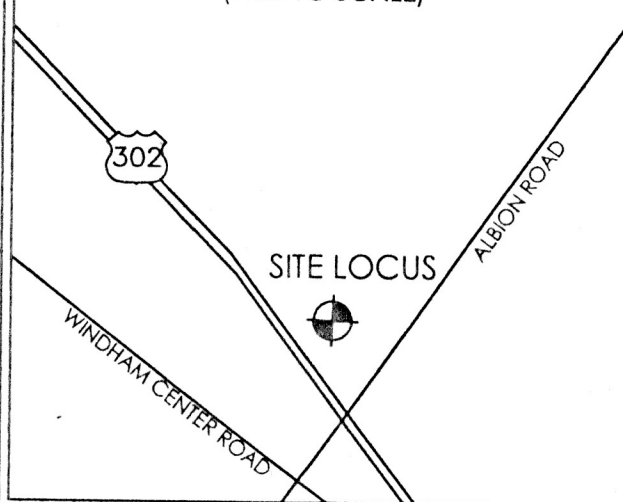


# SITE PLAN

302 NORTH BUSINESS PARK  
WAREHOUSE COMPLEX  
ROUTE 302 & ALBION ROAD  
WINDHAM, MAINE 04062

DEVELOPER:  
CARLBERG INVESTMENT  
GROUP, LLC.  
21 WALTER PARTRIDGE ROAD  
WINDHAM, ME 04062

## LOCATION MAP



### GENERAL NOTES:

- RECORD OWNER/APPLICANT: CARLBERG INVESTMENT GROUP, LLC, 21 WALTER PARTRIDGE ROAD, WINDHAM, ME 04062
- TOPOGRAPHY: VERTICAL DATUM BASED ON MAINE D.O.T. SURVEY CONTROL MAKER "PFC-302" SET JANUARY 1, 1989 WITH AN ELEVATION OF 248.054'.
- DEED REFERENCES: DEED BOOK 22218, PAGE 180 CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.)
- ASSESSORS REFERENCE: TAX MAP 10A, LOT 25
- ZONING DISTRICT: COMMERCIAL III (C-3) DISTRICT
- SPACE AND BULK REQUIREMENTS: COMMERCIAL BUILDINGS (WAREHOUSE) MINIMUM LOT SIZE = 20,000 SQ. FT. MINIMUM STREET FRONTAGE = 100 FEET MINIMUM FRONT YARD = 80 FEET FROM ROUTE 302, 40 FEET FROM ALBION ROAD MINIMUM SIDE YARD = 6 FEET (50 FEET ABUTTING RESIDENTIAL DISTRICT) MAXIMUM BUILDING HEIGHT = NONE BUFFER STRIP = 15 FEET ALONG ROUTE 302 AND ALBION ROAD
- TOTAL PARCEL AREA: 4.42 ACRES REVISED AREA 4.20 AUGUST 2005
- BUILDING SUMMARY (NEW) NUMBER OF FLOORS = 1 FOOTPRINT AREA = 8200 SQ. FT.
- PARKING SUMMARY REQUIRED: 1/180 SQ. FT., OFFICE OR DISPLAY AREA, STORAGE AREA AS REQUIRED EXISTING WAREHOUSE: OFFICE - 528 SQ. FT./ 180 = 3 SPACES STORAGE = 3 SPACES PROPOSED WAREHOUSE: OFFICE/DISPLAY - 1500 SQ. FT./ 180 = 9 SPACES STORAGE = 3 SPACES TOTAL SPACES REQUIRED 18 TOTAL SPACES PROVIDED 24
- PROJECT WILL BE SERVED BY PUBLIC WATER AND EXISTING ON SITE SEWAGE DISPOSAL. ELECTRIC AND TELEPHONE SERVICE WILL RUN OVERHEAD TO THE PROPOSED BUILDING.
- BUILDING ENTRANCE WILL BE HANDICAP ACCESSIBLE.
- ALL DISTURBED AREAS WILL BE LOAMED AND SEEDED IN ACCORDANCE WITH THE EROSION AND SEDIMENTATION CONTROL PLAN PREPARED BY PLANNING/DESIGN ASSOCIATES.
- "THE ENTIRE SITE SHALL BE DEVELOPED AND MAINTAINED AS DEPICTED ON THE SITE PLAN AND IN ACCORDANCE WITH ALL ACCOMPANYING WRITTEN SUBMITTALS AND IN ACCORDANCE WITH ANY CONDITIONS ATTACHED BY THE PLANNING BOARD. APPROVAL BY THE TOWN PLANNER SHALL BE REQUIRED FOR ANY MINOR ALTERATIONS TO OR DEVIATIONS FROM THE APPROVED SITE PLAN INCLUDING, WITHOUT LIMITATION: TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, UTILITIES, SIZE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
- FAILURE TO COMMENCE SUBSTANTIAL CONSTRUCTION OF A SITE PLAN WITHIN TWO (2) YEARS OF THE DATE OF FINAL PLANNING BOARD APPROVAL OF THE PLAN SHALL RENDER THE PLAN NULL AND VOID.
- ALL MAINTENANCE AND REPAIRS OF STORMWATER BASIN INFILTRATION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING MUD FROM THE TRUCKS AND/OR OTHER EQUIPMENT PRIOR TO ENTERING ROUTE 302. IT IS THE CONTRACTORS RESPONSIBILITY TO CLEAN ROUTE 302, MINIMIZE DUST, AND TAKE WHATEVER MEASURES ARE NECESSARY TO INSURE THAT ROUTE 302 IS MAINTAINED IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES.
- PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR SHALL CONFIRM SETBACKS AND BUILDING DIMENSIONS WITH ARCHITECTURAL DRAWINGS. CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER OF ANY DIFFERENCES AFFECTING BUILDING OR SITE CONSTRUCTION.
- CONTRACTOR SHALL PERFORM ALL CONSTRUCTION IN ACCORDANCE WITH CURRENT M.D.O.T. STANDARD SPECIFICATIONS AND TOWN CONSTRUCTION STANDARDS.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL INSPECT SITE FOR GENERAL CONDITIONS AND ANY SPECIAL REQUIREMENTS NECESSARY FOR PROJECT CONSTRUCTION. THESE COSTS SHALL BE INCLUDED IN CONTRACTORS BID.
- CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN PROJECT CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY CONTRACT DRAWINGS.
- PROTECT, CLEAN AND REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES WITHIN CONSTRUCTION AREA.
- CONTRACTOR SHALL DEMOLISH AND REMOVE ALL STRUCTURES, FOUNDATIONS, FENCING AND SITE WORK AS REQUIRED FOR NEW CONSTRUCTION.
- THE BOUNDARY SHOWN HEREON IS BASED SOLELY ON THE PLAN ENTITLED "BOUNDARY SURVEY/EXISTING CONDITIONS, MADE FOR CARLBERG INVESTMENT GROUP, LLC, PREPARED BY SURVEY, INC. AND DATED AUGUST 2005.
- THE DESIGN GUIDELINES OF THE TOWN OF WINDHAM ARE ENFORCEABLE FOR THIS PROJECT.

### CONDITIONS OF APPROVAL:

- BUILDING TO COMPLY WITH NFPA 101, BOCA 1999, ADA.
- BUILDING TO BE EQUIPPED WITH FIRE DEPARTMENT APPROVED LOCK BOXES, FRONT AND REAR.
- CONSTRUCTION TO BE IN CONFORMANCE WITH THE STORM WATER PROTECTION ORDINANCE.
- BUILDING TO BE EQUIPPED WITH NFPA 72 ALARM SYSTEM.
- OWNER WILL INSTALL A WALL MOUNT FIRE HYDRANT ON THE EXTERIOR OF THE BUILDING AS PER FIRE DEPARTMENT INSTRUCTIONS.
- ANY ADDITIONAL BUILDING DEVELOPMENT ON SITE WILL REQUIRE A NEW FIRE HYDRANT.
- NO MECHANICAL EQUIPMENT SHALL BE INSTALLED ON THE ROOF.

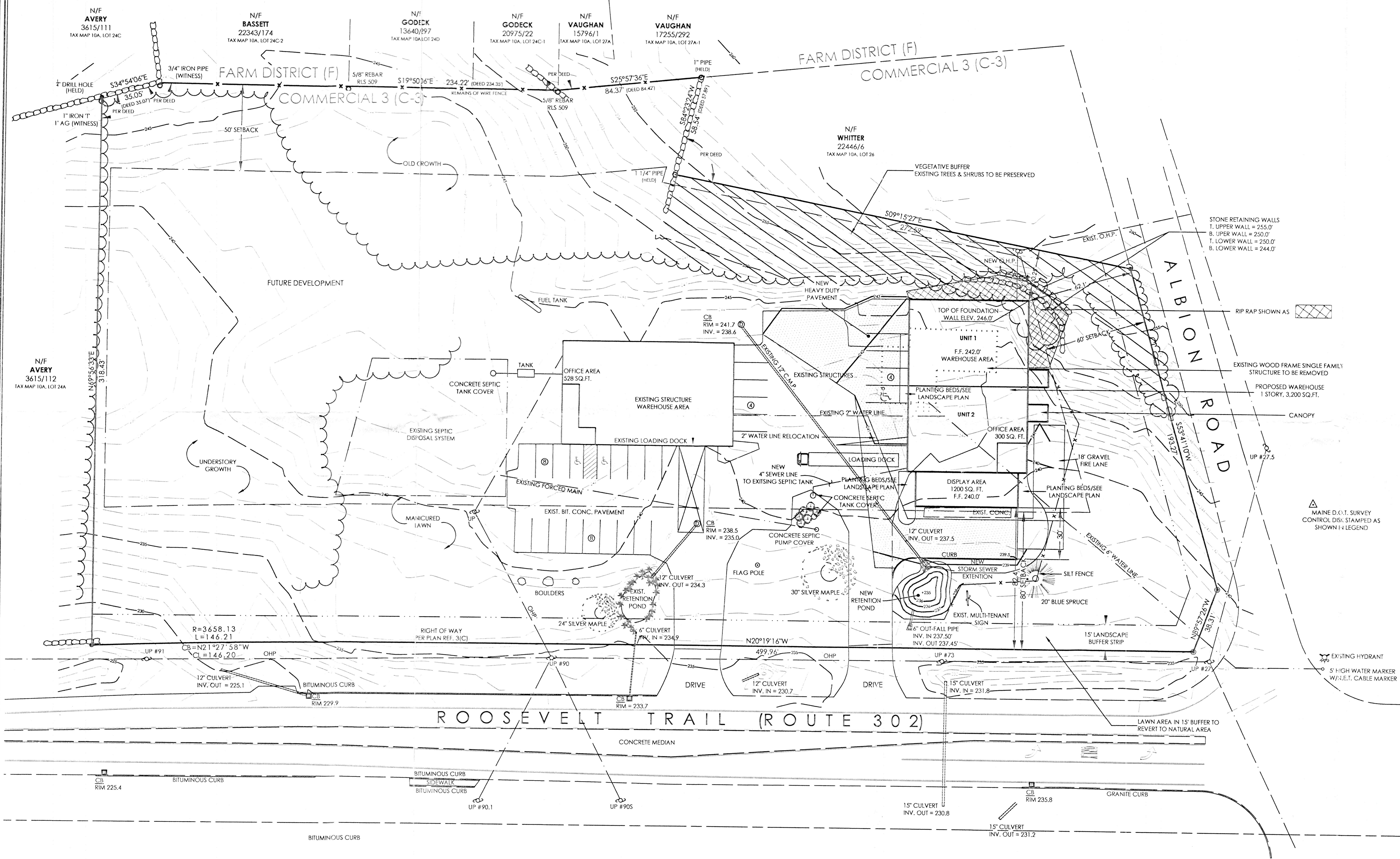
DRAWN BY: MLC

DATE: SEPTEMBER 2005  
REVISED: 05/22/06

JOB NAME: CARLBERG/PANICO

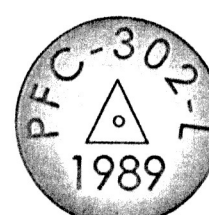
JOB NO. 05-063

SHEET: 1



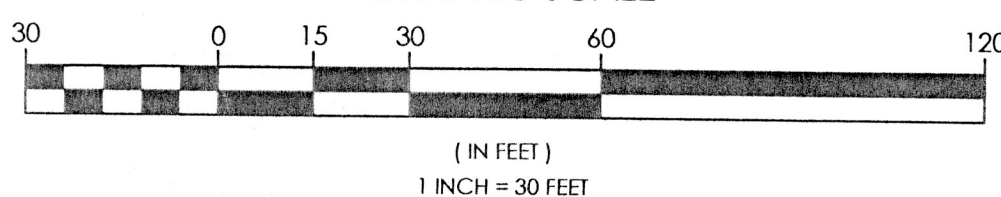
### LEGEND:

- IRON PIN FOUND
- DRILL HOLE
- NO. 5 REBAR SET
- UTILITY POLE
- N/F NOW OR FORMERLY
- DEED BOOK/PAGE
- EXISTING STRUCTURE
- FIRE HYDRANT
- CATCH BASIN
- DRAINAGE MAN HOLE
- WELL
- STONE WALL
- SILT FENCE
- CONTOUR LINES
- PAVEMENT



MAINE D.O.T. SURVEY CONTROL DISK  
STAMPED AS SHOWN  
(SEE ELEVATION REFERENCE IN NOTES)

### GRAPHIC SCALE



PROJECT MANAGER:  
PLANNING/DESIGN ASSOCIATES  
CONSULTING ENGINEERS/SITE PLANNERS/  
DEVELOPMENT CONSULTANTS  
35 WALTER PARTRIDGE ROAD, WINDHAM, ME  
P/F 207 892-2640

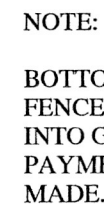
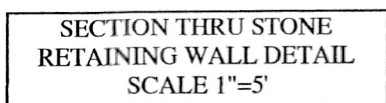
SURVEYOR:  
SURVEY, INC.  
P.O. BOX 210  
WINDHAM, ME 04062  
PHONE: 207 892-2556  
FAX: 207 892-2557

6-12-06  
mfg





1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 92% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINSH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE CENTER OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL, AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKET (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DORY SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 27-35 OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
6. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

DRAWN: MLC
DESIGNED: FRP
DATE: NOV. 14, 2005
SCALE: 1" = 20'

**SHEET: 2**