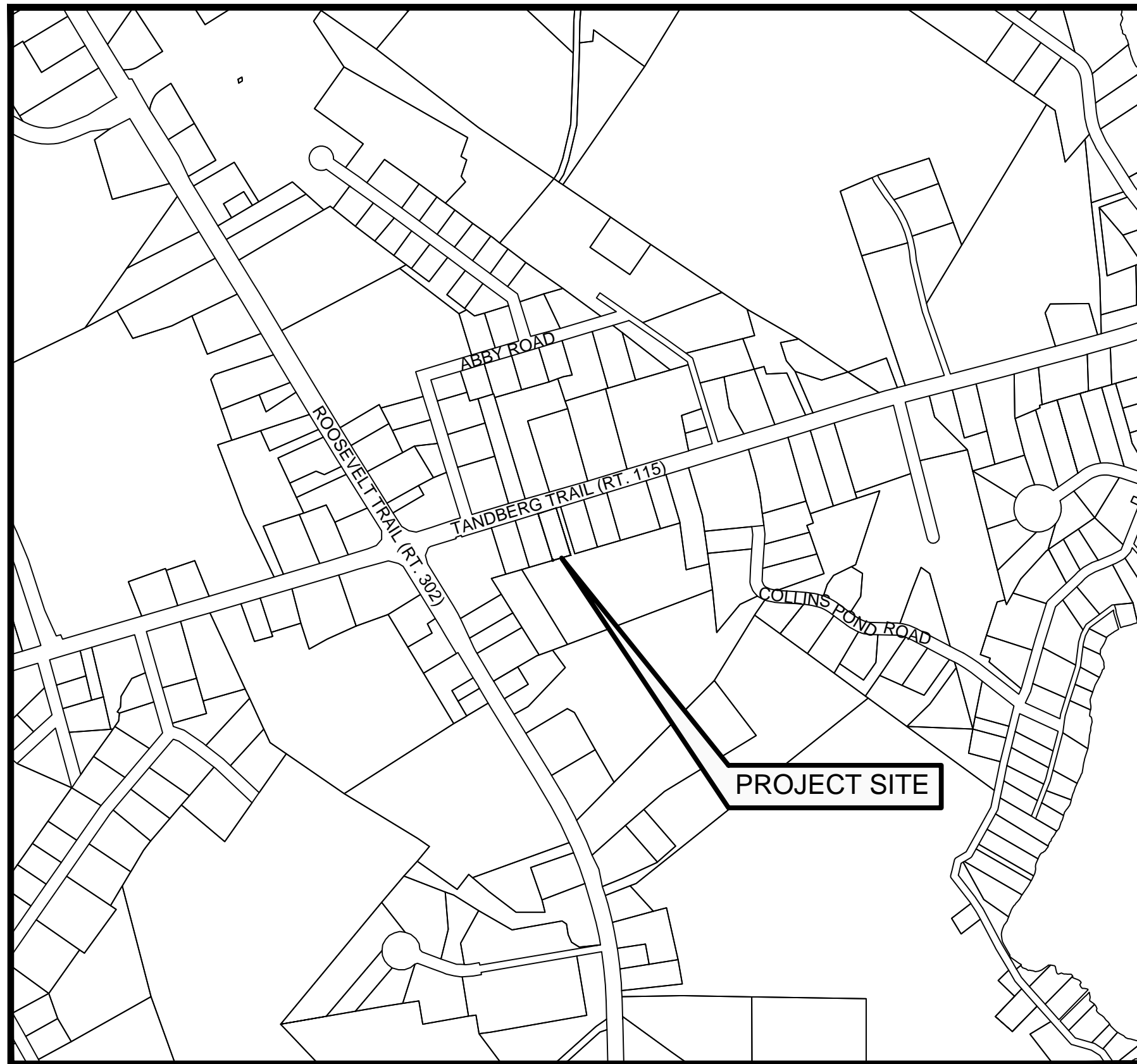


JACK AND ROSE, LLC
44 EXCHANGE STREET, SUITE 200
PORTLAND, MAINE 04101

MAP
67

LOT
8

ZONING DISTRICT
COMMERCIAL-1 (C-1)



SCALE: 1"=500

C-1.0	COVER SHEET
C-2.0	TOPOGRAPHIC SURVEY
C-3.0	SITE LAYOUT & UTILITY PLAN
C-4.0	GRADING, DRAINAGE & UTILITY PLAN
C-5.0	SITE DETAILS
C-5.1	UTILITY & DRAINAGE DETAILS
C-5.2	EROSION & SEDIMENTATION CONTROL NARRATIVE & DETAILS

CIVIL ENGINEER:
TERRADYN CONSULTANTS, LLC
P.O. BOX 339
NEW GLOUCESTER, MAINE 04260
MICHAEL TADEMA-WIELANDT, P.E.
(207) 632-9010

WAYNE T. WOOD & CO.
30 WOOD DRIVE
GRAY, MAINE, 04039
WAYNE WOOD, PLS
(207) 657-3330

79 TANDBERG TRAIL (RT 115) - WINDHAM, MAINE

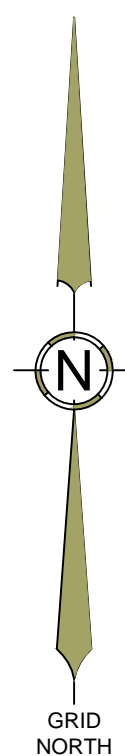
PORTLAND WATER DISTRICT
225 DOUGLASS STREET
PORTLAND, ME 041023
(207) 774-5961

CENTRAL MAINE POWER COMPANY
162 CANCO ROAD
PORTLAND, ME 04104
(207) 828-2683

FAIRPOINT COMMUNICATIONS
P.O. BOX 11560
PORTLAND, MAINE 04104
1-888-984-1515

TIME WARNER CABLE
118 JOHNSON ROAD
PORTLAND, MAINE 04102
(207) 253-2291

TEL. 1-888-DIG-SAFE (344-7233)
FAX 1-781-721-0047
WWW.DIGSAFE.COM



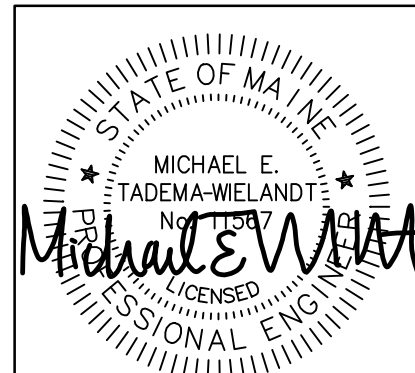
TYPE OF PERMIT	GOVERNING BODY	STATUS
MINOR SITE PLAN APPROVAL	TOWN OF WINDHAM, MAINE STAFF REVIEW COMMITTEE 8 SCHOOL ROAD WINDHAM, ME 04062 TEL. 207-894-5960	PENDING SUBMITTED 8/10/16
BUILDING PERMIT	TOWN OF WINDHAM, MAINE CODE ENFORCEMENT OFFICER 8 SCHOOL ROAD WINDHAM, ME 04062 TEL. 207-894-5960	TO BE SUBMITTED BY OWNER/CONTRACTOR

	EXISTING PROPERTY LINE
	PROJECT SITE BOUNDARY
	EXISTING SETBACK LINE
	PROPOSED EASEMENT
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED CONTOUR
	EXISTING STORMDRAIN
	PROPOSED STORMDRAIN
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING UNDERDRAIN
	PROPOSED UNDERDRAIN
	EXISTING OVERHEAD ELECTRIC & TELEPHONE
	PROPOSED OVERHEAD ELECTRIC & TELEPHONE
	EXISTING UNDERGROUND ELECTRIC & TELEPHONE
	PROPOSED UNDERGROUND ELECTRIC & TELEPHONE
	EXISTING EDGE OF PAVEMENT
	PROPOSED EDGE OF PAVEMENT
	EXISTING EDGE OF GRAVEL
	PROPOSED EDGE OF GRAVEL
	EXISTING CURB
	PROPOSED GRANITE CURB
	PROPOSED BITUMINOUS CURB
	EXISTING FENCE
	SILT FENCE
	TEST PIT
	EXISTING VALVE
	PROPOSED VALVE
	EXISTING HYDRANT
	EXISTING LIGHT POLE
	EXISTING UTILITY POLE
	PROPOSED UTILITY POLE
	EXISTING CATCH BASIN
	PROPOSED CATCH BASIN
	EXISTING DRAIN MANHOLE
	EXISTING SEWER MANHOLE
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	SURVEY CONTROL POINT
	EXISTING MONUMENT
	EXISTING IRON PIPE
	EXISTING SIGN
	PROPOSED SIGN
	EXISTING BUILDING
	PROPOSED BUILDING
	PROPOSED CONCRETE PAD
	PROPOSED PAVEMENT

1. THE PROJECT WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF ALL PERMITS ISSUED BY THE TOWN OF WINDHAM AND THE LOCAL UTILITY COMPANIES.
2. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY THE TOWN OF WINDHAM OR THE LOCAL UTILITY COMPANIES SHALL BE COORDINATED BY THE CONTRACTOR.
3. THE LOCATION AND/OR ELEVATIONS OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION. IT SHALL BE THE RESPONSIBLE OF THE CONTRACTOR TO RELOCATE ANY EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. THE EROSION CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIRED TO PREVENT EROSION AND SEDIMENTATION. ADDITIONAL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY THE OWNER, ENGINEER, OR REGULATING AGENCIES.
5. ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE HIS OWN MATERIAL SCHEDULES BASED UPON HIS PLAN REVIEW. ALL SCHEDULES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING WORK.
6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE STRICTEST STANDARDS CONTAINED IN THE MAIN DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, THE PROJECT SPECIFICATIONS, AND THE UTILITY COMPANY AND TOWN OF WINDHAM REQUIREMENTS.
7. ALL DIMENSIONS, UNLESS OTHERWISE NOTED IS TO THE EDGE OF PAVEMENT, FACE OF CURB, OR THE FACE OF THE BUILDING.
8. ALL HANDICAP PARKING SPACES ARE TO BE CONSTRUCTED IN COMPLIANCE WITH ADA REQUIREMENTS.
9. ALL SIGNAGE SHALL BE SUPPLIED AND INSTALLED IN COMPLIANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

1. ALL STORM DRAIN PIPE SHALL BE SMOOTH BORE INTERIOR PROVIDING A MANNINGS ROUGHNESS COEFFICIENT OF $n=0.012$ OR LESS.
2. THE SUBSURFACE WASTEWATER DISPOSAL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE HHE-200 FORM PREPARED BY JAMES G. MANCINI, LSE #247 AND ALL STATE AND LOCAL REGULATIONS.

PRELIMINARY - NOT FOR CONSTRUCTION



P.E.: MICHAEL E. TADEMA-WIELANDT

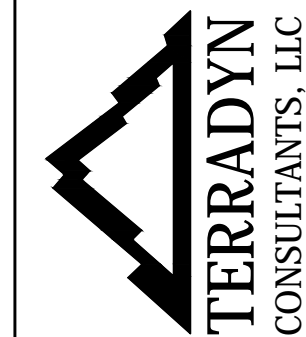
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P.O. Box 339
111 Elderberry Lane
New Gloucester, ME 04260
Office: (207) 926-5111
Fax: (207) 221-1317
www.terradyneconsultants.com

Fax: (207) 221-1317
www.terradyconsultants.com

Fax: (207) 221-1317
www.terradyconsultants.com

Fax: (207) 221-1317
www.terradyconsultants.com



Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

SHEET DESCRIPTION
LANDING REAL ESTATE OFFICE
79 TANDBERG TRAIL, WINDHAM, MAINE

SHEET DESCRIPTION
LANDING REAL ESTATE
79 TANDBERG TRAIL, WINDHAM, MAINE

PREPARED FOR
ROBIE BUILDERS

472 ROOSEVELT TRAIL
WINDHAM MAINE 04062

DATE:	3-3-2016
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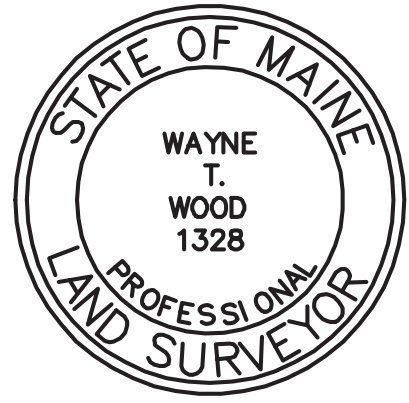
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DESIGNED:	MTW
JOB NO:	1565

FILE: 1562-COVER.DWG	
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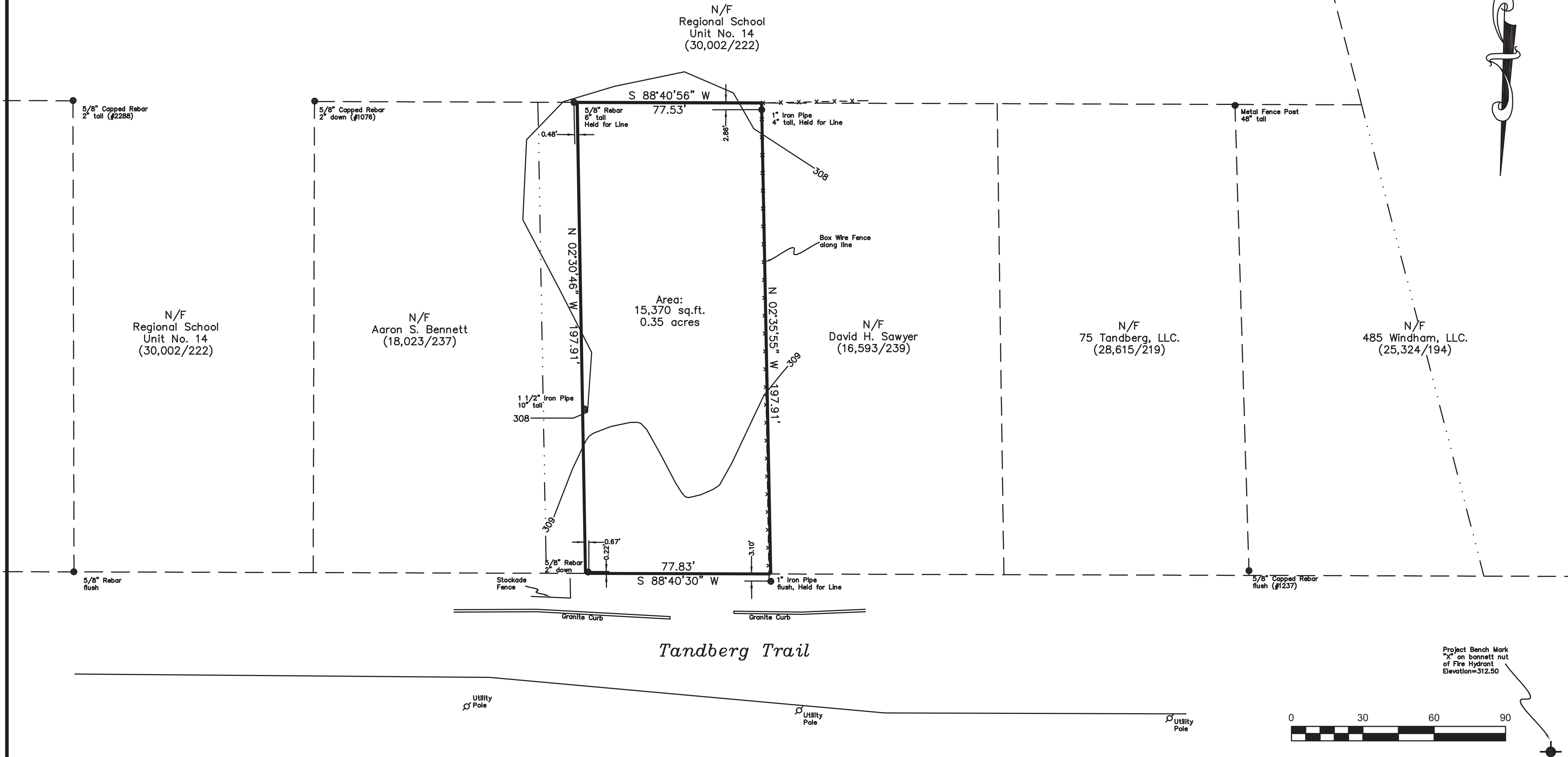
SHEET C 10

C-1.0



LEGEND

- Iron Pipe or Pin Found as Noted
⊘ Utility Pole
N/F Now or Formerly of
(16,593/239) Deed Book and Page Reference



PLAN REFERENCES

- "Composite Boundary Survey ~ Tandberg Trail (Route 115), Roosevelt Trail (Route 302) and Spesodo Road Town of Windham, Cumberland County, State of Maine for Record Owner: Windham Raymond School District Regional School Unit No. 14" dated January 2015 by Lewis & Wasina, Inc.
- "ALTA/ACSM Land Title Survey ~ Route 302 and Route 115 ~ Windham, Maine Made For Richmond Windham Development, LLC." dated J\March 2006 by Titcomb Associates, recorded in the Cumberland County Registry of Deeds in Plan Book 206 on Page 322.
- "State of Maine Department of Transportation Right of Way Map State Aid Highway No. 3 (RTE 115/Tandberg Trail) Windham, Cumberland County ~ Federal Aid Project No STO-1021(400)X" dated June 2003 Sheets 4-5 D.O.T. File No. 3-494.
- "Boundary Survey ~ Tandberg Trail ~ Town of Windham, County of Cumberland, State of Maine for Record Owners: Town of Windham" dated December 2002 by Lewis & Wasina, Inc.
- "State of Maine Department of Transportation Right of Way Map State Highway "113" Windham, Cumberland County Federal Aid Project No. RS-STP-113S(9)" dated December 1993 Sheets 2-3 D.O.T. No. 3-407.

NOTES

- Owners of record are Ronald A. Glantz, Andrea G. Littlefield and Richard M. Littlefield by quitclaim deed of Forrest Jaynes recorded in the Cumberland County Registry of Deeds in Book 26,033 on Page 293.
- All bearings are referenced to Magnetic North of the Year 1997 per the plan in Plan Reference #4 and are calculated from angles of an actual on the ground survey.
- The subject parcel is shown on the Town of Windham Tax Map #67 as Lot #8 and is situated in the Commercial District 1 Zone.
- Elevations are referenced to NGVD 1929.

Existing Conditions Plan

Of
79 Tandberg Trail
In
Windham, Maine
For

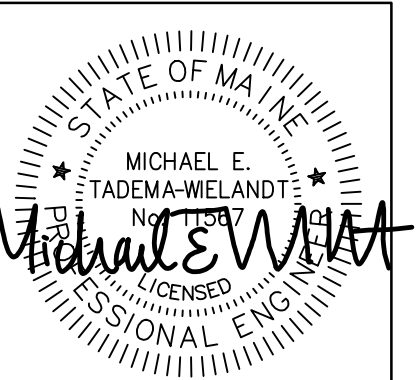
Robie Builders, LLC
P.O. Box 1463 ~ Windham, ME 04062

WAYNE

WOOD & CO.

Gray, Maine 04039
Drawn By: K LW/WTW
Scale: 1" = 30'
Checked By: WTW
Book No. 142

(207)657-3330
Date
February 2016
Job No.
215155

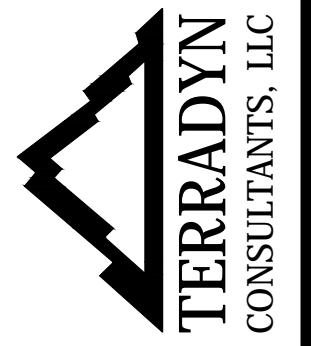


MTW
MTW
APP'D
BY

REVISED PER PEER REVIEW COMMENTS
SUBMITTED TO TOWN OF WINDHAM FOR SITE PLAN APPROVAL
REVISIONS

2	8-30-16
1	8-10-16
NO.	DATE

P.O. BOX 339
111 Elderberry Lane
New Gloucester, ME 04260
Office: (207) 926-5111
Fax: (207) 221-1317
www.terradyneconsultants.com



Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

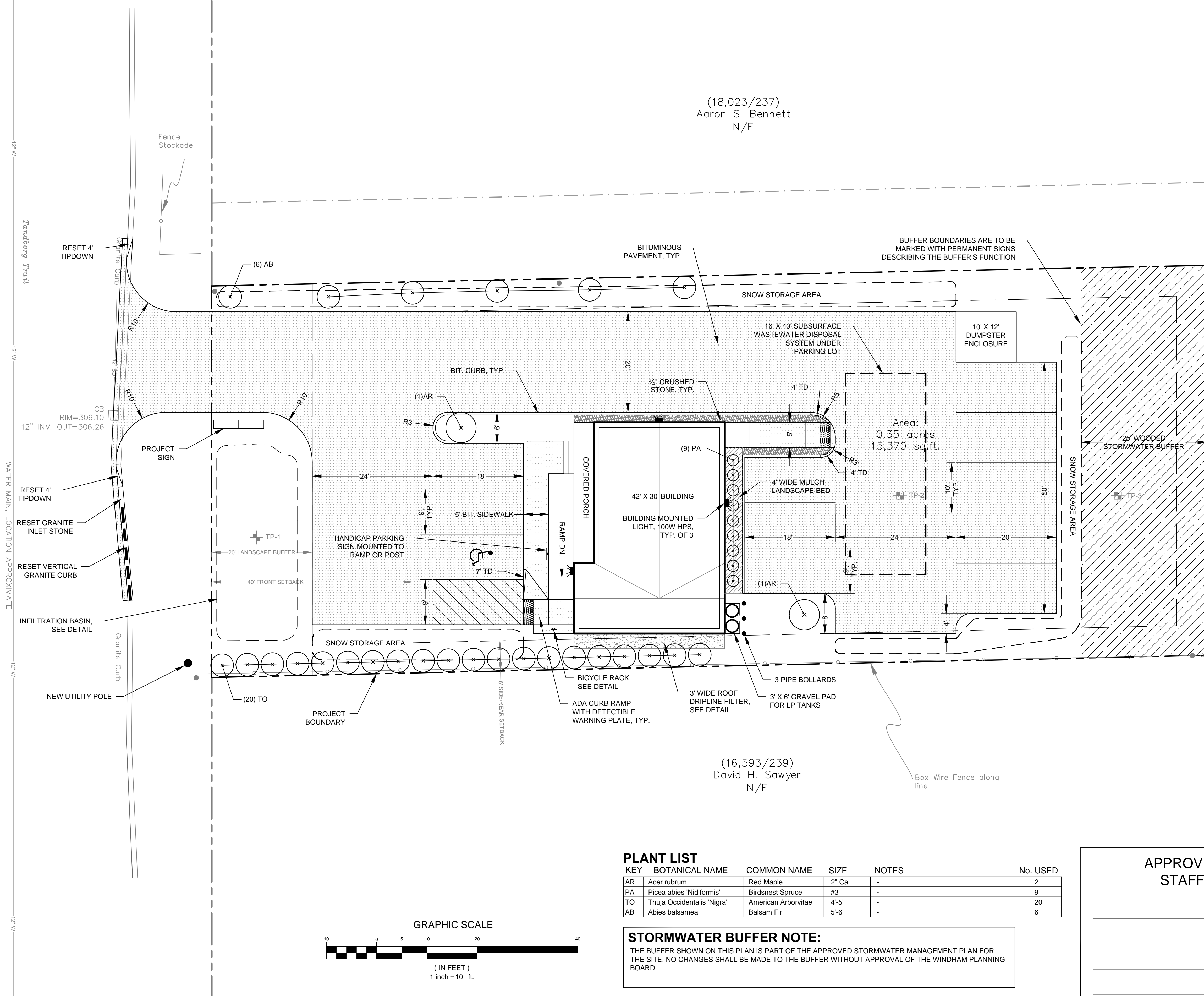
SHEET DESCRIPTION

LANDING REAL ESTATE OFFICE
79 TANDBERG TRAIL, WINDHAM, MAINE
SITE LAYOUT PLAN

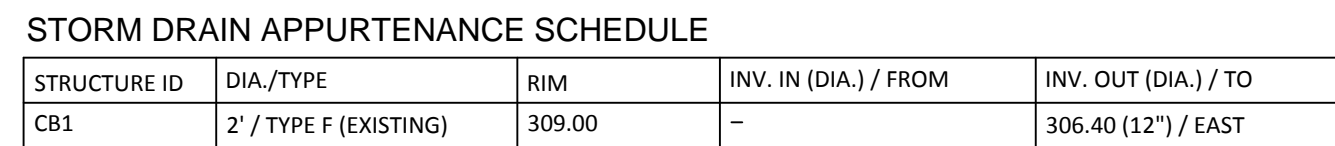
PREPARED FOR



ROBIE BUILDERS
472 ROOSEVELT TRAIL
WINDHAM, MAINE 04062

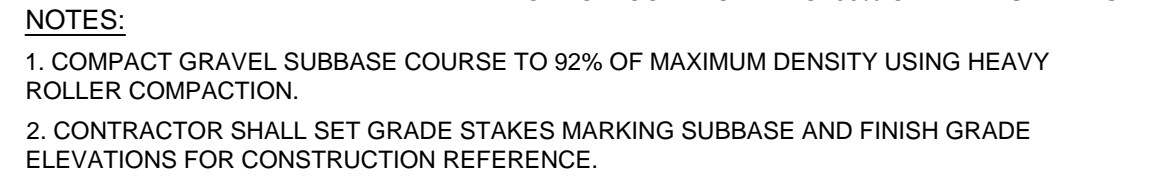
DATE:	3-3-2016
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DESIGNED:	MTW
JOB NO:	1565
FILE: 1607-SITE.DWG	
SHEET	C-3.0



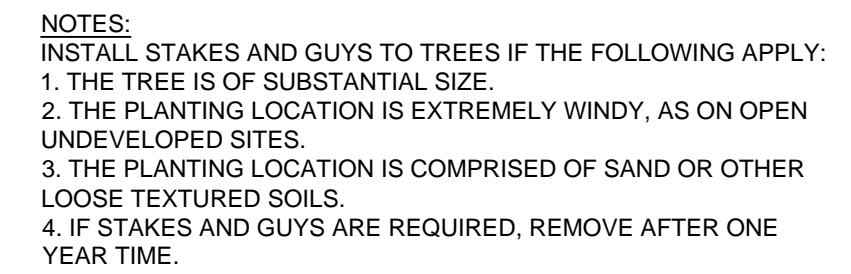
PRELIMINARY - NOT FOR CONSTRUCTION



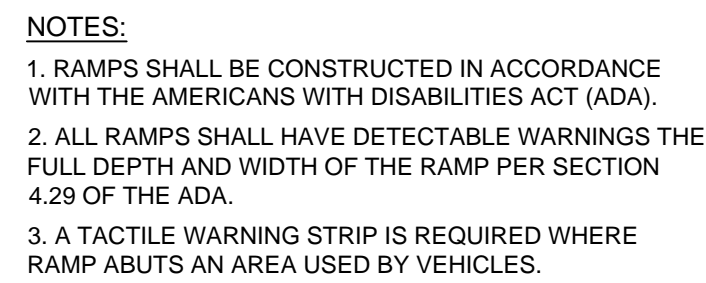
SHEET DESCRIPTION LANDING REAL ESTATE OFFICE 79 TANDERG TRAIL, WINDHAM, MAINE GRADING, DRAINAGE & UTILITY PLAN PREPARED FOR ROBIE BUILDERS 472 ROOSEVELT TRAIL WINDHAM, MAINE 04062	 <p> P.O. Box 339 111 Elderberry Lane New Gloucester, ME 04260 Office: (207) 926-5111 Fax: (207) 221-1317 www.terradynconsultants.com </p>		Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting	
	DATE: 3-3-2016 SCALE: 1"=10' DESIGNED: MTW JOB NO: 1565	FILE: 1607-GRADING.DWG		
SHEET	<div style="text-align: center;">  </div>			
P.E.: MICHAEL E. TADEMA-WIELANDT		MTW APD BY		
		REVISED PER PEER REVIEW COMMENTS		
		SUBMITTED TO TOWN OF WINDHAM FOR SITE PLAN APPROVAL		
		REVISIONS		
		NO. DATE		
		1 8-10-16		
		2 8-30-16		



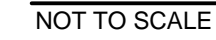
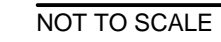
NOT TO SCALE

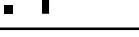
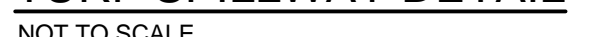
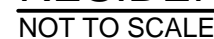


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NOT TO SCALE





PRELIMINARY - NOT FOR CONSTRUCTION

INTRODUCTION:
A PERSON WHO CONDUCTS OR CAUSES TO BE CONDUCTED, AN ACTIVITY THAT INVOLVES FILLING, EXCAVATING, OR EXPOSING SOIL OR OTHER EARTHEN MATERIALS SHALL TAKE MEASURES TO PREVENT UNREASONABLE EROSION OF SOIL OR SEDIMENT BEYOND THE PROJECT SITE OR INTO A PROTECTED NATURAL RESOURCE AS DEFINED IN 38 CSR § 480-b. EROSION CONTROL MEASURES MUST BE IN PLACE BEFORE THE ACTIVITY BEGINS. MEASURES MUST REMAIN IN PLACE AND FUNCTIONAL UNTIL THE SITE IS PERMANENTLY STABILIZED. ADEQUATE AND TIMELY TEMPORARY AND PERMANENT STABILIZATION MEASURES MUST BE MAINTAINED TO PREVENT UNREASONABLE EROSION AND SEDIMENTATION. MINIMIZE DISTURBED AREAS AND PROTECT NATURAL DOWNGRADE BUFFER AREAS TO THE EXTENT PRACTICABLE.

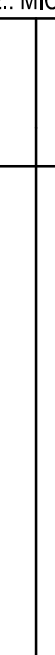
A. POLLUTION PREVENTION: MINIMIZE DISTURBED AREAS AND PROTECT NATURAL DOWNGRADIENT BUFFER AREAS TO THE EXTENT PRACTICABLE. CONTROL STORMWATER VOLUME AND VELOCITY WITHIN THE SITE TO MINIMIZE SOIL EROSION. MINIMIZE THE DISTURBANCE OF STEEP SLOPES. CONTROL STORMWATER DISCHARGES, INCLUDING BOTH PEAK FLOW RATES AND VOLUME, TO MINIMIZE EROSION AT OUTLETS. THE DISCHARGE MAY NOT RESULT IN EROSION OF ANY OPEN DRAINAGE CHANNELS, SWALES, STREAM CHANNELS OR STREAM BANKS, UPLAND, OR COASTAL OR FRESHWATER WETLANDS OFF THE PROJECT SITE.

A. SEDIMENT BARRIERS. PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, PROPERLY INSTALL SEDIMENT BARRIERS AT THE EDGE OF ANY DOWNGRADIENT DISTURBED AREA AND ADJACENT TO ANY DRAINAGE CHANNELS WITHIN THE PROPOSED DISTURBED AREA. MAINTAIN THE SEDIMENT BARRIERS UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.

IF AN AREA WILL NOT BE WORKED FOR MORE THAN ONE YEAR OR HAS BEEN BROUGHT TO FINAL GRADE, THEN PERMANENTLY STABILIZE THE AREA WITHIN 7 DAYS BY PLANTING VEGETATION, SEEDING, SOIL OR MULCH. IF NECESSARY, EROSION CONTROL BLANKETS, AND SCHEDULE SODDING, PLANTING, AND SEEDING SO TO AVOID DIE-OFF FROM SUMMER DROUGHT AND FALL FROSTS. NEWLY SEEDDED OR SODDED AREAS MUST BE PROTECTED FROM VEHICLE TRAFFIC, EXCESSIVE PEDESTRIAN TRAFFIC, AND CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL-ESTABLISHED WITH 90% COVER BY HEALTHY PLANTS. IF NEEDED, REPAIR ANY DAMAGE TO THE UNDERLYING SUBSTRATE. IN CASES OF VERY SPARSE, PLANT COVERAGE IS SPOTTY, OR TOPSOIL EROSION IS EVIDENT, ONE OR MORE OF THE FOLLOWING MAY APPLY TO A PARTICULAR SITE.

F. AREAS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 INCHES PRIOR TO PLACEMENT OF TOPSOIL.



		<p>P.O. Box 339 111 Elleryville Lane New Gloucester, ME 04061 Office: (207) 826-5110 Fax: (207) 221-1317 www.terradynconsultants.com</p>		<p>STATE OF MAINE MICHAEL E. TADEMA-WIELANDT REGISTERED PROFESSIONAL ENGINEER No. 10033 EXPIRATION DATE 12/31/2018</p>	
<p>LANDING REAL ESTATE OFFICE 79 TANDBERG TRAIL, WINDHAM, MAINE</p>		<p>ROBIE BUILDERS 475 ROOSEVELT TRAIL WINDHAM, MAINE 04062</p>		<p>P.E.: MICHAEL E. TADEMA-WIELANDT</p>	
<p>SITE DETAILS</p>		<p>DATE: 3-3-2016</p>		<p>MTW</p>	
<p>PREPARED FOR</p>		<p>SCALE: 1"=10'</p>		<p>REVISED PER PEER REVIEW COMMENTS</p>	
<p>DESIGNED: MTW</p>		<p>DESIGNED: MTW</p>		<p>SUBMITTED TO TOWN OF WINDHAM FOR SITE PLAN APPROVAL</p>	
<p>JOB NO: 1565</p>		<p>FILE: 1607-DETAIL.DWG</p>		<p>NO. DATE</p>	
<p>SHEET</p>		<p>C-5.0</p>		<p>REVISIONS</p>	