

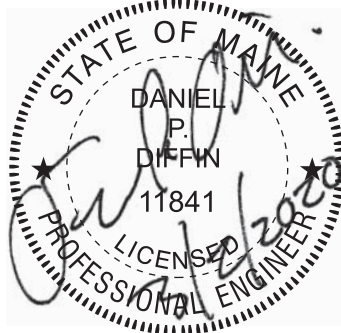
BANGOR SAVINGS BANK WINDHAM BRANCH/OFFICE BUILDING 745 & 747 ROOSEVELT TRAIL WINDHAM, MAINE

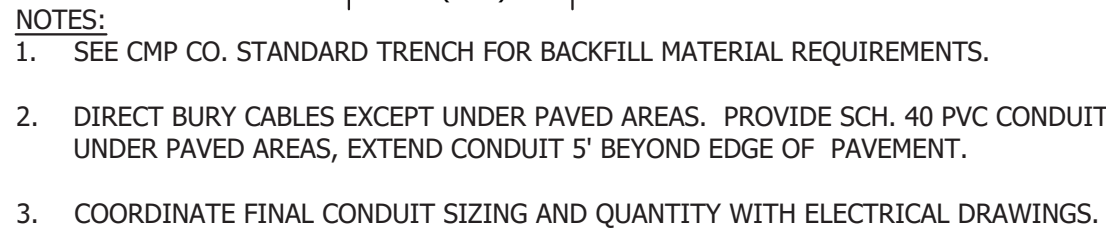
TITLE	DWG NO
COVER SHEET	
GENERAL NOTES, LEGEND, AND ABBREVIATIONS	C-100
EXISTING CONDITIONS AND DEMOLITION PLAN	C-101
SITE OVERVIEW PLAN	C-102
SITE LAYOUT PLAN	C-103
SITE UTILITIES PLAN	C-104
SITE GRADING, DRAINAGE, AND EROSION CONTROL PLAN	C-105
EROSION CONTROL NOTES AND DETAILS	C-300
SECTIONS AND DETAILS	C-301
SECTIONS AND DETAILS	C-302
SECTIONS AND DETAILS	C-303
STORMWATER MANAGEMENT PLAN PRE-DEVELOPED CONDITIONS	D-100
STORMWATER MANAGEMENT PLAN POST DEVELOPED CONDITIONS	D-101
LANDSCAPE PLAN	L-1
ALTA/NSPS LAND TITLE SURVEY 745 AND 747 ROOSEVELT TRAIL, WINDHAM, MAINE	

LOCATION MAP



ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
4 Blanchard Road, PO Box 85A, Cumberland Center, Maine 04021
Phone 207.829.5016 • Fax 207.829.5692 • smemaine.com

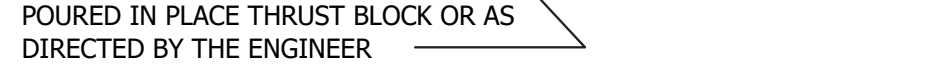




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PIPE SIZE	90° BEND	TEE	PLUG	45° BEND	22 1/2° OR SMALLER
16"	28	22	20	15	8
12"	16	14	11	9	4
8"	7	6	5	4	2
6"	5	4	3	2	2

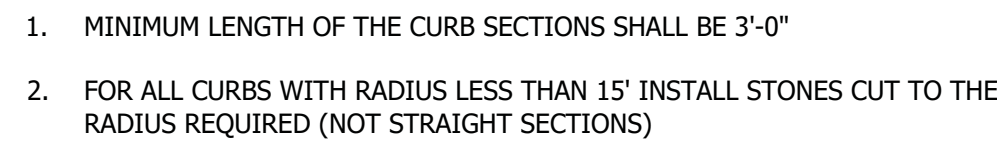
1. SIZE OF THRUST BLOCK MAY BE INCREASED BY THE ENGINEER TO MEET SOIL CONDITIONS FOUND DURING CONSTRUCTION.
2. FOR PIPES 6" OR SMALLER USE THRUST BLOCK FOR 6" PIPE.

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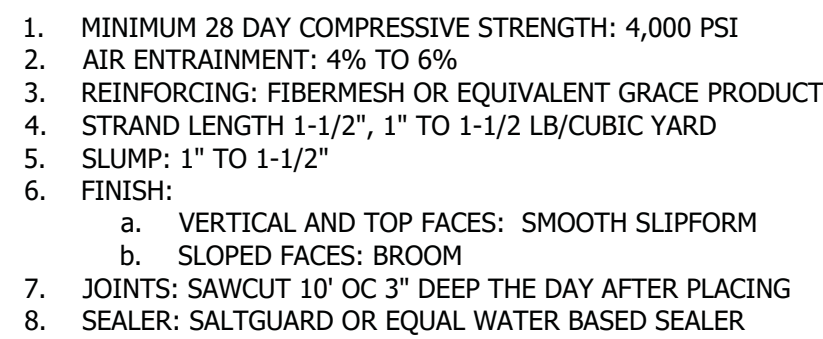


- SOIL LINER — MATCH EXISTING GRADE —

	<p align="center">BANGOR SAVINGS BANK WINDHAM BRANCH/OFFICE BUILDING 745 & 747 ROOSEVELT TRAIL WINDHAM, MAINE</p>	
	<p align="center">SECTIONS AND DETAILS</p>	
 <p align="center">SEVEE & MAHER ENGINEERS</p> <p align="center">ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE</p> <p align="center">4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021 Phone 207.829.5016 • Fax 207.829.5692 • smemaine.com</p>	DESIGN BY: AML	<p align="center">C-301</p>
	DRAWN BY: SJM	
	DATE: 10/2019	
	CHECKED BY: BDP	
<p>JOB NO. 19128.00 DWG FILE DETAILS</p>	LMN: NONE	
	CTB: SME-STD	



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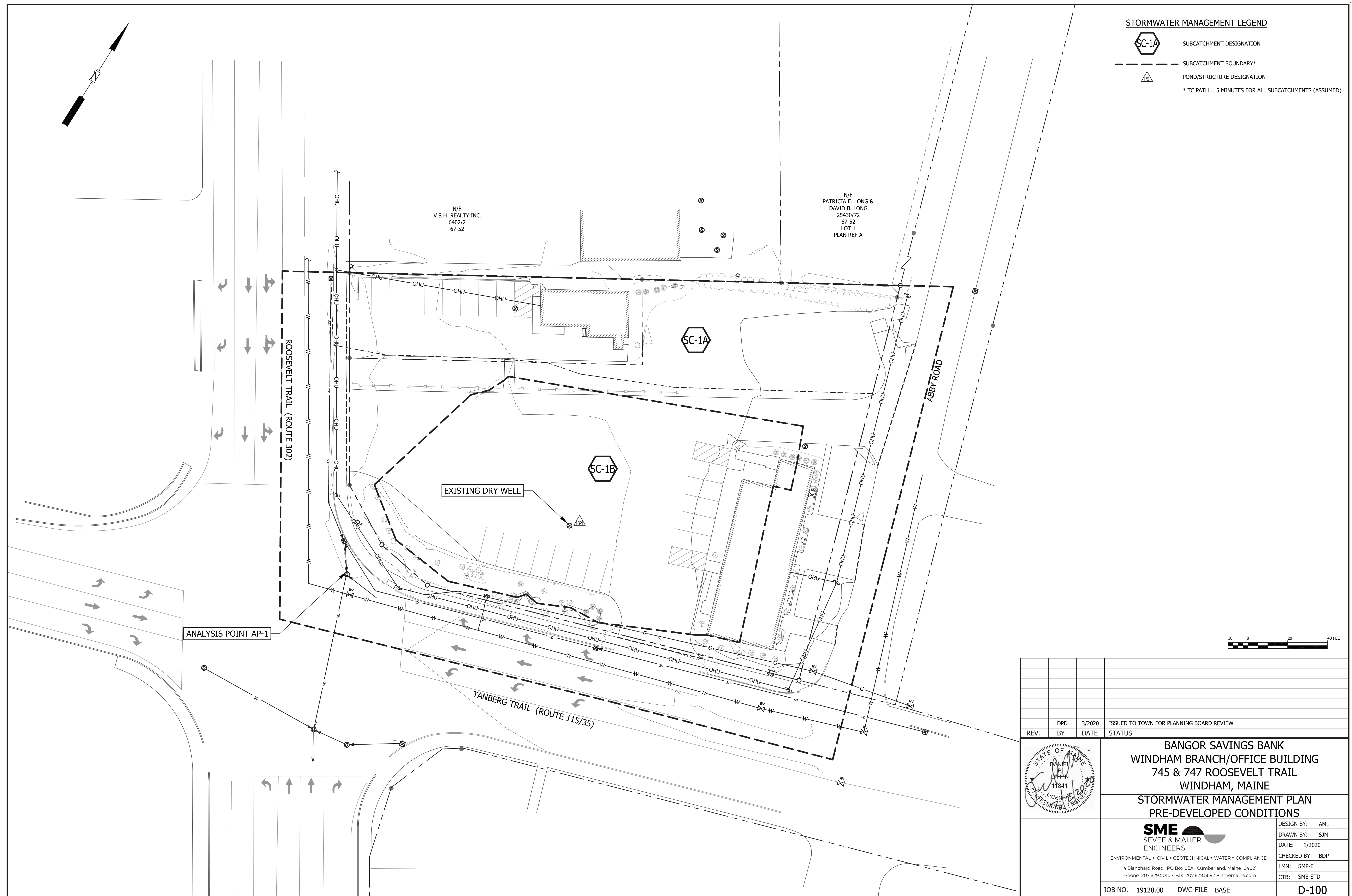
STATE OF MAINE
DANIEL P. DIFFEN
11841
LICENSED PROFESSIONAL ENGINEER
12/31/2020

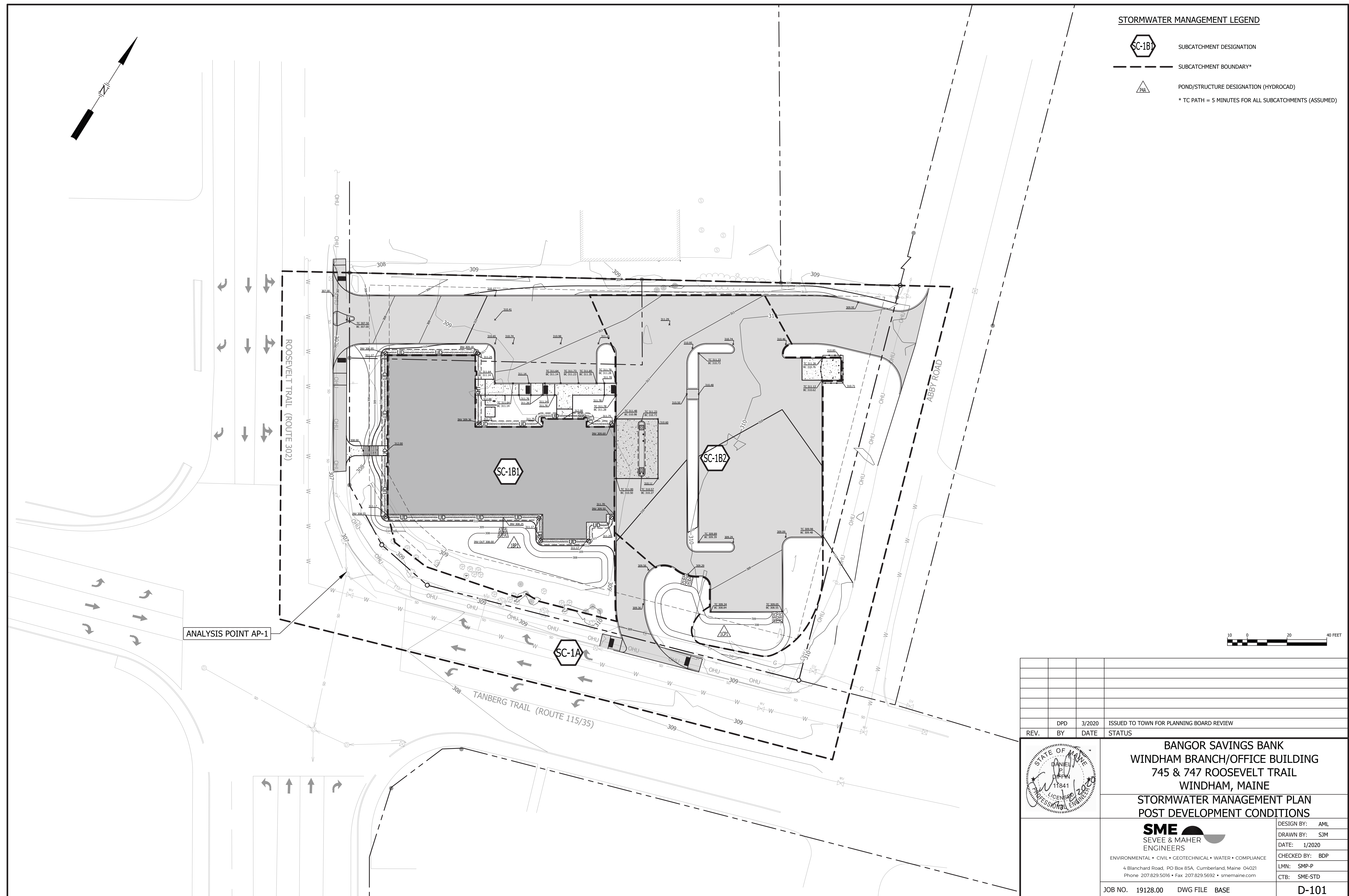
SECTIONS AND DETAILS

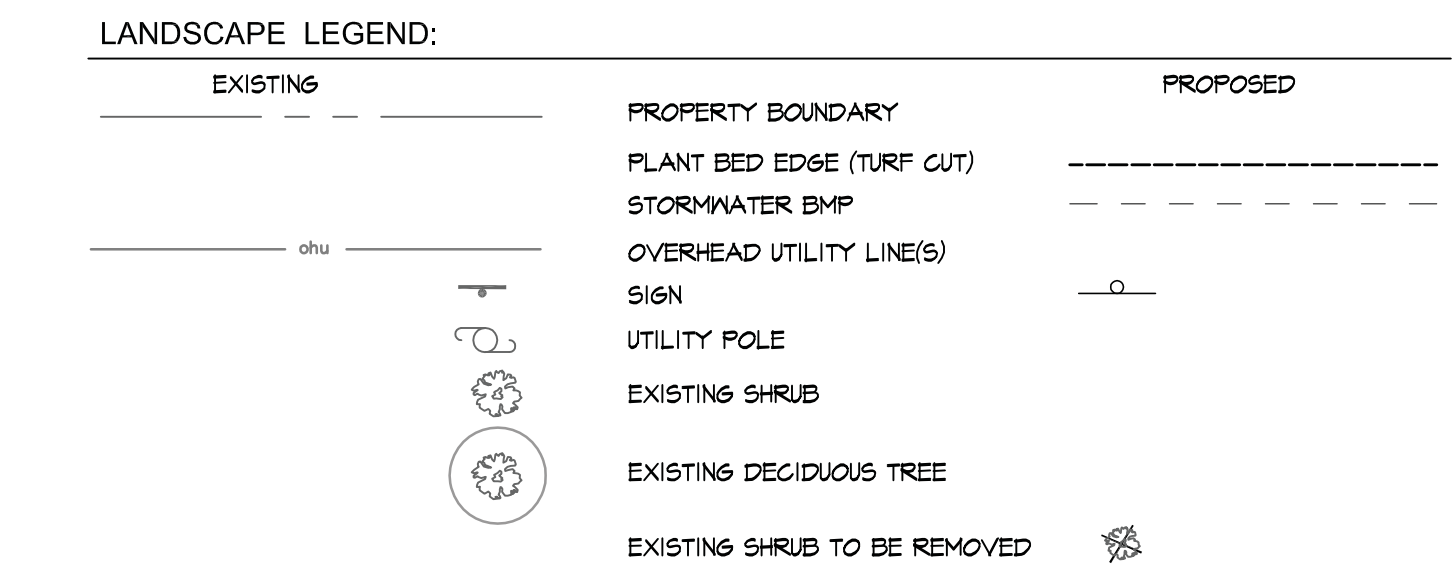
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JOB NO.	19128.00	DWG FILE	DETAILS
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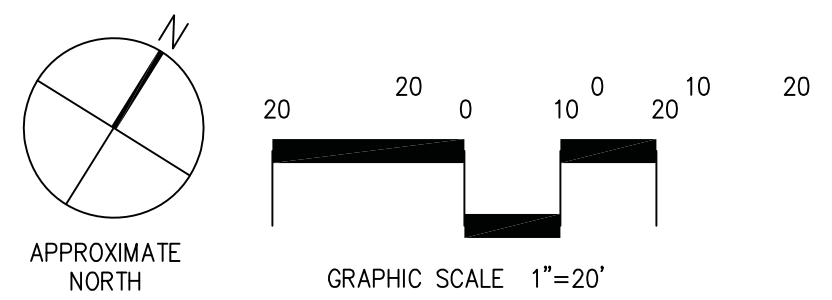
C-302

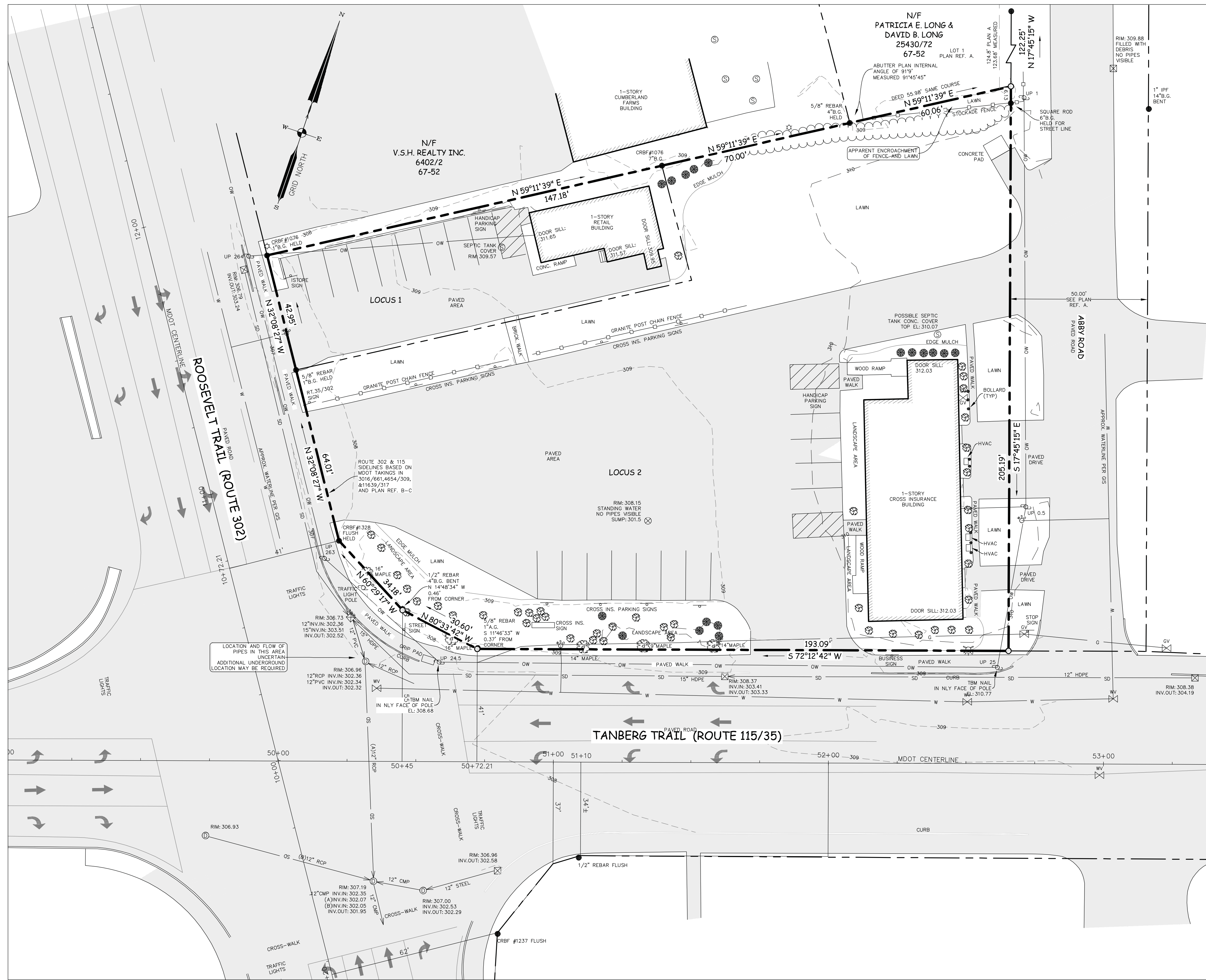






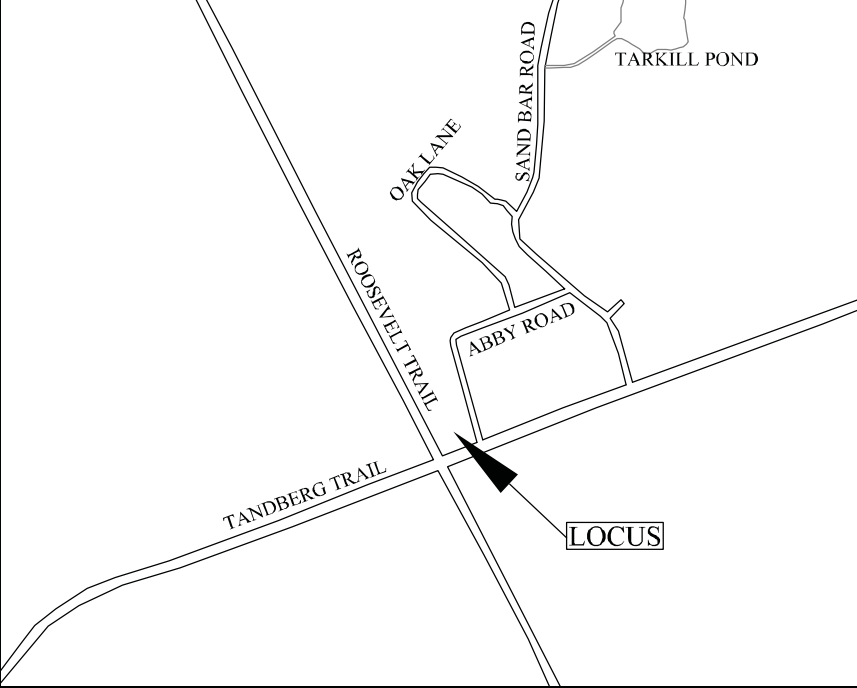
4 TREE PLANTING

[illegible]



NOTES:

1. RECORD OWNER: CROSS REALTY, LLC.
- A. LOCUS 1:
1. PARCEL DEED REFERENCE: SEE DEED FROM LYNDEN A. AND JEANETTE PITT TO CROSS REALTY, LLC. DATED AUGUST 31, 2007 RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 25434, PAGE 91.
 2. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM, MAP 67, LOT 54.
 3. TOTAL AREA OF PARCEL: 0.14 ACRES.
- B. LOCUS 2:
1. PARCEL DEED REFERENCE: SEE DEED FROM MARY LOU PATTEN TO CROSS REALTY, LLC. DATED MARCH 23, 2007, RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 24948, PAGE 348.
 2. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM, MAP 67, LOT 55.
 3. TOTAL AREA OF PARCEL: 0.86 ACRES.
2. ALL BOOK AND PAGE REFERENCES REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
3. ALL BEARINGS ARE REFERENCED TO NAD83 MAINE STATE PLANE GRID NORTH.
4. ELEVATIONS SHOWN ARE TIED TO NAVD88 BY GPS OPUS OBSERVATIONS.
5. THE LOCATION, SIZE, AND DEPTH OF UNDERGROUND UTILITY LINES, TANKS, AND OR STRUCTURES NOT DETERMINED BY THIS SURVEY.
6. PLAN REFERENCES:
- A.) REVISION OF PLANS FOR FAIRVIEW PARK, EXT. NO. ONE, DATED MARCH 20, 1963, RECORDED IN PLAN BOOK 62, PAGE 18.
- B.) STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY "14", WINDHAM, CUMBERLAND COUNTY, FILE NO. 3-200, SHEETS 2 TO 3, DATED JULY, 1967, RECORDED IN PLAN BOOK 197, PAGES 209-211.
- C.) STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY "14&113", WINDHAM, CUMBERLAND COUNTY, FILE NO. 3-200, SHEETS 2 TO 3, DATED MARCH, 1980, RECORDED IN PLAN BOOK 134, PAGES 30-31.
- D.) STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY "18", WINDHAM, CUMBERLAND COUNTY, FILE NO. 3-407, SHEETS 3 TO 5, DATED DECEMBER, 1993, RECORDED IN PLAN BOOK 197, PAGES 209-211.
- E.) PLAN OF LAND FOR V.S.H. REALTY, INC. IN WINDHAM, MAINE BY D.A. MAXFIELD, JR., LAND SURVEYING, HARRISON, MAINE, DATED MARCH, 1983, RECORDED IN PLAN BOOK 139, PAGE 74.
- F.) ALTA/ACSM LAND TITLE SURVEY, ROUTE 302 AND ROUTE 115, WINDHAM, MAINE MADE FOR RICHMOND WINDHAM DEVELOPMENT, LLC, DATED JANUARY 18, 2007, PREPARED BY TITCOMB ASSOCIATES, RECORDED IN PLAN BOOK 207, PAGE 139.



LOCATION PLAN

LEGEND

- SUBJECT BOUNDARY LINE
- ABUTTER OR RIGHT OF WAY LINE
- TREELINE
- FENCE - BOARD
- OVERHEAD WIRES
- WATERLINE
- STORMDRAIN
- SEWER LINE
- GAS LINE
- N/F
- 000/000
- 000-000
- DECIDUOUS / CONIFEROUS TREE
- GRANITE MONUMENT FOUND
- IRON PIPE/ROD/REBAR FOUND
- 5/8" REBAR W/ CAP TO BE SET
- UTILITY POLE
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASINS
- WATER SHUTOFF
- WATER VALVE
- GAS VALVE

RECORD DEED DESCRIPTION:

LOCUS 1: 747 ROOSEVELT TRAIL

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF THE COUNTY ROAD U.S. ROUTE 302 WITH THE NORTHERLY LINE OF THE GRAY AND STANDISH COUNTY ROAD; THENCE ON THE EASTERLY LINE OF ROUTE 302 NORTH 15 DEGREES AND 27 MINUTES WEST 106.83 FEET TO THE SOUTHERLY LINE OF RONALD AND GOLDIE M. PITT; THENCE NORTH 77 DEGREES 13 MINUTES EAST 154 FEET TO AN IRON PIPE ON THE GROUND AT THE SOUTHEAST CORNER OF SAID PITT LAND; THENCE NORTH 8 DEGREES AND 59 MINUTES WEST 43 FEET TO AN IRON PIPE ON THE LINE FORMERLY OF SARAH TAYLOR; THENCE NORTH 75 DEGREES AND 39 MINUTES EAST 69.25 SAME COURSE TO THE WESTERLY SIDE OF A 50 FOOT UNACCEPTED STREET LOCATED ON THE LAND OF CLINTON H. PHILPOT AND VENEZIA L. PHILPOT 55.98 FEET TO AN IRON PIPE; THENCE SOUTH 1 DEGREE AND 5 MINUTES EAST 205.56 FEET TO AN IRON PIPE ON THE NORTHERLY SIDE OF THE AFORESAID GRAY AND STANDISH COUNTY ROAD; THENCE ALONG THE NORTHERLY SIDE OF SAID GRAY AND STANDISH COUNTY ROAD SOUTH 88 DEGREES AND 55 MINUTES WEST 240.38 FEET TO THE POINT OF BEGINNING.

EXCEPTING AND RESERVING FROM THE FOREGOING PARCEL OF LAND A PARCEL OF LAND CONTAINING ABOUT 116 SQUARE FEET CONVEYED BY ROBERT T. MESERVE ET AL. FOR HIGHWAY PURPOSES BY DEED DATED OCTOBER 11, 1967 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3016, PAGE 661.

ALSO, EXCEPTING AND RESERVING FROM THE FOREGOING PARCEL OF LAND SUCH LAND OR RIGHTS ACQUIRED BY THE DEPARTMENT OF TRANSPORTATION FOR THE STATE OF MAINE BY EMINENT DOMAIN PURSUANT TO A NOTICE OF LAYOUT AND TAKING DATED AUGUST 26, 1980 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 654, PAGE 309. ALSO SUCH LAND OR RIGHTS ACQUIRED BY THE DEPARTMENT OF TRANSPORTATION FOR THE STATE OF MAINE BY EMINENT DOMAIN PURSUANT TO A NOTICE OF LAYOUT AND TAKING DATED SEPTEMBER 13, 1994 AND RECORDED AT SAID REGISTRY OF DEEDS IN BOOK 11639, PAGE 317.

THE ABOVE DESCRIPTION VARIES FROM METES AND BOUNDS AS DETERMINED BY FOUND EVIDENCE RELATING TO THE BOUNDARY AS DEPICTED ON THIS CURRENT SURVEY PLAN.

LOCUS 2: 745 ROOSEVELT TRAIL

A CERTAIN LOT OR PARCEL OF LAND, TOGETHER WITH ALL BUILDINGS, LOCATED ON THE EASTERLY SIDE OF ROOSEVELT TRAIL ALSO KNOWN AS US ROUTE 302 IN THE TOWN OF WINDHAM, COUNTY OF CUMBERLAND, STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A CAPPED "PLS 1076" 5/8 INCH IRON SET, FORTY ONE FEET (41') EASTERLY OF THE STATE HIGHWAY COMMISSION BASELINE, ON THE EASTERLY SIDELINE OF SAID ROOSEVELT TRAIL AND ON THE SOUTHERLY LINE OF THE LAND, NOW OR FORMERLY, OF V.S.H. REALTY, INC., AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 6302 AT PAGE 2 AND PLAN BOOK 139 AT PAGE 74;

THENCE, ALONG SAID LAND OF V.S.H. REALTY ON A COURSE OF NORTH SEVENTY SIX DEGREES FIFTEEN MINUTES TWENTY EIGHT SECONDS EAST (N° 76° 15' 28" E) A DISTANCE OF ONE HUNDRED FORTY SEVEN AND 10/100 FEET (147.10) TO A CAPPED "PLS 1076" 5/8 INCH IRON SET, SAID IRON BEING SOUTH SEVENTY SIX DEGREES FIFTEEN MINUTES TWENTY EIGHT SECONDS WEST (S° 76° 15' 28" W) A DISTANCE OF SEVENTY AND 00/100 FEET (70.00) FROM 5/8 INCH IRON FOUND AT THE SOUTHEASTERLY CORNER OF SAID LAND OF V.S.H. REALTY;

THENCE, ALONG THE LAND, FORMERLY OF FRANK W. PATTEN JR., RECORDED IN SAID REGISTRY IN BOOK 3027 AT PAGE 440 ON A COURSE PARALLEL TO THE EASTERLY LINE OF SAID LANE OF V.S.H. REALTY, SOUTH FIFTEEN DEGREES THIRTY TWO MINUTES TWENTY FOUR SECONDS EAST (S° 15° 32' 24" E), A DISTANCE OF FORTY THREE AND 00/100 FEET (43.00) TO A CAPPED "PLS 1076" 5/8 INCH IRON SET;

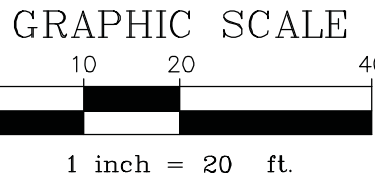
THENCE, ALONG SAID LAND FORMERLY OF PATTEN ON A COURSE OF SOUTH SEVENTY SIX DEGREES FIFTEEN MINUTES SEVENTEEN SECONDS (S° 76° 15' 17" W) A DISTANCE OF ONE HUNDRED FORTY SEVEN AND 44/100 FEET (147.44) TO A CAPPED "PLS 1076" 5/8 INCH IRON SET AND SAID SIDELINE OF ROOSEVELT TRAIL

THENCE, ALONG SAID SIDELINE OF ROOSEVELT TRAIL ON A COURSE OF NORTH FIFTEEN DEGREES FOUR MINUTES FIFTY THREE SECONDS WEST (N° 15° 04' 53" W) A DISTANCE OF FORTY THREE AND 00/100 FEET (43.00) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION VARIES FROM METES AND BOUNDS AS DETERMINED BY FOUND EVIDENCE RELATING TO THE BOUNDARY AS DEPICTED ON THIS CURRENT SURVEY PLAN.

TITLE COMMITMENT EXCEPTIONS:

PENDING ISSUANCE OF TITLE COMMITMENTS



REVISIONS			
NO.	DATE	DESCRIPTION	BY

DRAFT ALTA/NSPS LAND TITLE SURVEY

745 AND 747 ROOSEVELT TRAIL

WINDHAM, MAINE

PREPARED FOR: **BANGOR SAVINGS BANK**
24 HAMLIN WAY
BANGOR, ME 04402

PREPARED BY:
JONES ASSOCIATES INC.
Foresters, Surveyors And
Environmental Consultants

RECORD OWNERS:
CROSS REALTY, LLC
P.O. BOX 1388
BANGOR, ME 04401

PLAN DATE:
OCTOBER 8, 2019

SCALE: 1"=20'

PROJ. #: 19-053W1

**DRAFT PENDING
ISSUANCE OF TITLE
COMMITMENT**

PLAN: PRELIMINARY
UNLESS EMBOSSED HERE

280 POLAND SPRING ROAD, AUBURN, MAINE 04210
(207) 241-0235