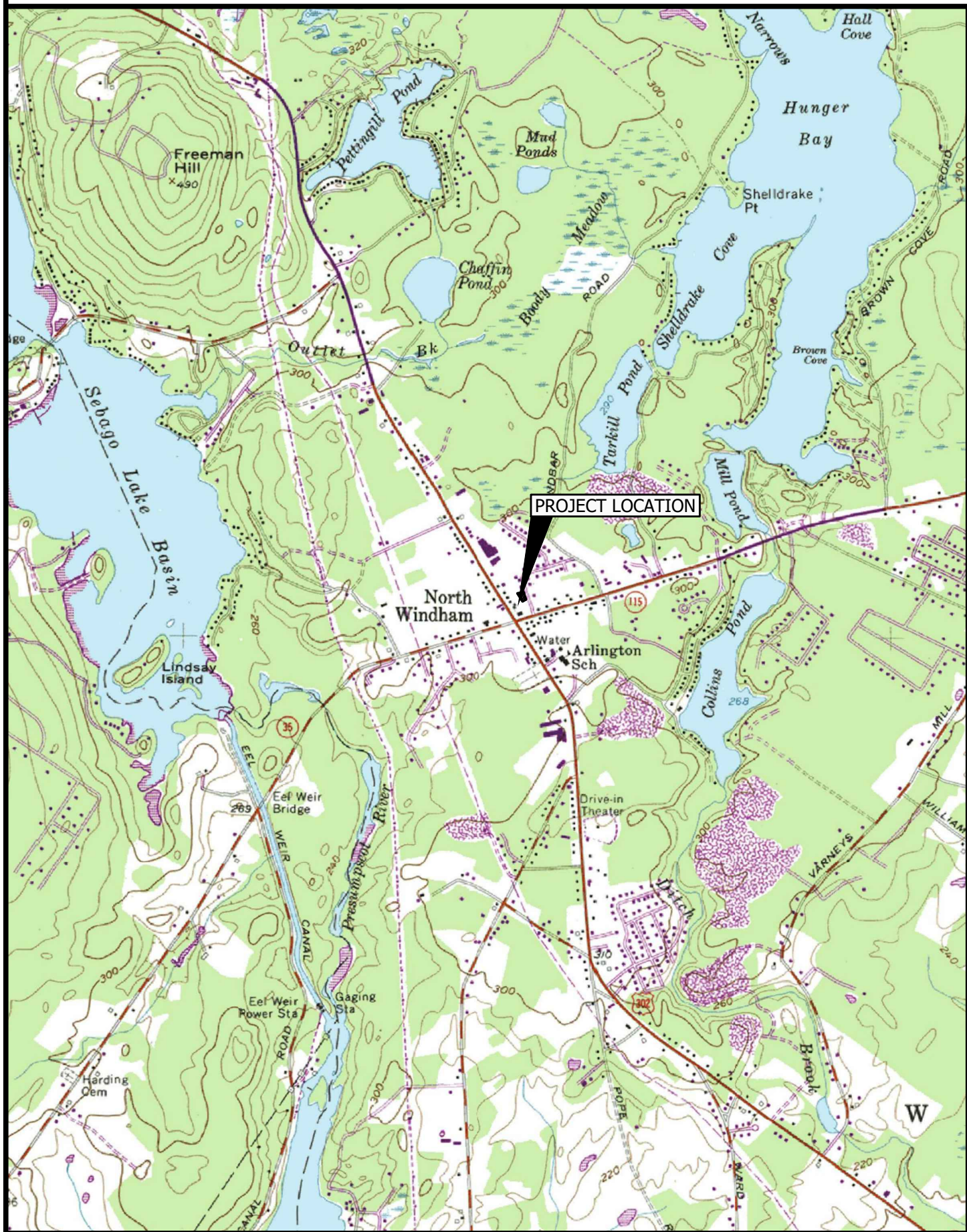


BANGOR SAVINGS BANK WINDHAM BRANCH/OFFICE PARKING EXPANSION 745 ROOSEVELT TRAIL AND 6 ABBY ROAD WINDHAM, MAINE

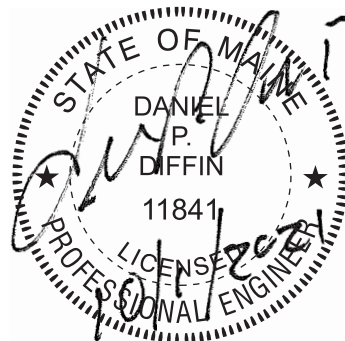
LOCATION MAP



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
STORMWATER MANAGEMENT PLAN PRE-DEVELOPED CONDITIONS	D-100
STORMWATER MANAGEMENT PLAN POST DEVELOPED CONDITIONS	D-101
PLAN OF LAND OF 6 ABBY ROAD WINDHAM, MAINE	



ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
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1. BASE MAP FROM SURVEY PERFORMED BY JONES ASSOCIATES INC., AUBURN, MAINE, DATED JULY 2, 2021. HORIZONTAL DATUM: NAD83, MAINE, WEST, FT. VERTICAL DATUM: NAVD88. ADDITIONAL BASE MAP INFORMATION FROM PLAN SET TITLED "BANGOR SAVINGS BANK WINDHAM BRANCH/OFFICE BUILDING 745 & 747 ROOSEVELT TRAIL WINDHAM, MAINE," PREPARED BY SEVEE & MAHER ENGINEERS, INC., DATED 5/11/2020.
2. STANDARD PRACTICE DICTATES THAT PLANS COMPILED IN THIS MANNER SHOULD BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO ENGINEER. THE ACCURACY AND COMPLETENESS OF SUBSURFACE INFORMATION IS NOT GUARANTEED. VERIFY SITE CONDITIONS INCLUDING DISCREPANCIES TO THE LOCATION AND INVERTS OF UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK.
3. PAVEMENT EDGES SHALL BE TRUE TO LINE. SAWCUT EXISTING PAVEMENT IN SMOOTH STRAIGHT LINE WHERE NEW PAVEMENT JOINS. PROVIDE TACK COAT LAYER AS SPECIFIED.

1. ADD 4" LOAM, SEED AND MULCH TO DISTURBED AREAS UNLESS OTHERWISE NOTED. PROVIDE EROSION CONTROL MESH ON ALL SLOPES 6:1 OR STEEPER, AND ALONG DITCH CHANNELS.
2. GRADE SURFACES TO DRAIN. PUDDLING OF WATER IN PAVED OR UNPAVED AREAS WILL NOT BE ACCEPTABLE, EXCEPT FOR AREAS DESIGNATED AS STORMWATER INFILTRATION AREAS.
3. MAINTAIN TEMPORARY EROSION CONTROL MEASURES FOR THE FULL DURATION OF CONSTRUCTION. INSPECT WEEKLY AND AFTER EACH STORM AND REPAIR AS NEEDED. REMOVE SEDIMENTS FROM THE SITE. PLACE IN AREA OF LOW EROSION POTENTIAL, AND STABILIZE WITH SEED AND MULCH.
4. DISTURBED AREAS WILL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING. DISTURBED AREAS NOT TO BE WORKED UPON WITHIN 14 DAYS OF DISTURBANCE WILL BE TEMPORARILY STABILIZED WITHIN 7 DAYS OF THE DISTURBANCE.
5. TOPSOIL ON SITE SHALL REMAIN THE PROPERTY OF BANGOR SAVINGS AND REMAIN ON SITE FOR THE DURATION OF CONSTRUCTION. EXCESS TOPSOIL SHALL BE REMOVED FROM THE SITE AFTER THE FINAL PLACEMENT OF LOAM.

1. THE ACCURACY AND COMPLETENESS OF SUBSURFACE INFORMATION IS NOT GUARANTEED. VERIFY SITE CONDITIONS INCLUDING TEST PITS FOR LOCATIONS AND INVERTS OF UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK.
2. GAS LINE LOCATION PROVIDED BY UNTIL CORP. AND IS SUBSURFACE UTILITY ENGINEERING (SUE) LEVEL D DATA. FIELD VERIFY LOCATIONS PRIOR TO WORK.
3. CLEAN SEDIMENTS FROM EXISTING STORM DRAIN PIPES AND CATCH BASINS.
4. COORDINATE WORK ON UTILITY LINES OR WITHIN ROAD RIGHT-OF-WAY WITH THE UTILITY COMPANIES, THE TOWN OF WINDHAM, AND THE MAINE DEPARTMENT OF TRANSPORTATION (MEDOT).
5. RESET RIMS OF EXISTING UTILITY STRUCTURES, MANHOLES AND CATCH BASINS TO NEW GRADE WHERE APPLICABLE.

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 PUBLIC UTILITIES COMMISSION (PUC) AT 1-800-452-4699 OR VISIT WWW.STATE.ME.US/MPUC
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 PUC FOR AN INCIDENT REPORT FORM VISIT WWW.STATE.ME.US/MPUC OR CALL THE PUC AT 1-800-452-4699.

1. RECORD OWNER: CROSS REALTY, LLC.
2. PARCEL DEED REFERENCE: SEE DEED PATRICIA E. LONG AND DAVID B. LONG TO CROSS REALTY, LLC. DATED SEPTEMBER 19, 2019 RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 36000, PAGE 43.
3. PARCEL TAX MAP REFERENCES: TOWN OF WINDHAM, MAP 67, LOT 56 AND MAP 67, LOT 55.
4. TOTAL AREA OF PARCEL: 0.24 ACRES.
5. ALL BOOK AND PAGE REFERENCES REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
6. ALL BEARINGS ARE REFERENCED TO NAD83 MAINE STATE PLANE GRID NORTH.
7. ELEVATIONS SHOWN ARE TIED TO NAVD88 BY GPS OPUS OBSERVATIONS.
8. THE LOCATION, SIZE, AND DEPTH OF UNDERGROUND UTILITY LINES, TANKS, AND OR STRUCTURES NOT DETERMINED BY THIS SURVEY.
9. THE DISTANCES AND ANGLES SHOWN ON PLAN REFERENCE B DO NOT MATHEMATICALLY CLOSE FOR THE SUBJECT PROPERTY (LOT 1 OF SAID PLAN). FOUND PINS AT THE CORNERS HELD AS BEST EVIDENCE OF INTENT OF ORIGINAL CONVEYANCE.
10. PLAN REFERENCES:
 - A. ALTA/NSPS LAND TITLE SURVEY, 745 & 747 ROOSEVELT TRAIL, WINDHAM, MAINE, PREPARED FOR BANGOR SAVINGS BANK, DRAFT DATED OCTOBER 8, 2019, PREPARED BY JONES ASSOCIATES INC.
 - B. REVISION OF PLANS FOR FAIRVIEW PARK, EXT. NO. ONE, DATED MARCH 20, 1963, RECORDED IN PLAN BOOK 62, PAGE 18.
 - C. 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.

<u>EXISTING</u>		<u>PROPOSED</u>
	PROPERTY LINE	
	BUILDING	
	CONCRETE	
	EDGE OF PAVEMENT	
	CURB	
	CONTOUR	
	SPOT GRADE	
	FENCE	
	CATCH BASIN	
	DRAINAGE MANHOLE	
	STORM DRAIN	
	SANITARY SEWER LINE	
	SANITARY SEWER MANHOLE	
	UTILITY POLE	
	UNDERGROUND UTILITY	
	UNDERGROUND ELECTRIC	
	OVERHEAD UTILITY	
	WATER	
	WATER VALVE	
	HYDRANT	
	BOLLARD	
	FORCE MAIN	
	STOCKADE FENCE	
	GUARDRAIL	
	LIGHT	
	DETECTABLE WARNING PAD	
	DEMOLITION AREA	

SILT FENCE

SILT SACK

STABILIZED CONSTRUCTION ENTRANCE/EXIT

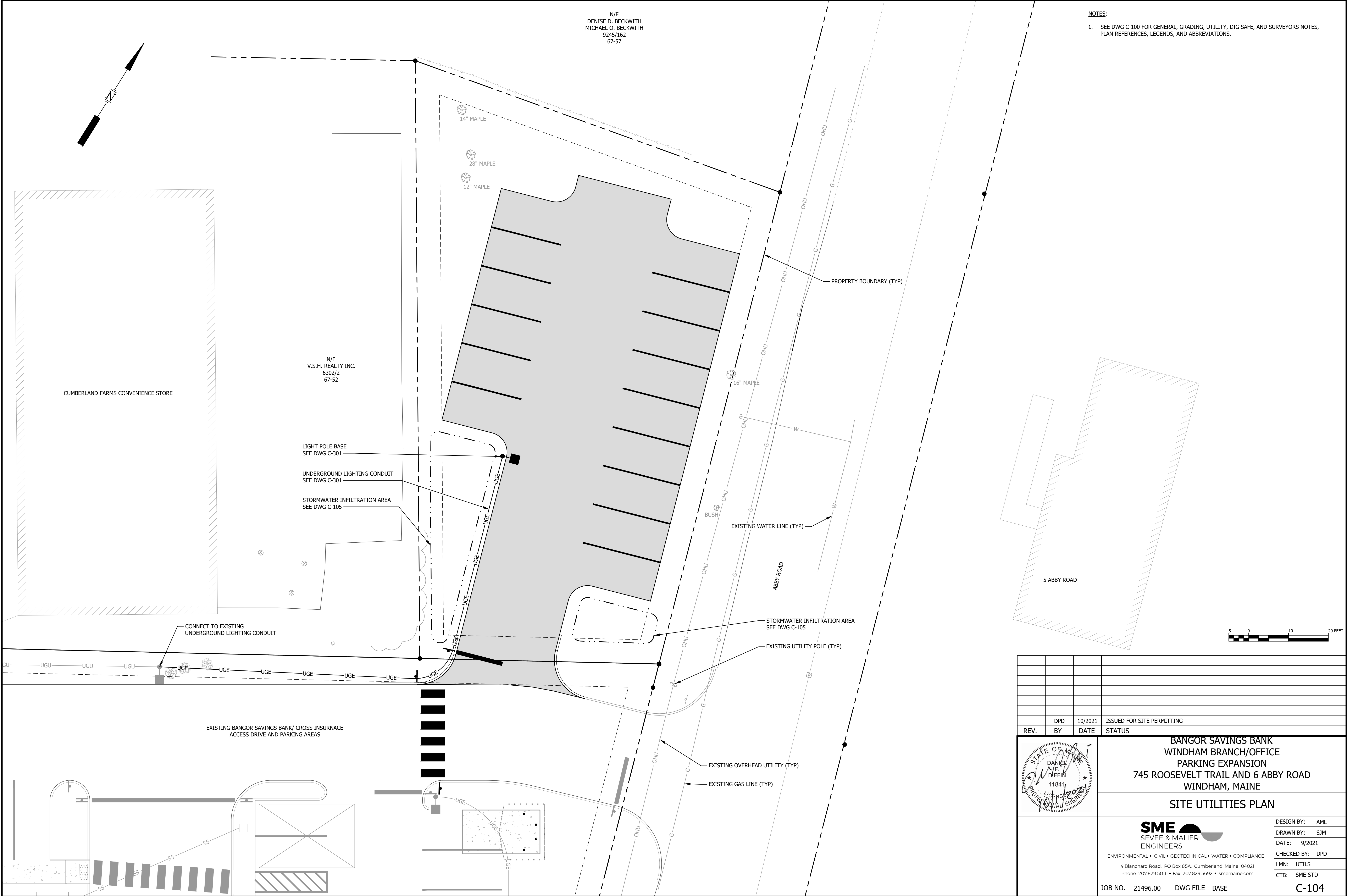
The diagram illustrates three types of erosion control measures. At the top, a horizontal line is labeled 'SF' at both ends, representing a silt fence. Below this, a circular symbol with a square inside represents a silt sack. At the bottom, a rectangular area filled with a cross-hatch pattern represents a stabilized construction entrance/exit.

ACCM	ASPHALT COATED CMP	DBL	DEGREE OF CURVE	HDPE	HIGH DENSITY POLYETHYLENE	PERF	PERFORATED
ACP	ASBESTOS CEMENT PIPE	DBL	DOUBLE	HORIZ	HORIZONTAL	PP	POWER POLE
AC	ACRE	DEG OR °	DEGREE	HP	HORSEPOWER	PSI	POUNDS PER SQUARE INCH
AGG	AGGREGATE	DEPT	DEPARTMENT	HYD	HYDRANT	PVC	POLYVINYL CHLORIDE
ALUM	ALUMINUM	DI	DUCTILE IRON			PVMT	PAVEMENT
APPD	APPROVED	DIA	DIAMETER	ID	INSIDE DIAMETER		
APPROX	APPROXIMATE	DIM	DIMENSION	IN OR "	INCHES	QTY	QUANTITY
ARMH	AIR RELEASE MANHOLE	DIST	DISTANCE	INV	INVERT		
ASB	ASBESTOS	DN	DOWN	INV EL	INVERT ELEVATION		
ASP	ASPHALT	DR	DRAIN			RCP	REINFORCED CONCRETE PIPE
AUTO	AUTOMATIC	DWG	DRAWING	LB	POUND	ROW	RIGHT OF WAY
AUX	AUXILIARY			LC	LEACHATE COLLECTION	RAD	RADIUS
AVE	AVENUE	EA	EACH	LD	LEAK DETECTION	REQD	REQUIRED
AZ	AZIMUTH	EG	EXISTING GROUND OR GRADE	LF	LINEAR FEET	RT	RIGHT
		ELEC	ELECTRIC	LOC	LOCATION	RTE	ROUTE
BCCMP	BITUMINOUS COATED CMP	EL	ELEVATION	LT	LEACHATE TRANSPORT	S	SLOPE
BM	BENCH MARK	ELB	ELBOW			SCH	SCHEDULE
BIT	BITUMINOUS	EOP	EDGE OF PAVEMENT	MJ	MANHOLE	SF	SQUARE FEET
BLDG	BUILDING	EQUIP	EQUIPMENT	MH	MECHANICAL JOINT	SFC	SLIPFORM CONCRETE CURB
BOT	BOTTOM	EST	ESTIMATED	MATL	MATERIAL	SHT	SHEET
BRG	BEARING	EXC	EXCAVATE	MAX	MAXIMUM	SMH	SANITARY MANHOLE
BV	BALL VALVE	EXIST	EXISTING	MFR	MANUFACTURE	ST	STREET
				MIN	MINIMUM	STA	STATION
CB	CATCH BASIN	FI	FIELD INLET	MISC	MISCELLANEOUS	SY	SQUARE YARD
CEN	CENTER	FG	FINISH GRADE	MON	MONUMENT	TAN	TANGENT
CEM LIN	CEMENT LINED	FBRGL	FIBERGLASS			TDH	TOTAL DYNAMIC HEAD
CMP	CORRUGATED METAL PIPE	FDN	FOUNDATION	NITC	NOT IN THIS CONTRACT	TEMP	TEMPORARY
CO	CLEAN OUT	FLEX	FLEXIBLE	NTS	NOT TO SCALE	TYP	TYPICAL
CF	CUBIC FEET	FLG	FLANGE	N/F	NOW OR FORMERLY		
CFS	CUBIC FEET PER SECOND	FLR	FLOOR	NO OR #	NUMBER	UD	UNDERDRAIN
CI	CAST IRON	FPS	FEET PER SECOND			V	VOLTS
CL	CLASS	FT OR '	FEET	OC	ON CENTER	VA TEE	VALVE ANCHORING TEE
CONC	CONCRETE	FTG	FOOTING	OD	OUTSIDE DIAMETER	VERT	VERTICAL
CONST	CONSTRUCTION			PC	POINT OF CURVE	VGC	VERTICAL GRANITE CURB
CONTR	CONTRACTOR	GA	GAUGE	PD	PERIMETER DRAIN	WG	WATER GATE
CS	CURB STOP	GAL	GALLON	PI	POINT OF INTERSECTION	W/	WITH
CTR	CENTER	GALV	GALVANIZED	PIV	POST INDICATOR VALVE	W/O	WITHOUT
CU	COPPER	GPD	GALLONS PER DAY	PT	POINT OF TANGENT		
CY	CUBIC YARD	GPM	GALLONS PER MINUTE				

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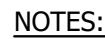
NOTES:

1. HMA = HOT MIX ASPHALT.
MDOT = MAINE DEPARTMENT OF TRANSPORTATION.
2. ALL COURSE THICKNESS AFTER FINAL COMPACTION.

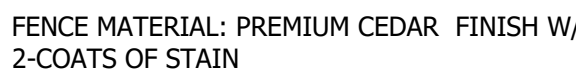
NTS



NTS



1. SIGNS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH MAINE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, HIGHWAYS AND BRIDGES REVISION OF DECEMBER 2002, SECTION 645.
2. ALL PERMANENT SIGNS ON THIS PROJECT ARE CLASSIFIED UNDER SECTION 645.03(b) TYPE 1 REGULATORY WARNING AND ROUTE MARKER ASSEMBLY SIGNS.
3. SIGN MATERIAL SHALL BE AS SPECIFIED IN SECTION 719 OF THE MDOT STANDARD SPECIFICATIONS.
4. POSTS SHALL BE METAL CHANNELS AS SPECIFIED IN SECTION 720.08. ALTERNATE POSTS MAY BE 4"x6" WOOD AS SPECIFIED IN SECTION 720.12, AS APPROVED BY ENGINEER.
5. POSTS IN THE PUBLIC RIGHT-OF-WAY TO BE ON BREAKAWAY POSTS AS SPECIFIED IN SECTION 720 OF THE MDOT STANDARD SPECIFICATIONS.



NTS



NTS



STOP BAR

NTS



1. MINIMUM 28 DAY COMPRESSIVE STRENGTH: 4,000 PSI
2. AIR ENTRAINMENT: 4% TO 6%
3. REINFORCING: FIBERMESH OR EQUIVALENT GRACE PRODUCT
4. STRAND LENGTH 1-1/2", 1" TO 1-1/2 LB/CUBIC YARD
5. SLUMP: 1" TO 1-1/2"
6. FINISH:
 - a. VERTICAL AND TOP FACES: SMOOTH SLIPFORM
 - b. SLOPED FACES: BROOM
7. JOINTS: SAWCUT 10' OC 3" DEEP THE DAY AFTER PLACING
8. SEALER: SALT GUARD OR EQUAL WATER BASED SEALER

NTS



1. CONSTRUCT THE INFILTRATION BASIN AFTER THE AREA THAT DRAINS TO IT IS STABILIZED WITH EROSION CONTROL MEASURES THAT WILL PREVENT SEDIMENT FROM REACHING THE BASIN.
2. EXCAVATE THE INFILTRATION BASIN IN A MANNER THAT WILL NOT COMPACT THE SOIL LINER SUBGRADE. DO NOT OPERATE HEAVY MACHINERY INSIDE THE BASIN WHEN THE EXCAVATION IS WITHIN FOUR FEET OF THE SOIL LINER SUBGRADE.
3. GRADE THE INFILTRATION BASIN BOTTOM SO THAT IT IS LEVEL AND AT THE ELEVATIONS SHOWN ON THE PLAN AND SECTIONS.
4. PLACE 3" OF SOIL LINER OVER THE POND BOTTOM AND UP THE SIDES TO THE ELEVATION SHOWN ON THE PLAN, TILL INTO EXISTING SOIL TO CREATE A TRANSITION ZONE. DO NOT COMPACT. PLACE AN ADDITIONAL 6" OF THE SOIL LINER OVER THE TRANSITION ZONE. THE SOIL LINER SHALL BE PLACED AND GRADED WITH AN EXCAVATOR. DO NOT OPERATE HEAVY EQUIPMENT ON THE SOIL LINER, SHAPE THE SURFACE OF THE SOIL LINER TO THE LINE, GRADE AND CROSS SECTION SPECIFIED WITH THE FINISH SURFACE NOT MORE THAN 1 1/2" ABOVE OR BELOW THE SPECIFIED GRADE. SOIL LINER TO BE A SOIL WITH A PERMEABILITY OF 0.50-2.41 INCHES PER HOUR. LINER SHALL CONTAIN NO STONES LARGER THAN 3" IN GREATEST DIMENSION.

SOIL LINER SHALL BE A SCREENED AND PROCESSED SOIL SIMILAR TO A MARLOW, BECKETT OR PERU FINE SANDY LOAM AS DEFINED IN THE SOIL SURVEY OF CUMBERLAND COUNTY MAINE PUBLISHED BY THE U.S.D.A. SOIL CONSERVATION SERVICE. THE SOIL FOR SOIL LINER SHALL:

- BE TAKEN FROM THE TOP 2 FEET OF NATURAL GROUND SO THAT IT HAS SUFFICIENT ORGANIC CONTENT TO SUPPORT GRASS GROWTH.
- HAVE A PERMEABILITY BETWEEN 0.5 AND 2.41 INCHES PER HOUR ($0.4 \text{ to } 1.7 \times 10^{-4} \text{ CM/SEC.}$)
- HAVE NO STONES LARGER THAN 3-INCHES IN GREATEST DIMENSION.

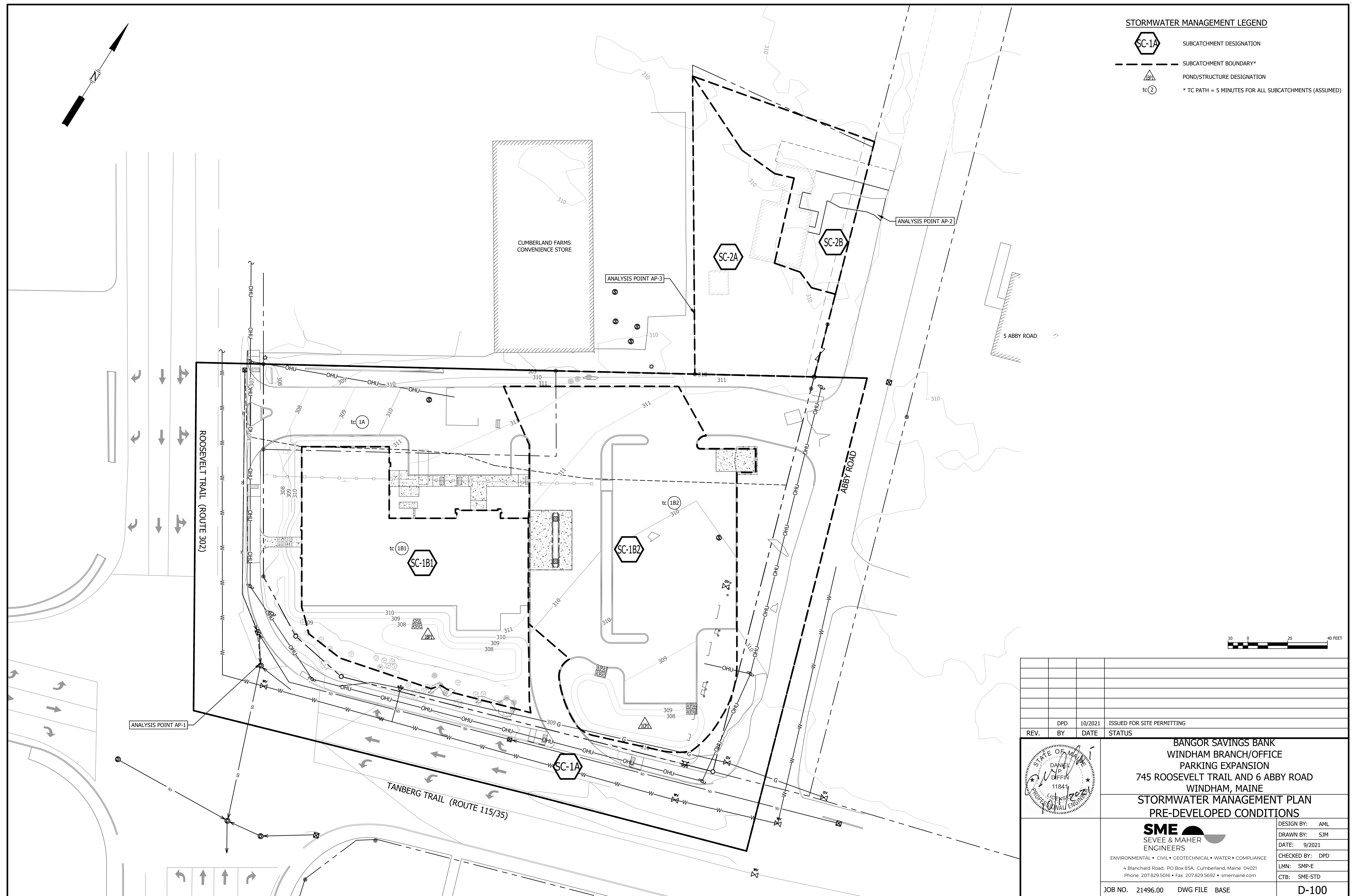
THESE SOILS MAY HAVE TO BE BLENDED WITH SAND, STONE OR SILT TO ACHIEVE THE SPECIFIED PERMEABILITY

5. SUBMIT SAMPLES OF THE LINER SOIL TO THE UNIVERSITY OF MAINE SOIL TESTING LABORATORY (OR OTHER SIMILAR LABORATORY) FOR PERMEABILITY TESTING AT VARIOUS DENSITIES AND RECOMMENDED LIMESTONE AND FERTILIZER RATES.
6. EMPLOY A GEOTECHNICAL TESTING SERVICE TO TEST THE IN-PLACE DENSITY AND PERMEABILITY OF THE SOIL LINER.
7. APPLY LIMESTONE AND FERTILIZER OVER THE LINER AND BASIN SIDESLOPES ACCORDING TO THE SOIL TEST RECOMMENDATIONS USING LIGHT SPREADING EQUIPMENT. WORK LIME AND AND FERTILIZER INTO SOIL TO A DEPTH OF 4 INCHES USING LIGHT EQUIPMENT.
8. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). HYDROSEEDINGS, WHICH INCLUDE MULCH, MAY BE LEFT ON THE SOIL SURFACE. INCREASE SEEDING RATE 10% IF HYDROSEEDING, USE THE FOLLOWING SEED MIX:

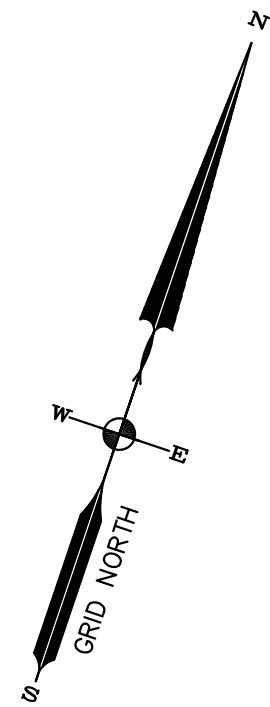
<u>SEED MIXTURE</u>	<u>lbs / ACRE</u>	<u>lbs / 1000</u>
SF		
CREEPING RED FESCUE (PENNLAWN, ENSYLA, WINTERGREEN)	20	.46
RED TOP	2	.05
TALL FESCUE (KENTUCKY 31)	<u>20</u>	<u>.46</u>
TOTAL	42	.97
9. IF SEEDING CAN NOT OCCUR BETWEEN APRIL 15 AND AUGUST 5 WAIT UNTIL THE FOLLOWING SPRING TO APPLY PERMANENT SEED. DO NOT PERFORM DORMANT SEEDING.
10. STABILIZE THE SITE IN ACCORDANCE WITH THE TEMPORARY MULCHING BEST MANAGEMENT PRACTICE (BMP) WITHIN 7 DAYS OF CONSTRUCTING THE LINER. SEE THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: "BEST MANAGEMENT PRACTICES" PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION, MARCH 2003.
11. MAINTENANCE: MOW THE POND SIDESLOPES AND FLOOR AT LEAST TWICE ANNUALLY. REMOVE CLIPPINGS.

SEED MIXTURE	LBS / ACRE	LBS / 1000
SF		
CREEPING RED FESCUE (PENNLAWN, ENSYLVA, WINTERGREEN)	20	.46
RED TOP	2	.05
TALL FESCUE (KENTUCKY 31)	20	.46
TOTAL	42	.97

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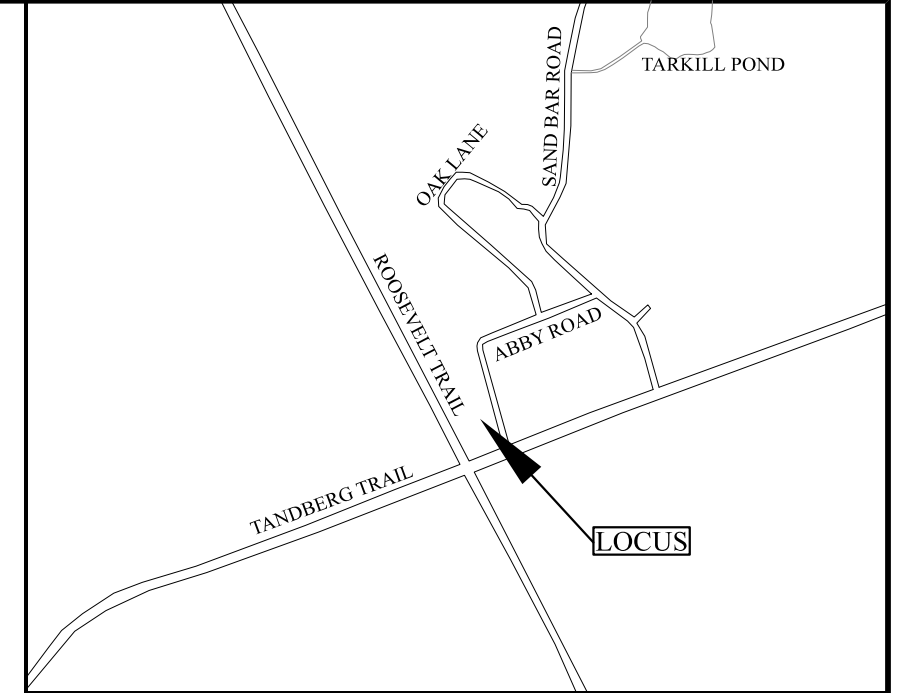




METAL FENCE STAKE
3\"/>

1\"/>

1\"/>



LOCATION PLAN

NOTES:

- RECORD OWNER: CROSS REALTY, LLC.
- PARCEL DEED REFERENCE: SEE DEED PATRICIA E. LONG AND DAVID B. LONG TO CROSS REALTY, LLC, DATED SEPTEMBER 19, 2019 RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 36000, PAGE 43.
- PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM, MAP 67, LOT 56.
- TOTAL AREA OF PARCEL: 0.24 ACRES.
- ALL BOOK AND PAGE REFERENCES REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- ALL BEARINGS ARE REFERENCED TO NAD83 MAINE STATE PLANE GRID NORTH.
- ELEVATIONS SHOWN ARE TIED TO NAVD88 BY GPS OPUS OBSERVATIONS.
- THE LOCATION, SIZE, AND DEPTH OF UNDERGROUND UTILITY LINES, TANKS, AND/OR STRUCTURES NOT DETERMINED BY THIS SURVEY.
- THE DISTANCES AND ANGLES SHOWN ON PLAN REFERENCE B DO NOT MATHEMATICALLY CLOSE FOR THE SUBJECT PROPERTY (LOT 1 OF SAID PLAN). FOUND PINS AT THE CORNERS HELD AS BEST EVIDENCE OF INTENT OF ORIGINAL CONVEYANCE.
- PLAN REFERENCES:
 - A.) ALTA/NSPS LAND TITLE SURVEY, 745 & 747 ROOSEVELT TRAIL, WINDHAM, MAINE, PREPARED FOR BANGOR SAVINGS BANK, DRAFT DATED OCTOBER 8, 2019, PREPARED BY JONES ASSOCIATES INC.
 - B.) REVISION OF PLANS FOR FAIRVIEW PARK, EXT. NO. ONE, DATED MARCH 20, 1963, RECORDED IN PLAN BOOK 62, PAGE 18.
 - C.) 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.

LEGEND

- | | |
|---------|------------------------------|
| N/F | NOW OR FORMERLY |
| 000/000 | DEED BOOK PAGE REFERENCE |
| 000-000 | TAX MAP AND LOT NUMBER |
| | DECIDUOUS / CONIFEROUS TREE |
| | GRANITE MONUMENT FOUND |
| | IRON PIPE/ROD/REBAR FOUND |
| | 5/8\"/> |
| | UTILITY POLE |
| | SEWER MANHOLE |
| | DRAIN MANHOLE |
| | CATCH BASINS |
| | SUBJECT BOUNDARY LINE |
| | ABUTTER OR RIGHT OF WAY LINE |
| | TREELINE |
| | FENCE - BOARD |
| | OVERHEAD WIRES |
| | WATERLINE |
| | GAS LINE |

REVISIONS			
NO.	DATE	DESCRIPTION	BY

PLAN OF LAND OF
6 ABBY ROAD
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:
JULY 2, 2021

SCALE: 1"=10'

PROJ. #: 21-045W1

CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY CONFORMS TO THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, STANDARDS OF PRACTICE (CHAPTER 90, SECTIONS 1 & 2).

Michael A. Hartman
MICHAEL A. HARTMAN, P.L.S. #2433
FOR JONES ASSOCIATES INC.

