

LEGEND

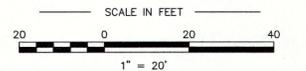
○	Iron marker - found
●	Iron marker - set (#5 rebar)
—	Property line (locus)
- - -	Property line (abutter)
- - - -	Edge of pavement
—	Curb
—	Sign
—	Lamp or light pole
—	Utility pole
—	Guy wire
—	Catch basin (round)
—	Drain manhole
—	Gas valve
—	Ballard
—	Water shutoff
—	Water valve
—	Fire hydrant
—	Contours (1ft)
—	Contours (5ft)
—	Storm drain
—	Underground water line
—	Underground gas line
—	Overhead utility line
—	Edge of gravel
—	Now or formerly of
—	Deed 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 NAVD83 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 MIF 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



CERTIFICATION
This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.

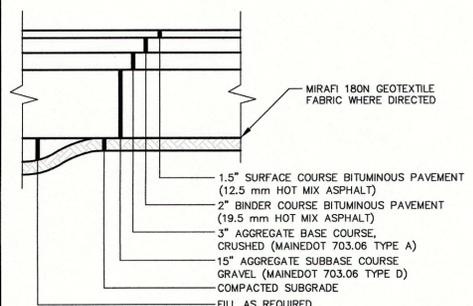
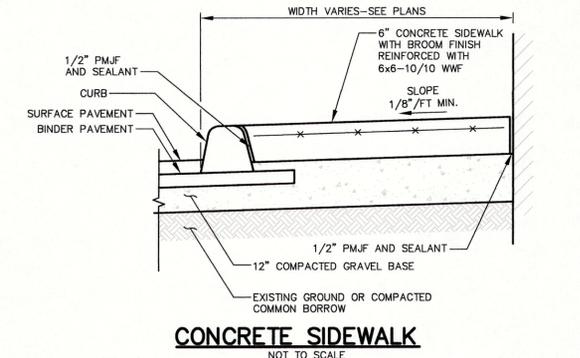
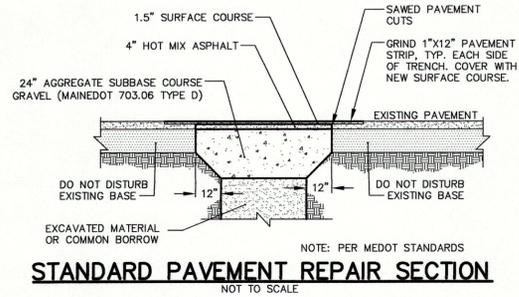
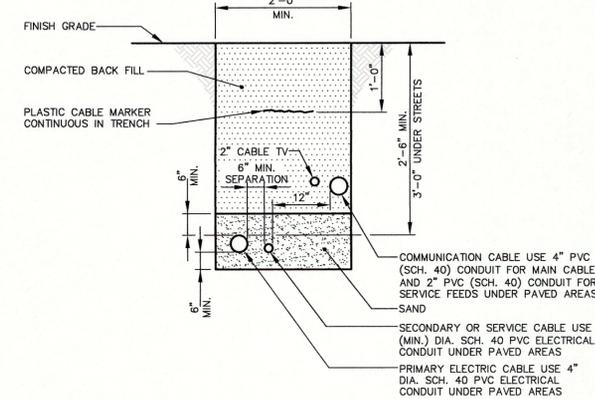
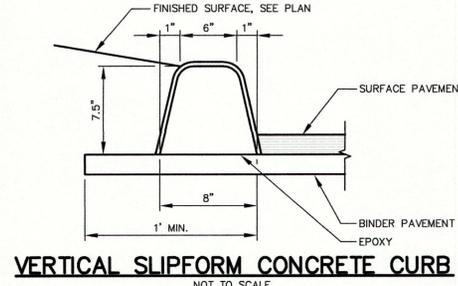
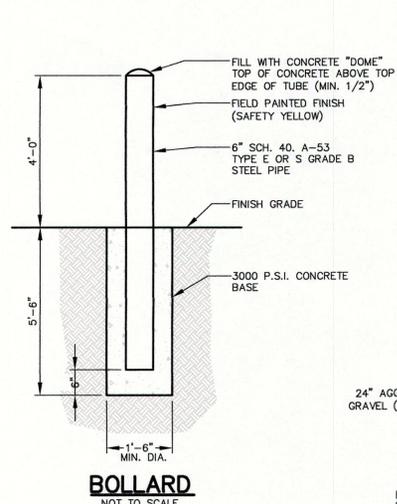
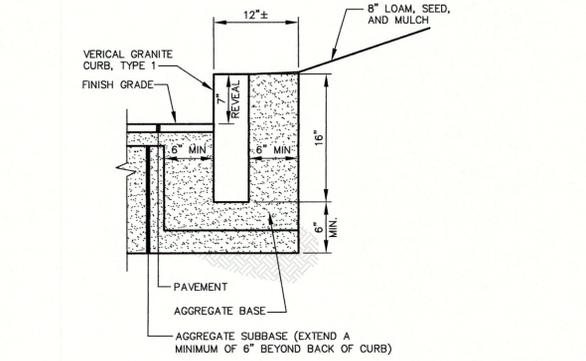
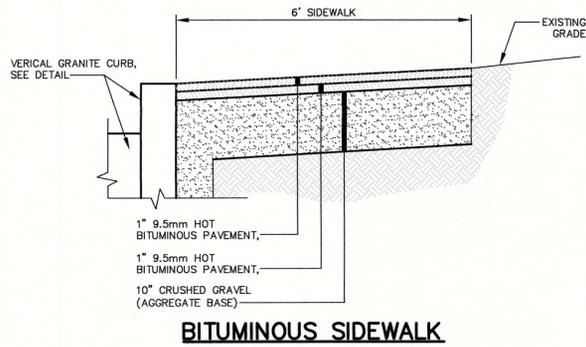
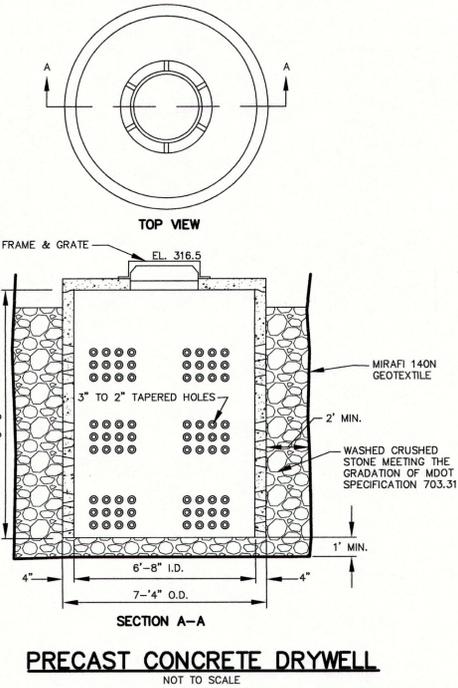


Rex J. Croteau, P.L.S. #2273

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		

Titcomb Associates
133 Gray Road, Falmouth, Maine 04105
(207)797-9199 www.titcombsurvey.com

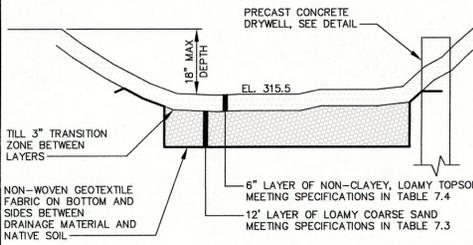
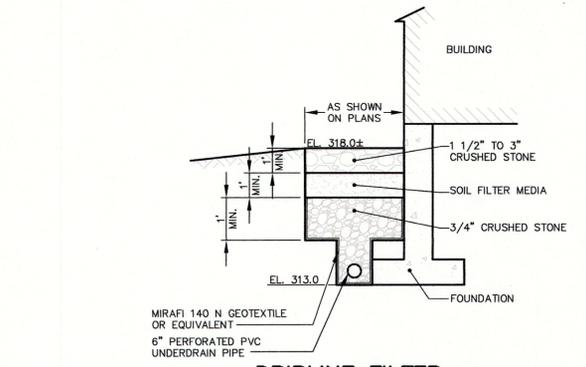
NOTES:
 1. PRECAST DRYWELL TO BE DESIGNED FOR H2O LOADING
 2. AS MANUFACTURED BY GEORGE R. ROBERTS CO..



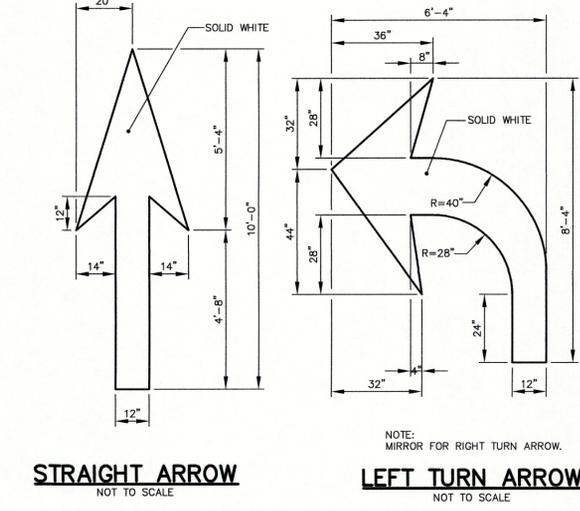
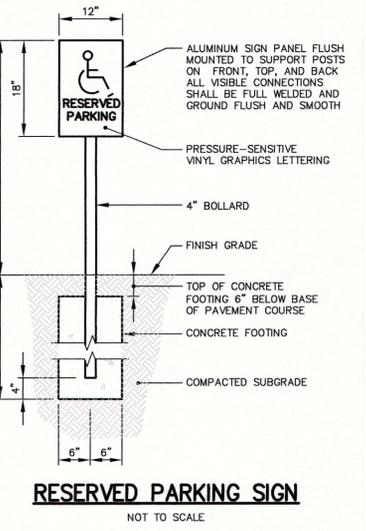
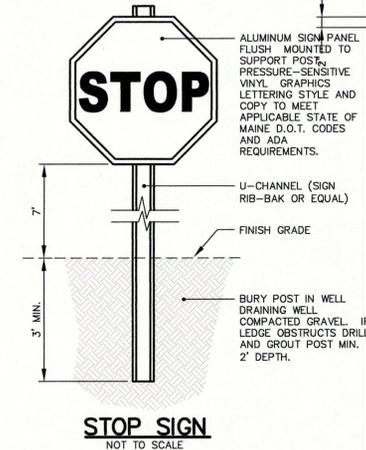
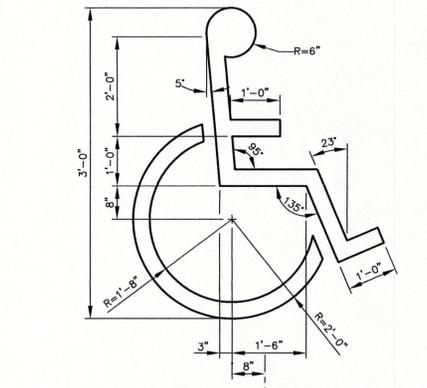
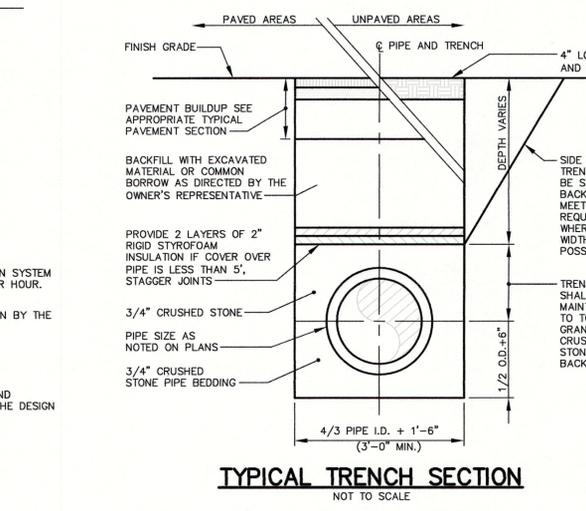
NOTE:
 CONSTRUCTION REQUIREMENTS SHALL BE IN ACCORDANCE WITH SPECIAL PROVISIONS SECTION 401 AND 403, AS PER THE STATE OF MAINE, DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES" LATEST REVISION.

TABLE 7.3 LOAMY COARSE SAND	
SIEVE SIZE	% PASSING BY WEIGHT
#10	85-100
#20	70-100
#60	15-40
#200	8-15
200 CLAY	<2.0

TABLE 7.4 NON-CLAYEY, LOAMY TOPSOIL	
SIEVE SIZE	% PASSING BY WEIGHT
#4	75-95
#10	60-90
#40	35-85
#200	20-70
200 CLAY	<2.0



INFILTRATION BASIN INSTALLATION AND TESTING SPECIFICATIONS:
 • THE PERMEABILITY OF THE SOIL SHALL BE VERIFIED.
 • THE PERMEABILITY OF THE SOIL AT THE DEPTH OF THE BASE OF THE PROPOSED INFILTRATION SYSTEM SHOULD BE NO LESS THAN 0.50 INCHES PER HOUR AND NO GREATER THAN 2.41 INCHES PER HOUR.
 CONSTRUCTION OVERSIGHT:
 INSPECTION OF THE INFILTRATION BASIN SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION BY THE DESIGN ENGINEER.
 AT A MINIMUM, INSPECTIONS WILL OCCUR:
 • AFTER PRELIMINARY CONSTRUCTION OF THE FILTER GRADES;
 • AFTER THE LOAMY COARSE SAND LAYER HAS BEEN INSTALLED;
 • AFTER THE 3-INCH TRANSITION ZONE BETWEEN LAYERS HAS BEEN FILLED;
 • AFTER THE LOAMY TOPSOIL LAYER HAS BEEN INSTALLED AND SEEDED;
 • AFTER ONE YEAR TO INSPECT THE HEALTH OF THE VEGETATION AND MAKE CORRECTIONS; AND
 • ALL MATERIAL USED FOR THE CONSTRUCTION OF THE FILTER BASIN WILL BE APPROVED BY THE DESIGN ENGINEER AFTER TESTS BY A CERTIFIED LABORATORY SHOW THAT THEY ARE PASSING DEP SPECIFICATIONS.

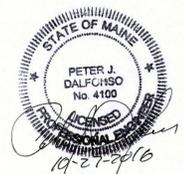


SITE DETAILS
 PRATT ABBOTT CLEANERS
 839 ROOSEVELT TRAIL
 WINDHAM, MAINE

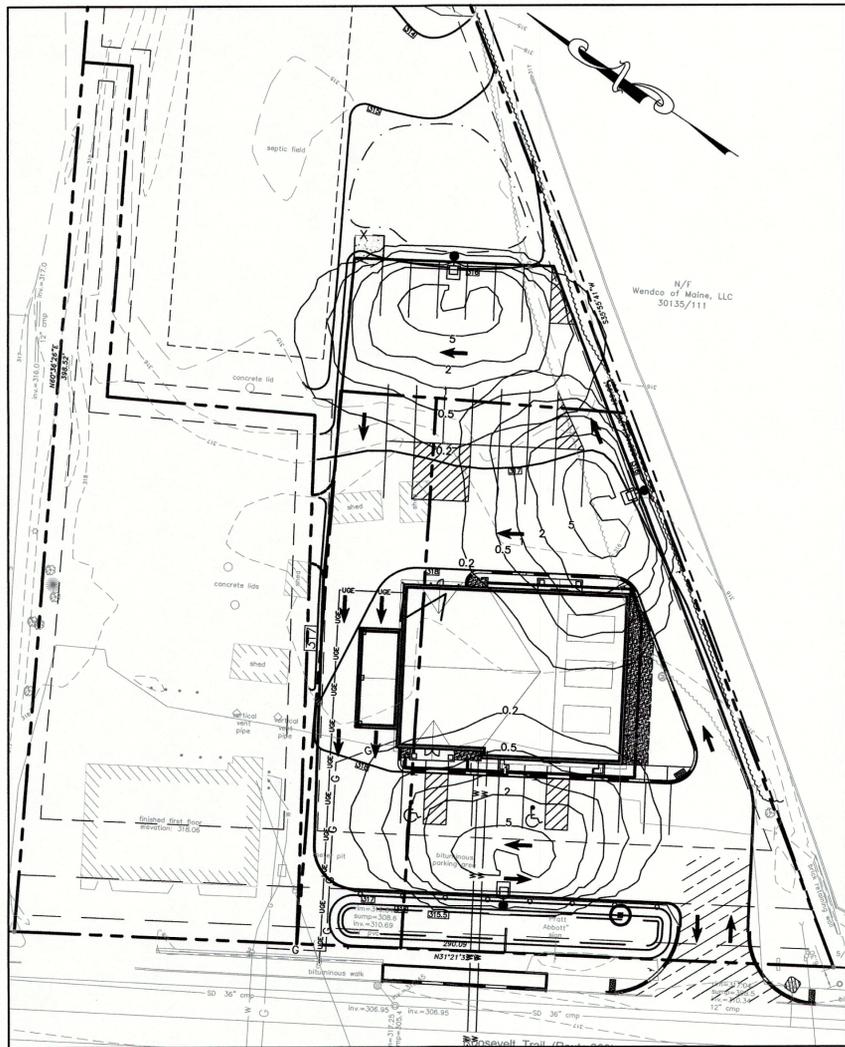
HANNA REALTY ASSOCIATES, LLC
 PO BOX 1120
 PORTLAND, ME 04104

St. Germain Collins
 C-301
 846 MAIN ST., WESTBROOK, ME 04092 TEL:207-591-7000 WWW.STGERMAINCOLLINS.COM

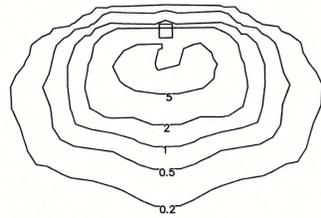
REV.	DATE	REVISION DESCRIPTION	DRAWN	CHK'D
3.	10/27/2016	REVISED PER TOWN COMMENTS	MCA	PJD
2.	10/21/2016	REVISED PER TOWN COMMENTS	MCA	PJD
1.	09/29/2016	SUBMITTED TO TOWN OF WINDHAM	MCA	PJD
REV.	DATE	REVISION DESCRIPTION	DRAWN	CHK'D
DATE:	08/20/2015	SCALE: NONE	PROJECT NO: 3580	FILE: 3580 C-301-3 Details



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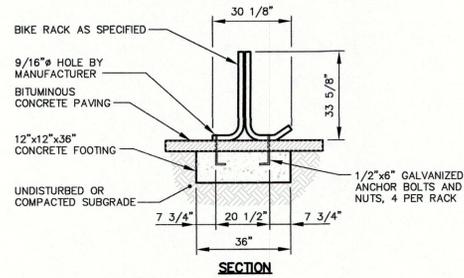


LIGHTING DETAIL
SCALE: 1"=30'

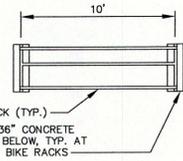


CIMMERON CL1-60L-4K-4-BC
MOUNTING HEIGHT: 15'

LIGHT INTENSITY
NOT TO SCALE

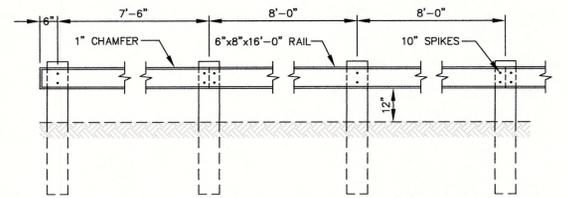


SECTION

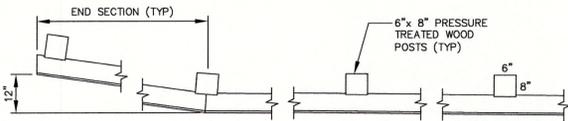


PLAN VIEW

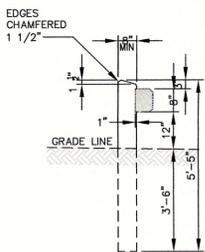
BIKE RACK
NOT TO SCALE



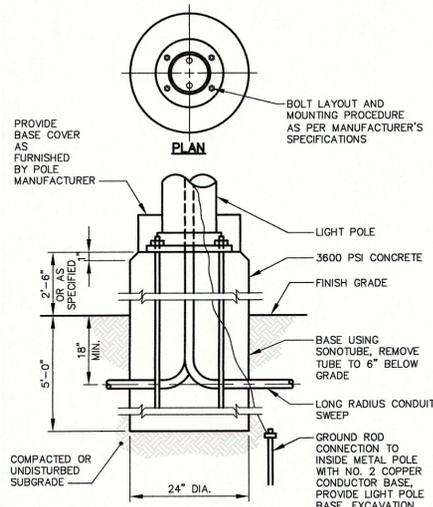
ELEVATION



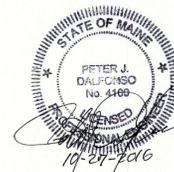
PLAN



TIMBER GUARDRAIL
NOT TO SCALE



LIGHT POLE BASE
NOT TO SCALE



SITE DETAILS

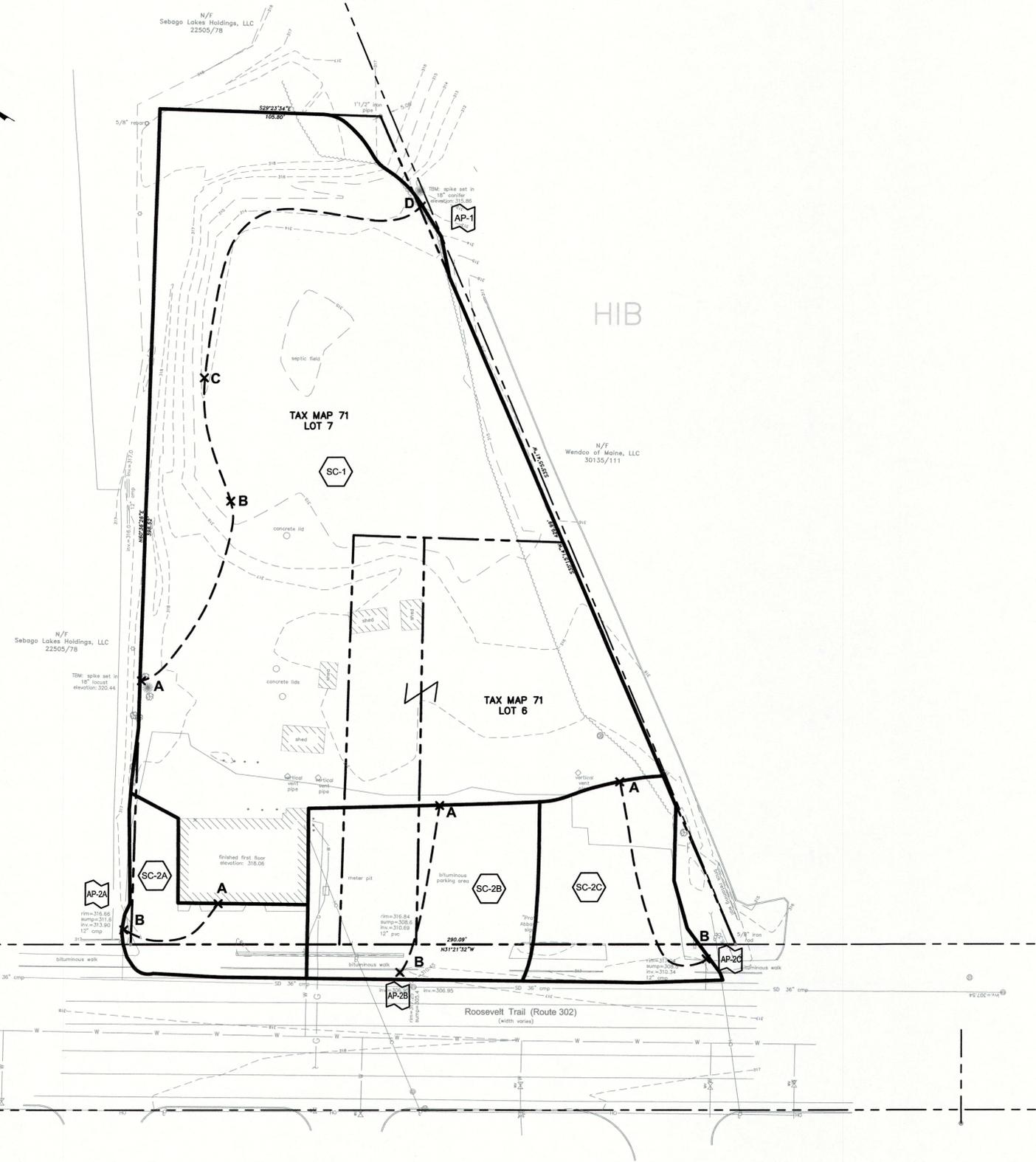
PRATT ABBOTT CLEANERS
839 ROOSEVELT TRAIL
WINDHAM, MAINE

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

REV.	DATE	REVISION DESCRIPTION	DRAWN	CHK'D
3.	10/27/2016	REVISED PER TOWN COMMENTS	MCA	PJD
2.	10/21/2016	REVISED PER TOWN COMMENTS	MCA	PJD
1.	09/29/2016	SUBMITTED TO TOWN OF WINDHAM	MCA	PJD
DATE:	08/20/2015	SCALE: NONE	PROJECT NO.: 3580	FILE: 3580 C-301-3 Details

St. Germain Collins

C-302



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
	SUBCATCHMENT
	ANALYSIS POINT
	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

SOILS TYPE LEGEND:

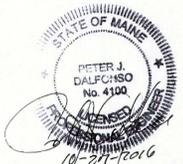
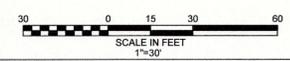
HIB HINCKLEY LOAMY SAND (HYDROLOGIC SOIL GROUP: A) - 100% OF SITE

SOIL TYPES FOR THE SITE WERE OBTAINED FROM MEDIUM INTENSITY SOILS MAPPING BY THE NATURAL RESOURCE CONSERVATION SERVICE.

- 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

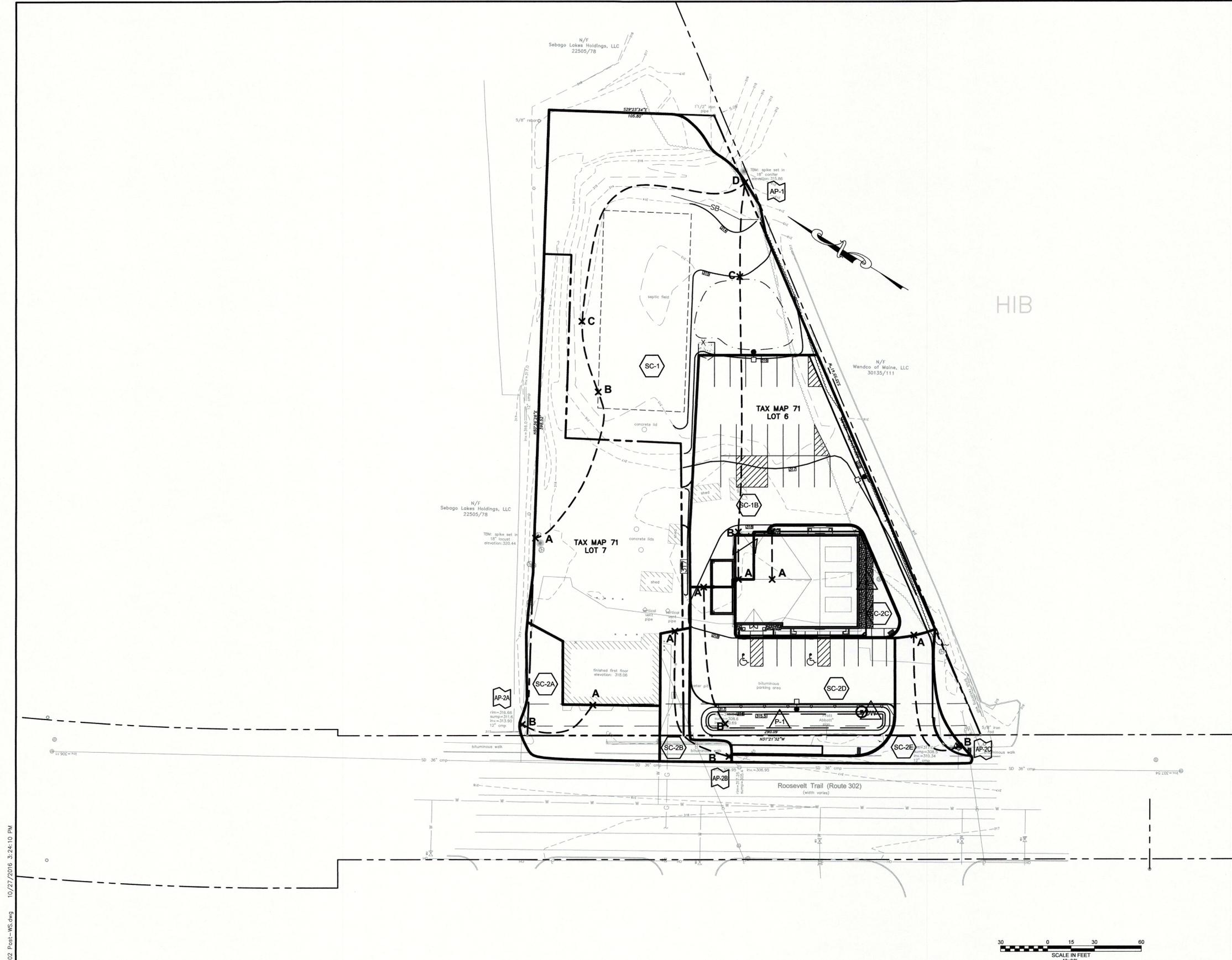


REV.	DATE	REVISION DESCRIPTION	DRAWN	CHK'D
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1.	09/29/2016	SUBMITTED TO TOWN OF WINDHAM	MCA	PJD
REV.	DATE	REVISION DESCRIPTION	DRAWN	CHK'D
DATE:	08/20/2015	SCALE: 1"=30'	PROJECT NO: 3580	FILE: 3580 D-101 Pre-WS

St. Germain • Collins

D-101

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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		
	GAS LINE	WATER SHUTOFF, VALVE, & WATER LINE		
	CATCH BASIN & STORM DRAIN			
	SC-1	SUBCATCHMENT		
	AP-1	ANALYSIS POINT		
	P-1	INFILTRATION FEATURE		
	A	TIME OF CONCENTRATION FLOW PATH		
	B			
		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
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

SOILS TYPE LEGEND:

HIB HINCKLEY LOAMY SAND (HYDROLOGIC SOIL GROUP: A) - 100% OF SITE

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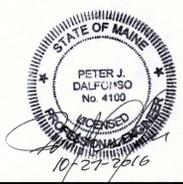
**PROPOSED CONDITIONS
WATERSHED PLAN**

PRATT ABBOTT CLEANERS
839 ROOSEVELT TRAIL
WINDHAM, MAINE

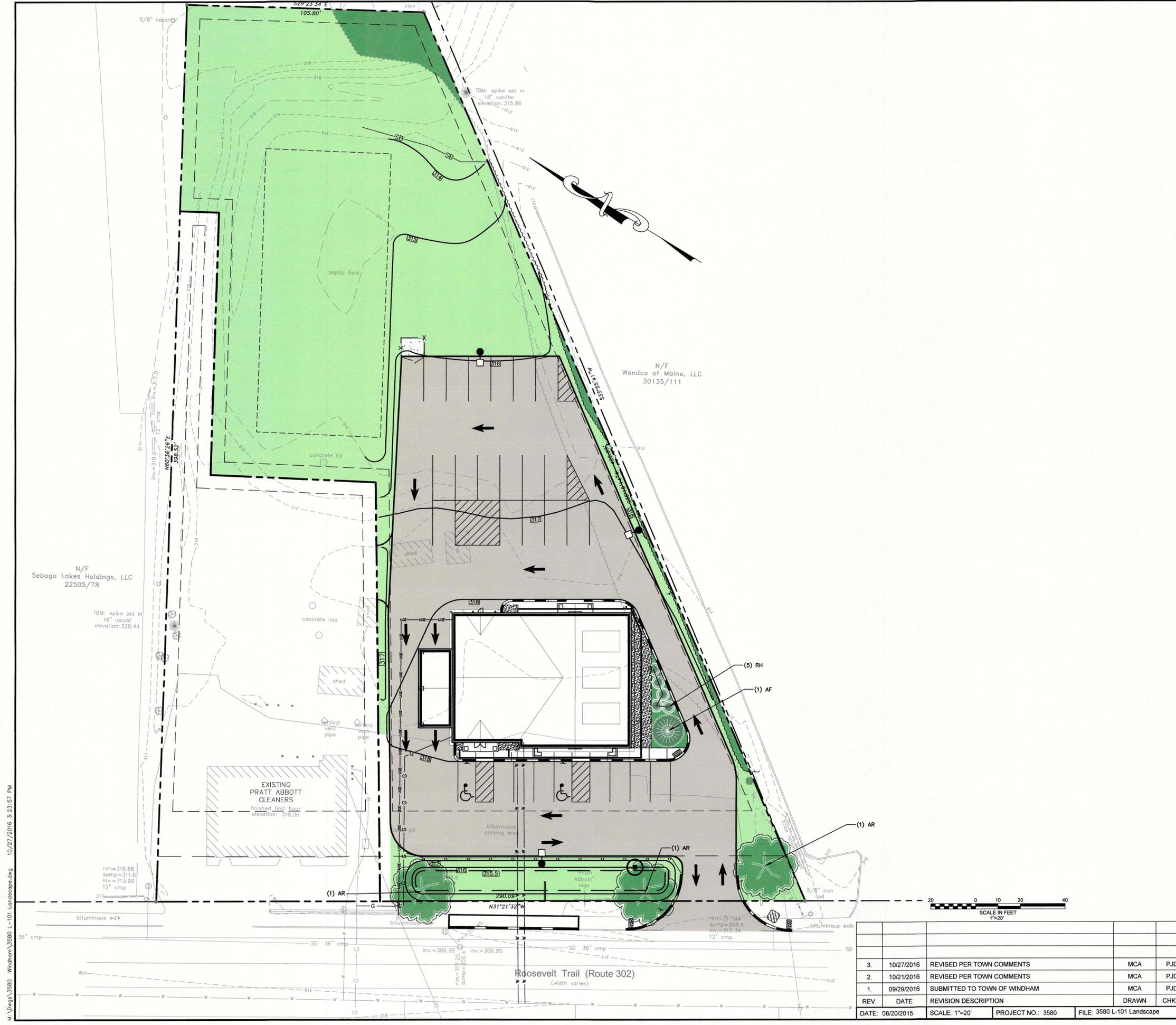
HANNA REALTY ASSOCIATES, LLC
PO BOX 1120
PORTLAND, ME 04104

	D-102
St. Germain Collins	
846 MAIN ST., WESTBROOK, ME 04092 TEL: 207-591-7000 WWW.STGERMAINCOLLINS.COM	

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1.	09/29/2016	SUBMITTED TO TOWN OF WINDHAM	MCA	PJD
REV.	DATE	REVISION DESCRIPTION	DRAWN	CHK'D
DATE:	08/20/2015	SCALE: 1"=30'	PROJECT NO.: 3580	FILE: 3580 D-102 Post-WS



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PLANT LIST:

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	QTY
	AF	ABIES FRASERI	FRASER FIR	1
	AR	ACER RUBRUM 'BURGUNDY BELLE'	RED MAPLE	3
	RH	RHODODENDRON 'AGLO	RHODODENDRON (SMALL-LEAF)	5

LANDSCAPING LEGEND:

	GRASS
	PLANTS
	TREES
	PAVEMENT

LANDSCAPE PLAN

PRATT ABBOTT CLEANERS
839 ROOSEVELT TRAIL
WINDHAM, MAINE

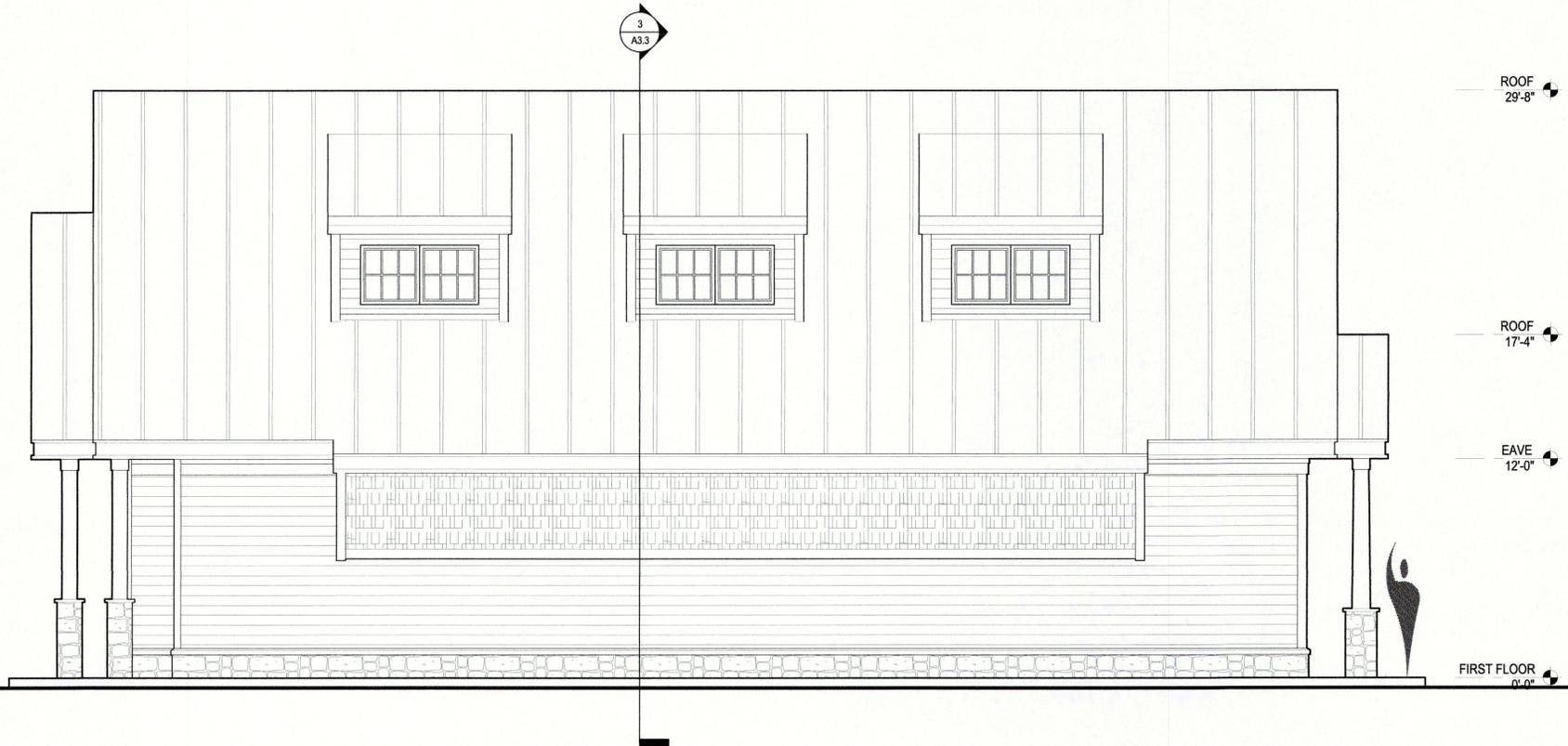
HANNA REALTY ASSOCIATES, LLC
PO BOX 1120
PORTLAND, ME 04104

St. Germain • Collins

L-101

REV.	DATE	REVISION DESCRIPTION	DRAWN	CHK'D
3.	10/27/2016	REVISED PER TOWN COMMENTS	MCA	PJD
2.	10/21/2016	REVISED PER TOWN COMMENTS	MCA	PJD
1.	09/29/2016	SUBMITTED TO TOWN OF WINDHAM	MCA	PJD
		REVISION DESCRIPTION	DRAWN	CHK'D
DATE:	08/20/2015	SCALE: 1"=20'	PROJECT NO.: 3580	FILE: 3580 L-101 Landscape

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



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

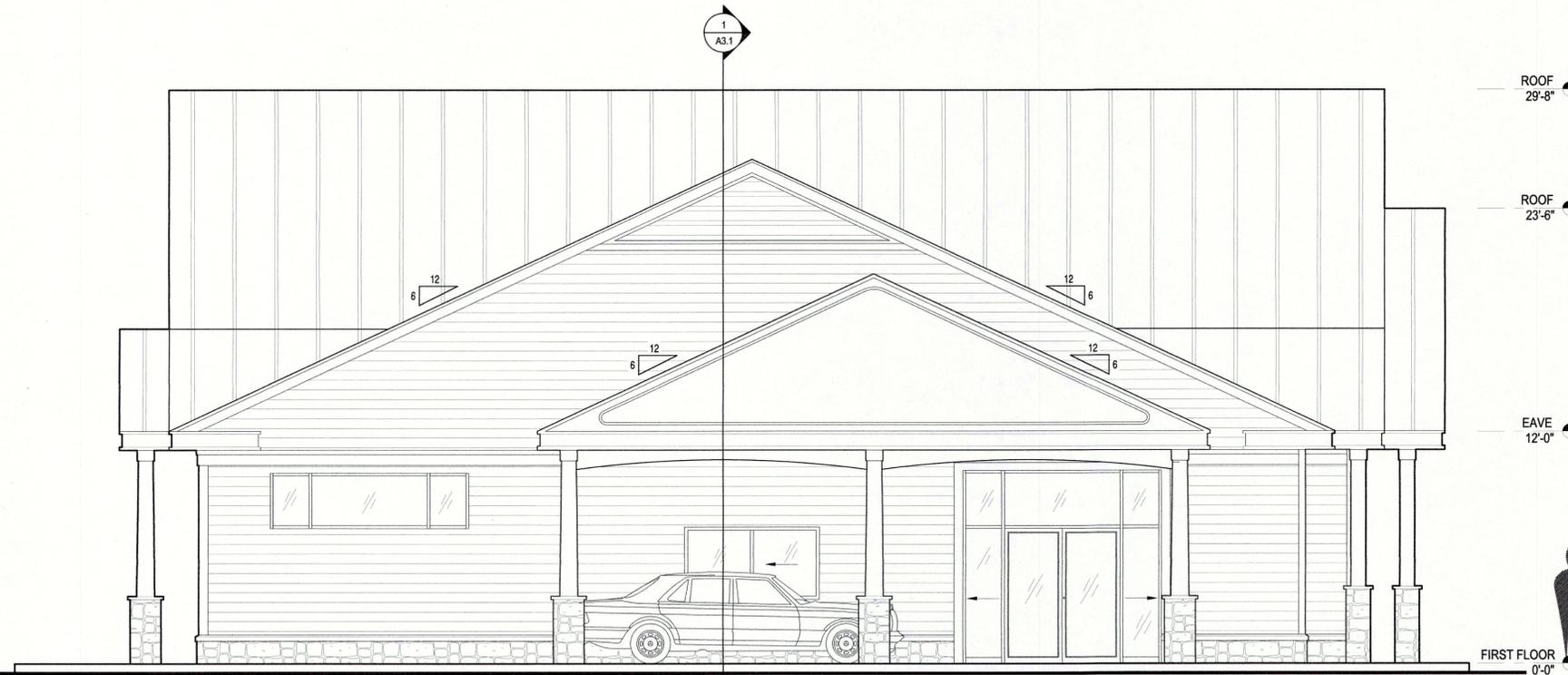
NO.	DATE	DESCRIPTION
REVISIONS		

CUSTOM CONCEPTS, INC.
 • A R C H I T E C T U R E •
 383 U.S. ROUTE 1, SUITE 1a - SCARBOROUGH, MAINE 04074
 Phone: (207) 883-0083 WWW.CUSTOMCONCEPTS.COM
 PROJECT: Pratt Abbott Cleaners, Windham
 DRAWING TITLE: BUILDING ELEVATIONS
 DRAWN BY: CMB
 SCALE: 1/4" = 1'-0"
 JOB NUMBER: 9254-16
 Preliminary
 Design
 Construction
 Comment
 Date
 For Permits
 ONLY TO BE USED FOR ESTIMATING
 OWNER APPROVAL:



DATE: Sept. 26, 2016

A4.1



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

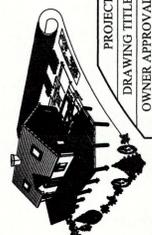


West Elevation
Scale: 1/8" = 1'-0"

NO. DATE DESCRIPTION

REVISIONS

CUSTOM CONCEPTS, INC.
 • A R C H I T E C T U R E •
 383 U.S. ROUTE 1, SUITE 1a - SCARBOROUGH, MAINE 04074
 Phone: (207) 883-0083 WWW.CUSTOMCONCEPTS.COM
 PROJECT: Pratt Abbott Clemons, Windham
 DRAWING TITLE: BUILDING ELEVATIONS
 JOB NUMBER: 9254-16
 DRAWN BY: CMB
 SCALE: 1/4" = 1'-0"
 Preliminary
 Design
 Development
 Contract Documents
 ONLY FOR CONSTRUCTION ESTIMATING



DATE: Sept. 26, 2016

A4.2