SME
SEVEE & MAHER
ENGINEERS

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January 21, 2020

Jenn Curtis, Town Planner
Windham Town Hall
8 School Road
Windham, Maine 04062

Subject: Bangor Savings Bank
Windham Branch/Office Building
Sketch Plan Application

Dear Ms. Curtis:

On behalf of Bangor Savings Bank (BSB), Sevee & Maher Engineers (SME) is pleased to submit the attached Sketch Plan Application for a proposed bank branch and office building at 745 Roosevelt Trail in Windham. Please consider this project for placement on the Planning Board meeting agenda for February 10, 2020. In accordance with submission requirements, we have attached five (5) copies of this narrative, associated plans, and figures for staff and Planning Board review.

Proposed development will be located at the northeast corner of Roosevelt Trail (US Route 302) and Tandberg Trail (ME 115) on two commercial properties, currently owned by Cross Insurance, identified as Lots 55 and 543 on Town of Windham Tax Map 67. The lots are mapped in the Commercial 1 (C1) Zoning District.

The proposed branch is bounded by Roosevelt Trail (RTE 302) on the west, Tandberg Trail (RTE 115) on the south, and Abby Road on the east. Developed commercial and residential properties exist to the north. The property has approximately 141 linear feet of frontage on Roosevelt Trail (RTE 302), approximately 223 linear feet of frontage on Tandberg Trail (RTE 115), and approximately 200 linear feet of frontage on Abby Road. The property location is outlined on the attached Figure 1 - Site Location Map.

PROJECT DESCRIPTION

Proposed development will include a 7,000 square foot (sf) bank branch and office building to house Bangor Savings Bank and Cross Insurance, a two-lane drive thru, a drive thru bypass lane, and a thirty-two (32) space paved parking area. The project will disturb approximately 1.0 acre of land and result in approximately 61 sf of increased impervious area.

The existing properties are currently developed with commercial structures and paved parking. Existing construction will be removed to accommodate the new Bank branch and office building, parking, and updated site access.

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PARKING AND TRAFFIC CIRCULATION

The project will maintain existing site access from Tandberg Trail, Roosevelt Trail, and Abby Road. Proposed updates to improve safety and internal site circulation include converting the existing access from Tandberg Trail to a right turn only entrance, relocation of the Abby Road access to provide greater separation from Tandberg Trail, and modification of the existing Roosevelt Trail access to a right and left turn entrance and right turn exit. The total number of site entrances on the combined property will be reduced from five to three; proposed modifications will eliminate multiple curb cuts on individual streets. SME will contract with James W Sewall Company to complete a traffic study for the project. A copy of the report will be provided with the Site Plan Application to be submitted at a later date.

Internal site circulation is designed to minimize conflict between vehicles and pedestrian traffic. Proposed site improvements include a sidewalk connection to Roosevelt Trail, which will provide a defined path to the property for pedestrian access to the site.

UTILITIES

This project will be served by public water, a private septic system, and underground electrical service. Final locations for these utility connections will be coordinated with respective supplies through final project design and outlined in the Final Site Plan Application.

We appreciate your consideration of this application and look forward to reviewing this project in greater detail with the Planning Board on February 10, 2020. Please feel free to contact me at 207.829.5016 or dpd@smemaine.com if you have any questions or need additional information.

Very truly yours,

SEVEE & MAHER ENGINEERS, INC.

Daniel P. Diffin, P.E., LEED AP BD+C
Principal

Attachments

SKETCH PLAN APPLICATION

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TOWN OF WINDHAM
MAJOR & MINOR SITE PLAN APPLICATION

Sketch Plan

(Section 811 – Site Plan Review, Submission Requirements)

The original signed copy of this application must be accompanied by:

- The required application and review escrow fees,
- Five (5) collated submission packets, which must include
    - Full size paper copies of each plan, map, or drawing, and
    - A bound copy of the required information found in Section 811 of the Land Use Ordinance.
        - The checklist below offers a brief description of these requirements for the purpose of determining the completeness of a submission. Please use the Ordinance for assembling the submission packets.
- Electronic submission in PDF format of:
    - All plans, maps, and drawings.
        - These may be submitted as a single PDF file or a PDF for each sheet in the plan set.
    - A PDF of the required information found in Section 811 of the Land Use Ordinance

The submission deadline for Sketch plans is three (3) weeks before the Planning Board or Staff Review Committee meeting for which it will be scheduled.

Applicants are strongly encouraged to schedule a brief submission meeting with Planning Staff, to walk through the application checklist at the time a Planning Board submission is made. This will allow applicants to receive a determination of completeness, or a punch list of outstanding items, at the time a submission is made.

If you have questions about the submission requirements, please contact:

Windham Planning Department	(207) 894-5960, ext. 2
Jenn Curtis, Planner	jcurtis@windhammaine.us
Amanda Lessard, Planning Director	allessard@windhammaine.us

Sketch Plan - Minor & Major Site Plan

Project Name: Bangor Savings Bank Branch/Office

Tax Map: 67 **Lot:** 54/55

Estimated square footage of building(s): 7,000 sf

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

Is the total disturbance proposed > 1 acre? ☐ **Yes** ☑ **No**

Contact Information

1. Applicant

Name: Bangor Savings Bank (Jason Donovan)

Mailing Address: 11 Hamlin Way Bangor, Maine 04401

Telephone: (207) 262-4991 Fax: _____ E-mail: jason.donovan@bangor.com

2. Record owner of property

_____ (Check here if same as applicant)

Name: Cross Realty, LLC (Alice Dyer)

Mailing Address: Cross Realty, LLC (Alice Dyer)

Telephone: 207-947-7345 Fax: _____ E-mail: dyer@crossagency.com

3. Contact Person/Agent (if completed and signed by applicant's agent, provide written documentation of authority to act on behalf of applicant)

Name: Daniel Diffin, P.E.

Company Name: Sevee & Maher Engineers, Inc

Mailing Address: 4 Blanchard Road, Cumberland, ME 04021

Telephone: (207)829-5016 Fax: (207)829-5692 E-mail: dpd@smemaine.com

I certify all the information in this application form and accompanying materials is true and accurate to the best of my knowledge.

Signature 1/21/20

Signature Date

	Sketch Plan - Minor & Major Site Plan: Submission Requirements	Applicant	Staff
a.	Complete Sketch Plan Application form	X	
b.	Project Narrative		
	conditions of the site	X	
	proposed use	X	
	constraints/opportunities of site	X	
	identify if any of the following will be completed as part of the Final Plan		
	traffic study	X	
	utility study	X	
	market study	N/A	
c.	Name, address, phone for record owner and applicant	X	
d.	Names and addresses of all consultants working on the project	X	
e.	Evidence of right, title, or interest in the property	X	
f.	Evidence of payment of Sketch Plan fees and escrow deposit	X	
g.	Any anticipated waiver requests (Section 808)		
	Waivers from Submission Criteria in Section 811 of the Land Use Ordinance.		
	If yes, submit letter with the waivers being requested, along with reasons for each waiver request.		
	Waivers from Subdivision Performance Standards in Section 812 of the Land Use Ordinance.		
	If yes, submit letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form.		
h.	**Plan Requirements**		
	Please note: the Sketch Plan does not need to be surveyed. However, if it is surveyed, please refer to the GIS requirements for Final Plan review. It may be in the applicant's interest to obtain the required GIS data while the surveyor is on site.		
1	Name of subdivision, north arrow, date and scale (not more than 100 ft: 1in)	X	
2	Boundary of the parcel	X	
3	Relationship of the site to the surrounding area	X	
4	Topography of the site at an appropriate contour interval (10' contours generally adequate)	X	
5	Approximate size and location of natural features of the site, including wetlands, streams, ponds, floodplains, groundwater aquifers, significant wildlife habitats and fisheries, or other important natural features. If none, so state.		
6	Existing buildings, structures, or other improvements on the site	X	
7	Existing restrictions or easements on the site. If none, so state.	X	
8	Approximate location and size of existing utilities or improvements servicing the site. If none, so state.	X	
9	Class D medium intensity soil survey	X	
10	Location and size of proposed building, structures, access drives, parking areas, and other development features.		
	Electronic Submission		

FIGURE 1 – SITE LOCATION MAP

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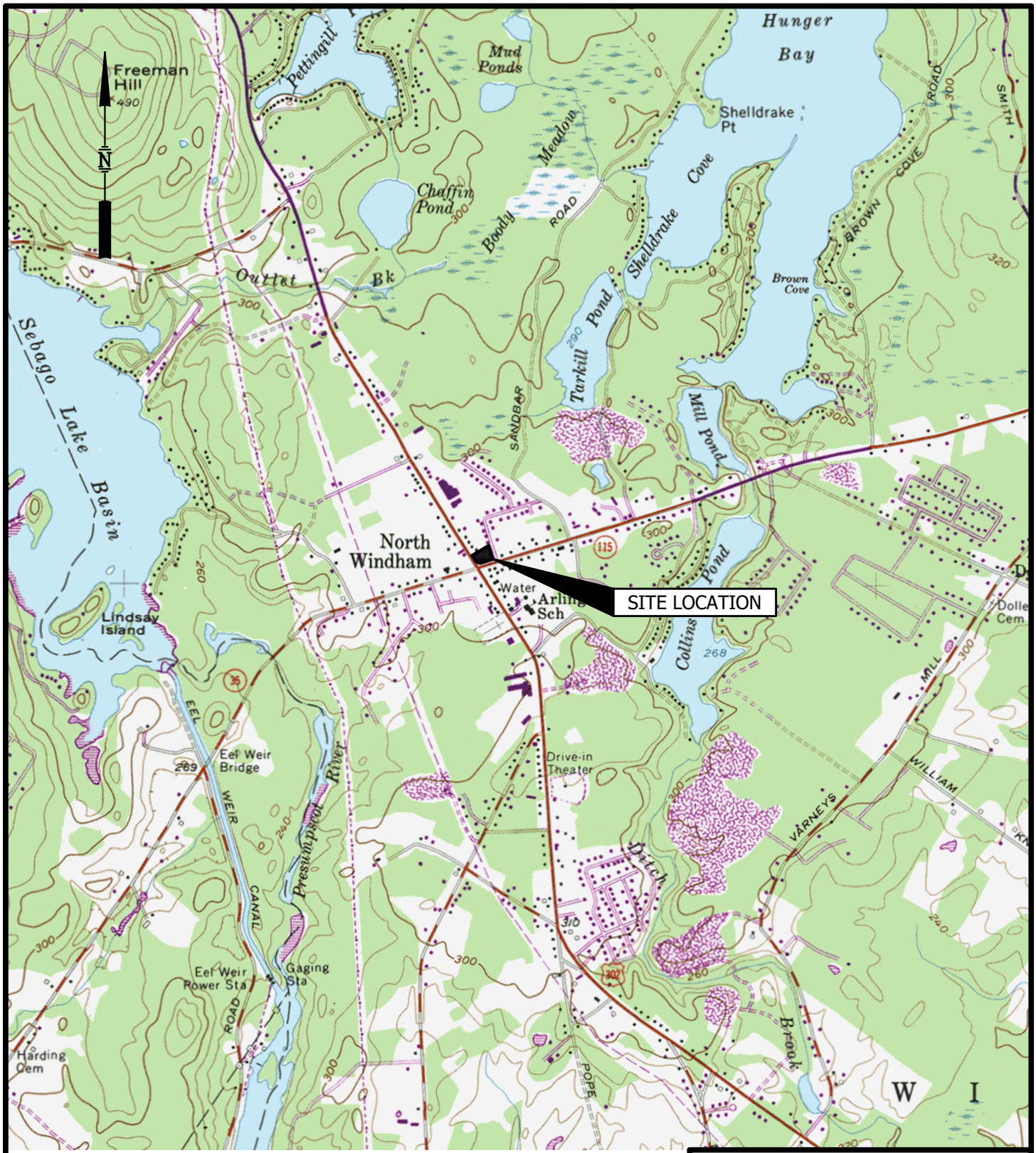

BASE MAP ADAPTED FROM 7.5 MIN
USGS TOPOGRAPHIC QUADRANGLES
NORTH WINDHAM, ME - 1977

1000 0 2000 FEET

DWG: SITELOC LMN: NONE CTB: SME-STD REV: 1/15/2020

FIGURE 1
SITE LOCATION MAP
WINDHAM BRANCH/OFFICE
BANGOR SAVINGS BANK
WINDHAM, MAINE

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\\Nserver\cfs\Bangor Savings Bank\North Windham\Acad\Figures\SITELOC.dwg, 1/15/2020 11:07:00 AM, sjm

NRCS MEDIUM INTENSITY SOIL SURVEY

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ENGINEERS

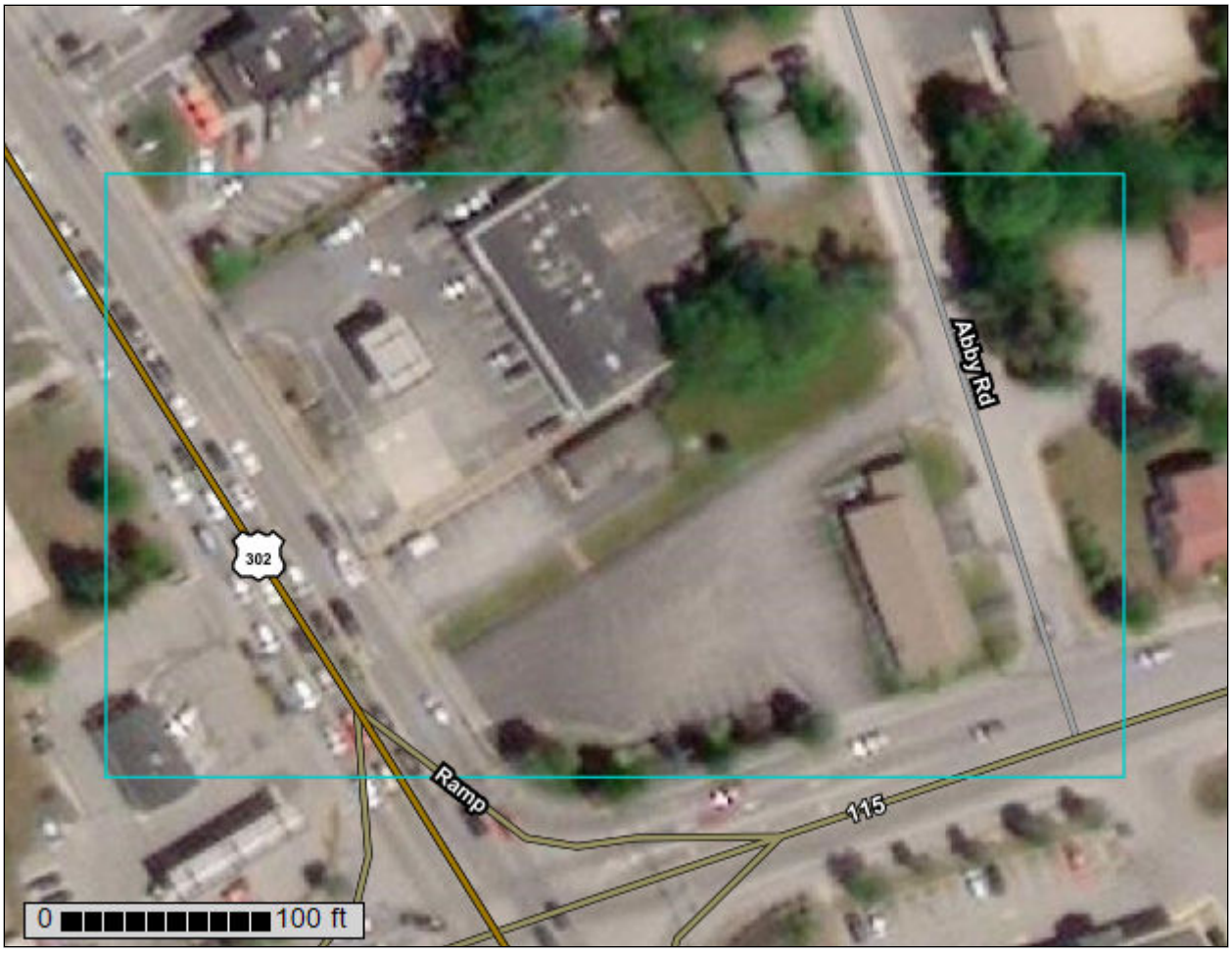
United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Cumberland County and Part of Oxford County, Maine



May 29, 2019

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:813 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 10 20 40 60

Feet
0 35 70 140 210

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

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 15, Sep 6, 2018

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

Date(s) aerial images were photographed: Sep 5, 2013—Oct 22, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

MAP LEGEND

MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HIB	Hinckley loamy sand, 3 to 8 percent slopes	3.2	100.0%
Totals for Area of Interest		**3.2**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Cumberland County and Part of Oxford County, Maine

HIB—Hinckley loamy sand, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2svm8
Elevation: 0 to 1,430 feet
Mean annual precipitation: 36 to 53 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Hinckley and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hinckley

Setting

Landform: Kame terraces, kames, outwash terraces, outwash deltas, outwash plains, eskers, moraines
Landform position (two-dimensional): Summit, backslope, footslope, shoulder
Landform position (three-dimensional): Nose slope, side slope, base slope, crest, tread, riser
Down-slope shape: Linear, convex, concave
Across-slope shape: Convex, linear, concave
Parent material: Sandy and gravelly glaciofluvial deposits derived from gneiss and/or granite and/or schist

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material
A - 1 to 8 inches: loamy sand
Bw1 - 8 to 11 inches: gravelly loamy sand
Bw2 - 11 to 16 inches: gravelly loamy sand
BC - 16 to 19 inches: very gravelly loamy sand
C - 19 to 65 inches: very gravelly sand

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Excessively drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to very high (1.42 to 99.90 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water storage in profile: Very low (about 3.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: A
Hydric soil rating: No

References

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TITLE, RIGHT, OR INTEREST

SME
SEVEE & MAHER
ENGINEERS

QUITCLAIM DEED
With Covenant

KNOW ALL PERSONS BY THESE PRESENTS, that I, **MARY LOU PATTEN,** Successor Trustee of the Frank Patten Revocable Trust dated April 19, 1982, as amended, of South Portland, County of Cumberland, State of Maine, for consideration paid, **GRANT** to **CROSS REALTY, LLC**, a Maine Limited Liability Company whose mailing address is P.O. Box 1388, Bangor, Maine, 04402, with **QUITCLAIM COVENANT,** the with any buildings thereon land in the Town of Windham, County of Cumberland, State of Maine bounded and described as follows:

Beginning at the intersection of the easterly line of the county road U.S. Route 302 with the northerly line of the Gray and Standish county road; thence on the easterly line of Route 302 North 15 degrees and 27 minutes West 106.83 feet to the Southerly line of Ronald and Goldie M. Pitt; thence North 77 degrees 13 minutes East 154 feet to an iron pipe in the ground at the Southeast corner of said Pitt land; thence North 8 degrees and 59 minutes West 43 feet to an iron pipe on the line formerly of Sarah Taylor; thence North 75 degrees and 39 minutes East 69.25 feet to an iron pipe at the Southeasterly corner of Sarah Taylor land; thence continuing on the same course to the Westerly side of a 50 foot unaccepted street located on land of Clinton H. Philpot and Venetia L. Philpot 55.98 feet to an iron pipe; thence South 1 degree and 5 minutes East 205.56 feet to an iron pipe on the Northerly side of the aforesaid Gray and Standish county road; thence along the Northerly side of said Gray and Standish county road South 88 degrees and 55 minutes West 240.38 feet to the point of beginning.

Excepting and reserving from the foregoing parcel of land a parcel of land containing about 116 square feet conveyed by Robert T. Meserve et al. for highway purposes by deed dated October 11, 1967 and recorded at the Cumberland County Registry of Deeds in Book 3016, Page 661.

Also excepting and reserving from the foregoing parcel of land such land or rights acquired by the Department of Transportation for the State of Maine by eminent domain pursuant to a Notice of Layout and Taking dated August 26, 1980 and recorded at the Cumberland County Registry of Deeds in Book 4654, Page 309. Also such land or rights acquired by the Department of Transportation for the State of Maine by eminent domain pursuant to a Notice of Layout and Taking dated September 13, 1994 and recorded at said Registry of Deeds in Book 11639, Page 317.

Being the same premises conveyed to the Grantor herein by Deed of Frank Patten and Mary Lou Patten dated January 11, 2000 and recorded in the Cumberland County Registry of Deeds in Book 15311, Page 081.

And the Grantor, in her capacity as Trustee of said Frank Patten Revocable Trust dated April 19, 1982, as amended, does hereby covenant with the Grantee, and the Grantee's successors and assigns, that the Grantor is the sole Trustee pursuant to said Trust; that said Trust is still in full force and effect; that the Grantor has the power thereunder to convey as aforesaid; and that in making this conveyance, the Grantor has, in all respects, acted pursuant to and in

accordance with the authority vested and granted to the Grantor herein and all terms and conditions of said Trust.

IN WITNESS WHEREOF, MARY LOU PATTEN, as Trustee of the Frank Patten Revocable Trust dated April 19, 1982, as amended, has hereunto set her hand and seal this 23rd day of March, 2007.

THE FRANK PATTEN REVOCABLE TRUST DATED APRIL 19, 1982, AS AMENDED

Witness

By: Mary Lou Patten, Trustee

STATE OF MAINE
CUMBERLAND, ss.

March 23, 2007

Personally appeared the above named MARY LOU PATTEN in her capacity as Trustee of the Frank Patten Revocable Trust dated April 19, 1982, as amended, and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of said Trust.

Before me,

Notary Public/Attorney at Law

ELLEN R. GUPTILL
Notary Public, Maine
My Commission Expires April 23, 2007

SEAL

Received
Recorded Register of Deeds
Mar 23,2007 03:05:23P
Cumberland County
Pamela E. Lovley

Doc#: 55066 Bk:25434 Ps: 91

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL BY THESE PRESENTS, that we, **LYNDEN A. PITT** AND **JEANETTE PITT** of Windham, Maine, for consideration paid, GRANT to **CROSS REALTY, LLC**, a limited liability company organized and existing under the laws of the State of Maine and having a mailing address of P. O. Box 1388, Bangor, Maine 04401, with WARRANTY COVENANTS, certain real estate located in Windham, Cumberland County, Maine, more particularly described in Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantors by deed from Lynden A. Pitt, dated August 28, 1995 and recorded at the Cumberland County Registry of Deeds in Book 12113, Page 295.

WITNESS our hands and seals this 31st day of August, 2007.

MAINE REAL ESTATE TAX PAID

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Witness — Lynden A. Pitt

Witness — Jeanette Pitt

STATE OF MAINE
County of Cumberland, SS.

August 31st, 2007

Then personally appeared the above-named Lynden & Jeanette and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

Notary Public/~~Maine Attorney at Law~~
Printed Name: Madison A. Stedl

MADISON A. STEDL
Notary Public, Maine
My Commission Expires May 26, 2011

SEAL

EXISTING CONDITIONS PLAN

SME
SEVEE & MAHER
ENGINEERS

ROOSEVELT TRAIL (ROUTE 302)

TANBERG TRAIL (ROUTE 115/35)

ABBY ROAD

N/F
V.S.H. REALTY INC.
6402/2
67-52

1-STORY
CUMBERLAND
FARMS
BUILDING

1-STORY
RETAIL
BUILDING

N/F
PATRICIA E. LONG &
DAVID B. LONG
25430/72
67-52
LOT 1
PLAN REF A

1-STORY
CROSS
INSURANCE
BUILDING

EX CB
RIM 306.79
INV OUT 303.24

CRBF#1076
1"B.G.
HELD

CRBF#1076
7"B.G.

5/8" REBAR
4"B.G.
HELD

ABUTTER PLAN INTERNAL
ANGLE OF 91°9'
MEASURED 91°45'45"

DEED S5.9W SAME COURSE

124.8' PLAN
125.66' MEASURED

EX CB
RIM 309.88
FILLED WITH DEBRIS
NO PIPES VISIBLE

1" IPF
14"B.G.
BENT

DOOR SILL: 111.65

DOOR SILL: 111.52

DOOR SILL: 312.03

SEPTIC TANK COVER
RIM 309.57

EXISTING WOODEN
STOCKADE FENCE

APPARENT ENCROACHMENT
OF FENCE AND LAWN

SQUARE ROD
6"B.G.
RECOVERED
STREET LINE

5/8" REBAR
1"B.G. HELD

EXISTING GRANITE POST
AND CHAIN FENCE (TYP)

EXISTING PARKING SIGN (TYP)

EXISTING RT 35/302 SIGN

50'
SEE PLAN
REF A

APPROXIMATE LOCATION
OF WATERLINE PER GIS

ROUTE 302 & 115 SIDELINES BASED ON
MDOT TAKINGS IN 3016/661,4654/309,
& 11639/317 AND PLAN REF. B-C

EX CB
RIM 306.73
12" INV IN 302.36
15" INV IN 303.51
12" INV OUT 302.52

CRBF#1238
FLUSH
HELD

1/2" REBAR
4"B.G. BENT
N 14°48'34" W
0.46'
FROM CORNER

EX CB
RIM 308.15
NO PIPES VISIBLE
SUMP 301.5

EXISTING PARKING
SIGN (TYP)

EXISTING "TANBERG TRAIL/ROOSEVELT TRAIL" SIGN

LOCATION AND FLOW OF PIPES IN THIS AREA
UNCERTAIN ADDITIONAL UNDERGROUND
LOCATION MAY BE REQUIRED

TBM: IN NLY
FACE OF POLE
EL 308.68

5/8" REBAR
1"A.G.
S 11°46'33" W
0.37' FROM
CORNER

EX DMH
RIM 307.19
12" CMP INV IN 302.35
(A) INV IN 302.07
(B) INV IN 302.05
12" CMP INV OUT 301.95

EX CB
RIM 306.96
INV OUT 302.58

EX CB
RIM 308.37
INV IN 303.41
INV OUT 303.33

TBM: IN NLY
FACE OF POLE
EL 310.77

EX CB
RIM 308.38
INV OUT 304.19

1/2"
REBAR
FLUSH

CRBF
#1237
FLUSH

POSSIBLE SEPTIC
TANK CONC COVER
TOP EL 310.07

EXISTING GAS SERVICE GATE VALVE

APPROXIMATE LOCATION
OF WATERLINE PER GIS

EXISTING HVAC UNIT

EXISTING BOLLARD (TYP)

EXISTING WATER SERVICE
SHUT-OFF VALVE

EXISTING HVAC UNIT

STOP SIGN

DRAFT

10 0 20 40 FEET

REV.	BY	DATE	STATUS
-	-	-	-

BANGOR SAVINGS BANK
WINDHAM BRANCH/OFFICE BUILDING
745 & 747 ROOSEVELT TRAIL
WINDHAM, MAINE

EXISTING CONDITIONS AND DEMOLITION PLAN

SME
SEVEE & MAHER
ENGINEERS
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021
Phone 207.829.5016 • Fax 207.829.5692 • smemaine.com

DESIGN BY:	AML
DRAWN BY:	SJM
DATE:	1/2020
CHECKED BY:	BDP
LMN:	EXCON
CTB:	SME-STD

JOB NO. 19128.00 DWG FILE DETAILS

C-101

SITE OVERVIEW PLAN

SME
SEVEE & MAHER
ENGINEERS

ZONING NOTES:

ADDRESS: 745 AND 747 ROOSEVELT TRAIL

OWNER: CROSS REALTY, LLC
TAX MAP 67/LOT 55 AND MAP 67/LOT 543

ZONING: COMMERCIAL 1

DIMENSIONAL STANDARDS:

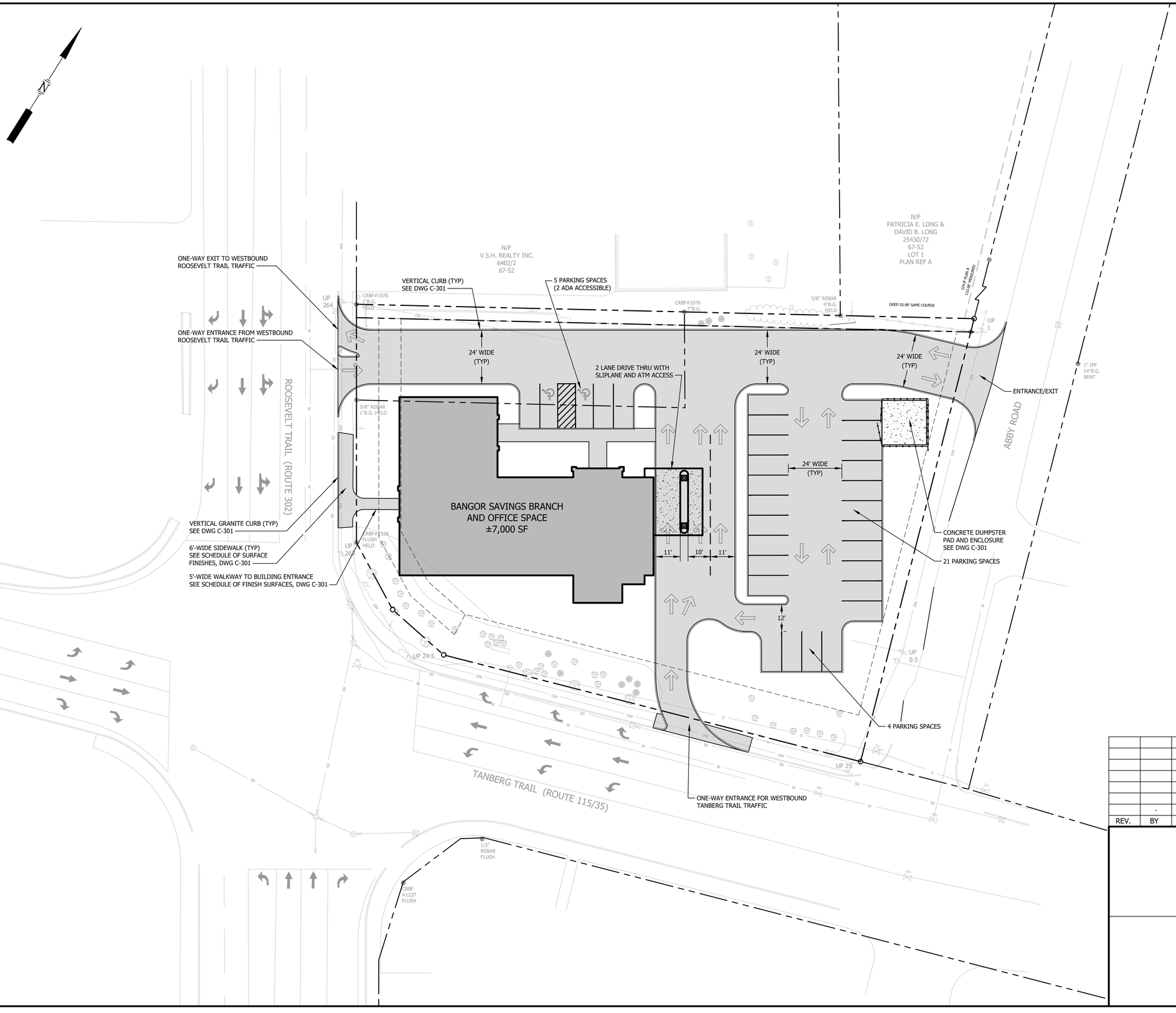
ROAD FRONTAGE =	100'
FRONT ROUTE 302 STREET SETBACK =	10' MINIMUM TO 20' MAXIMUM
OTHER STREET FRONT SETBACK =	0' MINIMUM TO 20' MAXIMUM
REAR YARD SETBACK =	6'
SIDE YARD SETBACK =	6'

UTILITIES:

PROPERTY IS SERVED BY PUBLIC WATER AND PRIVATE SEPTIC

PROPOSED IMPERVIOUS AREA = ±28,100 SF

THERE ARE NOT WETLANDS ON THIS SITE.



DRAFT

10 0 20 40 FEET

REV.	BY	DATE	STATUS
-	-	-	-

BANGOR SAVINGS BANK
WINDHAM BRANCH/OFFICE BUILDING
745 & 747 ROOSEVELT TRAIL
WINDHAM, MAINE

SITE OVERVIEW PLAN

SME
SEVEE & MAHER ENGINEERS
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021
Phone 207.829.5016 • Fax 207.829.5692 • smemaine.com

DESIGN BY:	AML
DRAWN BY:	SJM
DATE:	1/2020
CHECKED BY:	BDP
LMN:	SITEOVER
CTB:	SME-STD

JOB NO. 19128.00 DWG FILE DETAILS

C-102