

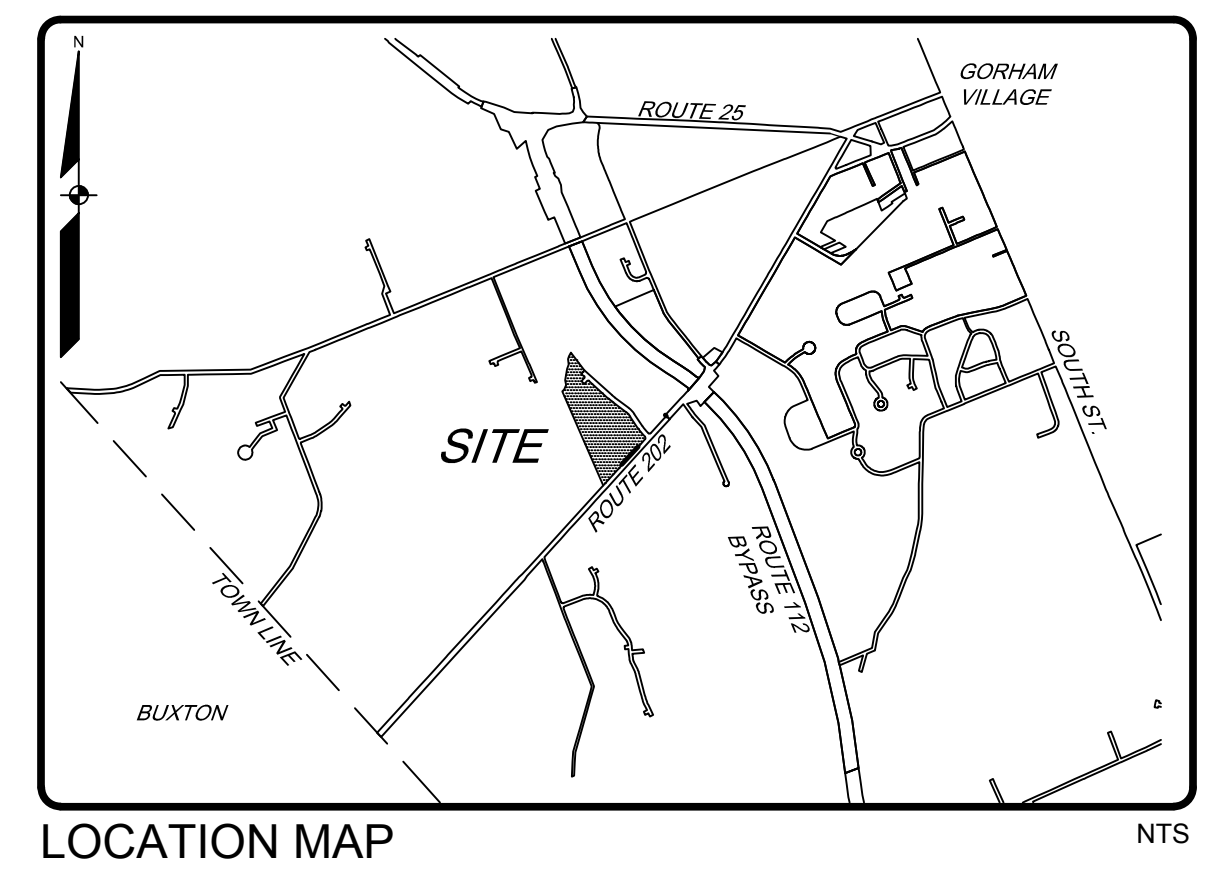
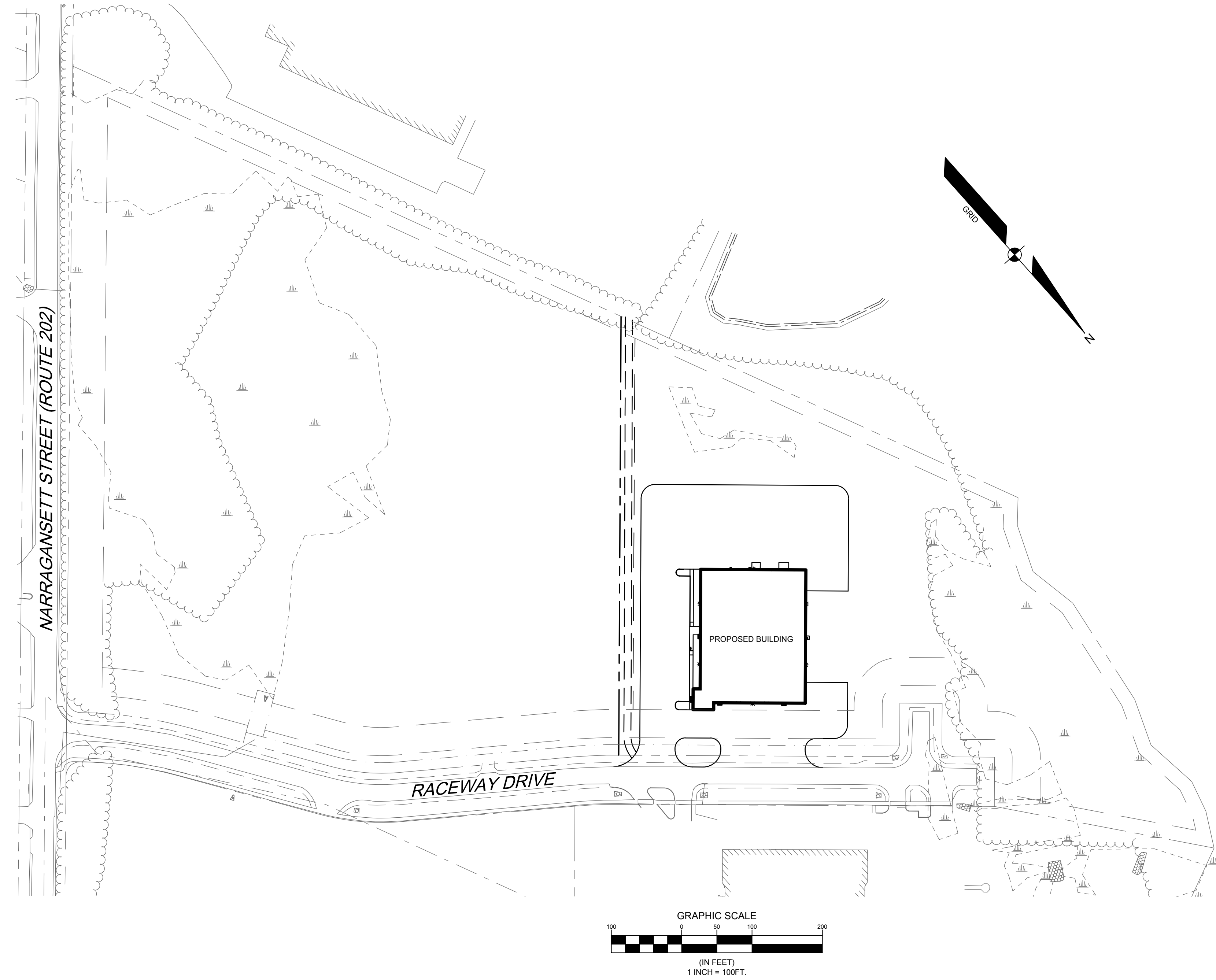
LOT 3, RACEWAY INNOVATION CAMPUS

NARRAGANSETT STREET/RACEWAY DRIVE
GORHAM, ME

APPLICANT:
MOODY'S CO-WORKER'S OWNED, INC.
200 NARRAGANSETT STREET
GORHAM, ME 04038

**ENGINEER/SURVEYOR/
LANDSCAPE ARCHITECT:**

SEBAGO
TECHNICS
SEBAGOTECHNICS.COM
75 John Roberts Rd, Suite 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Bath



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RECORD OWNER:
MOODY'S CO-WORKER OWNED, INC
200 NARRAGANSETT STREET
GORHAM, MAINE 04038

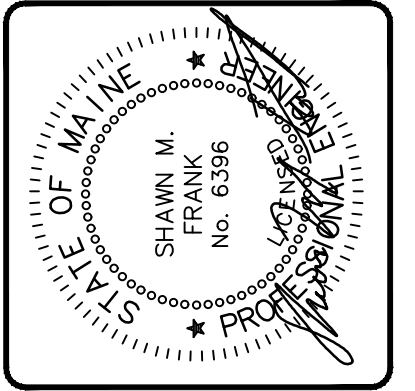
COVER SHEET
OF:
LOT 3, RACEWAY INNOVATION CAMPUS
NARRAGANSETT STREET/RACEWAY DRIVE
GORHAM, ME
FOR:
MOODY'S CO-WORKER'S OWNED, INC.
200 NARRAGANSETT STREET
GORHAM, ME 04038

DESIGNED	SMF
DRAWN	DAB
CHECKED	SMF
DATE	09/27/23
SCALE	1" = 100'
PROJECT	19300-01

TAX MAP 39, BLOCK 2, LOT 3

SHEET 1 OF 11

F:\Projects\19300\19300-01\DWG\Design\19300-01 C.dwg - 2/12/2024 10:13 AM - SHELLY STACEY



REV	BY	DATE	STATUS	DESCRIPTION
A	SMF	02/12/2024	SITE PLAN SUBMISSION TO TOWN	

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.

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19300-01 C.dwg, TAB: 1 COVER SHEET

LEGEND

EXISTING	PROPOSED
PROPERTY LINE/O.W.	PROPERTY LINE/O.W.
ABUTTER LINE/O.W.	ABUTTER LINE/O.W.
DEED LINE/O.W.	DEED LINE/O.W.
TIE LINE	TIE LINE
SETBACK	SETBACK
EASEMENT	EASEMENT
BUFFER	BUFFER
FLOODPLAIN	FLOODPLAIN
FLOODWAY	FLOODWAY
CENTERLINE	CENTERLINE
MONUMENT	MONUMENT
IRON PIPE/ROD	IRON PIPE/ROD
DRILL HOLE	DRILL HOLE
C1/L1	DEED CALL
C1/L1	CURVE/LINE NO.
SOILS	SOILS
ZONE LINE	ZONE LINE ON PL
BENCHMARK DESCRIPTION WITH ELEVATION	
SURVEY CONTROL	BENCHMARK
TP-1	TEST PIT
MW-1	MONITORING WELL
B-1	BORING
BUILDING	BUILDING
DECK/STEPS/ OVERHANG	DECK/STEPS/ OVERHANG
EDGE WETLAND	EDGE WETLAND
WETLANDS	WETLANDS
UPLANDS	UPLANDS
STREAM	STREAM
EDGE	EDGE
EDGE PAVEMENT	EDGE PAVEMENT
PAVEMENT SAWCUT	PAVEMENT SAWCUT
EDGE CONCRETE	EDGE CONCRETE
PAVEMENT PAINT	PAVEMENT PAINT
EDGE GRAVEL	EDGE GRAVEL
CURB LINE	CURB LINE
EDGE OF WATER	EDGE OF WATER
TREELINE	TREELINE
120 - -118	CONTOURS
×120.00	SPOT GRADE
○	CHAIN LINK FENCE
X	BARB WIRE FENCE
□	STOCKADE FENCE
—+—	GUARD RAIL
○-○-○	STONE WALL
○-○-○	RETAINING WALL
○	DECIDUOUS TREE
○	CONIFEROUS TREE
○	MULCH LINE
○	BOLLARD
○	SIGN
—+—	RAILROAD
G	GAS
G	GAS GATE VALVE
G	GAS METER
G	GAS MANHOLE
W	WATER
W	WATER GATE VALVE
W	WATER SHUT OFF
W	HYDRANT
W	WATER MANHOLE
W	WELL
S	SANITARY SEWER
FM	FORCE MAIN
S	SANITARY MANHOLE
SD	STORM DRAIN
UD	UNDER DRAIN
D	DRAINAGE MANHOLE
○	CATCH BASIN
OHU	OVERHEAD UTILITY
UGU	UNDERGROUND UTILITY
T	TRANSFORMER PAD
E	ELECTRICAL MANHOLE
E	ELECTRIC METER
H	HVAC UNIT
☎	TELEPHONE MANHOLE
☆	LIGHT POLE
○	UTILITY POLE
—	GUY WIRE
—	DRAINAGE DITCH
—	EROSION CONTROL BLANKET
—	FILTER BARRIER
—	RIPRAP
—	CHECK DAM
—	INLET PROTECTION
—	BOULDER
—	STREAM

GENERAL NOTES

- THE RECORD OWNER OF THE PARCEL IS MOODY'S CO-WORKER OWNED, INC. BY DEED DATED AUGUST 29, 2016 AND RECORDED AT THE CUMBERLAND COUNTY REGISTERY (OF DEEDS (CCRD)) IN BOOK 33400, PAGE 259 AND BY DEED DATED AUGUST 6, 2019 AND RECORDED AT THE CCRD IN BOOK 35868, PAGE 212.
- THE PROPERTY IS SHOWN AS LOT 3 AND A PORTION OF LOT 2 ON THE TOWN OF GORHAM TAX MAP 39 AND IS LOCATED IN THE NARRAGANSETT MIXED USE DEVELOPMENT DISTRICT.
- SPACE AND BULK CRITERIA FOR THE NARRAGANSETT MIXED USE DISTRICT ARE AS FOLLOWS:
MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM STREET FRONTAGE: 100 FT.
MINIMUM FRONT YARD: 50 FT. LONG NARRAGANSETT ST.
25 FT. MIN. 65' MAX ALL OTHER STREETS
25 FT. MIN. 50' MAX ALL OTHER STREET (MIXED USE RESIDENTIAL)
- MINIMUM SIDE YARD: 20 FT. OR 2 TIMES BLDG. HGT. (2X24'x48 FT)
MINIMUM REAR YARD: 20 FT. OR 2 TIMES BLDG. HGT. (2X24'x48 FT)
MINIMUM BUILDING HEIGHT: 50 FT. OR 4 STORIES
MAXIMUM BUILDING COVERAGE: 30%
MAXIMUM IMPERVIOUS AREA COVERAGE: 70%
* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 22.08 ACRES.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS, INC. IN AUGUST OF 2018 AND JULY OF 2021. BOUNDARY INFORMATION IS BASED SOLELY ON THE BOUNDARY DEPICTED ON PLAN REFERENCE 6A. SEBAGO TECHNICS, INC. HAS NOT PERFORMED AN INDEPENDENT BOUNDARY RETRACEMENT SURVEY IN PREPARING THIS PLAN.
- PLAN REFERENCES:
A. "EXISTING CONDITIONS PLAN OF SHOP 'N SAVE PLAZA, GORHAM, MAINE FOR HANNAFORD BROS. CO., PORTLAND, MAINE" BY LAND USE CONSULTANTS, PROJECT NO. 2109, SCALE: 1" = 100', SHEET 1 OF 3.
B. STATE HIGHWAY "4" & "94" NARRAGANSETT ST. J.U.S. RTE. 202 GORHAM CUMBERLAND COUNTY FEDERAL AID PROJECT NO. HP-8151(300) (PART I, II, IV) MARCH 2005 RIGHT-OF-WAY MAP D.O.T. FILE NO. 3-511 SHEET 26, 27, 28, 29 AND 30 OF 47 SHEETS.
C. "SUBDIVISION PLAN OF RACEWAY INNOVATION CAMPUS, NARRAGANSETT STREET, GORHAM, MAINE FOR MOODY'S CO-WORKER OWNED, INC., 200 NARRAGANSETT STREET, GORHAM, MAINE 04038" DATED MARCH 27, 2020 AND REVISED THROUGH MAY 5, 2021 BY SEBAGO TECHNICS, INC. THIS PLAN IS RECORDED AT THE CCRD IN PLAN BOOK 221, PAGE 317.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1826 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 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 THE TOWN OF GORHAM, MAINE, CUMBERLAND COUNTY, COMMUNITY PANEL NUMBER 230047 0025 B, 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 AUGUST 2018 BY GARY M. FULLERTON, IDENTIFIED SOIL SCIENTIST OF 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 GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY CAPABLE OF DECIMETER ACCURACY.
- RACEWAY DRIVE IS PROPOSED AS A PUBLIC WAY TO PROVIDE ACCESS AND STREET FRONTAGE TO LOTS 1, 2, 3 AND 4.
- ACCESS FOR THE LOTS SHALL OCCUR FROM RACEWAY DRIVE OR OTHER INTERNAL STREETS AND PRIVATE WAYS. NO LOTS SHALL HAVE DIRECT ACCESS FROM NARRAGANSETT STREET, STATE ROUTE 202.
- ALL DRIVEWAYS SHALL HAVE PAVED APRONS WITH 4" OF BITUMINOUS CONCRETE COMMENCING AT THE EXISTING EDGE OF THE STREET PAVEMENT WHERE IT INTERSECTS WITH THE DRIVEWAY FOR A LENGTH OF 20 FEET.
- RACEWAY DRIVE HAS BEEN DESIGNED TO MEET OR EXCEED THE TOWN OF GORHAM'S INDUSTRIAL/COMMERCIAL ROAD STANDARDS. RACEWAY DRIVE SHALL BE A PRIVATE WAY UNTIL SUCH TIME, IF EVER, THE TOWN ACCEPTS IT. IF THE TOWN OF GORHAM ACCEPTS THE STREET, ALL MAINTENANCE OF THE DRAINAGE FACILITIES, AND SIMILAR SERVICES LOCATED OUTSIDE OF THE RIGHT-OF-WAY, SHALL REMAIN THE RESPONSIBILITY OF THE LOT OWNER'S ASSOCIATION.
- THE GRANITE MONUMENTS ALONG RACEWAY DRIVE AND MONUMENTATION ON LOT 1 HAVE ALL BEEN PREVIOUSLY SET.
- ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
- CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
- CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
- PROVIDE ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
- CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
- CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
- SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENT CONTROL BMPs" PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
- ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
- ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
- NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
- IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.
- THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
- ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- WHERE THE TERMS "APPROVED EQUAL," "OTHER APPROVED," "EQUAL TO," "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGEMENT OF SEBAGO TECHNICS, INC.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.
- THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
- THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.

UTILITY NOTES

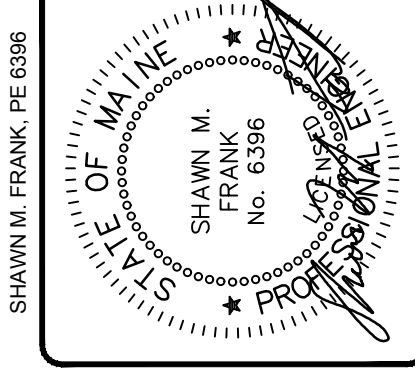
- ALL GRAVITY CONDUIT PIPES SHALL BE INSTALLED USING A PIPE LASER AND TARGET SYSTEM THROUGH THE PIPE. ON PIPE RUNS 50 FEET OR LESS, THE CONTRACTOR SHALL REQUEST ENGINEER'S APPROVAL TO USE OR NOT USE A GROUND LASER.
- MAINTAIN MINIMUM 5'-6" OF COVER ABOVE TOP OF WATER SERVICE PIPE.
- MAINTAIN MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER SERVICES AND OTHER UTILITIES. MAINTAIN MINIMUM 18 INCHES VERTICAL SEPARATION BETWEEN WATER SERVICES AND OTHER UTILITIES.
- LOWER OR RAISE WATER SERVICES AS REQUIRED TO MAINTAIN MINIMUM 12 INCH VERTICAL SEPARATION FROM OTHER UTILITIES. WATER SERVICES CROSSING SEWERS SHALL MAINTAIN 12 INCH MINIMUM SEPARATION BETWEEN THE BOTTOM OF WATER LINE AND TOP OF SEWER UNLESS NOTED OTHERWISE ON THE PLANS.
- PIPE:
 - SEWER PIPE SHALL BE SDR 35 PVC OR APPROVED EQUAL.
 - STORMDRAIN SHALL BE ADS N-12 DUAL WALL HDPE PIPE WITH SMOOTH-WALLED INTERIOR OR APPROVED EQUAL, UNLESS NOTED OTHERWISE ON THE UTILITY PLANS.
 - WATER PIPE AND FITTINGS SHALL CONFORM TO THE DISTRICT HAVING JURISDICTION'S SPECIFICATIONS. MAIN WATER SERVICE PIPE SHALL BE DUCTILE IRON, CLASS 52 PUSH-ON PIPE MEETING THE REQUIREMENTS OF AWWA/ANSI C-11/A21.11 (LATEST REVISION). PIPE SHALL BE CEMENT-LINED AWWA/ANSI C-10/A21.4 WITH LINING TWICE THE THICKNESS SPECIFIED, AND COATED TWICE WITH A BITUMINOUS SEAL COATING. PROVIDE THRUST BLOCKS AT ALL WATER SERVICE BENDS.
- COORDINATE ALL UTILITY LOCATIONS AND INVERTS AT BUILDING WITH ARCHITECTURAL, STRUCTURAL AND PLUMBING DRAWINGS.
- WATER SERVICE ENTRANCE DESIGNS TO INCLUDE METERS AND BACKFLOW PREVENTERS TO MEET ALL STANDARDS AND REQUIREMENTS OF THE DISTRICT HAVING JURISDICTION.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY GRADE CHANGES THAT WILL IMPACT STORM DRAINAGE INFRASTRUCTURE OR OTHER UTILITIES.
- UTILITIES WITHIN 5 FEET FROM FACE OF BUILDING ARE COORDINATED ON RELEVANT M.E.P. DRAWINGS. CONTRACTOR SHALL COORDINATE INVERTS, CONNECTIONS AND MATERIALS WITH ALL DRAWINGS.
- CONTRACTOR SHALL FURNISH AND INSTALL TRENCHING, MATERIALS AND BACKFILL FOR ALL UTILITIES. ELECTRICAL AND TELECOM DATA PROVIDERS WILL PULL PRIMARY SERVICE TO TRANSFORMER AND PANEL. CONTRACTOR RESPONSIBLE FOR TIMING AND COORDINATION WITH UTILITIES AND DRAWINGS. COORDINATE WITH ELECTRICAL DRAWINGS FOR CONDUIT SCHEDULE, TYPE AND SIZES.
- COORDINATE ALL WATER RELATED WORK WITH THE PORTLAND WATER DISTRICT.
- THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (811) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
- CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.
- CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRS 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
- UTILITY CONTACTS:
 - ELECTRIC:
 - CENTRAL MAINE POWER (CMP)
 - 1-800-565-3181
 - JOB # TBD
 - ACCOUNT # TBD
 - WATER:
 - PORTLAND WATER DISTRICT
 - ROBERT, BARTELS, ENGINEER
 - (207) 774-5961
 - NATURAL GAS:
 - UNTIL
 - TBD

CONSTRUCTION PLAN

- PROVIDE EROSION CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
- WETLANDS, ASSOCIATED SETBACKS AND STREAM SETBACKS TO BE STAKED BY OWNER PRIOR TO SITE DISTURBANCE.
- GRADING AND CLEARING LIMITS SHALL NOT ENCRONCH ON ADJACENT PROPERTIES UNLESS NOTED OTHERWISE ON THE PLANS.
- OPEN AREAS SHALL BE LIMITED TO AREAS BEING WORKED IN. THE AREA STRIPPED OF EXISTING VEGETATION AT ANY GIVEN TIME SHALL BE MINIMIZED AND BE PHASED WHERE PRACTICAL SO THAT AREAS ARE REVEGETATED AND PERMANENTLY STABILIZED BEFORE ADDITIONAL AREAS ARE STRIPPED OF EXISTING VEGETATION. STABILIZE CONSTRUCTION AREAS BY USE OF RIPRAP, SEED, MULCH, OR OTHER GROUND COVER WITHIN ONE WEEK FROM THE TIME IT WAS ACTIVELY WORKED. SURFACES SHALL BE STABILIZED PRIOR TO DIRECTING STORMWATER RUNOFF TOWARD STORMWATER BMPs. PLEASE REFER TO DRAINAGE PLANS FOR WATERSHED AREAS.
- LANDSCAPE NOTES
- PLANT QUANTITIES SHOWN ON PLANT LISTS 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 SHRUB 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 NO OTHER PLANTING IS PROPOSED, AREA SHALL BE LOAM AND SEEDED.

TYPICAL ABBREVIATIONS

AC	ACRE	AG	ABOVE FINISH GRADE
AFG	APPROXIMATELY	APPROX.	APPROXIMATELY
BC	BOTTOM OF CURB	BCC	BITUMINOUS CONCRETE CURB
BTD	BITUMINOUS	BT	BUILDING
BW	BOTTOM OF WALL	CB	CATCH BASIN
CONC	CONCRETE	CONT	CONTINUOUS
DI	DUCTILE IRON	DI	DIAMETER
DIA	DRAIN MANHOLE	DNIH	EACH WAY
E.W.	ELEVATION	EL	ELEVATION
ELEV	FINISH FLOOR ELEVATION	FFE	FINISH GRADE
FIN. GR.	FINISH GRADE	FTG	FOOTING
HDPPE	HIGH DENSITY POLYETHYLENE	HGT	HEIGHT
HMA	HOT MIX ASPHALT	INV	INVERT
LF	LINEAR FEET	LF	ON CENTER
OC	POLYVINYL CHLORIDE	PND	PORTLAND WATER DISTRICT RADIUS
PND	PORTLAND WATER DISTRICT RADIUS	R	RIGHT OF WAY
R.O.W.	SQUARE FOOT	S.F.	SCHEDULE
SCH	SCHEDULE	SCSCH	SLIPFORM CONCRETE SLOPED CURB
SCV	SLIPFORM CONCRETE VERTICAL CURB	SD	STORM DRAIN
SD	SLOPED GRANITE CURB	SMH	SEWER MANHOLE SPECS SPECIFICATIONS
SS	SANITARY SEWER	SSSC	SALVAGED SLOPED GRANITE CURB
SSVC	SALVAGED VERTICAL GRANITE CURB	TC	TOP OF CURB
TC	TOP OF WALL	TYP	TYPICAL
VG	VERTICAL GRANITE CURB	VF	VERIFY IN FIELD



REV. #	DATE	STATUS	DESCRIPTION
A	02/12/2024	SUBMIT	SITE PLAN SUBMISSION TO TOWN

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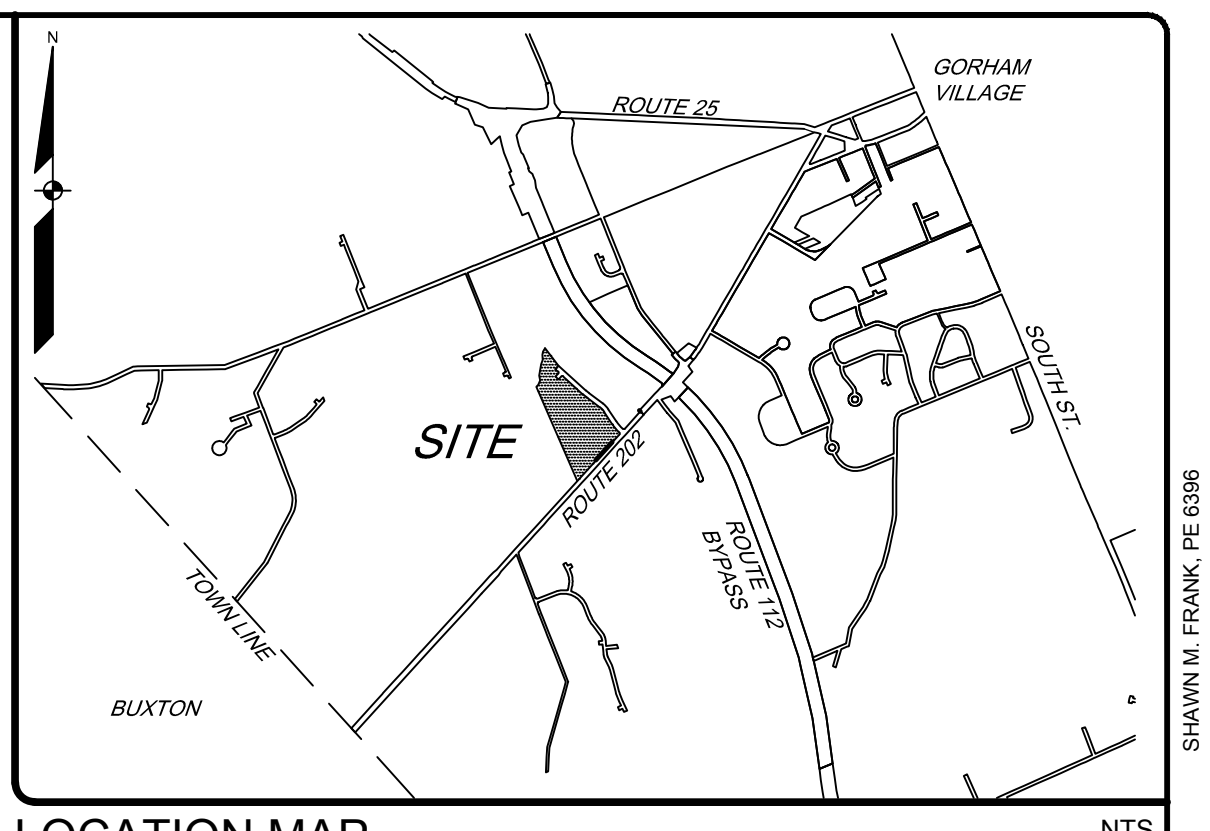
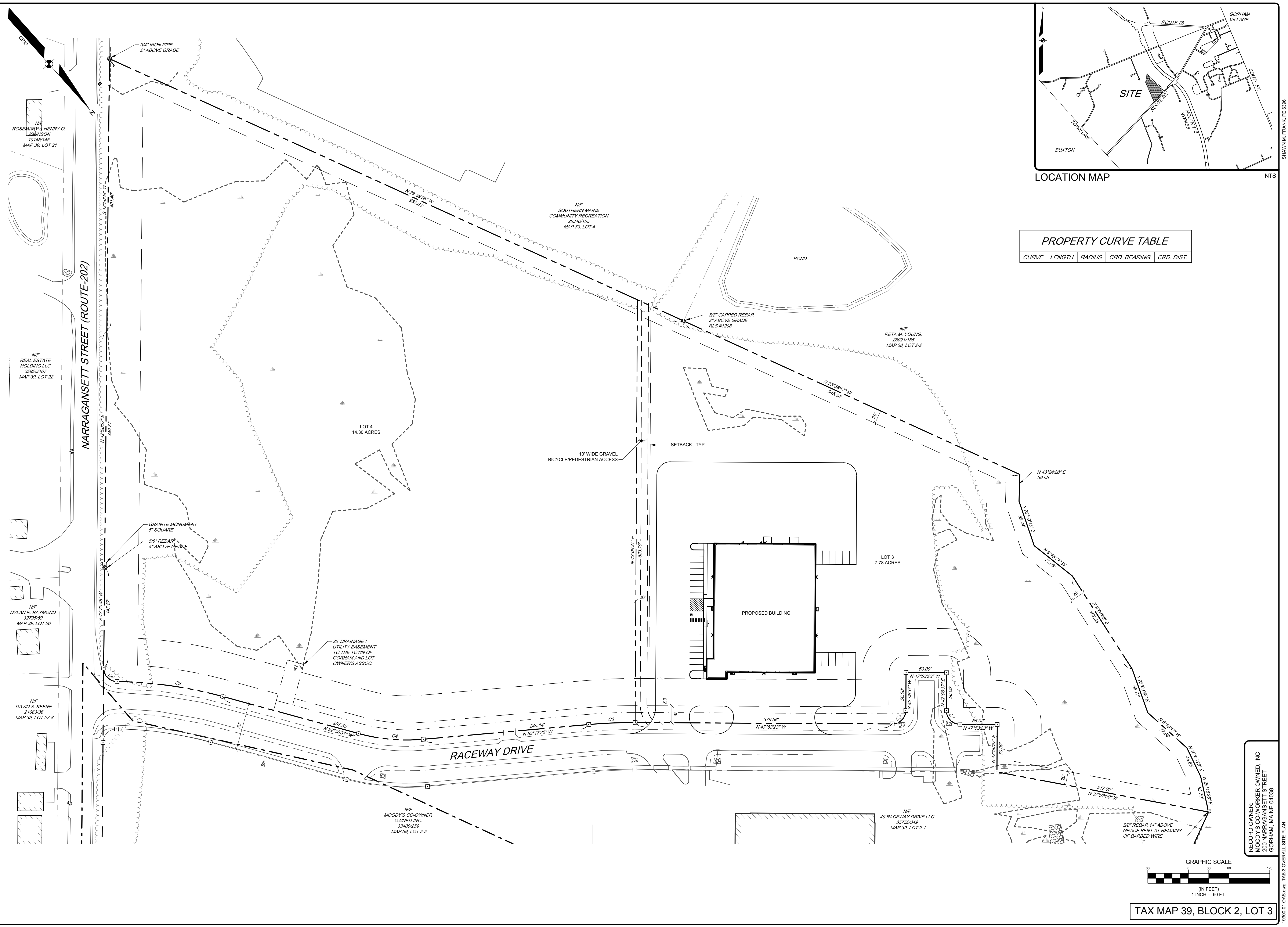
NOTES & LEGEND
OF:
LOT 3, RACEWAY INNOVATION CAMPUS
NARRAGANSETT STREET/RACEWAY DRIVE
GORHAM, ME
FOR:
MOODY'S CO-WORKER'S OWNED, INC.
200 NARRAGANSETT STREET
GORHAM, ME 04038

DESIGNED	SMF
DRAWN	DAB
CHECKED	SMF
DATE	09/27/23
SCALE	NTS
PROJECT	19300-01

SHEET 2 OF 11

TAX MAP 39, BLOCK 2, LOT 3

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PROPERTY CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.

SHAWN M. FRANK, P.E. 6396
 STATE OF MAINE
 SHAWN M. FRANK
 No. 6396
 PROFESSIONAL ENGINEER

REV.	BY	DATE	STATUS
A	SMF	02/12/2024	SITE PLAN SUBMISSION TO TOWN

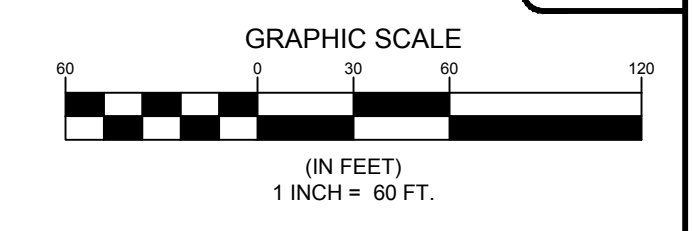
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OVERALL SITE PLAN
 OF
LOT 3, RACEWAY INNOVATION CAMPUS
 NARRAGANSETT STREET/RACEWAY DRIVE
 GORHAM, ME
 FOR:
MOODY'S CO-WORKER'S OWNED, INC.
 200 NARRAGANSETT STREET
 GORHAM, ME 04038

DESIGNED	SMF
DRAWN	DAB
CHECKED	SMF
DATE	09/27/23
SCALE	1" = 60'
PROJECT	19300-01

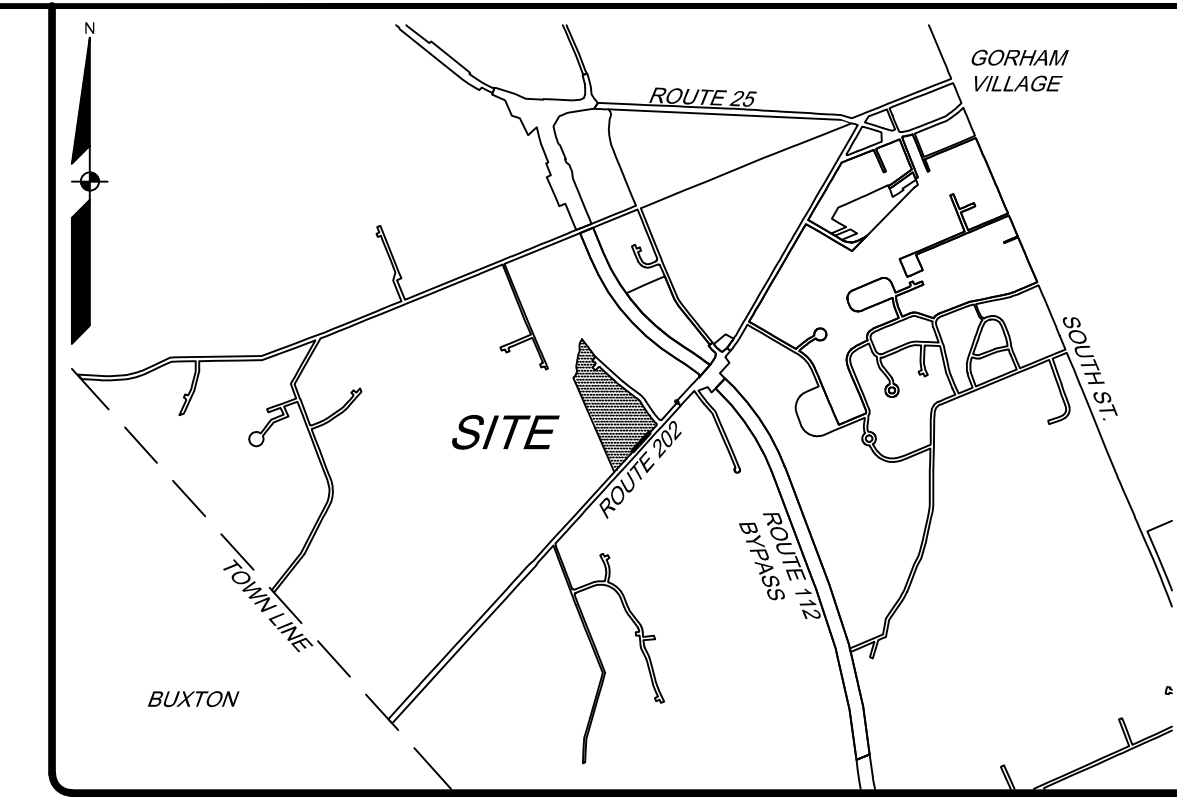
SHEET 3 OF 11



TAX MAP 39, BLOCK 2, LOT 3

PARKING SUMMARY:

REQUIRED PARKING: 1 SPACE/1,000 SF OF FLOOR AREA
 REQUIRED PARKING AT 27,600 SF = 28 SPACES
 PROVIDED PARKING: = 28 SPACES



LOCATION MAP NTS

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS MOODY'S CO-WORKER OWNED, INC. BY DEED DATED AUGUST 29, 2016 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 33400, PAGE 259 AND BY DEED DATED AUGUST 6, 2019 AND RECORDED AT THE CCRD IN BOOK 35668, PAGE 212.
- THE PROPERTY IS SHOWN AS A PORTION OF LOT 2-3 ON THE TOWN OF GORHAM TAX MAP 39 AND IS LOCATED IN THE NARRAGANSETT MIXED USE DEVELOPMENT DISTRICT.
- SPACE AND BULK CRITERIA FOR THE NARRAGANSETT MIXED USE DISTRICT ARE AS FOLLOWS:

	PROVIDED:
MINIMUM LOT SIZE:	20,000 S.F.
MINIMUM STREET FRONTAGE:	100 FT.
MINIMUM FRONT YARD:	50 FT. ALONG NARRAGANSETT ST. 25 FT. MIN, 65' MAX ALL OTHER STREETS
MINIMUM SIDE YARD:	25 FT. MIN, 50' MAX ALL OTHER STREET (MIXED USE RESIDENTIAL)
MINIMUM REAR YARD:	20 FT. OR 2 TIMES BLDG. HGT. (2X24'x48 FT)
MAXIMUM BUILDING HEIGHT:	50 FT. OR 4 STORIES
MAXIMUM BUILDING COVERAGE:	30%
MAXIMUM IMPERVIOUS AREA COVERAGE:	70%
- TOTAL AREA OF PARCEL IS APPROXIMATELY 7.78 ACRES.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS, INC. IN AUGUST OF 2019 AND JULY OF 2021. BOUNDARY INFORMATION IS BASED SOLELY ON THE BOUNDARY DEPICTED ON PLAN REFERENCE 6A. SEBAGO TECHNICS, INC. HAS NOT PERFORMED AN INDEPENDENT BOUNDARY RETRACEMENT SURVEY IN PREPARING THIS PLAN.
- PLAN REFERENCES:
 - "EXISTING CONDITIONS PLAN OF SHOP 'N SAVE PLAZA, GORHAM, MAINE FOR HANNAFORD BROS. CO., PORTLAND, MAINE" BY LAND USE CONSULTANTS, PROJECT NO. 2109, SCALE: 1" = 100', SHEET 1 OF 3.
 - STATE HIGHWAY "4" & "94" NARRAGANSETT ST./J.S. RTE. 202 GORHAM CUMBERLAND COUNTY FEDERAL AID PROJECT NO. HP-8151(300) (PART I, II, & IV) MARCH 2005 RIGHT-OF-WAY MAP D.O.T. FILE NO. 3-511 SHEET 26, 27, 28, 29 AND 30 OF 47 SHEETS.
 - "SUBDIVISION PLAN OF RACEWAY INNOVATION CAMPUS, NARRAGANSETT STREET, GORHAM, MAINE FOR MOODY'S CO-WORKER OWNED, INC., 200 NARRAGANSETT STREET, GORHAM, MAINE 04038" DATED MARCH 27, 2020 AND REVISED THROUGH MAY 5, 2021 BY SEBAGO TECHNICS, INC. THIS PLAN IS RECORDED AT THE CCRD IN PLAN BOOK 221, PAGE 317.
- 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 THE TOWN OF GORHAM, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230047 0025 B, 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 AUGUST 2018 AND NOVEMBER 2023 BY GARY M. FULLERTON, CERTIFIED SOIL SCIENTIST OF 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 GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY CAPABLE OF DECIMETER ACCURACY.
- ALL DRIVEWAYS SHALL HAVE PAVED APRONS WITH 4" OF BITUMINOUS CONCRETE COMMENCING AT THE EXISTING EDGE OF THE STREET PAVEMENT WHERE IT INTERSECTS WITH THE DRIVEWAY FOR A LENGTH OF 20 FEET.
- RACEWAY DRIVE HAS BEEN DESIGNED TO MEET OR EXCEED THE TOWN OF GORHAM'S INDUSTRIAL/COMMERCIAL ROAD STANDARDS. RACEWAY DRIVE SHALL BE A PRIVATE WAY UNTIL SUCH TIME, IF EVER, THE TOWN ACCEPTS IT. IF THE TOWN OF GORHAM ACCEPTS THE STREET, ALL MAINTENANCE OF THE DRAINAGE FACILITIES, AND SIMILAR SERVICES LOCATED OUTSIDE OF THE RIGHT-OF-WAY, SHALL REMAIN THE RESPONSIBILITY OF THE LOT OWNER'S ASSOCIATION.

REV.	BY	DATE	STATUS
A	SMF	02/12/2024	SITE PLAN SUBMISSION TO TOWN

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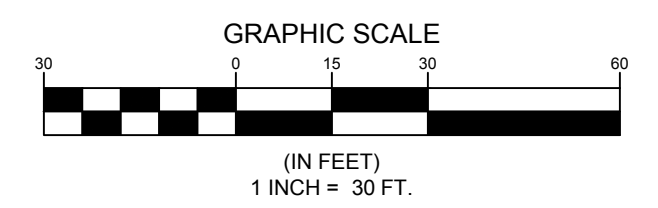
SITE PLAN
 OF
LOT 3, RACEWAY INNOVATION CAMPUS
 NARRAGANSETT STREET/RACEWAY DRIVE
 GORHAM, ME
 FOR:
MOODY'S CO-WORKER'S OWNED, INC.
 200 NARRAGANSETT STREET
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DESIGNED	SMF
DRAWN	DAB
CHECKED	SMF
DATE	09/27/23
SCALE	1" = 30'
PROJECT	19300-01

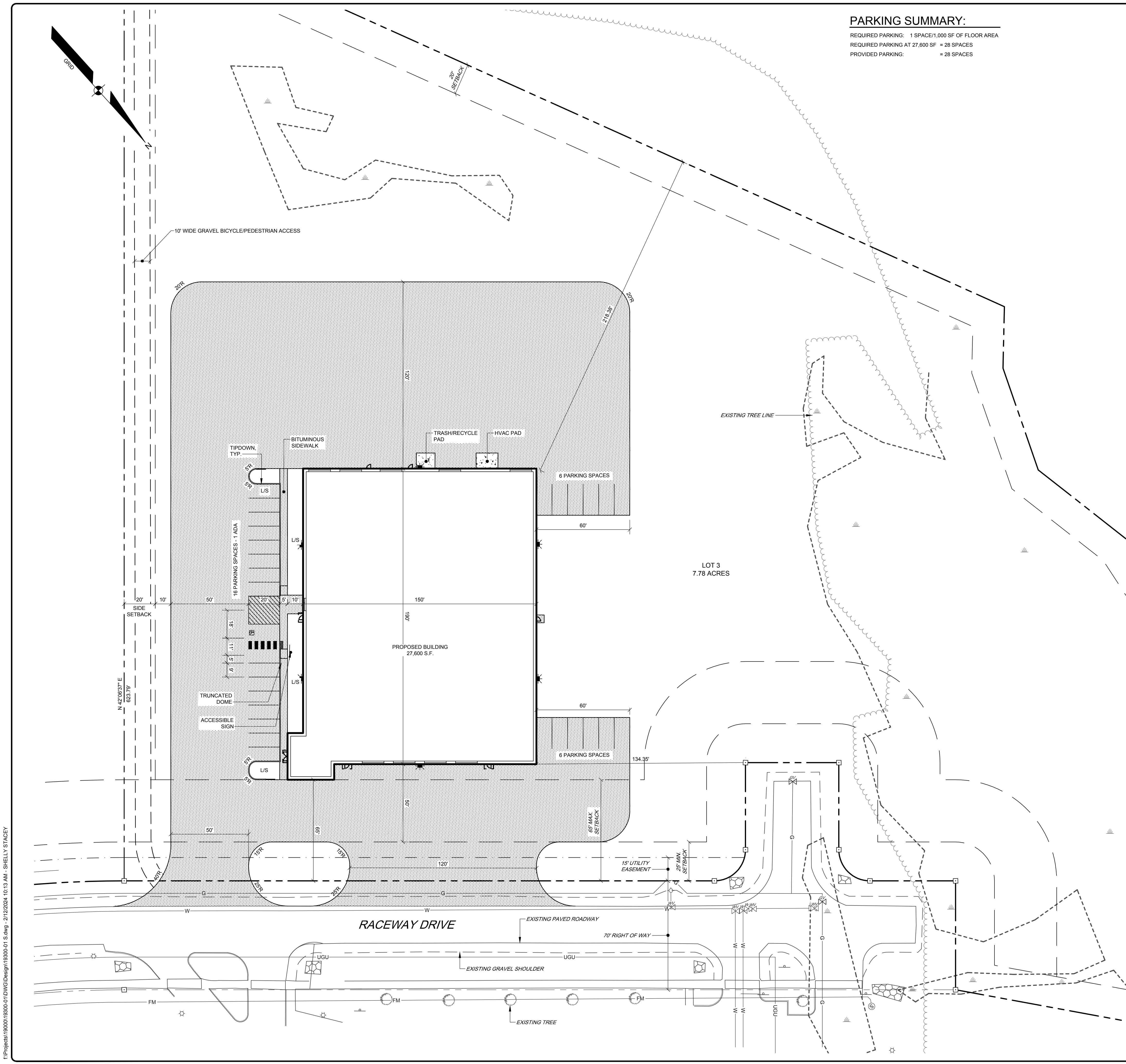
SHEET 4 OF 11

**APPROVAL-
TOWN OF GORHAM
PLANNING BOARD**

DATE _____
 CHAIRPERSON _____

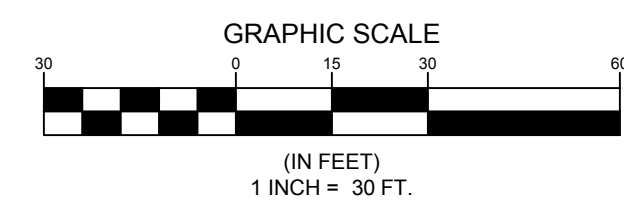
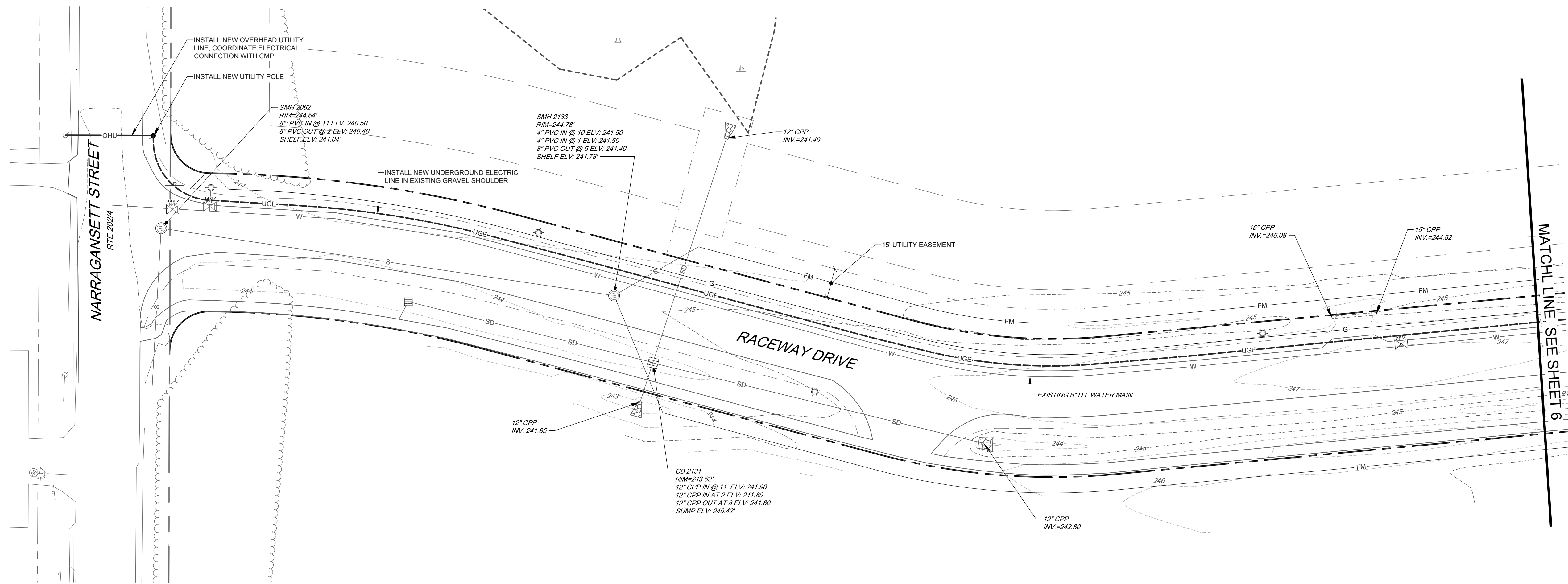
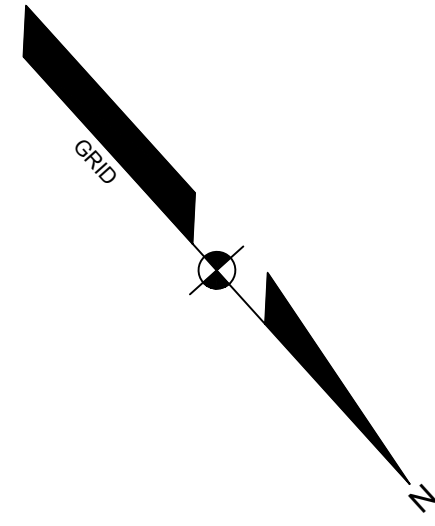


TAX MAP 39, BLOCK 2, LOT 3



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19300-01 S.dwg, TAB 4, SITE PLAN



TAX MAP 39, BLOCK 2, LOT 3

RECORD OWNER:
MOODY'S CO-WORKER OWNED, INC
200 NARRAGANSETT STREET
GORHAM, MAINE 04038

DESIGNED	SMF
DRAWN	DAB
CHECKED	SMF
DATE	09/27/23
SCALE	1" = 30'
PROJECT	19300-01

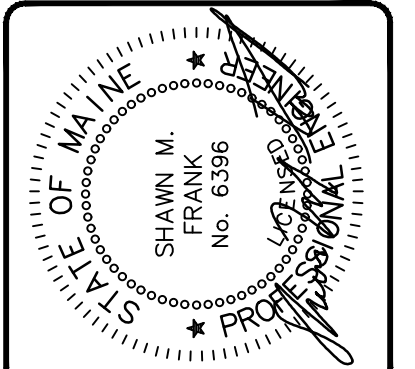
SHEET 5 OF 11

GRADING & UTILITY PLAN 1
OF:
LOT 3, RACEWAY INNOVATION CAMPUS
NARRAGANSETT STREET/RACEWAY DRIVE
GORHAM, ME
FOR:
MOODY'S CO-WORKER'S OWNED, INC.
200 NARRAGANSETT STREET
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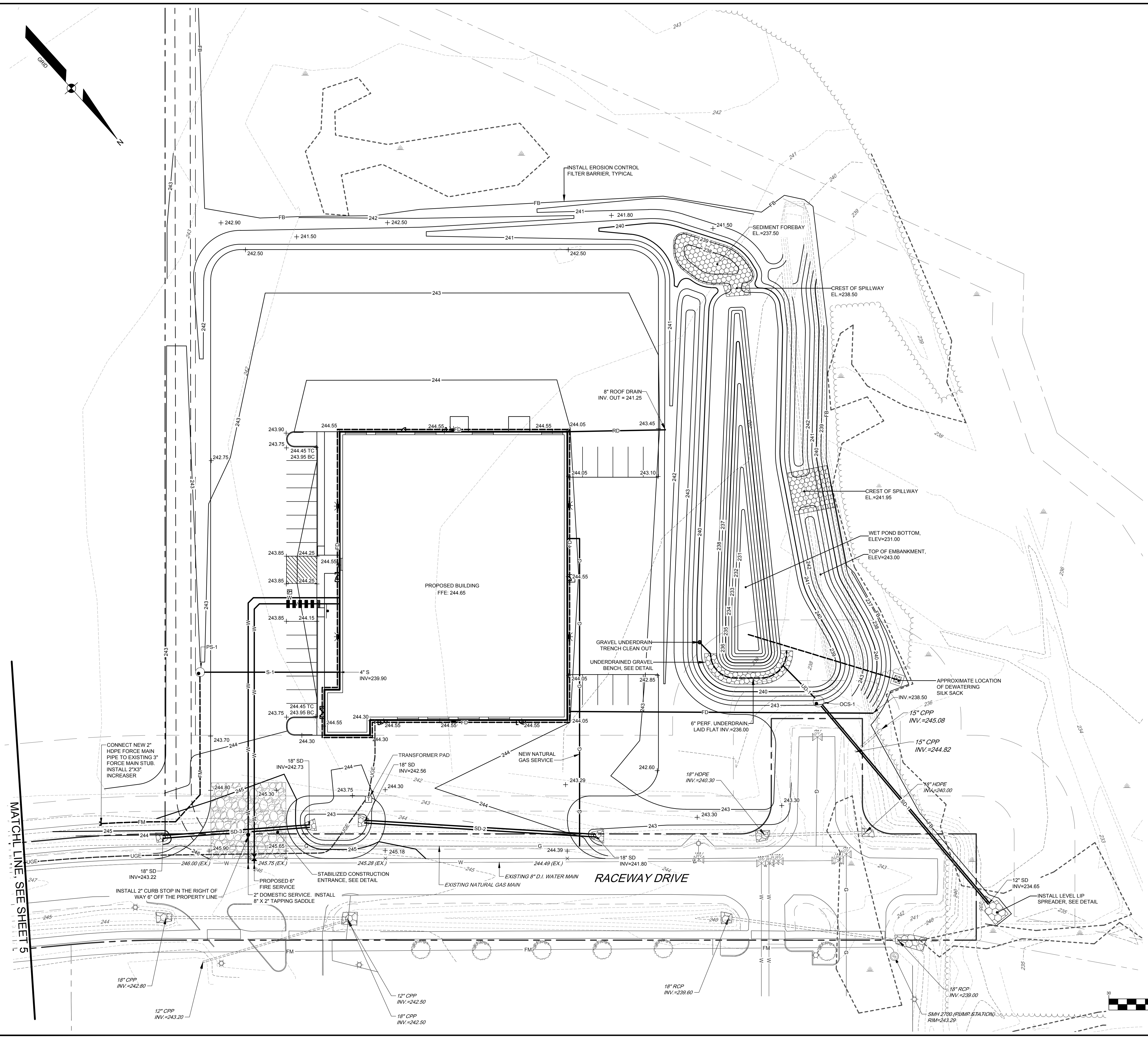
REV	BY	DATE	STATUS	SITE PLAN SUBMISSION TO TOWN
A	SMF	02/12/2024		

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SHAWN M. FRANK, P.E. 6396

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STORM DRAIN STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
OCS-1	243.00	236.00 (UD-1)	235.50 (SD-1)	72"

STORM DRAIN PIPE DATA

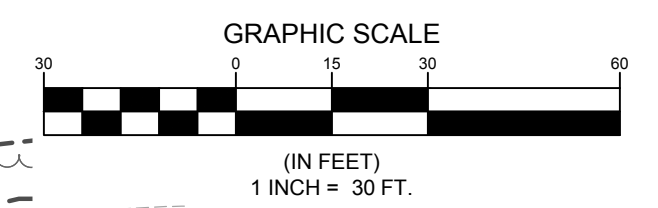
NAME	SIZE	LENGTH	SLOPE
SD-1	12"	171'	0.50%
SD-2	18"	152'	0.50%
SD-3	18"	97'	0.51%
UD-1	6"	9'	0.00%

SANITARY SEWER STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
PS-1	243.60	238.10 (S-1)		60"

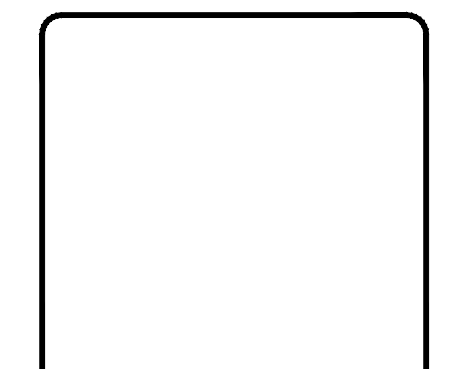
SANITARY SEWER PIPE DATA

NAME	SIZE	LENGTH	SLOPE
S-1	4"	89'	2.01%



TAX MAP 39, BLOCK 2, LOT 3

MATCH LINE - SEE SHEET 5



SHAWN M. FRANK, P.E. 6396

REV.	BY:	DATE:	STATUS:
A	SMF	02/12/2024	SITE PLAN SUBMISSION TO TOWN

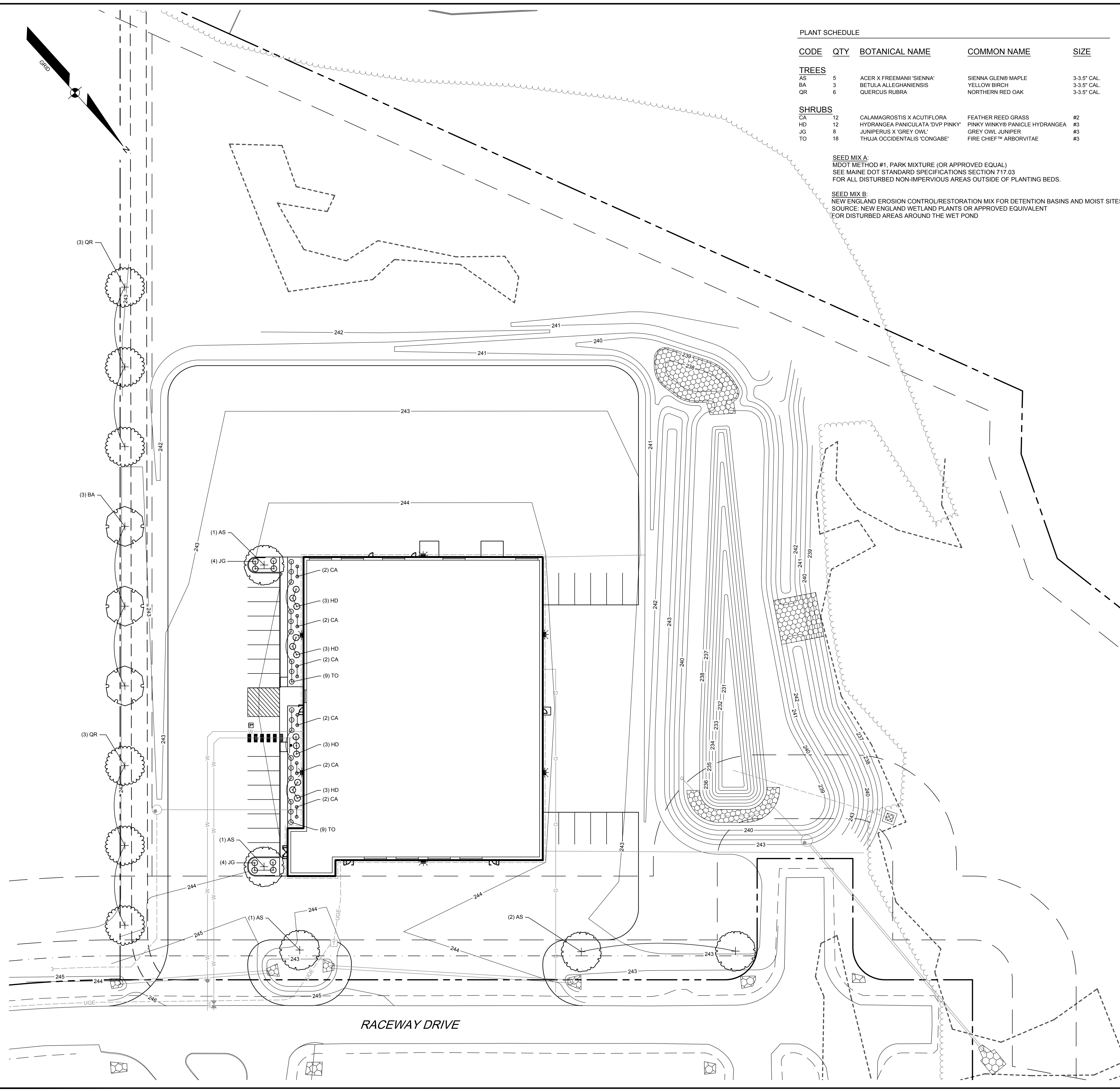
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GRADING & UTILITY PLAN 2
 OF
 LOT 3, RACEWAY INNOVATION CAMPUS
 NARRAGANSETT STREET/RACEWAY DRIVE
 GORHAM, ME
 FOR:
MOODY'S CO-WORKER'S OWNED, INC.
 200 NARRAGANSETT STREET
 GORHAM, ME 04038

DESIGNED	SMF
DRAWN	DAB
CHECKED	SMF
DATE	09/27/23
SCALE	1" = 30'
PROJECT	193001-01

SHEET 6 OF 11

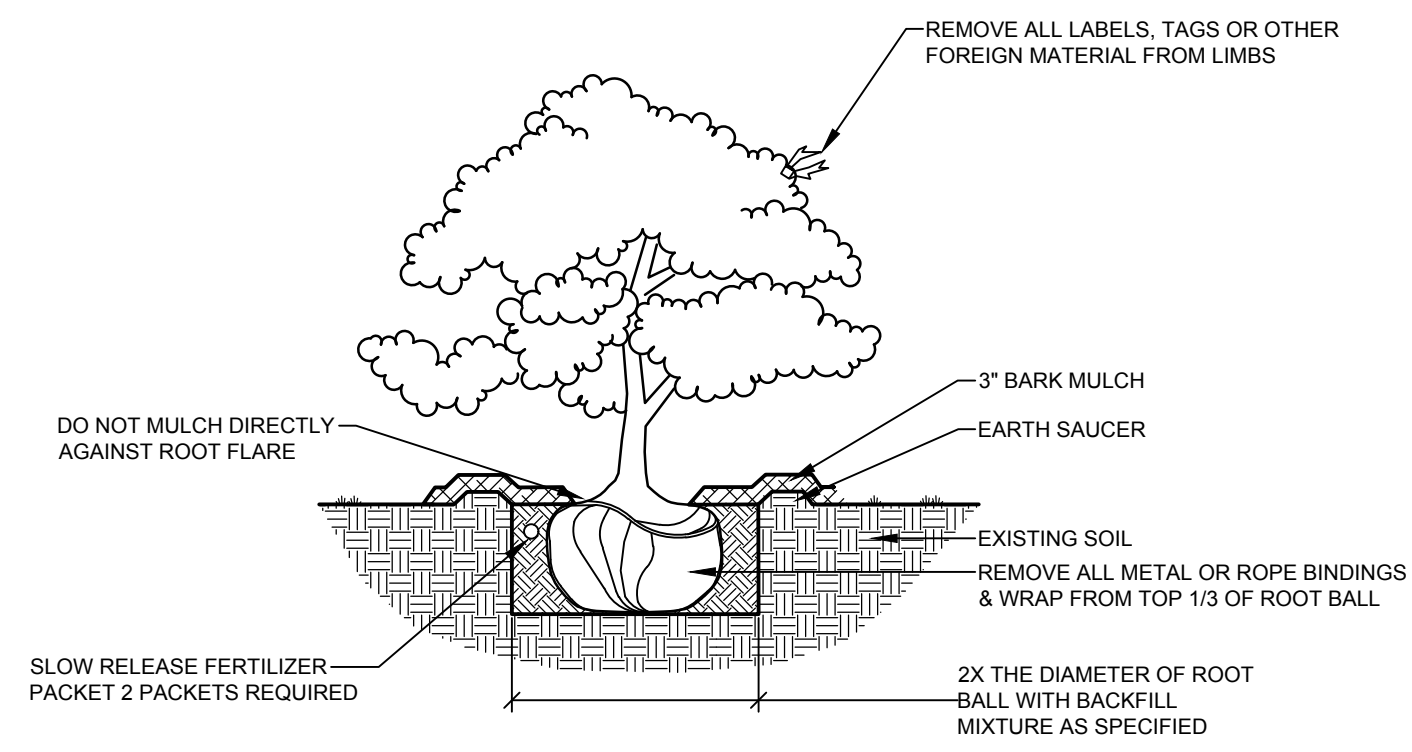


PLANT SCHEDULE

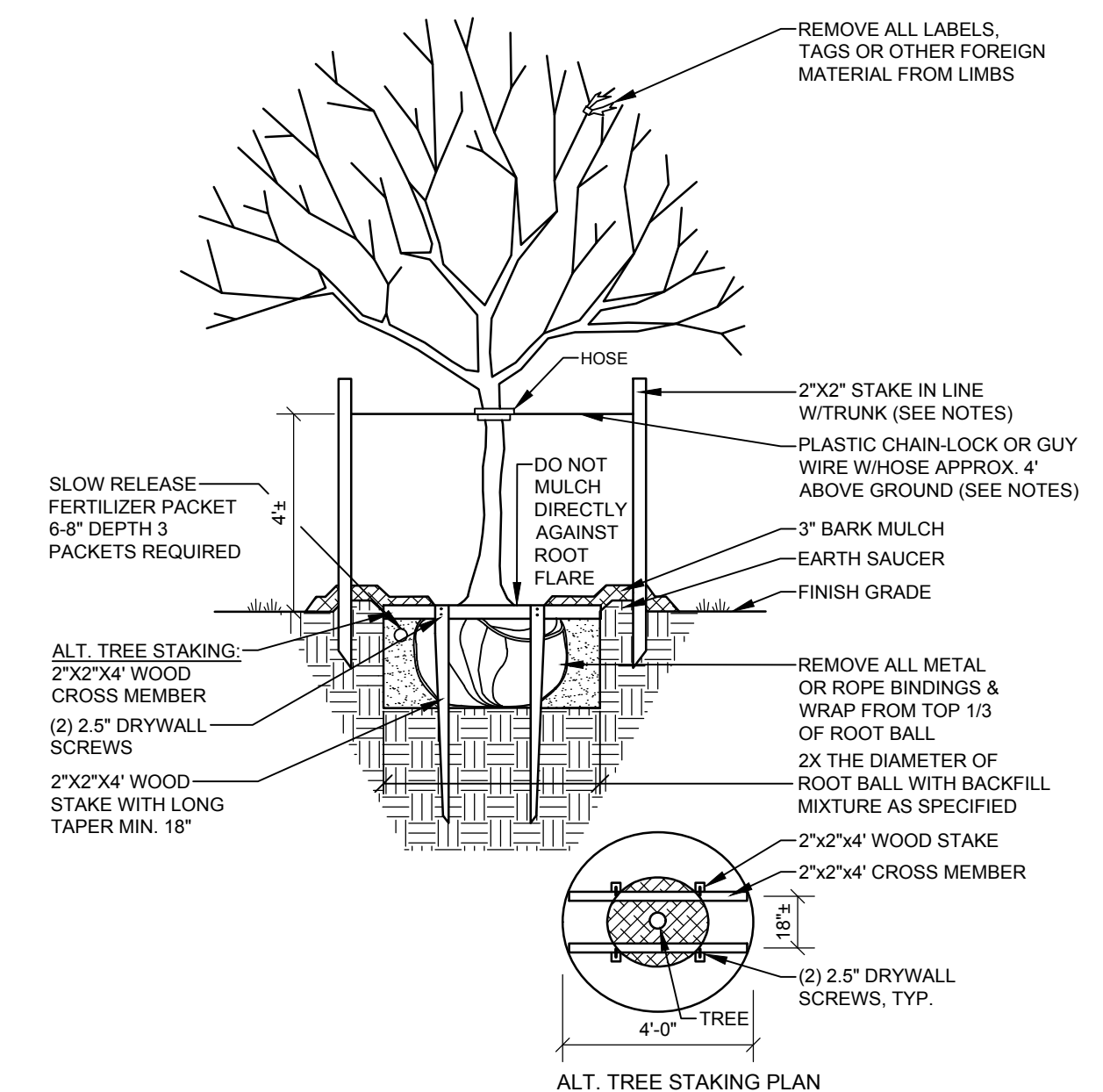
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AS	5	ACER X FREEMANI 'SIENNA'	SIENNA GLEN® MAPLE	3-3.5" CAL.
BA	3	BETULA ALLEGHANIENSIS	YELLOW BIRCH	3-3.5" CAL.
QR	6	QUERCUS RUBRA	NORTHERN RED OAK	3-3.5" CAL.
SHRUBS				
CA	12	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	#2
HD	12	HYDRANGEA PANICULATA 'DVP PINKY'	PINKY WINKY® PANICLE HYDRANGEA	#3
JG	8	JUNIPERUS X 'GREY OWL'	GREY OWL JUNIPER	#3
TO	18	THUJA OCCIDENTALIS 'CONGABE'	FIRE CHIEF™ ARBORVITAE	#3

SEED MIX A:
 MDOT METHOD #1, PARK MIXTURE (OR APPROVED EQUAL)
 SEE MAINE DOT STANDARD SPECIFICATIONS SECTION 717.03
 FOR ALL DISTURBED NON-IMPERVIOUS AREAS OUTSIDE OF PLANTING BEDS.

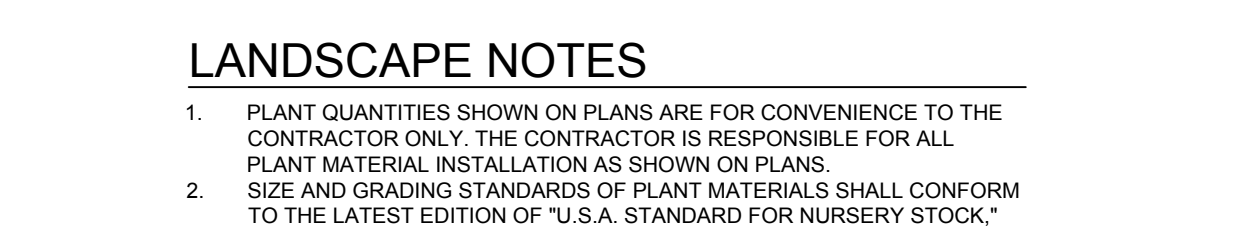
SEED MIX B:
 NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES
 SOURCE: NEW ENGLAND WETLAND PLANTS OR APPROVED EQUIVALENT
 FOR DISTURBED AREAS AROUND THE WET POND



DECIDUOUS & EVERGREEN SHRUB
 NOT TO SCALE

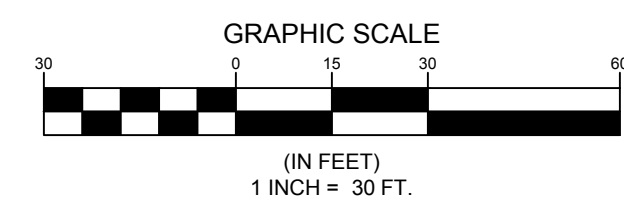


DECIDUOUS TREES
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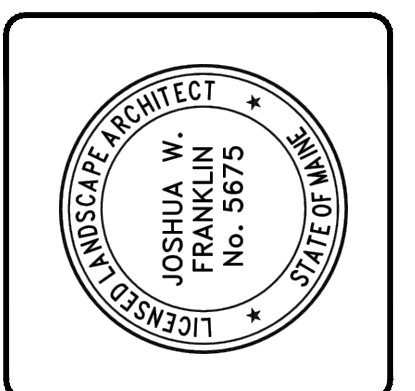


LANDSCAPE NOTES

- 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 SHRUB BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDDED DARK BROWN BARK MULCH.
- THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SODED 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 NO OTHER PLANTING IS PROPOSED SHALL BE LOAMED AND SEEDED.



TAX MAP 39, BLOCK 2, LOT 3



NO.	DATE	BY	DESCRIPTION
1	02/12/2024	SMF	SITE PLAN SUBMISSION TO TOWN

SEBAGO
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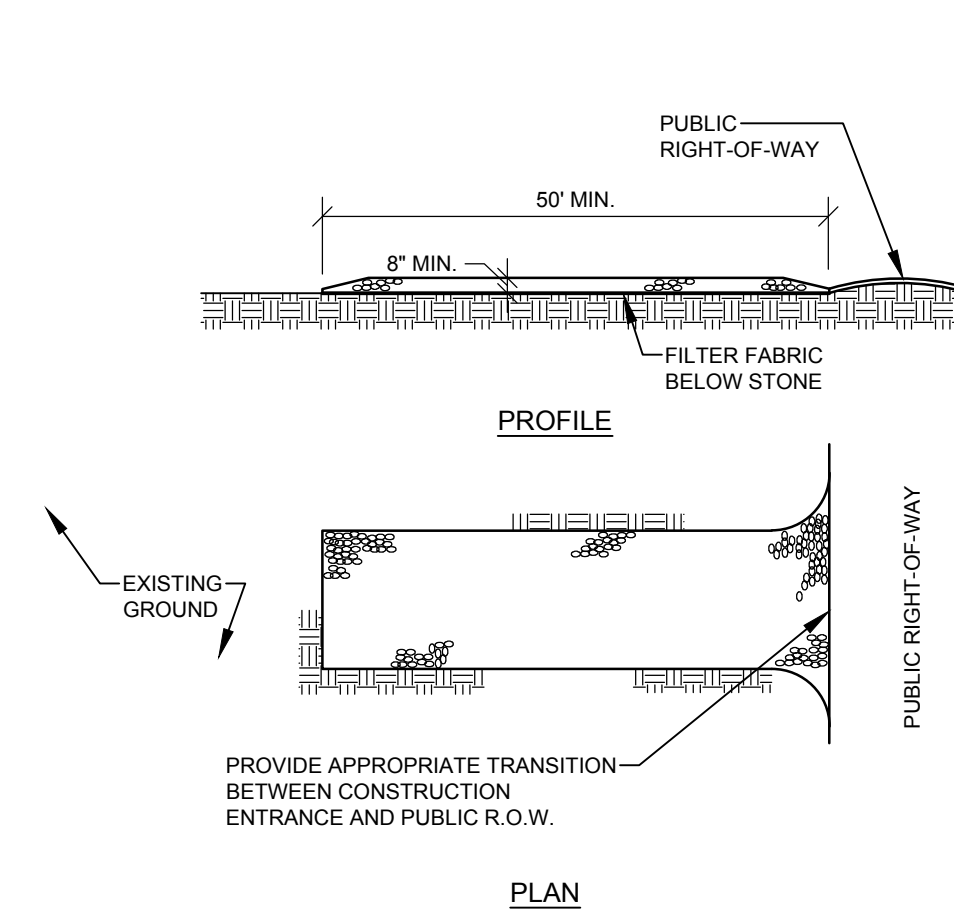
RECORD OWNER:
 MOODY'S CO-WORKER OWNED, INC
 200 NARRAGANSETT STREET
 GORHAM, MAINE 04038

LANDSCAPE PLAN
 OF:
 LOT 3, RACEWAY INNOVATION CAMPUS
 NARRAGANSETT STREET/RACEWAY DRIVE
 GORHAM, ME

FOR:
 MOODY'S CO-WORKER'S OWNED, INC.
 200 NARRAGANSETT STREET
 GORHAM, ME 04038

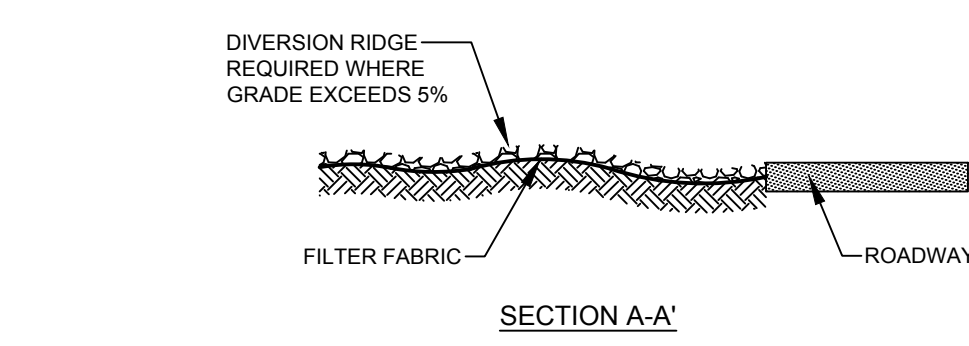
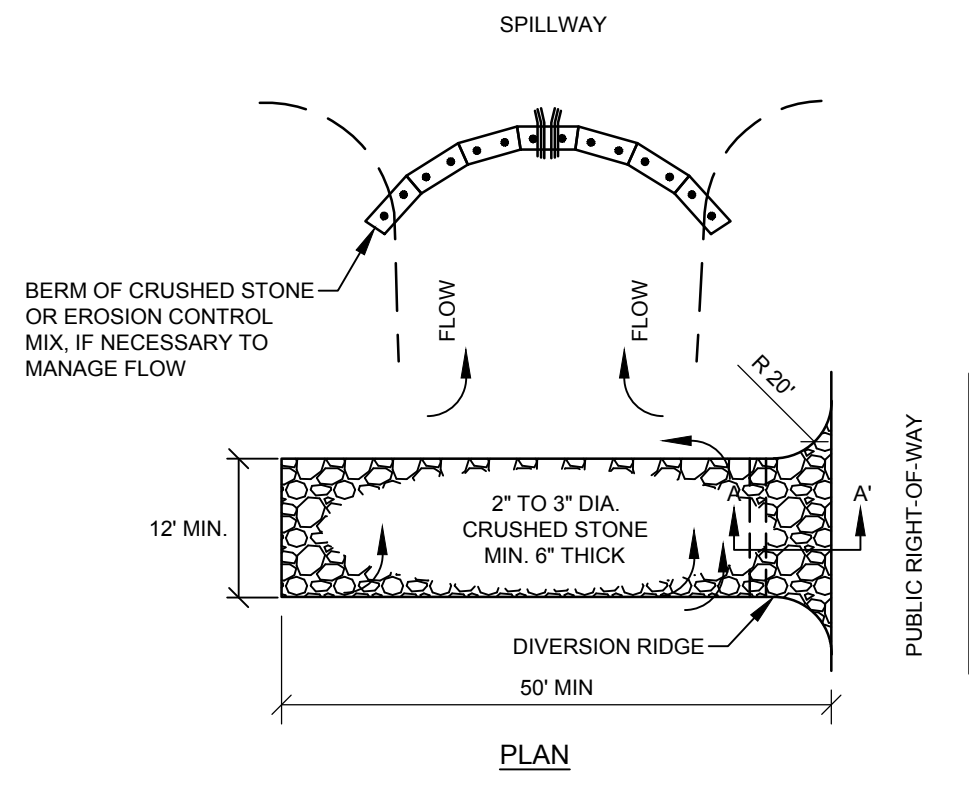
DESIGNED	SMF
DRAWN	DAB
CHECKED	SMF
DATE	09/27/23
SCALE	1" = 30'
PROJECT	19300-01

SHEET 7 OF 11



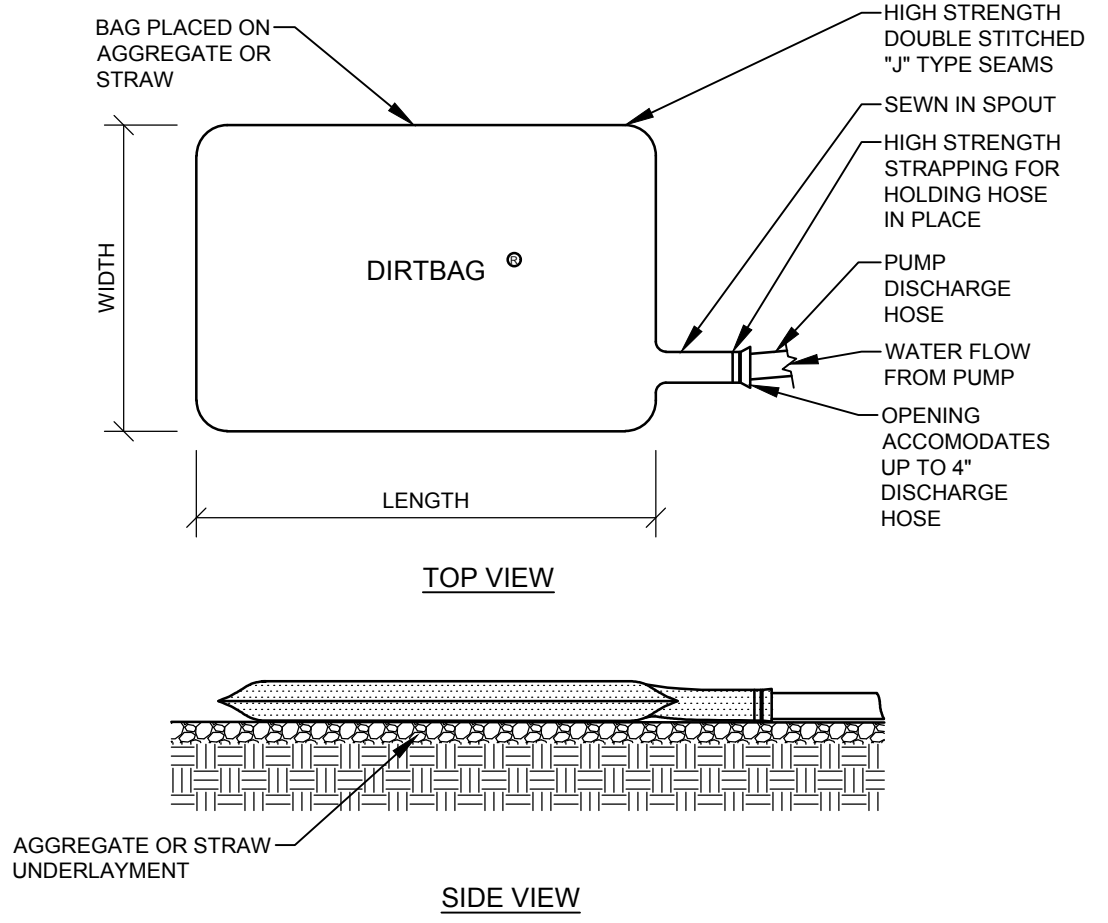
- NOTES:**
1. STONE SIZE- AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE.
 2. LENGTH- AS SHOWN ON PLANS, MIN. 50 FEET.
 3. THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
 4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
 5. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING 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



- CONSTRUCTION SPECIFICATIONS:**
1. THE ENTRANCE/EXIT PAD SHOULD HAVE A LENGTH OF 50 FEET OR MORE AND A 12 FOOT MINIMUM WIDTH (OR AS APPROPRIATE TO CONTAIN THE WHEEL BASE OF CONSTRUCTION VEHICLES PLUS 3 FEET ON EITHER SIDE).
 2. THE PAD SHOULD BE 6 INCHES OR MORE THICK WITH ANGULAR AGGREGATE (2-3 INCH DIAMETER) APPROPRIATE RECLAIMED CONCRETE MATERIAL MAY BE USED.
 3. THE AGGREGATE SHOULD BE PLACED OVER A GEOTEXTILE FILTER TO PREVENT THE STONES FROM PUSHING INTO THE NATIVE SOIL.
 4. AT THE BOTTOM OF SLOPES, A DIVERSION RIDGE SHOULD BE PROVIDED TO INTERCEPT RUNOFF. BERMS MAY BE NECESSARY TO DIVERT WATER AROUND ANY EXPOSED SOIL, AND RUNOFF SHOULD BE DIRECTED TO A SEDIMENT TRAP.
 5. THE WHEELS OF CONSTRUCTION EQUIPMENT MAY BE WASHED PRIOR TO EXITING THE SITE. WASHING SHOULD BE PERFORMED IN AN AREA THAT DRAINS TO A SEDIMENT TRAP OR BASIN.
 6. THE PAD SHOULD BE INSPECTED WEEKLY, AND BEFORE AND AFTER EACH STORM. THE PAD MAY HAVE TO BE REPLACED IF THE VOIDS BECOME FILLED WITH SEDIMENT.
 7. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

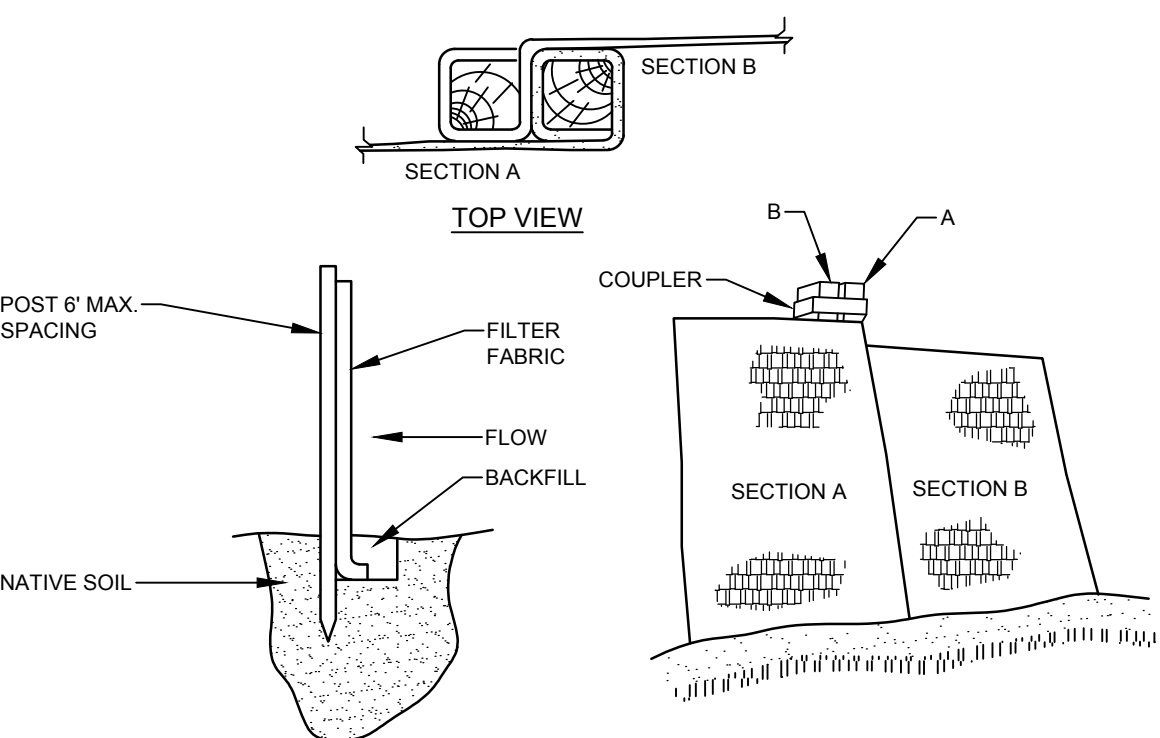
A PAD OF COURSE AGGREGATE AT THE CONSTRUCTION ENTRANCE/EXIT WILL REDUCE THE TRACKING OF SOIL FROM CONSTRUCTION TRAFFIC ONTO A PUBLIC STREET. SEDIMENTS FROM THE TIRE TREADS ARE KNOCKED LOOSE BY THE ANGULAR STONES AND ARE TRAPPED IN THE VOIDS BETWEEN THE STONES.



A GEOTEXTILE FIBER IS A PREFABRICATED SACK THAT IS USED TO FILTER SEDIMENTS FROM DEWATERING ACTIVITIES. A FILTER BAG SHOULD BE USED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED GUIDELINES. CONSULT THE DEP IF THE STRUCTURE WILL BE WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE OR IF SECONDARY CONTAINMENT IS REQUIRED.

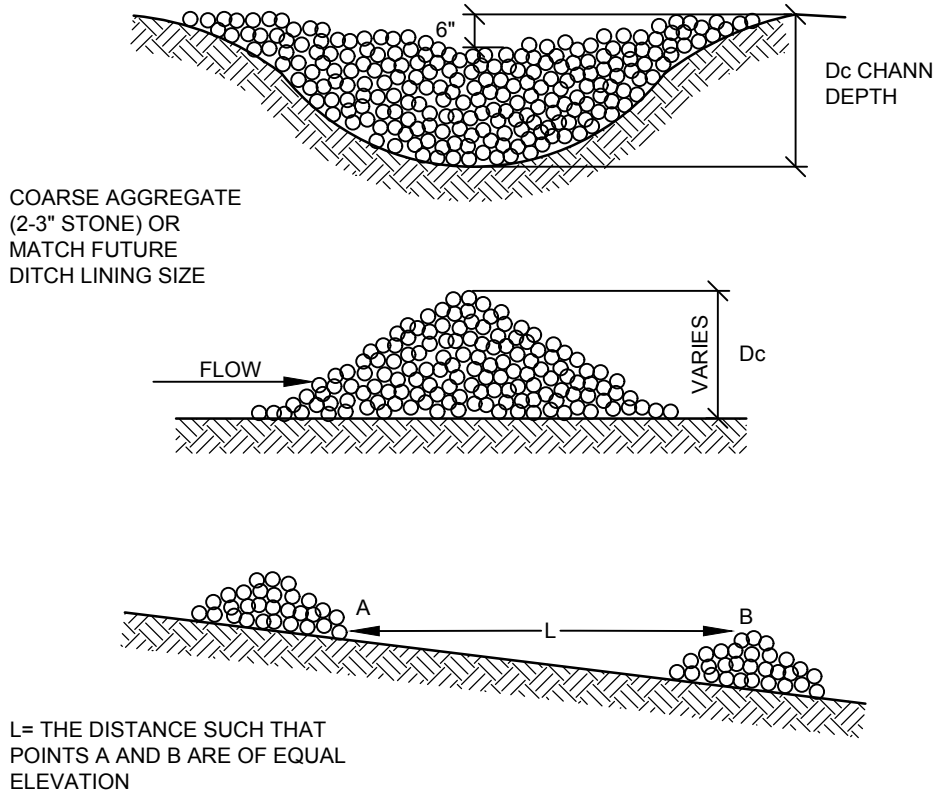
- INSTALL THE FILTER BAG PRIOR TO INITIATING ANY ACTIVITIES WHICH WILL REQUIRE DEWATERING.
- THE TYPE OF FABRIC SHOULD BE BASED ON THE SIZE OF SOIL PARTICLES TO BE TRAPPED (I.E. A WOVEN MATERIAL FOR COARSE PARTICLES AND A NONWOVEN MATERIAL FOR FINER PARTICLES).
- A FILTER BAG SHOULD BE LOCATED IN AN AREA MOSTLY LEVEL (WITH LESS THAN 5% SLOPE). A PAD OF CRUSHED GRAVEL MAY BE PROVIDED.
- AVOID DISCHARGING TO AN AREA THAT IS BARE OF VEGETATION OR NEWLY VEGETATED. ANY SIGN OF EROSION OR CHANNELIZATION FROM THE DISCHARGED WATER REQUIRES IMMEDIATE CORRECTION.
- FILTER BAGS HAVE A FINITE CAPACITY FOR SEDIMENT COLLECTION AND MAY BE PRONE TO PLUGGING. AVOID OVER-PRESSURIZING THE BAG OR IT MAY BURST.
- IF A SEDIMENT DISCHARGE IS OBSERVED, INSPECT THE FILTER BAG FOR TEARS OR OTHER MALFUNCTIONS.

DIRTBAG PUMPED SILT CONTROL SYSTEM
NOT TO SCALE



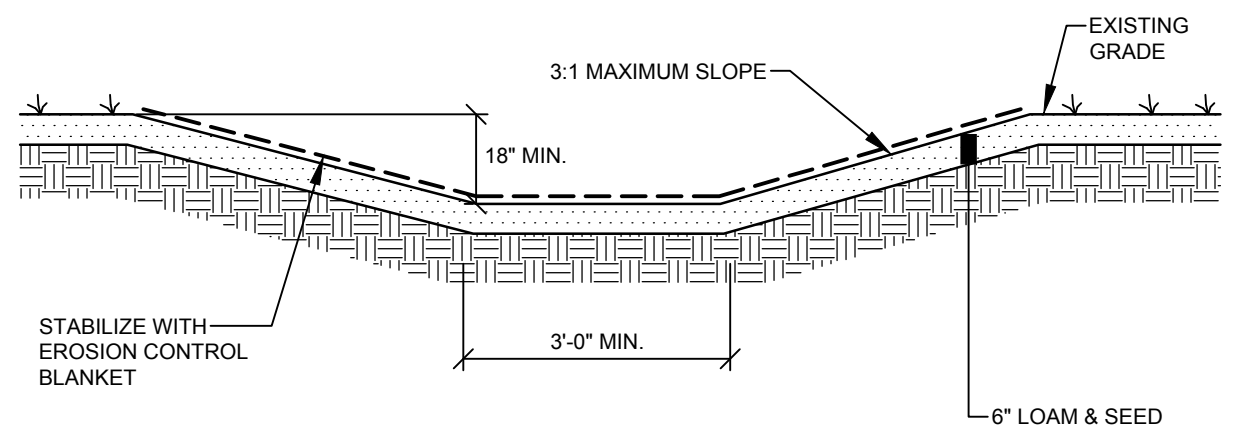
- INSTALLATION:**
1. EXCAVATE A 6" X 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
 2. UNROLL A SECTION AT A TIME AND POSITION THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
 3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
 4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE COMPLETED 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.
 7. THE FENCE SHOULD BE ANCHORED TO RESIST PULL-OUT AND BE STRETCHED TIGHTLY BETWEEN STAKES TO PREVENT SAGGING.
 8. IN AREAS WHERE FLAP CANNOT BE KEYS 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.
 9. FILTER BARRIER NEEDS TO BE REMOVED WHEN THE AREA IS STABILIZED.

FILTER BARRIER
NOT TO SCALE

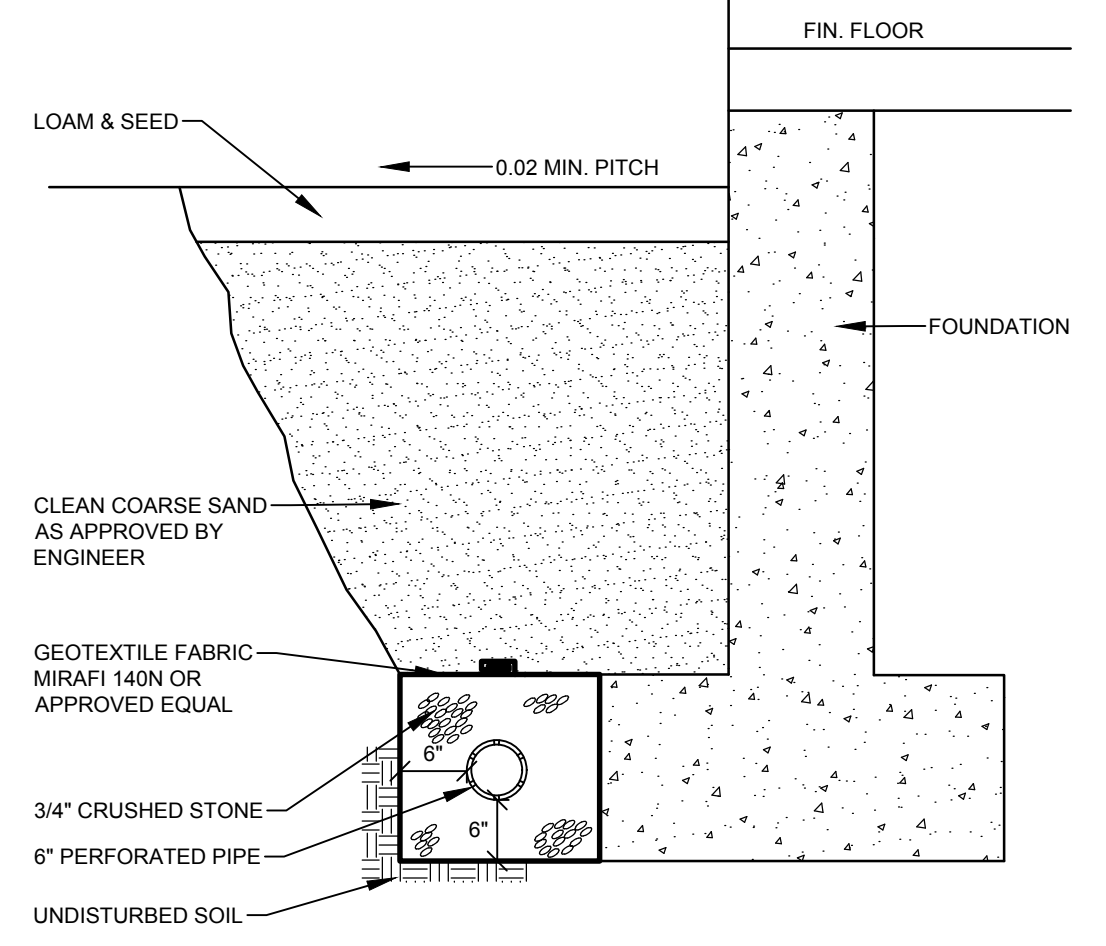


- NOTES:**
1. CHECK DAMS ARE INTENDED FOR THE SETTLEMENT OF SEDIMENTS AND FLOW VELOCITY REDUCTION. A DITCH LINING THAT IS ADAPTED TO THE SLOPE WILL BE NECESSARY FOR EROSION CONTROL (I.E. ONE ROW OF EROSION CONTROL BLANKET AT A MINIMUM).
 2. CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE.
 3. THE AREA AROUND EACH CHECK DAM SHOULD BE FREE OF DEBRIS.
 4. A STONE CHECK DAM SHOULD BE COMPRISED OF WELL-GRADED CRUSHED ROCK WITH A MAXIMUM SIZE OF 6 INCHES AND A MINIMUM STONE SIZE OF 2 INCHES. LARGER STONES MAY BE USED ON STEEP SLOPES.
 5. THE MAXIMUM HEIGHT OF A STONE CHECK DAM SHOULD BE 2 FEET WITH A 6-INCH DEPRESSION AT ITS CENTER FOR OVERFLOW. THE EDGES OF THE DAM SHOULD BE KEYS INTO THE EMBANKMENTS TO PREVENT SIDE EROSION.
 6. MECHANICAL PLACEMENT FOLLOWED BY HAND PLACEMENT WILL BE NECESSARY TO ACHIEVE A TIGHT MASS WITHIN THE CHANNEL AND TO ENSURE THAT THE CENTER OF THE DAM IS LOWER THAN THE EDGES.
 7. ANY EROSION DOWNGRADIENT OR AROUND THE EDGES OF STONE CHECK DAMS SHOULD BE CORRECTED IMMEDIATELY.
 8. TEMPORARY CHECK DAMS MAY BE REMOVED WHEN THE SWALE IS STABILIZED WITH VEGETATION (90% COVERAGE).

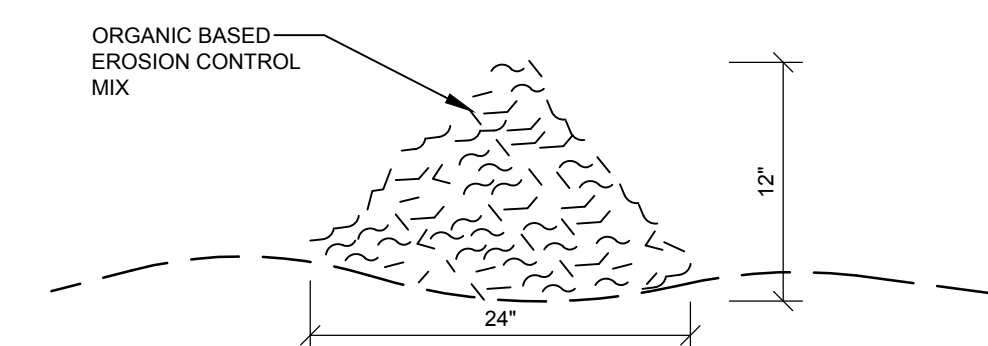
STONE CHECK DAM
NOT TO SCALE



GRASSED SWALE
NOT TO SCALE



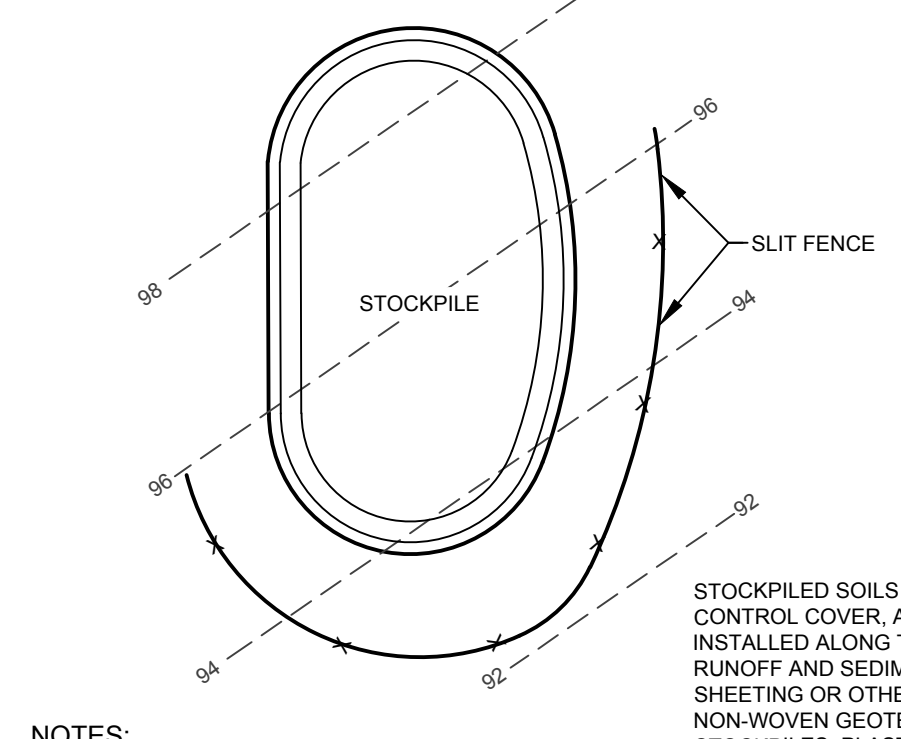
FOUNDATION DRAIN SECTION
NOT TO SCALE



COMPOSITION
EROSION CONTROL MIX SHALL BE MANUFACTURED ON OR OFF THE PROJECT SITE SUCH THAT ITS COMPOSITION IS IN ACCORDANCE WITH THE MDEP MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL LAST REVISED 2016 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.

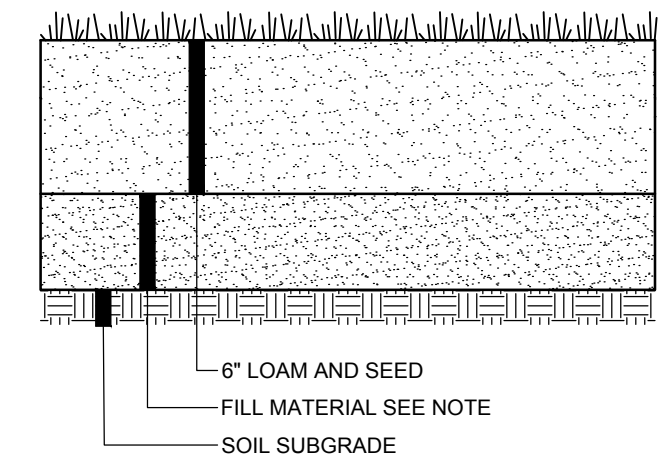
- INSTALLATION:**
1. THE BARRIER MUST BE PLACED ACROSS THE SLOPE, ALONG THE CONTOUR.
 2. EXISTING GROUND SHALL BE PREPARED SUCH THAT THE BARRIER MAY LIE NEARLY FLAT ALONG THE GROUND TO AVOID THE CREATION OF VOIDS AND BRIDGES IN ORDER TO MINIMIZE THE POTENTIAL OF WASH OUTS UNDER THE BARRIER.
 3. THE BARRIER 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, GREATER THAN 8%, OR CONVEY FLOWING WATER.

EROSION CONTROL MIX BERM
NOT TO SCALE



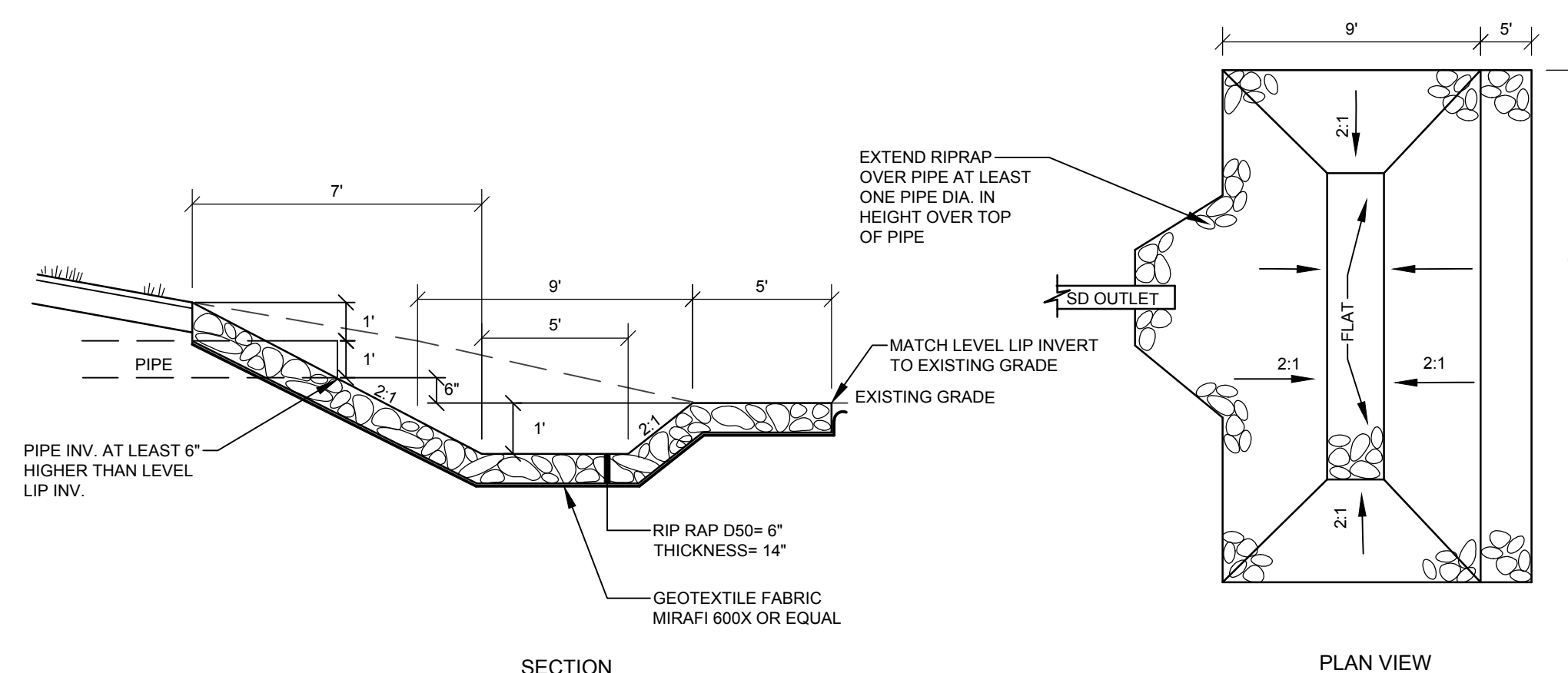
- NOTES:**
1. SEED TOPSOIL STOCKPILE WITH WINTER RYE AT THE RATE OF 30# PER 1000 sq ft BY OCTOBER. IN SPRING SEASON APPLY HAY MULCH AT THE RATE OF 100#s PER 1000 sq ft. OR APPLY A TACKIFIER BY HYDRO SEEDING METHODS AFTER SEEDING. MULCH SHALL BE REAPPLIED ON THE STOCKPILE IF GRASS GROWTH DOES NOT COVER AT LEAST 90% OF THE STOCKPILE SURFACE WITH SEEDLINGS AT LEAST 3" HIGH BY NOVEMBER 1st. THE USE OF RYE FOR STABILIZING STOCKPILES IS LIMITED TO TEMPORARY PILES STANDING NO LONGER THAN 1 YEAR OR CONSERVATION MIX FOR TIMES LONGER.
 2. SILT FENCE TO BE INSTALLED PER THE SILT FENCE DETAIL.
 3. ACCUMULATED SEDIMENTS WILL BE REMIXED INTO THE TOPSOIL.

MATERIAL STOCKPILE EROSION PREVENTION DETAIL
NOT TO SCALE

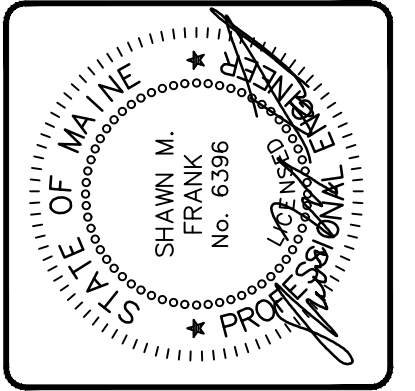


- NOTE:**
1. FILL USED TO RAISE GRADE OVER SOIL SUBGRADES SHALL BE COMMON BORROW (MDO 703.19)
 2. FILL SHALL BE GRANULAR BORROW IN AREAS INDICATED IN GEOTECHNICAL REPORT

LOAM & SEED
NOT TO SCALE



RIPRAP LEVEL LIP OUTLET
NOT TO SCALE



DATE	02/12/2024	STATUS	SITE PLAN SUBMISSION TO TOWN
REV. BY		DATE	
SMF			

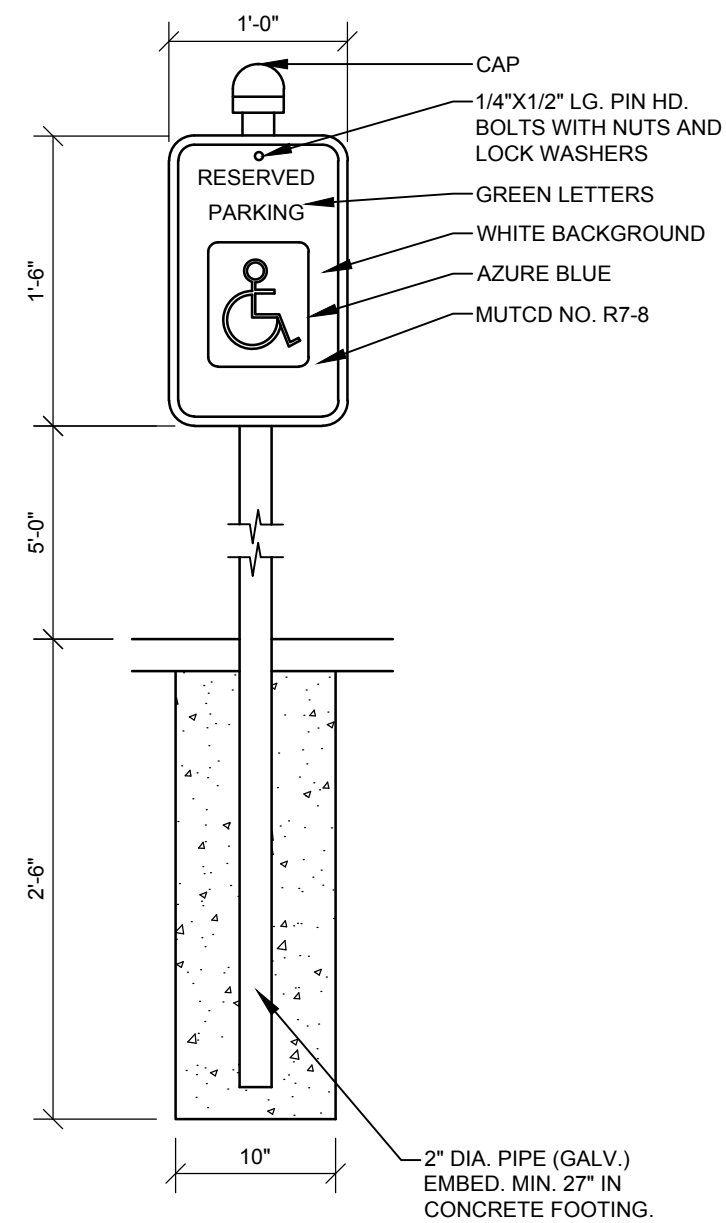
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SEBAGO TECHNICS
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South Portland, ME 04106
207-260-2100
South Portland, Bridgton, Sanford and Bath

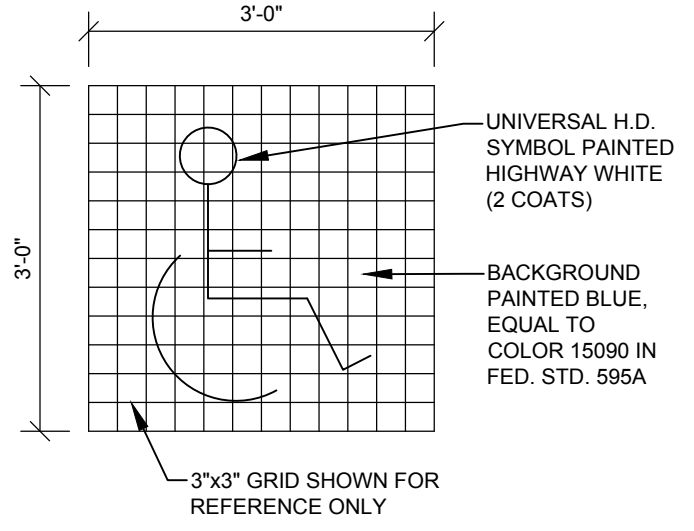
DETAILS 1
OF
LOT 3, RACEWAY INNOVATION CAMPUS
NARRAGANSETT STREET/RACEWAY DRIVE
GORHAM, ME
FOR:
MOODY'S CO-WORKER'S OWNED, INC.
200 NARRAGANSETT STREET
GORHAM, ME 04038

DESIGNED	SMF
DRAWN	DAB
CHECKED	SMF
DATE	09/27/23
SCALE	NTS
PROJECT	19300-01

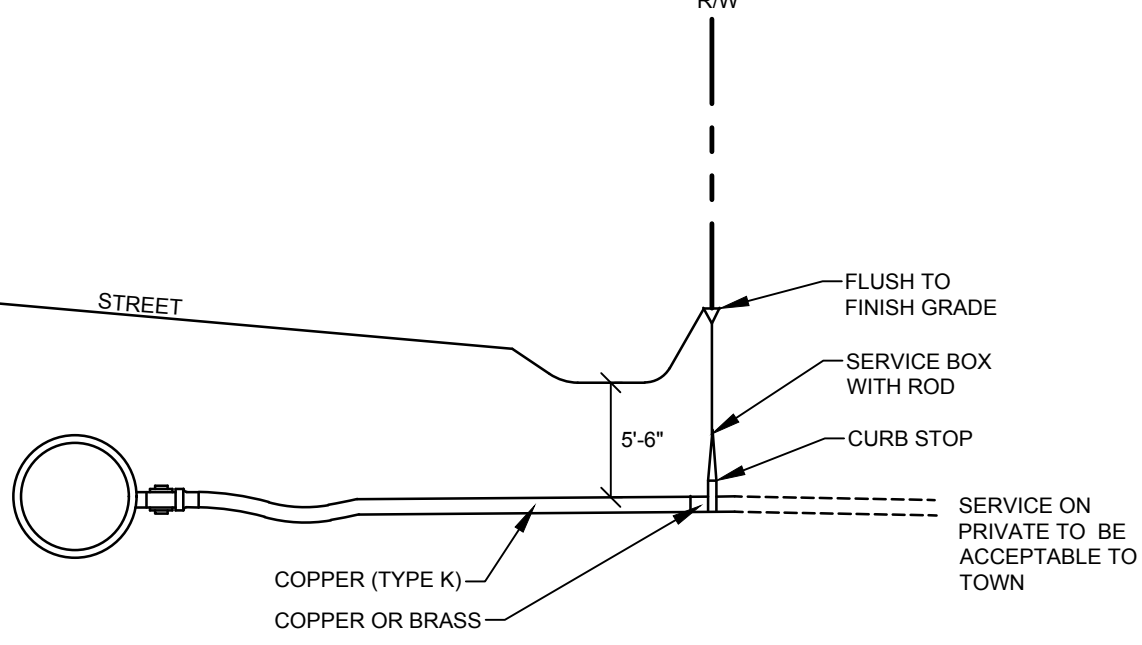
TAX MAP 39, BLOCK 2, LOT 3



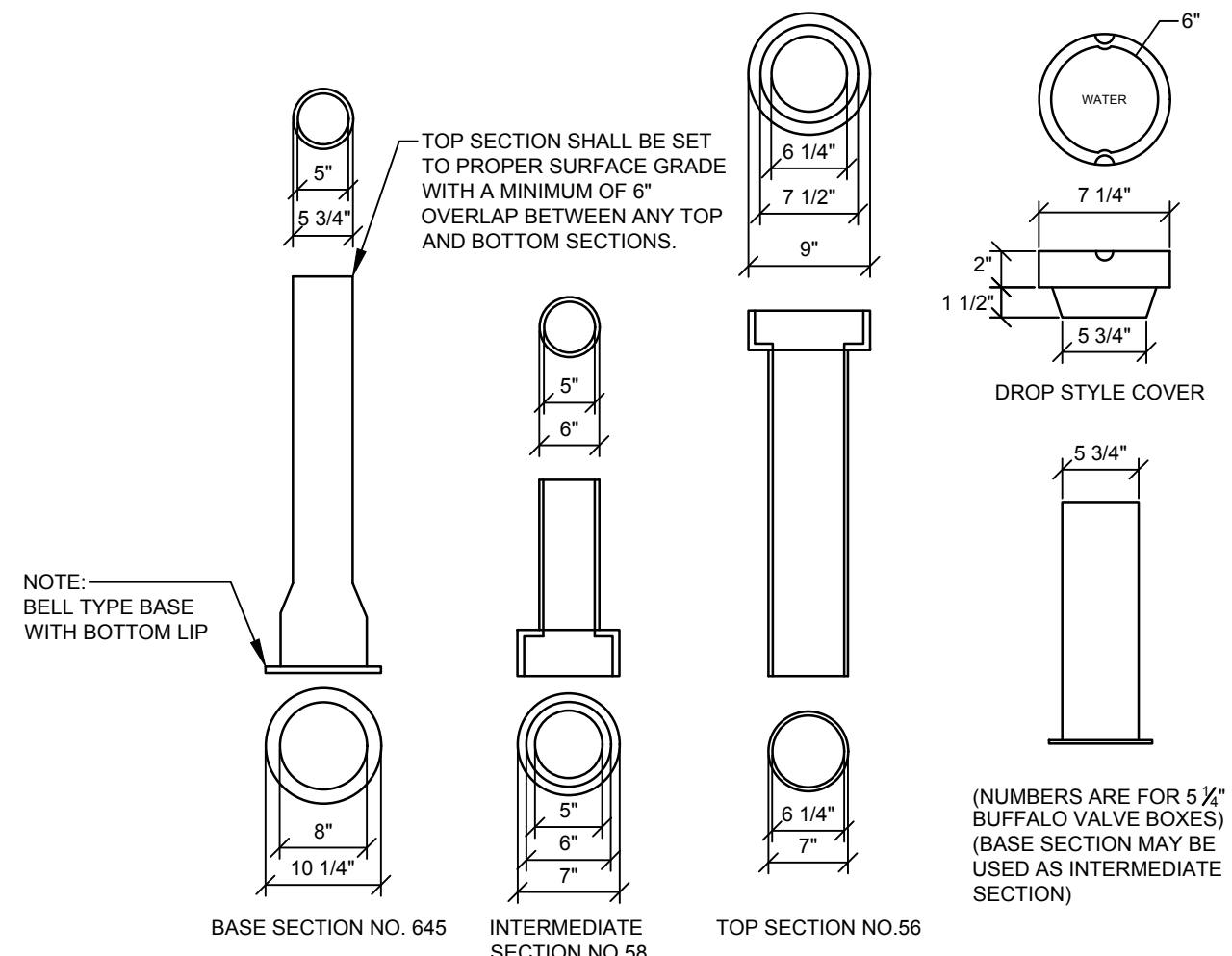
RESERVED PARKING SIGN-POST
NOT TO SCALE



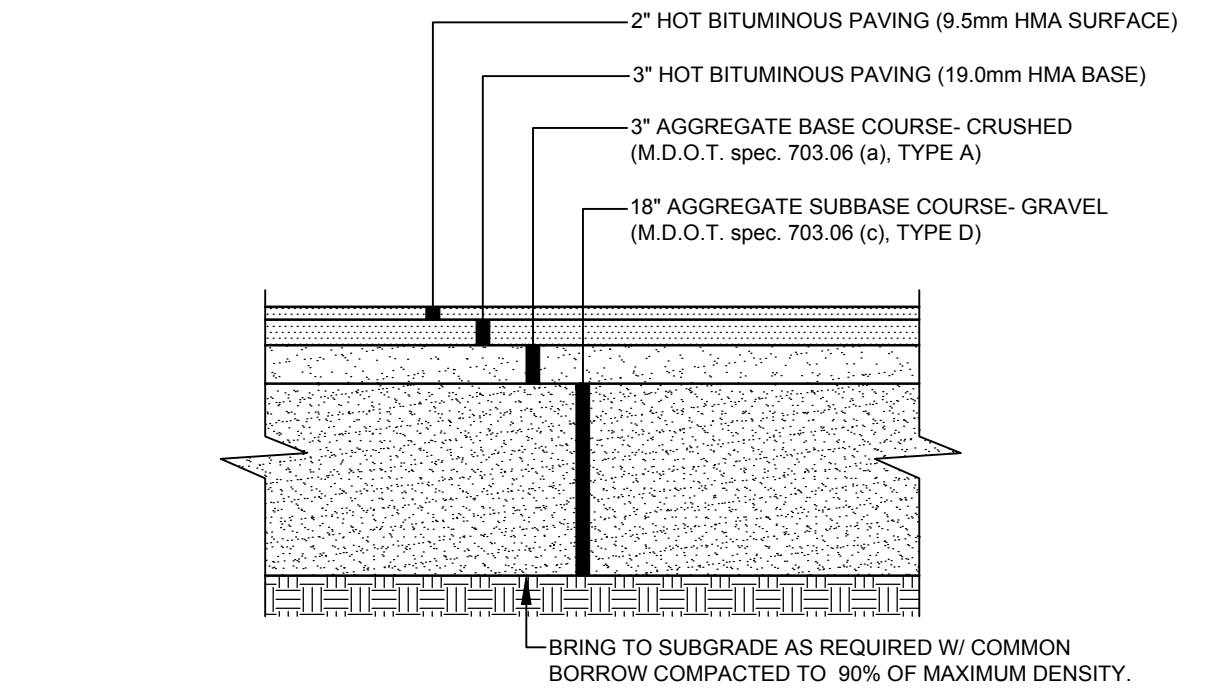
RESERVED PARKING
NOT TO SCALE



WATER SERVICE CONNECTION
NOT TO SCALE

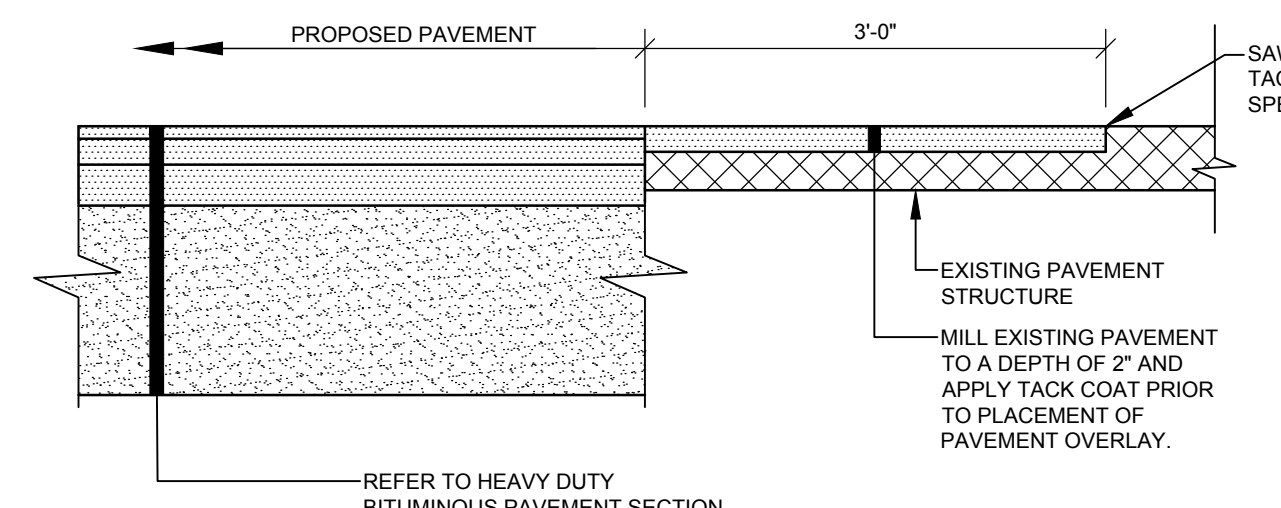


VALVE BOX & COVER
NOT TO SCALE

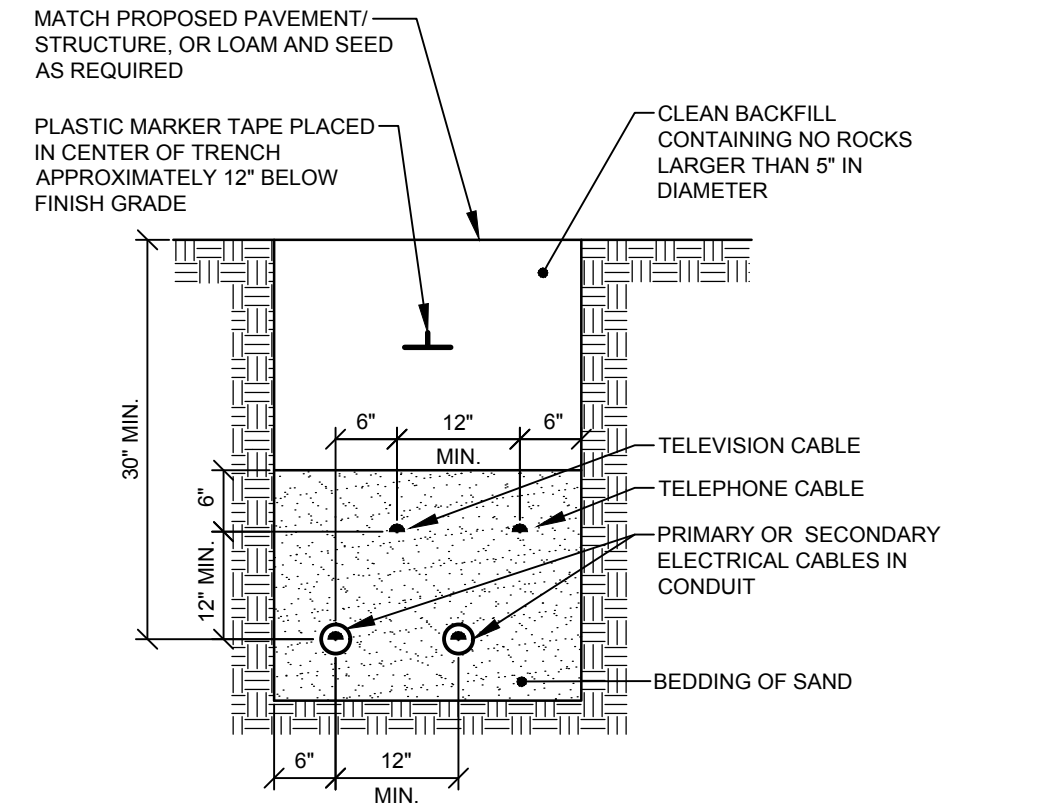


- NOTES:**
1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
 2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

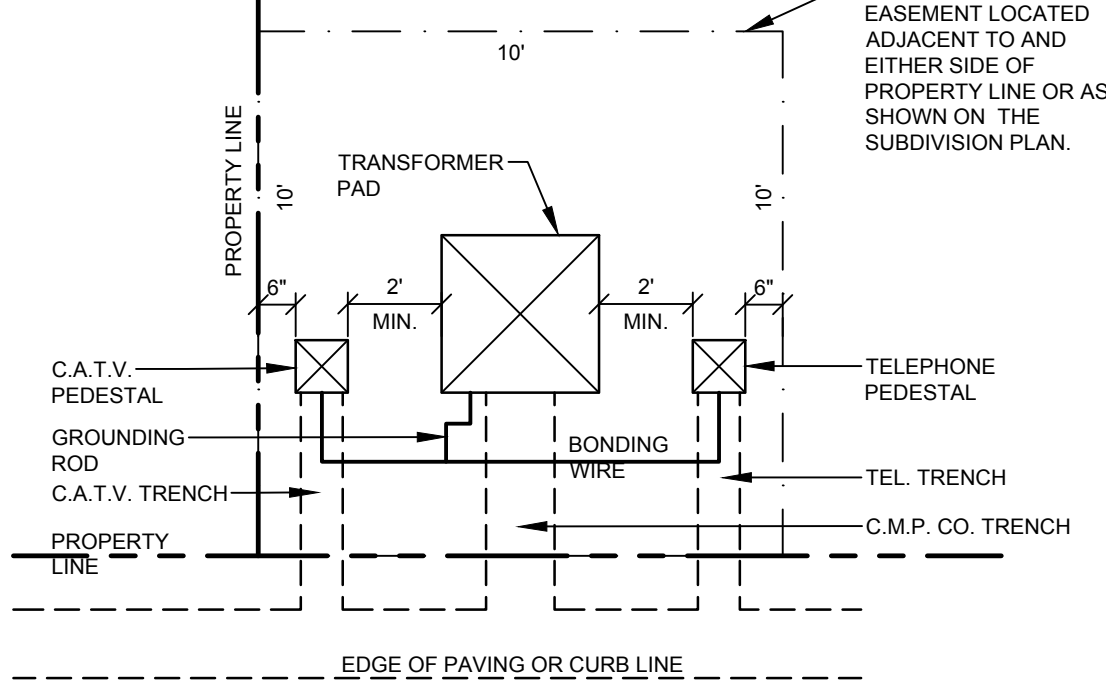
HEAVY DUTY BITUMINOUS PAVEMENT
NOT TO SCALE



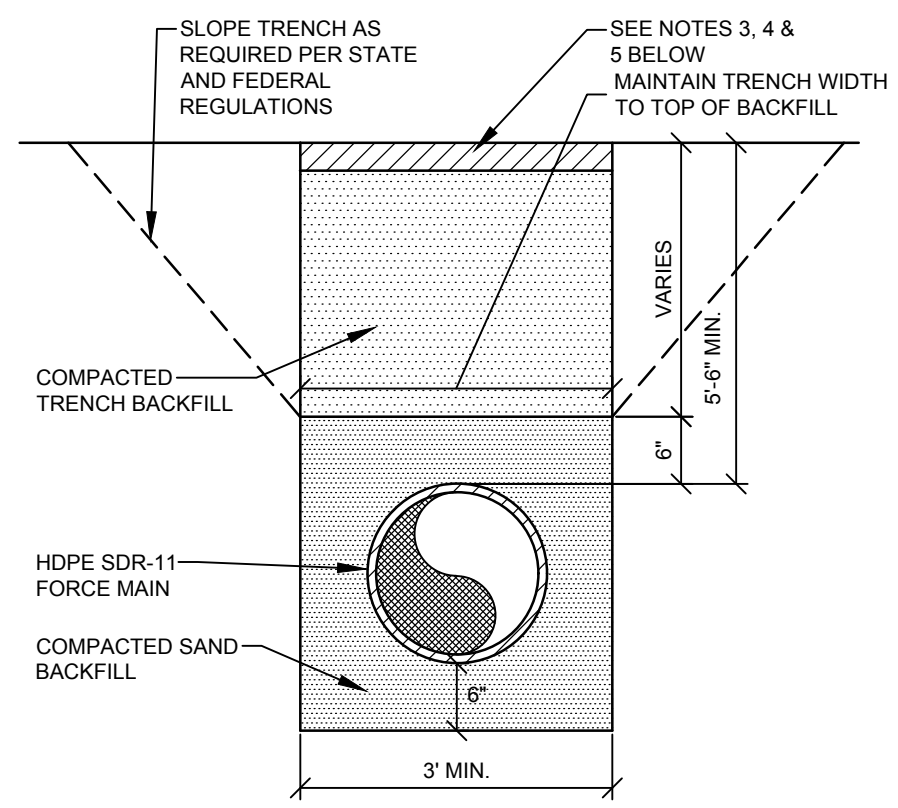
PAVEMENT JOINT
NOT TO SCALE



UNDERGROUND CABLE INSTALLATION
NOT TO SCALE

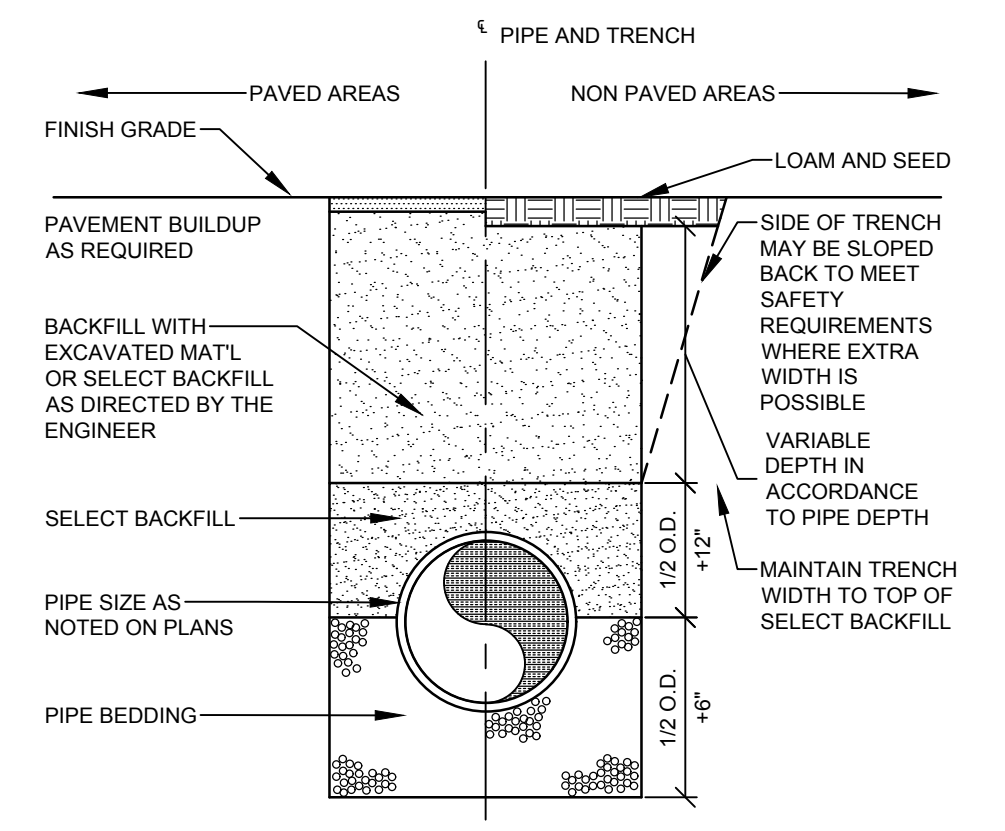


TRANSFORMER CMP
NOT TO SCALE



- NOTES:**
1. PLACE TRENCH BACKFILL MATERIAL IN 12\"/>
 - 2. COMPACT EACH LIFT TO 92% OF MAXIMUM.
 - 3. TRENCH WORK IN GRAVEL SHOULDERS TO INCLUDE 15\"/>
 - 4. TRENCH WORK IN AREA OUTSIDE OF ROADWAYS AND SHOULDERS SHALL BE RESTORED TO PRECONSTRUCTION CONDITIONS OR AS DIRECTED BY TOWN ENGINEER.
 - 5. RESTORE ALL PRIVATE DRIVEWAYS DISTURBED BY CONSTRUCTION.

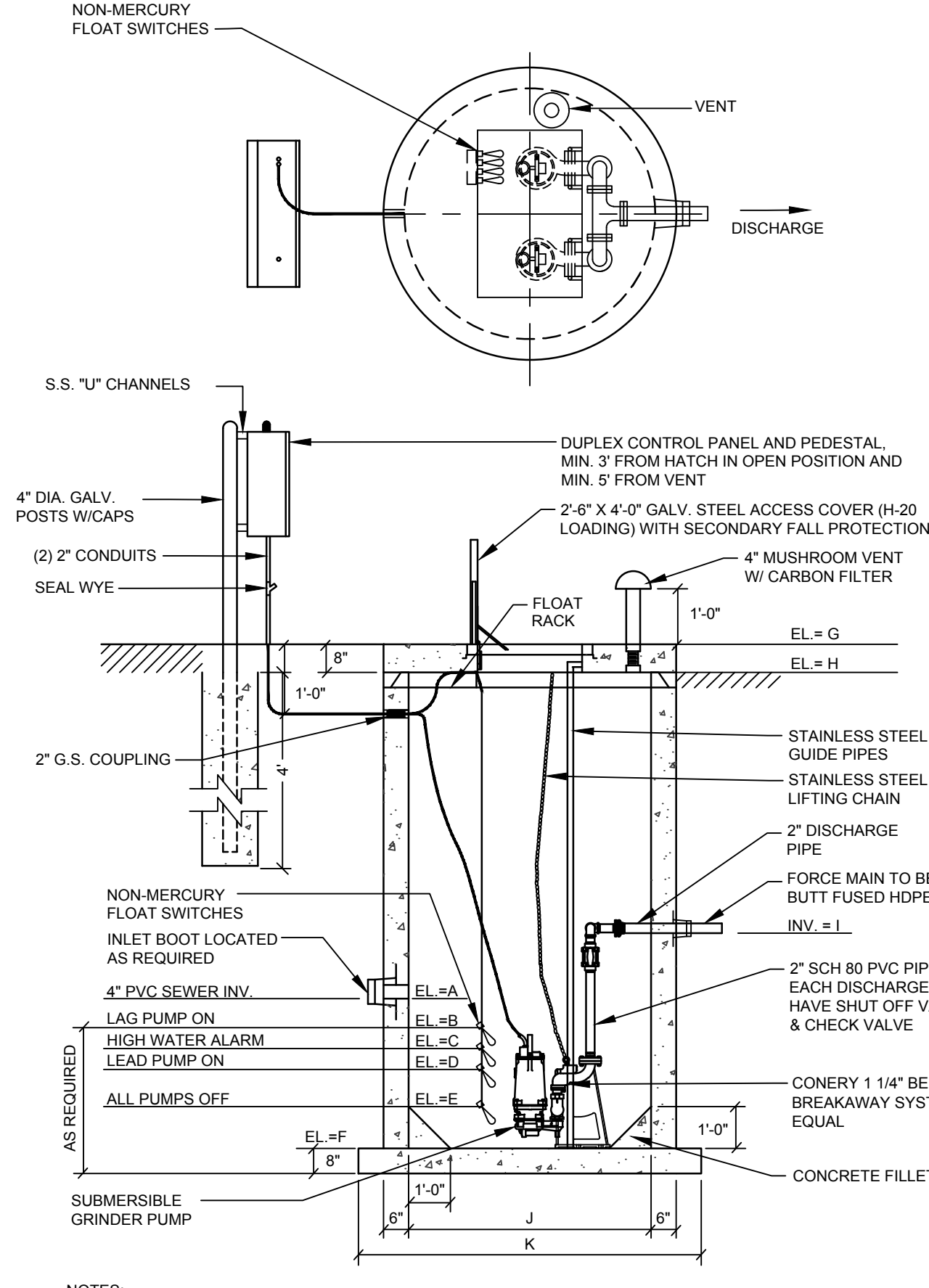
PRESSURE SEWER TRENCH
NOT TO SCALE



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\"/>	
PERFORATED 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



- NOTES:**
1. CONCRETE: 5,000 PSI AFTER 28 DAYS.
 2. REINFORCING WALLS & FLOOR 4x4x4 W.W.M. SLAB TOP #5 @ 8\"/>

PUMP STATION DETAIL
NOT TO SCALE

NOTES

1. LIFT STATION SHALL BE DUPLEX LIFT STATION PANEL AND CONTROLS FOR THE OPERATIONS OF 2.0 HOMA GRINDER PUMPS OPERATING AT APPROXIMATELY THE DUTY POINT LISTED IN THE TABLE BELOW. THE PUMPS ARE MODEL GRP16/1, 1 PHASE, 60 HZ, 230 VOLT, 3450 RPM AND 8.0 FLA WITH THE INSTALLED IMPELLER.
2. PUMPS SHALL HAVE BREAK AWAY FITTINGS. BREAK AWAY FITTINGS SHALL BE NON-SPARKING. RAIL GUIDE FOR 1/2\"/>
- 3. ALL UNDERGROUND ELECTRIC POWER LINES SHALL BE INSTALLED IN PVC CONDUIT. ABOVE GROUND SERVICES SHALL BE INSTALLED IN SCHEDULE 40 GALVANIZED CONDUIT. SIZES AS REQUIRED BY ELECTRIC COMPANY. ALL ELECTRICAL WIRING SHALL MEET ALL LOCAL AND NEC ELECTRICAL CODE REQUIREMENTS.
- 4. THE PANEL SHALL BE EQUIPPED WITH AN INNER DOOR THAT HAS ELAPSED TIMED METERS, WARNING LIGHTS FOR TEMPERATURE AND MOISTURE SENSORS, CONTROL SWITCHES FOR THE INDIVIDUAL PUMPS (AUTO, OFF AND RUN) AND A CONTROL SWITCH FOR THE ALARM WITH TEST AND SILENCE.
- 5. THE MAIN BREAKERS (CONTROL AND PUMPS) AND FUSES FOR BOTH THE ALARM AND CONTROLS SHALL BE ACCESSIBLE WITHOUT OPENING THE INNER DOOR.
- 6. THE PANEL SHALL HAVE BOTH AMBER VISIBLE ALARM LIGHT AND AN ALUIDER PIEZO 800B ALARM. THE ENCLOSURE SHALL BE A FIBERGLASS NEMA 4X RATED, UL698A COMPLIANT LISTED ENCLOSURE RATED FOR THE PUMPS WITH A WIRING SCHEMATIC PROVIDED ON THE INNER FACE OF THE PANEL DOOR. THE DOOR SHALL HAVE A WEATHER SEAL AND LOCKABLE LATCHES.
- 7. THE PANEL SHALL HAVE THE REQUIRED CIRCUITRY: CONTROLLERS, CIRCUIT BREAKERS, DELAYS, MOTOR STARTERS, RELAYS, TERMINAL BLOCK AND GROUNDING REQUIRED TO OPERATE THE PUMPS IN AN ALTERNATING SEQUENCE. PANEL CONTROLS AND ELECTRICAL COMPONENTS SHALL BE EXPLOSION PROOF.
- 8. THE PANEL SHALL BE MODEL 331 MANUFACTURED BY PRIMEX CONTROLS WITH INTRINSICALLY SAFE RELEASE CIRCUITS.
- 9. THE PUMPS, CONTROLS, FLOATS AND FLOAT RACK SHALL BE SUPPLIED BY ONE DISTRIBUTOR OR MANUFACTURER. FLOAT SWITCHES SHALL BE INSTALLED WITH KWIK FLOAT SWITCH CONNECTION SYSTEM. DISTRIBUTOR OR MANUFACTURER SUPPLYING EQUIPMENT SHALL CONFIRM ALL EQUIPMENT MEETS THE INTENT OF THIS SPECIFICATION, AND THAT ALL EQUIPMENT SUPPLIED IS COMPATIBLE FOR THIS SPECIFIC APPLICATION. ALL EQUIPMENT SUPPLIED REQUIRING FACTORY START-UP TO OBTAIN WARRANTY SHALL BE INCLUDED AND PERFORMED BY FACTORY AUTHORIZED PERSONNEL. ANY DEFICIENCIES SHALL BE ADDRESSED PRIOR TO FINAL ACCEPTANCE.
- 10. PUMP POWER/CONTROL CABLES AND FLOAT CABLES SHALL BE ROUTED TO THE WET WELL IN SEPARATE CONDUITS WITH THE PROPER EXPANSION JOINTS, SEAL OFFS, AND EXPANSION JOINTS. PUMP AND FLOAT CABLES SHALL BE WIRED FORM WET WELL DIRECTLY TO PANEL WITH NO INTERMEDIATE JUNCTION BOXES. WIRE SIZING AND CONDUITS FEEDING AND LEAVING THE CONTROL PANEL SHALL BE PROPERLY SIZED. SHALL SUPPORT THE LOAD OF TWO PUMPS OPERATING AND MEET ALL APPLICABLE LOCAL, STATE AND NEC ELECTRICAL CODES.
- 11. PUMPS SHALL BE PROVIDED WITH TEMPERATURE AND MOISTURE SENSORS MATCHED TO THE PUMPS.
- 12. FLOAT CONTROLS SHALL BE NON-MERCURY MECHANICAL FLOATS.
- 13. CONCRETE: 5,000 PSI AFTER 28 DAYS. REINFORCING STEEL MIN. YIELD STRESS OF 40,000 PSI.
- 14. REINFORCING WALLS & FLOOR 4x4x4 W.W.M. SLAB TOP #5 @ 8\"/>
- 15. THE ACCESS HATCH SHALL BE MANUFACTURED BY THE BILCO COMPANY OR EQUIVALENT AND BE RATED FOR H-20 LOADING. HATCH SHALL OPEN TOWARDS PUMP STATION PANEL AND HAVE INTEGRAL SECONDARY FALL PROTECTION
- 16. ALL LIFT STATION PIPING SHALL BE SCH 80 PVC.
- 17. COAT EXTERIOR OF STRUCTURES WITH KOPPERS BITUMASTIC 3000 M OR EQUAL.
- 18. WET WELL SHALL BE INSTALLED ON A MINIMUM 12\"/>
- 19. CONTRACTOR TO CONFIRM OPERATING ELEVATIONS WITH ENGINEER BEFORE ORDERING STATION.
- 20. CONTRACTOR TO SUBMIT SPECIFICATIONS FOR PUMPS, CONTROL PANELS, AND ALARM FOR OWNER AND ENGINEERS APPROVAL.
- 21. ELECTRIC SERVICES SHALL BE VERIFIED BY CONTRACTOR AND COORDINATED WITH OWNER, ELECTRIC COMPANY AND PUMP STATION MANUFACTURER PRIOR TO INSTALLATION. CONTRACTOR SHALL PROVIDE AND INSTALL ALL ELECTRICAL COMPONENTS REQUIRED FOR PUMP STATION MEETING APPLICABLE STATE, FEDERAL AND LOCAL CODES.
- 22. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL MEET ON-SITE WITH OWNER AND ENGINEER TO REVIEW LOCATION OF PUMP STATION AND VALVE PIT. DEPENDING ON PHYSICAL SITE FEATURES, THE ENGINEER RESERVES THE RIGHT TO MODIFY LOCATION.
- 23. UPON INSTALLATION OF PUMP STATION, CONTRACTOR SHALL PROVIDE OWNER WITH THE FOLLOWING:
 - a. OPERATION AND MAINTENANCE MANUALS.
 - b. ONE-YEAR WARRANTY ON ALL STRUCTURES, PUMP STATION MECHANICS AND ELECTRIC COMPONENTS, ALL PIPING AND CONNECTIONS.
 - c. STARTUP REPORT THAT INCLUDES DRAW DOWN TESTS TO DETERMINE THE OPERATING POINTS FOR BOTH PUMPS.

PUMP STATION SCHEDULE

PUMP STATION	MEASUREMENT (FT.)										
	A	B	C	D	E	F	G	H	I	J	K
I	238.10	237.47	236.97	236.47	234.97	233.47	243.60	243.10	237.85	5.0'	7.0'

PUMP PARAMETERS	
STATION	I
PUMP	HOMA
MODEL	GRP16/1 FM
IMPELLER	AS INSTALLED
FLOW (GPM)	65.5
TDH (FT)	32.4
VOLTAGE	230
HP	1.6
PHASE	1Ø
HERTZ	60
RPM	3450

RECORD OWNER:
MOODY'S CO-WORKER OWNED, INC
200 NARRAGANSETT STREET
GORHAM, MAINE 04038

DESIGNED	SMF
DRAWN	DAB
CHECKED	SMF
DATE	09/27/23
SCALE	NTS
PROJECT	19300-01

TAX MAP 39, BLOCK 2, LOT 3

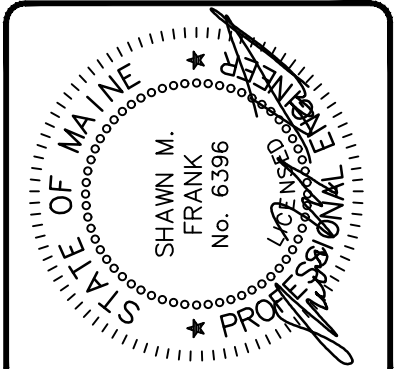
SHEET 10 OF 11

DETAILS 2
OF:
LOT 3, RACEWAY INNOVATION CAMPUS
NARRAGANSETT STREET/RACEWAY DRIVE
GORHAM, ME
FOR:
MOODY'S CO-WORKER'S OWNED, INC.
200 NARRAGANSETT STREET
GORHAM, ME 04038

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207-260-2100
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REV.	BY	DATE	STATUS	DESCRIPTION
A	SMF	02/12/2024	SITE PLAN SUBMISSION TO TOWN	

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SHAWN M. FRANK, P.E. 6396

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-SLEEP COLLARS ALONG OUTLET PIPE AT 20' SPACING ON 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:

- INSTALL TREE SAVE FENCING, CLEAR TREES
- INSTALL PERIMETER EROSION CONTROLS PRIOR TO STUMPING AND GRUBBING OR SOIL DISTURBANCE.
- CLEAR AND GRUB POND AREA
- INSTALL RIPRAP OUTLET PIPE APRON
- INSTALL DIRT BAG DEWATERING FILTER SYSTEM AS INDICATED ON GRADING AND DRAINAGE PLANS. BEGIN BYPASS PUMPING OF POND AREA AS REQUIRED.
- INSTALL OUTLET PIPE
- INSTALL OUTLET CONTROL STRUCTURE
- GRUB EMBANKMENT SUBGRADE AND CONSTRUCT EMBANKMENT CUT/FILL
- 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.

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 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 TAMING 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:

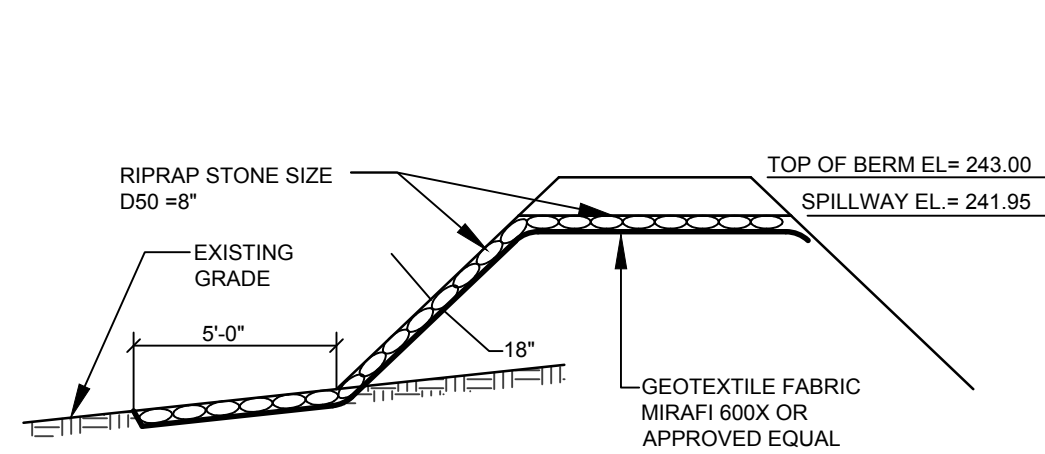
CLAY MATERIAL	95% OF MAX.
MAX. DENSITY	ASTM D698 STANDARD
FIELD DENSITY TESTS	ASTM D2922

- 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:

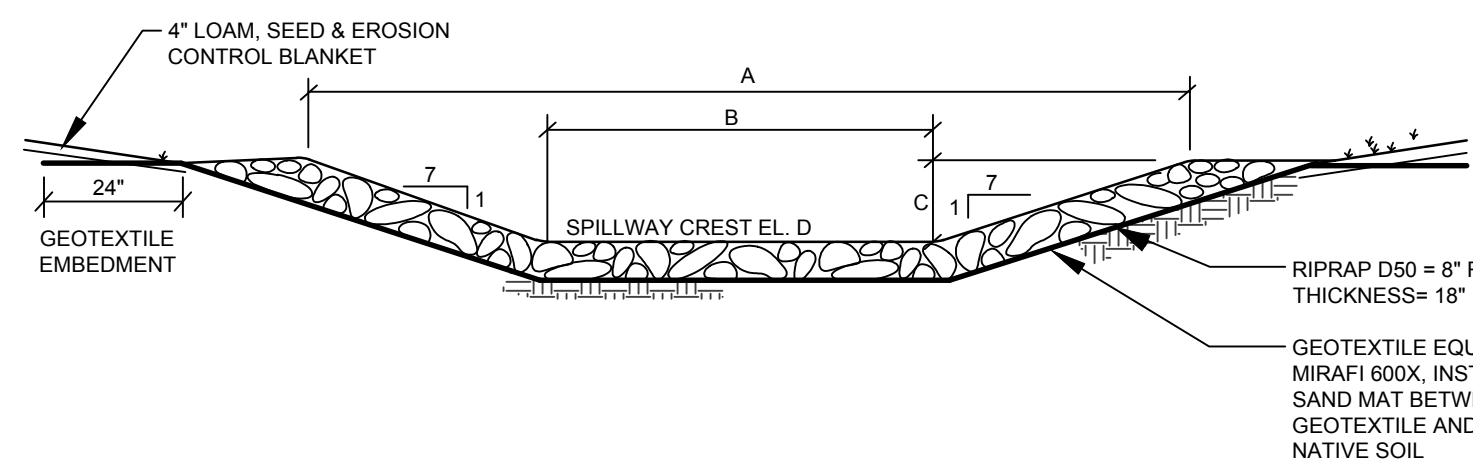
SIEVE ANALYSIS	ASTM D422
FIELD DENSITY	ASTM D2922
FIELD MOISTURE CONTENT	ASTM D3017
MOISTURE/DENSITY (PROCTOR) TESTS	ASTM D698

- 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.



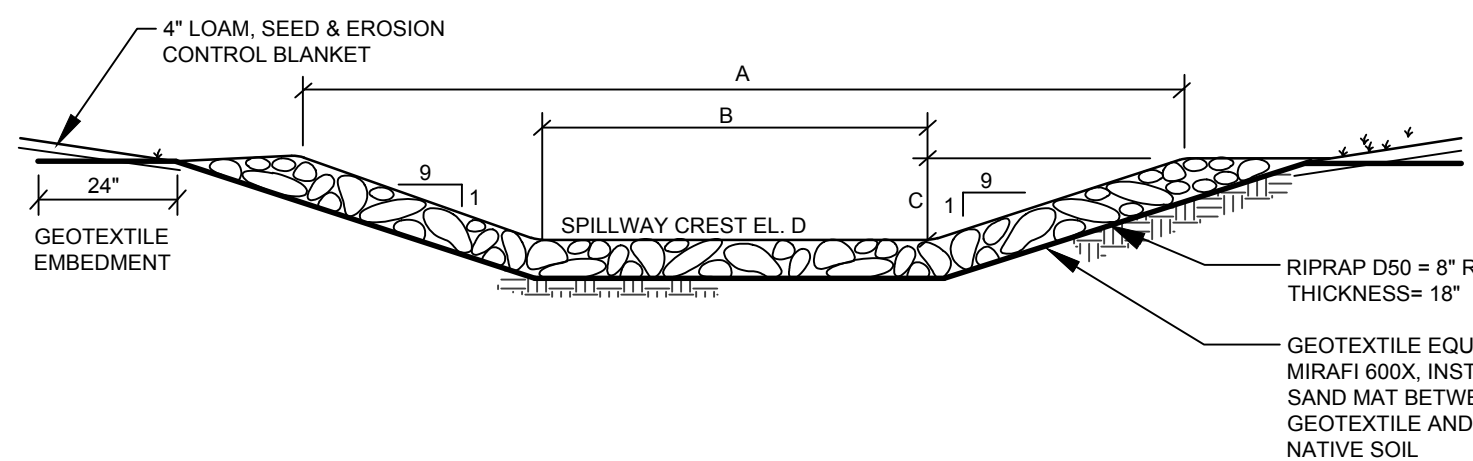
- EMBANKMENT CONSTRUCTION**
- CONSTRUCTION OF COMMON BORROW MATERIAL MEETING M.D.O.T. SPECIFICATION.
 - PLACE BORROW MATERIAL IN 12" LIFTS COMPACTED TO 95% OF MAXIMUM DRY DENSITY.
 - LOAM, SEED, AND STABILIZE IN ACCORDANCE WITH SEDIMENTATION AND EROSION CONTROL PLAN.

SPILLWAY SECTION
NOT TO SCALE



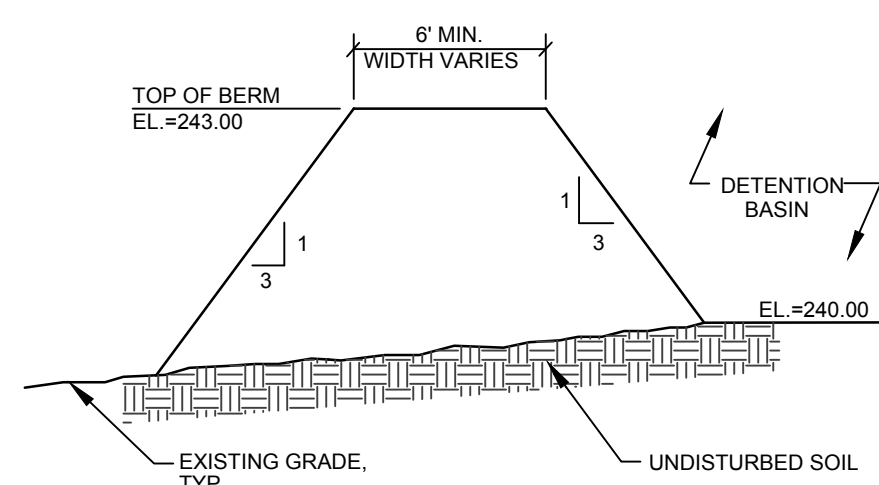
EMERGENCY SPILLWAY	DIMENSIONS IN FEET				ELEVATION
	A	B	C	D	
OVERFLOW SPILLWAY	33.00	20.00	1.05	241.95	

EMERGENCY SPILLWAY CROSS-SECTION
NOT TO SCALE



EMERGENCY SPILLWAY	DIMENSIONS IN FEET				ELEVATION
	A	B	C	D	
POND FOREBAY	24.00	4.00	1.50	238.50	

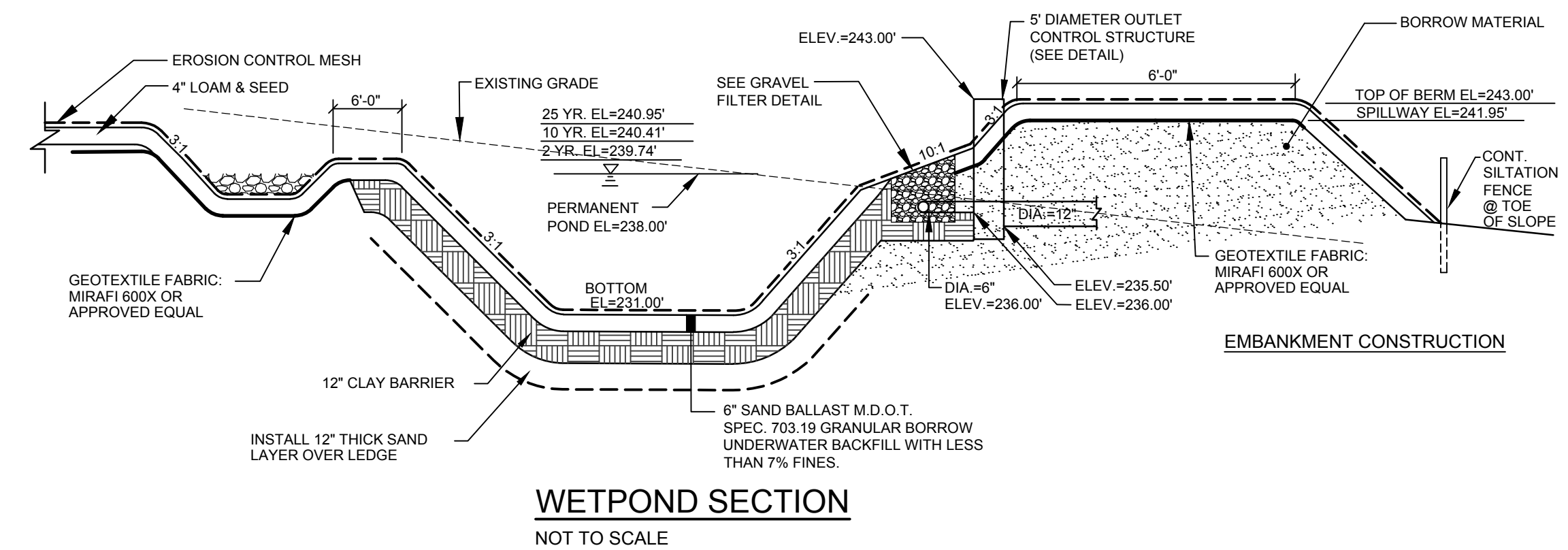
FOREBAY SPILLWAY CROSS-SECTION
NOT TO SCALE



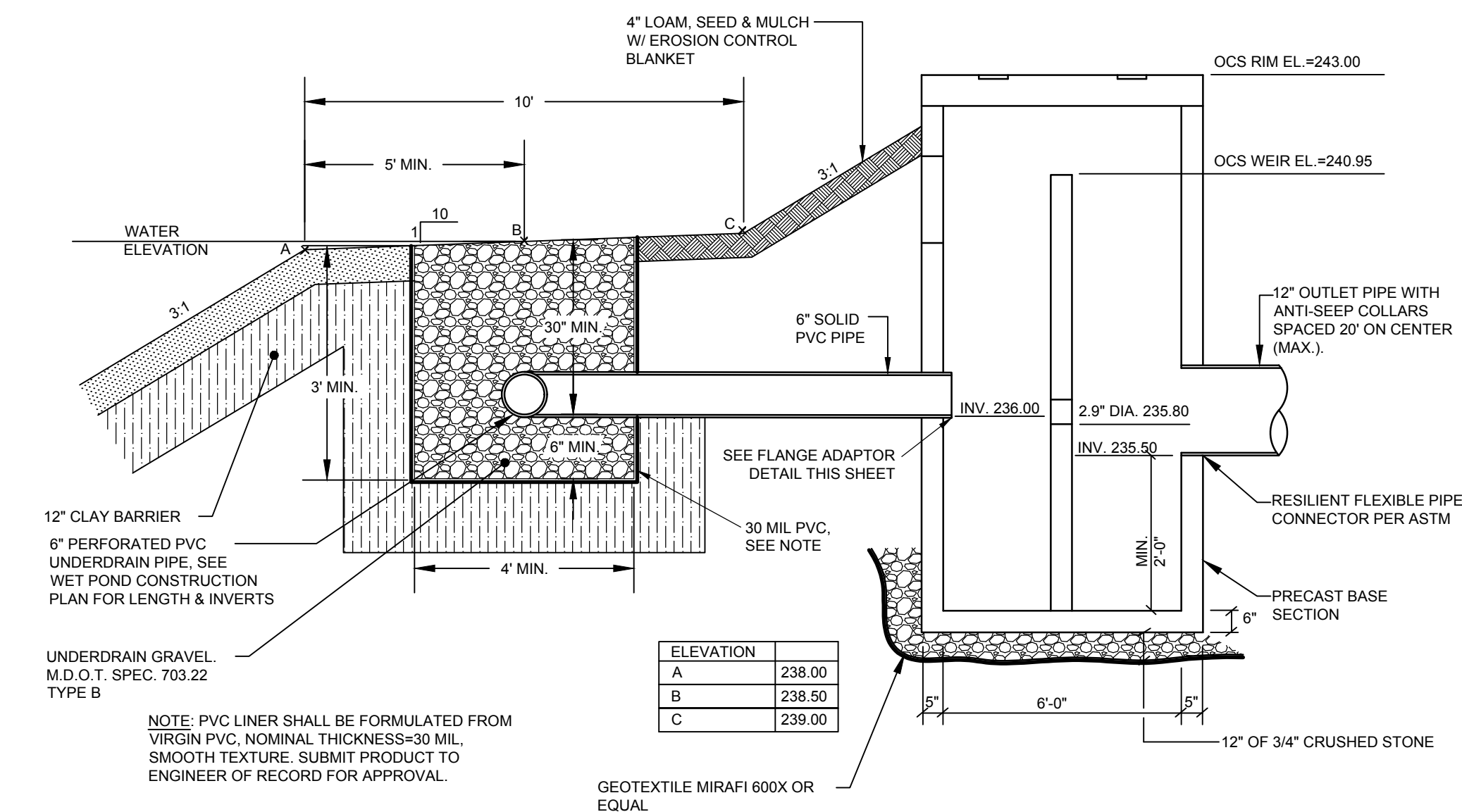
EMBANKMENT CONSTRUCTION:

- CONSTRUCTION MATERIAL SHALL MEET M.D.O.T. SPECIFICATION 703.18.
- PLACE BORROW MATERIAL IN 12" LIFTS COMPACTED TO 95% OF MAX. DENSITY.
- INSTALL RIPRAP AND EROSION CONTROL MESH WHERE SPECIFIED ON PLANS.
- LOAM, SEED, AND STABILIZE IN ACCORDANCE WITH SEDIMENTATION AND EROSION CONTROL PLAN.

BERM DETAIL
NOT TO SCALE

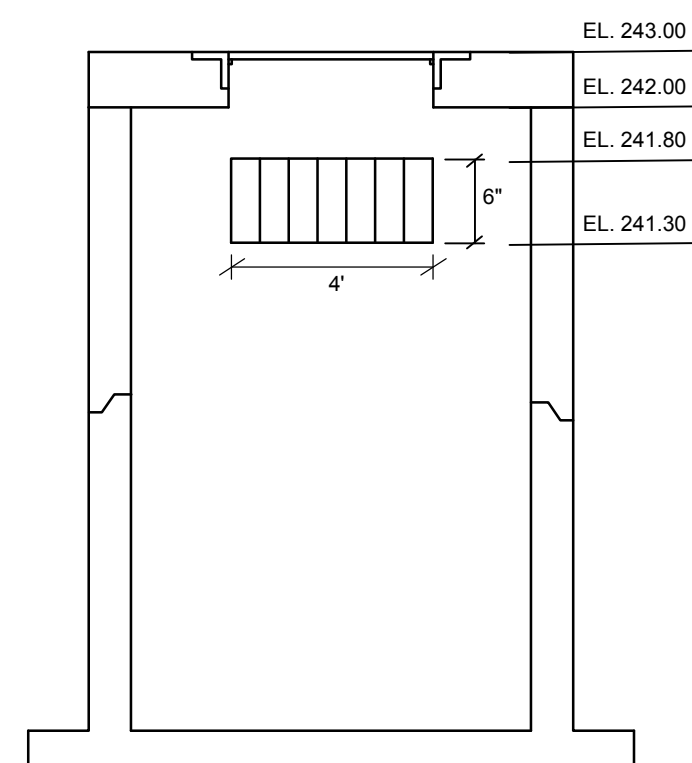


WETPOND SECTION
NOT TO SCALE



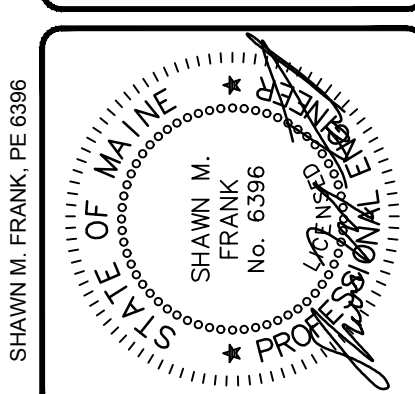
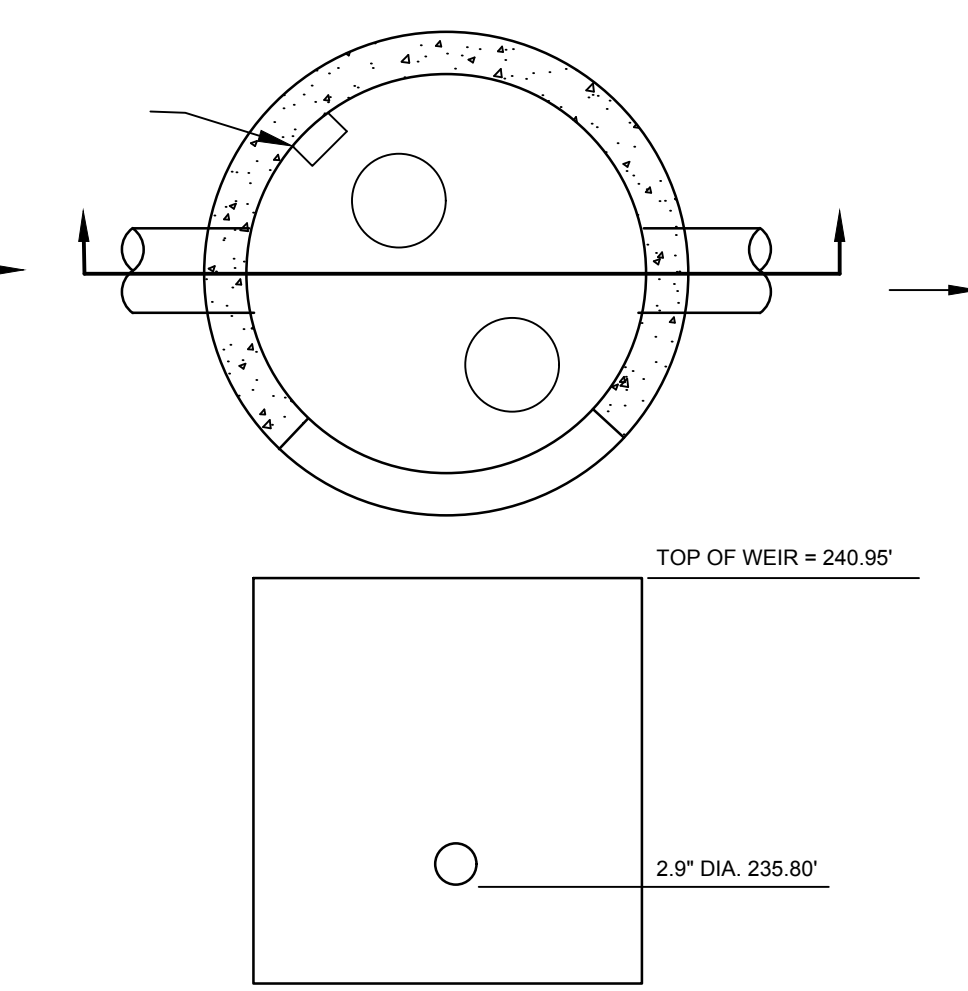
NOTE: PVC LINER SHALL BE FORMULATED FROM VIRGIN PVC, NOMINAL THICKNESS=30 MIL, SMOOTH TEXTURE. SUBMIT PRODUCT TO ENGINEER OF RECORD FOR APPROVAL.

ELEVATION	
A	238.00
B	238.50
C	239.00



- NOTES:**
- TRASH RACK GRATE AND HARDWARE SHALL BE ALUMINUM OR STAINLESS STEEL WITH 6-INCH MAXIMUM BAR SPACING.

POND SAFETY BENCH/GRAVEL FILTER & OUTLET CONTROL STRUCTURE DETAIL
NOT TO SCALE



REV.	BY	DATE	STATUS	DESCRIPTION
A	SMF	02/12/2024	SUBMIT	SITE PLAN SUBMISSION TO TOWN

SEBAGO TECHNICALS
SERAGOTECHNICALS.COM
75 John Roberts Rd, Suite 4A
South Portland, ME 04106
207-260-2100
South Portland, Bridgton, Sanford and Bath

DETAILS 3
OF
LOT 3, RACEWAY INNOVATION CAMPUS
NARRAGANSETT STREET/RACEWAY DRIVE
GORHAM, ME
FOR:
MOODY'S CO-WORKER'S OWNED, INC.
200 NARRAGANSETT STREET
GORHAM, ME 04038

DESIGNED	SMF
DRAWN	DAB
CHECKED	SMF
DATE	09/27/23
SCALE	NTS
PROJECT	19300-01

PROPERTY CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	191.05'	5050.00'	S 43°25'49" W	191.04'
C2	1057.27'	3100.00'	S 49°01'03" E	1052.16'
C3	379.74'	3301.42'	S 55°29'34" E	379.54'

PROPERTY CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C4	31.41'	20.00'	N 2°40'00" W	28.28'
C5	157.89'	626.55'	N 40°08'46" W	157.57'
C6	96.60'	272.00'	N 43°06'58" W	96.09'
C7	68.62'	728.00'	N 50°35'24" W	68.59'
C8	31.42'	20.00'	N 87°06'37" E	28.28'
C9	31.42'	20.00'	N 2°53'23" W	28.28'
C10	62.02'	656.00'	N 50°35'24" W	62.00'
C11	121.46'	342.00'	N 43°06'58" W	120.82'
C12	140.14'	556.55'	N 40°08'00" W	139.78'
C13	31.29'	20.00'	S 87°10'03" W	28.20'
C14	741.21'	3100.00'	S 46°05'48" E	739.44'
C15	316.07'	3100.00'	S 55°52'02" E	315.93'

PROPERTY LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 1°38'24" W	41.88'
L2	S 44°30'51" W	31.15'
L3	S 47°39'13" E	18.00'
L4	N 43°24'28" E	39.55'
L5	N 22°59'13" E	69.24'
L6	N 9°45'27" W	72.03'
L7	N 22°00'48" E	68.77'
L8	N 6°10'17" W	77.66'
L9	N 16°05'28" E	46.65'
L10	N 66°28'18" E	81.94'
L11	N 29°15'28" E	53.79'

PROPERTY LINE TABLE

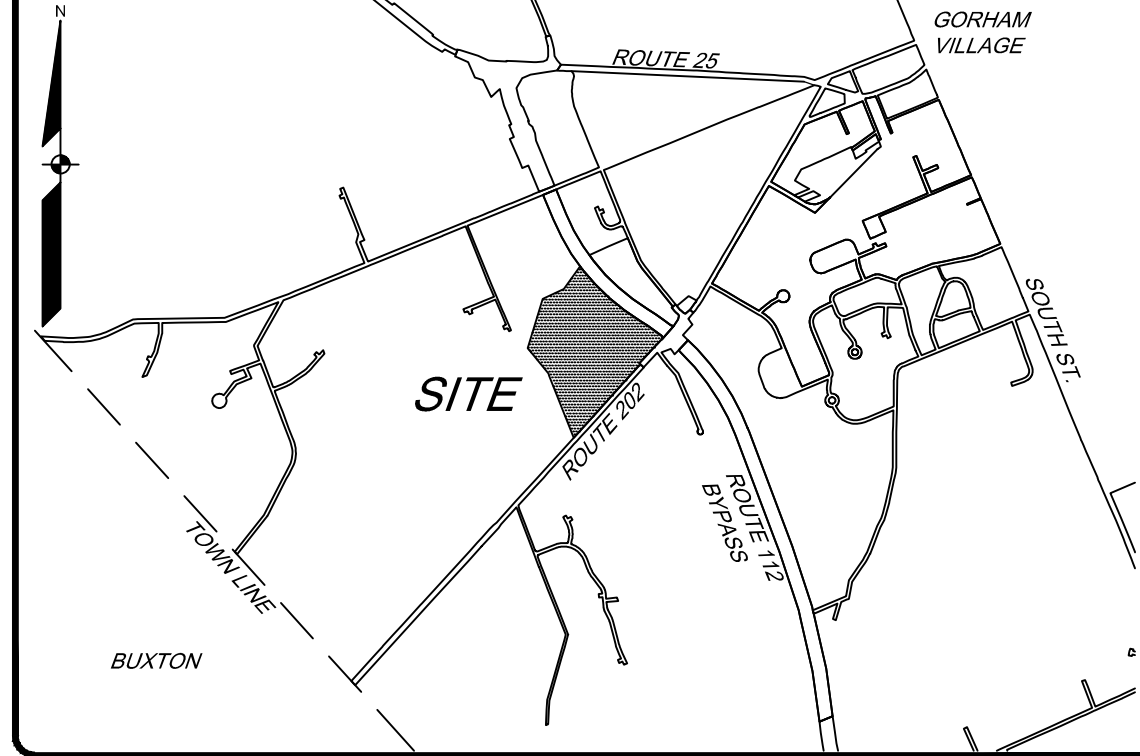
LINE	DIRECTION	DISTANCE
L12	N 42°06'37" E	56.00'
L13	N 47°53'23" W	60.00'
L14	N 42°06'37" E	56.00'
L15	N 47°53'23" W	55.02'
L16	N 42°06'37" E	70.00'

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE R.O.W.	---
---	ABUTTER LINE R.O.W.	---
---	SETBACK	---
---	BUFFER	---
⊙	MONUMENT	⊙
⊙	IRON PIPE/ROD	⊙
⊙	CURVE/LINE NO.	⊙
⊙	TP-1	⊙
⊙	TEST PIT	⊙
⊙	BORING	⊙
▭	BUILDING	▭
---	EDGE WETLAND	---
---	WETLANDS	---
---	UPLANDS	---
---	EDGE PAVEMENT	---
---	EDGE OF WATER	---
---	TREELINE	---
---	CONTOURS	---
---	SPOT GRADE	---
⊙	DECIDUOUS TREE	⊙
⊙	UTILITY POLE	⊙
⊙	HYDRANT	⊙
---	ZONE LINE	---

EASEMENT LINE TABLE

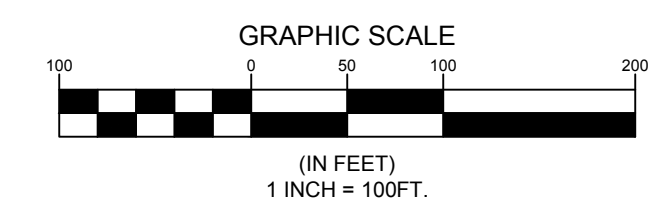
LINE	DIRECTION	DISTANCE
L21	S 32°58'49" E	25.00'
L25	S 32°56'31" E	25.00'



LOCATION MAP

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS MOODY'S CO-WORKER OWNED, INC. BY DEED DATED AUGUST 29, 2016 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 33400, PAGE 259 AND BY DEED DATED AUGUST 6, 2019 AND RECORDED AT THE CCRD IN BOOK 35868, PAGE 212.
- THE PROPERTY IS SHOWN AS LOTS 2-1, 2-2 AND 2-3 ON THE TOWN OF GORHAM TAX MAP 39 AND IS LOCATED IN THE NARRAGANSETT MIXED USE DEVELOPMENT DISTRICT.
- SPACE AND BULK CRITERIA FOR THE NARRAGANSETT MIXED USE DISTRICT ARE AS FOLLOWS:
 MINIMUM LOT SIZE: 20,000 S.F.
 MINIMUM STREET FRONTAGE: 100 FT.
 MINIMUM FRONT YARD: 50 FT. ALONG NARRAGANSETT ST.
 MINIMUM SIDE YARD: 25 FT. MIN. 65' MAX ALL OTHER STREETS
 MINIMUM REAR YARD: 25 FT. MIN. 50' MAX ALL OTHER STREET (MIXED USE RESIDENTIAL)
 MAXIMUM BUILDING HEIGHT: 50 FT. OR 4 STORIES
 MAXIMUM BUILDING COVERAGE: 30%
 MAXIMUM IMPERVIOUS AREA COVERAGE: 70%
 * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 50.11 ACRES.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS, INC. IN AUGUST OF 2018 AND JULY OF 2021. BOUNDARY INFORMATION IS BASED SOLELY ON THE BOUNDARY DEPICTED ON PLAN REFERENCE 6A. SEBAGO TECHNICS, INC. HAS NOT PERFORMED AN INDEPENDENT BOUNDARY RETRACEMENT SURVEY IN PREPARING THIS PLAN.
- PLAN REFERENCES:
 A. "EXISTING CONDITIONS PLAN OF SHOP 'N SAVE PLAZA, GORHAM, MAINE FOR HANNAFORD BROS. CO., PORTLAND, MAINE" BY LAND USE CONSULTANTS, PROJECT NO. 2109, SCALE: 1" = 100', SHEET 1 OF 3.
 B. STATE HIGHWAY "4" & "39" NARRAGANSETT ST. J.S. RTE. 202 GORHAM CUMBERLAND COUNTY FEDERAL AID PROJECT NO. HP-8151(300) (PART I, II, & IV) MARCH 2005 RIGHT-OF-WAY MAP D.O.T. FILE NO. 3-511 SHEET 26, 27, 28, 29 AND 30 OF 47 SHEETS.
 C. "SUBDIVISION PLAN OF RACEWAY INNOVATION CAMPUS, NARRAGANSETT STREET, GORHAM, MAINE FOR MOODY'S CO-WORKER OWNED, INC., 200 NARRAGANSETT STREET, GORHAM, MAINE 04038" DATED MARCH 27, 2020 AND REVISED THROUGH MAY 5, 2021 BY SEBAGO TECHNICS, INC. THIS PLAN IS RECORDED AT THE CCRD IN PLAN BOOK 221, PAGE 317.
- 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 THE TOWN OF GORHAM, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230647 0025 B, 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 AUGUST 2018, BY GARY M. FULLERTON, CERTIFIED SOIL SCIENTIST OF 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 GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY CAPABLE OF DECI-METER ACCURACY.
- RACEWAY DRIVE IS PROPOSED AS A PUBLIC WAY TO PROVIDE ACCESS AND STREET FRONTAGE TO LOTS 1, 2, 3 AND 4.
- ACCESS FOR THE LOTS SHALL OCCUR FROM RACEWAY DRIVE OR OTHER INTERNAL STREETS AND PRIVATE WAYS. NO LOTS SHALL HAVE DIRECT ACCESS FROM NARRAGANSETT STREET, STATE ROUTE 202.
- ALL DRIVEWAYS SHALL HAVE PAVED APRONS WITH 4" OF BITUMINOUS CONCRETE COMMENCING AT THE EXISTING EDGE OF THE STREET PAVEMENT WHERE IT INTERSECTS WITH THE DRIVEWAY FOR A LENGTH OF 20 FEET.
- RACEWAY DRIVE HAS BEEN DESIGNED TO MEET OR EXCEED THE TOWN OF GORHAM'S INDUSTRIAL/COMMERCIAL ROAD STANDARDS. RACEWAY DRIVE SHALL BE A PRIVATE WAY UNTIL SUCH TIME, IF EVER, THE TOWN ACCEPTS IT. IF THE TOWN OF GORHAM ACCEPTS THE STREET, ALL MAINTENANCE OF THE DRAINAGE FACILITIES, AND SIMILAR SERVICES LOCATED OUTSIDE OF THE RIGHT-OF-WAY, SHALL REMAIN THE RESPONSIBILITY OF THE LOT OWNER'S ASSOCIATION.
- THE GRANITE MONUMENTS ALONG RACEWAY DRIVE AND MONUMENTATION ON LOT 1 HAVE ALL BEEN PREVIOUSLY SET.



AMENDMENT NOTE:

THIS PLAN AMENDS THE PREVIOUSLY APPROVED SUBDIVISION PLAN TITLED "SUBDIVISION PLAN OF RACEWAY INNOVATION CAMPUS, NARRAGANSETT STREET, GORHAM, MAINE FOR MOODY'S CO-WORKER OWNED, INC., 200 NARRAGANSETT STREET, GORHAM, MAINE 04038" RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 221, PAGE 317. THE AMENDMENT CONSISTS OF THE DIVISIONS OF LOT 3 INTO LOTS 3 AND 4.

APPROVAL- TOWN OF GORHAM PLANNING BOARD

DATE _____

CHAIRPERSON _____

STATE OF MAINE, CUMBERLAND COUNTY SS, REGISTRY OF DEEDS

RECEIVED _____ 20____

AT _____ M _____ AND _____ M

RECORDED IN _____

PLAN BOOK _____ PAGE _____

ATTEST: _____ REGISTER

TAX MAP 39, LOTS 2-1, 2-2 & 2-3

CONDITIONS OF APPROVAL

- THAT THIS APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS SUBMITTED AND AFFIRMED BY THE APPLICANTS AND THAT ANY VARIATION FROM THE PLANS, PROPOSALS AND SUPPORTING DOCUMENTS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR SITE PLAN REVIEW COMMITTEE, EXCEPT FOR MINOR CHANGES WHICH THE TOWN PLANNER MAY APPROVE.
- THAT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE SITE PLAN, THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS.
- THAT THE APPLICANT SHALL PROVIDE PROPERTY LINE INFORMATION AND SITE INFORMATION IN AUTO-CAD FORMAT TO THE TOWN PLANNER PRIOR TO THE PRE-CONSTRUCTION MEETING.
- ALL WAIVERS AND VARIANCES WILL BE LISTED ON THE PLAN PRIOR TO RECORDING.
- THAT THE UNDERGROUND ELECTRIC LINES SHALL BE INSPECTED BY THE CODE ENFORCEMENT OFFICE PRIOR TO BACKFILL.
- THE MAP AND LOT NUMBERS SHALL BE LISTED IN THE BOTTOM RIGHT CORNER OF ALL PAGES OF THE PLAN SET.
- THE APPLICANT WILL BE REQUIRED TO PAY THE RECREATIONAL FACILITIES AND OPEN SPACE IMPACT FEE PRIOR TO ISSUANCE OF THE BUILDING PERMITS.
- THAT ALL RELEVANT CONDITIONS OF APPROVAL FROM PAST SITE PLAN AND SUBDIVISION APPROVALS SHALL REMAIN IN EFFECT.
- THAT ANY PROPOSED USE ON THE SITE SHALL MEET THE SOUND LEVEL REQUIREMENTS OUTLINED UNDER CHAPTER 4, SECTION 9, T. NOISE.
- THAT PRIOR TO THE PRE-CONSTRUCTION MEETING THE APPLICANT WILL ESTABLISH THE FOLLOWING: A PERFORMANCE GUARANTEE TOTALING 125% OF THE COSTS TO COMPLETE THE CONSTRUCTION AND AN ESCROW FOR FIELD INSPECTION MEETING THE APPROVALS OF TOWN STAFF AND THE TOWN'S ATTORNEY.
- THAT PRIOR TO THE COMMENCEMENT OF ANY SITE IMPROVEMENTS, THE APPLICANT, ITS EARTHWORK CONTRACTOR, AND THE DESIGN ENGINEER SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE TOWN'S REVIEW ENGINEER, PUBLIC WORKS DIRECTOR, FIRE CHIEF, CODE ENFORCEMENT OFFICER AND THE TOWN PLANNER TO REVIEW THE PROPOSED SCHEDULE OF IMPROVEMENTS, CONDITIONS OF APPROVAL, AND SITE CONSTRUCTION REQUIREMENTS.
- THAT ALL SITE CONSTRUCTION SHALL BE CARRIED OUT IN CONFORMANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION AND IN ACCORDANCE WITH THE EROSION AND SEDIMENTATION CONTROL INFORMATION CONTAINED IN THE APPLICATION.
- THAT THE PLANNING BOARD CHAIRMAN IS AUTHORIZED BY THE PLANNING BOARD TO SIGN THE FINDINGS OF FACT ON BEHALF OF THE ENTIRE BOARD.
- THAT THE SUBDIVISION PLAN SHALL NOT BE RELEASED FOR RECORDING AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS UNTIL THE REQUIRED PERFORMANCE GUARANTEE HAS BEEN POSTED MEETING THE APPROVAL OF TOWN STAFF; AND THE SUBDIVISION PLAN IS REQUIRED TO BE RECORDED WITHIN ONE YEAR OF ORIGINAL APPROVAL OR THE APPROVAL BECOMES NULL AND VOID.
- THAT THESE CONDITIONS OF APPROVAL MUST BE ADDED TO THE SITE PLAN AND THE SITE PLAN SHALL BE RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN THIRTY (30) DAYS OF THE DATE OF WRITTEN NOTICE OF APPROVAL BY THE PLANNING BOARD, AND A DATED COPY OF THE RECORDED SITE PLAN SHALL BE RETURNED TO THE TOWN PLANNER PRIOR TO THE PRE-CONSTRUCTION MEETING; AND
- THAT THESE CONDITIONS OF APPROVAL MUST BE ADDED TO THE SUBDIVISION PLAN AND THE SUBDIVISION PLAN SHALL BE RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN ONE (1) YEAR OF THE DATE OF WRITTEN NOTICE OF APPROVAL BY THE PLANNING BOARD, AND A DATED COPY OF THE RECORDED PLAN SHALL BE RETURNED TO THE TOWN PLANNER PRIOR TO THE PRE-CONSTRUCTION MEETING.

- THAT ANY PROPOSED USE ON THE SITE SHALL MEET THE SOUND LEVEL REQUIREMENTS OUTLINED UNDER CHAPTER 4, SECTION 9, T. NOISE.
- THAT PRIOR TO THE PRE-CONSTRUCTION MEETING THE APPLICANT WILL ESTABLISH THE FOLLOWING: A PERFORMANCE GUARANTEE TOTALING 125% OF THE COSTS TO COMPLETE THE CONSTRUCTION AND AN ESCROW FOR FIELD INSPECTION MEETING THE APPROVALS OF TOWN STAFF AND THE TOWN'S ATTORNEY.
- THAT PRIOR TO THE COMMENCEMENT OF ANY SITE IMPROVEMENTS, THE APPLICANT, ITS EARTHWORK CONTRACTOR, AND THE DESIGN ENGINEER SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE TOWN'S REVIEW ENGINEER, PUBLIC WORKS DIRECTOR, FIRE CHIEF, CODE ENFORCEMENT OFFICER AND THE TOWN PLANNER TO REVIEW THE PROPOSED SCHEDULE OF IMPROVEMENTS, CONDITIONS OF APPROVAL, AND SITE CONSTRUCTION REQUIREMENTS.
- THAT ALL SITE CONSTRUCTION SHALL BE CARRIED OUT IN CONFORMANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION AND IN ACCORDANCE WITH THE EROSION AND SEDIMENTATION CONTROL INFORMATION CONTAINED IN THE APPLICATION.
- THAT THE PLANNING BOARD CHAIRMAN IS AUTHORIZED BY THE PLANNING BOARD TO SIGN THE FINDINGS OF FACT ON BEHALF OF THE ENTIRE BOARD.
- THAT THE SUBDIVISION PLAN SHALL NOT BE RELEASED FOR RECORDING AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS UNTIL THE REQUIRED PERFORMANCE GUARANTEE HAS BEEN POSTED MEETING THE APPROVAL OF TOWN STAFF; AND THE SUBDIVISION PLAN IS REQUIRED TO BE RECORDED WITHIN ONE YEAR OF ORIGINAL APPROVAL OR THE APPROVAL BECOMES NULL AND VOID.
- THAT THESE CONDITIONS OF APPROVAL MUST BE ADDED TO THE SITE PLAN AND THE SITE PLAN SHALL BE RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN THIRTY (30) DAYS OF THE DATE OF WRITTEN NOTICE OF APPROVAL BY THE PLANNING BOARD, AND A DATED COPY OF THE RECORDED SITE PLAN SHALL BE RETURNED TO THE TOWN PLANNER PRIOR TO THE PRE-CONSTRUCTION MEETING; AND
- THAT THESE CONDITIONS OF APPROVAL MUST BE ADDED TO THE SUBDIVISION PLAN AND THE SUBDIVISION PLAN SHALL BE RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN ONE (1) YEAR OF THE DATE OF WRITTEN NOTICE OF APPROVAL BY THE PLANNING BOARD, AND A DATED COPY OF THE RECORDED PLAN SHALL BE RETURNED TO THE TOWN PLANNER PRIOR TO THE PRE-CONSTRUCTION MEETING.

N/F MEGHAN L. MCMAHON 3453/275 MAP 39 LOT 19

N/F ROSEMARY & HENRY O. JOHNSON 10146/146 MAP 39 LOT 21

N/F REAL ESTATE HOLDINGS LLC 32925/167 MAP 39 LOT 22

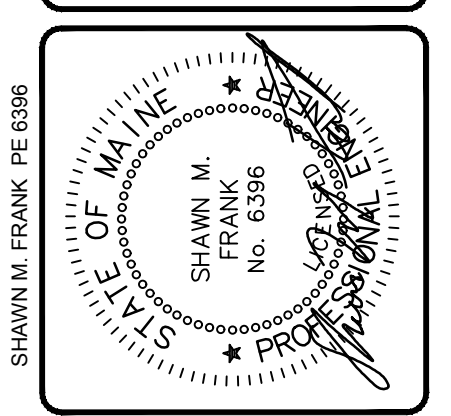
N/F DYLAN R. RAYMOND 32795/59 MAP 39 LOT 26

N/F DAVID S. KEENE 21663/36 MAP 39 LOT 27-8

N/F SHAWN H. MOODY 8130/206 MAP 39 LOT 28

N/F NATHAN E. MOODY 33915/80 MAP 39 LOT 40

SHAWN M. FRANK PE 6396



DESIGNED	CPT	CHECKED	CDM

DATE: 02/12/2024

STATUS: SUBMIT AMENDED SUBDIVISION PLAN

REVISIONS:

NO.	DATE	DESCRIPTION
1	02/12/2024	AMENDMENT

THIS PLAN SHALL NOT BE RECORDED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED 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 47A
 South Portland, ME 04106
 Tel: 207-200-2100

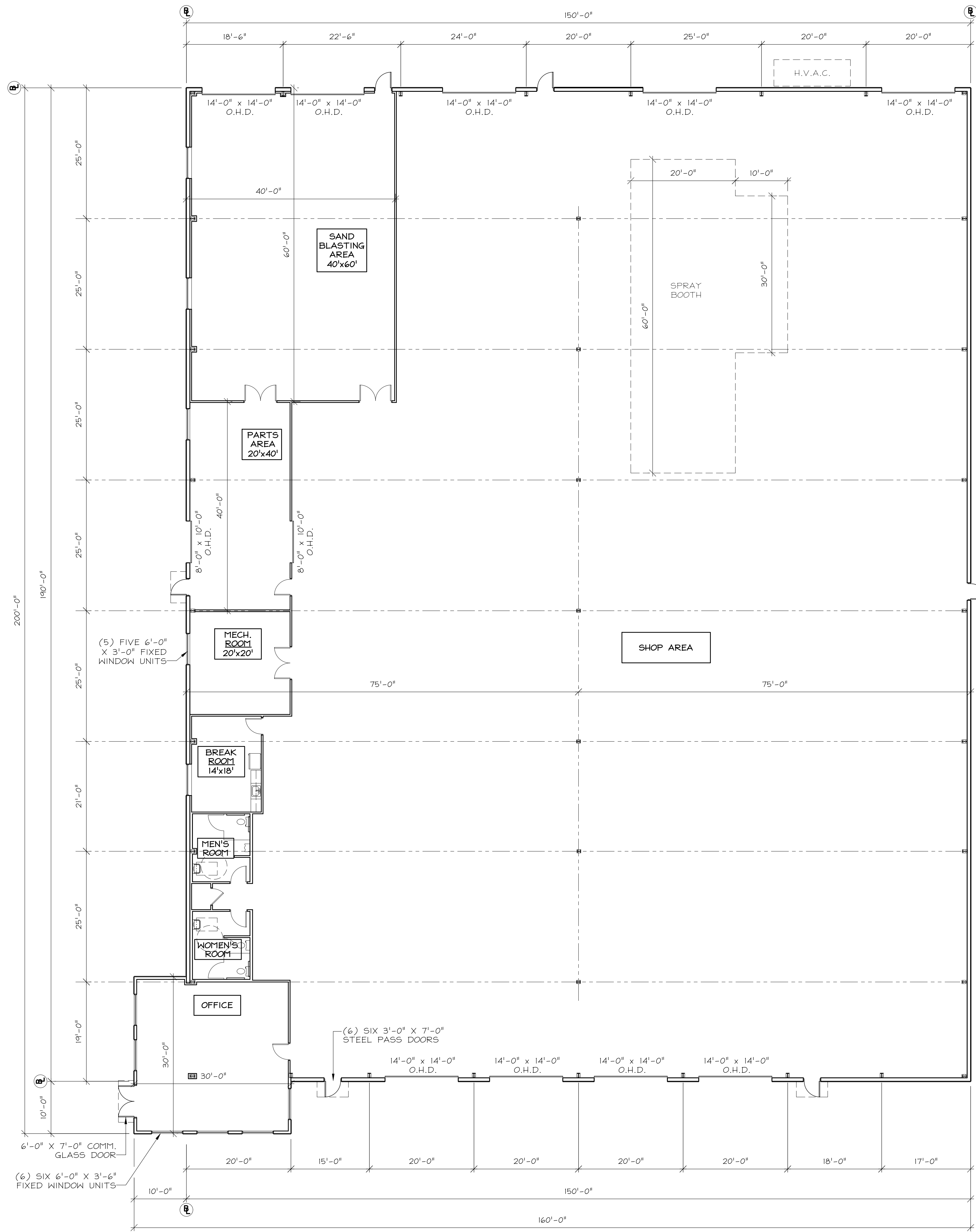
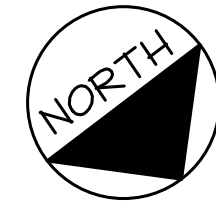
RECORD OWNER:
 MOODY'S CO-WORKER OWNED, INC.
 200 NARRAGANSETT STREET
 GORHAM, MAINE 04038

AMENDED SUBDIVISION PLAN
 OF:
 RACEWAY INNOVATION CAMPUS
 NARRAGANSETT STREET
 GORHAM, MAINE

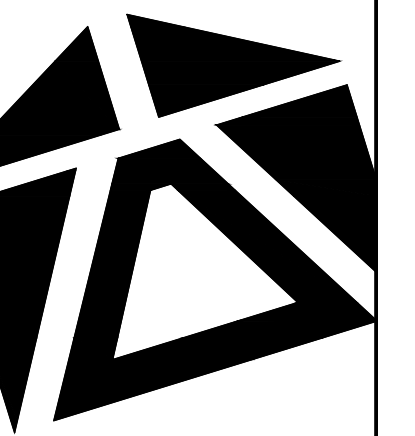
FOR:
 GORHAM BIKE AND SKI, INC.
 683 CONGRESS STREET
 PORTLAND, MAINE 04102

PROJECT NO. 19300 SCALE 1" = 100'

SHEET 1 OF 1



FLOOR PLAN
SCALE: 3/8" = 1'-0"



PATCO
CONSTRUCTION INC

1293 MAIN STREET
SANFORD, ME 04073
TEL: (207)324-5574
FAX: (207)324-1643
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or www.patcocommercial.com

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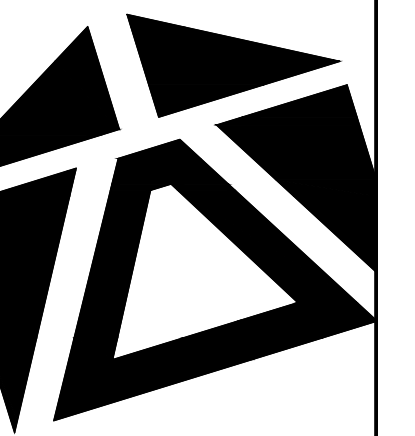
John W. Einsiedler, R.A.
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Architectural - Interior Design - Universal Design

REV.	DESCRIPTION	DATE	BY

MOODY'S COLLISION
NARRAGANSETT STREET
GORHAM, MAINE
FLOOR PLAN

DATE: DEC. 20, 2023
SCALE: AS SHOWN
DRAWN BY: M.T.P.
CHECKED BY:
JOB NUMBER: ###
SHEET

A-1



PATCO
CONSTRUCTION INC

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Home: 207-968-8888 Email: john@jweinsiedler.com
Architectural - Interior Design - Universal Design

REV.	DESCRIPTION	DATE	BY

MOODY'S COLLISION
NARRAGANSETT STREET
GORHAM, MAINE
ELEVATIONS

DATE: DEC. 20, 2023
SCALE: AS SHOWN
DRAWN BY: M.T.P.
CHECKED BY:
JOB NUMBER: ###
SHEET

A-2

