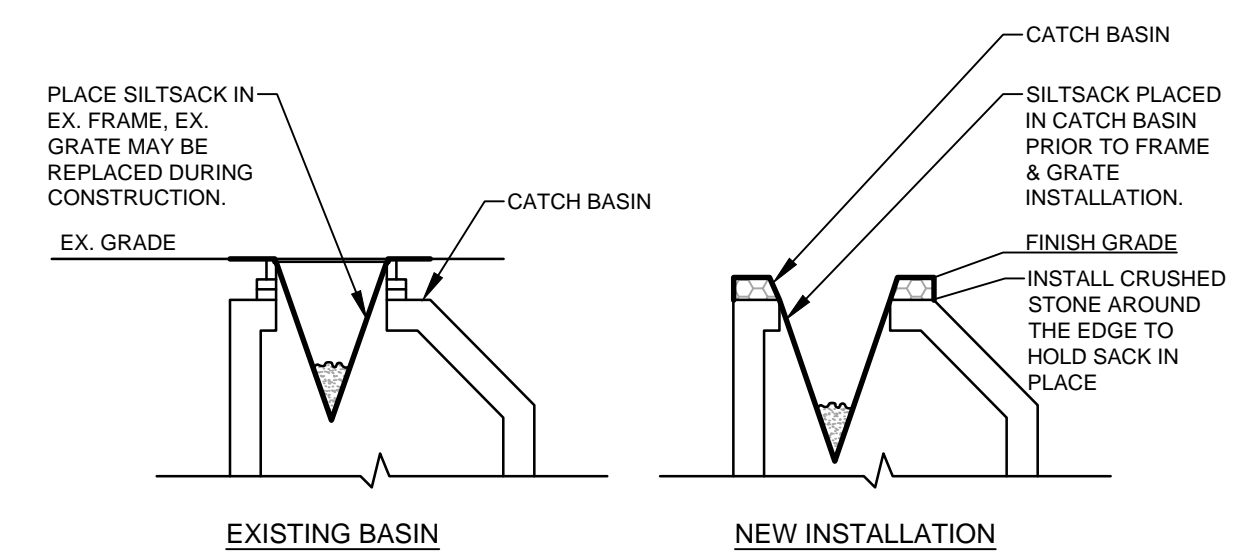


- NOTES:**
1. BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.
 2. FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED. OVERLAP B OVER A.
 3. LATERAL JOINTS TO HAVE 4" OVERLAP OF STRIPS. STAPLE 18" ON CENTER.
 4. STAPLE OUTSIDE LATERAL EDGE 2" ON CENTER.
 5. WIRE STAPLES TO BE MIN OF #11 WIRE 6" LONG AND 1-1/2" WIDE.
 6. USE NORTH AMERICAN GREEN DS 150 OR APPROVED EQUAL.

EROSION CONTROL BLANKET
NOT TO SCALE

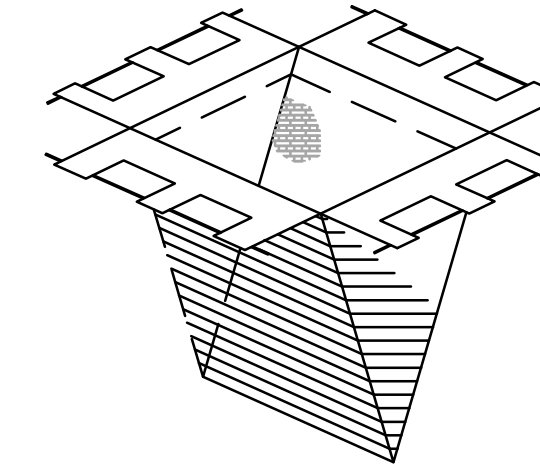
CONSTRUCTION SPECIFICATIONS

1. THE SOIL SURFACE SHOULD BE FINELY GRADED AND SMOOTH FOR THE BLANKET TO HAVE DIRECT CONTACT WITH THE SOIL, AND TO PREVENT UNDERMINING. EROSION CONTROL BLANKETS PERFORM BEST ON LOAMY SOILS AND SHOULD NOT BE USED ON ROCKY SITES OR SHALLOW SOILS.
2. SEED SHOULD BE SOWN BEFORE INSTALLING THE EROSION CONTROL BLANKET.
3. ALWAYS UNROLL THE BLANKET DOWNHILL WITHOUT STRETCHING AND ANCHOR THE UPSLOPE EDGE IN A 12 INCH DEEP TRENCH THAT IS BACKFILLED AND TAMPED.
4. OVERLAP SINGLE STYLE A MINIMUM OF 12 INCHES AT THE TOP OF EACH ROW AND 4 INCHES AT THE EDGES OF PARALLEL ROWS. ANCHOR ALONG THE OVERLAP WITH A MAXIMUM SPACING OF 3 FEET OR AS REQUIRED BY THE MANUFACTURER.

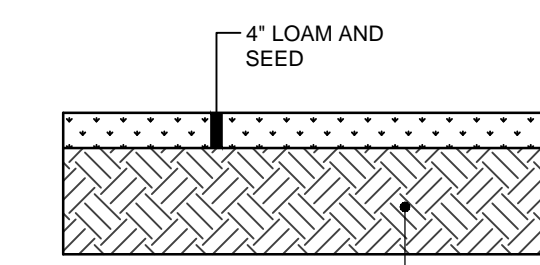


NOTES:
PRIOR TO FINAL GRADING AND PAVING OPERATIONS BEGIN A CATCH BASIN INSERT (SUCH AS A SILT SACK OR A DANDY BAG II) MUST BE INSTALLED IN EACH BASIN PER MANUFACTURERS INSTRUCTIONS. HAY BALES SHOULD BE REMOVED ONCE INSERTS ARE INSTALLED.

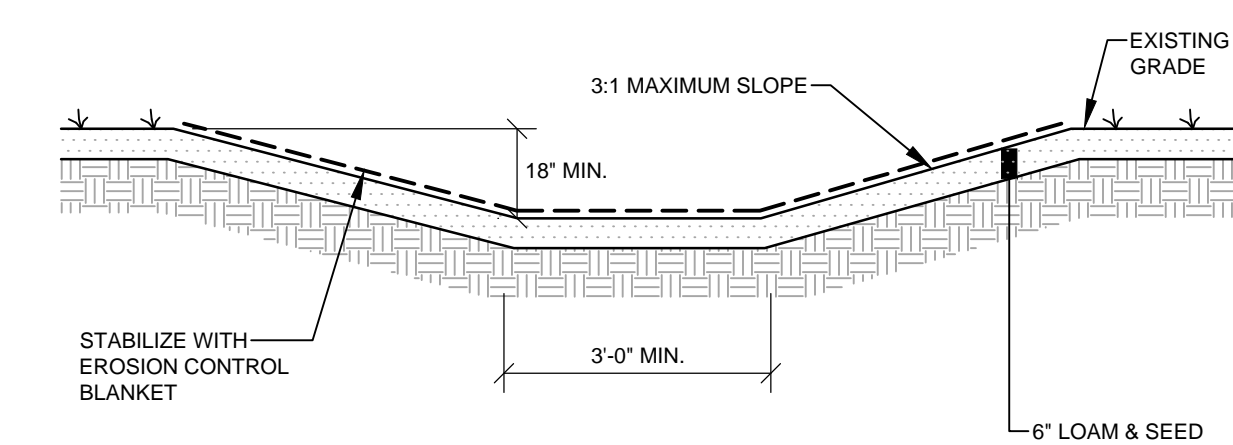
CATCH BASIN PROTECTION DETAIL
NOT TO SCALE



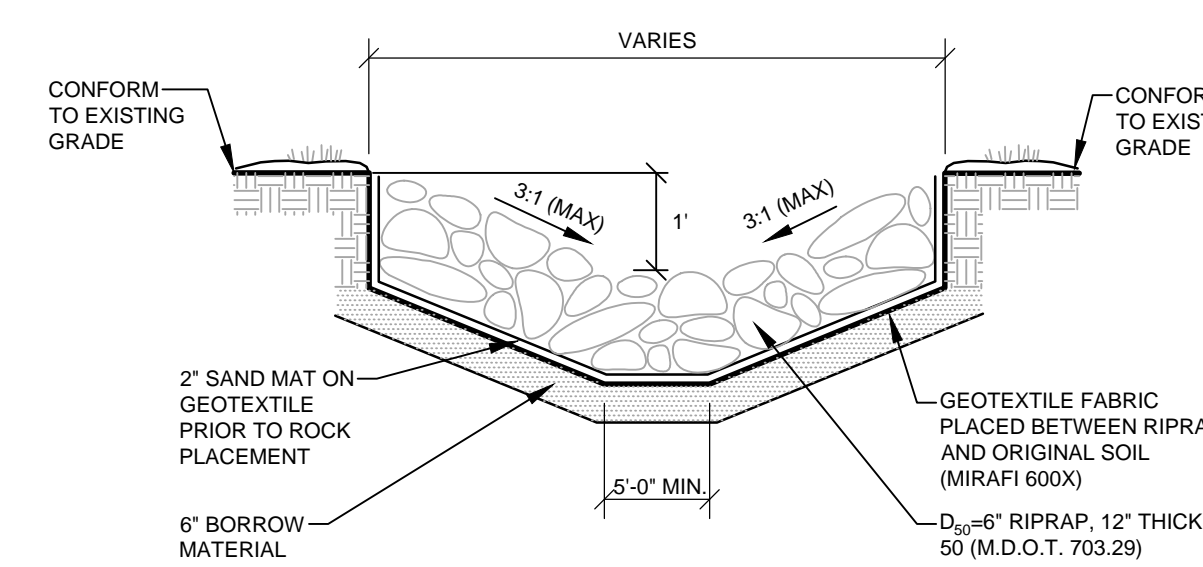
SILT SACK PROTECTION



LOAM & SEED SECTION
NOT TO SCALE

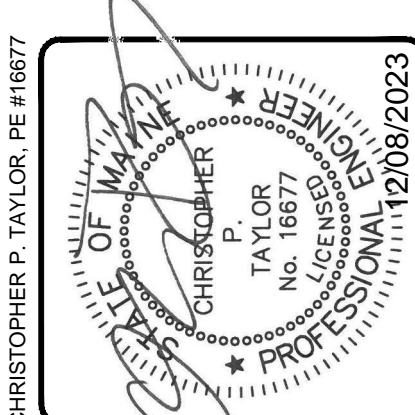


GRASSED SWALE
NOT TO SCALE



RIPRAP SWALE
NOT TO SCALE

MAP 30 LOT 1



NOT FOR CONSTRUCTION

REV.	BY:	DATE:	STATUS:
E	CPT	12/08/2023	ISSUED TO TOWN FOR COMMENT RESPONSE
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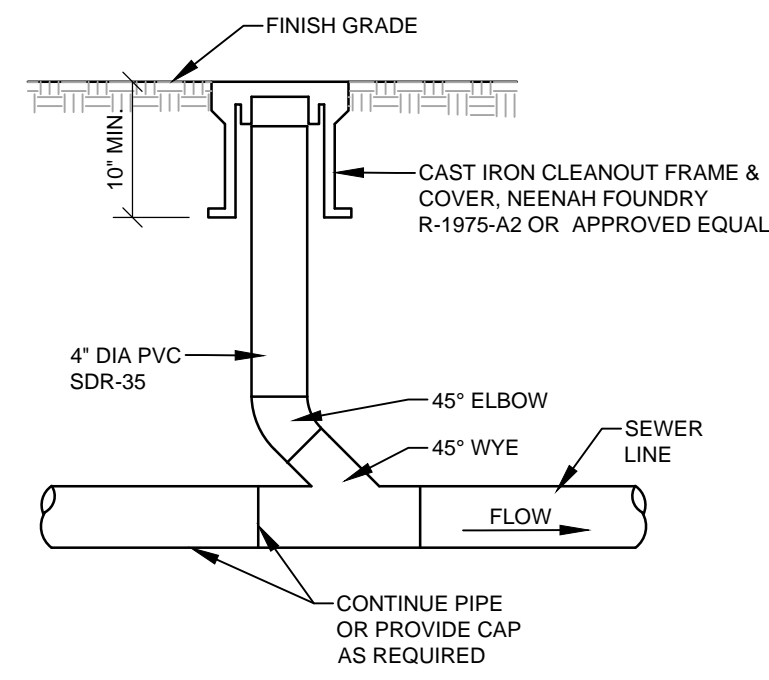
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SEBAGO
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Sullivan, ME 04106
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Tel. 207-200-2100

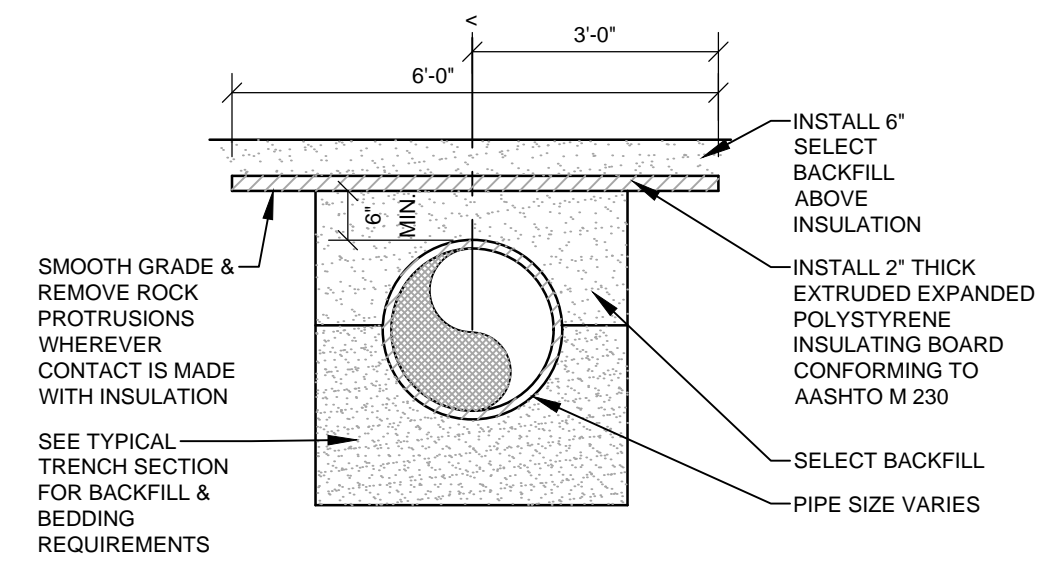
RECORD OWNER:
TOWN OF GORHAM, MAINE
75 SOUTH STREET
GORHAM, ME 04038

EROSION CONTROL DETAILS
OF:
CORE X COLD STORAGE
MAIN STREET - ROUTE 25
GORHAM, MAINE 04038
FOR:
CORE X PARTNERS
90 CHARLTON ROAD
STURBRIDGE, MA 01566

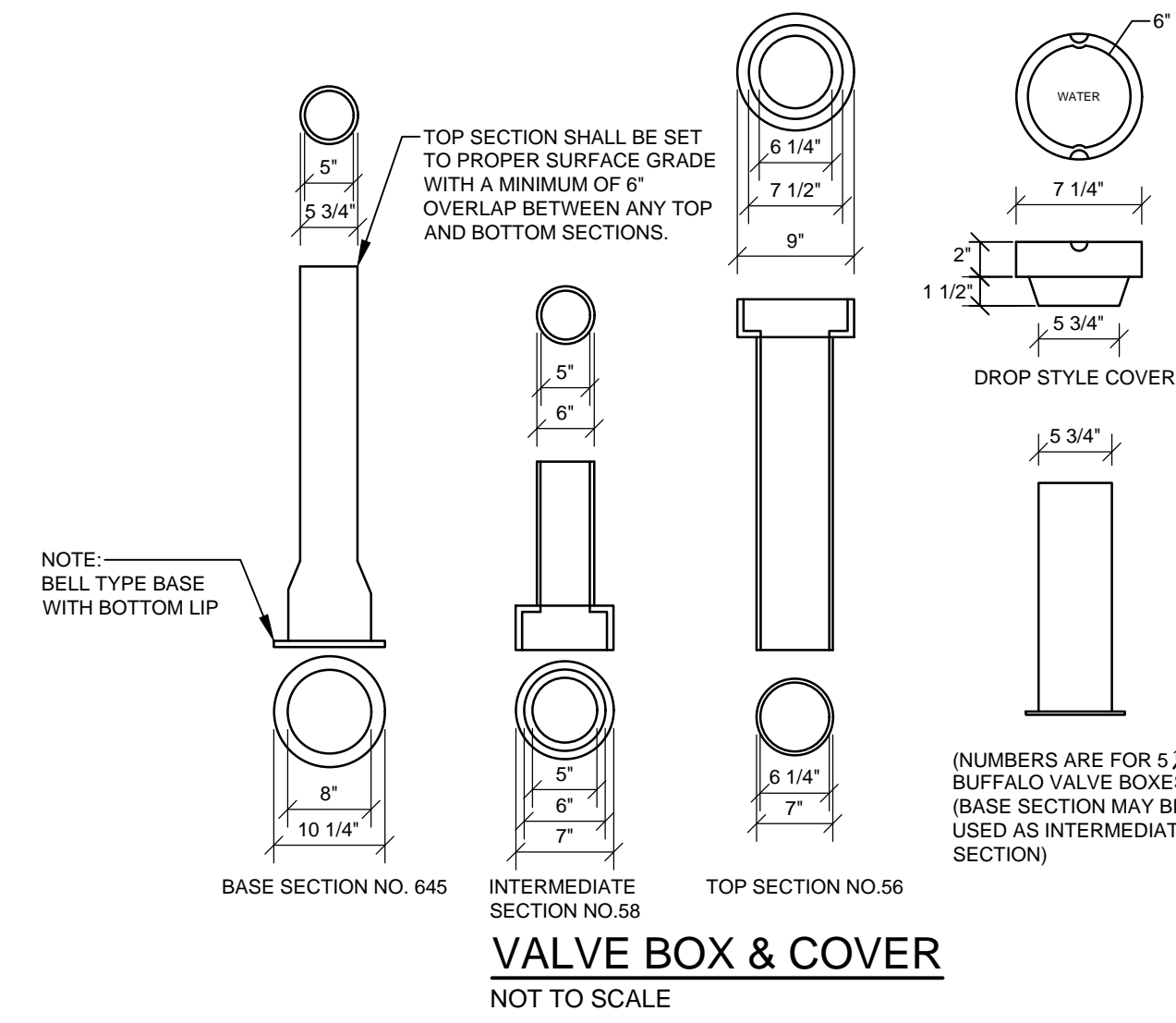
DESIGNED	AJR
DRAWN	AJR
CHECKED	CPT
DATE	11/17/2022
SCALE	N.T.S.
PROJECT	220106



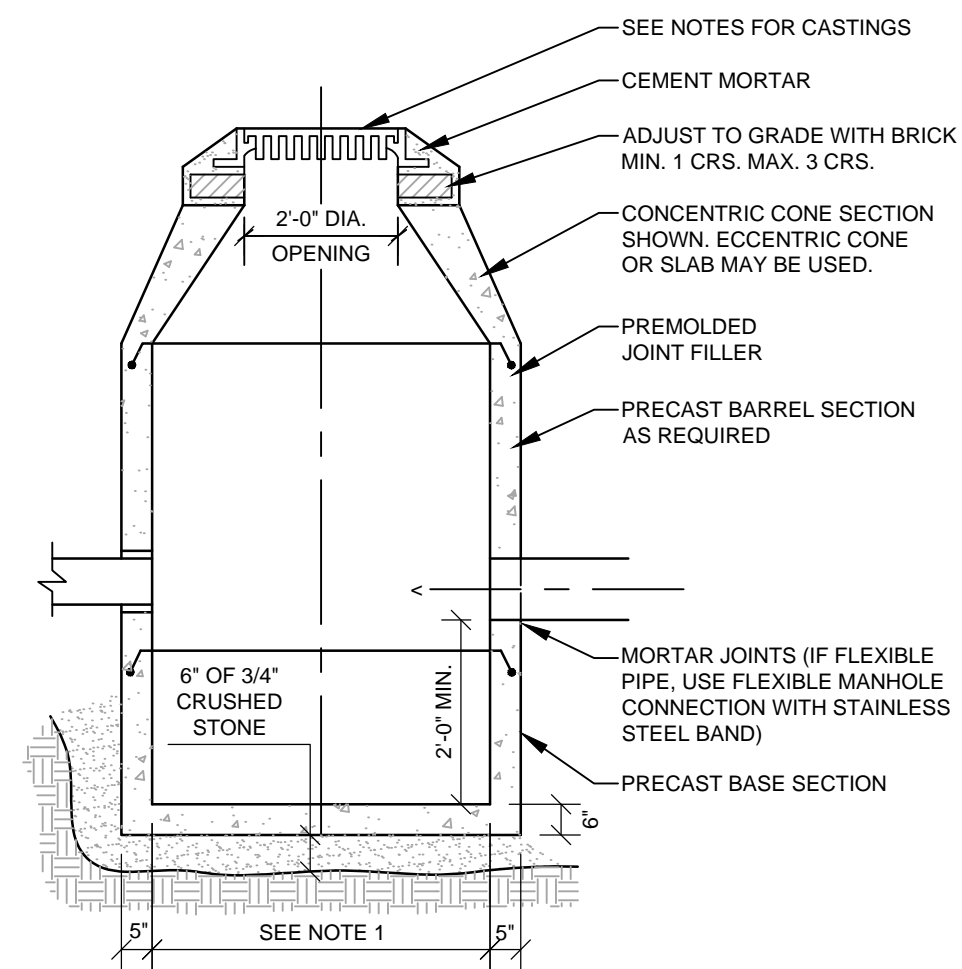
SEWER CLEANOUT
NOT TO SCALE



PIPE INSULATION DETAIL
NOT TO SCALE

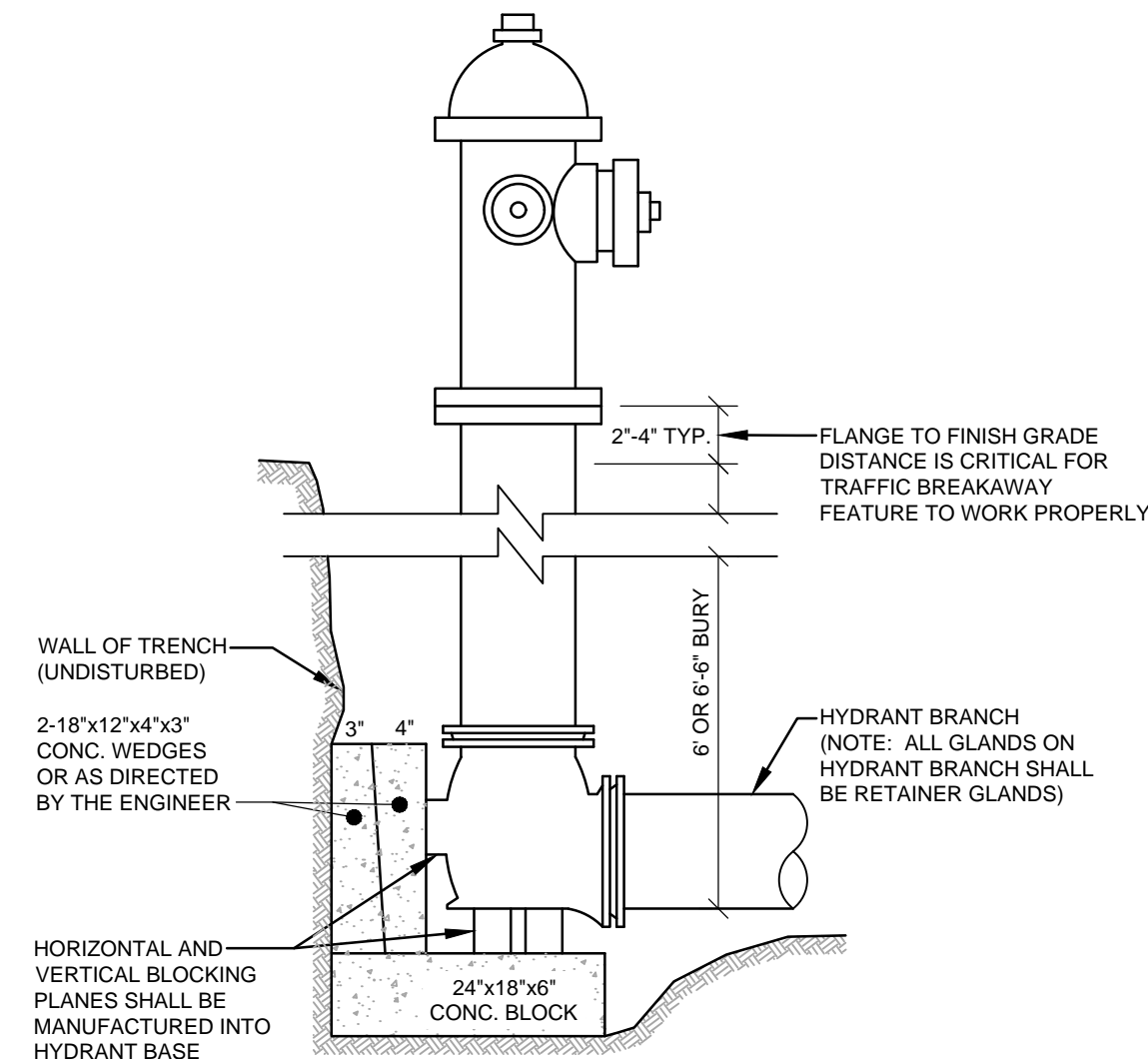


VALVE BOX & COVER
NOT TO SCALE

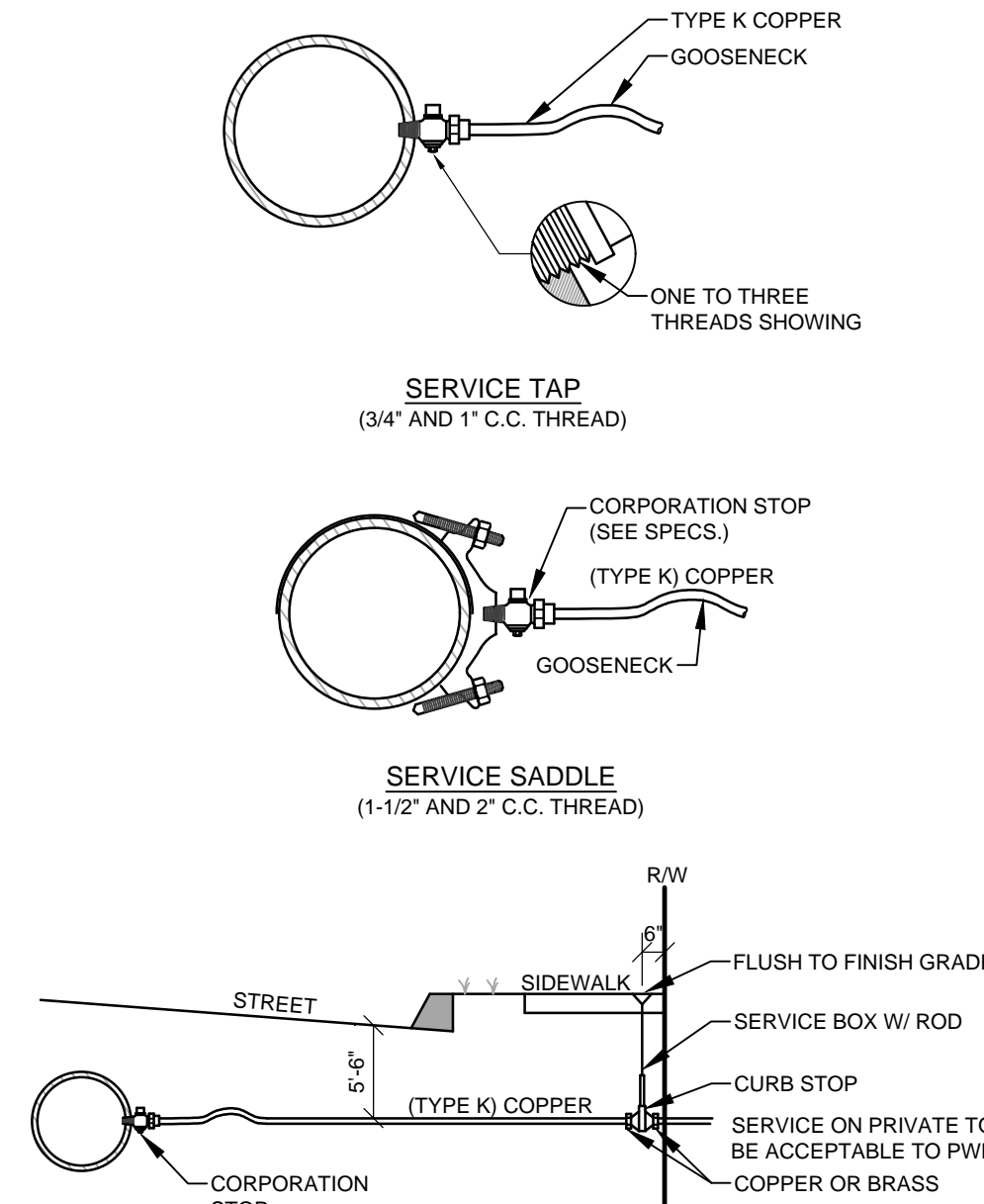


- NOTES:**
- 4'-0" I.D. TYPICAL. SOME STRUCTURES MAY REQUIRE LARGER I.D. PROVIDE SHOP DRAWINGS.
 - DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.
 - PIPE SIZES AND INVERTS AS NOTED ON PLANS.
 - CATCH BASIN FRAME AND GRATE TO BE EJ 3520M5, OR APPROVED EQUAL.

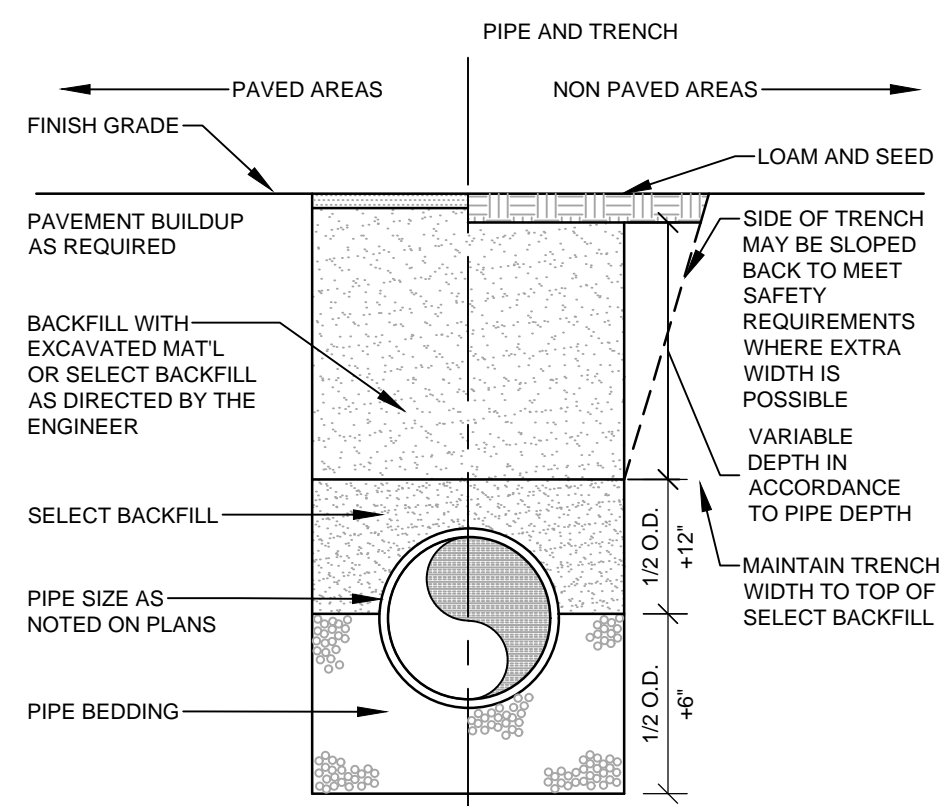
CATCH BASIN
NOT TO SCALE



HYDRANT INSTALLATION
NOT TO SCALE



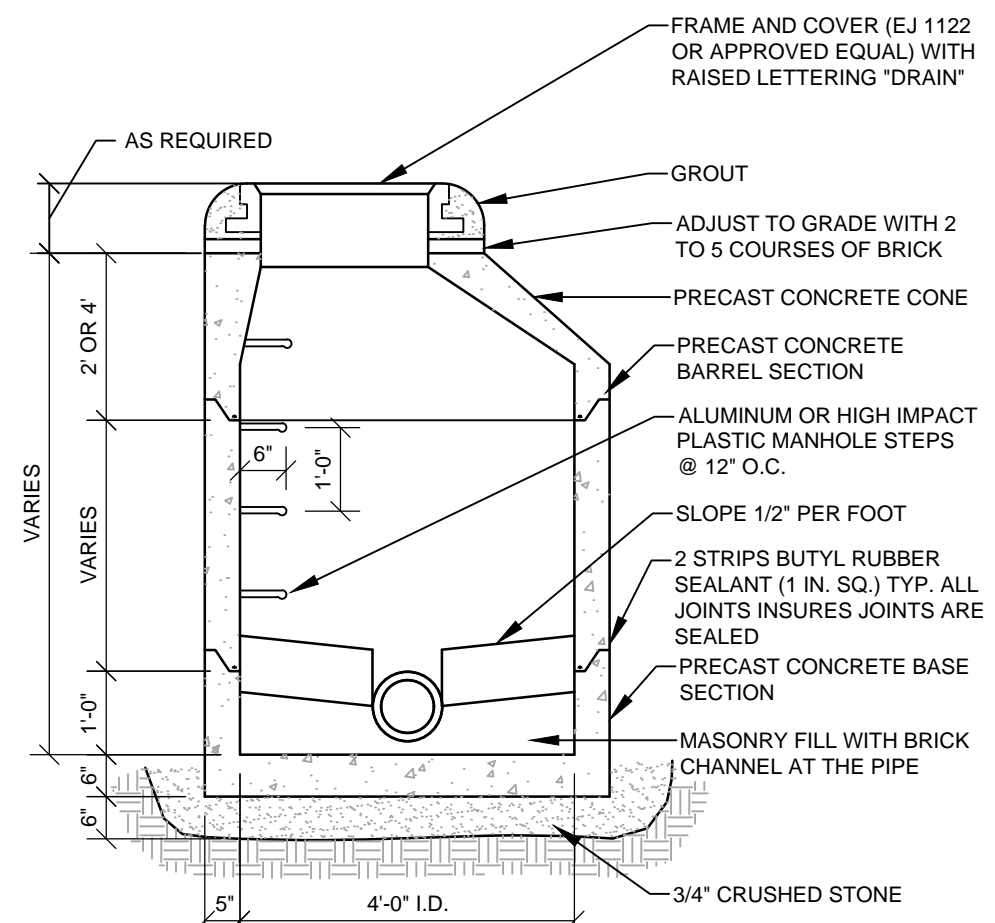
SERVICE CONNECTION
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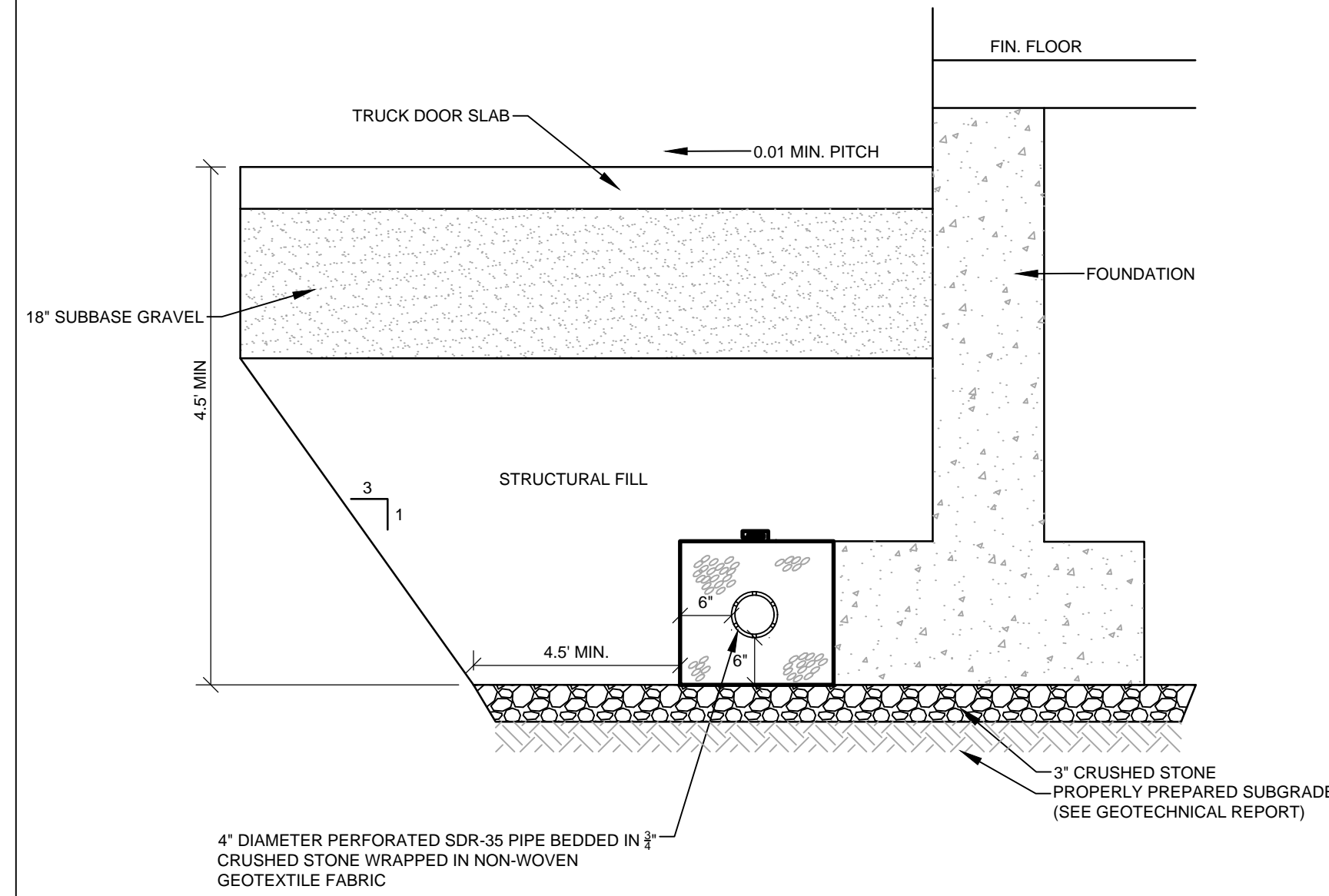
PIPE TYPE	PIPE BEDDING MATERIAL	SELECT BACKFILL
DUCTILE IRON REINFORCED CONCRETE	MDOT 703.22 TYPE B UD BACKFILL	MDOT 703.22 TYPE B UD BACKFILL
PVC-SDR 35 HDPE	MDOT 703.13 3/4\"/>	

NOTE:
ALL BRACING AND SHEETING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL MEET ALL STATE AND O.S.H.A. SAFETY STANDARDS.

TRENCH SECTION
NOT TO SCALE

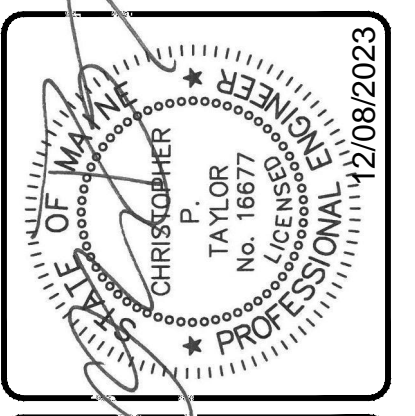


PRECAST MANHOLE
NOT TO SCALE



- NOTES:**
- UNDERDRAIN INSTALLATION AND MATERIAL GRADATION RECOMMENDATIONS ARE CONTAINED WITHIN THE GEOTECHNICAL REPORT.

FOUNDATION DRAIN SECTION
NOT TO SCALE



NOT FOR CONSTRUCTION

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REV. BY: DATE: STATUS: SUBMITTED FOR SKETCH PLAN REVIEW

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SEBAGO
TECHNIQS

75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-260-2100

RECORD OWNER:
TOWN OF GORHAM, MAINE
MAIN STREET - ROUTE 25
GORHAM, MAINE 04038

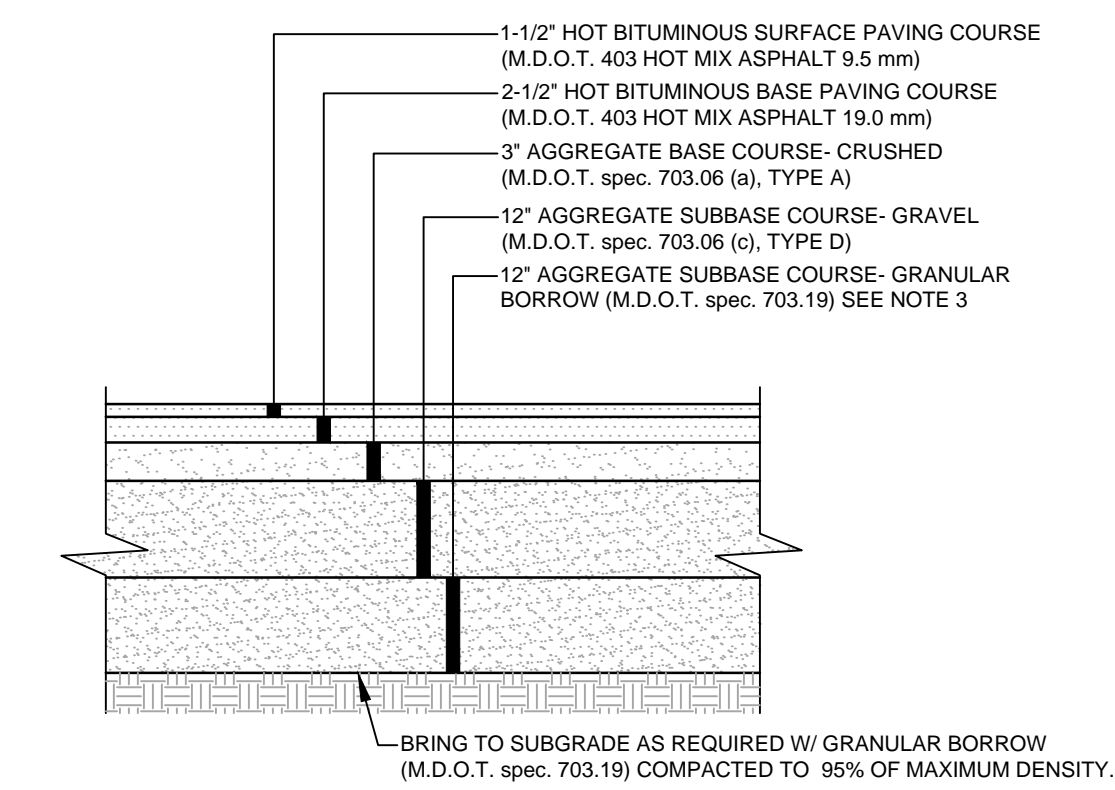
FOR:
CORE X PARTNERS
90 CHARLTON ROAD
STURBRIDGE, MA 01566

DETAILS 1
OF:
CORE X COLD STORAGE
MAIN STREET - ROUTE 25
GORHAM, MAINE 04038

DESIGNED	AJR
DRAWN	AJR
CHECKED	CPT
DATE	11/17/2022
SCALE	N.T.S.
PROJECT	220106

SHEET 13 OF 19

MAP 30 LOT 1

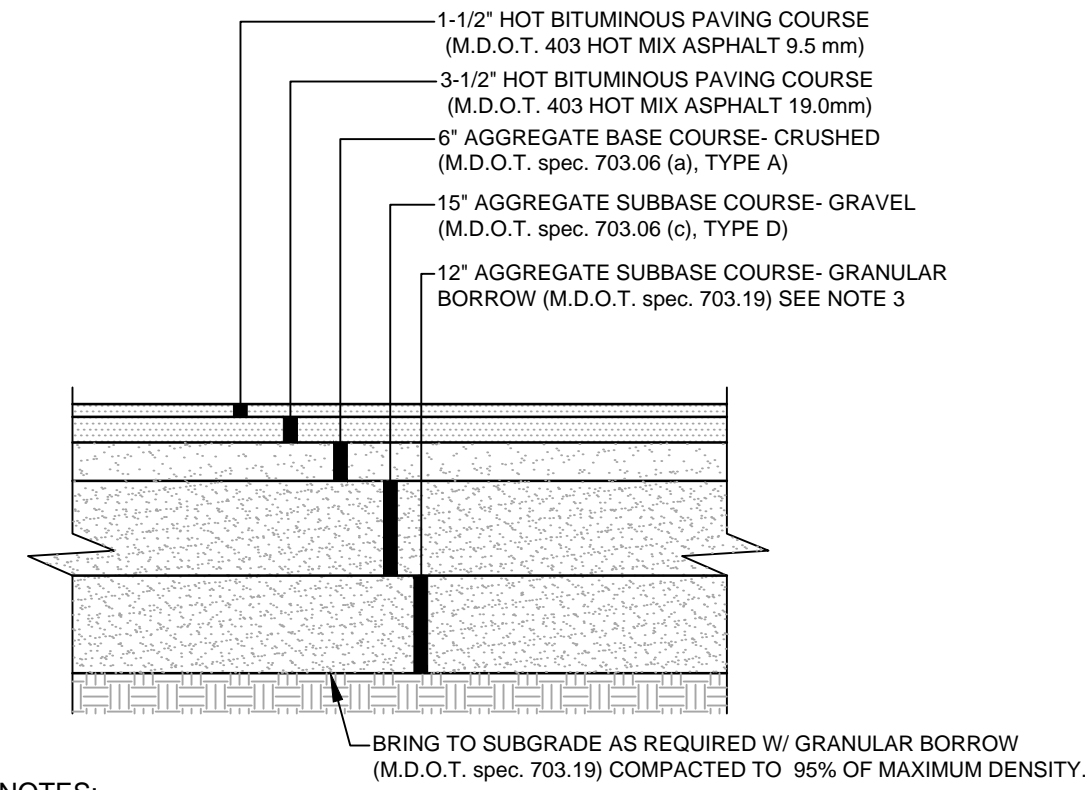


NOTES:

1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.
3. GRANULAR BORROW REQUIRED ONLY OVER CLAYEY OR SILTY NATIVE SOILS AND COMMON BORROW FILL SUBGRADES.

PAVED PARKING LOT SECTION

NOT TO SCALE

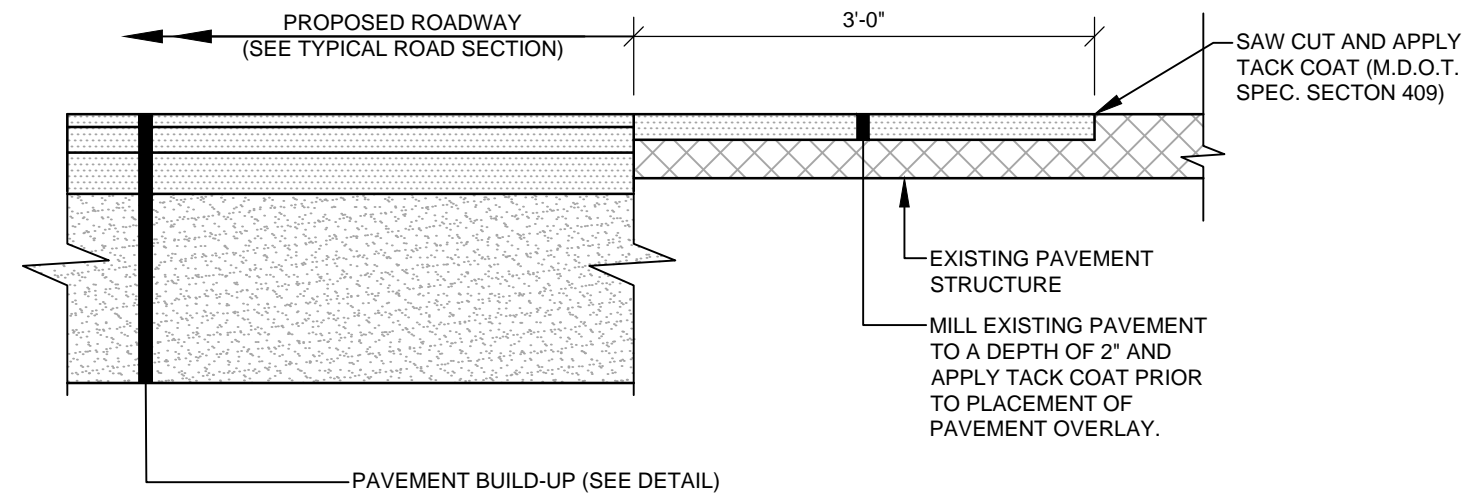


NOTES:

1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.
3. GRANULAR BORROW REQUIRED ONLY OVER CLAYEY OR SILTY NATIVE SOILS AND COMMON BORROW FILL SUBGRADES.

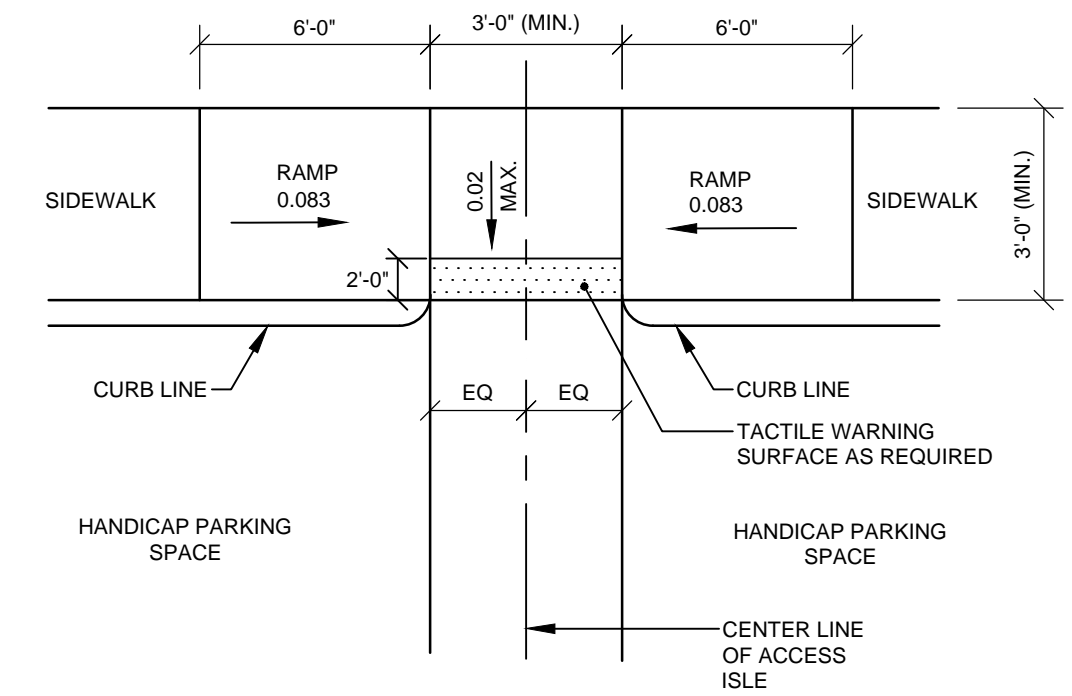
HEAVY DUTY BITUMINOUS PAVEMENT

NOT TO SCALE



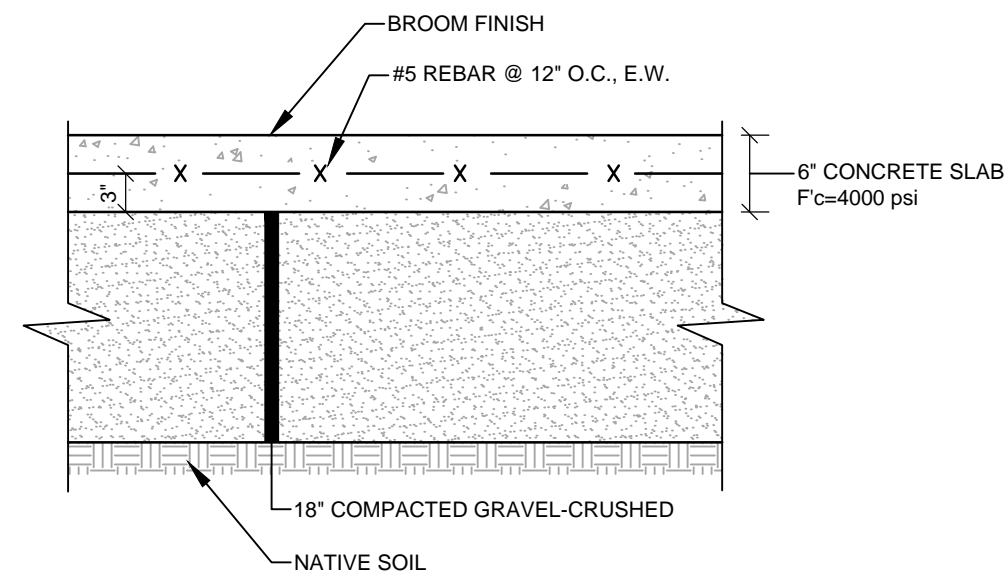
PAVEMENT JOINT

NOT TO SCALE



ADA ACCESSIBLE RAMP

NOT TO SCALE

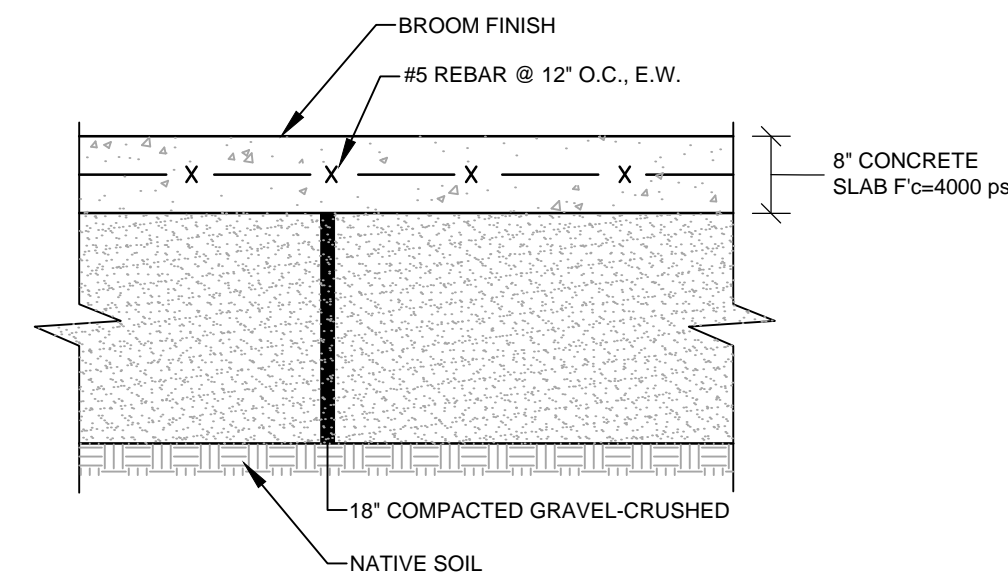


NOTES:

1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.
3. PROOF ROLL SUBGRADE PER GEOTECHNICAL REPORT.

TYPICAL CONCRETE GENERATOR SLAB

NOT TO SCALE

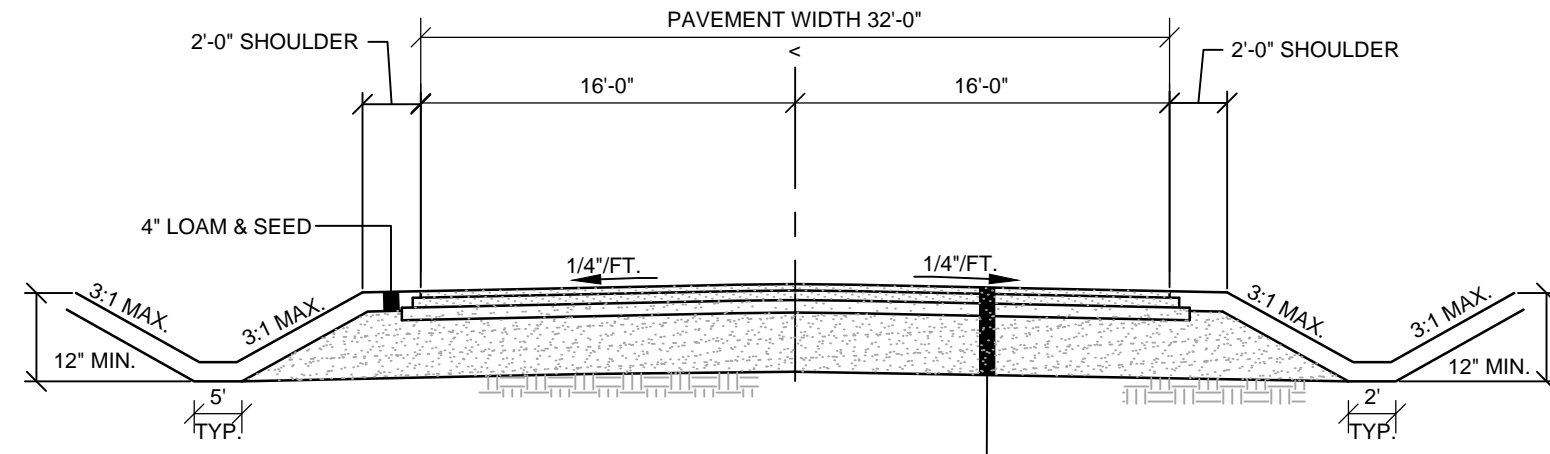


NOTE:

1. PROVIDE CONTRACTION CONTROL JOINTS EVERY 6' IN EACH DIRECTION.

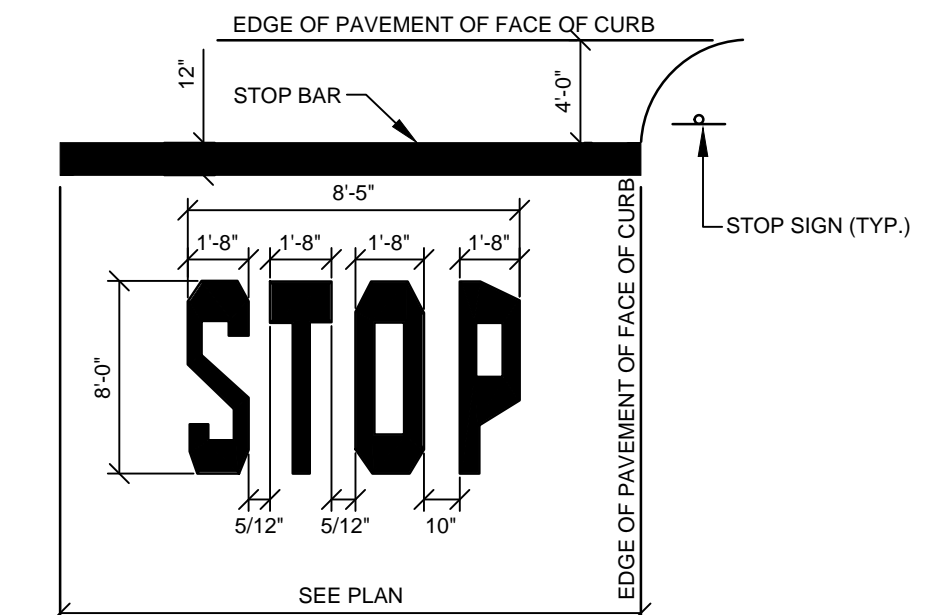
CONCRETE SLAB

NOT TO SCALE



TRACTOR TRAILER ACCESS ROAD SECTION

NOT TO SCALE

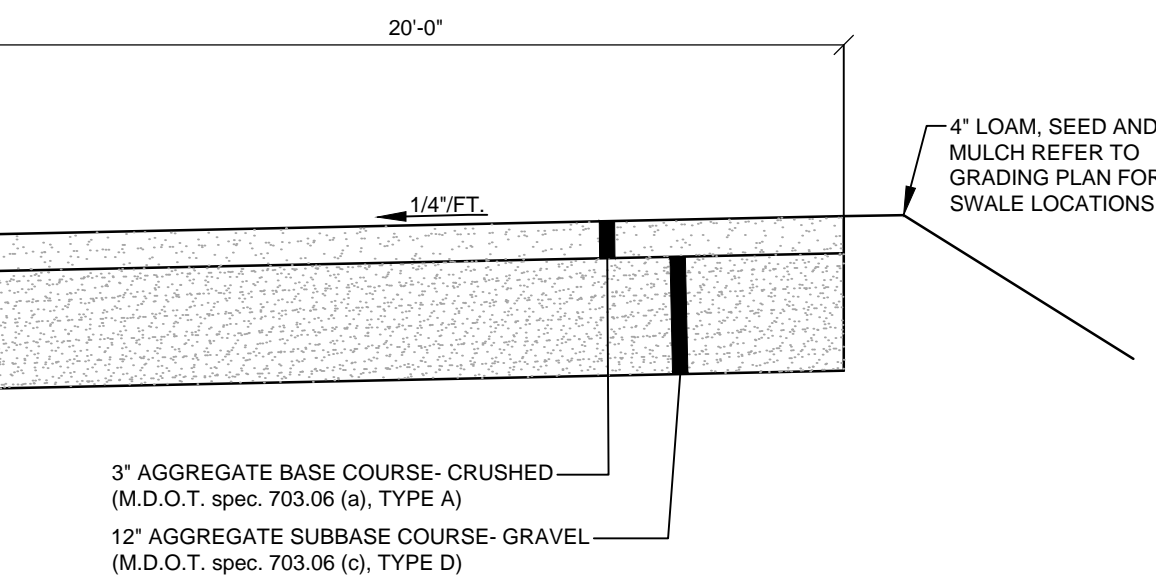


NOTE:

1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 38 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND BAR ARE TO BE PAINTED REFLECTIVE WHITE.

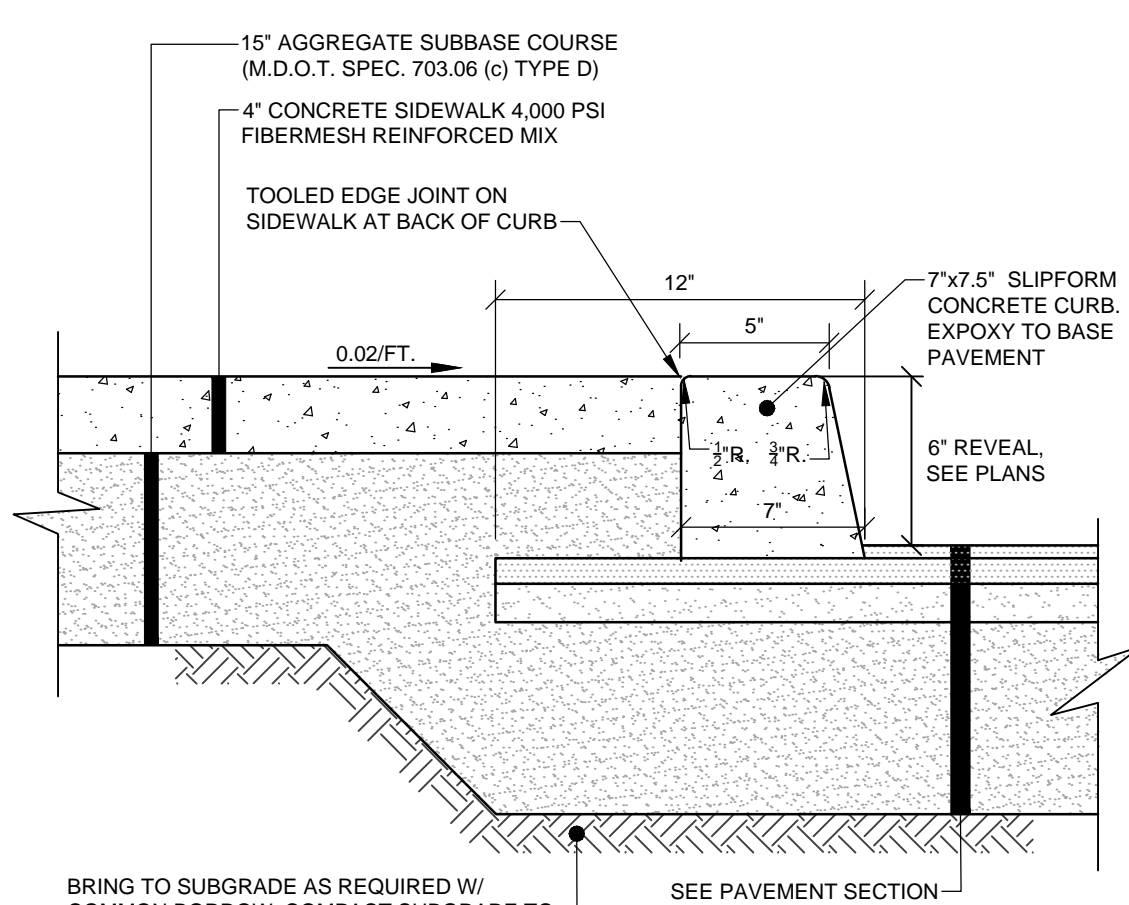
STOP BAR

NOT TO SCALE



FIRE TRUCK ACCESS ROAD SECTION

NOT TO SCALE

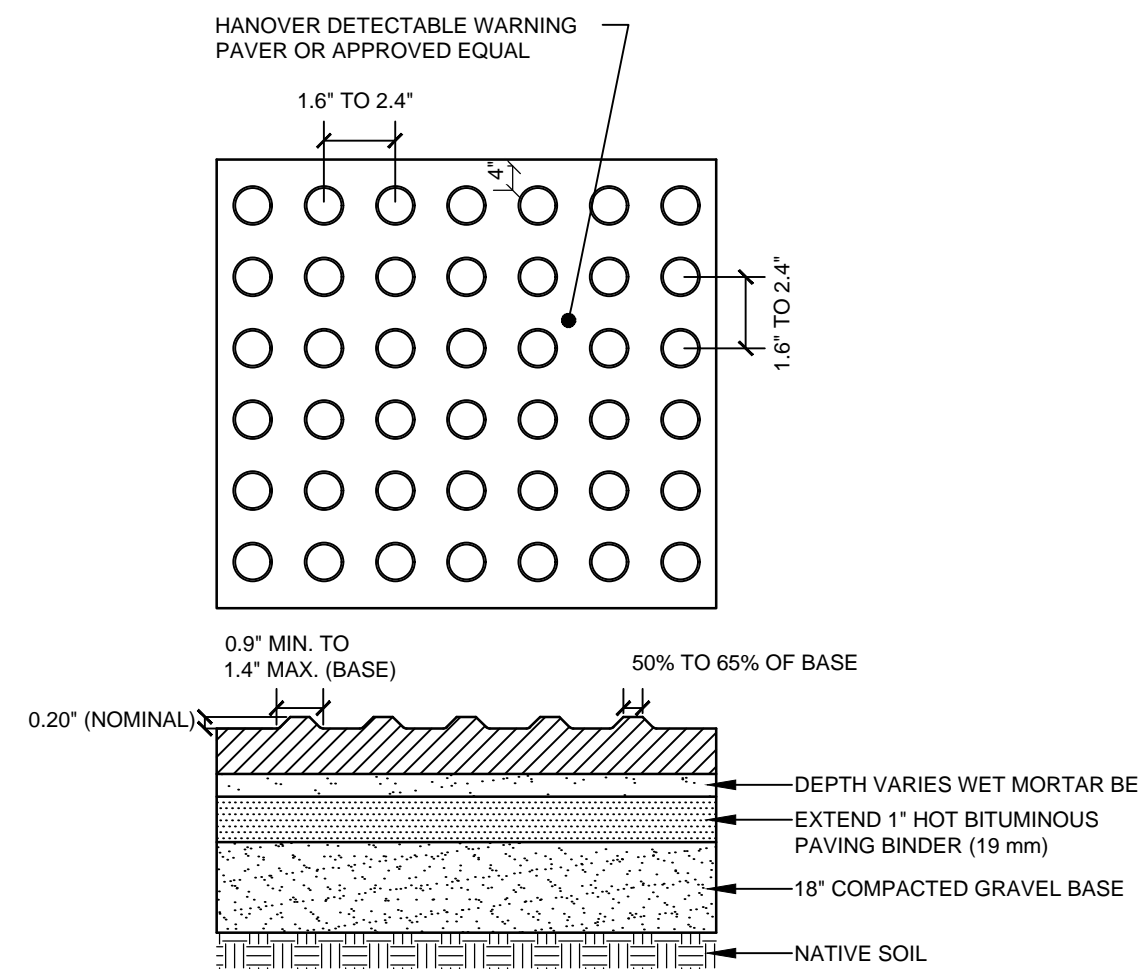


NOTES:

1. COMPACT GRAVEL SUBBASE AND BASE COURSES TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. HOT MIX ASPHALT SURFACE COURSE SHALL BE COMPACTED TO 95% OF ITS THEORETICAL MAXIMUM DENSITY (ASTM D-2041). BASE COURSE SHALL BE COMPACTED TO 85% ± 2.5% OF ITS THEORETICAL MAXIMUM DENSITY (ASTM D-2041).
3. APPLY TACK COAT BETWEEN SUCCESSIVE LIFTS OF BITUMINOUS PAVEMENT.
4. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

CONCRETE SIDEWALK WITH SLIPFORM CURB

NOT TO SCALE

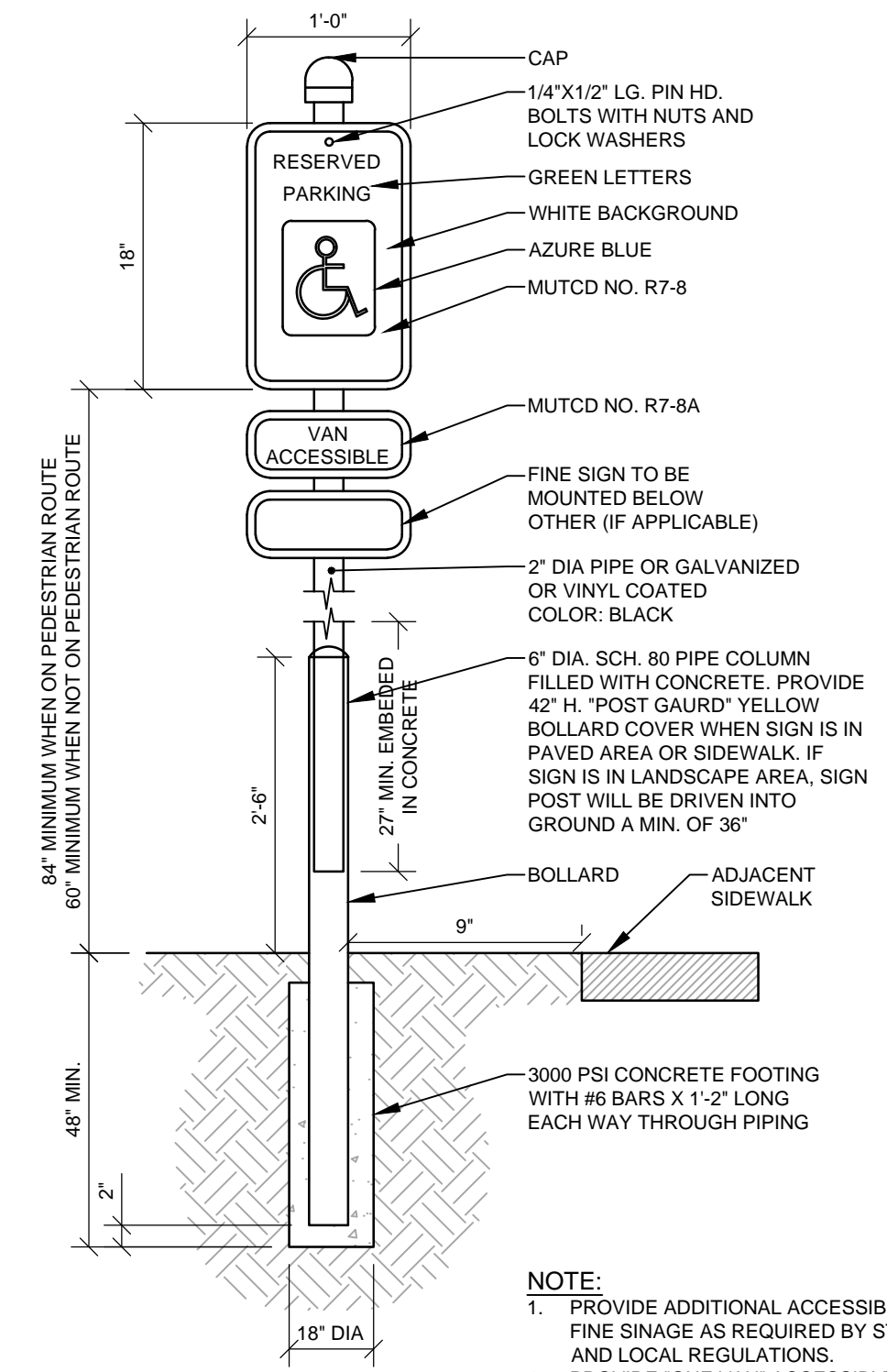


NOTES:

1. PAVERS ARE INSTALLED IN A WET MORTAR BED OVER HOT BITUMINOUS OR COMPACTED FILL BASE. THE WET MORTAR BED IS REQUIRED TO LEVEL THE PAVERS.
2. SPACING REQUIREMENTS:
 - A. TRUNCATED DOME PAVERS HAVE A BASE DIAMETER OF 0.9\"/>
 - B. TRUNCATED DOME PAVERS IN A DETECTABLE WARNING SURFACE HAVE A CENTER-TO-CENTER SPACING OF 1.6\"/>
 - C. DETECTABLE WARNING SURFACES COLOR: YELLOW.

TRUNCATED DOME DETAIL

NOT TO SCALE

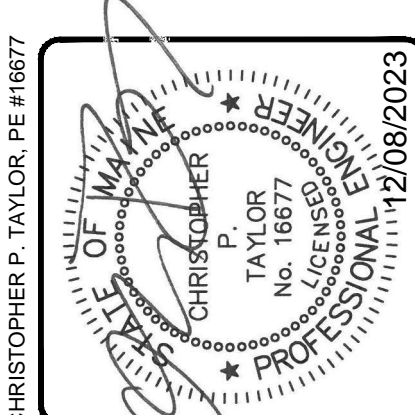


NOTE:

1. PROVIDE ADDITIONAL ACCESSIBLE FINE SNAKE AS REQUIRED BY STATE AND LOCAL REGULATIONS.
2. PROVIDE "ONE VAN" ACCESSIBLE SIGN PER 25 HC SPACES REQUIRED.
3. WHENEVER POSSIBLE SIGN SHALL BE MOUNTED CENTERED ON PARKING SPACE UNLESS SPECIFIED OTHERWISE.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO ORDERING MATERIALS.

RESERVED PARKING SIGN (POLE MOUNTED)

NOT TO SCALE



NOT FOR CONSTRUCTION

E	CPT	12/08/2023	ISSUED TO TOWN FOR COMMENT RESPONSE
D	CPT	09/27/2023	ISSUED FOR SITE PLAN REVIEW
C	CPT	02/24/2023	ISSUED FOR DEP PERMITS
B	CPT	02/10/2023	FOR CLIENT REVIEW
A	CPT	12/12/2022	SUBMITTED FOR SKETCH PLAN REVIEW
REV.	BY:	DATE:	STATUS:

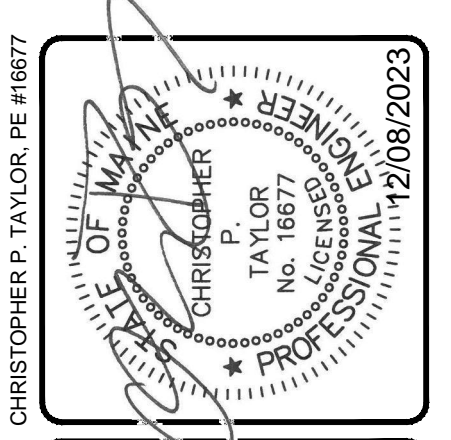
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RECORD OWNER:
TOWN OF GORHAM, MAINE
75 SOUTH STREET
GORHAM, ME 04038

DETAILS 2
OF:
CORE X COLD STORAGE
MAIN STREET - ROUTE 25
GORHAM, MAINE 04038
FOR:
CORE X PARTNERS
90 CHARLTON ROAD
STURBRIDGE, MA 01566

DESIGNED	AJR
DRAWN	AJR
CHECKED	CPT
DATE	11/17/2022
SCALE	N.T.S.
PROJECT	220106



NOT FOR CONSTRUCTION

REV.	DATE	STATUS
A	12/12/2023	SUBMITTED FOR SKETCH PLAN REVIEW
B	02/24/2023	ISSUED FOR DEP PERMITS
C	02/24/2023	ISSUED FOR SITE PLAN REVIEW
D	09/27/2023	ISSUED FOR COMMENT RESPONSE
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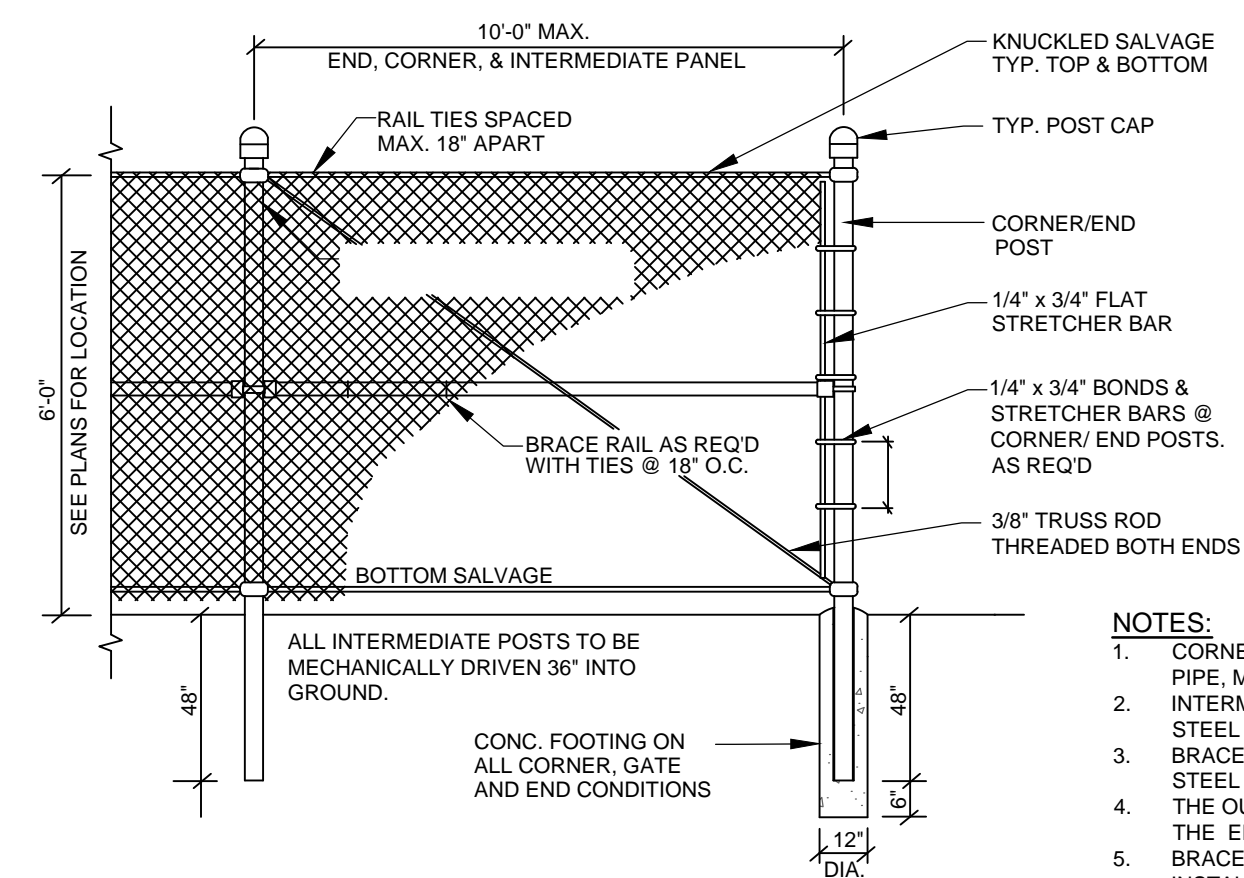
SEBAGO TECHNICS
 75 John Roberts Rd.
 Suite 4A
 South Portland, ME 04106
 Tel. 207-260-2100

RECORD OWNER:
 TOWN OF GORHAM, MAINE
 MAIN STREET - ROUTE 25
 GORHAM, MAINE 04038

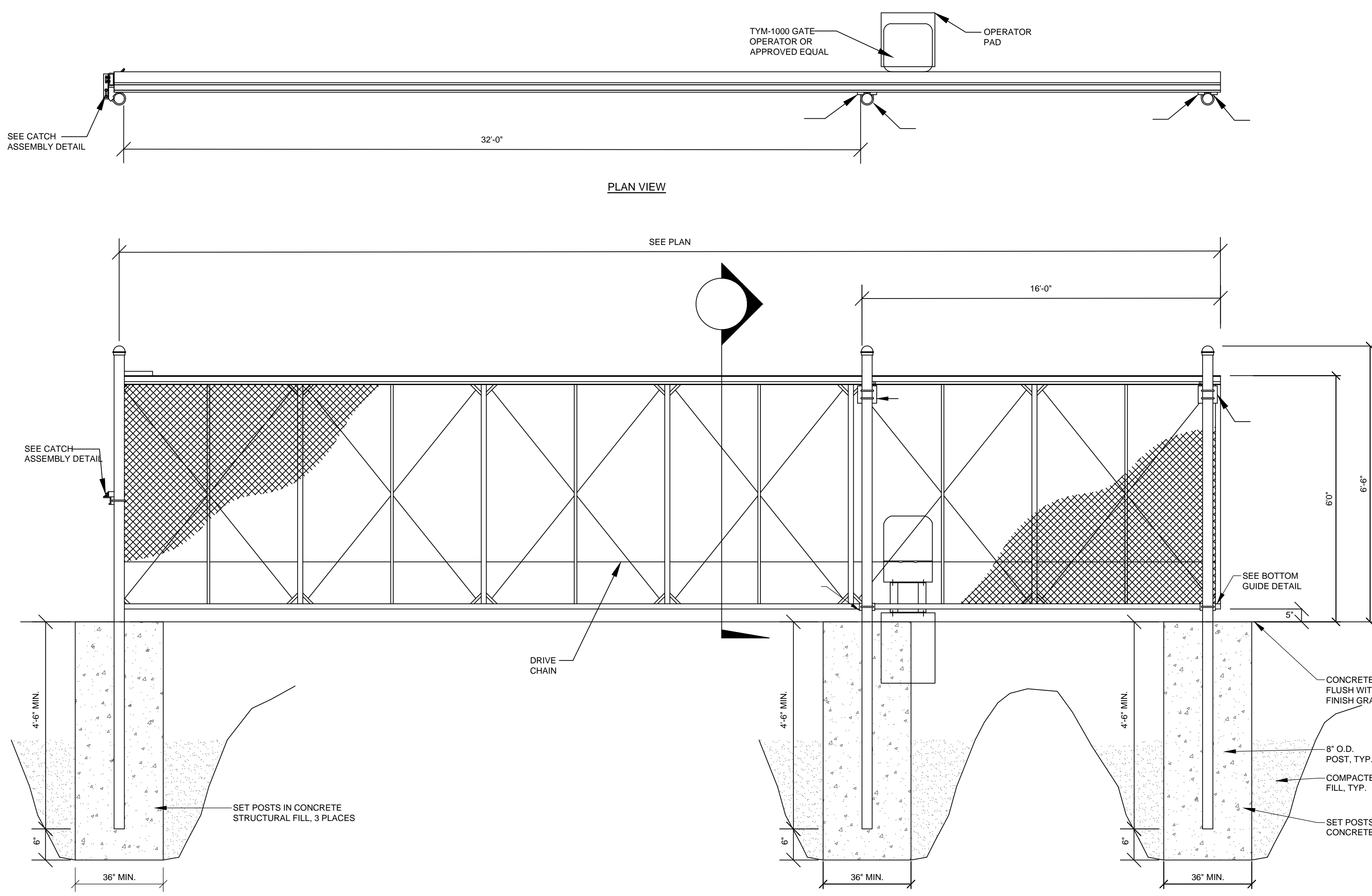
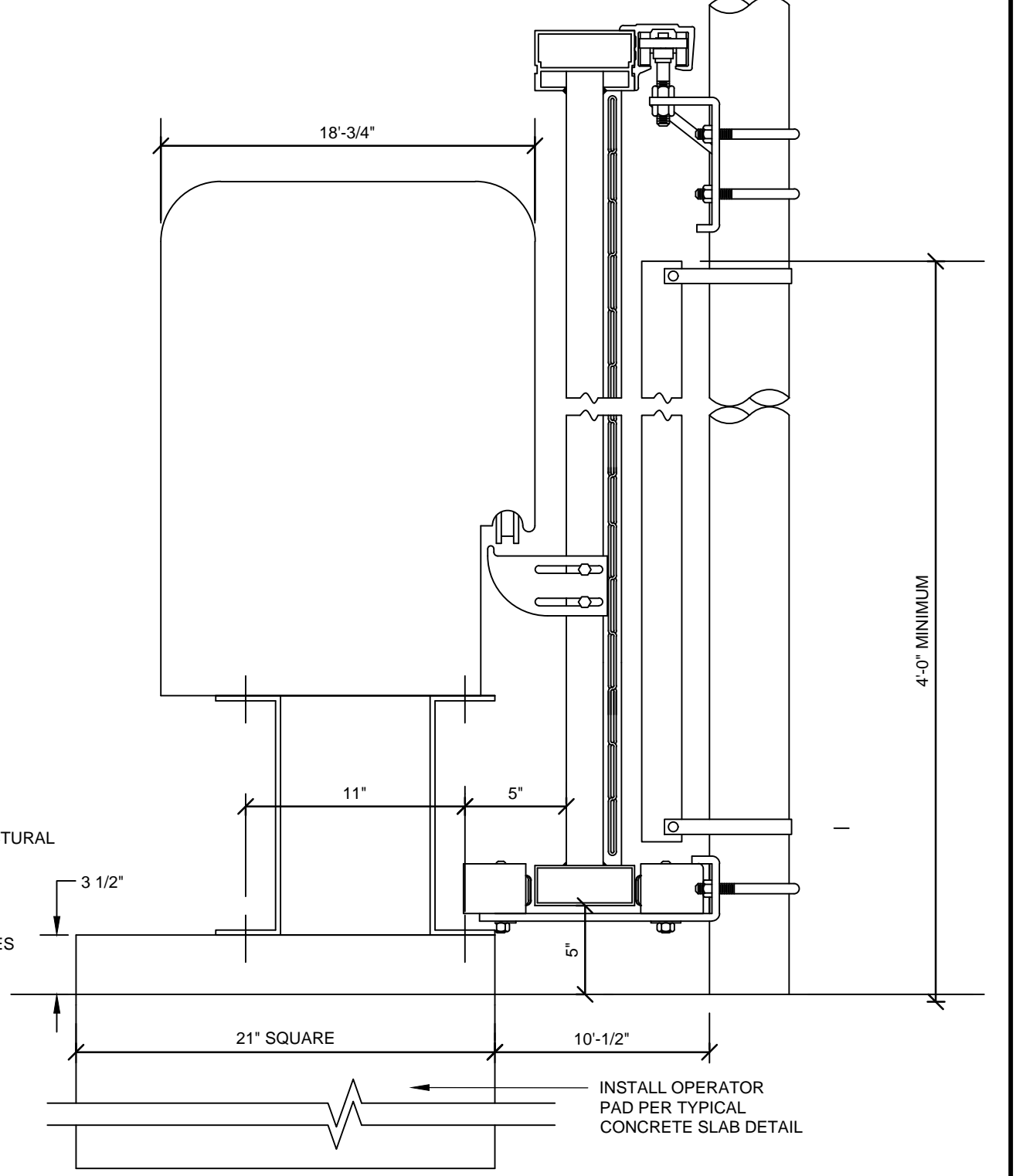
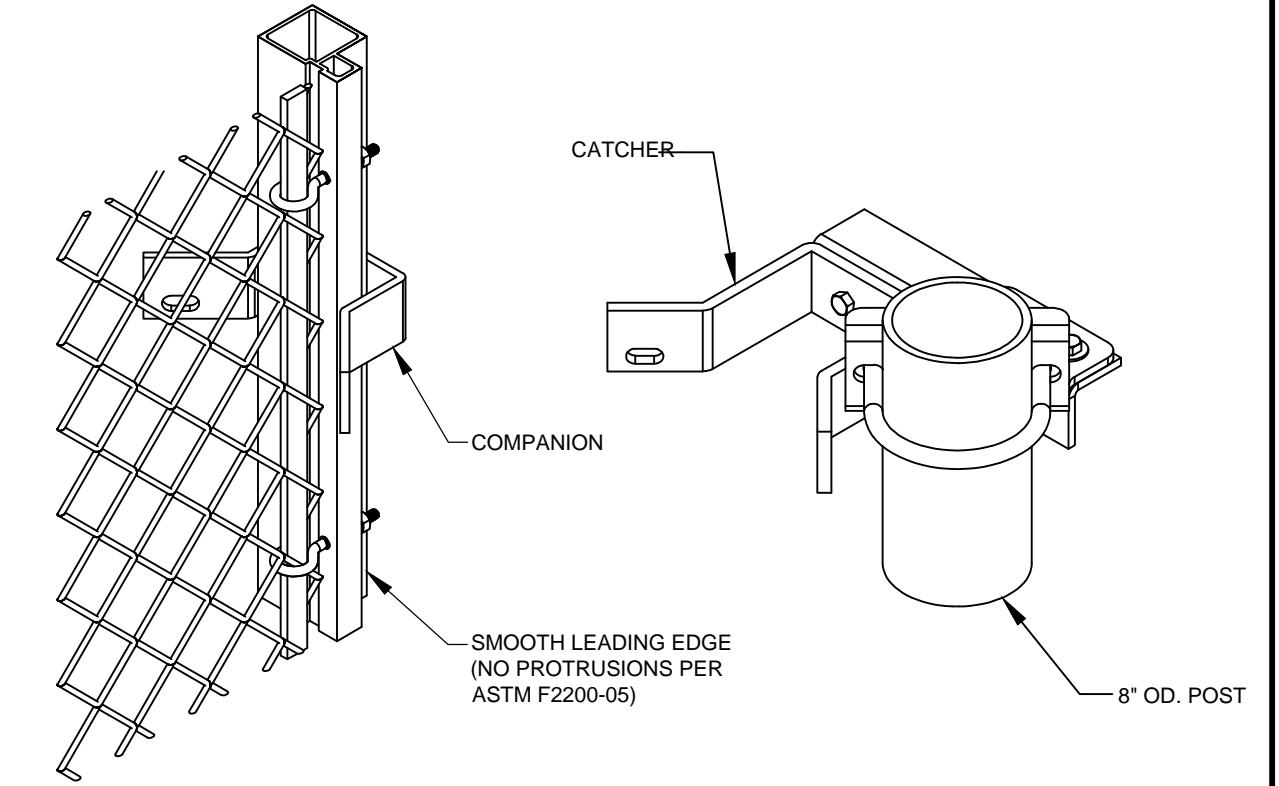
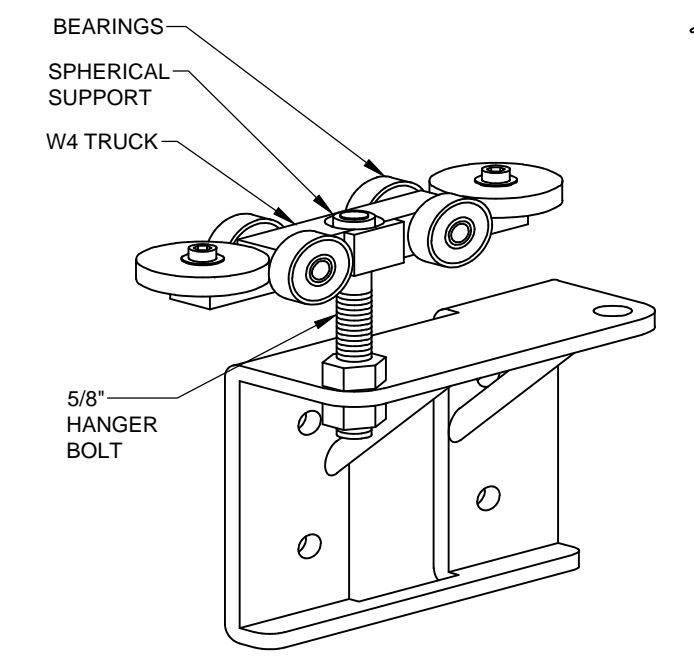
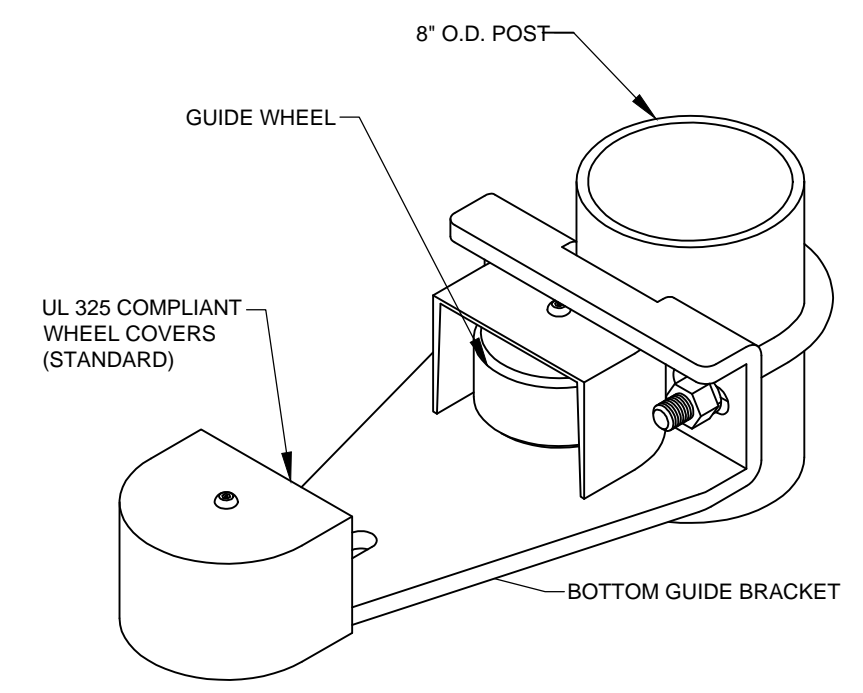
FOR:
CORE X PARTNERS
 90 CHARLTON ROAD
 STURBRIDGE, MA 01566

DESIGNED	AJR
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SCALE	N.T.S.
PROJECT	220106

SHEET 15 OF 19

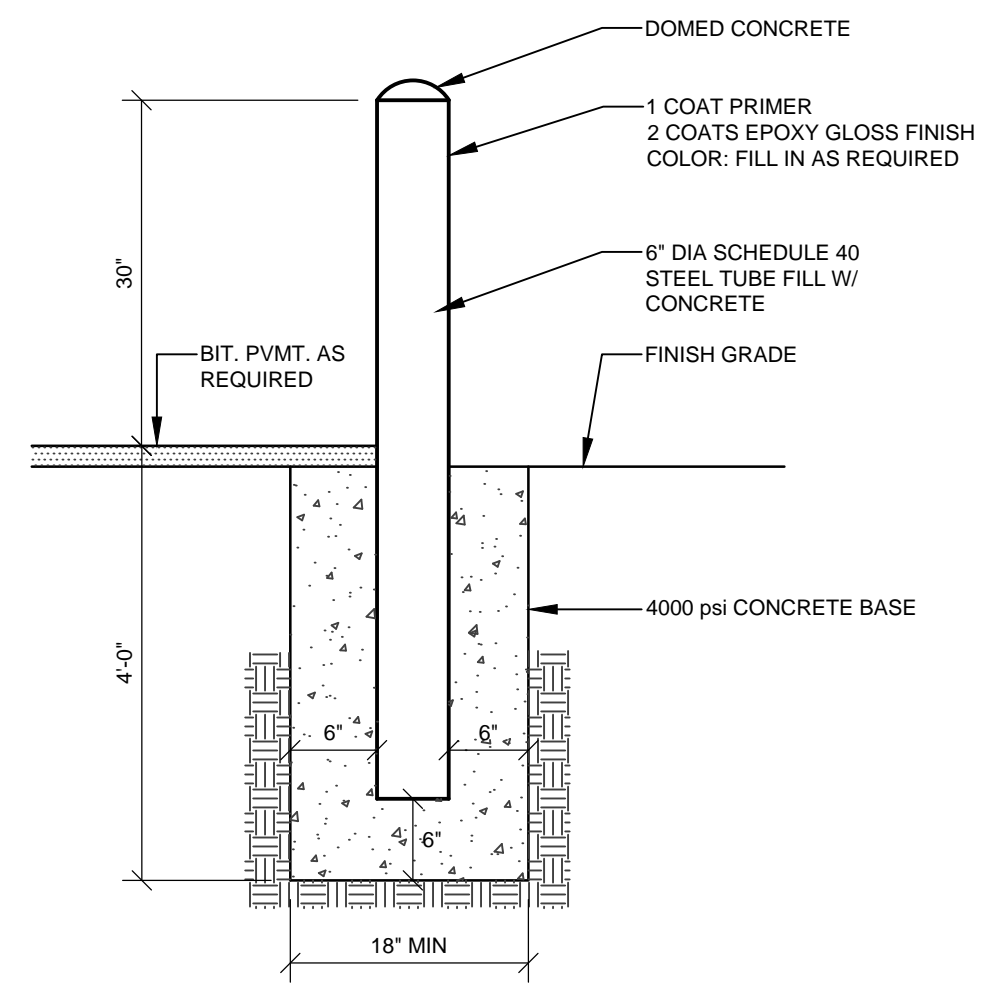


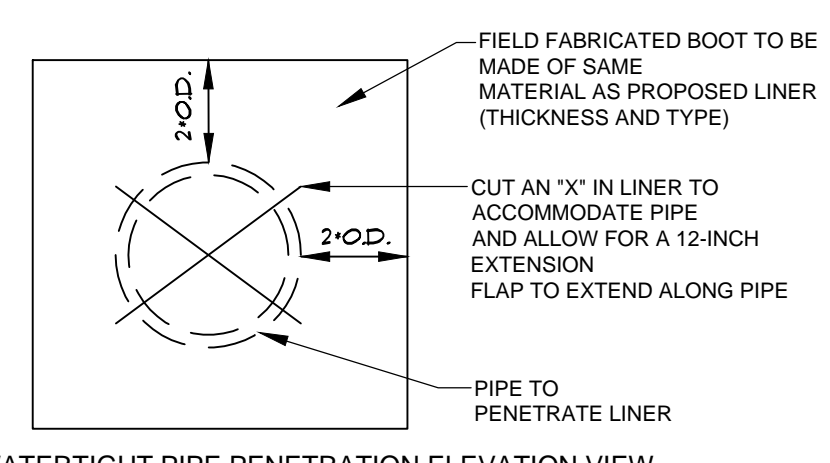
- NOTES:**
- CORNER OR END POST: NOMINAL 3" O.D. GALVANIZED STEEL PIPE, MIN. 5.79 lbs./LF.
 - INTERMEDIATE POST: NOMINAL 2-1/2" O.D. GALVANIZED STEEL PIPE, MIN. 3.65 lbs./LF.
 - BRACES (TOP & BOTTOM): NOMINAL 1-5/8" O.D. GALVANIZED STEEL PIPE, MIN. 2.27 lbs./LF.
 - THE OUTSIDE OF THE FENCE FABRIC SHALL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



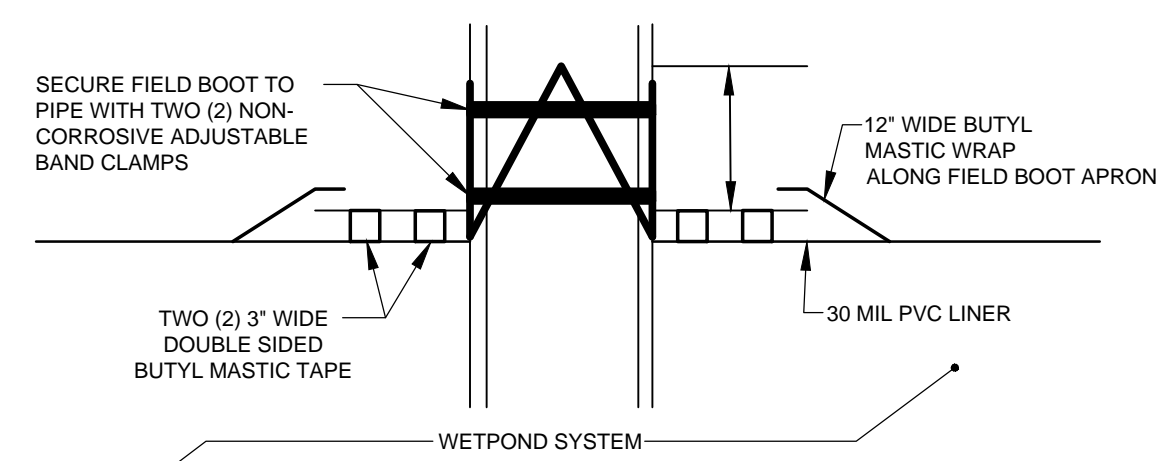
- GENERAL NOTES:**
- GATES TO BE DELEGATED DESIGN CONSTRUCTED WITH PLAN DETAIL REQUIREMENTS.
 - GATE WORK SHALL INCLUDE FURNISHING ALL LABOR, MATERIALS, EQUIPMENT AND APPLIANCES NECESSARY TO PROVIDE AND INSTALL THE GATES FOR FULLY FUNCTIONING GATES.
 - ALL ELECTRICAL, ASSEMBLY AND SUPPORTING WORK FOR COMPLETE OPERATIONS GATES.
 - INCLUDE 1-YEAR OF MAINTENANCE FOR GATES, OPERATORS, CONTROLLERS.

NOTES:
 THIS PLAN IS INTENDED TO SHOW STANDARD MOTORIZED GATE CONSTRUCTION. COMPLY WITH MANUFACTURERS SPECIFICATIONS AND REQUIREMENTS.



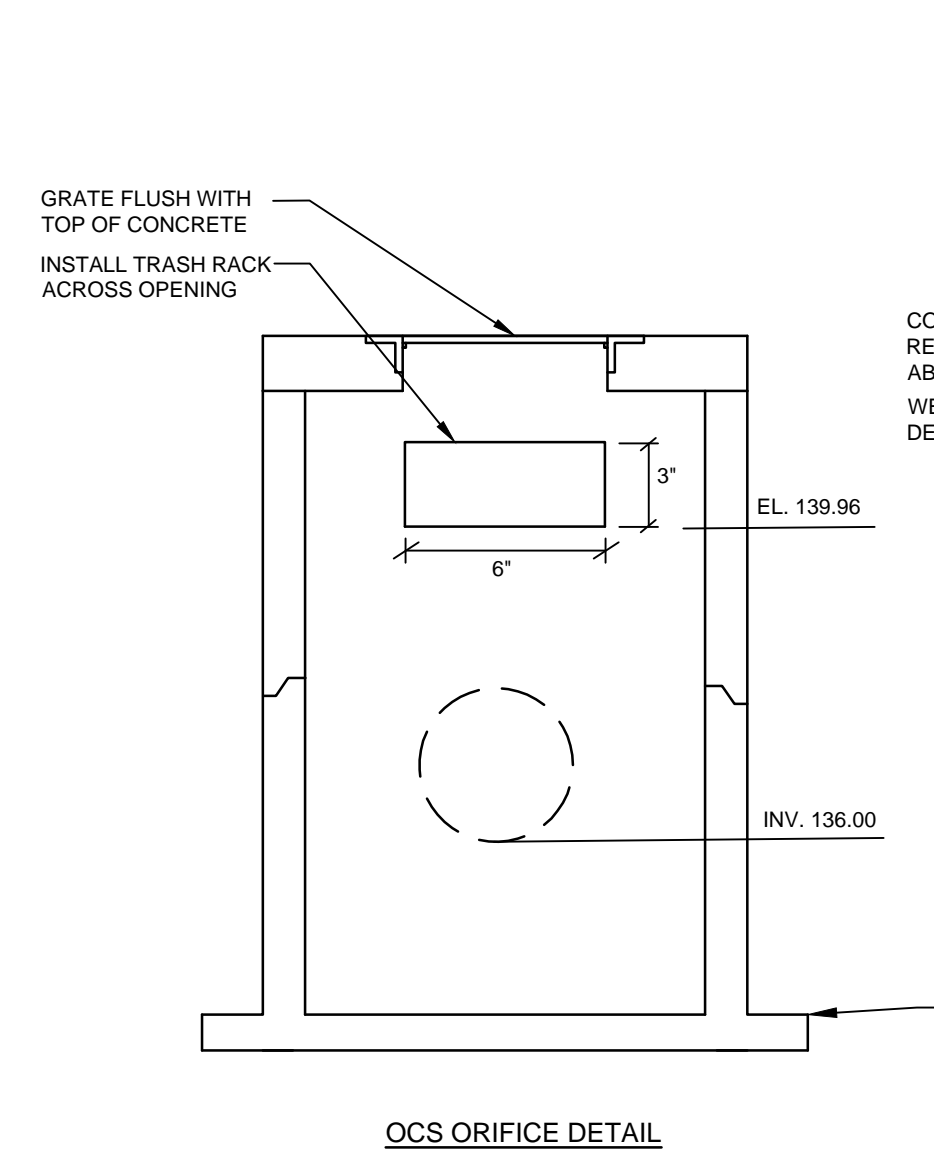


WATERTIGHT PIPE PENETRATION ELEVATION VIEW

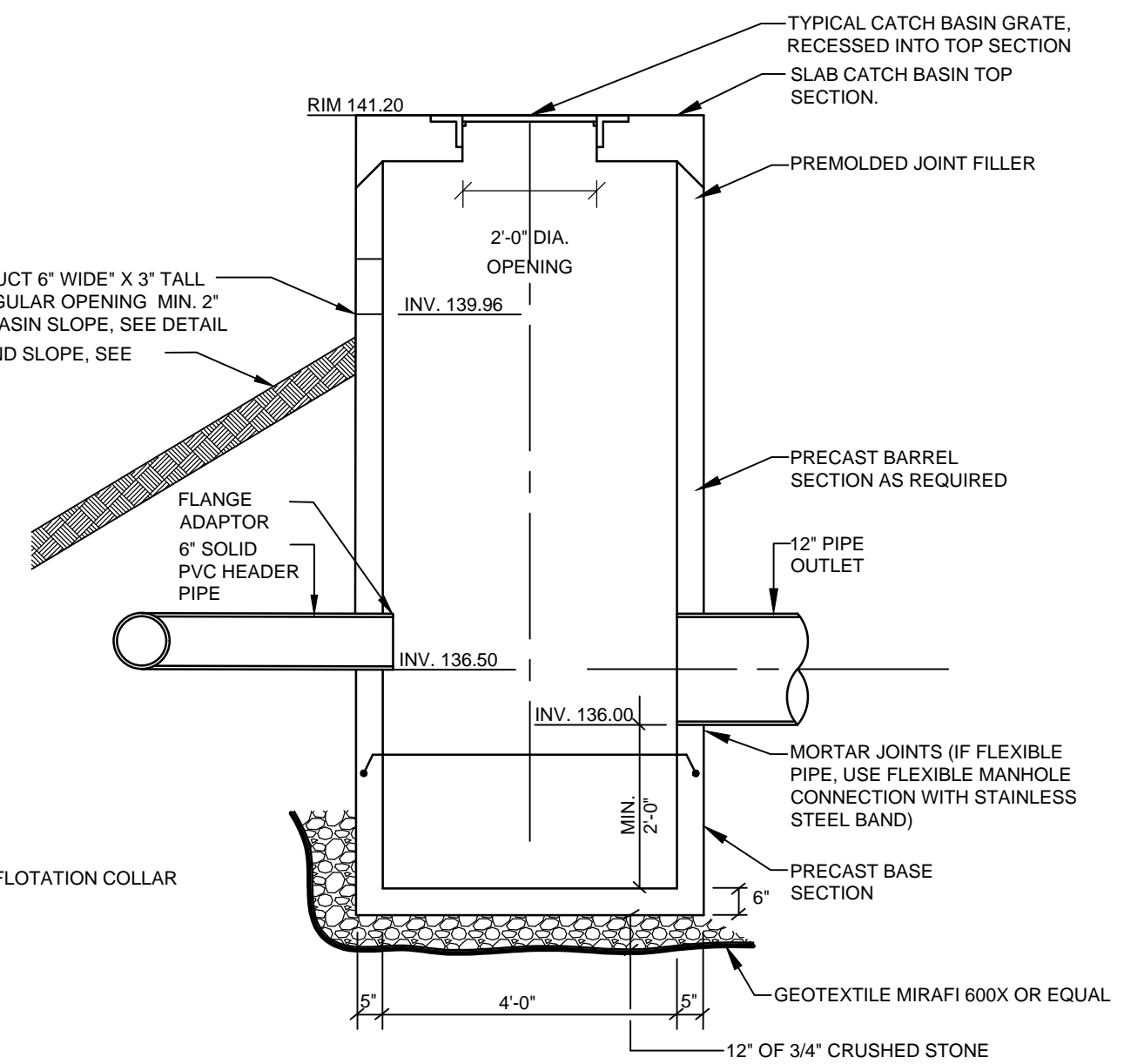


WATERTIGHT PIPE PENETRATION PLAN VIEW

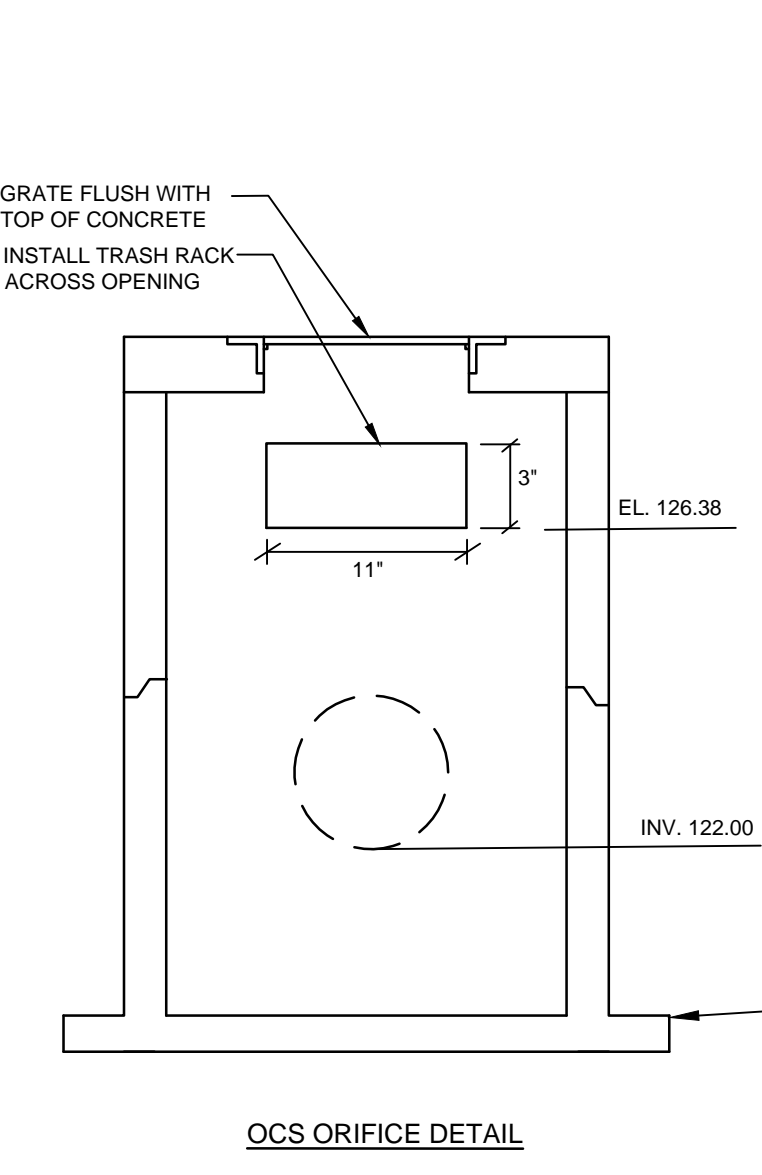
WATERTIGHT PIPE PENETRATION
NOT TO SCALE



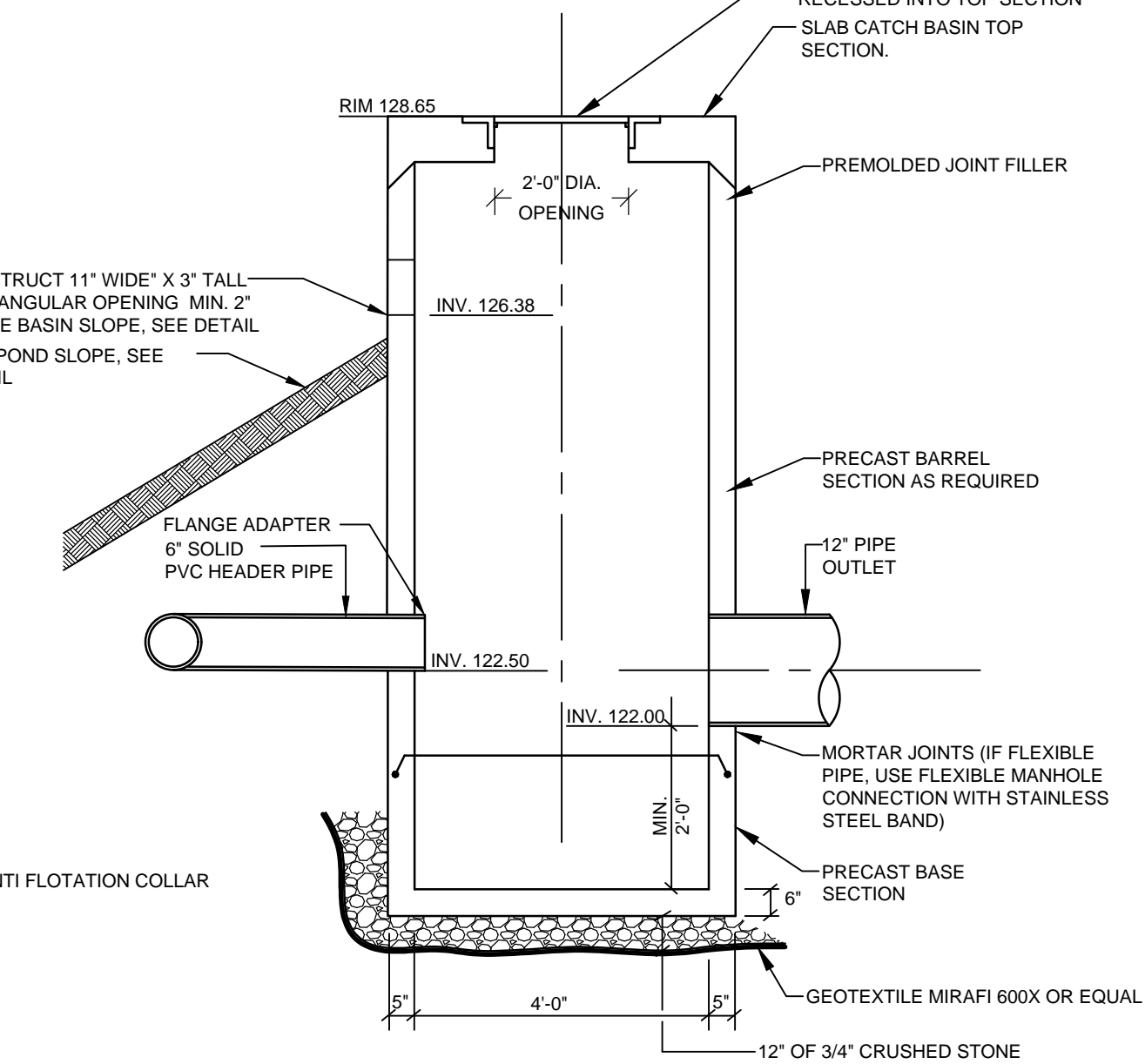
OCS ORIFICE DETAIL



OUTLET CONTROL STRUCTURE (OCS-1) DETAIL
NOT TO SCALE

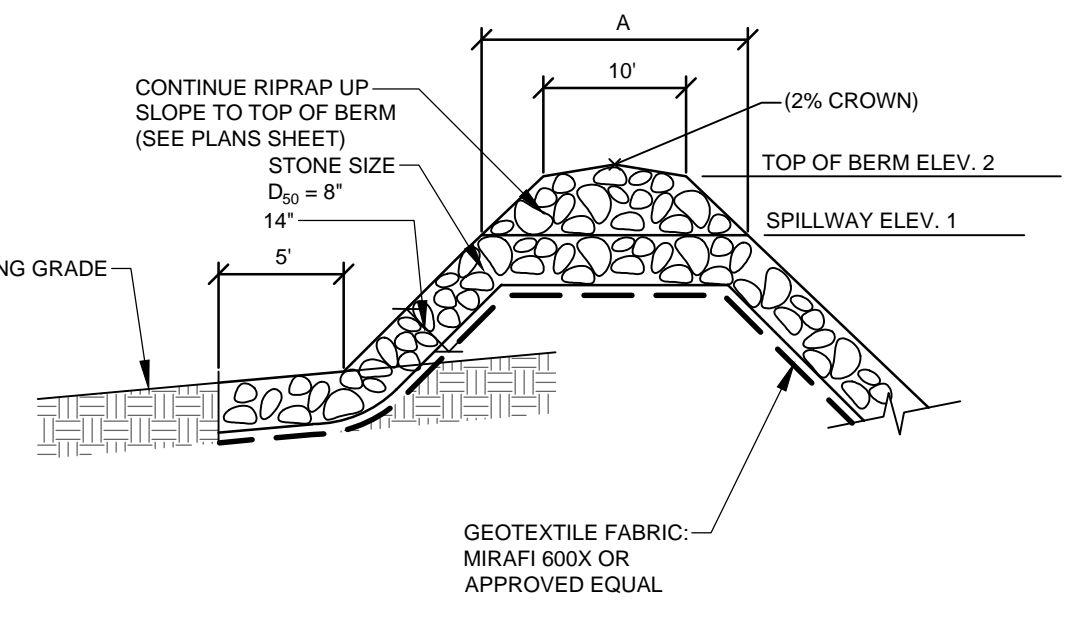


OCS ORIFICE DETAIL



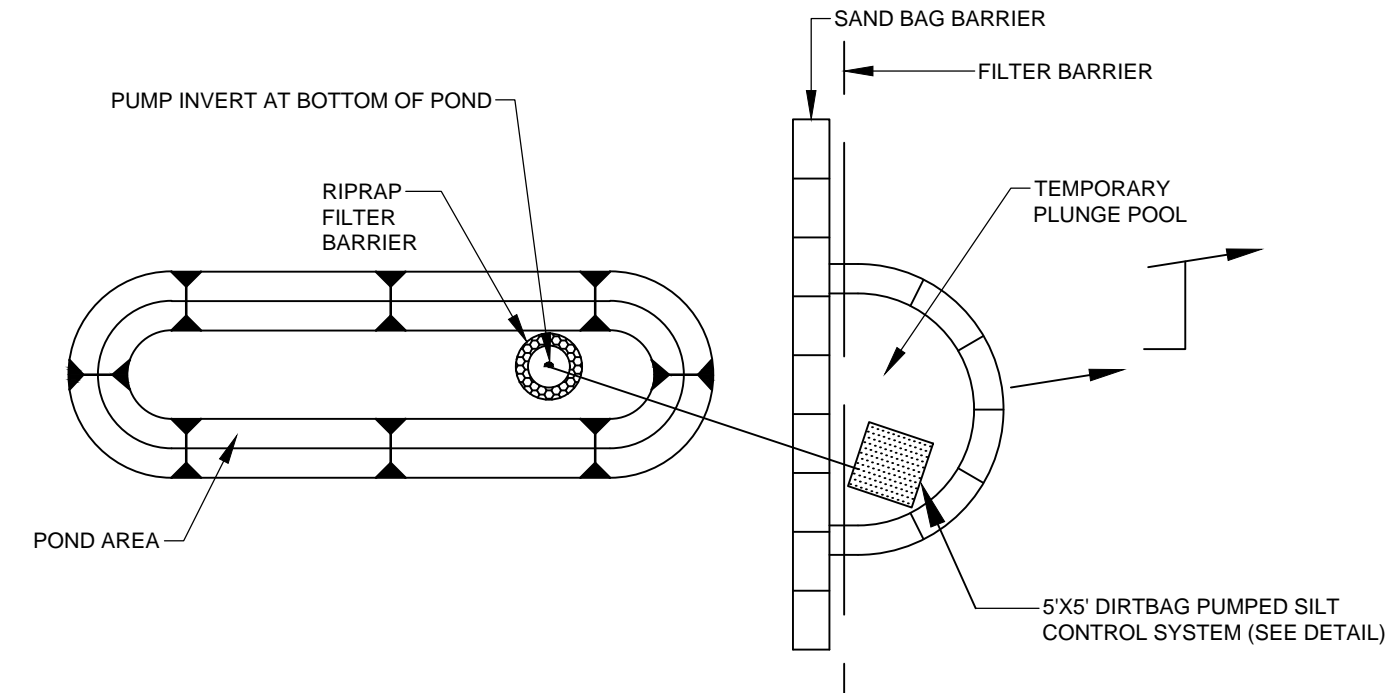
OUTLET CONTROL STRUCTURE (OCS-2) DETAIL
NOT TO SCALE

ELEVATION	WET POND 1	WET POND 2
1	141.40	128.68
2	142.50	130.00

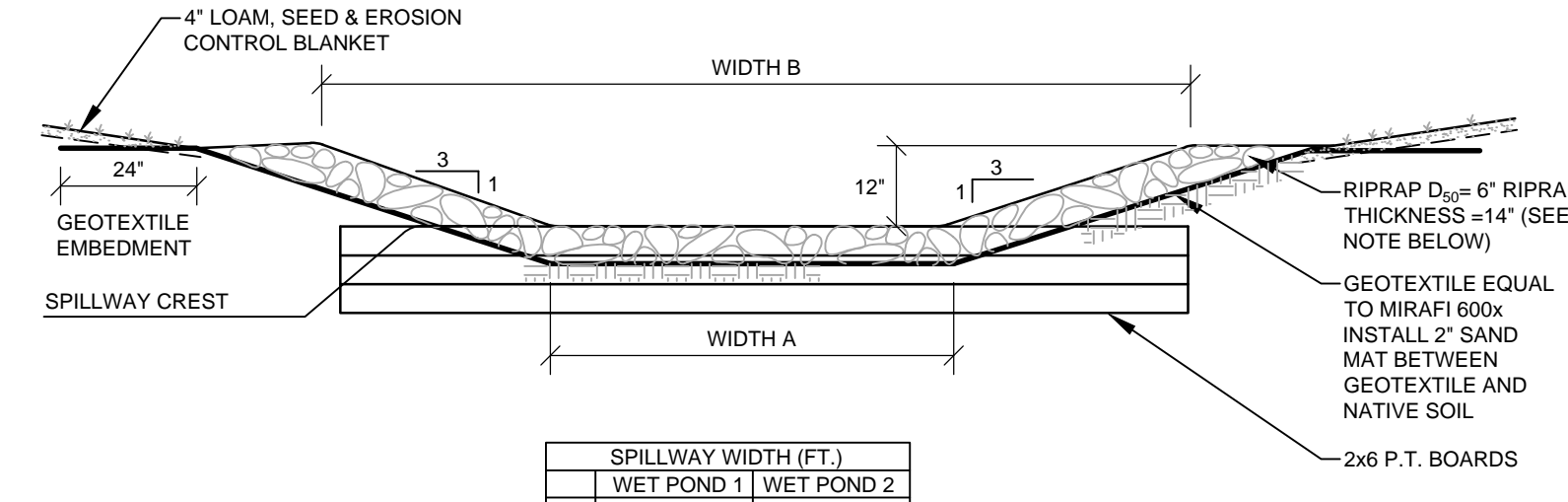


- CONSTRUCTION OF COMMON BORROW MATERIAL MEETING M.D.O.T. SPECIFICATION.
- PLACE BORROW MATERIAL IN 12" LIFTS COMPACTED TO 85% OF MAXIMUM DRY DENSITY.
- INSTALL RIPRAP AND EROSION CONTROL MESH WHERE SPECIFIED ON PLANS.
- LOAM, SEED, AND STABILIZE IN ACCORDANCE WITH SEDIMENTATION AND EROSION CONTROL PLAN.

SPILLWAY SECTION
NOT TO SCALE



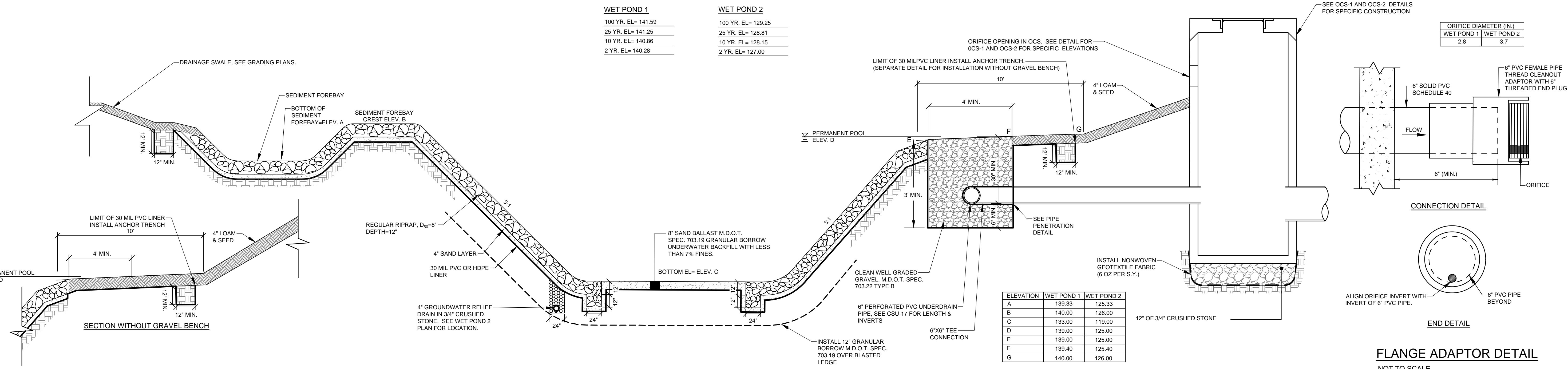
TEMPORARY POND DEWATERING DETAIL
NOT TO SCALE



EMERGENCY SPILLWAY CROSS-SECTION
NOT TO SCALE

WET POND 1
100 YR. EL.= 141.59
25 YR. EL.= 141.25
10 YR. EL.= 140.86
2 YR. EL.= 140.28

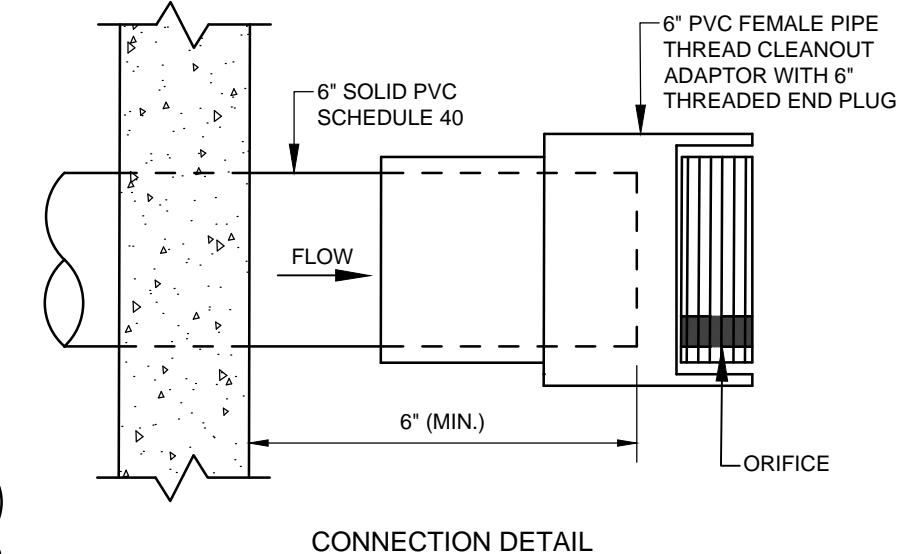
WET POND 2
100 YR. EL.= 129.25
25 YR. EL.= 128.81
10 YR. EL.= 128.15
2 YR. EL.= 127.00



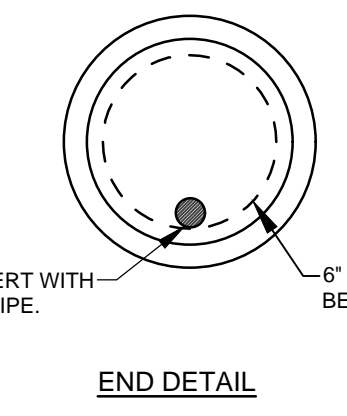
WET POND SECTION/ SAFETY BENCH/ GRAVEL FILTER & OUTLET DETAIL
NOT TO SCALE

ELEVATION	WET POND 1	WET POND 2
A	139.33	125.33
B	140.00	126.00
C	133.00	119.00
D	139.00	125.00
E	139.00	125.00
F	139.40	125.40
G	140.00	126.00

ORIFICE DIAMETER (IN.)	WET POND 1	WET POND 2
	2.8	3.7

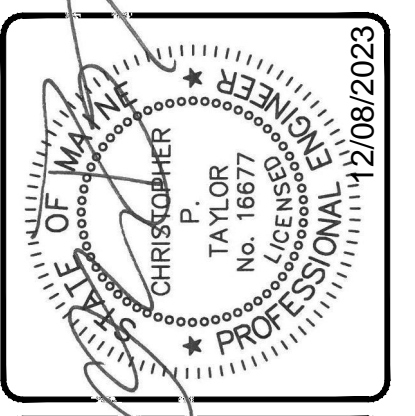


CONNECTION DETAIL



END DETAIL

FLANGE ADAPTOR DETAIL
NOT TO SCALE



NOT FOR CONSTRUCTION

REV.	BY	DATE	STATUS
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MAIN STREET - ROUTE 25
GORHAM, MAINE 04038

FOR:
CORE X PARTNERS
90 CHARLTON ROAD
STURBRIDGE, MA 01566

DESIGNED	AJR
DRAWN	AJR
CHECKED	CPT
DATE	11/17/2022
SCALE	N.T.S.
PROJECT	220106

MAP 30 LOT 1

SHEET 16 OF 19

GENERAL POND CONSTRUCTION NOTES:

- SEE DETAIL SHEETS FOR EROSION CONTROL NOTES.
- SOIL STOCKPILES SHALL NOT BE LOCATED WITHIN 100 FEET OF ANY NATURAL RESOURCES. STOCKPILES SHALL BE CONTAINED WITH A DOUBLE BOUNDARY OF FILTRATION BARRIER. SEE EROSION CONTROL NOTES.
- PIPE MATERIALS:
 - STORM DRAIN: SMOOTH WALL CORRUGATED HDPE
 - UNDER DRAIN: 6" PERFORATED PVC
- INSTALL ANTI-SEEP COLLARS ALONG OUTLET PIPE AT 20' SPACING ON CENTER, (MAX.).

EMBANKMENT CONSTRUCTION:

- THE BEST BORROW MATERIAL FOR EMBANKMENT CONSTRUCTION WILL TYPICALLY BE FROM UPLAND SOILS ON THE PROJECT SITE. HOWEVER, BORROW MATERIAL CAN BE TAKEN FROM ANYWHERE AS LONG AS CONSTRUCTION BORROW MATERIAL MEETS M.D.O.T. SPECIFICATIONS.
- CONSTRUCT A "CORE" TRENCH IN THE UNDERLYING SOILS OF THE EMBANKMENT DOWN THROUGH THE UNSTABLE OR PERVIOUS SOILS AND KEY INTO THE UNDERLYING LAYER OF MORE STABLE AND RELATIVELY IMPERMEABLE SOIL.
- PLACE BORROW MATERIAL IN 12" LIFTS COMPACTED TO 95% OF MAXIMUM.
- INSTALL RIPRAP AND EROSION CONTROL MESH WHERE SPECIFIED ON PLANS.
- LOAM, SEED, AND STABILIZE IN ACCORDANCE WITH SEDIMENTATION AND EROSION CONTROL PLAN.

WET POND CONSTRUCTION SEQUENCE AND DEWATERING:

- CLEAR TREES
- INSTALL PERIMETER EROSION CONTROLS PRIOR TO STUMPING AND GRUBBING OR SOIL DISTURBANCE.
- CLEAR AND GRUB POND AREA.
- EXCAVATE TO SUBGRADE.
- INSTALL DIRTBAG DEWATERING FILTER SYSTEM AS INDICATED ON GRADING AND DRAINAGE PLANS. BEGIN BYPASS PUMPING OF POND AREA AS REQUIRED.
- INSTALL GRAVEL BORROW OVER LEDGE IF REQUIRED.
- INSTALL RIPRAP OUTLET PIPE APRON.
- INSTALL OUTLET PIPE.
- GRUB EMBANKMENT SUBGRADE AND CONSTRUCT EMBANKMENT CUT/FILL.
- INSTALL OUTLET CONTROL STRUCTURE.
- INSTALL IMPERVIOUS LINER (PLASTIC OR CLAY) AND BALLAST MATERIAL.
- INSTALL POND BENCH UNDERDRAIN AND CONNECT TO OUTLET CONTROL STRUCTURE
- STABILIZE PERMANENT (EXTERIOR) POND EMBANKMENTS WITH SEED AND EROSION CONTROL MIX (WOOD WASTE COMPOST).
- STABILIZE TEMPORARY SLOPES WITH HAY MULCH AND/OR EROSION CONTROL BLANKET
- COMPLETE POND SHAPING. INSTALL RIPRAP SPILLWAY AND PIPE INLET AREAS.
- INSTALL INLET PIPING
- AT COMPLETION OF SITE CONSTRUCTION AND FOLLOWING PERMANENT SITE STABILIZATION, INSPECT POND FOR ACCUMULATED SEDIMENT. DEWATER POND AND RESHAPE AS NECESSARY TO REESTABLISH DESIGN GRADES.
- INSTALL FINAL LOAM, SEED AND EROSION CONTROL BLANKET ON TOP OF BERM AND INTERIOR SLOPES.

CONSTRUCTION OVERSIGHT

- CONSTRUCTION OVERSIGHT**
THE APPLICANT WILL RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER TO INSPECT THE CONSTRUCTION AND STABILIZATION OF ALL STORMWATER MANAGEMENT STRUCTURES ACCORDING TO THE DETAILS AND NOTES SPECIFIED ON THE APPROVED PLANS. IF NECESSARY, THE INSPECTING ENGINEER WILL INTERPRET THE POND'S CONSTRUCTION PLAN FOR THE CONTRACTOR. ONCE ALL STORMWATER MANAGEMENT STRUCTURES ARE CONSTRUCTED AND STABILIZED, THE INSPECTING ENGINEER WILL NOTIFY THE DEPARTMENT IN WRITING WITHIN 30 DAYS TO STATE THAT THE POND HAS BEEN COMPLETED. ACCOMPANYING THE ENGINEER'S NOTIFICATION MUST BE A LOG OF THE ENGINEER'S INSPECTIONS GIVING THE DATE OF EACH INSPECTION, THE TIME OF EACH INSPECTION, AND THE ITEMS INSPECTED ON EACH VISIT, AND INCLUDE ANY TESTING DATA OR SIEVE ANALYSIS DATA OF EVERY MINERAL SOIL AND SOIL MEDIA SPECIFIED IN THE PLANS AND USED ON SITE.
- WET PONDS**
INSPECTION BY A PROFESSIONAL ENGINEER WILL CONSIST OF PERIODIC VISITS TO THE SITE TO INSPECT THE INSTALLATION OF EACH POND'S EMBANKMENT CONSTRUCTION, STORMWATER INLET, UNDERDRAINED GRAVEL OUTLET, GRAVEL OUTLET FILTER MATERIAL, MAKEUP AND PLACEMENT, OUTLET CONTROL STRUCTURE, LINER, AND EMERGENCY SPILLWAY CONSTRUCTION FROM INITIAL GROUND DISTURBANCE TO FINAL STABILIZATION OF THE POND. AN INSPECTION OF THE UNDERDRAINED GRAVEL OUTLET SHALL ALSO BE PERFORMED ONE YEAR AFTER THE FINAL STABILIZATION OF THE POND.

ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEER DURING CONSTRUCTION TO DETERMINE THAT THE POND EMBANKMENT COMPLIES WITH REQUIREMENTS.
- DEWATERING**
A DEWATERING PLAN IS NEEDED TO ADDRESS EXCAVATION DE-WATERING FOLLOWING HEAVY RAINFALL EVENTS OR WHERE THE EXCAVATION MAY INTERCEPT THE GROUNDWATER TABLE DURING CONSTRUCTION. THE COLLECTED WATER NEEDS TREATMENT AND A DISCHARGE POINT THAT WILL NOT CAUSE DOWNGRADIENT EROSION AND OFFSITE SEDIMENTATION OR WITHIN A RESOURCE. PLEASE FOLLOW THE DETAILS OF SUCH A PLAN. BASIC STANDARDS - EROSION CONTROL MEASURES MINIMUM EROSION CONTROL MEASURES WILL NEED TO BE IMPLEMENTED AND THE APPLICANT WILL BE RESPONSIBLE TO MAINTAIN ALL COMPONENTS OF THE EROSION CONTROL PLAN UNTIL THE SITE IS FULLY STABILIZED. HOWEVER, BASED ON SITE AND WEATHER CONDITIONS DURING CONSTRUCTION, ADDITIONAL EROSION CONTROL MEASURES MAY NEED TO BE IMPLEMENTED. ALL AREAS OF INSTABILITY AND EROSION MUST BE REPAIRED IMMEDIATELY DURING CONSTRUCTION AND NEED TO BE MAINTAINED UNTIL THE SITE IS FULLY STABILIZED OR VEGETATION IS ESTABLISHED. A CONSTRUCTION LOG MUST BE MAINTAINED FOR THE EROSION AND SEDIMENTATION CONTROL INSPECTIONS AND MAINTENANCE.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENT CONTROL BMP'S" PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, 2016 REVISION TO THE MARCH 2003 EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.

OPTIONAL WET POND CLAY LINER CONSTRUCTION/INSTALLATION:

- LEDGE REMOVAL MAY BE REQUIRED FOR CONSTRUCTION OF WET POND. WHERE LEDGE IS ENCOUNTERED, REMOVE AT MINIMUM 18 INCHES ON SIDES AND BOTTOM AND INSTALL 12" CLAY LINER AND 6" OF SAND. CLAY LINER SHALL MEET THE FOLLOWING SPECIFICATION:
- CLAY MATERIAL:** SILTY CLAY OR CLAYEY SILT. SIEVE ANALYSIS BY WEIGHT:

SIEVE SIZE	MAX % PASSING BY WT.
#2	100
NO. 10	95-100
NO. 40	90-100
NO. 60	85-100
NO. 100	75-100
NO. 200	50-100

MOISTURE CONTENT OF MATERIAL AFFECTS DENSITY AND PERMEABILITY. THE MOISTURE CONTENT OF THE MATERIAL AT THE TIME OF PLACEMENT SHALL BE SUFFICIENT TO ACHIEVE SPECIFIED RESULTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING THE THE MOISTURE CONTENT OF ALL MATERIAL AND ANY RECONDITIONING REQUIRED TO ACHIEVE THE SPECIFIED DENSITY AND PERMEABILITY REQUIREMENTS CONTAINED WITHIN THE CONTRACT DOCUMENTS. THE CLAY MATERIAL SHALL HAVE A MAXIMUM PERMEABILITY OF 1.0 E-5 CM/S.

- PLACEMENT OF CLAY: PLACE CLAY MATERIAL IN LAYERS NOT TO EXCEED SIX (6) INCHES COMPACTED DEPTH DO NOT PLACE MATERIAL ON ANY SURFACE WHICH IS WET, FROZEN, OR CONTAINS FROST OR ICE.
- COMPACTION:**

1. METHODS

- CLAY MATERIAL:** USE COMPACTION EQUIPMENT SUCH AS A SHEEPSFOOT OR TAMPING ROLLER WITH A MINIMUM PENETRATION OF SIX (6) INCHES AND A MINIMUM FOOT CONTACT PRESSURE OF 200 PSI. OTHER METHODS THAT PRODUCE THE REQUIRED DEGREE OF COMPACTION THROUGHOUT THE ENTIRE DEPTH OF MATERIAL MAY BE UTILIZED BASED ON CONFORMING TEST RESULTS AND ACCEPTANCE BY ENGINEER. ADJUST MOISTURE CONTENT OF SOIL AS REQUIRED.

B. DEGREE OF COMPACTION: COMPACT TO THE FOLLOWING DENSITIES:

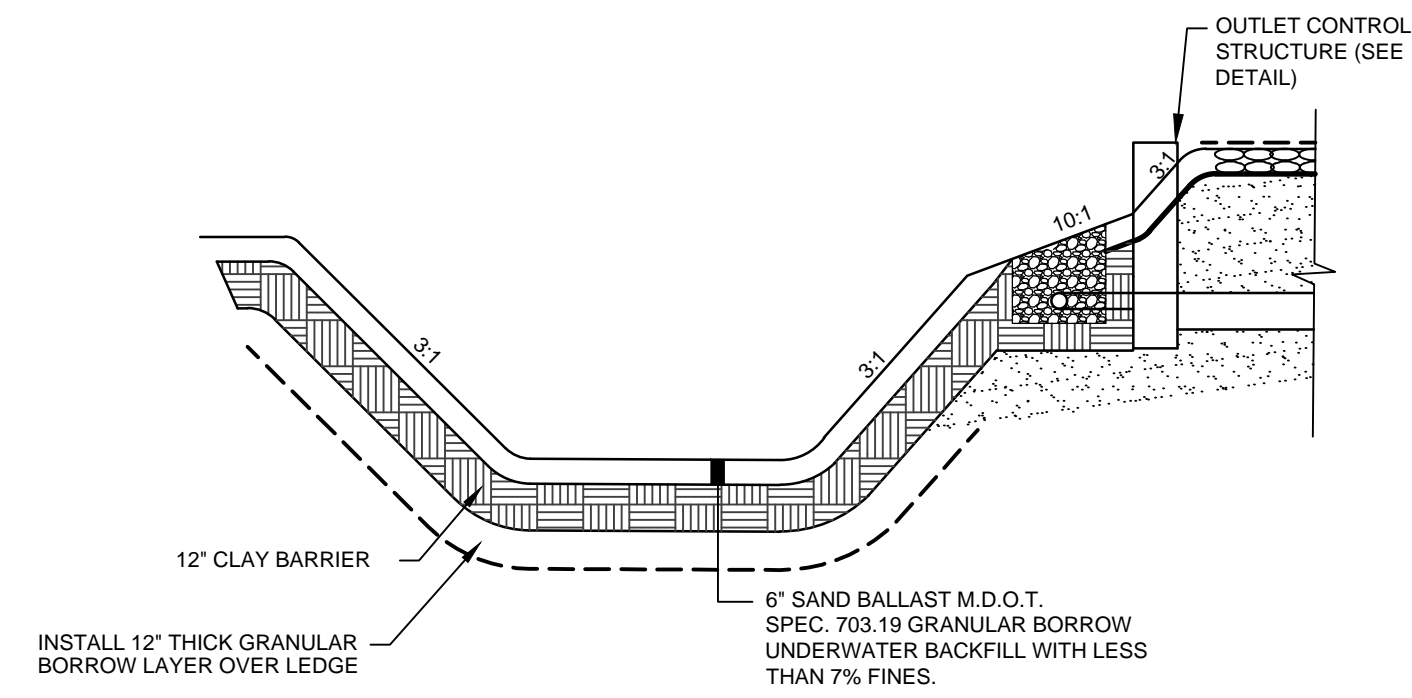
CLAY MATERIAL	95% OF MAX.
MAX. DENSITY	ASTM D698 STANDARD
FIELD DENSITY TESTS	ASTM D2922

- TESTING:** THE CONTRACTOR SHALL DETERMINE MOISTURE-DENSITY RELATIONSHIP (PROCTOR TEST) AS DIRECTED BY THE ENGINEER. TESTS SHALL BE MADE BY AN INDEPENDENT LABORATORY IF REQUIRED BY THE ENGINEER. CONTRACTOR SHALL PERFORM ADDITIONAL WORK AS NECESSARY TO OBTAIN SPECIFIED REQUIREMENTS. THIS WORK MAY CONSIST OF, BUT WILL NOT BE LIMITED TO, ADDITIONAL PASSES WITH COMPACTION EQUIPMENT ADJUSTING MOISTURE CONTENT, AND/OR REMOVING AND REPLACING INADEQUATE MATERIAL.

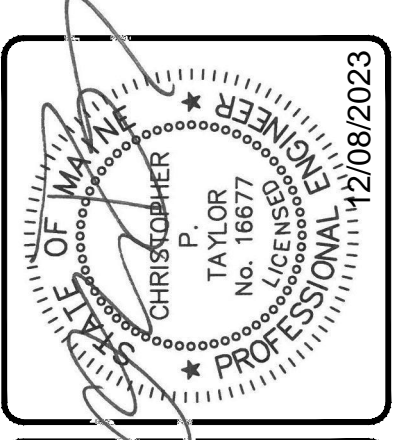
TESTING STANDARDS SHALL INCLUDE THE FOLLOWING:

SIEVE ANALYSIS	ASTM D422
FIELD DENSITY	ASTM D2922
FIELD MOISTURE CONTENT	ASTM D3017
MOISTURE/DENSITY (PROCTOR) TESTS	ASTM D698

- PROTECTION OF INSTALLED CLAY:** THE CONTRACTOR SHALL PROTECT THE CONSTRUCTED CLAY FROM DESSICATION. DESSICATION IS DEFINED AS THE DRYING OUT OF THE CLAY MATERIAL WHICH IN TURN LEADS TO CRACKING AND INCREASED PERMEABILITY. PROTECTION METHODS INCLUDE: 1) COVERING THE CLAY WITH PLASTIC OR POLYETHYLENE TARPS; 2) CONTINUOUSLY MAINTAINING THE MOISTURE CONTENT OF THE CLAY ABOVE OPTIMUM; OR 3) OTHER METHOD DEEMED ACCEPTABLE TO THE ENGINEER. IF THE INTEGRITY OF THE CLAY SUFFERS ANY DEGRADATION DURING THE PERIOD OF CONSTRUCTION, THE ENGINEER SHALL REQUIRE THE CONTRACTOR TO REWORK, REPAIR, OR REPLACE THE AFFECTED AREA AS DIRECTED BY THE ENGINEER.



OPTIONAL WETPOND SECTION W/ CLAY LINER
NOT TO SCALE



NOT FOR CONSTRUCTION

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SEBAGO
TECHNICALS

75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-260-2100

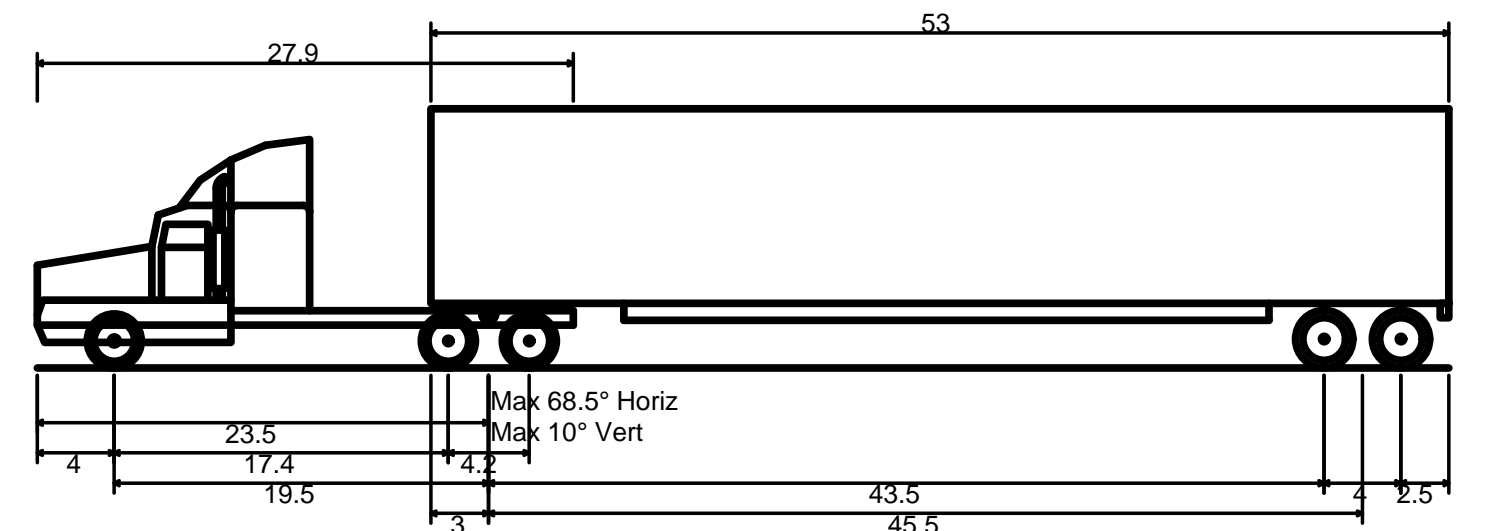
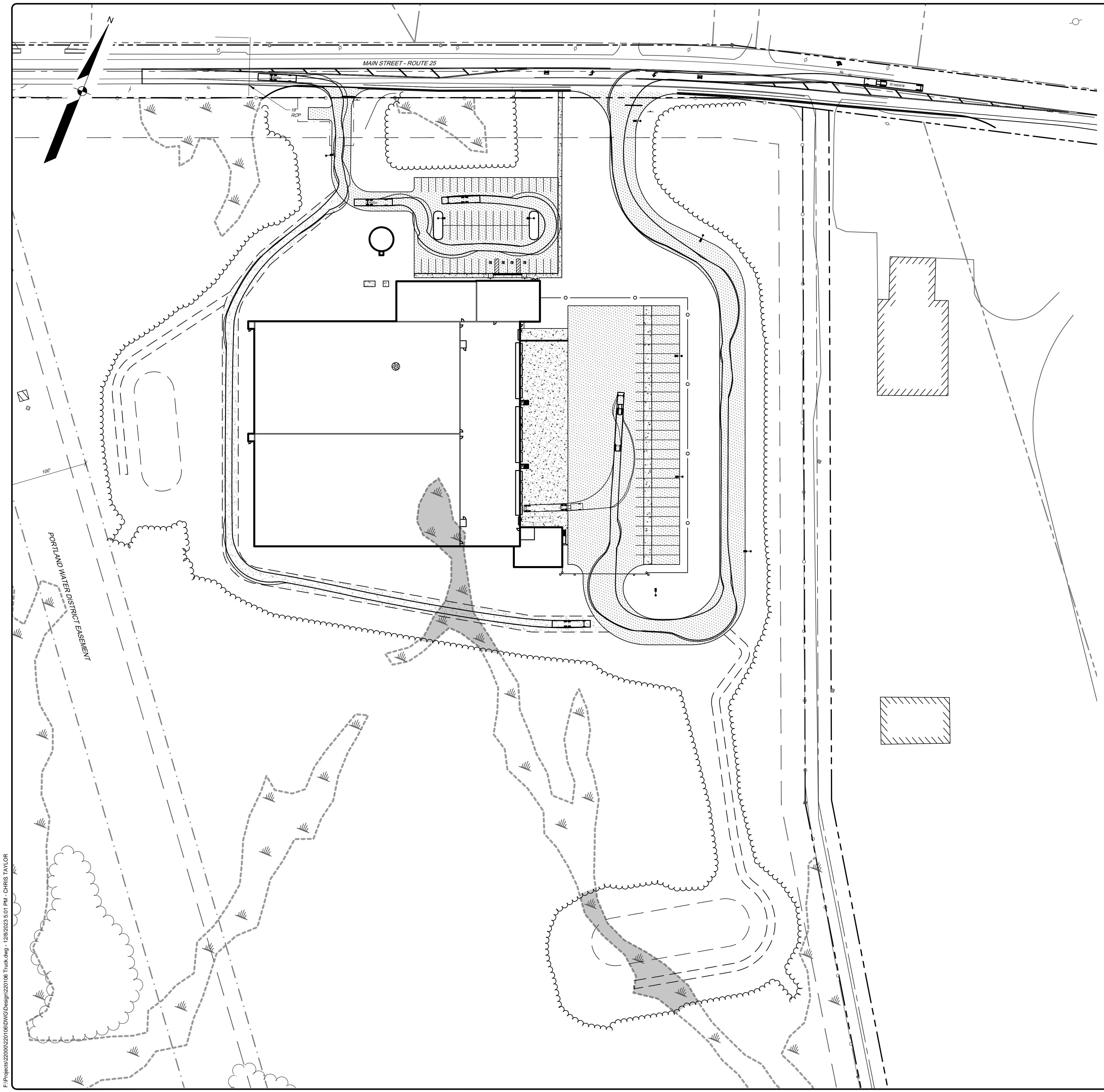
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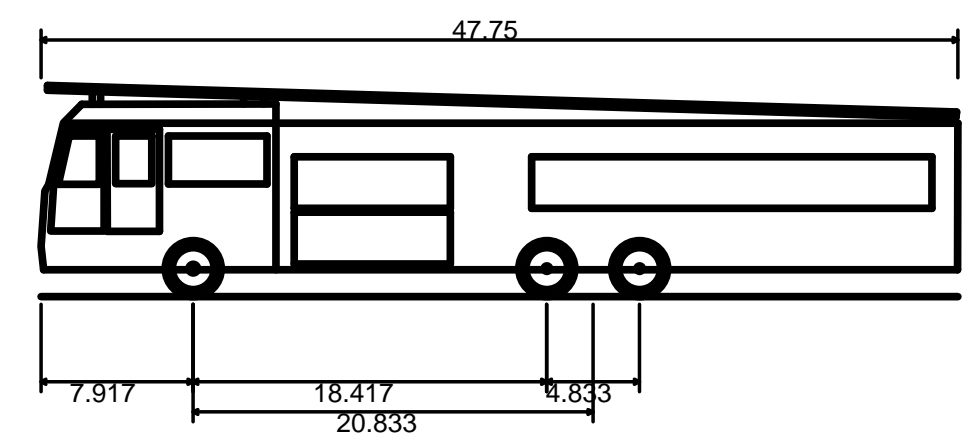
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90 CHARLTON ROAD
STURBRIDGE, MA 01566

DESIGNED	AJR
DRAWN	AJR
CHECKED	CPT
DATE	11/17/2022
SCALE	N.T.S.
PROJECT	220106

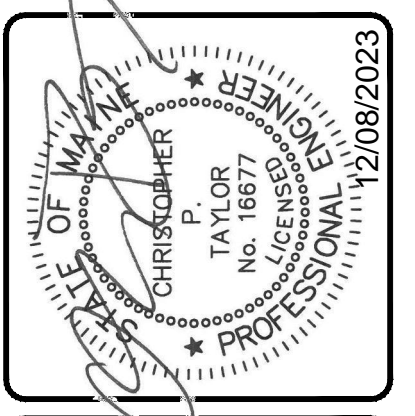
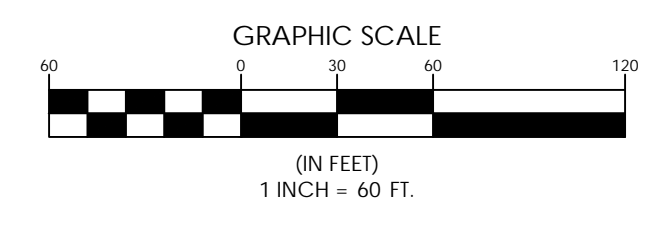
SHEET 17 OF 19



WB-67 - Interstate Semi-Trailer
 Overall Length 73.50ft
 Overall Width 8.50ft
 Overall Body Height 13.50ft
 Min Body Ground Clearance 1.334ft
 Max Track Width 8.50ft
 Lock-to-lock time 6.00s
 Max Steering Angle (Virtual) 28.40°



E-ONE HP95 Mid Mount
 Overall Length 47.75ft
 Overall Width 8.333ft
 Overall Body Height 11.000ft
 Min Body Ground Clearance 1.393ft
 Track Width 8.333ft
 Lock-to-lock time 6.00s
 Max Wheel Angle 45.00°



NOT FOR CONSTRUCTION

REV.	BY	DATE	STATUS
E	CPT	12/08/2023	ISSUED TO TOWN FOR COMMENT RESPONSE
D	CPT	09/27/2023	ISSUED FOR SITE PLAN REVIEW
C	CPT	02/24/2023	ISSUED FOR DEP PERMITS
B	CPT	02/10/2023	FOR CLIENT REVIEW
A	CPT	12/12/2022	SUBMITTED FOR SKETCH PLAN REVIEW

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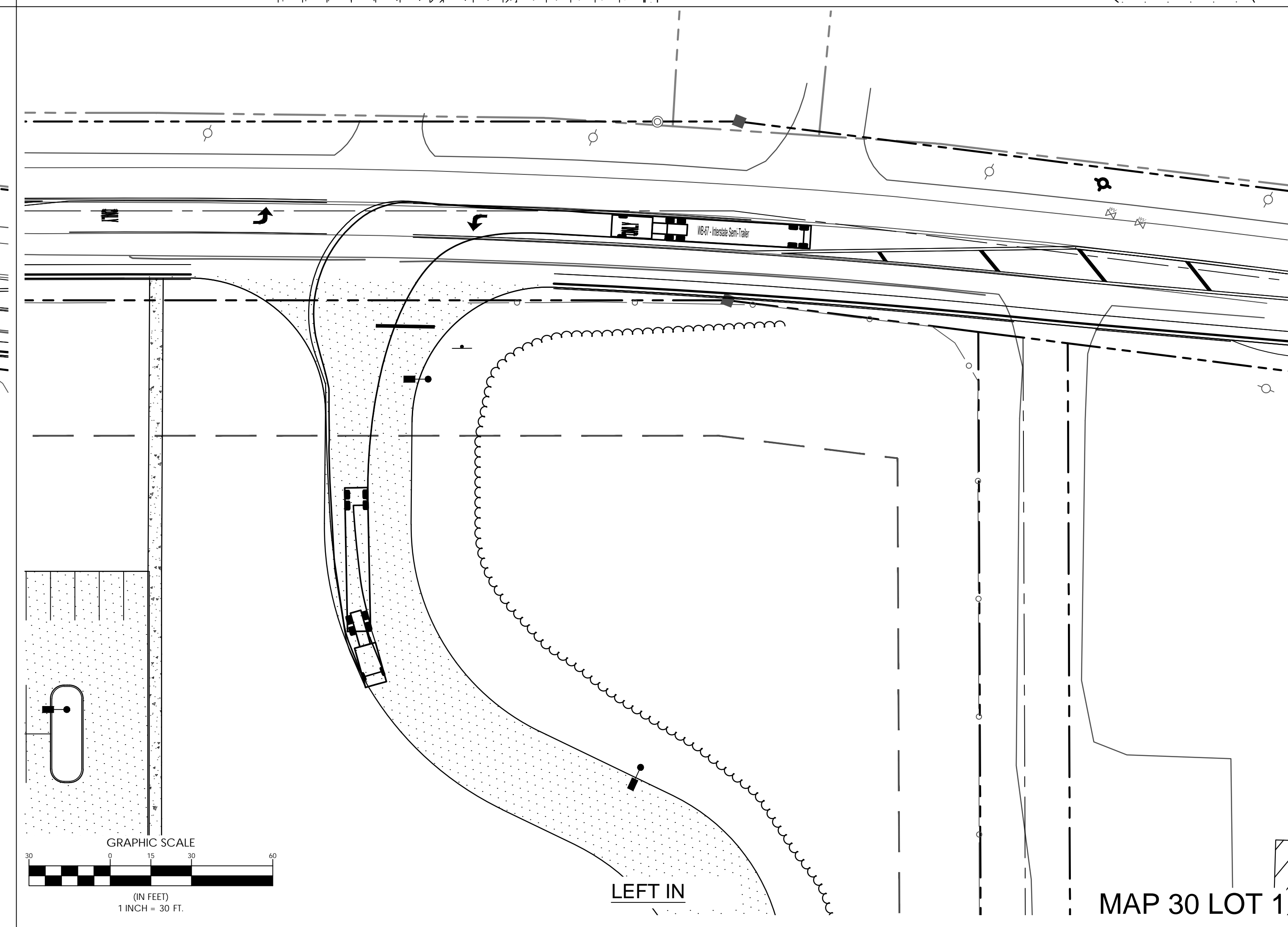
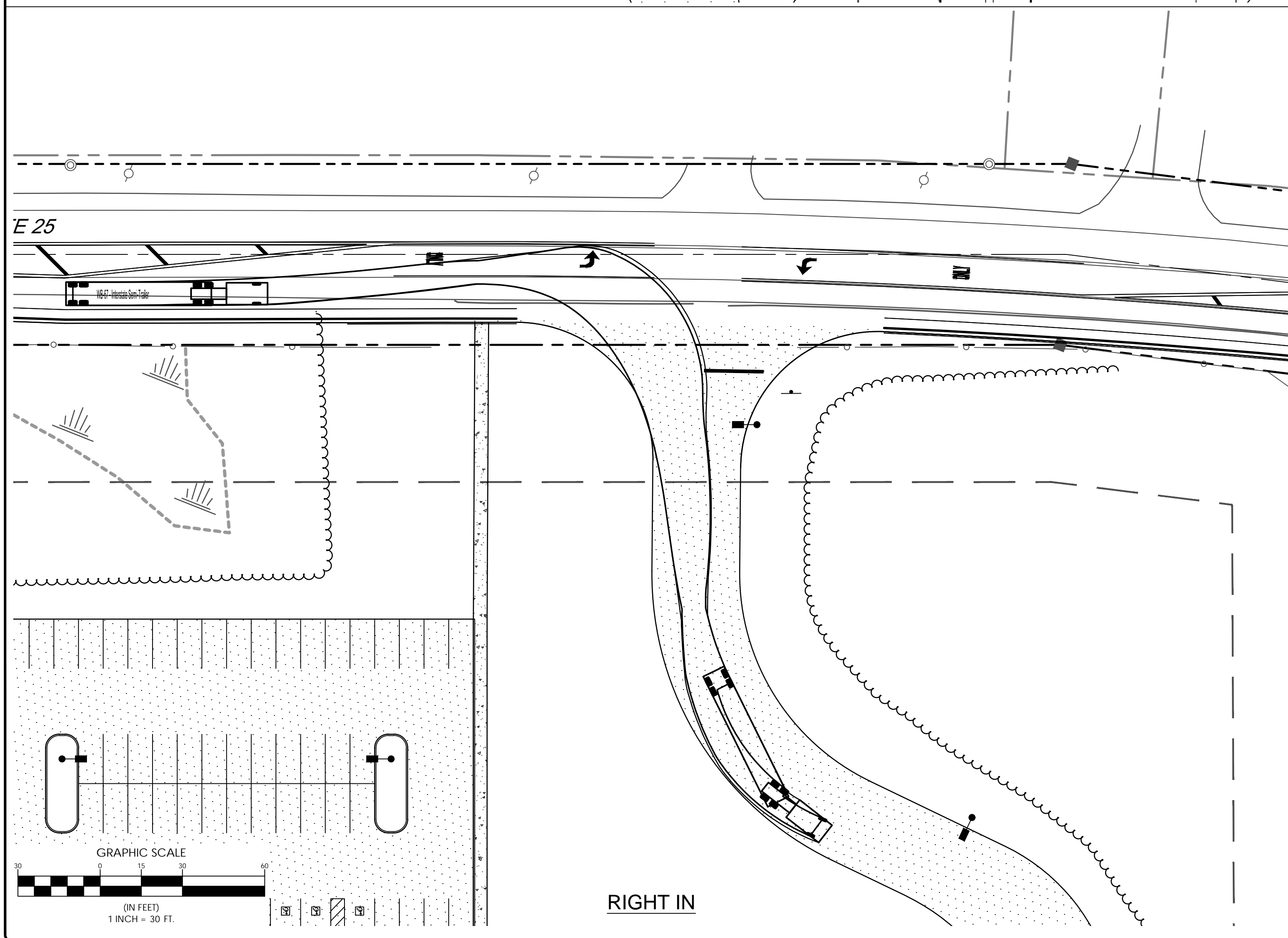
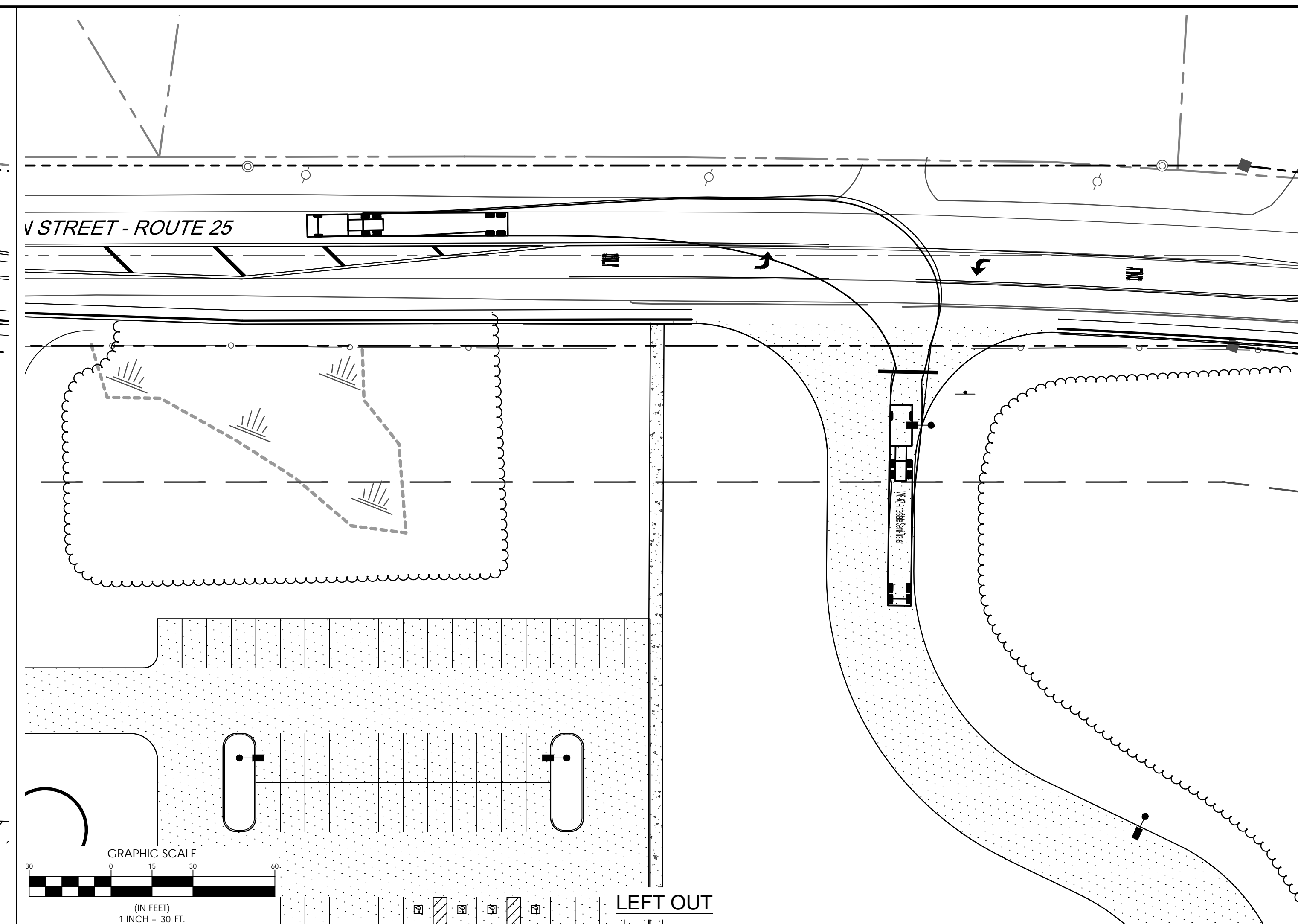
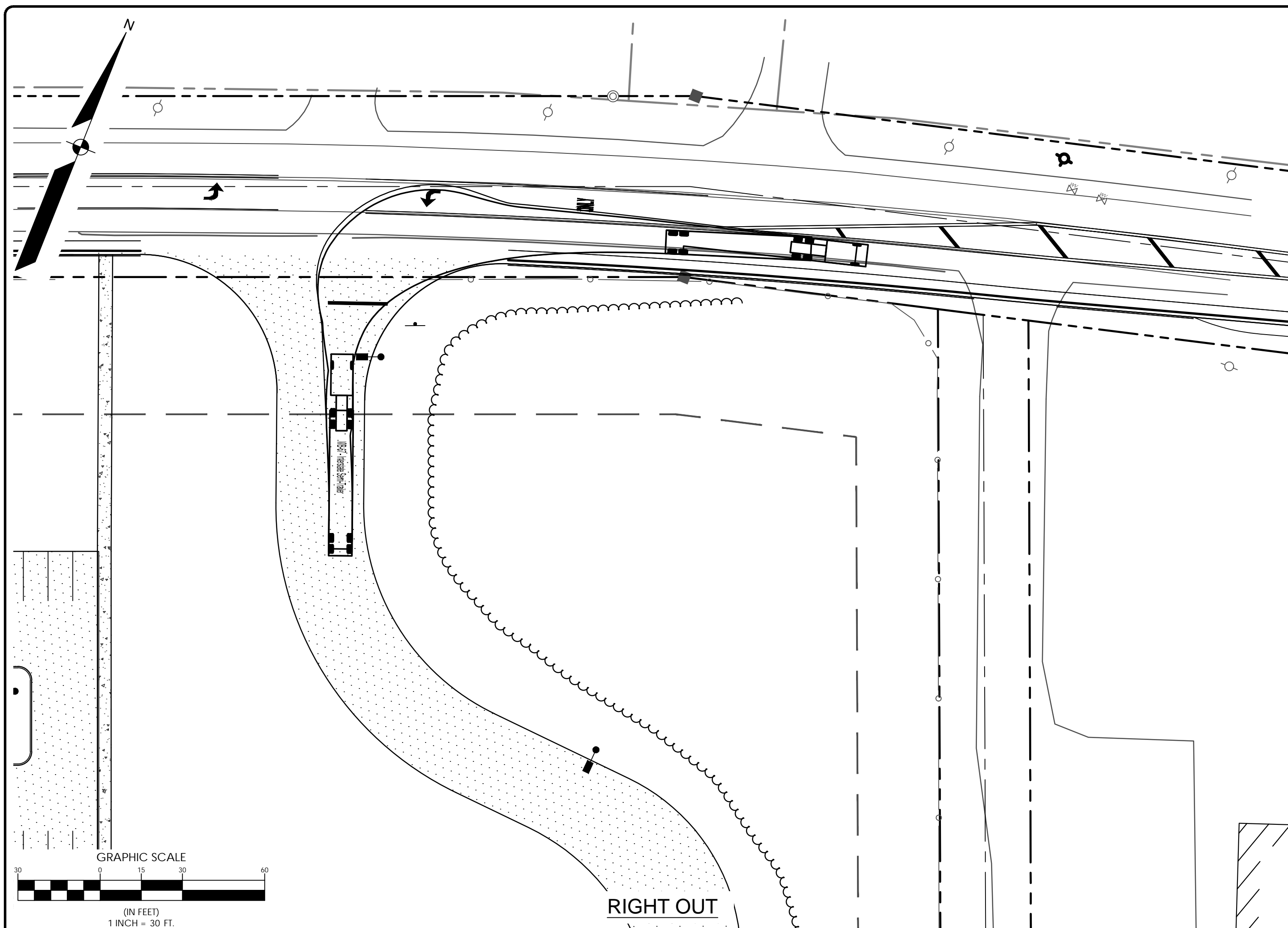
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 TECHNICS
 WWW.SEAGOTECHNICS.COM
 75 Spha Roberts Rd.
 South Portland, ME 04106
 Tel. 207-200-2100

RECORD OWNER:
 TOWN OF GORHAM, MAINE
 75 SOUTH STREET
 GORHAM, ME 04038

VEHICLE ACCESS PLAN 1
 OF:
 CORE X COLD STORAGE
 MAIN STREET - ROUTE 25
 GORHAM, MAINE 04038
 FOR:
 CORE X PARTNERS
 90 CHARLTON ROAD
 STURBRIDGE, MA 01566

DESIGNED	DES
DRAWN	DRAWN
CHECKED	CHK
DATE	11/17/2022
SCALE	1" = 60'
PROJECT	220106

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220106 Trucking TABS/VAP 2



NOT FOR CONSTRUCTION

E	CPT	12/08/2023	ISSUED TO TOWN FOR COMMENT RESPONSE
D	CPT	09/27/2023	ISSUED FOR SITE PLAN REVIEW
C	CPT	02/24/2023	ISSUED FOR DEP PERMITS
B	CPT	02/10/2023	FOR CLIENT REVIEW
A	CPT	12/12/2022	SUBMITTED FOR SKETCH PLAN REVIEW
REV.	BY:	DATE:	STATUS:

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www.sebagotechnics.com
75 Sibley Roberts Rd.
Sullivan, ME 04106
South Portland, ME 04106
Tel. 207-200-2100

RECORD OWNER:
TOWN OF GORHAM, MAINE
75 SOUTH STREET
GORHAM, ME 04038

VEHICLE ACCESS PLAN 2
OF:
CORE X COLD STORAGE
MAIN STREET - ROUTE 25
GORHAM, MAINE 04038
FOR:
CORE X PARTNERS
90 CHARLTON ROAD
STURBRIDGE, MA 01566

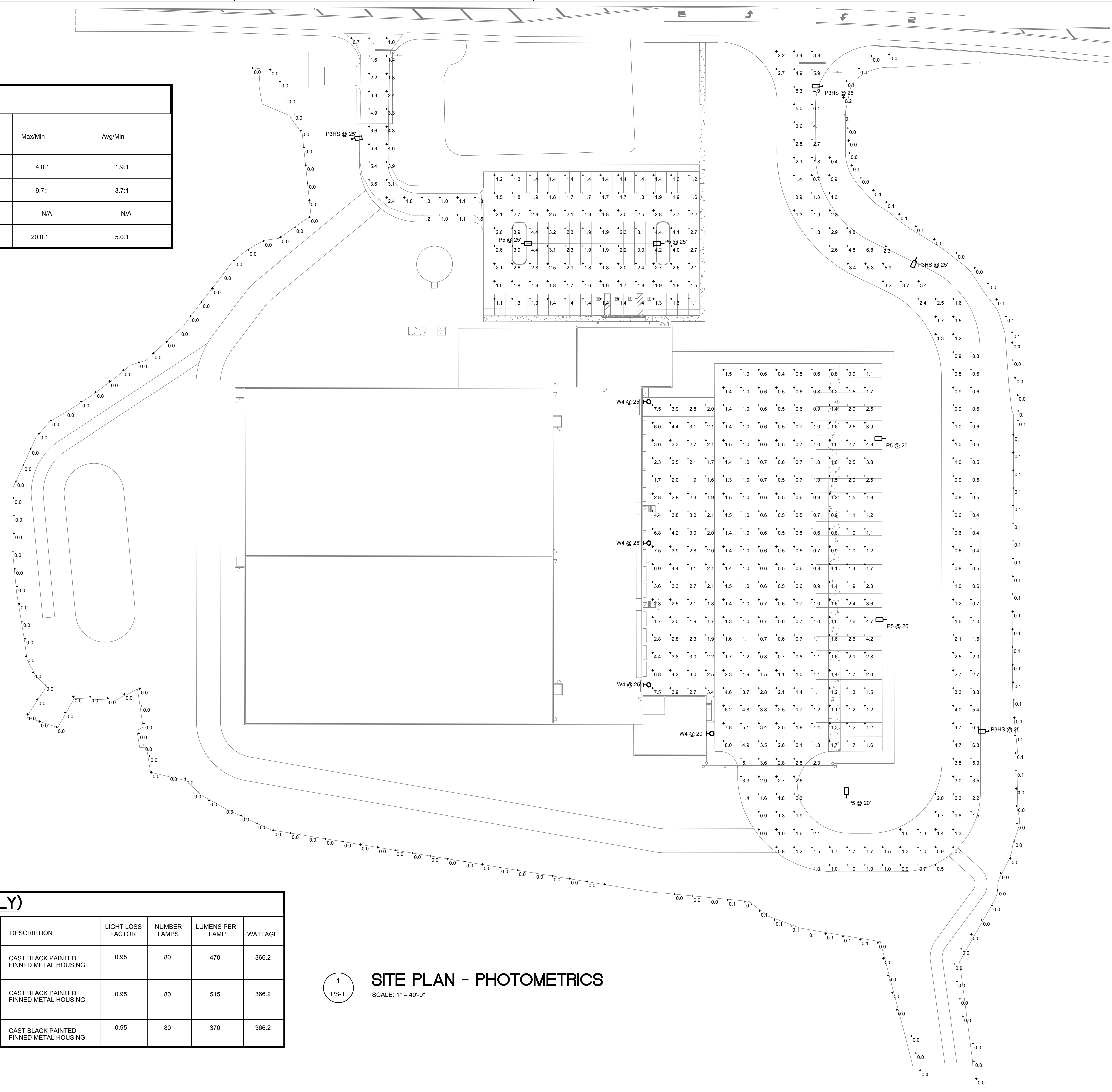
DESIGNED	AJR
DRAWN	AJR
CHECKED	CPT
DATE	11/17/2022
SCALE	1" = 30'
PROJECT	220106

SHEET 19 OF 19

F:\Projects\220106\DWG\Design\220106 Truck.dwg - 12/8/2023 5:01 PM - CHRIS TAYLOR

MAP 30 LOT 1

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CAR PARKING	+	2.1 fc	4.4 fc	1.1 fc	4.0:1	1.9:1
CAR PARKING DRIVE	+	2.6 fc	6.8 fc	0.7 fc	9.7:1	3.7:1
PL	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
TRUCK COURT & DRIVES	+	2.0 fc	8.0 fc	0.4 fc	20.0:1	5.0:1



LIGHT FIXTURE SCHEDULE (SITE PLAN ONLY)									
SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LIGHT LOSS FACTOR	NUMBER LAMPS	LUMENS PER LAMP	WATTAGE
HO	W4	4	U.S. ARCHITECTURAL LIGHTING	VLL-PLED-IV-FT-80LED-1400mA-40K	CAST BLACK PAINTED FINNED METAL HOUSING.	0.95	80	470	366.2
HO	P5	5	U.S. ARCHITECTURAL LIGHTING	VLL-PLED-VSQ-W-80LED-1400mA-40K	CAST BLACK PAINTED FINNED METAL HOUSING.	0.95	80	515	366.2
HO	P3HS	4	U.S. ARCHITECTURAL LIGHTING	VLL-PLED-III-W-80LED-1400mA-40K-HS	CAST BLACK PAINTED FINNED METAL HOUSING.	0.95	80	370	366.2

1 SITE PLAN - PHOTOMETRICS
 SCALE: 1" = 40'-0"

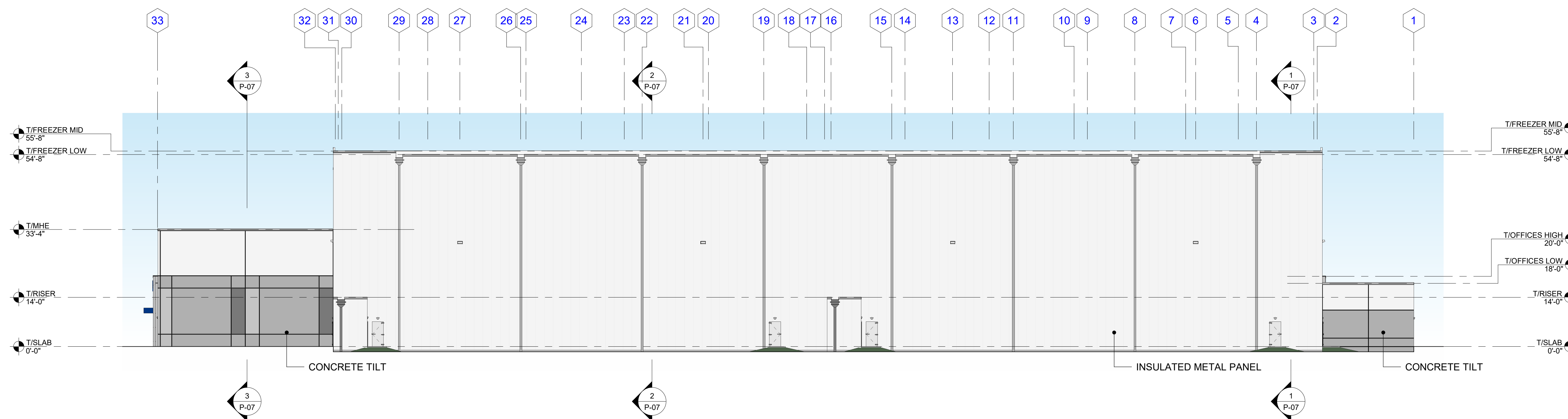
SUBMITTALS / REVISIONS:		
NO.	DATE	DESCRIPTION
1	12/08/2023	ISSUED FOR PERMIT

PROJECT NO.: 23-5644 DRAWN BY: FJG
 SHEET TITLE:
A SITE PLAN PHOTOMETRICS

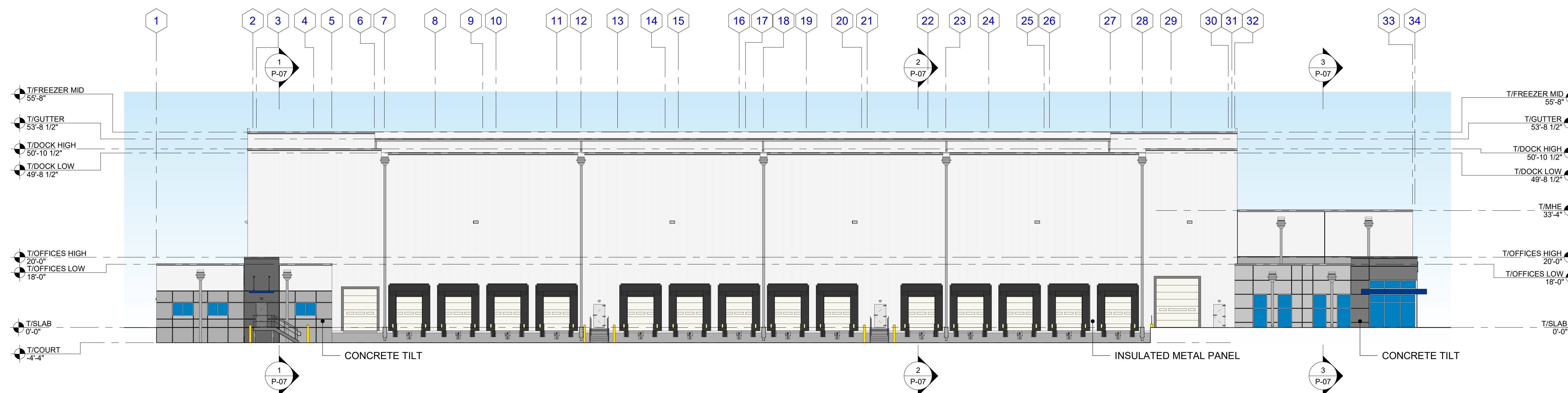
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SHEET NO.:

PS-1



2 WEST ELEVATION
 P-05 SCALE: 1/16" = 1'-0"

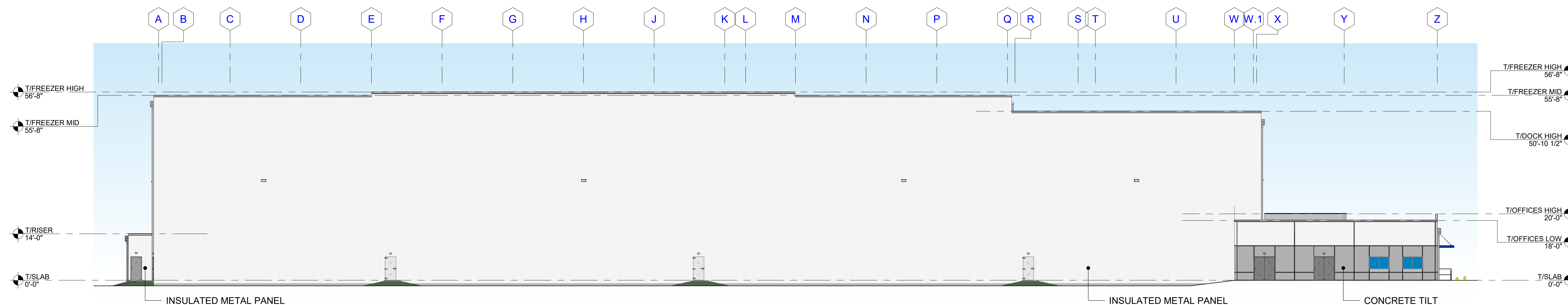


1 EAST ELEVATION
 P-05 SCALE: 1/16" = 1'-0"

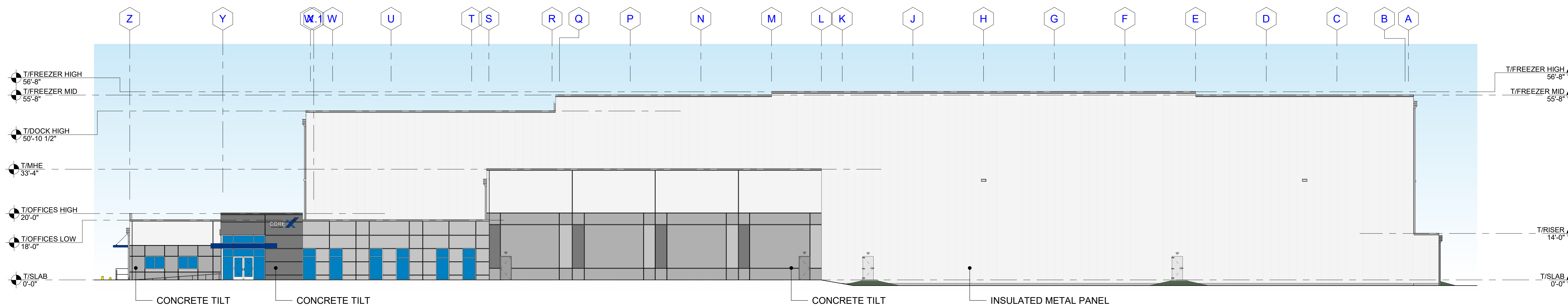
COREX COLD STORAGE
 GORHAM, ME 04038

PRESENTATION ELEVATIONS

P-05



2 SOUTH ELEVATION
 P-06 SCALE: 1/16" = 1'-0"

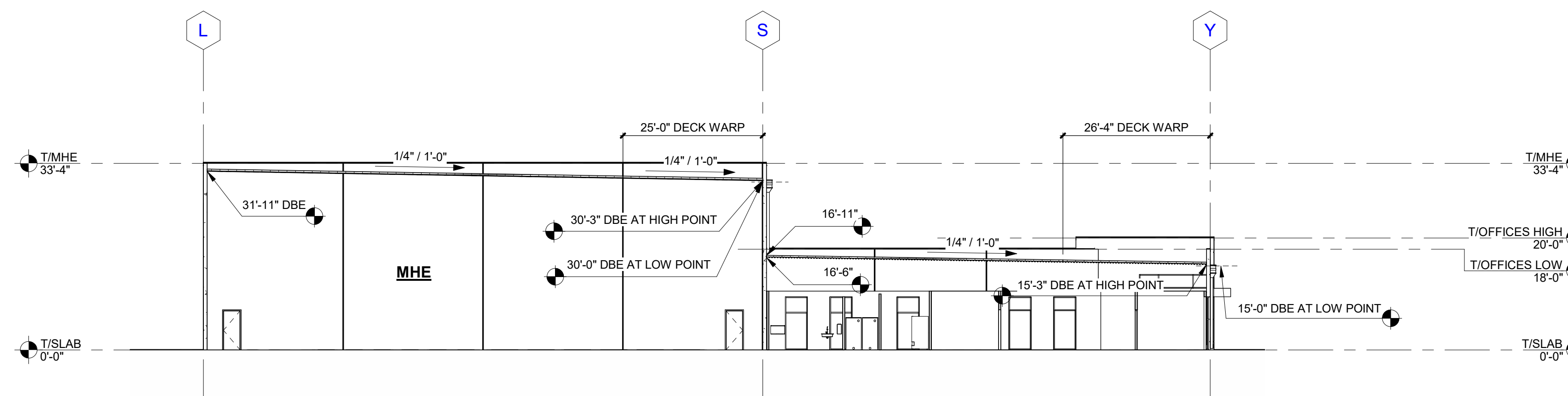


1 NORTH ELEVATION
 P-06 SCALE: 1/16" = 1'-0"

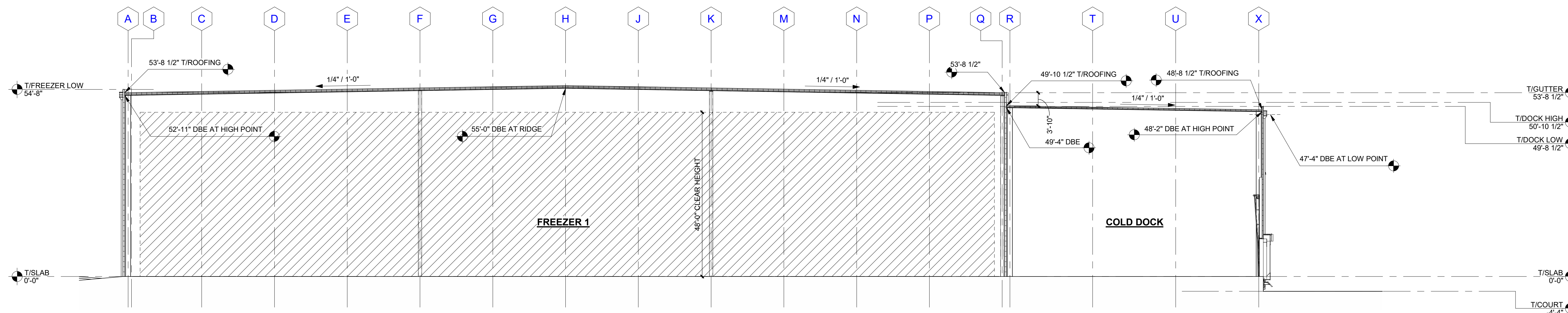
COREX COLD STORAGE
 GORHAM, ME 04038

PRESENTATION ELEVATIONS

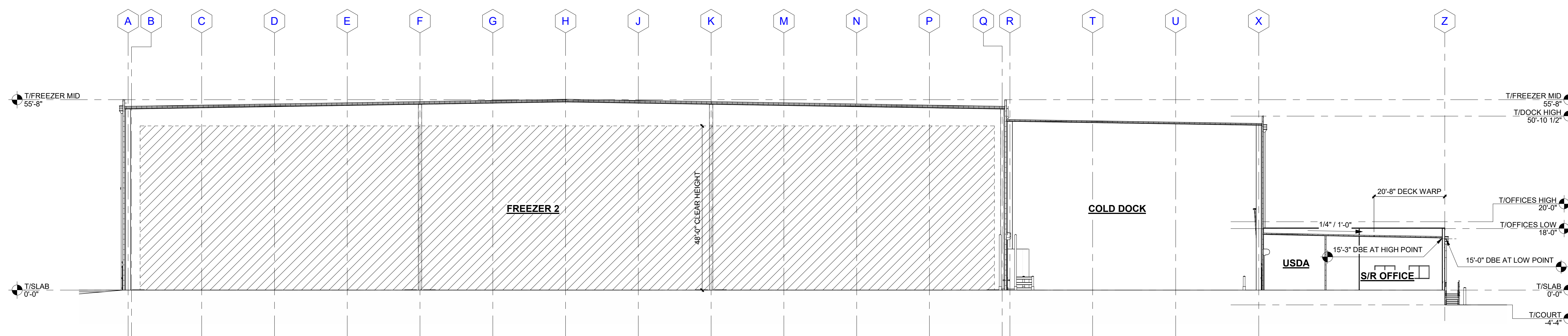
P-06



3 BUILDING SECTION AT MHE / MAIN OFFICE
 P-07 SCALE: 1/16" = 1'-0"



2 BUILDING SECTION AT FREEZER
 P-07 SCALE: 1/16" = 1'-0"



1 BUILDING SECTION AT S/R OFFICE
 P-07 SCALE: 1/16" = 1'-0"

COREX COLD STORAGE

GORHAM, ME 04038

BUILDING SECTION

P-07