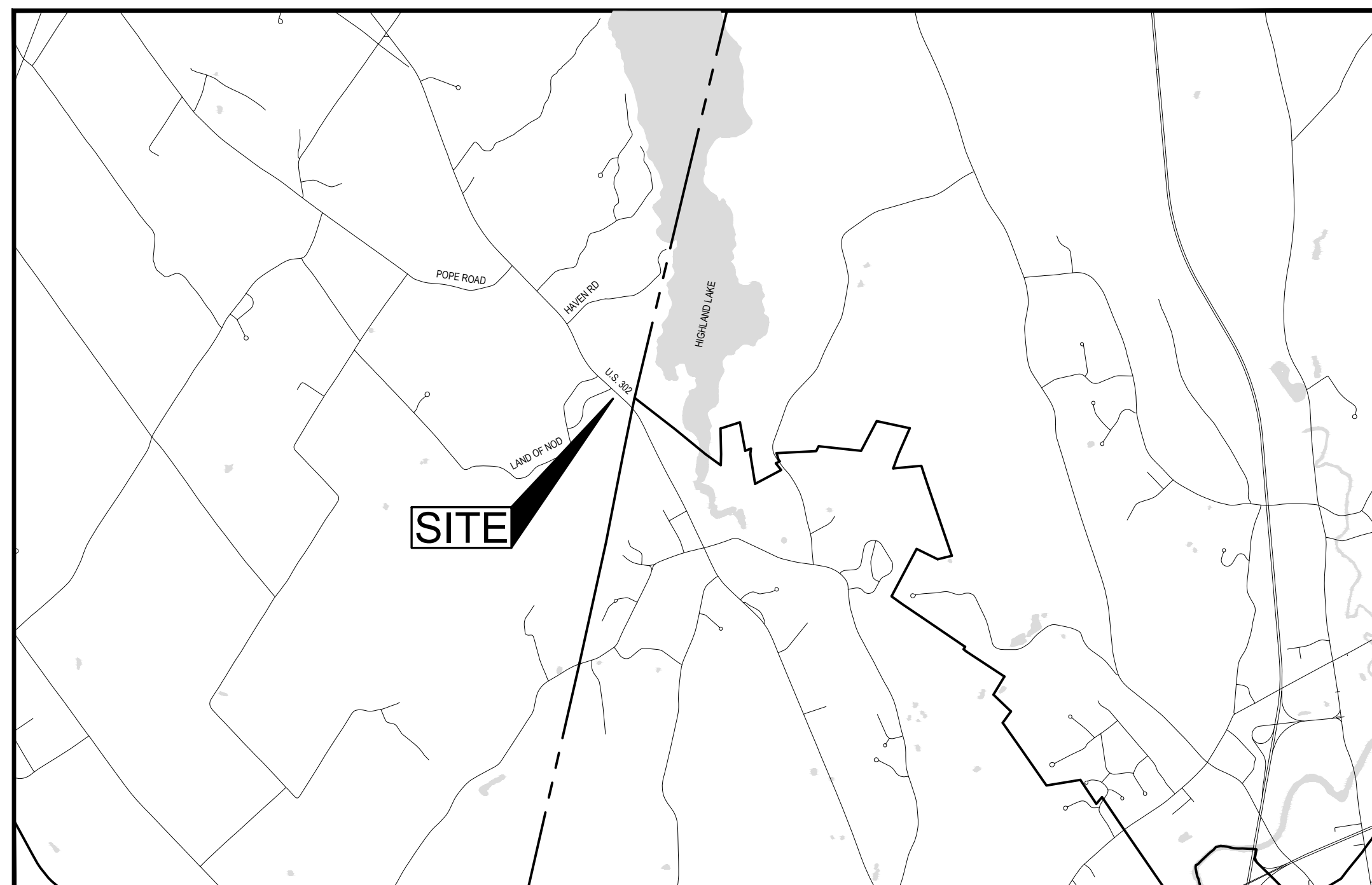


4 ROOSEVELT TRAIL
SITE REDEVELOPMENT

4 ROOSEVELT TRAIL
WINDHAM, ME 04062

4 ROOSEVELT TRAIL SITE REDEVELOPMENT

4 ROOSEVELT TRAIL, WINDHAM, MAINE JULY, 2025



LOCUS MAP
NOT TO SCALE

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

ISSUED		BY	DATE
NUMBER	DESCRIPTION		
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

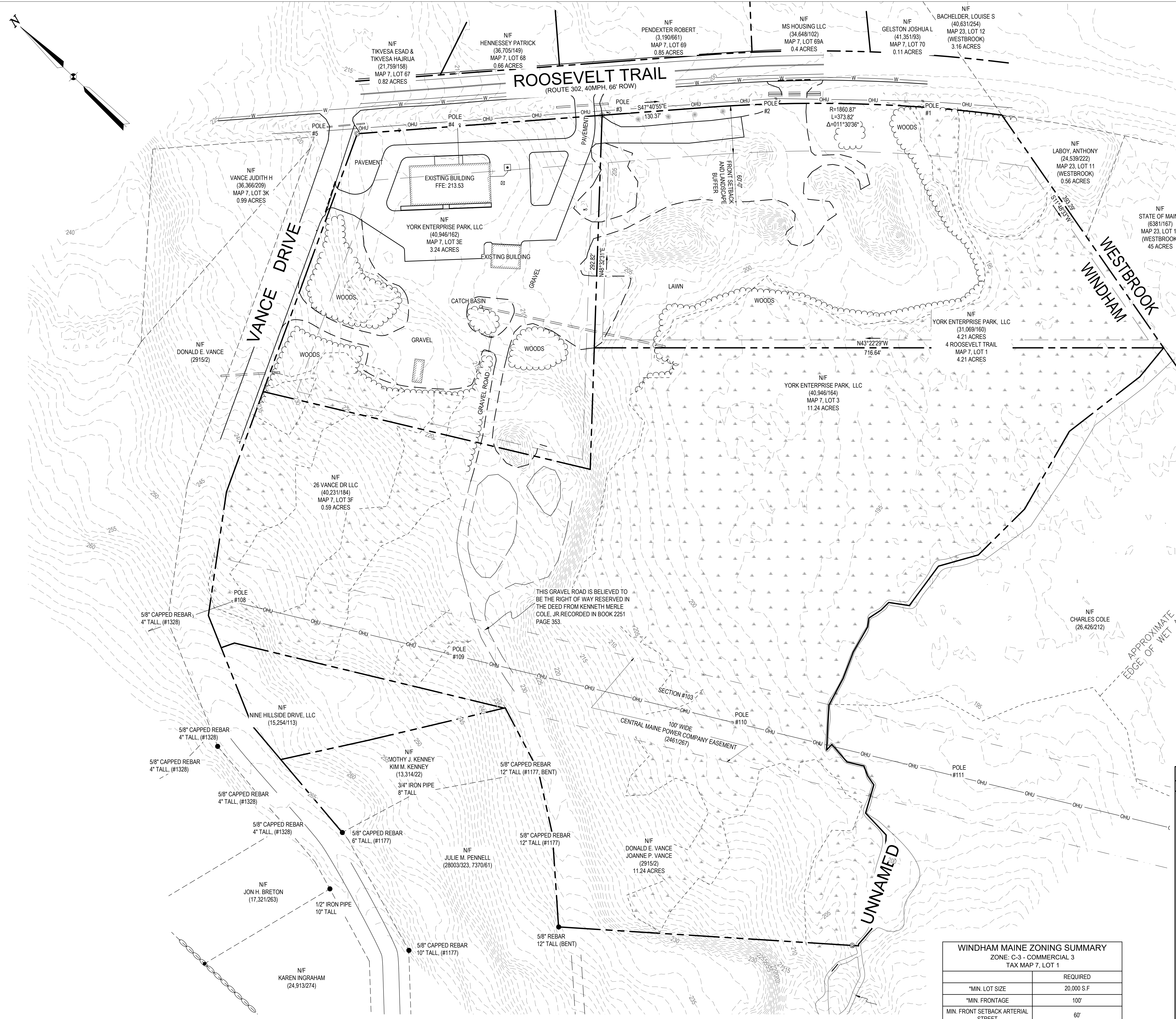
SHEET TITLE:

COVER SHEET

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

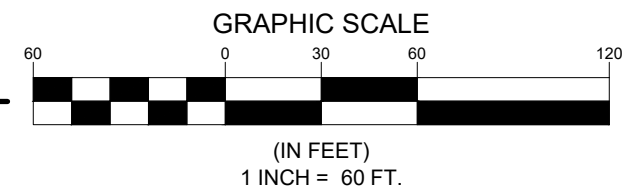
C001

Z:\01 - PROJECTS\2023\23-151 YORK STORAGE\03_DWG\23-151 C100.DWG - 7/15/2025 - BRAD VAN DAMM



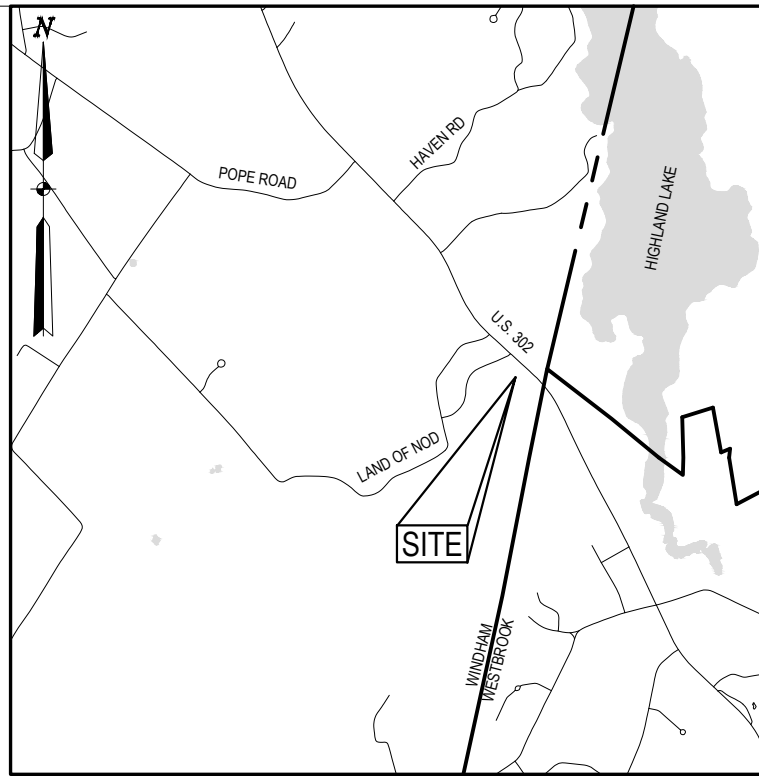
1 OVERALL EXISTING CONDITIONS PLAN

1" = 60'



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

LEGEND			
EXISTING	DESCRIPTION	EXISTING	DESCRIPTION
<input type="checkbox"/>	GRANITE MONUMENT - 3' OFFSET		SEWER LINE
	IRON PIN FOUND/SET		SEWER MANHOLE
	IRON ROD FOUND		DRAINAGE MANHOLE
	CAPPED IRON ROD FOUND		CATCH BASIN
	DRILL HOLE FOUND		STORM DRAIN
	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 (To)
	SOIL TEST PIT		FACE OF LEDGE OUTCROP
	CONTOUR		BIRCH
	SPOT GRADE		MAPLE
	GAS SHUT-OFF		TREE LINE
	UTILITY POLE		SITE LIGHTING (BAYSIDE FIXTURE)
	OVERHEAD UTILITIES		STONE WALL
	UNDERGROUND ELECTRICAL		
	ELECTRICAL TRANSFORMER		
	FIRE HYDRANT		
	WATER LINE		
	WATER GATE		



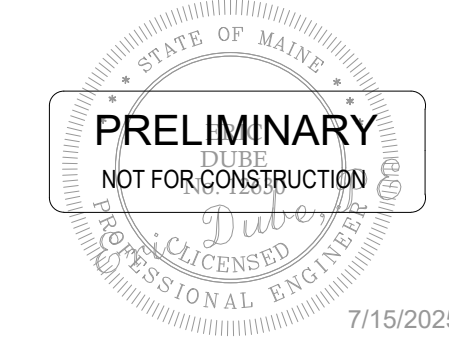
GENERAL NOTES

- BOUNDARY SURVEY PERFORMED BY WAYNE T. WOOD & CO. DEPICTED ON PLAN LABELED "PLAN OF LAND ON VANCE DRIVE & ROOSEVELT TRAIL IN WINDHAM MAINE FOR DONALD S. JOANNE VANCE" DATED MARCH 2013.
- THE CONTRACT WORK TO BE PERFORMED ON THIS PROJECT CONSISTS OF FURNISHING ALL REQUIRED LABOR, MATERIALS, EQUIPMENT, IMPLEMENTS, PARTS AND SUPPLIES NECESSARY FOR OR APPURTENANT TO, THE INSTALLATION OF CONSTRUCTION IMPROVEMENTS IN ACCORDANCE WITH THESE DRAWINGS AND AS FURTHER ELABORATED IN ANY ACCOMPANYING SPECIFICATIONS.
- THE WORK SHALL BE PERFORMED IN A THOROUGH WORKMANLIKE MANNER. ALL CONTRACTORS TO CONFORM TO ALL APPLICABLE OSHA STANDARDS. ANY REFERENCE TO A SPECIFICATION OR DESIGNATION OF THE AMERICAN SOCIETY FOR TESTING MATERIALS, FEDERAL SPECIFICATIONS, OR OTHER STANDARDS, CODES OR ORDERS, REFERS TO THE MOST RECENT OR LATEST SPECIFICATION OR DESIGNATION.
- ALL CONSTRUCTION WITHIN THE TOWN RIGHT OF WAY SHALL COMPLY WITH TOWN PUBLIC WORKS STANDARDS. ALL CONSTRUCTION WITHIN A STATE RIGHT OF WAY SHALL COMPLY WITH MAINE D.O.T. STANDARDS. ALL UTILITY CONSTRUCTION SHALL CONFORM TO RESPECTIVE UTILITY STANDARDS.
- THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY THE TOWN PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE TOWN REQUIRED TO PERFORM ALL THE WORK (STREET OPENINGS, BUILDING PERMIT, ETC.). THE CONTRACTOR SHALL POST ALL BONDS AS REQUIRED, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR IS TO INFORM ALL AREA UTILITY COMPANIES AND GOVERNMENTAL AGENCIES OF PLANNED CONSTRUCTION. THE SITE CONTRACTOR IS REQUIRED TO CONTACT DIS-SAFE (1-800-225-4877) AT LEAST 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION TO VERIFY ALL UNDERGROUND AND OVERHEAD UTILITY LOCATIONS.
- THE PROJECT DRAWINGS ARE GENERALLY SCHEMATIC AND INDICATE THE POSSIBLE LOCATION OF EXISTING UNDERGROUND UTILITIES. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY MAPS, MUNICIPAL RECORD MAPS, AND FIELD SURVEY. IT IS NOT GUARANTEED TO BE CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SERVICES WHEN THOSE SERVICES ARE TO BE LEFT IN PLACE. THE CONTRACTOR IS TO PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING THE EXCAVATING AND BACKFILLING OPERATIONS. SHOULD ANY UNGUARDED OR INCORRECTLY CHARTED UTILITIES BE FOUND, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.
- OSHA REGULATIONS MAKE IT UNLAWFUL TO OPERATE CRANES, BOOMS, HOISTS, ETC. WITHIN TEN FEET (10') OF ANY ELECTRIC LINE. IF THE CONTRACTOR MUST OPERATE CLOSER THAN 10', THE CONTRACTOR MUST CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS BEFORE ENCRUCHING ON THIS REQUIREMENT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLANS, APPROVALS, AND DETAILS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL THE SITE CONDITIONS IN THE FIELD AND CONTACT THE DESIGN ENGINEER IF THERE ARE ANY DISCREPANCIES REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT AN APPROPRIATE REVISION CAN BE MADE PRIOR TO BIDDING.
- THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF THE BUILDING AREA. BUILDING AND DRIVEWAYS SHOWN ARE CONCEPTUAL. ALL SITE DIMENSIONS ARE REFERENCED TO PROPERTY LINES, THE FACE OF CURBS, OUTSIDE FACE OF WALLS, OR EDGE OF PAVING UNLESS OTHERWISE NOTED.
- ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED IN WRITING BY THE OWNER, DESIGN ENGINEER, AND APPROPRIATE GOVERNMENTAL AGENCY PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL RESTORE ALL UTILITY STRUCTURES, PIPE, UTILITIES, PAVEMENT, CURBS, SIDEWALKS, AND LANDSCAPED AREAS DISTURBED BY CONSTRUCTION TO AS GOOD AS BEFORE BEING DISTURBED AS DETERMINED BY CITY CODE ENFORCEMENT OFFICIALS. ANY DAMAGES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXCAVATION SHALL BE BACKFILLED TO EXISTING GRADE BEFORE THE END OF THE DAY OR ADEQUATELY PROTECTED FROM DANGER TO HUMANS AND ANIMALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE OWNER WILL PROVIDE A BENCH MARK AT THE CONSTRUCTION SITE FROM WHICH TO BEGIN LAYOUT.
- THE CONTRACTOR SHALL GUARANTEE THE FAITHFUL REMEDY OF ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP AND GUARANTEES PAYMENT FOR ANY RESULTING DAMAGE WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT.
- A PRE-CONSTRUCTION CONFERENCE WITH THE OWNER, DESIGNERS, TOWN OFFICIALS AND CONTRACTOR SHALL BE REQUIRED BEFORE ANY CONSTRUCTION OCCURS ON THE PROJECT. DURING CONSTRUCTION THERE SHALL BE WEEKLY PROGRESS MEETINGS WITH THE OWNER (ON SITE OR TELECONFERENCE) UNTIL PROJECT COMPLETION.
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CLIENT:
YORK ENTERPRISE
PARK, LLC.

15 RU-BEE RIDGE ROAD
WINDHAM, ME 04062



4 ROOSEVELT TRAIL SITE REDEVELOPMENT

4 ROOSEVELT TRAIL
WINDHAM, ME 04062

ISSUED

NUMBER	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
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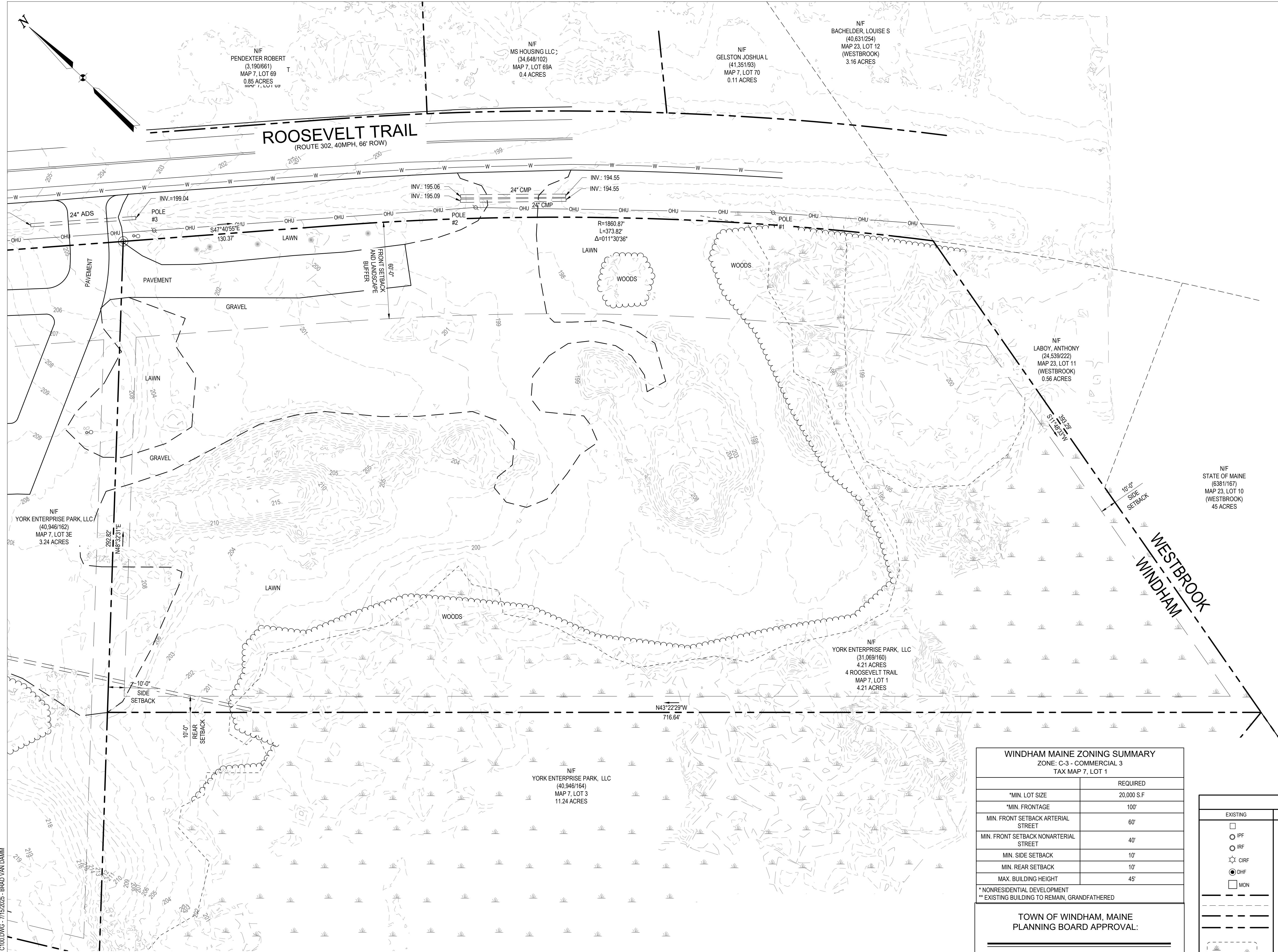
SHEET TITLE:

OVERALL EXISTING CONDITIONS PLAN

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

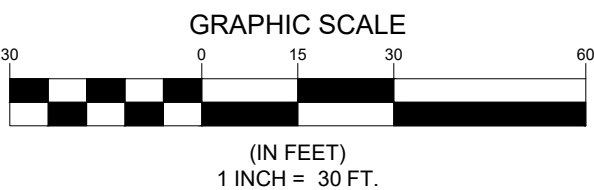
C100

Z:\01 - PROJECTS\2023-23-151 YORK STORAGE\03_DWG\23-151 C100.DWG - 7/15/2025 - BRAD VAN DAMM



1 EXISTING CONDITIONS PLAN

1" = 30'



WINDHAM MAINE ZONING SUMMARY

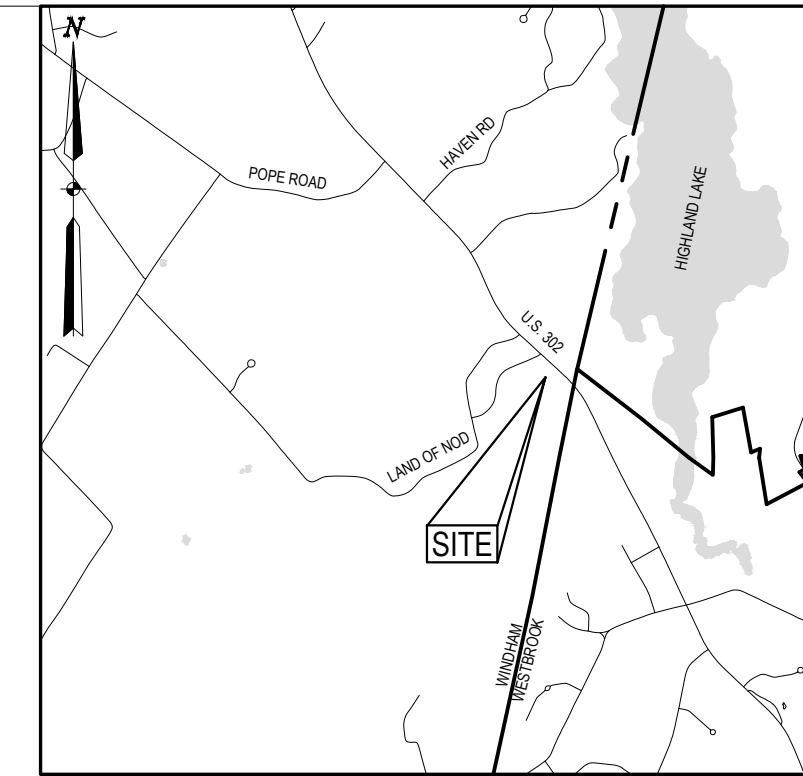
ZONE: C-3 - COMMERCIAL 3
TAX MAP 7, LOT 1

	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	45'

* NONRESIDENTIAL DEVELOPMENT
** EXISTING BUILDING TO REMAIN, GRANDFATHERED

TOWN OF WINDHAM, MAINE PLANNING BOARD APPROVAL:

CHAIR: _____ DATE: _____



LOCATION MAP

NOT TO SCALE

GENERAL NOTES

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- OSHA REGULATIONS MAKE IT UNLAWFUL TO OPERATE CRANES, BOOMS, HOISTS, ETC. WITHIN TEN FEET (10') OF ANY ELECTRIC LINE. IF THE CONTRACTOR MUST OPERATE CLOSER THAN 10', THE CONTRACTOR MUST CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS BEFORE ENCRUCHING ON THIS REQUIREMENT.
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- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.
- A PRE-CONSTRUCTION CONFERENCE WITH THE OWNER, DESIGNERS, TOWN OFFICIALS AND CONTRACTOR SHALL BE REQUIRED BEFORE ANY CONSTRUCTION OCCURS ON THE PROJECT. DURING CONSTRUCTION THERE SHALL BE WEEKLY PROGRESS MEETINGS WITH THE OWNER (ON SITE OR TELECONFERENCE) UNTIL PROJECT COMPLETION.
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LEGEND

EXISTING	DESCRIPTION	EXISTING	DESCRIPTION
	GRANITE MONUMENT - 3' OFFSET		SEWER LINE
	IRON PIN FOUND/SET		SEWER MANHOLE
	IRON ROD FOUND		DRAINAGE MANHOLE
	CAPPED IRON ROD FOUND		CATCH BASIN
	DRILL HOLE FOUND		STORMDRAIN
	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 (Tg)
	SOIL TEST PIT		FACE OF LEDGE OUTCROP
	CONTOUR		BIRCH
	SPOT GRADE		MAPLE
	GAS SHUT-OFF		TREE LINE
	UTILITY POLE		SITE LIGHTING (BAYSIDE FIXTURE)
	OVERHEAD UTILITIES		STONE WALL
	UNDERGROUND ELECTRICAL		
	ELECTRICAL TRANSFORMER		
	FIRE HYDRANT		
	WATER LINE		
	WATER GATE		



CLIENT:
YORK ENTERPRISE
PARK, LLC.

15 RU-BEE RIDGE ROAD
WINDHAM, ME 04062



4 ROOSEVELT TRAIL SITE REDEVELOPMENT

4 ROOSEVELT TRAIL
WINDHAM, ME 04062

ISSUED

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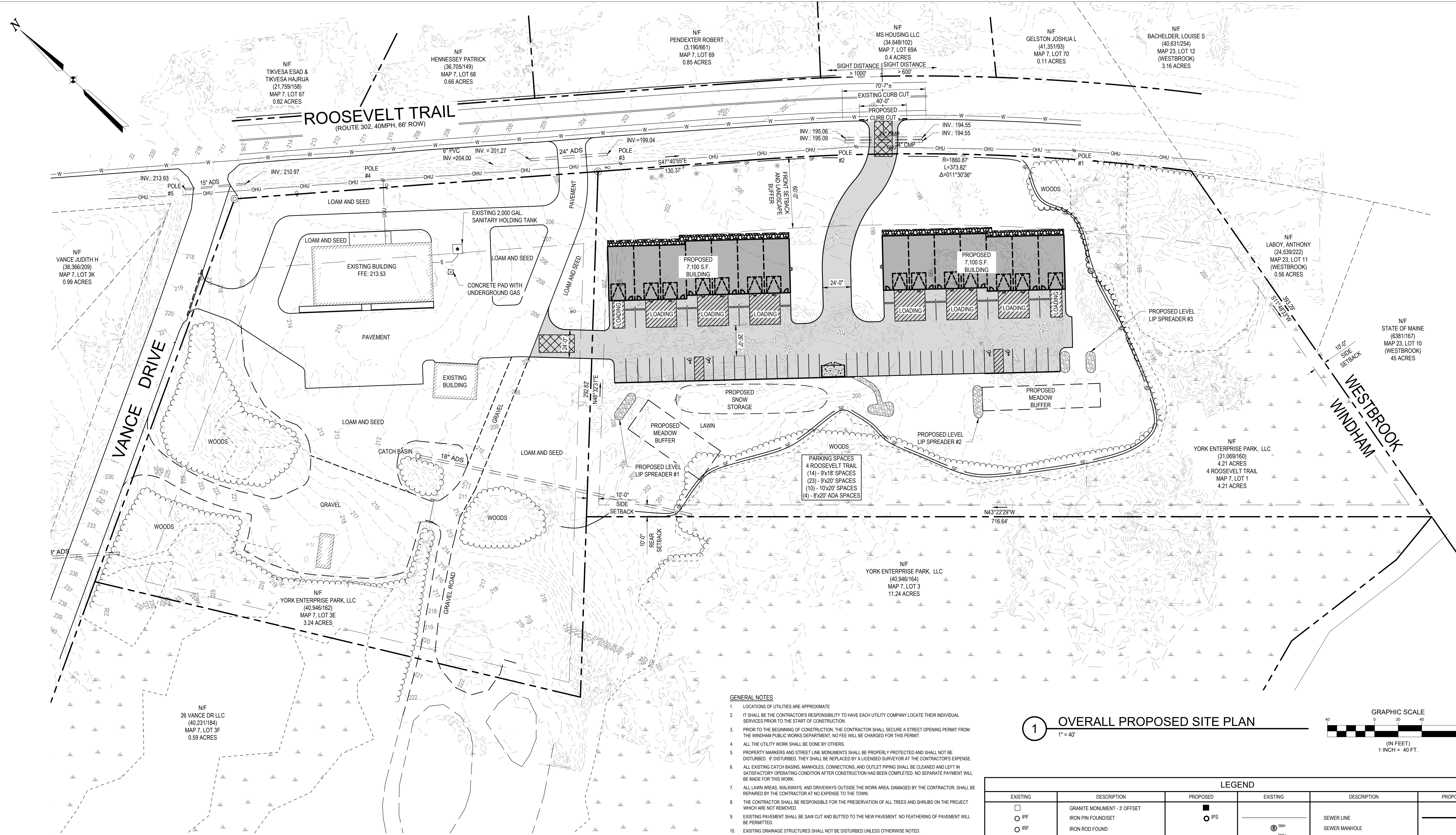
SHEET TITLE:

EXISTING CONDITIONS PLAN

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

C101

Z:\01 - PROJECTS\2023-24\15 YORK STORAGE\03_DWG\23-15 C100.DWG - 7/15/2025 - BRAD VAN DAMM



GENERAL NOTES

- LOCATIONS OF UTILITIES ARE APPROXIMATE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE THEIR INDIVIDUAL SERVICES PRIOR TO THE START OF CONSTRUCTION.
- 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.
- ALL THE UTILITY WORK SHALL BE DONE BY OTHERS.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL TREES AND SHRUBS ON THE PROJECT WHICH ARE NOT REMOVED.
- EXISTING PAVEMENT SHALL BE SAW CUT AND BUTTED TO THE NEW PAVEMENT. NO FEATHERING OF PAVEMENT WILL BE PERMITTED.
- EXISTING DRAINAGE STRUCTURES SHALL NOT BE DISTURBED UNLESS OTHERWISE NOTED.
- NO ADDITIONAL PAYMENT WILL BE MADE FOR GRADING SIDE SLOPES OF DRIVEWAYS.
- 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.
- WETLANDS DELINEATED AND LOCATED BY ALBERT FRICK ASSOCIATES, INC. DATED 08/21/23

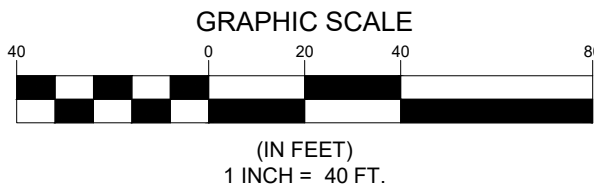
WINDHAM MAINE ZONING SUMMARY
ZONE: C-3 - COMMERCIAL 3
TAX MAP 7, LOT 1

	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'	45'
MIN. NO. PARKING SPACES	NONE	51

TOWN OF WINDHAM, MAINE
PLANNING BOARD APPROVAL:

CHAIR: DATE:

1 OVERALL PROPOSED SITE PLAN
1" = 40'



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

IMPERVIOUS AREA TABLE (12 ROOSEVELT TRAIL)		
TYPE OF COVER	EXISTING IMP. AREA (S.F.)	PROPOSED IMP. AREA (S.F.)
BUILDING	8,039	6,573
PAVEMENT	78,109	43,792
TOTAL	86,148	50,365
CHANGE FROM EXISTING (+/-)	-	-35,783
PERCENT CHANGE (+/-)	-	-41.5%

IMPERVIOUS AREA TABLE (4 ROOSEVELT TRAIL)		
TYPE OF COVER	EXISTING IMP. AREA (S.F.)	PROPOSED IMP. AREA (S.F.)
BUILDING	0	14,200
PAVEMENT	32,146	31,243
TOTAL	32,146	45,443
CHANGE FROM EXISTING (+/-)	-	13,297
PERCENT CHANGE (+/-)	-	41.4%

TOTAL IMPERVIOUS AREA TABLE		
TYPE OF COVER	EXISTING IMP. AREA (S.F.)	PROPOSED IMP. AREA (S.F.)
BUILDING	8,039	20,773
PAVEMENT	110,255	75,035
TOTAL	118,294	95,808
CHANGE FROM EXISTING (+/-)	-	-22,486
PERCENT CHANGE (+/-)	-	-19.0%

**4 ROOSEVELT TRAIL
SITE REDEVELOPMENT**

**4 ROOSEVELT TRAIL
WINDHAM, ME 04062**

ISSUED

NUMBER	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:

**OVERALL
PROPOSED SITE
PLAN**

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

C102

4 ROOSEVELT TRAIL SITE REDEVELOPMENT

4 ROOSEVELT TRAIL
WINDHAM, ME 04062

ISSUED	NUMBER	DESCRIPTION	BY	DATE
A	B	C	D	E
B	C	D	E	F
C	D	E	F	G
D	E	F	G	H

SHEET TITLE:

PROPOSED SITE PLAN

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

C103

GENERAL NOTES

- LOCATIONS OF UTILITIES ARE APPROXIMATE
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE THEIR INDIVIDUAL SERVICES PRIOR TO THE START OF CONSTRUCTION
- 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.
- ALL THE UTILITY WORK SHALL BE DONE BY OTHERS.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL TREES AND SHRUBS ON THE PROJECT WHICH ARE NOT REMOVED.
- EXISTING PAVEMENT SHALL BE SAW CUT AND BUTTED TO THE NEW PAVEMENT. NO FEATHERING OF PAVEMENT WILL BE PERMITTED.
- EXISTING DRAINAGE STRUCTURES SHALL NOT BE DISTURBED UNLESS OTHERWISE NOTED.
- NO ADDITIONAL PAYMENT WILL BE MADE FOR GRADING SIDE SLOPES OF DRIVEWAYS.
- 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 RESULTING 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.
- PROPOSED MEADOW BUFFERS SHALL BE MAINTAINED AS A MEADOW WITH A GENERALLY TALL STAND OF GRASS, NOT AS LAWN. THE MEADOW BUFFERS SHALL NOT BE MOWN MORE THAN TWICE PER CALENDAR YEAR.

LOCATION MAP

NOT TO SCALE

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

REQUIRED	PROPOSED
*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'
MIN. NO. PARKING SPACES	NONE

PARKING SPACES:

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:	N/A
8'-0"x20'-0" W/ 8' ADA ACCESSIBLE:	2 REQUIRED
9'-0"x18'-0" SPACES:	NO MIN. REQUIRED
9'-0"x20'-0" SPACES:	23 PROVIDED
TOTAL NUMBER OF PARKING SPACES:	51 PROVIDED

IMPERVIOUS AREA TABLE

LOT AREA (S.F.)	183,383	
TYPE OF COVER	EXISTING IMP. AREA (S.F.)	PROPOSED IMP. AREA (S.F.)
BUILDING	0	14,200
PAVEMENT	32,146	31,243
TOTAL	32,146	45,443
CHANGE FROM EXISTING (+/-)	-	13,297
PERCENT IMPERVIOUS	17.5%	24.8%

LEGEND

EXISTING	DESCRIPTION	PROPOSED
□	GRANITE MONUMENT - 3' OFFSET	■
○	IRON PIN FOUND/SET	○
○	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	---

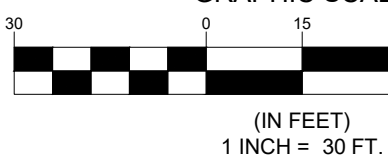
TOWN OF WINDHAM, MAINE PLANNING BOARD APPROVAL:

CHAIR: DATE:

CONDITIONS OF APPROVAL

- APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED APRIL 7, 2025 AS AMENDED T8D (DATE OF FINAL SUBMISSIONS) AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD. ANY VARIATION FROM SUCH PLANS, PROPOSALS, SUPPORTING DOCUMENTS, AND REPRESENTATIONS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH OR 120-145 OF THE LAND USE ORDINANCE.
- IN ACCORDANCE WITH §120-815(1)(B) OF THE LAND USE ORDINANCE, THE CONSTRUCTION OF IMPROVEMENTS COVERED BY ANY SITE PLAN APPROVAL SHALL BE COMPLETED WITHIN TWO YEARS OF THE DATE UPON WHICH THE PERFORMANCE GUARANTEE IS ACCEPTED BY THE TOWN MANAGER. THE DEVELOPER MAY REQUEST A ONE-YEAR EXTENSION OF THE CONSTRUCTION COMPLETION DEADLINE PRIOR TO THE EXPIRATION OF THE PERIOD. SUCH A REQUEST SHALL BE IN WRITING AND SHALL BE MADE TO THE PLANNER. THE TOWN MANAGER MAY REQUIRE AN UPDATE TO THE SCHEDULE OF VALUES AND THE AMOUNT OF THE GUARANTEE WHEN ACCEPTING AN EXTENSION OF THE CONSTRUCTION PERIOD. IF CONSTRUCTION HAS NOT BEEN COMPLETED WITHIN THE SPECIFIED PERIOD, THE TOWN SHALL, AT THE TOWN MANAGER'S DISCRETION, USE THE PERFORMANCE GUARANTEE TO EITHER REGULATE AND STABILIZE THE SITE OR TO COMPLETE THE IMPROVEMENTS AS SHOWN ON THE APPROVED PLAN.
- APPROVAL IS SUBJECT TO THE REQUIREMENTS OF THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN, CHAPTER 201 ARTICLE II. ANY PERSON OWNING, OPERATING, LEASING OR HAVING CONTROL OVER STORMWATER MANAGEMENT FACILITIES REQUIRED BY THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN MUST ANNUALLY ENGAGE THE SERVICES OF A QUALIFIED THIRD-PARTY INSPECTOR WHO MUST CERTIFY COMPLIANCE WITH THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN ON OR BY JUNE 1ST OF EACH YEAR.
- THE DEVELOPMENT IS SUBJECT TO THE FOLLOWING ARTICLE 12 IMPACT FEES, TO BE PAID WITH THE ISSUANCE OF NEW BUILDING PERMITS FOR NEW USE: PUBLIC SAFETY IMPACT FEE AND MUNICIPAL OFFICE IMPACT FEE. ALL FEES WILL BE DETERMINED AND COLLECTED FOR ANY BUILDING, OR ANY OTHER PERMIT FOR THE DEVELOPMENT, SECTION 120-120(C).
- CONTRACTOR VEHICLES ARE LIMITED TO SINGLE-UNIT, DUAL-AXLE VEHICLES ONLY. THESE VEHICLE TYPES ARE CLASSIFIED BY THE FEDERAL HIGHWAY ADMINISTRATION AS CLASS 1-5 VEHICLES.
- STORAGE OF MATERIALS INCLUDING MACHINERY, TRAILERS, EQUIPMENT, AND MATERIALS MUST BE STORED INDOORS UNLESS THE APPLICANT OBTAINS APPROVAL FOR A CONTRACTOR STORAGE YARD THAT DEMONSTRATES COMPLIANCE WITH APPLICABLE PERFORMANCE STANDARDS FOR OUTDOOR STORAGE OF MATERIALS.
- BEFORE THE REQUIRED PRE-CONSTRUCTION MEETING WITH STAFF AND BEFORE ANY LAND USE ACTIVITIES BEGIN, THE APPLICANT SHALL PROVIDE THE PLANNER WITH THE PORTLAND WATER DISTRICT "ABILITY TO SERVE" DETERMINATION LETTER.

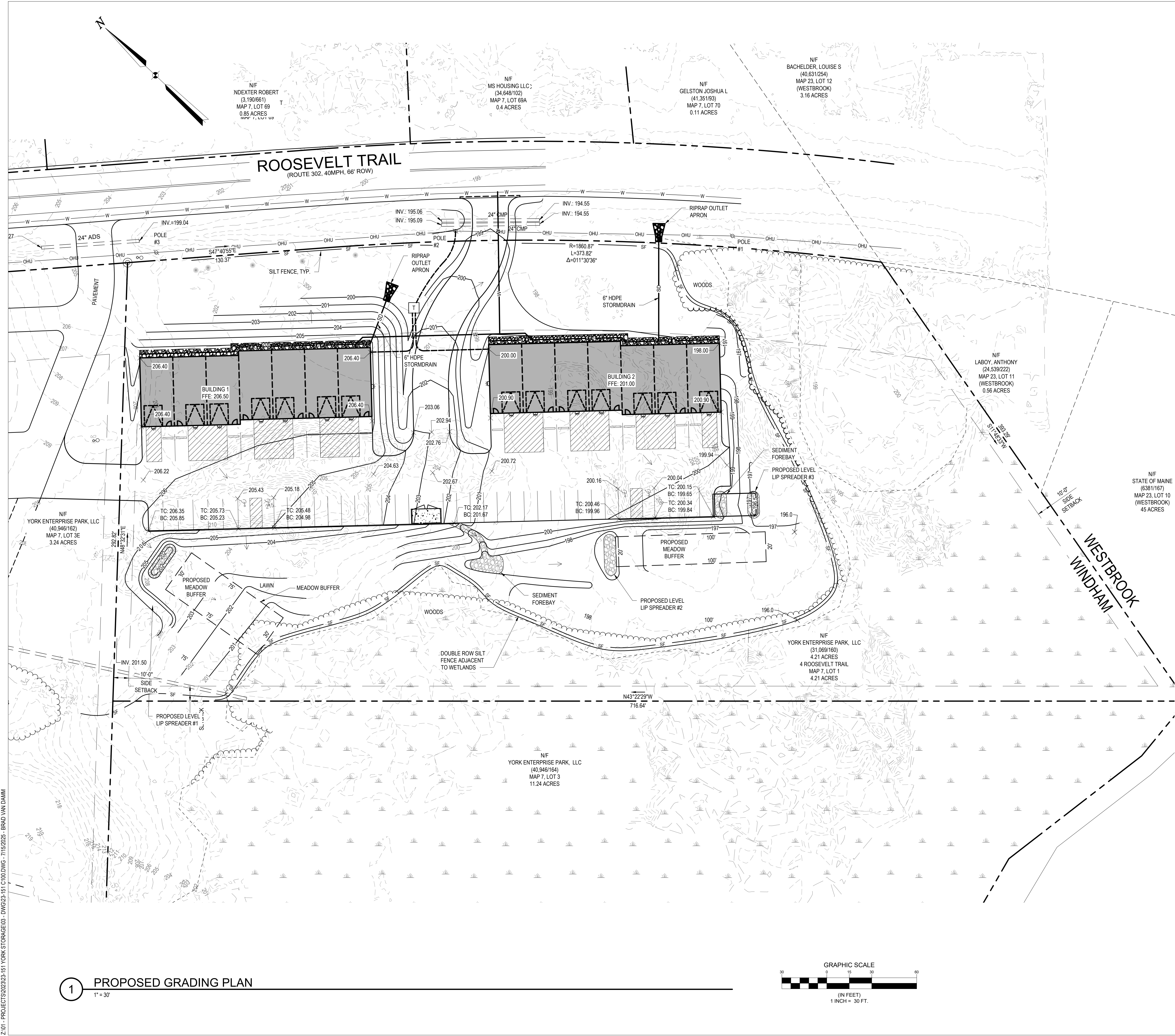
GRAPHIC SCALE



PROPOSED SITE PLAN

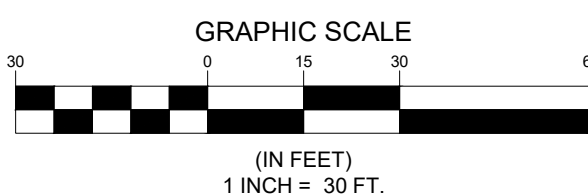
1" = 30'

Z:\01 - PROJECTS\2023\23-151 YORK STORAGE\03 - DWG\23-151 C100.DWG - 7/15/2025 - BRAD VAN DAMM



1 PROPOSED GRADING PLAN

1" = 30'



LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	GRANITE MONUMENT - 3' OFFSET	
	IRON PIN FOUND/SET	
	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	



CLIENT:
YORK ENTERPRISE
PARK, LLC.

15 RU-BEE RIDGE ROAD
WINDHAM, ME 04062



4 ROOSEVELT TRAIL
SITE REDEVELOPMENT

4 ROOSEVELT TRAIL
WINDHAM, ME 04062

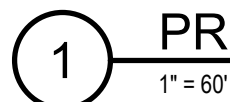
ISSUED		DATE
NUMBER	DESCRIPTION	
A	SKETCH PLAN REVIEW	4/7/2025
B	ADDED OVERALL PLANS	4/23/2025
C	RESPONSE TO TOWN COMMENTS	6/23/2025
D	RESPONSE TO COMMENTS	7/15/2025

SHEET TITLE:

PROPOSED
GRADING PLAN

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

C104



4 ROOSEVELT TRAIL
SITE REDEVELOPMENT

4 ROOSEVELT TRAIL
WINDHAM, ME 04062

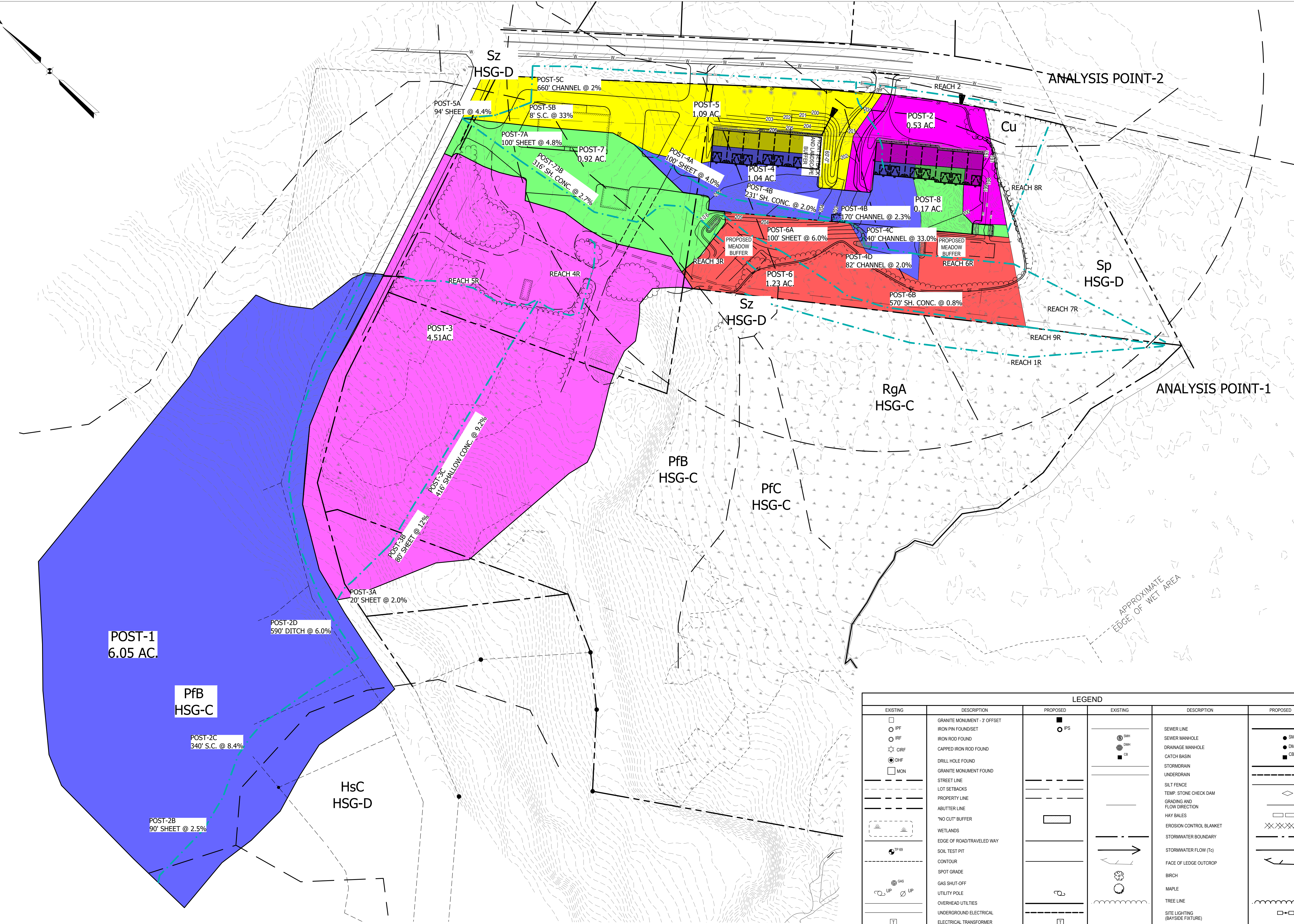
ISSUED	NUMBER	DESCRIPTION	BY	DATE
	A	SKETCH PLAN REVIEW	ED	4/7/2025
	B	ADDED OVERALL PLANS	ED	4/23/2025
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SHEET TITLE:

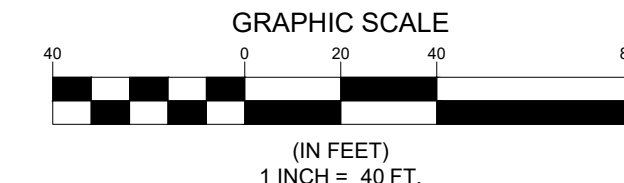
POST-DEVELOPED
DRAINAGE AREA
MAP

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

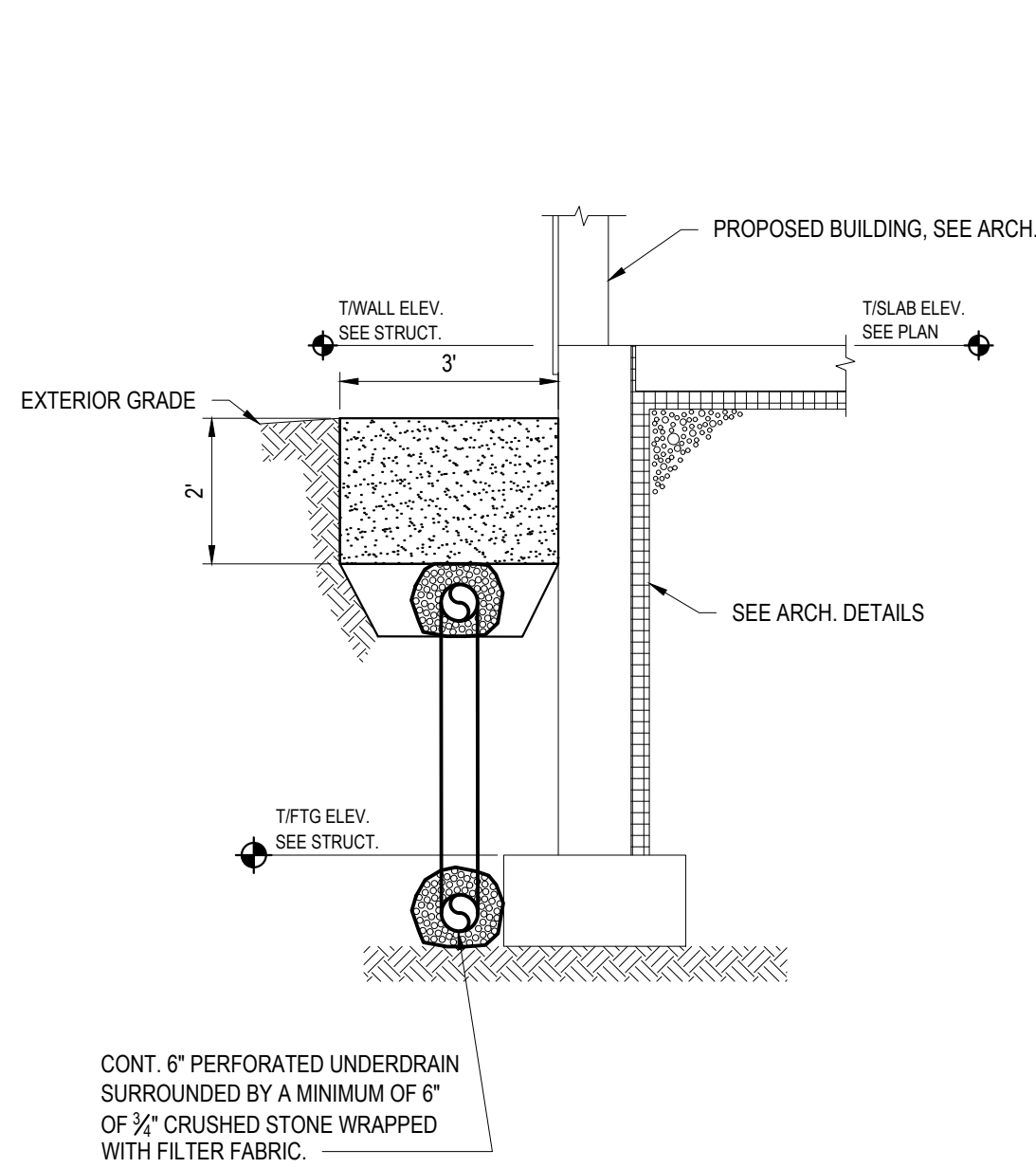
C106



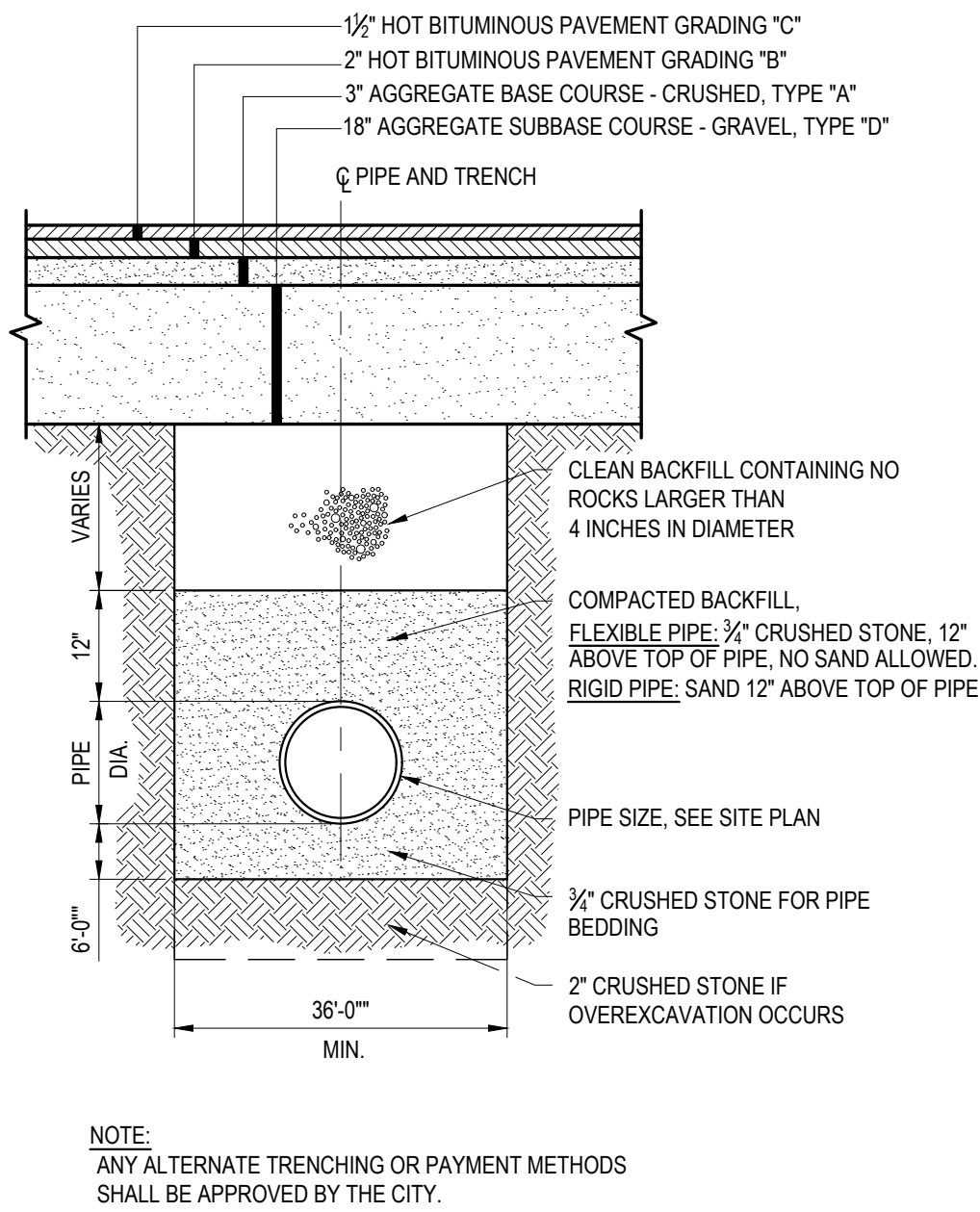
1 POST-DEVELOPMENT DRAINAGE AREA MAP
1" = 40'



LEGEND					
EXISTING	DESCRIPTION	PROPOSED	EXISTING	DESCRIPTION	PROPOSED
	GRANITE MONUMENT - 3' OFFSET			SEWER LINE	
	IRON ROD FOUND			SEWER MANHOLE	
	IRON ROD FOUND			DRAINAGE MANHOLE	
	CAPPED IRON ROD FOUND			CATCH BASIN	
	DRILL HOLE FOUND			STORMDRAIN UNDERDRAIN	
	GRANITE MONUMENT FOUND			SILT FENCE	
	STREET LINE			TEMP. STONE CHECK DAM	
	LOT SETBACKS			GRADING AND FLOW DIRECTION	
	PROPERTY LINE			HAY BALES	
	ABUTTER LINE			EROSION CONTROL BLANKET	
	"NO CUT" BUFFER			STORMWATER BOUNDARY	
	WETLANDS			STORMWATER FLOW (Tc)	
	EDGE OF ROAD/TRAVELED WAY			FACE OF LEDGE OUTCROP	
	SOIL TEST PIT			BIRCH	
	CONTOUR			MAPLE	
	SPOT GRADE			TREE LINE	
	GAS SHUT-OFF			SITE LIGHTING (BAYSIDE FIXTURE)	
	UTILITY POLE			STONE WALL	
	OVERHEAD UTILITIES				
	UNDERGROUND ELECTRICAL				
	ELECTRICAL TRANSFORMER				
	FIRE HYDRANT				
	WATER LINE				
	WATER GATE				

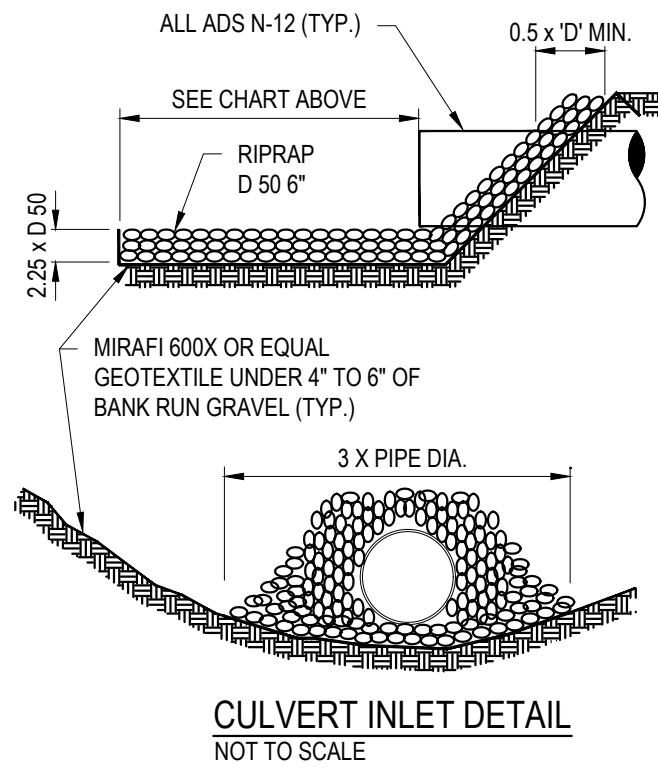


1 TYPICAL DRIP EDGE DETAIL
NTS

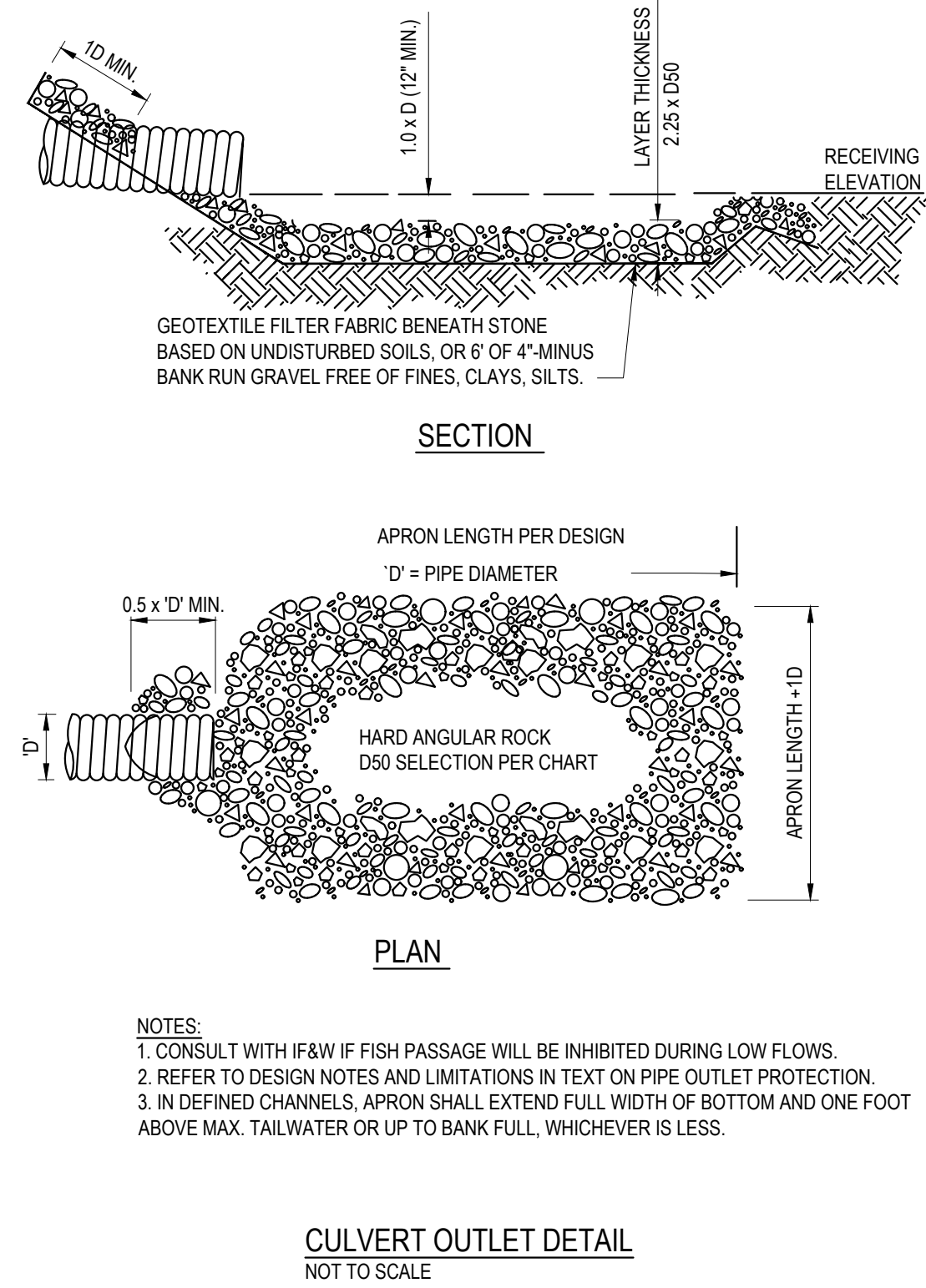


2 TYPICAL UNDERGROUND PIPE TRENCH SECTION
NTS

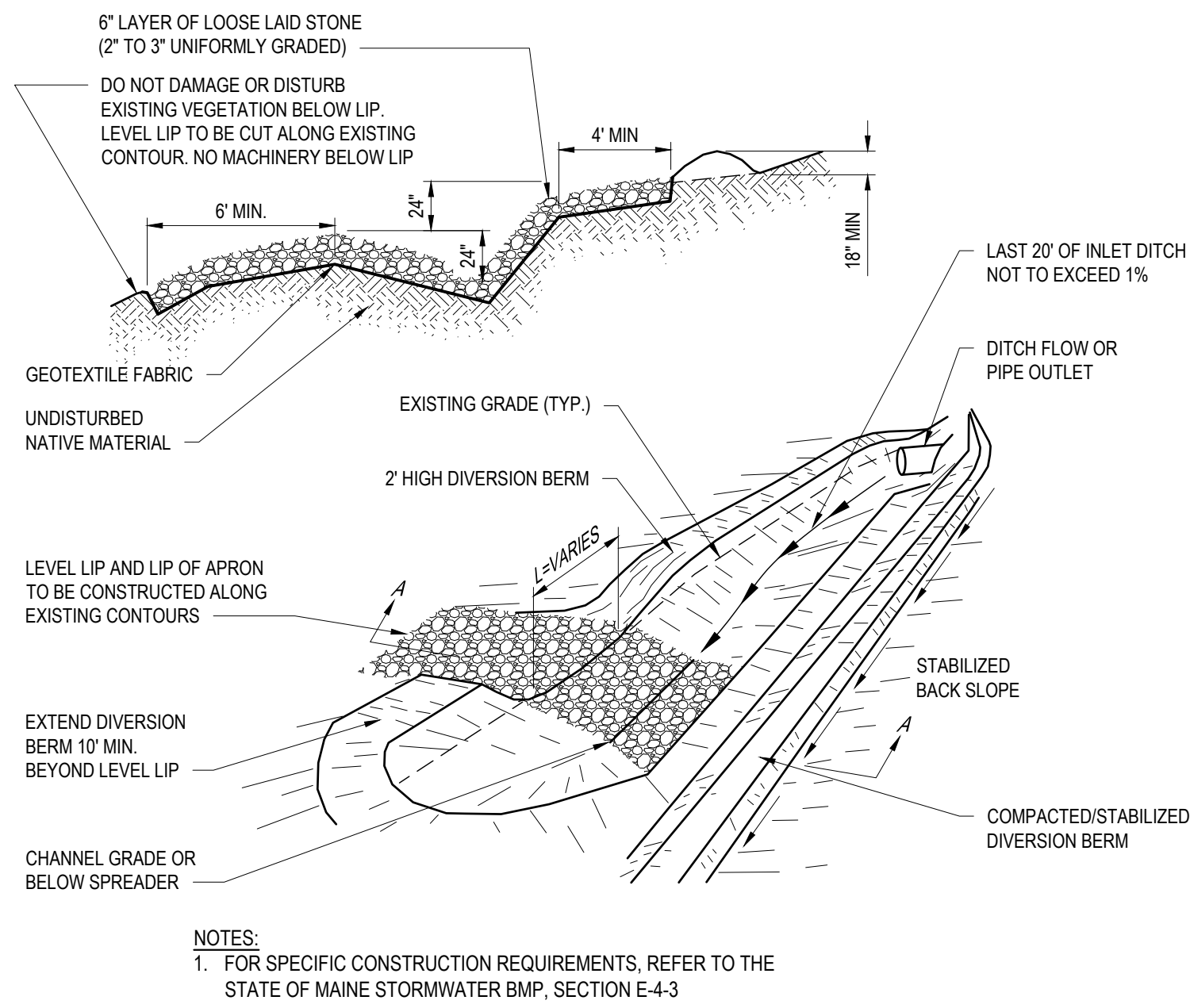
INLET/OUTLET PROTECTION APRON SIZING CHART					
DIAMETER	L' LENGTH	W' WIDTH	'A'	D ₅₀	REMARKS
12"/15"	6'-0"	8'-0"	12"	6"	
18"	10'-0"	12'-0"	15"	6"	
24"	-	-	-	-	-
36"	27'-0"	24'-0"	24"	8"	



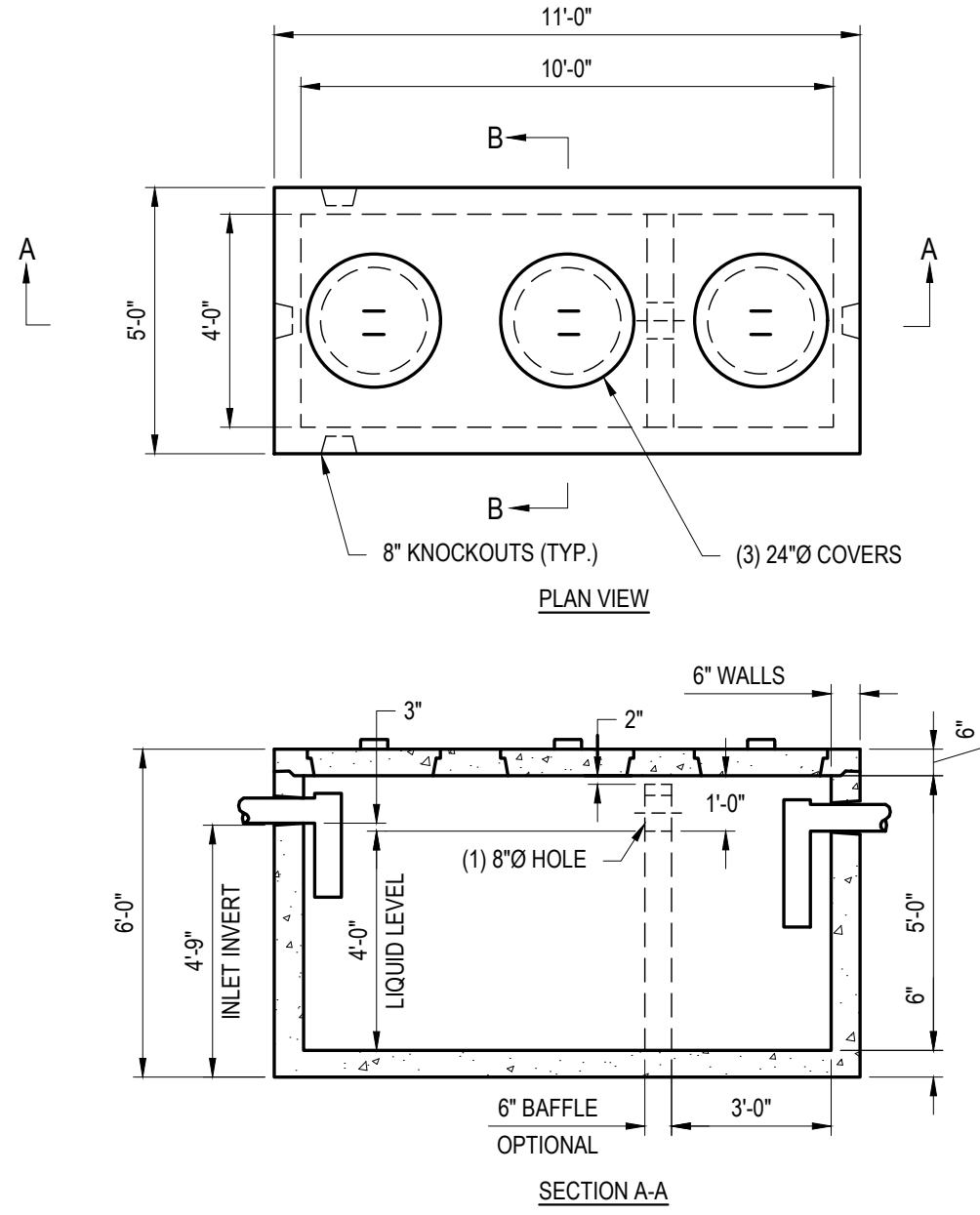
3 CULVERT INLET/OUTLET PROTECTION DETAIL
NTS



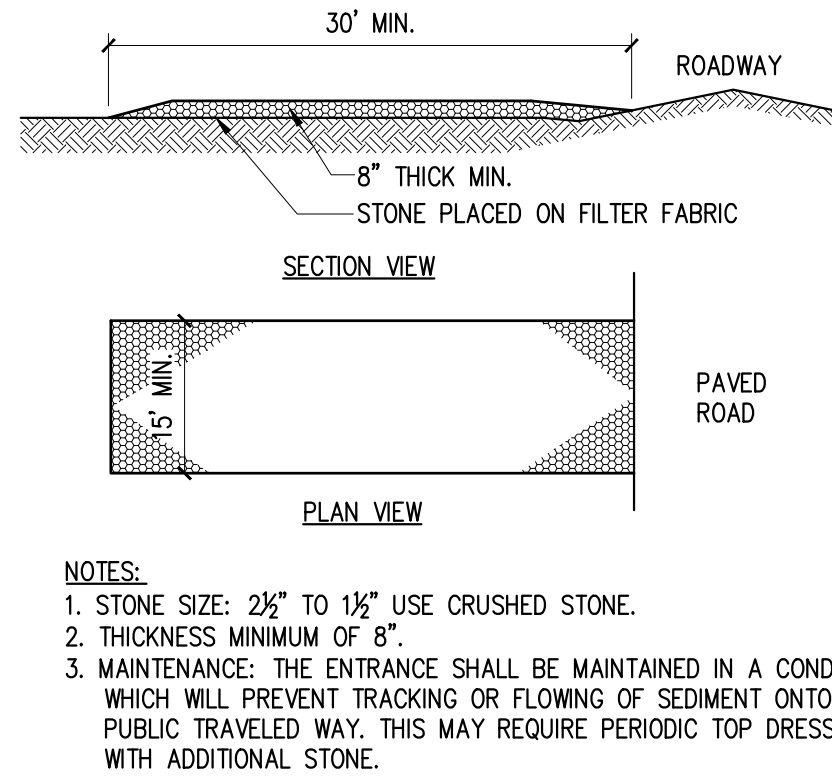
CULVERT OUTLET DETAIL
NOT TO SCALE



4 LEVEL LIP SPREADER DETAIL
NTS



5 SEPTIC TANK DETAIL
NTS



6 STABILIZED CONSTRUCTION ENTRANCE
NTS

4 ROOSEVELT TRAIL SITE REDEVELOPMENT

4 ROOSEVELT TRAIL
WINDHAM, ME 04062

ISSUED		BY	DATE
NUMBER	DESCRIPTION	ED	
A	SKETCH PLAN REVIEW	ED	4/7/2025
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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 DENUDEED 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 DENUDEED 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 DENUDEED 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.
- II. 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

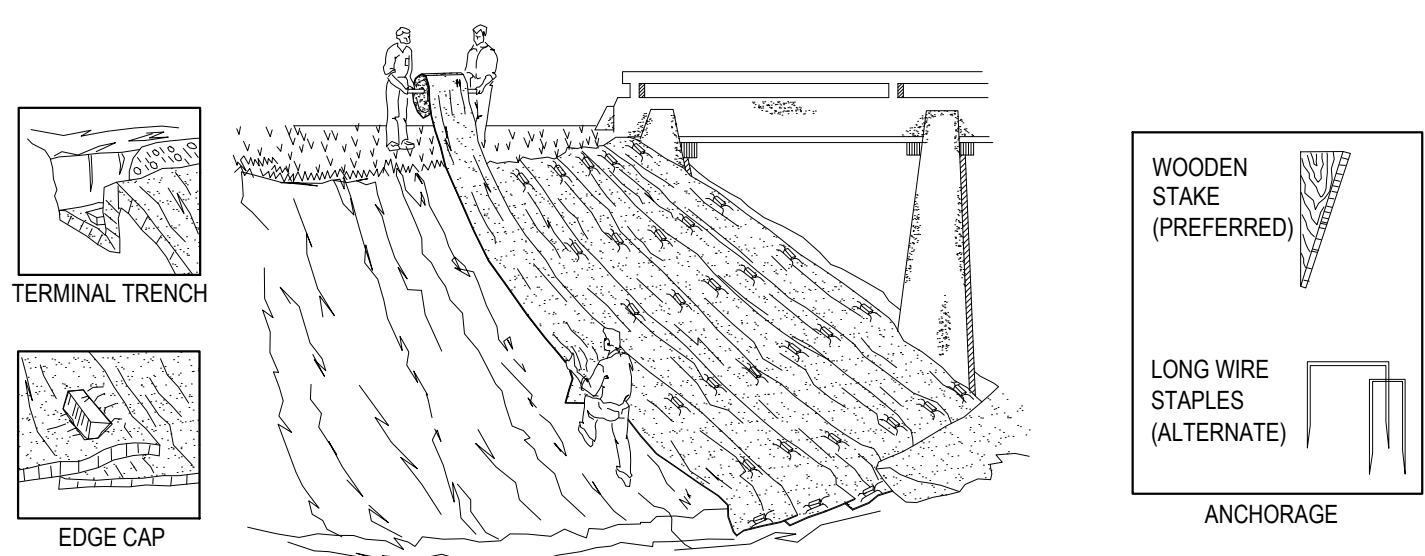
1. WEEKLY INSPECTIONS, AS WELL AS ROUTINE INSPECTIONS FOLLOWING RAIN FALLS, SHALL BE CONDUCTED BY THE GENERAL CONTRACTOR OF ALL TEMPORARY AND PERMANENT EROSION CONTROL DEVICES UNTIL FINAL ACCEPTANCE OF THE PROJECT (85% GRASS CATCH). NECESSARY REPAIRS SHALL BE MADE TO CORRECT UNDERMINING OR DETERIORATION. 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 SWEEPED 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.

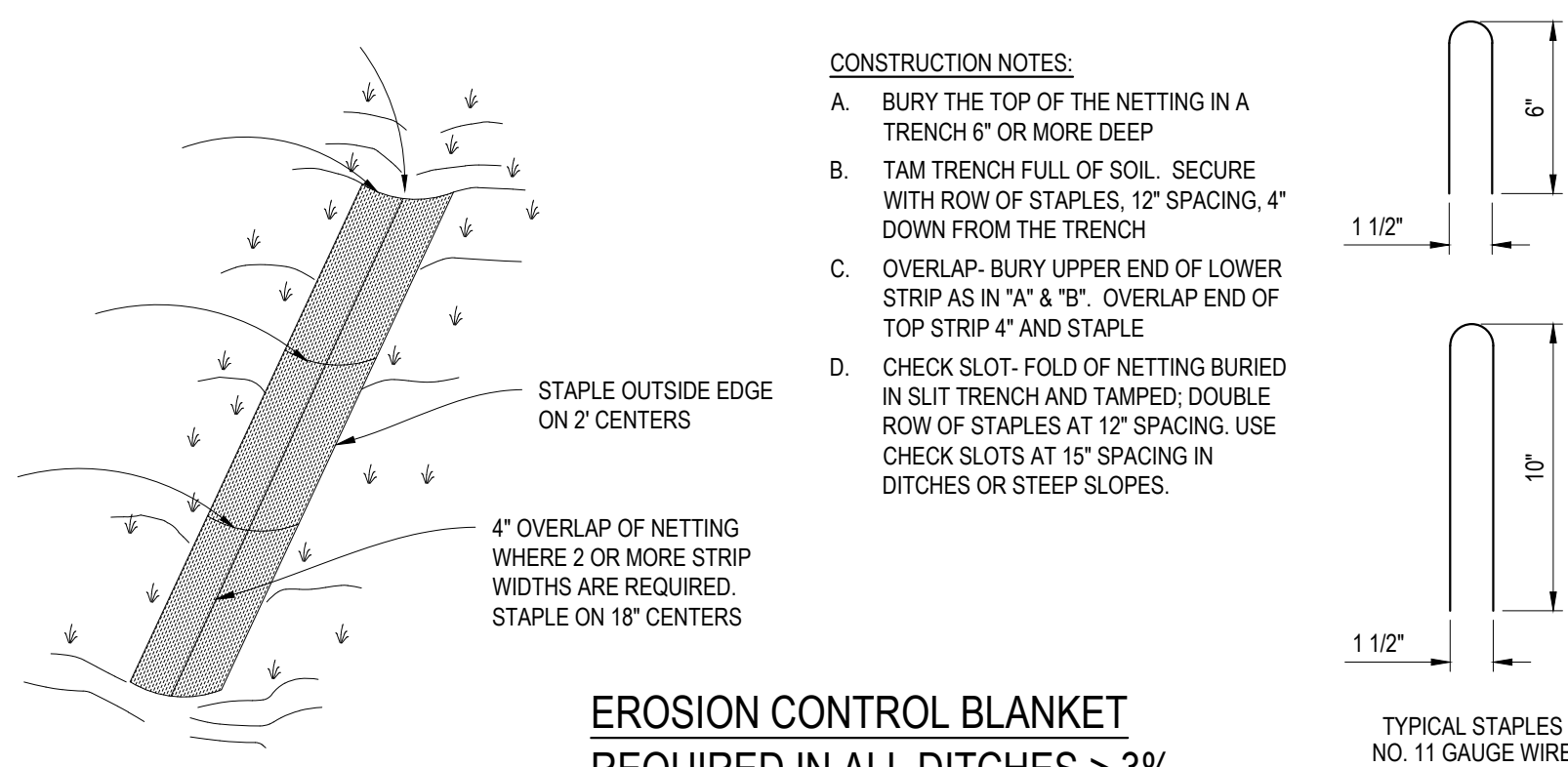


- UNROLL MAT ONTO GROUND IN DIRECTION OF WATER FLOW.
- MAT SHOULD LIE FLAT. DO NOT STRETCH MAT OVER GROUND. STRETCHING MAY CAUSE MAT TO BRIDGE DEPRESSIONS IN THE SURFACE AND ALLOW EROSION UNDERNEATH.
- BURY TRANSVERSE TERMINAL ENDS OF MAT TO SECURE AND PREVENT EROSION FLOW UNDERNEATH.
- SECURE MAT SNUGLY 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

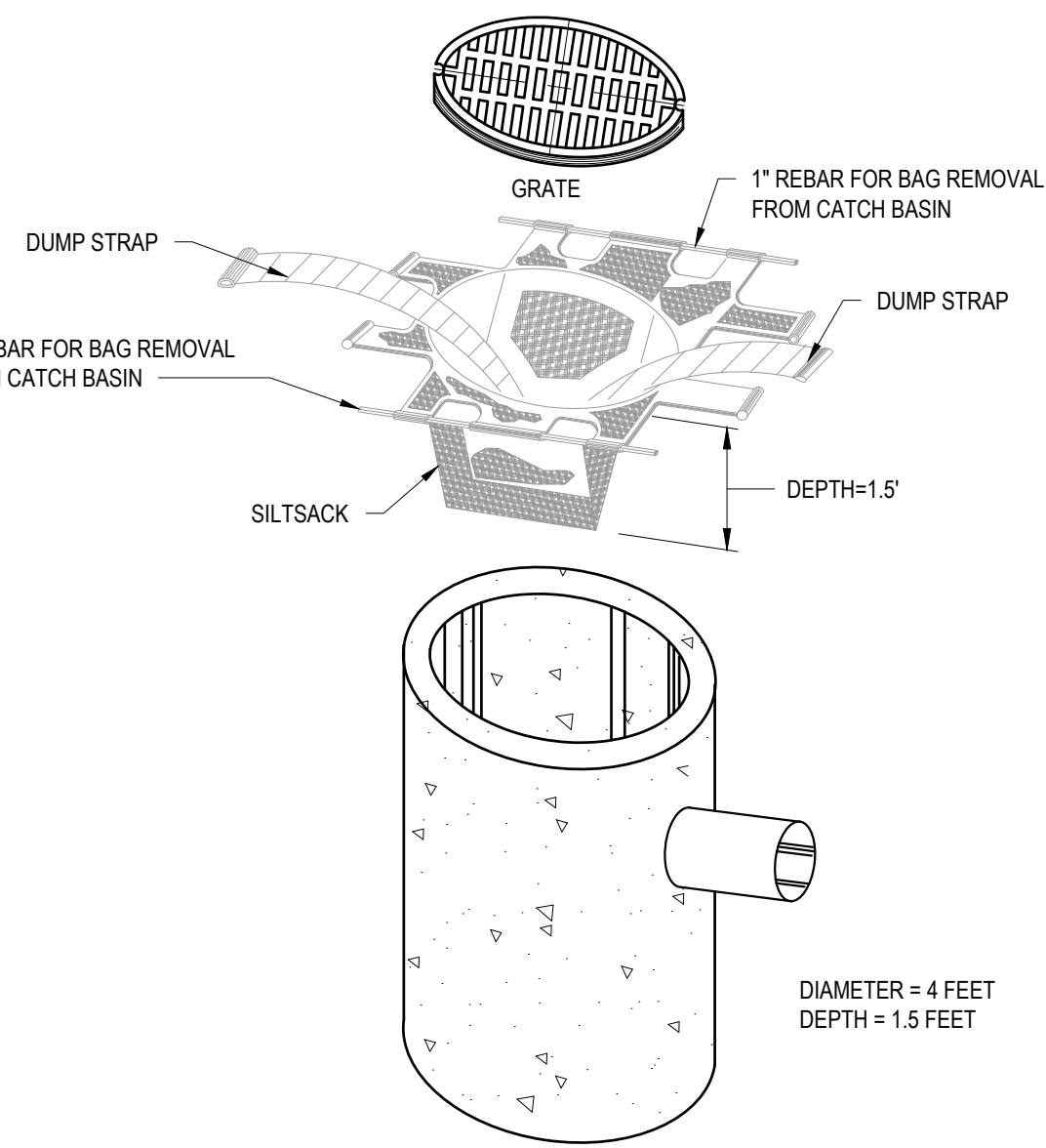
GENERAL INSTALLATION GUIDELINES ON SLOPES

NTS



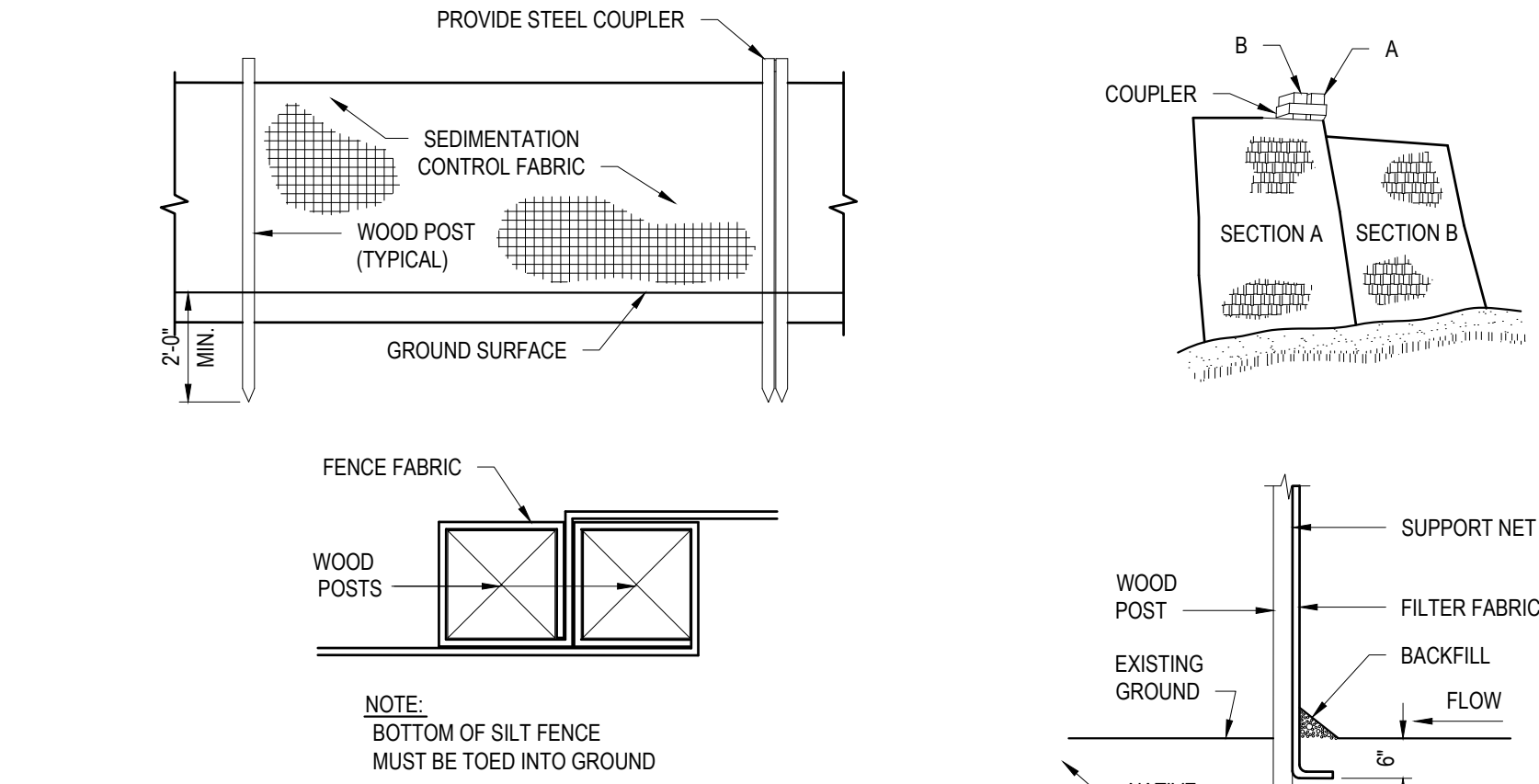
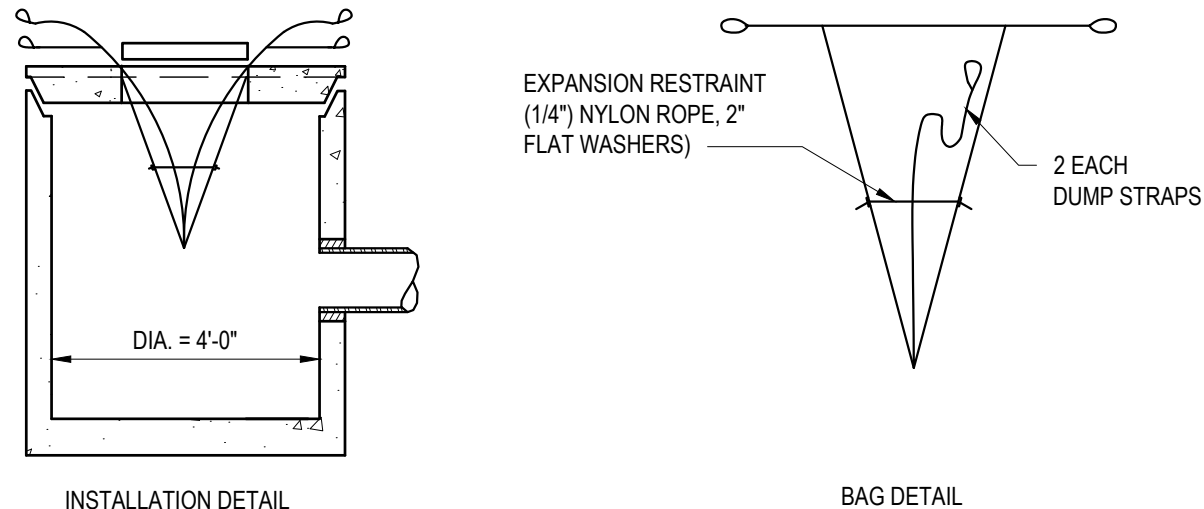
EROSION CONTROL BLANKET
REQUIRED IN ALL DITCHES > 3%

NOTE: GRADING PLAN GOVERNS IN ALL LOCATIONS



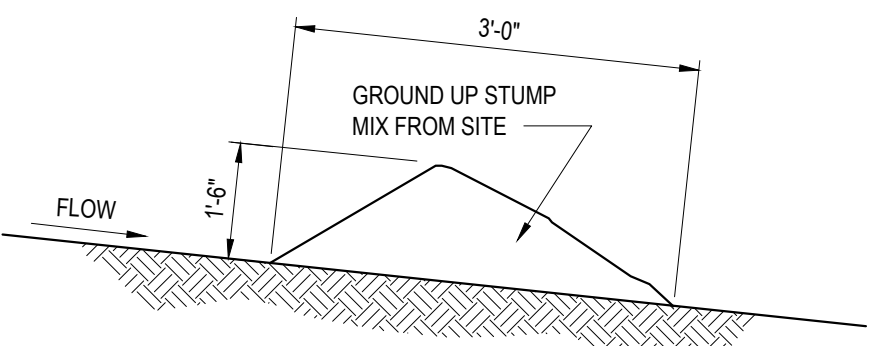
"SILTSACK" INSTALLATION INSTRUCTION

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 "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



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.



CLIENT:
**YORK ENTERPRISE
PARK, LLC.**

15 RU-BEE RIDGE ROAD
WINDHAM, ME 04062



4 ROOSEVELT TRAIL
SITE REDEVELOPMENT

4 ROOSEVELT TRAIL
WINDHAM, ME 04062

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

SHEET TITLE:

EROSION CONTROL
DETAILS

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

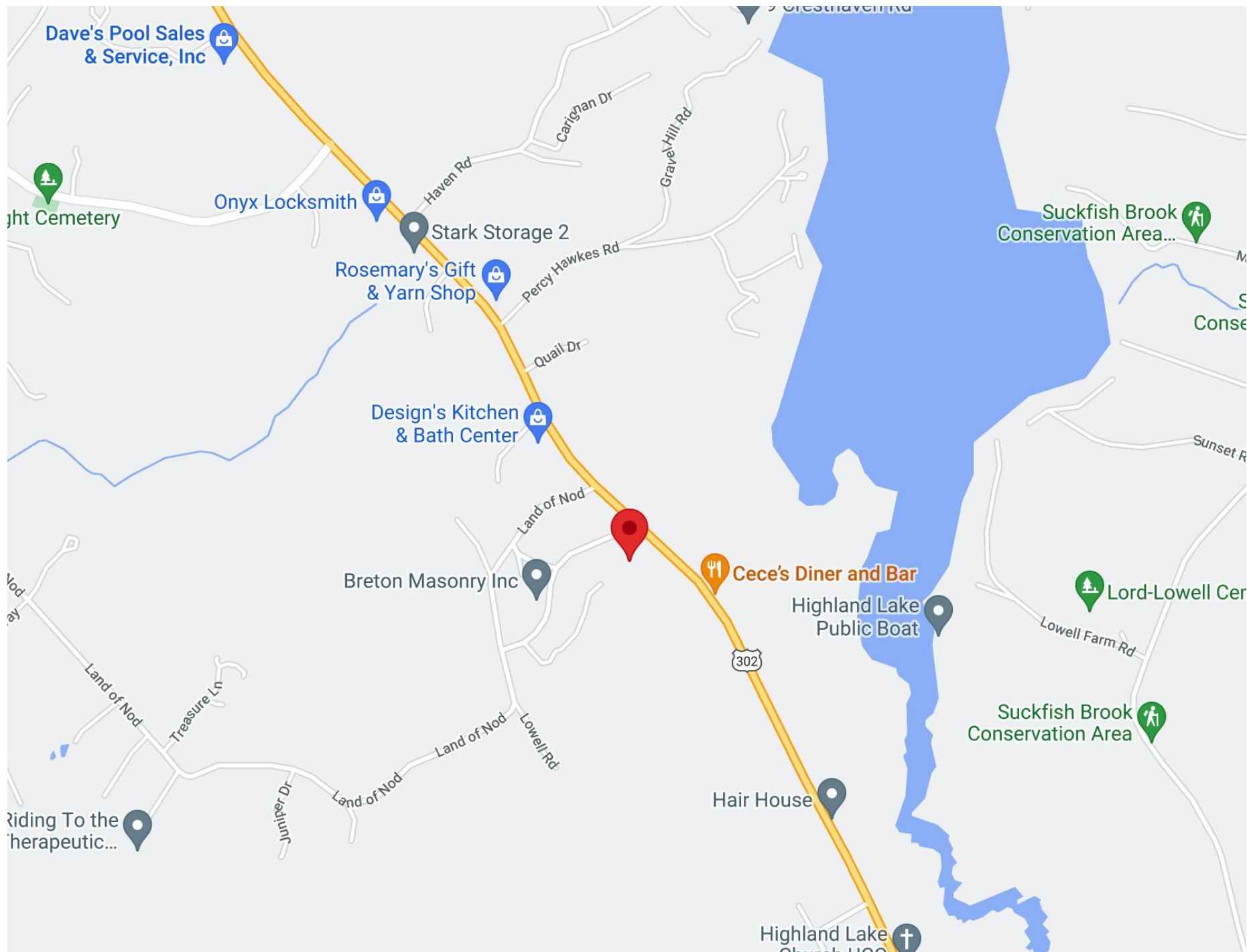
C300

YORK ENTERPRISE PARK, LLC

4 ROOSEVELT TRAIL

WINDHAM, MAINE

VICINITY MAP



APPLICABLE CODES

NFPA 1 - FIRE PREVENTION CODE 2018
NFPA 101 - LIFE SAFETY CODE 2018

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).
MUBEC IS MADE UP OF THE FOLLOWING CODES AND STANDARDS:

- 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2015 INTERNATIONAL BUILDING CODE (IBC)
- 2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

THE FOLLOWING STANDARDS ARE ALSO ADOPTED AS PART OF THE MUBEC, AND ARE MANDATORY:
THE AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR-CONDITIONING ENGINEERS (ASHRAE) STANDARDS:

- 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.

MAINE HAS ADOPTED THESE NATIONAL MODEL CODES AND STANDARDS WITH AMENDMENTS. THE AMENDMENTS ARE LISTED IN RULE CHAPTERS 1-6 BELOW.

- 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

THE FOLLOWING ARE LETTERS OF CONFLICT RESOLUTION FROM THE TECHNICAL CODES AND STANDARDS BOARD:

- JULY 18, 2018: 2015 IBC SECTION 903.2.8 AND 2009 NFPA CONFLICT _072018

THERMAL ENVELOPE REQUIREMENTS PER IECC 2021 FOR CLIMATE ZONE 6

ROOFS

- INSULATION ENTIRELY ABOVE ROOF DECK: R-30 ci
- METAL BUILDINGS R-25+R-11 LS
- ATTIC & OTHER ROOF R-VALUE 49

WALLS ABOVE GRADE

- WOOD FRAME WALL: R-13 + R7.5 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)

WALLS, BELOW GRADE

- BELOW-GRADE WALL: R-10 ci

FLOORS

- JOIST/FRAMING FLOOR: R-VALUE 38
- MASS: R-16.7 ci

SLAB-ON-GRADE FLOORS

- 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)

OPAQUE DOORS

- NON SWINGING DOORS U-0.31
- SWINGING DOORS U-0.37
- GARAGE DOOR <14% GLAZING U-0.31

BUILDING TEAM

OWNER:
OCTAGON CLEANING AND RESTORATION
ROBERT YORK
P.O. BOX 172
WINDHAM, MAINE 04082

ARCHITECT:
WHIPPLE | CALLENDER ARCHITECTS
JOE DELANEY, PRINCIPAL IN CHARGE
PO BOX 1276
PORTLAND, ME 04104
207-775-2696

CIVIL & STRUCTURAL ENGINEER:
TRILLIUM ENGINEERING GROUP
ERIC DUBE, PRINCIPAL IN CHARGE
189 MAIN ST SUITE 200
YARMOUTH, MAINE 04096
207-307-0872

SCOPE OF WORK

NEW CONTRACTOR SERVICES TENANT SPACES LOCATED IN TWO NEW 7,107 SF METAL BUILDINGS, SLAB ON GRADE

NEW PAVED PARKING AREA

NEW ELECTRICAL SERVICES

NEW SANITARY SYSTEM

NEW MECHANICAL SYSTEMS

NEW SITE DESIGN

NEW STORMWATER CONTROLS

SHEET INDEX

TITLE & NOTES	
A0.1	TITLE SHEET
A0.2	GENERAL NOTES
PLANS	
A1.1	FIRST FLOOR PLAN
A1.2	FOUNDATION AND ROOF PLAN
ELEVATIONS	
A2.1	ELEVATIONS
SECTIONS	
A3.1	SECTIONS
3D REPRESENTATIONS	
A9.1	3D VIEWS

PROJECT DATA

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

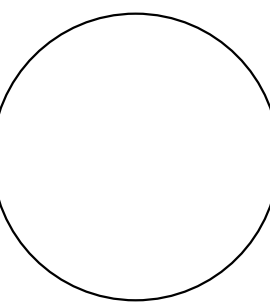
SITE AREA: 4.21 ACRES
(MIN. 20,000 SF FOR COMMERCIAL)

BLDG USE: CONTRACTOR SERVICES
OCC. GROUP: STORAGE
CONST. TYPE: IBC: 2015 NFPA: 2015
CLIMATE ZONE: 6A
FIRE SPRINKLERS: YES
PUBLIC WATER AND SEWER

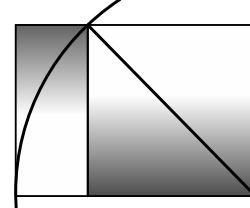
LIVE LOAD:
ASSEMBLY AREAS = 100 PSF
LOBBIES & CORRIDORS = 100 PSF
DECKS = 100 PSF
OFFICES = 50 PSF

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

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A0.1

WINDHAM PLANNING SUBMITTAL 6.23.25

ABBREVIATIONS

AB	ANCHOR BOLT
AB	AIR BARRIER
AC	AIR CONDITIONING
ADDL	ADDITIONAL
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AH	AIR HANDLER
AIB	AIR INFILTRATION BARRIER
ALT	ALTERNATE
ALUM	ALUMINUM
AOR	AREA OF REFUGE
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
ARND	AROUND
AWP	ACOUSTICAL WALL PANEL
BD	BOARD
BF	BARRIER FREE
BIT	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
BM	BENCHMARK
BOT	BOTTOM
BO	BOTTOM OF
BRK	BRICK
BRG	BEARING
B/S	BRICK SHELF
BSMT	BASEMENT
C.CRS	COURSE
CAB	CABINET
CB	CATCH BASIN
CC	CENTER TO CENTER
CF	CUBIC FOOT
CFMF	COLD FORMED METAL FRAMING
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMT	CERAMIC MOSAIC TILE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN-OUT
COL	COLUMN
CONC	CONCRETE
CONC/C	COLORLED CONCRETE
CONT	CONTINUOUS OR CONTINUE
CONTR	CONTRACTOR
CPT	CARPET
CS	COUNTERSINK
CSMT	CASEMENT
CT	CERAMIC TILE
CWT	CERAMIC WALL TILE
CUH	CABINET UNIT HEATER
CY	CUBIC YARD
DBL	DOUBLE
DC	DISPLAY CASE
DEMO	DEMOLISH, DEMOLITION
DF	DRINKING FOUNTAIN
DIA, DIAM	DIAMETER
DIM	DIMENSION
DIV	DIVISION
DMP	DEMOUNTABLE PARTITION
DN	DOWN
DR	DOOR
DTL	DETAIL
DWG	DRAWING
DWR	DRAWER
E	EAST
EA	EACH
EF	EXHAUST FAN
EMHO	ELECTRO MAGNETIC HOLD OPEN
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
EP	EPOXY PAINT
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSED/ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
EXH	EXHAUST
EXIST	EXISTING
EXT	EXTERIOR
EW	EYEWASH
EW	ELECTRIC WATER COOLER
FB	FIRE BLANKET
FBO	FURNISHED BY OWNER
FCS	FLOOR COATING SYSTEM
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER AND CABINET
FFE	FINISHED FLOOR ELEVATION
FG	FIBERGLASS
FHVC	FIRE HOSE AND VALVE CABINET
FIN	FINISHED(ED)
FIN GR	FINISH GRADE
FLR	FLOOR(ING)
FNDN	FOUNDATION
FP	FIREPROOFING
FO	FACE OF
FRMG	FRAME(ING)
FRP	FIBER REINFORCED PLASTIC
FRT	FIRE RETARDANT TREATED
FS	FRAME SIZE
FSR	FLEXIBLE SHEET ROOFING
FT	FOOT(FEET)
FTG	FOOTLONG
FTR	FIN TUBE RADIATION
FUR	FURRED(ING)
FV	FIELD VERIFY
FWC	FABRIC WALL COVERING
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GFB	GROUND FACE CMU
GL	GLASS, GLAZING
GWB	GYPSTUM WALLBOARD
HARD	HARDENER
HB	HOSE BIBB
HC	HOLLOW CORE
HD	HEAD
HDO	HIGH DENSITY OVERLAY
HDWD	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HAND RAIL
HS	HIGH SCHOOL
HT	HEIGHT
HTG	HEATING
HVAC	HEATING/VENTILATION/AIR CONDITIONING
IBC	INSTALLED BY CONTRACTOR
ID	INSIDE DIAMETER
IN	INCH(ES)
INCL	INCLUDE(ED), (ING)
INFO	INFORMATION
INSUL	INSULATED
INT	INTERIOR
INV	INVERT
JT	JOINT

LAB	LABORATORY
LAM	LAMINATE(D)
LAV	LAVATORY
LB	POUND(S)
LCC	LEAD COATED COPPER
LF	LINEAR FOOT
LH	LEFT HAND
LOC'N	LOCATION
LW	LIGHTWEIGHT (CMU)
MS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MC	MEDICINE CABINET
MCWF	MULTICOLOR WALL FINISH
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MED	MEDIUM
MF	MEMBRANE FLASHING
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLDG	MOULDING
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
MRGB	MOISTURE RESISTANT GYPSUM BOARD
MS	MOP SINK
MSF	METAL STUD FRAMING
MTL	METAL

N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE

O/	OVER
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFS	OVERFLOW SCUPPER
OP	OPAQUE
OH	OVERHEAD
OPH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OPS	OPERABLE PANEL SYSTEM

P, PTD	PAINT
PC	PRECAST CONC.
PERF	PERFORATED
PERIM	PERIMETER
PRKG	PARKING
PL	PLATE
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PTD	PAPER TOWEL DISPENSER
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
P/MT	PAVEMENT
PWDR	POWDER ROOM

QR	QUARTER ROUND
QT	QUARRY TILE
QTZ	QUARTZ TILE
RE:	REFERENCE
REF	REFRIGERATOR
REQ'D	REQUIRED
REV	REVISION(S), REVISED
RL	RAIN LEADER
RF	RUBBER FLOOR
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY

S	SOUTH
SAT	SUSPENDED ACOUSTICAL TILE
SC	SOLID CORE
SCONC	SEALED CONCRETE
SCHED	SCHEDULE
SD	STORM DRAIN, SOAP DISPENSER
SECT	SECTION
SF	SQUARE FOOT
SGL	SAFETY GLASS
SH	SHOWER
SHT	SHEET
SHTHG	SHEATHING
SIM	SIMILAR
SLNT	SEALANT
SNR	SANITARY NAPKIN RECEPTOR
SP	SPECIAL PAINT
SPEC	SPECIFICATION
SPKR	SPEAKER
SQ	SQUARE
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRL	STRUCTURAL
STRUCT	STRUCTURES/STRUCTURAL
SUPT	SUPPORT
SUSP	SUSPENDED
SV	SHEET VINYL

T	TOILET
TB	TOWEL BAR
TB	TACK-BOARD
T&G	TONGUE & GROOVE
TGL	TEMPERED GLASS
THK	THICK(NESS)
TO	TOP OF
TP	TOILET PARTITION
TPD	TOILET PAPER DISPENSER
TV	TELEVISION
TYP	TYPICAL

UCR	UNDER COUNTER REFRIGERATOR
UNO	UNLESS NOTED OTHERWISE
VB	VAPOR BARRIER/VINY BASE
VC	VALVE CABINET
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VPW	VENEER PLYWOOD
VWC	VINYL WALL COVERING

W	WEST
W/	WITH
WC	WOATER CLOSET
WD	WOOD
WGL	WIRE GLASS
WH	WATER HEATER
W/O	WITHOUT
WS	WATERSTOP
WP	WATERPROOF
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

YD	YARD
----	------

ZCC	ZINC-COATED COPPER
-----	--------------------

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

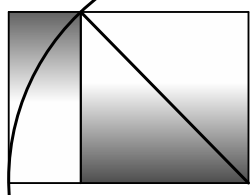
SYMBOLS

	ROOM NAME AND NUMBER
	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

YORK ENTERPRISE PARK, LLC

4 ROOSEVELT TRAIL, WINDHAM, MAINE

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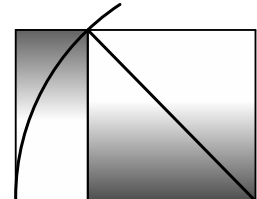
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GENERAL NOTES

A0.2



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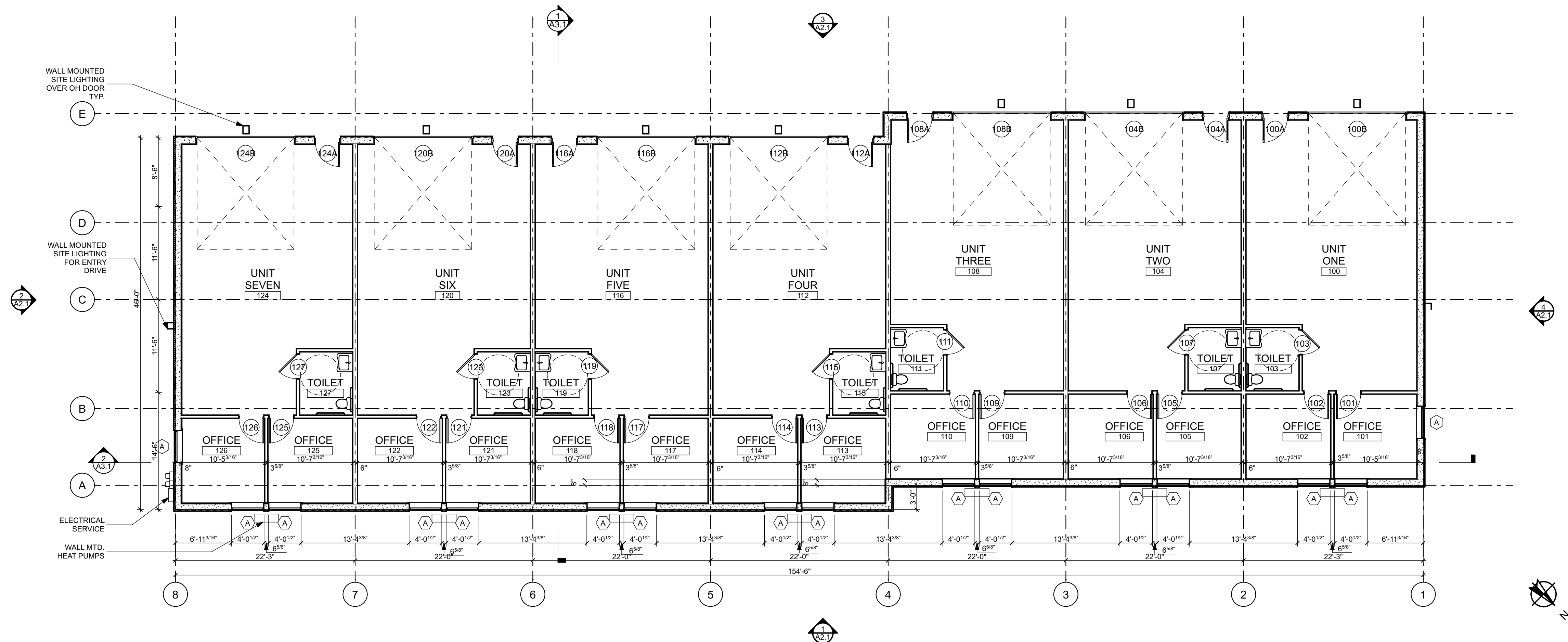
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JOB: YRW

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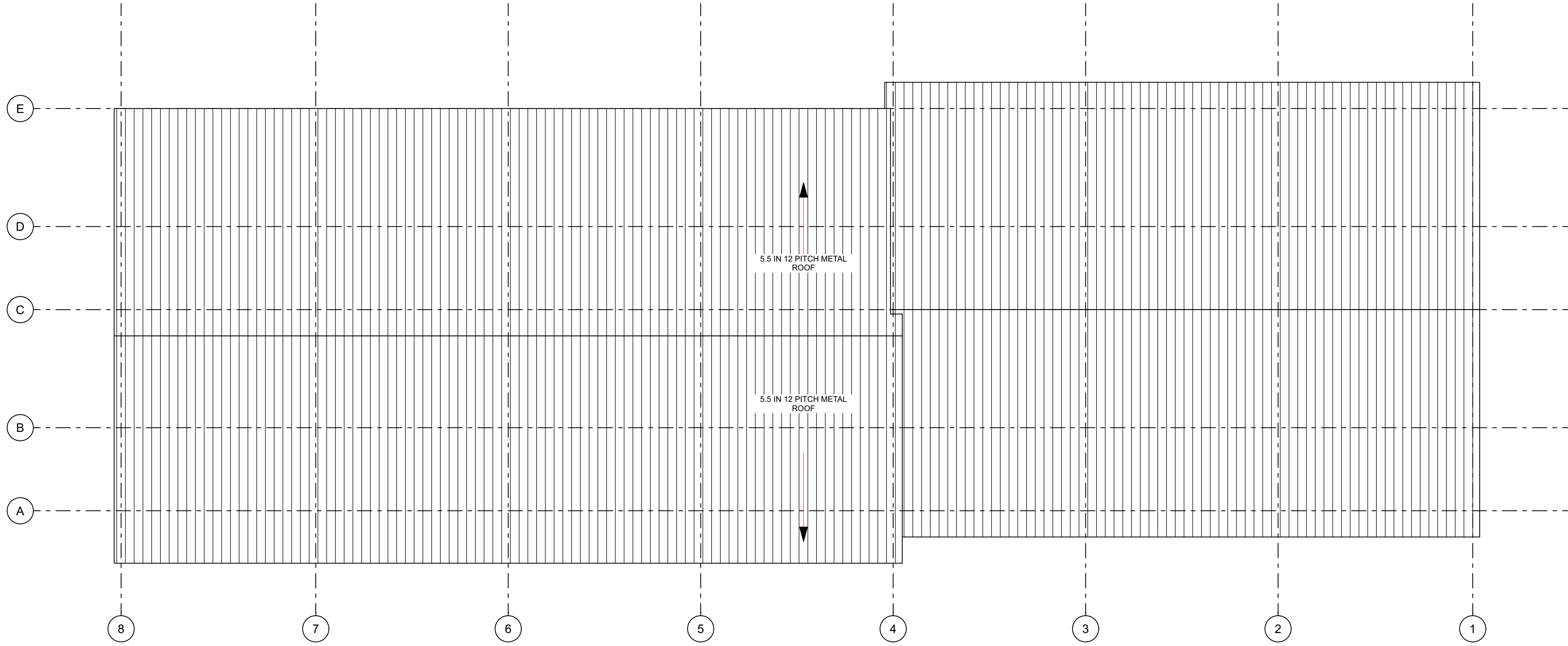
FIRST FLOOR PLAN

A1.1

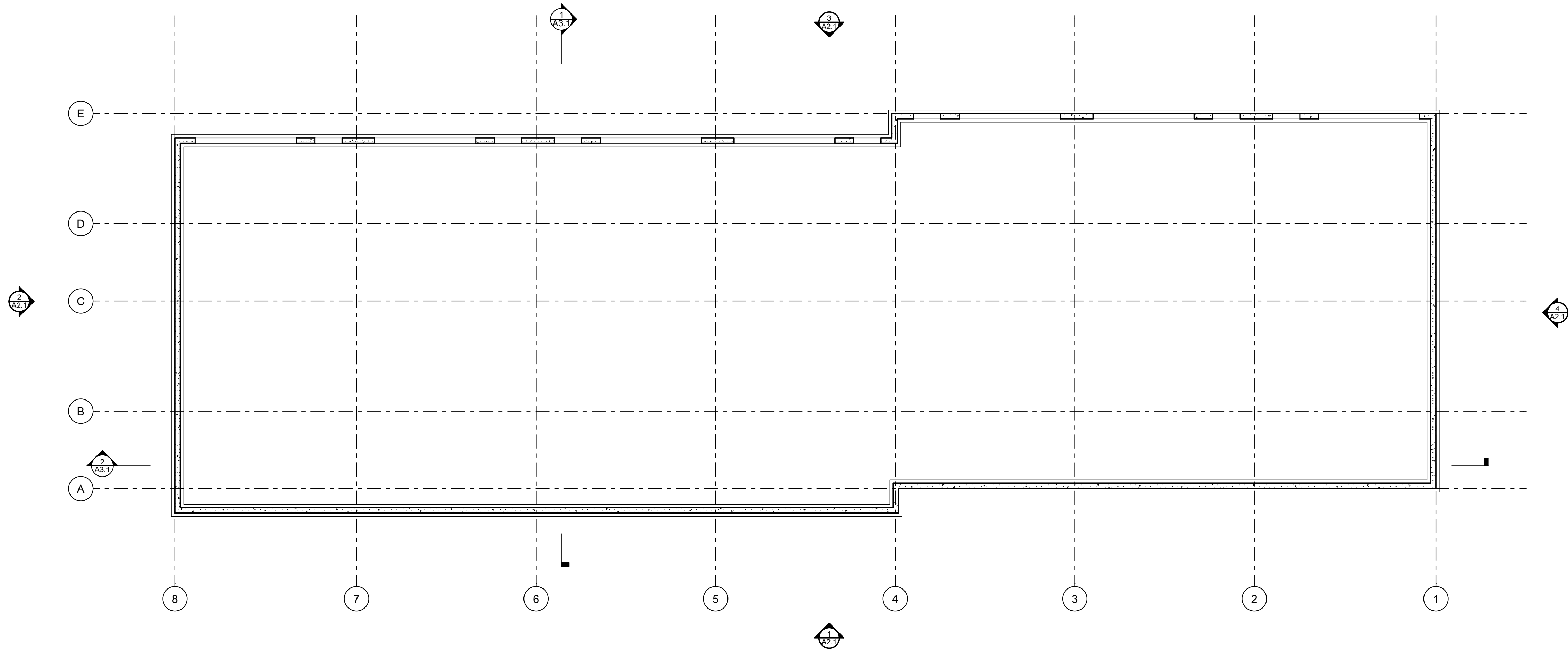


1 FIRST FLOOR PLAN
A1.1 SCALE: 1/8" = 1'-0"

WINDHAM PLANNING SUBMITTAL 6.23.25



2
A1.2 **ROOF PLAN**
SCALE: 1/8" = 1'-0"



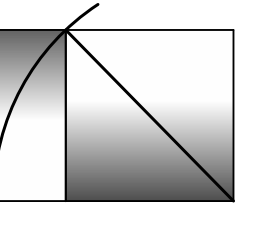
1
A1.2 **BASEMENT PLAN**
SCALE: 1/8" = 1'-0"

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4 ROOSEVELT TRAIL, WINDHAM, MAINE

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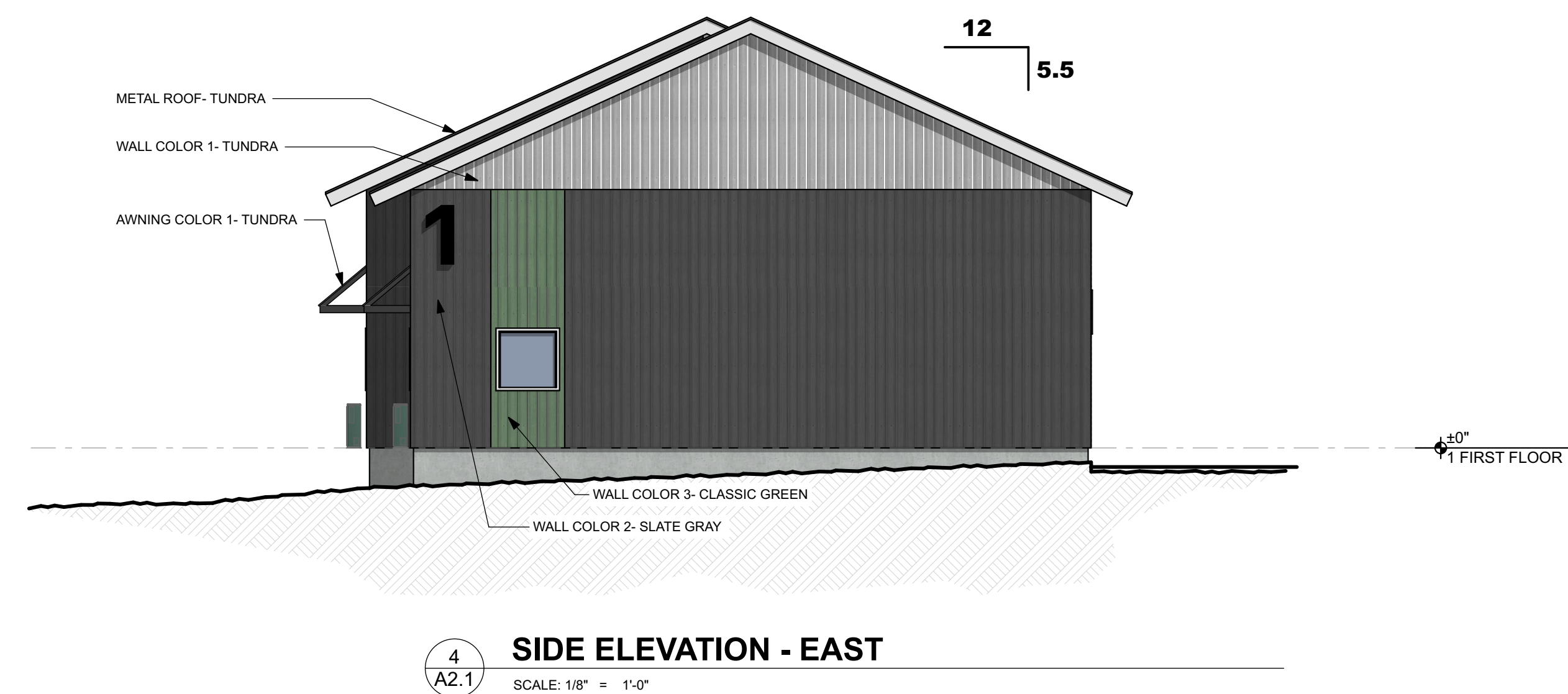
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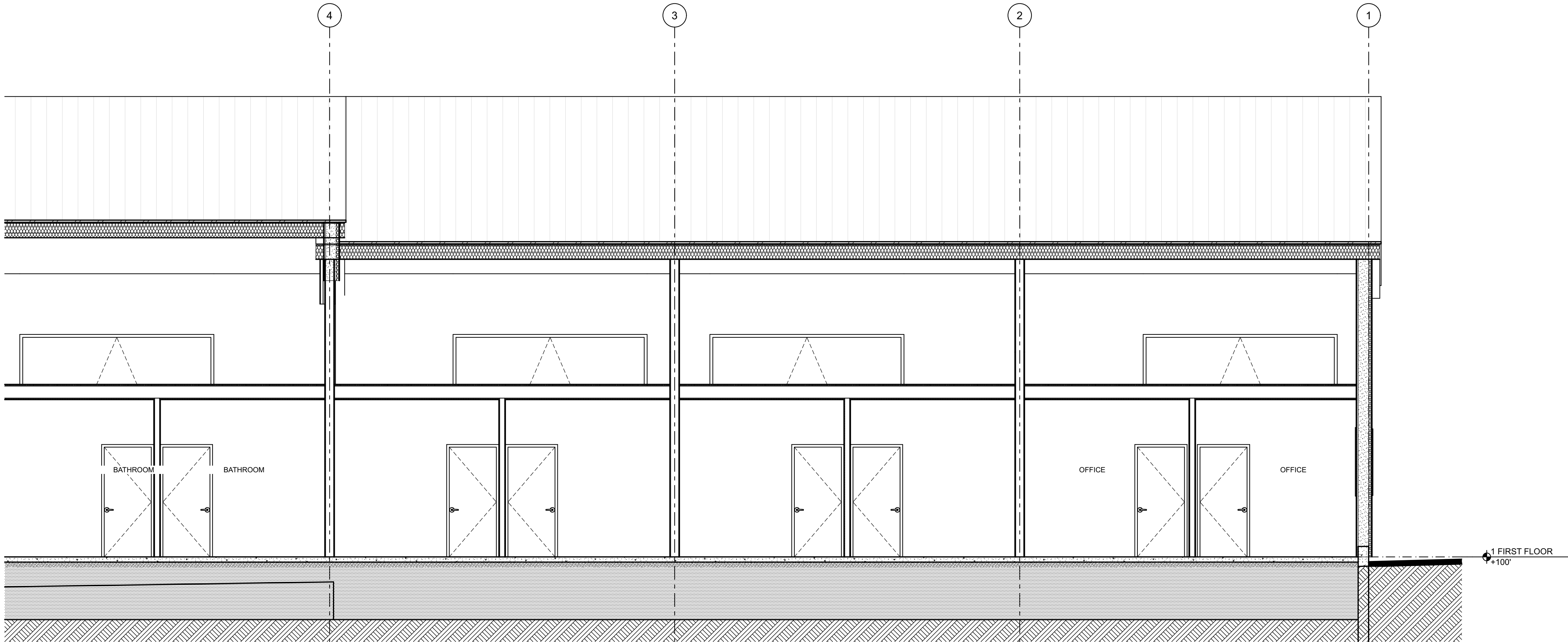
SHEET TITLE:

**FOUNDATION AND ROOF
PLAN**

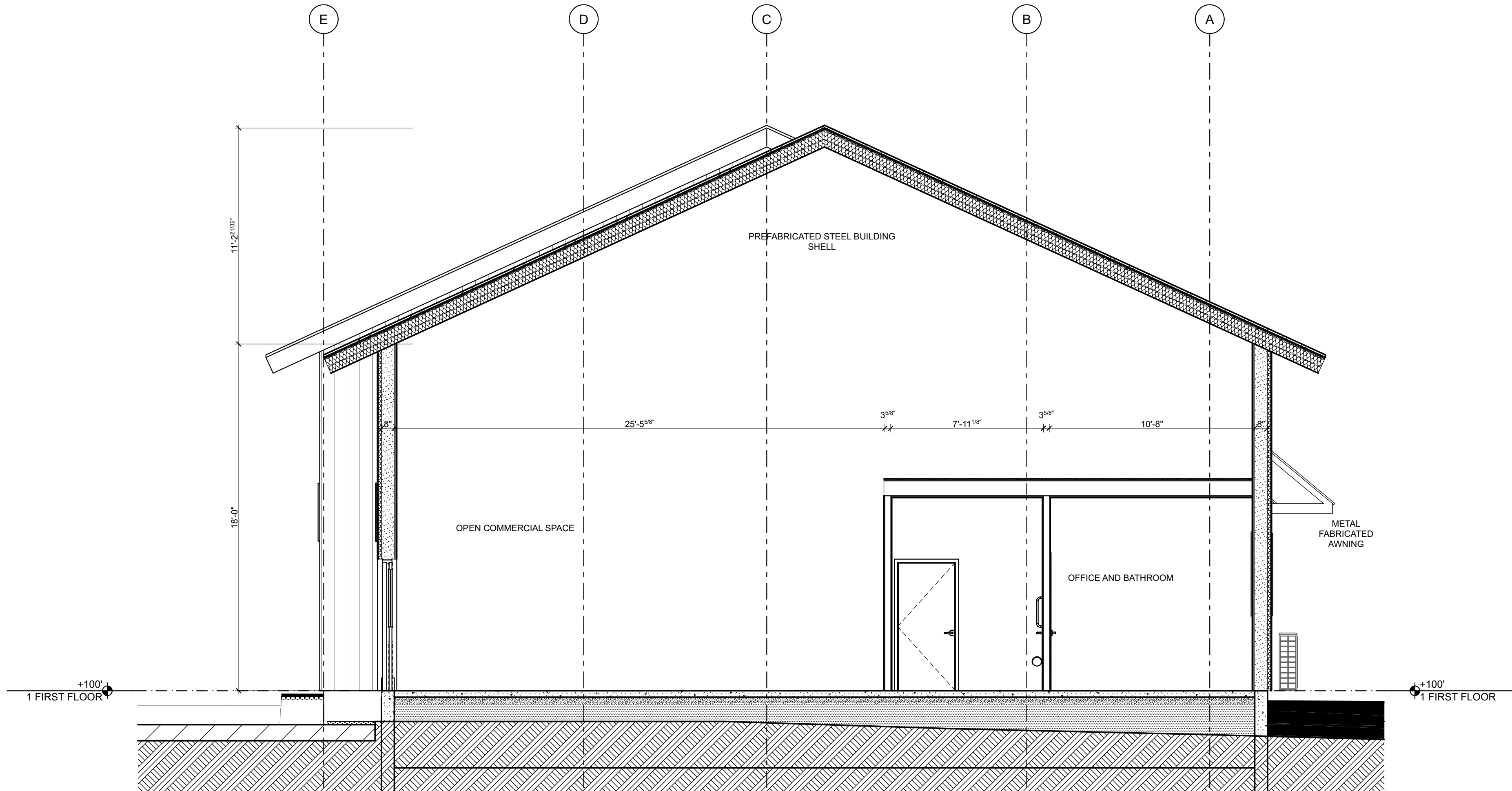
A1.2



A2.1



2
A3.1
BUILDING SECTION
SCALE: 1/4" = 1'-0"



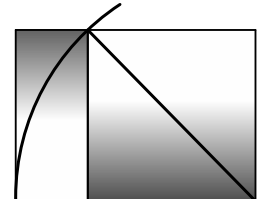
1
A3.1
BUILDING SECTION
SCALE: 1/4" = 1'-0"

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4 ROOSEVELT TRAIL, WINDHAM, MAINE

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SHEET TITLE:

SECTIONS

A3.1



1
A9.1

FROM ROOSEVELT TRAIL

NOT TO SCALE

A9.1 NOT TO SCALE



3
A9.1

FROM ROOSEVELT TRAIL

NOT TO SCALE

A9.1 NOT TO SCALE



5 ARIAL PERSPECTIVE

A9.1 NOT TO SCALE



2
A9.1 **BACK PERSPECTIVE**
NOT TO SCALE

A9.1 NOT TO SCALE



4
A9.1 **BACK PERSPECTIVE**
NOT TO SCALE

A9.1 NOT TO SCALE

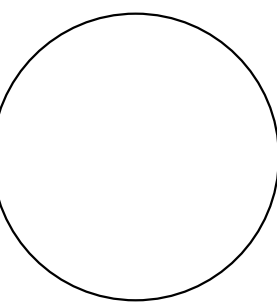


3 BACK PERSPECTIVE

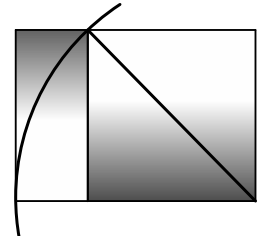
A9.1 NOT TO SCALE

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SHEET TITLE:

3D VIEWS

A9.1

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YORK ROOSEVELT TRAIL
SITE REDEVELOPMENT

4 & 12 ROOSEVELT TRAIL
WINDHAM, ME 04062

ISSUED	DESCRIPTION	BY	DATE
NUMBER	DESCRIPTION	BY	DATE
	PRELIMINARY LANDSCAPE PLAN	CSLA	07/03/2024

SHEET TITLE:

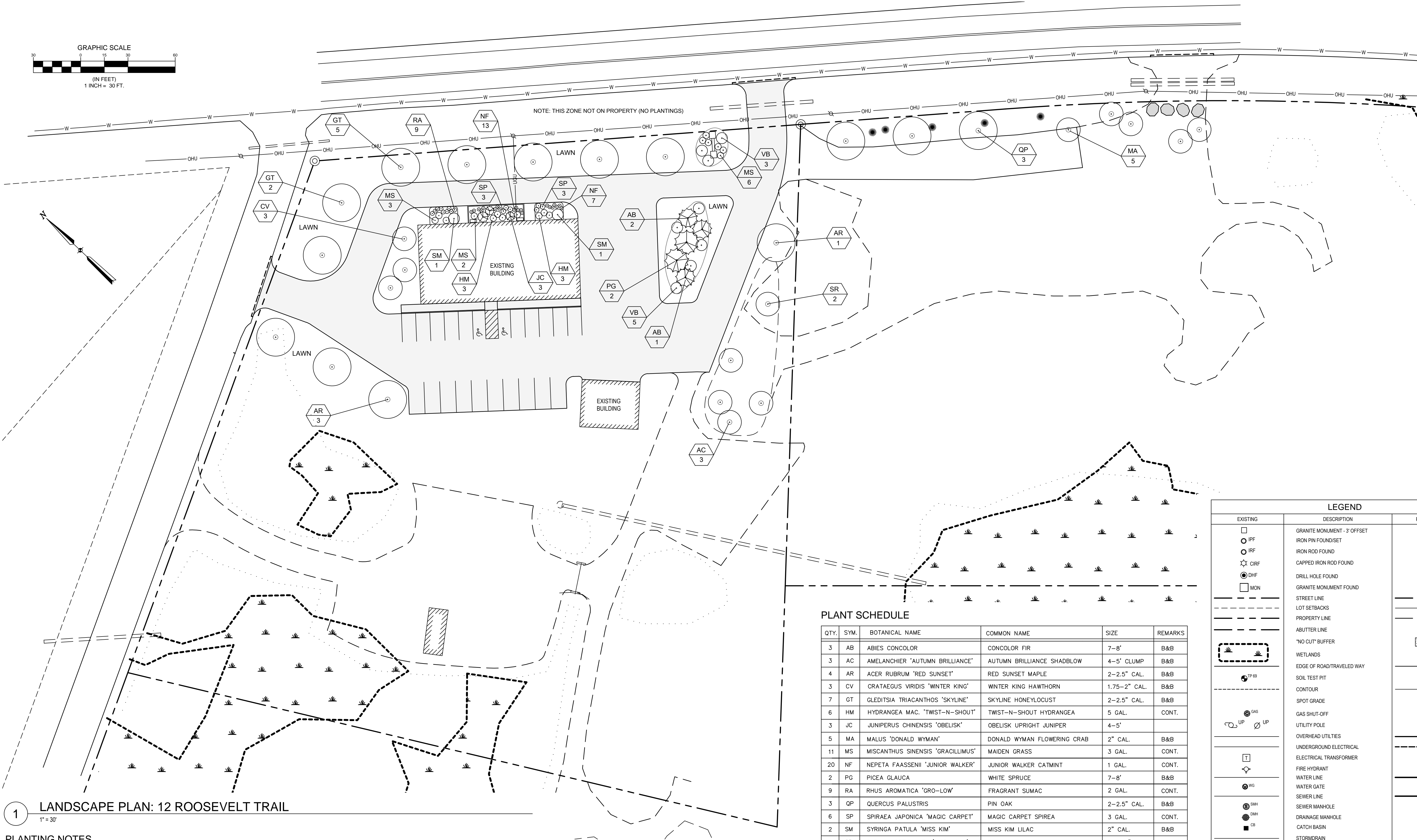
LANDSCAPE
PLAN

DESIGNED BY: BVD

DRAWN BY: BVD

PROJECT NUMBER: 23-151

L-100



1 LANDSCAPE PLAN: 12 ROOSEVELT TRAIL

PLANTING NOTES

- CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE WORK SHOWN ON THE PLAN. ANY DISCREPANCY BETWEEN THE QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED ON THE PLAN SHALL NOT ENTITLE THE CONTRACTOR TO ADDITIONAL REMUNERATION. ANY DESCREPARNCIES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT PRIOR TO ORDERING PLANT MATERIAL.
- PLANT LAYOUT SHALL BE CONFIRMED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL MATERIALS SHALL CONFORM TO SPECIFICATIONS OF THE AMERICAN STANDARDS FOR NURSERY STOCK (LATEST EDITION) AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS THE ORIGINAL GRADES BEFORE DIGGING.
- THE LANDSCAPE CONTRACTOR SHALL CONTACT DIG-SAFE PRIOR TO PLANT INSTALLATION TO CONFIRM UNDERGROUND UTILITY LOCATIONS.
- ALL PLANTS BEDS AND TREE WELLS SHALL HAVE A MINIMUM OF 3" OF UNIFORMLY DISTRIBUTED, DARK, SHREDDED BARK MULCH.
- 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.
- ALL PLANTS SHALL BE WARRANTEED FOR ONE FULL YEAR FROM DATE OF INSTALLATION OR UNTIL FINAL ACCEPTANCE.
- ALL PAVED ROADWAYS AND SIDEWALKS SHALL BE KEPT CLEAN AND FREE OF DEBRIS FOR THE DURATION OF THE PROJECT.

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	GLEDITSIA 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 'FAASSENII' '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 PLICATUM 'MARIESII'	MARIES DOUBLEFILE VIBURNUM	3-4'/HYV	B&B

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

GENERAL NOTES

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

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	GRANITE MONUMENT - 3' OFFSET	
	IRON PIN FOUND/SET	
	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	
	STORM DRAIN	
	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	

