



PROPERTY LINE CURVE DATA

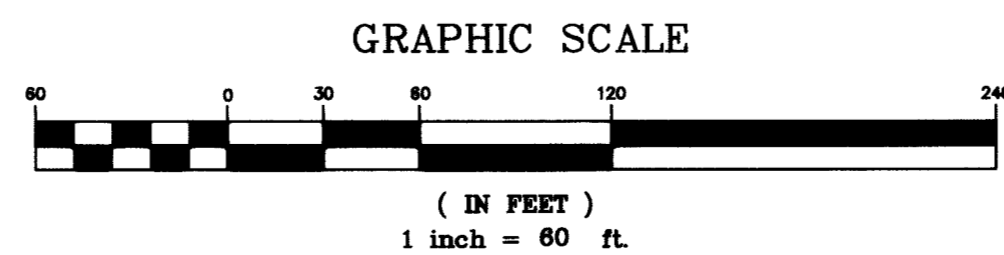
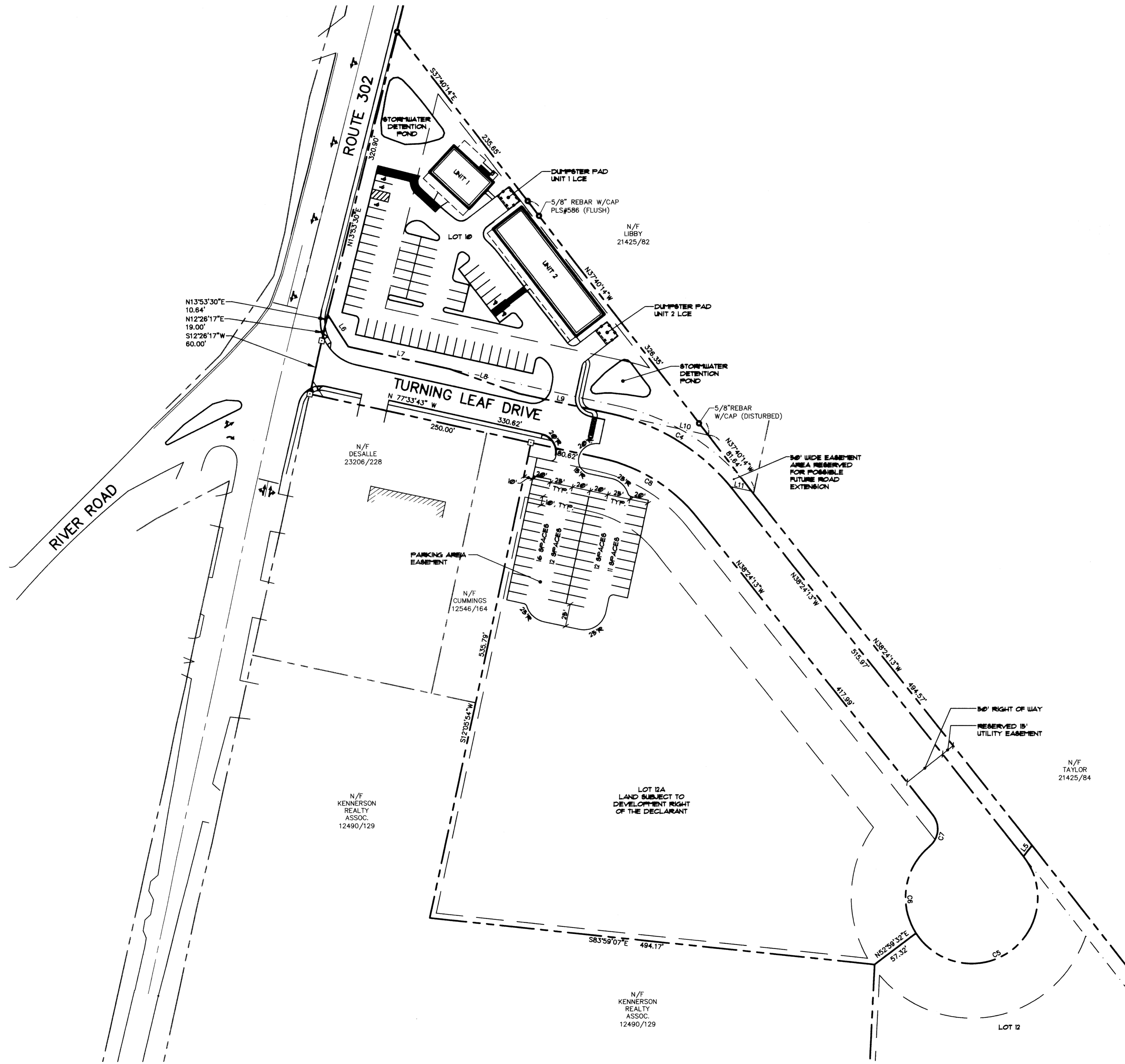
| CURVE | LENGTH | RADIUS | DELTA |
|-------|--------|--------|------------|
| C4 | 160.61 | 235.00 | 39°09'30" |
| C5 | 236.60 | 73.00 | 185°41'54" |
| C6 | 105.92 | 73.00 | 83°07'56" |
| C7 | 38.76 | 25.00 | 88°48'50" |
| C8 | 126.44 | 185.00 | 39°09'30" |

PROPERTY LINE DATA

| LINE | BEARING | LENGTH |
|------|-------------|---------|
| L1 | N51°35'47"E | 40.00' |
| L2 | S38°24'13"E | 50.00' |
| L3 | N51°35'47"E | 40.00' |
| L4 | N51°35'47"E | 50.00' |
| L5 | N37°56'05"E | 15.44' |
| L6 | N32°33'43"W | 41.91' |
| L7 | N77°33'43"W | 115.08' |
| L8 | N70°26'18"W | 80.64' |
| L9 | S77°33'43"E | 105.82' |
| L10 | S77°33'43"E | 108.99' |
| L11 | S77°33'43"E | 23.90' |

LEGEND

| EXISTING | DESCRIPTION | DESIGN |
|----------|----------------------|--------|
| --- | BOUNDARY LINE/ROW | --- |
| --- | ABUTTER LINE/ROW | --- |
| --- | SETBACK | --- |
| --- | EASEMENT | --- |
| --- | CENTERLINE | --- |
| --- | MONUMENT | --- |
| --- | IRON PIPE/ROD | --- |
| --- | C1/L1 CURVE/LINE NO. | --- |
| --- | BENCHMARK | --- |
| --- | BUILDING | --- |
| --- | EDGE PAVEMENT | --- |
| --- | EDGE CONCRETE | --- |
| --- | PAVEMENT PAINT | --- |
| --- | CURBLINE | --- |
| --- | STOCKADE FENCE | --- |



GENERAL NOTES:

1. THE RECORD OWNER OF THE PROPERTY IS BRITTEWATER REALTY I, LLC, BY A DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 21462, PAGE 91.
2. THE PROPERTY IS LOCATED ON THE TOWN OF WINDHAM PROPERTY MAP 54, SHOWN AS LOT 12A AND 12B.
3. TOTAL AREA OF THE PARCEL IS 1ST ACRES (LOT 12B) AND 4.11 ACRES (LOT 12A).
4. BUILDING TIES TO PROPERTY LINES AND FINISH FLOOR ELEVATIONS HAVE NOT BEEN PROVIDED.
5. BOUNDARY INFORMATION SHOWN HEREON IS BASED SOLELY UPON A PLAN TITLED "2ND AMENDED SUBDIVISION PLAN OF RICH FAMILY LIMITED PARTNERSHIP PROPERTY" PREPARED BY SEBAGO TECHNICS, INC. AND RECORDED IN CONCORD PLAN BOOK 206, PAGE 306, DATED 8-14-2006.

SEAL

| REV. | BY: | DATE: | ISSUED FOR RECORDING |
|------|-----|---------|----------------------|
| A | DMR | 8/13/09 | |

STATUS: AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

Sebago Technics
 Engineering Expertise You Can Build On.
 One Chabot Street - Suite B
 Westbrook, ME 04098-1339
 Tel (207) 866-0277
 www.sebagotech.com

PROJECT NO. 03171
 FIELD BOOK
 DESIGN
 CHKD
 DMR
 MVE
 JKS

CONDOMINIUM PLAT
 OF:
SHOPS AT SEBAGO CONDOMINIUM
 ROUTE 302
 WINDHAM, CUMBERLAND COUNTY, MAINE
 FOR DECLARANT AND OWNER OF RECORD:
BRITTEWATER REALTY I, LLC.
 2 GILMAN EXT.
 STANDISH, MAINE 04084

STATE OF MAINE
 CUMBERLAND COUNTY SS REGISTRY OF DEEDS
 RECEIVED AVG 18 2009
 AT 10:26 A.M. AND RECORDED IN
 PLAN BOOK 209 PAGE 233
 ATTES Carole E. Kelly REGISTRAR

| DATE | SCALE |
|---------|----------|
| 7/29/09 | 1" = 60' |

SHEET 2 OF 2

03171CP.dwg, TAB: CP-2 TROY F. McDONALD, PLS. 2000 - FOR RECORDING PURPOSES

| CENTERLINE CURVE DATA | | | |
|-----------------------|---------|---------|------------|
| CURVE | LENGTH | RADIUS | DELTA |
| C1 | 144.89' | 212.00' | 39°09'30" |
| C2 | 235.62' | 50.00' | 210°00'00" |
| C3 | 18.54' | 50.00' | 90°00'00" |

| PROPERTY LINE CURVE DATA | | | |
|--------------------------|---------|---------|------------|
| CURVE | LENGTH | RADIUS | DELTA |
| C4 | 160.61' | 235.00' | 39°09'30" |
| C5 | 249.64' | 13.00' | 195°56'14" |
| C6 | 92.81' | 13.00' | 12°53'36" |
| C7 | 38.16' | 25.00' | 88°49'50" |
| C8 | 126.44' | 185.00' | 39°09'30" |

| PROPERTY LINE DATA | | |
|--------------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | N81°35'41"E | 40.00' |
| L2 | S38°24'13"E | 50.00' |
| L3 | N81°35'41"E | 40.00' |
| L4 | N81°35'41"E | 50.00' |
| L6 | N32°33'43"W | 41.91' |
| L7 | N77°33'43"W | 115.08' |
| L8 | N70°26'18"W | 80.64' |
| L9 | S77°33'43"E | 105.62' |
| L10 | S77°33'43"E | 108.99' |
| L11 | S78°36'19"E | 23.24' |

GENERAL NOTES

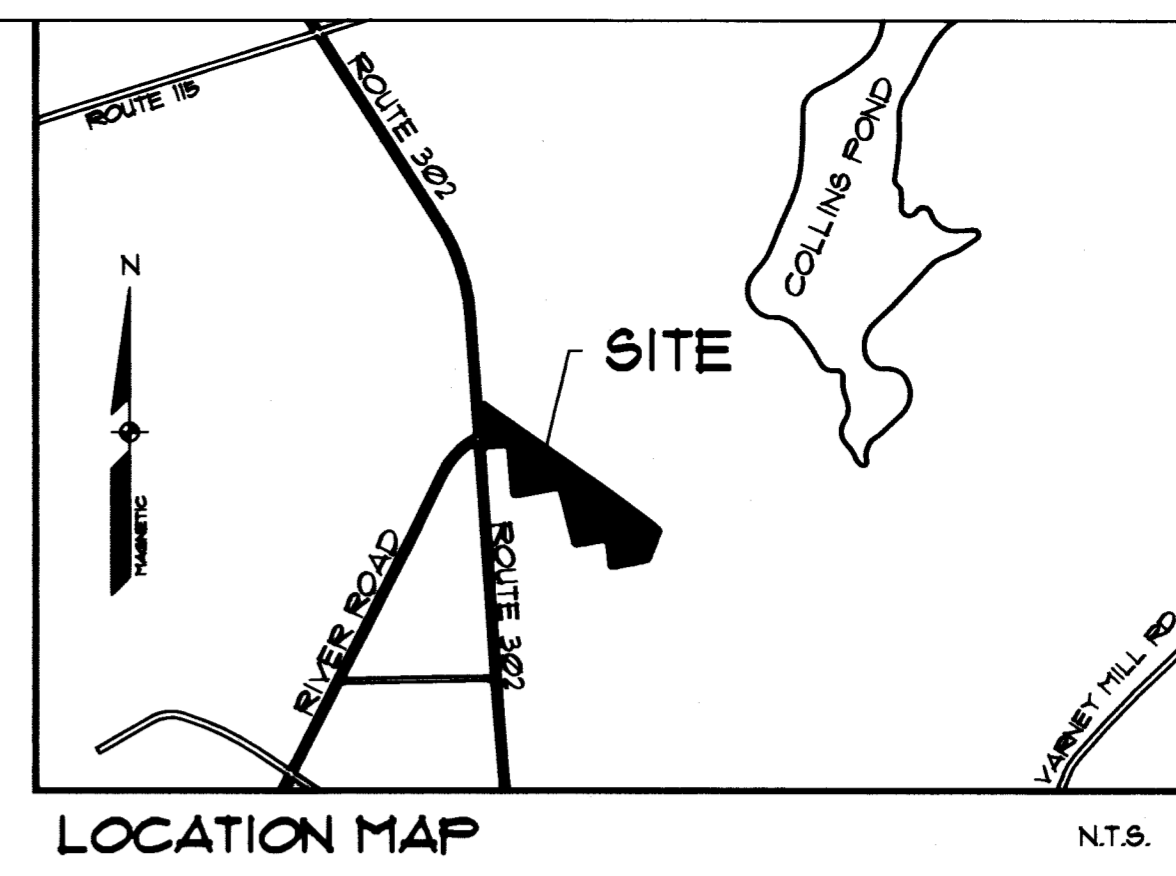
- THE RECORD OWNERS OF THE SUBDIVISION LOTS ARE AS FOLLOWS:
 LOT 10 OWNERS NAME: CAISOE HOLDINGS, LLC 41 BEECH HILL ROAD, FREEPORT, ME 04032 DEED BOOK/PAGE 2188/12
 LOT 12 OWNERS NAME: GATEWAY DEVELOPMENT LLC 4 COMMONS AVE - SUITE II, WINDHAM, ME 04092 24480/96
 LOT 12A OWNERS NAME: TIMM REALTY LLC 5 DEPOT ST - SUITE 24, FREEPORT, ME 04032 2186/120
- THE PROPERTY IS LOCATED ON THE TOWN OF WINDHAM PROPERTY MAP 14, SHOWN AS LOTS 9B, 9B10, 4 9B12.
- THE BEARINGS SHOWN HEREON ARE BASED UPON MAGNETIC NORTH 1878 BEING DEPICTED ON PLAN 4A BELOW.
- PLAN REFERENCES:
 A. TRADING POST PLAZA N SYCAM ASSOCIATES BUSINESS PARK REVISION IV DATED THROUGH SEPTEMBER 1988, BY SURVEY, INC. RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 114 PAGE 59.
 B. PROPERTY 4 TOPOGRAPHICAL PLAN ROUTE 302, WINDHAM, MAINE FOR LIBERTY GROUP, DATED 1-18-1988 BY ALLIANCE ENGINEERING CORP. INC. LEWISTON, MAINE JOB #84-280-L.
 C. BOUNDARY SURVEY, ROUTE 302 WINDHAM, MAINE FOR RICH FAMILY LIMITED PARTNERSHIP BY SURVEY, INC. WINDHAM, MAINE JOB#02-128 DATED JUNE, 2002.
 D. AMENDED SUBDIVISION PLAN OF A PORTION OF THE RICH FAMILY LIMITED PARTNERSHIP PROPERTY DATED THROUGH SEPTEMBER 26, 2003 BY SEBAGO TECHNICS, INC. RECORDED IN PLAN BOOK 203 PAGE 164.
 E. ALTA SURVEY AND TITLE SURVEY OF SHOPS AT SEBAGO FOR PARELA SANDERS, BY SEBAGO TECHNICS, INC. LAST DATED JUNE 23, 2004.
 F. SECOND AMENDED SUBDIVISION PLAN OF RICH FAMILY LIMITED PARTNERSHIP PROPERTY FOR BRITELWATER REALTY I, LLC, LAST DATED JULY 18, 2006 AND RECORDED IN THE CORP IN PLAN BOOK 206 PAGE 506.
- THE PROPOSED 50' WIDE PRIVATE RIGHT OF WAY SHOWN HEREON IS TO BENEFIT LOT 10, LOT 12A AND LOT 12 ONLY.
- THE SECOND AMENDED PLAN WAS AN AMENDMENT TO PLAN 4D REFERENCED ABOVE THE PURPOSE OF THE SECOND AMENDED PLAN IS TO AMEND THE LOT LINES OF LOT 10 AND LOT 12 DUE TO THE CREATION OF LOT 12A AND THE EXTENSION OF THE TURNING LEAF DRIVE RIGHT-OF-WAY.
- THE BOUNDARY EXTERIOR BOUNDARY SHOWN HEREON IS BASED UPON PLANS REFERENCED IN NOTE 4A AND NOTE 4B ABOVE TOGETHER WITH LIMITED DEED RESEARCH COMPLETED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- THE INTERIOR BOUNDARY AND EASEMENT LINES SHOWN HEREON ARE BASED UPON COMPUTATIONS PERFORMED BY SEBAGO TECHNICS, INC.
- THE ENTIRE SITE AND/OR SUBDIVISION SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE AND/OR SUBDIVISION PLAN AND IN ACCORDANCE WITH ALL ACCOMPANYING WRITTEN SUBMITTALS AND IN ACCORDANCE WITH ANY CONDITIONS ATTACHED BY THE PLANNING BOARD. APPROVAL BY THE TOWN PLANNER SHALL BE REQUIRED FOR ANY MINOR ALTERATIONS TO OR DEVIATIONS FROM THE APPROVED SITE AND/OR SUBDIVISION PLAN, INCLUDING, WITHOUT LIMITATION: TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, UTILITIES, SIZE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS. MAJOR ALTERATIONS TO THE PLANING BOARD AS REVISED OR AMENDMENTS. THE INITIAL DETERMINATION OF WHETHER A CHANGE IS MINOR OR MAJOR WILL BE MADE BY THE TOWN PLANNER AND THE PLANNING BOARD CHAIRMAN.
- FAILURE TO COMMENCE SUBSTANTIAL CONSTRUCTION OF A SUBDIVISION OR SITE PLAN WITHIN TWO (2) YEARS OF THE DATE OF FINAL PLANNING BOARD APPROVAL OF THE PLAN, SHALL RENDER THE PLAN NULL AND VOID.
- PRIOR TO THE CONSTRUCTION OF A DRIVEWAY SERVING ANY USE, THE OWNERS OF THE PROPERTY MUST SECURE, IN WRITING, ALL REQUIRED PERMITS FOR A DRIVEWAY OPENING (I.E. CURB CUT) FROM EITHER THE TOWN OF WINDHAM'S DEPARTMENT OF PUBLIC WORKS AND/OR THE STATE OF MAINE DEPARTMENT OF TRANSPORTATION, AS NECESSARY, AND SUBMIT A COPY OF SAID PERMITS AS PART OF AN APPLICATION FOR ANY FUTURE BUILDING PERMIT.
- BUILDINGS WITHIN THE SITE PLAN/SUBDIVISION PLAN SHALL BE CONSTRUCTED WITH PROVISIONS FOR EITHER OF THE FOLLOWING:
 A. A POSITIVE FREE OUTLET FOUNDATION DRAIN, WHEREBY THE FOOTING ELEVATIONS SHOULD BE SET AS ESTABLISHED BY THE BUILDER OR ENGINEER.
 B. ANY OTHER FOUNDATION DRAINAGE SYSTEM, SUCH AS, BUT NOT LIMITED TO, A SUMP HOLE, WHEREBY THE BOTTOM OF THE FOOTING ELEVATION SHALL BE AT LEAST TWELVE (12) INCHES ABOVE THE LIMITING GROUNDWATER LEVEL AS DETERMINED BY A LICENSED SITE EVALUATOR AND APPROVED BY THE TOWN OF WINDHAM CODE ENFORCEMENT OFFICER.
- TURNING LEAF DRIVE, AS REFLECTED ON THIS PLAN, IS A PRIVATE ROAD AND SHALL NOT BE MAINTAINED OR ACCEPTED BY THE TOWN OF WINDHAM UNLESS THE TOWN COUNCIL IS PETITIONED BY THE OWNER TO PROVIDE WINTER MAINTENANCE OR ACCEPT THE ROAD AS A PUBLIC ROAD.
- TURNING LEAF DRIVE SHALL BE MAINTAINED AS A PRIVATE ROAD BY THE OWNERS OF LOTS 10, 12A AND 12, INCLUDING THEIR HEIRS AND/OR ASSIGNS, AS PART OF A PRIVATE ROAD MAINTENANCE AGREEMENT. SAID ROAD MAINTENANCE AGREEMENT SHALL REMAIN IN EFFECT UNTIL SUCH TIME THAT THE OWNER OF THE ROAD PETITIONS THE WINDHAM TOWN COUNCIL TO ACCEPT THE ROAD AS A PUBLIC ROAD AND THAT THE TOWN COUNCIL ACCEPTS TURNING LEAF DRIVE AS A PUBLIC ROAD.
- THE SUBDIVIDER, BRITELWATER REALTY I, LLC, DEDICATES TO THE TOWN OF WINDHAM, AS A RIGHT OF WAY FOR HIGHWAY PURPOSES THE AREA RESERVED FOR POSSIBLE FUTURE ROAD EXTENSION LOCATED ADJACENT TO TURNING LEAF DRIVE UPON THE FOLLOWING CONDITIONS: (1) BEFORE ACCEPTING SUCH RIGHT OF WAY, THE TOWN SHALL ACCEPT TURNING LEAF DRIVE AS A PUBLIC ROAD; (2) THE TOWN SHALL USE SUCH RIGHT OF WAY ONLY AS A PUBLIC ROAD AND NOT FOR THE EXCLUSIVE BENEFIT OF A PRIVATE DEVELOPMENT; AND (3) THE TOWN SHALL USE SUCH RIGHT OF WAY ONLY FOR THE PURPOSE OF CONNECTING TURNING LEAF DRIVE TO ANOTHER PUBLIC ROAD WHICH HAS BEEN BUILT AT THE TIME OF ACCEPTANCE OF SUCH RIGHT OF WAY.

EASEMENT NOTES:

- THE SUBDIVISION CONTAINS THE FOLLOWING EASEMENTS OF RECORD, AS NOTED ON PLAN REFERENCE E:
- A DEED RECORDED IN BOOK 2843 PAGE 220 RESERVES AN EASEMENT TO CREST ENTERPRISES, LTD., ITS SUCCESSORS AND ASSIGNS FOREVER, A RIGHT-OF-WAY AND EASEMENT FOR ALL PURPOSES, OVER, ACROSS, UNDER AND THROUGH THE AREA DESIGNATED AND SHOWN AS "R/W" ON PLAN 4A REFERENCED ABOVE.
 - AN EASEMENT RETAINED BY THE RICH FAMILY LIMITED PARTNERSHIP, ITS SUCCESSORS AND/OR ASSIGNS FOR ERECTING SIGNAGE, LANDSCAPING AND ANY OTHER USE AS DESCRIBED IN A DEED RECORDED IN BOOK 20311 PAGE 88.
 - A PROPERTY USE RESTRICTION AS STATED "SHALL NOT BE IMPROVED OR USED FOR ANY COMMERCIAL PURPOSE RELATED TO THE SALE, PRODUCTION, STORAGE, TRANSFER OR ANY OTHER COMMERCIAL OPERATION REGARDING PETROLEUM, INCLUDING, WITHOUT LIMITATION, AS A TRANSFER STATION OR SERVICE AREA FOR COMMERCIAL VEHICLES WHICH TRANSPORT PETROLEUM, NOTWITHSTANDING ANY RULE, REGULATION, ORDINANCE OR OTHER LAW THAT MAY NOW OR HEREAFTER PERMIT THE OPERATION OF SUCH COMMERCIAL ENTERPRISE ON OR ABOUT THE PREMISES" AS REFERENCED AND DESCRIBED IN A DEED RECORDED IN BOOK 20311 PAGE 88.
 - A CONNECTIVE DEED RECORDED IN BOOK 20062 PAGE 120 REFERENCED IN THIS SA, SB AND SC AND INCLUDES A 60 FOOT WIDE EASEMENT OVER LAND OF RICH FAMILY LIMITED PARTNERSHIP BEING FURTHER DEPICTED ON PLAN 4A ABOVE AS A 50 FOOT WIDE EASEMENT.
 - THE PROPERTY DEPICTED HEREON IS SUBJECT TO A DECLARATION OF PRIVATE ROAD MAINTENANCE AGREEMENT FOR TURNING LEAF DRIVE AS DESCRIBED IN A DEED RECORDED IN BOOK 20434 PAGE 224.

SPACE AND BULK CRITERIA:

| | |
|------------------------|----------------------------------|
| CI-COMMERCIAL DISTRICT | MRSA, TITLE 12 MIN. LOT SIZE LAW |
| MIN. LOT SIZE: | 1000 FEET |
| MIN. STREET FRONTAGE: | (COMMERCIAL BLDGS): 60 FEET |
| MIN. FRONT YARD: | 6 FEET |
| MIN. SIDE YARD: | 6 FEET |
| MIN. REAR YARD: | 6 FEET |
| MAX. BUILDING HEIGHT: | (COMMERCIAL): NONE |



- PROJECT IS SUBJECT TO THE FOLLOWING PERMITS:
- MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION STORMWATER PERMIT "L-22193-JU-A-N, WITH CONDITIONS.
 - MAINE DEPARTMENT OF TRANSPORTATION TRAFFIC MOVEMENT PERMIT ID# REG. 01-00010-A-N, WITH CONDITIONS.
 - TOWN OF WINDHAM 2ND AMENDED SUBDIVISION PLAN APPROVAL.

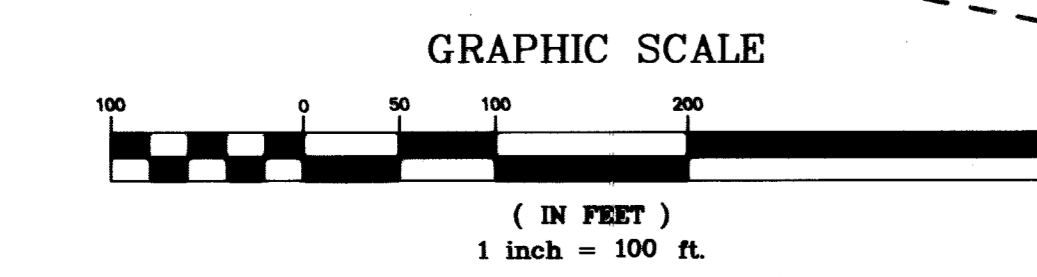
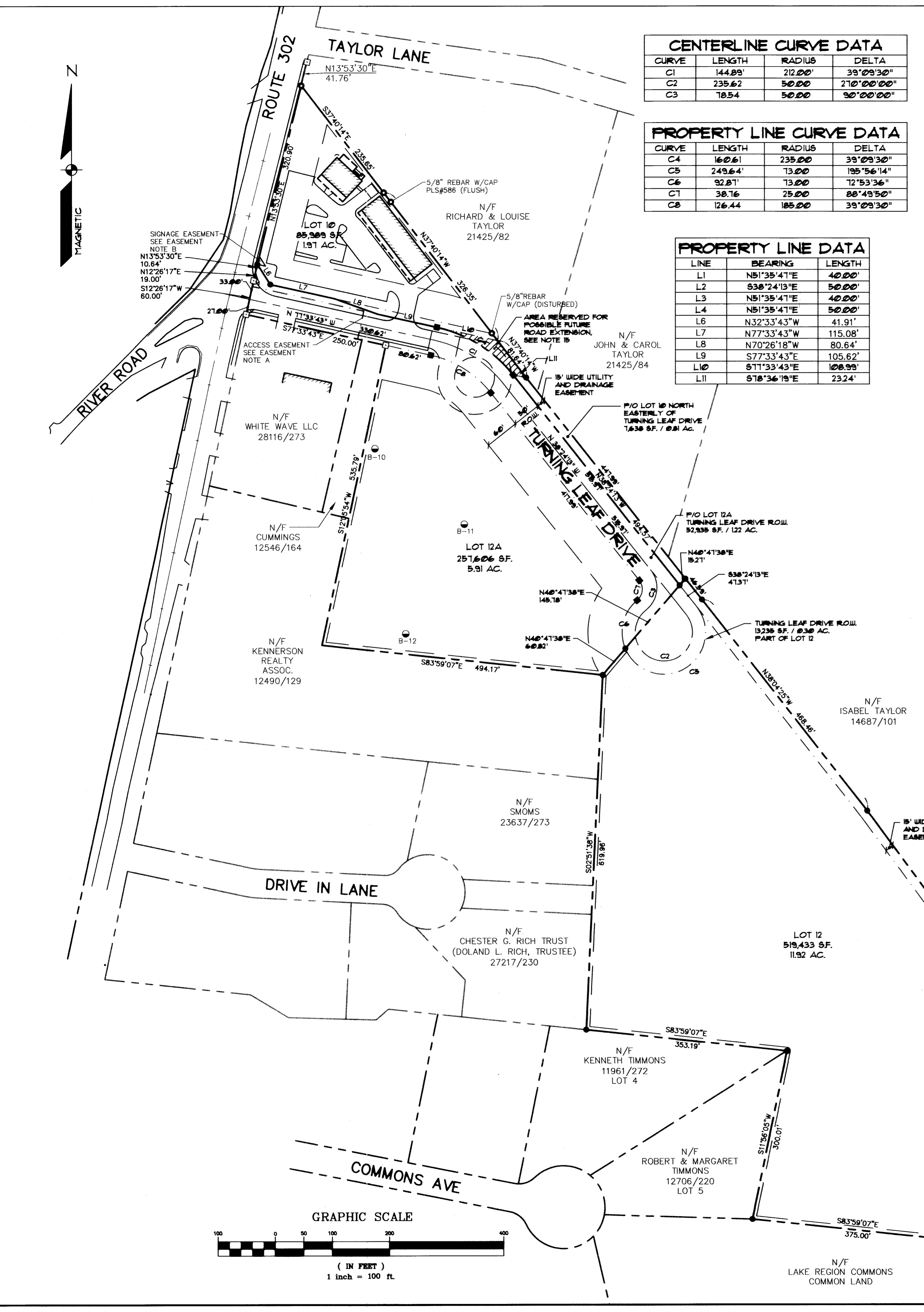
LEGEND

| EXISTING | DESCRIPTION | PROPOSED |
|----------|---------------|----------|
| --- | PROPERTY/ROW | --- |
| --- | SETBACK | --- |
| --- | EASEMENT | --- |
| --- | MONUMENT | --- |
| --- | IRON PIPE/ROD | --- |
| --- | EDGE PAVEMENT | --- |
| --- | CURB | --- |

APPROVAL - TOWN OF WINDHAM PLANNING BOARD

December 9, 2013 DATE
 [Signature] CHAIRPERSON
 [Signature]
 [Signature]
 [Signature]

STATE OF MAINE
 Cumberland County SS REGISTRY OF DEEDS
 RECEIVED Dec 20 2013
 AT 8:34 A.M. AND RECORDED IN
 PLAN BOOK 473 PAGE 455
 ATTEST [Signature] REGISTER



STATE OF MAINE
 REGISTERED PROFESSIONAL ENGINEER
 MATTHEW W. BIK, P.E. 2117
 100 STATE ST. SUITE 200
 PORTLAND, ME 04101
 TEL: 207-261-5886
 FAX: 207-261-5888
 WWW.MATTHEWBK.COM

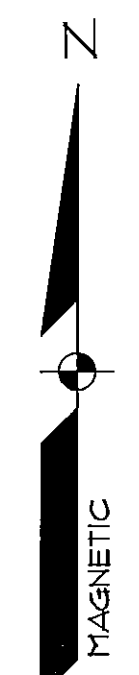
PROJECT NO. 03171 FIELD BOOK DESIGN CHKD DMR ELEC. S&B
 03171-368-SB.dwg TAB: 3A-SB

3RD AMENDED SUBDIVISION PLAN
 OF THE RICH FAMILY LIMITED PARTNERSHIP PROPERTY
 WINDHAM, MAINE
 FOR RECORD OWNER:
 TIMM REALTY LLC
 5 DEPOT ST - SUITE 24
 FREEPORT, MAINE 04032

RECORD OWNERS: SEE NOTE 1

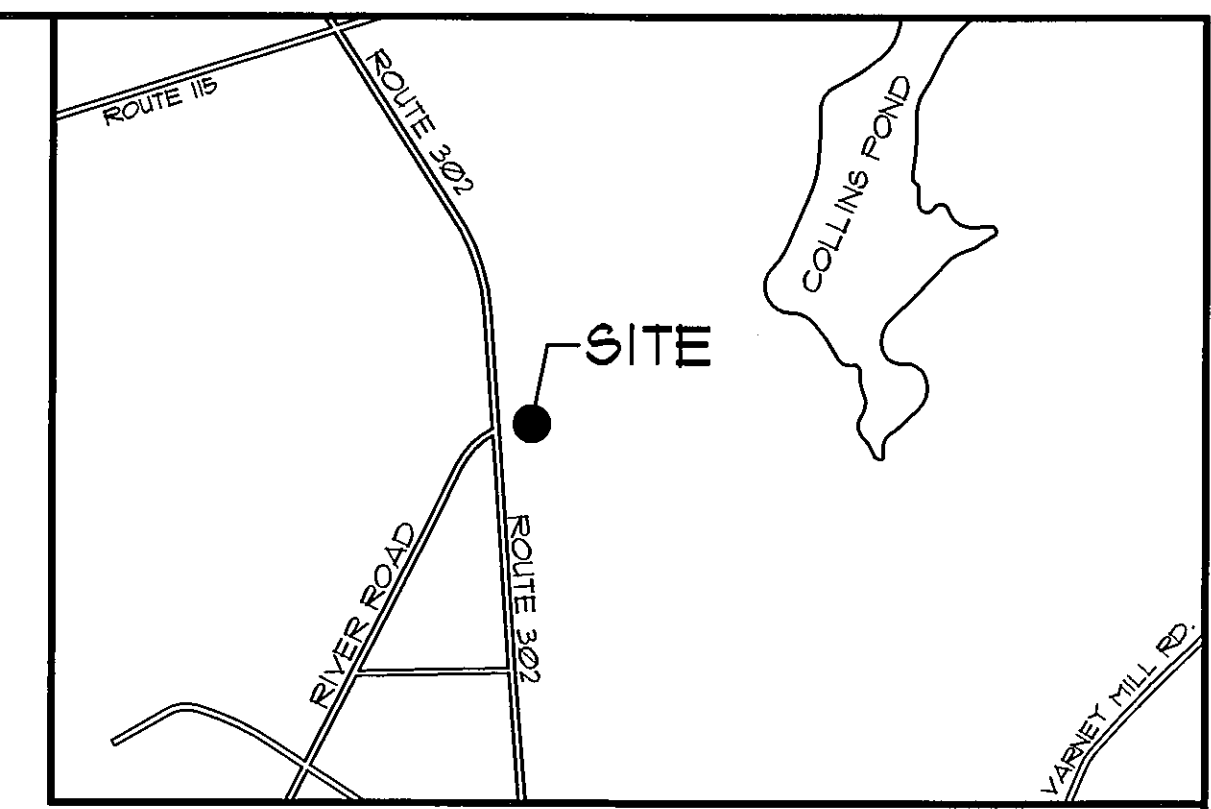
DATE 10/1/13 SCALE 1"=100'

SHEET 1 OF 1



LEGEND

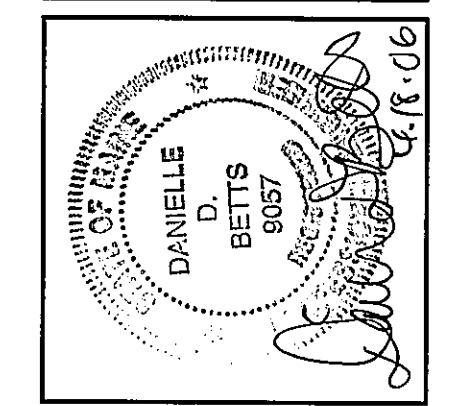
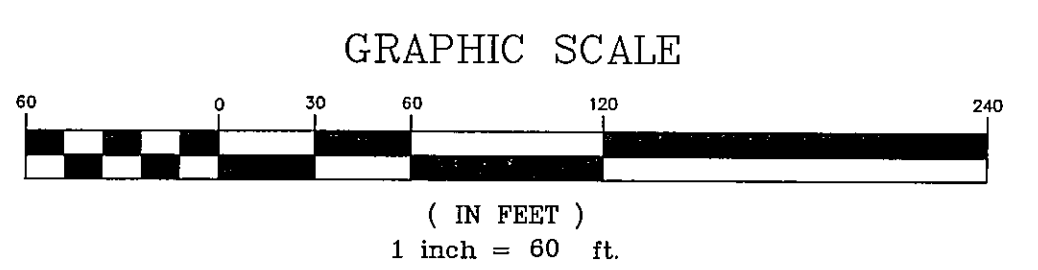
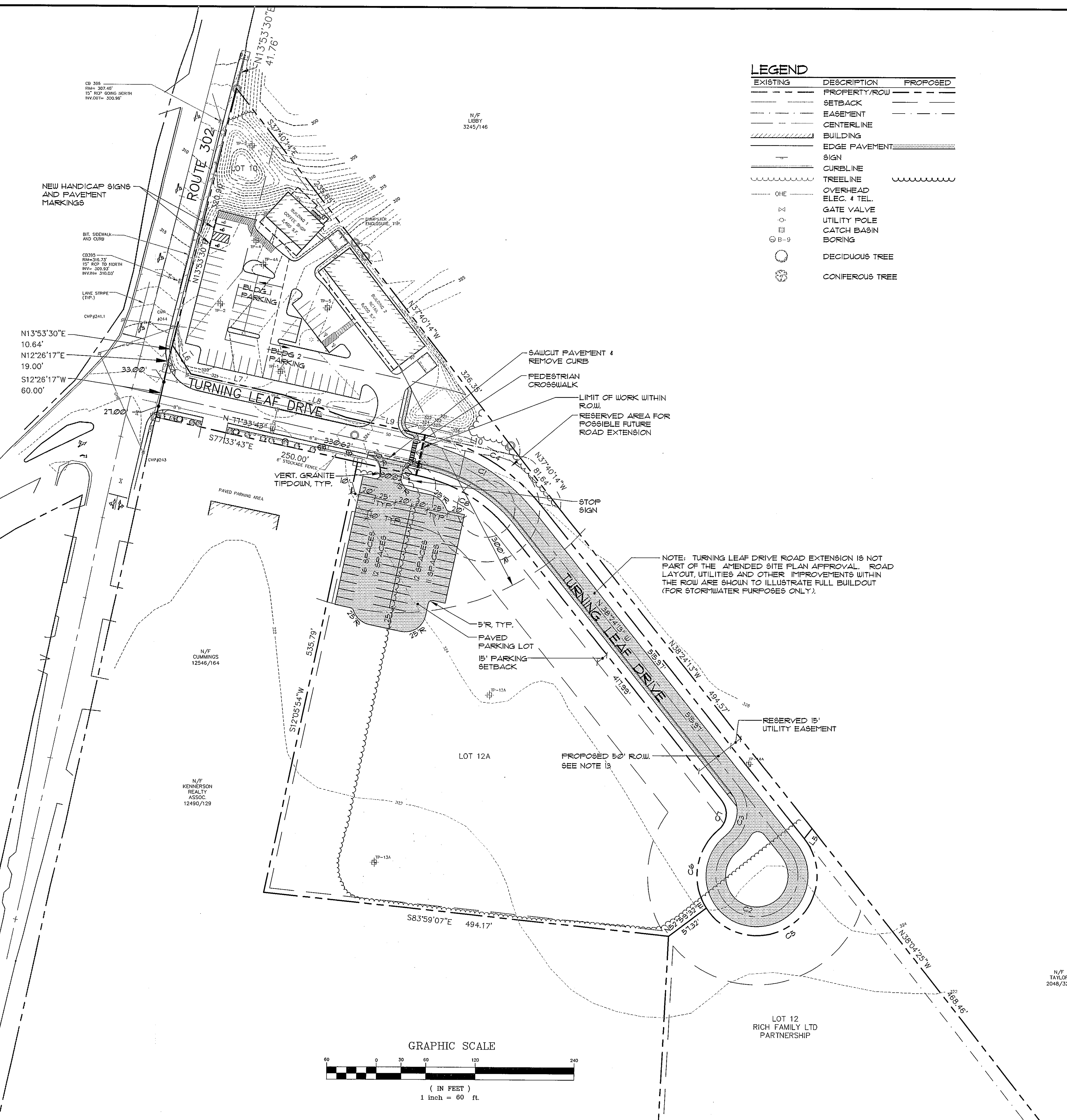
| EXISTING | DESCRIPTION | PROPOSED |
|----------|-----------------------|----------|
| --- | PROPERTY/ROW | --- |
| --- | SETBACK | --- |
| --- | EASEMENT | --- |
| --- | CENTERLINE | --- |
| ▨ | BUILDING | ▨ |
| ▨ | EDGE PAVEMENT | ▨ |
| --- | SIGN | --- |
| --- | CURBLINE | --- |
| --- | TREELINE | --- |
| --- | OVERHEAD ELEC. & TEL. | --- |
| ⊗ | GATE VALVE | ⊗ |
| ⊙ | UTILITY POLE | ⊙ |
| ⊕ | CATCH BASIN | ⊕ |
| ⊖ | BORING | ⊖ |
| ○ | DECIDUOUS TREE | ○ |
| ⊗ | CONIFEROUS TREE | ⊗ |



LOCATION MAP N.T.S.

GENERAL NOTES:

- THE RECORD OWNER OF THE PROPERTY IS PAMELA J. SANDERS/BRIEWATER REALTY I, LLC, BY A DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 20862, PAGE 120.
- THE PROPERTY IS LOCATED ON THE TOWN OF WINDHAM PROPERTY MAP #4, SHOWN AS LOT 9B & 9B10.
- TOTAL AREA OF THE PARCEL IS 197 ACRES (LOT 10) AND 4.11 ACRES (LOT 12A).
- SPACE AND BULK CRITERIA:
 C1-COMMERCIAL DISTRICT
 MIN. LOT SIZE: 100 FEET
 MIN. STREET FRONTAGE: 100 FEET
 MIN. FRONT YARD: (COMMERCIAL BLDGS): 60 FEET
 MIN. SIDE YARD: 6 FEET
 MIN. REAR YARD: 6 FEET
 MAX. BUILDING HEIGHT: (COMMERCIAL) NONE
- BUILDING AREAS: (AS PREVIOUSLY APPROVED)
 BUILDING 1
 1ST FLOOR: 2,400 SF (COFFEE SHOP)
 DAY-LIGHT BASEMENT: 2,400 SF (1/2 RETAIL, 1/2 DRY STORAGE)
 LOFT: 1,200 SF (COFFEE SHOP)
 PORCH: 600 SF (COFFEE SHOP - SEASONAL)
 BUILDING 2
 1ST FLOOR: 6000 SF (RETAIL)
 2ND FLOOR: 4000 SF (DRY STORAGE)
- PARKING CALCULATIONS: (AS PREVIOUSLY APPROVED)
 REQUIRED PARKING:
 BUILDING 1
 7 SPACES: RETAIL AREA (1000 SF DAY-LIGHT BASEMENT)
 14 SPACES: COFFEE SHOP (42 SEATS TOTAL)
 BUILDING 2
 34 SPACES: RETAIL BUILDING (6000 SF & SHOPS)
 *RETAIL PARKING SPACES CALCULATED USING 1 SPACE PER 180 SF RATIO
 *RESTAURANT PARKING SPACES CALCULATED USING 1 SPACE PER 3 SEATS RATIO
 PARKING STALLS DIMENSIONED AT 10' WIDE X 20' LONG WITH MIN. 24' WIDE AISLE
 TOTAL REQUIRED PARKING: 55 SPACES
 TOTAL PROVIDED PARKING: 60 SPACES
- BUILDING AREAS: (AS PROPOSED)
 BUILDING 1
 1ST FLOOR: 2,400 SF (COFFEE SHOP)
 DAY-LIGHT BASEMENT: 2,400 SF (360 SF RETAIL, 1,440 SF DRY STORAGE)
 LOFT: 835 SF (COFFEE SHOP)
 PORCH: 584 SF (COFFEE SHOP - SEASONAL)
 BUILDING 2
 1ST FLOOR: 6000 SF (RETAIL)
 2ND FLOOR: 4715 SF (RETAIL/OFFICE)
- PARKING CALCULATIONS: (AS PROPOSED)
 REQUIRED PARKING:
 BUILDING 1
 6 SPACES: RETAIL AREA (360 SF DAY-LIGHT BASEMENT)
 30 SPACES: COFFEE SHOP (88 SEATS TOTAL)
 BUILDING 2
 60 SPACES: RETAIL BUILDING (10,715 SF)
 *ADDITIONAL PARKING IS LOCATED WITHIN 300 FEET OF BUILDING AS REQUIRED BY LOCAL ORDINANCE.
 TOTAL REQUIRED PARKING: 96 SPACES
 TOTAL PROVIDED PARKING: 110 SPACES
- THE ENTIRE SITE SHALL BE DEVELOPED AND MAINTAINED AS DEPICTED ON THE SITE PLAN AND IN ACCORDANCE WITH ANY CONDITIONS ATTACHED BY THE PLANNING BOARD. APPROVAL BY THE TOWN PLANNER SHALL BE REQUIRED FOR ANY MINOR ALTERATIONS TO OR DEVIATIONS FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, UTILITIES, SIZE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION & SIZE OF BUILDINGS.
- BUILDINGS WITHIN THE SITE PLAN SHALL BE CONSTRUCTED WITH PROVISIONS FOR EITHER OF THE FOLLOWING:
 A. A POSITIVE FREE OUTLET FOUNDATION DRAIN, WHEREBY THE FOOTING ELEVATIONS SHOULD BE SET AS ESTABLISHED BY THE BUILDER OR
 B. ANY OTHER FOUNDATION DRAINAGE SYSTEM, SUCH AS A SUMP HOLE, WHEREBY THE BOTTOM OF THE FOOTING ELEVATION SHALL BE SET AT LEAST 12" ABOVE THE LIMITING GROUNDWATER LEVEL, AS DETERMINED BY A LICENSED SITE EVALUATOR AND APPROVED BY THE TOWN OF WINDHAM CODE ENFORCEMENT OFFICER.
- FAILURE TO COMPLY WITH SUBSTANTIAL CONSTRUCTION OF A SITE PLAN WITHIN TWO (2) YEARS OF DATE OF FINAL PLANNING BOARD APPROVAL OF THE PLAN SHALL RENDER THE PLAN NULL AND VOID.
- BEFORE THE CONSTRUCTION OF THE DRIVEWAY SERVING THE USE, THE OWNERS OF THE PROPERTY MUST SECURE, IN WRITING, ALL REQUIRED PERMITS FOR A DRIVEWAY OPENING (I.E. "CURB CUT") FROM EITHER THE TOWN OF WINDHAM'S DEPARTMENT OF PUBLIC WORKS AND/OR THE STATE OF MAINE DEPARTMENT OF TRANSPORTATION AS NECESSARY, AND SUBMIT A COPY OF SAID PERMITS AS PART OF AN APPLICATION FOR ANY FUTURE BUILDING PERMIT.
- FEATURES SHOWN ON THIS PARCEL AS EXISTING WERE PREVIOUSLY APPROVED BY THE TOWN OF WINDHAM STAFF AND PLANNING BOARD AS A 2ND AMENDED SUBDIVISION PLAN. THE PURPOSE OF THE 2ND AMENDMENT IS TO AMEND THE LOT LINES OF LOT 10 AND LOT 12 DUE TO THE CREATION OF LOT 12A AND THE EXTENSION OF THE TURNING LEAF DRIVE RIGHT-OF-WAY.



| REV. | BY: | DATE: | STATUS: |
|------|-----|----------|-------------------------------------|
| D | DBB | 04-18-06 | ISSUED TO PLANNING BOARD FOR REVIEW |
| C | DBB | 11-08-04 | ISSUED TO PLANNING BOARD FOR REVIEW |
| B | DBB | 11-04-04 | ISSUED FOR ZBA REVIEW |
| A | DBB | 4-26-04 | ISSUED FOR TOWN REVIEW |

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

Sebago Technics
 Engineering Expertise You Can Build On
 One Church Street
 Westbrook, Me 04098-1339
 Tel (207) 856-0277

PROJECT NO. 03171
 FIELD BOOK DESIGN C/H
 CD 1
 7/BRF

AMENDED SITE PLAN
 OF:
SHOPS AT SEBAGO
 ROUTE 302, TURNING LEAF DRIVE
 WINDHAM, MAINE
 FOR:
BRIEWATER REALTY I, LLC
 2 GILMAN ROAD EXT.
 STANDISH, MAINE 04084

DATE: 06-13-03
 SCALE: 1"=60'

| CENTERLINE CURVE DATA | | | |
|-----------------------|---------|---------|------------|
| CURVE | LENGTH | RADIUS | DELTA |
| C1 | 144.89' | 212.00' | 39°09'30" |
| C2 | 235.62' | 50.00' | 210°00'00" |
| C3 | 76.54' | 50.00' | 90°00'00" |

| PROPERTY LINE CURVE DATA | | | |
|--------------------------|---------|---------|------------|
| CURVE | LENGTH | RADIUS | DELTA |
| C4 | 160.61' | 235.00' | 39°09'30" |
| C5 | 236.60' | 73.00' | 105°41'54" |
| C6 | 105.92' | 73.00' | 83°07'56" |
| C7 | 38.76' | 25.00' | 88°49'50" |
| C8 | 126.44' | 105.00' | 39°09'30" |

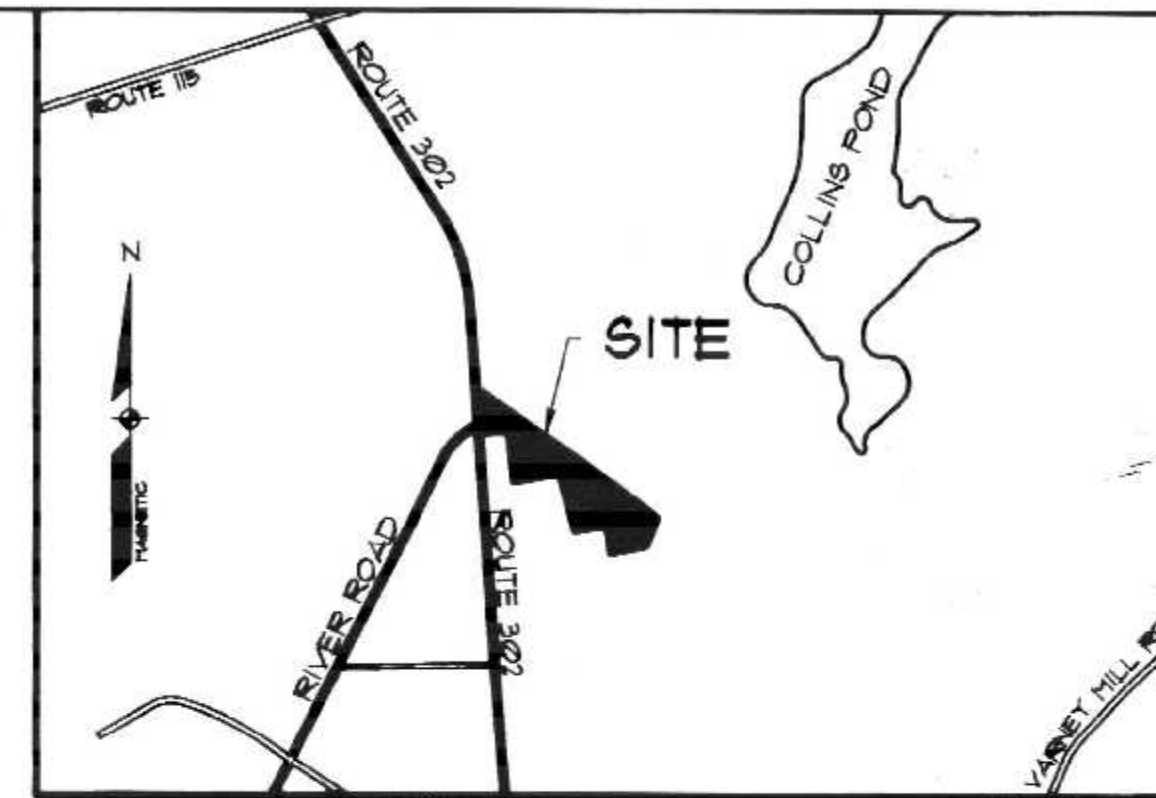
| PROPERTY LINE DATA | | |
|--------------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | N51°35'41"E | 40.00' |
| L2 | S38°24'13"E | 50.00' |
| L3 | N51°35'41"E | 40.00' |
| L4 | N51°35'41"E | 50.00' |
| L5 | N31°56'05"E | 15.44' |
| L6 | N32°33'43"W | 41.91' |
| L7 | N77°33'43"W | 115.08' |
| L8 | N70°26'18"W | 80.64' |
| L9 | S77°33'43"E | 105.62' |
| L10 | S77°33'43"E | 108.90' |
| L11 | S77°22'10"E | 74.01' |

GENERAL NOTES:

- THE RECORD OWNER OF LOT 10 AND LOT 12A IS PAMELA J. SANDERS AS DESCRIBED IN A DEED OF THE RICH FAMILY LIMITED PARTNERSHIP DATED JANUARY 26, 2004, RECORDED IN BOOK 20862 PAGE 13.
- THE RECORD OWNER OF LOT 12 IS THE RICH FAMILY LIMITED PARTNERSHIP BY A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 1036, PAGE 14.
- THE PROPERTY IS LOCATED ON THE TOWN OF WINDHAM PROPERTY MAP #4, SHOWN AS LOTS 10 & 12A.
- THE BEARINGS SHOWN HEREON ARE BASED UPON MAGNETIC NORTH 1978 BEING DEPICTED ON PLAN 4A BELOW.
- PLAN REFERENCES:
 - TRADING POST PLAZA IN 5TCUM ASSOCIATES BUSINESS PARK REVISION IV DATED THROUGH SEPTEMBER 1988, BY SURVEY, INC. RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 114 PAGE 59.
 - PROPERTY 4 TOPOGRAPHICAL PLAN ROUTE 302, WINDHAM, MAINE FOR LIBERTY GROUP, DATED 1-15-1989 BY A.L.H. ENGINEERING CORP., INC. LEWISTON, MAINE JOB 984-280-L.
 - BOUNDARY SURVEY, ROUTE 302 WINDHAM, MAINE FOR RICH FAMILY LIMITED PARTNERSHIP BY SURVEY, INC. WINDHAM, MAINE JOB 02-028 DATED JUNE, 2002.
 - AMENDED SUBDIVISION PLAN OF A PORTION OF THE RICH FAMILY LIMITED PARTNERSHIP PROPERTY DATED THROUGH SEPTEMBER 26, 2003 BY SEBAGO TECHNICS, INC. RECORDED IN PLAN BOOK 203 PAGE 564.
- THE PROPOSED 50' WIDE PRIVATE RIGHT OF WAY SHOWN HEREON IS TO BENEFIT LOT 10, LOT 12A AND LOT 12 ONLY.
- THIS PLAN IS AN AMENDMENT TO PLAN 4 REFERENCED ABOVE. THE PURPOSE OF THIS PLAN IS TO AMEND THE LOT LINES OF LOT 10 AND LOT 12 DUE TO THE CREATION OF LOT 12A AND THE EXTENSION OF THE TURNING LEAF DRIVE RIGHT-OF-WAY.
- THIS PLAN IS BASED UPON A FIELD SURVEY TO TIE INTO THE PLAN REFERENCED IN NOTE 4A AND NOTE 4B ABOVE TOGETHER WITH LIMITED DEED RESEARCH COMPLETED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- THIS PLAN IS BASED UPON A FIELD SURVEY COMPLETED BY SEBAGO TECHNICS IN ACCORDANCE WITH THE STATE OF MAINE BOARD OF LICENSED PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE WITH THE EXCEPTION THAT NO REPORT OF SURVEY HAS BEEN PREPARED, NO NEW DEED DESCRIPTION HAS BEEN PREPARED BY THE SIGNING PROFESSIONAL AND THAT THE PROPOSED MONUMENTATION SHOWN HEREON HAS NOT BEEN SET AT THE ISSUANCE OF THIS PLAN.
- THE ENTIRE SITE AND/OR SUBDIVISION SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE AND/OR SUBDIVISION PLAN AND IN ACCORDANCE WITH ALL ACCOMPANYING WRITTEN SUBMITTALS AND IN ACCORDANCE WITH ANY CONDITIONS ATTACHED BY THE PLANNING BOARD. APPROVAL BY THE TOWN PLANNER SHALL BE REQUIRED FOR ANY MINOR ALTERATIONS TO OR DEVIATIONS FROM THE APPROVED SITE AND/OR SUBDIVISION PLAN, INCLUDING WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, UTILITIES, SIZE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS. MAJOR ALTERATIONS OR DEVIATIONS MUST BE APPROVED BY THE PLANNING BOARD AS REVISIONS OR AMENDMENTS. THE INITIAL DETERMINATION OF WHETHER A CHANGE IS MINOR OR MAJOR WILL BE MADE BY THE TOWN PLANNER AND THE PLANNING BOARD CHAIRMAN.
- FAILURE TO COMMENCE SUBSTANTIAL CONSTRUCTION OF A SUBDIVISION OR SITE PLAN WITHIN TWO (2) YEARS OF THE DATE OF FINAL PLANNING BOARD APPROVAL OF THE PLAN, SHALL RENDER THE PLAN NULL AND VOID.
- PRIOR TO THE CONSTRUCTION OF A DRIVEWAY SERVING ANY USE, THE OWNER(S) OF THE PROPERTY MUST SECURE, IN WRITING, ALL REQUIRED PERMITS FOR A DRIVEWAY OPENING (I.E. CURB CUT) FROM EITHER THE TOWN OF WINDHAM'S DEPARTMENT OF PUBLIC WORKS AND/OR THE STATE OF MAINE DEPARTMENT OF TRANSPORTATION, AS NECESSARY, AND SUBMIT A COPY OF SAID PERMITS AS PART OF AN APPLICATION FOR ANY FUTURE BUILDING PERMIT.
- BUILDINGS WITHIN THE SITE PLAN/SUBDIVISION PLAN SHALL BE CONSTRUCTED WITH PROVISIONS FOR EITHER OF THE FOLLOWING:
 - A POSITIVE FREE OUTLET FOUNDATION DRAIN, WHEREBY THE FOOTING ELEVATIONS SHOULD BE SET AS ESTABLISHED BY THE BUILDER OR ENGINEER.
 - ANY OTHER FOUNDATION DRAINAGE SYSTEM, SUCH AS, BUT NOT LIMITED TO, A SUMP HOLE, WHEREBY THE BOTTOM OF THE FOOTING ELEVATION SHALL BE AT LEAST TWELVE (12) INCHES ABOVE THE LIMITING GROUNDWATER LEVEL AS DETERMINED BY A LICENSED SITE EVALUATOR AND APPROVED BY THE TOWN OF WINDHAM CODE ENFORCEMENT OFFICER.
- TURNING LEAF DRIVE, AS REFLECTED ON THIS AMENDED SUBDIVISION PLAN, IS A PRIVATE ROAD AND SHALL NOT BE MAINTAINED OR ACCEPTED BY THE TOWN OF WINDHAM UNLESS THE TOWN COUNCIL IS PETITIONED BY THE OWNER TO PROVIDE WINTER MAINTENANCE OR ACCEPT THE ROAD AS A PUBLIC ROAD.
- TURNING LEAF DRIVE SHALL BE MAINTAINED AS A PRIVATE ROAD BY THE OWNERS OF LOTS 10, 12A AND 12, INCLUDING THEIR HEIRS AND/OR ASSIGNS, AS PART OF A PRIVATE ROAD MAINTENANCE AGREEMENT. SAID ROAD MAINTENANCE AGREEMENT SHALL REMAIN IN EFFECT UNTIL SUCH TIME THAT THE OWNER OF THE ROAD PETITIONS THE WINDHAM TOWN COUNCIL TO ACCEPT THE ROAD AS A PUBLIC ROAD AND THAT THE TOWN COUNCIL ACCEPTS TURNING LEAF DRIVE AS A PUBLIC ROAD.
- THE SUBDIVIDER, BRITWATER REALTY I, LLC, DEDICATES TO THE TOWN OF WINDHAM, AS A RIGHT OF WAY FOR HIGHWAY PURPOSES, THE "AREA RESERVED FOR POSSIBLE FUTURE ROAD EXTENSION" LOCATED ADJACENT TO TURNING LEAF DRIVE, UPON THE FOLLOWING CONDITIONS: (1) BEFORE ACCEPTING SUCH RIGHT OF WAY, THE TOWN SHALL ACCEPT TURNING LEAF DRIVE AS A PUBLIC ROAD, (2) THE TOWN SHALL USE SUCH RIGHT OF WAY ONLY AS A PUBLIC ROAD AND NOT FOR THE EXCLUSIVE BENEFIT OF A PRIVATE DEVELOPMENT, AND (3) THE TOWN SHALL USE SUCH RIGHT OF WAY ONLY FOR THE PURPOSE OF CONNECTING TURNING LEAF DRIVE TO ANOTHER PUBLIC ROAD WHICH HAS BEEN BUILT AT THE TIME OF ACCEPTANCE OF SUCH RIGHT OF WAY.

SPACE AND BULK CRITERIA:

| | |
|------------------------|----------------------------------|
| C1-COMMERCIAL DISTRICT | |
| MIN. LOT SIZE: | MRSA, TITLE 12 MIN. LOT SIZE LAW |
| MIN. STREET FRONTAGE: | 100 FEET |
| MIN. FRONT YARD: | (COMMERCIAL BLDGS): 60 FEET |
| MIN. SIDE YARD: | 6 FEET |
| MIN. REAR YARD: | 6 FEET |
| MAX. BUILDING HEIGHT: | (COMMERCIAL): NONE |



LOCATION MAP N.T.S.

PROJECT IS SUBJECT TO THE FOLLOWING PERMITS:

- MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION STORMWATER PERMIT #L-22199-NU-A-N, WITH CONDITIONS.
- MAINE DEPARTMENT OF TRANSPORTATION TRAFFIC MOVEMENT PERMIT ID# REG. 01-00010-A-N, WITH CONDITIONS.
- TOWN OF WINDHAM 2ND AMENDED SUBDIVISION PLAN APPROVAL.

AS APPROVED BY PLANNING BOARD
 ISSUED TO TOWN FOR REVIEW
 ISSUED TO DEP. FOR REVIEW
 ISSUED FOR TOWN REVIEW
 ISSUED FOR TOWN REVIEW
 ISSUED FOR TOWN REVIEW

DATE: 7-18-06
 DATE: 4-18-06
 DATE: 3-15-05
 DATE: 12/27/04
 DATE: 11/29/04
 DATE: 10/12/04

STATUS:
 THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

| PROJECT NO. | FIELD BOOK | DESIGN | CHKD | DRAWN |
|-------------|------------|--------|------|-------|
| 03171 | ELECT. | DDB | DCS | SAB |

Sebago Technics
 Engineering Expertise You Can Build On
 One Cabot Street
 Westbrook, Me 04094-1338
 Tel (207) 856-0277

2ND AMENDED SUBDIVISION PLAN
 OF:
RICH FAMILY LIMITED PARTNERSHIP PROPERTY
 ROUTE 302
 WINDHAM, MAINE

FOR:
BRITWATER REALTY I, LLC
 2 GILMAN ROAD EXT.
 STANDISH, MAINE 04084

RECORD OWNER:
 SEE NOTE 1

DATE: 10-11-04
 SCALE: 1"=100'

SHEET 1 OF 5

LEGEND

| EXISTING | DESCRIPTION | PROPOSED |
|----------|---------------|----------|
| --- | PROPERTY/ROW | --- |
| --- | SETBACK | --- |
| --- | EASEMENT | --- |
| --- | MONUMENT | --- |
| --- | IRON PIPE/ROD | --- |
| --- | EDGE PAVEMENT | --- |
| --- | CURB | --- |

APPROVAL - TOWN OF WINDHAM PLANNING BOARD

June 12, 2006
 DATE

James C. Loring
 CHAIRPERSON

Walter W. Williams
 David Medow
 Jimmy

STATE OF MAINE
 Cumberland County SS REGISTRY OF DEEDS
 RECEIVED August 14, 2006
 AT 3:18 P.M. AND RECORDED IN
 PLAN BOOK 206 PAGE 506

ATTEST: John B. O'Brien REGISTER

