Engineering • Surveying • Environmental Solutions

June 29, 2026

Steve Puleo
Planning Director – Town of Windham
8 School Road
Windham, Maine 04062

RE: Plan Revisions-Site Plan
A-Plus Sale & Service, Inc.
1027 Roosevelt Trail

Dear Steve,

As you know, we met earlier in the month to review all of the outstanding comments. We have reviewed the comments from the review memo from your office dated May 14, 2026 and have prepared the following information and responses:

- Revised Inspection and Maintenance Manual from Stormwater Report
- VHB Memo Dated June 19, 2026 re: sight distance & turning lane warrants
- Revised Commercial District Design Standards Checklist
- Revised Landscape Plan – Mainely Outdoor Living (Full Size)
- Revised Plan Set – BH2M (Full Size)

Comments from Planning Staff memo dated May 14, 2026

Planning Department:

1. The buffer yard provided (distance between edge of sidewalk and right of way for Route 302) is 16 feet. Please see the Site Plan (sheet 1) for more information. For clarity we have added this dimension to the attached revised sheet 1 of the plans. Mainely Outdoor Living has revised the landscape plan to assure this buffer meets buffer yard G standards in table 1 from the Windham Ordinance (see attached).
2. Commercial District Design Standards:
    a. Snow storage areas have been added to the attached Site Plan (sheet 1) as requested.
    b. The Applicant/Planner's Checklist for Major Site Plan Review for Commercial District Design Standards has been completed, with all applicable requirements for the C-1N District addressed. The following 8 additional items are provided in support of the application:

    B-2: Internal Traffic Flow: The proposed site layout provides for continuous vehicular circulation throughout the development, eliminating the need for vehicles to turn around within the site.

B-5: Screening – Parking: Proposed landscaping and existing wooded buffer areas provide effective screening of parking areas, minimizing their visibility from the public roadway (see attached revised landscape plan).
B-8: Low Impact Design Stormwater: The proposed stormwater management system incorporates Grassed Underdrained Soil Filters that provide water quality treatment for approximately 96% of the proposed impervious area, consistent with low impact development (LID) stormwater management principles.
C-4: Existing Trees Preserved: The proposed development has been designed to minimize tree clearing and preserve existing mature trees wherever practicable, maintaining the site's natural character to the greatest extent possible.
C-6: Planting Variety: The proposed landscaping plan includes a diverse selection of trees, shrubs, and other plant materials to provide visual interest, seasonal variation, and ecological benefits throughout the site.
C-7: Planting Suitability: The landscaping plan has been prepared by Mainley Outdoor Living (see revised plan attached). All proposed plant materials have been selected based on their suitability for the site's environmental conditions, intended function, and long-term sustainability.
C-8: Mass Plantings: The proposed landscaping plan incorporates a substantial quantity and variety of plantings to enhance the site's appearance, provide screening, and support the overall landscape design. Refer to the Landscaping Plan for the proposed plant quantities and species.
C-9: Illumination Levels: Site lighting has been designed to provide adequate illumination for safe vehicular and pedestrian circulation while minimizing light spillover onto adjacent properties and public rights-of-way. Lighting levels are consistent with the applicable site plan review standards. Lighting was completed and designed by Visible Light Inc.

3. If it is determined during construction that blasting will be required, the contractor will provide the Town with a blasting plan prior to the commencement of this work. Plan note #32 has been added to the attached revised Site Plan to address this issue.
4. The final conditions of approval for the project will be added to the final site plan prior to the Planning Board endorsing the plan. We have reserved room on the plan to accommodate this information.
5. See comments from Gorrill Palmer (LJB) below for more information.

Environmental & Sustainability

6. See above comments (2a) from Planning Department comments where snow storage area was addressed.

Town Engineer

7. See attached memo provided by VHB dated June 19, 2026.
   The sight distance issue has now been resolved. Please note we have added this information to the plans (see revised sheet 1).

Comments from Third Party Consulting Engineer
(LJB Engineering Memo Dated June 3, 2026):

Stormwater Management

1. See responses below regarding delegated review comments.
2. See sheet 3 of the revised plan set for the relocation of callouts.
3. See sheet 4 of the revised plan set for the correction on the elevation of the emergency spillway for GUSF A.
4. No response necessary
5. No response necessary

Erosion Control

6. No response necessary

Sewage Disposal

7. See sheet 1 note #33 in regards to floor drains and/or vehicle wash bays prohibited from discharging into the subsurface wastewater disposal system.

Groundwater Protection

8. No response necessary

Water Quality

9. No response necessary

Sight Distance

10. See attached memo provided by VHB dated June 19, 2026 related to sight distance as well as response 7 from Planning Department comments above for more information.
11. See attached memo provided by VHB dated June 19, 2026 related to right turn lane warrant analysis

Comments from Delegated Review Stormwater Application Checklist (LJB Engineering):

Basic Standards

1. See sheet 6 of the revised plan set for construction schedule/sequence.
2. See sheet 6 of the revised plan set for revisions to note 1 of the Erosion and Sedimentation Control Plan notes.
3. Inspection and Maintenance Manual has been revised removing the reference to Natural Wonders Daycare (see attached).

If you have any questions or need any additional information, please let me know and we will be sure to provide them for your office. We hope with these changes we can get before the Planning Board at the next available planning board meeting. We look forward to being before the planning board discussing this exciting project. The applicants are anxious to move this project to the next stage.

Sincerely,

Andrew S. Morrell
Project Manager

Attachment 1
Revised Inspection and Maintenance Manual

EROSION AND SEDIMENTATION CONTROL
INSPECTION AND MAINTENANCE PLAN

A Plus Auto Service & Showroom

1027 Roosevelt Trail
Windham, Maine

Submitted by:

Double A Properties, LLC
968 Roosevelt
Windham, Maine 04062

Prepared by:

BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors

Date:
June 2025

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LIST OF APPENDICES

1.0 INTRODUCTION

The intent of this plan is to establish inspection and maintenance procedures to be implemented for erosion and sediment control best management practices (BMP's) during construction, as well as for post-construction stormwater BMP's, for the A-Plus Auto Service & Showroom Project. This plan has been prepared in conformance with the requirements set forth in 06-096 Chapter 500 – Stormwater Management, the Town of Windham Post-Construction Stormwater Management Ordinance, and the Maine Construction General Permit.

1.1 PROJECT DESCRIPTION

Double A Properties LLC, is proposing to construct a 32,500 sf commercial building with associated parking and access infrastructure (the project). The Project is proposed to occupy approximately 4.62 acres on a parcel located off Roosevelt Trail in Windham known as Tax Map 21, Lot 12.

The scope of work includes but is not limited to:

- Tree clearing and grubbing
- Stump and boulder removal
- Construction of a bituminous parking lot
- Construction of a 32,500sf commercial building
- Installation of storm drain system including catch basins, stormdrains, and grassed underdrained soil filters.
- Installation of utilities
- Final site stabilization

1.2 REQUIRED PERMITS

The following is a list of Municipal, State, and Federal permits that are required for the Project:

Municipal
Town Windham Site Plan Approval

State of Maine
Maine DEP Individual Stormwater Permit

Federal
None

1.3 REFERENCES

This plan has been developed in accordance with the following:

- Stormwater Management Law 38 M.R.S. §420-C and §420-D
  http://legislature.maine.gov/statutes/38/title38sec420-C.html
  http://legislature.maine.gov/statutes/38/title38sec420-D.html

- 06-096 Chapter 500 – Stormwater Management
  http://www.maine.gov/sos/cec/rules/06/096/096c500.docx

- General Permit – Construction Activity
  Maine Pollutant Discharge Elimination System (MPDES)
  https://www.maine.gov/dep/land/stormwater/construction.html

- Maine Erosion and Sediment Control Best Management Practices (BMPs) Manual for Designers and Engineers
  https://www.maine.gov/dep/land/erosion/escbmps/esc_bmp_engineers.pdf

- Maine Erosion and Sediment Control Practices Field Guide for Contractors
  https://www.maine.gov/dep/land/erosion/escbmps/esc_bmp_field.pdf

- MaineDOT Best Management Practices for Erosion and Sedimentation Control
  https://www.maine.gov/mdot/env/documents/bmp/BMP2008full.pdf

1.4 RESPONSIBLE PARTIES

Preparer/Design Engineer:	Andrew S. Morrell, PE BH2M 380B Main Street Gorham, Maine 04038 (207) 839-2771
Developer/Applicant:	Double A Properties, LLC 968 Roosevelt Trail Windham, ME 04062
Site Contractor:	_____ _____ _____
Owner:	Double A Properties, LLC 968 Roosevelt Trail Windham, ME 04062
Post Construction Stormwater Inspector*:	Andrew S. Morrell, PE BH2M 380B Main Street Gorham, Maine 04038 (207) 839-2771
Stormwater Maintenance**:	
During Construction:	Double A Properties, LLC 968 Roosevelt Trail Windham, ME 04062
Post Construction:	_____ _____ _____

** During construction, the Developer/Applicant or their representatives will be responsible for implementing the erosion and sediment control BMP's as well routine inspections and maintenance of the BMP's. Post-construction stormwater BMP inspection, maintenance, reporting, and required recertifications will be the responsibility of the Owner or their representatives.

1.5 INSPECTION AND MAINTENANCE – DURING CONSTRUCTION

Anyone who conducts or directs an activity that involves exposing, filling or displacing soil or other earthen materials should take appropriate measures to prevent erosion and the loss of sediment beyond the project site or into a sensitive resource. Erosion and sediment control measures should be in place before the activity begins and should remain functional until the site is permanently stabilized. All measures should remain effective until all areas are permanently stabilized. Any disturbed area should be regularly inspected until the site is fully stabilized with either 90% grass cover or a permanent impervious surface such as pavement. A person who has knowledge of erosion and sediment control measures and of stormwater management practices should inspect the site at a minimum once a week, and before and after a storm event. Any failing measure should be repaired or modified to adequately stabilize the site prior to the next storm event or no later than 7 calendar days. The inspection frequency table found in Appendix D shall be used as a guide for inspecting each specific BMP. The inspection form found in Appendix B shall be used to record the inspection, its outcome, and the required maintenance.

Refer to the Plans found in Appendix A for additional erosion and sediment control details and narratives.

General Inspection, Maintenance, and Documentation Requirements

1. Inspection and corrective action: Inspect disturbed and impervious areas, erosion control measures, and material storage areas that are exposed to precipitation, and locations where vehicles enter or exit the site. Inspect these areas at least once a week as well as before and within 24 hours 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: If BMP's need to be repaired, the repair work should be initiated upon discovery of the problem but no later than the end of the next workday. If additional BMPs or significant repair of BMPs are necessary, implementation must be completed within 7 calendar days and prior to any storm event. All measures must be maintained in effective operating condition until areas are permanently stabilized.

3. Documentation: Maintain a binder with construction inspection forms summarizing the inspections and any corrective action taken. The forms must include the name and qualifications of the person making the inspections, the date of the inspections, and major observations about the operation and maintenance of erosion and sedimentation controls, materials storage areas, and vehicle access points to the parcel. Refer to Appendix B for the construction inspection form. Major observations must include BMP's that need maintenance, BMP's that failed to operate as designed or proved inadequate for a particular location, and locations where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replacement, and location needing additional BMPs, note in the inspection form what corrective action should be taken and when it was taken. The Owner shall retain a copy of the inspection forms for a period of at least five years from the completion of permanent stabilization.

Site-Specific BMP's

Refer to Appendix D for inspection and maintenance requirements and frequencies of site-specific BMP's. Refer to the Plans found in Appendix A for narratives and details of the site-specific BMP's. The following is a list of the site-specific BMP's that will require routine inspection and maintenance:

- Sedimentation Barriers (Silt Fence or Erosions Control Mix Berm)
- Stabilized Construction Entrance
- Construction Limit Barrier Fence
- Temporary Sediment Trap
- Pipe Inlet/Outlet Protection
- Temporary Grass/Stone Lined Swale
- Parking Lot and Sidewalks
- Snow Storage Areas
- Catch Basins and Storm Drain Manholes
- Storm Drains and Culverts
- Grassed Underdrained Soil Filters

Winter Construction

Winter construction is any construction activity performed during the period from November 1 through April 15. If disturbed areas are not stabilized with permanent measures by November 1 or new soil disturbance occurs after November 1, but before April 15, then these areas must be protected and runoff from them must be controlled by additional measures and restrictions.

Site Stabilization: For winter stabilization, hay mulch is applied at twice the standard temporary stabilization rate. At the end of each construction day, areas that have been brought to final grade must be stabilized. Mulch may not be spread on top of snow.

1. Sediment Barriers: All areas within 75 feet of a protected natural resource must be protected with a double row of sediment barriers.

2. Ditches: All vegetated ditch lines that have not been stabilized by November 1, or will be worked during the winter construction period, must be stabilized with an appropriate stone lining backed by an appropriate gravel bed or geotextile unless specifically released from this standard by Maine DEP.

3. Slopes: Mulch netting must be used to anchor mulch on all slopes greater than 8% unless erosion control blankets or erosion control mix is being used on these slopes.

Refer to the Plans contained in Appendix A for additional winter construction erosion and sediment control requirements.

1.6 INSPECTION AND MAINTENANCE – POST-CONSTRUCTION

The long-term operation and maintenance of a stormwater management system is as critical to its performance as its design and construction. Proper operation and maintenance practices ensure that stormwater BMP's continue to improve water quality by removing pollutants effectively over the long-term and decreasing the risk of re-suspending sediment. Without proper maintenance, BMPs are likely to fail and will no longer provide treatment of stormwater. The following includes a summary of the inspection, maintenance, and documentation requirements for post-construction stormwater BMP's.

Refer to the Plans contained in Appendix A for details and locations of site-specific post-construction BMP's.

General Inspection, Maintenance, and Documentation Requirements

1. Inspection and maintenance: All measures must be maintained in effective operating condition. A person with knowledge of erosion and stormwater control, including the standards and conditions in the permit, shall conduct the inspections. Wet weather inspections shall be triggered by 1-inch of rain in a 24-hour period. 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) Inspect vegetated areas, particularly slopes and embankments, early in the growing season or after significant rainfall events (1 inch in 24-hour period) to identify active or potential erosion problems. Replant bare areas or areas with sparse growth. Where rill erosion 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) Inspect catch basins and drain manholes annually and clean out either when the sump is half full or when sediment is within one foot of the invert of the outlet pipe. Clean-out must include the removal and legal disposal of any accumulated sediments and debris at the bottom of the basin, at any inlet grates, at any inflow channels to the basin, and at any pipes between basins. If the basin outlet is designed to trap floatable materials, then remove the floating debris and any floating oils (using oil absorptive pads).

c) Inspect ditches, swales and other open stormwater channels in the spring, in late fall, and after significant rainfall events (1 inch in 24-hour period) to remove any obstructions to flow, remove accumulated sediments and debris, to control vegetated growth that could obstruct flow, and to 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.

d) Inspect culverts in the spring, in 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.

e) Inspect at least once per year, each underdrained soil filter, including the filter embankments, vegetation, underdrain piping, and overflow spillway. Remove and dispose of accumulated sediments in the filter. If needed, rehabilitate any clogged surface linings, and flush underdrain piping.

f) Inspect level spreaders in the spring, in late fall, and after heavy rains to remove any obstructions to flow; remove accumulated sediments and debris at the inlet, and outlet, and repair any erosion damage at the inlet and outlet.

2. Regular maintenance

    a) Clear accumulations of winter sand in parking lots and along roadways at least once a year, preferably in the spring. Accumulations on pavement may be removed by pavement sweeping. Accumulations of sand along road shoulders may be removed by grading excess sand to the pavement edge and removing it manually or by a front-end loader. Grading of gravel roads, or grading of the gravel shoulders of gravel or paved roads, must be routinely performed to ensure that stormwater drains immediately off the road surface to adjacent buffer areas or stable ditches, and is not impeded by accumulations of graded material on the road shoulder or by excavation of false ditches in the shoulder. If water bars or open-top culverts are used to divert runoff from road surfaces, clean-out any sediments within or at the outlet of these structures to restore their function.

3. Documentation: Maintain a binder of inspection forms summarizing inspection, maintenance, and any corrective actions taken. The inspection forms must include the date on which each inspection or maintenance task was performed, a description of the inspection findings or maintenance completed, and the name of the inspector or maintenance personnel performing the task. Refer to Appendix C for inspection forms. If a maintenance task requires the clean-out of any sediments or debris, indicate where the sediment and debris was disposed of after removal. The log must be made accessible to Department staff and a copy provided to the Department upon request. The Owner shall retain a copy of the logs for a period of at least five years from the completion of permanent stabilization.

4. The site-specific post-construction BMP's for the A-Plus Auto Service & Showroom include the following:

    - Underdrained Soil Filters
    - Parking Lot and Sidewalks
    - Storm Drain System (including culverts, storm drains, catch basins, drain manholes, and vegetated and reinforced ditches/swales).
    - Snow storage areas
    - Rip rap inlet and outlet aprons
    - Sediment forebay

1.7 RECERTIFICATION OF STORMWATER MANAGEMENT SYSTEMS

The parcel is located within the Town of Windham's designated MS4 area, and subject to the requirements of the Post-Construction Stormwater Ordinance, Chapter 201 Article II.

A qualified third-party inspector shall, on or by June 1 of each year, provide a completed and signed certification to the enforcement authority certifying that the person has inspected the stormwater management facilities and that they are adequately maintained and functioning as intended by approved post-construction stormwater management plan, or that they require maintenance or repair, describing any required maintenance and any deficiencies found during inspection of the stormwater management facilities, and, if the stormwater management facilities require maintenance or repair of deficiencies in order to function as intended by approved post-construction stormwater management plan, the person shall provide a record of the required maintenance or deficiency and corrective action(s) taken based on the timeline outlined in Subsection A(2)(a) of the ordinance.

1.8 SITE-SPECIFIC BMP MAINTENANCE AND ANNUAL REPORTING REQUIREMENTS

Below is a site-specific of list BMP's implemented for the Project as well as their ID, discharge location, and inspection and certification requirements.

Table 1 - Post-Construction BMP Designation Table

Post-Const. BMP ID	Type of Post-Const. BMP	Discharge Location	MS4 (YES/NO)	Inspection Frequency	Post-Const. Certification Requirement	Post-Const. Responsibility
BMP-A	Vegetated Areas	N/A	Yes	Annual	Yes	Owner
BMP-B	Catch Basins	Soil Filter	Yes	Annual	Yes	Owner
BMP-C	Stormdrain Pipes	Soil Filter	Yes	Annual	Yes	Owner
BMP-D	Parking & Sidewalks	Stormdrain System	Yes	Annual	Yes	Owner
BMP-E	Soil Filter	Wooded Area	Yes	Annual	Yes	Owner

1.9 HOUSEKEEPING

The following performance standards shall apply:

1. Spill prevention: Controls must be used to prevent pollutants from construction and waste materials stored on site to enter stormwater, which includes storage practices to minimize exposure of the materials to stormwater. The site contractor or operator must develop and implement as necessary appropriate spill prevention, containment, and response planning measures.

NOTE: Any spill or release of toxic or hazardous substances must be reported to the Department. For oil spills, call 1-800-482-0777 which is available 24 hours a day. For spills of toxic or hazardous material, call 1-800-452-4664 which is available 24 hours a day. For more information, visit the Department's website at : http://www.maine.gov/dep/spills/emergspillresp/

2. Groundwater protection: During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that by design or as a result of soils, topography and other relevant factors accumulates runoff that infiltrates into the soil. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials. Any project proposing infiltration of stormwater must provide adequate pre-treatment of stormwater prior to discharge of stormwater to the infiltration area or provide for treatment within the infiltration area in order to prevent the accumulation of fines, reduction in infiltration rate, and consequent flooding and destabilization.

   See 06-096 Chapter 500 - Appendix D for license by rule standards for infiltration of stormwater.

NOTE: Lack of appropriate pollutant removal best management practices (BMPs) may result in violations of the groundwater quality standard established by 38 M.R.S.A. §465-C(1).

3. Fugitive sediment and dust: Actions must be taken to ensure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after

construction. Oil may not be used for dust control, but other water additives may be considered as needed. A stabilized construction entrance (SCE) should be included to minimize tracking of mud and sediment. If off-site tracking occurs, public roads should be swept immediately, no less than once a week, and prior to significant storm events. Operations during dry months that experience fugitive dust problems, should wet down unpaved access roads once a week or more frequently as needed with a water additive to suppress fugitive sediment and dust.

NOTE: Take care in sourcing water. Dewatering a stream without a permit from the Department may violate state water quality standards and the *Natural Resources Protection Act*.

4. Debris and other materials: Minimize the exposure of construction debris, building and landscaping materials, trash, fertilizers, pesticides, herbicides, detergents, sanitary waste, and other materials to precipitation and stormwater runoff. These materials must be prevented from becoming a pollutant source.

NOTE: To prevent these materials from becoming a source of pollutants, construction and post- construction activities related to a project may be required to comply with applicable provision of rules related to solid, universal, and hazardous waste, including, but not limited to, the Maine solid waste and hazardous waste management rules; Maine hazardous waste management rules; Maine oil conveyance and storage rules; and Maine pesticide requirements.

5. Excavation de-watering: Excavation de-watering is the removal of water from trenches, foundations, coffer dams, ponds, and other areas within the construction area that retain water after excavation. In most cases the collected water is heavily silted and hinders correct and safe construction practices. The collected water removed from the ponded area, either through gravity or pumping, must be spread through natural wooded buffers or removed to areas that are specifically designed to collect the maximum amount of sediment possible, like a cofferdam sedimentation basin. Avoid allowing the water to flow over disturbed areas of the site. Equivalent measures may be taken if approved by the Department.

NOTE: Dewatering controls are discussed in the "Maine Erosion and Sediment Control BMPs, Maine Department of Environmental Protection."

6. Authorized non-stormwater discharges: Identify and prevent contamination by non-stormwater discharges. Where allowed non-stormwater discharges exist, they must be identified and steps should be taken to ensure the implementation of

appropriate pollution prevention measures for the non- stormwater component(s) of the discharge. Authorized non-stormwater discharges are:

a) Discharges from firefighting activity;
b) Fire hydrant flushings;
c) Vehicle washwater if detergents are not used and washing is limited to the exterior of vehicles (engine, undercarriage and transmission washing is prohibited);
d) Dust control runoff in accordance with permit conditions;
e) Routine external building washdown, not including surface paint removal, that does not involve detergents;
f) Pavement washwater (where spills/leaks of toxic or hazardous materials have not occurred, unless all spilled material had been removed) if detergents are not used;
g) Uncontaminated air conditioning or compressor condensate;
h) Uncontaminated groundwater or spring water;
i) Foundation or footer drain-water where flows are not contaminated;
j) Uncontaminated excavation dewatering;
k) Potable water sources including waterline flushings; and
l) Landscape irrigation.

7. Unauthorized non-stormwater discharges: The Department's approval under this Chapter does not authorize a discharge that is mixed with a source of non-stormwater, other than those discharges in compliance with 06-096 Chapter 500 - Appendix C (6). Specifically, the Department's approval does not authorize discharges of the following:

    a) Wastewater from the washout or cleanout of concrete, stucco, paint, form release oils, curing compounds or other construction materials;
    b) Fuels, oils or other pollutants used in vehicle and equipment operation and maintenance;
    c) Soaps, solvents, or detergents used in vehicle and equipment washing; and
    d) Toxic or hazardous substances from a spill or other release.

8. Additional requirements: Additional requirements may be applied on a site-specific basis.

Appendix A
Plans

Appendix B
Construction Inspection Forms

CONSTRUCTION INSPECTION FORM FOR EROSION AND SEDIMENT CONTROL						
General Information:						
Site Name:	Date:			Inspected by:		
Owner:						
Retained 3PI:	Last Rain Date:			Amount:		
Reason for Inspection:	Weekly	Winter	Final	Rain Event	Complaint	
Description of disturbed area:						
Photos:						
	YES/NO/NA	**COMMENTS**				
1. Is an Erosion and Sediment Control Plan available?						
ESC plan on-site and followed						
Other:						
2. Are all erosion control practices installed properly, maintained and functioning?						
Disturbed areas stable						
Concentrated flow inlet/outlet protection						
All areas at final grade						
Disturbed dormant areas stabilized						
Access roads and parking						
Hillsides and stockpiles						
Other:						
3. Are all sedimentation control practices installed properly, maintained and functioning?						
Construction entrance						
Sedimentation basins/traps/diversions						
Perimeter controls						
Check dams						
Other:						
4. Is maintenance of ESC measures, construction activities and housekeeping kept-up?						
Sedimentation/erosion in ditches						
Tracked Sediment or dust at exits						
Hazardous material storage and spill control practices						
Waste management (concrete, hazardous material, etc.)						
Other:						
5. Violation, Corrective Actions, Recommendations						
Sediment discharged from site?						
Corrective action required?						
Site compliant with all permits?						
Notice of violation or stop work order issued?						
Comments/Corrective Actions (complete corrective actions before the next rain event and within 7 day)						

Appendix C
Post-Construction Inspection Forms

A-Plus Auto
Post-Construction Inspection Form (Buffers/Level Spreaders)

Project name:	Date:		Inspected by:		
Owner name:					
Last rain date:	Amount:				
Reason for inspection:	Rain Event	Monthly	Annually	Maint. Performed	Other (Specify)
General description of BMP condition/recent maintenance performed:					
Photos: (Attach)					

Inspection Details	**Comments**	**Maintenance Required**
Erosion or concentrated flows evident?		
Downgradient of level spreaders stable?		
Level spreaders built along contour?		
Evidence of accumulated sediment in level spreader trough?		
Number of level spreaders adequate for flow distribution?		
Buffer monumentation visible?		
Evidence of buffer vegetation removal or frequent mowing?		
Temporary or permanent structures within the buffer?		
Evidence of motorized vehicles operating in buffer?		
Trash, debris, or waste within buffer area?		

Additional Comments:

A-Plus Auto **Post-Construction Inspection Form (Detention Ponds)**					
Project name:	Date:		Inspected by:		
Owner name:					
Last rain date:	Amount:				
Reason for inspection:	Rain Event	Monthly	Annually	Maint. Performed	Other (Specify)
General description of BMP condition/recent maintenance performed:					
Photos: (Attach)					

Inspection Details	**Comments**	**Maintenance Required**
Embankment showing signs of settlement, slope erosion, piping, or slumping?		
Woody vegetation growing in embankment?		
Debris accumulated at trash racks?		
Outlet control structure operating as intended? Orifice clear of debris?		
Accumulated sediment in forebay?		
Emergency spillway stable? Dislodged rip rap?		
Internal outlet control structure free of debris?		
Sediment accumulating in basin bottom? Dredging needed?		
Additional Comments:		

A-Plus Auto
Post-Construction Inspection Form (Ditches, Swales and Open Stormwater Channels)

Project name:	Date:		Inspected by:		
Owner name:					
Last rain date:	Amount:				
Reason for inspection:	Rain Event	Monthly	Annually	Maint. Performed	Other (Specify)
General description of BMP condition/recent maintenance performed:					
Photos: (Attach)					

Inspection Details	**Comments**	**Maintenance Required**
Obstructions, sediment or debris noticeable in ditch line?		
Mowing required?		
Woody vegetation apparent in ditches?		
Side slopes stable? Signs of slumping?		
Rip rap stable? Underlying filter fabric visible?		

Additional Comments:

A-Plus Auto **Post-Construction Inspection Form (Roadway and Parking Areas)**					
Project name:	Date:		Inspected by:		
Owner name:					
Last rain date:	Amount:				
Reason for inspection:	Rain Event	Monthly	Annually	Maint. Performed	Other (Specify)
General description of BMP condition/recent maintenance performed:					
Photos: (Attach)					

Inspection Details	**Comments**	**Maintenance Required**
Winter sand accumulation apparent?		
Pavement Sweeping required?		
Gravel shoulders graded appropriately?		
Gravel road grading required?		
Low spots causing puddling?		

Additional Comments:

A-Plus Auto **Post-Construction Inspection Form (Storm Drain System including catch basins and culverts)**					
Project name:	Date:		Inspected by:		
Owner name:					
Last rain date:	Amount:				
Reason for inspection:	Rain Event	Monthly	Annually	Maint. Performed	Other (Specify)
General description of BMP condition/recent maintenance performed:					
Photos: (Attach)					

Inspection Details	**Comments**	**Maintenance Required**
Accumulated debris or sediment at inlet, outlet, or within culvert/storm drain?		
Flow obstructions present?		
Erosion apparent at culvert inlet/outlet?		
Accumulated debris around catch basin grate?		
Accumulated debris in catch basin sump?		
Floating debris or oils found in catch basins?		

Additional Comments:

A-Plus Auto **Post-Construction Inspection Form (Underdrain Filter)**					
Project name:	Date:		Inspected by:		
Owner name:					
Last rain date:	Amount:				
Reason for inspection:	Rain Event	Monthly	Annually	Maint. Performed	Other (Specify)
General description of BMP condition/recent maintenance performed:					
Photos: (Attach)					

Inspection Details	**Comments**	**Maintenance Required**
Debris apparent in basin bottom?		
Vegetation established in basin bottom?		
Basin draining within 72 hours?		
Inlet forebay rip rap stable and free of debris?		
Embankment and side slopes stable? Sloughs or unvegetated areas apparent?		
Outlet free of debris? Rip rap stable?		
Valve in operating condition?		
Outlet control structure operational free of debris?		
Orifice free of debris and operational?		

Additional Comments:

A-Plus Auto **Post-Construction Inspection Form (Vegetated Area)**					
Project name:	Date:		Inspected by:		
Owner name:					
Last rain date:	Amount:				
Reason for inspection:	Rain Event	Monthly	Annually	Maint. Performed	Other (Specify)
General description of BMP condition/recent maintenance performed:					
Photos: (Attach)					

Inspection Details	**Comments**	**Maintenance Required**
All slopes and embankments well vegetated? Signs of sparse growth?		
Rill erosion apparent in vegetated areas?		
Downs slope of level spreaders/ditch turnouts stable?		
Mowing of vegetated areas appropriate?		

Additional Comments:

Appendix D

Inspection Frequency Checklist and Long-Term Inspection & Maintenance Plan

EROSION AND SEDIMENT CONTROL MEASURES AND ACTIVITY	INSPECTION FREQUENCY		
	Weekly	Before and After a Storm	After Construction
SEDIMENT BARRIERS			
Sediment barriers are installed prior to soil disturbances	X	X	
Silt fences are keyed in and tight	X	X	
Barriers are repaired and replaced as necessary	X	X	
Barriers are removed when the site is stabilized - Silt fence should be cut at the ground surface			X
TEMPORARY STABILIZATION			
Areas are stabilized if idle for 14 days or more	X	X	
Daily stabilization within 100 ft of a natural resource	X	X	
MULCH			
Seed and mulch within 7 days of final grading. Ground is not visible	X	X	
Erosion control mix is 4-6 inch thick	X	X	
Erosion control blankets or hay mulch are anchored	X	X	
VEGETATION			
Vegetation provides 90% soil cover	X		X
Loam or soil amendment were provided	X		X
New seeded areas are mulched and protected from vehicle, foot traffic and runoff	X	X	X
Areas that will remain unworked for more than 1 year are vegetated with grass	X		
SLOPES AND EMBANKMENTS			
Final graded slopes and embankments are stabilized	X	X	X
Diversions are provided for areas with rill erosion	X	X	X
Areas steeper than 2:1 are riprapped	X		
Stones are angular, durable and various in size	X		
Riprap is underlain with a gravel layer or filter fabric	X		
STORMWATER CHANNELS AND CULVERTS			
Ditches and swales are permanently stabilized–channels that will be riprapped have been over-excavated	X	X	X
Ditches are clear of obstructions, accumulated sediments or debris	X	X	X
Ditch lining/bottoms are free of erosion	X	X	X
Check dams are spaced correctly to slow flow velocity	X		
Underlying filter fabric or gravel is not visible	X	X	X
Culvert aprons and plunge pools are sized for expected flows volume and velocity	X		
Stones are angular, durable and various in size	X		
Culverts are sized to avoid upgradient flooding	X	X	
Culvert protection extends to the maximum flow elevation within the ditch	X	X	X
Culvert is embedded, not hanging	X	X	X

CATCH BASIN SYSTEMS			
Catch basins are built properly	X		
Accumulated sediments and debris are removed from sump, grate and collection area		X	X
Floating debris and floating oils are removed from trap			X
ROADWAYS AND PARKING SURFACES			
The gravel pad at the construction entrance is clear from sediments	X	X	
Roads are crowned		X	X
Cross drainage (culvert) is provided	X		
False ditches (from winter sand) are graded		X	X
BUFFERS			
Buffers are free of erosion or concentrated flows		X	X
The downgradient of spreaders and turnouts is stable		X	X
Level spreaders are on the contour			X
The number of spreaders and ditch turnouts is adequate for flow distribution		X	X
Any sediment accumulation is removed from within spreader or turnouts		X	X
STORMWATER BASINS AND TRAPS			
Embankments are free of settlement, slope erosion, internal piping, and downstream swamping		X	X
All flow control structure or orifices are operational and clear of debris or sediments		X	X
Any pre-treatment structure that collects sediment or hydrocarbons is clean or maintained		X	X
Vegetated filters and infiltration basins have adequate grass growth			X
Any impoundment or forebay is free of sediment		X	X
WINTER CONSTRUCTION (November 1st-April15th)			
Final graded areas are mulched daily at twice the normal rate with hay, and anchor (not on snow)	Daily		
A double row of sediment barrier is provided for all areas within 100 ft of a sensitive resource (use erosion control mix on frozen ground)	Daily		
Newly constructed ditches are riprapped	Daily		
Slopes greater than 8% are covered with an erosion control blanket or a 4-inch layer of erosion control mix	Daily		
HOUSEKEEPING PUNCH LIST			
All disturbed areas are permanently stabilized, and plantings are established (grass seeds have germinated with 90% vegetative cover)			X
All trash, sediments, debris or any solid waste have been removed from stormwater channels, catch basins, detention structures, discharge points, etc.			X
All ESC devices have been removed: (silt fence and posts, diversions and sediment structures, etc.)			X
All deliverables (certifications, survey information, as-built plans, reports, notice of termination (NOT), etc.) in accordance with all permit requirements have been submitted to town, Maine DEP, association, owner, etc.			X

INSPECTION AND MAINTENANCE PLAN FOR STORMWATER MANAGEMENT STRUCTURES (BMPS)

	INSPECTION SCHEDULE	CORRECTIVE ACTIONS
VEGETATED AREAS	Annually early spring and after heavy rains	Inspect all slopes and embankments and replant areas of bare soil or with sparse growth
		Armor rill erosion areas with riprap or divert the runoff to a stable area
		Inspect and repair down-slope of all spreaders and turn-outs for erosion
		Mow vegetation as specified for the area
DITCHES, SWALES AND OPEN STORMWATER CHANNELS	Annually spring and late fall and after heavy rains	Remove obstructions, sediments or debris from ditches, swales and other open channels
		Repair any erosion of the ditch lining
		Mow vegetated ditches
		Remove woody vegetation growing through riprap
		Repair any slumping side slopes
		Repair riprap where underlying filter fabric or gravel is showing or if stones have dislodge
CULVERTS	Spring and late fall and after heavy rains	Remove accumulated sediments and debris at the inlet, outlet, or within the conduit
		Remove any obstruction to flow
		Repair any erosion damage at the culvert's inlet and outlet
CATCH BASINS	Annually in the spring	Remove sediments and debris from the bottom of the basin and inlet grates
		Remove floating debris and oils (using oil absorptive pads) from any trap
ROADWAYS AND PARKING AREAS	Annually in the spring or as needed	Clear and remove accumulated winter sand in parking lots and along roadways
		Sweep pavement to remove sediment
		Grade road shoulders and remove accumulated winter sand
		Grade gravel roads and gravel shoulders
		Clean out the sediment within water bars or open-top culverts
		Ensure that stormwater runoff is not impeded by false ditches of sediment in the shoulder
RESOURCE AND TREATMENT BUFFERS	Annually in the spring	Inspect buffers for evidence of erosion, concentrated flow, or encroachment by development
		Manage the buffer's vegetation with the requirements in any deed restrictions
		Repair any sign of erosion within a buffer
		Inspect and repair down-slope of all spreaders and turn-outs for erosion
		Install more level spreaders, or ditch turn-outs if needed for a better distribution of flow
		Clean out any accumulation of sediment within the spreader bays or turnout pools
		Mow non-wooded buffers no shorter than six inches and less than three times per year
WETPONDS AND DETENTION BASINS	Annually in fall and after heavy rains	Inspect the embankments for settlement, slope erosion, piping, and slumping
		Mow the embankment to control woody vegetation
		Inspect the outlet structure for broken seals, obstructed orifices, and plugged trash racks
		Remove and dispose of sediments and debris within the control structure
		Repair any damage to trash racks or debris guards
		Replace any dislodged stone in riprap spillways
		Remove and dispose of accumulated sediments within the impoundment and forebay
FILTRATION AND INFILTRATION BASINS	Annually in the spring and late fall	Clean the basin of debris, sediment and hydrocarbons
		Provide for the removal and disposal of accumulated sediments within the basin
		Renew the basin media if it fails to drain within 72 hours after a one inch rainfall event
		Till, seed and mulch the basin if vegetation is sparse
		Repair riprap where underlying filter fabric or gravel is showing or where stones have dislodged
PROPRIETARY DEVICES	As specified by manufacturer	Contract with a third-party for inspection and maintenance
		Follow the manufacturer's plan for cleaning of devices
OTHER PRACTICES	As specified for devices	Contact the department for appropriate inspection and maintenance requirements for other drainage control and runoff treatment measures.

Appendix E

Five-Year Recertification for Long-Term Maintenance of Stormwater Management Systems

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Land Resources
17 State House Station
Augusta, Maine 04333

FIVE-YEAR RECERTIFICATION FOR LONG-TERM MAINTENANCE OF STORMWATER MANAGEMENT SYSTEMS

For Site Location & Stormwater Projects

This form complies with the condition that requires reporting every 5 years on the long-term maintenance of stormwater management structures of projects permitted under the Stormwater Management Law since 2005. Complete the following sections, include inspection photos, and use additional paper if needed. A copy of the report if the inspection was performed by a professional experienced in BMP maintenance should be included. Electronic copy of this form and information about the five-year recertication are available on the Maine DEP website at: http://www.maine.gov/dep/land/stormwater/stormwaterbmps/

Please type or print in black ink only

Owner/Licensee		**3rd Party Inspection Company** (if applicable)	
Name of Representative:		**Name of Inspector or preparer of report:**	
Company:		**Company:**	
Mailing Address:		**Mailing Address:**	
Daytime Phone #:		**Daytime Phone #:**	
E-mail Address:		**E-mail Address:**	

LOCATION OF DEVELOPMENT			
Name of Project:			
Address and Town:			
DEP Permit Number:		**Year of Permit:**	

PROJECT SPECIFICS	
If the project is unfinished, please describe its current status and your plans for the future. The filing of this report of on-site long-term maintenance activities is still required.	
If the project is within a MPDES Regulated Town, the maintenance report prepared for the town should be submitted with this form.	
If the project is a subdivision with a Homeowner's association, identify the responsible party.	
Confirm that the required recording of deed restrictions for the protection of buffers or conservation land has been done, and that the buffers are maintained according to the restrictions.	
Identify the contractor for the required renewal of a 5-year maintenance contract for the inspection, cleaning and maintenance of manufactured proprietary structures.	
Is a maintenance log available for review?	

LONG-TERM MAINTENANCE (please comment on the following):
All areas of the development have been inspected for erosion, and appropriate steps have been taken to permanently stabilize these areas.
All stormwater control structures have been inspected for damage, wear, malfunction, and appropriate steps have been taken to repair or replace the failing systems.
The erosion control and stormwater maintenance plan for the site is being implemented as written, and a maintenance log has been created and is being maintained.

CERTIFICATIONS/SIGNATURES
By signing below. the owner (or authorized agent) certifies that all stormwater management structures at the project described above are stable and operational as designed.
Signed:_____ **Title**_____**Date:**_____
This completed form and all supporting documents summarized above shall be sent to the following address. An emailed report is appropriate and should be sent to Recert-DEP@maine.gov Five-year Recertification Bureau of Land Resources 17 State House Station Augusta, ME 04333 Tel: (207) 287-2624 or (207) 287-2602

Appendix F
Permit Orders

Attachment 2

VHB Memo Dated June 19, 2026 re: Sight Distance & Turning Lane Warrants

Memorandum

To: Mark Arienti, PE
Town Engineer
185 Windham Center Road
Windham, ME 04062

Date: June 19, 2026

Project #: R176527.000

From: Jason Ready, PE, PTOE, PTP
Michael Cristiani

Re: Sight Distance Evaluation
A Plus Auto – 1027 Roosevelt Trail, Windham, Maine

Introduction

Vanasse Hangen Brustlin, Inc. (VHB) has prepared this technical memorandum to document the results of a field-based sight distance evaluation for the proposed driveway A Plus Auto Driveway on U.S. Route 302 in Windham, Maine and evaluate the need for a right turn lane on U.S. Route 302 entering the site.

Jason Ready (VHB) and Mark Arienti (Town of Windham) conducted a field review to assess available sight distance at the proposed driveway location on Wednesday June 17, 2026. The intent of the review was to confirm whether the previously selected driveway location (directly opposite Mineral Spring Road) provides sufficient sight distance to meet the minimum standards accepted by MaineDOT for this project.

Sight Distance Evaluation

Sight distance was measured from the centerline of the proposed driveway, located 10 feet back from the edge of the traveled way along Route 302. Measurements were taken in both directions along U.S. Route 302 to evaluate available sight distance for vehicles exiting the proposed driveway.

U.S. Route 302 is designated by MaineDOT as a mobility corridor. As such, MaineDOT typically applies more stringent sight distance criteria for new or modified access points along this roadway. However, for this development, MaineDOT has granted a sight distance waiver, allowing the typical minimum allowable sight distance for a 50 mph roadway to be used as the applicable design criterion at this driveway location (495 feet).

Field observations indicate that the minimum allowable sight distance of 495 feet is achievable in both directions from the proposed driveway location.

Looking to the right (for a vehicle exiting the proposed driveway), the field review confirmed that sight lines are clear to approximately 545 feet along Route 302. No fixed objects, vegetation, roadway features, or vertical or horizontal curvature were observed that would restrict the sight line within this distance. Any available vegetation trimming within the right-of-way or on the project property would enhance sight distance beyond 545 feet if desired.

Looking to the left, the available sight distance was similarly observed to greatly exceed the 495 foot minimum. Updated sight line figures and photos from the field review are provided attached.

Auxiliary Lane Warrant Analysis

In order to determine if a right-turn lane is warranted on U.S. Route 302 entering the site in the north westbound direction, a right-turn lane warrant analysis has been completed using the *Report 457: Evaluating Intersection Improvements: An Engineering Study Guide.* Guidelines are based on the following traffic data:

› Number of lanes,

- Design speed,
- Right-turn volumes, and
- Major road (one direction) traffic volumes.

The right-turn lane warrant analysis used Figure 2-6 from NCHRP Report 457, "Guideline for determining the need for a major road right-turn bay at a two way stop controlled intersection." Based on the projected PM peak hour traffic volumes, the posted speed (50 mph) on U.S. Route 302, and the major road through volumes in the westbound direction, the guideline indicates that a right-turn lane entering the site would be warranted during the PM peak hour.

The warrant is met primarily because the projected westbound through volumes on U.S. Route 302 are sufficiently high that a modest right-turn volume can satisfy the guideline criteria when combined with the 50 mph design speed. The forecast right-turn demand from westbound U.S. Route 302 into the site is relatively low, with only 25 right turns projected during the PM peak hour. Given this low turning volume and the very good operating conditions on U.S. Route 302 (LOS A, negligible queues), the operational benefit of constructing a separate right-turn lane is minimal.

Findings and Conclusions

Based on the field review and analysis summarized above, the proposed A Plus Auto driveway location on U.S. Route 302 opposite Mineral Spring Road provides sight distance that meets or exceeds the MaineDOT approved minimum stopping sight distance of 495 feet in both directions, consistent with the granted sight distance waiver for this 50 mph corridor.

The auxiliary lane warrant analysis using NCHRP Report 457 indicates that a westbound right-turn lane is technically warranted during the PM peak hour, primarily due to the combination of high major-road through volumes and the 50 mph operating speed, rather than due to high turning demand. However, with only approximately 25 westbound right turns projected in the PM peak hour and Route 302 expected to operate at LOS A in both directions, a separate right-turn lane is not considered operationally necessary at this time. Accordingly, the proposed driveway location and access configuration are expected to operate safely and efficiently under projected traffic conditions without the provision of a dedicated westbound right-turn lane.

545'

SITE

850.00

Nearmap

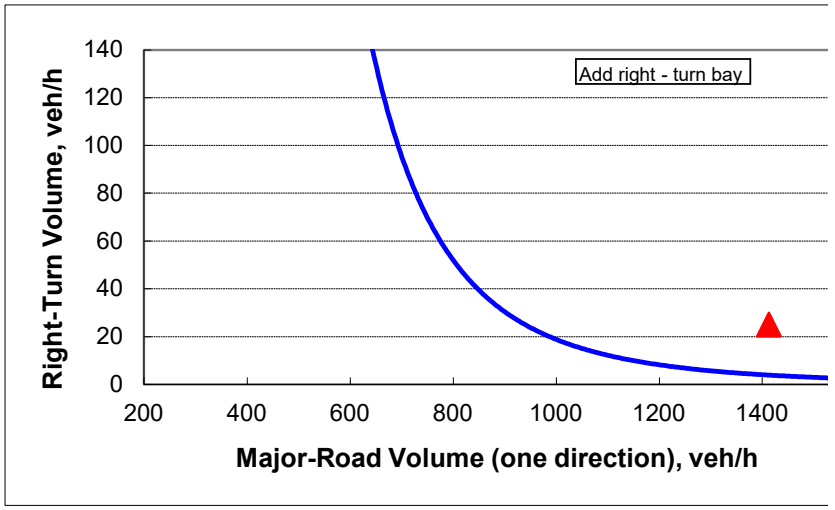
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, km/h:	50
Major-road volume (one direction), veh/h:	1413
Right-turn volume, veh/h:	25

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	4
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Add right-turn bay.	



Attachment 3

Revised Commercial District Design Standards Checklist

Town of Windham
Planning Department:
8 School Road
Windham, Maine 04062
Tel: (207) 894-5960 ext. 2
Fax: (207) 892-1916 -
www.windhammaine.us

APPLICANT/PLANNER'S CHECKLIST FOR MAJOR SITE PLAN REVIEW
COMMERCIAL DISTRICT DESIGN STANDARDS SECTION 120-813

The following checklist includes Design Standards for nonresidential developments within Windham's Commercial* 1, Commercial 1 North, Commercial 2, Commercial 3, Village Commercial, and Windham Center Districts.** ***Where there is a conflict between provision of the Design Standards and any other ordinance provision, the more restrictive provision shall apply. In addition to meeting all Design Standards required in the applicable zoning districts, development must comply with he minimum of eight (8) other Design Standards.

For purposed of this section ,"development" shall mean that portion of the project that:

a. Is subject to the site plan review under Article 8 Site Plan Review; or

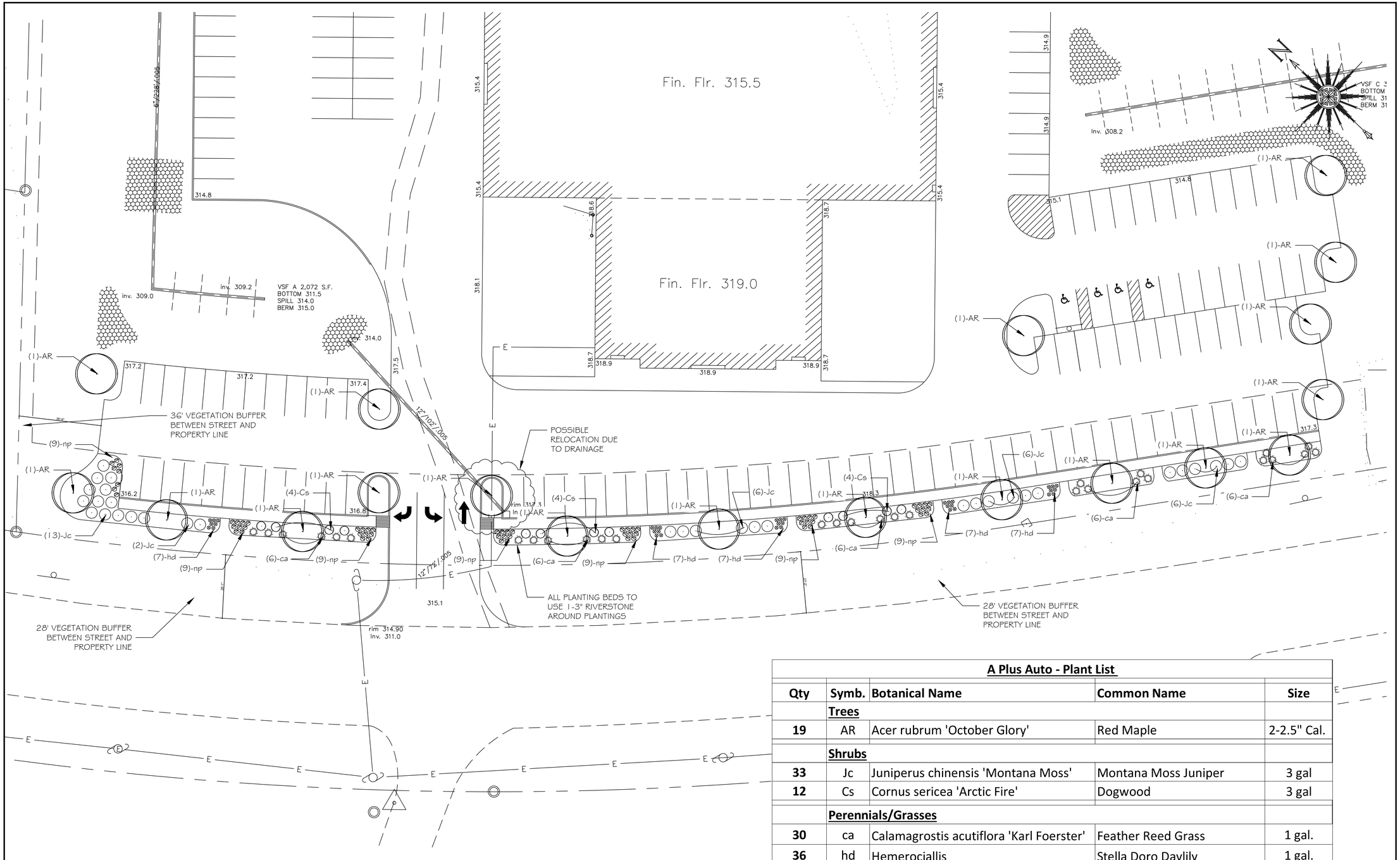
b. Will renovate twenty percent (20%) or more of the entire wall area of a structure on the site. (For this type of renovation, the renovation will be subject to the required Design Standards in Section A. but will not be subject to other required Design Standards.)

Design Standards Framework

			C-1	C-1N	C-2	C-3	VC	WC	Checklist	
A.	**Architecture/Building**								**Applicant**	**Staff**
	1	Building Style	R[1]	R	R	R	R	R	☑	☐
	2	Materials	R	R	R	R	R	R	☑	☐
	3	Color	R	R	R	R	R	R	☑	☐
	4	Roofline	R	R	R	R	R	R	☑	☐
	5	Façade	R	R	R	R	R	R	☑	☐
	6	Building style coordination (multi-building)	R	R	R	R	R	R	☑	☐
	7	Entrance	R	R	R	R	R	R	☑	☐
	8	Architectural Details	R	R	R	R	R	R	☑	☐
	9	LEED certification							☐	☐
B	**Site/Parking**									
	1	Parking location							☐	☐
	2	Internal traffic flow							☑	☐
	3	Interconnected Parking lots							☐	☐
	4	Orientation of Building							☐	☐
	5	Screening, Parking			R			R	☑	☐
	6	Screening, utilities and service areas/structures	R	R	R		R	R	☑	☐
	7	Parking Lot Landscaping							☐	☐
	8	Low-Impact Design Stormwater							☑	☐
	9	Shared Stormwater Treatment							☐	☐
C	**Landscaping/Lighting**									
	1	Lighting/Photometric Plan	R	R			R		☑	☐
	2	Lighting coordinated with architecture	R	R			R		☑	☐
	3	Light coordinated with landscaping	R	R			R		☑	☐
	4	Existing trees preserved				R		R	☑	☐
	5	Snow area designated	R	R	R	R	R	R	☑	☐
	6	Planting variety							☑	☐
	7	Planting suitability							☑	☐
	8	Mass plantings							☑	☐
	9	Illumination levels							☑	☐
D.	**Bike/Ped**									
	1	Internal walkways	R	R					☑	☐
	2	Links to community	R	R	R		R	R	☑	☐
	3	Outdoor activity area							☐	☐
	4	Sidewalk	R	R				R	☑	☐
	5	Crosswalk	R	R					☑	☐
	6	Bike parking/racks	R	R	R		R	R	☑	☐

1. Any item with an **R** in the Table is a required Design Standards in that zoning district.

Attachment 4
Revised Landscape Plan – Mainely Outdoor Living



1 PLANTING PLAN
SCALE: 1" = 20'

A Plus Auto - Plant List

Qty	Symb.	Botanical Name	Common Name	Size
	Trees			
19	AR	Acer rubrum 'October Glory'	Red Maple	2-2.5" Cal.
	Shrubs			
33	Jc	Juniperus chinensis 'Montana Moss'	Montana Moss Juniper	3 gal
12	Cs	Cornus sericea 'Arctic Fire'	Dogwood	3 gal
	Perennials/Grasses			
30	ca	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.
36	hd	Hemerociallis	Stella Doro Daylily	1 gal.
64	np	Nepeta	Catmint	1 gal.

PREPARED FOR:

A Plus Auto

Windham, ME

MAINELY OUTDOOR LIVING

5		
4		
3		
2	3/12/26	REVISION
1	10/24/25	REVISION
0	5/12/25	INITIAL DESIGN CONCEPTS
RELEASE DATE		DESCRIPTION

BS	BS	BS	BS
DES	DWN	CHK'D	APP'D

PROJECT:

LANDSCAPE DESIGN

SCALE: 1" = 20'

PLANTING PLAN

JOB NO. 0001.00
FILE NO. 0001.00
DWG NO. 0001.01

SUBMISSION SHEET 1 OF 2

P-1

Attachment 5
Revised Plan Set – BH2M