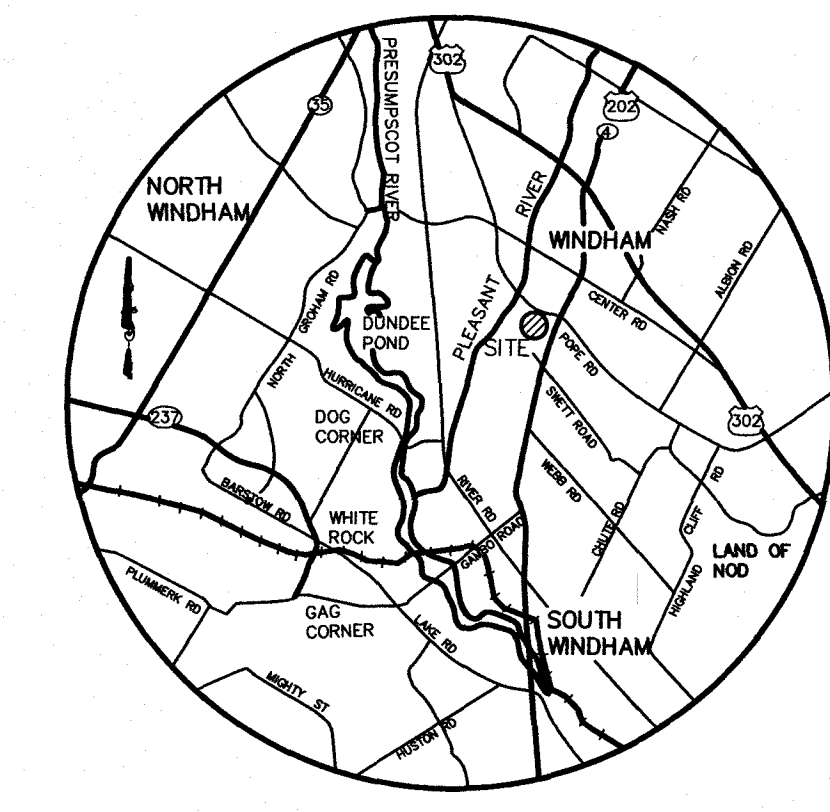


NOTES:

- APPLICANT: WINDHAM SCHOOL AGE CHILDCARE ASSOCIATION, INC. NATURAL WONDERS DAYCARE PO BOX 839, WINDHAM, MAINE 04062
- OWNER: WINDHAM SCHOOL AGE CHILDCARE ASSOCIATION, INC. P.O. BOX 839, WINDHAM, MAINE 04062
- ENGINEER: ANDREW S. MORRELL, PE #13285 BH2M 3808 MAIN STREET GORHAM, MAINE 04038
- SURVEYOR: BOUNDARY WILLIAM SHIPPEN SURVEY INC. 396 ROOSEVELT TRAIL WINDHAM, ME 04062
- SITE EVALUATOR: TOPOGRAPHY & INTERIOR ROBERT C. LIBBY JR., PLS 2190 BH2M 3808 MAIN STREET GORHAM, MAINE 04038
- ARCHITECT: NORMAN HARRIS SE#348 HARRIS SEPTIC SOLUTIONS 17 IRVING LANE WINDHAM, MAINE
- ARCHITECT: ELIZABETH SCHIDIG TASELPOINTE ARCHITECTURE WINDHAM, ME 04062
- WETLANDS/STREAMS: ERIC WHITNEY STANTEC CONSULTING, INC. 2211 CONGRESS ST., SUITE 380 PORTLAND, ME 04102
- DEED REFERENCE: Bk. 39921, PG. 73
- TAX MAP REFERENCE: MAP 43, BLOCK 30, LOT A-2
- ZONING: WINDHAM CENTER DISTRICT
- MINIMUM STANDARDS: MIN. LOT SIZE - 30,000 S.F. FRONTAGE - 100' SETBACKS - 20' FRONT 10' SIDE AND REAR
- PROPOSED USE: DAYCARE, (64 NON SCHOOL AGE CHILDREN, 12-16 EMPLOYEES)
- SEWER SERVICE: ON SITE SUBSURFACE SYSTEM
- WATER SERVICE: PUBLIC
- ELECTRIC/TELEPHONE: UNDERGROUND
- PARKING: PROVIDED - 31 (2 ADA) 22 @ 9' X 18' EASTERN SIDE OF BUILDING (45') 9 @ 10' X 20' NORTH SIDE OF BUILDING (90')
- ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE EROSION PREVENTION PROVISIONS OUTLINED IN THE MAINE EROSION CONTROL AND SEDIMENTATION HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES, LATEST EDITION.
- PLAN REFERENCE: A. "BOUNDARY SURVEY LOT SPLIT", FOR BRUCE A. AND MARILYN C. WORREY, DATED DEC. 2022, BY SURVEY INC., JOB NO. 22-155
- WETLAND IMPACTS: 421 S.F.
- SEPTIC SYSTEM TO BE FORMALLY DESIGNED BY HARRIS SEPTIC SOLUTIONS PRIOR TO CONSTRUCTION. (SEE PRELIMINARY EVALUATION SUBMITTED). CONSIDERATION TO BE GIVEN TO MOVE SYSTEM AWAY FROM ABUTTING RESIDENCE IF POSSIBLE.
- EXISTING PUBLIC AND PRIVATE UTILITY AND UNDERGROUND LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE, AND ALL UTILITIES AND PIPES ARE NOT NECESSARILY SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING IN FIELD THE LOCATIONS OF UTILITIES SHOWN, AND FOR INVESTIGATING AND IDENTIFYING THE EXISTENCE AND LOCATIONS OF ANY ADDITIONAL PUBLIC AND PRIVATE UTILITIES NOT SHOWN ON THE PLANS, BEFORE COMMENCING ANY EXCAVATIONS, AND SHALL BE RESPONSIBLE FOR REPAIRING ALL UTILITIES DISTURBED DURING CONSTRUCTION. ALL COSTS INCURRED IN INVESTIGATING AND REPAIRING SAID UTILITIES SHALL BE BORNE BY THE CONTRACTOR, AND SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE WORK PAID FOR UNDER THE APPLICABLE LUMP SUM AND UNIT PRICES IN THE CONTRACT. UTILITIES INCLUDE BUT ARE NOT LIMITED TO ELECTRIC, TELEPHONE, NATURAL GAS, WATER, SEWER AND STORM DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE.
- LIGHTING: HEIDI CONNORS VISIBLE LIGHT 24 STOKNEY TERRACE, SUITE 6 HAMPTON, NH 03842
- LIGHTING ON SITE TO BE CONTROLLED WITH MOTION DETECTORS TO ASSURE NO IMPACTS TO ABUTTING RESIDENCES ARE CREATED AS OUTLINED IN POLICY SUMMARY PROVIDED BY APPLICANT. SEE SUBMISSION DOCUMENTS FOR ADDITIONAL INFORMATION.
- SNOW STORAGE CAN BE ACCOMMODATED ALONG THE PERIMETERS OF BOTH PARKING LOTS AS SHOWN ON THE PLANS, AS WELL AS WITHIN THE GRASS ISLAND WITHIN THE PARKING LOT.
- STRUCTURAL ENGINEER: BRUCE HASKELL TAYLOR ENGINEERING ASSOCIATES PO BOX 1808 AUBURN, ME 04210
- THE NEAREST FIRE HYDRANT IS LOCATED 850' EAST OF THE PROJECT AT THE INTERSECTION OF POPE ROAD AND GRAY ROAD.
- PROJECT SUBJECT TO THE FOLLOWING MAINE DEP REGULATIONS: - STORMWATER PBR - NRPA PBR - SECTIONS 2 & 7
- AS PART OF THIS PROJECT THE APPLICANT SHALL TRIM TREE LIMBS ALONG POPE ROAD TO IMPROVE SIGHT DISTANCE.

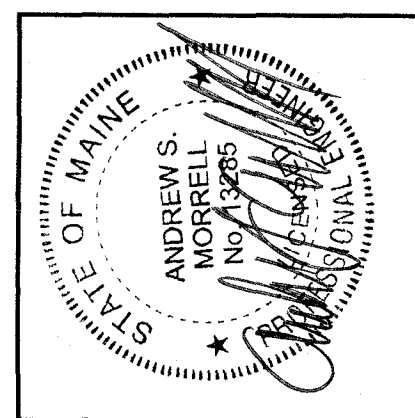
CONDITIONS OF APPROVAL

- APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED NOVEMBER 23, 2023 AS AMENDED JUNE 10, 2024 AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE REPRESENTATIONS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH OR 120-815 OF THE LAND USE ORDINANCE.
- IN ACCORDANCE WITH 120-815C(1)(B) OF THE LAND USE ORDINANCE, THE CONSTRUCTION OF IMPROVEMENTS COVERED BY ANY SITE PLAN APPROVAL SHALL BE COMPLETED WITHIN TWO YEARS OF THE DATE UPON WHICH THE PERFORMANCE GUARANTEE IS ACCEPTED BY THE TOWN MANAGER. IF CONSTRUCTION HAS NOT BEEN COMPLETED WITHIN THE SPECIFIED PERIOD, THE TOWN SHALL, AT THE TOWN MANAGER'S DISCRETION, USE THE PERFORMANCE GUARANTEE TO EITHER RECLAIM AND STABILIZE THE SITE OR TO COMPLETE THE IMPROVEMENTS AS SHOWN ON THE APPROVED PLAN.
- BEFORE THE REQUIRED PRE-CONSTRUCTION MEETING WITH STAFF AND BEFORE ANY LAND USE ACTIVITIES BEGINS, THE APPLICANT SHALL PROVIDE TO PLANNING DIRECTOR A PORTLAND WATER DISTRICT (PWD) AUTHORIZATION LETTER FOR THE FIRE SUPPRESSION AND DOMESTIC WATER LINE DESIGN OR ANY OUTSIDE AGENCIES APPROVALS.
- THE DEVELOPMENT IS SUBJECT TO THE FOLLOWING ARTICLE 12 IMPACT FEES, TO BE PAID WITH THE ISSUANCE OF NEW BUILDING PERMITS FOR THE FIT UP OF THE NEW USES: PUBLIC SAFETY IMPACT FEE; AND MUNICIPAL OFFICE IMPACT FEE. ALL FEES WILL BE DETERMINED AND COLLECTED FOR ANY BUILDING, OR ANY OTHER PERMIT FOR THE DEVELOPMENT, SECTION 120-1201C.
- THE APPLICANT SHALL MODIFY THE FRONT ELEVATION TO MEET THE 40% TRANSPARENT OPENING REQUIREMENTS AND PROVIDE THE REDESIGNED ELEVATIONS FOR THE PLANNING DIRECTOR FOR REVIEW AND APPROVAL.



LOCATION MAP SCALE: 1" = 2 MILES

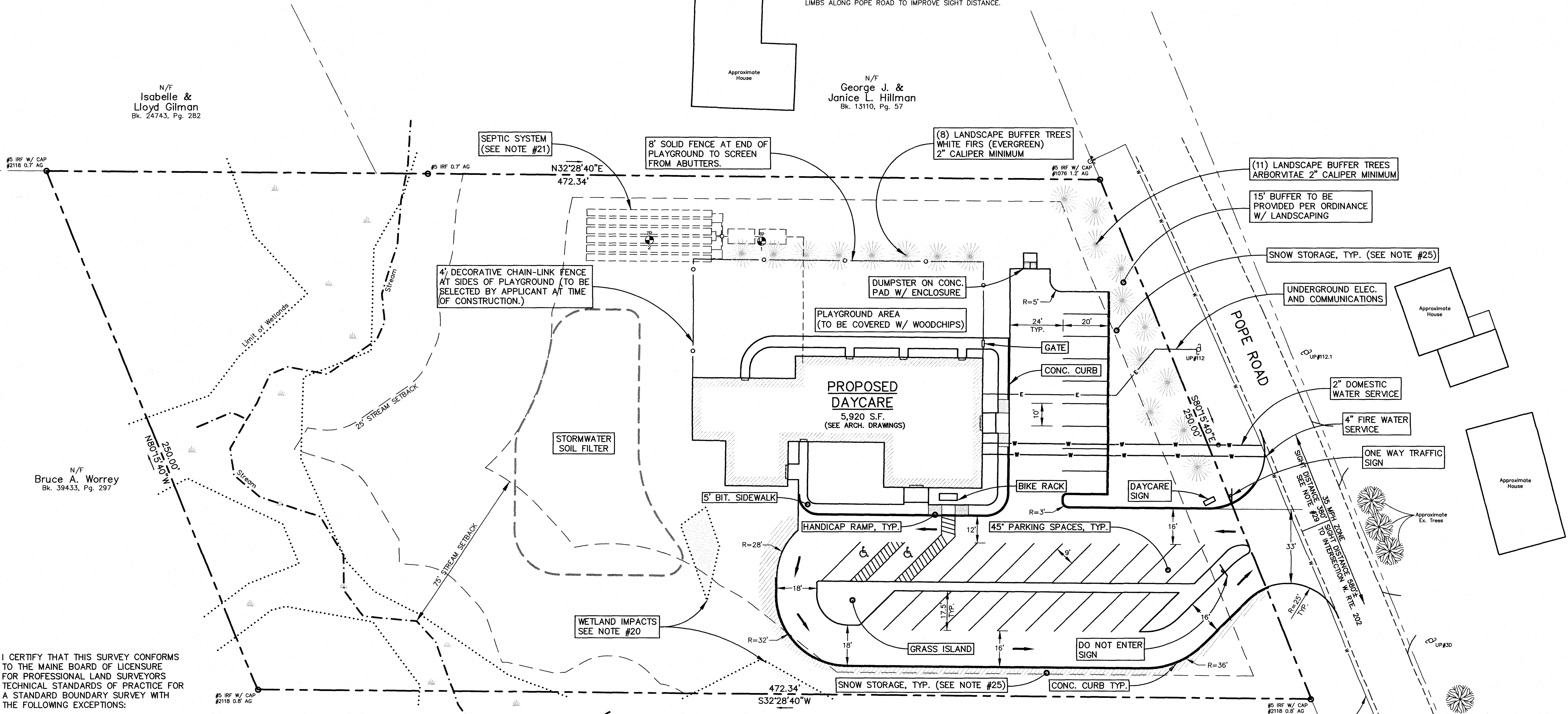
NO.	DATE	REVISION DESCRIPTION
3	11/16/23	Revised per Fire Marshal & Town Comments
4	12/14/23	Revised per Development Review Meeting w/ Town
5	12/12/23	Revised per Fire Marshal Comments
6	3/9/24	Submitted Site Plan to Town
7	5/20/24	Revised Per Town Comments
8	6/6/24	Revised Per Town Comments
9	6/18/24	Revised Per Town Comments
10	7/12/24	Revised Per Final Approval



BH2M
 Berry, Hutfil, McDonald, Milligan Inc.
 Engineers, Surveyors
 3808 Main Street
 Gorham, Maine 04038
 Tel: (207) 839-2771
 www.bh2m.com

FOR
 Windham School Age Childcare Assoc., Inc.
 P.O. Box 839
 Windham, Maine 04062

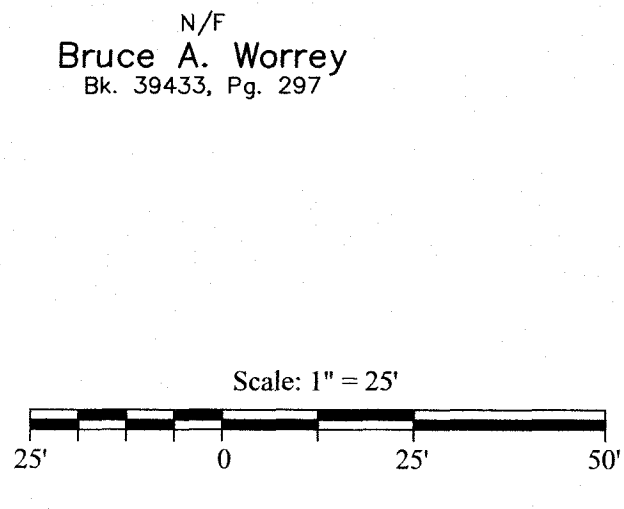
SITE PLAN
 NATURAL WONDERS DAYCARE
 184 POPE ROAD
 WINDHAM, MAINE



I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

- NO SURVEYORS REPORT
- TOPOGRAPHY & INTERIOR ONLY (SEE NOTE #4)

Cumberland, ss Registry of Deeds
 Received September 10, 2024
 At 10 h 41 m A.M., and
 Filed in Plan Book 224 Page 337
 ATTEST: Robert C. Libby Jr.
 Register



SYMBOL	DESCRIPTION
(Symbol)	WATER SHUT OFF
(Symbol)	UTILITY POLE
(Symbol)	IRON ROD FOUND
(Symbol)	PROPOSED WATER SERVICE
(Symbol)	PROPOSED U.G. ELECTRIC
(Symbol)	STREAM
(Symbol)	LIMIT OF WETLANDS
(Symbol)	EDGE OF PAVEMENT
(Symbol)	ABUTTER PROPERTY LINE
(Symbol)	PROPERTY LINE
(Symbol)	EXISTING WATER MAIN

PLAN REVIEWED AND APPROVED BY THE TOWN OF WINDHAM PLANNING BOARD.
 DATE June 24, 2024
 CHAIR Andrew S. Morrell
Robert C. Libby Jr.

DESIGNED	DATE
W. Pelkey	Aug. 2023
DRAWN	SCALE
Dept.	1" = 25'
CHECKED	JOB. NO.
A. Morrell	23147

SHEET
1

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