

January 18, 2023
16103

Carol Eyerman, AICP, Town Planner
Brianna Freeman, Administrative Assistant
Planning and Development Department
75 South Street, Gorham, ME 04038

Response to Preliminary Comments on 01/09/23
9 Hutcherson Drive, Gorham

Dear Carol:

This letter and the associated attachments are provided in response to the comments dated January 9, 2023. We have organized the responses to restate each review comment in *italics*, followed by our response in **bold**.

Planning Division:

1. *An Army Corp permit is needed for wetland disturbance.*

Response: Please see the enclosed Army Corp approval.

2. *Existing condition site plan should be updated to include the previous addition.*

Response: The additional survey work has been completed and the Existing Conditions Plan is in the process of being updated. It is not anticipated the changes in the existing conditions will have an effect on the proposed project. The revised existing conditions plan will be provided to Town staff as soon as it is completed.

3. *The parking areas are required to be broken up with landscaping.*

Response: Landscaping has been added to split the proposed parking area on the south and sides of the building. These changes remove two parking spaces, hence bringing the proposed total to (46) forty-six. Please see the revised Site Plan (Sheet 3). The slightly decreased parking total stills remains well above the required minimum (per Ordinance), and works to alleviate existing parking issues as well as accommodates future growth.

4. *In her review dated November 10, 2022, Becca Settele, Wildlife Biologist from Maine Inland Fisheries and Wildlife, recommends a vernal pool delineation to be conducted for this area.*

Response: Please see the enclosed memo from Gary Fullerton regarding the potential for vernal pools in the wetlands on-site. The memo was emailed to Inland Fisheries and Wildlife, and acceptance was acknowledged.

5. *Revised plans were submitted on January 3, 2023 in response to comments provided by Wright Pierce, peer review engineer. Staff sent the plan response back to them for review. As of this writing, staff has not received comments back from the peer reviewer.*

Response: We are still awaiting feedback and response from the peer review engineer.

Fire Department:

1. *No State Construction Permit needed.*

Response: Acknowledged.

2. *Please forward Gorham Fire a PDF of the Building Plans set and Approved for Construction.*

Response: Building Plans and plans approved for construction will be sent to Gorham Fire after local approval.

3. *Sprinkler Plans submitted to State and Gorham Fire at least 2 weeks before starting work for plans review and approval.*

Response: A note has been added to the Notes and Legend Sheet stating, "Prior to installing the sprinkler system, the applicant shall submit the sprinkler plans to the state Fire Marshal's office and the Gorham fire department for review and permitting with the plans being submitted at least 2 weeks prior to the installation of the system." Please see Utility Note 11 on Notes and Legend Plan (Sheet 2).

4. *Fire alarm added to the addition per NFPA 72. Added alarm system plans submitted to Gorham Fire for approval.*

Response: A note has been added to the Notes and Legend Sheet stating, "The building shall meet all applicable sections of the NFPA 72. Prior to installing the alarm system, the applicant shall submit the alarm system plans to the Gorham fire department for review and permitting with the plans being submitted at least 2 weeks prior to the installation of the system." Please see Utility Note 12 on Notes and Legend Plan (Sheet 2).

5. *Emergency lighting per NFPA 101 and NFPA 1.*

Response: A note has been added to the Notes and Legend Sheet stating "The building shall meet all applicable sections of the NFPA 101 life safety code and the NFPA fire prevention cone 1." Please see Utility Note 10 on Notes and Legend Plan (Sheet 2).

6. *If rack storage is being used, the sprinkler system needs to be designed to accommodate that rack storage.*

Response: Acknowledged. If rack storage is to be used in the building, the sprinkler system will be designed to accommodate it.

7. *Hazardous Chemicals? Storage?*

Response: There will be no hazardous chemicals stored in the building addition.

8. *Vehicles stored in the Building?*

Response: There is no vehicle storage anticipated in the building addition. The overhead door will be used for loading and unloading equipment that does not pass through a conventional sized door.

Planning Comments:

1. *The planning board asked about the number of peak hour trips associated with the increase in employees.*

Response: There are currently 35 employees and an anticipated addition of 10 more employees over the next five years. The peak hour trip calculation for the AM and PM peak hour trips is based on the existing lot use categorized as a "Specialty Trade Contractor". For the existing 35 employees the AM and PM peak hour trips are 26 total trips in the AM and 28 total trips in the PM. The AM and PM peak hour trips for the proposed addition of 10 employees (45 total employees) are 33 total trips in the AM and 36 total trips in the PM. This level of vehicular activity anticipated by this proposed building addition does not trigger the threshold for a local traffic study for the Town of Gorham nor does it meet the required standards for an individual Traffic Movement Permit from the Maine Department of Transportation (100 peak hour trips).

2. *Show the dumpster location.*

Response: The existing dumpster location was added to the Site Plan (Sheet 3).

3. *Applicant states that 70% of the site will be impervious and the Maine Department of Environmental Protection (DEP) Site Law approval was for up to 75% impervious cover. Applicant to provide Maine DEP approval to verify this statement.*

Response: This comment was previously responded to in the 01/03/2023 comment response. **Update:** We have continued to work with the Town Planning Department and MDEP to locate the plans associated with the original subdivision plan for the Gorham Industrial Park (Permit #L-000003-39-F-N) but they have been having a difficult time locating the plans. Sebago has worked on a number of projects within Gorham Industrial Park, and it has been our understanding that the typical 75% impervious threshold applies to the ServPro site.

Carol Eyerman, AICP, Town Planner
16103

4

January 18, 2023

Upon your review of our responses, please contact me if you have any questions.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink that reads "Craig Burgess". The signature is written in a cursive, slightly slanted style.

Craig A. Burgess, P.E.
Senior Project Manager

CAB/jsh



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
NEW ENGLAND DISTRICT, CORPS OF ENGINEERS
696 VIRGINIA ROAD
CONCORD, MASSACHUSETTS 01742-2751

Regulatory Division
CENAE-RDC
NAE-2022-02711

December 1, 2022

Jared Lamey
Coah Building, LLC.
9 Hutcherson Drive
Gorham, Maine 04038
jared@servproportland.me
cburgess@sebagotechnics.com

Dear Applicant:

We recently reviewed your proposal to place 1,600 square feet of fill within freshwater wetlands at 9 Hutcherson Drive in Gorham, Maine in order to expand an existing commercial building. The work is shown on the attached plans entitled "LOCATION MAP JARED LAMEY" on 1 sheet dated "9/29/2022" and "GRADING AND UTILITY PLAN" on 1 sheet and dated "10/20/2022"

On October 14, 2020, we issued General Permits that, subject to our discretion, eliminates the need for individual Department of the Army permits for certain work that is regulated in the State of Maine. Your project as proposed and as shown on the attachments received by the Corps qualifies for self-verification under Maine General Permit 8, Residential, Commercial and Institutional Developments, and Recreational Facilities. No further action is necessary from the Corps on this project.

Please note, no work may be started unless and until all other required local, State and Federal licenses and permits have been obtained. If any change in the plans or construction methods is found necessary, please contact us immediately to discuss modification of your permit. Any change must be approved before it is undertaken. All work is subject to the terms and conditions contained in the general permit.

Please refer to identification number NAE-2022-02711 in any correspondence concerning this project. If you have any questions on this matter, please contact Colin Greenan of my staff at 978-318-8171 or Richard.C.Kristoff@usace.army.mil at our Augusta, Maine Project Office.

Good luck with your project.

Sincerely,

Richard
Kristoff Jr. Digitally signed by
Richard Kristoff Jr.
Date: 2022.12.01
13:15:51 -05'00'

For Frank J. Del Giudice
Chief, Permits & Enforcement Branch
Regulatory Division



Memorandum

To: Craig Burgess, PE

From: Gary Fullerton, CSS, LSE

A handwritten signature in black ink, appearing to read "Gary Fullerton", is written over the printed name.

Date: January 11, 2023

Project: #16103 – ServPro – 9 Hutcherson Drive, Gorham

I mapped wetlands at 9 Hutcherson Drive in Gorham in May 2016. I then visited the site in July 2022 to review and update the wetlands. When mapping the wetlands in May 2016, I did not find any areas that were indicative of vernal pools. None of the wetlands contained more than approximately 4 inches of standing water and no egg masses of indicator species as listed by the Maine DEP were present. A portion of the wetlands mapped in 2016 were permitted to be filled for the approved addition. In my opinion, the remaining wetlands do not contain significant or non-significant vernal pools.

SERVPRO - BUILDING EXPANSION

9 HUTCHERSON DRIVE
GORHAM, MAINE 04038

APPLICANT:

COAH BUILDING, LLC
9 HUTCHERSON DRIVE
GORHAM, MAINE 04038

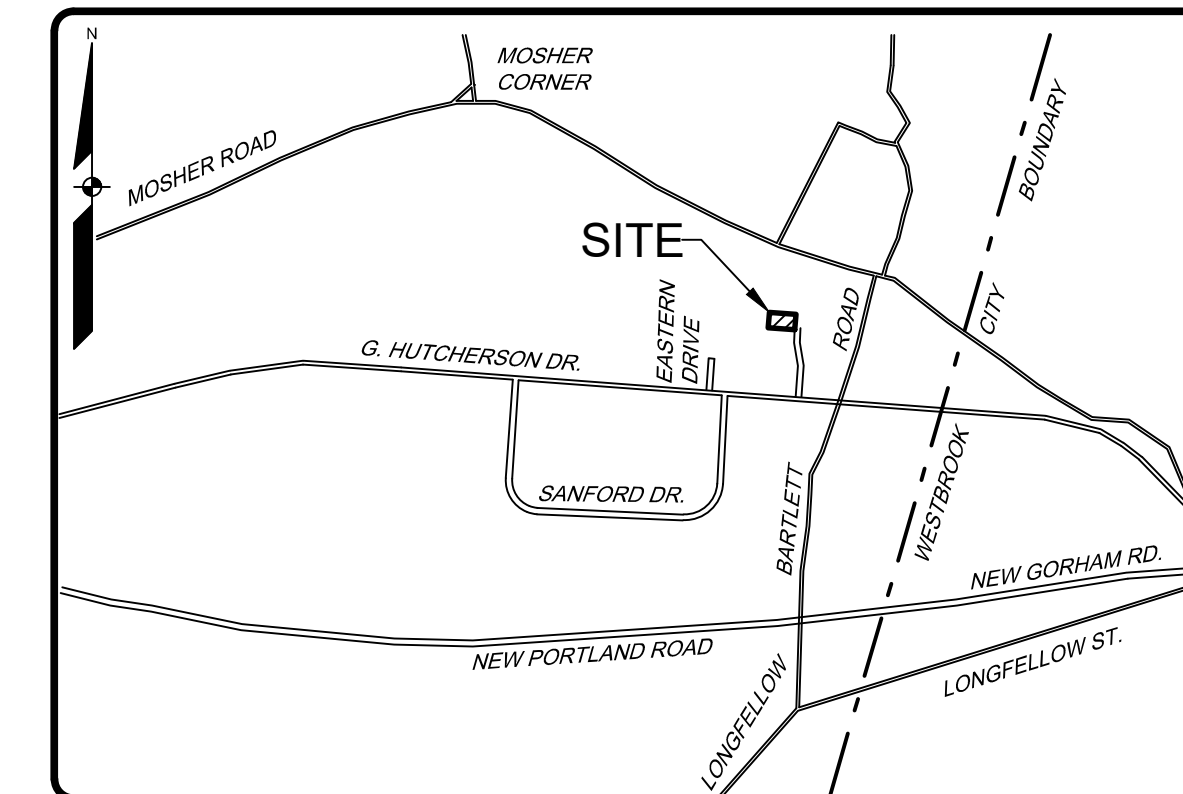
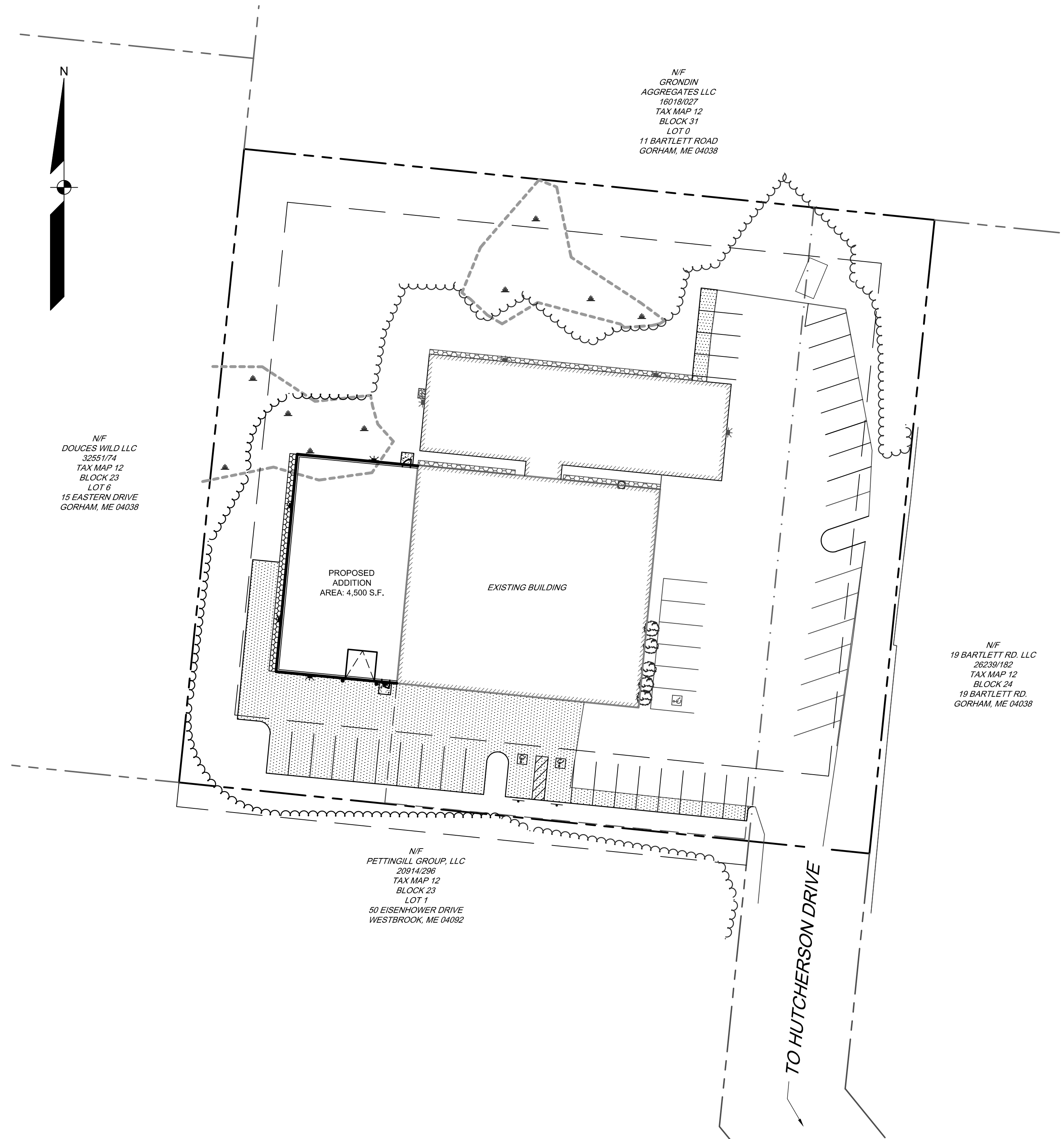
GENERAL CONTRACTOR::

PATCO CONSTRUCTION
1293 MAIN STREET
SANFORD, MAINE 04073

CIVIL ENGINEER:



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



LOCATION MAP

NTS

Sheet List Table

SHEET TITLE

- 1 COVER SHEET
 - 2 NOTES AND LEGEND
 - 3 SITE PLAN
 - 4 GRADING AND UTILITY PLAN
 - 5 EROSION CONTROL NOTES
 - 6 DETAILS
 - 7 DETAILS
- EXISTING CONDITIONS PLAN
BUILDING FLOOR PLAN AND ELEVATION
BUILDING RENDERING



REV.	BY	DATE	STATUS
E	CAB	01/24/2023	RESUBMISSION FOR TOWN REVIEW
D	CAB	01/20/2023	RESUBMISSION FOR TOWN REVIEW
C	CAB	01/18/2023	RESUBMISSION FOR TOWN REVIEW
B	CAB	01/03/2023	RESUBMISSION FOR TOWN REVIEW
A	CAB	11/16/2022	TOWN SUBMISSION

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.



COVER SHEET
OF: SERVPRO - BUILDING EXPANSION
9 HUTCHERSON DRIVE
GORHAM, MAINE 04038
FOR: COAH BUILDING LLC
9 HUTCHERSON DRIVE
GORHAM, MAINE 04038

DESIGNED	JSH
DRAWN	ABB
CHECKED	CAB
DATE	10/20/2022
SCALE	1" = 30'
PROJECT	16103

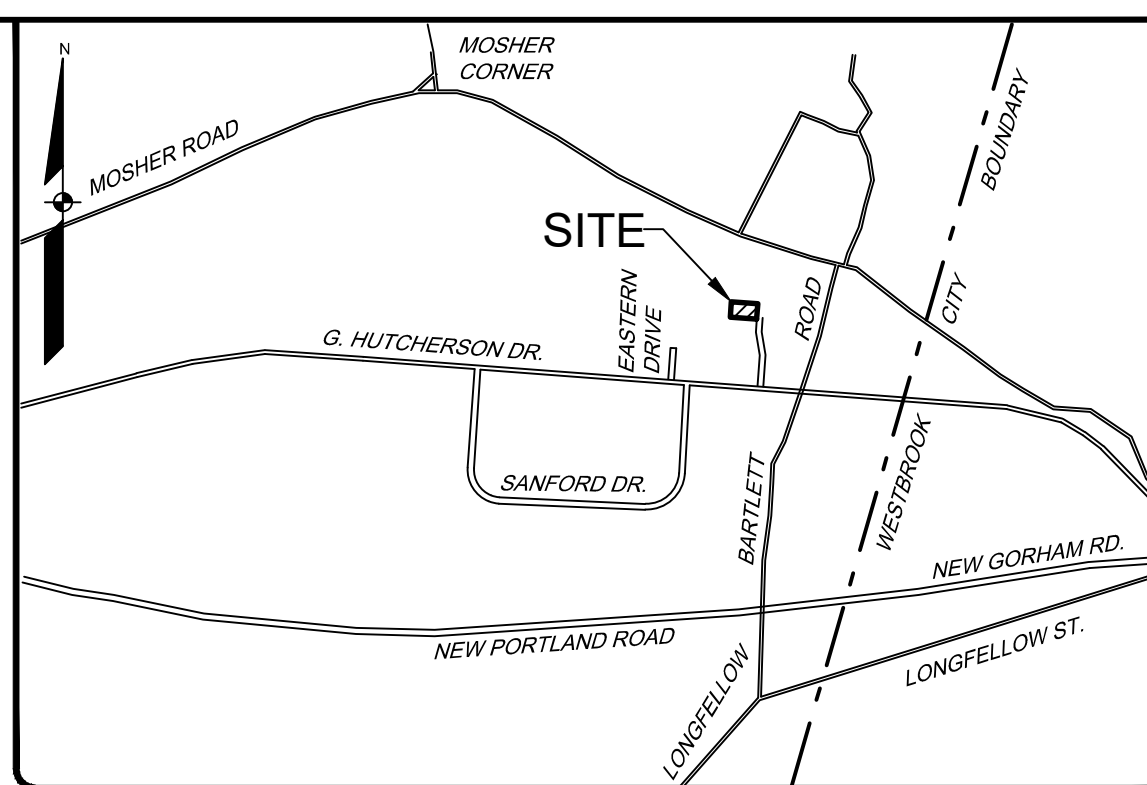
I:\Projects\1600016103\DWG\Design\16103.dwg - 1/25/2023 2:22 PM - CRAIG BURGESS

N/F
GRONDIN AGGREGATES LLC
16018027
TAX MAP 12
BLOCK 31
LOT 0
11 BARTLETT ROAD
GORHAM, ME 04038

N/F
DOUCES WILD LLC
3255174
TAX MAP 12
BLOCK 23
LOT 8
15 EASTERN DRIVE
GORHAM, ME 04038

N/F
19 BARTLETT RD. LLC
26239182
TAX MAP 12
BLOCK 24
19 BARTLETT RD.
GORHAM, ME 04038

N/F
PETTINGILL GROUP, LLC
20914296
TAX MAP 12
BLOCK 23
LOT 1
50 EISENHOWER DRIVE
WESTBROOK, ME 04092



LOCATION MAP

N.T.S.

GENERAL NOTES:

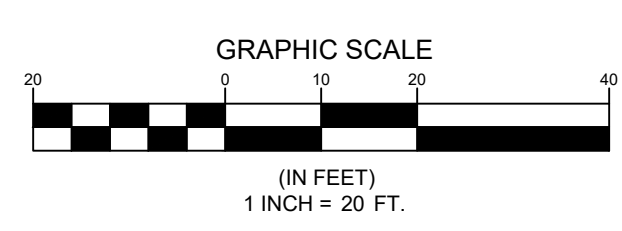
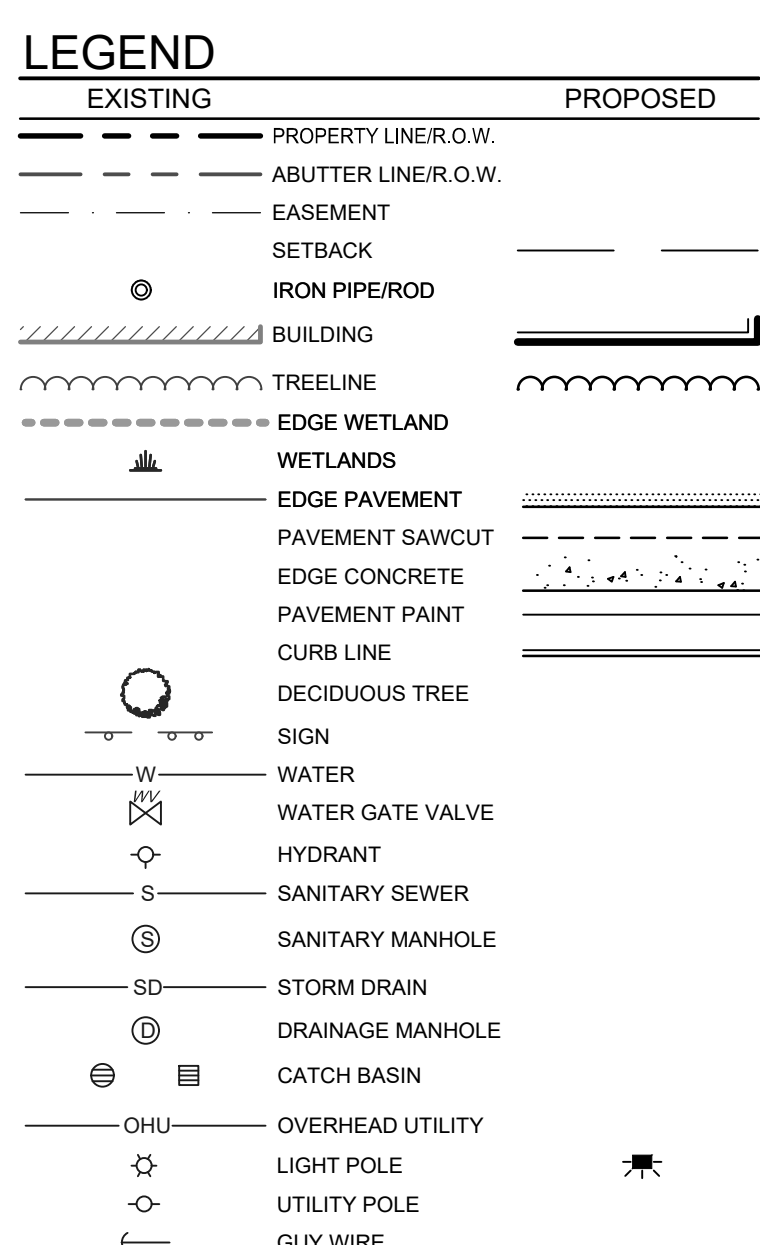
1. THE RECORD OWNER OF THE PARCEL IS COAH BUILDING LLC, BY DEED DATED AUGUST 24, 2020 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 37102, PAGE 158.
2. THE PROPERTY IS SHOWN AS BLOCK 23 LOT 3 ON THE TOWN OF GORHAM TAX MAP 12 AND IS LOCATED IN THE INDUSTRIAL (I) DISTRICT.
MUNICIPAL SPACE AND BULK REQUIREMENTS:
 MINIMUM LOT AREA NONE
 MINIMUM STREET FRONTAGE NONE
 MINIMUM FRONT YARD 30'
 MINIMUM SIDE & REAR YARDS 20' OR 50% BUILDING HEIGHT
 MAXIMUM HEIGHT NONE
 MAXIMUM BUILDING COVERAGE NONE
3. TOTAL PARK COVENANTS FROM GREATER PORTLAND BUILDING FUND TO THE REECE CORPORATION SPECIFY THE FOLLOWING SPACE AND BULK REQUIREMENTS:
 MIN. SETBACK OFF BARTLETT ROAD 100'
 MIN. SETBACK OFF DEDICATED OR ACCEPTED STREET 50'
 MIN. SETBACK SIDE OR REAR YARD 50'
 MAX. RATIO TO BUILDING 3 TO 1
 MIN. PARKING 1 PER EMPLOYEE
 SEE DEED FOR ADDITIONAL REQUIREMENTS
4. TOTAL AREA OF PARCEL IS APPROXIMATELY 1.4 ACRES.
5. BOUNDARY INFORMATION DEPICTED HEREON IS FROM PLAN REFERENCE 6A - SEBAGO TECHINCS, INC. HAS NOT PERFORMED AN INDEPENDENT BOUNDARY RETRACEMENT SURVEY OF THIS PROPERTY. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY PERFORMED BY SEBAGO TECHINCS IN APRIL 2016.
6. PLAN REFERENCES:
 A. REVISED PLAN GORHAM INDUSTRIAL PARK, GORHAM, MAINE, BY ALLIED ENGINEERING INC., GORHAM, MAINE, DATED DECEMBER 20, 1989, PLAN BOOK 182/PAGE 30.
7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
8. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
9. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR GORHAM, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 23004700308, HAVING AN EFFECTIVE DATE OF OCTOBER 15, 1981. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING.
10. A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN JULY, 2022 BY GARY M. FULLERTON, GSS, SEBAGO TECHINCS, INC. 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. ALL WETLAND FLAGS WERE LOCATED USING A TRIMBLE BACKPACK GPS UNIT CAPABLE OF DECIMETER ACCURACY.



			REVISION FOR TOWN REVIEW	DATE
E	CAB	01/24/2023	RESUBMISSION FOR TOWN REVIEW	
D	CAB	01/20/2023	RESUBMISSION FOR TOWN REVIEW	
C	CAB	01/18/2023	RESUBMISSION FOR TOWN REVIEW	
B	CAB	01/03/2023	RESUBMISSION FOR TOWN REVIEW	
A	CAB	11/16/2022	TOWN SUBMISSION	
REV.	BY:	DATE:	STATUS:	

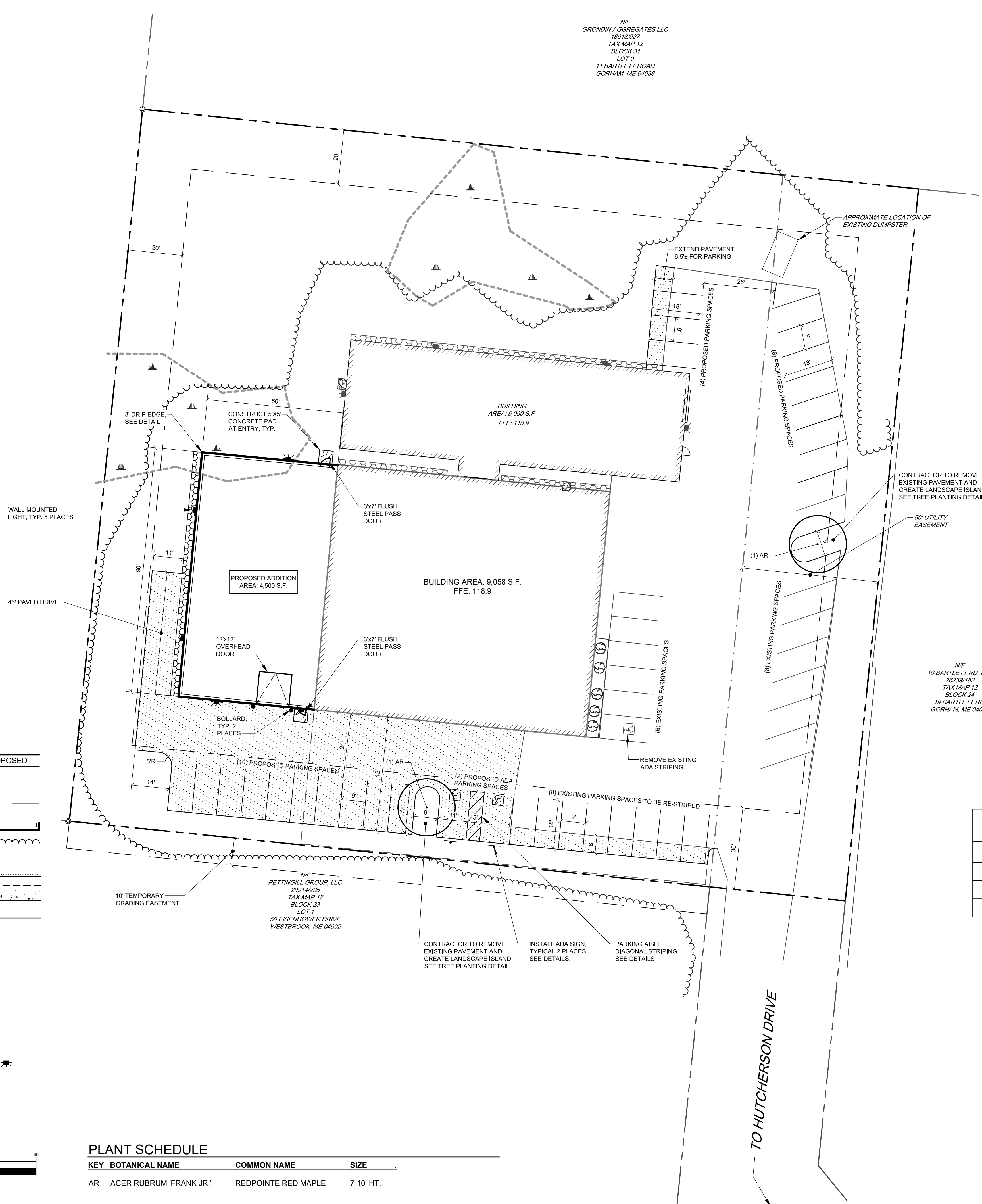
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHINCS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHINCS, INC.

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



PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE
AR	ACER RUBRUM 'FRANK JR.'	REDPOINTE RED MAPLE	7-10' HT.



PARKING SUMMARY

DESCRIPTION	SIZE	REQUIRED	PROVIDED
STANDARD SPACE	9'X18'	18,900 SF BUILDING - 1 STANDARD / 1,000 SF = 19	44
ADA SPACE	11'X18'	1 ADA / 25 STANDARD = 2	2
TOTAL			46

STATE OF MAINE

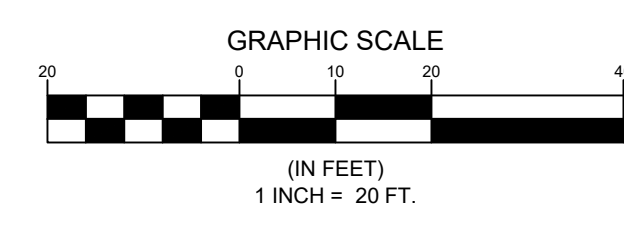
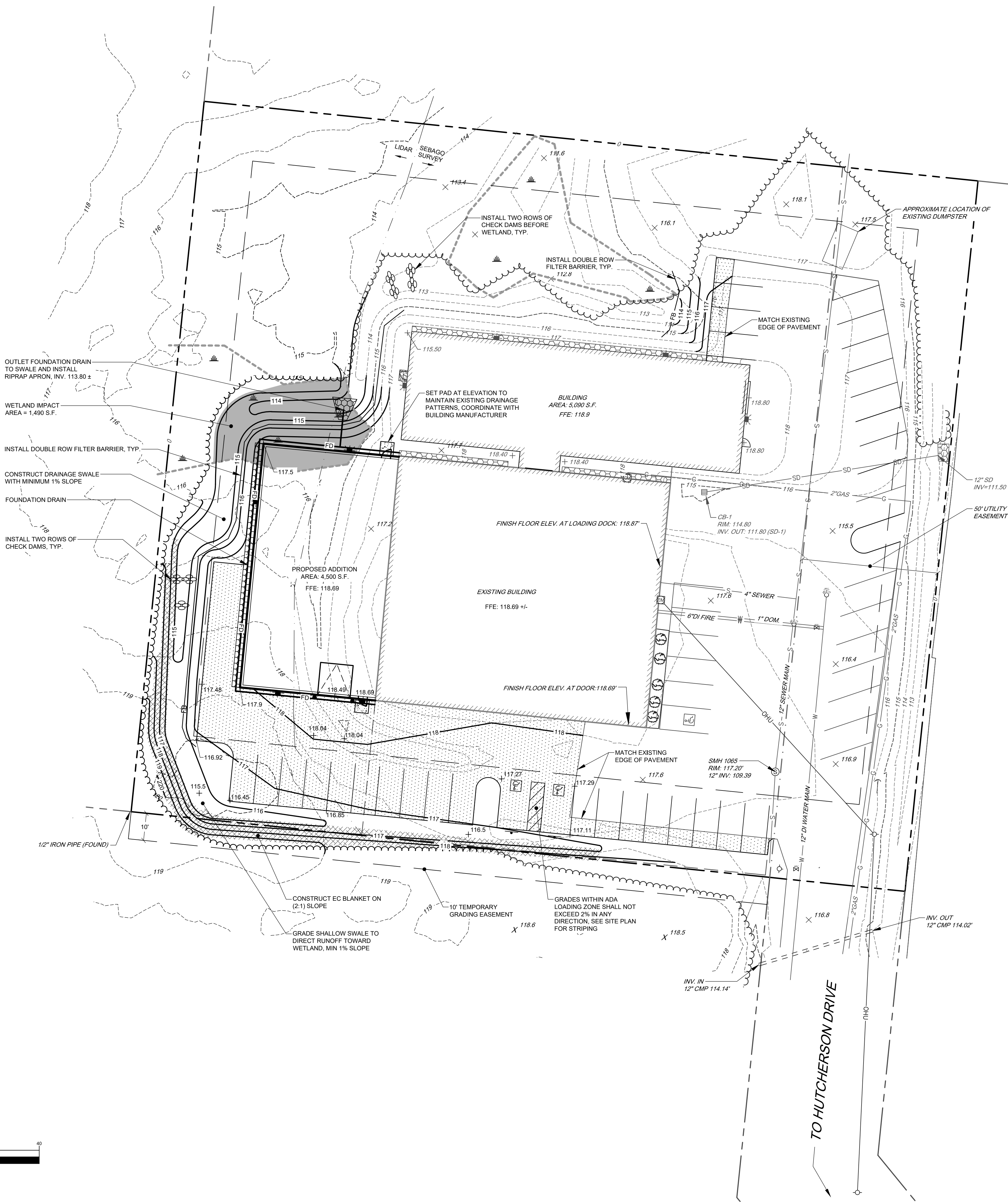
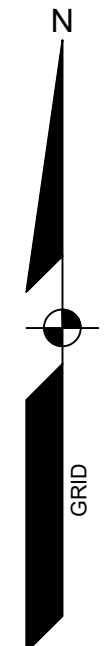
COUNTY SS REGISTRY OF
 DEEDS RECEIVED _____, 20____ DATE
 AT _____ h _____ m _____ M. AND RECORDED
 IN _____ PLAN BOOK _____ PAGE _____
 ATTEST REGISTRAR _____

TOWN OF GORHAM
PLANNING BOARD

CHAIRPERSON

SITE PLAN
 OF: SERVPRO - BUILDING EXPANSION
 9 HUTCHERSON DRIVE
 GORHAM, MAINE 04038
 FOR: COAH BUILDING LLC
 9 HUTCHERSON DRIVE
 GORHAM, MAINE 04038

DESIGNED	JSH
DRAWN	ABB
CHECKED	CAB
DATE	10/20/2022
SCALE	1" = 20'
PROJECT	16103



I:\projects\16103\DWG\Design\16103CU.dwg - 1/25/2023 2:22 PM - CRAIG BURGESS



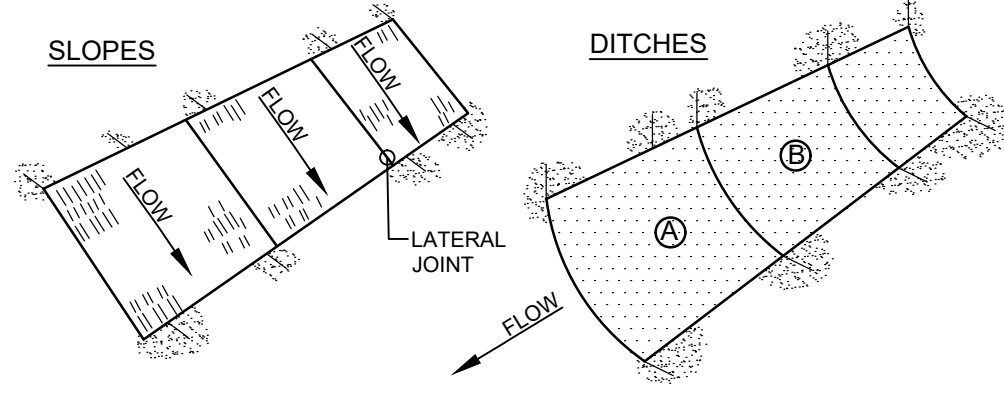
E	CAB	01/24/2023	RESUBMISSION FOR TOWN REVIEW
D	CAB	01/20/2023	RESUBMISSION FOR TOWN REVIEW
C	CAB	01/18/2023	RESUBMISSION FOR TOWN REVIEW
B	CAB	01/03/2023	RESUBMISSION FOR TOWN REVIEW
A	CAB	11/16/2022	TOWN SUBMISSION

REV. BY: DATE: STATUS:
 THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

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

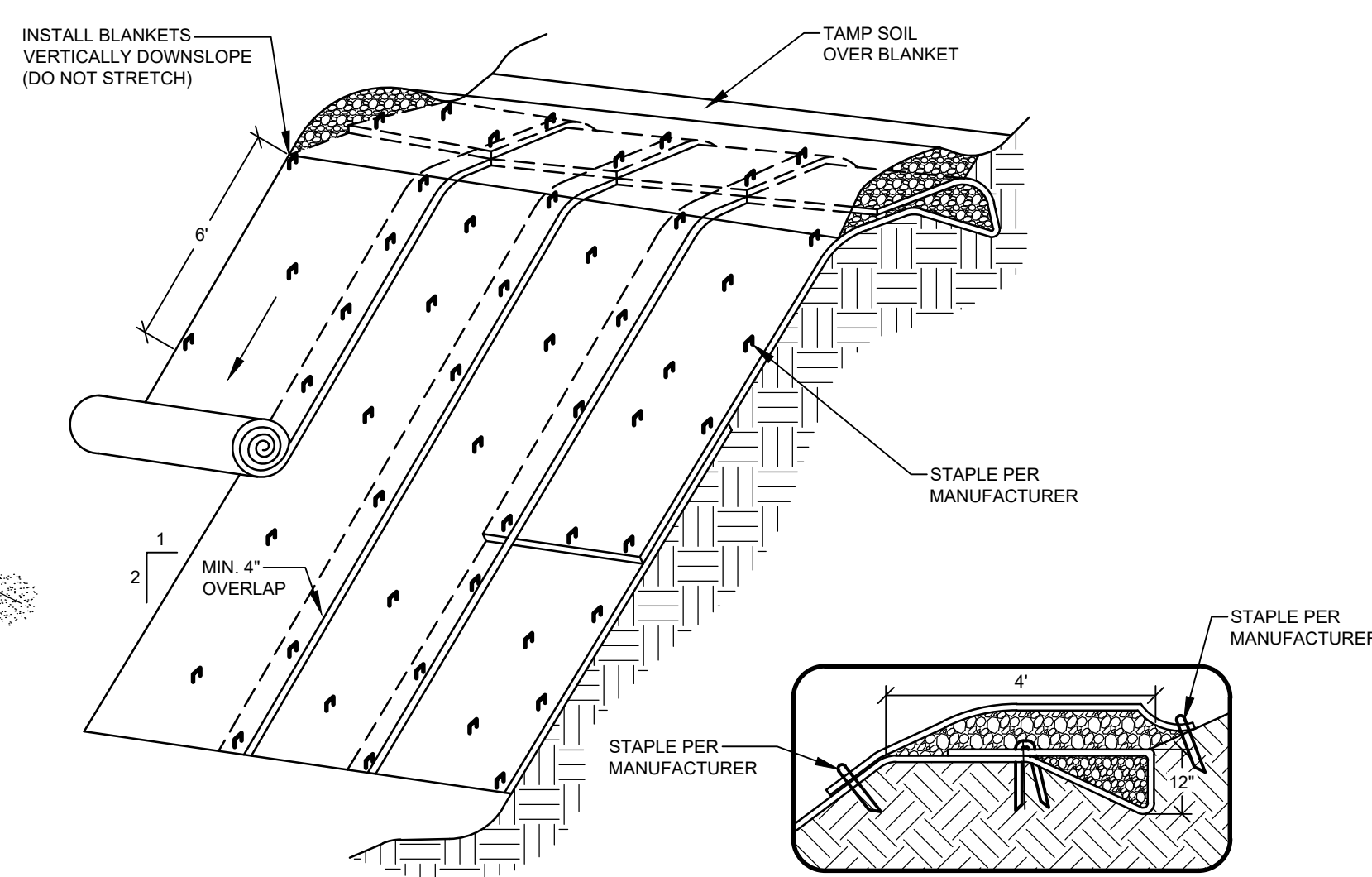
GRADING AND UTILITY PLAN
 OF: **SERVPRO - BUILDING EXPANSION**
 9 HUTCHERSON DRIVE
 GORHAM, MAINE 04038
 FOR: **COAH BUILDING LLC**
 9 HUTCHERSON DRIVE
 GORHAM, MAINE 04038

DESIGNED	JSH
DRAWN	ABB
CHECKED	CAB
DATE	10/20/2022
SCALE	1" = 20'
PROJECT	16103

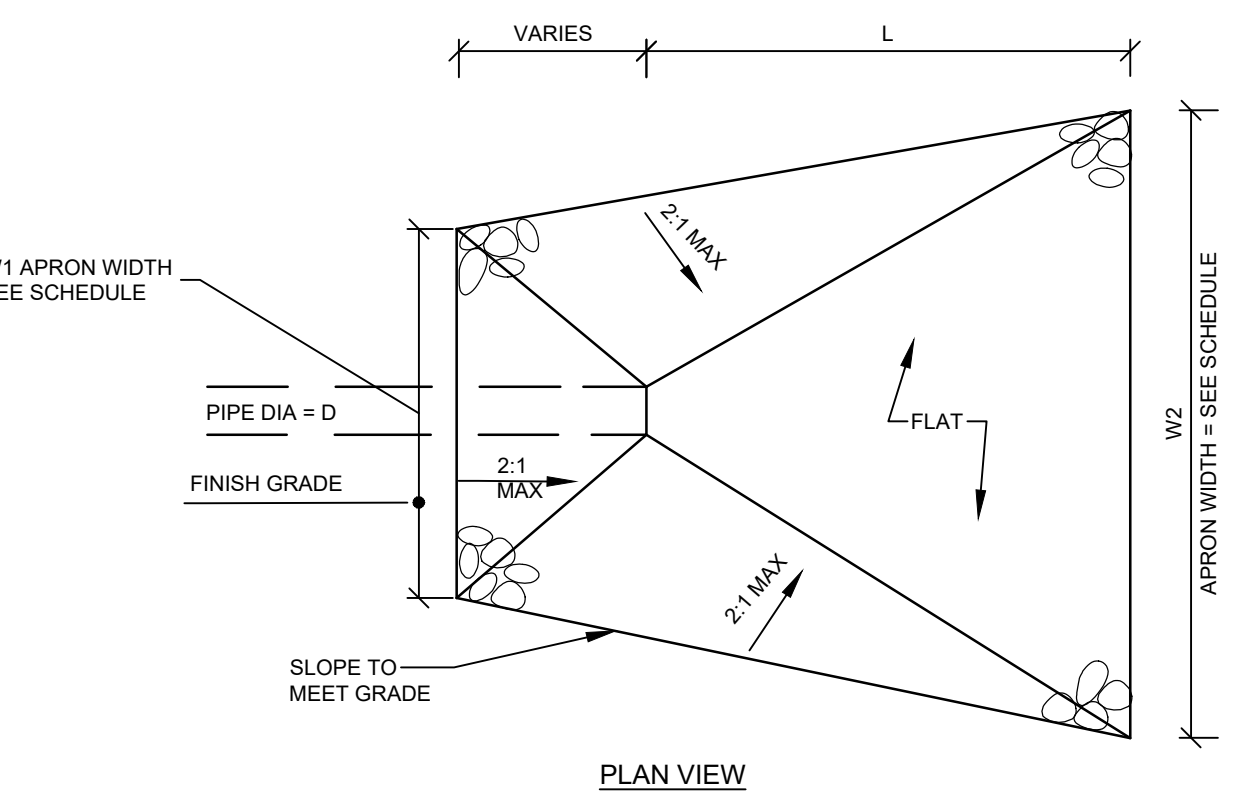
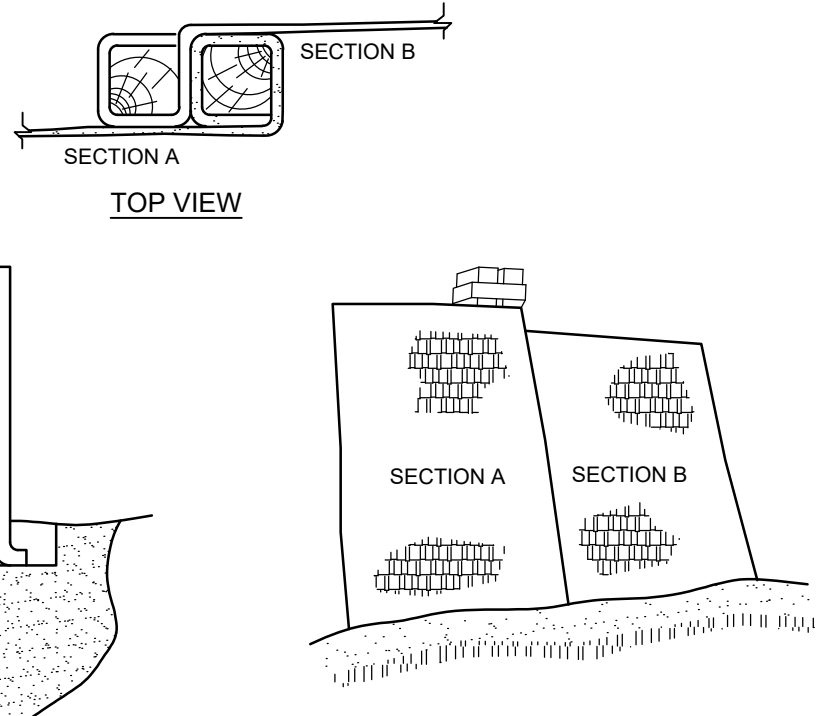


- NOTES:**
- BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP. TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.
 - FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED. OVERLAP B OVER A.
 - LATERAL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

EROSION CONTROL BLANKET
NOT TO SCALE

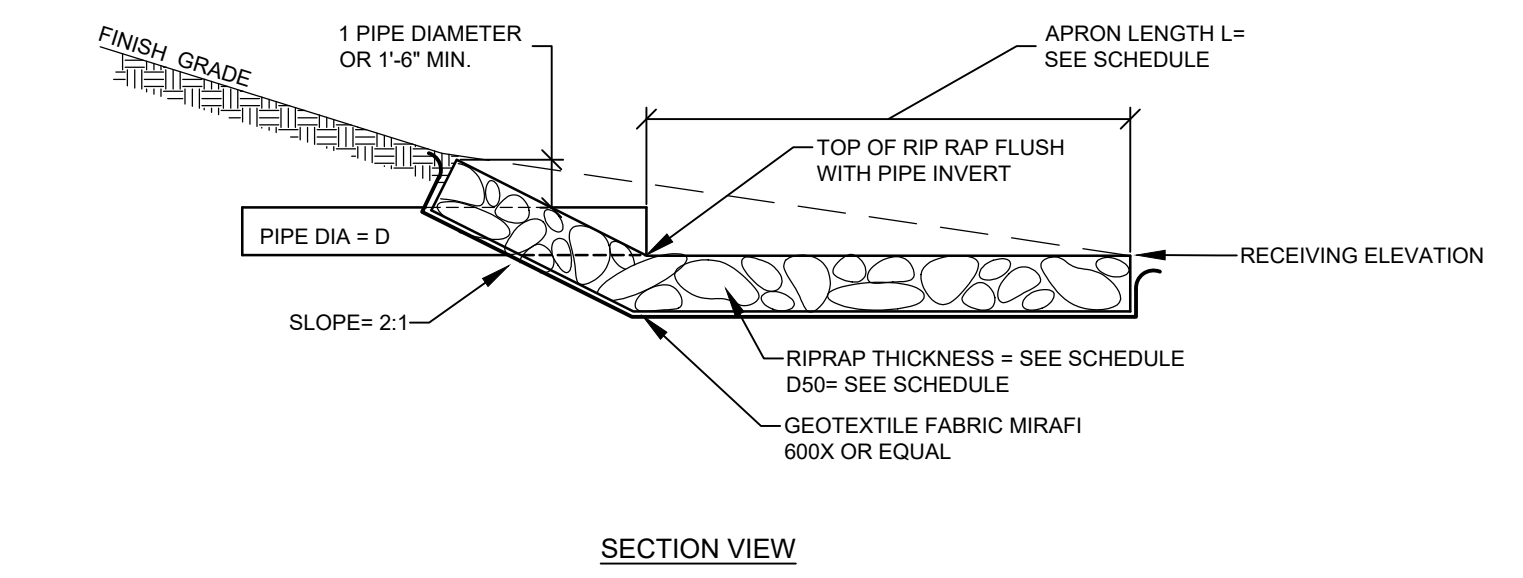


- CONSTRUCTION SPECIFICATIONS**
- THE SOIL SURFACE SHALL BE FINELY GRADED AND SMOOTH FOR THE BLANKET TO HAVE DIRECT CONTACT WITH THE SOIL AND TO PREVENT UNDERMINING.
 - SEED SHALL BE SOWN BEFORE INSTALLING THE EROSION CONTROL BLANKET.
 - ALWAYS UNROLL THE BLANKET DOWNHILL WITHOUT STRETCHING AND ANCHOR THE UPSLOPE EDGE IN A 12 INCH DEEP TRENCH THAT IS BACKFILLED AND TAMPED. COVER THE TAMPED SOIL WITH BLANKET AND STAPLE TO SECURE.
 - OVERLAP SHINGLE 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.



- INSTALLATION:**
- EXCAVATE A 6"x6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
 - UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
 - DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
 - 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.
 - JOIN SECTION AS SHOWN ABOVE.
 - BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL.
 - THE FENCE SHOULD BE ANCHORED TO RESIST PULL-OUT AND BE STRETCHED TIGHTLY BETWEEN STAKES TO PREVENT SAGGING.
 - IN AREAS WHERE FLAP CANNOT BE KEVED PROPERLY (DUE TO FROZEN GROUND, BEDROCK, STONY SOILS, ROOTS NEAR A PROTECTED NATURAL RESOURCE, ETC.), THE SILT FENCE SHOULD BE ANCHORED WITH AGGREGATE, CRUSHED STONE, EROSION CONTROL MIX OR OTHER MATERIAL.
 - FILTER BARRIER NEEDS TO BE REMOVED WHEN THE AREA IS STABILIZED.

FILTER BARRIER
NOT TO SCALE

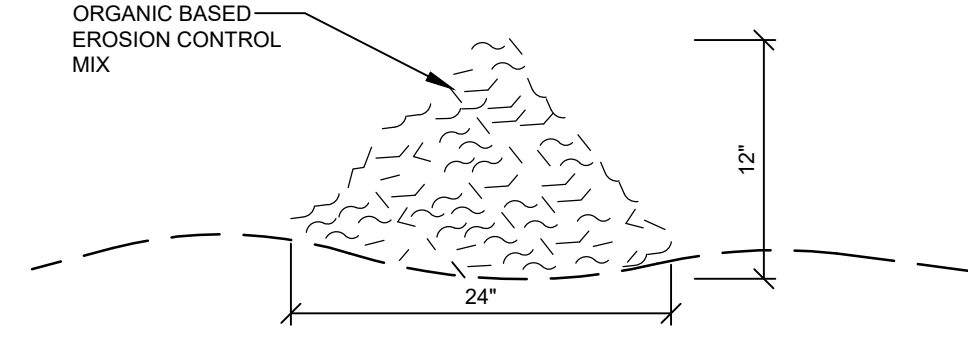


TYPICAL RIPRAP APRON SCHEDULE

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

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

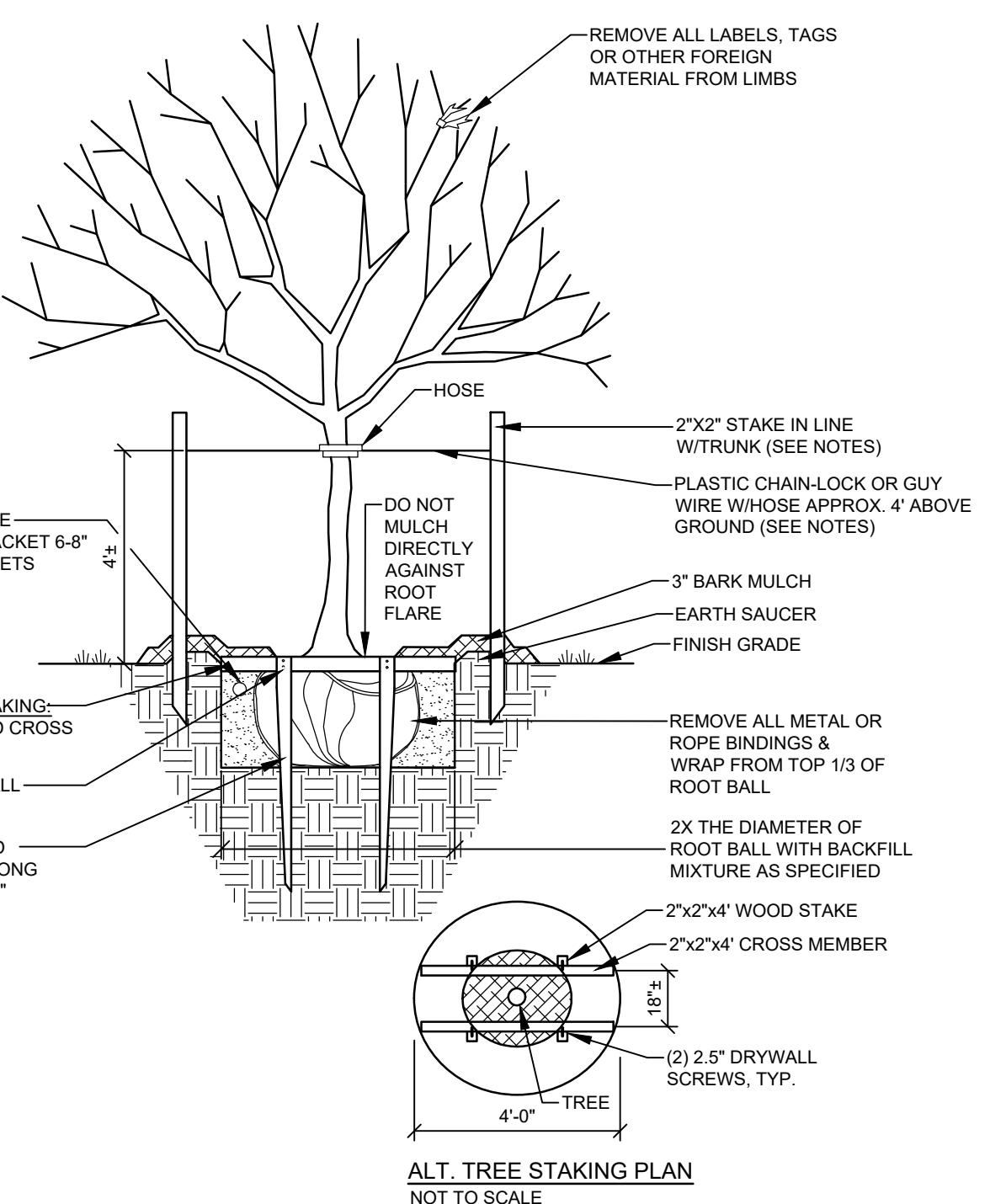
RIPRAP APRON
NOT TO SCALE



COMPOSITION
EROSION CONTROL MIX SHALL BE MANUFACTURED ON OR OFF THE PROJECT SITE SUCH THAT ITS COMPOSITION IS IN ACCORDANCE WITH THE LATEST VERSION OF THE MDEP MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL. 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:**
- THE BARRIER MUST BE PLACED ACROSS THE SLOPE, ALONG THE CONTOUR.
 - 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.
 - 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.
 - 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.
 - BERMS COMPOSED OF EROSION CONTROL MIX CAN BE RESHAPED WHEN NECESSARY.

EROSION CONTROL MIX BERM
NOT TO SCALE

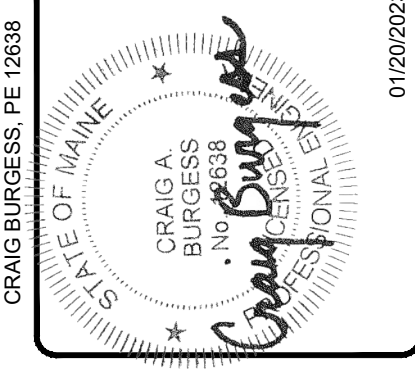


DECIDUOUS TREES
NOT TO SCALE

LANDSCAPE NOTES:

- PLANT QUANTITIES SHOWN ON PLANS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "U.S.A. STANDARD FOR NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
- PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM DATE OF INSTALLATION. DURING THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
- EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDDED DARK BROWN BARK MULCH.
- THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SODDED OR SEEDED. PLANTING AREAS SHALL RECEIVE 12" ROLLED THICKNESS OF LOAM. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
- ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
- WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
- DURING CLEANING OF SITE AND PRIOR TO TREE AND SHRUB INSTALLATION, CONTRACTOR SHALL REMOVE INVASIVE PLANTS. AREAS WHERE INVASIVE PLANTS ARE REMOVED AND NOT OTHER PLANTING IS PROPOSED, AREA SHALL BE LOAMED AND SEEDED.

CRAG BURGESS, PE 12638



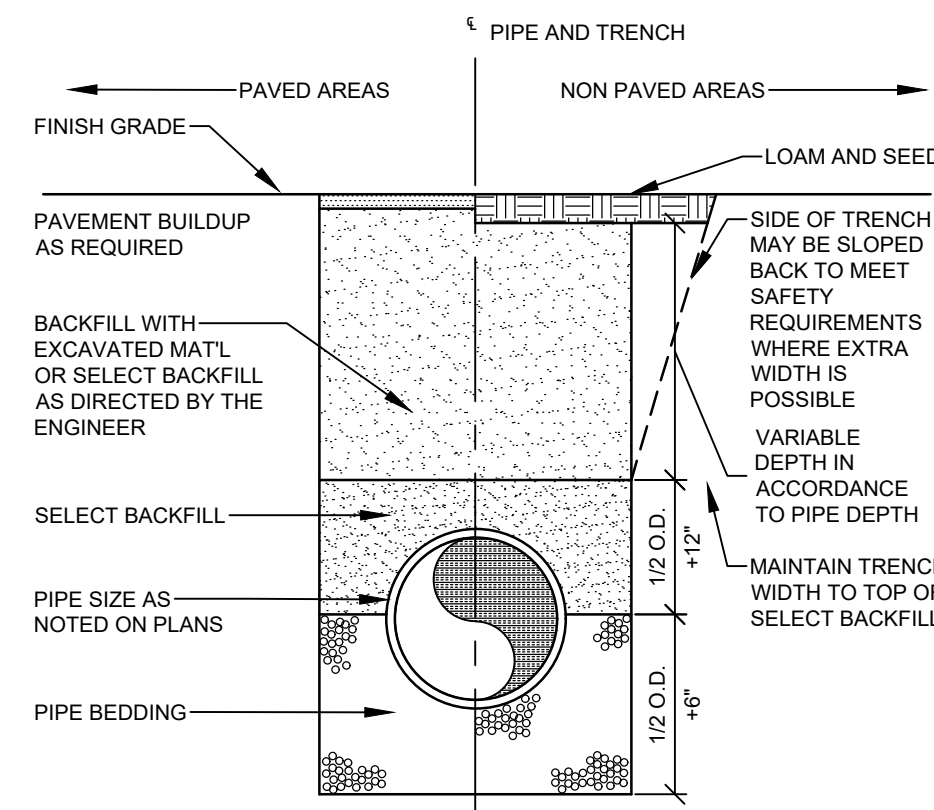
REV.	BY	DATE	STATUS
E	CAB	01/24/2023	RESUBMISSION FOR TOWN REVIEW
D	CAB	01/20/2023	RESUBMISSION FOR TOWN REVIEW
C	CAB	01/18/2023	RESUBMISSION FOR TOWN REVIEW
B	CAB	01/03/2023	RESUBMISSION FOR TOWN REVIEW
A	CAB	11/16/2022	TOWN SUBMISSION

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.



DETAILS
OF
SERVPRO - BUILDING EXPANSION
9 HUTCHERSON DRIVE
GORHAM, MAINE 04038
FOR:
COAH BUILDING LLC
9 HUTCHERSON DRIVE
GORHAM, MAINE 04038

DESIGNED	JSH
DRAWN	ABB
CHECKED	CAB
DATE	10/20/2022
SCALE	NTS
PROJECT	16103

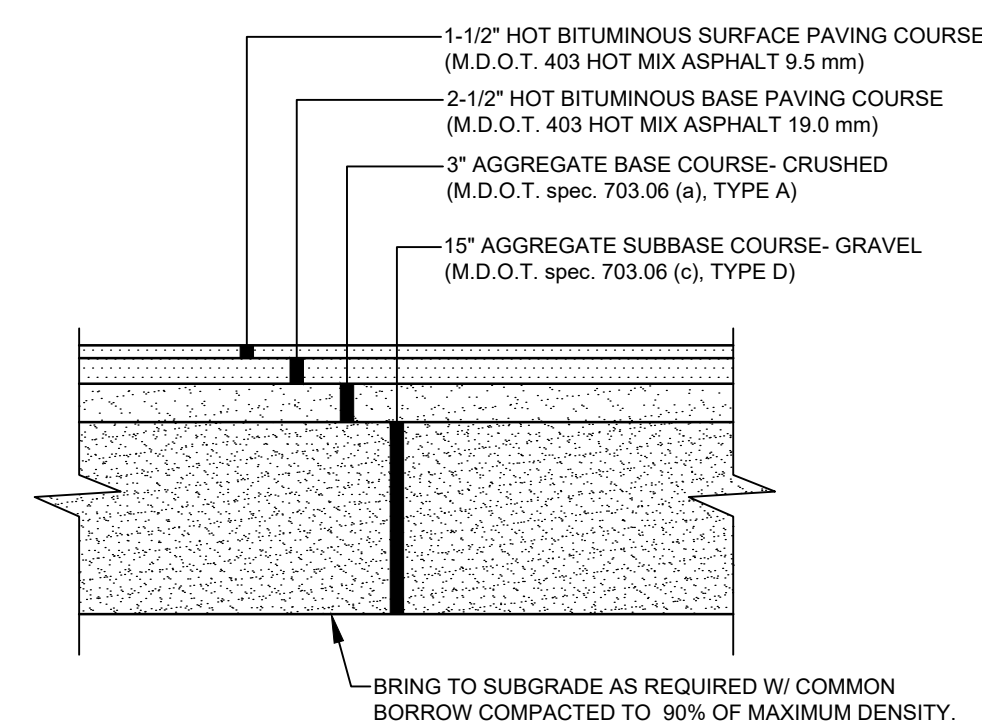


TRENCH BACKFILL SCHEDULE

PIPE TYPE	PIPE BEDDING MATERIAL	SELECT BACKFILL
CORRUGATED METAL 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" CRUSHED STONE	MDOT 703.22 TYPE B UD BACKFILL OR MDOT 703.13 3/4" CRUSHED STONE
PERFORATED PVC-SDR 35 HDPE	MDOT 703.13 3/4" CRUSHED STONE	MDOT 703.22 TYPE B UD BACKFILL OR MDOT 703.13 3/4" CRUSHED STONE

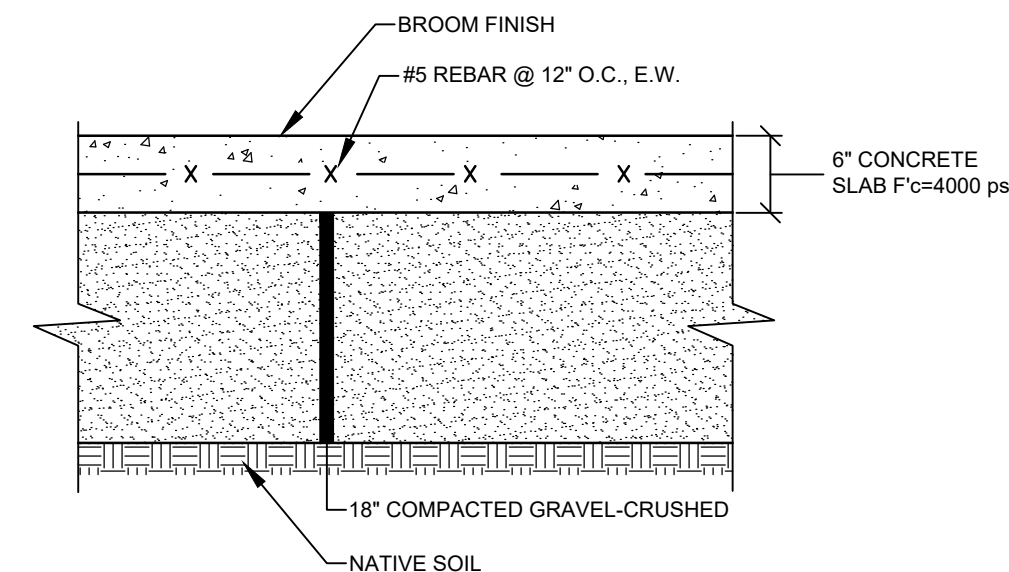
NOTE:
ALL BRACING AND SHEETING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL MEET ALL STATE AND O.S.H.A. SAFETY STANDARDS.

TRENCH SECTION
NOT TO SCALE



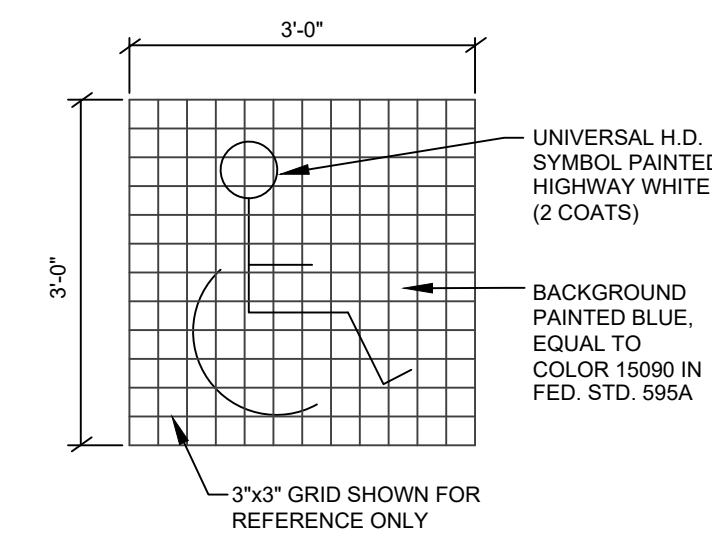
- NOTES:**
1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 92% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
 2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.
 3. CONTRACTOR MAY REPLACE BITUMINOUS PAVING SECTION WITH TWO (2) 1-3/4" LIFTS OF 12.5mm SUPERPAVE MIX. SUBMIT PAVEMENT MIX DESIGN PRIOR TO CONSTRUCTION.

PAVEMENT SECTION
NOT TO SCALE

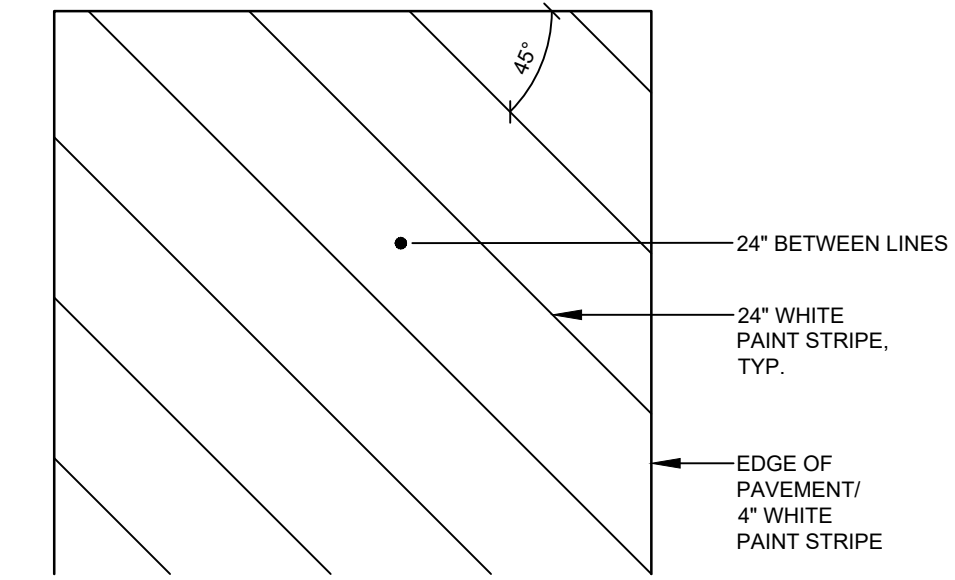


- NOTE:**
1. PROVIDE CONTRACTION CONTROL JOINTS EVERY 6' IN EACH DIRECTION

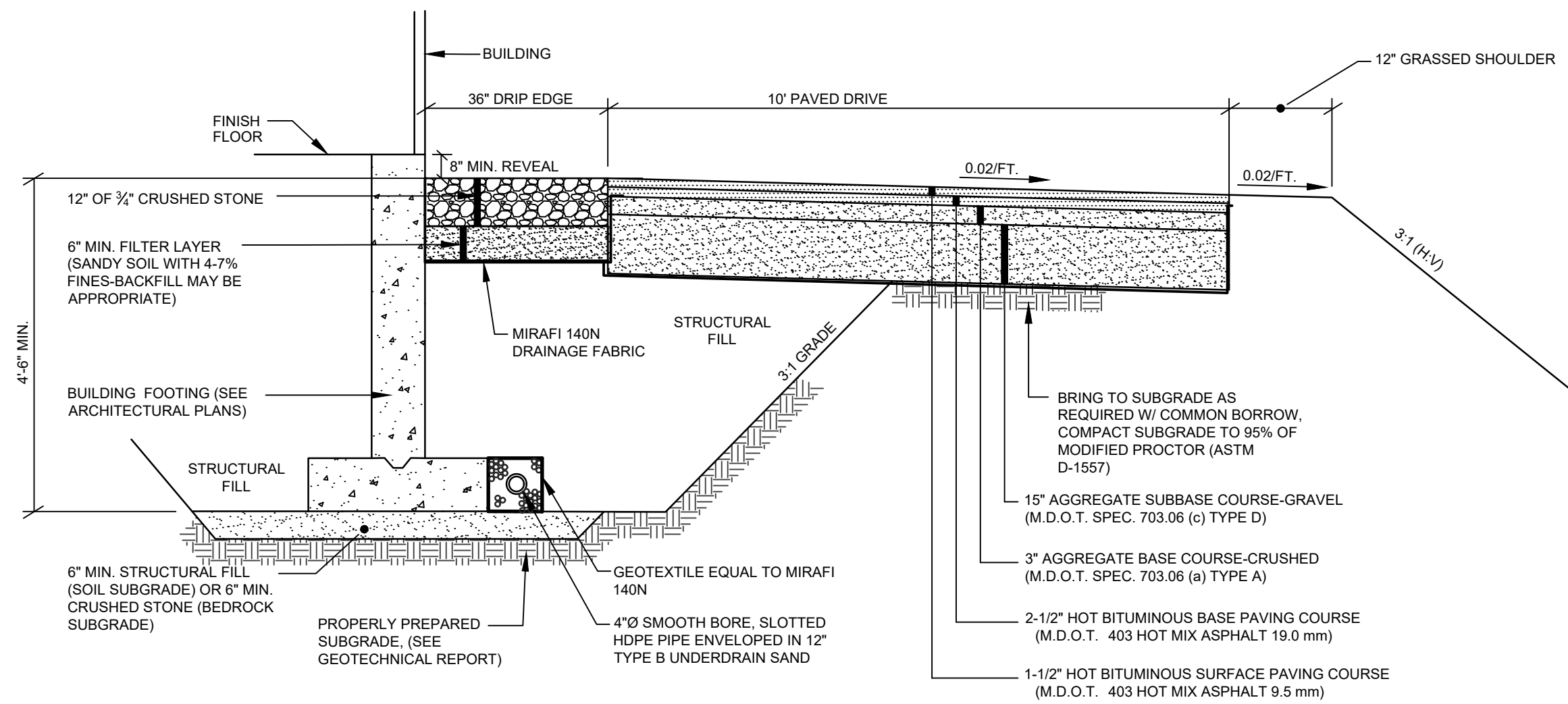
CONCRETE SLAB
NOT TO SCALE



HANDICAP PAINT
NOT TO SCALE

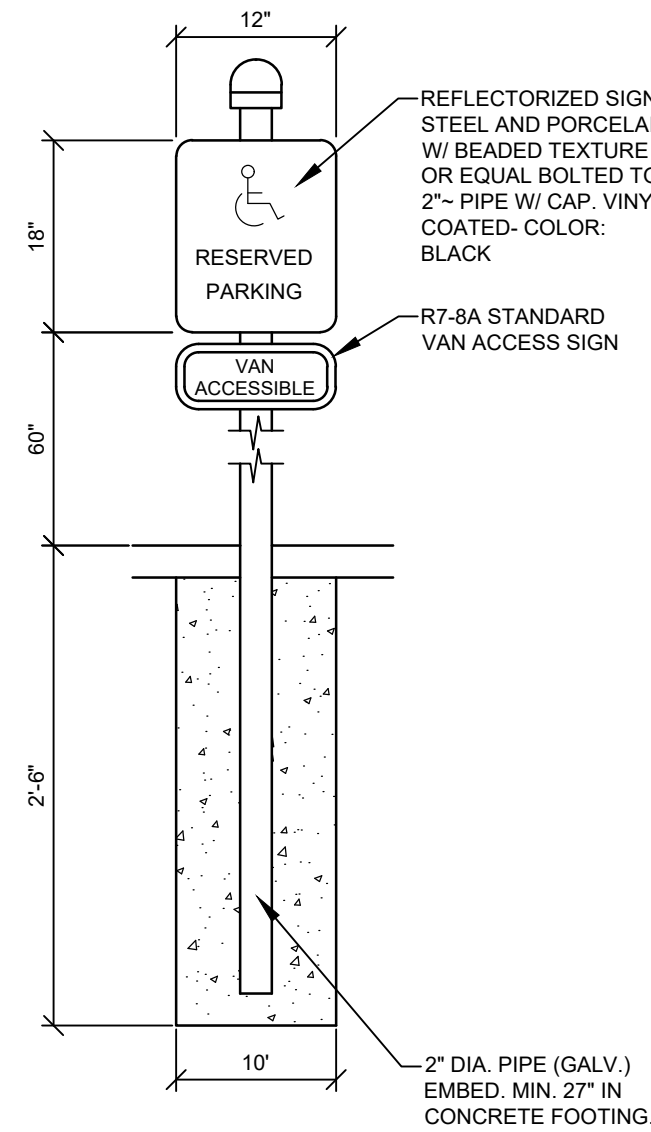


DIAGONAL PAINT MARKINGS
NOT TO SCALE

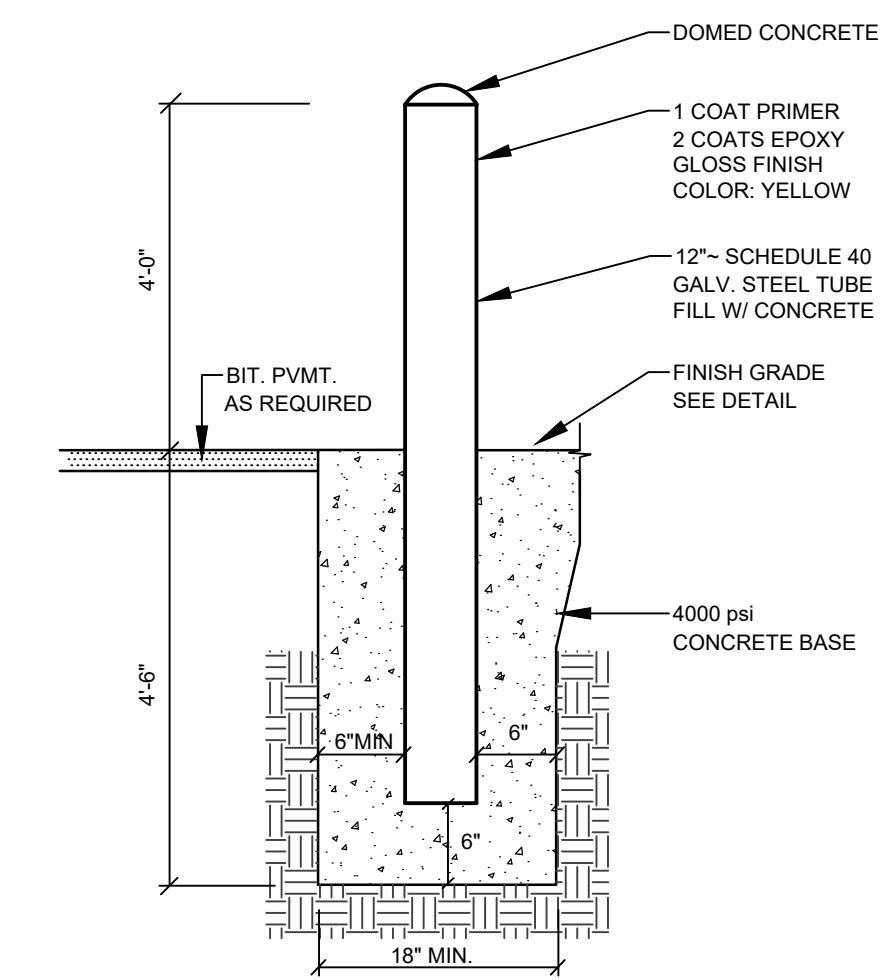


- NOTE:**
1. UNDERDRAIN INSTALLATION AND MATERIAL GRADATION RECOMMENDATIONS SHALL BE COORDINATED WITH THE GEOTECHNICAL REPORT.
 2. THIS DETAIL IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. CONSTRUCTION OF THE FOUNDATION DRAIN, FOOTING & ASSOCIATED MATERIALS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS.
 3. COMPACT GRAVEL SUBBASE, BASE COURSE TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.

**UNDERDRAINED ROOF DRIP EDGE
& PAVED ACCESS DRIVE**
NOT TO SCALE



ADA ACCESSIBLE SIGN
NOT TO SCALE



METAL BOLLARD
NOT TO SCALE



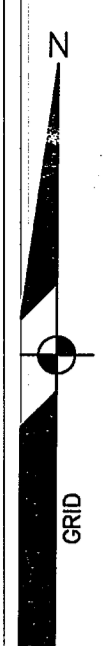
REV.	DATE	STATUS
E	CAB 01/24/2023	RESUBMISSION FOR TOWN REVIEW
D	CAB 01/20/2023	RESUBMISSION FOR TOWN REVIEW
C	CAB 01/18/2023	RESUBMISSION FOR TOWN REVIEW
B	CAB 01/03/2023	RESUBMISSION FOR TOWN REVIEW
A	CAB 11/16/2022	TOWN SUBMISSION

REV. BY: DATE: STATUS:
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

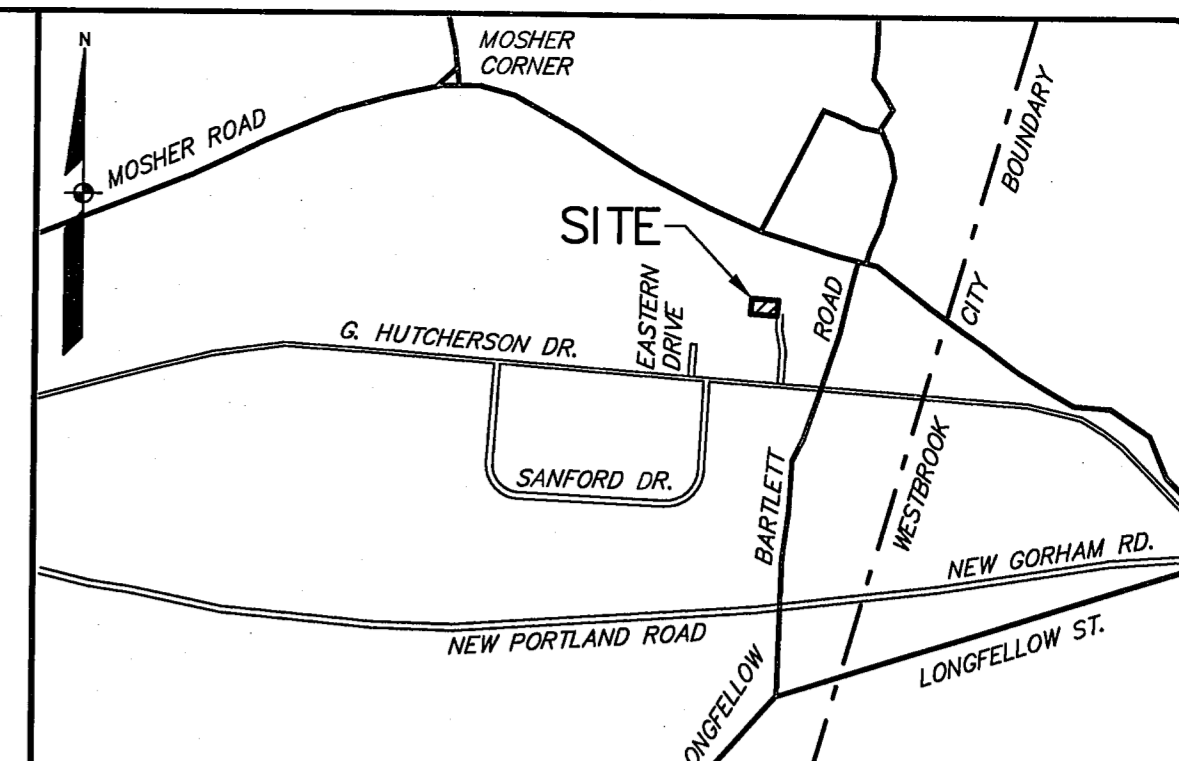
SEBAGO
TECHNICS
WWW.SEAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel: 207-200-2100

DETAILS
OF:
SERVPRO - BUILDING EXPANSION
9 HUTCHERSON DRIVE
GORHAM, MAINE 04038
FOR:
COAH BUILDING LLC
9 HUTCHERSON DRIVE
GORHAM, MAINE 04038

DESIGNED	JSH
DRAWN	ABB
CHECKED	CAB
DATE	10/20/2022
SCALE	NTS
PROJECT	16103



N/F
ROBERT J. GRONDIN
3811/143
TAX MAP 12
BLOCK 31
LOT 0
11 BARTLETT ROAD
GORHAM, ME 04038



LOCATION MAP N.T.S.

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS FORESIDE ENTERPRISES AND DEVELOPMENT LLC, BY DEED DATED JANUARY 28, 2009 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 26592, PAGE 37.
- THE PROPERTY IS SHOWN AS BLOCK 23 LOT 3 ON THE TOWN OF GORHAM TAX MAP 12 AND IS LOCATED IN THE INDUSTRIAL (I) DISTRICT.
MUNICIPAL SPACE AND BULK REQUIREMENTS:
MINIMUM LOT AREA NONE
MINIMUM STREET FRONTAGE NONE
MINIMUM FRONT YARD 30'
MINIMUM SIDE & REAR YARDS 20' OR 50% BUILDING HEIGHT
MAXIMUM HEIGHT NONE
MAXIMUM BUILDING COVERAGE NONE
- TOTAL PARK COVENANTS FROM GREATER PORTLAND BUILDING FUND TO THE REECE CORPORATION SPECIFY THE FOLLOWING SPACE AND BULK REQUIREMENTS:
MIN. SETBACK OFF BARTLETT ROAD 100'
MIN. SETBACK OFF DEDICATED OR ACCEPTED STREET 50'
MIN. SETBACK SIDE OR REAR YARD 50'
MAX. RATIO TO BUILDING 3 TO 1
MIN. PARKING 1 PER EMPLOYEE
SEE DEED FOR ADDITIONAL REQUIREMENTS
- TOTAL AREA OF PARCEL IS APPROXIMATELY 1.4 ACRES.
- BOUNDARY INFORMATION DEPICTED HEREON IS FROM PLAN REFERENCE 6A. SEBAGO TECHNICS, INC. HAS NOT PERFORMED AN INDEPENDENT BOUNDARY RETRACEMENT SURVEY OF THIS PROPERTY. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY PERFORMED BY SEBAGO TECHNICS IN APRIL 2016.
- PLAN REFERENCES:
A. REVISED PLAN CORHAM INDUSTRIAL PARK, CORHAM, MAINE, BY ALLED ENGINEERING INC. CORHAM, MAINE, DATED DECEMBER 20, 1988, PLAN BOOK 182/PAGE 30.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR GORHAM, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 23004700308, HAVING AN EFFECTIVE DATE OF OCTOBER 15, 1981. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING.
- A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN MAY, 2016 BY GARY M. FULLERTON, CSS, SEBAGO TECHNICS, INC. 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. ALL WETLAND FLAGS WERE LOCATED USING A TRIMBLE BACKPACK GPS UNIT CAPABLE OF DECIMETER ACCURACY.

DESIGNED	CHECKED
CDM	CLB
C SMF 6-13-16 REVISED PER STAFF COMMENTS AND RESUBMIT B SMF 5-03-16 AMENDED SITE PLAN APPLICATION TO TOWN A CDM 4-08-16 ISSUED TO CLIENT FOR REVIEW REV. BY: DATE: STATUS: <small>THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.</small>	

SEBAGO
TECHNICS
WWW.SEBAGOTECHNICS.COM
250 Goddard Rd.
Leicester, MA 01545
Tel. 207-753-5656

EXISTING CONDITIONS PLAN
OF:
FORESIDE ENTERPRISES AND DEVELOPMENT, LLC
9 HUTCHERSON DRIVE
GORHAM, MAINE
FOR:
PATCO CONSTRUCTION, INC.
1293 MAIN STREET
SANFORD, MAINE 04073

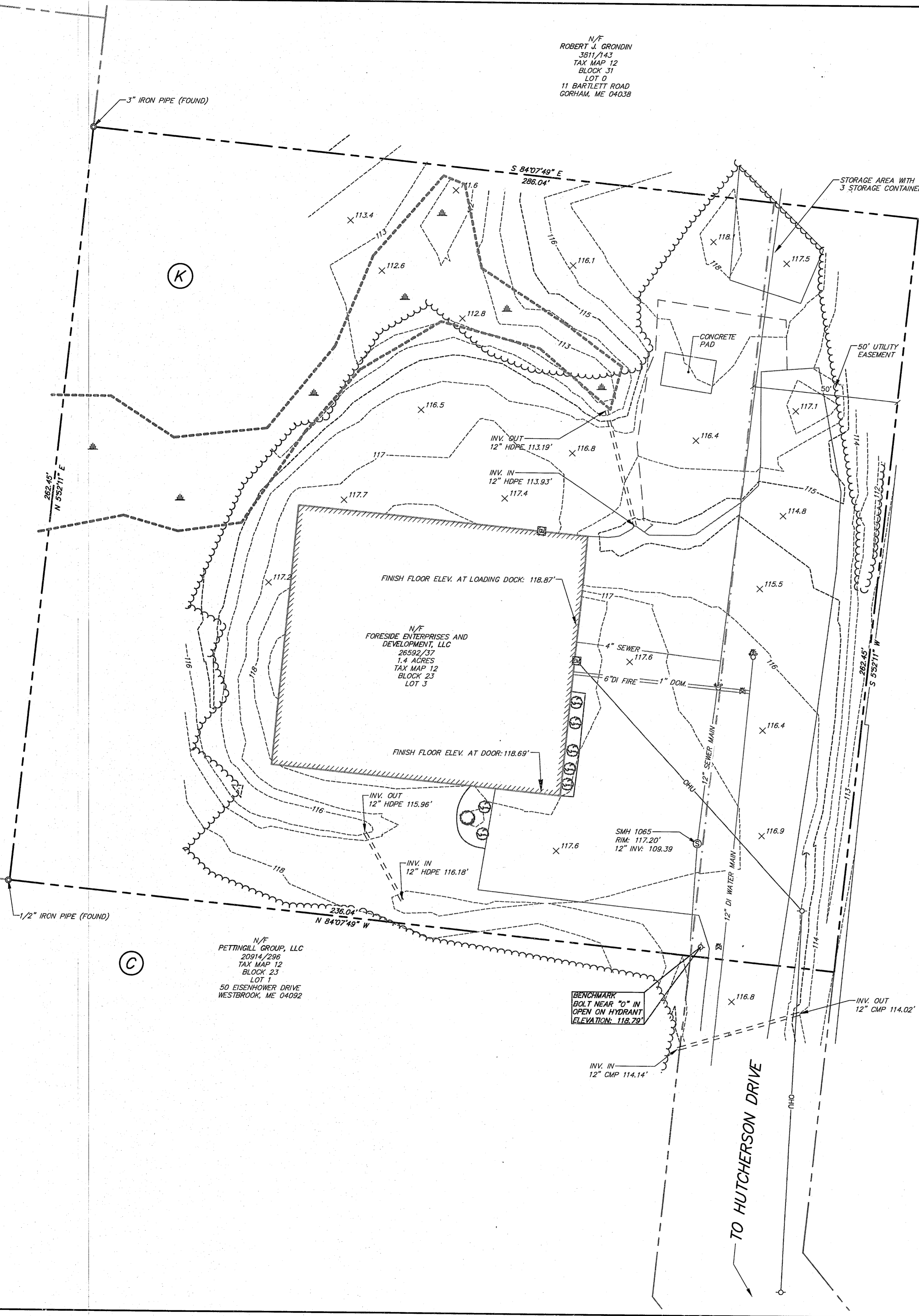
PROJECT NO.	SCALE
16103	1" = 20'

SHEET 2 OF 6

N/F
DOUCES WLD LLC
32551/74
TAX MAP 12
BLOCK 23
LOT 6
15 EASTERN DRIVE
GORHAM, ME 04038

(F)

(K)



LOT DESIGNATION AS DEPICTED ON PLAN REFERENCE 6A

(A)

N/F
CROTHALL LAUNDRY SERVICES INC.
22132/299
TAX MAP 12
BLOCK 24
P.O. BOX 17514
PORTLAND, ME 04112

N/F
PETTINGILL GROUP, LLC
20914/296
TAX MAP 12
BLOCK 23
LOT 1
50 EISENHOWER DRIVE
WESTBROOK, ME 04092

BENCHMARK
BOLT NEAR "O" IN OPEN ON HYDRANT
ELEVATION: 118.79'

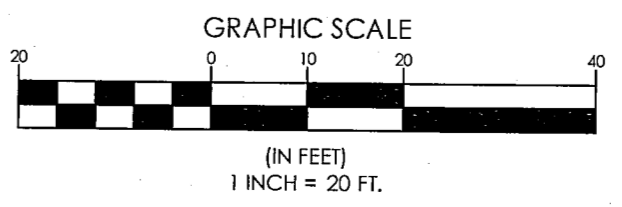
LEGEND

EXISTING

- PROPERTY LINE/R.O.W.
- ABUTTER LINE/R.O.W.
- EASEMENT
- IRON PIPE/ROD

BENCHMARK DESCRIPTION WITH ELEVATION

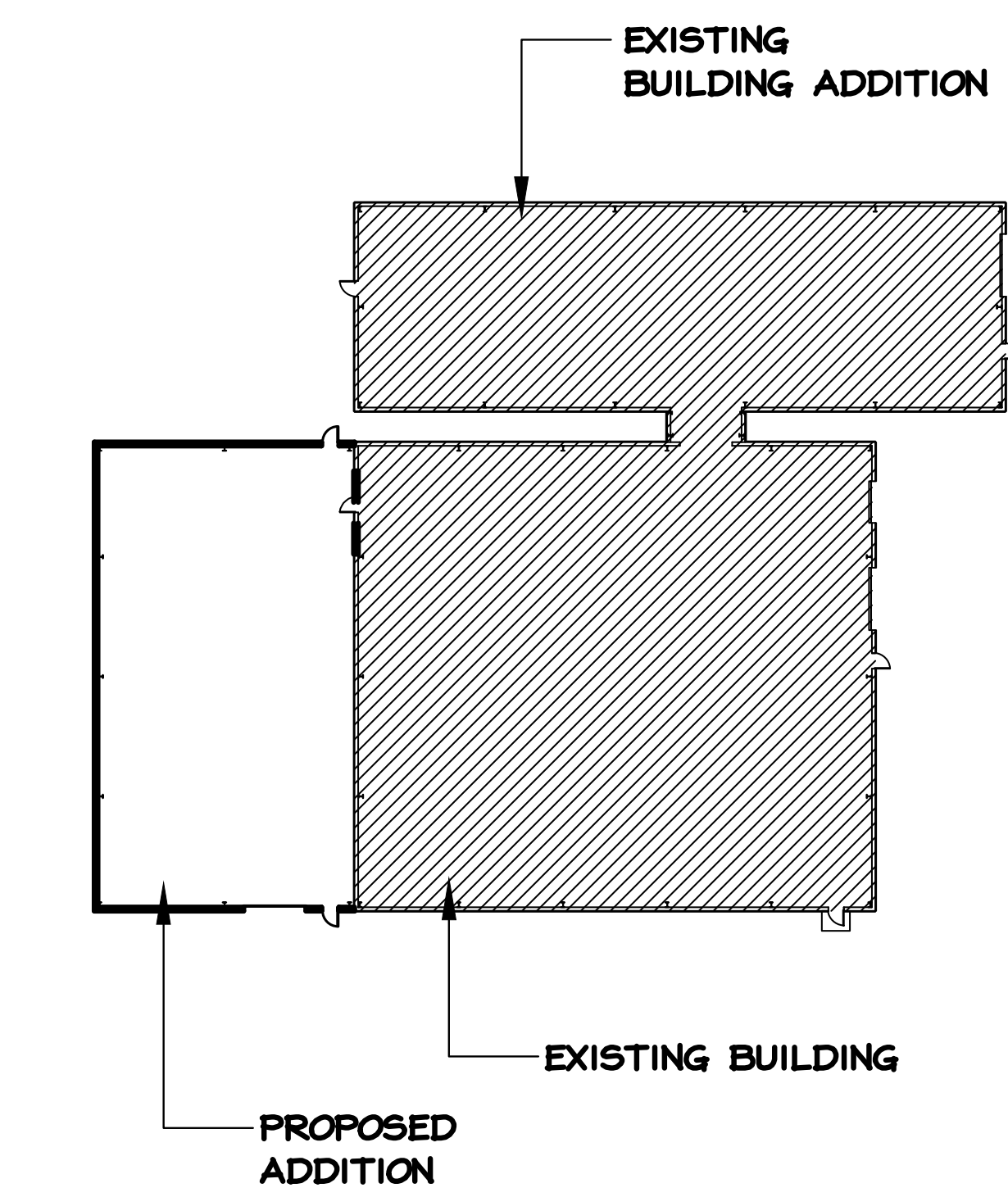
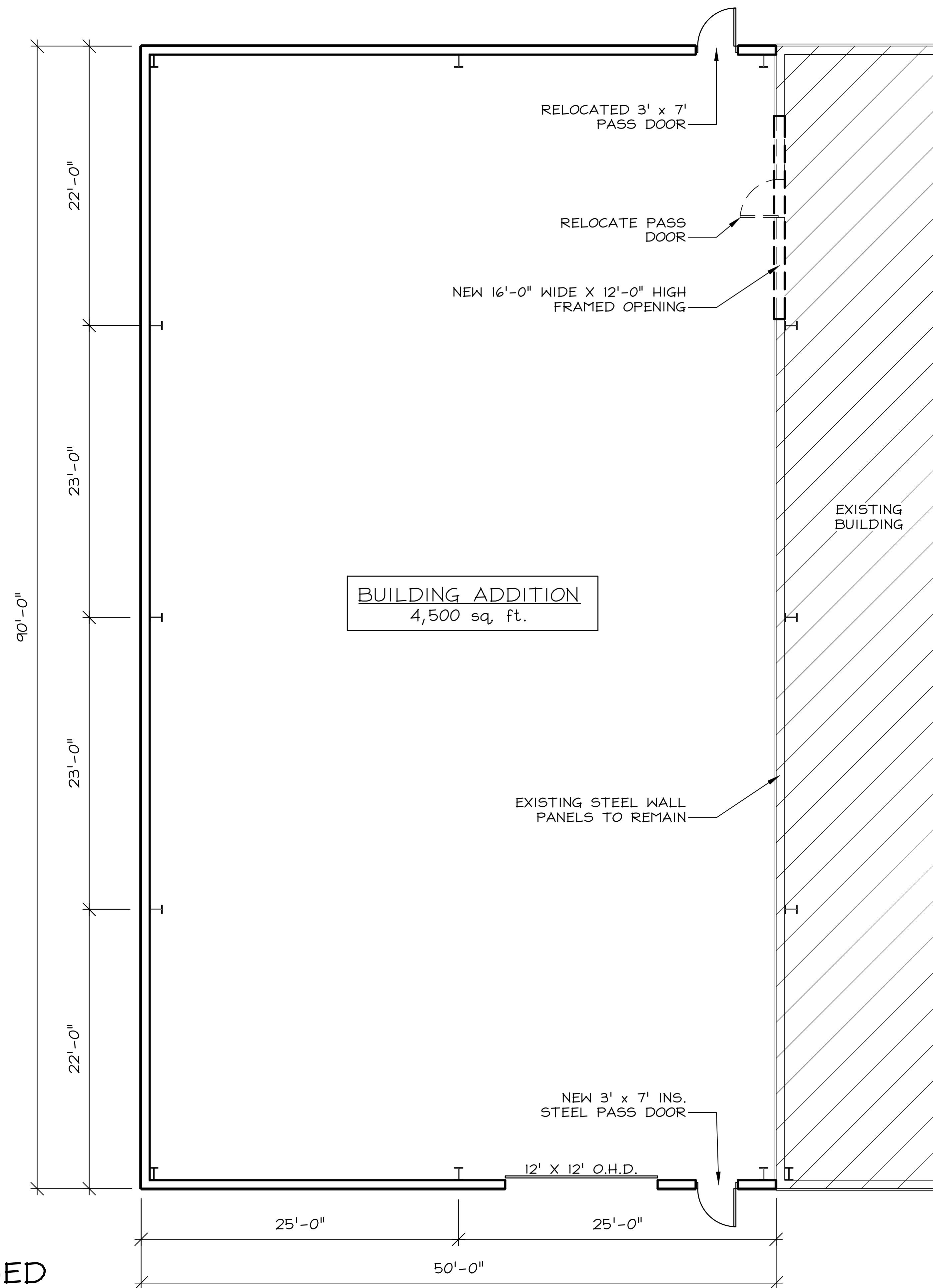
- BENCHMARK
- BUILDING
- EDGE WETLAND
- WETLANDS
- EDGE PAVEMENT
- EDGE CONCRETE
- EDGE GRAVEL
- TREELINE
- CONTOURS
- DECIDUOUS TREE
- CONIFEROUS TREE
- GAS METER
- WATER GATE VALVE
- WATER SHUT OFF
- HYDRANT
- SANITARY MANHOLE
- STORM DRAIN
- OVERHEAD UTILITY
- LIGHT POLE
- UTILITY POLE
- GUY WIRE



MAP 12, BLOCK 23, LOT 3

**PROPOSED
50x90 FLOOR PLAN**

SCALE: $\frac{3}{32}'' = 1'-0''$



BUILDING REFERENCE
N.T.S.

HUTCHERSON
DRIVE



SERVEPRO - 50 x 90

FLOOR PLAN

PATCO
CONSTRUCTION INC

1298 MAIN STREET SANFORD, ME 04073
TEL: (207)324-5574 FAX: (207)324-1643
www.patco.com

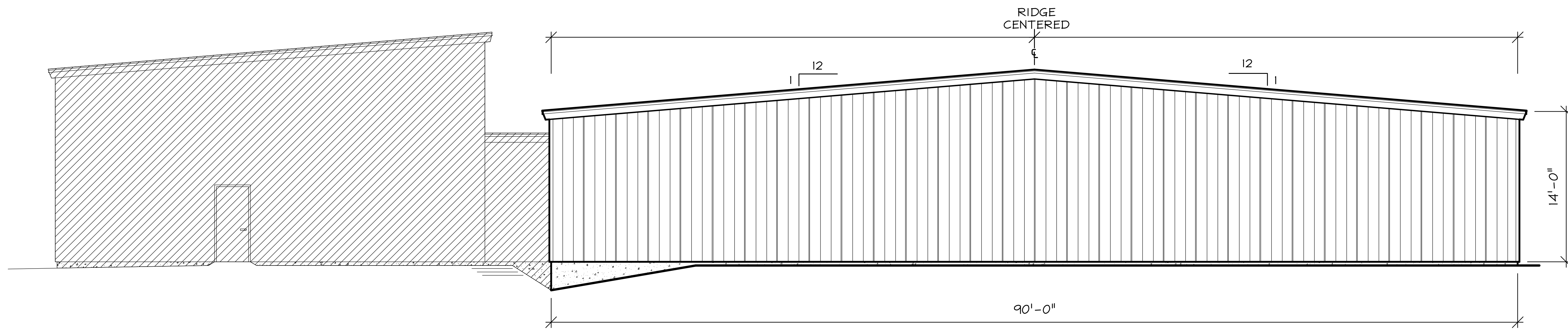
Copyright © 2003 Patco Construction, Inc. All Rights Reserved

SCALE AS SHOWN

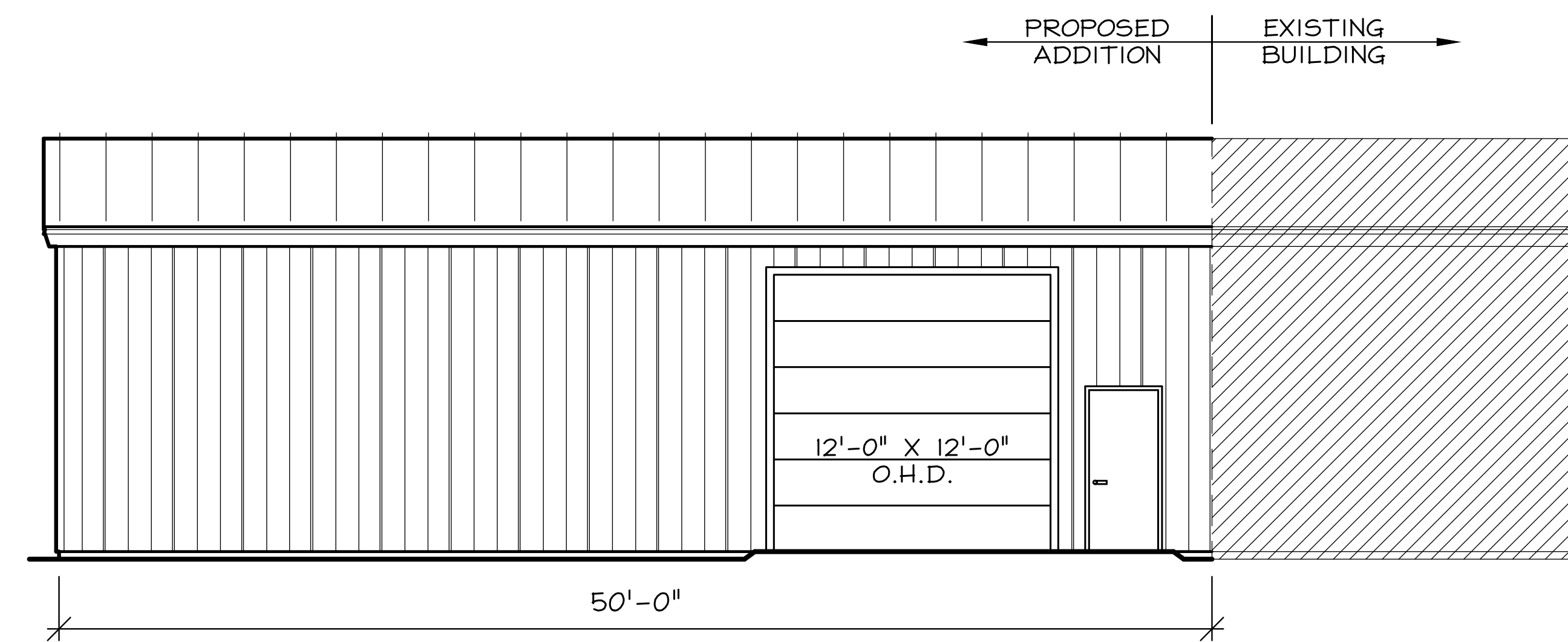
DATE: AUG. 11, 2022

DRAWN BY: M.T.P.

BS#4 #####



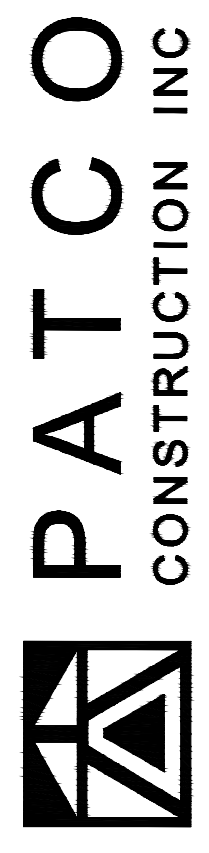
WEST ELEVATION
SCALE: $\frac{3}{32}$ " = 1'-0"



SOUTH ELEVATION
SCALE: $\frac{3}{32}$ " = 1'-0"

SERVEPRO - 50 x 90

ELEVATIONS



1298 MAIN STREET SANFORD, ME 04073
TEL: (207)324-5574 FAX: (207)324-1643
www.patco.com

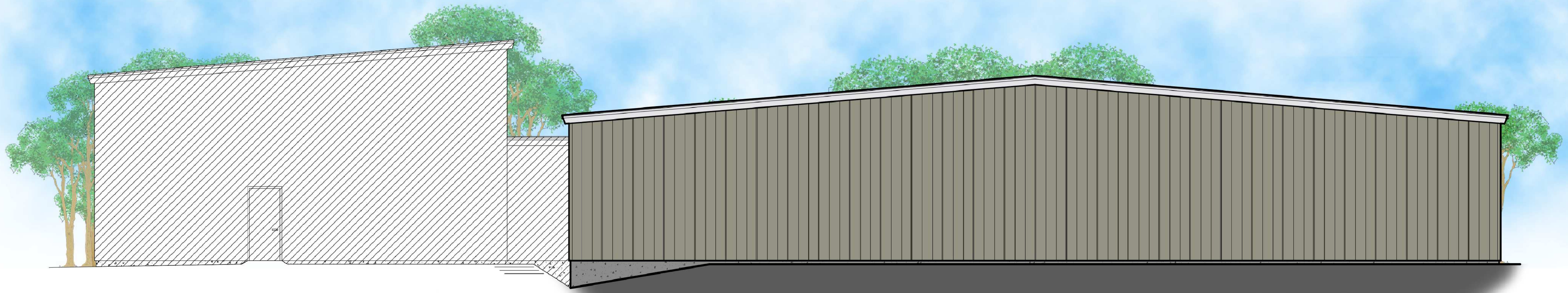
Copyright © 2003 Patco Construction, Inc. All Rights Reserved

SCALE AS SHOWN

DATE: AUG. 11, 2022

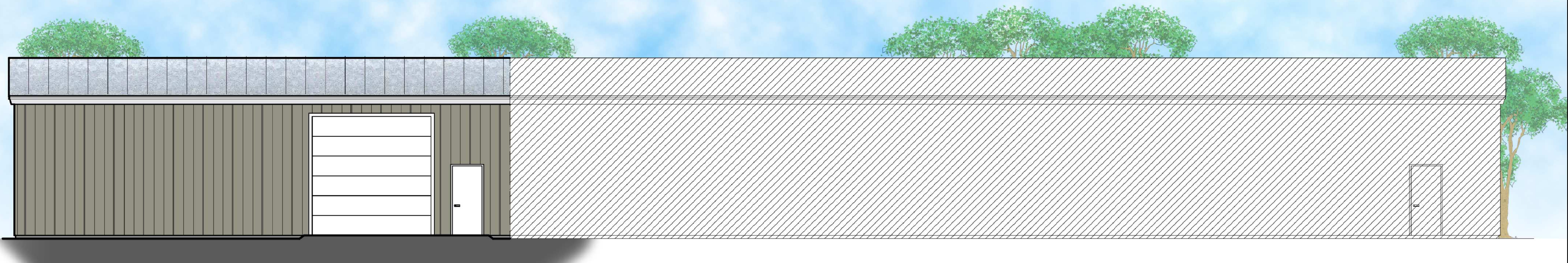
DRAWN BY: M.T.P.

BS#4 #####



WEST ELEVATION

SCALE: $\frac{3}{32}$ " = 1'-0"



SOUTH ELEVATION

SCALE: $\frac{3}{32}$ " = 1'-0"

ServePro 2022



PATCO
CONSTRUCTION, INC.