HAHT

APPROXIMATE LOCATION OF EXISTING DISPOSAL FIELD FOR SHAWS

HiA

DuA

ElA

DsA

APPROXIMATE LOCATION EXISTING LEACH FIELD FOR SHAW'S PLAZA

RIM=304.43
15"PE IN=297.5
15"PE OUT=297.43
RIM IS LOOSE & BROKEN

DETENTION POND

TBM: BONNET BOLT HYDRANT ELEV. 310.90

EXISTING ACCESS DRIVE

A=117.37'
R=1029.69'
CH=N22°14'32"W
L=117.30'

RAISED CURBED ISLAND

EXISTING SHAW'S PARCEL LINE

GRANITE CURB

PAVED SIDEWALK

N16°47'27"W 84.16'

15"PE

GAS LINE EASEMENT 18623/164

WOODED

GRAVEL

N01°21'55"E 113.04'

PATH

GAS LINE EASEMENT 15043/312

CONC. REMNANTS

OLD #4

CIRF #1252

S72°19'25"W 151.50'

CIRF #586

N25°12'00"W 8.09'

0.17'
0.26'

CIRF #1252 (HELD)

S72°19'25"W 22.00'

CIRF #1252 (HELD)

GARAGE

FREE 6.4'

PAVED

GRAVEL

N25°12'00"W 160.02'

TAX MAP 67 LOT 34
N/F
48 TANDBERG PROPERTIES LLC
39461/77

TAX MAP 67 LOT 35
N/F
MARTIN LABERGE
39496/19

N25°12'00"W 150.03'

PAVED DRIVE

IRF D.O.T. REPLACEMENT PIN

MON. w/DRILL HOLE FD. (HELD)

5/8"IRF

(HELD) IRF D.O.T. REPLACEMENT PIN

S72°20'00"W

POSSIBLE LOCATION OF WATER SHOT

309.52' TOTAL

INLET NOT SURVEYED

N01°06'55"E 28.66'

S72°19'44"W 215.00'

101.72'

0.27'

TANDBERG TRAIL (PUBLIC)

35 MPH

BIT. CURB

PAVED SIDEWALK

OHW

SHAW'S PLAZA PYLON SIGN

A=23.28'
R=40.00'
CH=N42°21'36"W
L=22.95'

ELEC. METER POST

SIGN POST

N25°41'13"W 89.68'

S72°28'05"W 133.86'

N25°12'00"W 16.67'

MANCHESTER RD

33.70'

50'

A=18°10'02"
R=1180.63'
CH=N05°08'04"W

225.00'

N11°38'05"W

PRIVATE DRIVE

PAVED

LAWN

EXISTING ACCESS EASEMENT 8696/151

EXISTING ACCESS EASEMENT

63'

BIT. CURB

50R 63'

OUT N

TAX

DEER

7.92'

1 inch = 30 ft.

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.

STATE OF MAINE
DREW J. GAGNON
No. 16111
LICENSED PROFESSIONAL ENGINEER
4/17/23

Rev.	Date	Revision

Issued For	Date	By
SKETCH PLAN SUBMISSION	4/17/23	DJG

Design: LEL	Draft: CEH	Date: DEC 2022
Checked: DJG	Scale: 1"=30'	Job No.: 3796
File Name: 3796-EXIST.dwg		

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Drawing Name: Existing Conditions Plan

Project: Shaw's Site Development
Tanberg Trail, Windham

Client: 770 Roosevelt Development, LLC
40 Farm Gate Road, Falmouth, ME 04105

Drawing No. C001

U:\3796_Grover Homes_Tandberg Trail Mixed Residential Housing - Windham\Z - CAD\DWG\3796-EXIST.dwg 4/17/2023 3:16 PM

STRIPING LEGEND

SIGNAGE, STRIPING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION & REFLECTIVITY.

12"SL – 12" WIDTH STOP LINE

SIGN LEGEND

STOP
R1-1
30"x30"
1

N/F B33 WINDHAM II, LLC

6' REAR SETBACK (TYP.)
APPROXIMATE LOCATION OF EXISTING DISPOSAL FIELD FOR SHAWS
PROPOSED DRAINAGE EASEMENT
PROPOSED DOG PARK AREA
APPROXIMATE LOCATION EXISTING LEACH FIELD FOR SHAW'S PLAZA
4' HIGH FENCE
PROPOSED WASTEWATER DISPOSAL EASEMENT
OUTDOOR AMENITY AREA
DOUBLE ENTRY GATE
RETAINING WALL
PROPOSED UTILITY EASEMENT
BENCH AND BIKE PADS (TYP.)
40' SETBACK TO STRUCTURES
PROPOSED 50' WIDE WATERMAIN EASEMENT TO BENEFIT PWD
EXISTING PRIVATE ACCESS DRIVE
EXISTING B33 WINDHAM II, LLC PARCEL LINE
16'X16' WATER METER HOUSE
PROPOSED LOT LINE
26'X14' DUMPSTER PAD WITH ENCLOSURE (TYP.)
0'-20' FRONT SETBACK (TYP.)
6' SIDE SETBACK (TYP.)
36'X4.5' MAILBOX PAD
300' SWM INFILTRATION SETBACK
APPROX. LOCATION OF SEPTIC SYSTEMS
BENCH AND BIKE PADS
MAINE DOT SLOPE EASEMENT
TANDBERG TRAIL (PUBLIC)
SWM INFILTRATION BASIN AREA
SHAW'S PLAZA PYLON SIGN
DETENTION POND
RAISED CURBED ISLAND
GRANITE CURB
PAVED SIDEWALK
PAVED DRIVE
PATH
WOODED
LAWN
GAS LINE EASEMENT 1823/4
GAS LINE EASEMENT 1823/312
EXISTING ACCESS EASEMENT 8696/151
PRIVATE DRIVE
CONC. REMNANTS
POSSIBLE LOCATION OF WATER SRV.
INLET NOT SURVEYED
GARAGE
TAX MAP 67 LOT 34 N/F 48 TANDBERG PROPERTIES LLC 39461/77
TAX MAP 67 LOT 35 N/F MARTIN LABERGE 39496/19
TAX MAP DEER
BUILDING 1 12-UNIT F.F.E.=
BUILDING 2 12-UNIT F.F.E.=
BUILDING 3 12-UNIT F.F.E.=
BUILDING 4 12-UNIT F.F.E.=
BUILDING 5 12-UNIT F.F.E.=
BUILDING 6 12-UNIT F.F.E.=
BUILDING 7 12-UNIT F.F.E.=
BUILDING 8 12-UNIT F.F.E.=
BUILDING 9 12-UNIT F.F.E.=
BUILDING 10 12-UNIT F.F.E.=
BUILDING 11 12-UNIT COMMUNITY BUILDING (3-STORY) F.F.E.=
BUILDING 12 12-UNIT F.F.E.=
BUILDING 13 12-UNIT F.F.E.=
MANCHESTER RD

SITE DATA

ZONE: COMMERCIAL DISTRICT 1
SITE AREA 395,925 S.F.± 9.1 ACRES

BUILDING UNIT BREAKDOWN

1 BEDROOM	– UNITS
2 BEDROOM	156 UNITS
TOTAL	156 UNITS

PARKING	REQUIRED	PROVIDED
MULTIFAMILY DWELLINGS		
TOTAL	–	306
SPACES/UNIT	–	1.96
OVERSIZED PARKING (20'X10' @ 30%)	92	95

SPACE AND BULK STANDARDS

ZONE: COMMERCIAL DISTRICT 1 (C1)	REQUIRED	PROVIDED
* MIN. LOT SIZE	N/A	9.1 AC
BUILDING SETBACKS		
FRONT	0 – 20'	VARIES
SIDE	6'	>6'
REAR	6'	>6'
MINIMUM FRONTAGE	100'	845'
MAXIMUM BUILDING HEIGHT	N/A	3 STORIES

NOTES:

1. EXISTING CONDITIONS PROVIDED BY OWEN HASKELL, INC. DATED FEBRUARY 6, 2023.
2. SOIL INFORMATION PROVIDED BY FLYCATCHER, LLC DATED JANUARY 10, 2023.
3. ALL INTERNAL ACCESS ROADS AND DRIVEWAYS SHALL REMAIN PRIVATE AND SHALL BE MAINTAINED BY THE DEVELOPER, LOT OWNERS, HOMEOWNERS/CONDOMINIUM ASSOCIATION, OR ROAD ASSOCIATION AND SHALL NOT BE OFFERED FOR ACCEPTANCE, OR MAINTAINED BY THE TOWN OF WINDHAM UNLESS THEY MEET ALL MUNICIPAL STREET STANDARDS AND CONSTRUCTION STANDARDS AT THE TIME OF OFFERING.

LEGEND

- OVERSIZED PARKING SPACE 10'X20'
- BITUMINOUS SIDEWALK
- COMMUNITY BUILDING

CURBING LEGEND

- CONCRETE SLIPFORM CURB
- GRANITE CURB

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1 inch = 30 ft.

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Drawing Name: Site Layout Plan
Project: Shaw's Site Development, Tanberg Trail, Windham
Client: 770 Roosevelt Development, LLC, 40 Farm Gate Road, Falmouth, ME 04105

Drawing No. C101

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