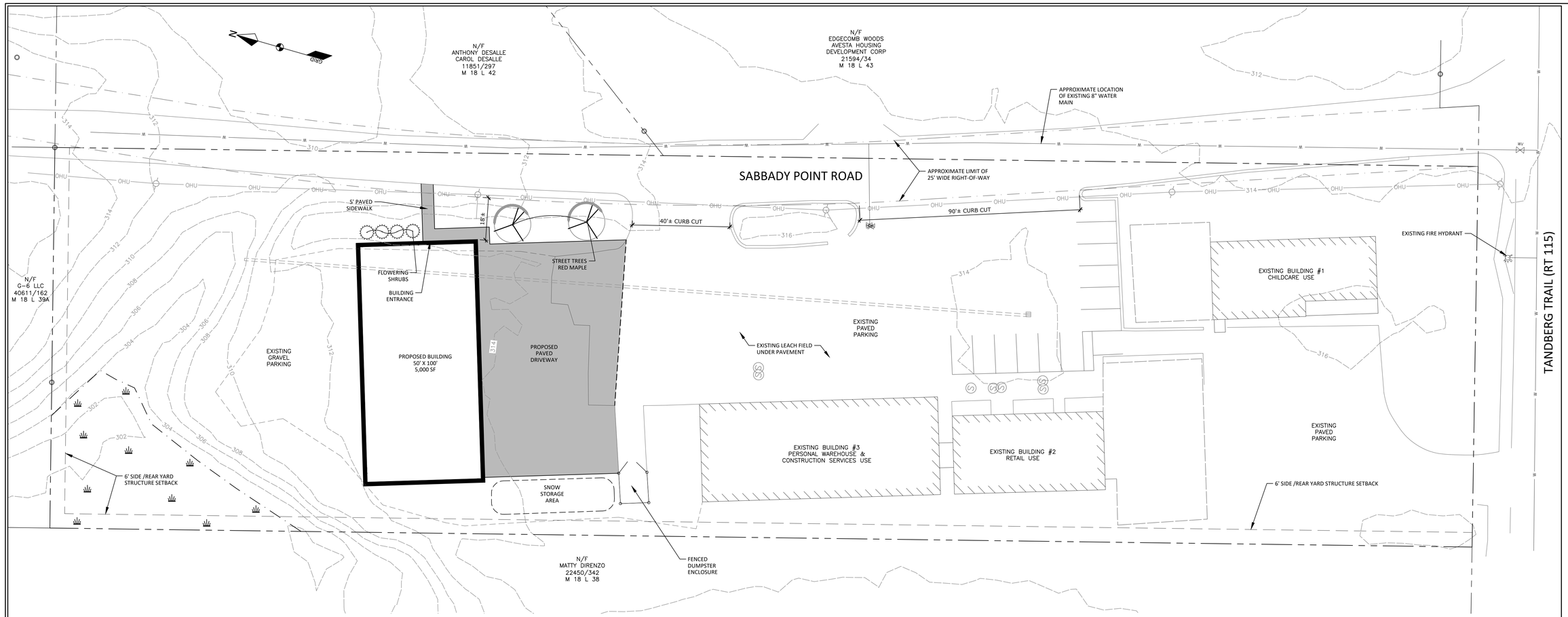

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER PROPERTY LINE	
	TIE LINE	
	SETBACK	
	EASEMENT LINE	
	GRANITE MONUMENT	
	IRON PIN/DRILL HOLE	
	CENTERLINE	
	BUILDING	
	EDGE OF PAVEMENT/CURB	
	EDGE OF GRAVEL	
	EDGE OF CONCRETE	
	SIGN	
	EDGE OF WETLANDS	
	EDGE OF WATER	
	CENTERLINE OF STREAM	
200 201	CONTOUR LINE	200 201
	TREELINE	
TP-1	TEST PIT	
	CATCHBASIN	
	DRAINAGE MANHOLE	
	CULVERT/STORMDRAIN	
	UNDERDRAIN	UD
	SEWER MANHOLE	
S	SANITARY SEWER PIPE	S
FM	FORCE MAIN	FM
W WV	WATER MAIN	W
	WATER VALVE	
	HYDRANT	
	AIR RELEASE	
	WELL	
	UTILITY POLE	
	LIGHT POLE	
OHU	OVERHEAD UTILITIES	OHU
UGU	UNDERGROUND UTILITIES	UGU
	TRANSFORMER PAD	T
G	GAS MAIN	G
	GAS VALVE	
	RIPRAP	
	SILT FENCE	SF

GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS ULTIMATE PROPERTY MANAGEMENT, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 35183 PAGE 36.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 2.1 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 18, LOT 39.
4. PLAN REFERENCES:
   A) BOUNDARY AND TOPOGRAPHIC SURVEY OF 120 TANDBERG TRAIL PREPARED FOR ULTIMATE PROPERTY MANAGEMENT LLC, PREPARED BY SURVEY, INC.
5. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
7. BOUNDARY SHOWN HEREON IS BASED ON PLAN REFERENCE 4A.
8. TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON PLAN REFERENCE 4A.
9. THE PROPERTY IS LOCATED IN THE COMMERCIAL-1 (C-1) DISTRICT WITH THE FOLLOWING DIMENSIONAL STANDARDS:

MIN LOT SIZE:	NONE
MIN STREET FRONTAGE:	100 FT
MIN FRONT YARD:	NONE
MAX FRONT YARD (PRINCIPAL):	20 FT
MIN SIDE/REAR YARD:	6 FT

10. WETLAND DELINEATION PERFORMED BY ALEX FINAMORE WITH MAINELY SOILS LLC IN JULY 2024

CONDITIONS OF APPROVAL:

1. APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED MAY 20, 2024 AS AMENDED AUGUST 12, 2024, AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD. ANY VARIATION FROM SUCH PLANS, PROPOSALS, SUPPORTING DOCUMENTS AND REPRESENTATIONS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH SECTION 120-815 OF THE LAND USE ORDINANCE.

2. IN ACCORDANCE WITH SECTION 120-815(C)(1)(B) OF THE LAND USE ORDINANCE, THE CONSTRUCTION OF IMPROVEMENTS COVERED BY ANY SITE PLAN APPROVAL SHALL BE COMPLETED WITHIN TWO YEARS OF THE DATE UPON WHICH THE PERFORMANCE GUARANTEE IS ACCEPTED BY THE TOWN MANAGER. IF CONSTRUCTION HAS NOT BEEN COMPLETED WITHIN THE SPECIFIED PERIOD, THE TOWN SHALL, AT THE TOWN MANAGER'S DISCRETION, USE THE PERFORMANCE GUARANTEE TO EITHER RECLAIM AND STABILIZE THE SITE OR TO COMPLETE THE IMPROVEMENTS AS SHOWN ON THE APPROVED PLAN.

3. APPROVAL IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 201 ARTICLE II POST-CONSTRUCTION STORMWATER ORDINANCE. ANY PERSON OWNING, OPERATING, LEASING, OR HAVING CONTROL OVER STORMWATER MANAGEMENT FACILITIES REQUIRED BY THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN MUST ANNUALLY ENGAGE THE SERVICES OF A QUALIFIED THIRD-PARTY INSPECTOR WHO MUST CERTIFY COMPLIANCE WITH THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN ON OR BY JUNE 1ST OF EACH YEAR.

4. THE DEVELOPMENT IS SUBJECT TO THE FOLLOWING ARTICLE 12 IMPACT FEES, TO BE PAID WITH THE ISSUANCE OF NEW BUILDING PERMITS FOR THE FIT UP OF THE NEW USES: PUBLIC SAFETY IMPACT FEE AND MUNICIPAL OFFICE IMPACT FEE. ALL FEES WILL BE DETERMINED AND COLLECTED FOR ANY BUILDING, OR ANY OTHER PERMITS NECESSARY FOR THE DEVELOPMENT IN ACCORDANCE WITH SECTION 120-120(L)(C).

WAIVERS GRANTED:

1. SECTION 120-812B(1)(B) TO REDUCE THE REQUIRED RIGHT-OF-WAY FROM 50 FEET TO 25 FEET.

2. SECTION 120-812B(2)(H)(1) TO ALLOW MORE THAN ONE TWO-WAY DRIVEWAY ONTO A SINGLE ROADWAY FOR A USE GENERATING LESS THAN 100 VEHICLE TRIPS PER DAY, AND TO ALLOW THE DRIVEWAY WIDTH TO EXCEED 40 FEET.

3. SECTION 120-812B(3)(B) TO ALLOW THE PRIVATE ACCESS WAYS (DRIVEWAYS) TO BE SEPARATED LESS THAN 75 FEET.

APPROVED - WINDHAM PLANNING BOARD:

CHAIRPERSON DATE

STATE OF MAINE
DUSTIN M. ROMA
REG. No. 12131
PROFESSIONAL ENGINEER
9-11-24

DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 591-5055

REV	DATE	BY	DESCRIPTION
A	7-22-24	DMR	SUBMITTED FOR REVIEW
B	9-11-24	DMR	ADDED COA AND WAIVERS GRANTED

SITE PLAN

PROPOSED PERSONAL WAREHOUSE BUILDING
120 TANDBERG TRAIL
WINDHAM, MAINE

FOR:
ULTIMATE PROPERTY MANAGEMENT LLC
14 OUTLET COVE ROAD
WINDHAM, ME 04062

21082	JOB NUMBER:
1" = 20'	SCALE:
9-11-2024	DATE:
SHEET 3 OF 6	
S-1	