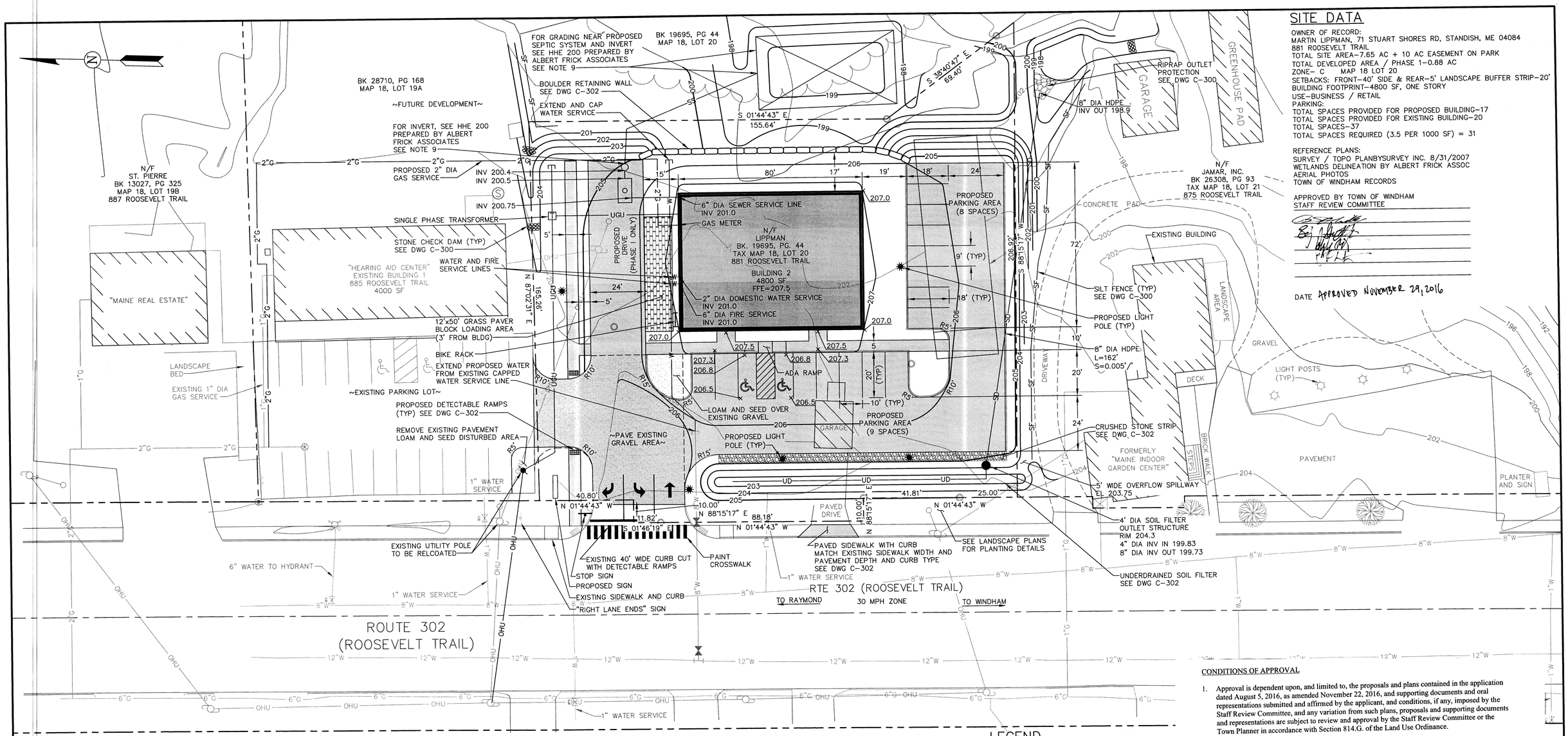

SITE DATA

OWNER OF RECORD:
MARTIN LIPPMAN, 71 STUART SHORES RD, STANDISH, ME 04084
881 ROOSEVELT TRAIL
TOTAL SITE AREA–7.65 AC + 10 AC EASEMENT ON PARK
TOTAL DEVELOPED AREA / PHASE 1–0.88 AC
ZONE– C MAP 18 LOT 20
SETBACKS: FRONT–40' SIDE & REAR–5' LANDSCAPE BUFFER STRIP–20'
BUILDING FOOTPRINT–4800 SF, ONE STORY
USE–BUSINESS / RETAIL
PARKING:
TOTAL SPACES PROVIDED FOR PROPOSED BUILDING–17
TOTAL SPACES PROVIDED FOR EXISTING BUILDING–20
TOTAL SPACES–37
TOTAL SPACES REQUIRED (3.5 PER 1000 SF) = 31

REFERENCE PLANS:
SURVEY / TOPO PLANBYSURVEY INC. 8/31/2007
WETLANDS DELINEATION BY ALBERT FRICK ASSOC
AERIAL PHOTOS
TOWN OF WINDHAM RECORDS

APPROVED BY TOWN OF WINDHAM
STAFF REVIEW COMMITTEE

DATE APPROVED NOVEMBER 29, 2016

CONDITIONS OF APPROVAL

1. Approval is dependent upon, and limited to, the proposals and plans contained in the application dated August 5, 2016, as amended November 22, 2016, and supporting documents and oral representations submitted and affirmed by the applicant, and conditions, if any, imposed by the Staff Review Committee, and any variation from such plans, proposals and supporting documents and representations are subject to review and approval by the Staff Review Committee or the Town Planner in accordance with Section 814.G. of the Land Use Ordinance.

10 0 20 40 FEET

NOTES:

1. EXISTING TOPOGRAPHY FROM PLAN TITLED "BOUNDARY SURVEY 881, 885, 875 ROOSEVELT TRAIL WINDHAM, MAINE" BY SURVEY, INC., WINDHAM MAINE, DATED JULY 30, 2012, REVISED MAY 6, 2013. STANDARD PRACTICE DICTATES THAT PLANS COMPILED IN THIS MANNER SHOULD BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. WETLAND DELINEATION BY AL FRICK ASSOCIATES, INC., GORHAM, MAINE.
3. ALL SITE AND CONSTRUCTION ACTIVITIES SHALL BE IN COMPLIANCE WITH MEDEP BEST MANAGEMENT PRACTICES AND EXISTING FEDERAL, STATE, AND LOCAL PERMITS AND PERMITTING REQUIREMENTS FOR THE SITE.
4. PAVING AND TRENCH REPAIR IN ROUTE 302 SHALL BE IN ACCORDANCE WITH TOWN OF WINDHAM AND PORTLAND WATER DISTRICT STANDARDS.
5. PROVIDE AT LEAST 5 FEET OF COVER OVER WATER LINES.
6. PROVIDE CONCRETE THRUST BLOCK FOR WATER LINE PER TABLE ON C–301.
7. COORDINATE WORK ON WATER MAIN WITH PORTLAND WATER DISTRICT.
8. PROVIDE TRAFFIC CONTROL SIGNAGE DURING CONSTRUCTION IN ACCORDANCE WITH U.S.D.O.T. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
9. TWO 2000 GALLON SEPTIC TANKS SHOWN. ACTUAL SIZE AND CONFIGURATION TO BE AS DESIGNED IN HHE–200 FORM BY LICENSED SITE EVALUATOR.
10. REMOVE EXISTING BUILDING AND STRUCTURES WITHIN CONSTRUCTION LIMITS.
11. UNDERGROUND UTILITY CONSTRUCTION WITH ROUTE 302 TO BE COORDINATED WITH TOWN ENGINEER 48 HOURS PRIOR TO CONSTRUCTION.

DIG SAFE NOTES:

PRIOR TO EXCAVATION, VERIFY THE UNDERGROUND UTILITIES, PIPES, STRUCTURES AND FACILITIES. PROVIDE THE FOLLOWING MINIMUM MEASURES:

1. PRE–MARK THE BOUNDARIES OF YOUR PLANNED EXCAVATION WITH WHITE PAINT, FLAGS OR STAKES, SO UTILITY CREWS KNOW WHERE TO MARK THEIR LINES.
2. CALL DIG SAFE, AT 811, AT LEAST THREE BUSINESS DAYS – BUT NO MORE THAN 30 CALENDAR DAYS – BEFORE STARTING WORK. DO NOT ASSUME SOMEONE ELSE WILL MAKE THE CALL.
3. IF BLASTING, NOTIFY DIG SAFE AT LEAST ONE BUSINESS DAY IN ADVANCE.
4. WAIT THREE BUSINESS DAYS FOR LINES TO BE LOCATED AND MARKED WITH COLOR–CODED PAINT, FLAGS OR STAKES. NOTE THE COLOR OF THE MARKS AND THE TYPE OF UTILITIES THEY INDICATE. TRANSFER THESE MARKS TO THE AS–BUILT DRAWINGS.
5. CONTACT THE LANDOWNER AND OTHER "NON–MEMBER" UTILITIES (WATER, SEWER, GAS, ETC.). FOR THEM TO MARK THE LOCATIONS OF THEIR UNDERGROUND FACILITIES. TRANSFER THESE MARKS TO THE AS–BUILT DRAWINGS.
6. RE–NOTIFY DIG SAFE AND THE NON–MEMBER UTILITIES IF THE DIGGING, DRILLING OR BLASTING DOES NOT OCCUR WITHIN 30 CALENDAR DAYS, OR IF THE MARKS ARE LOST DUE TO WEATHER CONDITIONS, SITE WORK ACTIVITY OR ANY OTHER REASON.
7. HAND DIG WITHIN 18 INCHES IN ANY DIRECTION OF ANY UNDERGROUND LINE UNTIL THE LINE IS EXPOSED. MECHANICAL METHODS MAY BE USED FOR INITIAL SITE PENETRATION, SUCH AS REMOVAL OF PAVEMENT OR ROCK.
8. DIG SAFE REQUIREMENTS ARE IN ADDITION TO TOWN, CITY AND/OR STATE DOT STREET OPENING PERMIT REQUIREMENTS.
9. FOR COMPLETE DIG SAFE REQUIREMENTS, CALL THE PUC OR VISIT THEIR WEBSITE.
10. IF YOU DAMAGE, DISLOCATE OR DISTURB ANY UNDERGROUND UTILITY LINE, IMMEDIATELY NOTIFY THE AFFECTED UTILITY. IF DAMAGE CREATES SAFETY CONCERNS, CALL THE FIRE DEPARTMENT AND TAKE IMMEDIATE STEPS TO SAFEGUARD HEALTH AND PROPERTY.
11. ANY TIME AN UNDERGROUND LINE IS DAMAGED OR DISTURBED OR IF LINES ARE IMPROPERLY MARKED, YOU MUST FILE AN INCIDENT REPORT WITH THE P.U.C. FOR AN INCIDENT REPORT FORM VISIT WWW.STATE.ME.US/MPUC OR CALL THE PUC AT 1–800–452–4699.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT OF WAY	
	CENTERLINE	
	BUILDING	
	EDGE OF PAVEMENT	
	CURB	
	EDGE OF GRAVEL	
100	CONTOUR	100
	SPOT GRADE	207.0
	FENCE	
	UTILITY POLE	
	OVERHEAD UTILITY	
	LIGHT POLE	
W	WATER LINE	W
WV	WATER GATE VALVE	
	HYDRANT	
G	GAS LINE	G
	GAS VALVE	
S	SEWER MANHOLE	
	SIGN	
	STORM DRAIN	SD
	UNDERDRAIN	UD
	SILT FENCE	SF
	STONE CHECK DAM	
	RIPRAP	

REV.	BY	DATE	STATUS
		11/9/16	REVISED PER TOWN COMMENTS AND SUBMITTED TO TOWN FOR APPROVAL
	DPD	10/28/16	REVISED PER TOWN COMMENTS
	DPD	10/3/16	ISSUED TO TOWN FOR SITE PLAN REVIEW

APPLE ANNIE'S ENTERPRISES, INC
THE PLAZA – PHASE I
881 ROOSEVELT TRAIL
WINDHAM, MAINE

SITE, GRADING AND UTILITY PLAN

SME
Sevee & Maher Engineers, Inc.
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
4 Blanchard Road, PO Box 85A, Cumberland Center, Maine 04021
Phone 207.829.5016 • Fax 207.829.5692 • www.smemaine.com

DESIGN BY: DPD
DRAWN BY: SJM
DATE: 9/28/2016
CHECKED BY:
LMN: SITEPLAN
CTB: SME–STD

JOB NO. 15243 DWG FILE BASE C–100