

LEGEND

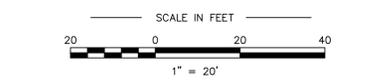
○	Iron marker - found
●	Iron marker - set (#5 rebar)
—	Property line (locus)
- - -	Property line (abutment)
—	Edge of pavement
—	Curb
⊥	Sign
⊥	Lamp or light pole
⊥	Utility pole
⊥	Guy wire
⊙	Catch basin (round)
⊙	Drain manhole
⊙	Gas valve
⊙	Bollard
⊙	Water shutoff
⊙	Water valve
⊙	Fire hydrant
—	Contours (1ft)
—	Contours (5ft)
—	Storm drain
—	Underground water line
—	Underground gas line
—	Overhead utility line
—	Edge of gravel
N/F	Now or formerly of
1234/567	Dead reference (Book/Page)
—	Tree line
⊙	Monitoring well
⊙	Deciduous tree
⊙	Coniferous tree
⊙	Existing building

- NOTES**
- 1) Book and Page references are to the Cumberland County Registry of Deeds.
 - 2) Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone derived from GPS observations.
 - 3) Elevations are based on NAVD88 derived from GPS observations.
 - 4) Utility information on this plan is approximate, based on location of visible features. DigSafe and/or the appropriate utilities should be contacted prior to any construction.
 - 5) Property lies within Zone X based on FIRM Community #230189 Panel #0015 B, dated September 2, 1981. It does not lie within a special flood hazard area.

- PLAN REFERENCES**
- 1) Plan of Replacement Septic System Design made for Pratt-Abbott Cleaners by Sebago Technics dated June 2, 2011 and revised June 10, 2011.
 - 2) ALTA/ACSM Land Title Survey made for Fleet Business Credit Corporation by MHF Design Consultants, Inc. dated November 20, 2000 and revised February 8, 2001.
 - 3) Site Plan made for Norway Savings Bank by Sebago Technics dated August 29, 1994 and revised through April 26, 1995.
 - 4) Standard Boundary Survey made for Norway Savings Bank by Sebago Technics dated June 22, 1994 and revised June 29, 1994.
 - 5) State of Maine Department of Transportation Right of Way Map dated December, 1993. D.O.T. File No. 3-407, sheets 8-10 of 13.
 - 6) Plan of Land at North Windham dated May, 1946 by H.I. & E.C. Jordan Civil Engineers, recorded in Plan Book 39, Page 72.
 - 7) Boundary Plan of 6 Parcels of Land made for David G. Hills Development Corporation by H. Edmund Bergeron Civil Engineer, P.A. dated November 11, 1988.

AREA
78,325 square feet / 1.80 acres

OWNERS OF RECORD
Hanna Associates; Book 13646, Page 66



PLAN OF
Existing Conditions Survey
839 Roosevelt Trail Windham, Maine

MADE FOR
St. Germain Collins
846 Main Street Westbrook, Maine

JOB #215028	DATE: May 26, 2015	SCALE: 1" = 20'
BOOK #885		
CP/2015/215028		
FILE #9778		



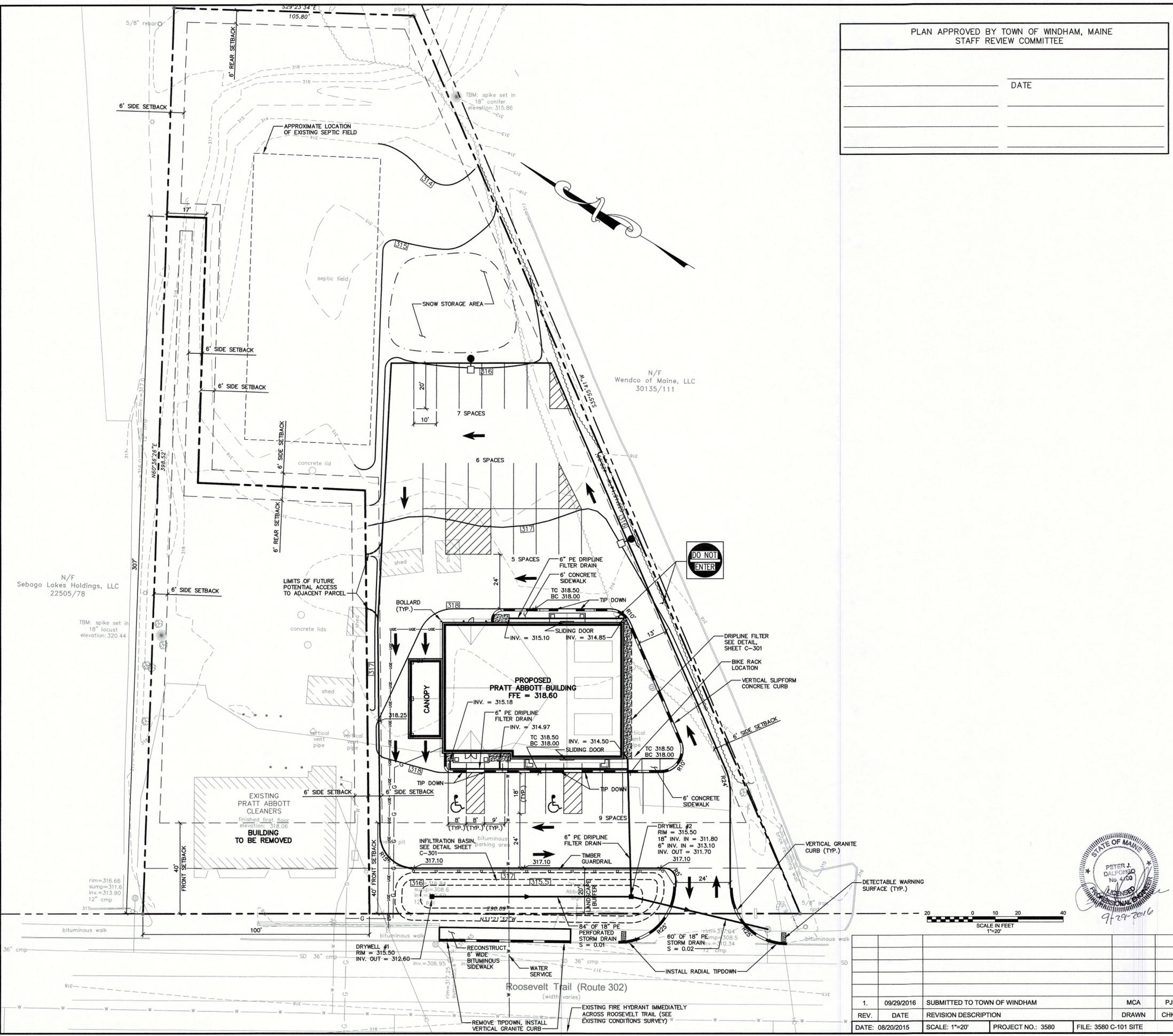
CERTIFICATION
This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.
Rex J. Croteau, P.L.S. #2273



N/F
Sebago Lakes Holdings, LLC
22505/78

N/F
Sebago Lakes Holdings, LLC
22505/78

N/F
Wendco of Maine, LLC
30135/111



PLAN APPROVED BY TOWN OF WINDHAM, MAINE
STAFF REVIEW COMMITTEE

DATE

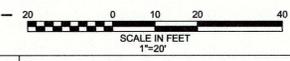
LEGEND:

EXISTING	PROPERTY LINE	PROPOSED
—	ADJACENT PROPERTY LINE	—
—	MONUMENTS	—
—	CONTOURS (1')	—
—	CONTOURS (5')	—
—	EDGE OF GRAVEL	—
—	EDGE OF PAVEMENT	—
—	CURB	—
—	PAVEMENT STRIPING	—
—	BUILDINGS	—
—	TREES	—
—	SIGNS	—
—	BOLLARDS	—
—	UTILITY POLE	—
—	OVERHEAD LINE	—
—	LIGHTS	—
—	UNDERGROUND ELECTRIC	—
—	GAS LINE	—
—	WATER SHUTOFF	—
—	WATER VALVE	—
—	WATER LINE	—
—	CATCH BASIN/INFILTRATION BASIN	—
—	STORM DRAIN	—
—	TRAFFIC FLOW DIRECTION	—
—	SNOW STORAGE AREA	—

- NOTES:**
1. PLAN REFERENCE: "EXISTING CONDITIONS SURVEY, 839 ROOSEVELT TRAIL, WINDHAM, ME" BY TITCOMB ASSOCIATES, MAY 26, 2015.
 2. ELEVATIONS BASED ON NAVD88 DERIVED FROM GPS OBSERVATIONS.
 3. BEARINGS ARE REFERENCED TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, NAD83, WEST ZONE, DERIVED FROM GPS OBSERVATIONS.
 4. SITE IS LOTS 6 AND 7, MAP 71 AND IS 1.80 ACRES.
 5. SPACE AND BULK REQUIREMENTS:
 ZONE: COMMERCIAL
 MIN. LOT SIZE: 20,000 S.F.
 MIN. FRONTAGE: 100 FT.
 FRONT SETBACK: 40 FT.
 SIDE SETBACK: 6 FT.
 REAR SETBACK: 6 FT.
 MIN. FRONT LANDSCAPE BUFFER: 20 FT.
 6. PARKING REQUIREMENTS: 1/250 S.F. = 20 SPACES REQUIRED; 27 SPACES PROPOSED.
 7. RECORD OWNER: HANNA ASSOCIATES
 P.O. BOX 1120
 PORTLAND, ME 04104
 8. APPLICANT: HANNA REALTY ASSOCIATES, LLC
 P.O. BOX 1120
 PORTLAND, ME 04104

SITE PLAN
 PRATT ABBOTT CLEANERS
 839 ROOSEVELT TRAIL
 WINDHAM, MAINE

HANNA REALTY ASSOCIATES, LLC
 PO BOX 1120
 PORTLAND, ME 04104



REV.	DATE	REVISION DESCRIPTION	DRAWN	CHK'D
1.	09/29/2016	SUBMITTED TO TOWN OF WINDHAM	MCA	PJD
REV.	DATE	REVISION DESCRIPTION	DRAWN	CHK'D

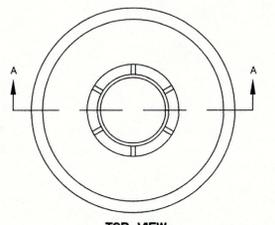
DATE: 08/20/2015 SCALE: 1"=20' PROJECT NO.: 3580 FILE: 3580 C-101 SITE

St. Germain • Collins

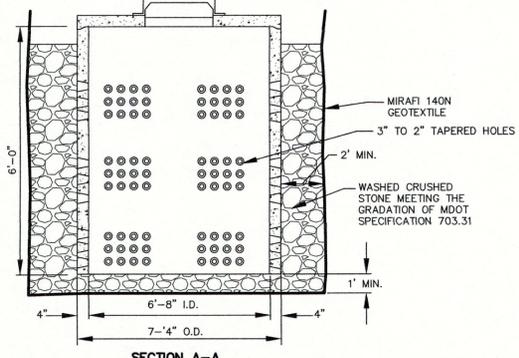
C-101

846 MAIN ST., WESTBROOK, ME 04092 TEL:207-591-7000 WWW.STGERMAINCOLLINS.COM

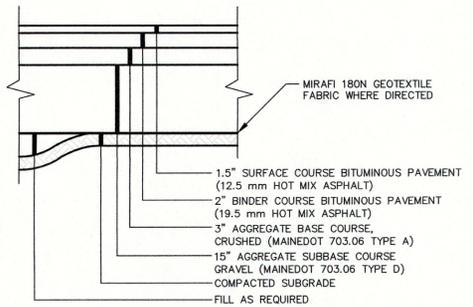
M:\Draws\3580 Windham\3580 C-101 SITE.dwg 9/29/2016 3:54:55 PM



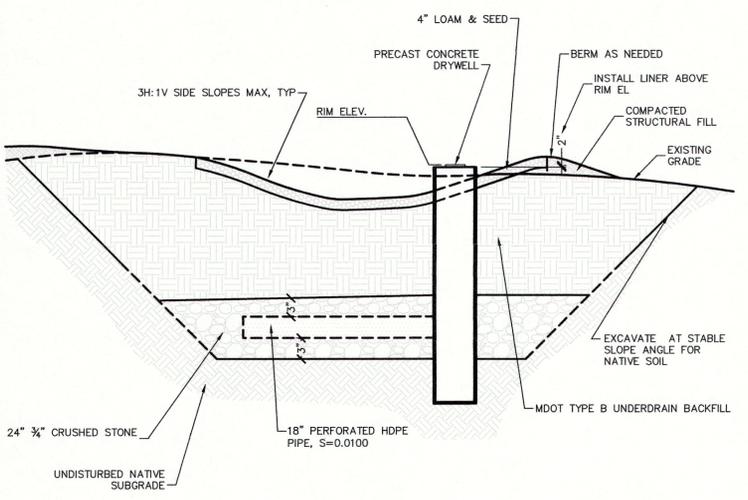
NOTES:
1. PRECAST DRYWELL TO BE DESIGNED FOR H2O LOADING
2. AS MANUFACTURED BY GEORGE R. ROBERTS CO.



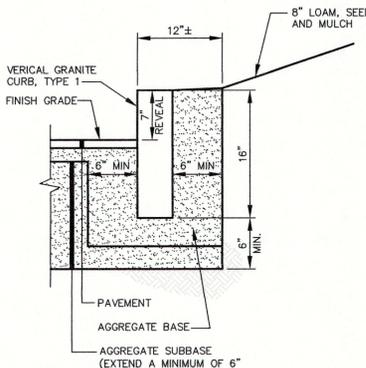
PRECAST CONCRETE DRYWELL
NOT TO SCALE



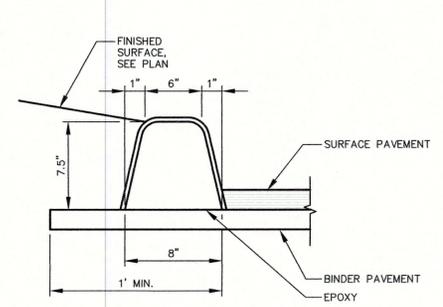
PAVEMENT BUILDUP
NOT TO SCALE



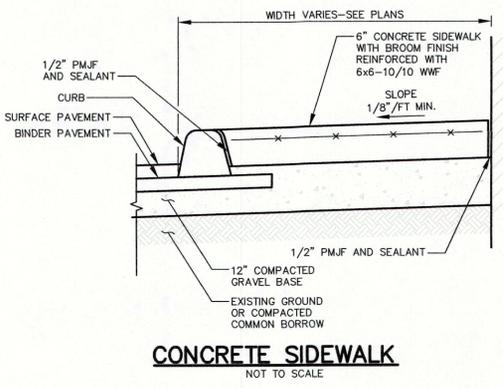
INFILTRATION BASIN
NOT TO SCALE



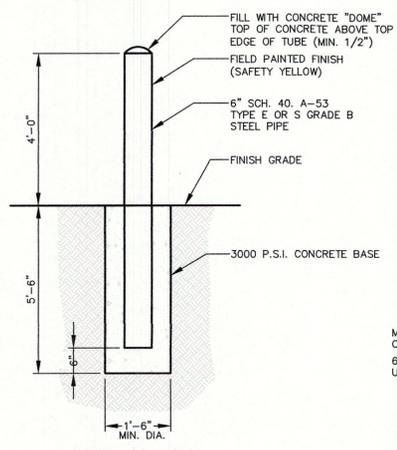
VERTICAL GRANITE CURB
NOT TO SCALE



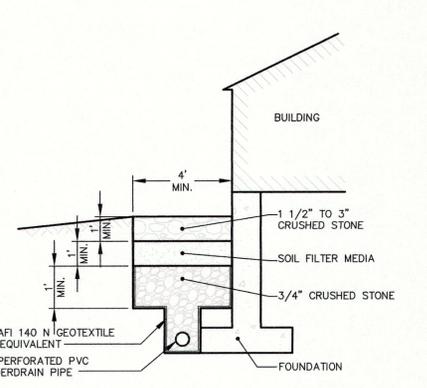
VERTICAL SLIPFORM CONCRETE CURB
NOT TO SCALE



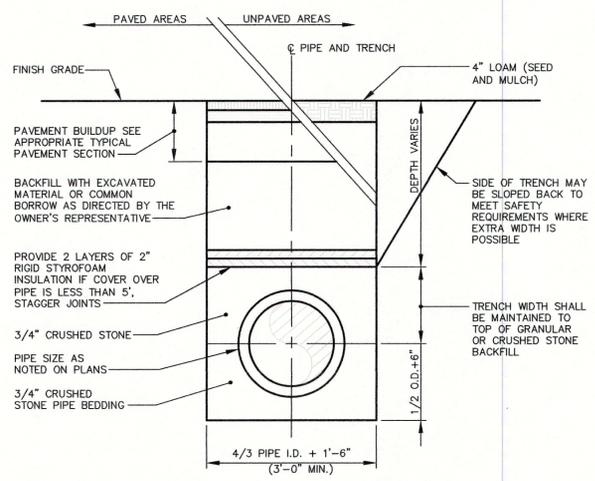
CONCRETE SIDEWALK
NOT TO SCALE



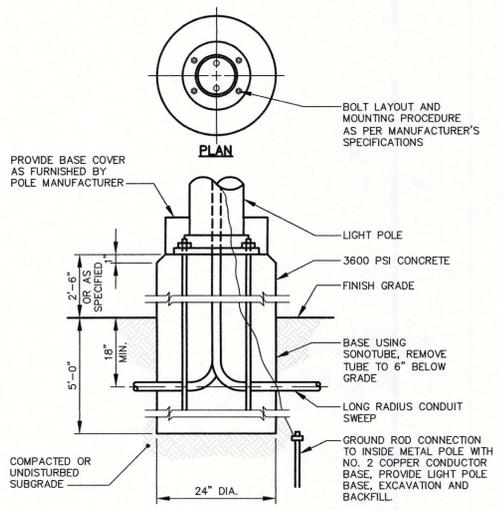
BOLLARD
NOT TO SCALE



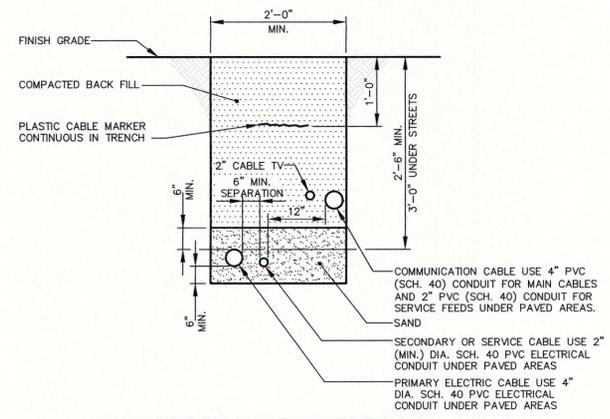
DRIPLINE FILTER
NOT TO SCALE



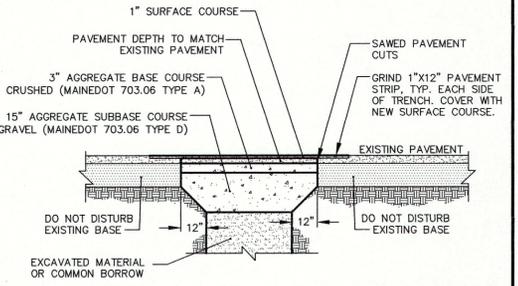
TYPICAL TRENCH SECTION
NOT TO SCALE



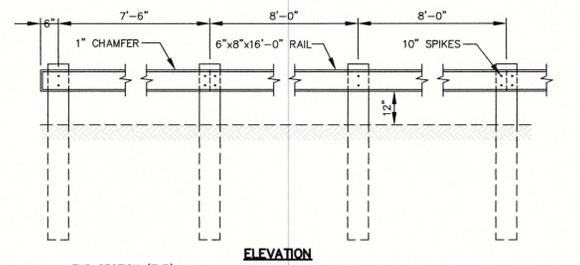
LIGHT POLE BASE
NOT TO SCALE



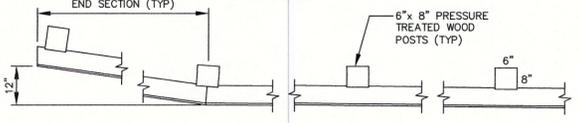
UNDERGROUND ELECTRICAL & TELEPHONE CONDUIT
NOT TO SCALE



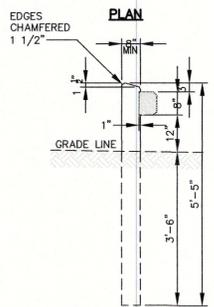
STANDARD PAVEMENT REPAIR SECTION
NOT TO SCALE



ELEVATION

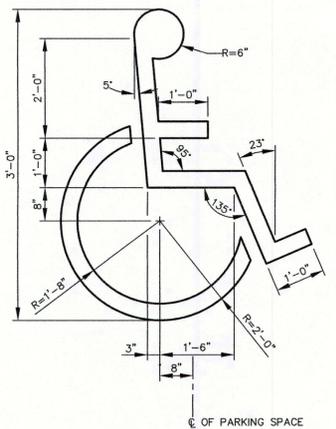


END SECTION (TYP)



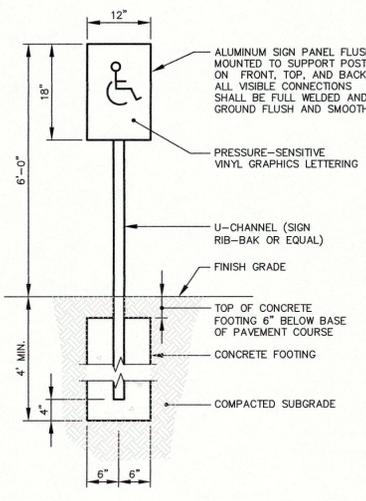
PLAN

TIMBER GUARDRAIL
NOT TO SCALE

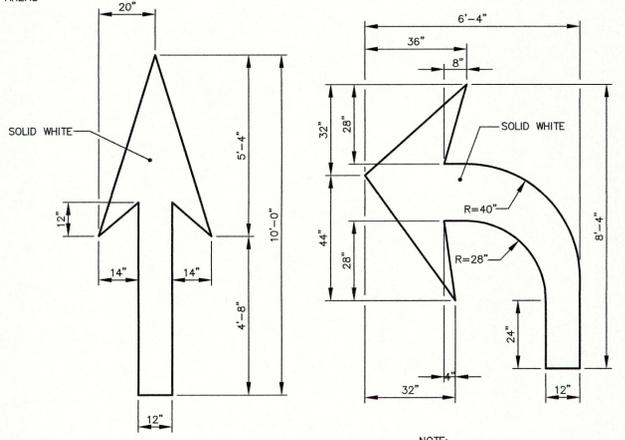


NOTES:
1. THE ENTIRE HANDICAP STALL SHALL BE PAINTED LIGHT BLUE.
2. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE 3" WHITE STRIPING.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTIONS 627.01 AND 627.07, EXCEPTING ALL REFERENCE TO THE APPLICATION OF GLASS BEADS, AS PER THE STATE OF MAINE, DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES", LATEST REVISION.

INTERNATIONAL BARRIER FREE SYMBOL
NOT TO SCALE



PARKING SIGNS
NOT TO SCALE



STRAIGHT ARROW
NOT TO SCALE

LEFT TURN ARROW
NOT TO SCALE

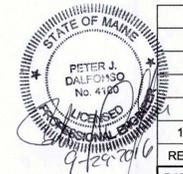
SITE DETAILS

PRATT ABBOTT CLEANERS
839 ROOSEVELT TRAIL
WINDHAM, MAINE

HANNA REALTY ASSOCIATES, LLC
PO BOX 1120
PORTLAND, ME 04104

St. Germain • Collins

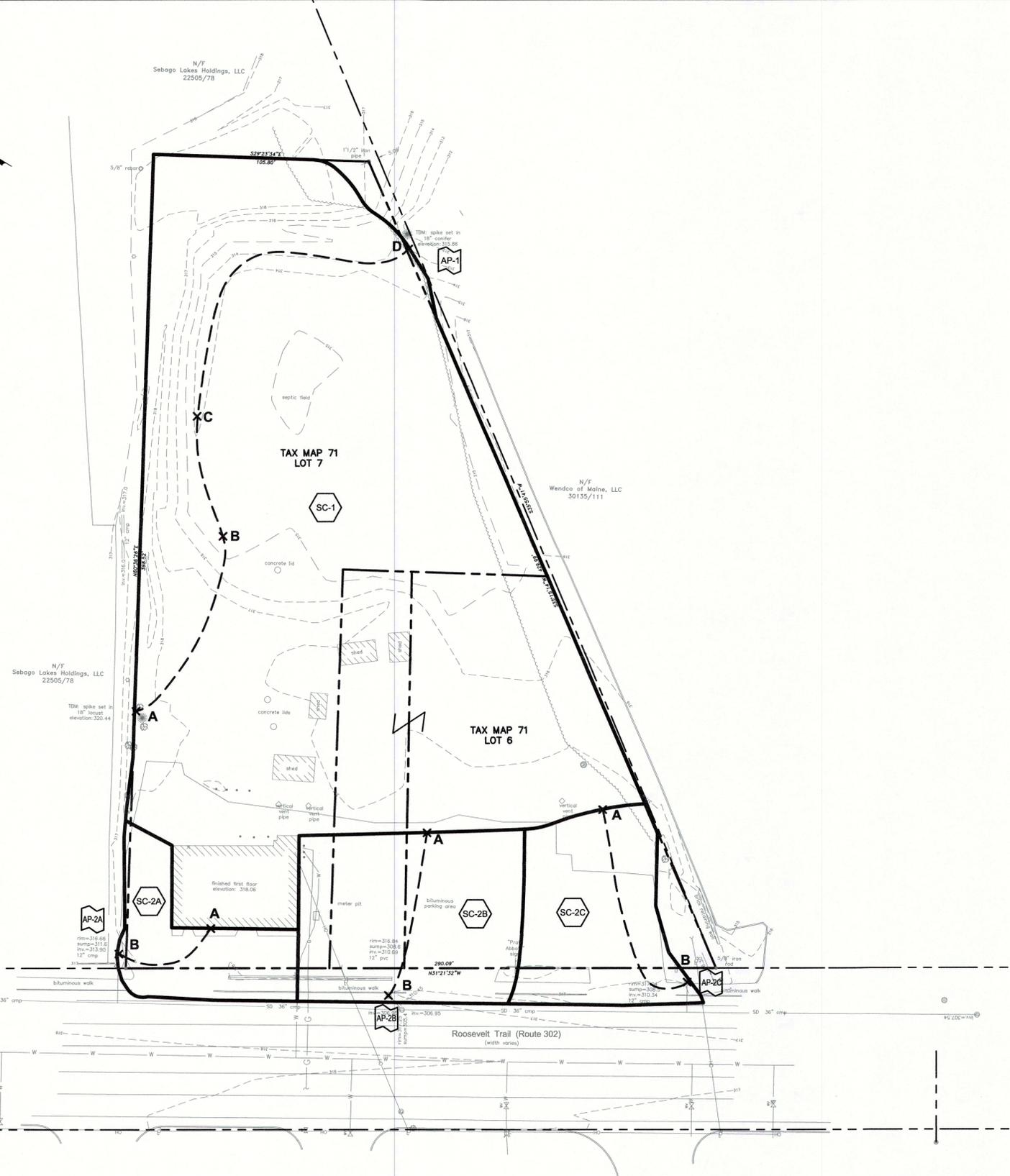
C-301



REV.	DATE	REVISION DESCRIPTION	DRAWN	CHK'D
1.	09/29/2016	SUBMITTED TO TOWN OF WINDHAM	MCA	PJD
REV.	DATE	REVISION DESCRIPTION	DRAWN	CHK'D
DATE:	08/20/2015	SCALE: NONE	PROJECT NO.: 3580	FILE: 3580 C-301-2 Details

M:\dwg\3580 Windham\3580 C-301-2 Details.dwg 9/28/2016 3:58:50 PM

M:\dwgs\3580 Windham\3580 D-101 Pre-WS.dwg 9/28/2016 4:04:19 PM



LEGEND:

	EXISTING		PROPOSED
	PROPERTY LINE		ADJACENT PROPERTY LINE
	MONUMENTS		CONTOURS (1')
	CONTOURS (5')		EDGE OF GRAVEL
	EDGE OF PAVEMENT		CURB
	PAVEMENT STRIPING		BUILDINGS
	TREES		SIGNS
	BOLLARDS		UTILITY POLE & OVERHEAD LINE
	LIGHTS		GAS LINE
	WATER SHUTOFF, VALVE, HYDRANT & WATER LINE		CATCH BASIN & STORM DRAIN
	SC-1		SUBCATCHMENT
	AP-1		ANALYSIS POINT
	A B		TIME OF CONCENTRATION FLOW PATH
			WATERSHED BOUNDARY

SC-1 AREA: 62,306 S.F.
 Tc:
 A-B SF L=100' S=0.0150
 B-C SHC L=60' S=0.0330
 C-D C L=170' S=0.0130

SC-2A AREA: 4,107 S.F.
 Tc:
 A-B SF L=60' S=0.0150

SC-2B AREA: 9,076 S.F.
 Tc:
 A-B SF L=80' S=0.0150

SC-2C AREA: 6,614 S.F.
 Tc:
 A-B SF L=107' S=0.0150

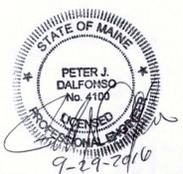
- NOTES:**
1. PLAN REFERENCE: "EXISTING CONDITIONS SURVEY, 839 ROOSEVELT TRAIL, WINDHAM, ME" BY TITCOMB ASSOCIATES, MAY 25, 2015.
 2. ELEVATIONS BASED ON NAVD88 DERIVED FROM GPS OBSERVATIONS.
 3. BEARINGS ARE REFERENCED TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, NAD83, WEST ZONE, DERIVED FROM GPS OBSERVATIONS.

EXISTING CONDITIONS WATERSHED PLAN
 PRATT ABBOTT CLEANERS
 839 ROOSEVELT TRAIL
 WINDHAM, MAINE

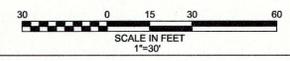
HANNA REALTY ASSOCIATES, LLC
 PO BOX 1120
 PORTLAND, ME 04104

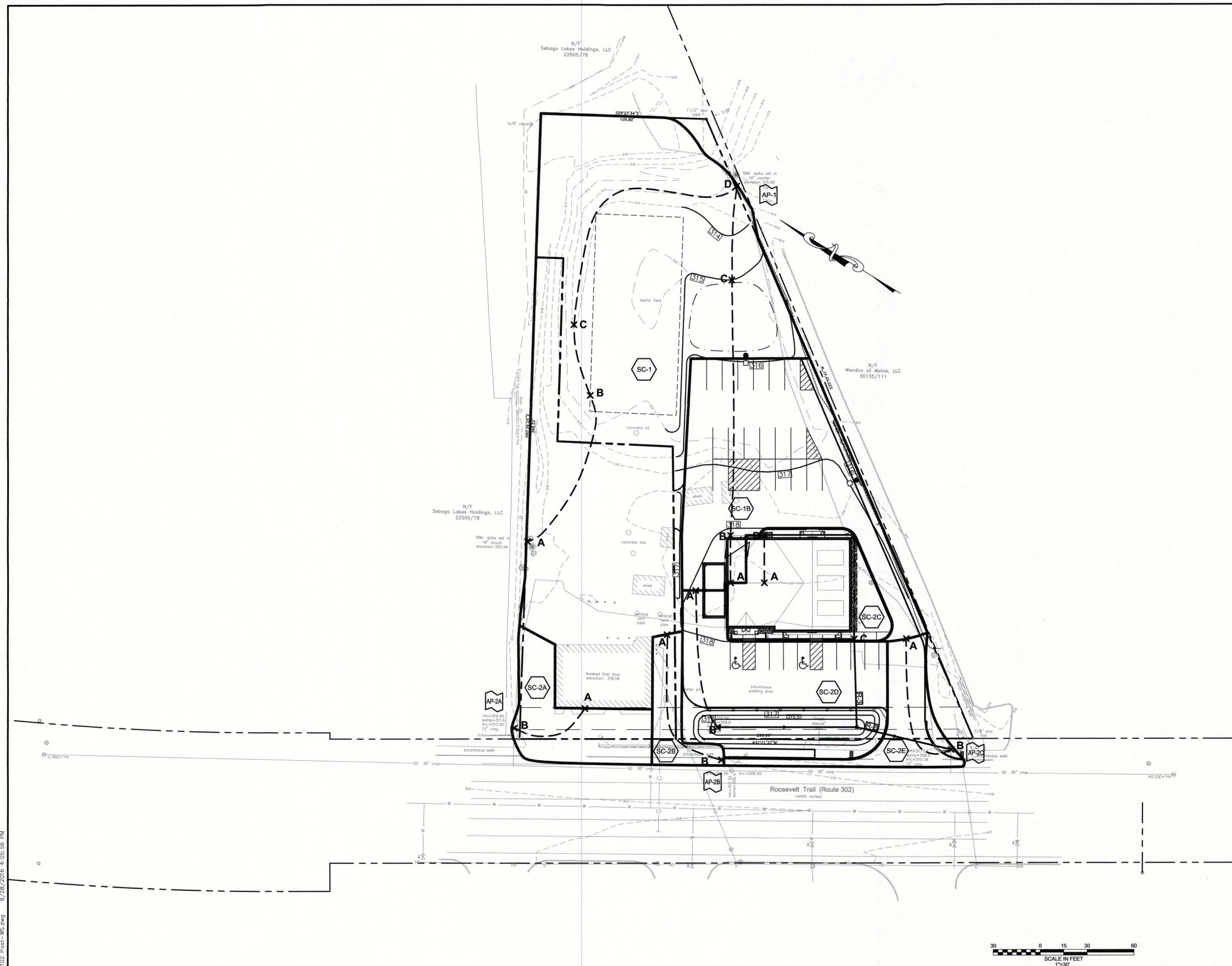
St. Germain • Collins

D-101



DATE:	08/20/2015	SCALE:	1"=30'	PROJECT NO.:	3580	FILE:	3580 D-101 Pre-WS
REV.	DATE	REVISION DESCRIPTION	DRAWN	CHK'D			
1.	09/29/2016	SUBMITTED TO TOWN OF WINDHAM	MCA	PJD			





LEGEND:

	EXISTING		PROPOSED
	PROPERTY LINE		ADJACENT PROPERTY LINE
	MONUMENTS		CONTOURS (1')
	CONTOURS (5')		EDGE OF GRAVEL
	EDGE OF PAVEMENT		CURB
	PAVEMENT STRIPING		BUILDINGS
	TREES		SIGNS
	BOLLARDS		UTILITY POLE & OVERHEAD LINE
	LIGHTS		GAS LINE
	WATER SHUTOFF, VALVE, & WATER LINE		CATCH BASIN & STORM DRAIN
	SC-1		SUBCATCHMENT
	AP-1		ANALYSIS POINT
	R-1		REACH
	A-B		TIME OF CONCENTRATION FLOW PATH
			WATERSHED BOUNDARY

SC-1 AREA: 42,099 S.F.
 Tc:
 A-B SF L=100' S=0.0150
 B-C SHC L=50' S=0.0150
 C-D C L=185' S=0.0130

SC-1B AREA: 14,042 S.F.
 Tc:
 A-B SF L=30' S=0.3300
 B-C SCF L=110 S=0.0200
 C-D SCF L=110 S=0.0200

SC-2A AREA: 4,105 S.F.
 Tc:
 A-B SF L=60' S=0.0150

SC-2B AREA: 1,961 S.F.
 Tc:
 A-B SF L=100' S=0.0150

SC-2C AREA: 6,331 S.F.
 Tc:
 A-B SF L=31' S=0.3300
 B-C CH L=122' S=0.005

SC-2D AREA: 10,370 S.F.
 Tc:
 A-B SF L=89' S=0.0150

SC-2E AREA: 2,924 S.F.
 Tc:
 A-B SF L=91 S=0.0150

NOTES:

- PLAN REFERENCE: EXISTING CONDITIONS SURVEY, 839 ROOSEVELT TRAIL, WINDHAM, ME* BY TITCOMB ASSOCIATES, MAY 25, 2015.
- ELEVATIONS BASED ON NAVD88 DERIVED FROM GPS OBSERVATIONS.
- BEARINGS ARE REFERENCED TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, NAD83, WEST ZONE, DERIVED FROM GPS OBSERVATIONS.

**PROPOSED CONDITIONS
WATERSHED PLAN**
 PRATT ABBOTT CLEANERS
 839 ROOSEVELT TRAIL
 WINDHAM, MAINE

HANNA REALTY ASSOCIATES, LLC
 PO BOX 1120
 PORTLAND, ME 04104

St. Germain Collins

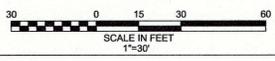
D-102

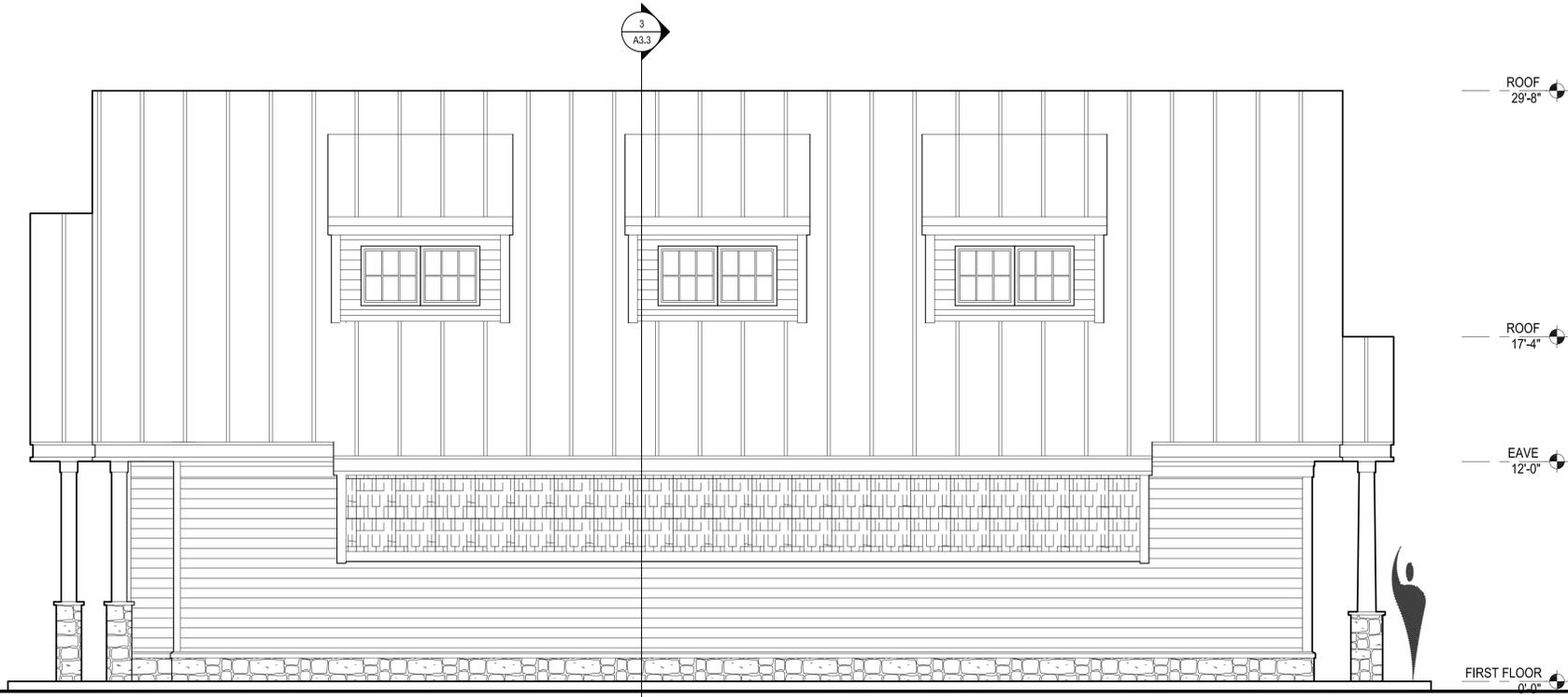
M:\Drawings\3580 Windham\3580 D-102 Post-WS.dwg 9/28/2016 4:05:56 PM



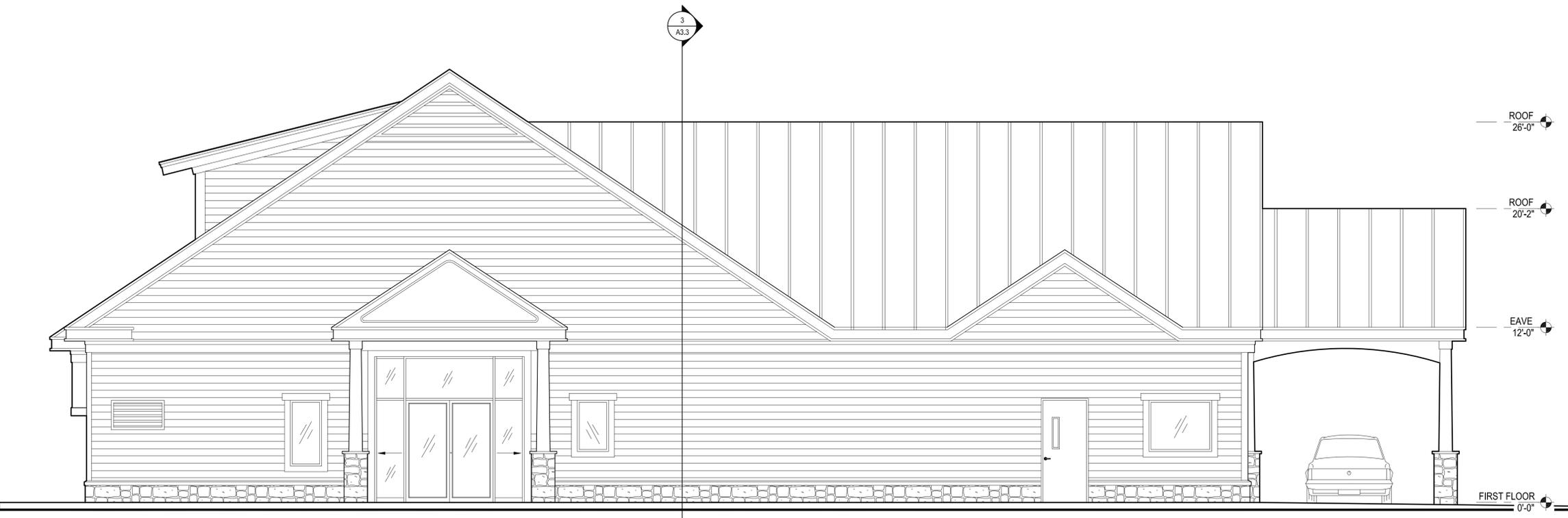
REV.	DATE	REVISION DESCRIPTION	DRAWN	CHK'D
1.	09/29/2016	SUBMITTED TO TOWN OF WINDHAM	MCA	PJD

DATE: 08/20/2015 SCALE: 1"=30' PROJECT NO.: 3580 FILE: 3580 D-102 Post-WS



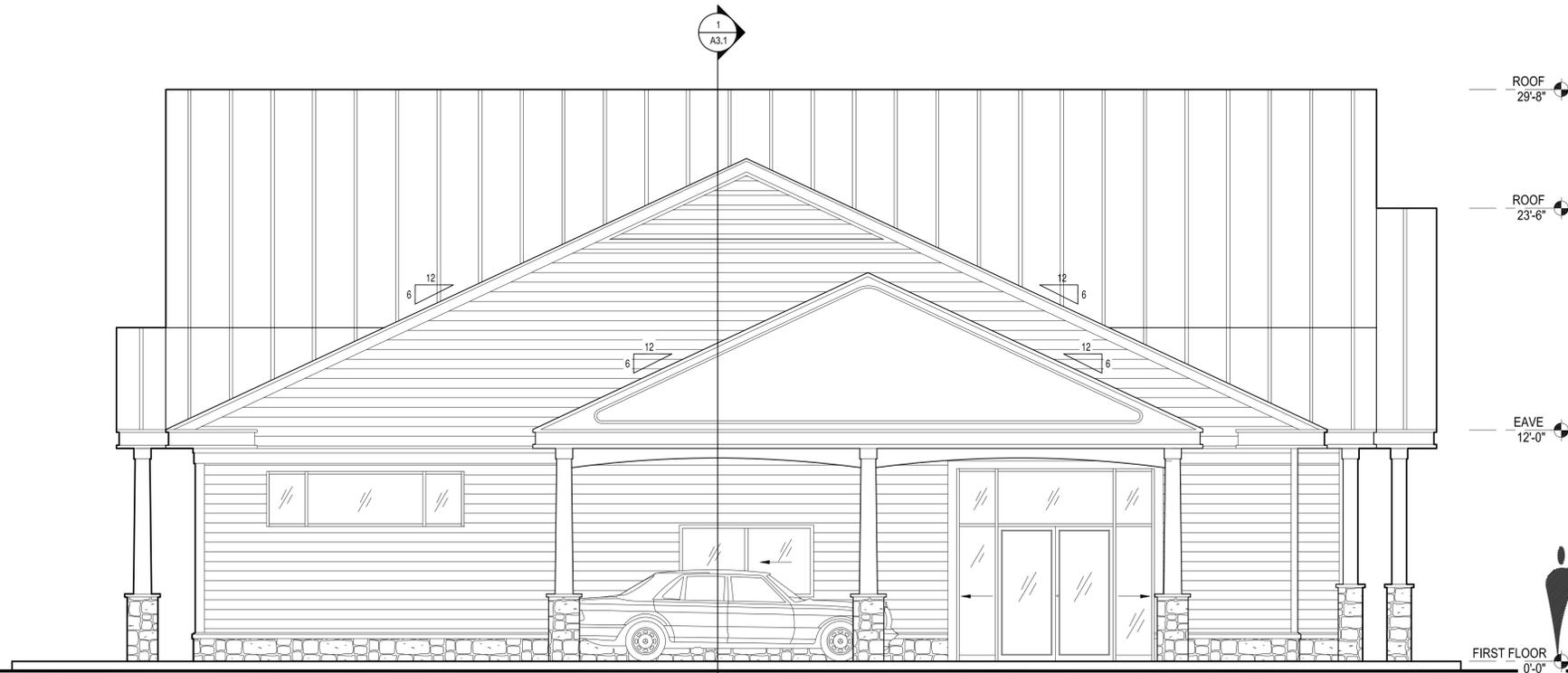


South Elevation
Scale: 1/4" = 1'-0"



East Elevation
Scale: 1/4" = 1'-0"

DESCRIPTION	
NO.	DATE
REVISIONS	
<p>CUSTOM CONCEPTS, INC. 383 U.S. ROUTE 1, SUITE 1a, SCARBOROUGH, MAINE 04074 Phone: (207) 883-0083 WWW.CUSTOMCONCEPTS.COM</p>	
<p>PROJECT: Pratt Abbott Cleaners, Wintham DRAWING TITLE: BUILDING ELEVATIONS JOB NUMBER: 9254-16 DRAWN BY: CMB SCALE: 1/4" = 1'-0"</p>	
<p>OWNER APPROVAL:</p> 	
<p>DATE: Sept. 26, 2016</p>	
<p>A4.1</p>	



ROOF 29'-8"
 ROOF 23'-6"
 EAVE 12'-0"
 FIRST FLOOR 0'-0"

North Elevation
 Scale: 1/8" = 1'-0"



ROOF 29'-8"
 PAINTED LAPPED WOOD SIDING, 6" EXPOSURE
 EAVE 12'-0"
 FIRST FLOOR 0'-0"

West Elevation
 Scale: 1/8" = 1'-0"

CUSTOM CONCEPTS, INC.
 ARCHITECTURE
 383 U.S. ROUTE 1, SUITE 1A, SCARBOROUGH, MAINE 04074
 Phone: (207) 883-0083
 WWW.CUSTOMCONCEPTS.COM
 PROJECT: Pratt Abbott Cleaners, Wintham
 JOB NUMBER: 9254-16
 DRAWING TITLE: BUILDING ELEVATIONS
 DRAWN BY: CMB
 SCALE: 1/4" = 1'-0"
 OWNER APPROVAL:

NO.	DATE	DESCRIPTION

Design Documents
 Development Documents
 Preliminary Design Documents
 CLIENT REVIEW FOR PERMITS
 CLIENT REVIEW FOR PERMITS ESTIMATING

DATE: Sept. 26, 2016
A4.2

