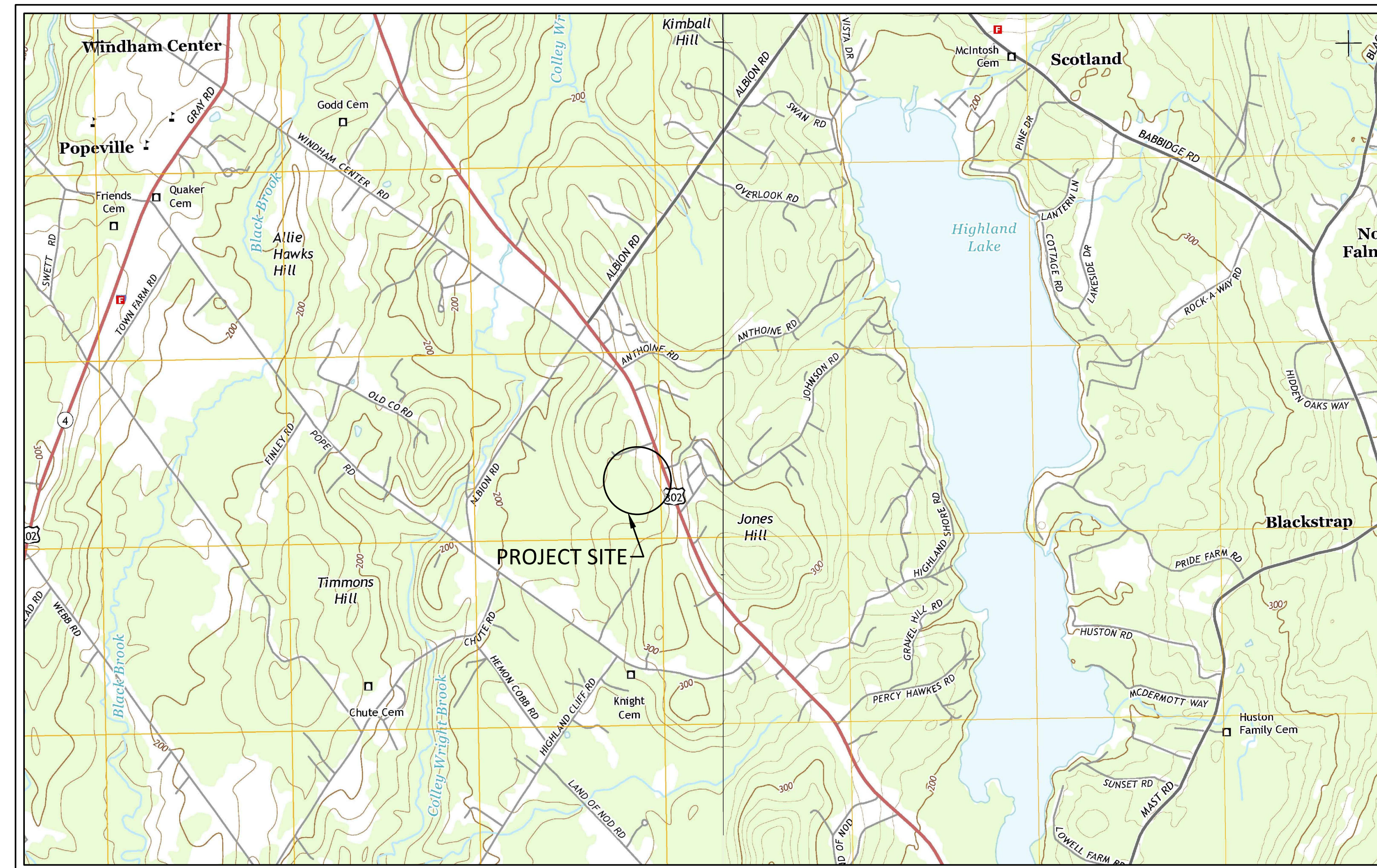


STORAGE BUILDING

166 ROOSEVELT TRAIL
WINDHAM, MAINE

CONSULTANTS
CIVIL ENGINEER DM ROMA CONSULTING ENGINEERS
SITE EVALUATOR HARRIS LAND SOLUTIONS, INC.



PROJECT VICINITY MAP

ISSUED FOR MINOR SITE PLAN REVIEW - NOT FOR CONSTRUCTION
MAY 13, 2019

PREPARED BY:

DM ROMA

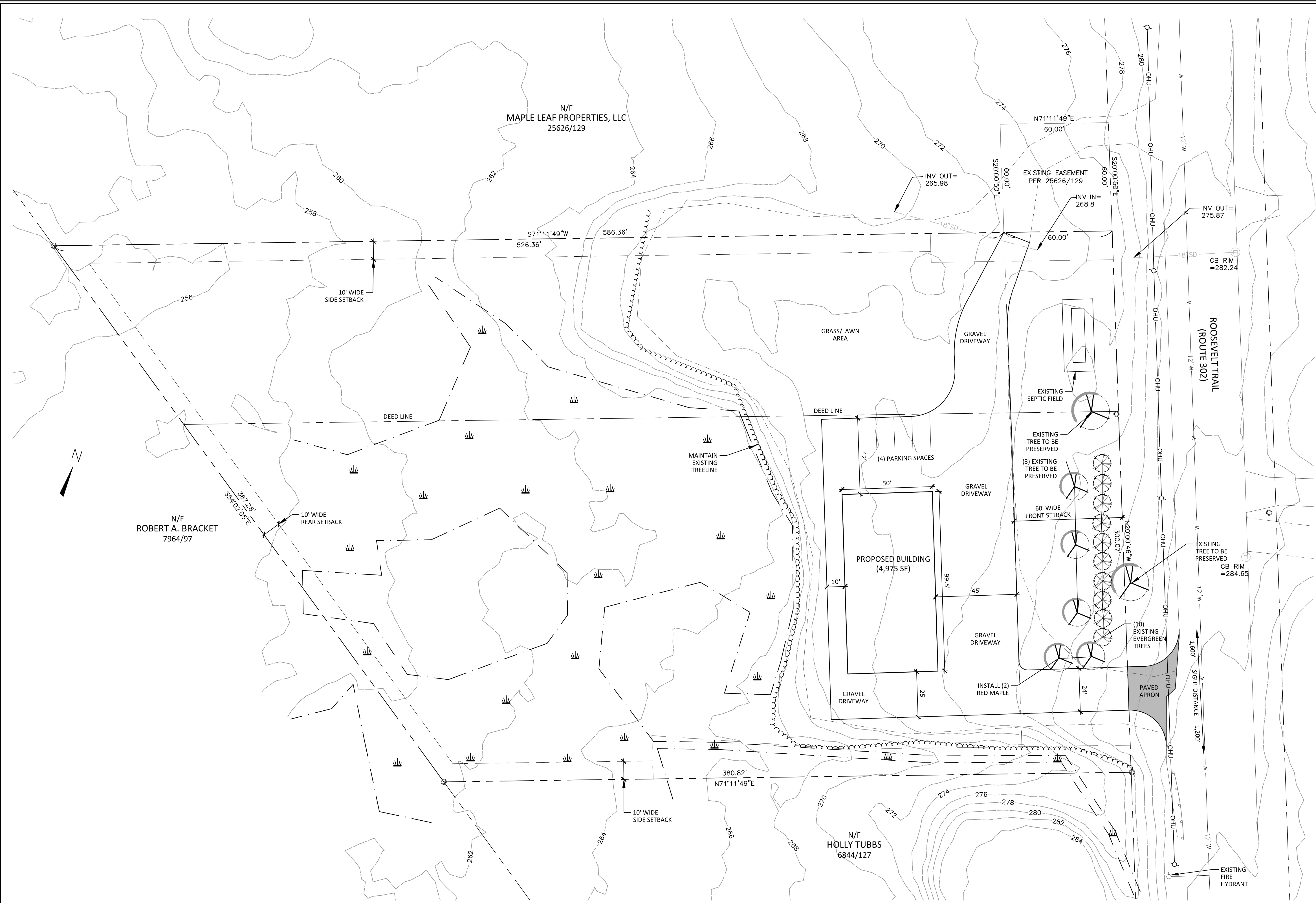
CONSULTING ENGINEERS

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

APPLICANT:
RALPH VANCE LAND DEVELOPMENT
590 ROOSEVELT TRAIL
WINDHAM, MAINE 04062

STORAGE BUILDING
DRAWING SHEET INDEX

PAGE NO.	DESCRIPTION
1	TITLE SHEET
2	SITE PLAN
3	GRADING & UTILITY PLAN
4	DETAILS
5	DETAILS



GENERAL NOTES:

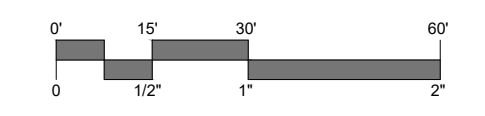
1. THE OWNER OF RECORD OF THE PROPERTY IS RALPH VANCE LAND DEVELOPMENT BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 25265 PAGE 341.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 145,080 S.F. OR 3.33 ACRES.
3. PARCEL TAX MAP REFERENCE: LOT 71B ON THE TOWN OF WINDHAM TAX MAP 10.
4. PLAN REFERENCES:
 - A) DIVISION OF PROPERTY FOR HOLLY A. TUBBS DATED SEPTEMBER 1987 BY HTA-OEST ASSOCIATES, INC. RECORDED IN PLAN BOOK 168, PAGE 33.
 - B) STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY "14" DATED JULY 2002 D.O.T. FILE NO. 3-481
 - C) SITE PLAN OF COMMERCIAL STORAGE BUILDING FOR RALPH VANCE DATED THROUGH DECEMBER 3, 2007 BY SEBAGO TECHINCS, INC. ON FILE AT THE TOWN OF WINDHAM.
5. BOUNDARY INFORMATION SHOWN HEREON IS BASED SOLELY ON PLAN REFERENCE 4C. BEARINGS ARE REFERENCED GRID NORTH BASED ON THE MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET HORIZONTAL DATUM.
6. TOPOGRAPHY INFORMATION SHOWN HEREON IS A COMBINATION OF ON THE GROUND SURVEY PERFORMED BY SEBAGO TECHINCS, INC. IN 2007 AND 2-FOOT LIDAR CONTOURS OBTAINED FROM THE MAINE STATE GEOGRAPHIC INFORMATION SYSTEM DATABASE FOR THE TOWN OF WINDHAM. ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. THE PROPERTY IS LOCATED IN THE COMMERCIAL DISTRICT 3 (C3).
8. SPACE AND BULK REQUIREMENTS: C3 DISTRICT

MIN LOT SIZE:	80,000 SF
MIN STREET FRONTAGE:	100 FT
MIN FRONT YARD:	60 FT
MIN SIDE/REAR YARD:	10 FT
MAX BUILDING HEIGHT:	NONE
9. PARKING SUMMARY

WAREHOUSE-PRIVATE:	0.7 SPACE / 1,000 SF
4,975 SF / 1,000 SF X 0.7 SPACE:	3.5 SPACES
PARKING SPACES PROVIDED:	4 SPACES

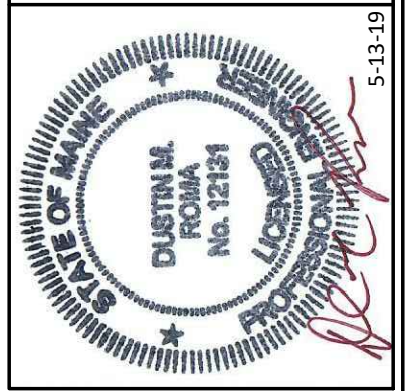
LEGEND

EXISTING	PROPOSED
--- PROPERTY LINE/R.O.W.	--- PROPERTY LINE/R.O.W.
- - - ABUTTER PROPERTY LINE	- - - ABUTTER PROPERTY LINE
--- SETBACK	--- SETBACK
--- EASEMENT LINE	--- EASEMENT LINE
□ GRANITE MONUMENT	■ GRANITE MONUMENT
○ IRON PIN/DRILL HOLE	● IRON PIN/DRILL HOLE
▭ BUILDING	▭ BUILDING
==== EDGE OF PAVEMENT/CURB	==== EDGE OF PAVEMENT/CURB
- - - EDGE OF GRAVEL	- - - EDGE OF GRAVEL
--- EDGE OF WETLANDS	--- EDGE OF WETLANDS
-200- -201- CONTOUR LINE	-200- -201- CONTOUR LINE
~ TREELINE	~ TREELINE
■ CATCHBASIN	■ CATCHBASIN
==== CULVERT/STORMDRAIN	==== CULVERT/STORMDRAIN
-S- SANITARY SEWER PIPE	-S- SANITARY SEWER PIPE
-FM- FORCE MAIN	-FM- FORCE MAIN
-W- WATER MAIN	-W- WATER MAIN
⊗ WATER VALVE	⊗ WATER VALVE
○ UTILITY POLE	○ UTILITY POLE
-UGU- UNDERGROUND UTILITIES	-UGU- UNDERGROUND UTILITIES
-OHU- OVERHEAD UTILITIES	-OHU- OVERHEAD UTILITIES
○ RIPRAP	○ RIPRAP



APPROVED: TOWN OF WINDHAM STAFF REVIEW COMMITTEE

DATE: _____

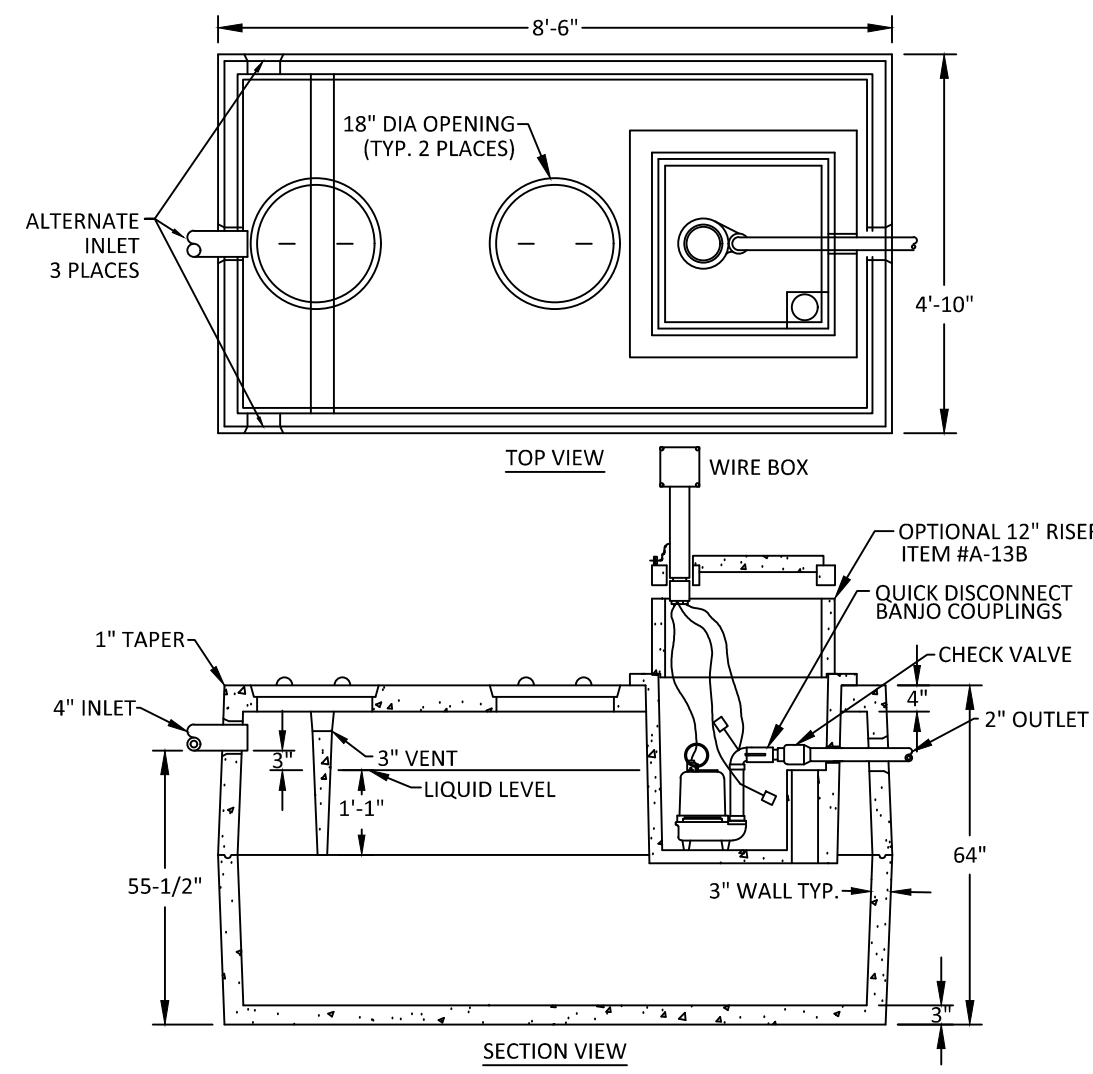


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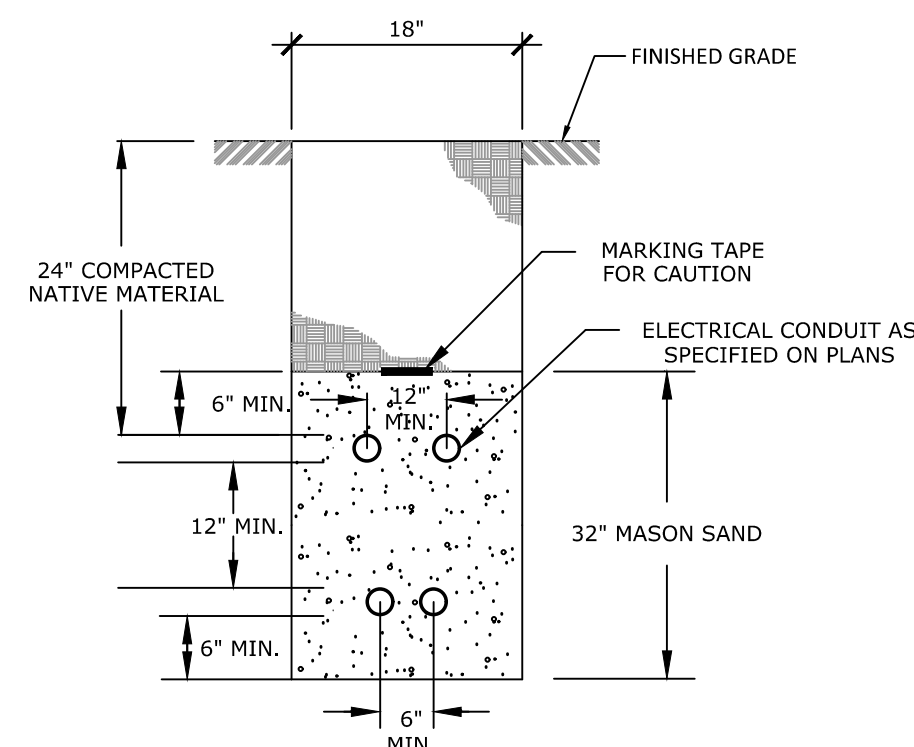
REV	DATE	BY	DESCRIPTION
A	5-13-19	DMR	ISSUED FOR MINOR SITE PLAN REVIEW

SITE PLAN
STORAGE BUILDING
166 ROOSEVELT TRAIL, WINDHAM, MAINE
FOR RECORD OWNER:
RALPH VANCE LAND DEVELOPMENT
598 ROOSEVELT TRAIL
WINDHAM, ME 04062

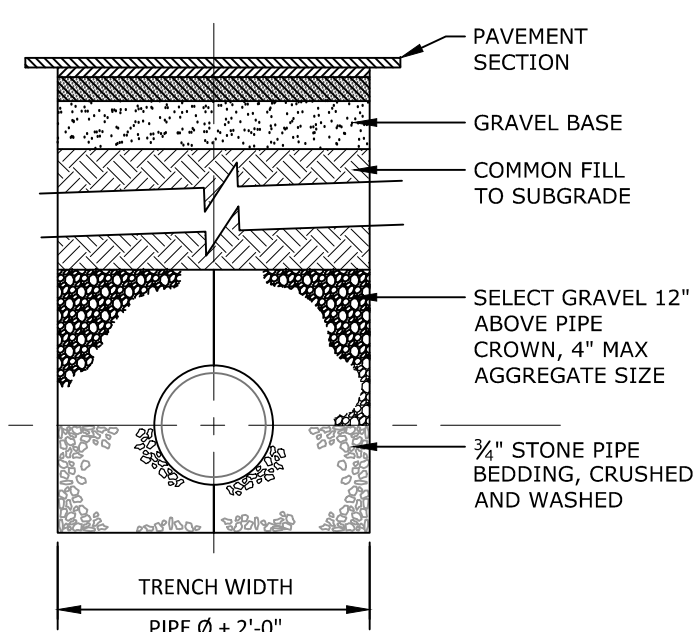
16026
JOB NUMBER:
1" = 30'
SCALE:
5-13-2019
DATE:
SHEET 2 OF 5
S-1



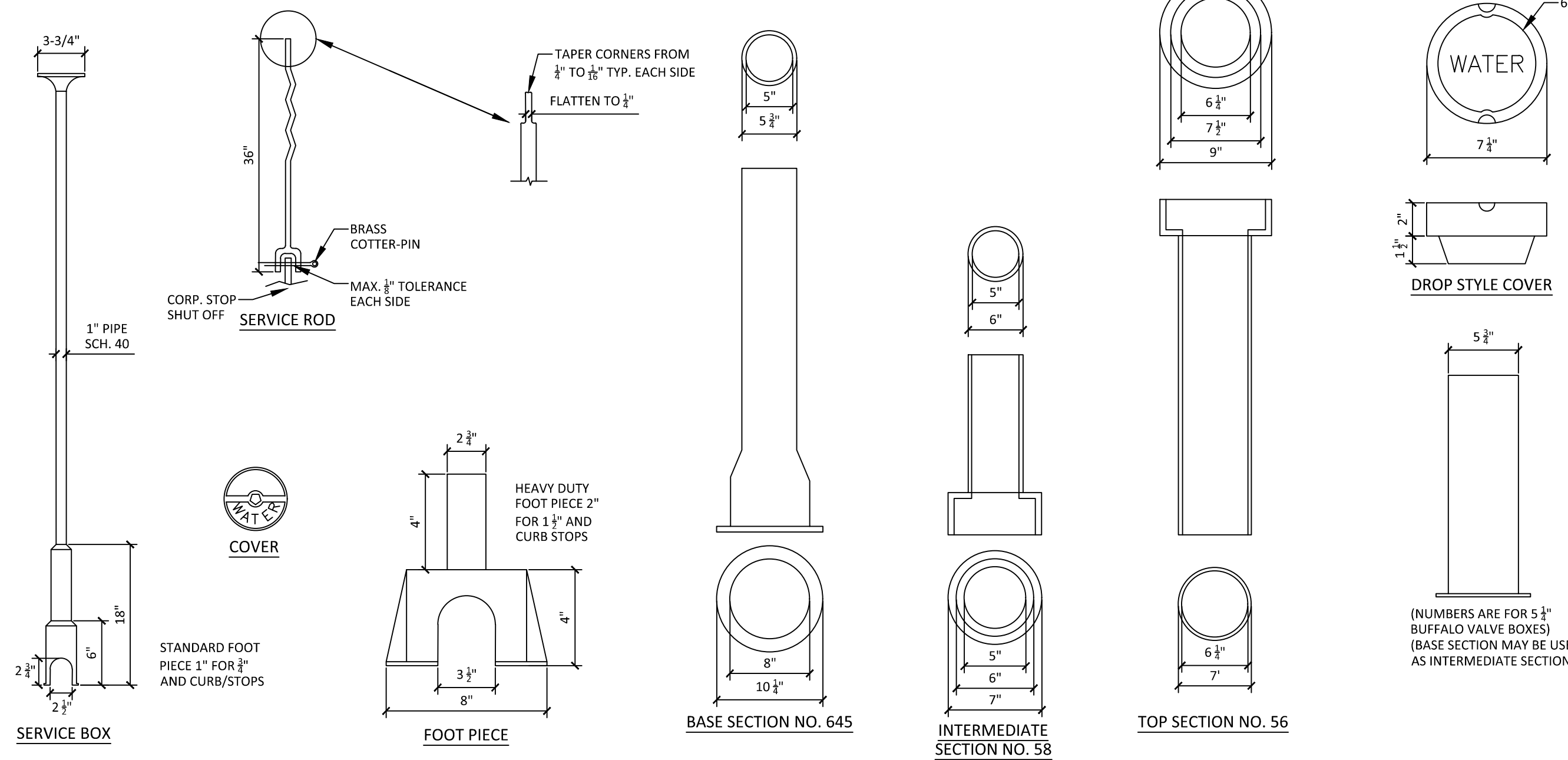
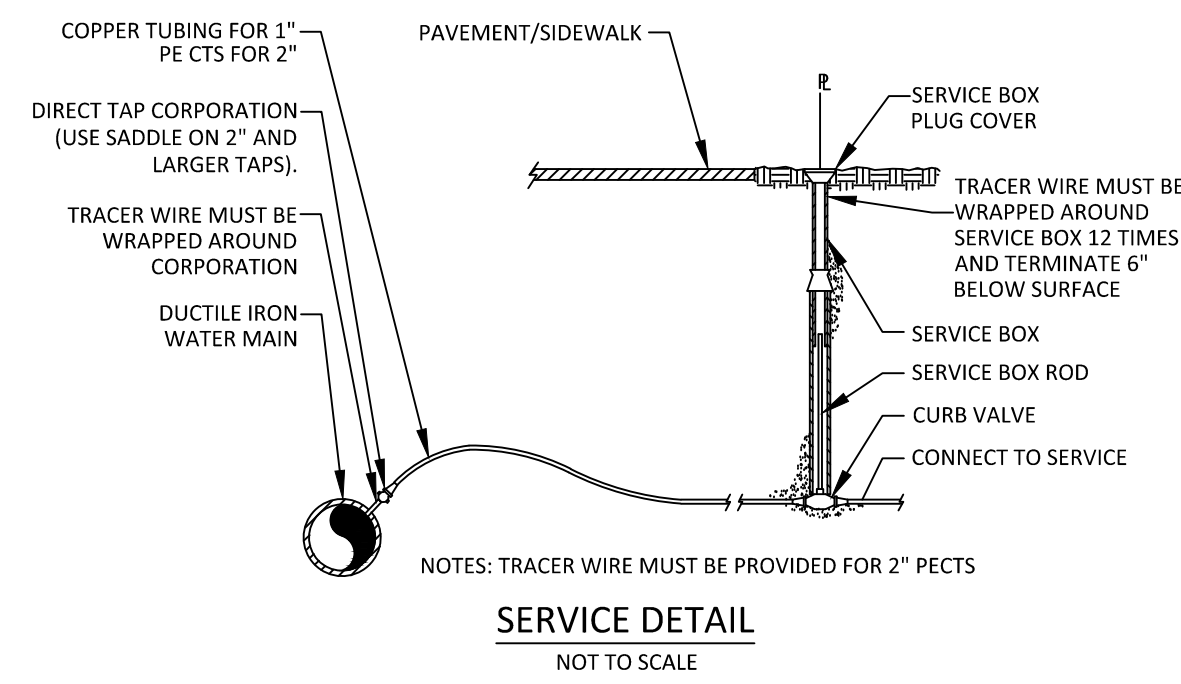
1,000 GALLON COMBINATION SEPTIC TANK
NOT TO SCALE



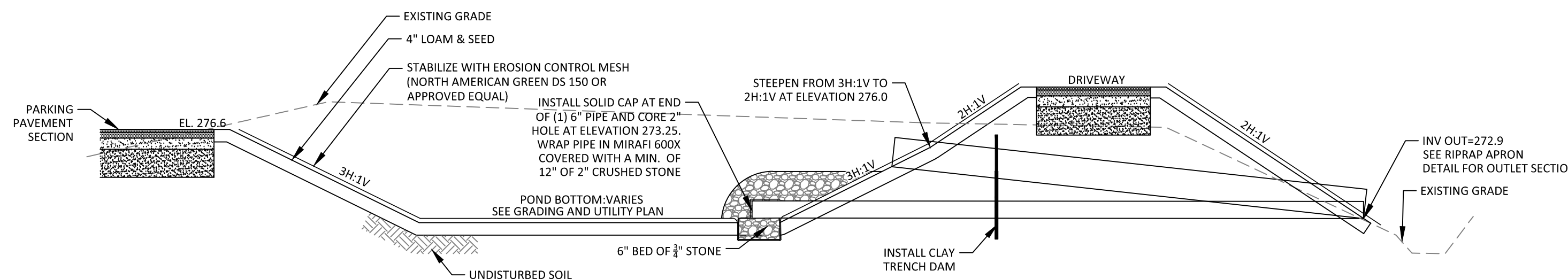
- NOTES:**
- ALL CONDUITS SHALL BE 4" DIA. PVC SCH 40 EXCEPT FOR ROAD CROSSINGS SHALL BE PVC SCH 80
 - INSTALLATION SHOULD NOT ALLOW THE INTER-TWINGING OF CABLES.
 - BEDDING AND BACKFILL SHALL BE FREE OF ROOTS, STUMPS AND OTHER DEBRIS.
 - COMMUNICATION CABLE AND POWER CABLE SHALL HAVE NO LESS THAN 12 INCHES OF RADIAL SEPARATION.



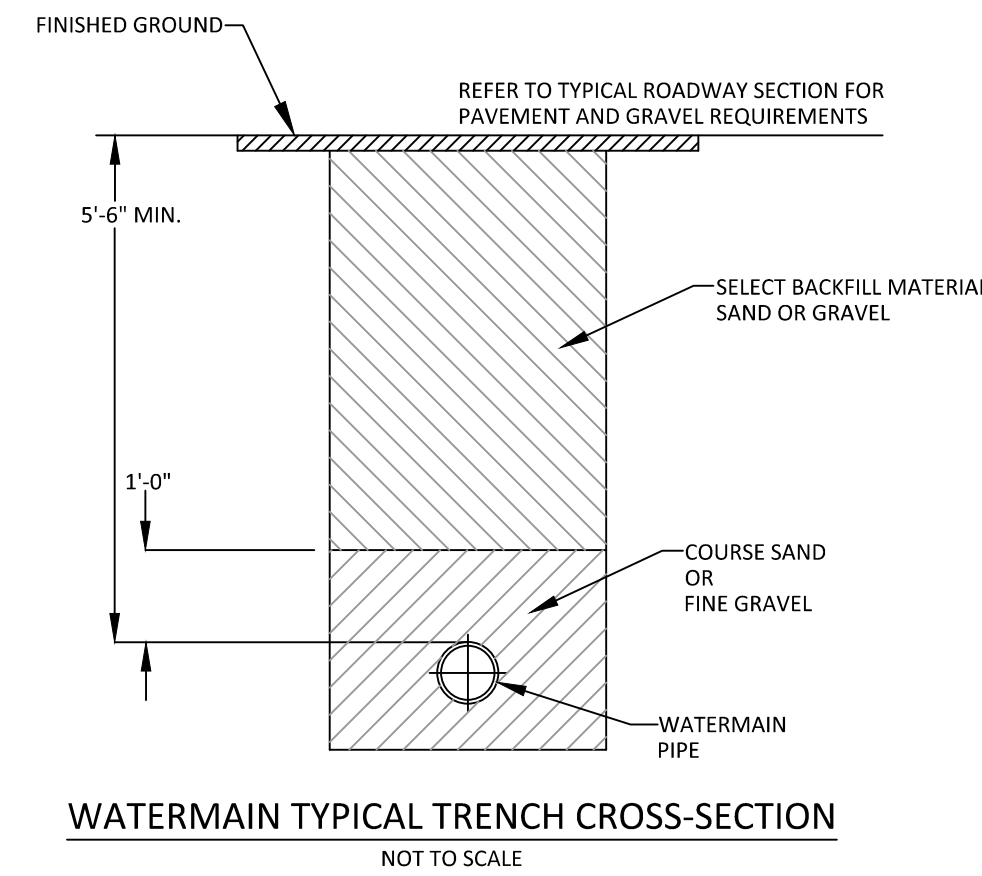
TYPICAL TRENCH SECTION
NOT TO SCALE



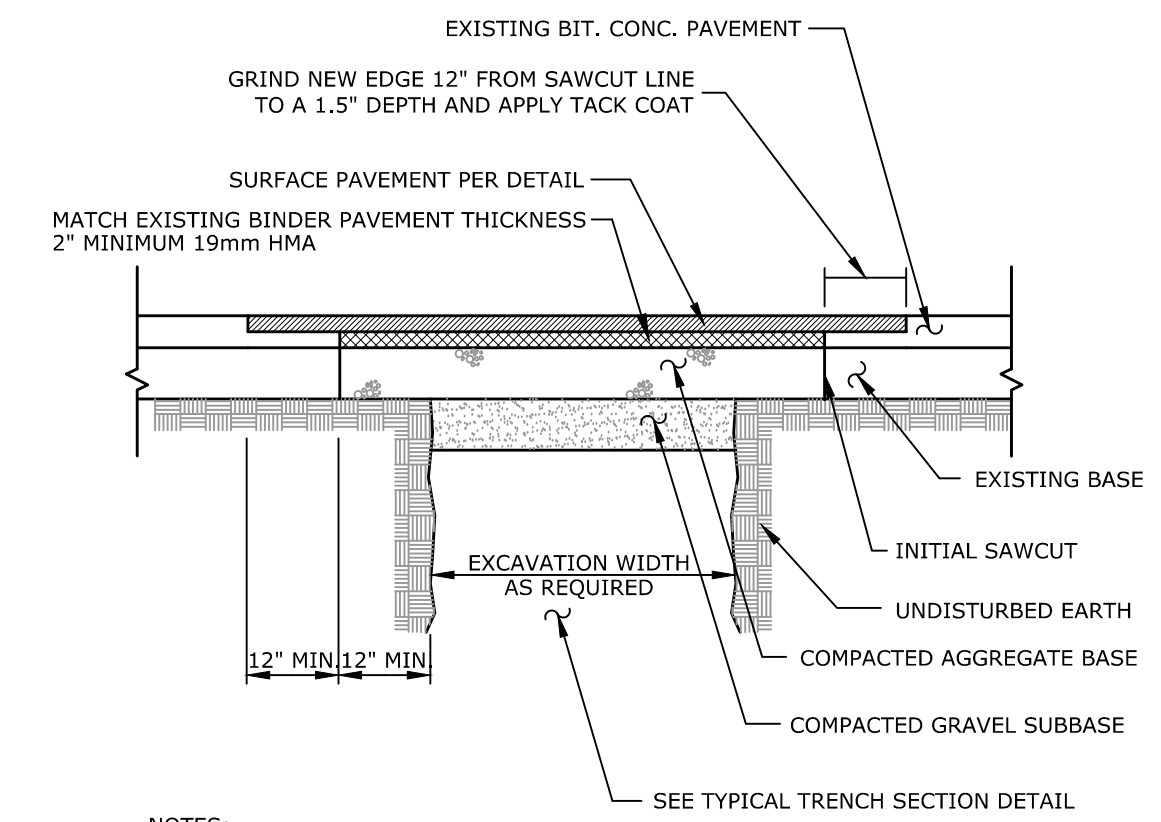
VALVE BOX & COVER
NOT TO SCALE



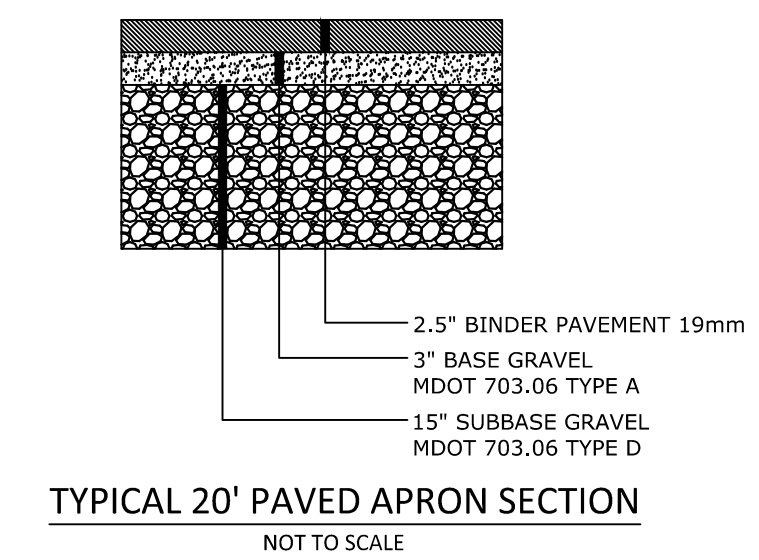
DETENTION BASIN SECTION
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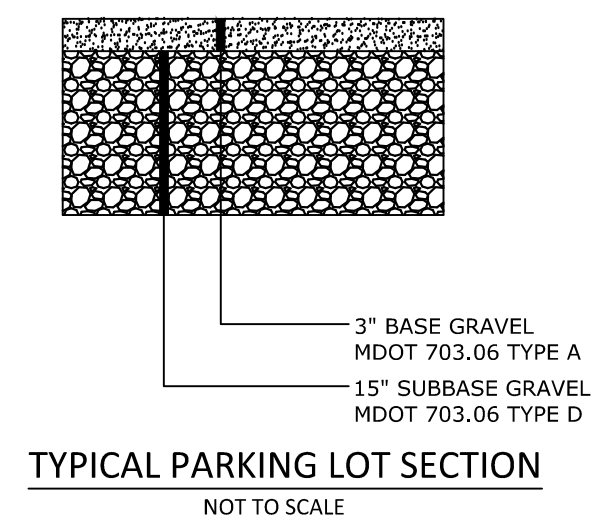
WATERMAIN TYPICAL TRENCH CROSS-SECTION
NOT TO SCALE



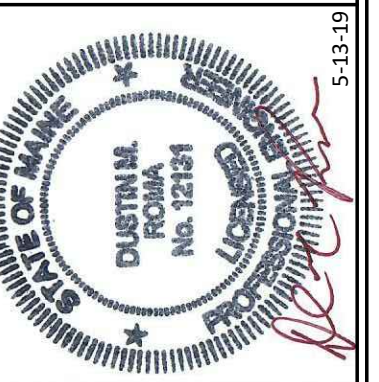
PAVEMENT REPAIR DETAIL
NOT TO SCALE



TYPICAL 20' PAVED APRON SECTION
NOT TO SCALE



TYPICAL PARKING LOT SECTION
NOT TO SCALE

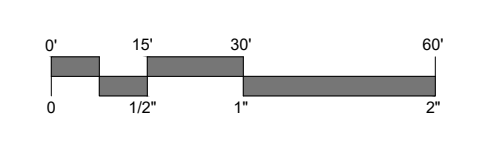
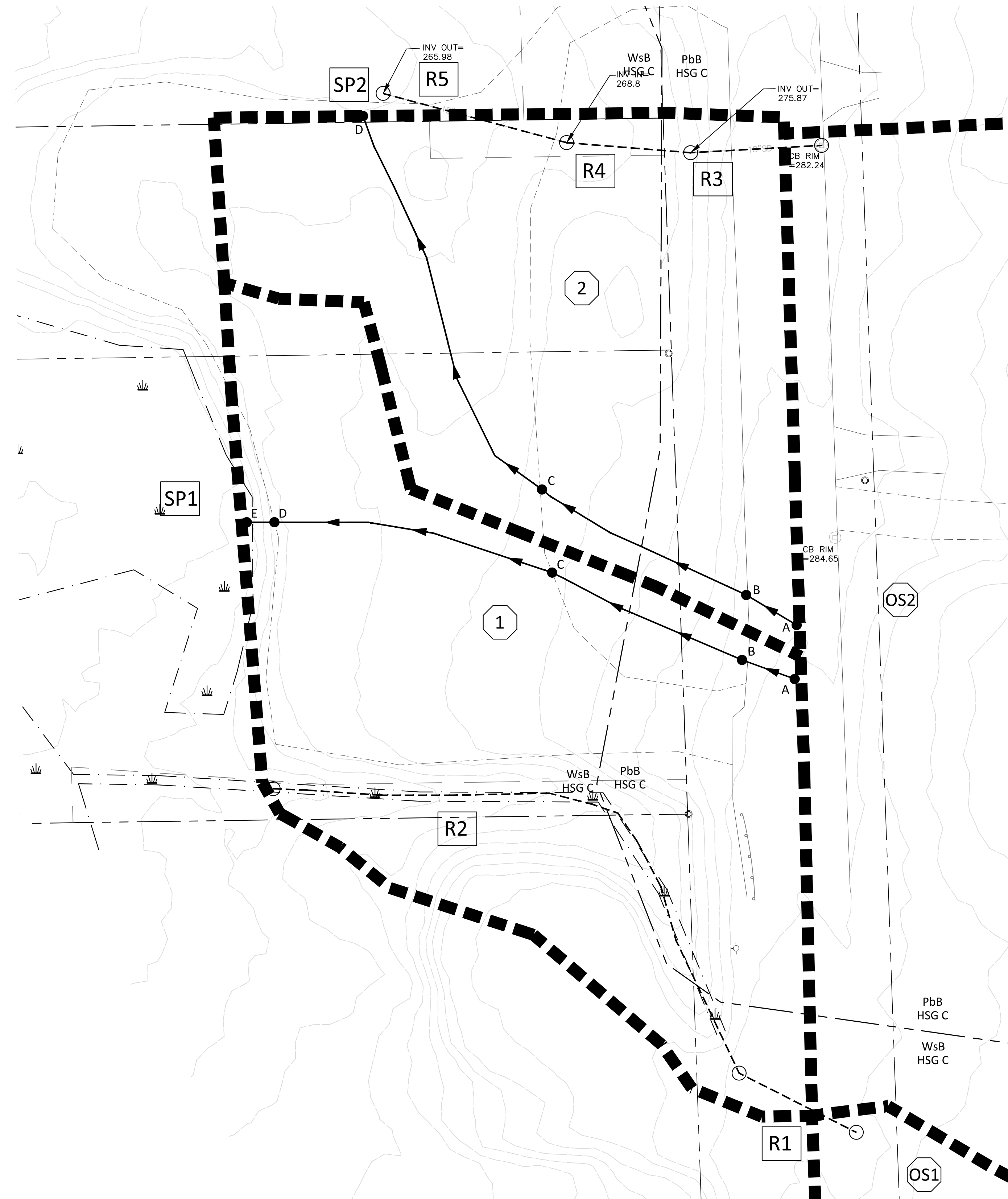
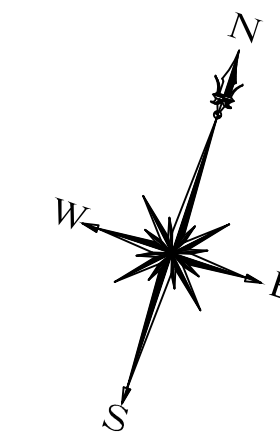


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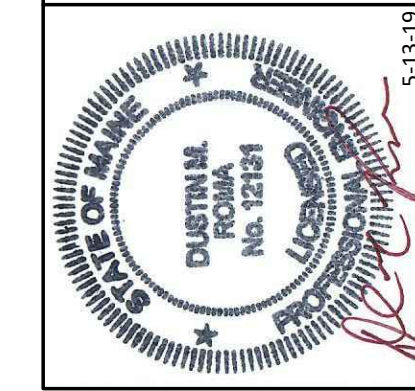
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DETAILS
 STORAGE BUILDING
 166 ROOSEVELT TRAIL, WINDHAM, MAINE
 FOR RECORD OWNER:
 RALPH VANCE LAND DEVELOPMENT
 58 ROOSEVELT TRAIL
 WINDHAM, ME 04062

16026
JOB NUMBER:
 AS NOTED
SCALE:
 5-13-2019
DATE:
 SHEET 5 OF 5
 D-2



TIME OF CONCENTRATIONS				
WATERSHED NO.	SEGMENT	FLOW TYPE	LENGTH (FT)	SLOPE (FT/FT)
WS-1	A TO B	SHEET	24	0.020
	B TO C	SHEET	90	0.070
	C TO D	SCF	122	0.050
	D TO E	SCF	12	0.500
WS-2	A TO B	SHEET	25	0.020
	B TO C	SHEET	100	0.070
	C TO D	SCF	182	0.033
OS-1	SEE OFFSITE WATERSHED PLAN			
OS-2	SEE OFFSITE WATERSHED PLAN			

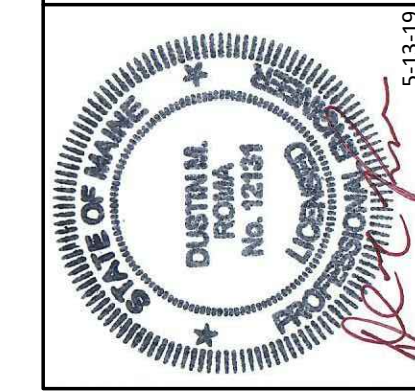
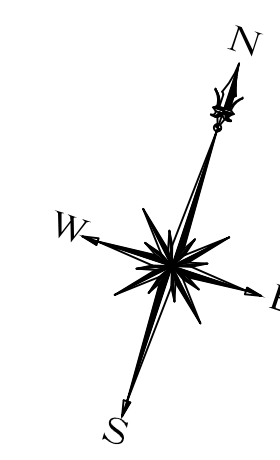


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REV	DATE	BY	DESCRIPTION
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PRE-DEVELOPMENT WATERSHED MAP
 COMMERCIAL STORAGE BUILDING
 166 ROOSEVELT TRAIL, WINDHAM, MAINE
 FOR RECORD OWNER:
 RALPH VANCE LAND DEVELOPMENT
 58 ROOSEVELT TRAIL
 WINDHAM, ME 04062

16026
 JOB NUMBER:
 1" = 30'
 SCALE:
 5-13-2019
 DATE:
 SHEET 1 OF 2
SW-1

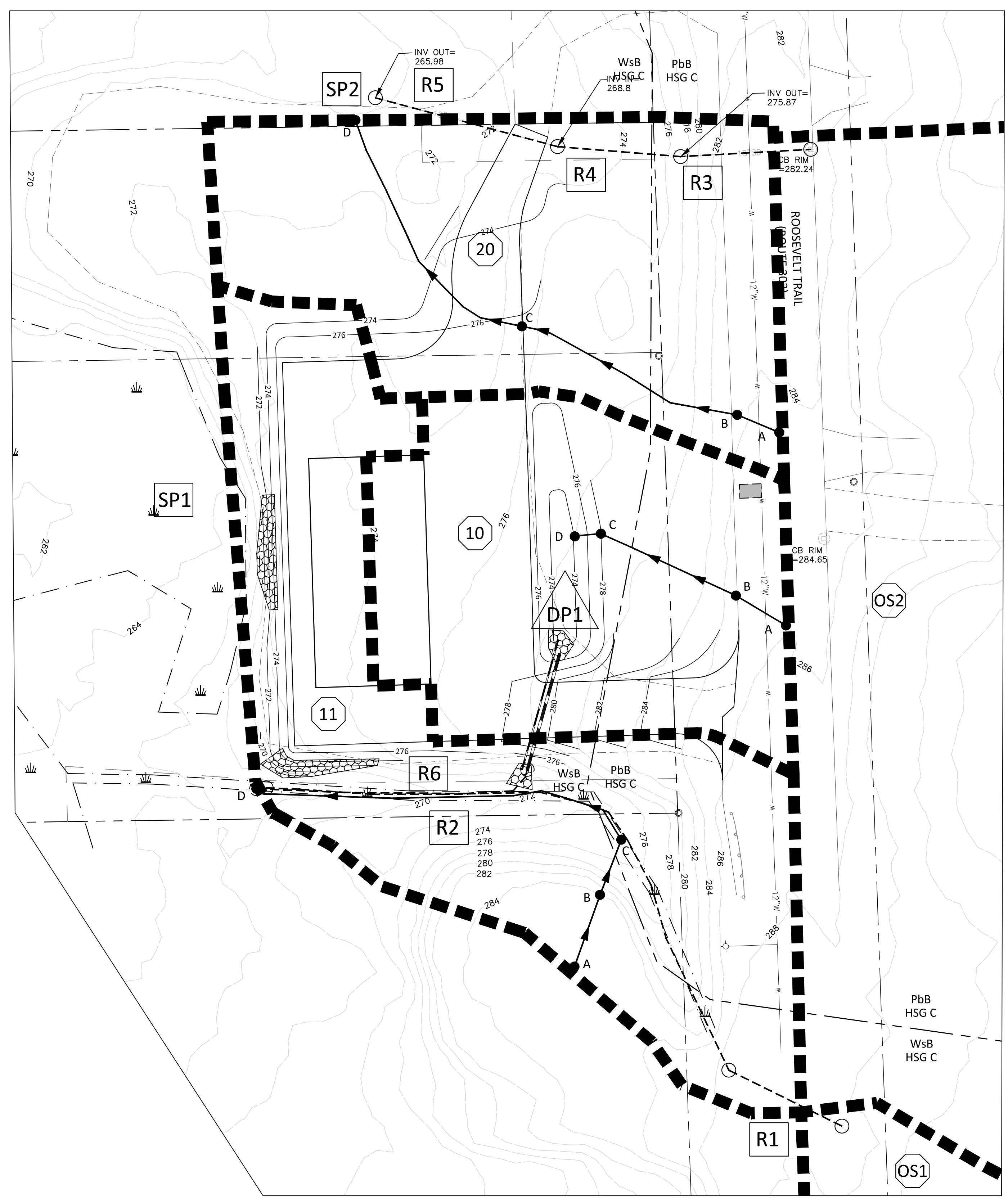


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REV	DATE	BY	DESCRIPTION
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POST DEVELOPMENT STORMWATER MAP
COMMERCIAL STORAGE BUILDING
166 ROOSEVELT TRAIL, WINDHAM, MAINE
FOR RECORD OWNER:
RALPH VANCE LAND DEVELOPMENT
58 ROOSEVELT TRAIL
WINDHAM, ME 04062

16026
JOB NUMBER:
1" = 30'
SCALE:
5-13-2019
DATE:
SHEET 2 OF 2
SW-2



TIME OF CONCENTRATIONS				
WATERSHED NO.	SEGMENT	FLOW TYPE	LENGTH (FT)	SLOPE (FT/FT)
WS-10	A TO B	SHEET	25	0.020
	B TO C	SHEET	65	0.080
	C TO D	SCF	12	0.330
WS-11	A TO B	SHEET	33	0.020
	B TO C	SCF	26	0.300
	C TO D	SCF	166	0.065
WS-20	A TO B	SHEET	20	0.020
	B TO C	SHEET	102	0.075
	C TO D	SCF	122	0.040
OS-1	SEE OFFSITE WATERSHED PLAN			
OS-2	SEE OFFSITE WATERSHED PLAN			

- LEGEND**
- WATERSHED NO.
 - REACH/STUDY POINT
 - POND
 - WATERSHED BOUNDARY
 - TIME OF CONCENTRATION
 - REACH PATH
 - SOIL BOUNDARY