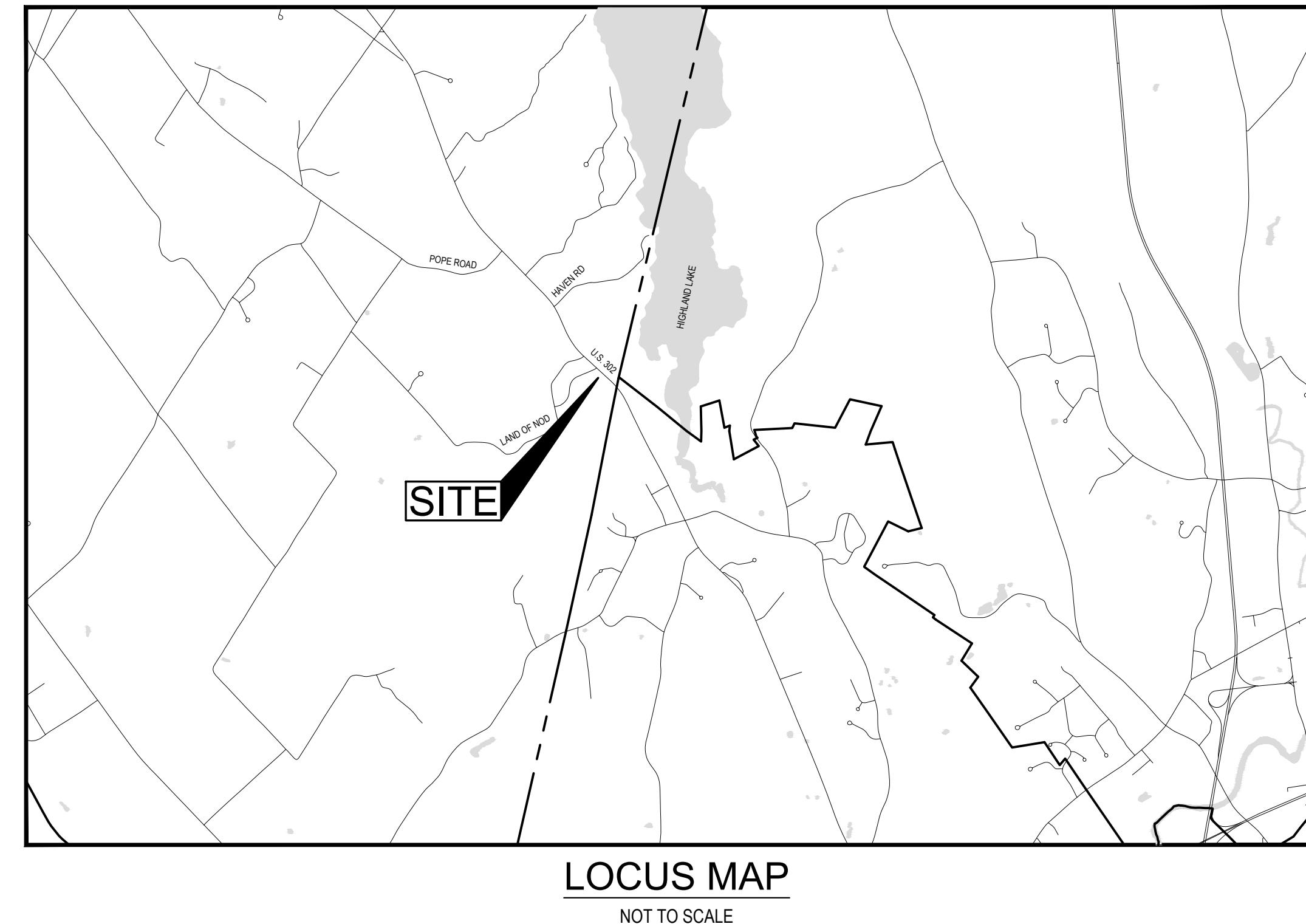


4 ROOSEVELT TRAIL SITE REDEVELOPMENT

4 ROOSEVELT TRAIL, WINDHAM, MAINE
JULY, 2025



DRAWING LIST

- C001 COVER SHEET
- SURVEY PLAN
- C100 OVERALL EXISTING CONDITIONS PLAN
- C101 EXISTING CONDITIONS PLAN
- C102 OVERALL PROPOSED SITE PLAN
- C103 PROPOSED SITE PLAN
- C104 PROPOSED GRADING PLAN
- C105 PRE-DEVELOPED DRAINAGE AREA MAP
- C106 POST-DEVELOPED DRAINAGE AREA MAP
- C200 SITE DETAILS
- C201 SITE DETAILS
- C300 EROSION CONTROL DETAILS
- LANDSCAPE PLANS
- 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

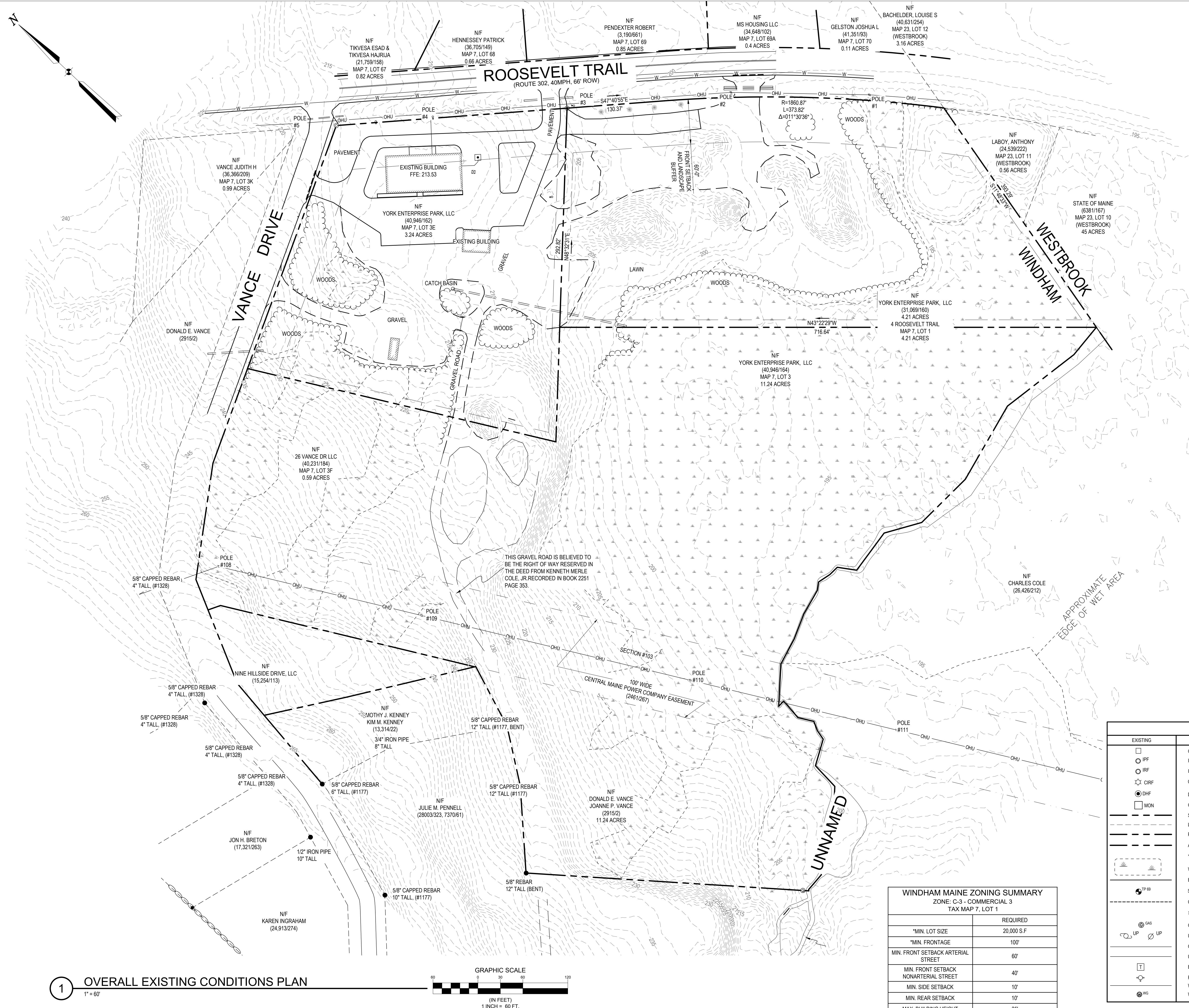
NUMBER	ISSUED		
	DESCRIPTION	BY	DATE
A	SKETCH PLAN REVIEW	ED	4/7/2025
B	ADDED OVERALL PLANS	ED	4/23/2025
C	RESPONSE TO TOWN COMMENTS	ED	6/23/2025
D	RESPONSE TO COMMENTS	ED	7/15/2025

SHEET TITLE:

COVER SHEET

DESIGNED BY: BVD
DRAWN BY: BVD
DATE: 4/7/2025
PROJECT NUMBER: 23-151

C001

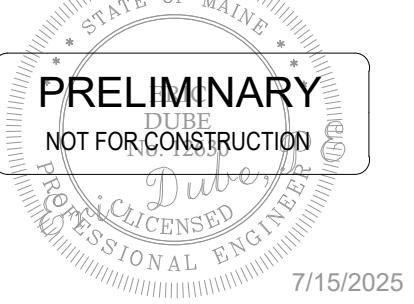




TRILLIUM
ENGINEERING GROUP
189 MAIN STREET SUITE 200
YARMOUTH, ME 04096

CLIENT:
YORK ENTERPRISE
PARK, LLC.

15 RU-BEE RIDGE ROAD
WINDHAM, ME 04062



7/15/2025

4 ROOSEVELT TRAIL SITE REDEVELOPMENT

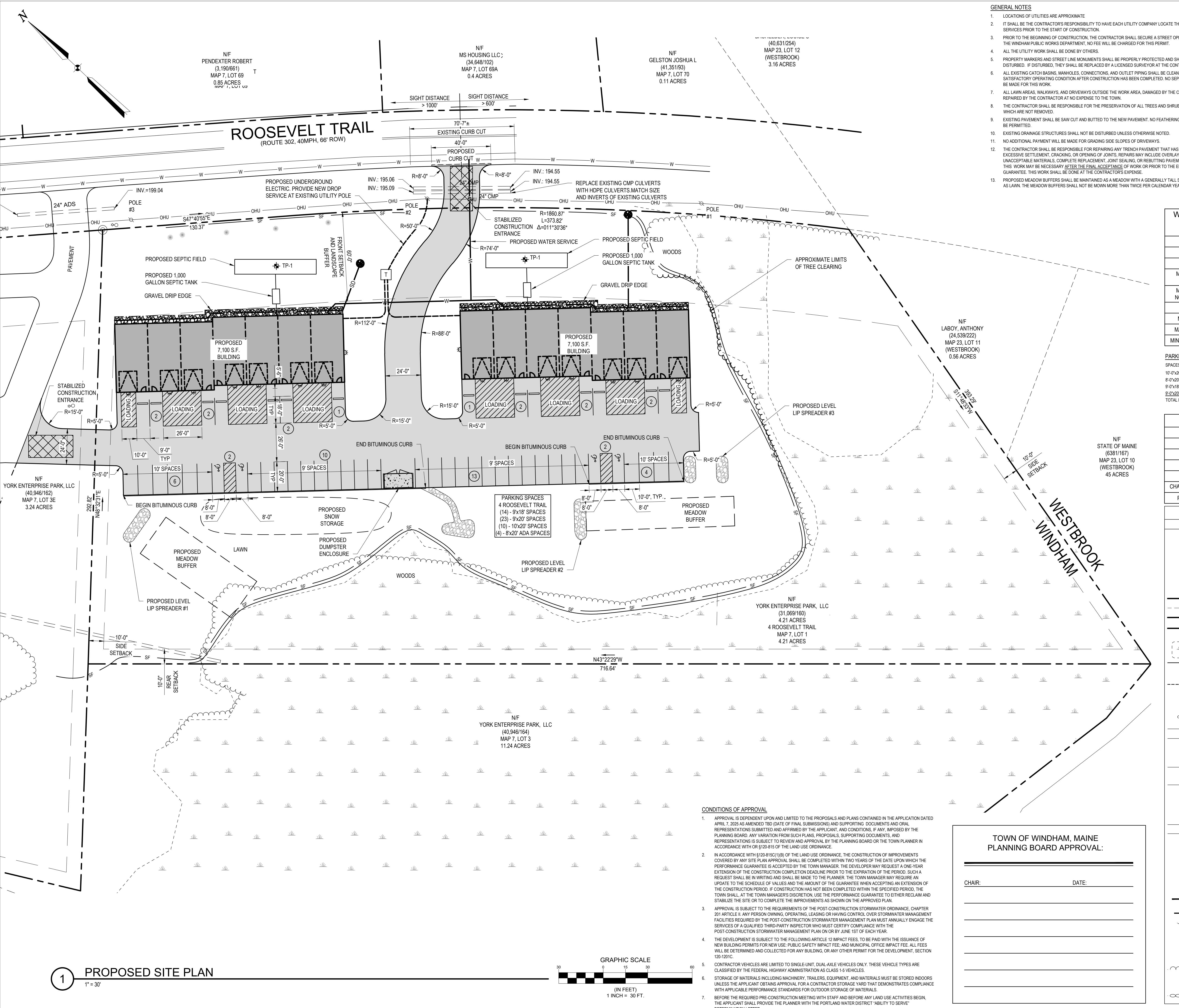
ISSUED

SHEET TITLE:

PROPOSED SITE PLAN

DESIGNED BY: BVD
DRAWN BY: BVD
DATE: 4/27/2025
PROJECT NUMBER: 23-151

C103





4 ROOSEVELT TRAIL SITE REDEVELOPMENT

4 ROOSEVELT TRAIL
WINDHAM, ME 04062

ISSUED

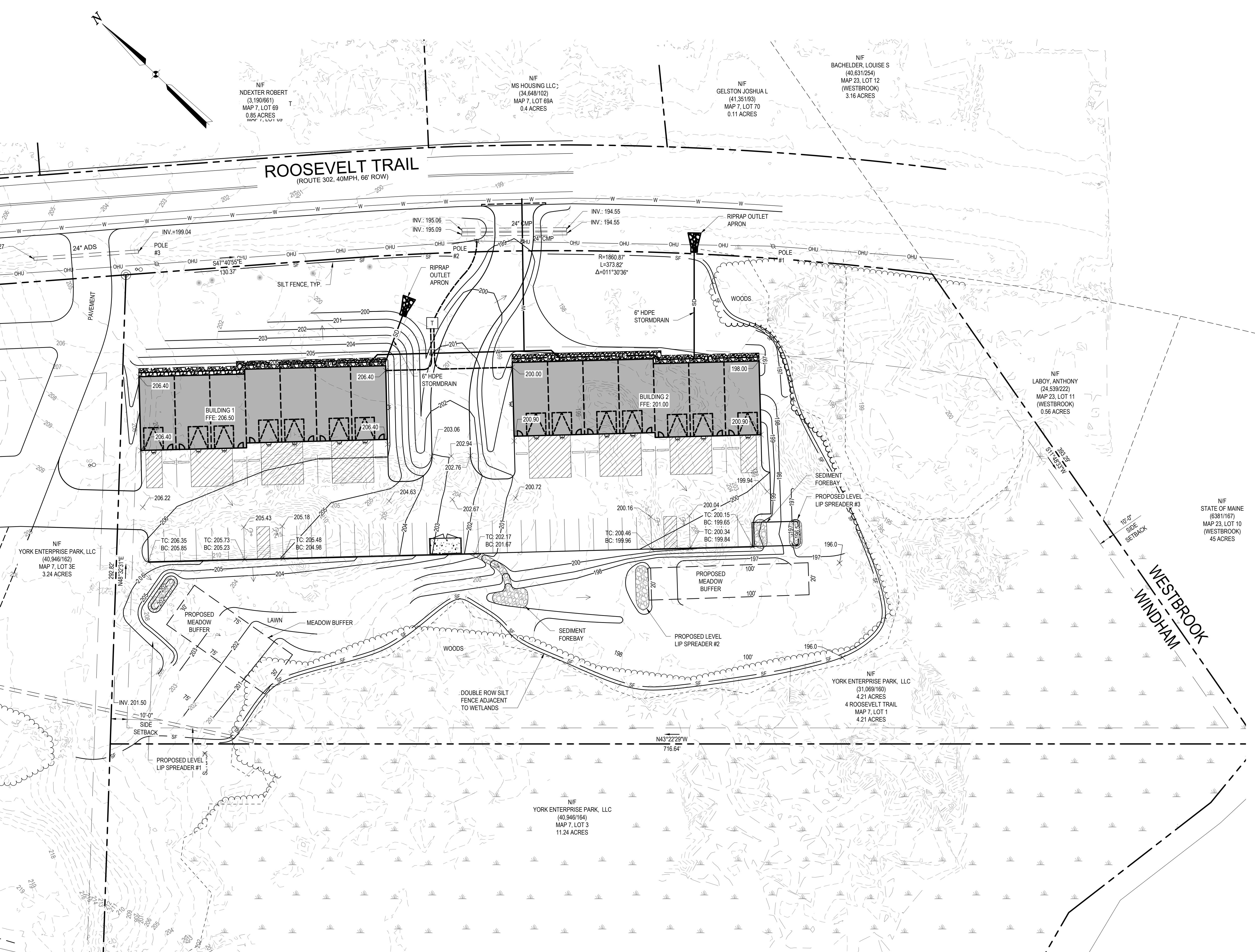
NUMBER	DESCRIPTION	BY
A	SKETCH PLAN REVIEW	DATE 4/7/2025
B	ADDED OVERALL PLANS	ED 4/23/2025
C	RESPONSE TO TOWN COMMENTS	ED 6/23/2025
D	RESPONSE TO COMMENTS	ED 7/15/2025

SHEET TITLE:

PROPOSED GRADING PLAN

DESIGNED BY: BVD
DRAWN BY: BVD
DATE: 4/7/2025
PROJECT NUMBER: 23-351

C104



1 PROPOSED GRADING PLAN

1

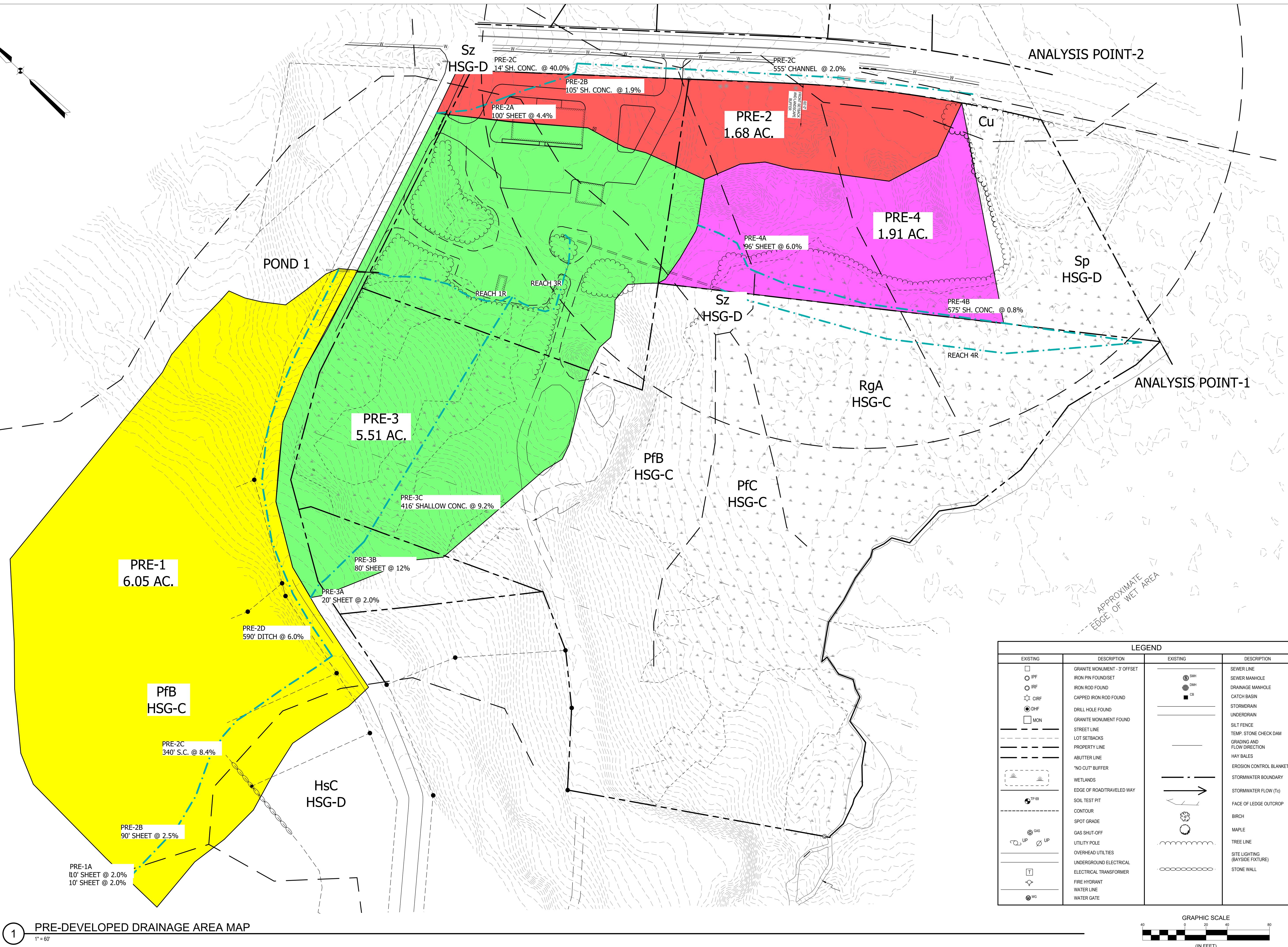
1

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

EXISTING	DESCRIPTION	PROPOSED
□	GRANITE MONUMENT - 3' OFFSET	■ IPS
○	IRON PIN FOUND SET	○ IPS
○	IRON ROD FOUND	
△	CAPPED IRON ROD FOUND	
●	DRILL HOLE FOUND	
□	GRANITE MONUMENT FOUND	
—	STREET LINE	
—	LOT SETBACKS	
—	PROPERTY LINE	
—	ABUTTER LINE	
—	“NO CUT” BUFFER	
—	WETLANDS	
—	EDGE OF ROAD/TRAVELED WAY	
—	SOIL TEST PIT	
—	CONTOUR	
—	SPOT GRADE	
○	GAS SHUT-OFF	
○	UTILITY POLE	
—	OVERHEAD UTILITIES	
—	UNDERGROUND ELECTRICAL	
—	ELECTRICAL TRANSFORMER	
—	FIRE HYDRANT	
—	WATER LINE	
—	WATER GATE	
—	SEWER LINE	
—	SEWER MANHOLE	
—	DRAINAGE MANHOLE	
—	CATCH BASIN	
—	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	

4 ROOSEVELT TRAIL SITE REDEVELOPMENT

4 ROOSEVELT TRAIL
WINDHAM, ME 04062



NUMBER	ISSUED		DATE
	DESCRIPTION	BY	
A	SKETCH PLAN REVIEW	ED	4/7/2025
B	ADDED OVERALL PLANS	ED	4/23/2025
C	RESPONSE TO TOWN COMMENTS	ED	6/23/2025
D	RESPONSE TO COMMENTS	ED	7/15/2025

PRE-DEVELOPED DRAINAGE AREA MAP

DESIGNED BY: BVD
 DRAWN BY: BVD
 DATE: 4/7/2025
 PROJECT NUMBER: 23-151

C105

4 ROOSEVELT TRAIL SITE REDEVELOPMENT

4 ROOSEVELT TRAIL
WINDHAM, ME 04062

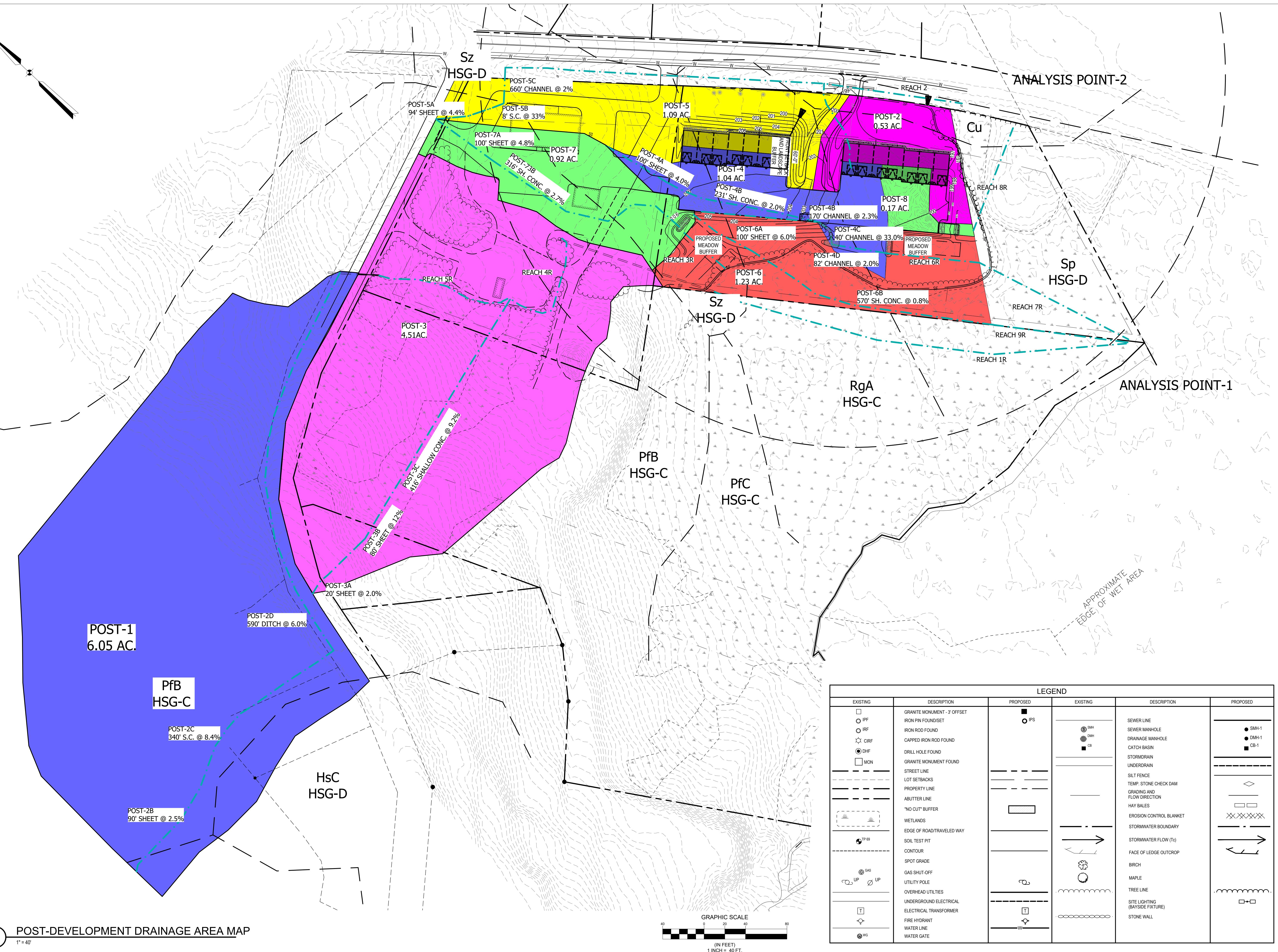
NUMBER	ISSUED		DATE
	DESCRIPTION	BY	
A	SKETCH PLAN REVIEW	ED	4/7/2025
B	ADDED OVERALL PLANS	ED	4/23/2025
C	RESPONSE TO TOWN COMMENTS	ED	6/23/2025
D	RESPONSE TO COMMENTS	ED	7/15/2025

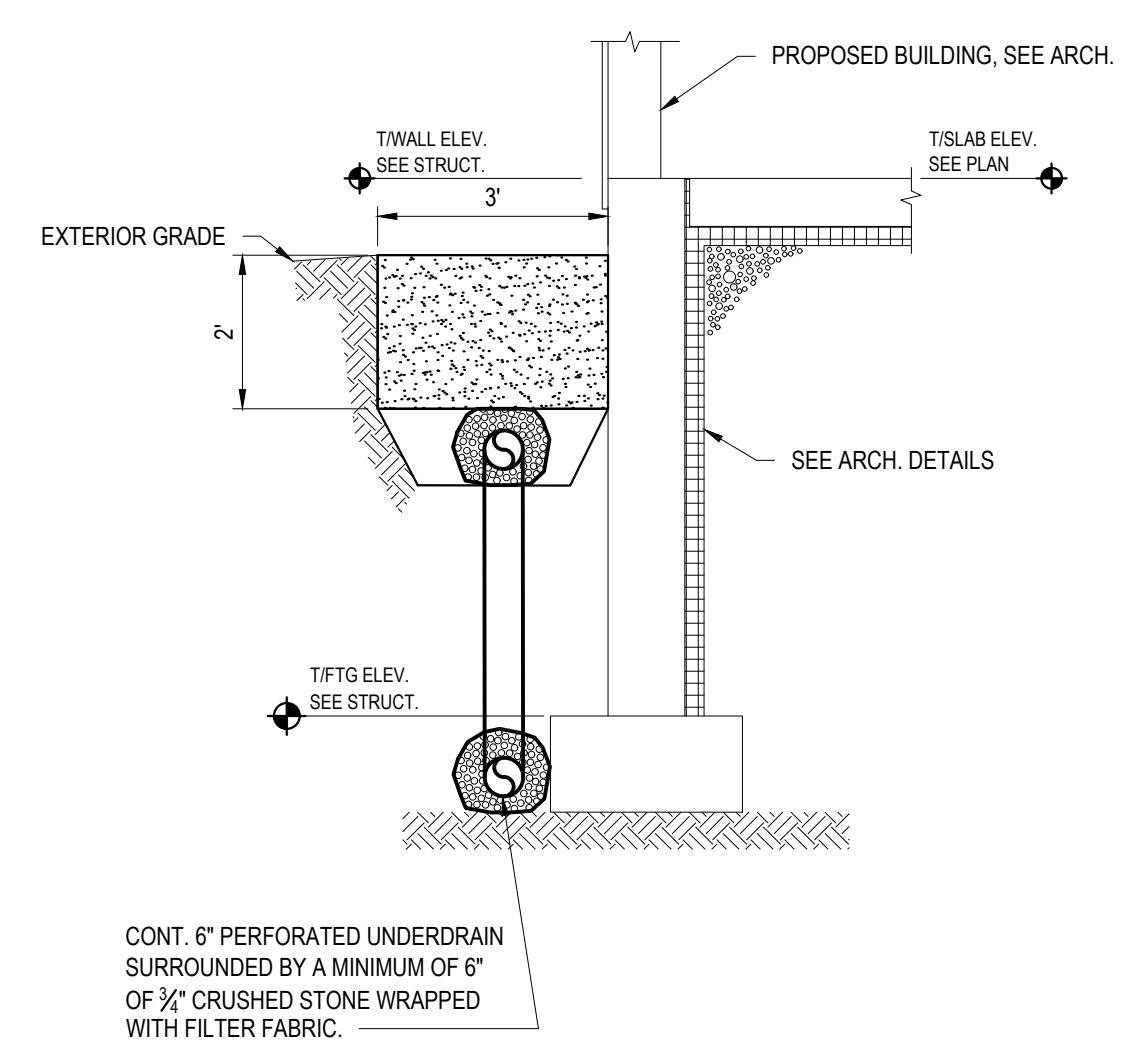
SHEET TITLE:

POST-DEVELOPED
DRAINAGE AREA
MAP

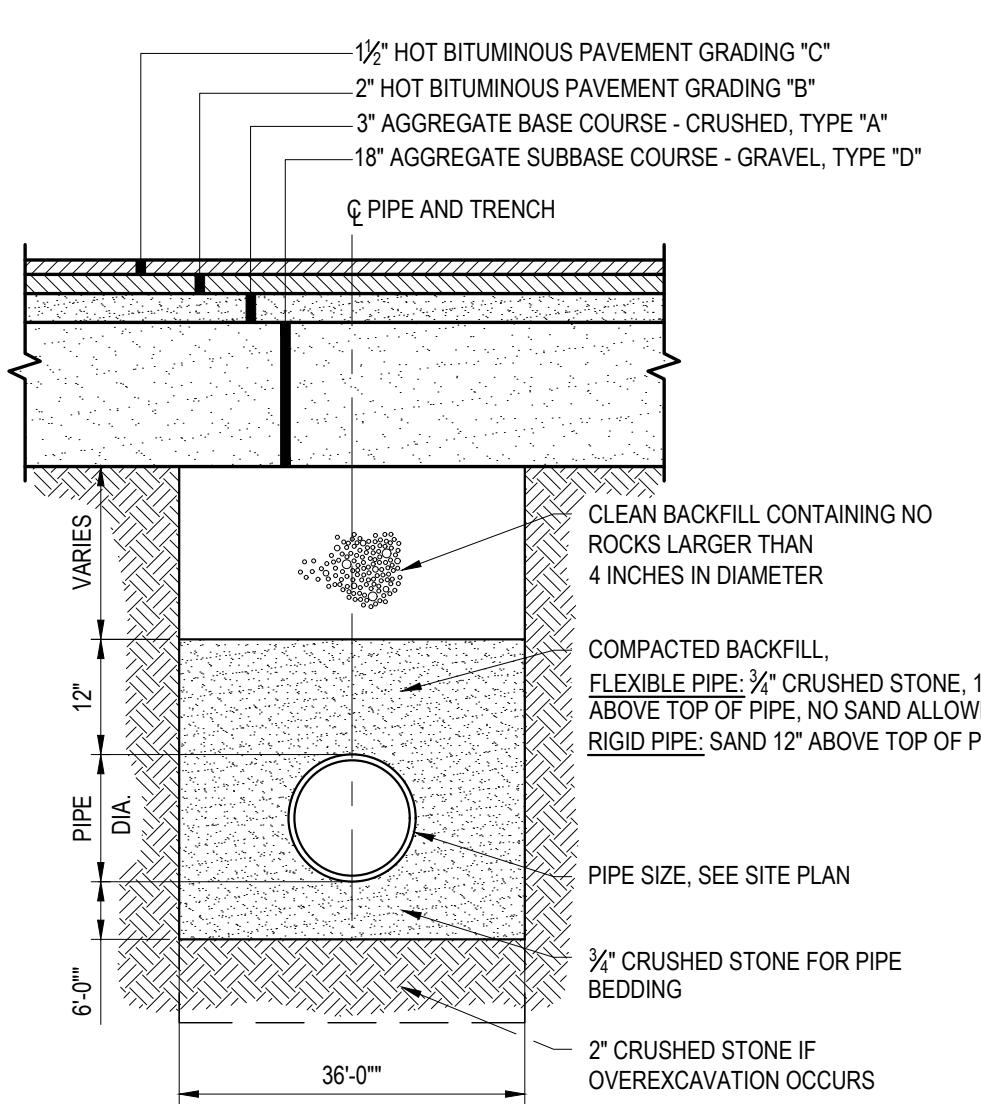
DESIGNED BY: BVD
DRAWN BY: BVD
DATE: 4/7/2025
PROJECT NUMBER: 23-151

C106



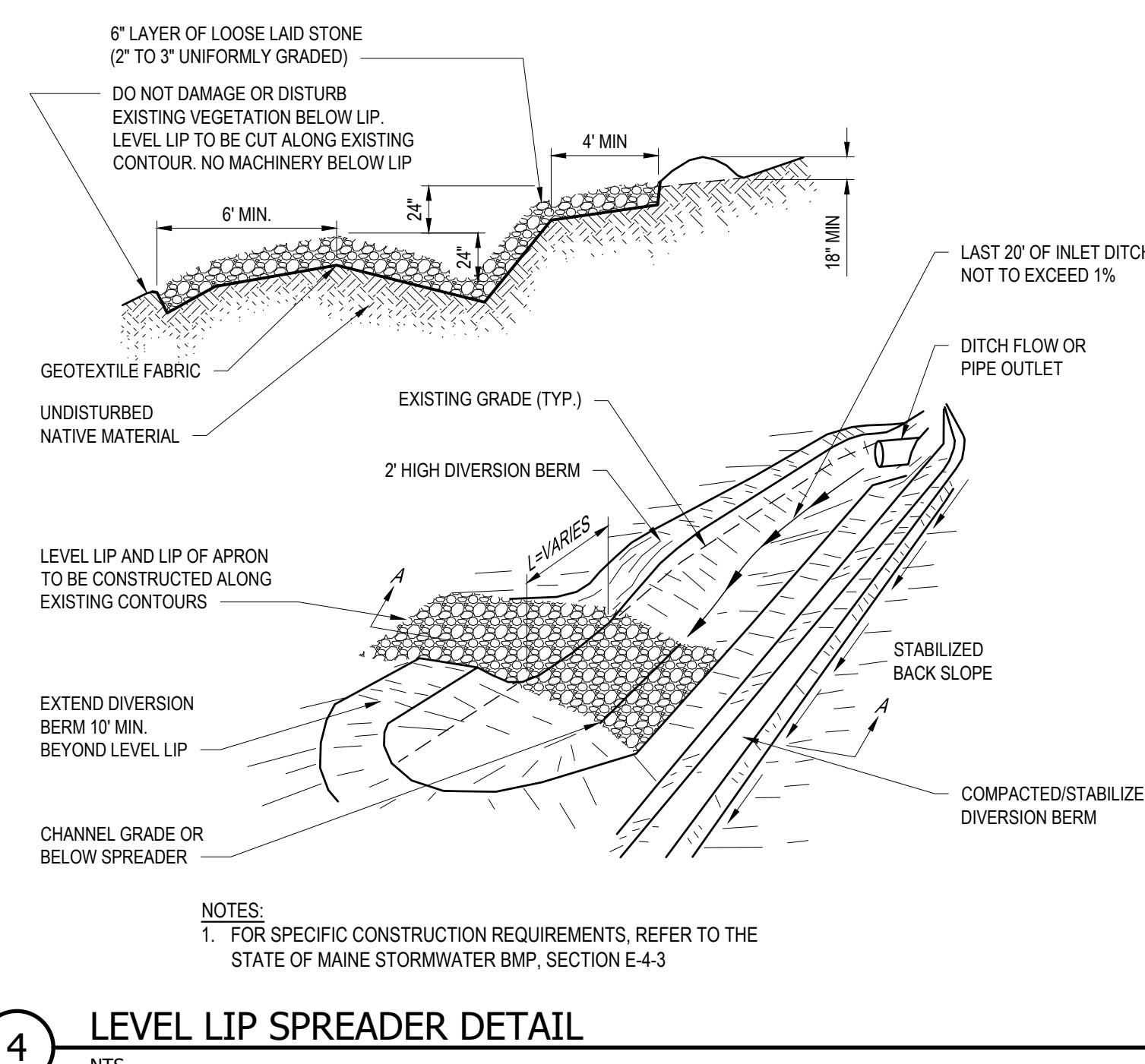
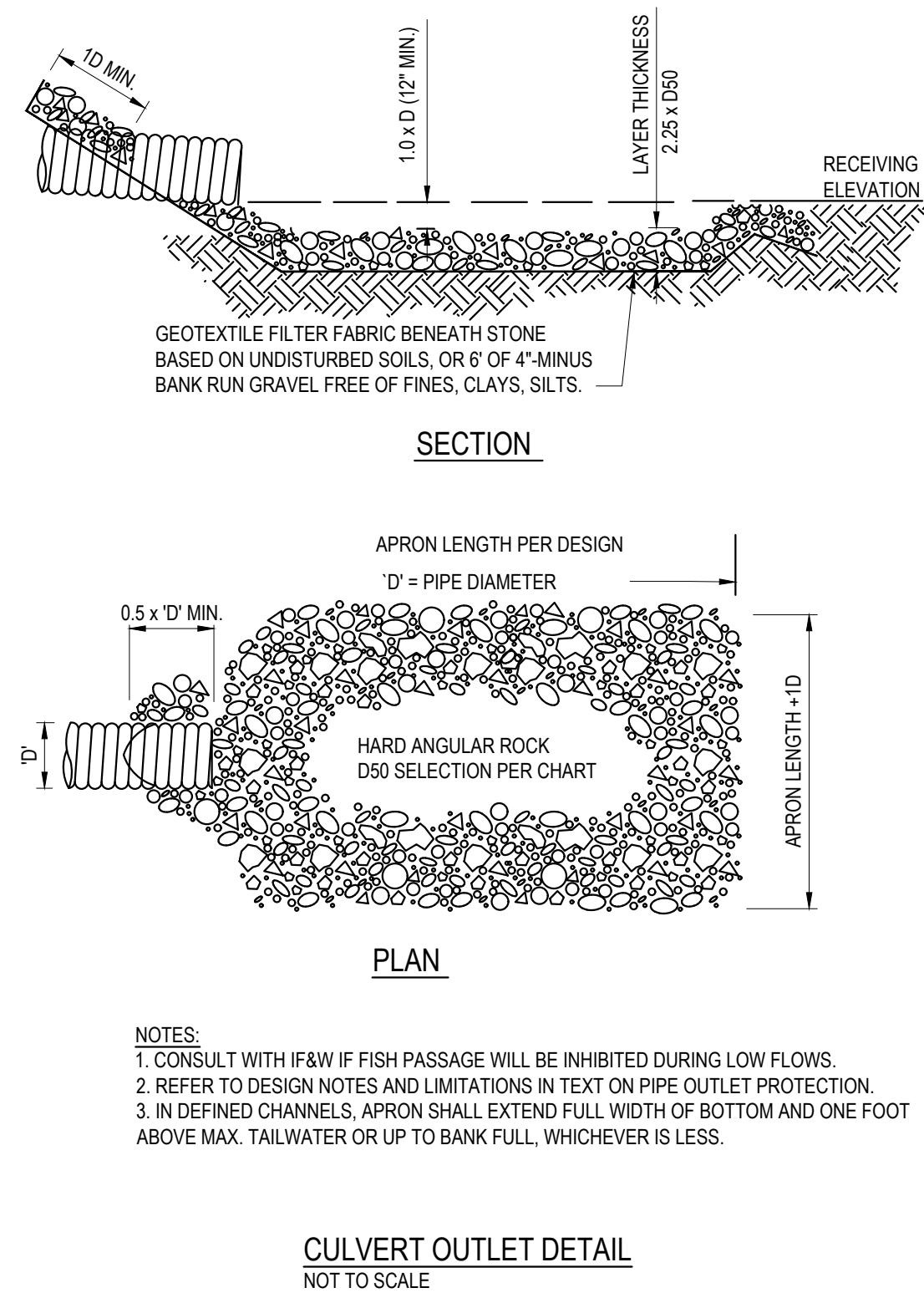
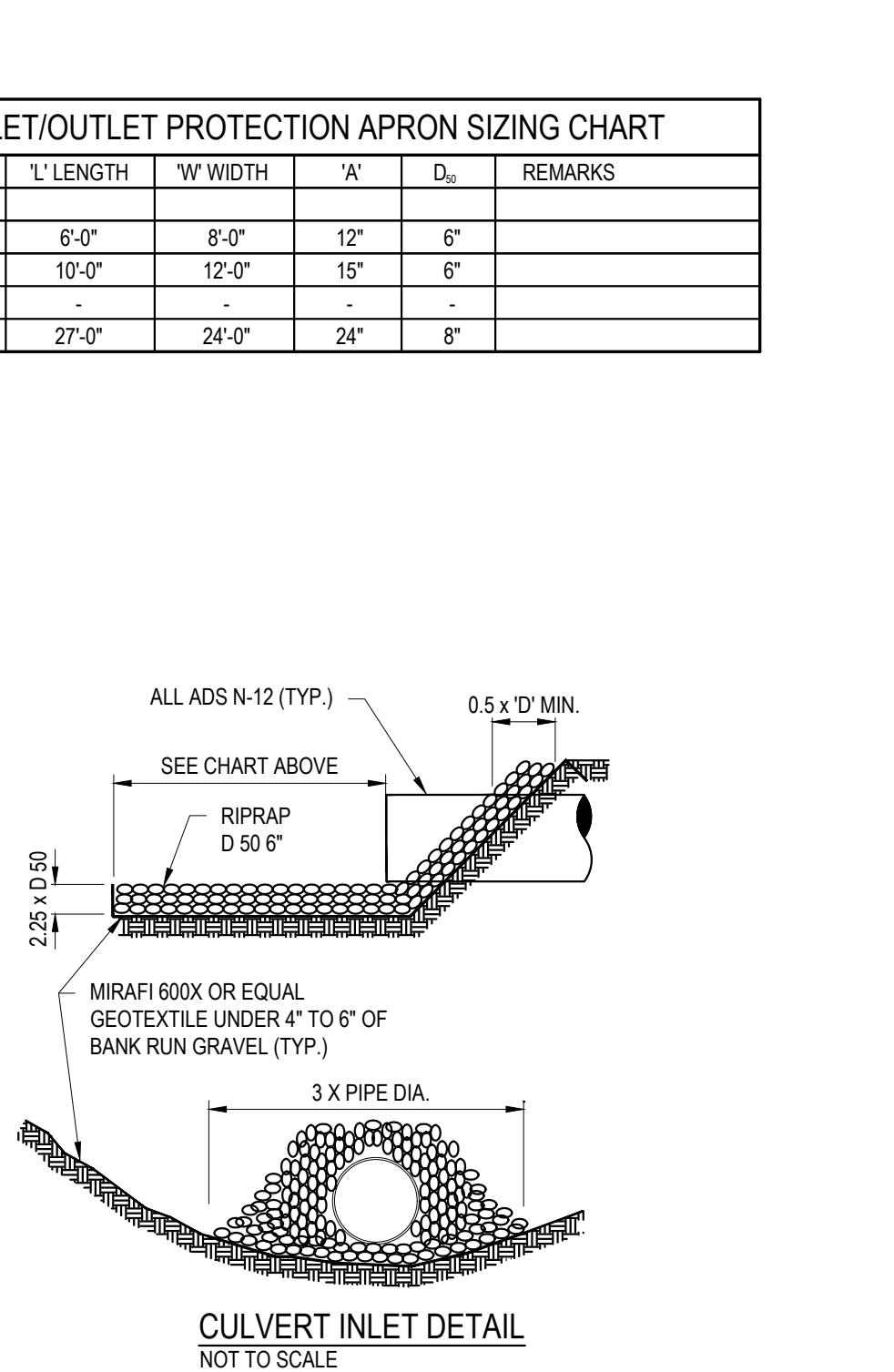


1 TYPICAL DRIP EDGE DETAIL
NTS

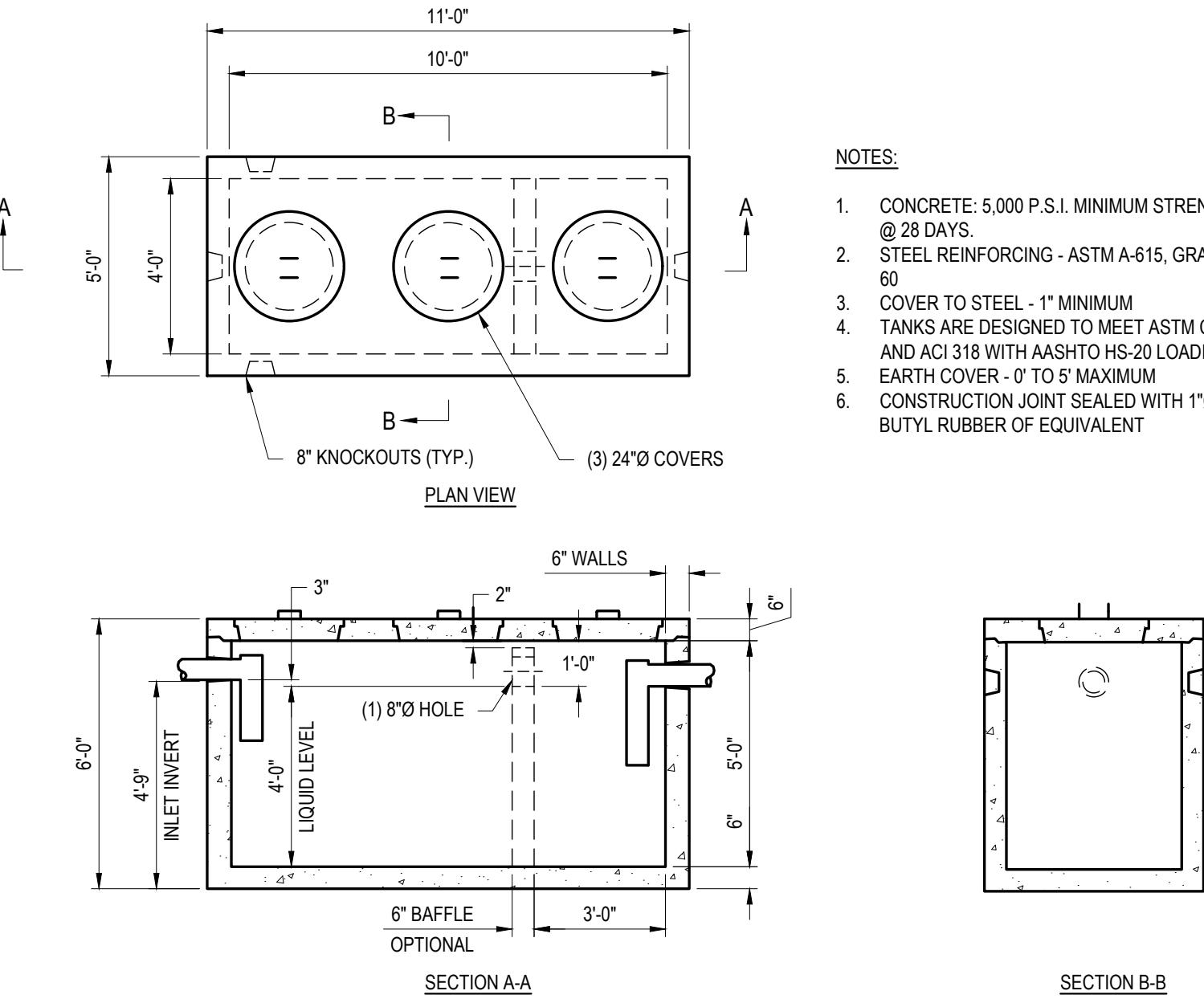


2 TYPICAL UNDERGROUND PIPE TRENCH SECTION
NTS

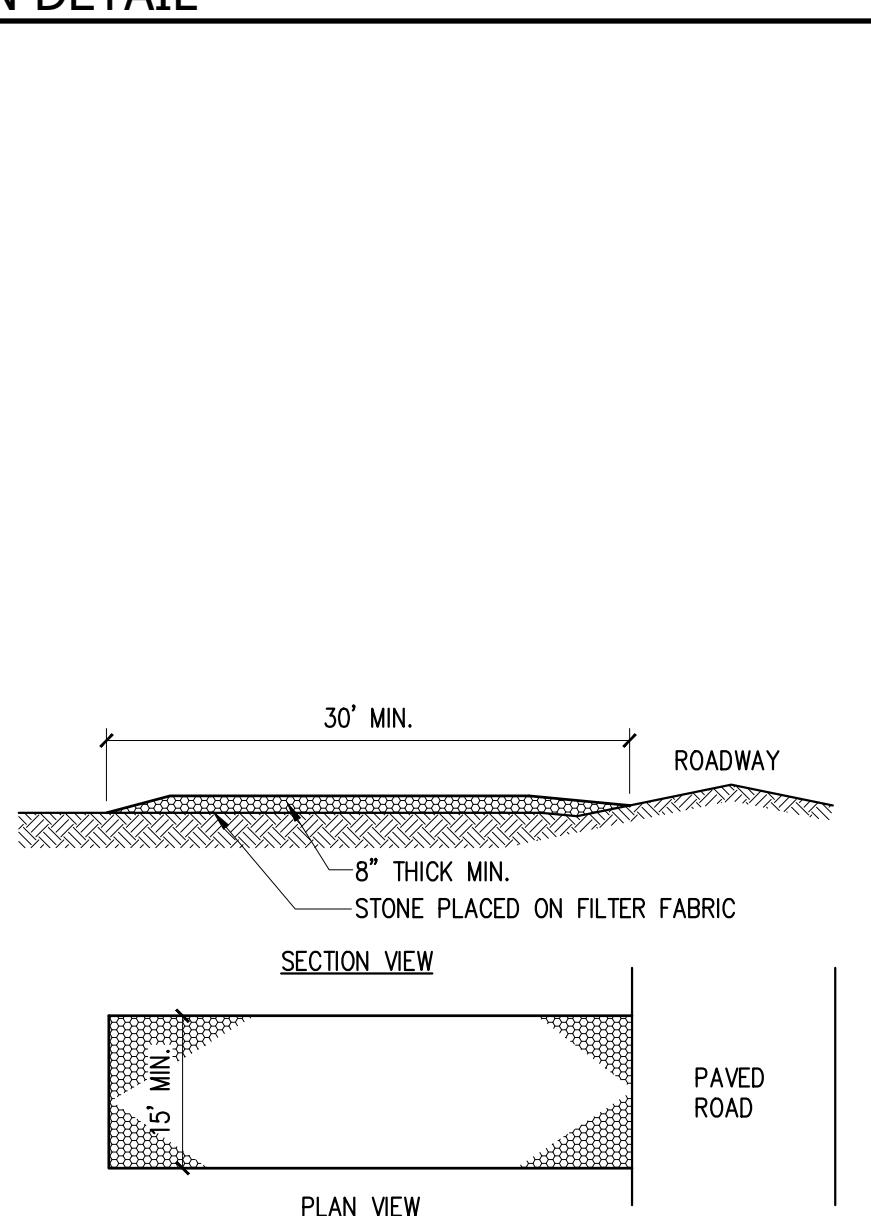
INLET/OUTLET PROTECTION APRON SIZING CHART					
DIAMETER	L' LENGTH	W' WIDTH	A'	D _o	REMARKS
12" / 15"	6'-0"	8'-0"	12"	6"	
18"	10'-0"	12'-0"	15"	6"	
24"	-	-	-	-	
36"	27'-0"	24'-0"	24"	8"	



4 LEVEL LIP SPREADER DETAIL
NTS



5 SEPTIC TANK DETAIL
NTS



6 STABILIZED CONSTRUCTION ENTRANCE
NTS

4 ROOSEVELT TRAIL SITE REDEVELOPMENT

NUMBER	ISSUED		
	DESCRIPTION	DATE	BY
A	SKETCH PLAN REVIEW	4/7/2025	ED
B	ADDED OVERLAIN PLANS	4/23/2025	ED
C	RESPONSE TO TOWN COMMENTS	6/23/2025	ED
D	RESPONSE TO COMMENTS	7/15/2025	ED

SHEET TITLE:

SITE DETAILS

DESIGNED BY:	BVD
DRAWN BY:	BVD
DATE:	4/7/2025
PROJECT NUMBER:	23-151

C201

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 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 DOWNGRADING 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.

2.4. 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.

2.5. 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.

2.6. 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 EROSION 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 SLOPES AND IN AREAS AS LOCATED ON THE PLANS TO PROTECT AGAINST ANY CONSTRUCTION RELATED EROSION. IMMEDIATELY FOLLOWING CONSTRUCTION OF CULVERTS AND SWALES, RIPRAP 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 THAN 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. SEADED WITH CONSERVATION MIX AND MULCHED IMMEDIATELY.
- C. INSTALL SILT FENCE AROUND STOCKPILE 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. SEADED 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 16.4 LBS/1000 SQ.FT WILL BE APPLIED. BROADCAST SEEDING AT THE FOLLOWING RATES:

LAWS
KENTUCKY BLUEGRASS 0.46 LBS/1000 SF.
CREEPING RED FESCUE 0.46 LBS/1000 SF.
TALL FESCUE 0.46 LBS/1000 SF.

3. AN AREA SHALL BE MULCHED IMMEDIATELY AFTER IT HAS BEEN SEED. 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 SEDED 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 SUCCESSE.

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 BAILE 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 BAILE BARRIERS PROVE TO BE INEFFECTIVE, THE CONTRACTOR SHALL INSTALL SILT FENCE BEHIND THE HAY BAILE.

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 RESEED AS NEEDED. EXPOSED AREAS WILL BE RESEED AS NEEDED UNTIL THE AREA HAS ATTAINED 100% GROWTH RATE. PROVIDE PERMANENT RIPRAP FOR SLOPES IN EXCESS OF 3:1 AND WITHIN 25' OF DRAINAGE COURSE.

MAINTENANCE AFTER CONSTRUCTION

1. LONG-TERM PROVISIONS FOR PERMANENT MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL FACILITIES AFTER ACCEPTANCE OF THE PROJECT (85% GRASS CATCH) - NECESSARY REPAIRS SHALL BE MADE TO CORRECT UNDERRUNNING 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 CLEARED, 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 DEDICATED TO THE OWNER, TOWN AND DEPARTMENT.

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.

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 SLOPES AND IN AREAS AS LOCATED ON THE PLANS TO PROTECT AGAINST ANY CONSTRUCTION RELATED EROSION. IMMEDIATELY FOLLOWING CONSTRUCTION OF CULVERTS AND SWALES, RIPRAP 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 THAN 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. SEADED WITH CONSERVATION MIX AND MULCHED IMMEDIATELY.

- C. INSTALL SILT FENCE AROUND STOCKPILE 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. SEADED 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.

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 OR STABILIZED OR HAY OR 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 OCTOBER 15 AND APRIL 15, 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 STABILIZED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. THE CONTRACTOR MAY USE THE EXPOSED AREA TO SPREAD LOAM OR FINAL GRADED SURFACE. THE EXPOSED AREA MAY BE DORMANT SEEDED AT A RATE OF 12 TONS PER ACRE. THE CONTRACTOR SHALL SECURE THE EXPOSED AREA WITH STAPLES OR TACKING. CONSTRUCTION CONTINUES DURING THE WINTER. WHETHER ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE 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 15 THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.

9. BETWEEN THE DATES 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 RAINFALLS, 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 UNDERRUNNING 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 CLEARED, AND REPAIRED BY 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 DEDICATED TO THE OWNER, TOWN AND DEPARTMENT.

2. SHORT-TERM SEDIMENTATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAN

YORK ENTERPRISE PARK, LLC

4 ROOSEVELT TRAIL

WINDHAM, MAINE

VICINITY MAP	APPLICABLE CODES	BUILDING TEAM	SCOPE OF WORK	SHEET INDEX	
				TITLE & NOTES	PLANS
	<p>NFPA 1 - FIRE PREVENTION CODE 2018 NFPA 101 - LIFE SAFETY CODE 2018</p> <p>MAINE UNIFORM BUILDING AND ENERGY CODE MUBEC APPLIES TO ALL TOWNS WITHIN THE STATE OF MAINE (MAINE UNIFORM BUILDING CODE OR MAINE UNIFORM ENERGY CODE, SEE CHAPTER 1 BELOW).</p> <p>MUBEC IS MADE UP OF THE FOLLOWING CODES AND STANDARDS:</p> <ul style="list-style-type: none"> 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) 2015 INTERNATIONAL BUILDING CODE (IBC) 2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC) 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) <p>THE FOLLOWING STANDARDS ARE ALSO ADOPTED AS PART OF THE MUBEC, AND ARE MANDATORY.</p> <p>THE AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR-CONDITIONING ENGINEERS (ASHRAE) STANDARDS:</p> <ul style="list-style-type: none"> 62.1 - 2013 (VENTILATION FOR ACCEPTABLE INDOOR AIR QUALITY) 62.2 - 2013 (VENTILATION AND ACCEPTABLE INDOOR AIR QUALITY IN LOW-RISE RESIDENTIAL BUILDINGS) 90.1 - 2013 (ENERGY STANDARD FOR BUILDINGS EXCEPT LOW-RISE RESIDENTIAL BUILDINGS) EDITIONS WITHOUT ADDENDA. E-1465-2008, STANDARD PRACTICE FOR RADON CONTROL OPTIONS FOR THE DESIGN AND CONSTRUCTION OF NEW LOW-RISE RESIDENTIAL BUILDINGS. <p>MAINE HAS ADOPTED THESE NATIONAL MODEL CODES AND STANDARDS WITH AMENDMENTS. THE AMENDMENTS ARE LISTED IN RULE CHAPTERS 1-6 BELOW.</p> <ul style="list-style-type: none"> CHAPTER 1 - ADMINISTRATION CHAPTER 2 - THIRD PARTY INSPECTORS CHAPTER 3 - IBC INTERNATIONAL BUILDING CODE CHAPTER 4 - IEBC INTERNATIONAL EXISTING BUILDING CODE CHAPTER 5 - IRC INTERNATIONAL RESIDENTIAL BUILDING CODE CHAPTER 6 - IECC INTERNATIONAL ENERGY CONSERVATION CODE <p>THE FOLLOWING ARE LETTERS OF CONFLICT RESOLUTION FROM THE TECHNICAL CODES AND STANDARDS BOARD:</p> <ul style="list-style-type: none"> JULY 18, 2018: 2015 IBC SECTION 903.2.8 AND 2009 NFPA CONFLICT_072018 	<p>OWNER: OCTAGON CLEANING AND RESTORATION ROBERT YORK P.O. BOX 172 WINDHAM, MAINE 04082</p> <p>ARCHITECT: WHIPPLE CALLENDER ARCHITECTS JOE DELANEY, PRINCIPAL IN CHARGE PO BOX 1276 PORTLAND, ME 04104 207-775-2696</p> <p>CIVIL & STRUCTURAL ENGINEER: TRILLIUM ENGINEERING GROUP ERIC DUBE, PRINCIPAL IN CHARGE 189 MAIN ST SUITE 200 YARMOUTH, MAINE 04096 207-307-0872</p>	<p>NEW CONTRACTOR SERVICES TENANT SPACES LOCATED IN TWO NEW 7,107 SF METAL BUILDINGS, SLAB ON GRADE</p> <p>NEW PAVED PARKING AREA</p> <p>NEW ELECTRICAL SERVICES</p> <p>NEW SANITARY SYSTEM</p> <p>NEW MECHANICAL SYSTEMS</p> <p>NEW SITE DESIGN</p> <p>NEW STORMWATER CONTROLS</p>	<p>A0.1 TITLE SHEET A0.2 GENERAL NOTES</p> <p>A1.1 FIRST FLOOR PLAN A1.2 FOUNDATION AND ROOF PLAN</p> <p>A2.1 ELEVATIONS</p> <p>A3.1 SECTIONS</p> <p>A9.1 3D VIEWS</p>	
<p>THERMAL ENVELOPE REQUIREMENTS PER IECC 2021 FOR CLIMATE ZONE 6</p> <p>ROOFS</p> <ul style="list-style-type: none"> INSULATION ENTIRELY ABOVE ROOF DECK: R-30 ci METAL BUILDINGS R-25+R-11 LS ATTIC & OTHER ROOF R-VALUE: 49 <p>WALLS ABOVE GRADE</p> <ul style="list-style-type: none"> WOOD FRAME WALL: R-13 + R-7.5 ci OR R-20 + R-3.8 ci METAL BUILDING: R-13 + R-14 ci METAL FRAMED: R-13 + R-12.5 ci MASS: R-13.3 ci (R-15.2 ci RESIDENTIAL USES) <p>WALLS, BELOW GRADE</p> <ul style="list-style-type: none"> BELOW-GRADE WALL: R-10 ci <p>FLOORS</p> <ul style="list-style-type: none"> JOIST/FRAMING FLOOR: R-VALUE 38 MASS: R-16.7 ci <p>SLAB-ON-GRADE FLOORS</p> <ul style="list-style-type: none"> UNHEATED: R-20 FOR 24" BELOW GRADE HEATED SLAB R-VALUE R-15 FOR 36" BELOW + R-5 FULL SLAB (R-20 FOR 48" + R-5 FULL SLAB FOR RESIDENTIAL USES) <p>OPAQUE DOORS</p> <ul style="list-style-type: none"> NON SWINGING DOORS U-0.31 SWINGING DOORS U-0.37 GARAGE DOOR <14% GLAZING U-0.31 	<p>PROJECT DATA</p> <p>MAP: 7 LOT: 1 ZONING: C-3 COMMERCIAL 3 FRONT YARD SET BACK 60' (15' LANDSCAPE BUFFER) SIDE YARD SET BACK 10' REAR YARD SET BACK 10' MAX. BLDG. HT.: 45' FEET RESIDENTIAL/ NO LIMIT COMMERCIAL</p> <p>SITE AREA: 4.21 ACRES (MIN. 20,000 SF FOR COMMERCIAL)</p> <p>BLDG USE: CONTRACTOR SERVICES OCC. GROUP: STORAGE CONST. TYPE: IBC: 2015 NFPA: 2015 CLIMATE ZONE: 6A FIRE SPRINKLERS: YES PUBLIC WATER AND SEWER</p> <p>LIVE LOAD: ASSEMBLY AREAS = 100 PSF LOBBIES & CORRIDORS = 100 PSF DECKS = 100 PSF OFFICES = 50 PSF</p>				

YORK ENTERPRISE PARK, LLC

4 ROOSEVELT TRAIL, WINDHAM, MAINE

WHIPPLE
CALLENDER
ARCHITECTS

136 PLEASANT AVE.
PORTLAND, ME 04103
P 207.775.2696
F 207.775.3631
www.whipplecallender.com

TITLE SHEET

A0.1

WINDHAM PLANNING SUBMITTAL 6.23.25

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF WHIPPLE CALLENDER ARCHITECTS.
IT SHALL NOT BE USED FOR ANY OTHER PURPOSE THAT FOR WHICH IT IS SPECIFICALLY FURNISHED

LEGEND

MATERIALS

	GRAVEL
	CONCRETE MASONRY UNIT
	BRICK
	CONCRETE
	EARTH
	STEEL
	WOOD GRAIN
	WOOD FRAMING
	WOOD BLOCKING
	PLYWOOD
	GYPSUM WALL BOARD
	BATT INSULATION
	RIGID INSULATION
	MINERAL WOOL INSULATION

ABBREVIATIONS

AB	ANCHOR BOLT	LAB	LABORATORY
AB	AIR BARRIER	LAM	LAMINATED(ED)
AC	AIR CONDITIONING	LAV	LAVATORY
ADDL	ADDITIONAL	LB	POUND(S)
ADJ	ADJUSTABLE	LCC	LEAD COATED COPPER
AFF	ABOVE FINISHED FLOOR	LF	LINEAR FOOT
AH	AIR HANDLER	LH	LEFT HAND
AIB	AIR INFILTRATION BARRIER	LOC'N	LOCATION
ALT	ALUMINUM	LW	LIGHTWEIGHT (CMU)
ALUM	ALUMINUM	MS	MASONRY
AOR	AREA OF REFUGE	MATL	MATERIAL
APPROX	APPROXIMATE	MAX	MAXIMUM
ARCH	ARCHITECT(URAL)	MC	MEDICINE CABINET
ARND	AROUND	MCWF	MULTICOLOR WALL FINISH
AWP	ACOUSTICAL WALL PANEL	MDO	MEDIUM DENSITY OVERLAY
BD	BOARD	MECH	MECHANICAL
BF	BARRIER FREE	MED	MEDIUM
BIT	BITUMINOUS	MF	MEMBRANE FLASHING
BLDG	BUILDING	MFR	MANUFACTURER
BLKG	BLOCKING	MH	MANHOLE
BM	BENCHMARK	MIN	MINIMUM
BOT	BOTTOM	MISC	MISCELLANEOUS
BO	BOTTOM OF	MLDG	MOULDING
BRK	BRICK	MO	MASONRY OPENING
BRG	BEARING	MR	MOISTURE RESISTANT
B/S	BRICK SHELF	MRGB	MOISTURE RESISTANT GYPSUM BOARD
BSMT	BASEMENT	MS	MOP SINK
C,CRS	COURSE	MSF	METAL STUD FRAMING
CAB	CABINET	MTL	METAL
CB	CATCH BASIN	N	NORTH
CC	CATWALK CENTER	NA	NOT APPLICABLE
CF	CUBIC FOOT	NIC	NOT IN CONTRACT
CFMF	COLD FORMED METAL FRAMING	NO	NUMBER
CJ	CONTROL JOINT	NOM	NOMINAL
CL	CENTER LINE	NRC	NOISE REDUCTION COEFFICIENT
CLG	CEILING	NTS	NOT TO SCALE
CLR	CLEAR	O/	OVER
CMT	CERAMIC MOSAIC TILE	OC	ON CENTER
CMU	CONCRETE MASONRY UNIT	OD	OUTSIDE DIAMETER
CO	CLEAN-OUT	OFS	OVERFLOW SCUPPER
COL	COLUMN	OP	OPAQUE
CONC	CONCRETE	OPH	OVERHEAD
CONC'	COURED CONCRETE	OPNG	OPENING
CONT'	CONTINUOUS OR CONTINUE	OPP	OPPOSITE
CONTR	CONTRACTOR	OPS	OPERABLE PANEL SYSTEM
CPT	CARPET	P,PTD	PAINT
CS	COUNTERSINK	PC	PRECAST CONC.
CSMT	CASEMENT	PERF	PERFORATED
CT	CERAMIC TILE	PERIM	PERIMETER
CWT	CERAMIC WALL TILE	PRKG	PARKING
CUH	CABINET UNIT HEATER	PL	PLATE
CY	CUBIC YARD	PLAM	PLASTIC LAMINATE
DBL	DOUBLE	PLYWD	PLYWOOD
DC	DISPLAY CASE	PSF	POUNDS PER SQUARE FOOT
DEMO	DEMOLISH, DEMOLITION	PSI	POUNDS PER SQUARE INCH
DF	DRINKING FOUNTAIN	PT	PRESSURE-TREATED
DIA, DIAM	DIAMETER	PTD	PAPER TOWEL DISPENSER
DIM	DIMENSION	PTN	PARTITION
DIV	DIVISION	PVC	POLYVINYL CHLORIDE
DMP	DEMOUNTABLE PARTITION	PVMT	PAVEMENT
DN	DOWN	PWDR	POWDER ROOM
DR	DOOR	QR	QUARTER ROUND
DTL	DETAIL	QT	QUARRY TILE
DWG	DRAWING	QTZ	QUARTZ TILE
DWR	DRAWER	RE:	REFERENCE
E	EAST	REF	REFRIGERATOR
EA	EACH	REQ'D	REQUIRED
EE	EXHAUST FAN	REV	REVISION(S), REVISED
EMHO	ELECTRO MAGNETIC HOLD OPEN	RL	RAIN LEADER
EIFS	EXTERIOR INSULATION FINISH SYSTEM	RF	RUBBER FLOOR
EJ	EXPANSION JOINT	RH	RIGHT HAND
EL	ELEVATION	RM	ROOM
EP	EPOXY PAINT	RO	ROUGH OPENING
ELEC	ELECTRICAL	ROW	RIGHT OF WAY
ELEV	ELEVATOR	S	SOUTH
EMER	EMERGENCY	SAT	SUSPENDED ACOUSTICAL TILE
ENCL	ENCLOSED/ENCLOSURE	SC	SOLID CORE
EQ	EQUAL	SCONC	SEALED CONCRETE
EQUIP	EQUIPMENT	SCHED	SCHEDULE
EXH	EXHAUST	SD	STORM DRAIN, SOAP DISPENSER
EXIST	EXISTING	SECT	SECTION
EXT	EXTERIOR	SF	SQUARE FOOT
EW	EYEWASH	SGL	SAFETY GLASS
EWC	ELECTRIC WATER COOLER	SH	SHOWER
FB	FIRE BLANKET	SHT	SHEET
FBO	FURNISHED BY OWNER	SHTHG	SHITCHING
FCS	FLAME COATING SYSTEM	SIM	SIMILAR
FD	FLOOR DRAIN	SLNT	SEALANT
FE	FIRE EXTINGUISHER	SNR	SANITARY NAPKIN RECEPTOR
FEC	FIRE EXTINGUISHER AND CABINET	SP	SPECIAL PAINT
FFE	FINISHED FLOOR ELEVATION	SPEC	SPECIFICATION
FG	FIBERGLASS	SPKR	SPEAKER
FHVC	FIRE HOSE AND VALVE CABINET	SQ	SQUARE
FIN	FINISHED(ED)	SS	STAINLESS STEEL
FIN GR	FINISH GRADE	STC	_SOUND TRANSMISSION CLASS
FLR	FLOORING	STD	STANDARD
FRDN	FOUNDATION	STL	STEEL
FP	FIREPROOFING	STOR	STORAGE
FO	FACE OF	STR	STRUCTURAL
FRMG	FRAME(ING)	STRUCT	STRUCTURES/STRUCTURAL
FRP	FIBER REINFORCED PLASTIC	SUPT	SUPPORT
FRT	FIRE RETARDANT TREATED	SUSP	SUSPENDED
FS	FRAME SIZE	SV	SHEET VINYL
FSR	FLEXIBLE SHEET ROOFING	T	TOILET
FT	FOOT(FeET)	TB	TOWEL BAR
FTG	FOOTLONG	TB	TACK-BOARD
FTR	FIN TUBE RADIATION	T&G	TONGUE & GROOVE
FUR	FURRED(ING)	TGL	TEMPERED GLASS
FV	FIELD VERIFY	THK	THICKNESS
FWC	FABRIC WALL COVERING	TO	TOP
GA	GAUGE	TP	TOILET PARTITION
GALV	GALVANIZED	TPD	TOILET PAPER DISPENSER
GB	GRAB BAR	TV	TELEVISION
GFB	GROUND FACE CMU	TYP	TYPICAL
GL	GLASS, GLAZING	UCR	UNDER COUNTER REFRIGERATOR
GWB	GYPSUM WALLBOARD	UNO	UNLESS NOTED OTHERWISE
HARD	HARDENER	VB	VAPOR BARRIER/VINY BASE
HB	HOSE BIB	VC	VALVE CABINET
HC	HIGH CORE	VCT	VINYL COMPOSITION TILE
HD	HEAD	VERT	VERTICAL
HDO	HIGH DENSITY OVERLAY	VPW	VERNEER PLYWOOD
HDWD	HARDWOOD	VWC	VINYL WALL COVERING
HDWR	HARDWARE	W	WEST
HM	HOLLOW METAL	W/	WITH
HORIZ	HORIZONTAL	WC	WOATER CLOSET
HR	HAND RAIL	WD	WOOD
HS	HIGH SCHOOL	WGL	WIRE GLASS
HT	HEIGHT	WHR	WATER HEATER
HTG	HEATING	W/O	WITHOUT
HVAC	HEATING/VENTILATION/AIR CONDITIONING	WH	WATER HEATING
IBC	INSTALLED BY CONTRACTOR	WS	WATERSTOP
ID	INSIDE DIAMETER	WP	WATERPROOF
IN	INCH(ES)	WWF	WELDED WIRE FABRIC
INCL	INCLUDE(D, (ING)	WWM	WELDED WIRE MESH
INFO	INFORMATION		
INSUL	INSULATED		
INT	INTERIOR	YD	YARD
INV	INVERT	ZCC	ZINC-COATED COPPER
JT	JOINT		

LEGEND

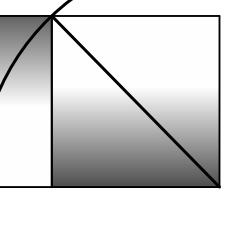
	DOOR DESIGNATION
	WINDOW DESIGNATION
	SECTION MARKER
	ELEVATION MARKER
	INTERIOR ELEVATION MARKER
	DETAIL MARKER
	VERTICAL ELEVATION MARKER
	WALL TYPE SYMBOL
	STRUCTURAL GRID
	EXISTING WALL
	WALL TO BE DEMOLISHED
	NEW WALL
	EXISTING DOOR
	DOOR TO BE DEMOLISHED
	NEW DOOR

WINDHAM PLANNING SUBMITTAL 6.23.25
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF WHIPPLE CALLENDER ARCHITECTS.
IT SHALL NOT BE USED FOR ANY OTHER PURPOSE THAT FOR WHICH IT IS SPECIFICALLY FURNISHED

YORK ENTERPRISE PARK, LLC

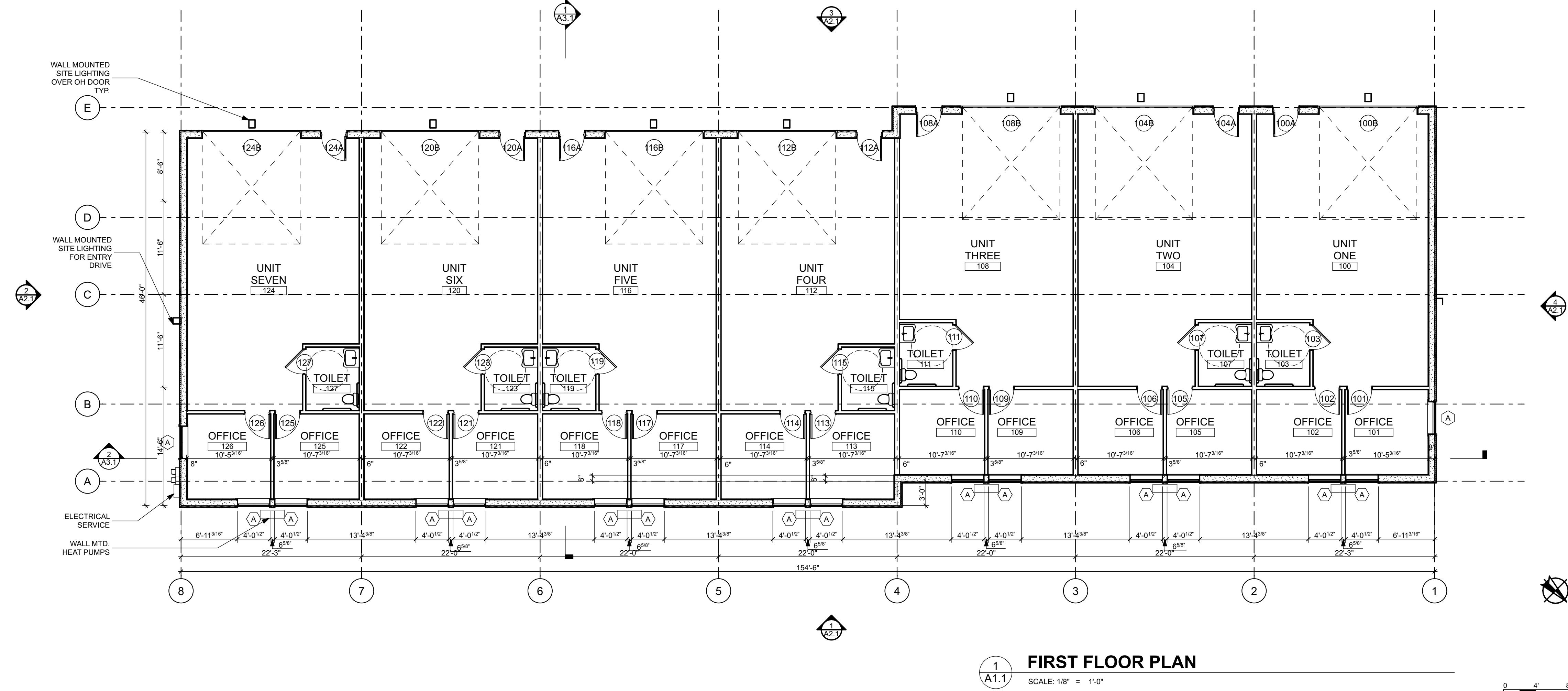
4 ROOSEVELT TRAIL, WINDHAM, MAINE

WHIPPLE CALLENDER ARCHITECTS



36 PLEASANT AVE.
ORTLAND, ME 04103
207.775.2696
207.775.3631
www.whipplecallender.com

A1.1



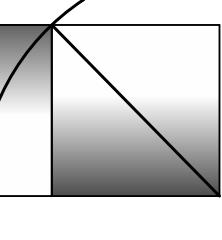
A1.1 FIRST FLOOR PLAN : Plotted on 6/30/25 at 12:51 PM by Joe Delaney. File Path: /Volumes/WCA Share/ WCA Projects/2023 Projects/YRW York - 12 Roosevelt Trail, Windham/YRW ArchiCAD Models/YRW York Windham 05 28 25 v27 NO MEZZ.p

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF WHIPPLE CALLENDER ARCHITECTS.
IT SHALL NOT BE USED FOR ANY OTHER PURPOSE THAT FOR WHICH IT IS SPECIFICALLY FURNISHED

YORK ENTERPRISE PARK, LLC

4 ROOSEVELT TRAIL, WINDHAM, MAINE

WHIPPLE
CALENDER
ARCHITECTS

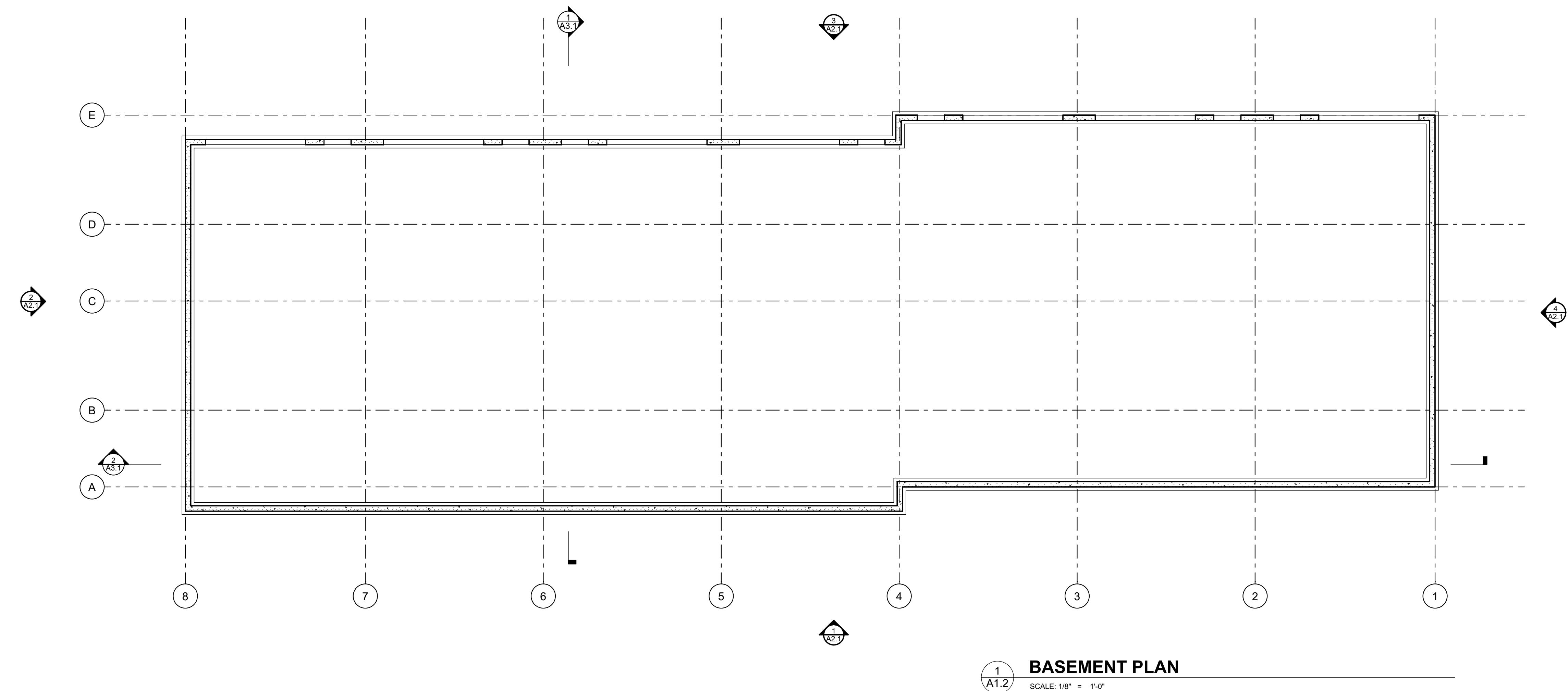
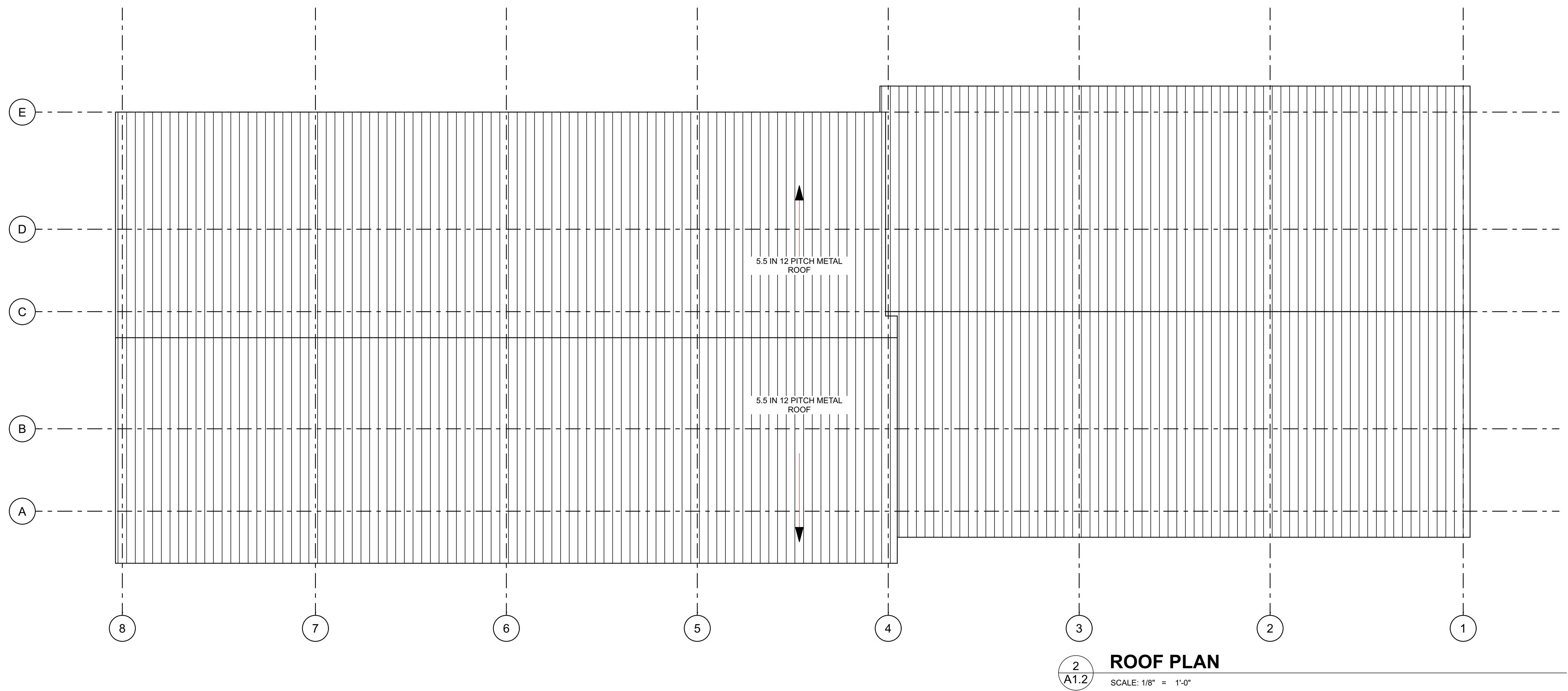


136 PLEASANT AVE.
PORTLAND, ME 04103
P 207.775.2696
F 207.775.3631
www.whipplecallender.com

MARK DATE DESCRIPTION
A1.2 6/30/25
DRAWN BY: JAD
CHECKED BY: JAD
JOB: NPC
SHEET TITLE: YRW

FOUNDATION AND ROOF
PLAN

A1.2



WINDHAM PLANNING SUBMITTAL 6.23.25

YORK ENTERPRISE PARK, LLC

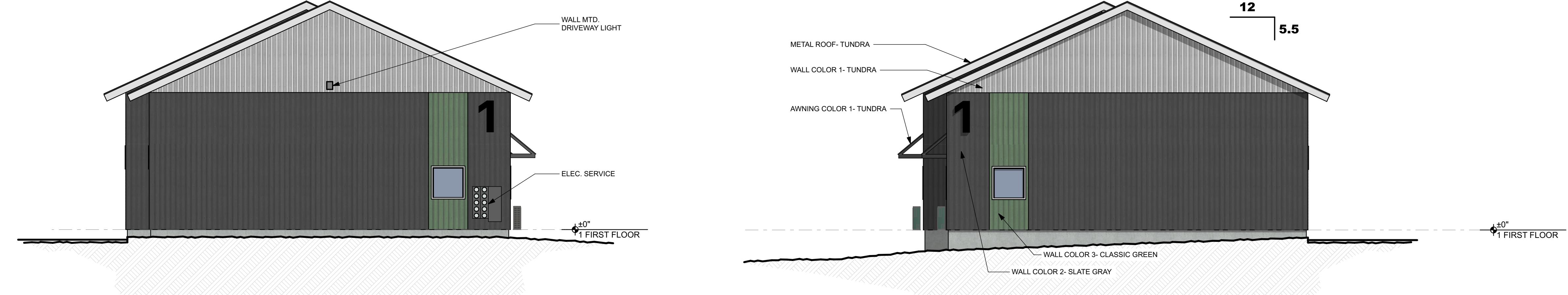
4 ROOSEVELT TRAIL, WINDHAM, MAINE

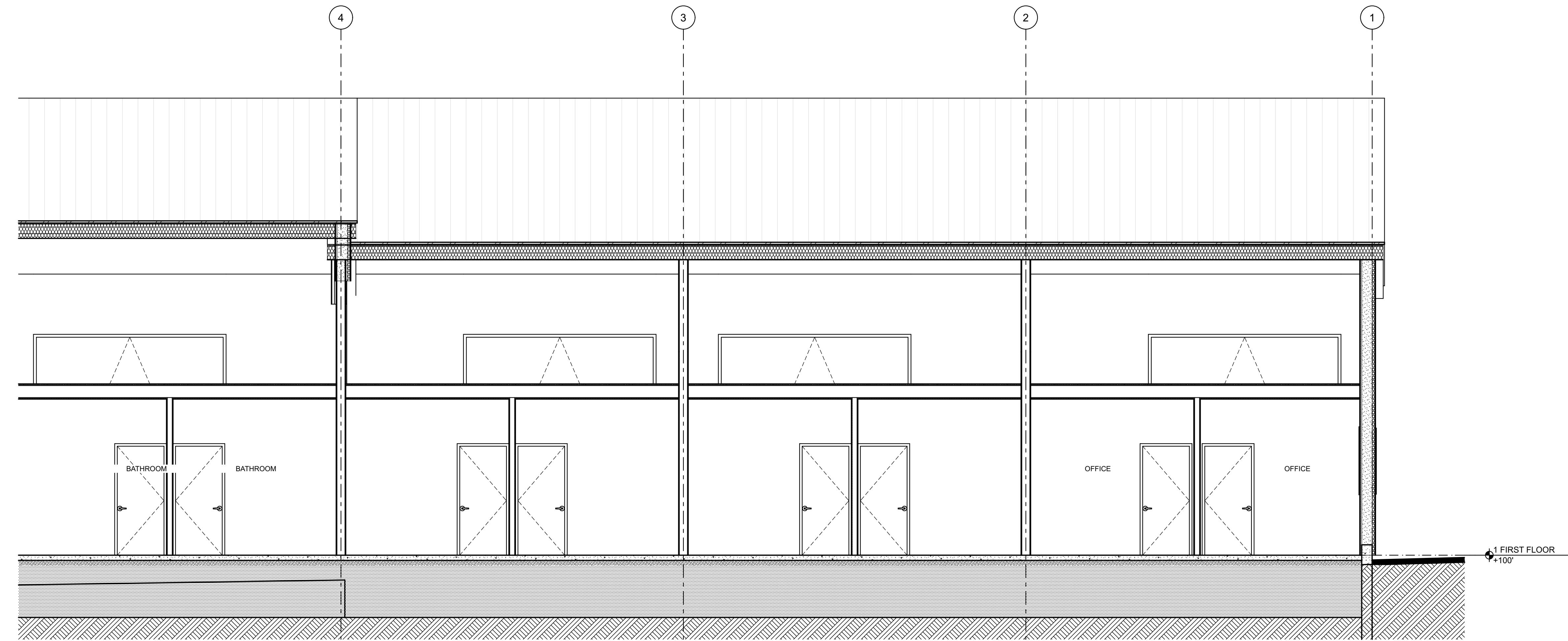
WHIPPLE
CALLENDER
ARCHITECTS

136 PLEASANT AVE.
PORTLAND, ME 04103
P 207.775.2696
F 207.775.3631
www.whipplecallender.com

DATE: 6/30/25
MARK:
DATE:
CHECKED BY: JAD
DRAWN BY: NPC
JOB: YRW
SHEET TITLE: ELEVATIONS

A2.1

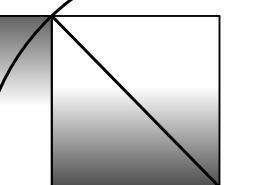




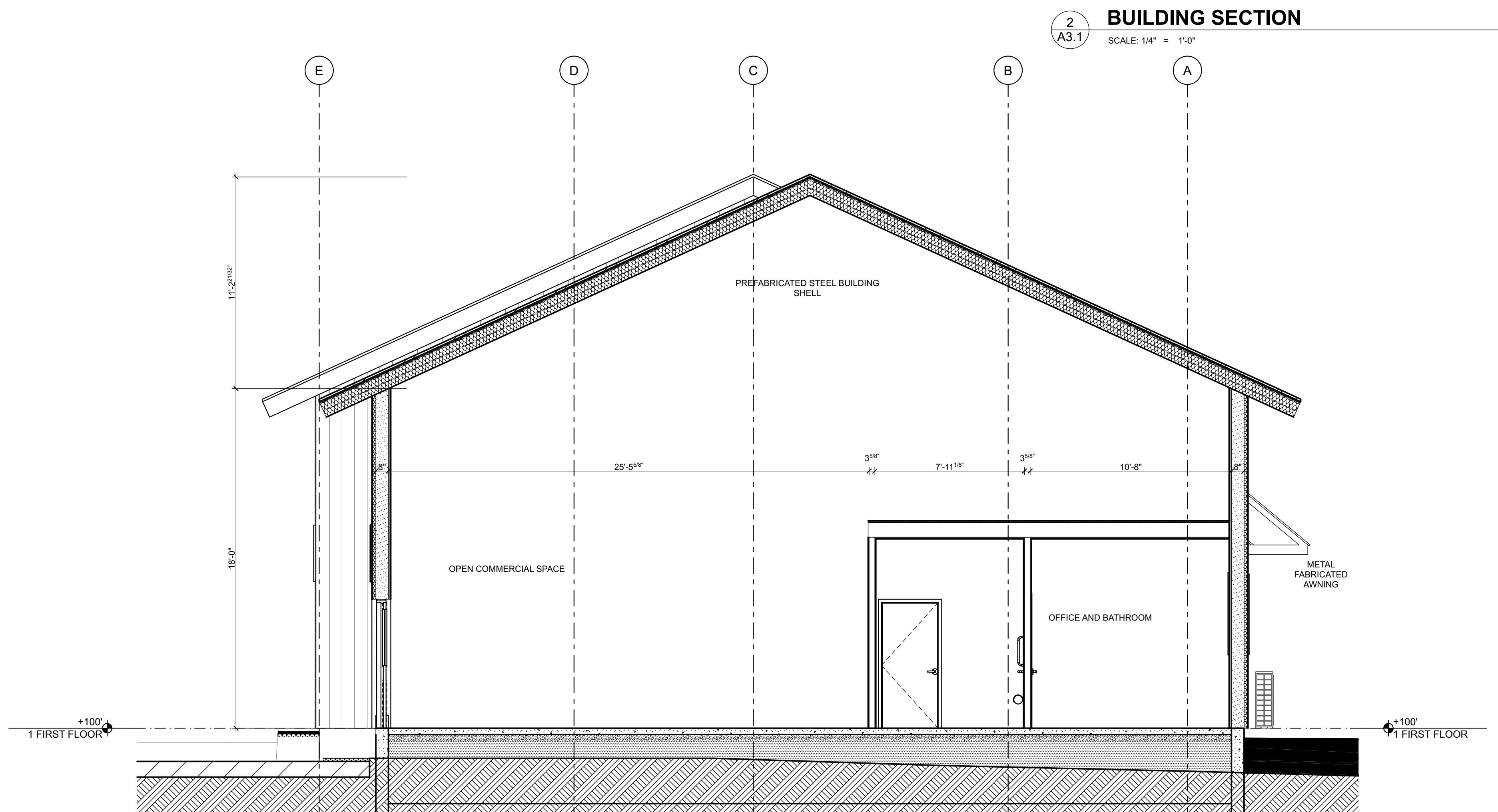
YORK ENTERPRISE PARK, LLC

4 ROOSEVELT TRAIL, WINDHAM, MAINE

WHIPPLE
CALENDER
ARCHITECTS



136 PLEASANT AVE.
PORTLAND, ME 04103
P 207.775.2696
F 207.775.3631
www.whipplecallender.com



BUILDING SECTION
A3.1

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

WINDHAM PLANNING SUBMITTAL 6.23.25

A3.1



1 FROM ROOSEVELT TRAIL
A9.1 NOT TO SCALE



2 BACK PERSPECTIVE
A9.1 NOT TO SCALE



3 FROM ROOSEVELT TRAIL
A9.1 NOT TO SCALE



4 BACK PERSPECTIVE
A9.1 NOT TO SCALE



5 ARIAL PERSPECTIVE
A9.1 NOT TO SCALE

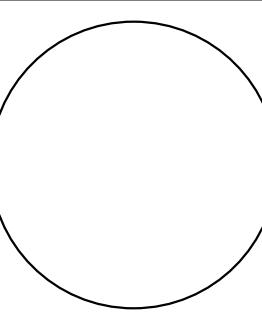


3 BACK PERSPECTIVE
A9.1 NOT TO SCALE

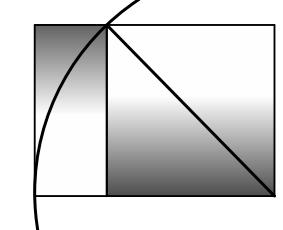
WINDHAM PLANNING SUBMITTAL 6.23.25

YORK ENTERPRISE PARK, LLC

4 ROOSEVELT TRAIL, WINDHAM, MAINE



WHIPPLE
CALLENDER
ARCHITECTS



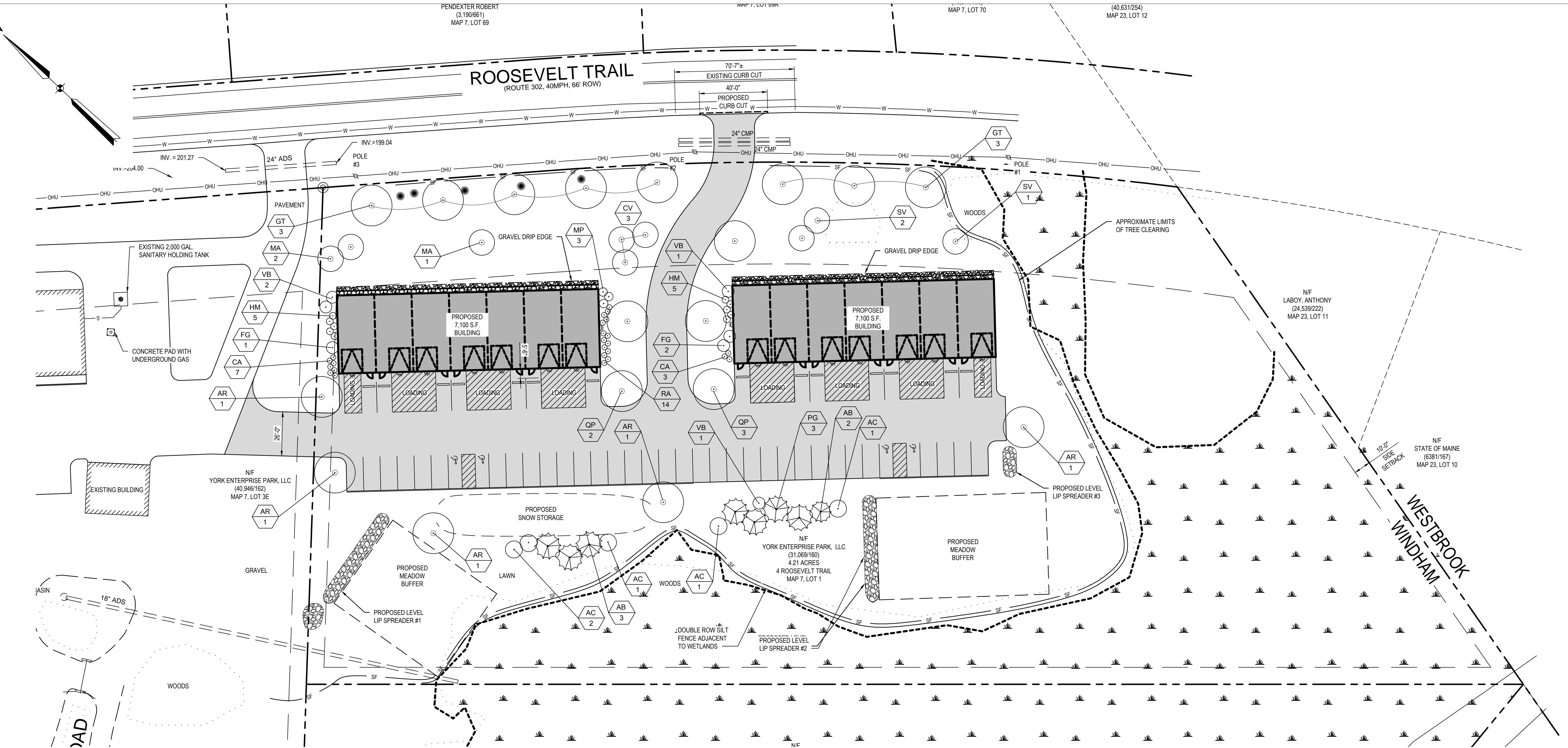
136 PLEASANT AVE.
PORTLAND, ME 04103
P 207.775.2696
F 207.775.3631
www.whipplecalleender.com

MARK	DATE	DESCRIPTION

DATE: 6/30/25
CHECKED BY: JAD
DRAWN BY: NPC
JOB: YRW
SHEET TITLE:

3D VIEWS

A9.1

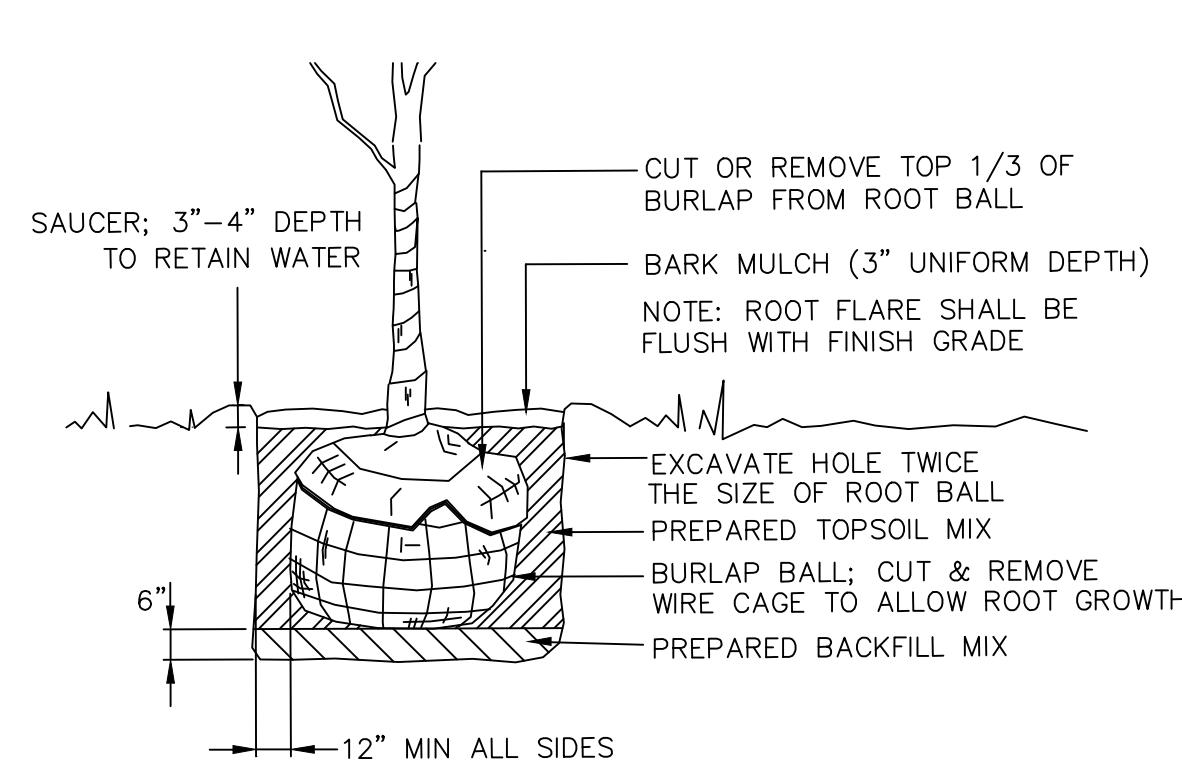


GENERAL NOTES

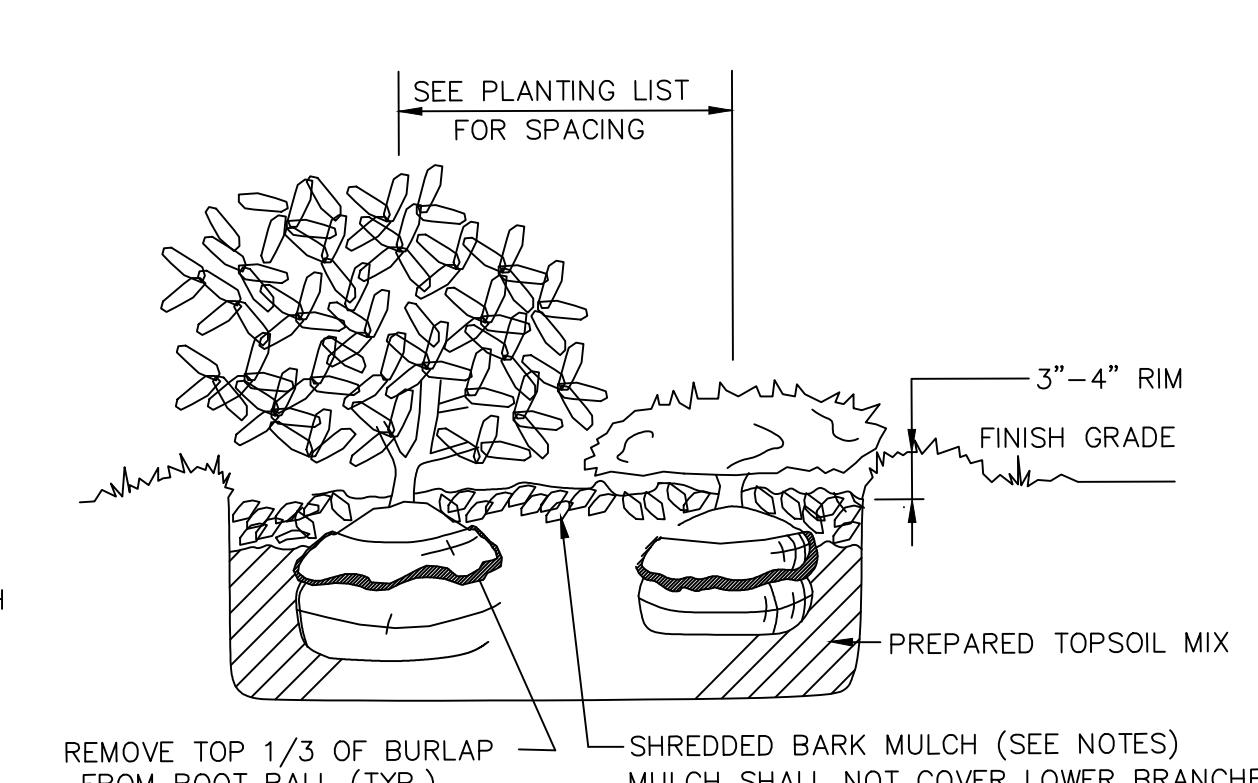
1. PROPOSED PLANTING AREAS SHALL RECEIVE LOAM/COMPOST MIXTURE TO A DEPTH OF 10" MINIMUM. ALL LAWN AREAS SHALL RECEIVE 6" MINIMUM LOAM DEPTH.
2. IMPORTED SOIL SHALL BE FREE OF INVASIVE PLANTS/SEEDS AND ANY CHEMICALS OR NOXIOUS MATERIALS. CONTRACTOR SHALL SUBMIT SOIL TEST RESULTS TO THE CIVIL ENGINEER FOR APPROVAL PRIOR TO IMPORTING OR SPREADING LOAM ON SITE.
3. LAWN AREAS IDENTIFIED FOR SEEDING SHALL USE A PERMANENT SEED MIX ALLEN, STERLING & LOTHROP 'PARK MIX' OR EQUIVALENT.
4. ALL PAVED ROADWAYS AND SIDEWALKS SHALL BE KEPT CLEAN AND FREE OF DEBRIS FOR THE DURATION OF THE PROJECT.

PLANTING NOTES

1. CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE WORK SHOWN ON THE PLAN. ANY DESCRIPTIVE NOTES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT PRIOR TO ORDERING PLANT MATERIAL.
2. ALL MATERIALS SHALL CONFORM TO SPECIFICATIONS OF THE AMERICAN STANDARDS FOR NURSERY STOCK (LATEST EDITION) AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
3. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS THE ORIGINAL GRADES BEFORE DIGGING.
4. THE LANDSCAPE CONTRACTOR SHALL CONTACT DIG-SAFE PRIOR TO PLANT INSTALLATION TO CONFIRM UNDERGROUND UTILITY LOCATIONS.
5. ALL PLANTS BEDS AND TREE WELLS SHALL HAVE A MINIMUM OF 3" OF UNIFORMLY DISTRIBUTED, DARK, SHREDDED BARK MULCH.
6. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. ALL ROOT WRAPPING, WIRE CAGES, AND CONTAINER MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.
7. ALL PLANTS SHALL BE WARRANTED FOR ONE FULL YEAR FROM DATE OF INSTALLATION OR UNTIL FINAL ACCEPTANCE.



1 TREE PLANTING DETAIL



2 SHRUB PLANTING DETAIL

NOT TO SCALE

NOT TO SCALE

NOTE: ALL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ORDERING OF PLANTS

PRELIMINARY- ISSUED FOR REVIEW

4 ROOSEVELT TRAIL SITE REDEVELOPMENT

4 ROOSEVELT TRAIL WINDHAM, ME 04062

cowles studio
landscape
architecture

181 State St. Suite 304 Portland, Maine 04101
207-415-4332 www.cowles-studio.com

CLIENT:
YORK
ENTERPRISE
PARK, LLC.
15 KU-BEL KUUG HUA
WINDHAM, ME 04062

PRELIMINARY
NOT FOR CONSTRUCTION

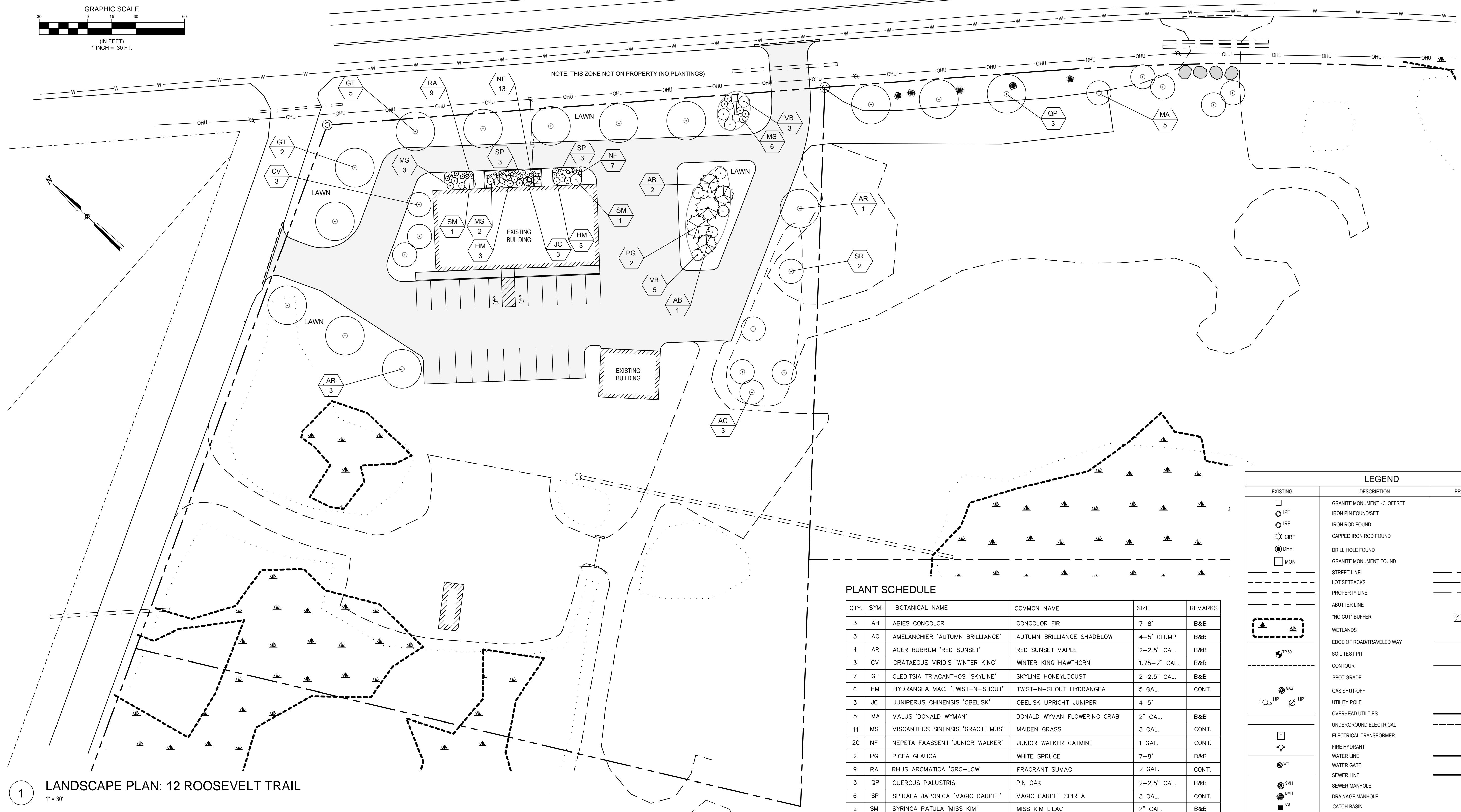
ISSUED

NUMBER	DESCRIPTION	DATE
A	PRELIMINARY- ISSUED FOR REVIEW	6/23/2025

LANDSCAPE PLAN	
DESIGNED BY:	TC

DRAWN BY:
PROJECT NUMBER:
23-151

L-100

CLIENT:
KR HORIZONS,
LLC.15 RU-BEE RIDGE ROAD
WINDHAM, ME 04062PRELIMINARY
NOT FOR CONSTRUCTIONYORK ROOSEVELT TRAIL
SITE REDEVELOPMENT4 & 12 ROOSEVELT TRAIL
WINDHAM, ME 04062

PLANT SCHEDULE

QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
3	AB	ABIES CONCOLOR	CONCOLOR FIR	7-8'	B&B
3	AC	AMELANCHIER 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SHADBLOW	4-5' CLUMP	B&B
4	AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2-2.5" CAL.	B&B
3	CV	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	1.75-2" CAL.	B&B
7	GT	GLEDTISIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	2-2.5" CAL.	B&B
6	HM	HYDRANGEA MAC. 'TWIST-N-SHOUT'	TWIST-N-SHOUT HYDRANGEA	5 GAL.	CONT.
3	JC	JUNIPERUS CHINENSIS 'OBELISK'	OBELISK UPRIGHT JUNIPER	4-5"	
5	MA	MALUS 'DONALD WYMAN'	DONALD WYMAN FLOWERING CRAB	2" CAL.	B&B
11	MS	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	3 GAL.	CONT.
20	NF	NEPETA FAASENII 'JUNIOR WALKER'	JUNIOR WALKER CATMINT	1 GAL.	CONT.
2	PG	PICEA GLAUCA	WHITE SPRUCE	7-8'	B&B
9	RA	RHUS AROMATICA 'GRO-LOW'	FRAGRANT SUMAC	2 GAL.	CONT.
3	QP	QUERCUS PALUSTRIS	PIN OAK	2-2.5" CAL.	B&B
6	SP	SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	3 GAL.	CONT.
2	SM	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	2" CAL.	B&B
2	SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	1.75-2" CAL.	B&B
8	VB	VIBURNUM PLACITUM 'MARIESII'	MARIES DOUBLEFILE VIBURNUM	3-4'/H/V	B&B

NOTE: ALL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ORDERING OF PLANTS

GENERAL NOTES

1. PROPOSED PLANTING AREAS SHALL RECEIVE LOAM/COMPOST MIXTURE TO A DEPTH OF 8" MINIMUM. THE FINISHED SITE SHALL BE GRADED SMOOTH TO REMOVE ALL RIDGES, SWALES, MOUNDS AND DEPRESSIONS UNLESS OTHERWISE NOTED ON THE PLANS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE ACCORDING TO SPOT GRADES PROVIDED ON THE SITE GRADING AND DRAINAGE PLAN.

2. IMPORTED SOIL SHALL BE FREE OF INVASIVE PLANTS/SEEDS AND ANY CHEMICALS OR NOXIOUS MATERIALS. CONTRACTOR SHALL SUBMIT SOIL TEST RESULTS TO THE CIVIL ENGINEER FOR APPROVAL PRIOR TO IMPORTING OR SPREADING LOAM ON SITE.

3. LAWN AREAS IDENTIFIED FOR SEEDING SHALL USE A PERMANENT SEED MIX ALLEN, STERLING & LOTHRUP 'PARK MIX' OR EQUIVALENT.

EXISTING	DESCRIPTION	PROPOSED	
		IPS	IPS
□	GRANITE MONUMENT - 3' OFFSET		
○ IPF	IRON PIN FOUND/SET		
○ 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		
—	SOIL TEST PIT		
—	CONTOUR		
—	SPOT GRADE		
—	GAS SHUT-OFF		
—	UTILITY POLE		
—	OVERHEAD UTILITIES		
—	UNDERGROUND ELECTRICAL		
—	ELECTRICAL TRANSFORMER		
—	FIRE HYDRANT		
—	WATER LINE		
—	WATER GATE		
—	SEWER LINE		
—	SEWER MANHOLE		
—	DRAINAGE MANHOLE		
—	CATCH BASIN		
—	STORMDRAIN		
—	UNDERDRAIN		
—	SILT FENCE		
—	TEMP. STONE CHECK DAM		
—	GRADING AND FLOW DIRECTION		
—	HAY BALES		
—	EROSION CONTROL BLANKET		
—	STORMWATER BOUNDARY		
—	STORMWATER FLOW (T)		
—	FACE OF LEDGE OUTCROP		
—	BIRCH		
—	MAPLE		
—	TREE LINE		
—	SITE LIGHTING (BAYSIDE FIXTURE)		
—	STONE WALL		

ISSUED

NUMBER	DESCRIPTION	BY	DATE
CS1A	PRELIMINARY LANDSCAPE PLAN	CS1A	07/03/2024

NUMBER

TITLE:

LANDSCAPE
PLANDESIGNED BY: BVD
DRAWN BY: BVD
PROJECT NUMBER: 23-151

L-100

Luminaire Schedule (note fixture catalog numbers are not complete)					
Type	Qty	Lum. Lumens	LLF	Lum. Watts	Description
W1	10	8362	0.900	64	XWM-4-LED-08L-30

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
SITE	0.36	5.8	0.0	N.A.	N.A.

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 EXPOSURE/ESS 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 6-25-25 AGI
exposure2lighting.com

site 1tg 6-25-25 AGI
exposure2lighting.com

