

PLANNING / DESIGN ASSOCIATES

RESIDENTIAL / COMMERCIAL / RECREATIONAL DESIGN SERVICES

- Architectural Designers
- Consulting engineers
- Site Planners
- Landscape Architects
- Development Consultants

9 Alexander Drive, Windham, ME p/f 207-892-2640 Email: plandesign@live.com

TRANSMITTAL

OCTOBER 3, 2016

PROJECT: PLAZA PROJECT PHASE 1

PLANNING DEPT.
TOWN OF WINDHAM, ME

ENCLOSED YOU WILL FIND THE FINAL PLANS AND APPLICATION FOR A 4800 SF COMMERCIAL BUILDING AND PARKING LOT. THIS DEVELOPMENT IS OFF A DRIVEWAY ENTRANCE INSTALLED IN 2015. IT IS THE FIRST PHASE OF DEVELOPMENT OF THE 7.5 AC PARCEL.

PLEASE CONTACT ME IF YOU NEED ADDITIONAL INFORMATION.

Sincerely,



Fred Panico, Project Manager

ENCLOSED:
APPLICATION
PLANS

CC.
MARTIN LIPPMAN
SEVEE MAHER ENGINEERS
FRICK ASSOCIATES
MACLEOD ENGINEERS

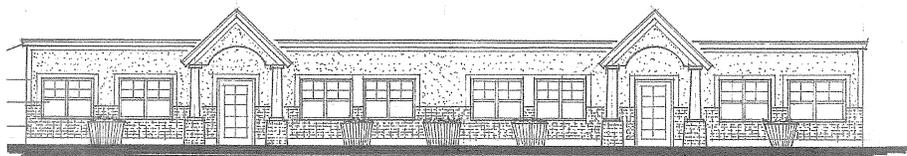
Application for Minor Site Plan Review Final plan

THE PLAZA / PHASE ONE

ROOSEVELT TRAIL, RT. 302
WINDHAM, ME

Submitted to:
TOWN OF WINDHAM, ME

Prepared for:
MARTIN LIPPMAN dba APPLE ANNIE, INC.
STANDISH, ME



FRONT ELEVATION 1/8" = 1'

Prepared by:
PLANNING DESIGN ASSOCIATES
WINDHAM, ME

COPY

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October 3 , 2016

Ben Smith, Planning Director
Amanda Lessard, Planner
Planning Department
Town of Windham
School Street
Windham, ME 04062

Re : 881 Roosevelt Trail
Application for Minor Site Plan Review / Final Plan / Phase One

Project Narrative:

On behalf of our client, Martin Lippman dba Apple Annie, Inc., we are pleased to present this project known as the Plaza / Phase One. The total site is 7.67 acres combining 3 lots plus a 10 acre conservation easement on the Donnabeth Lippman Park site. Phase one is a .0.77 acre portion of this site.

CONDITIONS OF THE SITE

The site is relatively level and well suited for development except for the wetlands / poor soils area along outlet brook. This portion of the site falls in the resource protection zone, except for a small area which is considered disturbed soil. The front portion of the site is considered disturbed soil. The rear portion of the total site is undisturbed and wooded.

The project is located in the C1 zone with a resource protection overlay along the brook. All proposed uses will conform to current zoning, space and bulk requirements, design guidelines and the Towns' 21 Century proposal for Rt. 302.

PROPOSED USE

The client wishes to construct a 4800 sf retail / business one story building. Building #1 is an existing 4000 sf commercial building. Exterior fenestration to be stucco siding, stone veneer and flat roof. Entrances will be on the front facing RT. 302. The parking lot will be on the front and right side of the building.

See enclosed site plan and elevations

CONSTRAINTS / OPPORTUNITIES OF THE SITE

The following items are assets.

- a high degree of visibility from Rt. 302
- a high traffic count on Rt. 302
- close proximity to Windham's shopping areas, lakes, ski resorts, Saint Joseph's College, all points north
- level, well drained soils
- good site distances along Rt. 302
- 5 lane traffic flow on Rt. 302 allows turning in both directions
- tie-in with the Donnabeth Lippman Park recreation facilities and Outlet Brook.

The following items are constraints.

-An area of wetlands, poor soils and a resource protection zone are present along Outlet Brook, although this does not involve phase one.

Septic Disposal

A central non-engineered replacement and expanded septic system on an easement behind phase 1 to serve the following buildings:

1. Proposed building phase 1
2. Proposed daycare building phase 2
3. Existing hearing aid building
4. Existing real estate building 887 Roosevelt Trail

Traffic Flow

The site has 2 primary entrances off Rt. 302. Phase one will use the left entrance.

The existing 4 curb cuts will be reduced to 2 well defined entrances in the future. Driveways and parking areas will be designed to Town standards for all types of vehicles. RT.302 has 4 travel lanes and a turning lane at this point. see traffic report

UTILITIES

Available utilities at the site are 8" high pressure water, 12" storm sewer, power, gas, fire hydrant and 5' sidewalk. Power for all buildings will be under ground. All buildings will be tied into the gas service.

RECORD OWNER

Martin Lippman, Standish, ME

RIGHT, TITLE, INTEREST

see attached

PAYMENT

See receipt

WAIVERS

none

Exhibits Attached:

- A. Application
- B. Narrative
- C Authorization letter
- D. Deed
- E .Septic system design
- F. List of consultants
- G. Traffic analysis
- H. Letter of financial capacity
- I. Sign design
- J. Stormwater report
- K. Building elevations

Site civil plans

Demolition / existing conditions plan

Landscape plan

Lighting plan

Sincerely,

TOWN OF WINDHAM MINOR SITE PLAN APPLICATION

Final Plan

(Section 811 – Site Plan Review, Submission Requirements)

The original signed copy of this application must be accompanied by:

- The required application and review escrow fees,
- Fifteen (15) collated submission packets, which must include
 - Full size paper copies of each plan, map, or drawing, and
 - A bound copy of the required information found in Section 811 of the Land Use Ordinance.
 - The checklist below offers a brief description of these requirements for the purpose of determining the completeness of a submission. Please use the Ordinance for assembling the submission packets.
- Electronic submission in PDF format of:
 - All plans, maps, and drawings.
 - These may be submitted as a single PDF file or a PDF for each sheet in the plan set.
 - A PDF of the required information found in Section 811 of the Land Use Ordinance

The submission deadline for Final plans is three (3) weeks before the Staff Review Committee meeting for which it will be scheduled.

Applicants are strongly encouraged to schedule a brief submission meeting with Planning Staff, to walk through the application checklist at the time a Planning Board submission is made. This will allow applicants to receive a determination of completeness, or a punch list of outstanding items, at the time a submission is made.

If you have questions about the submission requirements, please contact:

Windham Planning Department	(207) 894-5960, ext. 2
Amanda Lessard, Planner	allessard@windhammaine.us
Ben Smith, Planning Director	bwsmith@windhammaine.us

Project Name:

Tax Map: Lot:

Estimated square footage of building(s):

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

Contact Information

1. Applicant

Name:

Mailing Address:

Telephone:

Fax:

E-mail:

MARTIN LIPPMAN DBA APPLE ANNIE LLC
71 STUART SHORES RD
STANDISH, ME 04084
329-8191 MAL82000@AOL.COM

2. Record owner of property

(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:

Company Name:

Mailing Address:

Telephone:

FRED PANICO
PLANNING / DESIGN ASSOC
9 ALEXANDER DR
WINDHAM, ME 04062
892-2640 PLANDESIGN@LIVE.COM

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


Signature

10.3.16
Date

Final Plan – Minor Site Plan: Submission Requirements		Applicant	Staff
a.	Complete Sketch Plan Application form	✓	
b.	Evidence of payment of application and escrow fees	✓	
c.	Written information - submitted in bound report		
1	A narrative describing the proposed use or activity	✓	
2	Name, address, & phone number of record owner, and applicant if different	✓	
3	Names and addresses of all abutting property owners	✓	
4	Documentation demonstrating right, title, or interest in property	✓	
5	Copies of existing proposed covenants or deed restrictions	✓	
6	Copies of existing or proposed easements on the property	✓	
7	Name, registration number, and seal of the licensed professional who prepared the plan, if applicable	✓	
8	Evidence of applicant's technical capability to carry out the project	✓	
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	✓	
10	Estimated demand for water supply and sewage disposal	✓	
11	Provisions for handling all solid wastes, including hazardous and special wastes	✓	
12	Detail sheets of proposed light fixtures	✓	
13	Listing of proposed trees or shrubs to be used for landscaping	✓	
14	Estimate weekday AM and PM and Saturday peak hour and daily traffic to be generated by the project	✓	
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	✓	
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:		
	stormwater calculations		
	erosion and sedimentation control measures		
	water quality and/or phosphorous export management provisions		
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.		
18	Financial Capacity		
	i. Estimated costs of development and itemize estimated major expenses		
	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:	X	X
	Secretary of State, or		
	statement signed by corporate officer		
19	Technical Capacity (address both)	X	X
	i. Prior experience		
	ii. Personnel		
	d. Plan Requirements - Existing Conditions		
	i. Location Map adequate to locate project within the municipality	✓	
	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:	✓	
	a. Approximate location of all property lines and acreage of parcels	✓	
	b. Locations, widths and names of existing, filed or proposed streets, easements or building footprints	✓	
	c. Location and designations of any public spaces	NA	
	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		
	iii. North Arrow identifying Grid North; Magnetic North with the declination between Grid and Magnetic; and whether Magnetic or Grid bearings were used		
	iv. Location of all required building setbacks, yards, and buffers	✓	
	v. Boundaries of all contiguous property under the total or partial control of the owner or applicant	✓	
	vi. Tax map and lot number of the parcel or parcels on which the project is located	✓	
	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.	✓	
	viii. Bearings and lengths of all property lines of the property to be developed, and the stamp of the surveyor that performed the survey.	✓	
	ix. Existing topography of the site at 2-foot contour intervals	✓	
	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.	✓	
	xi. Location, names, and present widths of existing public and/or private streets and rights-of way within or adjacent to the proposed development	✓	
	xii. Location, dimensions, and ground floor elevation of all existing buildings	✓	

xiii.	Location and dimensions of existing driveways, parking and loading areas, walkways, and sidewalks on or adjacent to the site.	✓	
xiv.	Location of intersecting roads or driveways within 200 feet of the site.		
xv.	Location of the following:	✓	✓
	a. Open drainage courses	✓	
	b. Wetlands	✓	
	c. Stone walls	✓	
	d. Graveyards	✓	
	e. Fences	✓	
	f. Stands of trees or treeline, and	✓	
	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	✓	
xvi.	Direction of existing surface water drainage across the site	✓	
xvii.	Location, front view, dimensions, and lighting of existing signs	NA	
xviii.	Location & dimensions of existing easements that encumber or benefit the site	NA	
xix.	Location of the nearest fire hydrant, dry hydrant, or other water supply	✓	
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	✓	
ii.	Grading plan showing the proposed topography of the site at 2-foot contour intervals	✓	
iii.	Direction of proposed surface water drainage across the site and from the site, with an assessment of impacts on downstream properties.	✓	
iv.	Location and proposed screening of any on-site collection or storage facilities	✓	
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	✓	
vi.	Proposed landscaping and buffering	✓	
vii.	Location, dimensions, and ground floor elevation of all buildings or expansions	✓	
viii.	Location, front view, materials and dimensions of proposed signs together with method for securing sign	✓	
ix.	Location and type of exterior lighting. Photometric plan to demonstrate coverage area of all lighting may be required by Staff Review Committee.	✓	
x.	Location of all utilities, including fire protection systems	✓	
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	✓	

A

I, Martin Lippman , of 71 Stuart Shores Road, Standish, ME hereby gives Fred Panico of Planning Design Associates permission to represent my interests concerning the lot 19a/20/21 Rt. 302 project before the Town Windham.

Martin Lippman



Date:

9/26/2012

U

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EXHIBIT A

A certain lot or parcel of land located easterly of, but not adjacent to, *Roosevelt Trail* in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows:

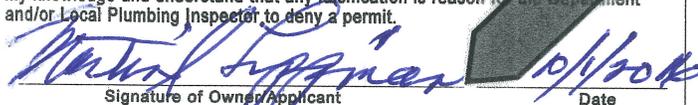
Beginning at a 5/8" rebar with cap #1231 set in the ground on the southwesterly boundary of land now or formerly Town of Windham (Grantor herein) as described in deed book 28567, page 297 recorded in Cumberland County Registry of Deeds (CCRD); said rebar also marking the southeasterly corner of land now or formerly St. Pierre as described in deed book 13027, page 325 CCRD and the northeasterly corner of land now or formerly Jamar, Inc. (Grantee herein) as described in deed book 18438, page 256 CCRD; thence from said point of beginning N 39°-37'-13" W along land of St. Pierre, 116.86 feet to a 5/8" rebar with cap #1231 at land now or formerly Glantz & Littlefield as described in deed book 8187, page 259 CCRD; thence N 01°-33'-58" W along land of Glantz & Littlefield, 206.03 feet to a 5/8" rebar at land now or formerly Windham Economic Development Corporation as described in deed book 27503, page 221 CCRD; thence N 57°-44'-17" E along land of Windham Economic Development Corporation, 815.56 feet; thence S 32°-15'-43" E across land of Grantor herein, 150.00 feet; thence S 57°-44'-17" W continuing across land of Grantor herein, 417.84 feet; thence S 20°-58'-03" E continuing across land of Grantor herein, 766.35 feet; thence S 50°-33'-17" W continuing across land of Grantor herein, 540.90 feet to land now or formerly Jamar, Inc. as described in deed book 26308, page 93 CCRD; thence N 42°-20'-08" W along land of Jamar, Inc., 50.06 feet to a 2-1/2" iron pipe at land now or formerly Jamar, Inc. as described in deed book 18438, page 256 CCRD; thence N 50°-33'-17" E along land of Jamar, Inc., 283.67 feet to a 2-1/2" iron pipe; thence N 39°-22'-57" W along land of Jamar, Inc., 595.91 feet to the point of beginning.

Parcel herein described contains 10.0 acres and is a portion of land described in deed book 28567, page 297 CCRD. Bearings herein are magnetic of the year 2004.

Metes and bounds contained herein are the result of a Boundary Survey for Jamar, Inc. by Survey, Inc. dated April 4, 2011.

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		>>CAUTION: LPI APPROVAL REQUIRED<<	
City, Town, or Plantation	WINDHAM	Town/City _____	Permit # _____
Street or Road	885 & 887 ROOSEVELT TRAIL	Date Permit Issued ___/___/___	Fee \$ _____ Double Fee Charged []
Subdivision, Lot #		Local Plumbing Inspector Signature _____ LPI # _____	
OWNER/APPLICANT INFORMATION			
Name (last, first, MI)	LIPPMAN MARTIN	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Applicant	
Mailing Address of Owner	71 STUART SHORES ROAD STANDISH, ME 04084	The Subsurface Wastewater Disposal System <i>shall not</i> be installed until a Permit is issued 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.	
Daytime Tel. #		Municipal Tax Map # <u>1B</u> Lot # <u>19A & 19B</u>	
OWNER OR APPLICANT STATEMENT		CAUTION: INSPECTION REQUIRED	
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.		I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.	
 Signature of Owner/Applicant _____ Date <u>10/1/2016</u>		_____ Local Plumbing Inspector Signature _____ (1st) Date Approved _____ _____ Local Plumbing Inspector Signature _____ (2nd) Date Approved _____	

PERMIT INFORMATION

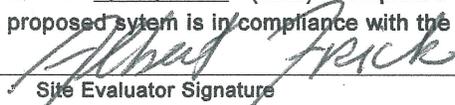
TYPE OF APPLICATION <input type="checkbox"/> 1. First Time System <input checked="" type="checkbox"/> 2. Replacement System Type Replaced: _____ Year Installed: _____ <input checked="" type="checkbox"/> 3. Expanded System <input type="checkbox"/> a. <25% Expansion <input checked="" type="checkbox"/> b. >25% Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	THIS APPLICATION REQUIRES <input checked="" type="checkbox"/> 1.No Rule Variance <input type="checkbox"/> 2.First Time System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 3.Replacement System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 4.Minimum Lot Size Variance <input type="checkbox"/> 5.Seasonal Conversion Permit	DISPOSAL SYSTEM COMPONENTS <input checked="" type="checkbox"/> 1. Complete Non-Engineered System <input type="checkbox"/> 2. Primitive System(graywater & alt toilet) <input type="checkbox"/> 3. Alternative Toilet, specify: _____ <input type="checkbox"/> 4. Non-Engineered Treatment Tank (only) <input type="checkbox"/> 5. Holding Tank, _____ gallons <input type="checkbox"/> 6. Non-Engineered Disposal Field (only) <input type="checkbox"/> 7. Separated Laundry System <input type="checkbox"/> 8. Complete Engineered System(2000gpd+) <input type="checkbox"/> 9. Engineered Treatment Tank (only) <input type="checkbox"/> 10. Engineered Disposal Field (only) <input type="checkbox"/> 11. Pre-treatment, specify: _____ <input type="checkbox"/> 12. Miscellaneous components
SIZE OF PROPERTY 15 +/- <input type="checkbox"/> SQ. FT. <input checked="" type="checkbox"/> ACRES	DISPOSAL SYSTEM TO SERVE <input type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: _____ <input type="checkbox"/> 2. Multiple Family Dwelling, No of Units: _____ <input checked="" type="checkbox"/> 3. Other: <u>COMMERCIAL BUILDINGS</u> (specify) Current Use <input type="checkbox"/> Seasonal <input checked="" type="checkbox"/> Year Round <input type="checkbox"/> Undeveloped	TYPE OF WATER SUPPLY <input type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private <input checked="" type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other: _____
SHORELAND ZONING <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

5 TREATMENT TANKS #20 RATED IF IN PARKING AREA <input checked="" type="checkbox"/> 1. Concrete <input checked="" type="checkbox"/> a. Regular <i>SEE NOTE ON PAGE 3</i> <input type="checkbox"/> b. Low Profile <input type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other: _____ CAPACITY: <u>4-1000's</u> GAL. <u>& 1-1500</u>	DISPOSAL FIELD TYPE & SIZE <input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input checked="" type="checkbox"/> 3. Proprietary Device <input checked="" type="checkbox"/> a. Cluster array <input type="checkbox"/> c.Linear <input type="checkbox"/> b. Regular <input checked="" type="checkbox"/> d. H-20 loaded <input type="checkbox"/> 4. Other: _____ SIZE: <u>3840</u> sq. ft. <input type="checkbox"/> lin. ft. 60 #20 RATED CONCRETE CHAMBER UNITS	GARBAGE DISPOSAL UNIT <input checked="" type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> a. Multi-compartment tank <input type="checkbox"/> b. _____ tanks in series <input type="checkbox"/> c. Increase in tank capacity <input type="checkbox"/> d. Filter on tank outlet	DESIGN FLOW <u>1130</u> gallons per day BASED ON: <input type="checkbox"/> 1. Table 4A (dwelling unit(s)) <input checked="" type="checkbox"/> 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities PROPOSED RETAIL STORE AT 100 GALLONS PER DAY & SEE ATTACHED WATER USE RECORDS <input checked="" type="checkbox"/> 3. Section 4G (meter readings) ATTACH WATER-METER DATA LATITUDE AND LONGITUDE at center of disposal area Lat. <u>N43</u> d <u>50</u> m <u>48.13</u> s Lon. <u>W70</u> d <u>26</u> m <u>47.79</u> s if g.p.s., state margin of error
SOIL DATA & DESIGN CLASS PROFILE <u>3</u> / <u>C</u> CONDITION _____ at Observation Hole # <u>TP 5</u> Depth <u>33</u> " of Most Limiting Soil Factor _____	DISPOSAL FIELD SIZING <input type="checkbox"/> 1. Medium - 2.6 sq.ft./gpd <input checked="" type="checkbox"/> 2. Medium-Large - 3.3 sq.ft./gpd <input type="checkbox"/> 3. Large - 4.1 sq.ft./gpd <input type="checkbox"/> 4. Extra-Large - 5.0 sq.ft./gpd	EFFLUENT/EJECTOR PUMP <input type="checkbox"/> 1. Not required <input checked="" type="checkbox"/> 2. May be required <input type="checkbox"/> 3. Required Specify only for engineered systems: SEE NOTE ON PAGE 3 DOSE: _____ gallons	

SITE EVALUATOR STATEMENT

I Certify that on 9/29/16 (date) I completed a site evaluation on this property and state that the data reported is accurate and that the proposed system is in compliance with the Subsurface Wastewater Disposal Rules (10-144A CMR 241).

 Site Evaluator Signature	<u>163</u> SE #	<u>9/30/2016</u> Date
ALBERT FRICK Site Evaluator Name Printed	(207) 839-5563 Telephone Number	ALBERT@ALBERTFRICK.COM E-mail Address

ALBERT FRICK ASSOCIATES - 95A COUNTY ROAD ROAD GORHAM, MAINE 04038 - (207) 839-5563

Page 1 of 3
HHE-200 Rev. 02/2011

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

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

Town, City, Plantation WINDHAM	Street, Road Subdivision 885 & 887 ROOSEVELT TRAIL	Owner's Name MARTIN LIPPMAN
SITE PLAN Scale 1" = _____ Ft. or as shown		SITE LOCATION PLAN (Attach Map from Maine Atlas Recommended)
<h2>SEE SITE PLAN ATTACHED</h2>		

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

Observation Hole TP 5 Test Pit Boring
 _____ " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	LOAMY SAND		DARK BROWN	
10	GRAVELLY SAND		LIGHT YELLOW	
20	COBBLES WITH GRAVEL	FRIABLE	BROWN	
30	COBBLY GRAVELLY SAND			
40		FIRM		
50				

Soil Classification 3 Profile	Slope C Condition	Limiting Factor 0-3% 33"	<input type="checkbox"/> Ground Water <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
--	--------------------------------	--	--

Albert Frick

Site Evaluator Signature

163
SE #

Observation Hole TP 6 Test Pit Boring
 _____ " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	LOAMY SAND		DARK BROWN	
10				
20	COBBLES WITH GRAVEL	FRIABLE	YELLOW BROWN	
30			PALE BROWN	
40		FIRM		
50				

Soil Classification 3 Profile	Slope C Condition	Limiting Factor 0-3% 33"	<input type="checkbox"/> Ground Water <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
--	--------------------------------	--	--

9/30/2016

Date

Water Use Records and Percentile Calculations

rev. 02/2004

A Place to Grow, Windham ME

Date	cubic feet	gallons	# days	avg. gpd
17-Aug-2016	4300	32168.30	30	1072.28
18-Jul-2016	3500	26183.50	32	818.23
16-Jun-2016	2300	17206.30	30	573.54
17-May-2016	1800	13465.80	25	538.63
22-Apr-2016	2400	17954.40	35	512.98
18-Mar-2016	1600	11969.60	23	520.42
24-Feb-2016	2700	20198.70	36	561.08
19-Jan-2016	1600	11969.60	27	443.32
23-Dec-2016	1700	12717.70	36	353.27
17-Nov-2015	1500	11221.50	29	386.95
19-Oct-2015	1600	11969.60	32	374.05

Daily	Weekly	Monthly	Quarterly
80th percentile	85th percentile	90th percentile	95th percentile
574	696	818	945
total	cubic feet	gallons	
average	25000.00	187025.00	
	2272.73	17002.27	

To use: Enter the date, number of days, and cubic feet. The gallons and percentiles will be calculated automatically by the spreadsheet. To add more readings, simply insert additional rows into the spreadsheet. Choose the percentile which corresponds to the reading frequency: daily, weekly, monthly, or quarterly.

Water Use Records and Percentile Calculations

Date	cubic feet	gallons	# days	avg. gpd
1-Aug-2016	200	1496.20	29	51.59
1-Jul-2016	100	748.10	33	22.67
1-Jun-2016	200	1496.20	30	49.87
1-May-2016	100	748.10	27	27.71
1-Apr-2016	100	748.10	30	24.94
1-Mar-2016	200	1496.20	29	51.59
1-Feb-2016	200	1496.20	32	46.76
1-Jan-2016	100	748.10	31	24.13
1-Dec-2015	200	1496.20	32	46.76
1-Nov-2015	200	1496.20	29	51.59
1-Oct-2015	200	1496.20	30	49.87
1-Sep-2015	300	2244.30	33	68.01
1-Aug-2015	200	1496.20	30	49.87

Daily	Weekly	Monthly	Quarterly
80th percentile	85th percentile	90th percentile	95th percentile
52	52	52	58

	cubic feet	gallons
total	2300.00	17206.30
average	176.92	1323.56

To use: Enter the date, number of days, and cubic feet. The gallons and percentiles will be calculated automatically by the spreadsheet. To add more readings, simply insert additional rows into the spreadsheet. Choose the percentile which corresponds to the reading frequency: daily, weekly, monthly, or quarterly.



WINDHAM

885 & 887 ROOSEVELT TRAIL

MARTIN LIPPMAN

TOWN

LOCATION

APPLICANT'S NAME

1) The Plumbing and Subsurface Wastewater Disposal Rules adopted by the State of Maine, Division of Health and Human Services pursuant to 22 M.R.S.A. § 42 (the "Rules") are incorporated herein by reference and made a part of this application and shall be consulted by the owner/applicant, the system installer and/or building contractor for further construction details and material specifications. The system Installer should contact Albert Frick Associates, Inc. 839-5563, if there are any questions concerning materials, procedures or designs. The system installer and/or building contractor installing the system shall be solely responsible for compliance with the Rules and with all state and municipal laws and ordinances pertaining to the permitting, inspection and construction of subsurface wastewater disposal systems.

2) This application is intended to represent facts pertinent to the Rules only. It shall be the responsibility of the owner/applicant, system Installer and/or building contractor to determine compliance with and to obtain permits under all applicable local, state and/or federal laws and regulations (including, without limitation, Natural Resources Protection Act, wetland regulations, zoning ordinances, subdivision regulations, Site Location of Development Act and Minimum Lot Size law) before installing this system or considering the property on which the system is to be installed a "buildable" lot. It is recommended that a wetland scientist be consulted regarding wetland regulations. Prior to the commencement of construction/installation, the local plumbing inspector or Code Enforcement Officer shall inform the owner/applicant and Albert Frick Associates, Inc of any local ordinances which are more restrictive than the Rules in order that the design may be amended. All designs are subject to review by local, state and/or federal authorities. Albert Frick Associates, Inc.'s liability shall be limited to revisions required by regulatory agencies pursuant to laws or regulations in effect at the time of preparation of this application.

3) All information shown on this application relating to property lines, well locations, subsurface structures and underground facilities (such as utility lines, drains, septic systems, water lines, etc.) are based upon information provided by the owner/applicant and has been relied upon by Albert Frick Associates, Inc. in preparing this application. The owner/applicant shall review this application prior to the start of construction and confirm this information. Well locations on abutting properties but not readily visible above grade should be confirmed by the owner/applicant prior to system installation to assure minimum setbacks.

4) Installation of a garbage (grinder) disposal is not recommended. If one is installed, an additional 1000 gallon septic tank or a septic tank filter shall be connected in series to the proposed septic tank. Risers and covers should be installed over the septic tank outlet per the "Rules" to allow for easy maintenance of filter.

5) The septic tank should be pumped within two years of installation and subsequently as recommended by the pump service, but in no event should the septic tank be pumped less often than every three years.

The system user shall avoid introducing kitchen grease or fats into this system. Chemicals such as septic tank cleaners and/or chlorine (such as from water treatment units) and controlled or hazardous substances shall not be disposed of in this system. Additives such as yeast or enzymes are discouraged, since they have not been proven to extend system life.

6) All septic tanks, pump stations and additional treatment tanks shall be installed to prevent ground water and surface water infiltration. Risers and covers should be properly installed to provide access while preventing surface water intrusion to within 6" of a finished ground surface.

Vehicular traffic over disposal system is prohibited unless specifically designed with H-20 rated components.

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- 7) The actual waste water flow or number of bedrooms shall not exceed the design criteria indicated on this application without a re-evaluation of the system as proposed
- 8) The general minimum setbacks between a well (public or private) and septic system serving a single family residence is 100-300 feet, unless the local municipality has a more stringent requirement. A well installed by an abutter within the minimum setback distances prior to the issuance of a permit for the proposed disposal system may void this design.
- 9) When a gravity system is proposed: BEFORE CONSTRUCTION/INSTALLATION BEGINS, the system installer or building contractor shall review the elevations of all points given in this application and the elevation of the existing and/or proposed building drain and septic tank inverts for compatibility to minimum pitch requirements. In gravity systems, the invert of the septic tank(s) outlet(s) should be at least 4 inches above the invert of the distribution box outlet at the disposal area.
- 10) When an effluent pump is required: Pump stations should be sized per manufacturer's specifications to meet lift requirements and friction loss. Provisions shall be made to make certain that surface and ground water does not enter the septic tank or pump station, by sealing/grouting all seams and connections, and by placement of a riser and lid at or above grade. An alarm device warning of a pump failure shall be installed. Also, when pumping is required of a chamber system, install a 'T' connection in the distribution box and place 3 inches of stone or a splash plate in the first chamber. Insulate gravity pipes, pump lines and the distribution box as necessary to prevent freezing.
- 11) On all systems, remove the vegetation, organic duff and old fill material from under the disposal area and any fill extension. Additional fill beyond indicated on plan may be necessary to replace organic matter. On sites where the proposed system is to be installed in natural soil, scarify the bottom and sides of the excavated disposal area with a rake. Do not use wheeled equipment on the scarified soil surface. For systems installed in fill, scarify the native soil by roto-tilling or scarifying with teeth of backhoe to a depth of at least 8 inches over the entire disposal and fill extension area to prevent glazing and to promote fill bonding. Place fill in loose layers no deeper than 8 inches and compact before placing more fill (this ensures that voids and loose pockets are eliminated to minimize the chance of leakage or differential settling). Do not use wheeled equipment on the scarified soil area until after 12 inches of fill is in place. Keep equipment off proprietary devices. Divert the surface water away from the disposal area by ditching or shallow landscape swales.
- 12) Unless noted otherwise, fill shall be gravelly coarse sand, which contains no more than 5% fines (silt and clay). Crushed stone shall be clean and free of any rock dust from the crushing process.
- 13) Do not install systems on loamy, silty, or clayey soils during wet periods since soil smearing/glazing may seal off the soil interface.
- 14) Seed all filled and disturbed surfaces with perennial grass seed, with 4" min. soil or soil amendment mix suitable for growing, then mulch with hay or equivalent material to prevent erosion. Alternatively, bark or permanent landscape mulch may be used to cover system. Woody trees or shrubs are not permitted on the disposal area or fill extensions.
- 15) If an advanced wastewater treatment unit is part of the design, the system shall be operated and maintained per manufacturer's specifications.



Albert Frick Associates, Inc.
 Soil Scientists & Site Evaluators
 95A County Road Gorham, Maine 04038
 (207) 839-5563



LIST OF CONSULTANTS

Planner / Landscape Architect

Planning / Design Associates, 9 Alexander Drive, Windham, ME 04062 207-892-2640

plandesign@live.com Fred Panico RLA

Consulting Engineer:

Macleod Structural Engineers PA. 90 Bridge St. #252, Westbrook, ME 04092 207- 887-9050

bruce@macleodengineers.com Bruce Macleod PE

Civil Engineers

Sevee / Maher Engineers, INC 4 Blanchard Road, Cumberland Center, ME 04021

dpd@smmaine.com Dan Diffin PE

Surveyor:

Survey Inc. P.O.Box 210, Windham, ME 04062 892-2556

info@surveyincorporated.com Bill Shipman RLS

Soils:

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albertfrick@albertfrick.com

Traffic

Eaton Traffic Engineers, 67 winter street, topsham, me 04086

bill.eaton@eatontraffic.net William Eaton PE



EATON TRAFFIC ENGINEERING
67 Winter Street Suite1•Topsham•Maine•04086
Tel 207.725.9805 Cell 207.841.4200

To: Fred Panico, Planning/Design Associates
Fm: William C. Eaton, PE, Eaton Traffic Engineering
Re: Plaza Project Phase 1, Route 302, Windham, Maine
Dt: September 19, 2016

Per your request I have reviewed the proposed site plan for the above noted project, and have prepared an opinion of likely trip generation that would be associated with the project. The proposed project is located on the easterly side of Route 302 in North Windham, south of White's Bridge Road. The project will consist of a 4,800 square foot building with associated parking and will share access with an existing 4,000 square foot building located north of the project site. You have indicated that the likely use will be commercial, and probably offices, with the possibility of some type of retail use.

For a floor area of 4,800 square feet, and office land use would be estimated to generate 53 weekday trips (half enter/half exit) with 7 vehicle trips (total entering and exiting) during the AM and PM peak hours (estimates based upon the publication Trip Generation, Institute of Transportation Engineers). The type of retail land use that might occupy this site is unknown (if it in fact occurs), and all retail land uses in the ITE Trip Generation publication are very much detailed in nature. For many years I have utilized a "generic" trip generation estimate of 5 trips per 1,000 square feet of floor area for weekday PM peak hour trip generation, and 6 trips per 1,000 square feet of floor area for the Saturday peak hour estimate. In general MDOT has accepted this as a reasonable estimate where the potential land use is unknown. Using these rates, weekday PM peak hour trips for the 4,900 square foot facility is estimated at 24 vehicle trips (half enter/ half exit), and 29 vehicle trips for the Saturday peak hour.

I trust the above addresses your needs in this matter. If you have any questions or require additional information, please contact me.



H

September 6, 2016

Amanda Lessard, Town Planner
Town of Windham
8 School Street
Windham, ME 04062

RE: Martin Lippman – Phase 1, Plaza Project at 881 Roosevelt Trail

Dear Ms. Lessard,

At the request of, and with permission from, Martin Lippman, I write this letter to indicate my opinion of his financial capacity to develop the subject property.

I have known Martin for many years through a commercial banking relationship that involves financial disclosure relating to commercial real estate loan transactions. He indicates to me the first phase of the project could require up to \$400,000 of expenditure to complete the proposed building and site improvements. It is my opinion that Martin has the cash, cash resources and borrowing capacity to fund the amount noted for this project.

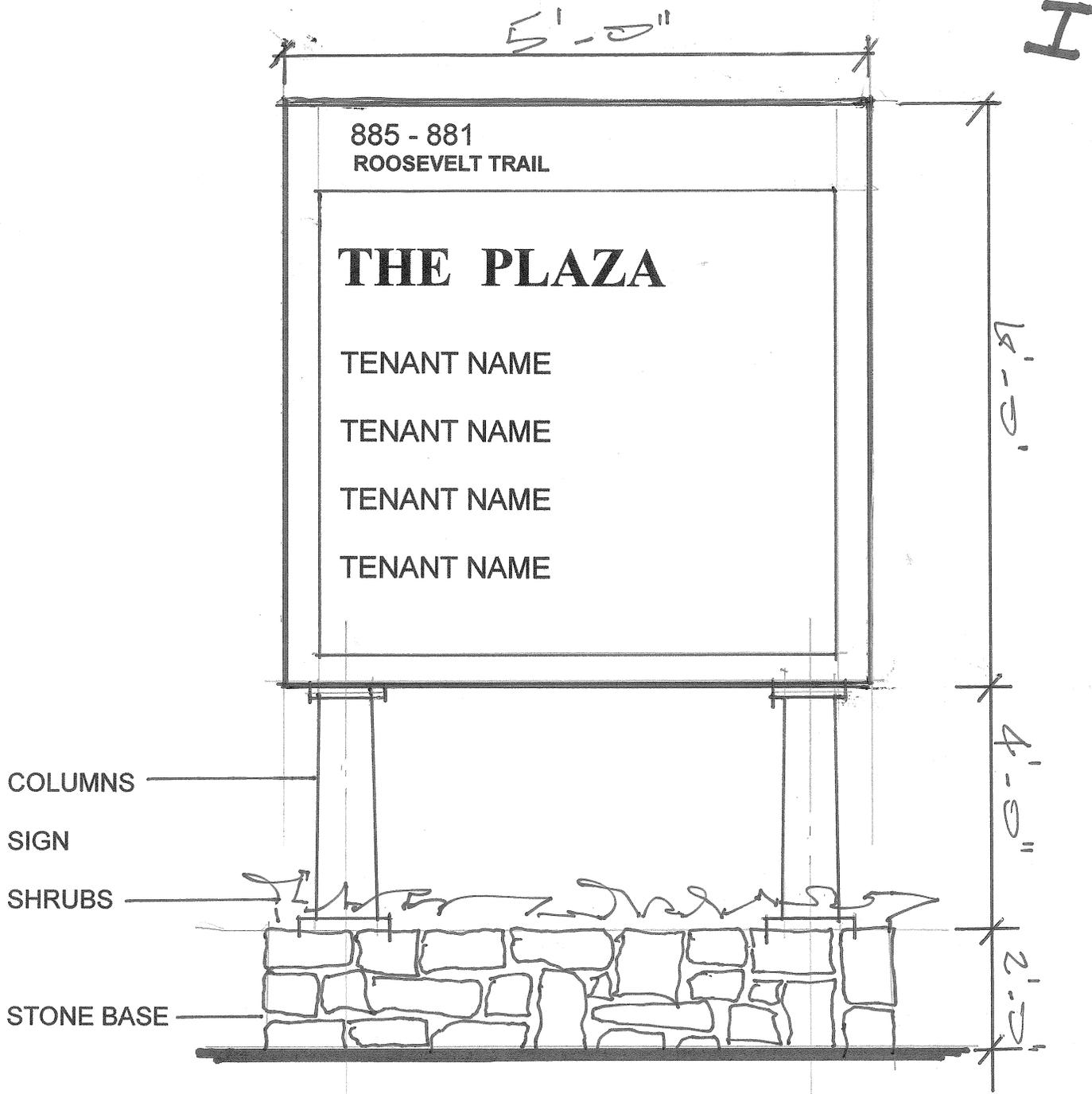
Please let me know if you have questions on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter H. Godsoe", is written over the word "Sincerely,".

Peter H. Godsoe
Regional Vice President
Commercial Lending

PHG/tbm



PROJECT SIGN

17

**STORMWATER MANAGEMENT REPORT
THE PLAZA – PHASE I
881 ROOSEVELT TRAIL
WINDHAM, MAINE**

Prepared for

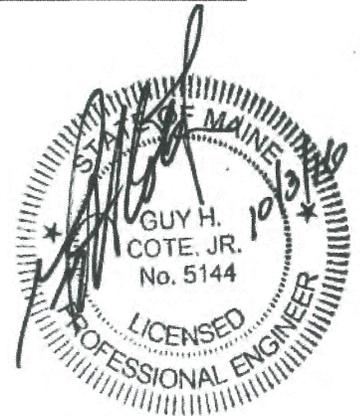
**MARTIN LIPPMAN
DBA
APPLE ANNIE'S ENTERPRISES, INC.
95 WHITES BRIDGE ROAD
WINDHAM, MAINE**

October 3, 2016

SME

Sevee & Maher Engineers, Inc.

ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE



**STORMWATER MANAGEMENT REPORT
THE PLAZA - PHASE I
881 ROOSEVELT TRAIL
WINDHAM, MAINE**

1.0 INTRODUCTION

This Stormwater Management Report is prepared on behalf of Martin Lippman of 95 Whites Bridge Road, Windham, Maine, the Owner/Applicant for 'The Plaza - Phase 1' referred to herein as the Project at 881 Roosevelt Trail in Windham. The Project will not require a Maine Department of Environmental Protection (MEDEP) Site Location of Development Act (SLODA) permit or Stormwater Law. However, it is possible additional phases of development will meet the thresholds requiring coverage under the Stormwater Law and if large enough the Site Location of Development Act. Therefore, this project is being developed such that this phase will meet the requirements of the MEDEP Chapter 500 Stormwater Management Rules or require minor retrofits.

The site is located in the watershed of Outlet Brook of Chaffin Pond which flows westerly into Sebago Lake Basin as shown on Figure 1, Site Location Map. Although not specifically required for this project the stormwater management measures proposed are intended to meet the MEDEP Chapter 500 requirements for the basic, general, and flooding standards.

2.0 PROJECT NARRATIVE

The Owner proposes to construct a 4,800 sq. ft. single story retail building with 18 parking spaces, and associated site improvements including stormwater management measures. The project will include demolition of existing buildings and upgrades to the existing utilities. The building construction is expected to start in the fall of 2016 and be completed by the Fall of 2017.

The total parcel is approximately 7.65 acres, which is mostly wooded with developed commercial lots along Route 302 (Roosevelt Trail). It is located in a commercial district in North Windham. There is a narrow strip zoned "Resource protection" along Outlet Brook at the south

edge of the parcel that will not be disturbed as part of this project. Currently, at the north edge of the Route 302 frontage is an operating hearing aid business. At the southern edge of the Route 302 frontage is a former garden center. Between these two locations is the site of the proposed retail development project. This portion of the property along Route 302 is just under 1 acre (approximately 170 feet by 190 feet). This part of the property consists of a vacant 16 feet by 21 feet garage, a 95 feet by 27 feet concrete pad, and overgrown grass, weeds, and bushes. There will be no impacts to other areas of the property as a result of this project should be negligible. The wooded portion of the site will remain largely undisturbed as a result of Phase I.

The project will result in a net increase in impervious surface of 0.37 acres, increasing the percent of impervious surface from 11.4 percent to 16.2 percent of the total parcel area. An existing entrance onto U.S. Route 302 will be closed and the existing shared entrance with a retail business will be improved. Included in the impervious surface is a short paved drive north of the building to serve as a future access road to subsequent phases of development of the parcel.

An underdrain soil filter is proposed along the parking lot adjacent to Route 302. Although not specifically required for this project, the underdrain soil filter has been incorporated into the design of this initial phase in anticipation of further development of this parcel that will mandate treatment under the Stormwater Law or the Site Location of Development Act. A description of the proposed stormwater treatment is provided later in Section 5.

3.0 SITE DESCRIPTION

In the pre-development condition, the entire 7.65-Acre parcel is divided up into primarily two subcatchments that drain to two distinct (2) locations. A small portion of the property along the frontage drains to the road. The northern half of the parcel flows northeasterly to a separate wooded parcel also owned by the applicant zoned as "Resource Protection" just east of Chaffin Pond. The southern half of the 7.65-acre parcel flows southerly to Outlet Brook. Outlet Brook is the outlet of Chaffin Pond and also serves at the southern boundary of the property. Outlet Brook then flows westerly to a 48-inch culvert crossing Route 302 at the southwestern corner of

the site. Outlet Brook then flows about 3,000 feet westerly emptying into the Sebago Lake Basin.

The area to be disturbed in Phase 1 is predominately in the northern subcatchment near the drainage divide with the southern subcatchment. The stormwater runoff patterns after redevelopment of the Phase 1 portion of the property will remain largely unchanged. The flow from the area to be developed in Phase 1 will continue to flow to the rear of the property towards the wooded areas.

The United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) Medium Intensity Soils Survey shows the onsite soils to be primarily Hinckley Soils. These soils are in the Type A Hydrologic Soil Group. The Hinckley series consists of very deep, excessively drained soils formed in glaciofluvial materials.

The stormwater calculations for this Stormwater Management Report are based on the NRCS soils mapping and their respective Hydrologic Soil Group designation. Hydrologic Soil Group 'A' was input in the Hydrocad stormwater model developed for this report. The HydroCAD output for the pre-development and post-development models are provided in Appendix B and Appendix C.

4.0 BASIC STANDARDS

Erosion and Sediment Control measures are located on Drawing C-100 of the Plan Set. Erosion Control Notes and Details are located on Drawing C-300 of the Plan Set.

5.0 GENERAL STANDARDS

The proposed Phase 1 development will result in a net increase of building area of 1,800 sq. ft. (since 3,000 sq. ft. of existing buildings will be removed) and a net increase in pavement of 14,100 sq. ft. As discussed in Section 3.0 of this Report, Phase 1 of the proposed development will direct surface runoff primarily to a wooded areas owned by the Applicant. Some of these wooded areas will likely be designated a stormwater buffer in future phases.

The new parking area in front of the proposed building will flow westerly towards U.S. Route 302 and will be treated with an Underdrained Soil Filters (UDSF) along the site frontage. The roof and other impervious areas that drain away from the road (easterly) will be treated in a future phase of the project, if required. In total, the Underdrain Soil Filter will treat runoff from approximately 4,500 sq. ft. of paved area. This level of treatment is equivalent to nearly 32 percent of the net new pavement associated with Phase 1. Stormwater management design calculations have been included in Appendix E. Details, designs, and specifications for the stormwater treatment measures are shown on the enclosed drawings.

6.0 FLOODING STANDARDS

The stormwater model was developed to size the water quality treatment BMPs and to determine peak flow rates to the analysis points. Stormwater peak flow rates were modeled for the 2-, 10- and 25-year/24-hour storm events with Type III Soil Conservation Service rainfall distribution, using the HydroCAD computer modeling system by Applied Microcomputer Systems of Chocorua, New Hampshire. The peak flow rates at each Analysis Point are summarized in Table 1. The calculations for the pre-development and post-development models are provided in Appendix B and Appendix C, respectively. As shown in the table, peak flow rates for the post-development conditions have been controlled to less than pre-development conditions.

**TABLE 1
DRAINAGE SUMMARY**

Analysis Points (AP)	Pre-Development Flow Rate (cfs)	Post-Development Flow Rate (cfs)	Change in Peak Flows (cfs)
AP 1 – North	2 Year = 0.06 10 Year = 0.82 25 Year = 2.03	2 Year = 0.12 10 Year = 0.43 25 Year = 1.14	+ 0.06 - 0.39 - 0.89
AP 2 – South	2 Year = 1.35 10 Year = 4.58 25 Year = 7.77	2 Year = 1.18 10 Year = 4.31 25 Year = 7.44	- 0.17 - 0.27 - 0.33
AP 3 – Frontage	2 Year = 0.25 10 Year = 0.38 25 Year = 0.48	2 Year = 0.07 10 Year = 0.14 25 Year = 0.21	- 0.18 - 0.24 - 0.27

The post-development flow rates are below pre-development flowrates for all storms and subcatchments except the 2-year storm from Analysis Point 1. This increase is modeled as 0.06 cubic feet per second which is an insignificant increase. For Analysis Point 2, flow rates were reduced due to detention in the underdrain soil filter. Flows at Analysis Point 3 were reduced due to the smaller size area flowing to the road.

Site drainage from the proposed redevelopment will generally follow the pre-development conditions and will be attenuated within wooded areas of the parcel owned by the Applicant.

7.0 MAINTENANCE PLAN, INSPECTIONS, AND REQUIREMENTS

Maintenance of the stormwater control measures will be performed by Owner and those designated by the Owner. A Post-Construction Stormwater Management Plan has been prepared and attached as Appendix G. During construction, the site work contractor (not yet selected) will be responsible for all site maintenance. The Post-Construction Stormwater Management Plan describes the measures to be maintained and includes sample maintenance logs. There are no new drainage easements or deed restrictions proposed.

8.0 CONCLUSION

The stormwater management for the project was designed proactively in accordance with the MEDEP Chapter 500 requirements. The water quality treatment is provided by the underdrained soil filter described in Section 5.0. The peak flows from the property are conveyed to stable wooded areas managed by the Owner. There will be no adverse impact on adjacent properties or downstream drainage as a result of this project. The proposed inspection and maintenance requirements of the site stormwater management measures are detailed in the Post-Construction Stormwater Management Plan.

APPENDIX A

**FIGURE 1 – SITE LOCATION MAP
DRAWING D-100 – PRE-DEVELOPMENT WATERSHED MAP
DRAWING D-101 – POST DEVELOPMENT WATERSHED MAP**