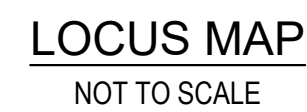




SCOTT ST.
PORTLAND, ME 04102

PRELIMINARY
NOT FOR CONSTRUCTION

209/211 TANDBERG TRAIL, WINDHAM MAINE
JUNE 2025



C001	COVER SHEET
C100	EXISTING CONDITIONS AND DEMOLITION PLAN
C101	PROPOSED SITE PLAN
C200	SITE DETAILS
C300	EROSION CONTROL DETAILS

MOON APARTMENTS, LLC
 TYLER MONAHAN
 9 SCOTT ST.
 PORTLAND, ME 04102

TRILLIUM ENGINEERING GROUP
189 MAIN STREET
YARMOUTH, ME 04096

CALENDAR + DELANEY ARCHITECTS
P.O. BOX 1276
PORTLAND, ME 04104

COWLES STUDIO LANDSCAPE ARCHITECTURE
SOUTH PORTLAND, ME

209/211 TANDBERG TRAIL

WINDHAM, MAINE

[illegible]

SHEET TITLE:

COVER SHEET

DESIGNED BY:	BVD
DRAWN BY:	BVD
DATE:	6/16/2025
PROJECT NUMBER:	23-305

C001



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

CLIENT:
MOON APARTMENTS, LLC

PRELIMINARY
NOT FOR CONSTRUCTION

209 & 211 TANDBERG TRAIL
WINDHAM, MAINE

TOWN OF WINDHAM ZONING SUMMARY	
ZONE C-4: COMMERCIAL 4	
TAX MAP: 19C, LOT'S 50C AND 50D	
	REQUIRED/ALLOWED
MIN. LOT AREA	40,000 S.F.
STREET FRONTAGE	150'
MIN. FRONT SETBACK	40'
MIN. LANDSCAPE BUFFER	20'
MIN. REAR SETBACK	10'
MIN. SIDE SETBACK	10'
MAX. BUILDING HEIGHT	45'
NET RESIDENTIAL AREA	5,000 S.F. / UNIT
NET RESIDENTIAL DENSITY	14.2
MAX. IMPERVIOUS	50%

ISSUED

EXISTING CONDITIONS AND DEMOLITION PLAN

C100

209/211 TANDBERG TRAIL
MULTI-FAMILY DWELLING UNITS

209 & 211 TANDBERG TRAIL
WINDHAM, MAINE

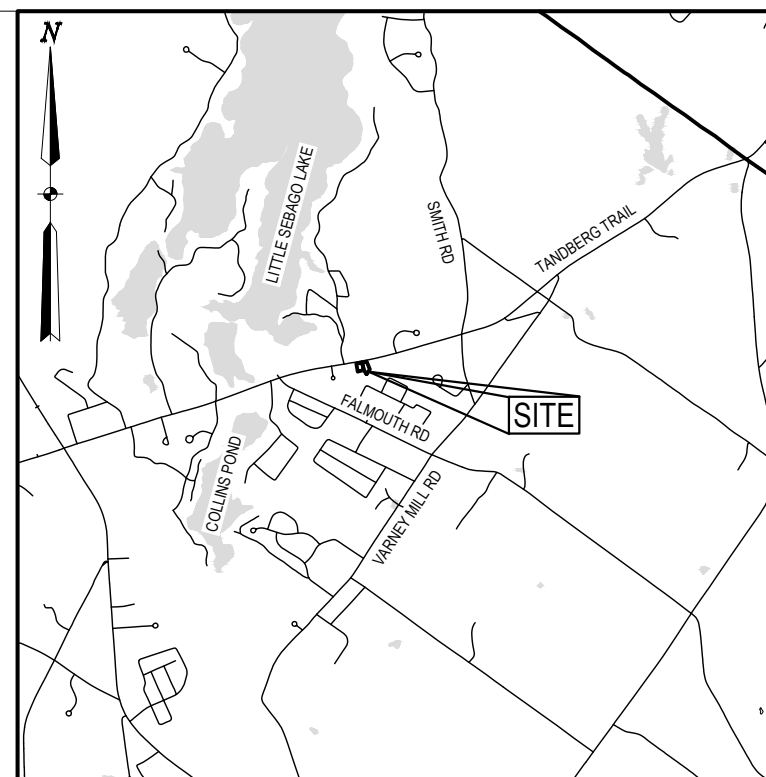
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SHEET TITLE

PROPOSED SITE PLAN

DESIGNED BY:	BVD
DRAWN BY:	BVD
DATE:	6/16/2025
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C101



LOCATION MAP

NOT TO SCALE

- ## GENERAL NOTES
1. LOCATIONS OF UTILITIES ARE APPROXIMATE
 2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE THEIR INDIVIDUAL SERVICES PRIOR TO THE START OF CONSTRUCTION.
 3. PRIOR TO THE BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SECURE A STREET OPENING PERMIT FROM TOWN OF WINDHAM PUBLIC WORKS DEPARTMENT. NO FEE WILL BE CHARGED FOR THIS PERMIT.
 4. ALL THE UTILITY WORK SHALL BE DONE BY OTHERS.
 5. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AND SHALL NOT BE DISTURBED. IF THEY ARE, THEY SHALL BE REPLACED BY A LICENSED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
 6. 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.
 7. 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.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL TREES AND SHRUBS ON THE PROJECT WHICH ARE NOT REMOVED.
 9. EXISTING DRAINAGE STRUCTURES SHALL NOT BE DISTURBED (UNLESS OTHERWISE NOTED).
 10. NO ADDITIONAL PAYMENT WILL BE MADE FOR GRADING SIDE SLOPES OF DRIVEWAYS.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY TRENS PAVEMENT THAT HAS EXPERIENCED EXCESSIVE SETTLEMENT, CRACKING, OR OPENING OF JOINTS. REPAIRS MAY INCLUDE OVERLAY, REMOVAL OF UNACCEPTABLE MATERIALS, COMPLETE REPLACEMENT, JOINT SEALING, OR REBITTING PAVEMENT AS REQUIRED.
 12. IT SHALL 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.

DEVELOPABLE LOT AREA	AREA
PUBLIC/PRIVATE RIGHT OF WAY =	0 S.F.
SLOPES OVER 25% =	0 S.F.
100 YEAR FLOOD PLANE =	0 S.F.
RESOURCE PROTECTION DISTRICT =	0 S.F.
POOR SOILS =	0 S.F.
WATER BODIES =	0 S.F.
SIGNIFICANT WILDLIFE =	0 S.F. (NEED TO VERIFY WITH STATE)
ENDANGERED BOTANICAL RESOURCES =	0 S.F. (NEED TO VERIFY WITH STATE)
TOTAL LOT DEDUCTIONS =	0 S.F.

LOT DEVELOPABLE AREA	
LOT AREA =	70,958 S.F.
LOT DEDUCTIONS =	0 S.F.
TOTAL DEVELOPABLE LOT AREA =	70,958 S.F.

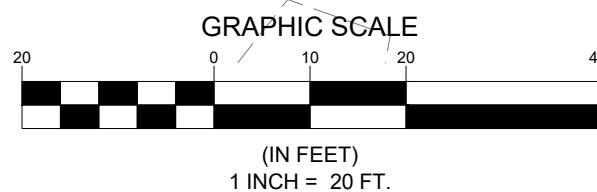
RESIDENTIAL DENSITY:	ALLOWED	PROPOSED
DEVELOPABLE LOT AREA / 5000 S.F. PER UNIT		
70,958 SF / 5,000 SF PER UNIT =	14.2 UNITS	14 UNITS

PARKING SUMMARY:	REQUIRED	PROPOSED
ITE LAND USE: 220 MULTIFAMILY HOUSING (LOW-RISE)		
SETTING: GENERAL URBAN/SUBURBAN NOT WITHIN 1/2 MILE OF RAIL TRANSIT		
PARKING SUPPLY RATIO = 1.7 SPACES PER DWELLING UNIT		
1.7 SPACES PER D.U. X 14 UNITS	23.8 SPACES	28 SPACES

IMPERVIOUS AREA TABLE		
TOTAL LOT AREA (S.F.)	70,958	
TYPE OF COVER	EXISTING IMP. AREA (S.F.)	PROPOSED IMP. AREA (S.F.)
BUILDING	4,469	9,363
PAVEMENT	11,559	17,528
TOTAL	16,028	26,891
CHANGE FROM EXISTING (+/-)	-	10,863
PERCENT IMPERVIOUS	22.6%	37.9%

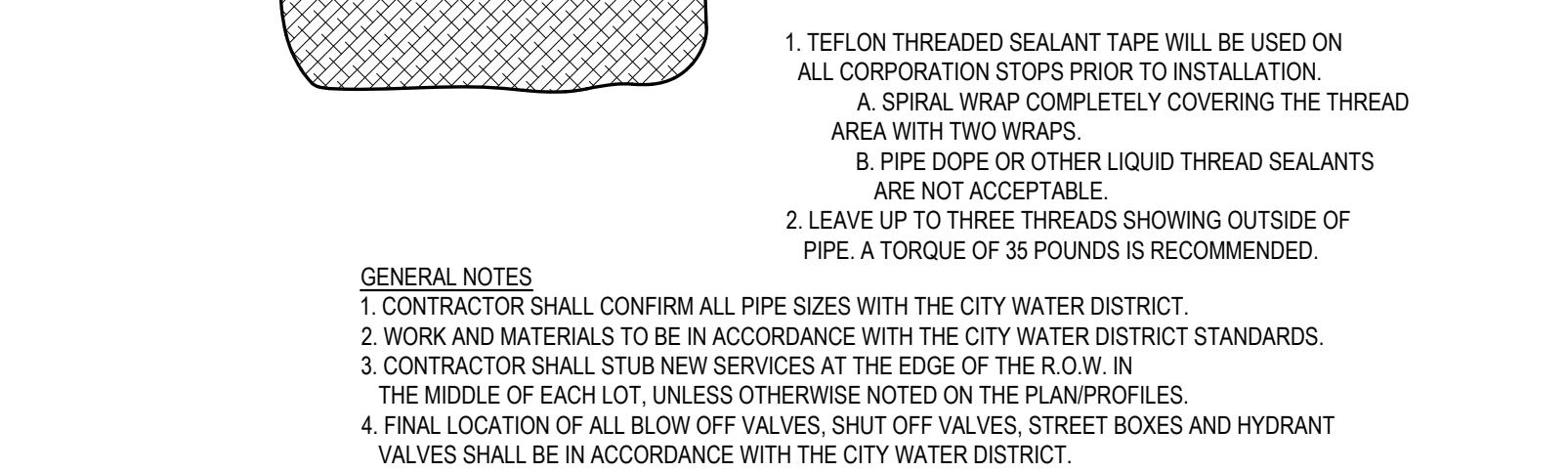
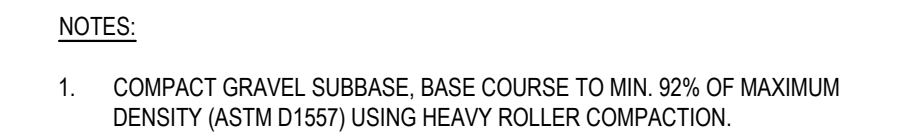
TOWN OF WINDHAM ZONING SUMMARY		
ZONE C-4: COMMERCIAL 4		
TAX MAP: 19C, LOTS 50C AND 50D		
	REQUIRED/ALLOWED	PROVIDED
MIN. LOT AREA	40,000 S.F.	70,958 S.F.
STREET FRONTAGE	150'	300'
MIN. FRONT SEBACK	40'	25± (EX, NON-CONFORMING)
MIN. LANDSCAPE BUFFER	20'	20'
MIN. REAR SETBACK	10'	80± (PROP)
MIN. SIDE SETBACK	10'	21± (EX)
MAX. BUILDING HEIGHT	45'	> 45'
NET RESIDENTIAL AREA	5,000 S.F. / UNIT	-
NET RESIDENTIAL DENSITY	14.2	14
MAX. IMPERVIOUS	50%	37.2%

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	GRANITE MONUMENT - 3' OFFSET	
	IRON PIN FOUND/SET	 IPS
	IRON ROD FOUND	
	CAPPED IRON ROD FOUND	
	DRILL HOLE FOUND	
	GRANITE MONUMENT FOUND	
	STREET LINE	
	LOT SETBACKS	
	PROPERTY LINE	
	ABUTTER LINE	
	EDGE OF ROAD/TRAVELED WAY	
	CONTOUR	
	UTILITY POLE	
	OVERHEAD UTILITIES	
	FIRE HYDRANT	
	WATER LINE	
	WATER GATE	
	BIRCH	
	MAPLE	
	TREE LINE	

[illegible]

1 PROPOSED SITE PLAN

 $1'' = 20$

[illegible]

SITE DETAILS

DESIGNED BY:	BVD
DRAWN BY:	BVD
DATE:	6/16/2025
PROJECT NUMBER:	23-305

C200

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.

1. EROSION/SEDIMENT CONTROL DEVICES

- ## 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.

C300





APARTMENT BUILDING



(207) 775 2696
136 PLEASANT AVE
PORTLAND, ME 04103
PO BOX 1276
PORTLAND, ME 04104
ARCHITECTSINMAINE.COM

[illegible]

DATE:	6/16/25
CHECKED BY:	JAD
DRAWN BY:	CLBC
BY:	#Pin
SHEET TITLE:	

ROOF PLAN

A1.3

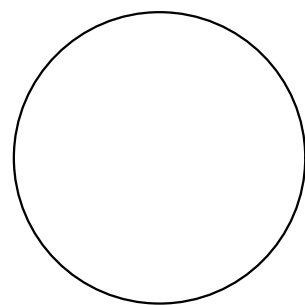


1
A2.1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2
A2.1 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

APARTMENT BUILDING
211 TANDBERG TRAIL, WINDHAM, ME



CDA
CALLENDER DELANEY
ARCHITECTS

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ELEVATIONS

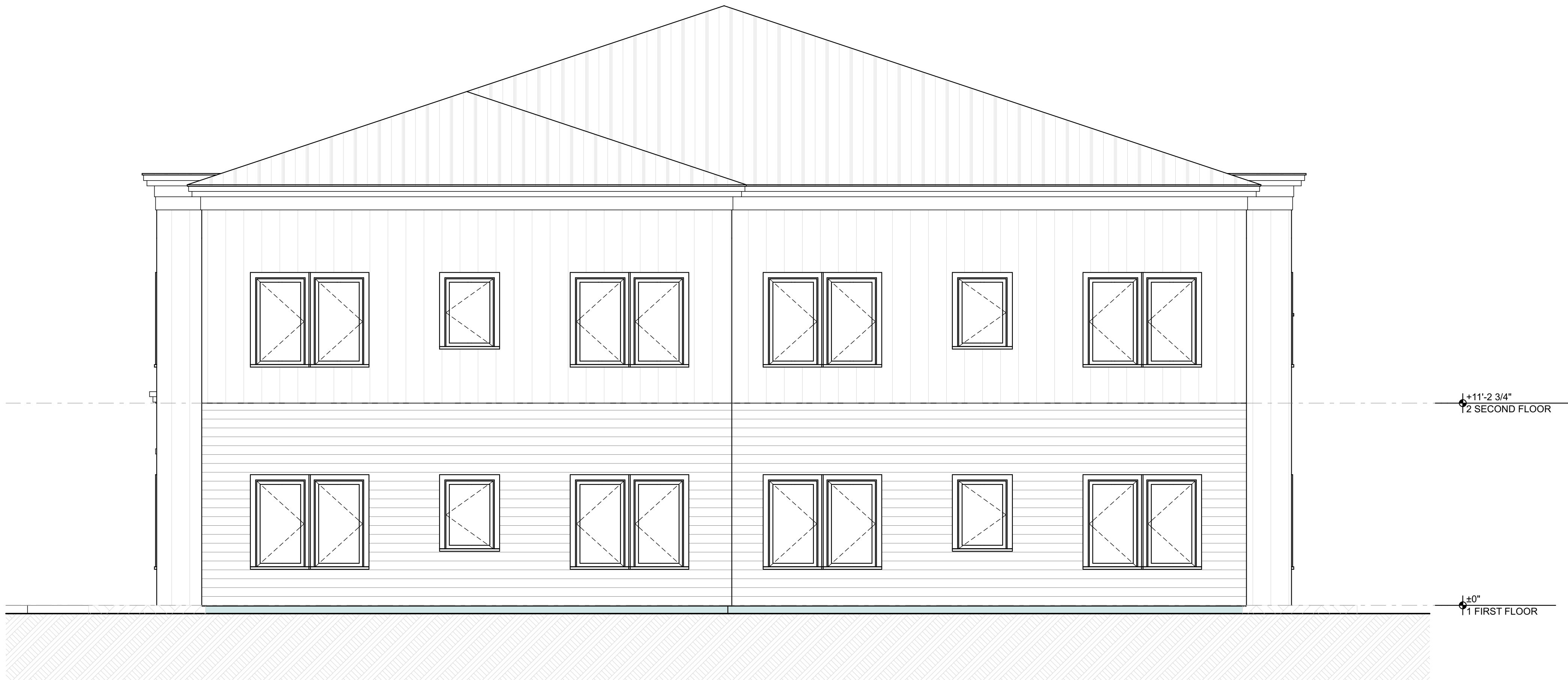
A2.1



3
A2.2

BACK ELEVATION

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



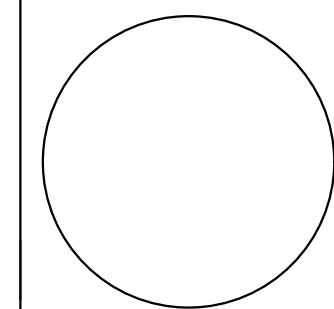
4
A2.2

SIDE ELEVATION

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

APARTMENT BUILDING

211 TANDBERG TRAIL, WINDHAM, ME



CDA

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PO BOX 1276
PORTLAND, ME 04104

ARCHITECTSINMAINE.COM

MARK	DATE	DESCRIPTION

DATE: 6/16/25

CHECKED BY: JAD

DRAWN BY: CLBC

JOB: #Pin

SHEET TITLE:

ELEVATIONS

A2.2