MINOR SITE PLAN APPLICATION
TO TOWN OF WINDHAM

FOR

166 ROOSEVELT TRAIL

PREPARED FOR

RALPH VANCE LAND DEVELOPMENT, INC.

590 ROOSEVELT TRAIL
WINDHAM, ME 04062

PREPARED BY

DM ROMA
CONSULTING ENGINEERS

59 HARVEST HILL ROAD
WINDHAM, ME 04062

JULY 22, 2016

Project Name: 166 ROOSEVELT TRAIL

Tax Map: 10 **Lot:** 71 - B

Estimated square footage of building(s): 4,975 SF PROPOSED

If no buildings proposed, estimated square footage of total development/disturbance:

Contact Information

1. Applicant

Name: RALPH VANCE LAND DEVELOPMENT, INC.

Mailing Address: 590 ROOSEVELT TRAIL, WINDHAM, ME 04062

Telephone: 650 - 3060 Fax: E-mail:

2. Record owner of property

X (Check here if same as applicant)

Name:

Mailing Address:

Telephone: Fax: E-mail:

3. Contact Person/Agent (if completed and signed by applicant's agent, provide written documentation of authority to act on behalf of applicant)

Name: DUSTIN ROMA

Company Name: DM ROMA CONSULTING ENGINEERS

Mailing Address: 59 HARVEST HILL RD, WINDHAM, ME 04062

Telephone: 310 - 0506 Fax: E-mail: DUSTIN@DMROMA.COM

I certify all the information in this application form and accompanying materials is true and accurate to the best of my knowledge.

Dustin M Roma JULY 22, 2016

Signature Date

	Sketch Plan - Minor & Major Site Plan: Submission Requirements	Applicant	Staff
a.	Complete Sketch Plan Application form	X	
b.	Project Narrative	X	
	conditions of the site	X	
	proposed use	X	
	constraints/opportunities of site	X	
	identify if any of the following will be completed as part of the Final Plan		
	traffic study	N/A	
	utility study	N/A	
	market study	N/A	
c.	Name, address, phone for record owner and applicant	X	
d.	Names and addresses of all consultants working on the project	X	
e.	Evidence of right, title, or interest in the property	X	
f.	Evidence of payment of Sketch Plan fees and escrow deposit	X	
g.	Any anticipated waiver requests (Section 808)	N/A	
	Waivers from Submission Criteria in Section 811 of the Land Use Ordinance.	N/A	
	If yes, submit letter with the waivers being requested, along with reasons for each waiver request.	N/A	
	Waivers from Subdivision Performance Standards in Section 812 of the Land Use Ordinance.	N/A	
	If yes, submit letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form.	N/A	
	Submit initialed form regarding additional fees, from applicant intro packet	N/A	
h.	**Plan Requirements**		
	Please note: the Sketch Plan does not need to be surveyed. However, if it is surveyed, please refer to the GIS requirements for Final Plan review. It may be in the applicants interest to obtain the required GIS data while the surveyor is on site.	X	
1	Name of subdivision, north arrow, date and scale (not more than 100 ft: 1in)	X	
2	Boundary of the parcel	X	
3	Relationship of the site to the surrounding area	X	
4	Topography of the site at an appropriate contour interval (10' contours generally adequate)	X	
5	Approximate size and location of natural features of the site, including wetlands, streams, ponds, floodplains, groundwater aquifers, significant wildlife habitats and fisheries, or other important natural features. If none, so state.		
6	Existing buildings, structures, or other improvements on the site	X	
7	Existing restrictions or easements on the site. If none, so state.	X	
8	Approximate location and size of existing utilities or improvements servicing the site. If none, so state.	X	
9	Class D medium intensity soil survey	X	
10	Location and size of proposed building, structures, access drives, parking areas, and other development features.		

	Final Plan – Minor Site Plan: Submission Requirements	Applicant	Staff
a.	Complete Sketch Plan Application form	x	
b.	Evidence of payment of application and escrow fees	X	
c.	Written information - submitted in bound report		
1	A narrative describing the proposed use or activity	X	
2	Name, address, & phone number of record owner, and applicant if different	X	
3	Names and addresses of all abutting property owners	X	
4	Documentation demonstrating right, title, or interest in property	X	
5	Copies of existing proposed covenants or deed restrictions	X	
6	Copies of existing or proposed easements on the property	X	
7	Name, registration number, and seal of the licensed professional who prepared the plan, if applicable	X	
8	Evidence of applicant's technical capability to carry out the project	X	
9	Assessment of the adequacy of any existing sewer and water mains, culverts and drains, on-site sewage disposal systems, wells, underground tanks or installations, and power and telephone lines and poles on the property	X	
10	Estimated demand for water supply and sewage disposal	X	
11	Provisions for handling all solid wastes, including hazardous and special wastes	X	
12	Detail sheets of proposed light fixtures	X	
13	Listing of proposed trees or shrubs to be used for landscaping	X	
14	Estimate weekday AM and PM and Saturday peak hour and daily traffic to be generated by the project	X	
15	Description of important or unique natural areas and site features, including floodplains, deer wintering areas, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers, and historic and/or archeological resources	X	
16	If the project requires a stormwater permit from MaineDEP or if the Staff Review Committee determines that such information is required, submit the following:	X	
	stormwater calculations	x	
	erosion and sedimentation control measures	X	
	water quality and/or phosphorous export management provisions	N/A	
17	If public water or sewerage will be utilized, provide statement from utility district regarding the adequacy of water supply in terms of quantity and pressure for both domestic and fire flows, and the capacity of the sewer system to accommodate additional wastewater.	PENDING	
18	Financial Capacity	PENDING	
	i. Estimated costs of development and itemize estimated major expenses	X	
	ii. Financing (submit one of the following)		
	a. Letter of commitment to fund		
	b. Self-financing		
	1. Annual corporate report		

	2. Bank Statement		
	c. Other		
	1. Cash equity commitment of 20% of total cost of development		
	2. Financial plan for remaining financing		
	3. Letter from institution indicating intent to finance		
	iii. If a registered corporation a Certificate of Good Standing from:		
	Secretary of State, or		
	statement signed by corporate officer		
19	Technical Capacity (address both)	X	
	i. Prior experience	X	
	ii. Personnel	X	
d.	**Plan Requirements - Existing Conditions**		
i.	Location Map adequate to locate project within the municipality	X	
ii.	Vicinity Plan. Drawn to scale of not over 400 feet to the inch, and showing area within 250 feet of the property line, and shall show the following:	X	
	a. Approximate location of all property lines and acreage of parcels	X	
	b. Locations, widths and names of existing, filed or proposed streets, easements or building footprints	X	
	c. Location and designations of any public spaces	X	
	d. Outline of proposed subdivision, together with its street system and an indication of the future probable street system of the remaining portion of the tract	X	
iii.	North Arrow identifying Grid North; Magnetic North with the declination between Grid and Magnetic; and whether Magnetic or Grid bearings were used	X	
iv.	Location of all required building setbacks, yards, and buffers	X	
v.	Boundaries of all contiguous property under the total or partial control of the owner or applicant	X	
vi.	Tax map and lot number of the parcel or parcels on which the project is located	X	
vii.	Zoning classification(s), including overlay and/or subdistricts, of the property and the location of zoning district boundaries if the property is located in 2 or more districts or abuts a different district.	X	
viii.	Bearings and lengths of all property lines of the property to be developed, and the stamp of the surveyor that performed the survey.	X	
ix.	Existing topography of the site at 2-foot contour intervals	X	
x.	Location and size of any existing sewer and water mains, culvers and drains, on-site sewage disposal systems, wells, underground tanks or installations, and power and telephone lines and poles on the property and on abutting streets or land that may serve the development.	X	
xi.	Location, names, and present widths of existing public and/or private streets and rights-of way within or adjacent to the proposed development	X	
xii.	Location, dimensions, and ground floor elevation of all existing buildings	N/A	
xiii.	Location and dimensions of existing driveways, parking and loading areas, walkways, and sidewalks on or adjacent to the site.	X	
xiv.	Location of intersecting roads or driveways within 200 feet of the site.	X	

xv.	Location of the following:	X	
	a. Open drainage courses	X	
	b. Wetlands	X	
	c. Stone walls	X	
	d. Graveyards	N/A	
	e. Fences	X	
	f. Stands of trees or treeline, and	X	
	g. Other important or unique natural areas and site features, including but not limited to, floodplains, deer wintering areas, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers, and historic and/or archaeological resources	X	
xvi.	Direction of existing surface water drainage across the site	X	
xvii.	Location, front view, dimensions, and lighting of existing signs	N/A	
xviii.	Location & dimensions of existing easements that encumber or benefit the site	X	
xix.	Location of the nearest fire hydrant, dry hydrant, or other water supply	X	
	Plan Requirements - Proposed Development Activity		
i.	Location and dimensions of all provisions for water supply and wastewater disposal, and evidence of their adequacy for the proposed use, including soils test pit data if on-site sewage disposal is proposed	X	
ii.	Grading plan showing the proposed topography of the site at 2-foot contour intervals	X	
iii.	Direction of proposed surface water drainage across the site and from the site, with an assessment of impacts on downstream properties.	X	
iv.	Location and proposed screening of any on-site collection or storage facilities	N/A	
v.	Location, dimensions, and materials to be used in the construction of proposed driveways, parking and loading areas, and walkways, and any changes in traffic flow onto or off-site	X	
vi.	Proposed landscaping and buffering	X	
vii.	Location, dimensions, and ground floor elevation of all buildings or expansions	X	
viii.	Location, front view, materials and dimensions of proposed signs together with method for securing sign	N/A	
ix.	Location and type of exterior lighting. Photometric plan to demonstrate coverage area of all lighting may be required by Staff Review Committee.	X	
x.	Location of all utilities, including fire protection systems	X	
xi.	Approval block: Provide space on the plan drawing for the following words, "Approved: Town of Windham Staff Review Committee." along with space for signatures and date	X	

PROJECT NARRATIVE

SECTION 1 – PROPOSED USE NARRATIVE

A project on the subject parcel was designed and submitted for permitting in 2007 that consisted of a 10,000 square foot storage building and associated site improvements. A Natural Resources Protection Act Permit was issued authorizing 11,240 square feet of freshwater forested wetlands. After receiving an erosion and sedimentation control permit from the Town, the landowner performed the site work to prepare for the building construction by filling the site and constructing a septic field. After several years of marketing the property as a build-to-suit or outright sale without success, the owner has decided to construct a 4,975 square foot building for personal storage use.

SECTION 2 – RECORD OWNER INFORMATION

See Application Form

SECTION 3 – ABUTTING PROPERTY OWNERS

TM 10 L 71-A	Tandem LLC, 19 Oak Ridge Rd, Cumberland, ME 04021
TM 10 L 69	Robert Brackett, PO Box 953, Windham, ME 04062
TM 10 L 71	Holly Tubbs, 158 Roosevelt Trail, Windham, ME 04062

SECTION 4 – TITLE, RIGHT, OR INTEREST

See attached deed of Ralph Vance Land Development, Inc.

SECTION 5 – COVENANTS OR DEED RESTRICTIONS

None known

SECTION 6 – EASEMENTS

Existing 60’ by 60’ access easement to Ralph Vance Land Development over land of Tandem LLC.

SECTION 7 – LICENSED PROFESSIONALS

The plans and applications were prepared by DM Roma Consulting Engineers. Dustin Roma is a Maine Licensed Professional Engineer PE#12131.

SECTION 8 – TECHNICAL ABILITY

Dustin Roma has been performing similar consulting and design work in Southern Maine since 2004, including many projects in Windham and the surrounding communities.

SECTION 9 – UTILITIES

The project will be served by public water from the Portland Water District and private on-site wastewater disposal from an existing leach field with a design capacity of 200 gallons per day. Electrical utilities will be extended to the building underground.

SECTION 10 –WATER SUPPLY AND SEWAGE DISPOSAL DEMAND

A letter has been requested from the Portland Water District regarding their ability to serve the project with domestic water. The septic system was designed for 200 gallons per day.

SECTION 11 – SOLID WASTES

There is no proposed dumpster facility for the project. The intended use of the property is personal storage.

SECTION 12 – LIGHTING

The building will include security lighting over the doorways. There are no proposed pole mounted lights.

SECTION 13 –LANDSCAPING

The front yard of the property has been planted with a row of evergreen and deciduous trees. There are also several mature trees in the front yard. The existing landscaping will adequately screen the building from Roosevelt Trail, and no additional plantings are proposed.

SECTION 14 – VEHICLE TRAFFIC

The driveway entrance has adequate vehicle sight distance as shown on the Site Plans. The personal storage use is expected to be a very low traffic generator, in the magnitude of less than 10 trips per day, or 1 peak hour trip-end.

SECTION 15 – UNIQUE NATURAL AREAS

There is no additional wetland fill proposed for this project. There are no other known unique natural areas within the project vicinity. The project will be located within the footprint of the land area that has already been disturbed.

SECTION 16 – STORMWATER MANAGEMENT

A stormwater detention pond will be constructed to manage peak flows from the property to be below pre-development conditions. A stormwater management report and stormwater maintenance plan is included as an attachment.

SECTION 17 – PUBLIC WATER SUPPLY

The project will utilize public water from the Portland Water District. A request has been sent to the PWD requesting their ability to serve the project and requirements for water main connection.

SECTION 18 – FINANCIAL CAPACITY

The applicant already owns the land and will fund the project without financing.

SECTION 19 – TECHNICAL CAPACITY

The applicant is a long-time resident and developer in the Windham community and has over 30 years of experience with similar projects.

COMMERCIAL DISTRICT DESIGN STANDARDS

In addition to meeting the required design standards of Section 813 of the Town's Land Use Ordinance, the project has been designed to meet the following 8 additional optional standards:

- B5 – Parking Screening
- B8 – Low-Impact Design Stormwater
- C2 – Lighting Coordinates with Architecture
- C3 – Lighting Coordinates with Landscaping
- C6 – Planting Variety
- C7 – Planting Suitibility
- C8 – Mass Plantings
- C9 – Illumination Levels

2nd Revision to #10235

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div of Environmental Health, 11 SHS
(207) 287-5672 FAX (207) 287-3165

PROPERTY LOCATION

City, Town, or Plantation	WINDHAM
Street or Road	ROOSEVELT TRAIL
Subdivision, Lot #	

OWNER/APPLICANT INFORMATION

Name (last, first, MI)	RALPH VANCE DEVELOPMENT ■ Owner ☐ Applicant
Mailing Address of Owner/Applicant	588 ROOSEVELT TRAIL WINDHAM, ME 04062
Daytime Tel. #	650-3060

>> Caution: Permit Required – Attach In Space Below <<

The Subsurface Wastewater Disposal System *shall not* be installed until a Permit is attached HERE by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Municipal Tax Map # 10 Lot # 71A-1 & 71B

Owner or Applicant Statement

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a permit.

Signature of Owner or Applicant — Date 12/2/08

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.

Local Plumbing Inspector Signature — (1st) Date Approved — (2nd) Date Approved

PERMIT INFORMATION

TYPE OF APPLICATION

1. ■ First Time System
2. ☐ Replacement System
   Type Replaced: ____
   Year Installed: ____
3. ☐ Expanded System
   a. ☐ Minor Expansion
   b. ☐ Major Expansion
4. ☐ Experimental System
5. ☐ Seasonal Conversion

THIS APPLICATION REQUIRES

1. ■ No Rule Variance
2. ☐ First Time System Variance
   a. ☐ Local Plumbing Inspector Approval
   b. ☐ State & Local Plumbing Inspector Approval
3. ☐ Replacement System Variance
   a. ☐ Local Plumbing Inspector Approval
   b. ☐ State & Local Plumbing Inspector Approval
4. ☐ Minimum Lot Size Variance
5. ☐ Seasonal Conversion Approval

DISPOSAL SYSTEM COMPONENTS

1. ■ Complete Non-engineered System
2. ☐ Primitive System (graywater & alt toilet)
3. ☐ Alternative Toilet, specify: ____
4. ☐ Non-engineered Treatment Tank (only)
5. ☐ Holding Tank, ____ Gallons
6. ☐ Non-engineered Disposal Field (only)
7. ☐ Separated Laundry System
8. ☐ Complete Engineered System (2000gpd+)
9. ☐ Engineered Treatment Tank (only)
10. ☐ Engineered Disposal field (only)
11. ☐ Pre-treatment, specify: ____
12. ☐ Miscellaneous Components

SIZE OF PROPERTY

3.4 ☐ sq. ft. ■ acres

DISPOSAL SYSTEM TO SERVE

1. ☐ Single Family Dwelling Unit, No. of Bedrooms: ____
2. ☐ Multiple Family Dwelling, No of Units: ____
3. ■ Other: COMMERCIAL BUILDING (SPECIFY)

Current Use ☐ Seasonal ☐ Year Round ☐ Undeveloped

SHORELAND ZONING

☐ Yes ■ No

TYPE OF WATER SUPPLY

1. ☐ Drilled Well 2. ☐ Dug Well 3. ☐ Private
4. ■ Public 5. ☐ Other:

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

1. ■ Concrete
   a. ■ Regular
   b. ☐ Low Profile
2. ☐ Plastic
3. ☐ Other: ____

CAPACITY 1000 gallons

DISPOSAL FIELD TYPE & SIZE

1. ■ Stone Bed 2. Stone Trench
3. ☐ Proprietary Device
   a. ☐ cluster array c. ☐ Linear
   b. ☐ regular load d. ☐ H-20 loaded
4. ☐ Other: ____

SIZE: 525 ■ sq. ft. ☐ lin. ft.

GARBAGE DISPOSAL UNIT

1. ■ No 3. ☐ Maybe
2. ☐ Yes >> Specify one below:
   a. ☐ multi-compartment tank
   b. ☐ ____ tanks in series
   c. ☐ increase in tank capacity
   d. ☐ Filter on tank outlet

DESIGN FLOW

150 gallons per day

BASED ON:

1. ☐ Table 501.1 (dwelling unit(s))
2. ■ Table 501.2 (other facilities)

SHOW CALCULATIONS

- for other facilities -

COMMERCIAL BLDG. TO ALLOW UP TO 10 EMPLOYEES AT 15 GPD EACH

3. ☐ Section 503.0 (meter readings)

ATTACH WATER METER DATA

SOIL DATA & DESIGN CLASS

PROFILE CONDITION DESIGN

3 / D / 3

at Observation Hole # TP-1
Depth 12 "
of Most Limiting Soil Factor

DISPOSAL FIELD SIZING

1. ☐ Small - 2.0 sq.ft./gpd
2. ☐ Medium - 2.6 sq.ft./gpd
3. ■ Medium-Large - 3.3 sq.ft./gpd
4. ☐ Large - 4.1 sq.ft./gpd
5. ☐ Extra-Large - 5.0 sq.ft./gpd

EFFLUENT/EJECTOR PUMP

1. ☐ Not required
2. ■ May be required
3. ☐ Required

Specify only for engineered systems:

DOSE: ____ Gallons

LATITUDE AND LONGITUDE

at center of disposal area

Lat. 43 d 46 m 17 s
Lon. 70 d 22 m 46 s
If g.p.s, state margin of error 33'

SITE EVALUATOR STATEMENT

I Certify that on 11/19/08 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed sytem is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Signature — SE # 348 — Date 11/21/08

NORMAN "BUD" HARRIS (HARRIS LAND SOLUTIONS, INC.) (207) 892-2435 hlsinc2@msn.com

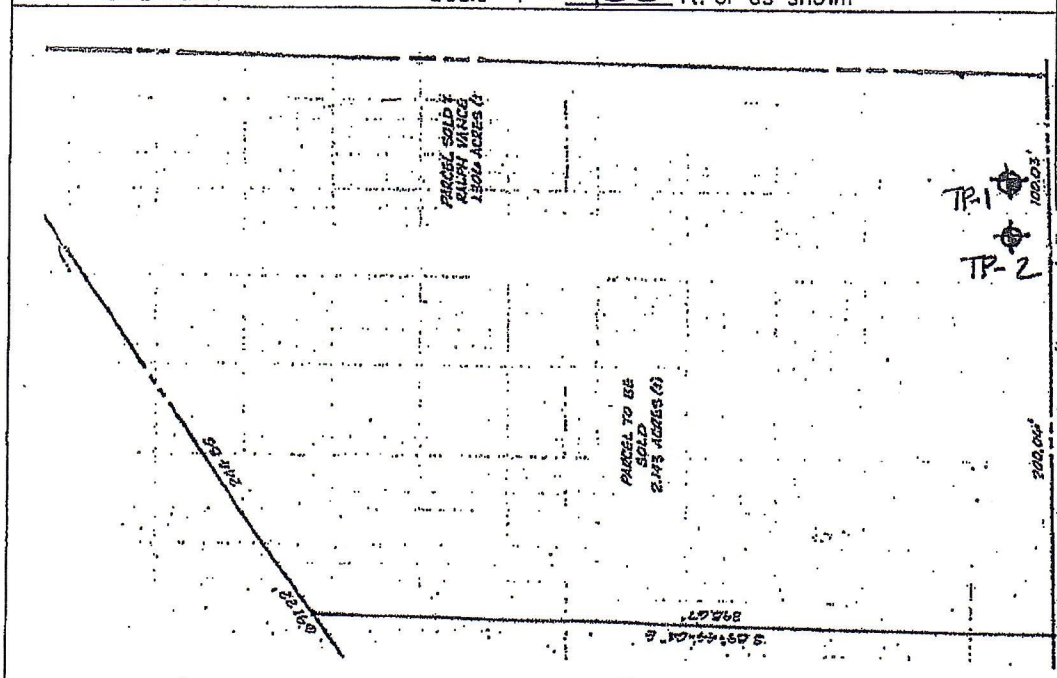
Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

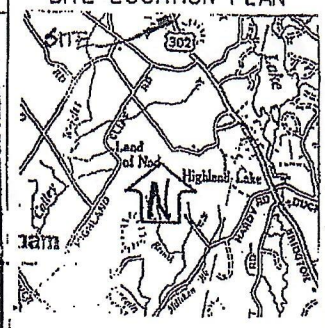
Maine Dept. Health & Human Services
Div of Environmental Health, 11 SHS
(207) 287-5672 FAX (207) 287-3165

Town, City, Plantation	Street, Road, Subdivision	Owner's Name
WINDHAM	ROOSEVELT TRAIL	RALPH VANCE DEVELOPMENT

SITE PLAN Scale 1" = 100 ft. or as shown



SITE LOCATION PLAN



NOTE:
IT IS BELIEVED THAT THE LOCATION TESTED AND DESIGNED ON CONTAINS MATERIAL THAT WAS IN EXISTANCE PRIOR TO 1974. TREE GROWTH ALONG WITH SOIL FORMATION FURTHER SUPPORT THIS BELIEF. ADDITIONAL DOCUMENTATION MAY BE REQUIRED TO PROVE THIS TIMELINE.

NORTH ORIENTATION APPROXIMATE

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP-1 ■ Test Pit ☐ Boring
1 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)

Texture	Consistency	Color	Mottling
SANDY LOAM	FRIABLE	VERY DARK BROWN	
LOAMY COARSE SAND	FRIABLE	GRAYISH BROWN	
LOAMY SAND	FRIABLE TO SOMEWHAT FIRM	DARK BROWN	COMMON & DISTINCT
LOAMY FINE SAND	SOMEWHAT FIRM	DARK YELLOW BROWN	

Soil Classification		Slope	Limiting Factor	
3 Profile	D Condition	2-4 %	12"	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Observation Hole TP-2 ■ Test Pit ☐ Boring
1 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)

Texture	Consistency	Color	Mottling
SANDY LOAM	FRIABLE	DARK BROWN	
LOAMY SAND	FRIABLE	STRONG BROWN	FEW & FAINT
LOAMY COARSE SAND	FRIABLE	BROWN	
LOAMY FINE SAND	SOMEWHAT FIRM	DARK YELLOW BROWN	

Soil Classification		Slope	Limiting Factor	
3 Profile	D Condition	2-5 %	14"	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Site Evaluator Signature

#348
SE #

11/21/08
Date

NORMAN "BUD" HARRIS (HARRIS LAND SOLUTIONS, INC.) (207) 892-2435

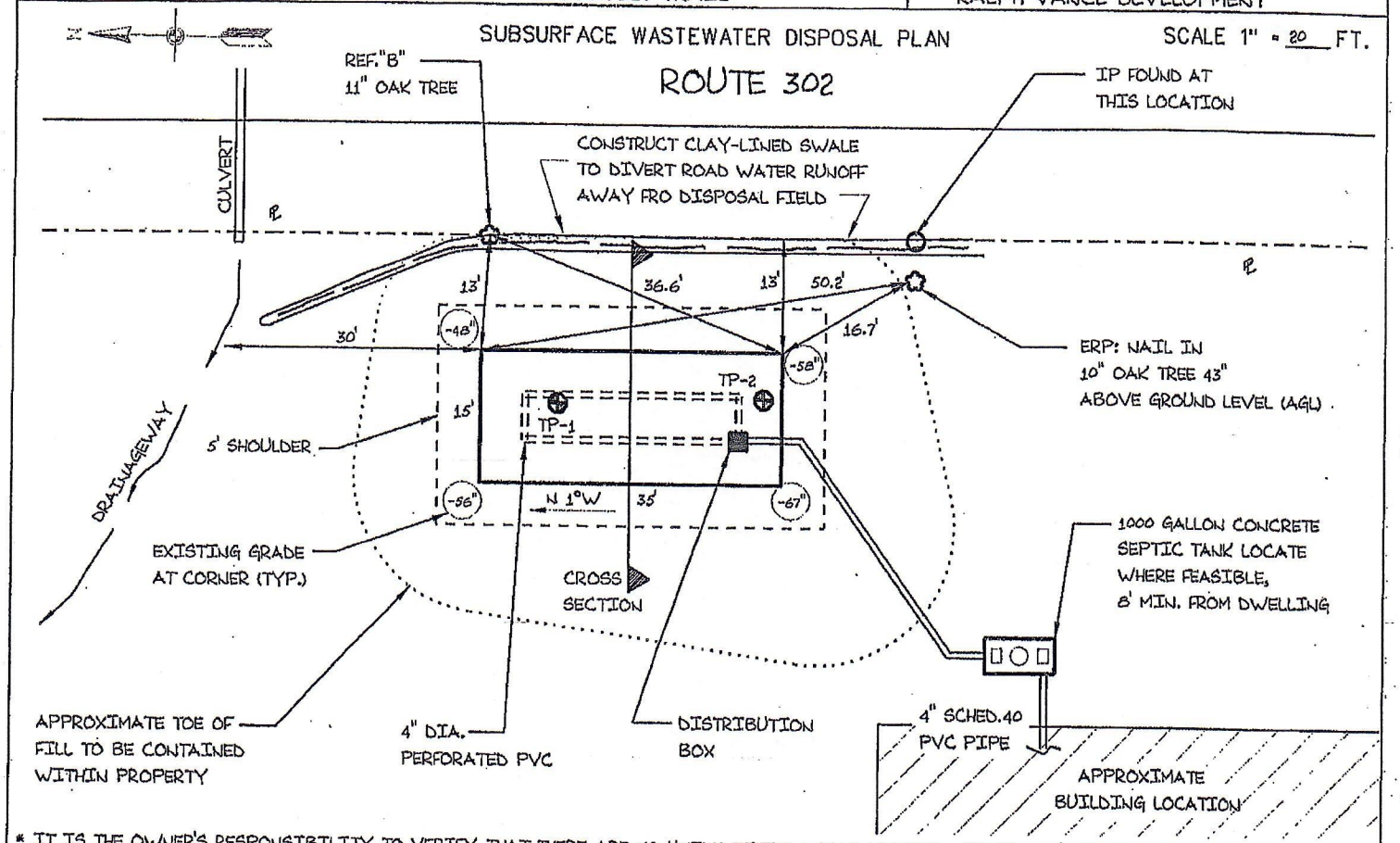
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5672 FAX (207) 287-4172

Town, City, Plantation	Street, Road, Subdivision	Owner or Applicant Name
WINDHAM	ROOSEVELT TRAIL	RALPH VANCE DEVELOPMENT

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = 20 FT.



* IT IS THE OWNER'S RESPONSIBILITY TO VERIFY THAT THERE ARE NO UNIDENTIFIED WELLS LOCATED WITHIN 100' OF DISPOSAL SYSTEM.
* ALL INFORMATION CONTAINED WITHIN THIS APPLICATION IS AS REPRESENTED BY OWNER, APPLICANT OR OWNER'S/APPLICANT'S REPRESENTATIVE. THE SITE EVALUATOR WILL NOT BE HELD RESPONSIBLE FOR ANY PERTINENT FACTORS NOT IDENTIFIED, DISCLOSED OR INACCURATELY DISCLOSED.

FILL REQUIREMENTS

Depth of Fill (Upslope)	: 32" - 42"
Depth of Fill (Downslope)	: 40" - 51"

CONSTRUCTION ELEVATIONS

Finished Grade Elevation	-16"
Top of Distribution Pipe or Proprietary Device	-28"
Bottom of Disposal Area	-39"

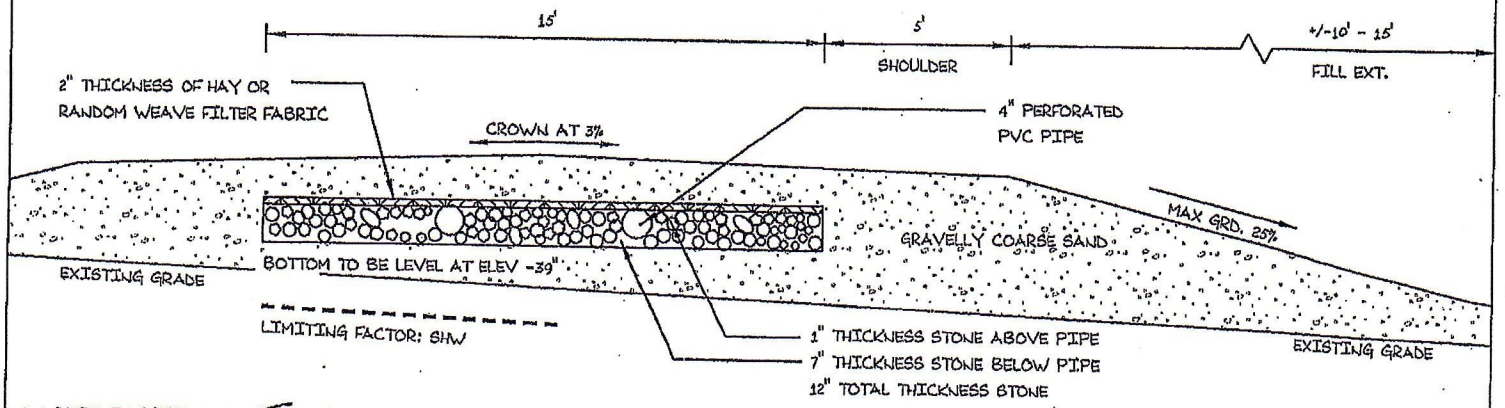
ELEVATION REFERENCE POINT

Location & Description NAIL IN 10" OAK TREE 43" AGL
Reference Elevation -0"

DISPOSAL FIELD CROSS-SECTION

SCALES:
VERTICAL: 1" = 5 FT
HORIZONTAL: 1" = 5 FT

NOTES:
* BACKFILL TO BE GRAVELLY COARSE SAND FREE OF FINES AND ORGANIC DEBRIS
* FINAL GRADES SHALL BE LOAMED, SEEDED AND OR MULCHED TO PREVENT EROSION
* ANY STONE REQUIRED TO BE FREE OF FINES AND ORGANIC DEBRIS AT A SIZE OF +/- 1 1/2" IN DIAMETER.



* WHERE POSSIBLE, THE AREA UNDER THE DISPOSAL FIELD AND EXTENSIONS SHALL BE SCARIFIED 6 TO 8 INCHES TO CREATE A TRANSITION ZONE

Site Evaluator Signature
NORMAN "BUD" HARRIS (HARRIS LAND SOLUTIONS, INC.) (207) 892-2435

#348
SE #

11/21/08
Date

STATE OF MAINE
17 State House Station
Augusta, ME 04333

IN THE MATTER OF

RALPH VANCE
Windham, Cumberland County
COMMERCIAL STORAGE BUILDING
L-23835-TC-B-N (approval)

) NATURAL RESOURCES PROTECTION ACT
) FRESHWATER WETLAND ALTERATION
) WATER QUALITY CERTIFICATION
) FINDINGS OF FACT AND ORDER

Project Description: The applicant proposes to alter approximately 11,240 square feet of freshwater forested wetland to construct a commercial storage building and parking area on a filled and graded building site adjacent to Route 302 in Windham. Based on a site visit by Department staff, no wetlands were previously filled on the site, and most of the proposed wetland filling is limited to that necessary for parking and access along the rear of the building. The project is shown on a set of plans, the first of which is entitled "Commercial Storage Building," prepared by Sebago Technics, Inc., and dated May 15, 2007, with a last revision date of September 20, 2007. To minimize wetland impacts, the applicant proposes to stabilize the slope adjacent to the wetland with riprap. This design change reduced the wetland alteration from 13,120 square feet to 11,240 square feet. The project design is the least environmentally damaging practicable alternative that meets the project purpose and local zoning and setback requirements. The applicant also submitted a Stormwater Permit by Rule application for the proposed project (PBR# 44505).

Permit for:	[X] Tier 1	
DEP Decision:	[X] Approved	[ ] Denied (see attached letter)
CORPS Action:	[X] The Corps has been notified of your application. The following are subject to Federal screening: (1) projects with previously authorized or unauthorized work, in combination with a Tier 1 permit for a single and complete project, which total more than 15,000 square feet of altered area; (2) projects with multiple state permits and/or state exemptions which apply to a single and complete project that total more than 15, 000 square feet of altered area; and (3) projects that may impact a vernal pool, as determined by the State of Maine or the Corps. If your activity is listed above, *Corps approval is required for your project.* For information regarding the status of your application contact the Corps' Maine Project Office at 623-8367.	

Standard Conditions:

1) If construction or operation of the activity is not begun within two (2) years from the date signed, this permit shall lapse and the applicant shall reapply to the Department for a new permit. This permit is transferable only with prior approval from the Department. If the activity is associated with a larger project, starting any aspect of that project constitutes start of construction.
2) The project shall be completed according to the plans in the application. Any change in the project plans must be reviewed and approved by the Department.
3) Properly installed erosion control measures shall be installed prior to beginning the project, and all disturbed soil should be stabilized immediately upon project completion.
4) A copy of this approval will be sent to the Town of Windham. Department approval of your activity does not supersede or substitute the need for any necessary local approvals.

Please note the attached sheet for guidance on appeal procedures.

THIS APPROVAL DOES NOT CONSTITUTE OR SUBSTITUTE FOR ANY OTHER REQUIRED STATE, FEDERAL OR LOCAL APPROVALS NOR DOES IT VERIFY COMPLIANCE WITH ANY APPLICABLE SHORELAND ZONING ORDINANCES.

for
DAVID P. LITTELL, COMMISSIONER

11/19/07
DATE

FILED
NOV 20 2007
BOARD OF ENVIRONMENTAL PROT.
STATE OF MAINE

Date of initial application: October 3, 2007
Date application accepted for processing: October 18, 2007
Date filed with Board of Environmental Protection

DBB/ATS66785/L23835BN

NATURAL RESOURCE PROTECTION ACT (NRPA)
STANDARD CONDITIONS

THE FOLLOWING STANDARD CONDITIONS SHALL APPLY TO ALL PERMITS GRANTED UNDER THE NATURAL RESOURCE PROTECTION ACT, TITLE 38, M.R.S.A. SECTION 480-A ET.SEQ. UNLESS OTHERWISE SPECIFICALLY STATED IN THE PERMIT.

A. **Approval of Variations From Plans.** The granting of this permit is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from these plans, proposals, and supporting documents is subject to review and approval prior to implementation.

B. **Compliance With All Applicable Laws.** The applicant shall secure and comply with all applicable federal, state, and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.

C. **Erosion Control.** The applicant shall take all necessary measures to ensure that his activities or those of his agents do not result in measurable erosion of soils on the site during the construction and operation of the project covered by this Approval.

D. **Compliance With Conditions.** Should the project be found, at any time, not to be in compliance with any of the Conditions of this Approval, or should the applicant construct or operate this development in any way other the specified in the Application or Supporting Documents, as modified by the Conditions of this Approval, then the terms of this Approval shall be considered to have been violated.

E. **Initiation of Activity Within Two Years.** If construction or operation of the activity is not begun within two years, this permit shall lapse and the applicant shall reapply to the Board for a new permit. The applicant may not begin construction or operation of the activity until a new permit is granted. Reapplications for permits shall state the reasons why the applicant will be able to begin the activity within two years form the granting of a new permit, if so granted. Reapplications for permits may include information submitted in the initial application by reference.

F. **Reexamination After Five Years.** If the approved activity is not completed within five years from the date of the granting of a permit, the Board may reexamine its permit approval and impose additional terms or conditions to respond to significant changes in circumstances which may have occurred during the five-year period.

G. **No Construction Equipment Below High Water.** No construction equipment used in the undertaking of an approved activity is allowed below the mean high water line unless otherwise specified by this permit.

H. **Permit Included In Contract Bids.** A copy of this permit must be included in or attached to all contract bid specifications for the approved activity.

I. **Permit Shown To Contractor.** Work done by a contractor pursuant to this permit shall not begin before the contractor has been shown by the applicant a copy of this permit.

DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF LAND AND WATER QUALITY

6/5/2006

FIELD DETERMINATION FORM

CONTACT ID 4900

CONTACT

TONY VANCE
588 ROOSEVELT TRAIL

WINDHAM ME 04062
2072320958

PROPERTY OWNER

UNKOWN

ME

DIRECTIONS

Take Rte 302 to Windham, about one mile past Pope Road on left is 164 and 168 Roosevelt Trail.

STAFF KALINICH, JEFFREY

RESOURCE RSB

SITE TOWN WINDHAM

MAP **LOT**

MEMO

eff Kalinich met Tony Vance on site for a stream determination. The drainage from RTE 302 to the wetland is not a stream as efined by the Natural Resources Protection Act (NRPA). Filling 14,980 square feet of wetland on this parcel will require a NRPA er 1 permit. Filling greater than 15,000 square feet will require a NRPA Tier 2 permit.

rosion control devices must be installed and maintained on the project site during any soil disturbance activity.

ME:

RECEIVED 5/19/2006 SITE VISIT 5/31/2006 COMPLETED 6/5/2006

Warranty Deed

Ralph E. Vance, being married and of the Town of Windham, County of Cumberland and State of Maine, with a mailing address of 588 Roosevelt Trail, Windham ME 04062, for consideration paid, grants to **Ralph Vance Land Development**, of the Town of Windham, County of Cumberland and State of Maine, with a mailing address of 588 Roosevelt Trail, Windham ME 04062, with *warranty covenants,* the land in the Town of **WINDHAM**, County of Cumberland and State of Maine, bounded and described as follows: *see Exhibit A, attached and incorporated herein by reference.*

Witness m y hand and seal this date: June 8, 2007

Ralph E. Vance

State of Maine
Cumberland, *ss.*

Date: June 8, 2007

Then personally appeared the above-named Ralph E. Vance and acknowledged the foregoing instrument to be his free act and deed. *Before me,*

Julie Pease Galipeau
Notary Public
Comm Exp: 5/24/2011

SEAL

FD 022402 PD 08Jun07
bot05087-166RT.wpd
33 MRSA §761 et seq - Short Forms Deeds Act

Exhibit A
166 & 168 Roosevelt Trail, Windham

166 Roosevelt Trail: A certain lot or parcel of land situated on the westerly side of **Route 302**, also called **Roosevelt Trail**, in the Town of **Windham**, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at an iron pipe set on the westerly sideline of said Route 302 and lying North 01° 08' 36" West, 361.03 feet from an iron pipe set on the most northeasterly corner of land owned by Water Systems, Inc., and described in a deed recorded in the Cumberland County Registry of Deeds in Book 3357, Page 109; thence North 89° 44' 04" West, 398.67 feet to an iron pipe set on the division line of the land now or formerly of Holly A. Tubbs and land now or formerly of Carl B. Brackett; thence North 34° 57' 58" West, by land of Brackett, 244.85 feet to an iron pipe set; thence South 89° 44' 04" East, 535.00 feet to an iron pipe set on the westerly sideline of Route 302; thence South 01° 08' 36" East by Route 302, a distance of 200.06 feet to the point of **beginning.**

Excepting any portion of the herein-conveyed parcel taken pursuant to State of Maine Notice of Layout and Taking, recorded on May 12, 2003 in Cumberland County Registry of Deeds in Book 19354, Page 256; and further **subject to** such rights and easements as cited in said Notice.

Being the same premises conveyed to Ralph E. Vance by Warranty Deed from Bottom of the Hill, LLC, dated June 8, 2007 and recorded herewith in Cumberland County Registry of Deeds.

168 Roosevelt Trail: A certain lot or parcel of land situated on the westerly side of **Route #302**, also called **Roosevelt Trail**, in the Town of **Windham**, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at an iron pipe found on the westerly sideline of said Route #302

and the northeasterly corner of the grantor (Holly A. Tubbs); thence North 89° 44' 04" West, by the land of said grantor and land now or formerly of Ralph Vance, 603.16 feet to an iron pipe set on the division line of said grantor and now or formerly Carl B. Brackett, et al; thence South 34° 57' 58" East, by grantor and Brackett 122.43 feet to an iron pipe set; thence South 89° 44' 04" East, 535.00 feet to an iron pipe set on the westerly sideline of Route #302; thence North 01° 08' 36" West, along said Route #302, 100.03 feet to the point of **beginning**.

Above described lot is a 100 foot wide rectangular strip off the northerly portion of the property as described in the Cumberland County Registry of Deeds in Book 6844, Page 127.

Being information obtained from a plan entitled, "Amended Site Plan for Patio Park Apartments" by Sebago Technics, Inc., dated 1986 with a magnetic bearing observation dated 1985.

Parcel contains 56,908 square feet more or less / 1.306 acres.

Being the same premises conveyed to Ralph E. Vance by Warranty Deed from Holly A. Tubbs, dated September 1, 1987 and recorded in Cumberland County Registry of Deeds in Book 7959, Page 44.

Received
Recorded Register of Deeds
Jul 06,2007 12:26:36P
Cumberland County
Pamela E. Lovley

STORMWATER MANAGEMENT REPORT

STORAGE BUILDING
166 ROOSEVELT TRAIL, WINDHAM

A. Narrative

Ralph Vance Land Development is proposing to develop property located at 166 Roosevelt Trail in Windham as a commercial storage building facility. The project consists of the 4,975 square foot building with associated parking, utilities and stormwater infrastructure. The property is approximately 3.33 acres, is located in the Commercial District 3 zoning district and is identified as lot 71B on the Town of Windham Assessors Map 10. The property is currently vacant but the land has been filled as approved by the Maine Department of Environmental Protection in 2008 under a previous design. The project will be served by public water, on-site private subsurface septic system and underground electrical, telephone and data service. In general, the site drains to the west to a large wetland on the property and to the northwest to the abutting property.

B. Alterations to Land Cover

The proposed development will include the construction of approximately 17,735 square feet of building and pavement areas on the previously graveled portion of the property, and approximately 30,925 square feet of total disturbed area. The site is gently sloping in the area of proposed development with a steep slope to the wetlands at the limits of what has been previously filled. Soils on the property are Paxton fine sandy loam and Woodbridge very stony fine sandy loam as identified on the Medium Intensity Soil Maps for Cumberland County, Maine published by the Natural Resources Conservation Service. The two primary soils within the proposed development are in the hydrologic soil group “C”, as indicated on the attached watershed maps.

C. Methodology and Modeling Assumptions

The proposed stormwater management system has been designed to adequately attenuate the post-development peak runoff rates to existing conditions at the wetland and property boundaries. The method utilized to predict the surface water runoff rates in this analysis is a computer program entitled HydroCAD, which is based on the same methods that were originally developed by the U.S. Department of Agriculture (USDA), Natural Resources Conservation Service, and utilized in the TR-20 modeling program. Peak rates of runoff are forecasted based upon land use, hydrologic soil conditions, vegetative cover, contributing watershed area, time of concentration, rainfall data, storage volumes of detention basins and the hydraulic capacity of structures. The computer model predicts the amount of runoff as a function of time, with the ability to include the attenuation effect due to dams, lakes, large wetlands, floodplains and constructed stormwater management basins. The input data for rainfalls with statistical recurrence frequencies of 2-, 10- and 25 years was obtained from Table 12-2.8 of the Maine Department of Transportation Drainage Design Manual, Chapter 12, Dated January 2005. The National Weather Service developed four synthetic storm types to simulate rainfall patterns

around the country. For analysis in Cumberland County, Maine, the type III rainfall pattern with a 24-hour duration is appropriate.

D. Basic Standards

The project is required by the Town to provide permanent and temporary Erosion Control Best Management Practices. These methods are outlined in detail in the plan set.

E. Flooding Standard

The Windham Land Use Ordinance requires that projects requiring Site Plan Review shall detain, retain or result in the infiltration of stormwater from the 24-hour storms of the 2-year, 10-year and 25-year frequencies such that the peak flows of stomwater from the project site do not exceed the peak flows of stormwater prior to undertaking the project. The proposed stormwater infrastructure includes the construction of a small detention basin with outlet controls. The study points chosen for the analysis is where the runoff discharges into the large wetland to the west of the development and the property line to the north. The following tables summarize the analysis:

Table 1 – Peak Rates of Stormwater Runoff

Study Point	**2-Year (cfs)**		**10-Year (cfs)**		**25-Year (cfs)**	
	Pre	Post	Pre	Post	Pre	Post
SP-1	11.43	11.43	14.53	14.48	15.59	15.21
SP-2	5.32	4.77	8.26	7.65	8.96	8.08

The installation of the detention basin maintains or reduces the peak rates of runoff at Study Point 1 and the reduction in tributary watershed area reduces the peak rates at Study Point 2. The watershed maps showing pre-development and post-development drainage patterns are included in the plan set and the offsite watershed map and the computations performed with the HydroCAD software program are included as an attachment to this report.

F. Maintenance of common facilities or property

The owner of the facility will be responsible for the maintenance of the stormwater facilities. Enclosed is an Inspection, Maintenance and Housekeeping Plan for the project.

Prepared By:

DM Roma Consulting Engineers

Dustin M Roma

Dustin M. Roma, P.E.
President

INSPECTION, MAINTENANCE, AND HOUSEKEEPING PLAN

STORAGE BUILDING
166 ROOSEVELT TRAIL, WINDHAM, ME

Responsible Party

Owner: Ralph Vance
590 Roosevelt Trail
Windham, ME 04062

The owner is responsible for the maintenance of all stormwater management structures and related site components and the keeping of a maintenance log book with service records. Records of all inspections and maintenance work performed must be kept on file with the owner and retained for a minimum of five years. The maintenance log will be made available to the Town upon request. At a minimum, the maintenance of stormwater management systems will be performed on the prescribed schedule.

The procedures outlined in this plan are provided as a general overview of the anticipated practices to be utilized on this site. In some instances, additional measures may be required due to unexpected conditions. *The Maine Erosion and Sedimentation Control BMP* and *Stormwater Management for Maine: Best Management Practices* Manuals published by the MDEP should be referenced for additional information.

During Construction

1. **Inspection and Corrective Action:** It is the contractor's responsibility to comply with the inspection and maintenance procedures outlined in this section. Inspection shall occur on all disturbed and impervious areas, erosion control measures, material storage areas that are exposed to precipitation, and locations where vehicles enter or exit the site. These areas shall be inspected at least once a week as well as before and after a storm event and prior to completing permanent stabilization measures. A person with knowledge of erosion and stormwater control, including the standards and conditions in the permit, shall conduct the inspections.

2. **Maintenance:** Erosion controls shall be maintained in effective operating condition until areas are permanently stabilized. If best management practices (BMPs) need to be maintained or modified, additional BMPs are necessary, or other corrective action is needed, implementation must be completed within seven calendar days and prior to any rainfall event.

3. **Documentation:** A report summarizing the inspections and any corrective action taken must be maintained on site. The log must include the name(s) and qualifications of the person making the inspections; the date(s) of the inspections; and the major observations about the operation and maintenance of erosion and sedimentation controls, materials

storage areas, and vehicle access points to the parcel. Major observations must include BMPs that need maintenance, BMPs that failed to operate as designed or proved inadequate for a particular location, and location(s) where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replacement, and location needing additional BMPs, note in the log the corrective action taken and when it was taken. The log must be made accessible to Town staff, and a copy must be provided upon request. The owner shall retain a copy of the log for a period of at least three years from the completion of permanent stabilization.

Post construction

1. **Inspection and Corrective Action:** All measures must be maintained by the owner in effective operating condition. A person with knowledge of erosion and stormwater control, including the standards and conditions of the permit, shall conduct the inspections. The following areas, facilities, and measures must be inspected, and identified deficiencies must be corrected. Areas, facilities, and measures other than those listed below may also require inspection on a specific site.

   A. **Vegetated Areas:** Inspect vegetated areas, particularly slopes and embankments, early in the growing season or after heavy rains to identify active or potential erosion problems. Replant bare areas or areas with sparse growth. Where rill is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows.

   B. **Ditches, Swales, and Open Channels:** Inspect ditches, swales, and other open channels in the spring, late fall, and after heavy rains to remove any obstructions to flow, remove accumulated sediments and debris, control vegetative growth that could obstruct flow, and repair any erosion of the ditch lining. Vegetated ditches must be mowed at least annually or otherwise maintained to control the growth of woody vegetation and maintain flow capacity. Any woody vegetation growing through riprap linings must also be removed. Repair any slumping side slopes as soon as practicable. If the ditch has a riprap lining, replace riprap on areas where any underlying filter fabric or underdrain gravel is showing through the stone or where stones have dislodged. The channel must receive adequate routine maintenance to maintain capacity and prevent or correct any erosion of the channel's bottom or side slopes.

   C. **Culverts:** Inspect culverts in the spring, late fall, and after heavy rains to remove any obstructions to flow; remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit; and to repair any erosion damage at the culvert's inlet and outlet.

   D. **Detention Basins:** Inspect basin after every major storm event for the first six months to ensure proper function. Thereafter, the basin should be inspected twice per year to ensure that water in the basin drains within 24 hours. If water does not drain

within 24-hours, corrective action should be taken to remove any obstructions of flow from the inlet, outlet and within the outlet pipes. At least annually inspect for debris and sediment build up in the basin and remove as needed. Mowing of the basin should occur at least once a year or otherwise maintained to control the growth of woody vegetation and maintain pond capacity. Any bare areas or erosion rills shall be repaired with new sandy loam then seeded and mulched. The basin should also be inspected every six months for destabilization of side slopes, embankment settling and other signs of structural failure.

E. **Regular Maintenance:** Clear accumulations of winter sand in parking lots and along the driveway at least once a year, preferably in the spring. Accumulations on pavement may be removed by pavement sweeping. Accumulations of sand along driveway shoulders may be removed by grading excess sand to the pavement edge and removing it manually or by a front-end loader.

Municipalities with separate storm sewer systems regulated under the Maine Pollutant Discharge Elimination System (MPDES) Program may report on all regulated systems under their control as part of their required annual reporting in lieu of separate certification of each system. Municipalities not regulated by MPDES but that are responsible for maintenance of permitted stormwater systems may report on multiple stormwater systems in one report.

Duration of Maintenance

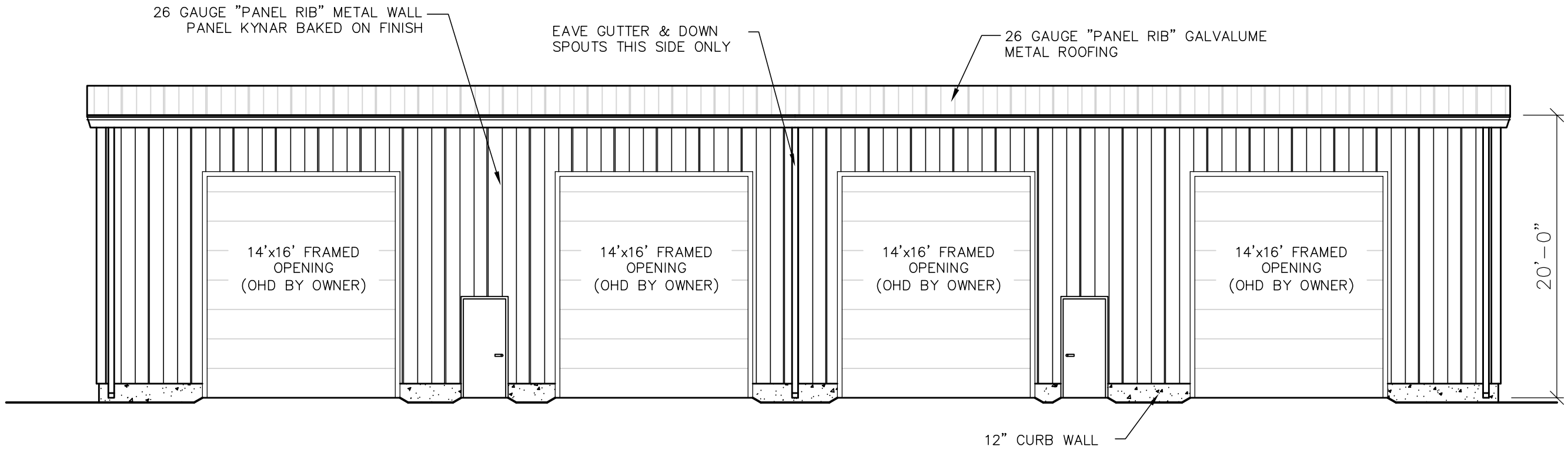
Perform maintenance as described in this maintenance plan.

MAINTENANCE LOG

STORAGE BUILDING
166 ROOSEVELT TRAIL, WINDHAM, ME

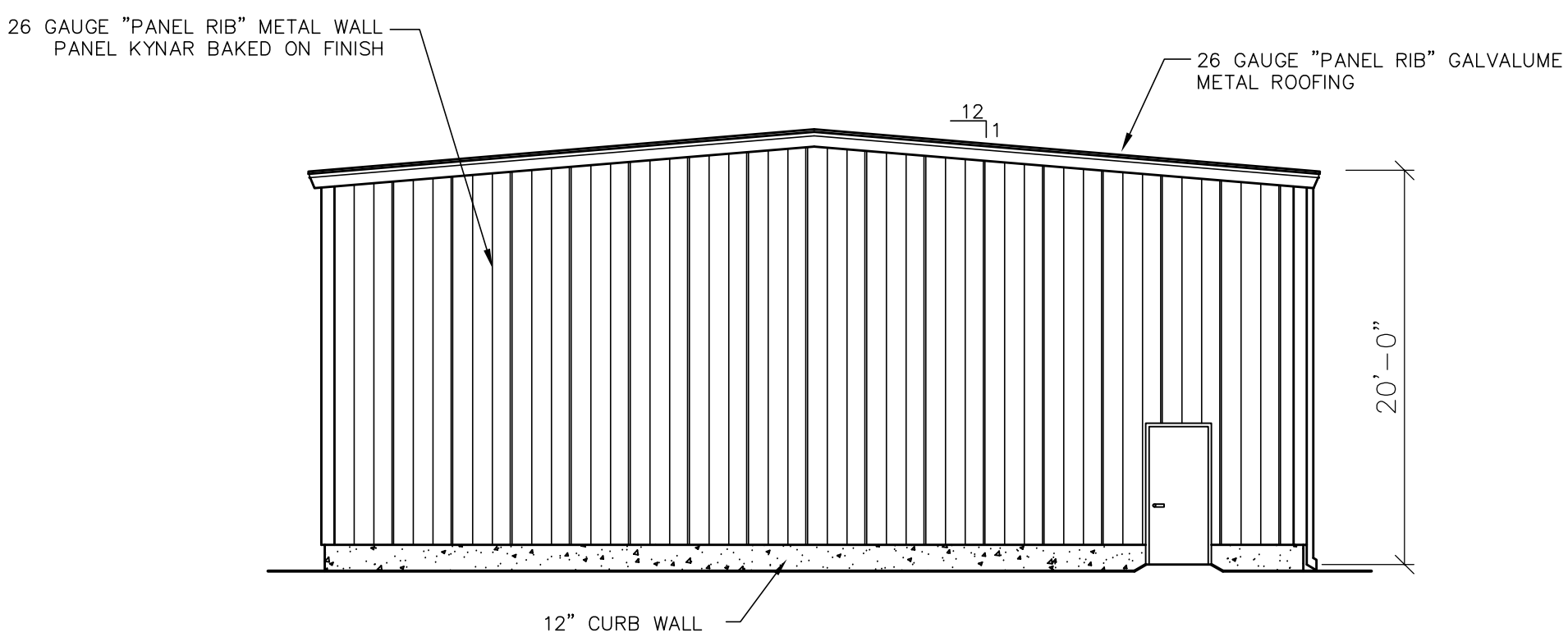
The following stormwater management and erosion control items shall be inspected and maintained as prescribed in the Maintenance Plan with recommended frequencies as identified below. The owner, or legally assigned homeowner association, is responsible for keeping this maintenance log on file for a minimum of five years and shall provide a copy to the Town upon request. Inspections and corrective actions shall be performed by qualified personnel familiar with stormwater management systems and erosion controls.

Maintenance Item	Maintenance Event	Date Performed	Responsible Personnel	Comments
Vegetated Areas	Inspect slopes and embankments early in Spring.			
Ditches, swales, and other open channels	Inspect after major rainfall event producing 1" of rain in two hours.			
	Inspect for erosion or slumpging– repair immediately.			
	Mowed at least annually			
Culverts	Inspect semiannually and after major rainfall.			
	Repair erosion at inlet or outlet of pipe.			
	Repair displaced riprap.			
	Clean accumulated sediment in culverts when >20% full.			
Detention Basins	Check after each rainfall event to ensure that pond drains within 24 hours.			
	Inspect and remove accumulated debris around outlet pipes			
	Inspect annually for debris and sediment build up. Remove as needed.			
	Mowed at least annually			
	Inspect annually for erosion or bare areas and repair as needed.			
	Inspect every six months for slope failure.			



SIDEWALL ELEVATION

SCALE: 1/8"=1'-0"



ENDWALL ELEVATION

SCALE: 1/8"=1'-0"

SCALE: AS SHOWN

DATE: JULY 7, 2016

DRWN. BY: RMA

EST.#

PATCO
CONSTRUCTION INC
1293 MAIN STREET SANFORD, ME 04073
TEL: (207)324-5574 FAX: (207)324-1643
www.patco.com

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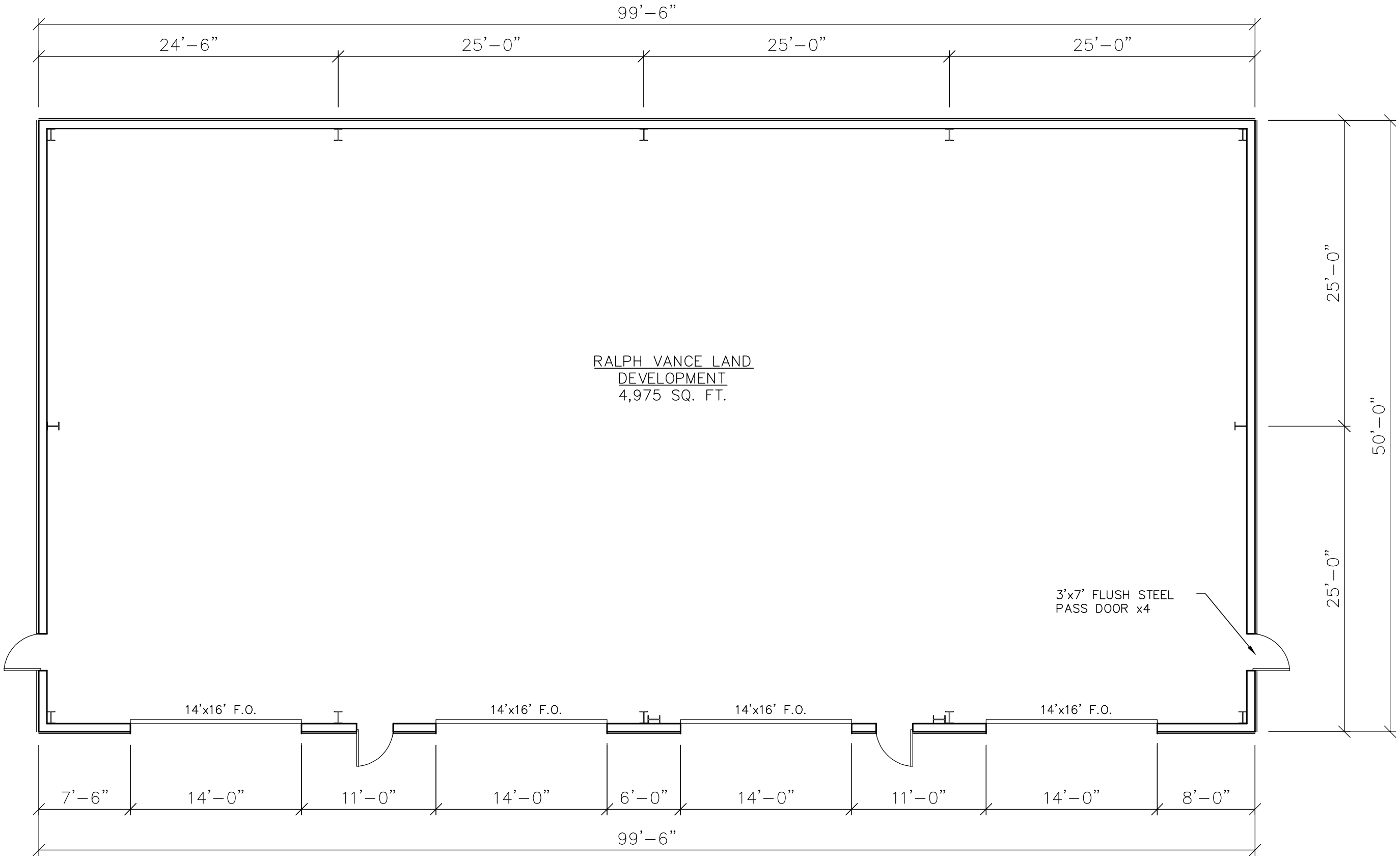
RALPH VANCE LAND DEVELOPMENT

ELEVATIONS



FLOOR PLAN

SCALE: $\frac{1}{8}$" = 1'-0"

SCALE: AS SHOWN

DATE: JULY 7, 2016

DRWN. BY: RMA

REV #

PATCO CONSTRUCTION INC
1293 MAIN STREET SANFORD, ME 04073
TEL: (207)324-5574 FAX: (207)324-1643
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RALPH VANCE LAND DEVELOPMENT

FLOOR PLAN