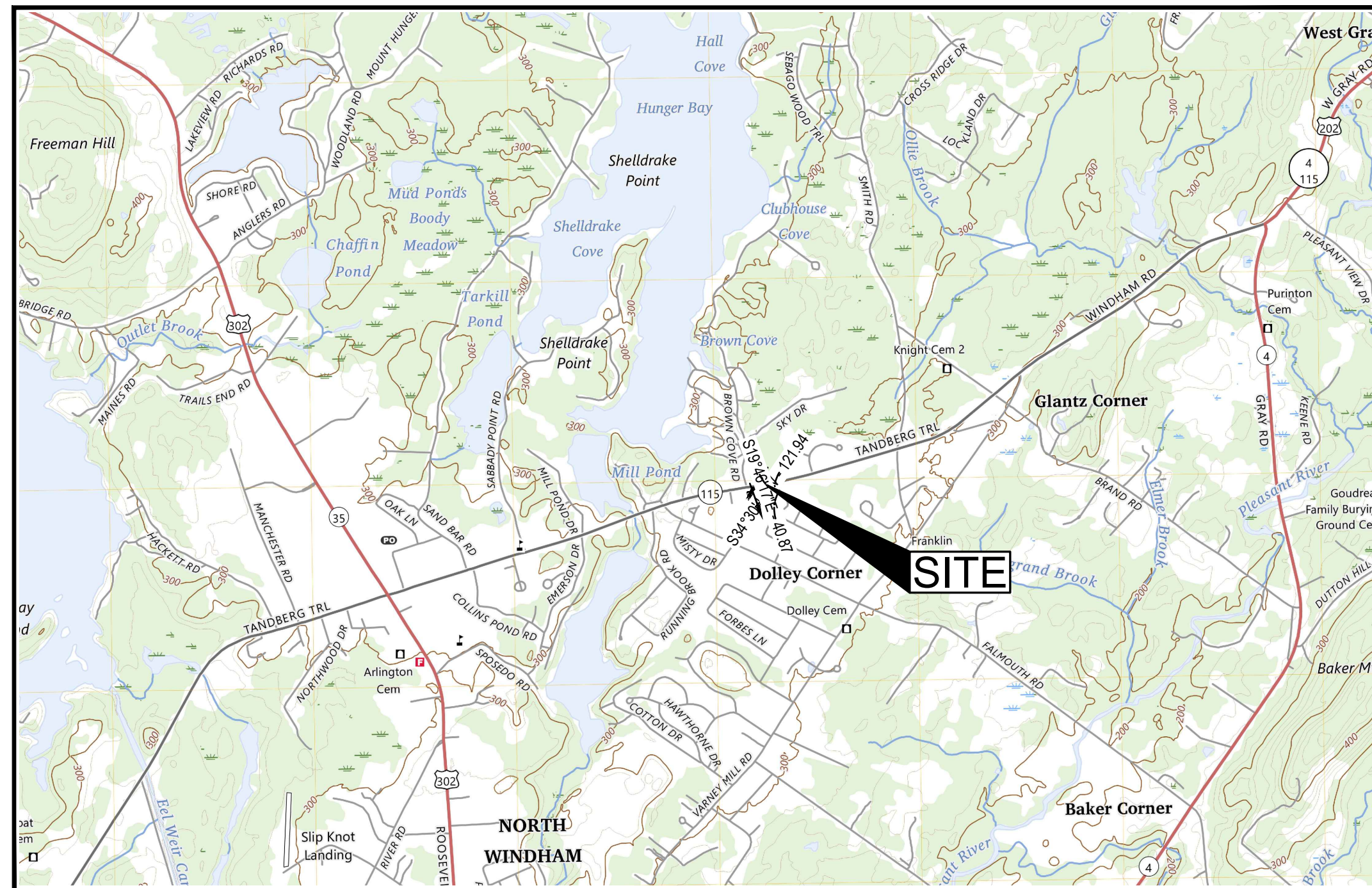




SCOTT ST.
PORTLAND, ME 04102

PRELIMINARY
NOT FOR CONSTRUCTION

209/211 TANDBERG TRAIL, WINDHAM MAINE
JUNE 2025



LOCUS MAP
NOT TO SCALE

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

































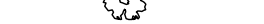

[illegible]

EXISTING CONDITIONS AND DEMOLITION PLAN

C100

LOT AREA		AREA
PUBLIC/Private RIGHT OF WAY		0.5 F.
SLOPES OVER 25% =		0.5 F.
100 YEAR FLOODPLAIN =		0.5 F.
RESOURCE PROTECTION DISTRICT =		0.5 F.
POOLS =		0.5 F.
WATER BODIES =		0.5 F.
SIGNIFICANT WILDLIFE =		0.5 F. (NEED TO VERIFY WITH S
FINANCER/ED HISTORICAL RESOURCES =		0.5 F. (NEED TO VERIFY WITH S
TOTAL LOT DEDUCTIONS =		0.5 F.
LOT DEVELOPABLE AREA		
LOT AREA =	70,958 SF	
LOT DEDUCTIONS =	0.5 F.	
TOTAL DEVELOPABLE LOT AREA =	70,958 SF	
RESIDENTIAL DENSITY:		ALLOWED
DEVELOPABLE LOT AREA / 5000 SF PER UNIT		
70,958 SF / 5,000 SF PER UNIT =	14.2 UNITS	

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%

LEGEND	
EXISTING	PROPOSED
	
 IPF	 IPS
 IRF	
 CIRF	
 DHF	
 MON	
	
	
	
	
	
	
	
	
	
	
	
	
	

209/211 TANDBERG TRAIL
MULTI-FAMILY DWELLING UNITS

209 & 211 TANDBERG TRAIL
WINDHAM, MAINE

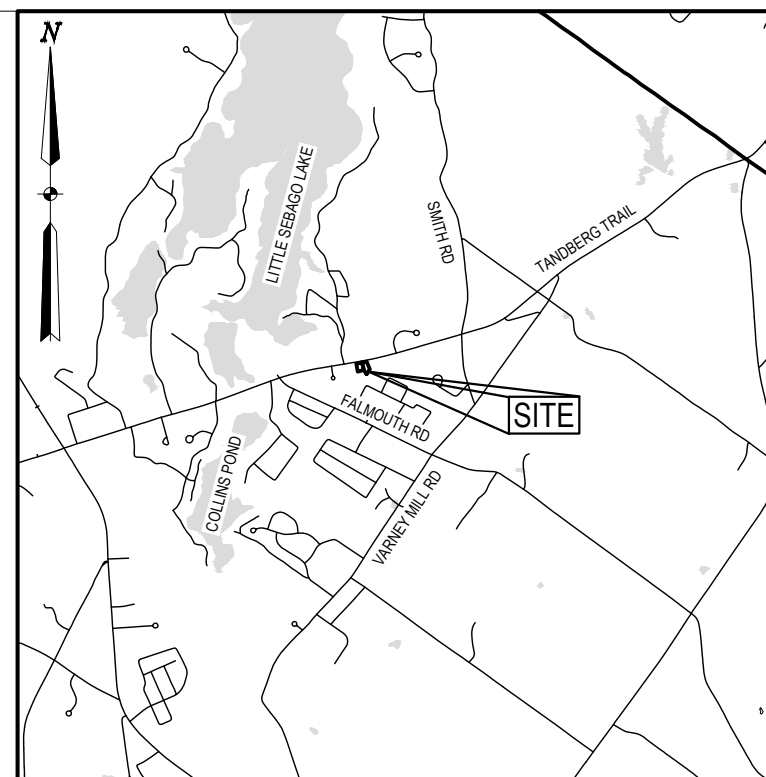
[illegible]

SHEET TITLE

PROPOSED SITE PLAN

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

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 NECESSARY, 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.

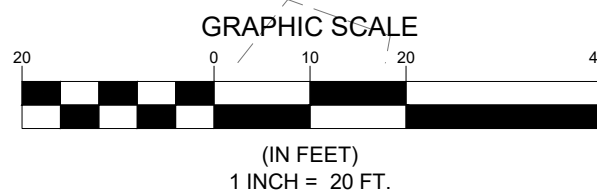
RESIDENTIAL DENSITY:	ALLOWED	PROPOSED
DEVELOPABLE LOT AREA / 5000 S.F. PER UNIT		
70,958 SF / 5,000 SF PER UNIT =	14.2 UNITS	14 UNITS

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%

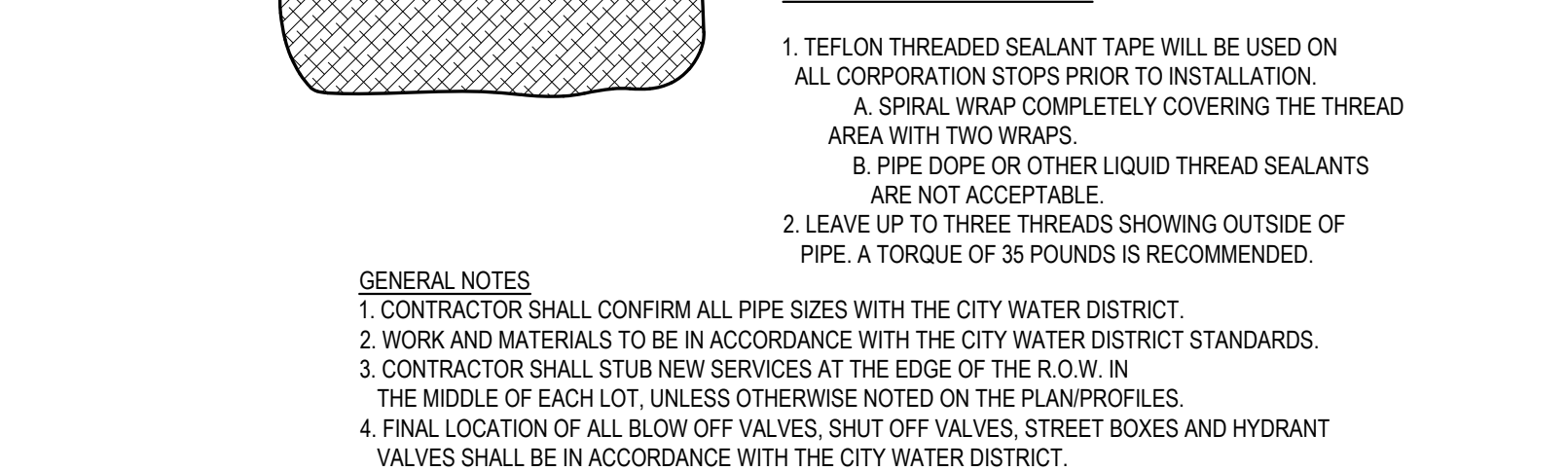
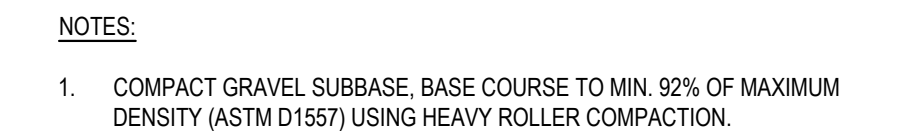
TOWN OF WINDHAM ZONING SUMMARY		
ZONE C-4: COMMERCIAL 4		
TAX MAP: 19C, LOTS 50C AND 50D		
	REQUIRED/ALLOWED	PROVIDED
MIN. LOT AREA	40,000 S.F.	70,958 S.F.
STREET FRONTAGE	150'	300'
MIN. FRONT SEBACK	40'	25± (EX, NON-CONFORMING)
MIN. LANDSCAPE BUFFER	20'	20'
MIN. REAR SETBACK	10'	80± (PROP)
MIN. SIDE 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]

C200





211 TANDBERG TRAIL, WINDHAM, ME



 (207) 775 2696

 136 PLEASANT AVE
PORTLAND, ME 04103

 PO BOX 1276
PORTLAND, ME 04104

 ARCHITECTSINMAINE.COM

[illegible]

TE: 6/16/25
CHECKED BY: JAD
DRAWN BY: CLBC
B: #Pln
EET TITLE:

ROOF PLAN

A1.3

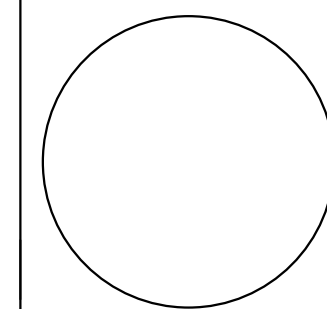


1
A2.1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

APARTMENT BUILDING
211 TANDBERG TRAIL, WINDHAM, ME



CDA
CALLENDER DELANEY
ARCHITECTS

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

DATE	DESCRIPTION

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

ELEVATIONS

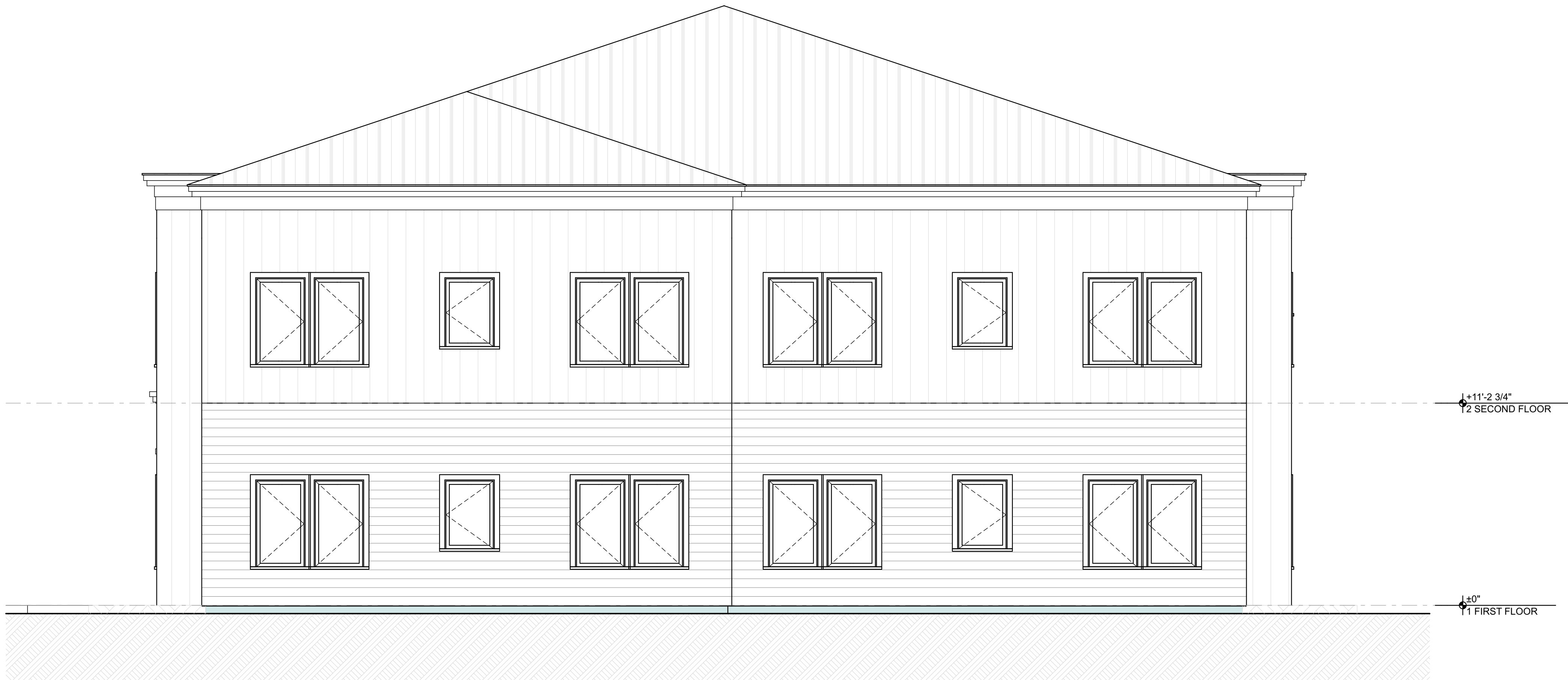
A2.1



3
A2.2

BACK ELEVATION

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



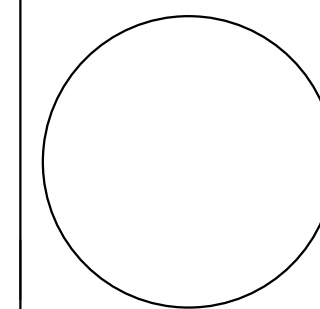
4
A2.2

SIDE ELEVATION

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

APARTMENT BUILDING

211 TANDBERG TRAIL, WINDHAM, ME



CDA

CALLENDER DELANEY
ARCHITECTS

(207) 775 2696
136 PLEASANT AVE
PORTLAND, ME 04103
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