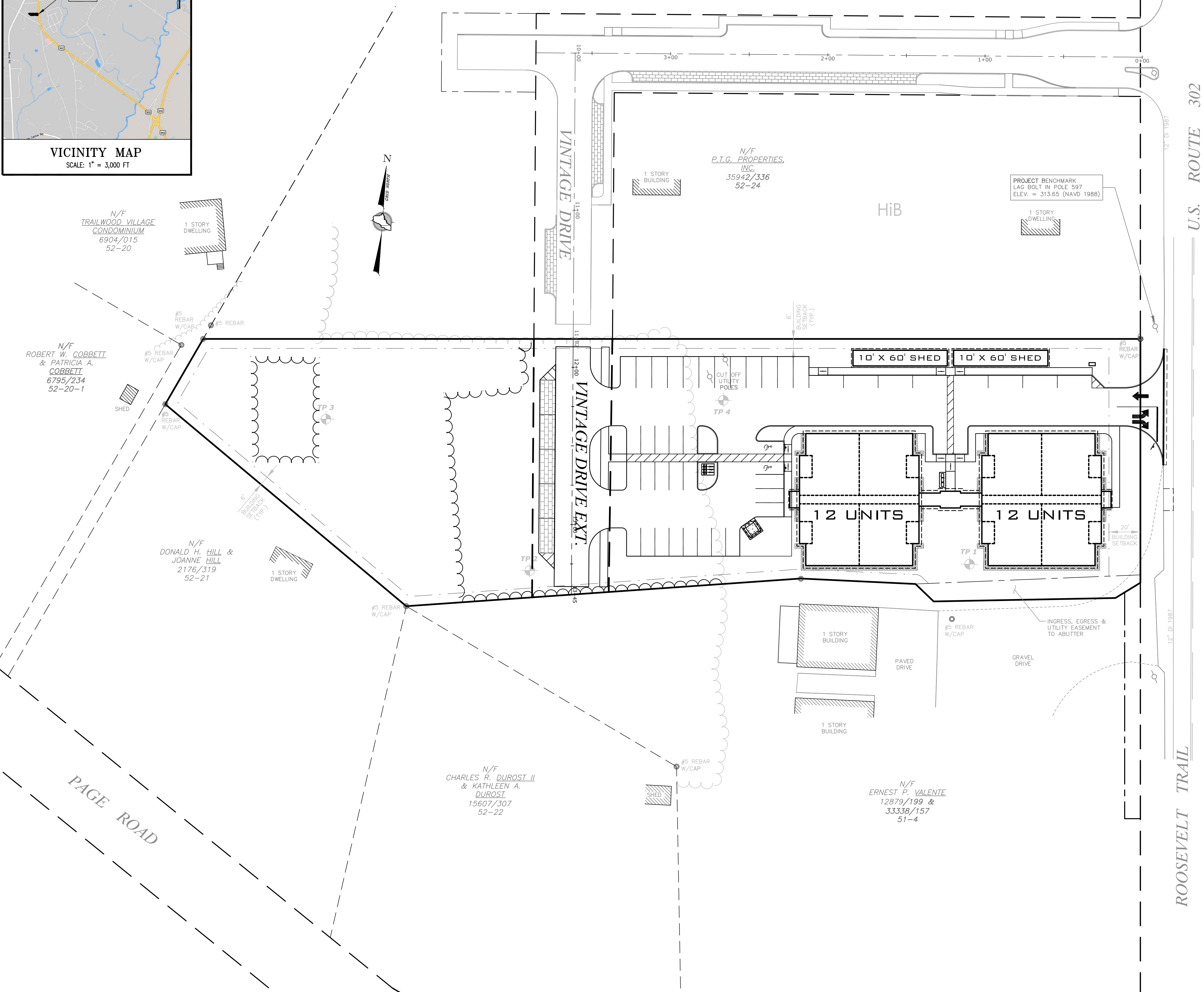


FIELDING CONDOS  
ROOSEVELT TRAIL, WINDHAM, MAINE



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- COVER/INDEX/VICINITY MAP
- BOUNDARY & TOPOGRAPHIC SURVEY
- SITE, LAYOUT & UTILITY PLAN
- PLAN & PROFILE
- GRADING & DRAINAGE PLAN
- EROSION & SEDIMENTATION CONTROL PLAN
- EROSION & SEDIMENTATION CONTROL NOTES AND DETAILS
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- CONSTRUCTION DETAILS - SHEET 3
- UNDERGROUND DETENTION DETAILS - SHEET 1
- UNDERGROUND DETENTION DETAILS - SHEET 2
- LANDSCAPE PLAN
- SITE LIGHTING LAYOUT
- ARCHITECTURAL PLANS

ABUTTERS

ASSESSOR'S MAP	PARCEL NUMBER	OWNER'S NAME
51	4	ERNEST P. VALENTE PO BOX 1963, WINDHAM, ME 04062 BOOK 39865, PAGE 157
52	20	TRAILWOOD VILLAGE CONDOMINIUM 936 ROOSEVELT TRAIL, SUITE 13, WINDHAM, ME 04062 BOOK 6904, PAGE 015
52	20-1	ROBERT W. COBBETT & PATRICIA A. COBBETT 37 PAGE ROAD, WINDHAM, ME 04062 BOOK 6795, PAGE 234
52	21	DONALD H. HILL & JOANNE HILL 31 PAGE ROAD, WINDHAM, ME 04062 BOOK 2176, PAGE 319
52	22	CHARLES R. DUROST II & KATHLEEN A. DUROST 3 WELCH ROAD, WINDHAM, ME 04062 BOOK 15607, PAGE 307
52	24	P.T.G. PROPERTIES, INC. 75 LOCKLAND DRIVE, WINDHAM, ME 04062 BOOK 35942, PAGE 336

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OR RECORDING

Revision	By	Date	Change
1	SMA	12/21/20	SUBMITTED FOR TOWN REVIEW

PROJECT NUMBER: 41878 ACAD FILE: 41878-COVER.DWG SCALE: 1" = 30' DATE: DECEMBER 21, 2020

DRAWING STATUS

☐ SUBDIVISION PLAN

☐ MDEP REVIEW

☐ PLANNING BOARD

☒ TOWN REVIEW

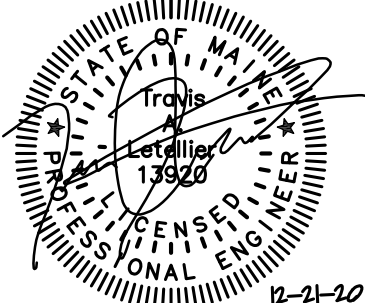
☐ CONSTRUCTION

**12-21-20**

Drawing Name:  
**COVER/INDEX/VICINITY PLAN**

Project Name:  
**FIELDING CONDOS  
ROOSEVELT TRAIL, WINDHAM, MAINE**

Owner/Applicant:  
**FIELDING'S OIL CO., INC.**



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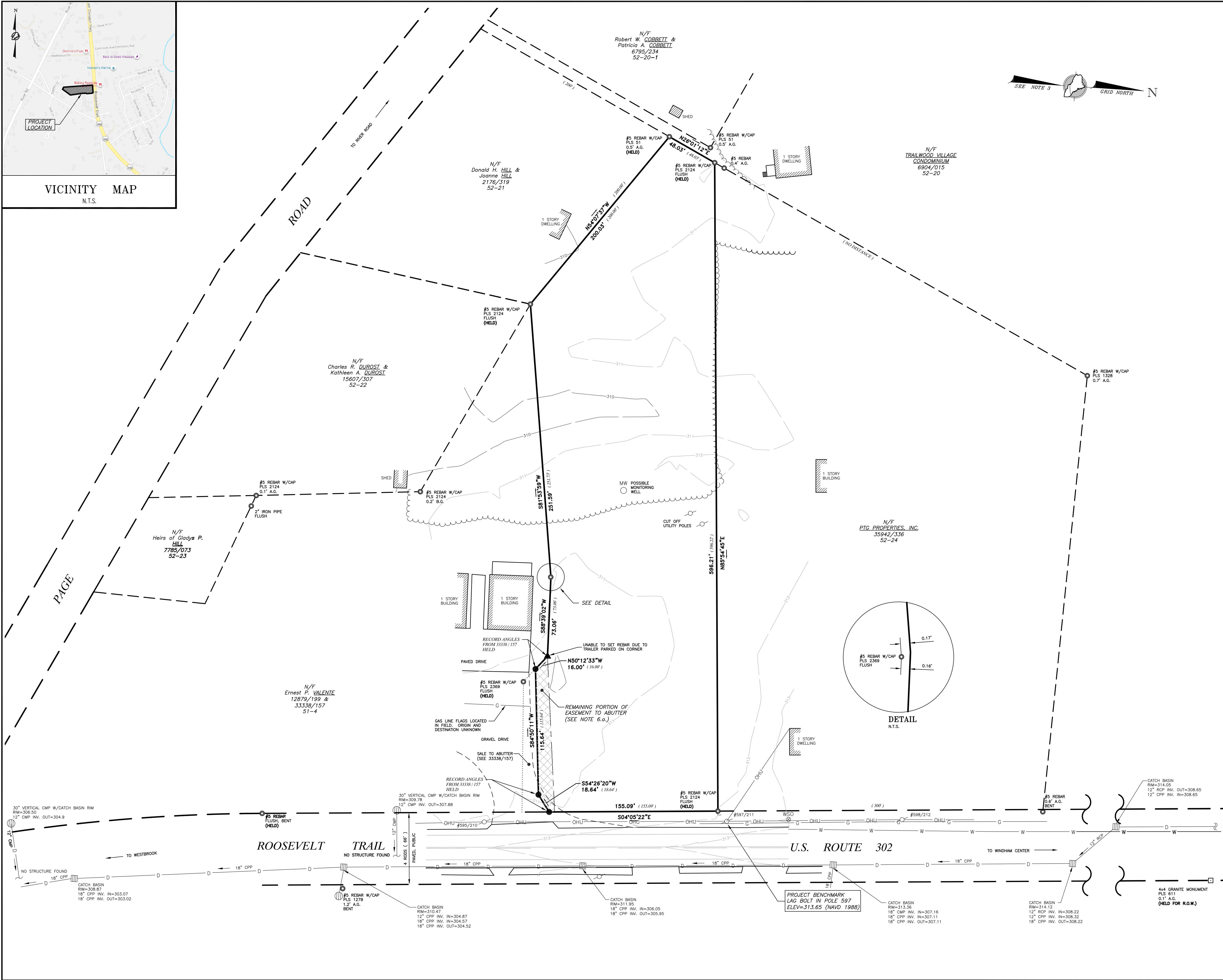
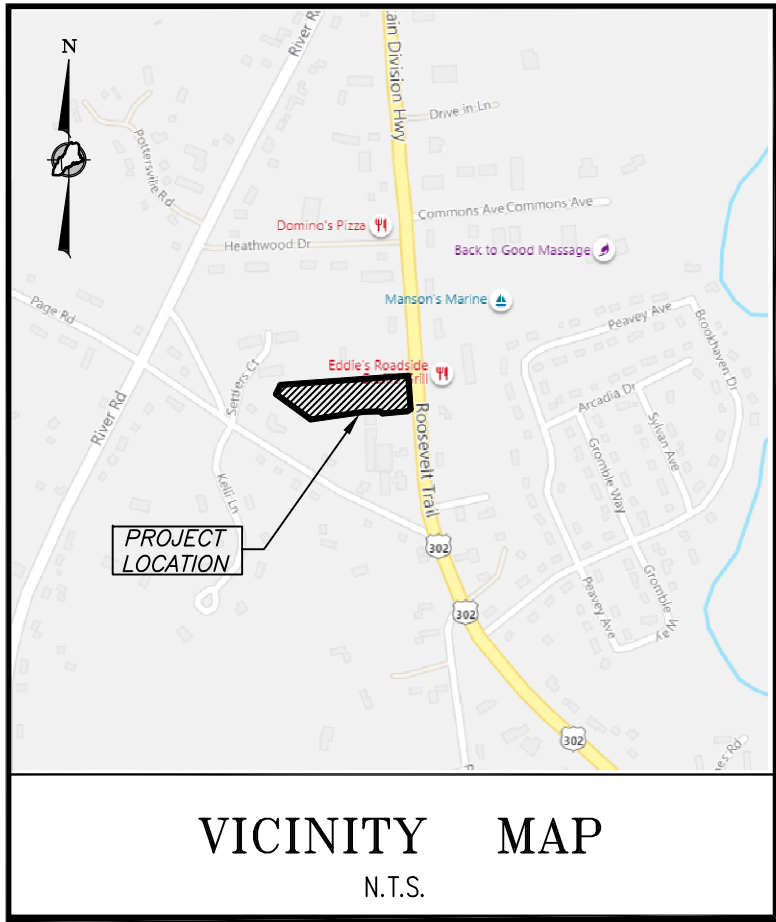
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0 30 60 120'





**LEGEND**

NO MONUMENTATION FOUND OR SET  
#5 REBAR WITH CAP (NCS 2080) SET ON JUNE 4, 2020  
FOUND IRON (SIZE & TYPE AS NOTED)  
FOUND MONUMENT (SIZE & TYPE AS NOTED)  
UTILITY POLE (NUMBER AS NOTED)  
GUY WIRE ANCHOR

TREE LINE (APPROXIMATE)  
BOUNDARY LINE  
EASEMENT LINE  
EDGE OF GRAVEL  
EDGE OF PAVEMENT  
RIGHT-OF-WAY LINE  
ABUTTER LINE  
OVERHEAD UTILITY  
OHU  
N/F  
1234/567  
12-34  
(123.45)

NOW OR FORMERLY OWNED BY  
DEED BOOK AND PAGE  
TAX MAP-LOT  
PARENTHESES DENOTE RECORD DATA

- NOTES**
- RECORD OWNER OF THE PARCEL SURVEYED IS FIELDING'S OIL CO., INC. AS DESCRIBED IN A DEED FROM THE ESTATE OF HENRY VALENTE, DATED AUGUST 1, 2016 AND RECORDED IN BOOK 33338, PAGE 154 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.  
TOTAL LOT AREA IS: 91.015 S.F. OR 2.09 Ac.
  - THE PARCEL SURVEYED IS IDENTIFIED ON THE TOWN OF WINDHAM TAX ASSESSOR'S MAP 51, PARCEL 4-1.
  - THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON MAINE COORDINATE SYSTEM OF 1983, WEST ZONE, GRID NORTH.
  - PLAN REFERENCES:
    - "PLAN SHOWING A STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY FOR PINELYNE FURNITURE COMPANY, INC., ROUTE 302 AND PAGE ROAD, WINDHAM, MAINE" BY MIDDLE BRANCH PROFESSIONAL LAND SURVEYORS, DATED APRIL 24, 1997, RECORDED IN PLAN BOOK 197, PAGE 534.
    - "STANDARD BOUNDARY SURVEY, TRAILWOOD VILLAGE CONDOMINIUM, PAGE ROAD, WINDHAM, MAINE" BY F.S. PLUMMER CO., INC., DATED JULY 11, 1985, RECORDED IN PLAN BOOK 150, PAGE 28.
    - "EXISTING CONDITIONS PLAN ON ROOSEVELT TRAIL, WINDHAM, MAINE FOR PETER GILMAN" BY WAYNE T. WOOD & CO., DATED OCTOBER, 2019, NOT RECORDED.
    - "RIGHT-OF-WAY MAP, STATE HIGHWAY 14, FEDERAL AID PROJECT NO. F-014-1(41)" BY STATE OF MAINE, DEPARTMENT OF TRANSPORTATION, DATED SEPTEMBER, 1986, D.O.T. FILE NO. 3-346.
    - "PLAN OF PAGE ROAD IN THE TOWN OF WINDHAM AS REDEFINED BY THE COMMISSIONERS OF CUMBERLAND COUNTY FOLLOWING THE HEARING ON THE SAME, SEPTEMBER 7, 1955" BY H.I. & E.C. JORDAN, DATED OCTOBER 14, 1955, RECORDED IN COUNTY COMMISSIONERS PLAN BOOK 7, PAGE 6.
  - THE WIDTH OF ROOSEVELT TRAIL IS 4 RODS (66') BASED ON CUMBERLAND COUNTY RECORDS. THE LAYOUT OF THE RIGHT-OF-WAY LIMITS IS BASED ON MONUMENTATION FOUND.
  - REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
    - EASEMENT FOR INGRESS, EGRESS AND UTILITIES FROM HENRY VALENTE TO ERNEST VALENTE, DATED APRIL 28, 2016, RECORDED IN BOOK 33256, PAGE 224. A PORTION OF THE LAND UNDER THIS EASEMENT WAS LATER CONVEYED TO ERNEST VALENTE ON AUGUST 4, 2016 AND RECORDED IN BOOK 33338, PAGE 157, LEAVING THE REMAINING EASEMENT AS SHOWN ON THIS PLAN.
  - AS OF THE ORIGINAL DATE OF THIS PLAN, THE PARCEL SURVEYED IS LOCATED IN THE C-1 ZONE. PORTIONS OF BULK & SPACE REQUIREMENTS ARE AS FOLLOWS:  
MINIMUM LOT AREA = NONE  
MINIMUM FRONTAGE = 100'  
SETBACKS:  
FRONT = 20'  
SIDE = 6'  
REAR = 6'
  - OTHER MUNICIPAL AND STATE OVERLAY ZONES MAY EXIST AND APPLY. BEFORE PROCEEDING ON ANY PROJECT WE RECOMMEND VERIFYING CURRENT ZONE AND ALL APPLICABLE SETBACKS AND RESTRICTIONS WITH THE APPROPRIATE AGENCIES.
  - ELEVATIONS AND CONTOURS ARE BASED ON NAVD 1988 DATUM OBTAINED BY GPS-RTK. SEE PLAN FOR TBM DESCRIPTION.
  - THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.

Revisions:	By:	Date:	Change:
PROJECT: 41878	DRAWING NAME: 41878.dwg		
ISSUED: JUNE 4, 2020	SCALE: 1"=40'	FB # 426	DRAWN BY: JAP
FIELD BY: JAP / ASF	FIELD DATE: 5/08/2020	CHECKED BY: DWM / TFM	
Drawing Name and Location: <b>BOUNDARY &amp; TOPOGRAPHIC SURVEY</b> ROOSEVELT TRAIL, WINDHAM, MAINE			
Owner: <b>FIELDING'S OIL CO., INC.</b> 420 U.S. ROUTE 1, SCARBOROUGH, MAINE 04074			
Prepared For: <b>FIELDING'S OIL CO., INC.</b>			

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0 40 80 160

**STAMP AND SIGNATURE**

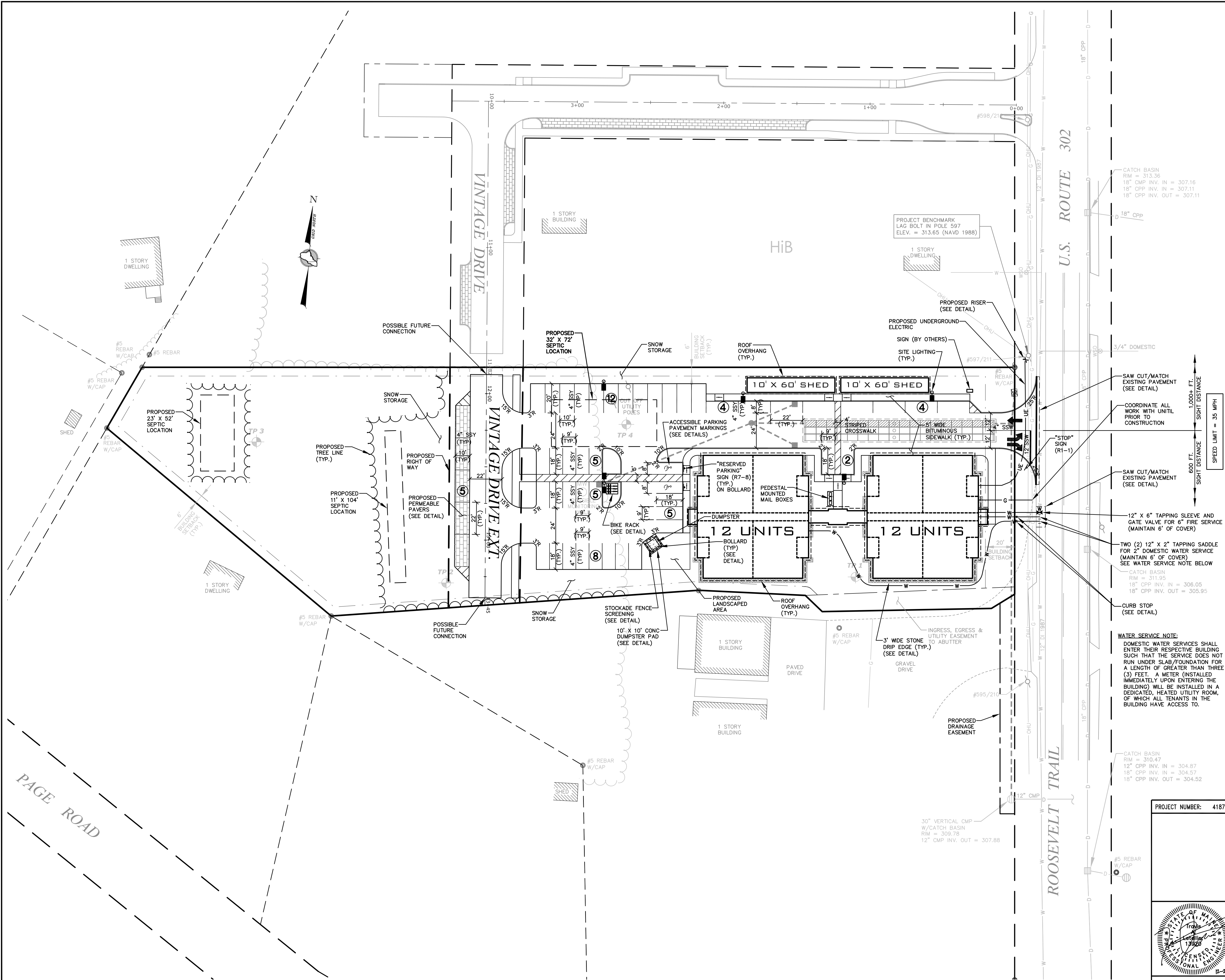
TROY F. McDONALD  
MAINE PROFESSIONAL LAND SURVEYOR No. 2080

6/4/2020  
DATE

STATE OF MAINE  
TROY F. McDONALD  
PROFESSIONAL LAND SURVEYOR  
#2080

E:\Land Projects\41878-Fielding-Windham\41878.dwg





INDEX

- BOUNDARY LINE
  - EDGE OF PAVEMENT
  - EDGE OF GRAVEL
  - RIGHT-OF-WAY LINE
  - ABUTTER
  - BUILDING SETBACK
  - EXISTING EASEMENT
  - EXISTING CATCH BASIN
  - EXISTING OVERHEAD UTILITIES
  - EXISTING UTILITY POLE
  - EXISTING WATER LINE
  - EXISTING WATER SHUT OFF
  - EXISTING GAS LINE
  - EXISTING TREE LINE
  - TESP PIT LOCATION
  - PROPOSED WATER LINE
  - PROPOSED FORCE MAIN
  - PROPOSED SEWER LINE
  - PROPOSED UNDERGROUND UTILITIES (ELECTRIC, TELEPHONE & CABLE)
  - PROPOSED PROPANE LINE
  - PROPOSED DRAIN LINE
  - PROPOSED OUTLET CONTROL STRUCTURE
  - PROPOSED CATCH BASIN
  - PROPOSED DRAIN MANHOLE
  - PROPOSED TREE LINE
  - PROPOSED PERMEABLE PAVER
  - PROPOSED DRAINAGE EASEMENT
- STRIPING KEY:  
SSY = SINGLE SOLID YELLOW  
SSW = SINGLE SOLID WHITE  
\* SEE DETAILS FOR ADDITIONAL PAVEMENT MARKINGS

NOTES

1. SEPTIC SYSTEM SETBACKS:  
15' (MIN.) FROM PROPERTY LINE  
100' (MIN.) FROM OTHER DISPOSAL FIELD  
30' (MIN.) FROM BUILDING FOUNDATION  
100' (MIN.) FROM WELL

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1	SMA	12/21/20	SUBMITTED FOR TOWN REVIEW

PROJECT NUMBER: 41878	ACAD FILE: 41878-SITE.DWG	SCALE: 1" = 30'	DATE: DECEMBER 21, 2020
Drawing Name: SITE, LAYOUT & UTILITY PLAN			
Project Name: FIELDING CONDOS ROOSEVELT TRAIL, WINDHAM, MAINE			
Owner/Applicant: FIELDING'S OIL CO., INC.			

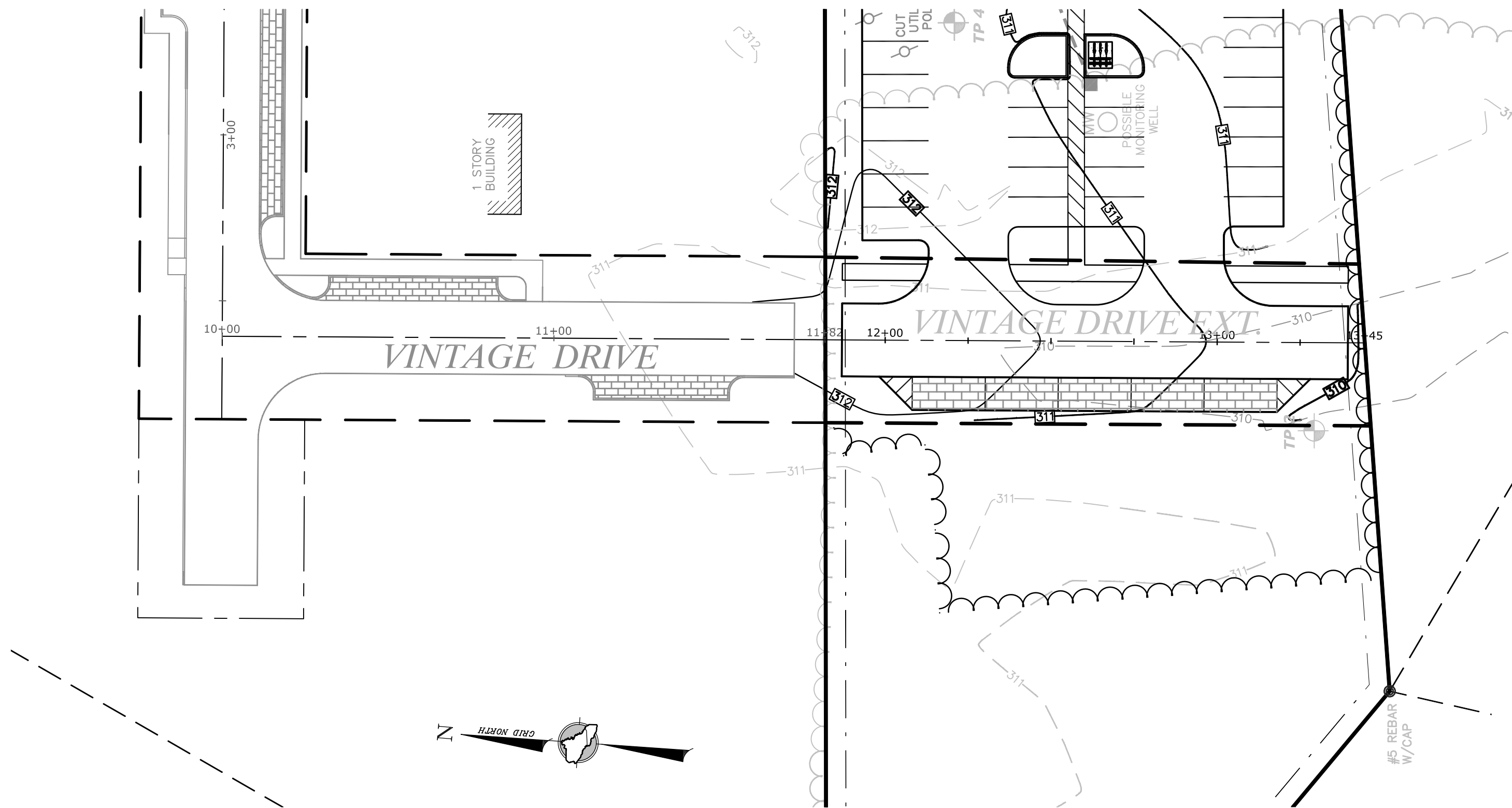
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SHEET 3 OF 12

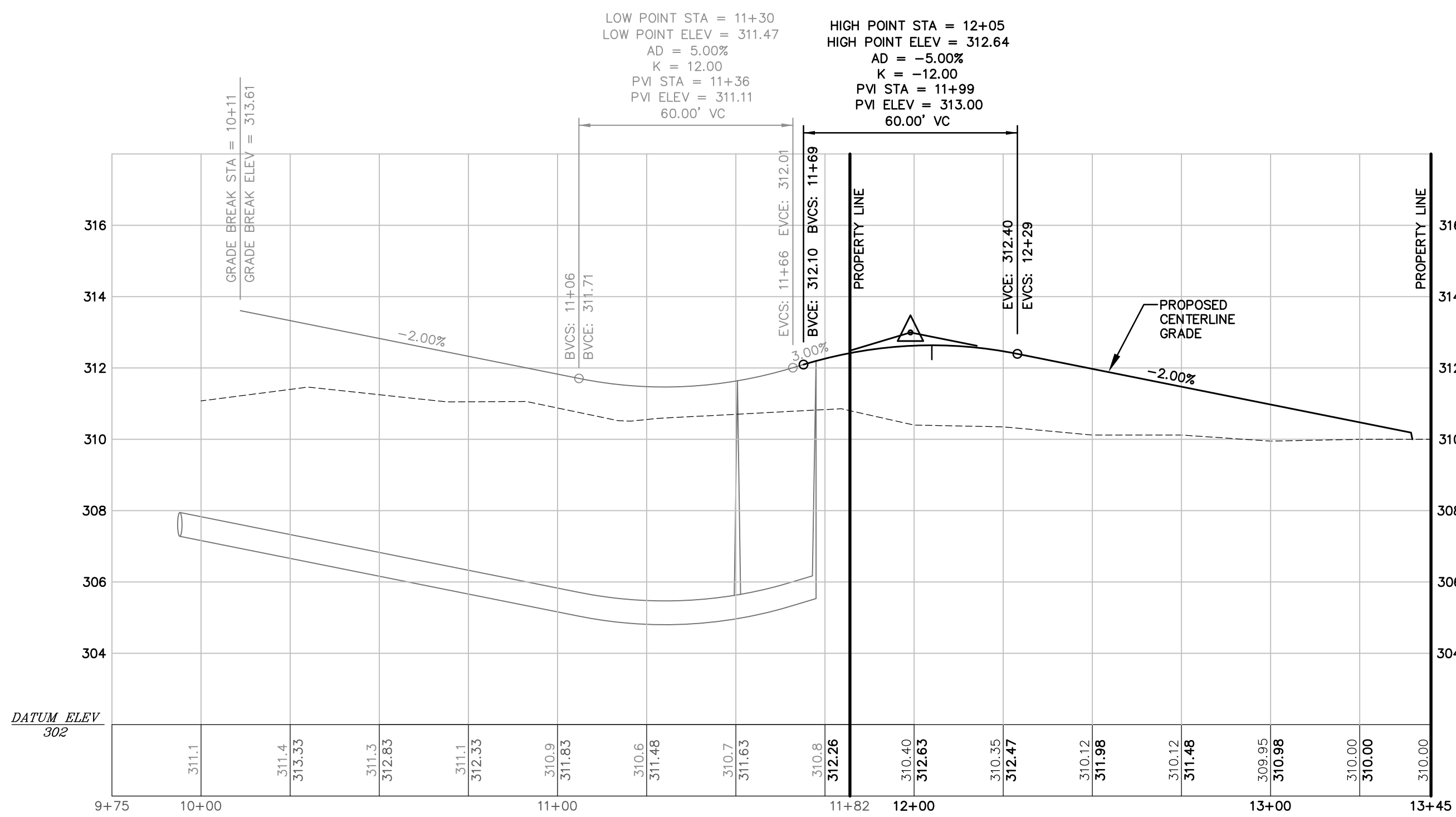
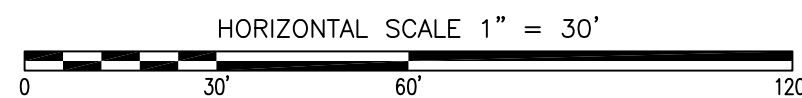
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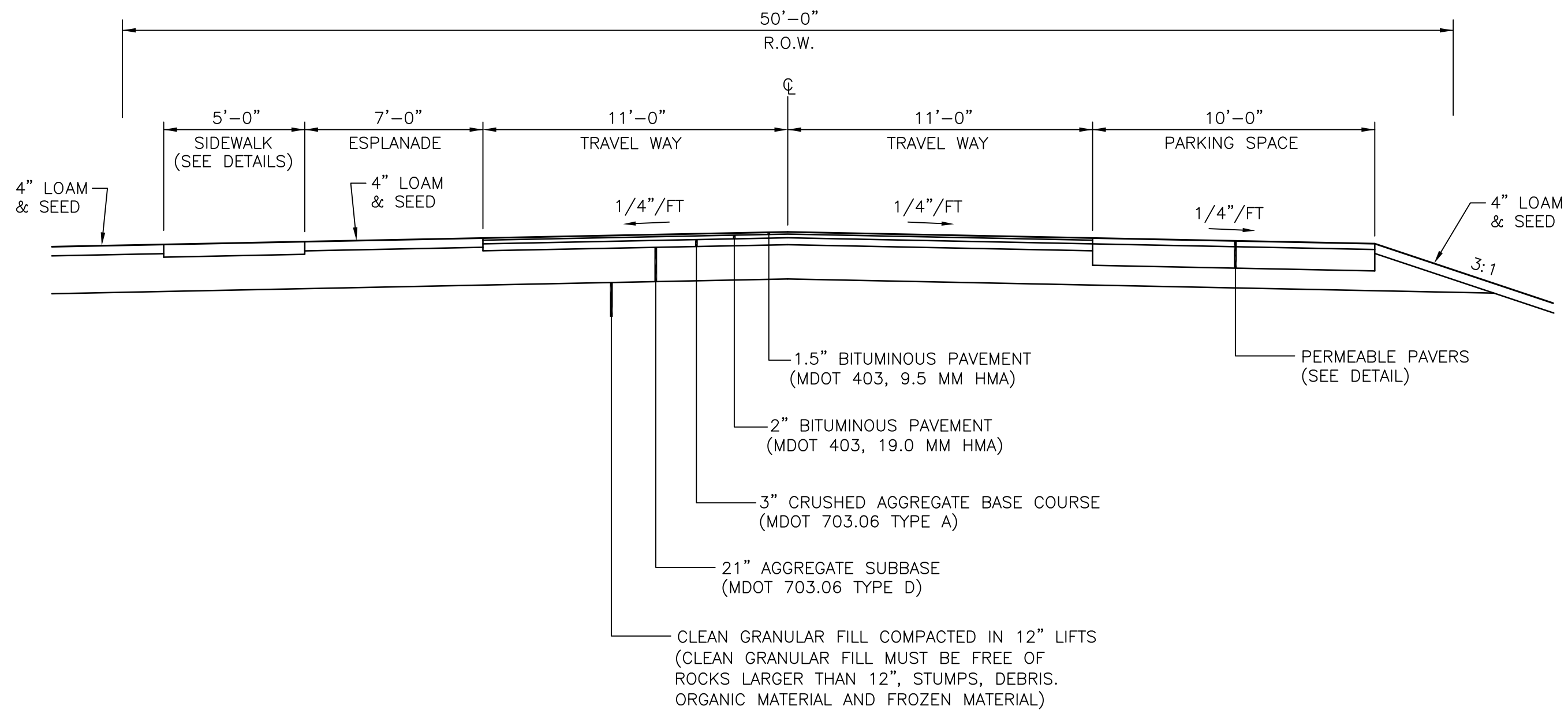




PLAN - VINTAGE DRIVE EXT.



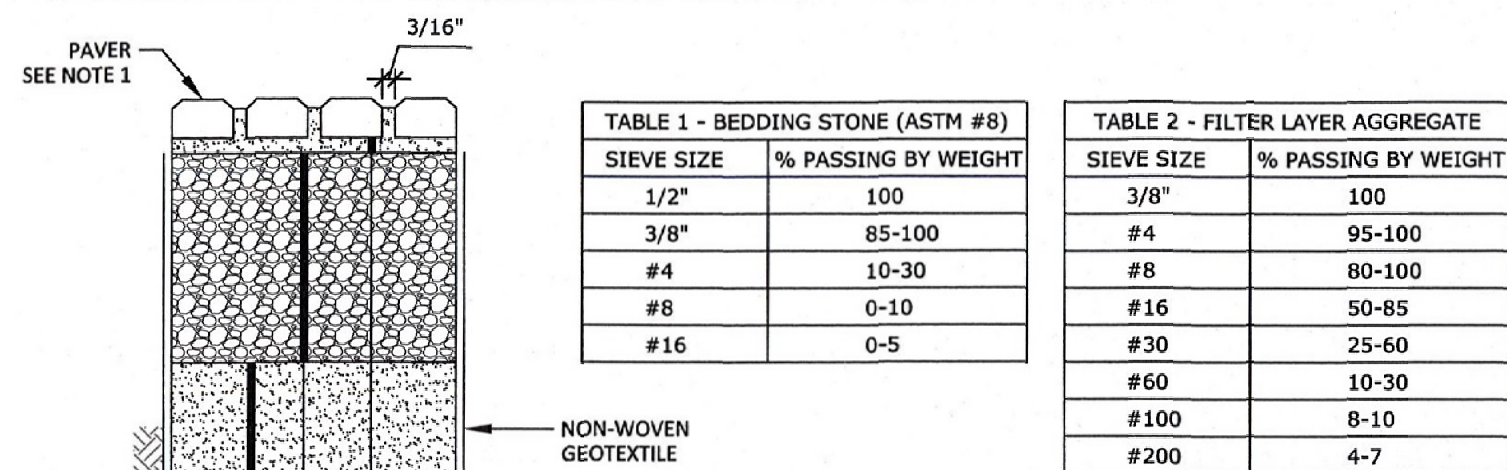
ROAD PROFILE - VINTAGE DRIVE EXT.



TYPICAL ROAD CROSS SECTION

STA. 11+82 TO STA. 13+45

NOT TO SCALE



SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	85-100
#4	10-30
#8	0-10
#16	0-5

SIEVE SIZE	% PASSING BY WEIGHT
3/8"	100
#4	95-100
#8	80-100
#16	50-85
#30	25-60
#60	10-30
#100	8-10
#200	4-7

GENERAL NOTES:  
1. PAVERS SHALL BE STORMWATER BRICK AS MANUFACTURED BY GENEST CONCRETE WORKS, INC. OR APPROVED EQUAL. PAVERS TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

PERMEABLE PAVER DETAIL  
NOT TO SCALE

BMP CONSTRUCTION OVERSIGHT NOTES:

- INSPECTIONS BY THE DESIGN ENGINEER OR SUITABLE THIRD PARTY WILL OCCUR AS NECESSARY TO CONFIRM THE MINIMUM THICKNESS OF EACH LAYER HAS BEEN PLACED AND COMPACTED PER MANUFACTURER'S SPECIFICATIONS. ALL THE MATERIAL USED FOR THE CONSTRUCTION OF THE PERMEABLE PAVER SECTION MUST BE CONFIRMED AS SUITABLE BY THE DESIGN ENGINEER. TESTING MUST BE DONE BY A CERTIFIED LABORATORY TO SHOW THAT THEY ARE PASSING MDEP SPECIFICATIONS.
- TESTING AND SUBMITTALS: THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE OF EACH COMPONENT OF THE PERMEABLE PAVER SECTION. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION. THE CONTRACTOR SHALL:
  - SAMPLES OF THE FILTER LAYER, RESERVOIR COURSE AND BEDDING STONE SHALL BE COLLECTED. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PIT FACE. SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY.
  - PERFORM A SIEVE ANALYSIS CONFORMING TO ASTM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES 1996A) ON EACH TYPE OF THE SAMPLE MATERIAL. THE RESULTING FILTER MEDIA MIXTURE MUST HAVE 4% TO 7% BY WEIGHT PASSING THE #200 SIEVE AND A CLAY CONTENT OF LESS THAN 2% (DETERMINED BY HYDROMETER GRAIN SIZE ANALYSIS)

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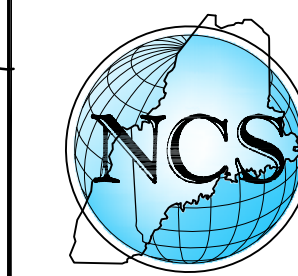
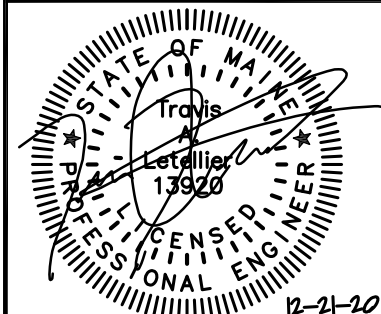
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1	SMA	12/21/20	SUBMITTED FOR TOWN REVIEW

PROJECT NUMBER: 41878 ACAD FILE: 41878-SITE.DWG SCALE: 1" = 30' DATE: DECEMBER 21, 2020

Drawing Name:  
PLAN & PROFILE

Project Name:  
FIELDING CONDOS  
ROOSEVELT TRAIL, WINDHAM, MAINE

Owner/Applicant:  
FIELDING'S OIL CO., INC.



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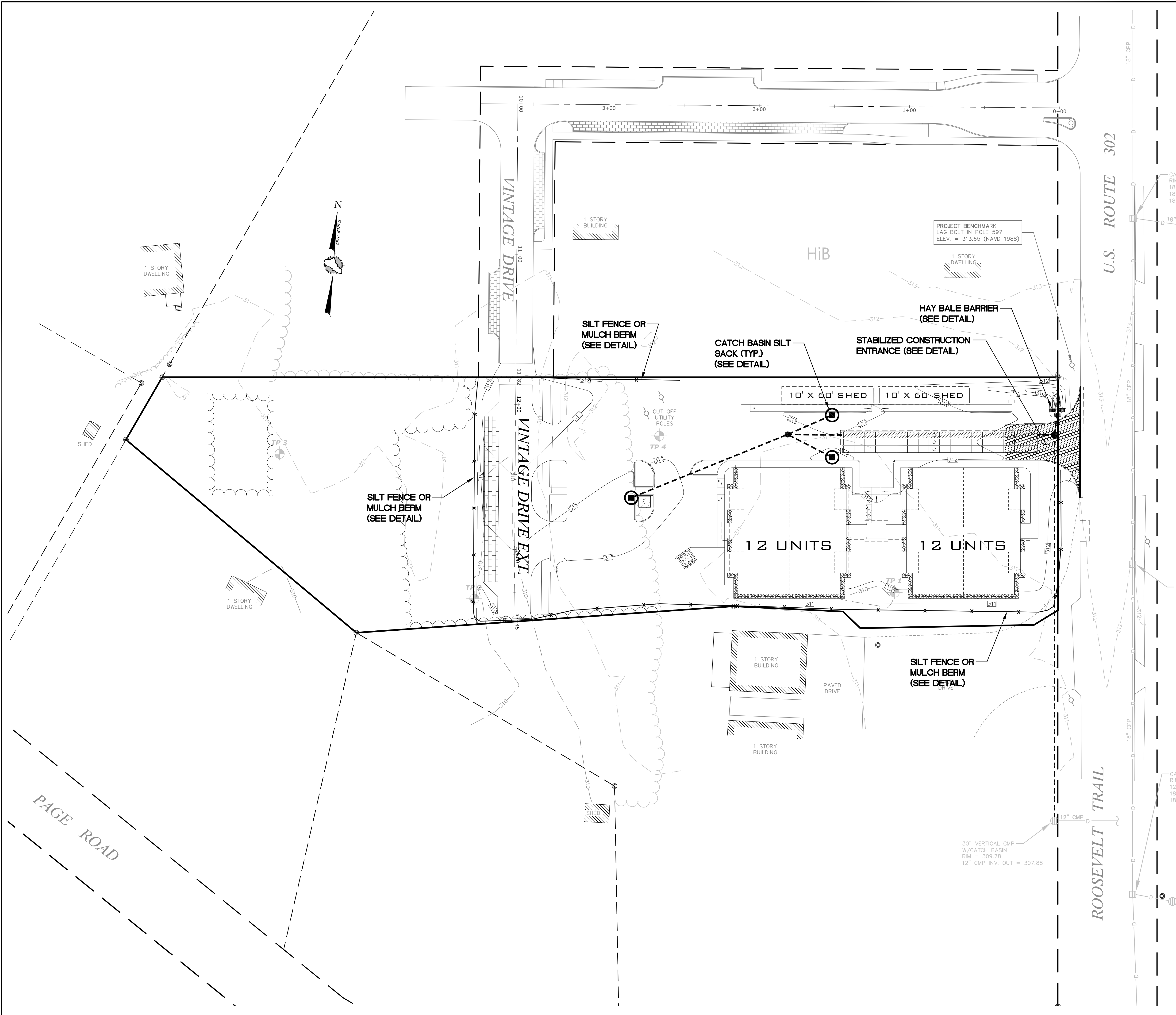
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INDEX

- MULCH BERM/EROSION CONTROL MIX OR SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- CATCH BASIN INLET PROTECTION (SILT SACK)
- HAYBALE BARRIER

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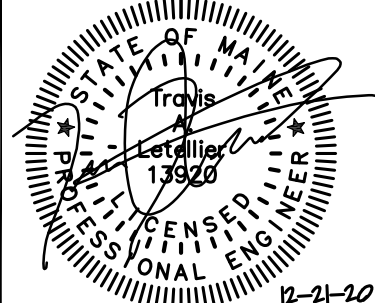
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PROJECT NUMBER: 41878 ACAD FILE: 41878-EROSION.DWG SCALE: 1" = 30' DATE: DECEMBER 21, 2020

Drawing Name:  
**EROSION & SEDIMENTATION CONTROL PLAN**

Project Name:  
**FIELDING CONDOS**  
ROOSEVELT TRAIL, WINDHAM, MAINE

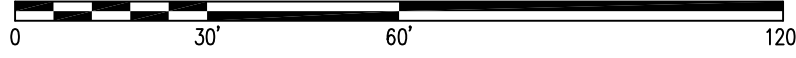
Owner/Applicant:  
**FIELDING'S OIL CO., INC.**



SHEET 6 OF 12



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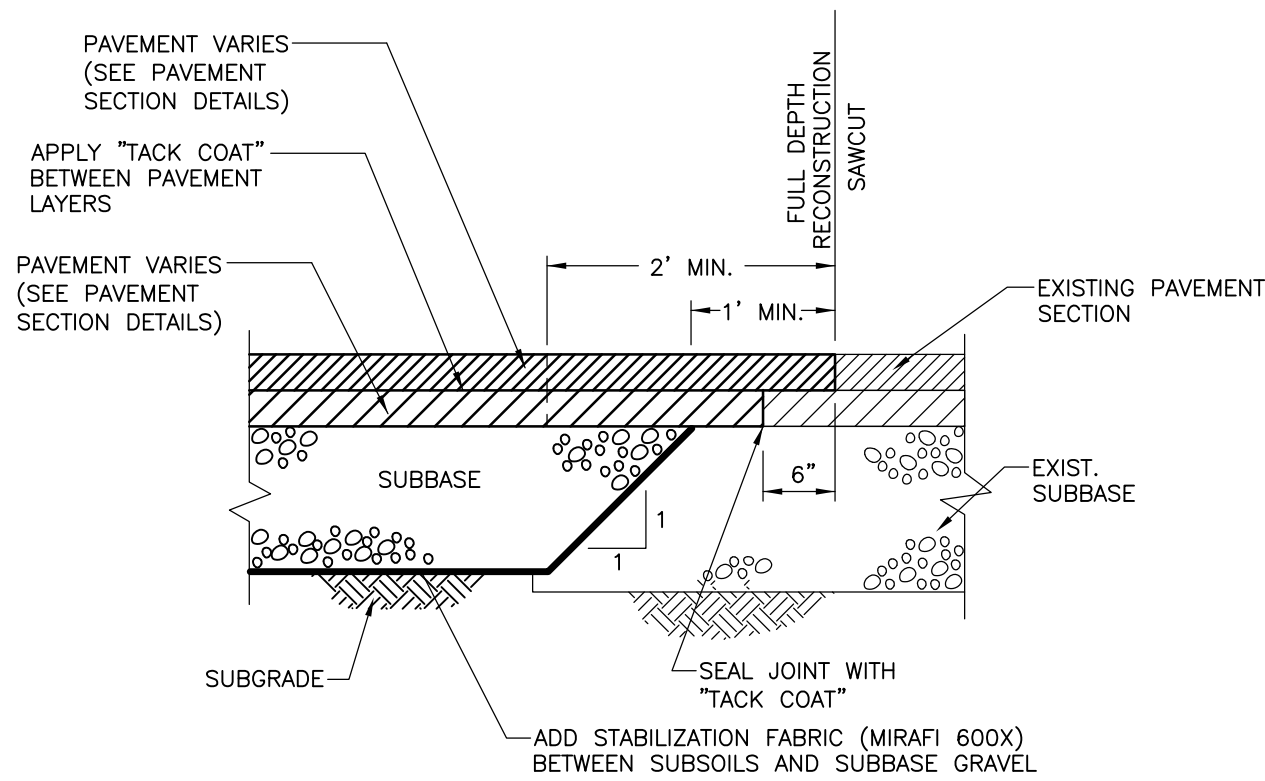




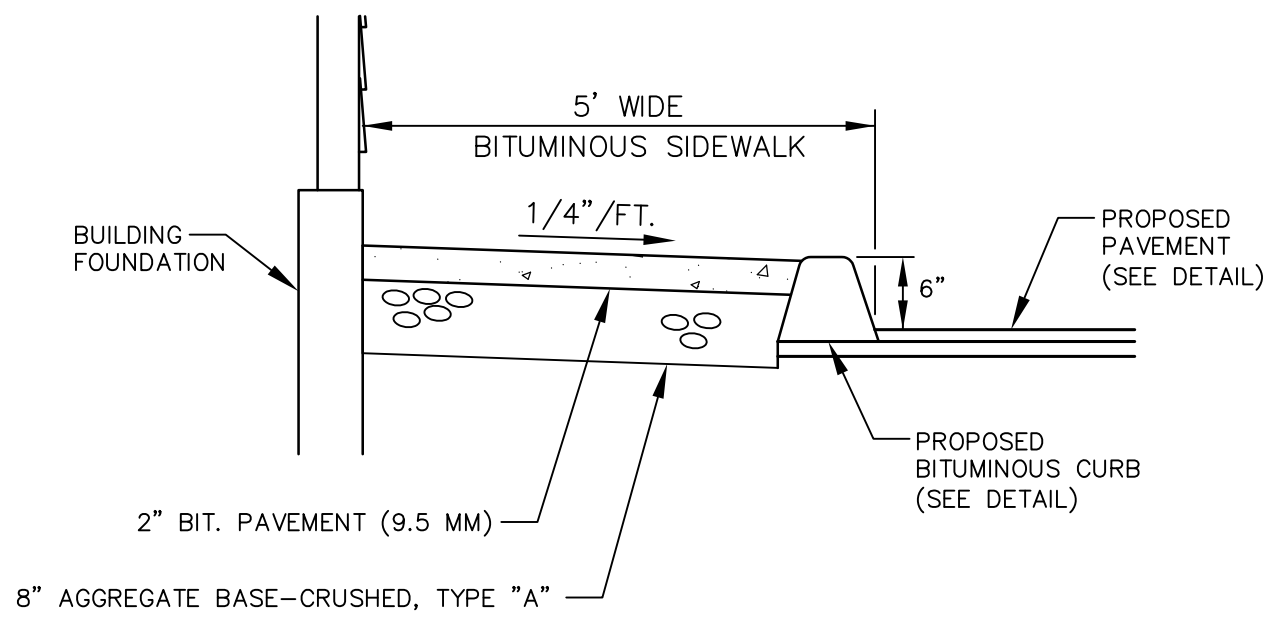
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ע.י.א.מ.ס. סמל זכרון	410000	41070	מ.מ.ס. סמל	מ.מ.ס. סמל	41070	מ.מ.ס. סמל
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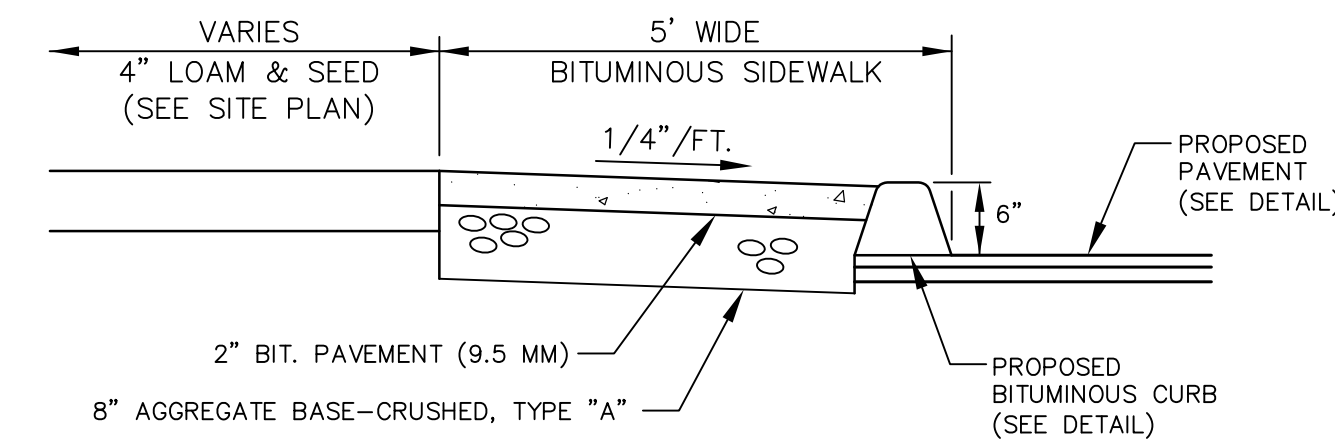




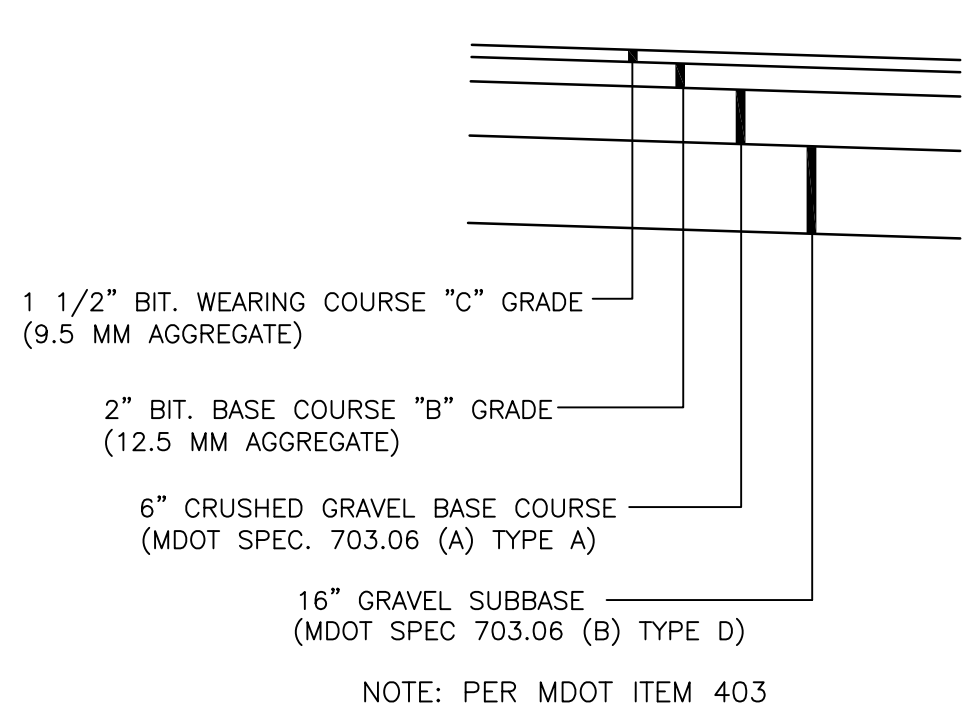
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**SAWCUT & PAVEMENT MATCH DETAIL**  
N.T.S.



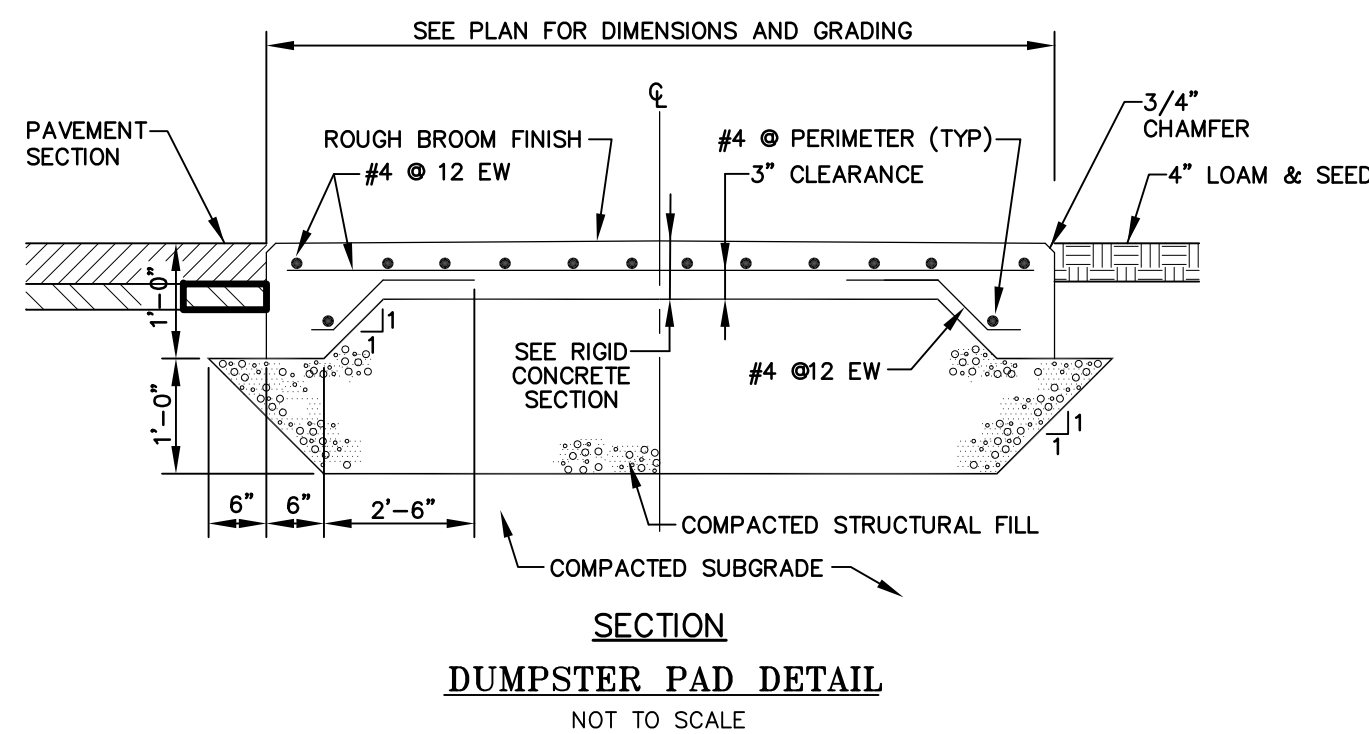
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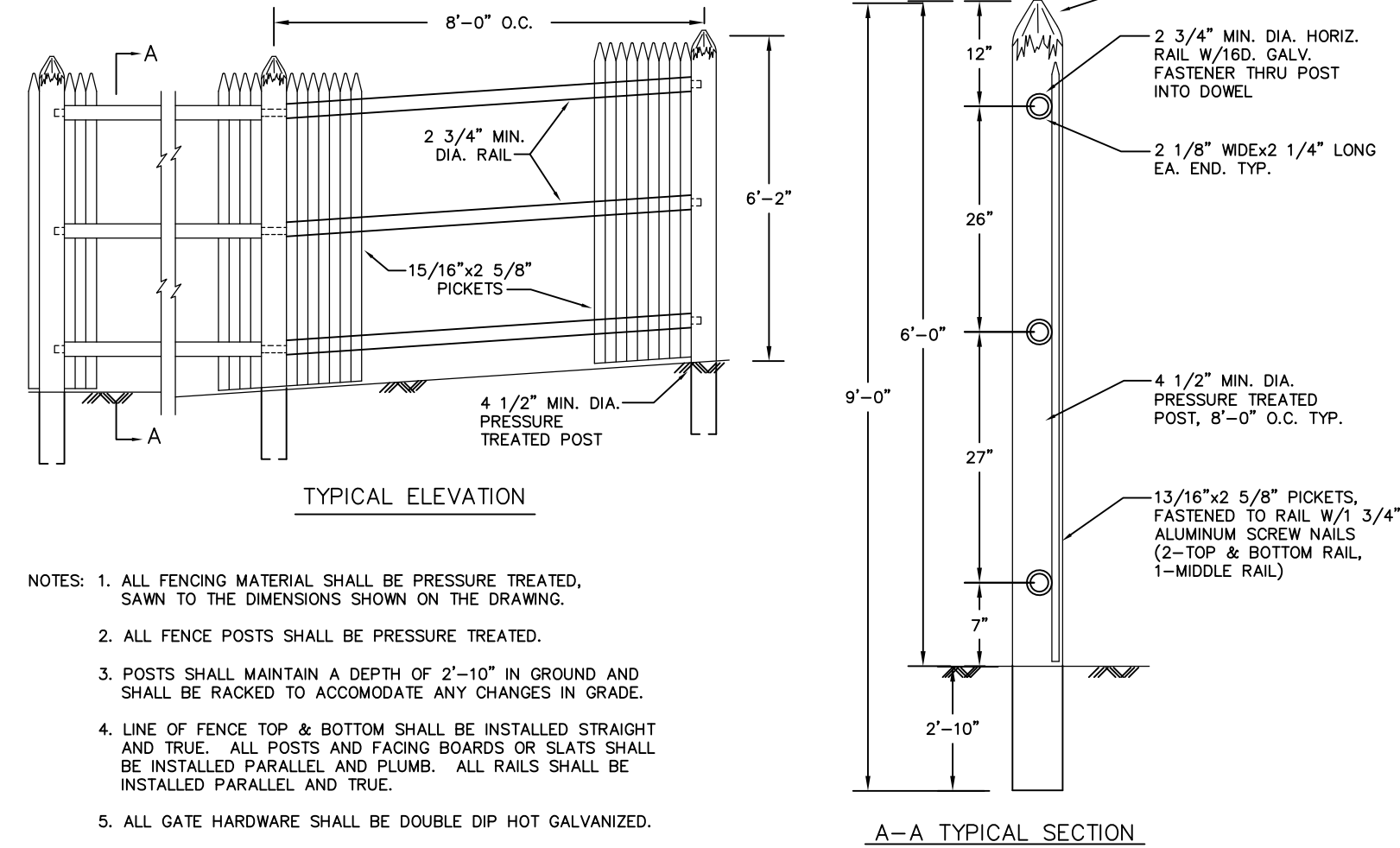
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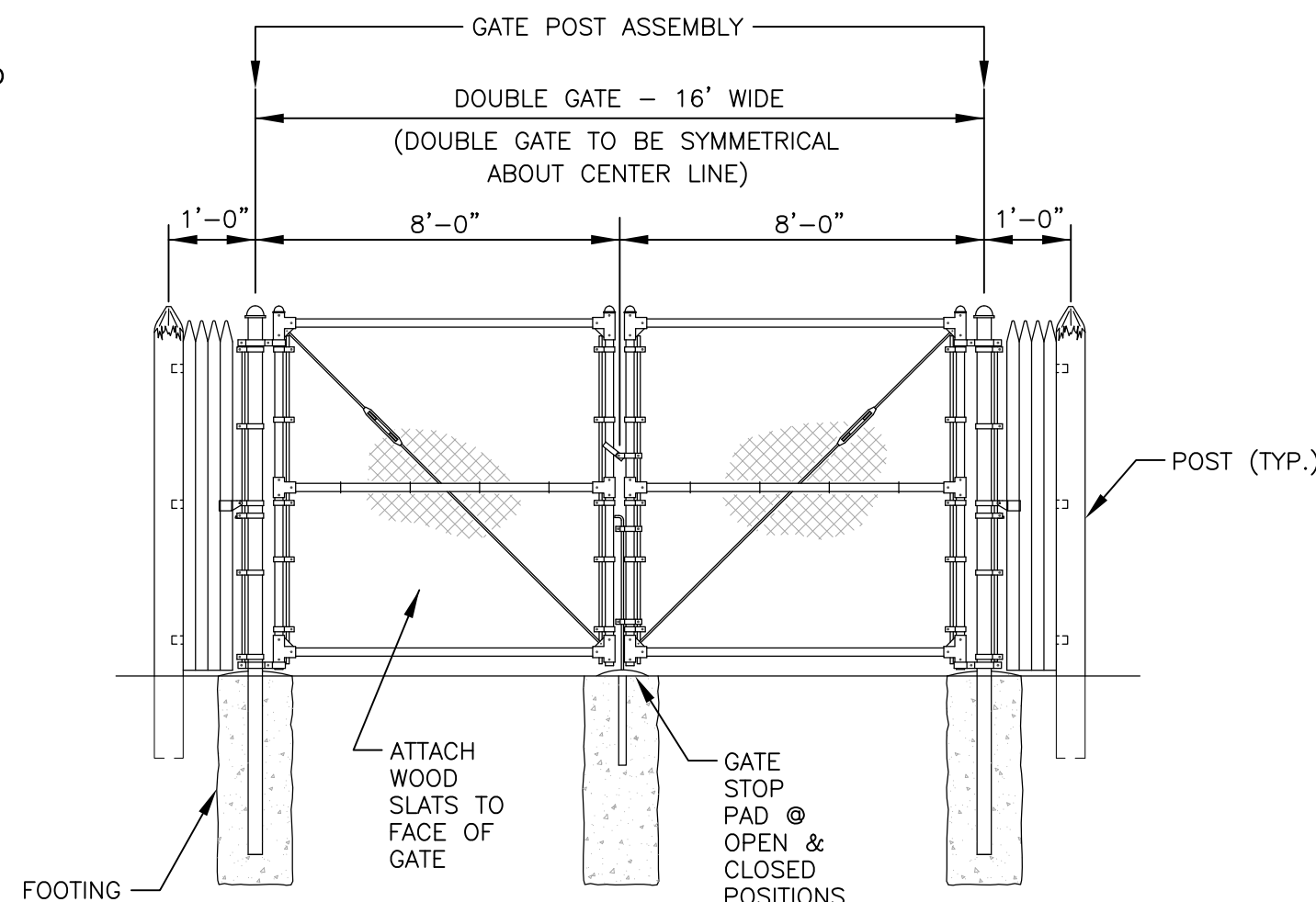
**TYP. PAVEMENT SECTION**  
**(FULL DEPTH CONSTRUCTION)**  
NOT TO SCALE



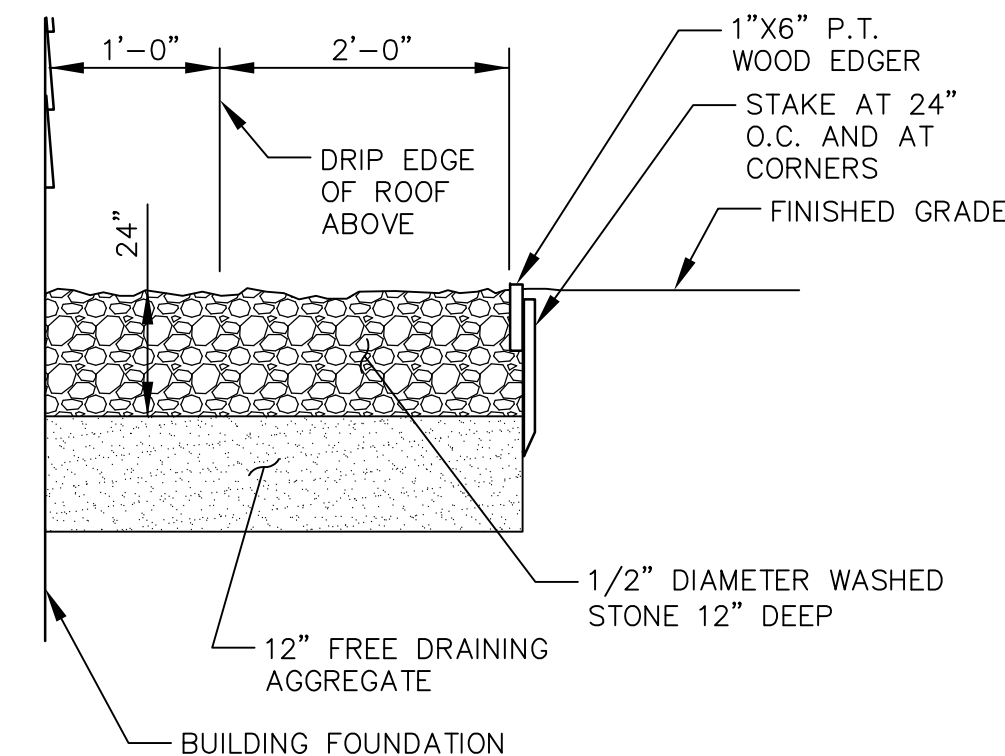
**DUMPSTER PAD DETAIL**  
NOT TO SCALE



**STOCKADE FENCE DETAIL**  
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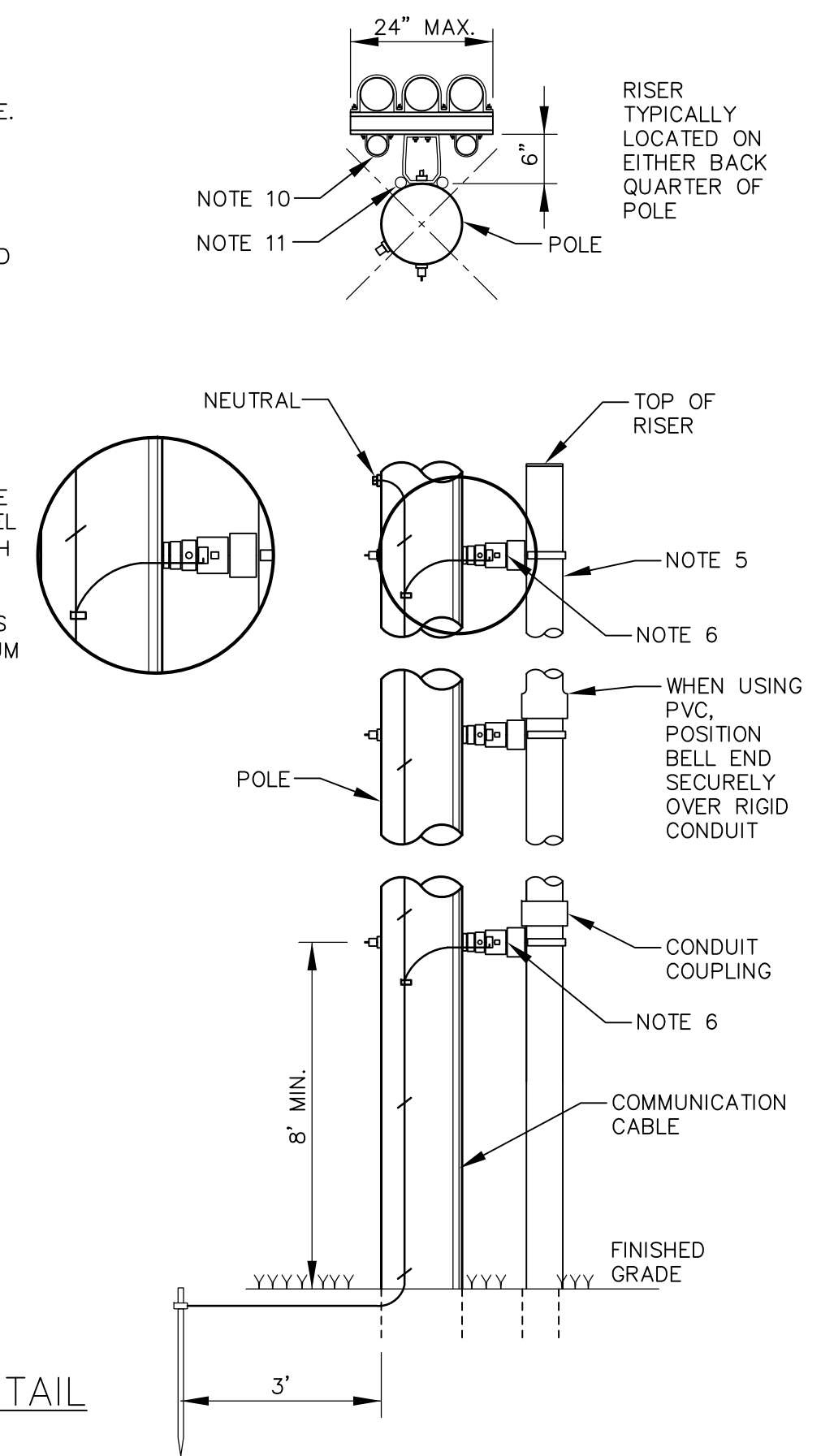


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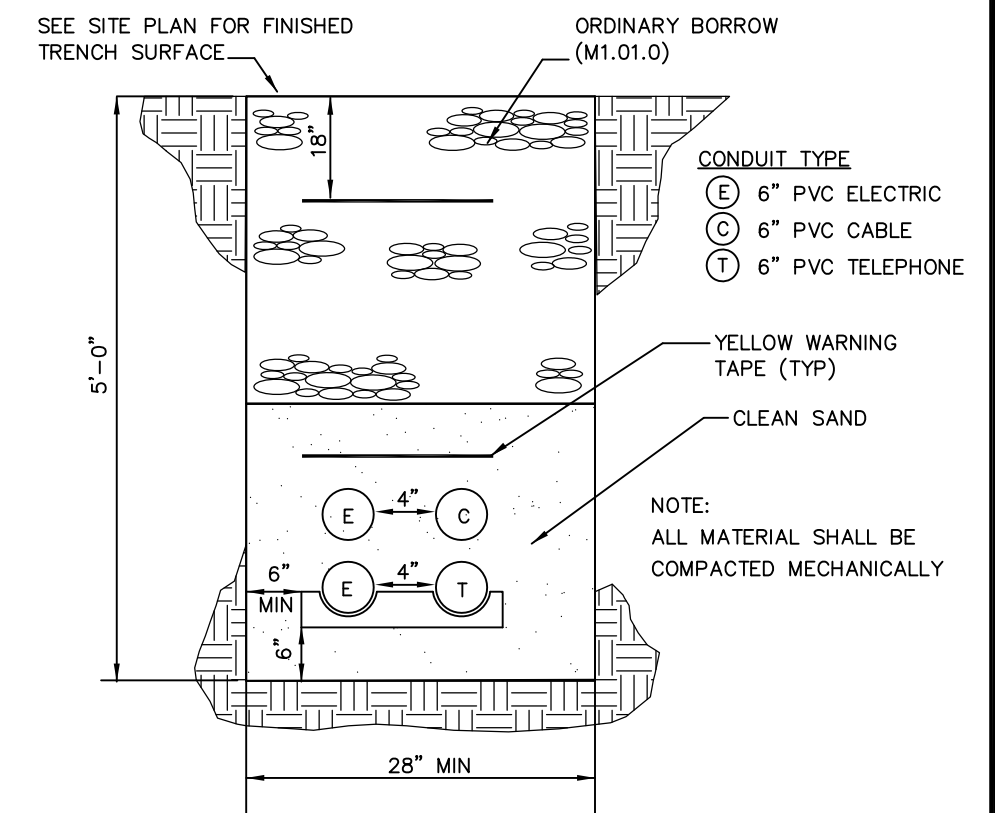


**STONE DRIP EDGE INFILTRATION DETAIL**  
NOT TO SCALE

- NOTES:
- STAND OFF BRACKETS ARE REQUIRED WHEN MORE THAN ONE CONDUIT PER UTILITY IS TO BE INSTALLED ON A POLE.
  - ALL THREE PHASE PRIMARY RISERS, WHETHER STAND OFF BRACKETS ARE USED OR NOT, SHALL BE RIGID STEEL FOR THE FIRST SECTION.
  - ON SINGLE PHASE PRIMARY, SECONDARY AND SERVICE URD RISERS USING STAND OFF BRACKETS, RIGID STEEL OR SCHEDULE 80 MAY BE USED.
  - WHERE RIGID STEEL OR SCHEDULE 80 PVC IS USED FOR THE RISER, ONE BRACKET SHALL BE USED TO SUPPORT EACH SECTION OF CONDUIT UP TO 10 FEET IN LENGTH. EACH BRACKET IS TO BE PLACED JUST BELOW THE RISER CONDUIT COUPLING.
  - CONDUIT SECTIONS FOR A SINGLE PHASE OR THREE PHASE RISERS USING STAND OFF BRACKETS SHALL BE RIGID STEEL OR SCHEDULE 80 PVC CONDUIT ONLY (SEE NOTE #2), WITH THE EXCEPTION THAT SCHEDULE 40 PVC SUNLIGHT RESISTANT CONDUIT MAY BE USED FOR THE TOP SECTION OF THE RISER (NOT LONGER THAN 10'). IF TOP SECTION IS LONGER THAN 24\"/>
  - WHERE PVC IS USED FOR THE RISER, EACH STAND OFF BRACKET SUPPORTING THE PVC SHALL BE GROUNDED. WHERE STEEL IS USED FOR THE RISER ONE STAND OFF BRACKET SUPPORTING THE STEEL IS REQUIRED TO BE GROUNDED.
  - SWEEPS, WHEN USED, ARE REQUIRED TO BE STEEL.
  - IF RISER IS ALL STEEL CONDUIT, INSTALL INSULATED GROUNDING BUSHING AT TOP OF RISER.
  - LOWEST BRACKET SHALL BE A MINIMUM OF 8 FEET ABOVE FINISHED GRADE.
  - ALTERNATE LOCATION FOR COMMUNICATION CABLE IF RUN IN METAL CONDUIT OR SCHEDULE 80.
  - COMMUNICATION CABLE MAY BE ATTACHED DIRECTLY TO POLE ADJACENT TO BRACKETS.



**TYPICAL RISER DETAIL**  
NOT TO SCALE

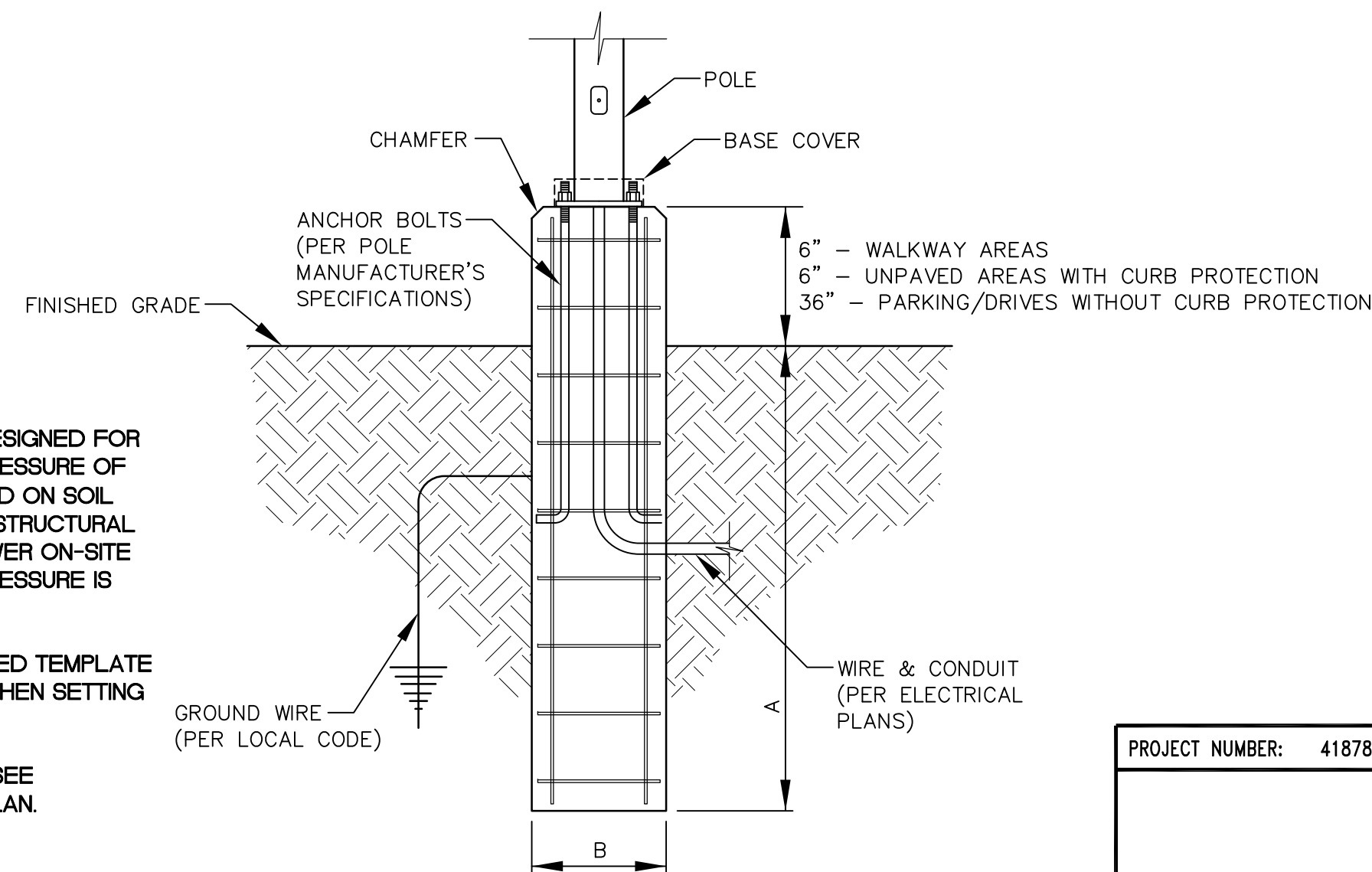


ALL TRENCH CONDUITS SHALL BE SCHEDULE 40 PVC, UNLESS OTHERWISE NOTED

**COMMON TRENCH DETAIL**  
**1Ø ELECTRIC/TELEPHONE/CABLE**  
NOT TO SCALE

NOTES:

- POLE BASE IS DESIGNED FOR SOIL BEARING PRESSURE OF 100 PSF/FT BASED ON SOIL TYPE. CONTACT STRUCTURAL ENGINEER IF LOWER ON-SITE SOIL BEARING PRESSURE IS ENCOUNTERED.
- FACTORY SUPPLIED TEMPLATE MUST BE USED WHEN SETTING ANCHOR BOLTS.
- FOR LOCATION, SEE PHOTOMETRIC PLAN.



A	EMBEDMENT DEPTH (BELOW GRADE)	4'-6"
B	CONCRETE DIAMETER	30"

**LIGHT POLE BASE**  
NTS

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Revision:	By:	Date:	Change:
1	SMA	12/21/20	SUBMITTED FOR TOWN REVIEW

PROJECT NUMBER:	41878	ACAD FILE:	41878-DETAILS.DWG	SCALE:	AS NOTED	DATE:	DECEMBER 21, 2020
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Drawing Name:	
CONSTRUCTION DETAILS - SHEET 1	

Project Name:	
FIELDING CONDOS	
ROOSEVELT TRAIL, WINDHAM, MAINE	

Owner/Applicant:	
FIELDING'S OIL CO., INC.	

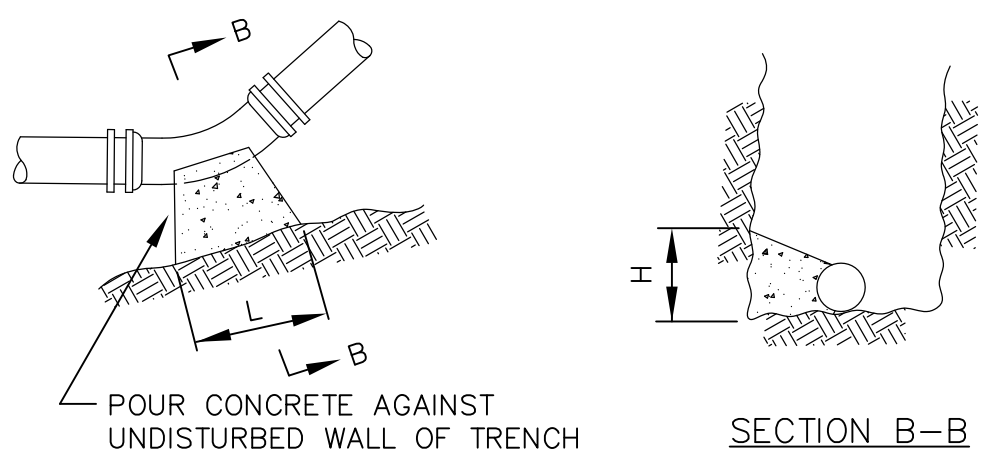
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	tel 207.883.1000	fax 207.883.1001
	e-mail / website info@northeastcivilsolutions.com www.northeastcivilsolutions.com	

SHEET 8 OF 12









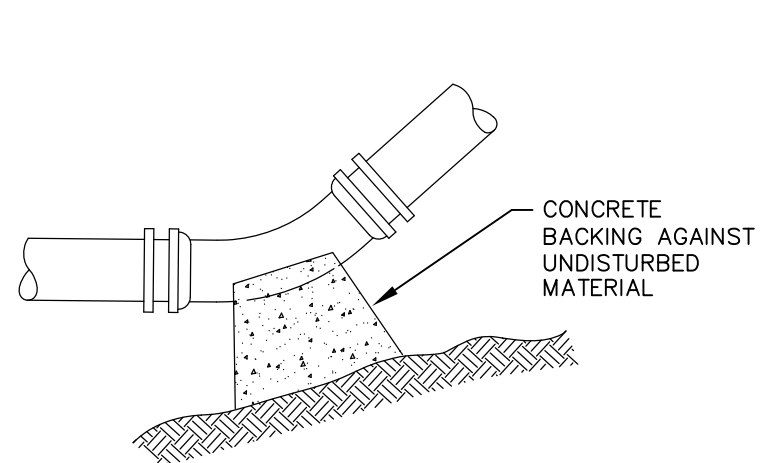
SECTION B-B

NOMINAL DIAMETER OF FITTING	BEARING AREAS - SQUARE FEET				
	DEAD END	BRANCH OF TEE	90° BEND	45° BEND	BEND SMALLER THAN 45° GREATER THAN 10°
6"	2	2	3	2	2
8"	4	4	5	3	2
10"	6	6	8	4	2
12"	8	8	10	6	3
14"	12	12	16	9	4
16"	12	12	20	10	5

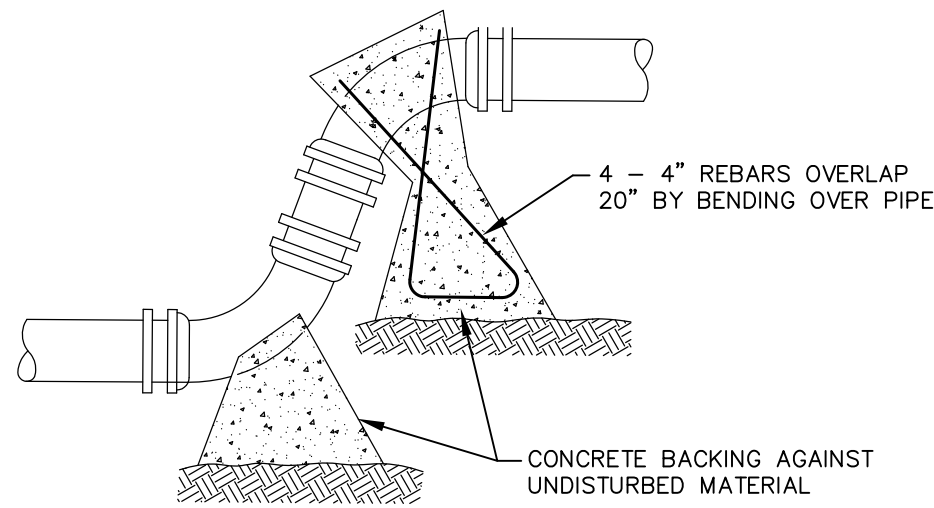
- NOTES
- ALL BENDS, TEE HYDRANTS AND DEAD ENDS SHALL BE BRACED WITH CONCRETE THRUST BLOCKS.
  - BEARING AREA IS AREA OF CONCRETE IN CONTACT WITH WALL OF TRENCH=HxL.
  - HEIGHT (H) AND LENGTH (L) AS REQUIRED TO OBTAIN BEARING AREA IN TABLE.

### THRUST BLOCK DETAILS

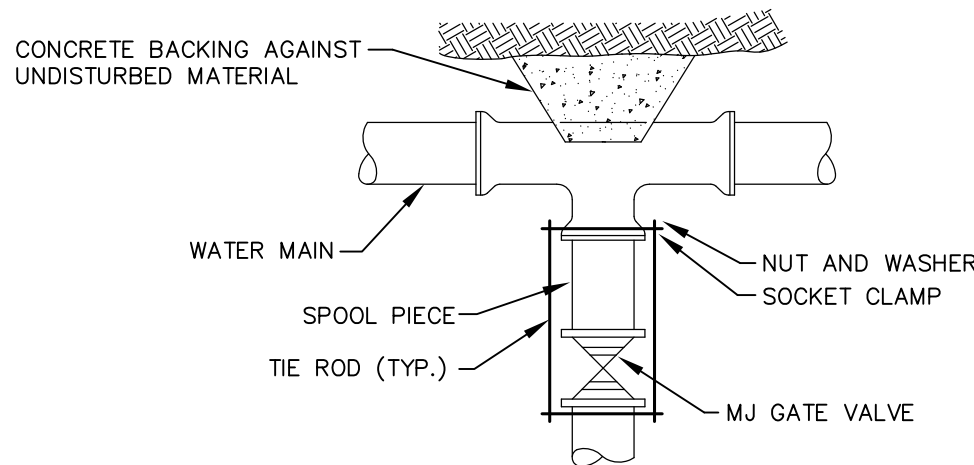
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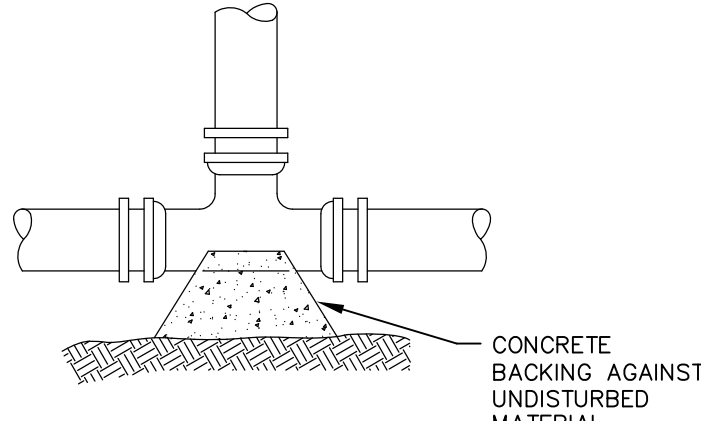
TYPICAL BEND  
NOT TO SCALE



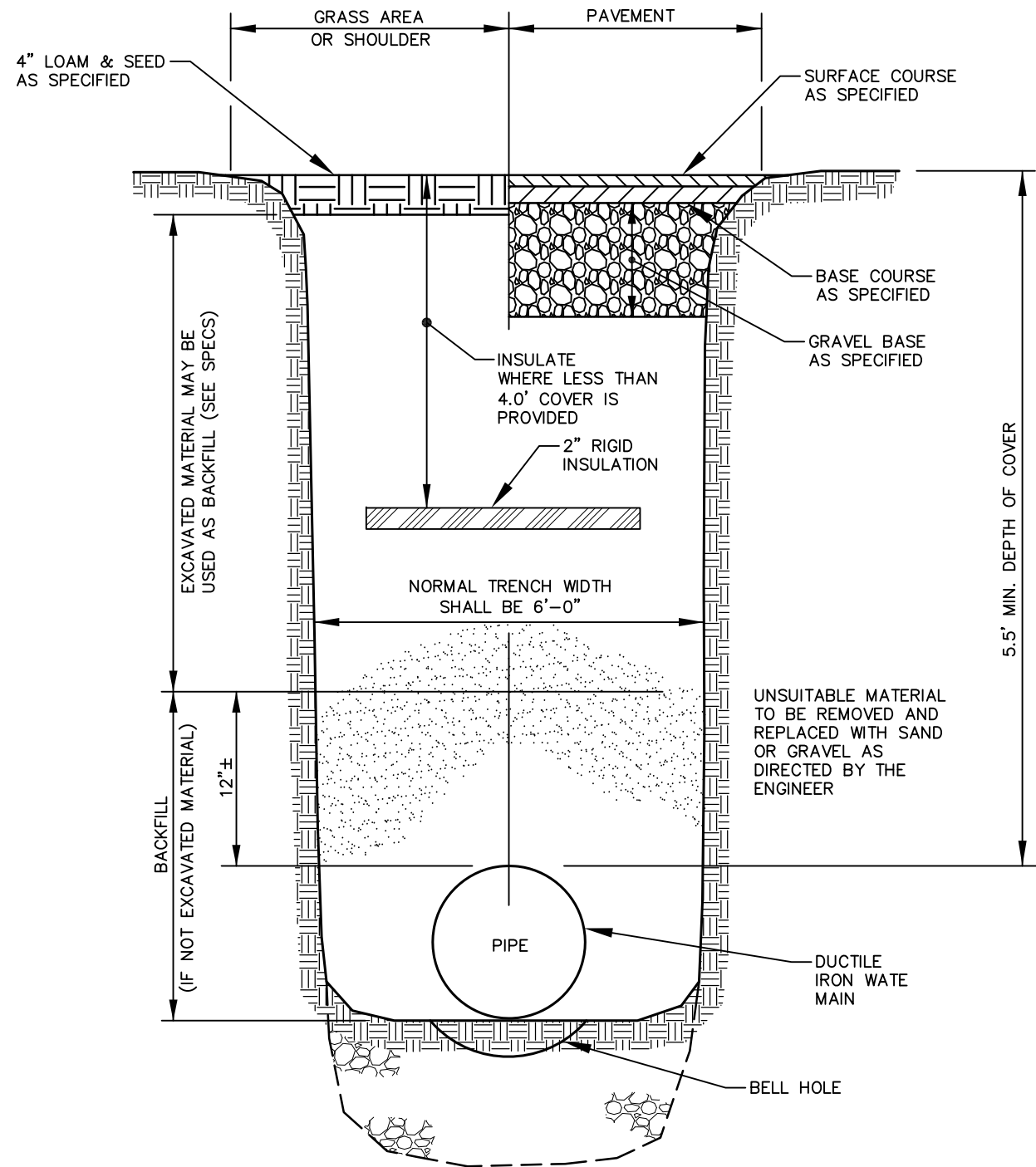
TYPICAL OFF-SET  
NOT TO SCALE



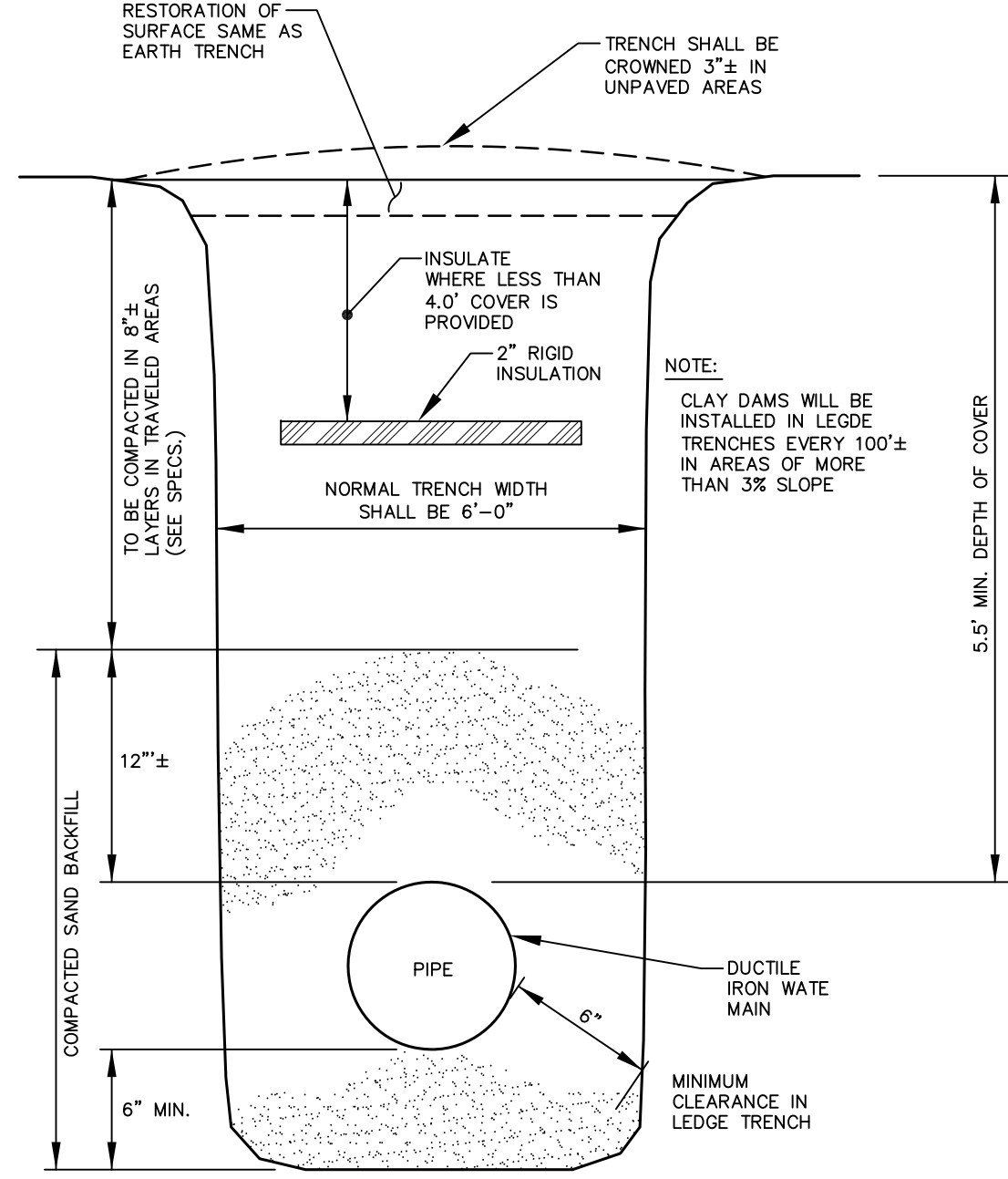
TYPICAL VALVE CONNECTION  
RESTRAINED JOINT TEE  
NOT TO SCALE



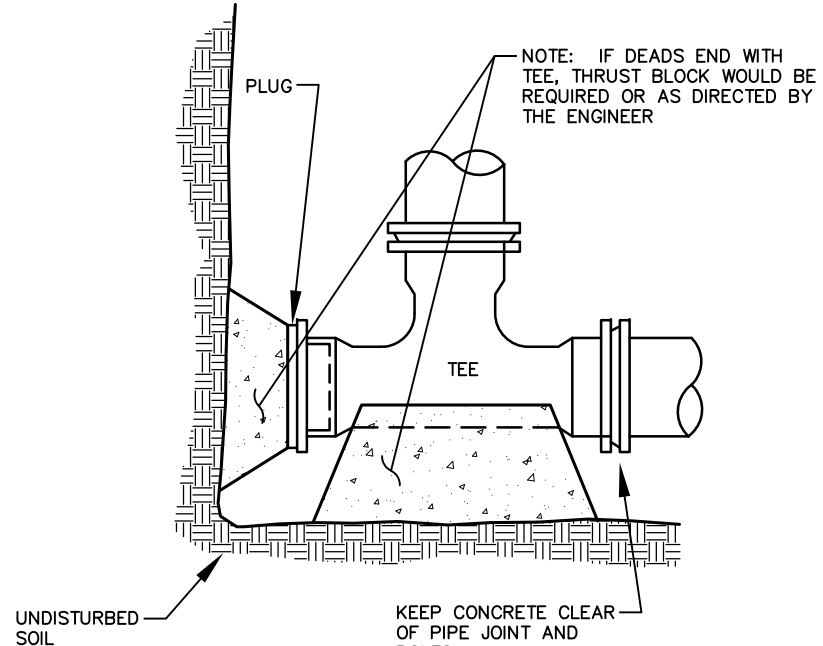
TYPICAL TEE  
NOT TO SCALE



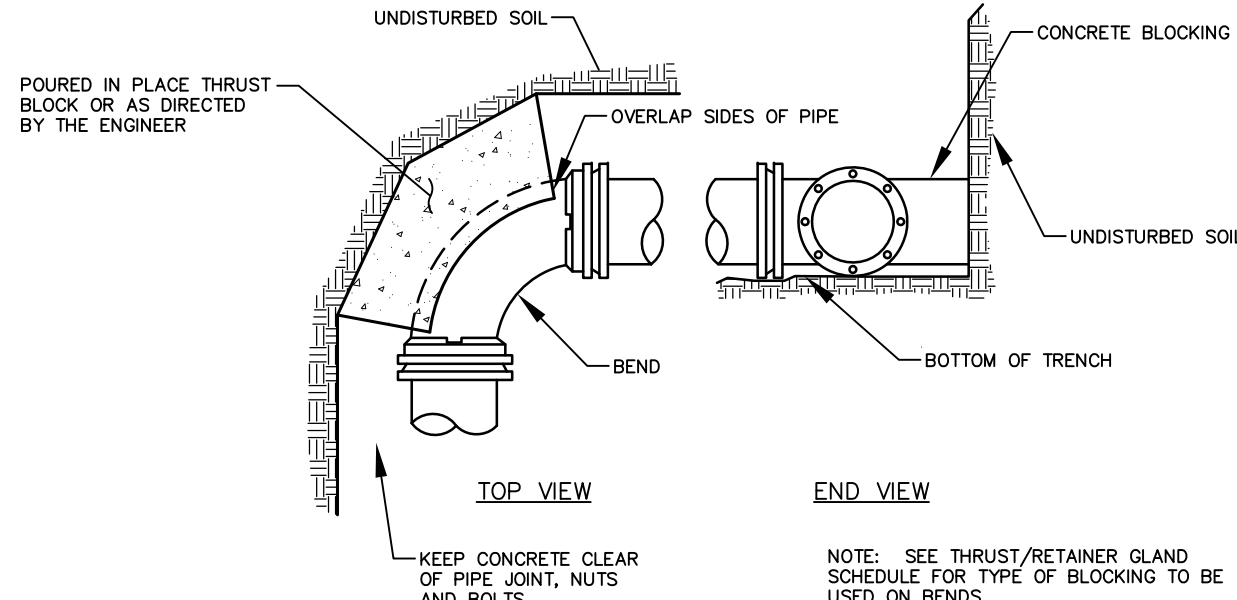
SECTION THRU EARTH TRENCH  
NOT TO SCALE



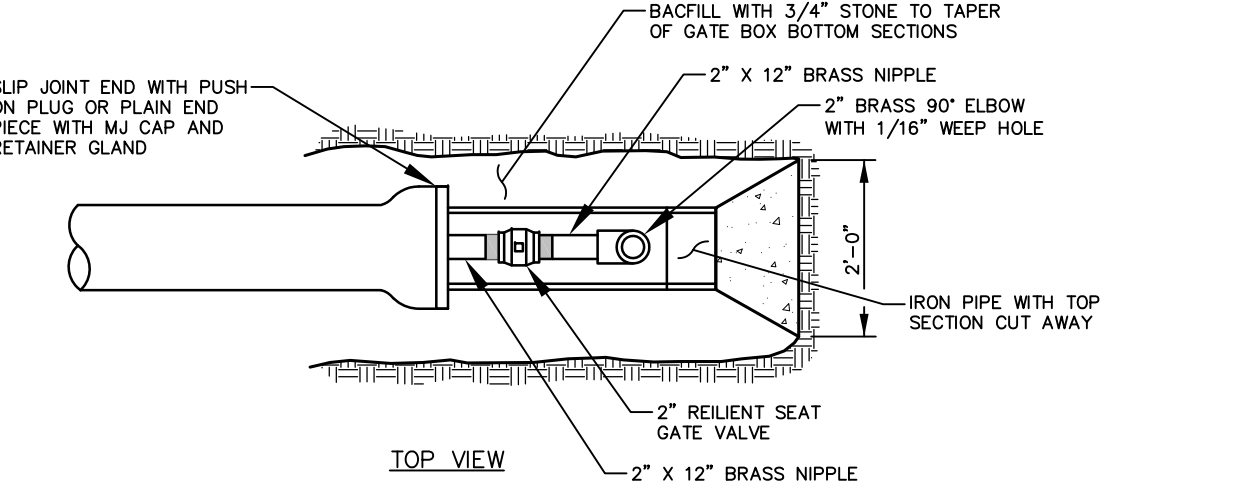
SECTION THRU LEDGE TRENCH  
NOT TO SCALE



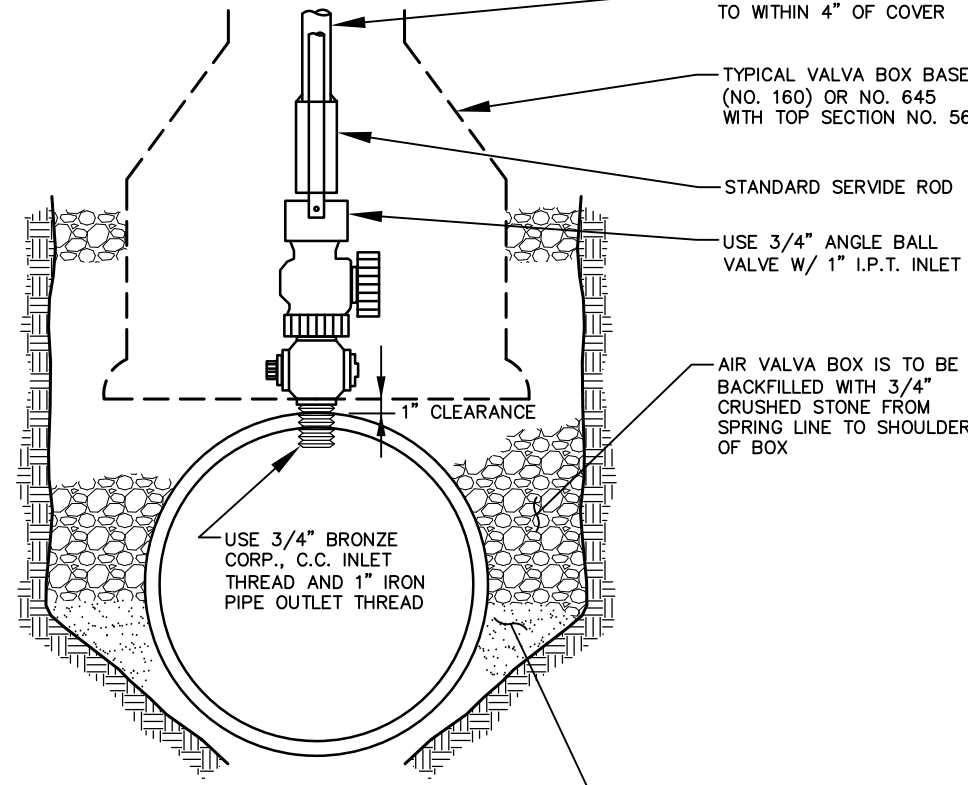
STANDARD TEE BLOCKING  
NOT TO SCALE



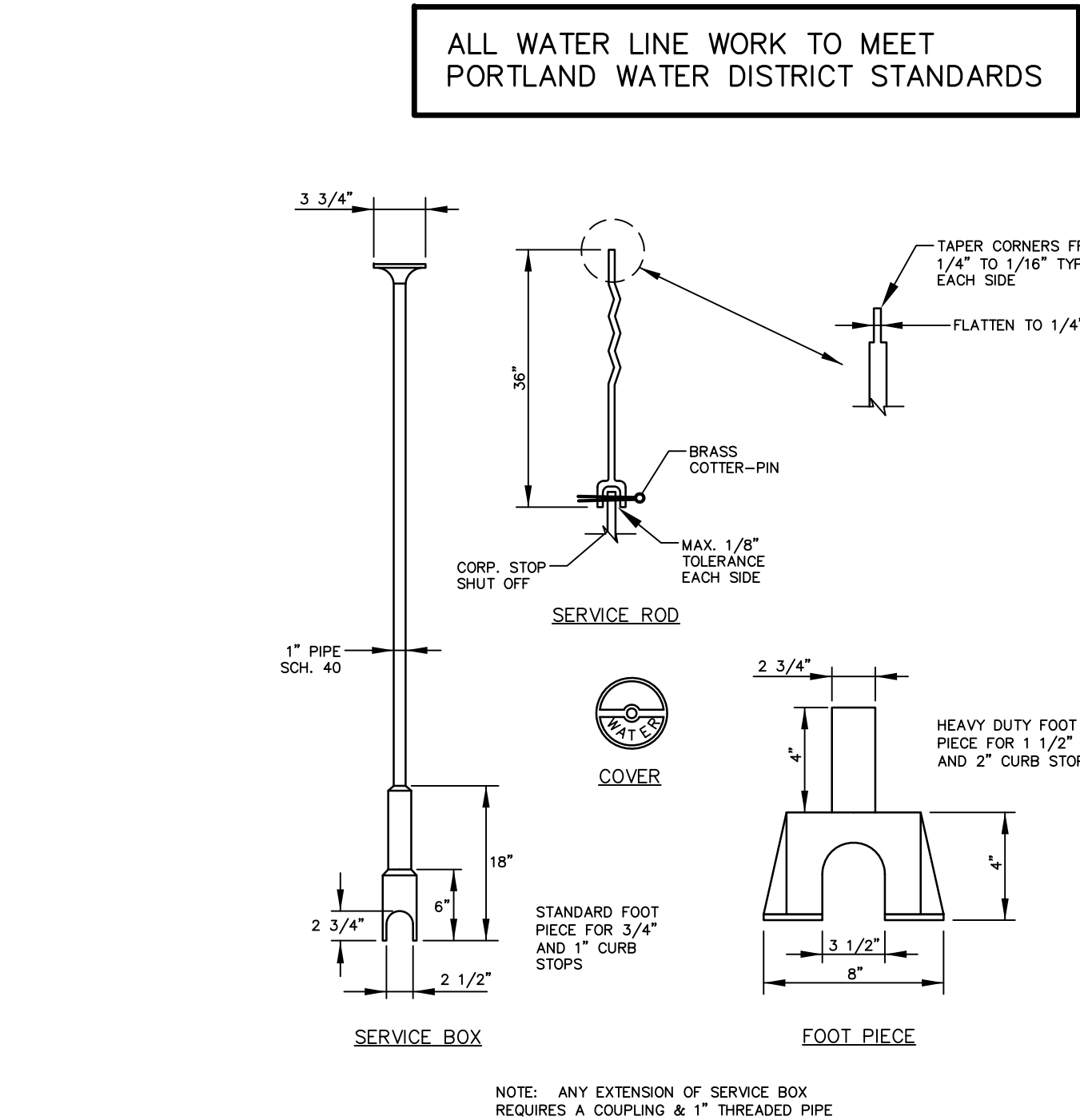
STANDARD BEND BLOCKING  
NOT TO SCALE



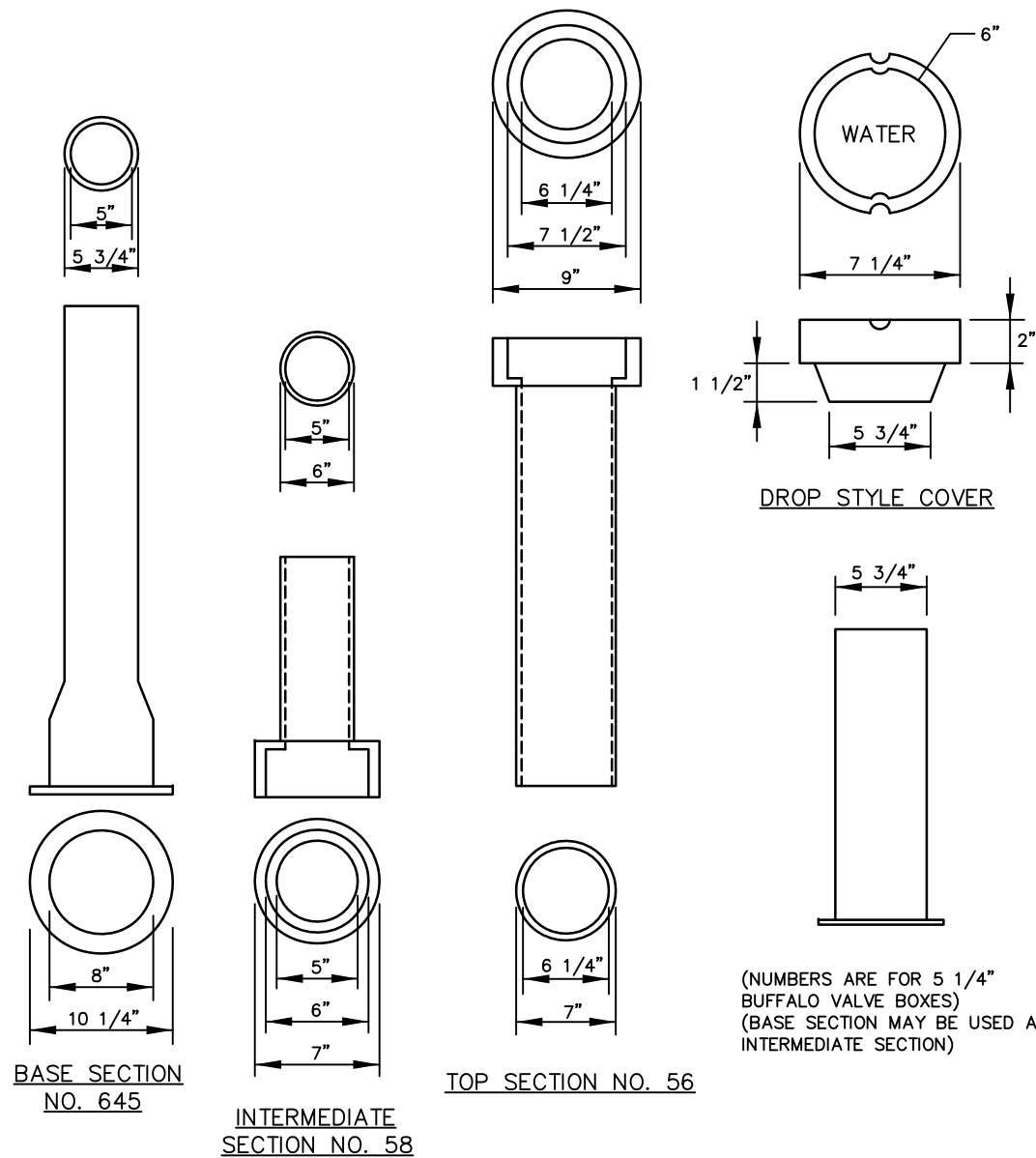
STANDARD 2" BLOW OFF  
NOT TO SCALE



TYPICAL AIR VALVE (1")  
NOT TO SCALE



TYPICAL WATER SERVICE CONNECTION  
NOT TO SCALE



VALVE BOX & COVER  
NOT TO SCALE

THIS PLAN IS FOR REVIEW  
PURPOSES ONLY AND IS NOT  
INTENDED FOR CONSTRUCTION  
OR RECORDING

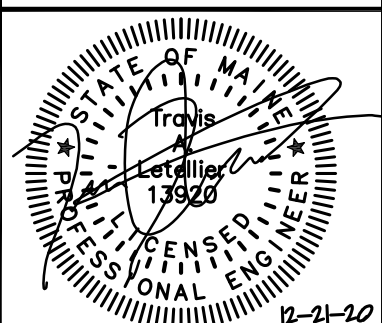
Revision	By	Date	Change
1	SMA	12/21/20	SUBMITTED FOR TOWN REVIEW

PROJECT NUMBER: 41878 ACAD FILE: 41878-DETAILS.DWG SCALE: AS NOTED DATE: DECEMBER 21, 2020

### CONSTRUCTION DETAILS - SHEET 3

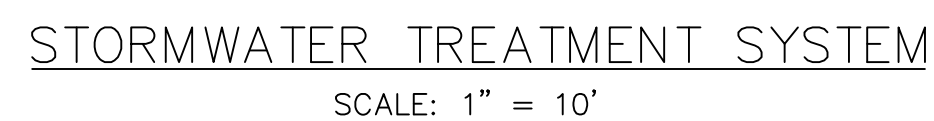
Project Name:  
FIELDING CONDOS  
ROOSEVELT TRAIL, WINDHAM, MAINE

Owner/Applicant:  
FIELDING'S OIL CO., INC.



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1. MANHOLE FRAME AND GRATE SHALL BE DESIGNED TO WITHSTAND H=20 LOADING.
2. ACCESS LADDER WITH PRECAST DROP FRONT STEEL REINFORCED COPOLYMER RUNGS AT 12" O.C.
3. LeBARON STANDARD FRAME AND COVER SET IN MORTAR. CAT NO LK 110 SET ON TOP OF BRICK MASONRY AND SEALED WITH MORTAR. COVER TO BE SUPPLIED WITH 3" LETTERING TO READ "DRAIN".



MAINE DOT SPECIFICATION  
AGGREGATE MDOT #703.01

TYPE B COARSE GRAVEL SHALL  
HAVE NO MORE THAN 5%  
(PREFERABLY 2%) OF FINES  
PASSING THE #200 SIEVE

1. SAND MATERIAL TO HAVE UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS OR OTHER OBJECTS LARGER THAN 2".
2. FILTER MEDIA SHALL CONSIST OF SILT/SAND LAYER WITH A FINES CONTENT OF 8% BUT NOT GREATER THAN 10% (I.E. 8%-10% PASSING #200 SIEVE)
3. DO NOT OVER COMPACT SAND MEDIA. PERMEABILITY OF FILTER WILL DECREASE IF OVER COMPACTED. ANTICIPATED LEVEL OF COMPACTION IS EQUAL TO 90-92% STANDARD PROCTOR.
4. MEDIA SHALL HAVE FILTRATION VELOCITY BETWEEN 2.5 AND 4.75 IN/HR SUCH THAT THE SYSTEM WILL DRAIN WITHIN 24-48 HOURS.

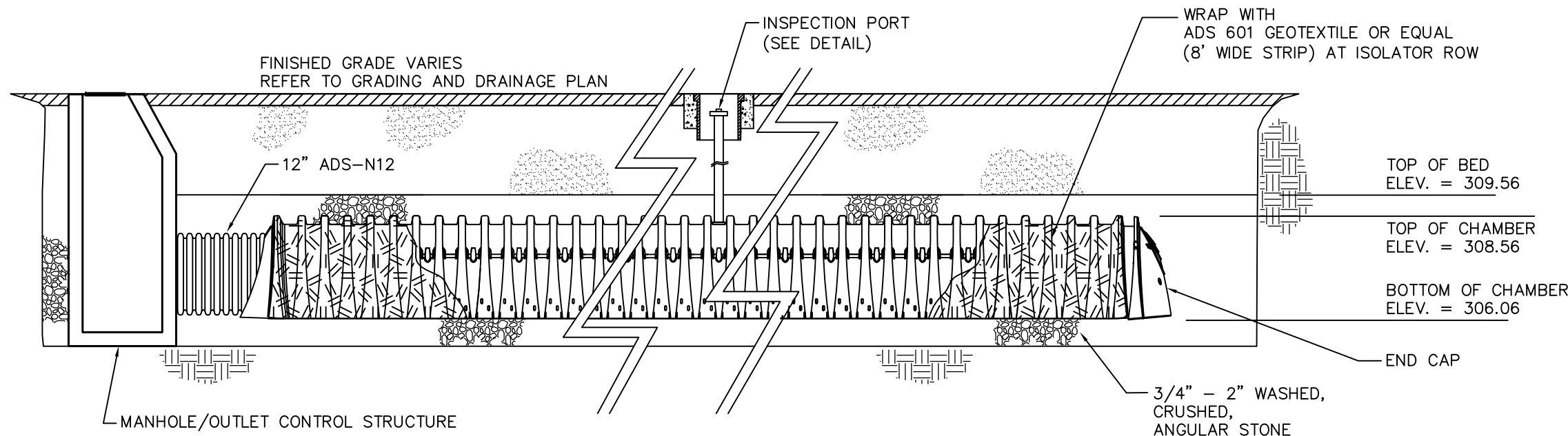


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SHEET 11 OF 12

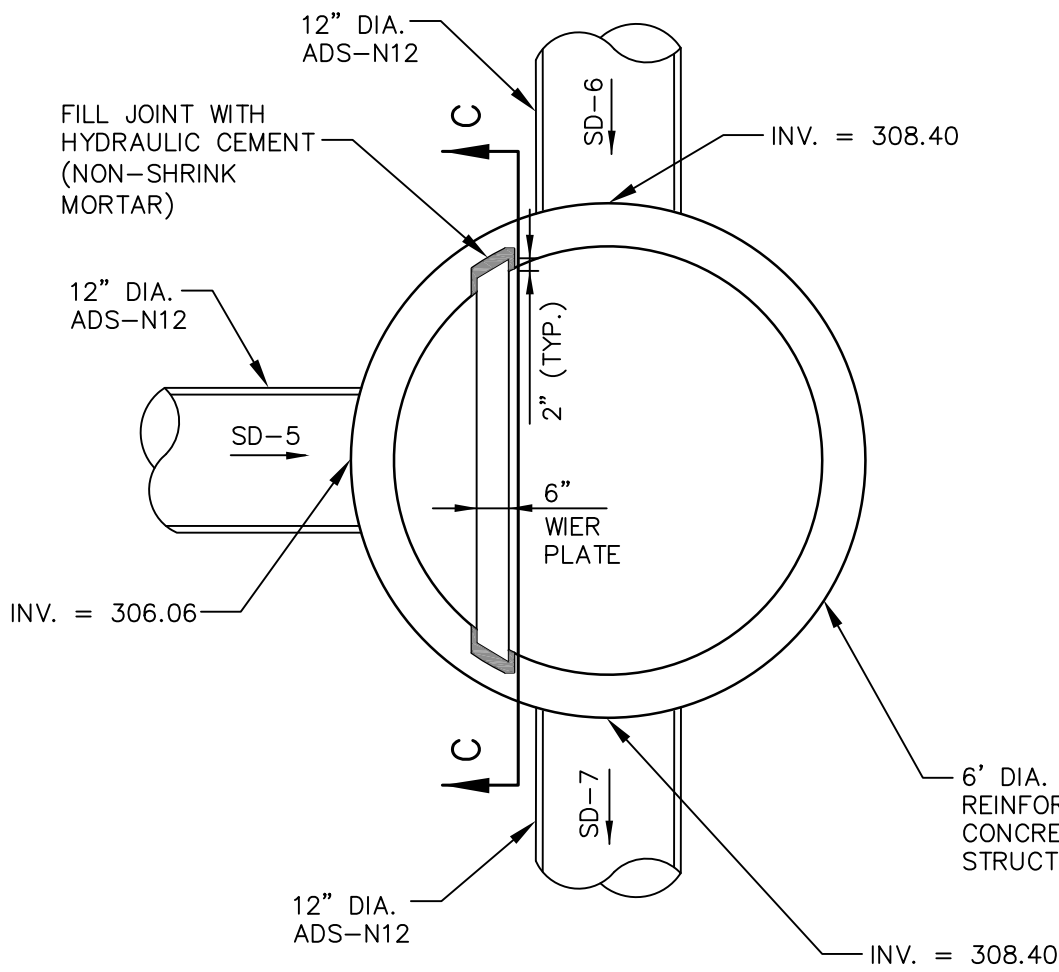
0 10' 20' 40'



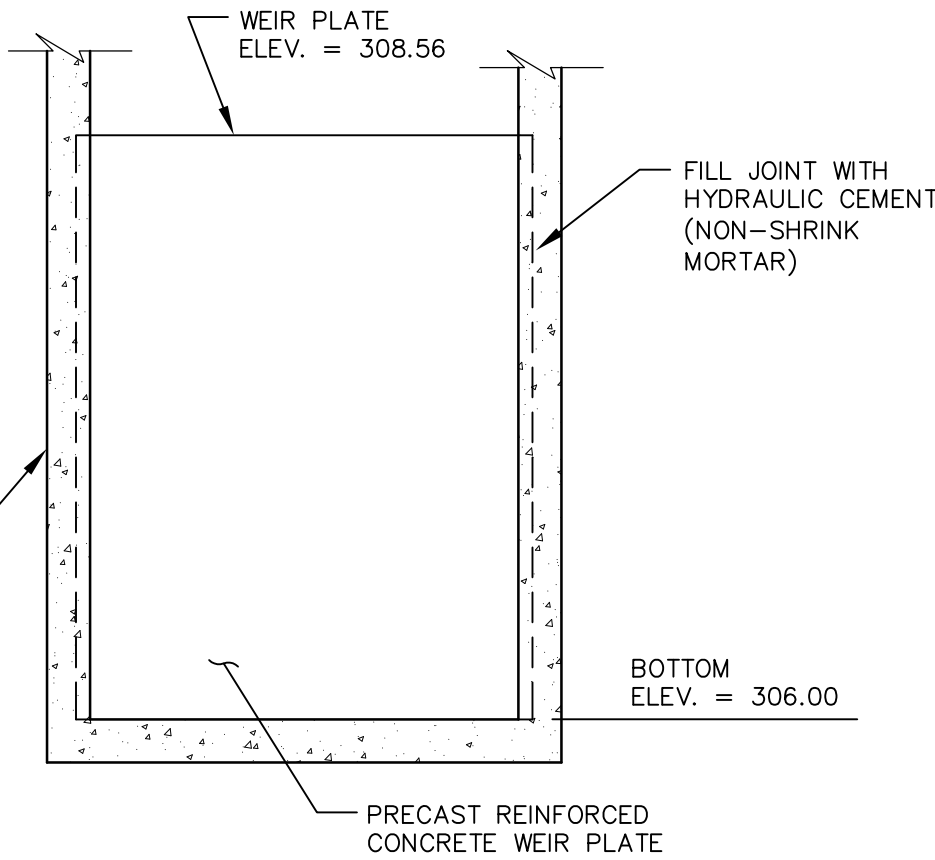


ISOLATOR ROW DETAIL  
NOT TO SCALE

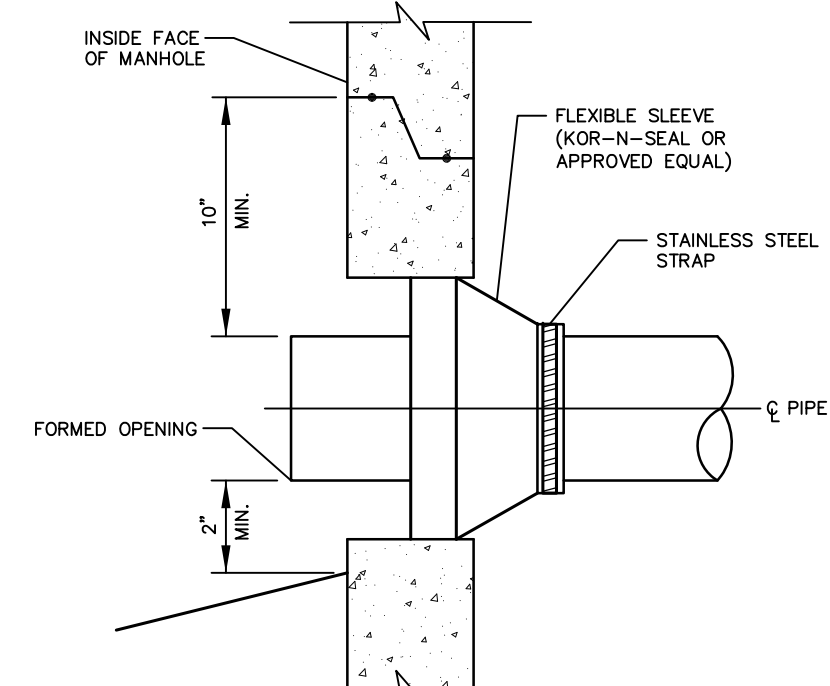
- NOTES:
1. ALL DESIGN SPECIFICATIONS FOR STORMTECH CHAMBERS SHALL BE IN ACCORDANCE WITH THE STORMTECH DESIGN MANUAL.
  2. THE INSTALLATION OF STORMTECH CHAMBERS SHALL BE IN ACCORDANCE WITH THE LATEST STORMTECH INSTALLATION INSTRUCTIONS.
  3. THE CONTRACTOR IS ADVISED TO REVIEW AND UNDERSTAND THE INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING SYSTEM INSTALLATION. CALL 1-888-892-2694 OR VISIT [WWW.STORMTECH.COM](http://WWW.STORMTECH.COM) TO RECEIVE A COPY OF THE LATEST STORMTECH INSTALLATION INSTRUCTIONS.



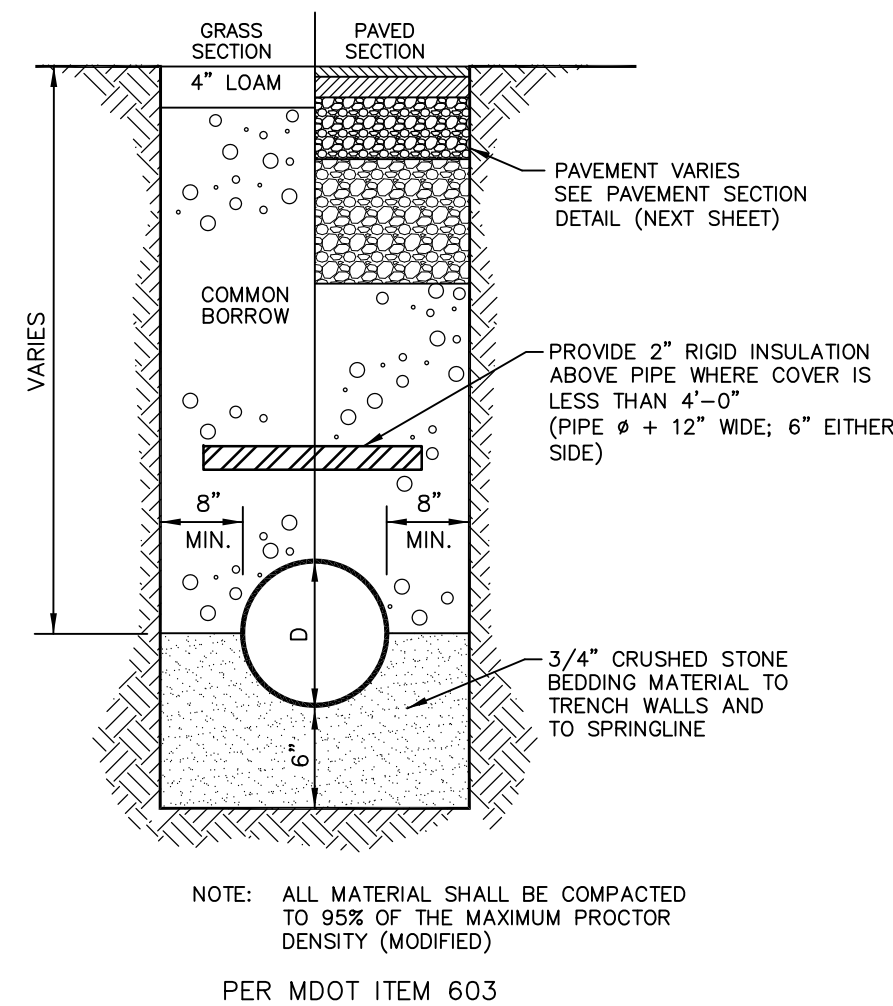
OUTLET CONTROL STRUCTURE OCS-1  
NOT TO SCALE  
NOTE: STRUCTURE TO BE DESIGNED TO WITHSTAND HS-20 LOADING



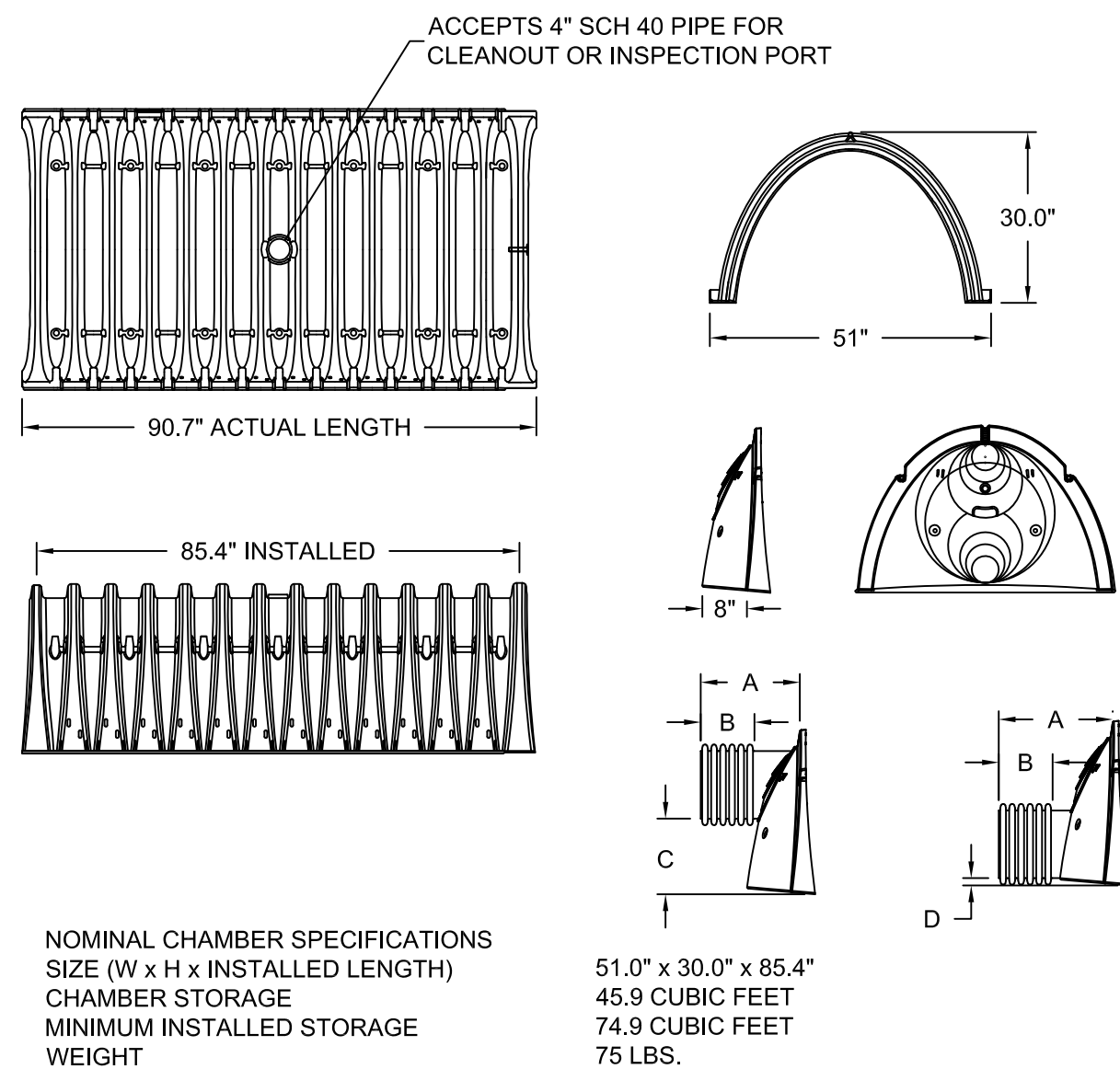
SECTION C-C (WEIR PLATE)  
NOT TO SCALE



NEW PIPE TO EXISTING MANHOLE  
CONNECTION DETAIL - 4" TO 24"  
NOT TO SCALE



TYPICAL STORM DRAIN  
TRENCH SECTION  
NOT TO SCALE



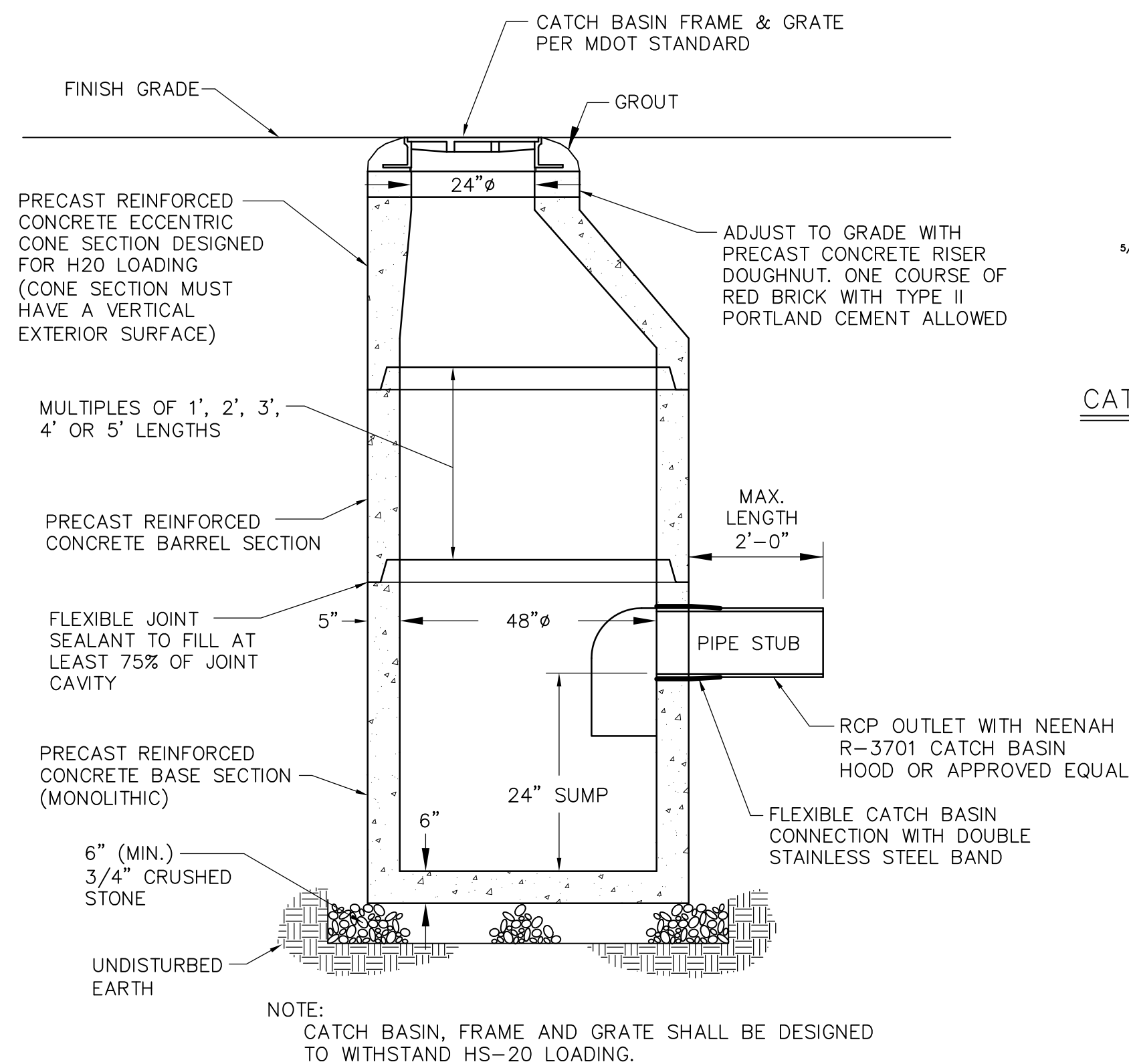
PART #	CHAMBER	PIPE SIZE	A	B	C	D
SC740EPE12B	SC 740	12 in (300 mm)	14.70 in (373 mm)	7.70 in (196 mm)	N/A	1.20 in (30 mm)
SC740EPE24B	SC 740	24 in (600 mm)	18.50 in (470 mm)	9.45 in (240 mm)	N/A	0.10 in (3 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

ALL STUBS, EXCEPT FOR THE SC740EPE24B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

\* FOR THE SC740EPE24B THE 24" STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75". BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SETS LEVEL.

SC-740 TECHNICAL DETAILS  
NOT TO SCALE

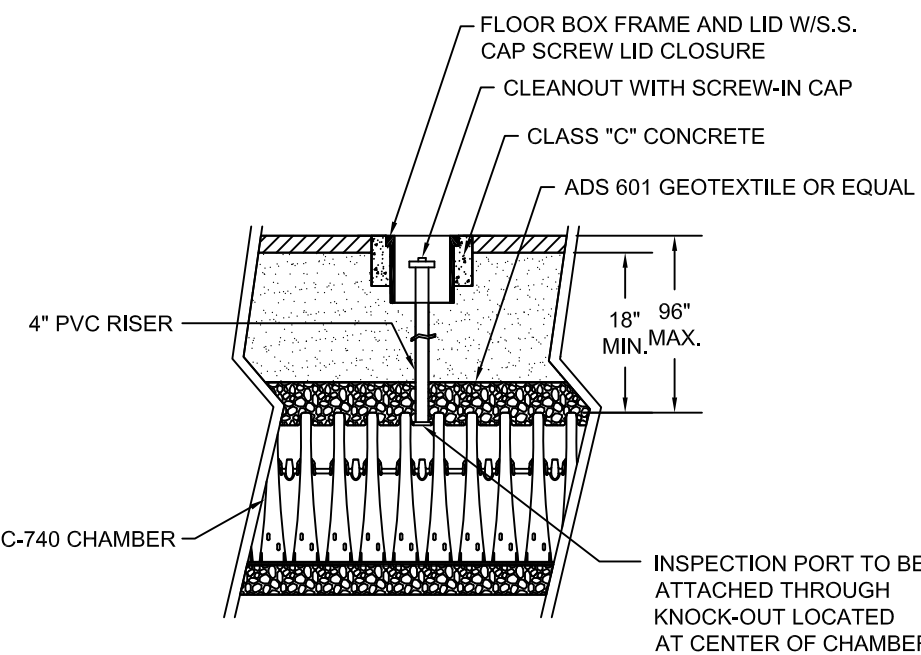


PER MDOT ITEM 604.  
PRECAST CONCRETE CATCH BASIN DETAIL  
N.T.S.

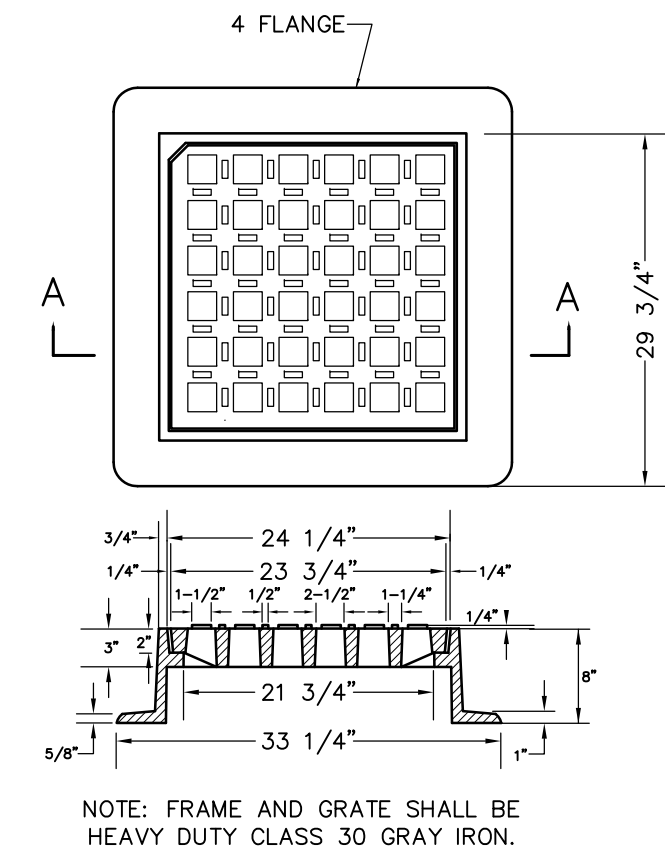
## ACCEPTABLE FILL MATERIALS STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION	AASHTO M145 DESIGNATION	COMPACTION/DENSITY REQUIREMENT
FILL MATERIAL FROM 18" TO GRADE ABOVE CHAMBERS	ANY SOIL/ROCK MATERIALS, NATIVE SOILS OR PER ENGINEER'S PLANS. (SEE TYPICAL STORMWATER TRENCH SECTION ON SHEET C-10)	N/A	N/A	PREPARE PER ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
FILL MATERIAL FOR 6" TO 18" ELEVATION ABOVE CHAMBERS (24" FOR UNPAVED INSTALLATIONS)	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES.	3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	A-1 A-2 A-3	COMPACT IN 6" LIFTS TO A MINIMUM 95% STANDARD PROCTOR DENSITY. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 LBS. DYNAMIC FORCE NOT TO EXCEED 20,000 LBS.
EMBEDMENT STONE SURROUNDING TO AN ELEVATION 12" ABOVE & 6" BELOW CHAMBERS	WASHED ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN 3/4" - 2 INCH	3, 357, 4, 467, 5, 56, 57	N/A	NO COMPACTION REQUIRED
FOUNDATION BELOW CHAMBERS	WASHED ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN 3/4" - 2 INCH	3, 357, 4, 467, 5, 56, 57	N/A	PLATE COMPACT OR ROLL TO ACHIEVE A 95% STANDARD PROCTOR DENSITY
SUBSURFACE SOIL FILTER	SEE CROSS SECTION	N/A	N/A	

## STORMTECH ACCEPTABLE FILL MATERIALS



STORMTECH INSPECTION PORT DETAIL  
NOT TO SCALE



SECTION A-A  
CATCH BASIN FRAME AND GRATE  
N.T.S.

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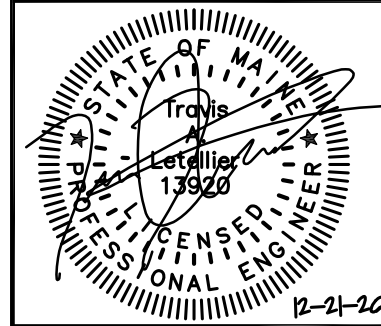
Revision	By	Date	Change
1	SMA	12/21/20	SUBMITTED FOR TOWN REVIEW

PROJECT NUMBER: 41878 ACAD FILE: 41878-UG-DET.DWG SCALE: AS NOTED DATE: DECEMBER 21, 2020

Drawing Name:  
**UNDERGROUND DETENTION DETAILS - SHEET 2**

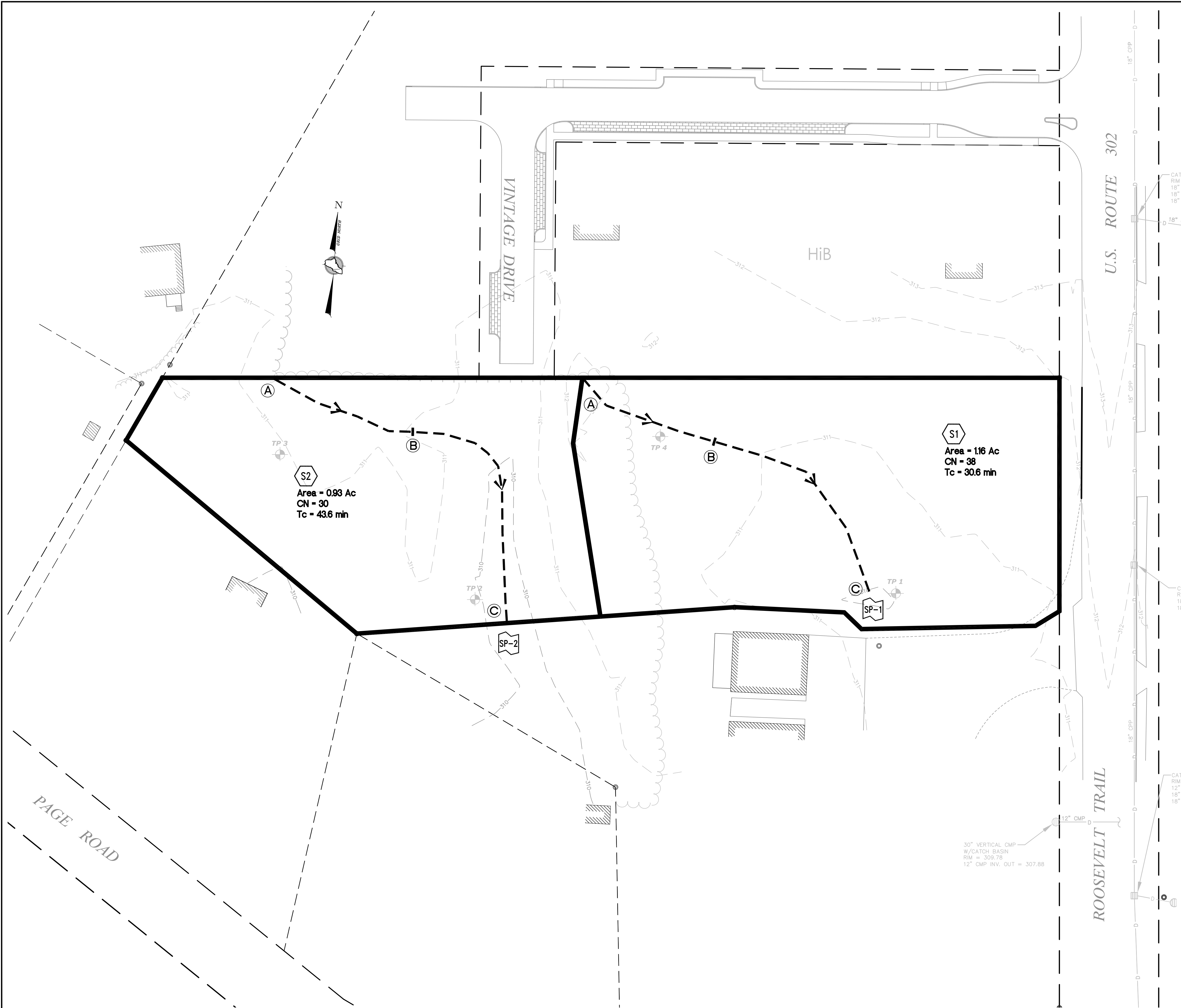
Project Name:  
**FIELDING CONDOS**  
ROOSEVELT TRAIL, WINDHAM, MAINE

Owner/Applicant:  
**FIELDING'S OIL CO., INC.**



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INDEX

- SP1

STUDY POINT
- S1

SUBCATCHMENT
- P1

POND
- PRE-DEVELOPMENT DRAINAGE SUBCATCHMENT
- TIME OF CONCENTRATION PATH

SOILS LEGEND

SYMBOL	SOIL TYPE	HSG
HiB	HINKLEY LOAMY SAND, 3%-8% SLOPES	A

THE SOURCE OF THE SOIL TYPES AND BOUNDARIES IS THE NATIONAL COOPERATIVE SOIL SURVEY (NCSS).

NOTES

Tc PATH TABLE

SUBCAT	Tc PATH	FLOW	LENGTH	SLOPE (FT/FT)
S1	A-B	SHALLOW CONC	100'	0.0100
	B-C		160'	0.0100
S2	A-B	SHALLOW CONC	100'	0.0050
	B-C		169'	0.0100

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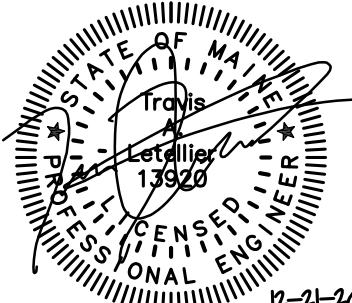
Revision	By	Date	Change
1	SMA	12/21/20	SUBMITTED FOR TOWN REVIEW

PROJECT NUMBER: 41878	ACAD FILE: 41878-DRAINAGE.DWG	SCALE: 1" = 30'	DATE: DECEMBER 21, 2020
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Drawing Name:  
PRE-DEVELOPMENT DRAINAGE AREA PLAN

Project Name:  
FIELDING CONDOS  
ROOSEVELT TRAIL, WINDHAM, MAINE

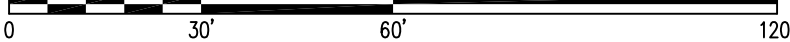
Owner/Applicant:  
FIELDING'S OIL CO., INC.



SHEET 1 OF 2

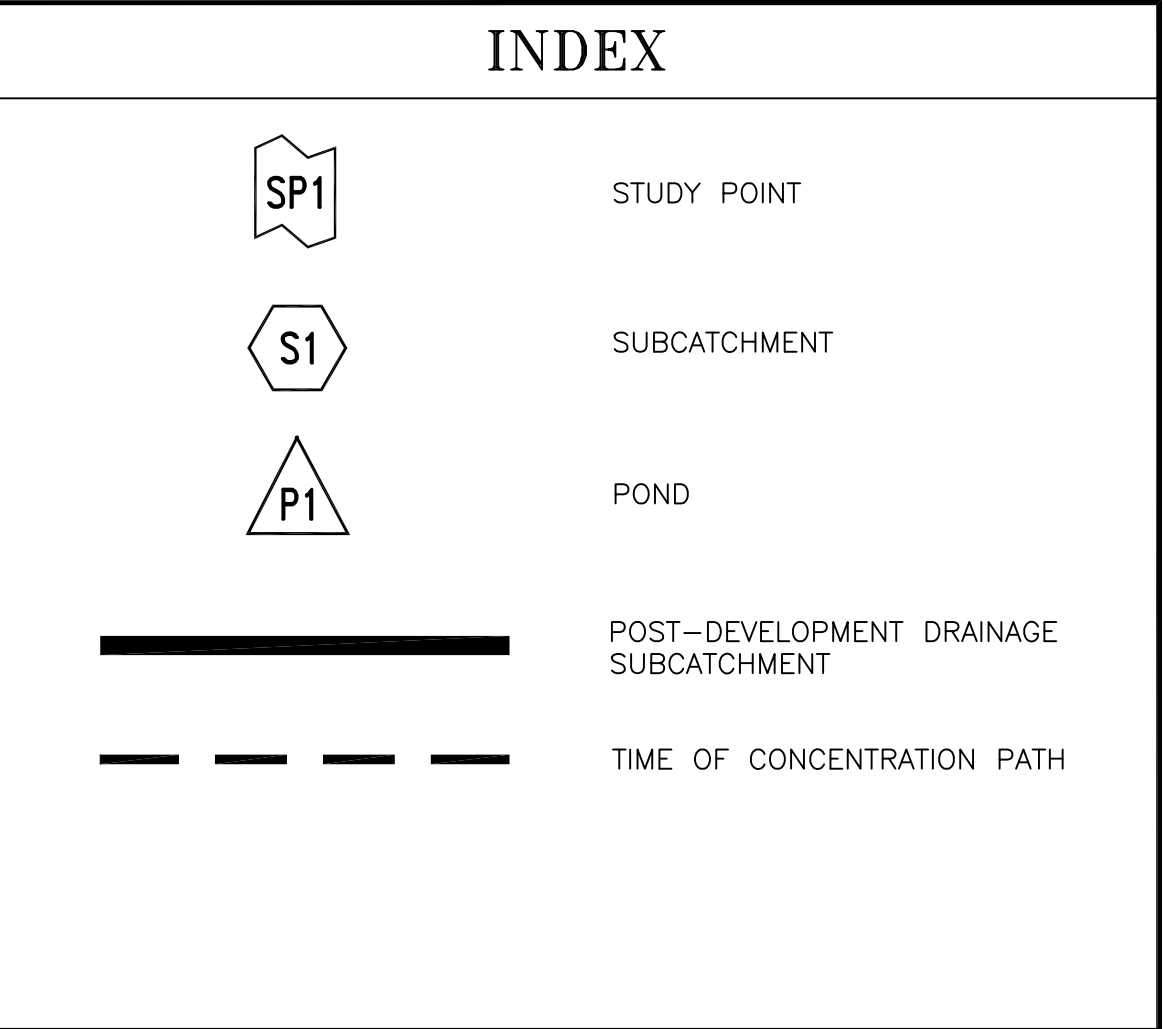


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SOILS LEGEND		
SYMBOL	SOIL TYPE	HSG
HiB	HINKLEY LOAMY SAND, 3%–8% SLOPES	A

THE SOURCE OF THE SOIL TYPES AND BOUNDARIES IS THE NATIONAL COOPERATIVE SOIL SURVEY (NCSS).

## NOTES

SUBCAT	Tc PATH	FLOW	LENGTH	SLOPE (FT/FT)
S1		DIRECT ENTRY		
S2		DIRECT ENTRY		
S3		DIRECT ENTRY		
S4		DIRECT ENTRY		
S5		DIRECT ENTRY		
S6		DIRECT ENTRY		
S7		DIRECT ENTRY		
S8		DIRECT ENTRY		
S9		DIRECT ENTRY		
S10	A-B B-C	SHEET SHALLOW CONC	100' 162'	0.0050 0.0070
S11		DIRECT ENTRY		
S12		DIRECT ENTRY		

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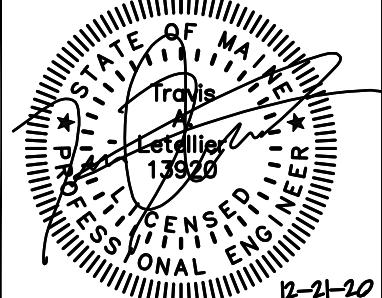
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1	SMA	12/21/20	SUBMITTED FOR TOWN REVIEW

PROJECT NUMBER: 41878	ACAD FILE: 41878-DRAINAGE.DWG	SCALE: 1" = 30'	DATE: DECEMBER 21, 2020
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Drawing Name: POST-DEVELOPMENT DRAINAGE AREA PLAN

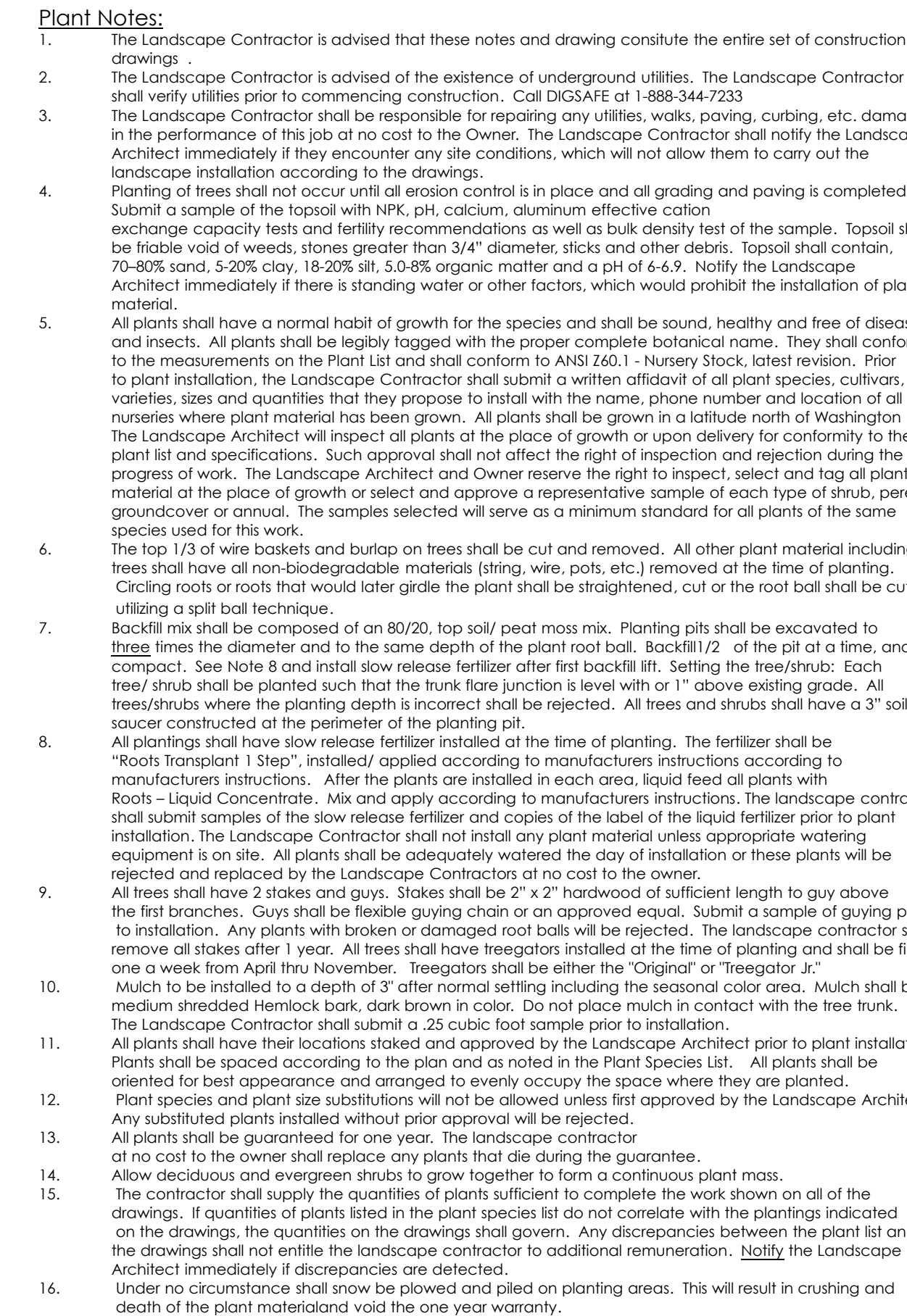
Project Name:  
**FIELDING CONDOS**  
ROOSEVELT TRAIL, WINDHAM, MAINE

Owner/Applicant:  
FIELDING'S OIL CO., INC.



E:\LAND PROJECT\41000\41878 - FIELDING - WINDHAM\PLANSET\41878 - DRAINAGE DWG

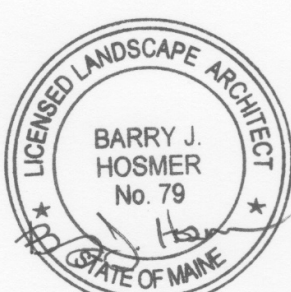
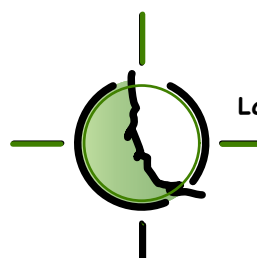
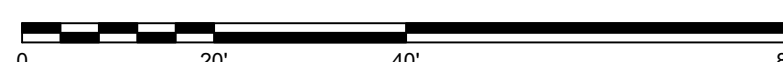




ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
AMS	11	Acor mivalbe "State Street"	State Street Mivalbe Maerle	2.5" - 3" cal.	B&B
CM	3	Cornus mas "Golden Glory"	Golden Glory Cornelian Cherry	2" - 2.5" cal.	B&B
DS	60	Diervilla splendens "El Madrial"	Ferry's Nighthloak Bush Honeysuckle	18" - 24"	Cont. 3'o c.
FB	17	Fothergilla x intermedia "Blue Shadow"	Blue Shadow Fothergilla	18" - 24"	cont.
GB	56	Geranium x cantabrigiense "Blokovo"	Blokovo Cranesbill	1 gal.	18" o.c.
JS	69	Juniperus sabina "Buffalo"	Buffalo Juniper	18" - 24"	Cont. 4' o.c.
PP	9	Parrotia persica "Vanessa"	Vanessa Persian Ironwood	2.5" - 3"	B&B
PV	41	Panicum virgatum "Shenandoah"	Shenandoah Switch Grass	2 gal.	30" o.c.
QRA	5	Quercus robur x alba "Crimmschmidt"	Crimson Spike Oak	2.5" - 3" cal.	B&B
TO	8	Thuja occidentalis "Smorad"	Emerald Arborvitae	2" - 2.5" cal.	Cont. or B&B, 4' o.c.
YPT	13	Yucca elata "Shasta"	Shasta Yucca	24" - 30"	Cont. or B&B

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File Name: Fielding Oil - Windham v2020.vwx

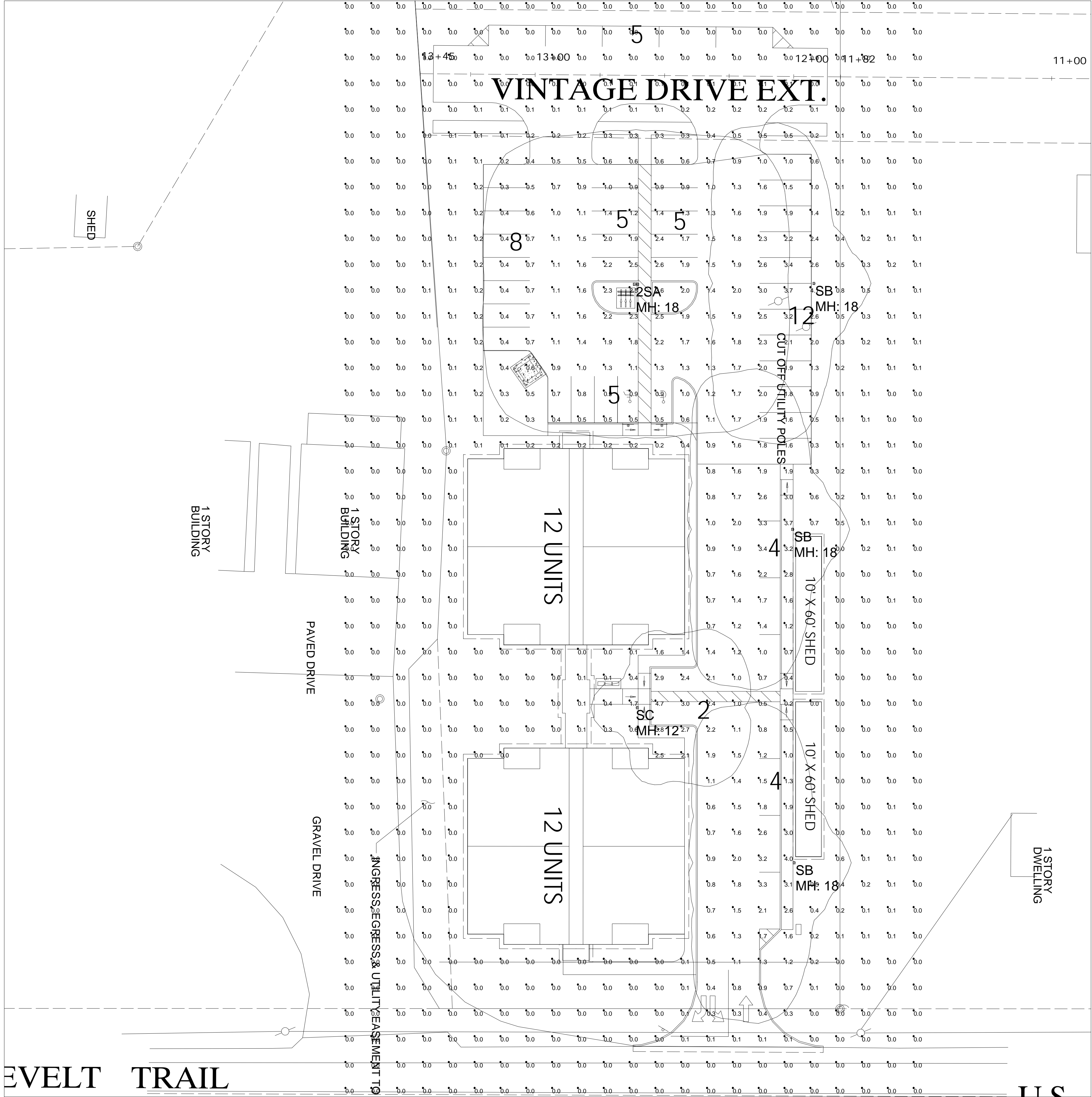
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PROJECT NUMBER:		ACAD FILE:		SCALE: 1" = 30'		DATE:	
		Drawing Name: <b>LANDSCAPE PLAN</b>					
		Project Name: <b>FIELDING CONDOS</b> <b>ROOSEVELT TRAIL, WINDHAM, MAINE</b>					
		Owner/Applicant: <b>FIELDING'S OIL CO., INC.</b>					
		 <div><div><b>Barry J. Hosmer ASLA</b> <b>Landscape Architecture Land Planning</b></div><div><b>196 Whitney Avenue</b> <b>Portland, Maine 04102</b> <b>207-874-0248</b></div></div>					
SHEET 1 OF 1							



EVELT TRAIL

PLAN VIEW



Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
SITE	0.45	4.7	0.0	N.A.	N.A.
PARKING	1.48	4.1	0.3	4.93	13.67

Luminaire Schedule (note fixture catalogue numbers are not complete)					
Type	Qty	Lum. Lumens	LLF	Lum. Watts	Description
2SA	1	7908	0.900	80.52	TWIN VP-S-36L-80-3K7-4W
SB	3	8238	0.900	81	VP-S-36L-80-3K7-3
SC	1	5400	0.900	54	VP-S-24L-55-3K7-4

- NOTES:
- 1) EXACT MOUNTING DETAILS TO BE DETERMINED AT JOBSITE BY OTHERS.
  - 2) CALCULATIONS MAY or MAY NOT SHOW THE EFFECT OF SHADOWING 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 IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO SWANEY LIGHTING ASSOCIATES AND STANDARD ASSUMPTIONS OF THE SPACE AND/OR SITE.
  - 5) CONFORMANCE TO CODES AND OTHER LOCAL REQUIREMENTS AS DETERMINED BY THE AHJ ARE THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.
  - 6) THIS LAYOUT DRAWING MUST BE COORDINATED WITH THE SITE LOCATION FOR CORRECT FIXTURE ORIENTATION.
  - 7) DOCUMENTS PRINTED OR PLOTTED FROM ELECTRONIC FILES MAY APPEAR AT OTHER THAN THE DESIRED OR ASSUMED GRAPHIC SCALES. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THAT THE PRINTED OR PLOTTED-TO-SCALE DRAWING IS PRINTED TO SCALE.

GENERATED FOR:

NORTHEAST CIVIL SOLUTIONS

SCALE NOT TO SCALE

FIELDING APARTMENTS  
WINDHAM, ME  
SITE LIGHTING LAYOUT

TITLE



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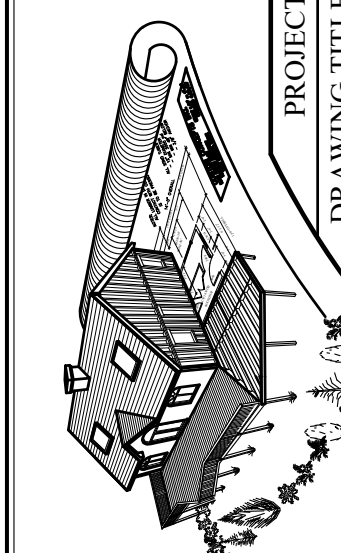
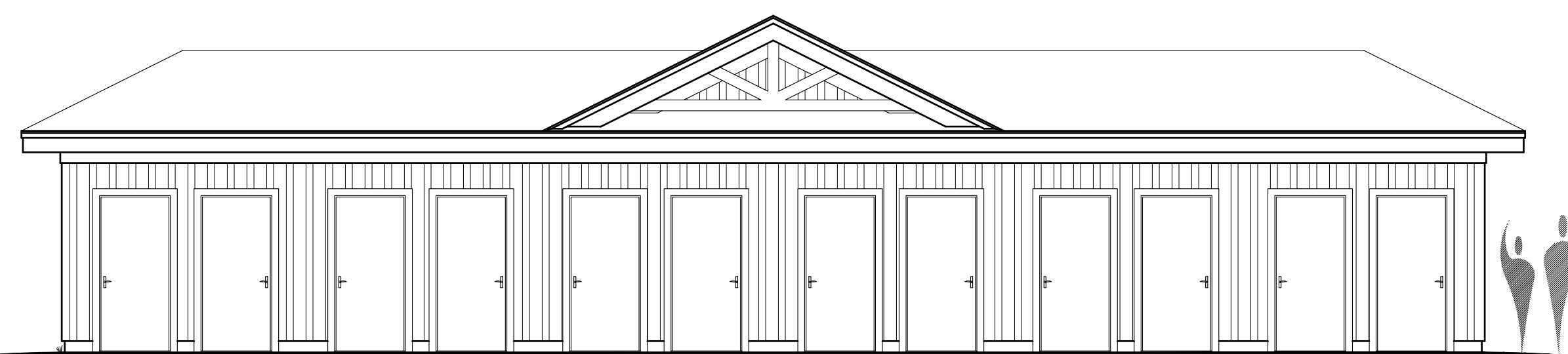
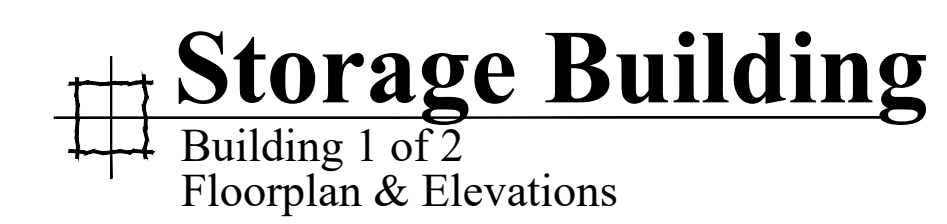
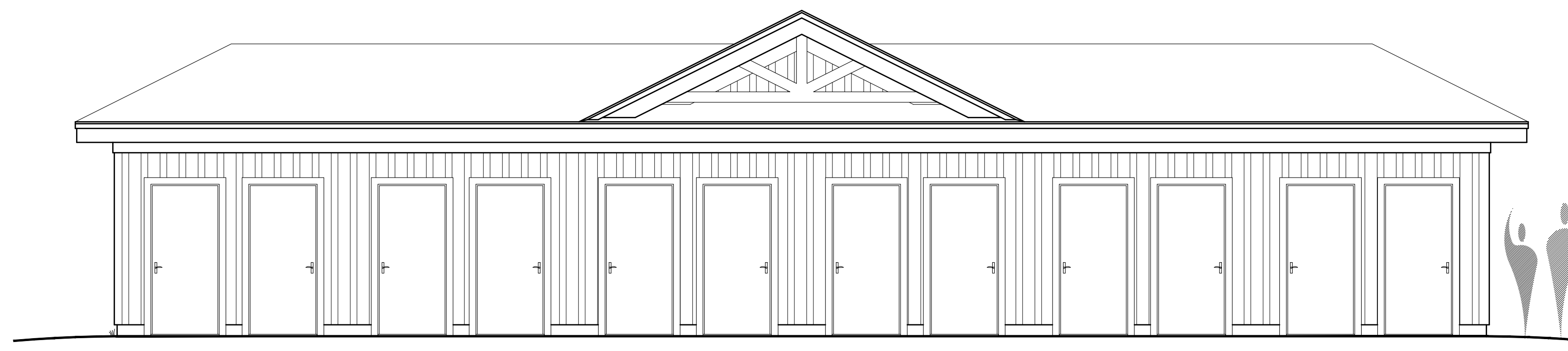
Page 1 of 1

Date:11/19/2020

GENERATED BY SWANEY LIGHTING, SCARBOROUGH ME - 207-883-7100 - swaneylighting.com

SITE LTG 11-19-20.AGI





DATE:  
Dec. 21, 2020

PB4

**PRELIMINARY**  
Not for Permitting or Construction

CUSTOM CONCEPTS, INC.

• ARCHITECTURE •  
883 U.S. ROUTE 1, SUITE 1a - SCARBOROUGH, MAINE 04074  
PHONE: (207) 883-0083 WWW.CUSTOMCONCEPTINC.COM

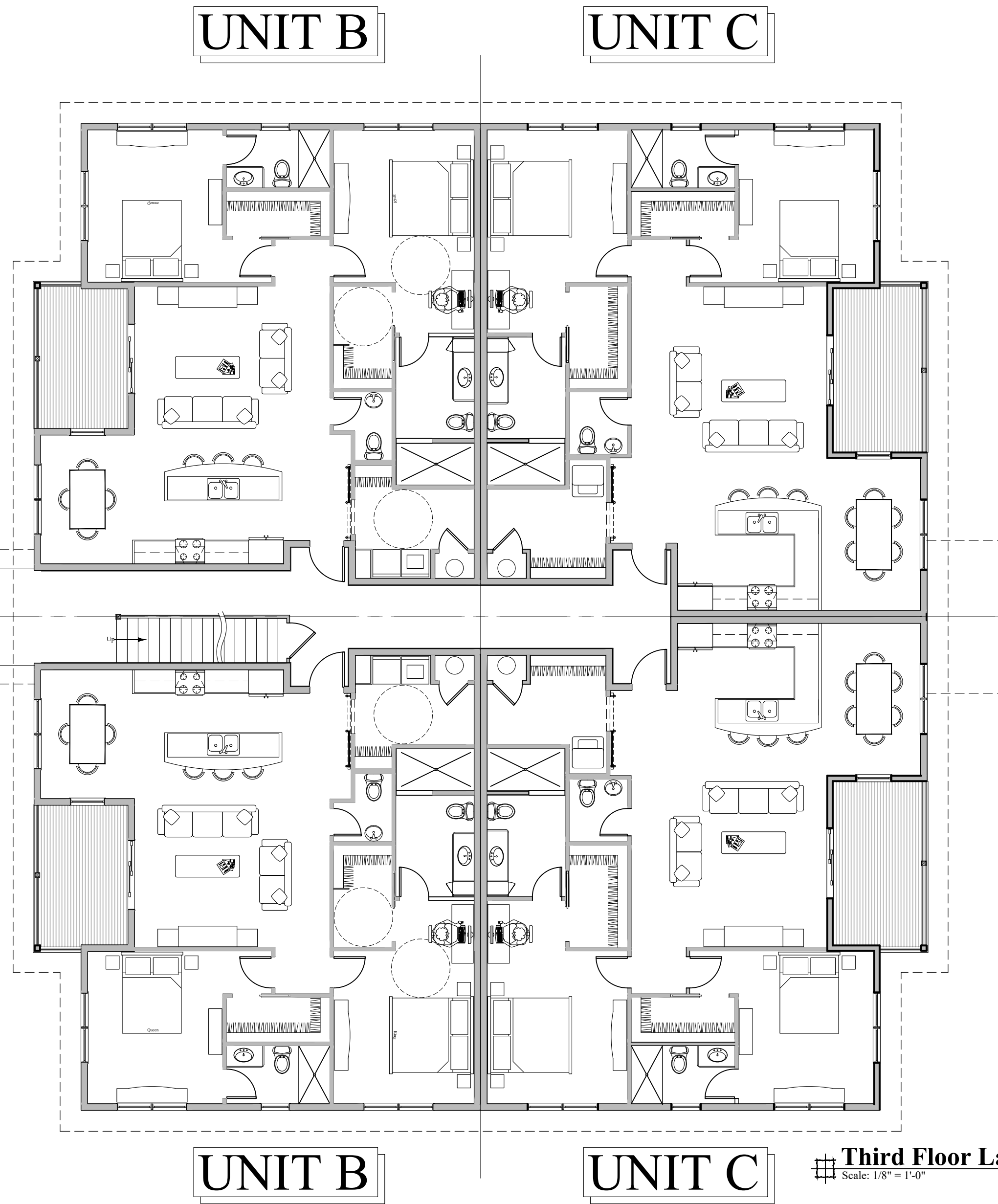
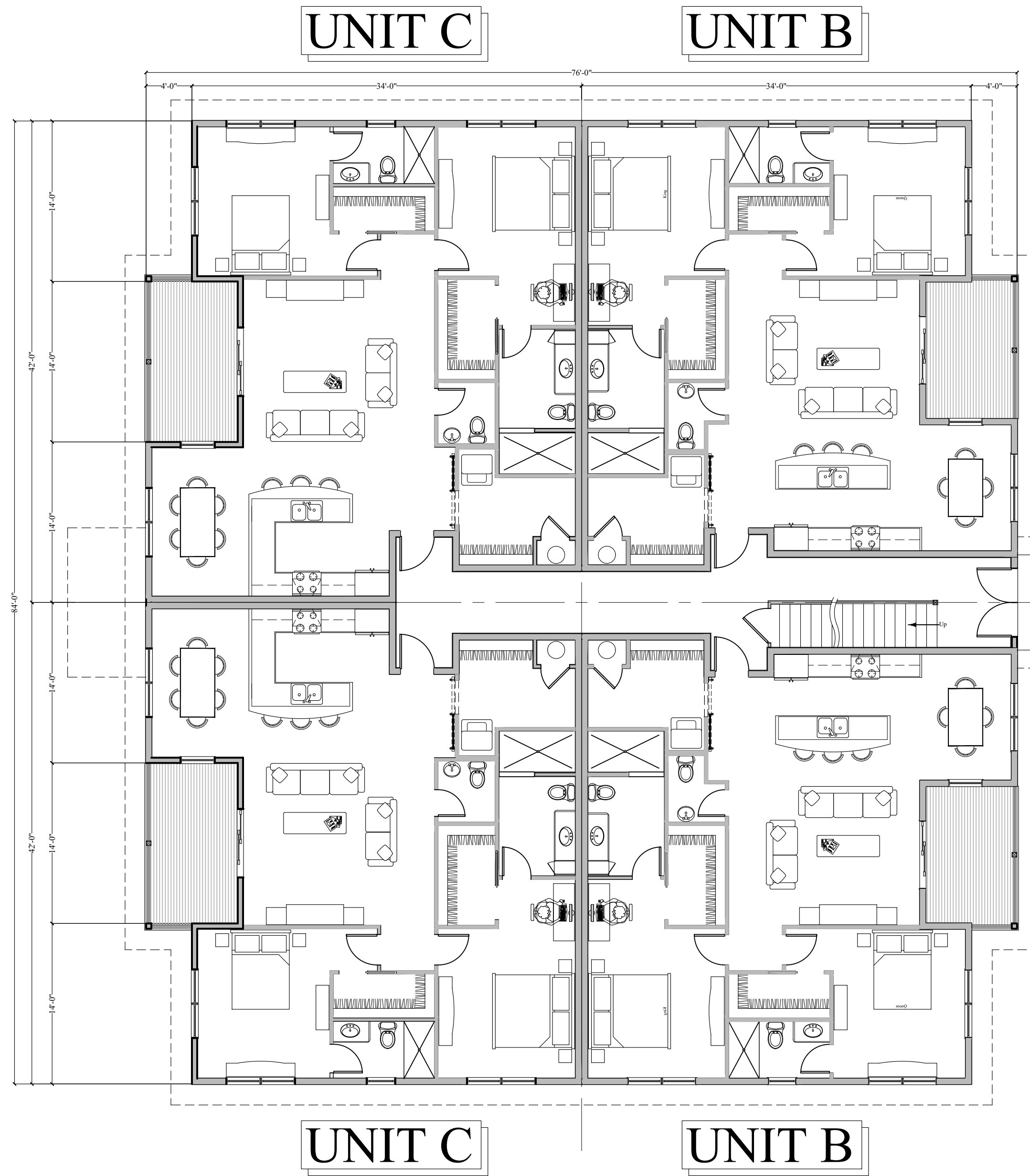
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	<b>Preliminary Design</b>	CLIENT REVIEW ONLY – NOT FOR CONSTRUCTION
	<b>Design Development</b>	CLIENT REVIEW AND COST ESTIMATING
	<b>Contract Documents</b>	FOR PERMITS, BIDS, AND CONSTRUCTION

W W W : C U S	OB NUMBER:	2020-17
	DRAWN BY:	MER
	SCALE:	As noted

[illegible]



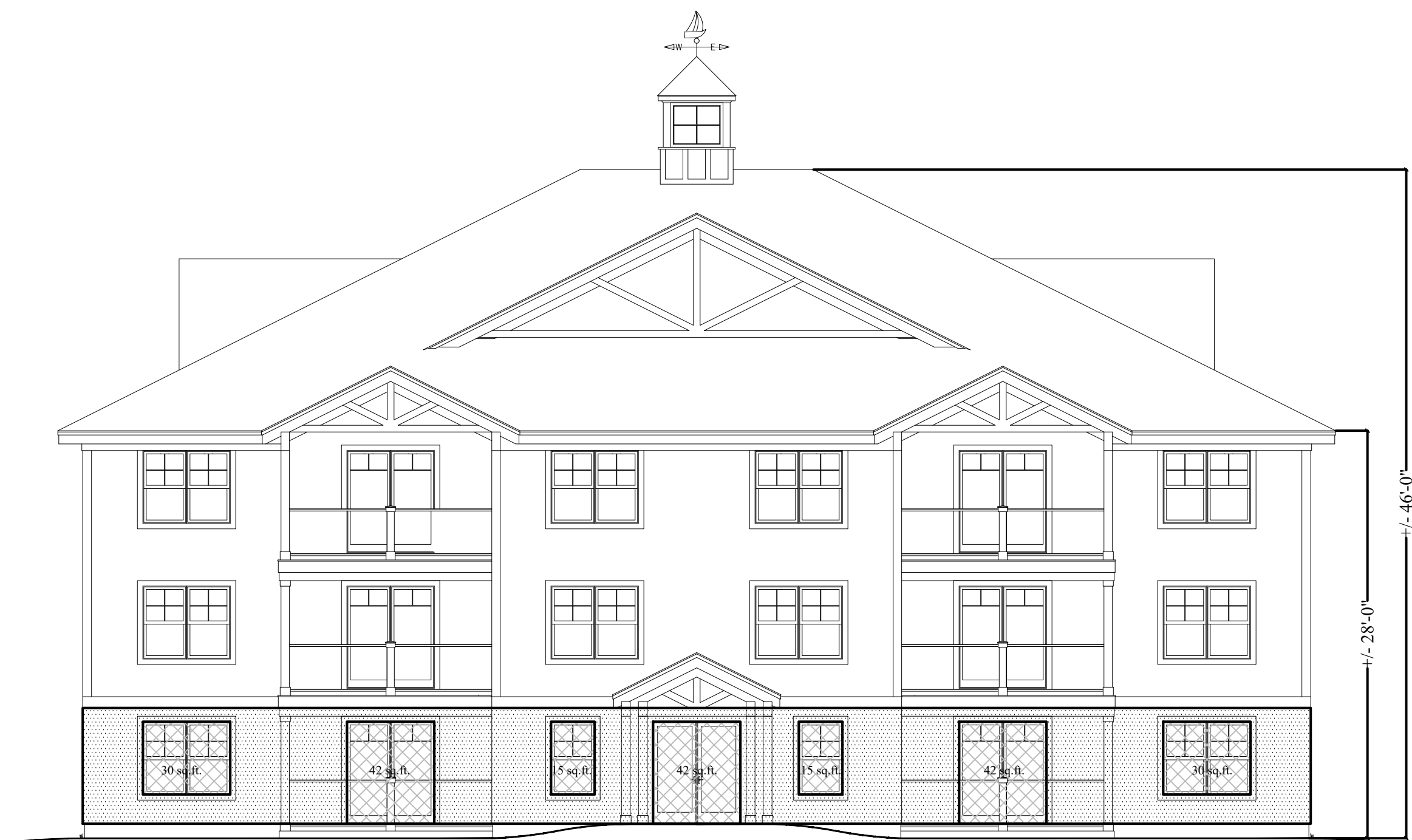


**Third Floor Layout**  
Scale: 1/8" = 1'-0"

**PRELIMINARY**  
Not for Permitting or Construction



**East Elevation**



**Diagram A**

Total Area of first floor wall = 669.2 sq. ft.  
Total Transparent surfaces = 216 sq. ft.  
Ratio of glass to wall surface = 32.3%

**PRELIMINARY**  
Not for Permitting or Construction

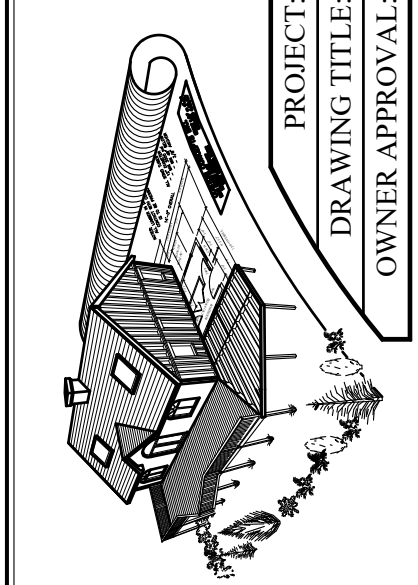
NO.	DATE	DESCRIPTION

**CUSTOM CONCEPTS, INC.**  
ARCHITECTURE  
383 U.S. ROUTE 1, SUITE 1A - SCARBOROUGH, MAINE 04074  
Phone: (207) 883-0083 WWW.CUSTOMCONCEPTS.COM

PROJECT: Fielding Apartments - Windham  
DRAWING TITLE: Planning Board Submission  
JOB NUMBER: 2020-17  
DRAWN BY: MER  
SCALE: As noted

☒ Preliminary  
☐ Design Development  
☐ Construction Documents  
☐ Client Review  
☐ Final Review  
☐ For Permits, Bids, and Construction

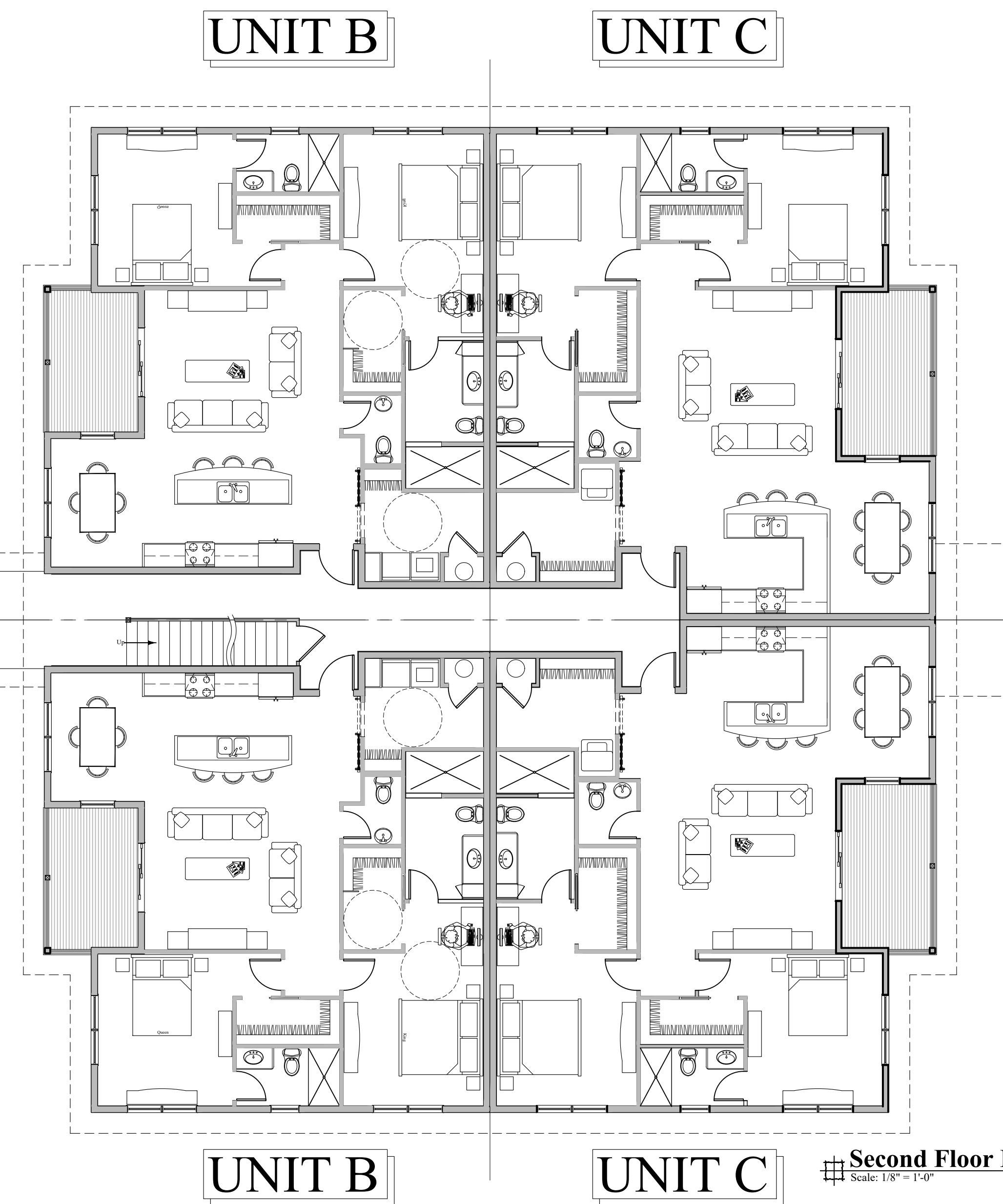
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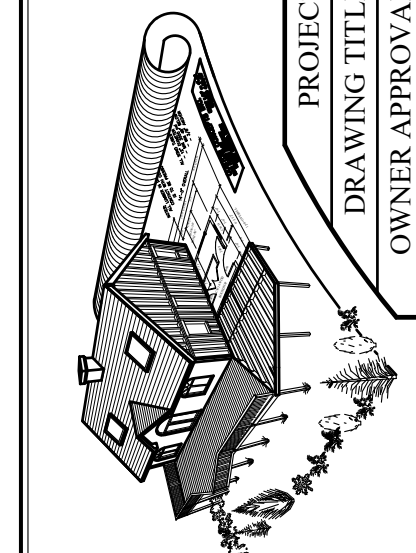
DATE: Dec. 21, 2020

**PB3**



[illegible]

<b>CUSTOM CONCEPTS, INC.</b>	
<b>* ARCHITECTURE *</b>	
383 U.S. ROUTE 1A - SCARBOROUGH, MAINE 04074	
Phone: (207) 883-0083 WWW.CUSTOMCONCEPTS.COM	
ing Apartments – Windham	JOB NUMBER: 2020–17
inning Board Submission	DRAWN BY: MER
	SCALE: As noted
	<input checked="" type="checkbox"/> Preliminary Design <input type="checkbox"/> Design Development <input type="checkbox"/> Contract Documents CLIENT REVIEW FOR PERMITS, CONSTRUCTION ESTIMATING, CONSTRUCTION



DATE:  
Dec. 21, 2020

PB2

**PRELIMINARY**  
Not for Permitting or Construction

**PRELIMINARY**  
Not for Permitting or Construction



