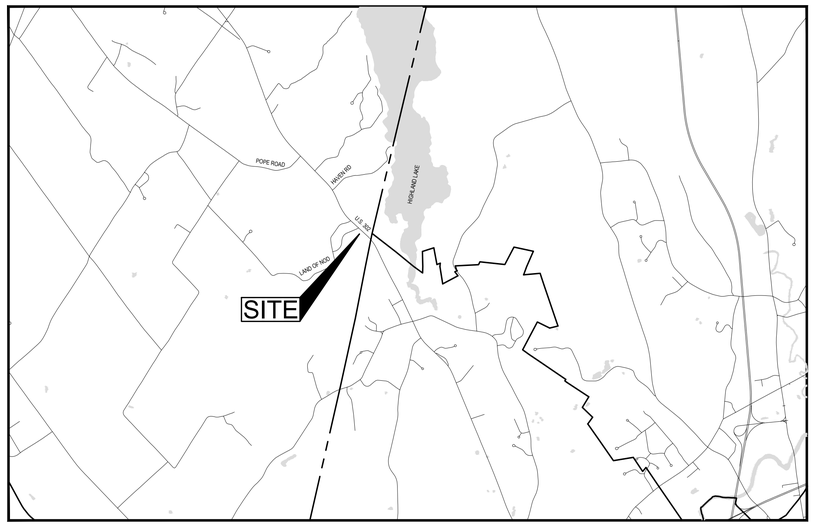
4 ROOSEVELT TRAIL SITE REDEVELOPMENT

4 ROOSEVELT TRAIL, WINDHAM, MAINE

APRIL 7, 2025



LOCUS MAP

NOT TO SCALE

DRAWING LIST

C001	COVER SHEET
-	SURVEY PLAN
C100	EXISTING CONDITIONS PLAN
C101	SITE PLAN
C102	GRADING PLAN
C200	SITE DETAILS
C201	SITE DETAILS
C300	EROSION CONTROL DETAILS
-	ARCHITECTURAL PLANS

OWNER:

YORK ENTERPRISE PARK, LLC
15 RU-BEE RIDGE ROAD
WINDHAM, ME 04062

CONSULTANTS:

TRILLIUM ENGINEERING GROUP
189 MAIN STREET
YARMOUTH, ME 04096

WHIPPLE CALLENDER ARCHITECTS
136 PLEASANT AVE
PORTLAND, ME 04103

TRILLIUM
ENGINEERING GROUP
189 MAIN STREET SUITE 200
YARMOUTH, ME 04096

CLIENT:
YORK ENTERPRISE PARK, LLC.

15 RU-BEE RIDGE ROAD
WINDHAM, ME 04062

PRELIMINARY
NOT FOR CONSTRUCTION

4 ROOSEVELT TRAIL
SITE REDEVELOPMENT

4 ROOSEVELT TRAIL
WINDHAM, ME 04062

ISSUED

NUMBER	DESCRIPTION	BY	DATE
A	SKETCH PLAN REVIEW	ED	4/7/2025

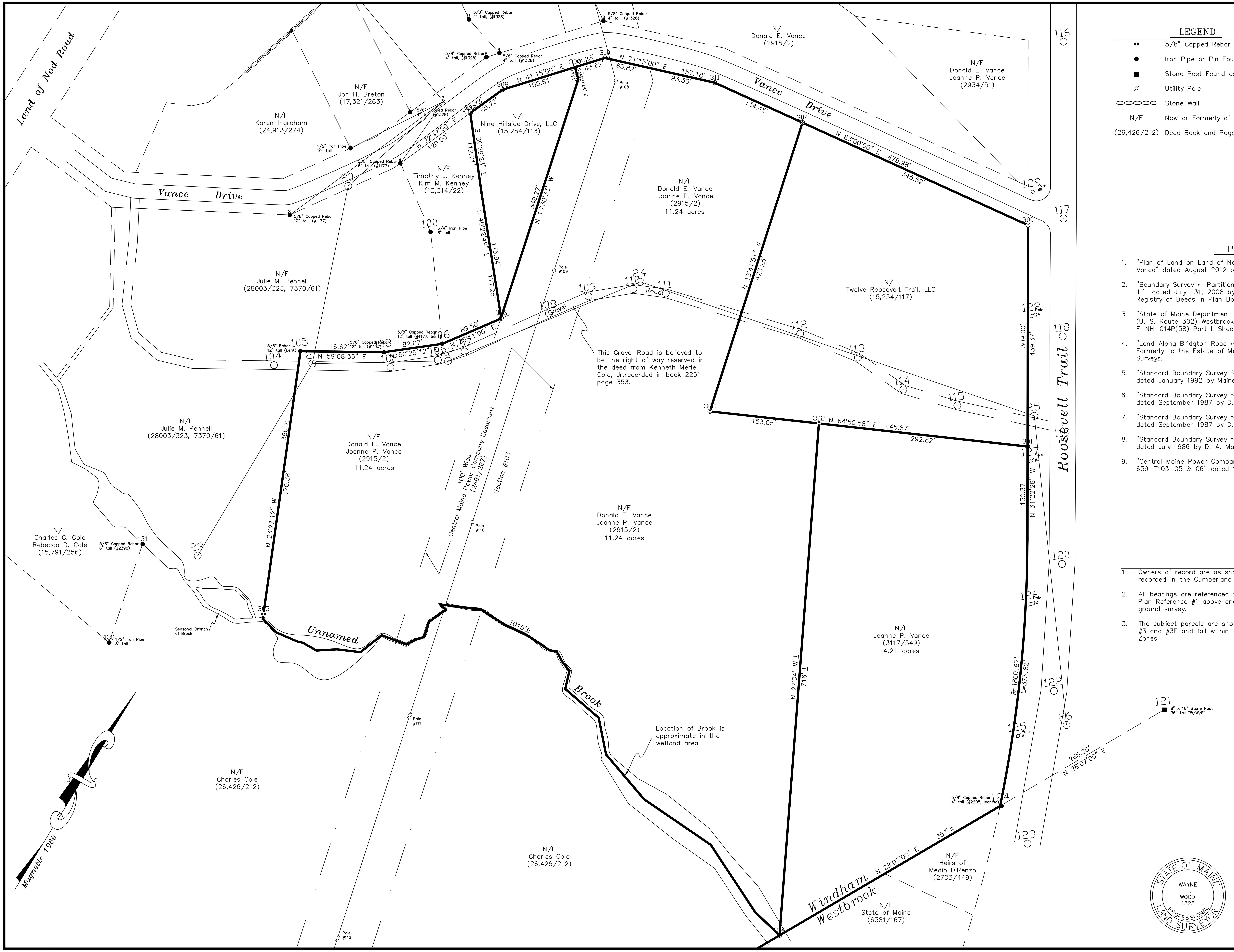
SHEET TITLE:

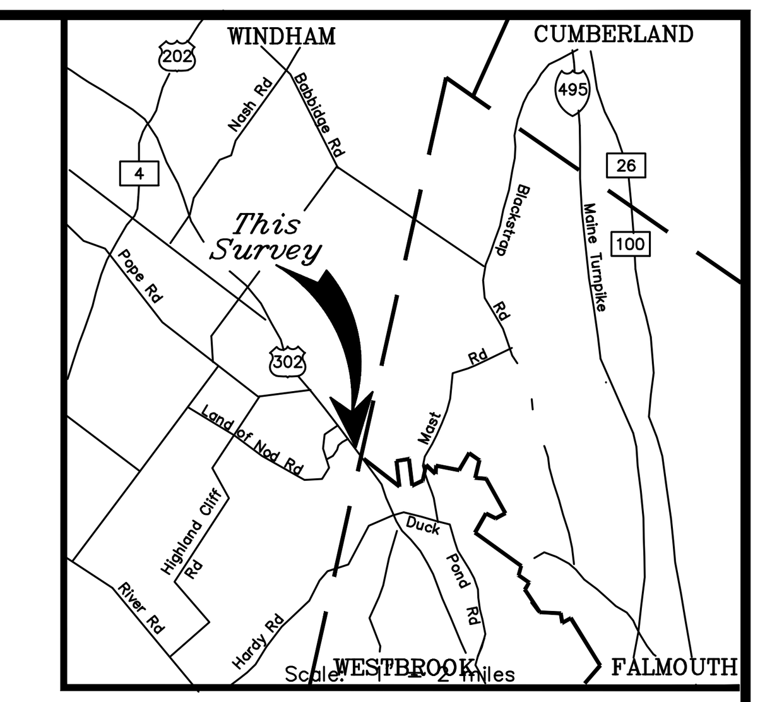
COVER SHEET

DESIGNED BY: BVD
DRAWN BY: BVD
PROJECT NUMBER: 23-151

C001

Z:\01 - PROJECTS\2022\23-151 YORK STORAGE\03 - DWG\23-151 C100.DWG - 4/2/2025 - BRAD VAN DAMM





VICINITY MAP

LEGEND

◎	5/8" Capped Rebar (#1328) Set
●	Iron Pipe or Pin Found as Noted
■	Stone Post Found as Noted
⌀	Utility Pole
○○○○○	Stone Wall
N/F	Now or Formerly of
(26,426/212)	Deed Book and Page Reference

PLAN REFERENCES

1. "Plan of Land on Land of Nod Road & Vance Drive in Windham, Maine for Joanne Vance" dated August 2012 by Wayne T. Wood 7 Co.
2. "Boundary Survey ~ Partition of the Estate of Lena T. Cole for Kenneth M. Cole, III" dated July 31, 2008 by Survey, Inc. recorded in the Cumberland County Registry of Deeds in Plan Book 208 on Page 415.
3. "State of Maine Department of Transportation Right of Way Map State Highway 14 (U. S. Route 302) Westbrook–Windham Cumberland County Federal Aid Project No. F–NH–014P(58) Part II Sheets 6–8 of 46" dated July 2002 D.O.T. File No 3–481
4. "Land Along Bridgton Road ~ Route 302 ~ Westbrook, Maine ~ Belonging Now or Formerly to the Estate of Medio Direnzo" dated February 2000 by Ross Boundary Surveys.
5. "Standard Boundary Survey for Donald & Joanne Vance located it Windham, Maine" dated January 1992 by Maine Survey Consultants, Inc.
6. "Standard Boundary Survey for Donald & Joanne Vance located in Windham, Maine" dated September 1987 by D. A. Maxfield, Jr. (#FB28–1)
7. "Standard Boundary Survey for Donald & Joanne Vance located in Windham, Maine" dated September 1987 by D. A. Maxfield, Jr. (#FB28–2)
8. "Standard Boundary Survey for Julie & Wayne Pennell located in Windham, Maine" dated July 1986 by D. A. Maxfield, Jr.
9. "Central Maine Power Company 38KV Section 103 ~ North Gorham – Prides Corner 639–T103–05 & 06" dated 1958.

NOTES

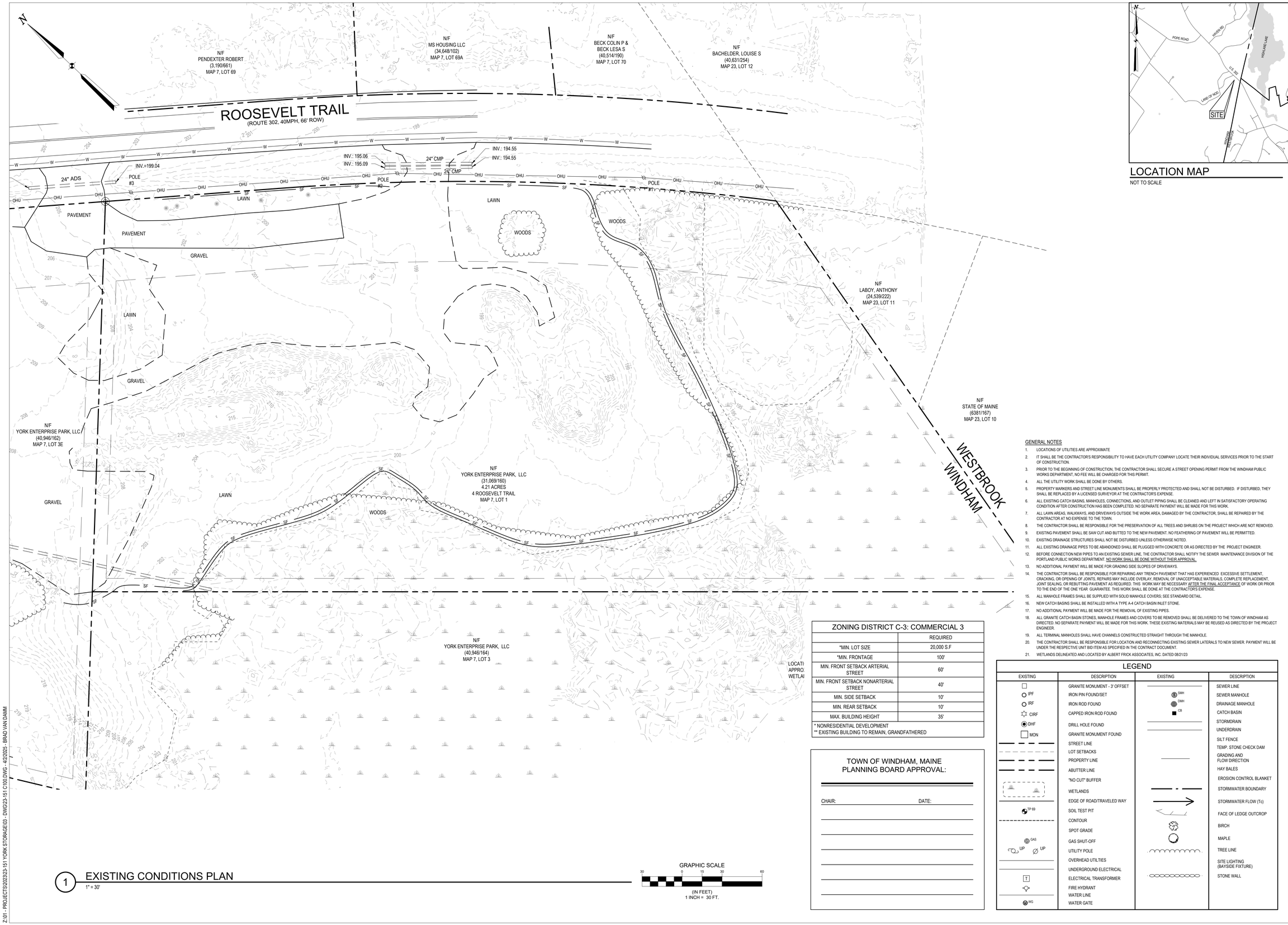
1. Owners of record are as shown on the individual lots of this survey as per deeds recorded in the Cumberland County Registry of Deeds as indicated on the lots.
2. All bearings are referenced to Magnetic North of the Year 1966 as per the plan in Plan Reference #1 above and are calculated from angles of an actual on the ground survey.
3. The subject parcels are shown on the Town of Windham Tax Map #7 as Lots #1, #3 and #3E and fall within the Farm District (F) and Commercial District III (C–3) Zones.

STATE OF MAINE WAYNE T. WOOD 1328 PROFESSIONAL LAND SURVEYOR

Plan of Land
On
Vance Drive & Roosevelt Trail
In
Windham, Maine
For
Donald & Joanne Vance
17 Vance Dr. ~ Windham, ME 04062

WAYNE WOOD &CO.

Gray, Maine 04039	(207)657–3330
Drwn. By: KLW/WTW	Date March 2013
Scale: 1" = 60'	
Checked By: WTW	Job No. 213015
Bk.No. 130	



LOCATION MAP

NOT TO SCALE

GENERAL NOTES

1. LOCATIONS OF UTILITIES ARE APPROXIMATE
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE THEIR INDIVIDUAL SERVICES PRIOR TO THE START OF CONSTRUCTION.
3. PRIOR TO THE BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SECURE A STREET OPENING PERMIT FROM THE WINDHAM PUBLIC WORKS DEPARTMENT, NO FEE WILL BE CHARGED FOR THIS PERMIT.
4. ALL THE UTILITY WORK SHALL BE DONE BY OTHERS.
5. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AND SHALL NOT BE DISTURBED. IF DISTURBED, THEY SHALL BE REPLACED BY A LICENSED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
6. ALL EXISTING CATCH BASINS, MANHOLES, CONNECTIONS, AND OUTLET PIPING SHALL BE CLEANED AND LEFT IN SATISFACTORY OPERATING CONDITION AFTER CONSTRUCTION HAS BEEN COMPLETED. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
7. ALL LAWN AREAS, WALKWAYS, AND DRIVEWAYS OUTSIDE THE WORK AREA, DAMAGED BY THE CONTRACTOR, SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE TOWN.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL TREES AND SHRUBS ON THE PROJECT WHICH ARE NOT REMOVED.
9. EXISTING PAVEMENT SHALL BE SAW CUT AND BUTTED TO THE NEW PAVEMENT. NO FEATHERING OF PAVEMENT WILL BE PERMITTED.
10. EXISTING DRAINAGE STRUCTURES SHALL NOT BE DISTURBED UNLESS OTHERWISE NOTED.
11. ALL EXISTING DRAINAGE PIPES TO BE ABANDONED SHALL BE PLUGGED WITH CONCRETE OR AS DIRECTED BY THE PROJECT ENGINEER.
12. BEFORE CONNECTION NEW PIPES TO AN EXISTING SEWER LINE, THE CONTRACTOR SHALL NOTIFY THE SEWER MAINTENANCE DIVISION OF THE PORTLAND PUBLIC WORKS DEPARTMENT. NO WORK SHALL BE DONE WITHOUT THEIR APPROVAL.
13. NO ADDITIONAL PAYMENT WILL BE MADE FOR GRADING SIDE SLOPES OF DRIVEWAYS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY TRENCH PAVEMENT THAT HAS EXPERIENCED EXCESSIVE SETTLEMENT, CRACKING, OR OPENING OF JOINTS, REPAIRS MAY INCLUDE OVERLAY, REMOVAL OF UNACCEPTABLE MATERIALS, COMPLETE REPLACEMENT, JOINT SEALING, OR REBUTTING PAVEMENT AS REQUIRED. THIS WORK MAY BE NECESSARY AFTER THE FINAL ACCEPTANCE OF WORK OR PRIOR TO THE END OF THE ONE YEAR GUARANTEE. THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
15. ALL MANHOLE FRAMES SHALL BE SUPPLIED WITH SOLID MANHOLE COVERS; SEE STANDARD DETAIL.
16. NEW CATCH BASINS SHALL BE INSTALLED WITH A TYPE A-4 CATCH BASIN INLET STONE.
17. NO ADDITIONAL PAYMENT WILL BE MADE FOR THE REMOVAL OF EXISTING PIPES.
18. ALL GRANITE CATCH BASIN STONES, MANHOLE FRAMES AND COVERS TO BE REMOVED SHALL BE DELIVERED TO THE TOWN OF WINDHAM AS DIRECTED. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK. THESE EXISTING MATERIALS MAY BE REUSED AS DIRECTED BY THE PROJECT ENGINEER.
19. ALL TERMINAL MANHOLES SHALL HAVE CHANNELS CONSTRUCTED STRAIGHT THROUGH THE MANHOLE.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND RECONNECTING EXISTING SEWER LATERALS TO NEW SEWER. PAYMENT WILL BE UNDER THE RESPECTIVE UNIT BID ITEM AS SPECIFIED IN THE CONTRACT DOCUMENT.
21. WETLANDS DELINEATED AND LOCATED BY ALBERT FRICK ASSOCIATES, INC. DATED 08/21/23

ZONING DISTRICT C-3: COMMERCIAL 3	
	REQUIRED
*MIN. LOT SIZE	20,000 S.F
*MIN. FRONTAGE	100'
MIN. FRONT SETBACK ARTERIAL STREET	60'
MIN. FRONT SETBACK NONARTERIAL STREET	40'
MIN. SIDE SETBACK	10'
MIN. REAR SETBACK	10'
MAX. BUILDING HEIGHT	35'
* NONRESIDENTIAL DEVELOPMENT ** EXISTING BUILDING TO REMAIN, GRANDFATHERED	

TOWN OF WINDHAM, MAINE
PLANNING BOARD APPROVAL:

CHAIR: DATE:

LEGEND

EXISTING	DESCRIPTION	EXISTING	DESCRIPTION
	GRANITE MONUMENT - 3' OFFSET		SEWER LINE
IPF	IRON PIN FOUND/SET	SMH	SEWER MANHOLE
IRF	IRON ROD FOUND	DMH	DRAINAGE MANHOLE
CIRF	CAPPED IRON ROD FOUND	CB	CATCH BASIN
DHF	DRILL HOLE FOUND		STORMDRAIN
MON	GRANITE MONUMENT FOUND		UNDERDRAIN
	STREET LINE		SILT FENCE
	LOT SETBACKS		TEMP. STONE CHECK DAM
	PROPERTY LINE		GRADING AND FLOW DIRECTION
	ABUTTER LINE		HAY BALES
	"NO CUT" BUFFER		EROSION CONTROL BLANKET
	WETLANDS		STORMWATER BOUNDARY
	EDGE OF ROAD/TRAVELED WAY		STORMWATER FLOW (Tc)
TP 69	SOIL TEST PIT		FACE OF LEDGE OUTCROP
	CONTOUR		BIRCH
	SPOT GRADE		MAPLE
GAS	GAS SHUT-OFF		TREE LINE
UP UP	UTILITY POLE		SITE LIGHTING (BAYSIDE FIXTURE)
	OVERHEAD UTILITIES		STONE WALL
	UNDERGROUND ELECTRICAL		
T	ELECTRICAL TRANSFORMER		
	FIRE HYDRANT		
	WATER LINE		
WG	WATER GATE		

1 EXISTING CONDITIONS PLAN
1" = 30'

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

TRILLIUM
ENGINEERING GROUP
189 MAIN STREET SUITE 200
YARMOUTH, ME 04096

CLIENT:
YORK ENTERPRISE PARK, LLC.

15 RU-BEE RIDGE ROAD
WINDHAM, ME 04062

PRELIMINARY
NOT FOR CONSTRUCTION

4 ROOSEVELT TRAIL
SITE REDEVELOPMENT

4 ROOSEVELT TRAIL
WINDHAM, ME 04062

ISSUED	NUMBER	DESCRIPTION	BY	DATE
	A	SKETCH PLAN REVIEW	ED	4/7/2025

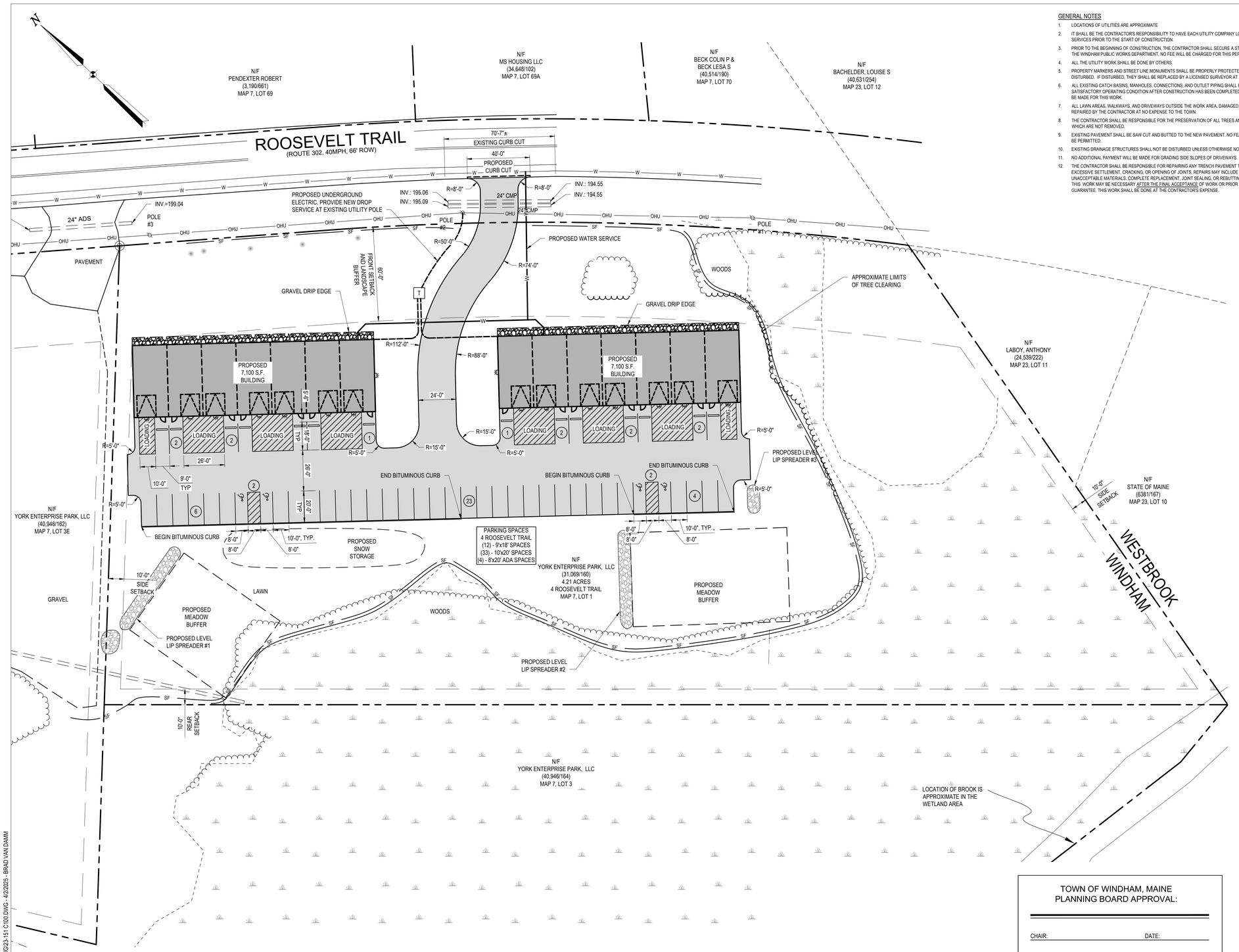
SHEET TITLE:

EXISTING CONDITIONS PLAN

DESIGNED BY: BVD
DRAWN BY: BVD
PROJECT NUMBER: 23-151

C100

Z:\01 - PROJECTS\2023\23-151 YORK STORAGE\03 - DWG\23-151 C100.DWG 4/2/2025 - BRAD VAN DAMM



1 SITE PLAN
1" = 30'

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

GENERAL NOTES

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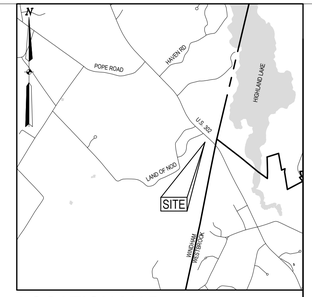

LOCATION MAP
NOT TO SCALE

WINDHAM MAINE ZONING SUMMARYZONING DISTRICT
ZONE: C-3 - COMMERCIAL 3
TAX MAP 7, LOT 1

	REQUIRED	PROPOSED
*MIN. LOT SIZE	20,000 S.F	183,388 S.F.
*MIN. FRONTAGE	100'	504±
MIN. FRONT SETBACK ARTERIAL STREET	60'	64'
MIN. FRONT SETBACK NONARTERIAL STREET	40'	N/A
MIN. SIDE SETBACK	10'	10'
MIN. REAR SETBACK	10'	183'±
MAX. BUILDING HEIGHT	35'	34'
MIN. NO. PARKING SPACES	NONE	49

PARKING SPACES:

IN PARKING LOTS UTILIZING A PARKING ANGLE OF 90°, 30% OF THE SPACES SHALL BE CREATED WITH A STALL WIDTH OF 10'-0" AND A STALL DEPTH OF 20'-0". REMAINING SPACES SHALL BE CREATED WITH A STALL WIDTH OF AT LEAST 9'-0" AND A STALL DEPTH OF AT LEAST 18'-0"

10'-0"x20'-0" SPACES REQUIRED (30%*49):	14.7 = 15 REQUIRED	33 PROVIDED
8'-0"x20'-0" W/ 8' ADA ACCESS AISLE:	2 REQUIRED	4 PROVIDED
9'-0"x18'-0" SPACES:	NO MIN. REQUIRED	12 PROVIDED
TOTAL NUMBER OF PARKING SPACES:		49 PROVIDED

IMPERVIOUS AREA TABLE
(12 ROOSEVELT TRAIL, TAX MAP 7, LOT 3E)

TYPE OF COVER	EXISTING IMP. AREA (S.F.)	PROPOSED IMP. AREA (S.F.)
BUILDING	0	14,200
PAVEMENT	32,146	30,422
TOTAL	32,146	44,622
CHANGE FROM EXISTING (+/-)	-	12,476
PERCENT CHANGE (+/-)	-	38.8%

LEGEND

EXISTING	DESCRIPTION	PROPOSED
□	GRANITE MONUMENT - 3' OFFSET	■
IPF	IRON PIN FOUND/SET	IPS
IRF	IRON ROD FOUND	
CIRF	CAPPED IRON ROD FOUND	
DHF	DRILL HOLE FOUND	
MON	GRANITE MONUMENT FOUND	
	STREET LINE	
	LOT SETBACKS	
	PROPERTY LINE	
	ABUTTER LINE	
	"NO CUT" BUFFER	
	WETLANDS	
	EDGE OF ROAD/TRAVELED WAY	
TP 69	SOIL TEST PIT	
	CONTOUR	
	SPOT GRADE	
GAS	GAS SHUT-OFF	
UP UP	UTILITY POLE	
	OVERHEAD UTILTIES	
	UNDERGROUND ELECTRICAL	
T	ELECTRICAL TRANSFORMER	T
	FIRE HYDRANT	
	WATER LINE	W
WG	WATER GATE	
	SEWER LINE	
SMH	SEWER MANHOLE	SMH-1
DMH	DRAINAGE MANHOLE	DMH-1
CB	CATCH BASIN	CB-1
	STORMDRAIN	
	UNDERDRAIN	
	SILT FENCE	
	TEMP. STONE CHECK DAM	
	GRADING AND FLOW DIRECTION	
	HAY BALES	
	EROSION CONTROL BLANKET	
	STORMWATER BOUNDARY	
	STORMWATER FLOW (Tc)	
	FACE OF LEDGE OUTCROP	
	BIRCH	
	MAPLE	
	TREE LINE	
	SITE LIGHTING (BAYSIDE FIXTURE)	
	STONE WALL	

TOWN OF WINDHAM, MAINE
PLANNING BOARD APPROVAL:

CHAIR: DATE:

TRILLIUM
ENGINEERING GROUP
189 MAIN STREET SUITE 200
YARMOUTH, ME 04096

CLIENT:
YORK ENTERPRISE PARK, LLC.

15 RU-BEE RIDGE ROAD
WINDHAM, ME 04062

PRELIMINARY
NOT FOR CONSTRUCTION

4 ROOSEVELT TRAIL
SITE REDEVELOPMENT

4 ROOSEVELT TRAIL
WINDHAM, ME 04062

NUMBER	DESCRIPTION	BY	DATE
A	SKETCH PLAN REVIEW	ED	4/7/2025

ISSUED

SHEET TITLE:

SITE PLAN

DESIGNED BY: BVD
DRAWN BY: BVD
PROJECT NUMBER: 23-151

C101

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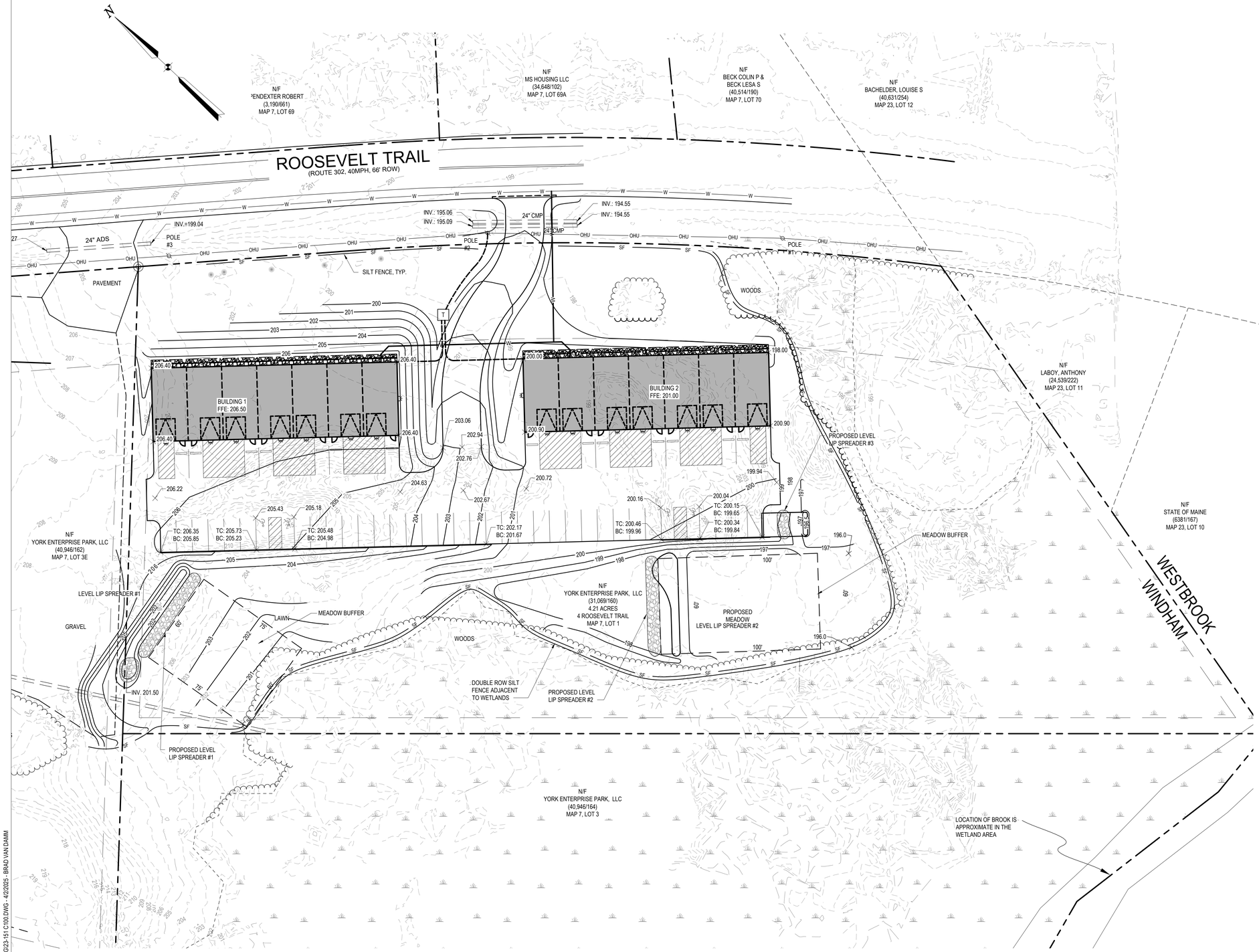

LEGEND

EXISTING	DESCRIPTION	PROPOSED
□	GRANITE MONUMENT - 3' OFFSET	■
IPF	IRON PIN FOUND/SET	IPS
IRF	IRON ROD FOUND	
CIRF	CAPPED IRON ROD FOUND	
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	PROPERTY LINE	
	ABUTTER LINE	
	"NO CUT" BUFFER	
	WETLANDS	
	EDGE OF ROAD/TRAVELED WAY	
TP 89	SOIL TEST PIT	
	CONTOUR	
	SPOT GRADE	
GAS	GAS SHUT-OFF	
UP UP	UTILITY POLE	
OHU	OVERHEAD UTILITIES	
	UNDERGROUND ELECTRICAL	
T	ELECTRICAL TRANSFORMER	T
	FIRE HYDRANT	
WG	WATER LINE	W
	WATER GATE	
	SEWER LINE	
SMH	SEWER MANHOLE	SMH-1
DMH	DRAINAGE MANHOLE	DMH-1
CB	CATCH BASIN	CB-1
	STORMDRAIN	
	UNDERDRAIN	
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	TEMP. STONE CHECK DAM	
	GRADING AND FLOW DIRECTION	
	HAY BALES	
	EROSION CONTROL BLANKET	
	STORMWATER BOUNDARY	
	STORMWATER FLOW (Tc)	
	FACE OF LEDGE OUTCROP	
	BIRCH	
	MAPLE	
	TREE LINE	
	SITE LIGHTING (BAYSIDE FIXTURE)	
	STONE WALL	

1 GRADING PLAN
1" = 30'

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

TRILLIUM
ENGINEERING GROUP
189 MAIN STREET SUITE 200
YARMOUTH, ME 04096

CLIENT:
YORK ENTERPRISE PARK, LLC.

15 RU-BEE RIDGE ROAD
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SITE REDEVELOPMENT

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WINDHAM, ME 04062

ISSUED			
NUMBER	DESCRIPTION	BY	DATE
A	SKETCH PLAN REVIEW	ED	4/7/2025

SHEET TITLE:

GRADING PLAN

DESIGNED BY:	BVD
DRAWN BY:	BVD
PROJECT NUMBER:	23-151

C102

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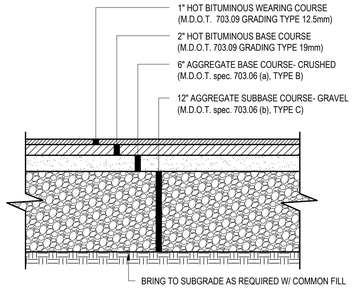
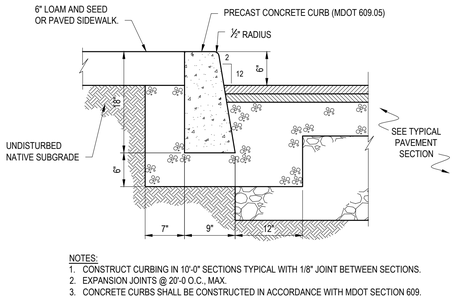


NOTES:

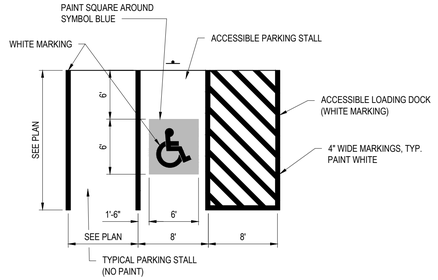
1. COMPACT GRAVEL SUBBASE, BASE COURSE TO MIN. 92% OF MAXIMUM DENSITY (ASTM D1557) USING HEAVY ROLLER COMPACTION.

1 TYPICAL PARKING LOT SECTION
NTS

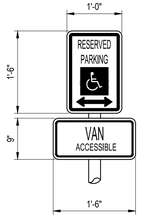


NOTES:
1. CONSTRUCT CURBING IN 10'-0" SECTIONS TYPICAL WITH 1/8" JOINT BETWEEN SECTIONS.
2. EXPANSION JOINTS @ 20'-0 O.C., MAX.
3. CONCRETE CURBS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MDOT SECTION 609.

2 TYPICAL CURB INSTALLATION DETAIL
NTS



3 TYPICAL PARKING STALL DETAIL
NTS



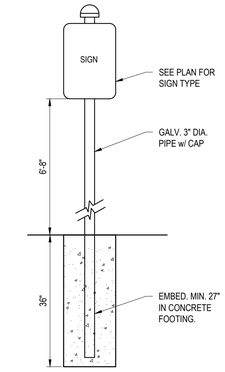
ACCESSIBLE PARKING SIGN
(R7-8)

VAN ACCESSIBLE SIGN
(R7-8P)

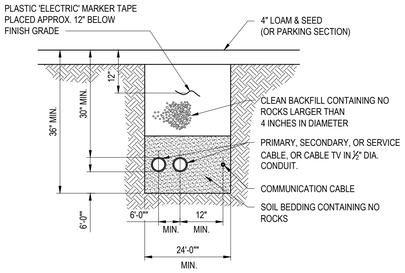
ALL SIGNS SHALL HAVE TYPE III HIGH INTENSITY REFLECTIVE SHEETING ON 0.08" ALUMINUM.

REFERENCE "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF ROADS AND BRIDGES ON FEDERAL HIGHWAY PROJECTS", FP-96, SECTION 718.01 AND "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" 2009 EDITION

4 TYPICAL SIGNAGE DETAIL
NTS

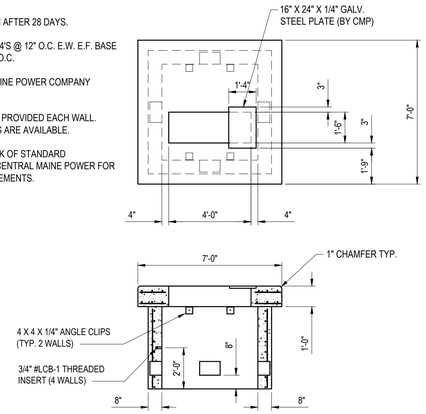


5 TYPICAL SIGN POST DETAIL
NTS

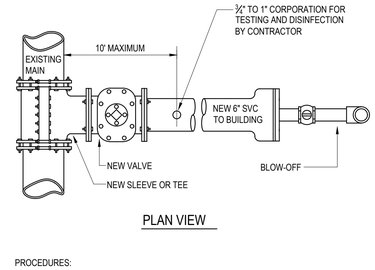


6 TYPICAL UNDERGROUND WIRE TRENCH SECTION
NTS

NOTES:
1. CONCRETE: 4,000 PSI AFTER 28 DAYS.
2. REINFORCING: PAD #4'S @ 12" O.C. E.W. E.F. BASE 1-MAT OF #4'S @ 12" O.C.
3. AS PER CENTRAL MAINE POWER COMPANY SPECIFICATIONS.
4. 1-8" X 12" KNOCKOUT PROVIDED EACH WALL. LARGER KNOCKOUTS ARE AVAILABLE.
5. REFER TO HANDBOOK OF STANDARD REQUIREMENTS BY CENTRAL MAINE POWER FOR ADDITIONAL REQUIREMENTS.



7 TYPICAL TRANSFORMER PAD DETAIL
NTS



PLAN VIEW

PROCEDURES:

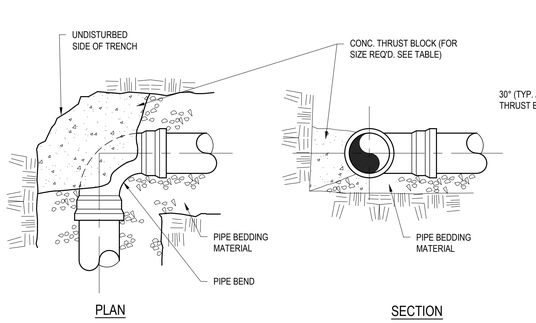
1. NEW VALVE TO REMAIN SHUT AND ONLY OPERATED BY DISTRICT FOR FLUSHING, TESTING, DISINFECTING, ETC.
2. THE TESTING CORPORATION LOCATION MUST BE ACCESSIBLE BY:
   A. LEAVING THE EXCAVATION OPEN DURING TESTING - DISINFECTION PERIOD, OR BY:
   B. INSTALLING A "JUMPER LINE" TO THE GROUND SURFACE WITH THE CORPORATION BEING AN ANGLE VALVE IN A VALVE BOX, OR BY USING A SERVICE BOX AND ROD. AFTER COMPLETION OF THE HYDROSTATIC TEST AND THE DISINFECTION PROCEDURE:
      (1) THE ANGLE VALVE IS SHUT,
      (2) THE "JUMPER LINE" IS CUT OFF BELOW THE GROUND, AND
      (3) THE BOX IS PULLED.

8 NEW WATER SERVICE CONNECTION TO EXISTING MAIN
NTS

CONCRETE THRUST BLOCK SIZE REQUIREMENTS					
		SQUARE FEET OF BEARING ON UNDISTURBED SOIL			
FITTINGS		90° BENDS	45° BENDS	TEES & PLUGS	HYDRANTS
PIPE SIZE (IN)	4	2.0	1.0	1.0	N/A
	6	3.0	2.0	2.0	6.0
	8	5.0	3.0	4.0	N/A
	10	7.0	4.0	5.0	N/A
	12	10.0	6.0	7.0	N/A
	14	13.0	7.0	10.0	N/A
	16	17.0	9.0	12.0	N/A

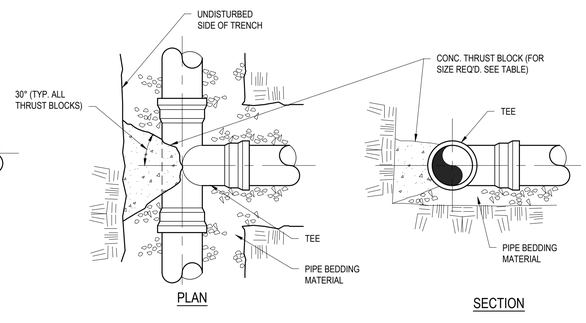
NOTES:
1. FOR TRENCHES IN ROCK WHERE THE TOP OF THE ROCK FACE IS AT OR ABOVE THE PIPE CROWN, CONC. SHALL BE PLACED BETWEEN THE PIPE AND THE ROCK FACE.
2. FOR BENDS HAVING A DEFLECTION OF LESS THAN 45°, THE THRUST BLOCK AREAS STATED FOR A 45° BEND SHALL BE USED.
3. THE THRUST BLOCK BEARING AREAS ARE BASED ON A RESULTANT THRUST AT FITTINGS OFF 100 PSI WATER PRESSURE AND A SOIL WITH A BEARING CAPACITY OF 2000 POUNDS PER SQUARE FOOT. DIFFERENT SOIL CONDITIONS MAY REQUIRE DIFFERENT BEARING AREAS AT THE DIRECTION OF THE ENGINEER.
4. THE MAXIMUM HEIGHT OF EACH THRUST BLOCK SHALL BE EQUAL TO 1/2 THE DISTANCE BETWEEN THE GROUND SURFACE AND THE BOTTOM OF THAT THRUST BLOCK.
5. JOINTS SHALL NOT BE ENCASED IN CONCRETE.

SIZE REQUIREMENT TABLE



PLAN SECTION

PLACEMENT ON BENDS



PLAN SECTION

PLACEMENT ON TEES

9 TYPICAL THRUST BLOCK DETAILS
NTS

TRILLIUM
ENGINEERING GROUP
189 MAIN STREET SUITE 200
YARMOUTH, ME 04096

CLIENT:
YORK ENTERPRISE PARK, LLC.

15 RU-BEE RIDGE ROAD
WINDHAM, ME 04062

PRELIMINARY
NOT FOR CONSTRUCTION

4 ROOSEVELT TRAIL
SITE REDEVELOPMENT

4 ROOSEVELT TRAIL
WINDHAM, ME 04062

ISSUED			
NUMBER	DESCRIPTION	BY	DATE
A	SKETCH PLAN REVIEW	ED	4/7/2025

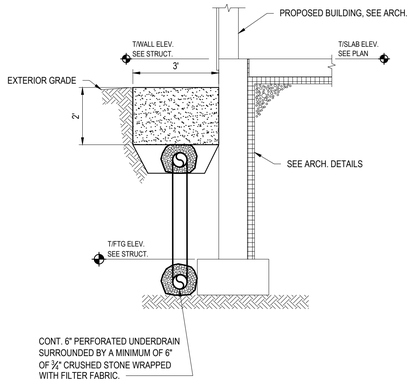
SHEET TITLE:

SITE DETAILS

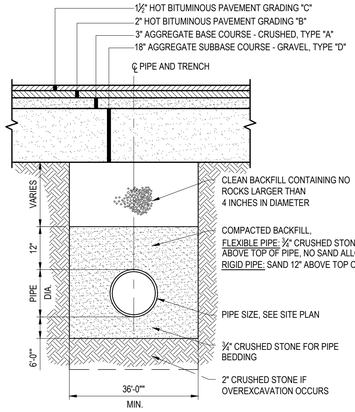
DESIGNED BY: BVD
DRAWN BY: BVD
PROJECT NUMBER: 23-151

C200

Z:\01 - PROJECTS\2023\23-151 YORK STORAGE\02 - DWG\23-151 C200.DWG - 4/2/2025 - BRAD VAN DAMM



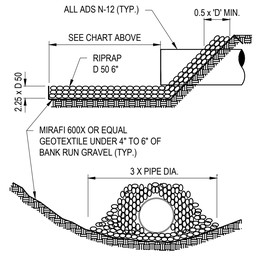
1 TYPICAL DRIP EDGE DETAIL
NTS



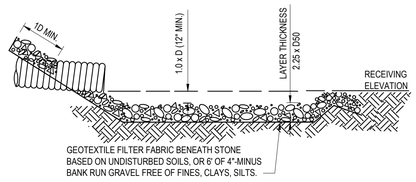
NOTE:
ANY ALTERNATE TRENCHING OR PAYMENT METHODS SHALL BE APPROVED BY THE CITY.

2 TYPICAL UNDERGROUND PIPE TRENCH SECTION
NTS

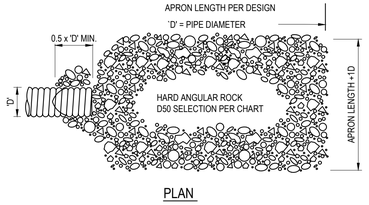
INLET/OUTLET PROTECTION APRON SIZING CHART					
DIAMETER	'L' LENGTH	'W' WIDTH	'A'	D_{50}	REMARKS
12"/15"	6'-0"	8'-0"	12"	6"	
18"	10'-0"	12'-0"	15"	6"	
24"	-	-	-	-	
36"	27'-0"	24'-0"	24"	8"	



CULVERT INLET DETAIL
NOT TO SCALE



SECTION

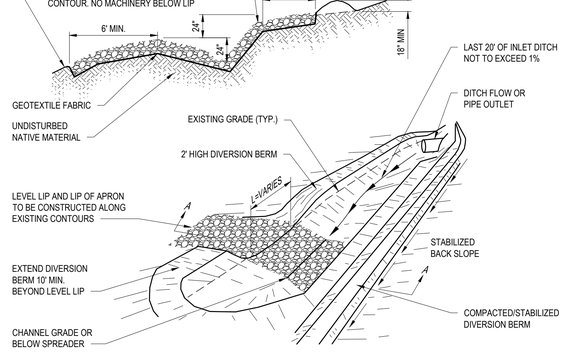


PLAN

NOTES:
1. CONSULT WITH IF&W IF FISH PASSAGE WILL BE INHIBITED DURING LOW FLOWS.
2. REFER TO DESIGN NOTES AND LIMITATIONS IN TEXT ON PIPE OUTLET PROTECTION.
3. IN DEFINED CHANNELS, APRON SHALL EXTEND FULL WIDTH OF BOTTOM AND ONE FOOT ABOVE MAX. TAILWATER OR UP TO BANK FULL, WHICHEVER IS LESS.

CULVERT OUTLET DETAIL
NOT TO SCALE

3 CULVERT INLET/OUTLET PROTECTION DETAIL
NTS



NOTES:
1. FOR SPECIFIC CONSTRUCTION REQUIREMENTS, REFER TO THE STATE OF MAINE STORMWATER BMP, SECTION E-4-3

4 LEVEL LIP SPREADER DETAIL
NTS

TRILLIUM
ENGINEERING GROUP
189 MAIN STREET SUITE 200
YARMOUTH, ME 04096

CLIENT:
YORK ENTERPRISE PARK, LLC.

15 RU-BEE RIDGE ROAD
WINDHAM, ME 04062

PRELIMINARY
NOT FOR CONSTRUCTION

4 ROOSEVELT TRAIL
SITE REDEVELOPMENT

4 ROOSEVELT TRAIL
WINDHAM, ME 04062

ISSUED

NUMBER	DESCRIPTION	BY	DATE
A	SKETCH PLAN REVIEW	ED	4/7/2025

SHEET TITLE:
SITE DETAILS

DESIGNED BY: BVD
DRAWN BY: BVD
PROJECT NUMBER: 23-151

C201

Z:\01 - PROJECTS\2023\23-151 YORK STORAGE\03 - DWG\23-151 C200.DWG - 4/3/2025 - BRAD VAN DAMM

EROSION AND SEDIMENTATION NOTES

1. THIS PLAN HAS BEEN DEVELOPED TO PROVIDE A STRATEGY FOR DEALING WITH SOIL EROSION AND SEDIMENTATION DURING AND AFTER PROJECT CONSTRUCTION. THIS PLAN IS BASED ON THE STANDARD AND SPECIFICATIONS FOR EROSION PREVENTION AS CONTAINED IN THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: "MAINE EROSION AND SEDIMENT CONTROL BMPs" PUBLISHED BY THE MAINE DEP, LATEST EDITION.

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES

1. EROSION/SEDIMENT CONTROL DEVICES

   THE FOLLOWING EROSION SEDIMENTATION CONTROL DEVICES ARE PROPOSED FOR CONSTRUCTION ON THIS PROJECT. INSTALL THESE DEVICES AS INDICATED ON THE PLANS.

1.1. SILT FENCE: SILT FENCE WILL BE INSTALLED ALONG THE DOWN GRADING EDGES OF DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL THE SITE IS STABILIZED. IN AREAS WHERE STORMWATER DISCHARGES THE SILT FENCE WILL BE REINFORCED WITH HAY BALES TO HELP MAINTAIN THE INTEGRITY OF THE SILT FENCE AND TO PROVIDE ADDITIONAL TREATMENT.

1.2. HAY BALES TO BE PLACED IN LOW FLOW DRAINAGE SWALES AND PATHS TO TRAP SEDIMENTS AND REDUCE RUNOFF VELOCITIES. DO NOT PLACE HAY BALES IN FLOWING WATER OR STREAMS.

1.3. RIPRAP: PROVIDE RIPRAP IN AREAS WHERE CULVERTS DISCHARGE OR AS SHOWN ON THE PLANS.

1.4. LOAM, SEED, & MULCH: ALL DISTURBED AREAS, WHICH ARE NOT OTHERWISE TREATED, SHALL RECEIVE PERMANENT SEEDING AND MULCH TO STABILIZE THE DISTURBED AREAS. THE DISTURBED AREAS WILL BE REVEGETATED WITHIN 5 DAYS OF FINAL GRADING. SEEDING REQUIREMENTS ARE PROVIDED AT THE END OF THIS SPECIFICATION.

1.5. STRAW AND HAY MULCH; USED TO COVER DENUDED AREAS UNTIL PERMANENT SEED OR EROSION CONTROL MEASURES ARE IN PLACE. MULCH BY ITSELF CAN BE USED ON SLOPES LESS THAN 15% IN SUMMER AND 8% IN WINTER. ALL OTHER SLOPES MUST BE COVERED WITH JUTE MESH OVER MULCH, OR CURLEX II OR EXCELSIOR MAY BE USED IN PLACE OF JUTE MESH AND MULCH OVER LOAM AND SEED.

1.6. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%. VEGETATED DRAINAGE SWALES SHALL BE LINED WITH EXCELSIOR OR CURLEX.

2. TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES

   PROVIDE THE FOLLOWING TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION OF THE DEVELOPMENT:

2.1. SILTATION FENCE ALONG THE DOWNGRADIENT SIDE OF THE PARKING AREAS AND OF ALL FILL SECTIONS. THE SILTATION FENCE WILL REMAIN IN PLACE UNTIL THE SITE IS 85% REVEGETATED.

2.2. HAY BALES PLACED AT KEY LOCATIONS TO SUPPLEMENT THE SILT FENCE.

2.3. PROTECT TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION AS FOLLOWS:

   A. SOIL STOCKPILE SIDE SLOPES SHALL NOT EXCEED 2:1.

   B. AVOID PLACING TEMPORARY STOCKPILES IN AREAS WITH SLOPES OVER 10 PERCENT, OR NEAR DRAINAGE SWALES. SEE ITEM 3 IN CONSTRUCTION PHASE NOTES BELOW.

   C. STABILIZE STOCKPILES WITHIN 15 DAYS BY TEMPORARILY SEEDING WITH A HYDROSEED METHOD CONTAINING AN EMULSIFIED MULCH TACKIFIER OR BY COVERING THE STOCKPILE WITH MULCH.

   D. SURROUND STOCKPILE SOIL WITH SILTATION FENCE AT BASE OF PILE.

2.1. ALL DENUDED AREAS WHICH HAVE BEEN ROUGH GRADED AND ARE NOT LOCATED WITHIN THE BUILDING PAD, OR PARKING AND DRIVEWAY SUBBASE AREA SHALL RECEIVE MULCH WITHIN 30 DAYS OF INITIAL DISTURBANCE OF SOIL OR WITHIN 15 DAYS AFTER COMPLETING THE ROUGH GRADING OPERATIONS. IN THE EVENT THE CONTRACTOR COMPLETES FINAL GRADING AND INSTALLATION OF LOAM AND SOD WITHIN THE TIME PERIODS PRESENTED ABOVE, INSTALLATION OF MULCH AND NETTING, WHERE APPLICABLE, IS NOT REQUIRED.

2.2. IF WORK IS CONDUCTED BETWEEN OCTOBER 15 AND APRIL 15, ALL DENUDED AREAS ARE TO BE COVERED WITH HAY MULCH, APPLIED AT TWICE THE NORMAL APPLICATION RATE, AND ANCHORED WITH FABRIC NETTING. THE PERIOD BETWEEN FINAL GRADING AND MULCHING SHALL BE REDUCED TO A 15 DAY MAXIMUM.

2.3. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE HAS BEEN STABILIZED OR IN AREAS WHERE PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

3. PERMANENT EROSION CONTROL MEASURES

   THE FOLLOWING PERMANENT CONTROL MEASURES ARE REQUIRED BY THIS EROSION/SEDIMENTATION CONTROL PLAN:

3.1. ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (PAVING, RIPRAP, ETC.), WILL BE LOAMED, LIMED, FERTILIZED AND SEEDED. NATIVE TOPSOIL SHALL BE STOCKPILED AND REUSED FOR FINAL RESTORATION WHEN IT IS OF SUFFICIENT QUALITY.

3.2. SLOPES GREATER THAN 2:1 WILL RECEIVE RIPRAP.

CONSTRUCTION PHASE

THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION DURING CONSTRUCTION OF THIS PROJECT.

1. ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION WILL BE CLEARED AND LEFT IN AN UNTREATED OR UNVEGETATED CONDITION. IF FINAL GRADING, LOAMING AND SEEDING WILL NOT OCCUR WITHIN 15 DAYS, SEE ITEM NO. 4.
2. PRIOR TO THE START OF CONSTRUCTION IN A SPECIFIC AREA, SILT FENCING AND/OR HAY BALES WILL BE INSTALLED AT THE TOE OF SLOPE AND IN AREAS AS LOCATED ON THE PLANS TO PROTECT AGAINST ANY CONSTRUCTION RELATED EROSION. IMMEDIATELY FOLLOWING CONSTRUCTION OF CULVERTS AND SWALES, RIP RAP APRONS SHALL BE INSTALLED, AS SHOWN ON THE PLANS.
3. TOPSOIL WILL BE STOCKPILED WHEN NECESSARY IN AREAS WHICH HAVE MINIMUM POTENTIAL FOR EROSION AND WILL BE KEPT AS FAR AS POSSIBLE FROM THE EXISTING DRAINAGE COURSE. NO STOCKPILE SHALL BE CLOSER THEN 100' OF A RESOURCE INCLUDING, BUT NOT LIMITED TO, WETLANDS, STREAMS, AND OPEN WATER BODIES. ALL STOCKPILES SHALL HAVE A SILTATION FENCE BELOW THEM REGARDLESS OF TIME OF PRESENCE. ALL STOCKPILES EXPECTED TO REMAIN LONGER THAN 15 DAYS SHALL BE:
   A. TREATED WITH ANCHORED MULCH (WITHIN 5 DAYS OF THE LAST DEPOSIT OF STOCKPILED SOIL).
   B. SEEDED WITH CONSERVATION MIX AND MULCHED IMMEDIATELY.
   C. INSTALL SILT FENCE AROUND STOCKPILE AT BASE OF PILE.

   STOCKPILES TO HAVE SILT FENCE INSTALLED AT TIME OF ESTABLISHMENT AT BASE OF PILE.
4. ALL DISTURBED AREAS EXPECTED TO REMAIN LONGER THAN 30 DAYS SHALL BE EITHER:
   A. TREATED WITH ANCHORED MULCH IMMEDIATELY, OR
   B. SEEDED WITH CONSERVATION MIX OF ANNUAL RYE GRASS (0.9 LBS/1000 SQ. FT) AND MULCHED IMMEDIATELY.
5. ALL GRADING WILL BE HELD TO A MAXIMUM 2:1 SLOPE WHERE PRACTICAL. ALL SLOPES WILL BE STABILIZED WITH PERMANENT SEEDING, OR WITH STONE, WITHIN 5 DAYS AFTER FINAL GRADING IS COMPLETE. (SEE POST-CONSTRUCTION REVEGETATION FOR SEEDING SPECIFICATION.)
6. ALL CULVERTS WILL BE PROTECTED WITH STONE RIPRAP (D50 = 6" UNLESS OTHERWISE SPECIFIED) AT INLETS AND OUTLETS.

POST-CONSTRUCTION REVEGETATION

THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION AS SOON AS AN AREA IS READY TO UNDERGO FINAL GRADING.

1. A MINIMUM OF 4" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND NATURAL APPEARANCE, OR STONE WILL BE PLACED ON SLOPES TO STABILIZE SURFACES.
2. IF FINAL GRADING IS REACHED DURING THE NORMAL GROWING SEASON (4/15 TO 9/15), PERMANENT SEEDING WILL BE DONE AS SPECIFIED BELOW. PRIOR TO SEEDING, LIMESTONE SHALL BE APPLIED AT A RATE OF 138 LBS/1000 SQ. FT. AND 10:20:20 FERTILIZER AT A RATE OF 18.4 LBS/1000 SQ.FT WILL BE APPLIED. BROADCAST SEEDING AT THE FOLLOWING RATES:

LAWNS	SWALES
KENTUCKY BLUEGRASS 0.46 LBS/1000 SF.	RED TOP 0.05 LBS/1000 SF.
CREEPING RED FESCUE 0.46 LBS/1000 SF.	TALL FESCUE 0.46 LBS/1000 SF.
PERENNIAL RYE GRASS 0.11 LB/1000 SF.	

3. AN AREA SHALL BE MULCHED IMMEDIATELY AFTER IS HAS BEEN SEEDED. MULCHING SHALL CONSIST OF HAY MULCH, HYDRO-MULCH, JUTE NET OVER MULCH, PRE-MANUFACTURED EROSION MATS OR ANY SUITABLE SUBSTITUTE DEEMED ACCEPTABLE BY THE DESIGNER.
   A. HAY MULCH SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. HAY MULCH SHALL BE SECURED BY EITHER: (NOTE: SOIL SHALL NOT BE VISIBLE)
   I. BEING DRIVEN OVER BY TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
   II. BLANKETED BY TACKED PHOTODEGRADABLE/BIODEGRADABLE NETTING, OR WITH SPRAY, ON GRADES GREATER THAN 5%.
   III. SEE NOTE 6, GENERAL NOTES, AND NOTE 8, WINTER CONSTRUCTION.
   B. HYDRO-MULCH SHALL CONSIST OF A MIXTURE OF EITHER ASPHALT, WOOD FIBER OR PAPER FIBER AND WATER SPRAYED OVER A SEEDED AREA. HYDRO-MULCH SHALL NOT BE USED BETWEEN 9/15 AND 4/15.
4. CONSTRUCTION SHALL BE PLANNED TO ELIMINATE THE NEED FOR SEEDING BETWEEN SEPTEMBER 15 AND APRIL 15. SHOULD SEEDING BE NECESSARY BETWEEN SEPTEMBER 15 AND APRIL 15 THE FOLLOWING PROCEDURE SHALL BE FOLLOWED. ALSO REFER TO NOTE 9 OF WINTER CONSTRUCTION.
   A. ONLY UNFROZEN LOAM SHALL BE USED.
   B. LOAMING, SEEDING AND MULCHING WILL NOT BE DONE OVER SNOW OR ICE COVER. IF SNOW EXISTS, IT MUST BE REMOVED PRIOR TO PLACEMENT OF SEED.
   C. WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS/1000 SQ.FT) SHALL BE ADDED TO THE PREVIOUSLY NOTED AREAS.
   D. WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.6 LBS/1000 SQ. FT.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
   E. FERTILIZING, SEEDING AND MULCHING SHALL BE APPLIED TO LOAM THE DAY THE LOAM IS SPREAD BY MACHINERY.
   F. ALTERNATIVE HAY MULCH SHALL BE SECURED WITH PHOTODEGRADABLE/BIODEGRADABLE NETTING. TRACKING BY MACHINERY ALONE WILL NOT SUFFICE.
5. FOLLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL 85% COVER HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT BY THE CONTRACTOR WITHIN 10 DAYS OF NOTIFICATION BY THE ENGINEER THAT THE EXISTING CATCH IS INADEQUATE.

MONITORING SCHEDULE

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MONITORING, MAINTAINING, REPAIRING, REPLACING AND REMOVING ALL OF THE EROSION AND SEDIMENTATION CONTROLS OR APPOINTING A QUALIFIED SUBCONTRACTOR TO DO SO. MAINTENANCE MEASURES WILL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, A VISUAL INSPECTION WILL BE MADE OF ALL EROSION AND SEDIMENTATION CONTROLS AS FOLLOWS:

1. HAY BALE BARRIERS, SILT FENCE, AND STONE CHECK DAMS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK OR IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREAS UNDERGOING FINAL GRADING. SHOULD THE HAY BALE BARRIERS PROVE TO BE INEFFECTIVE, THE CONTRACTOR SHALL INSTALL SILT FENCE BEHIND THE HAY BALES.
2. VISUALLY INSPECT RIPRAP ONCE A WEEK OR AFTER EACH SIGNIFICANT RAINFALL AND REPAIR AS NEEDED. REMOVE SEDIMENT TRAPPED BEHIND THESE DEVICES ONCE IT ATTAINS A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE DAM OR RISER. DISTRIBUTE REMOVED SEDIMENT OFF-SITE OR TO AN AREA UNDERGOING FINAL GRADING.
3. REVEGETATION OF DISTURBED AREAS WITHIN 25' OF DRAINAGE-COURSE/STREAM WILL BE SEEDED WITH THE "MEADOW AREA MIX" AND INSPECTED ON A WEEKLY BASIS OR AFTER EACH SIGNIFICANT RAINFALL AND RESEEDED AS NEEDED. EXPOSED AREAS WILL BE RESEEDED AS NEEDED UNTIL THE AREA HAS OBTAINED 100% GROWTH RATE. PROVIDE PERMANENT RIPRAP FOR SLOPES IN EXCESS OF 3:1 AND WITHIN 25' OF DRAINAGE COURSE.

EROSION CONTROL DURING WINTER CONSTRUCTION

1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
2. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
3. EXPOSED AREA SHALL BE LIMITED TO THOSE AREAS TO BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. AT THE END OF EACH WORK WEEK NO AREAS MAY BE LEFT UNSTABILIZED OVER THE WEEKEND.
4. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
5. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1000 S.F. (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ANCHORED SUCH THAT SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH. NOTE: AN AREA IS ALSO CONSIDERED STABLE IF SODDED, COVERED WITH GRAVEL (PARKING LOTS) OR STRUCTURAL SAND.
6. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1 AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW, DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF HAY, SILT FENCE OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS SHOWN ON THE DESIGN DRAWINGS. NOTE: DORMANT SEEDING SHOULD NOT BE ATTEMPTED UNLESS SOIL TEMPERATURE REMAINS BELOW 50 DEGREES AND DAY TIME TEMPERATURES REMAIN IN THE 30'S.
7. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%. VEGETATED DRAINAGE SWALES SHALL BE LINED WITH EXCELSIOR OR CURLEX.
8. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1 THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
9. BETWEEN THE DATES OF OCTOBER 15 TO NOVEMBER 1, WINTER RYE IS RECOMMENDED FOR STABILIZATION. AFTER NOVEMBER 1, WINTER RYE IS NOT EFFECTIVE. AROUND NOVEMBER 15 OR LATER, ONCE TEMPERATURES OF THE AIR AND SOIL PERMIT, DORMANT SEEDING IS EFFECTIVE.
10. IN THE EVENT OF SNOWFALL (FRESH OR CUMULATIVE) GREATER THAN 1 INCH DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM THE AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

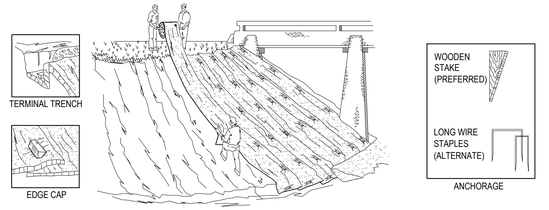
SITE INSPECTION AND MAINTENANCE

1. WEEKLY INSPECTIONS, AS WELL AS ROUTINE INSPECTIONS FOLLOWING RAIN FALLS, SHALL BE CONDUCTED BY THE GENERAL CONTRACTOR OF ALL TEMPORARY AND PERMANENT EROSION CONTROL DEVICES UNTIL FINAL ACCEPTANCE OF THE PROJECT (85% GRASS CATCH). NECESSARY REPAIRS SHALL BE MADE TO CORRECT UNDERMINING OR DETERIORATION. FINAL ACCEPTANCE SHALL INCLUDE A SITE INSPECTION TO VERIFY THE STABILITY OF ALL DISTURBED AREAS AND SLOPES. UNTIL FINAL INSPECTION, ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL IMMEDIATELY BE CLEANED, AND REPAIRED BY THE GENERAL CONTRACTOR AS REQUIRED. DISPOSAL OF ALL TEMPORARY EROSION AND CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

   IT IS RECOMMENDED THAT THE OWNER HIRE THE SERVICES OF THE DESIGN ENGINEER TO PROVIDE COMPLIANCE INSPECTIONS (DURING ACTIVE CONSTRUCTION) RELATIVE TO IMPLEMENTATION OF THE STORMWATER AND EROSION CONTROL PLANS. SUCH INSPECTIONS SHOULD BE LIMITED TO ONCE A WEEK OR AS NECESSARY AND BE REPORTABLE TO THE OWNER, TOWN AND DEP.
2. SHORT-TERM SEDIMENTATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAN OUT ALL SWALES AND STRUCTURES PRIOR TO TURNING PROJECT OVER TO THE CITY.

MAINTENANCE AFTER CONSTRUCTION

1. LONG-TERM PROVISIONS FOR PERMANENT MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL FACILITIES AFTER ACCEPTANCE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE OWNER OR THEIR DESIGNEE. SUCH RESPONSIBILITIES INCLUDE BUT ARE NOT LIMITED TO THOSE DETAILED AS FOLLOWS:
   A. PARKING LOT SHALL BE MECHANICALLY SWEPT TWICE PER YEAR. THE FIRST SHALL TAKE PLACE IN THE MID WINTER (JANUARY THAW) TO REMOVE ACCUMULATED SANDS FROM WINTER SANDING TO THIS POINT. THE SECOND SWEEPING SHALL TAKE PLACE AFTER WINTER SANDING OPERATIONS TERMINATE BUT PRIOR TO MAY 1.
   B. INSPECTION OF STORMWATER OUTLET STRUCTURE SHOULD BE CONDUCTED TWICE PER YEAR. ACCESS TO THE STRUCTURE IS THROUGH THE TOP. THE OIL/WATER SEPARATOR UNIT SHALL BE PUMPED DOWN AND THE SEDIMENT AND TRASH SHALL BE REMOVED AT THE TIME OF THE INSPECTION. THE REMOVAL OF ALL SEDIMENT AND TRASH WILL HELP MINIMIZE VOLUME LOSS.
2. THE OWNER SHALL FILE A YEARLY MAINTENANCE REPORT TO THE CITY DOCUMENTING THE REQUIRED MAINTENANCE FOR THE STORMWATER SYSTEM.



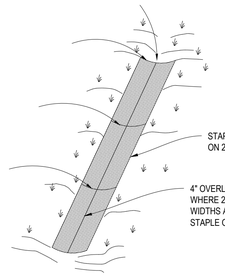
- UNROLL MAT ONTO GROUND IN DIRECTION OF WATER FLOW.
- MAT SHOULD LIE FLAT. DO NOT STRETCH MAT OVER GROUND. STRETCHING MAY CAUSE MAT TO BRIDGE DEPRESSIONS IN THE SURFACE AND ALLOW EROSION UNDERNEATH.
- BURY TRANSVERSE TERMINAL ENDS OF MAT TO SECURE AND PREVENT EROSIVE FLOW UNDERNEATH.
- SECURE MAT SNUGLY INTO ALL TRANSVERSE CHECK SLOTS.
- BACKFILL AND COMPACT TRENCHES AND CHECK SLOTS AFTER STAKING THE MAT IN BOTTOM OF TRENCH.
- OVERLAP ROLL ENDS BY THREE (3) FEET (MIN.) WITH UPSLOPE MAT ON TOP TO PREVENT UPLIFT OF MAT END BY WATER FLOW. IF INSTALLING IN THE DIRECTION OF A CONCENTRATED WATER FLOW, START NEW ROLLS IN A TRANSVERSE DITCH.
- OVERLAP ADJACENT EDGES OF MAT BY THREE (3) INCHES (MIN.) AND STAKE.
- WOOD STAKES ARE RECOMMENDED FOR PINNING MAT TO THE GROUND SURFACE. STAKES SHOULD BE 1" X 3" NOMINAL STOCK CUT IN A TRIANGULAR SHAPE. STAKES SHOULD BE 12" TO 18" LONG, DEPENDING ON SOIL DENSITY.
- DRIVE WOODEN STAKES TO WITHIN THREE (3) INCHES OF GROUND SURFACE. DO NOT DRIVE FLUSH TO SURFACE.
- IN ALL TRANSVERSE TERMINAL TRENCHES AND CHECK SLOTS, STAKE EACH MAT AT ITS CENTER AND OVERLAP EDGES BEFORE BACKFILLING AND COMPACTING.
- STAKE OVERLAPS LONGITUDINALLY AT THREE (3) TO FIVE (5) FOOT INTERVALS.
- FOLLOW COLORED DOT PATTERNS BY MANUFACTURER

  REQUIRED ON ALL SLOPES > 8% (WINTER CONSTRUCTION)

  REQUIRED ON ALL SLOPES > 15% (SUMMER CONSTRUCTION)

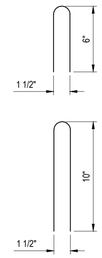
EROSION CONTROL BLANKET
GENERAL INSTALLATION GUIDELINES ON SLOPES

NTS



CONSTRUCTION NOTES:

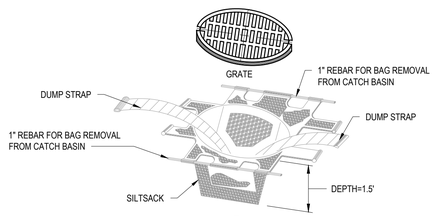
A. BURY THE TOP OF THE NETTING IN A TRENCH 6" OR MORE DEEP
B. TAM TRENCH FULL OF SOIL. SECURE WITH ROW OF STAPLES, 12" SPACING, 4" DOWN FROM THE TRENCH
C. OVERLAP- BURY UPPER END OF LOWER STRIP AS IN "A" & "B". OVERLAP END OF TOP STRIP 4" AND STAPLE
D. CHECK SLOT- FOLD OF NETTING BURIED IN SLIT TRENCH AND TAMPED; DOUBLE ROW OF STAPLES AT 12" SPACING. USE CHECK SLOTS AT 15' SPACING IN DITCHES OR STEEP SLOPES.

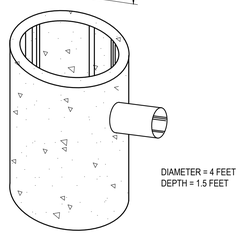


TYPICAL STAPLES NO. 11 GAUGE WIRE

EROSION CONTROL BLANKET REQUIRED IN ALL DITCHES > 3%

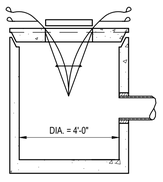
NOTE: GRADING PLAN GOVERNS IN ALL LOCATIONS



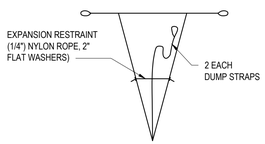


"SILTSACK" INSTALLATION INSTRUCTION

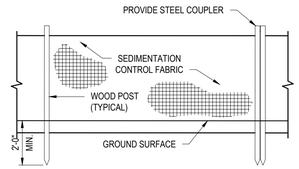
1. REMOVE THE CATCH BASIN GRATE AND PLACE THE SACK INTO THE OPENING. HOLD OUT APPROXIMATELY SIX (6) INCHES OF THE SACK BEYOND THE BASIN FRAME TO ALLOW ACCESS TO THE "SILTSACK" LIFTING STRAPS. REPLACING THE GRATE BACK INSIDE OF ITS FRAME WILL HOLD THE SACK IN PLACE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING AND MAINTAINING THIS SEDIMENT CONTROL DEVICE. THE SACK IS CONSIDERED FULL AND READY TO EMPTY WHEN THE THE "RESTRAINT CORD" IS NO LONGER VISIBLE.
3. THE "SILTSACK" IS REMOVED BY PLACING TWO (2) PIECES IF 1 INCH DIAMETER REBAR THROUGH THE LIFTING LOOPS LOCATED ON EACH SIDE OF THE SACK AND LIFTING WITH AN APPROPRIATE PIECE OF CONSTRUCTION EQUIPMENT. THE LIFTING STRAPS ARE CONNECTED TO THE BOTTOM OF THE SACK AND THE LIFTING ACTION WILL CAUSE THE SACK TO TURN INSIDE OUT, AND EMPTYING THE CONTENTS. THE SACK SHOULD THEN BE CLEANED, RINSED AND RETURNED TO ITS ORIGINAL SHAPE AND PLACED BACK IN THE BASIN.
4. THE "SILTSACK" IS REUSABLE, THEREFORE, ONCE THE CONSTRUCTION CYCLE IS COMPLETE, REMOVE THE SACK FROM THE BASIN, CLEAN AND STORE OUT OF DIRECT SUNLIGHT UNTIL ITS NEXT USE.
5. THE "SILTSACK" SEDIMENT CONTROL DEVICE IS MANUFACTURED BY: ACF ENVIRONMENTAL

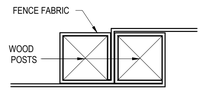


INSTALLATION DETAIL

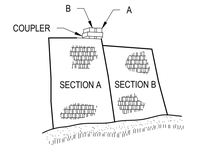


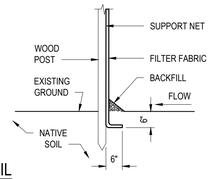
BAG DETAIL





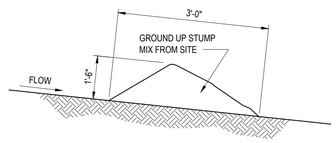
NOTE:
BOTTOM OF SILT FENCE MUST BE TOED INTO GROUND





SILTATION FENCE DETAIL

NTS



MAY BE USED IN LIEU OF SILT FENCE

EROSION CONTROL MIX DETAIL

N.T.S.

SILTATION FENCE INSTALLATION

1. EXCAVATE A 6"x6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM. JOIN SECTION AS SHOWN ABOVE.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPLISHED BY AN INTERCEPTION DITCH.
5. BARRIER SHALL BE MIRAFI SILT FENCE OR APPROVED EQUAL.

TRILLIUM ENGINEERING GROUP
189 MAIN STREET SUITE 200
YARMOUTH, ME 04096

CLIENT:
YORK ENTERPRISE PARK, LLC.

15 RU-BEE RIDGE ROAD
WINDHAM, ME 04062

PRELIMINARY
NOT FOR CONSTRUCTION

4 ROOSEVELT TRAIL
SITE REDEVELOPMENT

4 ROOSEVELT TRAIL
WINDHAM, ME 04062

ISSUED	NUMBER	DESCRIPTION	BY	DATE
	A	SKETCH PLAN REVIEW	ED	4/7/2025

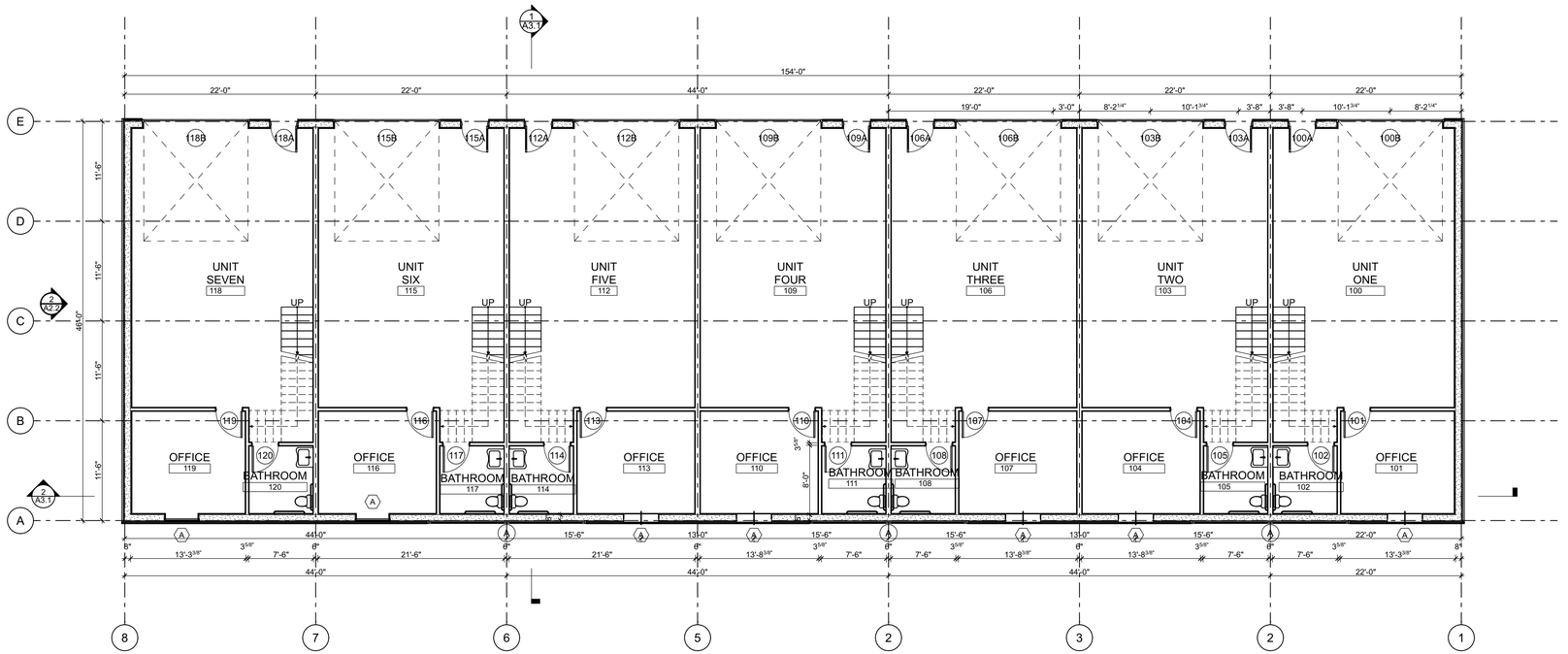
SHEET TITLE:

EROSION CONTROL DETAILS

DESIGNED BY:	BVD
DRAWN BY:	BVD
PROJECT NUMBER:	23-151

C300

Z:\01 - PROJECTS\2023\23-151 YORK STORAGE\03 - DWG\23-151 C300.DWG - 4/2/2025 - BRAD VAN DAMM



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

KR HORIZONS, LLC
12 ROOSEVELT TRAIL, WINDHAM, MAINE

WHIPPLE CALLENDER ARCHITECTS

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DRAWN BY: NPC
JOB: YRW
SHEET TITLE: FIRST FLOOR PLAN

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A1.1

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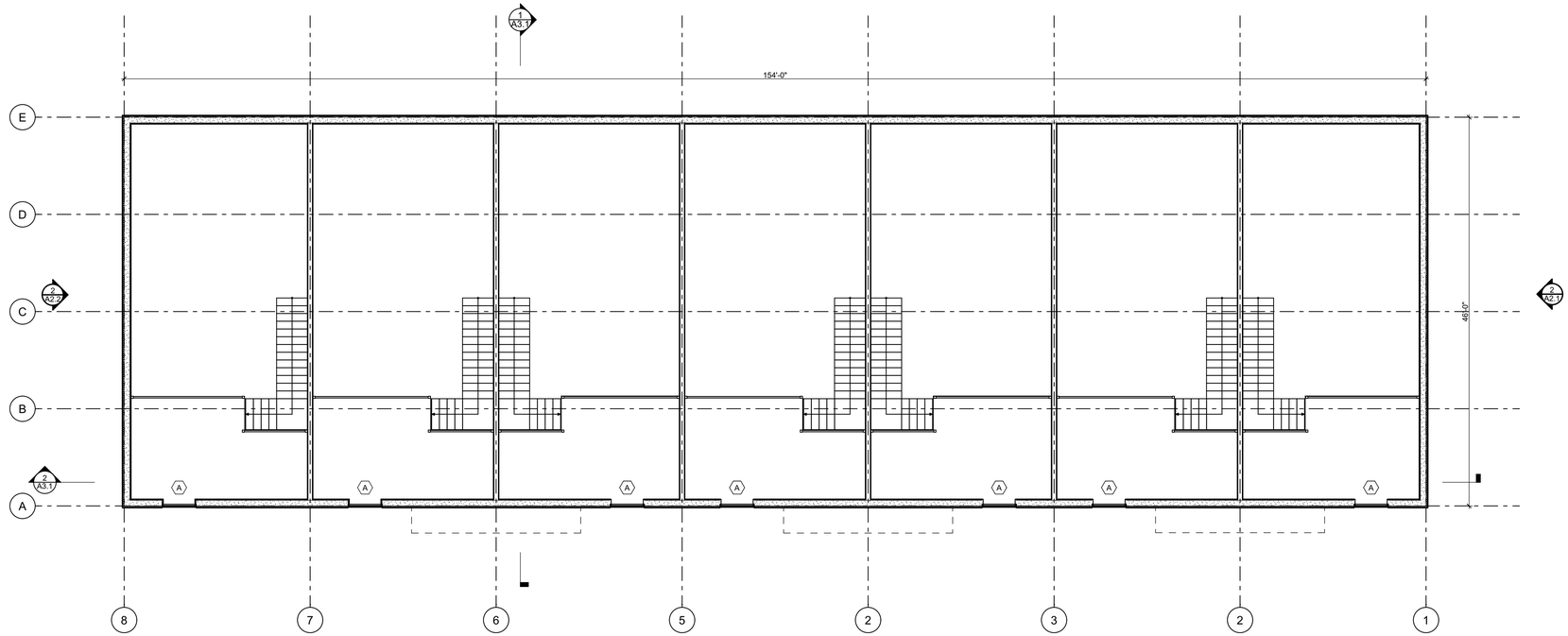
A1.1 FIRST FLOOR PLAN : Plotted on 12/10/24 at 1:58 PM by Joe Delaney. File Path: /Volumes/WCA Share/ WCA Projects/2023 Projects/YRW York - 12 Roosevelt Trail, Windham/YRW ArchiCAD Models/YRW York Windham v27 12_09_24.pln



1 A1.2 SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

N

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A1.2

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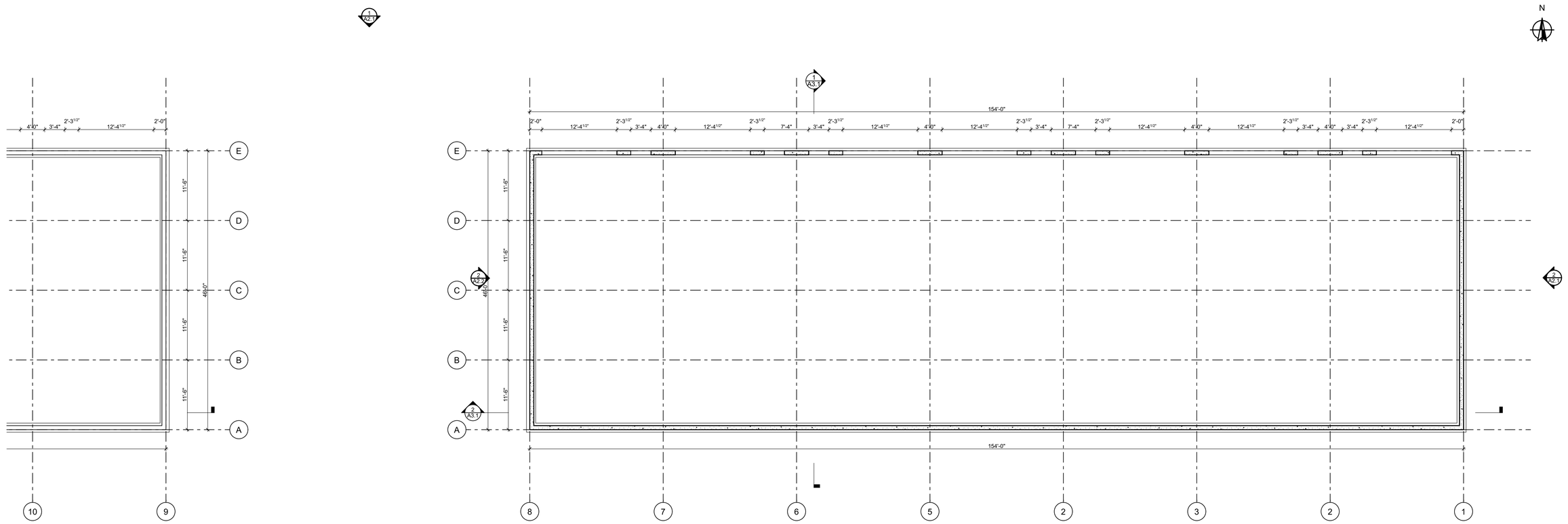

2 A1.3 **BASEMENT PLAN**

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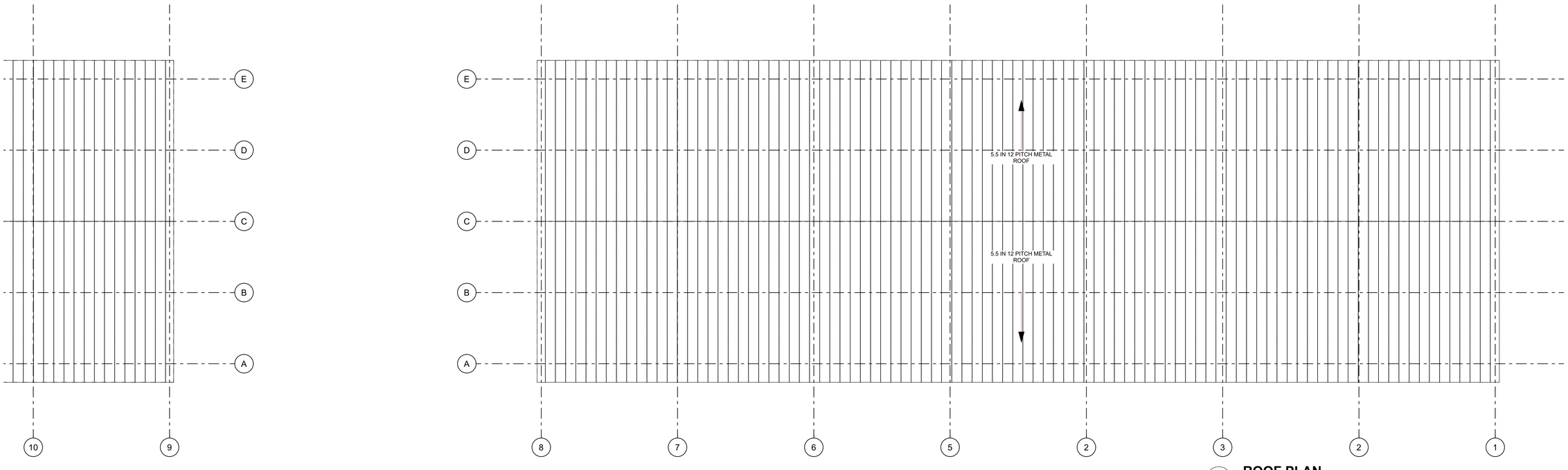

1 A1.3 **ROOF PLAN**

SCALE: 1/8" = 1'-0"

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FOUNDATION AND ROOF PLAN

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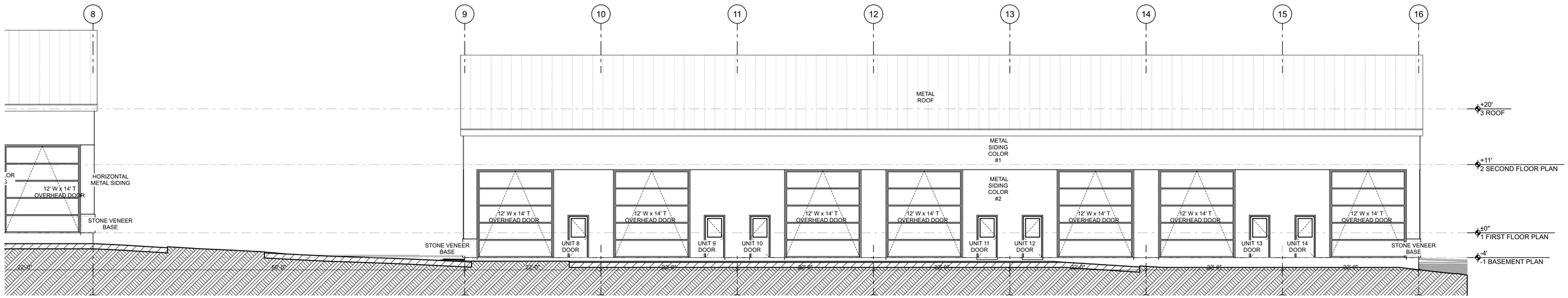
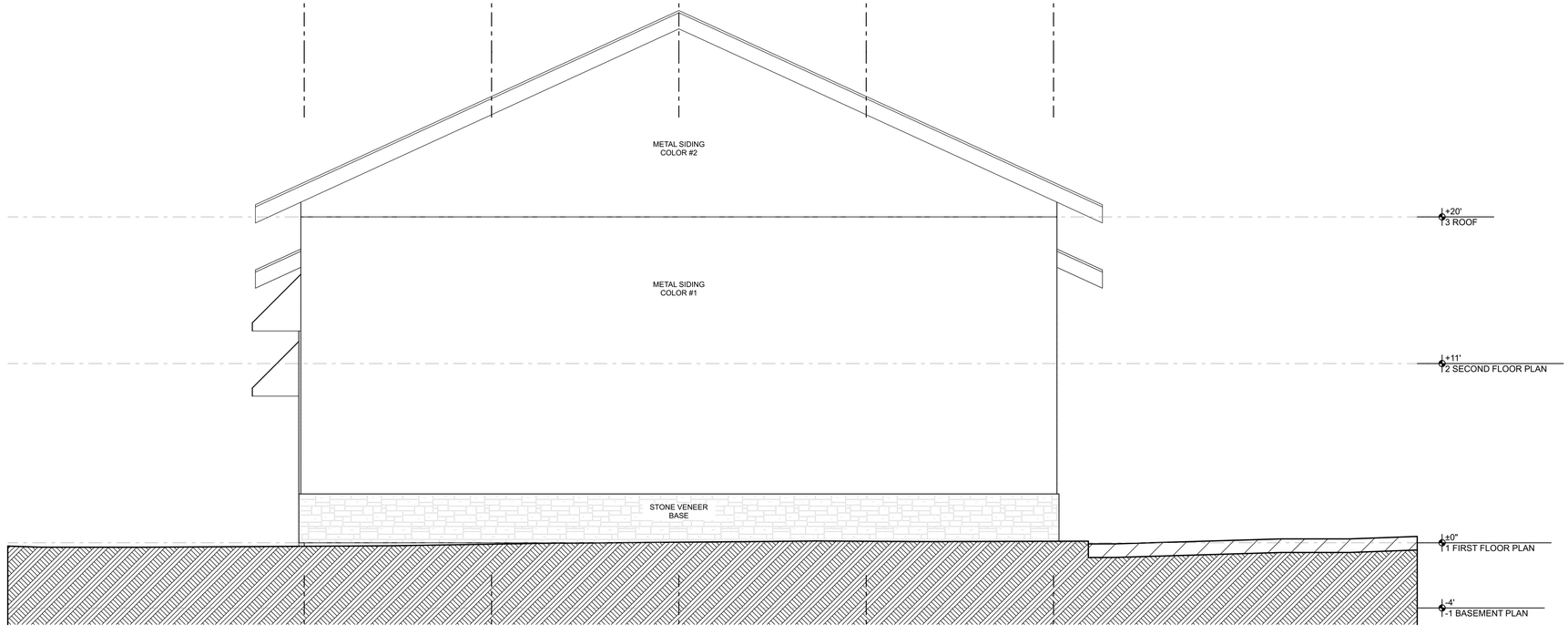


1 A2.1 **ELEVATION - NORTH**

SCALE: 1/8" = 1'-0"



2 A2.1 **ELEVATION - EAST**

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

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SHEET TITLE: ELEVATIONS - NORTH & EAST

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A2.1

A2.1 ELEVATIONS - NORTH & EAST : Plotted on 12/10/24 at 1:58 PM by Joe Delaney. File Path: /Volumes/WCA Share/ WCA Projects/2023 Projects/YRW York - 12 Roosevelt Trail, Windham/YRW ArchiCAD Models/YRW York Windham v27 12_09_24.pln

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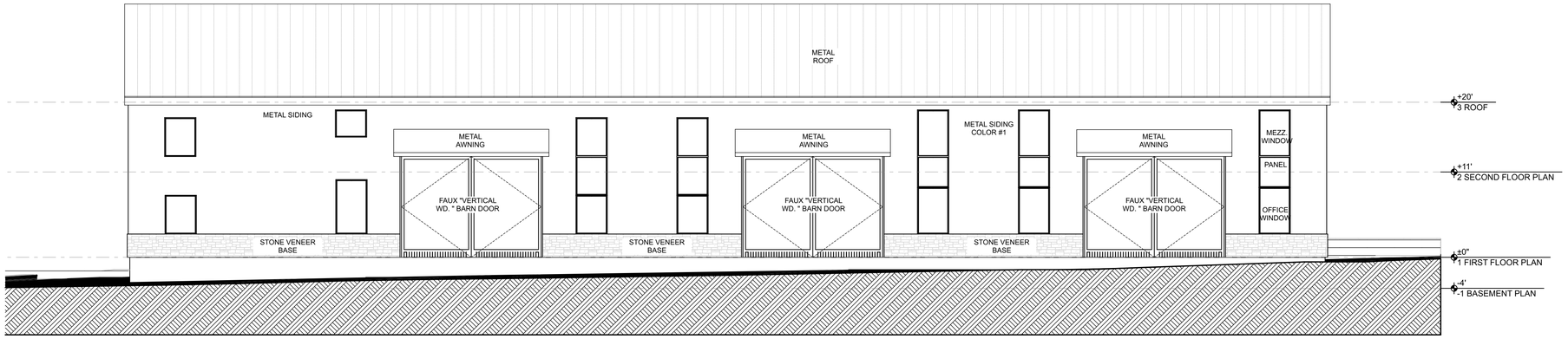
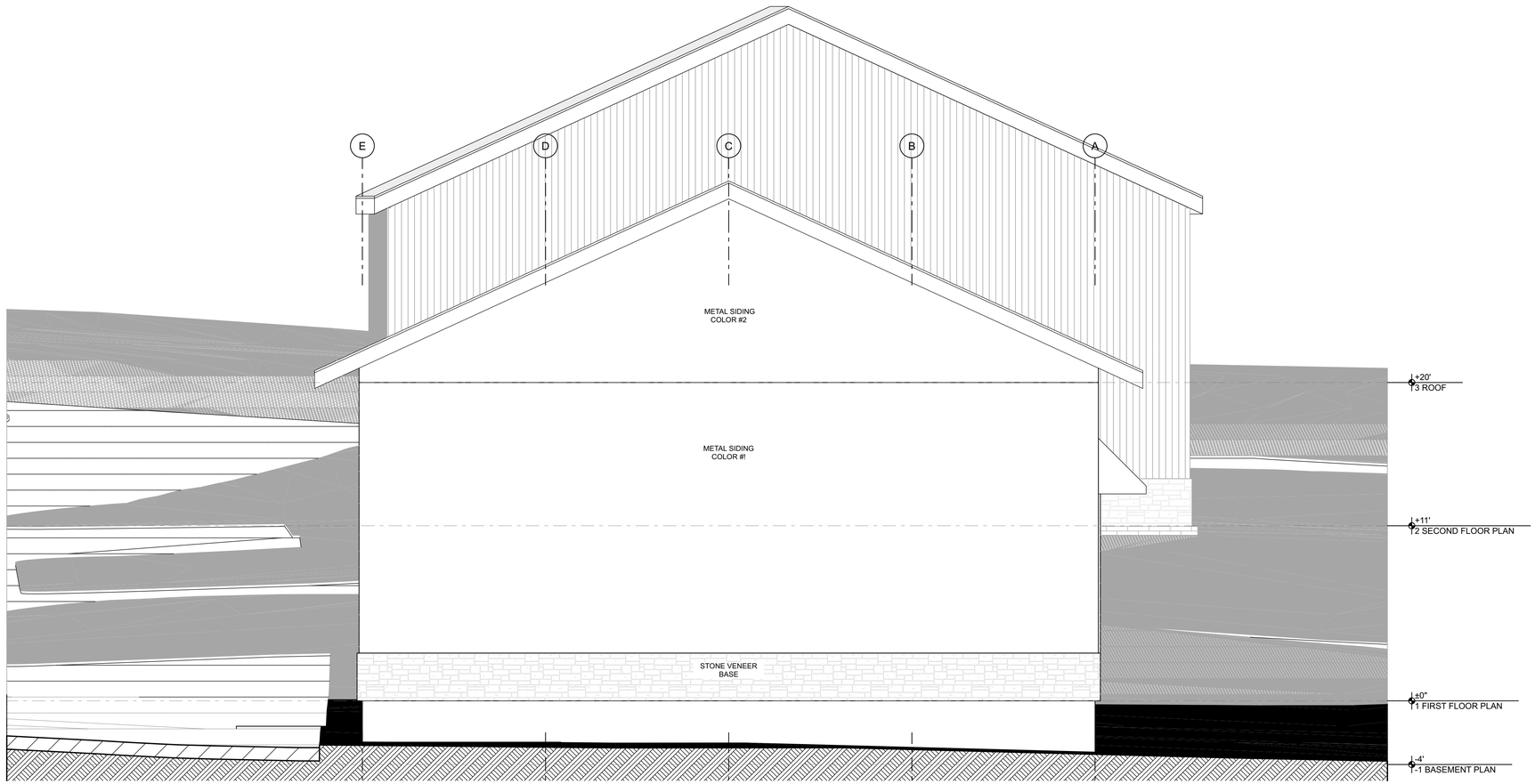


1 A2.2 **ELEVATION - SOUTH**

SCALE: 1/8" = 1'-0"



2 A2.2 **ELEVATION - WEST**

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

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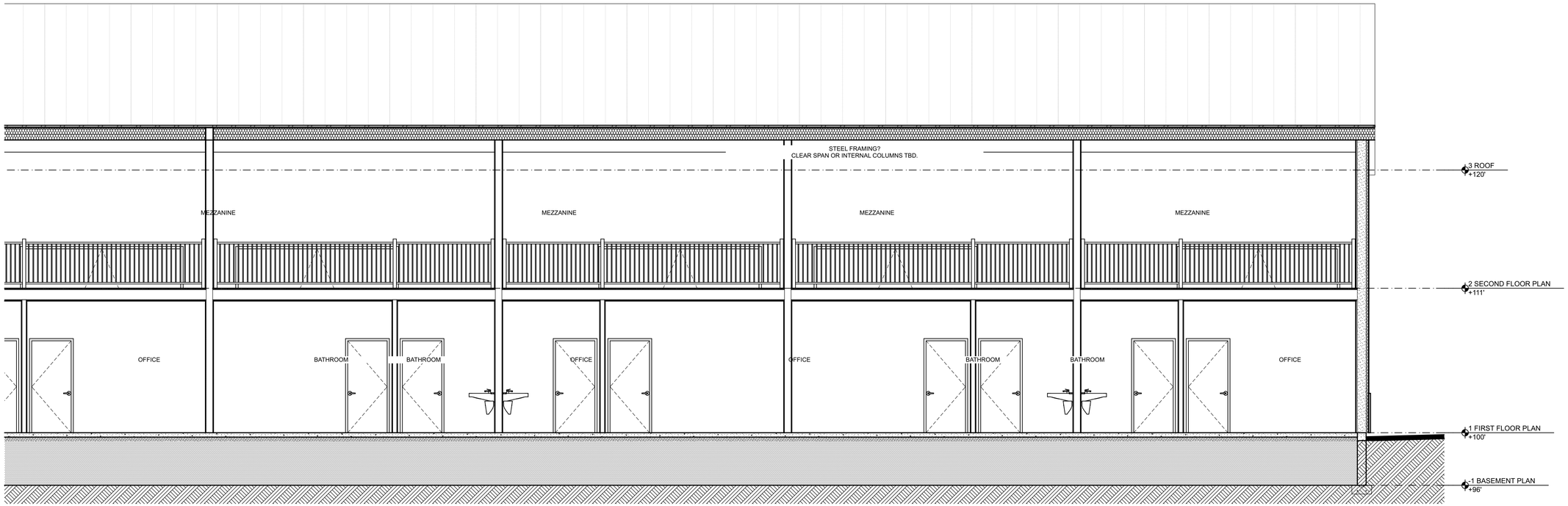
A2.2 ELEVATIONS SOUTH & WEST : Plotted on 12/10/24 at 1:58 PM by Joe Delaney. File Path: /Volumes/WCA Share/ WCA Projects/2023 Projects/YRW York - 12 Roosevelt Trail, Windham/YRW ArchiCAD Models/YRW York Windham v27 12_09_24.pln



2 A3.1 **BUILDING SECTION**

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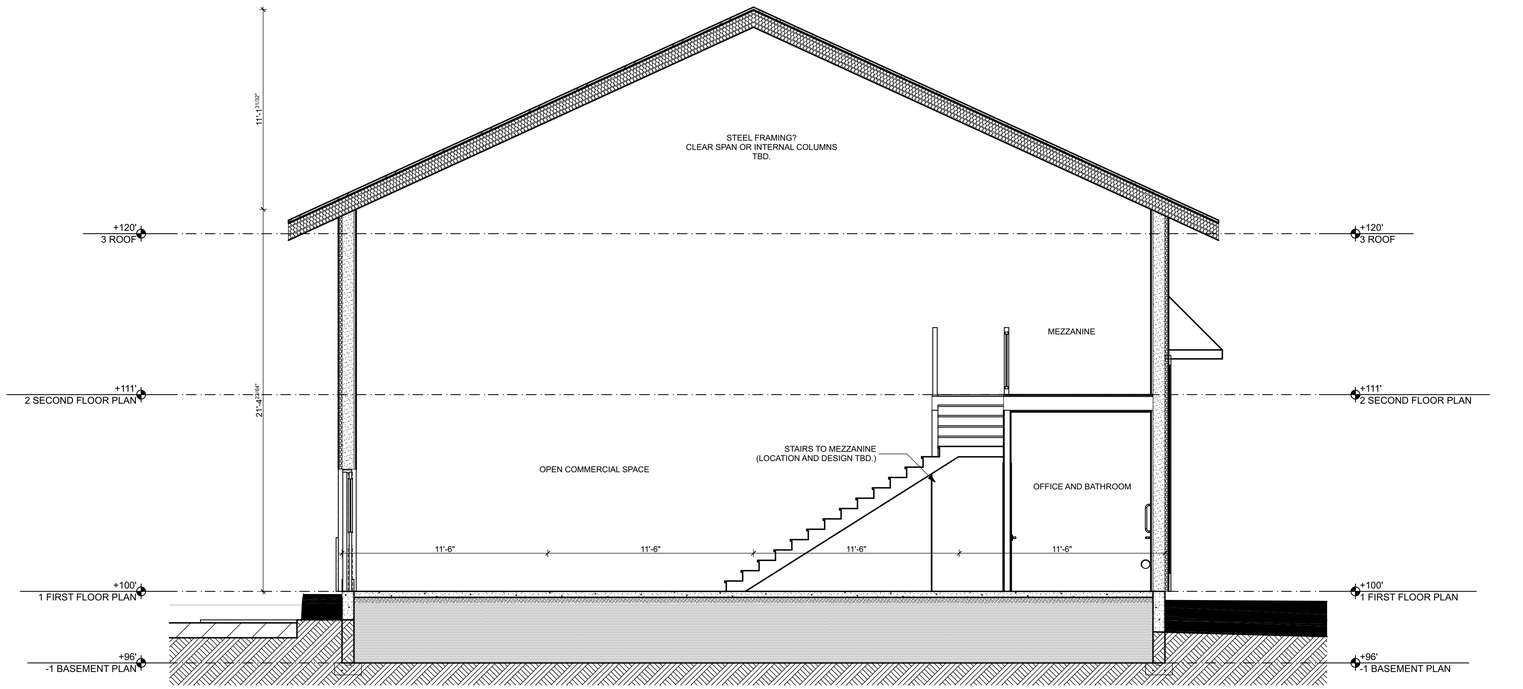

1 A3.1 **BUILDING SECTION**

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

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A3.1