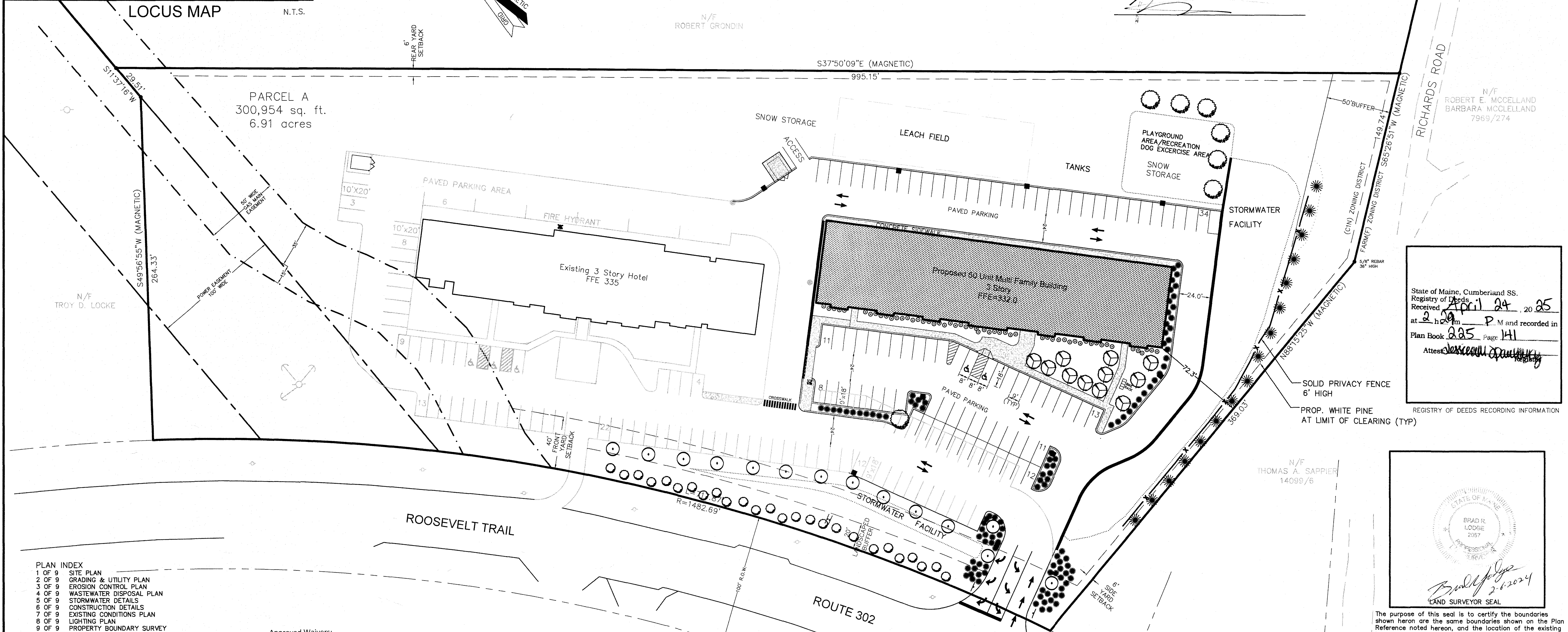


Modification to Site Plan 963 Roosevelt Trail Windham, Maine

APPROVED: TOWN OF WINDHAM PLANNING BOARD

Handwritten signatures and dates:
16/12/2023
12/12/2022
10/14/2022
9/20/2022
8/17/2022
2/28/2022



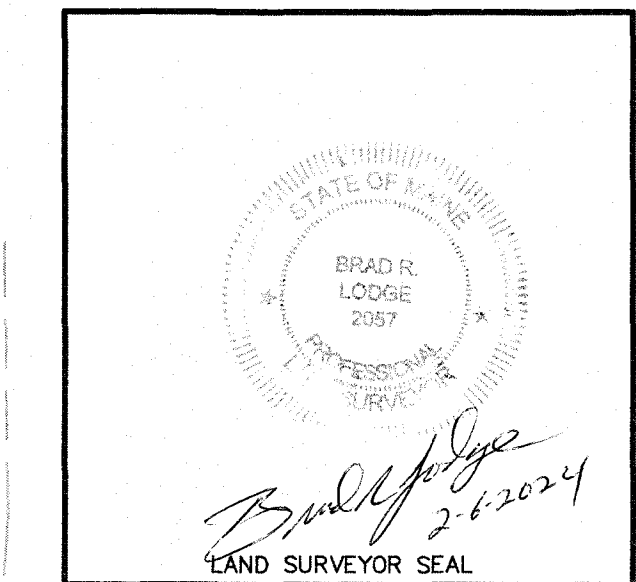
- PLAN INDEX**
- 1 OF 9 SITE PLAN
 - 2 OF 9 GRADING & UTILITY PLAN
 - 3 OF 9 EROSION CONTROL PLAN
 - 4 OF 9 WASTEWATER DISPOSAL PLAN
 - 5 OF 9 STORMWATER DETAILS
 - 6 OF 9 CONSTRUCTION DETAILS
 - 7 OF 9 EXISTING CONDITIONS PLAN
 - 8 OF 9 LIGHTING PLAN
 - 9 OF 9 PROPERTY BOUNDARY SURVEY

- PLAN NOTES**
- PROPERTY: 965 ROOSEVELT TRAIL, ROUTE 302, WINDHAM, MAINE. TAX MAP 21, LOT 19.
 - APPLICANT: HEYLAND DEVELOPMENT, LLC, PO Box 407, Moody, ME 04054.
 - ZONING DISTRICT: COMMERCIAL DISTRICT 1 NORTH (C1N). PERMITTED USE: DWELLING, MULTIFAMILY. MINIMUM LOT SIZE: NONE. NET RESIDENTIAL DENSITY: NONE. MINIMUM FRONTAGE: 100 FT. MINIMUM FRONT SETBACK: 40 FT. MINIMUM LANDSCAPED BUFFER STRIP: 20 FT. MINIMUM SIDE SETBACK: 6 FT. MINIMUM REAR SETBACK: 6 FT. MAXIMUM BUILDING HEIGHT: NONE.
 - PROPERTY CONSISTS OF A TOTAL OF 6.91 ACRES.
 - USES: 74 ROOM HOTEL (EXISTING); 50 UNIT MULTIFAMILY APARTMENT BUILDING (PROPOSED).
 - PARKING: Building Description: Hotel (1.25 per room) - 93 units; Apartment (1.4 per unit) - 70 units. TOTAL PARKING SPACES PROVIDED: 166 SPACES.
 - LANDSCAPING AREA MINIMUM 15% REQUIRED: PROVIDED 20%.
 - BUFFER STRIP: THE 20' WIDE LANDSCAPED BUFFER STRIP LOCATED ALONG ROUTE 302 AS IDENTIFIED SHALL BE COVERED WITH TREES OR SHRUBS FOR AT LEAST 10% OF ITS AREA.

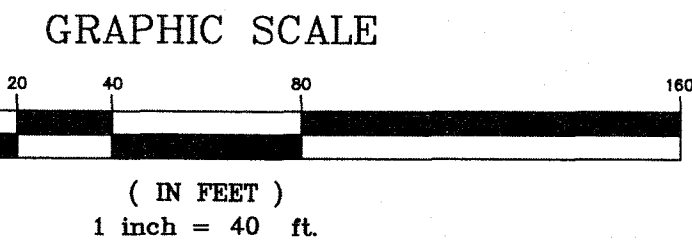
- Approved Waivers:**
- Approved waiver request of Section 120-811B(2)(c), requiring groundwater impact analysis prepared by a groundwater hydrologist for projects involving on-site water supply or sewage disposal facilities with a capacity of 2,000 gallons or more per day.
- Approved waiver request of §120-812C(1)(d) to allow a reduction of the required 30% of the parking spaces to be 10' x 20' to 10%.
- Conditions of Approvals:**
- Approval is dependent upon and limited to, the proposals and plans contained in the application dated May 25, 2022, amended June 12, 2022; supporting documents and oral representations submitted and affirmed by the applicant; conditions, if any, imposed by the Planning Board; and any variation from such plans, proposals, supporting documents, and representations are subject to review and approval by the Staff Review Committee or the Town Planner in accordance with Section 120-815G of the Land Use Ordinance.
 - Approval is subject to the requirements of the Post-Construction Stormwater Ordinance, per Chapter 201. Any person owning, operating, leasing, or having control over stormwater management facilities required by the post-construction stormwater management plan must annually engage the services of a qualified third-party inspector who must certify compliance with the post-construction stormwater management plan on or by May 1st of each year.
 - Per Section 120-815C(1)(b), construction of improvements covered by any site plan approval shall be completed within two (2) years of the date upon which the performance guarantee is accepted by the Town Manager. If construction has not been completed within a specified period, the Town shall, at the Town Manager's discretion, use the performance guarantee to either reclaim and stabilize the site or to complete the improvements as shown on the approved plan.
 - Any change of use that requires a greater number or ratio of parking spaces than the approved uses shall require the approval of the Windham Planning Board.
 - The development is subject to the following Article 12 Impact Fees, to be paid with the issuance of a building permit North Windham Sidewalk Impact Fee of \$99,750.00 (5 feet of sidewalk x (\$7,000 GFA/100) x \$35 per foot) plus the cost of the annual inflation rate at the time submitting for building permits; North Route 302 Road Improvements Impact Fee of \$12,244.80 (\$382.65 per 32 PM peak hour trip through Route 302/Anglers Rd/Whites Bridge Rd intersection); Recreation Impact Fee, Open Space Impact Fee, Public Safety Impact Fee; and Municipal Office Impact Fee. All fees will be determined and collected for any building, or any other permit for development, Section 120-1201C.
 - Prior to the required pre-construction meeting and any land use activity, the applicant is required to submit evidence of an amended of revised #L-23535-NB-D-A dated April 26, 2022 from the Maine Department of Environmental Protection to the Town Planner, which matches the Planning Board's approved site plan for the development.
 - Development of the Roosevelt Apartment Homes is subject to the terms and conditions of the Maine Department of Environmental Protection Stormwater Management Law and Approval Order #L-23535-NB-D-A dated April 26, 2022, and Minor Revision Approval Order #L-23535-NB-E-M dated October 19, 2023.

PLANT LIST					
	BOTANICAL NAME	COMMON NAME	QTY	SIZE	
	CORNUS AMOMUM	SILKY DOGWOOD	11	2" CAL	
	CORNUS SERICEA	RED TWIG DOGWOOD	26	#1 POT	
	PYRUS CALLERYANA	CHANTICLEER PEAR	14	2" CAL	
	HEMEROCALLIS	DAYLILLY	56	#1 POT	
	PENNISETUM	FOUNTAIN GRASS	110	#1 POT	
	PINUS STROBUS	WHITE PINE	16	2" CAL	
	ACER RUBRUM	RED MAPLE	7	2" CAL	

State of Maine, Cumberland SS.
Registry of Deeds
Received April 24, 2025
at 2:09 PM and recorded in
Plan Book 225, Page 141
Attest: *Handwritten signature*



- SURVEY PLAN NOTES**
- BOUNDARY SURVEY PLAN REFERENCE ENTITLED: "BOUNDARY SURVEY OF ROUTE 302 PROPERTY ROOSEVELT TRAIL/ROUTE 302 WINDHAM, MAINE FOR ABE PHINNEY 49 LEISURE POINT ROAD STANDISH, ME 04084" DATED AUGUST 19, 2003 PREPARED BY SEBAGO TECHNICS, WESTBROOK, ME.
 - PLAN RECORDING INFORMATION: RECORDED IN THE STATE OF MAINE CUMBERLAND COUNTY REGISTRY OF DEEDS ON OCTOBER 6, 2003 IN PLAN BOOK 203, PAGE 557.
 - VERTICAL DATUM IS NGVD 1929.
- RECORD OWNER INFORMATION:**
RECORD OWNERS OF THE PROPERTY ARE: HEYLAND, LLC AND NBCE 11161, LLC AS DESCRIBED IN A DEED OF WINDHAM HOTEL HOLDINGS, LLC DATED NOVEMBER 5, 2018 RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 35292, PAGE 34 THROUGH 36 AND IN BOOK 35292, PAGE 37 THROUGH 39.



PREPARED BY:

Engineering Alliance, Inc.
Land Planning Consultants
104 Central Street
Saugus, MA 01906
(781) 231-1349

PROJECT:

Roosevelt Apartment Homes
963 Roosevelt Trail
Windham, Maine
Tax Map 21 Lot 19A

DATE: February 26, 2021
SCALE: AS NOTED
DESIGN BY: Richard Salvo
Checked By: Erik Heyland, P.E.

APPLICANT:

Heyland Development, LLC
PO Box 407
Moody, ME 04054

DWG. NO. 1 OF 9
DRAWING TITLE: **SITE PLAN**