

PLANNING / DESIGN ASSOCIATES
 COMMERCIAL / RESIDENTIAL DESIGN SERVICES
 ARCHITECTURAL DESIGNERS
 SITE PLANNERS
 LANDSCAPE ARCHITECTS
 REAL ESTATE DEVELOPMENT CONSULTANTS
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MOMENTUM FACILITY ADDITION
 102 TANDBERG TRAIL, WINDHAM, ME

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	SETBACK	---
●	IRON PIPE	●
— —	CONTOURS	— —
— —	SPOT GRADE	— —
— —	CURLINE	— —
— —	TREE LINE	— —
— —	STONE WALL	— —
— —	BUILDING	— —
— —	EDGE OF PAVEMENT	— —
— —	EDGE OF GRAVEL	— —
○	DECIDUOUS TREE	○
○*	CONIFEROUS TREE	○*
○	SHRUB	○
— —	SEWER	— —
— —	WATER	— —
— —	GAS	— —
— —	STORM DRAIN	— —
□	CATCH BASIN	□
— —	UNDERGROUND UTILITY	— —
○	UTILITY POLE	○

GENERAL NOTES:
 ADDRESS: 102 TANDBERG TRAIL, AKA RT. 115, WINDHAM, ME
 OWNER: 102 TANDBERG TRAIL LLC
 ZONE: C1 COMMERCIAL
 MAP 18 LOT 31-2
 PARCEL SIZE: 36,053 SF / 0.82 AC
 MIN LOT SIZE: NONE
 MIN FRONTAGE: 100'
 MIN FRONT SETBACK: 40'
 MIN SIDE SETBACK: 6'
 MIN REAR SETBACK: 6'
 MIN PARKING SETBACK 5' SIDE AND REAR
 LANDSCAPE BUFFER STRIP: 20'

EXISTING USE: RESIDENTIAL
 PROPOSED USE: SERVICE / BUSINESS PERSONAL

PARKING SPACES EXISTING—15-16
 PARKING SPACES PROVIDED—20

BUILDING SUMMARY:
 FIRST FLOOR EXISTING—1484 SF
 SECOND FLOOR EXISTING—1158 SF
 PROPOSED—2000 SF / 1000 SF PER FLOOR
 TOTAL—4642 SF

UTILITIES: SITE IS SERVED BY PUBLIC WATER, ONSITE SUBSURFACE SEPTIC WASTE, OVERHEAD POWER, GAS, STORM SEWER

REFERENCE PLAN: BOUNDARY AND EXISTING CONDITIONS SURVEY BY SEBAGO TECHNICS INC, 89104 DATED 7/20/1989

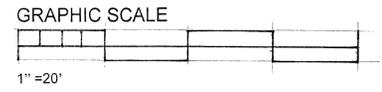
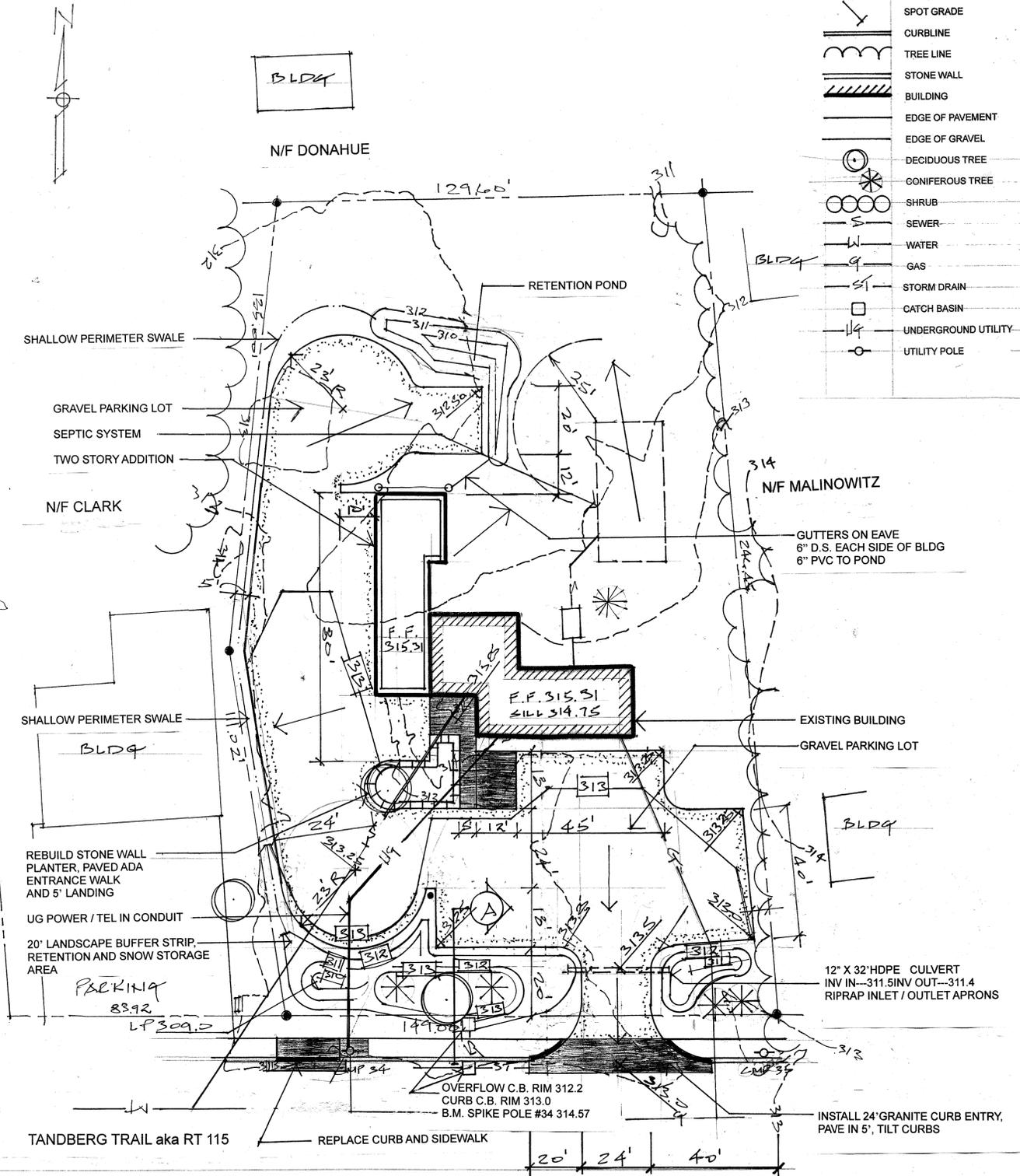
- DEMOLITION NOTES:**
1. REMOVE ALL DEMOLITION MATERIALS (WOOD, CONCRETE, GRAVEL, TREE SLASH) FROM THE SITE AND DISPOSE OF AT APPROVED FACILITIES.
 2. REUSE EXISTING GRANITE CURBING.
 3. PROTECT EXISTING TREES / SHRUBS WITH FENCING.
 4. CONTACT CMP REGARDING POWER LINE CHANGES.
 5. CONTACT DIGSAFE REGARDING WATER/GAS LINES.
 6. STAKE OUT LIMITS OF CONSTRUCTION, PROPOSED BUILDING, PARKING.
 7. PROVIDE CATCH BASIN INLETS PROTECTION.
 8. CONTACT STRUCTURAL ENGINEER PRIOR TO DEMOLITION OF BARN FOUNDATION

LOT COVERAGE CALCULATIONS
 LOT AREA—36,053 SF

EXISTING COVERAGE	HOUSE—1375 SF
	BARN—800 SF
	DECK—240 SF
	WALK—360 SF
	GRAVEL—10,860 SF
	MISC CONC SLAB—1,200 SF
TOTAL IMPERVIOUS—14,835 SF	
PERVIOUS (LAWN) —21,218 SF	
PROPOSED COVERAGE	
	HOUSE—1375 SF
	ADDITION—1,000 SF
	WALK—400 SF
	DECK—60 SF
	GRAVEL—16,570 SF
TOTAL IMPERVIOUS—19,405 SF	
PERVIOUS (LAWN / PLANTER / BUFFER STRIP)—16,648 SF	

APPROVED: TOWN OF WINDHAM
 STAFF REVIEW COMMITTEE

Date: 11.3.15
 Scale: _____
 Drawn: FP
 Job: _____
 Sheet: _____
 date: _____



SITE, UTILITY AND GRADING PLAN
 1"=20'

EROSION AND SEDIMENTATION CONTROL NOTES

A. GENERAL
 1. all soil erosion and sediment control will be done in accordance with the Maine Erosion and Sediment Control Handbook: Best Management Practices, MEDEP March 2003 as revised.
 2. the owner or agent will be responsible for the repair/replacement/maintenance of all erosion control measures until all disturbed areas are stabilized.
 3. disturbed areas will be permanently stabilized within 7 days of final grading. Disturbed areas not to be worked on within 14 days of disturbance will be temporarily stabilized within 7 days of disturbance.
 4. in all areas, removal of all trees, brush and other vegetation, as well as disturbance of topsoil will be kept to a minimum while allowing proper site operations.
 5. any suitable topsoil will be stripped and stockpiled for reuse. Topsoil will be stockpiled in a manner such that natural drainage is not obstructed and no off-site sediment damage will result. The side slopes will not exceed 2:1. Silt fence will be installed around the perimeter of the stockpile and will be temporarily seeded with rye, annual or perennial ryegrass within 7 days of formation, or mulched.

B. TEMPORARY MEASURES
 1. stabilized construction entrance
 A crushed stone stabilized construction entrance will be placed at any point of vehicular approach from the site, in accordance with the detail.
 2. silt fence
 a. Silt fence will be installed prior to all construction activity where soil disturbance will result in erosion. Silt fence will be erected at the locations shown on the plan and downgraded of construction.
 b. Silt fences will be removed when they have served their useful purpose, but not before the areas have been permanently stabilized.
 c. Silt fences will be inspected immediately after each rainfall and at least daily during prolonged rainfall. They will be inspected if there are any signs of erosion or sedimentation below them. Any required repairs will be made immediately. If there are signs of under-cutting at the center or the edges, or impounded with large volumes of water behind them, they will be replaced with a temporary crushed stone check dam.
 d. sediment deposits will be removed after each storm if significant buildup has occurred or if deposits exceed 15" in depth.

3. temporary seeding:
 Stabilize disturbed areas that will not be brought to final grade for a year or less and reduce problems associated with mud and dust production from exposed soil surface during construction with temporary vegetation.
 4. temporary mulching:
 -Use temporary mulch in the following locations and circumstances:
 -Apply temporary mulch within 14 days of disturbance or prior any storm event in all other areas.
 -Areas which have been temporarily or permanently seeded, will be mulched immediately following seeding.
 -Areas which cannot be seeded within the growing season will be mulched for over-winter protection and the area will be reseeded at the beginning of the growing season.
 -mulch can be used in conjunction with tree, shrub, vine and ground cover plantings.
 -mulch anchors will be used on slopes greater than 15% in late (past Sept 15 and over winter Sept 15-April 15)
 The following materials may be used for temporary mulch:
 a. hay or straw material shall be air dried, free of seeds and coarse materials. Apply 2 bales /100 sf or 1.5-2 tons/acre to cover 90% of ground surface.
 b. erosion control mix: it can be used as a stand alone reinforcement:
 -on slopes 2/1 or less
 -on frozen ground or forested areas
 -at the edge of gravel parking areas and areas under construction
 c. erosion control mix alone is not suitable:
 -on slopes with groundwater seepage
 -at low points with concentrated flows and in gullies
 -at the bottom of steep perimeter slopes exceeding 100' in length
 -below culvert outlet aprons

-around catch basins and closed storm systems
 d. chemical mulches and soil binders: a wide range of synthetic spray-on materials are marked to protect the soil surface. These are emulsions that are mixed with water and applied to the soil. They may be used alone, but most often are used to hold wood fiber, hydro-mulch and straw to the surface.
 e. erosion control blankets and mats: mats are a manufactured combination of mulch and netting designed to retain soil moisture and modify soil temperature. During the growing season (April 15-September 15) use mats indicated on drawings or
 -base of grassed waterways
 -steep slopes >15%
 5. temporary dust control:
 To prevent the blowing and movement of dust from exposed soil surfaces, reduce the presence of dust, use water or calcium chloride to control dusting by preserving the moisture level in pace surface materials.

C. PERMANENT MEASURES
 all areas disturbed during construction, but not subject to other restoration (paving, riprap, etc) will be vegetated with sod.
 a. seeded preparation: use stockpiled materials spread to the depth shown on the plans, grade the site as shown.
 Sod specifications:
 Kentucky bluegrass—55 lbs/acre
 Creeping red fescue—55lbs/acre
 Perennial ryegrass—55lbs/acre
 Use slow growth mix at all lawn areas
D. WINTER CONSTRUCTION MEASURES
 1. winter excavation and earthwork will be completed so as to minimize exposed areas while satisfactorily completing the project. Limit exposed areas to those areas in which work is to occur during the following 15 days and that can be mulched in one day prior to any snow event. All areas will be considered denuded until the sub-base gravel is installed in paved areas or the areas of future loam and seed have been loamed, seeded and mulched.
 Install any added measures necessary to control erosion/sedimentation. The particular measure used will be dependent upon site conditions, the size of the area to be protected and weather conditions.
 To minimize areas without erosion control protection, continuation of earthwork operations on additional areas will not begin until the exposed soil surface on the area being worked on has been stabilized.
 2. sediment barriers: during frozen conditions, sediment barriers may consist of erosion control mix berms or any other recognized sediment barriers as frozen soil prevents the proper installation of hay bays or silt fences.
 3. mulching: all areas will be considered denuded until seeded and mulched. Hay and straw mulch will be applied at a rate of twice the normal rate. Mulch will not be spread on top of snow.
 Between the date of November 1 and April 15, all mulch will be anchored by either mulch netting, emulsion chemical, track or wood cellulose fiber.
 4. soil stockpiling: stockpiles of soil or subsoil will be mulched for overwinter protection with hay or straw at twice the normal rate or with a 4" layer of erosion control mix. This will be done within 24 hours of stocking and reestablished prior to any rainfall or snowfall.

5. seeding: dormant seeding may be placed prior to the placement of mulch or erosion control blankets. If dormant seeding is used for the site, all disturbed areas will receive 6" of loam and seed at an application rate of three times for permanent seeding. All areas seeded during the winter will be inspected in the spring for adequate catch. All areas insufficiently vegetated (less than 75%) will be revegetated by replacing loam, seed and mulch. If dormant seeding is not used for the site, all disturbed areas will be revegetated in the spring.
 6. maintenance: maintenance measures will be applied as needed during the entire construction season. After each rainfall, snowstorm or period of thawing and runoff, the site contractor will perform a visual inspection of all erosion control measures and perform repairs as needed to ensure the continuous function.
 Following the temporary or final seeding and mulching, the contractor will in the spring inspect and repair any damages and bare spots. An established vegetative cover means a minimum of 85 to 90% of areas vegetated

STANDARD LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	SETBACK	---
●	IRON PIPE	●
— —	CONTOURS	— —
∇	SPOT GRADE	∇
---	CURBLINE	---
---	TREE LINE	---
---	STONE WALL	---
---	BUILDING	---
---	EDGE OF PAVEMENT	---
---	EDGE OF GRAVEL	---
○	DECIDUOUS TREE	○
○*	CONIFEROUS TREE	○*
○	SHRUB	○
— —	SEWER	— —
— —	WATER	— —
— —	GAS	— —
— —	STORM DRAIN	— —
□	CATCH BASIN	□
— —	UNDERGROUND UTILITY	— —
○	UTILITY POLE	○

with vigorous growth.

E. OVER-WINTER CONSTRUCTION MEASURES
 1. stabilization of disturbed areas: by September 15, all disturbed soils on areas less than 15% slope will be seeded and mulched. If the contractor fails to stabilize the soils by this date, then the contractor shall stabilize the soil for late fall and winter by using temporary seeding or mulch.
 2. stabilization of disturbed slopes: all slopes to be vegetated will be completed by September 15. The owner will consider any area having a grade greater than 15% to be a slope. Slopes not vegetated by September 15 will receive one of the following actions to stabilize the slope for late fall and winter:
 a. stabilize the soil with temporary vegetation and erosion control mesh.
 b. stabilize the soil with erosion control mix.
 c. stabilize the soil with riprap.

F. MAINTENANCE PLAN
 Inspection will be performed in accordance with the erosion control plan. Inspections will be performed by a qualified person during rainfall to insure that the site performs according to the plan. Inspection priorities will include checking erosion control devices for accumulation of sediments.

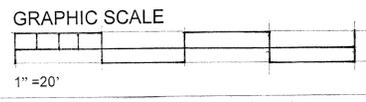
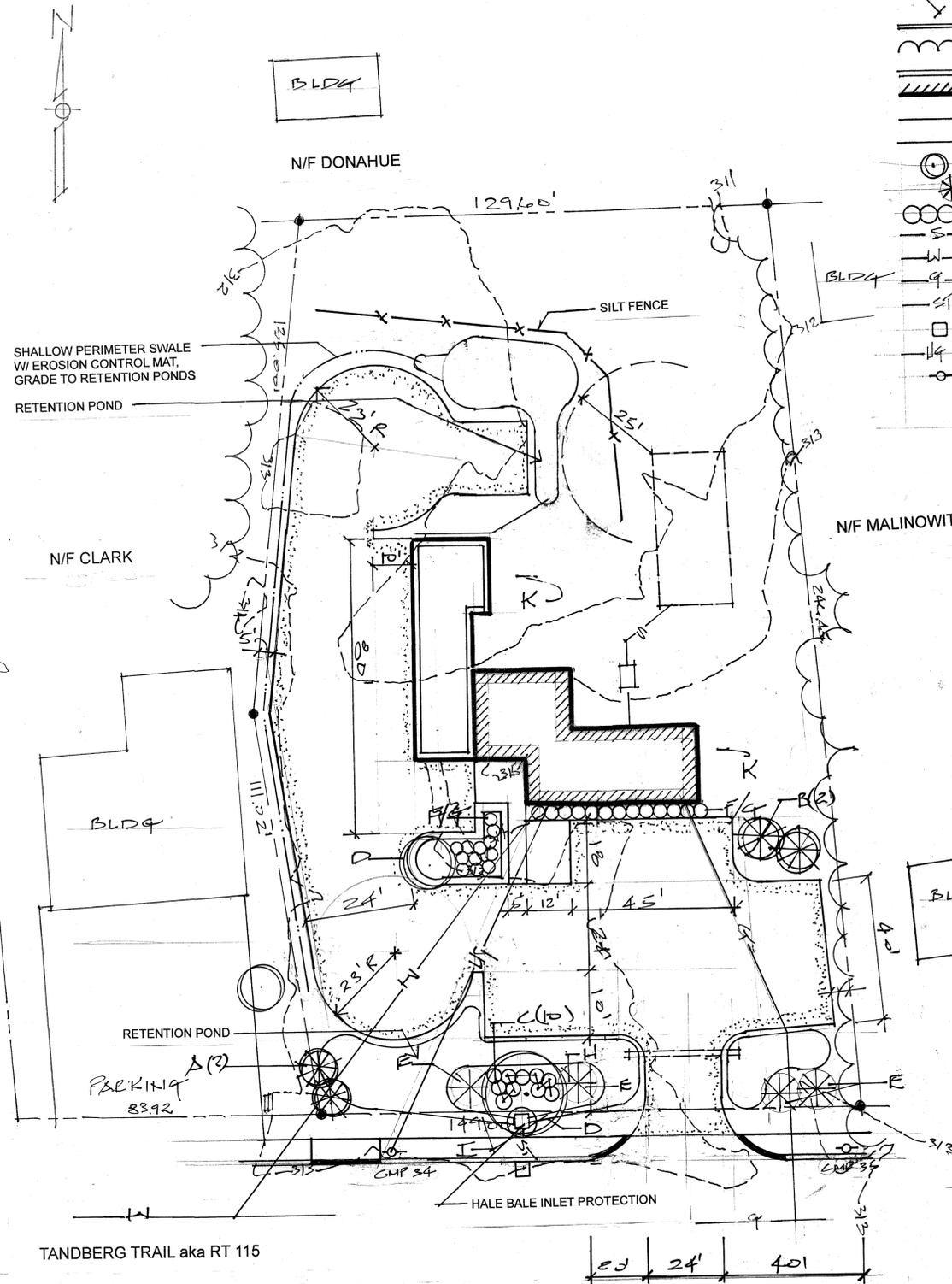
G. CONSTRUCTION SEQUENCE
 -site stakeout
 -install temporary erosion control measures
 -clear and grub construction area
 -stockpile loam
 -perform site stabilization
 -install underground utilities
 -construct foundation and building
 -install landscape features
 -remove temporary erosion control measures

LIST OF PLANTS / GROUNDCOVERS

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
A	ACER RUBRUM	RED MAPLE	2	2.5" CAL B&B
B	SYRINGA RETICULATA	JAP TREE LILAC	2	1.5" CAL B&B
C	VIBURNUM LANTANA	LANTANA VIBURNUM	10	30" HT POT
D	EXISTING DECIDUOUS TREE			
E	EXISTING CONIFER TREE			
F	EXISTING SHRUBS / PRUNE & MULCH			
G	4" BARK MULCH			
H	PINE NEEDLES			
I	3" STONE CHANNEL / 2" WIDE			
J	EROSION CONTROL MAT			
K	EXISTING LAWN			

LANDSCAPE NOTES

1. SIZE AND GRADING OF PLANTS SHALL CONFORM TO U.S.A. STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOC OF NURSERYMEN, INC.
2. PLANT MATERIALS SHALL BE GUARANTEED FOR 2 YEARS BY THE CONTRACTOR FROM THE DATE OF INSTALLATION.
3. EXISTING TREES AND SHRUBS TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION BY THE CONTRACTOR.
4. ALL DISTURBED AREAS NOT COVERED BY OTHER MATERIALS SHALL BE 4" LOAMED AND SEEDED.
5. THE LANDSCAPE CONTRACTOR SHALL BE AWARE OF THE PRESENCE OF UNDERGROUND UTILITIES PRIOR TO DIGGING OPERATIONS.
6. SHRUB BEDS SHALL BE MULCHED WITH 4" OF CLEAN SHREDED BROWN BARK MULCH.
7. STONE CHANNELS SHALL BE 3" STONE 2" WIDE.



LANDSCAPE AND EROSION CONTROL PLAN
 1" = 20'

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