

PERENNIALS & SHRUBS

HT. = HEIGHT

GAL. = GALLON

CAL. = CALIPER

B&B = BALL AND BURLAP

OVERHEAD UTILITIES

GAS MAIN

GAS VALVE

TY| KEY |BOTANICAL

HL Hydrangea paniculata 'Little Quickfire
PJM Rhododendron 'PJM Compacta'

5 TS Thuja occidentalis 'Smaragd

WA Weigla florida 'Alexandra'

ttle Quickfire Hydrangea

PJM Compacta Rhododend

Emerald Green Arborvitae

1. THE OWNER OF RECORD OF THE PROPERTY IS GLEDHILL INVESTMENT GROUP, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 38876 PAGE 239.

- 2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 91,766 SQUARE FEET (2.1 ACRES).
- 3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 38, LOT 37-A.
- A) AMENDED PLAN OF LITTLE FALLS INDUSTRIAL CONDOMINIUM, PREPARED FOR MCL REALTY LLC, PREPARED BY ST. GERMAIN COLLINS, RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 216, PAGE 189.
- 5. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
- 6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- 7. BOUNDARY AND TOPOGRAPHIC FEATURES SHOWN HEREON IS BASED ON PLAN
- 8. TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON 2 FT LIDAR CONTOURS OBTAINED FROM THE MAINE OFFICE OF GIS.
- 9. THE PROPERTY IS LOCATED IN THE VILLAGE COMMERCIAL DISTRICT.
- 10. SPACE AND BULK REQUIREMENTS: VC DISTRICT

MIN LOT SIZE:	5,000 SF (PUBLIC SEWER & WATER)
MIN STREET FRONTAGE:	50 FT
MIN FRONT YARD:	NONE
MIN SIDE YARD:	NONE
MIN REAR YARD:	20 FT

11. WETLAND DELINEATION WAS PERFORMED BY MAINELY SOILS, LLC IN SEPTEMBER 2019. AS A RESULT OF THE DEVELOPMENT APPROXIMATELY 11,968 SF OF WETLANDS WILL BE IMPACTED. THE PROJECT IS SUBJECT TO THE NATURAL RESOURCES PROTECTION ACT TIER 1 WETLAND ALTERATION PERMIT ORDER L-28526-TC-B-N AND US ARMY CORPS OF ENGINEERS MAINE GENERAL PERMIT NAE-2020-00604. THE PROJECT IS ALSO SUBJECT TO A NATURAL RESOURCES PROTECTION ACT PERMIT BY RULE FOR ACTIVITIES ADJACENT TO A PROTECTED NATURAL RESOURCE (PBR #69340).

35 FT

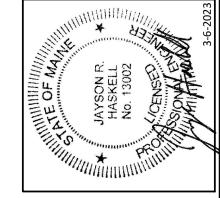
NONE

- 12. TOTAL NUMBER OF PARKING SPACES PROVIDED = 65 SPACES
- 13. ALL BUILDINGS WILL REQUIRE THE INSTALLATION OF A ROOF DRIP EDGE FILTER FOR STORMWATER TREATMENT.
- 14. CONTRACTOR AND ALL PROPERTY OWNERS ARE REQUIRED TO COMPLY WITH THE INSPECTION, MAINTENANCE AND HOUSEKEEPING PLAN PREPARED FOR THIS PROJECT.
- 15. THE PROJECT IS SUBJECT TO MDEP STORMWATER MANAGEMENT LAW PERMIT ORDER L-28526-NJ-A-N.
- 16. THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE MAINTAINED FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF PLANNING BOARD APPROVAL, AND IN ACCORDANCE
- 17. ALL VEGETATION ON THE NORTH SIDE OF DEPOT STREET AND WITHIN THE DEPOT STREET RIGHT-OF-WAY FOR A DISTANCE OF 150 FEET BOTH SIDES OF THE DRIVEWAY CENTERLINE MUST BE REMOVED AND MAINTAINED TO A HEIGHT OF NOT MORE THAN 3 FEET TO ACHIEVE ADEQUATE VEHICLE SIGHT DISTANCE. A TRAFFIC SAFETY STUDY CONDUCTED BY TRAFFIC SOLUTIONS INDICATED THAT ADEQUATE SIGHT DISTANCE IN EXCESS OF 350 FEET WILL EXIST PROVIDED THE VEGETATION IS REMOVED.

PLANTING NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS.

- 2. ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- 3. IN THE CASE OF ANY DISCREPANCIES BETWEEN SPECIES AND QUANTITIES CALLED OUT IN THE PLANTING KEY AND THOSE SHOWN ON THE PLAN, QUANTITIES AND SPECIES SHOWN ON THE PLAN SHALL OVER-RIDE.
- 4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL
- ALL PLANTS SUBJECT TO APPROVAL BY LANDSCAPE DESIGNER. ALL SUBSTITUTIONS MUST BE SUBMITTED FOR APPROVAL BY LANDSCAPE DESIGNER PRIOR TO ORDERING OR DELIVERY OF PLANT MATERIAL ON SITE. LANDSCAPE DESIGNER RESERVES THE RIGHT TO REJECT ANY PLANTINGS THAT DO NOT CONFORM TO THE DRAWINGS OR SPECIFICATIONS OUTLINED
- 6. LANDSCAPE DESIGNER SHALL APPROVE FINAL PLACEMENT OF ALL PLANT MATERIALS AND RESERVES THE RIGHT TO MAKE FIELD ADJUSTMENTS TO PLANTINGS AS NECESSARY.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED BY PVC FENCING PLACED AT THE DRIP-LINE OR AS SHOWN ON THE PLANS TO PREVENT DAMAGE AND COMPACTION OF THE ROOT SYSTEM. NO GRADING, SOIL DISTURBANCE, OR STORAGE OF MATERIALS OR EQUIPMENT SHALL OCCUR WITHIN THE DRIP-LINE UNLESS OTHERWISE SHOWN ON PLANS. ANY EXCAVATION WITHIN SUCH AREAS SHALL BE PERFORMED BY HAND TO AVOID DAMAGE OF
- CONTRACTOR SHALL REFER TO GRADING AND UTILITY PLAN FOR SLOPE STABILIZATION
- FINISH GRADE OF PLANTINGS SHALL MATCH ADJACENT FINISH GRADES UNLESS OTHERWISE NOTED ON DRAWINGS OR DIRECTED AND/OR APPROVED BY THE LANDSCAPE DESIGNER.
- 10. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY THE LANDSCAPE DESIGNER OR OWNER'S REPRESENTATIVE.
- 11. ALL PLANTS SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.
- 12. ALL PLANTINGS SHALL BE TOPPED WITH A MINIMUM OF 3" OF WELL COMPOSTED, DARK PINE BARK MULCH.
- SHALL BE LIGHTLY MULCHED WITH A LAYER OF CLEAN, WEED-FREE STRAW.
- 14. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED AS REQUIRED THEREAFTER TO ENSURE SURVIVAL AND OPTIMAL GROWTH THROUGH THE FIRST GROWING SEASON.
- 15. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 6" MINIMUM DEPTH OF TOPSOIL FOR ALL
- 16. ALL PLANTING BEDS SHALL HAVE 18" MINIMUM DEPTH OF TOPSOIL.
- 18. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE DESIGNER PRIOR TO AND AFTER PLANTING.
- 19. PLANT SPECIES MAY BE ADJUSTED BASED ON AVAILABILITY AT TIME OF PLANTING. ALL PLANT MATERIAL SUBSTITUTIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE DESIGNER.
- 20. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, MULCHING, TIGHTENING & REPLACING OF GUYS, REPLACEMENT OF SICK OR DEAD PLANTS, RESETTING PLANTS TO PROPER GRADE OR UPRIGHT (PLUMB) POSITION, RESTORATION OF SAUCERS, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH OF THE
- 21. PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION. DURING THE ONE YEAR GUARANTEE, THE CONTRACTOR SHALL REPLACE, IN KIND, ANY DEAD, DISEASED, OR SUBSTANDARD PLANT MATERIAL AT NO COST TO THE OWNER. THE CONTRACTOR SHALL RECEIVE FINAL ACCEPTANCE FROM THE OWNER FOLLOWING THE ONE YEAR GUARANTEE, PROVIDED THE PROVISIONS OF THE PLANT GUARANTEE HAVE BEEN SATISFACTORILY MET.
- 22. STREET TREES SHALL BE A MINIMUM OF 2" CALIPER AND 6' TALL AT TIME OF PLANTING.



HEVISED BUILDINGS AND WALF	DMR	3-6-23	I
REVISED PER TOWN REVIE	DMR	6-22-20	9
REVISED PER TOWN REVIE	DMR	6-8-20	Н
REVISED PER MDEP REVIE	DMR	5-8-20	Е
REVISED PER MDEP REVIE	DMR	4-28-20	D
REVISED PER TOWN REVIE	DMR	2-18-20	Э
ISSUED FOR MDEP REVIEV	DMR	1-27-20	В
DESCRIPTION	ВУ	DATE	REV

PIN S ANI

17035 JOB NUMBER:

SIMON

1" = 20' SCALE: 3-6-2023 DATE:

SHEET 4 OF 8