



September 4, 2018

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

**Re: Sketch Amended Site Plan Application
Heritage Village – Commons Avenue
Rich Family Limited Partnership - Applicant**

Dear Amanda:

On behalf of Rich Family Limited Partnership, we have prepared the enclosed application, plans and supporting material for Sketch Plan Review of a proposed amendment to the Heritage Village development located on Commons Avenue. Heritage Village is a commercial development consisting of four (4) buildings with shared parking and stormwater management facilities on a 1.6-acre parcel identified as Lot 1 on the Subdivision Plan of Lake Region Commons approved by the Windham Planning Board in 1989. The parcel is located in the Commercial-1 Zone.

The proposed amendment includes a 3,900 square foot expansion of Building A to accommodate the growing Orthopedic Associates business, along with an expansion of the parking lot to add 5 additional parking spaces. The proposed building expansion will bring the building in conformance with the newly adopted changes to the Commercial-1 Zoning Dimensional Standards to place the building 10 feet off the front property line, with an entrance facing Route 302 with a sidewalk connection. The building plans are currently being developed, and will be supplied with our full Amended Site Plan application.

The existing septic field is located in the same general location where the building expansion will occur, so a new field will be constructed under the new parking lot. The existing landscape berm will be removed to accommodate the new building, and new landscaping will be proposed along the building frontage.

Upon your review of this information, please let us know if you have any questions or require any additional information.

Sincerely,

DM ROMA CONSULTING ENGINEERS

Dustin Roma

Dustin M. Roma, P.E.
President

Sketch Plan - Minor & Major Site Plan

Project Name: HERITAGE VILLAGE

Tax Map: 14 Lot: 10-A1

Estimated square footage of building(s): 3,900 SF ADDITION

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

Is the total disturbance proposed > 1 acre? Yes No

Contact Information

1. Applicant

Name: RICH FAMILY LIMITED PARTNERSHIP

Mailing Address: 26 FIELDCREST ROAD, WINDHAM, ME 04062

Telephone: 318 - 6168 Fax: _____ E-mail: STEVERICH@RICHCONSTRUCTION.NET

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: DUSTIN ROMA

Company Name: DM ROMA CONSULTING ENGINEERS

Mailing Address: PO BOX 1116, 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 Roma

Signature

9-4-18

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	X	
	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	
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 applicant's 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		
10	Location and size of proposed building, structures, access drives, parking areas, and other development features.	X	
Electronic Submission		X	

WARRANTY DEED

Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That I, Donald L. Rich, with a mailing address of 26 Fieldcrest Road, Windham, Maine 04062, (hereinafter referred to as the "Grantor"), for consideration paid, grant to the Rich Family Limited Partnership, a Florida Limited Partnership, with a principal place of business located at 248 NE Edgewater Drive, Stuart, Florida 34996, (hereinafter referred to as the "Grantee"), with WARRANTY COVENANTS, the land in the Town of Windham, County of Cumberland, and State of Maine more particularly described as follows:

Parcel One:

A certain lot or parcel of land with the buildings thereon situated on the Easterly side of Route 302 in the Town of Windham, County of Cumberland, State of Maine, and being Lot 1 as depicted on a Plan entitled "Lake Region Commons, Windham, Maine" prepared by BH2M dated April 28, 1989 and recorded in the Cumberland County Registry of Deeds in Plan Book 180, Page 42, to which Plan and its record reference is hereby made for a more particular description of the premises herein conveyed.

Parcel Two:

A certain area depicted as a fifty foot (50') reserved area contiguous and Easterly of the above-described *Parcel One*, which said parcel is bounded and described as follows:

Beginning at an iron rod situated on the Southeasterly corner of Lot 1 as depicted on said Plan recorded in Plan Book 180, Page 42 of the Cumberland County Registry of Deeds;

Thence South 77° 52' 33" East a distance of 50.01 feet to an iron rod set in the Southwesterly corner of Lot 2 as depicted on said Plan;

Thence North 13° 4' 24" East a distance of 216.72 feet to an iron rod set and the Northwesterly corner of said Lot 2;

Received
 Recorded Register of Deeds
 Jun 16, 2003 02:00:31P
 Cumberland County
 John B. O'Brien

Thence North 88° 31' 13" West a distance of 51.04 feet to an iron pipe found;

Thence South 13° 4' 24" West a distance of 207.29 feet to the point of beginning.

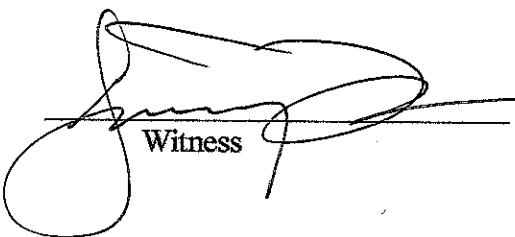
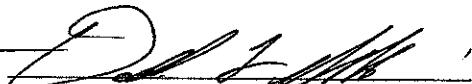
Also conveying to the Grantee herein and their assigns, the right to the use of the roads and green space shown on said Plan, in common with the other land owners in Lake Region Commons; provided, however, that such usage shall, at all times, be subject to the reasonable regulations of the Savings Bank of Manchester or its assigns.

Referenced is hereby made to the Agreement recorded at the Cumberland County Registry of Deeds in Book 12707, Page 142, releasing the rights to this parcel of land.

Being a portion of the premises conveyed to the Grantor herein by the Savings Bank of Manchester by deed dated January 25, 1996, and recorded in Book 12333, Page 245 of the Cumberland County Registry of Deeds.

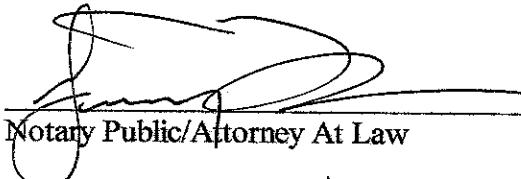
IN WITNESS WHEREOF, the said, Donald L. Rich, has caused this instrument to be signed this: 20th day of the month of December, 2002.

SIGNED, SEALED AND DELIVERED in the presence of:

 Witness	 Donald L. Rich	
		State of Maine
) Cumberland County	Windham, Maine 04062) ss.
		<u>December 20</u> , 2002

Then personally appeared the above-named Donald L. Rich and acknowledged the foregoing instrument to be his free act and deed.

Before me,

 Notary Public/Attorney At Law
<u>CAROLYN W. FILES</u>
Printed Name of <u>Notary Public/Attorney</u>

Soil Map—Cumberland County and Part of Oxford County, Maine



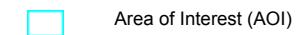
Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

9/4/2018
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)



Area of Interest (AOI)

Soils



Soil Map Unit Polygons



Soil Map Unit Lines



Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine

Survey Area Data: Version 13, Sep 11, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 29, 2012—Jun 26, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HIB	Hinckley loamy sand, 3 to 8 percent slopes	3.4	100.0%
Totals for Area of Interest		3.4	100.0%

Cumberland County and Part of Oxford County, Maine

HIB—Hinckley loamy sand, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2svm8

Elevation: 0 to 1,430 feet

Mean annual precipitation: 36 to 53 inches

Mean annual air temperature: 39 to 55 degrees F

Frost-free period: 140 to 240 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Hinckley and similar soils: 85 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hinckley

Setting

Landform: Moraines, outwash deltas, eskers, kames, kame terraces, outwash plains, outwash terraces

Landform position (two-dimensional): Summit, backslope, footslope, shoulder

Landform position (three-dimensional): Nose slope, side slope, base slope, crest, riser, tread

Down-slope shape: Linear, convex, concave

Across-slope shape: Convex, linear, concave

Parent material: Sandy and gravelly glaciofluvial deposits derived from gneiss and/or granite and/or schist

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material

A - 1 to 8 inches: loamy sand

Bw1 - 8 to 11 inches: gravelly loamy sand

Bw2 - 11 to 16 inches: gravelly loamy sand

BC - 16 to 19 inches: very gravelly loamy sand

C - 19 to 65 inches: very gravelly sand

Properties and qualities

Slope: 3 to 8 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Excessively drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat):

Moderately high to very high (1.42 to 99.90 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Salinity, maximum in profile: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water storage in profile: Very low (about 3.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3s

Hydrologic Soil Group: A

Hydric soil rating: No

Data Source Information

Soil Survey Area: Cumberland County and Part of Oxford County, Maine

Survey Area Data: Version 13, Sep 11, 2017