

PROJECT PARCEL SITE
WINDHAM ASSESSOR'S
MAP & LOT NUMBERS

MAP 70 LOT 1A

Applicant/Developer:
Windham Village Apartments, LLC
40 Farm Gate Road
Falmouth, ME 04105

REPRESENTATIVE: LONI GRAIVER
LONI@GRAIVERHOMES.COM

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	BUILDING	
	PROPERTY LINE	
	EASEMENT	
	RIGHT OF WAY	
	BUILDING SETBACK	
	PROJECT LIMITS	
	ZONE LINE	
	WETLAND BOUNDARY	
	STREAM	
	STREAM SETBACK	
	CONSERVATION EASEMENT	
	GUARD RAIL	
	EDGE OF PAVEMENT	
	EDGE OF GRAVEL DRIVE	
	GRADING CONTOUR LINE	
	SPOT ELEVATION	
	TREELINE	
	TREES & HEDGES	
	POLE WITH LIGHT FIXTURE(S)	
	UTILITY POLE	
	FREESTANDING SIGN	
	PAINTED DIRECTIONAL TRAFFIC ARROW	
	ONE-WAY	
	UTILITY/ELECTRIC/TELEPHONE	
	UNDERGROUND ELECTRIC/TELEPHONE	
	WATER LINE	
	STORM DRAIN LINE	
	CULVERT	
	FORCE MAIN	
	HYDRANT	
	WATER GATE VALVE	
	MANHOLE	
	CATCH BASIN	
	TEST PIT	
	IRON ROD (SET)	
	IRON ROD (FOUND)	
	MONUMENT	
	RIPRAP	
	SILT FENCE - PERIMETER	
	STONE SEDIMENT BARRIER	
	FENCE	
	WELL	
	TEST PIT	
	BORING	

3/28/2024 2:58 PM
U:\3796_Craiver_Homes_Torlberg_Tail Mixed Residential Housing - Windham.vzw - CAD\DWG\3796-COV.dwg

WINDHAM VILLAGE APARTMENTS
MAJOR PRELIMINARY SUBDIVISION APPLICATION
WINDHAM, MAINE
PREPARED BY:

GP GORRILL PALMER

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207.772.2515

GENERAL NOTES

GENERAL NOTES

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS WAS PREPARED BY OWEN HASKELL OF FALMOUTH MAINE ON 02/02/23.

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFELY AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER, THE TOWN OF WINDHAM OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.

4. ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE HIS OWN MATERIAL SCHEDULES BASED ON HIS OWN MATERIALS. ALL SCHEDULES SHALL BE REVIEWED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING WORK.

5. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND/OR TOWN OF WINDHAM SPECIFICATIONS.

PERMITTING NOTES

1. THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF A SITE PLAN & SUBDIVISION APPROVAL FROM THE TOWN OF WINDHAM. THE CONSTRUCTION WILL BE GOVERNED BY THE TOWN OF WINDHAM ZONING ORDINANCE WHICH IS AVAILABLE FOR VIEWING AT THE OFFICE OF THE ENGINEER OR THE MUNICIPAL OFFICE.

2. THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF A SITE LOCATION OF DEVELOPMENT ACT PERMIT FROM MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

3. THE CONTRACTOR SHALL REVIEW THE ABOVE REFERENCED PERMITS PRIOR TO SUBMITTING A BID FOR THIS PROJECT, AND INCLUDE COSTS AS NECESSARY TO COMPLY WITH THE CONDITIONS OF THESE PERMITS.

LAYOUT NOTES

1. ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB.

2. OFFSETS TO CATCH BASINS AND MANHOLES ARE TO THE CENTER OF THE FRAME.

3. PIPE LENGTH EQUALS THE CENTER TO CENTER DISTANCES BETWEEN CATCH BASINS AND/OR MANHOLES MINUS ONE-HALF OF THE DIAMETER OF EACH CATCH BASIN OR MANHOLE.

4. PROPERTY LINE AND R.O.W. MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION, IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE, BY A MAINE LICENSED LAND SURVEYOR.

5. PROPOSED RIGHT OF WAY MONUMENTS AND PROPERTY LINE PINS SHALL BE INSTALLED UNDER THE DIRECTION OF A MAINE LICENSED LAND SURVEYOR.

6. CURB RADII UNLESS OTHERWISE NOTED ON THE PLAN SHALL BE A MINIMUM OF 3'.

PERMITS

TYPE OF PERMIT	GOVERNING BODY	STATUS
SITE PLAN & MAJOR SUBDIVISION	TOWN OF WINDHAM 8 SCHOOL ROAD WINDHAM, ME 04062 (207)894-5960	ANTICIPATED SUBMISSION: APRIL 2024
SITE LOCATION OF DEVELOPMENT ACT AMENDMENT B33 WINDHAM II LLC #L-0432-23-G-T	MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION 312 CANCO ROAD PORTLAND, ME 04103 (207) 822-5300 APRIL STEHR	SUBMITTED: OCTOBER 2023

UTILITIES

WATER:	CABLE:
PORTLAND WATER DISTRICT 225 DOUGLASS STREET PORTLAND, MAINE 04102 (207) 761-8310 CONTACT: ROBERT BARTELS RBARTELS@PWD.ORG ANDREW WEAVER AWEAVER@PWD.ORG	SPECTRUM 118 JOHNSTON ROAD PORTLAND, MAINE 04102 (207) 253-2324 CONTACT: MARK PELLETIER
SEWER (FUTURE):	GAS:
PORTLAND WATER DISTRICT 225 DOUGLASS STREET PORTLAND, MAINE 04102 (207) 761-8310 CONTACT: ROBERT BARTELS RBARTELS@PWD.ORG ANDREW WEAVER AWEAVER@PWD.ORG	MAINE NATURAL GAS MAILING ADDRESS: P.O. BOX 99 BRUNSWICK, ME 04011 BUSINESS OFFICE: 9 INDUSTRIAL PARKWAY BRUNSWICK, ME 04011 (207)729-0420 CONTACT:
ELECTRIC:	FIBER OPTIC
CENTRAL MAINE POWER 162 CANCO ROAD PORTLAND, MAINE 04103 (207) 828-2882 CONTACT: CHRIS WHELAN	GW 8 POMERLEAU STREET BIDDEFORD, MAINE 04005 (207) 502-1115 CONTACT: CHRIS WHELAN
TELEPHONE:	
CONSOLIDATED COMMUNICATIONS 5 DAYS FARM ROAD PORTLAND, MAINE 04103 (207) 797-1866 CONTACT: PATRICK MORRISON	

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.

LOCATION MAP
N.T.S.

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-	PHOTOMETRIC PLAN (BY SWANEY LIGHTING ASSOCIATES)

CALL BEFORE YOU DIG
DIAL 811 (AT LEAST 72 HOURS IN ADVANCED)

Cover Sheet, General Notes, & Legend

Project: Windham Village Apartments
770 Roosevelt Trail, Windham, Maine 04062

Client: Windham Village Apartments, LLC
40 Farm Gate Road, Falmouth, ME 04105

Drawing No. C001

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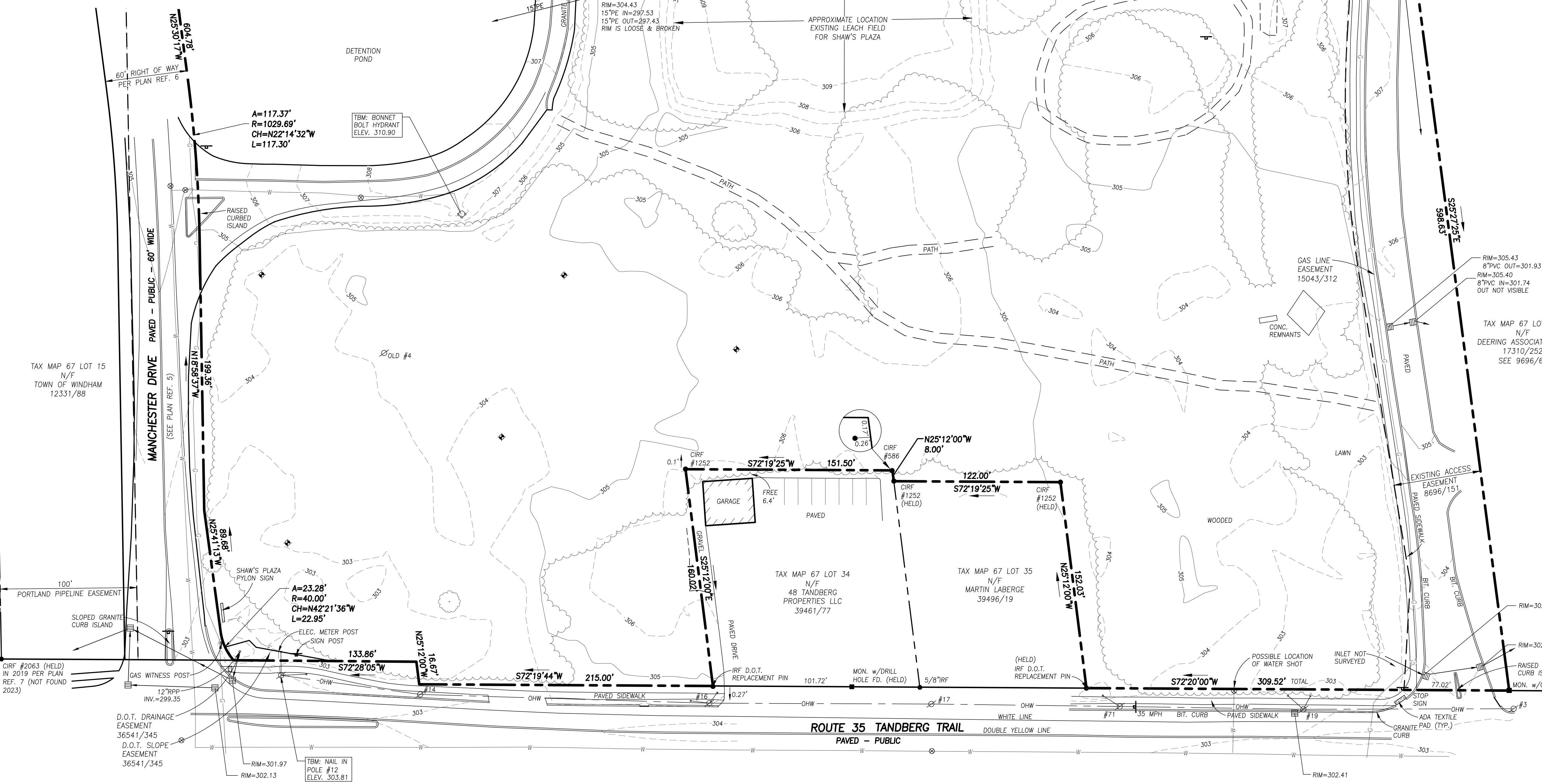
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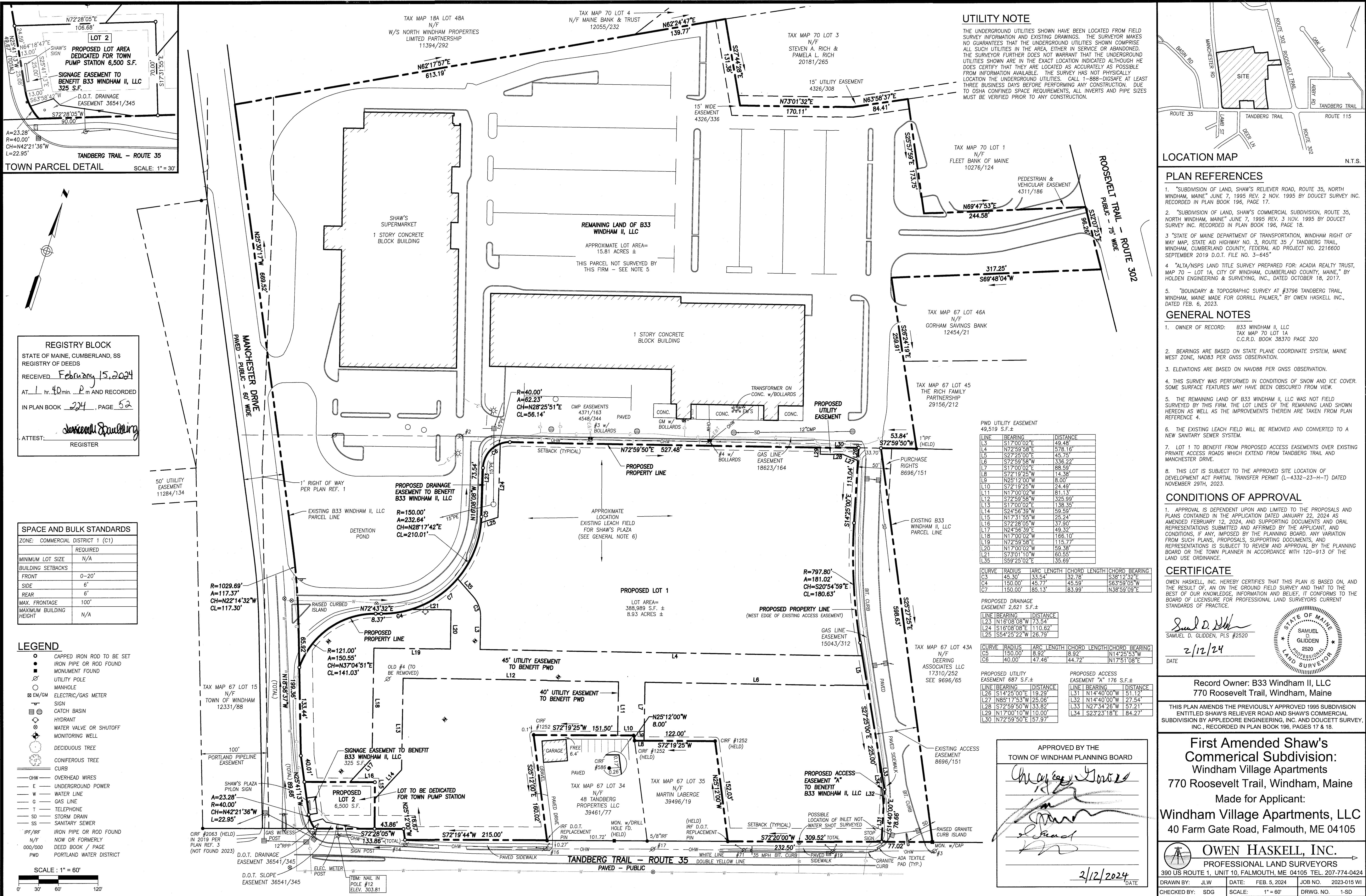
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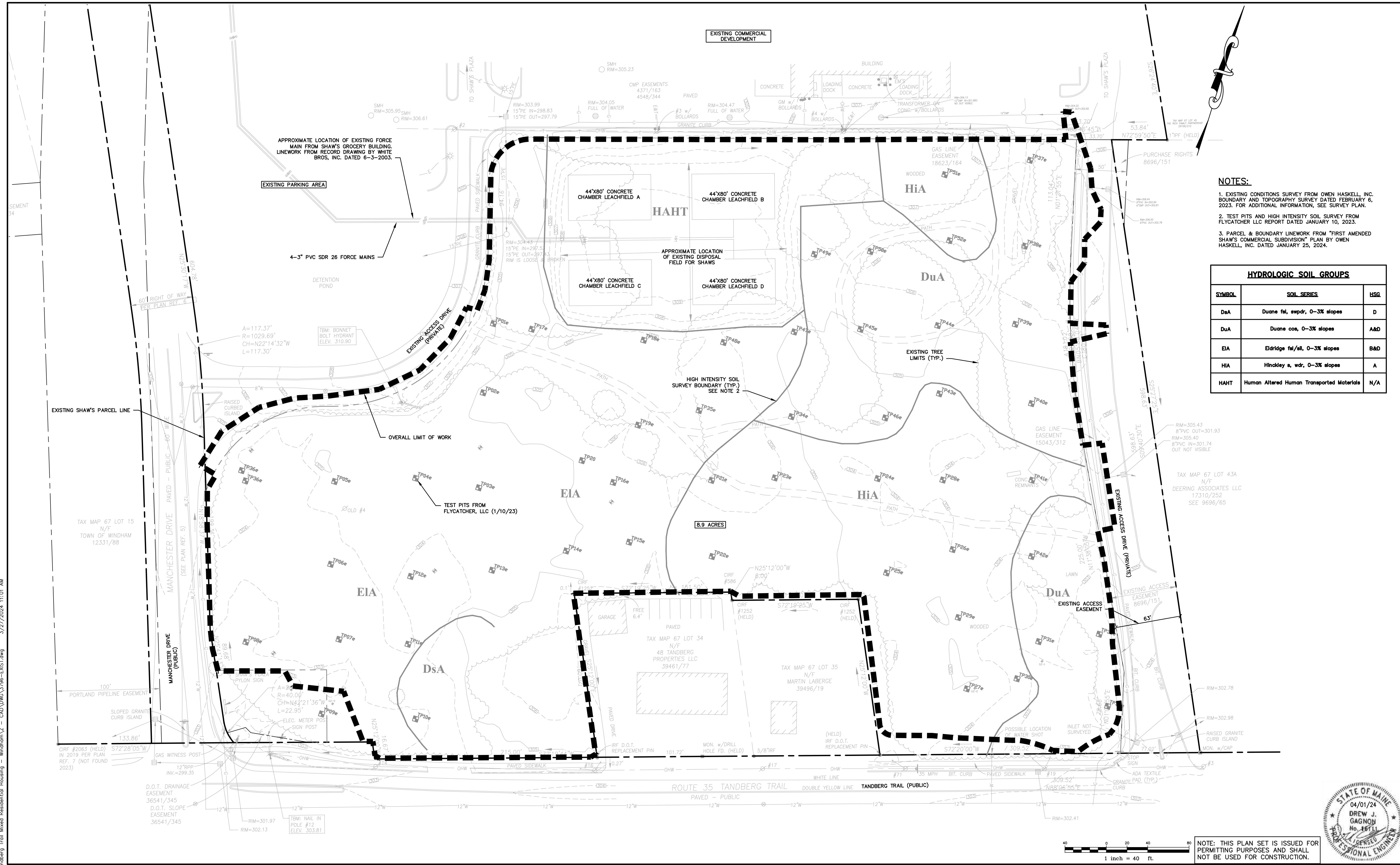
●	IRON PIPE OR ROD FOUND
■	MONUMENT FOUND
◊	UTILITY POLE
○	MANHOLE
☒	EM/GM ELECTRIC/GAS METER
■	SIGN
■	CATCH BASIN
●	HYDRANT
●	WATER VALVE OR SHUTOFF
●	MONITORING WELL
●	DECIDUOUS TREE
●	CONIFEROUS TREE
—	CURB
—	OHW
—	UGE
—	WATER LINE
—	GAS LINE
—	TELEPHONE
—	SD
—	STORM DRAIN
—	SS
—	SANITARY SEWER
—	1' CONTOUR
—	IPF/IRF
—	N/F
—	DEED BOOK / PAGE
—	000/000

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMprise ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEY HAS NOT PHYSICALLY LOCATION THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.







MAJOR SUBDIVISION PRELIMINARY APPLICATION	04/01/24	DJG
SLDA RESPONSE TO COMMENTS	01/17/24	DJG
SLDA SUBMISSION	10/6/23	DJG
SKETCH PLAN SUBMISSION	4/17/23	DJG
Issued For	Date	By

Design: LEL	Draft: CEH	Date: DEC 2023
Checked: DJG	Scale: 1"=40'	Job No.: 3796
File Name: 3796-EXIST.dwg		
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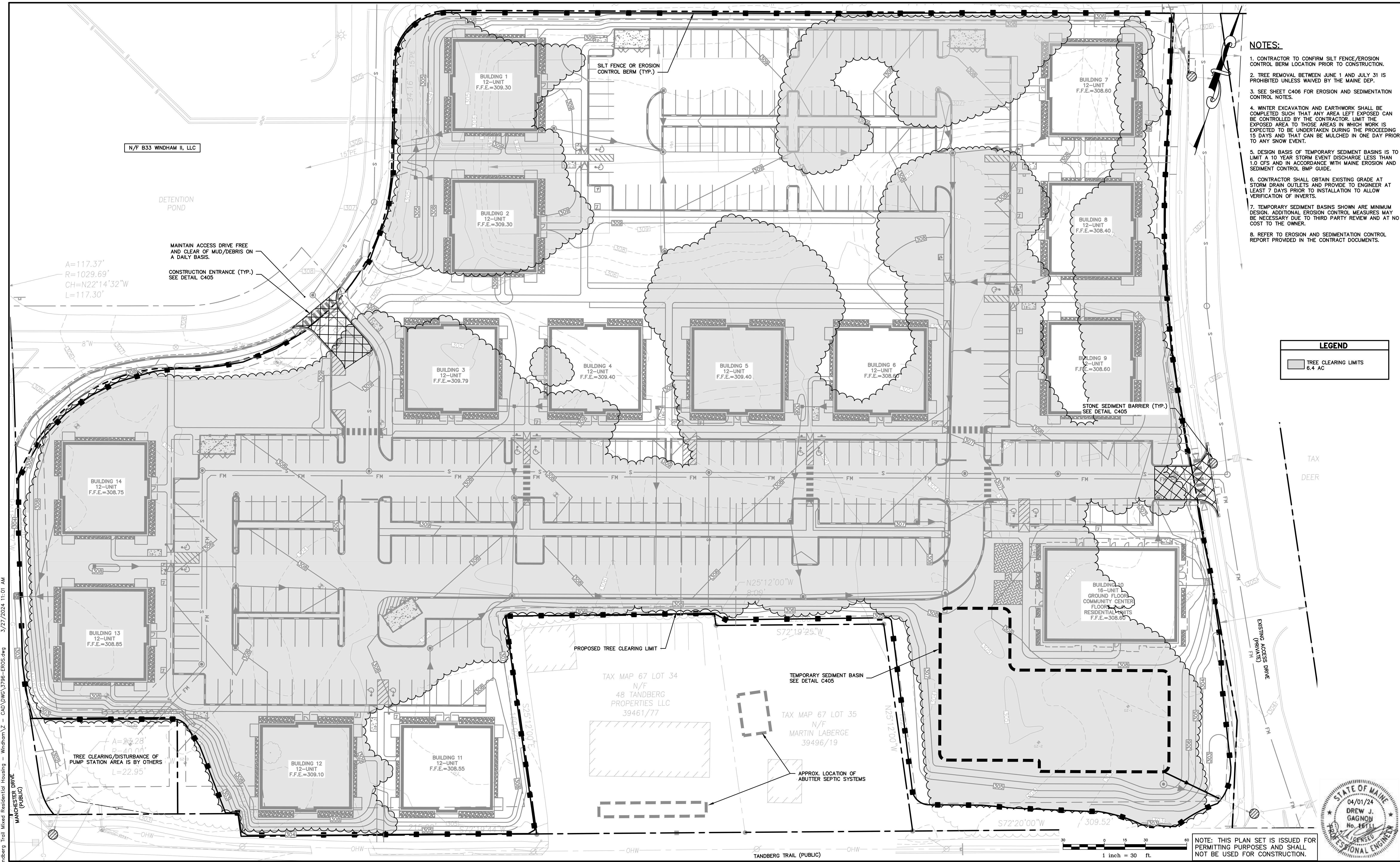


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Drawing Name:	<h1>Existing Conditions Plan</h1>
Project:	Windham Village Apartments 770 Roosevelt Trail, Windham, Maine 04062
Client:	Windham Village Apartments, LLC 40 Farm Gate Road, Falmouth, ME 04105

A circular seal with a double-lined outer edge. The top half of the inner circle contains the words "STATE OF MAINE" in a serif font. The bottom half contains "PROFESSIONAL ENGINEER" in a serif font. The center of the seal features the date "04/01/24" at the top, followed by the name "DREW J. GAGNON" in large letters, and "No. 16111" below it. A signature is written across the center. A five-pointed star is located on the right side of the inner circle.

Drawing No.
C002



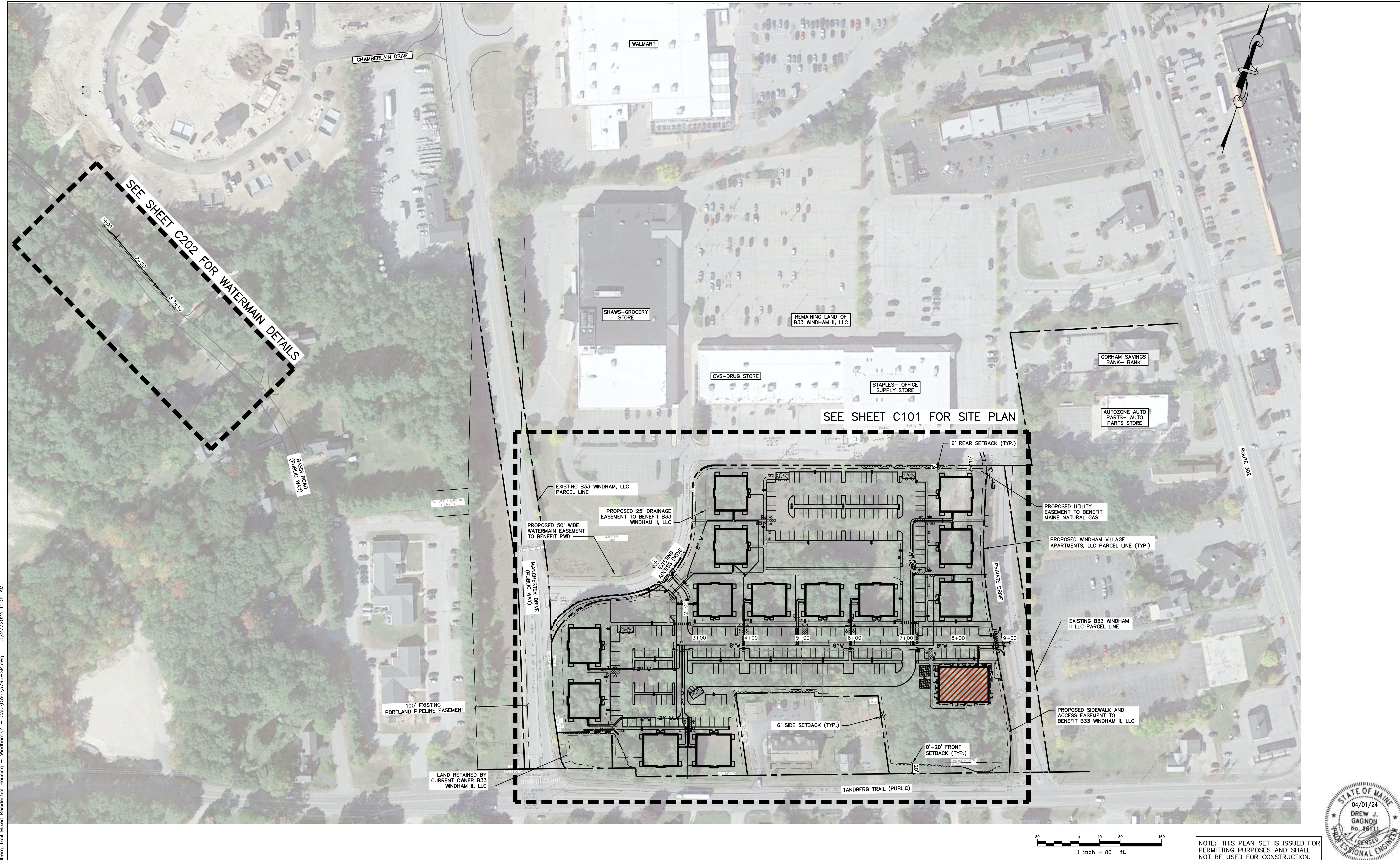
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SKETCH PLAN SUBMISSION	4/17/23	DJG
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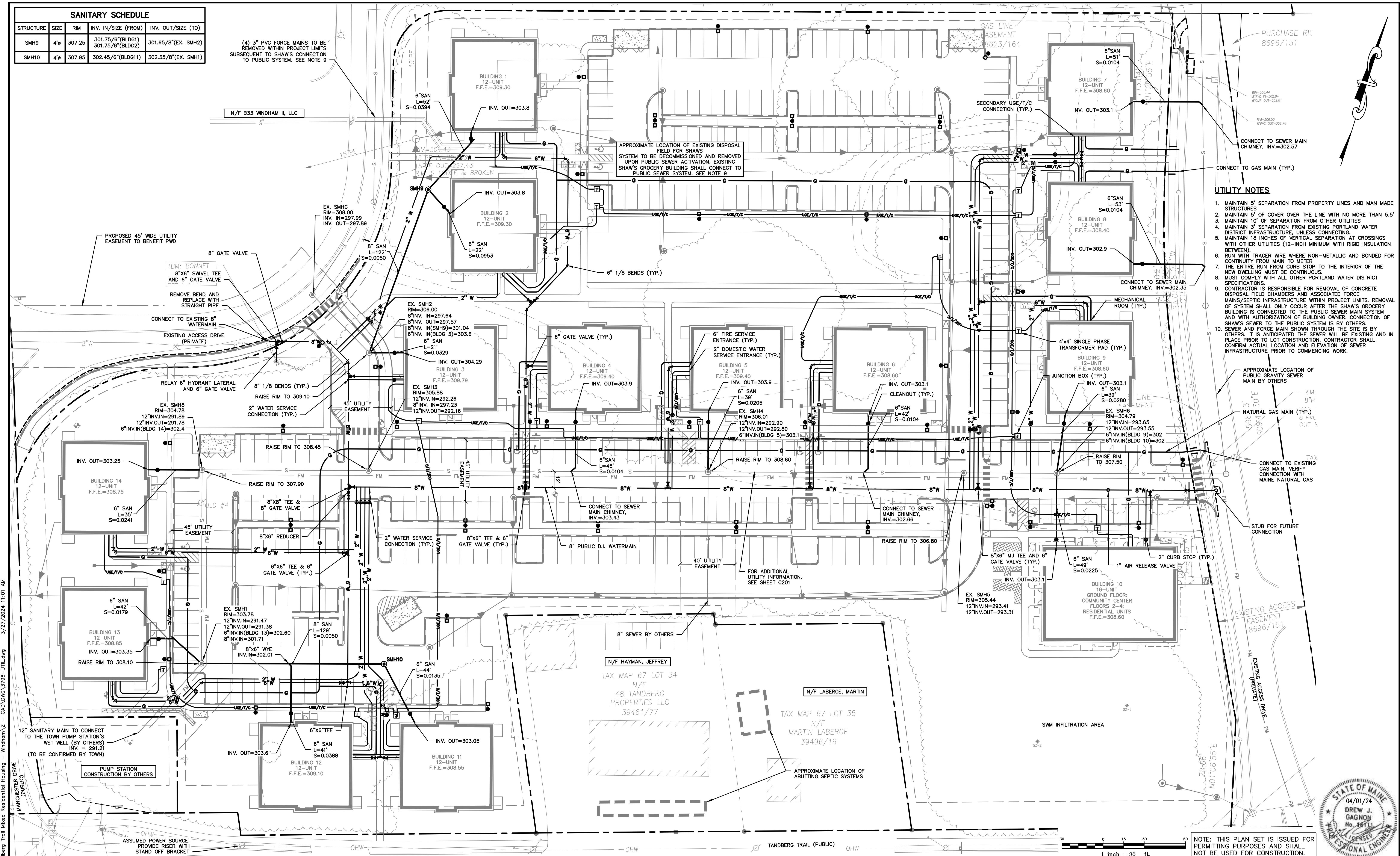


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Drawing Name:	Erosion and Tree Clearing Plan
Project:	Windham Village Apartments 770 Roosevelt Trail, Windham, Maine 04062
Client:	Windham Village Apartments, LLC 40 Farm Gate Road, Falmouth, ME 04105

Drawing No.
C003





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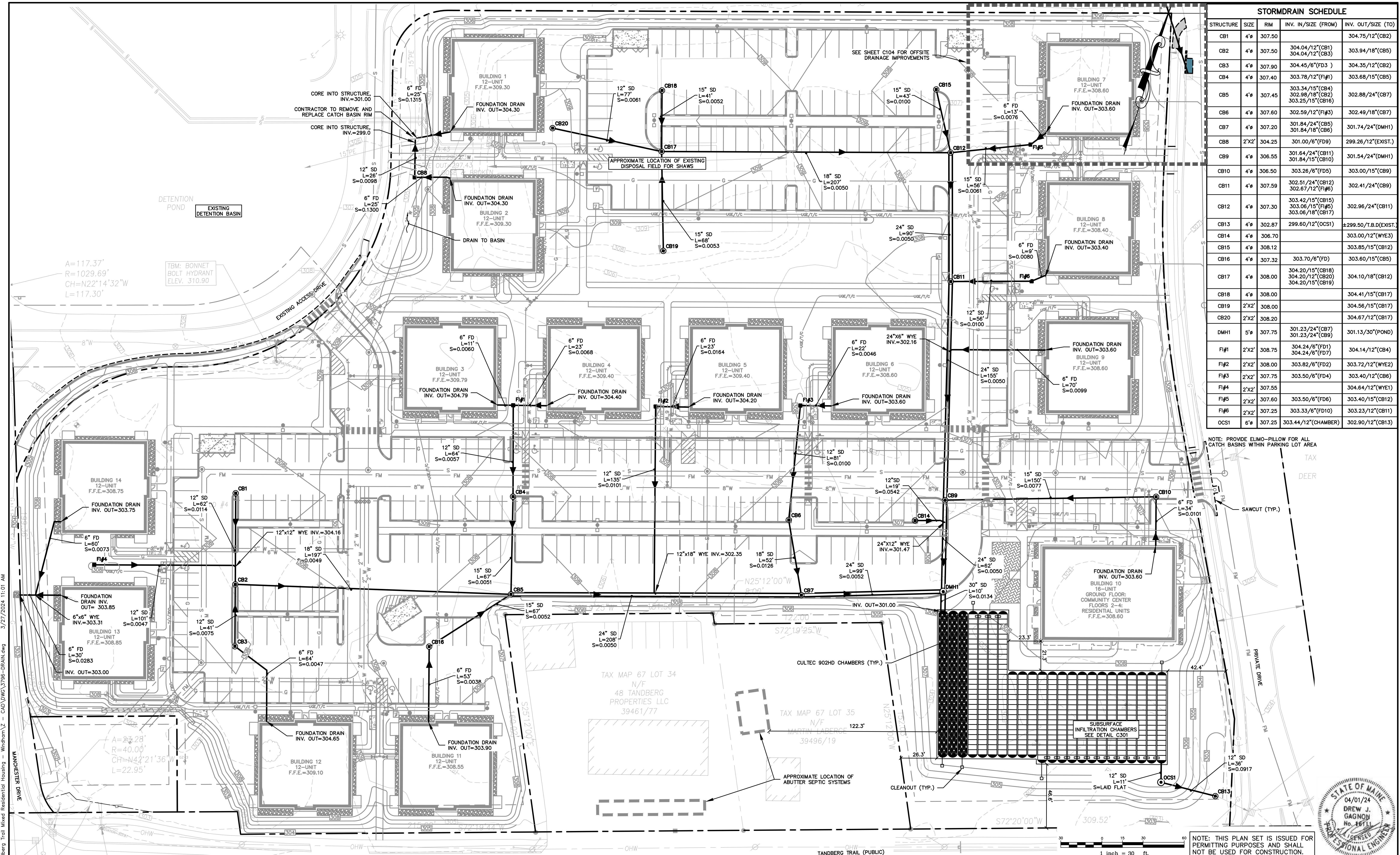
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Drawing Name:	Utility Plan
Project:	Windham Village Apartments 770 Roosevelt Trail, Windham, Maine 04062
Client:	Windham Village Apartments, LLC 40 Farm Gate Road, Falmouth, ME 04105

Drawing No.
C102



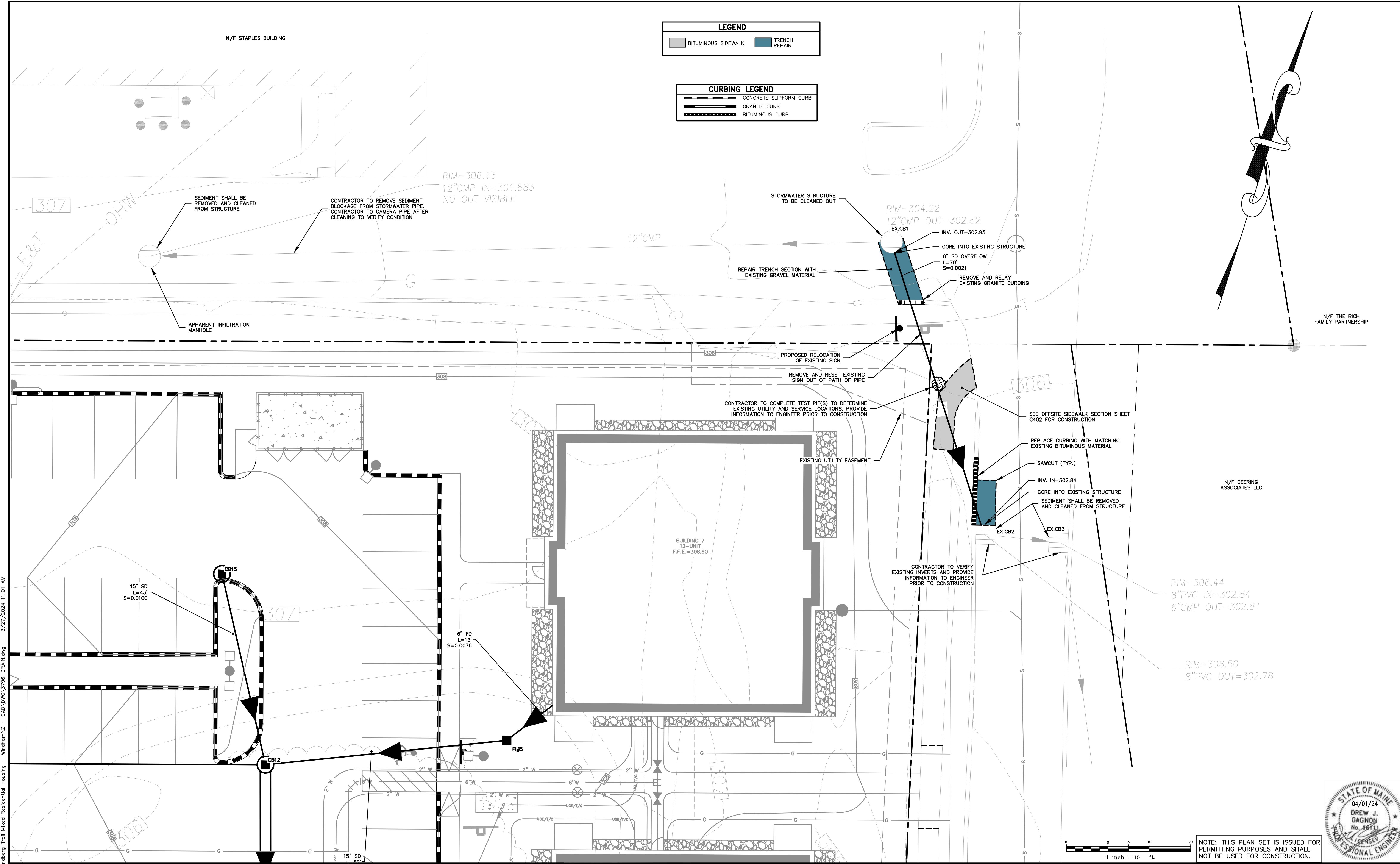
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Drawing Name:	<h1>Drainage Plan</h1>
Project:	Windham Village Apartments 770 Roosevelt Trail, Windham, Maine 04062
Client:	Windham Village Apartments, LLC 40 Farm Gate Road, Falmouth, ME 04105

Drawing No.
C103



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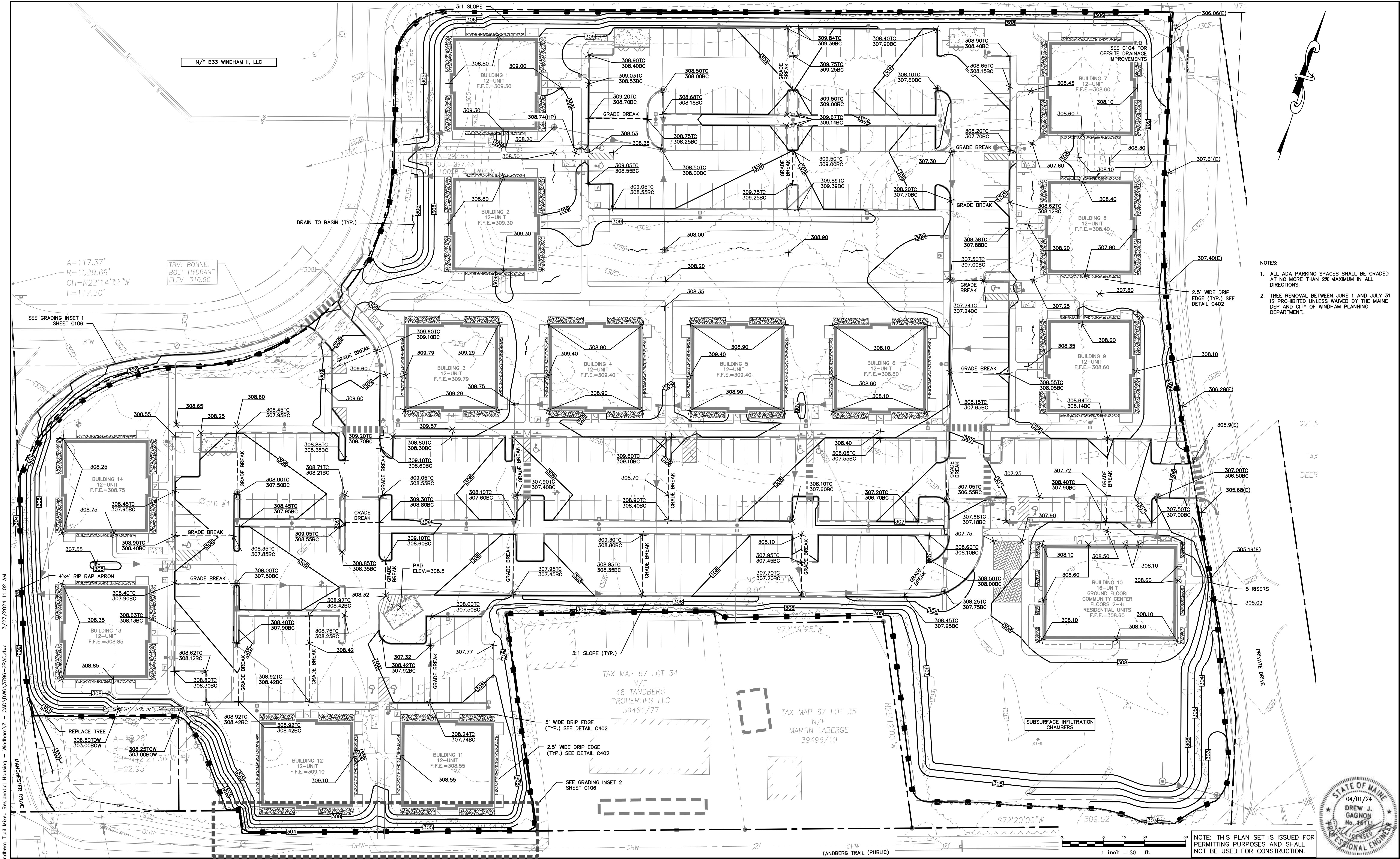
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Drawing Name:	Offsite Drainage Improvements
Project:	Windham Village Apartments 770 Roosevelt Trail, Windham, Maine 04062
Client:	Windham Village Apartments, LLC 40 Farm Gate Road, Falmouth, ME 04105

Drawing No.
C104



MAJOR SUBDIVISION PRELIMINARY APPLICATION	04/01/24	DJG
SLDA RESPONSE TO COMMENTS	01/17/24	DJG
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SKETCH PLAN SUBMISSION	4/17/23	DJG
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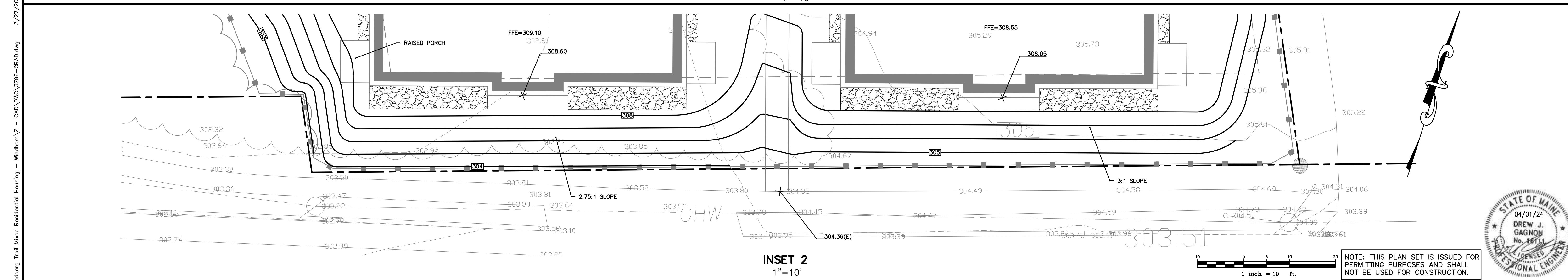
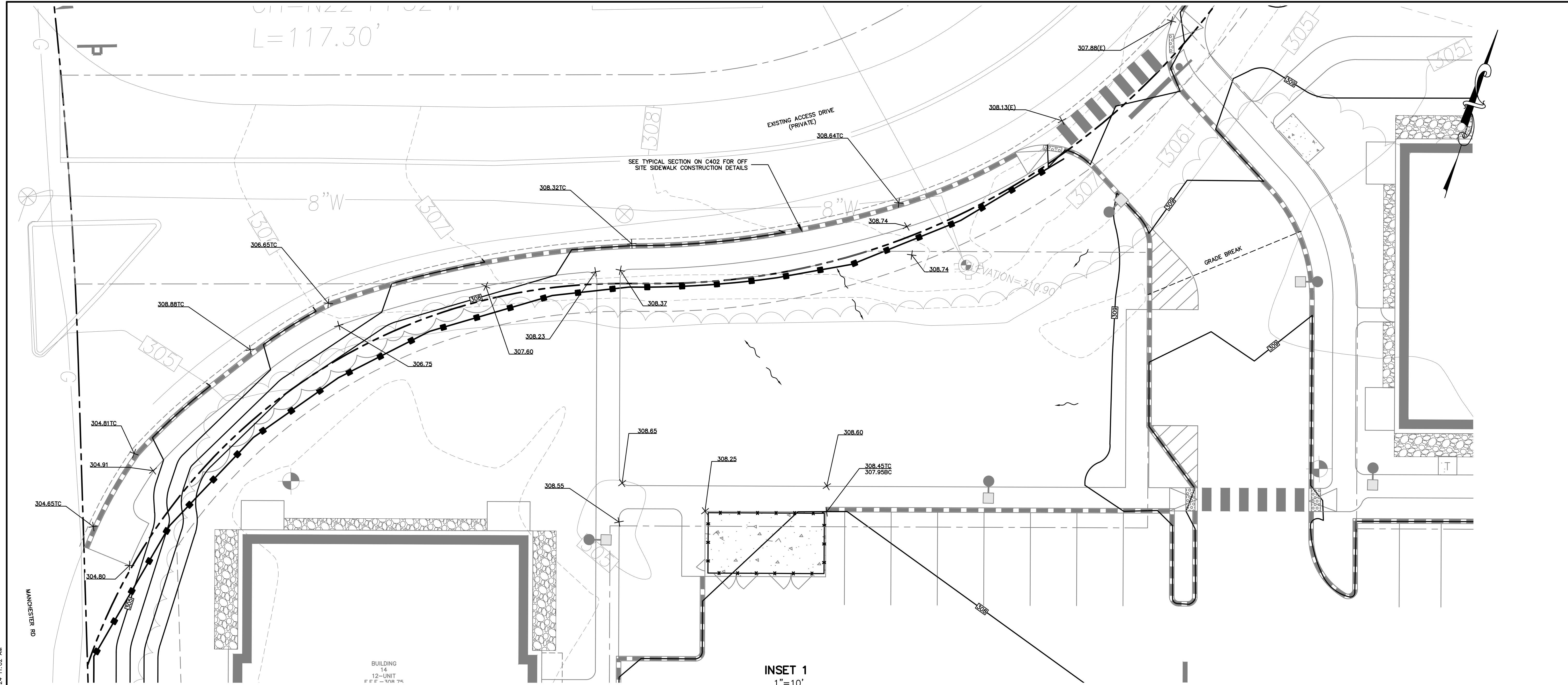
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Drawing Name:	Grading Plan
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Client:	Windham Village Apartments, LLC 40 Farm Gate Road, Falmouth, ME 04105

Drawing No.



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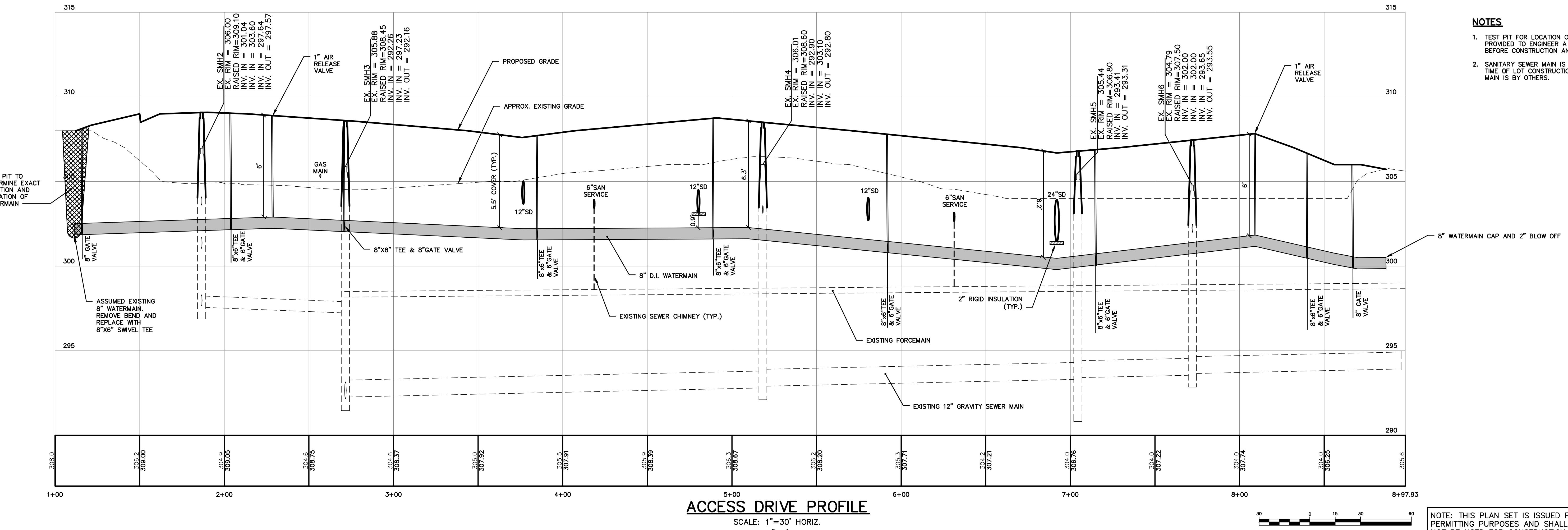
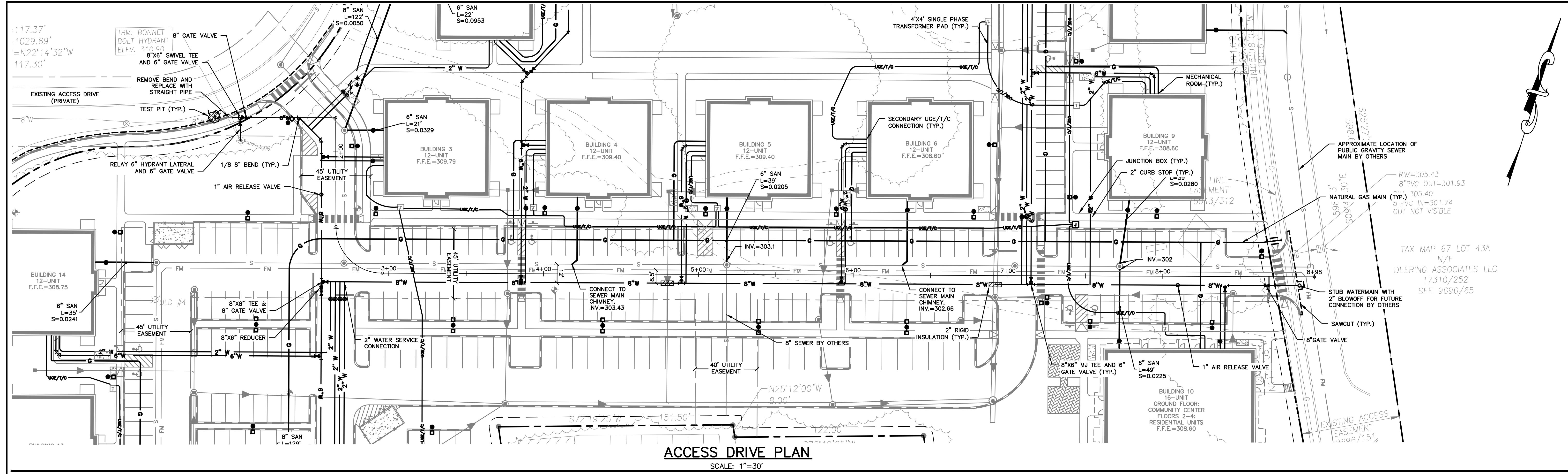
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Drawing Name:	Grading Insets
Project:	Windham Village Apartments 770 Roosevelt Trail, Windham, Maine 04062
Client:	Windham Village Apartments, LLC 40 Farm Gate Road, Falmouth, ME 04105

Drawing No.
C106



Rev.	Date	Revision

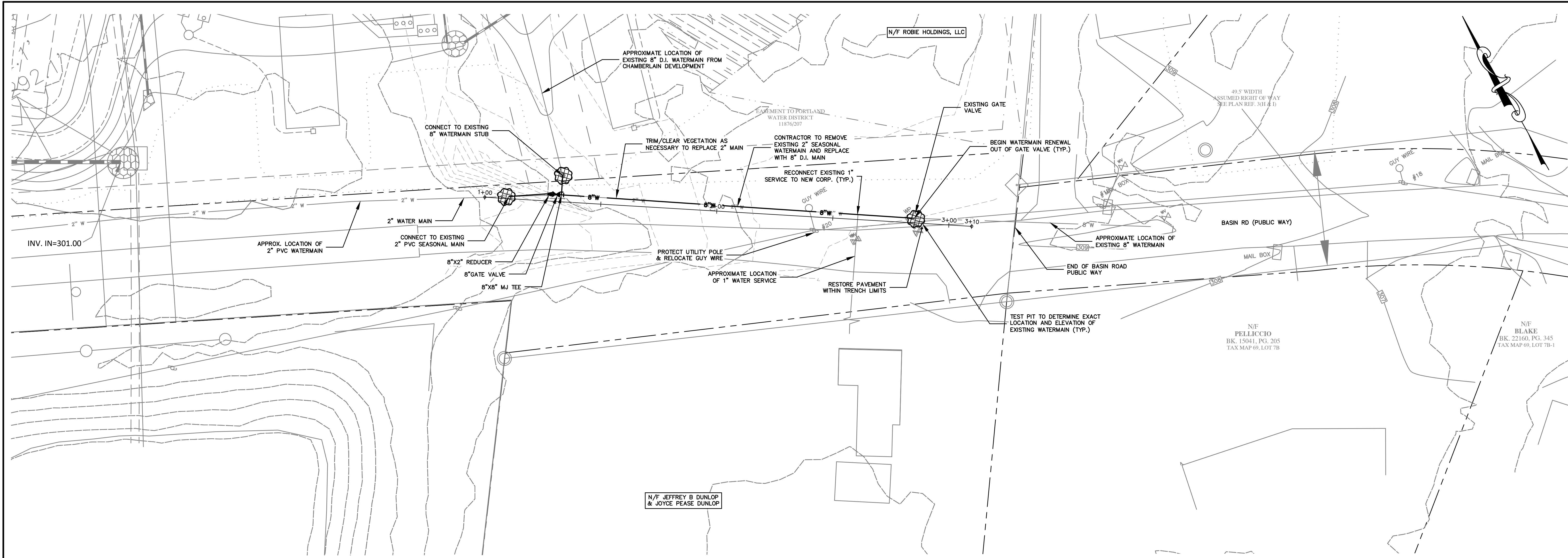
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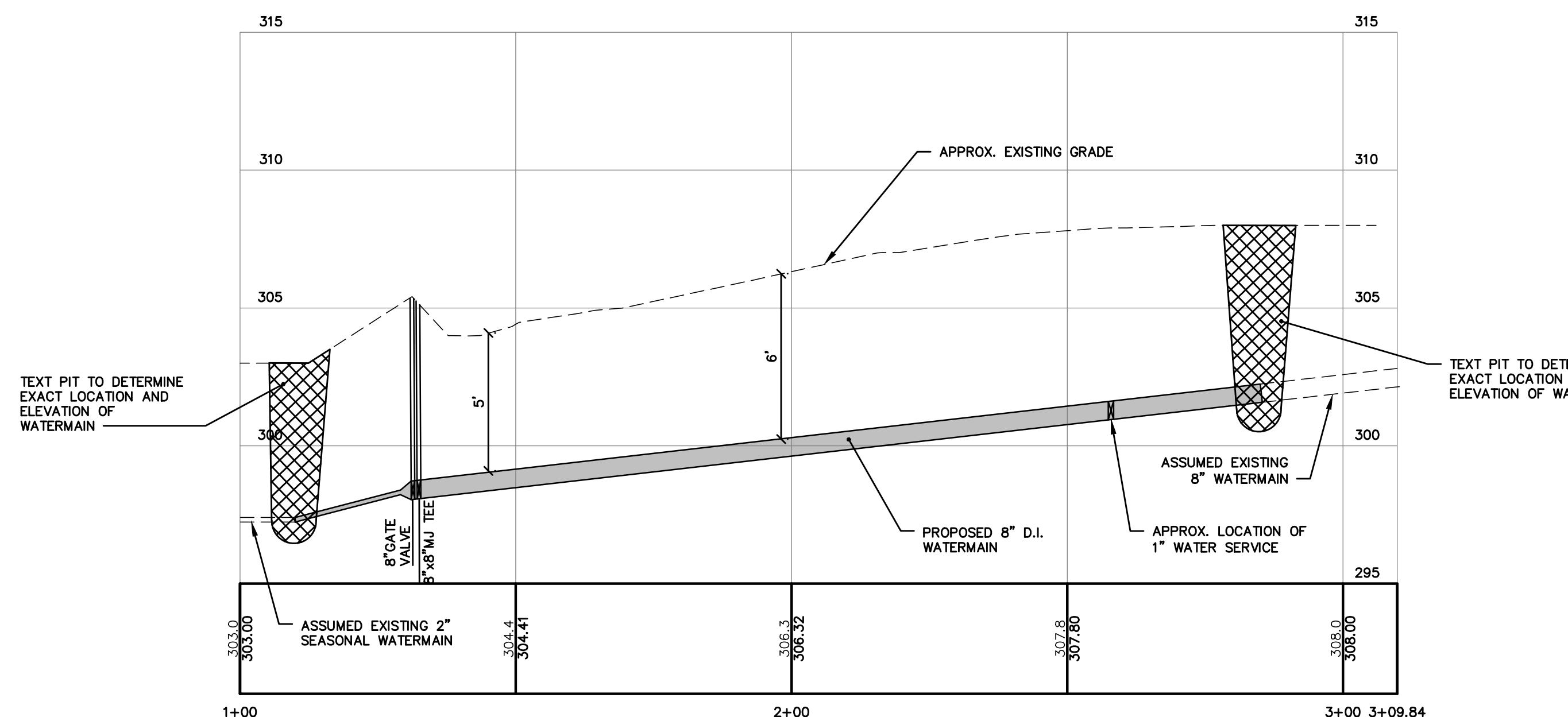
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C201



OFFSITE WATERMAIN PLAN - BASIN ROAD

SCALE: 1"=20'

3/27/2024 11:02 AM
Windham - Windham.vz - CAD.DWG\3796-PPUTL.dwg



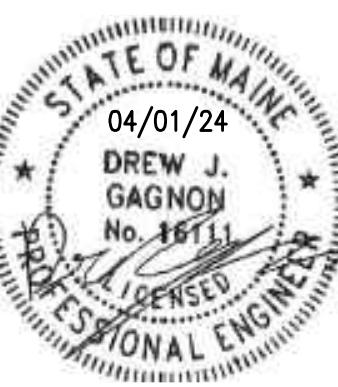
OFFSITE WATERMAIN PROFILE

SCALE: 1"=20' HORIZ.
1"=4' VERT.

NOTES:

1. CHAMBERLAIN DEVELOPMENT INFORMATION HAS BEEN PROVIDED FROM CAD FILE BY DM ROMA OF WINDHAM, MAINE, DATED AUGUST 18, 2023. EXISTING CONDITIONS ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO COORDINATE WATERMAIN RENEWAL WITH PWD AND LAND OWNER.
3. WORK SHALL BE COMPLETED WHEN 2" SEASONAL WATERMAIN IN BASIN ROAD IS NOT ACTIVE. TYPICAL SEASONAL SERVICE AVAILABILITY FOR SURFACE MAINS ARE MAY 1 THROUGH OCTOBER 15 - COORDINATE WORK AND SCHEDULE WITH PWD.

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Rev.	Date	Revision

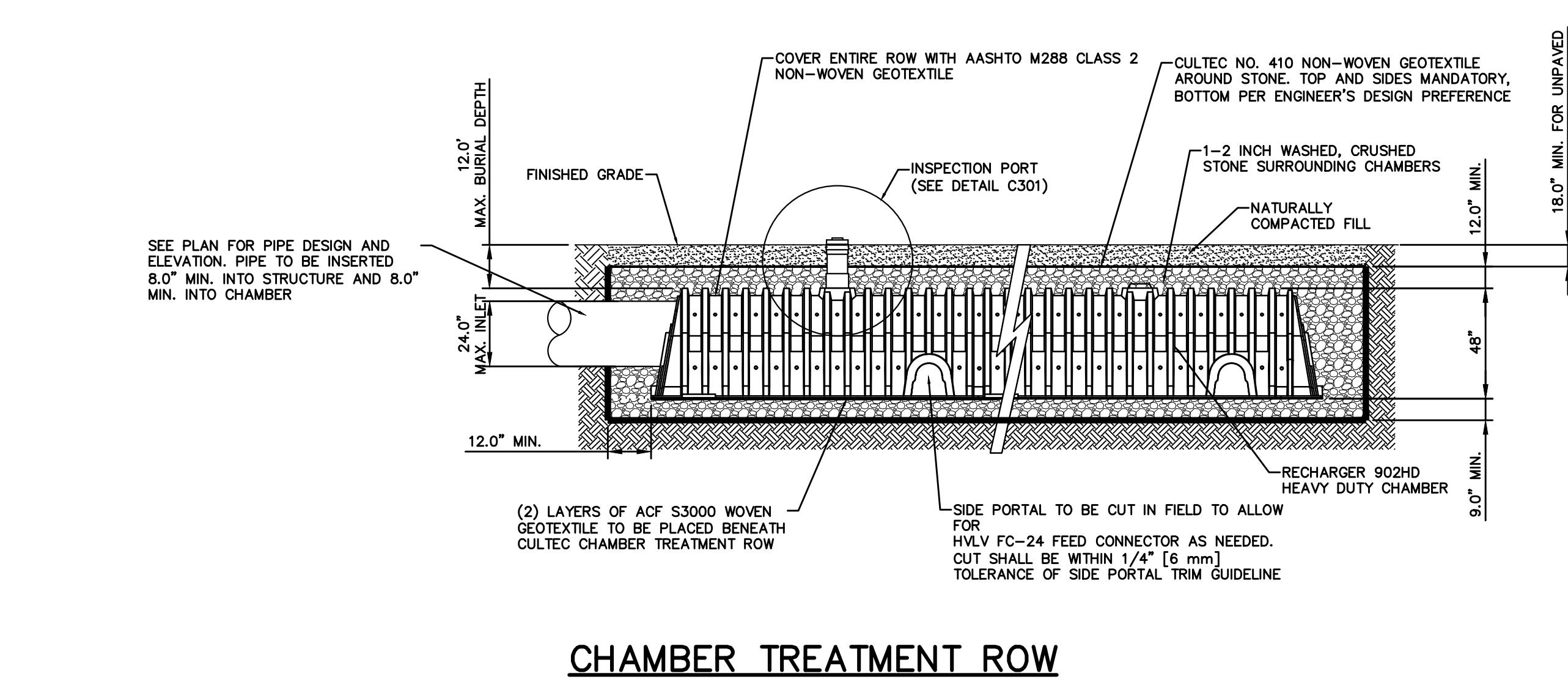
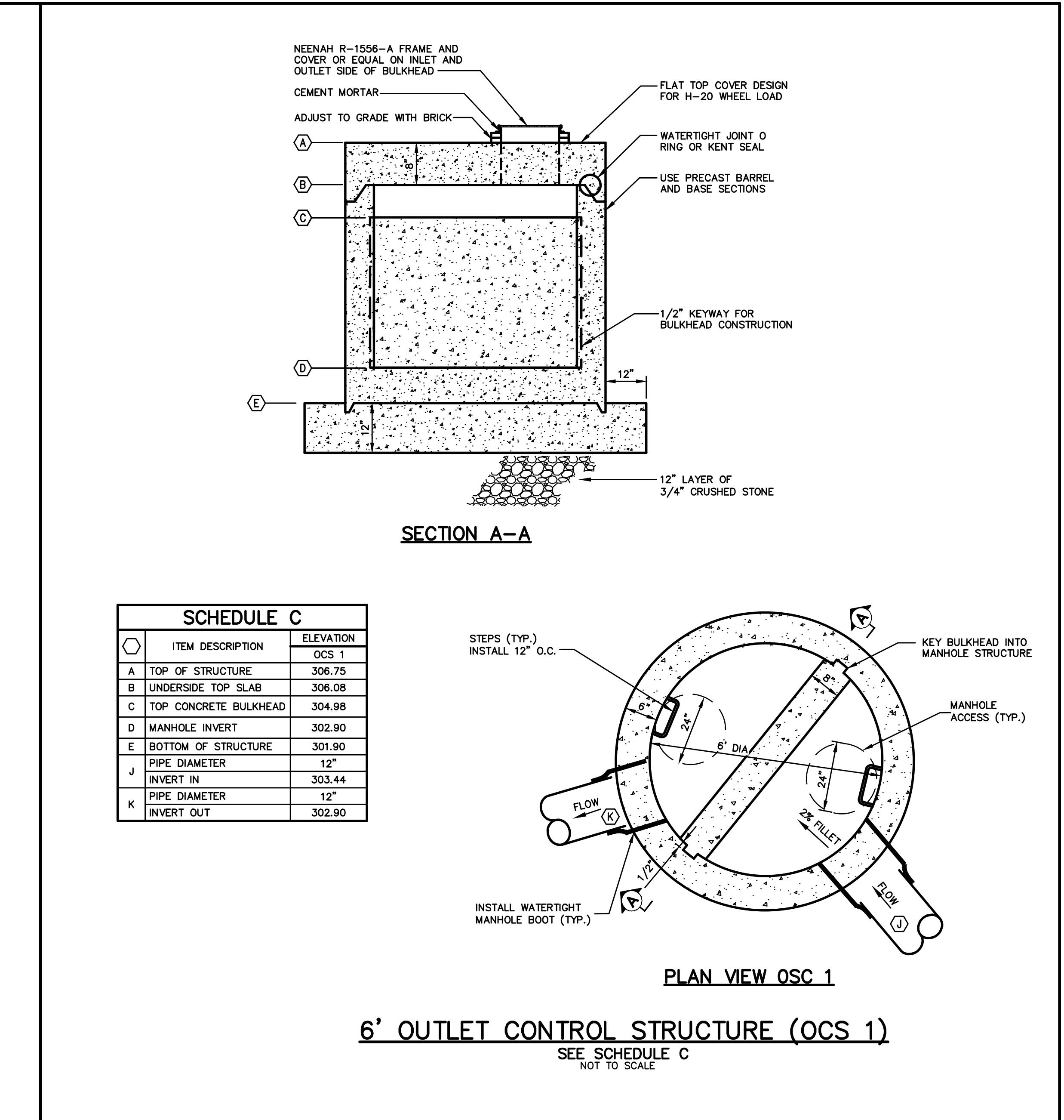
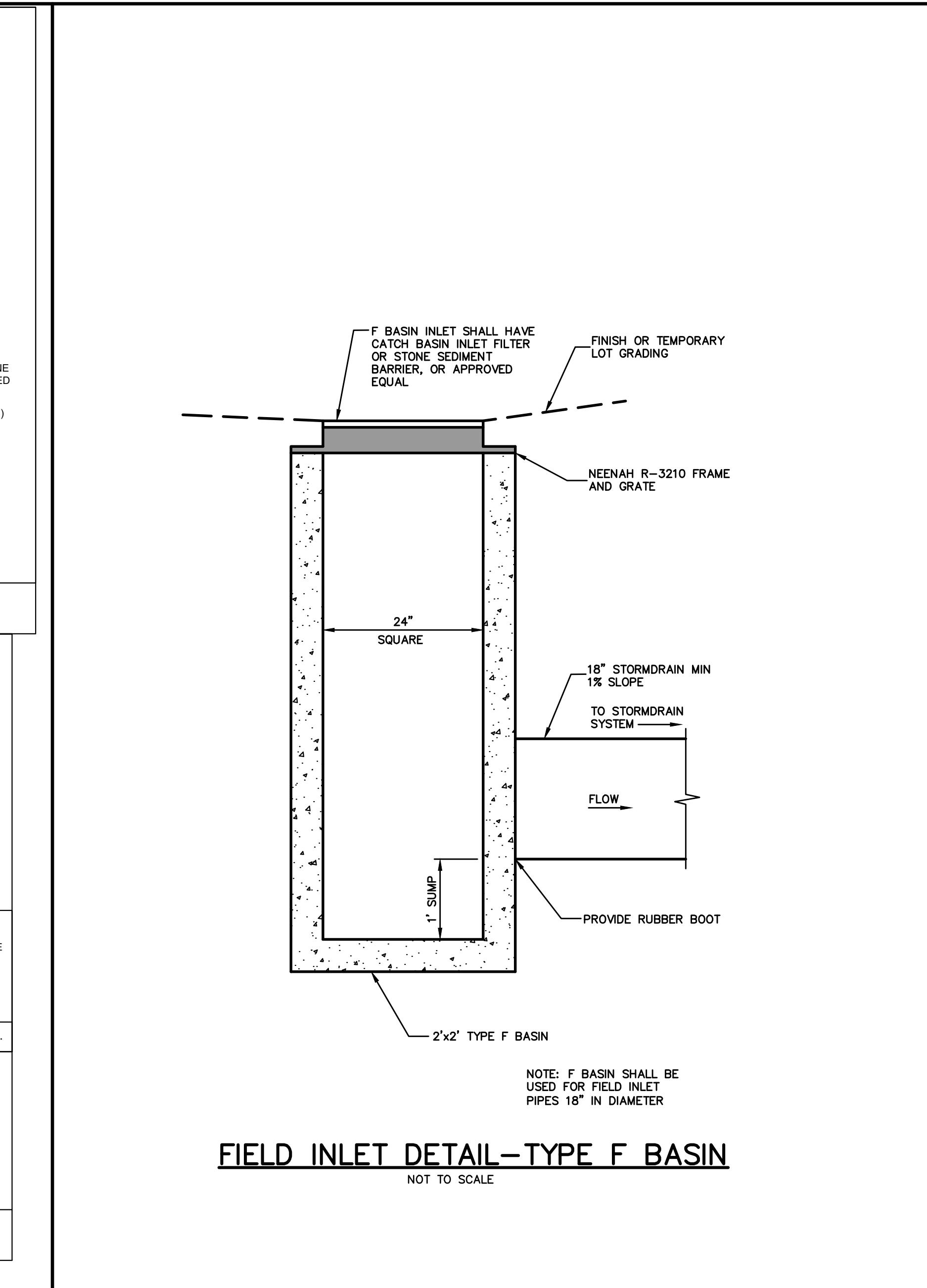
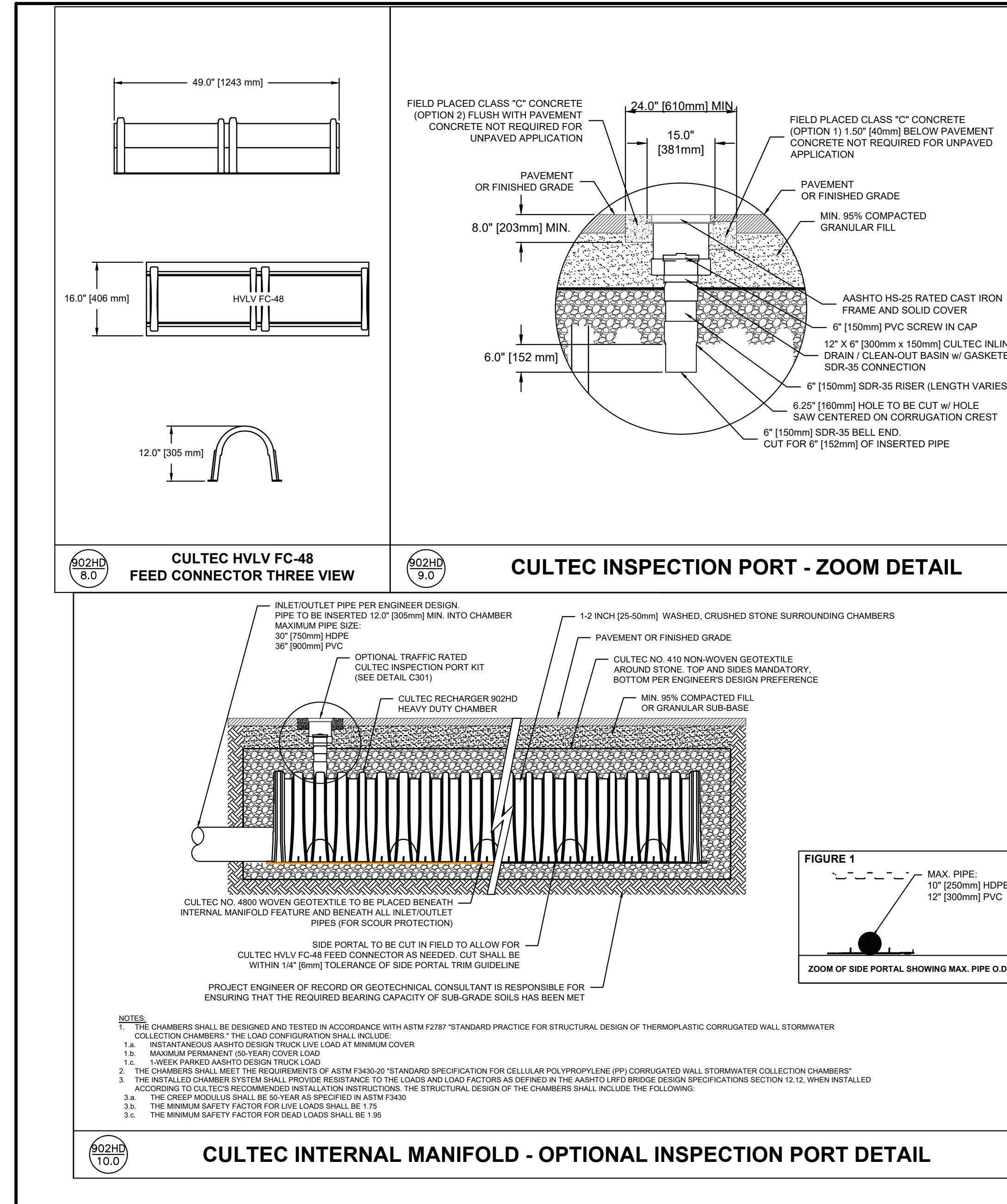
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SLSA SUBMISSION	10/06/23	DJG
SKETCH PLAN SUBMISSION	4/17/23	DJG
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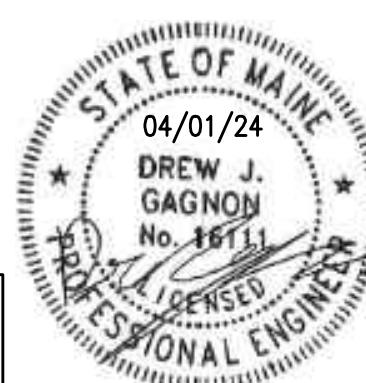


Drawing Name:	Offsite Watermain Plan & Profile
Project:	Windham Village Apartments 770 Roosevelt Trail, Windham, Maine 04062
Client:	Windham Village Apartments, LLC 40 Farm Gate Road, Falmouth, ME 04105

Drawing No. C202



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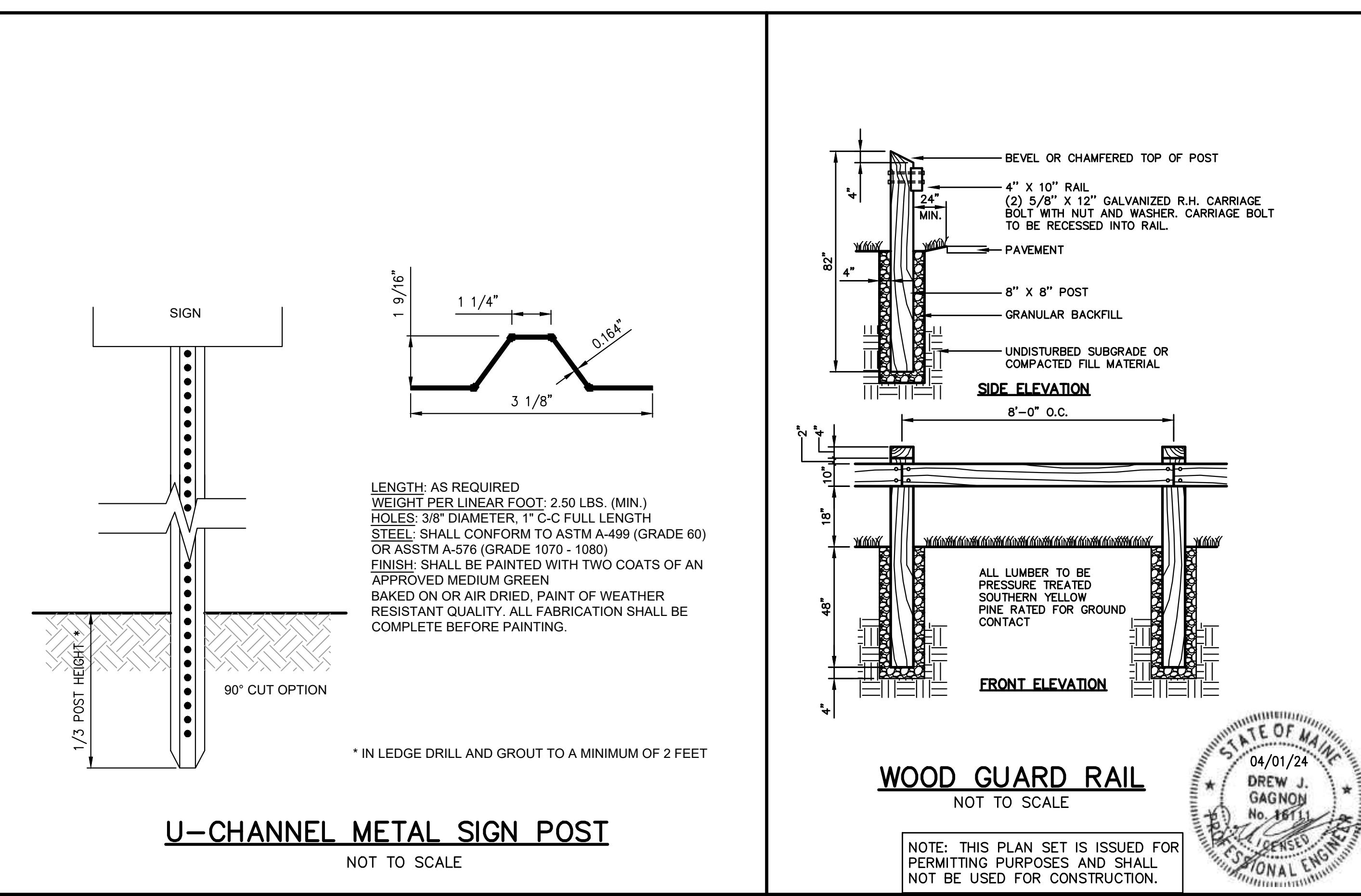
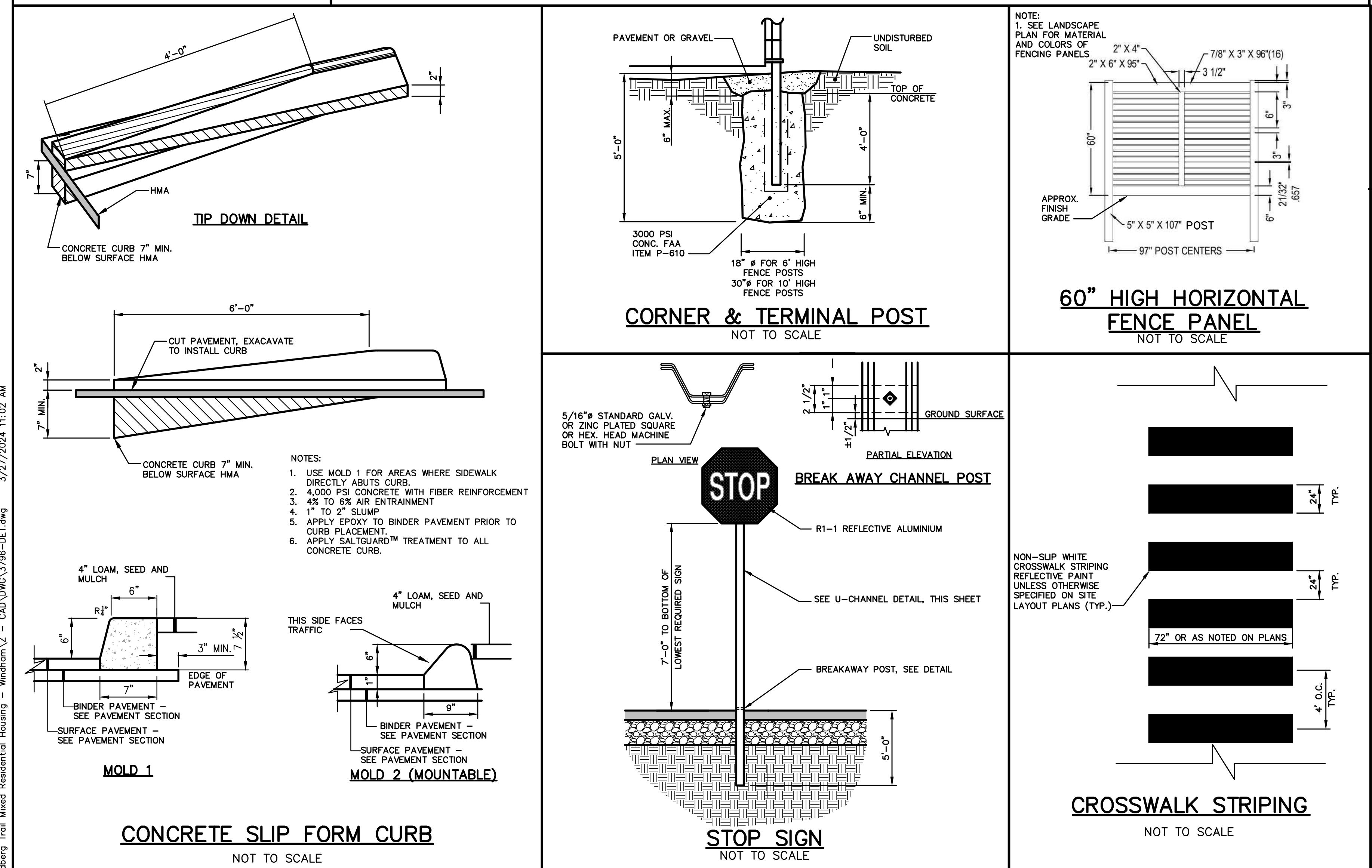
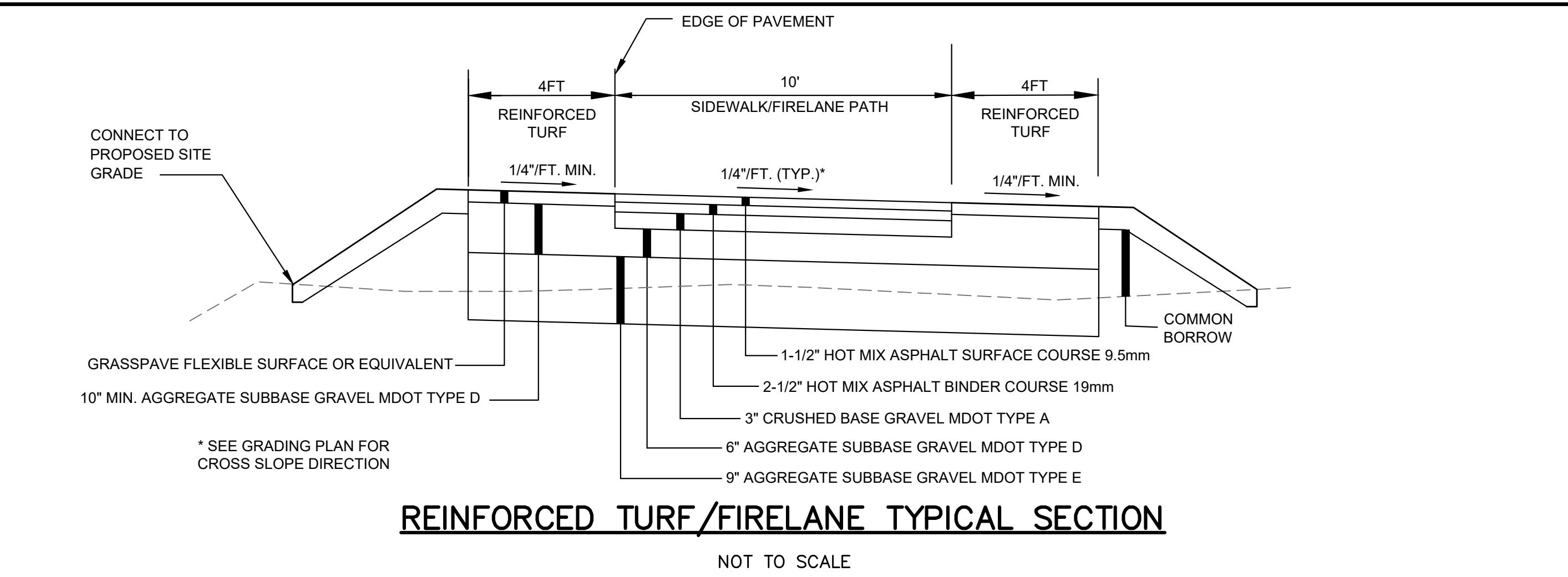
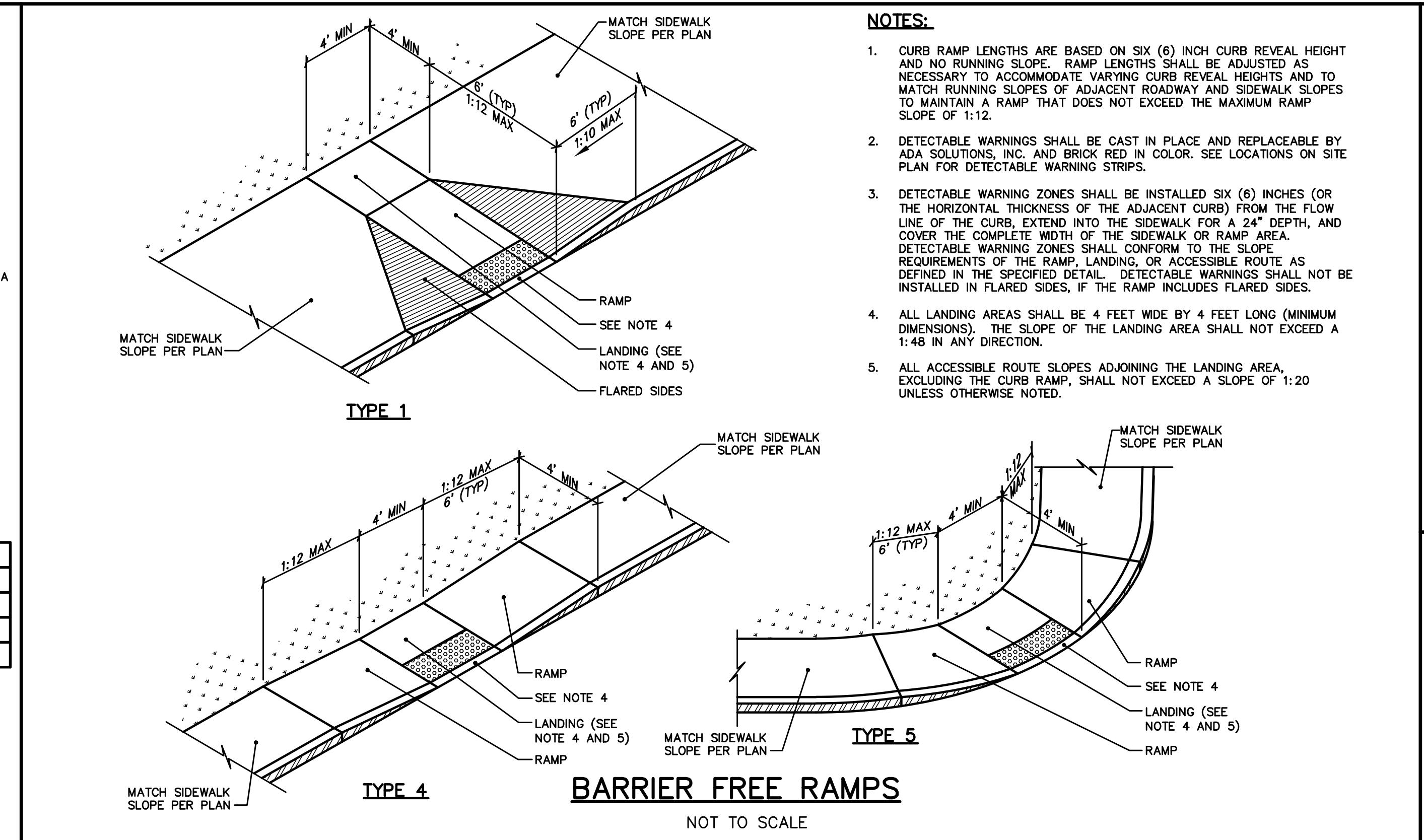
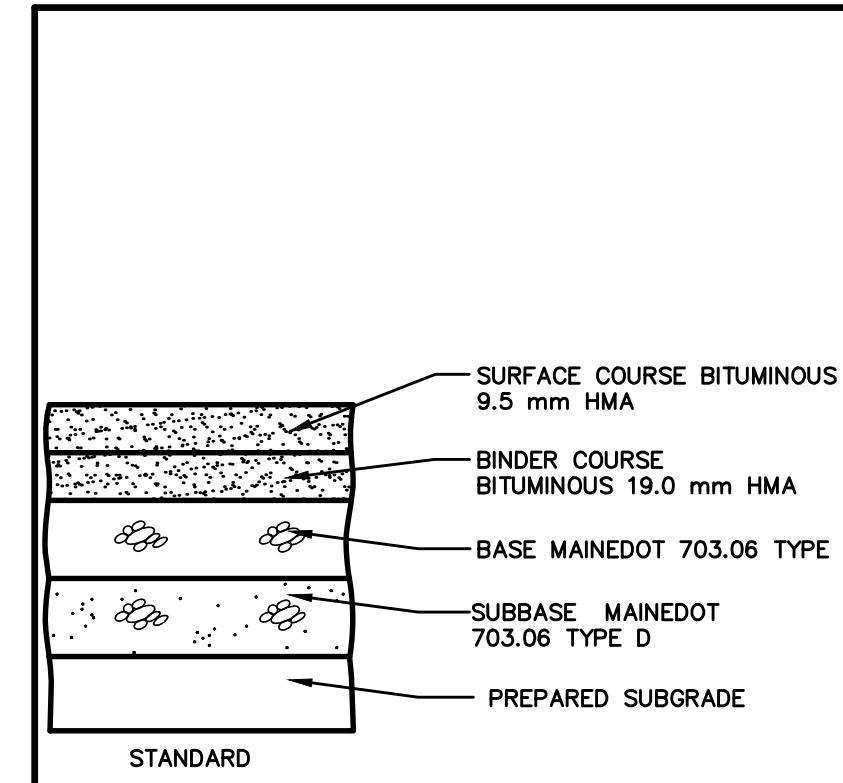
Issued For _____ Date _____ By _____



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Drawing Name:	Chamber Details
Project: Windham Village Apartments 770 Roosevelt Trail, Windham, Maine 04012	Windham Village Apartments, LLC 40 Farm Gate Road, Falmouth, ME 04105

Drawing No. C302



Rev.	Date	Revision

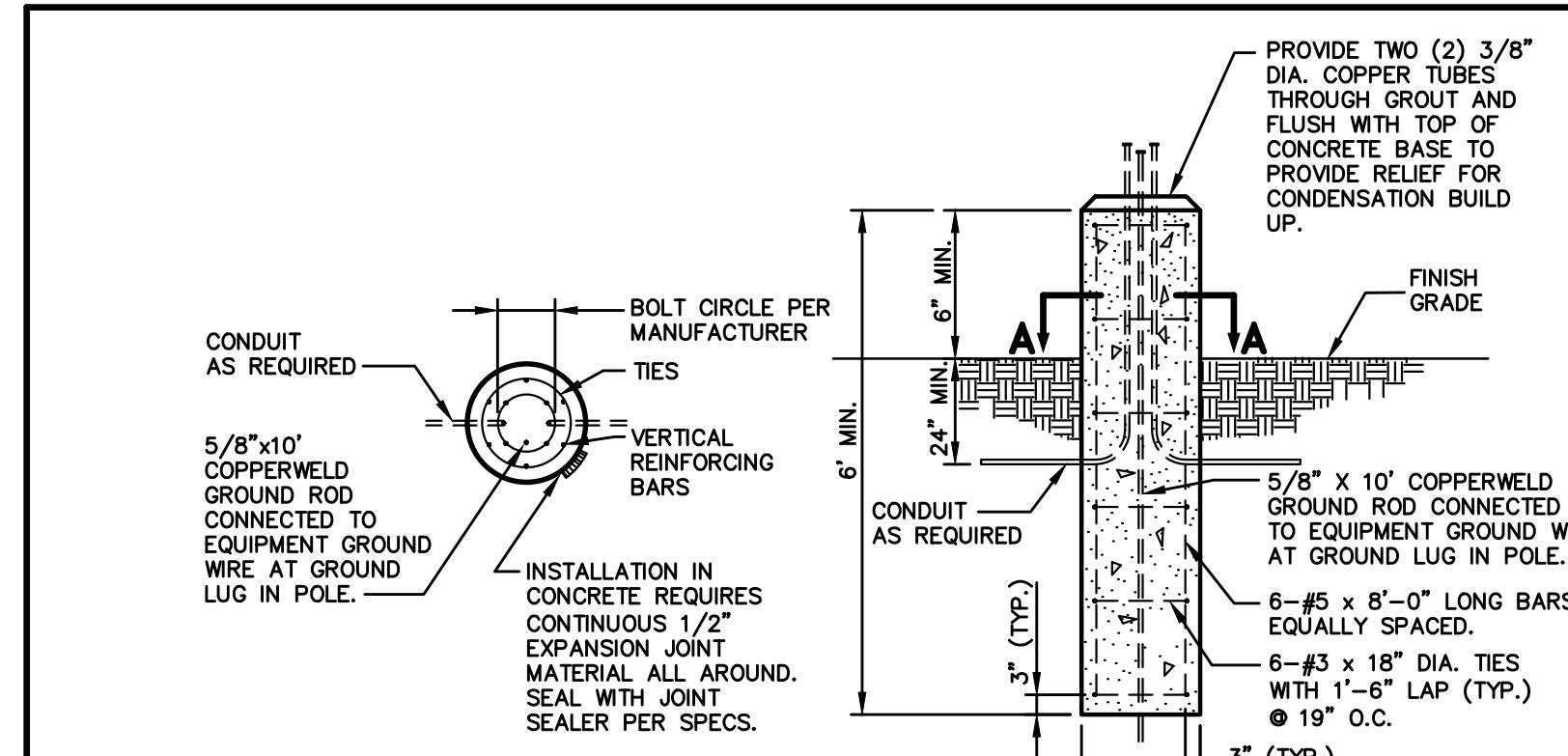
Major Subdivision Preliminary Application	04/01/24	DJG
SLDA Response to Comments	01/17/24	DJG
SLDA Submission	10/6/23	DJG
Sketch Plan Submission	4/17/23	DJG

Design: LEL Draft: CEH Date: DEC 2022
Checked: DJG Scale: AS NOTED Job No.: 3796
File Name: 3796-DET.dwg
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Site Details		
Project:	Windham Village Apartments 770 Roosevelt Trail, Windham, Maine 04902	
Client:	Windham Village Apartments, LLC 40 Farm Gate Road, Falmouth, ME 04105	

Drawing No. **C401**



SECTION "A-A"

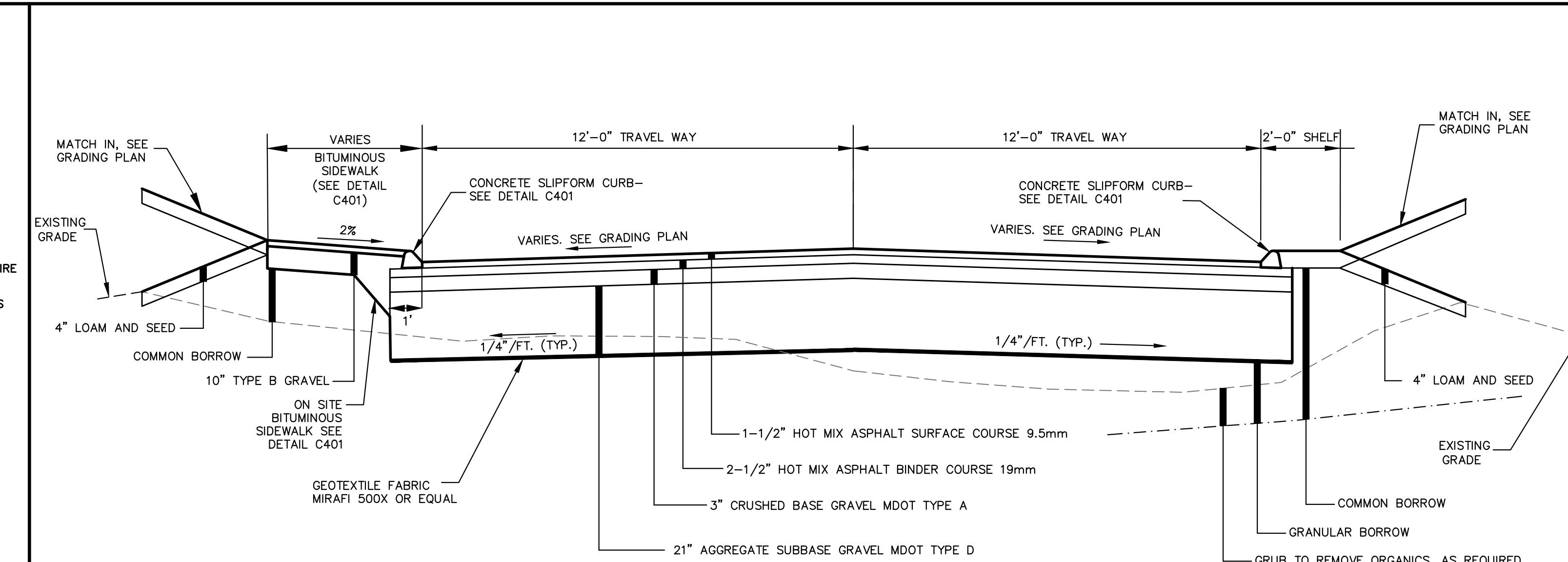
CONTRACTOR TO PROVIDE SHOP DRAWING FOR ENGINEER APPROVAL

VERTICAL AND HORIZONTAL BARS SHALL BE FIELD TIED. WELDING NOT PERMITTED. SUPPORT REINFORCEMENT IN ITS PROPER LOCATION FROM THE FORMWORK DURING CONCRETE OPERATION.

1. 3500 P.S.I. MIN. 28 DAY COMPRESSIVE STRENGTH CONC. WITH GRADE 60 REINF. STEEL.
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING OR PLACING CONCRETE.
3. UTILIZING AASHTO FIGURE 1.8.2C(4) OF "EMBEDMENT OF POSTS WITH OVERTURNING LOADS".
4. DETAIL FOR 18' POLE
5. LIGHT POLE CONCRETE BASE SHALL HAVE 6" REVEAL BEHIND A CURB, WHERE NO CURB IS PRESENT AND BASE IS ADJACENT TO PARKING SPACES OR DRIVE AISLE, REVEAL SHALL BE 2 FT.

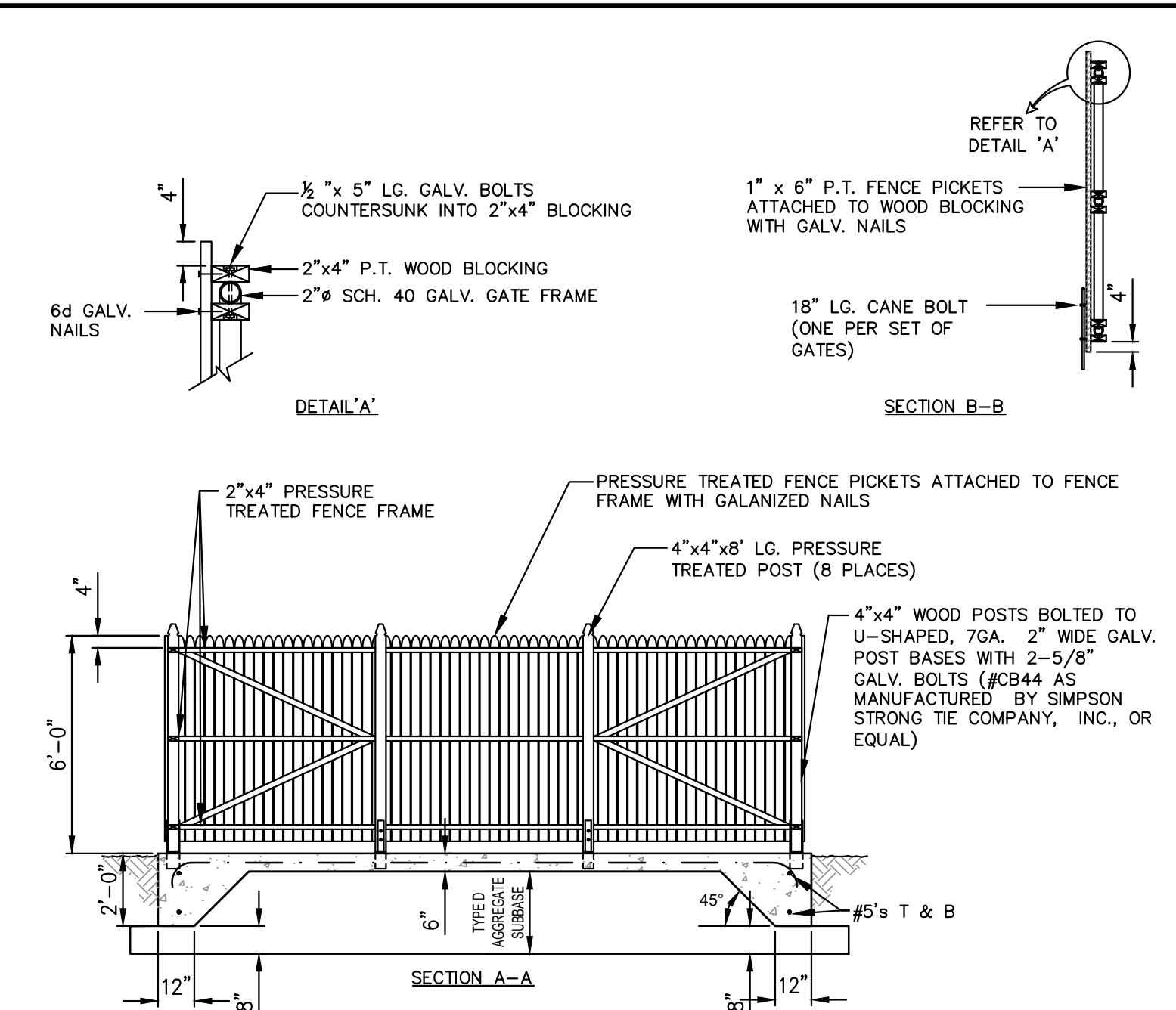
TYPICAL LIGHTING POLE FOUNDATION

NOT TO SCALE

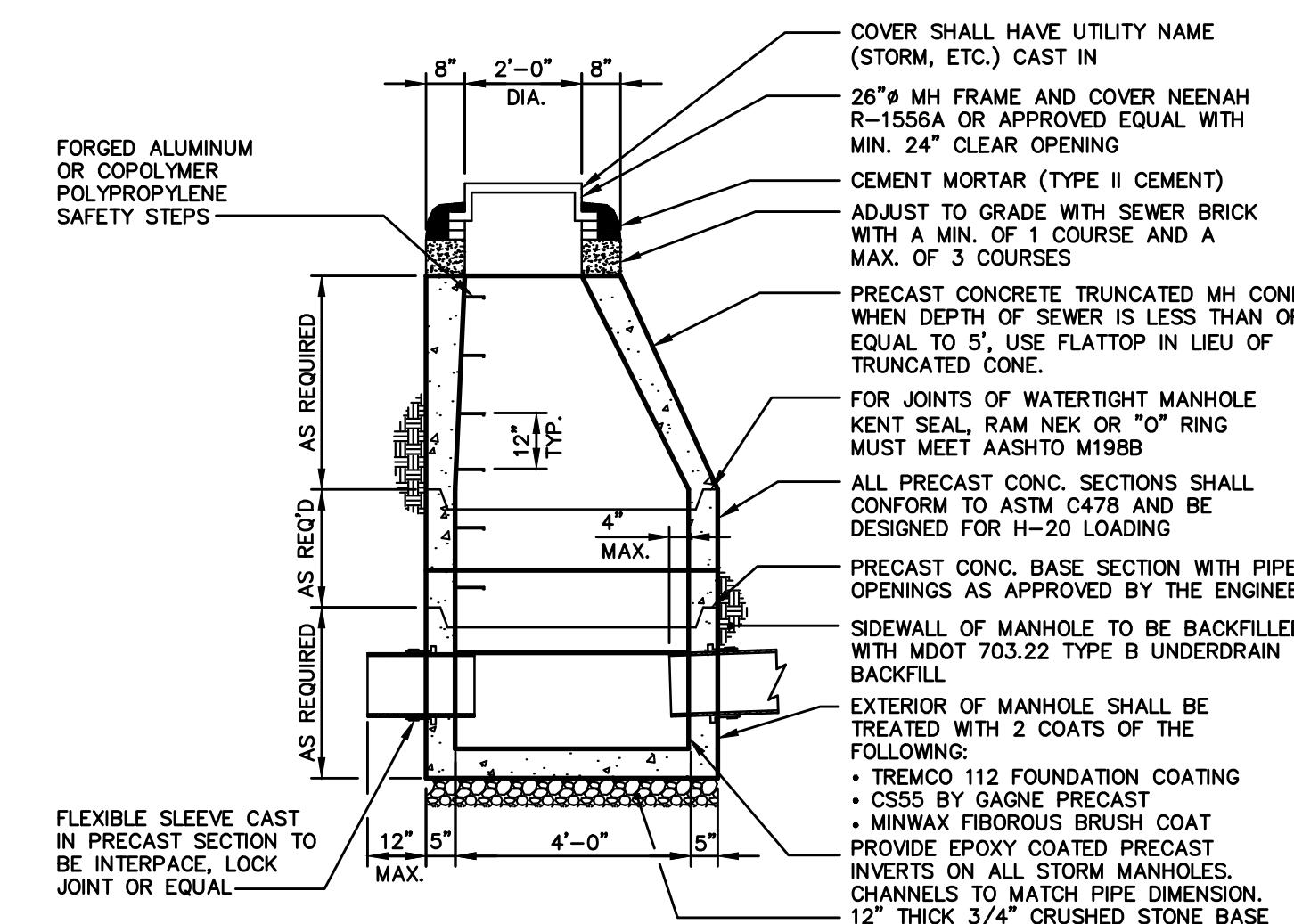


TYPICAL ACCESS DRIVE TYPICAL SECTION

NOT TO SCALE

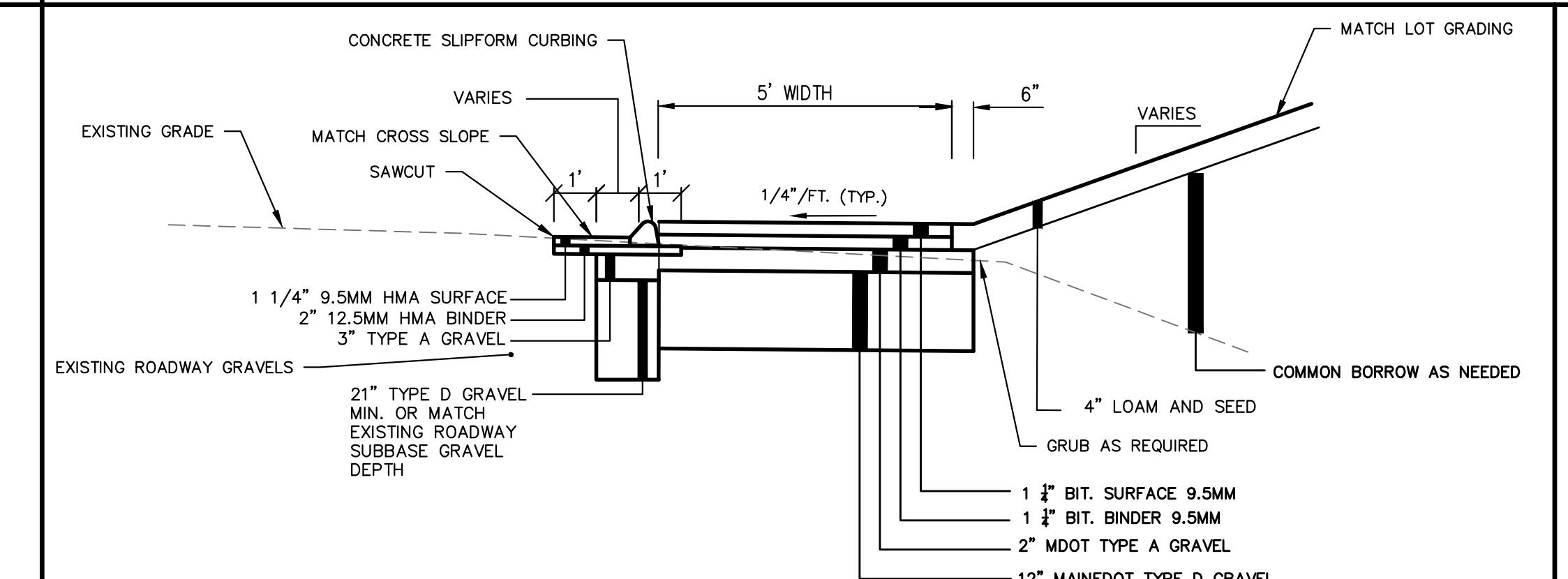


SECTION A-A



4'-0" PRECAST DRAIN STORM MANHOLE

NOT TO SCALE

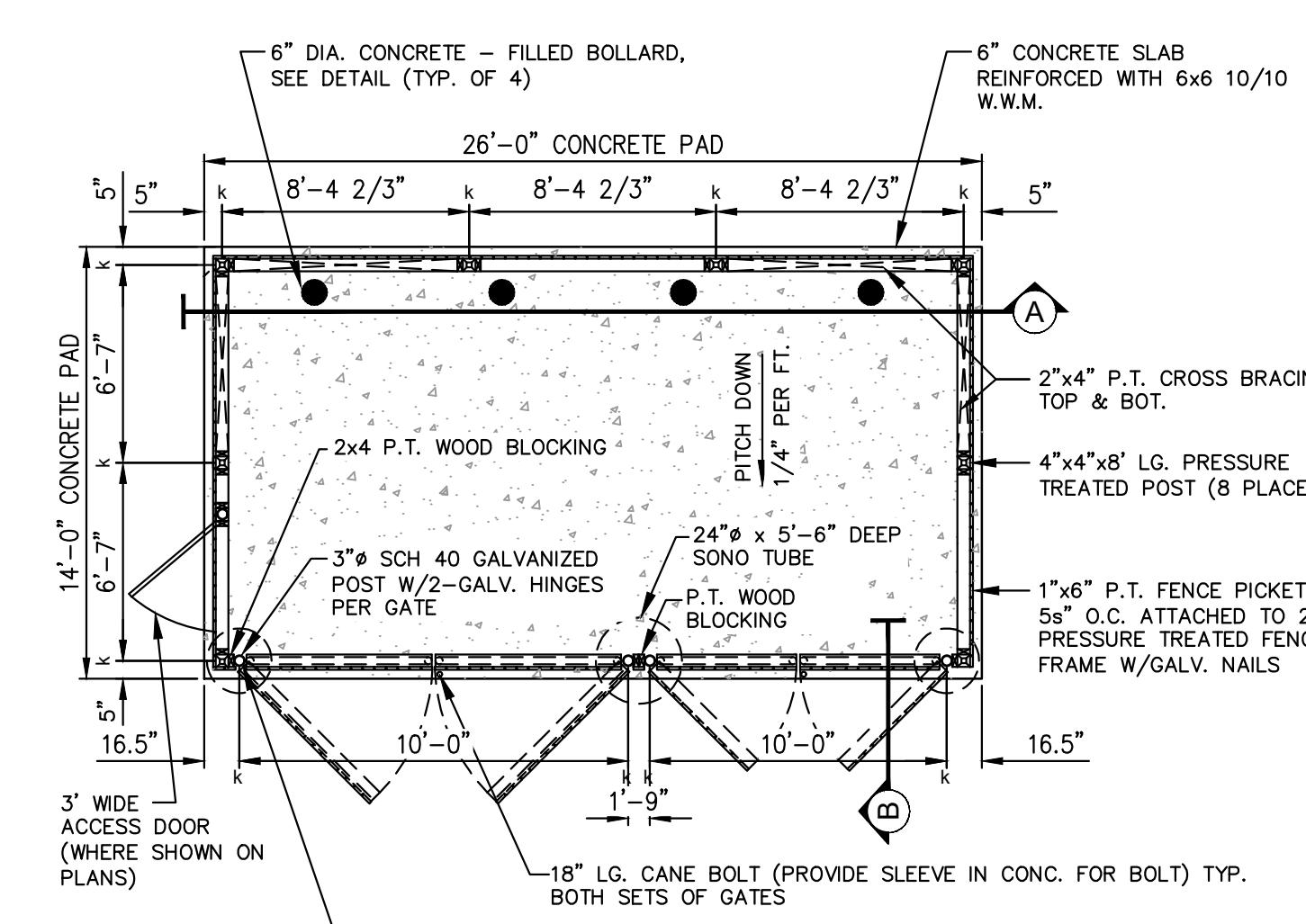


SIDEWALK TYPICAL SECTION - OFF SITE

NOT TO SCALE

GENERAL NOTES FOR MANHOLES AND CATCH BASINS

1. ALL CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000 lbs. PER SQ. INCH AT THE END OF 28 DAYS, UNLESS OTHERWISE NOTED.
2. MANHOLES MAY BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE, OR CAST IN PLACE.
3. PRECAST REINFORCED CONE BARREL MANUFACTURED PER ASTM SPEC. C-478.
4. ALL STORM AND SEWER MANHOLE COVERS SHALL BE SOLID AND SHALL HAVE ONE 7/8" DIAMETER DRILLED PICK HOLE LOCATED 8" FROM THE CENTER OF THE COVER.
5. ALL SANITARY MANHOLE COVERS SHALL HAVE "SEWER" CAST INTO THE COVER. ALL STORMWATER/DRAIN MANHOLE COVERS SHALL HAVE "DRAIN" CAST INTO THE COVER.
6. ALL MANHOLE RISERS SHALL BE NEENAH 24" OR APPROVED EQUAL.
7. SEWER BRICK SHALL CONFORM TO ASTM SPEC. DESIGNATE ON C-32-63, GRADE MA AND SA.
8. ALL SANITARY MANHOLES SHALL HAVE A WATERPROOFING COATING APPLIED TO THE EXTERIOR SURFACE.
9. CASTINGS SHALL CONFORM TO ASTM DESIGNATION A48-CLASS 35.
10. EXISTING MANHOLES, CATCH BASINS, FRAMES, AND COVERS SHALL BE SALVAGED BY THE CONTRACTOR, AND SHALL REMAIN THE PROPERTY OF THE APPLICANT.

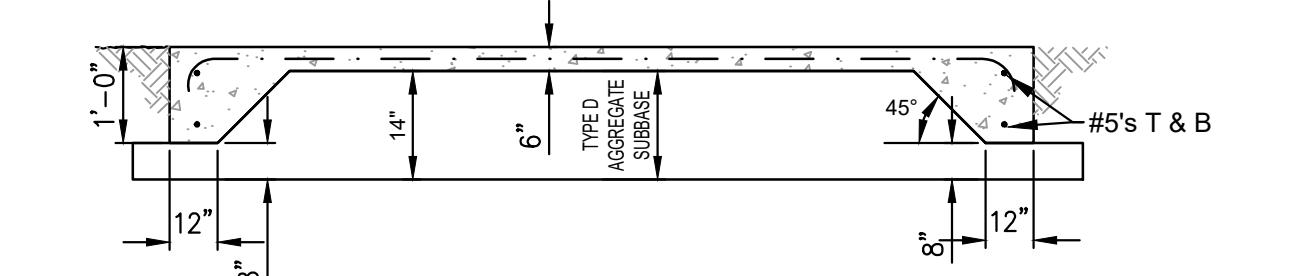


NOTES:

1. DIMENSIONS FOR PIPE DIAMETERS ARE NOMINAL OUTSIDE DIAMETERS.
2. REFER TO PLANS FOR LOCATION OF DUMPSTER PAD(S).

SOLID WASTE ENCLOSURE

NOT TO SCALE

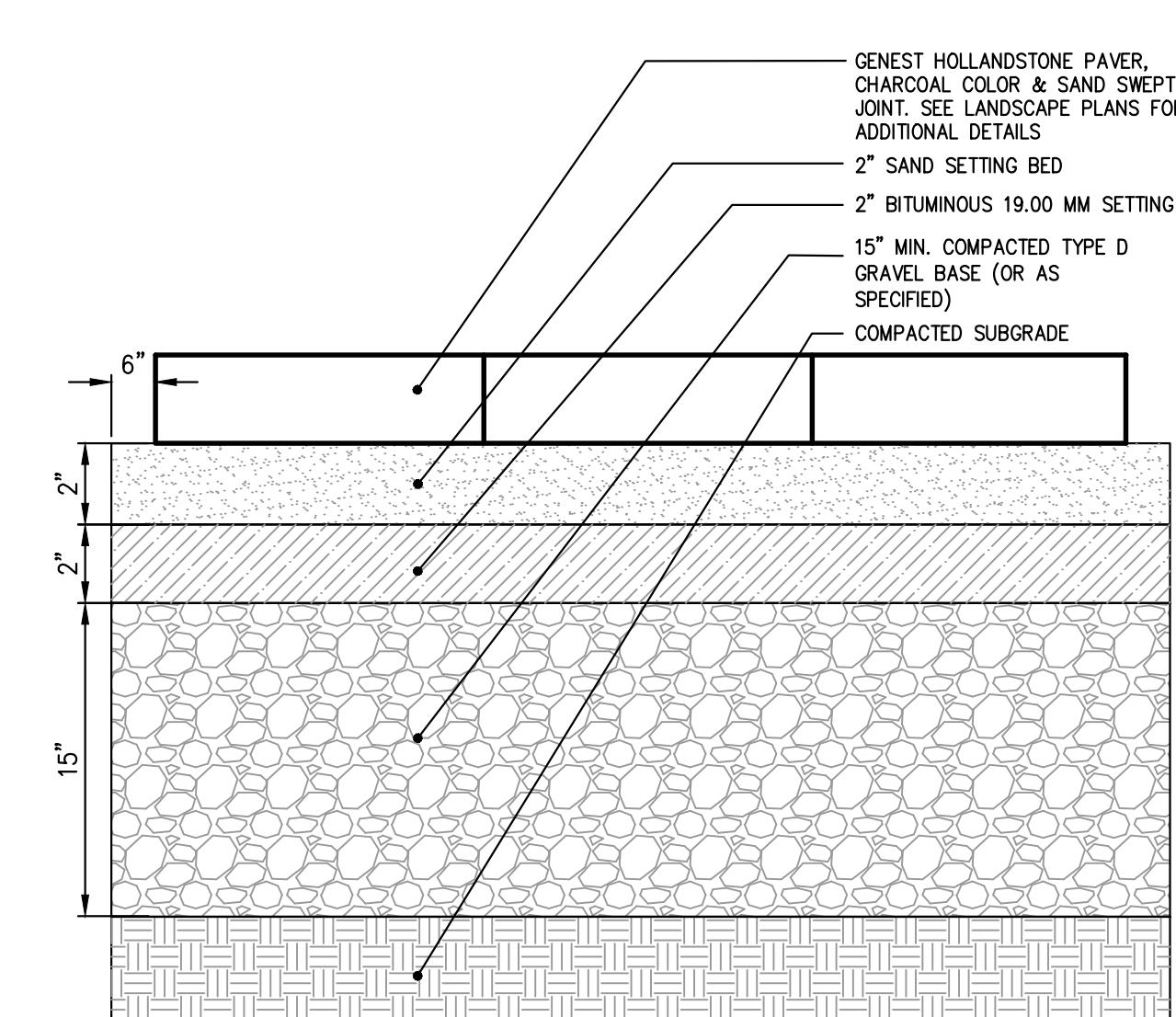


NOTES:

1. REFER TO PLANS FOR LOCATION OF BICYCLE RACK PADS AND DIMENSIONS.
2. REFER TO LANDSCAPING PLANS FOR BICYCLE RACK DETAILS.
3. MINIMUM COMPRESSIVE STRENGTH 4,000 PSI AT 28 DAYS WITH STEEL REINFORCEMENT

CONCRETE BICYCLE RACK PAD DETAIL

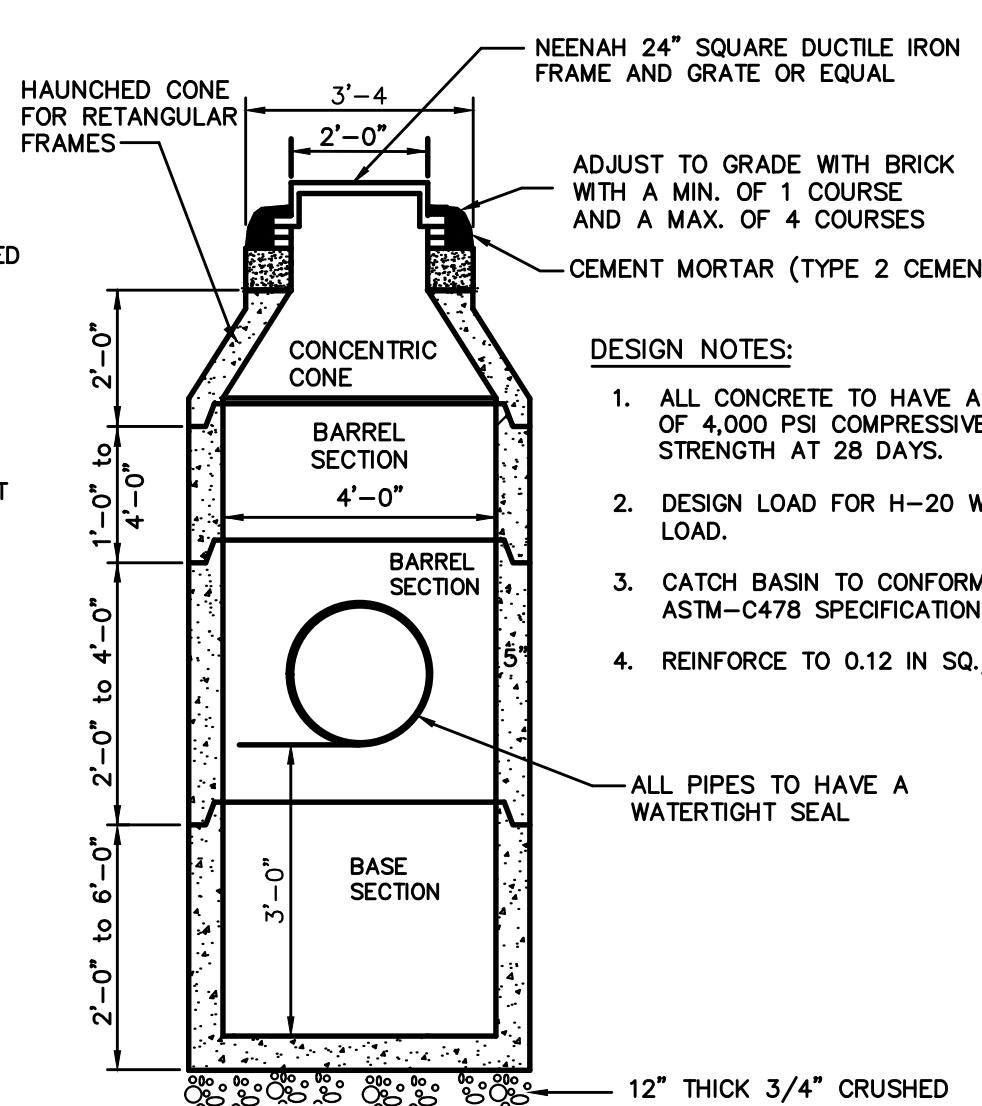
NOT TO SCALE



PAVER SECTION DETAIL

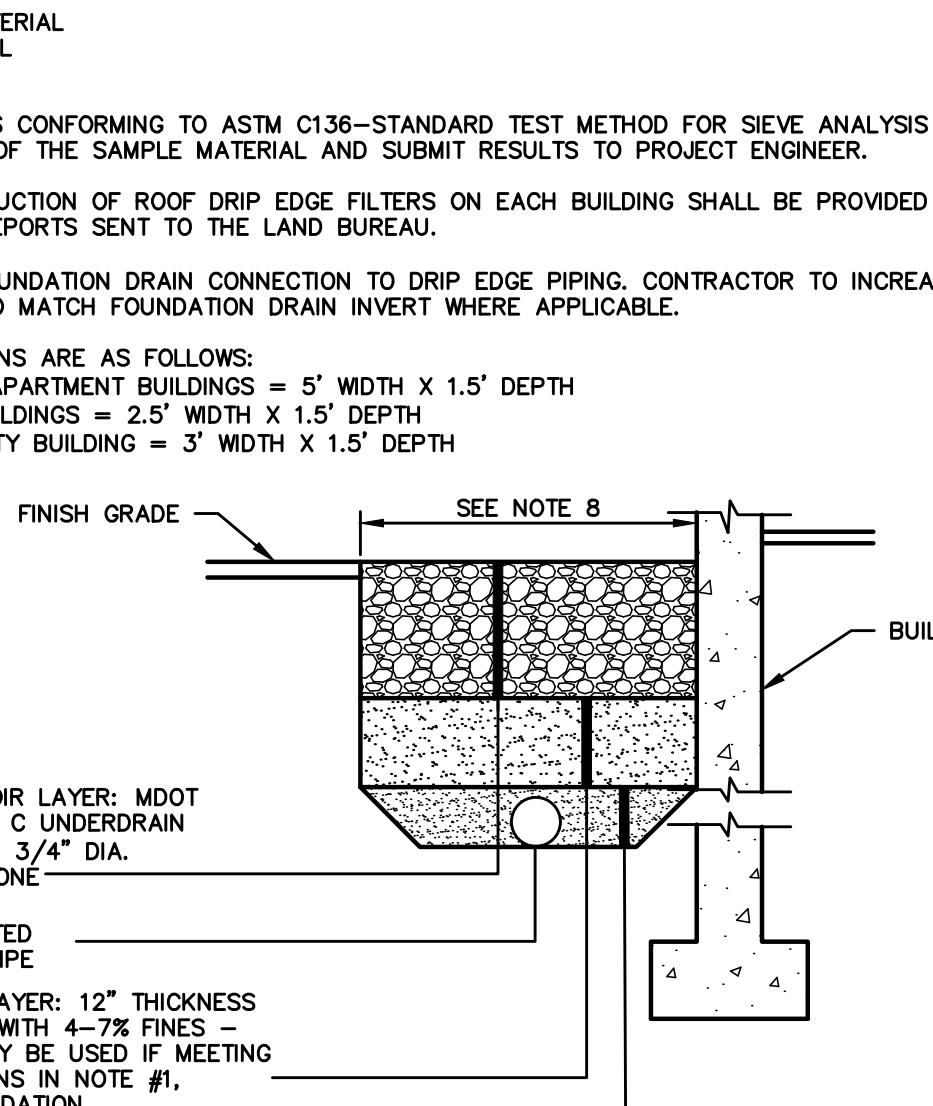
NOT TO SCALE

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.



4'-0" PRECAST CATCH BASIN

NOT TO SCALE



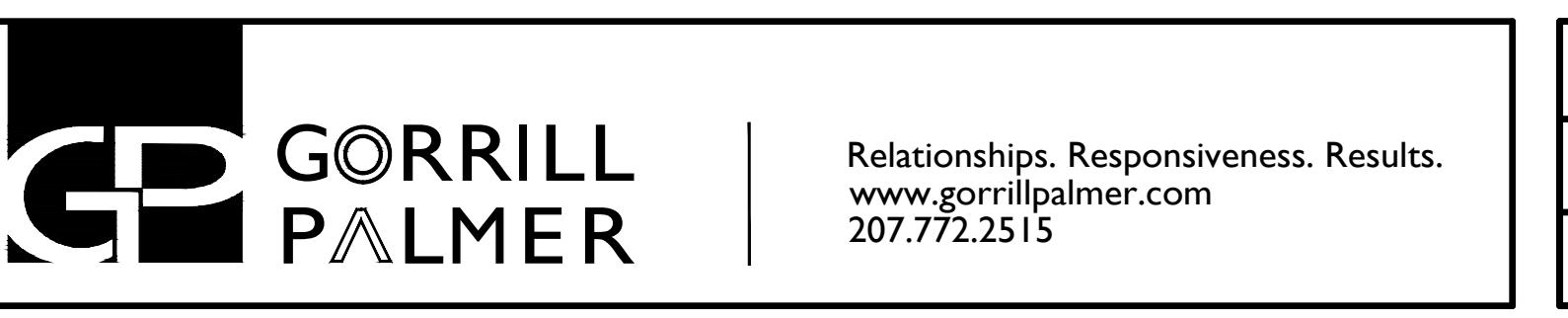
DRIP EDGE FILTER SECTION

NOT TO SCALE

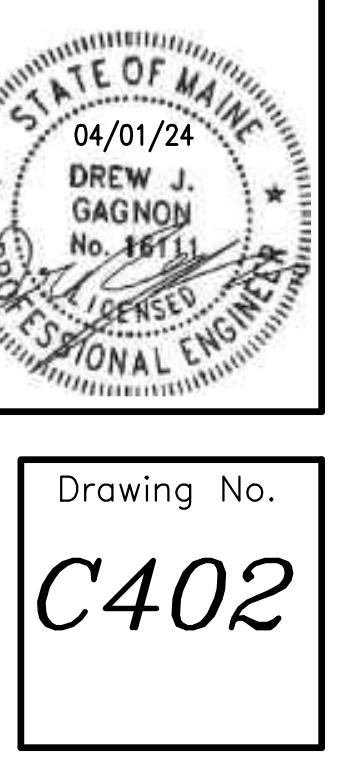
Rev.	Date	Revision

Major Subdivision Preliminary Application	04/01/24	DJG
SLDA Response to Comments	01/17/24	DJG
SLDA Submission	10/6/24	DJG
Sketch Plan Submission	4/17/23	DJG
Issued For	Date	By

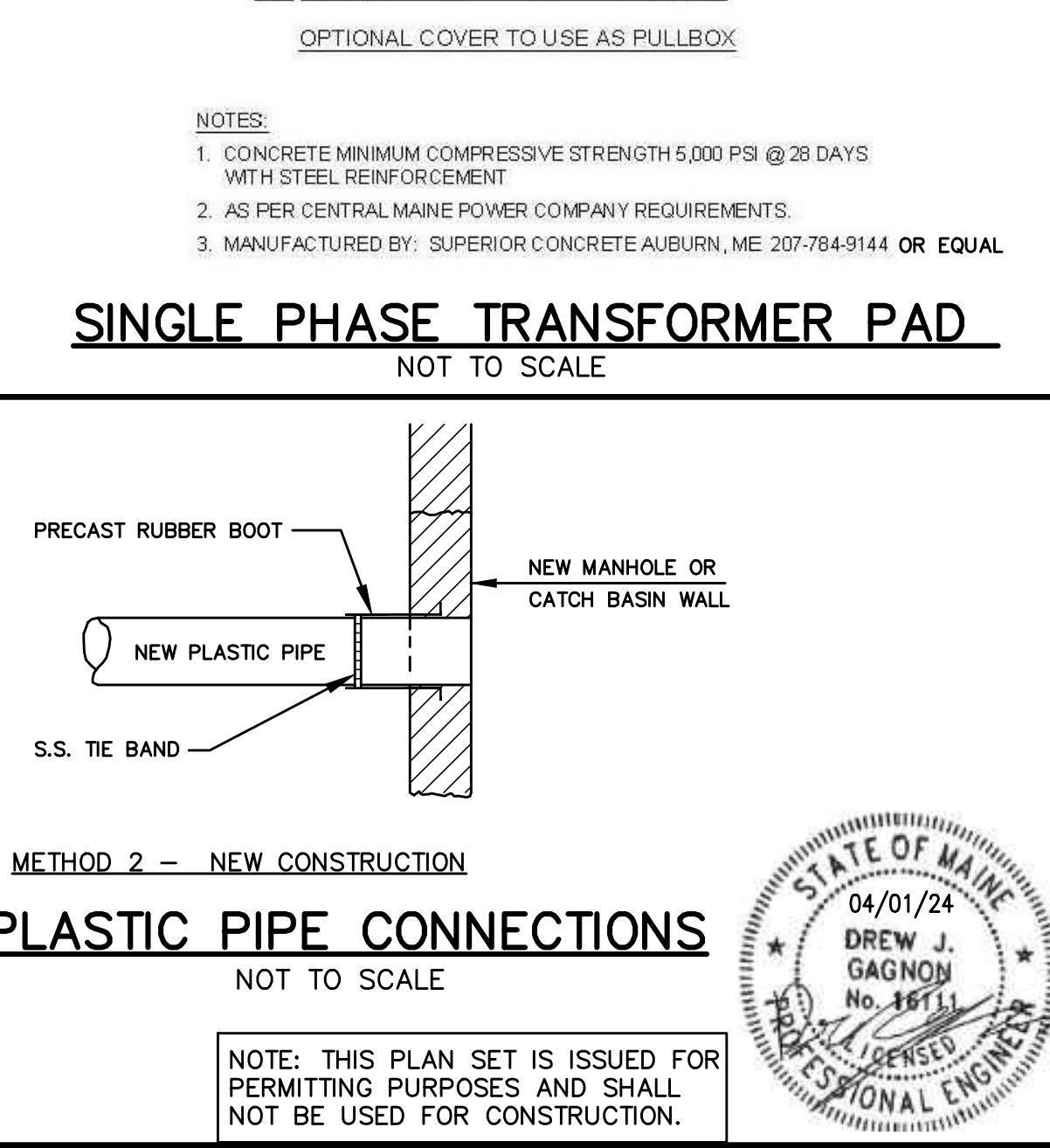
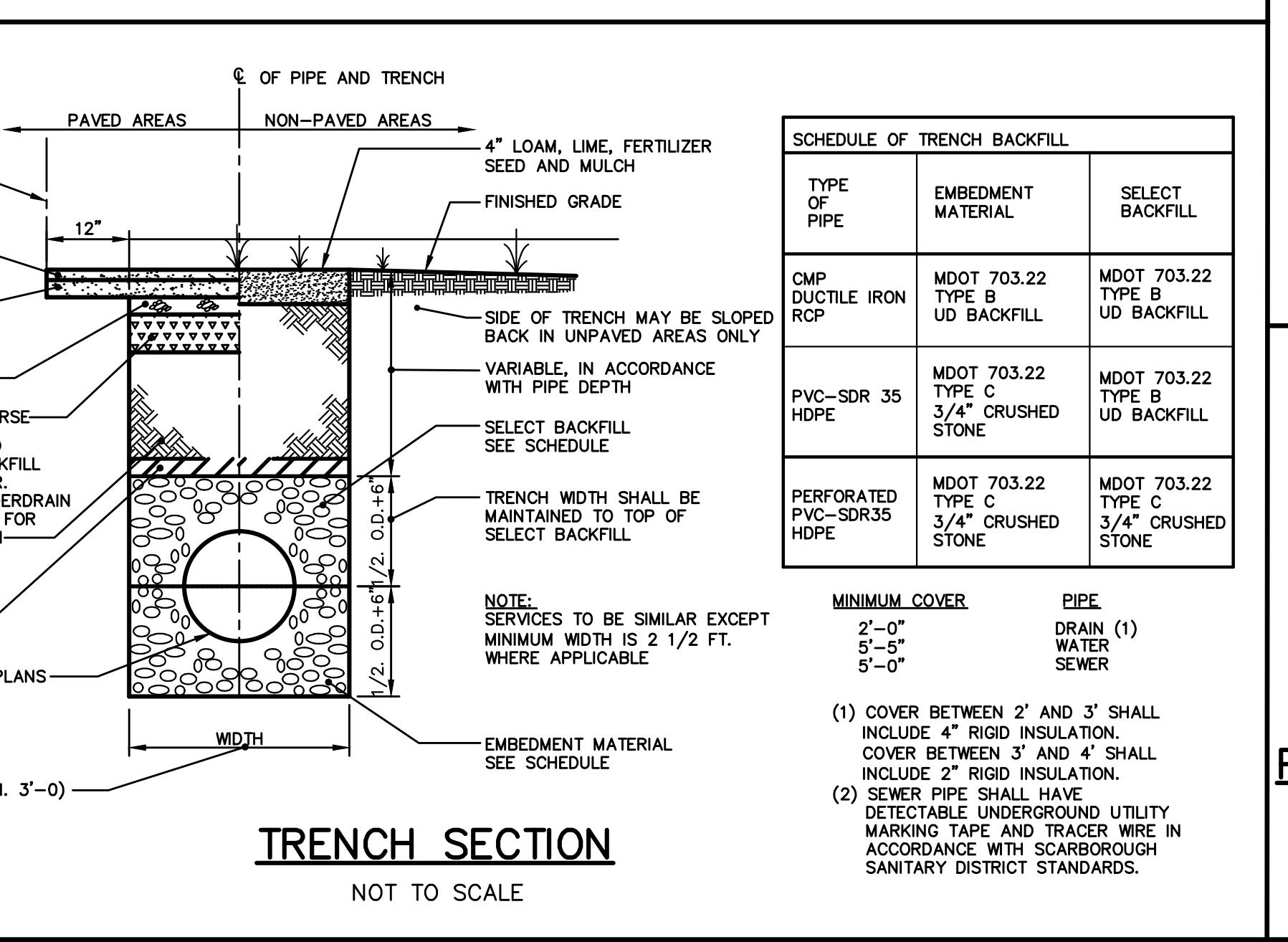
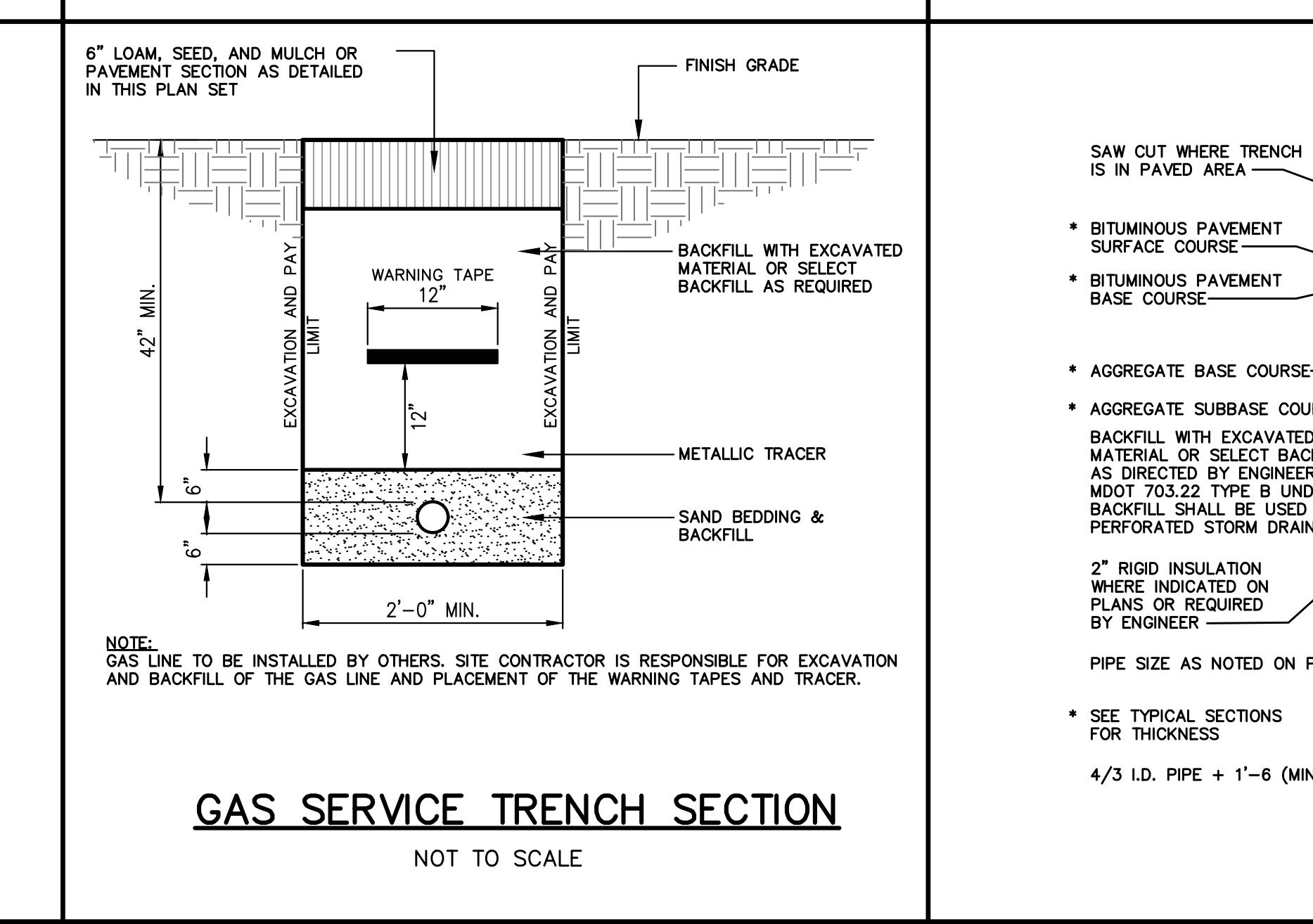
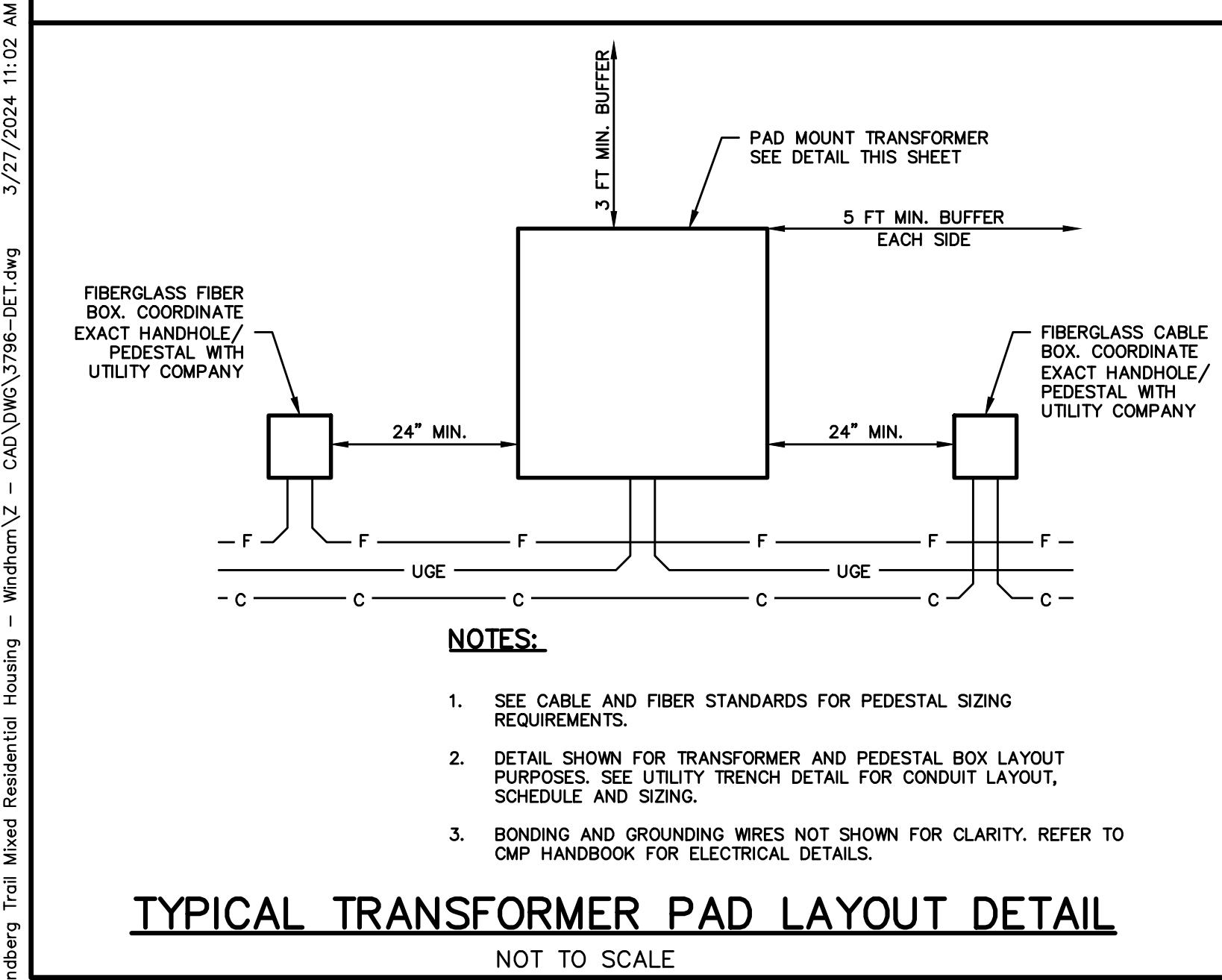
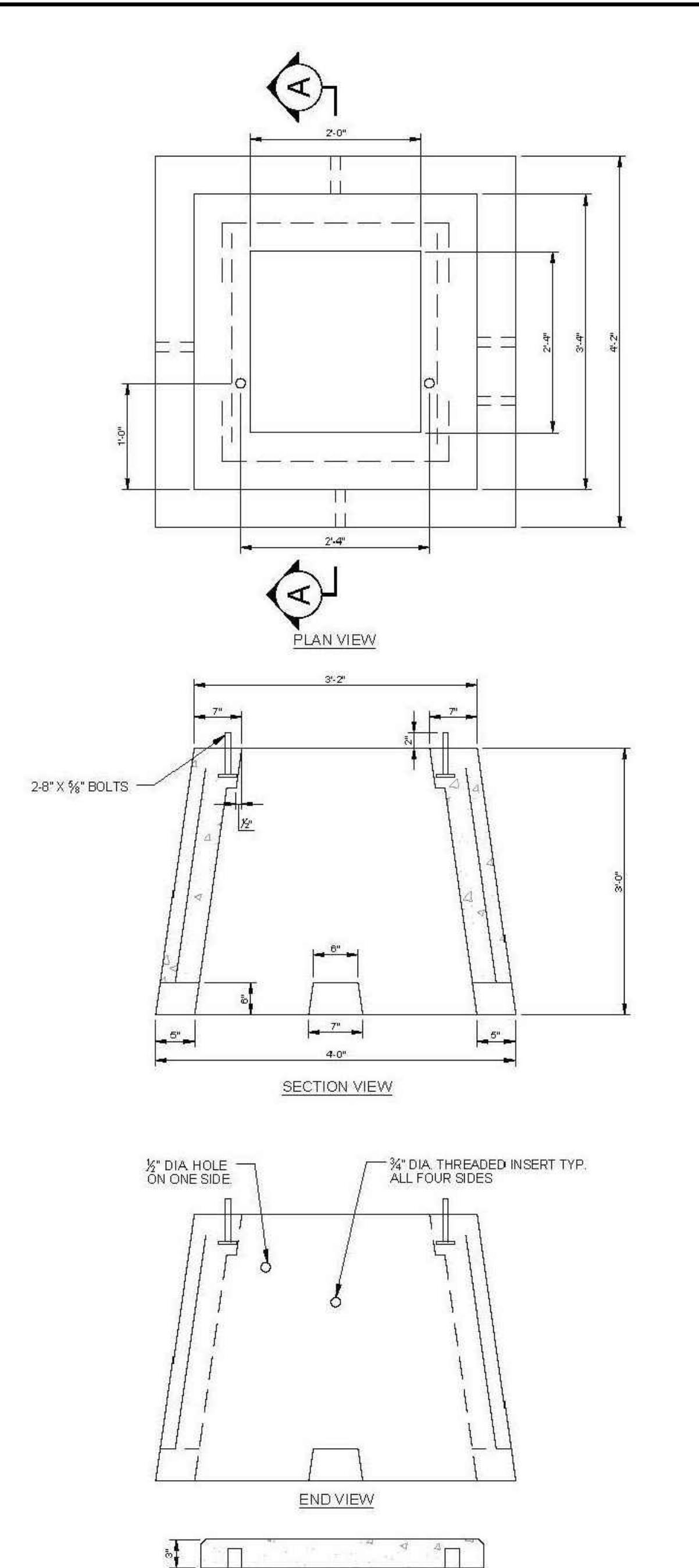
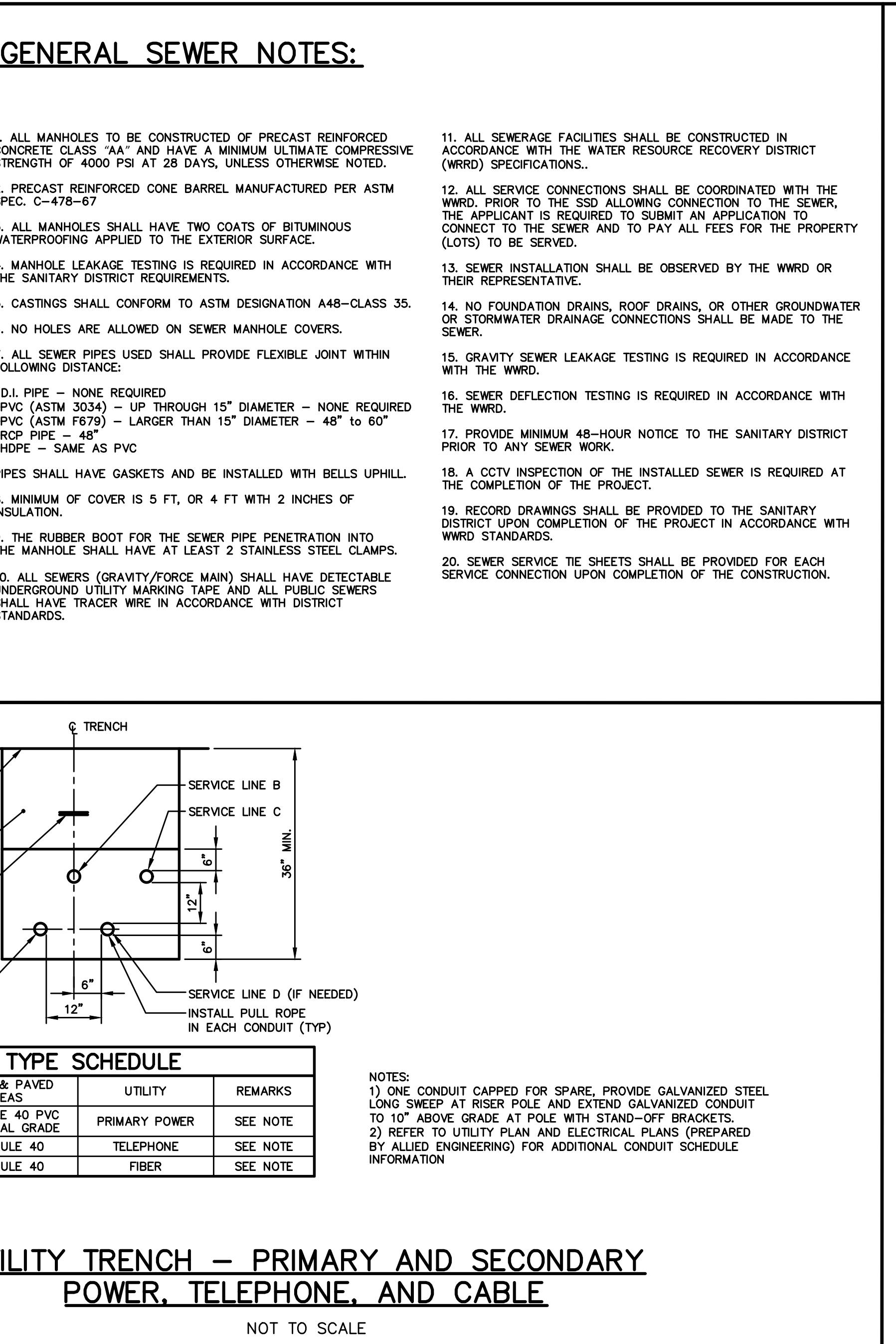
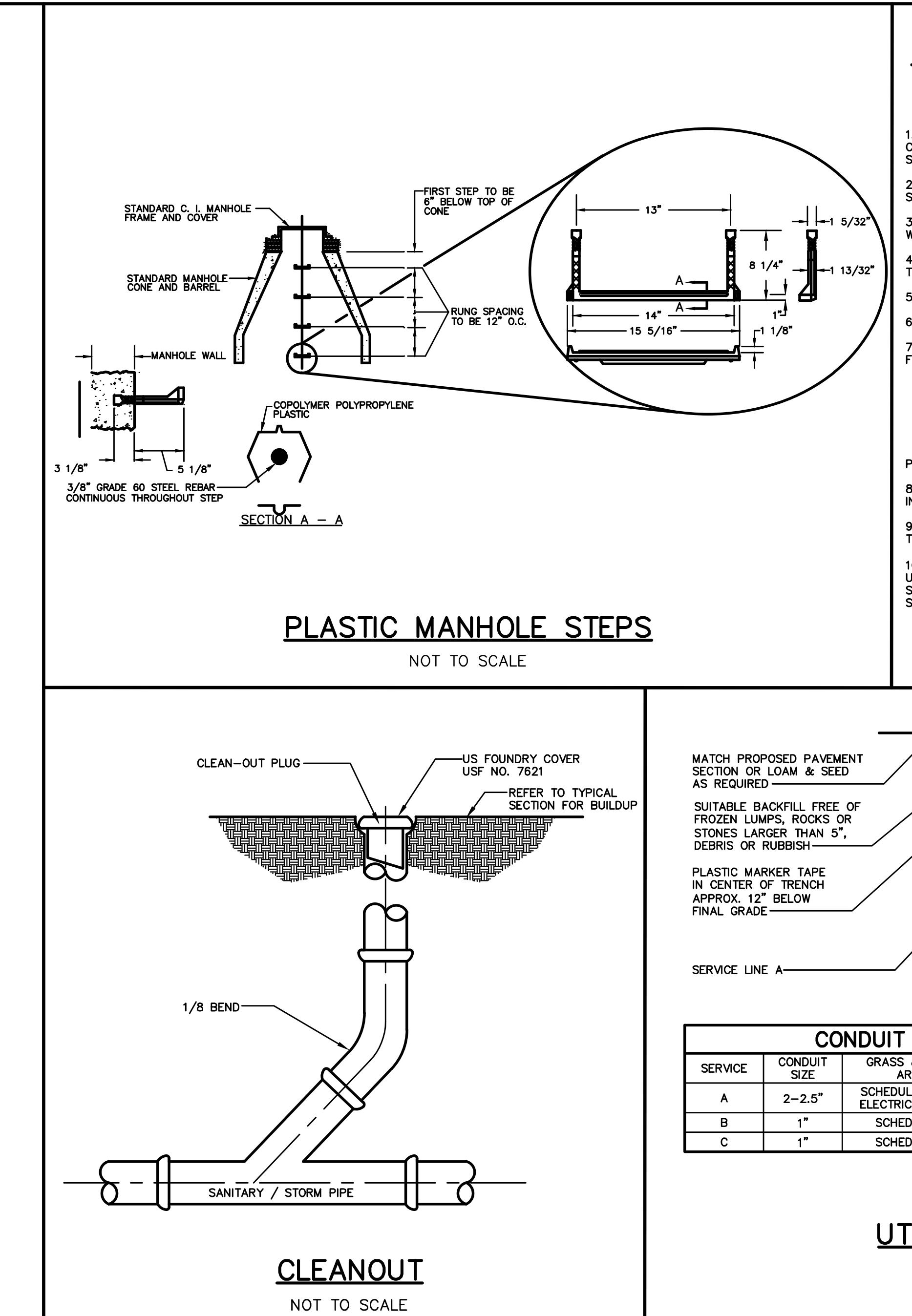
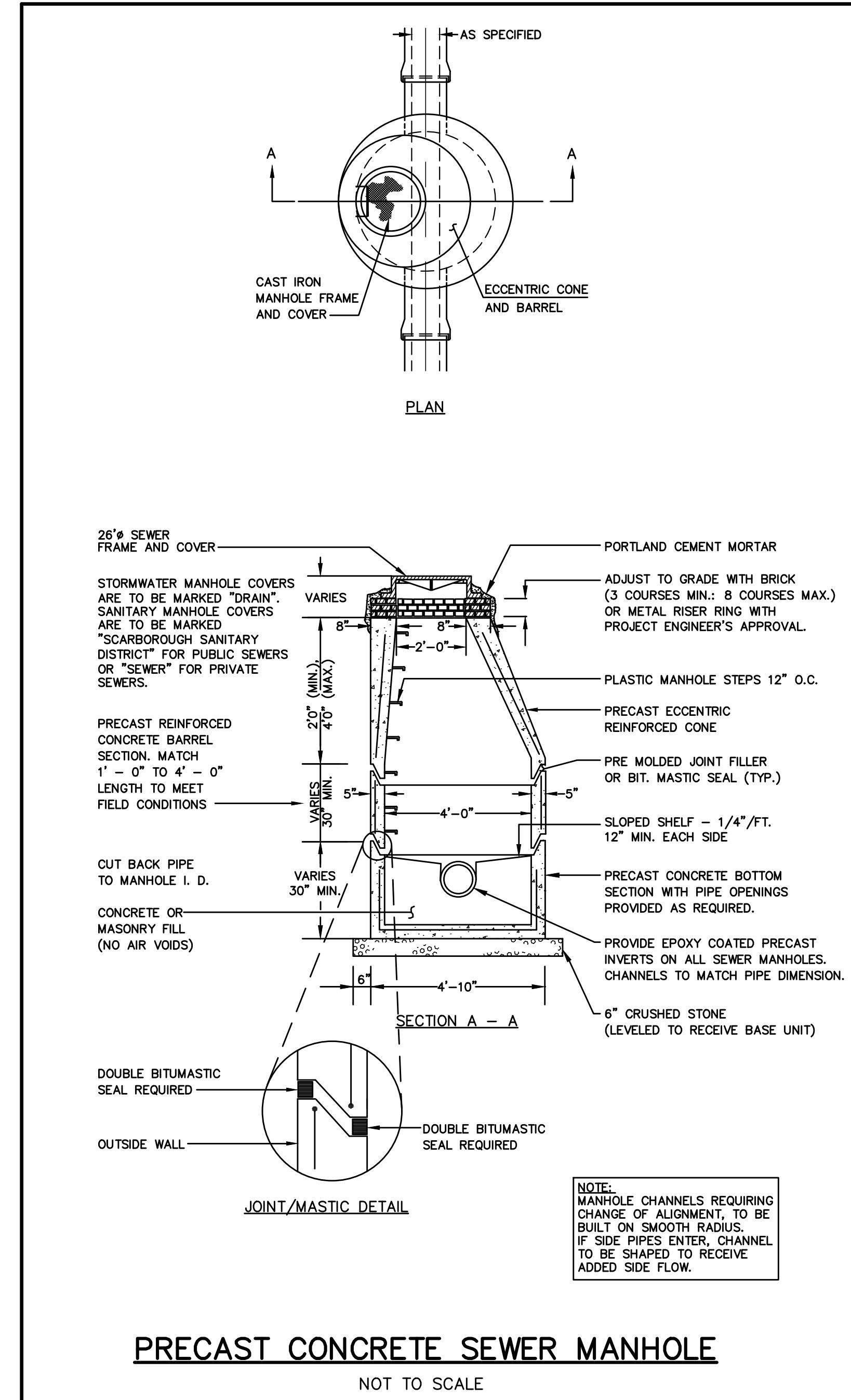
Design: LEL	Draft: CEH	Date: DEC 2022
Checked: DJG	Scale: AS NOTED	Job No.: 3796
File Name: 3796-DET.dwg		
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Issued For	Date	By



Site & Drainage Details		
Project:	Windham Village Apartments	
Client:	Windham Village Apartments, LLC	



Drawing No. **C402**



MAJOR SUBDIVISION PRELIMINARY APPLICATION	04/01/24	DJG
SLDA RESPONSE TO COMMENTS	01/17/24	DJG
SLDA SUBMISSION	10/6/23	DJG
SKETCH PLAN SUBMISSION	4/17/23	DJG
Issued For	Date	By

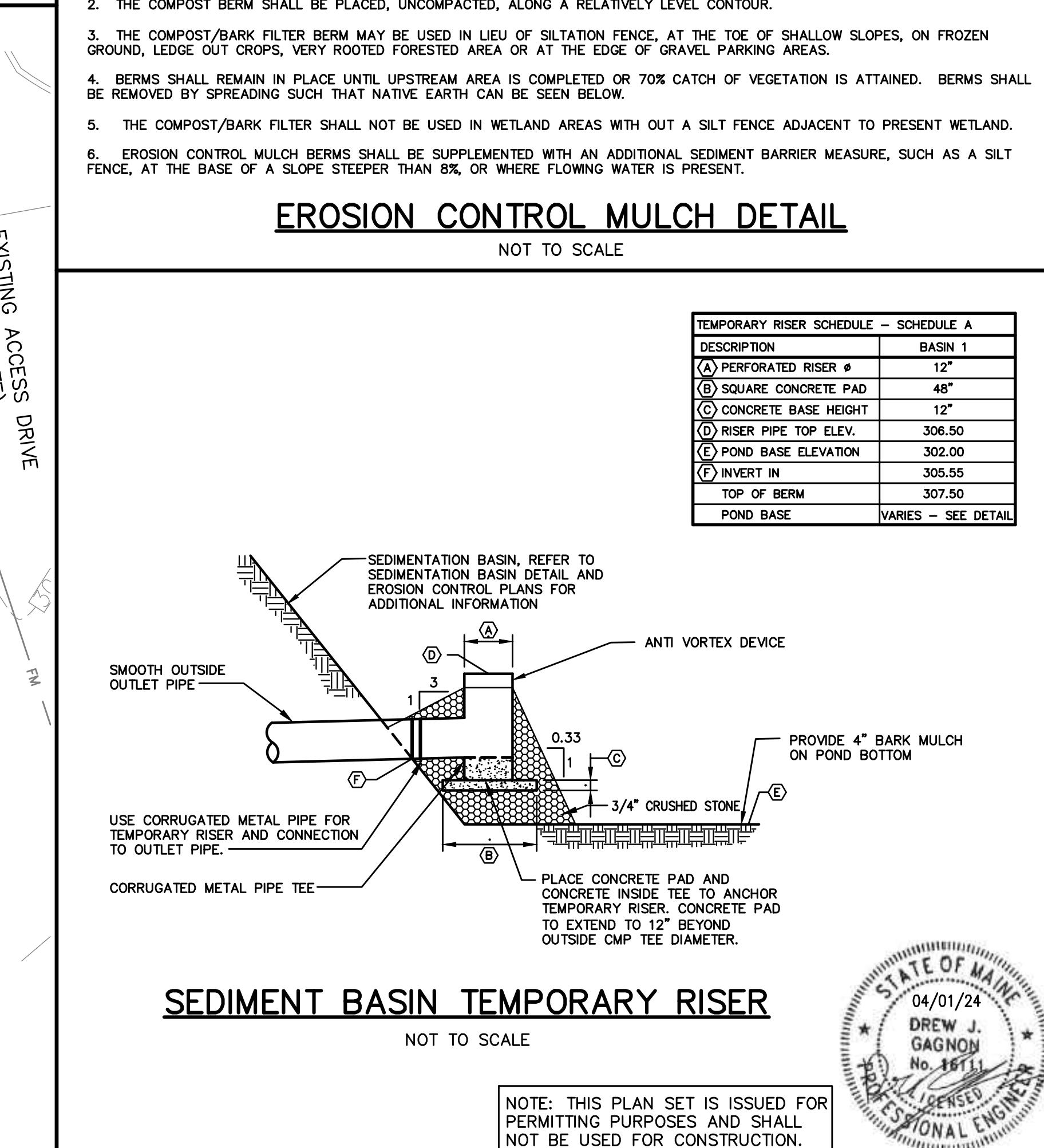
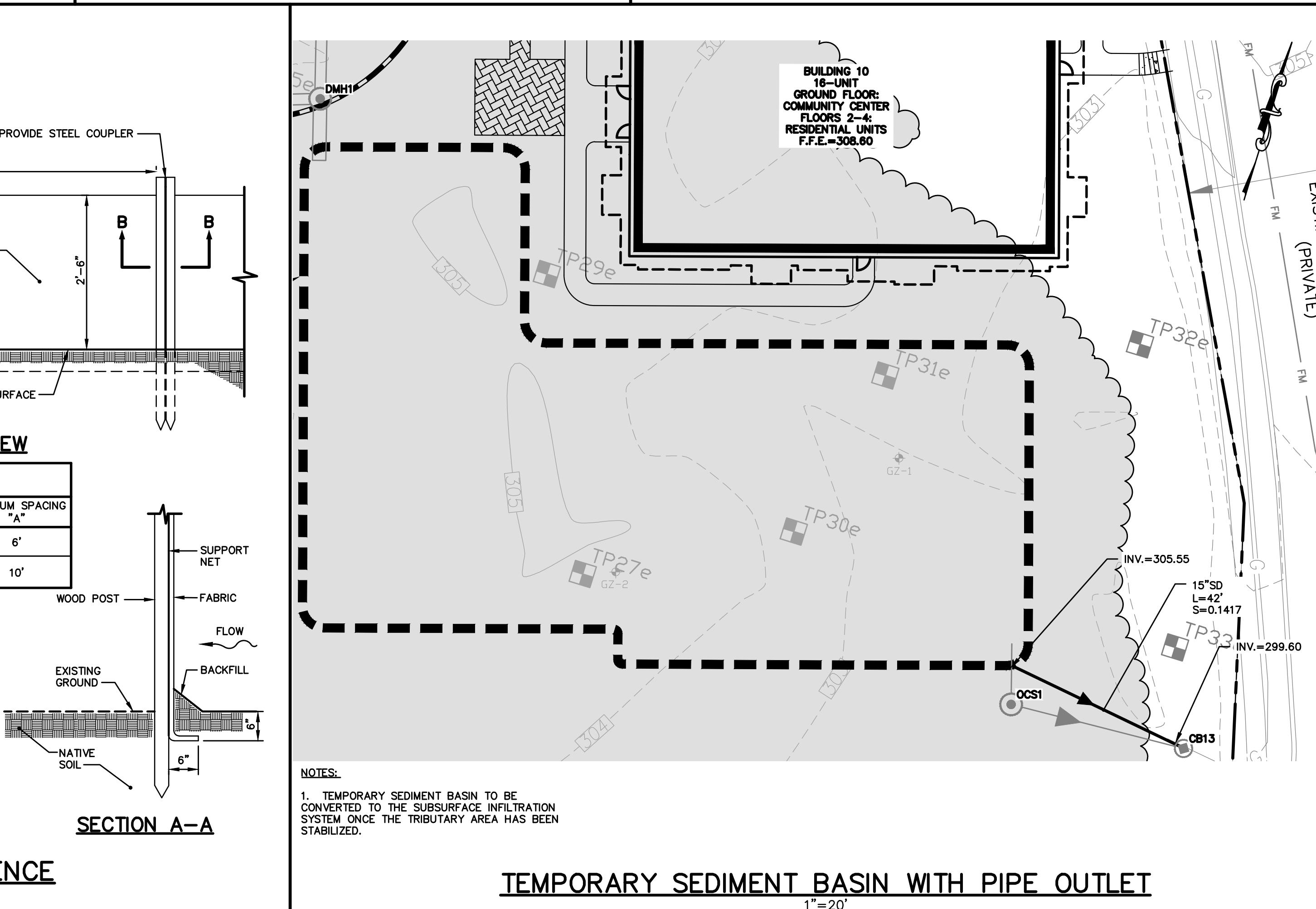
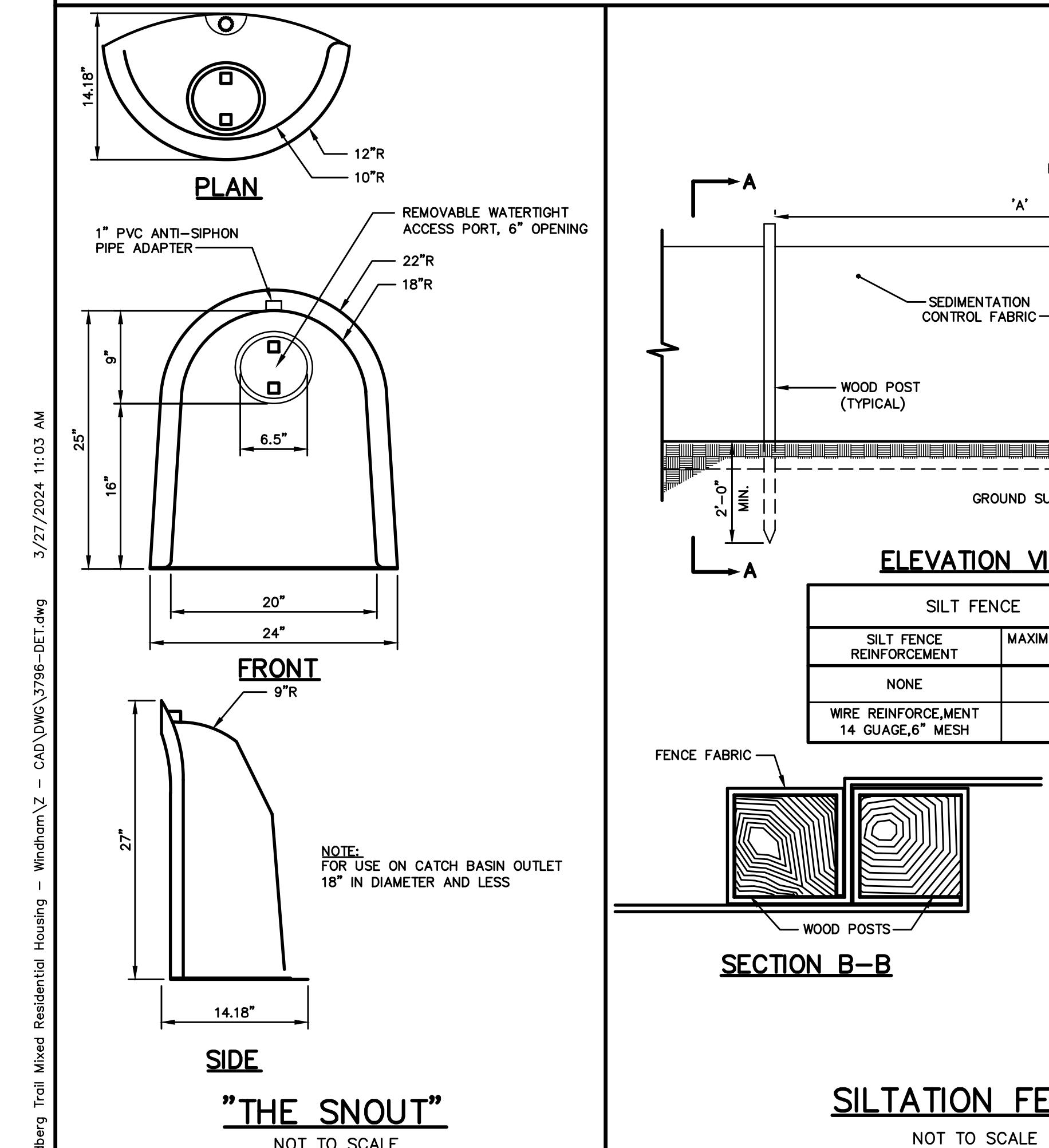
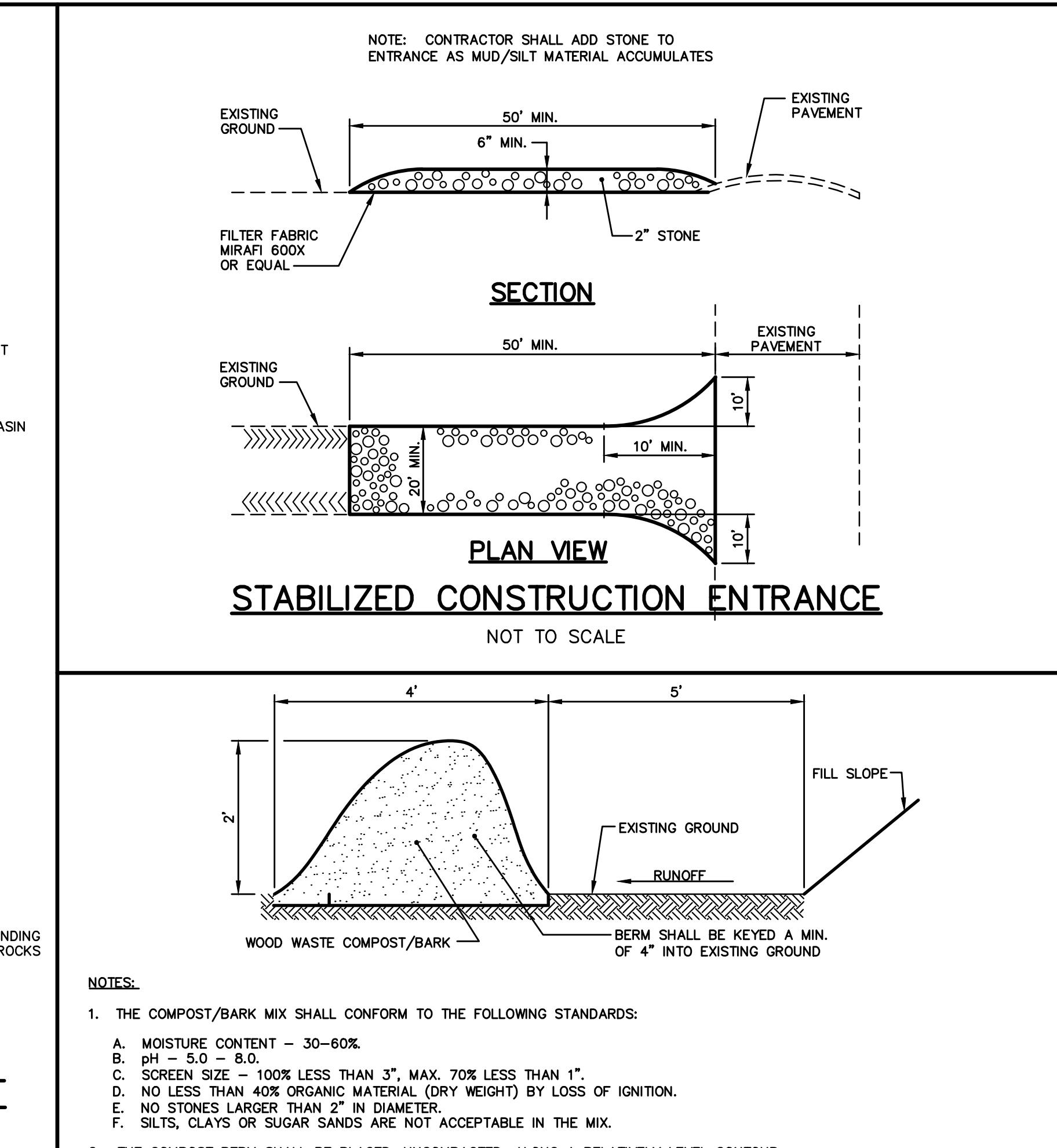
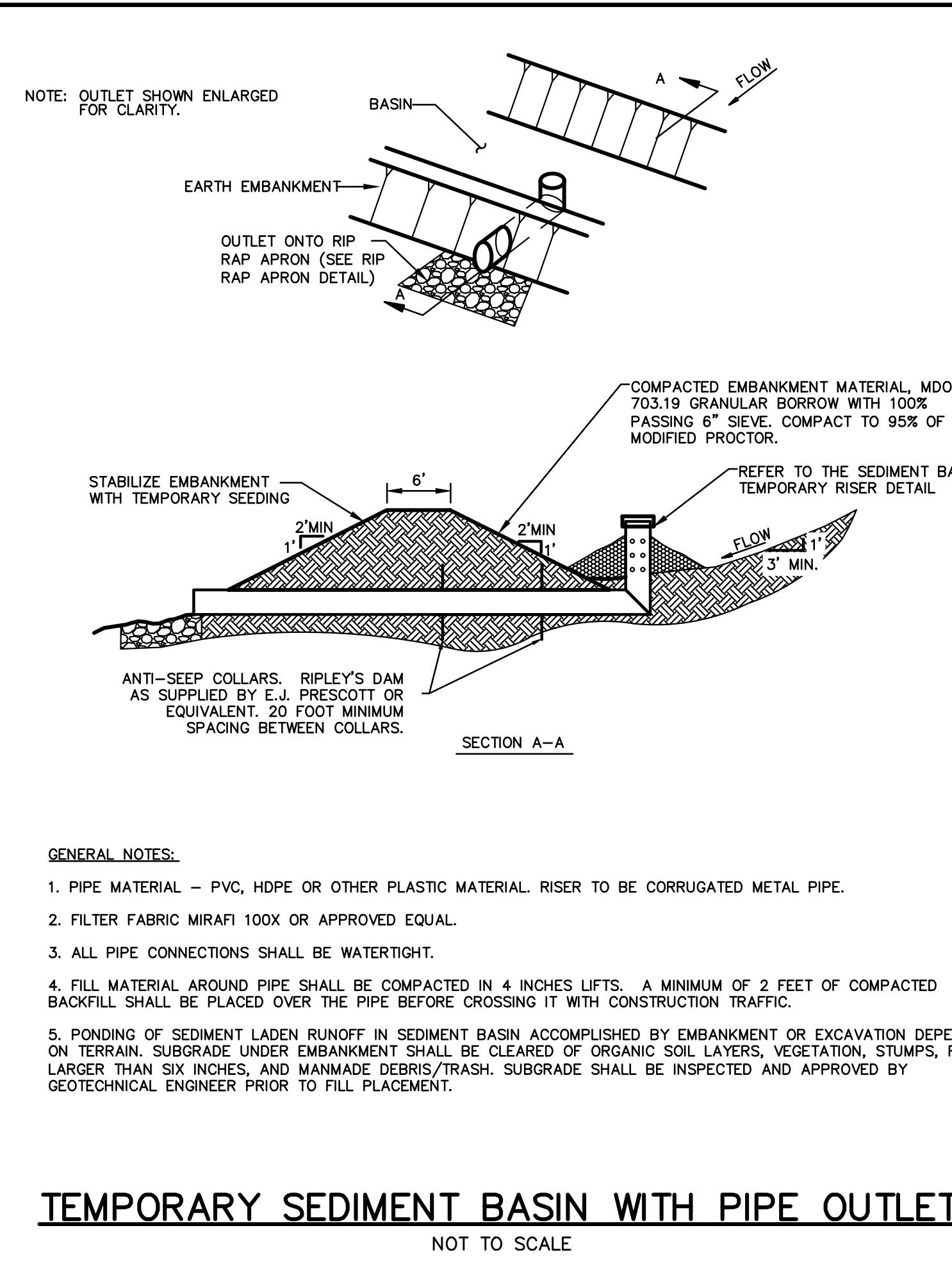
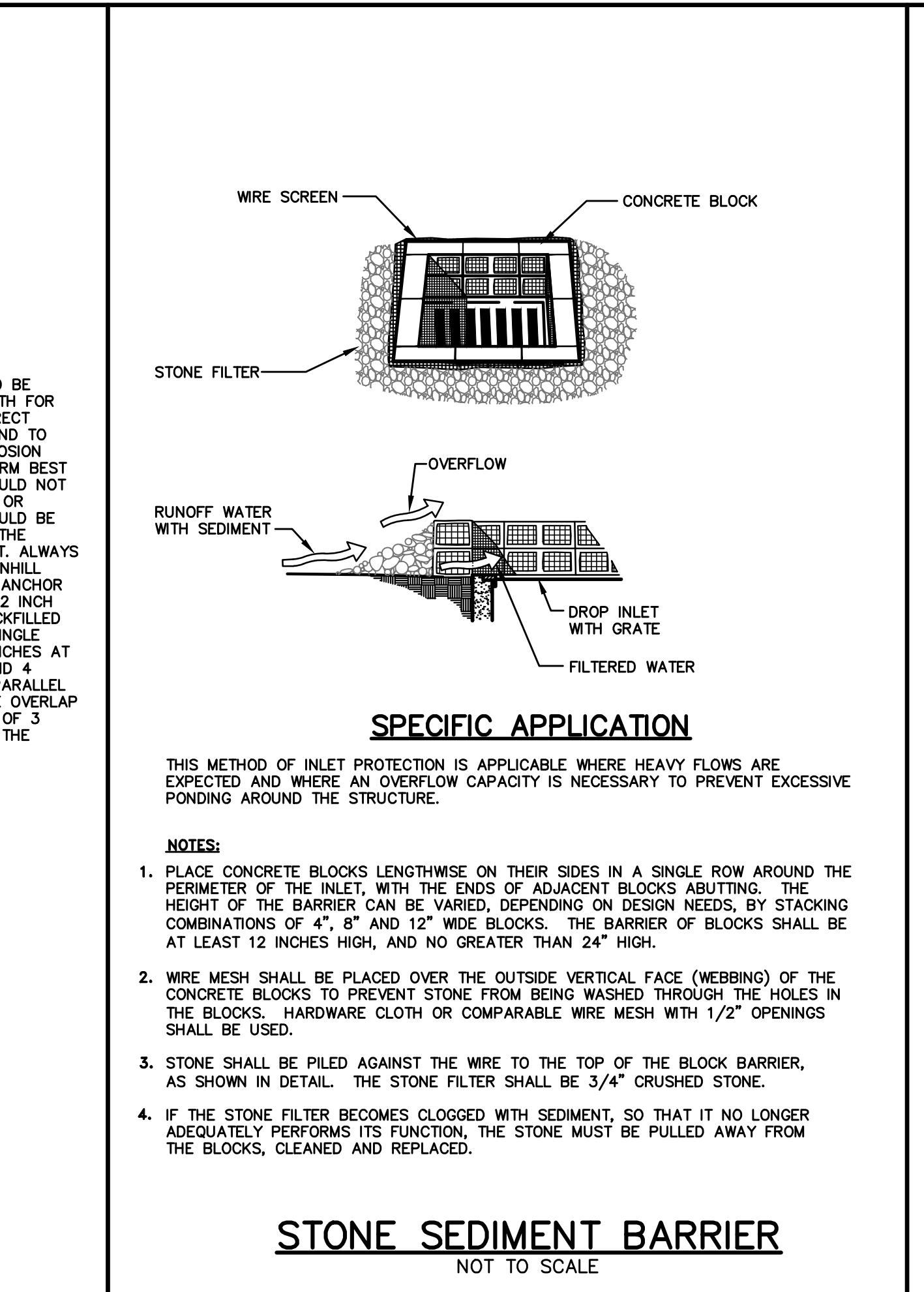
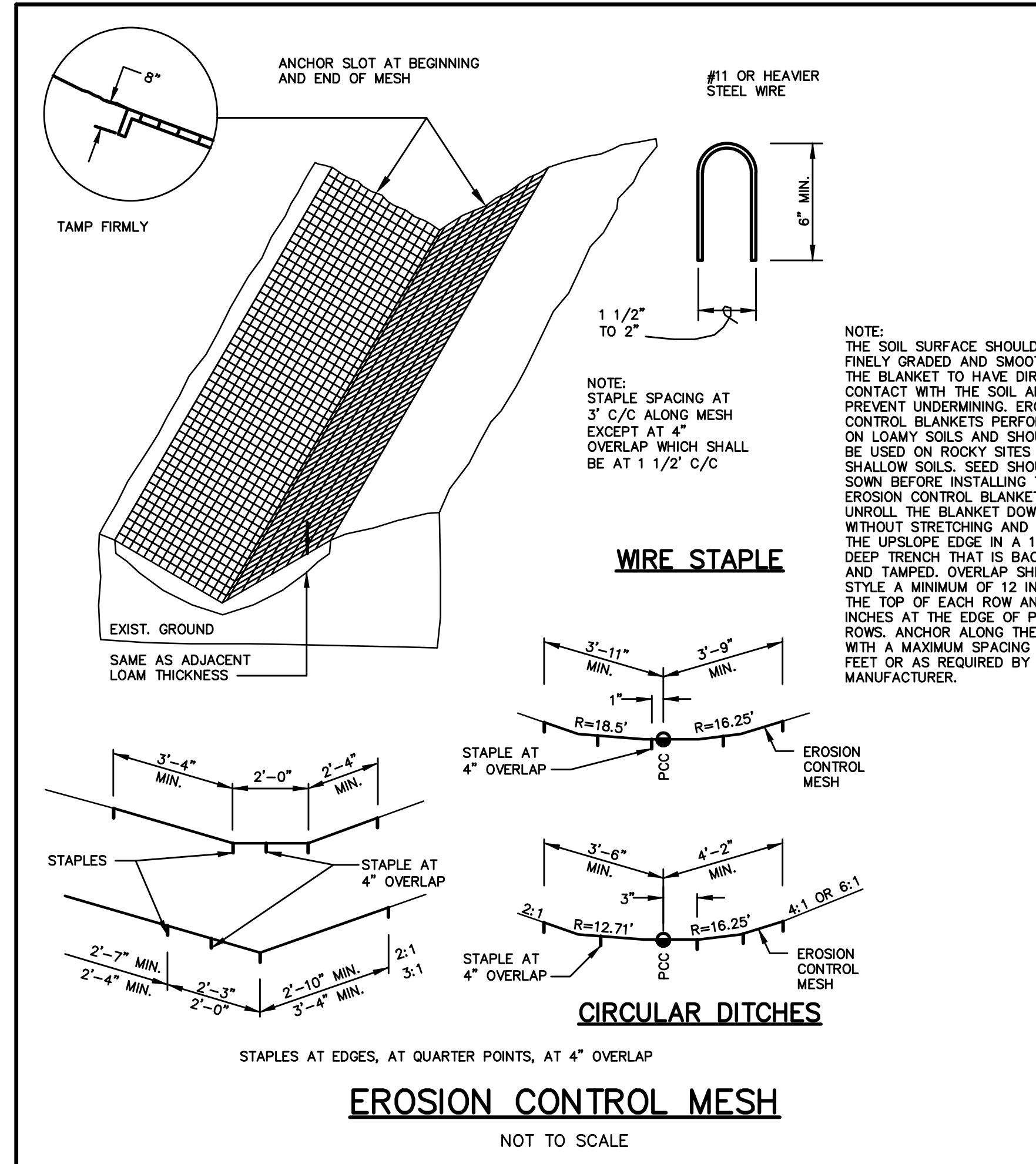
Design: LEL	Draft: CEH	Date: DEC 2022
Checked: DJG	Scale: AS NOTED	Job No.: 3796
File Name: 3796-DET.dwg		
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Property Details
Village Apartments Maine 04062
Village Apartments, LLC Maine 04105

Drawing No.
C403



MAJOR SUBDIVISION PRELIMINARY APPLICATION	04/01/24	DJG
SLDA RESPONSE TO COMMENTS	01/17/24	DJG
SLDA SUBMISSION	10/6/23	DJG
SKETCH PLAN SUBMISSION	4/17/23	DJG
Issued For	Date	By

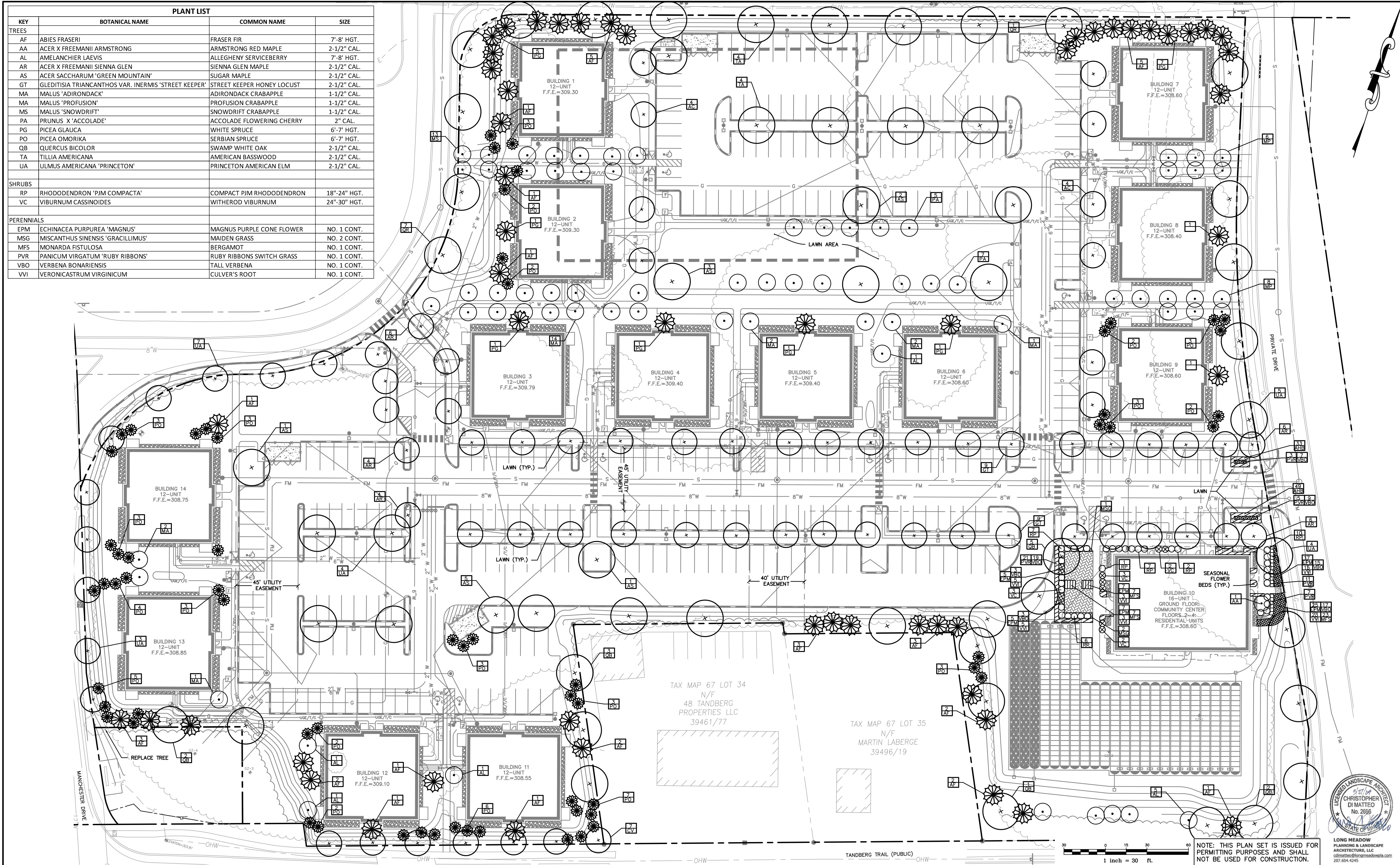
esign: LEL	Draft: CEH	Date: DEC 2022
checked: DJG	Scale: AS NOTED	Job No.: 3796
e Name: 3796-DET.dwg		
is plan shall not be modified without written rmission from Gorill-Palmer Consulting gineers, Inc.(GPCEI). Any alterations, uthorized or otherwise, shall be at the user's le risk and without liability to GPCEI.		



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Utility, Erosion & Sedimentation Control Details

Drawing No.
C405



Rev.	Date	Revision

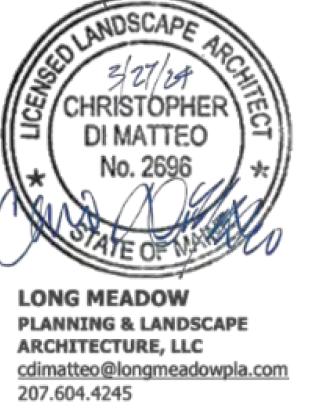
Design: LEL	Draft: CEH	Date: DEC 2022
Checked: DJG	Scale: 1"-30'	Job No.: 3796
File Name: 3796-LANDSCAPE.dwg		
This plan shall not be modified without written permission from Gorill Palmer Consulting Engineers, Inc. (GPCEI). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCEI.		
SITE PLAN APPLICATION	04/01/24	DJG
SLDA RESPONSE TO COMMENTS	01/17/24	DJG
SLDA SUBMISSION	10/06/23	DJG
SKETCH PLAN SUBMISSION	4/17/23	DJG
Issued For	Date	By

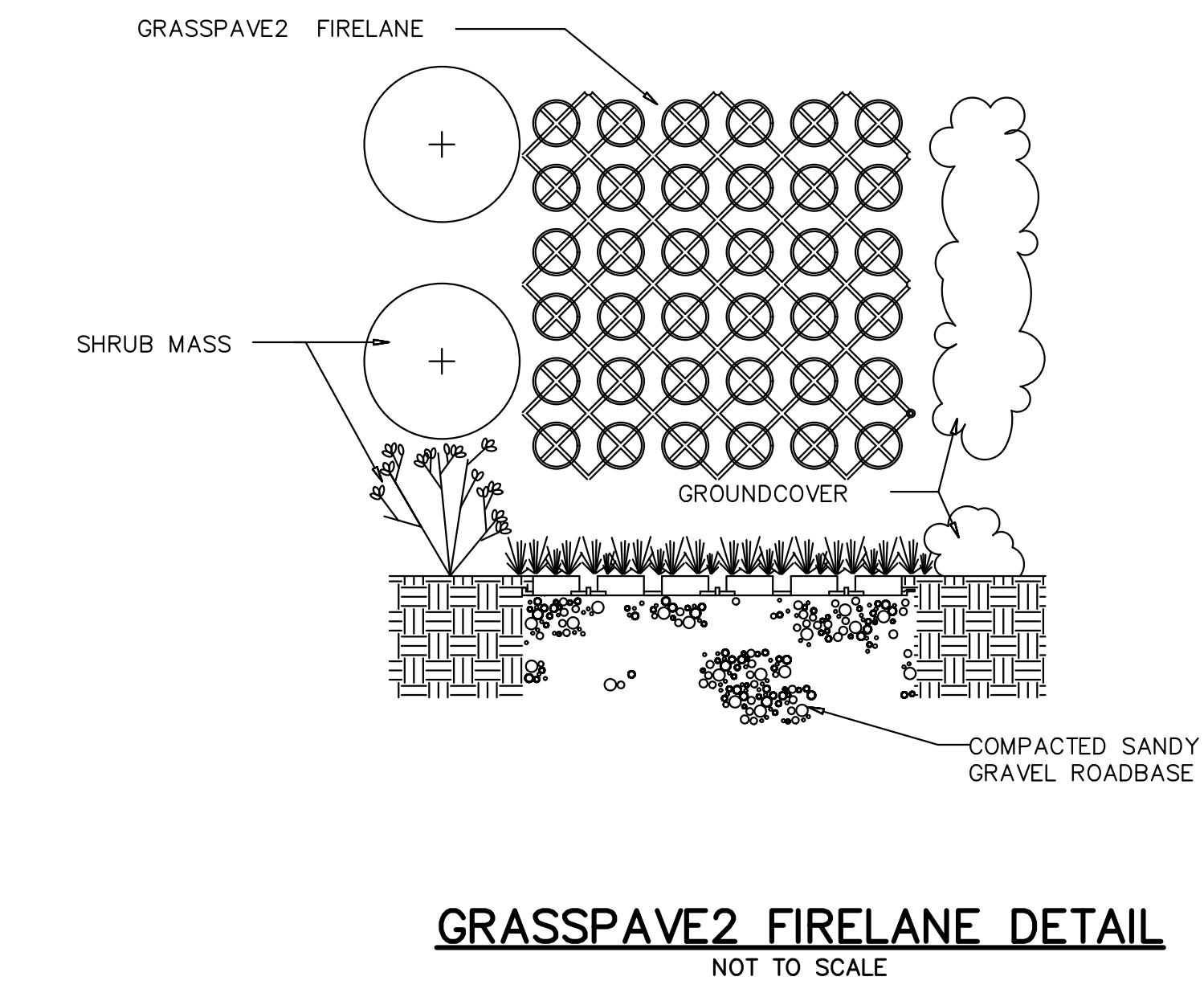
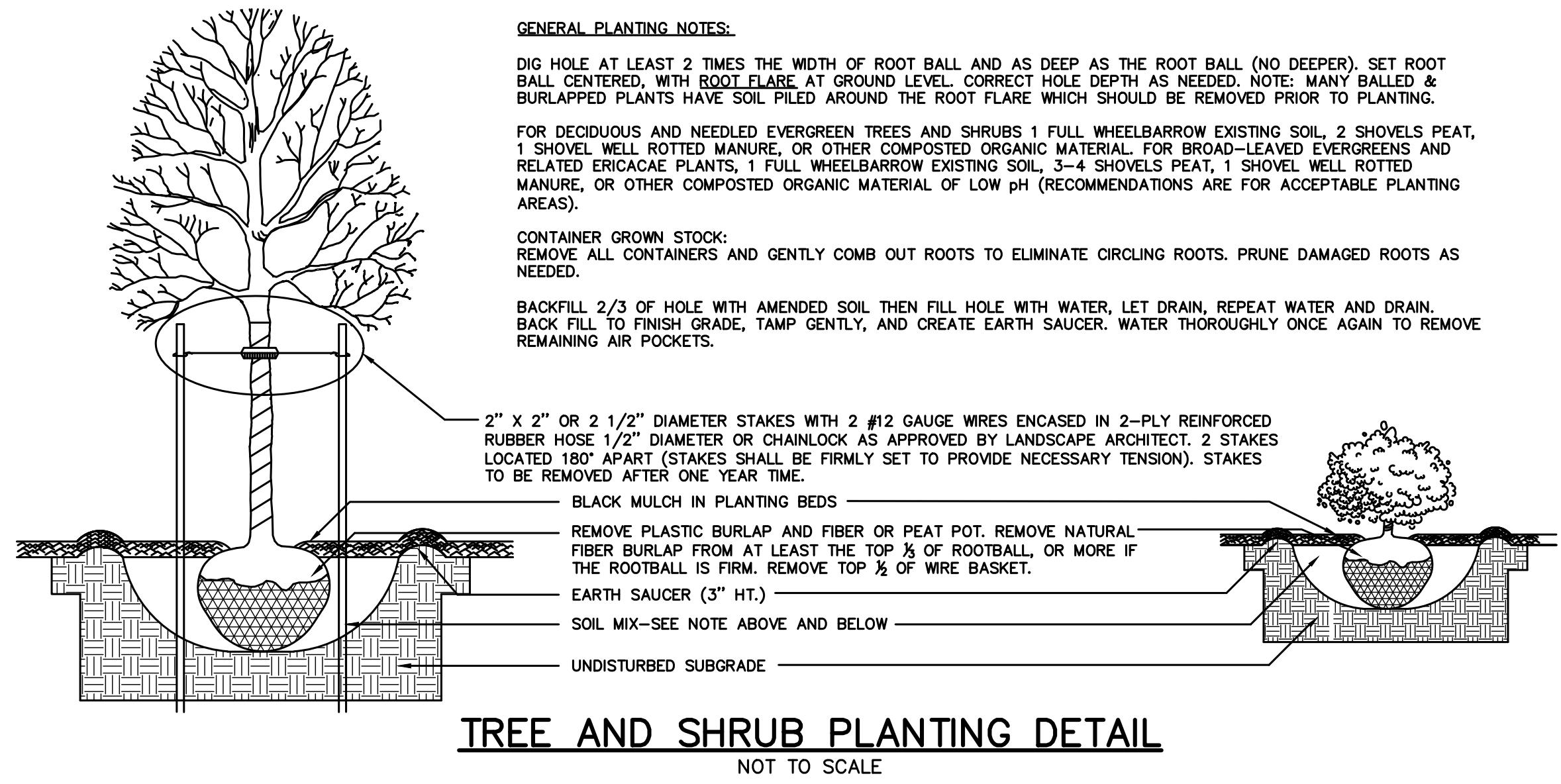
Design: LEL Draft: CEH Date: DEC 2022
Checked: DJG Scale: 1"-30' Job No.: 3796
File Name: 3796-LANDSCAPE.dwg
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Drawing Name:	Landscape Plan	
Project:	Windham Village Apartments	770 Roosevelt Trail, Windham, Maine 04062
Client:	Windham Village Apartments, LLC	40 Farm Gate Road, Falmouth, ME 04105

Drawing No.
L1





GENERAL NOTES

1. CALL DIG-SAFE (1-888-344-7233) PRIOR TO BEGINNING WORK. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF 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 OWNER.
2. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELF WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING.
3. DO NOT SCALE FROM DRAWINGS. ANY OMISSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT. ANY DISCREPANCIES BETWEEN DRAWINGS, PLANT QUANTITIES, DETAILS, NOTES AND SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR FURTHER DIRECTION AND RESOLUTION BEFORE ANY ADDITIONAL WORK PROCEEDS.
4. PROVIDE SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
5. CONTRACTOR SHALL FURNISH AND PLACE 18 INCHES OF LOAM IN ALL PLANTING BEDS, 30 INCHES IN ALL TREE PITS, AND 6 INCHES UNDER ALL LAWN AND SEED MIX AREAS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
6. ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF THE LATEST PUBLICATION OF "AMERICAN STANDARDS FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERY".
7. ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
8. 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 FROM THE OWNER.
9. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
10. EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
11. 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.
12. WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR GROUND COVER AND PERENNIAL BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPAGHUM 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.
13. DAMAGE TO EXISTING SITE IMPROVEMENTS DURING INSTALLATION OF LANDSCAPE MATERIAL SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
14. CONTRACTOR SHALL COORDINATE INSPECTION OF PLANT MATERIAL AND LOCATIONS WITH PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ALL PLANT MATERIAL SHALL BE ON-SITE AND PLACED BEFORE INSPECTION CAN BE COMPLETED. A MINIMUM OF 48 HOUR NOTIFICATION SHALL BE REQUIRED.
15. MAINTENANCE REQUIREMENTS: PRUNE DEAD OR DAMAGED BRANCHES, MAINTAIN GUY POSTS AND WATER AS REQUIRED UNTIL PROJECT COMPLETION AND ACCEPTANCE BY OWNER.
16. WATERING: ALL PLANTINGS SHALL BE THOROUGHLY WATERED UPON INSTALLATION, AND THEN WEEKLY WHENEVER ANY DRY SPELLS OCCUR, UNTIL ACCEPTANCE BY OWNER.
17. LANDSCAPE CONTRACTOR OR PLANT SUPPLIER SHALL GUARANTEE PLANTS AND PROVIDE REPLACEMENTS FOR TWO YEARS FROM INSTALLATION.
18. CONTRACTOR SHALL PLACE 4" SHREDDED DARK BARK MULCH TO PLANTING BEDS AND TREE PITS.



NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.

Rev. Date	Revision	

SITE PLAN APPLICATION	04/01/24	DJC
SLDA RESPONSE TO COMMENTS	01/17/24	DJC
SLDA SUBMISSION	10/6/23	DJC
SKETCH PLAN SUBMISSION	4/17/23	DJC
Issued For	Date	By

Design: LEL	Draft: CEH	Date: DEC 2022
Checked: DJG	Scale: 1=30'	Job No.: 3796
File Name: 3796-LANDSCAPE.dwg		
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Drawing Name:	Landscape Details
Project:	Windham Village Apartments 770 Roosevelt Trail, Windham, Maine 04062
Client:	Windham Village Apartments, LLC 40 Farm Gate Road, Falmouth, ME 04105

Drawing No.
L2

Luminaire Schedule (note fixture catalog numbers are not complete)

Type	Qty	Lum. Lumens	LLF	Lum. Watts	Description	Mounting Height
2SA	8	8085	0.900	83.6	TWIN AT 180 - VP-ST-1-36L-85-3K7-4W	18
SA	2	8085	0.900	83.6	VP-ST-1-36L-85-3K7-4W	18
SB	6	6771	0.900	56.8	VP-ST-1-36L-55-3K7-3	14, 18
SC	17	5732	0.900	55	VP-ST-1-36L-55-3K7-3-BC	14
SD	5	5354	0.900	55	VP-ST-1-36L-55-3K7-4W-BC	14
SE	2	6177	0.900	55	VP-ST-1-36L-55-3K7-4F-BC	14
SF	1	5354	0.900	55	TWIN AT 90 - VP-ST-1-36L-55-3K7-4W-BC	14
W1	34	402	0.900	7.9	P5676-2030K9	6.75
W2	70	905	0.900	12.276	P563000-020-30K	6.75, 8
W3	26	782	0.900	11.5	P810027-028-30	9.5

Calculation Summary

Label	Avg	Max	Min	Avg/Min	Max/Min
large parking	1.40	4.7	0.4	3.50	11.75
SITE	0.72	8.6	0.0	N.A.	N.A.
north parking	1.74	4.9	0.7	2.49	7.00

NOTES:
1) EXACT MOUNTING DETAILS TO BE DETERMINED AT JOBSITE BY OTHERS.
2) CALCULATIONS MAY OR MAY NOT SHOW THE EFFECT OF SHADING CAUSED BY BUILDINGS AND OBJECTS WITHIN THE CALCULATED SPACE OR IN THE SITE AREA.
3) READINGS SHOWN ARE INITIAL HORIZONTAL FOOTCANDLES ON A FLAT SITE WITHOUT REFLECTIONS OR OBSTRUCTIONS UNLESS OTHERWISE INDICATED.
4) THIS CALCULATION BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO SWANEY LIGHTING ASSOCIATES AND STANDARD ASSUMPTIONS OF THE SPACE AND/OR SITE.
5) CONFORMANCE TO CODES AND OTHER LOCAL REQUIREMENTS AS DETERMINED BY THE AHJ ARE THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.
6) THIS LAYOUT DRAWING MUST BE COORDINATED WITH THE SITE LOCATION FOR CORRECT FIXTURE ORIENTATION.
7) DOCUMENTS PRINTED OR PLOTTED FROM ELECTRONIC FILES MAY APPEAR AT OTHER THAN THE DESIRED OR ASSUMED GRAPHIC SCALES. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THAT THE PRINTED OR PLOTTED-TO-SCALE DRAWING IS PRINTED TO SCALE.

site 1tg 3-5-24.AGI

site 1tg 3-5-24.AGI

WINDHAM VILLAGE APARTMENTS WINDHAM, ME SITE LIGHTING LAYOUT

TITLE: Date:3/5/2024

GENERATED FOR: GORILL PALMER

SCALE NOT TO SCALE

Page 1 of 1

Date:3/5/2024



NOTICE: THIS DRAWING IS THE EXCLUSIVE PROPERTY OF SWANEY LIGHTING ASSOCIATES. ITS ACCEPTANCE CONSTITUTES AN AGREEMENT THAT THE DRAWING WILL BE TREATED AS CONFIDENTIAL INFORMATION AND NOT BE COPIED OR DISCLOSED OUTSIDE THE COMPANY UNLESS REQUESTED AND IS NOT TO BE COMMUNICATED, DISCLOSED OR COPIED, EXCEPT AS EXPRESSLY AUTHORIZED BY SWANEY LIGHTING ASSOCIATES. NOTICE: THE INTENT OF THIS LIGHTING LAYOUT TO SUGGEST THE RECOMMENDED LIGHTING LAYOUT. THIS DRAWING IS PROVIDED FOR THE USE OF THE MANUFACTURER AND VARIATION IN THE PERFORMANCE FROM THE DRAWING SHOWN IN THIS FILE IS THE RESPONSIBILITY OF SWANEY LIGHTING ASSOCIATES. FOR ANY OTHER PURPOSE IS NOT AUTHORIZED BY SWANEY LIGHTING ASSOCIATES.

