

**Final Major Site Plan
Application For:**

Camping World Sales and Service Addition

Windham, Maine

Excel Job #240174100

February 18, 2025
Resubmitted March 17, 2025

Major Site Plan Review Application Form



MAJOR SITE PLAN REVIEW APPLICATION

FEES FOR MAJOR SITE PLAN REVIEW		APPLICATION FEE: (No Bldg.) (W/Bldg.: \$25/1,000 SF up to 5,000 SF)		<input checked="" type="checkbox"/> \$1,3000.00 <input checked="" type="checkbox"/> \$125 <input type="checkbox"/> \$ <input type="checkbox"/> \$ <input checked="" type="checkbox"/> \$4,000 <input type="checkbox"/> \$ N/A <input type="checkbox"/> \$	TOTAL AMOUNT PAID: \$ _____ DATE: _____		<i>Office Use:</i> <i>Office Stamp:</i>				
		REVIEW ESCROW: (GFA) 2,000 SF - 5,000 SF = \$2,000 5,000 SF - 15,000 SF = \$3,000 15,000 SF - 35,000 SF = \$4,000 Over 35,000 SF = \$5,000 No Building = \$2,000									
<input type="checkbox"/> Amended Site Plan – (Each Revision)		AMENDED APPLICATION FEE: AMENDED REVIEW ESCROW:		<input type="checkbox"/> \$350.00 <input type="checkbox"/> \$250.00							
PROPERTY DESCRIPTION	Parcel Information:	Map(s):	15		Lot(s):	1A		Zoning District(s):	C-3	Size of the Parcel in SF:	733,986
	Total Disturbance: >1Ac		<input checked="" type="checkbox"/>	Y	<input type="checkbox"/>	N	Estimated Building SF:	26,950		IF NO BUILDING; Estimated SF of Total Development:	
	Physical Address:	480 Roosevelt Trail Windham, ME 04062						Watershed:	Ditch Brook		
PROPERTY OWNER'S INFORMATION	Name:	Paul Birsall						Name of the Business:	FRHP 3 LLC		
	Phone:	(831) 322.9299						Mailing Address:	2 Marriott Drive Lincolnshire, Illinois 60069		
	Fax or Cell:										
	Email:	paul.birdsall@campingworld.com									
APPLICANT'S INFORMATION (IF DIFFERENT FROM OWNER)	Name:	Paul Birdsall						Name of Business:	Camping World RV Sales, LLC		
	Phone:	(831) 322.9299						Mailing Address:	2 Marriott Drive Lincolnshire, Illinois 60069		
	Fax or Cell:										
	Email:	paul.birdsall@campingworld.com									
APPLICANT'S AGENT INFORMATION	Name:	Grant Duchac						Name of Business:	Excel Engineering, Inc.		
	Phone:	(920) 322.1681						Mailing Address:	100 Camelot Drive Fond du Lac, WI 54935		
	Fax or Cell:										
	Email:	grant.duchac@excelengineering.com									
PROJECT INFORMATION	Existing Land Use (<i>Use extra paper, if necessary</i>): Please see attached narrative.										
	Provide a narrative description of the Proposed Project (<i>Use extra paper, if necessary</i>): Please see attached narrative.										
	Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non-conformance, etc.): Please see attached narrative.										



MAJOR SITE PLAN REVIEW APPLICATION REQUIREMENTS

Section 120-811 of the Land Use Ordinance

The submission shall contain five (5) copies of the following information, including full plan sets. Along with one (1) electronic version of the entire submission, unless waiver of a submission requirement is granted, and one (1) complete plan set.

The Major Plan document/map: A) Plan size: 24" X 36" B) Plan Scale: No greater 1":100' C) Title block: Applicant's name, project name, and address • Name of the preparer of plans with professional information • Parcel's tax map identification (map and lot) and street address, if available	• Complete application submission deadline: three (3) weeks (21-days) before the desired Planning Board meeting. - Five copies of the application and plans - Application Payment and Review Escrow • A pre-submission meeting with the Town staff is required. • Contact information: Windham Planning Department (207) 894-5960, ext. 2 Steve Puleo, Town Planner sipuleo@windhammaine.us Amanda Lessard, Planning Director alessard@windhammaine.us
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APPLICANT/PLANNER'S CHECKLIST FOR MAJOR SITE PLAN REVIEW

<u>SUBMITTALS THAT THE TOWN PLANNER DEEMS SUFFICIENTLY LACKING IN CONTENT WILL NOT BE SCHEDULED FOR PLANNING BOARD REVIEW.</u> <i>The following checklist includes items generally required for development by the Town of Windham's LAND USE ORDINANCE, Sections 120-811, 120-812, 120-813 & 120-814. Due to projects specifics, the applicant is required to provide a complete and accurate set of plans, reports, and supporting documentation (as listed in the checklist below).</i>	<u>IT IS THE RESPONSIBILITY OF THE APPLICANT TO PRESENT A CLEAR UNDERSTANDING OF THE PROJECT.</u>
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Column #1.			Column #2.		
1. Final Plan -Major Site Plan: Submission Requirements	Applicant	Staff	Plan Requirements – Existing Conditions (Continued):	Applicant	Staff
A. Completed Major Site Plan Application form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Evidence of Payment of application & escrow fees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	viii. Bearings and lengths of all property lines of the property to be developed, and the stamp of the surveyor that performed the survey	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Written information – submitted in a bounded and tabbed report			ix. Existing topography of the site at 2-foot contour intervals.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1. A narrative describing the proposed use or activity.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	x. Location and size 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 and on abutting streets or land that may serve the development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Name, address, & phone number of record owner, and applicant if different (see Agent Autorotation form).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	xi. Location, names, and present widths of existing public and/or private streets and rights-of-way within or adjacent to the proposed development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Names and addresses of all abutting property owners	<input checked="" type="checkbox"/>	<input type="checkbox"/>	xii. Location, dimensions, and ground floor elevation of all existing buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Documentation demonstrating right, title, or interest in the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	xiii. Location and dimensions of existing driveways, parking and loading areas, walkways, and sidewalks on or adjacent to the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Copies of existing proposed covenants or deed restrictions.	N/A	<input type="checkbox"/>	xiv. Location of intersecting roads or driveways within 200 feet of the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Copies of existing or proposed easements on the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	xv. Location of the following		
7. Name, registration number, and seal of the licensed professional who prepared the plan, if applicable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Open drainage courses	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Evidence of applicant's technical capability to carry out the project.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	b. Wetlands	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			c. Stone walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	d. Graveyards	N/A	<input type="checkbox"/>



Continued from Column #1. (Page 2)			Continued from Column #2. (Page 2)		
10. Estimated demands for water and sewage disposal.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. Fences	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			f. Stands of trees or treeline, and	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Provisions for handling all solid wastes, including hazardous and special wastes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	xvi. Direction of existing surface water drainage across the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Detail sheets of proposed light fixtures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	xvii. Location, front view, dimensions, & lighting of existing signs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Listing of proposed trees or shrubs to be used for landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
14. Estimate weekday AM and PM and Saturday peak hours and daily traffic to be generated by the project.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	xviii. Location & dimensions of existing easements that encumber or benefit the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	xix. Location of the nearest fire hydrant, dry hydrant, or other water supply.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. If the project requires a stormwater permit from MaineDEP or if the Planning Board or if the Staff Review Committee determines that such information is required, submit the following.			E. 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. stormwater calculations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ii. Grading plan showing the proposed topography of the site at 2-foot contour intervals	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. erosion and sedimentation control measures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	iii. The direction of proposed surface water drainage across the site and from the site, with an assessment of impacts on downstream properties.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. water quality and/or phosphorous export management provisions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	iv. Location and proposed screening of any on-site collection or storage facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. If public water or sewerage will be utilized, provide a statement from the 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Financial Capacity			vi. Proposed landscaping and buffering	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Estimated costs of development and itemize estimated major expenses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	vii. Location, dimensions, and ground floor elevation of all buildings or expansions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Financing (submit one of the following)			viii. Location, front view, materials, and dimensions of proposed signs together with a method for securing sign	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Letter of commitment to fund	<input type="checkbox"/>	<input type="checkbox"/>	ix. Location and type of exterior lighting. Photometric plan to demonstrate the coverage area of all lighting may be required by the Planning Board.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Self-financing	<input type="checkbox"/>	<input type="checkbox"/>	x. Location of all utilities, including fire protection systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1. Annual corporate report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	xi. Approval block: Provide space on the plan drawing for the following words, "Approved: Town of Windham Planning Board" along with space for signatures and date	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Bank Statement	<input type="checkbox"/>	<input type="checkbox"/>	2. Major Final Site Plan Requirements as Exhibits to the Application		
c. Other			a. Narrative and/or plan describing how the proposed development plan relates to the sketch plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1. Cash equity commitment of 20% of the total cost of development	<input type="checkbox"/>	<input type="checkbox"/>	b. Stormwater drainage and erosion control program shows:		
2. Financial plan for remaining financing.	<input type="checkbox"/>	<input type="checkbox"/>	1. The existing and proposed method of handling stormwater runoff	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Continued from Column #1. (Page 3)			Continued from Column #2. (Page 3)		
3. Letter from institution indicating intent to finance.	<input type="checkbox"/>	<input type="checkbox"/>	2. The direction of the flow of the runoff, through the use of arrows and a description of the type of flow (e.g., sheet flow, concentrated flow, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. If a registered corporation a Certificate of Good Standing from:	<input type="checkbox"/>	<input type="checkbox"/>	3. Location, elevation, and size of all catch basins, dry wells, drainage ditches, swales, retention basins, and storm sewers	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Secretary of State, or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Engineering calculations were used to determine drainage requirements based on the 25-year, 24-hour storm frequency.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- the statement signed by a corporate officer	<input type="checkbox"/>	<input type="checkbox"/>	5. Methods of minimizing erosion and controlling sedimentation during and after construction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Technical Capacity (address both).	<input type="checkbox"/>	<input type="checkbox"/>	c. A 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	N/A	<input type="checkbox"/>
i. Prior experience relating to developments in the Town.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	d. Name, registration number, and seal of the Maine Licensed Professional Architect, Engineer, Surveyor, Landscape Architect, and/or similar professional who prepared the plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Personnel resumes or documents showing experience and qualification of development designers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. A utility plan showing, in addition to provisions for water supply and wastewater disposal, the location and nature of electrical, telephone, cable TV, and any other utility services to be installed on the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. Plan Requirements – Existing Conditions			f. A planting schedule keyed to the site plan indicating the general varieties and sizes of trees, shrubs, and other vegetation to be planted on the site, as well as information of provisions that will be made to retain and protect existing trees, shrubs, and other vegetation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Location Map adequate to locate project within the municipality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	g. Digital transfer of any site plan data to the town (GIS format)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Vicinity Plan. Drawn to a scale of not over 400 feet to the inch, and showing area within 250 feet of the property line, and shall show the following:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	h. A traffic impact study if the project expansion will generate 50 or more trips during the AM or PM peak hour, or if required by the Planning Board)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Approximate location of all property lines and acreage of the parcel(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
b. Locations, widths, and names of existing, filed, or proposed streets, easements, or building footprints.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
c. Location and designations of any public spaces.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
d. Outline of the proposed site plan, together with its street system and an indication of the future probable street system of the remaining portion of the tract.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
iii. North Arrow identifying Grid North; Magnetic North with the declination between Grid and Magnetic; and whether Magnetic or Grid bearings were used.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
iv. Location of all required building setbacks, yards, and buffers.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
v. Boundaries of all contiguous property under the total or partial control of the owner or applicant.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
vi. Tax map and lot number of the parcel(s) on which the project is located	<input checked="" type="checkbox"/>	<input type="checkbox"/>	PDF\Electronic Submission.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The undersigned hereby makes an application to the Town of Windham for approval of the proposed project and declares the foregoing to be true and accurate to the best of his/her knowledge.

	2/18/25
APPLICANT OR AGENT'S SIGNATURE	DATE

Grant Duchac

PLEASE TYPE OR PRINT NAME

Project Information Narrative



March 17, 2025

Major Site Plan Final Review Narrative

Project: Camping World – Sales and Service
 480 Roosevelt Trail
 Windham, Maine 04062

Camping World is requesting site plan review and approval for RV service at their Camping World site at 480 Roosevelt Trail in the Town of Windham. The property is zoned Commercial III (C-3) and the current use is RV sales and service. The Town Council recently approved amendments to the Land Use Ordinance Article 3, Definitions modifying retail sales, automotive sales, and retail sales, outdoor and Article 5 Performance Standards, retail sales, outdoor to address recreational vehicles outdoor display and sales areas (Order 25-001) that reclassify the principal use on this property to be a conforming use. The repair service use requires conditional use approval in in the C-3 District. The Planning Board has also completed the Sketch Plan Review request.

The repair services provided at the site will be typical RV service, maintenance repairs, and cosmetic repairs/maintenance; all consistent with the current operations. Major engine repairs will not be conducted at Camping World's location. A pre-manufactured paint booth will be added to one of the service stalls.

I. Core Operations:

- Preparation of new RVs and coaches in preparation for sales and delivery to customers
- Attachment of new retail add-on parts for existing RVs and coaches
- Repair and/or maintenance of customer RVs excluding engine repairs
- Repair, paint preparation and repainting of RVs to customer specifications or repair from collisions, weather or ware.

II. Operational Characteristics:

- Hours of Operation: Typical hours of operation will be Monday thru Saturday 9:00AM to 6:00PM
- Staffing: The department will employ trained and/or certified RV technicians, service advisors, and support staff. Two to three service writers and nine to twelve technicians and support staff.
- Equipment and Tools: The facility will utilize specialized tools and equipment, including various hand tools and air compressors.
- Vehicle Storage: The site will include designated areas for customer vehicle parking, including vehicles awaiting service, vehicles being serviced, and customer-owned vehicles awaiting pickup after service.

- **Parts Storage:** A designated area will be used for the storage of RV parts and supplies. This area will be maintained to prevent spills and ensure proper storage of potentially hazardous materials.

III. Potential Impacts and Mitigation Measures:

- **Noise:** Potential noise sources include air compressors, and the operation of power tools.
 - Mitigation measures may include:
 - Utilizing noise-reducing equipment and tools.
 - Limiting noisy operations to operating hours.
 - Ensuring proper maintenance of equipment to minimize noise, such as overhead doors.
- **Traffic:** The service department will generate traffic from customers dropping off and picking up their vehicles. Mitigation measures may include:
 - Designing the site access to minimize traffic congestion.
 - Staggering appointments to distribute traffic flow.
- **Waste Management:** The service department will generate waste materials
 - Mitigation measures will include:
 - Implementing a waste management plan that complies with all local, state, and federal regulations.
 - Utilizing licensed waste disposal companies for the removal of hazardous materials.
 - Storing waste materials in designated containers to prevent spills and contamination.
- **Visual Impact:** The appearance of the service department can impact the surrounding area.
 - Mitigation measures may include:
 - Maintaining a clean and well-maintained facility.
 - Landscaping the site to enhance its aesthetic appeal.
 - Utilizing building materials and colors that blend with the surrounding environment.

IV. Compliance and Regulations:

- The operation of the RV service department will comply with all applicable local, state, and federal regulations, including zoning ordinances, building codes, environmental regulations, and safety standards.
- This description provides a general overview. Specific details regarding the proposed service department, including site plans, building plans, and operational procedures, will be included in the complete conditional use permit application.

The site has been used as a sales and service facility for RVs since it was built in 1984.

The proposed project will include demolishing the existing, approximately 7,700 square foot sales center on the north end of the site. A 20,500 square foot RV sales and service addition will be added onto the existing 90-foot by 70-foot service building. The building addition will include seven new RV service bays and a paint booth. Improvements will also be made to the automobile and RV parking in front of the proposed building. The proposed site plan shows 60 automobile parking stalls (with 3 ADA spaces), 6 RV delivery stalls, and approximately 292 representative RV inventory spaces and meets parking and loading standards of Section 120-812C. The footprint of the RV inventory parking at the back of the lot will remain consistent with the existing condition. A dumpster enclosure will be located at the back of the proposed

building addition. All waste will be transported to a licensed disposal facility. The preliminary estimated cost of development for the project is **\$7,000,000**.

The existing electronic pylon sign along Roosevelt Trail will be removed. A new, non-electronic pylon sign will be installed along Roosevelt Trail near the proposed driveway. The site plan (sheet C1.1) shows the location of the new pylon sign.

Camping World anticipates a peak staffing level of 15 employees, which will leave 45 parking spaces available for customer vehicles. This allocation is more than sufficient, as a significant portion of the on-site traffic will consist of RVs.

A new driveway will be constructed off Roosevelt Trail to allow for automobile and RV entrance. There is adequate on-site queuing space to allow for free-flowing automobile and RV traffic in and out of the driveway. The existing driveway off Danielle Drive will remain in use for deliveries of RV inventory. This driveway will have a locked gate and there will be no customer access through this drive.

The proposed driveway is steeper than 3% due to the existing grades, which is steeper than the allowable slope for one car length. This is an existing condition at the existing driveway due to matching existing grades. A deviation from the performance standard in Section 500, Paragraph E is proposed due to the existing constraints.

The existing driveways along Roosevelt Trail are currently fenced and gated. The proposed work will eliminate these gates and move them further back, in-line with the building, to protect the RV sales inventory and service operations. Eliminating these gates allows for easier access for automobiles and RVs being dropped off in the designated RV drop-off area.

There is one existing wet pond and three existing filter basins on-site that provide stormwater runoff detention and treatment to meet the Maine DEP Chapter 500 standards. These stormwater facilities will remain in use and will function consistently with the existing conditions. Submittals have been made to Maine DEP for a minor site plan amendment & Notice of Intent for the proposed changes to the site. Chapter 500 erosion control standards will be met as well.

The site water demand will be approximately 150 fixture units. The existing permitted septic field is sized for 600 gallons per day of sanitary waste from the building.

The sketch plan review provided feedback leading to several site plan changes. The most significant revision to the site plans since the sketch plan submittal is one driveway being eliminated. The revised plans show only one driveway towards the eastern end of the property. This driveway provides quick and efficient access to the RV drop-off and pickup spaces and circulation for automobiles and RVs.

The proposed use will not negatively impact natural features and the environment. There are several wetlands towards the back of the site, but they will not be impacted as the proposed footprint of the RV inventory storage in this area will remain the same. There are no wildlife habitats, spawning grounds, or rare or endangered botanical species affected by the proposed work. There are also no floodplains present on site.

In the Site Location of Development Act (SLODA) permit issued by the Maine DEP as part of the 2021 project, the DEP stated that the site has no historic, architectural, or archaeological significance as defined by the National Historic Preservation Act of 1966.

There are no proposed RV sanitary waste dump stations proposed on site.

Institute of Traffic Engineers (ITE) trip generation simulations indicate minor increases in trips generated due to the proposed improvements. It should be noted that these trip generation simulations are based on building square footage. A portion of the proposed building is dedicated to RV display, which will cause no increase in trips generated. A traffic study conducted by Sebago Technics determined that a left turn lane in Route 302 is not warranted for the Camping World site. The traffic memorandum completed by Sebago Technics is attached in the site plan submittal package.

Several agreements made by Lee's Family Trailer/Camping World as part of the 2021 project are not fully complete to date. These include:

- Signage and Site Navigation – This item will be null due to the elimination of one of the driveways.
- Site Lighting – Site lighting will be installed in the RV inventory storage space at the back of the lot.
- Wet Pond Landscaping – This item will be in the proposed project.
- Sediment in Filter Basin – The filter basin will be cleaned to function properly. The parking lot will be paved after the proposed project which will help to prevent clogging the filter basin again.

The current project shall supersede the previous approved plans with these items addressed.

Checklist Compliance with Commercial Standards



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

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



March 17, 2025

Commercial District Design Standard Checklist Narrative

Project: Camping World – Sales and Service
 480 Roosevelt Trail
 Windham, Maine 04062

FRHP Lincolnshire, LLC is submitting for Major Site Plan Final Plan Review. Responses to Commercial District Design Standards can be seen below.

- Optional: §120–813B(5): Screening, Parking.
 - **In compliance with the screening and parking requirements, plant materials and landscaping elements will be incorporated to create effective buffers between residential and commercial properties. There is a proposed landscaped screen between the parking lot and Route 302. Also, decorative fence will be provided surrounding the RV inventory parking, at the sides facing Route 302. This approach will meet the zoning requirements while enhancing the site's overall appearance and privacy.**
- Optional: §120–813B(6) Screening, Utilities and Service Areas/Structures.
 - **To comply with the screening requirements, service areas, trash receptacles, and mechanical equipment will be screened to minimize visibility from roadways, entrances, nearby neighborhoods, and public spaces. Architectural elements such as fences will be used for screening, with additional evergreen trees, shrubs, and earth berms to enhance the visual barrier. Utility enclosure gates will be designed to prevent sagging, ensuring both functionality and aesthetics.**
- Optional: §120–813B(7): Parking Lot Landscaping.
 - **The parking lot landscaping will comply with the required green space percentage. See sheet C1.4 of the plan set for landscaping requirement calculations.**
- Optional: §120–813C(1): Lighting/Photometric Plan.
 - **A lighting/photometric plan has been submitted following the requirements. See plan C3.1 of the plan set for the photometric plan.**
- Required: §120–813C(4): Existing Trees Preserved.
 - **No tree removal is anticipated within the limits of disturbance for this project.**
- Required: §120–813C(5): Snow Area Designated.
 - **Designated snow storage areas are included in the parking area design, as seen on sheet C1.1 of the plan set.**
- Optional: §120–813C(6): Planting Variety.
 - **The planting plan will incorporate a variety of plant materials that offer seasonal color and texture, creating an appealing yet low-maintenance environment while maintaining a balanced approach between monoculture and excessive variety. See sheet C1.4 for the variety of plantings.**

- Optional: §120–813C(7): Planting Suitability.
 - **The planting plan will focus on low-maintenance plant materials that are resistant to insect infestations, drought, disease, roadside salt, and auto emissions, while being hardy to Maine winters. See sheet C1.4 for plant species chosen.**
- Optional: §120–813C(8): Mass Plantings.
 - **Shrubs and perennials will be planted in large masses or drifts to create a visually appealing effect for both motorists and pedestrians. Reference sheet C1.4 of the plan set.**
- Optional: §120–813D(6): Bike Parking/Racks
 - **Bicycle parking will be provided, meeting the requirement of one space per 10,000 square feet of building area or at least two spaces, whichever is greater. The total building square footage will be 26,800, requiring 3 bike spaces. 4 bike spaces are provided in front of the building.**



March 17, 2025

Dear Windham Planning Board:

Please find responses below to the Architectural/Building requirements:

- Required: §120–813A(1): Building style. The building is not a national franchise prototype and is not stylized to the point where it is a form of advertising. The applicant shall address this standard for the final plan review.
 - **The exterior façade is not typical of a prototype Camping World building. Typical structures are metal pitched roofs. This building has incorporated parapets, canopies and minimal building signage.**
- Required: §120–813A(2): Materials.
 - **The front façade of the proposed building features a stone wainscot that extends along the sides of the building. Additionally, there is an EIFS bump-out on both the front and side façades, complemented by changes in vertical and horizontal metal siding. We are confident that the variation in materials and design satisfies the requirement effectively.**
- Required: §120–813A(3): Color.
 - **The colors used on this building are low-reflectance with warm natural earth tone colors.**
- Required: §120–813A(4): Roofline.
 - **Parapets have been incorporated along the perimeter of the roof. Additionally, variations in the wall height have been introduced to ensure that no horizontal line exceeds 50 feet in length. A front canopy eyebrow and side canopy have also been included to enhance the visual appeal and break up the wall facade. There is no proposed roof top equipment thus screening would not be required, but any vents would be screened by the proposed parapets.**
- Required: §120–813A(5): Facades. The building's front façade will be facing Roosevelt Trail.
 - **The extensive use of windows on the front facade ensures that over 40% of the horizontal length is comprised of glazing. Additionally, the facade facing Roosevelt Trail is characterized by multiple material changes, varied articulations, and projections, which together contribute to a well-articulated and visually engaging storefront. The total length of the front façade is 93'0", requiring 37'3" of transparent openings. The front façade provides 73'0" of transparent openings as shown on the architectural rendering.**
- Required: §120–813A(6): Building style coordination (multi-building). There is only one building on the site; this section is not applicable.
- Required: §120–813A(7): Building entrance shall be clearly defined and highly visible.
 - **The front entrance is characterized by a prominent glass storefront, flanked by display windows on both sides. In addition, a large canopy extends over the front facade, providing coverage, while integrated downlighting beneath the canopy serves to emphasize and highlight the storefront.**

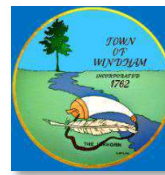


- Required: §120–813A(8): Architectural details.
 - **The attention to architectural detail is directly proportional to the scale and design of the building, featuring stone wainscoting with cap, EIFS bump-outs, and canopies flanking both sides. These elements enhance the structure's visual appeal and contribute to its overall architectural appearance.**

Sincerely,

Amanda Preisler
WILKUS ARCHITECTS
Direct Dial: 952-592-4532
Email: amp@wilkusarch.com

Owner's Agent Authorization Form



Town of Windham

Planning Department:

8 School Road

Windham, Maine 04062

Tel: (207) 894-5960 ext. 2

Fax: (207) 892-1916 -

www.windhammaine.us

AGENT AUTHORIZATION

APPLICANT/ OWNER	Name	Camping World		
PROPERTY DESCRIPTION	Physical Address	480 Roosevelt Trail, Windham, ME 04062	Map	15
			Lot	1A
APPLICANT'S AGENT INFORMATION	Name	Grant Duchac		
	Phone	(920) 322-1681	Business Name & Mailing Address	Excel Engineering, Inc. 100 Camelot Drive Fond du Lac, WI 54935
	Fax/Cell			
	Email	grant.duchac@excelengineer.com		

Said agent(s) may represent me/us before Windham Town officers and the Windham Planning Board to expedite and complete the approval of the proposed development for this parcel.

Paul Birdsall

APPLICANT SIGNATURE

9/24/2024

DATE

Paul Birdsall

PLEASE TYPE OR PRINT NAME HERE

CO-APPLICANT SIGNATURE

DATE

PLEASE TYPE OR PRINT NAME HERE

Grant Duchac

APPLICANT'S AGENT SIGNATURE

10/01/24

DATE

Grant Duchac

PLEASE TYPE OR PRINT NAME HERE

Conditional Use Permit Application



Town of Windham

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

CONDITIONAL USE APPLICATION

FEES FOR CONDITONAL USE APPLICAITON REVIEW		APPLICATION FEE:		<input checked="" type="checkbox"/> \$600.00		AMOUNT PAID:		
		REVIEW ESCROW:		<input checked="" type="checkbox"/> \$250.00		\$ _____ DATE: _____ Office Use: _____		
PROPERTY INFORMATION	Parcel ID	Map(s) #	15	Lot(s) #	1A	Current Zoning District(s):		C-3
	Property Size SF:		733,986			Requested Zoning District(s):		
	Physical Address:		480 Roosevelt Trail Windham, Maine 04062			Watershed:	Ditch Brook	
PROPERTY OWNER'S INFORMATION	Name:	Paul Birdsall				Name of Business:	FRHP 3 LLC	
	Phone:	(831) 322.9299				Mailing Address:	2 Marriott Drive Lincolnshire, Illinois 60069	
	Fax or Cell:							
	Email:	paul.birdsall@campingworld.com						
APPLICANT'S INFORMATION (IF DIFFERENT FROM OWNER)	Name:	Paul Birdsall				Name of Business:	Camping World RV Sales, LLC	
	Phone:	(831) 322.9299				Mailing Address:	2 Marriott Drive Lincolnshire, Illinois 60069	
	Fax or Cell:							
	Email:	paul.birdsall@campingworld.com						
APPLICANT'S AGENT INFORMATION	Name:	Grant Duchac				Name of Business:	Excel Engineering, Inc.	
	Phone:	(920) 322.1681				Mailing Address:	100 Camelot Drive, Fond du Lac, WI 54935	
	Fax or Cell:							
	Email:	grant.duchac@excelengineer.com						
PROJECT INFORMATION	Current Use of the Property (Use extra paper, if necessary): Please see attached CUP Narrative.							
	Requested Use of the Property (Use extra paper, if necessary): Please see attached CUP Narrative.							

CONDITIONAL USE APPLICATION REQUIREMENTS

Section 120-516 of the Land Use Ordinance

The submission shall contain, five (5) copies of the following information, including full plan sets. Along with one (1) electronic version of the entire submission.

The Conditional Use Plan document/map:

- A) Plan size: 24" X 36"
- B) Plan Scale: No greater 1":100'
- C) Title block: Applicant's name and address
- Name of the preparer of plans with professional information
- Parcel's tax map identification (map and lot) and street address, if available
- Complete application submission deadline: All required submission material must be submitted to the Town of Windham Planning Department three (3) weeks before the desired Planning Board meeting.

- Five copies of the application and plans (The submittal must be in a bound report)
- Application Payment and Review Escrow
- A pre-submission meeting with the Town staff is required.
- Planning Board serves as the Review Authority for all Conditional Use application associated with Minor and Major Site Plan Review applications under [Article 8](#) or Minor of Major Subdivision Review applications under [Article 9](#).
- Contact information:
 Windham Planning Department (207) 894-5960, ext. 2
 Steve Puleo, Town Planner sipuleo@windhammaine.us
 Amanda Lessard, Planning Director allessard@windhammaine.us

APPLICANT/PLANNER'S CHECKLIST

Submission Requirements:	Applicant	Staff
A. Application form and checklist.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Evidence of right, title, or interest in the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Payment of application and escrow fees when the application is filed with the Planning Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. A detailed written explanation that includes the following information, per Section 120-516		
1. Property Value. The proposed use will not depreciate the economic value of surrounding properties	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Wildlife Habitat. The proposed use will not depreciate the economic value of surrounding properties	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Botanical Species. The proposed use will not damage rare or endangered botanical species, per ME Dep. Conservation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Potable Water. The proposed use has access potable water or will not burden the public system.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Sewage Disposal. The proposed use has adequate capacity.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Traffic. The proposed use has adequate sight distance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Public Safety. The proposed use will not overburden police, fire and rescue services.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Vibration. The proposed use will not produce inherently and recurrently generated vibrations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Noise. The proposed use shall meet the noise standards in Section 120-812S .	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Off-Street Parking and Loading. The proposed use meets the parking and loading standards of Section 120-812C .	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Odors. The proposed use will not emit noxious or odorous matter in such quantities as to be offensive at the lot boundaries	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Air Pollution. No emission of dust or other form of air pollution is permitted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Water Pollution. No discharge at any point into any private sewage disposal system or stream or into the ground.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Erosion and Sediment Control. The proposed use will not cause water pollution, sedimentation, erosion, nor contaminate any water supply.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Hazardous Material. No use shall for any period of time discharge across the boundaries of the lot.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Zoning District and Performance Standards. The proposed use meets the applicable zoning district standards in Section 120-400 and the applicable performance standards of Section 120-500 . LUO Sec. 120-500 Performance Standards 5 – 11.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Solid Waste Management. The proposed use shall provide for adequate disposal of solid wastes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The undersigned hereby makes an application to the Town of Windham for approval of the proposed project and declares the foregoing to be true and accurate to the best of his/her knowledge.



APPLICANT OR AGENT'S SIGNATURE

2/18/25

DATE

Grant Duchac

PLEASE TYPE OR PRINT THE NAME

Conditional Use Permit Narrative



March 17, 2025

Conditional Use Permit Narrative

Project: Camping World – Sales and Service
 480 Roosevelt Trail
 Windham, Maine 04062

FRHP Lincolnshire, LLC is requesting Conditional Use Permit (CUP) review and approval for RV service at their Camping World site at 480 Roosevelt Trail in the Town of Windham. The property is zoned Commercial III (C-3) and the current use is RV sales and service. The Town Council recently approved amendments to the Land Use Ordinance Article 3, Definitions modifying retail sales, automotive sales, and retail sales, outdoor and Article 5 Performance Standards, retail sales, outdoor to address recreational vehicles outdoor display and sales areas (Order 25-001) that reclassify the principal use on this property to be a conforming use. The repair service use requires conditional use approval in the C-3 District. The Planning Board has also completed the Sketch Plan Review request.

The repair services provided at the site will be typical RV service, maintenance repairs, and cosmetic repairs/maintenance; all consistent with the current operations. Major engine repairs will not be conducted at Camping World's location. A pre-manufactured paint booth will be added to one of the service stalls.

I. Core Operations:

- Preparation of new RVs and coaches in preparation for sales and delivery to customers
- Attachment of new retail add-on parts for existing RVs and coaches
- Repair and/or maintenance of customer RVs excluding engine repairs
- Repair, paint preparation and repainting of RVs to customer specifications or repair from collisions, weather or wear.

II. Operational Characteristics:

- Hours of Operation: Typical hours of operation will be Monday thru Saturday 9:00AM to 6:00PM
- Staffing: The department will employ trained and/or certified RV technicians, service advisors, and support staff. Two to three service writers and nine to twelve technicians and support staff.
- Equipment and Tools: The facility will utilize specialized tools and equipment, including various hand tools and air compressors.
- Vehicle Storage: The site will include designated areas for customer vehicle parking, including vehicles awaiting service, vehicles being serviced, and customer-owned vehicles awaiting pickup after service.

- **Parts Storage:** A designated area will be used for the storage of RV parts and supplies. This area will be maintained to prevent spills and ensure proper storage of potentially hazardous materials.

III. Potential Impacts and Mitigation Measures:

- **Noise:** Potential noise sources include air compressors, and the operation of power tools.
 - Mitigation measures may include:
 - Utilizing noise-reducing equipment and tools.
 - Limiting noisy operations to operating hours.
 - Ensuring proper maintenance of equipment to minimize noise, such as overhead doors.
- **Traffic:** The service department will generate traffic from customers dropping off and picking up their vehicles. Mitigation measures may include:
 - Designing the site access to minimize traffic congestion.
 - Staggering appointments to distribute traffic flow.
- **Waste Management:** The service department will generate waste materials
 - Mitigation measures will include:
 - Implementing a waste management plan that complies with all local, state, and federal regulations.
 - Utilizing licensed waste disposal companies for the removal of hazardous materials.
 - Storing waste materials in designated containers to prevent spills and contamination.
- **Visual Impact:** The appearance of the service department can impact the surrounding area.
 - Mitigation measures may include:
 - Maintaining a clean and well-maintained facility.
 - Landscaping the site to enhance its aesthetic appeal.
 - Utilizing building materials and colors that blend with the surrounding environment.

IV. Compliance and Regulations:

- The operation of the RV service department will comply with all applicable local, state, and federal regulations, including zoning ordinances, building codes, environmental regulations, and safety standards.
- This description provides a general overview. Specific details regarding the proposed service department, including site plans, building plans, and operational procedures, will be included in the complete conditional use permit application.

The site has been used as a sales and service facility for RV's since it was built in 1984.

The proposed project will include demolishing the existing, approximately 7,700 square foot sales center on the north end of the site. A 20,500 square foot RV sales and service addition will be added onto the existing 90-foot by 70-foot service building. The building addition will include seven new RV service bays and a paint booth. Improvements will also be made to the automobile and RV parking in front of the proposed building. The proposed site plan shows 60 automobile parking stalls (with 3 ADA spaces), 6 RV delivery stalls, and approximately 292 representative RV inventory spaces and meets parking and loading standards of Section 120-812C. The footprint of the RV inventory parking at the back of the lot will remain consistent with the existing condition. A dumpster enclosure will be located at the back of the proposed

building addition. All waste will be transported to a licensed disposal facility. The preliminary estimated cost of development for the project is **\$7,000,000**.

A new driveway will be constructed off Roosevelt Trail to allow for automobile and RV entrance. There is adequate on-site queuing space to allow for free-flowing automobile and RV traffic in and out of the driveway. The existing driveway off Danielle Drive will remain in use for deliveries of RV inventory. This driveway will have a locked gate and there will be no customer access through this drive.

The existing driveways along Roosevelt Trail are currently fenced and gated. The proposed work will eliminate these gates and move them further back, in-line with the building, to protect the RV sales inventory and service operations. Eliminating these gates allows for easier access for automobiles and RV's being dropped off in the designated RV drop-off area.

There is one existing wet pond and three existing filter basins on-site that provide stormwater runoff detention and treatment to meet the Maine DEP Chapter 500 standards. These stormwater facilities will remain in use and will function consistently with the existing conditions. Submittals have been made to Maine DEP for a minor site plan amendment & Notice of Intent for the proposed changes to the site.

The proposed use will not negatively impact natural features and the environment. There are several wetlands towards the back of the site, but they will not be impacted as the proposed footprint of the RV inventory storage in this area will remain the same. There are no wildlife habitats, spawning grounds, or rare or endangered botanical species affected by the proposed work.

Adequate utilities (electric, water, sewer and refuse collection) already serve the property. The new building is proposed to be served for domestic and fire protection (sprinklered) by a Portland Water District water main connection from across Roosevelt Trail. The proposed expanded use will not burden the public system and the Portland Water District has capacity for the proposed project as shown in C1.3 and C1.3B. The existing septic system on-site can accommodate the proposed expanded use as shown in C1.3 and C1.3B. There will be no negative impacts to the groundwater.

There will also be no negative impacts to the existing traffic, utilities, and market of the site. The existing use and operations of the site will remain consistent. The proposed use will not depreciate the economic value of surrounding properties, and the use will not overburden police, fire and rescue services. Emergency vehicles can readily access the development. There will be no negative impacts to the public or surrounding properties due to vibrations, noise or odors. No hazardous materials will be used with the proposed RV sales and service use. The use will not generate and vibrations, shall meet the noise standards in Section 120-812S and will not emit noxious or odorous matter. The use will not generate any air pollution or water pollution by means of discharging into any private sewage disposal system, stream, or into the ground. Erosion and sedimentation deposit will be controlled with the proposed use and will not cause water pollution.

The proposed development is designed to meet the intent of the zoning ordinance. Construction, operation, and maintenance will also comply with all applicable ordinance standards. The proposed project will not have any negative impact on the community or neighboring properties. The building and site will continue to blend in with the character of the neighborhood as an enhanced improvement.

Camping World's Financial Capacity



February 18, 2025

Town of Windham Major Site Plan Financial Capacity

Project: Camping World – Sales and Service
 480 Roosevelt Trail
 Windham, Maine 04062

FRHP Lincolnshire, LLC is proposing site and building improvements to their existing Camping World site at 480 Roosevelt Trail in Windham, Maine. The proposed project will include demolishing the existing sales building as well as a portion of the existing service building. A proposed sales and service building will be added on to the remaining service building. Customer parking as well as RV drop-off/pick-up stalls will be located to the north of the proposed building adjacent to Roosevelt Trail. There will be RV inventory parking behind the proposed building, consistent with the existing site. The proposed development will use a combination of sheet draining and inlets to drain stormwater and maintain the existing drainage basins associated with each respective filter basin or wet pond on site.

The proposed project has an estimated construction cost of **\$7,000,000**.

The project will be self-financed by Camping World. Financial filings for Camping World can be accessed at the link below to indicate the availability of liquid assets to finance the development.

<https://www.sec.gov/ix?doc=/Archives/edgar/data/1669779/000155837024013838/cwh-20240930x10q.htm>

Waiver Application and Narrative

**TOWN OF WINDHAM
SITE PLAN APPLICATION**

**Performance Standards Waiver Request Form
(Section 808 – Site Plan Review, Waivers)**

For each waiver request from the Submission Requirements found in Section 811 and Performance Standards detailed in Section 812 of the Town of Windham Land Use Ordinance, please submit a separate copy of this form for all waivers.

Project Name:

Tax Map:

Lot(s):

**Waivers are requested from the following Performance and Design Standards
(Add forms as necessary):**

Ordinance Section	Standard	Mark which waiver this form is for
		<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>

- a. Describe how a waiver from the standard indicated above will improve the ability of the project to take the property's pre-development natural features into consideration. Natural features include, but are not limited to, topography, location of water bodies, location of unique or valuable natural resources, relation to abutting properties or land uses. Attach a separate sheet if necessary.

(continues next page)

Ordinance Section: _____

b. Will the waiver have an impact on any of the following criteria?

	Yes	No
Water or air pollution	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Light pollution or glare	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water supply	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Soil erosion	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic congestion or safety	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pedestrian safety or access	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Supply of parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewage disposal capacity	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solid waste disposal capacity	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Scenic or natural beauty, aesthetics, historic sites, or rare or irreplaceable natural areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Flooding or drainage issues on abutting properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The Town's ability to provide the subdivision with public safety services (if subdivision)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If granting the waiver will result in an impact on any of the criteria above, please provide more detail below.



March 14, 2025

Performance Standard Waiver Request

Project: Camping World – Sales and Service
 480 Roosevelt Trail
 Windham, Maine 04062

FRHP Lincolnshire, LLC is requesting a performance standard waiver from the Town of Windham's Subdivision Performance Standard 120-522, which currently permits a maximum driveway width of 40 feet. The waiver request pertains to a proposed driveway along Roosevelt Trail, for which the applicant is seeking an increase to 60 feet in width.

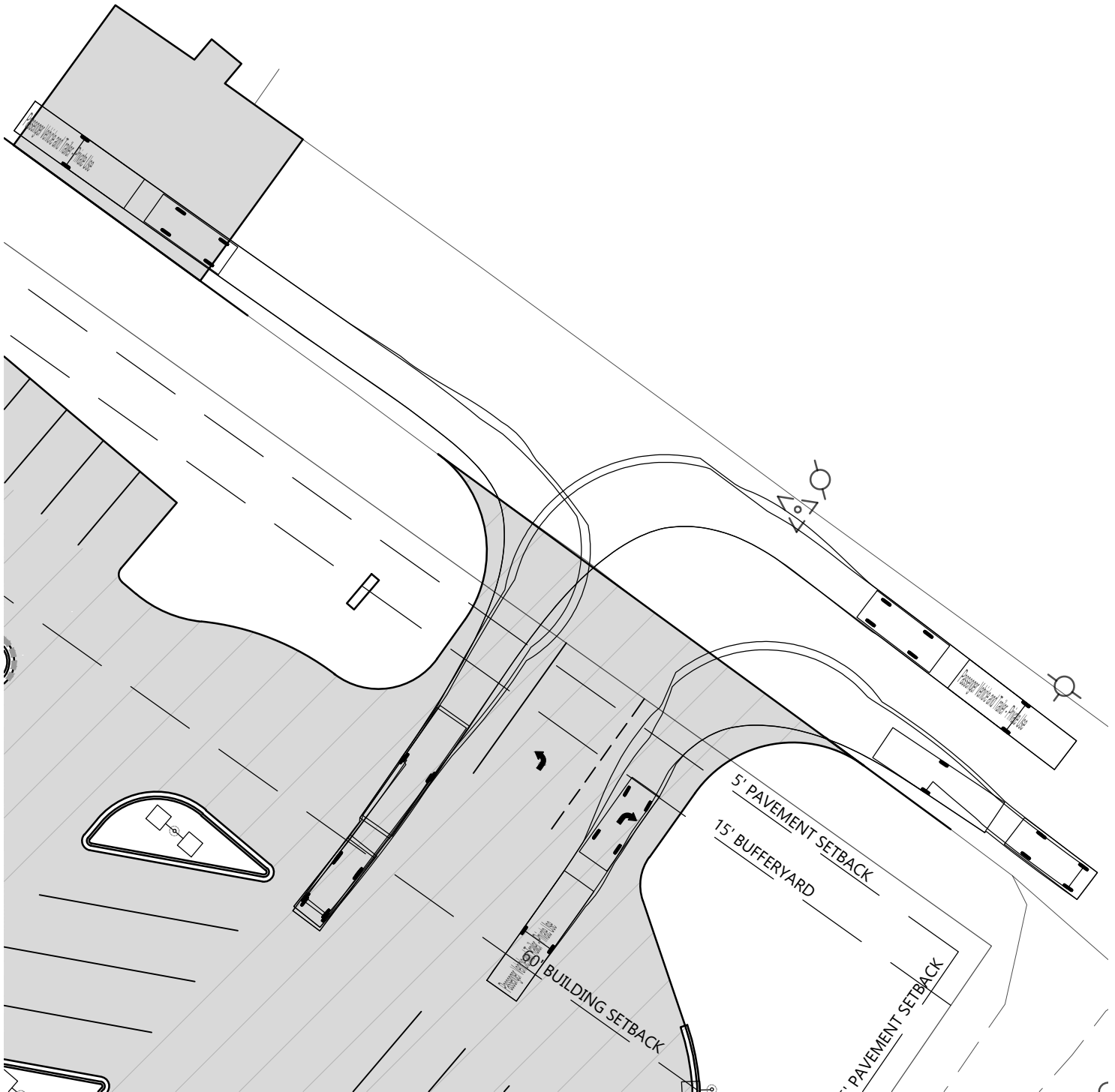
The justification for this waiver is based on the intended use of the driveway, which is expected to accommodate not only regular automobile traffic but also recreational vehicles (RVs). The inclusion of RV traffic, which requires significantly more space for maneuvering and turning, creates a situation where the 40-foot driveway width would be insufficient to ensure safe and effective navigation, particularly when these larger vehicles need to enter or exit the property.

Without the waiver, the current standard would limit the driveway's capacity to support the necessary turning radius for RVs. This restriction could result in safety hazards, such as difficulty in maneuvering or even the potential for vehicles blocking the driveway or causing congestion. The requested 60-foot width would provide the necessary clearance for both automobiles and RVs, ensuring safe entry and exit for all vehicles while maintaining smooth traffic flow on Roosevelt Trail.

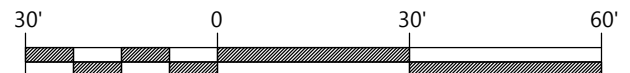
The waiver would not only help alleviate these concerns but also align the design with the intended use of the property, where RV traffic is an anticipated and integral part of the driveway's function. FRHP Lincolnshire, LLC is committed to maintaining the safety and accessibility of the site. Therefore, the requested performance standard waiver is crucial for the successful and safe operation of the proposed development.

Turning movements for the proposed driveway can be seen below.

DRIVEWAY TURNING MOVEMENTS



SCALE: 1" = 30'



Deed Showing Camping World's Interest in Property

FIRST AMERICAN TITLE

**This document prepared by
and return to:**

Kirkland & Ellis LLP
300 North LaSalle Street
Chicago, IL 60654
Attn: Samantha August

Mail tax statements to:

FRHP 3, LLC
250 Parkway Drive, Suite 270
Lincolnshire, IL 60069

DLN: 1002240219935

QUITCLAIM DEED
(With Covenant)

FRHP LINCOLNSHIRE, LLC, a Minnesota limited liability company ("Grantor"), for consideration paid, grants to **FRHP 3, LLC**, a Delaware limited liability company ("Grantee"), with **QUITCLAIM COVENANT**, the land together with the buildings and improvements thereon in Cumberland County, Maine, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

subject to the permitted exceptions described on Exhibit "B" attached hereto and made a part hereof.

IN WITNESS WHEREOF the undersigned, as President of said FRHP Lincolnshire, LLC, a Minnesota limited liability company, has hereunto set their hand and seal this 29 day of November, 2022.

GRANTOR:

FRHP LINCOLNSHIRE, LLC,
a Minnesota limited liability company

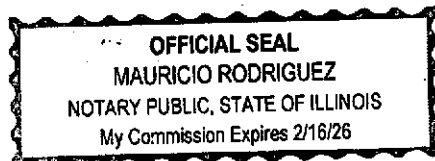
By: Brent Moody
Name: Brent Moody
Title: President

State of Illinois
County of Lake, SS.

November 21, 2022.

Then personally appeared the above-named Brent Moody, as President of FRHP Lincolnshire, LLC, a Minnesota limited liability company, and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Mauricio Rodriguez
Notary Public / ~~Maine Attorney at Law~~

Print Name: Mauricio Rodriguez

Commission Expires: 2/16/26

Maine Bar No.: _____

1D3LME01

EXHIBIT A**LEGAL DESCRIPTION****Parcel 1**

A certain parcel or lot of land situated in said Windham, County of Cumberland and State of Maine, being more particularly bounded and described as follows:

Beginning at the most easterly corner of land now or formerly owned by E.G. and Wilson Ward lying on the southerly side of the "New Road", so-called, leading from Raymond to Portland; thence on the southerly side of said Road in a southeasterly course to the division fence between land now or formerly owned by Joseph B. Jordan and Isaac R. Jordan; thence southwesterly on the line of said fence to land now or formerly owned by John M. Webb; thence northwesterly on the line of said Webb's land to land now or formerly owned by said E. G. and Wilson Ward, and thence to the first named bounds.

The above-described premises are conveyed together with and subject to any and all easements or encumbrances of record, insofar as the same are in force and applicable.

Parcel 2

A certain parcel of land situated on the southwesterly side of Roosevelt Trail in the Town of Windham, County of Cumberland, State of Maine being bounded and described as follows:

Beginning on the southwesterly sideline of Roosevelt Trail at land now or formerly of SS Realty, LLC as described in a deed recorded in Book 31012, Page 281 in the Cumberland County Registry of Deeds (CCRD);

Thence, South 53° 41' 09" East, by and along the southwesterly sideline of Roosevelt Trail, a distance of 134.07 feet to land now or formerly of Lee's Family Trailer Acquisition, LLC as described in a deed recorded in Book 33935, Page 203, CCRD;

Thence, South 36° 18' 56" West, by and along land of Lee's Family Trailer Acquisition, LLC and land now or formerly of William Stultz and Andrea Stults as described in a deed recorded in Book 32885, Page 97 CCRD, a distance of 737.19 feet;

Thence, North 53° 41' 04" West a distance of 295.73 feet to a point of curvature;

Thence, northerly by and along a curve concave to the left having a radius of 225.00 feet, an arc distance of 290.47 feet, said curve has a chord which bears North 17° 56' 14" West a distance of 270.7 feet;

Thence, North 54° 55' 17" West a distance of 6/13 feet to the southeasterly sideline of Danielle Drive;

Thence, North 35° 04' 43" East, by and along the southeasterly sideline of Danielle Drive, land now or formerly of Biskup Properties, LLC as described in Book 26241, Page 142 CCRD and land

now or formerly of Shawn Cohen and Jean Cohen as described in a deed recorded in Book 19350, Page 79 CCRD, a distance of 579.29 feet to the southwesterly sideline of Roosevelt Trail;

Thence, South 53° 41' 07" East, by and along the southwesterly sideline of Roosevelt Trail, a distance of 50.01 feet to land of SS Realty, LLC;

Thence, South 35° 04' 43" West, by and along land of SS Realty, LLC a distance of 516.00 feet;

Thence South 53° 39' 53" East, by and along land of SS Realty, LLC a distance of 338.00 feet;

Thence North 36° 24' 40" East by and along land of SS Realty, LLC a distance of 516.00 feet to the Point of Beginning.

Bearings are Grid North.

Parcel 3

A certain lot or parcel of land lying on the southwesterly side of Roosevelt Trail (Route 302) in the Town of Windham, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the southwesterly sideline of Roosevelt Trail at a 5/8" capped iron rod (PLS 2320") at the northeasterly corner of land now or formerly of Shawn F. Cohen and Jean M. Cohen as described in a deed recorded in the Cumberland County Registry of Deeds in Book 19350, Page 79.

Thence:

- 1) South 53°42'03" East by said Roosevelt Trail a distance of Fifty and 01/100 (50.01) feet to a point at the northwesterly corner of "DMK Parcel" as shown on a plan entitled "ALTA/ACSM Land Title Survey" made for Oak Engineers by Titcomb Associates dated April 26, 2011 and revised through May 6, 2011.
- 2) South 35°03'46" West by said DMK parcel a distance of Five Hundred Sixteen and 00/100 (516.00) feet to a point
- 3) South 53°40'50" East by said DMK Parcel a distance of Three Hundred Thirty-Eight and 00/100 (338.00) feet to a point.
- 4) North 36°23'43" East by said DMK Parcel a distance of Five Hundred Sixteen and 00/100 (516.00) feet to a point in the southwesterly sideline of said Roosevelt Trail,
- 5) South 53°42'03" East by said Roosevelt Trail a distance of One Hundred Thirty-Four and 08/100

(134.08) feet to a point at the northwesterly corner of land now or formerly of Lee's Family Trailer Sales & Service as described in a deed recorded in said Registry in Book 6460, Page 312.

6) South $36^{\circ} 17' 59''$ West by said land of Lee's Family Trailer Sales & Service and by land now or formerly of Peter A. Woodbury and Marry lee B. Woodbury as described in a deed recorded in said Registry in Book 4076, Page 38 a distance of One Thousand One Hundred Forty-Six and $87/100$ (1,146.87) feet to a point at the northeasterly corner of land now or formerly of Windham Hill Woods Condominiums as described in a deed recorded in said Registry in Book 8987, Page 256.

7) North $53^{\circ} 19' 49''$ West by said land of Windham Hill Woods Condominiums a distance of Five Hundred Nine and $40/100$ (509.40) feet to a point and land now or formerly of DKD LLC as described in a deed recorded in said Registry in Book 15379, Page 40.

8) North $35^{\circ} 03' 46''$ East by said land of DKD LLC; by the terminus of Danielle Drive; by land now or formerly of Biskup Properties, LLC as described in a deed recorded in said Registry in Book 26241, Page 142; and by said land of Cohen a distance of One Thousand One Hundred Forty-Three and $84/100$ (1,143.84) feet to the point of beginning.

Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.

Excepting and reserving from said conveyance the following:

Beginning on the southwesterly sideline of Roosevelt Trail at land now or formerly of SS Realty, LLC as described in a deed recorded in Book 31012, Page 281 in the Cumberland County Registry of Deeds (CCRD);

Thence South $53^{\circ} 41' 09''$ East, by and along the southwesterly sideline of Roosevelt Trail, a distance of 134.07 feet to land now or formerly of Lee's Family Trailer Acquisition, LLC as described in a deed recorded in Book 33935, Page 203 CCRD;

Thence South $36^{\circ} 18' 56''$ West, by and along land of Lee's Family trailer Acquisition, LLC and land now or formerly of William Stultz and Andrea Stultz as described in a deed recorded in Book 32885 Page 97 CCRD, a distance of 737.19 feet;

Thence North $53^{\circ} 41' 04''$ West a distance of 295.73 feet to a point of curvature;

Thence northerly by and along a curve concave to the left having a radius of 225.00 feet, an arc distance of 290.47 feet, said curve has a chord which bears North $17^{\circ} 56' 14''$ West a distance of 270.72 feet;

Thence North $54^{\circ} 55' 17''$ West a distance of 6.13 feet to the southeasterly sideline of Danielle Drive;

Thence North $35^{\circ} 04' 43''$ East, by and along the southeasterly sideline of Danielle Drive, land now or formerly of Biskup Properties, LLC as described in Book 26241, Page 142 CCRD and land

now or formerly of Shawn Cohen and Jean Cohen as described in a deed recorded in Book 19350, Page 79 CCRD, a distance of 579.29 feet to the southwesterly sideline ofl Roosevelt Trail;

Thence South 53° 41' 07" East, by and along the southwesterly sideline of Roosevelt Trail, a distance of 50.01 feet to land of SS Realty, LLC;

Thence South 35° 04' 43" West, by and along land of SS Realty, LLC, a distance of 516.00 feet;

Thence South 53° 39' 53" East, by and along land of SS Realty, LLC, a distance of 338.00 feet;

Thence North 36° 24' 40" East, by and along of SS Realty, LLC, a distance of 516.00 feet to the Point of Beginning.

The above-described premises are conveyed together with and subject to any and all easements or encumbrances of record, insofar as the same are in force and applicable.

MEANING AND INTENDING to convey, and hereby conveying, the same premises conveyed to FRHP Lincolnshire, LLC by deed dated April 6, 2020, from Lee's Family Trailer Acquisition, LLC and recorded in the Cumberland County Registry of Deeds in Book 38058, Page 108.

EXHIBIT B

PERMITTED EXCEPTIONS

1. The exact acreage or square footage being other than as stated in Schedule A or the plan(s) therein referred to.
2. Taxes and assessments for the fiscal year 2022/2023, and subsequent years.
3. Rights and easement from Arthur G. Harriman and Elizabeth B. Harriman to Central Maine Power Company and New England Telephone and Telegraph Company as set forth in an instrument dated August 16, 1974 and recorded in the Cumberland County Registry of Deeds in Book 3611, Page 95 (affects Parcel 1).
4. Rights and easements from Ronald C. Riley and Patricia A. Riley to Central Maine Power Company and New England Telephone and Telegraph Company as set forth in an instrument dated April 14, 1976 and recorded in the Cumberland County Registry of Deeds in Book 3860, Page 106 and dated July 6, 1974 and recorded in said registry in Book 3892, Page 170 (affects Parcel 1).
5. Easement Deed from Lee's Family Trailer Sales to Central Maine Power Company and New England Telephone and Telegraph Company recorded March 11, 1994 in the Cumberland County Registry of Deeds in Book 11328, Page 144 (affects Parcel 1).
6. Easement and Maintenance Agreement by and between DMK Development-Windham, LLC and Skillin's Windham, LLC dated August 3, 2011 and recorded in the Cumberland County Registry of Deeds in Book 28897, Page 281 (affects Parcel 2).
7. Such state of facts as shown on a plan entitled "ALTA/ACSM Land Title Survey, Property to be Conveyed to Skillin's Windham, LLC by Titcomb Associates dated April 30, 2011, last revised July 7, 2011 and recorded as an Exhibit B to the above-referenced Easement and Maintenance Agreement.
8. Access and Utility Easement described in a deed from Moose Landing North, LLC to Lee's Family Trailer Acquisition, LLC dated November 12, 2020 and recorded in the Cumberland County Registry of Deeds in Book 37482, Page 138 to the extent that it differs from the description in the above referenced Easement and Maintenance Agreement recorded in said registry in Book 28897, Page 281.
9. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Curtis J. Haslip of Sitelines, PA for The Matthews Company, Inc. on August 25, 2022, designated Job No. 21-01-01-07001:
 - a.) Subject property's gravel drive and inventory storage encroach on abutting property, as shown on survey.
 - b.) Abutter's gravel drive and parking encroach on subject property, as shown on survey.
11. Rights of parties in possession, as tenants only, under unrecorded leases.

Documentation Showing FRHP 3 LLC's Relation to Camping World

LEASE AGREEMENT

This Lease Agreement (this “**Lease**”) dated as of November 29, 2022 (the “**Commencement Date**”), is executed by and between **FRHP 3 LLC**, a Delaware limited liability company (“**Landlord**”), having an address at 250 Parkway Drive, Suite 270, Lincolnshire, IL 60069, and **CAMPING WORLD RV SALES, LLC**, a Minnesota limited liability company (“**Tenant**”), having an address at 250 Parkway Drive, Suite 270, Lincolnshire, IL 60069.

RECITALS:

WHEREAS, Landlord and Tenant desire to enter into this Lease for Tenant’s leasing of the certain real property and the improvements located at 480 Roosevelt Trail, Windham, Cumberland County, Maine (collectively, the “**Premises**”).

NOW, THEREFORE, in consideration of the Premises and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Landlord and Tenant agree as follows:

1. **RECITALS.** The foregoing Recitals are true and correct and are incorporated herein by reference.

2. **GRANT OF LEASE.** Landlord hereby leases to Tenant and Tenant hereby leases from Landlord the Premises for any lawful purpose, including, without limitation, the purpose of the receiving, storage, distribution, shipping, sale, and rental of hunting (including firearms and ammunition), marine, fishing, camping, recreational vehicles, and outdoor apparel, products, parts, equipment, and related accessories.

3. **TERM/TERMINATION.**

a. The initial term of this Lease (the “**Initial Term**”) shall be for a period of ten (10) years commencing on the Commencement Date (as such term is defined in Section 21 hereof), unless sooner terminated as provided herein.

b. If Tenant is not in default with respect to any of its obligations under the terms and conditions of this Lease after notice and expiration of any applicable cure period, Tenant shall have the option to renew this Lease for four (4) consecutive renewal terms of five (5) years each (each, a “**Renewal Term**” and each Renewal Term exercised by Tenant together with the Initial Term, the “**Term**”), subject to the following terms and conditions:

- i. Each Renewal Term shall be upon the same terms and conditions of this Lease, except that the Rent shall be as set forth in Section 4 below
- ii. Tenant's options to renew shall be exercised by giving written notice to Landlord of Tenant's election to renew at least thirty (30) days prior to the expiration of the Initial Term or Renewal Term then in effect, as applicable. In the event Tenant does not elect to renew, then the subject renewal option, and all other unexercised renewal options, shall be deemed waived and of no further force and effect.

c. Upon the expiration or termination of this Lease, Tenant shall remove Tenant's furniture, fixtures, equipment, and other personal property from the Premises, without any damage, injury, or disturbance to the Premises.

d. Any holding over by the Tenant after the expiration of the Term of this Lease, or any extension thereof, shall be as a tenant from month to month upon all the terms hereof applicable to a month-to-month tenancy unless otherwise mutually agreed to in writing between the parties.

4. RENT.

a. Commencing on the Commencement Date and continuing during the Initial Term (*i.e.*, through November 29, 2032), Tenant shall pay Landlord base rent ("**Base Rent**") each month for the use and occupancy of the Premises in an amount that Landlord reasonably determines from time to time is required to satisfy that portion of the "Consolidated Debt Service Coverage Ratio" for the "Mortgaged Real Properties" (as such terms are defined in that certain Credit Agreement dated as of October 27, 2022 by and among the entities listed on Schedule 1 attached hereto and Manufacturers and Traders Trust Company, as administrative agent for the lenders party thereto (the "**Credit Agreement**") that is allocated to the Premises. Base Rent shall be paid in U.S. dollars, in advance, without notice or invoice from Landlord, on the first day of each and every month during the Term. In the event the Commencement Date shall commence on a day other than the first day of a month, the Base Rent for the period from the Commencement Date until the first day of the month next following shall be prorated accordingly. All payments of Rent shall be paid or mailed to Landlord at the address set forth above or to such other payee or address as Landlord may designate to Tenant.

b. Effective as of each Adjustment Date (as defined below), the Base Rent shall be increased by an amount equal to (a) the Base Rent for the then expiring lease year multiplied by (b) one hundred percent (100%) of the CPI Increase (as defined below); provided, however, in no event shall the percentage increase in Base Rent on any Adjustment Date exceed ten percent (10%) of the Base Rent for the then expiring lease year. Base Rent shall be increased as of each Adjustment Date, including for each Adjustment Date of any Renewal Term which is timely exercised by Tenant. Base Rent as so adjusted shall remain in effect at the same amount for each of the five (5) succeeding lease years of any Renewal Term, if applicable, beginning on the Adjustment Date. In no event shall Base Rent be decreased, regardless of any decrease in the CPI Index measured over any period of time. As used herein, (i) the "**CPI Increase**" shall mean and be equal to the percentage increase in the CPI Index (as defined below) between (A) the CPI Index for the month which is one hundred and twenty two months prior to the Adjustment Date for the first Renewal Term and sixty-two months prior to the Adjustment Date with respect to each Renewal Term thereafter, and (B) the CPI Index for the month which is two months prior to the Adjustment Date, (ii) the "**CPI Index**" shall mean the Consumer Price Index for All Urban Consumers, All Items, U.S.A. Area, 1982-1984 = 100, as published by the Bureau of Labor Statistics, United States Department of Labor (U.S. City Average) and (iii) the "**Adjustment Date**" shall mean the first day of the sixth (6th) lease year and the first day of any Renewal Term. If the CPI Index is discontinued, the CPI Index shall then mean the most nearly comparable index published by the Bureau of Labor Statistics or other official agency of the United States Government as reasonably determined by Landlord.

5. **MAINTENANCE AND REPAIRS.** Tenant shall maintain the Premises in good condition and repair and free from all debris. Tenant shall not be responsible to make any capital repairs to the Premises. Notwithstanding the foregoing or anything to the contrary contained herein, Landlord covenants and agrees, at its expense without reimbursement or contribution by Tenant, to keep, maintain, repair and replace, if necessary, (i) the structural systems, if any, of the Premises; (ii) the exterior and/or subsurface utilities, including the plumbing system, electrical system, utility lines

and the sprinkler mains, if any; (iii) fencing surrounding the Premises, if any; and (iv) parking lot surface or gravel, if any, in good condition and repair.

6. DEFAULT.

a. The occurrence of any of the following shall constitute an event of default under the terms and conditions of this Lease ("**Default**"): (i) nonpayment of any Base Rent (or any part thereof) or other monetary obligations within five (5) days following written notice; (ii) any breach of any of the other non-monetary terms, conditions, stipulations or covenants by Tenant (other than nonpayment of any sums designated as Base Rent hereunder), as set forth in this Lease which is not cured within thirty (30) days following written notice; provided, however, if the nature of such Default is such that Tenant cannot cure same within such thirty (30) day period, then if Tenant promptly commences and continuously and diligently proceeds to cure such Default, the cure period for such non-monetary Default shall be extended up to a total of ninety (90) days to permit completion of such cure.

b. Upon the occurrence of any Default which is not cured following notice and within applicable cure period(s), Landlord shall be entitled to declare the Lease terminated and bring an action against Tenant or bring such other proceeding as it shall deem appropriate to dispossess Tenant from the Premises and/or exercise other remedies available to Landlord, available at law or in equity.

7. COMPLIANCE WITH LAWS. Tenant agrees to comply with all statutes, rules of law, codes, ordinances, orders, judgments, decrees, rules, regulations, policies, requirements or administrative or judicial determinations, of every duly constituted governmental authority, court, or agency, now or hereafter enacted or in effect having jurisdiction over the Premises. Tenant shall procure and maintain in effect at all times during the Term all applicable business licenses and permits applicable to the conduct of its business at the Premises.

8. TAXES/UTILITIES.

a. Tenant shall be responsible for and shall pay or cause to be paid on or before the date when due and payable, all real property taxes, general assessments, special assessments, and sales and use tax which may be levied or assessed against the Premises by any lawful authority for each calendar year or portion thereof commencing on the Commencement Date and ending upon the termination date of this Lease.

b. Tenant shall be responsible for and shall pay or cause to be paid on or before the date when due and payable, all utilities at the Premises, including, without limitation, (i) electricity, (ii) water, and (iii) sewer.

9. TENANT'S INSURANCE.

a. For the mutual benefit of Landlord and Tenant, Tenant shall during the Term cause to be issued and maintained general liability insurance in the sum of at least two million dollars (\$2,000,000) insuring the Tenant against liability for injury and/or death occurring in or on the Premises. Landlord shall be named as an additional insured. The Tenant shall maintain all such insurance in full force and effect during the Term and shall pay all premiums for the insurance. Evidence of insurance and of the payment of premiums shall be delivered to Landlord prior to Tenant using the Premises.

b. Tenant shall at all times during the Term keep, at Tenant's sole expense, all of Tenant's personal property, including trade fixtures and equipment of Tenant that may be on or in the

Premises from time to time, insured against loss or damage by fire and by any peril included within fire and extended coverage insurance for an amount that will insure the ability of Tenant to fully replace the personal property, trade fixtures, and equipment.

c. Each of Landlord and Tenant hereby releases the other party from any and all liability and responsibility (to the other or to anyone claiming through or under them by way of subrogation or otherwise) for any loss or damage to property caused by fire or any other casualty to the extent such loss or damage is covered by insurance carried by the releasing party, even if such other fire or casualty or loss or damage to property shall have been caused by the fault or negligence of the other party or anyone for whom such party may be responsible.

10. INDEMNIFICATION.

a. Tenant shall indemnify, protect, and hold harmless Landlord and its employees, officers, directors, representatives, and agents herein, from any loss, cost, damage, death, or expense to persons or property, while in, on, or about the Premises during the term of this Lease resulting from Tenant's presence in and use of the Premises, except to the extent caused by the gross negligence or willful act of Landlord or the employees or agents of Landlord.

b. Landlord shall indemnify, protect, and hold harmless Tenant and its employees, officers, directors, representatives, and agents herein, from any loss, cost, damage, death, or expense to persons or property, while in, on, or about the Premises during the term of this Lease resulting from Landlord's negligence and intentional misconduct, except to the extent caused by the gross negligence or willful act of Tenant or the employees or agents of Tenant.

11. **ENVIRONMENTAL.** Tenant covenants and agrees that it will not cause or permit the generation, storage, transportation, disposal, release or discharge of any hazardous material, hazardous waste, hazardous substance, solid waste, petroleum product, asbestos or pollutant upon, in, over or under the Premises and that Tenant, its assignees, invitees, contractors, sublessees, transferees or licensees will not become involved in the operation at the Premises which could lead to the imposition on Landlord or the Premises of any liability under the Resource Conservation Recovery Act, 42 USC 6901, et seq., etc. ("RCRA"), the Comprehensive Environmental Response Compensation and Liability Act of 1980, 42 USC 9601, et seq., etc. ("CERCLA"), or any other federal, state, or local ordinance, law or regulation regarding environmental matters or hazardous substances and that Tenant shall comply with all such federal, state, and local environmental rules, laws and regulations which exist as of the Commencement Date or as may exist from time to time. Tenant does hereby indemnify and hold Landlord harmless for all loss, cost or expense including, but not limited to, any investigation of site conditions or any clean-up, remediation, removal, restoration work and/or attorneys' fees and court costs through all trial and appellate levels as the result of Tenant's breach of its obligations as set forth herein. The provisions of this Section shall survive any termination of this Lease. Tenant shall bear all costs associated with removal, construction, reconstruction, and the like in the event materials described herein are discovered at any time during the term of this Lease with respect to hazardous substances caused to be present as a result of Tenant's acts.

12. **DAMAGES.** Tenant is responsible for any damages Tenant causes to the Premises beyond normal wear and tear.

13. **WAIVER AGREEMENT.** Landlord acknowledges that Tenant has granted to Tenant's lender a security interest in all or substantially all of Tenant's assets, including, without limitation, the recreational vehicles that Tenant may park on the Premises. Upon mutual execution of this Lease, Landlord agrees to execute Tenant's lender's form Waiver Agreement.

14. **NOTICES.** Any notices, demands or requests required or permitted to be given hereunder must be in writing and shall be deemed to be given (i) when hand delivered, or (ii) one (1) business day after delivery to FedEx or similar overnight service for next business day delivery, or (iii) three (3) business days after deposit in the U.S. mail first class postage prepaid. In all cases notices shall be addressed to the parties at their respective addresses as set forth above.

15. **GOVERNING LAW/ATTORNEYS' FEES.** This Lease is governed by the laws of the state where the Premises is located. In the event that any suit or action is instituted by either of the parties hereto against the other to enforce compliance with any of the terms, covenants or conditions of this Lease or for damages for breach of this Lease, the unsuccessful party shall, in addition to costs and disbursements provided by statute, pay to the successful party such sums of money as any court of competent jurisdiction may adjudge reasonable as attorneys' fees in such suit or action, including those incurred at the trial and all appellate levels.

16. **AUTHORITY; MULTIPLE PARTIES; EXECUTION.**

a. If either party hereto is a corporation, trust, limited liability company, partnership, or similar entity, each individual executing this Lease on behalf of such entity represents and warrants that he or she is duly authorized to execute and deliver this Lease on its behalf.

b. This Lease may be executed by the parties in counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

17. **ASSIGNMENT/SUBLETTING.** Tenant may not assign this Lease without Landlord's prior written consent, except to any person controlling, controlled by, or under common control with Tenant. The concept of control, controlling or controlled, as used in the immediately preceding sentence, means the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of another, whether through the ownership of voting securities, by contract or otherwise. No assignment shall release Tenant from its liability under this Lease unless otherwise agreed to by Landlord. Tenant may not sublet all or any portion of the Premises without Landlord's prior written consent which shall not be unreasonably withheld, conditioned, or delayed.

18. **QUIET ENJOYMENT.** If, and so long as, Tenant pays the Base Rent and installments due and payable under this Lease and keeps and performs each and every term, covenant and condition herein contained on the part and on behalf of Tenant to be kept and performed, Tenant shall quietly enjoy the Premises without hindrance, molestation, or interference by Landlord.

19. **SUBORDINATION.** This Lease, Tenant's interest hereunder and Tenant's leasehold interest in and to the Premises are hereby made junior, inferior, subordinate and subject in right, title, interest, lien, encumbrance and priority to: (i) any mortgage now or hereafter in force and effect upon or encumbering Landlord's interest in the Premises, or any portion thereof; (ii) any collateral assignment by Landlord to any third party of any of Landlord's rights under this Lease, and (iii) all future modifications, extensions, renewals, consolidations and replacements of, and all amendments and supplements to any such mortgage or assignment. Upon recording of any such mortgage or assignment, the same shall be deemed to be prior and superior in priority, lien and encumbrance to this Lease, Tenant's interest hereunder and Tenant's leasehold interest in and to the Premises. The foregoing subordination provisions of this Section shall be automatic and self-operative without the necessity of the execution of any further instrument or agreement of subordination on the part of Tenant.

20. **ATTORNMEN.** Tenant shall and hereby agrees to attorn, and be bound under all of the terms, provisions, covenants, and conditions of this Lease, to any successor of the interest of Landlord

under this Lease for the balance of the Term of this Lease remaining at the time of the succession of such interest to such successor. In the event that any proceedings are brought for the foreclosure of any mortgage or security interest encumbering or collateral assignment of Landlord's interest in the Premises, Tenant shall attorn to the purchaser at any such foreclosure sale and recognize such purchaser as Landlord under this Lease, subject, however, to all of the terms and conditions of this Lease. Tenant agrees that neither the purchaser at any such foreclosure sale nor the foreclosing mortgagee or holder of such security interest or collateral assignment shall have any liability for any act or omission of Landlord, be subject to any offsets or defenses which Tenant may have as claim against Landlord or be bound by any advance rents which may have been paid by Tenant to Landlord for more than the current period in which such rents come due.

21. **MISCELLANEOUS.** This Lease is the entire agreement between Tenant and Landlord. It supersedes all prior agreements. This Lease may not be modified, except in writing signed by both parties. If more than one party signs this Lease as Tenant, the obligations of such parties shall be joint and several.

22. **WAIVER OF JURY TRIAL.** TO THE MAXIMUM EXTENT PERMITTED BY LAW, TENANT AND LANDLORD HEREBY KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVE THE RIGHT EITHER OF THEM OR THEIR HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS OR ASSIGNS MAY HAVE TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS LEASE OR ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PARTY. THIS PROVISION IS A MATERIAL INDUCEMENT TO LANDLORD'S ACCEPTING THIS LEASE.

[SIGNATURE PAGE FOLLOWS]

(Signature Page to 480 Roosevelt Trail, Windham, ME Lease Agreement)

IN WITNESS WHEREOF, the parties hereto have executed this Lease on the day and year first mentioned, the corporate party or parties by its or their proper officers thereto duly authorized.

TENANT:

CAMPING WORLD RV SALES, LLC,
a Minnesota limited liability company

By: 
Name: Brent Moody
Title: President

LANDLORD:

FRHP 3, LLC,
a Delaware limited liability company

By: 
Name: Brent Moody
Title: President

Left Turn Lane Warrant Analysis Memorandum

Memorandum

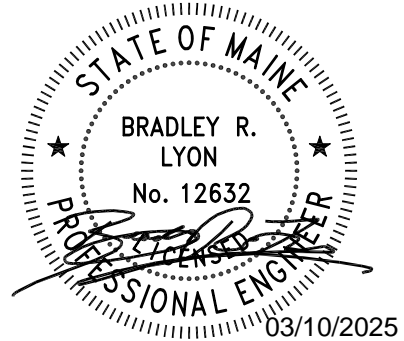
250102

To: Grant Duchac, P.E., Excel Engineering

From: Bradley Lyon, P.E., PTOE, Sebago Technics
Griffin Steinman, EI, Sebago Technics

Date: March 10, 2025

Subject: Camping World Left-Turn Lane Analysis
480 Roosevelt Trail, Windham, Maine



Introduction

The purpose of this memorandum is to provide a left turn lane warrant analysis for the intersection of the reconstructed Camping World Site Drive at 480 Roosevelt Trail (Route 302) in Windham. This analysis was conducted based on the understanding that the proposed site will include approximately 26,800 square feet (SF) of recreational vehicle (RV) sales and service based on 6,300 SF of existing space to remain and a 20,500 SF addition.

Trip Generation

To estimate the traffic entering the site after the proposed improvements, the 11th Edition of the Institute of Transportation Engineers (ITE), *Trip Generation Manual* was utilized based on the total 26,800 SF of RV sales and service space. Land use code (LUC) 842 – Recreational Vehicle Sales was selected as it is described by ITE as “a free-standing facility that specializes in the sales of new RVs. Recreational vehicle services, parts and accessories sales, and substantial used RV sales may also be available.” Trip generation in the peak hours of the adjacent street based on 26,800 SF is shown in Table 1.

Table 1 – ITE Trip Generation
LUC 842 – Recreational Vehicle Sales
26,800 SF

<i>Time Period</i>	<i>Average Rate per 1,000 SF</i>	<i>Trips</i>	<i>Entering</i>	<i>Exiting</i>
AM Peak Hour of Adjacent Street (7 – 9 AM)	0.46	12	10 (85%)	2 (15%)
PM Peak Hour of Adjacent Street (4 – 6 PM)	0.77	21	6 (31%)	15 (69%)

As seen in Table 1, the proposed development will generate ten (10) and six (6) entering trips during the AM and PM peak hours of the adjacent street, respectively.

Traffic Counts

Hourly count data from Automatic Traffic Recorders (ATRs) was obtained on Roosevelt Trail northwest of Hall Road from the Maine Department of Transportation (MaineDOT) traffic count database. The counts were conducted on Wednesday and Thursday, September 21 and 22, 2022, by direction on Roosevelt Trail. The total hourly volume for the count station, averaging the two days of collected data, is shown in Figure 1 below.

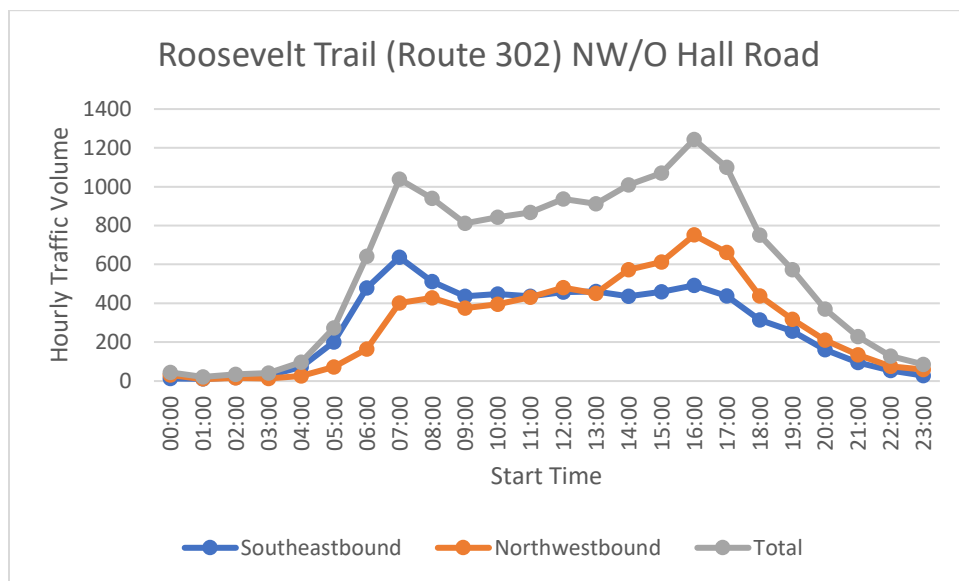


Figure 1: Roosevelt Trail Hourly Volume

This figure establishes that the AM peak hour occurs from 7:00 – 8:00 AM, while the PM peak hour occurs from 4:00 – 5:00 PM. To conduct the turn lane warrant analysis, traffic volumes were factored to average day conditions using the MaineDOT 2022 seasonal adjustment factors. Given this section of Roosevelt Trail is identified as a Group II roadway, a factor of 0.89 was applied to the data to represent average day conditions.

To assign the site-generated traffic to the roadway, it was assumed that 65% of traffic would be destined to and from the south on Route 302. This percentage was selected based on the distribution percentage of traffic northbound on Roosevelt Trail during the PM peak hour of the collected data.

Figure 2 shows a summary of the average day traffic volumes with the trips generated assigned to the Site Drive.

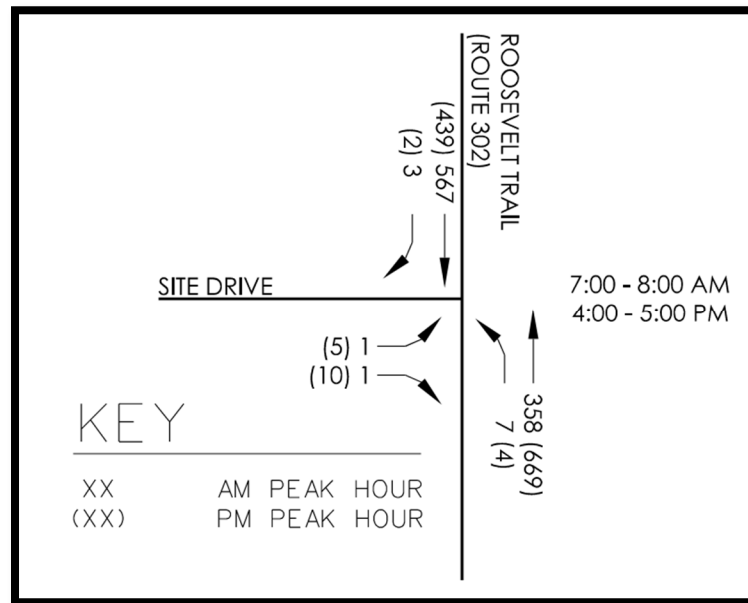


Figure 2: Site Drive Average Day Traffic Volumes

Auxiliary Turn Lane Warrant Analysis

An auxiliary turn lane warrant analysis was completed for the intersection using the methodology provided in NCHRP Report 457 *Evaluating Intersection Improvements: An Engineering Study Guide*. Application of the guidance requires the following data:

1. Major road turn movement volume for the peak hour.
2. Major road 85th percentile speed or posted speed if data is unavailable.
3. Number of lanes on the major road.

The MaineDOT Public Map Viewer lists the posted speed limit of Roosevelt Trail in the vicinity of the site drive as 45 miles per hour (MPH) before transitioning to 40 MPH at the Site Drive. For this warrant analysis, 45 MPH was utilized as the input speed. Roosevelt Trail consists of one lane in each direction in vicinity of the site.

Utilizing the average day-adjusted counts for both the AM and PM peak hour, a left turn lane was found to not be warranted as shown in Figures 3 and 4. The PM peak hour, represented in Figure 4, included 1% of left turns in the northbound advancing volume and the subsequent warrant thresholds appear off the chart. A copy of the NCHRP worksheet is attached to this memorandum.

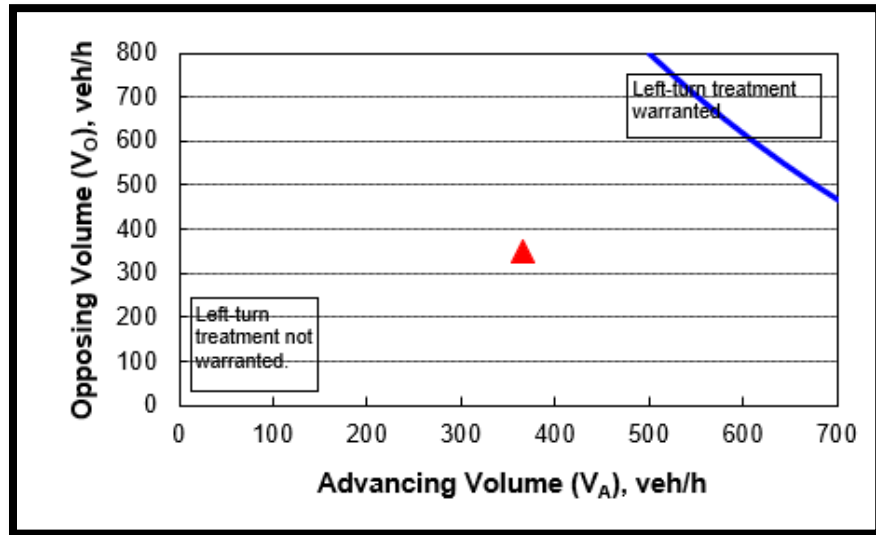


Figure 3: Left Turn Lane Warrant Results (AM Peak Hour)

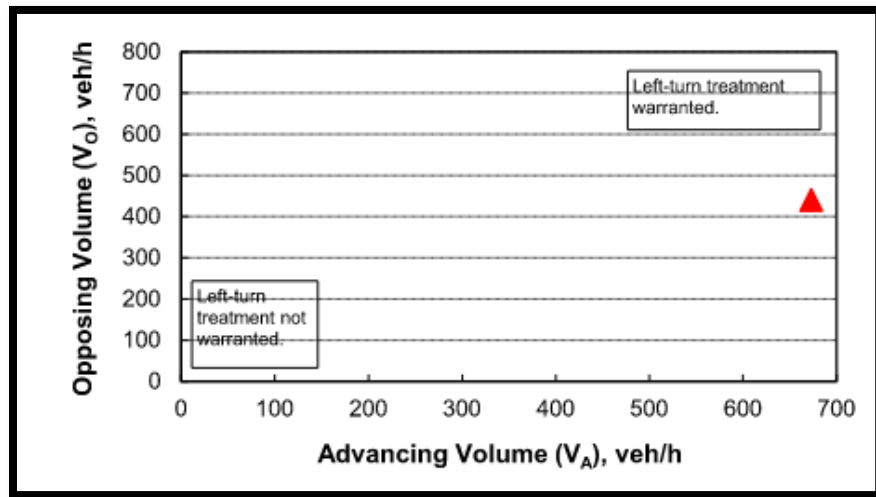


Figure 4: Left Turn Lane Warrant Results (PM Peak Hour)

Conclusion

Sebago Technics, Inc. has completed the left-turn lane warrant review of the proposed Camping World development at 480 Roosevelt Trail (Route 302) in Windham, Maine and provides the following conclusion:

- A left-turn lane was found to not be warranted during the AM and PM average day peak hour traffic based on ATRs conducted in September 2022 with the anticipated site-generated traffic.

Attachments

Turning Movement Counts

Left Turn Lane Warrants

Site Name: WINDHAM 05008, Site ID: 230525005008, Description: SR 302 (ROOSEVELT TR) NW/O HALL RD
Interval: 1 hour, Exclude: Unchecked

Roosevelt Trail (Route 302) NW/O Hall Road

Start Time	Southeastbound	Northwestbound	Total
00:00	50	50	100
01:00	50	50	100
02:00	50	50	100
03:00	50	50	100
04:00	100	100	200
05:00	300	200	500
06:00	550	350	900
07:00	650	400	1050
08:00	550	350	900
09:00	450	350	800
10:00	450	350	800
11:00	450	350	800
12:00	450	400	850
13:00	450	400	850
14:00	400	500	900
15:00	450	600	1050
16:00	450	700	1150
17:00	350	600	950
18:00	250	400	650
19:00	150	250	400
20:00	100	150	250
21:00	50	100	150
22:00	50	50	100
23:00	50	50	100

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

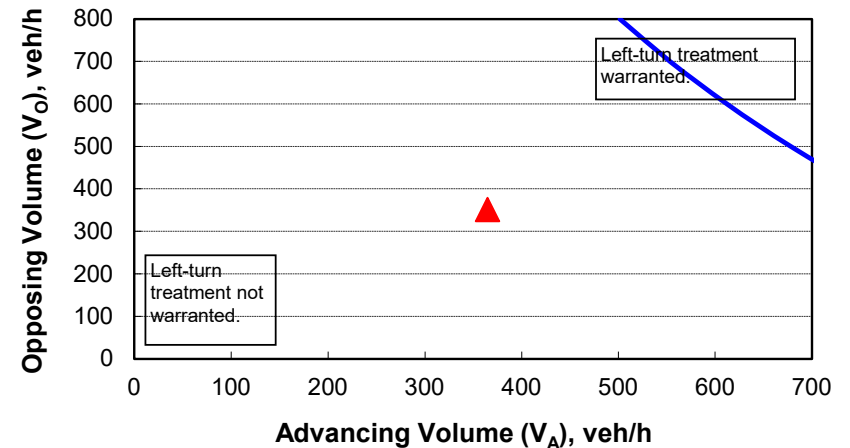
2-lane roadway (English)

INPUT

Variable	Value
85 th percentile speed, mph:	45
Percent of left-turns in advancing volume (V_A), %:	2%
Advancing volume (V_A), veh/h:	365
Opposing volume (V_O), veh/h:	351

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	793
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

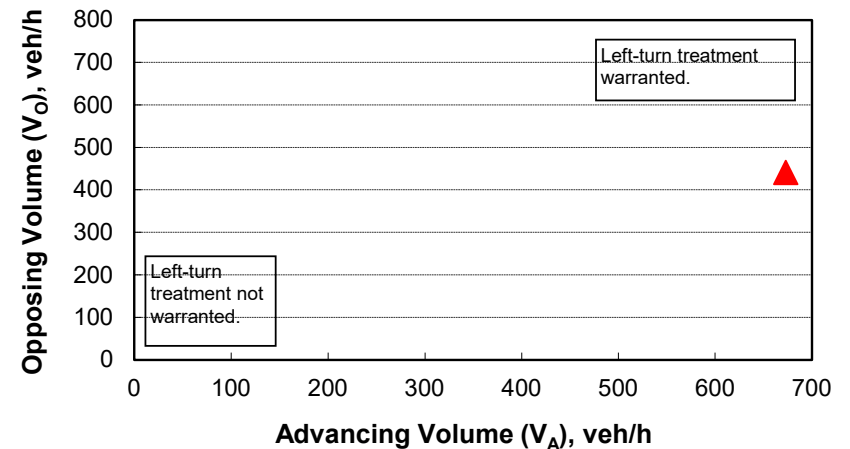
2-lane roadway (English)

INPUT

Variable	Value
85 th percentile speed, mph:	45
Percent of left-turns in advancing volume (V_A), %:	1%
Advancing volume (V_A), veh/h:	673
Opposing volume (V_O), veh/h:	441

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	1286
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

From: [Bradley Lyon](#)
To: [Illian, Randy](#)
Cc: [Grant Duchac](#)
Subject: RE: [External] Camping World-480 Roosevelt Trail, Windham
Date: Thursday, February 20, 2025 3:08:29 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

{EXTERNAL EMAIL}

Thanks Randy, it is indeed Urban Compact but I still thought it was good to get your feedback. Appreciate your response, see you around at some point.

Bradley Lyon, PE*, PTOE, IMSA II

Vice President of Transportation Engineering
Sebago Technics, Inc. | An Employee-Owned Company
75 John Roberts Rd., Suite 4A, South Portland, ME 04106
Office: 207.200.2100 | Direct: 207.200.2068 | Mobile: 207.653.6840
blyon@sebagotechnics.com | www.sebagotechnics.com



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From: Illian, Randy <Randy.Illian@maine.gov>
Sent: Thursday, February 20, 2025 3:00 PM
To: Bradley Lyon <blyon@sebagotechnics.com>
Cc: Grant Duchac <grant.duchac@excelengineer.com>
Subject: RE: [External] Camping World-480 Roosevelt Trail, Windham

Brad,

This sounds like a reasonable start. If the warrants are borderline, I would want updated counts. That said, if this is within Compact and does not require a TMP, I don't have authority.

Randy Illian, P.E.
Southern Region Traffic Engineer
Maine Department of Transportation
Scarborough, ME
Office: (207)885-7041
he / him

From: Bradley Lyon <blyon@sebagotechnics.com>
Sent: Thursday, February 20, 2025 12:09 PM
To: Illian, Randy <Randy.Illian@maine.gov>
Cc: Grant Duchac <grant.duchac@excelengineer.com>
Subject: Camping World-480 Roosevelt Trail, Windham

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Randy,

I hope all is well. I'm contacting you regarding a project in Windham to reconfigure/expand the existing Camping World on 480 Roosevelt Trail (Route 302); see the attached overall site plan for additional information. Excel Engineering has been working through the application process with the Town, and the Town has now requested that a left turn lane warrant be conducted for the site.

I'm reaching out to get your concurrence on our methodology for this Study since the Town will likely request that the MaineDOT provide a review. This section of Route 302 is a Group II roadway, which results in a count window between 6/15 and 9/15. We would like to not wait until this count window as this was a late request from the Town and we're close to approval. As such, my proposal is as follows:

- Utilize hourly Route 302 counts from the MaineDOT Count Station 230525005008. This station has directional hourly AADTs from 9/21/22 and 9/22/22. This data would be averaged and then seasonally adjusted to the average day to determine Route 302 volumes for the purposes of the left turn lane warrant.
- Turning movement volumes in and out of the site would be determined using ITE LUC 842 Recreational Vehicle Sales from the AM and PM Peak hours of the adjacent street on the basis of square footage. Distributions would follow the Route 302 count data with ITE entering/exiting %s used.
- NCHRP 457 would be used for the warrant analysis; evaluating both the AM and PM average weekday peak hours.

Let me know your thoughts when you can. Thank you Randy and hopefully talk to you soon.

Bradley Lyon, PE*, PTOE, IMSA II

Vice President of Transportation Engineering
Sebago Technics, Inc. | An Employee-Owned Company
75 John Roberts Rd., Suite 4A, South Portland, ME 04106
Office: 207.200.2100 | Direct: 207.200.2068 | Mobile: 207.653.6840
blyon@sebagotechnics.com | www.sebagotechnics.com



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Evidence of Payment

EXCEL ENGINEERING, INC.

097433

TOWN OF WINDHAM

Check Number 97433
Check Date Feb 18, 2025
Check Amount \$600.00

Item to be Paid - Description	Discount Taken	Amount Paid
CUP		\$600.00

DOCUMENT IS PRINTED ON CHEMICALLY REACTIVE PAPER - THE BACK OF THIS DOCUMENT INCLUDES A TAMPER EVIDENT CHEMICAL WASH WARNING BOX



EXCEL ENGINEERING, INC.
100 CAMELOT DRIVE
FOND DU LAC, WI 54935-8030
(920) 926-9800

BANK FIRST
79-113/759

DATE
Feb 18, 2025

AMOUNT

\$ 600.00

PAY TO THE ORDER OF: Six Hundred and 00/100 Dollars
TOWN OF WINDHAM
8 SCHOOL ROAD
WINDHAM, ME 04062

MaVand Sand
AUTHORIZED SIGNATURE



097433 075901134 6105 508

EXCEL ENGINEERING, INC.

097433

TOWN OF WINDHAM

Check Number 97433
Check Date Feb 18, 2025
Check Amount \$600.00

Item to be Paid - Description	Discount Taken	Amount Paid
CUP		\$600.00

9
4
2
7
3
6
5
1
2
9
1
7

TOWN OF WINDHAM

Check Number 97434
Check Date Feb 18, 2025
Check Amount \$5,425.00

Item to be Paid - Description	Discount Taken	Amount Paid
Site Plan		\$5,425.00

DOCUMENT IS PRINTED ON CHEMICALLY REACTIVE PAPER - THE BACK OF THIS DOCUMENT INCLUDES A TAMPER EVIDENT CHEMICAL WASH WARNING BOX

097434



EXCEL ENGINEERING, INC.
100 CAMELOT DRIVE
FOND DU LAC, WI 54935-8030
(920) 926-9800

BANK FIRST
79-113/759

DATE
Feb 18, 2025

AMOUNT

\$ 5,425.00

Five Thousand Four Hundred Twenty Five and 00/100 Dollars

PAY
TO THE
ORDER
OF: TOWN OF WINDHAM
8 SCHOOL ROAD
WINDHAM, ME 04062

AUTHORIZED SIGNATURE



⑈097434⑈ ⑆075901134⑆ 6105⑈508⑈

EXCEL ENGINEERING, INC.

097434

TOWN OF WINDHAM

Check Number 97434
Check Date Feb 18, 2025
Check Amount \$5,425.00

Item to be Paid - Description	Discount Taken	Amount Paid
Site Plan		\$5,425.00

Camping World Operation & Safety

Camping World Operations & Safety

Our Camping World location in Windham, Maine, will offer new and used RV sales, service, and retail sales/add-ons. Our design will allow customers in vehicles without a trailer to park and take advantage of our wide selection of RVs and travel trailers for sale, as well as shop our retail parts, review and order parts with our expert staff, and schedule service.

We also offer a convenient and safe way for customers to bring in their RVs and travel trailers for service. They can park and shop with our knowledgeable staff and pick up their recently purchased units. Additionally, our courtesy island allows customers to safely, hygienically and in accordance with all applicable laws dump their waste tanks, refill their freshwater tanks, and, if needed, fill their propane.

Parking for units being dropped off for service will be clearly marked. A Camping World service expert will greet the customer and take possession of the unit, which will then be moved to its assigned bay and technician for the necessary work. We also have a dedicated area where customers can pick up their completed units or newly purchased ones. This includes a walkthrough of the unit with the customer and Camping World staff to ensure all questions are answered.

Camping World has four main areas within a single business*:

Service:

- Preparing purchased units for handoff to our customers
- Performing repairs such as resealing seams, roofs, and internal repairs
- General maintenance, like tire repair and minor fixes
- Collision and autobody paint (only if the site has an approved paint booth facility)
- Allowing customers to bring their trailers in for repairs, either emergency or by appointment, including manufacturer warranty work or warranty work under Good Sam

Retail:

- Selling RV parts and accessories
- Assisting customers in ordering custom or hard-to-find parts and accessories
- Offering a top-notch selection of items to increase the safety and efficiency of vehicles

Travel Trailer and RV Sales:

- Selling multiple lines of new and used travel trailers and RVs
- Focusing primarily on towable travel trailers
- Operating similarly to a car dealership, with a sales team, sales managers, and finance representatives

Good Sam:

- Good Sam is a membership club and insurance agency for recreational vehicle (RV) owners. The organization offers services and products to make RVing safer and more affordable.
- Emergency breakdown support: 24/7 roadside assistance for RV emergencies
- Insurance: RV-specific coverage, including full replacement cost, permanent attachments, and personal effects coverage
- Travel assistance: Medical emergency help for travelers, including reimbursement for gas, tolls, and incidental expenses
- Rewards and savings: Exclusive savings and rewards for members

Onboarding and Safety Training/Requirements

Scheduled Training for Associates at each Site

- Bloodborne Pathogen
- Golf Cart Safety (We use golf carts to transport customers around the lot to see specific travel trailers.)
- Hazard Communication (SDS)
- Ladder and Scaffolding Safety
- Fire Extinguisher Safety
- Housekeeping
- Machine Guarding
- Utility Knife/Box Cutter
- Forklift Training (For those who need to utilize them)
- Detailer Awareness (Associates preparing units to hand off to customers)
- Forklift Non-Operator Awareness
- Emergency Action Plan
- Baler Safety (Only if applicable to the site)
- Extension and Power Cord Safety
- Lockout Tagout

- Personal Protective Equipment
- Propane Safety Awareness
- Heat Illness Awareness
- Working on Top of RV's
- Respirator Protection
- Fall Arrest System
- Scaffolding System
- CPR / First Aid
- Propane (Only if applicable to the site)

Yearly Safety (This is the minimum; individual sites or municipalities may have additional requirements)

- OSHA 300A Log Posting
- Emergency Action Plan Review (EAP)
 - First aid Kit
 - Bloodborne Pathogen Kit (BBP Kit)
 - CPR Certifications
- Fire Prevention Services
 - Fire Extinguishers
 - Sprinkler System
 - Backflow Prevention
 - Fire Alarm Panels
- Facility Inspection Walk Through
- Painting Operation Inspections (If applicable)
- Forklift Maintenance/Inspection
- Review Safety Data Sheet Binder

*Notwithstanding anything set forth herein to the contrary, this document does not constitute or contain a covenant, commitment, representation or warranty that all services and products described herein are or will be available at all times at all Camping World / Good Sam sites or at any time at any particular Camping World / Good Sam site, and all such covenants, commitments, representations and warranties are hereby disclaimed.

- Once within a safe place turn off the light and remain quiet until advised that it is safe to do so by a credible source.

Interacting with Law Enforcement

Law enforcement's role is to stop the active violence as quickly as possible. Officers will proceed directly to the area in which the perpetrator was last seen, last shots were heard, etc. Officers may shout commands and may push associates to the ground for their safety.

- Follow all officers' instructions
- Put down any items in your hands
- Immediately raise hands and spread fingers
- Keep hands visible at all times
- Avoid making quick movements towards officers

7. Physical Hazard Emergency Procedures

Chemical Spill

Maine DEP Emergency Spill Hotline: (800) 482-0777

Small Spills

1. Notify the General Manager and/or your supervisor.
2. Secure the area (with caution tapes or cones) to prevent other personnel from entering.
3. Deal with the spill in accordance with the instructions described in the product's safety data sheet (SDS).
4. Wear all PPE required in the SDS.

Large Spills

1. Immediately notify the General Manager and call 911 if necessary.
2. Contain the spill with the equipment in the spill containment containers.
3. Secure the area to prevent others from entering and alert all site associates.
4. Do not attempt to clean up the spill.
5. Attend to injured associates.
6. Evacuate building if necessary.
7. Contact a specialized clean up firm.

Revision History: Revision- 4.2018 Revision- 1.2019 Reviewed-3.2020 Reviewed 8.2020 Revision- 1.2022 Reviewed 9.2022

A. Floor Wardens

This location's Floor Wardens are Safety Team Members, local Management and Staff members.

Name and list all members who are Floor Wardens and responsible for the items below:

- Attend Emergency Action Plan training.

Portland Water District Ability to Serve Letter



February 7, 2025

Michael Warntjes
Excel Engineering

Re: 480 Roosevelt Trail, WI
Ability to Serve with PWD Water

Dear Mr. Warntjes:

The Portland Water District has received your request for an Ability to Serve Determination for the noted site submitted on August 9, 2024. Based on the information provided per plans dated February 7, 2025, we can confirm that the District will be able to serve the proposed project as further described in this letter. **Please note that this letter constitutes approval of the water system as currently designed and is valid for eighteen (18) months after the date of issue. Any changes affecting the approved water system will require further review and approval by PWD.**

Conditions of Service

The following conditions of service apply:

- A new 6-inch fire service and 2-inch domestic water service, with a 1.5-inch meter, may be installed from the water main in Roosevelt Trail. The services should enter through the property's frontage on Roosevelt Trail at least 10-feet from any side property lines.
- An approved backflow prevention device (testable double check valve assembly) must be installed on each service line directly after the meter and before the sprinkler riser prior to service activation. Please refer to the PWD website for more information on cross-connection control policies.
- The Portland Water District does not have record of any other existing infrastructure in public roads and recommends a survey and test pitting be performed by the development team prior to construction. Any conflicts that arise during construction are at the risk of the developer and may result in job shutdown until new plans are submitted by the developer and reviewed and approved by PWD.
- The existing building is currently served with a 1-inch domestic water service and 3/4-inch meter; the size of this service is undersized for the proposed use. This service must be terminated by shutting the corporation valve and cutting the pipe from the water main. The building will be without water while the existing service is retired and the proposed service is installed. This process will take at least one day, and may take several days depending on the project. A service must be shut at stop with the meter pulled and have the account closed before the service can be retired. Please contact customer service at 207-761-8310 to complete this work prior to service retirement.

Prior to construction, the owner or contractor will need to complete a Service Application and pay all necessary fees for each proposed service. When the project is ready for construction, an Application for each service can be requested by contacting the MEANS Group at MEANS@pwd.org or 207-774-5961 ext. 3199. Once a completed Application has been submitted with payment, please allow seven (7) days for processing.



Existing Site Service

According to District records, the project site does currently have existing water service. Please refer to the "Conditions of Service" section of this letter for requirements related to the use of this service.

Water System Characteristics

According to District records, there is an 8-inch diameter cast iron water main in Roosevelt Trail and a public fire hydrant located approximately 200 feet from the site. The estimated static pressure in the area is 87 psi.

Public Fire Protection

The installation of new public hydrants to be accepted into the District water system will most likely not be required. It is your responsibility to contact the Town of Windham Fire Department to ensure that this project is adequately served by existing and/or proposed hydrants.

Domestic Water Needs

The data noted above indicates there should be adequate pressure and volume of water to serve the domestic water needs of your proposed project. Based on the high water pressure in this area, we recommend that you consider the installation of pressure reducing devices that comply with state plumbing codes.

Private Fire Protection Water Needs

You have indicated that this project will require water service to provide private fire protection to the site. Please note that the District does not guarantee any quantity of water or pressure through a fire protection service. Please share these results with your sprinkler system designer so that they can design the fire protection system to best fit the noted conditions. If the data is out of date or insufficient for their needs, please contact MEANS to request a hydrant flow test and we will work with you to get more complete data.

Should you disagree with this determination, you may request a review by the District's Internal Review Team. Your request for review must be in writing and state the reason for your disagreement with the determination. The request must be sent to MEANS@PWD.org or mailed to 225 Douglass Street, Portland Maine, 04104 c/o MEANS. The Internal Review Team will undertake review as requested within 2 weeks of receipt of a request for review.

If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District



Robert A. Bartels, P.E.
Senior Project Engineer

Existing Septic System Permit

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, 10 SHS
(207) 287-5672 Fax: (207) 287-3165

PROPERTY LOCATION

>> CAUTION: LPI APPROVAL REQUIRED <<

City, Town, or Plantation	Windham
Street or Road	480 Roosevelt Trail
Subdivision, Lot #	

Town/City	Windham	Permit #	24-00138
Date Permit Issued	08/19/24	Fee: \$	150
Local Plumbing Inspector Signature		Double Fee Charged	<input type="checkbox"/>
		L.P.I. #	1203

OWNER/APPLICANT INFORMATION

Name (last, first, MI)	Camper World	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Applicant
Mailing Address of Owner/Applicant	480 Roosevelt Trail Windham, Maine 04062	
Daytime Tel. #	844-684-0849	

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

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

Signature of Owner or Applicant _____ Date _____

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

(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 type="checkbox"/> 3. Expanded System <input type="checkbox"/> a. <25% Expansion <input 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 <input type="checkbox"/> 3. Replacement System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Permit	DISPOSAL SYSTEM COMPONENTS <input 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 checked="" type="checkbox"/> 6. Non-engineered Disposal Field (only) <input type="checkbox"/> 7. Separated Laundry System <input type="checkbox"/> 8. Complete Engineered System (2000 gpd or more) <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 10+/- <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: 50 Employee: (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)

TREATMENT TANK <input checked="" type="checkbox"/> 1. Concrete <input checked="" type="checkbox"/> a. Regular <input type="checkbox"/> b. Low Profile <input type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other: _____ CAPACITY: Existing	DISPOSAL FIELD TYPE & SIZE <input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input checked="" type="checkbox"/> 3. Proprietary Device <input type="checkbox"/> a. cluster array <input type="checkbox"/> c. Linear <input type="checkbox"/> b. regular load <input checked="" type="checkbox"/> d. H-20 load <input type="checkbox"/> 4. Other: _____ SIZE: 1792 <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> ln. ft.	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 6000 gallons per day BASED ON: <input type="checkbox"/> 1. Table 4A (dwelling unit(s)) <input type="checkbox"/> 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities: 50 Emp. @ 12 gpd &
SOIL DATA PROFILE 12 CONDITION C at Observation Hole # 1 Depth 36" 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 type="checkbox"/> 2. May Be Required <input checked="" type="checkbox"/> 3. Required Specify only for engineered systems: DOSE: _____ gallons	<input type="checkbox"/> 3. Section 4G (meter readings) ATTACH WATER METER DATA LATITUDE AND LONGITUDE at center of disposal area Lat. 44 d 14 m 8 s Lon. 70 d 35 m 9 s if g.p.s. state margin of error: 15

SITE EVALUATOR STATEMENT

I certify that on 8-18-2024 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Signature	410	8-18-2024
JOHN WIESEMANN	SE #	Date
Site Evaluator Name Printed	207-890-6923	denmarkwastewater@gmail.com
	Telephone Number	Email Address

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Windham

Street, Road, Subdivision

480 ROOSEVELT TRAIL

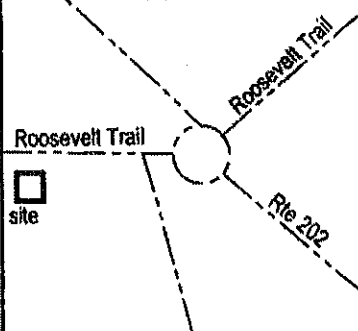
Owner or Applicant Name

Camperworld

SITE PLAN

Scale 1" = ft.

SITE LOCATION PLAN



Roosevelt Trail

Entrance Road

Showroom

Garage

Approx. existing failed disposal field

Proposed Disposal Field

Sebago Cove

SOIL PROFILE DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole # 1 ☒ Test Pit ☐ Boring

 1 " Depth of organic horizon above mineral soil

Texture	Consistency	Color	Mottling
0 SANDY LOAM		D. BROWN	
6			NONE
12 LOAMY SAND	FRAGILE Large Boulders	Y BROWN	
18			
24			
30			
36			
42	FLYIN	Gray	
48			
Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth
12	C	1	36"
			<input type="checkbox"/> Groundwater
			<input checked="" type="checkbox"/> Restrictive Layer
			<input type="checkbox"/> Bedrock

Observation Hole # ☐ Test Pit ☐ Boring

 " Depth of organic horizon above mineral soil

Texture	Consistency	Color	Mottling
0			
6			
12			
18			
24			
30			
36			
42			
48			
Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth
			<input type="checkbox"/> Groundwater
			<input type="checkbox"/> Restrictive Layer
			<input type="checkbox"/> Bedrock

Site Evaluator Signature

410
SE #

8-18-2024
Date

Page 2 of 4
HHE-200 Rev. 10/02

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Town, City, Plantation **Windham**

Street, Road, Subdivision
480 Roosevelt Trail

Owner or Applicant Name **Camper World**

SUBSURFACE WASTEWATER DISPOSAL PLAN

Horizontal Scale: 1" = 20'

See Attachment

BACKFILL REQUIREMENTS

Depth of Backfill (upslope) 14-18"
Depth of Backfill (downslope) 14-18"

CONSTRUCTION ELEVATIONS

Finished Grade Elevation -42"±

Top of Chamber -74"
Bottom of Chamber -83"

Location & Description:

ERP-NAIL IN TELEPHONE POLE

● 64" A.G.

Reference Elevation: ELEVATION= 0'

DISPOSAL FIELD CROSS SECTION

4'X8' END LOAD H2O CONCRETE
LEACHING CHAMBERS W/ FABRIC
ON TOP OF CHAMBERS & BELOW
INSULATION

4" RIGID INSULATION
ON TOP OF CHAMBERS

Gravel

6" CLEAN CRUSHED
STONE. SIZE= 1 1/2"

6" CLEAN COURSE
SAND UNDER STONE-
OVER EXCAVATE AND
SCARIFY

6"-9" CLEAN COURSE
SAND ALONG SIDE

RETAINING WALL

Site Evaluator Signature

410
SE #

8-18-2024
Date

Page 3 of 4
HHE-200 Rev. 10/02

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Town, City, Plantation

Windham

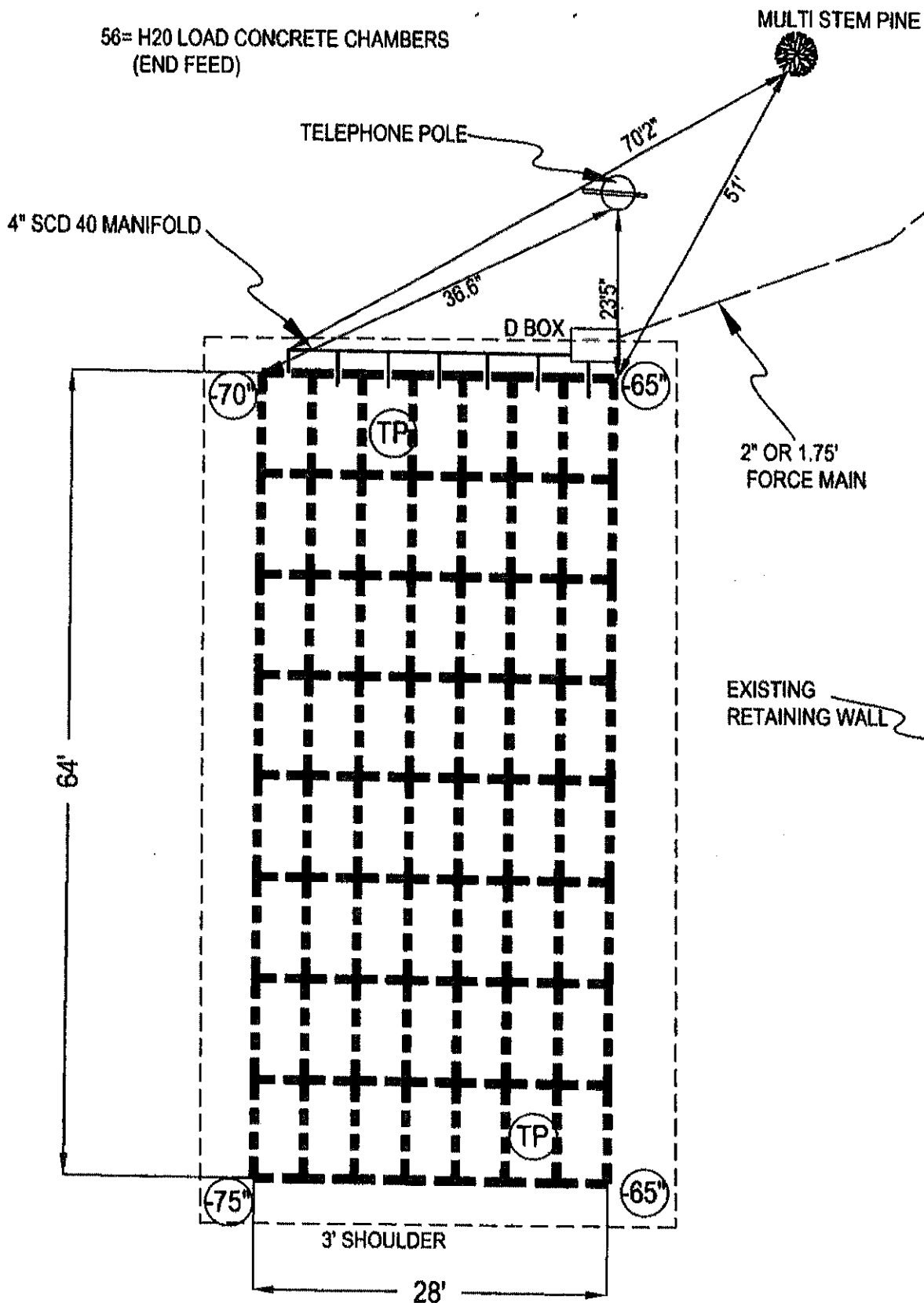
Street, Road, Subdivision
480 Roosevelt Trail

Owner or Applicant Name

Camper World

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale - 1" = 20'



Site Evaluator/Signature

410

SE #

8-18-2024

Date

Page 4 of 4

UWP 200 Rev. 10/03

**Town of Windham,
ME**

8 School Road
Windham, ME 04062

Ph: (207) 894-5900

Commercial - SSWW

#24-001381

Project Description: Replacement system field only - using
existing tanks

Issued on: 08/19/2024 at 1:52 PM by: Code Desk



ADDRESS

480 Roosevelt Trl.
Windham, ME 04062

LEGAL

Blk 1 Lot A

PERMIT HOLDER

Camping World Holdings
(207) 892-8308

OWNERS

- Camping World
Holdings
(207) 892-8308

INSPECTIONS

2

- | | |
|-----------------------|-----------------------|
| 1. Horizon Inspection | 2. Septic Field Final |
|-----------------------|-----------------------|

INFORMATION FIELDS

Commercial SSWWS SSWWS.pdf

FEE	TOTAL	PAID	DUE
SSWW - Disposal Field (Non Eng) - State	\$ 37.50	\$ 37.50	\$ 37.50
SSWW - Disposal Field (Non Eng) - Town	\$ 112.50	\$ 112.50	\$ 112.50
SSWW - Town Surcharge	\$ 25.00	\$ 25.00	\$ 25.00
TOTALS	\$ 175.00	\$ 175.00	\$ 0.00

- 1) All work must be done in compliance with the 2009 International Building Code.
- 2) A copy of the signed permit and approved plans must be on site at all times.
- 3) The project address must be clearly posted at the job site.

Camping World's Maine LLC Standing



MAINE

Department of the Secretary of State
Bureau of Corporations, Elections and Commissions

Corporate Name Search

Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: Fri Jan 17 2025 14:41:50. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
CAMPING WORLD RV SALES, LLC	20211078FC	LIMITED LIABILITY COMPANY DOING BUSINESS IN MAINE	GOOD STANDING

Qualification Date	Expiration Date	Jurisdiction
02/25/2021	N/A	MINNESOTA

Other Names	(A=Assumed ; F=Former)
CAMPING WORLD RV SALES	A

Principal Home Office Address

Physical

2 MARRIOTT DRIVE
LINCOLNSHIRE, IL 60069

Mailing

2 MARRIOTT DRIVE
LINCOLNSHIRE, IL 60069

Clerk/Registered Agent

Physical

C T CORPORATION SYSTEM
3 CHASE AVENUE
AUGUSTA, ME 04330

Mailing

C T CORPORATION SYSTEM
3 CHASE AVENUE
AUGUSTA, ME 04330

New Search

Click on a link to obtain additional information.

List of Filings

[View list of filings](#)

Obtain additional information:

Certificate of Existence (Good Standing) [\(more info\)](#)

[Short Form without amendments \(\\$30.00\)](#)

Certificate of Legal Existence ([more info](#))

[Short Form without amendments \(\\$30.00\)](#)

You will need Adobe Acrobat version 3.0 or higher in order to view PDF files.
If you encounter problems, visit the [troubleshooting page](#).

If you encounter technical difficulties while using these services, please contact the [Webmaster](#). If you are unable to find the information you need through the resources provided on this web site, please contact the Division of Corporations, UCC & Commissions Reporting and Information Section at 207-624-7752 or [e-mail](#).

© Department of the Secretary of State

Maine DEP Minor Amendment Application

Michael Warntjes

From: DEP, Land Application <DEP.LandApplication@maine.gov>
Sent: Wednesday, January 29, 2025 8:14 AM
To: Jessica Rodriguez
Subject: RE: Windham - Camping World - Minor Amendment Submittal

{EXTERNAL EMAIL}

Thank you! Received. This is the format for future submissions.

From: Jessica Rodriguez <jessica.rodriguez@ExcelEngineer.com>
Sent: Wednesday, January 29, 2025 9:03 AM
To: DEP, Land Application <DEP.LandApplication@maine.gov>
Subject: RE: Windham - Camping World - Minor Amendment Submittal

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Morning,

Please accept attached documents. Please reply if received.

The sotrmwater report was too large to attach – it can be accessed here:
<https://studio.bluebeam.com/share/7khxidsxfjfguy>

All documents can be downloaded here if the attachments do not work:
<https://studio.bluebeam.com/share/rdhnios2fqf2up>

Thank you,
Jessica Rodriguez
Civil Project Assistant



Excel Engineering
100 Camelot Drive
Fond du Lac, WI 54935
Direct: 920.322.1574
www.excelengineer.com

From: DEP, Land Application <DEP.LandApplication@maine.gov>
Sent: Wednesday, January 29, 2025 6:52 AM
To: Jessica Rodriguez <jessica.rodriguez@ExcelEngineer.com>
Subject: RE: Windham - Camping World - Minor Amendment Submittal

{EXTERNAL EMAIL}

This file cannot be opened . Please send all as PDFs in ONE e-mail.

Thank you.

From: Jessica Rodriguez <jessica.rodriguez@ExcelEngineer.com>

Sent: Monday, January 27, 2025 1:02 PM

To: DEP, Land Application <DEP.LandApplication@maine.gov>

Cc: Grant Duchac <grant.duchac@excelengineer.com>; Michael Warntjes <michael.warntjes@ExcelEngineer.com>; Matt Mrochinski <matt.mrochinski@excelengineer.com>; Lisa Van Handel <lisa.vanhandel@excelengineer.com>; Amanda Preisler <amp@wilkusarch.com>; Chris Walters <cwalters@dbsg.com>; jstefferud@dbsg.com; mSedlacek@dbsg.com; Paul Birdsall <paul.birdsall@campingworld.com>; Casey Smith <casey.smith@campingworld.com>

Subject: Windham - Camping World - Minor Amendment Submittal

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Please accept the Minor Amendment submittal documents at the link below for review and approval for the Camping World project in Windham. Fee will be shipped to your attention.

<https://studio.bluebeam.com/share/37h2i5s4feh3cm>

Please respond confirming receipt of this email and that you have been able to open the above link. If you have any questions or require additional information, please let us know.

Thank you,

Jessica Rodriguez

Civil Project Assistant



Excel Engineering
100 Camelot Drive
Fond du Lac, WI 54935
Direct: 920.322.1574
www.excelengineer.com

Project Team Resumes





Always a
Better Plan

EXCEL **ENGINEERING**

YOUR TRUSTED PARTNER FOR CIVIL ENGINEERING

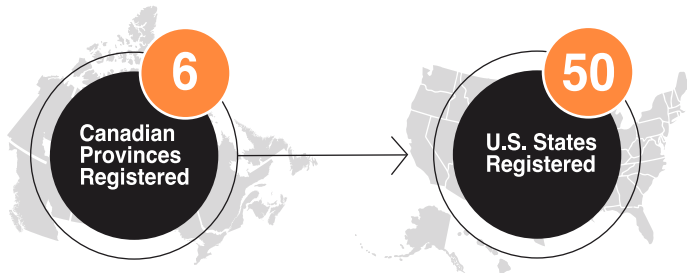
WHO WE ARE

Excel is an employee-owned, full-service architecture and engineering firm located in Fond du Lac, WI. We bring visions to life by providing high-quality, integrated plans for clients across North America.

With a reputation for having the best construction plans in the industry, our staff is known for humility and attention to detail. We understand the challenges you face and work in a team-oriented environment to make sure design and construction go as smoothly as possible.

330 • Architects
• Engineers
• Associates

1.8 Billion Dollars
in Annual
Construction Projects



HOW WE DO IT

- Design - Bid - Build
- Design - Build (Partner with Contractor)
- Developer-Driven
- Fabrication Drawings (Light Gauge & Precast)

WHAT WE DO

IN-HOUSE DESIGN SERVICES

- Architectural Design
- Civil Engineering
- Environmental Engineering
- Landscape Architecture
- Structural Engineering
- Mechanical Engineering
- Electrical Engineering
- Low Voltage Design
- Plumbing Engineering
- Prefab Design
- Cold-Formed Steel Engineering
- Process Engineering
- Precast Concrete Design
- Structural Glass Engineering
- Interior Design
- Branding & Signage Design

PROFESSIONAL SERVICES

- Programming
- Construction Services
- Detailed Shop Drawings
- Bid Phase Consulting
- Feasibility Studies
- 3D Laser Scanning
- Building System Commissioning
- Master Planning
- Aerial Photography & Videography
- Project Management
- BIM Modeling Services
- Furniture Selections & Procurement



Camping World, DBS Group, Excel Engineering, and Wilkus Architects have teamed up to design and build an RV sales and service center at an existing Camping World site at 480 Roosevelt Trail in Windham, ME. With extensive experience in commercial and retail developments nationwide, the project team has a proven track record of successfully delivering projects from design through construction. Below is a list of projects this team has worked on that are similar in nature to the proposed Camping World Sales and Service Center in Windham, ME.

COMPLETED PROJECTS

CAMPING WORLD – OSHKOSH, WI

13-acre ground-up facility consisting of a 33,000 SF pre-engineered metal building with associated building and site improvements

CAMPING WORLD – GOLDEN, CO

Ground-up service facility consisting of pre-engineered metal building, insulated metal panels, and associated site improvements

CAMPING WORLD – COUNCIL BLUFFS, IA

Ground-up service 15,000 SF facility

CAMPING WORLD – ONALASKA, WI

Conversion of an existing 55,800 SF retail tenant into a Camping World with retail sales and service





ASPEN DENTAL – WATERVILLE, ME

Ground-up dental service building

US CELLULAR STORE – ELLSWORTH, ME

Ground-up retail store and site development improvements

SLEEPY HOLLOW FORD – VIROCQUA, WI

Ground-up dealership consisting of new Ford Sales and Service facility

ST. CROIX TRANSPORTATION FACILITY – HERTEL, WI

Ground-up maintenance facility consisting of precast maintenance shop with supporting office buildout

GRAND DESIGN – GREEN BAY, WI

Interior remodel to align brand specific requirements with Sales and Service additions



PROJECTS IN DESIGN

CAMPING WORLD – NEWPORT NEWS, VA

Ground-up sales and service facility and associated RV inventory parking

CAMPING WORLD AIRSTREAM – ASHLAND, VA

Ground-up Airstream sales and service facility and associated inventory parking



GRANT DUCHAC

Professional Engineer



SR. PROJECT MANAGER

Grant is an engineer and senior project manager in the civil engineering department at Excel. He implements a seamless process for owners, municipalities, and developers to ensure project goals are met within budget and timeline requirements. He coordinates our in-house staff through the entitlement, planning, and construction document phases. Grant strives to maximize development and project potential while navigating local, state, and environmental requirements.

CONTACT



920.322.1681

grant.duchac@excelengineer.com

EDUCATION



B.S., Civil & Environmental Engineering
University of Wisconsin - Madison

SELECT PROJECTS

- Camping World - Multiple Locations
- Veridian Homes Subdivisions - Milwaukee, WI
- Fond du Lac Athletic Complex - Fond du Lac, WI
- Franklin Watermain Extension - Franklin, WI
- Sargento Foods Corporate Campus - Plymouth, WI
- Fond du Lac County Highway Garage - Fond du Lac, WI
- Festival Foods - Multiple Locations
- ICO Trib Public Improvements - Hayward, WI
- Standard Process - Palmyra, WI
- Agropur - Multiple Locations
- Saputo - Multiple Locations

Stormwater Report

Storm Water & Erosion Control Calculations For: **Camping World**

Windham, Maine

Excel Job #240174100

January 27, 2025
REVISED February 18, 2025
REVISED March 14, 2025

Table of Contents

0.0	Introduction	1
0.1	Existing Conditions	1
0.2	Proposed Project Overview	1
1.0	Design Criteria	1
1.1	Soils	1
1.2	Rainfall Data	2
2.0	Stormwater Management Requirements	2
2.1	Peak Discharge	2
2.2	Stormwater Quality	2
3.0	Storm Sewer Design	3
3.1	Emergency Overflow Route	3
4.0	Erosion Control	3

Appendices

Appendix A: Pre-Development Basin Area(s)
Appendix B: Post Development Basin Area(s)
Appendix C: Peak Discharge Calculations
Appendix D: Web Soil Survey Map
Appendix E: Geotechnical Report & Stormwater Soil Evaluation
Appendix F: Storm Sewer Basin Map
Appendix G: Storm Sewer TR-55 Calculations
Appendix H: Storm Sewer Manning's Spreadsheet
Appendix I: Stormwater Treatment Requirement Map
Appendix J: Stormwater Treatment Map
Appendix K: Contech Jellyfish Filter Specifications
Appendix L: 2021 Project Plans & Stormwater Calculations
Appendix M: Post Construction Operation and Maintenance Plan

0.0 Introduction

0.1 Existing Conditions

The proposed development is located on the south side of Roosevelt Trail (Route 302) in the Town of Windham, Maine. The project site is bound by commercial property to the east and west, and a wooded lot to the south. The existing site currently contains a Camping World sales building and a service building. The site currently drains to several filter basins and a wet pond on-site before being released off-site to the east.

The existing site can be seen in Appendix A.

- Property Area: 15.47 acres

0.2 Proposed Project Overview

The proposed project will include demolishing the existing sales building as well as a portion of the existing service building. A proposed sales and service building will be added on to the remaining service building. Customer parking as well as RV drop-off/pick-up stalls will be located to the north of the proposed building adjacent to Roosevelt Trail. There will be RV inventory parking behind the proposed building, consistent with the existing site. The proposed development will use a combination of sheet draining and inlets to drain stormwater and maintain the existing drainage basins associated with each respective filter basin or wet pond on site. The stormwater management filter basins and wet pond will reduce peak flows and treat stormwater to meet local and state requirements consistent with the existing site.

The proposed site can be seen in Appendix B.

- Disturbed Area: 5.82 acres

1.0 Design Criteria

1.1 Soils

Soil characteristics were determined using the web soil survey. See Table 1 for a summary of the soils and hydrologic ratings indicated by the web soil survey and Appendix D for web soil survey map.

Table 1: Web Soil Survey

MAP SYMBOL	SOIL TYPE	HYDROLOGIC RATING
BuB	Lamoine silt loam	C/D
WmB	Windsor loamy sand	A
DeB	Deerfield loamy sand	A

Thirteen (13) soil borings were completed for the project site. The complete geotechnical investigation with boring logs can be seen in Appendix E.

1.2 Rainfall Data

NOAA Atlas 14, Town of Windham rainfall depths with a type III, distribution was used for stormwater calculations.

Table 2: NOAA Atlas 14 24-hour Rainfall Depth

DESIGN STORM	RAINFALL DEPTH (INCHES)
1-YEAR	2.50
2-YEAR	3.10
5-YEAR	3.90
10-YEAR	4.60
25-YEAR	5.80

2.0 Stormwater Management Requirements

2.1 Peak Discharge

Town of Windham/Maine DEP- Maintain or reduce the 1-yr, 2-yr, 5-yr, 10-yr, 25-yr, 24 hour post development peak runoff discharge rates to the 1-yr, 2-yr, 5-yr, 10-yr, 25-yr, 24 hour pre development peak runoff discharge rates respectively.

Proposed drainage basins and patterns will remain consistent with the existing condition.

See Appendix A and B for drainage basin maps and Appendix C for the HydroCAD peak flow calculations comparing the existing and proposed drainage basins. The post development basin map in Appendix B shows the peak flow rates for the 25-year storm to prove flooding compliance.

Therefore, peak discharge requirements are met.

2.2 Stormwater Quality

Town of Windham – The site was improved in 2021 with expanded gravel RV inventory parking. This previous expansion project included constructing three filter basins and a wet pond to meet stormwater treatment requirements. These stormwater facilities treated 99% of the new impervious area, which was over the 95% requirement for the new pavement areas.

The stormwater runoff generated from the front automobile parking lot is currently not treated. The proposed project will include the front parking area, which triggers stormwater treatment requirements for redevelopment. However, a portion of this parking area will be considered routine maintenance (maintaining the existing pavement line and grade), and therefore this area is exempt from the redevelopment stormwater requirements.

The paved automobile parking area that is considered redevelopment requires 50% treated area per Maine DEP Chapter 500 redevelopment requirements. A Contech “Jellyfish Filter” is proposed to treat and filter the runoff from a portion of the front parking area.

See Appendix I for a map showing which areas are redevelopment and which areas are routine maintenance. This map also provides a calculation of the impervious treated area required.

See Appendix J for a map of all treated impervious areas. A summary is provided in Table 3 below.

Table 3: Stormwater Quality Summary

IMPERVIOUS TREATMENT AREA REQUIRED (SQUARE FEET)	IMPERVIOUS TREATMENT AREA PROVIDED (SQUARE FEET)
319,207	326,220

Therefore, stormwater quality requirements are met.

3.0 Storm Sewer Design

All storm sewer has been designed to convey the 10-year 24-hour post development storm.

See Appendix F, Appendix G, and Appendix H for pipe drainage areas and pipe sizing calculations.

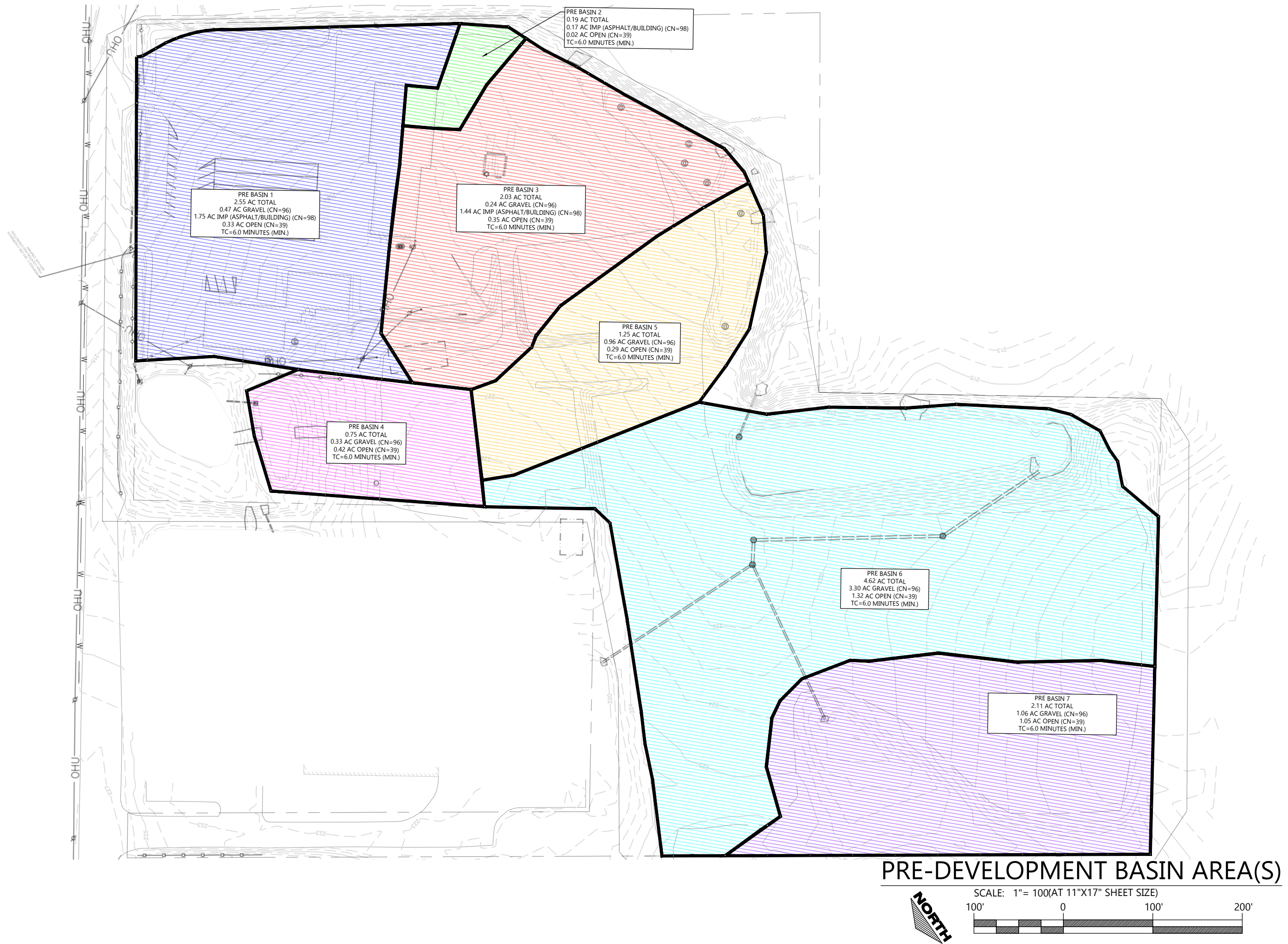
3.1 Emergency Overflow Route

There are two emergency overflow routes, with one to the south of the proposed building and one to the north of the proposed building, over the paved RV inventory parking, and to the northeast over the curb and gutter and into the ditch along Roosevelt Trail. Maximum ponding onsite will be 4” in drive aisles and 4” in parking stalls.

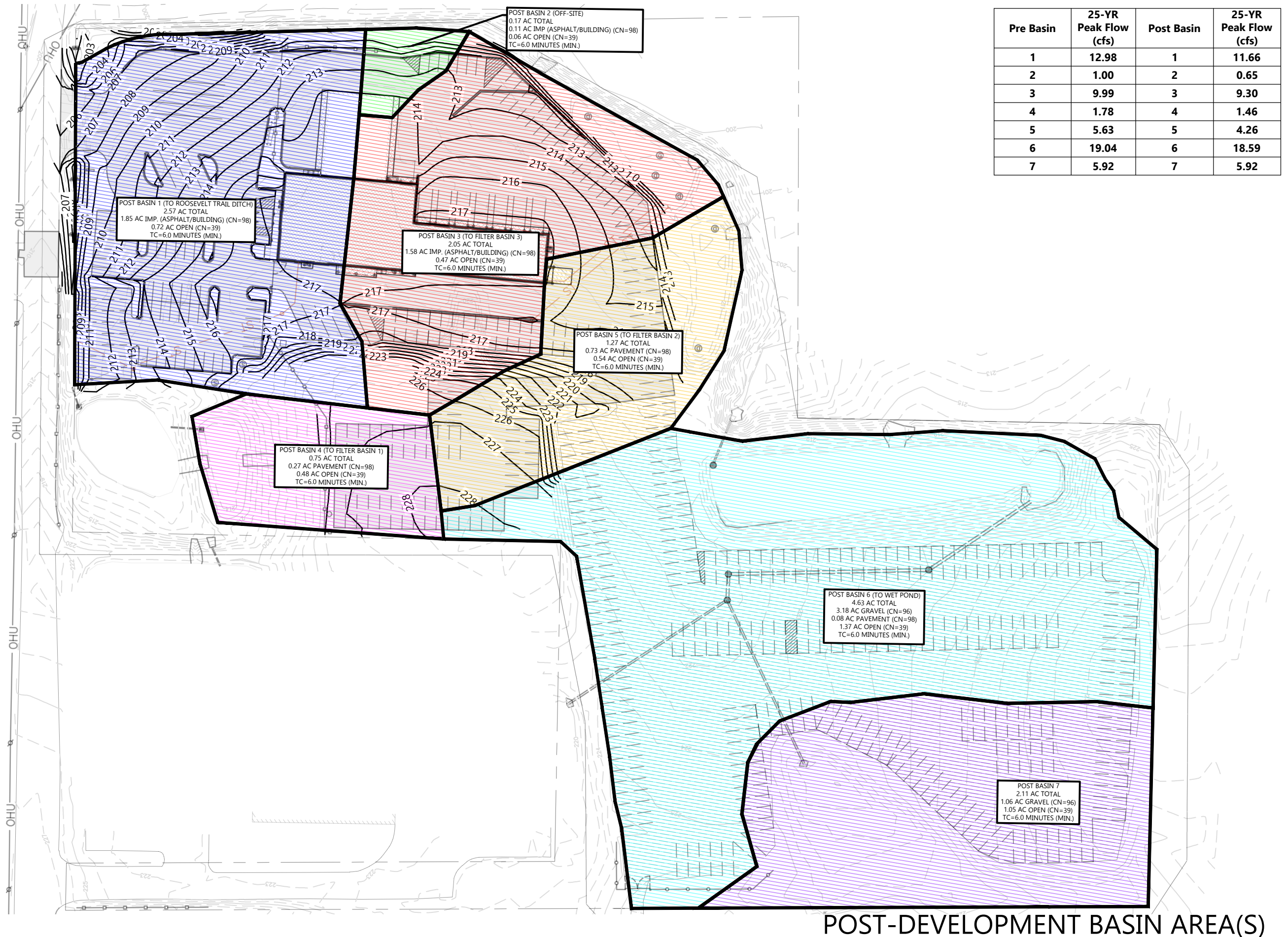
4.0 Erosion Control

The erosion control specifications, construction sequence, site stabilization notes, seeding notes, dewatering notes, and post construction and maintenance plan will be included on sheet C0.2 of the construction plan set.

Appendix A: Pre-Development Basin Area(s)

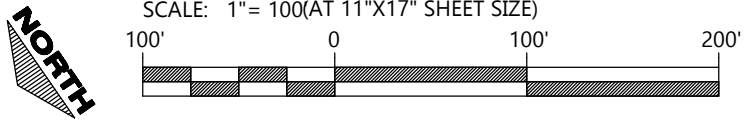


Appendix B: Post Development Basin Area(s)



Pre Basin	25-YR Peak Flow (cfs)	Post Basin	25-YR Peak Flow (cfs)
1	12.98	1	11.66
2	1.00	2	0.65
3	9.99	3	9.30
4	1.78	4	1.46
5	5.63	5	4.26
6	19.04	6	18.59
7	5.92	7	5.92

POST-DEVELOPMENT BASIN AREA(S)



Appendix C: Peak Discharge Calculations

Pre-Development



Pre Basin 1



Pre Basin 2



Pre Basin 3



Pre Basin 4



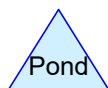
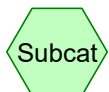
Pre Basin 5



Pre Basin 6



Pre Basin 7



Routing Diagram for 240174100 HydroCAD

Prepared by Excel Engineering, Printed 3/14/2025

HydroCAD® 10.20-5c s/n 01178 © 2023 HydroCAD Software Solutions LLC

240174100 HydroCAD

Prepared by Excel Engineering

Printed 3/14/2025

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Page 2

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-YR	Type III 24-hr		Default	24.00	1	2.60	2
2	2-YR	Type III 24-hr		Default	24.00	1	3.10	2
3	5-YR	Type III 24-hr		Default	24.00	1	3.90	2
4	10-YR	Type III 24-hr		Default	24.00	1	4.60	2
5	25-YR	Type III 24-hr		Default	24.00	1	5.80	2

240174100 HydroCAD

Prepared by Excel Engineering

Printed 3/14/2025

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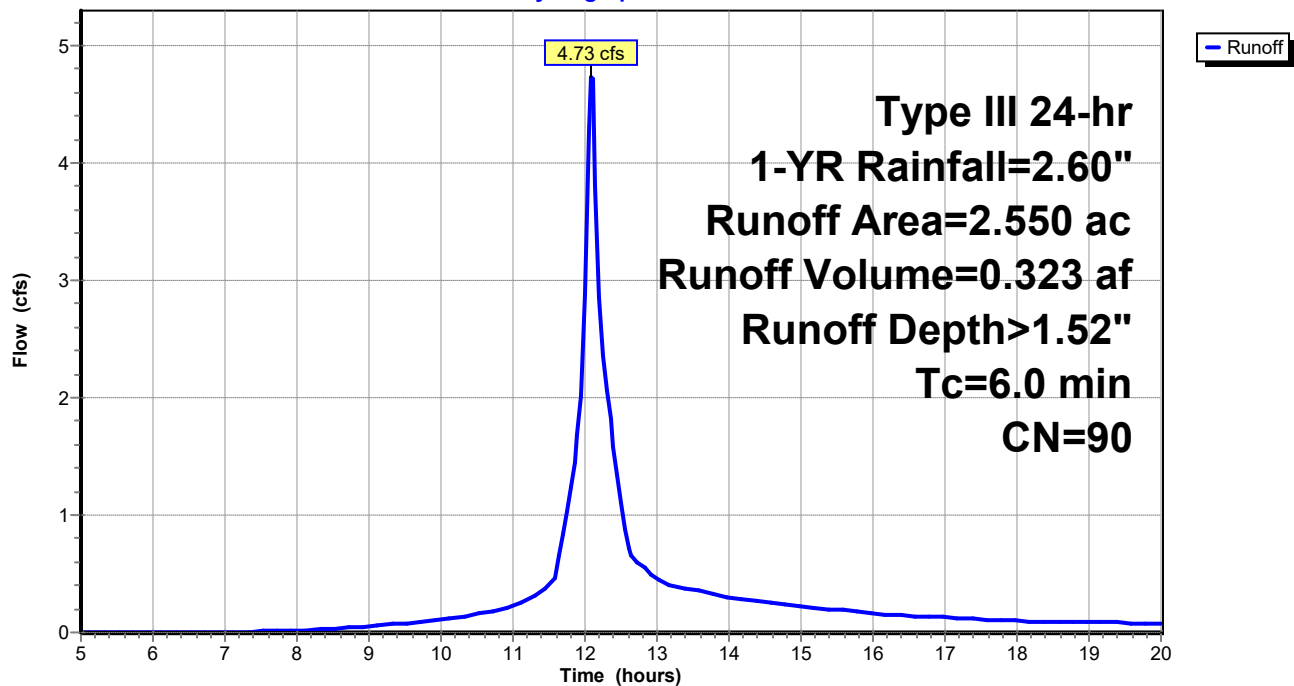
Page 3

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
3.360	98	(1S, 2S, 3S)
3.780	39	>75% Grass cover, Good, HSG A (1S, 2S, 3S, 4S, 5S, 6S, 19S)
6.380	96	Gravel surface, HSG A (1S, 3S, 4S, 5S, 6S, 19S)
13.520	81	TOTAL AREA

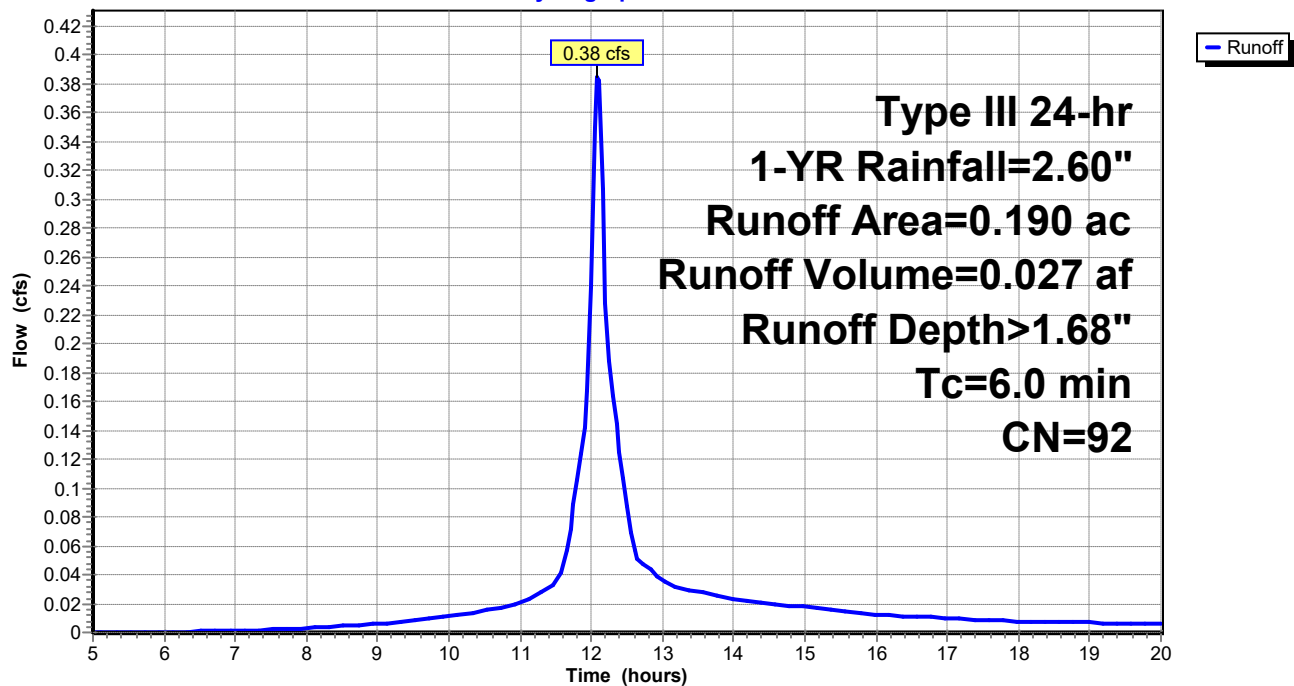
Subcatchment 1S: Pre Basin 1

Hydrograph

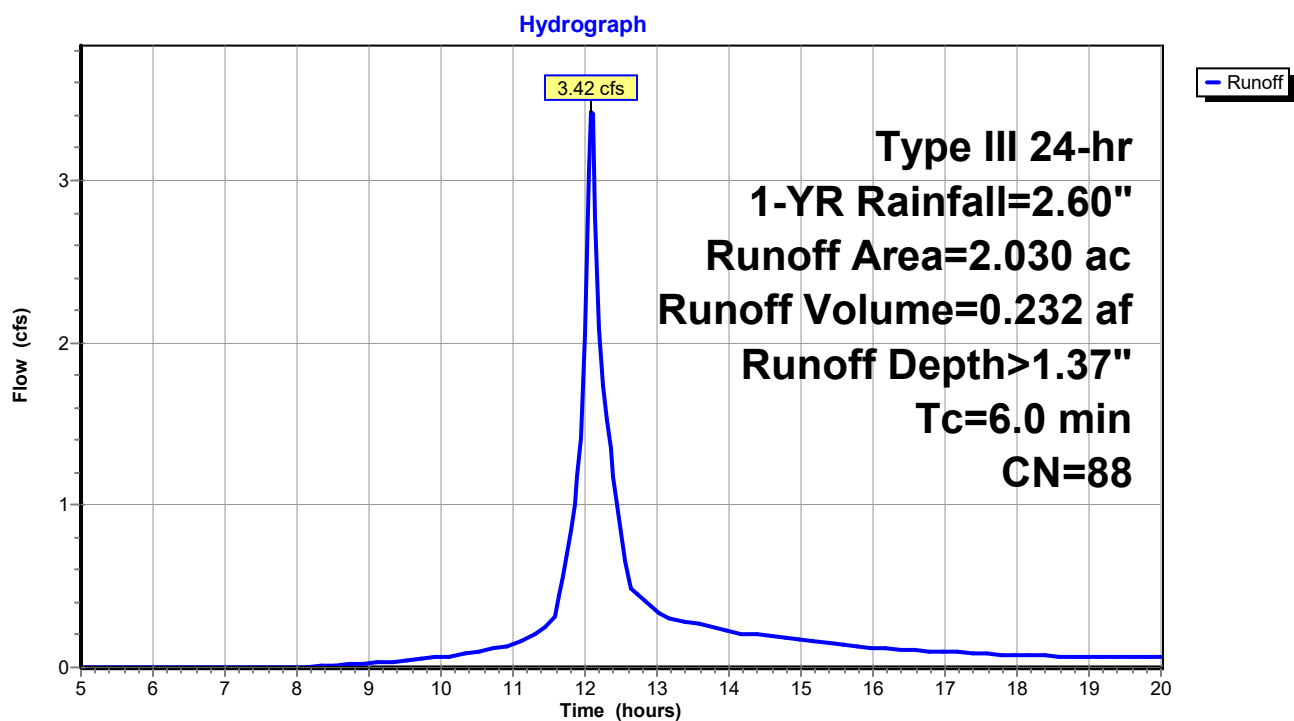


Subcatchment 2S: Pre Basin 2

Hydrograph

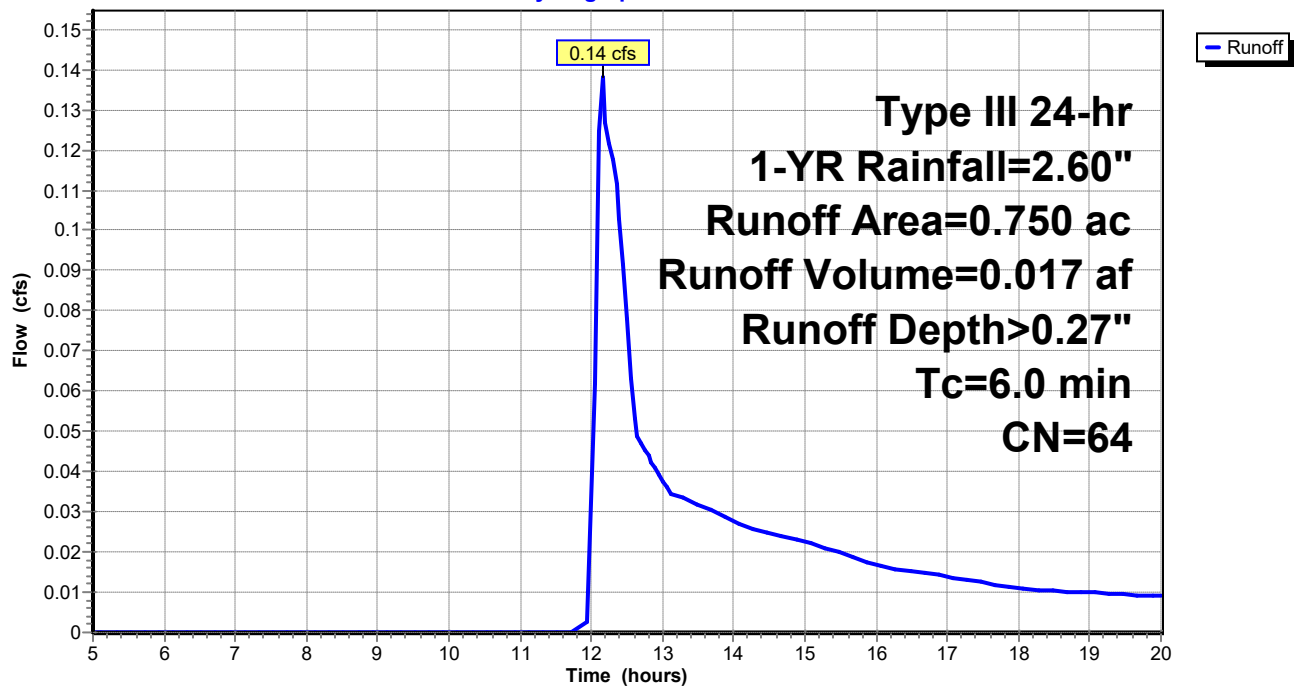


Subcatchment 3S: Pre Basin 3

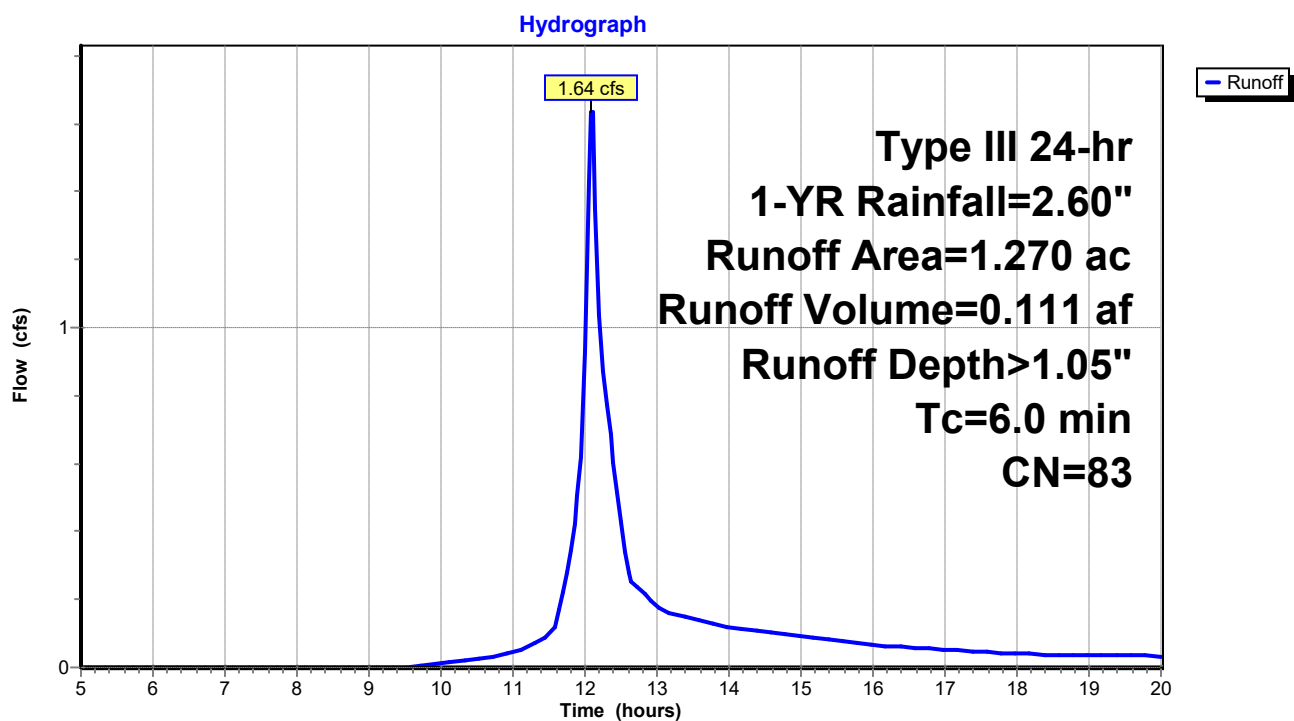


Subcatchment 4S: Pre Basin 4

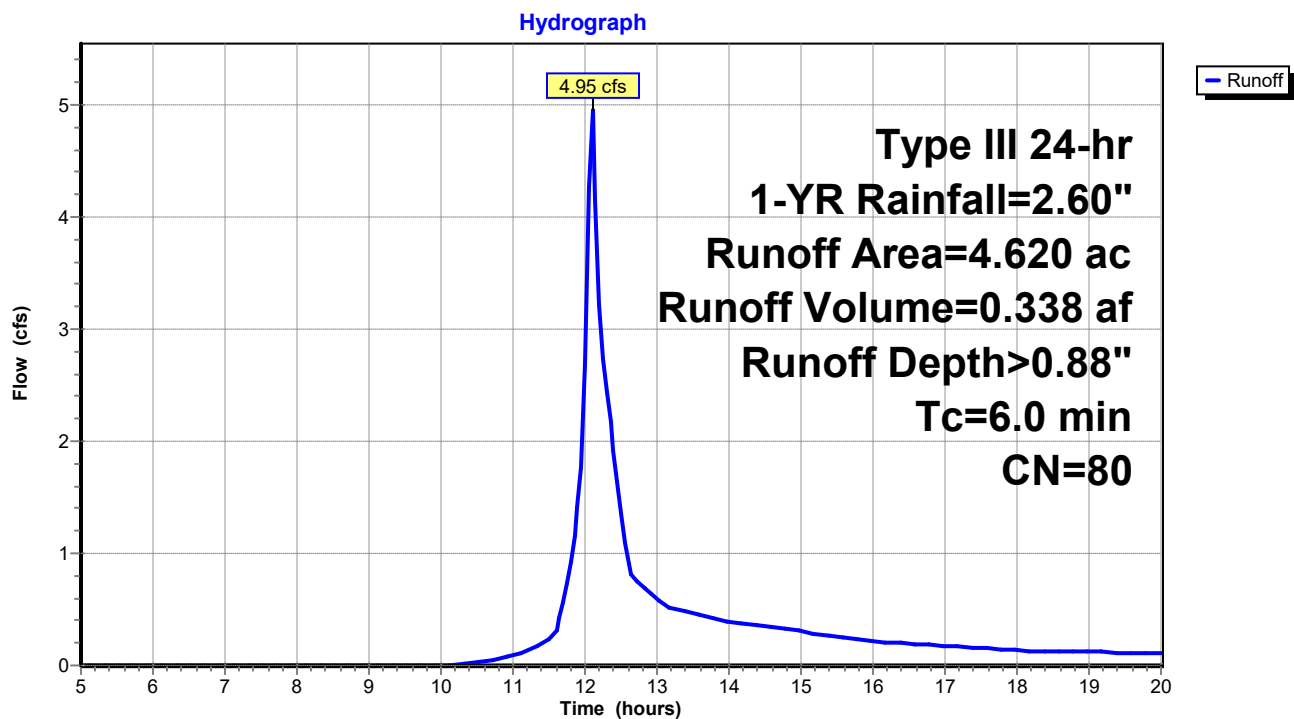
Hydrograph



Subcatchment 5S: Pre Basin 5

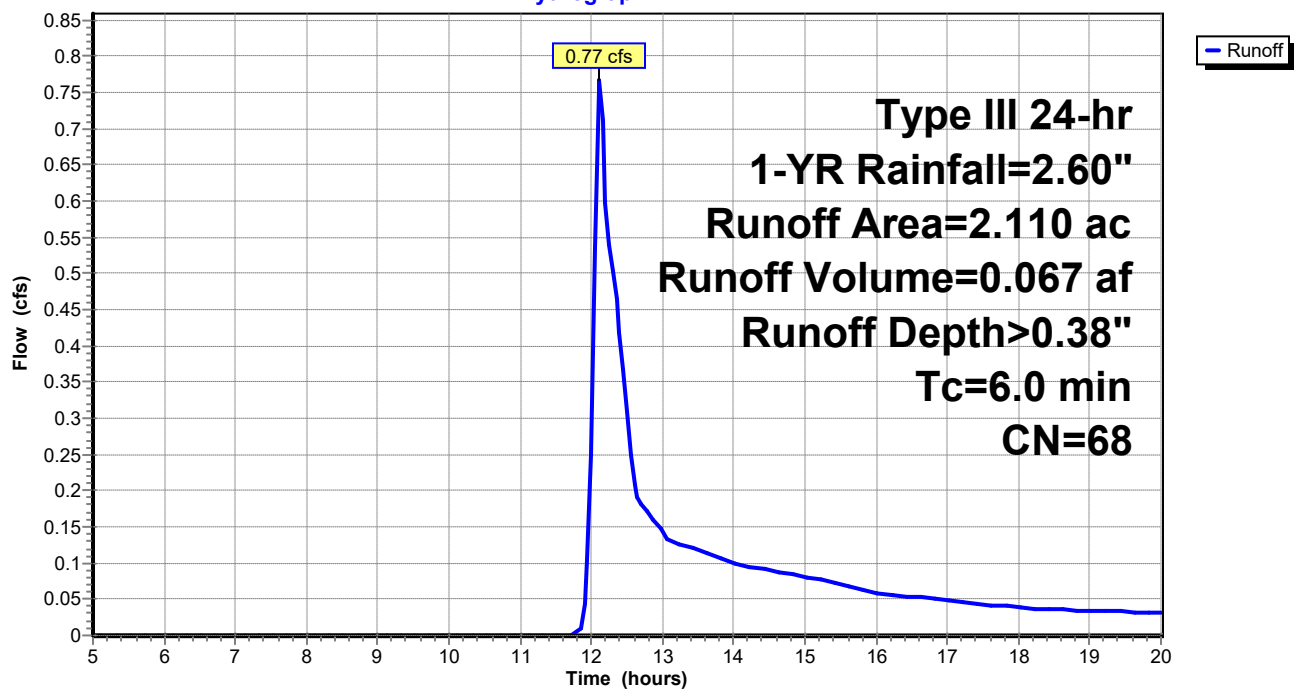


Subcatchment 6S: Pre Basin 6

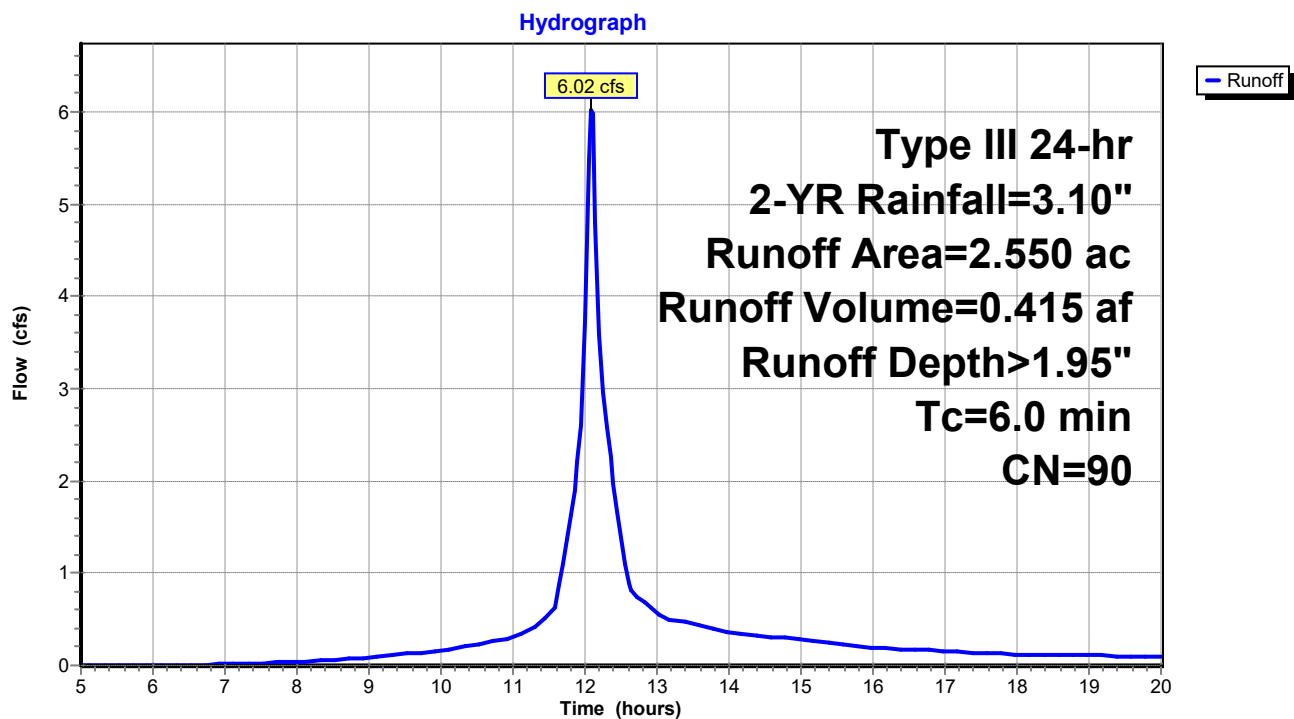


Subcatchment 19S: Pre Basin 7

Hydrograph

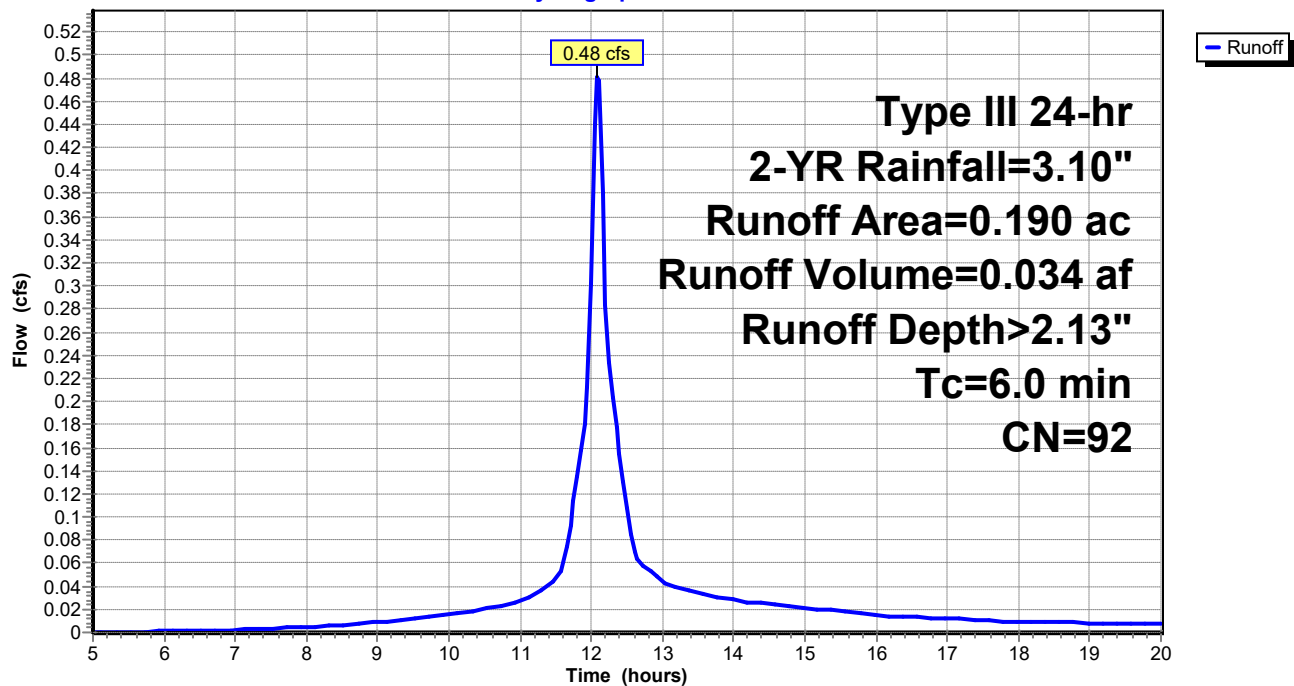


Subcatchment 1S: Pre Basin 1

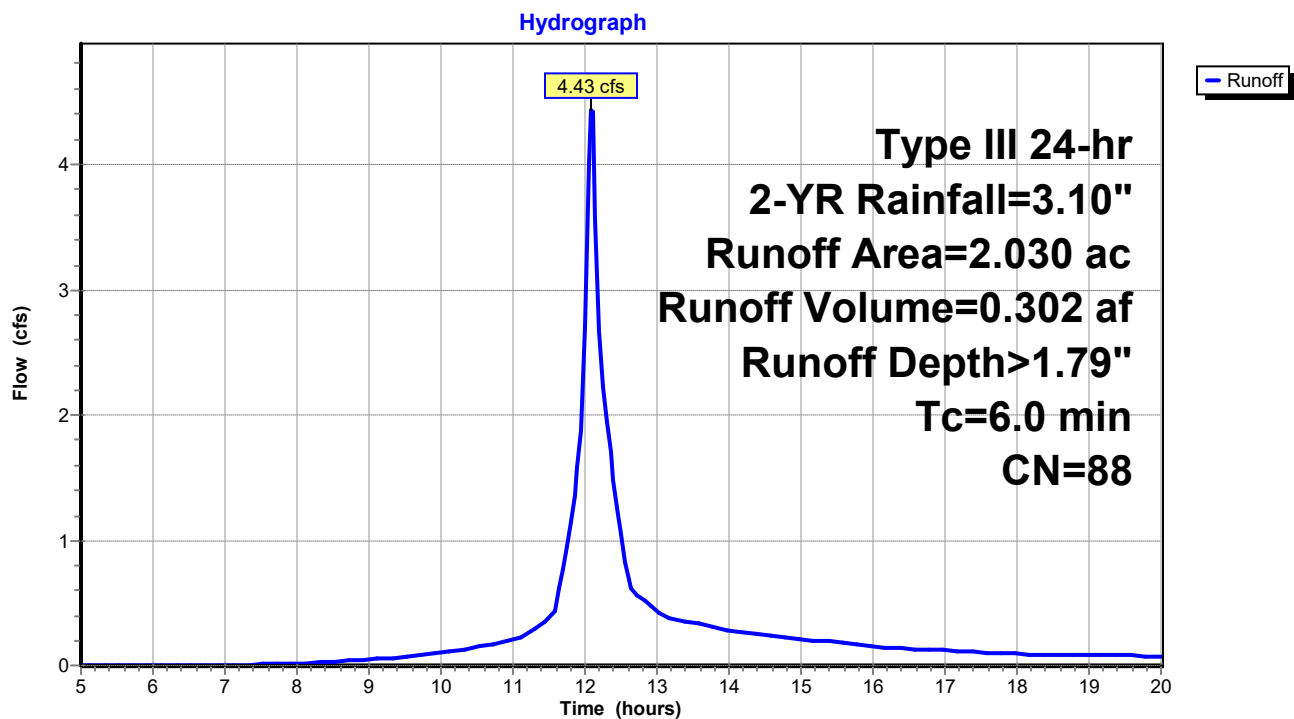


Subcatchment 2S: Pre Basin 2

Hydrograph

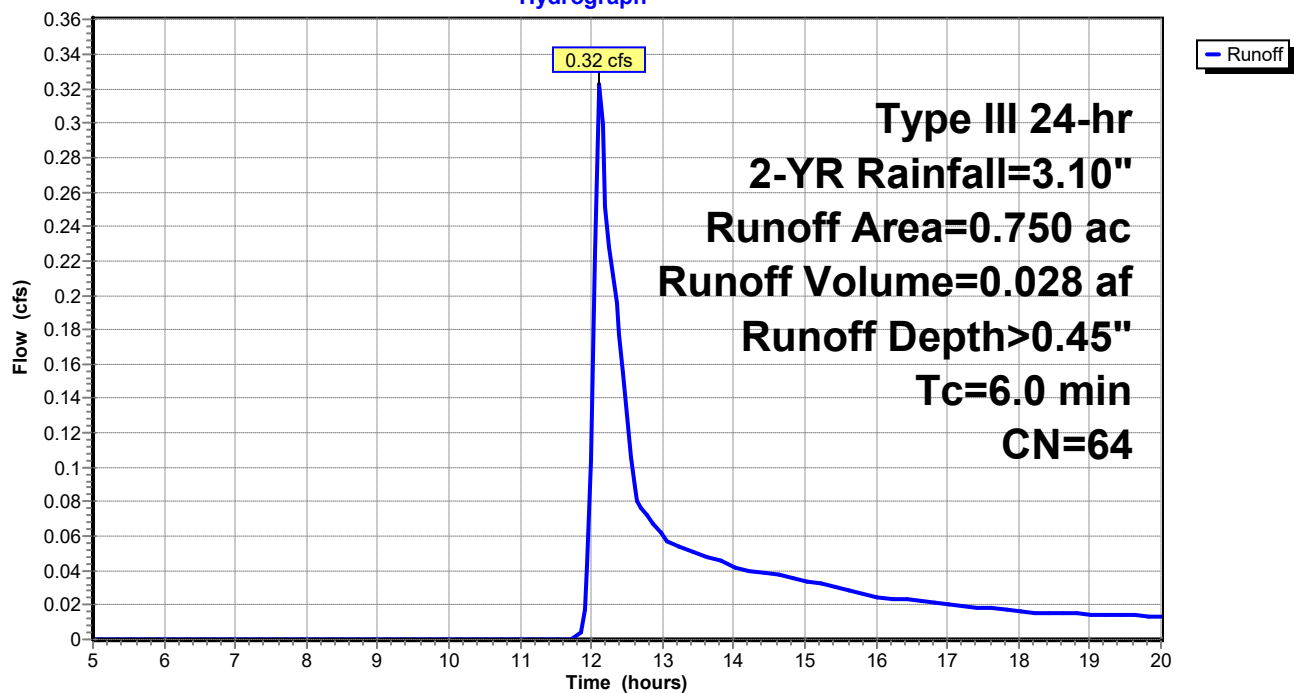


Subcatchment 3S: Pre Basin 3

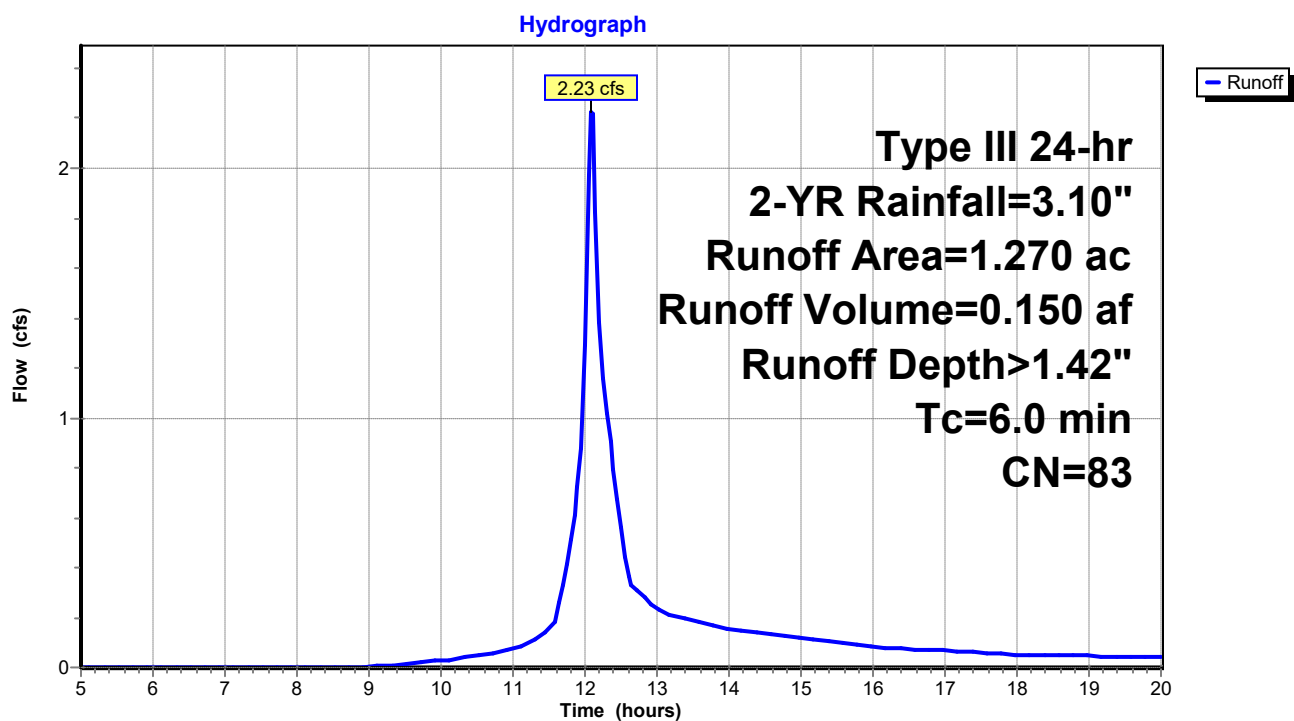


Subcatchment 4S: Pre Basin 4

Hydrograph

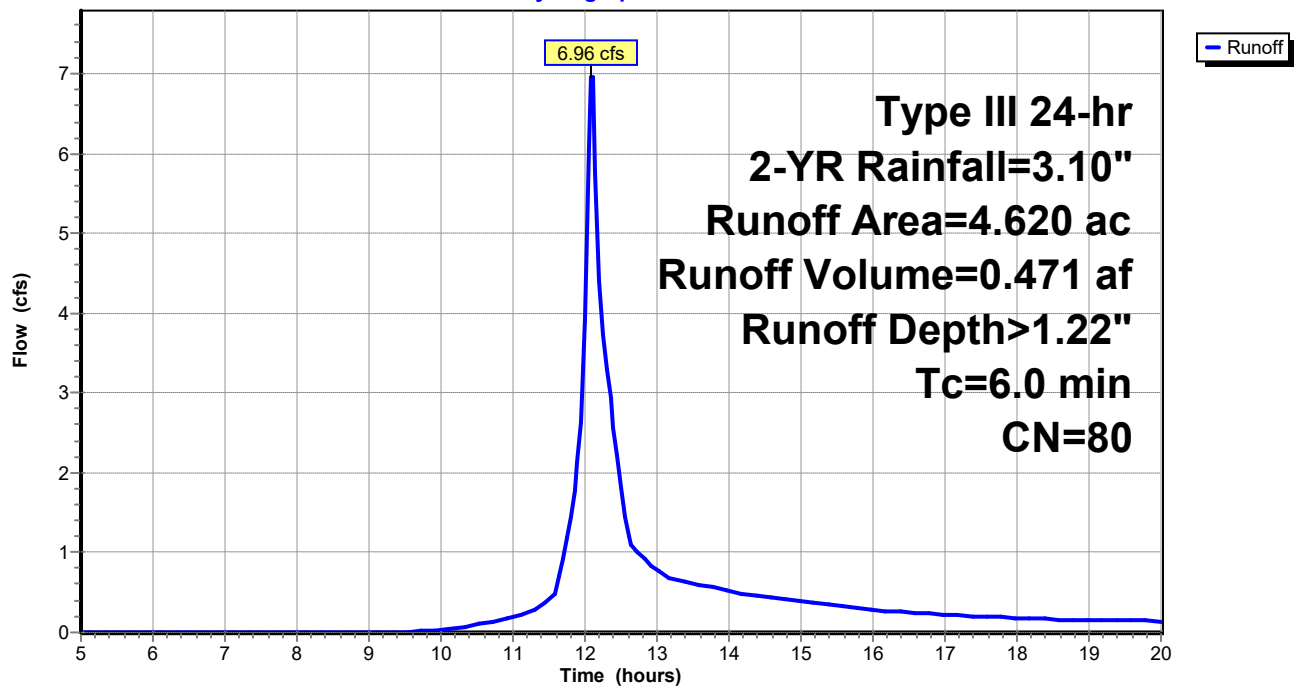


Subcatchment 5S: Pre Basin 5

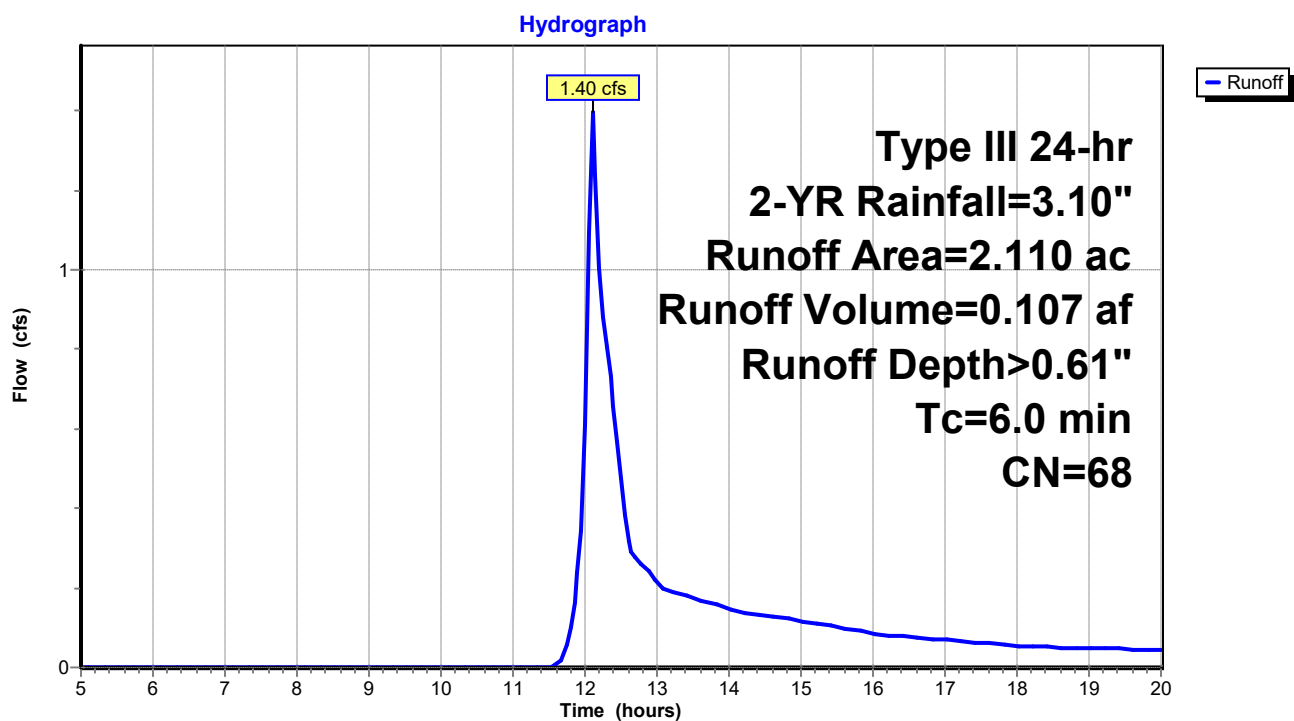


Subcatchment 6S: Pre Basin 6

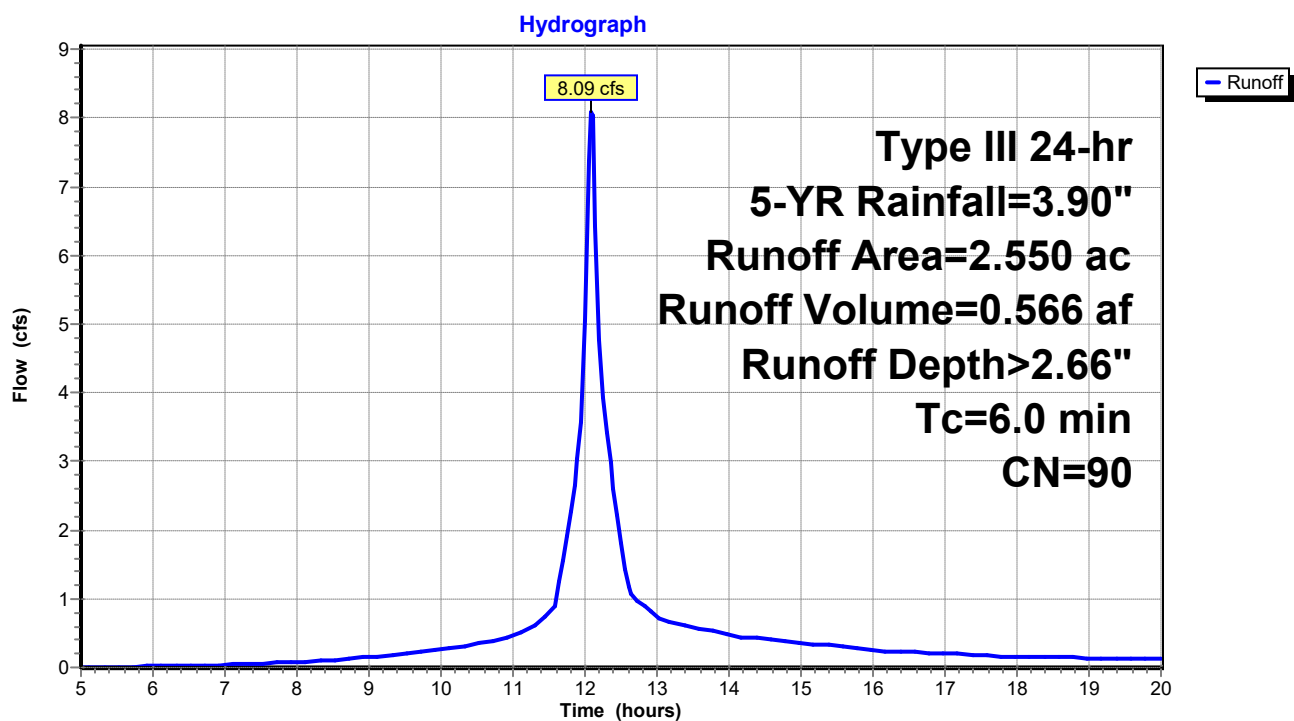
Hydrograph



Subcatchment 19S: Pre Basin 7

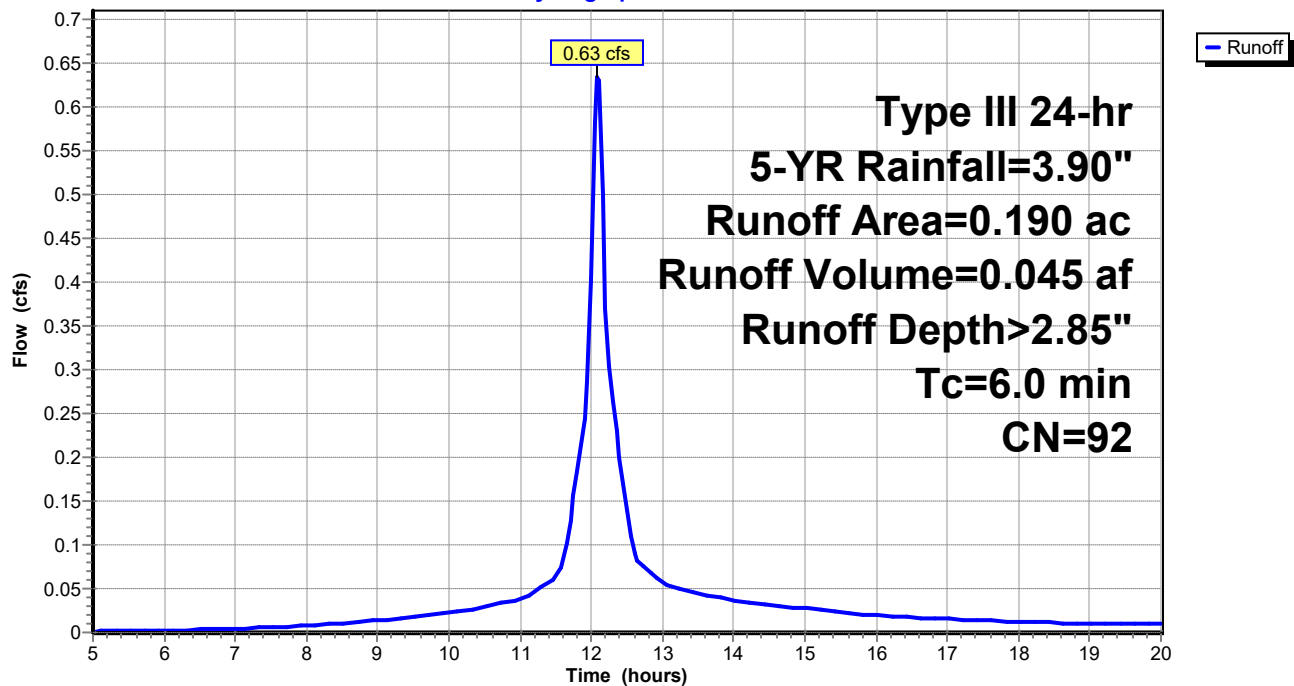


Subcatchment 1S: Pre Basin 1

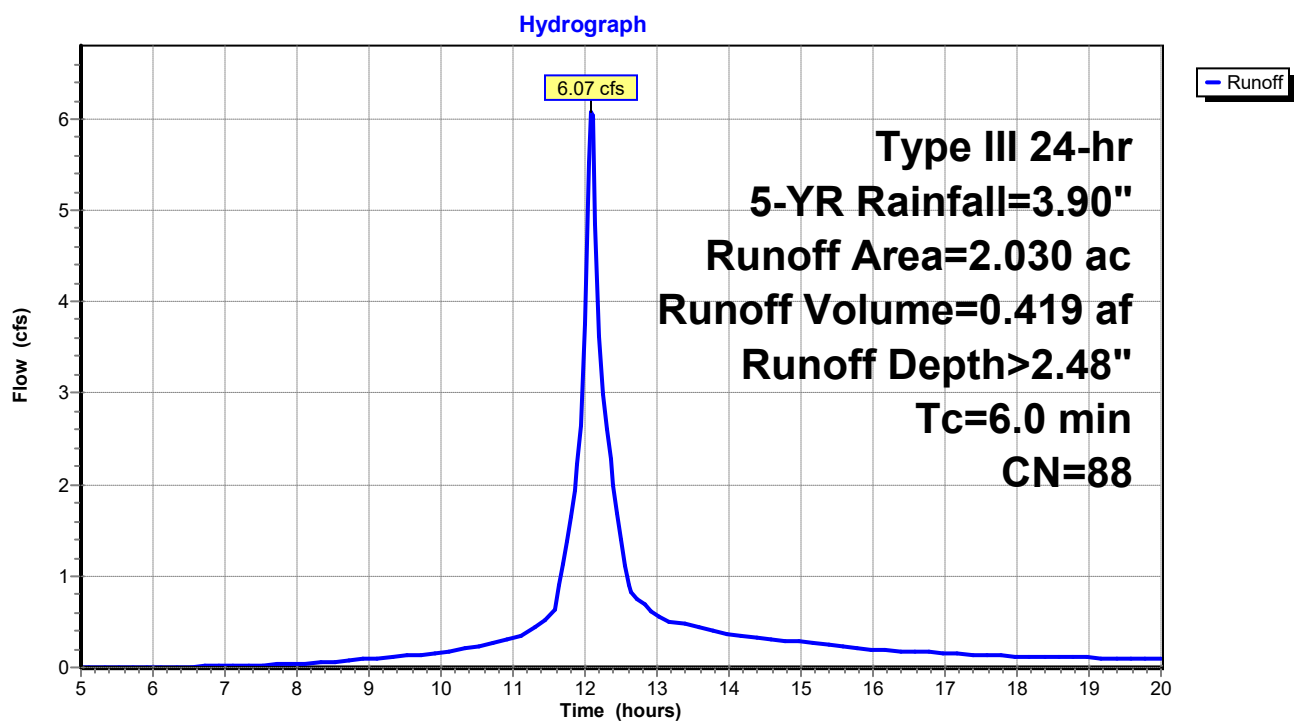


Subcatchment 2S: Pre Basin 2

Hydrograph

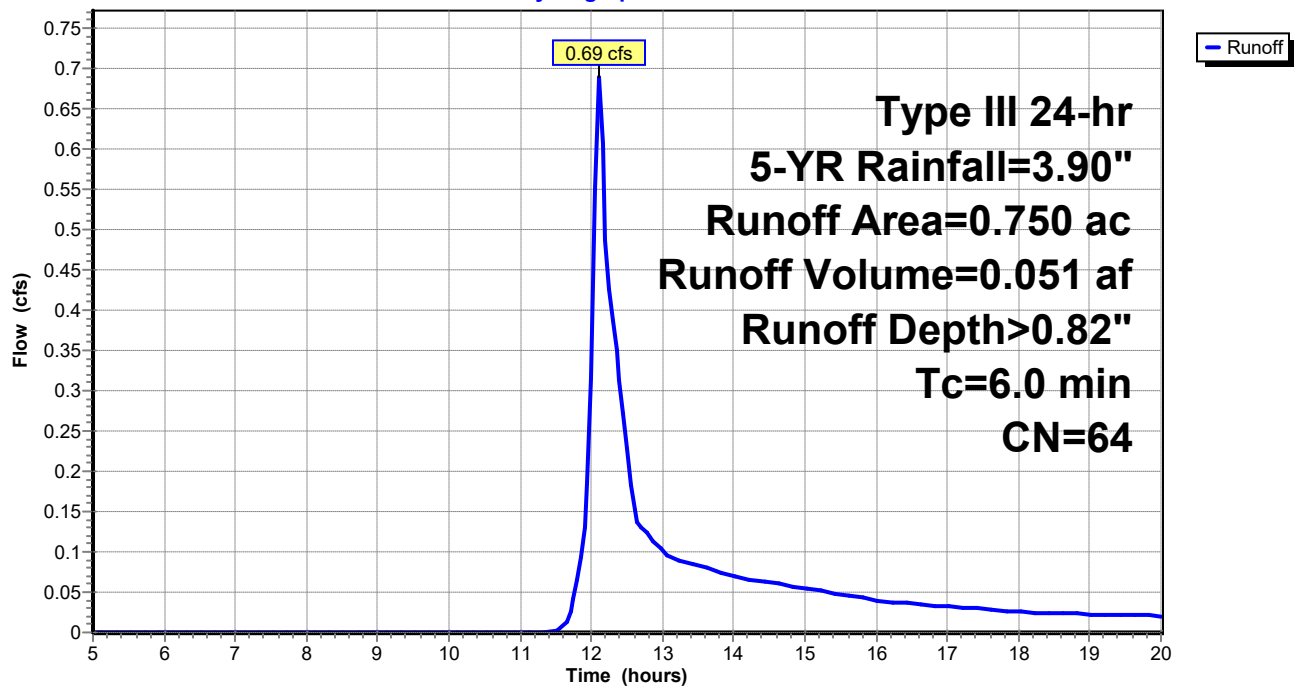


Subcatchment 3S: Pre Basin 3

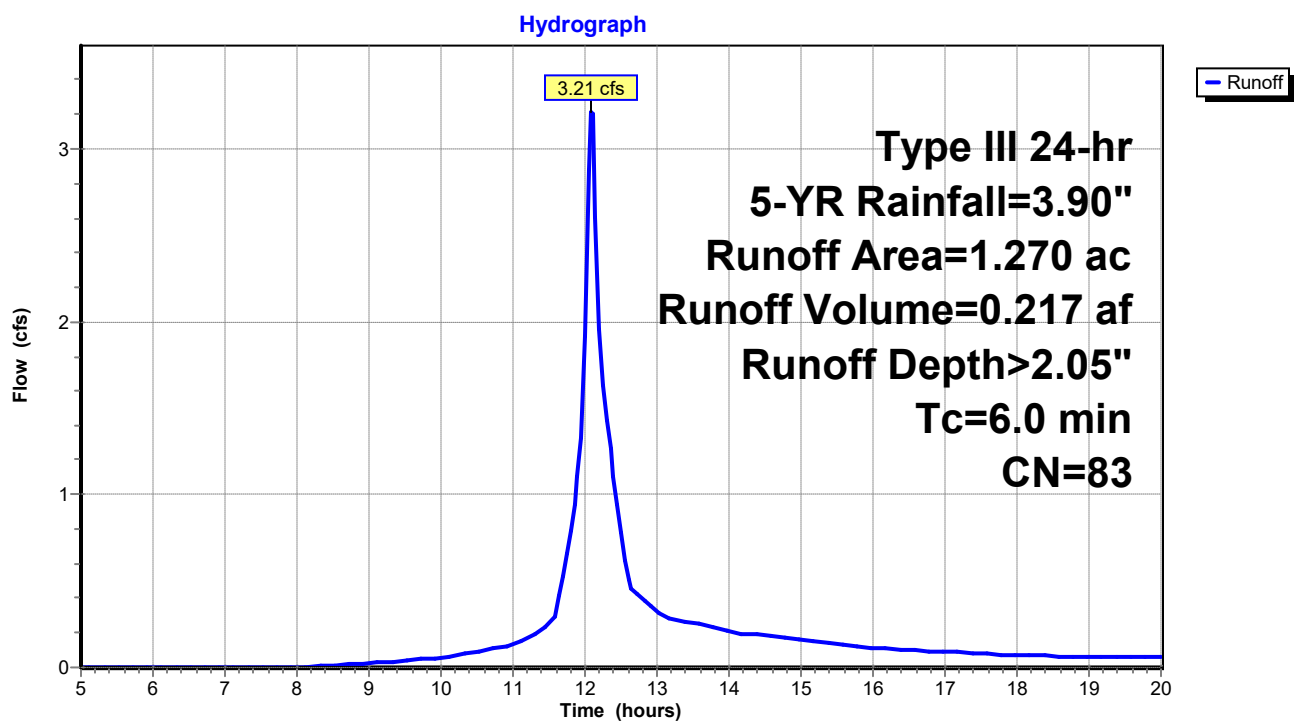


Subcatchment 4S: Pre Basin 4

Hydrograph

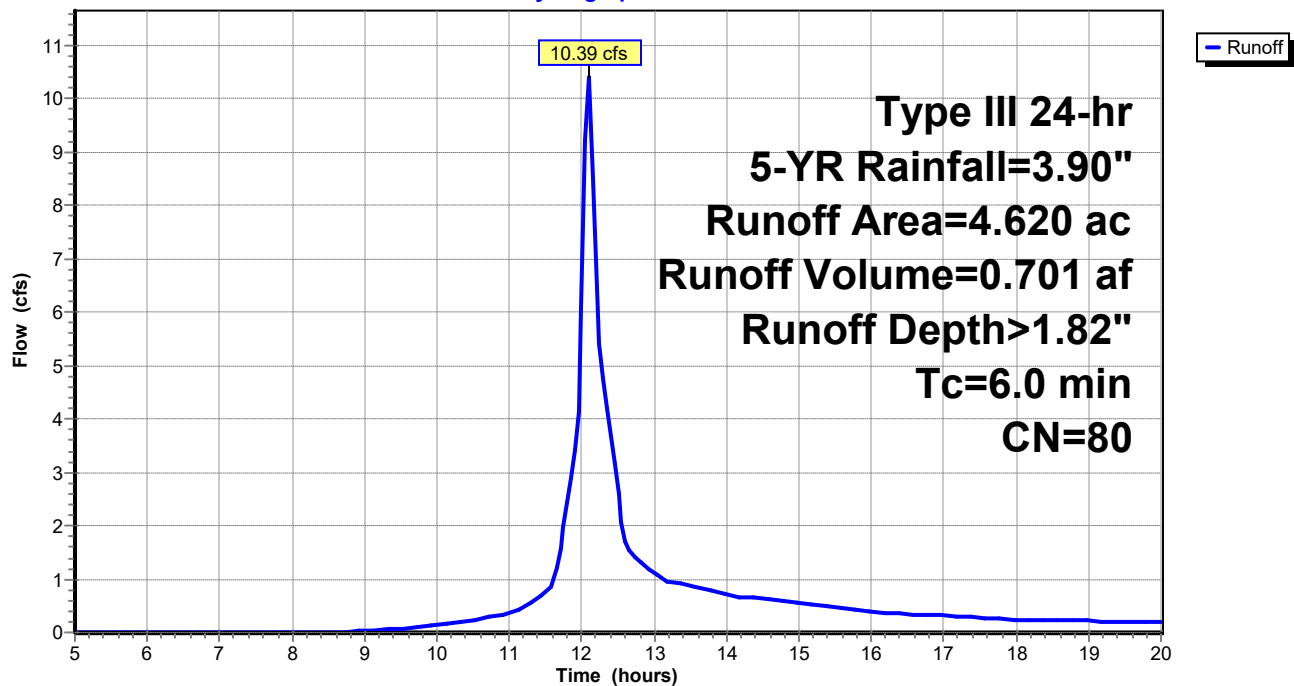


Subcatchment 5S: Pre Basin 5

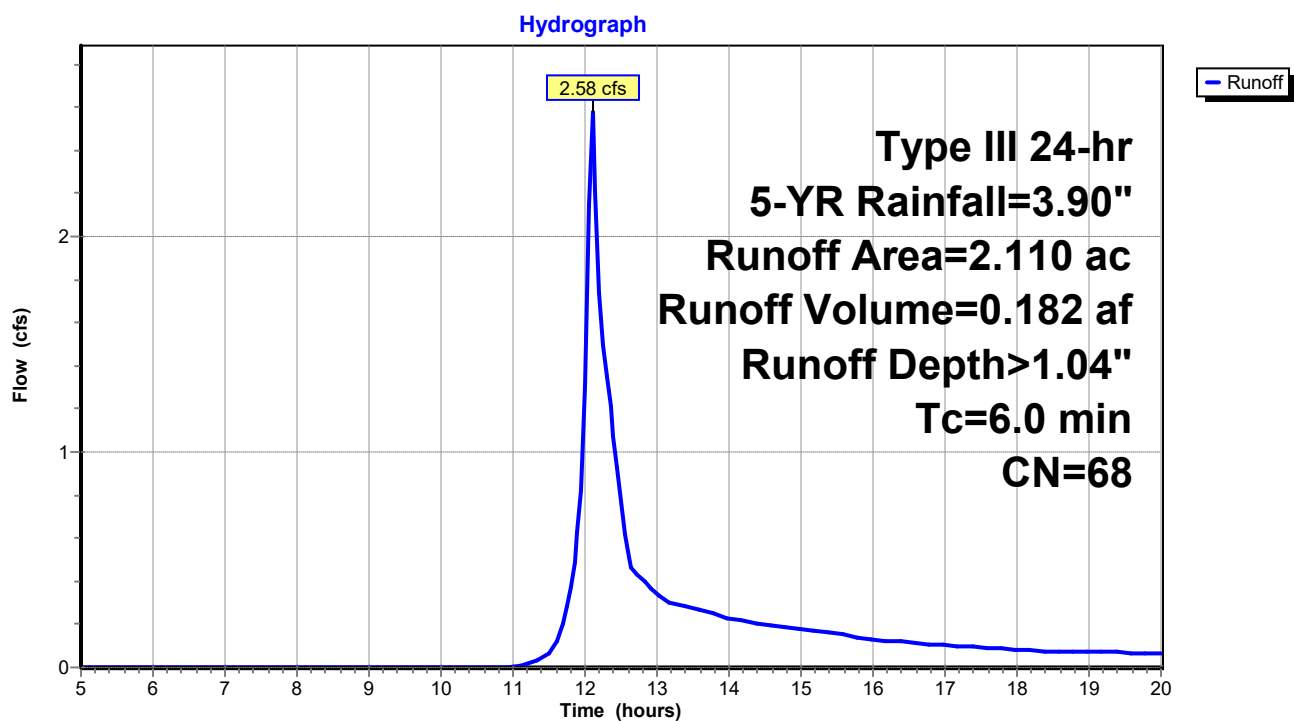


Subcatchment 6S: Pre Basin 6

Hydrograph

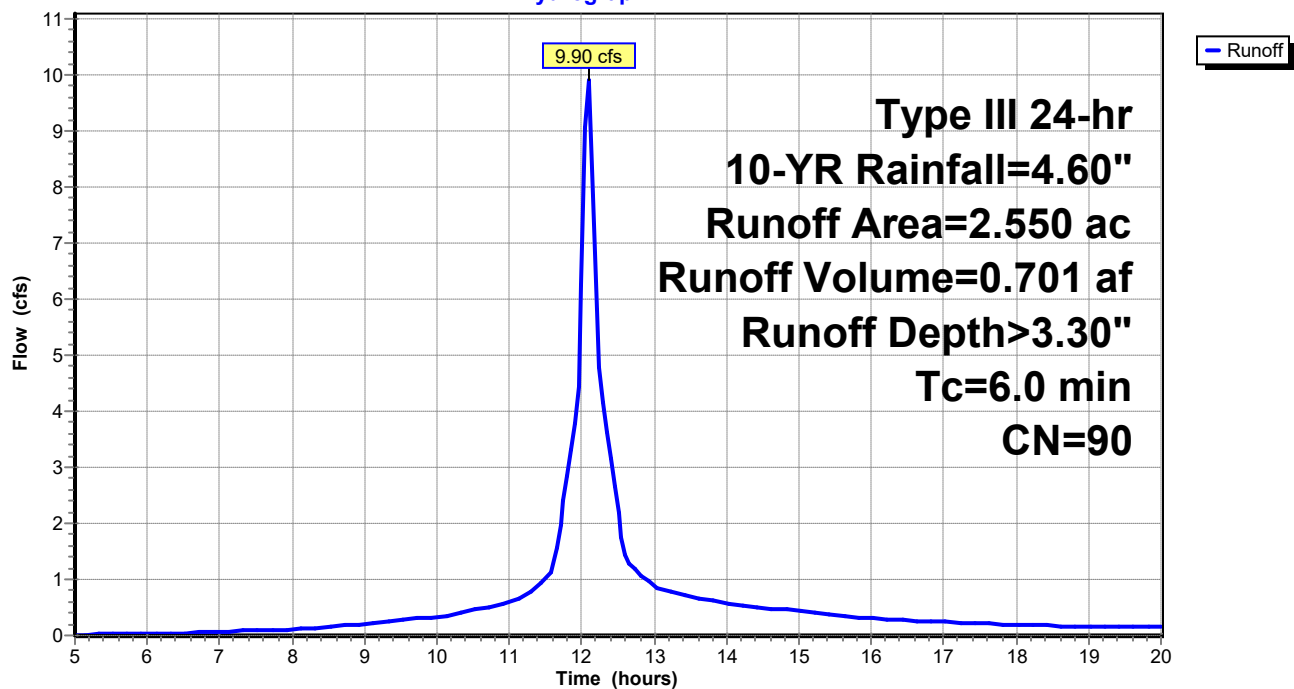


Subcatchment 19S: Pre Basin 7

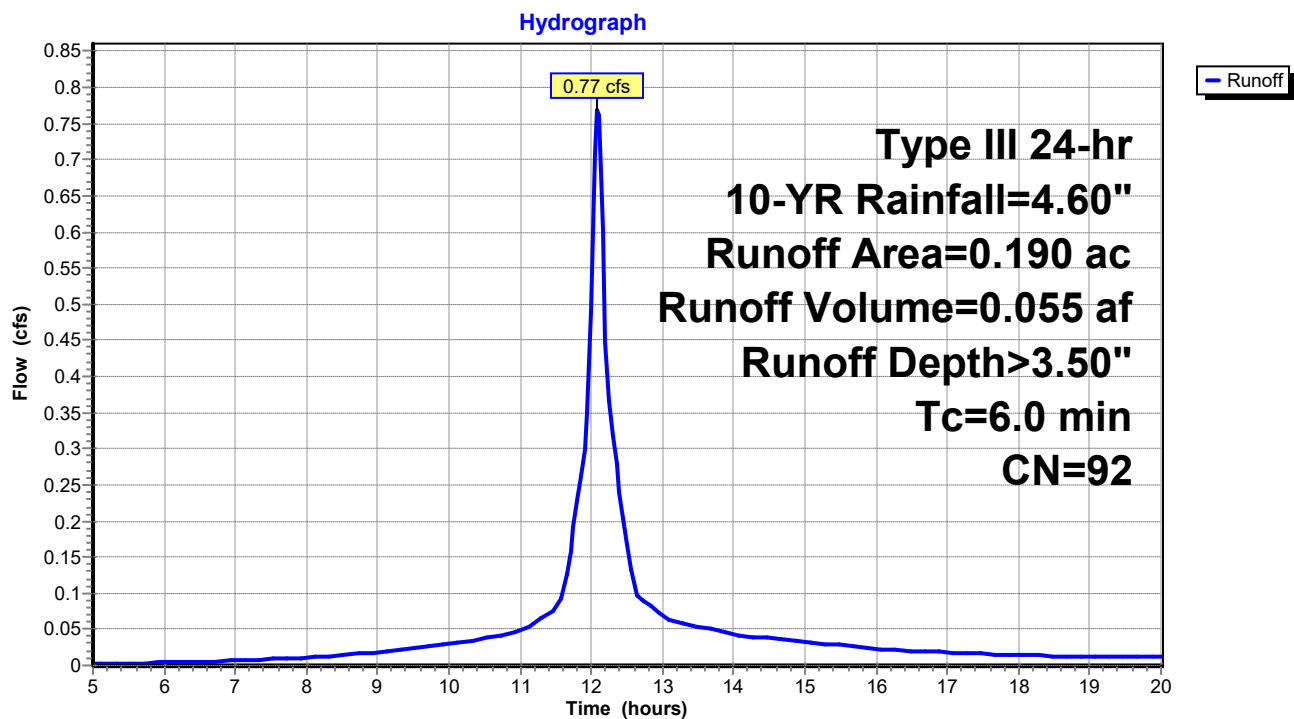


Subcatchment 1S: Pre Basin 1

Hydrograph

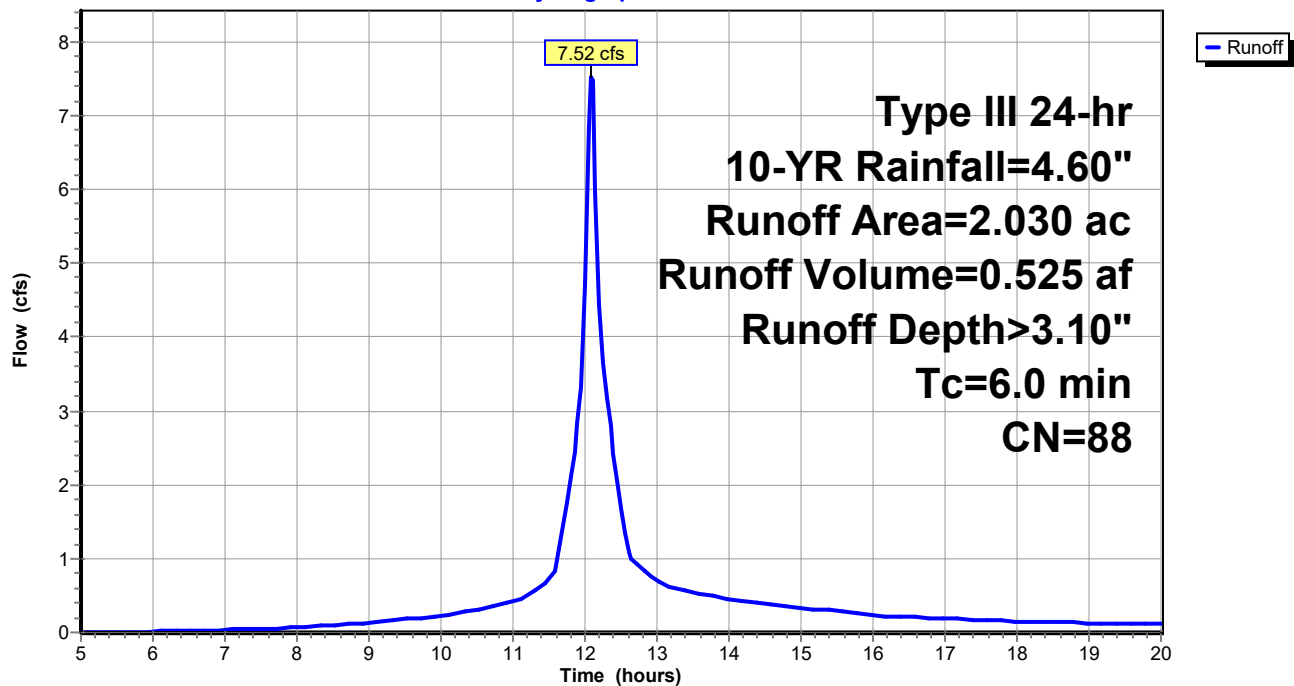


Subcatchment 2S: Pre Basin 2

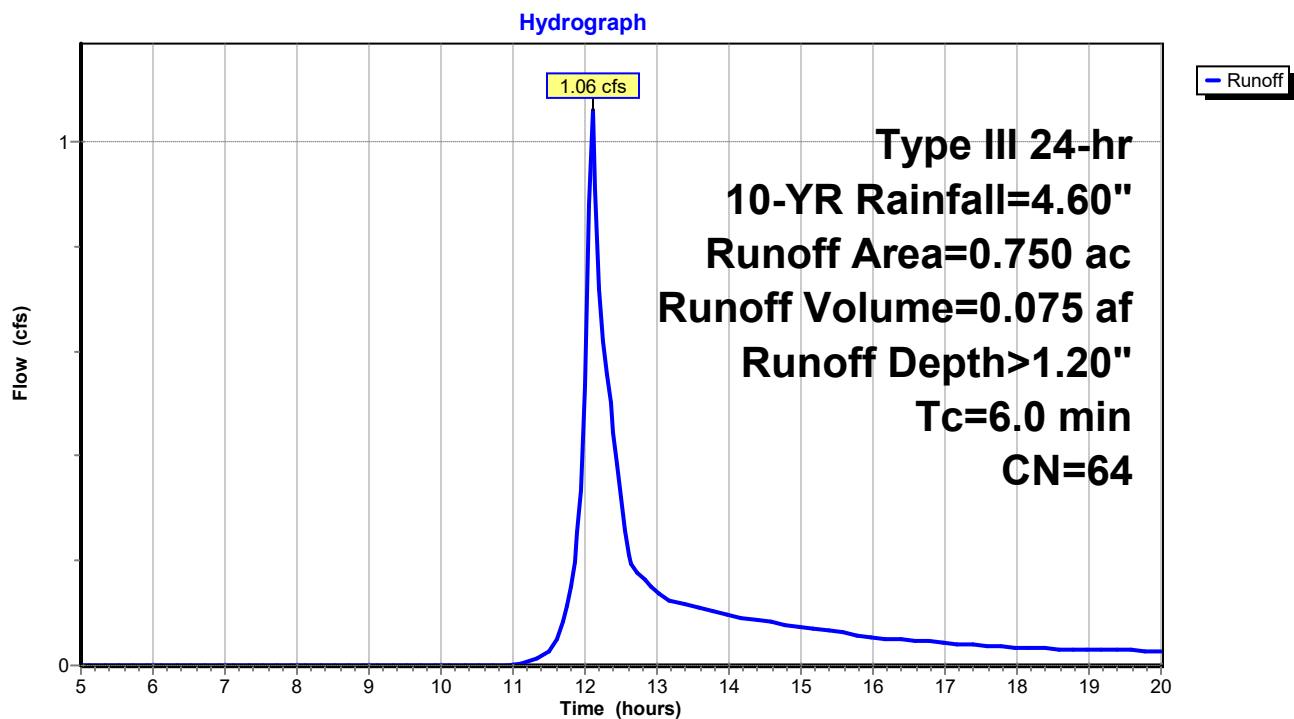


Subcatchment 3S: Pre Basin 3

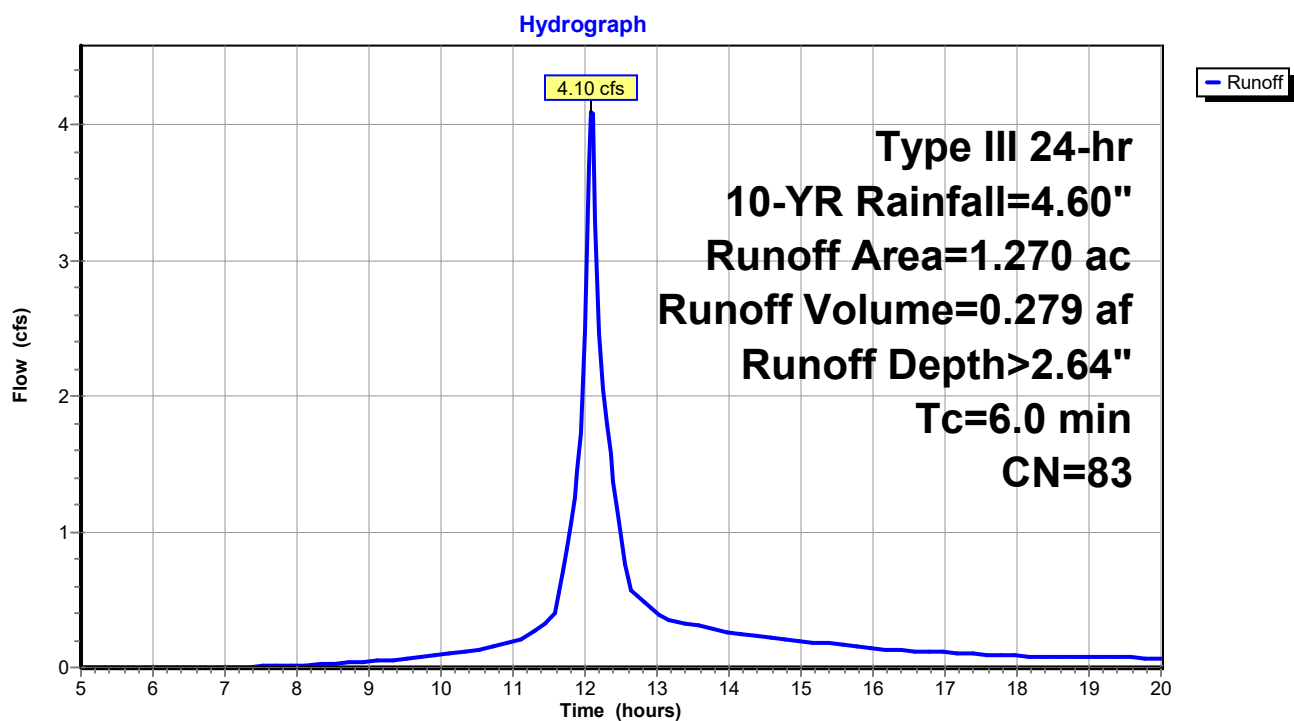
Hydrograph



Subcatchment 4S: Pre Basin 4

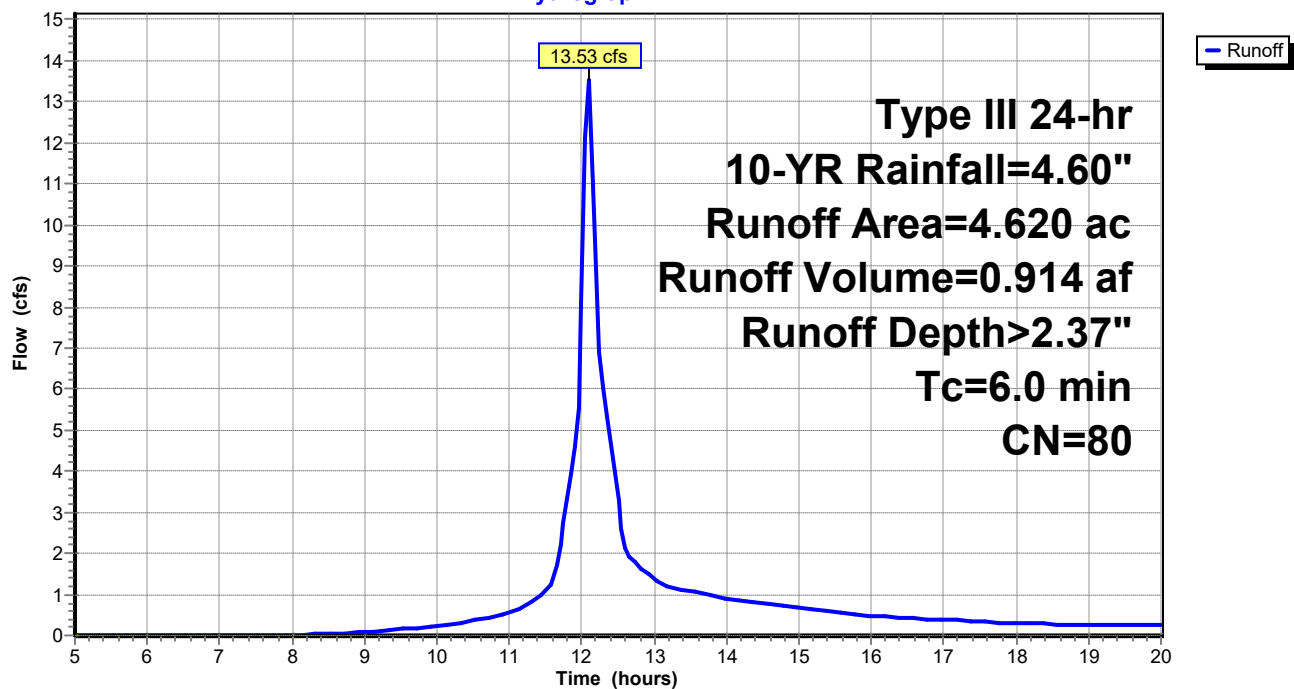


Subcatchment 5S: Pre Basin 5

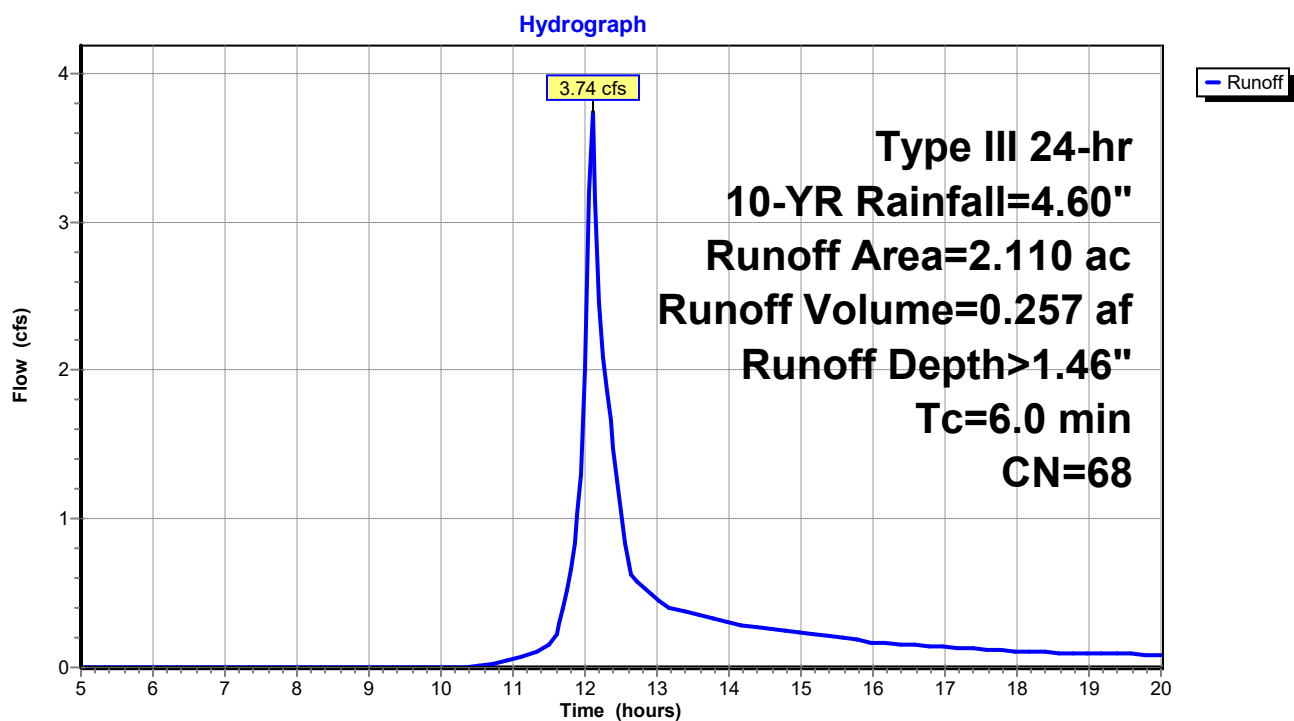


Subcatchment 6S: Pre Basin 6

Hydrograph

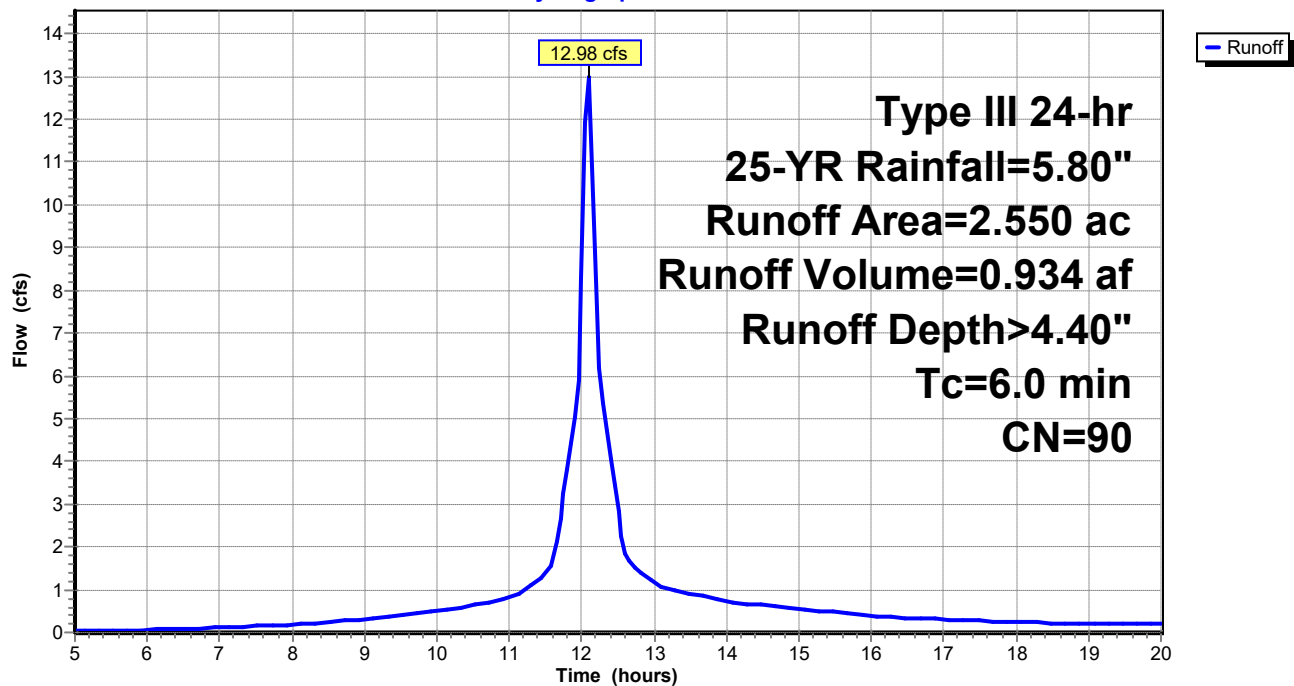


Subcatchment 19S: Pre Basin 7

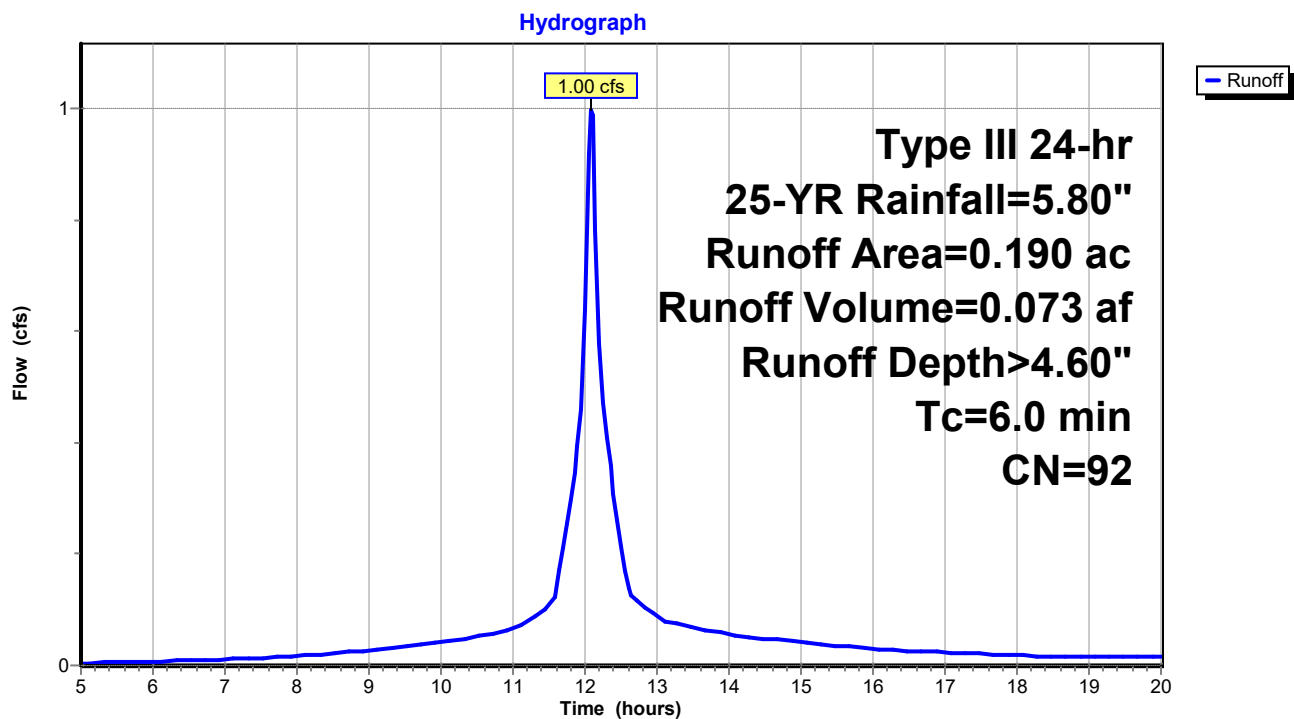


Subcatchment 1S: Pre Basin 1

Hydrograph

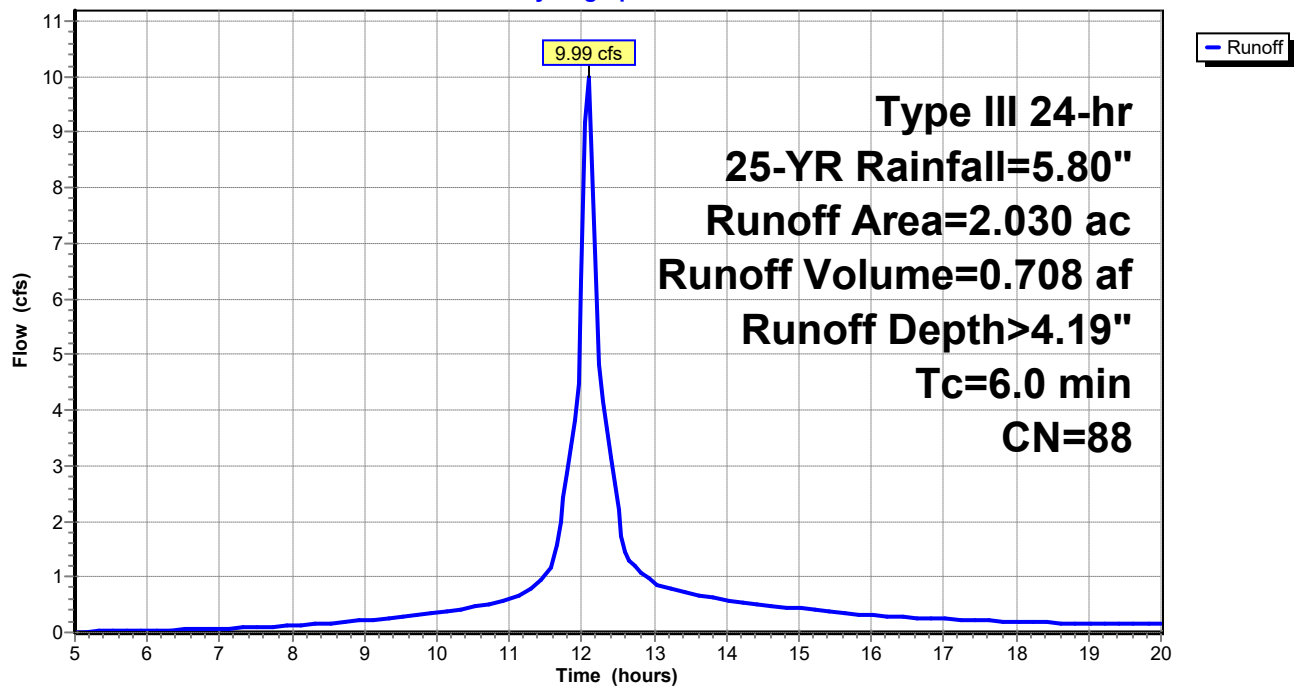


Subcatchment 2S: Pre Basin 2

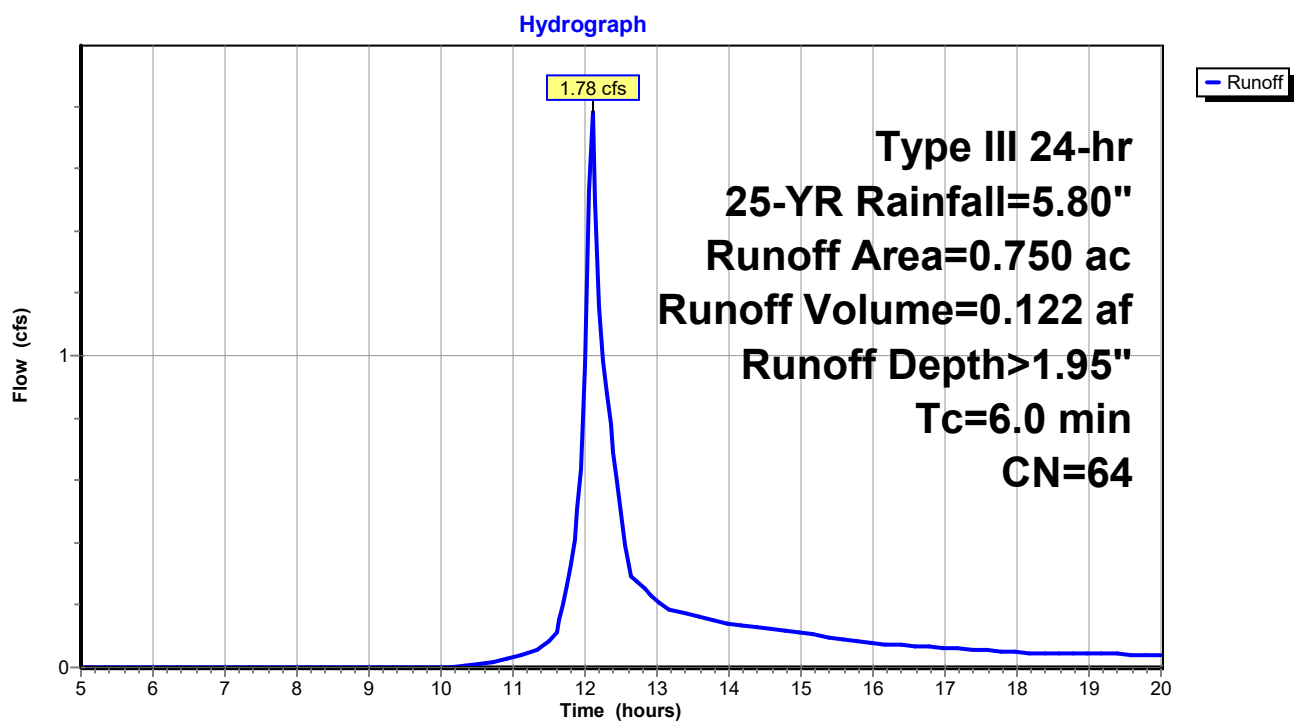


Subcatchment 3S: Pre Basin 3

Hydrograph

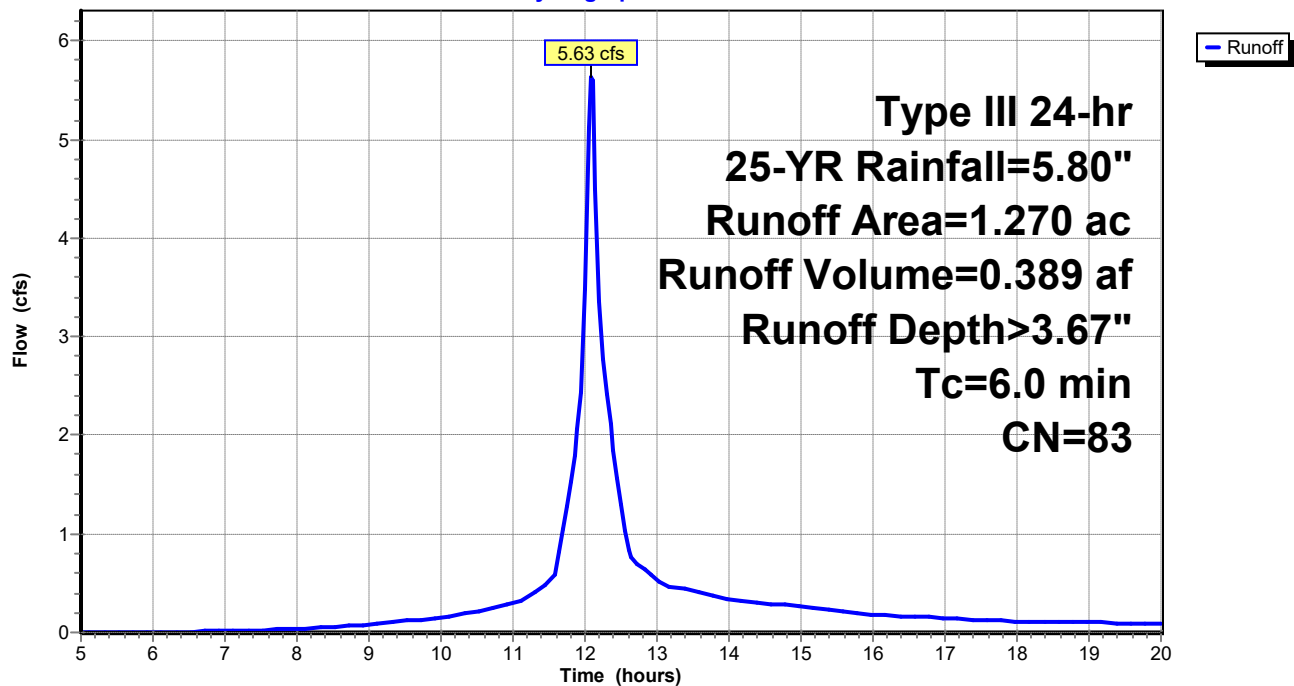


Subcatchment 4S: Pre Basin 4



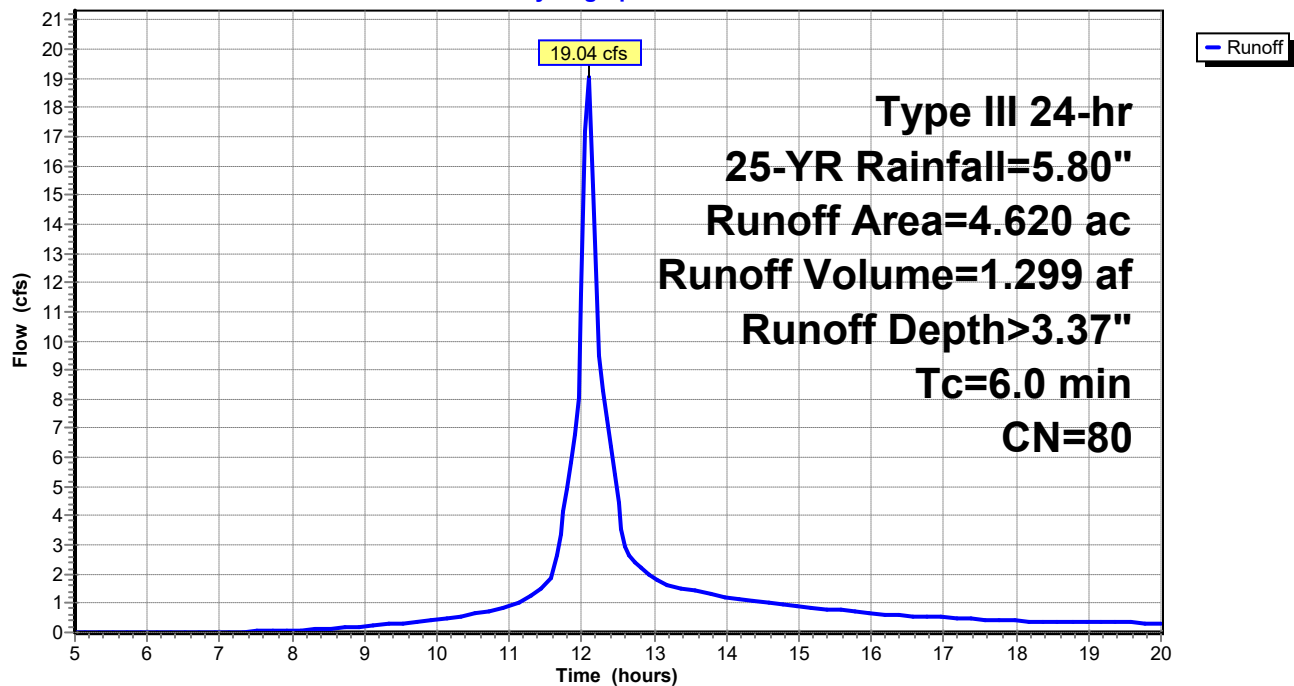
Subcatchment 5S: Pre Basin 5

Hydrograph

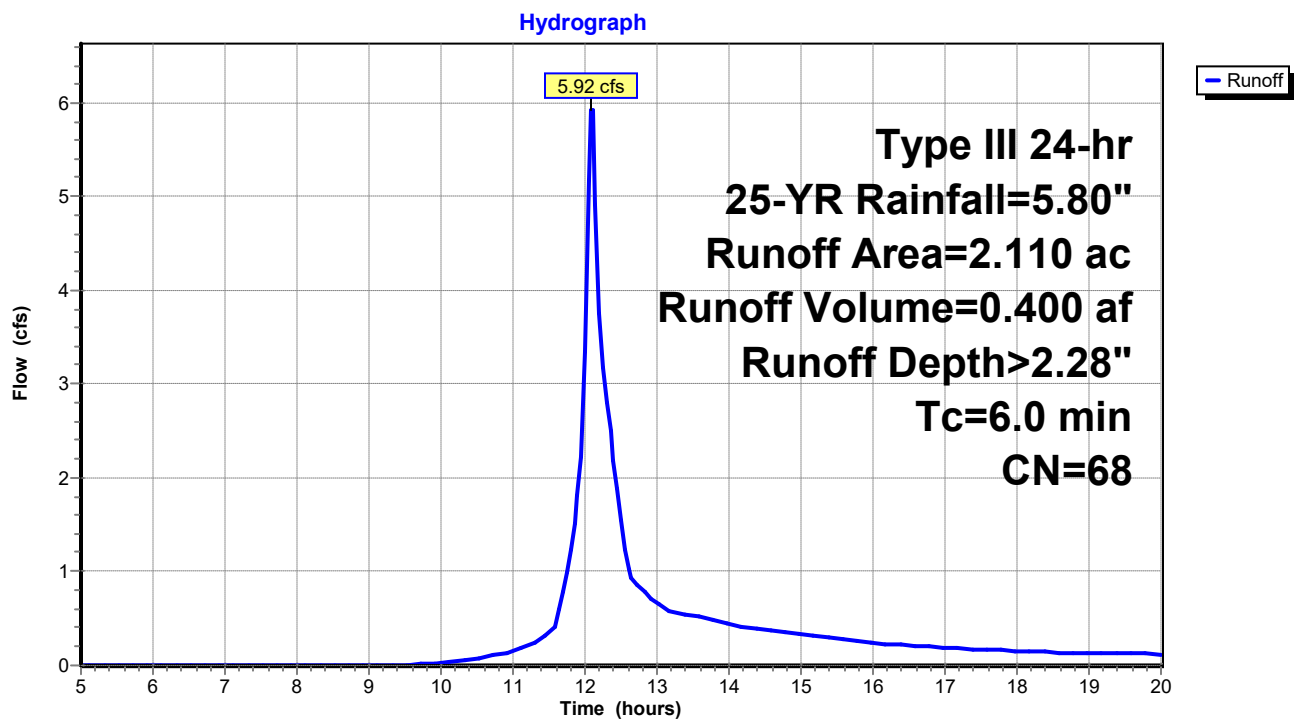


Subcatchment 6S: Pre Basin 6

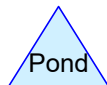
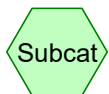
Hydrograph



Subcatchment 19S: Pre Basin 7



Post-Development



240174100 HydroCAD

Prepared by Excel Engineering

Printed 3/14/2025

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Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-YR	Type III 24-hr		Default	24.00	1	2.60	2
2	2-YR	Type III 24-hr		Default	24.00	1	3.10	2
3	5-YR	Type III 24-hr		Default	24.00	1	3.90	2
4	10-YR	Type III 24-hr		Default	24.00	1	4.60	2
5	25-YR	Type III 24-hr		Default	24.00	1	5.80	2

240174100 HydroCAD

Prepared by Excel Engineering

Printed 3/14/2025

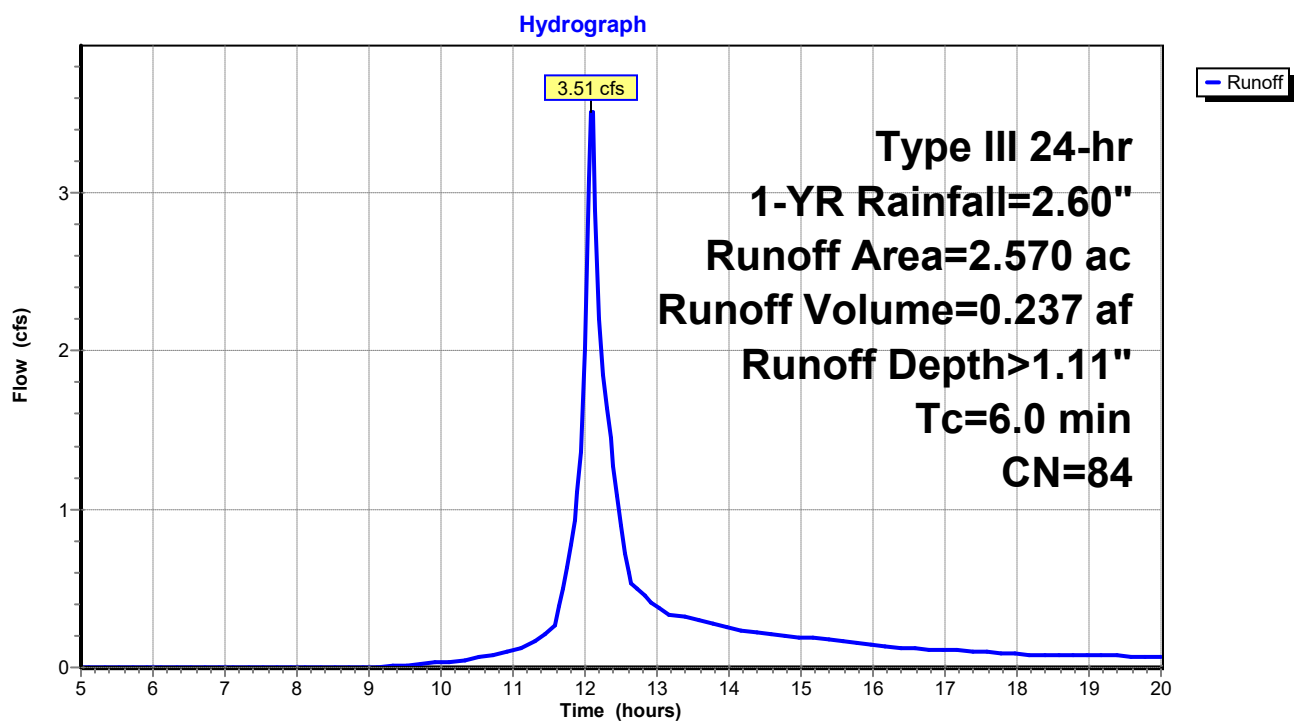
HydroCAD® 10.20-5c s/n 01178 © 2023 HydroCAD Software Solutions LLC

Page 3

Area Listing (selected nodes)

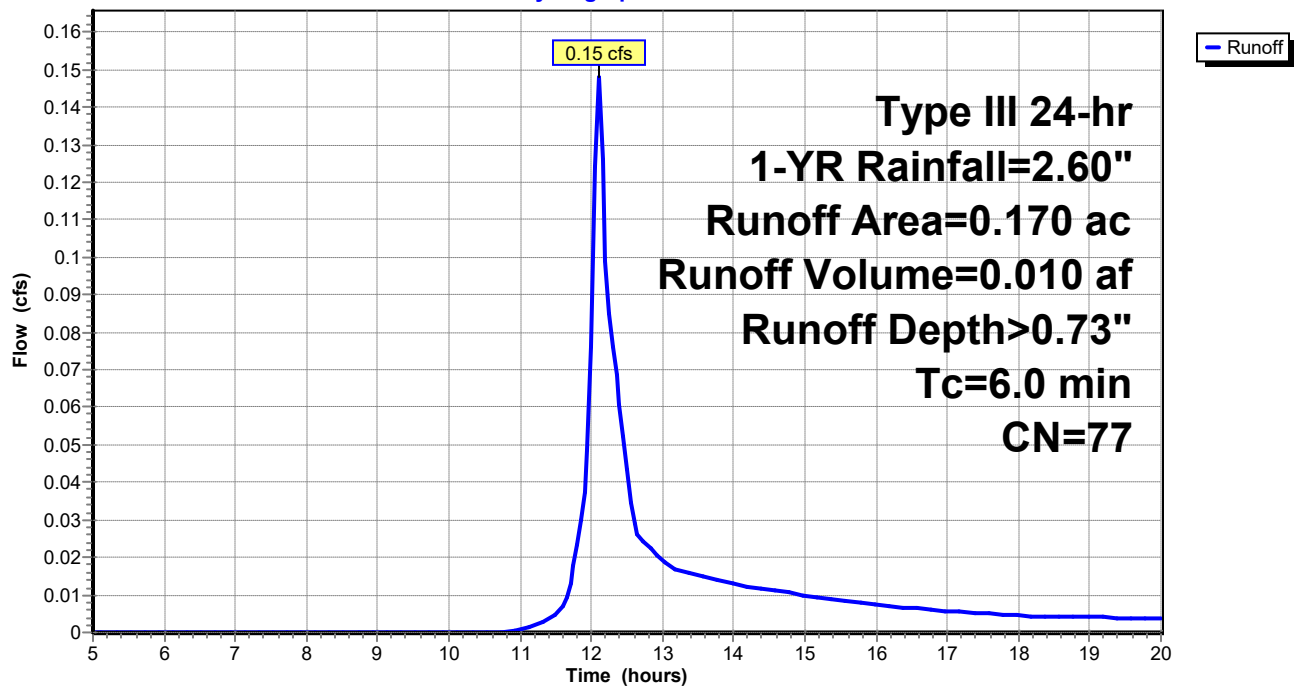
Area (acres)	CN	Description (subcatchment-numbers)
4.740	98	(7S, 8S, 9S, 10S, 11S, 12S)
4.570	39	>75% Grass cover, Good, HSG A (7S, 8S, 9S, 10S, 11S, 12S, 20S)
4.240	96	Gravel surface, HSG A (12S, 20S)
13.550	77	TOTAL AREA

Subcatchment 7S: Post Basin 1

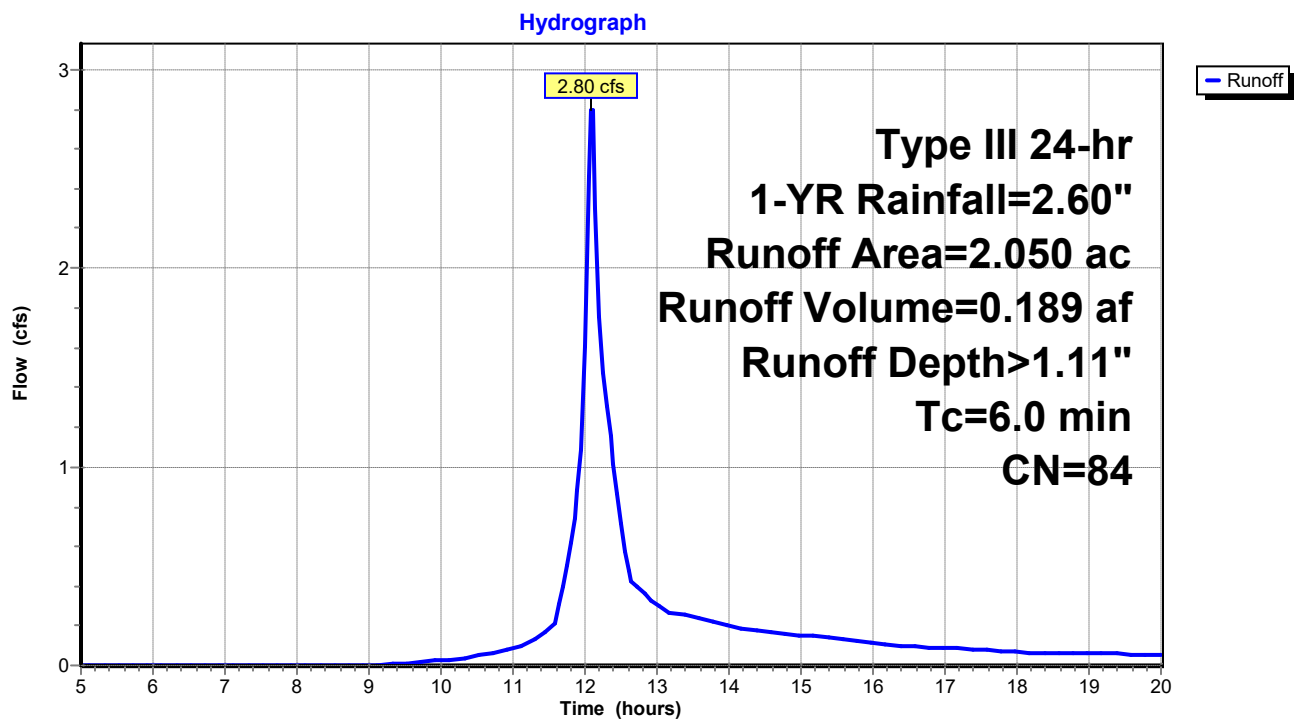


Subcatchment 8S: Post Basin 2

Hydrograph

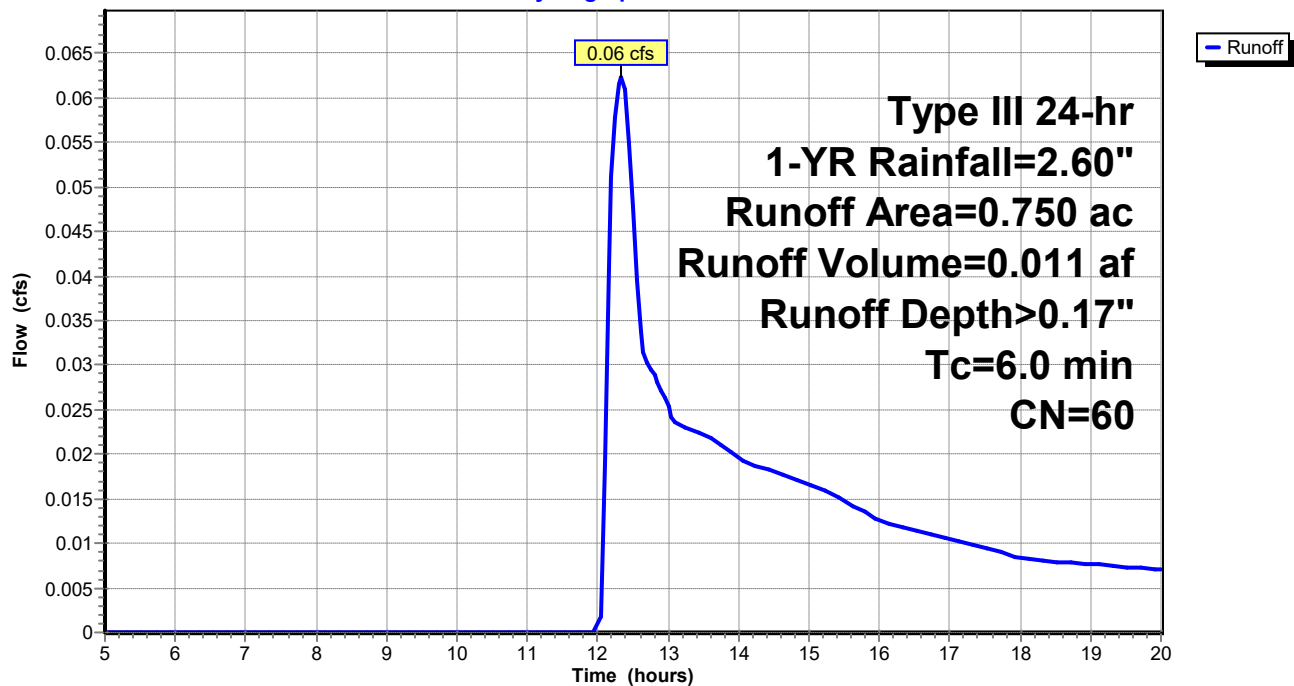


Subcatchment 9S: Post Basin 3



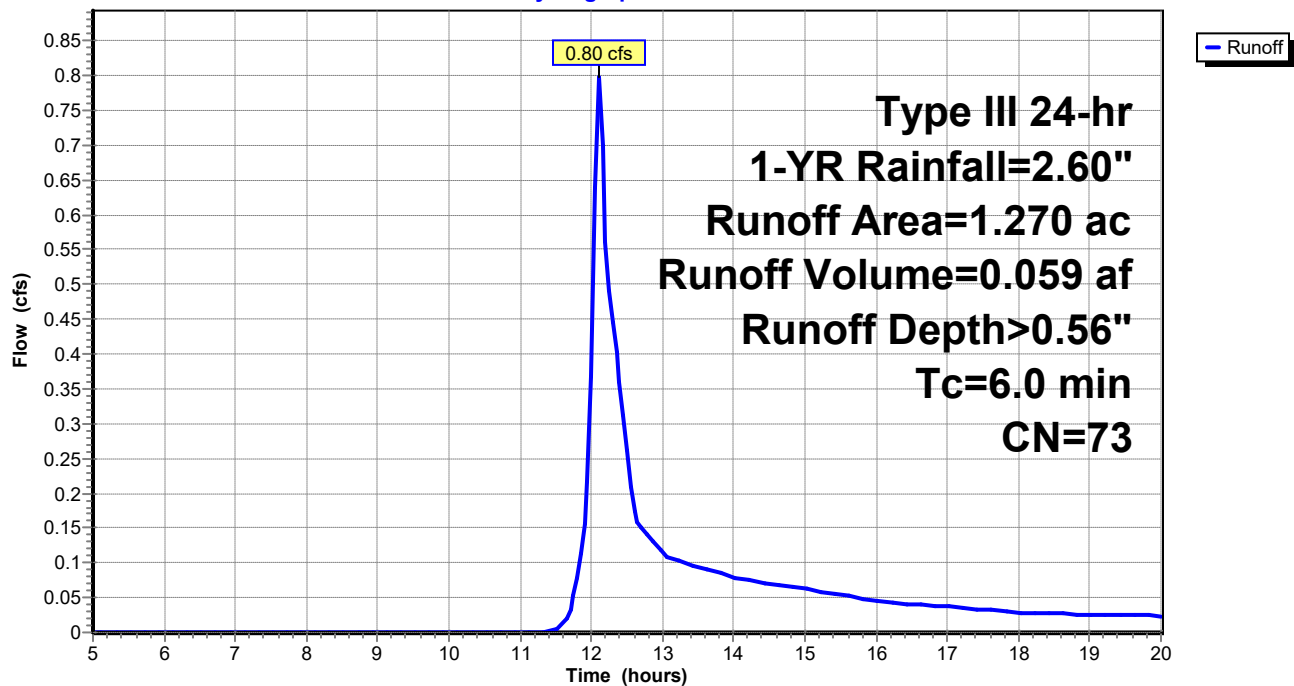
Subcatchment 10S: Post Basin 4

Hydrograph

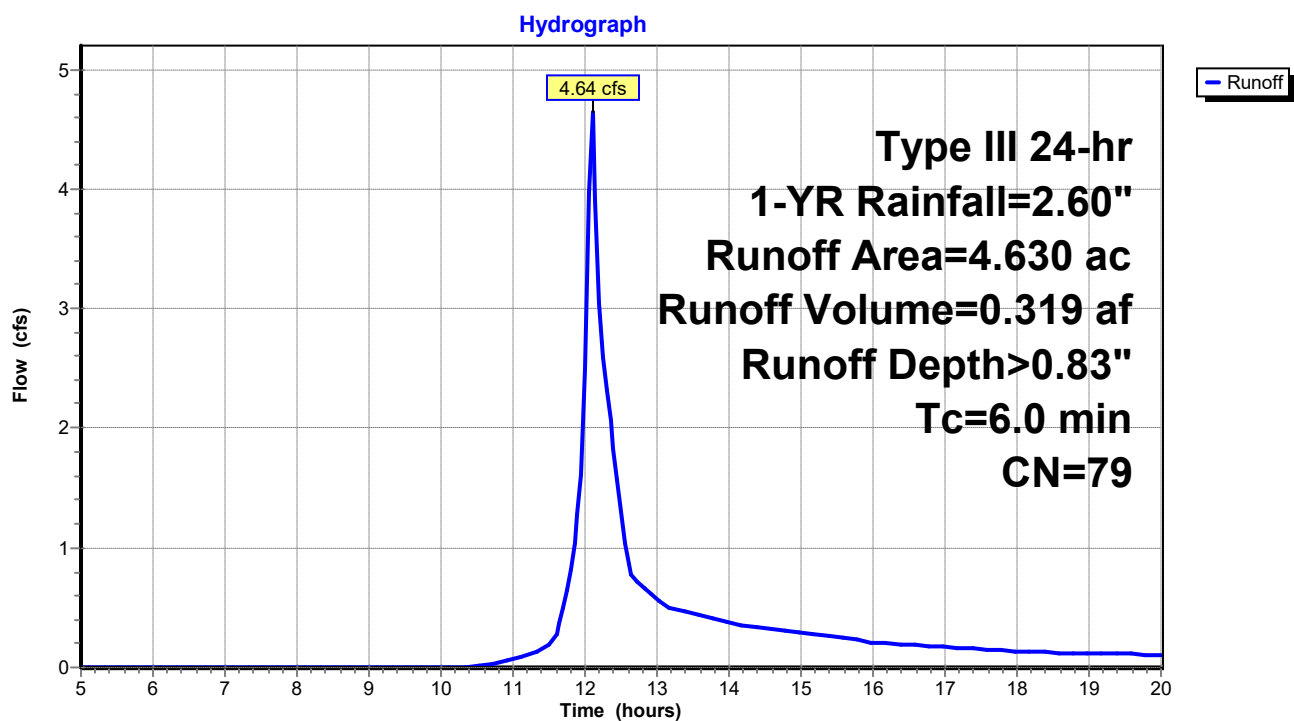


Subcatchment 11S: Post Basin 5

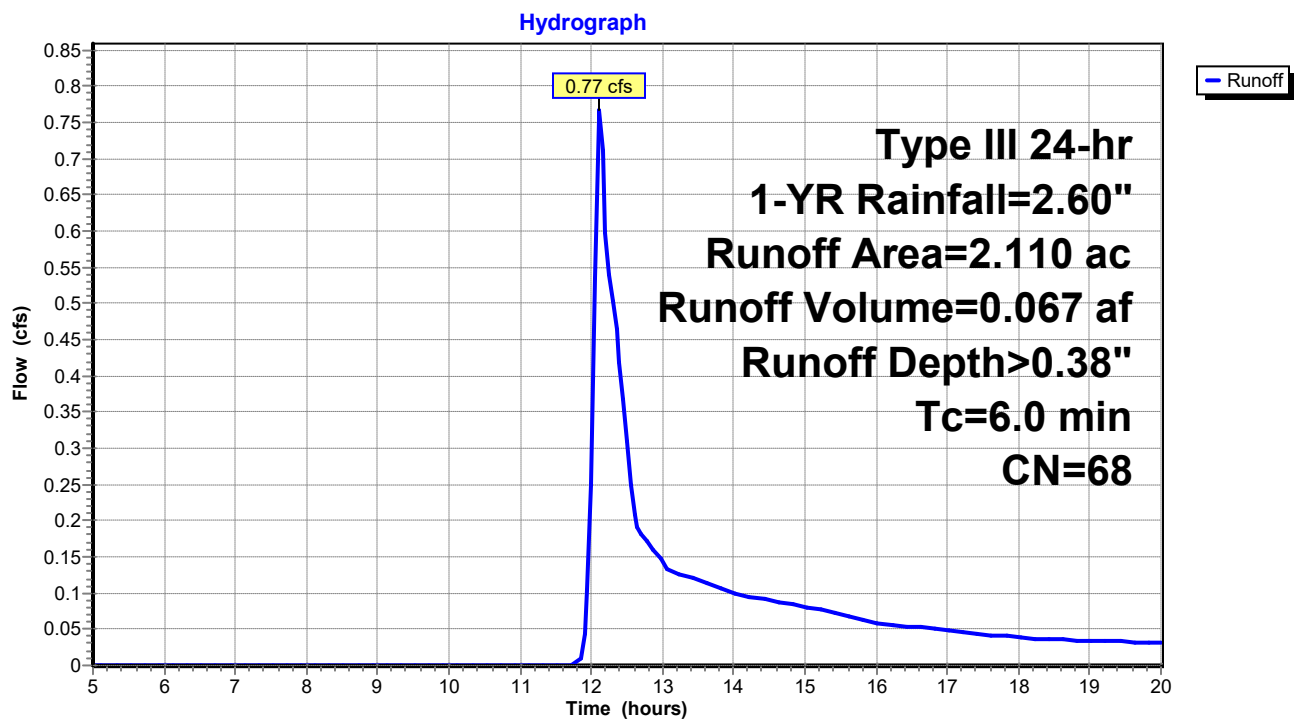
Hydrograph



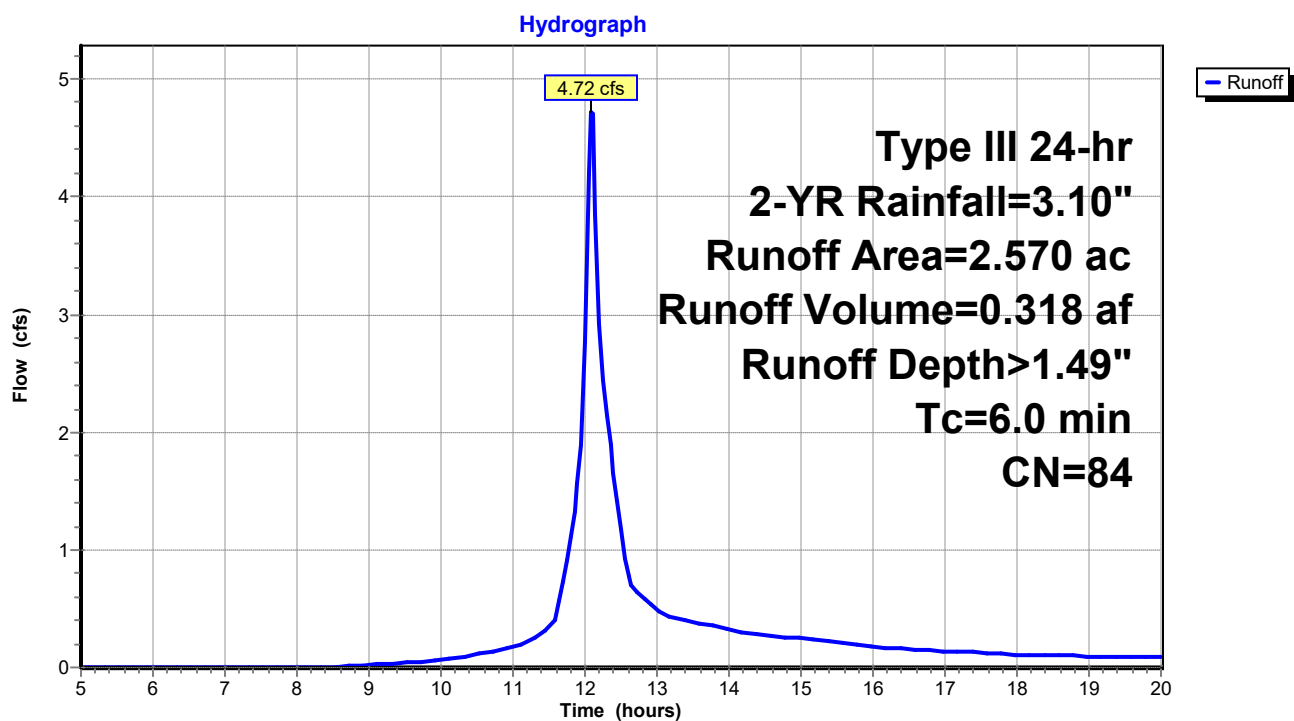
Subcatchment 12S: Post Basin 6



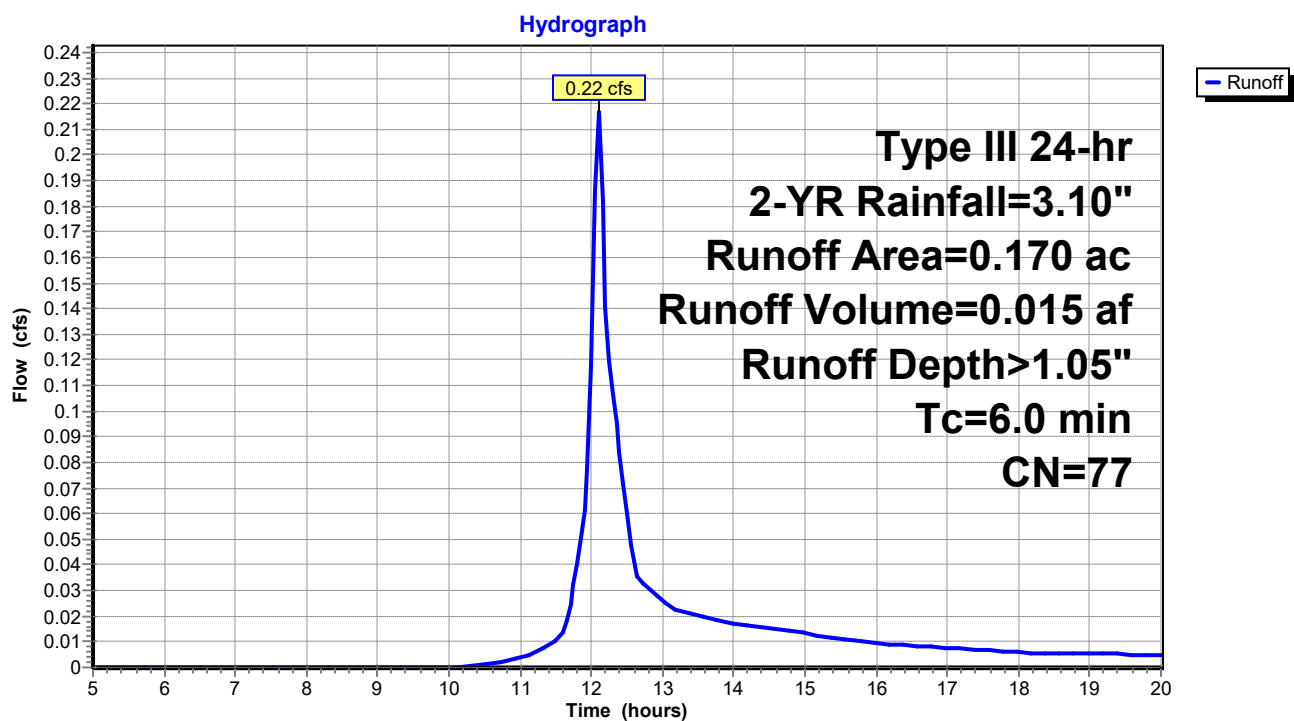
Subcatchment 20S: Post Basin 7



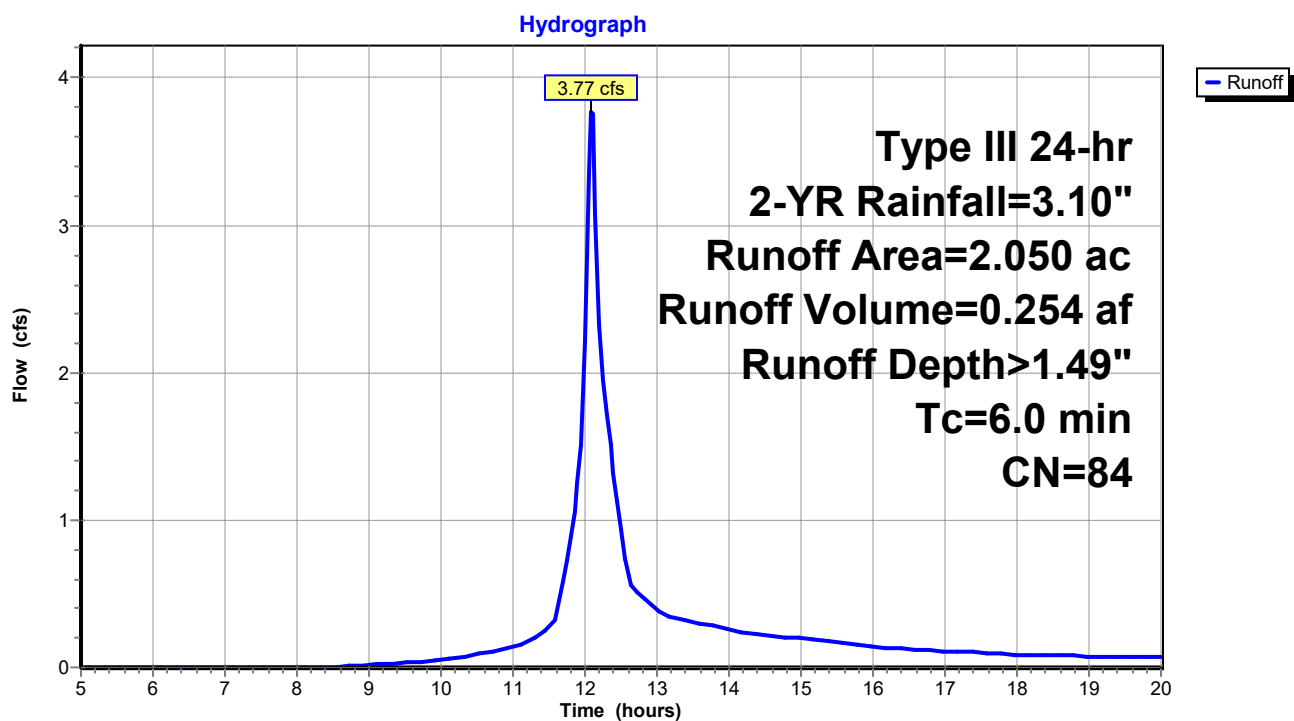
Subcatchment 7S: Post Basin 1



Subcatchment 8S: Post Basin 2

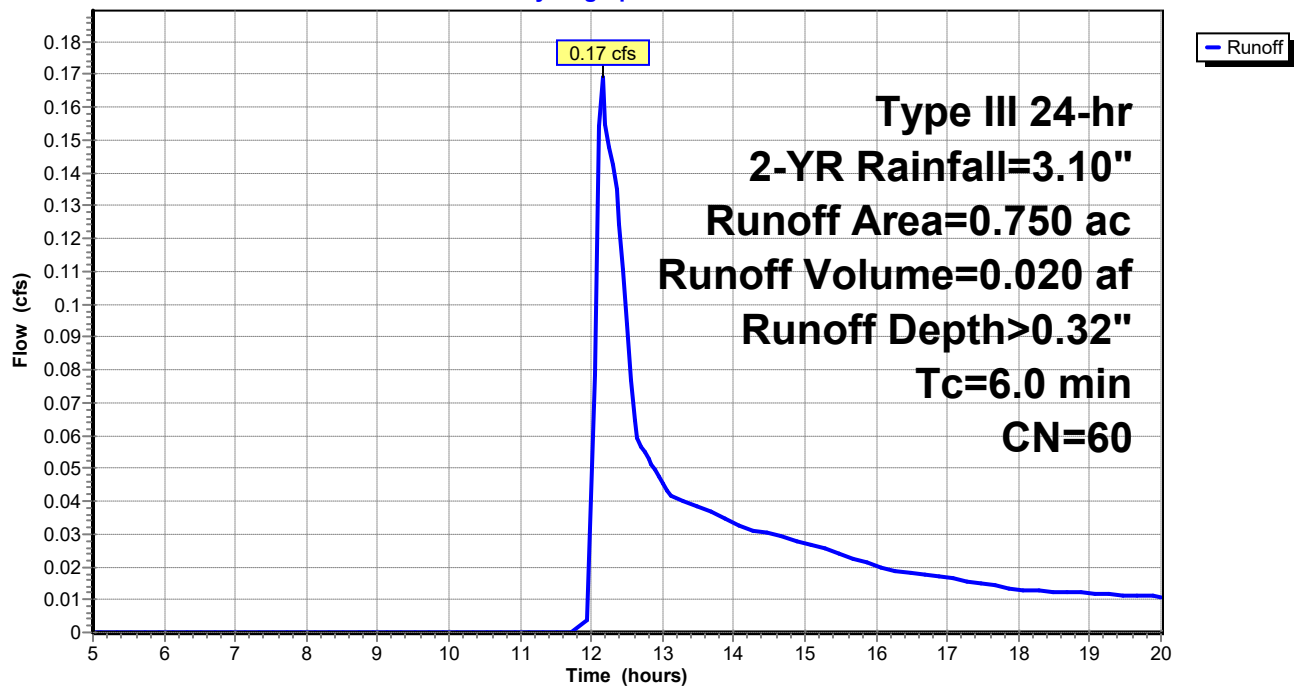


Subcatchment 9S: Post Basin 3

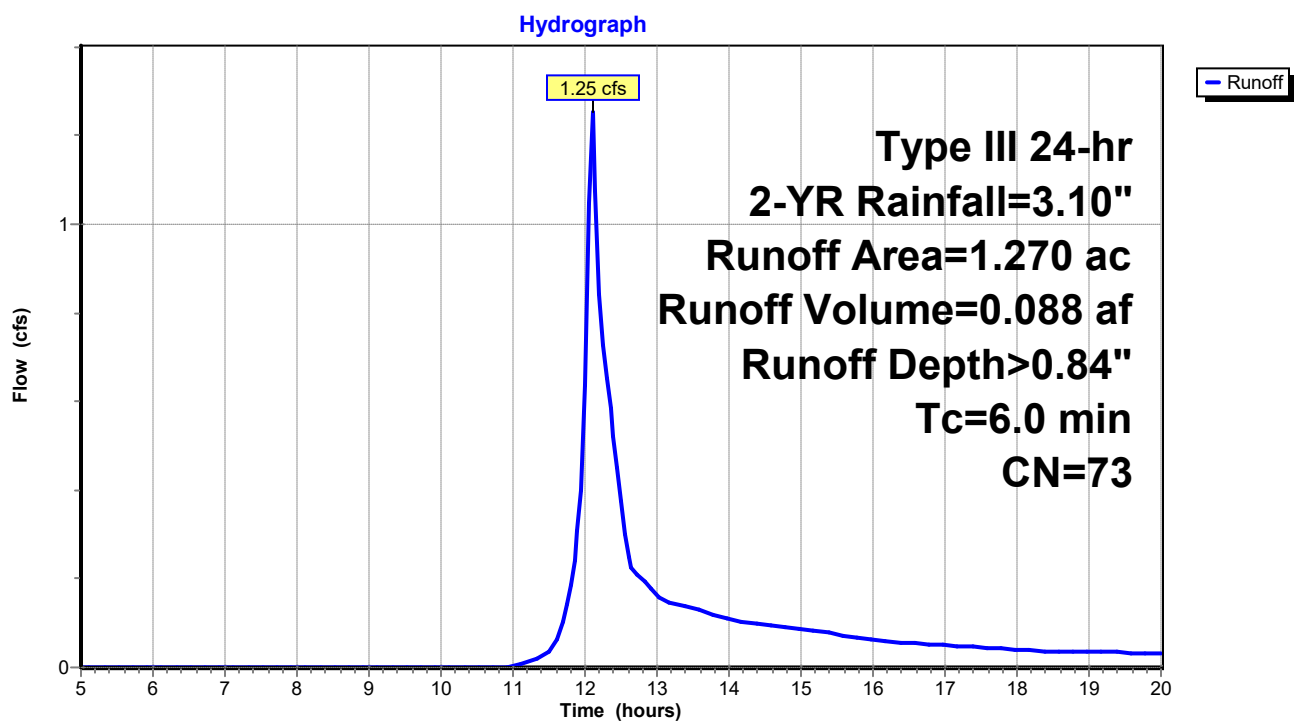


Subcatchment 10S: Post Basin 4

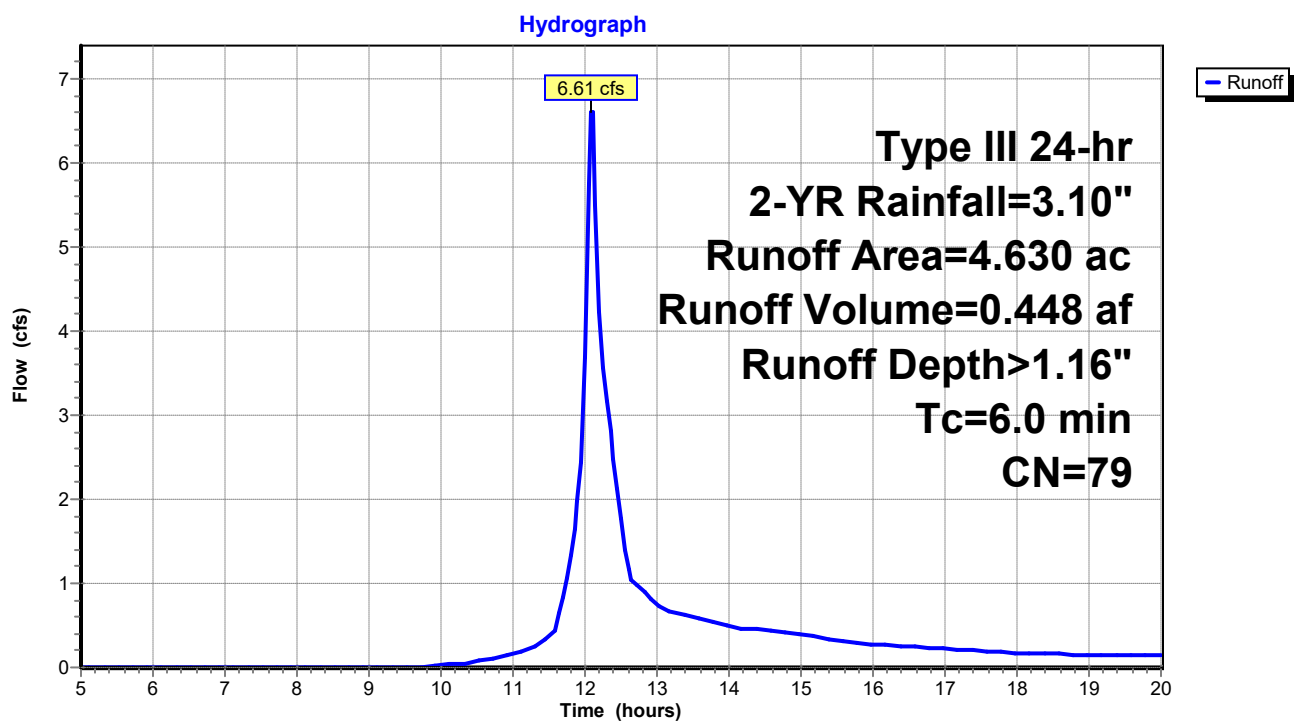
Hydrograph



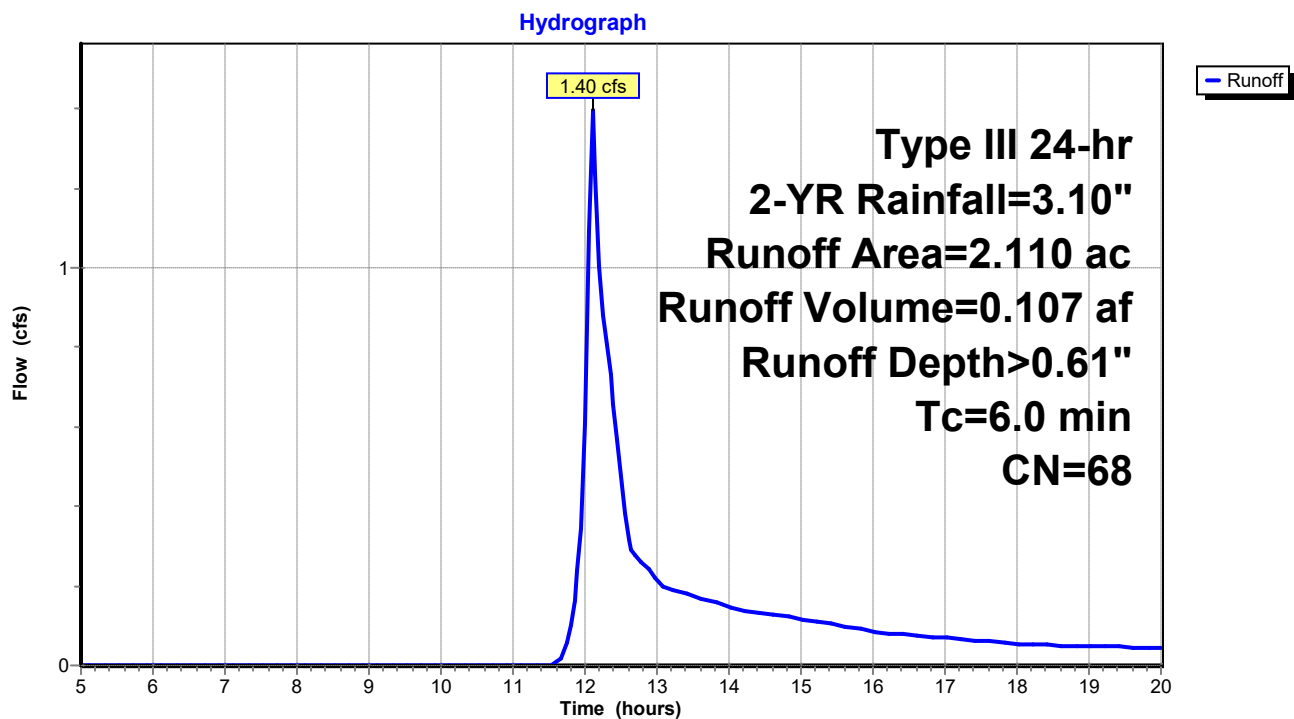
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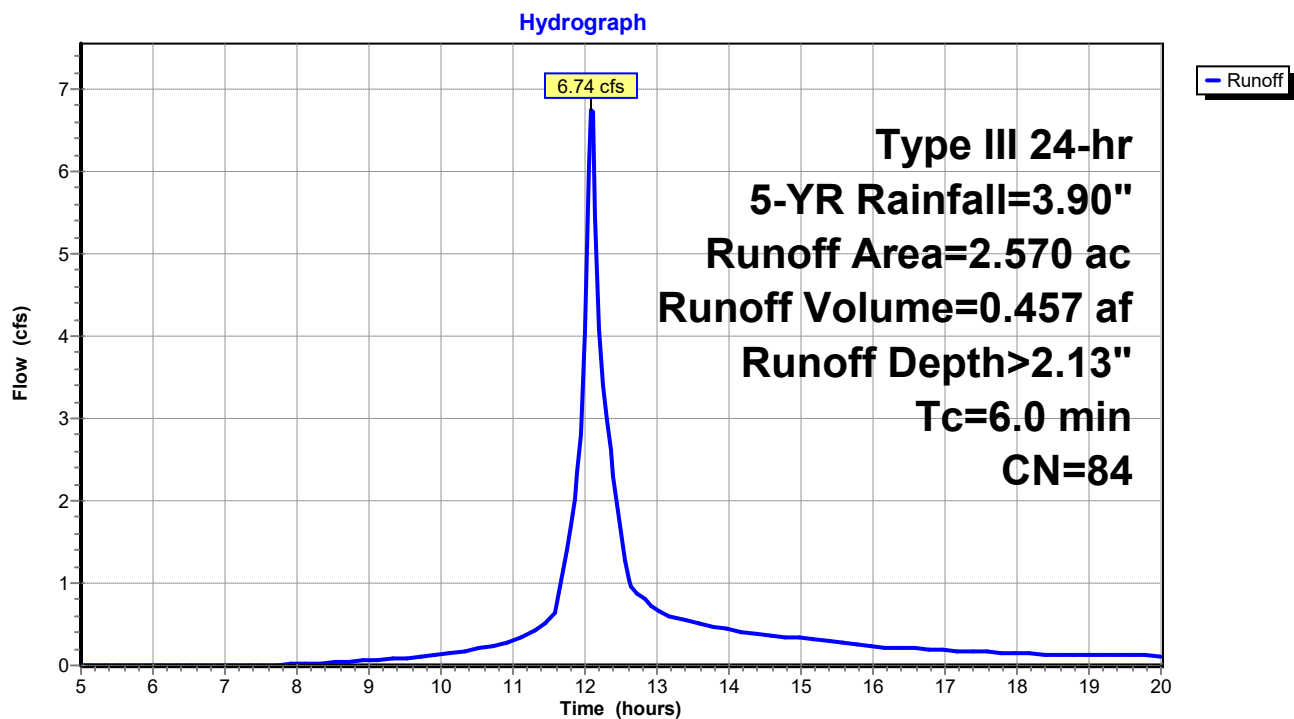
Subcatchment 12S: Post Basin 6



Subcatchment 20S: Post Basin 7

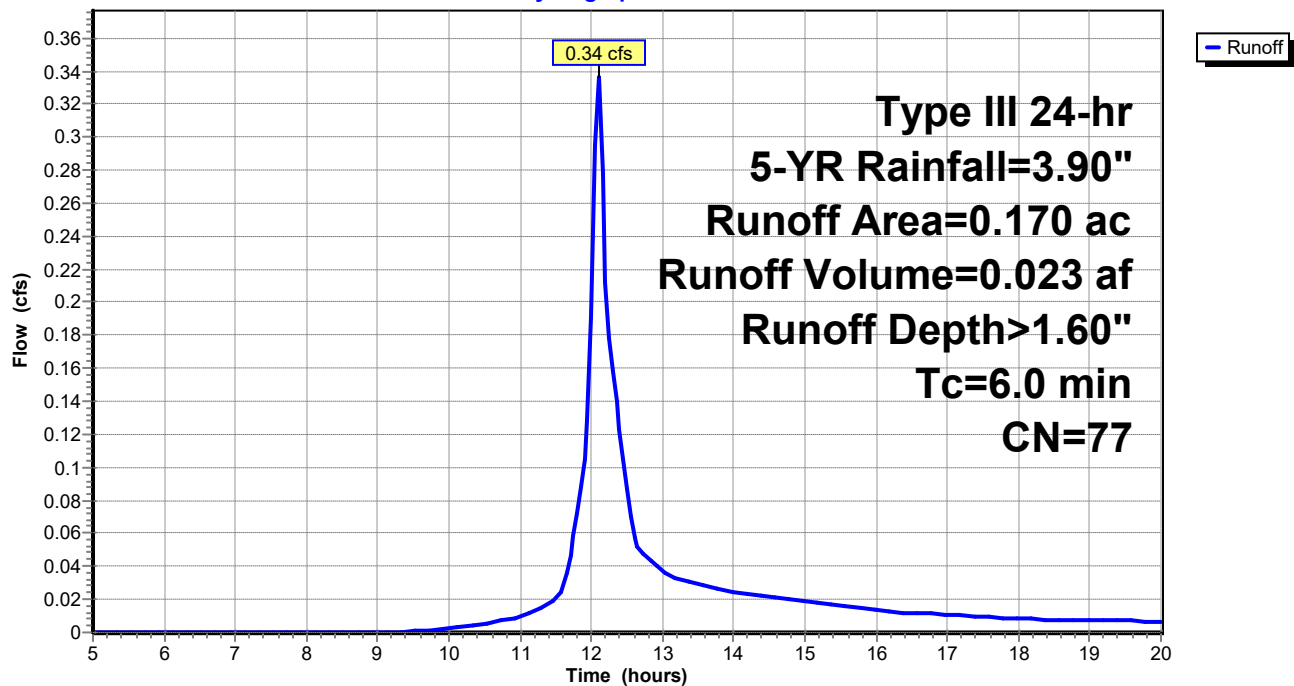


Subcatchment 7S: Post Basin 1

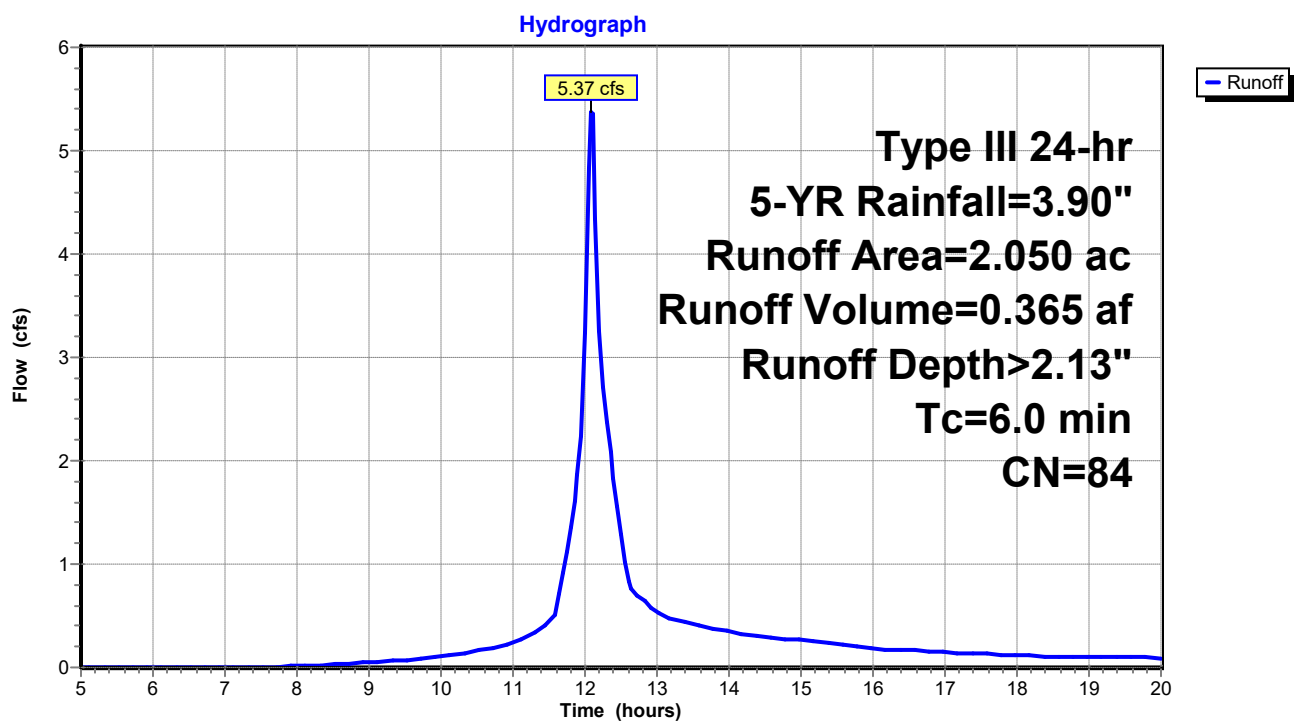


Subcatchment 8S: Post Basin 2

Hydrograph

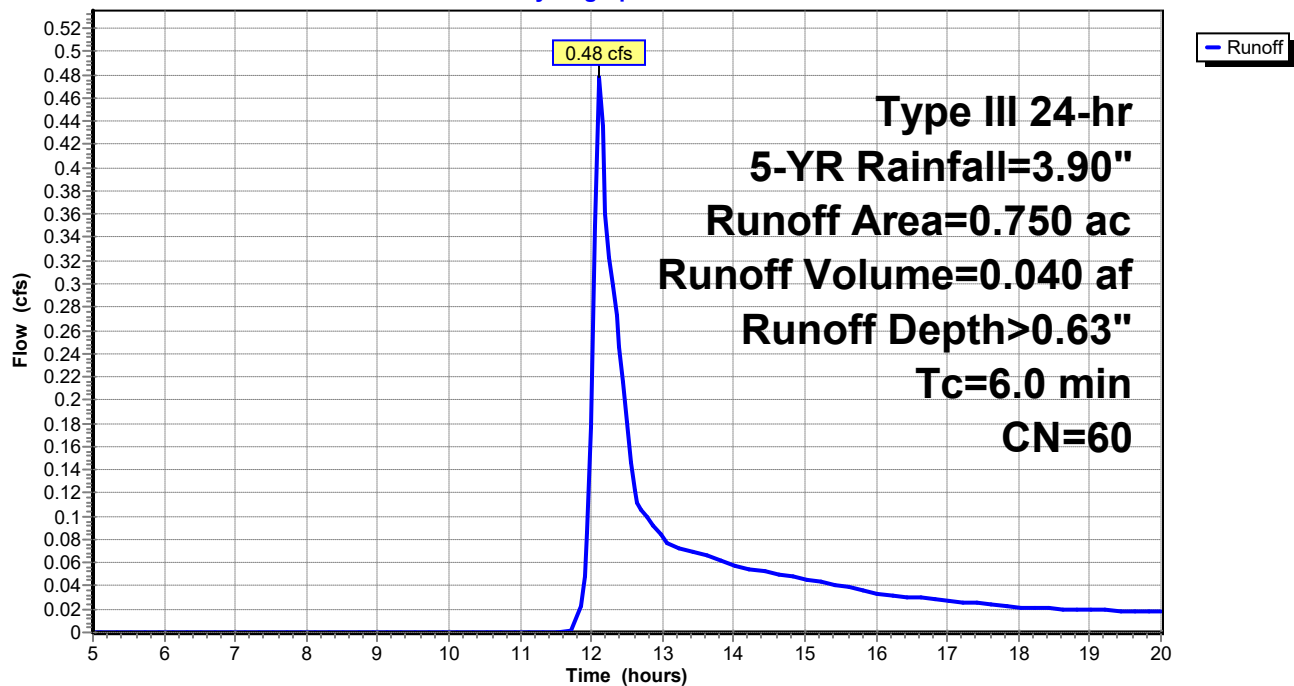


Subcatchment 9S: Post Basin 3

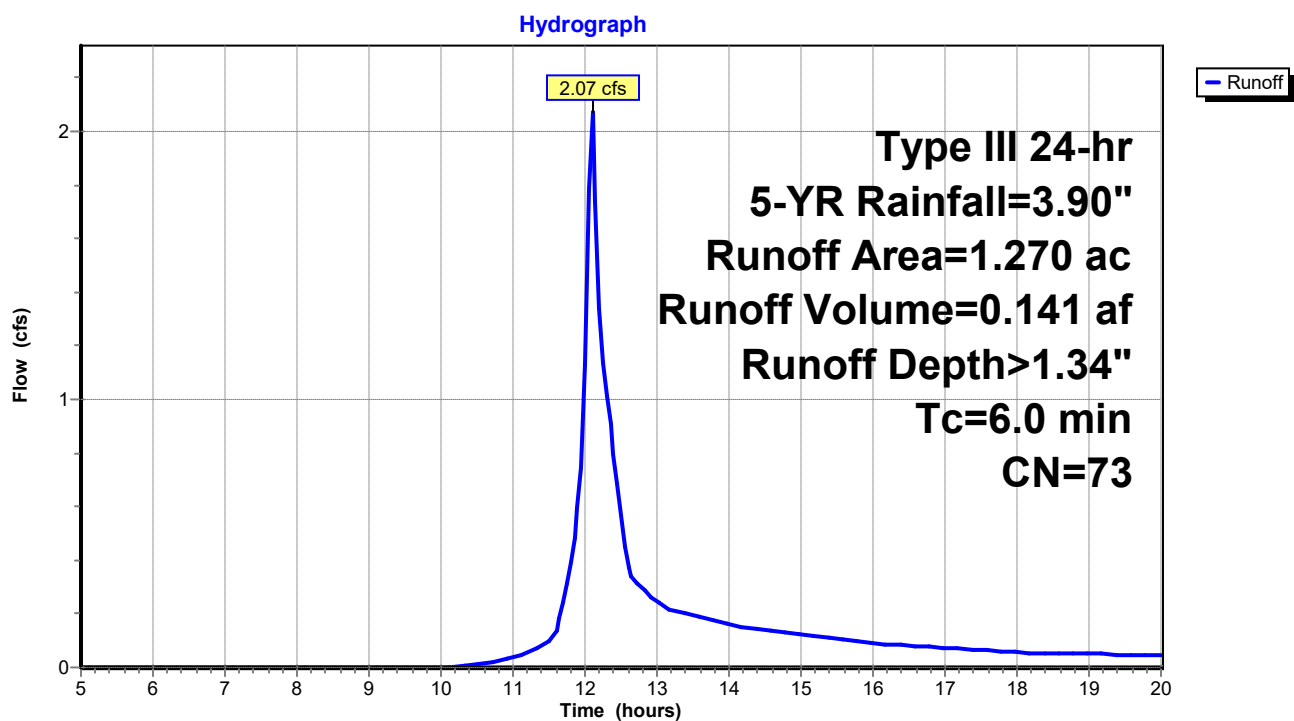


Subcatchment 10S: Post Basin 4

Hydrograph

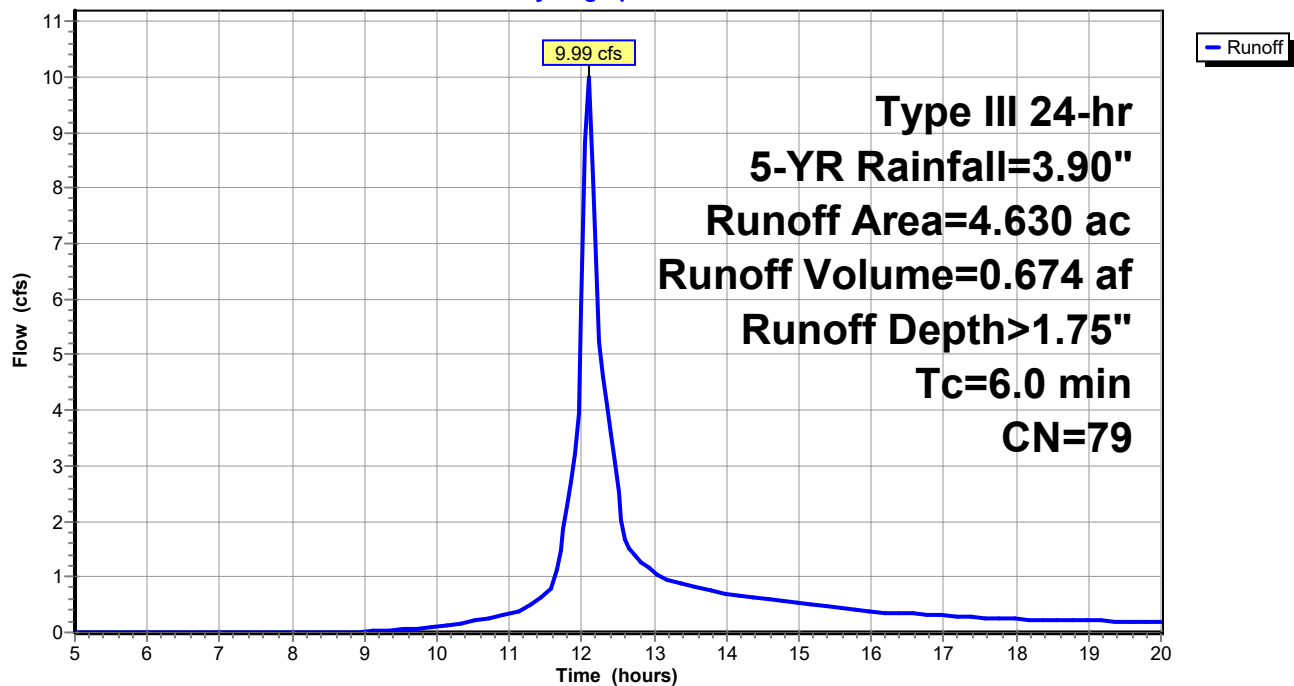


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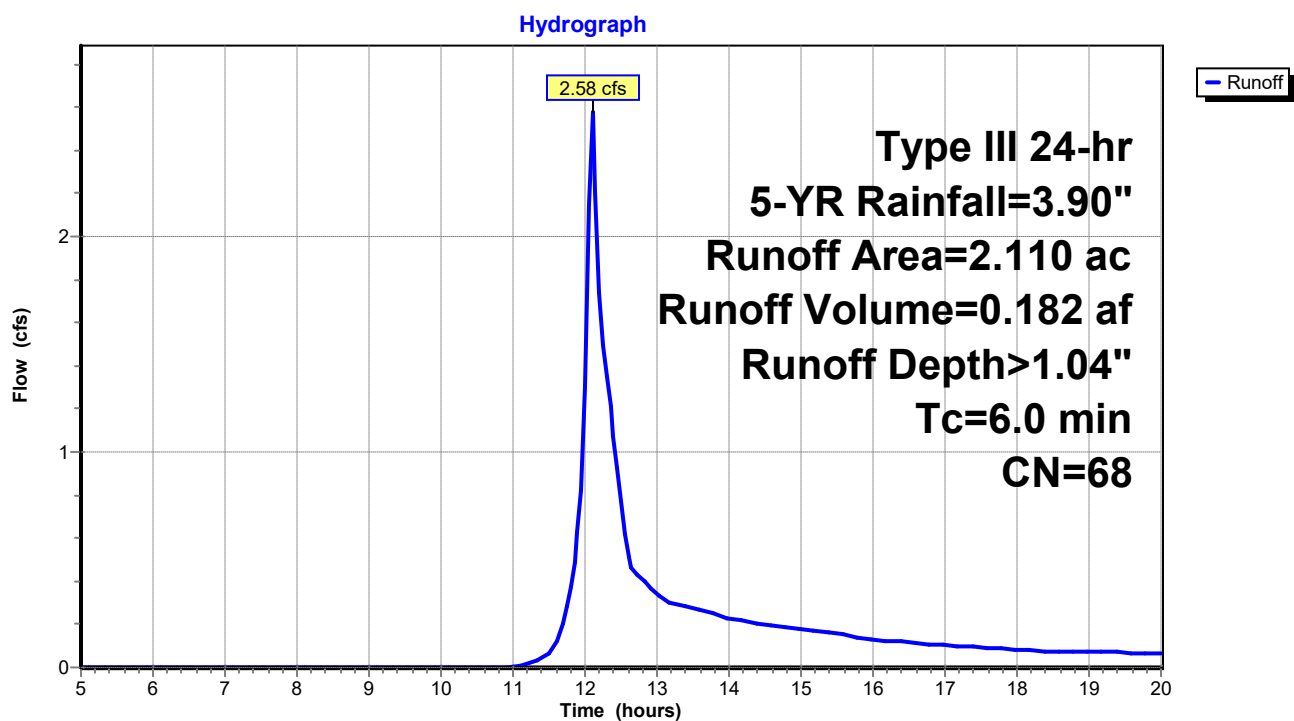


Subcatchment 12S: Post Basin 6

Hydrograph

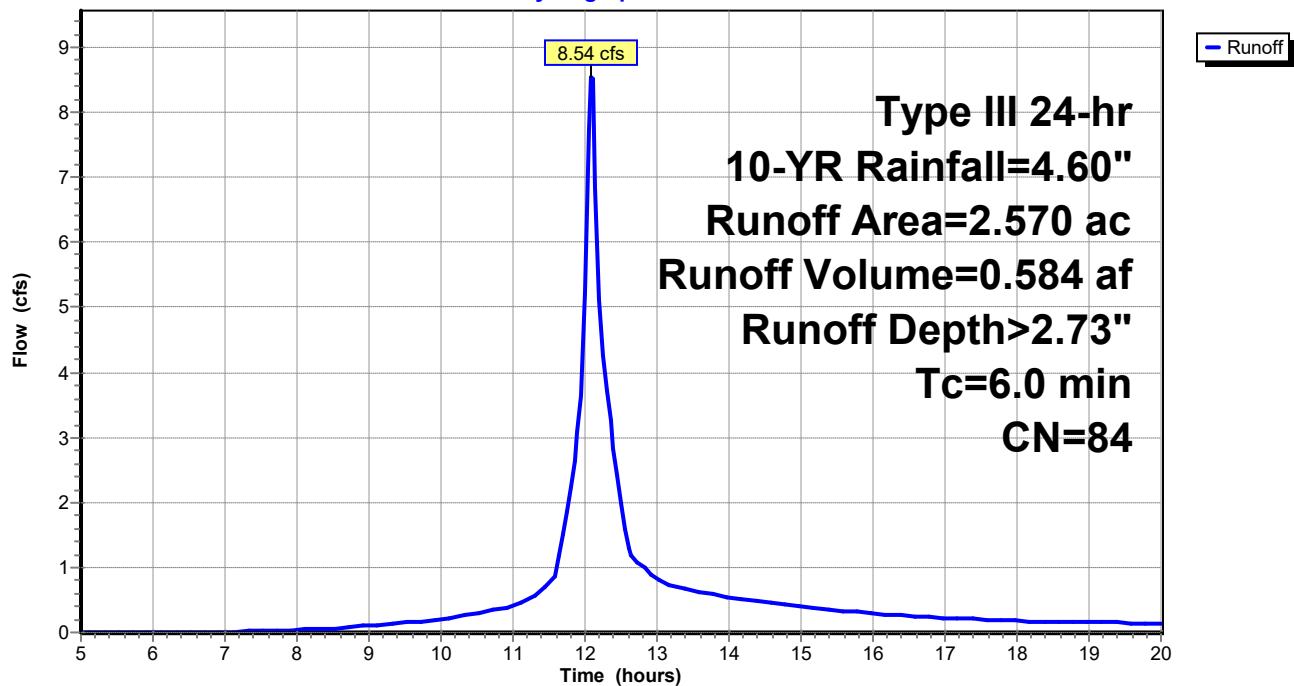


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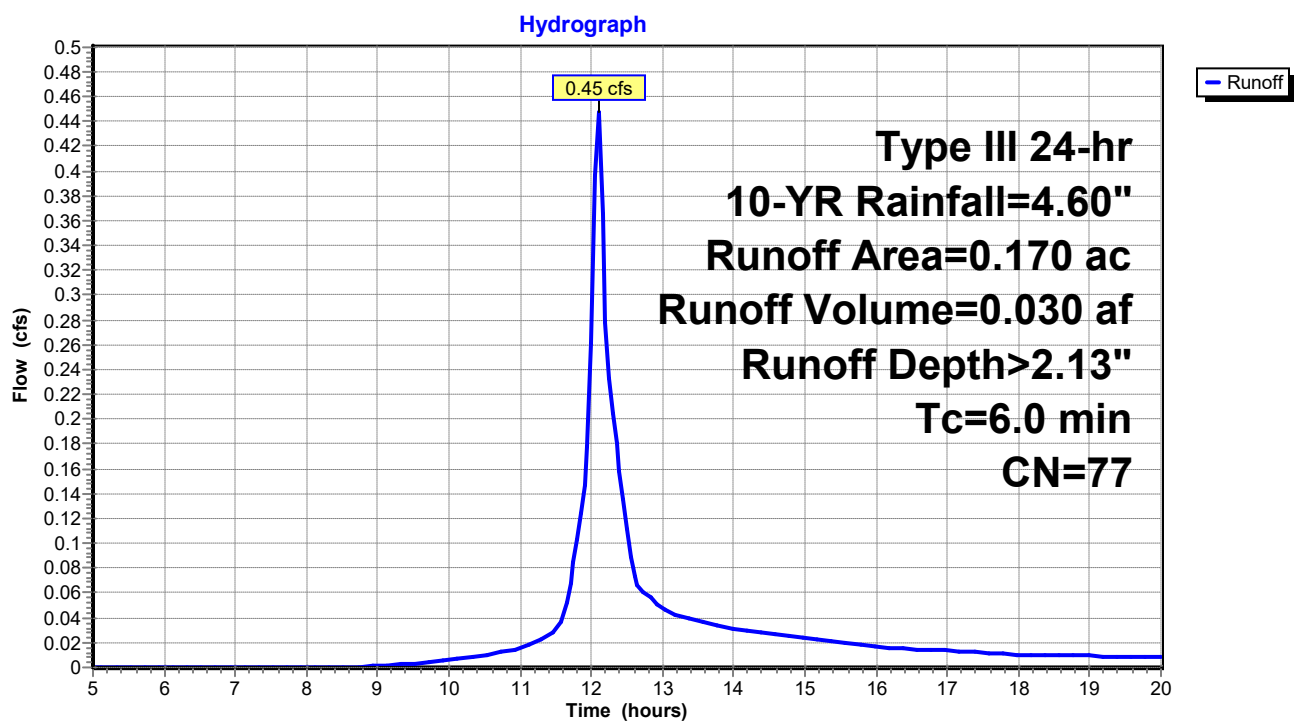


Subcatchment 7S: Post Basin 1

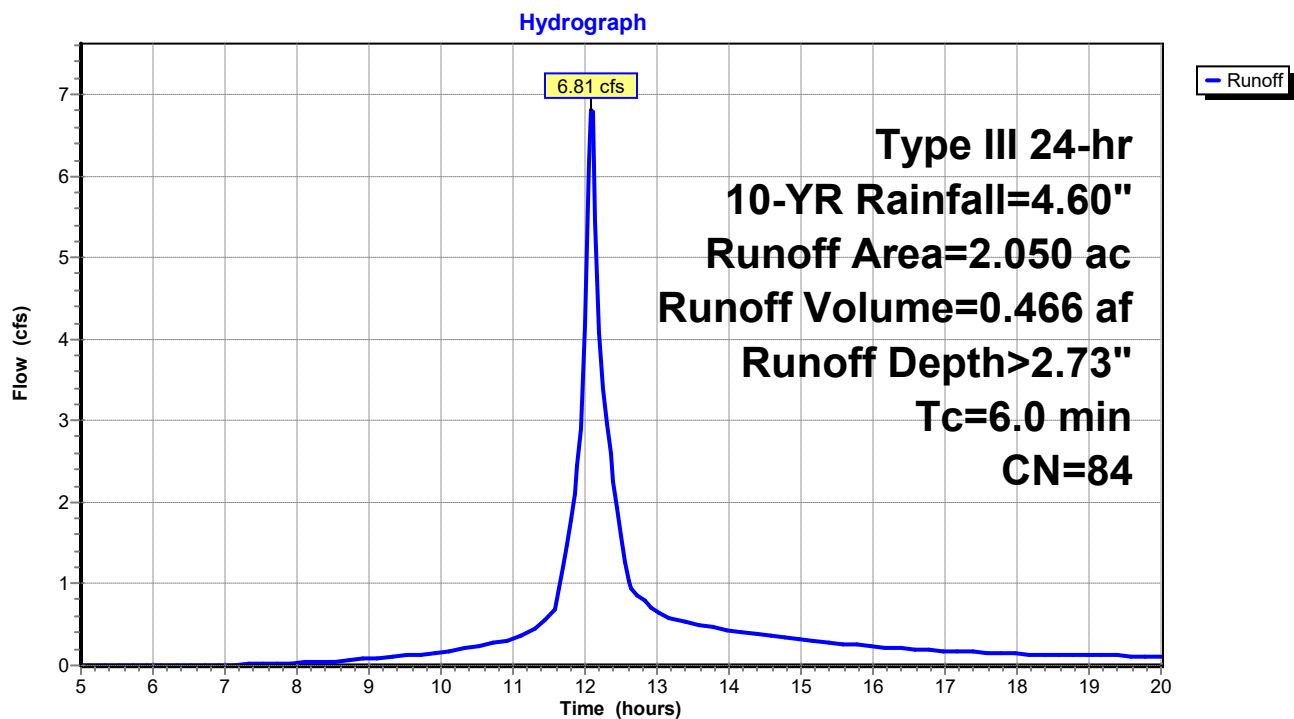
Hydrograph



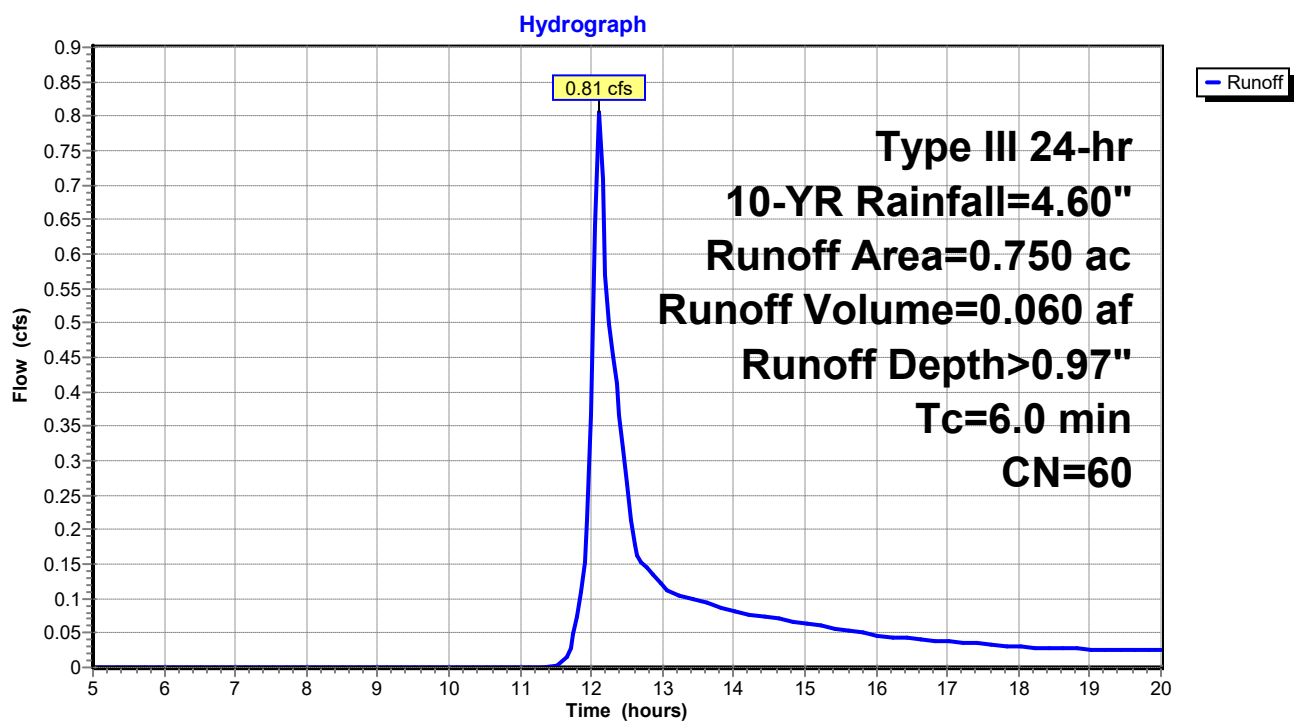
Subcatchment 8S: Post Basin 2



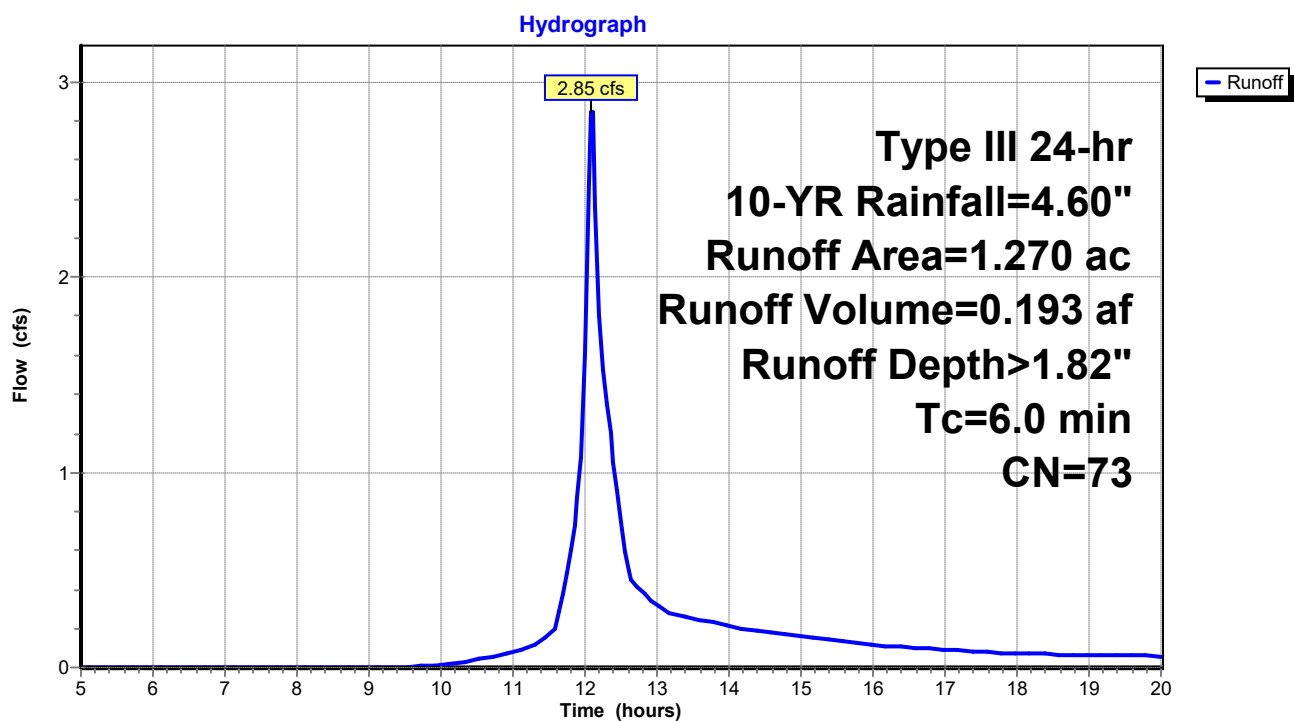
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Subcatchment 10S: Post Basin 4

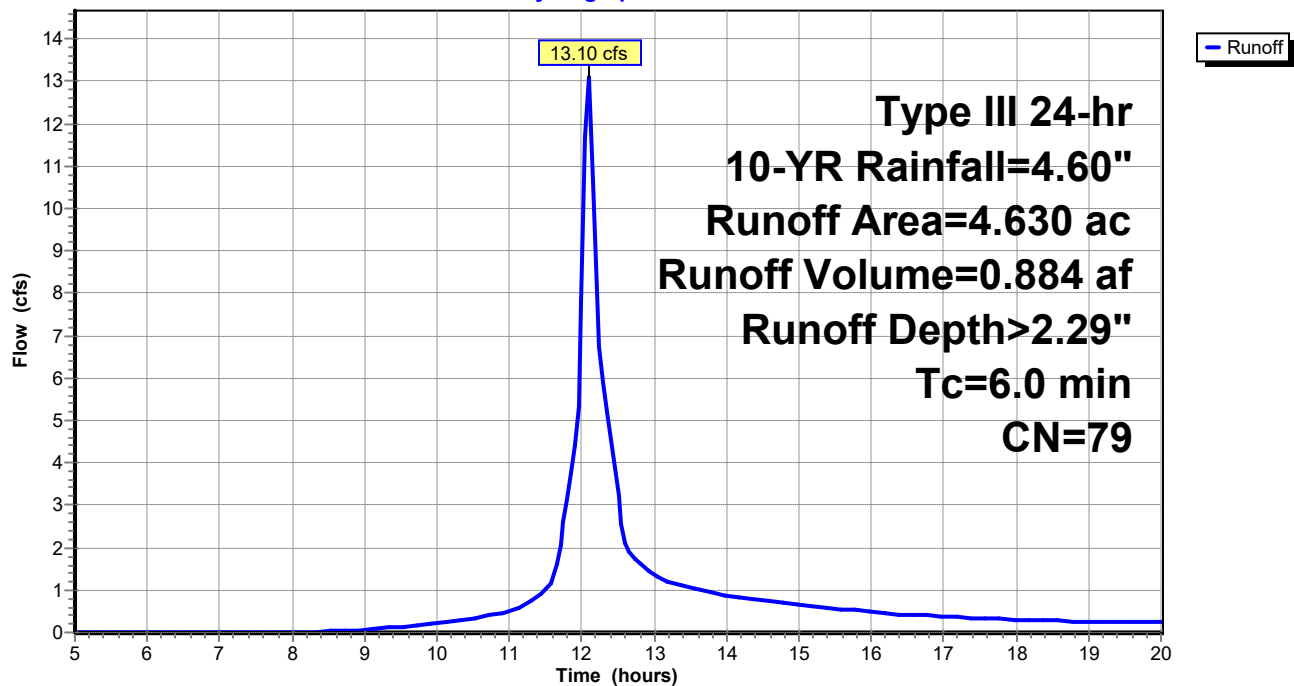


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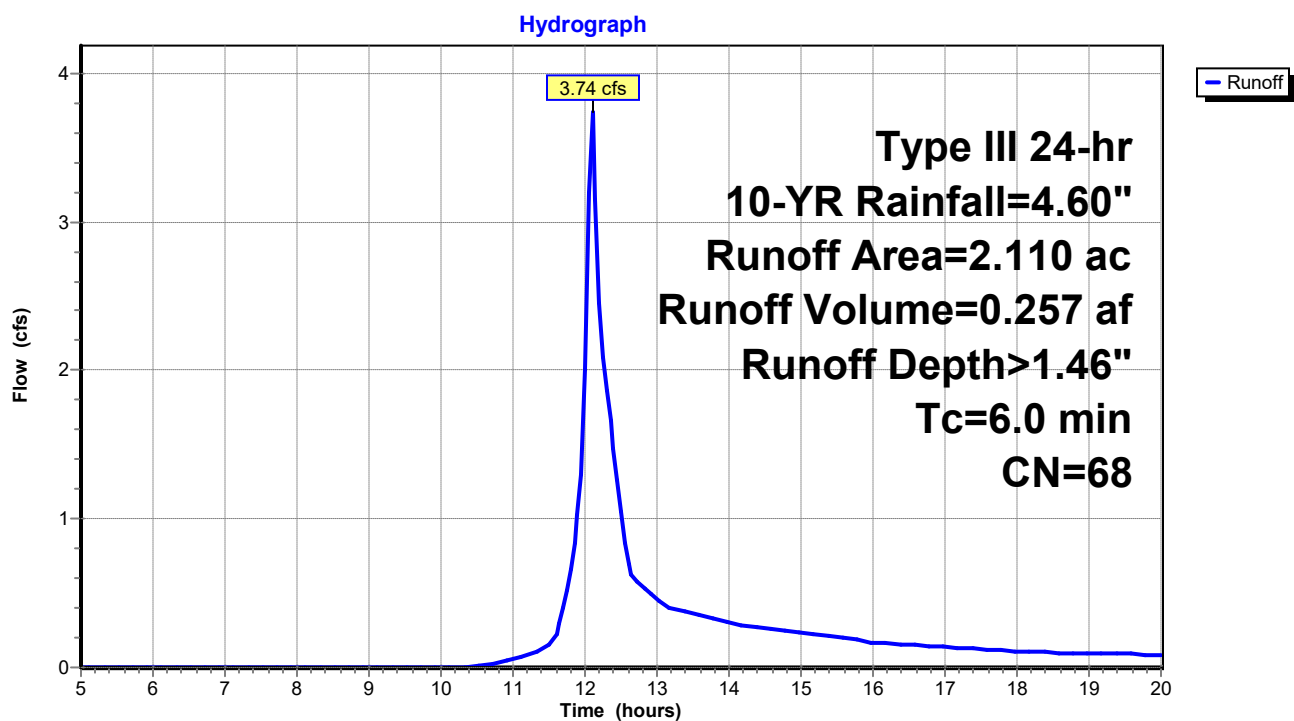


Subcatchment 12S: Post Basin 6

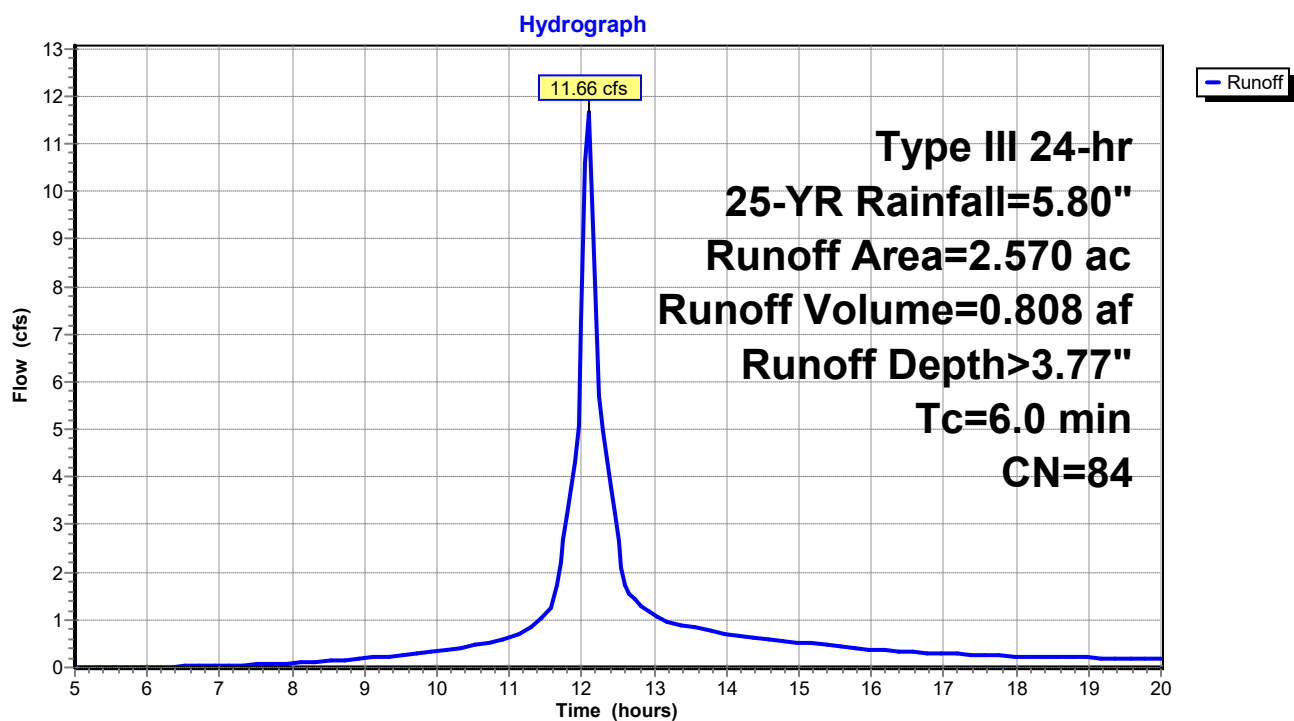
Hydrograph



Subcatchment 20S: Post Basin 7

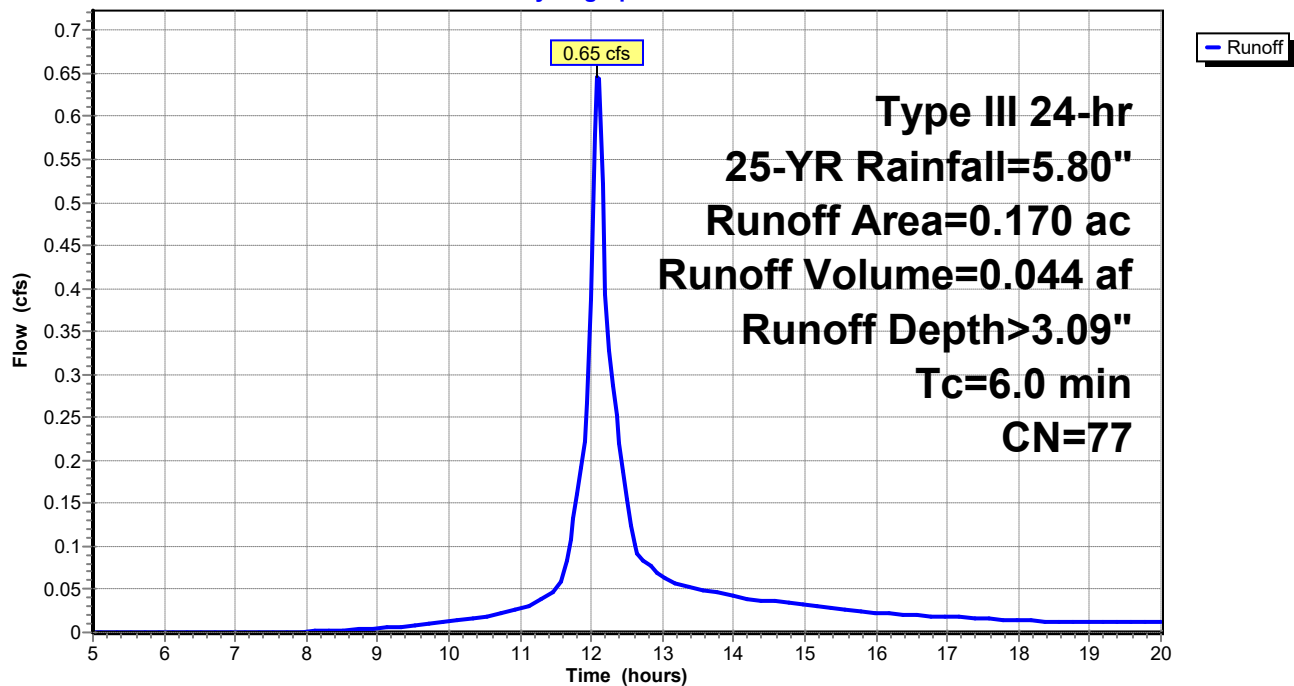


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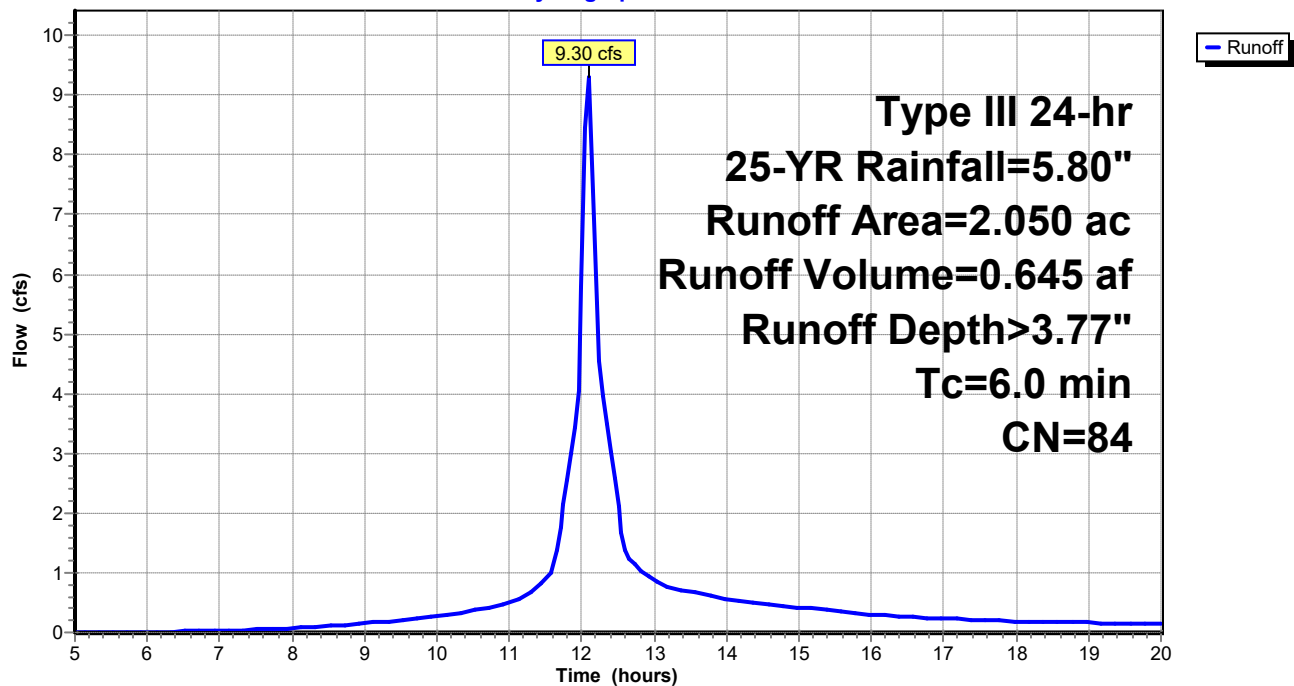
Subcatchment 8S: Post Basin 2

Hydrograph

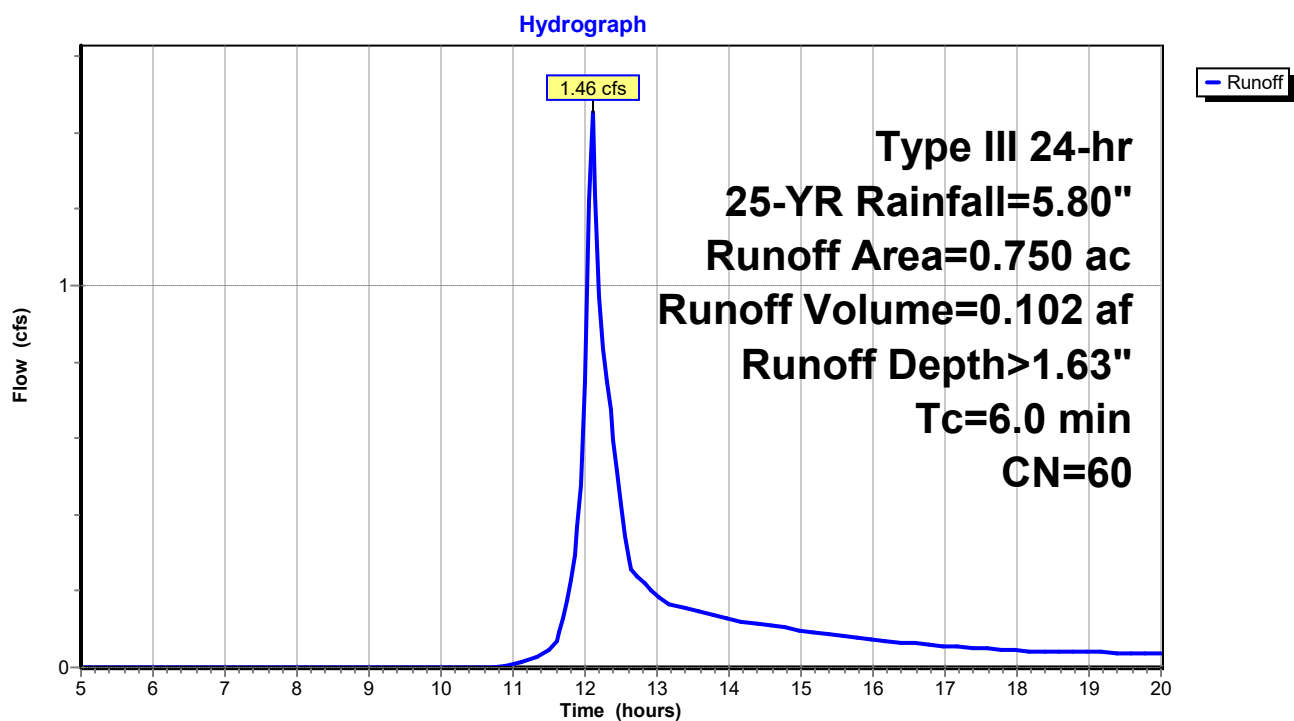


Subcatchment 9S: Post Basin 3

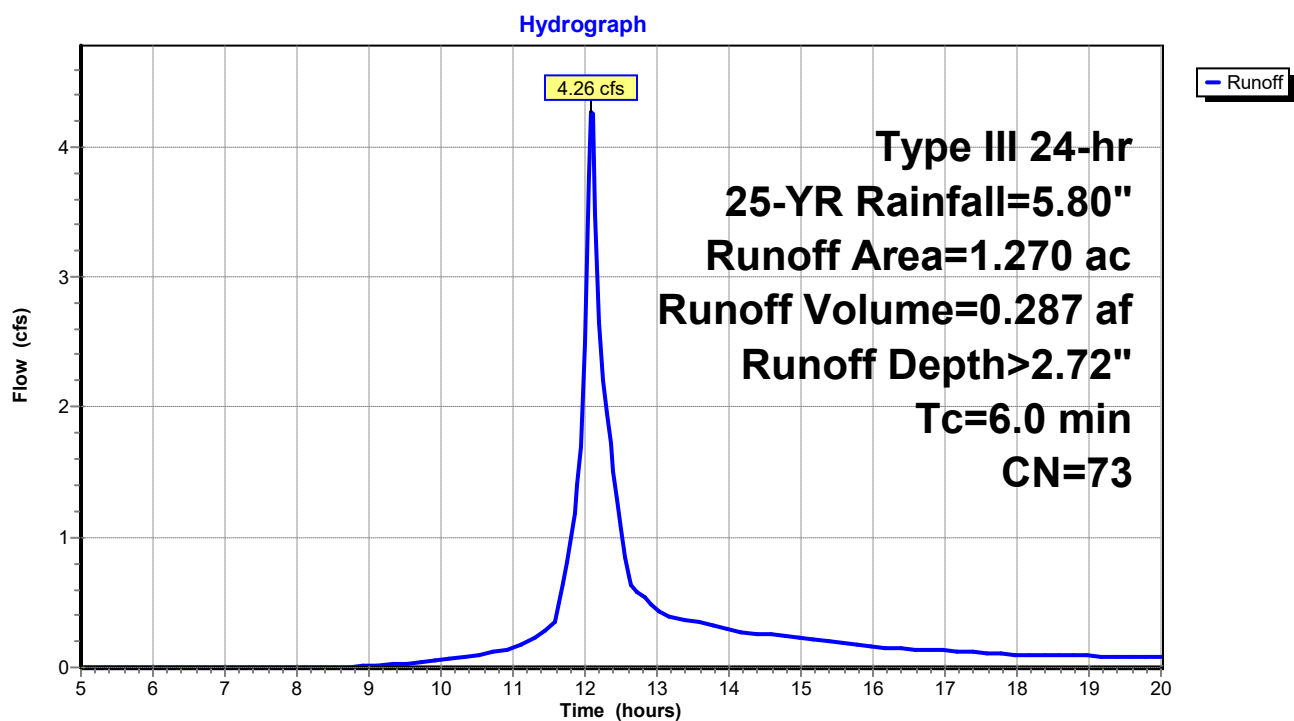
Hydrograph



Subcatchment 10S: Post Basin 4

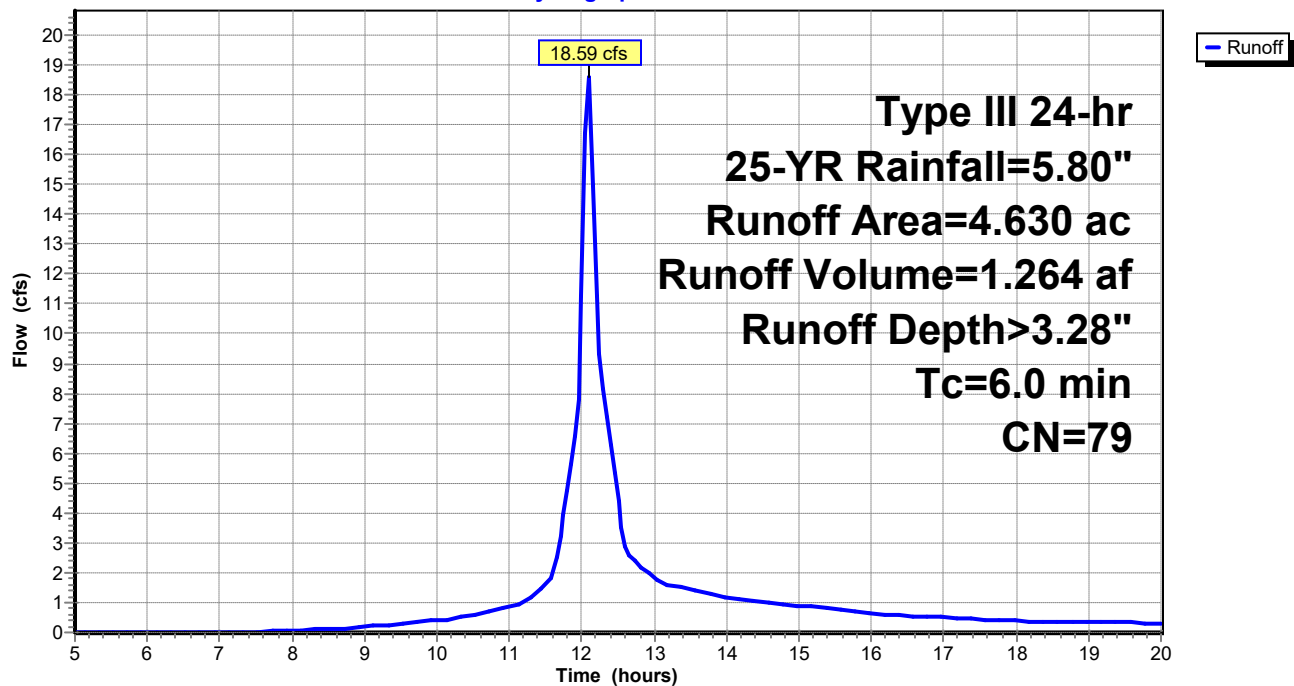


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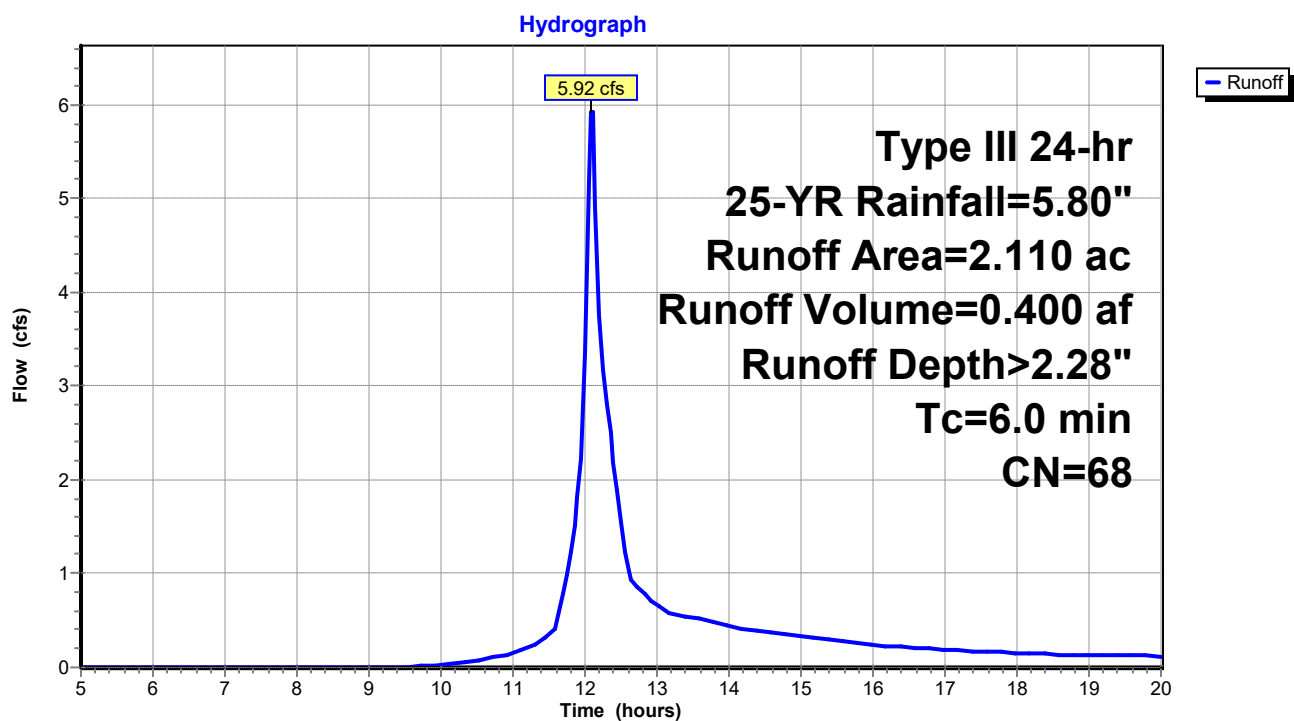


Subcatchment 12S: Post Basin 6

Hydrograph



Subcatchment 20S: Post Basin 7



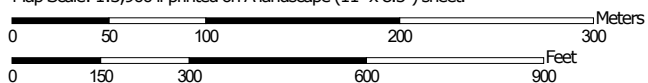
Appendix D: Web Soil Survey Map

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



Soil Map may not be valid at this scale.

Map Scale: 1:3,900 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

9/17/2024
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 20, Sep 5, 2023

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

Date(s) aerial images were photographed: Jul 22, 2021—Oct 7, 2021

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
BgB	Nicholville very fine sandy loam, 0 to 8 percent slopes	9.2	13.8%
BuB	Lamoine silt loam, 3 to 8 percent slopes	25.5	38.2%
DeB	Deerfield loamy fine sand, 3 to 8 percent slopes	3.2	4.8%
HfC2	Hartland very fine sandy loam, 8 to 15 percent slopes, eroded	6.0	9.0%
HhD	Hermon sandy loam, 15 to 35 percent slopes, very stony	1.1	1.7%
PbB	Paxton fine sandy loam, 3 to 8 percent slopes	2.0	3.0%
Sn	Scantic silt loam, 0 to 3 percent slopes	11.9	17.9%
Sz	Swanton fine sandy loam	3.4	5.1%
WmB	Windsor loamy sand, 0 to 8 percent slopes	4.3	6.5%
Totals for Area of Interest		66.7	100.0%

Appendix E: Geotechnical Report & Stormwater Soil Evaluation



REPORT

24-1900 S

November 15, 2024

Explorations and Geotechnical Engineering Services

Proposed Camping World Improvements
480 Roosevelt Trail
Windham, Maine

Prepared For:

Camping World, Inc.
Attention: Paul Birdsall
2 Mariott Drive
Lincolnshire, IL 60069

Prepared By:

S. W. Cole Engineering, Inc.
286 Portland Road
Gray, ME 04039
T: 207-657-2866

www.swcole.com | info@swcole.com

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24-1900 S

November 15, 2024

Camping World, Inc.
Attention: Paul Birdsall
2 Mariott Drive
Lincolnshire, IL 60069

Subject: Explorations and Geotechnical Engineering Services
Proposed Camping World Improvements
480 Roosevelt Trail
Windham, Maine

Dear Paul:

In accordance with our Proposal, dated September 20, 2024, we have performed subsurface explorations for the subject project. This report summarizes our findings and geotechnical recommendations and its contents are subject to the limitations set forth in Appendix A.

1.0 INTRODUCTION

1.1 Scope and Purpose

The purpose of our services was to obtain subsurface information at the site in order to develop geotechnical recommendations relative to foundations, earthwork, and pavement associated with the proposed construction. Our scope of services included a review of prior subsurface data, test boring explorations, soils laboratory testing, a geotechnical analysis of the subsurface findings, and preparation of this report.

1.2 Site and Proposed Construction

The site is located at the existing Camping World at 480 Roosevelt Trail in Windham, Maine. The existing facility includes sales and service buildings with associated paved and gravel surfaced parking and yard areas, as well as landscape areas. The existing developed areas are relatively flat and slope down gently to the northeast and south,

ranging from about elevation 205 to 219 feet (project datum). Existing grades slope down more steeply around the site periphery. The terrain in the central portion of the site appears to have been lowered during previous site development.

Our initial understanding of the proposed development was based on the “Soil Boring Map” dated September 11, 2024, provided by DBS Group (project construction manager). Our current understanding of the proposed development is based on the Site Plan and Grading Plans provided by DBS Group on October 31, 2024. We understand the proposed building addition has expanded and changed shape as the site plan evolved.

We understand proposed improvements include demolition of the westerly portion of the existing service building in favor of a new 20,635 SF, on-grade, pre-engineered metal building. Finish floor elevation is proposed at 217.3 feet, requiring tapered grade-raise fills approaching 3 feet. We understand the new building will include 5 service bays, a paint booth bay, sales area, office area, and support rooms. The easterly portion of the existing service building, having a finish floor elevation of approximately 214.3 feet, will remain and connect to the new building.

We understand the existing sales and retail building will also be demolished in favor of new paved parking and yard area. We understand the existing easterly paved parking and yard areas will also be reconstructed with new pavement.

Proposed and existing site features are shown on the “Exploration Location Plan” attached in Appendix B.

2.0 EXPLORATION AND TESTING

2.1 Explorations

2.1.1 Current Explorations

Eleven test borings (B-201 through B-211) were made at the site on October 23 and 24, 2024 by Seaboard Drilling, LLC working under subcontract to S. W. Cole Engineering, Inc. (S.W.COLE). These exploration locations were requested by DBS Group and established in the field by S.W.COLE using measurements from existing site features; some borings were adjusted from the requested locations based on existing site features and conflicts with utilities. The approximate exploration locations are shown on the

“Exploration Location Plan” attached in Appendix B. Logs of the explorations and a key to the notes and symbols used on the logs are attached in Appendix C. The elevations shown on the logs were estimated based on topographic information shown on the “Exploration Location Plan”.

2.1.2 Prior Explorations

Two test borings (B-101 and B-102) were logged at the site by S.W.COLE in 2018 for a prior expansion to the service building. These approximate exploration locations are shown on the “Exploration Location Plan” attached in Appendix B. Logs of these explorations are attached in Appendix C. The elevations shown on the logs are representative of the site conditions at the time these explorations were made; some variation in current site conditions should be anticipated.

2.2 Field Testing

The test borings were drilled using cased wash-boring techniques. The soils were sampled at 2 to 5 foot intervals using a split spoon sampler and Standard Penetration Testing (SPT) methods. Pocket Penetrometer Tests (PPT) were performed where stiffer cohesive soils were encountered. Shelby tube sampling and Vane Shear Testing (VST) were performed where softer cohesive soils were encountered. SPT blow counts, PPT and VST results are shown on the logs.

2.3 Laboratory Testing

Soil samples obtained from the explorations were returned to our laboratory for further classification and testing. Moisture content test results are noted on the logs. The results of a one-dimensional laboratory consolidation test are attached in Appendix D.

3.0 SUBSURFACE CONDITIONS

3.1 Soil and Bedrock

Underlying a surficial layer of pavement, where present, the test borings encountered a subsurface profile generally consisting of uncontrolled fill, overlying glaciomarine deposits of silty clay and silty sand, overlying glacial outwash deposits of sand, overlying refusal surfaces. The principal soils encountered in the explorations are summarized below. Not all of the strata were encountered at each exploration; refer to the attached logs for more detailed subsurface information.

Uncontrolled Fill: Underlying a surficial layer of pavement, where present, the borings within the proposed building addition footprint encountered uncontrolled fill extending to depths ranging from about 0.5 to 4 feet below existing ground surface (bgs). In paved areas, the uncontrolled fills extended to depths of 4 to 5 feet where penetrated at B-209 and B-211; the uncontrolled fills were not penetrated within the 6 to 8.3 foot depths explored at B-206, B-207, B-208 and B-210. The uncontrolled fill was variable in composition, ranging from loose to medium dense sand with varying portions of silt and gravel, to medium to stiff silty clay.

Based on the previously developed nature of the site, we anticipate thicker layers of uncontrolled fill may be present in areas of the site.

Glaciomarine Deposits: Underlying the uncontrolled fill, where penetrated, the borings encountered native glaciomarine deposits consisting of an upper “crust” of relatively stiff brown to gray-brown silty clay transitioning to an underlying layer of softer gray silty clay with sand seams. The upper “crust” appears to have been removed in some areas of the site, likely associated with prior regrading of the site. The upper “crust” was thin or not present in borings B-202, B-203, and B-204.

Where penetrated in borings B-201, B-202, and B-204, the softer clay extended to depths of about 22, 34, and 48 feet bgs, respectively. Vane shear testing indicates undrained shear strength ranging from about 1,080 to 1,140 psf in the softer gray silty clay.

Glacial Outwash Deposits: Underlying the glaciomarine deposits, where penetrated, the borings encountered glacial outwash deposits of sand with varying portions of clay, silt, and gravel.

Refusal Surfaces: A refusal surface (probable boulder or dense granular soils) was encountered in boring B-202 at a depth of about 50 feet bgs.

3.2 Groundwater

Saturated soils were encountered in the borings at depths ranging from 2 to 9 feet bgs. Groundwater likely becomes perched on the relatively impervious silty clay encountered in the test borings. Long term groundwater information is not available. It should be

anticipated that groundwater levels will fluctuate, particularly in response to periods of snowmelt and precipitation, as well as changes in site use.

4.0 EVALUATION AND RECOMMENDATIONS

4.1 General Findings

Based on the subsurface findings, the proposed construction appears feasible from a geotechnical standpoint; however, the subsurface conditions do present some limitations. The principal geotechnical considerations include:

- As discussed, the site is underlain by a layer of relatively soft, saturated, compressible, gray silty clay which is present at shallow depths below portions of the proposed building and presents limitations for conventional spread footing foundations. We recommend the proposed building be supported on shallow insulated frost-protected spread footings which bear no deeper than 2.5 feet below finish grades to help provide some separation above the soft clay. We recommend at least 12-inches of compacted Crushed Stone, fully wrapped in woven geotextile, such as Mirafi HP370 or equivalent, be provided beneath foundations.
- The uncontrolled fills beneath the building addition are unsuitable for support of foundations and floor slabs. We recommend existing pavement, fills, organics, utilities, structures, and foundations be removed from beneath the proposed building addition footprint and backfilled with compacted Granular Borrow. The extent of unsuitable materials removal should extend outward 1 foot from the building perimeter for each foot of excavation depth (1H:1V bearing splay).
- Existing pavement, organics, utilities, structures, and foundations should be removed from beneath proposed paved areas. The borings encountered relatively thick layers of granular and clay fill beneath proposed paved areas. We recommend pavement subgrades be proof-rolled and soft areas repaired as necessary prior to installing pavement subbase aggregates. Additionally, we recommend woven geotextile, such as Mirafi HP370, be provided over pavement subgrades. Pavement underdrains should also be installed beneath paved areas.

- Sitework must be carefully planned. Subgrades across the site will consist of highly sensitive silts and clays. Earthwork and grading activities should occur during drier, non-freezing weather of Spring, Summer and Fall. Construction equipment should not operate directly on the native soils; equipment and personnel must not operate on soft gray silty clay subgrades. Excavation of bearing surfaces should be completed with a smooth-edged bucket to lessen subgrade disturbance.
- We recommend contract documents include unit rates for overexcavation and replacement of unsuitable soils below buildings and as necessary to repair soft areas below pavements.

4.2 Settlement Evaluation

The soft gray silty clay underlying the site is compressible under new loading from the proposed site fills and building addition. We have estimated post-construction settlement due to consolidation of the silty clay considering the following:

- The findings at the test borings;
- The results of the one-dimensional consolidation testing performed on a sample of the gray silty clay obtained from boring B-201;
- The existing and proposed site grading shown on the “Exploration Location Plan” and a building finish floor elevation (FFE) of 217.3 feet; and
- An applied spread footing dead load stress of up to 1 ksf;
- A foundation bearing elevation not more than 2.5 feet below FFE.

We estimate that post-construction settlement may approach 1-inch total and differential across the building pad. To help reduce post-construction settlement, we recommend fill needed to achieve subgrade elevation be placed prior to excavating for foundations. Additionally, we recommend insulated frost protected shallow foundations as presented herein.

4.3 Site and Subgrade Preparation

We recommend that site preparation begin with the construction of an erosion control system to protect adjacent drainage ways and areas outside the construction limits. Surficial organics, roots and topsoil should be completely removed from areas of proposed fill and

construction. As much vegetation and pavement as possible should remain outside the construction areas to lessen the potential for erosion and site disturbance.

Building Pad and Footings: We recommend existing fill, pavement, organics, utilities, structures, and foundations be entirely removed from beneath the proposed building addition footprint down to undisturbed, native, stiff silt or clay. In no case should overexcavation remove the native stiff clay or silt. The extent of removal should extend 1 foot laterally outward from the building addition perimeter for every 1-foot of excavation depth (1H:1V bearing splay). Overexcavations should be backfilled with compacted Granular Borrow. In all cases, we recommend footings be excavated with a smooth-edged bucket and underlain by at least 12-inches of compacted Crushed Stone, wrapped in woven geotextile fabric, such as Mirafi HP370.

Paved and Utilities: Existing pavement, organics, utilities, structures, and foundations should be removed from beneath proposed paved areas. Existing fills should be proof-rolled and densified beneath paved areas with 3 to 5 passes of a 10-ton vibratory roller compactor. Areas that become soft or continue to yield after densification should be removed and replaced with compacted Granular Borrow. A woven geotextile fabric, such as Mirafi HP370, should be installed over pavement subgrades prior to placing pavement gravels.

Beneath pipes and utility structures with soft trench bottoms, we recommend overexcavating with a smooth edged bucket and installing at least 1 foot of Underdrain Sand below customary bedding materials which are wrapped in geotextile filter fabric, such as Mirafi 180N. The depth of customary bedding materials for soft trench bottoms should be at least 12 inches beneath pipes and 24 inches beneath structures.

4.4 Excavation and Dewatering

Excavation work will generally encounter existing pavement and fills overlying native silt and clay soils. The contractor must be aware that highly sensitive, saturated, gray silty clay will be encountered in portions of the site. Care must be exercised during construction to limit disturbance of the bearing soils. Earthwork and grading activities should occur during drier, non-freezing weather of Spring, Summer and Fall. Construction equipment should not operate directly on the native silt and clays; equipment and personnel must not operate on soft gray silty clay subgrades. Low ground pressure tracked equipment may be needed and temporary haul roads overlying geotextile fabric may be necessary. Final cuts to subgrade

should be performed with a smooth-edged bucket to help reduce strength loss from soil disturbance.

Vibrations from construction should be controlled below threshold limits of 0.5 in/sec for structures, water supply wells and infrastructure within 500 feet of the project site. More restrictive vibration limits may be warranted in specific cases with sensitive equipment, historic structures or artifacts on-site or within close proximity.

Sumping and pumping dewatering techniques should be adequate to control groundwater in excavations. Controlling the water levels to at least one foot below planned excavation depths will help stabilize subgrades during construction. Excavations must be properly shored or sloped in accordance with OSHA Regulations to prevent sloughing and caving of the sidewalls during construction. Care must be taken to preclude undermining adjacent structures, utilities and roadways. The design and planning of excavations, excavation support systems, and dewatering is the responsibility of the contractor.

4.5 Foundations

We recommend the proposed building addition be supported on insulated frost-protected shallow spread footings bearing on at least 12-inches of compacted Crushed Stone fully wrapped in woven geotextile, such as Mirafi HP 370, overlying undisturbed, native, stiff silt or clay, or compacted Granular Borrow overlying undisturbed, native stiff silt or clay. For foundations bearing on properly prepared subgrades, we recommend the following geotechnical parameters for design consideration:

Geotechnical Parameters for Spread Footings and Foundation Walls	
Design Frost Depth (100 year AFI)	4.5 feet 2.5 feet (insulated per ASCE-32)
Net Allowable Soil Bearing Pressure	1.0 ksf
Base Friction Factor	0.35
Total Unit Weight of Backfill	125 pcf
At-Rest Lateral Earth Pressure Coefficient	0.5
Internal Friction Angle of Backfill	30°
Seismic Soil Site Class	E (IBC 2015)
Estimated Total Settlement	See Section 4.2
Differential Settlement	See Section 4.2

Shallow insulated frost-protected footings should be designed in accordance with ASCE-32.

4.6 Foundation Drainage

We recommend an underdrain system be installed on the outside edge of perimeter footings. The underdrain pipe should consist of 4-inch diameter, perforated SDR-35 foundation drain installed within the fabric wrapped Crushed Stone bearing pads recommended below perimeter footings. The underdrain pipe must have a positive gravity outlet protected from freezing, clogging and backflow. Surface grades should be sloped away from the building for positive surface water drainage. General underdrain details are illustrated on the "Foundation Detail Sketch" attached in Appendix B.

4.7 Slab-On-Grade

On-grade floor slabs in heated areas may be designed using a subgrade reaction modulus of 100 pci (pounds per cubic inch) provided the slab is underlain by at least 12-inches of compacted Structural Fill overlying properly prepared subgrades. The structural engineer or concrete consultant must design steel reinforcing and joint spacing appropriate to slab thickness and function, as well as cracking and curling. We recommend floor slabs be at least 6 inches thick reinforced with steel bars each way and slab dowels at joints.

We recommend a sub-slab vapor retarder particularly in areas of the building where the concrete slab will be covered with an impermeable surface treatment or floor covering that may be sensitive to moisture vapors. The vapor retarder must have a permeance that is less than the floor cover or surface treatment that is applied to the slab. The vapor retarder must have sufficient durability to withstand direct contact with the sub-slab base material and construction activity. The vapor retarder material should be placed according to the manufacturer's recommended method, including the taping and lapping of all joints and wall connections. The architect and/or flooring consultant should select the vapor retarder products compatible with flooring and adhesive materials.

The floor slab should be appropriately cured using moisture retention methods after casting. Typical floor slab curing methods should be used for at least 7 days. The architect or flooring consultant should assign curing methods consistent with current applicable American Concrete Institute (ACI) procedures with consideration of curing method compatibility to proposed surface treatments, flooring and adhesive materials.

4.8 Entrance Slabs and Sidewalks

Entrance slabs and sidewalks adjacent to the building must be designed to reduce the effects of differential frost action between adjacent pavement, doorways, and entrances. We recommend that non-frost susceptible Structural Fill be provided to a depth of at least 2.5 feet below the top of entrance slabs. This thickness of Structural Fill should extend the full footprint of the entrance slab, thereafter transitioning up to the bottom of the adjacent sidewalk or pavement gravels at a 3H:1V or flatter slope. General details of this frost transition zone are shown on the “Foundation Detail Sketch” attached in Appendix B.

4.9 Fill, Backfill and Compaction

We recommend the following fill and backfill materials: recycled products must also be tested in accordance with applicable environmental regulations and approved by a qualified environmental consultant.

Common Borrow: Fill to raise grades in landscape areas should be non-organic compactable earth meeting the requirements of 2020 MaineDOT Standard Specification 703.18 Common Borrow.

Granular Borrow: Fill to raise grades in building addition and paved areas and backfill for overexcavations, should be sand meeting the requirements of 2020 MaineDOT Standard Specification 703.19 Granular Borrow. Initial lifts of Granular Borrow for Underwater Backfill may be required over wet subgrades.

Structural Fill: Backfill for foundations, slab base material, and material below exterior entrances slabs should be clean, non-frost susceptible sand and gravel meeting the gradation requirements for Structural Fill as given below:

Structural Fill	
Sieve Size	Percent Finer by Weight
4 inch	100
3 inch	90 to 100
¾ inch	25 to 90
No. 40	0 to 30
No. 200	0 to 6

Underdrain Sand: Sand used beneath bedding materials in soft trench bottoms should be clean, free-draining sand meeting the requirements of 2020 MaineDOT Standard Specification 703.22 Underdrain Backfill Material Type B.

Crushed Stone: Crushed Stone, used beneath foundations (wrapped in geotextile) and for underdrain aggregate, should be washed $\frac{3}{4}$ -inch crushed stone meeting the requirements of 2020 MaineDOT Standard Specification 703.13 Crushed Stone $\frac{3}{4}$ -Inch.

Reuse of Site Soils: The soil soils are unsuitable for reuse in building addition areas but may be suitable for reuse as Common Borrow in landscape areas, provided they are free of organics and at a compactable moisture content at the time of reuse. The existing granular fills may be suitable for reuse to raise grades in proposed paved areas provided they are at a compactable moisture content at the time of reuse.

Placement and Compaction: Fill should be placed in horizontal lifts and compacted such that the desired density is achieved throughout the lift thickness with 3 to 5 passes of the compaction equipment. Loose lift thicknesses for grading, fill and backfill activities should not exceed 12 inches. We recommend that fill and backfill in building addition and paved areas be compacted to at least 95 percent of its maximum dry density as determined by ASTM D-1557. Crushed Stone should be compacted with 3 to 5 passes of a vibratory plate compactor having a static weight of at least 500 pounds.

4.10 Weather Considerations

Construction activity should be limited during wet and freezing weather and the site soils may require drying or thawing before construction activities may continue. The contractor should anticipate the need for water to temper fills in order to facilitate compaction during dry weather. If construction takes place during cold weather, subgrades, foundations and floor slabs must be protected during freezing conditions. Concrete and fill must not be placed on frozen soil; and once placed, the concrete and soil beneath the structure must be protected from freezing.

4.11 Paved Areas

We anticipate paved areas will be subjected primarily to passenger vehicle, camper, and recreational vehicle traffic, with some areas subject to heavy delivery truck traffic. Considering the site soils and proposed usage, we offer the following pavement sections for consideration.

FLEXIBLE (HMA) PAVEMENT SECTION – 2020 MaineDOT Standard Specs		
Pavement Layer	Standard Duty	Heavy Duty
MaineDOT 9.5 mm Hot Mix Asphalt	1 ½ inches	1 ½ inches
MaineDOT 19.0 mm Hot Mix Asphalt	2 ½ inches	3 ½ inches
MaineDOT 703.06 Aggregate Base Type A	6 inches	6 inches
MaineDOT 703.06 Aggregate Subbase Type D	12 inches	18 inches
Woven Geotextile (Mirafi HP370) overlying properly prepared subgrades		

The base and subbase materials should be compacted to at least 95 percent of their maximum dry density as determined by ASTM D-1557. Hot mix asphalt pavement should be compacted to 92 to 97 percent of its theoretical maximum density as determined by ASTM D-2041. A tack coat should be used between successive lifts of bituminous pavement.

We recommend design consider installing underdrains beneath paved areas to help provide positive drainage relief of pavement base and subbase aggregates.

It should be understood that frost penetration can be on the order of 4.5 feet in this area. In the absence of full depth excavation of frost susceptible soils below paved areas and subsequent replacement with non-frost susceptible compacted fill, frost penetration into the subgrade will occur and some heaving and distress of pavement must be anticipated.

4.12 Design Review and Construction Testing

S.W.COLE should be retained to review the construction documents prior to bidding to determine that our earthwork, foundation, and pavement recommendations have been properly interpreted and implemented. Following development of the foundation plan and structural loads, S.W.COLE should be engaged to update our settlement analysis and revise post-construction settlement estimates.

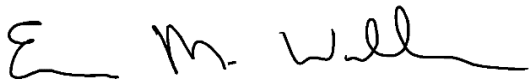
A construction materials testing and quality assurance program should be implemented during construction to observe compliance with the design concepts, plans, and specifications. S.W.COLE is available to observe earthwork activities, the preparation of foundation bearing surfaces and pavement subgrades, as well as to provide testing and IBC Special Inspection services for soils, concrete, steel, spray-applied fireproofing, structural masonry, and asphalt construction materials.

5.0 CLOSURE

It has been a pleasure to be of assistance to you with this phase of your project. We look forward to working with you during the construction phase of the project.

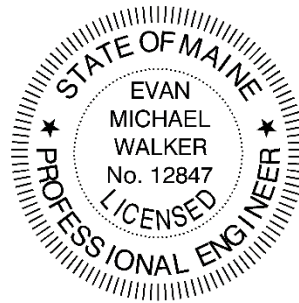
Sincerely,

S. W. Cole Engineering, Inc.



Evan M. Walker, P.E.
Senior Geotechnical Engineer

EMW:tjb/rec



APPENDIX A

Limitations

This report has been prepared for the exclusive use of Camping World, Inc. for specific application to the proposed Camping World Improvements at 480 Roosevelt Trail in Windham, Maine. S. W. Cole Engineering, Inc. (S.W.COLE) has endeavored to conduct our services in accordance with generally accepted soil and foundation engineering practices. No warranty, expressed or implied, is made.

The soil profiles described in the report are intended to convey general trends in subsurface conditions. The boundaries between strata are approximate and are based upon interpretation of exploration data and samples.

The analyses performed during this investigation and recommendations presented in this report are based in part upon the data obtained from subsurface explorations made at the site. Variations in subsurface conditions may occur between explorations and may not become evident until construction. If variations in subsurface conditions become evident after submission of this report, it will be necessary to evaluate their nature and to review the recommendations of this report.

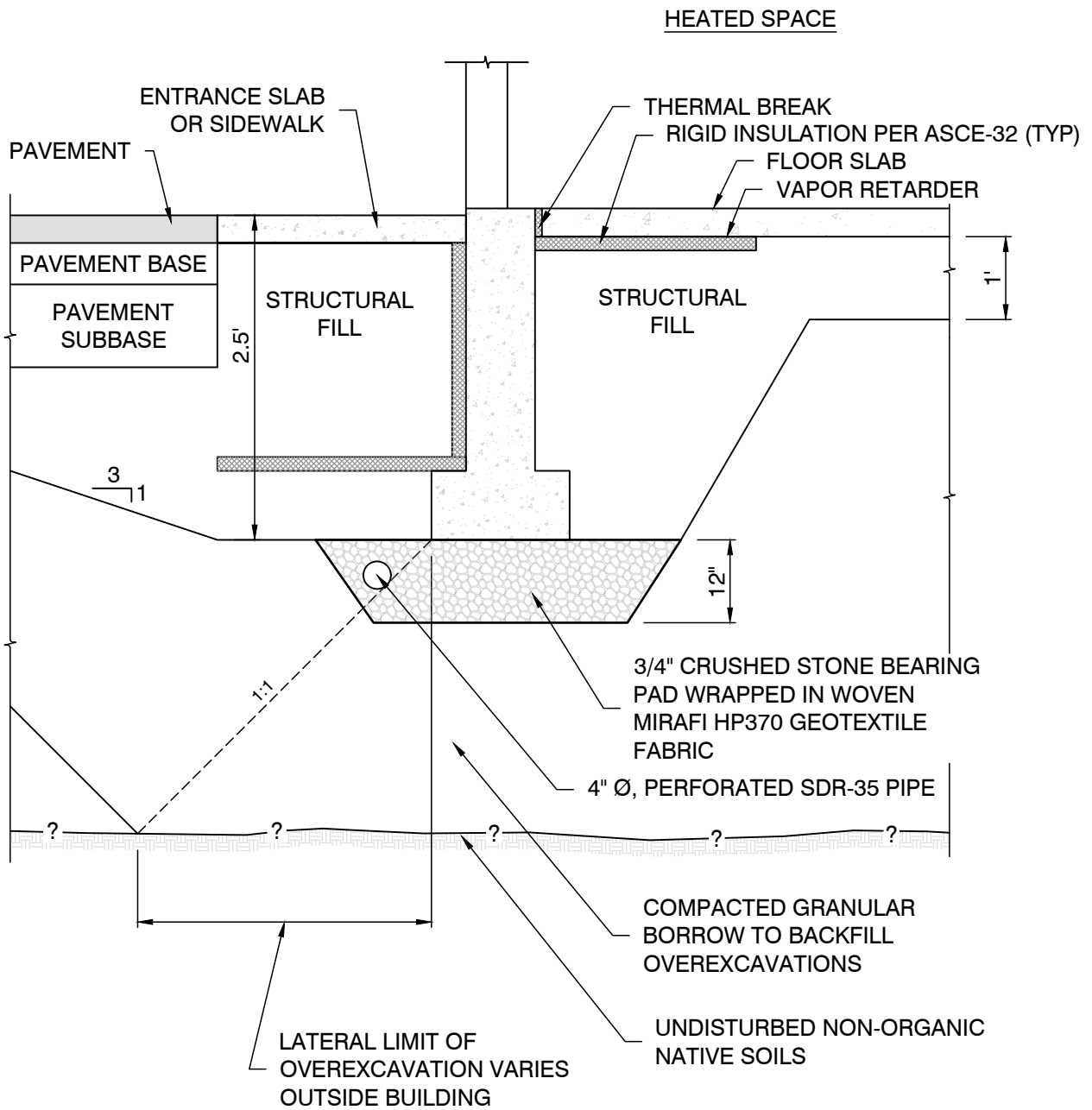
Observations have been made during exploration work to assess site groundwater levels. Fluctuations in water levels will occur due to variations in rainfall, temperature, and other factors.

S.W.COLE's scope of services has not included the investigation, detection, or prevention of any Biological Pollutants at the project site or in any existing or proposed structure at the site. The term "Biological Pollutants" includes, but is not limited to, molds, fungi, spores, bacteria, and viruses, and the byproducts of any such biological organisms.

Recommendations contained in this report are based substantially upon information provided by others regarding the proposed project. In the event that any changes are made in the design, nature, or location of the proposed project, S.W.COLE should review such changes as they relate to analyses associated with this report. Recommendations contained in this report shall not be considered valid unless the changes are reviewed by S.W.COLE.

APPENDIX B

Figures



NOTE:

1. UNDERDRAIN INSTALLATION AND MATERIAL GRADATION RECOMMENDATIONS ARE CONTAINED WITHIN THIS REPORT.
2. DETAIL IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY, NOT FOR CONSTRUCTION.



S.W. COLE
ENGINEERING, INC.

CAMPING WORLD, INC.

FOUNDATION DETAIL SKETCH

PROPOSED CAMPING WORLD IMPROVEMENTS
480 ROOSEVELT TRAIL
WINDHAM, MAINE

Job No.: 24-1900

Date : 11/15/2024

Scale: Not to Scale

Sheet: 2

APPENDIX C

Exploration Logs and Key



BORING LOG

BORING NO.: **B-202**
SHEET: 1 of 2
PROJECT NO. 24-1900
DATE START: 10/23/2024
DATE FINISH: 10/24/2024

CLIENT: Camping World, Inc.
PROJECT: Proposed Camping World Improvements
LOCATION: 480 Roosevelt Trail, Windham, ME

Drilling Information

LOCATION: See Exploration Location Plan ELEVATION (FT): 214' +/- TOTAL DEPTH (FT): 50.0 LOGGED BY: Evan Walker
DRILLING CO.: Seaboard Drilling DRILLER: Parker Johnson DRILLING METHOD: Cased Boring
RIG TYPE: Track Mounted Diedrich D-25 AUGER ID/OD: N/A / N/A SAMPLER: Standard Split-Spoon
HAMMER TYPE: Automatic / Automatic HAMMER WEIGHT (lbs): 140 / 140 CASING ID/OD: 4 in / 4 1/2 in CORE BARREL: _____
HAMMER CORRECTION FACTOR: _____ HAMMER DROP (inch): 30 / 30
WATER LEVEL DEPTHS (ft): ▽ 3.5 ft Soils Wet Below 2', Saturated Below 3.5' +/-

GENERAL NOTES:

KEY TO NOTES AND SYMBOLS: Water Level
▽ At time of Drilling
▽ At Completion of Drilling
▽ After Drilling
D = Split Spoon Sample
U = Thin Walled Tube Sample
R = Rock Core Sample
V = Field Vane Shear
Pen. = Penetration Length
Rec. = Recovery Length
bpf = Blows per Foot
mpf = Minute per Foot
WOR = Weight of Rods
WOH = Weight of Hammer
RQD = Rock Quality Designation
PID = Photoionization Detector
S_v = Field Vane Shear Strength, kips/sq.ft.
q_u = Unconfined Compressive Strength, kips/sq.ft.
Ø = Friction Angle (Estimated)
N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION					Graphic Log	Sample Description & Classification	H ₂ O Depth	Remarks
			Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD				
210 5 205 10 200 15 195 20 190 25 185 30 180 35 175			1D	×	0.3-2.3	24/18	7-4-4-5		0.2 2" Asphalt Pavement	▽	
			2D	×	2.3-4.3	24/18	5-4-2-2		1.0 Medium dense, brown, silty SAND, some gravel (FILL)		
			3D	×	4.3-6.3	24/18	2-1-1-1		2.5 Stiff, gray and gray-brown silty CLAY, trace sand, with organic fibers (Probable FILL)		
			4D	×	6.3-8.3	24/18	WOH/12"		4.0 Stiff to medium, gray-brown, silty CLAY		
									Medium, gray, silty CLAY, with occasional sand seams		
			5D	×	10-12	24/24	WOH/24" 1-1				
			6D	×	15-17	24/18	WOH/24"				
			7D	×	20-22	24/24	WOR/24"				
			8D	×	25-27	24/24	WOR/24"				
			9D	×	30-32	24/18	WOH/24"				
			10D	×	35-37	24/12	3-3-4-6		34.0 Loose, gray, gravelly SILT AND SAND, trace clay		

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

(Continued Next Page)

BORING NO.: **B-202**



BORING LOG

BORING NO.: **B-202**
SHEET: 2 of 2
PROJECT NO. 24-1900
DATE START: 10/23/2024
DATE FINISH: 10/24/2024

CLIENT: Camping World, Inc.
PROJECT: Proposed Camping World Improvements
LOCATION: 480 Roosevelt Trail, Windham, ME

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION					Graphic Log	Sample Description & Classification	H ₂ O Depth	Remarks
			Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD				
170 45 165 50			11D		40-42	24/10	5-5-9-8		40.0 Medium dense, gray, silty fine SAND		
									47.0 Increased Drilling Resistance Below 47' - Probable Gravelly Soils with Cobbles		

Refusal at 50.0 feet
Probable Boulder or Dense Granular Soil

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING NO.: **B-202**



BORING LOG

BORING NO.: B-203
SHEET: 1 of 1
PROJECT NO. 24-1900
DATE START: 10/24/2024
DATE FINISH: 10/24/2024

CLIENT: Camping World, Inc.
PROJECT: Proposed Camping World Improvements
LOCATION: 480 Roosevelt Trail, Windham, ME

Drilling Information

LOCATION: See Exploration Location Plan ELEVATION (FT): 216' +/- TOTAL DEPTH (FT): 8.3 LOGGED BY: Evan Walker
DRILLING CO.: Seaboard Drilling DRILLER: Parker Johnson DRILLING METHOD: Solid Stem Auger
RIG TYPE: Track Mounted Diedrich D-25 AUGER ID/OD: N/A / 4 1/2 in SAMPLER: Standard Split-Spoon
HAMMER TYPE: Automatic HAMMER WEIGHT (lbs): 140 CASING ID/OD: N/A /N/A CORE BARREL:
HAMMER CORRECTION FACTOR: HAMMER DROP (inch): 30
WATER LEVEL DEPTHS (ft): 2 ft Soils Saturated Below 2' +/-

GENERAL NOTES:

KEY TO NOTES AND SYMBOLS: Water Level
At time of Drilling
At Completion of Drilling
After Drilling
D = Split Spoon Sample
U = Thin Walled Tube Sample
R = Rock Core Sample
V = Field Vane Shear
Pen. = Penetration Length
Rec. = Recovery Length
bpf = Blows per Foot
mpf = Minute per Foot
WOR = Weight of Rods
WOH = Weight of Hammer
RQD = Rock Quality Designation
PID = Photoionization Detector
S_v = Field Vane Shear Strength, kips/sq.ft.
q_u = Unconfined Compressive Strength, kips/sq.ft.
Ø = Friction Angle (Estimated)
N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION					Graphic Log	Sample Description & Classification	H ₂ O Depth	Remarks
			Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD	Field / Lab Test Data			
215 210	5		1D	Δ	0.3-2.3	24/5	9-8-5-3		0.2 2" Asphalt Pavement	▽	
			2D	Δ	2.3-4.3	24/18	2-3-2-2		Medium dense, brown, SAND, some silt, some gravel (FILL)		
			3D	Δ	4.3-6.3	24/24	1-1-1-1		Loose, gray-brown, silty SAND (FILL)		
			4D	Δ	6.3-8.3	24/0	WOH/24"		Medium, gray, silty CLAY		

Bottom of Exploration at 8.3 feet

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING NO.: B-203



BORING LOG

BORING NO.: **B-204**
SHEET: 1 of 2
PROJECT NO. 24-1900
DATE START: 10/24/2024
DATE FINISH: 10/24/2024

CLIENT: Camping World, Inc.
PROJECT: Proposed Camping World Improvements
LOCATION: 480 Roosevelt Trail, Windham, ME

Drilling Information

LOCATION: See Exploration Location Plan ELEVATION (FT): 217' +/- TOTAL DEPTH (FT): 51.9 LOGGED BY: Evan Walker
DRILLING CO.: Seaboard Drilling DRILLER: Parker Johnson DRILLING METHOD: Cased Boring
RIG TYPE: Track Mounted Diedrich D-25 AUGER ID/OD: N/A / N/A SAMPLER: Standard Split-Spoon
HAMMER TYPE: Automatic / Automatic HAMMER WEIGHT (lbs): 140 / 140 CASING ID/OD: 4 in / 4 1/2 in CORE BARREL: _____
HAMMER CORRECTION FACTOR: _____ HAMMER DROP (inch): 30 / 30
WATER LEVEL DEPTHS (ft): ▽ 2.5 ft Soils Wet to Saturated Below 2.5' +/-

GENERAL NOTES:

KEY TO NOTES AND SYMBOLS: Water Level
▽ At time of Drilling
▽ At Completion of Drilling
▽ After Drilling
D = Split Spoon Sample
U = Thin Walled Tube Sample
R = Rock Core Sample
V = Field Vane Shear
Pen. = Penetration Length
Rec. = Recovery Length
bpf = Blows per Foot
mpf = Minute per Foot
WOR = Weight of Rods
WOH = Weight of Hammer
RQD = Rock Quality Designation
PID = Photoionization Detector
S_v = Field Vane Shear Strength, kips/sq.ft.
q_u = Unconfined Compressive Strength, kips/sq.ft.
Ø = Friction Angle (Estimated)
N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION					Graphic Log	Sample Description & Classification	H ₂ O Depth	Remarks
			Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD				
215			1D	⊗	0.3-2.3	24/20	11-11-5-3	⊗	0.3 3" Asphalt Pavement		
			2D	⊗	2.3-4.3	24/20	3-2-2-1		2.0 Medium dense, brown gravelly SAND, some silt (FILL)	▽	
	5		3D	⊗	5-7	24/24	WOH/24"		3.5 Stiff, gray-brown, silty CLAY, with occasional sand seams		
210									Medium, gray, silty CLAY		
	10										
205											
	15										
200											
	20										
195											
	25										
190											
	30										
185											
	35										
180											

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

(Continued Next Page)

BORING NO.: **B-204**

BORING / WELL 10-12-2022 24-1900.GPJ SWCE TEMPLATE.GDT 11/15/24



BORING LOG

BORING NO.: **B-204**
SHEET: 2 of 2
PROJECT NO. 24-1900
DATE START: 10/24/2024
DATE FINISH: 10/24/2024

CLIENT: Camping World, Inc.
PROJECT: Proposed Camping World Improvements
LOCATION: 480 Roosevelt Trail, Windham, ME

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION					Graphic Log	Sample Description & Classification	H ₂ O Depth	Remarks
			Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD				
175											
	45										
170											
	50										

ROD PROBE		
Depth	Resistance	Interpreted Soil Type
47.9-48.9	31	Granular Soils
48.9-49.9	28	
49.9-50.9	32	
50.9-51.9	30	

Bottom of Exploration at 51.9 feet

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING NO.: **B-204**



BORING LOG

BORING NO.: B-205
SHEET: 1 of 1
PROJECT NO. 24-1900
DATE START: 10/24/2024
DATE FINISH: 10/24/2024

CLIENT: Camping World, Inc.
PROJECT: Proposed Camping World Improvements
LOCATION: 480 Roosevelt Trail, Windham, ME

Drilling Information

LOCATION: See Exploration Location Plan ELEVATION (FT): 215' +/- TOTAL DEPTH (FT): 6.3 LOGGED BY: Evan Walker
DRILLING CO.: Seaboard Drilling DRILLER: Parker Johnson DRILLING METHOD: Solid Stem Auger
RIG TYPE: Track Mounted Diedrich D-25 AUGER ID/OD: N/A / 4 1/2 in SAMPLER: Standard Split-Spoon
HAMMER TYPE: Automatic HAMMER WEIGHT (lbs): 140 CASING ID/OD: N/A /N/A CORE BARREL:
HAMMER CORRECTION FACTOR: HAMMER DROP (inch): 30
WATER LEVEL DEPTHS (ft): All Soils Damp, No Free Water Observed

GENERAL NOTES:

KEY TO NOTES AND SYMBOLS: Water Level
At time of Drilling
At Completion of Drilling
After Drilling
D = Split Spoon Sample
U = Thin Walled Tube Sample
R = Rock Core Sample
V = Field Vane Shear
Pen. = Penetration Length
Rec. = Recovery Length
bpf = Blows per Foot
mpf = Minute per Foot
WOR = Weight of Rods
WOH = Weight of Hammer
RQD = Rock Quality Designation
PID = Photoionization Detector
S_v = Field Vane Shear Strength, kips/sq.ft.
q_u = Unconfined Compressive Strength, kips/sq.ft.
Ø = Friction Angle (Estimated)
N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION					Graphic Log	Sample Description & Classification	H ₂ O Depth	Remarks
			Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD				
210	5		1D		0.3-2.3	24/18	10-5-5-4		3" Asphalt Pavement Medium dense, brown, gravelly SAND, some silt (FILL) Sitff, brown, silty CLAY		
			2D		2.3-4.3	24/24	3-4-6-7				
			3D		4.3-6.3	24/22	5-5-7-7				

Bottom of Exploration at 6.3 feet

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING NO.: B-205



BORING LOG

BORING NO.: B-206
SHEET: 1 of 1
PROJECT NO. 24-1900
DATE START: 10/23/2024
DATE FINISH: 10/23/2024

CLIENT: Camping World, Inc.
PROJECT: Proposed Camping World Improvements
LOCATION: 480 Roosevelt Trail, Windham, ME

Drilling Information

LOCATION: See Exploration Location Plan ELEVATION (FT): 212' +/- TOTAL DEPTH (FT): 6.3 LOGGED BY: Evan Walker
DRILLING CO.: Seaboard Drilling DRILLER: Parker Johnson DRILLING METHOD: Solid Stem Auger
RIG TYPE: Track Mounted Diedrich D-25 AUGER ID/OD: N/A / 4 1/2 in SAMPLER: Standard Split-Spoon
HAMMER TYPE: Automatic HAMMER WEIGHT (lbs): 140 CASING ID/OD: N/A /N/A CORE BARREL:
HAMMER CORRECTION FACTOR: HAMMER DROP (inch): 30
WATER LEVEL DEPTHS (ft): 5 ft Soils Wet Below 4', Saturated Below 5' +/-

GENERAL NOTES:

KEY TO NOTES AND SYMBOLS: Water Level
At time of Drilling
At Completion of Drilling
After Drilling
D = Split Spoon Sample
U = Thin Walled Tube Sample
R = Rock Core Sample
V = Field Vane Shear
Pen. = Penetration Length
Rec. = Recovery Length
bpf = Blows per Foot
mpf = Minute per Foot
WOR = Weight of Rods
WOH = Weight of Hammer
RQD = Rock Quality Designation
PID = Photoionization Detector
S_v = Field Vane Shear Strength, kips/sq.ft.
q_u = Unconfined Compressive Strength, kips/sq.ft.
Ø = Friction Angle (Estimated)
N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION					Graphic Log	Sample Description & Classification	H ₂ O Depth	Remarks
			Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD				
210	5		1D		0.3-2.3	24/16	9-7-6-6		2" Asphalt Pavement	5	
			2D		2.3-4.3	24/20	6-5-5-4		Medium dense, brown, gravelly SAND, some silt (FILL)		
			3D		4.3-6.3	24/24	3-2-2-1		Medium dense to loose, brown and gray-brown, silty SAND, with occasional silt seams (FILL)		

Bottom of Exploration at 6.3 feet

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING NO.: B-206



BORING LOG

BORING NO.: **B-207**
SHEET: 1 of 1
PROJECT NO. 24-1900
DATE START: 10/23/2024
DATE FINISH: 10/23/2024

CLIENT: Camping World, Inc.
PROJECT: Proposed Camping World Improvements
LOCATION: 480 Roosevelt Trail, Windham, ME

Drilling Information

LOCATION: See Exploration Location Plan ELEVATION (FT): 211' +/- TOTAL DEPTH (FT): 8.3 LOGGED BY: Evan Walker
DRILLING CO.: Seaboard Drilling DRILLER: Parker Johnson DRILLING METHOD: Solid Stem Auger
RIG TYPE: Track Mounted Diedrich D-25 AUGER ID/OD: N/A / 4 1/2 in SAMPLER: Standard Split-Spoon
HAMMER TYPE: Automatic HAMMER WEIGHT (lbs): 140 CASING ID/OD: N/A / N/A CORE BARREL: _____
HAMMER CORRECTION FACTOR: _____ HAMMER DROP (inch): 30
WATER LEVEL DEPTHS (ft): Soils Moist to Wet Below 4' +/-

GENERAL NOTES:

KEY TO NOTES AND SYMBOLS: Water Level
▽ At time of Drilling D = Split Spoon Sample Pen. = Penetration Length WOR = Weight of Rods S_v = Field Vane Shear Strength, kips/sq.ft.
▽ At Completion of Drilling U = Thin Walled Tube Sample Rec. = Recovery Length WOH = Weight of Hammer q_u = Unconfined Compressive Strength, kips/sq.ft.
▽ After Drilling R = Rock Core Sample bpf = Blows per Foot RQD = Rock Quality Designation Ø = Friction Angle (Estimated)
V = Field Vane Shear mpf = Minute per Foot PID = Photoionization Detector N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION					Graphic Log	Sample Description & Classification	H ₂ O Depth	Remarks
			Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD	Field / Lab Test Data			
210	5		1D	△	0.3-2.3	24/15	9-11- 13-10		0.2 2" Asphalt Pavement		
			2D	△	2.3-4.3	24/4	4-7-7-9		Medium dense, brown, gravelly SAND, trace silt (FILL)		
			3D	△	4.3-6.3	24/8	3-2-6-4		3.5 Medium dense to loose, brown silty SAND (FILL)		
205			4D	△	6.3-8.3	24/12	3-3-4-3		6.0 Loose, brown, silty SAND, trace gravel, with gray-brown clayey silt layers (FILL)		

Bottom of Exploration at 8.3 feet

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING NO.: **B-207**



BORING LOG

BORING NO.: **B-208**
SHEET: 1 of 1
PROJECT NO. 24-1900
DATE START: 10/23/2024
DATE FINISH: 10/23/2024

CLIENT: Camping World, Inc.
PROJECT: Proposed Camping World Improvements
LOCATION: 480 Roosevelt Trail, Windham, ME

Drilling Information

LOCATION: See Exploration Location Plan ELEVATION (FT): 208' +/- TOTAL DEPTH (FT): 6.0 LOGGED BY: Evan Walker
DRILLING CO.: Seaboard Drilling DRILLER: Parker Johnson DRILLING METHOD: Solid Stem Auger
RIG TYPE: Track Mounted Diedrich D-25 AUGER ID/OD: N/A / 4 1/2 in SAMPLER: Standard Split-Spoon
HAMMER TYPE: Automatic HAMMER WEIGHT (lbs): 140 CASING ID/OD: N/A / N/A CORE BARREL: _____
HAMMER CORRECTION FACTOR: _____ HAMMER DROP (inch): 30
WATER LEVEL DEPTHS (ft): Soils Moist Below 2' +/-, No Free Water Observed

GENERAL NOTES:

KEY TO NOTES AND SYMBOLS: Water Level
▽ At time of Drilling D = Split Spoon Sample Pen. = Penetration Length WOR = Weight of Rods S_v = Field Vane Shear Strength, kips/sq.ft.
▽ At Completion of Drilling U = Thin Walled Tube Sample Rec. = Recovery Length WOH = Weight of Hammer q_u = Unconfined Compressive Strength, kips/sq.ft.
▽ After Drilling R = Rock Core Sample bpf = Blows per Foot RQD = Rock Quality Designation Ø = Friction Angle (Estimated)
V = Field Vane Shear mpf = Minute per Foot PID = Photoionization Detector N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION					Graphic Log	Sample Description & Classification	H ₂ O Depth	Remarks		
			Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD					Field / Lab Test Data	
205	5		1D		0-2	24/18	11-7-9-7	q _p =3-5 ksf		0.5			
			2D		2-4	24/18	4-4-5-5			0.9			Medium dense, gray-brown, gravelly SAND, some silt (FILL)
			3D		4-6	24/18	5-5-7-7			2.5			Stiff, gray, clayey SILT (FILL)
										4.0			Medium dense, brown, SAND, some silt (FILL)
											</		

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING NO.: **B-208**



BORING LOG

BORING NO.: **B-209**
SHEET: 1 of 1
PROJECT NO. 24-1900
DATE START: 10/23/2024
DATE FINISH: 10/23/2024

CLIENT: Camping World, Inc.
PROJECT: Proposed Camping World Improvements
LOCATION: 480 Roosevelt Trail, Windham, ME

Drilling Information

LOCATION: See Exploration Location Plan ELEVATION (FT): 214' +/- TOTAL DEPTH (FT): 6.3 LOGGED BY: Evan Walker
DRILLING CO.: Seaboard Drilling DRILLER: Parker Johnson DRILLING METHOD: Solid Stem Auger
RIG TYPE: Track Mounted Diedrich D-25 AUGER ID/OD: N/A / 4 1/2 in SAMPLER: Standard Split-Spoon
HAMMER TYPE: Automatic HAMMER WEIGHT (lbs): 140 CASING ID/OD: N/A / N/A CORE BARREL:
HAMMER CORRECTION FACTOR: HAMMER DROP (inch): 30
WATER LEVEL DEPTHS (ft): Soils Damp to Moist Below 1', No Free Water Observed

GENERAL NOTES:

KEY TO NOTES AND SYMBOLS:
Water Level
At time of Drilling
At Completion of Drilling
After Drilling
D = Split Spoon Sample
U = Thin Walled Tube Sample
R = Rock Core Sample
V = Field Vane Shear
Pen. = Penetration Length
Rec. = Recovery Length
bpf = Blows per Foot
mpf = Minute per Foot
WOR = Weight of Rods
WOH = Weight of Hammer
RQD = Rock Quality Designation
PID = Photoionization Detector
S_v = Field Vane Shear Strength, kips/sq.ft.
q_u = Unconfined Compressive Strength, kips/sq.ft.
Ø = Friction Angle (Estimated)
N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION					Graphic Log	Sample Description & Classification	H ₂ O Depth	Remarks
			Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD				
210	5		1D		0.3-2.3	24/18	2-1-1-3		0.2' 2" Asphalt Pavement		
			2D		2.3-4.3	24/20	3-5-6-9		0.5' Loose, brown, SAND, trace silt (FILL)		
			3D		4.3-6.3	24/22	10-9-10-9		1.0' Loose, brown, silty SAND (FILL) Medium to stiff, gray-brown, silty CLAY (FILL)		

Bottom of Exploration at 6.3 feet

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING NO.: **B-209**



BORING LOG

BORING NO.: **B-210**
SHEET: 1 of 1
PROJECT NO. 24-1900
DATE START: 10/23/2024
DATE FINISH: 10/23/2024

CLIENT: Camping World, Inc.
PROJECT: Proposed Camping World Improvements
LOCATION: 480 Roosevelt Trail, Windham, ME

Drilling Information

LOCATION: See Exploration Location Plan ELEVATION (FT): 215' +/- TOTAL DEPTH (FT): 6.3 LOGGED BY: Evan Walker
DRILLING CO.: Seaboard Drilling DRILLER: Parker Johnson DRILLING METHOD: Solid Stem Auger
RIG TYPE: Track Mounted Diedrich D-25 AUGER ID/OD: N/A / 4 1/2 in SAMPLER: Standard Split-Spoon
HAMMER TYPE: Automatic HAMMER WEIGHT (lbs): 140 CASING ID/OD: N/A / N/A CORE BARREL: _____
HAMMER CORRECTION FACTOR: _____ HAMMER DROP (inch): 30
WATER LEVEL DEPTHS (ft): Soils Damp to Moist Below 1', No Free Water Observed

GENERAL NOTES:

KEY TO NOTES AND SYMBOLS: Water Level
▽ At time of Drilling D = Split Spoon Sample Pen. = Penetration Length WOR = Weight of Rods S_v = Field Vane Shear Strength, kips/sq.ft.
▽ At Completion of Drilling U = Thin Walled Tube Sample Rec. = Recovery Length WOH = Weight of Hammer q_u = Unconfined Compressive Strength, kips/sq.ft.
▽ After Drilling R = Rock Core Sample bpf = Blows per Foot RQD = Rock Quality Designation Ø = Friction Angle (Estimated)
V = Field Vane Shear mpf = Minute per Foot PID = Photoionization Detector N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION					Graphic Log	Sample Description & Classification	H ₂ O Depth	Remarks
			Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD				
210	5		1D	⊗	0.3-2.3	24/18	7-6-4-5		0.2" 2" Asphalt Pavement		
			2D	⊗	2.3-4.3	24/16	6-8-7-8		Loose, brown, SAND, some gravel, trace silt (FILL)		
			3D	⊗	4.3-6.3	24/20	8-8-9-12		Loose to medium dense, brown, silty fine SAND (FILL)		

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING NO.: **B-210**



BORING LOG

BORING NO.: **B-211**
SHEET: 1 of 1
PROJECT NO. 24-1900
DATE START: 10/23/2024
DATE FINISH: 10/23/2024

CLIENT: Camping World, Inc.
PROJECT: Proposed Camping World Improvements
LOCATION: 480 Roosevelt Trail, Windham, ME

Drilling Information

LOCATION: See Exploration Location Plan ELEVATION (FT): 212' +/- TOTAL DEPTH (FT): 6.0 LOGGED BY: Evan Walker
DRILLING CO.: Seaboard Drilling DRILLER: Parker Johnson DRILLING METHOD: Solid Stem Auger
RIG TYPE: Track Mounted Diedrich D-25 AUGER ID/OD: N/A / 4 1/2 in SAMPLER: Standard Split-Spoon
HAMMER TYPE: Automatic HAMMER WEIGHT (lbs): 140 CASING ID/OD: N/A / N/A CORE BARREL:
HAMMER CORRECTION FACTOR: HAMMER DROP (inch): 30
WATER LEVEL DEPTHS (ft): All Soils Damp

GENERAL NOTES:

KEY TO NOTES AND SYMBOLS:
Water Level
At time of Drilling
At Completion of Drilling
After Drilling
D = Split Spoon Sample
U = Thin Walled Tube Sample
R = Rock Core Sample
V = Field Vane Shear
Pen. = Penetration Length
Rec. = Recovery Length
bpf = Blows per Foot
mpf = Minute per Foot
WOR = Weight of Rods
WOH = Weight of Hammer
RQD = Rock Quality Designation
PID = Photoionization Detector
S_v = Field Vane Shear Strength, kips/sq.ft.
q_u = Unconfined Compressive Strength, kips/sq.ft.
Ø = Friction Angle (Estimated)
N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION					Graphic Log	Sample Description & Classification	H ₂ O Depth	Remarks
			Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD				
210	5		1D		0-2	24/18	10-9-8-6		1.0 Medium dense, gray-brown to brown, gravelly SAND, some silt (FILL)		
			2D		2-4	24/20	6-7-13-12		Stiff, brown to gray-brown, silty CLAY, trace fine sand, trace organic fiber (FILL)		
			3D		4-6	24/22	11-12-13-14		4.0 Very stiff, brown, silty CLAY		

Bottom of Exploration at 6.0 feet

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING NO.: **B-211**

KEY TO NOTES & SYMBOLS

Test Boring and Test Pit Explorations

Stratification lines represent the approximate boundary between soil types and the transition may be gradual.

Key to Symbols Used:

w	-	water content, percent (dry weight basis)
q _u	-	unconfined compressive strength, kips/sq. ft. - laboratory test
S _v	-	field vane shear strength, kips/sq. ft.
L _v	-	lab vane shear strength, kips/sq. ft.
q _p	-	unconfined compressive strength, kips/sq. ft. – pocket penetrometer test
O	-	organic content, percent (dry weight basis)
W _L	-	liquid limit - Atterberg test
W _P	-	plastic limit - Atterberg test
WOH	-	advance by weight of hammer
WOM	-	advance by weight of man
WOR	-	advance by weight of rods
HYD	-	advance by force of hydraulic piston on drill
RQD	-	Rock Quality Designator - an index of the quality of a rock mass.
γ _T	-	total soil weight
γ _B	-	buoyant soil weight

Description of Proportions:

Trace:	0 to 5%
Some:	5 to 12%
"Y"	12 to 35%
And	35+%
With	Undifferentiated

Description of Stratified Soils

Parting:	0 to 1/16" thickness
Seam:	1/16" to 1/2" thickness
Layer:	½" to 12" thickness
Varved:	Alternating seams or layers
Occasional:	one or less per foot of thickness
Frequent:	more than one per foot of thickness

REFUSAL: Test Boring Explorations - Refusal depth indicates that depth at which, in the drill foreman's opinion, sufficient resistance to the advance of the casing, auger, probe rod or sampler was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

REFUSAL: Test Pit Explorations - Refusal depth indicates that depth at which sufficient resistance to the advance of the backhoe bucket was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

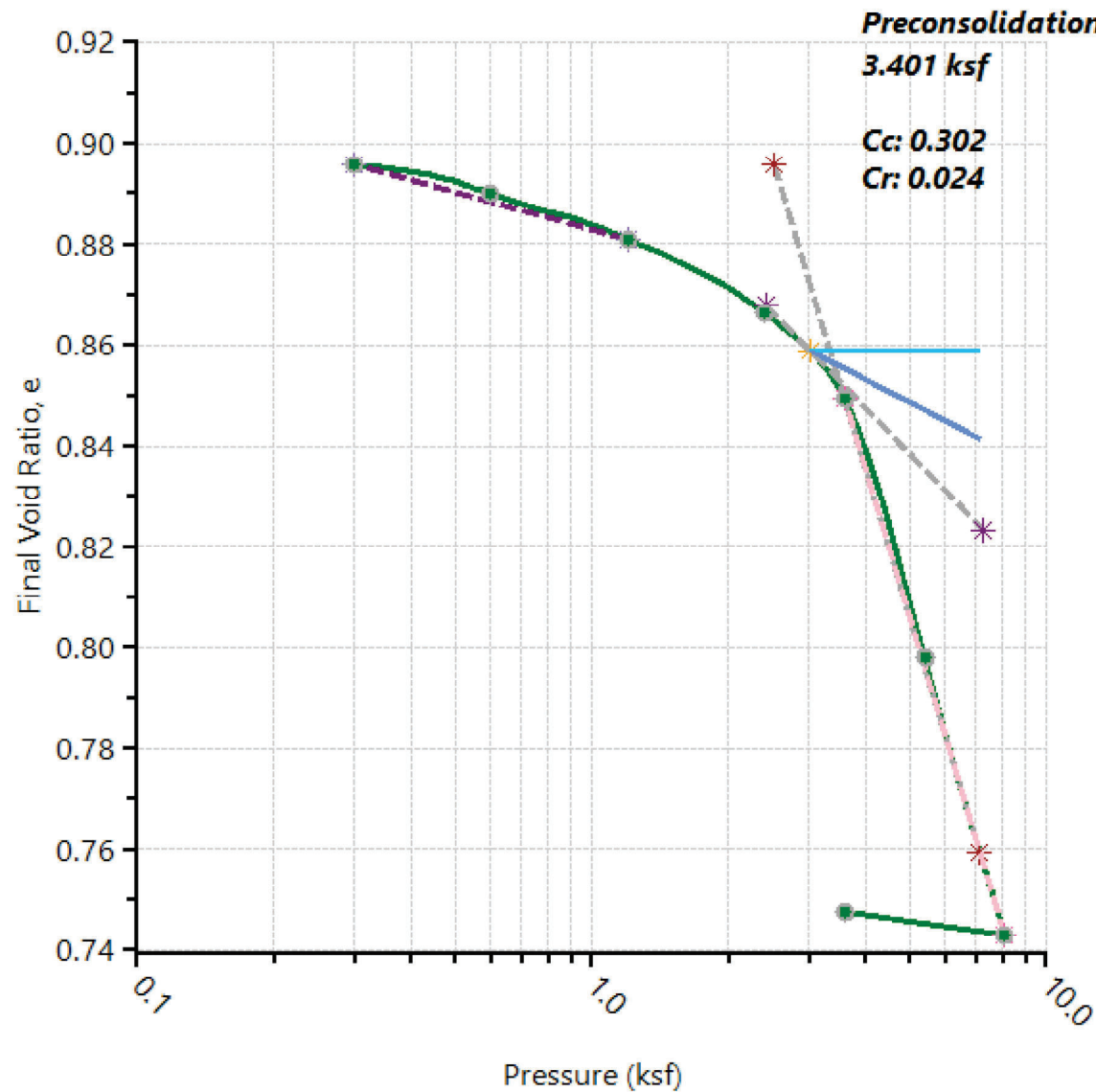
Although refusal may indicate the encountering of the bedrock surface, it may indicate the striking of large cobbles, boulders, very dense or cemented soil, or other buried natural or man-made objects or it may indicate the encountering of a harder zone after penetrating a considerable depth through a weathered or disintegrated zone of the bedrock.

APPENDIX D

Laboratory Test Results

Final Voids [Log]

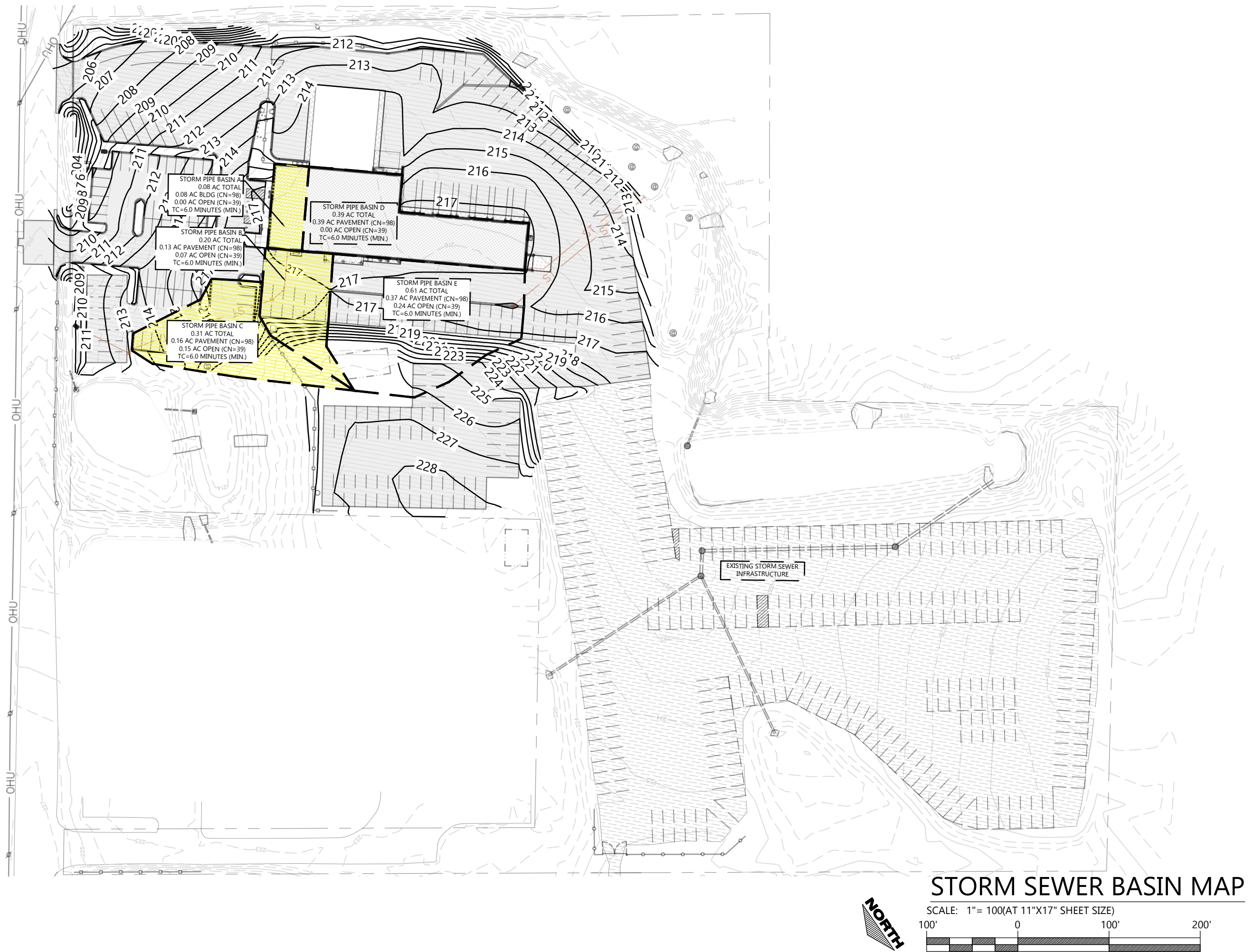
24-1900, Windham, ME
Proposed Camping World Improvements
B-201, 1U, 20-22'



Legend

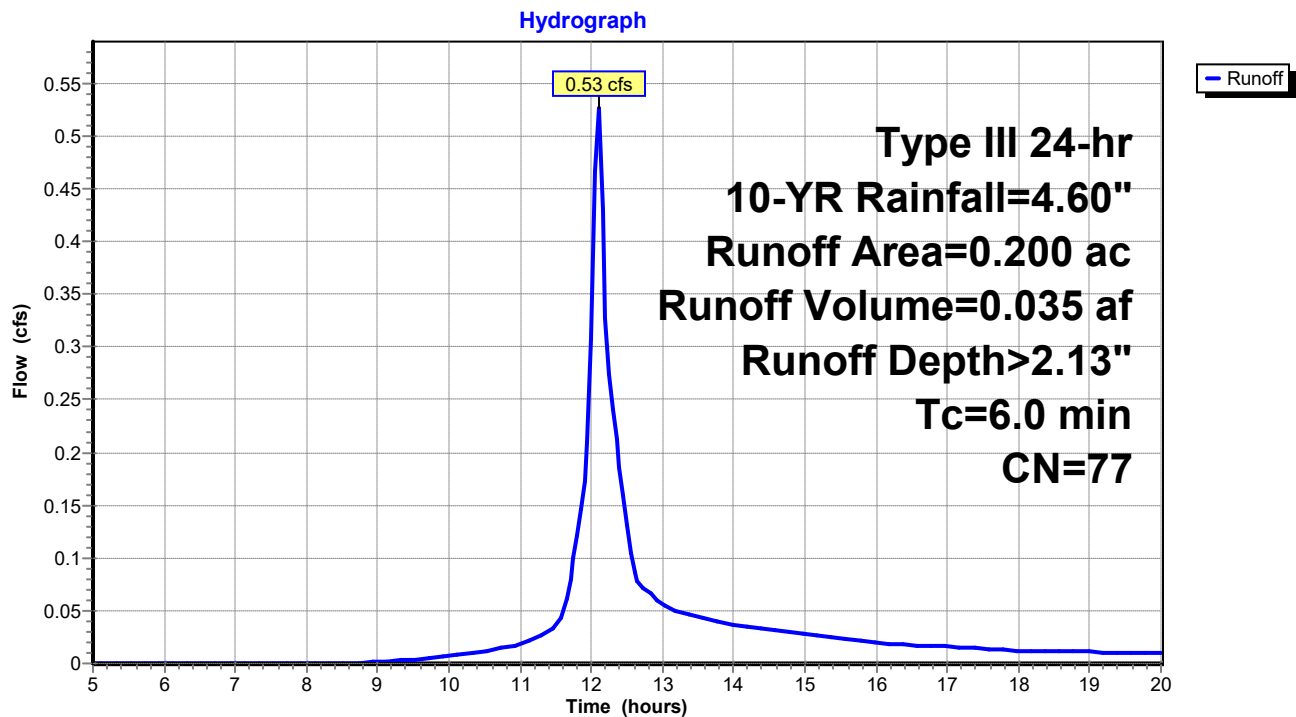
- (A) Stress Strain Curve
- (B) Point of Maximum Curvature
- (C) Tangent Line to Curve Intersecting
- (F) Tangent to Steepest Linear Portion
- (D) Horizontal Line Through B
- (E) Line Bisecting Angle Made by Line
- Cc Slope
- Cr Slope

Appendix F: Storm Sewer Basin Map

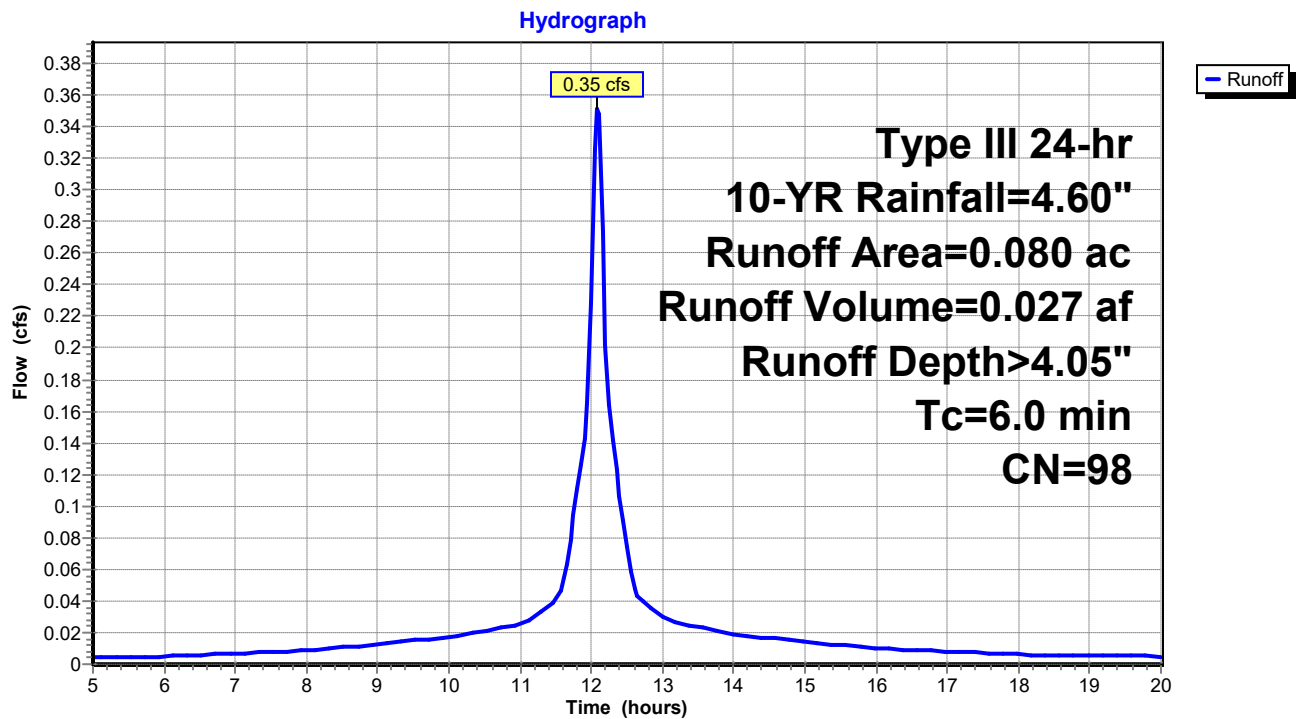


Appendix G: Storm Sewer TR-55 Calculations

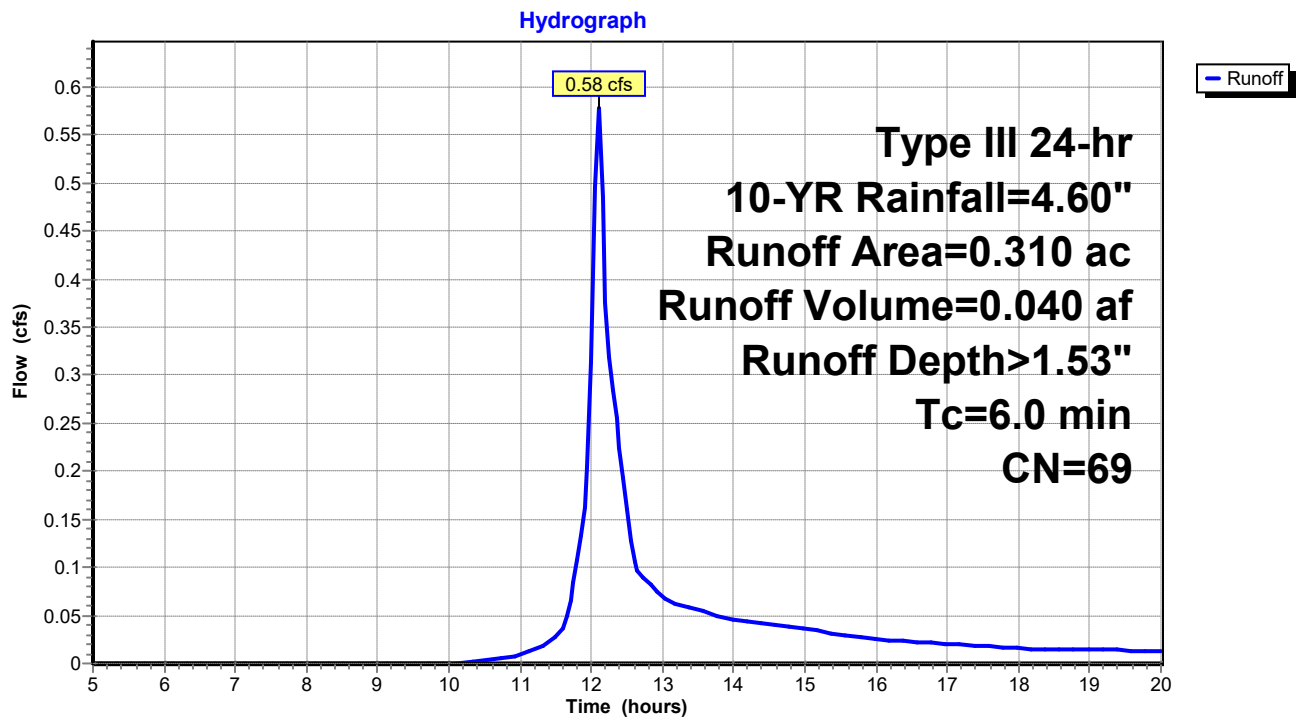
Subcatchment 13S: Pipe Basin B



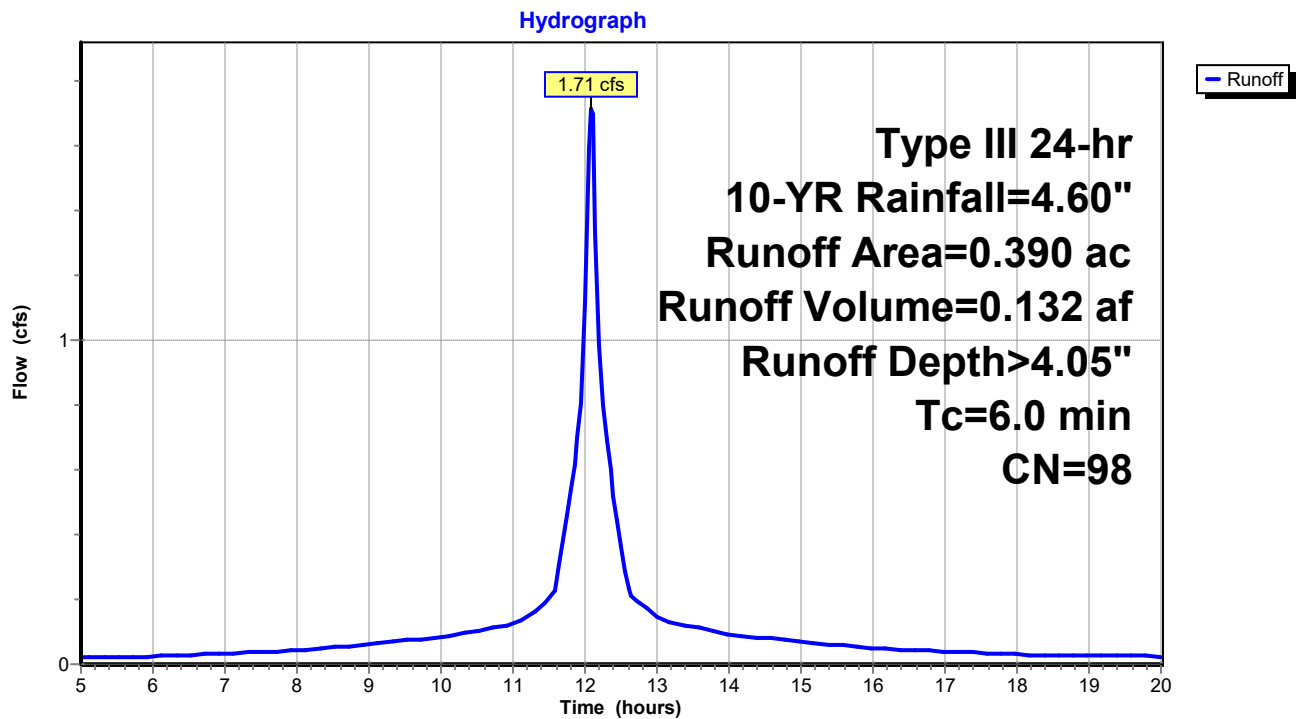
Subcatchment 14S: Pipe Basin A



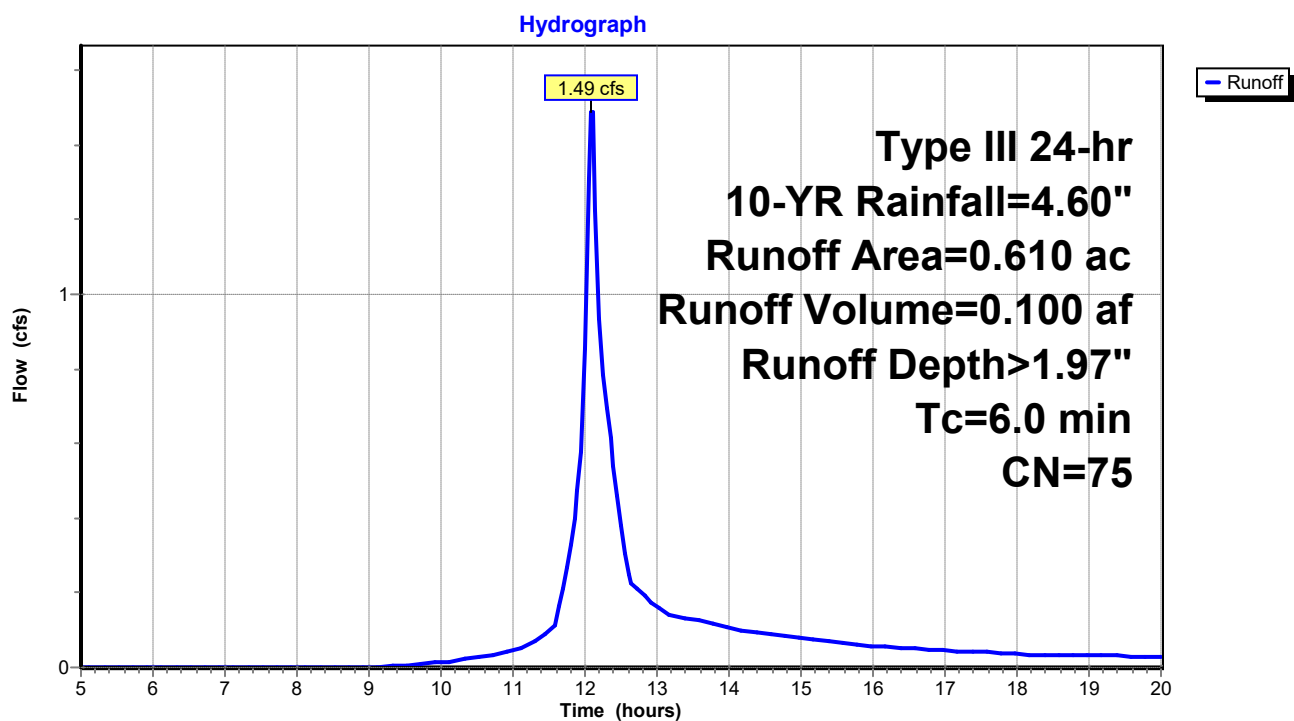
Subcatchment 15S: Pipe Basin C



Subcatchment 17S: Pipe Basin D



Subcatchment 21S: Pipe Basin E



Appendix H: Storm Sewer Manning's Spreadsheet

Excel Engineering Project No.

270174100

Project Name Camping World - Windham, ME

Pipe Data					Pipe Capacity DSPS				
Pipe ID	Diameter (FT)	Pipe Qty.	Slope (FT/FT)	Manning's n	Basin ID	Total Flow (cfs)	Total Flow (gpm)	Full Flow Capacity (cfs)	Full Flow Capacity (gpm)
A	1	1	0.010	0.012	A	0.35	157	3.87	1,737
B	1	1	0.010	0.012	A, B	0.88	395	3.87	1,737
C	1	1	0.004	0.012	A, B, C	1.45	651	2.45	1,099
D	1	1	0.010	0.012	D	1.71	767	3.87	1,737
E	1	1	0.010	0.012	E	1.49	669	3.87	1,737

Full Flow Capacity based off Manning's Equation

$$Q = \frac{1.49}{n} R^{2/3} S^{1/2} a$$

Where:

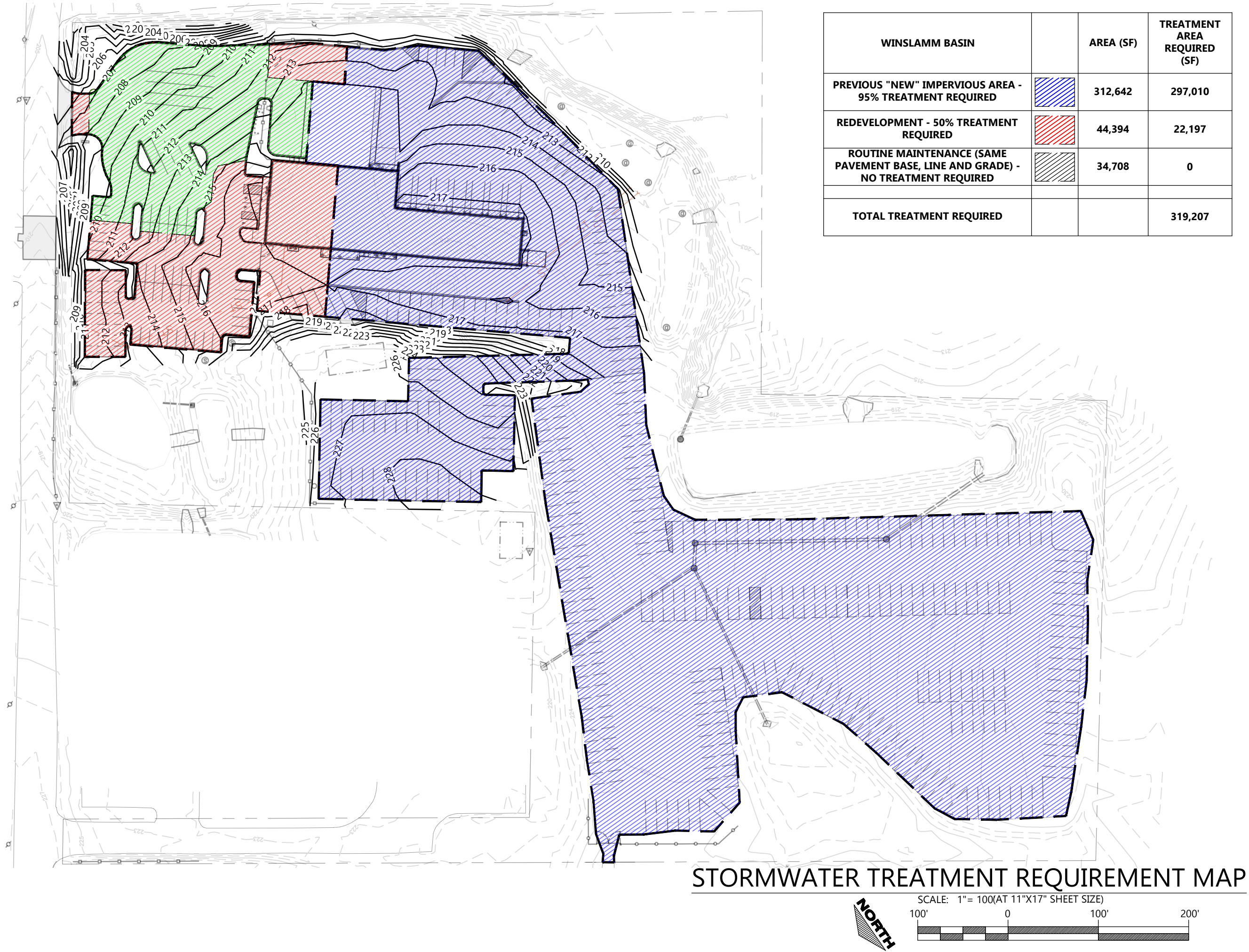
Q = Full Flow Capacity of Pipe (cfs)
n = manning's roughness coefficient
R = hydraulic radius (ft) (D/4)
s = hydraulic gradient, slope (ft/ft)
a = flow area (sq. ft.)

Typical Manning's n

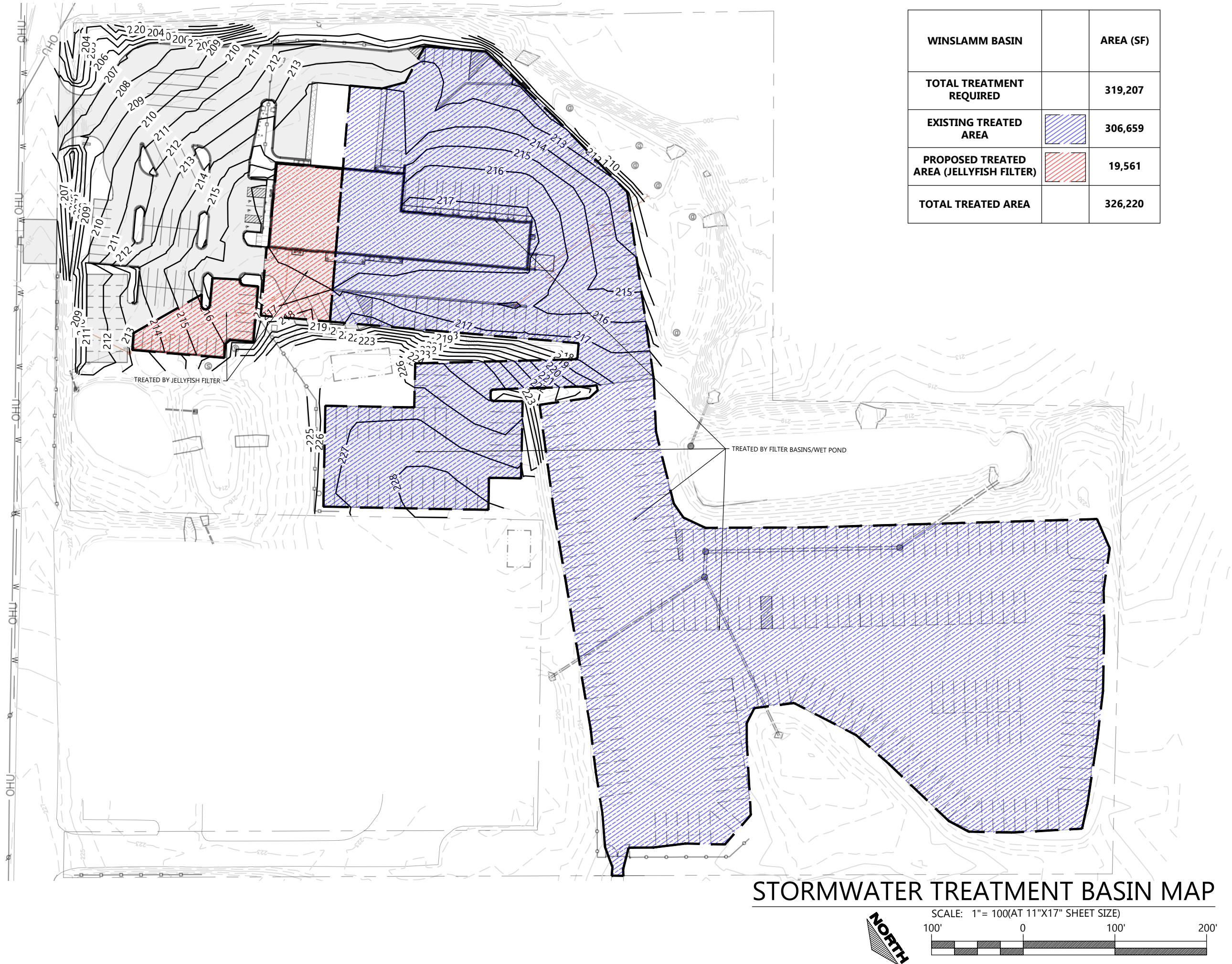
HDPE 0.012
PVC 0.012
Concrete 0.013
CMP 0.024

*Total Flow calculated via TR-55 hydrologic calculations. Reference Storm Pipe Basin Map & TR-55 Calculations

Appendix I: Stormwater Treatment Requirement Map



Appendix J: Stormwater Treatment Map



Appendix K: Contech Jellyfish Filter Specifications

SECTION (____)
JELLYFISH® MEMBRANE FILTRATION SYSTEM
STORMWATER QUALITY – MEMBRANE FILTRATION SYSTEM STANDARD SPECIFICATION

1. GENERAL

1.1. The Contractor shall furnish and install the Jellyfish, complete and operable as shown and as specified herein, in accordance with the requirements of the plans and contract documents. The water quality treatment flow shall be as determined and approved by the Engineer of Record. The Jellyfish system removes pollutants from stormwater runoff through the unit operations of sedimentation, floatation, and membrane filtration.

1.2. The Jellyfish shall be of a type that has been installed and in use for a minimum of five (5) consecutive years preceding the date of installation of the system. The manufacturer shall have been, during the same consecutive five (5) year period, engaged in the engineering design and production of systems deployed for the treatment of storm water runoff and which have a history of successful production, acceptable to the Engineer of Record and/or the approving Jurisdiction. The manufacturer of the Jellyfish shall be, without exception:

Contech Engineered Solutions
9100 Centre Pointe Drive
West Chester, OH, 45069
Tel: 1 800 338 1122

1.3. Submittals: Shop drawings for the structure and performance are to be submitted with each order to the contractor. Contractor shall forward shop drawing submittal to the consulting engineer for approval. Shop drawings are to detail the structure precast concrete and call out or note the internals/components.

1.4. Product Substitutions: Any proposed product substitution to this specifications must be submitted for review and approved 10 days prior to project bid date by the Engineer of Record. Review package should include third party reviewed performance data for both flow rate and pollutant removal. Contractor to coordinate with the Engineer of Record any applicable modifications to the project estimates of cost, bonding amount determinations, plan check fees for changes to approved documents, and/or any other regulatory requirements resulting from the product substitution.

1.5. American Society for Testing and Materials (ASTM) Reference Specifications:

1.5.1. ASTM C891: Standard Specification for Installation of Underground Precast Concrete Utility Structures

1.5.2. ASTM C478: Standard Specification for Precast Reinforced Concrete Manhole Sections

1.5.3. ASTM C858: Standard Specification of Underground Precast Concrete Utility Structures

1.5.4.ASTM C857: Standard Practice for Minimum Structural Design Loading for Underground Precast Concrete Utility Structures

1.5.5.ASTM C990: Standard Specification for Joints for Concrete Manholes Using Preformed Flexible Joint Sealants

1.5.6.ASTM D4101: Standard Specification for Copolymer steps construction

1.5.7.ASTM D4097: Standard Specification for Contact-Molded Glass-Fiber-Reinforced Thermoset Resin Corrosion-Resistant

2. MATERIALS

2.1. Precast Concrete Structure: The device shall be an all concrete structure (including risers), constructed from precast concrete riser and slab components or monolithic precast structure(s). Precast concrete vault shall be provided according to ASTM C857 and C858 and manholes shall be provided according to ASTM C478. Both structure types shall be installed to conform to ASTM C891 and to any required state highway, municipal or local specifications; whichever is more stringent. All precast concrete components shall be manufactured to a minimum live load of HS-20 truck loading or greater based on local regulatory specifications, unless otherwise modified or specified by the design engineer.

2.2. Gaskets: Gaskets and/or sealants shall be used to seal between concrete joints. Joints shall be sealed with preformed joint sealing compound conforming to ASTM C990.

2.3. Internal Components:

2.3.1. Cartridge Deck: The deck insert shall be bolted and sealed inside the precast concrete chamber. The insert shall serve as: (a) a horizontal divider between the lower treatment zone and the upper treated effluent zone; (b) a deck for attachment of filter cartridges such that the membrane filter elements of each cartridge extend into the lower treatment zone; (c) a platform for maintenance workers to service the filter cartridges; (c) a conduit for conveyance of treated water to the effluent pipe.

2.3.1.1. Fiberglass: In cylindrical configurations, the fiberglass portions of the filter device shall be constructed in accordance with the following standard: ASTM D4097: Contact Molded Glass Fiber Reinforced Chemical Resistant Tanks.

2.3.1.2. Aluminum: In rectangular configurations, the aluminum cartridge deck shall be ¼" thick, 5052-H32 Aluminum with all welds to be 100% continuous waterproof weld using 5356 filler.

2.3.2. Membrane Filter Cartridges: Filter cartridges shall be comprised of reusable cylindrical membrane filter elements connected to a perforated head plate. The number of membrane filter elements per cartridge shall be a minimum of eleven 2.75-inch (70-mm) or greater diameter elements. The length of each filter element

shall be a minimum 15 inches (381 mm). Each cartridge shall be fitted into the cartridge deck by insertion into a cartridge receptacle that is permanently mounted into the cartridge deck. Each cartridge shall be secured by a cartridge lid that is threaded onto the receptacle, or similar mechanism to secure the cartridge into the deck. The maximum treatment flow rate of a filter cartridge shall be controlled by an orifice in the cartridge lid, or on the individual cartridge itself, and based on a design flux rate (surface loading rate) determined by the maximum treatment flow rate per unit of filtration membrane surface area. The maximum design flux rate shall be 0.21 gpm/ft² (0.142 lps/m²).

- 2.3.3. Each membrane filter cartridge shall allow for manual installation and removal. Each filter cartridge shall contain no less than 7 ft² of surface area per inch of length and have filtration membrane surface area and dry installation weight as follows (if length of filter cartridge is between those listed below, the surface area and weight shall be proportionate to the next length shorter and next length longer as shown below):

Filter Cartridge Length (in)	Minimum Filtration Membrane Surface Area (ft ² / m ²)	Maximum Filter Cartridge Dry Weight (lbs / kg)
15 / 381	106 / 9.8	10.0 / 4.5
27 / 686	190 / 17.7	14.5 / 6.6
40 / 1016	282 / 26.2	19.5 / 8.9
54 / 1372	381 / 35.4	25.0 / 11.4

- 2.3.4. Backwashing Cartridges: The filter device shall have a weir extending above the cartridge deck, or other mechanism, that encloses the high flow rate filter cartridges when placed in their respective cartridge receptacles within the cartridge deck. The weir, or other mechanism, shall collect a pool of filtered water during inflow events that backwashes the high flow rate cartridges when the inflow event subsides. All filter cartridges and membranes shall be reusable and allow for the use of filtration membrane rinsing procedures to restore flow capacity and sediment capacity; extending cartridge service life.

- 2.3.5. Maintenance Access to Captured Pollutants: The filter device shall contain an opening(s) that provides maintenance access for removal of accumulated floatable pollutants and sediment, removal of and replacement of filter cartridges, cleaning of the sump, and rinsing of the deck. Access shall have a minimum clear height over all of the filter cartridges (length of cartridge + 6 inches), or be accessible by a hatch or other mechanism that provides vertical clear space over all of the filter cartridges such that the cartridges can be lifted straight vertically out of the receptacles and deck for the entire length of the cartridge.

- 2.3.6. Baffle: The filter device shall provide a baffle that extends from the underside of the cartridge deck to a minimum length equal to the length of the membrane filter elements. The baffle shall serve to protect the membrane filter elements from

contamination by floatables and coarse sediment. The baffle shall be flexible and continuous in cylindrical configurations, and shall be a straight concrete or aluminum wall in rectangular configurations.

2.3.7.Sump: The device shall include a minimum 24 inches (610 mm) of sump below the bottom of the cartridges for sediment accumulation, unless otherwise specified by the design engineer. Depths less than 24 inches may have an impact on the total performance and/or longevity between cartridge maintenance/replacement of the device.

2.3.8.Steps: Steps shall be constructed according to ASTM D4101 of copolymer polypropylene, and be driven into preformed or pre-drilled holes after the concrete has cured, installed to conform to applicable sections of state, provincial and municipal building codes, highway, municipal or local specifications for the construction of such devices.

2.3.9.Double-Wall Containment of Hydrocarbons: The cylindrical precast concrete device shall provide double-wall containment for hydrocarbon spill capture by a combined means of an inner wall of fiberglass, to a minimum depth of 12 inches (305 mm) below the cartridge deck, and the precast vessel wall.

2.4.Bend Structure: The device shall be able to be used as a bend structure with minimum angles between inlet and outlet pipes of 90-degrees or less in the stormwater conveyance system.

2.5.Frame and Cover: Frame and covers must be manufactured from cast-iron or other composite material tested to withstand H-20 or greater design loads, and as approved by the local regulatory body. Frames and covers must be embossed with the Contech or the Jellyfish brand name.

2.6.Doors and Hatches: If provided shall meet designated loading requirements or at a minimum for incidental vehicular traffic.

3. PERFORMANCE

3.1.Function: The Jellyfish filter shall function to remove pollutants by the following unit treatment processes; sedimentation, floatation, and membrane filtration.

3.2.Pollutants: The Jellyfish filter shall remove oil, debris, trash, coarse and fine particulates, particulate-bound pollutants, metals and nutrients from stormwater during runoff events.

3.3.Bypass: The Jellyfish filter shall typically utilize an external bypass to divert excessive flows. Where an internal bypass is utilized, systems shall be equipped with a floatables baffle, and bypass water shall not pass through the treatment sump or cartridge filtration zone.

3.4.Treatment Flux Rate (Surface Loading Rate): The Jellyfish filter shall treat 100% of the required water quality treatment flow based on a maximum design flux rate (surface

loading rate) across the membrane filter cartridges not to exceed 0.21 gpm/ft² (0.142 lps/m²).

3.5. Field Testing: At a minimum, the Jellyfish filter shall have been field tested and verified with a minimum 25 qualifying storm events and field monitoring conducted according to the TARP Tier II or TAPE field test protocol, and have received NJCAT verification.

3.6. Suspended Solids Removal: The Jellyfish filter shall have demonstrated a minimum median TSS removal efficiency of 85% and a minimum median SSC removal efficiency of 95%.

3.7. Fine Particle Removal: The Jellyfish filter shall have demonstrated the ability to capture fine particles as indicated by a minimum median removal efficiency of 75% for the particle fraction less than 25 microns, an effluent d₅₀ of 15 microns or lower for all monitored storm events, and an effluent turbidity of 15 NTUs or lower.

3.8. Nutrient (Total Phosphorus & Total Nitrogen) Removal: The Jellyfish filter shall have demonstrated a minimum median Total Phosphorus removal of 55%, and a minimum median Total Nitrogen removal of 50%.

3.9. Metals (Total Zinc & Total Copper) Removal: The Jellyfish filter shall have demonstrated a minimum median Total Zinc removal of 50%, and a minimum median Total Copper removal of 75%.

4. EXECUTION

4.1. Handling and Storage: Prevent damage to materials during storage and handling.

4.2. Precast Concrete Structure: The installation of the precast concrete device should conform to ASTM C891 and to any state highway, municipal or local specification for the installation of underground precast concrete structures, whichever is more stringent. Selected sections of a general specification that are applicable are summarized below.

4.2.1. The precast concrete device is installed in sections in the following sequence:

- aggregate base
- base slab
- treatment chamber and cartridge deck riser section(s)
- bypass section
- connect inlet and outlet pipes
- concrete riser section(s) and/or transition slab (if required)
- maintenance riser section(s) (if required)
- frame and access cover

4.2.2. The precast base should be placed level at the specified grade. The entire base should be in contact with the underlying compacted granular material. Subsequent sections, complete with joint seals, should be installed in accordance with Contech's recommendations.

- 4.2.3. Adjustment of the Jellyfish filter can be performed by lifting the upper sections free of the excavated area, re-leveling the base, and re-installing the sections. Damaged sections and gaskets should be repaired or replaced as necessary to restore original condition and seals. Once the Jellyfish filter has been constructed, any/all lift holes must be plugged with mortar or non-shrink grout.
- 4.3. Inlet and Outlet Pipes: Inlet and outlet pipes should be securely set into the device using approved pipe seals (flexible boot connections, where applicable), and such that any pipe intrusion into the device does not impact the device functionality.
- 4.4. Frame and Cover Installation: Adjustment units (e.g. grade rings) should be installed to set the frame and cover at the required elevation. The adjustment units should be laid in a full bed of mortar with successive units being joined using sealant recommended by Contech. Frames for the cover should be set in a full bed of mortar at the elevation specified.
- 4.5. In some instances the Maintenance Access Wall, if provided, shall require an extension attachment and sealing to the precast wall and cartridge deck at the job site, rather than at the precast facility. In this instance, installation of these components shall be performed according to instructions provided by Contech.

5. ACTIVATION, INSPECTION AND MAINTENANCE

- 5.1. Filter cartridges shall be installed in the cartridge deck in accordance with the manufacturer's guidelines and recommendations. Contractor to contact the manufacturer to schedule cartridge delivery and review procedures/requirements to be completed to the device prior to installation of the cartridges and activation of the system.
- 5.2. Manufacturer shall coordinate delivery of filter cartridges and other internal components with contractor. Filter cartridges shall be installed after site is stabilized and/or unit is isolated from construction influent and ready to accept cartridges. Unit is ready to accept cartridges after it has been cleaned out and any standing water, debris, and other materials have been removed. Contractor shall take appropriate action to protect the filter cartridge receptacles and filter cartridges from damage during construction, and in accordance with the manufacturer's recommendations and guidance. For systems with cartridges installed prior to full site stabilization, the contractor shall plug inlet and outlet pipes to prevent stormwater and other influent from entering the device. Plugs are to be removed once the site is stabilized and unit is ready to receive stormwater runoff.
- 5.3. Durability of membranes are subject to good handling practices during inspection and maintenance (removal, rinsing, and reinsertion) events, and site specific conditions that may have heavier or lighter loading onto the cartridges, and pollutant variability that may impact the membrane structural integrity. Membrane maintenance and replacement shall be in accordance with Contech's recommendations.

- 5.4. Inspection; which includes trash and floatables collection, sediment depth determination, and visible determination of backwash pool depth; shall be easily conducted from grade (outside the structure).
- 5.5. Manual rinsing of the reusable filter cartridges shall promote restoration of the flow capacity and sediment capacity of the filter cartridges, extending cartridge service life.
- 5.6. The filter device shall have a minimum 12 inches (610 mm) of sediment storage depth, and a minimum of 12 inches between the top of the sediment storage and bottom of the filter cartridge tentacles, unless otherwise specified by the design engineer. Variances may have an impact on the total performance and/or longevity between cartridge maintenance/replacement of the device.
- 5.7. Sediment removal from the filter treatment device shall be able to be conducted using a standard maintenance truck and vacuum apparatus, and a minimum one point of entry to the sump that is unobstructed by filter cartridges.
- 5.8. Maintenance access shall have a minimum clear height over all of the filter cartridges (length of cartridge + 6 inches), or be accessible by a hatch or other mechanism that provides vertical clear space over all of the filter cartridges such that the cartridges can be lifted straight vertically out of the receptacles and deck for the entire length of the cartridge.
- 5.9. After construction and installation, and during operation, the device shall be inspected and cleaned as necessary based on Contech's recommended inspection and maintenance guidelines and the local regulatory agency/body.
- 5.10. When replacement membrane filter elements and/or other parts are required, only membrane filter elements and parts approved by Contech for use with the Jellyfish filter shall be installed.
- 5.11. Filter cartridges shall be able to be maintained without the use of additional lifting equipment.
- 5.12. Contech shall provide an Owner's Manual upon request.

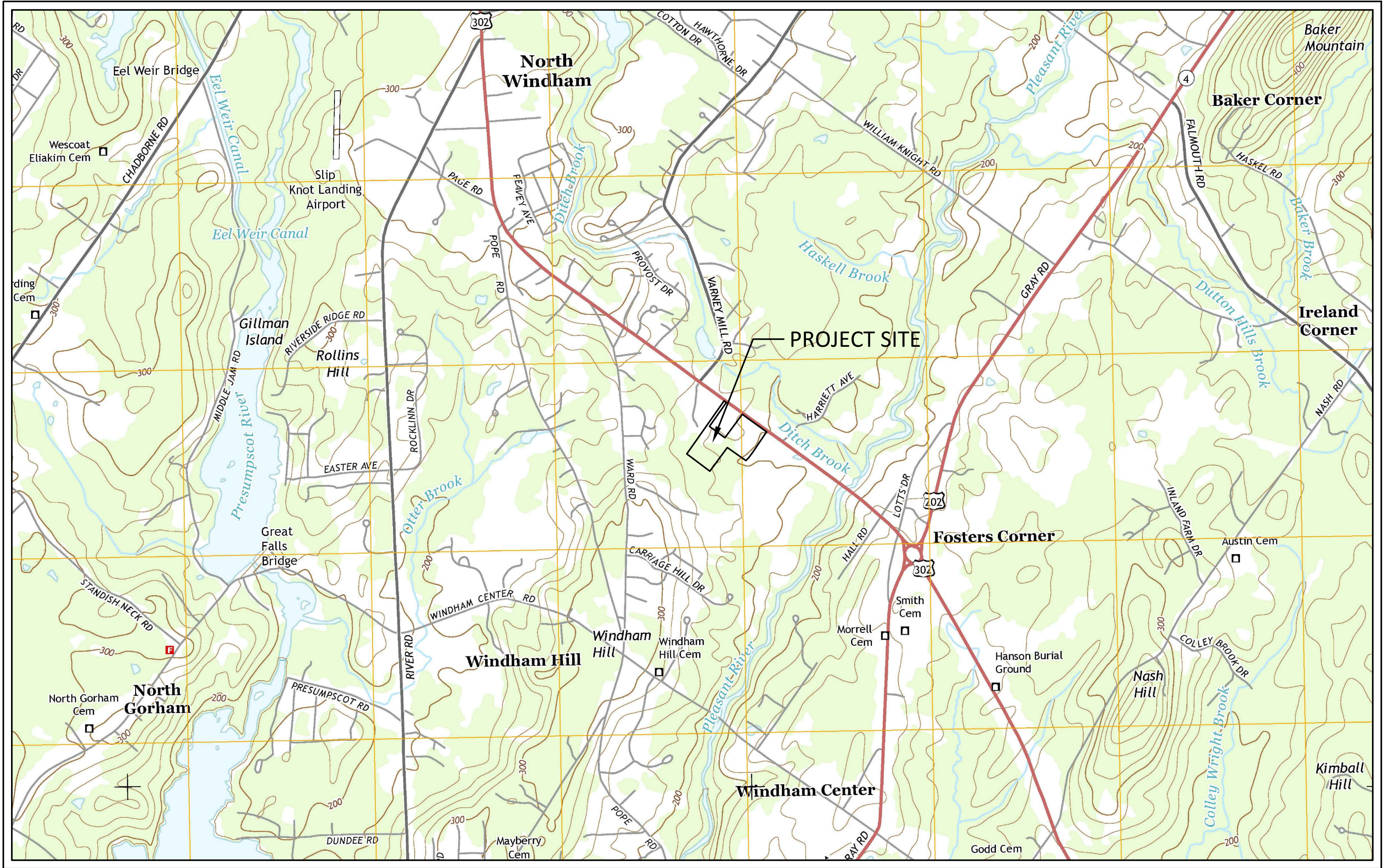
END OF SECTION

Appendix L: 2021 Project Plans & Stormwater Calculations

LEE'S FAMILY TRAILER SALES & SERVICE SURFACE PARKING FACILITY

ROOSEVELT TRAIL & DANIELLE DRIVE
WINDHAM, MAINE

CONSULTANTS	
CIVIL ENGINEER	DM ROMA CONSULTING ENGINEERS
LAND SURVEYOR	SURVEY, INC.
WETLAND SCIENTIST	DONALD MURPHY
SOIL SCIENTIST	ALBERT FRICK ASSOCIATES



PROJECT VICINITY MAP

ISSUED FOR REVIEW - NOT FOR CONSTRUCTION
APRIL 1, 2021

PREPARED BY:

DM ROMA

CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 310 - 0506

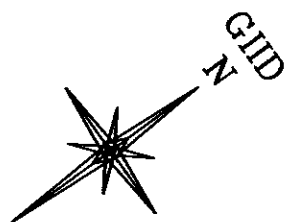
APPLICANT:

LEE'S FAMILY TRAILER ACQUISITIONS, LLC
P.O. BOX 177
NAPLES, MAINE 04055

LEE'S FAMILY TRAILER - SURFACE PARKING FACILITY

DRAWING SHEET INDEX

PAGE NO.	DESCRIPTION
1	TITLE SHEET
2	ALTA/ACSM LAND TITLE SURVEY
3	SITE PLAN
4	OVERALL GRADING PLAN
5	POND PLAN - WET POND
6	POND PLAN - FILTER BASIN FB-1
7	POND PLAN - FILTER BASINS FB-2 & FB-3
8	DETAILS
9	DETAILS



N/F
DKD LLC
15379/40

N/F
Biskup Properties, LLC
26241/142

N/F
Shawn F. Cohen
Jean M. Cohen
19350/79

N/F
Windham Hill Woods Condominiums
8987/256
(Plan Reference 2)

N/F
Peter A. Woodbury & Marlyse B.
Woodbury
4076/38

N/F
Lee's Family Trailer Sales & Service
6460/312

LEGAL DESCRIPTION

A certain lot or parcel of land lying on the southeasterly side of Roosevelt Trail (Route 302) in the Town of Windham, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the southeasterly side of Roosevelt Trail, said point lying S 53°42'03"E by said Roosevelt Trail a distance of Fifty and 01/100 (50.01) feet from a 5/8" capped iron rod (PLS 2320*) at the northeasterly corner of land now or formerly of Shawn F. Cohen and Jean M. Cohen as described in a deed recorded in the Cumberland County Registry of Deeds in Book 19350, Page 79. Thence:

- 1) S 53°42'03"E by said Roosevelt Trail a distance of Three Hundred Fifty and 00/100 (350.00) feet to a point.
- 2) S 36°23'43"W a distance of Five Hundred Sixteen and 00/100 (516.00) feet to a point.
- 3) N 53°40'50"W a distance of Three Hundred Thirty-eight and 00/100 (338.00) feet to a point on the southeasterly line of an easement depicted as "Easement benefiting DMK Parcel" as delineated on an ALTA/ACSM Land Title Survey made for Oak Engineers by Titcomb Associates dated April 26, 2011 and revised through May 6, 2011.
- 4) N 35°03'46"E by said easement a distance of Five Hundred Sixteen and 00/100 (516.00) feet to the point of beginning.

Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.

The above described property contains 4.07 acres and being a portion of land now or formerly of Skillin's Windham, LLC as described in a deed recorded in the Cumberland County Registry of Deeds in Book 19972, Page 327. The above described parcel is depicted as "DMK Parcel-Parcel to be conveyed" on a plan entitled "ALTA/ACSM Land Title Survey" made for Oak Engineers by Titcomb Associates dated April 26, 2011 and revised through May 6, 2011.

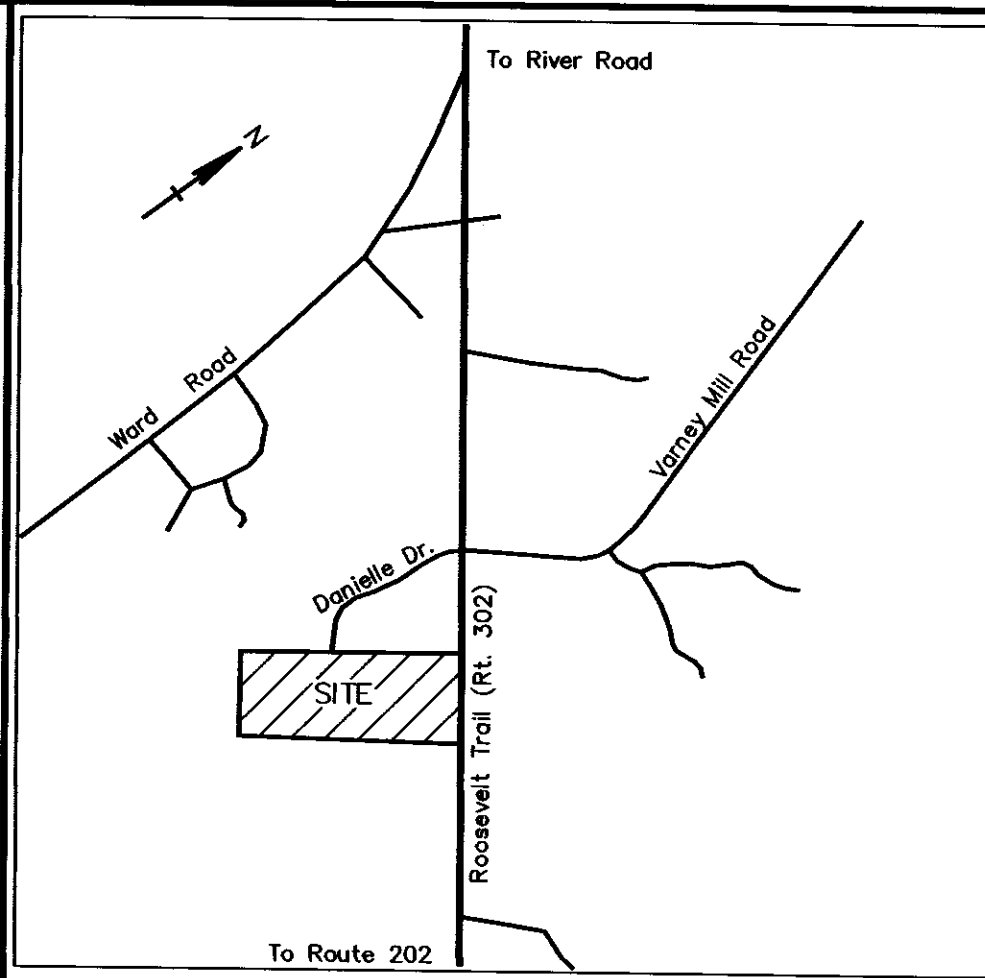
The above described parcel benefits from an Access and Utility Easement lying on the southeasterly side of Roosevelt Trail (Route 302) in the Town of Windham, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a 5/8" capped iron rod (PLS 2320*) on the southeasterly side of Roosevelt Trail (Route 302) at the northeasterly corner of land now or formerly of Shawn F. Cohen and Jean M. Cohen as described in a deed recorded in the Cumberland County Registry of Deeds in Book 19350, Page 79. Thence:

- 1) S 53°42'03"E by said Roosevelt Trail a distance of Fifty and 01/100 (50.01) feet to a point at the northeasterly corner of land depicted as DMK Parcel-Parcel to be conveyed" as delineated on an ALTA/ACSM Land Title Survey made for Oak Engineers by Titcomb Associates dated April 26, 2011 and revised through May 6, 2011.
- 2) S 35°03'46"W by said DMK Parcel a distance of Six Hundred Thirty-two and 48/100 (632.48) feet to a point.
- 3) N 54°56'14"W a distance of Fifty and 00/100 (50.00) feet to a point at the southeasterly terminus of Danielle Drive.
- 4) N 35°03'46"E by said Danielle Drive, by land now or formerly of Biskup Properties, LLC as described in a deed recorded in said Registry in Book 26241, Page 142, and by said land of Cohen a distance of Six Hundred Thirty-three and 56/100 (633.56) feet to the point of beginning.

Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.

The above described easement contains 0.73 acres and lying over a portion of land now or formerly of Skillin's Windham, LLC as described in a deed recorded in the Cumberland County Registry of Deeds in Book 19972, Page 327. The above described parcel is depicted as "Access and Utility Easement benefiting DMK Parcel" on a plan entitled "ALTA/ACSM Land Title Survey" made for Oak Engineers by Titcomb Associates dated April 26, 2011 and revised through May 6, 2011.



VICINITY MAP

No Scale

NOTES

- 1) Book and Page references are to the Cumberland County Registry of Deeds.
- 2) Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.
- 3) Omitted intentionally.
- 4) Utility information on this plan is based on location of visible features, including a gas line marked by others. DigSafe and/or the appropriate utilities should be contacted prior to any construction.
- 5) Property lies within Zone C based on FIRM Community #230189 Panel #0015 B, dated September 2, 1981. It does not lie within a special flood hazard area.
- 6) No visible buildings currently exist on the property. The location of an old building foundation is shown.
- 7) Title information was provided in Title Commitment File Number 10028878, effective April 4, 2011 at 4:30 p.m. by Commonwealth Land Title Insurance Company.
- 8) No parking striping was observed on the locus property.
- 9) Pins have not been set to date and will be set when proposed lot is agreed upon by buyer and seller.

PLAN REFERENCES

- 1) Site Plan made for Lloyd Bennett by Robert P. Titcomb Inc. dated August 11, 1984.
- 2) State of Maine Department of Transportation Right of Way Map, State Highway 14 dated September, 1986, D.O.T. File No. 3-346, sheets 3 & 4 of 5.
- 3) Existing Conditions Survey Commercial Subdivision made for Correll-Palmer Consulting Engineers Inc. by Titcomb Associates dated April 6, 2001 and revised through October 31, 2001, recorded in Plan Book 202, Page 372.
- 4) Tractor Supply Co., Conceptual Site Plan 1, by Oak Engineers, Project 094.06035 dated October 19, 2010.

LEGEND

- Iron marker - found
- Iron marker - set (#5 rebar)
- Existing Property line (locus)
- Proposed property line (locus)
- Right of way line
- Easement line
- Property line (abutter)
- Wire fence
- Underground gas line
- Edge of traveled way
- Edge of pavement
- Water valve
- Gas valve
- Utility pole
- Well
- Hydrant
- Overhead utility wires
- Chain link fence
- Guardrail
- Now of Formerly
- Deed reference (Book/Page)
- Capped iron rod/surveyor license #
- Existing building

OWNERS OF RECORD

Skillin's Windham, LLC; Book 19972, Page 327

Revised 5/17/2011 - add guardrail.
Revised 5/12/2011 - add legal description.
Revised 5/06/2011 - per Title Company comments.

ALTA/ACSM Land Title Survey
Property to be conveyed by Skillin's Windham, LLC
496 Roosevelt Trail
Windham, Maine

MADE FOR
Oak Engineers

400 Commercial Street
Portland, Maine

JOB #8430.1
BOOK #827
8430-1-ALTA-R1.dwg
FILE #1931

DATE: April 26, 2011
SCALE: 1" = 50'

Titcomb Associates
133 Gray Road
Falmouth, Maine 04105 (207)797-9199

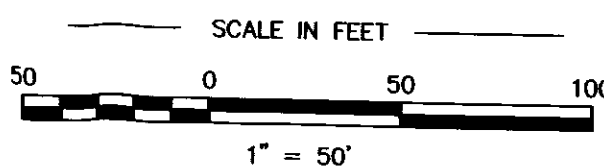
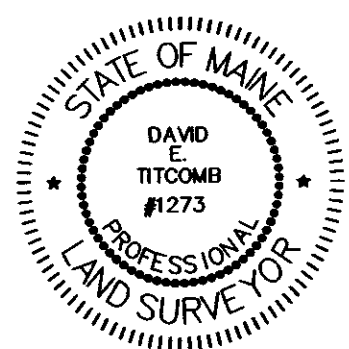
CERTIFICATION

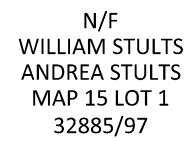
To DMK Development-Windham, LLC, Commonwealth Land Title Insurance Company, Katahdin Trust Company and Tractor Supply Company, a Delaware Corporation:

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 (see note 9), 2, 3, 4, 6, 8, 9, 11(a) and 13 of Table A thereof. The field work was completed on 4/26/11.

This survey conforms to the current standards of the Maine State Board of Licensure for Land Surveyors.

Date of Plat or Map: 4/28/2011
David E. Titcomb, License # 1273





1. THE OWNER OF RECORD OF THE PROPERTY IS LEE'S FAMILY TRAILER ACQUISITIONS BY DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 33935 PAGE 302, BOOK 34458 PAGE 63 & BOOK 37482 PAGE 138.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 15.47+ ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 15, LOTS 1A & 2.
4. PLAN REFERENCES:
 - A) "FINAL SITE PLAN OF PROPOSED EXPANSION" FOR LEE'S FAMILY TRAILER SITES PREPARED BY SERAGO TECHNOLOGIES, INC. DATED NOVEMBER 1, 1993 AND REVISED THROUGH DECEMBER 28, 1993.
 - B) "FALTIMASK LAND TITLE SURVEY OF PROPERTY TO BE CONVEYED BY SKILLIN'S WINDHAM, LLC MADE FOR OAK ENERGY PREPARED BY TITCOMB ASSOCIATES DATED APRIL 26, 2017.
 - C) "SUBDIVISION PLAN OF MOOSE LANDING NORTH, WINDHAM, MAINE" PREPARED FOR MOOSE LANDING NORTH, LLC PREPARED BY DM ROMA CONSULTING ENGINEERS DATED OCTOBER 2, 2017.
5. PROPERTY BOUNDARY SHOWN HEREON WAS PROVIDED BY SURVEY, INC. BASED ON FIELD SURVEYS PERFORMED IN FEBRUARY 2017 AND SEPTEMBER 2017 AND UTILIZING THE PROPERTY BOUNDARY ON PLAN REFERENCE 48. BEARINGS ARE REFERENCED TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, NAD83, WEST ZONE.
6. TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON GIS LIDAR CONTOURS OBTAINED FROM THE MAINE OFFICE OF GIS. VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
7. THE PROPERTY IS LOCATED IN THE C-3 COMMERCIAL DISTRICT.
8. SPACE AND BULK REQUIREMENTS: C-3 DISTRICT

MIN LOT SIZE:	20,000 SF
MIN STREET FRONTAGE:	100 FT
MIN FRONT YARD:	60 FT (ARTERIAL)
	40 FT (NON-ARTERIAL)
MIN SIDE/REAR YARD:	10 FT
MAX BUILDING HEIGHT:	NONE
9. WETLAND DELINEATION ON SURVEYING PROPERTY PERFORMED BY DONALD MURPHY, WETLAND SCIENTIST AND LOCATED BY LOT CORNER LAND SURVEYING, LLC IN MARCH OF 2017. NO WETLAND DELINEATION WAS PERFORMED ON THIS PROPERTY.
10. THE PROJECT SITE IS SUBJECT TO THE FOLLOWING PERMIT ORDERS:
 - MAINE DEP STORMWATER PERMIT # L-27551-NU-A-N
 - MAINE DEP NPRA PERMIT # L-27551-TC-B-N
 - MAINE DEP NPRA PERMIT BY-RULE
 - ARMY CORPS OF ENGINEERS PERMIT # NAE-2017-01829
11. THE WINDHAM ZONING BOARD OF APPEALS GRANTED APPROVAL OF AN EXPANSION OF THE EXISTING NON-CONFORMING USE ON MAY 4, 2017.
12. A ROW OF LANDSCAPING SHALL BE INSTALLED AND MAINTAINED ALONG THE EDGE OF THE PARKING AREA AS SHOWN ON THIS PLAN. TREES SHALL BE ALTERNATING BETWEEN

MIN LOT SIZE:	20,000 SF
MIN STREET FRONTAGE:	100 FT
MIN FRONT YARD:	60 FT (ARTERIAL) 40 FT (NON-ARTERIAL)
MIN SIDE/REAR YARD:	10 FT
MAX BUILDING HEIGHT:	NONE

APPROVED - WINDHAM PLANNING BOARD:

[illegible]

STATE OF MAINE	
_____	COUNTY SS. REGISTRY OF DEEDS
RECEIVED _____, 20____	
AT _____h _____m _____M	
AND RECORDED IN	
PLAN BOOK _____	PAGE _____
ATTEST: _____	
	REGISTER



REV	DATE	BY	DESCRIPTION
A	2-26-21	JRH	MDPE PRE-SUBMISSION
B	4-1-21	JRH	ISSUED FOR MDPE SLODA PERMIT REVIEW

SITE PLAN

SURFACE PARKING FACILITY

ROOSEVELT TRAIL & DANIELLE DRIVE
WINDHAM, MAINE

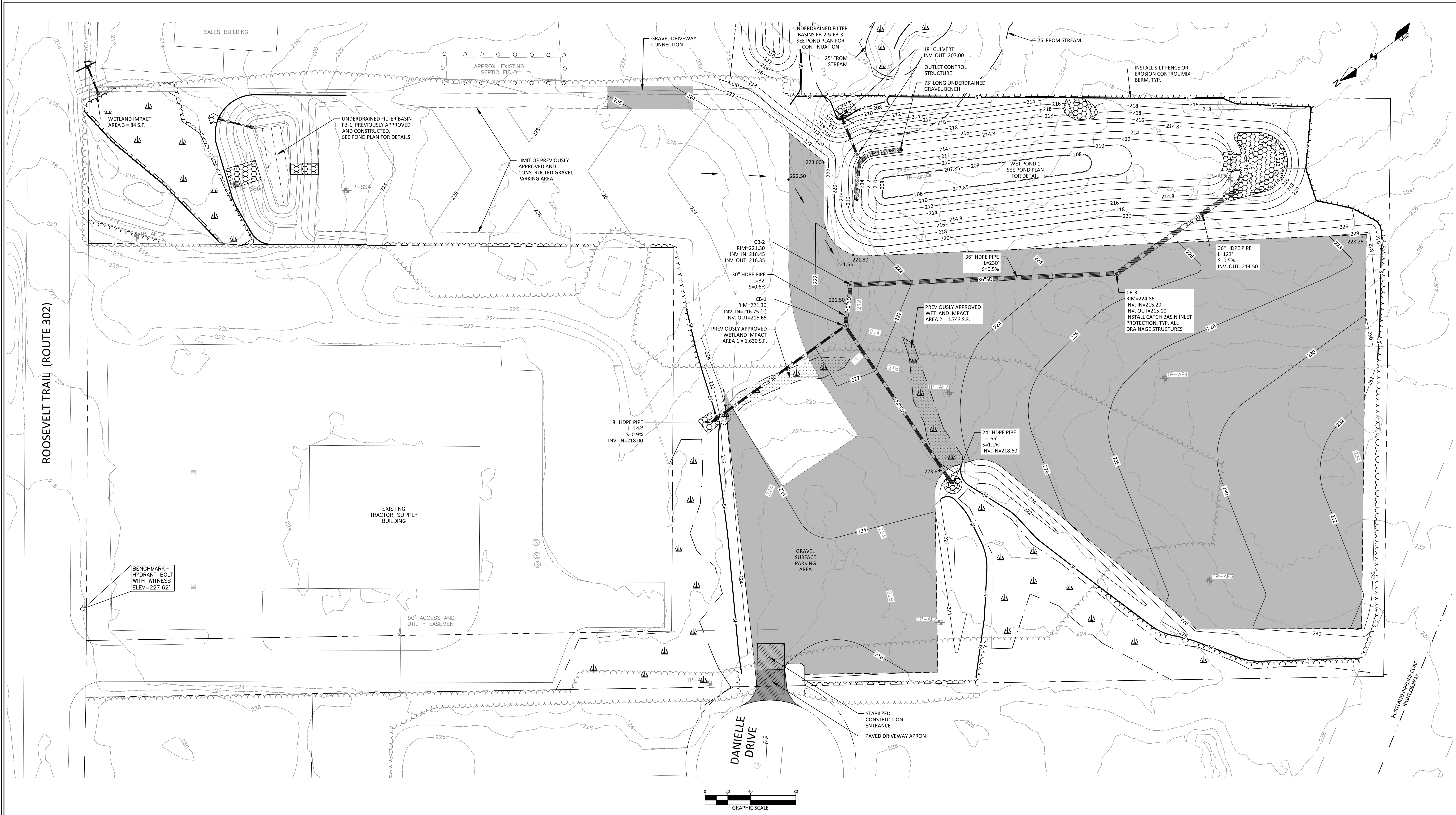
FOR:
LEE'S FAMILY TRAILER ACQUISITION, LLC

480 ROOSEVELT TRAIL
WINDHAM, MAINE 04962

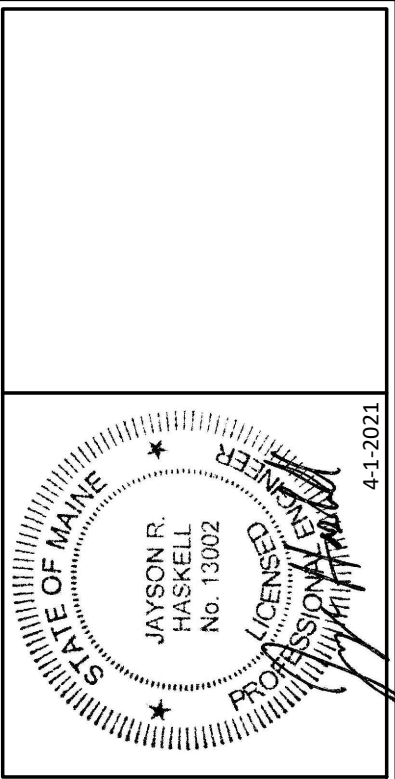
17011 JOB NUMBER:
1" = 60' SCALE:
4-1-2021 DATE:
SHEET 3 OF 9
S-1

EXISTING		PROPOSED
_____	PROPERTY LINE/R.O.W.	_____
_____	ABUTTER PROPERTY LINE	_____
_____	SETBACK	_____
_____	EASEMENT LINE	_____
	GRANITE MONUMENT	
	IRON PIN/DRILL HOLE	
=====	BUILDING	=====
=====	EDGE OF PAVEMENT/CURB	=====
- - - - -	EDGE OF GRAVEL	- - - - -
	SIGN	
	EDGE OF WETLANDS	
- · - · -	CENTERLINE OF STREAM	
--200-- --201--	CONTOUR LINE	
~~~~~	TREELINE	~~~~~
TP-AF1	TEST PIT - ALBERT FRICK ASSOCIATES, INC. (2021)	
TP-SS1	TEST PIT - SUSTAINABLE SOILS (2017)	
	CATCHBASIN	
=====	CULVERT/STORMDRAIN	=====
W MW	WATER MAIN	
	WATER VALVE	
	HYDRANT	
	UTILITY POLE	
OHU	OVERHEAD UTILITIES	
	RIPRAP	





LEGEND	
EXISTING	PROPOSED
	PROPERTY LINE/R.O.W.
	ABUTTER PROPERTY LINE
	EASEMENT LINE
	CENTERLINE
	BUILDING
	EDGE OF PAVEMENT/CURB
	EDGE OF GRAVEL
	EDGE OF WETLANDS
	CONTOUR LINE
	TREELINE
	TEST PIT - ALBERT FRICK ASSOCIATES, INC. (2021)
	TEST PIT - SUSTAINABLE SOILS (2017)
	CATCHBASIN
	CULVERT/STORMDRAIN
	UNDERDRAIN
	RIPRAP
	SILT FENCE



**DM ROMA**  
CONSULTING ENGINEERS

P.O. BOX 1116  
WINDHAM, ME 04062  
(207) 310-0506

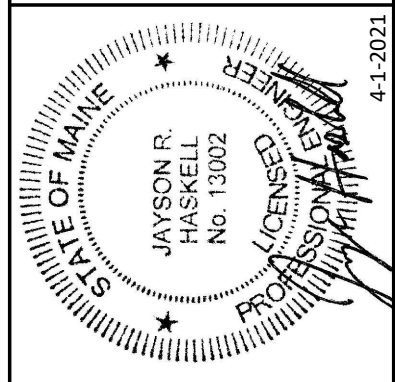
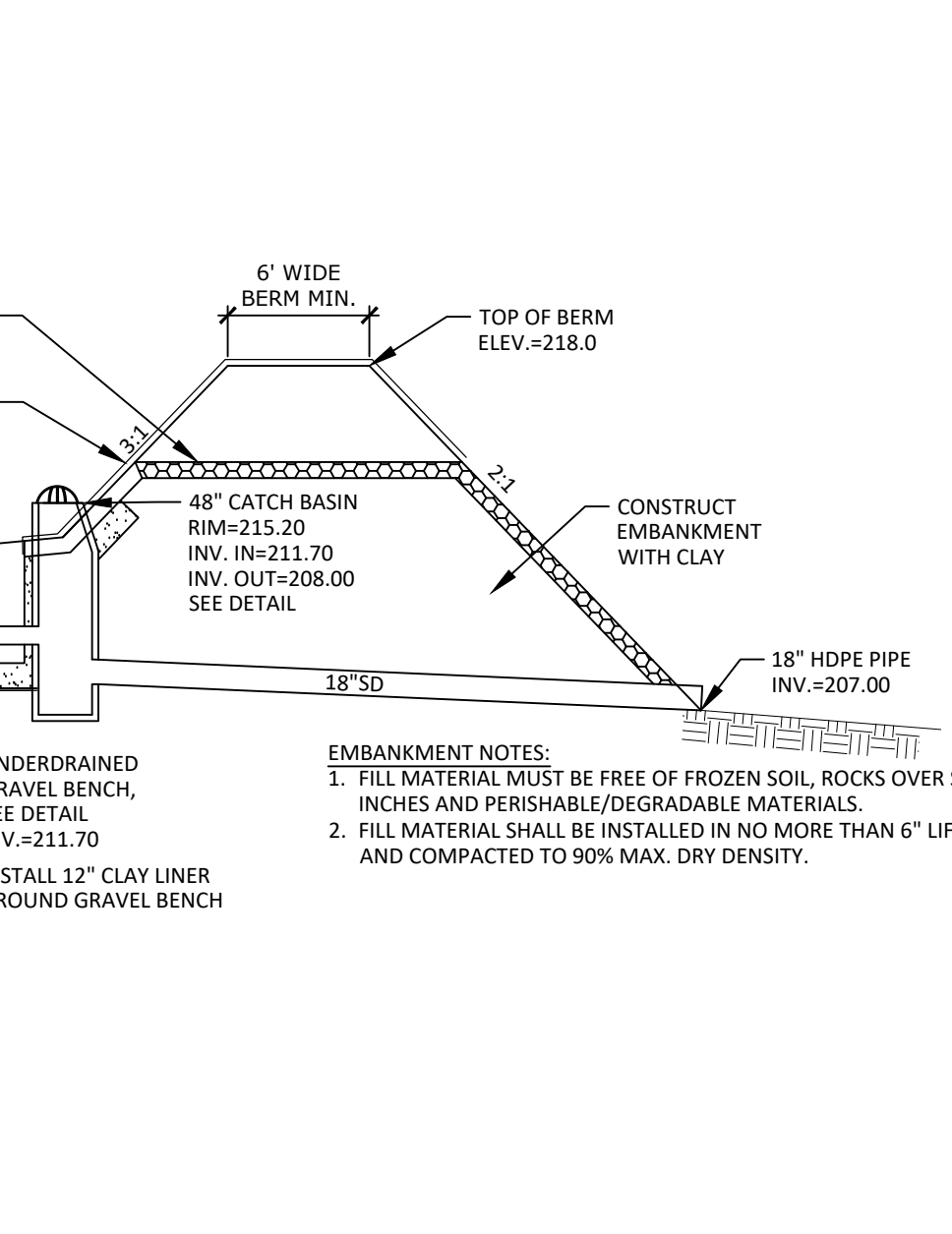
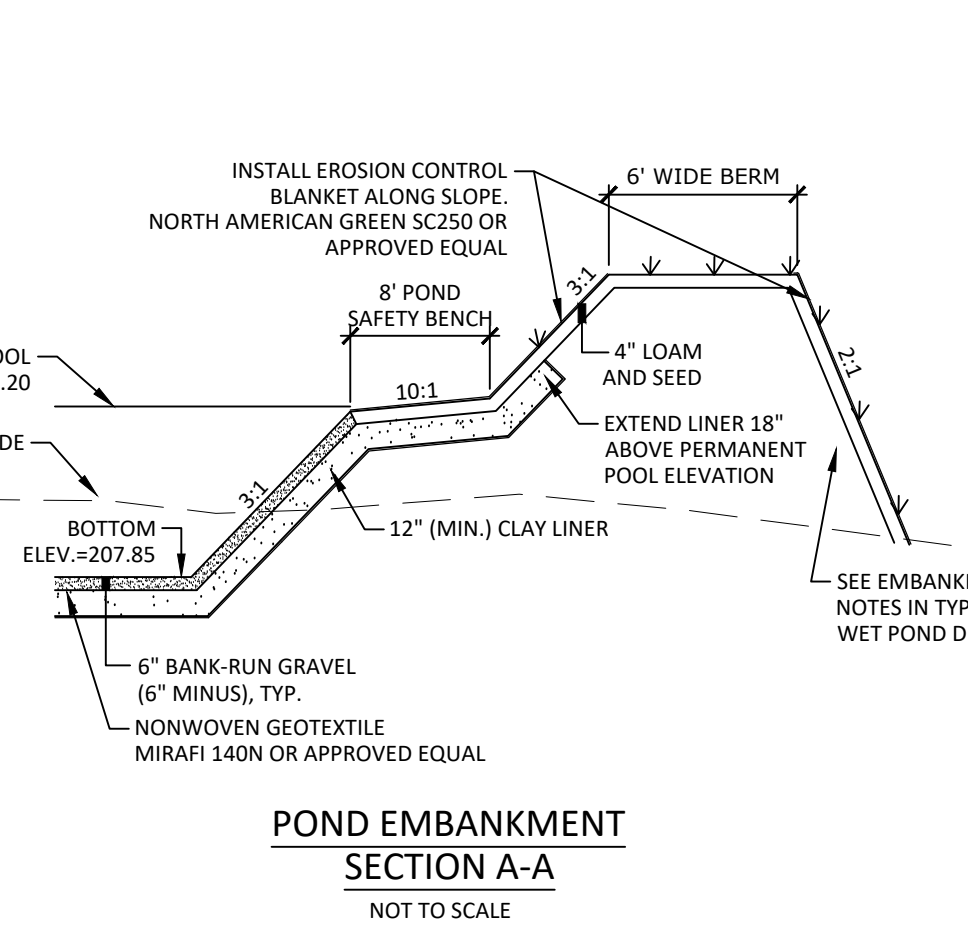
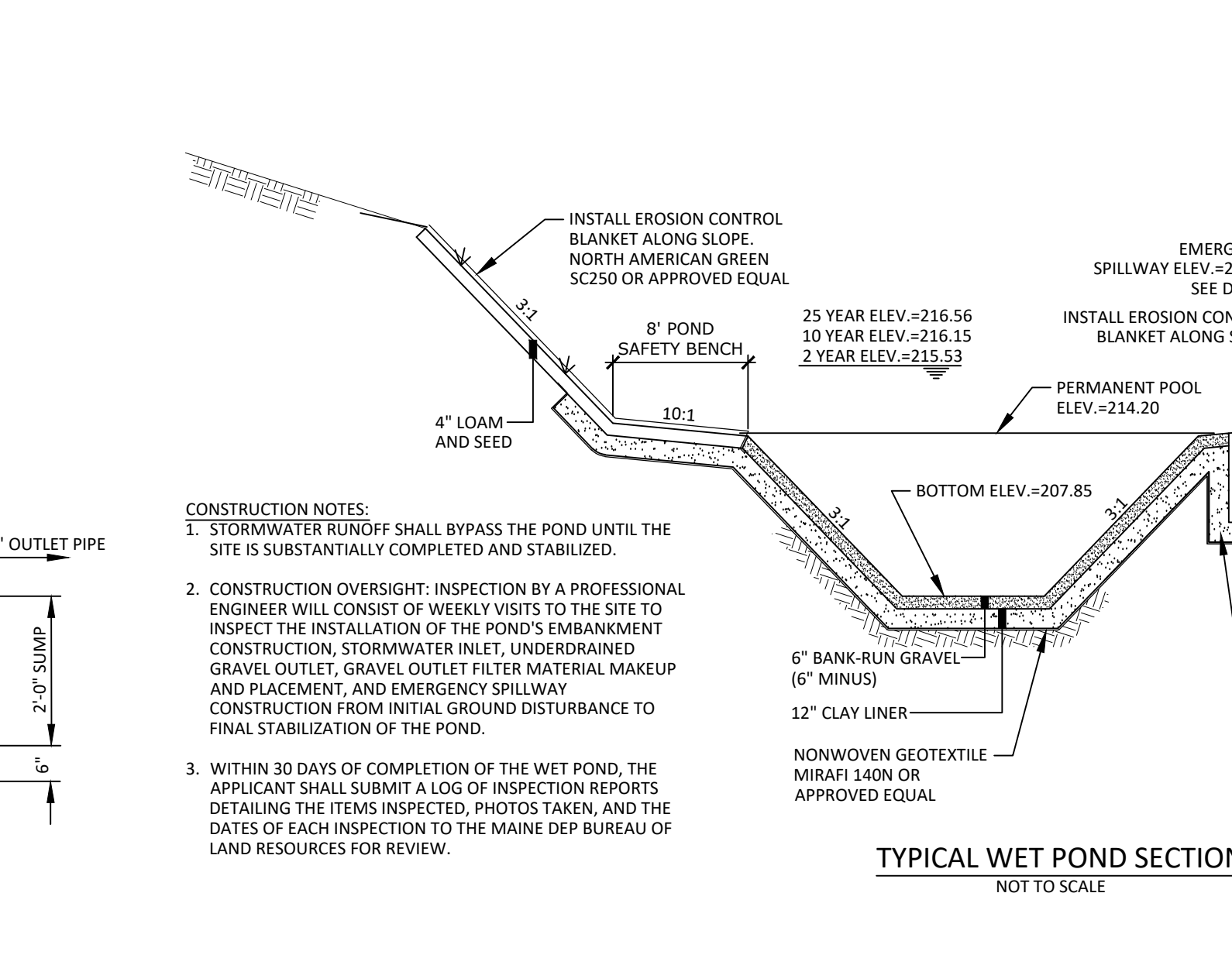
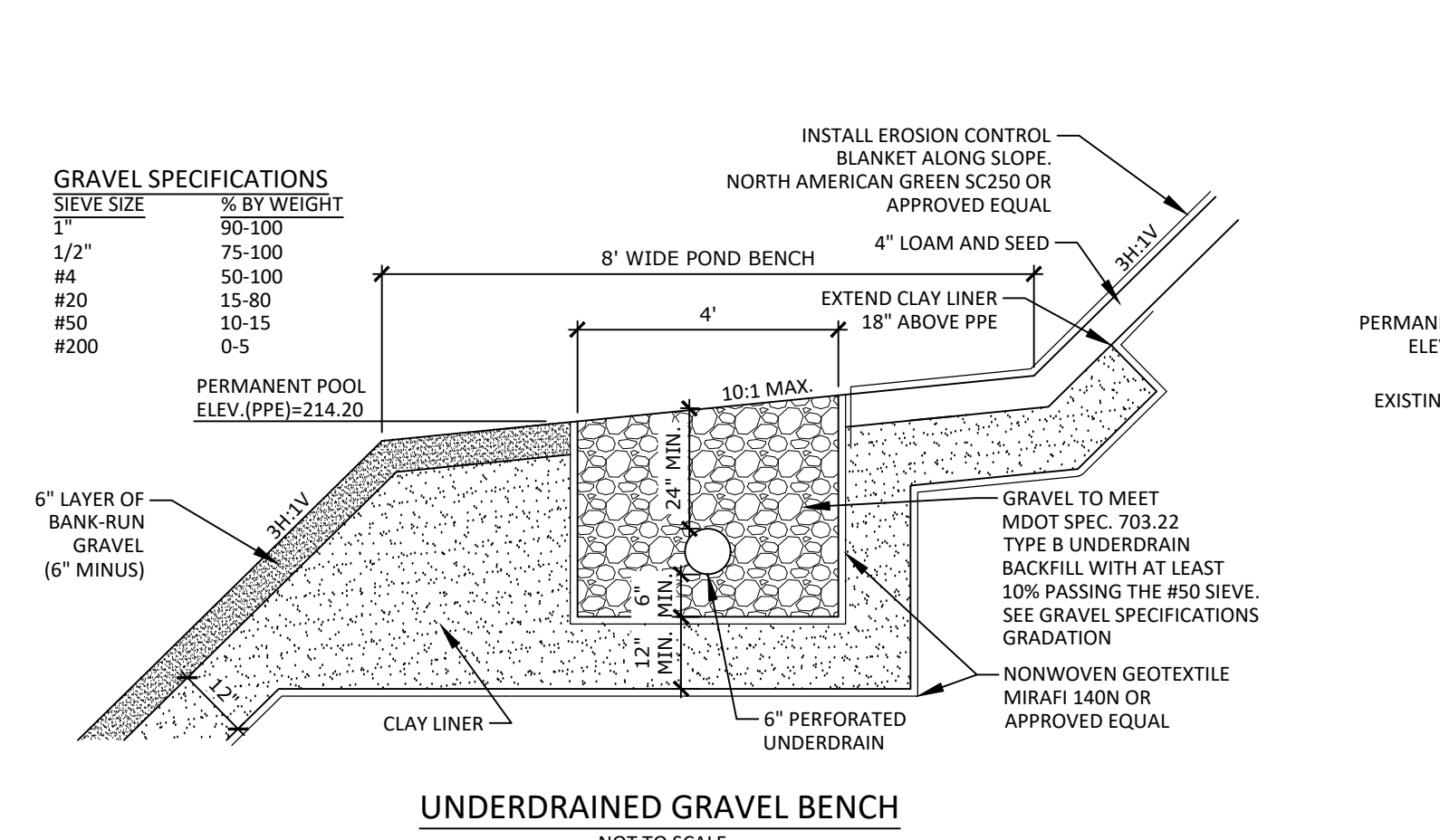
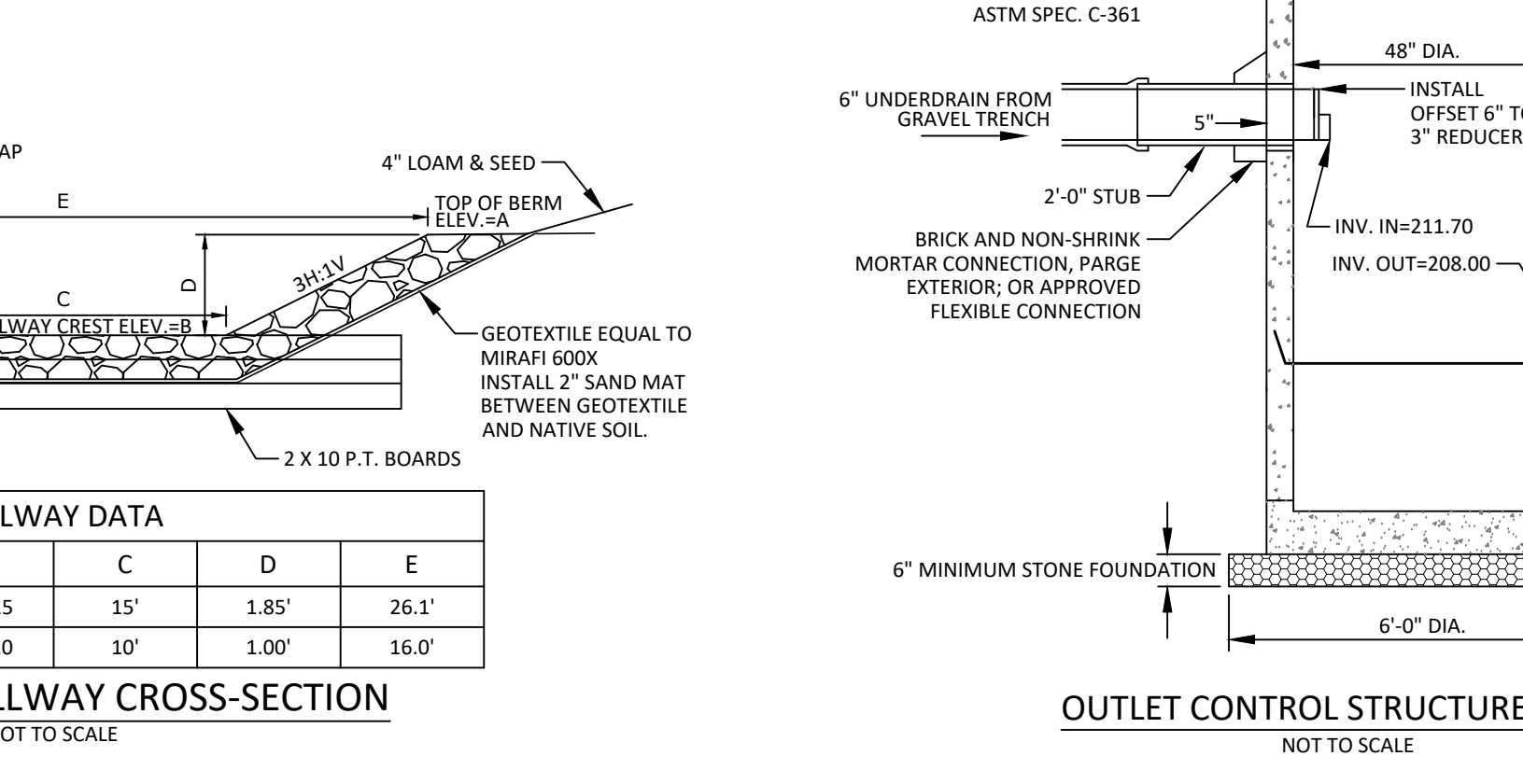
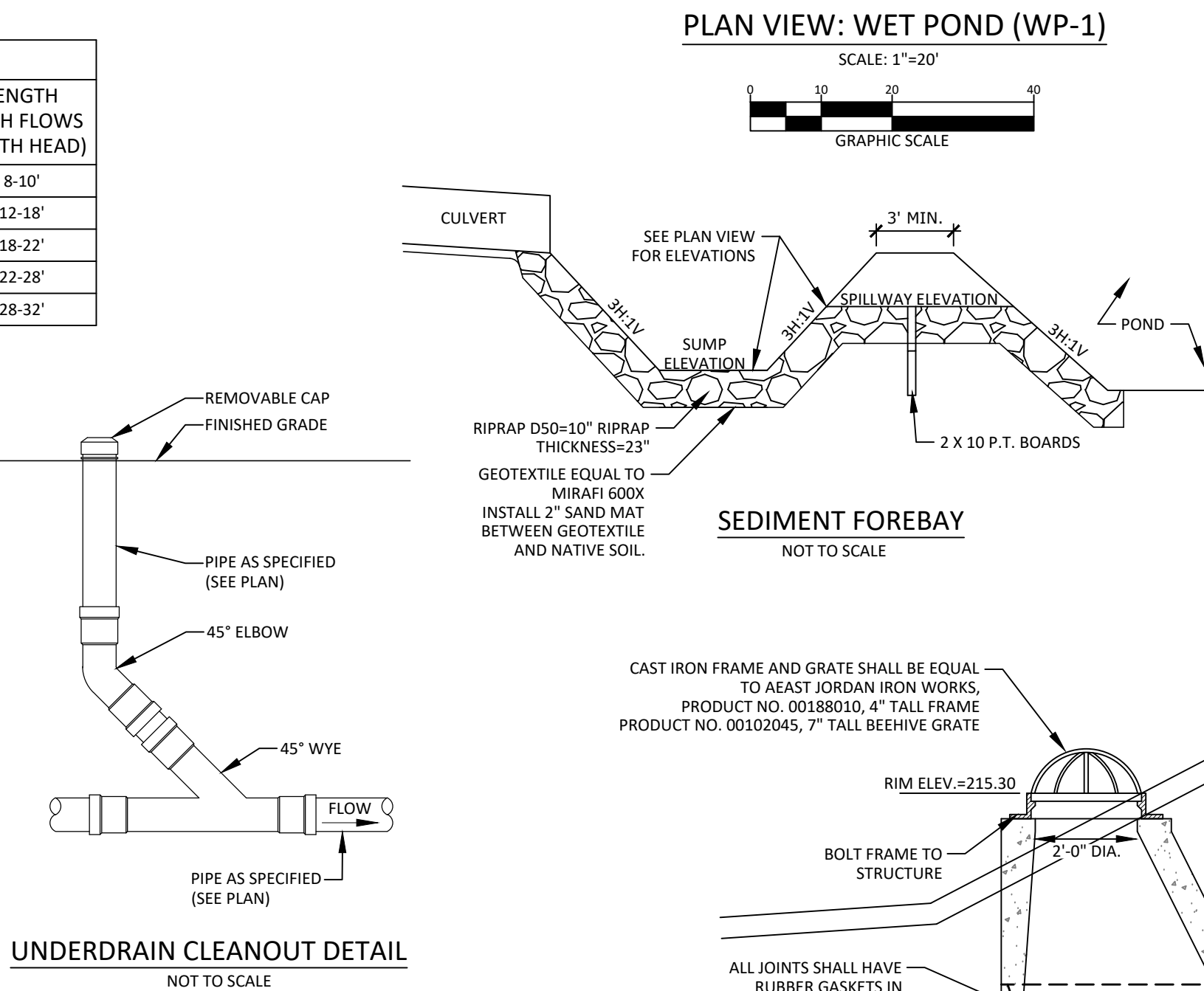
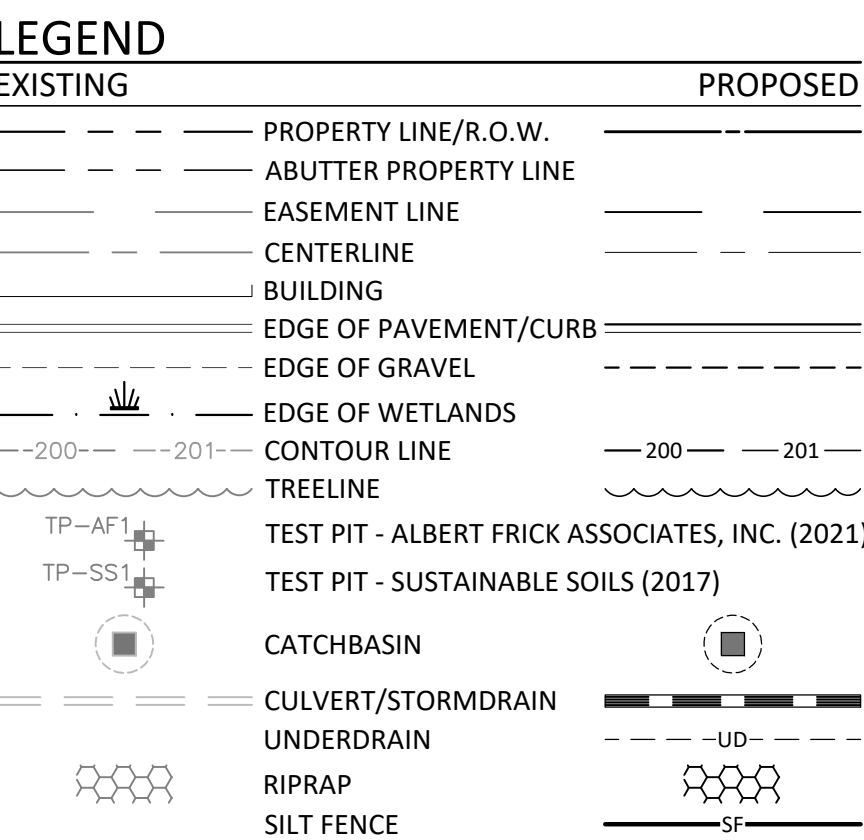
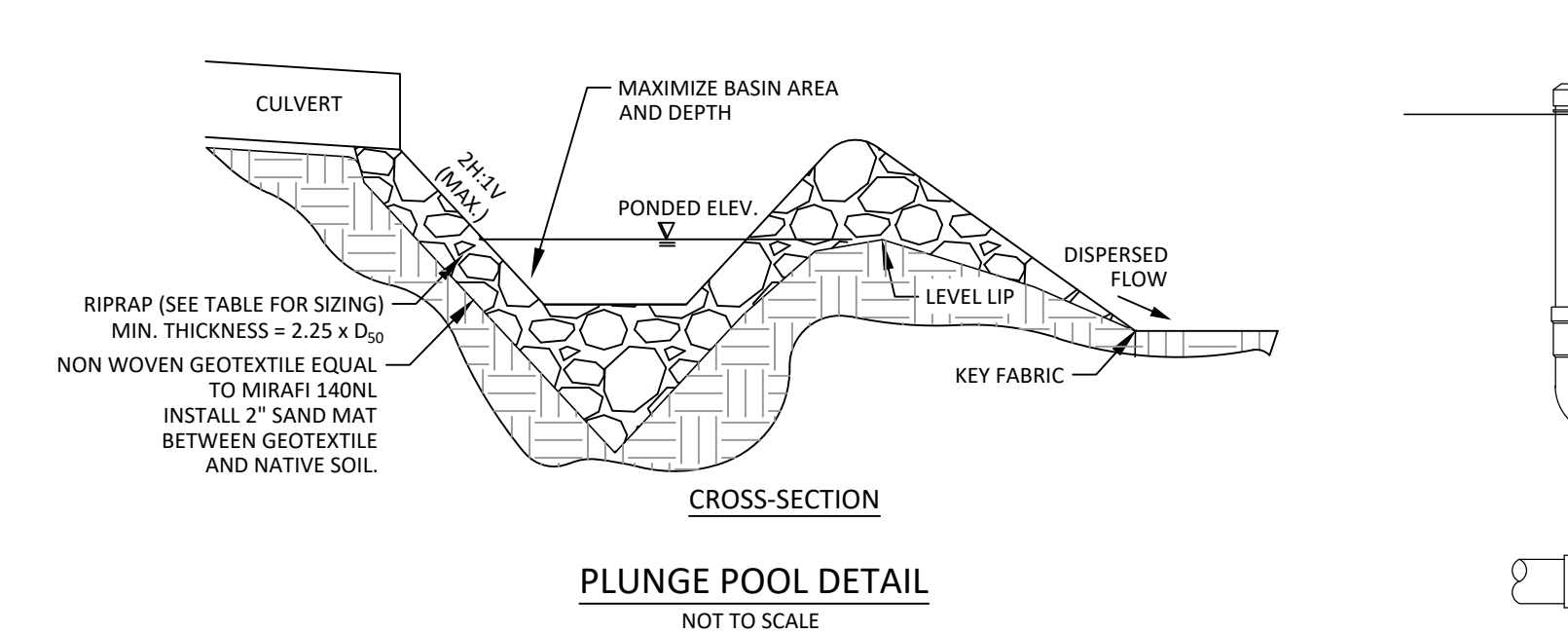
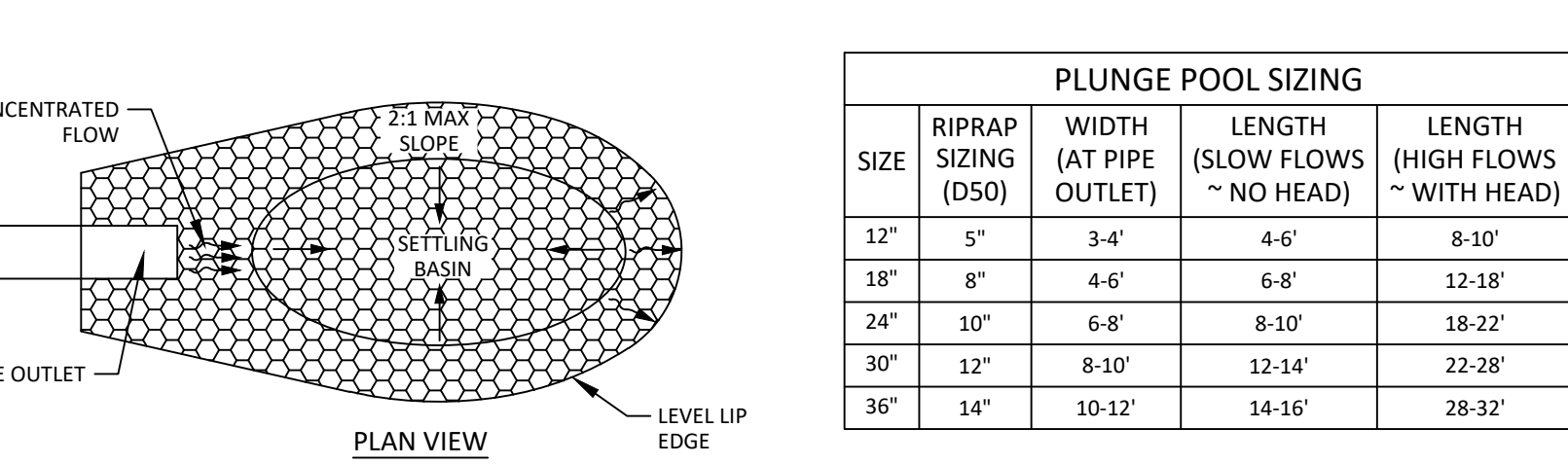
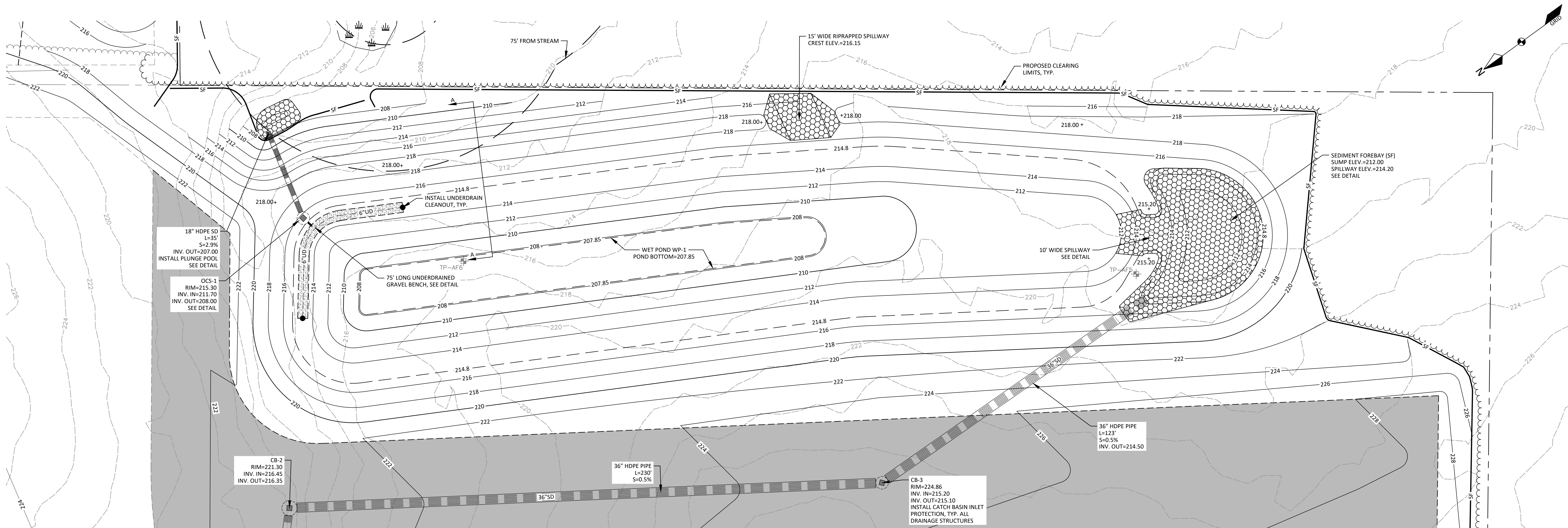
REV	DATE	BY	DESCRIPTION
A	2-26-21	JRH	MDP PRE-SUBMISSION
B	4-1-21	JRH	ISSUED FOR MDP SLODA PERMIT REVIEW

**OVERALL GRADING PLAN**

SURFACE PARKING FACILITY  
ROOSEVELT TRAIL & DANIELLE DRIVE  
WINDHAM, MAINE

FOR:  
LEE'S FAMILY TRAILER ACQUISITION, LLC  
480 ROOSEVELT TRAIL  
WINDHAM, MAINE 04062

17011
JOB NUMBER:
1" = 40'
SCALE:
4-1-2021
DATE:
SHEET 4 OF 9
OG-1



**DM ROMA**  
CONSULTING ENGINEERS  
P.O. BOX 1116  
WINDHAM, ME 04062  
(207) 310-0506

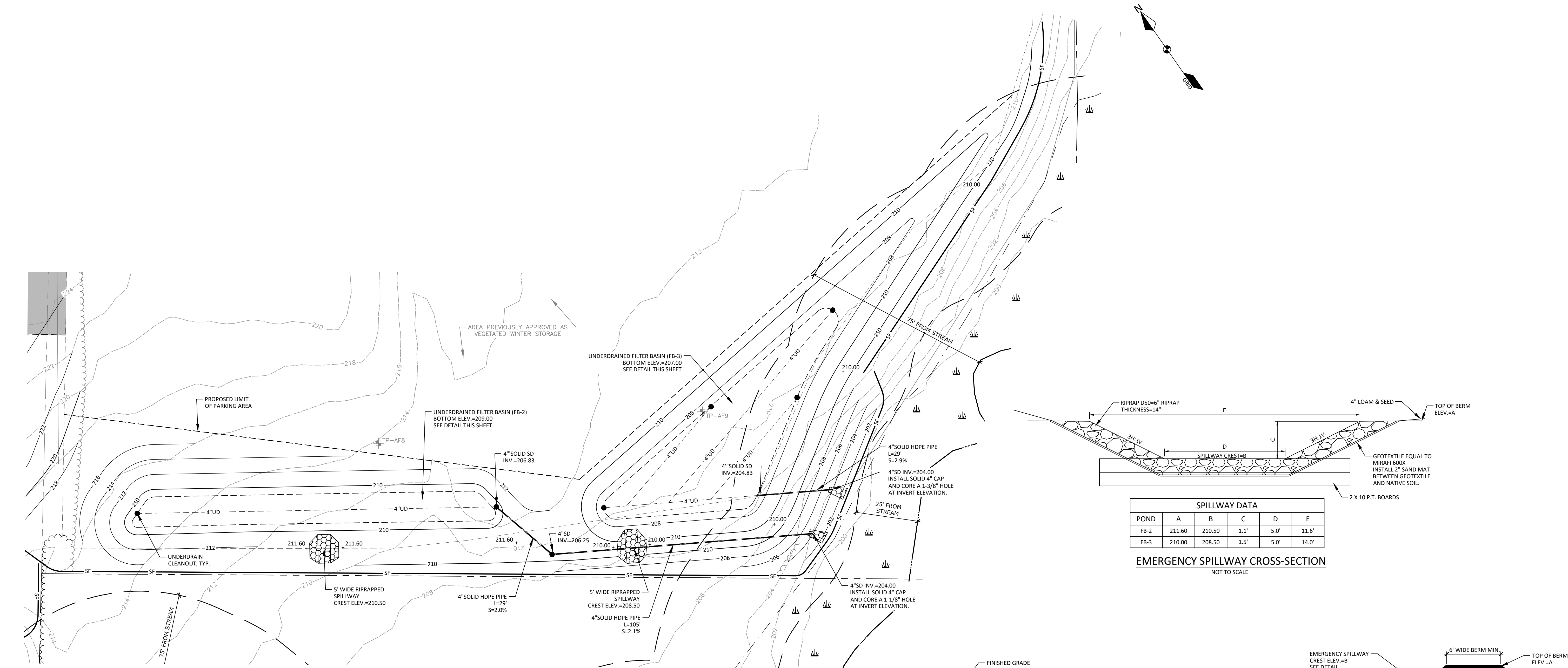
DESCRIPTION	BY	DATE	REV
MDP PRE-SUBMISSION	JRH	2-26-21	A
ISSUED FOR MDP SLOPE PERMIT REVIEW	JRH	4-1-21	B

**POND PLAN - WET POND**  
SURFACE PARKING FACILITY  
ROOSEVELT TRAIL & DANIELLE DRIVE  
WINDHAM, MAINE  
FOR:  
LEE'S FAMILY TRAILER ACQUISITION, LLC  
480 ROOSEVELT TRAIL  
WINDHAM, MAINE 04062

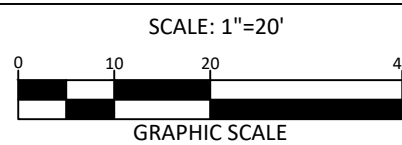
17011 JOB NUMBER:
1" = 20' SCALE:
4-1-2021 DATE:
SHEET 5 OF 9
P-1







PLAN VIEW: UNDERDRAINED FILTER BASINS FB-2 & FB-3



LEGEND	
EXISTING	PROPOSED
	PROPERTY LINE/R.O.W.
	ABUTTER PROPERTY LINE
	EASEMENT LINE
	CENTERLINE
	BUILDING
	EDGE OF PAVEMENT/CURB
	EDGE OF GRAVEL
	EDGE OF WETLANDS
	CENTERLINE OF STREAM
	CONTOUR LINE
	TREELINE
	TEST PIT - ALBERT FRICK ASSOCIATES, INC. (2021)
	TEST PIT - SUSTAINABLE SOILS (2017)
	CATCHBASIN
	CULVERT/STORMDRAIN
	UNDERDRAIN
	RIPRAP
	SILT FENCE

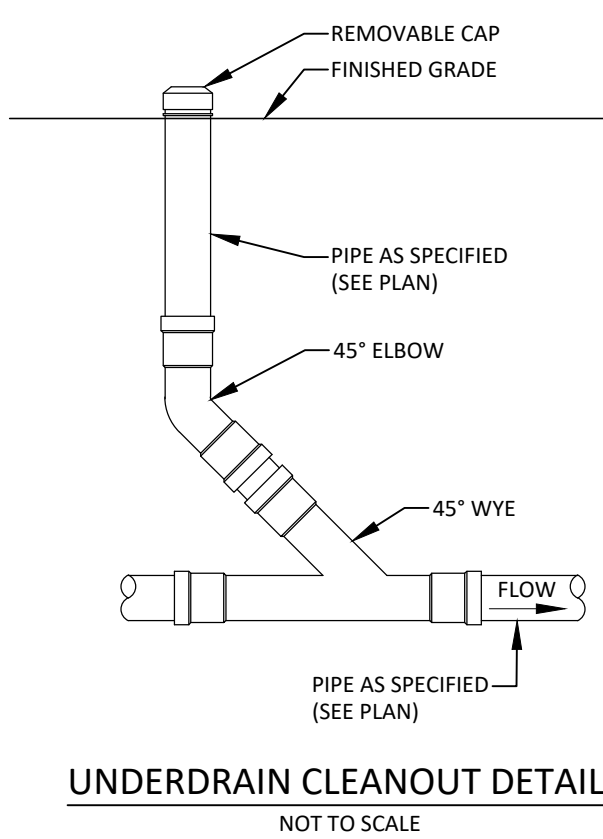
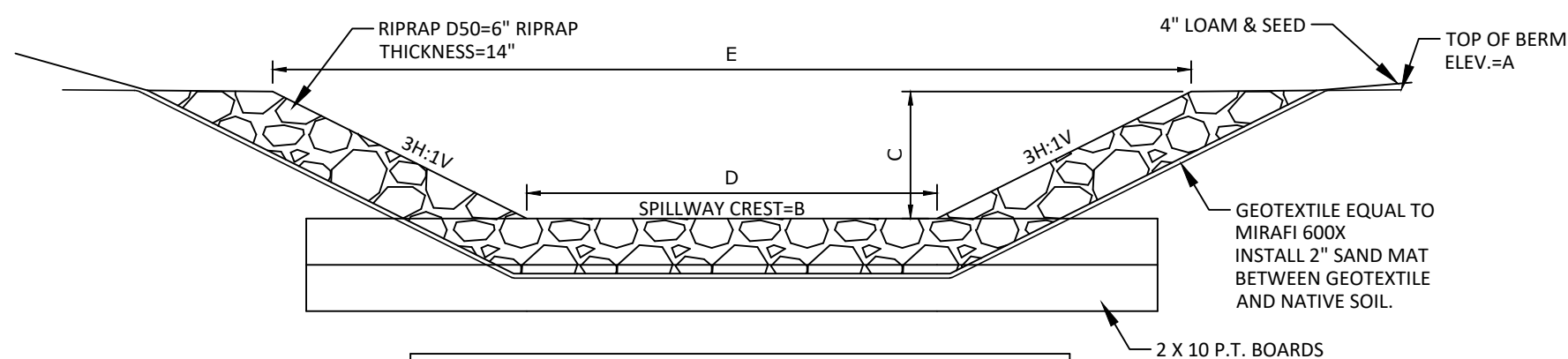


TABLE 7.1 UNDERDRAIN 703.22 TYPE "B"	
SIEVE SIZE	% PASSING BY WEIGHT
1"	90-100
1/2"	75-100
#4	50-100
#20	15-80
#50	0-15
#200	0-5

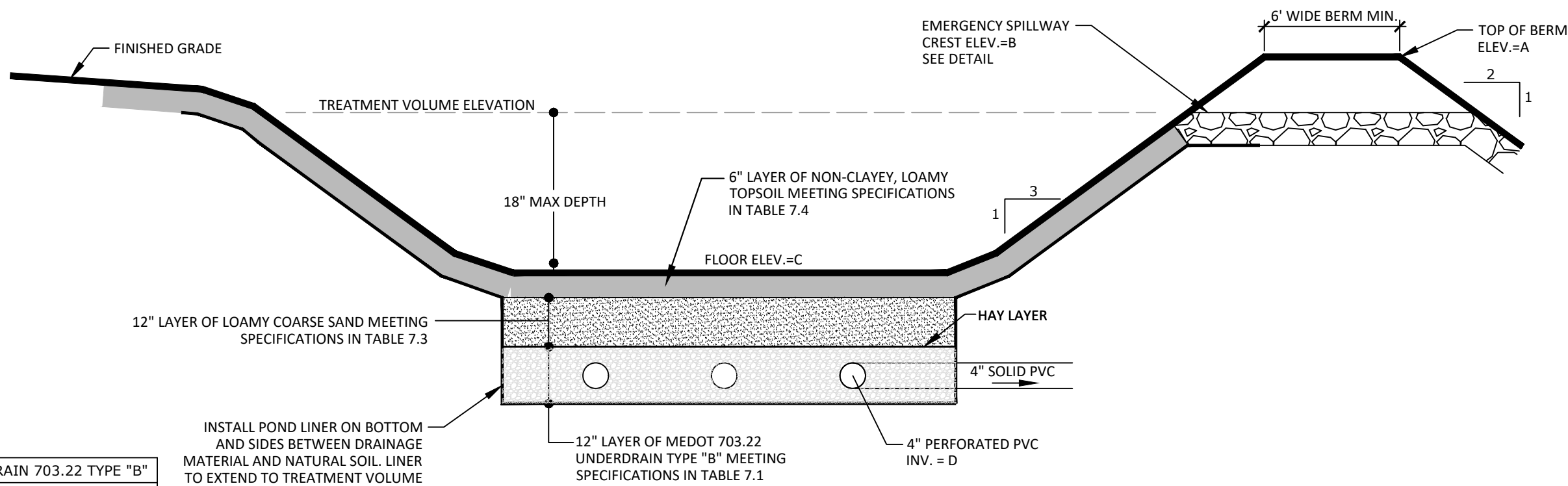
TABLE 7.3 LOAMY COARSE SAND	
SIEVE SIZE	% PASSING BY WEIGHT
#10	85-100
#20	70-100
#60	15-40
#200	8-15
200 CLAY	<2.0

TABLE 7.4 SANDY LOAM	
SIEVE SIZE	% PASSING BY WEIGHT
#4	75-95
#10	60-90
#40	35-85
#200	20-70
200 CLAY	<2.0



SPILLWAY DATA					
POND	A	B	C	D	E
FB-2	211.60	210.50	1.1'	5.0'	11.6'
FB-3	210.00	208.50	1.5'	5.0'	14.0'

EMERGENCY SPILLWAY CROSS-SECTION  
NOT TO SCALE

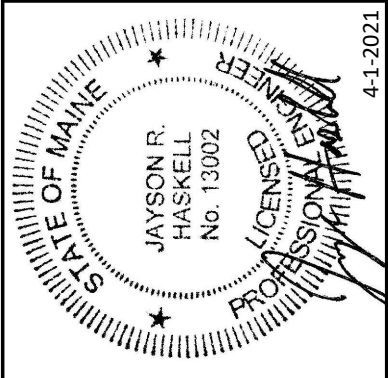


FILTER BASIN DATA				
POND	A	B	C	D
FB-2	211.60	210.50	209.00	206.83
FB-3	210.00	208.50	207.00	204.83

FILTRATION BMPs CONSTRUCTION OVERSIGHT NOTES:

- INSPECTION BY THE DESIGN ENGINEER OR SUITABLE THIRD PARTY WILL OCCUR AT A MINIMUM:
  - AFTER THE PRELIMINARY CONSTRUCTION OF THE FILTER GRADES AND ONCE THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED.
  - AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE FILTER MEDIA.
  - AFTER THE FILTER MEDIA HAS BEEN INSTALLED AND SEEDED.
  - AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS.EA) ALL THE MATERIAL USED FOR THE CONSTRUCTION OF THE FILTER BASIN MUST BE CONFIRMED AS SUITABLE BY THE DESIGN ENGINEER. TESTING MUST BE DONE BY A CERTIFIED LABORATORY TO SHOW THAT THEY ARE PASSING MDEP SPECIFICATIONS.
- TESTING AND SUBMITTALS: THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE OF EACH COMPONENT OF THE FILTER MEDIA. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION. THE CONTRACTOR SHALL:
  - SELECT SAMPLES FOR SAMPLING OF EACH TYPE OF MATERIAL TO BE BLENDED FOR THE MIXED FILTER MEDIA AND SAMPLES OF THE UNDERDRAIN BEDDING MATERIAL. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PIT FACE. SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY.
  - PERFORM A SIEVE ANALYSIS CONFORMING TO STM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES 1996A) ON EACH TYPE OF THE SAMPLE MATERIAL. THE RESULTING SOIL FILTER MEDIA MIXTURE MUST HAVE 8% TO 12% BY WEIGHT PASSING THE #200 SIEVE, A CLAY CONTENT OF LESS THAN 2% (DETERMINED BY HYDROMETER GRAIN SIZE ANALYSIS) AND HAVE 10% DRY WEIGHT OF ORGANIC MATTER.
  - PERFORM A PERMEABILITY TEST ON THE SOIL FILTER MEDIA MIXTURE CONFORMING TO ASTM D2434 WITH THE MIXTURE COMPACTED TO 90-92% OF MAXIMUM DRY DENSITY BASED ON ASTM D698
- WITHIN 30 DAYS OF COMPLETION OF THE FILTRATION BMP, THE APPLICANT SHALL SUBMIT A LOG OF INSPECTION REPORTS DETAILING THE ITEMS INSPECTED, PHOTOS TAKEN, AND THE DATES OF EACH INSPECTION TO THE MAINE DEP BUREAU OF LAND RESOURCES FOR REVIEW.

FILTER BASIN SECTION  
NOT TO SCALE



**DM ROMA**  
CONSULTING ENGINEERS  
P.O. BOX 1116  
WINDHAM, ME 04062  
(207) 310-0506

REV	DATE	BY	DESCRIPTION
A	2-26-21	JRH	MDEP PRE-SUBMISSION
B	4-1-21	JRH	ISSUED FOR MDEP SLOCA PERMIT REVIEW

**POND PLAN - FILTER BASINS FB-2 & FB-3**  
SURFACE PARKING FACILITY  
ROOSEVELT TRAIL & DANIELLE DRIVE  
WINDHAM, MAINE  
FOR: LEE'S FAMILY TRAILER ACQUISITION, LLC  
480 ROOSEVELT TRAIL  
WINDHAM, MAINE 04062

17011  
JOB NUMBER:  
1" = 20'  
SCALE:  
4-1-2021  
DATE:  
SHEET 7 OF 9  
P-3



## EROSION AND SEDIMENTATION CONTROL NOTES:

EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS TO OCCUR DURING THE FOLLOWING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY.

IN ORDER TO EFFECTIVELY PREVENT AND CONTROL EROSION RELATED TO SOIL DISTURBANCE, THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPs) SHALL BE EMPLOYED:

### 1. POLLUTION PREVENTION

MINIMIZE DISTURBED AREAS AND PROTECT NATURAL DOWNGRADE BUFFER AREAS TO THE EXTENT PRACTICABLE. CONTROL STORMWATER VOLUME AND VELOCITY WITHIN THE SITE TO MINIMIZE SOIL EROSION. MINIMIZE THE DISTURBANCE OF STEEP SLOPES. CONTROL STORMWATER DISCHARGES, INCLUDING BOTH PEAK FLOW RATES AND VOLUME, TO MINIMIZE EROSION AT OUTLETS. THE DISCHARGE MAY NOT RESULT IN EROSION OF ANY OPEN DRAINAGE CHANNELS, SWALES, STREAM CHANNELS OR STREAM BANKS, UPLAND, OR COASTAL OR FRESHWATER WETLANDS OFF THE PROJECT SITE.

WHENEVER PRACTICABLE, NO DISTURBANCE ACTIVITIES SHOULD TAKE PLACE WITHIN 50 FEET OF ANY PROTECTED NATURAL RESOURCE. IF DISTURBANCE ACTIVITIES TAKE PLACE BETWEEN 30 FEET AND 50 FEET OF ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERIMETER EROSION CONTROLS MUST BE DOUBLED. IF DISTURBANCE ACTIVITIES TAKE PLACE LESS THAN 30 FEET FROM ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERIMETER EROSION CONTROLS MUST BE DOUBLED AND DISTURBED AREAS MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 7 DAYS.

### 2. TEMPORARY SOIL STABILIZATION BMPs

TEMPORARY MULCHING SHALL BE APPLIED IMMEDIATELY TO ANY AREAS THAT HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED. ANY DISTURBED SOIL WITHIN 75' OF A STREAM, WATER BODY OR WETLAND MUST RECEIVE TEMPORARY MULCH WITHIN 48 HOURS FOLLOWING DISTURBANCE, AND BEFORE ANY STORM EVENT. ALL OTHER AREAS SHALL RECEIVE TEMPORARY MULCH WITHIN 7 DAYS OF DISTURBANCE AREAS WHICH CANNOT BE SEEDED DURING THE GROWING SEASON SHALL BE MULCHED FOR OVER-WINTER PROTECTION. THE FOLLOWING ARE ACCEPTABLE TEMPORARY MULCHING METHODS:

HAY OR STRAW MULCHES NEED TO BE AIR-DRIED, FREE OF UNDESIRABLE SEEDS AND COARSE MATERIALS. APPLICATION RATE MUST BE 2 BALES (70-90 POUNDS) PER 1000 SQ FT OR 1.5 TO 2 TONS (90-100 BALES) PER ACRE TO COVER 75-90% OF THE GROUND SURFACE. HAY OR STRAW CAN BE DRIVEN INTO THE GROUND WITH TRACKED EQUIPMENT IF SLOPES ARE LESS THAN 3%, OR CAN BE ANCHORED WITH JUTE, WOOD FIBER OR PLASTIC NETTING ON STEEPER SLOPES.

EROSION CONTROL MIX MUST CONSIST PRIMARILY OF ORGANIC MATERIAL AND WILL INCLUDE ANY OF THE FOLLOWING: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK OR OTHER ACCEPTABLE PRODUCTS BASED ON A SIMILAR RAW SOURCE. WOOD OR BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS ARE NOT ACCEPTABLE. EROSION CONTROL MIX CAN BE USED AS A STAND-ALONE REINFORCEMENT ON SLOPES OF 2:1 HORIZONTAL TO 1 VERTICAL OR LESS AND DRAINING IN SHELF FLOW. IT CAN BE PLACED WITH A HYDRAULIC BUCKET, WITH A PNEUMATIC BLOWER OR BY HAND, AND MUST PROVIDE 100% SOIL COVERAGE.

EROSION CONTROL MIX SHALL MEET THE FOLLOWING SPECIFICATIONS:

- ORGANIC MATTER CONTENT SHALL BE BETWEEN 80-100%, DRY WEIGHT BASIS.
- PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A #10 SCREEN AND BETWEEN 70-85% PASSING 0.75 IN. SCREEN
- ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
- LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX

WHEN USED AS MULCH, THE THICKNESS OF THE EROSION CONTROL MIX IS BASED UPON THE FOLLOWING:

LENGTH OF SLOPE	3:1 SLOPE OR LESS	BETWEEN 2:1 AND 3:1 SLOPE
LESS THAN 20 FT	2.0 IN.	4.0 IN.
BETWEEN 20 - 60 FT	3.0 IN.	5.0 IN.
BETWEEN 60 - 100 FT	4.0 IN.	6.0 IN.

CHEMICAL MULCHES AND SOIL BINDERS MAY BE USED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL CONSULT WITH THE MANUFACTURER TO DETERMINE ADEQUATE APPLICATION RATES AND METHODS.

TEMPORARY MULCH SHALL BE INSPECTED FOLLOWING ANY SIGNIFICANT RAINFALL EVENT. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED. EROSION CONTROL MATS AND MULCH ANCHORING MUST BE INSPECTED AFTER RAIN EVENTS FOR DISLOCATION OR FAILURE, AND REPAIRED IMMEDIATELY. INSPECTIONS SHALL TAKE PLACE UNTIL 95% OF THE SOIL SURFACE IS COVERED WITH PERMANENT VEGETATION, WHERE MULCH IS USED WITH ORNAMENTAL PLANTINGS, INSPECTIONS SHALL TAKE PLACE THROUGHOUT THE YEAR TO DETERMINE IF MULCH IS MAINTAINING COVERAGE OF THE SOIL SURFACE, AND REPAIR AS NEEDED.

TEMPORARY VEGETATION SHALL BE ESTABLISHED ON SOILS THAT WILL NOT BE BROUGHT TO FINAL GRADE FOR A PERIOD OF MORE THAN 30 DAYS. IF TEMPORARY VEGETATION CANNOT BE ESTABLISHED PRIOR TO OCTOBER 15, TEMPORARY MULCH SHALL BE APPLIED THROUGH THE WINTER AND TEMPORARY VEGETATION SHALL BE PLANTED AT THE BEGINNING OF THE GROWING SEASON THE FOLLOWING YEAR. TO PREPARE THE SEEDBED, THE CONTRACTOR SHALL APPLY FERTILIZER AT A RATE OF 600 POUNDS PER ACRE OF 10-10-10 (N-P205-K20) OR EQUIVALENT AND LIMESTONE AT A RATE OF 2 TONS PER ACRE. THE DEPTH OF 2 INCHES IN AREAS THAT HAVE BEEN COMPACTED BY HEAVY EQUIPMENT OR CONSTRUCTION ACTIVITIES SHALL BE SELECTED BASED UPON THE TIME OF YEAR THE PLANTING WILL TAKE PLACE AS SUMMARIZED IN THE FOLLOWING TABLE:

SEED	LB. PER ACRE	RECOMMENDED SEEDING DATES
WINTER RYE	112	8/15 - 10/1
OATS	80	4/1 - 7/1 8/15 - 9/15
ANNUAL RYEGRASS	40	4/1 - 7/1

TEMPORARY SEEDING SHALL BE PERIODICALLY INSPECTED TO MAINTAIN AT LEAST 95% VEGETATIVE COVER OF SOIL SURFACE. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES SHALL BE USED IN THE INTERIM SUCH AS TEMPORARY MULCH, FILTER BARRIERS, ETC.

### 3. SEDIMENT BARRIER BMPs

PRIOR TO CONSTRUCTION TEMPORARY SEDIMENT BARRIERS SHALL BE INSTALLED AT THE DOWNGRADE EDGE OF ANY AREA TO BE DISTURBED AND ADJACENT TO ANY DRAINAGE CHANNELS WITHIN THE DISTURBED AREA. SEDIMENT BARRIERS INCLUDE ANY OF THE FOLLOWING:

FILTER BARRIER FENCE, ALSO CALLED SILT FENCE, SHALL BE INSTALLED WHERE SHOWN ON THE PLANS AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. THE FILTER FABRIC SHALL BE A PERVIOUS SHEET OF PROPYLENE, NYLON, POLYESTER OR ETHYLENE YARN AND SHALL PROVIDE A MINIMUM OF 6 MONTHS USABLE CONSTRUCTION LIFE INCLUDING PROTECTION AGAINST ULTRA-VIOLET LIGHT. THE HEIGHT OF THE FENCE SHALL NOT EXCEED 36 INCHES INSTALLED AND POST SPACING SHALL NOT EXCEED 6 FEET. JOINTS IN THE FENCE SHALL BE AVOIDED TO THE EXTENT POSSIBLE, AND IF NECESSARY SHALL BE SPLICED TOGETHER AT A SUPPORT POST WITH A MINIMUM 6 INCH OVERLAP. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 6 INCHES WIDE AND 6 INCHES DEEP, AND THE BOTTOM 6-8 INCHES OF FABRIC SHALL BE "TOED-IN" TO THE TRENCH AND COMPACTED. THE TRENCH SHOULD BE UPHILL OF THE FABRIC PRIOR TO BURIAL.

EROSION CONTROL MIX BERMS ARE LINEAR BARRIERS COMPOSED OF EROSION CONTROL MIX AS SPECIFIED ABOVE. THE BERM MUST BE A MINIMUM OF 12 INCHES TALL AND 24 INCHES WIDE AT THE BASE IF UPHILL SLOPES ARE LESS THAN 5%. STEEPER SLOPES OR SLOPES GREATER THAN 20 FEET LONG MAY REQUIRE A LARGER WIDTH BERM. EROSION CONTROL MIX BERMS SHALL BE PROHIBITED AT THE BASE OF A LONG OR STEEP SLOPE (8% OR GREATER) WITHOUT THE ADDITIONAL SUPPORT OF A FILTER FENCE INSTALLED ON THE DOWNHILL SIDE OF THE BERM.

SEDIMENT BARRIERS SHOULD BE INSTALLED DOWNGRADE OF SOIL OR SEDIMENT STOCKPILES AND STORMWATER PREVENTED RUNNING ONTO THE STOCKPILE. SEDIMENT BARRIERS SHALL BE INSPECTED AFTER ANY SIGNIFICANT RAINFALL EVENT AND REPAIRED IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THE BARRIERS. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR EDGES OF THE BARRIER, OR IF LARGE VOLUMES OF WATER ARE IMPOUNDED BEHIND THE BARRIER, IT MAY BE NECESSARY TO INSTALL A SEDIMENT BASIN UPGRADE OF THE SEDIMENT BARRIER SHALL BE REMOVED ONCE IT REACHES HALF THE DISTANCE TO THE NEXT BARRIER. AFTER THE BARRIER IS REMOVED, ANY REMAINING SILT SHALL EITHER BE REMOVED OR GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

TEMPORARY EROSION CONTROL MEASURES ARE REMOVED ONCE THE SITE IS PERMANENTLY STABILIZED AND CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

### 4. STORM DRAIN INLET PROTECTION

STORM DRAIN INLETS THAT ARE MADE OPERATIONAL BEFORE THEIR DRAINAGE AREA IS STABILIZED SHALL BE PROTECTED WITH A FILTER UNTIL THE DRAINAGE AREA IS EITHER PAVED OR STABILIZED WITH 95% VEGETATIVE GROWTH. THE FOLLOWING ARE ACCEPTABLE BMPs ASSOCIATED WITH STORM DRAIN INLET PROTECTION:

MANUFACTURED SEDIMENT FILTERS ARE THE PREFERRED METHOD FOR PROTECTING CATCH BASIN INLETS IN PAVED OR GRAVEL ROADWAYS. THE FILTERS TYPICALLY CONSIST OF A FABRIC OR OTHER PERVIOUS MATERIAL PLACED ABOVE OR BELOW THE GRATE THAT TRAPES SEDIMENT ON THE SURFACE AND ALLOWS WATER TO FLOW THROUGH THE GRATE. CONSIDERATIONS SUCH AS WEATHER CONDITIONS, SLOPES, TRIBUTARY WATERSHED AREA AND EXPECTED SEDIMENT ACCUMULATION SHOULD BE FACTORED INTO MAKING A DECISION ON ANY PARTICULAR PRODUCT, AND THE MANUFACTURER'S RECOMMENDATIONS ON INSTALLATION AND MAINTENANCE SHALL BE STRICTLY ADHERED TO.

### 5. STABILIZED CONSTRUCTION ENTRANCE/EXIT

TO REDUCE THE TRACKING OF SEDIMENT ONTO ROADWAYS, A STABILIZED CONSTRUCTION EXIT SHALL BE INSTALLED AT ALL POINTS OF EGRESS WHERE VEHICLES MAY TRAVEL FROM THE PROJECT SITE TO A PUBLIC ROAD OR OTHER PAVED AREA. THE STONE PAD SHALL CONSIST OF A MINIMUM 6-INCH DEPTH OF 2-3 INCH CRUSHED STONE, AND SHALL BE PLACED ON A GEOTEXTILE FABRIC. THE STONE PAD SHALL EXTEND AT LEAST 50 FEET INTO THE PROJECT SITE AND BE A MINIMUM OF 10 FEET WIDE. THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, AND THE CONTRACTOR SHALL SWEEP PAVEMENT AT EXITS THAT HAVE EXPERIENCED ANY MUD-TRACKING PRIOR TO THE NEXT STORM EVENT. MAINTAIN THE PAD UNTIL ALL DISTURBED AREAS ARE STABILIZED.

## INSPECTION & MAINTENANCE NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE ALL CONSTRUCTION OPERATIONS COMPLY WITH THE INSPECTION AND MAINTENANCE PROCEDURES FOR THE PROJECT, INCLUDING, BUT NOT LIMITED TO THOSE INCLUDED IN THIS PLAN SET, THE "INSPECTION, MAINTENANCE, AND HOUSEKEEPING PLAN", AND THE "MAINE EROSION AND SEDIMENTATION CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS". INSPECTIONS SHALL OCCUR ON ALL DISTURBED AREAS, EROSION CONTROL MEASURES, MATERIAL STORAGE AREAS THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. THESE AREAS SHALL BE INSPECTED AT LEAST ONCE A WEEK AS WELL AS 24 HOURS BEFORE AND AFTER A STORM EVENT GENERATING MORE THAN 0.5 INCH OF RAINFALL OVER A 24-HOUR PERIOD 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.
- EROSION CONTROLS SHALL BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED. IF BEST MANAGEMENT PRACTICES (BMPs) 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 BMPs NEED TO BE MAINTAINED OR MODIFIED, ADDITIONAL BMPs ARE NECESSARY, OR OTHER CORRECTIVE ACTION IS NEEDED, IMPLEMENTATION MUST BE COMPLETED WITHIN SEVEN CALENDAR DAYS AND PRIOR TO ANY RAINFALL EVENT.
- A REPORT SUMMARIZING THE INSPECTIONS AND ANY CORRECTIVE ACTION TAKEN MUST BE MAINTAINED ON SITE. THE LOG MUST INCLUDE THE NAME(S) AND QUALIFICATIONS OF THE PERSON MAKING THE INSPECTIONS; THE DATE(S) OF THE INSPECTIONS; AND THE MAJOR OBSERVATIONS ABOUT THE OPERATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS, MATERIALS STORAGE AREAS, AND VEHICLE ACCESS POINTS TO THE PARCEL. MAJOR OBSERVATIONS MUST INCLUDE BMPs THAT NEED MAINTENANCE, BMPs THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATION(S) WHERE ADDITIONAL BMPs ARE NEEDED. FOR EACH BMP REQUIRING MAINTENANCE, BMP NEEDING REPLACEMENT, AND LOCATION(S) WHERE ADDITIONAL BMPs ARE NEEDED, THE LOG MUST INCLUDE THE DATE AND WHEN IT WAS TAKEN. THE LOG MUST BE MADE ACCESSIBLE TO MDEP AND TOWN STAFF, AND A COPY MUST BE PROVIDED UPON REQUEST. THE OWNER SHALL RETAIN A COPY OF THE LOG FOR A PERIOD OF AT LEAST THREE YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION.

### 6. DUST CONTROL

THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST ON THE PROJECT SITE AND ON ADJACENT ROADWAYS. EXPOSED SOIL SURFACES SHALL BE MOISTENED PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST. GRAVEL SURFACES SHALL EITHER BE TREATED WITH AN APPLICATION OF CALCIUM CHLORIDE OR COVERED WITH CRUSHED STONE IF DUST CONTROL BECOMES DIFFICULT WITH NORMAL WATER APPLICATIONS.

### 7. LAND GRADING AND SLOPE PREPARATION

GRADING SHALL BE PLANNED SO AS TO MINIMIZE THE LENGTH OF TIME BETWEEN INITIAL SOIL EXPOSURE AND FINAL GRADING. ON LARGE PROJECTS THIS SHOULD BE ACCOMPLISHED BY PHASING THE OPERATION AND COMPLETING THE FIRST PHASE UP TO FINAL GRADING AND SEEDING BEFORE STARTING THE NEXT PHASE. ANY EXPOSED AREA THAT WILL NOT BE FINISH GRADED WITHIN 7 DAYS SHALL BE TREATED WITH MULCH OR PLANTED WITH TEMPORARY VEGETATION. PROVISIONS SHALL BE MADE TO SAFELY CONVEY SURFACE RUNOFF TO STORM DRAINS, PROTECTED OUTLETS OR TO STABLE WATER COURSES TO ENSURE THAT SURFACE RUNOFF WILL NOT DAMAGE SLOPES OR OTHER GRADED AREAS. CUT AND FILL SLOPES THAT ARE TO BE STABILIZED WITH GRASS SHALL NOT BE STEEPER THAN 2:1. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIALS. AREAS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 INCHES PRIOR TO PLACEMENT OF TOPSOIL. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SURFACE SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES. ALL FILLS SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS. FILL MATERIAL SHALL BE FREE OF STUMPS, BUILDING DEBRIS AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY LIFTS. FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILL SLOPES OR STRUCTURAL FILLS. FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED APPROPRIATELY. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.

### 8. TOPSOIL

IF POSSIBLE, TOPSOIL SHALL BE STOCKPILED ON THE PROJECT SITE AND REUSED. HIGH QUALITY TOPSOIL SHALL BE FRIABLE AND LOAMY (LOAM, SANDY LOAM, SILT LOAM, SANDY CLAY LOAM, CLAY LOAM), AND SHALL BE FREE OF DEBRIS, TRASH, STUMPS, ROCKS, ROOTS AND NOXIOUS WEEDS. AFTER THE AREAS TO BE TOPSOILED HAVE BEEN BROUGHT TO GRADE, AND IMMEDIATELY PRIOR TO SPREADING THE TOPSOIL, THE SUBGRADE SHALL BE LOOSENEED BY SCARIFYING TO A DEPTH OF AT LEAST 2 INCHES TO ENSURE BONDING WITH SUBSOIL. THE TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED TO A MINIMUM COMPACTED DEPTH OF 4 INCHES. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS. IT IS NECESSARY TO COMPACT THE TOPSOIL ENOUGH TO ENSURE GOOD CONTACT WITH THE UNDERLYING SOIL, BUT UNDOE COMPACTION IS TO BE AVOIDED.

### 9. PERMANENT SOIL STABILIZATION

IF THE AREA WILL NOT BE WORKED FOR MORE THAN ONE YEAR OR HAS BEEN BROUGHT TO FINAL GRADE, THEN PERMANENTLY STABILIZE THE AREA WITHIN 7 DAYS BY PLANTING VEGETATION, SEEDS, SOD, OR RIPRAP, OR ROAD SUB-BASE. IF USING VEGETATION FOR STABILIZATION, SELECT THE PROPER VEGETATION FOR THE LIGHT, MOISTURE, AND SOIL CONDITIONS; AMEND AREAS OF DISTURBED SUBSOILS WITH TOPSOIL, COMPOST, OR FERTILIZERS; PROTECT SEEDED AREAS WITH MULCH OR, IF NECESSARY, EROSION CONTROL BLANKETS; AND SCHEDULE SODDING, PLANTING, AND SEEDING SO TO AVOID DIE-OFF FROM SUMMER DROUGHT AND FALL FROSTS. NEWLY SEEDED OR SODDED AREAS MUST BE PROTECTED FROM VEHICLE TRAFFIC, EXCESSIVE PEDESTRIAN TRAFFIC, AND CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL ESTABLISHED WITH 90% COVER BY HEALTHY VEGETATION. IF NECESSARY, AREAS MUST BE REWORKED AND RESTABILIZED IF GERMINATION IS SPARSE, PLANT COVERAGE IS SPOTTY, OR TOPSOIL EROSION IS EVIDENT. ONE OR MORE OF THE FOLLOWING MAY APPLY TO A PARTICULAR SITE.

SEEDED AREAS: TO PREPARE THE SEEDBED, APPLY 10-20-20 TOPSOIL AT A RATE OF 800 POUNDS PER ACRE AND GROUND LIMESTONE AT A RATE OF 3 TONS PER ACRE. WORK THE FERTILIZER AND LIMESTONE INTO THE TOPSOIL TO A DEPTH OF 4 INCHES AND REMOVE ANY STONES, ROOTS OR OTHER VISIBLE DEBRIS. SELECT A SEED MIXTURE THAT IS APPROPRIATE FOR THE SOIL TYPE AND MOISTURE CONTENT AS FOUND AT THE SITE, AND FOR THE AMOUNT OF SUN EXPOSURE AND FOR THE USE OF. REFER TO THE USDA SOIL CONSERVATION SERVICE OR THE LOCAL SOIL AND WATER CONSERVATION DISTRICT FOR APPROPRIATE SEED MIXTURES. APPLY SEED UNIFORMLY IN ACCORDANCE WITH SUPPLIER RECOMMENDATIONS AND IMMEDIATELY COVER WITH MULCH AS DESCRIBED IN THE TEMPORARY MULCHING SECTION OF THIS PLAN.

HYDROSEEDING SHALL BE DONE IN ACCORDANCE WITH SUPPLIER'S RECOMMENDATIONS. FOR SEEDED AREAS TO BE PERMANENTLY STABILIZED, 90% OF THE DISTURBED SOIL SHALL BE COVERED WITH MATURE HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR BILLING OF THE TOPSOIL.

SOD STRIPS SHALL BE LAID AT RIGHT ANGLES TO DIRECTION OF SLOPE OR FLOW OF WATER STARTING AT LOWEST ELEVATION. JOINTS SHALL BE STAGGERED, AND ALL STRIPS SHALL BE ROLLED OR TAMPED INTO PLACE. ON SLOPES, SOD SHALL BE ANCHORED WITH STAPLES, WIRE OR PINS. IRRIGATE SODDED AREA IMMEDIATELY AFTER INSTALLATION. FOR SODDED AREAS TO BE PERMANENTLY STABILIZED, THE ROOTS OF THE SOD MUST BE COMPLETELY RUNNED INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.

PERMANENT MULCH IS A LONG TERM COVER THAT PROVIDES A GOOD BUFFER AROUND DISTURBED AREAS. THE EROSION CONTROL MIX SHALL CONSIST PRIMARILY OF ORGANIC MATERIAL AND MAY INCLUDE SHREDDED BARK, STUMP GRINDINGS OR COMPOSTED BARK. WOOD CHIPS, GROUND CONSTRUCTION DEBRIS, REPROCESSED WOOD PRODUCTS OR BARK CHIPS ARE NOT ACCEPTABLE. THE EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4 INCHES IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS AND MATERIAL TOXIC TO PLANT GROWTH.

RIPPAP STONE SHALL CONSIST OF SUB-ANGULAR FIELD STONE OR ROUGH UNEVEN QUARRY STONE OF APPROXIMATELY RECTANGULAR SHAPE. THE DEPTH OF STONE SHALL BE A MINIMUM OF 2.2 TIMES THE MAXIMUM STONE DIAMETER. A GRAVEL OR GEOTEXTILE FILTER BLANKET SHALL BE PLACED BETWEEN THE RIPRAP AND UNDERLYING SOIL SURFACE. GRAVEL FILTER BLANKETS SHALL MEET MDOT TYPE-C UNDERDRAIN MATERIAL SPECIFICATIONS AND BE AT LEAST 6 INCHES THICK. GEOTEXTILE FILTER BLANKETS SHALL BE SPECIFIED BASED ON SITE CONDITIONS. RIPRAP SLOPES SHALL BE TOED INTO THE BASE OF THE EMBANKMENT BY EXCAVATING A TRENCH AT THE BOTTOM OF THE SLOPE AND INSTALLING A STABLE BASE OF RIPRAP TO GRADE.

DITCHES, CHANNELS AND SWALES ARE CONSIDERED PERMANENTLY STABILIZED WHEN THE CHANNEL HAS 90% COVER OF HEALTHY VEGETATION WITH A WELL GRADED RIPRAP LINING, EROSION CONTROL BLANKET, OR WITH ANOTHER NON-EROSIVE LINING SUCH AS CONCRETE OR ASPHALT PAVEMENT. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE CHANNEL LINING, UNDERCUTTING OF THE BANKS, OR DOWNCUTTING OF THE CHANNEL.

### 10. STORMWATER CHANNELS

EACH CHANNEL SHOULD BE CONSTRUCTED IN SECTIONS SO THAT THE SECTION'S GRADING, SHAPING, AND INSTALLATION OF THE PERMANENT LINING CAN BE COMPLETED THE SAME DAY. IF A CHANNEL'S FINAL GRADING OR LINING INSTALLATION MUST BE DELAYED, THEN DIVERSION BERMS MUST BE USED TO DIVERT STORMWATER AWAY FROM THE CHANNEL. PROPERLY SPACED CHECK DAMS MUST BE INSTALLED IN THE CHANNEL TO SLOW THE WATER VELOCITY, AND A TEMPORARY LINING INSTALLED ALONG THE CHANNEL TO PREVENT SCOURING.

## WINTER EROSION AND SEDIMENTATION CONTROL NOTES:

THE WINTER CONSTRUCTION PERIOD TYPICALLY BEGINS IN EARLY NOVEMBER AND ENDS IN MID APRIL. IF A CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE OR RIPRAP BY NOVEMBER 15 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS TO OCCUR DURING THE FOLLOWING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. AN AREA SHALL BE CONSIDERED DENIED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN THE ROADWAY AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOADED, SEEDED AND MULCHED. A COVER OF EROSION CONTROL MIX IS THE PREFERRED TEMPORARY MULCH DURING WINTER CONDITIONS.

#### 1. NATURAL RESOURCE PROTECTION

ANY AREAS WITHIN 75 FEET FROM ANY REGULATED NATURAL RESOURCES SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH AN EROSION CONTROL COVER. DURING WINTER CONSTRUCTION, A DOUBLE ROW OF SEDIMENT BARRIERS (FOR EXAMPLE, SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) WILL BE PLACED BETWEEN ANY REGULATED NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE REGULATED NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.

#### 2. SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS MAY CONSIST OF EROSION CONTROL MIX BERMS OR ANY OTHER RECOGNIZED SEDIMENT BARRIERS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES OR SILT FENCES.

#### 3. MULCHING

ALL AREAS SHALL BE CONSIDERED TO BE DENIED UNTIL SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 3 TONS PER ACRE (TWICE THE NORMAL ACCEPTED RATE) AND SHALL BE PROPERLY ANCHORED. EROSION CONTROL MIX MUST BE APPLIED WITH A MINIMUM 4 INCHES THICKNESS. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. SNOW MUST BE REMOVED DOWN TO A ONE-INCH DEPTH PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA WILL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED OR ADEQUATELY ANCHORED SO THAT GROUND SURFACES ARE NOT VISIBLE THROUGH THE MULCH. BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER MULCH NETTING, TRACKING OR WOOD CELLULOSE FIBER. THE COVER WILL BE CONSIDERED SUFFICIENT WITH THE GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH. AFTER NOVEMBER 15, MULCH AND ANCHORING OF ALL EXPOSED SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORKDAY.

#### 4. SOIL STOCKPILING

STOCKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE WITH A FOUR-INCH LAYER OF EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STACKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED WITHIN 100 FEET FROM ANY REGULATED NATURAL RESOURCE.

#### 5. SEEDING

BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINISH GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1 AND IF THE EXPOSED AREA HAS BEEN LOADED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF DORMANT SEEDING IS USED, ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF LOAM AND SEED AT AN APPLICATION RATE OF 5 LBS PER 1,000 S.F. ALL AREAS INSUFFICIENTLY VEGETATED (LESS THAN 75%) IN THE SPRING SHALL BE REVEGETATED.

#### 6. OVER-WINTER STABILIZATION OF DITCHES AND CHANNELS

STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED BY NOVEMBER 1. ALL GRASS-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. IF A GRASS-LINED DITCH OR CHANNEL IS STABILIZED BY SEPTEMBER 1, THEN EITHER A SOD LINING SHALL BE INSTALLED PRIOR TO OCTOBER 1 OR THE DITCH MUST BE LINED WITH STONE RIPRAP BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE PRIOR TO NOVEMBER 1.

#### 7. OVER-WINTER STABILIZATION OF DISTURBED SLOPES

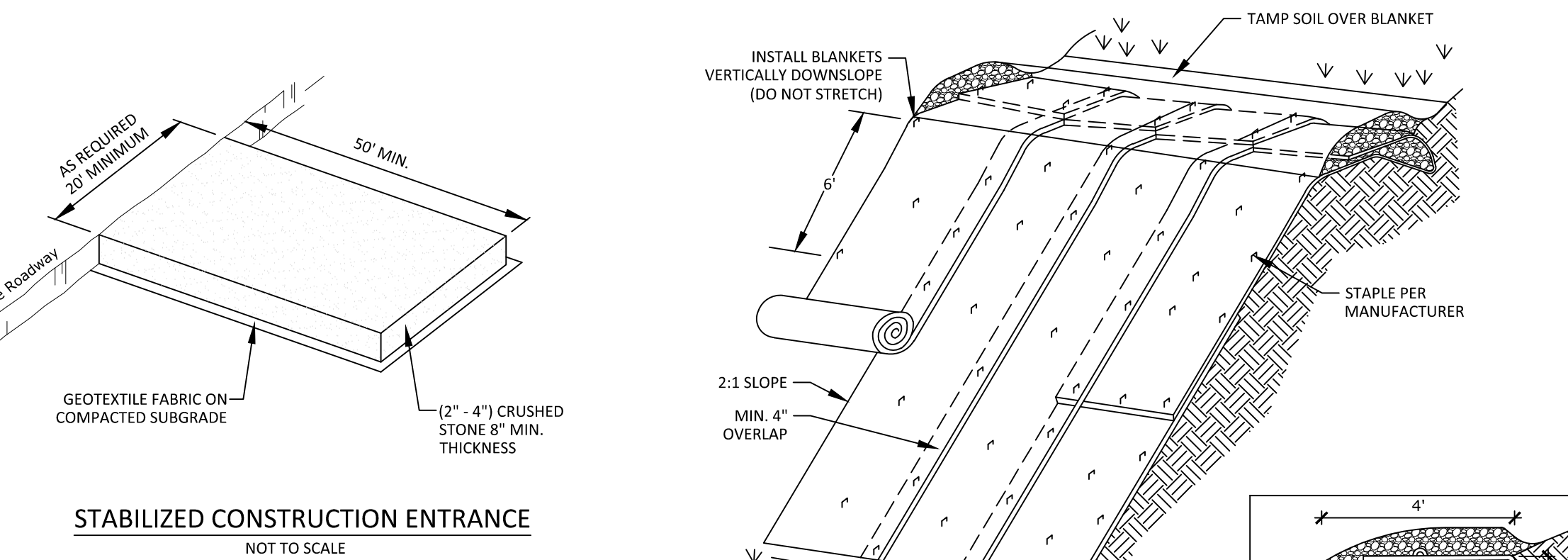
ALL STONE COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL SLOPES TO BE VEGETATED MUST BE SEEDED AND MULCHED BY SEPTEMBER 1. ALL AREAS HAVING A GRADE STEEPER THAN 8% SHALL BE CONSIDERED A SLOPE. IF A SLOPE TO BE VEGETATED IS NOT STABILIZED BY SEPTEMBER 1, THEN THE SLOPE SHALL EITHER BE STABILIZED WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS BY OCTOBER 1, SOD BY OCTOBER 1, EROSION CONTROL MIX BY NOVEMBER 1 OR STONE RIPRAP BY NOVEMBER 15. SEE APPLICABLE SECTIONS UNDER EROSION AND SEDIMENTATION CONTROL NOTES FOR PROPER INSTALLATION METHODS.

#### 8. OVER-WINTER STABILIZATION OF DISTURBED SOILS

BY SEPTEMBER 15, ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15% MUST BE SEEDED AND MULCHED. IF THE DISTURBED AREAS ARE NOT STABILIZED BY THIS DATE, THEN THE AREA SHALL EITHER BE STABILIZED WITH TEMPORARY VEGETATION BY OCTOBER 1, SOD BY OCTOBER 1, OR MULCH BY NOVEMBER 15. SEE APPLICABLE SECTIONS UNDER EROSION AND SEDIMENTATION CONTROL NOTES FOR PROPER INSTALLATION METHODS.

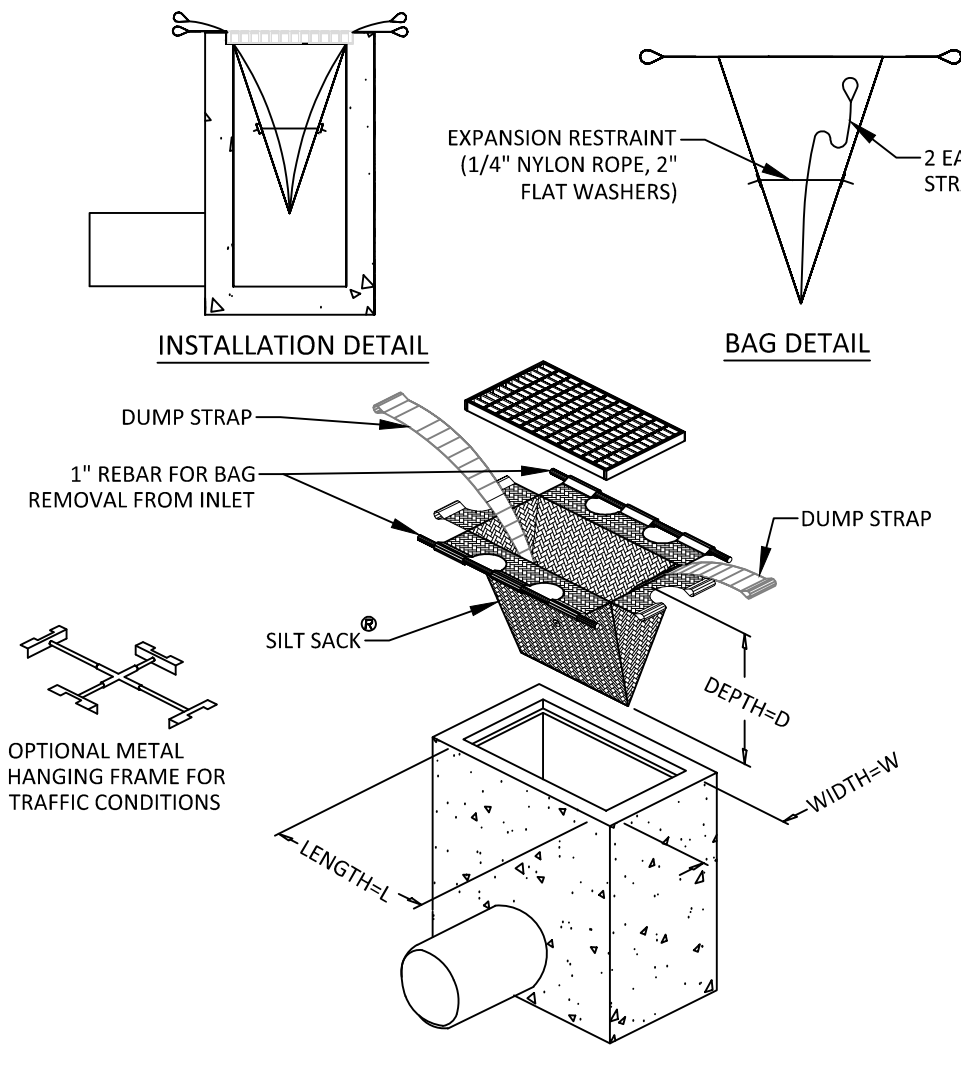
#### 9. MAINTENANCE

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AFTER EACH RAINFALL, SNOW STORM, PERIOD OF THAWING AND RUNOFF AND AT LAST ONCE A WEEK, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL, IN THE SPRING, INSPECT AND REPAIR ANY DAMAGES AND/OR BARE SPOTS. AN ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.



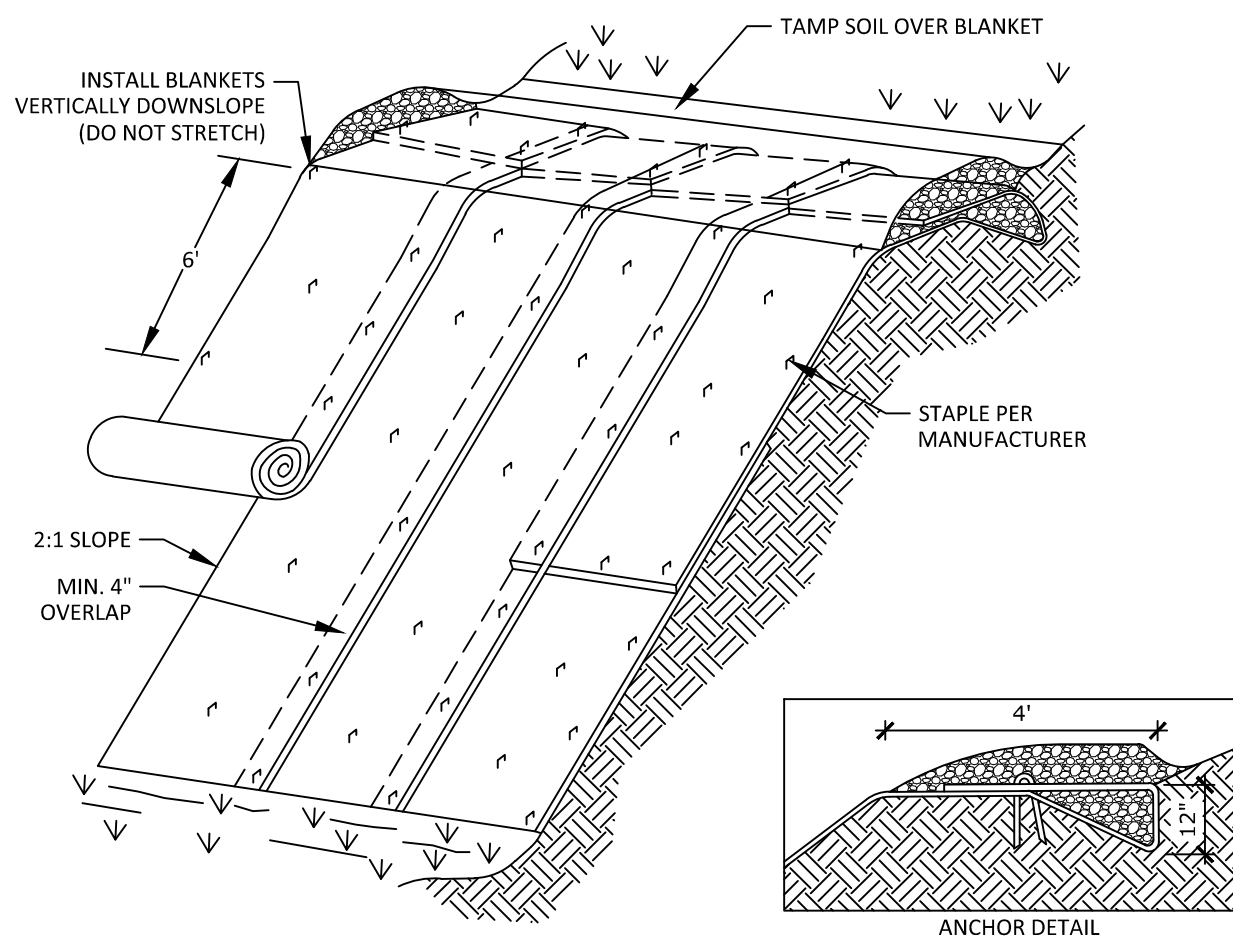
STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



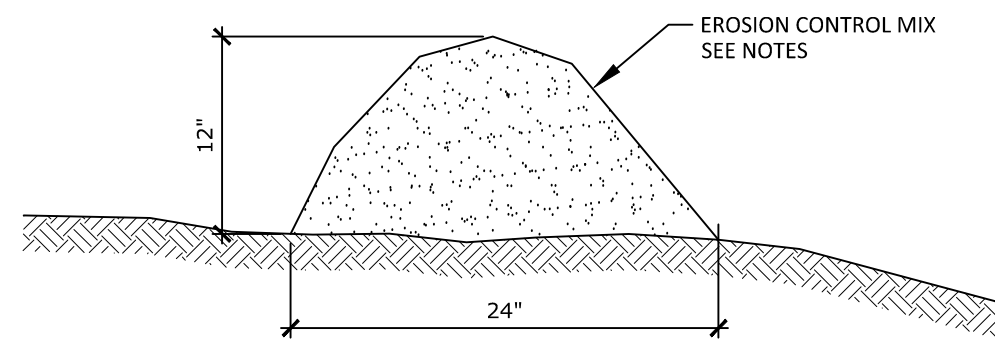
CATCH BASIN INLET PROTECTION

NOT TO SCALE



EROSION CONTROL BLANKET

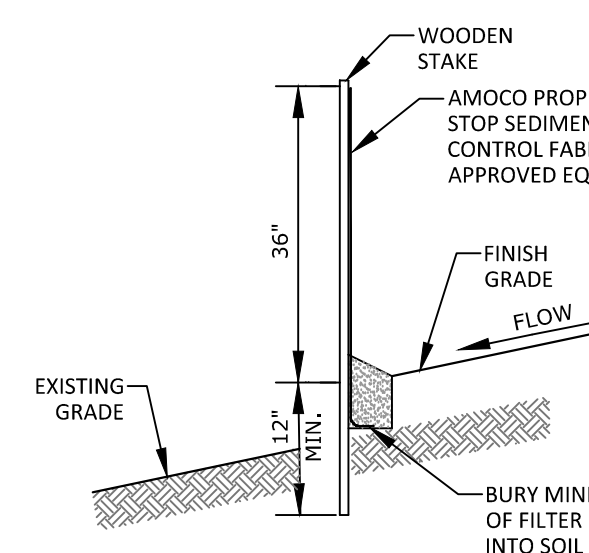
NOT TO SCALE



- NOTES:
1. EROSION CONTROL MIX BERM INSTALLED 12" HIGH AND 24" WIDE CONSISTING OF STUMP GRINDINGS WITH NO ROCKS GREATER THAN 4" OR LARGE AMOUNTS OF FINES.
  2. SEE SECTION 3 OF THE EROSION AND SEDIMENTATION CONTROL NOTES, THIS SHEET, FOR INSTALLATION LOCATION REQUIREMENTS AND ADDITIONAL DETAIL.

EROSION CONTROL MIX BERM

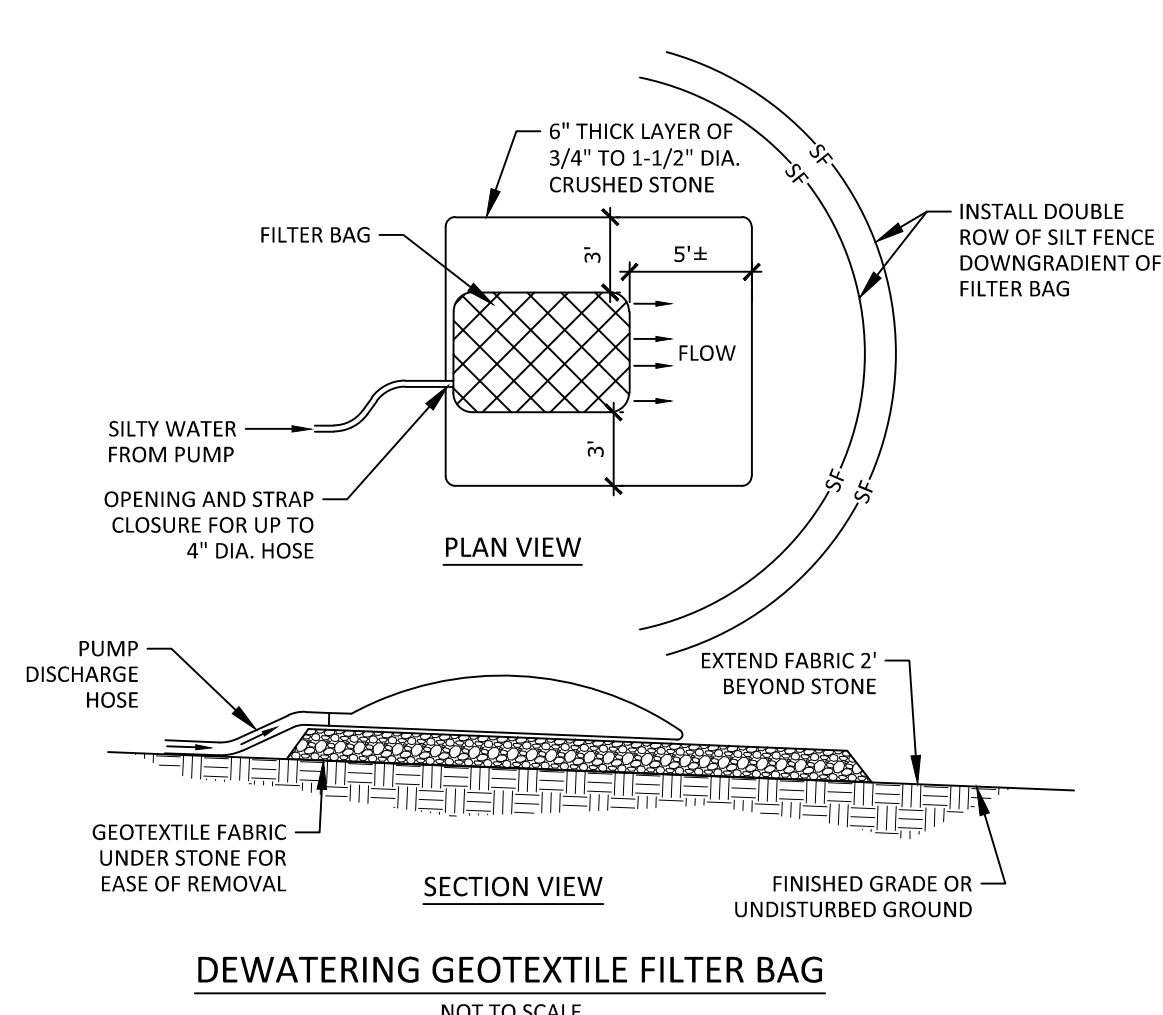
NOT TO SCALE



- NOTES:
1. SEE SECTION 3 OF THE EROSION AND SEDIMENTATION CONTROL NOTES, THIS SHEET, FOR INSTALLATION LOCATION REQUIREMENTS AND ADDITIONAL DETAIL.

SEDIMENT FILTER FENCE

NOT TO SCALE



DEWATERING GEOTEXTILE FILTER BAG

NOT TO SCALE

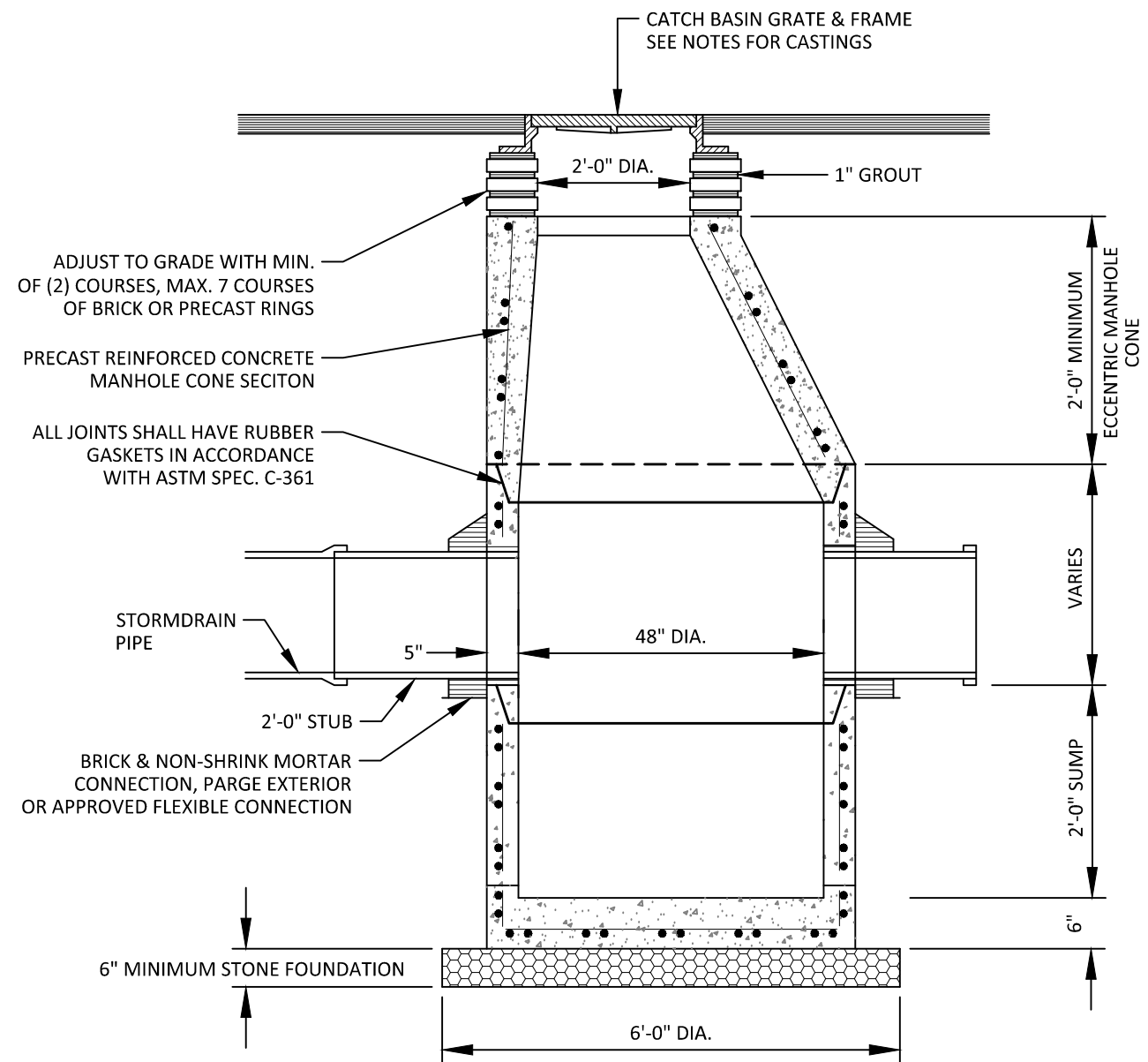


**DM ROMA**  
CONSULTING ENGINEERS  
P.O. BOX 1116  
WINDHAM, ME 04062  
(207) 310-0506

REV	DATE	BY	DESCRIPTION
A	2-26-21	JRH	MDP PRE-SUBMISSION
B	4-1-21	JRH	ISSUED FOR MDP/SODA PERMIT REVIEW

**DETAILS**  
SURFACE PARKING FACILITY  
RODNEY TRAIL & DANIELLE DRIVE  
WINDHAM, MAINE  
FOR: LEE'S FAMILY TRAILER ACQUISITION, LLC  
466 ROOSEVELT TRAIL  
WINDHAM, MAINE 04062

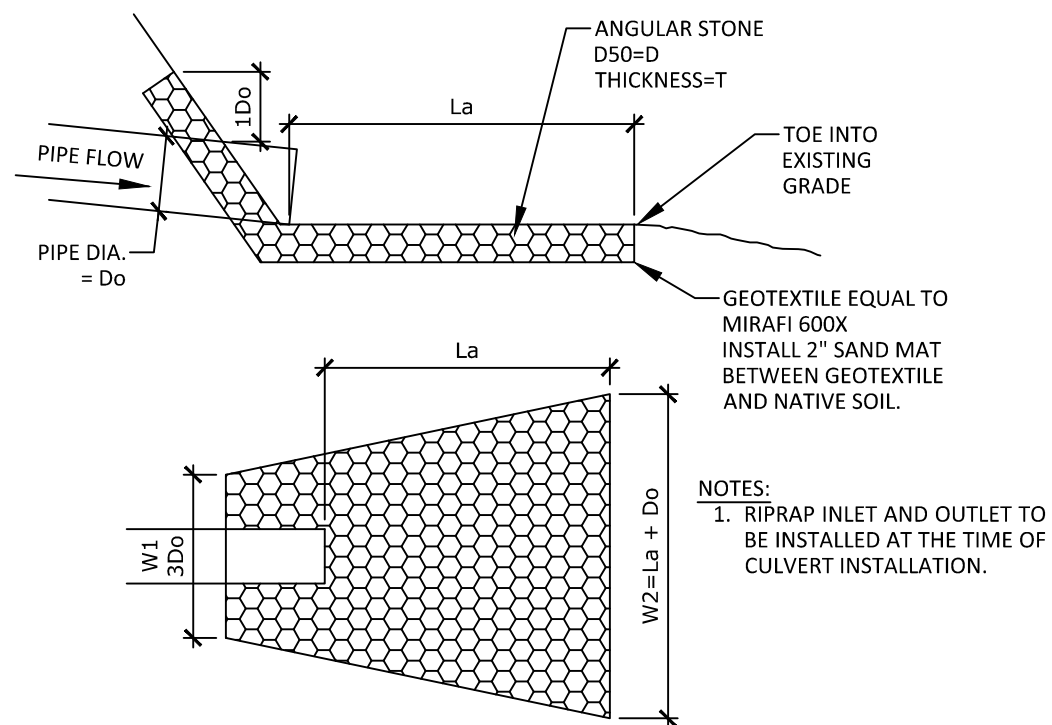
JOB NUMBER:  
**17011**  
SCALE:  
**AS NOTED**  
DATE:  
**4-1-2021**  
**SHEET 8 OF 9**  
**D-1**



NOTES:

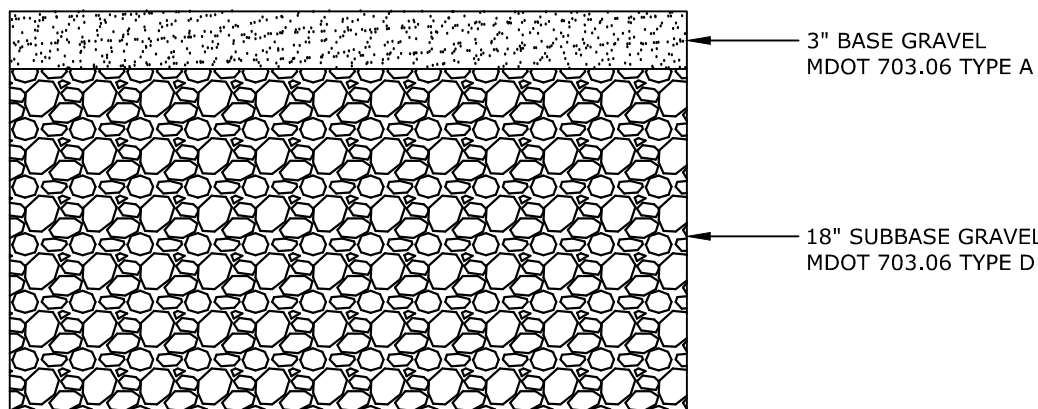
1. LARGER DIAMETER STRUCTURES MAY BE REQUIRED DUE TO SIZE OR GEOMETRY OF PIPE CONNECTIONS AT MANHOLE. WALL THICKNESS TO INCREASE BY 1" FOR EACH 1'-0" DIA. INCREASE. PROVIDE SHOP DRAWINGS.
2. DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.
3. CAST IRON GRATES SHALL BE EQUAL TO EAST JORDAN IRON WORKS, PRODUCT NO. 45622531C01, HEAVY DUTY GRATE OR ENGINEER APPROVED EQUAL. SUBMIT CATALOG SHEETS TO ENGINEER FOR APPROVAL.

PRECAST CONCRETE CATCH BASIN STRUCTURE  
NOT TO SCALE

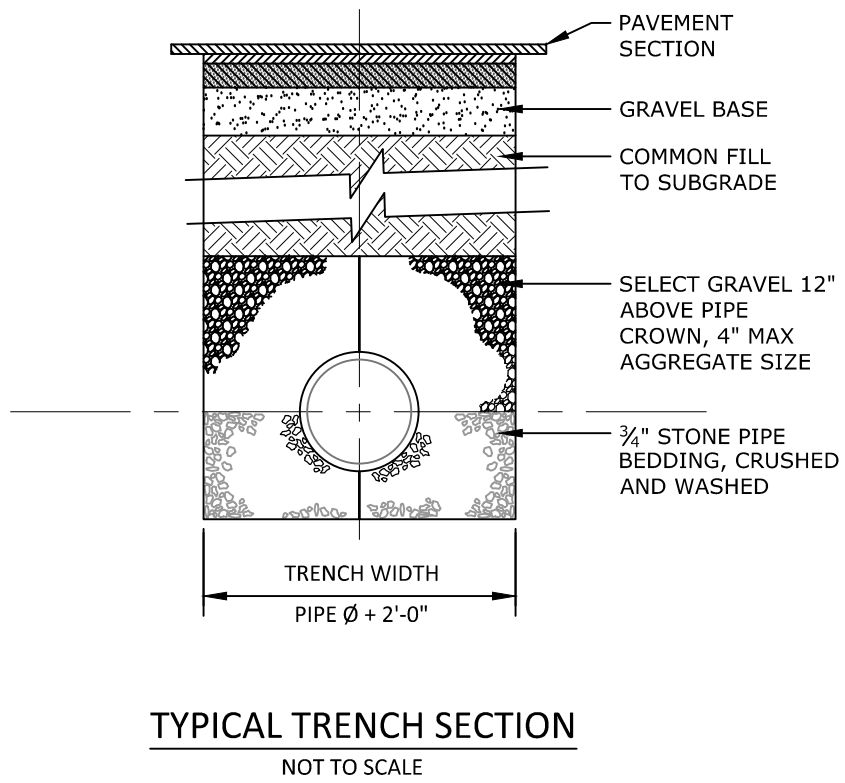


RIPRAP APRON DATA					
SD DIA.	W1	W2	La	D	T
18"	5'	11'	9'	6"	14"
24"	6'	15'	13'	6"	14"
36"	9'	23'	20'	8"	18"

RIPRAP APRON AT PIPE  
NOT TO SCALE



TYPICAL GRAVEL PARKING SECTION  
NOT TO SCALE



TYPICAL TRENCH SECTION  
NOT TO SCALE

DETAILS

SURFACE PARKING FACILITY

ROOSEVELT TRAIL & DANIELLE DRIVE

WINDHAM, MAINE

FOR:

LEE'S FAMILY TRAILER ACQUISITION, LLC

460 ROOSEVELT TRAIL

WINDHAM, MAINE 05062

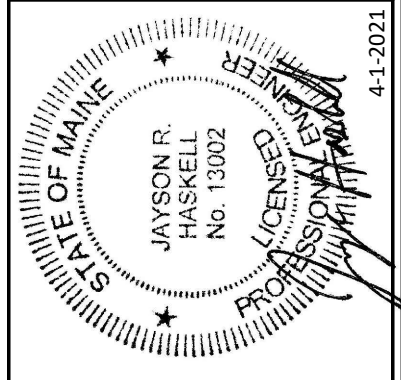
17011  
JOB NUMBER:

AS NOTED  
SCALE:

4-1-2021  
DATE:

SHEET 9 OF 9

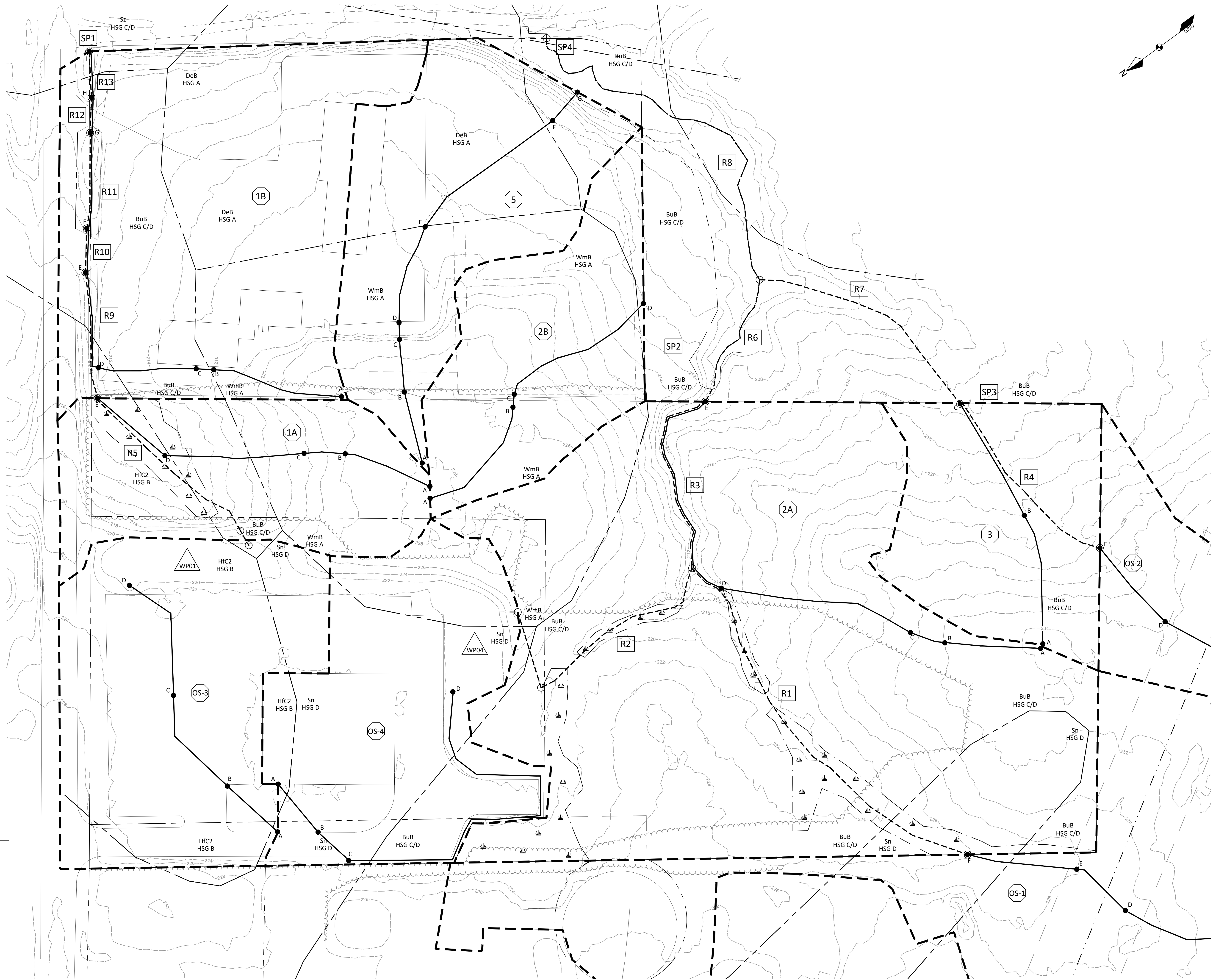
D-2



**DM ROMA**  
CONSULTING ENGINEERS

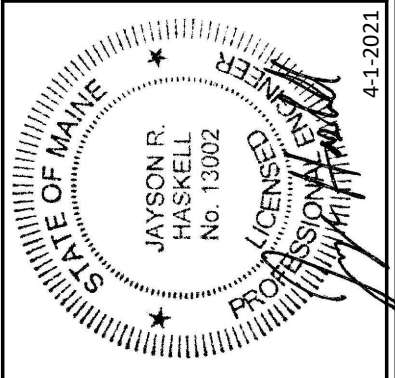
P.O. BOX 1116  
WINDHAM, ME 04062  
(207) 310-0506





LEGEND

- 1 WATERSHED NO.
- SP1 REACH/STUDY POINT
- P1 POND
- WATERSHED BOUNDARY
- TIME OF CONCENTRATION
- REACH PATH
- SOIL BOUNDARY



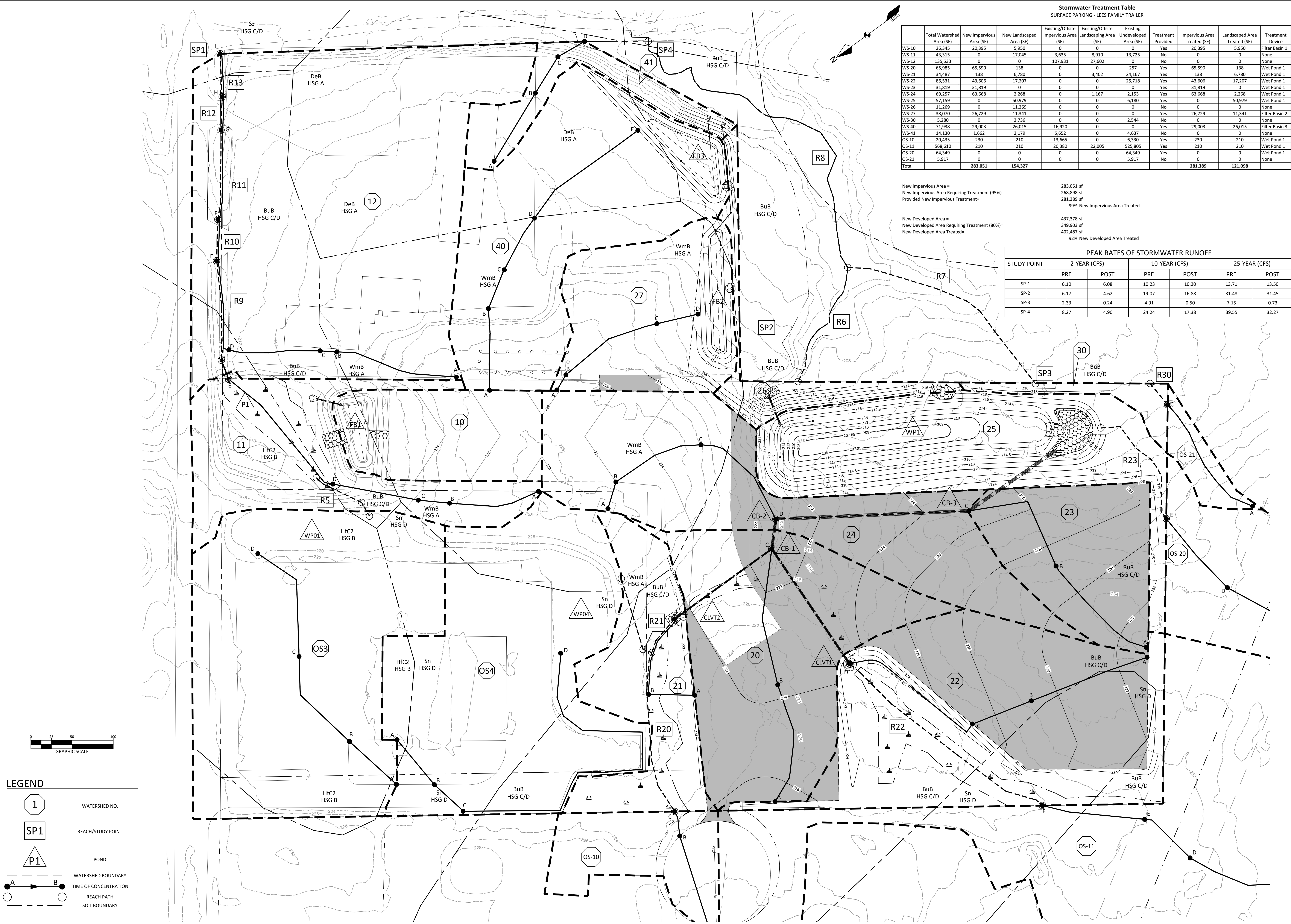
**DM ROMA**  
CONSULTING ENGINEERS  
P.O. BOX 1116  
WINDHAM, ME 04062  
(207) 310-0506

REV	DATE	BY	DESCRIPTION
A	2-26-21	JRH	MODEP PRE-SUBMISSION
B	4-1-21	JRH	ISSUED FOR MODEP SLODA PERMIT REVIEW

**PRE-DEVELOPMENT WATERSHED MAP**  
SURFACE PARKING FACILITY  
ROOSEVELT TRAIL & DANIELLE DRIVE  
WINDHAM, MAINE  
FOR:  
LEE'S FAMILY TRAILER ACQUISITION, LLC  
480 ROOSEVELT TRAIL  
WINDHAM, MAINE 04062

17011 JOB NUMBER:
1" = 50' SCALE:
4-1-2021 DATE:
SHEET 1 OF 2
SWP-1





Stormwater Treatment Table										
SURFACE PARKING - LEES FAMILY TRAILER										
	Total Watershed Area (SF)	New Impervious Area (SF)	New Landscaped Area (SF)	Existing/Offsite Impervious Area (SF)	Existing/Offsite Landscaping Area (SF)	Existing Undeveloped Area (SF)	Treatment Provided	Impervious Area Treated (SF)	Landscaped Area Treated (SF)	Treatment Device
WS-10	26,345	20,395	5,950	0	0	0	Yes	20,395	5,950	Filter Basin 1
WS-11	43,315	0	17,045	3,635	8,910	13,725	No	0	0	None
WS-12	135,533	0	0	107,931	27,602	0	No	0	0	None
WS-20	65,989	65,590	138	0	0	257	Yes	65,590	138	Wet Pond 1
WS-21	34,487	138	6,780	0	3,402	24,167	Yes	138	6,780	Wet Pond 1
WS-22	86,531	43,606	17,207	0	0	25,718	Yes	43,606	17,207	Wet Pond 1
WS-23	31,819	31,819	0	0	0	0	Yes	31,819	0	Wet Pond 1
WS-24	69,257	63,668	2,268	0	1,167	2,153	Yes	63,668	2,268	Wet Pond 1
WS-25	57,159	0	50,979	0	0	6,180	Yes	0	50,979	Wet Pond 1
WS-26	11,369	0	11,369	0	0	0	No	0	0	None
WS-27	38,070	26,729	11,341	0	0	0	Yes	26,729	11,341	Filter Basin 2
WS-30	5,280	0	2,736	0	0	2,544	No	0	0	None
WS-40	71,938	29,003	26,015	16,920	0	0	Yes	29,003	26,015	Filter Basin 3
WS-41	14,130	1,662	2,179	5,652	0	4,637	No	0	0	None
OS-10	20,435	230	210	13,665	0	6,330	Yes	230	210	Wet Pond 1
OS-11	568,610	210	210	20,380	22,005	525,805	Yes	210	210	Wet Pond 1
OS-20	64,349	0	0	0	64,349	0	Yes	0	0	Wet Pond 1
OS-21	5,917	0	0	0	0	5,917	No	0	0	None
Total		283,051	154,327					281,389	121,098	

New Impervious Area = 283,051 sf  
New Impervious Area Requiring Treatment (95%) = 268,898 sf  
Provided New Impervious Treatment = 281,389 sf  
99% New Impervious Area Treated

New Developed Area = 437,378 sf  
New Developed Area Requiring Treatment (80%) = 349,903 sf  
New Developed Area Treated = 402,487 sf  
92% New Developed Area Treated

PEAK RATES OF STORMWATER RUNOFF						
STUDY POINT	2-YEAR (CFS)		10-YEAR (CFS)		25-YEAR (CFS)	
	PRE	POST	PRE	POST	PRE	POST
SP-1	6.10	6.08	10.23	10.20	13.71	13.50
SP-2	6.17	4.62	19.07	16.88	31.48	31.45
SP-3	2.33	0.24	4.91	0.50	7.15	0.73
SP-4	8.27	4.90	24.24	17.38	39.55	32.27

**LEGEND**

- 1 WATERSHED NO.
- SP1 REACH/STUDY POINT
- P1 POND
- WATERSHED BOUNDARY
- TIME OF CONCENTRATION
- REACH PATH
- SOIL BOUNDARY

STATE OF MAINE  
JAYSON R. HASKELL  
No. 13002  
Professional Engineer  
4-1-2021

**DM ROMA**  
CONSULTING ENGINEERS  
P.O. BOX 1116  
WINDHAM, ME 04062  
(207) 310-0506

REV	DATE	BY	DESCRIPTION
A	2-26-21	JRH	MODE PRE-SUBMISSION
B	4-1-21	JRH	ISSUED FOR MDEP SLODA PERMIT REVIEW

**POST DEVELOPMENT WATERSHED MAP**  
SURFACE PARKING FACILITY  
ROOSEVELT TRAIL & DANIELLE DRIVE  
WINDHAM, MAINE

FOR:  
LEE'S FAMILY TRAILER ACQUISITION, LLC  
480 ROOSEVELT TRAIL  
WINDHAM, MAINE 04062

17011  
JOB NUMBER:

1" = 50'  
SCALE:

4-1-2021  
DATE:

SHEET 2 OF 2

SWP-2

## Appendix M: Post Construction Operation and Maintenance Plan

The owner of the property affected shall inspect and maintain the following stormwater management systems frequently, especially after heavy rainfalls, but at least on an annual basis unless otherwise specified.

<b>STORMWATER FACILITY</b>	<b>TYPE OF ACTION</b>
1. Lawn and Landscaped Areas	All lawn areas shall be kept clear of any materials that block the flow of stormwater. Rills and small gullies shall immediately be filled and seeded or have sod placed in them. The lawn shall be kept mowed, tree seedlings shall be removed, and litter shall be removed from landscaped areas.
2. Swales	All grassed swales showing signs of erosion, scour, or channelization shall be repaired, reinforced, and revegetated immediately. All swales shall be repaired to the original plan requirements. Mowing shall take place no less than twice per year at a height of no less than three inches. Grasses shall not be allowed to grow to a height that permits branching or bending. Mowing shall only take place when the ground is dry and able to support machinery.
3. Catch Basin/Curb Inlet Grates	The grate openings to these structures must be cleared of any clogging or the blocking of stormwater flow from getting into the stormwater conveyance system of any kind.
4. Catch Basin/Curb Inlet Sumps	Sumps shall visually be inspected every 3 months. Siltation shall be removed and disposed of offsite when the sump depth is within 3" of the outlet pipe invert elevation. The removal of siltation should occur a minimum of once per year.
5. Contech Jellyfish Filter Structure	System shall be maintained in accordance with manufacturer's specifications for the ADS StormTech Chamber System-Isolator Row that is provided as Appendix L of this SWM Report.
6. Record of Maintenance	The operation and maintenance plan shall remain onsite and be available for inspection when requested by WDNR. When requested, the owner shall make available for inspection all maintenance records to the department or agent for the life of the system.